APOPKA CITY COUNCIL AGENDA

March 5, 2025 1:30 PM
Apopka City Hall Council Chambers

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

CALL TO ORDER

INVOCATION

PLEDGE

APPROVAL OF MINUTES

1. Approval of Regular City Council Meeting Minutes of February 19, 2025.

AGENDA REVIEW

PRESENTATION

1. Consent Items
   Presented by: Clif Shepard, City Attorney

CONSENT (Action Item)

1. Execute Release of Code Enforcement Lien for 1907 Tindaro Drive

2. Execute Release of Code Enforcement Lien for 729 S Orange Blossom Trail

3. Authorization to Dispose of Surplus Property

4. Authorize sale of two surplus police vehicles to the Eatonville Police Department.

5. Memorandum of Agreement & Non-Exclusive Easement Agreement with Tri-Murti Associates, LLC

6. Authorize the Police Chief to enter into a mutual aid agreement with the Lake County Sheriff's Office.

7. Authorize the execution of piggyback contracts for the assigned terms: Raftelis Financial Consultants, Inc., Hydra Services, Inc., Stage Door II, Inc.

BUSINESS (Action Item)

1. Border Lake Plan Approval

   Presented by: Da Huo, Utility Design Manager

2. Shoppes at East Shore - Plat
   Owner(s): Shoppes at East Shore, LLC
   Applicant(s): Jeremy D. Hallick, P.S.M.
   Location: Northeast corner of Ocoee Apopka Road and Keene Road

Tract Size: 27.99 +/- acres
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

3. Special Event Request - Road closure for Jalen Carter Super Bowl Celebration

   Presented by: Radley Williams, Recreation Director

4. Orange County Tourist Development Tax Grant
   Location: Northwest Recreation Complex
   Project: Northwest Recreation Complex: 2025 and Beyond
   Project Manager: Radley Williams
   Presented by: Blanche Sherman, Finance Director, Radley Williams, Recreation Director

5. Award a contract for RFP 2025-A-117: Enterprise Resource Planning & Enterprise Asset Management (ERP/EAM) System.

   Presented by: Blanche Sherman, Finance Director, and, Shyam Dunna with nMomentum Corporation

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. Ordinance No. 3093 - Second Reading - Rezoning/KPI Master Plan - Chandler Hills
   Owner(s): Orchid Estate HOA Community, Mega GNG, LLC, Jacob Snavely, 4625 Chandler Road, LLC, Matthew & Deborah Shaw, Daphne Martin, Walter H. Robinson III, Yoo Shik Um Irrevocable Trust, PM-S1 REO, LLC
   Applicant(s): Jonathan Huels, Esq.
   Location: 2350 W. Kelly Park Road
   Project: Chandler Hills
   Density: Maximum of 5 dwelling units per acre, total of 392 single-family dwelling units
   Tract size: 117.16 +/- acres
   Project Manager: Bobby Howell, AICP

2. Ordinance No. 3094 – First Reading – Annexation - 2501 Rock Springs Road
   Owner(s): BSC-Rock Springs East LLC
   Applicant(s): Elisabeth Crane
   Location: 2501 Rock Springs Road
   Project: Annexation - 2501 Rock Springs Road
   Density: N/A
   Tract size: 9.63 +/- acre(s)
   Project Manager: Jun Sohn, Ph.D.
   Presented by: Jun Sohn, Planner

3. Ordinance No. 3095 – First Reading – Small-Scale Future Land Use Amendment – AdventHealth ED
   Owner(s): Adventist Health System/Sunbelt, Inc.
   Applicant(s): Kimley-Horn & Associates c/o Nathan Milch
   Location: Southeast corner of Kelly Park Road and Plymouth Sorrento Road
   Tract: 5.56 +/- acre(s)
   Current Future Land Use Designation: Residential Very Low Suburban
   Proposed Future Land Use Designation: Mixed-Use
   Intensity: 0.15 floor area ratio minimum
   Project Manager: Jean Sanchez
   Presented by: Jean Sanchez, Senior Planner

4. Ordinance No. 3096 – First Reading – Change of Zoning – AdventHealth ED
   Owner(s): Adventist Health System/Sunbelt, Inc.
   Applicant(s): Kimley-Horn & Associates c/o Nathan Milch
   Location: Southeast corner of Kelly Park Road and Plymouth Sorrento Road
   Tract: 5.56 +/- acre(s)
   Current Zoning Designation: T (Transitional)
   Proposed Zoning Designation: KPI - MU (Kelly Park Interchange - Mixed-Use)
   Intensity: 0.15 floor area ratio minimum
   Project Manager: Jean Sanchez
   Presented by: Jean Sanchez, Senior Planner

5. Ordinance No. 3100 - First Reading - Chapter 54 "Retirement Systems" by Amending Article IV, "Police Officers Retirement System" regarding Police Pension.

   Presented by: Mike McKinley, Police Chief

6. Resolution 2025-09 - Vacation of W. Oak Street Right of Way
   Owner(s): City of Apopka
   Applicant(s): Angel Garcia, Stan Henry
   Location: West of N. Washington Avenue
   Project: Vacation of ROW
   Density: N/A
   Tract size: 0.28 ± acres
   Project Manager: Amer Hamza
   Presented by: Amer Hamza, Planner

7. Resolution No. 2025-11 - Authorizing the City Administrator to direct the City Attorney to initiate Eminent Domain Proceedings for the acquisition of property for the future City Public Safety Building.

   Presented by: Mike McKinley, Police Chief

8. Resolution No. 2025-12: Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

   Presented by: Blanche Sherman, Finance Director

CITY COUNCIL REPORTS

CITY ADMINISTRATOR'S REPORT

CITY ATTORNEY'S REPORT

MAYOR’S REPORT

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

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

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

CITY OF APOPKA MINUTES

Minutes of the City Council Meeting held on February 19, 2025 at 7:00 PM, in the City of Apopka Council Chambers.

Present:

- Mayor Bryan Nelson
- Commissioner Diane Velazquez
- Commissioner Nick Nesta
- Commissioner Alexander Smith
- Commissioner Nadia Anderson
- City Administrator Jacob Smith
- Attorney Cliff Shepard

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE: Commissioner Smith provided the Invocation, led in the Pledge of Allegiance, and gave the Fact of the Day: On February 19, 1945, Operation Detachment, the U.S. Marines' invasion of Iwo Jima, is launched. Iwo Jima was a barren Pacific island guarded by Japanese artillery, but to the American military, it was pivotal for plans to launch bombing raids against Japan, only 660 miles away. By evening, more than 550 Marines were dead and more than 1,800 were wounded. The capture of Mount Suribachi, the highest point of the island and bastion of the Japanese defense, took four more days and many more casualties. When the American flag was finally raised on Iwo Jima, the memorable image was captured in a famous photograph that later won the Pulitzer Prize.

APPROVAL OF MINUTES

1. Approval of Regular City Council Meeting Minutes of February 5, 2025.

    a. **Mayor Nelson** asked if anyone had any questions about the set of minutes.
    b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion to approve the set of minutes.
    c. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Anderson** to approve the set of minutes.
    d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

AGENDA REVIEW

Mayor Nelson asked if any changes to the agenda. **Jacob Smith CAO** said no changes.

PROCLAMATION

1. Future Farmers of America
   Presented by: Bryan Nelson, Mayor

   Mayor Nelson read the proclamation and February 15th thru February 22nd 2025 as Future Farmers of America Week. Hayden Scalese from the Future Farmers of America was present and spoke.

2. Black History Month
   Presented by: Bryan Nelson, Mayor

   Mayor Nelson said that this is the 3rd year that the Apopka Youth Council in celebration of Black History Month partnered with Francina Boykin to celebrate the black leaders in the Apopka area. They put together a project to recognize and celebrate the local black leaders. After the presentation from the Apopka Youth Council the Mayor read the proclamation that February 2025 as Black History Month in the City of Apopka.

PRESENTATION

1. Celebrating Legends of Apopka
   Presented by: Stephen Cribb and the Apopka Youth Council

   Stephen introduced the Apopka Youth Council for year 2024-2025. The Apopka Youth Council and Francina Boykin collaborated together to make a book that celebrates and honors all the Apopka Legends within the Community. Youth Council Members came up to speak about the project and provided details. This project began in 2022 and honors African Americans that have left a special impact on our community. There are 28 names that were chosen. All proceeds go to the Apopka Historian Museum.

2. Parks and Recreation Project Update
   Presented by: Radley Williams, Parks and Recreation Director

   Radley Williams provided information regarding the capital projects taking place and upcoming projects. He provided an update regarding those projects. He provided updates regarding the Apopka Action Sports Park, Downtown Apopka Trail Phase 1 and when the Phase 2 will begin, Northwest Recreation All-inclusive Playground, Northwest Recreation Multi-purpose fields, Tennis Ball and Pickleball Facility, Kit Land Nelson Park gazebo replacement, Multiple ongoing cemetery projects, and an update on the TDT Grant from Orange County and the funding agreement.

   Commissioner Nesta asked for an update on the dilapidated fencing in the cemetery and when that is going to be fixed. Radley advised that the fencing has been repaired.

3. Station Street Project Update
   Presented by: Bobby Howell, Planning Manager

   Bobby Howell introduced representatives Ken Polsinelli and Jason Schaller from the Peacock Capital to provide an update regarding the Station Street Project. Ken Polsinelli presented the conceptual site plan, what the overall layout looks like, the amenities, interior finishes on the apartments, and the timeline for the project. They were available for questions and answered the Commissioner's questions.

   Commissioner Velazquez asked why there has been a delay in the project from 2022 until now the project is starting again? In the Summer of 2024 the Development Agreement was approved and they have been moving forward since that approval.

   Commissioner Anderson questioned what the rental rates would be and the square footage? 1 Bedroom rental rate is $1499 (just under 800 sqft) and 2 Bedroom rental rate is $1699 (just under 1100 sq. ft).

   Commissioner Nesta questioned the parking lot and whether it had shared access for downtown and also the residents, which it does have shared access. The apartments will be affordable market rates. They are not depending on any government subsidies.

4. Border Lake Update
   Presented by: Da Huo, Utility Design Manager

   Da Huo provided a presentation to discuss some of the flooding issues in the community. Most of the lakes he discussed is in the area of SR 436 and Piedmont Wekiwa Road. The lakes are Border Lake, Lake Cortez, and Lake Ruden. He advised that these lakes are closed basin lakes meaning there's no natural outflow. The only way for the water to naturally flow out is through seepage or evaporation. The soil ate Border Lake is not good so that leaves evaporation which isn't quick enough. Border Lake area has been known for having flood issues as far back as the 1960s. The basin breakdown between Border Lake and Lake Cortez is broken down between Orange County, Seminole County, and Lake Apopka. He provided a breakdown of the historical elevations of Border Lake and Lake Cortez from 2002 to today.

   He advised that when SR 436 was reconstructed the culver was replaced by a ditch bottom inlet but the function remained. The ditch bottom inlet helped retain the water within the Border Lake basin so in a normal rain event the water would fall into the ditch bottom inlet and fall into Border Lake. This inlet still functions as a failsafe for Border Lake to outflow into Lake Cortez just like its been doing for hundred of years. Lake Cortez and Border Lake have struggled to recover from the hurricane and 2017. There are a few houses that were built below the flood elevation before the floodplain was established at Lake Cortez. In order for both Apopka and Orange County to help protect these houses, hundreds of

thousands of dollars was spent pumping water from Lake Cortez to a retention pond up north and at the same time the ditch bottom inlet between Border Lake and Lake Cortez was plugged back in 2018 to discontinue this hydrologic connectivity.

The short-term plan is to pump the excess lake water from Border Lake to Lake Paige. There's a confirmed drainage well. It's the only confirmed drainage well outside of Lake Pleasant. This will require four legs of pumping. The water will be pumped from Border Lake to Lake Jackson and from Lake Jackson to Lake McDade, and from Lake McDade to Lake Piedmont and from Lake Piedmont to Blue Lake. Blue Lake and Lake Paige are connected by a culvert just under the roadway. This plan is very well researched and planned but we will face a lot of challenges. As of today, we have received verbal confirmation from FDEP that they will allow the City to have a one-time operation to allow us to discharge into Lake Paige because otherwise it's not allowed for us to discharge into the drainage well directly. Pumps will be set up but they will not be pumping 24/7 and homeowners in the areas with be notified. He also spoke about the difficulties that may be faced with this plan and spoke about costs. The cost weekly is approximately $16,000.00 to keep all four legs of pumping for 24/7. It takes approximately 378 hours to pump the lake down to a normal elevation from previous years but it will not be a straight 378 hours due to being unable to pump 24/7.

The long-term solutions have many options but the goal is to pump the water from Border Lake to somewhere else. There is a tentative pumping station location just adjacent to Border Lake. We can either pump it directly into our wastewater treatment plant, treat it, and use it as reclaimed water for our citizens. Or send it into a different network and then send it to Lake Apopka for indirect discharge. Each option has its own permitting difficulties and each option has its costs associated with it. We are trying to determine which option is the best option for both the permitting wise and costs. Our consultant is working on ground water modeling in that area because anytime you draw down the water significantly there's going to be an affect to the ground water. Regardless which route is taken there are studies that need to be done. When it comes to funding there are two pending grants to help the City accomplish the long-term plan. There is a $2.5 million dollar grant that has no match requirements and a $3.7 million dollar grant with match requirement of $1.25 million dollars. A total of $7.5 million dollars if the City acquires the grant money. The City currently has $500,000 dollar allotted to conduct the study that was mentioned to help the City do permitting for the long-term solution and also modeling for the ground water impacts.

He spoke about the closed basin Lake Ruden and as it sits today, it does not drain anywhere. Historically there was a drainage well that was designed for this lake, however has never been located and FDEP will not allow for the construction of a drainage well. There was a structure located in the area and they are investigating what that structure is for at this time. Every week they are obtaining new information. When this lake level rises the only way for the City to relieve the level is by pumping it down which is what we've done

for the past few years when there's a large water fall. We would obtain an emergency permit from St. Johns, set up a pump, and pump the water from the lake onto Piedmont Wekiwa Road where there is a drainage system that will take it to the retention pond.

He provided a sample of what an emergency plan that would be put together by the City and submitted to St. Johns to show the operations purposed for approval. He also showed pictures of purposed operations.

The flooding that occurred recently in Wekiva Village, the delayed flooding is common. There was a hurricane before Hurricane Milton and all the soil was saturated from the initial storm. Lake Piedmont overflowed onto Piedmont Wekiwa Road, went into the drainage system and flowed into the retention pond (between Oasis and Wekiva Village) which overflowed and went into Lake Border, which overflowed the cul de sac area in Wekiva Village. Lake Ruden and Lake Border are not connected, however everything flooded onto the roadways in this area, almost all the lakes in this area became hydraulic connected. We are hoping that if this natural disaster occurs against we will be readily prepared and have a Tiger Dam structure in place. Da was available for questions.

Angelica Jones, 2170 Wekiva Village Lane, came up and spoke regarding the flooding issues in Wekiva Village and was speaking to the audience not into the microphone.

Commissioner Moore advised Orange County did not prepare a presentation for this meeting as they worked with Da Huo. She wanted to make it clear that Border Lake is the cause and is overflowing and is what the main focus is. She advised that she received an email that morning from FDEP giving one-time permission to pump. She advised that the State and Seminole County were not interested in contributing to a solution to this problem. The State and Seminole County were not present at this meeting. She presented clearly how Orange County will be helping with the short-term solution to the flooding by getting the water pumped out before raining season.

Discussion ensued between Wekiva Village residents, concerned citizens, and Commissioners. Citizens were able to ask their questions from the audience which most were inaudible.

Commissioner Nesta spoke about Sunshine Law and public comment and had questions for Attorney Shepard regarding such. That regarding official actions, public comment needed to be offered before the decisions are made. Discussion ensued between Commissioner Nesta and Attorney Shepard specifically about public comment not being offered before consent agenda items.

Attorney Shepard advised that the 12 items on this consent agenda and he doesn't see any items that would require public comment. Items 1 thru 9 are completely discretionary due to being release of code enforcement liens. Item 10 is authorizing a piggyback contract.

Item 11 is a disbursement report that is provided to you in advance to decide whether you want to accept it or not. Lastly the Apopka FY 2025 budget to actual essentially is a report. Attorney Shepard said he's not saying not to allow public comment he's saying its not required.

CONSENT (Action Item)

1. Execute Release of Code Enforcement Lien for 704 E Magnolia Street
2. Execute Release of Code Enforcement Lien for 920 Little Avenue
3. Execute Release of Code Enforcement Lien for 900 Alabama Avenue
4. Execute Release of Code Enforcement Lien for 815 S Hawthorne Avenue
5. Execute Release of Code Enforcement Lien for 825 S Hawthorne Avenue
6. Execute Release of Code Enforcement Lien for 300 E Welch Road
7. Execute Release of Code Enforcement Lien for 2002 Larkwood Drive
8. Execute Release of Code Enforcement Lien for 25 N Christiana Avenue
9. Execute Release of Code Enforcement Lien for 140 W 5th Street
10. Authorize the execution of a piggyback contract for the assigned terms: Mitel Business Systems, Inc., and Raftelis Financial Consultants, Inc.
11. Accept the disbursement report for January 2025.
12. City of Apopka FY2025 Budget-to-Actual for the Four-Months Ending January 31, 2025.

a. **Mayor Nelson** asked if anyone had any questions about any items on the Consent Agenda items or if anyone needed to pull any of the items.
b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion to approve the (12) consent agenda items.
c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson** to approve the (12) consent agenda items.
d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

BUSINESS (ACTION ITEMS)

None

PUBLIC HEARINGS/ ORDINANCES/ RESOLUTIONS (ACTION ITEMS)

1. Ordinance No. 3090 - Second Reading -Annexation - 438 N Park Avenue
   Owner(s): Nicholas Diangelis and Stephanie Diangelis
   Applicant(s): Nicholas Diangelis
   Location: 438 N Park Avenue
   Project: Annexation
   Density: N/A
   Project Manager: Amer Hamza
   Tract Size: 0.66 +/- acre(s)
   Presented by: Amer Hamza, Planner

   Amer said no changes.

   a. **Mayor Nelson** asked if anyone had any questions or if anyone from the public wanted to speak about this item.
   b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve and adopt Ordinance No. 3090.
   c. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Smith** to approve and adopt Ordinance No. 3090.
   d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

2. Ordinance No. 3091 - Second Reading - Change of Zoning – Plymouth Harbor Subdivision
   Owner(s): Parmani Farms LLC, Macaulay George
   Applicant: Geoff Summitt c/o GL Summitt Engineering, Inc.
   Location: 2260 Plymouth Sorrento Road, 2244 Sorrento Avenue
   Project: Plymouth Harbor Subdivision Rezoning
   Density: 3.5 DU/A
   Tract size: 9.51 +/- acres
   Project Manager: Jun Sohn, Ph.D.
   Presented by: Jun Sohn, Planner

   Jun said no changes.

   a. **Mayor Nelson** asked if anyone had any questions or if anyone from the public wanted to speak about this item.
   b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve and adopt Ordinance No. 3091.
   c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson** to approve and adopt Ordinance No. 3091.

d. Motion carried unanimously, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

3. Ordinance No. 3092 - Second Reading - Enforcement of Business tax receipt through code enforcement
   Presented by: Clifford Shepard, Attorney

   Attorney Cliff Shepard said no changes.

   a. Mayor Nelson asked if anyone had any questions or if anyone from the public wanted to speak about this item.
   b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve and adopt Ordinance No. 3092.
   c. Motion by **Commissioner Velazquez** and seconded by **Commissioner Anderson** to approve and adopt Ordinance No. 3092.
   d. Motion carried unanimously, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

4. Ordinance No. 3093 - First Reading - Rezoning/KPI Master Plan - Chandler Hills
   Owner(s): Orchid Estate HOA Community, Mega GNG, LLC, Jacob Snavely, 4625 Chandler Road, LLC, Matthew & Deborah Shaw, Daphne Martin, Walter H. Robinson III, Yoo Shik Um Irrevocable Trust, PM-S1 REO, LLC
   Applicant(s): Jonathan Huels, Esq.
   Location: 2350 W. Kelly Park Road
   Project: Chandler Hills
   Density: Maximum of 5 dwelling units per acre, total of 392 single-family dwelling units
   Tract size: 117.16 +/- acres
   Project Manager: Bobby Howell, AICP

   Bobby Howell presented Ordinance No 3093- Rezoning/KPI Master Plan - Chandler Hills. Applicant Jonathan Huels advised this is the rezoning component of this project. This is the fifth public hearing before the Council on this project and he was available for questions.

   a. Mayor Nelson asked if anyone had any questions for Jun about this item or if anyone from the public wanted to speak about this item.
   Rod Olsen spoke about more units equals more students and there's already overcrowding in the schools. He also spoke about lack of infrastructure not relating to this item.
   b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Ordinance No. 3093 at first reading and carry over for second reading and adoption on March 5, 2025.
   c. Motion by **Commissioner Velazquez** and seconded by **Commissioner Smith** to approve Ordinance No. 3093 at first reading and hold over for second reading and adoption on March 5, 2025.

d. Motion carried unanimously, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

5. Ordinance No. 3097 - Second Reading - Amending AMC Chapter 2 - Update to Lien Search Fees
   Presented by: Susan Bone, City Clerk

   City Clerk said no changes.

   a. Mayor Nelson asked if anyone had any questions or if anyone from the public wanted to speak about this item.
   b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve and adopt Ordinance No. 3097.
   c. Motion by **Commissioner Smith** and seconded by **Commissioner Velazquez** to approve and adopt Ordinance No. 3097.
   d. Motion carried unanimously, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

CITY COUNCIL REPORTS

Commissioner Nesta spoke about his office hours. He requested a workshop or two on agenda to discuss the Charter amendment. He requested dates for these workshops due to having a timeline now regarding the elections. They scheduled the first workshop on Wednesday, March 19th at 6:00 pm. He requested Attorney Shepard's opinion on all 13 meeting consent agenda items past.

Commissioner Smith requested staff work on an Ordinance to establish an Historic District in the City of Apopka. Mayor requested that at next Council meeting that Attorney Shepard provide more information regarding this Ordinance before drafting one.

Commissioner Velazquez said school representative Melissa Byrd is planning to come to a Council meeting with an update on the schools. She's getting data together. Commissioner Velazquez said this information and data was also sent to Rod Olsen since he speaks about the overcapacity schools at every Council meeting. She spoke about the updates of septic systems with Onsyte and a report sent to the Commissioners dated February 7th and requested an update. Mayor advised Glenn Brooks was not present to provide the update. March 2nd there will be a lunch and learn so the residents can get information on the conversion and concept.

Commissioner Anderson said on March 8th between 5:00 pm and 7:00 pm there will be a homecoming celebration for Super Bowl Champion Jalen Carter unknown on the location at this time. There will be several celebrities present and community leaders. Different high schools and football teams.

CITY ADMINISTRATOR'S REPORT

Jacob Smith said nothing at this time.

CITY ATTORNEY'S REPORT

Attorney Smith said nothing at this time.

MAYOR'S REPORT

Mayor Nelson said Thursday night at 7:00 pm. Apopka is in the regional finals for Basketball.

PUBLIC COMMENT

Eric Mock, 2439 Verde View Drive, spoke on behalf of the Homeowner's Association at Vistas at Waters Edge. He spoke about an engineering report that was emailed from the HOA to all the Commissioners. The engineer conducted a soil erosion evaluation for this community. The water run off from Binion Road has and continues to create damaging erosion of the multi-use trail owned by the City of Apopka, and causing damages to several locations along Vista's eastern property boundary. He spoke about the concerns on behalf of the residents and the reoccurring water run off issues. He requested the City take corrective actions to cure this problem.

Jim Moyer, Orange County Soil & Water Conservation, he asked for the City to allow him in the future provide a presentation to the Council and residents on what the Orange County Soil and Water Conservation does and their purpose.

Leroy Bell, Maudehelen, spoke about Black History Month and the City giving acknowledgment. He spoke about the CRA Development in blighted areas. He spoke about his community being repaved and grass growing in the street.

Anthony Cutaia, 1457 Oak Place, spoke about the Northern Apopka water management project and how recent legal developments could impact it. He expressed his concerns with the pumping of the water from Border Lake, Lake Paige, etc., experiencing permitting delays resulting in flooding issues continuing to exist due to the recent Federal Court ruling that revoked Florida's Clean Water Act. He asked if the City will be experiencing delays from FDEP due to these changes and has the City looking into these changes.

Virginia Street, 2119 Palm Vista Drive, gave thanks to the City for the support that has been provided to the needy and unhoused. She spoke about all the volunteers that have

helped and they were able to feed lots of the unhoused. She requested that there be a facility built to help the needy and unhoused.

Rod Olsen, 3156 Rolling Hills Lane, spoke about building code not being followed and how the City needs to put a moratorium in place to halt development in the City. He spoke of the lack of planning and infrastructure within the City. He spoke about the Northwest Recreational Complex and the new tennis and pickle ball courts on Brush Lane and how the new courts back up to residences and when the courts are closed the lights need to be off. Those lights continue to shine onto the residents behind the courts. He requested better advertisement for Saturday Night Sounds and have more vendors due to sometimes there's little to no vendors present. He requested public comment be put on the first part of every agenda.

ADJOURNMENT

The meeting adjourned at 10:43 PM

All video recordings of City Council Meetings are always posted on the City of Apopka's YouTube page, for viewing.

_____

Bryan Nelson, Mayor

Attest: _____
Susan M. Bone, City Clerk

Transcribed By: _____
Jodi Wrigley, Deputy City Clerk

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 1.
Meeting Date: March 5, 2025
Department: Code Enforcement

SUBJECT:
Execute Release of Code Enforcement Lien for 1907 Tindaro Drive

REQUEST:
Execute Release of Lien - 1907 Tindaro Drive

SUMMARY:
On June 15, 2021, the City of Apopka rendered an Order Finding LYNN M DZIALO, the owner of the property at 1907 Tindaro Drive ("Subject Property") in violation of AMC, Ch. 18, Art 3, Sec 18-4. A fine in the amount of Two Hundred and Fifty ($250.00) Dollars per day, was imposed starting on June 26, 2021.

On November 18, 2024, LYNN M DZIALO and the City entered into a Settlement Stipulation to reduce the unpaid code enforcement lien to a settlement amount of Twelve Thousand ($12,000.00) Dollars, paid to the City. The property is currently in compliance with the International Property Maintenance Code.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Execute Release of Code Enforcement Lien for recordation in Public Records of Orange County, Florida upon receipt of settlement amount.

ATTACHMENTS:
1. Affidavit of Compliance - 1907 Tindaro Drive
2. Settlement Stipulation - 1907 Tindaro Drive
3. Release of Lien - 1907 Tindaro Dr

CERTIFICATION

STATE OF FLORIDA }
COUNTY OF ORANGE }

I, **ALEXCIA DECAUL,** Code Enforcement Recording Secretary, do hereby certify that the attached is a true and correct copy of:

AFFIDAVIT OF COMPLIANCE
CE CASE# 21-00295
1907 TINDARO DR, APOPKA, FL 32703
OWNER: LYNN M DZIALO

IN WITNESS WHEREOF, I have hereunto set my hand this the 30th day of October 2024.

CITY OF APOPKA

Alexcia DeCaul
Code Enforcement Recording Secretary

DOC# 20240643803
11/12/2024 09:04:01 AM Page 1 of 2
Rec Fee: $18.50
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: APOPKA POLICE DEPARTMENT

ALEXCIA DECAUL
MY COMMISSION # HH 413178
EXPIRES: October 13, 2027

( )DE ENFORCEMENT HEARING OFFI(
OF THE
CITY OF APOPKA, FLORIDA

CITY OF APOPKA, FLORIDA

vs
Respondent(s)

LYNN M DZIALO

CASE NO. 21-00295
ADDRESS: 1907 TINDARO DR LIEN
PARCEL ID:23-21-28-1775-00-580

AFFIDAVIT OF COMPLIANCE WITH ORDER OF APOPKA CODE ENFORCEMENT HEARING OFFICER

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared **Chris Smith,** Code Enforcement Officer for the City of Apopka, who, after being duly sworn, deposes and says:

1. That on **06/15/21** the Code Enforcement Hearing Officer held a public hearing and issued its Order in the above-styled matter.

2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **06/26/2021**

3. That re-inspection was performed on **10/26/22** and was in compliance.

FURTHER AFFIANT SAYETH NOT.

Dated this **26th day of October 2022.**

Chris Smith
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me this **10/26/2022** by Chris Smith who is personally known to me and did not take an oath.

JODI WRIGLEY
MY COMMISSION # HH 206009
EXPIRES: January 8, 2026
Bonded Thru Notary Public Underwriters

Jodi Wrigley
Notary Public, State of Florida
Commission #HH 206009

October 30, 2024

Orange County Comptroller
Official Records Department
P.O. Box 38
Orlando, FL 32802

RE: RECORDING CHARGES FOR THE CITY OF APOPKA POLICE DEPARTMENT

Please charge the attached documents to the City of Apopka Police Department's account. I understand these charges will be billed to our account **(1583)** on a monthly basis.

Included in today's mail please find:

1 Certified cover sheet @ $10.00 first page		$10.00
1 Affidavit of Compliance @ $8.50 per page		$8.50
	TOTAL	**$18.50**

Alexcia DeCaul
Code Enforcement Administrative Specialist

NOTARY PUBLIC STATE OF FLORIDA
ALEXCIA DECAUL
MY COMMISSION # HH 413178
EXPIRES: October 13, 2027

DOC # 20240643803
11/12/2024 09:04:01 AM Page 1 of 1
Phil Diamond, Comptroller
Orange County, FL

CODE ENFORCEMENT
CITY OF APOPKA, FLORIDA

CITY OF APOPKA,

Petitioner,

v.

LYNN M DZIALO,

Respondent,
_____/

Complaint No. 21-00295

Address: 1907 TINDARO DR
APOPKA, FL 32703

Parcel ID: 23-21-28-1775-00-580

SETTLEMENT STIPULATION

Petitioner CITY OF APOPKA, and Respondent Lynn M Dzialo, enter this Settlement Stipulation ("Stipulation") in the above-styled action as follows:

1. This Stipulation is meant to settle all issues arising from the violations alleged in the complaint.

2. Petitioner and Respondents enter this Stipulation to pay a reduced total code enforcement fine in the amount of Twelve Thousand ($12,000.00) Dollars in full satisfaction of all fines previously imposed. Said amount must be paid within ninety (90) days of the date of this Stipulation or same shall be null and void.

3. Each party represents and warrants to the other party that it has the requisite authority to enter this Stipulation.

4. Upon approval of this Stipulation and clearance of the funds in payment in full of the agreed upon amount, the City of Apopka will record a Satisfaction of Lien for property address 1907 Tindaro Dr, Apopka, FL 32703.

5. The Parties hereby irrevocably and unconditionally release, acquit, and forever discharge each other from claims of any kind arising from this complaint and enforcement action. The Parties also hereby waive all rights to file any claim or a lawsuit against the other party relating to the above styled action. This release does not prohibit Petitioner from initiating code enforcement actions for subsequent violations (either new or repeat) of anything within the scope of Petitioner's jurisdiction.

6. Upon full execution of this Stipulation by both parties and payment of the agreed settlement amount, the City of Apopka will schedule approval of this Agreement at the next City Council Public Hearing.

7. Should City Council not approve this Stipulation, all sums paid hereunder will be returned to Respondent and the releases set forth herein shall be null and void.

Dated this 18th day of November, 2024.

Petitioner:

CITY OF APOPKA
Office of the City Attorney
120 East Main Street
Apopka, Florida 32703-5346
T: 407.703.1649
F: 407.703.1780
E: JSmith@apopka.net

Jacob Smith
City Administrator

Respondent:

Lynn M Dzialo

1907 Tindaro Dr
Apopka, FL 32703-1564

Signature

Lynn M Dzialo
Print Name

This instrument prepared by
the Deputy City Clerk

When recorded return to:
Code Enforcement Department
Apopka Police Department
112 E 6th Street
Apopka, Florida 32703

RELEASE OF CODE ENFORCEMENT LIEN

KNOW ALL MEN BY THESE PRESENTS that the CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA ("City"), whose mailing address is 120 East Main Street, Apopka, Florida 32703, is the owner and holder of that certain Order Imposing Penalty/Lien against LYNN M DZIALO, recorded on November 3, 2021 at Instrument No. 20210675892, of Public Records of Orange County, Florida ("Code Enforcement Lien").

NOW, THEREFORE, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City hereby releases the following real property described to wit on Exhibit A, attached hereto and incorporated herein, from the lien, operation, and effect of the Code Enforcement Lien.

IN WITNESS WHEREOF, the City has executed these presents this 5th day of March, 2025.

ATTEST:

_____
Susan Bone, City Clerk

CITY OF APOPKA, FLORIDA

_____
Bryan Nelson, Mayor

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of □ physical presence OR □ online notarization, this 5th day of March, 2025, by Bryan Nelson, Mayor, and Susan Bone, City Clerk, who are □ personally known to me OR □ who have produced _____ as identification.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

COUNTRY ADDRESS PHASE 1 20/7 LOT 58, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 2.
Meeting Date: March 5, 2025
Department: Code Enforcement

SUBJECT:
Execute Release of Code Enforcement Lien for 729 S Orange Blossom Trail

REQUEST:
Release of Code Enforcement Lien - 729 S Orange Blossom Trail

SUMMARY:
On February 15, 2022, the City of Apopka rendered an Order Finding APOPKA REGIONAL LLC, the owner of the property at 729 S Orange Blossom Trail ("Subject Property") in violation of AMC, Ch. 18, Art 3, Sec 18-4. A fine in the amount of Five Hundred ($500.00) Dollars per day, was imposed starting on February 26, 2022.

On November 21, 2024, APOPKA REGIONAL LLC and the City entered into a Settlement Stipulation to reduce the unpaid code enforcement lien to a settlement amount of Twenty-five Thousand ($25,000.00) Dollars, paid to the City. The property is currently in compliance with the International Property Maintenance Code.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Execute Release of Code Enforcement Lien for recordation in Public Records of Orange County, Florida upon receipt of settlement amount.

ATTACHMENTS:
1. Affidavit of Compliance -729 S Orange Blossom Trl
2. Settlement Stipulation -729 S ORANGE BLOSSOM TRL
3. Release of Lien - 729 S Orange Blossom Tr

CERTIFICATION

STATE OF FLORIDA }
COUNTY OF ORANGE }

I, **ALEXCIA DECAUL,** Code Enforcement Recording Secretary, do hereby certify that the attached is a true and correct copy of:

AFFIDAVIT OF COMPLIANCE
APOPKA CODE ENFORCEMENT HEARING OFFICER
CE CASE# 21-00652
729 S ORANGE BLOSSOM TRL, APOPKA, FL 32703
OWNER: APOPKA REGIONAL LLC

IN WITNESS WHEREOF, I have hereunto set my hand this the 20th day of February 2025.

CITY OF APOPKA

Alexcia DeCaul
Code Enforcement Recording Secretary

NOTARY PUBLIC STATE OF FLORIDA
ALEXCIA DECAUL
MY COMMISSION # HH 413178
EXPIRES: October 13, 2027

CODE ENFORCEMENT HEARING OFFICER
OF THE
CITY OF APOPKA, FLORIDA

CITY OF APOPKA, FLORIDA

vs
Respondent(s)

APOPKA REGIONAL LLC

CASE NO. 21-00652
ADDRESS: 729 S ORANGE BLOSSOM TRL LIEN
PARCEL ID:11-21-28-0206-00-020

AFFIDAVIT OF COMPLIANCE WITH ORDER OF APOPKA CODE ENFORCEMENT HEARING OFFICER

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned authority, personally appeared **Chris Smith,** Code Enforcement Officer for the City of Apopka, who, after being duly sworn, deposes and says:

1. That on **02/15/2022** the Code Enforcement Hearing Officer held a public hearing and issued its Order in the above-styled matter.

2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **02/26/2022**

3. That re-inspection was performed on **09/15/22** and was in compliance.

FURTHER AFFIANT SAYETH NOT.

Dated this **07/12/2023**

Chris Smith
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me this **07/12/2023** by Chris Smith who is personally known to me and did not take an oath.

JODI WRIGLEY
MY COMMISSION # HH 206009
EXPIRES: January 8, 2026
Bonded Thru Notary Public Underwriters

Jodi Wrigley
Notary Public, State of Florida
Commission #HH 206009

CODE ENFORCEMENT
CITY OF APOPKA, FLORIDA

CITY OF APOPKA,

Petitioner,

v.

APOPKA REGIONAL LLC

Respondents,

_____/

Complaint No. 21-00652

Address: 729 S ORANGE BLOSSOM TRL
APOPKA, FL 32703

Parcel ID: 11-21-28-0206-00-020

SETTLEMENT STIPULATION

Petitioner CITY OF APOPKA, and Respondents Apopka Regional LLC, enter this Settlement Stipulation ("Stipulation") in the above-styled action as follows:

1. This Stipulation is meant to settle all issues arising from the violations alleged in the complaint.

2. Petitioner and Respondents enter this Stipulation to pay a reduced total code enforcement fine in the amount of Twenty-five Thousand ($25,000.00) Dollars in full satisfaction of all fines previously imposed. Said amount must be paid within thirty (90) days of the date of this Stipulation or same shall be null and void.

3. Each party represents and warrants to the other party that it has the requisite authority to enter this Stipulation.

4. Upon approval of this Stipulation and clearance of the funds in payment in full of the agreed upon amount, the City of Apopka will record a Satisfaction of Lien for property address 729 S Orange Blossom Trl, Apopka, FL 32703.

5. The Parties hereby irrevocably and unconditionally release, acquit, and forever discharge each other from claims of any kind arising from this complaint and enforcement action. The Parties also hereby waive all rights to file any claim or a lawsuit against the other party relating to the above styled action. This release does not prohibit Petitioner from initiating code enforcement actions for subsequent violations (either new or repeat) of anything within the scope of Petitioner's jurisdiction.

6. Upon full execution of this Stipulation by both parties and payment of the agreed settlement amount, the City of Apopka will schedule approval of this Agreement at the next City Council Public Hearing.

7. Should City Council not approve this Stipulation, all sums paid hereunder will be returned to Respondent and the releases set forth herein shall be null and void.

Dated this 21 day of November, 2024.

Petitioner:

CITY OF APOPKA
Office of the City Attorney
120 East Main Street
Apopka, Florida 32703-5346
T: 407.703.1649
F: 407.703.1780
E: JSmith@apopka.net

Jacob Smith
City Administrator

Respondent:

APOPKA REGIONAL LLC

696 NE 125th ST
North Miami, FL 33161-5546

Signature

Michael Costa
Print Name

Property Manager

This instrument prepared by
the Deputy City Clerk

When recorded return to:
Code Enforcement Department
Apopka Police Department
112 E 6th Street
Apopka, Florida 32703

RELEASE OF CODE ENFORCEMENT LIEN

KNOW ALL MEN BY THESE PRESENTS that the CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA ("City"), whose mailing address is 120 East Main Street, Apopka, Florida 32703, is the owner and holder of that certain Order Imposing Penalty/Lien against APOPKA REGIONAL LLC, recorded on June 3, 2022 at Instrument No. 20220348201, of Public Records of Orange County, Florida ("Code Enforcement Lien").

NOW, THEREFORE, for and in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City hereby releases the following real property described to wit on Exhibit A, attached hereto and incorporated herein, from the lien, operation, and effect of the Code Enforcement Lien.

IN WITNESS WHEREOF, the City has executed these presents this 5th day of March, 2025.

ATTEST:

_____
Susan Bone, City Clerk

CITY OF APOPKA, FLORIDA

_____
Bryan Nelson, Mayor

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of □ physical presence OR □ online notarization, this 5th day of March, 2025, by Bryan Nelson, Mayor, and Susan Bone, City Clerk, who are □ personally known to me OR □ who have produced _____ as identification.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

APOPKA LAND REGIONAL SHOPPING CENTER II 53/113 LOT 2, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 3.
Meeting Date: March 5, 2025
Department: Finance Department

SUBJECT:
Authorization to Dispose of Surplus Property

REQUEST:
Authorize the disposal of surplus equipment/property and removal of asset property from the asset list.

SUMMARY:
Staff requests City Council approval to dispose of surplus capital equipment/property which has no useful benefit to the daily operation of the city. This request is per Administrative Policy 122.1.1.II: “The disposal of capital asset and non-capital asset property which is obsolete, or for which the continued use would be uneconomical or inefficient, shall be in accordance with Florida Statue 274 and must be approved by the City Council”. The asset property includes the disposal of items by auction, donation, or elimination. The attached forms identify equipment and vehicles which no longer function or have usefulness to the city.

City of Apopka
Surplus Disposal
Capital Assets of $1,000 or more

Item	Department	Purchased	Acquisition Value	Book Value	Asset ID
2014 Ford Interceptor Sedan	Police	07/10/14	25,216.00	-	G099111587
2014 Ford Interceptor Sedan	Police	07/10/14	25,216.00	-	G099111589

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Authorize the disposal of said equipment/property

ATTACHMENTS:
1. Surplus Disposals 03.05.25 Agenda Item

Asset Management
Surplus Form
Administrative Policy 122.1.1: Capital Assets of $1,000 or more

Complete the form below if city owned equipment is sold, transferred, or disposed of. This form, once signed by the City Administrator and approved by City Council, grants approval to dispose of equipment and serves to update the fixed asset inventory database. Departments should obtain, and keep on file, a copy of this written approval authorizing the disposal of equipment.

Department/Division: Police Name: Chief Michael McKinley Title: Police Chief

ITEM	ASSET TAG or SERIAL #	Condition Reason	Disposed Missing	Scrapped	Auctioned Sold	Donated	Description of Disposal [where items were placed]
G099111587	1FAHP2MK5EG182806	Obsolete/High Mileage				X	Sale/Transfer to Town of Eatonville
G099111589	1FAHP2MK5EG182803	Obsolete/High Mileage				X	Sale/Transfer to Town of Eatonville

Department Director Approval: _____ Date: _____

City Administrator Approval: _____ Date: _____

Finance Director Approval: _____ Date _____

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 4.
Meeting Date: March 5, 2025
Department: Police Department

SUBJECT:
Authorize sale of two surplus police vehicles to the Eatonville Police Department.

REQUEST:
Authorize the police department to sell two surplus vehicles to the Eatonville Police Department for $10.00 per vehicle.

SUMMARY:
The Police Chief of the Town of Eatonville has reached out to surrounding agencies to inquire about surplus vehicles available for donation to his department. Due to budget constraints, the Eatonville Police Department is in urgent need of patrol vehicles to effectively serve their community.

The Apopka Police Department has identified two vehicles scheduled for removal from our fleet due to their condition and/or mileage. These vehicles are:

1. 2014 Ford Interceptor Sedan, VIN: 1FAHP2MK5EG182806, mileage: 98,436
2. 2014 Ford Interceptor Sedan, VIN: 1FAHP2MK5EG182803, mileage: 74,367

If sent to auction, these vehicles would generate between $1,000.00 and $2,500.00 each.

The Eatonville Police Chief has reviewed the vehicles and believes they will meet his agency's needs. The Eatonville Police Department will be responsible for removing the Apopka Police Department's markings and applying their own, at a minimum cost of $2500.00 per vehicle, to the Town of Eatonville.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Approve the sale of the two vehicles identified in the staff report to the Eatonville Police Department.

ATTACHMENTS:
1. Letter from Eatonville PD for Vehicle Donation

EATONVILLE POLICE DEPARTMENT

"The Oldest Black Incorporated Municipality in America"

February 19, 2025

Chief Michael McKinley
Apopka Police Department
112 E. 6th Street
Apopka, FL 32703

RE: Surplus patrol vehicle donation from the City of Apopka Police Department

Dear Chief McKinley,

We are requesting your assistance to see if you have at least two patrol vehicles that you would like to surplus and donate to our agency. Due to budget constraints, our agency is in dire need of some patrol vehicles. We would appreciate any assistance that your agency is willing to provide in donating some of your surplus patrol vehicles. It will cost us a minimum of $2,500 per vehicle for stripping everything and getting it ready for our agency which includes the installation of our agency's emblem, lights, and additional equipment.

We would like to thank you in advance for your generous support and we really appreciate any assistance that your agency has given us through many years.

Sincerely,

Stanley Murray
Chief of Police

11 People Avenue, Eatonville, Florida 32751 – Phone: 407-623-1300 – Fax: 407-623-1304

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 5.
Meeting Date: March 5, 2025
Department: Community Development

SUBJECT:
Memorandum of Agreement & Non-Exclusive Easement Agreement with Tri-Murti Associates, LLC

REQUEST:
Approve a Memorandum of Agreement & Non-Exclusive Easement Agreement with Tri-Murti Associates, LLC.

SUMMARY:
Signal improvements to the intersection of Bradshaw Road and U.S. 441 have just begun with a temporary solution installed in the past year. In order to realize a permanent solution for the signal, the City approached Tri-Murti Associates, LLC, property owner of 449 West Main Street, the northeast corner of the intersection and current location of Wawa Gas Station and Convenient Store, for an easement area of 520 square feet to install the traffic signal mast arms. Tri-Murti Associates, LLC has agreed to grant the easement to the City. The easement is also for the purposes of ingress, egress, as well as, maintenance activities, including repair and replacement of mast arm and signal cabinet improvement for the traffic signalization of the intersection of Bradshaw Road and U.S. Highway 441.

Via the Memorandum of Agreement that accompanies the Non-Exclusive Easement Agreement,Tri-Murti Associates, LLC has requested a reimbursement of $7,200, which includes the following actual land value along with out-of-pocket costs:

- Attributed 50% of the appraised land value for the 520 square feet of easement area - $5,200
- Legal fees - $1,600
- Engineering review fees - $400

FUNDING SOURCE:
Transportation Impact Fees

RECOMMENDED MOTION:
Approve a Memorandum of Agreement & Non-Exclusive Easement Agreement with Tri-Murti Associates, LLC.

(Note: A number of formatting errors are present in attachments, presumably due to software compatibility issues. Staff plans on receiving an updated, executed version that is substantively identical, but that corrects the formatting errors.)

ATTACHMENTS:
1. US 441 @ Bradshaw - ROW Exhibit
2. Wawa Easement MOA - Owner Executed
3. Wawa Easement MOA - Combined

WAWA
449 W. MAIN ST.
APOPKA, FL. 32712
PARCEL # 09-21-28-7544-01-090

0 10 40
Feet

R/W LINE (ASSUMED)
℄ BRADSHAW RD
BRADSHAW ROAD
55
54
53
52
51
R/W LINE (ASSUMED)
SURVEY CONTROL POINT 1008
PROPOSED SIGNAL CABINET LOCATION
PROPOSED EASEMENT
PROPOSED MAST ARM LOCATION
SEE SHEET T-2
R/W LINE (ASSUMED)
129°
51°
10 11 12 13 14 15
S 51° 00' 39" E
SR 500/US 441 (WEST ORANGE BLOSSOM TRAIL) (US 441)
STA 12+74.22
℄ US 441
STA 52+61.00
℄ BRADSHAW RD
℄ US 441
R/W LINE (ASSUMED)
SURVEY CONTROL POINT 1009
R/W LINE (ASSUMED)
PROPOSED MAST ARM LOCATION
R/W LINE (ASSUMED)
R/W LINE (ASSUMED)

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

REVISIONS	
DATE	DESCRIPTION

CHRISTOPHER R. DEW, P.E.
P.E. LICENSE NUMBER 83840
METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746

CITY OF APOPKA
ENGINEERING DIVISION

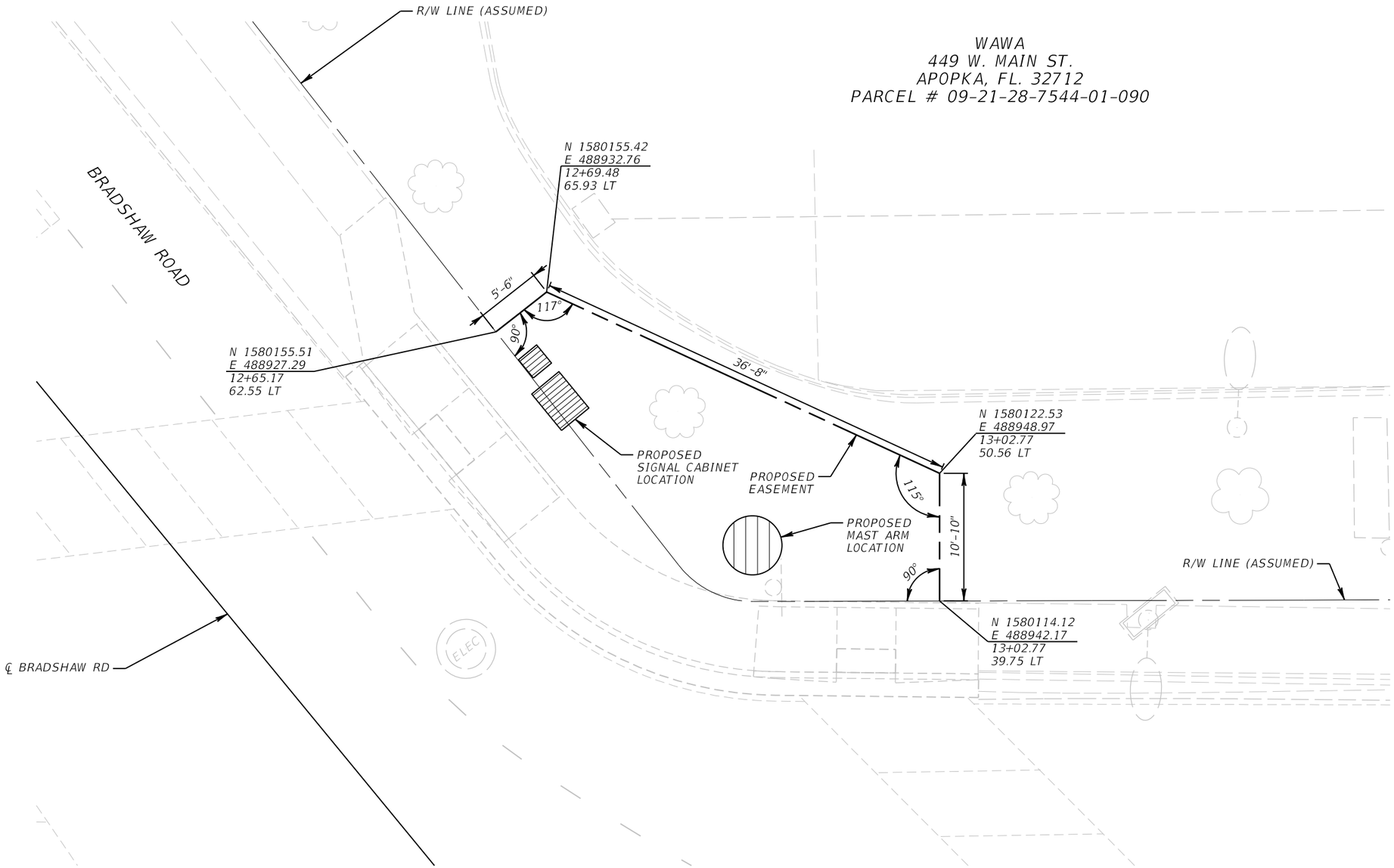
CITY	INTERSECTION	COUNTY PROJECT NO.
APOPKA	SR 500/US 441 AT BRADSHAW ROAD	2020-04

RIGHT OF WAY EXHIBIT

SHEET NO. T-1

Nickolas.Rodd 4/13/2022 11:04:03 AM Default R:\PROJECT\City of Apopka\441 Bradshaw\04.2474.03\roadway\PLANRD01_ROW.dgn

NOTE:
ALL STATIONS AND OFFSETS REFERENCE TO ℄ US 441
SEE SHEET T-1



REVISIONS	
DATE	DESCRIPTION

CHRISTOPHER R. DEW, P.E.
P.E. LICENSE NUMBER 83840
METRIC ENGINEERING, INC.
525 TECHNOLOGY PARK, SUITE 153
LAKE MARY, FLORIDA 32746

CITY OF APOPKA
ENGINEERING DIVISION

CITY	INTERSECTION	COUNTY PROJECT NO.
APOPKA	SR 500/US 441 AT BRADSHAW ROAD	2020-04

RIGHT OF WAY EXHIBIT

SHEET NO. T-2

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

Nickolas.Rodd 4/13/2022 11:04:05 AM Default R:\PROJECT\City of Apopka\441 Bradshaw\04.2474.03\roadway\PLANRD11_ROW.dgn

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT made as of this _____ day of _____, by and between:

TRI-MURTI ASSOC., LLC, a New York limited liability company, with a mailing address at 580 Mount Pelia Road, Bluffton, SC 29910 (**"Owner"**),

and

CITY OF APOPKA, a Florida municipal corporation, with a mailing address at 120 E Main Street, County of Orange, Apopka, FL 32703 (**"CITY"**).

WITNESSETH:

WHEREAS, Owner is the fee owner of certain real property located in Orange County, Florida, commonly known as WAWA at 449 West Orange Blossom Trail (also known as 449 West Main Street), and as more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the **"Legal Description of Real Property"**); and

WHEREAS, CITY desires to obtain a perpetual, non-exclusive easement under, through and atop portions of the Property, as more particularly described herein, for the purpose of installing, constructing, operating, maintaining, replacing and repairing a mast arm and signal cabinet (at its sole cost and expense), as more particularly described herein on **Exhibit B**, attached hereto and incorporated herein by reference (the **"Non-Exclusive Grant of Easement Agreement"**); and

WHEREAS,

IN WITNESS WHEREOF, the CITY and the Owner have caused this Memorandum of Agreement to be duly executed as of the date and year first above written.

1. In exchange for Owner's grant of easement to the CITY as shown in the form attached as **Exhibit B**, CITY agrees to pay to Owner an amount of SEVEN THOUSAND TWO HUNDRED and no/100 Dollars ($7,200.00).

2. This Agreement shall be governed by the laws of the State of Florida, without regard to its rules and principles regarding conflicts of laws or any rule or canon of construction which interprets agreements against the draftsman. Venue for any action commenced hereunder shall lie in Orange County, Florida or the United States District Court of the Middle District of Florida.

[Signature Page Follows]

[Remainder of Page Intentionally Left Blank]

TRI-MURTI ASSOC., LLC:

By: _____
Name: Anoop Pandya
Title: Member

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

Sworn to and subscribed before me this 17 day of FEB, ~~2024~~ 2025, by Anoop Pandya, Member of Tri-Murti Assoc., LLC.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires:

12/07/2031

Kim M. Duball
NOTARY PUBLIC
State of South Carolina
My Commission Expires 12/7/2031

CITY OF APOPKA:

By: _____
Bryan Nelson, Mayor

Attest: _____
Susan Bone, City Clerk

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____, 2024 by Bryan Nelson, as Mayor of the City of Apopka, a Florida municipal corporation, on behalf of the corporation, who is personally known to me or [_] has produced a driver's license as identification.

(notary seal)

_____
Notary Public
My Commission expires:

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

Exhibit "A"

THE SITE

LEGAL DESCRIPTION OF REAL PROPERTY

Lots 9, 10, 11, 12, 13, 14 and 15, Block A, ROBINSON &SAMUEL'S ADDITIONTO APOPKA, according to the plat thereof as recorded in Plat Book J, Page 80, Public Records of Orange County, Florida, LESS the Northerly 8 feet.

AND ALSO:

Beginning at a point 25 feet East of the Northwest comer of the Southeast Quarter of the Northwest Quarter of Section 9, Township 21 South, Range 28 East, run thence Norh 43.7 feet, thence Southeasterly along right of way of Dixie Highway 71.5 feet, thence West 57 feet to the point of beginning, and being a triangle of land lying directly opposite Lots 2and 3, Block A, across the highway, all in NEW ENGLAND HEIGHTS, as recorded in Plat Book 1, Page 19, Public Records of Orange County, Florida, LESS the Northerly 8 feet.

AND ALSO:

Lots 16, 17, 18, 19, 20, 21, 22; Block "A" Robinson & Samuels Add, to Apopka as recorded in Plat Book " J" Page 80, Public Records of Orange County, Florida, LESS: Begin 45.19 ft. South of NW cor. of Lot 16, Blk "A" of said Robinson & Samuels Add. to Apopka run S 52 deg.48'40" E. 197.93 ft, thence S 37 deg. 11'20" W. 100-ft. to Nly R/W of US Highway 441 run thence along said R/W N 51 deg. 45' W. 125 ft. to East R/W of Ellen St., thence along said R/WN122.57 ft. to POB. Being part of Lots 16, 17, 18, 19 of saidBlk "A" Robinson& SamuelsAdd.to Apopka; and LESS: South 92.6 ft. of North 136.0 ft. of Lot 22 and South 92.6 ft. ofNorth136.0 ft. of East 45.0 ft. ofLot 21, all in Blk. "A", Robinson & Samuels Add. to Apopka,recorded In PB "J" Page 80, Public Records ofOrange County, Florida.

EXHIBIT B

NON-EXCLUSIVE GRANT OF EASEMENT AGREEMENT

Prepared by:
A. Hand
2300 Maitland Cntr Pkwy
Suite 100
Maitland, FL 32751

Return to:
City Clerk
City of Apopka
120 East Main Street
Apopka, FL 32703

NON-EXCLUSIVE GRANT OF EASEMENT AGREEMENT

THIS NON-EXCLUSIVE GRANT OF EASEMENT AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 20__, by and between **TRI-MURTI ASSOC., LLC**, a New York limited liability company ("Grantor"&/or "Owner"), and **CITY OF APOPKA**, a Florida municipal corporation (the "City").

RECITALS

A. **WHEREAS,** Grantor is the owner of that certain tract or parcel of land ("Parcel") located in the City of Apopka, County of Orange, State of Florida, as identified on Exhibit "A" (the "Site") attached hereto, and commonly known as 449WestMainStreet, Apopka; and

B. **WHEREAS**, the Citydesires a non-exclusive grant of easement on the Site for the purpose of installing, maintaining, repairing, and future replacement of, as may be necessary, a mast arm and signal cabinet on 520 SF of space located at the corner Grantor's property ("Easement Area") asshown as on the attached Exhibit "B", and

C. **WHEREAS**, Wawa Florida, LLC, a Delaware limited liability company ("Wawa") presently leases the Site from Grantor ("Wawa Lease") and, during the continuance of the Wawa Lease, Wawa (or any of its affiliates, subsidiaries, successors or assigns) shall be third-party beneficiary hereunder, and

D. **WHEREAS**, the parties hereto desire to impose certain easements, and to establish certain covenants, conditions and restrictions with respect to said Parcel, for the mutual and reciprocal benefit and complement of Grantor and the City and the present and future owners and occupants thereof, on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the above premises and of the covenants herein contained, Grantor and the City and all future owners and occupants of the Parcel ("Permittees") shall be and hereby are subject to the terms, covenants, easements, restrictions and conditions hereinafter set forth in this Agreement, so that said Parcel shall be maintained, kept, sold and used in full compliance with and subject to this Agreement and, in connection therewith, the parties hereto on behalf of themselves and their respective successors and assigns covenant and agree as follows:

AGREEMENTS

1. Easement.

1.1 Grant of Easement. Subject to any express conditions, limitations or reservations contained herein, Grantorhereby grants, establishes, covenants and agrees that the Parcel, and all

Permittees of the Parcel, shall be benefited and burdened by the following nonexclusive, perpetual and reciprocal easements which are hereby imposed upon the Parcel and all present and future owner's and Permittees of the Parcel:

(a) An easement to the City for reasonable access, ingress and egress over the Easement Areafor the sole purpose of installing, maintaining, repairing, and future replacement of, as may be necessary, a mast arm and signal cabinet and related improvements forthetrafficsignalization of the intersection of Bradshaw Road and U.S. Highway 441("Maintenance Activities"). The ingress and egress rights granted hereby may be used nonexclusively by City, its contractors, agents, and employees for the purposes herein granted. City's use of the easements granted herein shall not be permitted to materially impact access, ingress and egress, parking or the business activities to, from or on the Parcel except in the event of an emergency and/or in the interest of public safety.

2. Maintenance.

2.1 The City shall maintain the Easement Area in a clean and neat condition and shall take such measures as are necessary to control grass, weeds, blowing dust, dirt, litter or debris. City shall be solely responsible for maintaining and repairing the City's improvements within the Easement Area. City shall at all times during the term hereof construct, operate and maintain or cause to be constructed, operated and maintained, in good order, condition and repair, at its sole expense, any utility or other installations serving the City's improvements within the Easement Area. In the absence of emergency or a situation that compromises the interest of public safety, theCity shall not engage inroutineMaintenanceActivitiesduring the hours of 6 a.m. to 9 a.m. and 4:30 p.m. – 6:00 p.m., Monday – Friday.

2.2 The City shall not make any changes to the location or configuration of the mast arm and signal or any driveway or curb-cuts providing access to Grantor's Site or to Wawa, except in the event of emergency, in the interest of public safety, or as otherwise required by law. City shall not interfere with the use of the Site beyond the scope of activities described within this easement, except as may be deemed necessary by the City in the event of emergency, in the interest of public safety, or as otherwise required by law, and shall not damage the Site. If any portion of the Site suffers damage by reason of the access of City or its representatives, employees, agents and contractors to the Site, including but not limited to damage arising from the construction or Maintenance activities, at its sole cost and expense, City shall immediately repair all such damage or replace any damaged portion of the Site and restore the Site to its condition prior to the occurrence of such damage. At its sole cost and expense, City shall, at the conclusion of all construction or Maintenance activities at the Site, remove its equipment and restore the Site to the condition which existed prior to the installation of such equipment.

3. Indemnification and Insurance. The City shall indemnify and hold harmless Grantor, and its tenants, subtenants (specifically including Wawa during the continuance of the Wawa Lease), from any damages, including all losses, claims, costs, liabilities and/or expenses (including reasonable attorneys' feesand court costs), on account of injuries to or death of any persons or damage to personal property arising from the City's negligent or intentional misuse use of the easements granted herein to the City, its suppliers, contractors, employees, or invitees, excepting and excluding the negligence or intentional misconduct of Grantor or its contractors, employees, or tenants. Any indemnification by City under this section, whether based in contract or tort or other cause of action shall not exceed the statutory limits set forth in Section 768.28, Florida Statutes.City further agrees that the City, at any time it shall access upon the Parcel or perform any Maintenance Activities, or any work related thereto, will maintain or shall cause its suppliers and contractors to maintain and pay for comprehensive general liability insurance, against general liability to or death of persons or damages to personal property suffered or claimed to be

suffered by persons or to property in or about the areas subject to the Easement Area, affording protection to Grantor (and Wawa during the continuance of the Wawa Lease) and naming Grantor and Wawa as additional insureds on such policy or policies, for a combined bodily injury and property damage limit of liability not less than five million dollars ($5,000,000.00) for each occurrence. City further agrees, upon request to deliver to Grantor or Wawa a certificate or certificates from an insurance company or insurance companies reasonably satisfactory to Grantor and Wawa evidencing the existence of such insurance and naming Grantor and Wawa as additional insureds. Nothing contained in this Agreement is in any way intended to be a waiver of the limitation placed upon City's liability as set forth in Section 768.28, Florida Statutes.

4. No Rights in Public; No Implied Easements. Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of the Parcel. No easements, except an easement over the Parcel so as to enable the installation, maintenance, repair,and replacement of the mast arm, signal,and any utility or other installations serving such improvements, shall be implied by this Agreement.

5. Remedies and Enforcement.

5.1 All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by the City, Grantor or its Permittees of any of the terms, covenants, restrictions or conditions hereof, the other party shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance. Wawa, during the term of the Wawa Lease,shall have the right, but not the obligation, to enforce this Agreement on behalf of Grantor, and/or to cure a breach or default hereunder by Grantor, which enforcement or cure shall be accepted by the City as if effected by Grantor.

5.2 Self-Help. In addition to all other remedies available at law or in equity, upon the failure of Grantor or the City to cure a breach of this Agreement within thirty (30) days following written notice thereof (unless, with respect to any such breach the nature of which cannot reasonably be cured within such 30-day period, the Grantor or the City commences such cure within such 30-day period and thereafter diligently prosecutes such cure to completion), Wawa,Grantor, or Cityshall have the right to perform such obligation contained in this Agreement on behalf of such defaulting party and be reimbursed by such defaulting party upon demand for the reasonable costs thereof together with interest at the prime rate charged from time to time by Bank of America (its successors or assigns), plus two percent (2%) (not to exceed the maximum rate of interest allowed by law). Notwithstanding the foregoing, in the event of (i) an emergency, (ii) blockage or material impairment of the easement rights, and/or (iii) the unauthorized parking of vehicles, the Grantor or Wawa may immediately cure the same and be reimbursed by the City upon demand for the reasonable cost thereof together with interest at the prime rate, plus two percent (2%), as above described.

5.3 Remedies Cumulative. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

5.4 No Termination For Breach. Notwithstanding the foregoing to the contrary, no breach hereunder shall entitle Grantor or the City to cancel, rescind, or otherwise terminate this Agreement. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon the Parcel made in good faith for value, but the easements, covenants, conditions and restrictions hereof shall be binding upon and effective against any owner of such Parcel covered hereby whose title thereto is acquired by foreclosure, trustee's sale, or otherwise. As of the date of this Agreement, Grantor represents

that no mortgage encumbers its Parcel unless the holder of such mortgage has signed the Joinder attached hereto.Any fees imposed by Lender for signature of this Joinder will be paid by the City.

5.5 Irreparable Harm. In the event of a violation or threat thereof of any of the provisions of this agreement each party agrees that such violation or threat thereof maycause the other and/or its Permittees to suffer irreparable harm without an adequate remedy at law. As a result, in the event of a violation or threat thereof of any of the provisions of this Agreement, Grantor and Wawa, in addition to all remedies available at law or otherwise under this Agreement, shall be entitled to injunctive or other equitable relief to enjoin a violation or threat thereof of.

6. Term. The easements, covenants, conditions and restrictions contained in this Agreement shall be effective commencing on the date of recordation of this Agreement in the office of the Orange County Comptroller and shall remain in full force and effect thereafter in perpetuity, unless this Agreement is modified, amended, canceled or terminated by the written consent of the then record owner of the Parcel, the City and Wawa during the continuance of the Wawa Lease.

7. Miscellaneous.

7.1 Attorneys' Fees. In the event a party (including Wawa) institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees and experts fees and costs actually incurred by such prevailing party in the preparation and prosecution of such action or proceeding.

7.3 Consents. Wherever in this Agreement the consent or approval of an Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld or delayed. Any request for consent or approval shall: (a) be in writing; (b) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by such background data as is reasonably necessary to make an informed decision thereon. The consent of the Parcel owner or Wawa under this Agreement, to be effective, must be given, denied or conditioned expressly and in writing. During the continuance of the Wawa Lease, any consent by the owner of the Parcel, to be effective, shall also require the consent of Wawa, and Wawa shall be permitted to withhold its consent to any changes related to parking, accessopenings, driveways or use restrictions that burden or benefit the City in its sole and absolute discretion. no termination of this Agreement, and no modification or amendment of this Agreement shall be made nor shall the same be effective unless the same has been expressly consented to in writing by Wawa (during the continuance of the Wawa Lease).

7.4 No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.

7.5 No Agency. Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

7.6 Covenants to Run with Land. It is intended that each of the easements, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and personal representatives.

7.7 Separability. Each provision of this Agreement and the application thereof to the Parcelare hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared, at no cost to Grantor/Owner.

7.8 Time of Essence. Time is of the essence of this Agreement.

7.9 Entire Agreement. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

7.10 Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party and Wawa may change from time to time their respective address for notice hereunder by like notice to the other party and Wawa. Notice given by any Owner hereunder to be effective shall also simultaneously be delivered to Wawa (during the continuance of the Wawa Lease). The notice addresses of the City, Parcel owner, and Wawa are as follows:

Parcel Owner/Grantor:

TRI-MURTI ASSOC., LLC
580 Mount Pelia Road
Bluffton, SC 29910

City:

CityofApopka
120EastMainStreet
Apopka, FL 32703
Attention:CityAdministrator

Wawa:

Wawa Florida, LLC
7022 TPC Drive, Suite 200
Orlando, FL 32822
Attention: John Poplawski and Robert Yeatts

With a required copy to:

Wawa, Inc.
Attention: Legal Department
260 W. Baltimore Pike
Wawa, PA 19063

Wawa, Inc.

Attention: Legal Department
260 W. Baltimore Pike
Wawa, PA 19063
ATTN:Sarah Waski

7.11 Estoppel Certificates. Each Owner and Wawa, within thirty (30) days of its receipt of a written request from the other Owner(s) or Wawa, shall from time to time provide the requesting Owner or Wawa, a certificate binding upon such Owner stating: (a) to the best of such Owner's knowledge, whether any party to this Agreement is in default or violation of this Agreement and if so identifying such default or violation; and (b) that this Agreement is in full force and effect and identifying any amendments to the Agreement as of the date of such certificate.

7.12 Bankruptcy. In the event of any bankruptcy affecting any Owner or Wawa (during the continuance of the Wawa Lease) or future tenant/occupant of ~~any~~ Parcel, the parties agree that this Agreement shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt person or entity.

7.13 Counterparts. This Agreement may be executed in any number of counterparts and bythe separate partieshereininseparatecounterparts,eachofwhichwhentakentogethershall bedeemedtobe oneandthesameinstrument.ThisAgreement willbeconsideredsignedwhenthesignatureofa party is delivered by facsimile transmission, by scanned image (e.g., .pdf fileextension) as an attachment to email, or by any other electronic means.Each party agrees that any electronic signaturesofthepartiesincluded inthisAgreementareintendedtoauthenticate thiswritingand tohavethesameforceandeffectasmanualsignatures.Electronicsignaturemeansanyelectronic sound, symbol or process attached to or logically associated with a record and executed and adopted by a pa1ly with the intent to sign such record, including, but not limited to, facsimile, typed signatures, or e-mail electronic signatures.

7.14 Recording Costs. Any transfer taxes or recording costs due upon the recordation of this Agreement shall be borne by the City. In the event that additional transfer taxes are ever assessed as a result of the grant of this easement, if any, such costs shall be paid by the City. All recording costs due upon the recordation of this Agreement shall be paid by the City.

7.15 No Warranty. Grantor makes no representations, statements, warranties or agreements to the City in connection with the Agreement or the Easement Area, other than that the Grantor has full power and authority to execute the Agreement.

7.16 Governing Law/Venue.**THIS AGREEMENT, AND ALL THE RIGHTS OF THE PARTIES SHALL BE GOVERNED AS TO THE VALIDITY, INTERPRETATION, CONSTRUCTION, ENFORCEMENT AND IN ALL OTHER RESPECTS BY THE LAW OF THE STATE (FLORIDA) IN WHICH THE SITE IS LOCATED, WITHOUT REGARD TO ITS RULES AND PRINCIPLES REGARDING CONFLICTS OF LAWS OR ANY RULE OR CANON OF CONSTRUCTION WHICH INTERPRETS AGREEMENTS AGAINST THE DRAFTSMAN. VENUE FOR ANY ACTION COMMENCED HEREUNDER SHALL LIE IN ORANGE COUNTY, FLORIDA OR THE UNITED STATES DISTRICT COURT OF THE MIDDLE DISTRICT OF FLORIDA.**

[SIGNATURES ON FOLLOWING PAGES]

[REST OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

GRANTOR:

Signed, Sealed and Delivered in the presence of:

TRI-MURTI ASSOC., LLC, a New York limited liability company

By: _____

Printed Name/Title: Anoop Pandya, Member

Witness 1 Signature

KIM M. DUBAR

Print/Typed Witness 1 Name

184 REGIMENT STREET

RIDGELAND SC 29936

Witness 1 Address

Witness 2 Signature

Sandra Morgan

Print/Typed Witness 2 Name

49 Lakes Crossing

Bluffton, South Carolina 29910

Witness 2 Address

STATE OFSOUTH CAROLINA

COUNTY OFBEAUFORT

The foregoing instrument was acknowledged before me this 17 day of FEB., 2025 by Anoop Pandya, Member of Tri Murti Assoc., LLC, a New York limited liability company, on behalf of the limited liability company, who is personally known to me or [X] has produced a driver's license as identification.

Notary Public
My Commission expires: 12/07/2031

Kim M. Dubell
NOTARY PUBLIC
State of South Carolina
My Commission Expires 12/7/2031

GRANTEE:

Signed, sealed and delivered
in the presence of:

The City of Apopka, a Florida municipal corporation

By:_____
Bryan Nelson, Mayor

_____
Witness 1 Signature

_____
Print/Typed Witness 1 Name

_____

_____
Witness 1 Address

_____
Witness 2 Signature

_____
Print/Typed Witness 2 Name

_____

_____
Witness 2 Address

Attest: _____
Susan M. Bone, City Clerk

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 20 day of February, 2025 by John DeSclafani, as Wells Fargo of the City of ~~Apopka, a Florida~~ Summit, NJ municipal corporation, on behalf of the corporation, who is personally known to me or [ ] has produced a driver's license as identification.

(notary seal)

Felicia J. Bletch-Cooper
Notary Public
My Commission expires: June 11, 2025

JOINDER AND SUBORDINATION

The undersigned being the current holder of a mortgage encumbering a Parcel hereby joins in this Agreement for the purpose of subjecting and subordinating its mortgage lien pursuant to the to the terms and conditions of the Agreement to which this Consent and Subordination is attached.

By: John V DeSclafani
Name:
Title: Executive Director

Witness 1 Signature
Helen Dagiantis-Kofus
Print/Typed Witness 1 Name
461 From Rd.
Paramus, NJ 07652
Witness 1 Address

Witness 2 Signature
Kevin Zerrenner
Print/Typed Witness 2 Name
28 Roosevelt Blvd.
Florham Park, NJ. 07932
Witness 2 Address

STATE OF NJ
COUNTY OF UNION

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____, 2025 by _____, as _____ of _____, on behalf of the corporation, who is personally known to me or [_] has produced a driver's license as identification.

(notary seal)

_____
Notary Public
My Commission expires:

Exhibit "A"
Site

Exhibit "A"

THE SITE

LEGAL DESCRIPTION OF REAL PROPERTY

Lots 9, 10, 11, 12, 13, 14 and 15, Block A, ROBINSON &SAMUEL'S ADDITIONTO APOPKA, according to the plat thereof as recorded in Plat Book J, Page 80, Public Records of Orange County, Florida, LESS the Northerly 8 feet.

AND ALSO:

Beginning at a point 25 feet East of the Northwest comer of the Southeast Quarter of the Northwest Quarter of Section 9, Township 21 South, Range 28 East, run thence Norh 43.7 feet, thence Southeasterly along right of way of Dixie Highway 71.5 feet, thence West 57 feet to the point of beginning, and being a triangle of land lying directly opposite Lots 2and 3, Block A, across the highway, all in NEW ENGLAND HEIGHTS, as recorded in Plat Book 1, Page 19, Public Records of Orange County, Florida, LESS the Northerly 8 feet.

AND ALSO:

Lots 16, 17, 18, 19, 20, 21, 22; Block "A" Robinson & Samuels Add, to Apopka as recorded in Plat Book " J" Page 80, Public Records of Orange County, Florida, LESS: Begin 45.19 ft. South of NW cor. of Lot 16, Blk "A" of said Robinson & Samuels Add. to Apopka run S 52 deg.48'40" E. 197.93 ft, thence S 37 deg. 11'20" W. 100-ft. to Nly R/W of US Highway 441 run thence along said R/W N 51 deg. 45' W. 125 ft. to East R/W of Ellen St., thence along said R/WN122.57 ft. to POB. Being part of Lots 16, 17, 18, 19 of saidBlk "A" Robinson& SamuelsAdd.to Apopka; and LESS: South 92.6 ft. of North 136.0 ft. of Lot 22 and South 92.6 ft. ofNorth136.0 ft. of East 45.0 ft. ofLot 21, all in Blk. "A", Robinson & Samuels Add. to Apopka,recorded In PB "J" Page 80, Public Records ofOrange County, Florida.

Exhibit "B"
Easement Area for Mast Arm and Signal

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE CITY LIMITS OF APOPKA, SECTION 9, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF CURVATURE (P.C.) OF A TANGENTIAL CURVE CONCAVE NORTHEASTERLY, FORMED AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 500 / US 441, ALSO KNOWN AS WEST ORANGE BLOSSOM TRAIL AND THE EAST RIGHT OF WAY OF ELLEN STREET, AS SHOWN ON THE STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 500, SECTION 7502-105; SAID CURVE HAVING A RADIUS OF 8.00 FEET AND A CENTRAL ANGLE OF 52°52'30" THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 7.38 FEET TO THE POINT OF TANGENCY (P.T.) AND THE EAST RIGHT OF WAY OF ELLEN STREET; THENCE N 01°40'14" W ALONG SAID EAST RIGHT OF WAY FOR A DISTANCE OF 25.53 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE; THENCE DEPARTING SAID RIGHT OF WAY AT RIGHT ANGLES, N 88°19'46" E FOR A DISTANCE OF 5.50 FEET TO A POINT; THENCE S 28°38'49" E FOR A DISTANCE OF 36.67 FEET TO A POINT; THENCE S 35°27'16" W FOR A DISTANCE OF 10.83 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 500 AS SHOWN ON THE AFORESAID STATE ROAD DEPARTMENT RIGHT OF WAY MAP; THENCE N 54°32'44" W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 15.59' TO THE POINT OF BEGINNING (P.O.B.)

CONTAINING 520 SQUARE FEET (0.0119 ACRES). MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SAMUEL STREET AS SHOWN STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 500, SECTION 7502-105, WITH A BEARING OF N 54°32'44" W.

2. THIS "SKETCH OF DESCRIPTION" WAS PERFORMED WITHOUT THE BENEFIT OF A LEGAL OPINION OF TITLE WHICH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL(S) AS SHOWN HEREON. NO FIELD WORK WAS PERFORMED OR SCOPED AS PART OF THIS PROJECT.

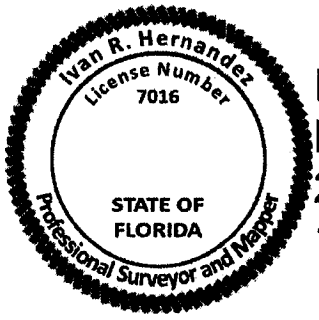
3. I HEREBY CERTIFY THAT THE "SKETCH AND DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

4. THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL ORIGINAL DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5. CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE REQUIRES THAT A LEGAL DESCRIPTION DRAWING BEAR THE NOTATION THAT: THIS IS NOT A SURVEY.

LEGEND

■= DESCRIBED OR CALCULATED POINT
Δ= CURVE DELTA
A.K.A = ALSO KNOWN AS
L= CURVE LENGTH
R= CURVE RADIUS
(P)= AS SHOWN ON PLAT
P.C.= POINT OF CURVATURE
P.T.= POINT OF TANGENCY



Ivan R Hernandez
2025.02.11
10:54:30-05'00'

IVAN R. HERNANDEZ, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 7016

REVISION	BY	DATE

GPI GEOSPATIAL, INC.

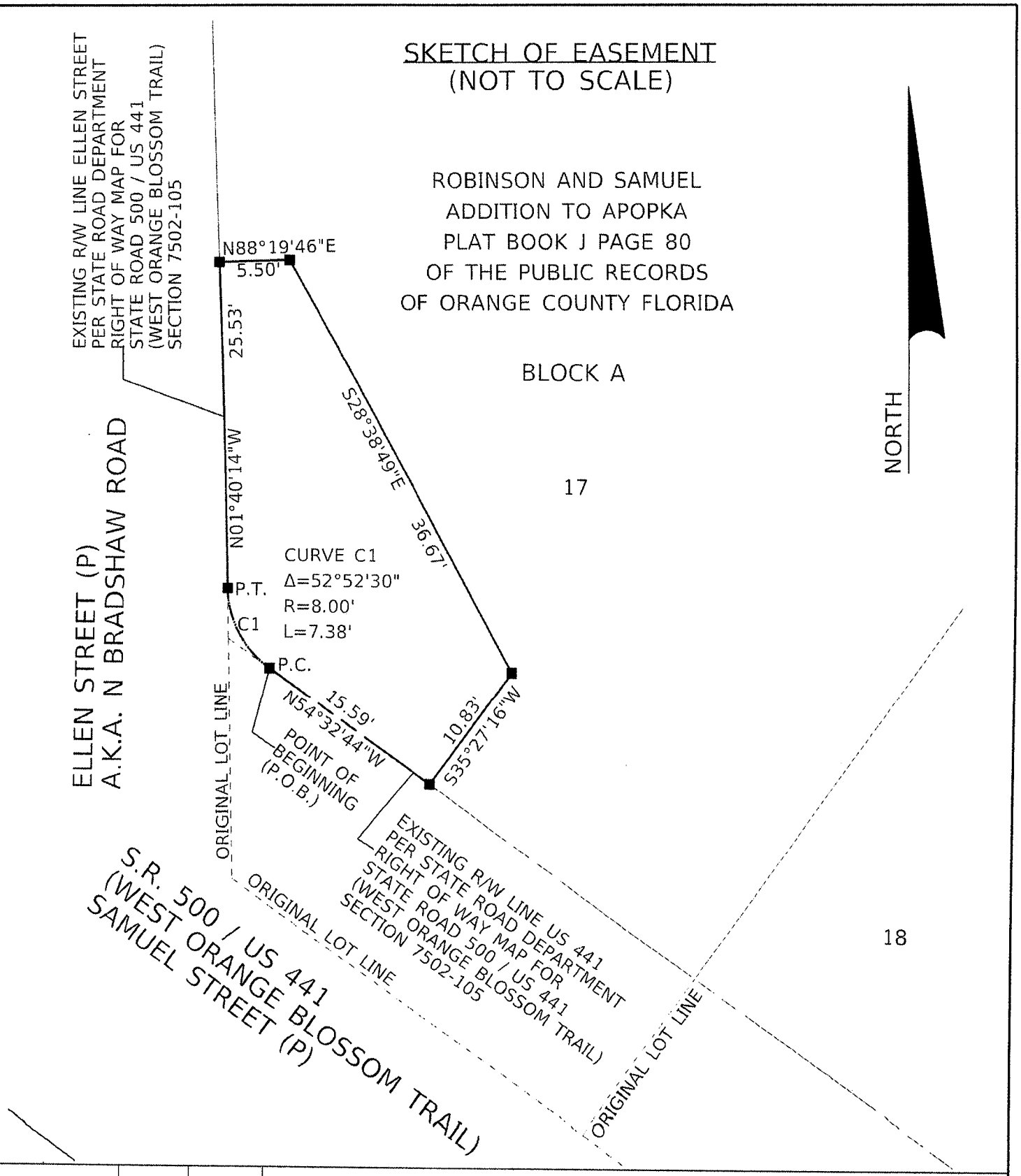
SKETCH AND DESCRIPTION - NOT A BOUNDARY SURVEY

STATE ROAD NO. US 441 AT ELLEN STREET — ORANGE COUNTY

	BY	DATE
DRAWN	J.C.D.	02-06-2025
CHECKED	I.R.H.	02-07-2025

PREPARED BY: GPI GIOSPATIAL, INC
DATA SOURCE: N/A
F.P. NO. N/A
SECTION N/A
SHEET 1 OF 2

SKETCH OF EASEMENT
(NOT TO SCALE)



REVISION	BY	DATE

GPI GEOSPATIAL, INC.

SKETCH AND DESCRIPTION - NOT A BOUNDARY SURVEY

STATE ROAD NO. US 441 AT ELLEN STREET — ORANGE COUNTY

	BY	DATE
DRAWN	J.C.D.	02-06-2025
CHECKED	I.R.H.	02-07-2025

PREPARED BY: GPI GIOSPATIAL, INC

DATA SOURCE: N/A

F.P. NO. N/A — SECTION N/A — SHEET 2 OF 2

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT made as of this _____ day of _____, by and between:

TRI-MURTI ASSOC., LLC, a New York limited liability company, with a mailing address at 580 Mount Pelia Road, Bluffton, SC 29910 (**"Owner"**),

and

CITY OF APOPKA, a Florida municipal corporation, with a mailing address at 120 E Main Street, County of Orange, Apopka, FL 32703 (**"CITY"**).

W I T N E S S E T H:

WHEREAS, Owner is the fee owner of certain real property located in Orange County, Florida, commonly known as WAWA at 449 West Orange Blossom Trail (also known as 449 West Main Street), and as more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the **"Legal Description of Real Property"**); and

WHEREAS, CITY desires to obtain a perpetual, non-exclusive easement under, through and atop portions of the Property, as more particularly described herein, for the purpose of installing, constructing, operating, maintaining, replacing and repairing a mast arm and signal cabinet (at its sole cost and expense), as more particularly described herein on **Exhibit B**, attached hereto and incorporated herein by reference (the **"Non-Exclusive Grant of Easement Agreement"**); and

WHEREAS,

IN WITNESS WHEREOF, the CITY and the Owner have caused this Memorandum of Agreement to be duly executed as of the date and year first above written.

1. In exchange for Owner's grant of easement to the CITY as shown in the form attached as **Exhibit B**, CITY agrees to pay to Owner an amount of SEVEN THOUSAND TWO HUNDRED and no/100 Dollars ($7,200.00).

2. This Agreement shall be governed by the laws of the State of Florida, without regard to its rules and principles regarding conflicts of laws or any rule or canon of construction which interprets agreements against the draftsman. Venue for any action commenced hereunder shall lie in Orange County, Florida or the United States District Court of the Middle District of Florida.

[Signature Page Follows]

[Remainder of Page Intentionally Left Blank]

TRI-MURTI ASSOC., LLC:

By: _____
Name: Anoop Pandya
Title: Member

STATE OF SOUTH CAROLINA

COUNTY OF BEAUFORT

Sworn to and subscribed before me this _____ day of _____, 2024, by Anoop Pandya, Member of Tri-Murti Assoc., LLC.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires:

_____

CITY OF APOPKA:

By: _____
Bryan Nelson, Mayor

Attest: _____
Susan Bone, City Clerk

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____, 2024 by Bryan Nelson, as Mayor of the City of Apopka, a Florida municipal corporation, on behalf of the corporation, who is personally known to me or [_] has produced a driver's license as identification.

(notary seal)

_____
Notary Public
My Commission expires:

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

Exhibit "A"

THE SITE

LEGAL DESCRIPTION OF REAL PROPERTY

Lots 9, 10, 11, 12, 13, 14 and 15, Block A, ROBINSON & SAMUEL'S ADDITION TO APOPKA, according to the plat thereof as recorded in Plat Book J, Page 80, Public Records of Orange County, Florida, LESS the Northerly 8 feet.

AND ALSO:

Beginning at a point 25 feet East of the Northwest comer of the Southeast Quarter of the Northwest Quarter of Section 9, Township 21 South, Range 28 East, run thence Norh 43.7 feet, thence Southeasterly along right of way of Dixie Highway 71.5 feet, thence West 57 feet to the point of beginning, and being a triangle of land lying directly opposite Lots 2 and 3, Block A, across the highway, all in NEW ENGLAND HEIGHTS, as recorded in Plat Book 1, Page 19, Public Records of Orange County, Florida, LESS the Northerly 8 feet.

AND ALSO:

Lots 16, 17, 18, 19, 20, 21, 22; Block "A" Robinson & Samuels Add, to Apopka as recorded in Plat Book " J" Page 80, Public Records of Orange County, Florida, LESS: Begin 45.19 ft. South of NW cor. of Lot 16, Blk "A" of said Robinson & Samuels Add. to Apopka run S 52 deg.48'40" E. 197.93 ft, thence S 37 deg. 11'20" W. 100-ft. to Nly R/W of US Highway 441 run thence along said R/W N 51 deg. 45' W. 125 ft. to East R/W of Ellen St., thence along said R/W N 122.57 ft. to POB. Being part of Lots 16, 17, 18, 19 of said Blk "A" Robinson & Samuels Add. to Apopka; and LESS: South 92.6 ft. of North 136.0 ft. of Lot 22 and South 92.6 ft. of North 136.0 ft. of East 45.0 ft. of Lot 21, all in Blk. "A", Robinson & Samuels Add. to Apopka, recorded In PB "J" Page 80, Public Records of Orange County, Florida.

EXHIBIT B

NON-EXCLUSIVE GRANT OF EASEMENT AGREEMENT

Prepared by:
A. Hand
2300 Maitland Cntr Pkwy
Suite 100
Maitland, FL 32751

Return to:
City Clerk
City of Apopka
120 East Main Street
Apopka, FL 32703

NON-EXCLUSIVE GRANT OF EASEMENT AGREEMENT

THIS NON-EXCLUSIVE GRANT OF EASEMENT AGREEMENT (the "Agreement") is made and entered into this _____ day of _____, 20__, by and between **TRI-MURTI ASSOC., LLC**, a New York limited liability company ("Grantor" &/or "Owner"), and **CITY OF APOPKA**, a Florida municipal corporation (the "City").

RECITALS

A. **WHEREAS,** Grantor is the owner of that certain tract or parcel of land ("Parcel") located in the City of Apopka, County of Orange, State of Florida, as identified on Exhibit "A" (the "Site") attached hereto, and commonly known as 449 West Main Street, Apopka; and

B. **WHEREAS**, the City desires a non-exclusive grant of easement on the Site for the purpose of installing, maintaining, repairing, and future replacement of, as may be necessary, a mast arm and signal cabinet on 520 SF of space located at the corner Grantor's property ("Easement Area") as shown as on the attached Exhibit "B", and

C. **WHEREAS**, Wawa Florida, LLC, a Delaware limited liability company ("Wawa") presently leases the Site from Grantor ("Wawa Lease") and, during the continuance of the Wawa Lease, Wawa (or any of its affiliates, subsidiaries, successors or assigns) shall be third-party beneficiary hereunder, and

D. **WHEREAS**, the parties hereto desire to impose certain easements, and to establish certain covenants, conditions and restrictions with respect to said Parcel, for the mutual and reciprocal benefit and complement of Grantor and the City and the present and future owners and occupants thereof, on the terms and conditions hereinafter set forth.

NOW, THEREFORE, in consideration of the above premises and of the covenants herein contained, Grantor and the City and all future owners and occupants of the Parcel ("Permittees") shall be and hereby are subject to the terms, covenants, easements, restrictions and conditions hereinafter set forth in this Agreement, so that said Parcel shall be maintained, kept, sold and used in full compliance with and subject to this Agreement and, in connection therewith, the parties hereto on behalf of themselves and their respective successors and assigns covenant and agree as follows:

AGREEMENTS

1. Easement.

1.1 Grant of Easement. Subject to any express conditions, limitations or reservations contained herein, Grantor hereby grants, establishes, covenants and agrees that the Parcel, and all Permittees of the

Parcel, shall be benefited and burdened by the following nonexclusive, perpetual and reciprocal easements which are hereby imposed upon the Parcel and all present and future owner's and Permittees of the Parcel:

(a) An easement to the City for reasonable access, ingress and egress over the Easement Area for the sole purpose of installing, maintaining, repairing, and future replacement of, as may be necessary, a mast arm and signal cabinet and related improvements for the traffic signalization of the intersection of Bradshaw Road and U.S. Highway 441("Maintenance Activities"). The ingress and egress rights granted hereby may be used nonexclusively by City, its contractors, agents, and employees for the purposes herein granted. City's use of the easements granted herein shall not be permitted to materially impact access, ingress and egress, parking or the business activities to, from or on the Parcel except in the event of an emergency and/or in the interest of public safety.

2. Maintenance.

2.1 The City shall maintain the Easement Area in a clean and neat condition and shall take such measures as are necessary to control grass, weeds, blowing dust, dirt, litter or debris. City shall be solely responsible for maintaining and repairing the City's improvements within the Easement Area. City shall at all times during the term hereof construct, operate and maintain or cause to be constructed, operated and maintained, in good order, condition and repair, at its sole expense, any utility or other installations serving the City's improvements within the Easement Area. In the absence of emergency or a situation that compromises the interest of public safety, the City shall not engage in routine Maintenance Activities during the hours of 6 a.m. to 9 a.m. and 4:30 p.m. – 6:00 p.m., Monday – Friday.

2.2 The City shall not make any changes to the location or configuration of the mast arm and signal or any driveway or curb-cuts providing access to Grantor's Site or to Wawa, except in the event of emergency, in the interest of public safety, or as otherwise required by law. City shall not interfere with the use of the Site beyond the scope of activities described within this easement, except as may be deemed necessary by the City in the event of emergency, in the interest of public safety, or as otherwise required by law, and shall not damage the Site. If any portion of the Site suffers damage by reason of the access of City or its representatives, employees, agents and contractors to the Site, including but not limited to damage arising from the construction or Maintenance activities, at its sole cost and expense, City shall immediately repair all such damage or replace any damaged portion of the Site and restore the Site to its condition prior to the occurrence of such damage. At its sole cost and expense, City shall, at the conclusion of all construction or Maintenance activities at the Site, remove its equipment and restore the Site to the condition which existed prior to the installation of such equipment.

3. Indemnification and Insurance. The City shall indemnify and hold harmless Grantor, and its tenants, subtenants (specifically including Wawa during the continuance of the Wawa Lease), from any damages, including all losses, claims, costs, liabilities and/or expenses (including reasonable attorneys' fees and court costs), on account of injuries to or death of any persons or damage to personal property arising from the City's negligent or intentional misuse use of the easements granted herein to the City, its suppliers, contractors, employees, or invitees, excepting and excluding the negligence or intentional misconduct of Grantor or its contractors, employees, or tenants. Any indemnification by City under this section, whether based in contract or tort or other cause of action shall not exceed the statutory limits set forth in Section 768.28, Florida Statutes. City further agrees that the City, at any time it shall access upon the Parcel or perform any Maintenance Activities, or any work related thereto, will maintain or shall cause its suppliers and contractors to maintain and pay for comprehensive general liability insurance, against general liability to or death of persons or damages to personal property suffered or claimed to be suffered by persons or to property in or about the areas subject to the Easement Area, affording protection to Grantor (and Wawa during the continuance of the Wawa Lease) and naming Grantor and Wawa as additional insureds on such policy or policies, for a combined bodily injury and property damage limit of liability not

less than five million dollars ($5,000,000.00) for each occurrence. City further agrees, upon request to deliver to Grantor or Wawa a certificate or certificates from an insurance company or insurance companies reasonably satisfactory to Grantor and Wawa evidencing the existence of such insurance and naming Grantor and Wawa as additional insureds. Nothing contained in this Agreement is in any way intended to be a waiver of the limitation placed upon City's liability as set forth in Section 768.28, Florida Statutes.

4. No Rights in Public; No Implied Easements. Nothing contained herein shall be construed as creating any rights in the general public or as dedicating for public use any portion of the Parcel. No easements, except an easement over the Parcel so as to enable the installation, maintenance, repair, and replacement of the mast arm, signal, and any utility or other installations serving such improvements, shall be implied by this Agreement.

5. Remedies and Enforcement.

5.1 All Legal and Equitable Remedies Available. In the event of a breach or threatened breach by the City, Grantor or its Permittees of any of the terms, covenants, restrictions or conditions hereof, the other party shall be entitled forthwith to full and adequate relief by injunction and/or all such other available legal and equitable remedies from the consequences of such breach, including payment of any amounts due and/or specific performance. Wawa, during the term of the Wawa Lease, shall have the right, but not the obligation, to enforce this Agreement on behalf of Grantor, and/or to cure a breach or default hereunder by Grantor, which enforcement or cure shall be accepted by the City as if effected by Grantor.

5.2 Self-Help. In addition to all other remedies available at law or in equity, upon the failure of Grantor or the City to cure a breach of this Agreement within thirty (30) days following written notice thereof (unless, with respect to any such breach the nature of which cannot reasonably be cured within such 30-day period, the Grantor or the City commences such cure within such 30-day period and thereafter diligently prosecutes such cure to completion), Wawa, Grantor, or City shall have the right to perform such obligation contained in this Agreement on behalf of such defaulting party and be reimbursed by such defaulting party upon demand for the reasonable costs thereof together with interest at the prime rate charged from time to time by Bank of America (its successors or assigns), plus two percent (2%) (not to exceed the maximum rate of interest allowed by law). Notwithstanding the foregoing, in the event of (i) an emergency, (ii) blockage or material impairment of the easement rights, and/or (iii) the unauthorized parking of vehicles, the Grantor or Wawa may immediately cure the same and be reimbursed by the City upon demand for the reasonable cost thereof together with interest at the prime rate, plus two percent (2%), as above described.

5.3 Remedies Cumulative. The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

5.4 No Termination For Breach. Notwithstanding the foregoing to the contrary, no breach hereunder shall entitle Grantor or the City to cancel, rescind, or otherwise terminate this Agreement. No breach hereunder shall defeat or render invalid the lien of any mortgage or deed of trust upon the Parcel made in good faith for value, but the easements, covenants, conditions and restrictions hereof shall be binding upon and effective against any owner of such Parcel covered hereby whose title thereto is acquired by foreclosure, trustee's sale, or otherwise. As of the date of this Agreement, Grantor represents that no mortgage encumbers its Parcel unless the holder of such mortgage has signed the Joinder attached hereto. Any fees imposed by Lender for signature of this Joinder will be paid by the City.

5.5 Irreparable Harm. In the event of a violation or threat thereof of any of the provisions of this agreement each party agrees that such violation or threat thereof may cause the other and/or its Permittees to suffer irreparable harm without an adequate remedy at law. As a result, in the event of a

violation or threat thereof of any of the provisions of this Agreement, Grantor and Wawa, in addition to all remedies available at law or otherwise under this Agreement, shall be entitled to injunctive or other equitable relief to enjoin a violation or threat thereof of.

6. Term. The easements, covenants, conditions and restrictions contained in this Agreement shall be effective commencing on the date of recordation of this Agreement in the office of the Orange County Comptroller and shall remain in full force and effect thereafter in perpetuity, unless this Agreement is modified, amended, canceled or terminated by the written consent of the then record owner of the Parcel, the City and Wawa during the continuance of the Wawa Lease.

7. Miscellaneous.

7.1 Attorneys' Fees. In the event a party (including Wawa) institutes any legal action or proceeding for the enforcement of any right or obligation herein contained, the prevailing party after a final adjudication shall be entitled to recover its costs and reasonable attorneys' fees and experts fees and costs actually incurred by such prevailing party in the preparation and prosecution of such action or proceeding.

7.3 Consents. Wherever in this Agreement the consent or approval of an Owner is required, unless otherwise expressly provided herein, such consent or approval shall not be unreasonably withheld or delayed. Any request for consent or approval shall: (a) be in writing; (b) specify the section hereof which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by such background data as is reasonably necessary to make an informed decision thereon. The consent of the Parcel owner or Wawa under this Agreement, to be effective, must be given, denied or conditioned expressly and in writing. During the continuance of the Wawa Lease, any consent by the owner of the Parcel, to be effective, shall also require the consent of Wawa, and Wawa shall be permitted to withhold its consent to any changes related to parking, access openings, driveways or use restrictions that burden or benefit the City in its sole and absolute discretion. no termination of this Agreement, and no modification or amendment of this Agreement shall be made nor shall the same be effective unless the same has been expressly consented to in writing by Wawa (during the continuance of the Wawa Lease).

7.4 No Waiver. No waiver of any default of any obligation by any party hereto shall be implied from any omission by the other party to take any action with respect to such default.

7.5 No Agency. Nothing in this Agreement shall be deemed or construed by either party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the parties.

7.6 Covenants to Run with Land. It is intended that each of the easements, covenants, conditions, restrictions, rights and obligations set forth herein shall run with the land and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and personal representatives.

7.7 Separability. Each provision of this Agreement and the application thereof to the Parcel are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained herein shall be held to be invalid or to be unenforceable or not to run with the land, such holding shall not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared, at no cost to Grantor/Owner.

7.8 Time of Essence. Time is of the essence of this Agreement.

7.9 Entire Agreement. This Agreement contains the complete understanding and agreement of the parties hereto with respect to all matters referred to herein, and all prior representations, negotiations, and understandings are superseded hereby.

7.10 Notices. Notices or other communication hereunder shall be in writing and shall be sent certified or registered mail, return receipt requested, or by other national overnight courier company, or personal delivery. Notice shall be deemed given upon receipt or refusal to accept delivery. Each party and Wawa may change from time to time their respective address for notice hereunder by like notice to the other party and Wawa. Notice given by any Owner hereunder to be effective shall also simultaneously be delivered to Wawa (during the continuance of the Wawa Lease). The notice addresses of the City, Parcel owner, and Wawa are as follows:

Parcel Owner/Grantor:

TRI-MURTI ASSOC., LLC
580 Mount Pelia Road
Bluffton, SC 29910

City:

City of Apopka
120 East Main Street
Apopka, FL 32703
Attention: City Administrator

Wawa:

Wawa Florida, LLC
7022 TPC Drive, Suite 200
Orlando, FL 32822
Attention: John Poplawski and Robert Yeatts

With a required copy to:

Wawa, Inc.
Attention: Legal Department
C/O Sarah Waski
260 W. Baltimore Pike
Wawa, PA 19063

7.11 Estoppel Certificates. Each Owner and Wawa, within thirty (30) days of its receipt of a written request from the other Owner(s) or Wawa, shall from time to time provide the requesting Owner or Wawa, a certificate binding upon such Owner stating: (a) to the best of such Owner's knowledge, whether any party to this Agreement is in default or violation of this Agreement and if so identifying such default or violation; and (b) that this Agreement is in full force and effect and identifying any amendments to the Agreement as of the date of such certificate.

7.12 Bankruptcy. In the event of any bankruptcy affecting any Owner or Wawa (during the continuance of the Wawa Lease) or future tenant/occupant of ~~any~~ Parcel, the parties agree that this Agreement shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt person or entity.

7.13 Counterparts. This Agreement may be executed in any number of counterparts and by the separate parties herein in separate counterparts, each of which when taken together shall be deemed to be one and the same instrument. This Agreement will be considered signed when the signature of a party is delivered by facsimile transmission, by scanned image (e.g., .pdf file extension) as an attachment to email, or by any other electronic means. Each party agrees that any electronic signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as manual signatures. Electronic signature means any electronic sound, symbol or process attached to or logically associated with a record and executed and adopted by a pa11y with the intent to sign such record, including, but not limited to, facsimile, typed signatures, or e-mail electronic signatures.

7.14 Recording Costs. Any transfer taxes or recording costs due upon the recordation of this Agreement shall be borne by the City. In the event that additional transfer taxes are ever assessed as a result of the grant of this easement, if any, such costs shall be paid by the City. All recording costs due upon the recordation of this Agreement shall be paid by the City.

7.15 No Warranty. Grantor makes no representations, statements, warranties or agreements to the City in connection with the Agreement or the Easement Area, other than that the Grantor has full power and authority to execute the Agreement.

7.16 Governing Law/Venue. **THIS AGREEMENT, AND ALL THE RIGHTS OF THE PARTIES SHALL BE GOVERNED AS TO THE VALIDITY, INTERPRETATION, CONSTRUCTION, ENFORCEMENT AND IN ALL OTHER RESPECTS BY THE LAW OF THE STATE (FLORIDA) IN WHICH THE SITE IS LOCATED, WITHOUT REGARD TO ITS RULES AND PRINCIPLES REGARDING CONFLICTS OF LAWS OR ANY RULE OR CANON OF CONSTRUCTION WHICH INTERPRETS AGREEMENTS AGAINST THE DRAFTSMAN. VENUE FOR ANY ACTION COMMENCED HEREUNDER SHALL LIE IN ORANGE COUNTY, FLORIDA OR THE UNITED STATES DISTRICT COURT OF THE MIDDLE DISTRICT OF FLORIDA.**

[SIGNATURES ON FOLLOWING PAGES]

[REST OF THIS PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

GRANTOR:

Signed, Sealed and Delivered in the presence of:

TRI-MURTI ASSOC., LLC, a New York limited liability company

By:_____

_____
Witness 1 Signature

Printed Name/Title: Anoop Pandya, Member

_____
Print/Typed Witness 1 Name

_____

_____
Witness 1 Address

_____
Witness 2 Signature

_____
Print/Typed Witness 2 Name

_____

_____
Witness 2 Address

STATE OF SOUTH CAROLINA
COUNTY OF BEAUFORT

The foregoing instrument was acknowledged before me this ____ day of _____, 2025 by Anoop Pandya, Member of Tri Murti Assoc., LLC, a New York limited liability company, on behalf of the limited liability company, who is personally known to me or [_] has produced a driver's license as identification.

_____
Notary Public
My Commission expires:

GRANTEE:

Signed, sealed and delivered
in the presence of:

The City of Apopka, a Florida
municipal corporation

By:_____
Bryan Nelson, Mayor

_____
Witness 1 Signature

_____
Print/Typed Witness 1 Name

_____

_____
Witness 1 Address

_____
Witness 2 Signature

_____
Print/Typed Witness 2 Name

_____

_____
Witness 2 Address

Attest: _____
Susan M. Bone, City Clerk

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____, 2025 by _____, as _____ of the City of Apopka, a Florida municipal corporation, on behalf of the corporation, who is personally known to me or [_] has produced a driver's license as identification.

(notary seal)

_____
Notary Public
My Commission expires:

JOINDER AND SUBORDINATION

The undersigned being the current holder of a mortgage encumbering a Parcel hereby joins in this Agreement for the purpose of subjecting and subordinating its mortgage lien pursuant to the to the terms and conditions of the Agreement to which this Consent and Subordination is attached.

_____

By:_____
Name:
Title:

_____
Witness 1 Signature

_____
Print/Typed Witness 1 Name

_____

_____
Witness 1 Address

_____
Witness 2 Signature

_____
Print/Typed Witness 2 Name

_____

_____
Witness 2 Address

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this ____ day of _____, 2025 by _____, as _____ of _____, on behalf of the corporation, who is personally known to me or [_] has produced a driver's license as identification.

(notary seal)

_____
Notary Public
My Commission expires:

Exhibit "A"
Site

Exhibit "A"

THE SITE

LEGAL DESCRIPTION OF REAL PROPERTY

Lots 9, 10, 11, 12, 13, 14 and 15, Block A, ROBINSON & SAMUEL'S ADDITION TO APOPKA, according to the plat thereof as recorded in Plat Book J, Page 80, Public Records of Orange County, Florida, LESS the Northerly 8 feet.

AND ALSO:

Beginning at a point 25 feet East of the Northwest comer of the Southeast Quarter of the Northwest Quarter of Section 9, Township 21 South, Range 28 East, run thence Norh 43.7 feet, thence Southeasterly along right of way of Dixie Highway 71.5 feet, thence West 57 feet to the point of beginning, and being a triangle of land lying directly opposite Lots 2 and 3, Block A, across the highway, all in NEW ENGLAND HEIGHTS, as recorded in Plat Book 1, Page 19, Public Records of Orange County, Florida, LESS the Northerly 8 feet.

AND ALSO:

Lots 16, 17, 18, 19, 20, 21, 22; Block "A" Robinson & Samuels Add, to Apopka as recorded in Plat Book " J" Page 80, Public Records of Orange County, Florida, LESS: Begin 45.19 ft. South of NW cor. of Lot 16, Blk "A" of said Robinson & Samuels Add. to Apopka run S 52 deg.48'40" E. 197.93 ft, thence S 37 deg. 11'20" W. 100-ft. to Nly R/W of US Highway 441 run thence along said R/W N 51 deg. 45' W. 125 ft. to East R/W of Ellen St., thence along said R/W N 122.57 ft. to POB. Being part of Lots 16, 17, 18, 19 of said Blk "A" Robinson & Samuels Add. to Apopka; and LESS: South 92.6 ft. of North 136.0 ft. of Lot 22 and South 92.6 ft. of North 136.0 ft. of East 45.0 ft. of Lot 21, all in Blk. "A", Robinson & Samuels Add. to Apopka, recorded In PB "J" Page 80, Public Records of Orange County, Florida.

Exhibit "B"

Easement Area for Mast Arm and Signal

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN THE CITY LIMITS OF APOPKA, SECTION 9, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT OF CURVATURE (P.C.) OF A TANGENTIAL CURVE CONCAVE NORTHEASTERLY, FORMED AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 500 / US 441, ALSO KNOWN AS WEST ORANGE BLOSSOM TRAIL AND THE EAST RIGHT OF WAY OF ELLEN STREET, AS SHOWN ON THE STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 500, SECTION 7502-105; SAID CURVE HAVING A RADIUS OF 8.00 FEET AND A CENTRAL ANGLE OF 52°52'30" THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 7.38 FEET TO THE POINT OF TANGENCY (P.T.) AND THE EAST RIGHT OF WAY OF ELLEN STREET; THENCE N 01°40'14" W ALONG SAID EAST RIGHT OF WAY FOR A DISTANCE OF 25.53 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE; THENCE DEPARTING SAID RIGHT OF WAY AT RIGHT ANGLES, N 88°19'46" E FOR A DISTANCE OF 5.50 FEET TO A POINT; THENCE S 28°38'49" E FOR A DISTANCE OF 36.67 FEET TO A POINT; THENCE S 35°27'16" W FOR A DISTANCE OF 10.83 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 500 AS SHOWN ON THE AFORESAID STATE ROAD DEPARTMENT RIGHT OF WAY MAP; THENCE N 54°32'44" W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 15.59' TO THE POINT OF BEGINNING (P.O.B.)

CONTAINING 520 SQUARE FEET (0.0119 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF SAMUEL STREET AS SHOWN STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 500, SECTION 7502-105, WITH A BEARING OF N 54°32'44" W.

2. THIS "SKETCH OF DESCRIPTION" WAS PERFORMED WITHOUT THE BENEFIT OF A LEGAL OPINION OF TITLE WHICH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL(S) AS SHOWN HEREON. NO FIELD WORK WAS PERFORMED OR SCOPED AS PART OF THIS PROJECT.

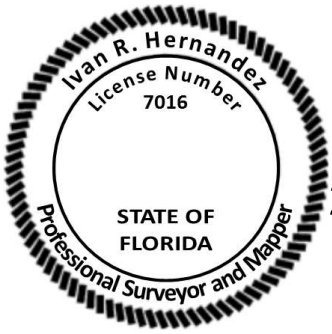
3. I HEREBY CERTIFY THAT THE "SKETCH AND DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

4. THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL ORIGINAL DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5. CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE REQUIRES THAT A LEGAL DESCRIPTION DRAWING BEAR THE NOTATION THAT: THIS IS NOT A SURVEY.

LEGEND

■= DESCRIBED OR CALCULATED POINT
Δ= CURVE DELTA
A.K.A = ALSO KNOWN AS
L= CURVE LENGTH
R= CURVE RADIUS
(P)= AS SHOWN ON PLAT
P.C.= POINT OF CURVATURE
P.T.= POINT OF TANGENCY



Ivan R Hernandez 2025.02.11 10:54:30-05'00'

IVAN R. HERNANDEZ, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 7016

REVISION	BY	DATE

GPI GEOSPATIAL, INC.

SKETCH AND DESCRIPTION - NOT A BOUNDARY SURVEY

STATE ROAD NO. US 441 AT ELLEN STREET — ORANGE COUNTY

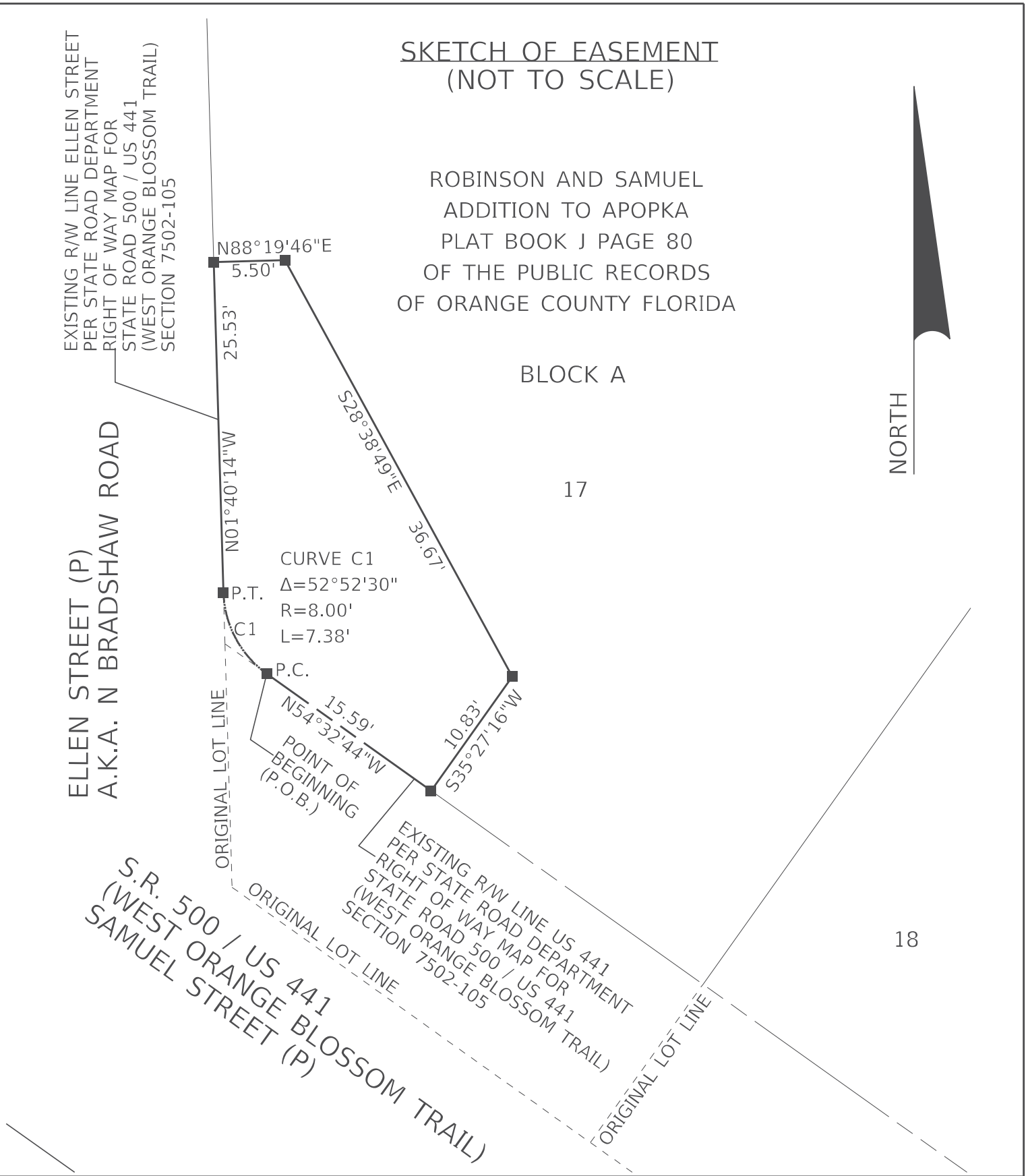
	BY	DATE
DRAWN	J.C.D.	02-06-2025
CHECKED	I.R.H.	02-07-2025

PREPARED BY: GPI GIOSPATIAL, INC

DATA SOURCE: N/A

F.P. NO. N/A | SECTION N/A | SHEET 1 OF 2

SKETCH OF EASEMENT
(NOT TO SCALE)



REVISION	BY	DATE

GPI GEOSPATIAL, INC.

SKETCH AND DESCRIPTION - NOT A BOUNDARY SURVEY

STATE ROAD NO. US 441 AT ELLEN STREET — ORANGE COUNTY

	BY	DATE
DRAWN	J.C.D.	02-06-2025
CHECKED	I.R.H.	02-07-2025

PREPARED BY: GPI GIOSPATIAL, INC

DATA SOURCE: N/A

F.P. NO. N/A — SECTION N/A — SHEET 2 OF 2

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 6.
Meeting Date: March 5, 2025
Department: Police Department

SUBJECT:
Authorize the Police Chief to enter into a mutual aid agreement with the Lake County Sheriff's Office.

REQUEST:
Authorize the Mayor and Police Chief to sign the mutual aid agreement.

SUMMARY:
As the City of Apopka continues to annex property closer to Lake County, members of the Apopka Police Department and the Lake County Sheriff's Office find themselves working together more frequently. Members of both agencies also find themselves having to follow up on incident reports in each other's jurisdiction. The Chief of Police requests City Council approval to enter into a mutual aid agreement with the Lake County Sheriff's Office. This will allow each party to request or render law enforcement assistance to the other in dealing with any violation of Florida Statutes to include, but not necessarily limited to, investigating homicides, sex offenses, robberies, assaults, burglaries, larcenies, gambling, motor vehicle thefts, drug violations, backup services during patrol activities, and inter-agency task forces and/or joint investigations.

The Apopka Police Department's legal counsel has reviewed and accepted the agreement.

FUNDING SOURCE:
Not Applicable

RECOMMENDED MOTION:
Authorize the Police Department to enter into a mutual aid agreement with the Lake County Sheriff's Office.

ATTACHMENTS:
1. Lake County Sheriff's Office and City of Apopka Inter-Local Voluntary Cooperation Mutual Aid Agreement

INTER-LOCAL VOLUNTARY COOPERATION
MUTUAL AID AGREEMENT

City of Apopka

And

Lake County Sheriff's Office

WHEREAS, the subscribed law enforcement agencies are so located in relation to each other that it is to the advantage of each to receive and extend Mutual Aid in the form of law enforcement services and resources to adequately respond to continuing, multi-jurisdictional law enforcement problems, so as to protect the public peace and safety, and preserve the lives and property of the people and in intensive situations including but not limited to emergencies as defined under Section 252.34 Florida Statutes; and

WHEREAS, the Apopka Police Department and the Lake County Sheriff's Officer have the authority under Part I of Chapter 23, Florida Statutes, the Florida Mutual Aid Act, to enter into a Voluntary Cooperation Agreement for assistance of a routine law enforcement nature that crosses jurisdictional lines and a Requested Operational Assistance Agreement for the rendering of assistance in connection with a law enforcement emergency.

NOW THEREFORE, THE PARTIES AGREE AS FOLLOWS:

Section I. Provisions for Requested Operational Assistance

The aforesaid law enforcement agencies hereby approve and enter into this Agreement whereby each of the agencies may request or agree to render law enforcement assistance to the other in law enforcement emergencies to include; but not necessarily be limited to, civil disturbances, large protest demonstrations, aircraft disaster, fires, natural or man-made disasters, sporting events, concerts, parades, escapes from detention facilities, incidents requiring utilization of specialized units, suspected terrorist incidents, active shooter incidents, any incident or situation that surpasses the resources of the participating agencies or other emergency as defined in Section 252.34 Florida Statutes.

Section II. Provisions for Voluntary Cooperation

The aforesaid law enforcement agencies hereby approve and enter into this Agreement whereby each of the agencies may request and render voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines. This assistance may address violations of any Florida Statute, including by way of illustration and not limitation, investigating homicides, sex offenses, robberies, assaults, burglaries, larcenies, gambling, motor vehicle thefts, and drug violations, pursuant to Chapter 893, Florida Statutes, back-up services, over-the-line arrests, over-the-line executions of warrants, inter-agency task forces, and/or joint investigations.

Section III. Policy and Procedure

A. In the event that a party to this Agreement is in need of assistance as set forth above, it shall notify the agency head or his/her designee from whom such assistance is required. The agency head or designee whose assistance is sought shall evaluate the situation and the agency's available resources, consult with his/her supervisors if necessary, and will respond in a manner he/she deems appropriate. The agency head's decision in this regard shall be final.

B. The resources or facilities that are assigned by the assisting agency shall be under the immediate command of a supervising officer, designated by the assisting agency head. Such supervising officer shall be under the direct supervision and command of the agency head or his designee of the agency requesting assistance.

C. Where investigative priorities arise during a law enforcement operation that may require the crossing of jurisdictional lines, each party agrees that the agency administrator or his designee on duty shall notify the agency administrator of the jurisdiction entered, and request enforcement assistance. The responding agency administrator or his designee shall evaluate the situation, consult with his appropriate supervisor if necessary, and, if required, insure that proper enforcement assistance is rendered.

D. Should an officer of a participating agency be in another jurisdiction for matters of a routine or investigative nature, such as traveling through the area on routine business, attending a meeting, or going to or from work, and a criminal violation of Florida Statutes occurs in the presence of said officer, and said violation is a felony, an offense constituting a breach of the peace, a crime of violence against a person, or the officer witnesses a driver engaged in a pattern of conduct that constitutes an immediate danger to the motoring public, the officer shall be empowered to render enforcement assistance and act in accordance with the law and this Agreement.

E. If a law enforcement officer of one of the parties to this Agreement has probable cause to arrest an individual for a felony offense in his/her own jurisdiction and requests assistance in the location and apprehension of the suspect, and a law enforcement officer of one of the other parties to this Agreement is in the jurisdiction of the party requesting assistance and observes the suspect, the officer representing his/her party, shall be empowered to render law enforcement assistance and act in accordance with the law and this Agreement.

F. If one of the parties of this Agreement establishes probable cause to arrest an individual for a crime which occurred within their own jurisdiction, and learns that the individual has fled to the jurisdiction of another agency within this Agreement, the original officer who has probable cause may contact the jurisdiction for whom the suspect has fled into for permission to arrest said individual across jurisdictional boundaries. This provision shall only be used if the arrest is within a reasonable amount of time after the probable cause has been

established and a warrant has not yet been obtained. A "reasonableness of the time" will not exceed 24 hours after the offense is reported to the agency.

G. If one party of this Agreement is investigating a crime which occurred within its own jurisdiction and travels to another jurisdiction within this Agreement to continue the investigation, the investigating officer shall contact the respective agency for which they are traveling into to conduct the investigation if law enforcement action is or will be taken. The interviewing of witnesses, victims, or suspects or the collection of evidence does not require notification of the other jurisdiction unless an arrest is made.

H. If one of the parties to this Agreement obtains a search warrant to search a location or object based on probable cause for an offense which occurred within their own jurisdiction, and the location or object is located in the jurisdiction of another party to this Agreement, the original agency will contact the jurisdiction where the location or property is located to assist in the execution of the warrant or request permission to execute the warrant in their jurisdiction.

I. Prior to enforcement action being taken in the other agency's jurisdiction, the officer shall notify that jurisdiction's Communications Center of the situation. The only exception would be the situation where immediate action is necessary. In that event, the Communications Center shall be notified immediately thereafter.

J. Should additional violations of Florida Statutes occur in the presence of said officer, representing his or her respective agency in furtherance of this Agreement, he/she shall be empowered to render enforcement assistance and act in accordance with the law and this Agreement.

Section IV. Powers, Privileges, Immunities, and Costs

A. Members of the subscribed law enforcement agencies, when actually engaging in mutual cooperation and assistance outside of the jurisdictional limits of their respective agencies, under the terms of this Agreement, shall, pursuant to the provisions of Section 23.127, Florida Statutes, have the same powers, duties, rights, privileges, and immunities, as if they were performing their duties in the political subdivision in which they are normally employed.

B. Each party agrees to furnish necessary equipment, resources, and facilities, and to render services to another party to the Agreement as set forth above, provided however, that no party shall be required to deplete unreasonably its own equipment, resources, facilities, and services, in furnishing such mutual aid.

C. The agency furnishing aid, pursuant to this Agreement, shall bear the loss or damages to such equipment, and shall pay any expense incurred in the operation and maintenance thereof.

D. The agency furnishing aid, pursuant to this Agreement, shall compensate its appointees/employees during the time such aid is rendered, and shall defray the actual travel maintenance expenses of such appointees/employees while they are rendering such aid, including any amounts paid or due for compensation due to personal injury or death while such appointees/employees are engaged in rendering such aid.

E. All the privileges and immunities from liability, exemption from laws, ordinances and rules, and all pension, insurance, relief, disability, worker's compensation, salary, death, and other benefits that apply to the activity of such officers, agents or employees of any such agency when performing their respective functions within the territorial limits of their respective public agencies, shall apply them to the same degree, manner, and extent while engaged in the performance of any of their functions and duties extraterritorially under the provisions of this Mutual Aid Agreement. The provisions of this section shall apply with equal effect to full-time paid, part-time, volunteers, and reserve members.

F. All employees of a respective agency, while acting under mutual aid in another's jurisdiction, shall be deemed to be acting within the course of their own agency's employment and shall not be construed to be acting as an employee of any other agency.

G. Each party shall be responsible for the acts, omissions, or conducts of its own employees.

H. Both parties are government agencies and nothing in this agreement shall be deemed a waiver of either party's sovereign immunity under Section 768.28 or any other provision of law.

Section V. Insurance Provisions

Each party shall provide satisfactory proof of liability insurance by one or more of the means specified in Section 768.28(14), Florida Statutes, in an amount that is, in the judgment of the governing body of that party, at least adequate to cover the risk to which that party may be exposed. Should the insurance coverage, however provided, of any party be canceled or undergo material change, that party shall notify all parties to this Agreement of such change within ten (10) days of receipt of notice or actual knowledge of such change.

Section VI. Disclaimer to Third Party Beneficiaries

This agreement is solely for the benefit of the parties hereto. No right, remedy, cause of action or claim shall accrue to the benefit of any third party who is not one of the parties executing this agreement.

Section VII. Effective Date

This Agreement shall take effect upon execution and approval by the hereinafter named officials, and shall continue in full force and effect until January 1, 2029, unless terminated prior thereto by any or all the parties herein.

Section VIII. Cancellation

This agreement may be canceled by any party upon delivery of written notice to the other parties. Cancellation will occur at the direction of any subscribing party.

[*The rest of this page is intentionally left blank.*]

IN WITNESS WHEREOF, THE PARTIES HERETO CAUSE THESE PRESENTS TO BE SIGNED ON THE DATE SPECIFIED:

Pursuant to F.S. 23.1225(3), this agreement may be entered into by a chief executive officer of the agency who is authorized to contractually bind the agency. By signing below, an indication of such authorization is being made.

In acknowledgment and execution of the **VOLUNTARY COOPERATION MUTUAL AID AGREEMENT**, pages one through six, inclusive, I hereby set my hand and seal:

APOPKA POLICE DEPARTMENT

Reviewed by
Police Staff Attorney
Erin DeYoung

_____
Name
Chief of Police

Date:_____

APPROVED:
APOPKA, FLORIDA

ATTEST:_____

_____
City Clerk

_____
(NAME)
Mayor

LAKE COUNTY SHERIFF:

_____
By: Peyton C. Grinnell, Sheriff

Date: 2/7/25

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 7.
Meeting Date: March 5, 2025
Department: Finance Department

SUBJECT:
Authorize the execution of piggyback contracts for the assigned terms: Raftelis Financial Consultants, Inc., Hydra Services, Inc., Stage Door II, Inc.

REQUEST:
Authorize the execution of piggyback contracts for the assigned terms.

SUMMARY:
The department purchases various commodities in its daily operations, including equipment, tooling, and services throughout the year. A piggyback contract can be executed via another entity's agreement when the items or services have already been bid by other governmental agencies or special co-operative agreements, provided such contracts are the result of a competitive bidding process and all terms and conditions are the same. This method provides for the most efficient method of purchase or best cost savings for the quantities that are being utilized. These contracts are also encouraged when applicable for operational proficiencies and to minimize staff processing time. Contractual information is kept on record with each purchase order issued.

Per Purchasing Policy 107.3.17
Piggyback Contracts: Piggyback contracts will only be authorized during the period of time that the original contract is active and has not expired (if the original contract expires or terminates, so shall the piggyback contract). The Department Director or designee must review and confirm potential piggyback contracts for applicability and scope. The request for utilizing a piggyback contract must be submitted to the Finance Department for purchasing review. Upon approval, the Purchasing Administrator or designee shall submit their review to the City Attorney for final approval. Contracts that are over $50,000 will also require City Council approval. Multi-Year Piggybacks: if determined to be over $50,000 and once authorized by City Council, if the dollar amount allotted in the fiscal year budget is available for the services or commodities, it will not require additional City Council approval.

Below is a full listing of the piggyback contracts that are being requested by department submittals, vendors, descriptions, sources, and expiration dates. Please note, contracts may have varying effective start dates.

Department:	Administration
Vendor:	Raftelis Consultants, Inc.
Description:	Citywide On-Call Professional Services
Source:	City of Groveland
Bid/Contract #:	2023-RFP-019
Original Bid Award Date:	August 8, 2024
Expiration Date:	August 7, 2027
Renewals:	Two (2) additional one (1) year renewal options
Max Expiration Date:	August 7, 2029

Department:	Public Services
Vendor:	Hydra Services, Inc.
Description:	Supply, Maintenance, and Repair Services for Sulzer/ABS Submersible Pumps and Related Equipment
Source:	City of Palm Coast
Bid/Contract #:	ITB-UT-24-41
Original Bid Award Date:	May 21, 2024
Expiration Date:	May 20, 2027
Renewals:	Two (2) additional one (1) year renewal options
Max Expiration Date:	May 20, 2029

Department:	Public Services
Vendor:	Stage Door II, Inc.
Description:	Stormwater Work Order Construction Services (WORCs)
Source:	Hillsborough County
Bid/Contract#:	ITB 24185
Original Board Award Date:	October 4, 2023
Expiration Date:	October 3, 2025
Renewals:	Two (2) additional one (1) year renewal options
Max Expiration Date:	October 3, 2027

FUNDING SOURCE:

As authorized, adopted, and per the appropriated fiscal year budgetary funding within each departmental budget.

RECOMMENDED MOTION:

Authorize the execution of piggyback contracts per the assigned terms.

ATTACHMENTS:

None

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 1.
Meeting Date: March 5, 2025
Department: Public Services

SUBJECT:
Border Lake Plan Approval

REQUEST:
Authorize Border Lake Pumping Plan

SUMMARY:
This is to present the pumping solution that was previously presented by both Public Service Staff and Orange County Staff. We are looking to get approval for the pumping plan of Border Lake.

FUNDING SOURCE:
FY2025 Budget Amendment Request

RECOMMENDED MOTION:
Approval of the pumping plan for Border Lake

ATTACHMENTS:
1. Border Lake Presentation

Border Lake Pumping Plan Approval

Presented by: Da Huo, PE, Utility Design Manager

Basin Breakdown

Basin Breakdown

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 2.
Meeting Date: March 5, 2025
Department: Community Development

SUBJECT:
Shoppes at East Shore - Plat

REQUEST:
Approve the Shoppes at East Shore – Plat.

SUMMARY:
Owner(s): Shoppes at East Shore, LLC
Applicant(s): Jeremy D. Hallick, P.S.M.
Tract Size: 27.99 +/- acres
Parcel Identification Number(s): 20-21-28-0000-00-025, 20-21-28-0000-00-021, 20-21-28-0000-00-024 and 20-21-28-0000-00-028
Location: Northeast corner of Ocoee Apopka Road and Keene Road
Future Land Use: Mixed-Use
Zoning: PD (Planned Development)
Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	T (Transitional)	Single-Family Residences
South	Commercial and County Institutional	C-C (Community Commercial) and County A-1 (Citrus Rural)	Proposed Commercial Multi-Tenant Center and Orange County Northwest Water Reclamation Facility
East	County Rural	County A-1 (Citrus Rural)	Single-Family Residences and Horse Farm
West	High Density Residential – 25	PD (Planned Development)	Multi-Family Development

PROJECT SUMMARY:

Florida Statutes Section 177.031 defines Plat or replat as "a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirement of all applicable sections of this part and of any local ordinances". The Land Development Code describes platting as the division of land (whether improved or unimproved) into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land. As such, the applicant has submitted the Shoppes at East Shore – Plat to create six lots, a stormwater tract and 30-foot wide right-of-way tract. Lot 1 is intended for an age-restricted multifamily development and Lot 5 is slated as the anchor grocer. The Plat is consistent with the Shoppes at East Shore - Major Development Plan (MDP approved by the City Council on March 1, 2023, as well as. the Shoppes at East Shore Multi-family – Construction Site Plan (CSP) and the Shoppes at East Shore Phase I - CSP approved by the Development Review Committee (DRC) on November 6, 2023 and and August 6, 2024, respectively.

The Development Review Committee (DRC) has found that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

- The plat and its general layout and design comply with all applicable standards in Article 5: Development Standards, and Article 6: Environmental Standards;
- The plat complies with all conditions of approval in any development approval or permit to which it is subject;
- The plat conforms to the requirements of Chapter 177, Florida Statutes before recordation and per the review and determination of the City Surveyor;
- The plat conforms to any development plan (major or minor) to which it is a part; and
- The plat complies with all other applicable standards in this LDC and all other City regulations.

ACCESS:

The access points are on Ocoee Apopka Road and Keene Road.

PUBLIC HEARING SCHEDULE:

February 11, 2025 - Planning Commission (5:30 P.M.)
March 5, 2025 - City Council (1:30 P.M.)

FUNDING SOURCE:
Not applicable.

RECOMMENDED MOTION:
Development Review Committee (DRC):

Recommends approval of the Shoppes at East Shore – Plat.

Planning Commission:

At its meeting on February 11, 2025, the Planning Commission unanimously recommended approval of the Shoppes at East Shore – Plat, based on the staff report and exhibits.

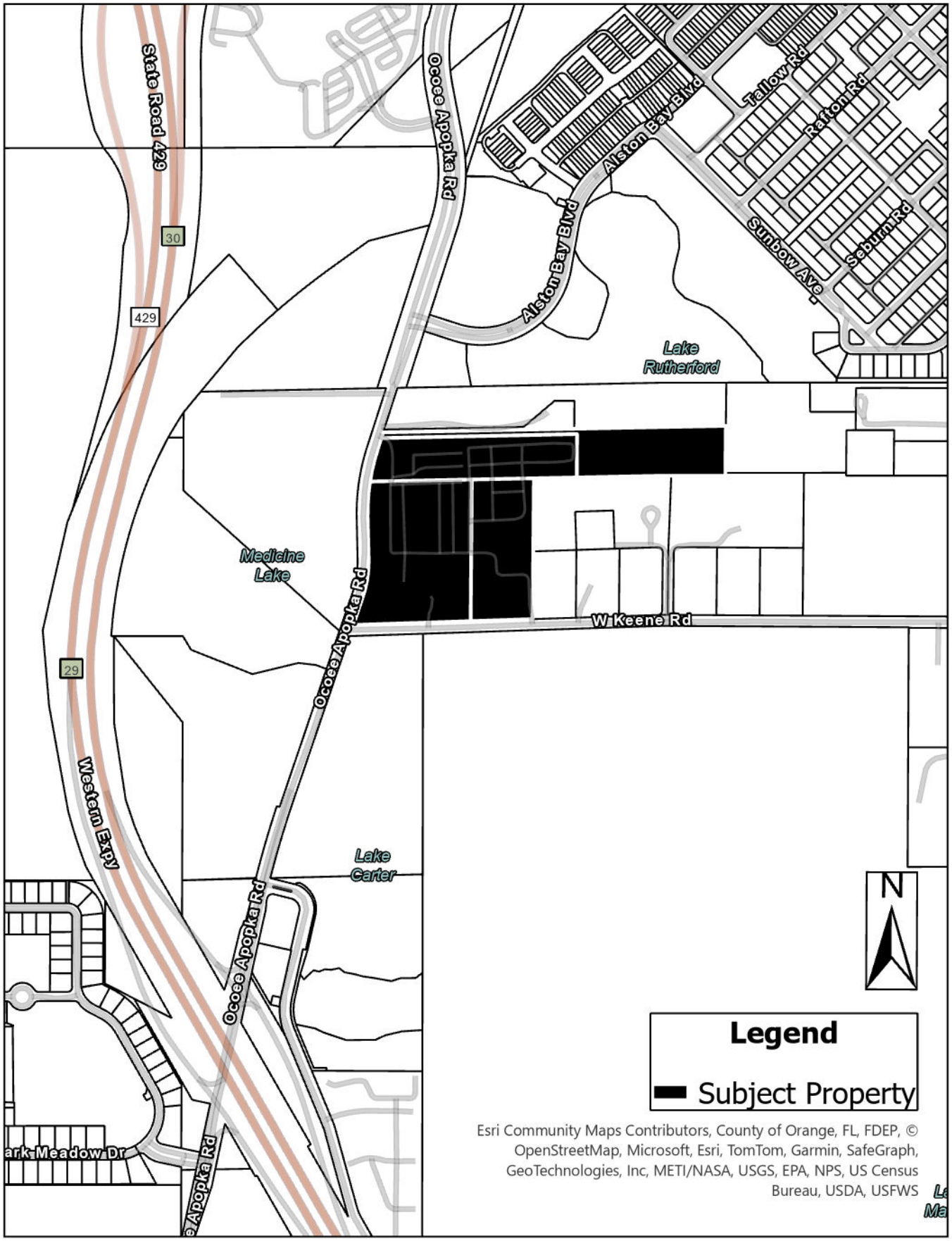
Recommended Motion - Planning Commission:

Approve the Shoppes at East Shore – Plat, based on the staff report and exhibits.

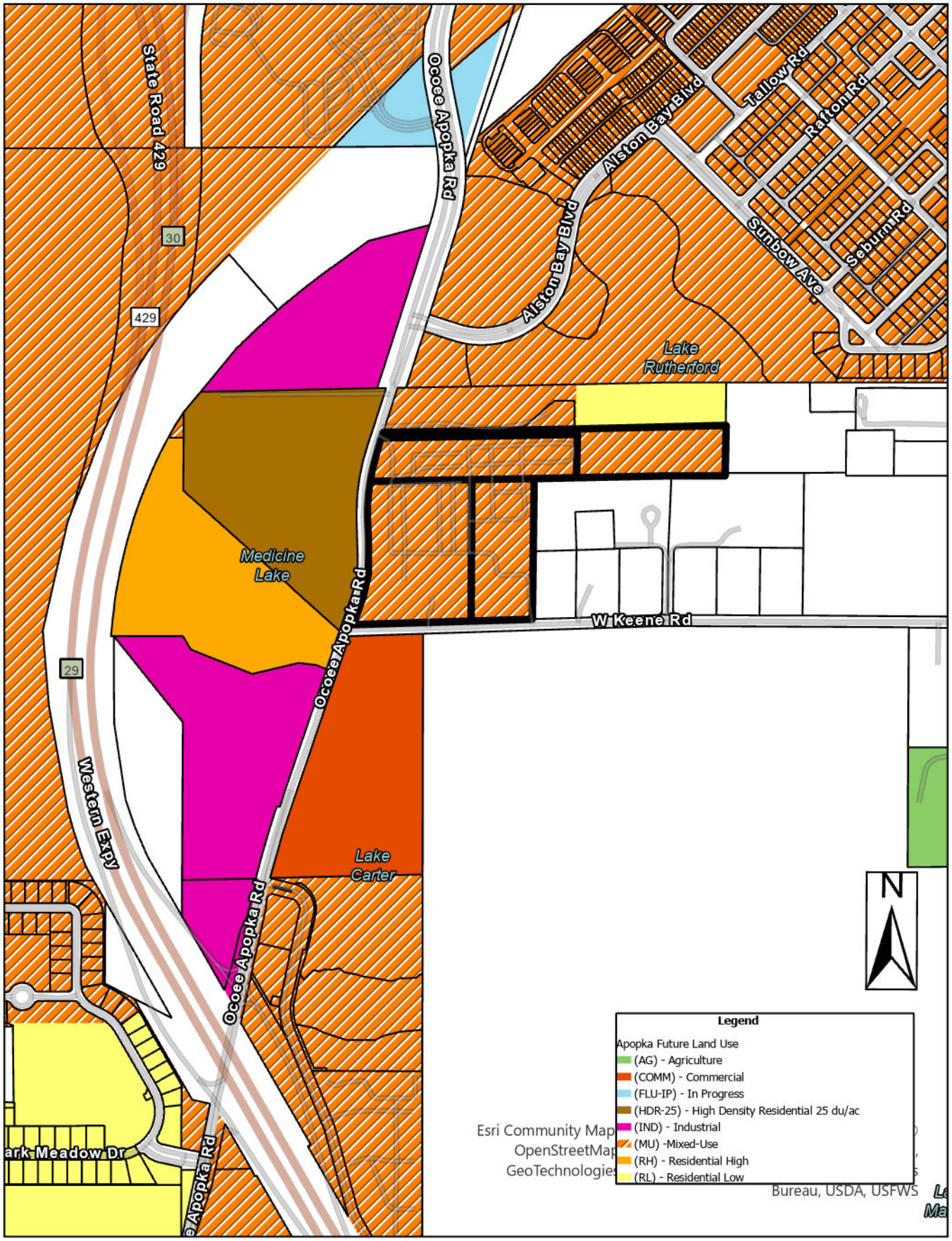
ATTACHMENTS:

1. Maps
2. Shoppes at East Shore - Plat
3. Shoppes at East Shore Phase I - CSP (for reference)
4. Shoppes at East Shore Multifamily - CSP (for reference)

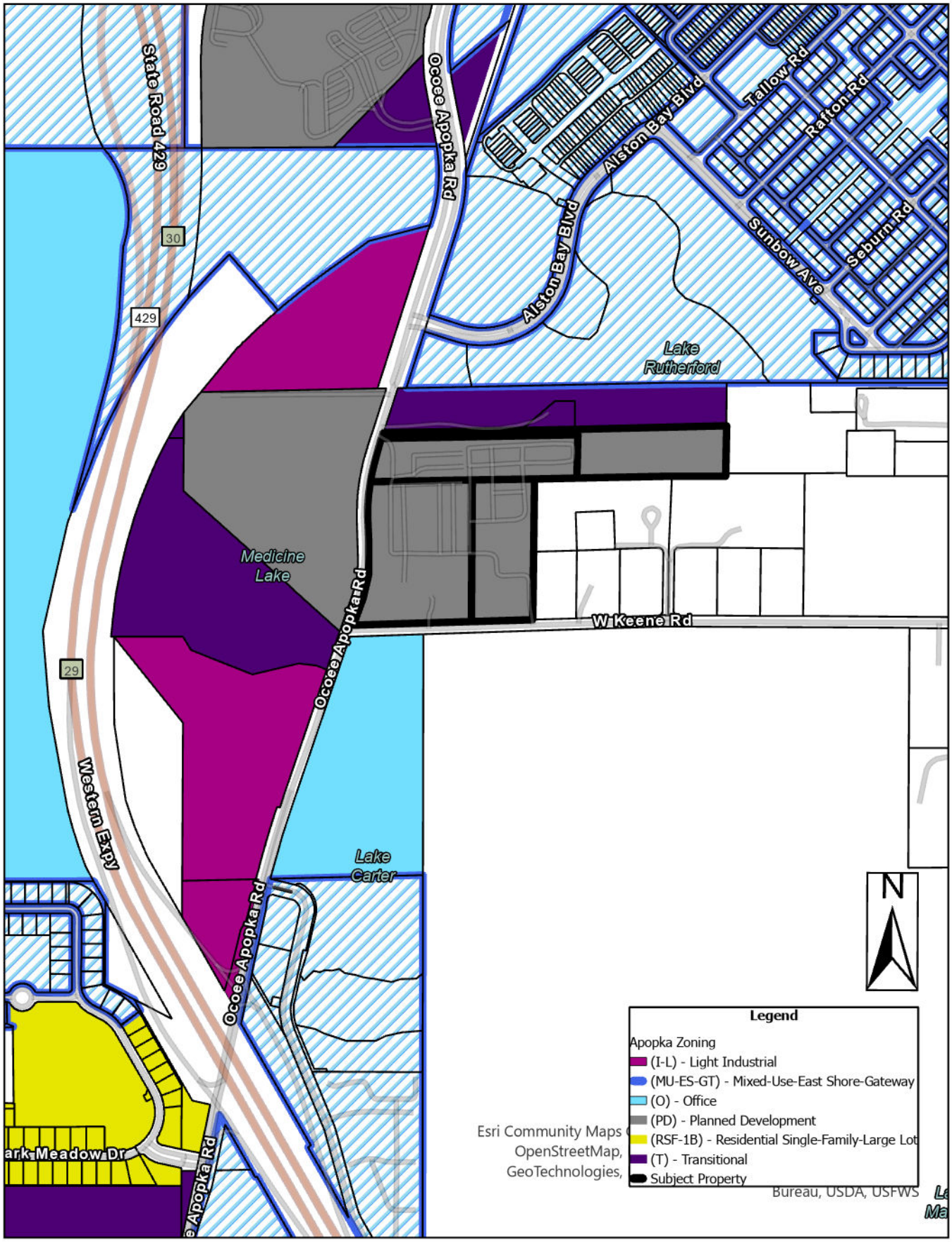
Vicinity


State Road 429
30
429
29
Western Expy
Ocoee Apopka Rd
Alston Bay Blvd
Tallow Rd
Raflon Rd
Sunbow Ave
Seburn Rd
Lake Rutherford
Medicine Lake
W Keene Rd
Lake Carter
N
Legend
Subject Property
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

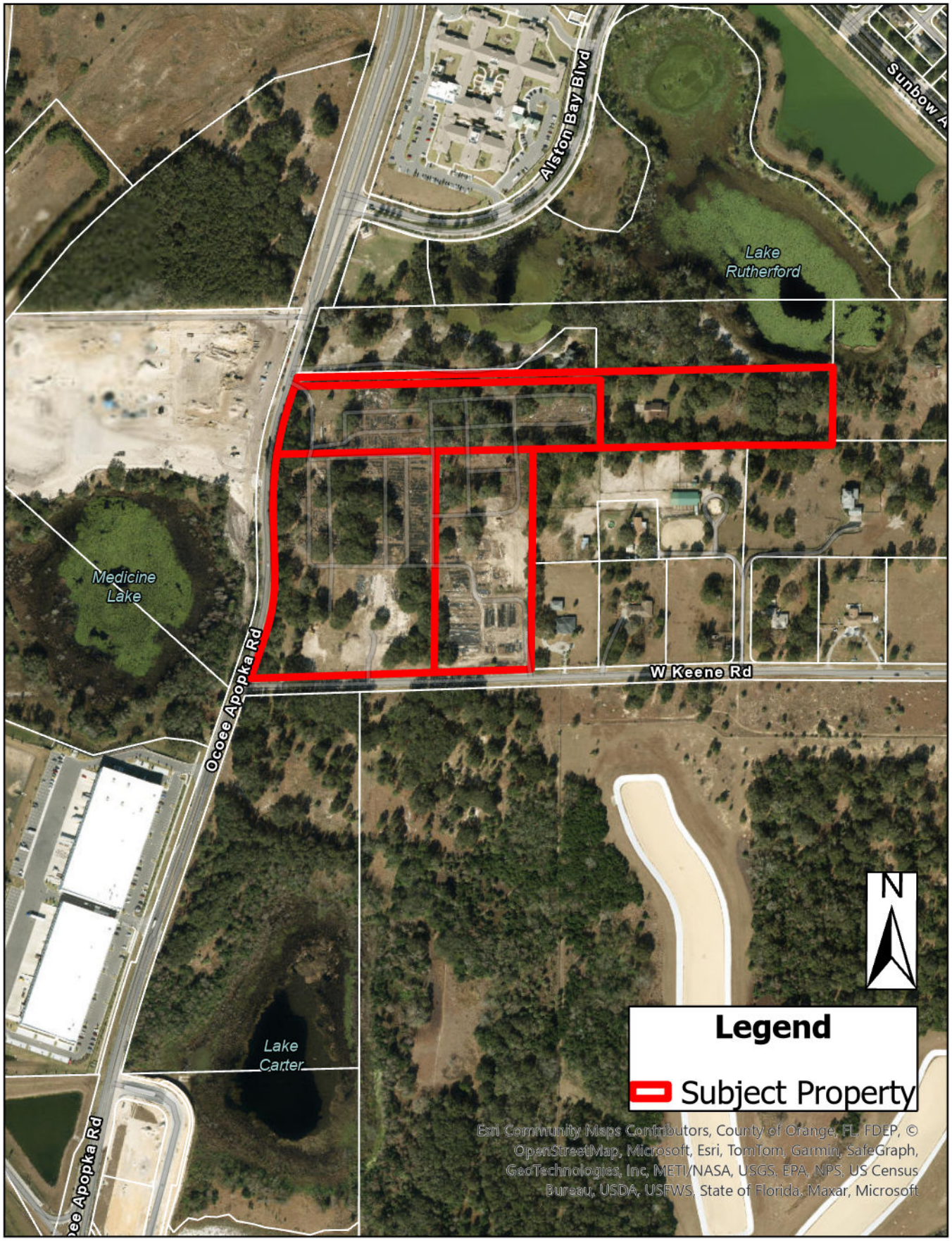
Future Land Use



Zoning


State Road 429
Ocoee Apopka Rd
Alston Bay Blvd
Tallow Rd
Rafton Rd
Sunbow Ave
Seburn Rd
Lake Rutherford
30
429
29
Medicine Lake
W Keene Rd
Western Expy
Lake Carter
ark Meadow Dr
N
Legend
Apopka Zoning
(I-L) - Light Industrial
(MU-ES-GT) - Mixed-Use-East Shore-Gateway
(O) - Office
(PD) - Planned Development
(RSF-1B) - Residential Single-Family-Large Lot
(T) - Transitional
Subject Property
Esri Community Maps
OpenStreetMap,
GeoTechnologies,
Bureau, USDA, USFWS

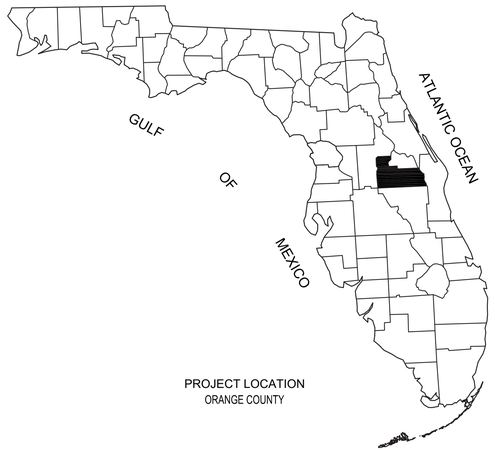
Aerial


Alston Bay Blvd
Sunbow A
Lake
Rutherford
Medicine
Lake
Ocoee Apopka Rd
W Keene Rd
Lake
Carter
N
Legend
Subject Property
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

SHOPPES AT EAST SHORE

BEING A PORTION OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA
ORANGE COUNTY, FLORIDA

PLAT BOOK ___ PAGE ___



LEGAL DESCRIPTION:

A PORTION OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 20; THENCE RUN NORTH 00°31'31" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, A DISTANCE OF 30.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST KEENE ROAD (A 60.00 FOOT WIDE PUBLIC RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 536, PAGES 680 AND 681, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA); THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 88°07'21" WEST, A DISTANCE OF 713.24 FEET TO THE POINT OF BEGINNING; 2) THENCE CONTINUE SOUTH 88°07'21" WEST, A DISTANCE OF 980.83 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF OCOEE-APOPKA ROAD (COUNTY ROAD 437A, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) THENCE RUN NORTH 18°51'04" EAST, A DISTANCE OF 160.47 FEET TO A POINT OF CURVATURE OF A 602.96 FOOT RADIUS CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°44'34" EAST AND A CHORD LENGTH OF 211.65 FEET; 2) THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°13'00", AN ARC DISTANCE OF 212.75 FEET TO A POINT OF TANGENCY; 3) THENCE RUN NORTH 01°21'56" WEST, A DISTANCE OF 224.57 FEET TO A POINT OF CURVATURE OF A 1115.92 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°12'56" EAST AND A CHORD LENGTH OF 371.48 FEET; 4) THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°09'45", AN ARC DISTANCE OF 373.22 FEET TO A POINT OF TANGENCY; 5) THENCE RUN NORTH 17°47'49" EAST, A DISTANCE OF 103.95 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN INSTRUMENT #20140486742, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN NORTH 88°54'46" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1872.34 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN INSTRUMENT #20220679927, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°34'25" WEST, ALONG SAID EAST LINE, A DISTANCE OF 272.54 FEET TO A POINT ON THE NORTH LINE OF HILLTOP STABLE SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 129, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, RUN ALONG THE NORTH AND WEST LINE OF SAID LANDS THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 89°58'58" WEST, A DISTANCE OF 332.67 FEET; 2) THENCE RUN SOUTH 88°52'51" WEST, A DISTANCE OF 713.20 FEET; 3) THENCE RUN SOUTH 00°30'13" WEST, A DISTANCE OF 769.07 FEET TO THE POINT OF BEGINNING.

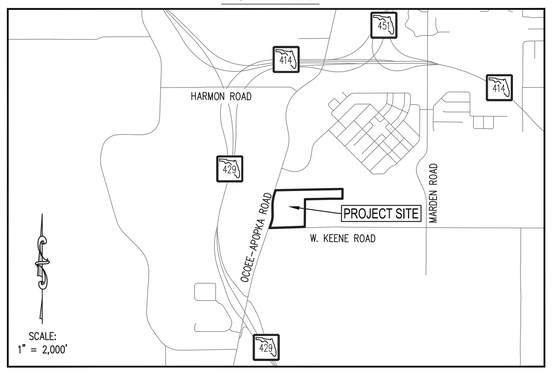
SAID LANDS CONTAINING 27.991 ACRES, MORE OR LESS.

PLAT NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST HAS A BEARING OF SOUTH 88°07'21" WEST.
2. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
3. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12095C0120H, ORANGE COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 24, 2021, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X".
5. LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
6. ALL LOT CORNERS AND CHANGES IN DIRECTION OF LOTS AND TRACTS SHALL BE MONUMENTED WITH A 5/8" IRON ROD AND CAP STAMPED "CFB LB8498" SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES UNLESS OTHERWISE SHOWN.
7. ALL PERMANENT REFERENCE MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
8. TRACT A IS HEREBY DEDICATED FOR PUBLIC RIGHT-OF-WAY PURPOSES.
9. TRACT B IS HEREBY RESERVED BY DEVELOPER FOR STORMWATER RETENTION.
10. THIS SUBDIVISION CONTAINS SIX (6) LOTS AND TWO (2) TRACTS.
11. THE ALIGNMENT FOR OCOEE-APOPKA ROAD DEPICTED HEREON IS BASED ON AN ALIGNMENT DEPICTED ON AN ORANGE COUNTY RIGHT-OF-WAY MAP PREPARED BY BOWYER-SINGLETON & ASSOCIATES FOR STATE ROAD NO. 429, PROJECT 75320-6460-604 AND FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 75520-2601.
12. AT THE TIME OF RECORDING, THIS PLAT IS AFFECTED BY THE FOLLOWING RECORDED INSTRUMENTS FOUND IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA:

- GENERAL PERMIT AND EASEMENT IN FAVOR OF SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY RECORDED IN DEED BOOK 582, PAGE 348, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS – BLANKET EASEMENT ACROSS SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORD BOOK 2181, PAGE 308, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SHOWN HEREON – SEE DETAIL SHEET 3 OF 3
- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2234, PAGE 198, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SHOWN HEREON – SEE DETAIL SHEET 3 OF 3
- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN OFFICIAL RECORDS BOOK 2733, PAGE 874, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. SHOWN HEREON – SEE DETAIL SHEET 3 OF 3
- EASEMENTS CONTEMPLATED BY THAT CERTAIN TRANSPORTATION IMPROVEMENTS DEVELOPMENT AGREEMENT WITH THE CITY OF APOPKA RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20240362206, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- EASEMENTS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SHOPPES AT EAST SHORE RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____. (AFFECTS PROPERTY-BLANKET IN NATURE-NOT PLOTTABLE)

VICINITY MAP



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

CERTIFICATE OF SURVEYOR AND MAPPER:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE HEREON DESCRIBED LAND WHICH WAS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES, AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES.

_____ DATE: _____

JEREMY D. HALLICK, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 6715
CLYMER FARNER BARLEY SURVEYING, LLC. – LICENSED BUSINESS NO. 8498
4450 NE 83RD ROAD, WILDWOOD, FLORIDA 34785

SEAL

CERTIFICATE OF REVIEW BY CITY SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS, OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE: _____ DATE: _____

EDWIN MUNOZ JR., PSM
FLORIDA PROFESSIONAL SURVEYOR
AND MAPPER # 7288

SEAL

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, AS OWNER OF THE LAND DESCRIBED IN THE LEGAL DESCRIPTION HEREON, HEREBY DEDICATES THIS PLAT OF SHOPPES AT EAST SHORE FOR RECORD, DOES HEREBY STATE AND DECLARE THE FOLLOWING:

OWNER HEREBY DEDICATES THE FOLLOWING:

TRACT A TO THE PUBLIC FOR ADDITIONAL RIGHT-OF-WAY PURPOSES.

THE UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO THE PROVIDERS OF PUBLIC UTILITIES FOREVER FOR THE PURPOSES OF INSTALLATION, OPERATION, REPAIR, AND MAINTENANCE OF PUBLIC UTILITIES.

SHOPPES AT EAST SHORE, LLC

WITNESS:

(1) _____
SIGNATURE

_____
PRINT NAME

(2) _____
SIGNATURE

_____
PRINT NAME

BY: _____

PRINT NAME CRAIG KOPKO

TITLE VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF_____, 20 ____, BY _____, AS _____ OF AND ON BEHALF OF SHOPPES AT EAST SHORE, LLC, FOR THE PURPOSES EXPRESSED HEREIN, WHO IS PERSONALLY KNOWN TO ME AND WHO DID NOT TAKE AN OATH.

_____
NOTARY PUBLIC – STATE OF FLORIDA

PRINT NAME: _____
COMMISSION NO.: _____
COMMISSION EXPIRES: _____

SEAL

CERTIFICATE OF APPROVAL: PLANNING COMMISSION
CITY OF APOPKA, STATE OF FLORIDA

THIS IS TO CERTIFY THAT ON _____, 2024, THE FOREGOING PLAT WAS APPROVED BY THE APOPKA PLANNING COMMISSION OF THE CITY OF APOPKA.

BY: _____ _____
CHAIRMAN DATE

CERTIFICATE OF APPROVAL: MUNICIPALITY
CITY OF APOPKA, STATE OF FLORIDA

THIS IS TO CERTIFY THAT ON _____, 2024, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF APOPKA.

BY: _____
BRYAN NELSON, MAYOR

ATTEST: _____
SUSAN M. BONE

CERTIFICATE OF APPROVAL: CITY ENGINEER
CITY OF APOPKA, STATE OF FLORIDA

EXAMINED AND APPROVED: _____ _____
CITY ENGINEER, RICHARD EARP, PE DATE

CERTIFICATE OF COUNTY COMPTROLLER
ORANGE COUNTY, STATE OF FLORIDA

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____, 2024.

DOCUMENT NUMBER_____

BY: _____
COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

SHEET 1 OF 3

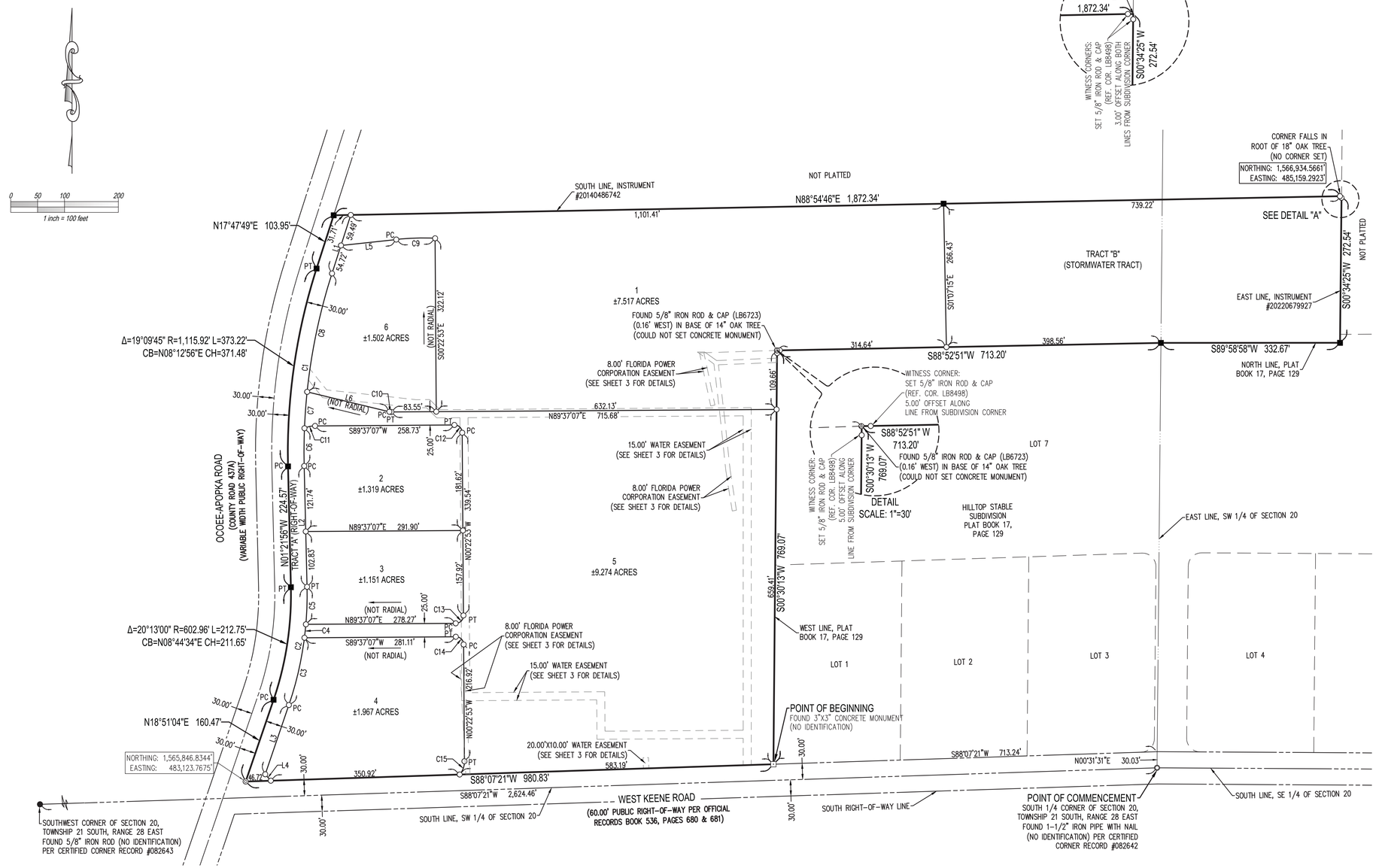
CFB | CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD
WILDWOOD FLORIDA 34785
(352) 748-3126 LB8498

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

PLAT BOOK ___ PAGE ___

SHOPPES AT EAST SHORE

BEING A PORTION OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA
ORANGE COUNTY, FLORIDA



LEGEND

- ⊡ = EXISTING CONCRETE MONUMENT (SIZE & TYPE AS NOTED)
- ◎ = EXISTING IRON ROD (SIZE & TYPE AS NOTED)
- ◉ = SET DISK (LB 8498)
- ○ = SET 5/8" IRON ROD & CAP (CFB LB 8498)
- ■ = SET 4"x4" CONCRETE MONUMENT (CFB-LB8498 PRM)
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- LB = LICENSED BUSINESS
- LS = LAND SURVEYOR
- PRM=PERMANENT REFERENCE MONUMENT
- ID = IDENTIFICATION
- C1 = CURVE TAG LABEL (SEE CURVE TABLE)
- L1 = LINE TAG LABEL (SEE LINE TABLE)
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE (DELTA)
- CH CHORD LENGTH
- CB CHORD BEARING
- ⌇ LINE BREAK

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1085.92'	19°09'45"	363.18'	S08°12'56"W	361.49'
C2	632.96'	20°13'00"	223.34'	S08°44'34"W	222.18'
C3	632.96'	11°37'54"	128.50'	S13°02'07"W	128.28'
C4	632.96'	2°16'39"	25.16'	S06°04'50"W	25.16'
C5	632.96'	6°18'27"	69.68'	S01°47'17"W	69.64'
C6	1085.92'	3°42'12"	70.19'	S00°29'10"W	70.18'
C7	1085.92'	3°34'46"	67.84'	S04°07'39"W	67.83'
C8	1085.92'	11°52'46"	225.15'	S11°51'25"W	224.75'

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C9	475.50'	8°41'51"	72.18'	N88°13'17"E	72.11'
C10	14.50'	13°58'24"	3.54'	S83°23'41"E	3.53'
C11	48.00'	24°14'23"	20.31'	S77°29'56"W	20.16'
C12	14.50'	90°00'00"	22.78'	N45°22'53"W	20.51'
C13	14.50'	90°00'00"	22.78'	N44°37'07"E	20.51'
C14	14.50'	90°00'00"	22.78'	N45°22'53"W	20.51'
C15	38.00'	40°21'41"	26.77'	N19°47'58"E	26.22'

LINE TABLE

LINE TAG	BEARING	DISTANCE
L1	S17°47'49"W	114.21'
L2	S01°21'56"E	224.57'
L3	S18°51'04"W	136.02'
L4	S41°08'56"E	15.82'
L5	N83°52'22"E	103.32'
L6	S76°24'29"E	157.20'

NOTE: SEE SHEET 3 FOR EASEMENT DIMENSIONS

SHEET 2 OF 3

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD
WILDWOOD FLORIDA 34785
(352) 748-3126 LB8498

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

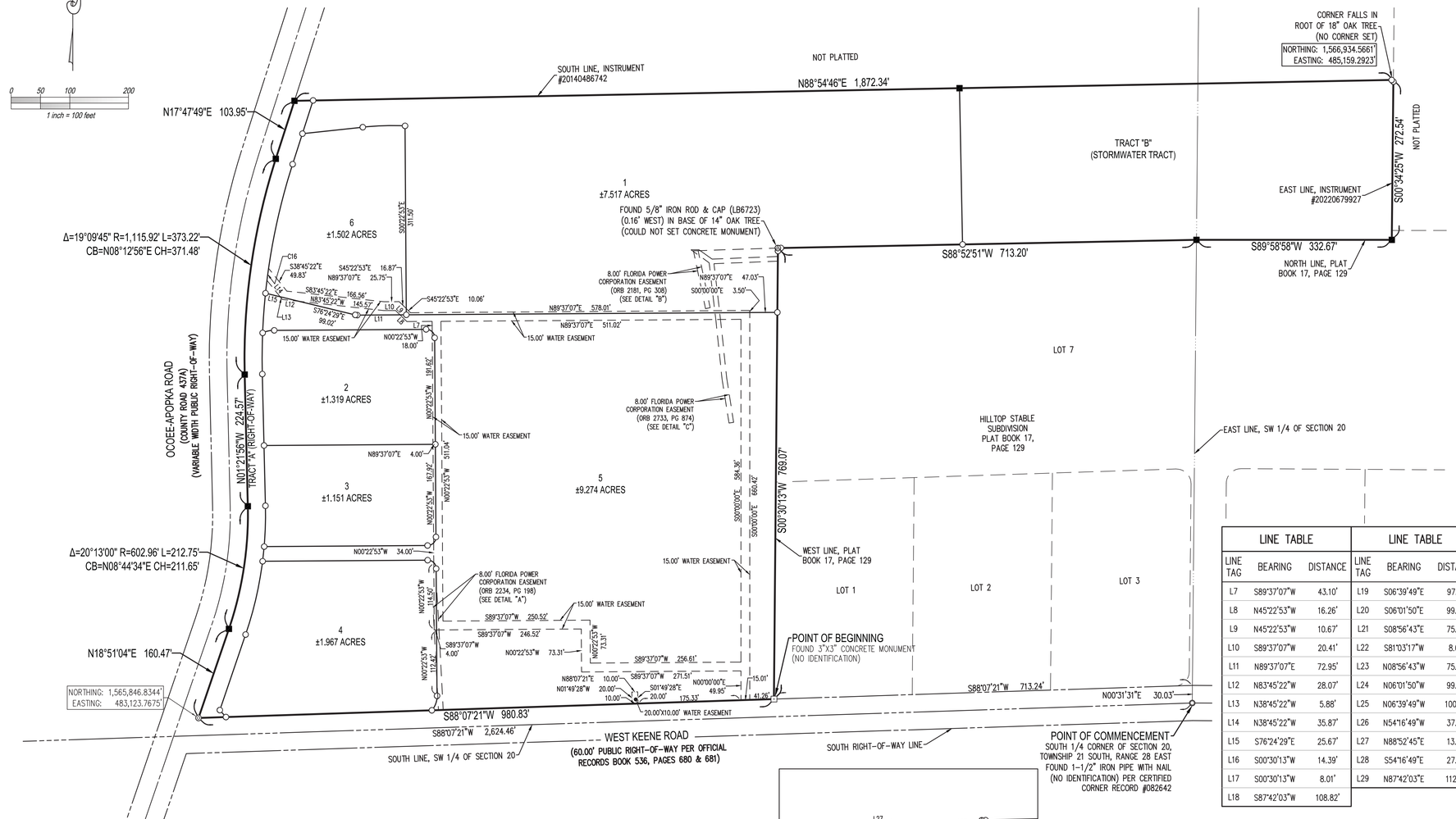
SHOPPES AT EAST SHORE

BEING A PORTION OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA
ORANGE COUNTY, FLORIDA

PLAT BOOK ___ PAGE ___

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C16	1085.92'	1°05'35"	20.72'	N07°37'44"E	20.72'

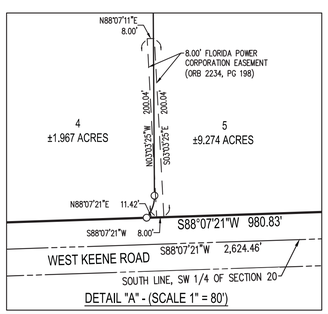
0 50 100 200
1 inch = 100 feet



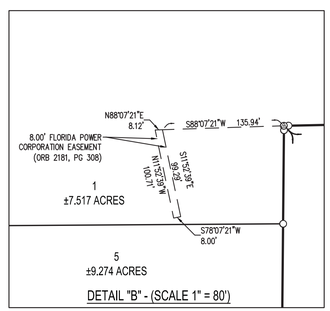
LINE TABLE			LINE TABLE		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L7	S89°37'07"W	43.10'	L19	S06°39'49"E	97.91'
L8	N45°22'53"W	16.26'	L20	S06°01'50"E	99.04'
L9	N45°22'53"W	10.67'	L21	S08°56'43"E	75.54'
L10	S89°37'07"W	20.41'	L22	S81°03'17"W	8.00'
L11	N89°37'07"E	72.95'	L23	N08°56'43"W	75.74'
L12	N83°45'22"W	28.07'	L24	N06°01'50"W	99.20'
L13	N38°45'22"W	5.88'	L25	N06°39'49"W	100.42'
L14	N38°45'22"W	35.87'	L26	N54°16'49"W	37.83'
L15	S76°24'29"E	25.67'	L27	N88°52'45"E	13.34'
L16	S00°30'13"W	14.39'	L28	S54°16'49"E	27.53'
L17	S00°30'13"W	8.01'	L29	N87°42'03"E	112.15'
L18	S87°42'03"W	108.82'			

LEGEND

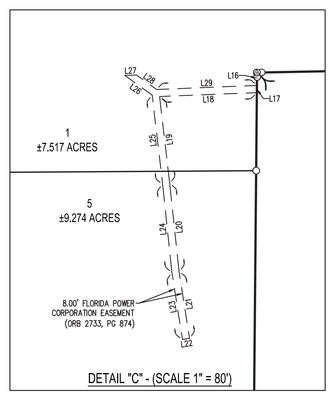
- ○ = SET 5/8" IRON ROD & CAP (CFB LB 8498)
- ■ = SET 4"x4" CONCRETE MONUMENT (CFB-LB8498 PRM)
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- LB = LICENSED BUSINESS
- LS = LAND SURVEYOR
- PRM=PERMANENT REFERENCE MONUMENT
- ID = IDENTIFICATION
- C1 = CURVE TAG LABEL (SEE CURVE TABLE)
- L1 = LINE TAG LABEL (SEE LINE TABLE)
- L LENGTH
- R RADIUS
- Δ CENTRAL ANGLE (DELTA)
- CH CHORD LENGTH
- CB CHORD BEARING
- ⊬ LINE BREAK



DETAIL "A" - (SCALE 1" = 80')



DETAIL "B" - (SCALE 1" = 80')



DETAIL "C" - (SCALE 1" = 80')

NOTE: SEE SHEET 2 FOR LOT DIMENSIONS

SHEET 3 OF 3

CFB CLYMER FARNER BARLEY SURVEYING
4450 NE 83RD ROAD
WILDWOOD FLORIDA 34785
(352) 748-3126 LB8498

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C0.0 - COVER.dwg Jul 22, 2024 4:44pm by: griffin.bolley
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CONSTRUCTION PLANS

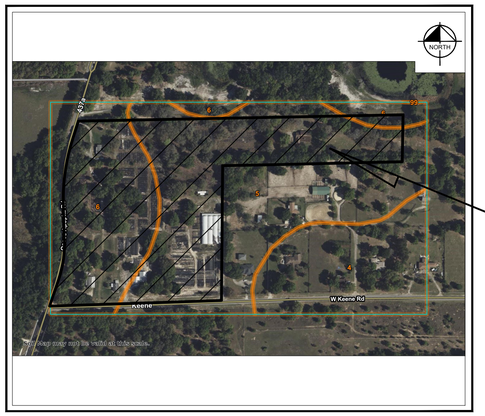
FOR

THE SHOPPES AT EAST SHORE-PHASE 1

ORANGE COUNTY PARCEL ID NO.
20-21-28-0000-00-021
20-21-28-0000-00-024
20-21-28-0000-00-025
20-21-28-0000-00-028

CITY OF APOPKA, FLORIDA

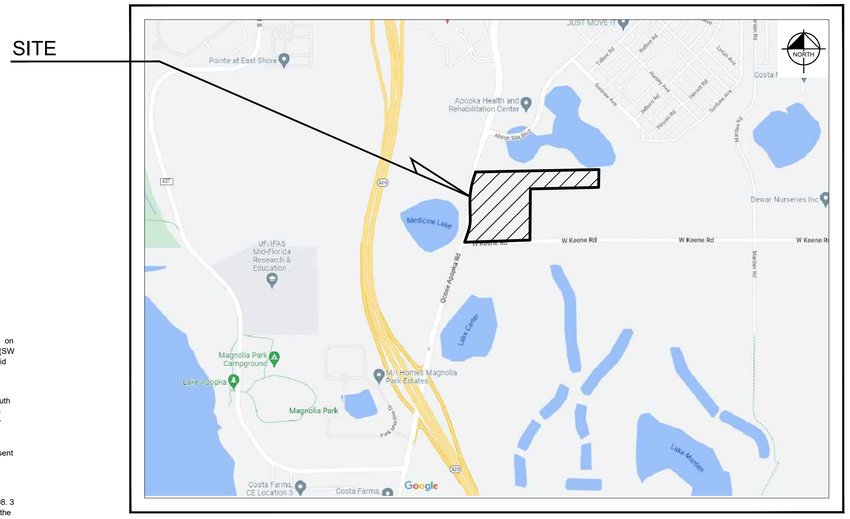
July 22, 2024



SOILS MAP

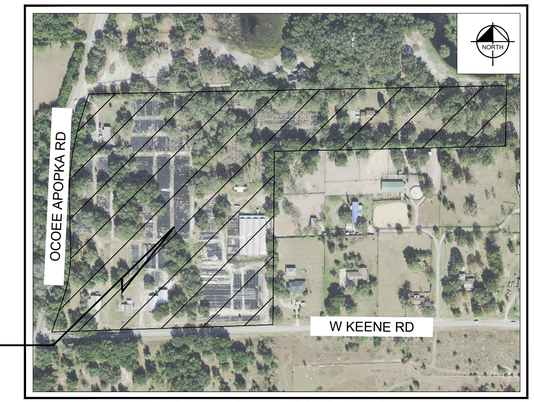
N.T.S.

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



SECTION 20, TOWNSHIP 21, RANGE 28
LOCATION MAP

N.T.S.



AERIAL PHOTOGRAPH

N.T.S.

INDEX OF SHEETS

C0.0	COVER SHEET
C1.0 - C1.1	GENERAL NOTES
C2.0	STORMWATER POLLUTION PREVENTION PLAN
C2.1	EROSION CONTROL DETAILS
C3.0 - C3.1	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0	OVERALL SITE PLAN
C4.1 - C4.5	SITE PLAN
C5.0 - C5.4	PAVING GRADING AND DRAINAGE PLAN
C5.5	DETAILED GRADING PLAN
C5.6 - C5.7	CROSS SECTIONS
C5.8	ACCESSIBILITY PLAN
C5.9	OVER EXCAVATION PLAN
C6.0 - C6.3	UTILITY PLAN
C7.0 - C7.2	TRUCK ROUTING PLAN
C8.0 - C8.3	CITY OF APOPKA DETAILS
C8.4	ORANGE COUNTY DETAILS
C9.0 - C9.3	GENERAL CONSTRUCTION DETAILS
C9.4 - C9.5	PUBLIX CONSTRUCTION DETAILS
C9.6	LIFT STATION DETAIL
L0.50	OVERALL TREE MITIGATION PLAN
L0.51 - L0.54	TREE MITIGATION PLAN
L0.55	TREE MITIGATION
L0.56	TREE MITIGATION DATA
L1.00	OVERALL LANDSCAPE PLAN
L1.01 - L1.05	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICATIONS
L2.00	OVERALL IRRIGATION PLAN
L2.01 - L2.05	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION NOTES
L3.00	PRELIMINARY PHOTOMETRIC PLAN

RETAINING WALLS

SEGMENTAL BLOCK WALLS 1-7	
S-1	GENERAL NOTES
S-1A - S-1D	TYPICAL SECTION AND STANDARD DETAILS
S-2 - S-9	SEGMENTAL WALL SECTION
SEGMENTAL BLOCK WALLS 8-11	
S-1	GENERAL NOTES
S-1A - S-1D	TYPICAL SECTION AND STANDARD DETAILS
S-2 - S-7	SEGMENTAL WALL SECTION
CAST-IN-PLACE WALLS 12-13	
ST-01 - ST-02	CIP WALL PLAN, ELEVATION, AND SECTIONS

Digitally signed by Mike McKinley
DN: C=US, E=mmckinley@apopka.net, O=Apopka Police Department, OU=Chief's Office, CN=Mike McKinley
Reason: I have reviewed this document
Date: 2024.08.08 10:28:15-04'00'

Mike McKinley

LEGAL DESCRIPTION:

(AS PER SURVEY)

PARCEL 1

Begin 1 052.44 feet West and 30 feet North of South east corner of South west Quarter (SW 1/4) of Section 20, Town ship 21 South , Range 28 East, said point being g on the e Northerly right-- of-- way of Keene road; Run North 770 feet to a point being 508.3 feet South of the North line of Southeast Quarter (SE 1 /4) of Southwest Quarter (SW 1/4), Section 20, Township 21 South, Range 28 East; Thence run West 536.8 feet to the Easterly right-- of-- w y of Ocoee-- Ap op ka Road; Thence Southwesterly at on g said right-- of-- way 797 feet to the Northerly right-- of-- way of Keen e Road; Thence East 630.8 feet to POIN T OF BECINNIN C, Orange County, Florida.

PARCEL 2

From the South 1/4 corner of Section 20, Town ship 21 South, Range 28 East, run North 00 degrees 00 minutes 00 sec on ds East,786.70 feet along the North -- South Quarter Section Line of said Section 20, thence run South 88 degrees 31 minutes 11 seconds West, 479.15 feet for the Point of Beginning of this description; run thence North 00 degrees 00 minutes 00 seconds East 237.23 feet, thence South 88 degrees 31 minutes 11 sec on ds West, 1 046.71 feet to an iron pin in the present Easterly right-of-way line of State Road S-- 437 A, thence run South 17 degrees 26 minutes 07 seconds West, 44.70 feet of on g the a fore mentioned Easterly right-of-way line to the point of curvature of o curve con cave to the Southeasterly y and having g a radius of 1421. 95 feet thence run Southwesterly along the arc of said curve and the present Easterly right-of-way line of State Ro d S-- 437 A, an arc distance of 201.77 feet and through a central angle of 08 degrees 07 minutes 47 seconds to an iron pipe in the present Easterly right-of-way line of State Rood S--437 A, thence leaving said Easterly right-of-way line run North 88 degrees 31 minutes 11 seconds East, 1106.75 feet to the Point of Beginning.

PARCEL 3

Beginning 713.24 feet West and 30 feet North of the Southeast corner of the Southwest Quarter of Section 20, Town ship 21 South, Range 28 East, run 770 feet to a point being 508. 3 feet South of the North line of Southeast Quarter of the Southwest Quarter, Section 20, Township 21 South, Range 28 East; run thence West 339.2 feet, thence South 770 feet to the Northerly right-of-way of Keen e Road; thence East along said right-of-way of Keen e Road 339.2 feet to the Point of Beginning.

PARCEL 4

From the South 1/4 Corner of Section 20, Township 21 South, Ronge 28 East, run North OO'00'00" East 786.70 feet along the North -- South Quarter Sect Ion Line of said Section 20 for the point of beginning of this description: Thence run North 89°26'00" East 331.67 feet, thence North 00°03'00" East 272. 54 feet, thence South 88°31 '11 " Wes1 1849. 36 feet to an iron pin in the present Easterly right--of--way line of State Road 8--437 A, thence run South 17°26'07" West 31.70 feet of on g the aforementioned Easterly right -- of-- way line, thence leaving said Easterly right-- of-- way line run North 88'31'11" East 1 046.71 feet, thence South OO'00'00" West 237.23 feet thence North 88°31 '11 " East 479.15 feet to the point of beginning. Orange County, Florida.

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

Digitally signed by Jean Sanchez
DN: C=US, E=jesanchez@apopka.net, O=City of Apopka, OU=Planning and Zoning, CN=Jean Sanchez
Reason: I agree to the terms defined by the placement of my signature on this document
Contact Info: DRC Approved 8.1.2024
Date: 2024.08.06 13:44:32-04'00'

Jean Sanchez

Digitally signed by Richard Earp
DN: C=US, E=rearp@apopka.net, O=City of Apopka, OU=Public Services, CN=Richard Earp
Date: 2024.08.08 12:43:23-04'00'

Richard Earp

PROJECT NARRATIVE:

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

1

UTILITY PROVIDERS

WATER/SEWER:
CITY OF APOPKA
748 EAST CLEVLAND STREET
APOPKA, FL 32703
CONTACT: VLADIMIR SIMONOVSKI
PHONE: (407) 703-1731

CABLE:
CHARTER COMMUNICATIONS
3767 ALL AMERICAN BLVD.
ORLANDO, FL 32810
CONTACT: RAMON NUNEZ
PHONE: (407) 215-5870

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

ELECTRIC :
DUKE ENERGY
452 EAST CROWN POINT ROAD
WINTER GARDEN, FL 34787
CONTACT: STEPHANIE OLMO
PHONE: (407) 905-3376

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

PROJECT TEAM

OWNER:
SHOPPES AT EAST SHORE LLC
270 WEST PLANT STREET, SUITE 210
WINTER GARDEN, FL 34787

DEVELOPER:
WMG DEVELOPMENT
270 WEST PLANT STREET, SUITE 210
WINTER GARDEN, FL 34787
CONTACT: LEAH FITZPATRICK
EMAIL: LFITZPATRICK@WMGDEVELOPMENT.COM

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH ORANGE AVENUE, SUITE 600
ORLANDO, FL 32801
CONTACT: JORDAN DRAPER, P.E.
PHONE: (407) 412-7741
EMAIL: JORDAN.DRAPER@KIMLEY-HORN.COM

SURVEYOR:
ALLEN & COMPANY
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
CONTACT: JAMES RICKMAN
PHONE: (407) 654-5355

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH ORANGE AVENUE, SUITE 600
ORLANDO, FL 32801
CONTACT: MATTHEW FRANKO, PLA
PHONE: (407) 898-1511
EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

Digitally signed by John L. Hanson
DN: C=US, E=jhanson@apopka.net, O=City of Apopka, OU=Building Official, CN=John L. Hanson
Reason: I have reviewed this document
Date: 2024.08.06 15:09:59-04'00'

John L. Hanson

Digitally signed by Jeremy Holderfield
DN: C=US, E=jholderfield@apopka.net, O=City of Apopka, OU=Fire Marshal, CN=Jeremy Holderfield
Date: 2024.08.07 13:14:33-04'00'

Jeremy Holderfield

PREPARED BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

L. JORDAN DRAPER LICENSE No. 81928 STATE OF FLORIDA PROFESSIONAL ENGINEER

L. JORDAN DRAPER, P.E.
FLORIDA LICENSE NUMBER 81928
7/22/2024

REVISIONS:

No.	DESCRIPTION	DATE
3	ORANGE COUNTY COMMENTS #2	05/29/24
2	CITY OF APOPKA COMMENTS #1	05/29/24
1	CITY OF APOPKA COMMENTS	05/29/24

THE SHOPPES AT EAST SHORE-PHASE 1
7/22/2024
ENGINEER'S PROJECT No. 049335015

Plotted By:Bailey Griffin Sheet Set:THE SHOPPES AT EAST SHORE CDS Layout:C1.0 - GENERAL NOTES July 22, 2024 04:45:32pm K:\ORL_Civil\049335015-Kimley Rd\CAD\CONST\Revised Const Plans\Plansheets\C1.0 - NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING (HORIZONTALLY AND VERTICALLY) ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISTRIBUTION SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL OTHER UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. CONTRACTOR SHALL CALL "SUNSHINE ONE" AT 811 TO HAVE EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS, AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR SHALL HALT CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.
3. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.
4. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE 811" AT 811 OR 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, SUCH AS RIGHT OF WAY PERMIT(S), EXCAVATION/FILL PERMIT(S), FIRE PROTECTION PERMIT(S), OR UNDERGROUND UTILITY PERMIT(S), PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA OF APPLICABLE AGENCIES, SCHEDULING OF INSPECTIONS, AND OBTAINING REQUIRED INSPECTIONS FROM AGENCY.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.
9. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.
11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.
15. ALL DIMENSIONS ARE TO FACE OF CURB.
16. ALL SIGNAGE MUST COMPLY WITH THE LAND DEVELOPMENT CODE OF THE CITY OF APOPKA, FLORIDA.
17. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING ACTIVITIES NECESSARY TO PERFORM THE WORK WITHIN THESE PLANS.
18. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
19. THE CONTRACTOR SHALL COMPLY WITH THE LEGAL LOAD RESTRICTIONS IN HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
20. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA.
21. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
22. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF FDOT STANDARD PLANS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE LATEST UTILITY ACCOMMODATION MANUAL.

TREES AND VEGETATION

1. THE CONTRACTOR IS TO MINIMIZE THE REMOVAL OF VEGETATION TO THE GREATEST EXTENT PRACTICAL. SEE DEMOLITION PLAN FOR TREES TO BE REMOVED. TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED BY WOOD FENCING PER DETAIL ON TREE PROTECTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

DEMOLITION

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

STORM DRAINAGE SYSTEM

1. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
2. THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" IS REFERRED TO FOR THE STRUCTURAL DESIGN OF DRAINAGE STRUCTURES SPECIFIED IN THESE PLANS, AS REFERENCED BY STANDARD INDEX. ALL SPECIALTY DRAINAGE STRUCTURES REQUIRE SEPARATE STRUCTURAL DESIGN, WHICH IS NOT INCLUDED IN THESE PLANS. STATION OFFSETS ARE TO THE CENTERLINE OF THE STRUCTURE TOP (I.E. DITCH BOTTOM INLET OR CURB INLET TOP), AS OPPOSED TO THE STRUCTURE BASE.
3. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS III (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED ON PLANS.
4. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS. LENGTHS OF PIPE SHOWN WHICH TERMINATE WITH MITERED END OR FLARED END SECTIONS ARE MEASURED TO THE DOWNSTREAM INVERT OF THE MITERED END OR FLARED END SECTION.
5. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.
6. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
7. STORM WATER PIPES, STRUCTURES, MINIMUM COVER, AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE OF THE CITY OF APOPKA, FLORIDA.
8. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.

DRAINAGE SYSTEM TESTING AND INSPECTION

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.

SAFETY

1. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
2. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL PROVIDE FOR THE SAFETY AND CONTROL OF LOCAL TRAFFIC DURING CONSTRUCTION. ADDITIONAL INFORMATION MAY BE REQUIRED IF LANE CLOSURE DURATIONS ARE LONGER THAN DAYTIME OPERATIONS.

PAVING, GRADING AND DRAINAGE

1. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
4. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
5. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.
6. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)
7. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. DESIGN STANDARDS.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
9. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
10. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
11. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.
12. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
13. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.
14. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL REPORT BY UNIVERSAL ENGINEERING SCIENCES ON MARCH 25, 2021.
15. CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH BAHIA UNLESS OTHERWISE NOTED.

PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

PAVEMENT MARKING AND SIGNAGE

1. THE INSTALLATION, SHAPE, AND SIZE OF ALL SIGNS AND THEIR LETTERING SHALL COMPLY WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM". WHERE CONFLICTS EXIST BETWEEN THE PLANS AND THE ABOVE MENTIONED SPECIFICATIONS, THE MORE STRINGENT CRITERIA SHALL PREVAIL.

TEST, INSPECTION AND CLOSEOUT REQUIREMENTS

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. TV INSPECTION SHALL BE IN ACCORDANCE TO THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.
2. THE CONTRACTOR SHALL PERFORM LEAKAGE TESTS ON ALL GRAVITY SEWERS PER THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
3. AN AS-BUILT SURVEY SHALL BE PREPARED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSAUNT TO CHAPTER 472, FLORIDA STATUTES (F.S.) SHALL BE REQUIRED.
4. THE CONTRACTOR SHALL PROVIDE UTILITY AS-BUILT AND GRADING/DRAINAGE AS-BUILT RECORD DRAWINGS BASED ON THE CIVIL DESIGN PLAN SHEETS. ALL AS-BUILTS SHALL BE OVERLAID ON THE CIVIL DESIGN PLANS WITH THE DESIGN SHADED BACK AND THE AS-BUILT BOLD. THE AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.
5. THE UTILITY AS-BUILT SHALL INCLUDE ALL SANITARY SEWERS AND FORCE MAIN SYSTEMS, POTABLE AND RECLAIMED WATER MAIN SYSTEMS, METERS, VALVES, FORCE MAINS, GAS MAINS, AND IRRIGATION LINES (2-INCH AND LARGER). CONTRACTOR TO PROVIDE ALL UTILITY CROSSING INFORMATION ON THE AS-BUILT. THE UTILITY AS-BUILTS SHALL IDENTIFY ALL WATER MAIN CROSSINGS WITH STORM AND SANITARY LINES INDICATING TOP OF PIPE AND INVERTS OF THE ABOVE CROSSING PIPE ALONG WITH CLEARANCE DIMENSIONS. THIS SHALL ALSO BE DONE FOR SANITARY/STORM CROSSINGS. ALL TEMPORARY SAMPLE POINT NUMBER (TSP#) LOCATIONS SHALL ALSO BE NOTED ON THE AS-BUILT. CONTRACTOR TO ALSO PROVIDE AN AS-BUILT ASSET TABLE IDENTIFYING SIZE OF PIPE OR FITTING AS WELL AS DEPTH TO TOP OF PIPE AND NORTHING AND EASTING OF EACH FITTING/VALVE, ETC. AS-BUILT DRAWINGS SHALL PROVIDE GPS COORDINATES FOR SANITARY STRUCTURES.
6. THE GRADING/DRAINAGE AS-BUILT SHALL INCLUDE ALL CONSTRUCTED IMPROVEMENTS THAT HAVE LOCATION AND/OR ELEVATION INFORMATION CALLED-OUT ON THE PLANS. THE AS-BUILT SHALL CLEARLY PROVIDE THE SAME INFORMATION IDENTIFIED ON THE DESIGN DOCUMENTS AND ALSO THE CONSTRUCTED LOCATIONS AND ELEVATIONS AS-BUILT INFORMATION.
7. THE CONTRACTOR SHALL PROVIDE A SIGNED AND SEALED LETTER FROM THE INDEPENDENT TESTING AGENCY THAT STATES CONFORMANCE WITH THE CONTRACT DOCUMENT REQUIREMENTS FOR COMPACTION TESTING. THE CONTRACTOR IS TO PROMPTLY NOTIFY THE OWNER AND ENGINEER OF RECORD WHEN ANY TESTING OR INSPECTIONS ARE DEFICIENT OR IRREGULAR.

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE No. 7
JORDAN T. BRADDOCK
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JORDAN T. BRADDOCK
LICENSE No. 0090210
STATE OF FLORIDA
07/22/2024
DATE

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

GENERAL NOTES

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
C1.0

POTABLE WATER SYSTEM

1. ALL DIP PIPE SHALL BE CLASS 50 OR HIGHER. REFER TO NOTE #4 BELOW FOR ADDITIONAL DIP SPECIFICATIONS. ADEQUATE MEASURES AGAINST CORROSION SHALL BE UTILIZED.
2. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
3. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.
4. ALL DUCTILE IRON PIPE, 4" TO 24", SHALL BE MANUFACTURED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C151/A21.51. PIPE SHALL BE FURNISHED IN 18 OR 20 FOOT SECTIONS, PIPE THICKNESS SHALL BE CLASS 50, UNLESS OTHERWISE SPECIFIED.
5. ALL WATER SYSTEM CONSTRUCTION, UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
6. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.
7. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING, OR AWWA MANUAL M41, CONCERNING HYDROSTATIC TESTING OF DUCTILE IRON PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY THE CITY OF APOPKA.
8. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
9. ALL PVC WATER MAIN, 4" TO 8" DIAMETER PIPING, SHALL CONFORM TO ASTM D2241 AND ASTM 1784. PIPE SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.
10. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAID WITH AN INSULATED 12 GAUGE A.W.G. SOLID STRAND COPPER WIRE WOUND AROUND THE PIPE FORMING ONE COMPLETE SPIRAL PER JOINT OF PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES AND ELBOWS.
11. ALL POTABLE WATER MATERIALS AND INSTALLATION SHALL CONFORM WITH THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.

POTABLE WATER TESTING AND INSPECTION

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.

SANITARY SYSTEM

1. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6" DIAMETER.
2. ALL GRAVITY SEWER MAINS AND FITTINGS MUST BE SDR 26 PVC. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 & ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.
3. ALL ON-SITE PVC FORCE MAINS (IF REQUIRED) SHALL BE CLASS 200, DR 14 FOR 4" DIAMETER, AND CLASS 150 DR 18 FOR 6" TO 12" DIAMETER PIPE, IN ACCORDANCE WITH AWWA C900 STANDARDS. PVC FORCE MAIN PIPE SMALLER THAN 4" DIAMETER SHALL BE CLASS 200, SDR 21, IN ACCORDANCE WITH ASTM D 2241. FORCE MAIN SHALL BE SPIRAL WRAPPED WITH 2 INCH WIDE DARK GREEN STICK-ON VINYL TAPE. FORCE MAINS WITHIN THE RIGHT-OF-WAY SHALL BE CLASS 52 DIP, MINIMUM 4" DIAMETER.
4. ALL SANITARY MANHOLES SHALL BE LOCATED NO MORE THAN 400 FEET APART AND SHALL CONFORM TO THE DETAILS CONTAINED HEREIN, AS WELL AS WITH ASTM C478.
5. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 4" @ 2.00% ; 6" @ 1.00% ; 8" @ 0.40% ; and 10" @ 0.30%.
6. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
7. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
8. SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.
9. ONSITE WASTEWATER COLLECTION SYSTEM, LIFTSTATION, AND FORCEMAIN ARE TO BE PRIVATELY OWNED AND MAINTAINED.

SANITARY TESTING AND INSPECTION

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.
2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATON TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET
   C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.
4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
   A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
   B. USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH ISSPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
   C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
5. CONTRACTOR TO INSPECT & TEST MANHOLE FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

CITY OF APOPKA FIRE DEPARTMENT NOTES

1. ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE REFLECTIVE PAVEMENT MARKER.

⚠

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LORI A. BRAPPER LICENSED LANDSCAPE ARCHITECT LICENSE NO. 7 STATE OF FLORIDA

JORDAN D. RAPER LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 84402 PROFESSIONAL ENGINEER

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

GENERAL NOTES

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER C1.1

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Planshеets\C1.0 - NOTES.dwg C1.1 - GENERAL NOTES Jul 22, 2024 4:45pm by griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

THE SHOPPES AT EAST SHORE-PHASE 1
TAX PARCEL: 20-21-28-0000-00-021, 20-21-28-0000-00-024, 20-21-28-0000-00-025
20-21-28-0000-00-028
NE CORNER OF OCOEE-APOPKA ROAD AND W. KEENE ROAD
APOPKA, FLORIDA 32703

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

WMG DEVELOPMENT
270 W PLANT STREET, SUITE 210
WINTER GARDEN, FL 34787
CONTACT: LEAH FITZPATRICK
EMAIL: LFITZPATRICK@WMGDEVELOPMENT.COM

PROJECT DESCRIPTION

THE SHOPPES AT EAST SHORE PROJECT IS A COMMERCIAL DEVELOPMENT ON 28.02 AC SITE. THE SITE IS LOCATED ON THE NE CORNER OF OCOEE-APOPKA ROAD AND W. KEENE ROAD IN APOPKA, FLORIDA.

PROJECT AREA: ±28.02 ACRES
CONTRIBUTING DRAINAGE AREA: ±28.02 ACRES

ULTIMATE RECEIVING WATERS: MEDICINE LAKE / LAKE RUTHERFORD

ACTIVITIES THAT REQUIRE EROSION CONTROL

SITE CLEARING AND GRUBBING; PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; EXCAVATION FOR THE RETENTION POND; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS

SOIL TYPES:

HYDROLOGIC SOIL GROUP SUMMARY		
SOIL TYPE	SOIL NAME	SOIL RATING
5	CHANDLER FINE SAND, 0-5% SLOPES	A
6	CHANDLER FINE SAND, 5-12% SLOPES	A

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREAS
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED
15. THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

STORM WATER MANAGEMENT

STORM WATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE SITE WILL DISCHARGE TO THE PROPOSED STORMWATER MANAGEMENT POND FOR TREATMENT AND ATTENUATION.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY. ALL RETENTION/DETENTION BASINS SHALL BE SODDED AT LEAST TO THE NORMAL WATER LINE. ALL EXPOSED AREAS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE SOLID SODDED, OTHER AREAS WITH SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES, DUE TO CONSTRUCTION. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

DUST & DEBRIS CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED BY THE EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMBANKMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER. INSTALL MULCH, SEED, SOD, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER.
DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THE PROJECT SITE.

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

-ASPHALT
-CONCRETE
-FERTILIZERS
-METAL PIECES
-PETROLEUM BASED PRODUCTS
-TAR
-CLEANING SUPPLIES
-DETERGENTS
-MASONARY BLOCK/BRICKS
-PAINT
-WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

-ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

-PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

-ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

-MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

-PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

-PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

-THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE:_____

L. JORDAN DRAPER, P.E.
FLORIDA REGISTRATION NUMBER: 81928
PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

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

SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER L. JORDAN DRAPER No. 81928 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 7/22/2024

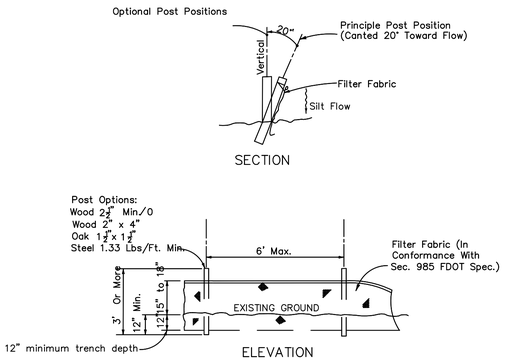
KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

STORMWATER POLLUTION PREVENTION PLAN

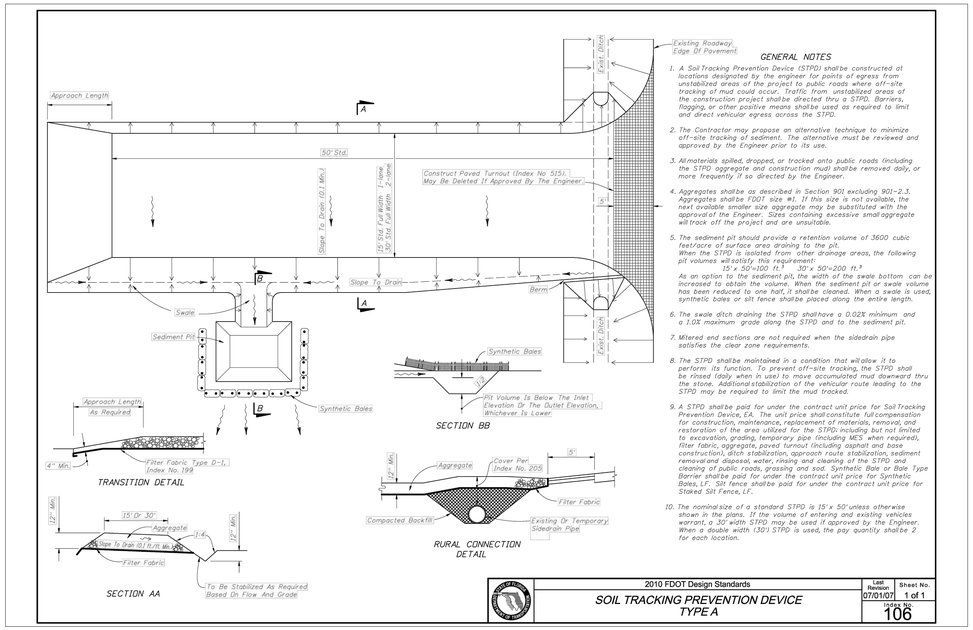
THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
C2.0

Drawing name: K:\ORL_Civil\049335015--Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C2.0 – SWPPP C2.0 – SWPPP.dwg Jul 22, 2024 4:45pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



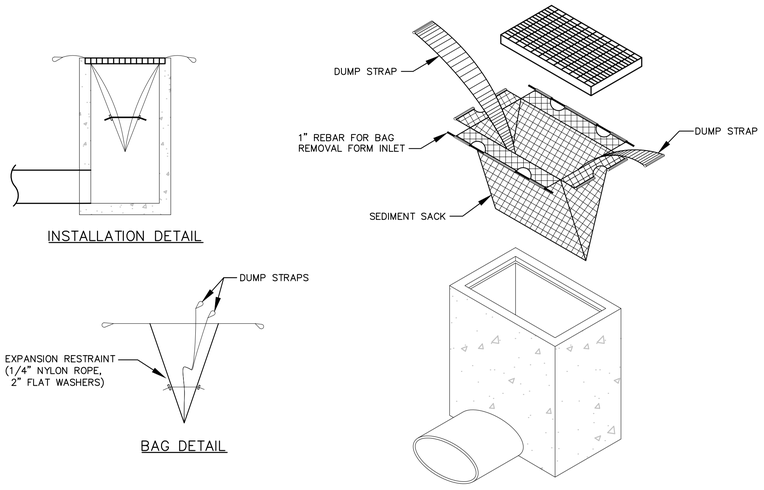
TYPE III SILT FENCE
NTS



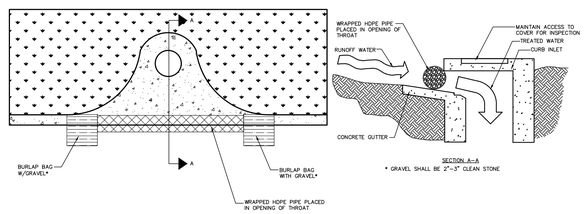
GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit.
   When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement:
   15' x 50'=100 Yd.^{3} 30' x 50'=200 Yd.^{3}
   As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD; including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

2010 FDOT Design Standards	Last Revision	Sheet No.
SOIL TRACKING PREVENTION DEVICE TYPE A	07/01/07	1 of 1
	Index No.	106



STANDARD INLET SEDIMENT CONTROL DEVICE
NTS



SOCK DRAIN INLET SEDIMENT FILTER
NTS

NOTE: THE PERFORATED PIPE MUST EXTEND AT LEAST 1' BEYOND THE CURB OPENING ON EACH SIDE AND BE ANCHORED WITH GRAVEL BAGS, OR SIMILAR, ON EACH END. A SPACER MUST BE PROVIDED FOR BETWEEN THE INLET OPENING AND THE PIPE TO ALLOW FOR OVERFLOW, PREVENT FLOODING AND TO PREVENT THE PIPE FROM FALLING INTO THE INLET.

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
JORDAN D. RAPER
LICENSE NO. LA6667015
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JORDAN D. RAPER
LICENSE NO. 0088222
DATE: 7/22/2024

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

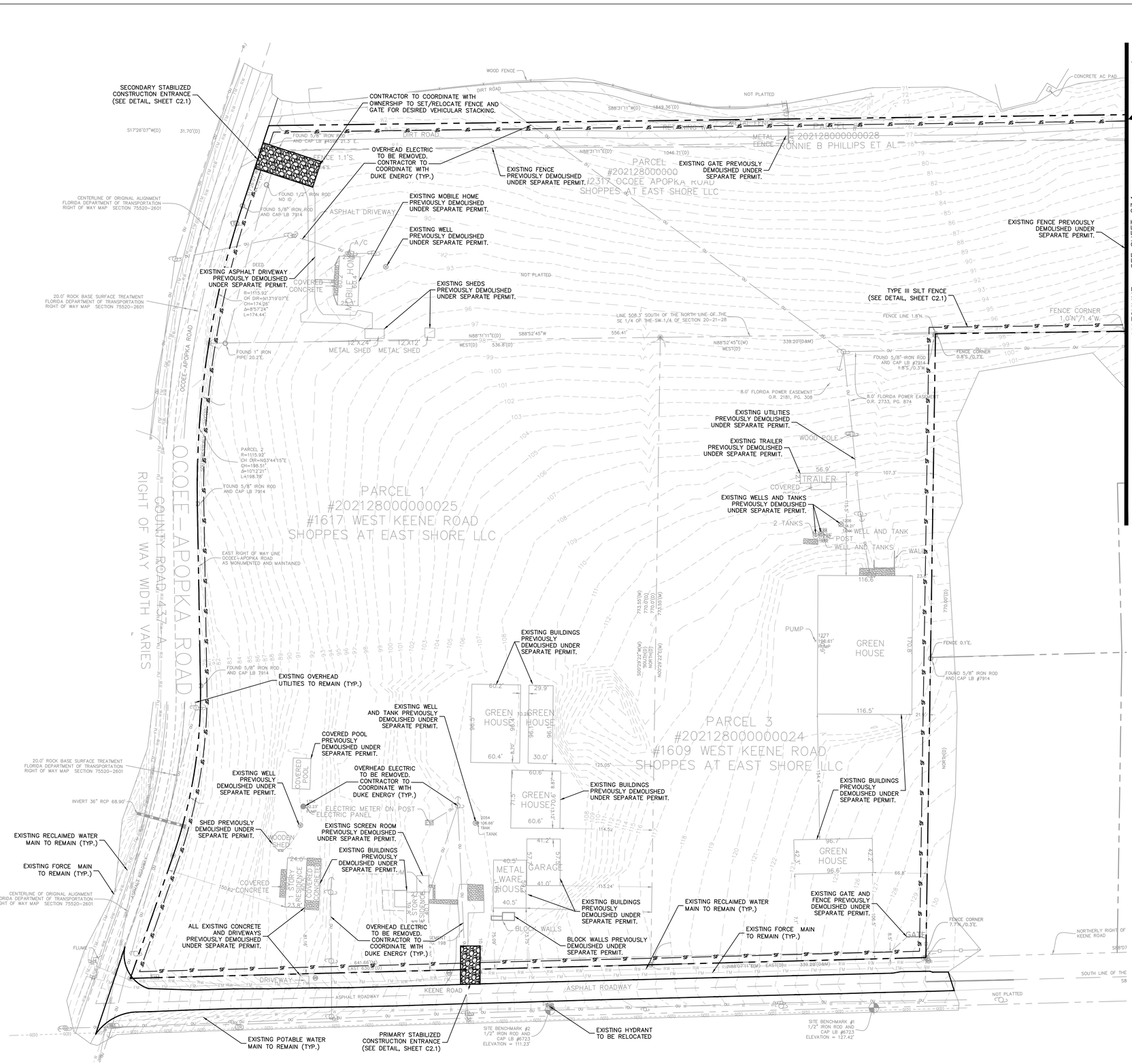
EROSION CONTROL DETAILS

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
C2.1

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C2.1 – EROSION CONTROL DETAILS.dwg C2.1 – EROSION CONTROL DETAILS Jul 22, 2024 4:45pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C3.0 - EXISTING CONDITIONS PLAN.dwg C3.0 – EXISTING CONDITIONS AND DEMOLITION PLAN Jul 22, 2024 4:46pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

FLOOD ZONE:

BASED ON FEMA FLOOD MAP 12095C0120F, DATED SEPTEMBER 25, 2009 SHOWS THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X AREAS OUTSIDE THE FLOODPLAIN WITH A PORTION LYING IN ZONE AE (EL 70.1–NAVD88) AT LAKE RUTHERFORD.

LEGEND

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

NOTES:

1. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.
2. REFER TO SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
3. PROVIDE A 6 FOOT HIGH SCREEN FENCE FOR DUST ABATEMENT ON ALL PROPERTY LINES ADJACENT TO ROADS.
4. FUGITIVE DUST – NO PERSON SHALL CAUSE, LET, SUFFER, ALLOW, OR PERMIT THE EMISSIONS OF UNCONFINED PARTICULATE MATTER FROM ANY ACTIVITY, INCLUDING VEHICULAR MOVEMENT; TRANSPORTATION OF MATERIALS; CONSTRUCTION, ALTERATION, DEMOLITION OR WRECKING; OR INDUSTRIALLY RELATED ACTIVITIES, SUCH AS LOADING, UNLOADING, STORING, OR HANDLING; WITHOUT TAKING REASONABLE PRECAUTIONS TO PREVENT SUCH EMISSIONS INCLUDING BUT NOT LIMITED TO APPLICATION OF WATER, DUST SUPPRESSANTS, PLANTING OF VEGETATION, POINT OF ACTIVITY CONTROLS (HOODS, FILTERS, ETC) AND OTHER MEASURES.
5. USE CAUTION TO PREVENT EROSION DURING CONSTRUCTION ALONG THE BOUNDARY OF THE PROPERTY, INTO WETLANDS AND BUFFERS, AND INTO ALL DRAINAGE FACILITIES AND DITCHES. CONSTRUCTION WILL REQUIRE BEST MANAGEMENT PRACTICES (BMPS) FOR EROSION CONTROL.
6. INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. SEE DETAIL SHEET C2.1.
7. PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C2.1.
8. THE SITE SHALL BE STABILIZED FOLLOWING CLEARING, GRUBBING, EARTH WORK OR MASS GRADING TO ESTABLISH A DENSE STAND OF GRASS, OR SHALL INCORPORATE OTHER APPROVED BEST MANAGEMENT PRACTICES, ON ALL DISTURBED AREAS IF DEVELOPMENT DOES NOT BEGIN WITHIN 7 DAYS. FINAL STABILIZATION SHALL ACHIEVE 100% COVERAGE AND A MINIMUM OF 70% DENSITY OF THE DISTURBED LAND AREA AND SHALL INCLUDE A MAINTENANCE PROGRAM TO ENSURE MINIMUM COVERAGE SURVIVAL AND OVERALL SITE STABILIZATION UNTIL SITE DEVELOPMENT.
9. UTILIZE PERFORATED SOCK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED CURB INLETS ADJACENT TO CONSTRUCTION ACTIVITIES. SEE DETAIL SHEETS C2.1.
10. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS, SEE SHEET SHEETS C2.1.
11. PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ACCESS POINTS.
12. THE RIGHT-OF-WAY AND ADJACENT PROPERTIES SHALL BE RESTORED TO EQUAL OR BETTER CONDITIONS.
13. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
14. ALL EXISTING STRUCTURES HAVE BEEN DEMOLISHED UNDER DEMOLITION PERMIT NO. 22004301 AND NO. 22004694, EXCEPT FOR THE NURSERY IRRIGATION LINES, NURSERY FABRIC, AND A PORTION OF THE PAVED AREAS.

VERTICAL DATUM:

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

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

Sunshine811.com

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENTS	05/25/23	JAC
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

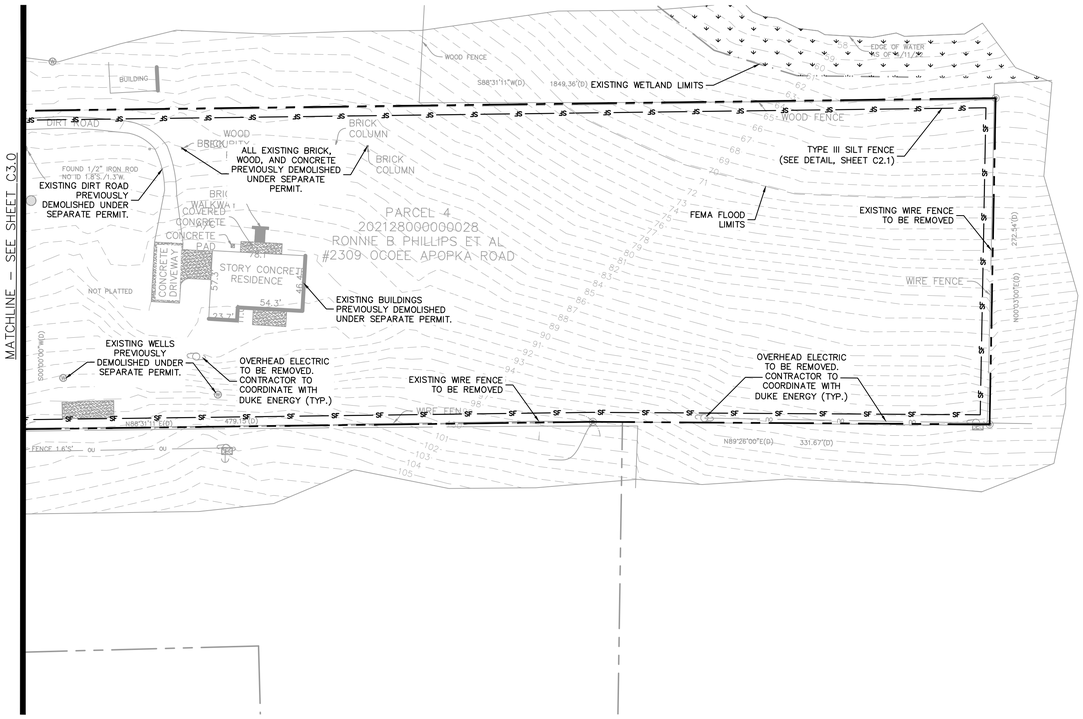
JORDAN DRAPER LICENSE NUMBER 93335 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

EXISTING CONDITIONS AND DEMOLITION PLAN

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
C3.0



EXISTING STRUCTURES DEMOLISHED UNDER SEPARATE PERMIT. CONTRACTOR TO FIELD VERIFY REMAINING INFRASTRUCTURE TO BE DEMOLISHED.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

FLOOD ZONE:

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

LEGEND

- PROPERTY LINE
- EXISTING WETLAND BOUNDARY
- EXISTING FEMA FLOOD PLAIN
- W — W — EXISTING POTABLE WATER MAIN
- RW — RW — EXISTING RECLAIMED WATER MAIN
- FM — FM — EXISTING FORCE MAIN
- OU — EXISTING OVERHEAD UTILITIES
- EXISTING WETLAND
- SF — SF — TYPE III SILT FENCE (SEE DETAIL, SHEET C2.1)
- STABILIZED CONSTRUCTION ENTRANCE (SEE DETAIL, SHEET C2.1)

NOTES:

1. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION DURING TIME OF CONSTRUCTION.
2. REFER TO SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
3. INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. SEE DETAIL SHEET C2.1.
4. PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C2.1.
5. UTILIZE PERFORATED SOCK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED CURB INLETS ADJACENT TO CONSTRUCTION ACTIVITIES. SEE DETAIL SHEETS C2.1.
6. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS, SEE SHEET SHEETS C2.1.
7. PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT ALL CONSTRUCTION ACCESS POINTS.
8. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
9. ALL EXISTING STRUCTURES HAVE BEEN DEMOLISHED UNDER DEMOLITION PERMIT NO. 22004301 AND NO. 22004694, EXCEPT FOR NURSERY IRRIGATION LINES, NURSERY FABRIC, AND A PORTION OF THE PAVED AREAS.

VERTICAL DATUM:

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

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

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

JORDAN DRAPER LICENSE NUMBER 71777 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

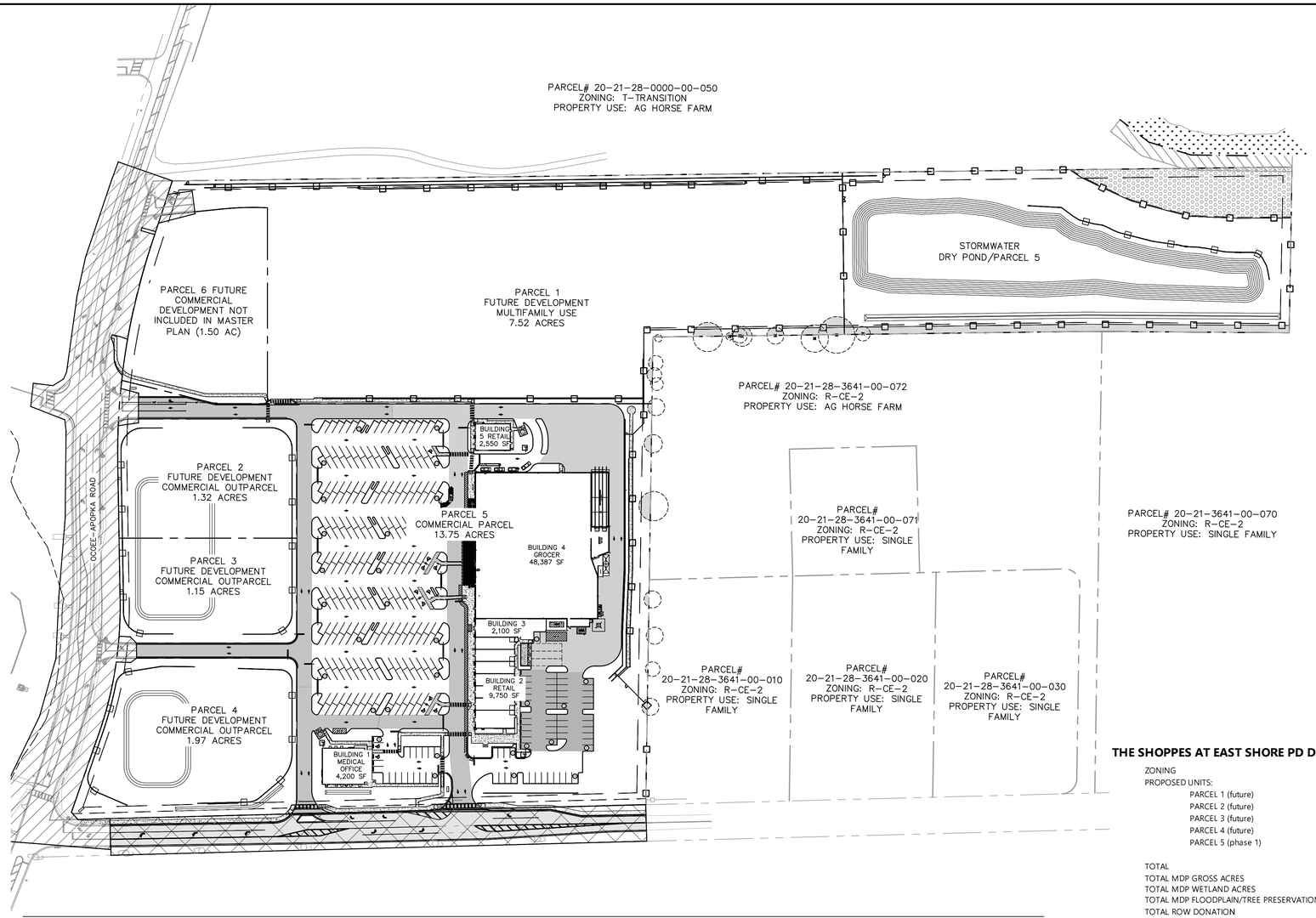
EXISTING CONDITIONS AND DEMOLITION PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C3.1

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C3.0 – EXISTING CONDITIONS PLAN.dwg C3.1 – EXISTING CONDITIONS AND DEMOLITION PLAN Jul 22, 2024 4:46pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK (SEE DETAIL, SHEET C9.0)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED PERVIOUS ASPHALT PAVEMENT SEE DETAIL, SHEET C9.0)
- OFF-SITE IMPROVEMENTS (BY OTHERS)
- TREE PRESERVATION AREA
- CRITICAL ROOT ZONE, ALL PROPOSED WORK WITHIN THIS AREA TO BE COORDINATED WITH OWNERSHIP AND ARBORIST
- WETLANDS
- PROPOSED INDUSTRIAL ALUMINUM FENCE
- EXISTING WETLAND BOUNDARY
- EXISTING FEMA FLOOD PLAIN

PARCEL 5: SITE DATA:

PARCEL ACREAGE:	13.75 ACRES
PERVIOUS AREA:	4.33 ACRES
IMPERVIOUS AREA:	7.59 ACRES
POND AREA:	1.83 ACRES
FAR:	0.13
MAX BUILDING HEIGHT:	45 FT
PROPOSED BUILDING HEIGHT:	35 FT
PARKING:	
REQUIRED:	
MEDICAL -1 SPACE/300 SF +1SPACE/EMPLOYEE:	26 SPACES
RETAIL -1 SPACE/250 SF:	51 SPACES
GROCERY-3.5 SPACE/1000 SF:	170 SPACES
	247 SPACES
PROVIDED:	
MEDICAL:	26 SPACES
RETAIL:	51 SPACES
GROCERY:	267 SPACES
PARKING PROVIDED:	
STANDARD PARKING (10'x18'):	83 SPACES
60 DEGREE SPACES (10'x18'):	246 SPACES
ADA PARKING (12'x18'):	15 SPACES
TOTAL PARKING PROVIDED:	344 SPACES
PERVIOUS PARKING:	
REQUIRED:	20% OF PROVIDED PARKING 71 SPACES OR 12,780 SF
PROVIDED:	14,947 SF
BIKE PARKING:	
PROVIDED:	24 SPACES
FAR	
MAXIMUM:	1.0
PROVIDED:	0.1

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

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

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

GENERATOR SITING:
PROPOSED LOCATION OF STORAGE TANK(S) AT THE SUBJECT SITE IS NOT WITHIN 500 FEET OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NOT WITHIN 500 FEET OF ANY NON-TRANSIENT, NON-COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FEET OF ANY OTHER POTABLE WATER SUPPLY WELL.

NOTES:
1. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALLS SHALL BE PRIVATELY OWNED AND MAINTAINED.
4. ALL IMPROVEMENTS WITHIN KEENE ROAD TO BE CONSTRUCTED PER APPROVED ORANGE COUNTY PLANS UNDER PERMIT #23-E-158. ALL IMPROVEMENTS WITHIN KEENE ROAD R.O.W. SHOWN FOR COORDINATION PURPOSES ONLY

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

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

LANDSCAPING:
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 5.2 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

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

PUBLIC OPEN SPACE CALCULATIONS (OVERALL PD):

PARCEL	LAND USE	GROSS AREA (AC)	WETLAND/ WATER (AC)	DEVELOPABLE AREA (AC)	OPEN SPACE REQ'D		OPEN SPACE PROVIDED		
					%	AC	PARK/REC/ OPEN/LA	AMENITIZED STORM	TOTAL
1	RESIDENTIAL	7.52	0.00	7.52	30%	2.26	TBD	0.00	
2	COMMERCIAL	1.15	0.00	1.15	20%	0.23	TBD	0.00	
3	COMMERCIAL	1.32	0.00	1.32	20%	0.26	TBD	0.00	
4	COMMERCIAL	1.97	0.00	1.97	20%	0.39	TBD	0.00	
5	COMMERCIAL	13.75	0.00	13.75	20%	2.75	3.69	0.00	3.69
6	COMMERCIAL	1.50	0.00	1.50	20%	0.30	TBD	0.00	
TOTAL		**27.21**	**0.00**	**27.21**		**5.89**	**3.69**	**0.00**	**3.69**

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

Green Building Standards		
Minimum Points Required	4	4.0 points required for Non-Residential Developments more than 25,000 .
Item	Points	Notes
Development in the MU-ES: Mixed-Use East Shore District	1	
Elevate new and/or existing structures more than 3 feet above base flood elevation (BFE)	3	0.50 per foot above BFE 36.9 FEET ABOVE BFE
Total Recommended Potential Points	4	

THE SHOPPES AT EAST SHORE PD DATA:

ZONING		PD
PROPOSED UNITS:		
PARCEL 1 (future)	RESIDENTIAL	224 DU
PARCEL 2 (future)	COMMERCIAL	3,000 SF
PARCEL 3 (future)	COMMERCIAL	3,000 SF
PARCEL 4 (future)	COMMERCIAL	5,000 SF
PARCEL 5 (phase 1)	COMMERCIAL	62,782 SF
	MEDICAL OFFICE	4,200 SF
TOTAL		77,982 224 DU
TOTAL MDP GROSS ACRES		27.99 Ac.
TOTAL MDP WETLAND ACRES		0.00 Ac.
TOTAL MDP FLOODPLAIN/TREE PRESERVATION		0.54 Ac.
TOTAL ROW DONATION		0.78 Ac.
TOTAL MDP DEVELOPABLE ACRES		26.67 Ac.

DEVELOPMENT PLAN CHART		
PARCEL ID NUMBERS	20-21-28-0000-00-021, 20-21-28-0000-00-024, 20-21-28-0000-00-025, 20-21-28-0000-00-028,	
FUTURE LAND USE	MIXED USE	
ZONING	PD	
ADJACENT FUTURE LAND USE	NORTH (CITY): MIXED USE	
	EAST (COUNTY): RURAL	
	SOUTH (CITY & COUNTY): OFFICE/INSTITUTIONAL	
	WEST (CITY): MIXED USE	
ADJACENT ZONING	NORTH (CITY): MU-ES-GT (MIXED USE EAST SHORE GATEWAY)	
	EAST (COUNTY): R-CE-2 (RURAL RESIDENTIAL)	
	SOUTH (CITY & COUNTY): O (OFFICE) AND A-1 (AGRICULTURAL)	
	WEST (CITY): T (TRANSITION)	
ACREAGE/SQUARE FOOTAGE	27.99	
BUILDING HEIGHT (commercial)	PROPOSED: 35 FEET	MAX: 45'
BUILDING HEIGHT (multi-family)	PROPOSED: 55 FEET	MAX: 4 STORIES/55'
BUILDING SETBACKS (commercial)	PROPOSED: FRONT: 20' SIDE: 15' REAR: 10'	
	REQUIRED: FRONT: 15' SIDE: 10'(1) REAR: 10'	
BUILDING SETBACKS (multi-family)	PROPOSED: FRONT: 15' SIDE: 10' REAR: 25'	
	REQUIRED: FRONT: 15' SIDE: 10' REAR: 25'	
PARKING SPACES (parcel 5)	PROVIDED: 344	
	REQUIRED: 333	
NUMBER OF EMPLOYEES	N/A	
WAIVER REQUEST	YES: NO: X	
VARIANCE REQUEST	YES: NO: X	
MIN. LOT WIDTH (commercial)	75'	
MIN. LOT WIDTH (multi-family)	100'	

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

PHASING:

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

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LORI A. BROOKER LICENSE NUMBER 71 STATE OF FLORIDA PROFESSIONAL ENGINEER
JORDAN D. RAPACZ LICENSE NUMBER 0082402 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

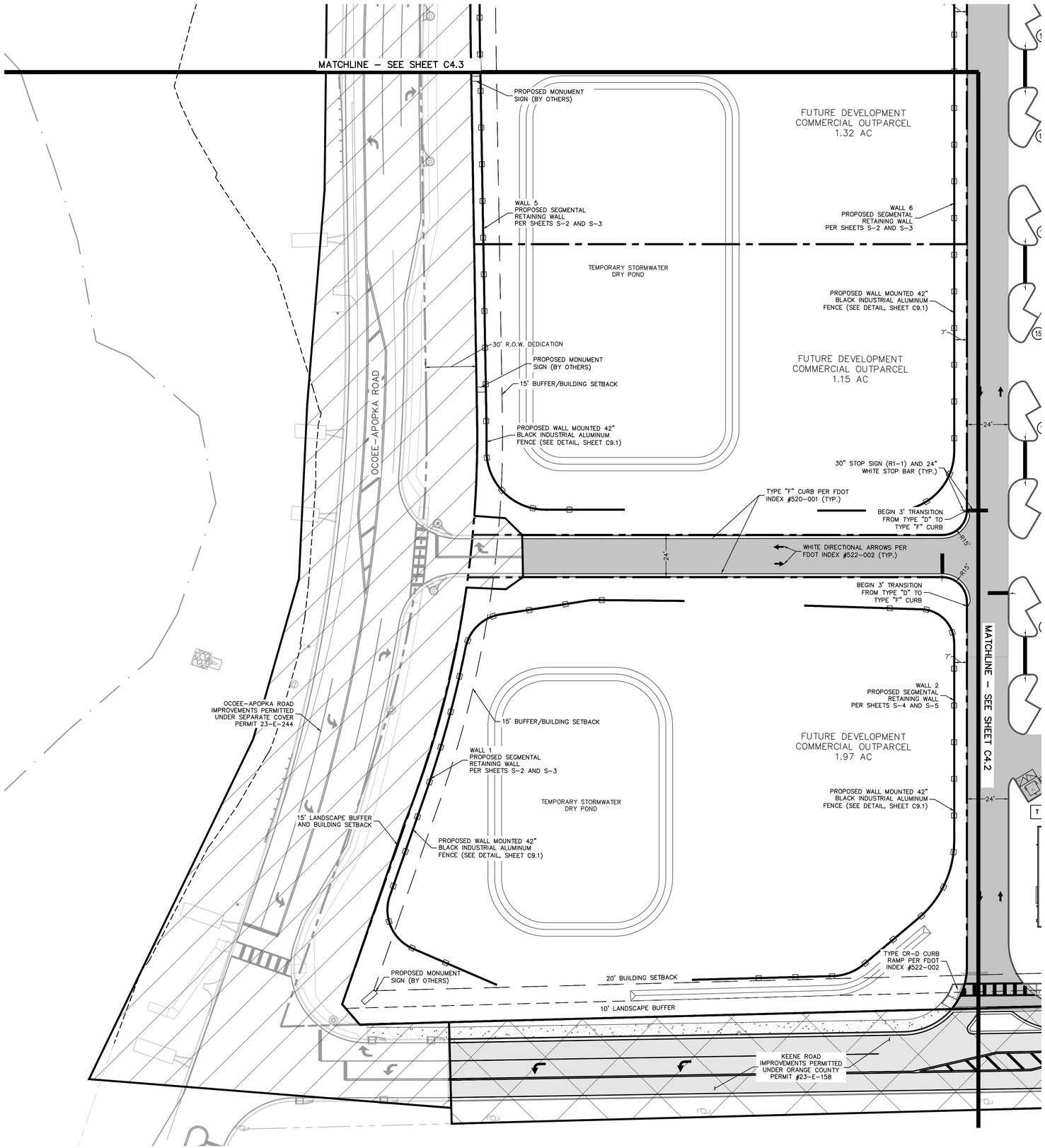
OVERALL SITE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.0

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C4.0 - SITE PLAN.dwg C4.0 - OVERALL SITE PLAN Jul 22, 2024 4:47pm by: griffin.bolley
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEY MAP
SCALE: 1" = 1000'

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK (SEE DETAIL, SHEET C9.0)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED PERVIOUS ASPHALT PAVEMENT SEE DETAIL, SHEET C9.0)
- OFF-SITE IMPROVEMENTS (BY OTHERS)
- TREE PRESERVATION AREA
- CRITICAL ROOT ZONE, ALL PROPOSED WORK WITHIN THIS AREA TO BE COORDINATED WITH OWNERSHIP AND ARBORIST
- WETLANDS
- PROPOSED INDUSTRIAL ALUMINUM FENCE
- EXISTING WETLAND BOUNDARY
- EXISTING FEMA FLOOD PLAIN

NOTE:

1. ALL ON-SITE PAINT STRIPING TO BE 4" WHITE PAINT WITH A HIGH SLIP-RESISTANT FINISH.

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
JORDAN D. RAPACZ, PLA
LICENSE NO. 6667007
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JOSHUA A. BOLEY, PE
FLORIDA LICENSE NO. 73602
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

SITE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.1

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C4.0 – SITE PLAN.dwg C4.1 – SITE PLAN Jul 22, 2024 4:47pm by: griffin.boley
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C4.0 – SITE PLAN.dwg C4.2 – SITE PLAN Jul 22, 2024 4:48pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE – SEE SHEET C4.1

MATCHLINE – SEE SHEET C4.4

PROPOSED FIRE LANE PAVEMENT MARKINGS

BOLLARD MOUNTED STOP SIGN

CURB RAMP (SEE DETAIL 6-32, SHEET C9.4)

BICYCLE PARKING (10 SPACES) (SEE DETAIL, SHEET C9.0)

PROPOSED PHARMACY DRIVE THRU (SEE DETAIL 6-23, SHEET C9.4)

CART CORRAL (SEE DETAIL 6-44, SHEET C9.5) (TYP.)

PHARMACY DIRECTIONAL SIGN

FIRE LANE STRIPING (SEE DETAIL 6-41, SHEET C9.5)

CONCRETE SIDEWALK (PATTERN PER PUBLIX STANDARDS)

BUILDING 4
GROCER
48,387 SF

ENTRANCE RAMP, (SEE DETAIL 6-26 SHEET C9.4) (TYP.)

BOLLARD MOUNTED ADA SIGNAGE PER DETAIL 6-42 SHEET C9.5 (TYP.)

CART CORRAL (SEE DETAIL 6-44, SHEET C9.5) (TYP.)

PHARMACY DIRECTIONAL SIGN

ATM LOCATION

TRASH COMPACTOR. SEE ARCH PLANS FOR DETAILS

30" STOP SIGN (R1-1) AND 24" WHITE STOP BAR (TYP.)

3' MINIMUM CLEARANCE (TYP.)

CURBSIDE PICKUP SIGN (SEE DETAIL 6-39, SHEET C9.5)

STANDBY GENERATOR (SEE ARCH PLANS FOR DETAILS). THE STANDBY GENERATOR IS NOT WITHIN 500 FT OF ANY EXISTING COMMUNITY WATER SUPPLY WELL, NON-TRANSIENT, NON-COMMUNITY WATER SUPPLY WELL, AND NOT WITHIN 100 FT OF ANY OTHER MUNICIPAL WATER SUPPLY WELL.

PUBLIX STOREFRONT CURB TO BE PAINTED YELLOW (SEE DETAIL 6-26, SHEET C9.4)

PAD MOUNTED TRANSFORMER

EMERGENCY GENERATOR, SEE PUBLIX STANDARDS

CURB RAMP (SEE DETAIL 6-32, SHEET C9.2)

CART CORRAL (SEE DETAIL 6-44, SHEET C9.5) (TYP.)

ACCESSIBLE PARKING (SEE DETAIL 6-39, SHEET C9.5) (TYP.)

BOLLARDS (SEE DETAIL 6.34 SHEET C9.5)

BUILDING 3
2,100 SF

TYPE CR-G CURB RAMP PER FDOT INDEX #522-002 (TYP.)

BOLLARD (SEE DETAIL, SHEET C9.5) (TYP.)

DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAIL)

BICYCLE PARKING (4 SPACES)

PHARMACY DIRECTIONAL SIGN

TYPE "D" CURB PER FDOT INDEX #520-001 (TYP.)

BUILDING 2
RETAIL
9,750 SF

CONCRETE WHEEL STOP (SEE DETAIL, SHEET C9.0) (TYP.)

PEDESTRIAN CORSSWALK PER FDOT INDEX #711-001 (TYP.)

DETECTABLE WARNING PER FDOT INDEX #522-002 (TYP.)

TYPE CR-A CURB RAMP PER FDOT INDEX #522-002 (TYP.)

BEGIN 3' TRANSITION FROM TYPE "D" TO TYPE "F" CURB

BICYCLE PARKING (6 SPACES)

6" WHITE STRIPING (TYP.)

DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAIL)

TYPE CR-C CURB RAMP PER FDOT INDEX #522-002 (TYP.)

PROPOSED PIPE GUIDERAIL PER FDOT INDEX #515-080

TYPE CR-C CURB RAMP PER FDOT INDEX #522-002 (TYP.)

PROPOSED PIPE GUIDERAIL PER FDOT INDEX #515-080

30" STOP SIGN (R1-1) AND NO LEFT TURN SIGN (R3-2)

BUILDING 1
MEDICAL OFFICE
4,200 SF

ACCESSIBLE PARKING (SEE DETAIL, SHEET C9.0)

TYPE CR-C CURB RAMP PER FDOT INDEX #522-002

TYPE CR-G CURB RAMP PER FDOT INDEX #522-002 (TYP.)

TYPE CR-E CURB RAMP PER FDOT INDEX #522-002

PROPOSED FIRE LANE PAVEMENT MARKINGS

BEGIN 3' TRANSITION FROM TYPE "D" TO TYPE "F" CURB

TYPE CR-G CURB RAMP PER FDOT INDEX #522-002 (TYP.)

BEGIN 3' TRANSITION FROM TYPE "D" TO TYPE "F" CURB

BICYCLE PARKING (4 SPACES)

PROPOSED MONUMENT SIGN (BY OTHERS)

TYPE CR-F CURB RAMP PER FDOT INDEX #522-002

TYPE CR-F CURB RAMP PER FDOT INDEX #522-002 (TYP.)

20' BUILDING SETBACK

10' LANDSCAPE BUFFER

15' LANDSCAPE BUFFER AND BUILDING SETBACK

WALL 7
PROPOSED SEGMENTAL KNEE WALL (2.5' MAX HEIGHT) PER SHEET S-9

20' BUILDING SETBACK

10' LANDSCAPE BUFFER

KEENE ROAD IMPROVEMENTS PERMITTED UNDER ORANGE COUNTY PERMIT #23-E-158

NOTE: AREA OF CRITICAL ROOT ZONE TO NOT BE DISTURBED. ANY WORK PERFORMED IN THIS AREA TO BE COORDINATED WITH OWNERSHIP AND ARBORIST (TYP.)

PARCEL# 20-21-28-3641-00-072
ZONING: R-CE-2
PROPERTY USE: AG HORSE FARM

WALL 3
PROPOSED SEGMENTAL RETAINING WALL PER SHEETS S-6 – S-8

WALL 4
PROPOSED SEGMENTAL RETAINING WALL PER SHEETS S-6 – S-8

CONCRETE LINED SWALE, SEE FDOT INDEX #524-001 W/ THICKENED EDGE

PROPOSED MAINTENANCE GATE (SEE DETAIL, SHEET C9.2)

PROPOSED MAN GATE (SEE DETAIL, SHEET C9.3)

PROPOSED 6' BLACK INDUSTRIAL ALUMINUM FENCE (SEE DETAIL, SHEET C9.1)

PERVIOUS ASPHALT PAVEMENT, 14,947 SF (SEE DETAIL SHEET C9.0)

PARCEL# 20-21-28-3641-00-010
ZONING: R-CE-2
PROPERTY USE: SINGLE FAMILY

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

KEY MAP
SCALE: 1" = 1000'

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK (SEE DETAIL, SHEET C9.0)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED PERVIOUS ASPHALT PAVEMENT SEE DETAIL, SHEET C9.0)
- OFF-SITE IMPROVEMENTS (BY OTHERS)
- TREE PRESERVATION AREA
- CRITICAL ROOT ZONE, ALL PROPOSED WORK WITHIN THIS AREA TO BE COORDINATED WITH OWNERSHIP AND ARBORIST
- WETLANDS
- PROPOSED INDUSTRIAL ALUMINUM FENCE
- EXISTING WETLAND BOUNDARY
- EXISTING FEMA FLOOD PLAIN

NOTE:
1. ALL ON-SITE PAINT STRIPING TO BE 4" WHITE PAINT WITH A HIGH SLIP-RESISTANT FINISH.

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT LICENSE No. 7
JORDAN D. DRAPER
STATE OF FLORIDA
PROFESSIONAL LANDSCAPE ARCHITECT

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

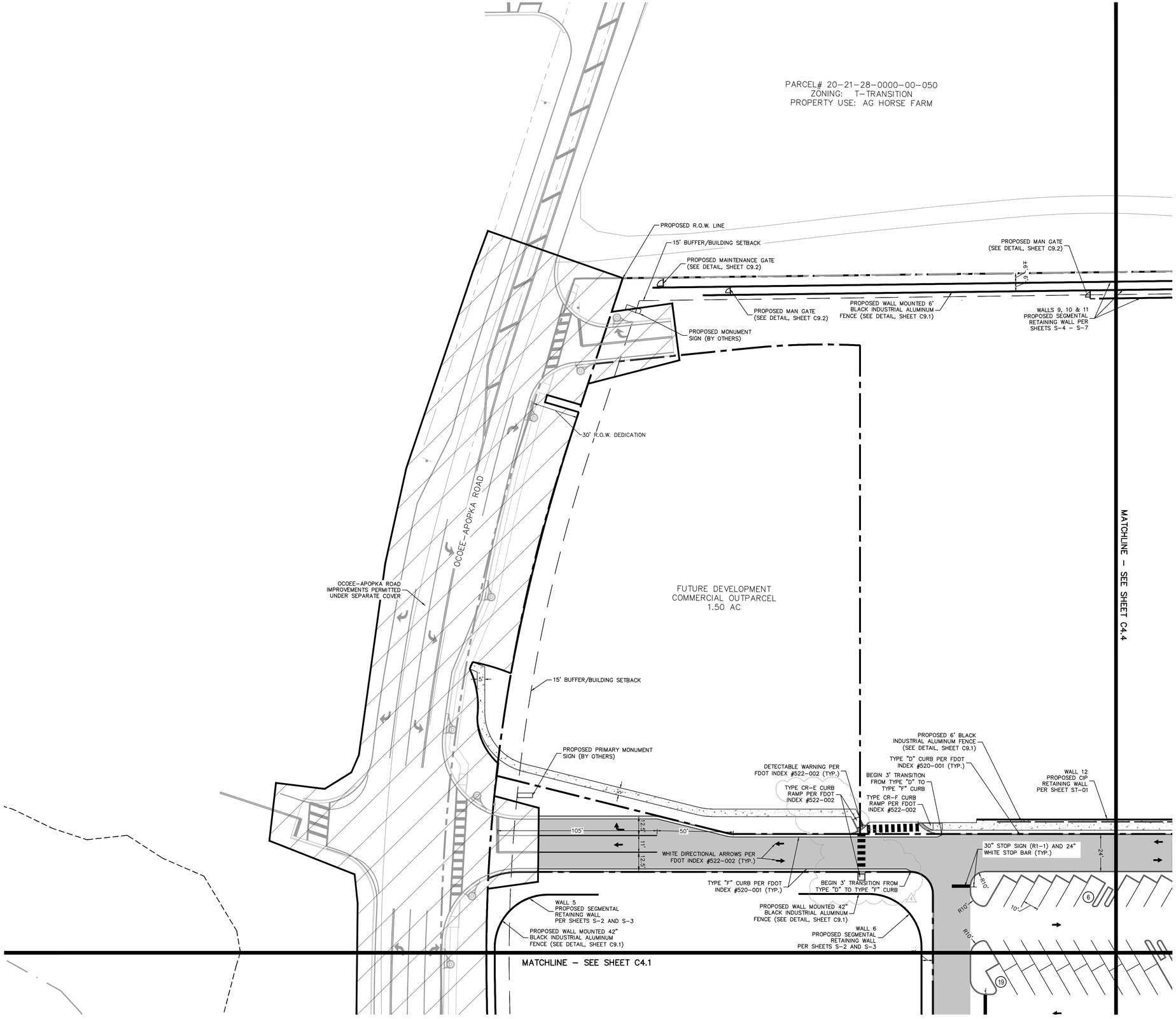
SITE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.2

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C4.0 – SITE PLAN.dwg C4.3 – SITE PLAN Jul 23, 2024 8:36am by: Jacob.Bubb
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEY MAP
SCALE: 1" = 1000'

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK (SEE DETAIL, SHEET C9.0)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED PERVIOUS ASPHALT PAVEMENT SEE DETAIL, SHEET C9.0)
- OFF-SITE IMPROVEMENTS (BY OTHERS)
- TREE PRESERVATION AREA
- CRITICAL ROOT ZONE, ALL PROPOSED WORK WTHIN THIS AREA TO BE COORDINATED WTH OWNERSHIP AND ARBORIST
- WETLANDS
- PROPOSED INDUSTRIAL ALUMINUM FENCE
- EXISTING WETLAND BOUNDARY
- EXISTING FEMA FLOOD PLAIN

NOTE:
1. ALL ON-SITE PAINT STRIPING TO BE 4" WHITE PAINT WITH A HIGH SLIP-RESISTANT FINISH.

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
JORDAN DRAPER PE
LICENSE NUMBER 93602
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 7/23/2024

KHA PROJECT	049335015
DATE	7/23/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

SITE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.3

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C4.0 – SITE PLAN.dwg C4.4 – SITE PLAN Jul 22, 2024 4:49pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PARCEL# 20-21-28-0000-00-050
ZONING: T-TRANSITION
PROPERTY USE: AG HORSE FARM

15' BUFFER/BUILDING SETBACK

WALLS 9, 10 & 11
PROPOSED SEGMENTAL
RETAINING WALL PER
SHEETS S-4 – S-7

PROPOSED WALL MOUNTED 6'
BLACK INDUSTRIAL ALUMINUM
FENCE (SEE DETAIL, SHEET C9.1)

PROPOSED MAN GATE
(SEE DETAIL, SHEET C9.2)

FUTURE DEVELOPMENT
MULTIFAMILY USE
7.52 AC

MATCHLINE – SEE SHEET C4.3

MATCHLINE – SEE SHEET C4.5

PROPOSED 6' BLACK
INDUSTRIAL ALUMINUM FENCE
(SEE DETAIL, SHEET C9.1)

WALL 13
PROPOSED CIP
RETAINING WALL
PER SHEET ST-02

NOTE: AREA OF CRITICAL ROOT
ZONE TO NOT BE DISTURBED.
ANY WORK PERFORMED IN THIS
AREA TO BE COORDINATED WITH
OWNERSHIP AND ARBORIST (TYP).

TYPE CR-C CURB
RAMP PER FDOT
INDEX #522-002

DETECTABLE WARNING PER
FDOT INDEX #522-002 (TYP.)

PEDESTRIAN CORSSWALK
PER FDOT INDEX
#711-001 (TYP.)

PROPOSED 6' BLACK
INDUSTRIAL ALUMINUM FENCE
(SEE DETAIL, SHEET C9.1)

WALL 12
PROPOSED CIP RETAINING WALL
PER SHEETS ST-01 AND ST-02

PARCEL# 20-21-28-3641-00-072
ZONING: R-CE-2
PROPERTY USE: AG HORSE FARM

PROPOSED 6' BLACK
INDUSTRIAL ALUMINUM FENCE
(SEE DETAIL, SHEET C9.1)

CONCRETE LINED SWALE,
SEE FDOT INDEX #524-001
W/ THICKENED EDGE

PROPOSED MAN GATE
(SEE DETAIL, SHEET C9.3)

30" STOP SIGN (R1-1) AND 24"
WHITE STOP BAR (TYP.)

PHARMACY DIRECTIONAL SIGN

DUMPSTER ENCLOSURE
(SEE ARCHITECTURAL
PLANS FOR DETAIL)

TYPE CR-L CURB
RAMP PER FDOT INDEX
#522-002 (TYP.)

TYPE "D" CURB PER FDOT
INDEX #520-001 (TYP.)

BUILDING 5
RETAIL
2,550 SF

ROPOSED CART
CORRAL (TYP.)

6" WHITE STRIPING (TYP.)

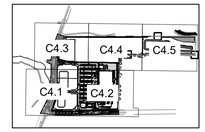
TYPE CR-F CURB
RAMP PER FDOT INDEX
#522-002 (TYP.)

BICYCLE PARKING
(4 SPACES) SEE
DETAIL SHEET C9.0

MATCHLINE – SEE SHEET C4.2

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK (SEE DETAIL, SHEET C9.0)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED PERVIOUS ASPHALT PAVEMENT SEE DETAIL, SHEET C9.0)
- OFF-SITE IMPROVEMENTS (BY OTHERS)
- TREE PRESERVATION AREA
- CRITICAL ROOT ZONE, ALL PROPOSED WORK WITHIN THIS AREA TO BE COORDINATED WITH OWNERSHIP AND ARBORIST
- WETLANDS
- PROPOSED INDUSTRIAL ALUMINUM FENCE
- EXISTING WETLAND BOUNDARY
- EXISTING FEMA FLOOD PLAIN

NOTE:
1. ALL ON-SITE PAINT STRIPING TO BE 4" WHITE PAINT WITH A HIGH SLIP-RESISTANT FINISH.

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LUCAS J. DRAPER
LICENSE NUMBER 73
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LUCAS JORDAN DRAPER
DATE: 7/22/2024

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

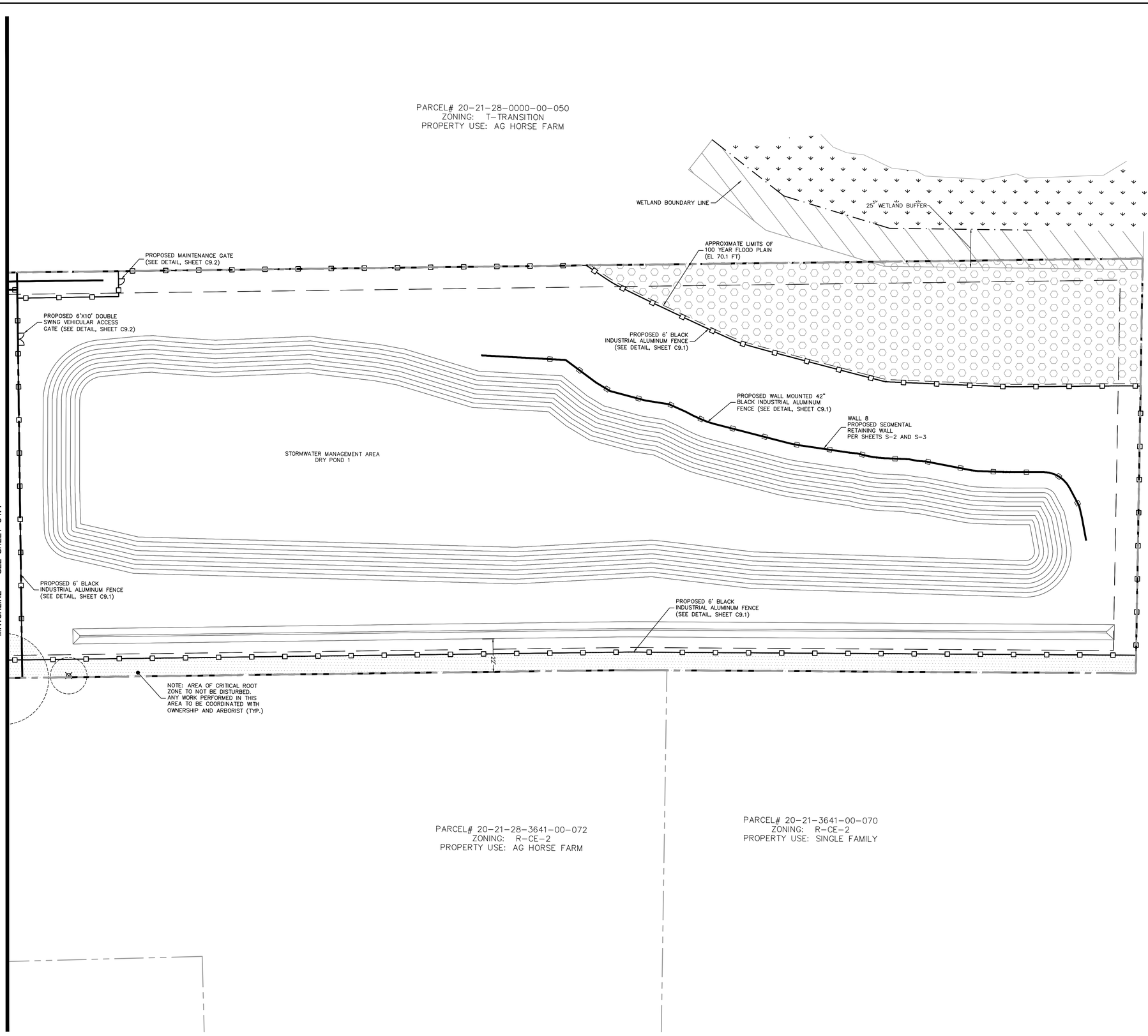
SITE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

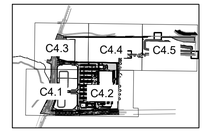
SHEET NUMBER
C4.4

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C4.0 – SITE PLAN.dwg C4.5 – SITE PLAN Jul 22, 2024 4:49pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK (SEE DETAIL, SHEET C9.0)
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (SEE DETAIL, SHEET C9.0)
- PROPOSED PERVIOUS ASPHALT PAVEMENT SEE DETAIL, SHEET C9.0)
- OFF-SITE IMPROVEMENTS (BY OTHERS)
- TREE PRESERVATION AREA
- CRITICAL ROOT ZONE, ALL PROPOSED WORK WTHIN THIS AREA TO BE COORDINATED WTH OWNERSHIP AND ARBORIST
- WETLANDS
- PROPOSED INDUSTRIAL ALUMINUM FENCE
- EXISTING WETLAND BOUNDARY
- EXISTING FEMA FLOOD PLAIN

NOTE:
1. ALL ON-SITE PAINT STRIPING TO BE 4" WHITE PAINT WITH A HIGH SLIP-RESISTANT FINISH.

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER LICENSE No. 71777 STATE OF FLORIDA JORDAN D. BRADDOCK PE
LICENSED LANDSCAPE ARCHITECT LICENSE No. 6667 STATE OF FLORIDA LUIS A. PRADO JR. PLA
DATE

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

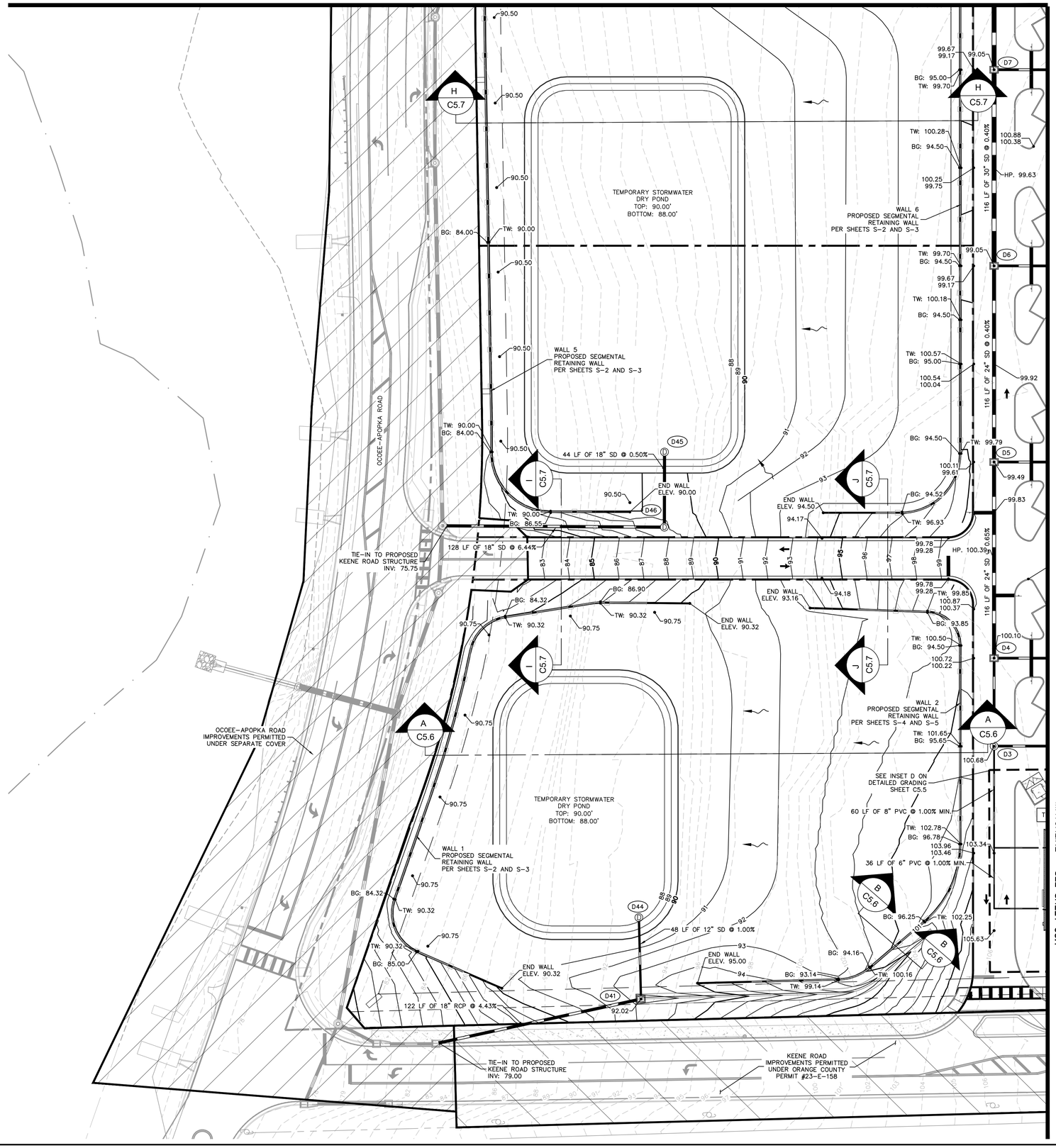
SITE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.5

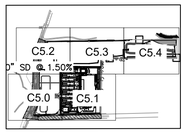
Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C5.0 – PAVING GRADING AND DRAINAGE PLAN.dwg C5.0 – PAVING GRADING AND DRAINAGE PLAN Jul 22, 2024 4:50pm by griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES:

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

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D3	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 TOP: 100.68 S. INV IN: 98.16 (8" PVC) E. INV IN: 97.31 (15" SD) N. INV OUT: 97.31 (15" SD)
D4	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 100.10 S. INV IN: 96.79 (15" SD) E. INV IN: 97.31 (15" SD) N. INV OUT: 96.00 (24" SD)
D5	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 99.49 S. INV IN: 95.25 (24" SD) E. INV IN: 96.00 (15" SD) N. INV OUT: 95.25 (24" SD)
D6	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 99.05 S. INV IN: 94.79 (24" SD) E. INV IN: 95.75 (15" SD) N. INV OUT: 94.25 (30" SD)
D7	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 99.05 S. INV IN: 93.79 (30" SD) E. INV IN: 95.75 (15" SD) N. INV OUT: 93.17 (30" SD)
D41	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 92.02 N. INV IN: 84.42 (12" SD) W. INV OUT: 84.42 (18" RCP)
D44	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 W/ GRATED LID TOP: 88.50 S. INV OUT: 84.90 (12" SD)
D45	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 W/ GRATED LID TOP: 88.50 S. INV OUT: 84.25 (18" SD)
D46	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 TOP: 88.86 N. INV IN: 84.03 (18" SD) W. INV OUT: 84.03 (18" SD)



KEY MAP
SCALE: 1" = 1000'

LEGEND

- EXISTING CONTOUR
- XX.XX' PROPOSED SURFACE ELEVATION
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- DIRECTION OF SURFACE WATER RUNOFF
- PROPOSED TYPE 6 CURB INLET
- TREE PRESERVATION AREA
- WETLANDS
- OFF-SITE IMPROVEMENTS BY OTHERS
- CRITICAL ROOT ZONE, ALL PROPOSED WORK WITHIN THIS AREA TO BE COORDINATED WITH OWNERSHIP AND ARBORIST
- PROPOSED CONVEYANCE SWALE

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
LICENSE NO. 6667015
JORDAN T. RAPACZ PE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 7/22/2024

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

PAVING GRADING AND DRAINAGE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

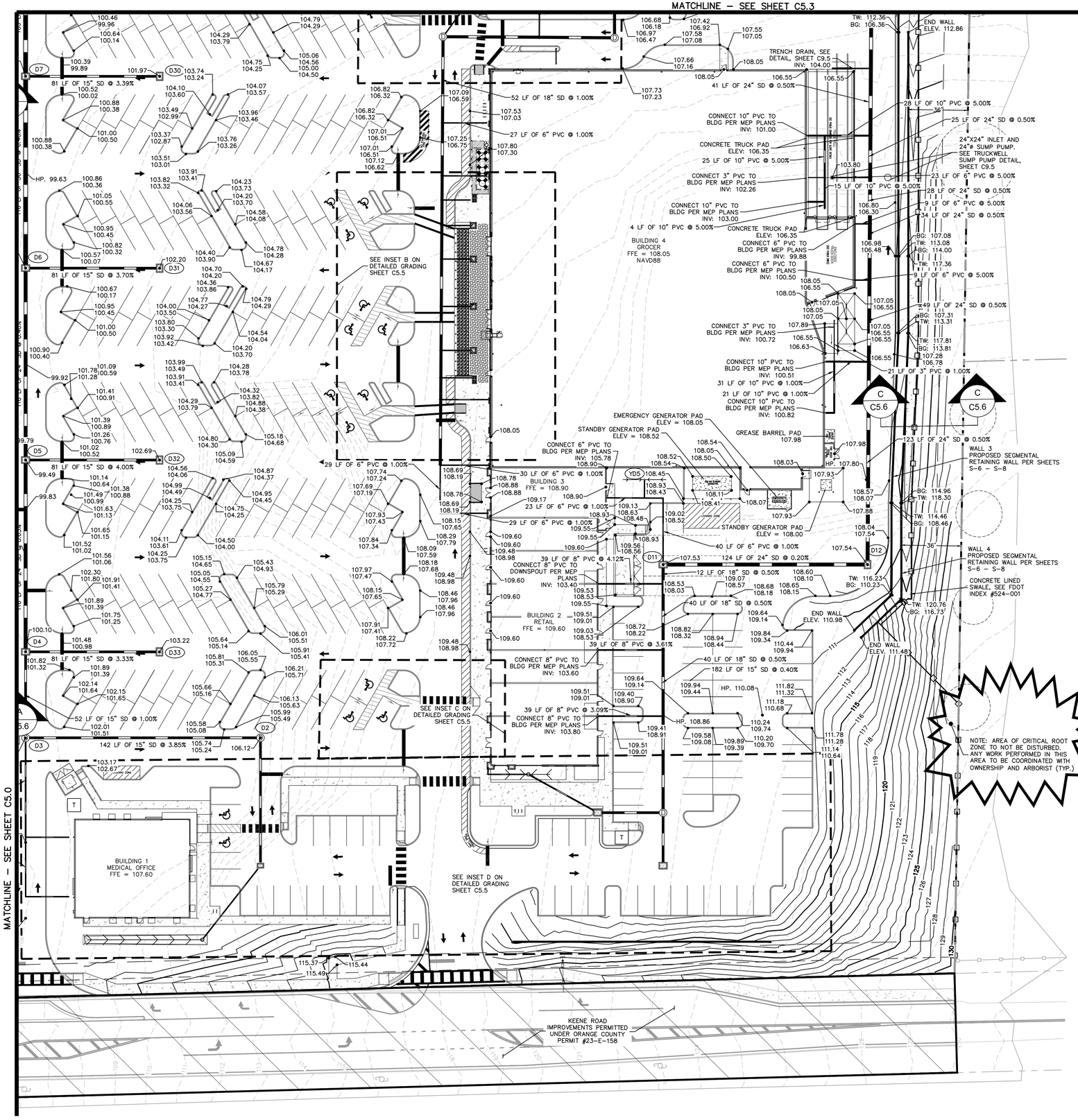
CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.0

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C5.0 - PAVING GRADING AND DRAINAGE PLAN.dwg C5.1 - PAVING GRADING AND DRAINAGE PLAN Jul 22, 2024 4:50pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE – SEE SHEET C5.0

MATCHLINE – SEE SHEET C5.3



NOTES:

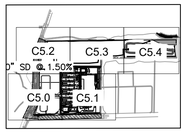
1. STORM PIPE MATERIALS SHALL BE A-2000 PVC, N-12 HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS WELL AS CITY OF APOPKA REQUIREMENTS.
2. STORM PIPE MATERIALS LOCATED WITHIN THE KEENE ROAD RIGHT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

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D2	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 TOP: 106.12 S. INV IN: 102.78 (15" SD) W. INV OUT: 102.78 (15" SD)
D11	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 107.53 S. INV IN: 103.34 (18" SD) N. INV IN: 105.27 (6" PVC) E. INV OUT: 103.34 (24" SD)
D12	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 107.54 W. INV IN: 103.09 (24" SD) N. INV OUT: 100.91 (24" SD)
D30	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 101.97 W. INV OUT: 98.50 (15" SD)
D31	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 102.20 W. INV OUT: 98.75 (15" SD)
D32	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 102.69 W. INV OUT: 99.24 (15" SD)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D33	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 103.22 W. INV OUT: 100.00 (15" SD)
YD5	8" ADS NYLOPLAST STANDARD GRATE ASSEMBLY TOP: 107.90 S. INV OUT: 105.90 (6" PVC)

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

LEGEND

- EXISTING CONTOUR
- PROPOSED SURFACE ELEVATION
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- DIRECTION OF SURFACE WATER RUNOFF
- PROPOSED TYPE 6 CURB INLET
- TREE PRESERVATION AREA
- WETLANDS
- OFF-SITE IMPROVEMENTS BY OTHERS
- CRITICAL ROOT ZONE, ALL PROPOSED WORK WITHIN THIS AREA TO BE COORDINATED WITH OWNERSHIP AND ARBORIST
- PROPOSED CONVEYANCE SWALE

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LORI A. GRIFFIN PROFESSIONAL LANDSCAPE ARCHITECT LICENSE NO. 7 STATE OF FLORIDA

JORDAN D. RAPACZ PE LICENSE NO. 84022 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

PAVING GRADING AND DRAINAGE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

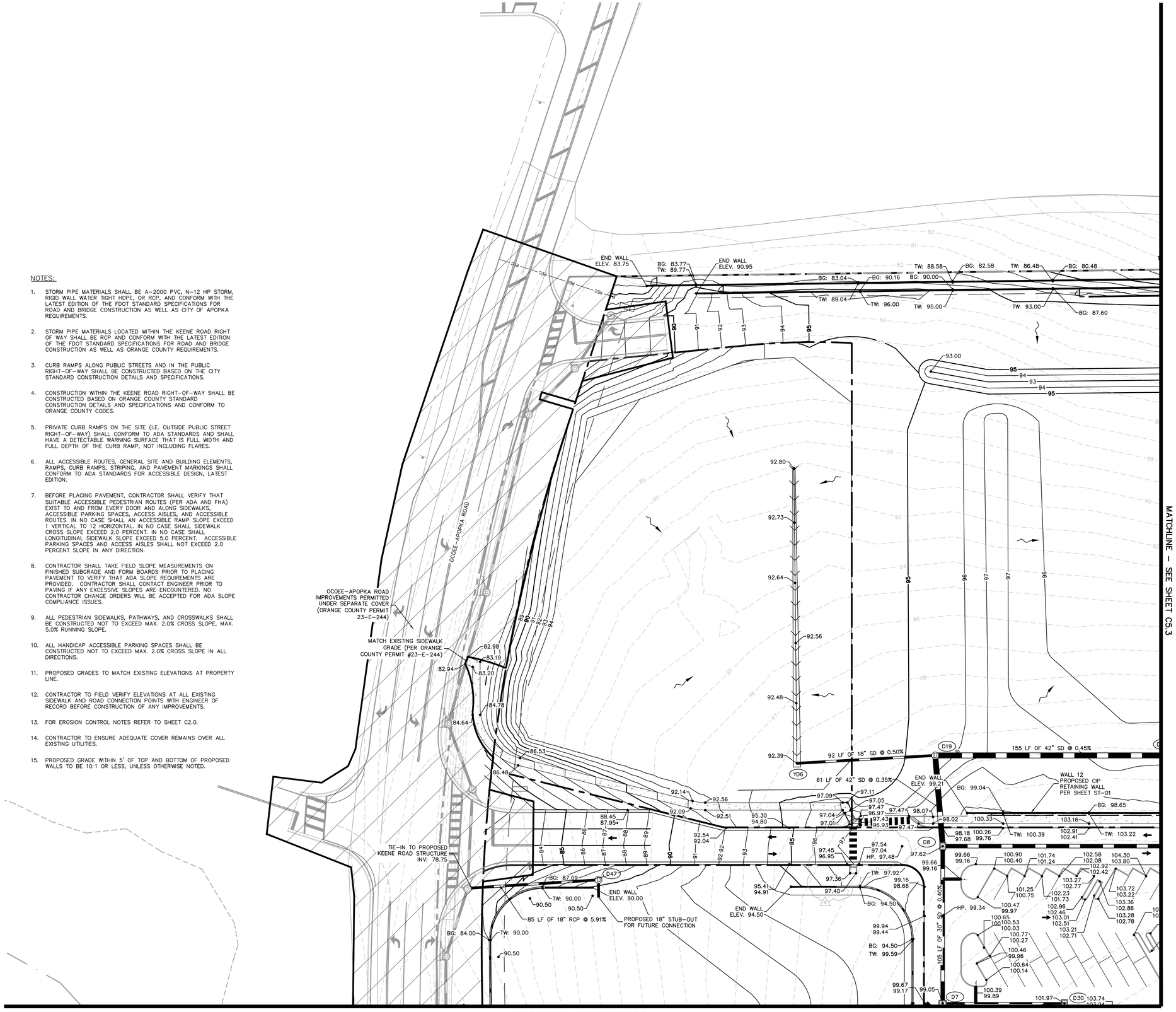
CITY OF APOPKA FLORIDA

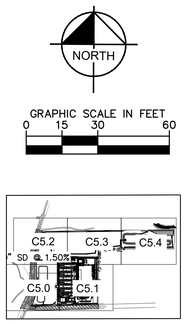
SHEET NUMBER
C5.1

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C5.0 – PAVING GRADING AND DRAINAGE PLAN.dwg C5.2 – PAVING GRADING AND DRAINAGE PLAN Jul 23, 2024 8:34am by: Jacob Bubb
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NOTES:

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





KEY MAP
SCALE: 1" = 1000'

LEGEND

- EXISTING CONTOUR
- PROPOSED SURFACE ELEVATION
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- DIRECTION OF SURFACE WATER RUNOFF
- PROPOSED TYPE 6 CURB INLET
- TREE PRESERVATION AREA
- WETLANDS
- OFF–SITE IMPROVEMENTS BY OTHERS
- CRITICAL ROOT ZONE, ALL PROPOSED WORK WITHIN THIS AREA TO BE COORDINATED WITH OWNERSHIP AND ARBORIST
- PROPOSED CONVEYANCE SWALE

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D8	TYPE "D" INLET PER FDOT INDEX #425–052 TOP: 97.62 E. INV IN: 92.60 (30" SD) S. INV IN: 92.75 (30" SD) N. INV OUT: 89.76 (42" SD)
D19	TYPE "P7" MANHOLE PER FDOT INDEX #425–010, 022 TOP: 95.30 S. INV IN: 89.55 (42" SD) W. INV IN: 87.54 (18" SD) E. INV OUT: 87.54 (42" SD)
D47	TYPE "P7" MANHOLE PER FDOT INDEX #425–010, 022 TOP: 89.26 S. INV IN: 83.75 (18" RCP) W. INV OUT: 83.75 (18" RCP)
YD6	18" ADS NYLOPLAST DRAIN BASIN TOP: 92.39 E. INV OUT: 88.00 (18" SD)

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY–HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407–898–1511
WWW.KIMLEY–HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
JORDAN DRAPER PE
LICENSE NUMBER 7
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 7/23/2024

KHA PROJECT	049335015
DATE	7/23/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

PAVING GRADING AND DRAINAGE PLAN

THE SHOPPES AT EAST SHORE–PHASE 1

CITY OF APOPKA FLORIDA

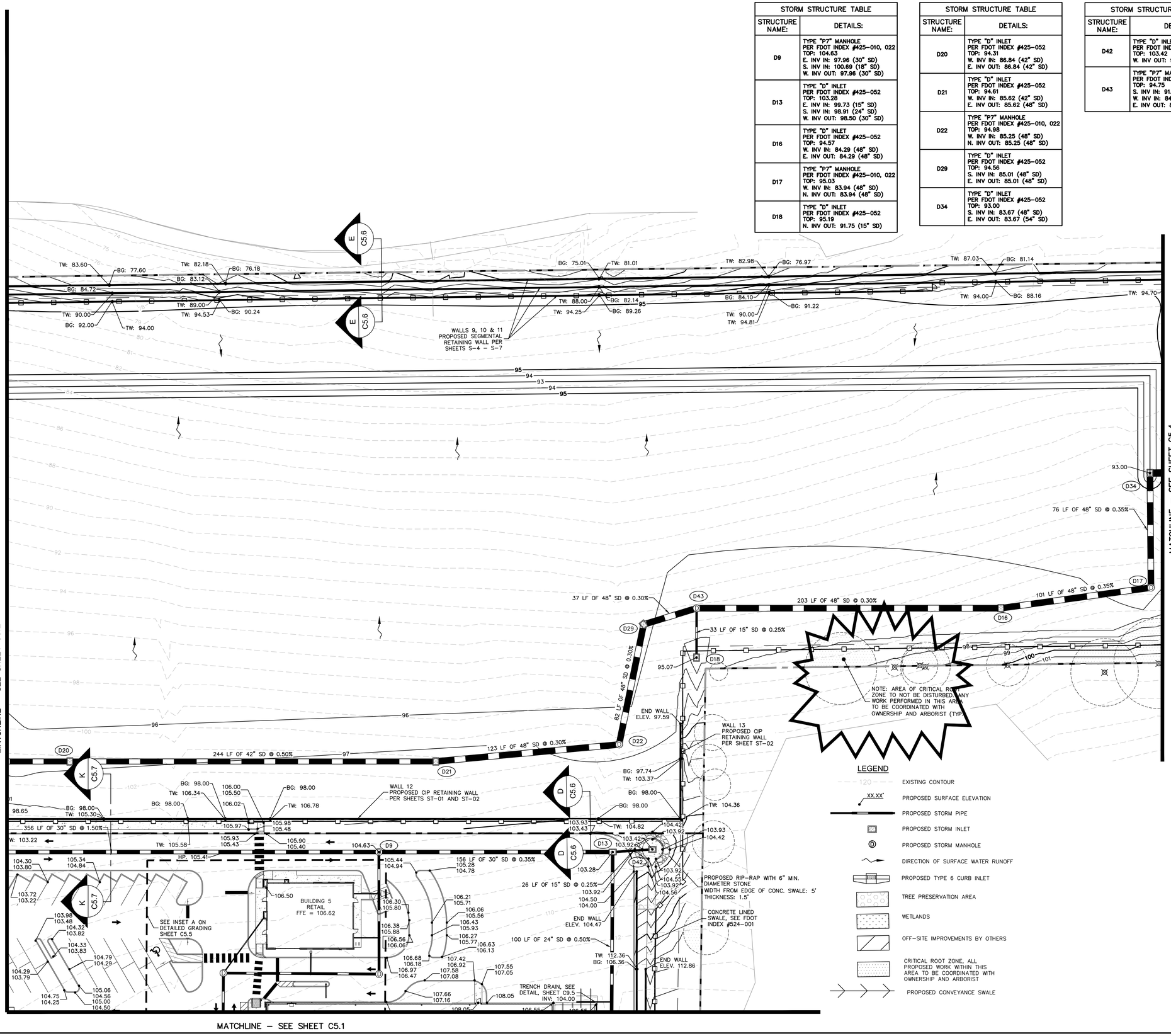
SHEET NUMBER
C5.2

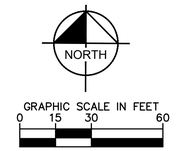
Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C5.0 – PAVING GRADING AND DRAINAGE PLAN.dwg C5.3 – PAVING GRADING AND DRAINAGE PLAN Jul 22, 2024 4:51pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

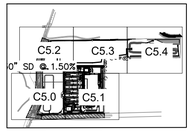
STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D9	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 TOP: 104.63 E. INV IN: 97.96 (30" SD) S. INV IN: 100.69 (18" SD) W. INV OUT: 97.96 (30" SD)
D13	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 103.28 E. INV IN: 99.73 (15" SD) S. INV IN: 98.91 (24" SD) W. INV OUT: 98.50 (30" SD)
D16	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 94.57 W. INV IN: 84.29 (48" SD) E. INV OUT: 84.29 (48" SD)
D17	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 TOP: 95.03 W. INV IN: 83.94 (48" SD) N. INV OUT: 83.94 (48" SD)
D18	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 95.19 N. INV OUT: 91.75 (15" SD)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D20	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 94.31 W. INV IN: 86.84 (42" SD) E. INV OUT: 86.84 (42" SD)
D21	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 94.61 W. INV IN: 85.62 (42" SD) E. INV OUT: 85.62 (48" SD)
D22	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 TOP: 94.98 W. INV IN: 85.25 (48" SD) N. INV OUT: 85.25 (48" SD)
D29	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 94.56 S. INV IN: 85.01 (48" SD) E. INV OUT: 85.01 (48" SD)
D34	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 93.00 S. INV IN: 83.67 (48" SD) E. INV OUT: 83.67 (54" SD)

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D42	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 103.42 W. INV OUT: 99.80 (15" SD)
D43	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 TOP: 94.75 S. INV IN: 91.67 (15" SD) W. INV IN: 84.90 (48" SD) E. INV OUT: 84.90 (48" SD)







KEY MAP
SCALE: 1" = 1000'

NOTES:

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

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LORIDA CERTIFICATE OF AUTHORIZATION NUMBER 7
JORDAN T. GRAPES, P.E.
STATE OF FLORIDA
FLA. LICENSE NO. 84524
PROFESSIONAL ENGINEER
DATE: 7/22/2024

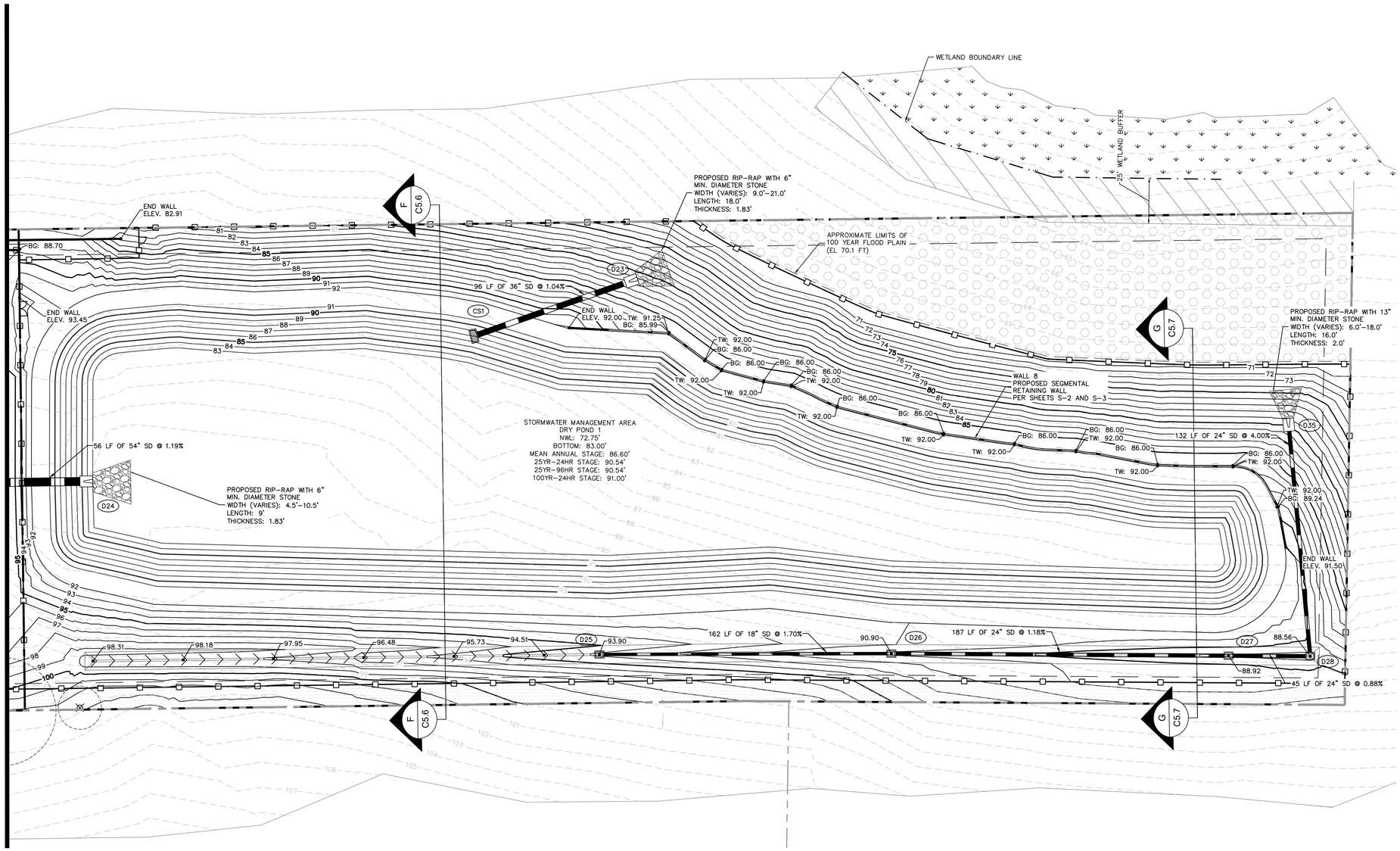
KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

PAVING GRADING AND DRAINAGE PLAN

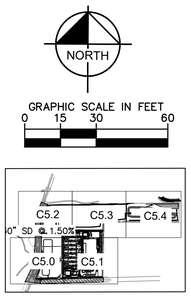
THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.3



STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D25	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 93.90 E. INV OUT: 90.00 (18" SD)
D26	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 90.90 W. INV IN: 87.25 (18" SD) E. INV OUT: 86.90 (24" SD)
D27	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 88.92 W. INV IN: 84.70 (24" SD) E. INV OUT: 84.70 (24" SD)
D28	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 88.56 W. INV IN: 84.30 (24" SD) N. INV OUT: 84.29 (24" SD)
D23	MITERED END SECTION PER FDOT INDEX #430-021 W. INV IN: 81.00 (36" SD)
D24	MITERED END SECTION PER FDOT INDEX #430-021 W. INV IN: 83.00 (54" SD)
D35	MITERED END SECTION PER FDOT INDEX #430-021 S. INV IN: 79.00 (24" SD)
CS1	CS-1 SEE DETAIL, SHEET C9.0



LEGEND

- EXISTING CONTOUR
- PROPOSED SURFACE ELEVATION
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- DIRECTION OF SURFACE WATER RUNOFF
- PROPOSED TYPE 6 CURB INLET
- TREE PRESERVATION AREA
- WETLANDS
- OFF-SITE IMPROVEMENTS BY OTHERS
- CRITICAL ROOT ZONE, ALL PROPOSED WORK WITHIN THIS AREA TO BE COORDINATED WITH OWNERSHIP AND ARBORIST
- PROPOSED CONVEYANCE SWALE

NOTES:

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

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER LICENSE 7 JORDAN THRASHER STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

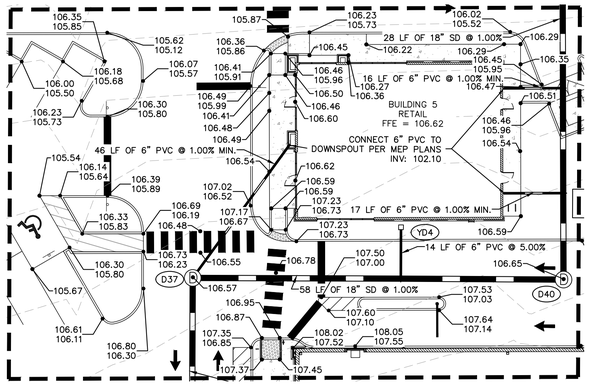
PAVING GRADING AND DRAINAGE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

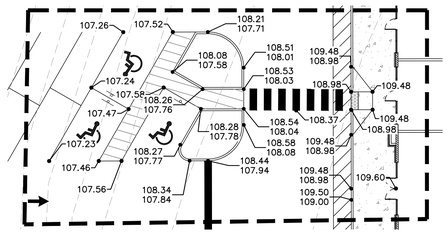
SHEET NUMBER C5.4

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C5.0 – PAVING GRADING AND DRAINAGE PLAN.dwg C5.4 – PAVING GRADING AND DRAINAGE PLAN Jul 22, 2024 4:51pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

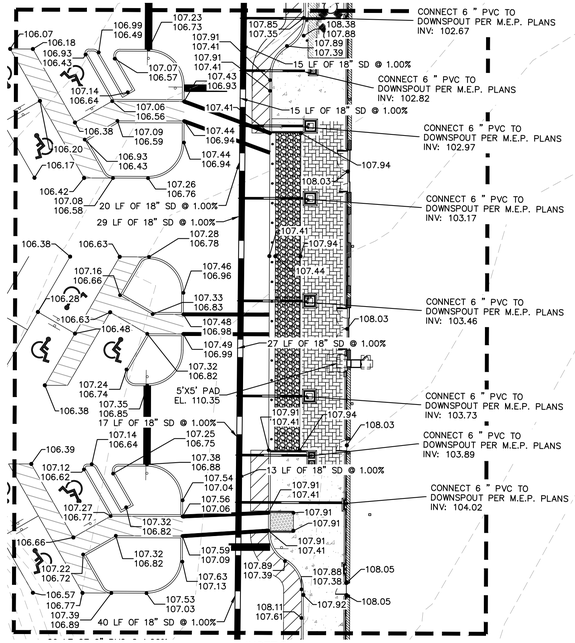


INSET A
SCALE: 1" = 20'

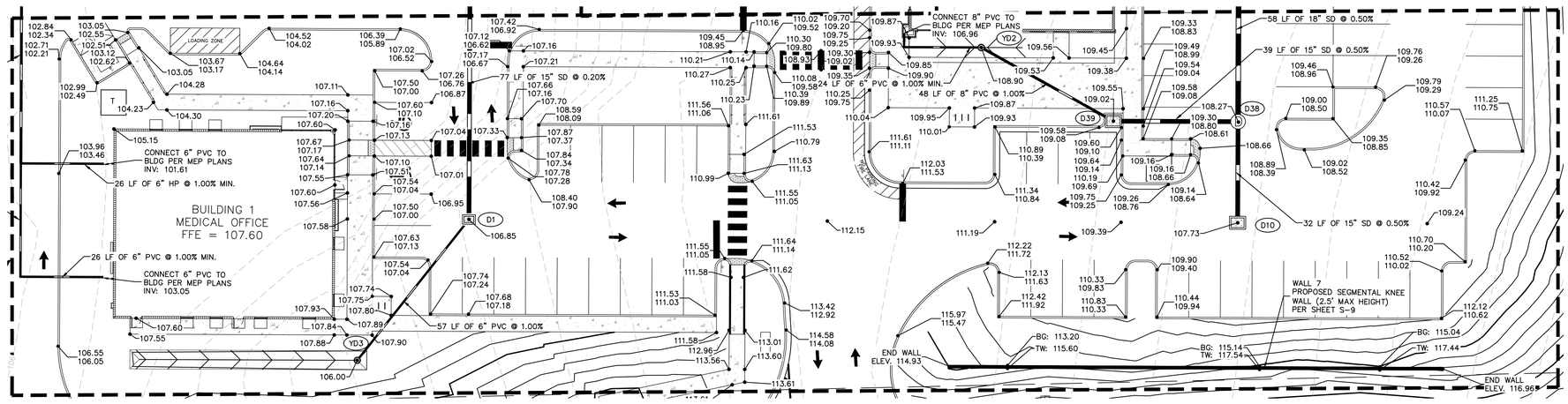
STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D37	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 TOP: 106.57 S. INV IN: 101.83 (18" SD) E. INV OUT: 103.24 (18" SD) NE. INV OUT: 104.00 (6" PVC)
D40	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 TOP: 106.65 W. INV IN: 102.20 (18" SD) N. INV OUT: 101.50 (18" SD)
YD4	8" ADS NYLOPLAST STANDARD GRATE ASSEMBLY TOP: 106.31 S. INV OUT: 103.38 (6" PVC)



INSET C
SCALE: 1" = 20'



INSET B
SCALE: 1" = 20'



INSET D
SCALE: 1" = 20'

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	TYPE "C" INLET PER FDOT INDEX #425-052 TOP: 106.85 SW. INV IN: 102.93 (6" PVC) N. INV OUT: 102.93 (15" SD)
D10	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 107.73 N. INV OUT: 104.25 (15" SD)
D38	TYPE "P7" MANHOLE PER FDOT INDEX #425-010, 022 TOP: 108.27 S. INV IN: 104.09 (15" SD) W. INV IN: 105.00 (15" SD) N. INV OUT: 104.09 (18" SD)
D39	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 109.02 NW. INV IN: 105.99 (8" PVC) E. INV OUT: 105.20 (15" SD)
YD2	8" ADS NYLOPLAST STANDARD GRATE ASSEMBLY TOP: 108.90 W. INV IN: 106.71 (6" PVC) SE. INV OUT: 106.47 (8" PVC)
YD3	8" ADS NYLOPLAST STANDARD GRATE ASSEMBLY TOP: 106.00 NE. INV OUT: 103.50 (6" PVC)

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- 120 — EXISTING CONTOUR
- XX.XX' PROPOSED SURFACE ELEVATION
- PROPOSED STORM PIPE
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- DIRECTION OF SURFACE WATER RUNOFF
- PROPOSED TYPE 6 CURB INLET
- TREE PRESERVATION AREA
- WETLANDS
- OFF-SITE IMPROVEMENTS BY OTHERS
- CRITICAL ROOT ZONE, ALL PROPOSED WORK WITHIN THIS AREA TO BE COORDINATED WITH OWNERSHIP AND ARBORIST
- PROPOSED CONVEYANCE SWALE

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
JORDAN D. TRAPP
LICENSE NO. 7
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JORDAN D. TRAPP
FLA. LICENSE NO. 93602
DATE: 7/22/2024

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

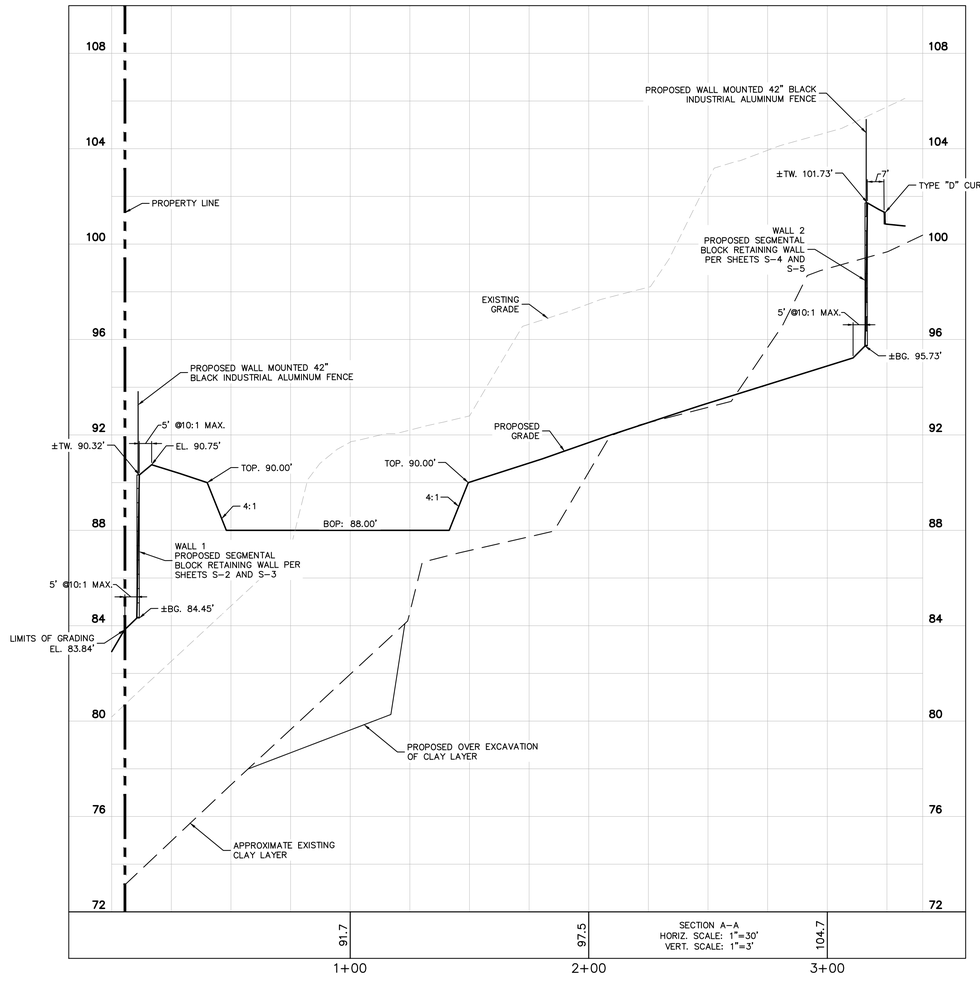
DETAILED GRADING PLAN

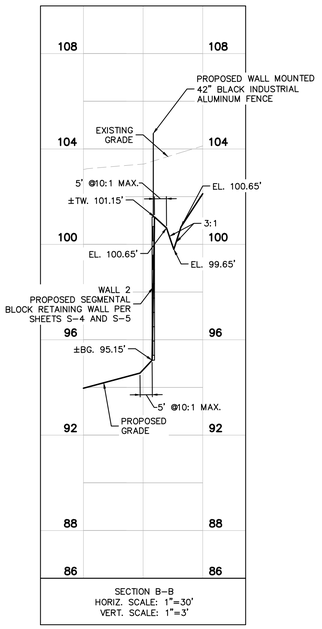
THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

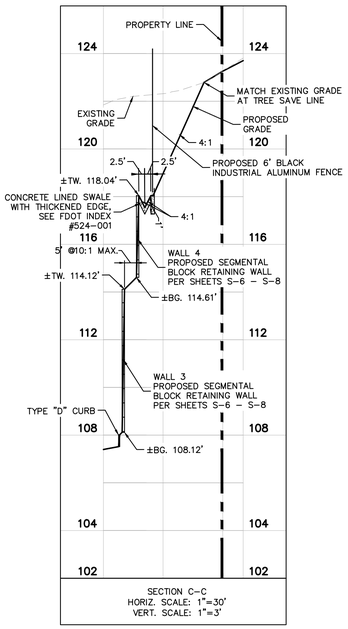
SHEET NUMBER
C5.5

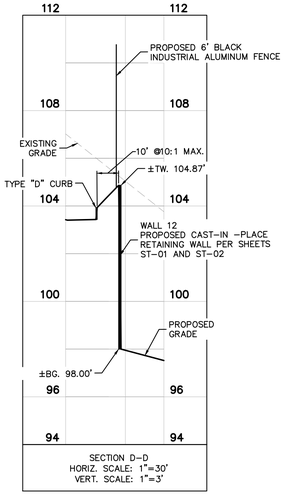
Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

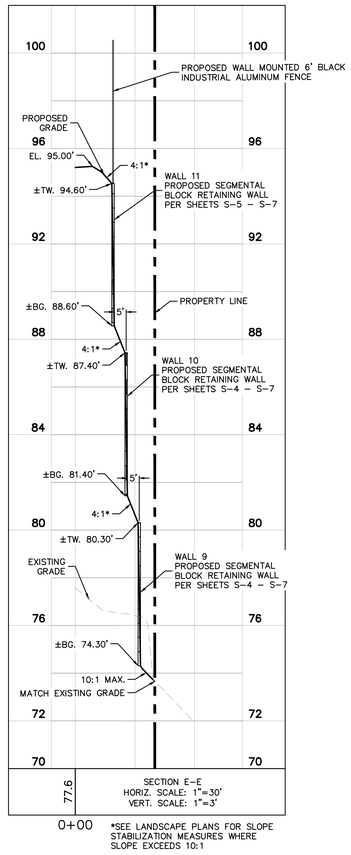
Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C5.0 - PAVING GRADING AND DRAINAGE PLAN.dwg C5.5 - DETAILED GRADING PLAN Jul 22, 2024 4:52pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

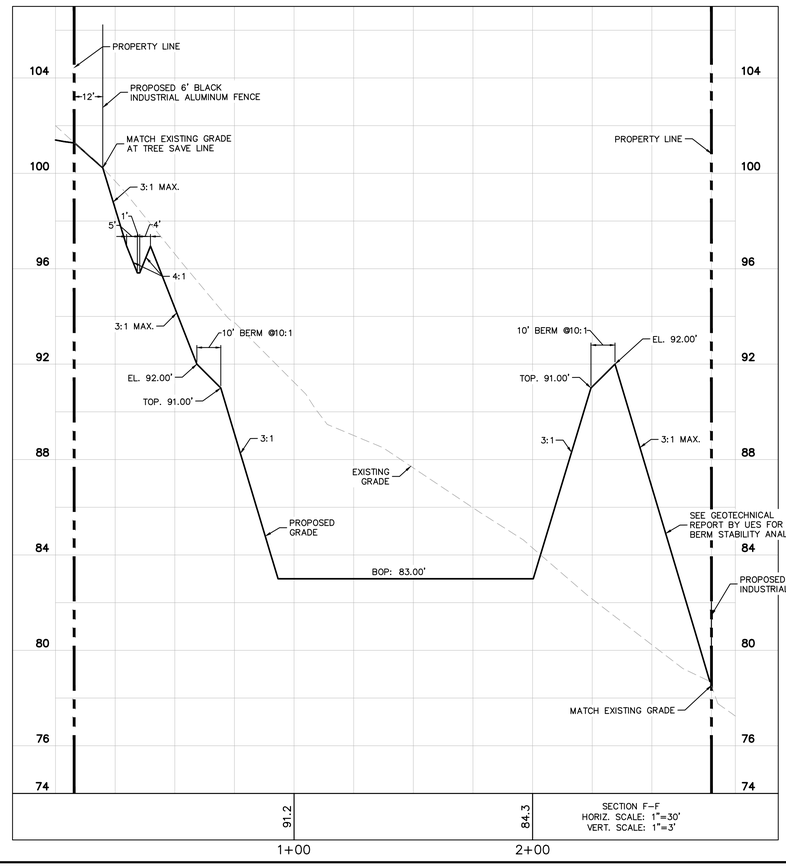












No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
JORDAN DRAPER PE
LICENSE NUMBER 71
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 7/22/2024

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

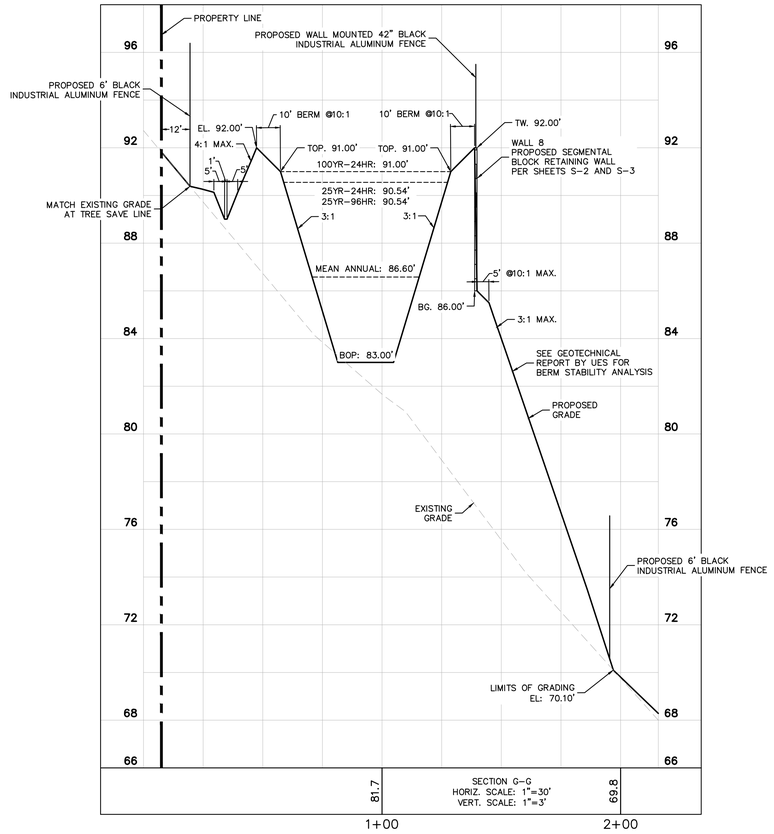
CROSS SECTIONS

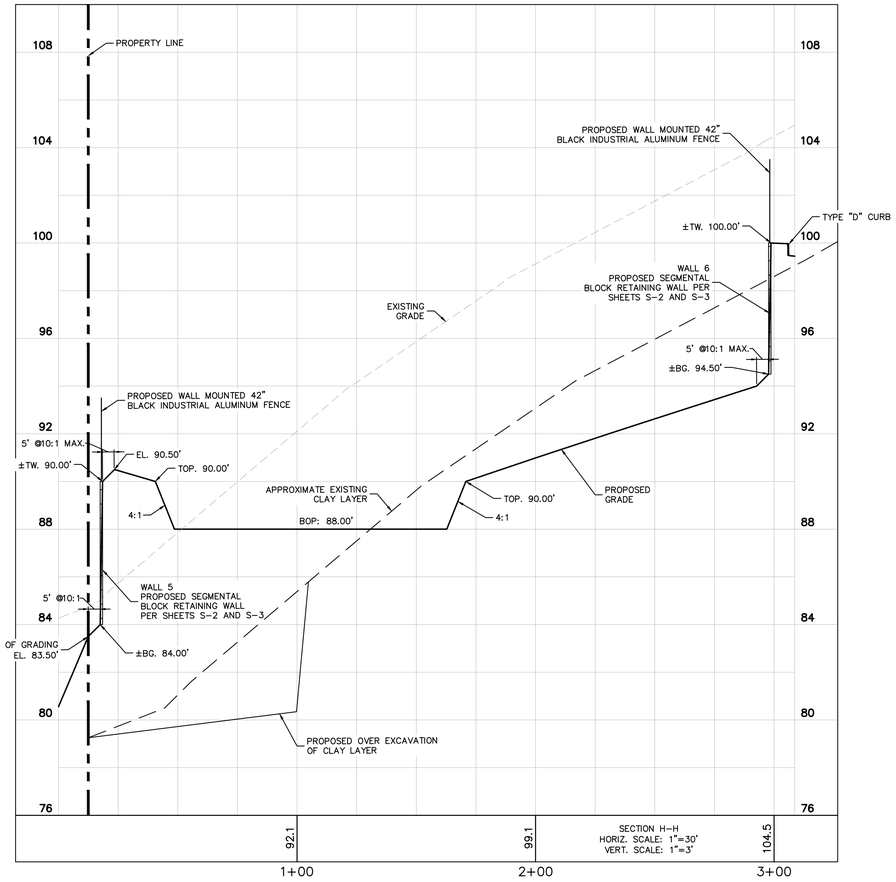
THE SHOPPES AT EAST SHORE-PHASE 1

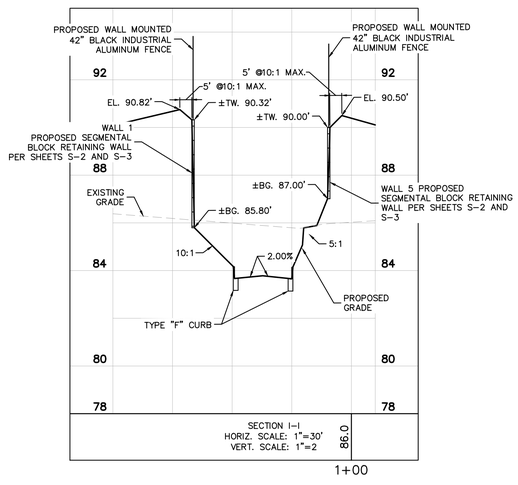
CITY OF APOPKA FLORIDA

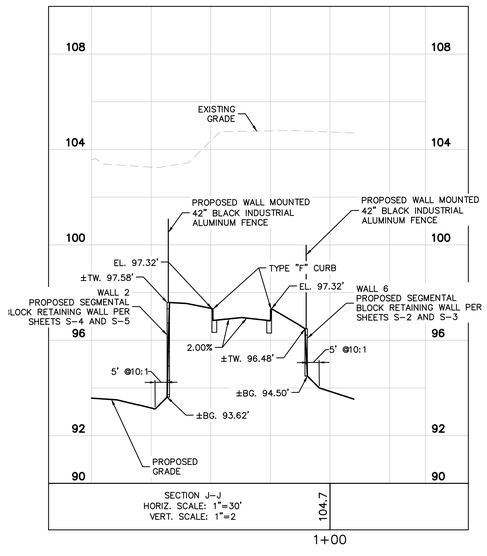
SHEET NUMBER
C5.6

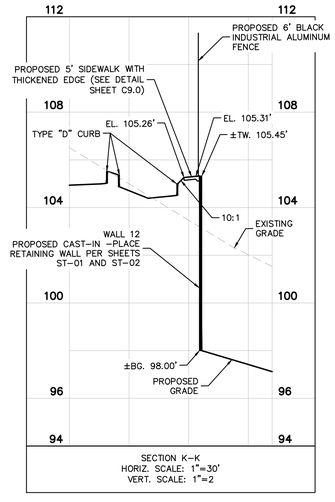
Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C5.0 - PAVING GRADING AND DRAINAGE PLAN.dwg C5.6 - CROSS SECTIONS Jul 22, 2024 4:52pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.











No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT LICENSE NO. 7
STATE OF FLORIDA
JORDAN DRAPER, PLA
LICENSED LANDSCAPE ARCHITECT
PROFESSIONAL ENGINEER
DATE:

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

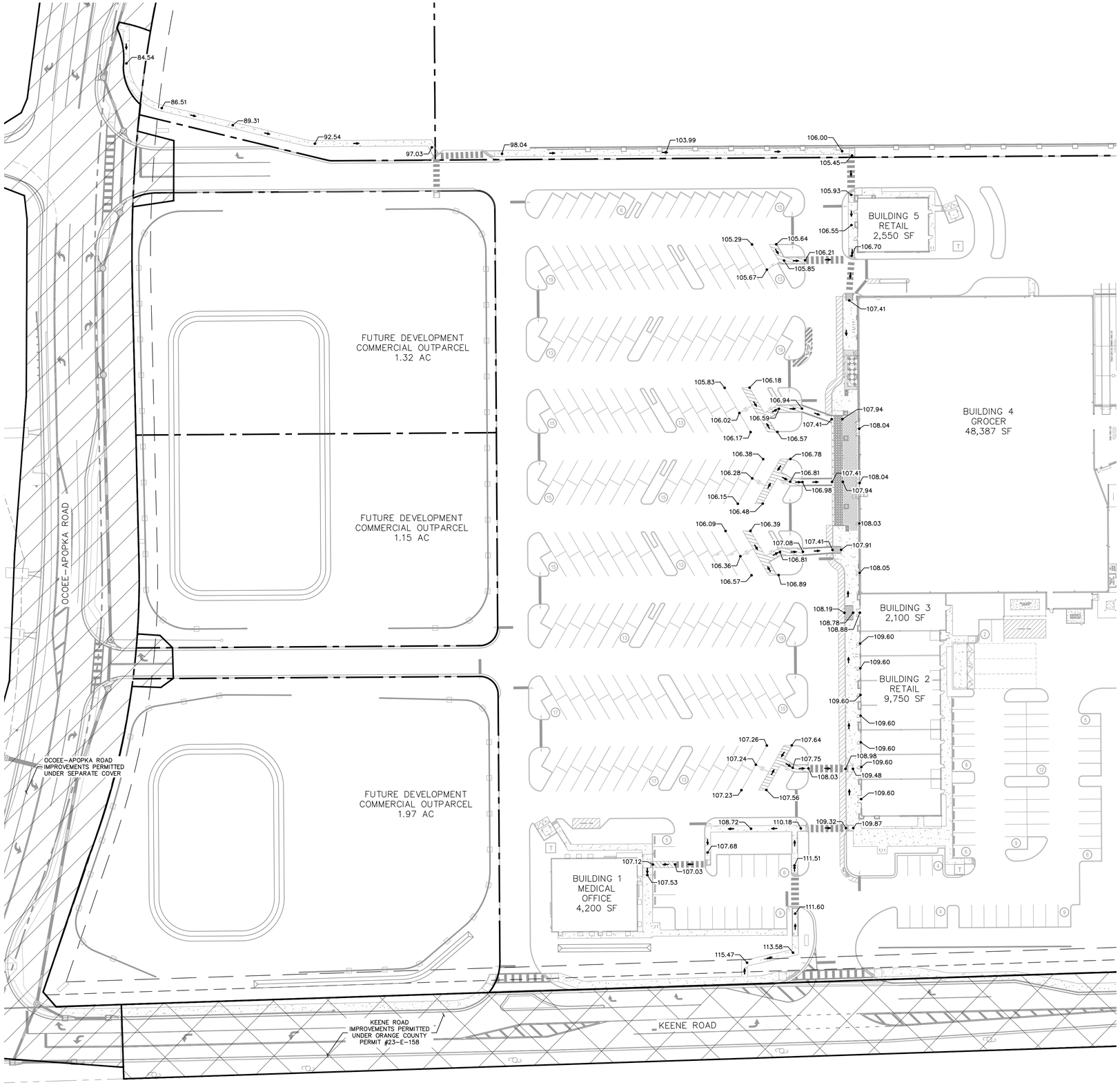
CROSS SECTIONS

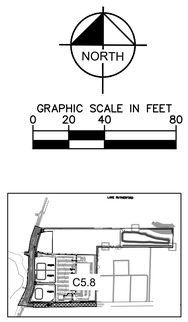
THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.7

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C5.0 - PAVING GRADING AND DRAINAGE PLAN.dwg C5.7 - CROSS SECTIONS Jul 22, 2024 4:53pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





KEY MAP
SCALE: 1" = 1000'

LEGEND

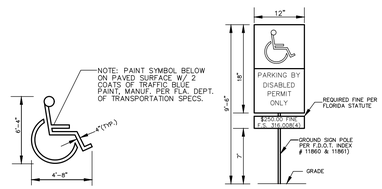
100.00 — PROPOSED ELEVATION

→ ACCESSIBLE ROUTE

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

HANDICAP PARKING CALCULATIONS:
TOTAL ACCESSIBLE PARKING PROVIDED= 12

NOTES:
1. CROSS SLOPES OF ACCESSIBLE ROUTES, ACCESSIBLE PARKING SPACES, PASSENGER LOADING ZONES, AND OTHER ACCESSIBLE FEATURES SHALL BE NO MORE THAN 2% WITH CHANGES IN LEVEL 1/2" WITH A BEVEL, OR LESS.
2. RAMPS SHALL HAVE A SLOPE NO GREATER THAN 1:14. WHERE CURB RAMPS ARE FLARED, FLARES SHALL HAVE A SLOPE NO GREATER THAN 1:14



TYPICAL SYMBOL FOR HANDICAP PKG. HANDICAP SIGN DETAIL

1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 MAY BE SUBSTITUTED FOR THE FTP 26 IN AREAS WHERE SPACE IS LIMITED.
5. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN).

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
JORDAN D. RAPP
LICENSE
No. 77777
STATE OF FLORIDA
PROFESSIONAL ENGINEER
FLA. LICENSE No. 77777
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

ACCESSIBILITY PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.8

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C5.7-ACCESSIBILITY PLAN.dwg C5.8 – ACCESSIBILITY PLAN Jul 22, 2024 4:53pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

PROPOSED OVER EXCAVATION OF CLAY LAYER

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

L. JORDAN DRAPER LICENSE
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

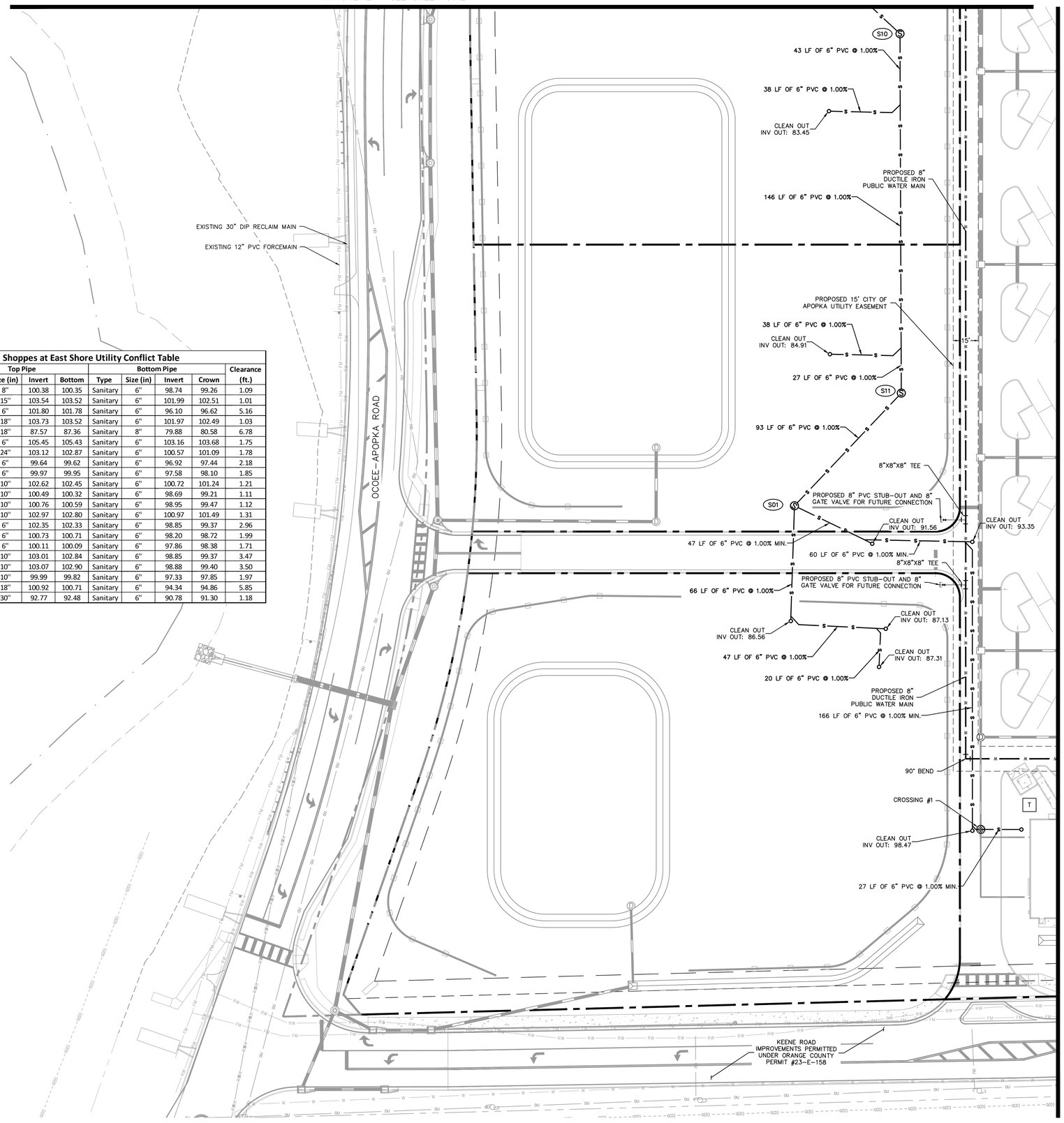
OVER EXCAVATION PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.9

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C5.9 - OVER EXCAVATION PLAN.dwg C5.9 - OVER EXCAVATION PLAN Jul 22, 2024 4:53pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



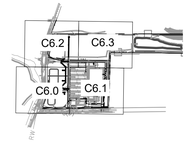
Shoppes at East Shore Utility Conflict Table

Crossing #	Top Pipe				Bottom Pipe				Clearance
	Type	Size (in)	Invert	Bottom	Type	Size (in)	Invert	Crown	(ft.)
1	Storm	8"	100.38	100.35	Sanitary	6"	98.74	99.26	1.09
2	Storm	15"	103.54	103.52	Sanitary	6"	101.99	102.51	1.01
3	Storm	6"	101.80	101.78	Sanitary	6"	96.10	96.62	5.16
4	Storm	18"	103.73	103.52	Sanitary	6"	101.97	102.49	1.03
5	Storm	18"	87.57	87.36	Sanitary	8"	79.88	80.58	6.78
6	Storm	6"	105.45	105.43	Sanitary	6"	103.16	103.68	1.75
7	Storm	24"	103.12	102.87	Sanitary	6"	100.57	101.09	1.78
8	Storm	6"	99.64	99.62	Sanitary	6"	96.92	97.44	2.18
9	Storm	6"	99.97	99.95	Sanitary	6"	97.58	98.10	1.85
10	Storm	10"	102.62	102.45	Sanitary	6"	100.72	101.24	1.21
11	Storm	10"	100.49	100.32	Sanitary	6"	98.69	99.21	1.11
12	Storm	10"	100.76	100.59	Sanitary	6"	98.95	99.47	1.12
13	Storm	10"	102.97	102.80	Sanitary	6"	100.97	101.49	1.31
14	Sanitary	6"	102.35	102.33	Sanitary	6"	98.85	99.37	2.96
15	Storm	6"	100.73	100.71	Sanitary	6"	98.20	98.72	1.99
16	Storm	6"	100.11	100.09	Sanitary	6"	97.86	98.38	1.71
17	Storm	10"	103.01	102.84	Sanitary	6"	98.85	99.37	3.47
18	Storm	10"	103.07	102.90	Sanitary	6"	98.88	99.40	3.50
19	Storm	10"	99.99	99.82	Sanitary	6"	97.33	97.85	1.97
20	Storm	18"	100.92	100.71	Sanitary	6"	94.34	94.86	5.85
21	Storm	30"	92.77	92.48	Sanitary	6"	90.78	91.30	1.18

STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S01	**DROP MANHOLE** **TOP: 93.98** **SE. INV IN: 90.00** **S. INV IN: 85.87** **NE. INV OUT: 85.77**
S10	**SANITARY MANHOLE** **TOP: 93.34** **S. INV IN: 82.58** **NW. INV OUT: 82.48**
S11	**SANITARY MANHOLE** **TOP: 93.29** **SW. INV IN: 84.84** **N. INV OUT: 84.74**

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

NOTES:

1. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. MAINTAIN A MINIMUM OF 3-FT OF COVER OVER ALL PROPOSED UTILITIES.
3. ALL WATER MAINS, AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF APOPKA SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS, TO THE MAXIMUM EXTENT, DURING INSTALLATION OF UTILITIES. IF TRAFFIC IS TO BE OBSTRUCTED CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT, MEETING PRIVATE UTILITY STANDARDS, WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS.
14. ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONSITE.
15. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
16. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
17. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
18. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
19. PRIOR TO INITIATING CONSTRUCTION, CONTACT THE CITY OF APOPKA AT (407) 703-1731 TO SCHEDULE A PRECONSTRUCTION MEETING. THE PRECONSTRUCTION MEETING CANNOT BE HELD UNTIL THE STAMPED PLANS ARE RELEASED BY THE BUILDING DEPARTMENT. CONSTRUCTION SHALL NOT BE PERMITTED WITHOUT A CITY OF APOPKA PRECONSTRUCTION MEETING AND SET OF STAMPED PLANS LOCATED ON THE PROJECT SITE.
20. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
21. PROJECT SHALL CONFORM TO FFPC 6TH EDITION (NFPA 1 AND 101 2015 EDITION)
22. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL IF REQUIRED BY FLORIDA STATUE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE "POINT OF SERVICE" AS DEFINED UNDER FLORIDA STATUE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
23. CONTRACTOR TO ENSURE THAT 36" CLEAR IS PROVIDED AROUND ALL FIRE HYDRANTS.

LEGEND

- F — PROPOSED FIRE LINE
- W — PROPOSED WATER LINE
- S — PROPOSED SANITARY GRAVITY LINE
- REC — PROPOSED RECLAIM LINE
- Ⓢ PROPOSED SANITARY MANHOLE
- W — EXISTING WATER LINE
- RW — EXISTING RECLAIM LINE
- FM — EXISTING FORCE MAIN
- OU — EXISTING OVERHEAD UTILITIES

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	LJD
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
JORDAN DRAPER
LICENSE NUMBER 6667301
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSED NUMBER 93520
STATE OF FLORIDA
DATE: 7/22/2024

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

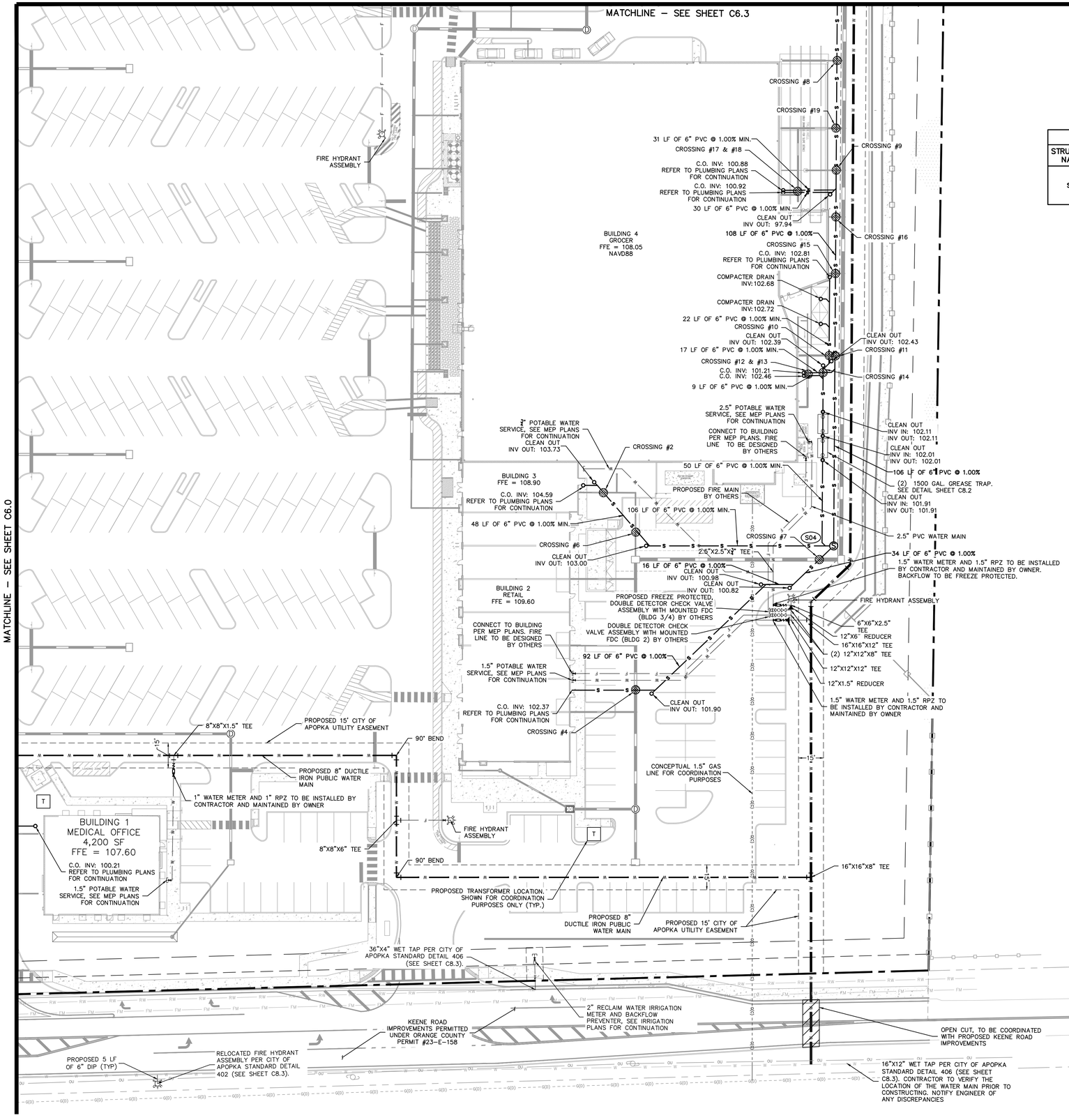
UTILITY PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C6.0

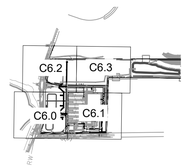
Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C6.0 - UTILITY PLAN.dwg C6.0 - UTILITY PLAN Jul 22, 2024 4:54pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S04	SANITARY MANHOLE TOP: 107.58 W. INV IN: 101.31 SW. INV IN: 100.45 N. INV OUT: 99.84

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

NOTES:

1. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. MAINTAIN A MINIMUM OF 3'-FT OF COVER OVER ALL PROPOSED UTILITIES.
3. ALL WATER MAINS, AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF APOPKA SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS, TO THE MAXIMUM EXTENT, DURING INSTALLATION OF UTILITIES. IF TRAFFIC IS TO BE OBSTRUCTED CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT, MEETING PRIVATE UTILITY STANDARDS, WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS.
14. ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONSITE.
15. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
16. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
17. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
18. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
19. PRIOR TO INITIATING CONSTRUCTION, CONTACT THE CITY OF APOPKA AT (407) 703-1731 TO SCHEDULE A PRECONSTRUCTION MEETING. THE PRECONSTRUCTION MEETING CANNOT BE HELD UNTIL THE STAMPED PLANS ARE RELEASED BY THE BUILDING DEPARTMENT. CONSTRUCTION SHALL NOT BE PERMITTED WITHOUT A CITY OF APOPKA PRECONSTRUCTION MEETING AND SET OF STAMPED PLANS LOCATED ON THE PROJECT SITE.
20. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
21. PROJECT SHALL CONFORM TO FFPC 6TH EDITION (NFPA 1 AND 101 2015 EDITION)
22. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. IF REQUIRED BY FLORIDA STATUE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE "POINT OF SERVICE" AS DEFINED UNDER FLORIDA STATUE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
23. CONTRACTOR TO ENSURE THAT 36" CLEAR IS PROVIDED AROUND ALL FIRE HYDRANTS.

LEGEND

F	PROPOSED FIRE LINE
W	PROPOSED WATER LINE
S	PROPOSED SANITARY GRAVITY LINE
REC	PROPOSED RECLAIM LINE
S	PROPOSED SANITARY MANHOLE
W	EXISTING WATER LINE
RW	EXISTING RECLAIM LINE
FM	EXISTING FORCE MAIN
OU	EXISTING OVERHEAD UTILITIES

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT LICENSE No. 7
JORDAN DRAPER
STATE OF FLORIDA
PROFESSIONAL LANDSCAPE ARCHITECT
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

UTILITY PLAN

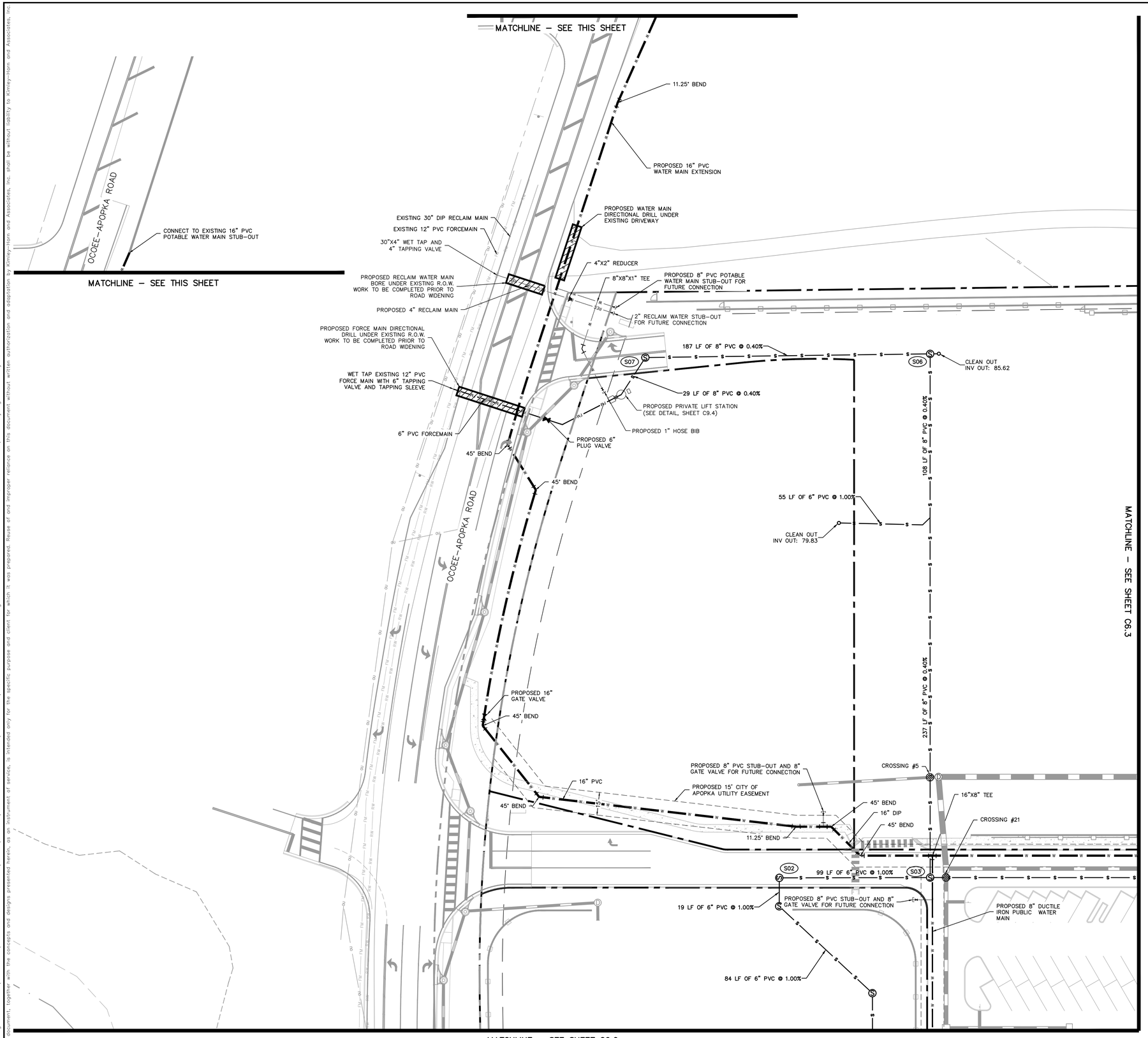
THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C6.1

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C6.0 – UTILITY PLAN.dwg C6.1 UTILITY PLAN Jul 22, 2024 4:54pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

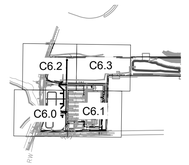
Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C6.0 – UTILITY PLAN.dwg C6.2 UTILITY PLAN Jul 22, 2024 4:55pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S02	SANITARY MANHOLE TOP: 94.43 S. INV IN: 81.35 E. INV OUT: 81.25
S03	DROP MANHOLE TOP: 97.75 E. INV IN: 90.61 W. INV IN: 80.26 N. INV OUT: 80.16
S06	DROP MANHOLE TOP: 95.36 S. INV IN: 78.79 E. INV IN: 85.59 W. INV OUT: 78.69
S07	SANITARY MANHOLE TOP: 88.81 E. INV IN: 77.94 SW. INV OUT: 77.84

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

NOTES:

1. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. MAINTAIN A MINIMUM OF 3–FT OF COVER OVER ALL PROPOSED UTILITIES.
3. ALL WATER MAINS, AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1–800–432–4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF APOPKA SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS, TO THE MAXIMUM EXTENT, DURING INSTALLATION OF UTILITIES. IF TRAFFIC IS TO BE OBSTRUCTED CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT, MEETING PRIVATE UTILITY STANDARDS, WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS.
14. ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONSITE.
15. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
16. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
17. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
18. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT–OF–WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
19. PRIOR TO INITIATING CONSTRUCTION, CONTACT THE CITY OF APOPKA AT (407) 703–1731 TO SCHEDULE A PRECONSTRUCTION MEETING. THE PRECONSTRUCTION MEETING CANNOT BE HELD UNTIL THE STAMPED PLANS ARE RELEASED BY THE BUILDING DEPARTMENT. CONSTRUCTION SHALL NOT BE PERMITTED WITHOUT A CITY OF APOPKA PRECONSTRUCTION MEETING AND SET OF STAMPED PLANS LOCATED ON THE PROJECT SITE.
20. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
21. PROJECT SHALL CONFORM TO FFPC 6TH EDITION (NFPA 1 AND 101 2015 EDITION)
22. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. IF REQUIRED BY FLORIDA STATUE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE "POINT OF SERVICE" AS DEFINED UNDER FLORIDA STATUE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
23. CONTRACTOR TO ENSURE THAT 36" CLEAR IS PROVIDED AROUND ALL FIRE HYDRANTS.

LEGEND

- F — PROPOSED FIRE LINE
- W — PROPOSED WATER LINE
- S — PROPOSED SANITARY GRAVITY LINE
- REC — PROPOSED RECLAIM LINE
- Ⓢ PROPOSED SANITARY MANHOLE
- W — EXISTING WATER LINE
- RW — EXISTING RECLAIM LINE
- FM — EXISTING FORCE MAIN
- OU — EXISTING OVERHEAD UTILITIES

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	LJD
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY–HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407–898–1511
WWW.KIMLEY–HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT JORDAN DRAPER LICENSE No. 7 STATE OF FLORIDA
LICENSED PROFESSIONAL ENGINEER JORDAN DRAPER LICENSE No. 88844 STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 7/22/2024

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

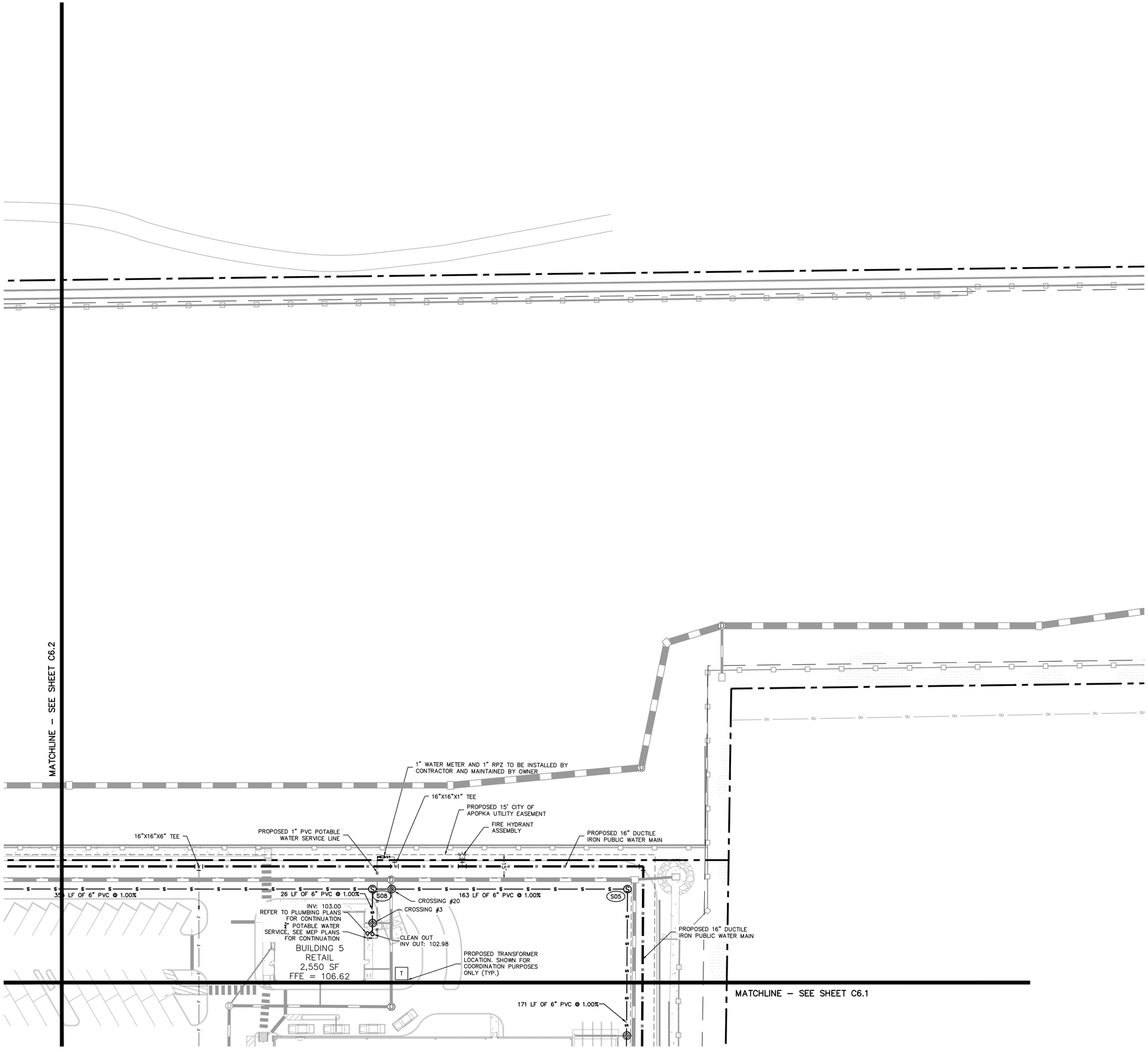
UTILITY PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

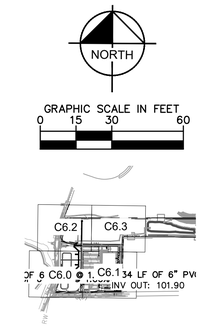
CITY OF APOPKA FLORIDA

SHEET NUMBER
C6.2

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C6.0 – UTILITY PLAN.dwg C6.3 – UTILITY PLAN Jul 22, 2024 4:55pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S05	SANITARY MANHOLE TOP: 103.49 S. INV IN: 95.98 W. INV OUT: 95.88
S08	DROP MANHOLE TOP: 106.05 S. INV IN: 102.70 E. INV IN: 94.25 W. INV OUT: 94.15



KEY MAP
SCALE: 1" = 1000'

NOTES:

1. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. MAINTAIN A MINIMUM OF 3–FT OF COVER OVER ALL PROPOSED UTILITIES.
3. ALL WATER MAINS, AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1–800–432–4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF APOPKA SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS, TO THE MAXIMUM EXTENT, DURING INSTALLATION OF UTILITIES. IF TRAFFIC IS TO BE OBSTRUCTED CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT, MEETING PRIVATE UTILITY STANDARDS, WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS.
14. ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONSITE.
15. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
16. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
17. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
18. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT–OF–WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
19. PRIOR TO INITIATING CONSTRUCTION, CONTACT THE CITY OF APOPKA AT (407) 703–1731 TO SCHEDULE A PRECONSTRUCTION MEETING. THE PRECONSTRUCTION MEETING CANNOT BE HELD UNTIL THE STAMPED PLANS ARE RELEASED BY THE BUILDING DEPARTMENT. CONSTRUCTION SHALL NOT BE PERMITTED WITHOUT A CITY OF APOPKA PRECONSTRUCTION MEETING AND SET OF STAMPED PLANS LOCATED ON THE PROJECT SITE.
20. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
21. PROJECT SHALL CONFORM TO FFPC 6TH EDITION (NFPA 1 AND 101 2015 EDITION)
22. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. IF REQUIRED BY FLORIDA STATUE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE "POINT OF SERVICE"AS DEFINED UNDER FLORIDA STATUE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
23. CONTRACTOR TO ENSURE THAT 36" CLEAR IS PROVIDED AROUND ALL FIRE HYDRANTS.

LEGEND

- F — PROPOSED FIRE LINE
- W — PROPOSED WATER LINE
- S — PROPOSED SANITARY GRAVITY LINE
- REC — PROPOSED RECLAIM LINE
- Ⓢ PROPOSED SANITARY MANHOLE
- W — EXISTING WATER LINE
- RW — EXISTING RECLAIM LINE
- FM — EXISTING FORCE MAIN
- OU — EXISTING OVERHEAD UTILITIES

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	LJD
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY–HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407–898–1511
WWW.KIMLEY–HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT JORDAN DRAPER LICENSE LA 6667015
STATE OF FLORIDA JORDAN DRAPER LICENSE NUMBER 6667015 PROFESSIONAL ENGINEER
DATE:

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

UTILITY PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C6.3

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

Smeal Platform RM 100ft

	feet
Width	: 8.33
Track	: 7.83
Lock to Lock Time	: 6.0
Steering Angle	: 48.0

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
JORDAN DRAPER
LICENSE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JORDAN DRAPER
FLORIDA LICENSE No. 93922
DATE: 7/22/2024

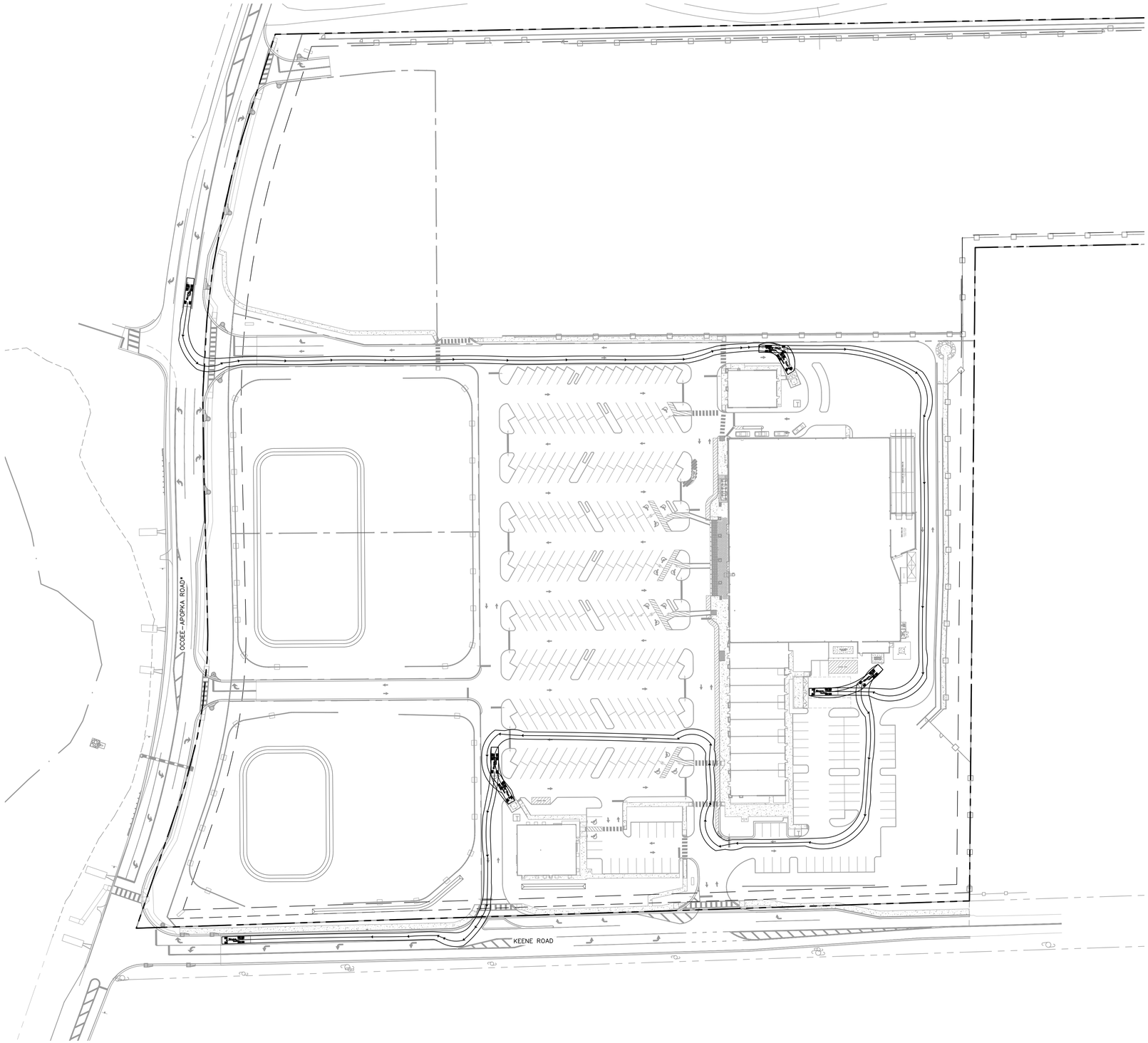
KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

FIRE TRUCK ROUTING PLAN

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

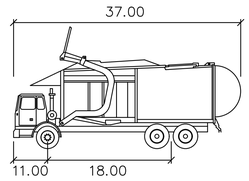
SHEET NUMBER
C7.0

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C7.0 - FIRE TRUCK ROUTING PLAN.dwg C7.0 - FIRE TRUCK ROUTING PLAN Jul 22, 2024 4:55pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



Apopka Front Loader Garbage Truck

feet

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
JORDAN DRAPER
LICENSE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JORDAN DRAPER
FLORIDA LICENSE NO. 0082222
DATE: 7/22/2024

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

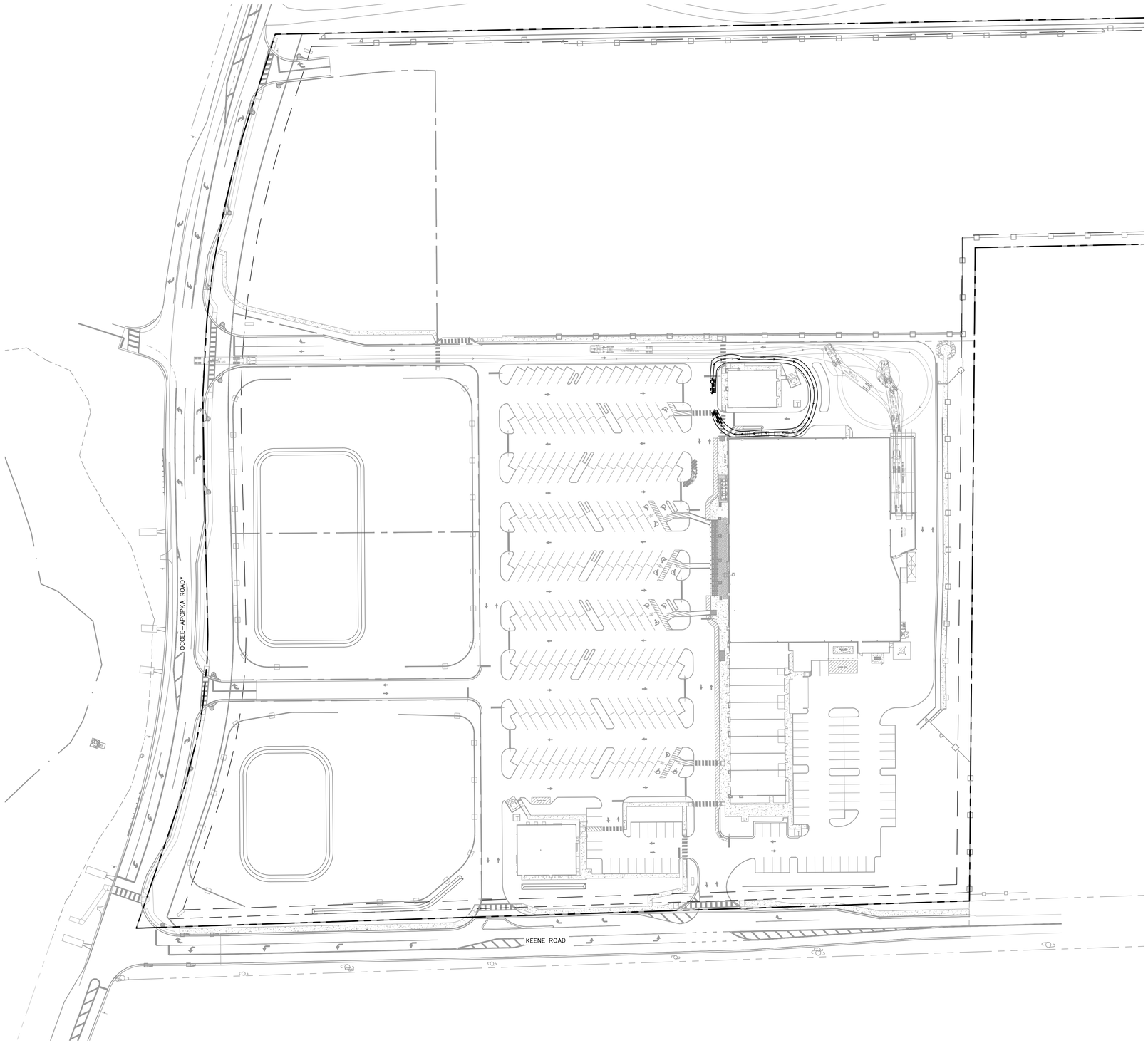
GARBAGE TRUCK ROUTING PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

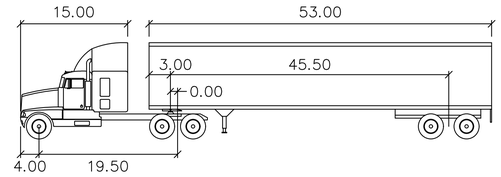
SHEET NUMBER
C7.1

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C7.1 - GARBAGE TRUCK ROUTING PLAN.dwg C7.1 - GARBAGE TRUCK ROUTING PLAN Jul 22, 2024 4:55pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



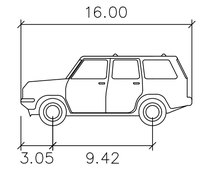
NORTH

GRAPHIC SCALE IN FEET
0 30 60 120



WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		



Paratransit Van

	feet
Width	: 6.55
Track	: 6.46
Lock to Lock Time	: 6.0
Steering Angle	: 42.4

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
JORDAN D. RAPER
LICENSE
No. 77777
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE:

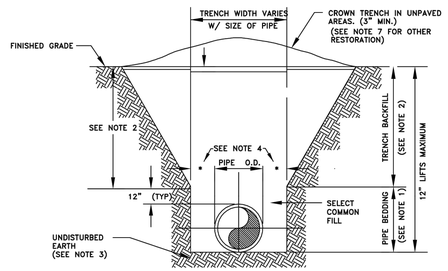
KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

COMMERCIAL TRUCK ROUTING PLAN

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.2

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C7.2 - COMMERCIAL TRUCK ROUTING PLAN.dwg C7.2 - COMMERCIAL TRUCK ROUTING PLAN Jul 22, 2024 4:56pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

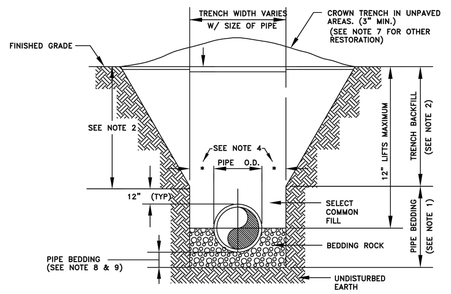


NOTES:

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

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" 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 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE 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 DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS									
	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER FORCE MAIN		SANITARY SEWER GRAVITY MAIN		STORM SEWER	
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	–	–	3'	12"	6'	12"	6'	6"ABOVE 12"BELOW	3'	6"
RECLAIMED* WATER	3'	12"	–	–	3'	12"	3'	12"	–	–
SANITARY SEWER FORCE MAIN	6'	12"	3'	12"	–	–	–	–	–	–
SANITARY SEWER GRAVITY MAIN	6'	6"ABOVE 12"BELOW	3'	12"	–	–	–	–	–	–

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.

   C/C – DENOTES CENTER OF PIPE TO CENTER OF PIPE.

   O/O – DENOTES OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
4. ACCEPTABLE VARIANCES:
   A. WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE, PVC-C-900 SDR-14 OR CONCRETE ENCASEMENT MUST BE USED FOR THE SANITARY SEWER LINE FOR AT LEAST ONE OF THE PIPES. PVC-C-900 SDR 14 OR CONCRETE ENCASEMENT MUST BE USED UNTIL MINIMUM CLEARANCE IS REGAINED.
   B. WHERE 18 INCH VERTICAL SEPARATION IS NOT ATTAINABLE AT CROSSINGS, USE ONE FULL LENGTH OF PVC-C-900 SDR-14 FOR SANITARY SEWERS OR ENCASED PIPE CENTERED AT THE POINT OF CROSSING SPECIAL SUPPORT MAY BE REQUIRED.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
6. CONCRETE ENCASEMENT SHALL NOT BE USED UNLESS APPROVED BY PUBLIC SERVICES DIRECTOR OR HIS DESIGNEE.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 104

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *										
	PIPE SIZE									
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60						
45° BEND	14	18	22	25						
22-1/2° BEND	7	9	11	12						
11-1/4° BEND	4	5	6	6						
TEE**	1	7	24	44						
REDUCER (ONE SIZE SMALLER)		41	39	40						
DEAD END	74	96	115	136						

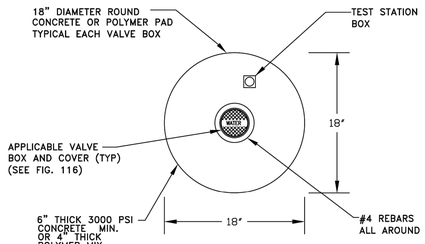
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

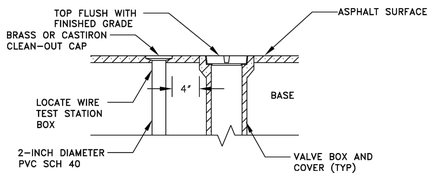
1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS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

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



OUTSIDE PAVEMENT

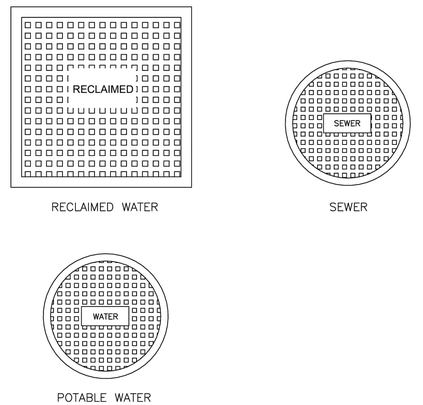


INSIDE PAVEMENT

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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT LICENSE NO. 7
JORDAN DRAPER PE
STATE OF FLORIDA
PE LICENSE NO. 88888
PROFESSIONAL ENGINEER
DATE:

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

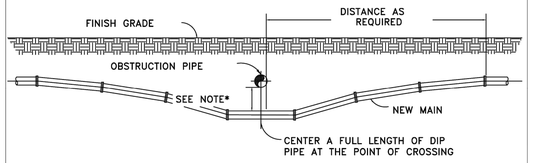
CITY OF APOPKA DETAILS

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C8.0

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C8.0 - CITY OF APOPKA DETAILS.dwg C8.0 - CITY OF APOPKA DETAILS Jul 22, 2024 4:56pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



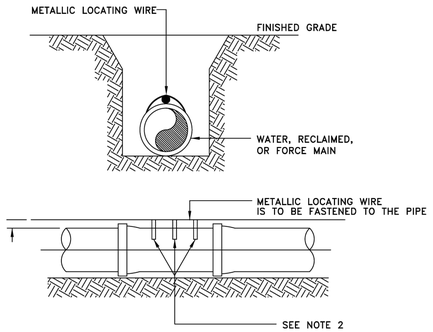
NOTES:

1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

* CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

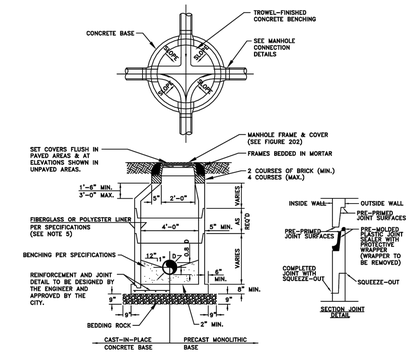


NOTES:

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

PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



FORCE MAIN MANHOLE LINER

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

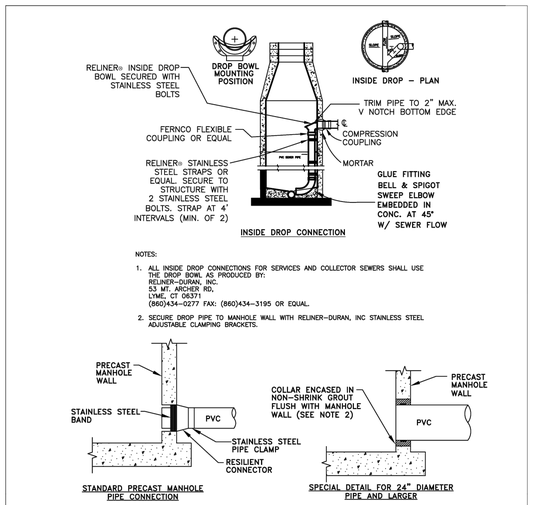
* TO BE COMPLETED BY THE ENGINEER

NOTES:

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

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 200



NOTES:

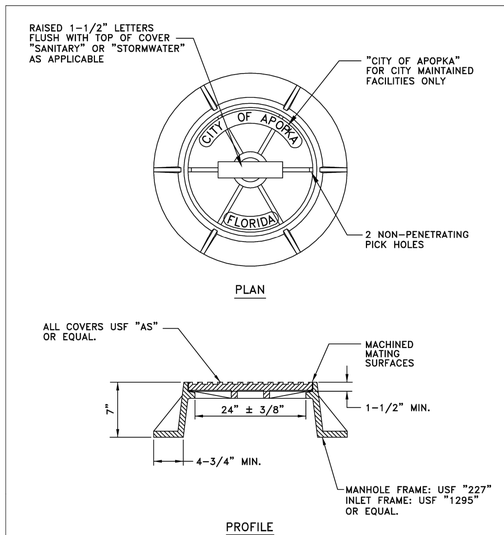
1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER RD, LYME, CT 06371 (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.

NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
4. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 201

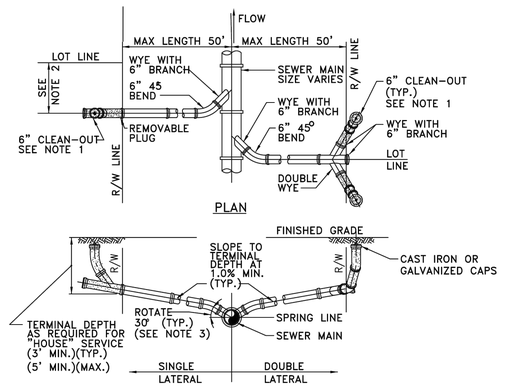


NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



NOTES:

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

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LORI M. BRAPER LICENSE 70... STATE OF FLORIDA PROFESSIONAL ENGINEER

JORDAN D. RAPER LICENSE 7... STATE OF FLORIDA PROFESSIONAL ENGINEER

DATE:

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

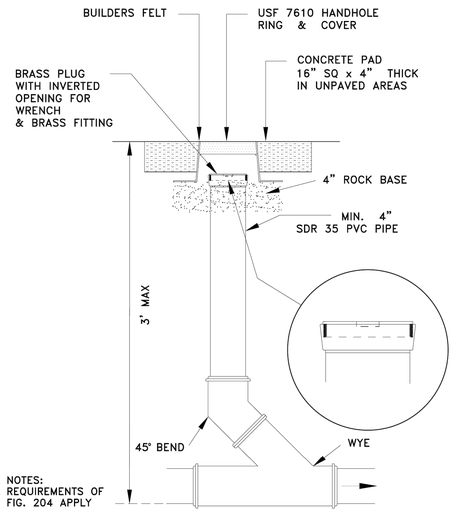
CITY OF APOPKA DETAILS

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C8.1

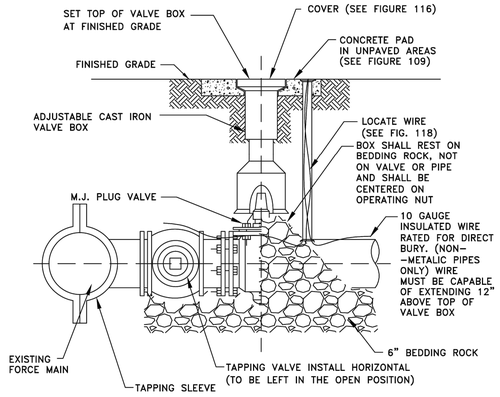
Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\PlanSheets\C8.0 - CITY OF APOPKA DETAILS.dwg C8.1 - CITY OF APOPKA DETAILS Jul 22, 2024 4:57pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

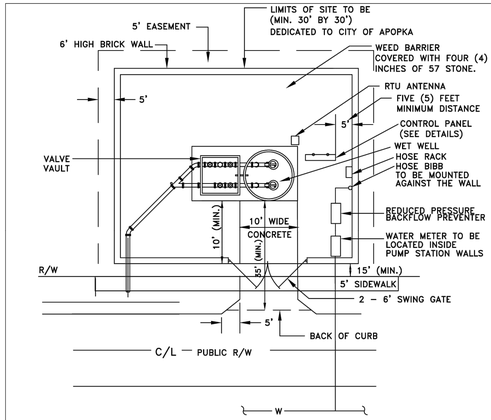
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

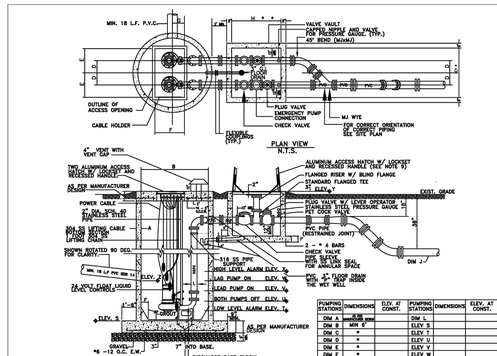


NOTES:

1. DRIVEWAY AND APRON SHALL BE SIX (6) INCH THICK, 3000 P.S.I. CONCRETE. WITH No.6X6 WIRE MESH OR FIBER MESH.
2. POWER TO THE PUMP STATION SHALL BE THROUGH UNDERGROUND CONDUIT FROM SUPPLY SOURCE IN RIGHT-OF-WAY.
3. GATE TO BE DECORATIVE BLACK POWDER COATED ALUMINUM W/PICKET SPACING = OR < 4"
4. WALLS ARE TO BE BRICK OR DECORATIVE STONE.
5. WET WELL LID MUST OPEN TOWARD CONTROL PANEL (HINGE SIDE TOWARD PANEL).
6. LIFT STATION WALL TO BE PLACED AT LEAST 15FT. BEHIND THE R/W LINE.

PUMP STATION TYPICAL SITE PLAN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 300

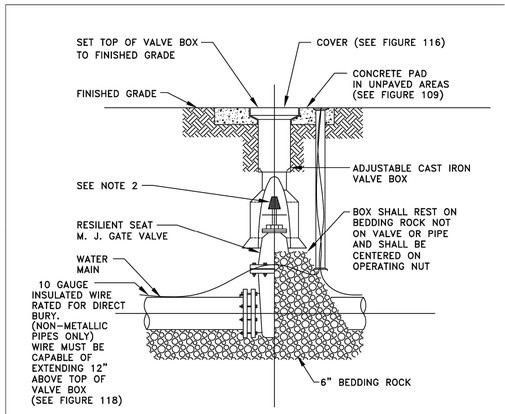


GENERAL NOTES:

1. VALVE VAULT AND WET WELL LIDS SHALL BE COATED WITH 1 COAT OF THEMEC SERIES 66, COLOR ENGS, (2-3 MILS), FOLLOWED BY TOP COAT OF THEMEC SERIES 73, COLOR ENGS, (2-3 MILS) OR EQUAL.
2.A THE WET WELL SHALL BE CONSTRUCTED OF FIBERGLASS REINFORCED POLYESTER (RPP) AND MANUFACTURED FROM COMMERCIAL GRADE POLYESTER RESIN OR VINYL ESTER RESIN, WITH FIBERGLASS REINFORCEMENTS. THE WET WELL SHALL BE A ONE PIECE UNIT AND MANUFACTURED BY L.F. MANUFACTURE, INC. OR EQUAL.
2.B IN LIEU OF RPP THE WET WELL MAY BE CONSTRUCTED OF PRECAST CONCRETE HAVING A MINIMUM WALL THICKNESS OF 8 INCHES. THE INTERIOR WALLS SHALL BE LINED USING A HIGH DENSITY POLYETHYLENE PRODUCT AS MANUFACTURED BY AGRU SURE GRIP, OR EQUAL.
3. PIPING IN THE WET WELL TO BE HDPE WITH FUSED 45 DEGREES FITTINGS FROM WET WELL TO VALVE VAULT.
4. INTERIOR OF THE VALVE VAULT AND PIPING IN THE VALVE VAULT WITH ConSeal CS-55 (OR EQUAL), TWO COATS, 4 MILS EACH. PIPING SHALL BE COATED AFTER INSTALLATION.
5. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND LARGER. SMALLER VALVE VAULTS MAY BE USED FOR LARGER PIPE SIZES.
6. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
7. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE AND STAINLESS STEEL LINK SEAL.
8. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
9. ALL VALVE VAULT AND WET WELL COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
10. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE, EPOXY COATED.
11. PUMPS SHALL BE:
MANUFACTURER: _____ MODEL: _____ DIA: _____ SPEED: _____ DISCHARGE SIZE) _____ IN.;
NO. _____ HZ.; _____ PHASE; _____ H.P.; _____ MIN. SOLID SIZE) _____ IN.
12. OPERATING CONDITIONS SHALL BE _____ GPM AT _____ FEET TDH.
13. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE 316 STAINLESS STEEL.
14. "P" TRAP TO BE INSTALLED IN WET WELL.
15. ALL PUBLIC LIFT STATIONS SHALL BE EQUIPPED WITH SCADA SYSTEM.THE DEVELOPER SHALL PAY THE CITY COST OF THE UNIT.THE CITY WILL BE RESPONSIBLE FOR MAINTENANCE.
16. ALL LIFT STATIONS SHALL BE FENCED WITH DECORATIVE STONE OR BRICK OR AS DIRECTED BY THE CITY.
17. ALL LIFT STATIONS SHALL HAVE A 10 FEET WIDE CONCRETE ACCESS DRIVEWAY, 20' LONG FROM EDGE OF WET WELL TO BACK OF CURB.
18. ENGINEER SHALL PROVIDE A SCALED (1" = 20' MIN.) SITE SPECIFIC DETAIL.

PUMP STATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 301

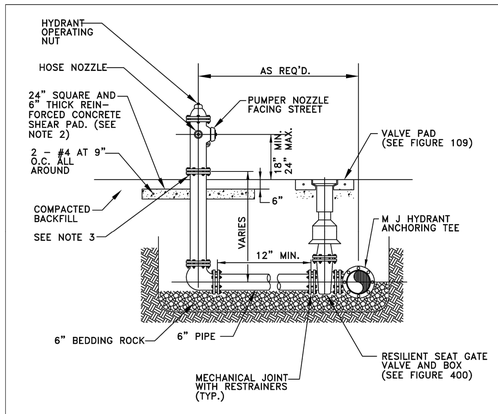


NOTES:

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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400



NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
JORDAN DRAPER
LICENSE NO. 7
STATE OF FLORIDA
JORDAN DRAPER
LICENSED LANDSCAPE ARCHITECT
PROFESSIONAL ENGINEER
DATE:

KHA PROJECT 049335015	
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

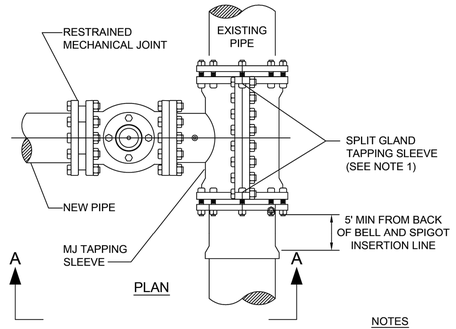
CITY OF APOPKA DETAILS

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

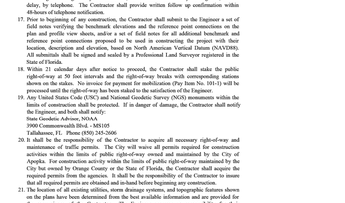
SHEET NUMBER
C8.2

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C8.0 - CITY OF APOPKA DETAILS.dwg C8.2 - CITY OF APOPKA DETAILS Jul 22, 2024 4:57pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NOTES

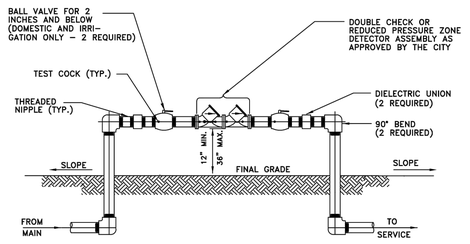
1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.



SECTION A - A

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406



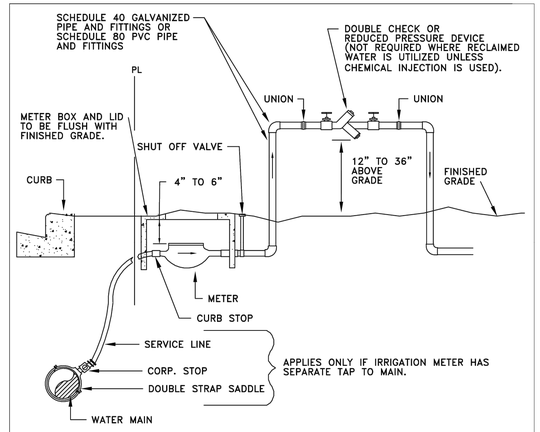
NOTES:

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

DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY

2 INCH AND BELOW ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 A



NOTES:

1. A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND BRASS COMPONENTS.
2. METER SHALL BE INSTALLED JUST INSIDE THE ROW LINE OR PROPERTY LINE AND IN NO CASE SHALL IT BE INSTALLED IN THE SIDEWALK OR OTHER PAVED AREAS.
3. DOUBLE CHECK VALVES MAY BE USED AS LONG AS THEIR ARE NO CHEMICALS OR A WELL ON SITE.
4. A PVB DEVICE SHALL BE 12-INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD
5. ALL BACKFLOW PREVENTION DEVICES ARE TO BE AWWA APPROVED.

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

GENERAL NOTES

1. Governing standards and specifications on this project are considered the Florida Department of Transportation (FDOT) Design Standards (2013 Edition), FDOT Standard Specifications for Road and Bridge Construction (2013 Edition), and City of Apopka Utilities Design and Construction Standards Manual (2014 Edition).
2. All personal property, except mail boxes located within the public right-of-way (not relocated by the property owner), shall be removed by the Contractor as necessary to construct the project in accordance with the Construction Plans. Mail boxes shall be relocated by the Contractor in accordance with FDOT Index No. 532.
3. The disposal of excess earthwork materials shall be the responsibility of the Contractor. Approval of disposal sites shall be obtained from the City of Apopka prior to disposal.
4. All existing trees and stumps within the right-of-way and limit of the project are to be removed as clearing and grubbing unless otherwise directed.
5. Sod and mulch all disturbed areas not covered by sod unless otherwise directed.
6. All pavement offsets shown are to the proposed centerline of construction, as where radius dimensions are to the edge of pavement, unless otherwise noted.
7. Turnout locations and widths shown in the Construction Plans are approximate and may be adjusted as necessary or as directed by the Engineer. All turnouts shall be constructed in accordance with FDOT Index No. 515.
8. The various permits included in the bid specifications payment are included in the bid price for Section 104. The Contractor shall perform his work in accordance with the requirements of "Prevention, Control, and Abatement of Erosion and Water Pollution"; excluding items specified elsewhere. Environmental controls shall be used at locations designated in the plans and/or designated by the Engineer.
9. The information shown on these drawings concerning type and location of underground and other utilities are based on available records and surveys, but is not guaranteed to be accurate or all inclusive. The Contractor shall make his own determination as to the type and location of utilities as may be necessary to avoid damage there to, and is responsible for coordinating utility relocation.
10. Prior to ordering drainage structures, the Contractor shall determine if drainage utility conflicts exist. Information about possible conflicts shall be submitted to the Engineer as soon as possible after discovery of such for resolution.
11. The Contractor shall notify all gas utility companies a minimum of two working days prior to excavation as required by Chapter 77-153 of the Florida Statutes.
12. All inlet/manhole - pipe joints shall be filled with non-shrink grout, covered with an asphaltic mastic coating, and wrapped with a filter fabric material per Section 13.03.03 of the Orange County Road Construction Specifications.
13. All curb inlets, ditch bottom inlets, and manholes shall have traffic bearing frames and covers or grates meeting AASHTO-30 loading requirements.
14. Changes of pipe inverts not exceeding plus or minus one foot will not be considered as a basis for additional compensation for the pertinent pipe bid item or for modification of precast structures.
15. All benchmarks (irons and monuments) shown in the Construction Plans, or found, shall be preserved. Those shown in proposed pavement shall be protected with a cast iron valve box.
16. Public land corners within the limits of construction shall be protected. If a corner monument is in danger of being destroyed or disturbed, the Contractor shall notify the Engineer, without delay, by telephone. The Contractor shall provide written follow up confirmation within 48-hours of telephone notification.
17. Prior to beginning of any construction, the Contractor shall submit to the Engineer a set of field notes verifying the benchmark elevations and the reference point connections on the plan and profile view sheets, and/or a set of field notes for all additional benchmark and reference point connections proposed to be used in constructing the project with their location, description and elevation, based on North American Vertical Datum (NAVD88). All submittals shall be signed and sealed by a Professional Land Surveyor registered in the State of Florida.
18. Within 21 calendar days after notice to proceed, the Contractor shall stake the public right-of-way at 50 foot intervals and the right-of-way breaks with corresponding stations shown on the stakes. No invoice for payment for mobilization (Pay Item No. 101-1) will be processed until the right-of-way has been staked to the satisfaction of the Engineer.
19. Any United States Code (USC) and National Geodetic Survey (NGS) monuments within the limits of construction shall be protected. If in danger of damage, the Contractor shall notify the Engineer, and both shall notify:
State Geodetic Advisor, NOAA
3900 Commonwealth Blvd - MS105
Tallahassee, FL Phone (850) 245-3606
20. It shall be the responsibility of the Contractor to acquire all necessary right-of-way and maintenance of traffic permits. The City will waive all permits required for construction activities within the limits of public right-of-way owned and maintained by the City of Apopka. For construction activity within the limits of public right-of-way maintained by the City but owned by Orange County or the State of Florida, the Contractor shall acquire the required permits from the agencies. It shall be the responsibility of the Contractor to insure that all required permits are obtained and in-hand before beginning any construction.
21. The location of all existing utilities, storm drainage systems, and topographic features shown on the plans have been determined from the best available information and are provided for the convenience of the Contractor. The Engineer assumes no responsibility for their inaccuracy. Should a discrepancy arise between these plans and actual field conditions, which would appreciably affect the execution of these plans, the Contractor shall halt construction and notify the Engineer immediately.
22. The Contractor shall be responsible for notifying the City within 48 hours before any inspections. Also, the Contractor shall be responsible for meeting all inspection criteria, schedules and signing said inspections.
23. The Contractor shall not excavate, remove or otherwise disturb any material, structure or part of a structure which is located outside the lines, grades or grading section, established for this project, except where such excavations or removal is provided or in the Contract Construction Plans or Technical Specifications.
24. All work and all materials furnished shall be in conformity with the lines, grades, grading sections, cross sections, dimensions, material requirements, and testing requirements that are specified in the Contract Construction Plans or Technical Specifications.
25. All work shall be accomplished in strict accordance with all applicable federal, state and local codes, ordinances and regulations
26. Apparent errors, discrepancies or omissions in the Construction Plans shall be brought to the Engineer's attention before bidding.
27. After completion of construction, the Contractor shall provide to the City a completed as-built plan one week prior to the final inspection. Before the final acceptance it shall be the Contractor's responsibility to perform a site cleanup for the removal of trash, debris, excess materials, and equipment to present the project site clean and in good order.
28. No extra payments shall be allowed for any work required due to misunderstanding of job or site conditions affecting the work as described in the Technical Specifications or shown on the Construction Plans. The Contractor shall not take advantage of any apparent error or omission in the Construction Plans or Technical Specifications and the Engineer shall be permitted to make corrections and interpretation as may be deemed necessary for the fulfillment of the intent of the Contract Documents. By entering the bidding process the bidders acknowledge acceptance of these conditions.
29. The Contractor shall submit four (4) sets of detailed shop drawings of all major items proposed for this project to the Engineer prior to ordering any of the equipment or material. Two (2) copies of the shop drawings will be returned to the Contractor. Upon the Contractor's receipt of approved shop drawings from the Engineer, the Contractor may proceed with the work.
30. The Contractor shall comply with the legal load restrictions in hauling of materials in public roads beyond the limits of construction work. A special permit will not relieve the Contractor of liability for damage which may result from the moving of material and equipment.
31. During construction, no direct discharge of water to downstream receiving waters will be allowed. The Contractor is responsible for maintaining water quality and route discharge water in such a manner as to adequately remove silt prior to runoff from the site.
32. Connection to existing lines to which utility pipe of the Contract must connect, the following work shall be performed:
A. Expose buried lines to confirm or determine end connection, pipe material and diameter.
B. Furnishing and installing piping and making proper connections.

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. GN

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED LANDSCAPE ARCHITECT
JORDAN DRAPER
LICENSE
No. 0001888
STATE OF FLORIDA
PROFESSIONAL LANDSCAPE ARCHITECT
DATE:

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

CITY OF APOPKA DETAILS

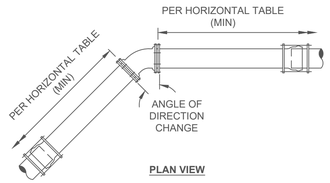
THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C8.3

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C8.0 – CITY OF APOPKA DETAILS.dwg C8.3 – CITY OF APOPKA DETAILS Jul 22, 2024 4:57pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

RESTRAINED HORIZONTAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



PLAN VIEW

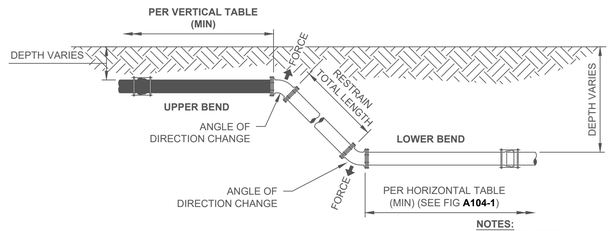
MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)													
		4	6	8	12	16	20	24	30	36	42	48	54	60	64
HORIZONTAL	90° BEND	21	29	37	52	65	78	104	122	143	154	167	180	188	195
	45° BEND	9	12	16	22	27	33	43	51	60	64	70	75	78	81
	22-1/2° BEND	5	6	8	11	13	16	21	25	29	31	34	36	38	39
	11-1/4° BEND	2	3	4	6	7	8	11	12	15	16	17	18	19	20
	5 5/8° BEND OR MJ SLEEVE	1	2	2	3	4	4	6	6	8	8	9	9	10	10
	PLUG OR BRANCH OF TEE OR DEAD END	43	59	78	109	139	167	277	330	415	424	465	506	529	551
	VALVE OR LINE STOP	22	30	39	55	70	84	139	165	208	212	233	253	265	276
	HDPE CONNECTION	19	26	34	49	62	75	125	151	174	203	223			

NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:
   - WORKING PRESSURE: 150 PSI
   - SOIL DESIGNATION: SM (SAND SILT)
   - LAYING CONDITIONS: 3
   - DEPTH OF COVER: 3-FT
   - SAFETY FACTOR: 1.5

   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
7. 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
8. IF 4-IN THRU 20-IN PIPE IS POLYETHYLENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
9. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

RESTRAINED VERTICAL PIPE - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



PROFILE VIEW

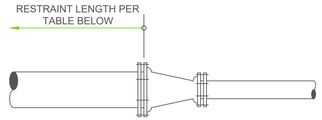
MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	TYPE	PVC AND DUCTILE IRON PIPE SIZE (IN)													
		4	6	8	12	16	20	24	30	36	42	48	54	60	64
VERTICAL (UPPER)	90° BEND	43	59	78	109	139	167	277	330	415	424	465	506	529	551
	45° BEND	18	25	32	45	58	69	115	137	172	176	193	210	219	229
	22-1/2° BEND	9	12	16	22	28	34	56	66	83	85	93	101	106	110
	11-1/4° BEND	5	6	8	11	14	17	28	33	41	42	46	50	53	55
	5 5/8° BEND OR MJ SLEEVE	3	3	4	6	7	9	14	17	21	21	23	25	26	28

NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:
   - WORKING PRESSURE: 150 PSI
   - SOIL DESIGNATION: SM (SAND SILT)
   - LAYING CONDITIONS: 3
   - DEPTH OF COVER: 3-FT
   - SAFETY FACTOR: 1.5

   THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATIONS AND LAYING CONDITIONS.
7. 90° BENDS ON VERTICAL PIPE ARE SUBJECT TO REVIEW AND APPROVAL OF UTILITIES.
8. IF 4-IN THRU 20-IN PIPE IS POLYETHYLENE ENCASED, USE 1.25 MULTIPLIER ON RESTRAINT LENGTH.
9. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

RESTRAINED PIPE TABLE - REDUCERS - WATER, WASTEWATER FORCE, & RECLAIMED WATER MAINS (150 PSI)



MINIMUM LENGTH (FEET) TO BE RESTRAINED ON LARGE SIDE OF REDUCER

PVC & DI PIPE	REDUCER SMALL SIZE (IN)										
DIA (INCH)	4	6	8	12	16	20	24	30	36	42	48
6	31										
8	56	33									
12		79	58								
16			101	59							
20				105	59						
24				205	151	83					
30					233	180	116				
36						259	208	115			
42							281	205	110		
48								281	201	109	
54									282	204	112
60										253	170
64											222

* BASED ON WORKING PRESSURE 150 PSI

NOTES:
1. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH THE PROCEDURES IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE", GUIDELINES PUBLISHED BY DIPRA AND AWWA M23 "PVC PIPE - DESIGN AND INSTALLATION.
2. THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC PARAMETERS, SUCH AS SOIL DESIGNATED AND LAYING CONDITIONS.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. RESTRAINING REQUIREMENTS APPLY TO BOTH EXISTING AND PROPOSED MAINS.

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER LICENSE No. 73922 STATE OF FLORIDA JORDAN D. RAPER PROFESSIONAL ENGINEER DATE: 7/22/2024

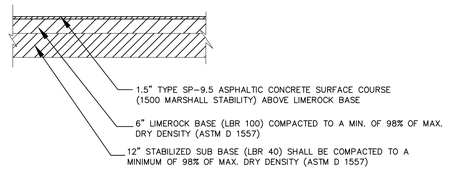
KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

ORANGE COUNTY DETAILS

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
C8.4

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C8.0 - CITY OF APOPKA DETAILS.dwg C8.4 - ORANGE COUNTY DETAILS Jul 22, 2024 4:57pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

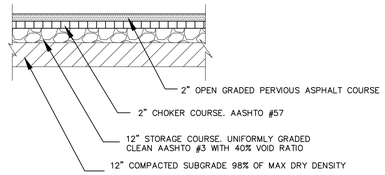


TYPICAL ASPHALT PAVEMENT SECTION

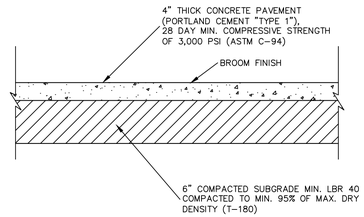
NTS

TYPICAL HEAVY DUTY ASPHALT PAVEMENT SECTION

NTS



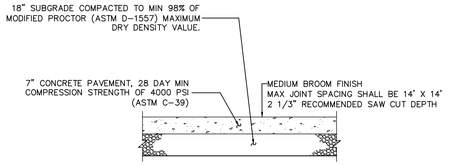
TYPICAL PERVIOUS ASPHALT SECTION



CONCRETE SIDEWALK DETAIL

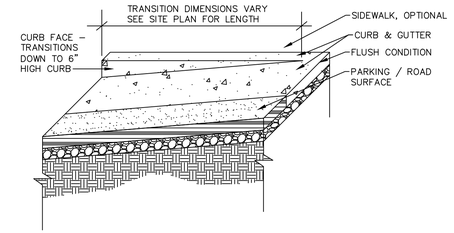
NTS

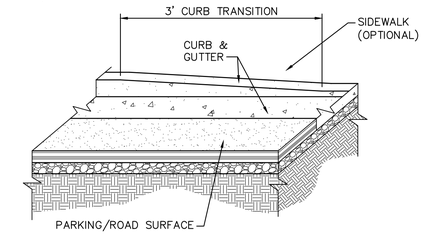
SIDEWALK NOTES:
1. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT DESIGN INDEX #310.

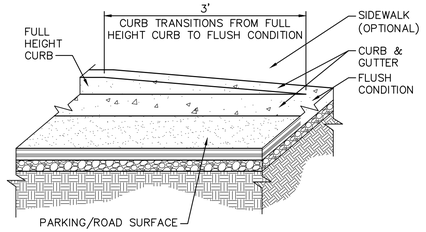


HEAVY DUTY CONCRETE PAVEMENT DETAIL

NTS

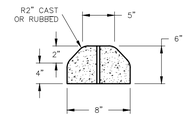




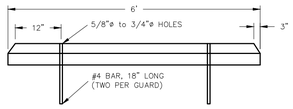


CURB TRANSITION DETAILS

NOT TO SCALE



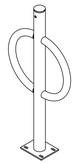
SECTION



CONCRETE WHEEL STOP

PGKH10A.DWG N.T.S.

NOTE: PLACE WHEEL STOPS 17 FEET FROM END OF PARKING STALL.

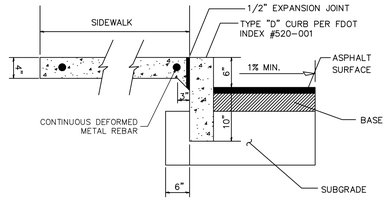


PRODUCT: DERO BIKE HITCH (OR EQUIVALENT)
FINISH: STAINLESS STEEL (OR OWNER APPROVED)
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

WWW.DERO.COM
1-800-298-4915

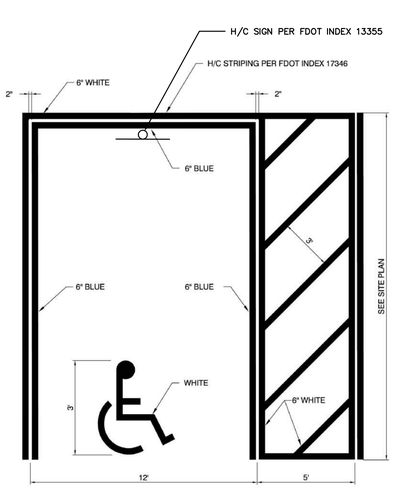
STANDARD BICYCLE RACK DETAIL

NTS



SIDEWALK INTERGRAL CURB DETAIL

NTS

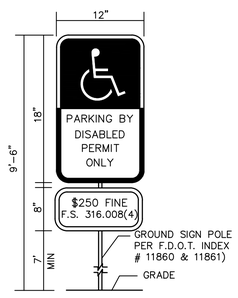


NOTE:

1. HANDICAP PARKING SPACE AND 5' WIDE LANDING AREA SHALL BE CONSTRUCTED AT 2% MAX SLOPE IN EVERY DIRECTION PER 2010 ADA STANDARDS.

HANDICAP PARKING PAVEMENT MARKING

NTS

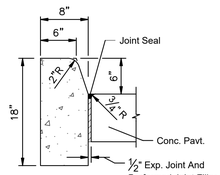


NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. HANDICAP SIGNS SHALL NOT ENCROACH WITH THE PARKING STALL DEPTH.

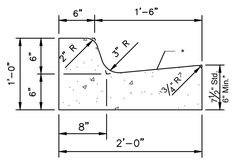
HANDICAP SIGN DETAIL

NTS



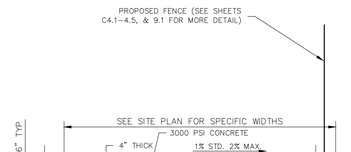
FDOT TYPE "D" CURB (INDEX #300)

NTS



FDOT TYPE "F" CURB (INDEX #300)

NTS



THICKENED EDGE SIDEWALK

N.T.S.

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	LJD
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LORI J. DRAPER PROFESSIONAL ENGINEER LICENSE NO. 75777 STATE OF FLORIDA
JORDAN C. DRAPER PROFESSIONAL ENGINEER LICENSE NO. 93333 STATE OF FLORIDA
DATE: 7/22/2024

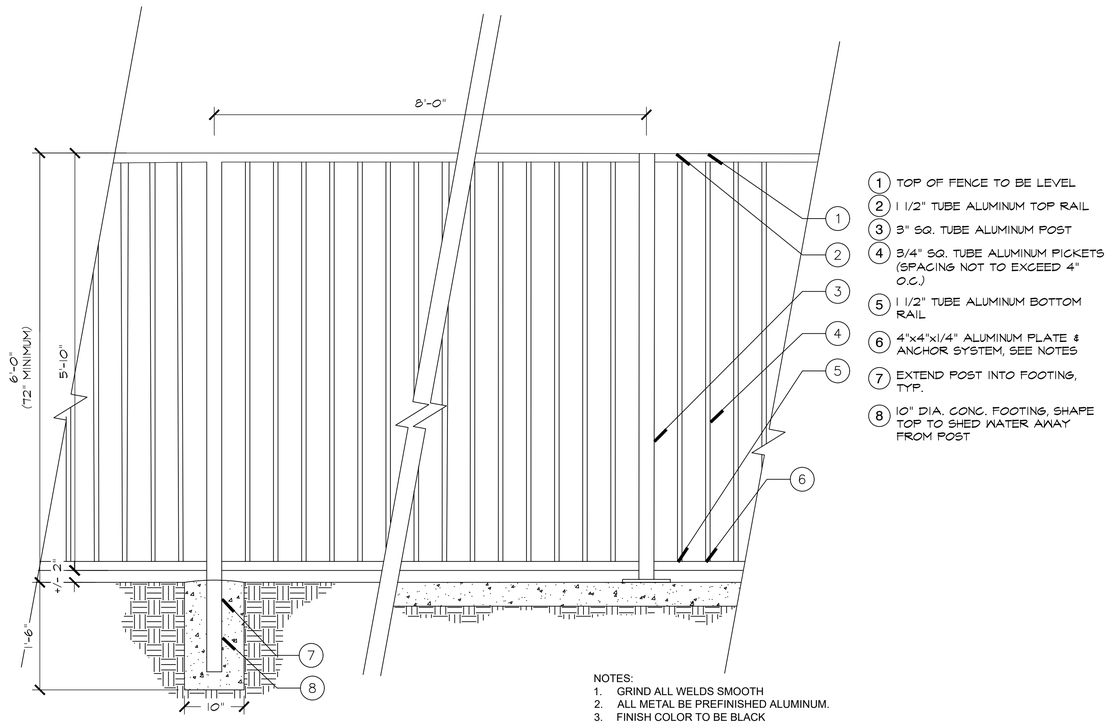
KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

GENERAL CONSTRUCTION DETAILS

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
C9.0

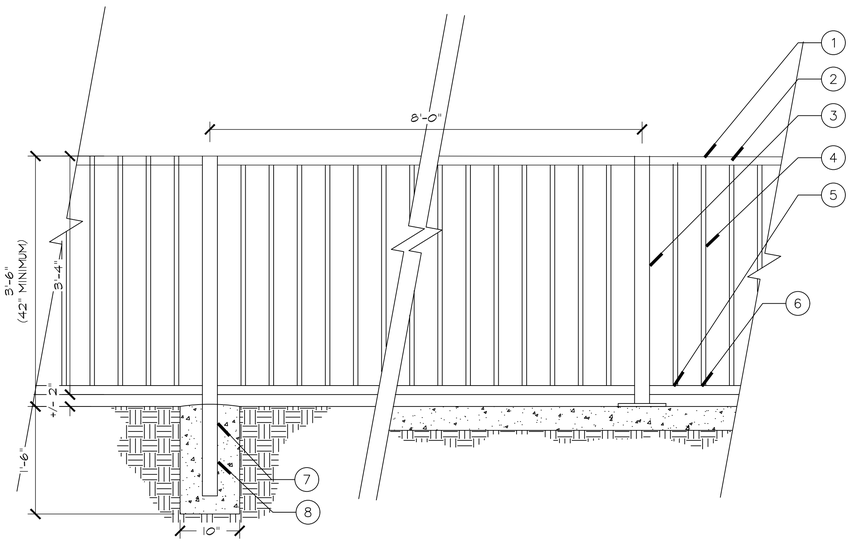
Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C9.0 - GENERAL CONSTRUCTION DETAILS.dwg C9.0 - GENERAL CONSTRUCTION DETAILS Jul 22, 2024 4:57pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



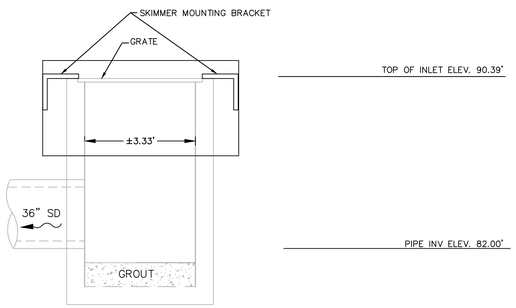
1. TOP OF FENCE TO BE LEVEL
2. 1 1/2" TUBE ALUMINUM TOP RAIL
3. 3" SQ. TUBE ALUMINUM POST
4. 3/4" SQ. TUBE ALUMINUM PICKETS (SPACING NOT TO EXCEED 4" O.C.)
5. 1 1/2" TUBE ALUMINUM BOTTOM RAIL
6. 4"x4"x1/4" ALUMINUM PLATE & ANCHOR SYSTEM, SEE NOTES
7. EXTEND POST INTO FOOTING, TYP.
8. 10" DIA. CONC. FOOTING, SHAPE TOP TO SHED WATER AWAY FROM POST

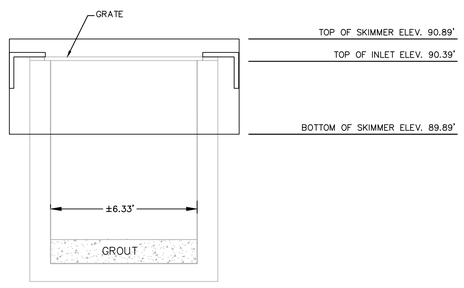
NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL BE PREFINISHED ALUMINUM.
3. FINISH COLOR TO BE BLACK
4. PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL PRIMED/PAINTED TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" x 2 1/8" WW304S.S (OR APPROVED EQUAL)
5. SUBMIT SHOP DRAWING FOR REVIEW

01 6' FENCE
NTS



02 42" FENCE
NTS

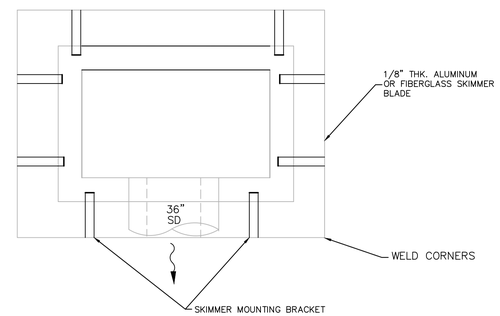




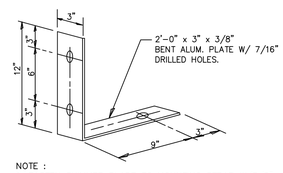
CONTROL STRUCTURE "CS1"
PROPOSED TYPE "H2" DITCH BOTTOM INLET
F.D.O.T. INDEX NO. 232
N.T.S.

CONTROL STRUCTURE BENCHMARK DETAIL

ITEM	ELEVATION	WIDTH	HEIGHT/LENGTH
GRATE	90.39	6'-4"	3'-4"
TOP STRUCTURE	90.39	6'-4"	3'-4"
PIPE INVERT	82.00	36"	36"



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



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

SKIMMER MOUNTING BRACKET
N.T.S.

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LORDAN B. DRAPER PROFESSIONAL LANDSCAPE ARCHITECT LICENSE No. 6666667
STATE OF FLORIDA
JORDAN B. DRAPER, PE LICENSE NUMBER 84002
PROFESSIONAL ENGINEER
DATE: 7/22/2024

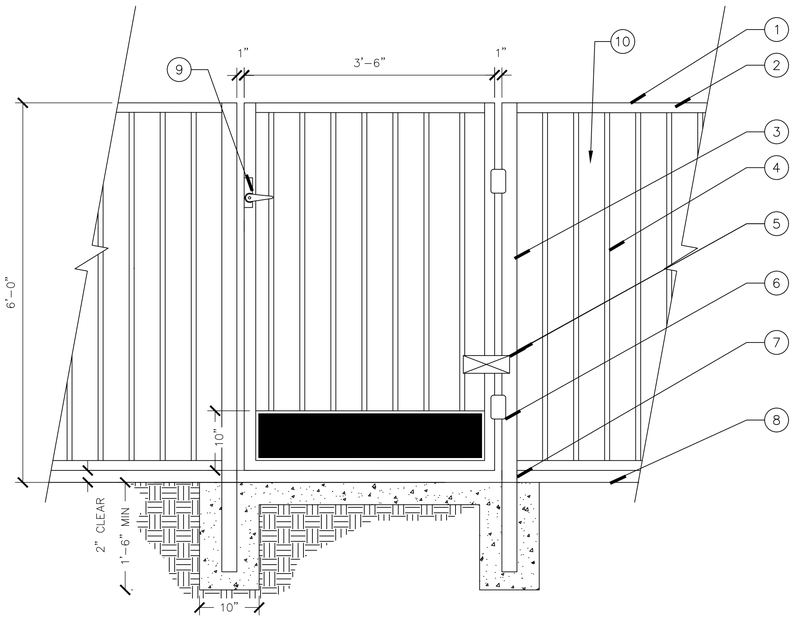
KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

GENERAL CONSTRUCTION DETAILS

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
C9.1

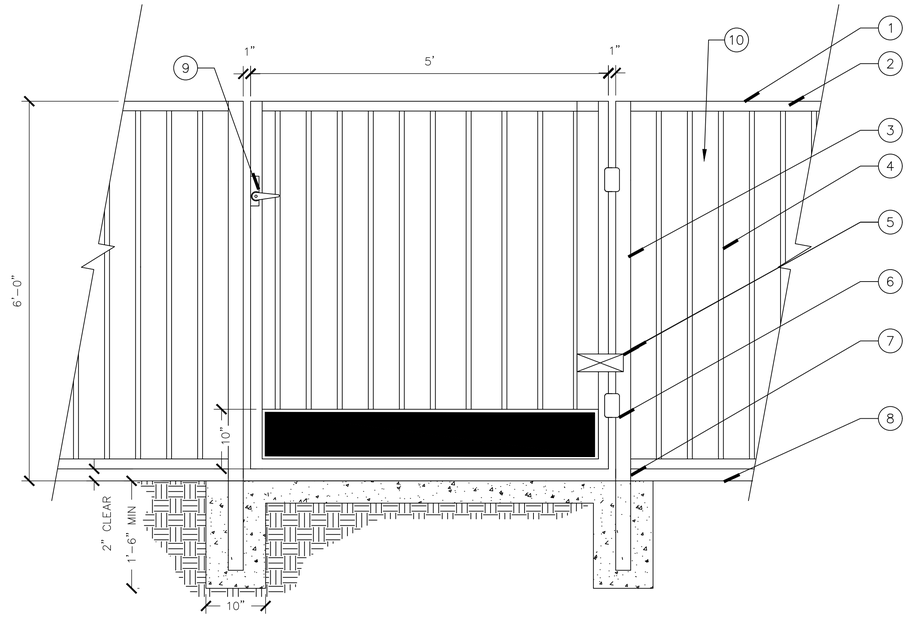
Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C9.0 - GENERAL CONSTRUCTION DETAILS.dwg C9.1 - GENERAL CONSTRUCTION DETAILS Jul 22, 2024 4:57pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



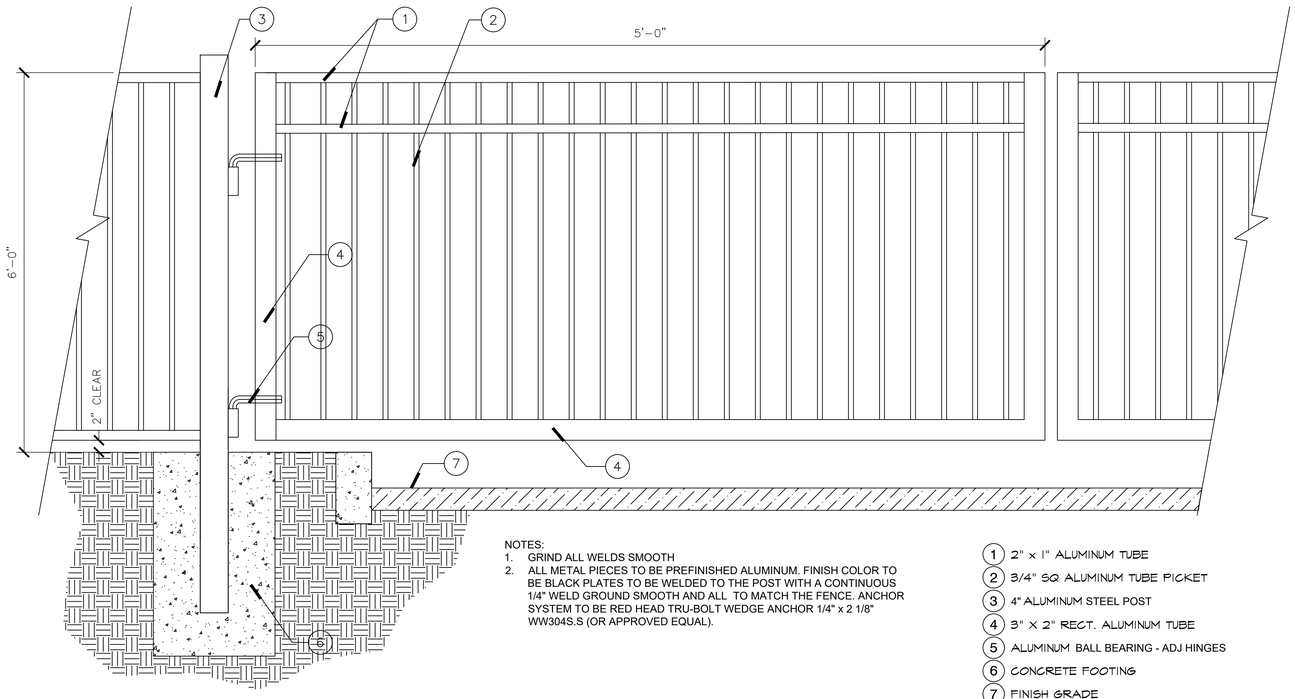
03 6' MAN GATE
NTS

1. TOP OF FENCE TO BE LEVEL WITH FENCE
2. 1 1/2" TUBE ALUMINUM RAIL, TOP & BOTTOM
3. 3" SQ. TUBE ALUMINUM POST (AT GATE ONLY)
4. 3/4" SQ. TUBE ALUMINUM PICKETS
5. LOCINOX MAMMOTH-180 HINGE/CLOSER BY: LOCINOX 877 562 4669
6. HINGES
7. ST POST IN 10" DIA. FOOTING
8. FINISH GRADE
9. MANUAL LOCK / UN-LOCK LATCH SYSTEM

NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM. FINISH COLOR TO BE BLACK PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" x 2 1/8" WW304S.S (OR APPROVED EQUAL).
3. ALL POOL GATES TO HAVE FULL PANIC BAR AND WEATHERPROOF ELECTRIC STRIKE, FENCE FABRICATOR TO PROVIDE SHOP DRAWING FOR INSTALLATION AND GROUNDING.
4. SUBMIT SHOP DRAWING FOR REVIEW



04 6' MAINTENANCE GATE
NTS



05 6' DOUBLE SWING VEHICULAR ACCESS GATE
NTS

NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM. FINISH COLOR TO BE BLACK PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" x 2 1/8" WW304S.S (OR APPROVED EQUAL).

1. 2" x 1" ALUMINUM TUBE
2. 3/4" SQ ALUMINUM TUBE PICKET
3. 4" ALUMINUM STEEL POST
4. 3" X 2" RECT. ALUMINUM TUBE
5. ALUMINUM BALL BEARING - ADJ HINGES
6. CONCRETE FOOTING
7. FINISH GRADE

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
JOHN DRAPER
LICENSE
STATE OF FLORIDA
JORDAN DRAPER, PE
LICENSE NUMBER
PROFESSIONAL ENGINEER
DATE: 7/22/2024

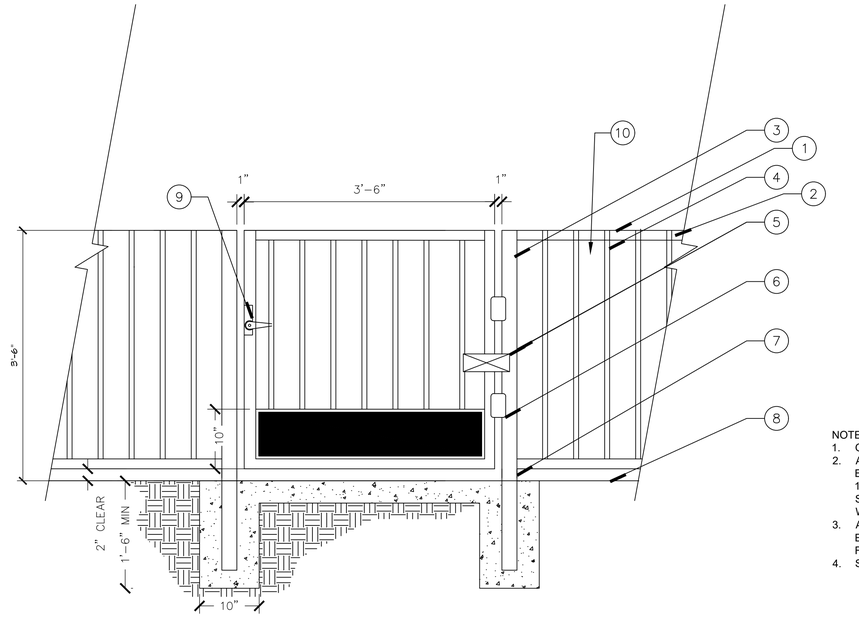
KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

GENERAL CONSTRUCTION DETAILS

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
C9.2

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C9.0 - GENERAL CONSTRUCTION DETAILS.dwg C9.2 - GENERAL CONSTRUCTION DETAILS Jul 22, 2024 4:57pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



06 42" MAN GATE

NTS

1. TOP OF FENCE TO BE LEVEL WITH FENCE
2. 1 1/2" TUBE ALUMINUM RAIL, TOP & BOTTOM
3. 3" SQ. TUBE ALUMINUM POST (AT GATE ONLY)
4. 3/4" SQ. TUBE ALUMINUM PICKETS
5. LOCINOX MAMMOTH-180 HINGE/CLOSER BY: LOCINOX 877 562 4669
6. HINGES
7. ST POST IN 10" DIA. FOOTING
8. FINISH GRADE
9. MANUAL LOCK / UN-LOCK LATCH SYSTEM

NOTES:
1. GRIND ALL WELDS SMOOTH
2. ALL METAL PIECES TO BE PREFINISHED ALUMINUM. FINISH COLOR TO BE BLACK PLATES TO BE WELDED TO THE POST WITH A CONTINUOUS 1/4" WELD GROUND SMOOTH AND ALL TO MATCH THE FENCE. ANCHOR SYSTEM TO BE RED HEAD TRU-BOLT WEDGE ANCHOR 1/4" x 2 1/8" WW304S.S (OR APPROVED EQUAL).
3. ALL POOL GATES TO HAVE FULL PANIC BAR AND WEATHERPROOF ELECTRIC STRIKE, FENCE FABRICATOR TO PROVIDE SHOP DRAWING FOR INSTALLATION AND GROUNDING.
4. SUBMIT SHOP DRAWING FOR REVIEW

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
JORDAN DRAPER
LICENSE
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY MWW
DRAWN BY MWW
CHECKED BY LJD

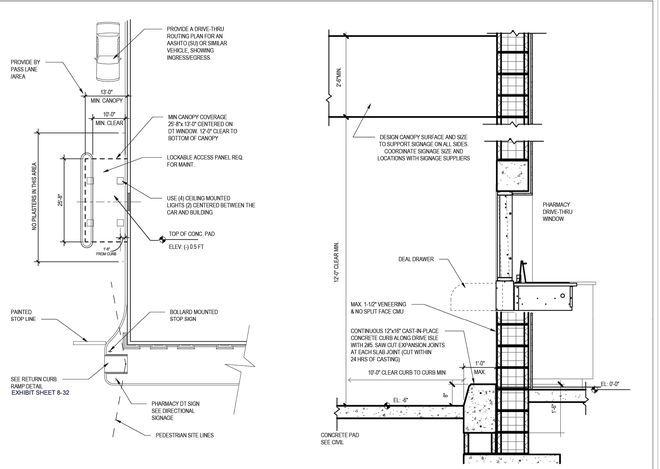
GENERAL CONSTRUCTION DETAILS

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C9.3

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C9.0 - GENERAL CONSTRUCTION DETAILS.dwg C9.3 - GENERAL CONSTRUCTION DETAILS Jul 22, 2024 4:57pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

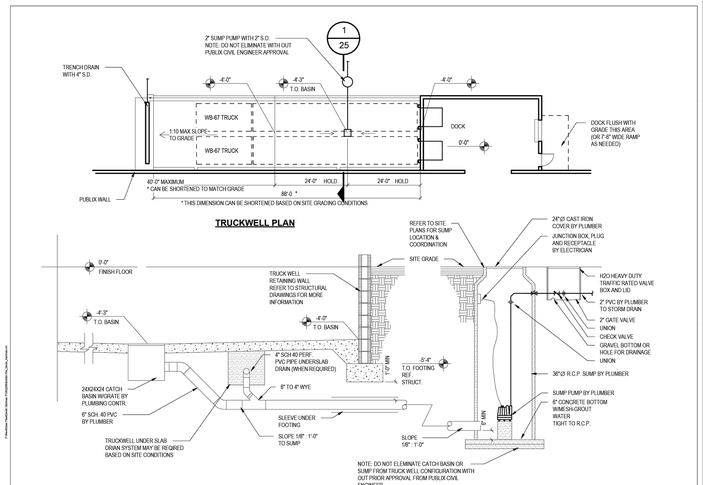


PHARMACY DRIVE THRU CONFIGURATION

SCALE: 1" = 20'-0"

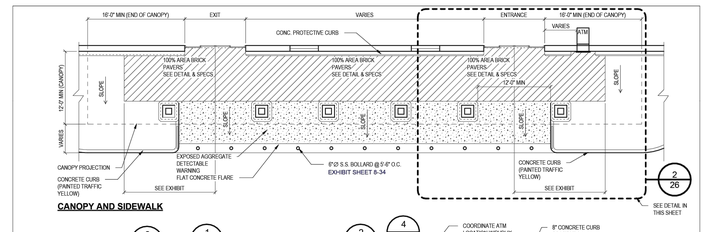
SECTION AT PHARMACY DRIVE-THRU WINDOW

SCALE: 1/2" = 1'-0"

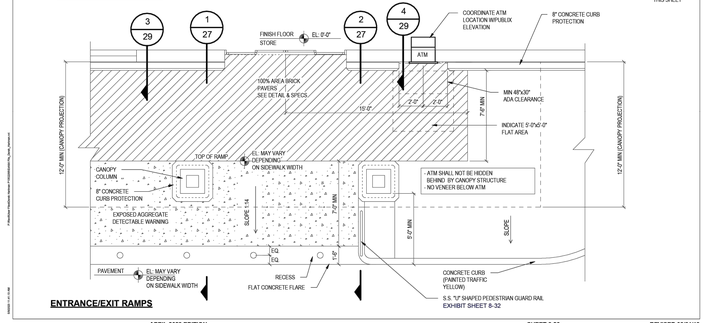


TRUCKWELL PLAN

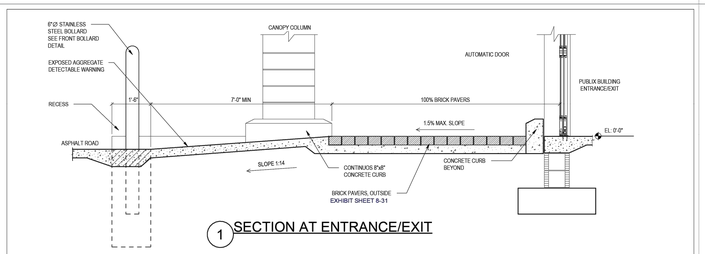
1 TRUCKWELL SUMP PUMP DETAIL



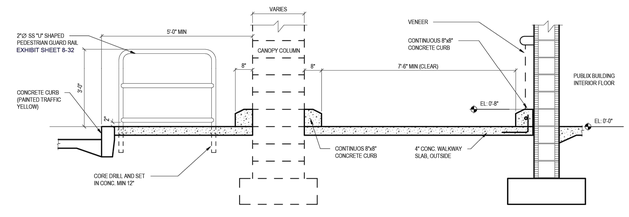
CANOPY AND SIDEWALK



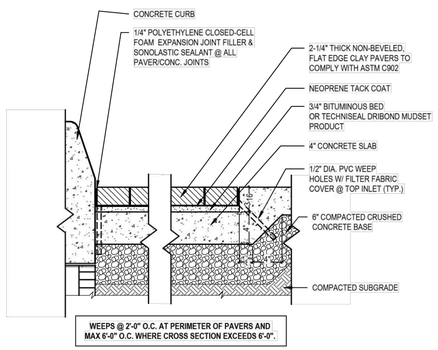
ENTRANCE/EXIT RAMPS



1 SECTION AT ENTRANCE/EXIT



2 SECTION AT STOREFRONT

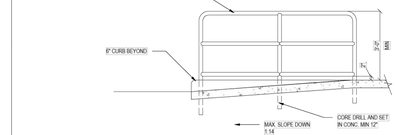


REFER TO SPECS FOR INSTALLATION AND APPROVED MANUFACTURERS

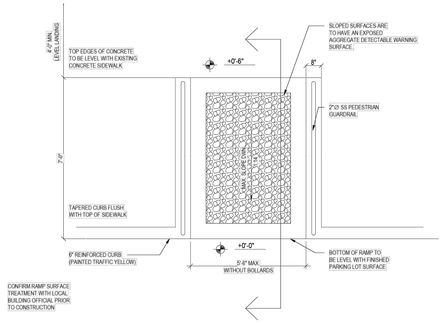
PAVER DETAIL

SCALE: 1 1/2" = 1'-0"

(TYP. ALL PROTOTYPES)



SECTION



RETURN CURB RAMP DETECTABLE WARNING PLAN

USE IN FRONT OF PUBLIX STORE

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT LICENSE NO. LA0001811 STATE OF FLORIDA JORDAN T. RAPACZ PROFESSIONAL ENGINEER LICENSE NO. 0082457 DATE: 7/22/2024

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

PUBLIX CONSTRUCTION DETAILS

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER C9.4

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C9.0 - GENERAL CONSTRUCTION DETAILS.dwg PUBLIX CONSTRUCTION DETAILS Jul 22, 2024 4:57pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Planshets\C9.0 – GENERAL CONSTRUCTION DETAILS.dwg C9.6 – PUBLIX CONSTRUCTION DETAILS Jul 22, 2024 4:58pm by: griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MCCUE CRASHCORE BOLLARD REQUIRED AT ENTRY/EXIT AND CUSTOMER SEATING AREAS

PLACE @ 5'-6" OC

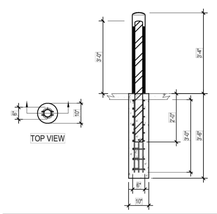
CONTRACTORS NOTE:

BOLLARDS SUPPLIED AND INSTALLED BY MCCUE PRIOR TO SIDEWALK BEING POURED.
NO SUBSTITUTIONS.
CONTACT MCCUE AND PUBILX TO RECEIVE PUBLIX NATIONAL ACCOUNT PRICING FOR MATERIALS AND INSTALLATION.

ORDERING INFORMATION AND TIMING:

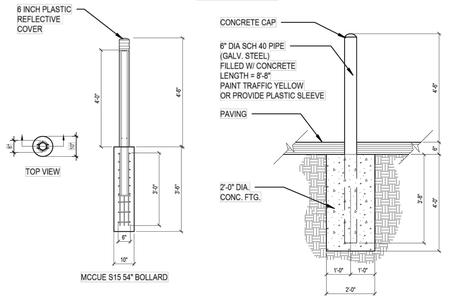
ORDER: 4 WEEKS PRIOR TO SIDEWALK POUR
RECEIVE: 2 WEEKS PRIOR TO SIDEWALK POUR
INSTALLATION: 1 WEEK PRIOR TO SIDEWALK POUR

CONTACT INFO:	YANI DE LA CRUZ
EMAIL:	YDELACRUZ@MCCUE.COM
DIRECT:	978-219-5282
OFFICE ADDRESS:	MCCUE, 13 CENTENNIAL DRIVE PEABODY, MA 01960
WEBSITE:	MCCUE.COM



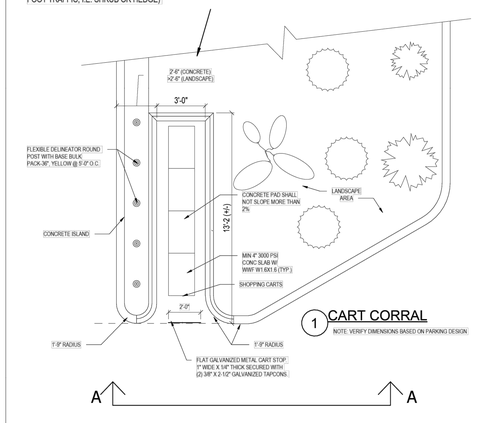
ACCEPTABLE DETAILS FOR BOLLARDS PROTECTING EQUIPMENT AND BUILDING COMPONENTS

PLACE AS NEEDED

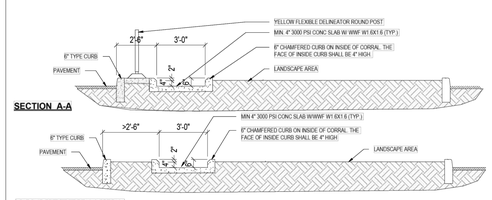


APRIL 2023 EDITION | SHEET 6-34 | REVISED 01/01/20

CONCRETE ISLAND WITH FLEXIBLE DELINEATOR POSTS (LANDSCAPE ISLAND MAYBE USED AS AN ALTERNATIVE IF WIDTH EXCEEDS 2'-6". PLANTING TYPE AND PLACEMENT SHOULD DETER PEDESTRIAN FOOT TRAFFIC, I.E. SHRUB OR HEDGE)



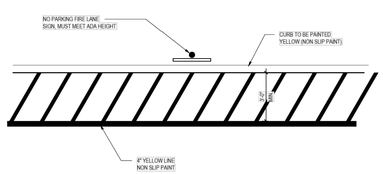
1 CART CORRAL
NOTE: VERIFY DIMENSIONS BASED ON PARKING DESIGN



SECTION A-A

SECTION A-A ALTERNATE

APRIL 2023 EDITION | SHEET 6-44 | REVISED 09/01/22

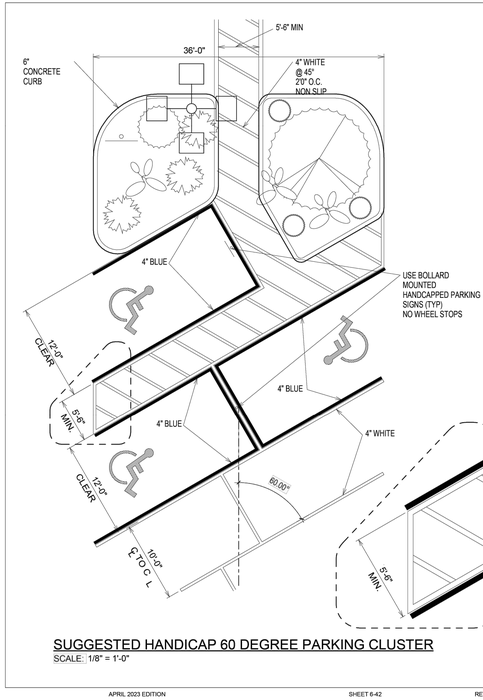


FIRE LANE DETAIL

SCALE: 1/4" = 1'-0"

SUGGESTED FIRE LANE DETAIL.
IF LOCAL JURISTICTION DOES NOT DICTATE.
PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
FIRE LANE SHOULD BE LOCATED ON EITHER SIDE OF THE MAIN ENTRANCE/EXIT SIDEWALK RAMP.

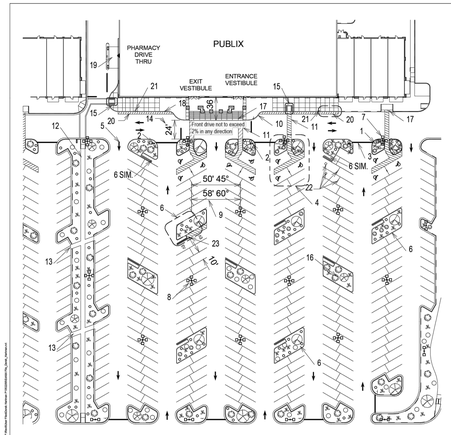
APRIL 2023 EDITION | SHEET 6-41 | REVISED 02/01/18



SUGGESTED HANDICAP 60 DEGREE PARKING CLUSTER

SCALE: 1/8" = 1'-0"

APRIL 2023 EDITION | SHEET 6-42 | REVISED 09/01/22



KEYNOTE LEGEND

1. STOP SIGN
2. PHARMACY DIRECTIONAL SIGN (SEE SIGN EXHIBITS)
3. STOP BAR
4. HC PARKING (3) CLUSTERS OF 3 (SEE ENLARGED EXHIBIT)
5. DIRECTIONAL ARROW
6. CART CORRAL (SEE ENLARGED EXHIBIT)
7. LED LIGHTING IN EVERY OTHER ISLAND ALONG FRONT DRIVE. NO TREES BETWEEN LIGHT AND DRIVE AISLE.
8. LED LIGHTING IN PARKING FIELD PLACED WITH GOOD DESIGN PRACTICES AND COORDINATED WITH LANDSCAPING.
9. 5E SPINE TO SPINE FOR 60 DEGREE PARKING. (6'0" FOR 45 DEGREE PARKING)
10. TRAFFIC CALMING BUMP OUT
11. STRIPED ACCESS ROUTE (NON SLIP PAINT)
12. ACCESSIBLE ROUTE TO PUBLIC RIGHT OF WAY
13. CUT THROUGH FOR SHOPPING CARTS.
14. 24' MIN. CLEAR
15. RETURN CURB RAMP (SEE EXHIBIT)
16. VARIETY OF PLANT MATERIAL FROM APPROVED LIST
17. FRONT BOLLARDS (SEE EXHIBIT)
18. 6" SIDEWALK CURBING ALONG STOREFRONT. PAINTED (NON SLIP) TRAFFIC YELLOW.
19. PHARMACY DRIVE-THRU. COORDINATE LOCATION AND SIDEWALK WITH PROTOTYPE.
20. FIRE LANE (SEE EXHIBIT)
21. NO PARKING/FIRE LANE SIGN
22. CURBSIDE PICKUP SIGN AND 36"X24" PAVEMENT MARKING (CONFIRM W/ PUBLIX PROJECT MANAGER).
23. ELECTRICAL VEHICLE CHARGING STATION - PROVIDE ONLY WHEN SPECIFIED BY PUBLIX.

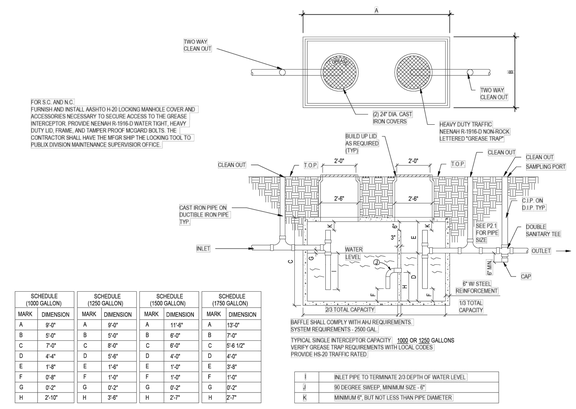
*OUTDOOR SEATING MAY BE REQUESTED BASED ON LOCATION

GENERIC PARKING LOT DESIGN GUIDE

SCALE: 1/8" = 1'-0"

WHERE LANDSCAPING STANDARDS REQUIRE LARGER AREAS THAN WHAT IS SHOWN, MODIFICATIONS TO THE ISLANDS MAY BE MADE, PROVIDED THAT THE DESIGN DOES NOT ENCOURAGE PARKING ALONGSIDE THE ISLAND. SEE DIRECTIONAL SIGNAGE EXHIBIT. SHOW SIGNAGE ON SITE PLAN AS APPROPRIATE.

APRIL 2023 EDITION | SHEET 6-39 | REVISED 04/24/23



FOR S.C. AND N.C.
FURNISH AND INSTALL AASHTO H-20 LOCKING MANHOLE COVER AND ACCESSORIES NECESSARY TO SECURE ACCESS TO THE GREASE INTERCEPTOR. PROVIDE NEENAH R-1916-D WATER TIGHT, HEAVY DUTY LID, FRAME, AND TAMPER PROOF MCGARD BOLTS. THE CONTRACTOR SHALL HAVE THE MFGR SHIP THE LOCKING TOOL TO PUBLIX DIVISION MAINTENANCE SUPERVISOR/S OFFICE.

SCHEDULE (1000 GALLON)		SCHEDULE (1250 GALLON)		SCHEDULE (1500 GALLON)		SCHEDULE (1750 GALLON)	
MARK	DIMENSION	MARK	DIMENSION	MARK	DIMENSION	MARK	DIMENSION
A	9'-0"	A	9'-0"	A	11'-6"	A	13'-0"
B	5'-0"	B	5'-0"	B	6'-0"	B	7'-0"
C	7'-0"	C	8'-0"	C	8'-0"	C	9'-6 1/2"
D	4'-4"	D	5'-6"	D	4'-0"	D	4'-0"
E	1'-8"	E	1'-8"	E	1'-0"	E	3'-8"
F	0'-8"	F	1'-0"	F	1'-0"	F	1'-0"
G	0'-2"	G	0'-2"	G	0'-2"	G	0'-2"
H	2'-10"	H	3'-8"	H	2'-7"	H	2'-7"

I	INLET PIPE TO TERMINATE 2/3 DEPTH OF WATER LEVEL
J	90 DEGREE SWEEP, MINIMUM SIZE - 6"
K	MINIMUM 6", BUT NOT LESS THAN PIPE DIAMETER

BAFFLE SHALL COMPLY WITH ANJ REQUIREMENTS
SYSTEM REQUIREMENTS - 2500 GAL
TYPICAL SINGLE INTERCEPTOR CAPACITY: 1000 OR 1250 GALLONS
VERIFY GREASE TRAP REQUIREMENTS WITH LOCAL CODES
PROVIDE HS-20 TRAFFIC RATED

GREASE INTERCEPTOR DETAIL

SCALE: 3/32" = 1'-0"

APRIL 2023 EDITION | SHEET 6-46 | REVISED 10/01/22

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LUKE J. DIRAIMONDO LICENSED PROFESSIONAL LANDSCAPE ARCHITECT LICENSE NO. LA6667015 STATE OF FLORIDA

JORDAN T. GRAPES LICENSED PROFESSIONAL ENGINEER LICENSE NO. 0073222 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	MWW
DRAWN BY	MWW
CHECKED BY	LJD

PUBLIX CONSTRUCTION DETAILS

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
C9.5

(H-20 LP) w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

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

Pumps shall be capable of pumping domestic & commercial sewage.

Complete system shall be supplied by:

T.B.D. BY CONTRACTOR

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

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

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

PUMPS: *The submersible pumps shall be manufactured by COUNTY APPROVED PUMP. "The pumps shall be installed in the H-20 LP FRP wetwell utilizing a dual slide rail system. The pumps shall be capable of handling solids, fibrous materials, heavy sludge, and other matter typically found in wastewater. Major pump components shall be grey cast iron, ASTM A-48, Class 35B. The pump motor shall be NEMA B design and housed in an air-filled watertight chamber. The stator windings shall be insulated with moisture resistant Class H insulation by use of the trickle impregnation method. The motor shall be heat-shrink fit into the stator housing. The use of bolts, pins, or other fastening devices is not acceptable. The cable entry seal shall consist of a cylindrical elastomer grommet flanked by washers. Epoxies, silicones, or other sealing systems are not acceptable. Thermal switches set to open at 125 degrees C shall be embedded in the stator end coils to monitor the temperature of each phase winding. The motor horsepower shall be adequate so that the pump is non-overloading throughout the entire pump performance curve from shut-off through run-out.*

The pump shall be provided with a dual mechanical seal. Both upper and lower seal assemblies shall consist of a stationary tungsten-carbide ring and a rotating tungsten-carbide ring. Other seal materials are not considered acceptable."

DUPLEX CONTROL PANEL:

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

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep Fiberglass 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. Generator Receptacle w/ weatherproof cover
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. Volt Monitor (Single Phase) Phase Monitor (Three Phase)
1- ea. Control Transformer (480 Volt Only)
1- ea. Silence Relay
1- ea. Duplex Alternator
1- ea. Model BOAC5AH Battery Back-Up w/ Smart Charger (Per DEP)
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
3- ea. Grounding Lugs

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

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

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

NEUTRAL TO BE SUPPLIED FOR BOTH 230V 3PHASE OR 230V SINGLE PHASE POWER

All motor short circuit protection devices must provide for undervoltage release and class 10 overload protection on all three phases. Visable trip indication, test, and reset capability must be provided without opening inner door.
Open frame, across the line, contactors shall be rated per IEC standards and properly sized per the motor requirements.
Contactors shall provide for safe touch power and control terminals.
Lightning Arrestor shall meet or exceed the requirements of ANSI/IEEE Std. C62.21-1984 section 8.6.1. and 8.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel.
A voltage monitor shall be supplied for single phase service.
A phase monitor shall be supplied for (3) phase service.
A green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run.
Each pump shall have an Elapse Time Meter to record the accumulated run time. The ETM shall be 2" diameter, non-resettable, six digit, totally encapsulated unit.
A Red pilot light shall be supplied for control power. The pilot light shall illuminate when the control power is available inside the control panel.
Relays shall be ice-cube plug in type. Relay contacts shall be rated 10 amp minimum, DPDT.
Twenty (20) terminals shall be supplied for field connections.
The terminals shall be rated 25 amps minimum.
Each motors over-temperature contact shall be connected to the terminal strip and shall open a contact to de-energize the appropriate motor upon a high temperature within the motor.
A 15 Amp GFI duplex receptacle shall be supplied and mounted on the innerdoor.
Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

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

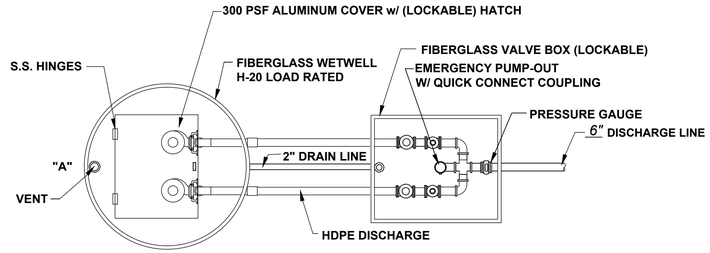
MISCELLANEOUS: All wiring on the backpanel shall be containted within the wiring duct. All wiring between the innerdoor and the backpanel shall be contained with in a plastic spiral wrap.
Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting.
The control panel shall be assembled by a TUV (UL508A Certified) manufacturing facility.

FASTNERS & APPURTANCES: *All fasternes, lifting cables, float cable bracket, hinges, and appurtances shall be made of AISI 304SS.*
A 304SS slide/latch assembly shall be provided for holding the doors open on the wetwell and valve box.
Slide rails shall be made of SCH.40 AISI 304SS pipe.
Pump lifting cables shall be made of AISI 304 SS.

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

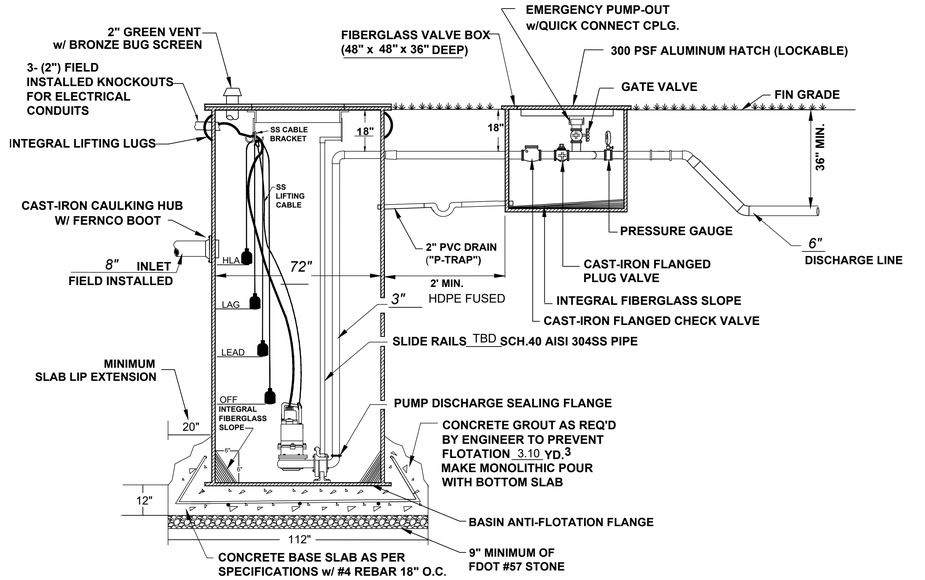
EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

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

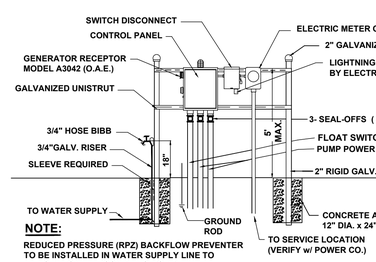


NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET MINIMUM FROM WETWELL PERIMETER AT POINT "A"

LIFT STATION PLAN



LIFT STATION SECTION



NOTE:
REDUCED PRESSURE (RPZ) BACKFLOW PREVENTER TO BE INSTALLED IN WATER SUPPLY LINE TO LIFT STATION "FEBCO WATTS" (OAE)

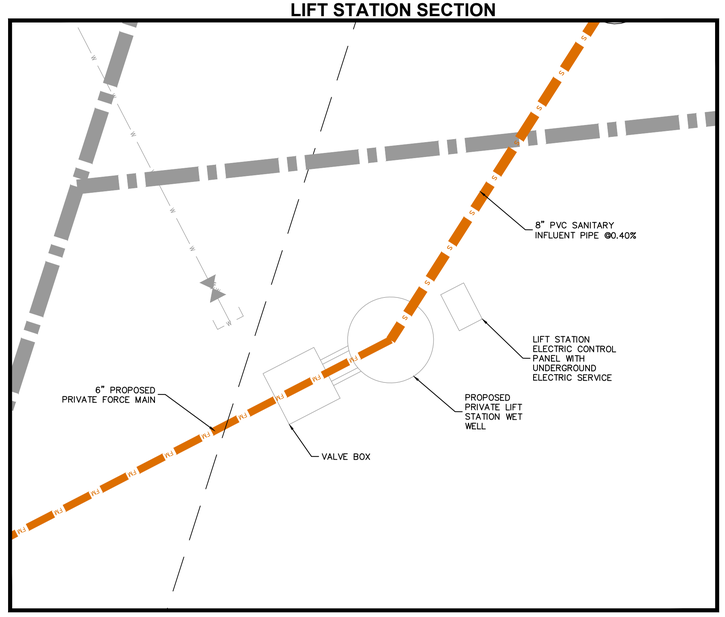
ELECTRICAL RISER

*** ELECTRICIAN NOTES:**

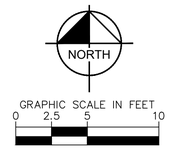
1. **DRAWING NOT TO SCALE**
2. *** ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES**
3. *** ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS**
4. *** ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT**
5. *** CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT**
6. *** NEUTRAL TO BE SUPPLIED FOR 208V-3 PHASE OR 208V-SINGLE PHASE POWER.**

PUMP DATA	
PRIMARY PUMP CAPACITY	169 GPM
PRIMARY TDH	53.6 FT TDH
PUMP MANUFACTURER	FLYGHT
PUMP MODEL	NP 3102 SH 3~ Adaptive 257
RPMs	3,490
HORSEPOWER	6.5
ELECTRICAL VOLTS/PHASE	208 V / 2 P
PUMP DISCHARGE SIZE	3-IN
IMPELLER DIAMETER	125 mm

ELEVATIONS	
TOP OF WETWELL	89.00 -ft
INFLUENT INVERT	77.72 -ft
HIGH LEVEL ALARM (HLA)	77.72 -ft
2nd PUMP ON (LAG)	76.72 -ft
1sT PUMP ON (LEAD)	75.72 -ft
PUMPS OFF	73.22 -ft
BOTTOM OF WETWELL	72.22 -ft
WETWELL DIAMETER	72.00 -in



LIFT STATION SITE PLAN



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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

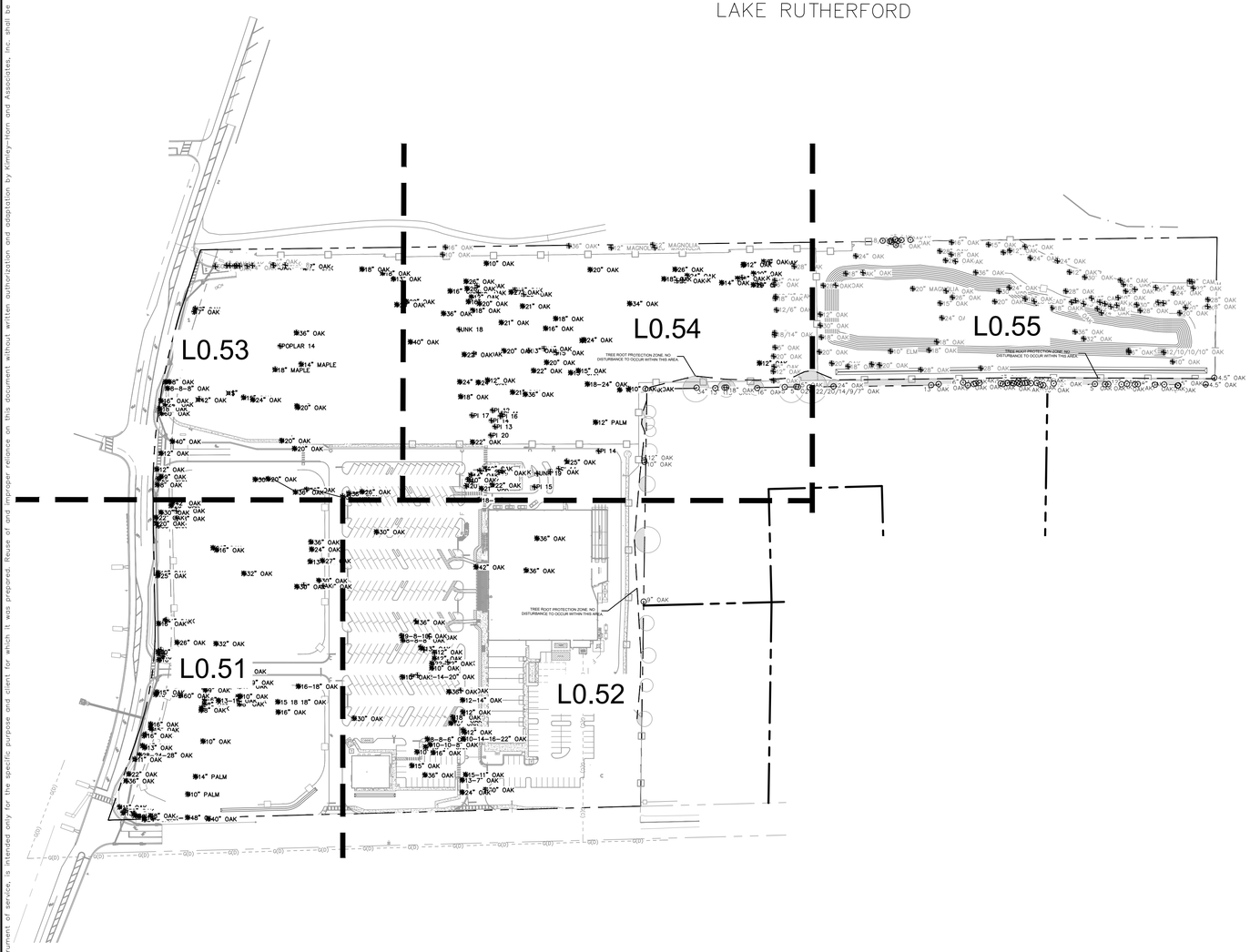
KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

LIFT STATION DETAIL

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER C9.6

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\C9.7 - LIFT.dwg C9.6 - LIFT STATION DETAIL Jul 22, 2024 4:58pm by griffin.bailey
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



TREE LEGEND

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	ER	60	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGE	TO REMAIN	-
	EX	358	EXISTING TREE DISPOSE OF IN SUSTAINABLE MANNER	TO BE REMOVED	-

TREE CANOPY COVERAGE TABLE			
XXXX	SQUARE FEET	ACRES	PERCENT
TOTAL SITE AREA	1213988	27.87	100.00%
EXISTING CANOPY AREA	537677	12.34	44.29%
REQUIRED CANOPY TO REMAIN	32260	0.74	6.00%
CANOPY AREA TO REMAIN	43,270	0.99	8.05%

TREE REMOVAL TABLE		
	TREES	INCHES
TOTAL TREES ON SITE	418	7286
TOTAL TREES TO BE REMOVED	358	6702
TOTAL TREES TO REMAIN	60	584
TOTAL TREE INCHES TO BE MITIGATED		6702

TREE REPLACEMENT TABLE		
	TREES	INCHES
TOTAL MITIGATION REQUIRED		6702
TOTAL TREES TO BE PLANTED ON SITE	229	687
CANOPY TREES (3" CAL)	179	537
UNDERSTORY & ACCENT TREES	50	186
NET MITIGATION INCHES OWED		6015
TOTAL FEE TO BE PAID ($15 PER INCH)		$90,225

SPECIMEN TREE TABLE		
	TREES	INCHES
SPECIMEN TREES ON SITE	98	2989
SPECIMEN TREES TO BE REMOVED	94	2883
SPECIMEN TREES TO BE PRESERVED	4	106

*INVASIVE TREES (EAR, GUM, CHINABERRY, AND CAMPHOR) & DEAD TREES ARE NOT INCLUDED IN THE ABOVE CALCULATIONS

SEE TREE DATA ON SHEETS L0.51-L0.56
SEE CANOPY COVERAGE PLAN ON SHEET L0.57

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

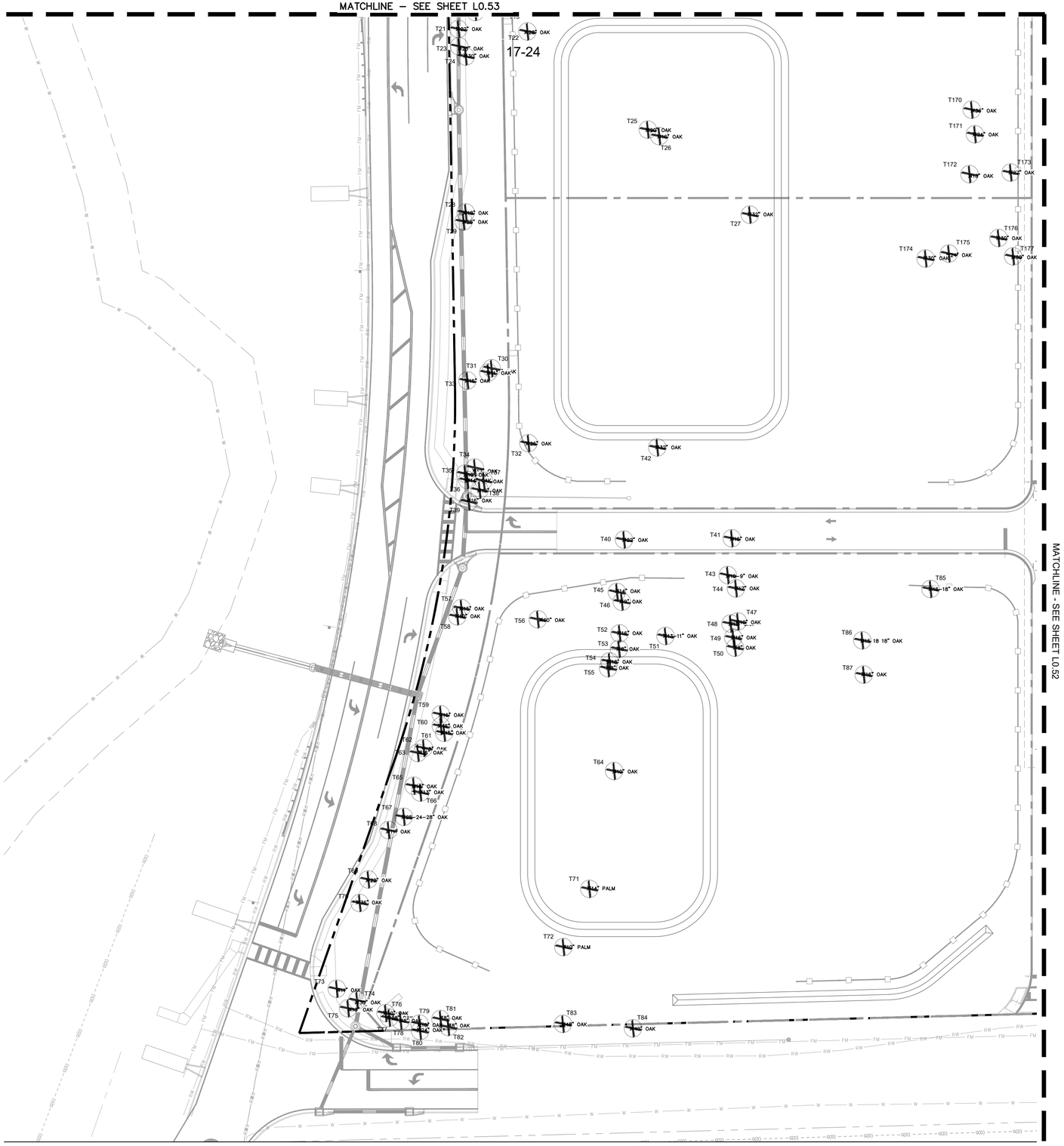
OVERALL TREE MITIGATION PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.50

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Master Plan\PlanSheets\L0.50- TREE MITIGATION PLAN.dwg L0.50 OVERALL TREE MITIGATION PLAN Jul 22, 2024 5:01pm by: jake.moyle
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

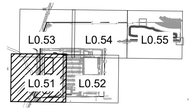


TREE LEGEND

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	ER	60	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGE	TO REMAIN	-
	EX	358	EXISTING TREE DISPOSE OF IN SUSTAINABLE MANNER	TO BE REMOVED	-

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

FLORIDA LICENSE NUMBER

DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

TREE MITIGATION PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

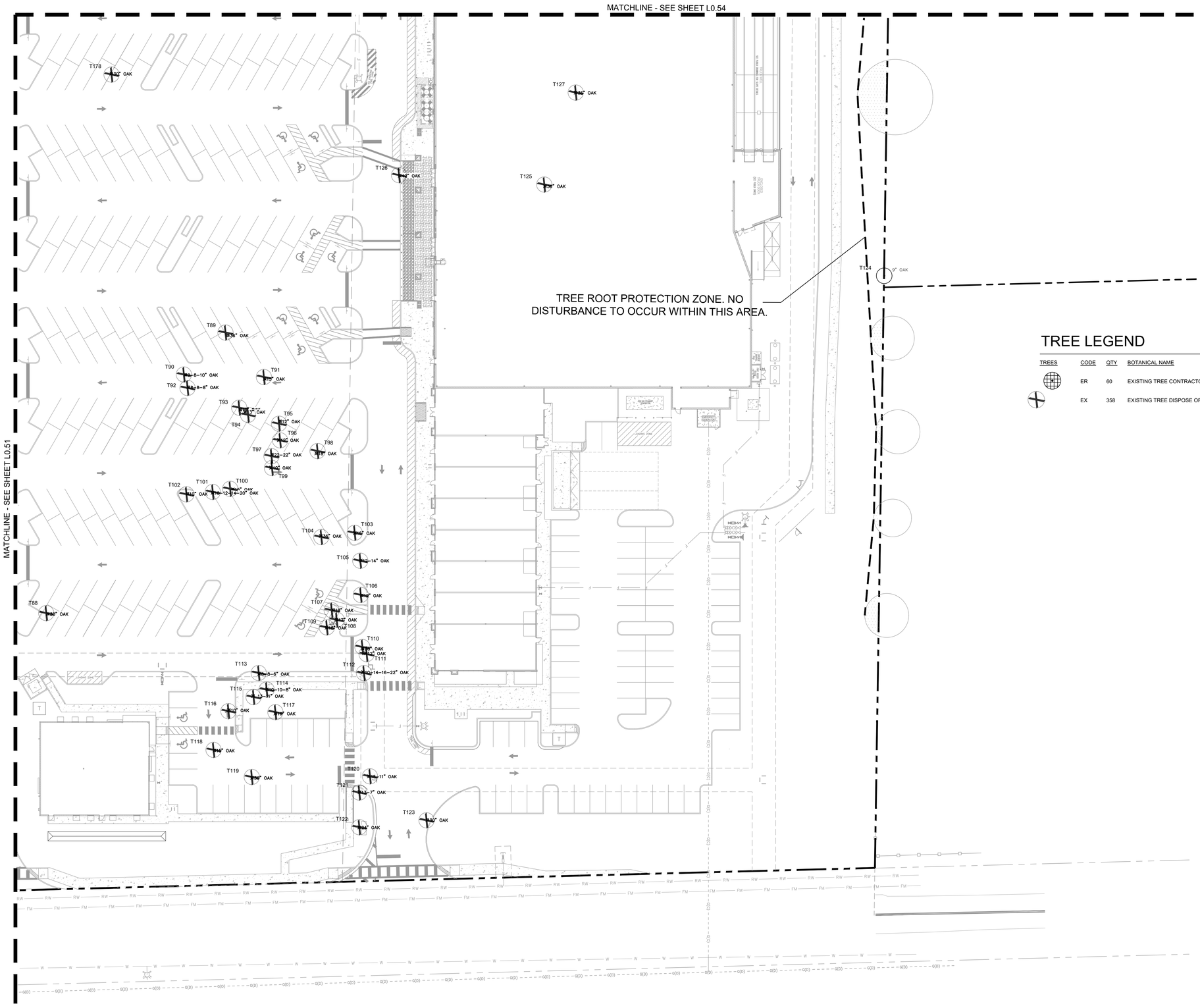
SHEET NUMBER
L0.51

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

Sunshine811.com

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Master Plan\PlanSheets\L0.50- TREE MITIGATION PLAN.dwg L0.51 TREE MITIGATION PLAN Jul 22, 2024 5:01pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Master Plan\PlanSheets\L0.50- TREE MITIGATION PLAN.dwg L0.52 TREE MITIGATION PLAN Jul 22, 2024 5:02pm by: jake.mople
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



TREE LEGEND

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	ER	60	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGE	TO REMAIN	-
	EX	358	EXISTING TREE DISPOSE OF IN SUSTAINABLE MANNER	TO BE REMOVED	-

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

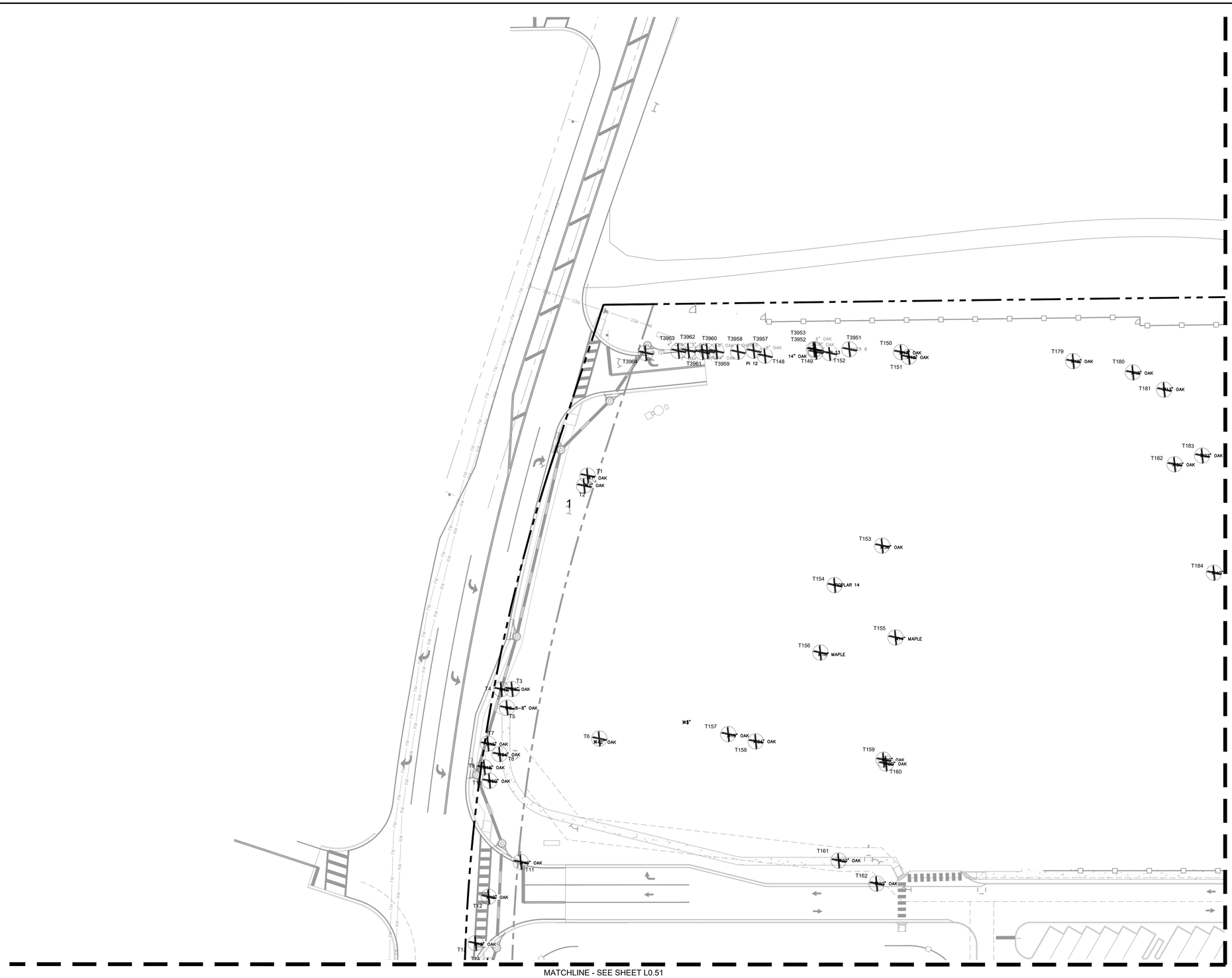
KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

TREE MITIGATION PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

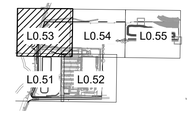
CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.52



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

TREE LEGEND

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	ER	60	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGE	TO REMAIN	-
	EX	358	EXISTING TREE DISPOSE OF IN SUSTAINABLE MANNER	TO BE REMOVED	-

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

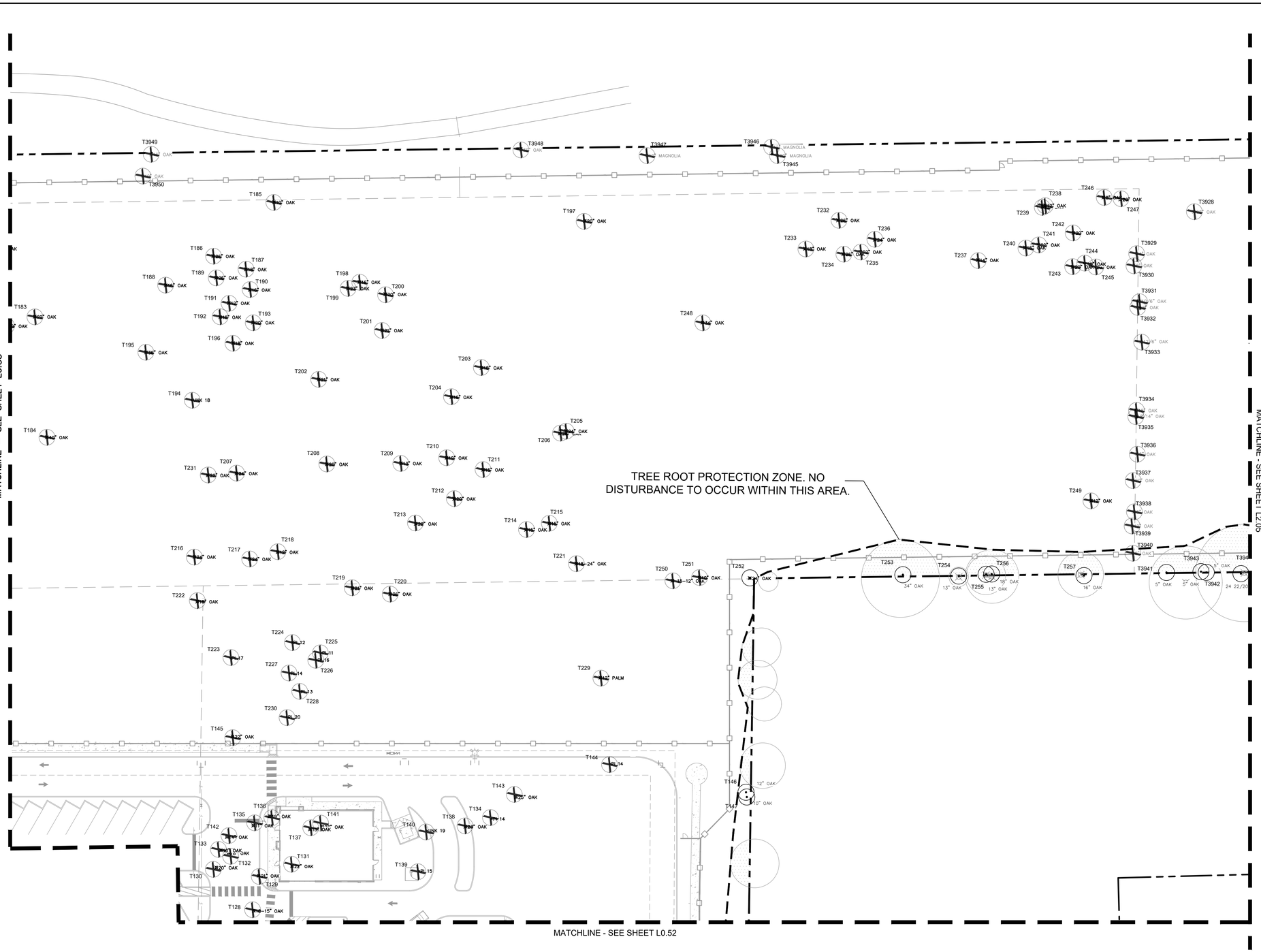
TREE MITIGATION PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.53

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Master Plan\PlanSheets\L0.50- TREE MITIGATION PLAN.dwg L0.53 TREE MITIGATION PLAN Jul 22, 2024 5:02pm by jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

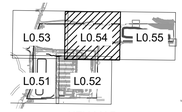


TREE LEGEND

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	ER	60	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGE	TO REMAIN	-
	EX	358	EXISTING TREE DISPOSE OF IN SUSTAINABLE MANNER	TO BE REMOVED	-

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

FLORIDA LICENSE NUMBER

DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

TREE MITIGATION PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

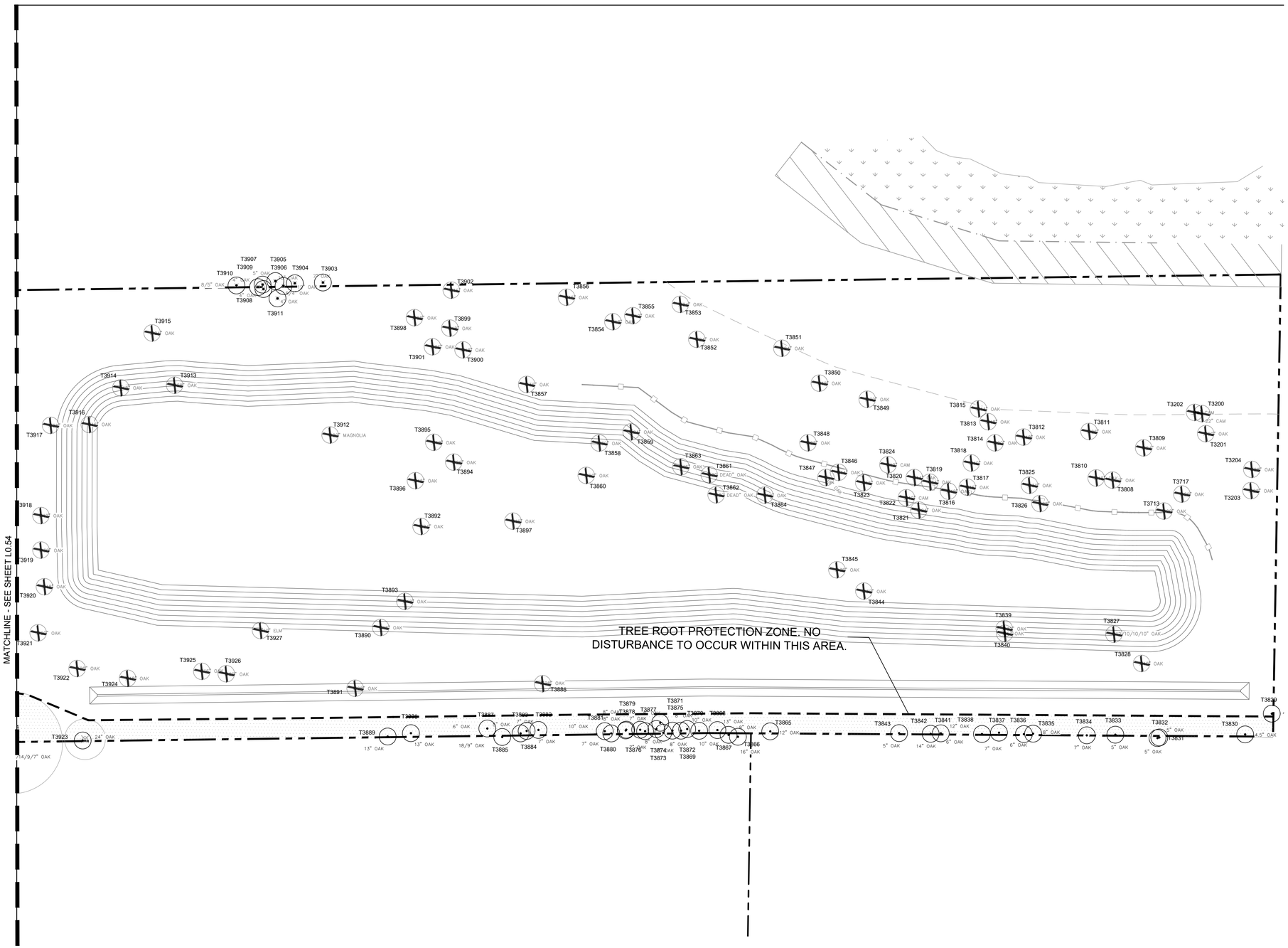
CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.54

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

Sunshine811.com

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Master Plan\PlanSheets\L0.50- TREE MITIGATION PLAN.dwg L0.54 TREE MITIGATION PLAN Jul 22, 2024 5:02pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

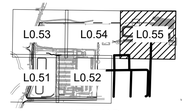


TREE LEGEND

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT
	ER	60	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGE	TO REMAIN	-
	EX	358	EXISTING TREE DISPOSE OF IN SUSTAINABLE MANNER	TO BE REMOVED	-

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	JM
DRAWN BY	JM
CHECKED BY	MTF

TREE MITIGATION PLAN

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.55

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

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Master Plan\PlanSheets\L0.50- TREE MITIGATION PLAN.dwg L0.55 TREE MITIGATION Jul 22, 2024 5:02pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TREE ID NUMBER	DBH (INCH)	TREE TYPE	STATUS	SPECIMEN (>24")
1	7	OAK	REMOVE	-
2	7	OAK	REMOVE	-
3	8	OAK	REMOVE	-
4	12	OAK	REMOVE	-
5	8	MULTI TRUNK OAK	REMOVE	-
6	42	OAK	REMOVE	SPECIMEN
7	16	OAK	REMOVE	-
8	24	OAK	REMOVE	-
9	18	OAK	REMOVE	-
10	60	OAK	REMOVE	SPECIMEN
11	40	OAK	REMOVE	SPECIMEN
12	12	OAK	REMOVE	-
13	12	OAK	REMOVE	-
14	9	OAK	REMOVE	-
15	20	OAK	REMOVE	-
16	8	OAK	REMOVE	-
17	42	OAK	REMOVE	SPECIMEN
18	20	OAK	REMOVE	-
19	32	OAK	REMOVE	SPECIMEN
20	30	OAK	REMOVE	SPECIMEN
21	22	OAK	REMOVE	-
22	28	OAK	REMOVE	SPECIMEN
23	20	OAK	REMOVE	-
24	30	OAK	REMOVE	SPECIMEN
25	20	OAK	REMOVE	-
26	16	OAK	REMOVE	-
27	32	OAK	REMOVE	SPECIMEN
28	18	OAK	REMOVE	-
29	25	OAK	REMOVE	SPECIMEN
30	24	OAK	REMOVE	SPECIMEN
31	11	OAK	REMOVE	-
32	26	OAK	REMOVE	SPECIMEN
33	16	OAK	REMOVE	-
34	12	OAK	REMOVE	-
35	10	OAK	REMOVE	-
36	14	OAK	REMOVE	-
37	20	OAK	REMOVE	-
38	16	OAK	REMOVE	-
39	16	OAK	REMOVE	-
40	22	OAK	REMOVE	-
41	16	OAK	REMOVE	-
42	32	OAK	REMOVE	SPECIMEN
43	10	MULTI TRUNK OAK	REMOVE	-
44	17	OAK	REMOVE	-
45	14	OAK	REMOVE	-
46	9	OAK	REMOVE	-
47	10	OAK	REMOVE	-
48	17	OAK	REMOVE	-
49	16	OAK	REMOVE	-
50	8	OAK	REMOVE	-
51	13	MULTI TRUNK OAK	REMOVE	-
52	16	OAK	REMOVE	-
53	8	OAK	REMOVE	-
54	18	OAK	REMOVE	-
55	8	OAK	REMOVE	-
56	60	OAK	REMOVE	SPECIMEN
57	15	OAK	REMOVE	-
58	10	OAK	REMOVE	-
59	16	OAK	REMOVE	-
60	16	OAK	REMOVE	-
61	15	OAK	REMOVE	-
62	18	OAK	REMOVE	-
63	16	OAK	REMOVE	-
64	10	OAK	REMOVE	-
65	18	OAK	REMOVE	-
66	13	OAK	REMOVE	-
67	28	MULTI TRUNK OAK	REMOVE	SPECIMEN
68	11	OAK	REMOVE	-
69	22	OAK	REMOVE	-
70	36	OAK	REMOVE	SPECIMEN
71	14	PALM	REMOVE	-
72	10	PALM	REMOVE	-
73	11	OAK	REMOVE	-
74	30	OAK	REMOVE	SPECIMEN
75	13	OAK	REMOVE	-
76	10	OAK	REMOVE	-
77	28	OAK	REMOVE	SPECIMEN
78	8	OAK	REMOVE	-
79	10	OAK	REMOVE	-
80	24	OAK	REMOVE	SPECIMEN
81	8	OAK	REMOVE	-
82	8	OAK	REMOVE	-
83	48	OAK	REMOVE	SPECIMEN
84	40	OAK	REMOVE	SPECIMEN
85	16	MULTI TRUNK OAK	REMOVE	-
86	15	MULTI TRUNK OAK	REMOVE	-
87	16	OAK	REMOVE	-
88	30	OAK	REMOVE	SPECIMEN
89	36	OAK	REMOVE	SPECIMEN
90	9	MULTI TRUNK OAK	REMOVE	-
91	15	OAK	REMOVE	-
92	8	MULTI TRUNK OAK	REMOVE	-
93	10	OAK	REMOVE	-
94	13	OAK	REMOVE	-
95	12	OAK	REMOVE	-
96	12	OAK	REMOVE	-
97	22	MULTI TRUNK OAK	REMOVE	-
98	18	OAK	REMOVE	-
99	10	OAK	REMOVE	-

TREE ID NUMBER	DBH (INCH)	TREE TYPE	STATUS	SPECIMEN (>24")
100	15	OAK	REMOVE	-
101	10	MULTI TRUNK OAK	REMOVE	-
102	10	OAK	REMOVE	-
103	16	OAK	REMOVE	-
104	36	OAK	REMOVE	SPECIMEN
105	12	MULTI TRUNK OAK	REMOVE	-
106	12	OAK	REMOVE	-
107	18	OAK	REMOVE	-
108	17	OAK	REMOVE	-
109	18	OAK	REMOVE	-
110	36	OAK	REMOVE	SPECIMEN
111	12	OAK	REMOVE	-
112	10	MULTI TRUNK OAK	REMOVE	-
113	8	MULTI TRUNK OAK	REMOVE	-
114	10	MULTI TRUNK OAK	REMOVE	-
115	13	MULTI TRUNK OAK	REMOVE	-
116	10	OAK	REMOVE	-
117	16	OAK	REMOVE	-
118	15	OAK	REMOVE	-
119	36	OAK	REMOVE	SPECIMEN
120	15	MULTI TRUNK OAK	REMOVE	-
121	13	MULTI TRUNK OAK	REMOVE	-
122	24	OAK	REMOVE	SPECIMEN
123	30	OAK	REMOVE	SPECIMEN
124	9	OAK	REMAIN	-
125	36	OAK	REMOVE	SPECIMEN
126	42	OAK	REMOVE	SPECIMEN
127	36	OAK	REMOVE	SPECIMEN
128	18	MULTI TRUNK OAK	REMOVE	-
129	21	OAK	REMOVE	-
130	20	OAK	REMOVE	-
131	22	OAK	REMOVE	-
132	18	OAK	REMOVE	-
133	10	OAK	REMOVE	-
134	14	PL	REMOVE	-
135	11	OAK	REMOVE	-
136	19	OAK	REMOVE	-
137	15	OAK	REMOVE	-
138	23	OAK	REMOVE	-
139	15	PL	REMOVE	-
140	19	UNK	REMOVE	-
141	27	OAK	REMOVE	SPECIMEN
142	14	OAK	REMOVE	-
143	25	OAK	REMOVE	SPECIMEN
144	14	PL	REMOVE	-
145	22	OAK	REMOVE	-
146	12	OAK	REMAIN	-
147	10	OAK	REMAIN	-
148	12	PL	REMOVE	-
149	14	OAK	REMOVE	-
150	17	OAK	REMOVE	-
151	10	OAK	REMOVE	-
152	13	PL	REMOVE	-
153	36	OAK	REMOVE	SPECIMEN
154	14	POPLAR	REMOVE	-
155	14	MAPLE	REMOVE	-
156	18	MAPLE	REMOVE	-
157	15	OAK	REMOVE	-
158	24	OAK	REMOVE	SPECIMEN
159	20	OAK	REMOVE	-
160	20	OAK	REMOVE	-
161	20	OAK	REMOVE	-
162	20	OAK	REMOVE	-
163	30	OAK	REMOVE	SPECIMEN
164	20	OAK	REMOVE	-
165	36	OAK	REMOVE	SPECIMEN
166	30	OAK	REMOVE	SPECIMEN
167	36	OAK	REMOVE	SPECIMEN
168	36	OAK	REMOVE	SPECIMEN
169	26	OAK	REMOVE	SPECIMEN
170	36	OAK	REMOVE	SPECIMEN
171	24	OAK	REMOVE	SPECIMEN
172	13	OAK	REMOVE	-
173	27	OAK	REMOVE	SPECIMEN
174	30	OAK	REMOVE	SPECIMEN
175	24	OAK	REMOVE	SPECIMEN
176	30	OAK	REMOVE	SPECIMEN
177	30	OAK	REMOVE	SPECIMEN
178	30	OAK	REMOVE	SPECIMEN
179	18	OAK	REMOVE	-
180	18	OAK	REMOVE	-
181	13	OAK	REMOVE	-
182	20	OAK	REMOVE	-
183	22	OAK	REMOVE	-
184	40	OAK	REMOVE	SPECIMEN
185	10	OAK	REMOVE	-
186	26	OAK	REMOVE	SPECIMEN
187	18	OAK	REMOVE	-
188	16	OAK	REMOVE	-
189	26	OAK	REMOVE	SPECIMEN
190	16	OAK	REMOVE	-
191	12	OAK	REMOVE	-
192	16	OAK	REMOVE	-
193	20	OAK	REMOVE	-
194	18	UNK	REMOVE	-
195	36	OAK	REMOVE	SPECIMEN
196	18	OAK	REMOVE	-
197	20	OAK	REMOVE	-
198	16	OAK	REMOVE	-

TREE ID NUMBER	DBH (INCH)	TREE TYPE	STATUS	SPECIMEN (>24")
199	27	OAK	REMOVE	SPECIMEN
200	20	OAK	REMOVE	-
201	21	OAK	REMOVE	-
202	21	OAK	REMOVE	-
203	18	OAK	REMOVE	-
204	16	OAK	REMOVE	-
205	24	OAK	REMOVE	SPECIMEN
206	26	OAK	REMOVE	SPECIMEN
207	24	OAK	REMOVE	SPECIMEN
208	20	OAK	REMOVE	-
209	13	OAK	REMOVE	-
210	19	OAK	REMOVE	-
211	15	OAK	REMOVE	-
212	20	OAK	REMOVE	-
213	22	OAK	REMOVE	-
214	15	OAK	REMOVE	-
215	15	OAK	REMOVE	-
216	24	OAK	REMOVE	SPECIMEN
217	24	OAK	REMOVE	SPECIMEN
218	12	OAK	REMOVE	-
219	21	OAK	REMOVE	-
220	36	OAK	REMOVE	SPECIMEN
221	18	MULTI TRUNK OAK	REMOVE	-
222	18	OAK	REMOVE	-
223	17	PL	REMOVE	-
224	12	PL	REMOVE	-
225	11	PL	REMOVE	-
226	16	PL	REMOVE	-
227	14	PL	REMOVE	-
228	13	PL	REMOVE	-
229	12	PALM	REMOVE	-
230	20	PL	REMOVE	-
231	22	OAK	REMOVE	-
232	26	OAK	REMOVE	SPECIMEN
233	18	OAK	REMOVE	-
234	26	OAK	REMOVE	SPECIMEN
235	22	OAK	REMOVE	-
236	24	OAK	REMOVE	SPECIMEN
237	14	OAK	REMOVE	-
238	12	OAK	REMOVE	-
239	13	OAK	REMOVE	-
240	16	OAK	REMOVE	-
241	20	OAK	REMOVE	-
242	20	OAK	REMOVE	-
243	20	OAK	REMOVE	-
244	20	OAK	REMOVE	-
245	20	OAK	REMOVE	-
246	8	OAK	REMOVE	-
247	20	OAK	REMOVE	-
248	34	OAK	REMOVE	SPECIMEN
249	12	OAK	REMOVE	-
250	15	MULTI TRUNK OAK	REMOVE	-
251	10	OAK	REMOVE	-
252	24	OAK	REMAIN	SPECIMEN
253	34	OAK	REMAIN	SPECIMEN
254	13	OAK	REMAIN	-
255	13	OAK	REMAIN	-
256	18	OAK	REMAIN	-
257	16	OAK	REMAIN	-
3200	22	CAM	REMOVE	
3201	22	OAK	REMOVE	
3202	9	CAM	REMOVE	
3203	28	OAK	REMOVE	SPECIMEN
3204	28	OAK	REMOVE	SPECIMEN
3713	20	OAK	REMOVE	
3717	20	OAK	REMOVE	
3808	30	OAK	REMOVE	SPECIMEN
3809	24	OAK	REMOVE	SPECIMEN
3810	18	OAK	REMOVE	
3811	26	OAK	REMOVE	SPECIMEN
3812	18	OAK	REMOVE	
3813	18	OAK	REMOVE	
3814	20	OAK	REMOVE	
3815	14	OAK	REMOVE	
3816	12	OAK	REMOVE	
3817	16	OAK	REMOVE	
3818	10	OAK	REMOVE	
3819	14	OAK	REMOVE	
3820	14	OAK	REMOVE	
3821	24	OAK	REMOVE	SPECIMEN
3822	12	CAM	REMOVE	
3823	15	OAK	REMOVE	
3824	12	CAM	REMOVE	
3825	30	OAK	REMOVE	SPECIMEN
3826	28	OAK	REMOVE	SPECIMEN
3827	12	OAK	REMOVE	
3828	10	OAK	REMOVE	
3829	4.5	OAK	REMAIN	
3830	4.5	OAK	REMAIN	
3831	5	OAK	REMAIN	
3832	5	OAK	REMAIN	
3833	5	OAK	REMAIN	
3834	7	OAK	REMAIN	
3835	8	OAK	REMAIN	
3836	6	OAK	REMAIN	
3837	7	OAK	REMAIN	
3838	12	OAK	REMAIN	
3839	32	OAK	REMOVE	SPECIMEN
3840	6	OAK	REMOVE	

TREE ID NUMBER	DBH (INCH)	TREE TYPE	STATUS	SPECIMEN (>24")
3841	6	OAK	REMAIN	
3842	14	OAK	REMAIN	
3843	5	OAK	REMAIN	
3844	32	OAK	REMOVE	SPECIMEN
3845	36	OAK	REMOVE	SPECIMEN
3846	14	OAK	REMOVE	
3847	18	OAK	REMOVE	
3848	28	OAK	REMOVE	
3849	30	OAK	REMOVE	SPECIMEN
3850	12	OAK	REMOVE	
3851	24	OAK	REMOVE	SPECIMEN
3852	24	OAK	REMOVE	SPECIMEN
3853	24	OAK	REMOVE	SPECIMEN
3854	13	OAK	REMOVE	
3855	12	OAK	REMOVE	
3856	15	OAK	REMOVE	
3857	36	OAK	REMOVE	SPECIMEN
3858	30	OAK	REMOVE	SPECIMEN
3859	24	OAK	REMOVE	SPECIMEN
3860	20	OAK	REMOVE	
3861	20	DEAD OAK	REMOVE	
3862	30	DEAD OAK	REMOVE	
3863	16	OAK	REMOVE	
3864	18	OAK	REMOVE	
3865	12	OAK	REMAIN	
3866	16	OAK	REMAIN	
3867	8	OAK	REMAIN	
3868	13	OAK	REMAIN	
3869	10	OAK	REMAIN	
3870	10	OAK	REMAIN	
3871	8	OAK	REMAIN	
3872	8	OAK	REMAIN	
3873	8	OAK	REMAIN	
3874	8	OAK	REMAIN	
3875	7	OAK	REMAIN	
3876	7	OAK	REMAIN	
3877	7	OAK	REMAIN	
3878	8	OAK	REMAIN	
3879	8	OAK	REMAIN	
3880	7	OAK	REMAIN	
3881	10	OAK	REMAIN	
3882	7	OAK	REMAIN	
3883	7	OAK	REMAIN	
3884	5	OAK	REMAIN	
3885	18	OAK	REMAIN	
3886	28	OAK	REMOVE	SPECIMEN
3887	6	OAK	REMAIN	
3888	13	OAK	REMAIN	
3889	13	OAK	REMAIN	
3890	18	OAK	REMOVE	
3891	28	OAK	REMOVE	SPECIMEN
3892	24	OAK	REMOVE	SPECIMEN
3893	18	OAK	REMOVE	
3894	26	OAK	REMOVE	SPECIMEN
3895	12	OAK	REMOVE	
3896	15	OAK	REMOVE	
3897	16	OAK	REMOVE	
3898	28	OAK	REMOVE	SPECIMEN
3899	18	OAK	REMOVE	
3900	18	OAK	REMOVE	
3901	26	OAK	REMOVE	SPECIMEN
3902	16	OAK	REMOVE	
3903	7	OAK	REMAIN	
3904	12	OAK	REMAIN	
3905	10	OAK	REMAIN	
3906	5	OAK	REMAIN	
3907	5	OAK	REMAIN	
3908	4	OAK	REMAIN	
3909	4	OAK	REMAIN	
3910	8	OAK	REMAIN	
3911	4	OAK	REMAIN	
3912	20	MAGNOLIA	REMOVE	
3913	28	OAK	REMOVE	SPECIMEN
3914	18	OAK	REMOVE	
3915	24	OAK	REMOVE	SPECIMEN
3916	16	OAK	REMOVE	
3917	28	OAK	REMOVE	SPECIMEN
3918	12	OAK	REMOVE	
3919	30	OAK	REMOVE	SPECIMEN
3920	18	OAK	REMOVE	
3921	20	OAK	REMOVE	
3922	20	OAK	REMOVE	
3923	24	OAK	REMAIN	SPECIMEN
3924	18	OAK	REMOVE	
3925	16	OAK	REMOVE	
3926	20	OAK	REMOVE	
3927	10	ELM	REMOVE	
3928	28	OAK	REMOVE	SPECIMEN
3929	4	OAK	REMOVE	
3930	6	OAK	REMOVE	
3931	10	OAK	REMOVE	
3932	18	OAK	REMOVE	
3933	12	OAK	REMOVE	
3934	18	OAK	REMOVE	
3935	18	OAK	REMOVE	
3936	5	OAK	REMOVE	
3937	20	OAK	REMOVE	
3938	5	OAK	REMOVE	
3939	12	OAK	REMOVE	

TREE ID NUMBER	DBH (INCH)	TREE TYPE	STATUS	SPECIMEN (>24")
3940	8	OAK	REMOVE	
3941	5	OAK	REMAIN	
3942	5	OAK	REMAIN	
3943	5	OAK	REMAIN	
3944	24	OAK	REMAIN	SPECIMEN
3945	20	MAGNOLIA	REMOVE	
3946	12	MAGNOLIA	REMOVE	
3947	12	MAGNOLIA	REMOVE	
3948	36	OAK	REMOVE	SPECIMEN
3949	16	OAK	REMOVE	
3950	10	OAK	REMOVE	
3951	8	CHER	REMOVE	
3952	16	OAK	REMOVE	
3953	6	OAK	REMOVE	
3957	8	OAK	REMOVE	
3958	6	CHER	REMOVE	
3959	8	OAK	REMOVE	
3960	8	OAK	REMOVE	
3961	7	OAK	REMOVE	
3962	7	OAK	REMOVE	
3963	4	OAK	REMOVE	
3964	12	SGB	REMOVE	

TREE CANOPY COVERAGE TABLE			
XXXX	SQUARE FEET	ACRES	PERCENT
TOTAL SITE AREA	1213988	27.87	100.00%
EXISTING CANOPY AREA	537677	12.34	44.29%
REQUIRED CANOPY TO REMAIN	32260	0.74	6.00%
CANOPY AREA TO REMAIN	43,270	0.99	8.05%

TREE REMOVAL TABLE		
	TREES	INCHES
TOTAL TREES ON SITE	418	7286
TOTAL TREES TO BE REMOVED	358	6702
TOTAL TREES TO REMAIN	60	584
TOTAL TREE INCHES TO BE MITIGATED		6702

TREE REPLACEMENT TABLE		
	TREES	INCHES
TOTAL MITIGATION REQUIRED		6702
TOTAL TREES TO BE PLANTED ON SITE	229	687
CANOPY TREES (3" CAL)	179	537
UNDERSTORY & ACCENT TREES	50	186
NET MITIGATION INCHES OWED		6015
TOTAL FEE TO BE PAID ($15 PER INCH)		$90,225

SPECIMEN TREE TABLE		
	TREES	INCHES
SPECIMEN TREES ON SITE	98	2989
SPECIMEN TREES TO BE REMOVED	94	2883
SPECIMEN TREES TO BE PRESERVED	4	106

*INVASIVE TREES (EAR, GUM, CHINABERRY, AND CAMPHOR) & DEAD TREES ARE NOT INCLUDED IN THE ABOVE CALCULATIONS

SEE TREE DATA ON SHEETS L0.51-L0.56
SEE CANOPY COVERAGE PLAN ON SHEET L0.57

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

TREE MITIGATION DATA

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.56

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Master Plan\PlanSheets\L0.50- TREE MITIGATION PLAN.dwg L0.56 TREE MITIGATION DATA Jul 22, 2024 5:02pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TREE CANOPY COVERAGE

TOTAL SITE AREA: 1,213,988 SF
TOTAL EXISTING CANOPY COVERAGE:

TREE CANOPY AREA TO BE REMOVED:
494,407 SF

TREE CANOPY AREA TO BE PRESERVED:
43,270 SF

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

TREE MITIGATION CANOPY COVER

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
L0.57

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L1.50 - LANDSCAPE DETAILS.dwg L0.57 Jul 22, 2024 4:47pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L1.50 – LANDSCAPE DETAILS.dwg Jul 22, 2024 4:47pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TREE MITIGATION SPECIFICATIONS

A. GENERAL

1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE, TREE PROTECTION (LATEST EDITION). WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
7. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
9. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
10. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.
11. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW:
    a. TREE PROTECTION FENCING.
    b. ROOT PRUNING AND ROOT BARRIERS.
    c. CLEARING.
    d. TREE CANOPY PRUNING.
    e. FERTILIZATION.
    f. INSECTICIDE.
    g. IRRIGATION.

B. TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

D. CLEARING

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.
4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

E. TREE CANOPY PRUNING

1. TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
2. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
3. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
4. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
5. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
6. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".
7. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
8. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
9. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
    a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
    b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
    c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
    d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
    e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
    f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
    g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
    a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
    b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
    c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
    d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
10. PROPOSED/REPLACEMENT TREES
    a. PRUNING SHALL BE LIMITED TO CLEANING.
11. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
    a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
    b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
    c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
    d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
    e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
    f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.

G. INSECTICIDE

7. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
8. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
9. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
10. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
11. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

I. TREE REMOVALS

1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.
6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

L. TOPSOIL

10. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
11. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
12. TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
13. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
14. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.

1 / L0.58 TYPICAL TREE MITIGATION NOTES

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

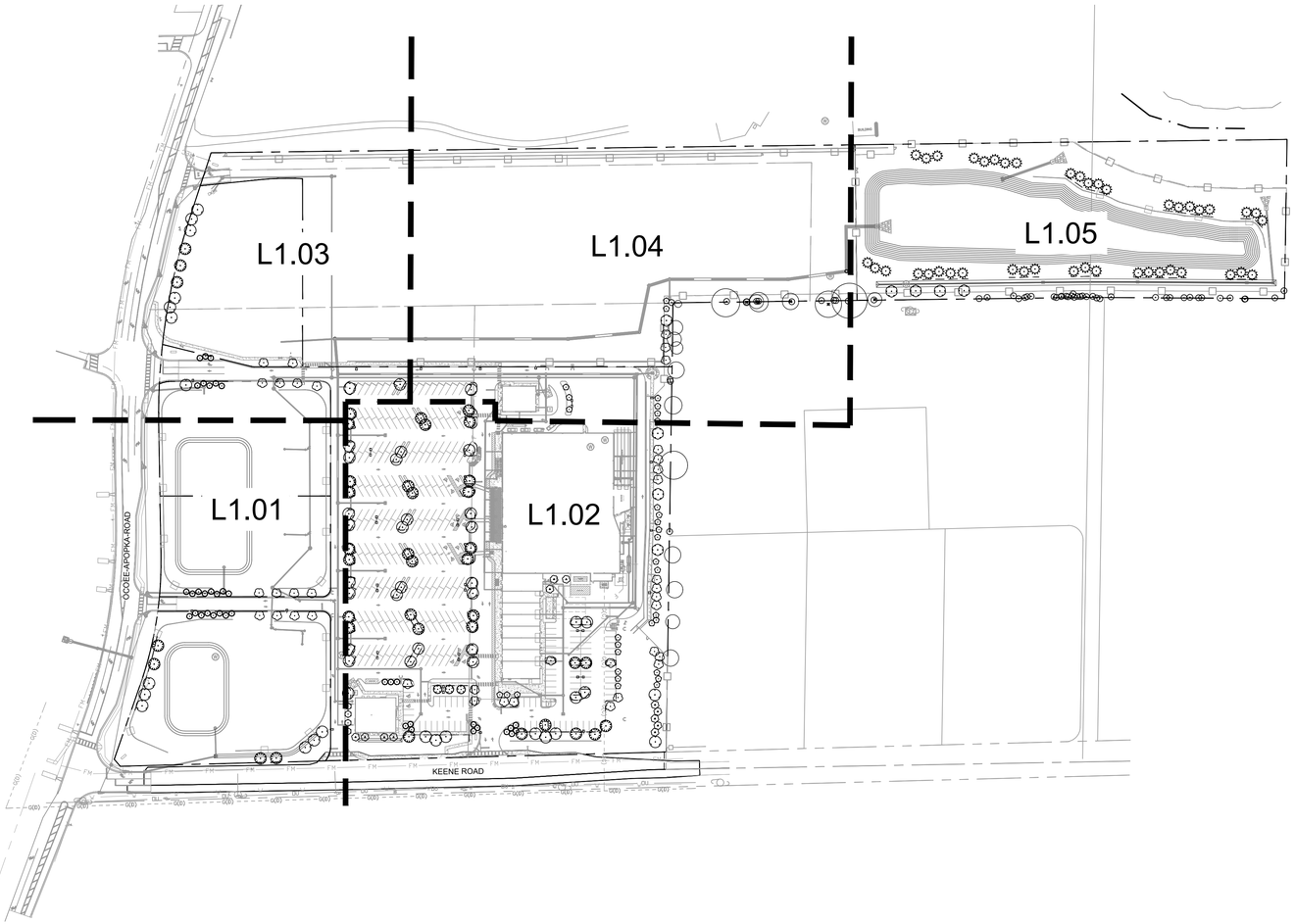
LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

TREE MITIGATION NOTES

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER L0.58



CODE MINIMUM LANDSCAPE CALCULATIONS

PER "CITY OF APOPKA" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
BUILDING FOUNDATION LANDSCAPE *SECTION 5.2.5.A.1* *BUILDING FACADE FACING R.O.W.* *(AND)* *SECTION 5.2.5.B.2.A.1.B* *BUILDING FACADE ADJACENT TO PARKING*	**BUILDING 1 - 117 LF (SOUTH FACADES)** 4' WIDTH LANDSCAPE AREA, SHRUBS A MINIMUM OF 24 INCHES IN HEIGHT, 30 INCHES ON-CENTER, 6 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) **BUILDING 2 - 71 LF (SOUTH FACADES)** 4' WIDTH LANDSCAPE AREA, SHRUBS A MINIMUM OF 24 INCHES IN HEIGHT, 30 INCHES ON-CENTER, 4 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF)	**BUILDING 1 - 267 LF (SOUTH FACADES)** 5' WIDTH LANDSCAPE AREA, SHRUBS 36 INCHES IN HEIGHT, 30 INCHES ON-CENTER, 6 UNDERSTORY TREES **BUILDING 2 - 71 LF (SOUTH FACADES)** 7'-11" WIDTH LANDSCAPE AREA, SHRUBS 24 INCHES IN HEIGHT, 36 INCHES ON-CENTER, 4 UNDERSTORY TREES
INTERIOR VUA LANDSCAPE *SECTION 5.2.5.B.2*	10% OF VUA AREA TO BE LANDSCAPED (246,958 SF) 1 TREE PER 10 PARKING SPACES (354 PARKING SPACES) 100,712 SF VUA X 0.1 = 24,696 SF LANDSCAPE REQUIRED 354 SPACES / 10 = 36 SHADE TREES REQUIRED	 29,274 SF LANDSCAPE AREA PROVIDED 36+ SHADE TREES PROVIDED
PERIMETER LANDSCAPING *SECTION 5.2.5.B.3* *SECTION 5.2.5.B.b.2*	**BUFFER 1-1 - 1192'-2"** N/A REQUIRED **BUFFER 1-2 - 680'** N/A REQUIRED **BUFFER 2 - 273'-7"** N/A REQUIRED **BUFFER 3 - 1464'** N/A REQUIRED **BUFFER 4 - 351'** 4 CANOPY TREES, 18 UNDERSTORY TREES, AND 39 SHRUBS REQUIRED **BUFFER 5 - 980'-8"** N/A REQUIRED **BUFFER 6 - 1070'-2"** N/A REQUIRED	**BUFFER 1 - 1192'-2"** N/A PROVIDED **BUFFER 2 - 680'** N/A PROVIDED **BUFFER 3 - 273'-7"** N/A PROVIDED **BUFFER 4 - 1464'** N/A PROVIDED **BUFFER 5-1 - 351'** 4 CANOPY TREES, 18 UNDERSTORY TREES, AND 39+ SHRUBS PROVIDED **BUFFER 5-2 - 980'-8"** N/A PROVIDED **BUFFER 6 - 1070'-2"** N/A PROVIDED

TREE CANOPY COVERAGE TABLE			
XXXX	SQUARE FEET	ACRES	PERCENT
TOTAL SITE AREA	1213988	27.87	100.00%
EXISTING CANOPY AREA	537677	12.34	44.29%
REQUIRED CANOPY TO REMAIN	32260	0.74	6.00%
CANOPY AREA TO REMAIN	34843	0.80	6.48%

TREE REMOVAL TABLE		
	TREES	INCHES
TOTAL TREES ON SITE	418	7286
TOTAL TREES TO BE REMOVED	359	6711
TOTAL TREES TO REMAIN	59	575
TOTAL TREE INCHES TO BE MITIGATED		6711

TREE REPLACEMENT TABLE		
	TREES	INCHES
TOTAL MITIGATION REQUIRED		6711
TOTAL TREES TO BE PLANTED ON S	267	768
CANOPY TREES (3" CAL)	227	681
UNDERSTORY & ACCENT TREES	40	87
NET MITIGATION INCHES OWED		5943
TOTAL FEE TO BE PAID ($15 PER INCH)		$89,145

SPECIMEN TREE TABLE		
	TREES	INCHES
SPECIMEN TREES ON SITE	98	2989
SPECIMEN TREES TO BE REMOVED	94	2883
SPECIMEN TREES TO BE PRESERVE	4	106

*INVASIVE TREES (EAR, GUM, CHINABERRY, AND CAMPHOR) & DEAD TREES ARE NOT INCLUDED IN THE ABOVE CALCULATIONS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
TREES							
	AF	52	ACER RUBRUM 'FLORIDA FLAME' STRAIGHT, SINGLE LEADER, FULL, FL #1	FLORIDA FLAME RED MAPLE	FG	3" CAL MIN	14` HT., 6` SPR.
	MB	37	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY` STRAIGHT, SINGLE LEADER, FULL, FL #1	BRACKEN`S SOUTHERN MAGNOLIA	F.G.	3" CAL MIN	14` HT., 6` SPR.
	QS	39	QUERCUS SHUMARDII STRAIGHT, SINGLE LEADER, FULL, FL #1	SHUMARD OAK	FG	3" CAL MIN	14` HT., 6` SPR.
	QV	8	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FULL, FL #1	SOUTHERN LIVE OAK	FG	3" CAL MIN	14` HT., 6` SPR.
	TD	43	TAXODIUM DISTICHUM STRAIGHT, SINGLE LEADER, FULL, FL #1	BALD CYPRESS	FG	3" CAL MIN	14` HT., 6` SPR.
PALM							
	SP2	38	SABAL PALMETTO STRAIGHT, SLICK, HURRICANE CUT, FL #1	SABAL PALM	FG	-	12` - 18` CT
UNDERSTORY TREE							
	ED	4	ELAEOCARPUS DECIPIENS STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	JAPANESE BLUEBERRY TREE	FG	3.5" CAL MIN	12` HT., 4` SPR.
	LT	3	LAGERSTROEMIA X `TUSKEGEE` STRAIGHT, SINGLE LEADER, FULL, FL #1	TUSKEGEE CRAPE MYRTLE	F.G.	3" CAL MIN	12` HT., 4` SPR.
	LY	12	LAGERSTROEMIA X `TUSKEGEE` MULTI-TRUNK, 5 TRUNK MIN., FULL, FL #1	CRAPE MYRTLE	F.G.	3.5" CAL MIN	12` HT., 4` SPR.
	ML	31	MAGNOLIA GRANDIFLORA 'LITTLE GEM' STRAIGHT, SINGLE LEADER, FULL, FL #1	LITTLE GEM DWARF SOUTHERN MAGNOLIA	FG	3.5" CAL MIN	12` HT., 4` SPR.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
SHRUBS							
	DE	529	DURANTA ERECTA 'GOLD MOUND' FULL	GOLD MOUND DEWDROPS	3 GAL	30" OC	24" FULL
	IB	351	ILEX CORNUTA 'BURFORDII' FULL	BURFORD HOLLY	3 GAL	36" OC	24" FULL
	LG	152	LOROPETALUM CHINENSE FULL	CHINESE FRINGE FLOWER	3 GAL	30" OC	24" FULL
	PE	207	PASPALUM QUADRIFARIUM FULL	EVERGREEN PASPALUM	3 GAL	36" OC	24" FULL
	PM	95	PODOCARPUS MACROPHYLLUS FULL TO BASE, CLSOELEY MATCHING	PODOCARPUS	7 GAL	30" OC	30" HT MIN
	SB	350	SPARTINA BAKERI FULL	SAND CORDGRASS	3 GAL	30" OC	30" FULL
	TF	443	TRIPSACUM DACTYLOIDES FULL	FAKAHATCHEE GRASS	3 GAL	30" OC	30" FULL
	VO	638	VIBURNUM ODORATISSIMUM FULL	SWEET VIBURNUM	7 GAL	30" OC	30" HT MIN

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
SHRUB AREAS							
	MC	577	MUHLENBERGIA CAPILLARIS FULL	PINK MUHLY GRASS	3 GAL	24" HT MIN	30" OC
	PI	449	PLUMBAGO AURICULATA 'IMPERIAL BLUE' FULL	IMPERIAL BLUE PLUMBAGO	3 GAL	24" HT MIN	30" OC
GROUND COVERS							
	AV	301	ANNUALS VARIES, BY OWNER FULL	ANNUALS	1 GAL		
	DB	135	DIANELLA TASMANICA `BLUEBERRY` VARIEGATED, FULL	VARIEGATED BLUEBERRY FLAX LILY	3 GAL	12" FULL	24" OC
	EB	1,672	EVOLVULUS GLOMERATUS 'BLUE DAZE' FULL	BLUE DAZE	3 GAL	12" SPRD MIN	24" OC
	JP	19	JUNIPERUS CHINENSIS `PARSONII' FULL	PARSONI JUNIPER	3 GAL	10" HT. MIN.	24" OC
	JT	2,072	JUNIPERUS CONFERTA `BLUE PACIFIC' FULL	BLUE PACIFIC JUNIPER	3 GAL	12" SPRD MIN	24" OC
	LE	1,309	LIRIOPE MUSCARI 'EMERALD GODDESS' FULL	EMERALD GODDESS LILYTURF	1 GAL	12" SPRD MIN	18" OC
	LH	85	LANTANA X 'NEW GOLD' FULL	NEW GOLD LANTANA	1 GAL	12" SPRD MIN	18" OC
	PG	1,532 SF	PEA GRAVEL 1/4"	PEA GRAVEL	-		
	TM	473	TRACHELOSPERMUM ASIATICUM 'MINIMA' FULL	MINIMA ASIATIC JASMINE	1 GAL	12" SPRD MIN	18" OC
	TV	5,392	TRACHELOSPERMUM ASIATICUM 'VARIEGATA' FULL	VARIEGATED ASIATIC JASMINE	1 GAL	12" SPRD MIN	18" OC
	TV2	4,254	TULBAGHIA VIOLACEA FULL	SOCIETY GARLIC	3 GAL	10" HT. MIN.	18" OC
SOD							
	PA	757,224 SF	PASPALUM NOTATUM 'ARGENTINE' ROLLED TIGHT, 100% WEED/INSECT/DIESEASE/DEBRIS FREE	ARGENTINE BAHIA GRASS	SOD	-	-
	SS	7,121 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' ROLLED TIGHT, 100% WEED/INSECT/DIESEASE/DEBRIS FREE	FLORATAM ST. AUGUSTINE GRASS	SOD		

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DARK BROWN SHREDDED PINE BARK MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

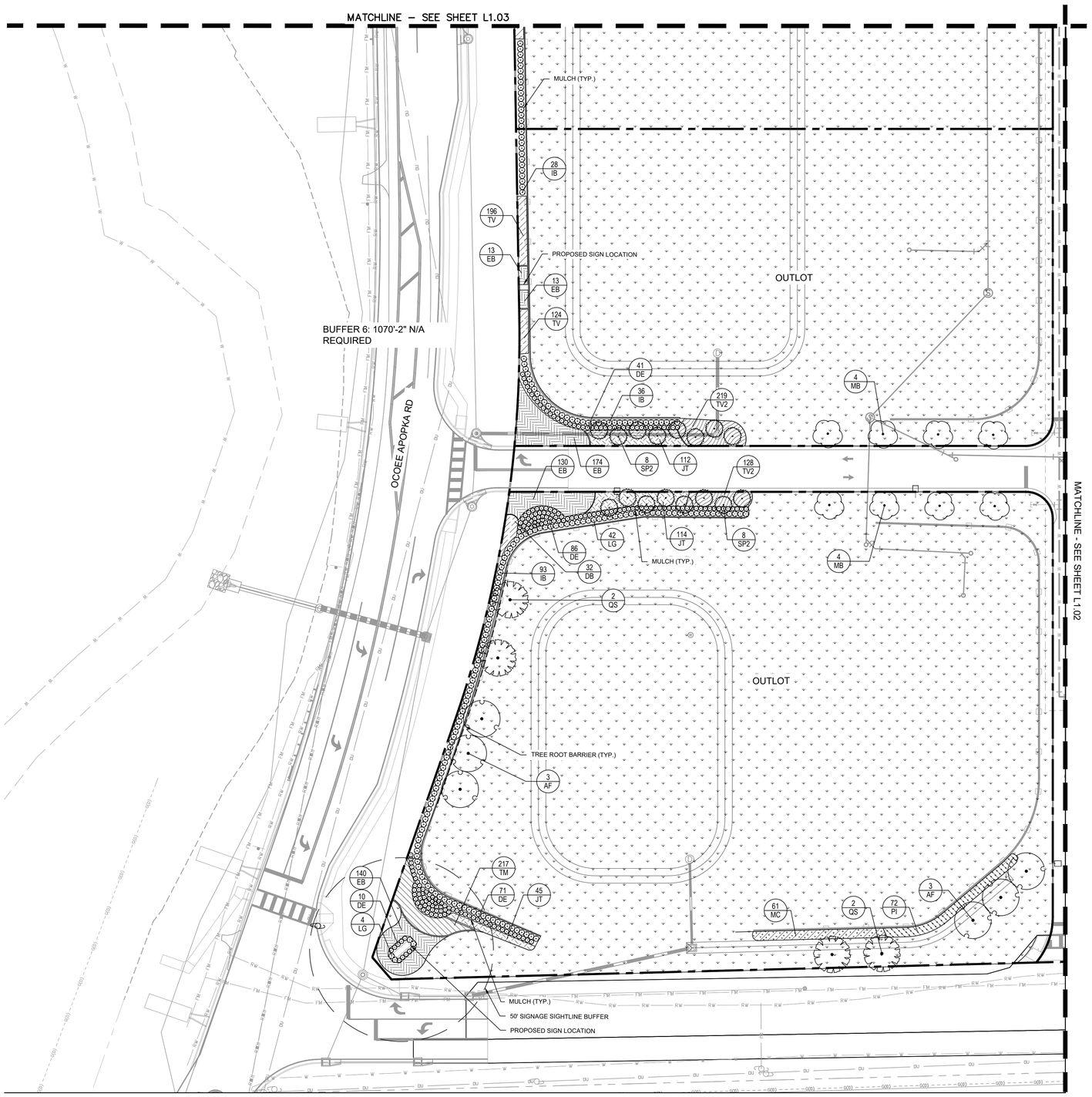
OVERALL LANDSCAPE PLAN

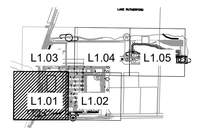
THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
L1.00

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L1.00 - LANDSCAPE PLAN.dwg L1.00 Jul 22, 2024 4:48pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





KEY MAP
SCALE: 1" = 1000'

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
TREES				
	AF	52	ACER RUBRUM 'FLORIDA FLAME' STRAIGHT, SINGLE LEADER, FULL, FL #1	FLORIDA FLAME RED MAPLE
	MB	37	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY` STRAIGHT, SINGLE LEADER, FULL, FL #1	BRACKEN`S SOUTHERN MAGNOLIA
	QS	39	QUERCUS SHUMARDII STRAIGHT, SINGLE LEADER, FULL, FL #1	SHUMARD OAK
	QV	8	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FULL, FL #1	SOUTHERN LIVE OAK
	TD	43	TAXODIUM DISTICHUM STRAIGHT, SINGLE LEADER, FULL, FL #1	BALD CYPRESS
PALM				
	SP2	38	SABAL PALMETTO STRAIGHT, SLICK, HURRICANE CUT, FL #1	SABAL PALM
UNDERSTORY TREE				
	ED	4	ELAEOCARPUS DECIPIENS STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	JAPANESE BLUEBERRY TREE
	LT	3	LAGERSTROEMIA X `TUSKEGEE` STRAIGHT, SINGLE LEADER, FULL, FL #1	TUSKEGEE CRAPE MYRTLE
	LY	12	LAGERSTROEMIA X `TUSKEGEE` MULTI-TRUNK, 5 TRUNK MIN., FULL, FL #1	CRAPE MYRTLE
	ML	31	MAGNOLIA GRANDIFLORA 'LITTLE GEM' STRAIGHT, SINGLE LEADER, FULL, FL #1	LITTLE GEM DWARF SOUTHERN MAGNOLIA
SHRUBS				
	DE	529	DURANTA ERECTA 'GOLD MOUND' FULL	GOLD MOUND DEWDROPS
	IB	351	ILEX CORNUTA 'BURFORDII' FULL	BURFORD HOLLY
	LG	152	LOROPETALUM CHINENSE FULL	CHINESE FRINGE FLOWER
	PE	207	PASPALUM QUADRIFARIUM FULL	EVERGREEN PASPALUM
	PM	95	PODOCARPUS MACROPHYLLUS FULL TO BASE, CLSOELEY MATCHING	PODOCARPUS
	SB	350	SPARTINA BAKERI FULL	SAND CORDGRASS
	TF	443	TRIPSACUM DACTYLOIDES FULL	FAKAHATCHEE GRASS
	VO	638	VIBURNUM ODORATISSIMUM FULL	SWEET VIBURNUM
SHRUB AREAS				
	MC	577	MUHLENBERGIA CAPILLARIS FULL	PINK MUHLY GRASS
	PI	449	PLUMBAGO AURICULATA 'IMPERIAL BLUE' FULL	IMPERIAL BLUE PLUMBAGO
GROUND COVERS				
	AV	289 SF	ANNUALS VARIES, BY OWNER FULL	ANNUALS
	DB	515 SF	DIANELLA TASMANICA `BLUEBERRY` VARIEGATED, FULL	VARIEGATED BLUEBERRY FLAX LILY
	EB	6,400 SF	EVOLVULUS GLOMERATUS 'BLUE DAZE' FULL	BLUE DAZE
	JP	72 SF	JUNIPERUS CHINENSIS `PARSONII` FULL	PARSONI JUNIPER
	JT	7,854 SF	JUNIPERUS CONFERTA `BLUE PACIFIC` FULL	BLUE PACIFIC JUNIPER
	LE	2,829 SF	LIRIOPE MUSCARI 'EMERALD GODDESS' FULL	EMERALD GODDESS LILYTURF
	LH	183 SF	LANTANA X 'NEW GOLD' FULL	NEW GOLD LANTANA
	PG	1,532 SF	PEA GRAVEL 1/4"	PEA GRAVEL
	TM	1,018 SF	TRACHELOSPERMUM ASIATICUM 'MINIMA' FULL	MINIMA ASIATIC JASMINE
	TV	5,184 SF	TRACHELOSPERMUM ASIATICUM 'VARIEGATA' FULL	VARIEGATED ASIATIC JASMINE
	TV2	9,184 SF	TULBAGHIA VIOLACEA FULL	SOCIETY GARLIC
SOD				
	PA	757,224 SF	PASPALUM NOTATUM 'ARGENTINE' ROLLED TIGHT, 100% WEED/INSECT/DIESEASE/DEBRIS FREE	ARGENTINE BAHIA GRASS
	SS	7,121 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' ROLLED TIGHT, 100% WEED/INSECT/DIESEASE/DEBRIS FREE	FLORATAM ST. AUGUSTINE GRASS

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DARK BROWN SHREDDED PINE BARK MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

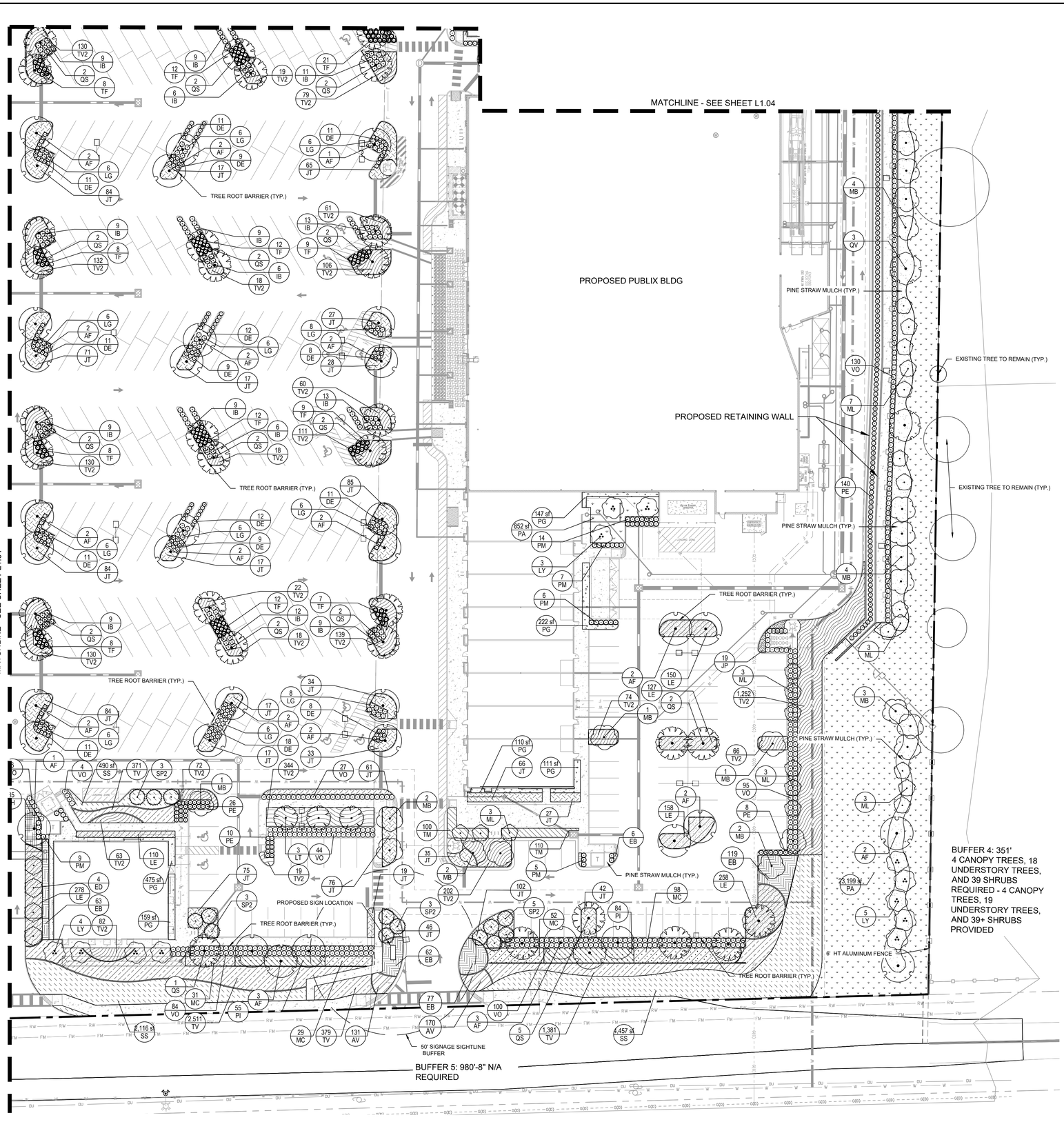
KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

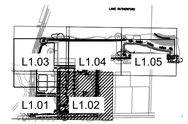
LANDSCAPE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
L1.01

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L1.00 – LANDSCAPE PLAN.dwg L1.01 Jul 22, 2024 4:48pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





KEY MAP
SCALE: 1" = 1000'

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
TREES				
	AF	52	ACER RUBRUM 'FLORIDA FLAME' STRAIGHT, SINGLE LEADER, FULL, FL #1	FLORIDA FLAME RED MAPLE
	MB	37	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY` STRAIGHT, SINGLE LEADER, FULL, FL #1	BRACKEN`S SOUTHERN MAGNOLIA
	QS	39	QUERCUS SHUMARDII STRAIGHT, SINGLE LEADER, FULL, FL #1	SHUMARD OAK
	QV	8	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FULL, FL #1	SOUTHERN LIVE OAK
	TD	43	TAXODIUM DISTICHUM STRAIGHT, SINGLE LEADER, FULL, FL #1	BALD CYPRESS
PALM				
	SP2	38	SABAL PALMETTO STRAIGHT, SLICK, HURRICANE CUT, FL #1	SABAL PALM
UNDERSTORY TREE				
	ED	4	ELAEOCARPUS DECIPIENS STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	JAPANESE BLUEBERRY TREE
	LT	3	LAGERSTROEMIA X `TUSKEGEE` STRAIGHT, SINGLE LEADER, FULL, FL #1	TUSKEGEE CRAPE MYRTLE
	LY	12	LAGERSTROEMIA X `TUSKEGEE` MULTI-TRUNK, 5 TRUNK MIN., FULL, FL #1	CRAPE MYRTLE
	ML	31	MAGNOLIA GRANDIFLORA 'LITTLE GEM' STRAIGHT, SINGLE LEADER, FULL, FL #1	LITTLE GEM DWARF SOUTHERN MAGNOLIA
SHRUBS				
	DE	529	DURANTA ERECTA 'GOLD MOUND' FULL	GOLD MOUND DEWDROPS
	IB	351	ILEX CORNUTA 'BURFORDII' FULL	BURFORD HOLLY
	LG	152	LOROPETALUM CHINENSE FULL	CHINESE FRINGE FLOWER
	PE	207	PASPALUM QUADRIFARIUM FULL	EVERGREEN PASPALUM
	PM	95	PODOCARPUS MACROPHYLLUS FULL TO BASE, CLSOELEY MATCHING	PODOCARPUS
	SB	350	SPARTINA BAKERI FULL	SAND CORDGRASS
	TF	443	TRIPSACUM DACTYLOIDES FULL	FAKAHATCHEE GRASS
	VO	638	VIBURNUM ODORATISSIMUM FULL	SWEET VIBURNUM
SHRUB AREAS				
	MC	577	MUHLENBERGIA CAPILLARIS FULL	PINK MUHLY GRASS
	PI	449	PLUMBAGO AURICULATA 'IMPERIAL BLUE' FULL	IMPERIAL BLUE PLUMBAGO
GROUND COVERS				
	AV	289 SF	ANNUALS VARIES, BY OWNER FULL	ANNUALS
	DB	515 SF	DIANELLA TASMANICA `BLUEBERRY` VARIEGATED, FULL	VARIEGATED BLUEBERRY FLAX LILY
	EB	6,400 SF	EVOLVULUS GLOMERATUS 'BLUE DAZE' FULL	BLUE DAZE
	JP	72 SF	JUNIPERUS CHINENSIS `PARSONII` FULL	PARSONI JUNIPER
	JT	7,854 SF	JUNIPERUS CONFERTA `BLUE PACIFIC` FULL	BLUE PACIFIC JUNIPER
	LE	2,829 SF	LIRIOPE MUSCARI 'EMERALD GODDESS' FULL	EMERALD GODDESS LILYTURF
	LH	183 SF	LANTANA X 'NEW GOLD' FULL	NEW GOLD LANTANA
	PG	1,532 SF	PEA GRAVEL 1/4"	PEA GRAVEL
	TM	1,018 SF	TRACHELOSPERMUM ASIATICUM 'MINIMA' FULL	MINIMA ASIATIC JASMINE
	TV	5,184 SF	TRACHELOSPERMUM ASIATICUM 'VARIEGATA' FULL	VARIEGATED ASIATIC JASMINE
	TV2	9,184 SF	TULBAGHIA VIOLACEA FULL	SOCIETY GARLIC
SOD				
	PA	757,224 SF	PASPALUM NOTATUM 'ARGENTINE' ROLLED TIGHT, 100% WEED/INSECT/DIESEASE/DEBRIS FREE	ARGENTINE BAHIA GRASS
	SS	7,121 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' ROLLED TIGHT, 100% WEED/INSECT/DIESEASE/DEBRIS FREE	FLORATAM ST. AUGUSTINE GRASS

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DARK BROWN SHREDDED PINE BARK MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE 7/22/2024

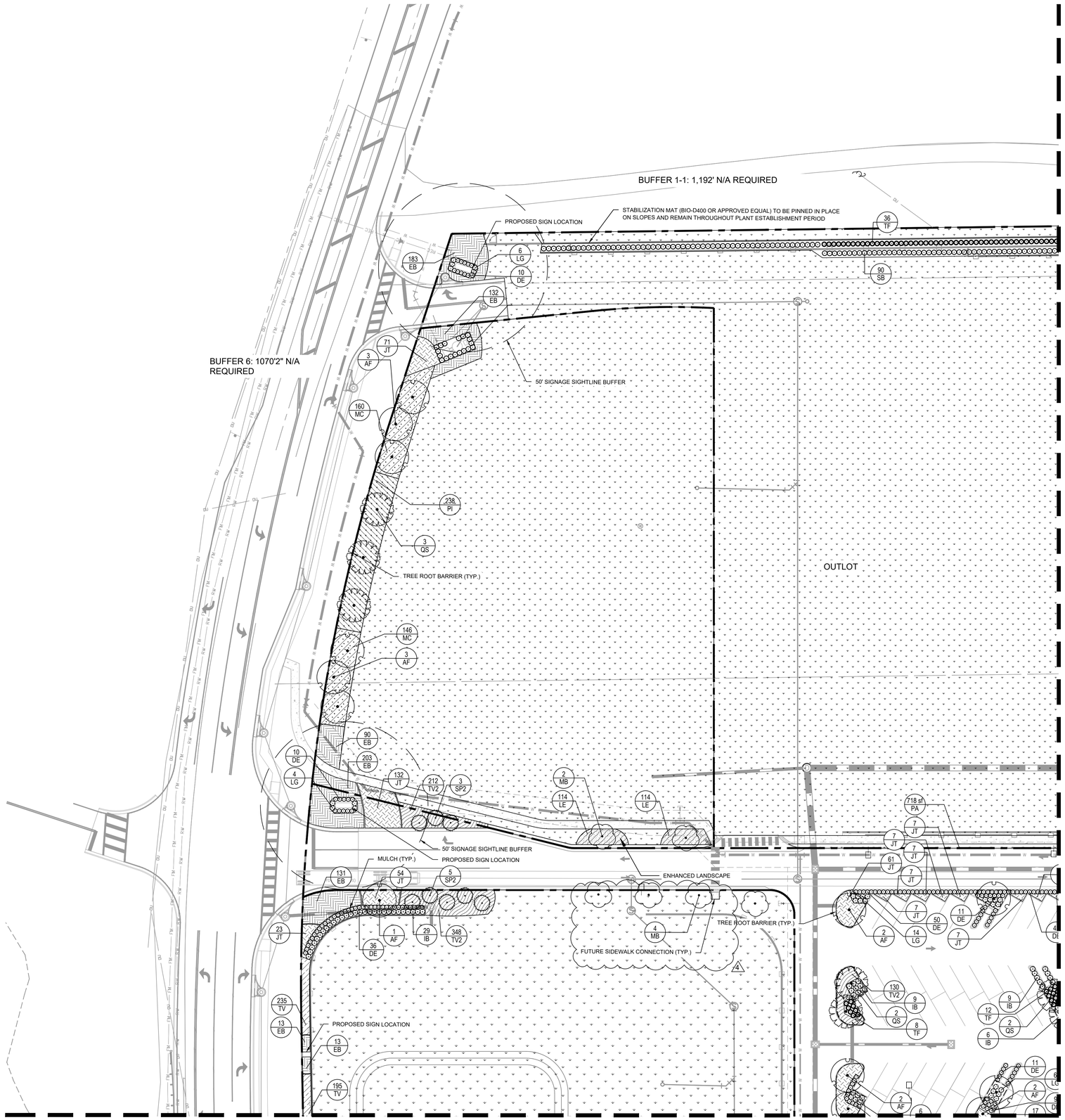
KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

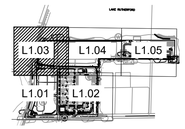
LANDSCAPE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
L1.02

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L1.00 - LANDSCAPE PLAN.dwg L1.02 Jul 22, 2024 4:48pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





KEY MAP
SCALE: 1" = 1000'

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
TREES				
	AF	52	ACER RUBRUM 'FLORIDA FLAME' STRAIGHT, SINGLE LEADER, FULL, FL #1	FLORIDA FLAME RED MAPLE
	MB	37	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY` STRAIGHT, SINGLE LEADER, FULL, FL #1	BRACKEN`S SOUTHERN MAGNOLIA
	QS	39	QUERCUS SHUMARDII STRAIGHT, SINGLE LEADER, FULL, FL #1	SHUMARD OAK
	QV	8	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FULL, FL #1	SOUTHERN LIVE OAK
	TD	43	TAXODIUM DISTICHUM STRAIGHT, SINGLE LEADER, FULL, FL #1	BALD CYPRESS
PALM				
	SP2	38	SABAL PALMETTO STRAIGHT, SLICK, HURRICANE CUT, FL #1	SABAL PALM
UNDERSTORY TREE				
	ED	4	ELAEOCARPUS DECIPIENS STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	JAPANESE BLUEBERRY TREE
	LT	3	LAGERSTROEMIA X `TUSKEGEE` STRAIGHT, SINGLE LEADER, FULL, FL #1	TUSKEGEE CRAPE MYRTLE
	LY	12	LAGERSTROEMIA X `TUSKEGEE` MULTI-TRUNK, 5 TRUNK MIN., FULL, FL #1	CRAPE MYRTLE
	ML	31	MAGNOLIA GRANDIFLORA 'LITTLE GEM' STRAIGHT, SINGLE LEADER, FULL, FL #1	LITTLE GEM DWARF SOUTHERN MAGNOLIA
SHRUBS				
	DE	529	DURANTA ERECTA 'GOLD MOUND' FULL	GOLD MOUND DEWDROPS
	IB	351	ILEX CORNUTA 'BURFORDII' FULL	BURFORD HOLLY
	LG	152	LOROPETALUM CHINENSE FULL	CHINESE FRINGE FLOWER
	PE	207	PASPALUM QUADRIFARIUM FULL	EVERGREEN PASPALUM
	PM	95	PODOCARPUS MACROPHYLLUS FULL TO BASE, CLSOELEY MATCHING	PODOCARPUS
	SB	350	SPARTINA BAKERI FULL	SAND CORDGRASS
	TF	443	TRIPSACUM DACTYLOIDES FULL	FAKAHATCHEE GRASS
	VO	638	VIBURNUM ODORATISSIMUM FULL	SWEET VIBURNUM
SHRUB AREAS				
	MC	577	MUHLENBERGIA CAPILLARIS FULL	PINK MUHLY GRASS
	PI	449	PLUMBAGO AURICULATA 'IMPERIAL BLUE' FULL	IMPERIAL BLUE PLUMBAGO
GROUND COVERS				
	AV	289 SF	ANNUALS VARIES, BY OWNER FULL	ANNUALS
	DB	515 SF	DIANELLA TASMANICA `BLUEBERRY` VARIEGATED, FULL	VARIEGATED BLUEBERRY FLAX LILY
	EB	6,400 SF	EVOLVULUS GLOMERATUS 'BLUE DAZE' FULL	BLUE DAZE
	JP	72 SF	JUNIPERUS CHINENSIS `PARSONII` FULL	PARSONI JUNIPER
	JT	7,854 SF	JUNIPERUS CONFERTA `BLUE PACIFIC` FULL	BLUE PACIFIC JUNIPER
	LE	2,829 SF	LIRIOPE MUSCARI 'EMERALD GODDESS' FULL	EMERALD GODDESS LILYTURF
	LH	183 SF	LANTANA X 'NEW GOLD' FULL	NEW GOLD LANTANA
	PG	1,532 SF	PEA GRAVEL 1/4"	PEA GRAVEL
	TM	1,018 SF	TRACHELOSPERMUM ASIATICUM 'MINIMA' FULL	MINIMA ASIATIC JASMINE
	TV	5,184 SF	TRACHELOSPERMUM ASIATICUM 'VARIEGATA' FULL	VARIEGATED ASIATIC JASMINE
	TV2	9,184 SF	TULBAGHIA VIOLACEA FULL	SOCIETY GARLIC
SOD				
	PA	757,224 SF	PASPALUM NOTATUM 'ARGENTINE' ROLLED TIGHT, 100% WEED/INSECT/DIESEASE/DEBRIS FREE	ARGENTINE BAHIA GRASS
	SS	7,121 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' ROLLED TIGHT, 100% WEED/INSECT/DIESEASE/DEBRIS FREE	FLORATAM ST. AUGUSTINE GRASS

MISC.	QTY.	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DARK BROWN SHREDDED PINE BARK MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

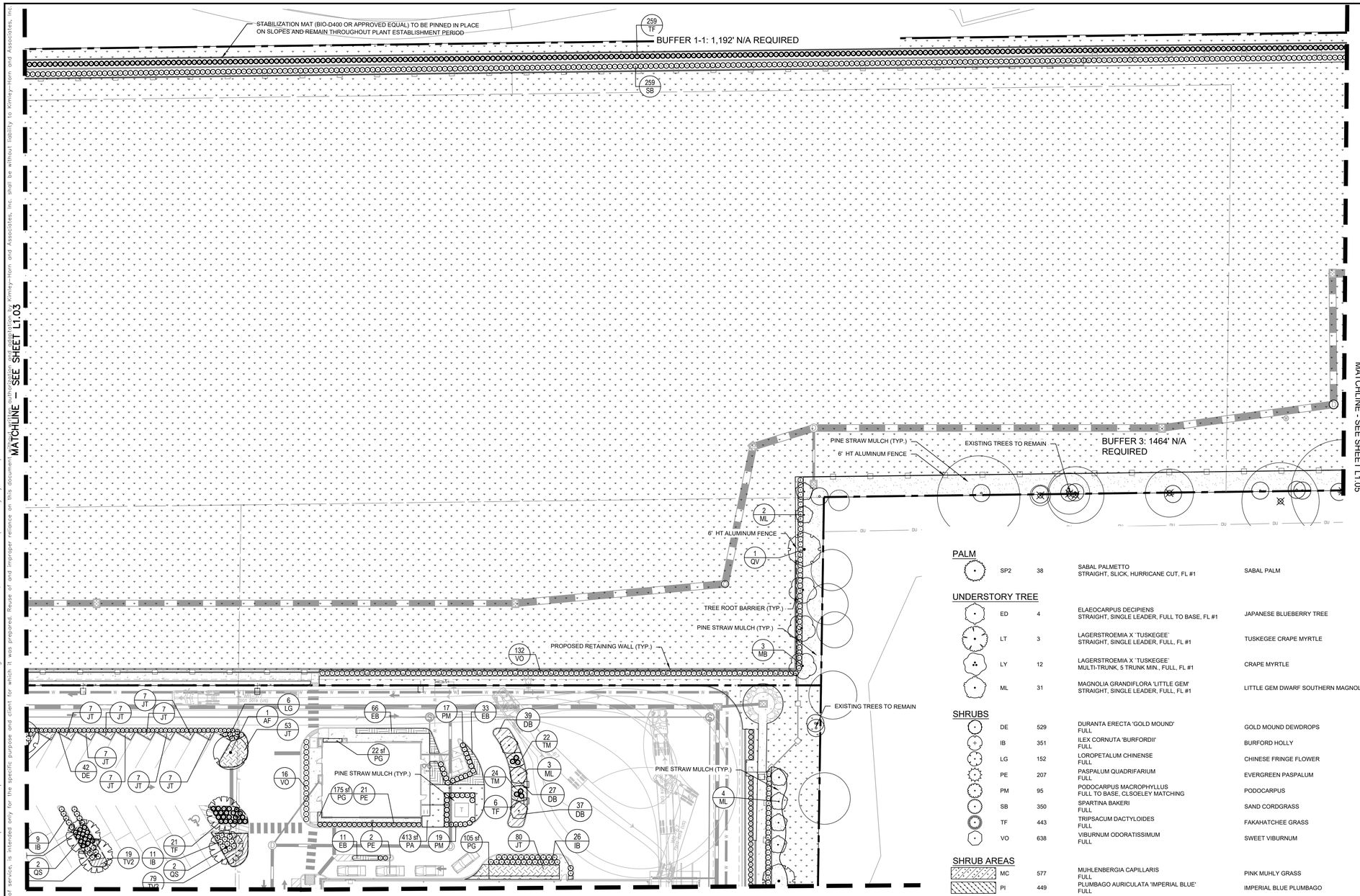
LANDSCAPE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

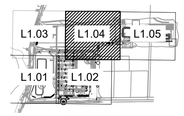
CITY OF APOPKA FLORIDA

SHEET NUMBER
L1.03

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L1.00 – LANDSCAPE PLAN.dwg L1.03 Jul 22, 2024 4:48pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

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

Sunshine811.com

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
TREES				
	AF	52	ACER RUBRUM 'FLORIDA FLAME' STRAIGHT, SINGLE LEADER, FULL, FL #1	FLORIDA FLAME RED MAPLE
	MB	37	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' STRAIGHT, SINGLE LEADER, FULL, FL #1	BRACKEN'S SOUTHERN MAGNOLIA
	QS	39	QUERCUS SHUMARDII STRAIGHT, SINGLE LEADER, FULL, FL #1	SHUMARD OAK
	QV	8	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FULL, FL #1	SOUTHERN LIVE OAK
	TD	43	TAXODIUM DISTICHUM STRAIGHT, SINGLE LEADER, FULL, FL #1	BALD CYPRESS
PALM				
	SP2	38	SABAL PALMETTO STRAIGHT, SLICK, HURRICANE CUT, FL #1	SABAL PALM
UNDERSTORY TREE				
	ED	4	ELAEOCARPUS DECIPIENS STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	JAPANESE BLUEBERRY TREE
	LT	3	LAGERSTROEMIA X `TUSKEGEE` STRAIGHT, SINGLE LEADER, FULL, FL #1	TUSKEGEE CRAPE MYRTLE
	LY	12	LAGERSTROEMIA X `TUSKEGEE` MULTI-TRUNK, 5 TRUNK MIN., FULL, FL #1	CRAPE MYRTLE
	ML	31	MAGNOLIA GRANDIFLORA 'LITTLE GEM' STRAIGHT, SINGLE LEADER, FULL, FL #1	LITTLE GEM DWARF SOUTHERN MAGNOLIA
SHRUBS				
	DE	529	DURANTA ERECTA 'GOLD MOUND' FULL	GOLD MOUND DEWDROPS
	IB	351	ILEX CORNUTA 'BURFORDII' FULL	BURFORD HOLLY
	LG	152	LOROPETALUM CHINENSE FULL	CHINESE FRINGE FLOWER
	PE	207	PASPALUM QUADRIFARIUM FULL	EVERGREEN PASPALUM
	PM	95	PODOCARPUS MACROPHYLLUS FULL TO BASE, CLSOELEY MATCHING	PODOCARPUS
	SB	350	SPARTINA BAKERI FULL	SAND CORDGRASS
	TF	443	TRIPSACUM DACTYLOIDES FULL	FAKAHATCHEE GRASS
	VO	638	VIBURNUM ODORATISSIMUM FULL	SWEET VIBURNUM
SHRUB AREAS				
	MC	577	MUHLENBERGIA CAPILLARIS FULL	PINK MUHLY GRASS
	PI	449	PLUMBAGO AURICULATA 'IMPERIAL BLUE' FULL	IMPERIAL BLUE PLUMBAGO
GROUND COVERS				
	AV	289 SF	ANNUALS VARIES, BY OWNER FULL	ANNUALS
	DB	515 SF	DIANELLA TASMANICA `BLUEBERRY` VARIEGATED, FULL	VARIEGATED BLUEBERRY FLAX LILY
	EB	6,400 SF	EVOLVULUS GLOMERATUS 'BLUE DAZE' FULL	BLUE DAZE
	JP	72 SF	JUNIPERUS CHINENSIS `PARSONII` FULL	PARSONI JUNIPER
	JT	7,854 SF	JUNIPERUS CONFERTA `BLUE PACIFIC` FULL	BLUE PACIFIC JUNIPER
	LE	2,829 SF	LIRIOPE MUSCARI 'EMERALD GODDESS' FULL	EMERALD GODDESS LILYTURF
	LH	183 SF	LANTANA X 'NEW GOLD' FULL	NEW GOLD LANTANA
	PG	1,532 SF	PEA GRAVEL 1/4"	PEA GRAVEL
	TM	1,018 SF	TRACHELOSPERMUM ASIATICUM 'MINIMA' FULL	MINIMA ASIATIC JASMINE
	TV	5,184 SF	TRACHELOSPERMUM ASIATICUM 'VARIEGATA' FULL	VARIEGATED ASIATIC JASMINE
	TV2	9,184 SF	TULBAGHIA VIOLACEA FULL	SOCIETY GARLIC
SOD				
	PA	757,224 SF	PASPALUM NOTATUM 'ARGENTINE' ROLLED TIGHT, 100% WEED/INSECT/DIESEASE/DEBRIS FREE	ARGENTINE BAHIA GRASS
	SS	7,121 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' ROLLED TIGHT, 100% WEED/INSECT/DIESEASE/DEBRIS FREE	FLORATAM ST. AUGUSTINE GRASS

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DARK BROWN SHREDDED PINE BARK MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

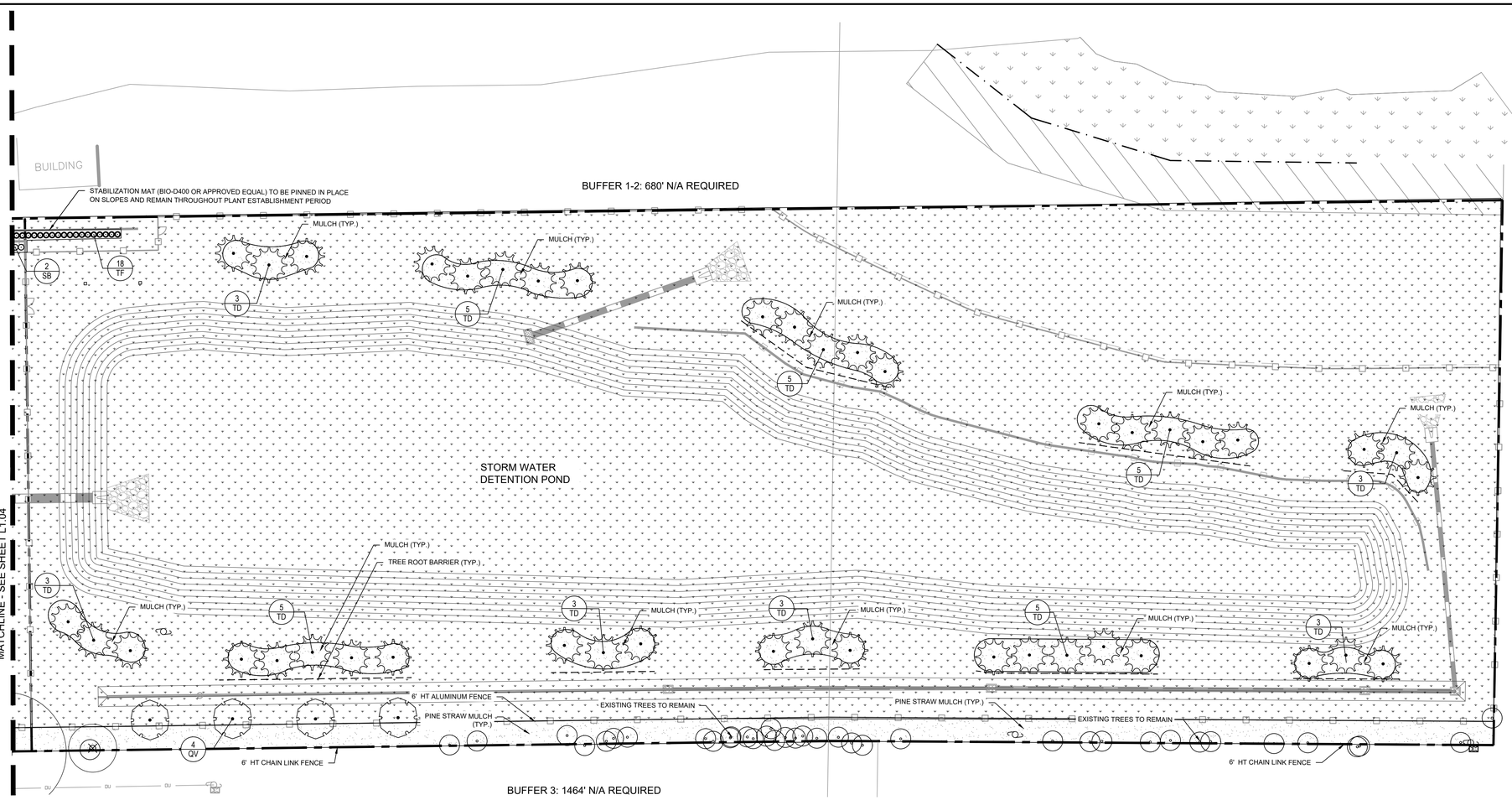
LANDSCAPE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

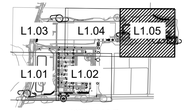
CITY OF APOPKA FLORIDA

SHEET NUMBER
L1.04

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L1.00 – LANDSCAPE PLAN.dwg L1.04 Jul 22, 2024 4:48pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
TREES							
	AF	52	ACER RUBRUM 'FLORIDA FLAME' STRAIGHT, SINGLE LEADER, FULL, FL #1	FLORIDA FLAME RED MAPLE	FG	3" CAL MIN	14` HT., 6` SPR.
	MB	37	MAGNOLIA GRANDIFLORA `BRACKENS BROWN BEAUTY` STRAIGHT, SINGLE LEADER, FULL, FL #1	BRACKEN`S SOUTHERN MAGNOLIA	F.G.	3" CAL MIN	14` HT., 6` SPR.
	QS	39	QUERCUS SHUMARDII STRAIGHT, SINGLE LEADER, FULL, FL #1	SHUMARD OAK	FG	3" CAL MIN	14` HT., 6` SPR.
	QV	8	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FULL, FL #1	SOUTHERN LIVE OAK	FG	3" CAL MIN	14` HT., 6` SPR.
	TD	43	TAXODIUM DISTICHUM STRAIGHT, SINGLE LEADER, FULL, FL #1	BALD CYPRESS	FG	3" CAL MIN	14` HT., 6` SPR.
PALM							
	SP2	38	SABAL PALMETTO STRAIGHT, SLICK, HURRICANE CUT, FL #1	SABAL PALM	FG	-	12` - 18` CT
UNDERSTORY TREE							
	ED	4	ELAEOCARPUS DECIPIENS STRAIGHT, SINGLE LEADER, FULL TO BASE, FL #1	JAPANESE BLUEBERRY TREE	FG	3.5" CAL MIN	12` HT., 4` SPR.
	LT	3	LAGERSTROEMIA X `TUSKEGEE` STRAIGHT, SINGLE LEADER, FULL, FL #1	TUSKEGEE CRAPE MYRTLE	F.G.	3" CAL MIN	12` HT., 4` SPR.
	LY	12	LAGERSTROEMIA X `TUSKEGEE` MULTI-TRUNK, 5 TRUNK MIN., FULL, FL #1	CRAPE MYRTLE	F.G.	3.5" CAL MIN	12` HT., 4` SPR.
	ML	31	MAGNOLIA GRANDIFLORA 'LITTLE GEM' STRAIGHT, SINGLE LEADER, FULL, FL #1	LITTLE GEM DWARF SOUTHERN MAGNOLIA	FG	3.5" CAL MIN	12` HT., 4` SPR.

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DARK BROWN SHREDDED PINE BARK MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
SHRUBS							
	DE	529	DURANTA ERECTA 'GOLD MOUND' FULL	GOLD MOUND DEWDROPS	3 GAL	30" OC	24" FULL
	IB	351	ILEX CORNUTA 'BURFORDII' FULL	BURFORD HOLLY	3 GAL	36" OC	24" FULL
	LG	152	LOROPETALUM CHINENSE FULL	CHINESE FRINGE FLOWER	3 GAL	30" OC	24" FULL
	PE	207	PASPALUM QUADRIFARIUM FULL	EVERGREEN PASPALUM	3 GAL	36" OC	24" FULL
	PM	95	PODOCARPUS MACROPHYLLUS FULL TO BASE, CLSOELEY MATCHING	PODOCARPUS	7 GAL	30" OC	30" HT MIN
	SB	350	SPARTINA BAKERI FULL	SAND CORDGRASS	3 GAL	30" OC	30" FULL
	TF	443	TRIPSACUM DACTYLOIDES FULL	FAKAHATCHEE GRASS	3 GAL	30" OC	30" FULL
	VO	638	VIBURNUM ODORATISSIMUM FULL	SWEET VIBURNUM	7 GAL	30" OC	30" HT MIN
SHRUB AREAS							
	MC	577	MUHLENBERGIA CAPILLARIS FULL	PINK MUHLY GRASS	3 GAL	24" HT MIN	30" OC
	PI	449	PLUMBAGO AURICULATA 'IMPERIAL BLUE' FULL	IMPERIAL BLUE PLUMBAGO	3 GAL	24" HT MIN	30" OC
GROUND COVERS							
	AV	301	ANNUALS VARIES, BY OWNER FULL	ANNUALS	1 GAL		
	DB	135	DIANELLA TASMANICA `BLUEBERRY` VARIEGATED, FULL	VARIEGATED BLUEBERRY FLAX LILY	3 GAL	12" FULL	24" OC
	EB	1,672	EVOLVULUS GLOMERATUS 'BLUE DAZE' FULL	BLUE DAZE	3 GAL	12" SPRD MIN	24" OC
	JP	19	JUNIPERUS CHINENSIS `PARSONII` FULL	PARSONI JUNIPER	3 GAL	10" HT. MIN.	24" OC
	JT	2,072	JUNIPERUS CONFERTA `BLUE PACIFIC` FULL	BLUE PACIFIC JUNIPER	3 GAL	12" SPRD MIN	24" OC
	LE	1,309	LIRIOPE MUSCARI 'EMERALD GODDESS' FULL	EMERALD GODDESS LILYTURF	1 GAL	12" SPRD MIN	18" OC
	LH	85	LANTANA X 'NEW GOLD' FULL	NEW GOLD LANTANA	1 GAL	12" SPRD MIN	18" OC
	PG	1,532 SF	PEA GRAVEL 1/4"	PEA GRAVEL	-		
	TM	473	TRACHELOSPERMUM ASIATICUM 'MINIMA' FULL	MINIMA ASIATIC JASMINE	1 GAL	12" SPRD MIN	18" OC
	TV	5,392	TRACHELOSPERMUM ASIATICUM 'VARIEGATA' FULL	VARIEGATED ASIATIC JASMINE	1 GAL	12" SPRD MIN	18" OC
	TV2	4,254	TULBAGHIA VIOLACEA FULL	SOCIETY GARLIC	3 GAL	10" HT. MIN.	18" OC
SOD							
	PA	757,224 SF	PASPALUM NOTATUM 'ARGENTINE' ROLLED TIGHT, 100% WEED/INSECT/DISEASE/DEBRIS FREE	ARGENTINE BAHIA GRASS	SOD	-	-
	SS	7,121 SF	STENOTAPHRUM SECUNDATUM 'FLORATAM' ROLLED TIGHT, 100% WEED/INSECT/DISEASE/DEBRIS FREE	FLORATAM ST. AUGUSTINE GRASS	SOD		

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE 7/22/2024

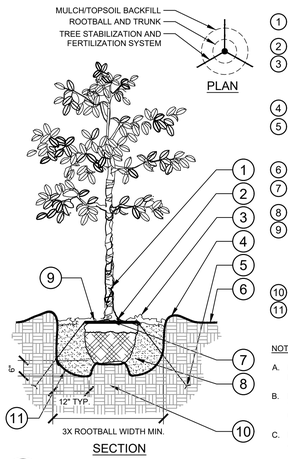
KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

LANDSCAPE PLAN

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
L1.05

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L1.00 - LANDSCAPE PLAN.dwg L1.05 Jul 22, 2024 4:49pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

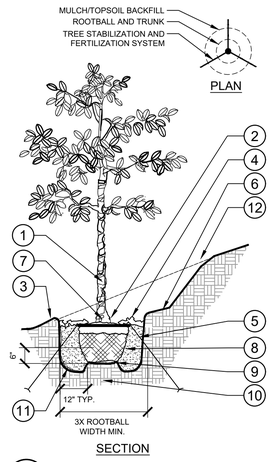
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L1.50 **TREE PLANTING** — SECTION / PLAN — NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

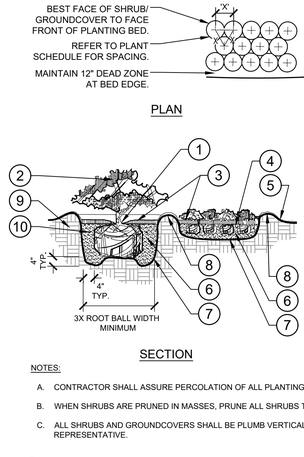
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 L1.50 **TREE PLANTING ON A SLOPE** — SECTION / PLAN — NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

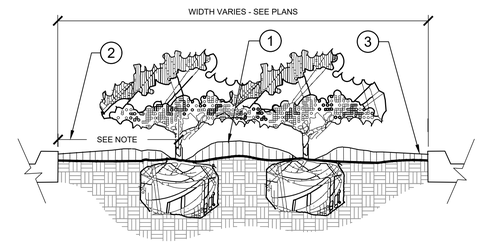
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 L1.50 **SHRUB/GROUNDCOVER PLANTING** — SECTION / PLAN — NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP.).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 L1.50 **PLANTED PARKING LOT ISLANDS/MEDIANS** — SECTION — NTS

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 L1.50 **SHRUB/GROUNDCOVER PLANTING ON A SLOPE** — SECTION — NTS

NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

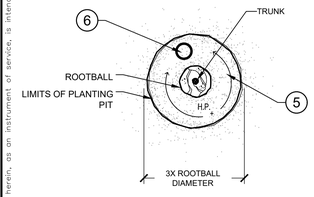
6 L1.50 **PLANTINGS ADJACENT TO BUILDINGS** — SECTION — NTS

1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

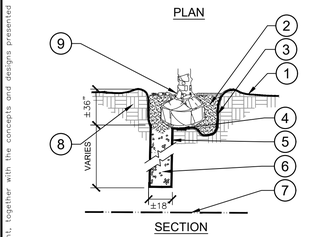
7 L1.50 **PARKING SPACE/CURB PLANTING** — SECTION — NTS

1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 L1.50 **SHRUB PLANTING AT FIRE HYDRANT** — SECTION / PLAN — NTS



1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.



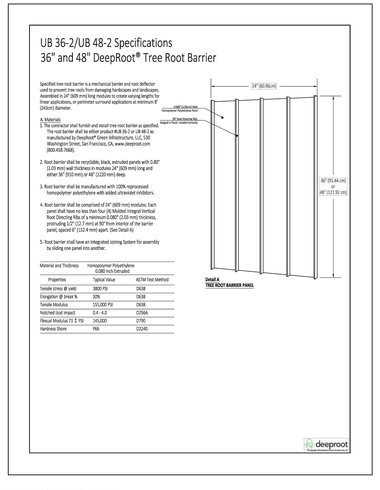
NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

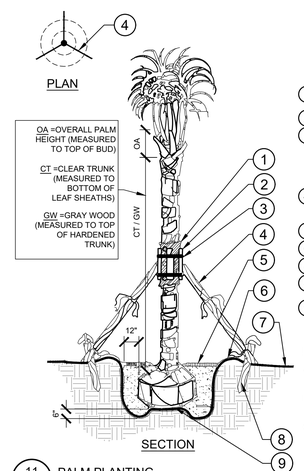
B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 L1.50 **POOR DRAINAGE CONDITION** — SECTION / PLAN — NTS



10 L1.50 **TREE ROOT BARRIER** — NTS



1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

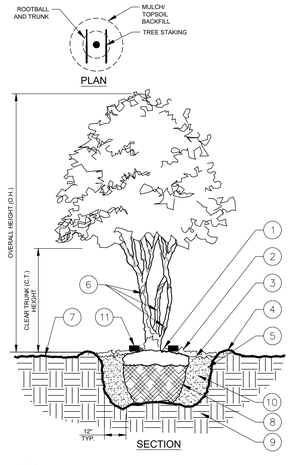
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

11 L1.50 **PALM PLANTING** — SECTION / PLAN — NTS



1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

12 L1.50 **MULTI-TRUNK TREE PLANTING** — SECTION/PLAN — NTS

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

FLORIDA LICENSE NUMBER

DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

LANDSCAPE DETAILS

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER L1.50

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L1.50 - LANDSCAPE DETAILS.dwg L1.50 Jul 22, 2024 4:49pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6' MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.,. SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

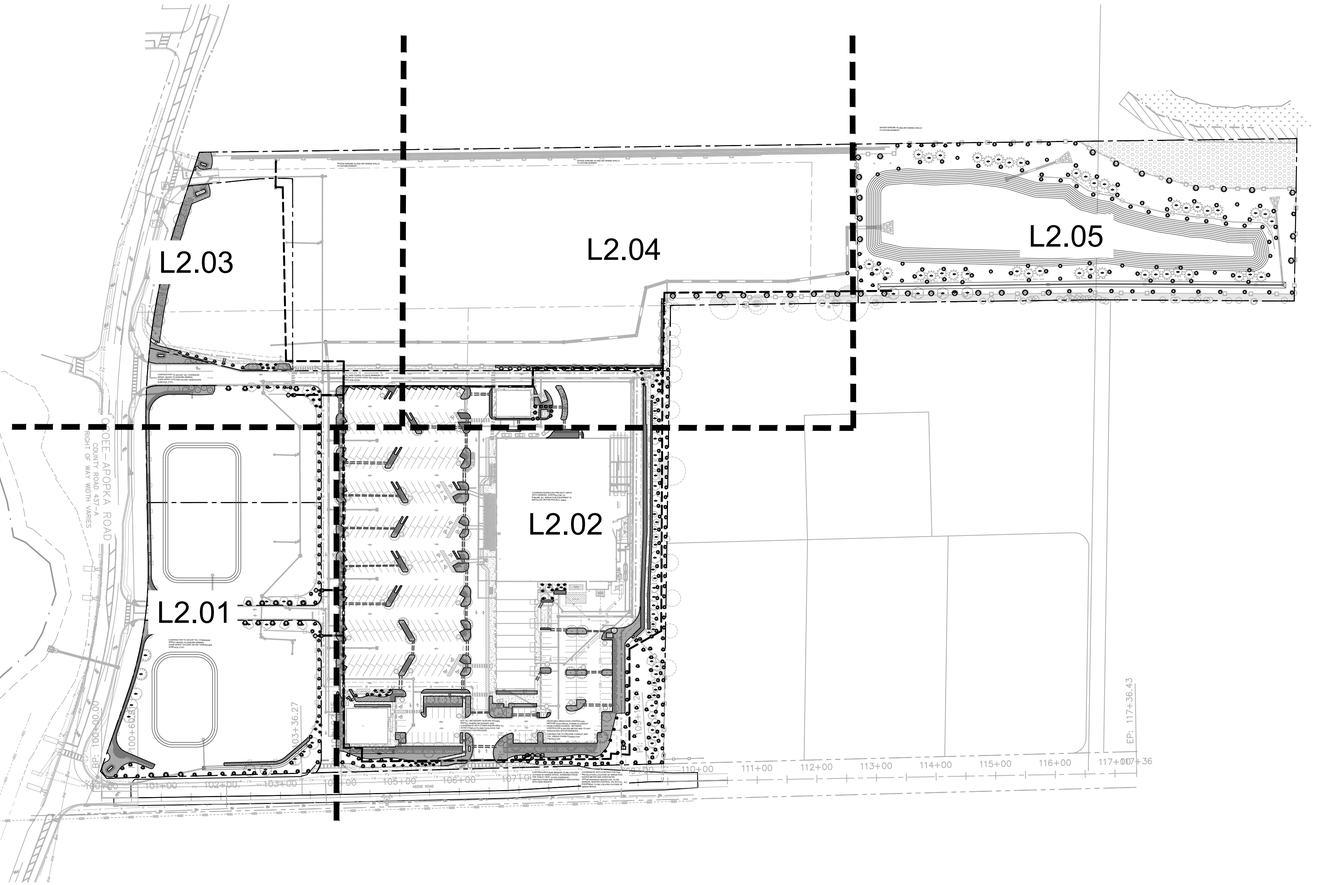
FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

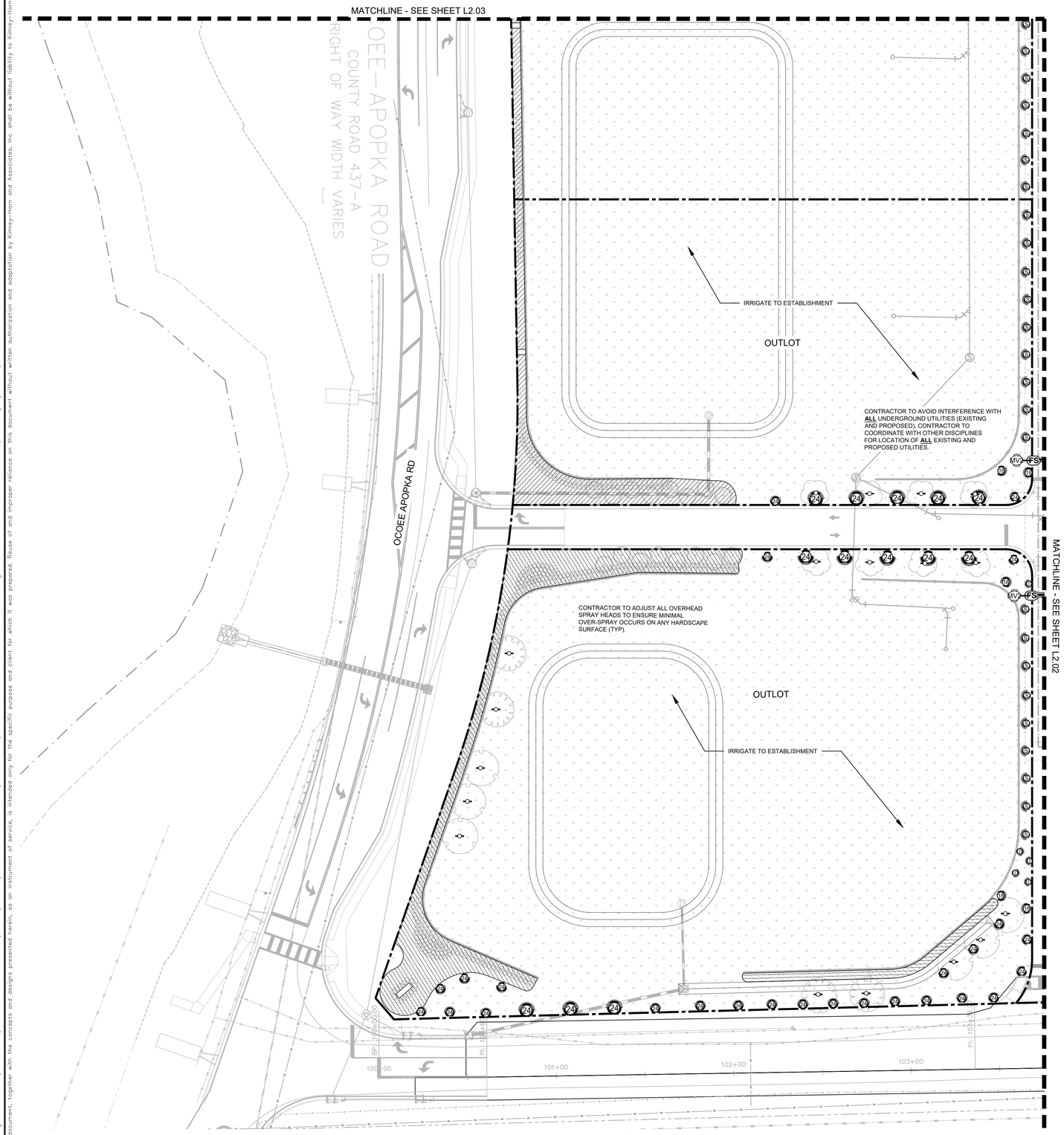
T. WARRANTY

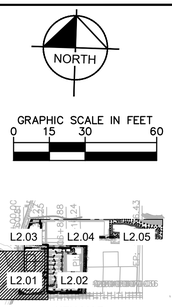
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHIC


L2.03
L2.04
L2.05
L2.02
L2.01
EXISTING APOPKA VINELAND ROAD
COUNTY OF WAY WIDTH VARIES
EXISTING RIGHT OF WAY WIDTH VARIES
EXISTING RIGHT OF WAY WIDTH VARIES
EXISTING RIGHT





KEY MAP
SCALE: 1" = 1000'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
L S R LST SST RST	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 SHRUB ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	60	45
14 ADJ 14 F	RAIN BIRD R-VAN14 1806-SAM-P45 TURF ROTARY, 8'-14' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	64	45
18 ADJ 18 F	RAIN BIRD R-VAN18 1806-SAM-P45 TURF ROTARY, 13'-18' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	105	45
24 ADJ 24 F	RAIN BIRD R-VAN24 1806-SAM-P45 TURF ROTARY, 17'-24' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	102	45
1401 1402	RAIN BIRD 1806-SAM-PRS-1400 FLOOD 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	120	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
35	RAIN BIRD 5006-PL-PC-SAM-MPR 35 TURF ROTOR, 6" POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE.	105	45		35'
8.0	RAIN BIRD 5006-PL-PC-SAM-R 8.0 TURF ROTOR, 6" POP-UP WITH PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, AND FLOW SHUT-OFF DEVICE. WITH SEAL-A-MATIC CHECK VALVE.	26	45	8.03	47'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	60,575 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SHUT OFF VALVE 3" FULL PORT BRASS BALL VALVE BY RED-WHITE VALVE CORPORATION	2
MV2	RAIN BIRD PEB 1-1/2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	3
MV	RAIN BIRD PEB 2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXIVM-LXMMSS 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY. (1) ESPLXIVM 60-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALLED IN LXMMSS STAINLESS STEEL WALL-MOUNTED CABINET. SYSTEM REQUIREMENTS: RAIN BIRD LXIVM-XXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES. USE PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LXIVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-150-B 1-1/2" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 4.0 GPM TO 80.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	4
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	3,638 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL SLEEVE	1,498 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE SLEEVE	477.4 L.F.

FLOW TOTALS
Area for Dripline: 908.6
Bubbler: 30
Turf Rotary: 344.2
Turf Rotor: 644.9
Total: 1,928 GPM

4

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

IRRIGATION PLAN

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
L2.01

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L2.05 SCHEMATIC IRRIGATION PLAN.dwg L2.01 Jul 22, 2024 4:49pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L2.05 SCHEMATIC IRRIGATION PLAN.dwg L2.02 Jul 22, 2024 4:50pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE – SEE SHEET L2.01

MATCHLINE - SEE SHEET L2.04

PROPOSED PUBLIX BLDG

COORDINATE/DISCUSS PROJECT LIMITS WITH GENERAL CONTRACTOR TO ENSURE ALL IRRIGATION EQUIPMENT IS INSTALLED WITHIN PROJECT AREA.

NOT ALL NECESSARY SLEEVES SHOWN. INSTALL WHERE NECESSARY AND COORDINATE WITH OTHER DISCIPLINES TO AVOID CONFLICTS AND FACILITATE THE CONSTRUCTION PROCESS.

PROPOSED IRRIGATION CONTROLLER - PROVIDE ELECTRICAL POWER & CONDUIT FROM POWER SOURCE, BETWEEN CONTROLLER & WATER METER AND TO ANY ASSOCIATED APPURTENANCES.

CONTRACTOR TO PROVIDE CONDUIT AND 110V, SINGLE PHASE POWER FOR CONTROLLER

CONTROLLER & RAIN SENSOR TO BE LOCATED OUTSIDE IN GREEN SPACE, SCREENED FROM THE PUBLIC VIEW. AVOID OVERHEAD OBSTRUCTIONS AND OVERSPRAY ASSOCIATED WITH RAIN SENSOR.

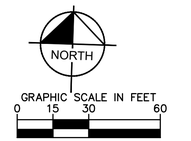
COORDINATE WITH CONTRACTOR FOR INSTALLATION LOCATION OF IRRIGATION WATER METER AND ASSOCIATED APPURTENANCES (BACKFLOW, FLOW SENSOR, MASTER CONTROL VALVE,ETC). ALL EQUIPMENT TO BE LOCATED OUTSIDE IN GREEN SPACE.

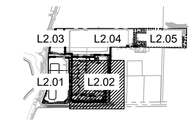
KEENE ROAD

105+00 106+00 107+00 109+00 110+00

Pk 108+66.24

Pk 108+66.24





KEY MAP
SCALE: 1" = 1000'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
L S M R LST SST RST	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 SHRUB ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	60	45
14 ADJ 14 F	RAIN BIRD R-VAN14 1806-SAM-P45 TURF ROTARY, 8'-14' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	64	45
18 ADJ 18 F	RAIN BIRD R-VAN18 1806-SAM-P45 TURF ROTARY, 13'-18' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	105	45
24 ADJ 24 F	RAIN BIRD R-VAN24 1806-SAM-P45 TURF ROTARY, 17'-24' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	102	45
1401 1402	RAIN BIRD 1806-SAM-PRS-1400 FLOOD 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	120	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
35	RAIN BIRD 5006-PL-PC-SAM-MPR 35 TURF ROTOR, 6" POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE.	105	45
8.0	RAIN BIRD 5006-PL-PC-SAM-R 8.0 TURF ROTOR, 6" POP-UP WITH PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, AND FLOW SHUT-OFF DEVICE. WITH SEAL-A-MATIC CHECK VALVE.	26	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	60,575 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SHUT OFF VALVE 3" FULL PORT BRASS BALL VALVE BY RED-WHITE VALVE CORPORATION	2
MV2	RAIN BIRD PEB 1-1/2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	3
MV	RAIN BIRD PEB 2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXIVM-LXMMSS 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY. (1) ESPLXIVM 60-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALLED IN LXMMSS STAINLESS STEEL WALL-MOUNTED CABINET. SYSTEM REQUIREMENTS: RAIN BIRD LXIVMXXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES. USE PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LXIVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-150-B 1-1/2" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 4.0 GPM TO 80.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P)	LXD	LXME2(P)	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	4
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	3,638 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL SLEEVE	1,498 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE SLEEVE	477.4 L.F.

FLOW TOTALS
Area for Dripline: 908.6
Bubbler: 30
Turf Rotary: 344.2
Turf Rotor: 644.9
Total: 1,928 GPM

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

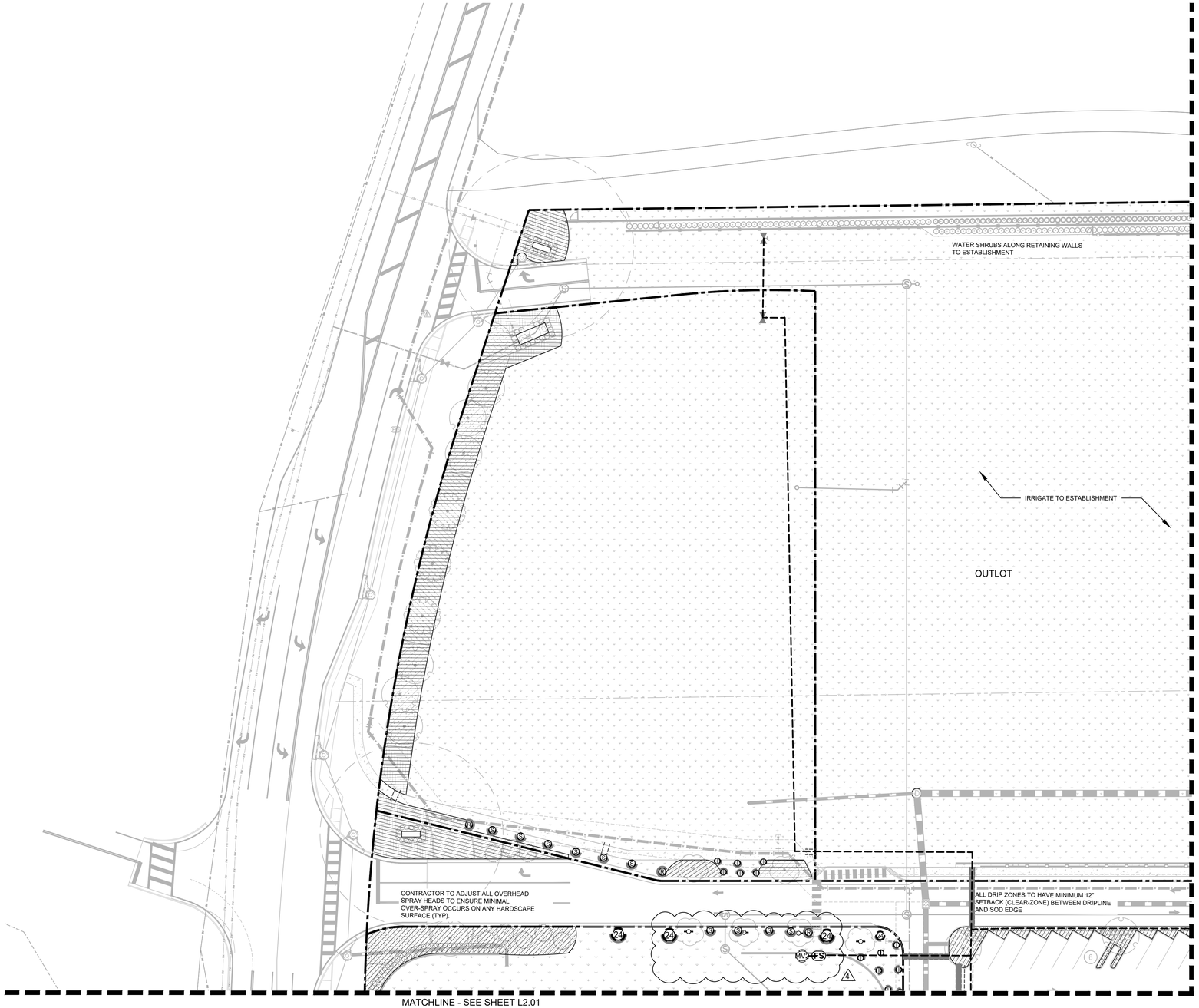
KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

IRRIGATION PLAN

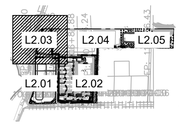
THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
L2.02



GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
L S R LST SST RST	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 SHRUB ROTARY, 5`X15` (LCS AND RCS), 5`X30` (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	60	45
14 ADJ 14 F	RAIN BIRD R-VAN14 1806-SAM-P45 TURF ROTARY, 8`-14` 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	64	45
18 ADJ 18 F	RAIN BIRD R-VAN18 1806-SAM-P45 TURF ROTARY, 13`-18` 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	105	45
24 ADJ 24 F	RAIN BIRD R-VAN24 1806-SAM-P45 TURF ROTARY, 17`-24` 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	102	45
1401 1402	RAIN BIRD 1806-SAM-PRS-1400 FLOOD 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	120	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
35	RAIN BIRD 5006-PL-PC-SAM-MPR 35 TURF ROTOR, 6" POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE.	105	45
8.0	RAIN BIRD 5006-PL-PC-SAM-R 8.0 TURF ROTOR, 6" POP-UP WITH PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, AND FLOW SHUT-OFF DEVICE. WITH SEAL-A-MATIC CHECK VALVE.	26	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	60,575 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SHUT OFF VALVE 3" FULL PORT BRASS BALL VALVE BY RED-WHITE VALVE CORPORATION	2
MV2	RAIN BIRD PEB 1-1/2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	3
MV	RAIN BIRD PEB 2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXIVM-LXMMSS 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY. (1) ESPLXIVM 60-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALLED IN LXMMSS STAINLESS STEEL WALL-MOUNTED CABINET. SYSTEM REQUIREMENTS: RAIN BIRD LXIVM-XXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES. USE PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LXIVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-150-B 1-1/2" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 4.0 GPM TO 80.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	4
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	3,638 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL SLEEVE	1,498 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE SLEEVE	477.4 L.F.

FLOW TOTALS
Area for Dripline: 908.6
Bubbler: 30
Turf Rotary: 344.2
Turf Rotor: 644.9
Total: 1,928 GPM

4

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

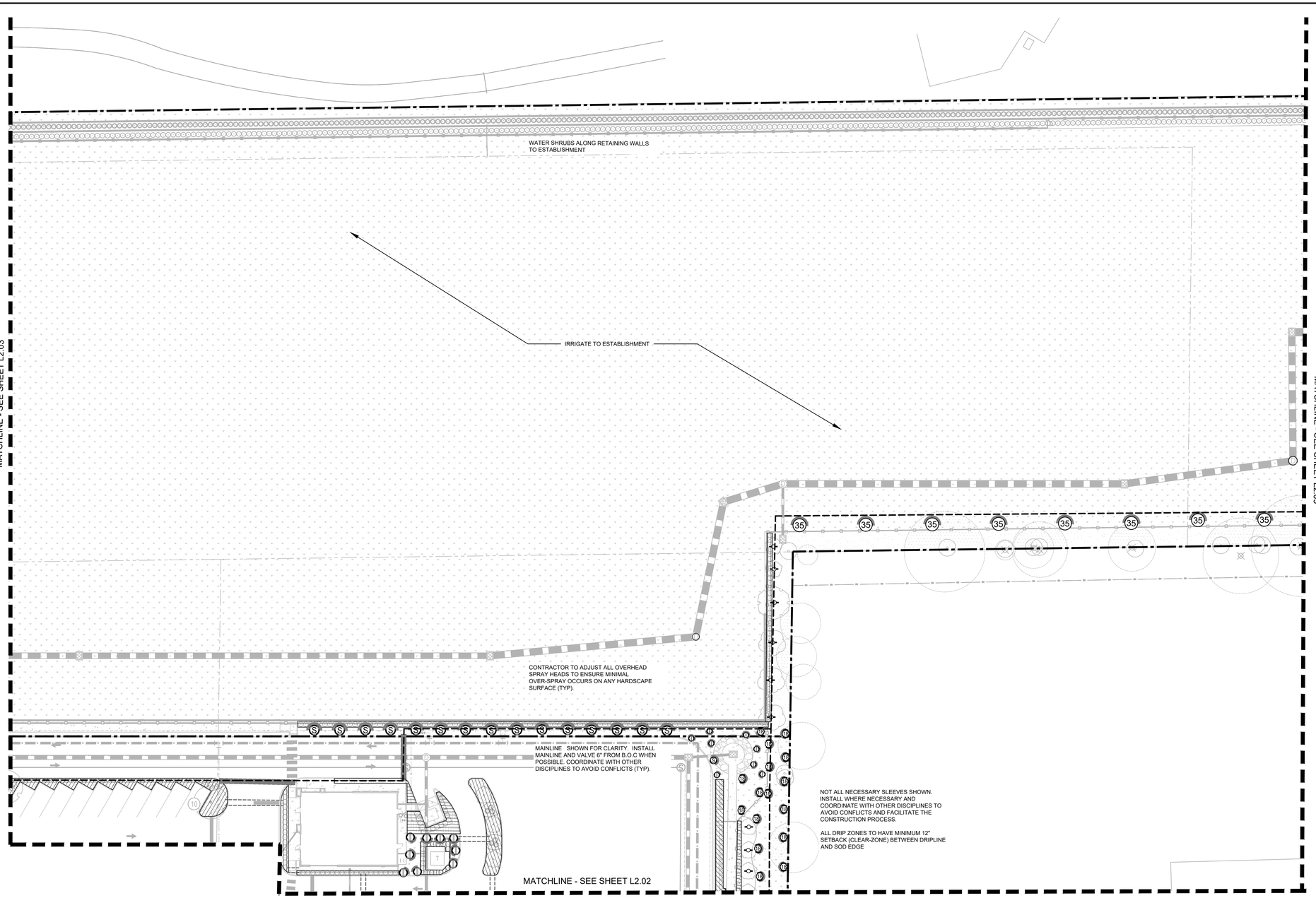
KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

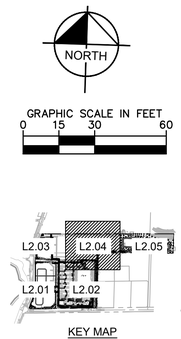
IRRIGATION PLAN

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
L2.03

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L2.05 SCHEMATIC IRRIGATION PLAN.dwg Jul 22, 2024 4:51pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





KEY MAP
SCALE: 1" = 1000'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
LST SST RST	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 SHRUB ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	60	45
14 ADJ 14 F	RAIN BIRD R-VAN14 1806-SAM-P45 TURF ROTARY, 8' -14' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	64	45
18 ADJ 18 F	RAIN BIRD R-VAN18 1806-SAM-P45 TURF ROTARY, 13 '-18' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	105	45
24 ADJ 24 F	RAIN BIRD R-VAN24 1806-SAM-P45 TURF ROTARY, 17 '-24' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	102	45
1401 1402	RAIN BIRD 1806-SAM-PRS-1400 FLOOD 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND PROOF FOR RAINBY SOIL	120	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
35	RAIN BIRD 5006-PL-PC-SAM-MPR 35 TURF ROTOR, 6" POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED, 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE.	105	45
8.0	RAIN BIRD 5006-PL-PC-SAM-R 8.0 TURF ROTOR, 6" POP-UP WITH PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, AND FLOW SHUT-OFF DEVICE. WITH SEAL-A-MATIC CHECK VALVE.	26	45

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	60,575 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SHUT OFF VALVE 3" FULL PORT BRASS BALL VALVE BY RED-WHITE VALVE CORPORATION	2
MV2	RAIN BIRD PEB 1-1/2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	3
MV	RAIN BIRD PEB 2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1

C	RAIN BIRD ESPLXIVM-LXMMSS 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY. (1) ESPLXIVM 60-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALLED IN LXMMSS STAINLESS STEEL WALL-MOUNTED CABINET. SYSTEM REQUIREMENTS: RAIN BIRD LXIVM-XXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES. USE PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LXIVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-150-B 1-1/2" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 4.0 GPM TO 80.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	4
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	3,638 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL SLEEVE	1,498 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE SLEEVE	477.4 L.F.

FLOW TOTALS	
Area for Dripline:	908.6
Bubbler:	30
Turf Rotary:	344.2
Turf Rotor:	644.9
Total:	1,928 GPM

4

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

Sunshine811.com

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL

FLORIDA LICENSE NUMBER

DATE: 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

IRRIGATION PLAN

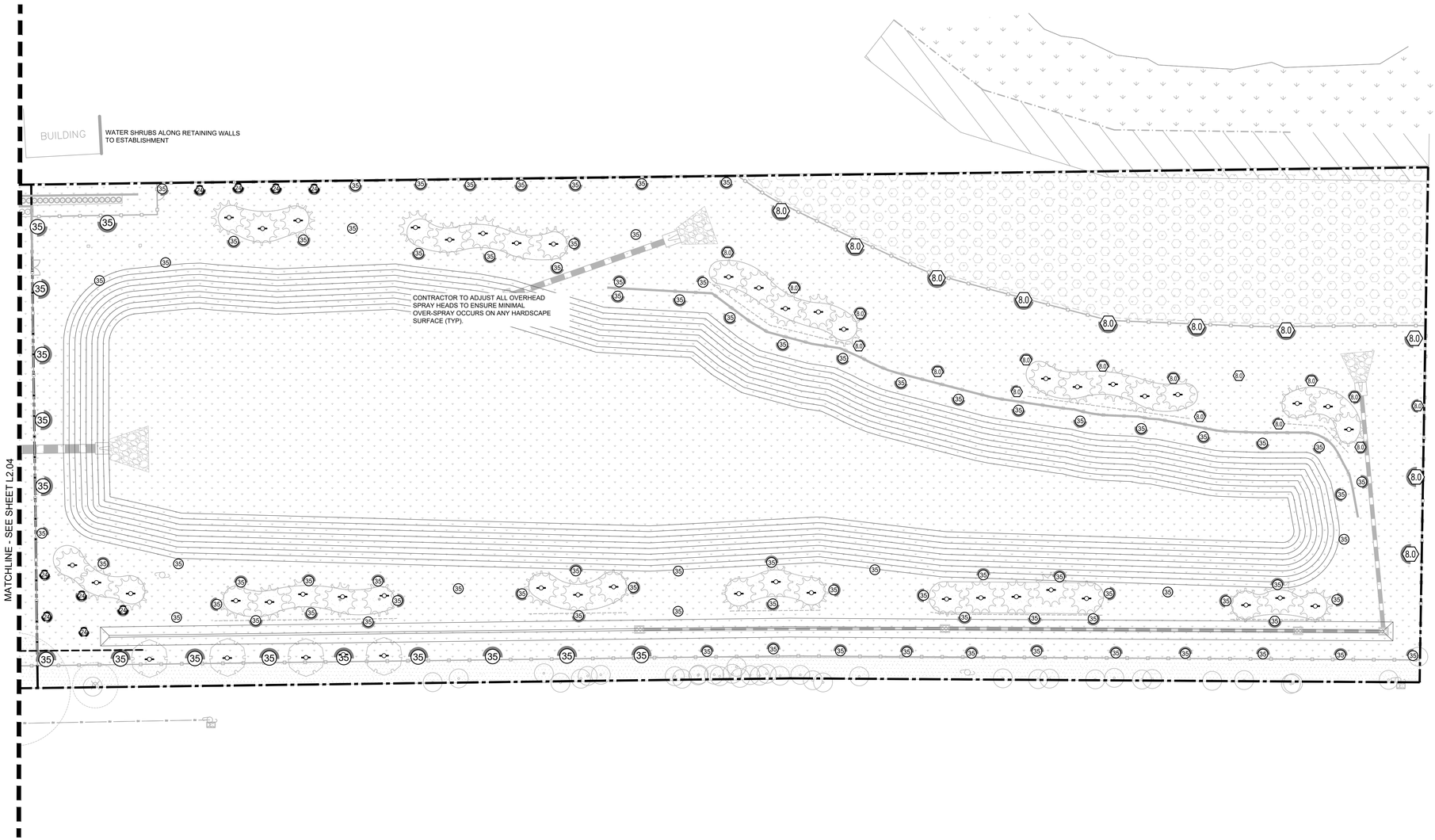
THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

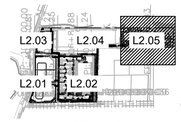
SHEET NUMBER
L2.04

Drawing name: K:\ORL_Civil\049335015--Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L2.05 SCHEMATIC IRRIGATION PLAN.dwg L2.04 Jul 22, 2024 4:52pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Revised Const. Plans\Plansheets\L2.05 SCHEMATIC IRRIGATION PLAN.dwg L2.05 Jul 22, 2024 4:52pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 1000'

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
L S R LST SST RST	RAIN BIRD R-VAN-STRIP 1806-SAM-P45 SHRUB ROTARY, 5'X15' (LCS AND RCS), 5'X30' (SST) HAND ADJUSTABLE MULTI-STREAM ROTARY W/ 1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	60	45
14 ADJ 14 F	RAIN BIRD R-VAN14 1806-SAM-P45 TURF ROTARY, 8'-14' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	64	45
18 ADJ 18 F	RAIN BIRD R-VAN18 1806-SAM-P45 TURF ROTARY, 13'-18' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	105	45
24 ADJ 24 F	RAIN BIRD R-VAN24 1806-SAM-P45 TURF ROTARY, 17'-24' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 TURF SPRAY BODY ON 6" POP-UP, WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	102	45
1401 1402	RAIN BIRD 1806-SAM-PRS-1400 FLOOD 1401 MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	120	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIL
35	RAIN BIRD 5006-PL-PC-SAM-MPR 35 TURF ROTOR, 6" POP-UP, PLASTIC RISER, WITH FLOW SHUT-OFF DEVICE. MATCHED PRECIPITATION ROTOR (MPR NOZZLE), ARC AND RADIUS AS PER SYMBOL. 25 FT=RED. 30 FT=GREEN, 35FT=BEIGE. WITH SEAL-A-MATIC CHECK VALVE.	105	45		35'
8.0	RAIN BIRD 5006-PL-PC-SAM-R 8.0 TURF ROTOR, 6" POP-UP WITH PLASTIC RISER. ADJUSTABLE TO FULL CIRCLE. STANDARD ANGLE NOZZLE, IN-STEM PRESSURE REGULATOR, AND FLOW SHUT-OFF DEVICE. WITH SEAL-A-MATIC CHECK VALVE.	26	45	8.03	47'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	60,575 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SHUT OFF VALVE 3" FULL PORT BRASS BALL VALVE BY RED-WHITE VALVE CORPORATION	2
MV2	RAIN BIRD PEB 1-1/2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	3
MV	RAIN BIRD PEB 2" 1", 1-1/2", 2" PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXIVM-LXMMSS 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY. (1) ESPLXIVM 60-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE. INSTALLED IN LXMMSS STAINLESS STEEL WALL-MOUNTED CABINET. SYSTEM REQUIREMENTS: RAIN BIRD LXIVM-XXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES. USE PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LXIVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-150-B 1-1/2" FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 4.0 GPM TO 80.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P)	LXD	LXME2(P)	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	4
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	3,638 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL SLEEVE	1,498 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE SLEEVE	477.4 L.F.

FLOW TOTALS
Area for Dripline: 908.6
Bubbler: 30
Turf Rotary: 344.2
Turf Rotor: 644.9
Total: 1,928 GPM

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

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

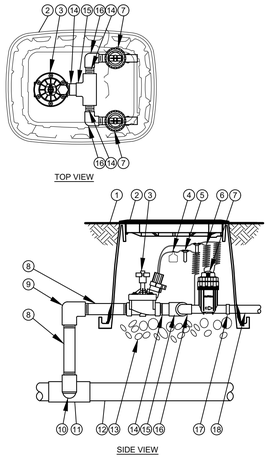
LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE 7/22/2024

KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

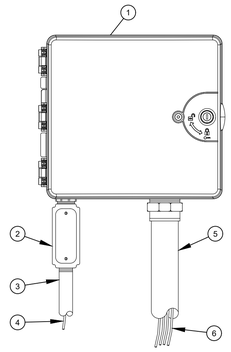
IRRIGATION PLAN

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

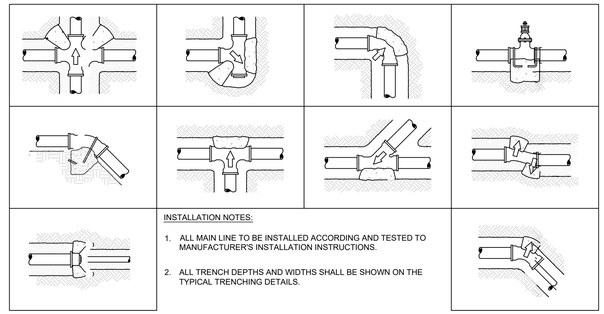
SHEET NUMBER
L2.05



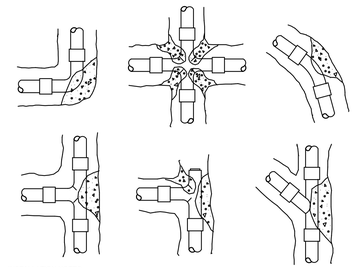
1 L2.50 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
SECTION / PLAN NTS



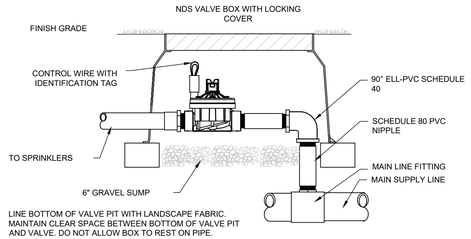
2 L2.50 TYPICAL CONTROLLER
ELEVATION NTS



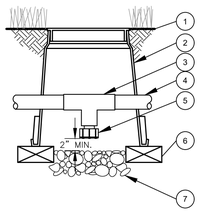
3 L2.50 TYPICAL THRUST BLOCK
SECTION NTS



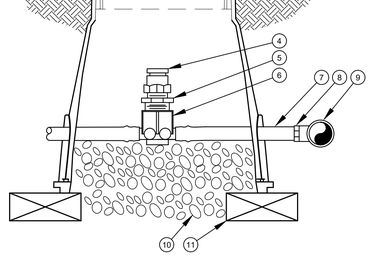
4 L2.50 THRUST BLOCK REINFORCEMENT
SECTION NTS



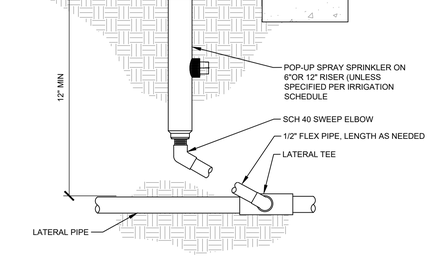
5 L2.50 TYPICAL CONTROL VALVE
SECTION NTS



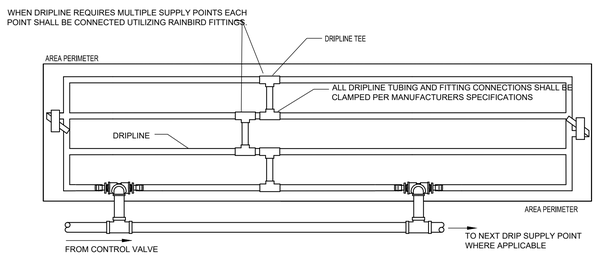
6 L2.50 DRAIN VALVE
SECTION NTS



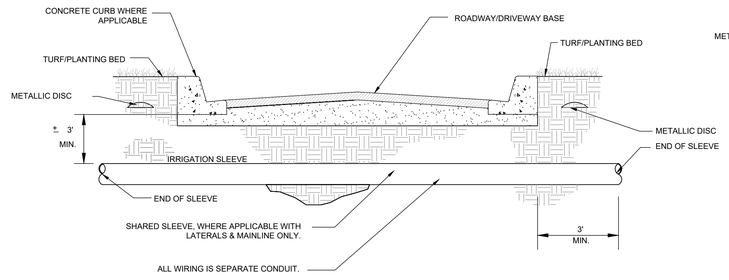
7 L2.50 AIR RELIEF VALVE IN XFS DRIP LINE
SECTION NTS



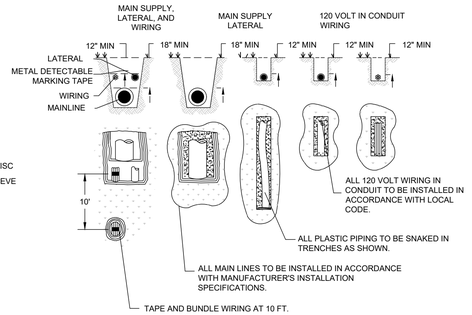
8 L2.50 TYPICAL SPRAY / ROTAR HEAD
SECTION NTS



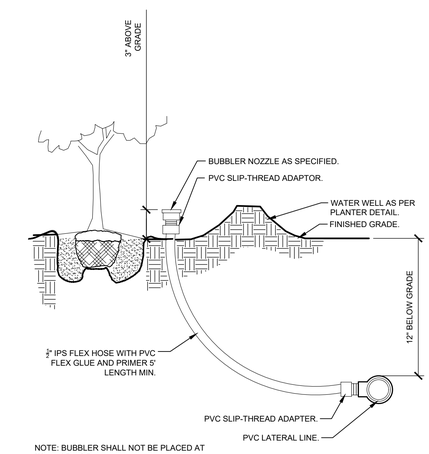
9 L2.50 TYPICAL DRIP LINE
PLAN NTS



10 L2.50 TYPICAL SLEEVING
SECTION NTS



11 L2.50 TYPICAL TRENCHING
SECTION / PLAN NTS



12 L2.50 TYPICAL BUBBLER
SECTION NTS

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA COMMENTS	05/25/23	JAC
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

KHA PROJECT	049335015
DATE	7/22/2024
SCALE	AS SHOWN
DESIGNED BY	J.M.
DRAWN BY	J.M.
CHECKED BY	M.T.F.

IRRIGATION DETAILS

THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER
L2.50

Drawing name: K:\ORL_Civil\049335015-Keene Rd\CADD\CONST\Master Plan\PlanSheets\L2.50 - IRRIGATION DETAILS.dwg L2.50 IRRIGATION DETAILS Jul 22, 2024 4:52pm by: jake.maple

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
    -RECTANGULAR 12"X17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 ¿" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION, VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

1 L2.51 TYPICAL SCHEMATIC IRRIGATION NOTES

No.	REVISIONS	DATE	BY
4	CITY OF APOPKA COMMENTS #2	07/22/24	GEB
3	ORANGE COUNTY COMMENTS #2	05/30/24	MWW
2	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
1	CITY OF APOPKA COMMENTS	05/25/23	JAC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 7/22/2024

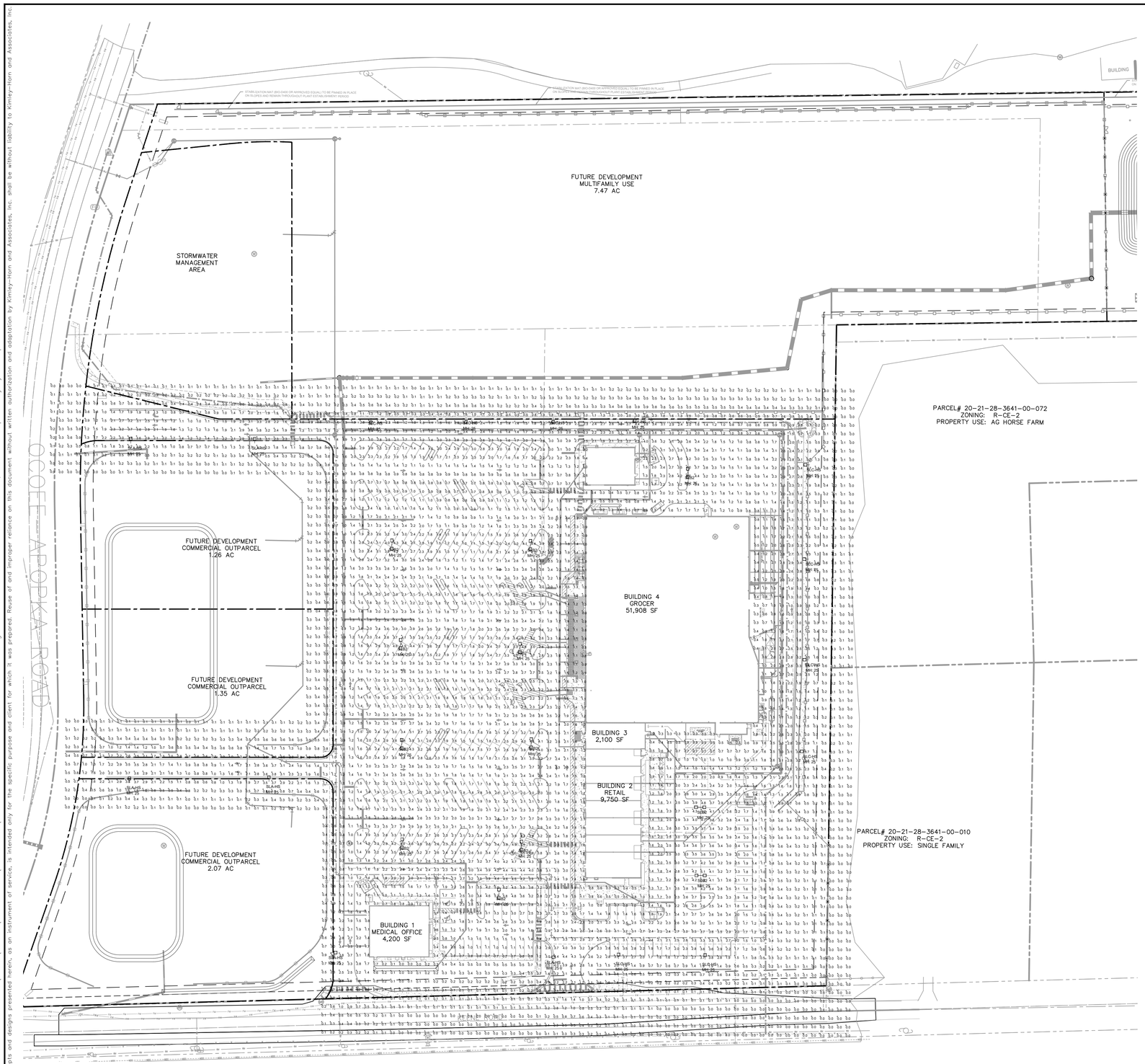
KHA PROJECT 049335015
DATE 7/22/2024
SCALE AS SHOWN
DESIGNED BY JM
DRAWN BY JM
CHECKED BY MTF

IRRIGATION NOTES

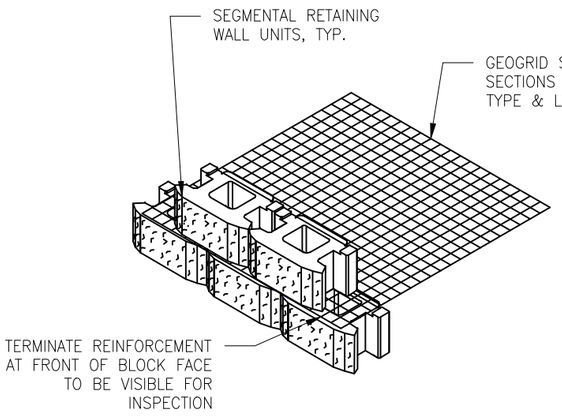
THE SHOPPES AT EAST SHORE-PHASE 1
CITY OF APOPKA FLORIDA

SHEET NUMBER L2.51

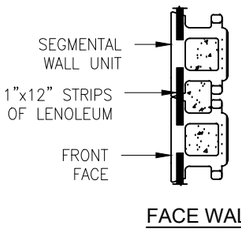
Drawing name: K:\ORL_Civil\049335015--Keene Rd\CADD\CONST\Master Plan\PlanSheets\L2.50 – IRRIGATION DETAILS.dwg L2.51 IRRIGATION NOTES Jul 22, 2024 4:53pm by: jake.maple
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

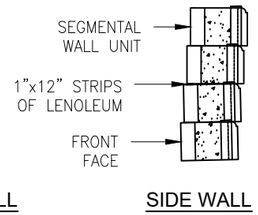

FUTURE DEVELOPMENT
MULTIFAMILY USE
7.47 AC
STORMWATER
MANAGEMENT
AREA
PARCEL# 20-21-28-3641-00-072
ZONING: R-CE-2
PROPERTY USE: AG HORSE FARM
FUTURE DEVELOPMENT
COMMERCIAL OUTPARCEL
1.26 AC
BUILDING 4
GROCER
51,908 SF
FUTURE DEVELOPMENT
COMMERCIAL OUTPARCEL
1.35 AC
BUILDING 3
2,100 SF
BUILDING 2
RETAIL
9,750 SF
PARCEL# 20-21-28-3641-00-010
ZONING: R-CE-2
PROPERTY USE: SINGLE FAMILY
FUTURE DEVELOPMENT
COMMERCIAL OUTPARCEL
2.07 AC
BUILDING 1
MEDICAL OFFICE
4,200 SF
STABILIZATION MAT (BIO-D60 OR APPROVED EQUAL) TO BE PINNED IN PLACE ON SLOPES AND REMAIN THROUGHOUT PLANT ESTABLISHMENT PERIOD
BUILDING
SLA-HS
Mnt.25'
SLB2
SLA-HS
Mnt.25'
SLA-HS
Mnt.25'
SLA-HS
Mnt.25'

SEGMENTAL RETAINING WALL SHOP DRAWINGS
SHOPPES @ EAST SHORE, APOPKA, FL



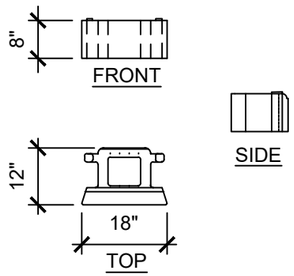
SEGMENTAL BLOCK UNITS
STACKED WALL DETAIL
(SCALE: NTS)





NOTE: SEE SECTION VI SHIMMING FOR ADDITIONAL INFORMATION

TRINITY BLOCK UNITS
SHIMMING DETAIL
(SCALE: NTS)



TRINITY BLOCK UNITS
TYPICAL DIMENSIONS
(SCALE: NTS)

TABLE FOR SEGMENTAL WALL UNITS	
ACCEPTABLE SEGMENTAL WALL UNITS	TYPICAL BATTER
TRINITY 12" DEEP x8" HIGH x18" LONG	5.4 DEGREES
ANCHORED DIAMOND PRO 12" DEEP x8" HIGH x18" LONG	7.1 DEGREES
KEYSTONE COMPAC 12" DEEP x8" HIGH x18" LONG	8.8 DEGREES

TABLE FOR GEOSYNTHETIC REINFORCING (GEOGRID) TYPES			
ACCEPTABLE GEOGRID MANUFACTURERS	GEOGRID TYPE	GEOGRID NAME	
EARTH WALL PRODUCTS			
	TYPE B	EWG 60	
STRATA SYSTEMS, INC.	TYPE A	SGU 60	
	TYPE B	SGU 80	
TENCATE GEOSYNTHETICS			
	TYPE B	MIRAFI 5XT	

NOTE: ON SUCCESSIVE SHEETS WHERE HTG GEOGRID IS SPECIFIED, THE EQUIVALENT EWG PRODUCT MAY BE SUBSTITUTED.

GENERAL NOTES:

A. SEE CIVIL PLANS FOR ALL TOP OF WALL & FINISHED GRADE ELEVATIONS.
B. ALL WALLS WILL BE CONSTRUCTED OF TRINITY OR EQUIVALENT UNITS (8" HIGH) AS SHOWN WITH STANDARD (OR SIMILAR) CAP ON THE TOP OF THE WALLS (UNO).
C. THE OWNER IS SOLELY RESPONSIBLE TO COORDINATE WITH LOCAL AUTHORITIES HAVING CODE INTERPRETATION AUTHORITY FOR THE DESIGN AND INSTALLATION OF ANY RAILING SYSTEM THAT MAY BE REQUIRED.
D. SURVEY MUST INDICATE WALL FACE LOCATION OF BASE COURSE AND ELEVATION AT TOP OF LEVELING PAD.
E. AREA DRAINS & UNDERDRAIN SYSTEMS ARE DESIGNED & INSTALLED BY OTHERS.
F. DESIGN DOES NOTE INCLUDE A RAPID DRAW DOWN (MORE THAN 2 FEET PER DAY) OF THE RETENTION POND.
G. DESIGN DOES NOT INCLUDE VERIFICATION OF LONG TERM GLOBAL STABILITY. WHICH IS THE OWNER & PROJECT GEOTECHNICAL ENGINEER'S RESPONSIBILITY PER THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) DESIGN MANUAL.
H. AFTER THE INITIAL CONSTRUCTION OF THE WALL, NO NEW OR REPLACEMENT UTILITIES MAY BE PLACED WITHIN THE REINFORCED GRID ZONE OF THE WALL WITHOUT THE EXPRESSED WRITTEN CONSENT OF PAVERSCAPE, INC. AND ENGINEER OF RECORDS.
I. NO POOLS OR FOOTINGS MORE THAN 18" BELOW GRADE MAY BE INSTALLED WITHIN THE REINFORCED GRID ZONE.
J. TRENCHING FOR IRRIGATION LINES OR OTHER UTILITIES SHALL BE WITHIN 18" BELOW GRADE IN THE REINFORCED GRID ZONE.
K. DRAINAGE: PERMANENT DRAINAGE & SITE GRADING SHALL BE INCORPORATED INTO THE SITE DRAWINGS TO MINIMIZE RUNOFF FROM BEING DIRECTED OVER THE WALL FACE.

DESIGN CRITERIA

ASSUMED SOIL CHARACTERISTICS (UNO): SAND TO SLIGHTLY SILTY SAND (SP & SP–SM UNIFIED SOIL CLASSIFICATION).
SPECIFIC GRAVITY OF ALL SOILS: 2.7 ASSUMED VOID RATIO OF ALL SOILS: 0.61 FOR ASSUMED VARIOUS SOIL ZONE VALUES. (DRY UNIT WEIGHT, SUBMERGED UNIT WEIGHT INTERNAL FRICTION ANGLES) REFER TO SHEET 'S–2')
INT. FRICTION ANGLE OF RETAINED SOIL = 30 DEG.
INT. FRICTION ANGLE OF COMPACTED & REINFORCED GRID ZONE SOIL = 32 DEG.
WALL FRICTION ANGLE = 17 DEG.
ALLOWABLE SOIL BEARING CAPACITY = 2,000 PSF MIN
LIVE LOAD SURCHARGE = 100 PSF (PARKING LOT), BUILDINGS ARE SET BACK BEYOND THE INFLUENCE OF THE WALL, U.N.O. (A MINIMUM DISTANCE OF TWICE THE WALL HEIGHT FROM THE TOP OF THE WALL).
250 PSF: PAVEMENT/ROADWAY (HEAVY TRAFFIC)
100 PSF: PAVEMENT/ROADWAY (LIGHT TRAFFIC)
75 PSF: PEDESTRIAN LOADING
50 PSF: GRASS/RESIDENTIAL
AMERICAN ASSOCIATION OF HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO 2002)
AASHTO STANDARD SPECIFICATION OF HIGHWAY BRIDGES
FEDERAL HIGHWAY ADMINISTRATION (FHWA)
MECHANICALLY STABILIZED EARTH WALLS AND REINFORCES SOIL SLOPE DESIGN AND CONSTRUCTION GUIDELINES (FHWA NHI–00–043, MARCH 2001)
IF SITE SOILS CONDITIONS OR ANTICIPATED LOADING VARY FROM DESIGN ASSUMPTIONS, NOTIFY THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION FOR NECESSARY SITE IMPROVEMENTS AND REDESIGN.

INSTALLATIONS GUIDELINES

I.
A. THE FOUNDATION SOIL FOR THE LEVELING PAD SHALL BE AT LEAST 25 INCHES WIDE OF COMPACTED NATIVE SOIL. THE FOUNDATION SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR (ASTM D1557).
B. THE LEVELING PAD SHALL BE AT LEAST 25 INCHES WITH AND 6 INCHES THICK, AND CONSTRUCTED OF CRUSHED ROCK OR RECYCLED CONCRETE, .25 INCH TO 1 INCH, WITH NO MORE THAN 10% PASSING THE #200 SIEVE.
NOTE: IT IS CRITICAL THAT FOUNDATION SOIL IS WELL COMPACTED TO 95% MODIFIED PROCTOR. OWNER IS RESPONSIBLE TO HAVE COMPACTION TESTING OF SOIL DONE AT ABOUT 200 FOOT INTERVALS. PLEASE PROVIDE PAVERSCAPE WITH RESULTS OF ALL TESTING WHILE CONSTRUCTION IS PROCEEDING.

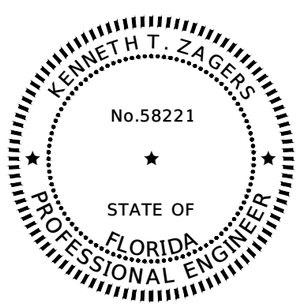
II. BASE COURSE
A. PLACE UNITS ON LEVELING PAD FOLLOWING THE DESIGN PLAN FOR THE WALL.
B. LEVEL UNITS IN BOTH DIRECTIONS, MAKING SURE THE UNITS ARE IN FULL CONTACT WITH THE BASE.
C. ALIGN UNITS WITH THE VERTICAL FACTORY EDGE IN FULL CONTACT OF THE PRECEDING UNIT.
D. IN CREATING RADII OR CURVES, IT MAY BE NECESSARY TO REMOVE ONE OR BOTH PARTS OF THE TAIL AT THE SCORE MARKS ON THE REAR OF THE BLOCK.
E. BACKFILLING AND COMPACTING BEHIND THE WALL.
1. PLACE 9" OF FREE DRAINING MATERIAL DIRECTLY BEHIND THE BLOCK AND FILL ALL CORE AREAS WITH FREE DRAINING AGGREGATE. FREE DRAINING AGGREGATE SHALL CONSIST OF #57 CRUSHED ROCK OR RECYCLED CONCRETE.
2. FILL THE AREA BETWEEN THE FREE DRAINING MATERIAL AND THE EXCAVATED AREA BEHIND THE WALL WITH ACCEPTABLE NATIVE SOIL (LESS THAN 10% FINES PASSING THE 200 SIEVE).
F. COMPACT USING THE FOLLOWING STEPS:
1. USE SMALL LIFTS WITH WALK BEHIND EQUIPMENT. BACKFILL LIFT THICKNESS MUST BE LIMITED TO THE HEIGHT OF THE CONCRETE BLOCK OR MAXIMUM OF 8 IN.
2. STAY 3' BEHIND THE WALL WITH LARGE EQUIPMENT, LESS THAN 5,000 LBS GVW.
3. USE THE SAME PROCEDURE FOR COMPACTION OF EACH LIFT TO ASSURE CONSISTENT AND PROPER COMPACTION.

III. SOIL REINFORCING
A. ALWAYS FOLLOW THESE ENGINEERED PLANS TO DETERMINE THE PLACEMENT OF GEOSYNTHETIC REINFORCEMENT AND EMBEDMENT LENGTH.
B. PULL GEOSYNTHETIC REINFORCEMENT TAUT AND HOLD IN PLACE.
C. PLACE AND COMPACT SOIL OVER GEOSYNTHETIC REINFORCEMENT (GEOGRID). (BE SURE THAT ALL SOIL IS 95% MODIFIED PROCTOR DENSITY.) OWNER IS RESPONSIBLE TO HAVE COMPACTION TESTING OF SOIL DONE AT ABOUT 200 FOOT INTERVALS. PLEASE PROVIDE PAVERSCAPE WITH RESULTS OF ALL TESTING WHILE CONSTRUCTION IS PROCEEDING.

IV. ADDITIONAL COURSES
A. SWEEP OFF EXCESS MATERIAL FROM THE TOP OF THE UNITS AND INSTALL THE NEXT COURSE. LAY EACH COURSE WITH THE SIDE CORE OF THE UNITS RESTING AROUND ONE SIDE OF THE "LOCATOR NUB"; PULL THE UNIT FORWARD AS FAR AS POSSIBLE. REPEAT THIS PROCEDURE UNTIL SECOND COURSE IS COMPLETED.
B. REPEAT BACKFILLING AND COMPACTION STEPS IN SECTION II, ITEMS E AND F.
C. CONTINUE THESE PROCEDURES UNTIL DESIRED WALL HEIGHT IS ACHIEVED.

V. CAP UNITS – TRAPEZOIDAL
A. MODIFIED CAP UNITS ARE TO BE ADHERED TO THE TOP OF THE WALL. ADHESIVES, SUCH AS SONNEBORN PL PREMIUM CONSTRUCTION ADHESIVE, SHOULD BE USED TO SECURE CAPS AND UNITS SHOULD BE ALTERNATED TO ACHIEVE WALL APPLICATION. CAPS CAN ALSO BE CUT TO FIT SPECIAL APPLICATIONS.
B. IT IS IMPORTANT TO ALWAYS CAP THE WALL FROM THE LOWEST ELEVATION AND WORK UP THE WALL.

VI. SHIMMING
A. IT IS IMPORTANT THAT THE WALL MAINTAIN A POSITIVE BATTER. THEREFORE, FROM TIME TO TIME IT MAY BE NECESSARY TO INSTALL SHIMS NEAR THE FRONT OF THE BLOCK TO MAINTAIN THAT POSITIVE BATTER. SEE THE SHIMMING DETAIL FOR THE INSTALLATION OF THE SHIMS. DO NOT USE MORE THAN TWO (2) SHIMS AT ANY POSITION.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

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

BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803

KENNETH T. ZAGERS, P.E. NO. 58221

INDEX OF DRAWINGS

DWG #	DESCRIPTION
S–1	SEGMENTAL WALL GENERAL NOTES
S–1A to 1D	SEGMENTAL WALLS TYP. SECTIONS AND STD. DETAILS
S–2 to S–9	SEGMENTAL WALL SECTIONS

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

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC.
2430 RIDGMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381–1022 FAX: (407) 381–1034

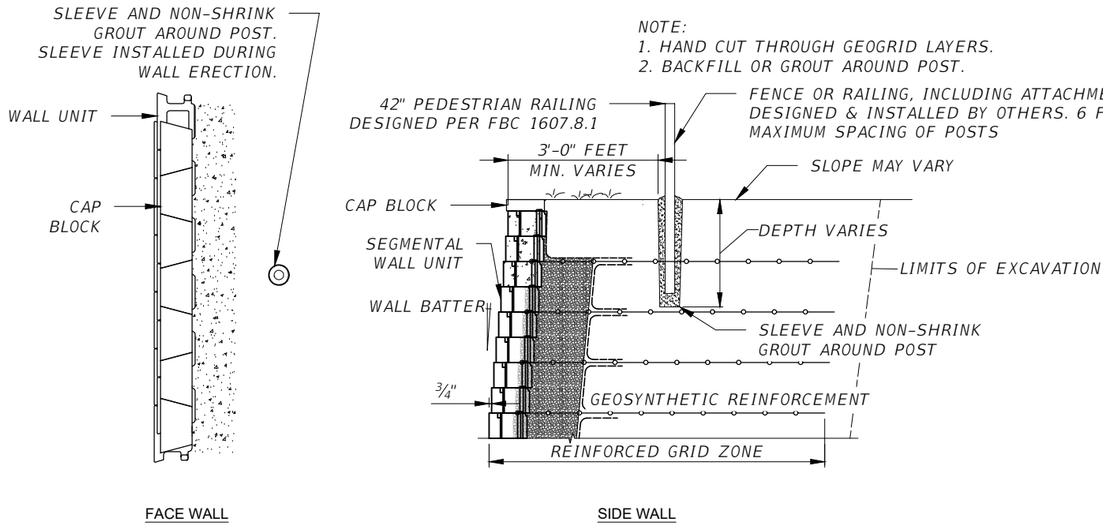
BASE CONSULTANTS
Engineering • Construction | CGC 1525687
Civil | Structural | Construction Management
OR INCO, FLORIDA 32803
407.227.2222

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL GENERAL NOTES

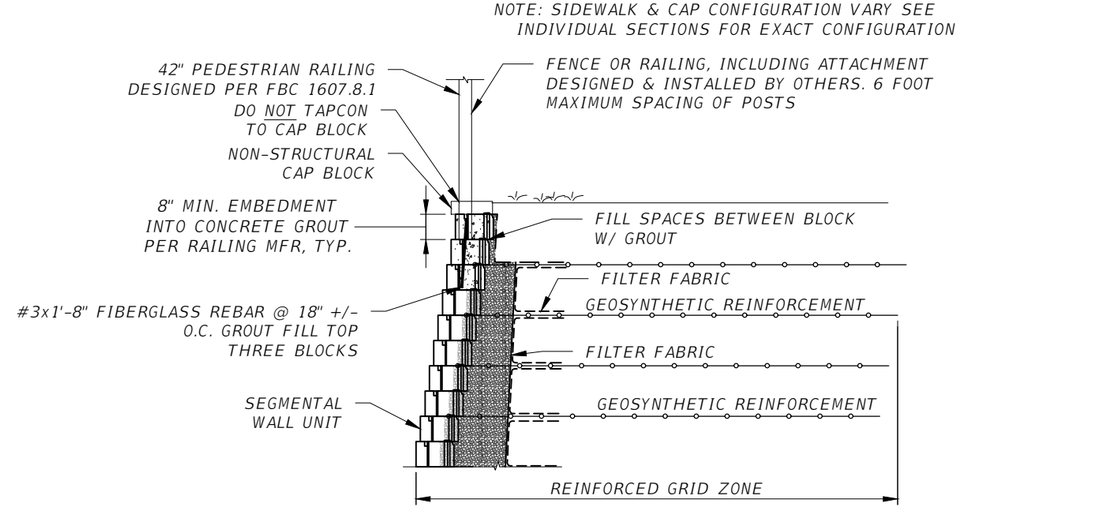
DRAWING
S-1

SHEET 1 OF 13



TYPICAL SECTION
OPTION A - FENCE OR RAIL DETAIL

NOT TO SCALE



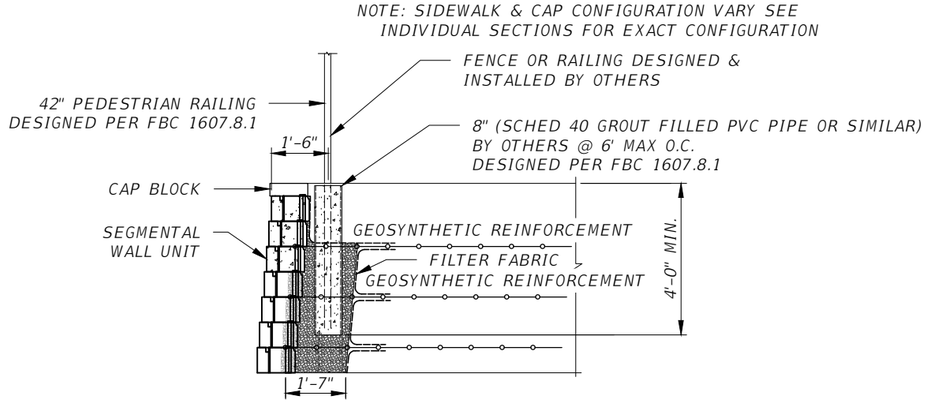
MATERIALS
1. GROUT PUMP MIX, f'c = 2,500 PSI MIN.
2. REBAR ALTERNATIVES: #4 GRADE 60, OR #3 FRP Fy = 130ksi MIN.

TYPICAL SECTION
OPTION B - REINF. BLOCK DETAIL

NOT TO SCALE

PEDESTRIAN RAILING DESIGN CRITERIA:

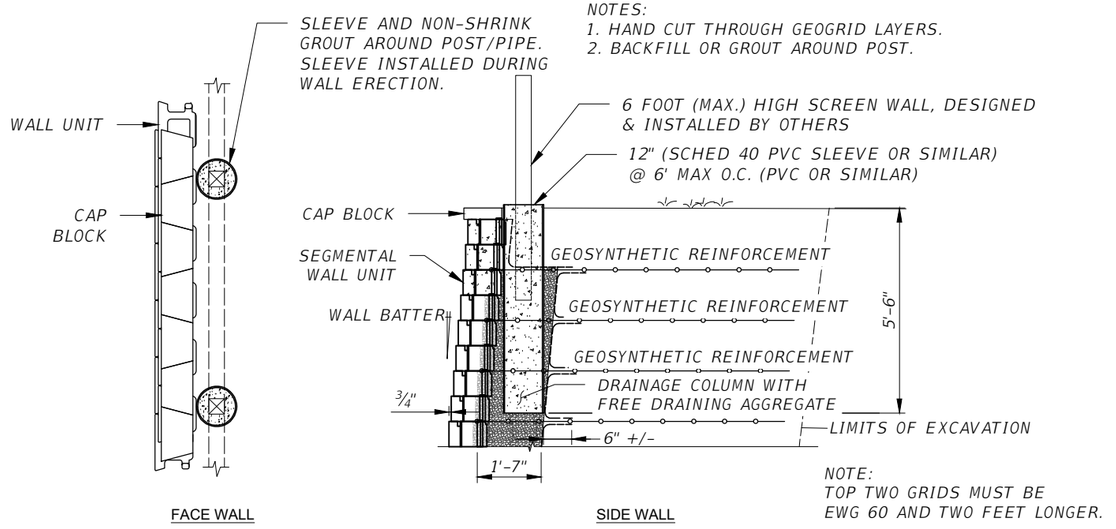
1. GUARDRAIL BY OTHERS REQ'D WHEN EXPOSED WALL HEIGHT IS 30" OR GREATER, PER FBC 1015.2. CORE DRILL THRU CAP AND INTO FIRST FILLED COURSE 8" MINIMUM AND GROUT RAILING IN PLACE. RAILING DESIGN AND FINAL EMBEDMENT. LOCATION, SPACING AND QUANTITY BY RAILING DESIGNER IN ACCORDANCE WITH FBC AND OWNER REQUIREMENTS. TYP.
2. ATTACHMENT DESIGN IS NOT TO BE USED WITH SOLID PRIVACY FENCES, WIND BARRIERS, SOUND BARRIERS OR OTHER SOLID TYPE STRUCTURES.
3. REQUIRED GUARDRAILS SHALL NOT BE LESS THAN 42 INCHES HIGH PER FBC 1015.3.
4. REQUIRED GUARDRAILS SHALL NOT HAVE OPENINGS WHICH ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT, PER FBC 1015.4.
5. HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST:
   1. 50 LBS PER LINEAR FOOT ALONG THE TOP RAIL OR,
   2. A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. PER FBC 1607.8.1. THESE LOADS ARE NON-CONCURRENT.
6. INTERMEDIATE RAILS & PICKETS SHALL BE ABLE TO RESIST: 50 LBS OVER ONE SQUARE FOOT, NON-CONCURRENT WITH RAILING LOADS ABOVE, PER FBC 1607.8.1.2.



NOTES:
1. LOCATE THE FENCE POSTS IN THE FIELD. MAX SPACING IS 6 FEET.
2. INSTALL SLEEVE AS THE WALL IS BEING CONSTRUCTED. CAREFULLY CUT THE TOP TWO GRIDS TO MATCH DIAMETER OF THE PIPE.
3. AFTER WALL IS CONSTRUCTED, PLACE FENCE POST INTO SLEEVE AND GROUT INTO PLACE USING 2,500 PSI PUMP MIX.

TYPICAL SECTION
OPTION C - POST OR SLEEVE DETAIL

NOT TO SCALE



NOTE:
TOP TWO GRIDS MUST BE EWG 60 AND TWO FEET LONGER.

TYPICAL SECTION
OPTION D - SCREEN WALL DETAIL

NOT TO SCALE

PAVERSCAPE, INC.
2430 ROSCOMARE DRIVE, ORLANDO, FL 32826
PHONE: (407) 381-1022 FAX: (407) 381-1034

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE. 58221

BASE CONSULTANTS
Engineering + Construction | COC 0525652
1214 E. Concord St. Orlando, FL 32803
P: 407.377.2727

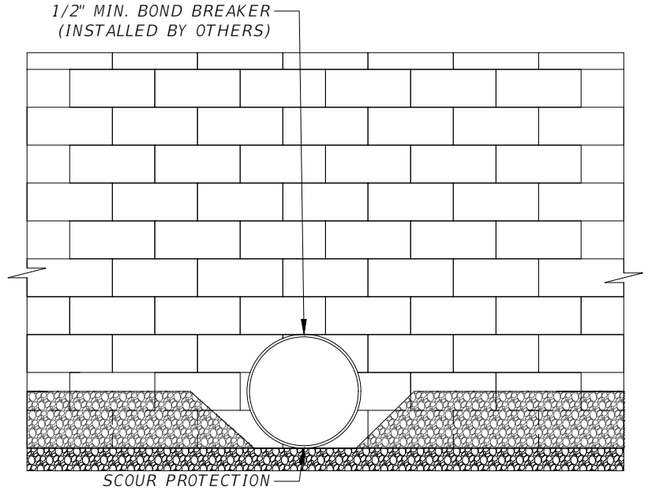
NO.	ISSUED FOR	DATE
1		
2		
3		

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL
TYPICAL SECTION AND STANDARD DETAILS

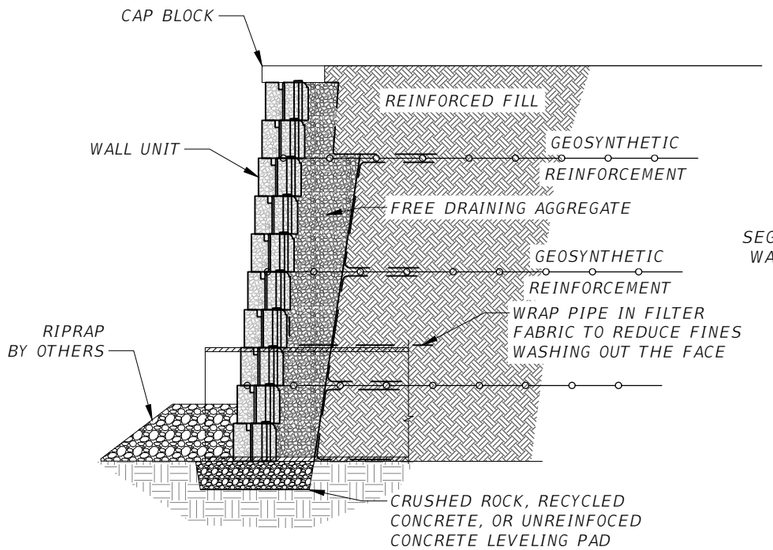
DRAWING
S-1A

SHEET 2 OF 13



PIPE PENETRATION ELEVATION

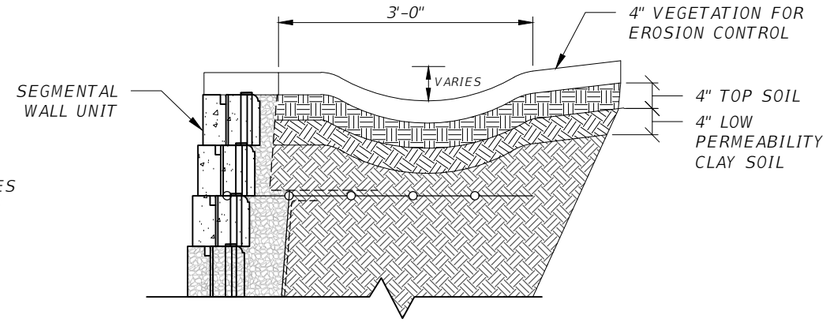
NOT TO SCALE



PIPE PENETRATION SECTION

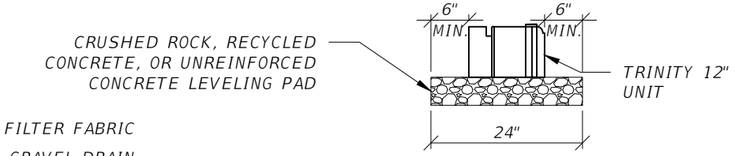
NOT TO SCALE

CIVIL ENGINEER & CONTRACTOR NOTE: PER NCMA DESIGN MANUAL, BACKSLOPES SHALL HAVE SWALES OR AREA DRAINS TO MINIMIZE WATER FLOWING OVER TOP OF WALL DURING EXTREME RAIN EVENTS (100 YEAR STORM)



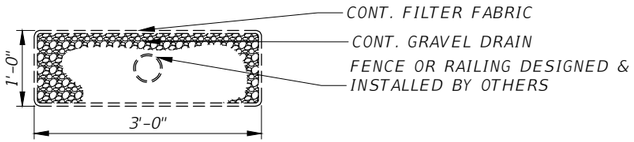
DRAINAGE SWALE EARTH LINED

NOT TO SCALE



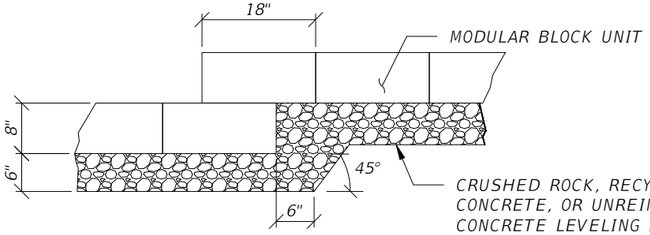
LEVELING PAD CROSS - SECTION

NOT TO SCALE



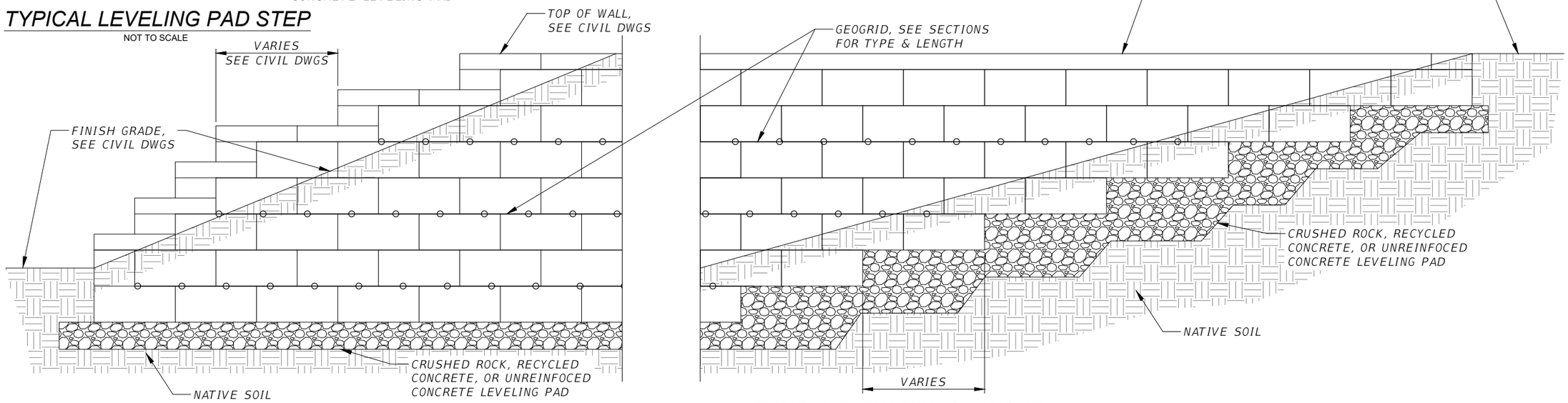
COLLECTOR DRAIN DETAIL

NOT TO SCALE



TYPICAL LEVELING PAD STEP

NOT TO SCALE



TYPICAL ELEVATION & LAYOUT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE. 58221

PAVERSCAPE, INC.
2430 RODGMOOR DRIVE, ORLANDO, FL 32826
PHONE: (407) 381-1022 FAX: (407) 381-1034

BASE CONSULTANTS
Engineering + Construction | COA: 6526
ORLANDO, FLORIDA 32803
P: 407.377.2727

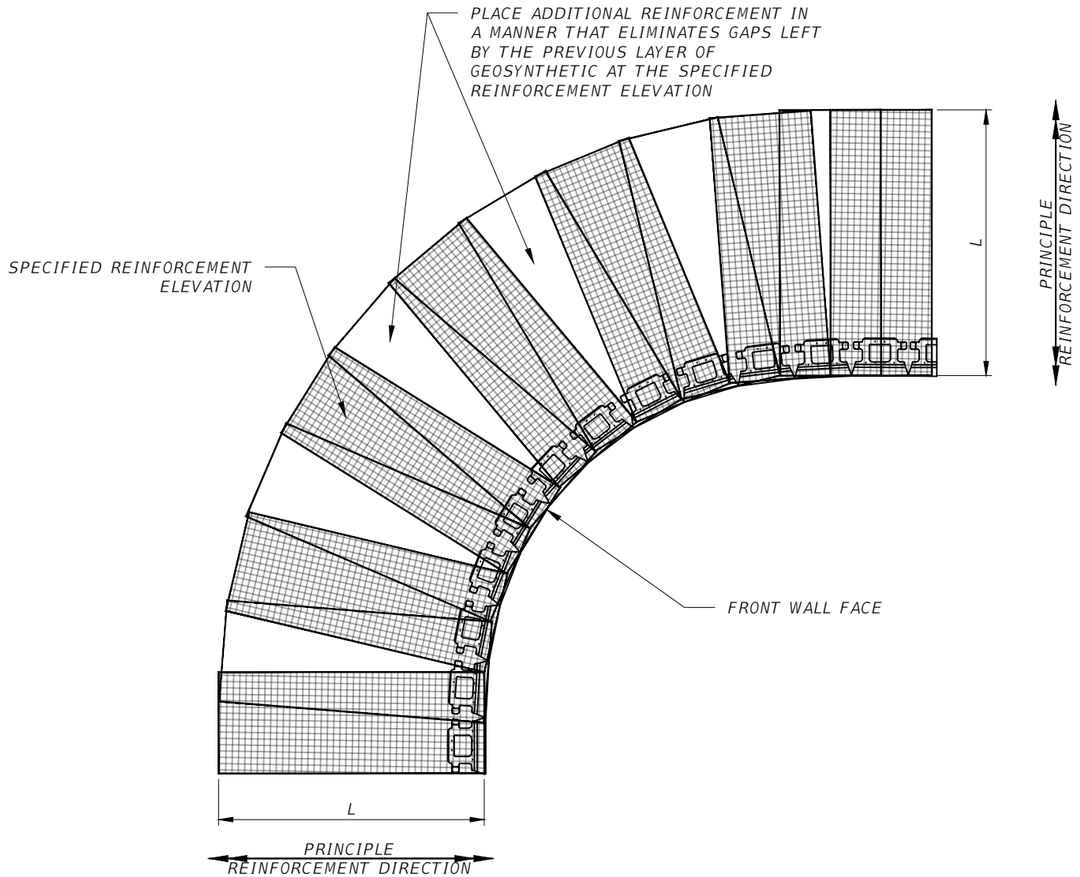
SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL

TYPICAL SECTION AND STANDARD DETAILS

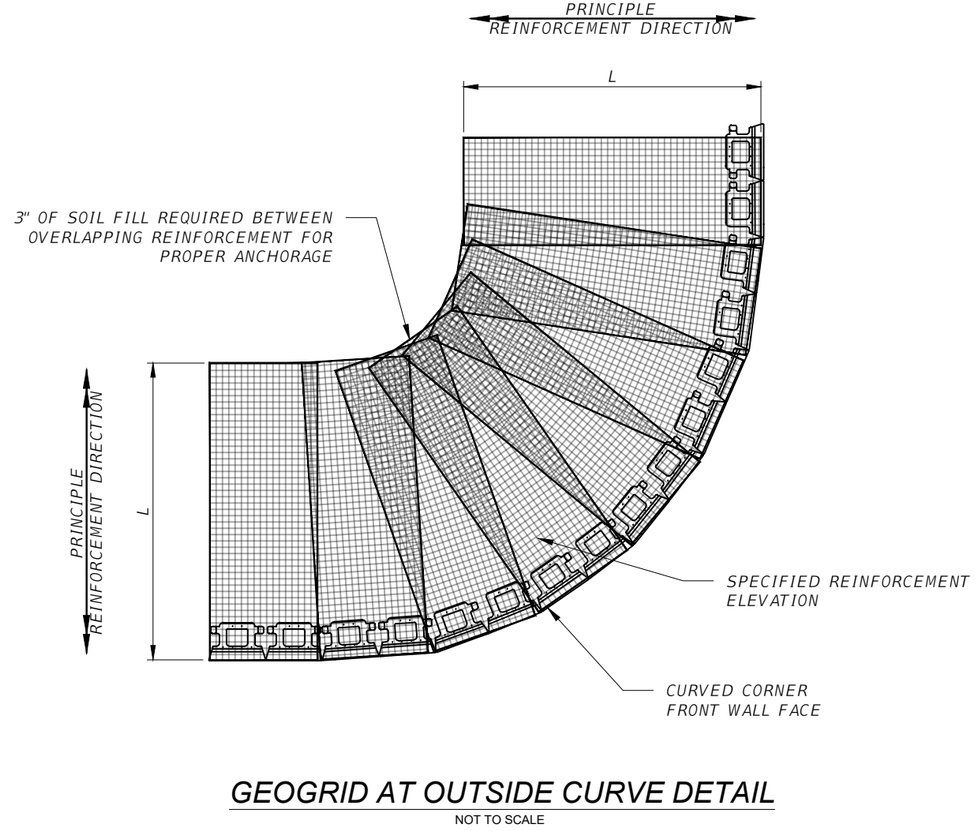
DRAWING

S-1B



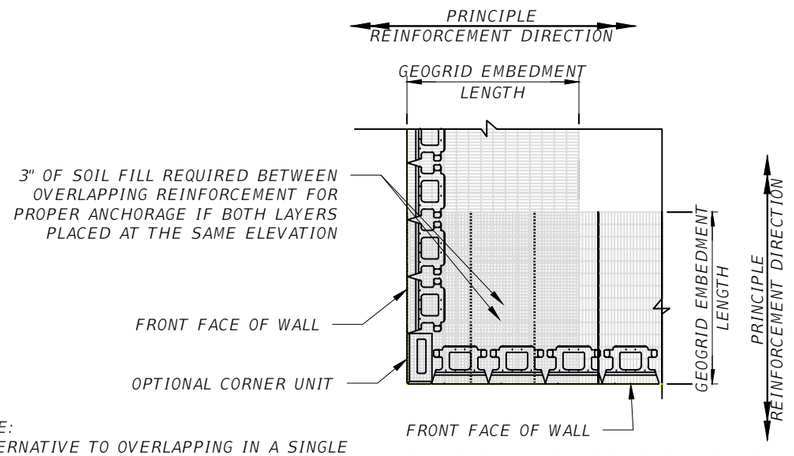
GEOGRID AT INSIDE CURVE DETAIL

NOT TO SCALE



GEOGRID AT OUTSIDE CURVE DETAIL

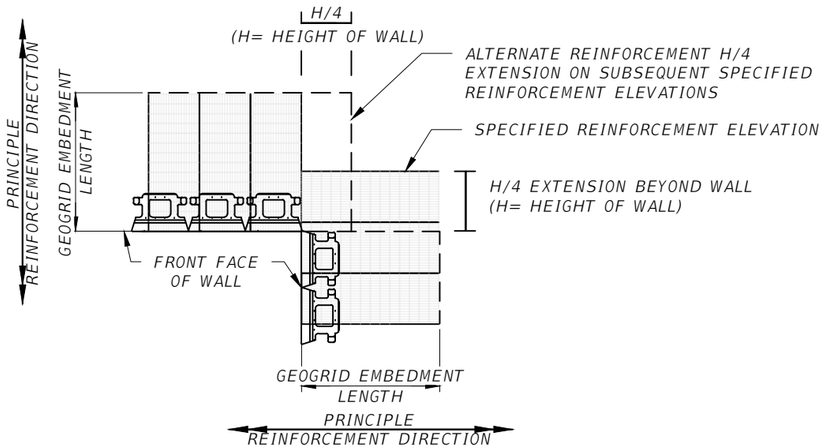
NOT TO SCALE



NOTE:
ALTERNATIVE TO OVERLAPPING IN A SINGLE COURSE. REINFORCEMENT COULD BE PLACED IN THE PERPENDICULAR PRINCIPAL DIRECTION IN THE CROSS-OVER ARE ON THE SUCCEEDING COURSE.

OUTSIDE CORNER REINFORCEMENT LAYOUT DETAIL

NOT TO SCALE



INSIDE CORNER REINFORCEMENT LAYOUT DETAIL

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE. 58221

PAVERSCAPE, INC.
2430 RODGMOR DRIVE, ORLANDO, FL 32826
PHONE: (407) 381-1022 FAX: (407) 381-1034

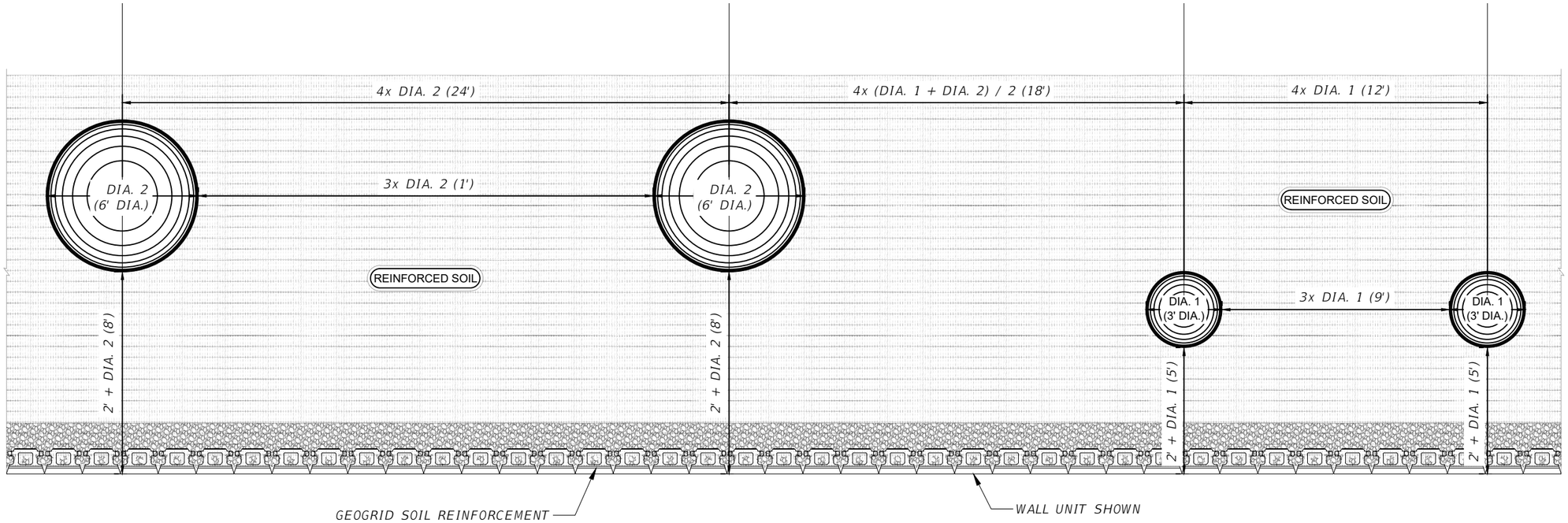
BASE CONSULTANTS
Engineering + Construction | COC: 6526507
1214 E. Concord Street, Orlando, FL 32803
OR ANCO, 11 Oak Dr., 23693
P: 407.422.2222

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL
TYPICAL SECTION AND STANDARD DETAILS

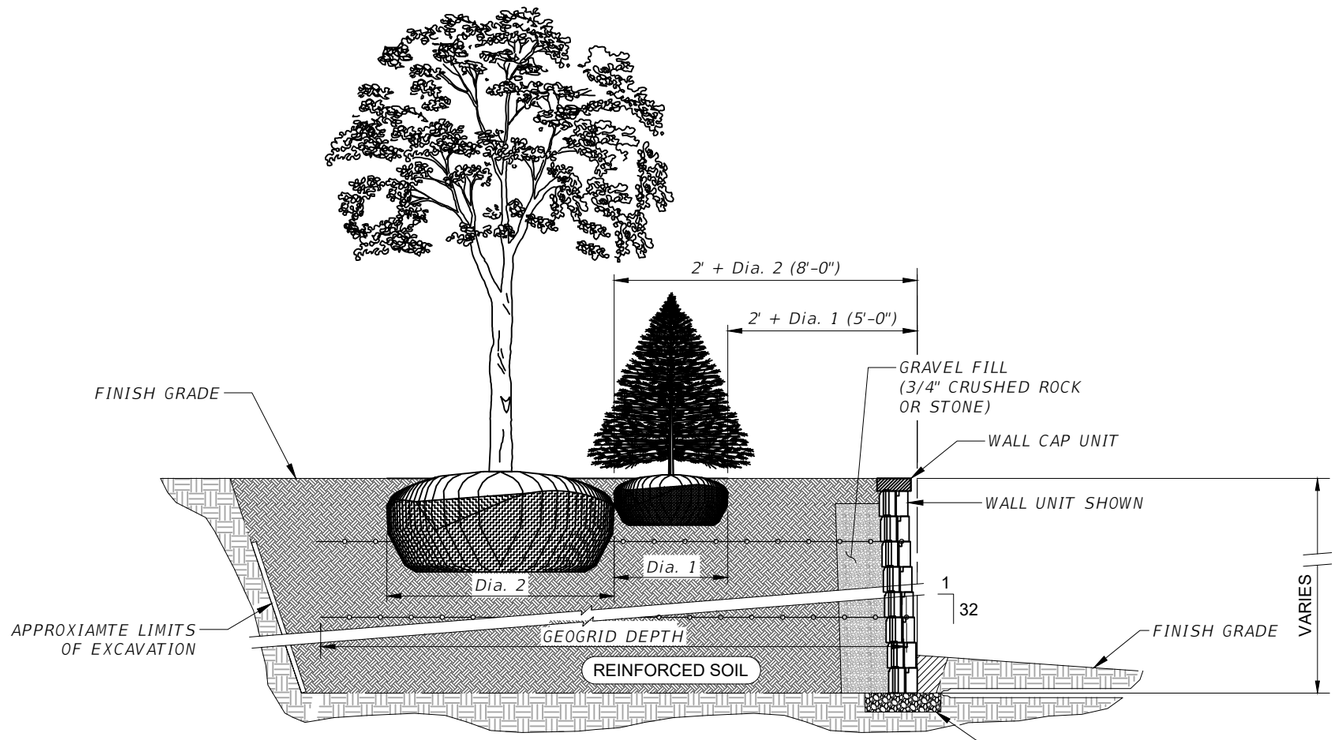
DRAWING
S-10

SHEET 4 OF 13



TYPICAL PLANTING LIMITS PLAN

NOT TO SCALE



TYPICAL PLANTING LIMITS SECTION

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC
2430 RIDGEMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

BASE CONSULTANTS
Engineering + Construction | CGC 1520662
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
P: 407.377.7227

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL

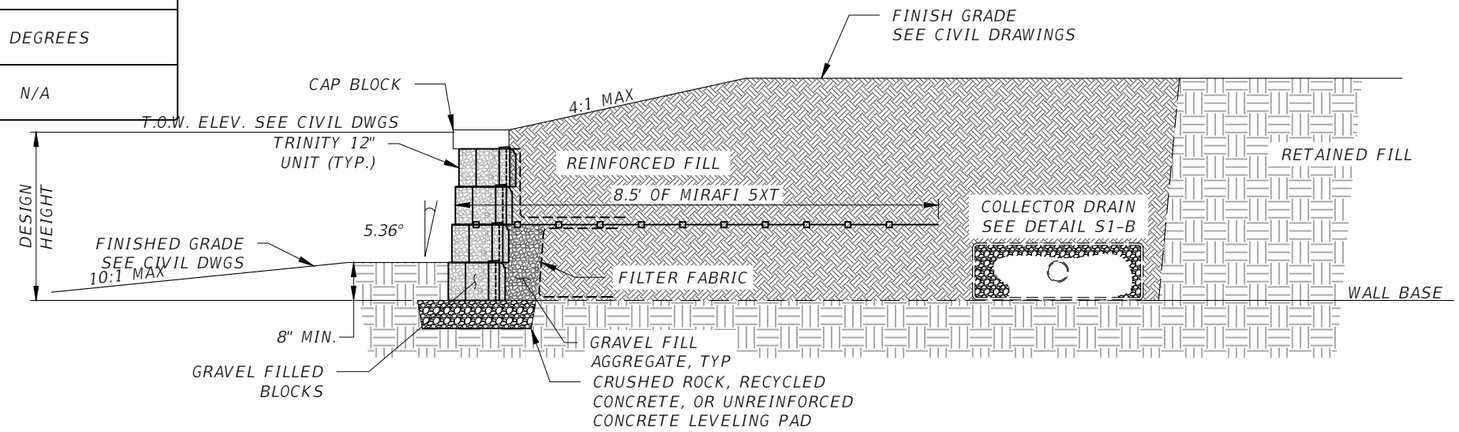
TYPICAL SECTION AND STANDARD DETAILS

DRAWING

S-1D

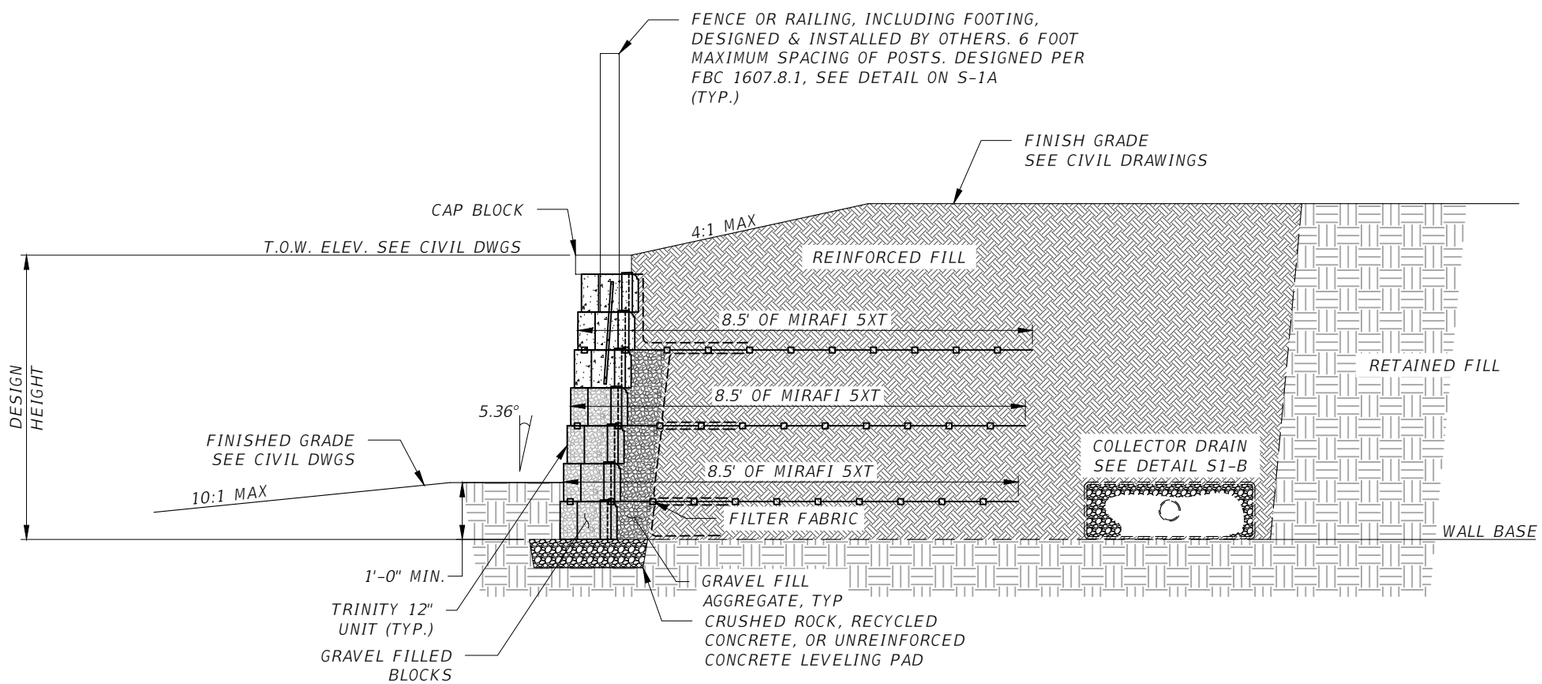
SHEET 5 OF 13

LEGEND			
SYMBOL	MATERIAL	ASSUMED SOIL WEIGHT	ASSUMED INTERNAL FRICTION
	REINFORCED FILL	110 PCF & 48 PCF SUBMERGED	32 DEGREES
	RETAINED FILL	110 PCF & 48 PCF SUBMERGED	30 DEGREES
	COMPACTED GRANULAR BASE	125 PCF & 60 PCF SUBMERGED	30 DEGREES
	CONCRETE	150 PCF	N/A



SEGMENTAL WALLS 1, 5 & 6 - 3'-0" MAX DESIGN HEIGHT

NOT TO SCALE



SEGMENTAL WALLS 1, 5 & 6 - 5'-0" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC
2430 RIDGEMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

BASE CONSULTANTS
Engineering + Construction | CGC 1521662
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
P: 407.322.2222

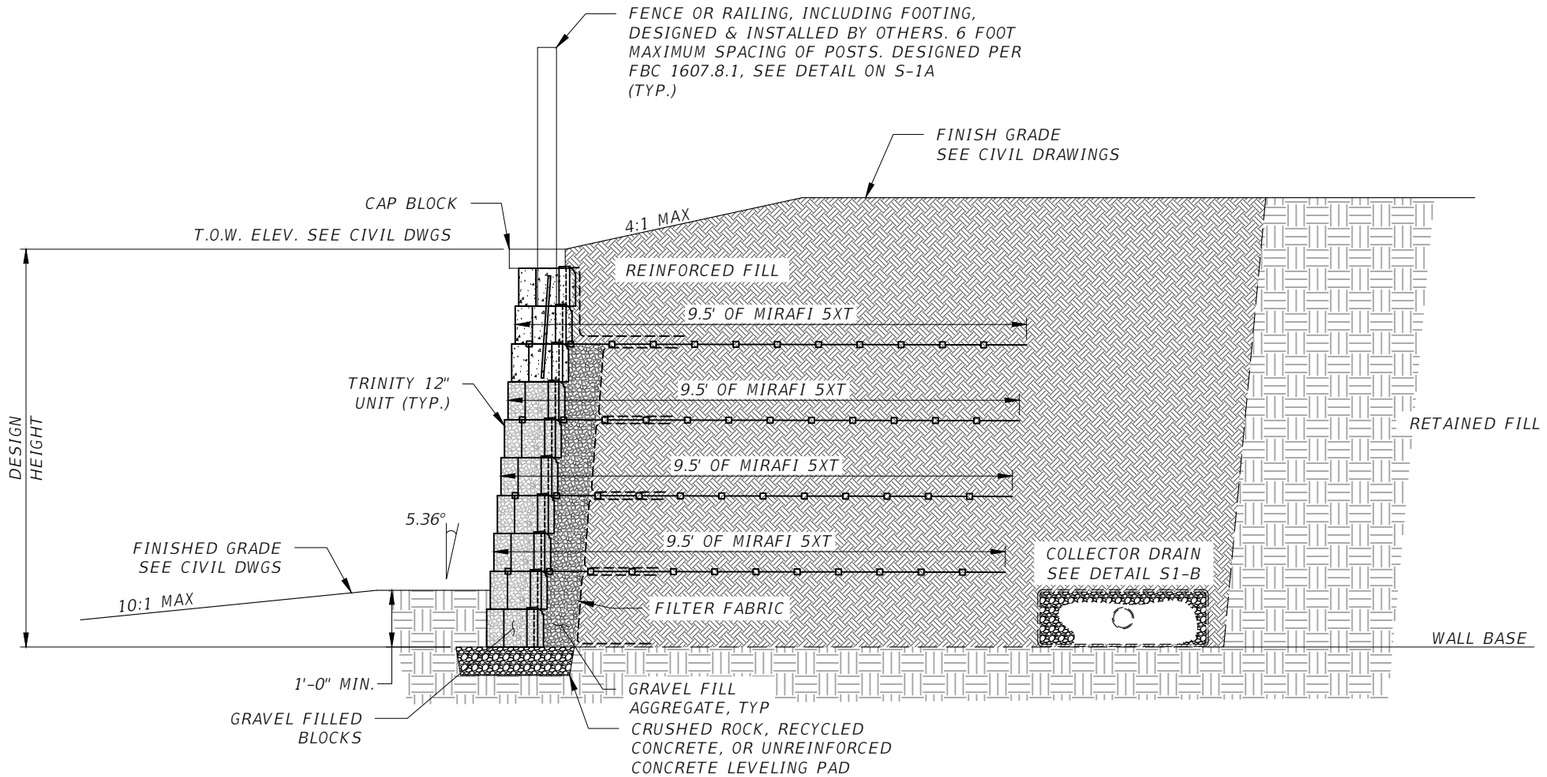
SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

DRAWING

S-2

SHEET 6 OF 13



SEGMENTAL WALLS 1, 5 & 6 - 7'-0" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC
2430 RIDGEMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

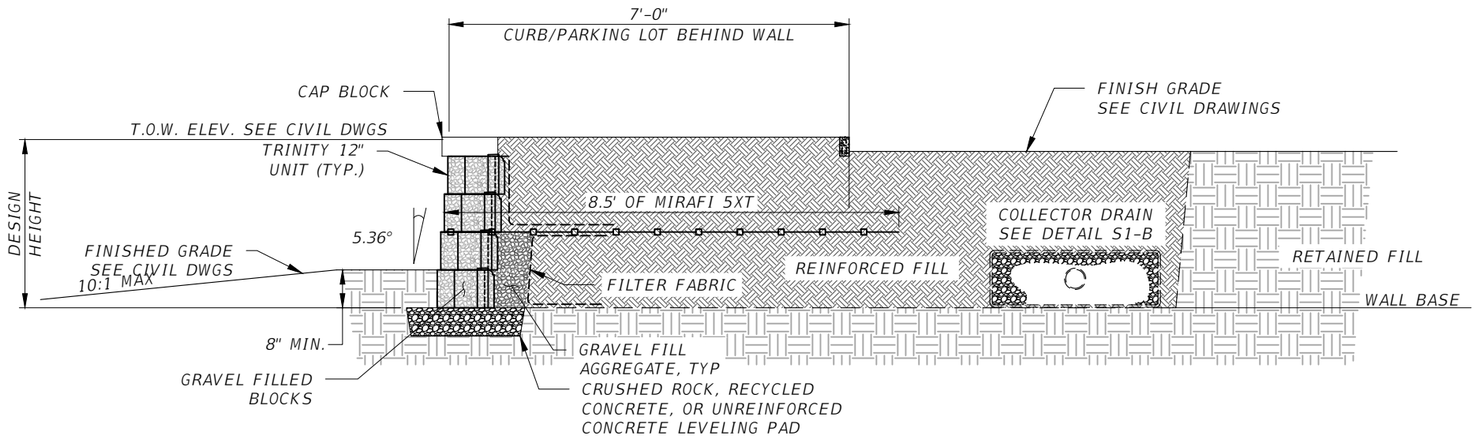
BASE CONSULTANTS
Engineering + Construction | CGC 1520667
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
P: 407.372.2222

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

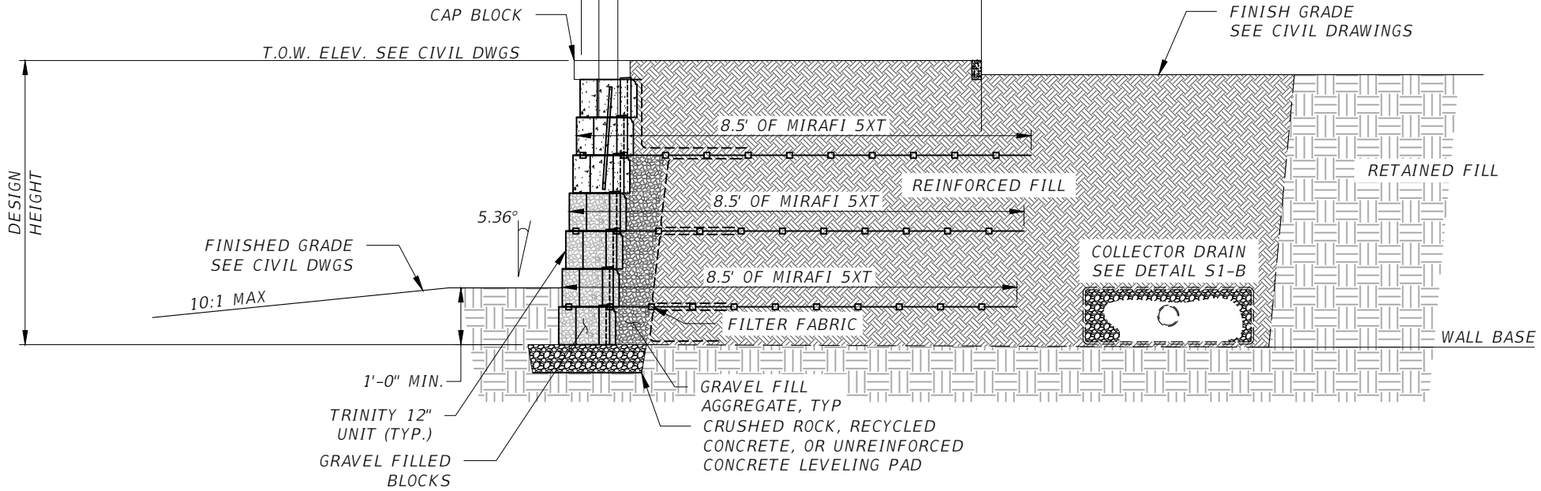
DRAWING
S-3

SHEET 7 OF 13



SEGMENTAL WALL 2 - 3'-0" MAX DESIGN HEIGHT

NOT TO SCALE



SEGMENTAL WALL 2 - 5'-0" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC.
2430 ROSEMONT DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

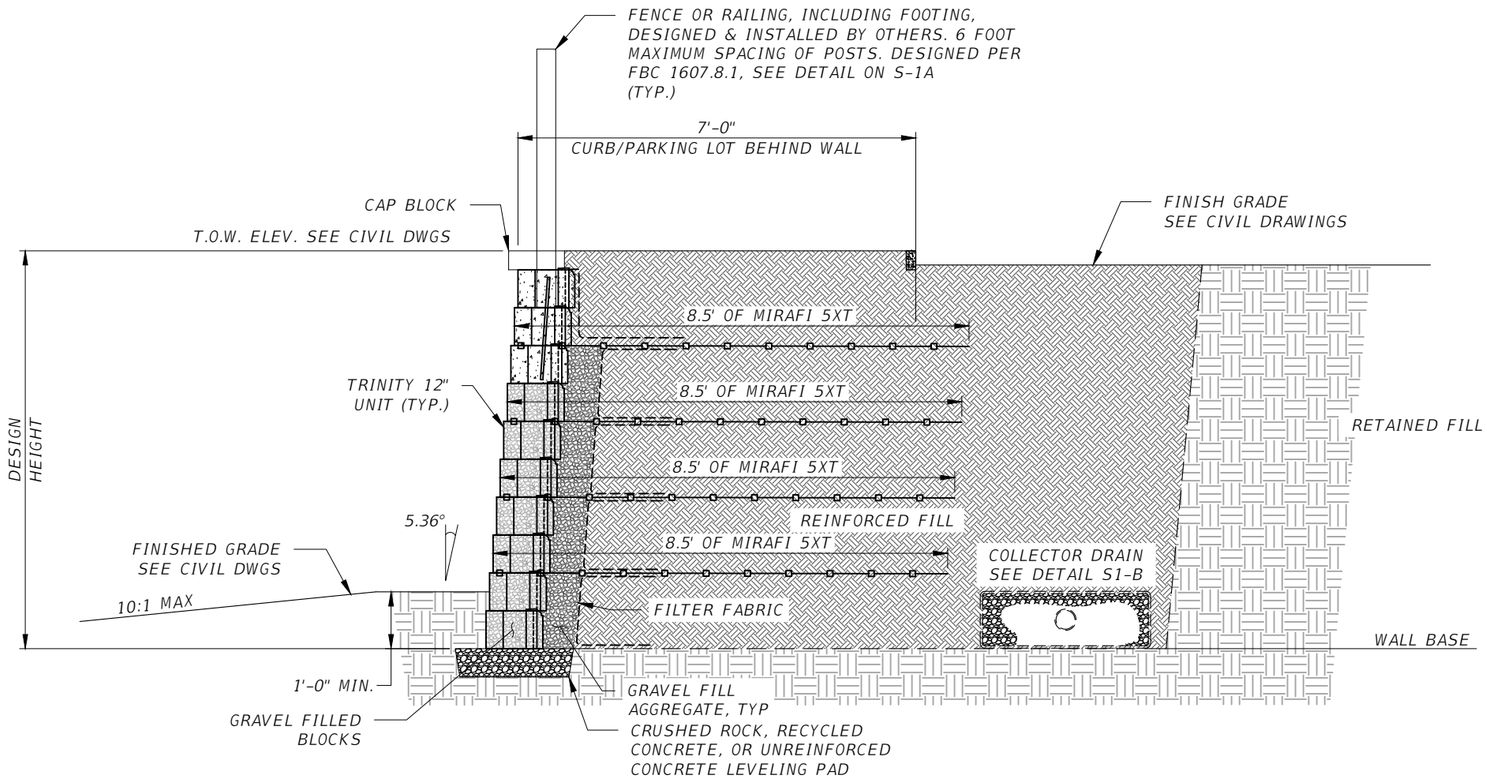
BASE CONSULTANTS
Engineering + Construction | COC: 6526507
701 E. Colonial Drive, Suite 200
Orlando, FL 32803
P: 407.377.2727

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

DRAWING
S-4

SHEET 8 OF 13



SEGMENTAL WALL 2 - 7'-0" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC
2430 RIDGEMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

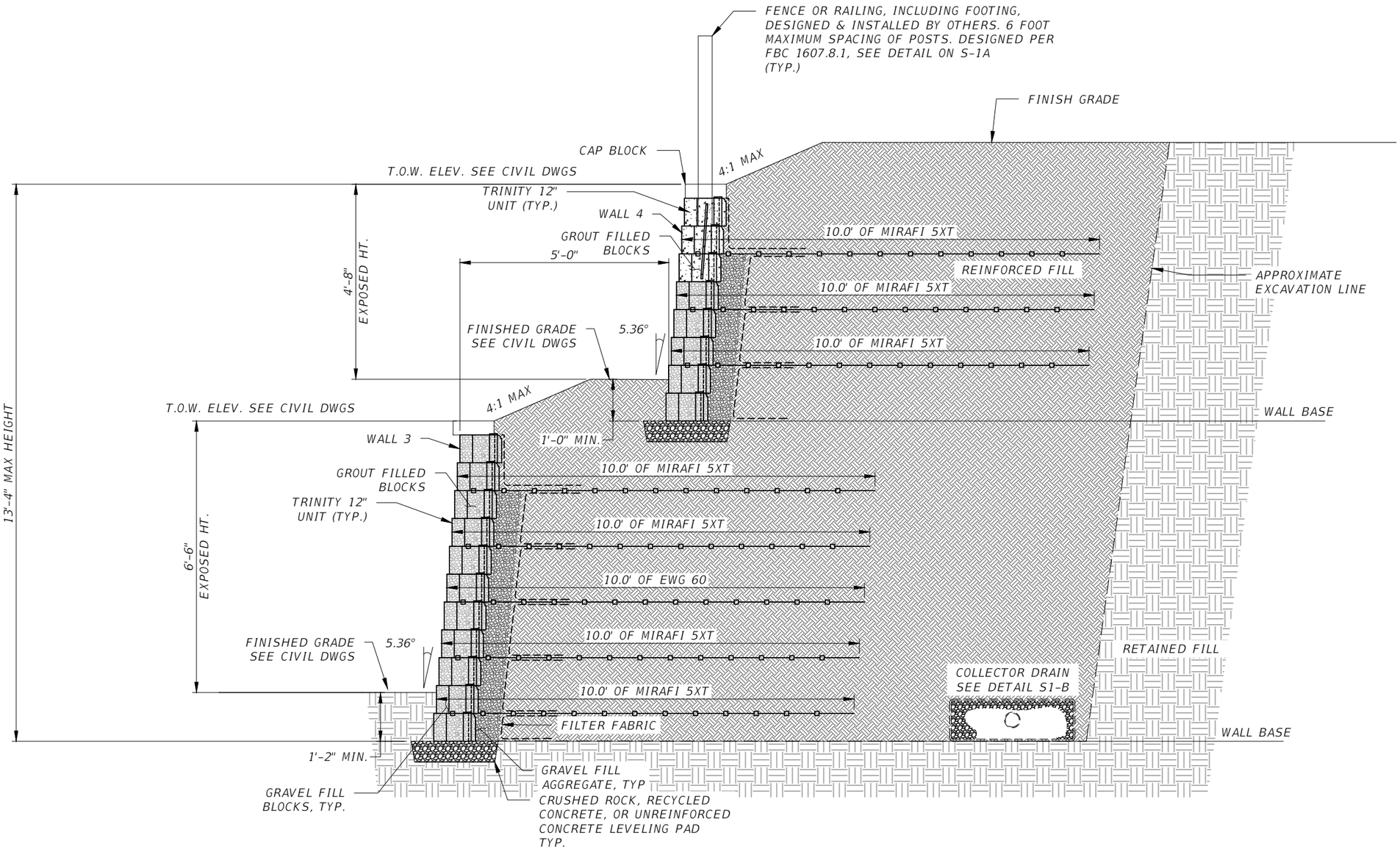
BASE CONSULTANTS
Engineering + Construction | CGC 1526662
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
P: 407.322.2222

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

DRAWING
S-5

SHEET 9 OF 13



TWO SEGMENTAL TIERED WALLS 3 AND 4 WALL - 13'-4" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC
2430 RIDGEMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

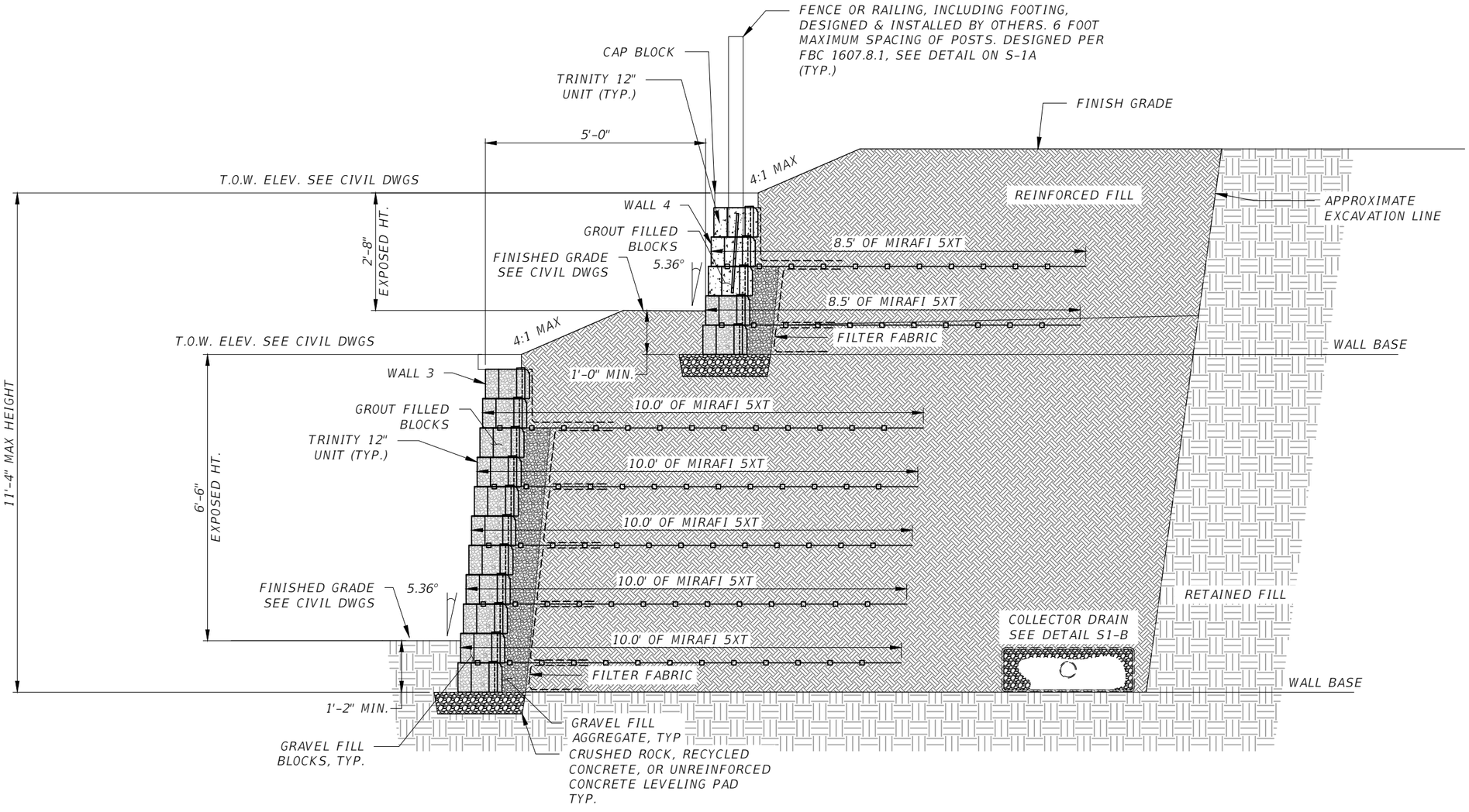
BASE CONSULTANTS
Engineering + Construction | CGC 1520662
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
P: 407.322.2222

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

DRAWING
S-6

SHEET 10 OF 13



TWO SEGMENTAL TIERED WALLS 3 AND 4 WALL - 11'-4" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE. 58221

PAVERSCAPE, INC.
2430 ROSEMONT DRIVE, ORLANDO, FL. 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

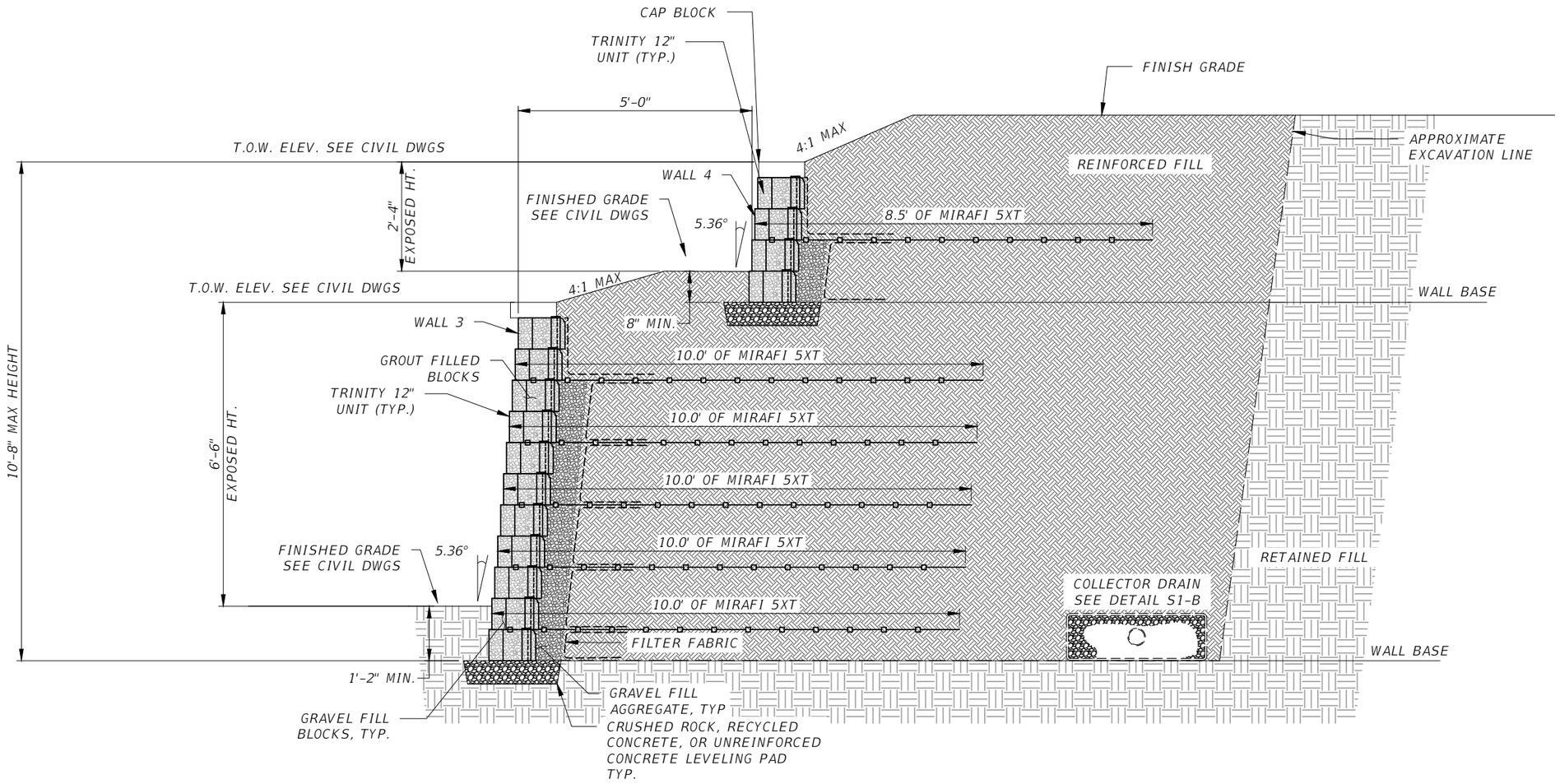
BASE CONSULTANTS
Engineering + Construction | COC: 6526507
214 E. Concord Street, Orlando, FL 32803
Tel: 407.377.2277

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

DRAWING
S-7

SHEET 11 OF 13



TWO SEGMENTAL TIERED WALLS 3 AND 4 WALL - 10'-8" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC
2430 RIDGEMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

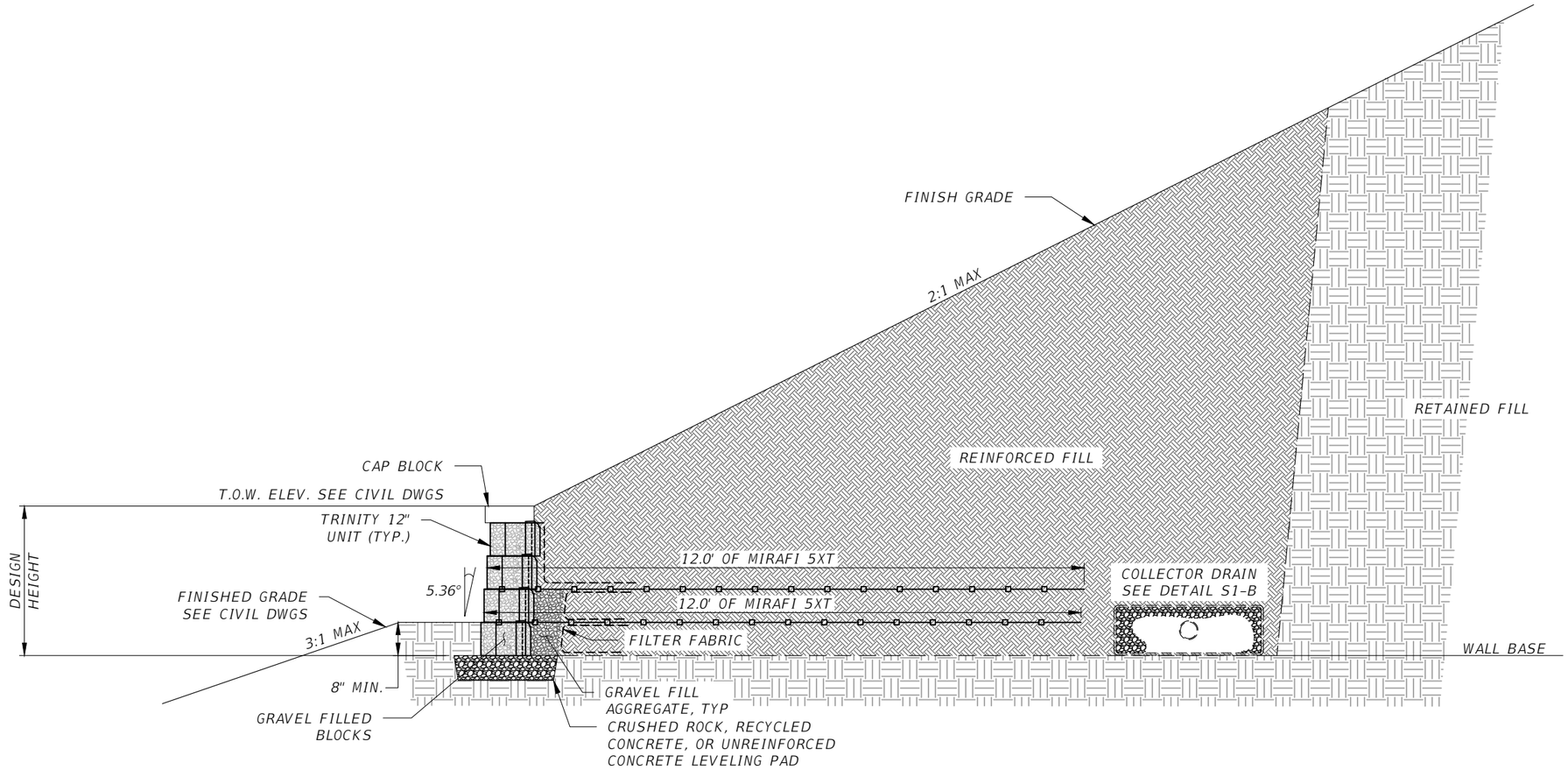
BASE CONSULTANTS
Engineering + Construction | CGC 1520662
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
P: 407.322.2222

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

DRAWING
S-8

SHEET 12 OF 13



SEGMENTAL WALL 7 - 3'-0" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

BASE CONSULTANTS
Engineering + Construction | CGC 1520662
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
P: 407.322.2222

PAVERSCAPE, INC
2430 RIDGEMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

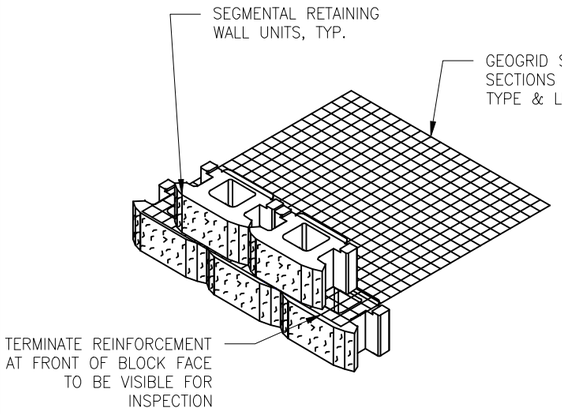
SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

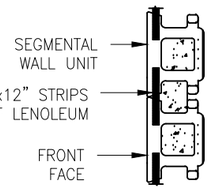
DRAWING
S-9

SHEET 13 OF 13

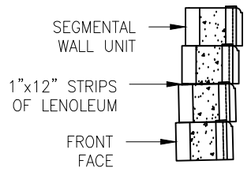
SEGMENTAL RETAINING WALL SHOP DRAWINGS
SHOPPES @ EAST SHORE, APOPKA, FL



SEGMENTAL BLOCK UNITS
STACKED WALL DETAIL
(SCALE: NTS)



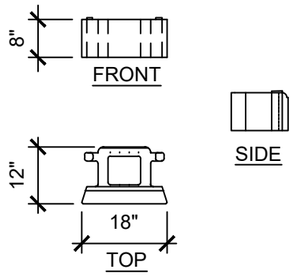
FACE WALL



SIDE WALL

NOTE: SEE SECTION VI SHIMMING FOR ADDITIONAL INFORMATION

TRINITY BLOCK UNITS
SHIMMING DETAIL
(SCALE: NTS)



TRINITY BLOCK UNITS
TYPICAL DIMENSIONS
(SCALE: NTS)

TABLE FOR SEGMENTAL WALL UNITS	
ACCEPTABLE SEGMENTAL WALL UNITS	TYPICAL BATTER
TRINITY 12" DEEP x8" HIGH x18" LONG	5.4 DEGREES
ANCHORED DIAMOND PRO 12" DEEP x8" HIGH x18" LONG	7.1 DEGREES
KEYSTONE COMPAC 12" DEEP x8" HIGH x18" LONG	8.8 DEGREES

TABLE FOR GEOSYNTHETIC REINFORCING (GEOGRID) TYPES			
ACCEPTABLE GEOGRID MANUFACTURERS	GEOGRID TYPE	GEOGRID NAME	
EARTH WALL PRODUCTS			
	TYPE B	EWG 60	
STRATA SYSTEMS, INC.	TYPE A	SGU 60	
	TYPE B	SGU 80	
TENCATE GEOSYNTHETICS			
	TYPE B	MIRAFI 5XT	

NOTE: ON SUCCESSIVE SHEETS WHERE HTG GEOGRID IS SPECIFIED, THE EQUIVALENT EWG PRODUCT MAY BE SUBSTITUTED.

GENERAL NOTES:

A. SEE CIVIL PLANS FOR ALL TOP OF WALL & FINISHED GRADE ELEVATIONS.
B. ALL WALLS WILL BE CONSTRUCTED OF TRINITY OR EQUIVALENT UNITS (8" HIGH) AS SHOWN WITH STANDARD (OR SIMILAR) CAP ON THE TOP OF THE WALLS (UNO).
C. THE OWNER IS SOLELY RESPONSIBLE TO COORDINATE WITH LOCAL AUTHORITIES HAVING CODE INTERPRETATION AUTHORITY FOR THE DESIGN AND INSTALLATION OF ANY RAILING SYSTEM THAT MAY BE REQUIRED.
D. SURVEY MUST INDICATE WALL FACE LOCATION OF BASE COURSE AND ELEVATION AT TOP OF LEVELING PAD.
E. AREA DRAINS & UNDERDRAIN SYSTEMS ARE DESIGNED & INSTALLED BY OTHERS.
F. DESIGN DOES NOTE INCLUDE A RAPID DRAW DOWN (MORE THAN 2 FEET PER DAY) OF THE RETENTION POND.
G. DESIGN DOES NOT INCLUDE VERIFICATION OF LONG TERM GLOBAL STABILITY. WHICH IS THE OWNER & PROJECT GEOTECHNICAL ENGINEER'S RESPONSIBILITY PER THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) DESIGN MANUAL.
H. AFTER THE INITIAL CONSTRUCTION OF THE WALL, NO NEW OR REPLACEMENT UTILITIES MAY BE PLACED WITHIN THE REINFORCED GRID ZONE OF THE WALL WITHOUT THE EXPRESSED WRITTEN CONSENT OF PAVERSCAPE, INC. AND ENGINEER OF RECORDS.
I. NO POOLS OR FOOTINGS MORE THAN 18" BELOW GRADE MAY BE INSTALLED WITHIN THE REINFORCED GRID ZONE.
J. TRENCHING FOR IRRIGATION LINES OR OTHER UTILITIES SHALL BE WITHIN 18" BELOW GRADE IN THE REINFORCED GRID ZONE.
K. DRAINAGE: PERMANENT DRAINAGE & SITE GRADING SHALL BE INCORPORATED INTO THE SITE DRAWINGS TO MINIMIZE RUNOFF FROM BEING DIRECTED OVER THE WALL FACE.

DESIGN CRITERIA

ASSUMED SOIL CHARACTERISTICS (UNO): SAND TO SLIGHTLY SILTY SAND (SP & SP–SM UNIFIED SOIL CLASSIFICATION).
SPECIFIC GRAVITY OF ALL SOILS: 2.7 ASSUMED VOID RATIO OF ALL SOILS: 0.61 FOR ASSUMED VARIOUS SOIL ZONE VALUES. (DRY UNIT WEIGHT, SUBMERGED UNIT WEIGHT INTERNAL FRICTION ANGLES) REFER TO SHEET 'S–2')
INT. FRICTION ANGLE OF RETAINED SOIL = 30 DEG.
INT. FRICTION ANGLE OF COMPACTED & REINFORCED GRID ZONE SOIL = 32 DEG.
WALL FRICTION ANGLE = 17 DEG.
ALLOWABLE SOIL BEARING CAPACITY = 2,000 PSF MIN
LIVE LOAD SURCHARGE = 100 PSF (PARKING LOT), BUILDINGS ARE SET BACK BEYOND THE INFLUENCE OF THE WALL, U.N.O. (A MINIMUM DISTANCE OF TWICE THE WALL HEIGHT FROM THE TOP OF THE WALL).
250 PSF: PAVEMENT/ROADWAY (HEAVY TRAFFIC)
100 PSF: PAVEMENT/ROADWAY (LIGHT TRAFFIC)
75 PSF: PEDESTRIAN LOADING
50 PSF: GRASS/RESIDENTIAL
THIS DESIGN CONFORMS TO 8th EDITION FLORIDA BUILDING CODE 2023, & SECTIONS 6 & 7 OF THE NCMA's "DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS", 3rd EDITION.
IF SITE SOILS CONDITIONS OR ANTICIPATED LOADING VARY FROM DESIGN ASSUMPTIONS, NOTIFY THE ENGINEER OF RECORD AND GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION FOR NECESSARY SITE IMPROVEMENTS AND REDESIGN.

INSTALLATIONS GUIDELINES

I.
A. THE FOUNDATION SOIL FOR THE LEVELING PAD SHALL BE AT LEAST 25 INCHES WIDE OF COMPACTED NATIVE SOIL. THE FOUNDATION SOIL SHALL BE COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR (ASTM D1557).
B. THE LEVELING PAD SHALL BE AT LEAST 25 INCHES WITH AND 6 INCHES THICK, AND CONSTRUCTED OF CRUSHED ROCK OR RECYCLED CONCRETE, .25 INCH TO 1 INCH, WITH NO MORE THAN 10% PASSING THE #200 SIEVE.
NOTE: IT IS CRITICAL THAT FOUNDATION SOIL IS WELL COMPACTED TO 95% MODIFIED PROCTOR. OWNER IS RESPONSIBLE TO HAVE COMPACTION TESTING OF SOIL DONE AT ABOUT 200 FOOT INTERVALS. PLEASE PROVIDE PAVERSCAPE WITH RESULTS OF ALL TESTING WHILE CONSTRUCTION IS PROCEEDING.

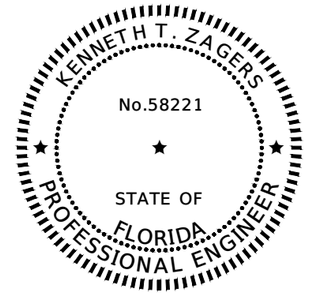
II. BASE COURSE
A. PLACE UNITS ON LEVELING PAD FOLLOWING THE DESIGN PLAN FOR THE WALL.
B. LEVEL UNITS IN BOTH DIRECTIONS, MAKING SURE THE UNITS ARE IN FULL CONTACT WITH THE BASE.
C. ALIGN UNITS WITH THE VERTICAL FACTORY EDGE IN FULL CONTACT OF THE PRECEDING UNIT.
D. IN CREATING RADII OR CURVES, IT MAY BE NECESSARY TO REMOVE ONE OR BOTH PARTS OF THE TAIL AT THE SCORE MARKS ON THE REAR OF THE BLOCK.
E. BACKFILLING AND COMPACTING BEHIND THE WALL.
1. PLACE 9" OF FREE DRAINING MATERIAL DIRECTLY BEHIND THE BLOCK AND FILL ALL CORE AREAS WITH FREE DRAINING AGGREGATE. FREE DRAINING AGGREGATE SHALL CONSIST OF #57 CRUSHED ROCK OR RECYCLED CONCRETE.
2. FILL THE AREA BETWEEN THE FREE DRAINING MATERIAL AND THE EXCAVATED AREA BEHIND THE WALL WITH ACCEPTABLE NATIVE SOIL (LESS THAN 10% FINES PASSING THE 200 SIEVE).
F. COMPACT USING THE FOLLOWING STEPS:
1. USE SMALL LIFTS WITH WALK BEHIND EQUIPMENT. BACKFILL LIFT THICKNESS MUST BE LIMITED TO THE HEIGHT OF THE CONCRETE BLOCK OR MAXIMUM OF 8 IN.
2. STAY 3' BEHIND THE WALL WITH LARGE EQUIPMENT, LESS THAN 5,000 LBS GVW.
3. USE THE SAME PROCEDURE FOR COMPACTION OF EACH LIFT TO ASSURE CONSISTENT AND PROPER COMPACTION.

III. SOIL REINFORCING
A. ALWAYS FOLLOW THESE ENGINEERED PLANS TO DETERMINE THE PLACEMENT OF GEOSYNTHETIC REINFORCEMENT AND EMBEDMENT LENGTH.
B. PULL GEOSYNTHETIC REINFORCEMENT TAUT AND HOLD IN PLACE.
C. PLACE AND COMPACT SOIL OVER GEOSYNTHETIC REINFORCEMENT (GEOGRID). (BE SURE THAT ALL SOIL IS 95% MODIFIED PROCTOR DENSITY.) OWNER IS RESPONSIBLE TO HAVE COMPACTION TESTING OF SOIL DONE AT ABOUT 200 FOOT INTERVALS. PLEASE PROVIDE PAVERSCAPE WITH RESULTS OF ALL TESTING WHILE CONSTRUCTION IS PROCEEDING.

IV. ADDITIONAL COURSES
A. SWEEP OFF EXCESS MATERIAL FROM THE TOP OF THE UNITS AND INSTALL THE NEXT COURSE. LAY EACH COURSE WITH THE SIDE CORE OF THE UNITS RESTING AROUND ONE SIDE OF THE "LOCATOR NUB"; PULL THE UNIT FORWARD AS FAR AS POSSIBLE. REPEAT THIS PROCEDURE UNTIL SECOND COURSE IS COMPLETED.
B. REPEAT BACKFILLING AND COMPACTION STEPS IN SECTION II, ITEMS E AND F.
C. CONTINUE THESE PROCEDURES UNTIL DESIRED WALL HEIGHT IS ACHIEVED.

V. CAP UNITS – TRAPEZOIDAL
A. MODIFIED CAP UNITS ARE TO BE ADHERED TO THE TOP OF THE WALL. ADHESIVES, SUCH AS SONNEBORN PL PREMIUM CONSTRUCTION ADHESIVE, SHOULD BE USED TO SECURE CAPS AND UNITS SHOULD BE ALTERNATED TO ACHIEVE WALL APPLICATION. CAPS CAN ALSO BE CUT TO FIT SPECIAL APPLICATIONS.
B. IT IS IMPORTANT TO ALWAYS CAP THE WALL FROM THE LOWEST ELEVATION AND WORK UP THE WALL.

VI. SHIMMING
A. IT IS IMPORTANT THAT THE WALL MAINTAIN A POSITIVE BATTER. THEREFORE, FROM TIME TO TIME IT MAY BE NECESSARY TO INSTALL SHIMS NEAR THE FRONT OF THE BLOCK TO MAINTAIN THAT POSITIVE BATTER. SEE THE SHIMMING DETAIL FOR THE INSTALLATION OF THE SHIMS. DO NOT USE MORE THAN TWO (2) SHIMS AT ANY POSITION.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL

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

BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803

KENNETH T. ZAGERS, P.E. NO. 58221

INDEX OF DRAWINGS

DWG #	DESCRIPTION
S–1	SEGMENTAL WALL GENERAL NOTES
S–1A to 1D	SEGMENTAL WALLS TYP. SECTIONS AND STD. DETAILS
S–2 to S–7	SEGMENTAL WALL SECTIONS

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

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC.
2430 RIDGMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381–1022 FAX: (407) 381–1034

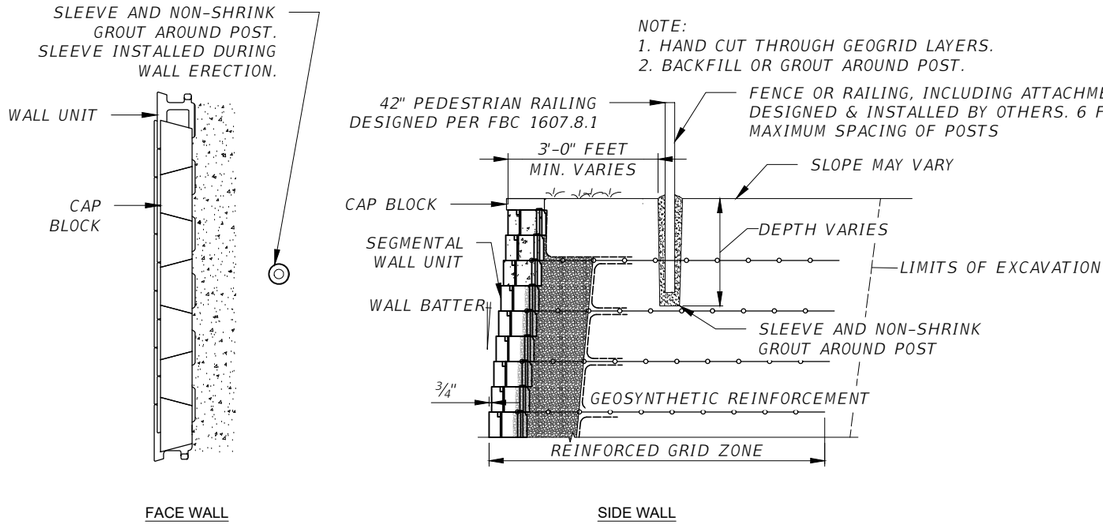
BASE CONSULTANTS
Engineering + Construction | CGC 1525687
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
ph: 407.377.2222

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL GENERAL NOTES

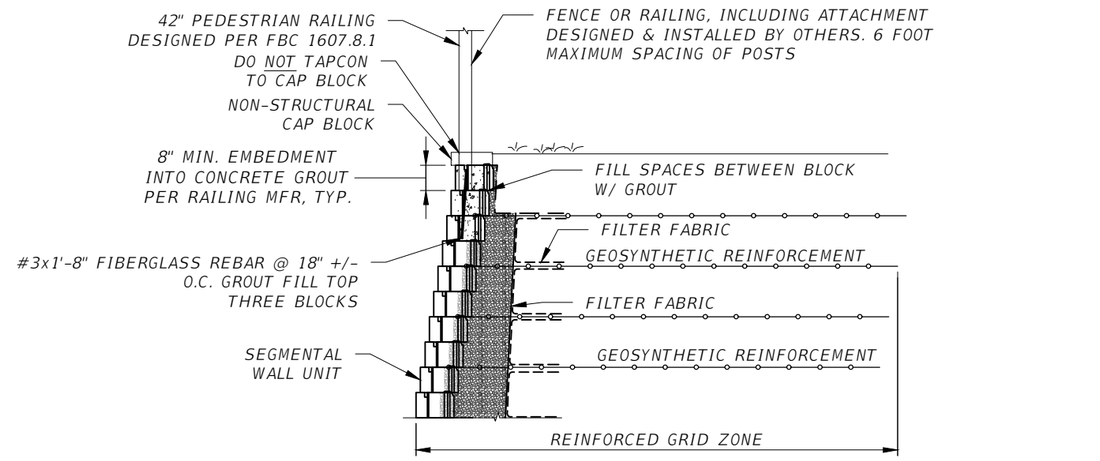
DRAWING
S-1

SHEET 1 OF 11



TYPICAL SECTION
OPTION A - FENCE OR RAIL DETAIL

NOT TO SCALE



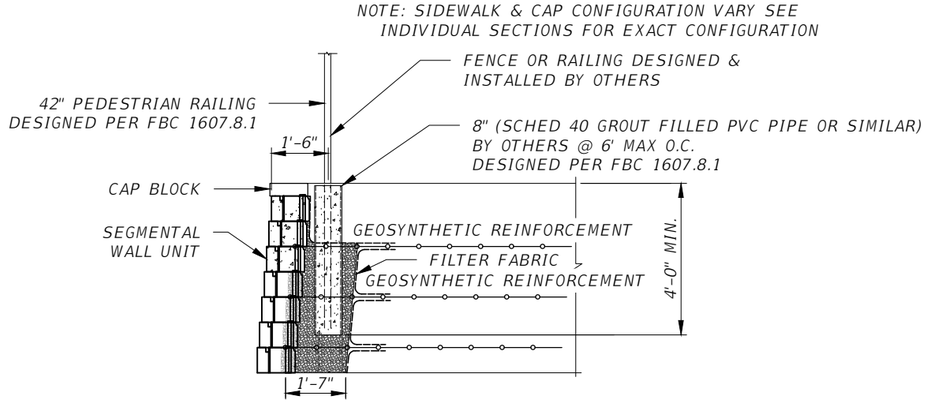
MATERIALS
1. GROUT PUMP MIX, f'c = 2,500 PSI MIN.
2. REBAR ALTERNATIVES: #4 GRADE 60, OR #3 FRP Fy = 130ksi MIN.

TYPICAL SECTION
OPTION B - REINF. BLOCK DETAIL

NOT TO SCALE

PEDESTRIAN RAILING DESIGN CRITERIA:

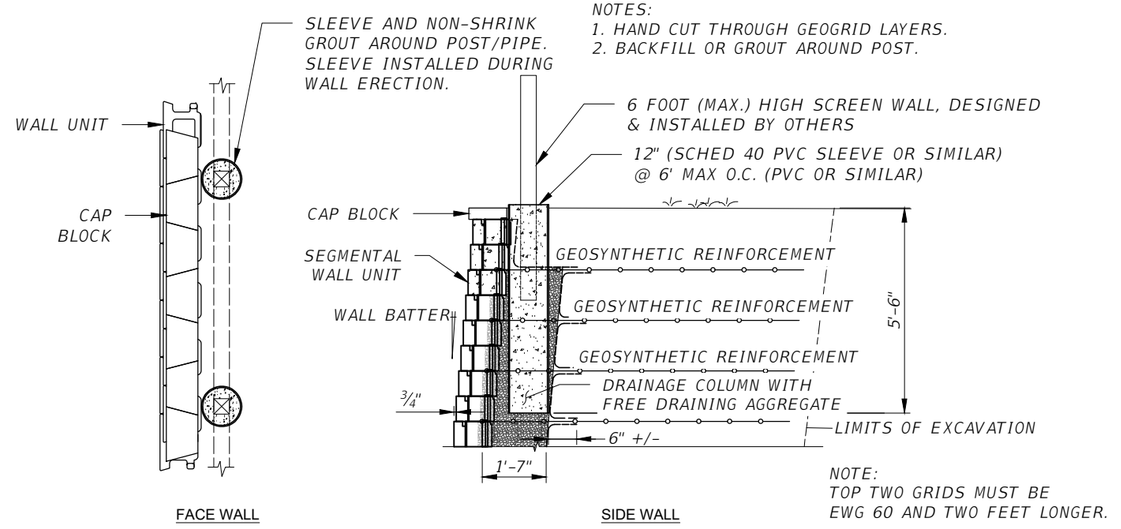
1. GUARDRAIL BY OTHERS REQ'D WHEN EXPOSED WALL HEIGHT IS 30" OR GREATER, PER FBC 1015.2. CORE DRILL THRU CAP AND INTO FIRST FILLED COURSE 8" MINIMUM AND GROUT RAILING IN PLACE. RAILING DESIGN AND FINAL EMBEDMENT. LOCATION, SPACING AND QUANTITY BY RAILING DESIGNER IN ACCORDANCE WITH FBC AND OWNER REQUIREMENTS. TYP.
2. ATTACHMENT DESIGN IS NOT TO BE USED WITH SOLID PRIVACY FENCES, WIND BARRIERS, SOUND BARRIERS OR OTHER SOLID TYPE STRUCTURES.
3. REQUIRED GUARDRAILS SHALL NOT BE LESS THAN 42 INCHES HIGH PER FBC 1015.3.
4. REQUIRED GUARDRAILS SHALL NOT HAVE OPENINGS WHICH ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT, PER FBC 1015.4.
5. HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST:
   1. 50 LBS PER LINEAR FOOT ALONG THE TOP RAIL OR,
   2. A SINGLE CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH THE SUPPORTS TO THE STRUCTURE. PER FBC 1607.8.1. THESE LOADS ARE NON-CONCURRENT.
6. INTERMEDIATE RAILS & PICKETS SHALL BE ABLE TO RESIST: 50 LBS OVER ONE SQUARE FOOT, NON-CONCURRENT WITH RAILING LOADS ABOVE, PER FBC 1607.8.1.2.



NOTES:
1. LOCATE THE FENCE POSTS IN THE FIELD. MAX SPACING IS 6 FEET.
2. INSTALL SLEEVE AS THE WALL IS BEING CONSTRUCTED. CAREFULLY CUT THE TOP TWO GRIDS TO MATCH DIAMETER OF THE PIPE.
3. AFTER WALL IS CONSTRUCTED, PLACE FENCE POST INTO SLEEVE AND GROUT INTO PLACE USING 2,500 PSI PUMP MIX.

TYPICAL SECTION
OPTION C - POST OR SLEEVE DETAIL

NOT TO SCALE



TYPICAL SECTION
OPTION D - SCREEN WALL DETAIL

NOT TO SCALE

PAVERSCAPE, INC.
2430 ROSCOMOR DRIVE, ORLANDO, FL 32826
PHONE: (407) 381-1022 FAX: (407) 381-1034
STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE. 58221
BASE CONSULTANTS
Engineering + Construction | COC 0525652
1214 E. CONCORD ST.
ORLANDO, FLORIDA 32803
PH: 407.377.2777

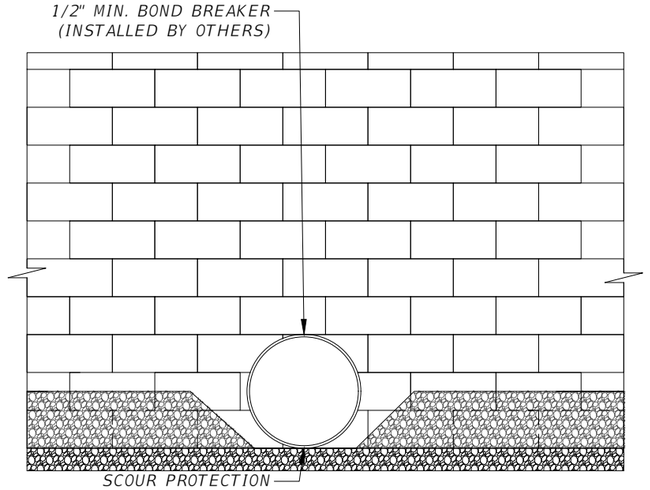
NO.	ISSUED FOR	DATE
1		
2		
3		

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL
TYPICAL SECTION AND STANDARD DETAILS

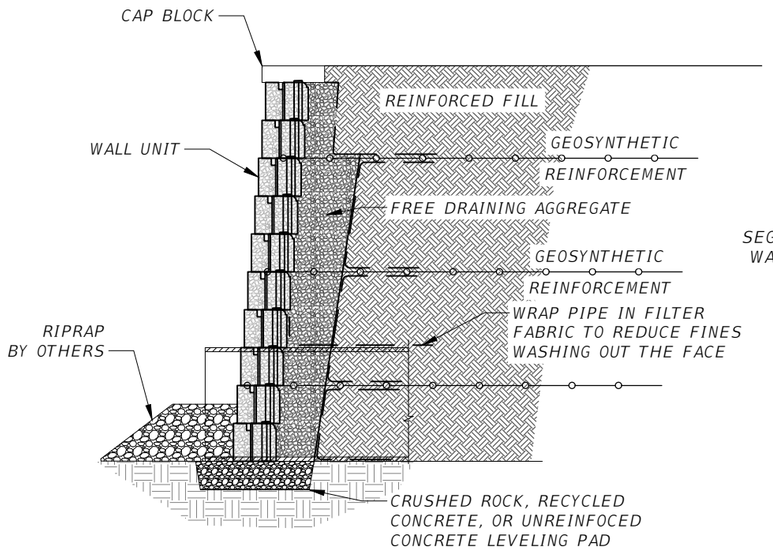
DRAWING
S-1A

SHEET 2 OF 11



PIPE PENETRATION ELEVATION

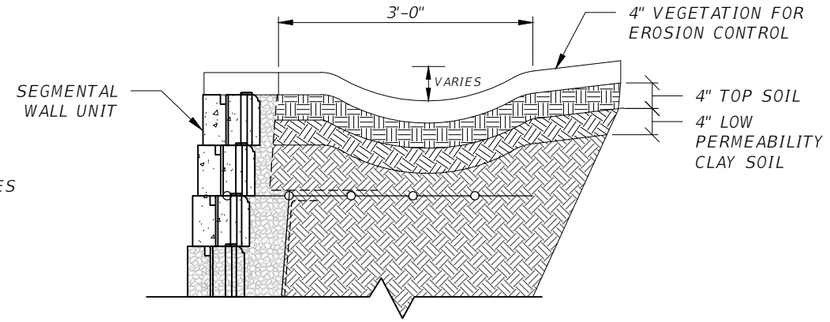
NOT TO SCALE



PIPE PENETRATION SECTION

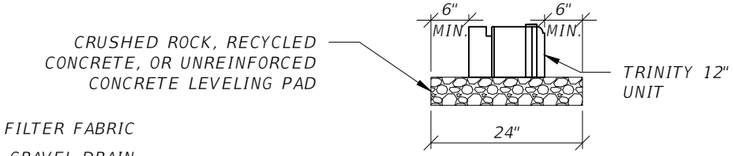
NOT TO SCALE

CIVIL ENGINEER & CONTRACTOR NOTE: PER NCMA DESIGN MANUAL, BACKSLOPES SHALL HAVE SWALES OR AREA DRAINS TO MINIMIZE WATER FLOWING OVER TOP OF WALL DURING EXTREME RAIN EVENTS (100 YEAR STORM)



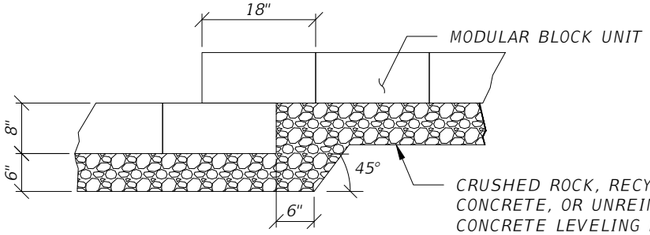
DRAINAGE SWALE EARTH LINED

NOT TO SCALE



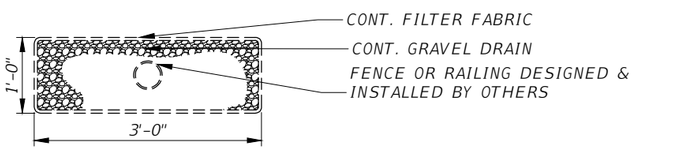
LEVELING PAD CROSS - SECTION

NOT TO SCALE



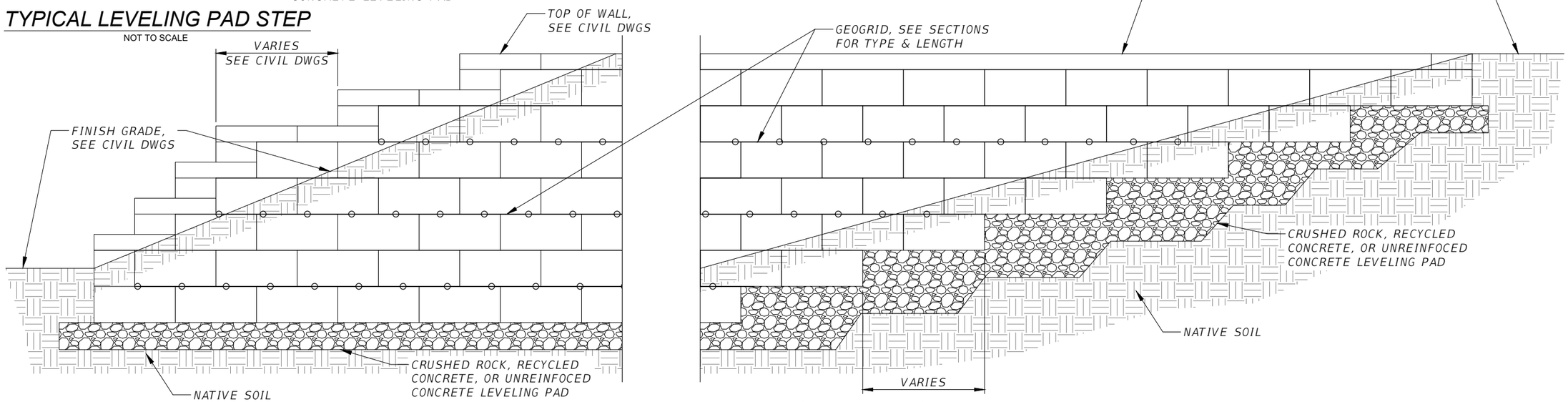
TYPICAL LEVELING PAD STEP

NOT TO SCALE



COLLECTOR DRAIN DETAIL

NOT TO SCALE



TYPICAL ELEVATION & LAYOUT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE. 58221

PAVERSCAPE, INC.
2430 RODGMOOR DRIVE, ORLANDO, FL 32826
PHONE: (407) 381-1022 FAX: (407) 381-1034

BASE CONSULTANTS
Engineering + Construction | COA: 6526
ORLANDO, FLORIDA 32803
P: 407.377.2222

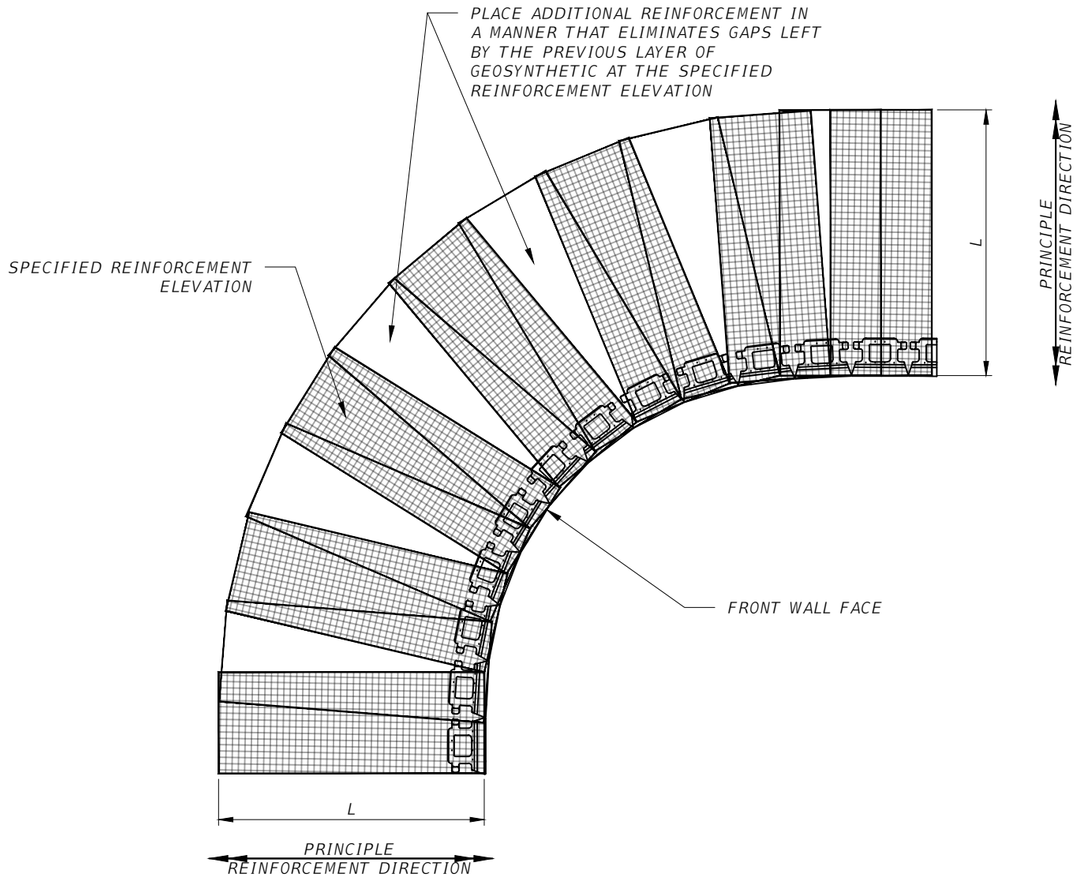
SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL

TYPICAL SECTION AND STANDARD DETAILS

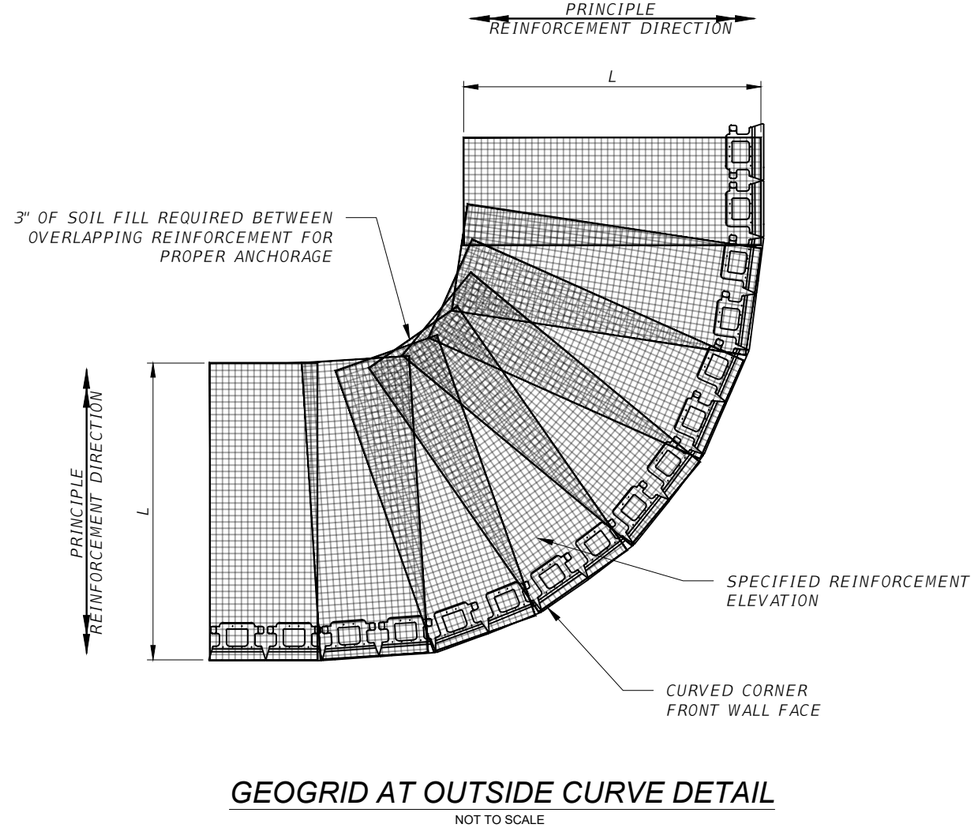
DRAWING

S-1B



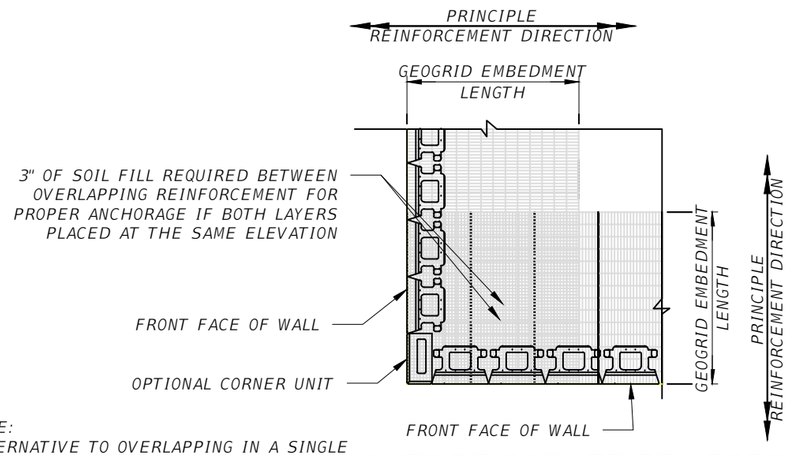
GEOGRID AT INSIDE CURVE DETAIL

NOT TO SCALE



GEOGRID AT OUTSIDE CURVE DETAIL

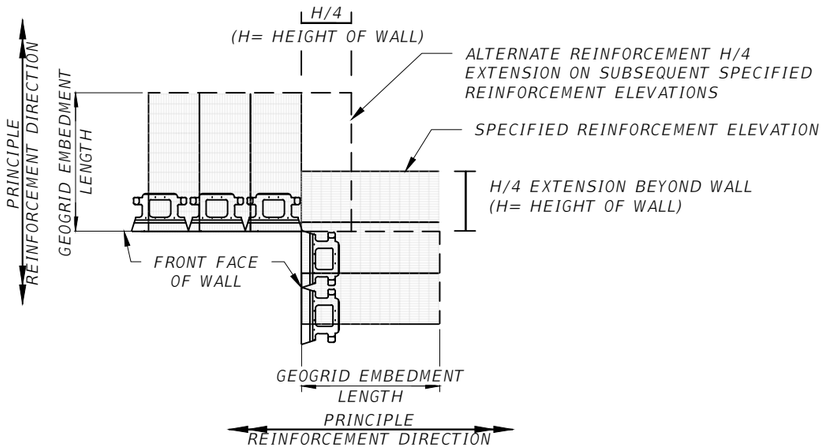
NOT TO SCALE



NOTE:
ALTERNATIVE TO OVERLAPPING IN A SINGLE COURSE. REINFORCEMENT COULD BE PLACED IN THE PERPENDICULAR PRINCIPAL DIRECTION IN THE CROSS-OVER ARE ON THE SUCCEEDING COURSE.

OUTSIDE CORNER REINFORCEMENT LAYOUT DETAIL

NOT TO SCALE



INSIDE CORNER REINFORCEMENT LAYOUT DETAIL

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE. 58221

PAVERSCAPE, INC.
2430 RODGMOR DRIVE, ORLANDO, FL 32826
PHONE: (407) 381-1022 FAX: (407) 381-1034

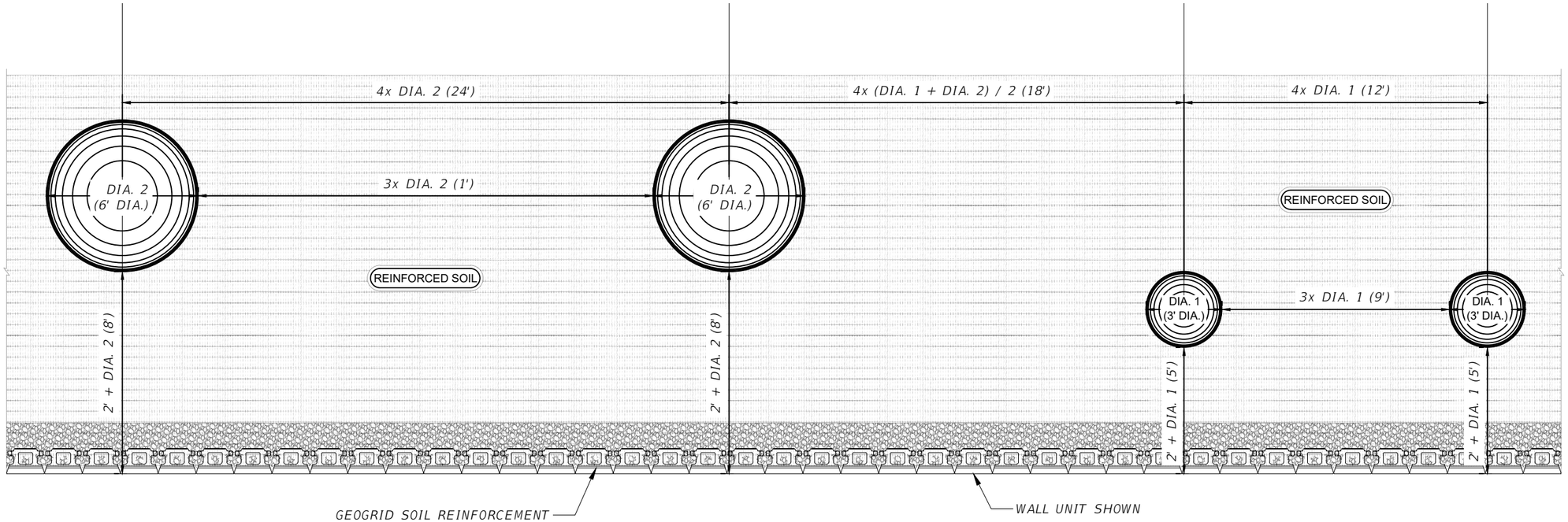
BASE CONSULTANTS
Engineering + Construction | COC: 6526507
1214 E. Concord Street, Orlando, FL 32803
OR ANCO, 11 Oak Dr., 23693
P: 407.377.2727

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL
TYPICAL SECTION AND STANDARD DETAILS

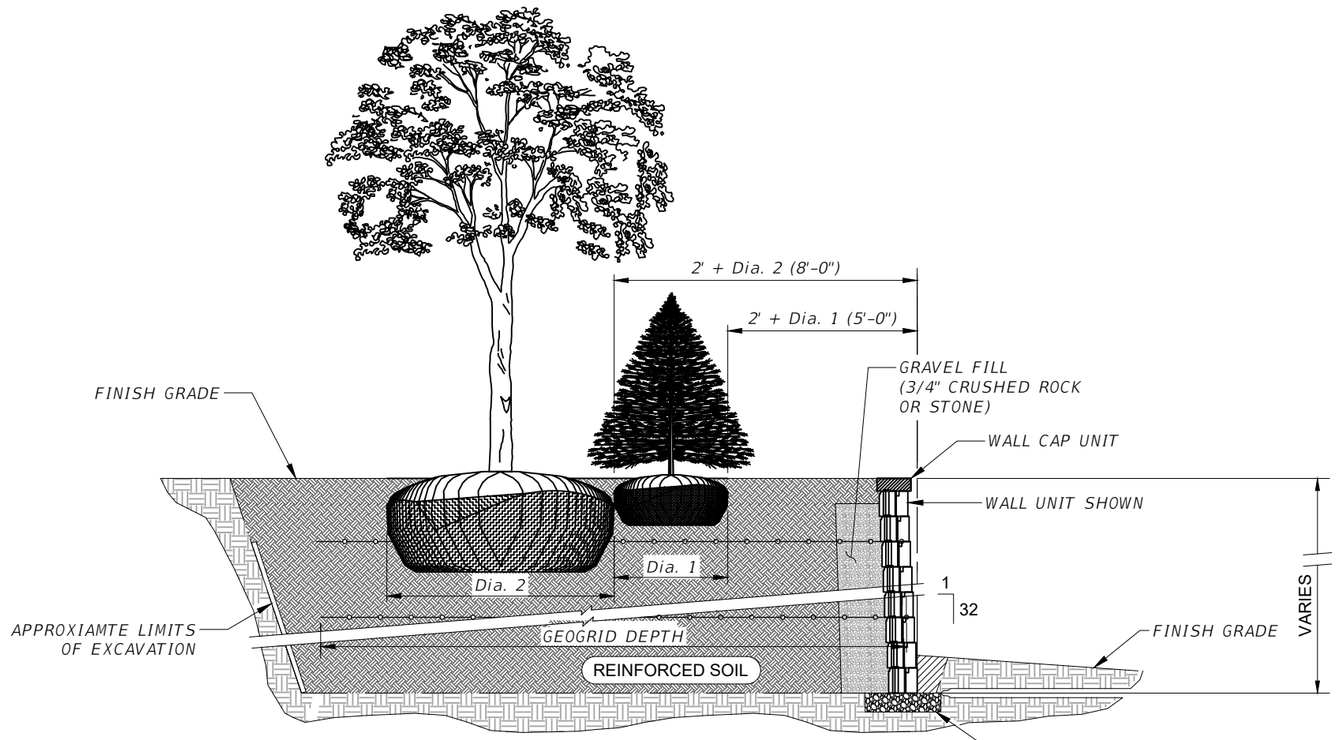
DRAWING
S-10

SHEET 4 OF 11



TYPICAL PLANTING LIMITS PLAN

NOT TO SCALE



TYPICAL PLANTING LIMITS SECTION

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE. 58221

PAVERSCAPE, INC.
2430 RODGMOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

BASE CONSULTANTS
Engineering | Construction | COC: 6526582
ORLANDO, FLORIDA 32803
P: 407.377.2727

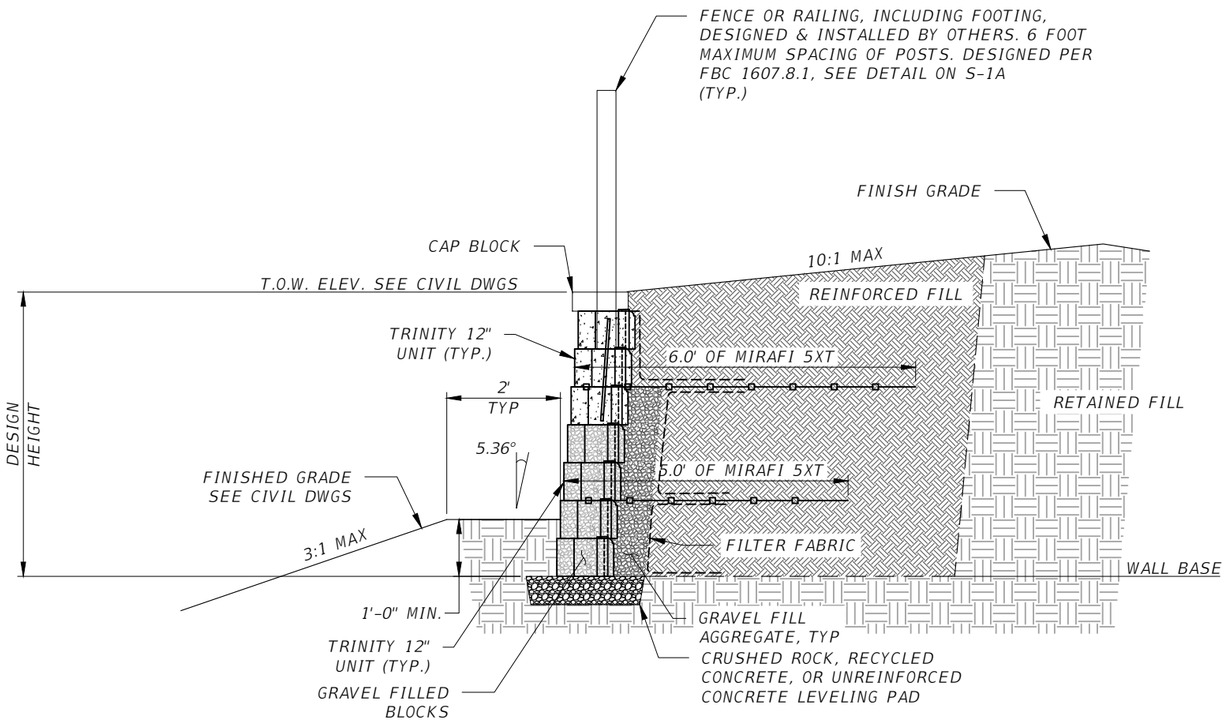
SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL

TYPICAL SECTION AND STANDARD DETAILS

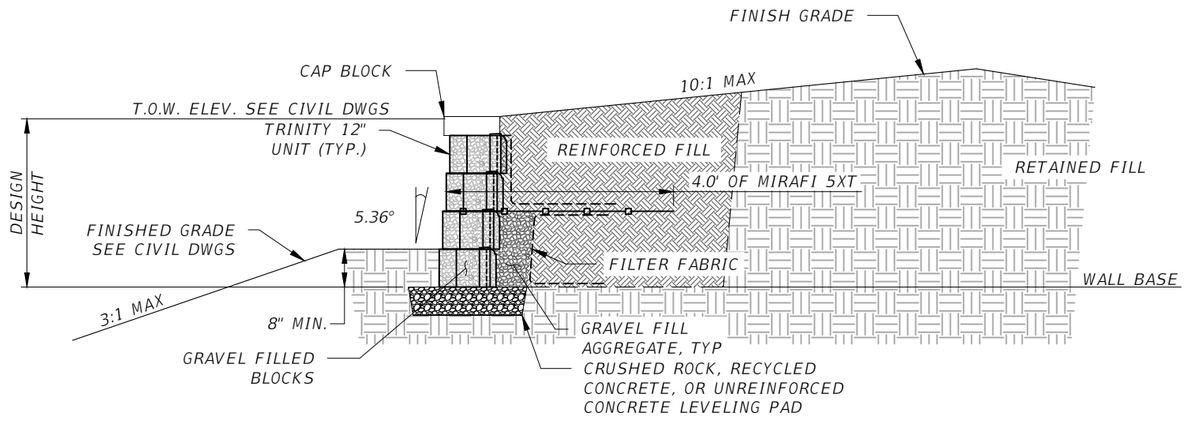
DRAWING

S-1D



SEGMENTAL WALL 8 - 5'-0" MAX DESIGN HEIGHT

NOT TO SCALE



SEGMENTAL WALL 8 - 3'-0" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC
2430 RIDGEMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

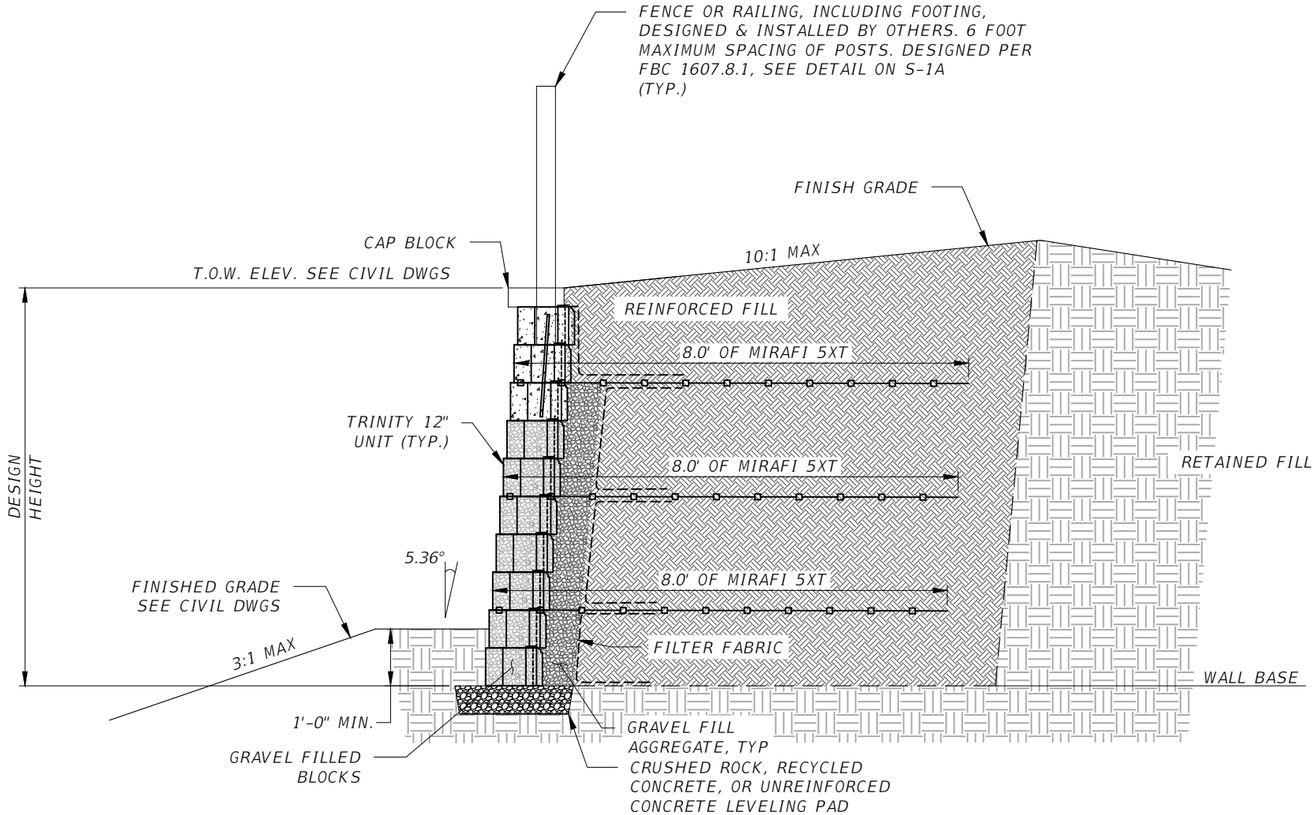
BASE CONSULTANTS
Engineering + Construction | CGC 1521662
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
P: 407.322.2222

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

DRAWING
S-2

SHEET 6 OF 11



SEGMENTAL WALL 8 - 7'-0" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC
2430 RIDGEMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

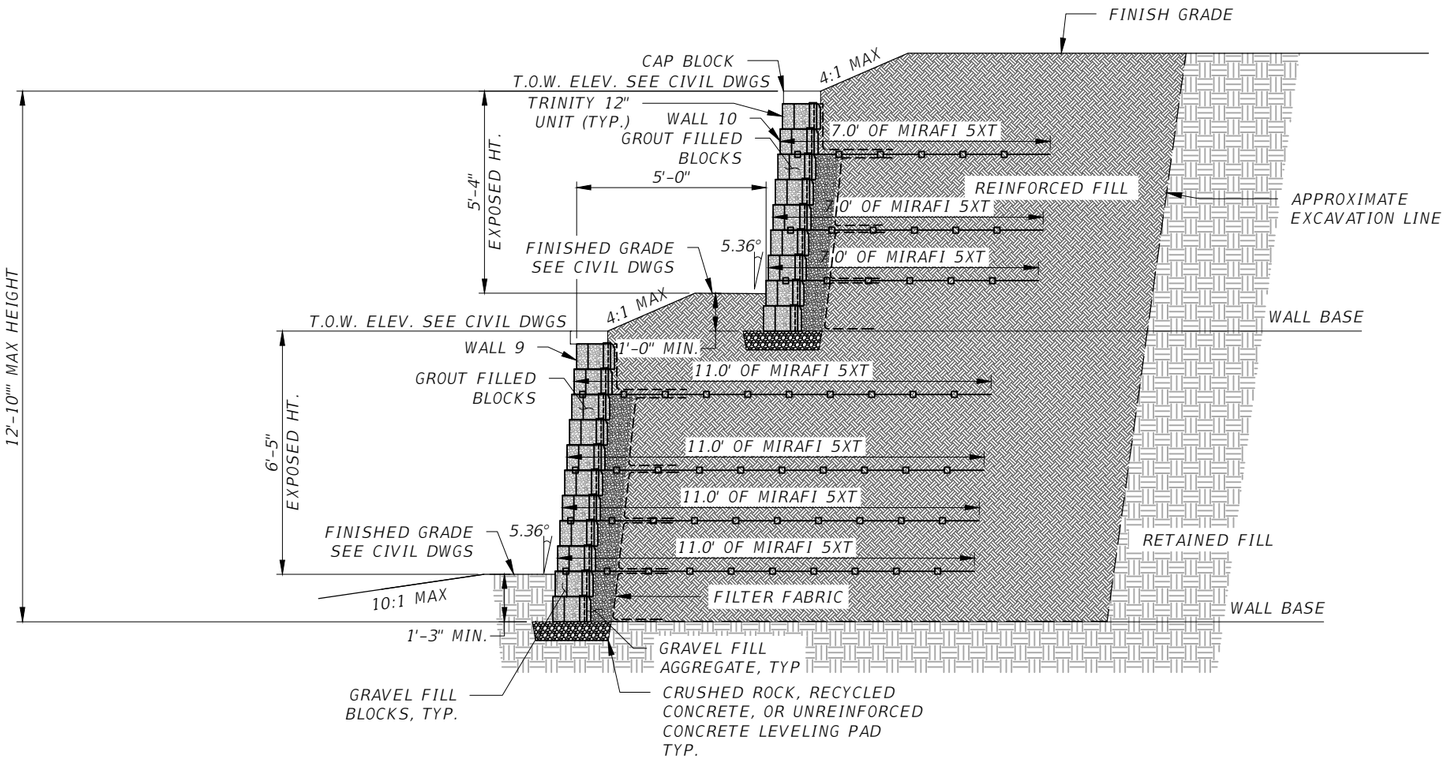
BASE CONSULTANTS
Engineering + Construction | CGC 15/21662
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
P: 407.322.2222

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

DRAWING
S-3

SHEET 7 OF 11



TWO TIERED SEGMENTAL WALLS 9 AND 10 - 14'-1" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC
2430 RIDGEMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

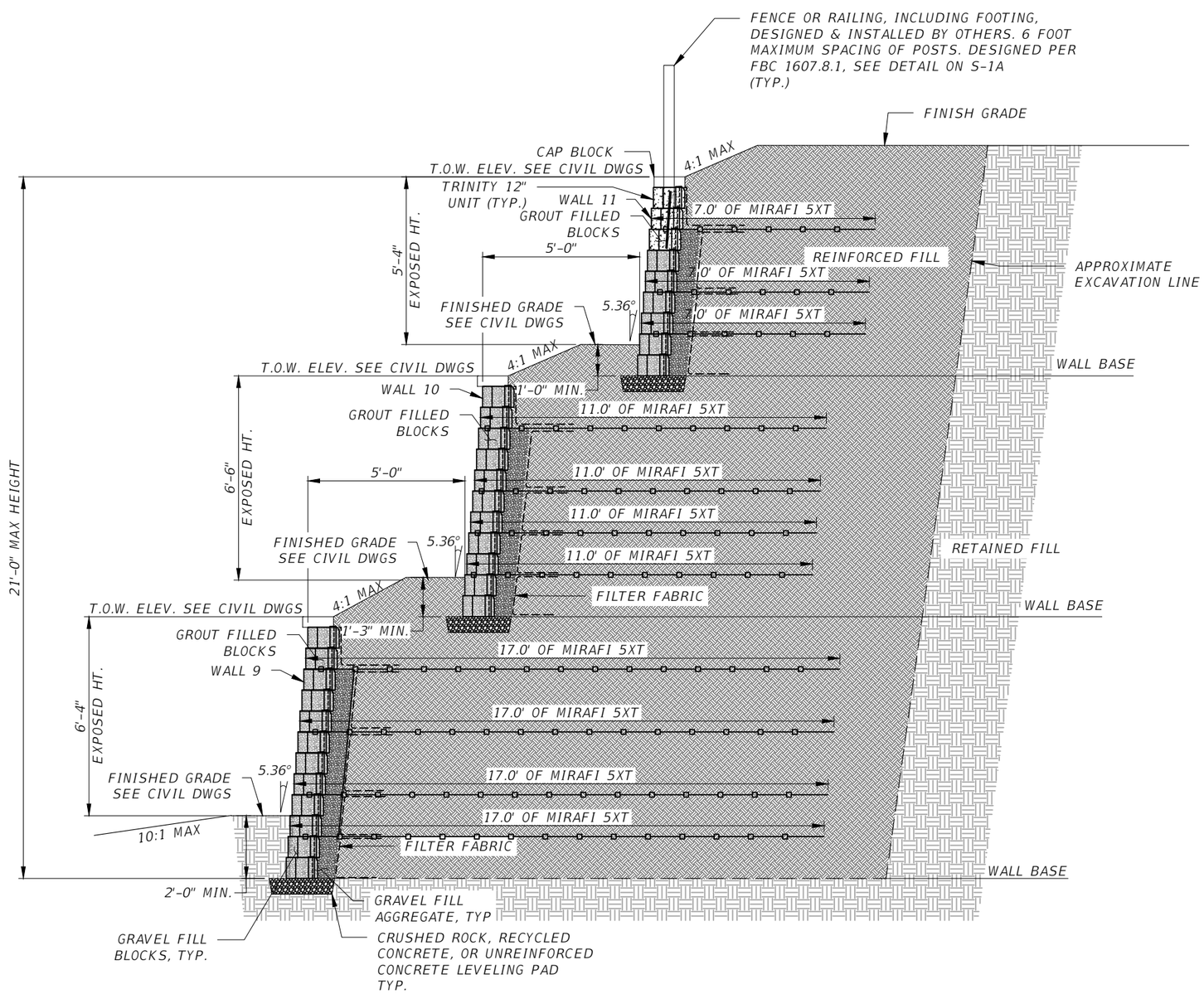
BASE CONSULTANTS
Engineering + Construction | CGC 1520662
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
P: 407.377.2227

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

DRAWING
S-4

SHEET 8 OF 11



TIERED SEGMENTAL WALLS 9,10 & 11 - 22'-4" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC
2430 RIDGEMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

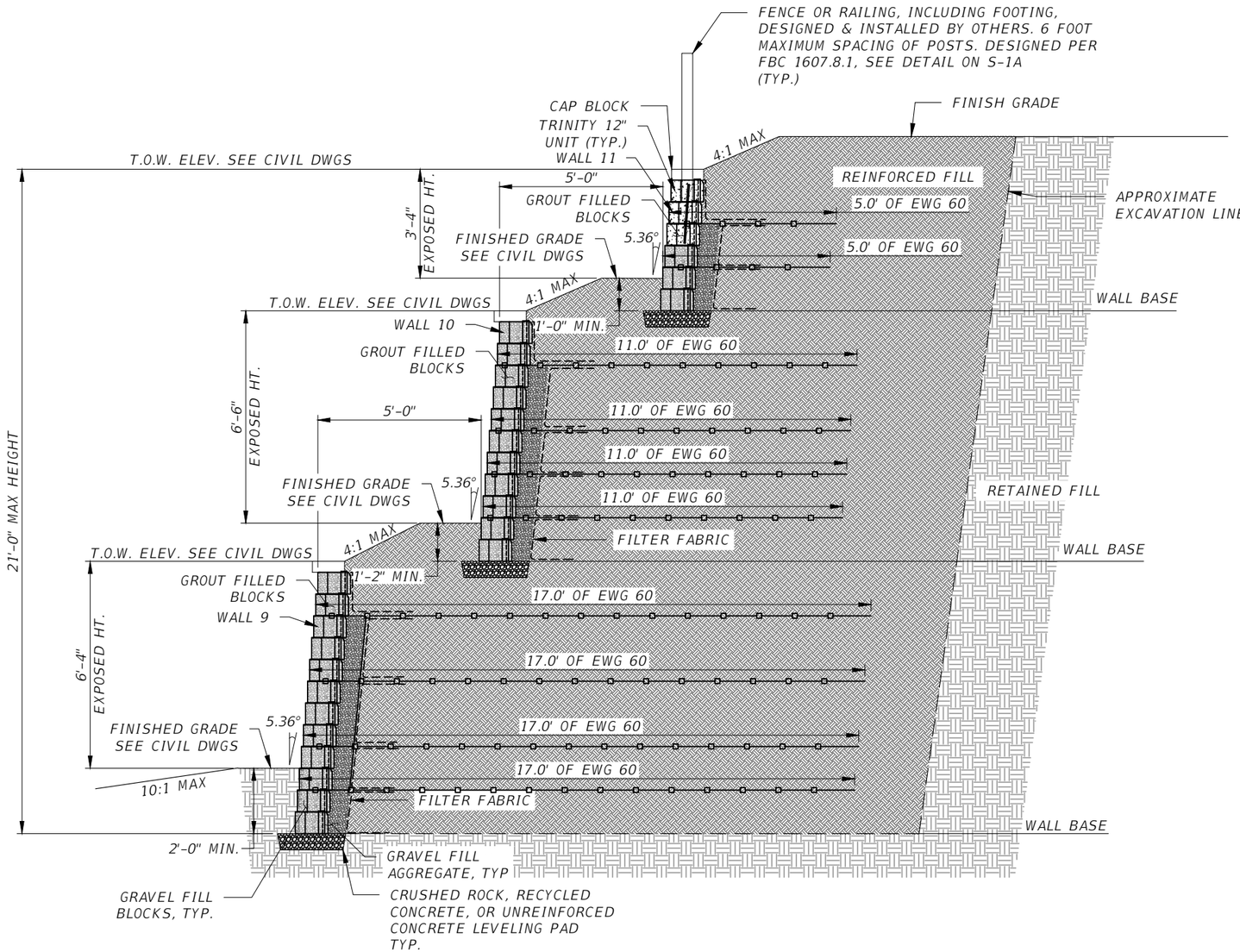
BASE CONSULTANTS
Engineering + Construction | CGC 15/26662
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
P: 407.372.2222

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

DRAWING
S-5

SHEET 9 OF 11



TIERED SEGMENTAL WALLS 9,10 & 11 - 20'-4" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC
2430 RIDGEMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

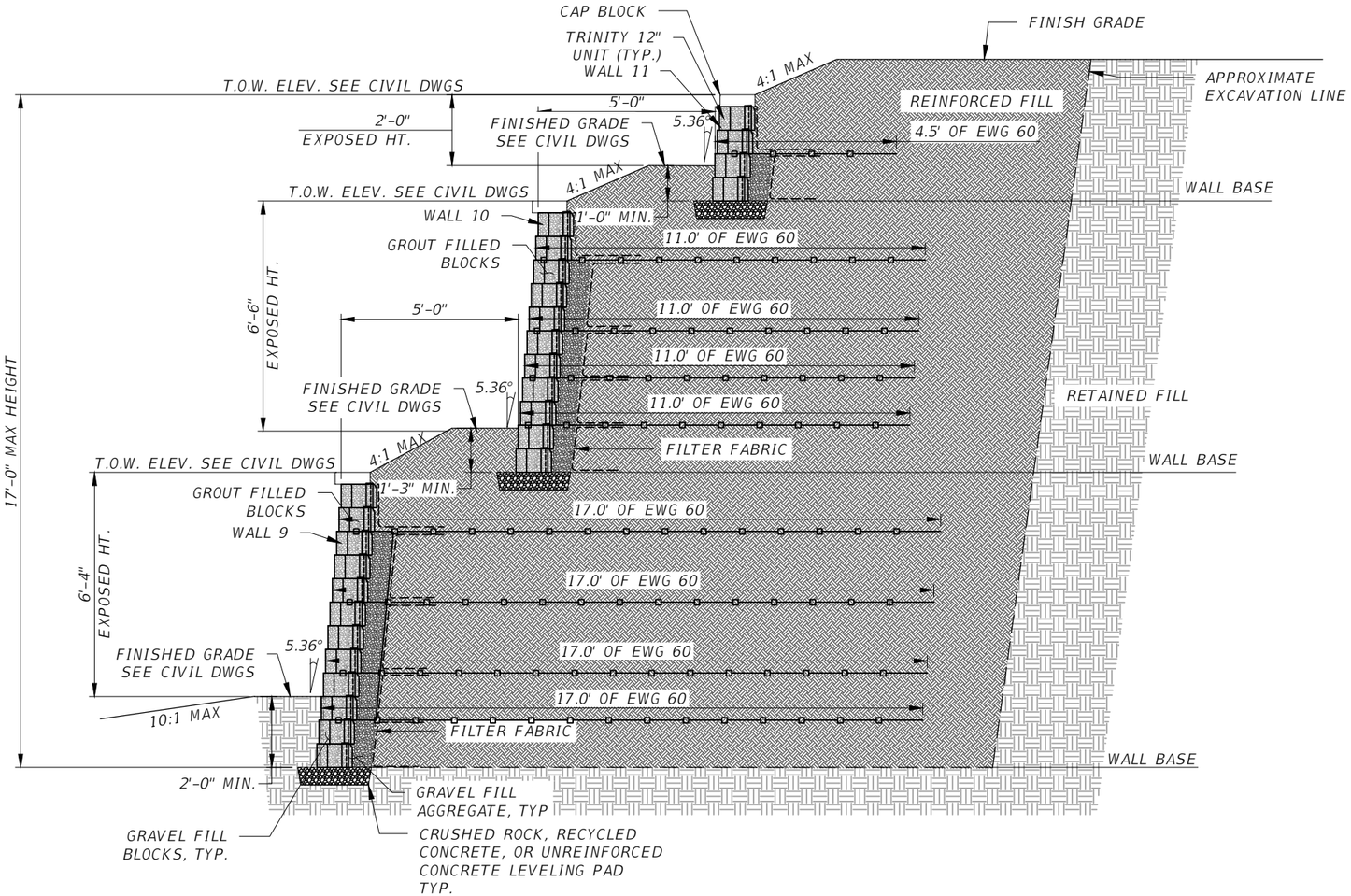
BASE CONSULTANTS
Engineering + Construction | CGC 1520662
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
P: 407.322.2222

SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

DRAWING
S-6

SHEET 10 OF 11



TIERED SEGMENTAL WALLS 9,10 & 11 - 19'-0" MAX DESIGN HEIGHT

NOT TO SCALE

NO.	ISSUED FOR	DATE
1		
2		
3		

STRUCTURAL ENGINEER:
KENNETH T. ZAGERS
BASE CONSULTANTS
1214 EAST CONCORD STREET
ORLANDO, FL 32803
REG. NO.: PE 58221

PAVERSCAPE, INC
2430 RIDGEMOOR DRIVE, ORLANDO, FL 32828
PHONE: (407) 381-1022 FAX: (407) 381-1034

BASE CONSULTANTS
Engineering + Construction | CCC 1520662
1214 EAST CONCORD STREET
ORLANDO, FLORIDA 32803
P: 407.312.2292

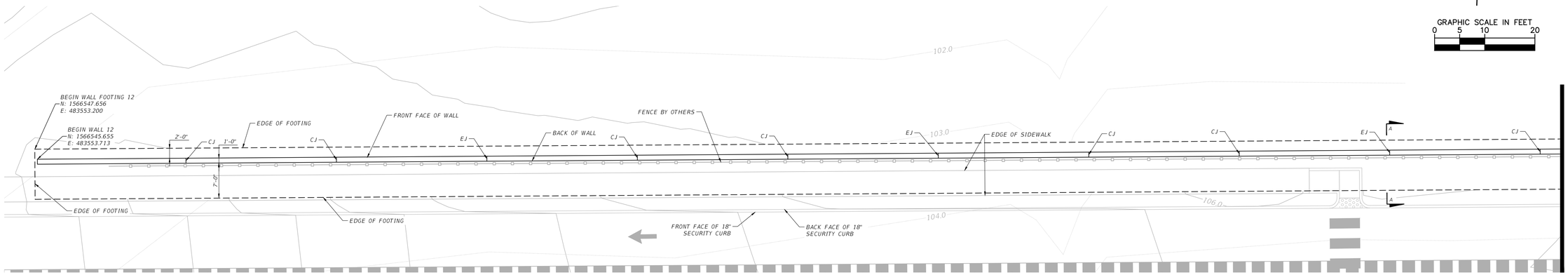
SHOPPES @ EAST SHORE, APOPKA, FL

SEGMENTAL WALL SECTION

DRAWING
S-7

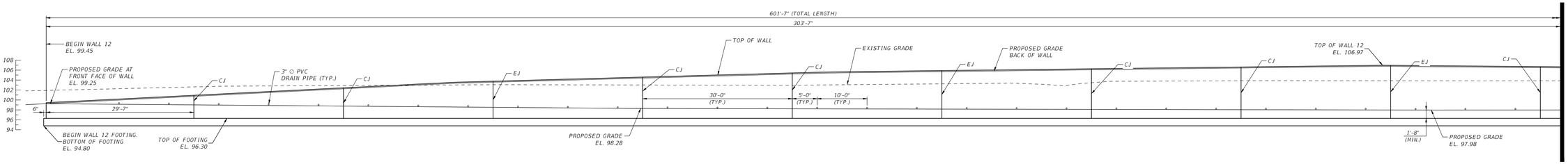
SHEET 11 OF 11

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by VHB shall be without liability to VHB.



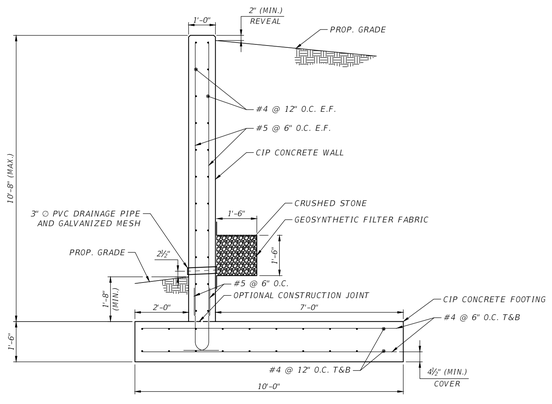
RETAINING WALL 12 PLAN

SCALE: 1" = 10'



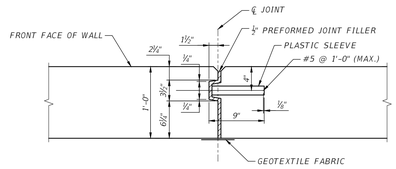
RETAINING WALL 12 FRONT FACE ELEVATION

SCALE: 1" = 10'



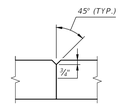
RETAINING WALL 12 SECTION A-A

SCALE: 3/8" = 1'-0"



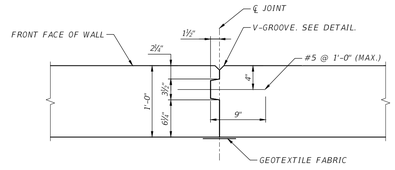
EXPANSION JOINT DETAIL

SCALE: 1" = 1'-0"



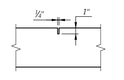
V-GROOVE DETAIL

SCALE: 1" = 1'-0"



CONSTRUCTION JOINT DETAIL (OPTIONAL)

SCALE: 1" = 1'-0"



CONTRACTION JOINT DETAIL

SCALE: 1" = 1'-0"

NOTES:

1. GOVERNING SPECIFICATIONS: FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FY 2024-25.
2. CONCRETE WALL STEM AND FOOTERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5,500 PSI AT 28 DAYS.
3. ALL REINFORCEMENT SHALL BE ASTM A615 GRADE 60.
4. ALL REBAR SHALL HAVE 3" CLEAR COVER, UNLESS NOTED OTHERWISE.
5. ALL 180 DEGREE AND 90 DEGREE HOOKS SHALL BE STANDARD HOOKS
6. PROVIDE MINIMUM LAP PER AASHTO LRFD BETWEEN HOOKED FOOTING BARS AND VERTICAL WALL BARS.
7. PROVIDE ¾" CHAMFER TO ALL EDGES OF EXPOSED CONCRETE SURFACES.
8. MAXIMUM SPACING BETWEEN JOINT IS 30FT. AT MINIMUM EVERY THIRD JOINT TO BE AN EXPANSION JOINT. CONTRACTOR MAY PROPOSE ALTERNATE JOINT LAYOUTS INCLUDING CONSTRUCTION JOINT LOCATIONS TO THE ENGINEER FOR REVIEW AND APPROVAL.
9. INSIDE ENDS OF WEEP HOLES SHALL BE COVERED WITH 1.0 SQUARE FOOT OF GALVANIZED MESH WITH ½" OPENINGS.
10. DRAIN SHALL BE 1'-6"x1'-6"X1'-6" CLEAN, BROKEN STONE OR GRAVEL, GRADED AND PLACED TO ALLOW FREE DRAINAGE. PLACE TYPE D-3 (SEE SPECIFICATION SECTION 985) GEOTEXTILE FABRIC, AROUND THE PERIMETER TO PREVENT FILL FROM WASHING OUT.
11. PRIOR TO CONSTRUCTION, SOILS SHALL BE DEWATERED TO A MINIMUM 2'-0" BELOW THE PROPOSED FOUNDATION AS REQUIRED.
12. SUBGRADE SOILS SHALL BE COMPACTED 2'-0" BELOW THE BOTTOM OF THE FOOTINGS TO AT LEAST 95% OF THE MODIFIED PROCTOR TEXT MAXIMUM DRY DENSITY (ASTM D1557).
13. CONTRACTOR'S ATTENTION IS CALLED TO THE PROXIMITY OF CIP WALL 13 WITH THE ROOT NON-DISTURBANCE ZONE SHOWN ON SHEET ST-02. TEMPORARY SUPPORT IN THIS AREA TO MINIMIZE ANY DISTURBANCE.
14. RAILING NOT SHOWN FOR CLARITY. SEE CIVIL SHEETS FOR RAILING INFORMATION.
15. ABBREVIATIONS:

CIP	CAST IN PLACE
CJ	CONTRACTION JOINT
E.F.	EACH FACE
EJ	EXPANSION JOINT
EL.	ELEVATION
MAX.	MAXIMUM
MIN.	MINIMUM
O.C.	ON CENTER
T&B	TOP AND BOTTOM

No.	REVISIONS	DATE	BY
1	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
2	CITY OF APOPKA COMMENTS	05/25/23	JAC

Engineers | Scientists
Planners | Designers
225 E. Robinson St., Suite 300
Orlando, FL (407)839-4006
Cert. of Authorization # 3932
Kenneth B. Ray, P.E.
P.E. No. 74776

LICENSED PROFESSIONAL

FLORIDA LICENSE NUMBER

DATE: 4/25/2024

VHB PROJECT 64253.01
DATE 4/25/2024
SCALE AS SHOWN
DESIGNED BY WRV
DRAWN BY WRV
CHECKED BY LJP

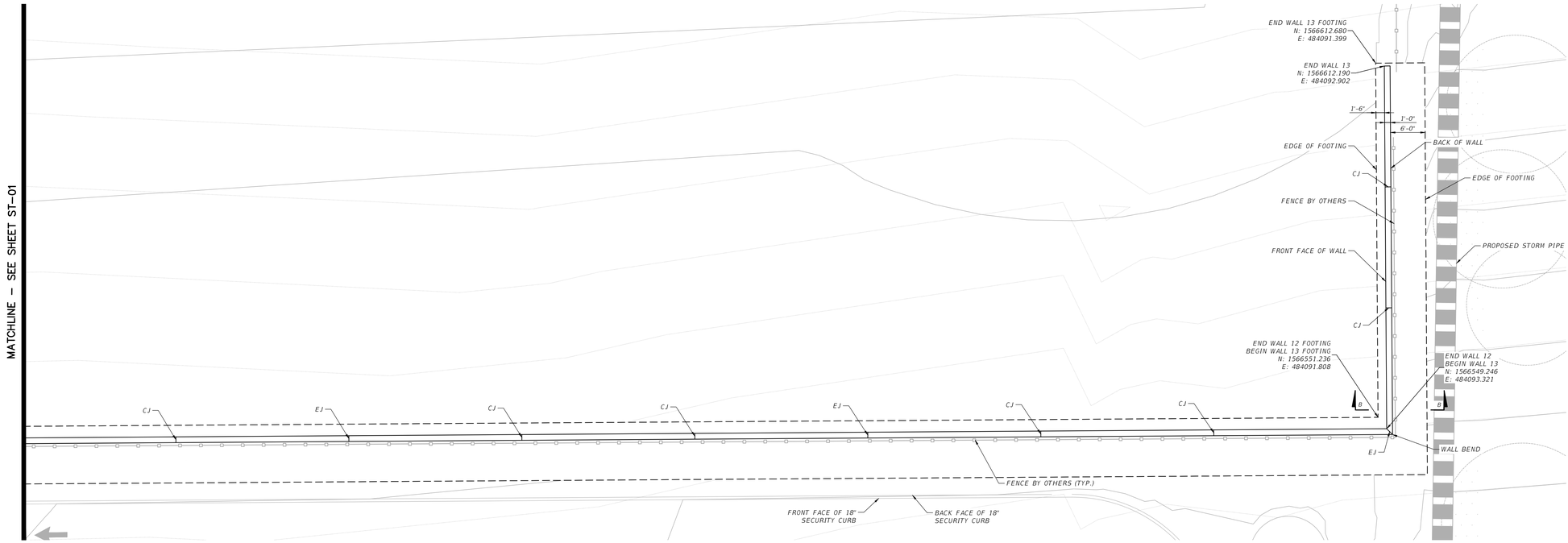
CIP RETAINING WALL PLAN, ELEVATION, AND SECTIONS

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

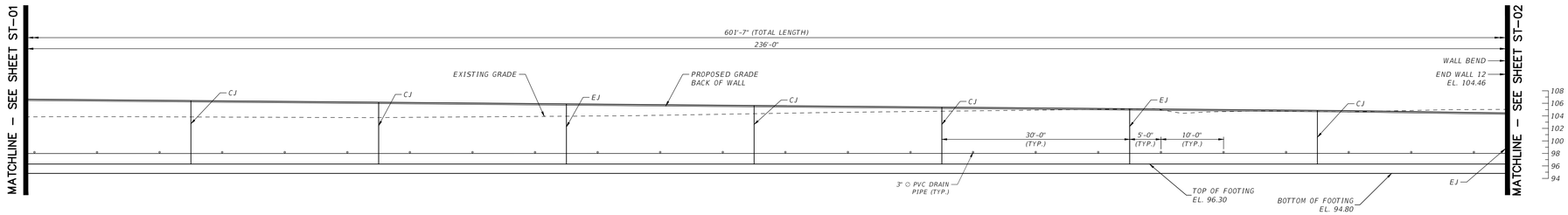
SHEET NUMBER
ST-01

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by VHB, shall be without liability to VHB.



RETAINING WALL PLAN

SCALE: 1" = 10'

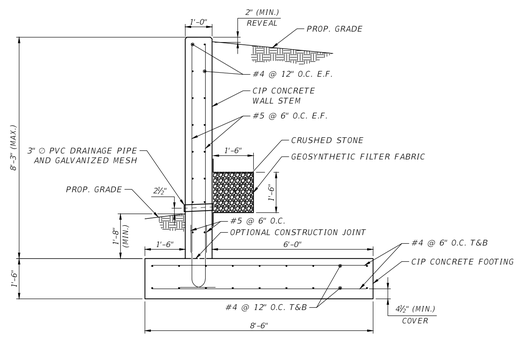


RETAINING WALL 12 FRONT FACE ELEVATION

SCALE: 1" = 10'

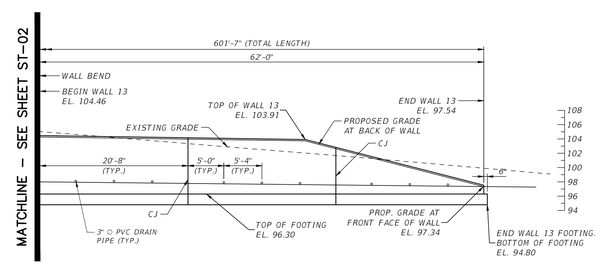
NOTES:

1. FOR WALL NOTES SEE SHEET ST-01.



RETAINING WALL 13 SECTION B-B

SCALE: 3/8" = 1'-0"



RETAINING WALL 13 FRONT FACE ELEVATION

SCALE: 1" = 10'

No.	REVISIONS	DATE	BY
1	ORANGE COUNTY COMMENTS #1	08/10/23	JDB
2	CITY OF APOPKA COMMENTS	05/25/23	JAC

Engineers | Scientists
Planners | Designers
225 E. Robinson St., Suite 300
Orlando, FL (407)839-4006
Cert. of Authorization # 3932
Kenneth B. Ray, P.E.
P.E. No. 74776

LICENSED PROFESSIONAL

FLORIDA LICENSE NUMBER

DATE: 4/25/2024

VHB PROJECT 64253.01
DATE 4/25/2024
SCALE AS SHOWN
DESIGNED BY WRV
DRAWN BY WRV
CHECKED BY LJP

CIP RETAINING WALL PLAN, ELEVATION, AND SECTION

THE SHOPPES AT EAST SHORE-PHASE 1

CITY OF APOPKA FLORIDA

SHEET NUMBER
ST-02

CONSTRUCTION SITE PLAN

FOR

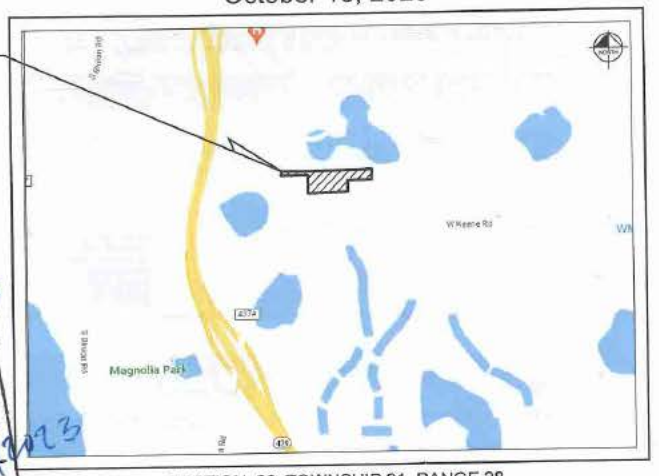
SHOPPES AT EAST SHORE MULTI-FAMILY

ORANGE COUNTY PARCEL ID NO.
20-21-28-0000-00-021
20-21-28-0000-00-028

CITY OF APOPKA, FLORIDA

October 18, 2023

SOILS MAP
N.T.S.



SECTION 20, TOWNSHIP 21, RANGE 28
LOCATION MAP
N.T.S.

AERIAL PHOTOGRAPH
N.T.S.

INDEX OF SHEETS

C0.0	COVER SHEET
C1.0 - C1.1	GENERAL NOTES
C2.0	SWPPP
C2.1	EROSION CONTROL DETAILS
C3.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C4.0	OVERALL SITE PLAN
C4.1 - C4.2	SITE PLAN
C5.0 - C5.1	PAVING GRADING AND DRAINAGE PLAN
C6.0 - C6.1	UTILITY PLAN
C7.0	FIRE TRUCK ROUTING PLAN
C7.1	GARBAGE TRUCK ROUTING PLAN
C7.2	FIRE ACCESS ROAD
C8.0 - C8.2	CITY OF APOPKA UTILITY DETAILS
C9.0 - C9.1	GENERAL CONSTRUCTION DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01 - L1.03	LANDSCAPE PLAN
L1.03	LANDSCAPE PLANT SCHEDULE & NOTES
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICAITONS
L2.00	OVERALL IRRIGATION PLAN
L2.01 - L2.02	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION SPECIFICATIONS & NOTES
E1.03	SITE PLAN PHOTOMETRICS
E1.04	SITE FIXTURE CUTSHEETS

RECEIVED
OCT 20 2023
PLANNING & ZONING

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

DEPARTMENT	NAME	DATE
ENGINEERING		11-2-23
FIRE		11-7-23
BUILDING		11-6-23
PLANNING/ZONING		11/6/2023
POLICE		11/6/2023
PUBLIC SERVICES/ UTILITIES		11-7-23

REVIEW/APPROVAL(S) REQUIRED — DATE

Development Review Committee	Yes ☑	No ☐	11/8/2023
Planning Commission	Yes ☐	No ☐	
City Council	Yes ☐	No ☐	

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

THIS PLAN MUST BE KEPT ON JOB SITE.

LEGAL DESCRIPTION:

A PORTION OF:

PID 20-21-28-0000-00-021

BEG 766.7 FT N & 478.15 FT W OF S1/4 COR OF SEC RUN W ALONG RW TO ST RD RW NLY ALONG RW TO A PT 346.47 FT S OF N LINE OF S1/2 OF SW1/4 RUN E 1045.71 FT S 264.5 FT TO POB IN SEC 20-21-28

PID 20-21-28-0000-00-028

BEG 766.7 FT N OF S1/4 COR OF SEC RUN E 331.67 FT N 264.54 FT W 330.54 FT S 264.5 FT TO POB IN SEC 20-21-28

CONTAINING 7.47 ACRES

UTILITY PROVIDERS:

WATER/SEWER:
CITY OF APOPKA
748 EAST CLEVELAND STREET
APOPKA, FL 32703
CONTACT: VLADIMIR SIMONOVSKI
PHONE: (407) 703-1731

ELECTRIC :
DUKE ENERGY
452 EAST CROWN POINT ROAD
WINTER GARDEN, FL 34787
CONTACT: STEPHANIE OLMO
PHONE: (407) 905-3376

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

CABLE:
[illegible]
[illegible] AMERICAN BLVD
ORLANDO, FL 32810
CONTACT: RAMON NUNEZ
PHONE: (407) 215-5870

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

PROJECT TEAM

OWNER:
SHOPPES AT EAST SHORE LLC
1200 NETWORK CENTRE DR
EFFINGHAM, IL 62401-4602

DEVELOPER:
SPARROW PARTNERS
2500 BEE CAVES RD. SUITE 300
AUSTIN, TX 78746
CONTACT: MILT BARBER
EMAIL: MILT.BARBER@SPARROW-PARTNERS.COM

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

APPLICANT:
CRP/SPARROW APOPKA OWNER, L.L.C.
1001 PENNSYLVANIA AVE., NW STE 220 SOUTH
WASHINGTON, DC 20004
CONTACT: MILT BARBER
EMAIL: MILT.BARBER@SPARROW-PARTNERS.COM

SURVEYOR:
ALLEN & COMPANY
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
CONTACT: JAMES RICKMAN
PHONE: (407) 654-5355

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
189 SOUTH ORANGE AVENUE, SUITE 1000
ORLANDO, FL 32801
CONTACT: MATT FRANKO
PHONE: 407-427-1029
EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

PREPARED BY

Kimley»Horn

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

L. JORDAN DRAPER, P.E.
FLORIDA LICENSE NUMBER
81928
10/6/2023

10/6/23

SHOPPES AT EAST SHORE MULTI-FAMILY
1/26/2023
ENGINEER'S PROJECT No. 249218001

NO.	REVISIONS	BY

Drawing name: K:\ORL_Civil\249218001-Shoppes at East Shore ALF\CADD\CIVIL\CSP\PlanSheets\C0.0 - COVER.dwg C0.0 - COVER SHEET Oct 18, 2023 12:43pm by: cole.sauer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Posted By Sauer Cole Sheet Set:SHOPPES AT EAST SHORE MULTI-FAMILY Layout:C1.0 NOTES October 16, 2023 08:23:02am K:\ORL_Civil\249218001_Shoppes at East Shore ALF\CADD\CONST\CSP\PlanSheets\C1.0 - NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING (HORIZONTALLY AND VERTICALLY) ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISTRIBUTION SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL OTHER UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. CONTRACTOR SHALL CALL "SUNSHINE ONE" AT 811 TO HAVE EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS, AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR SHALL HALT CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.
3. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.
4. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE 811" AT 811 OR 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, SUCH AS RIGHT OF WAY PERMIT(S), EXCAVATION/FILL PERMIT(S), FIRE PROTECTION PERMIT(S), OR UNDERGROUND UTILITY PERMIT(S), PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA OF APPLICABLE AGENCIES, SCHEDULING OF INSPECTIONS, AND OBTAINING REQUIRED INSPECTIONS FROM AGENCY.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.
9. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.
11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.
15. ALL DIMENSIONS ARE TO FACE OF CURB.
16. ALL SIGNAGE MUST COMPLY WITH THE LAND DEVELOPMENT CODE OF THE CITY OF APOPKA, FLORIDA.
17. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING ACTIVITIES NECESSARY TO PERFORM THE WORK WITHIN THESE PLANS.
18. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
19. THE CONTRACTOR SHALL COMPLY WITH THE LEGAL LOAD RESTRICTIONS IN HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
20. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA.
21. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
22. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2022-23 EDITIONS OF FDOT STANDARD PLANS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE 2017 UTILITY ACCOMMODATION MANUAL.

TREES AND VEGETATION

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

DEMOLITION

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. CONTRACTOR SHALL CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
4. CONTRACTOR SHALL PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN".
5. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
6. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
7. CONTRACTOR SHALL DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED".
8. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.

STORM DRAINAGE SYSTEM

1. STANDARD INDEXES REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRAFFIC DESIGN STANDARDS."
2. THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM" IS REFERRED TO FOR THE STRUCTURAL DESIGN OF DRAINAGE STRUCTURES SPECIFIED IN THESE PLANS, AS REFERENCED BY STANDARD INDEX. ALL SPECIALTY DRAINAGE STRUCTURES REQUIRE SEPARATE STRUCTURAL DESIGN, WHICH IS NOT INCLUDED IN THESE PLANS. STATION OFFSETS ARE TO THE CENTERLINE OF THE STRUCTURE TOP (I.E. DITCH BOTTOM INLET OR CURB INLET TOP), AS OPPOSED TO THE STRUCTURE BASE.
3. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO CENTER OF DRAINAGE STRUCTURES, WITH THE EXCEPTION OF MITERED END AND FLARED END SECTIONS. LENGTHS OF PIPE SHOWN WHICH TERMINATE WITH MITERED END OR FLARED END SECTIONS ARE MEASURED TO THE DOWNSTREAM INVERT OF THE MITERED END OR FLARED END SECTION.
4. ALL DRAINAGE STRUCTURE GRATES AND COVERS, EITHER EXISTING OR PROPOSED SHALL BE TRAFFIC RATED FOR H-20 LOADINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY NECESSARY UPGRADES TO EXISTING DRAINAGE STRUCTURES.
5. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY; INITIATION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OTHER RESPONSIBLE ENTITY.
6. STORM WATER PIPES, STRUCTURES, MINIMUM COVER, AND INSTALLATION PROCEDURES TO BE IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE OF THE CITY OF APOPKA, FLORIDA.
7. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.

DRAINAGE SYSTEM TESTING AND INSPECTION

1. THE STORM DRAINAGE PIPING SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL FOR CERTIFICATE OF OCCUPANCY PURPOSES. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS AT THE CONTRACTORS EXPENSE AND PRIOR TO FINAL ACCEPTANCE.

SAFETY

1. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
2. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS. CONTRACTOR SHALL PROVIDE FOR THE SAFETY AND CONTROL OF LOCAL TRAFFIC DURING CONSTRUCTION. ADDITIONAL INFORMATION MAY BE REQUIRED IF LANE CLOSURE DURATIONS ARE LONGER THAN DAYTIME OPERATIONS.

PAVING, GRADING AND DRAINAGE

1. ALL PAVING SHALL BE PERFORMED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
4. CURBING SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND GUTTERS CALLED FOR IN THESE PLANS.
5. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.
6. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POURED)
7. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. DESIGN STANDARDS.
8. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
9. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
10. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
11. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR AT CONTRACTORS EXPENSE.
12. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
13. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL LOCAL, STATE AND JURISDICTIONAL PERMITTING AGENCIES.
14. ALL WORK SHALL COMPLY WITH THE GEOTECHNICAL REPORT BY TERRACON ON JUNE 28, 2022.
15. CONTRACTOR SHALL SOD ALL DISTURBED AREAS WITH BAHIA UNLESS OTHERWISE NOTED.

PAVING/GRADING TESTING AND INSPECTION

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS AND GEOTECHNICAL REPORT, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THESE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

PAVEMENT MARKING AND SIGNAGE

1. THE INSTALLATION, SHAPE, AND SIZE OF ALL SIGNS AND THEIR LETTERING SHALL COMPLY WITH THE LATEST EDITIONS OF THE U.S. DEPARTMENT OF TRANSPORTATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND THE F.D.O.T. "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM". WHERE CONFLICTS EXIST BETWEEN THE PLANS AND THE ABOVE MENTIONED SPECIFICATIONS, THE MORE STRINGENT CRITERIA SHALL PREVAIL.

TEST, INSPECTION AND CLOSEOUT REQUIREMENTS

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. TV INSPECTION SHALL BE IN ACCORDANCE TO THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.
2. THE CONTRACTOR SHALL PERFORM LEAKAGE TESTS ON ALL GRAVITY SEWERS PER THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
3. AN AS-BUILT SURVEY SHALL BE PREPARED IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.), PURSUANT TO CHAPTER 472, FLORIDA STATUTES (F.S.) SHALL BE REQUIRED.
4. THE CONTRACTOR SHALL PROVIDE UTILITY AS-BUILT AND GRADING/DRAINAGE AS-BUILT RECORD DRAWINGS BASED ON THE CIVIL DESIGN PLAN SHEETS. ALL AS-BUILTS SHALL BE OVERLAID ON THE CIVIL DESIGN PLANS WITH THE DESIGN SHADED BACK AND THE AS-BUILT BOLD. THE AS-BUILTS SHALL BE SIGNED AND SEALED BY A REGISTERED LAND SURVEYOR.
5. THE UTILITY AS-BUILT SHALL INCLUDE ALL SANITARY SEWERS AND FORCE MAIN SYSTEMS, POTABLE AND RECLAIMED WATER MAIN SYSTEMS, METERS, VALVES, FORCE MAINS, GAS MAINS, AND IRRIGATION LINES (2-INCH AND LARGER). CONTRACTOR TO PROVIDE ALL UTILITY CROSSING INFORMATION ON THE AS-BUILT. THE UTILITY AS-BUILTS SHALL IDENTIFY ALL WATER MAIN CROSSINGS WITH STORM AND SANITARY LINES INDICATING TOP OF PIPE AND INVERTS OF THE ABOVE CROSSING PIPE ALONG WITH CLEARANCE DIMENSIONS. THIS SHALL ALSO BE DONE FOR SANITARY/STORM CROSSINGS. ALL TEMPORARY SAMPLE POINT NUMBER (TSP#) LOCATIONS SHALL ALSO BE NOTED ON THE AS-BUILT. CONTRACTOR TO ALSO PROVIDE AN AS-BUILT ASSET TABLE IDENTIFYING SIZE OF PIPE OR FITTING AS WELL AS DEPTH TO TOP OF PIPE AND NORTHING AND EASTING OF EACH FITTING/VALVE, ETC. AS-BUILT DRAWINGS SHALL PROVIDE GPS COORDINATES FOR SANITARY STRUCTURES.
6. THE GRADING/DRAINAGE AS-BUILT SHALL INCLUDE ALL CONSTRUCTED IMPROVEMENTS THAT HAVE LOCATION AND/OR ELEVATION INFORMATION CALLED-OUT ON THE PLANS. THE AS-BUILT SHALL CLEARLY PROVIDE THE SAME INFORMATION IDENTIFIED ON THE DESIGN DOCUMENTS AND ALSO THE CONSTRUCTED LOCATIONS AND ELEVATIONS AS-BUILT INFORMATION.
7. THE CONTRACTOR SHALL PROVIDE A SIGNED AND SEALED LETTER FROM THE INDEPENDENT TESTING AGENCY THAT STATES CONFORMANCE WITH THE CONTRACT DOCUMENT REQUIREMENTS FOR COMPACTION TESTING. THE CONTRACTOR IS TO PROMPTLY NOTIFY THE OWNER AND ENGINEER OF RECORD WHEN ANY TESTING OR INSPECTIONS ARE DEFICIENT OR IRREGULAR.

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

Sunshine811.com

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LORIDA PROFESSIONAL
JORDAN DRAPER
LICENSE
7
STATE OF
FLORIDA LICENSED
ENGINEER
PROFESSIONAL
DATE: 10/16/2023

KHA PROJECT 249218001
DATE 7/12/2023
SCALE AS SHOWN
DESIGNED BY JDB
DRAWN BY JDB
CHECKED BY LJD

GENERAL NOTES

SHOPPES AT EAST SHORE
MULTI-FAMILY
CITY OF APOPKA FLORIDA

SHEET NUMBER
C1.0

POTABLE WATER SYSTEM

1. ALL WATER MAIN PIPE FITTINGS AND APPURTENANCES SHALL BE INSTALLED TO COMPLY WITH THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
2. ALL WATER SERVICE LINES, VALVES AND METERS SHALL BE INSTALLED TO COMPLY WITH APPLICABLE MUNICIPALITY/AGENCY DEPARTMENT STANDARDS AND SPECIFICATIONS.
3. ALL WATER SYSTEM CONSTRUCTION, UP TO AND INCLUDING POINT OF METERING AND BACK FLOW PREVENTION (IF REQUIRED), SHALL BE BUILT ACCORDING TO THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
4. CONTRACTOR TO INSTALL TEMPORARY BLOWOFFS, AT THE END(S) OF PROPOSED WATER MAINS AND SERVICE LATERALS TO BUILDING(S), TO ASSURE ADEQUATE FLUSHING AND DISINFECTION/CHLORINATION.
5. ALL WATER MAINS SHALL BE PRESSURE TESTED IN ACCORDANCE WITH AWWA MANUAL M23, CONCERNING HYDROSTATIC TESTING OF PVC PIPING. OFF-SITE UTILITIES HYDROSTATIC TESTING TO BE WITNESSED BY THE CITY OF APOPKA.
6. ALL WATER MAINS SHALL BE STERILIZED IN ACCORDANCE WITH THE APPLICABLE SECTION OF THE LATEST AWWA SPECIFICATION C651 AND THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
7. ALL PVC WATER MAIN, 4" TO 8" DIAMETER PIPING, SHALL CONFORM TO ASTM D2241 AND ASTM 1784. PIPE SHALL BE AWWA C-900 DR-18. JOINTS SHALL BE RUBBER GASKETED PUSH-ON CONFORMING TO ASTM D1869.
8. ALL POLYVINYL CHLORIDE PIPE SHALL BE LAID WITH AN INSULATED 12 GAUGE A.W.G. SOLID STRAND COPPER WIRE WOUND AROUND THE PIPE FORMING ONE COMPLETE SPIRAL PER JOINT OF PIPE. THIS WIRE IS TO BE CONTINUOUS WITH SPLICES MADE ONLY BY METHODS APPROVED BY THE ENGINEER. THIS WIRE IS TO BE SECURED TO ALL VALVES, TEES AND ELBOWS.
9. ALL POTABLE WATER MATERIALS AND INSTALLATION SHALL CONFORM WITH THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.

POTABLE WATER TESTING AND INSPECTION

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL. CONTRACTOR TO NOTIFY THE OWNER'S ENGINEER AND APPLICABLE AGENCY INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING, AND OBTAIN CLEARANCE OF DOMESTIC AND FIRE LINE WATER SYSTEM(S). COPIES OF ALL BACTERIOLOGICAL TEST RESULTS ARE TO BE SUBMITTED TO THE OWNER'S ENGINEER FOR CERTIFICATION PURPOSES.

SANITARY SYSTEM

1. ALL PVC PIPE SHALL BE SOLID WALL POLYVINYL CHLORIDE PIPE AND COMPLY WITH ASTM D 3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D 3034. MAIN LINES SHALL BE A MINIMUM OF 8" DIAMETER, AND LATERALS SHALL BE A MINIMUM 6" DIAMETER.
2. ALL GRAVITY SEWER MAINS AND FITTINGS MUST BE SDR 26 PVC. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE, AND SHALL COMPLY WITH ASTM F477, ASTM D3034 & ASTM F679. JOINTS SHALL COMPLY WITH ASTM D3212.
3. ALL ON-SITE PVC FORCE MAINS (IF REQUIRED) SHALL BE CLASS 200, DR 14 FOR 4" DIAMETER, AND CLASS 150 DR 18 FOR 6" TO 12" DIAMETER PIPE, IN ACCORDANCE WITH AWWA C900 STANDARDS. PVC FORCE MAIN PIPE SMALLER THAN 4" DIAMETER SHALL BE CLASS 200, SDR 21, IN ACCORDANCE WITH ASTM D 2241. FORCE MAIN SHALL BE SPIRAL WRAPPED WITH 2 INCH WIDE DARK GREEN STICK-ON VINYL TAPE. FORCE MAINS WITHIN THE RIGHT-OF-WAY SHALL BE CLASS 52 DIP, MINIMUM 4" DIAMETER.
4. ALL SANITARY MANHOLES SHALL BE LOCATED NO MORE THAN 400 FEET APART AND SHALL CONFORM TO THE DETAILS CONTAINED HEREIN, AS WELL AS WITH ASTM C478.
5. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH THE FOLLOWING MINIMUM GRADES: 4" @ 2.00% ; 6" @ 1.00% ; 8" @ 0.40% ; and 10" @ 0.30%.
6. ALL SANITARY SEWER WORK SHALL CONFORM WITH APPLICABLE THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.
7. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
8. SANITARY SEWER MAINS SHALL HAVE SUITABLE MAGNETIC LOCATOR TAPE(S) BURIED AT LEAST 18 INCHES ABOVE THE MAIN LINES.
9. ONSITE WASTEWATER COLLECTION SYSTEM, LIFTSTATION, AND FORCEMAIN ARE TO BE PRIVATELY OWNED AND MAINTAINED.

SANITARY TESTING AND INSPECTION

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER AND APPLICABLE MUNICIPALITY/AGENCY. THE CONTRACTOR SHALL NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH A TELEVISED INSPECTION (TV) OF THE PROPOSED GRAVITY SEWER LINE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE TV INSPECTION TAPE TO THE ENGINEER, THE OWNER AND THE APPLICABLE MUNICIPALITY/AGENCY.
2. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATON TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. THE SCHEDULING, COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
3. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   A. THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE SYSTEM.
   B. EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET
   C. AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C-828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.
4. CONTRACTOR TO PERFORM APPROPRIATE DEFLECTION TESTS FOR ALL FLEXIBLE PIPE. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS TO PERMIT STABILIZATION OF THE SOIL-PIPE SYSTEM. TESTING REQUIREMENTS SPECIFY:
   A. NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
   B. USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE, DEPENDING ON WHICH ISSPECIFIED IN THE ASTM SPECIFICATION, INCLUDING THE APPENDIX, TO WHICH THE PIPE IS MANUFACTURED.
   C. PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.
5. CONTRACTOR TO INSPECT & TEST MANHOLE FOR WATERTIGHTNESS OR DAMAGE PRIOR TO PLACING INTO SERVICE. AIR TESTING, IF SPECIFIED FOR CONCRETE SEWER MANHOLES, SHALL CONFORM TO THE TEST PROCEDURES DESCRIBED IN ASTM C-1244.

CITY OF APOPKA FIRE DEPARTMENT NOTES

1. ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE REFLECTIVE PAVEMENT MARKER.

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

Sunshine811.com

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

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

LORIDA PROFESSIONAL LANDSCAPE ARCHITECT LICENSE 7 JORDAN DRAPER STATE OF FLORIDA PROFESSIONAL LANDSCAPE ARCHITECT DATE: 08/07/2023

KHA PROJECT	249218001
DATE	7/12/2023
SCALE	AS SHOWN
DESIGNED BY	JDB
DRAWN BY	JDB
CHECKED BY	LJD

GENERAL NOTES

SHOPPES AT EAST SHORE MULTI-FAMILY
CITY OF APOPKA FLORIDA

SHEET NUMBER
C1.1

Plotted By: Sauer, Cole Sheet Set: SHOPPES AT EAST SHORE MULTI-FAMILY Layout: C1.1 NOTES October 16, 2023 08:23:03am K:\ORL_Civil\249218001-Shoppes at East Shore\CAD\CONST\CSP\PlanSheets\C1.0 - NOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

MERA APOPKA
TAX PARCEL: A PORTION OF 20-21-28-0000-00-021 AND 20-21-28-0000-00-028
DIRECTLY EAST OF OCOEE-APOPKA ROAD, NORTH OF WEST KEENE ROAD
APOPKA, FLORIDA 32703

*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

SPARROW PARTNERS
2500 BEE CAVES RD, SUITE 380
AUSTIN, TX 78746
CONTACT: MILT BARBER
EMAIL: MILT.BARBER@SPARROW-PARTNERS.COM

PROJECT DESCRIPTION

THE MERA APOPKA PROJECT IS A RESIDENTIAL MULTIFAMILY DEVELOPMENT ON A 7.47 ACRE MASS GRADED SITE. THE SITE IS LOCATED NORTH OF WEST KEENE ROAD AND BORDERS THE EAST SIDE OF OCOEE-APOPKA ROAD.

PROJECT AREA: ±7.47 ACRES
CONTRIBUTING DRAINAGE AREA: ±7.47 ACRES

ULTIMATE RECEIVING WATERS: LAKE RUTHERFORD AND MEDICINE LAKE
ACTIVITIES THAT REQUIRE EROSION CONTROL

PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, PERIMETER, AND OTHER EROSION AND SEDIMENT CONTROLS; SITE GRADING; INSTALLATION OF STORM WATER, SANITARY SEWER, AND WATER STRUCTURES; CURB, ROADWAYS, AND PARKING FACILITIES.

*SEE PLANS FOR THE LOCATION OF TEMPORARY SEDIMENT BARRIERS AND OTHER EROSION CONTROL METHODS.

SOIL PARAMETERS

SOIL TYPES:

HYDROLOGIC SOIL GROUP SUMMARY		
SOIL TYPE	SOIL NAME	SOIL RATING
5	CANDLER FINE SAND 5-12% SLOPES	A
6	CANDLER-APOPKA FINE SANDS	A

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. PROVIDE INITIAL GRADING AS REQUIRED
4. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
5. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
6. INSTALL BASE TO ROAD AND PARKING AREAS
7. FINISH GRADING ENTIRE SITE
8. CONSTRUCT FINAL PAVING
9. REMOVE ACCUMULATED SEDIMENT
10. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

TIMING OF CONTROL MEASURES

THE INSTALLATION OF SILT FENCE (AND OTHER EROSION CONTROL MEASURES), A STABILIZED ENTRANCE AND SEDIMENT BASIN SHALL OCCUR PRIOR TO CLEARING AND GRUBBING ACTIVITY. AFTER CONSTRUCTION IS COMPLETE, THE ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE AREAS SHALL BE REGRADED AND PERMANENTLY STABILIZED AS SHOWN ON THE PLANS.

EROSION AND SEDIMENT CONTROLS

BEST MANAGEMENT PRACTICES SHALL BE USED FOR THIS PROJECT TO CONTROL EROSION AND TURBIDITY CAUSED BY STORM WATER RUN-OFF. THE LOCATION AND DETAILS OF EROSION CONTROL METHODS ARE SHOWN ON THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR PLACING AND MAINTAINING THESE CONTROL METHODS AS SHOWN ON THE PLANS OR AS REQUIRED. HE/SHE SHALL ALSO PROVIDE THE REQUIRED EROSION PROTECTION AS REQUIRED BY LOCAL, STATE AND FEDERAL LAW.

STORM WATER MANAGEMENT

STORM WATER COLLECTION SHALL BE PROVIDED BY CATCH BASINS. THE SITE WILL DISCHARGE TO THE EXISTING STORMWATER MANAGEMENT POND FOR TREATMENT AND ATTENUATION.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION - TOPSOIL STOCK PILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE, SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST CONSTRUCTION ACTIVITY IN THAT AREA. THE TEMPORARY SEED REQUIRED CAN BE FOUND IN TABLE 1.65 A OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, WHERE SOILS ARE ACIDIC 2 TONS OF PULVERIZED AGRICULTURAL LIMESTONE SHOULD BE ADDED PER ACRE AND 450 POUNDS OF 10-20-20 FERTILIZER SHALL BE APPLIED TO EACH ACRE. AFTER SEEDING, EACH AREA SHALL BE IMMEDIATELY MULCHED WITH STRAW OR EQUIVALENT EQUAL. AREAS OF THE SITE WHICH ARE TO BE PAVED SHALL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILE AND STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED.

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY. ALL RETENTION/DETENTION BASINS SHALL BE SODDED AT LEAST TO THE NORMAL WATER LINE. ALL EXPOSED AREAS WITHIN PUBLIC RIGHTS-OF-WAY SHALL BE SOLID SODDED, OTHER AREAS WITH SLOPES STEEPER THAN 4:1 SHALL BE SODDED.

STRUCTURAL PRACTICES:

EARTH DIKE - IF REQUIRED, AN EARTH DIKE SHALL BE CONSTRUCTED ALONG THE SITE PERIMETER. A PORTION OF THE DIKE SHALL DIVERT RUN-ON AROUND THE CONSTRUCTION SITE. THE REMAINING PORTION OF THE DIKE SHALL COLLECT RUNOFF FROM THE DISTURBED AREA AND DIRECT THE RUNOFF TO THE SEDIMENT BASIN.

SEDIMENT BASIN - A SEDIMENT BASIN SHALL BE CONSTRUCTED IN THE COMMON DRAINAGE AREA FOR THE SITE. ALL SEDIMENT COLLECTED IN THE BASIN MUST BE REMOVED FROM THE BASIN UPON COMPLETION OF CONSTRUCTION. SEDIMENT FROM THE BASIN MAY BE USED AS FILL ON THE SITE IF IT IS SUITABLE SOIL.

WASTE DISPOSAL

WASTE MATERIALS - ALL WASTE MATERIALS SHALL BE COLLECTED AND STORED IN A METAL DUMPSTER WITH A SECURE LID IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE SHALL BE DEPOSITED IN THE DUMPSTER. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITIES TO HAVE THE DUMPSTER EMPTIED AT LEAST TWICE A WEEK AND THE WASTE TAKEN TO AN APPROPRIATE LANDFILL. NO CONSTRUCTION WASTE MATERIALS SHALL BE BURIED ON SITE. THE SUPERINTENDENT SHALL ORGANIZE TRAINING FOR THE EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH WASTE MATERIALS. THE SUPERINTENDENT SHALL BE RESPONSIBLE FOR POSTING AND ENFORCING WASTE MATERIAL PROCEDURES.

HAZARDOUS WASTE - HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS OR AS DIRECTED BY THE MANUFACTURER. THE SUPERINTENDENT SHALL ORGANIZE THE PROPER TRAINING FOR EMPLOYEES IN THE PROPER PRACTICES WHEN DEALING WITH HAZARDOUS WASTE MATERIALS. THESE PROCEDURES SHALL BE POSTED ON THE SITE. THE PERSON WHO MANAGES THE SITE SHALL BE RESPONSIBLE FOR ENFORCING THE PROCEDURES.

SANITARY WASTE - SANITARY WASTE SHALL BE COLLECTED AND DISPOSED OF IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS. THE SUPERINTENDENT SHALL COORDINATE WITH THE LOCAL UTILITY FOR COLLECTION OF THE SANITARY WASTE AT LEAST THREE TIMES A WEEK TO PREVENT SPILLAGE ONTO THE SITE.

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE CONTRACTOR SHALL PROMPTLY REMOVE ALL MUD, DIRT, OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES, DUE TO CONSTRUCTION. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

DUST & DEBRIS CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED BY THE EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMBANKMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER. INSTALL MULCH, SEED, SOD, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER.
DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THE PROJECT SITE.

ITEMS REQUIRING POLLUTION PREVENTION

THE FOLLOWING ITEMS ARE EXPECTED TO BE PRESENT ON THE PROJECT SITE:

-ASPHALT
-CONCRETE
-FERTILIZERS
-METAL PIECES
-PETROLEUM BASED PRODUCTS
-TAR
-CLEANING SUPPLIES
-DETERGENTS
-MASONARY BLOCK/BRICKS
-PAINT
-WOOD

THE FOLLOWING ARE NON-STORM WATER SOURCES THAT WILL BE ENCOUNTERED AT THE SITE AND SHOULD BE DIRECTED TO THE SEDIMENT BASIN PRIOR TO DISCHARGE:

-UNCONTAMINATED GROUNDWATER EXPOSED DURING EXCAVATION
-WATER FROM WATER LINE FLUSHING
-PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).

SPILL PREVENTION AND CONTROL

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORM WATER RUNOFF.

GOOD HOUSEKEEPING

-SUPERINTENDENT SHALL INSPECT PROJECT AREA DAILY FOR PROPER STORAGE, USE, AND DISPOSAL OF CONSTRUCTION MATERIALS.

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

-ALL CONSTRUCTION MATERIALS STORED SHALL BE ORGANIZED AND IN THE PROPER CONTAINER AND IF POSSIBLE, STORED UNDER A ROOF OR PROTECTIVE COVER.

-PRODUCTS SHALL NOT BE MIXED UNLESS DIRECTED BY THE MANUFACTURER.

-ALL PRODUCTS SHALL BE USED AND DISPOSED OF ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

HAZARDOUS PRODUCTS

-MATERIALS SHOULD BE KEPT IN ORIGINAL CONTAINER WITH LABELS UNLESS THE ORIGINAL CONTAINERS CANNOT BE RESEALED. IF ORIGINAL CONTAINERS CANNOT BE USED, LABELS AND PRODUCT INFORMATION SHALL BE SAVED.

-PROPER DISPOSAL PRACTICES SHALL ALWAYS BE FOLLOWED IN ACCORDANCE WITH MANUFACTURER AND LOCAL/STATE REGULATIONS.

PRODUCT SPECIFIC PRACTICES

-PETROLEUM PRODUCTS MUST BE STORED IN PROPER CONTAINERS AND CLEARLY LABELED. VEHICLES CONTAINING PETROLEUM PRODUCTS SHALL BE PERIODICALLY INSPECTED FOR LEAKS. PRECAUTIONS SHALL BE TAKEN TO AVOID LEAKAGE OF PETROLEUM PRODUCTS ON SITE.

-THE MINIMUM AMOUNT OF FERTILIZER SHALL BE USED AND MIXED INTO THE SOIL IN ORDER TO LIMIT EXPOSURE TO STORM WATER. FERTILIZERS SHALL BE STORED IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

-PAINT CONTAINERS SHALL BE SEALED AND STORED WHEN NOT IN USE. EXCESS PAINT MUST BE DISPOSED OF IN AN APPROVED MANNER.

-CONCRETE TRUCKS SHALL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE.

SPILL CONTROL PRACTICES

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

-SPILL CLEANUP INFORMATION SHALL BE POSTED ON SITE TO INFORM EMPLOYEES ABOUT CLEANUP PROCEDURES AND RESOURCES.

-THE FOLLOWING CLEAN-UP EQUIPMENT MUST BE KEPT ON-SITE NEAR THE MATERIAL STORAGE AREA: GLOVES, MOPS, RAGS, BROOMS, DUST PANS, SAND, SAWDUST, LIQUID ABSORBER, GOGGLES, AND TRASH CONTAINERS.

-ALL SPILLS SHALL BE CLEANED UP AS SOON AS POSSIBLE.

-WHEN CLEANING A SPILL, THE AREA SHOULD BE WELL VENTILATED AND THE EMPLOYEE SHALL WEAR PROPER PROTECTIVE COVERING TO PREVENT INJURY.

-TOXIC SPILLS MUST BE REPORTED TO THE PROPER AUTHORITY REGARDLESS OF THE SIZE OF THE SPILL.

-AFTER A SPILL, THE PREVENTION PLAN SHALL BE REVIEWED AND CHANGED TO PREVENT FURTHER SIMILAR SPILLS FROM OCCURRING. THE CAUSE OF THE SPILL, MEASURES TO PREVENT IT, AND HOW TO CLEAN THE SPILL UP SHALL BE RECORDED.

-THE SUPERINTENDENT SHALL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR AND IS RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS. THE SUPERINTENDENT ALSO OVERSEES THE SPILL PREVENTION PLAN AND SHALL BE RESPONSIBLE FOR EDUCATING THE EMPLOYEES ABOUT SPILL PREVENTION AND CLEANUP PROCEDURES.

MAINTENANCE AND INSPECTION PRACTICES

THE FOLLOWING ARE MAINTENANCE AND INSPECTION PRACTICES THAT SHALL BE COMPLETED BY THE CONTRACTOR:

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED DAILY AND AFTER EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE KEPT IN GOOD CONDITION. REPAIRS MUST BE MADE WITHIN 24 HOURS OF REPORT.

-THE SILT FENCE SHALL BE INSPECTED PERIODICALLY FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

-THE SILT FENCE SHALL BE CLEARED OF SEDIMENT WHEN SEDIMENT MEASURES ONE-THIRD THE HEIGHT OF THE FENCE.

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED MONTHLY FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED MONTHLY. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

-ALL SEEDING SHALL BE CHECKED FOR PROPER GROWTH AND UNIFORMITY. UNSTABALIZED AREAS SHALL BE RE-SODDED.

-A MAINTENANCE REPORT SHALL BE COMPLETED DAILY AFTER EACH INSPECTION OF THE SEDIMENT AND EROSION CONTROL METHODS. THE REPORTS SHALL BE FILED IN AN ORGANIZED MANNER AND RETAINED ON-SITE DURING CONSTRUCTION. AFTER CONSTRUCTION IS COMPLETED, THE REPORTS SHALL BE SAVED FOR AT LEAST THREE YEARS. THE REPORTS SHALL BE AVAILABLE FOR ANY AGENCY THAT HAS JURISDICTION OVER EROSION CONTROL.

-THE SUPERINTENDENT SHALL ORGANIZE THE TRAINING FOR INSPECTION PROCEDURES AND PROPER EROSION CONTROL METHODS FOR EMPLOYEES THAT COMPLETE INSPECTIONS AND REPORTS.

POLLUTION PREVENTION PLAN CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNED: _____ DATE:_____

L. JORDAN DRAPER, P.E.
FLORIDA REGISTRATION NUMBER: 81928
PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

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

SIGNATURE AND DATE	NAME AND TITLE, COMPANY / ADDRESS AND TELEPHONE NUMBER	RESPONSIBILITY

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

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

LICENSED PROFESSIONAL ENGINEER L. JORDAN DRAPER LICENSE NUMBER 81928 STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 7/12/2023

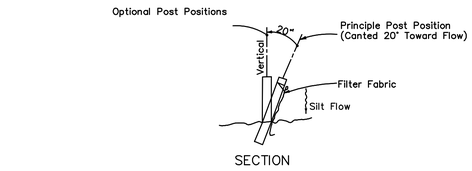
KHA PROJECT 249218001
DATE 7/12/2023
SCALE AS SHOWN
DESIGNED BY JDB
DRAWN BY JDB
CHECKED BY LJD

SWPPP

SHOPPES AT EAST SHORE MULTI-FAMILY
CITY OF APOPKA FLORIDA

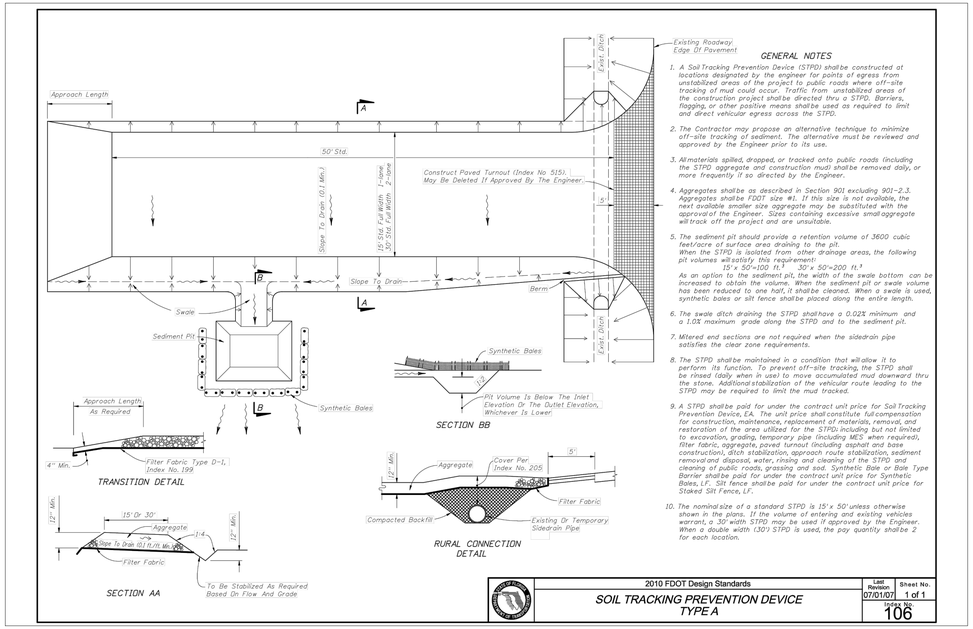
SHEET NUMBER
C2.0

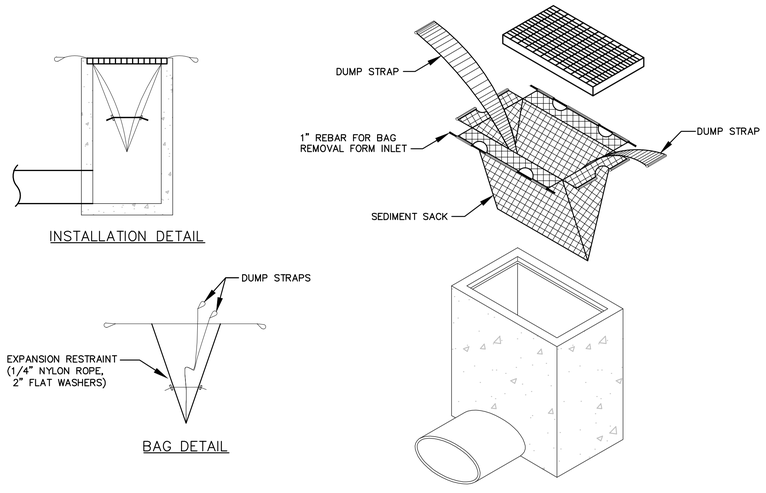
Plotted By: Sawyer Cole Sheet Set: SHOPPES AT EAST SHORE MULTI-FAMILY Layout: C2.0 — SWPPP October 16, 2023 08:23:08am K:\ORL_Civil\249218001-Shoppes at East Shore ALF\CAD\CONST\CSP\PlanSheets\C2.0 — SWPPP.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



TYPE III SILT FENCE

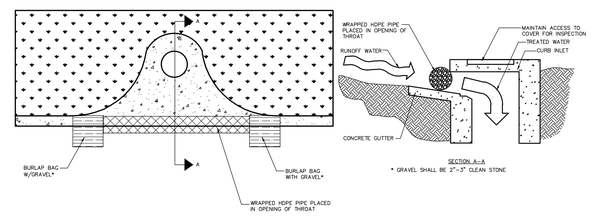
NTS





STANDARD INLET SEDIMENT CONTROL DEVICE

NTS



SOCK DRAIN INLET SEDIMENT FILTER

NTS

NOTE: THE PERFORATED PIPE MUST EXTEND AT LEAST 1' BEYOND THE CURB OPENING ON EACH SIDE AND BE ANCHORED WITH GRAVEL BAGS, OR SIMILAR, ON EACH END. A SPACER MUST BE PROVIDED FOR BETWEEN THE INLET OPENING AND THE PIPE TO ALLOW FOR OVERFLOW, PREVENT FLOODING AND TO PREVENT THE PIPE FROM FALLING INTO THE INLET.

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

Sunshine811.com

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

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

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT JORDAN DRAPER LICENSE No. 6667890
STATE OF FLORIDA LICENSED PROFESSIONAL ENGINEER JORDAN DRAPER No. 93690
PROFESSIONAL ENGINEER

KHA PROJECT	249218001
DATE	7/12/2023
SCALE	AS SHOWN
DESIGNED BY	JDB
DRAWN BY	JDB
CHECKED BY	LJD

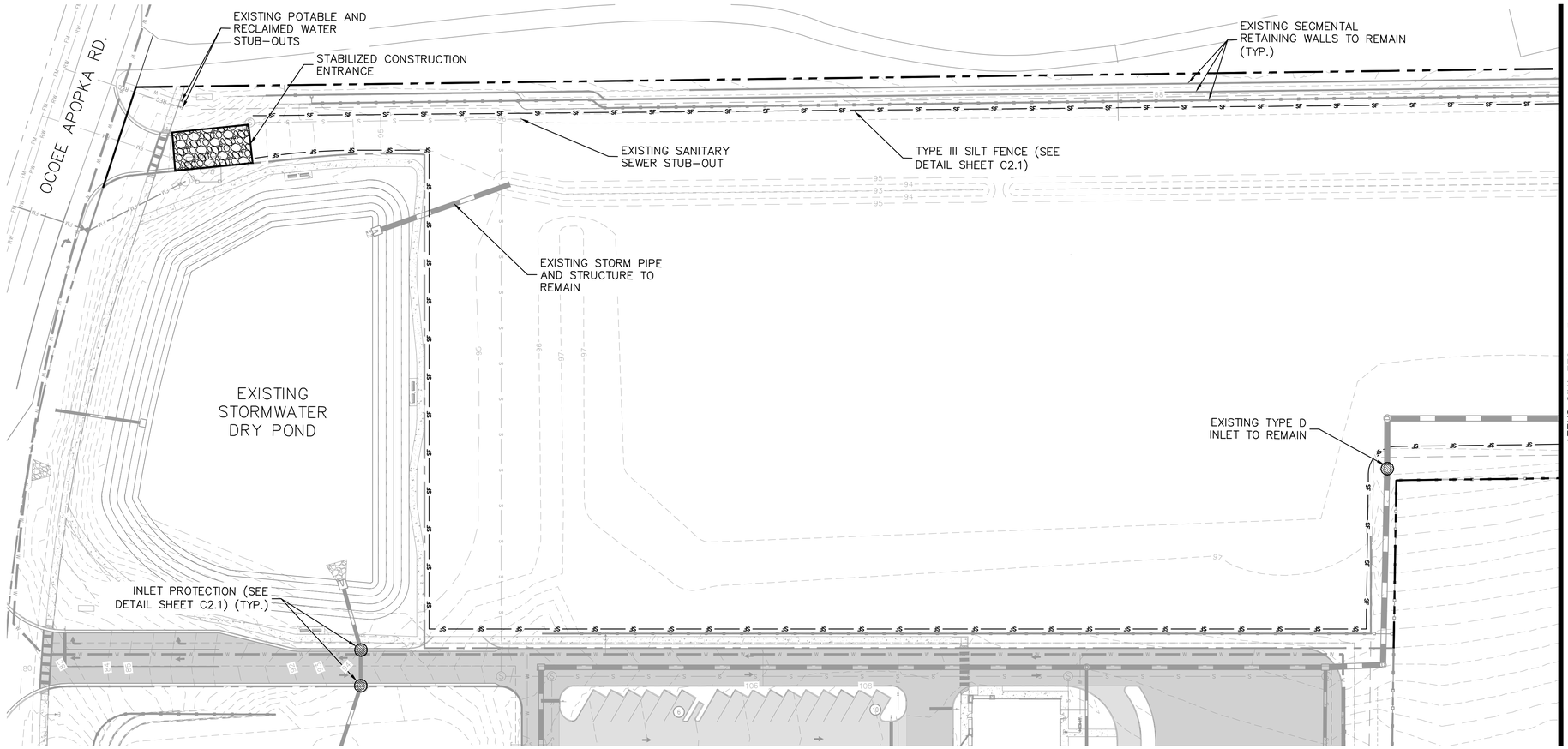
EROSION CONTROL DETAILS

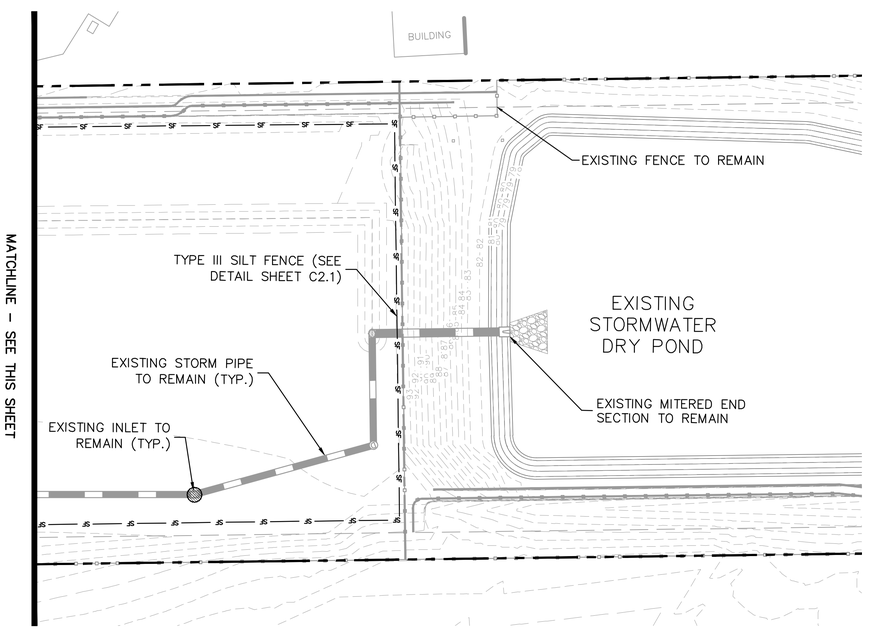
SHOPPES AT EAST SHORE
MULTI-FAMILY
CITY OF APOPKA FLORIDA

SHEET NUMBER
C2.1

Drawing name: K:\orl_civil\249218001-shoppes at east shore alt\CADD\CONST\CSP\plansheets\C2.1 - EROSION CONTROL DETAILS.dwg C2.1 - EROSION CONTROL DETAILS Oct 16, 2023 8:23am by: cole.sauer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ORL_Civil\249218001-Shoppes at East Shore AL\CADD\CONST\CSP\PlanSheets\C3.0 - EXISTING CONDITIONS PLAN.dwg C3.0 - EXISTING CONDITIONS AND DEMOLITION PLAN Oct 16, 2023 8:23am by: cole.souer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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

LEGEND

- PROPERTY LINE (TYP.)
- SF — TYPE III SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

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

LICENSED PROFESSIONAL ENGINEER
JORDAN DRAPER
LICENSE
STATE OF FLORIDA LICENSE NUMBER 88842
PROFESSIONAL ENGINEER
DATE: 10/16/2023

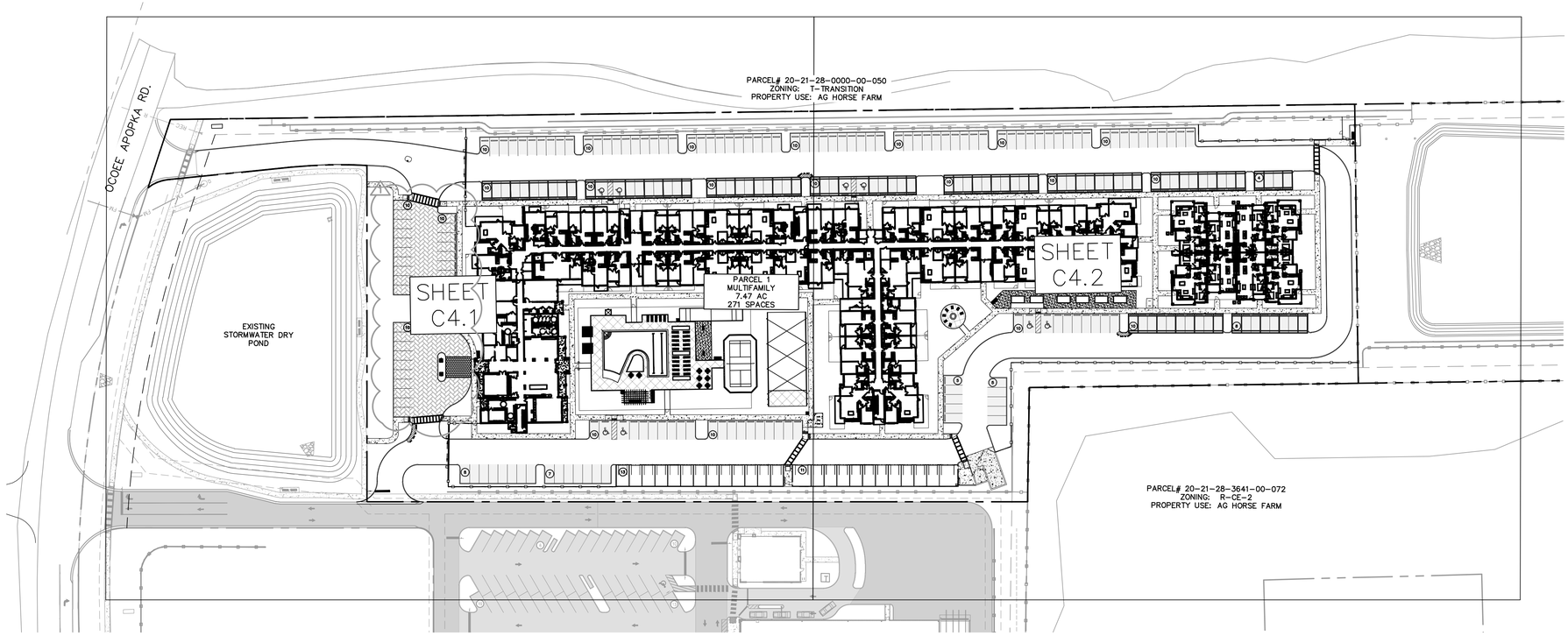
KHA PROJECT	249218001
DATE	7/12/2023
SCALE	AS SHOWN
DESIGNED BY	JDB
DRAWN BY	JDB
CHECKED BY	LJD

EXISTING CONDITIONS AND DEMOLITION PLAN

SHOPPES AT EAST SHORE
MULTI-FAMILY
CITY OF APOPKA FLORIDA

SHEET NUMBER
C3.0

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



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPERTY LINE (TYP.)
- LANDSCAPE BUFFER
- PROPOSED FENCE 6 FT ALUMINUM
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C9.0)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C9.0)
- PROPOSED CONCRETE SIDEWALK (SEE DETAIL SHEET C9.0)
- PROPOSED BELGARD PERVIOUS INTERLOCKING CONCRETE PAVERS, OR APPROVED ALTERNATIVE. SEE DETAIL C9.0
- (10) PROPOSED PARKING COUNT
- EXISTING RETAINING WALL

PARCEL 1: SITE DATA:

PARCEL ACREAGE:	7.55 ACRES
PERVIOUS AREA:	2.35 ACRES
IMPERVIOUS AREA:	5.12 ACRES
IMPERVIOUS AREA %:	68.5%
MAX IMPERVIOUS AREA %:	75% PER SJRWMD PERMIT #200500-1
MAX BUILDING HEIGHT:	4 STORIES – 55'
PROPOSED BUILDING HEIGHT:	4 STORIES – 54' 1 ½"
PARKING REQUIRED:	
1 SPACE/1 BEDROOM:	124
1.35 SPACES/2 BEDROOM:	114
0.1 VISITOR SPACES/RESIDENT SPACE:	24
TOTAL PARKING REQUIRED:	262 SPACES
PARKING PROVIDED:	
STANDARD PARKING (9'x18'):	237 SPACES (1)
GARAGE PARKING:	24
ADA PARKING (12'x18'):	10 SPACES
TOTAL PARKING PROVIDED:	271 SPACES
PERVIOUS PARKING:	
REQUIRED:	20% OF PROVIDED PARKING 55 SPACES OR 8,910 SF
PROVIDED:	11,414 SF
BIKE PARKING:	
PROVIDED:	16 SPACES

FENCES:
SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA LDC SECTION 5.5.

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

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

NOTES:

1. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
3. THIS DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
4. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT IS TO BE HEAVY DUTY ASPHALT UNLESS OTHERWISE NOTED ON THE PLANS.

THE SHOPPES AT EAST SHORE PD DATA:

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

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

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

PUBLIC OPEN SPACE CALCULATIONS (OVERALL PD):

PARCEL	LAND USE	GROSS AREA (AC)	WETLAND/ WATER (AC)	DEVELOPABLE AREA (AC)	OPEN SPACE REQ'D %	OPEN SPACE REQ'D AC	OPEN SPACE PROVIDED PARK/REC/ OPEN/LA	OPEN SPACE PROVIDED AMENITIZED STORM	OPEN SPACE PROVIDED TOTAL
1	RESIDENTIAL	7.55	0.00	7.55	30%	2.27	2.35	0.00	2.35
2	COMMERCIAL	1.26	0.00	1.26	20%	0.25	(1)	0.00	(1)
3	COMMERCIAL	1.35	0.00	1.35	20%	0.27	(1)	0.00	(1)
4	COMMERCIAL	2.07	0.00	2.07	20%	0.41	(1)	0.00	(1)
5	COMMERCIAL	15.79	0.00	15.09	20%	3.02	3.78	1.07	4.85
TOTAL		**28.02**	**0.00**	**27.32**		**6.22**	(1)	**1.07**	(1)

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

Green Building Standards		
Minimum Points Required	4	4.0 points required for Residential Developments 30 units or more.
Item	Points	Notes
Development in the MU-ES: Mixed-Use East Shore District	1	
Additional 5% bicycle parking	4	0.5 per additional 5%
		40% additional
Elevate new and/or existing structures more than 3 feet above base flood elevation (BFE)	15	0.50 per foot above BFE 30..64 FEET ABOVE BFE
Total Recommended Potential Points	4	

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

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	06/07/2023	CS

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

LICENSED PROFESSIONAL ENGINEER LICENSE # 71 JORDAN D. RAPER STATE OF FLORIDA PROFESSIONAL ENGINEER DATE: 07/12/2023

KHA PROJECT 249218001
DATE 7/12/2023
SCALE AS SHOWN
DESIGNED BY JDB
DRAWN BY JDB
CHECKED BY LJD

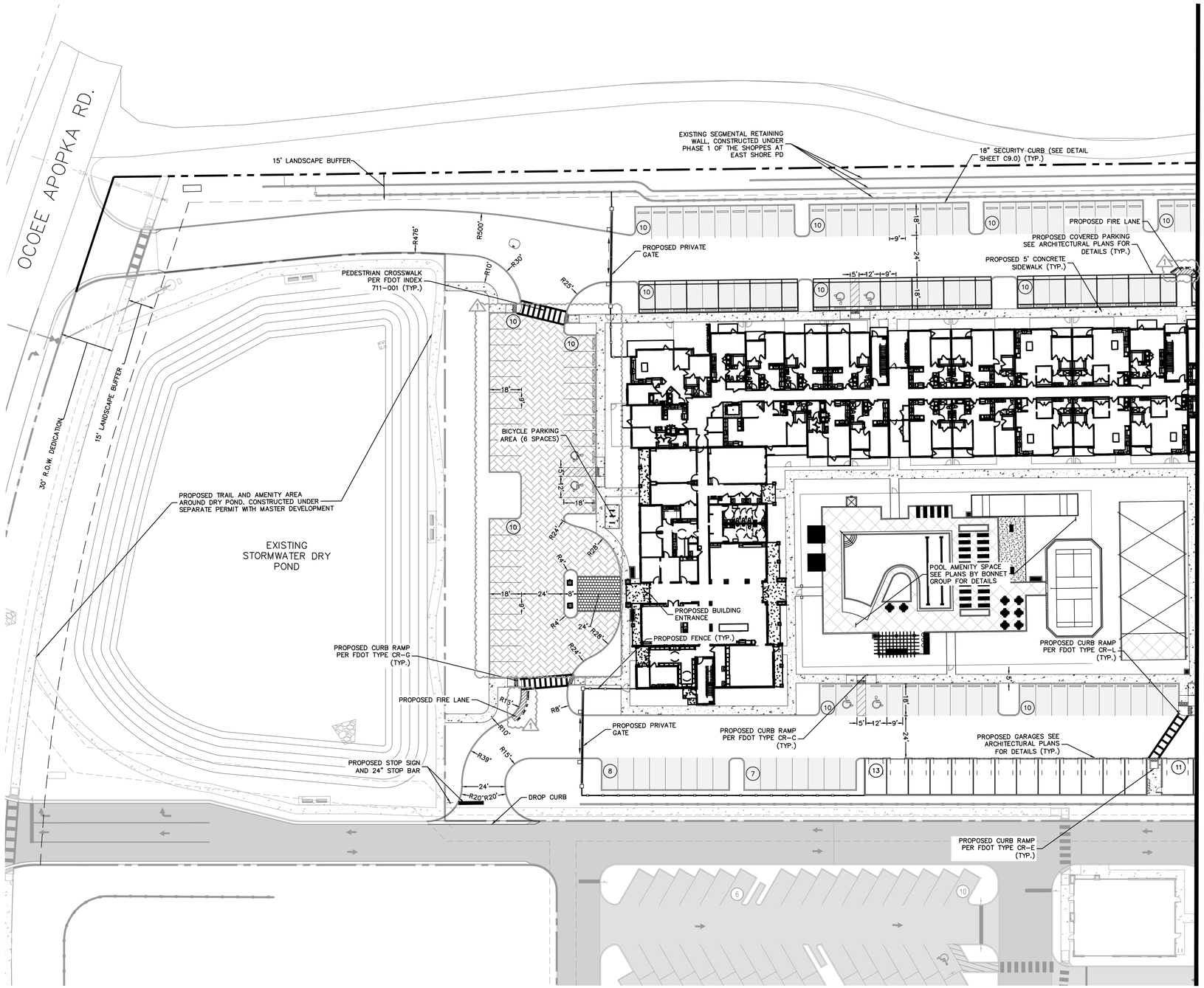
OVERALL SITE PLAN

SHOPPES AT EAST SHORE MULTI-FAMILY

CITY OF APOPKA FLORIDA

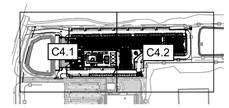
SHEET NUMBER
C4.0

Drawing name: K:\ORL_Civil\249218001-Shoppes at East Shore ALF\CADD\CONST\CSP\PlanSheets\C4.0 - OVERALL SITE PLAN.dwg C4.0 - OVERALL SITE PLAN Oct 16, 2023 8:23am by: cole.sauer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 500'

LEGEND

- PROPERTY LINE (TYP.)
- LANDSCAPE BUFFER
- PROPOSED FENCE 6 FT ALUMINUM
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT SEE DETAIL C9.0
- PROPOSED CONCRETE SIDEWALK SEE DETAIL C9.0
- PROPOSED HEAVY DUTY CONCRETE SEE DETAIL C9.0
- PROPOSED BELGARD PERVIOUS INTERLOCKING CONCRETE PAVERS, OR APPROVED ALTERNATIVE. SEE DETAIL C9.0
- (10) PROPOSED PARKING COUNT
- EXISTING RETAINING WALL

GENERAL NOTES:

1. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
3. THIS DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
4. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT IS TO BE HEAVY DUTY ASPHALT UNLESS OTHERWISE NOTED ON THE PLANS.

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

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	06/07/2023	CS

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

LICENSED PROFESSIONAL ENGINEER
LICENSE
JORDAN D. BRADDY, PE
STATE OF FLORIDA
FLORIDA LICENSE NUMBER 88961
PROFESSIONAL ENGINEER
DATE: 7/12/2023

KHA PROJECT 249218001
DATE 7/12/2023
SCALE AS SHOWN
DESIGNED BY JDB
DRAWN BY JDB
CHECKED BY LJD

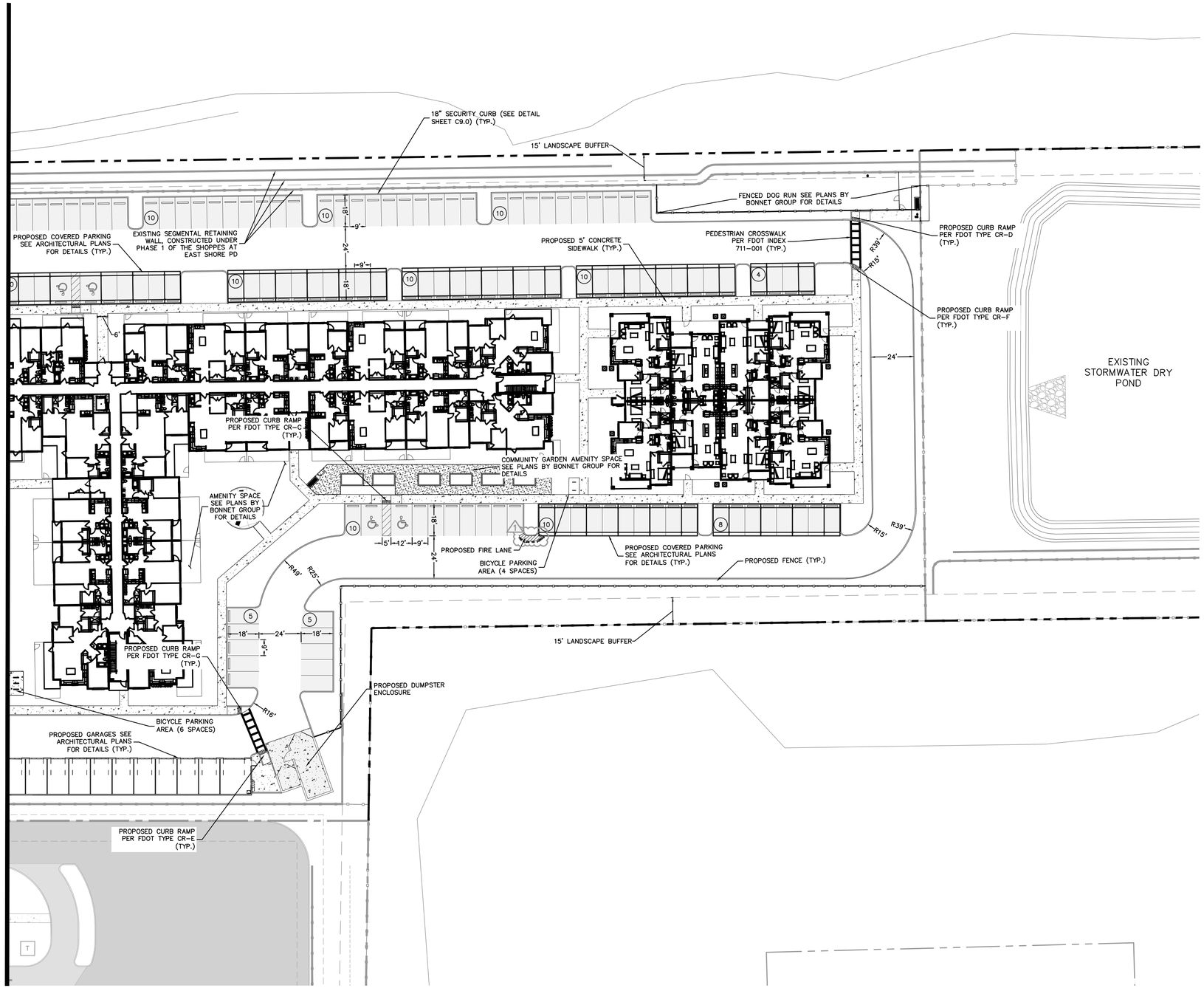
SITE PLAN

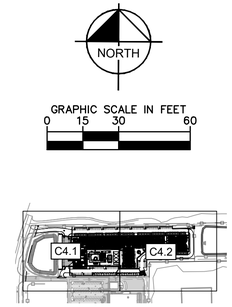
SHOPPES AT EAST SHORE MULTI-FAMILY

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.1

Drawing name: K:\ORL_Civil\249218001-Shoppes at East Shore ALF\CADD\CONST\CSP\PlanSheets\C4.1 - SITE PLAN.dwg C4.1 - SITE PLAN Oct 16, 2023 8:24am by: cole.sauer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





GRAPHIC SCALE IN FEET
0 15 30 60

KEY MAP
SCALE: 1" = 500'

LEGEND

- PROPERTY LINE (TYP.)
- LANDSCAPE BUFFER
- PROPOSED FENCE 6 FT ALUMINUM
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT SEE DETAIL C9.0
- PROPOSED CONCRETE SIDEWALK SEE DETAIL C9.0
- PROPOSED HEAVY DUTY CONCRETE SEE DETAIL C9.0
- PROPOSED BELGARD PERVIOUS INTERLOCKING CONCRETE PAVERS, OR APPROVED ALTERNATIVE. SEE DETAIL C9.0
- (10) PROPOSED PARKING COUNT
- EXISTING RETAINING WALL

GENERAL NOTES:

1. ALL CURB DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
3. THIS DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
4. ALL RADII TO BE 3' UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT IS TO BE HEAVY DUTY ASPHALT UNLESS OTHERWISE NOTED ON THE PLANS.

Always call 811 two full business days before you dig to have underground utilities located and marked.
SunshineSunshine811.com

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS
1	SITE PLAN REVIEW COMMENTS	09/15/23	KW

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

LICENSED PROFESSIONAL ENGINEER
JORDAN DRAPER
LICENSE NUMBER 93922
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 10/16/2023

KHA PROJECT	249218001
DATE	7/12/2023
SCALE	AS SHOWN
DESIGNED BY	JDB
DRAWN BY	JDB
CHECKED BY	LJD

SITE PLAN

SHOPPES AT EAST SHORE MULTI-FAMILY

CITY OF APOPKA FLORIDA

SHEET NUMBER
C4.2

Drawing name: K:\ORL_Civil\249218001-Shoppes at East Shore ALF\CADD\CONSTV\CSP\PlanSheets\C4.1 – SITE PLAN.dwg C4.2 – SITE PLAN Oct 16, 2023 8:24am by: cole.souer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-3	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 94.31 E. INV IN: 89.56 SE. INV IN: 91.22 W. INV OUT: 89.56
D-6	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 94.31 E. INV IN: 89.21 SE. INV IN: 91.28 W. INV OUT: 89.21

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-7	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 94.19 S. INV IN: 88.34 E. INV IN: 91.50 N. INV OUT: 88.34
D-8	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 93.50 E. INV OUT: 90.50

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
MH-2	MH TOP: 95.30 E. INV IN: 88.74 NE. INV IN: 92.63 N. INV OUT: 88.74
MH-3	MH TOP: 94.93 E. INV IN: 88.94 S. INV IN: 88.00 W. INV IN: 90.04

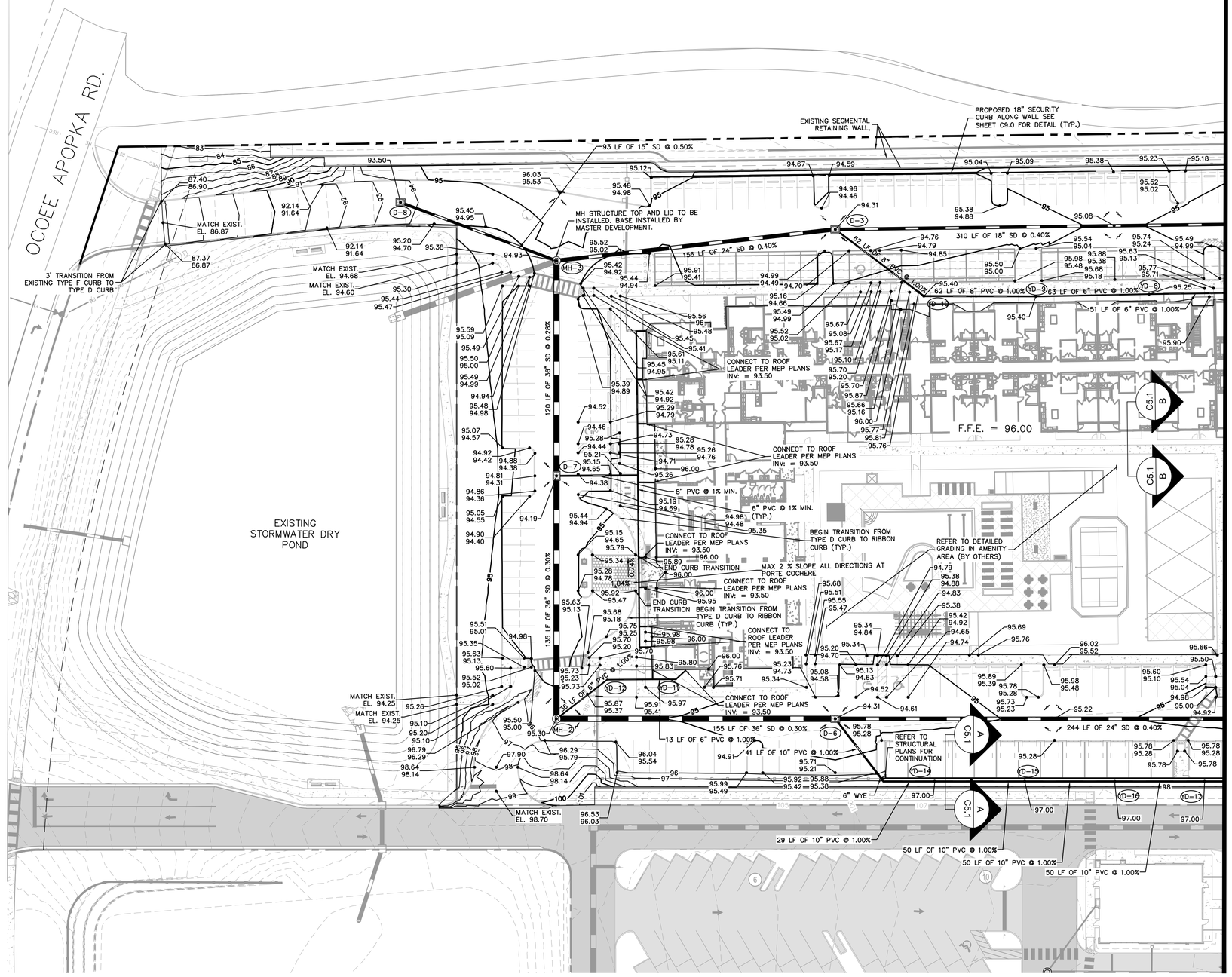
STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
YD-10	YARD DRAIN TOP: 95.40 E. INV IN: 91.83 NW. INV OUT: 91.83
YD-11	YARD DRAIN TOP: 95.25 NE. INV IN: 93.36 W. INV OUT: 93.36

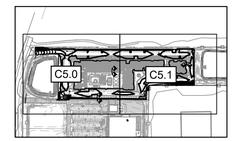
STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
YD-8	YARD DRAIN TOP: 95.25 E. INV IN: 93.09 W. INV OUT: 93.08
YD-9	YARD DRAIN TOP: 95.40 E. INV IN: 92.45 W. INV OUT: 92.46

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
YD-12	YARD DRAIN TOP: 95.15 E. INV IN: 92.98 SW. INV OUT: 92.98
YD-14	ADS IN-LINE INLET TOP: 97.00 E. INV IN: 92.01 W. INV OUT: 92.01

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
YD-15	ADS IN-LINE INLET TOP: 97.00 E. INV IN: 92.51 W. INV OUT: 92.51
YD-16	ADS IN-LINE INLET TOP: 97.00 E. INV IN: 93.01 W. INV OUT: 93.01

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
YD-17	ADS IN-LINE INLET TOP: 97.00 E. INV IN: 93.51 W. INV OUT: 93.51





KEY MAP
SCALE: 1" = 500'

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE (TYP.)
- PROPOSED STORM PIPE
- ±99.00 PROPOSED SPOT ELEVATION
- PROPOSED STORM INLET
- 100 PROPOSED CONTOUR (TYP.)
- EXISTING STORM PIPE
- EXISTING RETAINING WALL (HEIGHT VARIES)
- 100 EXISTING CONTOUR
- EXISTING STORM INLET

NOTES:

1. STORM PIPE MATERIALS SHALL BE A-2000 PVC, N-12 HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS WELL AS CITY OF APOPKA REQUIREMENTS.
2. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
3. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
4. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
7. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
8. ALL HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE IN ALL DIRECTIONS.
9. PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE.
10. CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
11. FOR EROSION CONTROL NOTES REFER TO SHEET C2.1.
12. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
13. AREA UNDER PORTE COCHERE SHALL NOT EXCEED 2.00% SLOPE IN ANY DIRECTION.

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

Sunshine811.com

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
JORDAN DRAPER
LICENSE NO. 88911
STATE OF FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT	249218001
DATE	7/12/2023
SCALE	AS SHOWN
DESIGNED BY	JDB
DRAWN BY	JDB
CHECKED BY	LJD

PAVING GRADING AND DRAINAGE PLAN

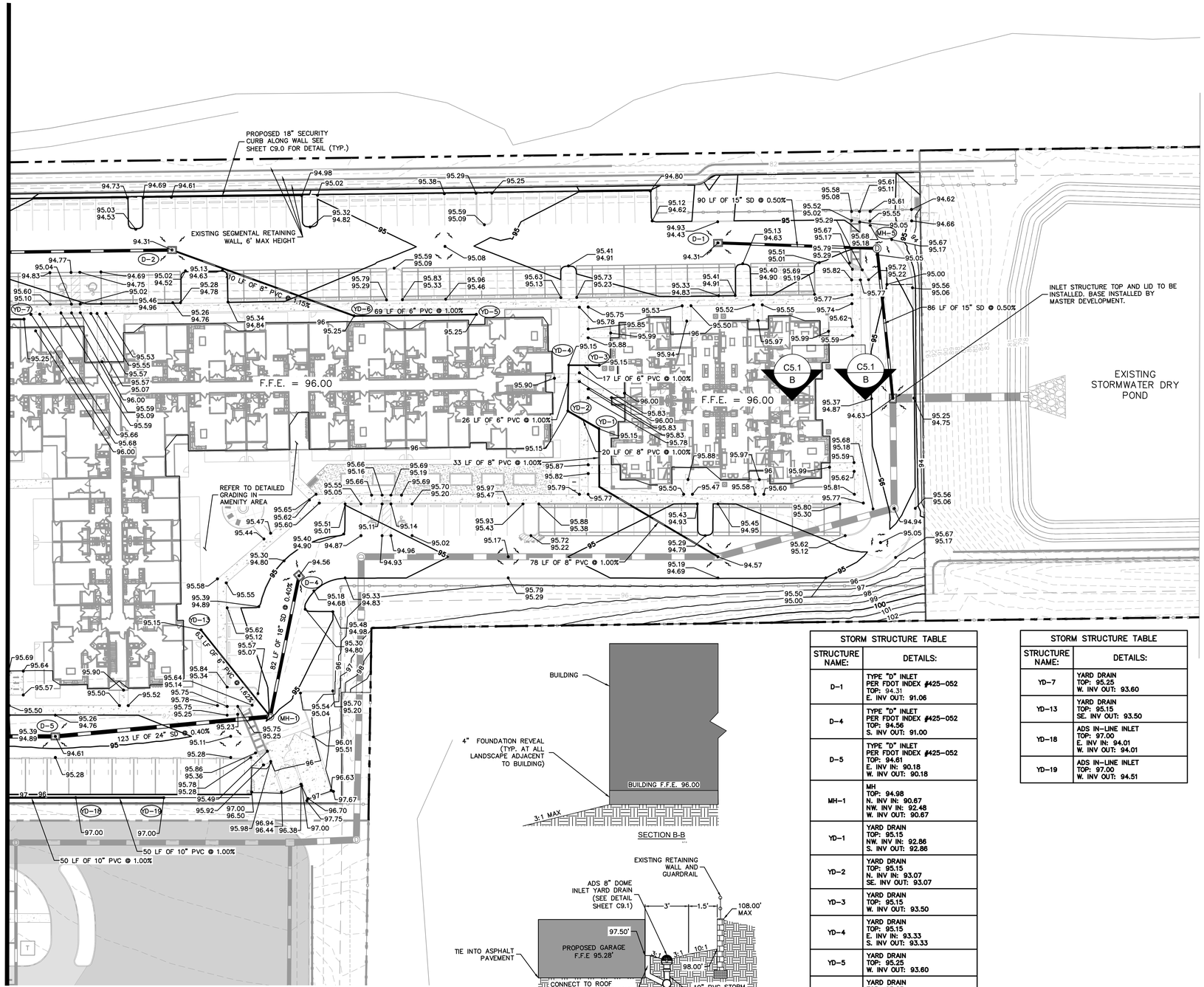
SHOPPES AT EAST SHORE MULTI-FAMILY

CITY OF APOPKA FLORIDA

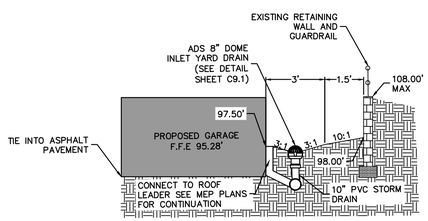
SHEET NUMBER
C5.0

Drawing name: K:\orl_civil\249218001-shoppes at east shore alt\CADD\CONST\CSP\plansheets\C5.0 - PAVING GRADING AND DRAINAGE PLAN.dwg Oct 16, 2023 8:24am by cole.sauer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\orl_civil\249218001-shoppes at east shore at\CADD\CONST\CSP\plansheets\C5.0 - PAVING GRADING AND DRAINAGE PLAN.dwg C5.1 - PAVING GRADING AND DRAINAGE PLAN Oct 16, 2023 8:25am by: cole.spuer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SECTION B-B



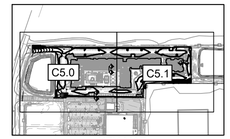
SECTION A-A

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-1	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 94.31 E. INV OUT: 91.06
D-4	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 94.56 S. INV OUT: 91.00
D-5	TYPE "D" INLET PER FDOT INDEX #425-052 TOP: 94.61 E. INV IN: 90.18 W. INV OUT: 90.18
MH-1	MH TOP: 94.98 N. INV IN: 90.67 NW. INV IN: 92.48 W. INV OUT: 90.67
YD-1	YARD DRAIN TOP: 95.15 NW. INV IN: 92.86 S. INV OUT: 92.86
YD-2	YARD DRAIN TOP: 95.15 N. INV IN: 93.07 SE. INV OUT: 93.07
YD-3	YARD DRAIN TOP: 95.15 W. INV OUT: 93.50
YD-4	YARD DRAIN TOP: 95.15 E. INV IN: 93.33 S. INV OUT: 93.33
YD-5	YARD DRAIN TOP: 95.25 W. INV OUT: 93.60
YD-6	YARD DRAIN TOP: 95.25 E. INV IN: 92.91 W. INV OUT: 92.91

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
YD-7	YARD DRAIN TOP: 95.25 W. INV OUT: 93.60
YD-13	YARD DRAIN TOP: 95.15 SE. INV OUT: 93.50
YD-18	ADS IN-LINE INLET TOP: 97.00 E. INV IN: 94.01 W. INV OUT: 94.01
YD-19	ADS IN-LINE INLET TOP: 97.00 W. INV OUT: 94.51

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 500'

LEGEND

- PROPERTY LINE (TYP.)
- PROPOSED STORM PIPE
- ±99.00 — PROPOSED SPOT ELEVATION
- PROPOSED STORM INLET
- 100 — PROPOSED CONTOUR (TYP.)
- EXISTING STORM PIPE
- EXISTING RETAINING WALL (HEIGHT VARIES)
- 100 — EXISTING CONTOUR
- EXISTING STORM INLET

NOTES:

1. STORM PIPE MATERIALS SHALL BE A-2000 PVC, N-12 HP STORM, RIGID WALL WATER TIGHT HDPE, OR RCP, AND CONFORM WITH THE LATEST EDITION OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AS WELL AS CITY OF APOPKA REQUIREMENTS.
2. CURB RAMPS ALONG PUBLIC STREETS AND IN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED BASED ON THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
3. PRIVATE CURB RAMPS ON THE SITE (I.E. OUTSIDE PUBLIC STREET RIGHT-OF-WAY) SHALL CONFORM TO ADA STANDARDS AND SHALL HAVE A DETECTABLE WARNING SURFACE THAT IS FULL WIDTH AND FULL DEPTH OF THE CURB RAMP, NOT INCLUDING FLARES.
4. ALL ACCESSIBLE ROUTES, GENERAL SITE AND BUILDING ELEMENTS, RAMPS, CURB RAMPS, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO ADA STANDARDS FOR ACCESSIBLE DESIGN, LATEST EDITION.
5. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE ACCESSIBLE PEDESTRIAN ROUTES (PER ADA AND FHA) EXIST TO AND FROM EVERY DOOR AND ALONG SIDEWALKS, ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ACCESSIBLE ROUTES. IN NO CASE SHALL AN ACCESSIBLE RAMP SLOPE EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPE EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPE EXCEED 5.0 PERCENT. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 2.0 PERCENT SLOPE IN ANY DIRECTION.
6. CONTRACTOR SHALL TAKE FIELD SLOPE MEASUREMENTS ON FINISHED SUBGRADE AND FORM BOARDS PRIOR TO PLACING PAVEMENT TO VERIFY THAT ADA SLOPE REQUIREMENTS ARE PROVIDED. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR ADA SLOPE COMPLIANCE ISSUES.
7. ALL PEDESTRIAN SIDEWALKS, PATHWAYS, AND CROSSWALKS SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE, MAX. 5.0% RUNNING SLOPE.
8. ALL HANDICAP ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED NOT TO EXCEED MAX. 2.0% CROSS SLOPE IN ALL DIRECTIONS.
9. PROPOSED GRADES TO MATCH EXISTING ELEVATIONS AT PROPERTY LINE.
10. CONTRACTOR TO FIELD VERIFY ELEVATIONS AT ALL EXISTING SIDEWALK AND ROAD CONNECTION POINTS WITH ENGINEER OF RECORD BEFORE CONSTRUCTION OF ANY IMPROVEMENTS.
11. FOR EROSION CONTROL NOTES REFER TO SHEET C2.1.
12. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
13. AREA UNDER PORTE COCHERE SHALL NOT EXCEED 2.00% SLOPE IN

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

Sunshine811.com

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
JORDAN D. DRAPER
LICENSE NO. 84961
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: 10/16/2023

KHA PROJECT 249218001
DATE 7/12/2023
SCALE AS SHOWN
DESIGNED BY JDB
DRAWN BY JDB
CHECKED BY LJD

PAVING GRADING AND DRAINAGE PLAN

SHOPPES AT EAST SHORE MULTI-FAMILY
CITY OF APOPKA FLORIDA

SHEET NUMBER
C5.1

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S-3	SANITARY MANHOLE TOP: 94.51 S. INV IN: 86.32 E. INV IN: 86.41 W. INV OUT: 86.32

Mera Apopka Utility Conflict Table

Crossing #	Top Pipe			Bottom Pipe			Clearance
	Type	Size (in)	Bottom	Type	Size (in)	Crown	(ft.)
1	Storm	15"	90.17	Sanitary	8"	85.95	4.22
2	Storm	15"	89.88	Sanitary	6"	86.28	3.60
3	Storm	42"	87.61	Sanitary	6"	86.30	1.31
4	Storm	30"	88.57	Sanitary	8"	87.57	1.00
5	Storm	6"	90.65	Sanitary	8"	88.91	1.74
6	Storm	30"	88.67	Sanitary	6"	87.67	1.00
7	Storm	6"	90.95	Sanitary	6"	89.95	1.00

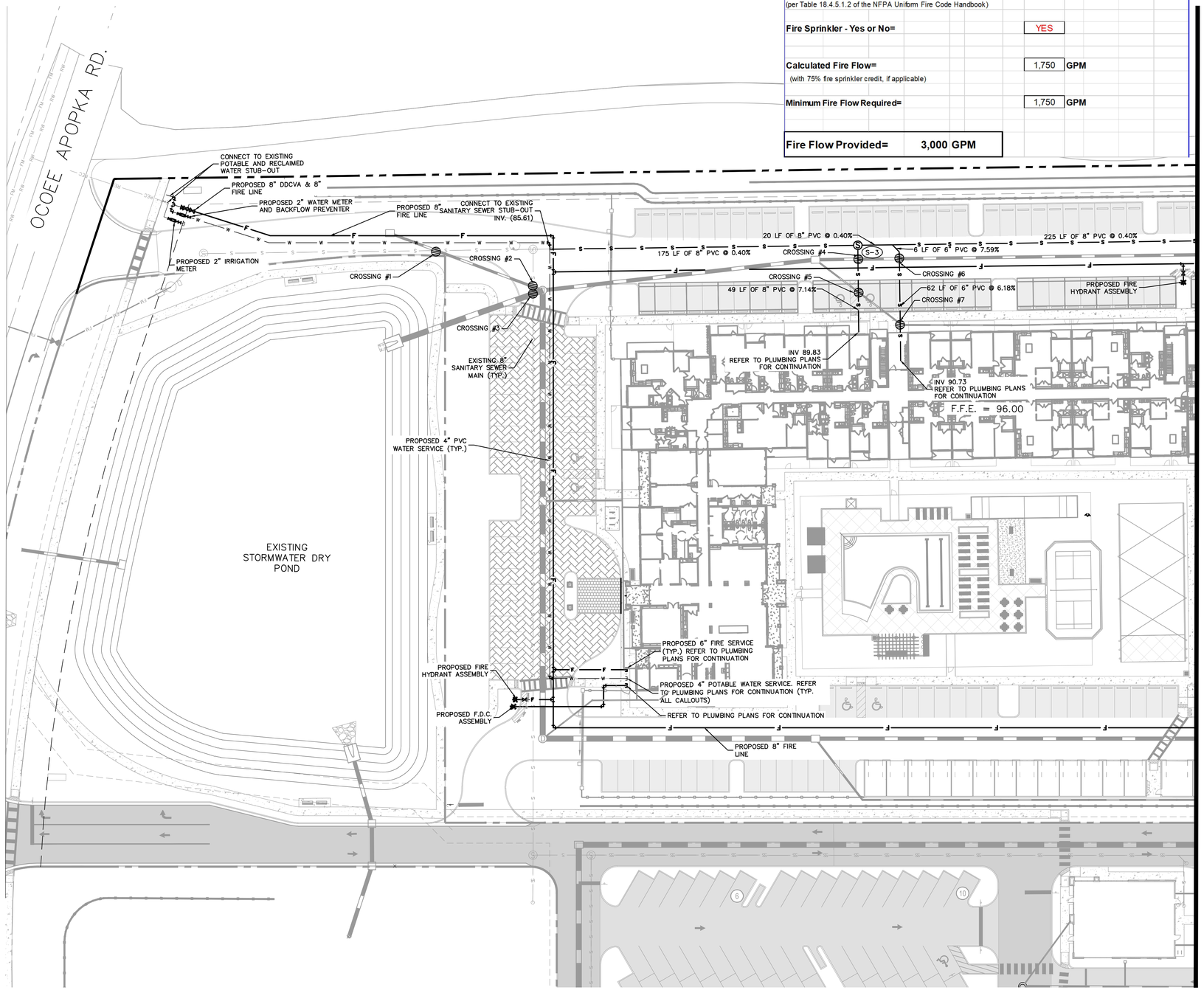
January 18, 2023
KHA Job# 249218001

Mera Apopka

Needed Fire Flow (NFF)
(per NFPA 1 Uniform Fire Code Handbook, 2018 Edition)

BUILDING 1

Building Fire Area=	259,885	**SF**
Building Type (per NFPA 220) =	V(200)	
Associated Min. Required Fire Flow= (per Table 18.4.5.1.2 of the NFPA Uniform Fire Code Handbook)	7,000	**GPM**
Fire Sprinkler - Yes or No=	YES	
Calculated Fire Flow= (with 75% fire sprinkler credit, if applicable)	1,750	**GPM**
Minimum Fire Flow Required=	1,750	**GPM**
Fire Flow Provided=	3,000 GPM	

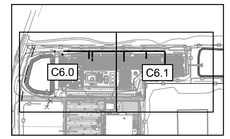


LEGEND

- PROPERTY LINE (TYP.)
- EXISTING POTABLE WATER MAIN
- EXISTING RECLAIMED WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED POTABLE WATER MAIN
- PROPOSED RECLAIMED WATER MAIN
- PROPOSED FIRE MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED F.D.C.
- PROPOSED SANITARY SEWER MANHOLE
- UTILITY CROSSING

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 500'

NOTES:

1. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. MAINTAIN A MINIMUM OF 3-FT OF COVER OVER ALL PROPOSED UTILITIES.
3. ALL WATER MAINS, AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF APOPKA SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS, TO THE MAXIMUM EXTENT, DURING INSTALLATION OF UTILITIES. IF TRAFFIC IS TO BE OBSTRUCTED CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT, MEETING PRIVATE UTILITY STANDARDS, WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS.
14. ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONSITE.
15. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
16. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
17. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
18. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
19. PRIOR TO INITIATING CONSTRUCTION, CONTACT THE CITY OF APOPKA AT (407) 703-1731 TO SCHEDULE A PRECONSTRUCTION MEETING. THE PRECONSTRUCTION MEETING CANNOT BE HELD UNTIL THE STAMPED PLANS ARE RELEASED BY THE BUILDING DEPARTMENT. CONSTRUCTION SHALL NOT BE PERMITTED WITHOUT A CITY OF APOPKA PRECONSTRUCTION MEETING AND SET OF STAMPED PLANS LOCATED ON THE PROJECT SITE.
20. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
21. PROJECT SHALL CONFORM TO FFPC 6TH EDITION (NFPA 1 AND 101 2015 EDITION)
22. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. IF REQUIRED BY FLORIDA STATUE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE "POINT OF SERVICE" AS DEFINED UNDER FLORIDA STATUE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
23. CONTRACTOR TO ENSURE THAT 36" CLEAR IS PROVIDED AROUND ALL FIRE HYDRANTS.

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

Sunshine811.com

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
JORDAN DRAPER
LICENSE NO. LA0001234
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JORDAN DRAPER
FLORIDA LICENSE NO. 0000000
DATE: 7/12/2023

KHA PROJECT	249218001
DATE	7/12/2023
SCALE	AS SHOWN
DESIGNED BY	JDB
DRAWN BY	JDB
CHECKED BY	LJD

UTILITY PLAN

SHOPPES AT EAST SHORE
MULTI-FAMILY
CITY OF APOPKA FLORIDA

SHEET NUMBER
C6.0

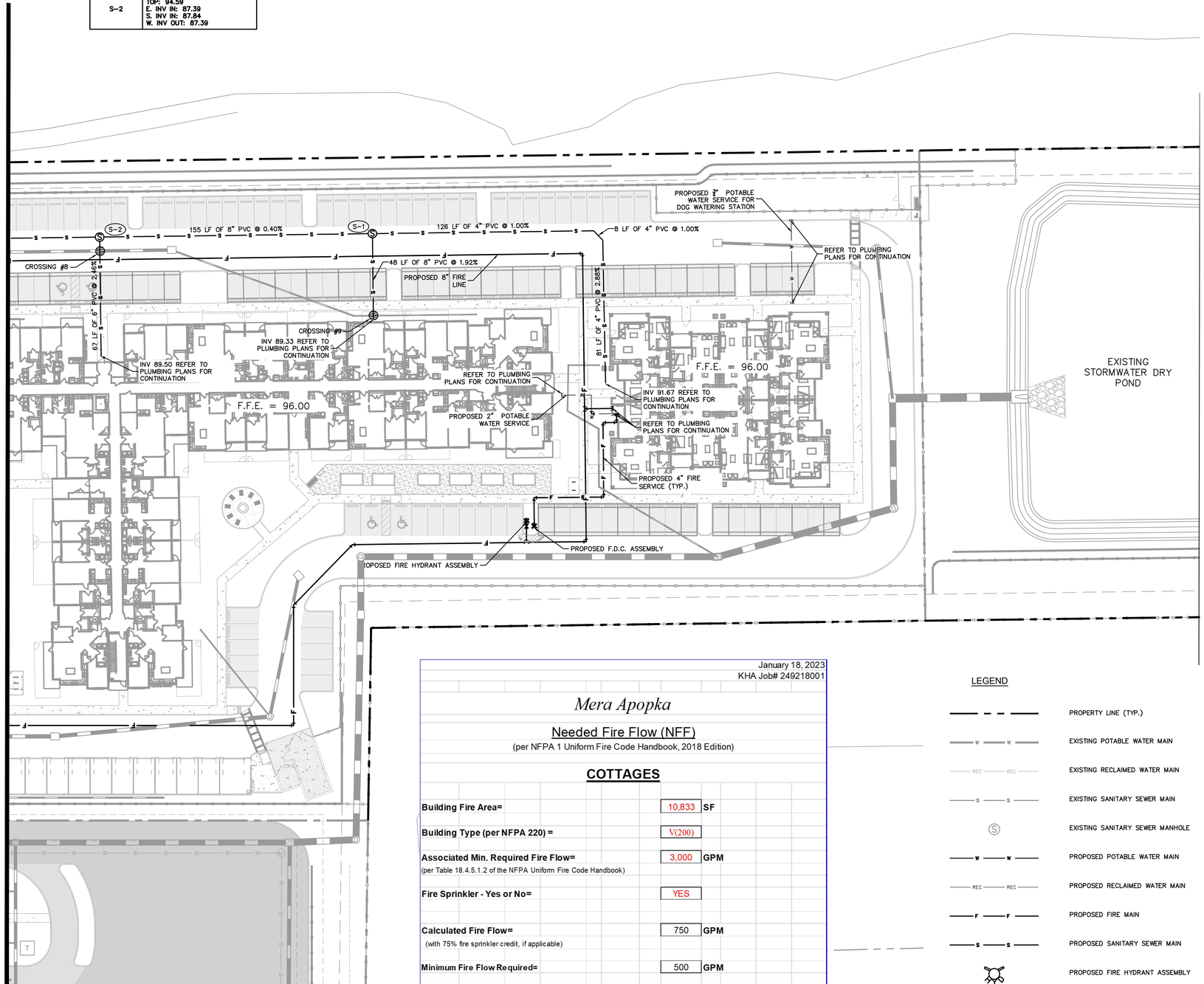
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ORL_Civil\249218001-Shoppes at East Shore ALF\CADD\CONST\CSP\PlanSheets\C6.0 - UTILITY PLAN.dwg C6.0 - UTILITY PLAN Oct 16, 2023 8:25am by: cole.squer

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S-1	SANITARY MANHOLE TOP: 94.96 S. INV IN: 88.41 E. INV IN: 88.01 W. INV OUT: 88.01
S-2	SANITARY MANHOLE TOP: 94.59 E. INV IN: 87.39 S. INV IN: 87.84 W. INV OUT: 87.39

Mera Apopka Utility Conflict Table

Crossing #	Top Pipe			Bottom Pipe			Clearance
	Type	Size (in)	Bottom	Type	Size (in)	Crown	(ft.)
8	Storm	30"	89.55	Sanitary	6"	88.55	1.00
9	Storm	12"	91.20	Sanitary	6"	90.00	1.20



January 18, 2023
KHA Job# 249218001

Mera Apopka

Needed Fire Flow (NFF)
(per NFPA 1 Uniform Fire Code Handbook, 2018 Edition)

COTTAGES

Building Fire Area=	10,833	**SF**
Building Type (per NFPA 220) =	V(200)	
Associated Min. Required Fire Flow= (per Table 18.4.5.1.2 of the NFPA Uniform Fire Code Handbook)	3,000	**GPM**
Fire Sprinkler - Yes or No=	YES	
Calculated Fire Flow= (with 75% fire sprinkler credit, if applicable)	750	**GPM**
Minimum Fire Flow Required=	500	**GPM**
Fire Flow Provided=	**1,000 GPM**	

LEGEND

- PROPERTY LINE (TYP.)
- EXISTING POTABLE WATER MAIN
- EXISTING RECLAIMED WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED POTABLE WATER MAIN
- PROPOSED RECLAIMED WATER MAIN
- PROPOSED FIRE MAIN
- PROPOSED SANITARY SEWER MAIN
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED F.D.C.
- PROPOSED SANITARY SEWER MANHOLE
- UTILITY CROSSING

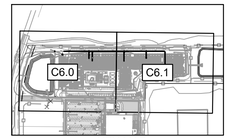
NOTES:

1. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED UNLESS OTHERWISE NOTED.
2. MAINTAIN A MINIMUM OF 3-FT OF COVER OVER ALL PROPOSED UTILITIES.
3. ALL WATER MAINS, AND DOMESTIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
4. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
5. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
6. CONTRACTOR TO CALL "SUNSHINE STATE ONE CALL OF FLORIDA" (1-800-432-4770) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE CITY OF APOPKA SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS, TO THE MAXIMUM EXTENT, DURING INSTALLATION OF UTILITIES. IF TRAFFIC IS TO BE OBSTRUCTED CONTRACTOR SHALL COORDINATE TRAFFIC CONTROL PLAN WITH THE LOCAL MUNICIPALITY.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE PLUMBING PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. ELECTRIC, TELEPHONE, AND OTHER DRY UTILITIES SHALL BE PLACED WITHIN CONDUIT, MEETING PRIVATE UTILITY STANDARDS, WHEN ROUTE CROSSES PAVED DRIVES AND PARKING AREAS.
14. ALL UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE INSTALLED, COMPLETED AND IN SERVICE PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ONSITE.
15. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
16. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
17. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
18. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
19. PRIOR TO INITIATING CONSTRUCTION, CONTACT THE CITY OF APOPKA AT (407) 703-1731 TO SCHEDULE A PRECONSTRUCTION MEETING. THE PRECONSTRUCTION MEETING CANNOT BE HELD UNTIL THE STAMPED PLANS ARE RELEASED BY THE BUILDING DEPARTMENT. CONSTRUCTION SHALL NOT BE PERMITTED WITHOUT A CITY OF APOPKA PRECONSTRUCTION MEETING AND SET OF STAMPED PLANS LOCATED ON THE PROJECT SITE.
20. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA MAINS.
21. PROJECT SHALL CONFORM TO FFPC 6TH EDITION (NFPA 1 AND 101 2015 EDITION)
22. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE OFFICE OF THE FIRE MARSHAL. IF REQUIRED BY FLORIDA STATUE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS MUST SHOW ALL UNDERGROUND FIRE LINES AND COMPONENTS STARTING FROM THE 'POINT OF SERVICE' AS DEFINED UNDER FLORIDA STATUE 633.102. THE DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.
23. CONTRACTOR TO ENSURE THAT 36" CLEAR IS PROVIDED AROUND ALL FIRE HYDRANTS.

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

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60



KEY MAP
SCALE: 1" = 500'

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

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

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
JORDAN DRAPER
LICENSE NUMBER 6667
STATE OF FLORIDA
REGISTERED
PROFESSIONAL
DATE: 10/16/2023

KHA PROJECT	249218001
DATE	7/12/2023
SCALE	AS SHOWN
DESIGNED BY	JDB
DRAWN BY	JDB
CHECKED BY	LJD

UTILITY PLAN

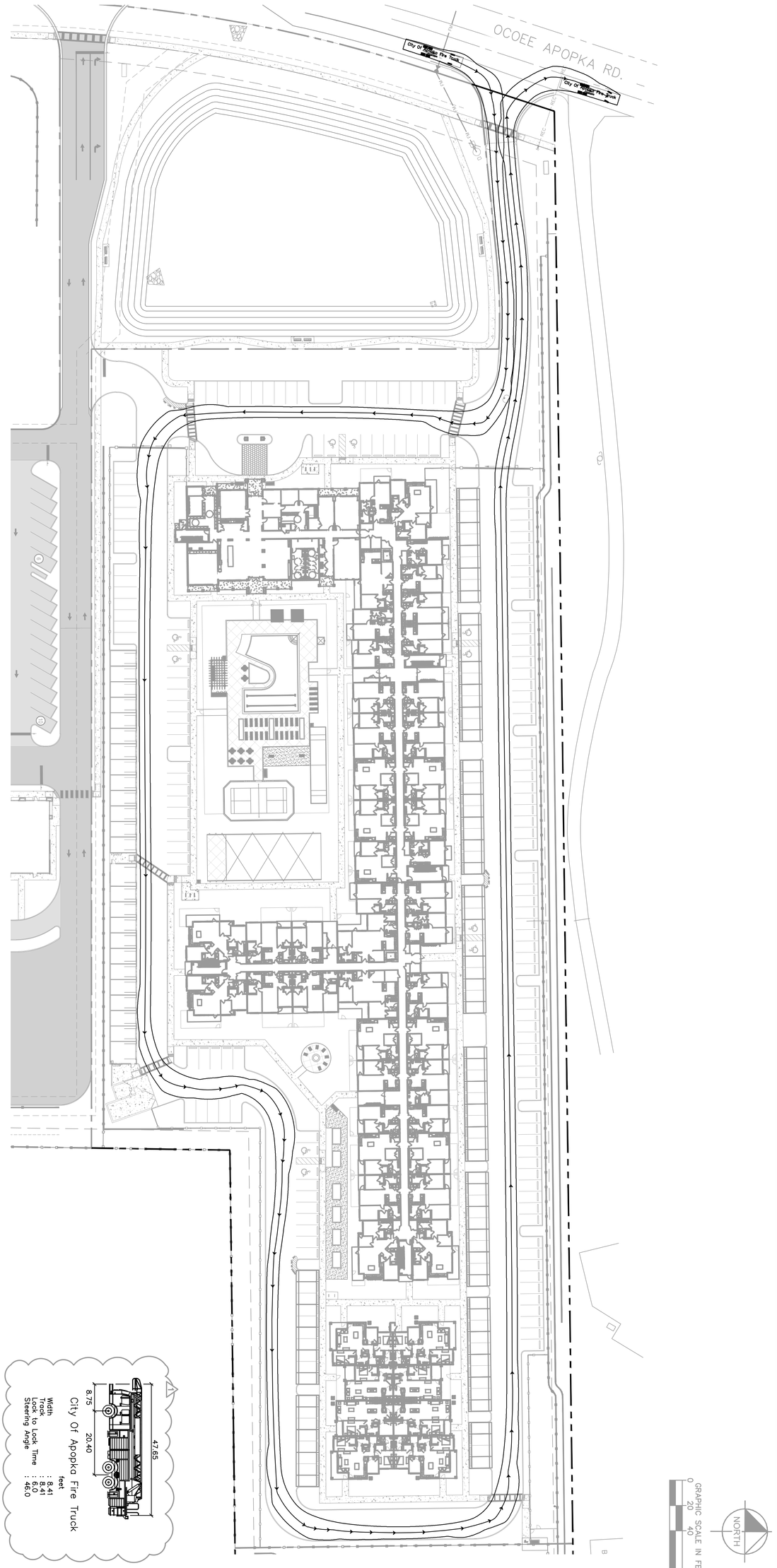
SHOPPES AT EAST SHORE
MULTI-FAMILY
CITY OF APOPKA FLORIDA

SHEET NUMBER
C6.1

Drawing name: K:\ORL_Civil\249218001-Shoppes at East Shore ALF\CADD\CONST\CSP\PlanSheets\C6.0 - UTILITY PLAN.dwg C6.1 - UTILITY PLAN Oct 16, 2023 8:26am by: cole.sauer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\ORL_Civil\249218001-Shoppes at East Shore ALF\CADD\CONST\CSP\PlanSheets\C7.0 - FIRE TRUCK ROUTING PLAN.dwg C7.0 - FIRE TRUCK ROUTING PLAN Oct 16, 2023 8:26am by: cole.sauer

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SHEET NUMBER C7.0

SHOPPES AT EAST SHORE
MULTI-FAMILY

CITY OF APOPKA FLORIDA

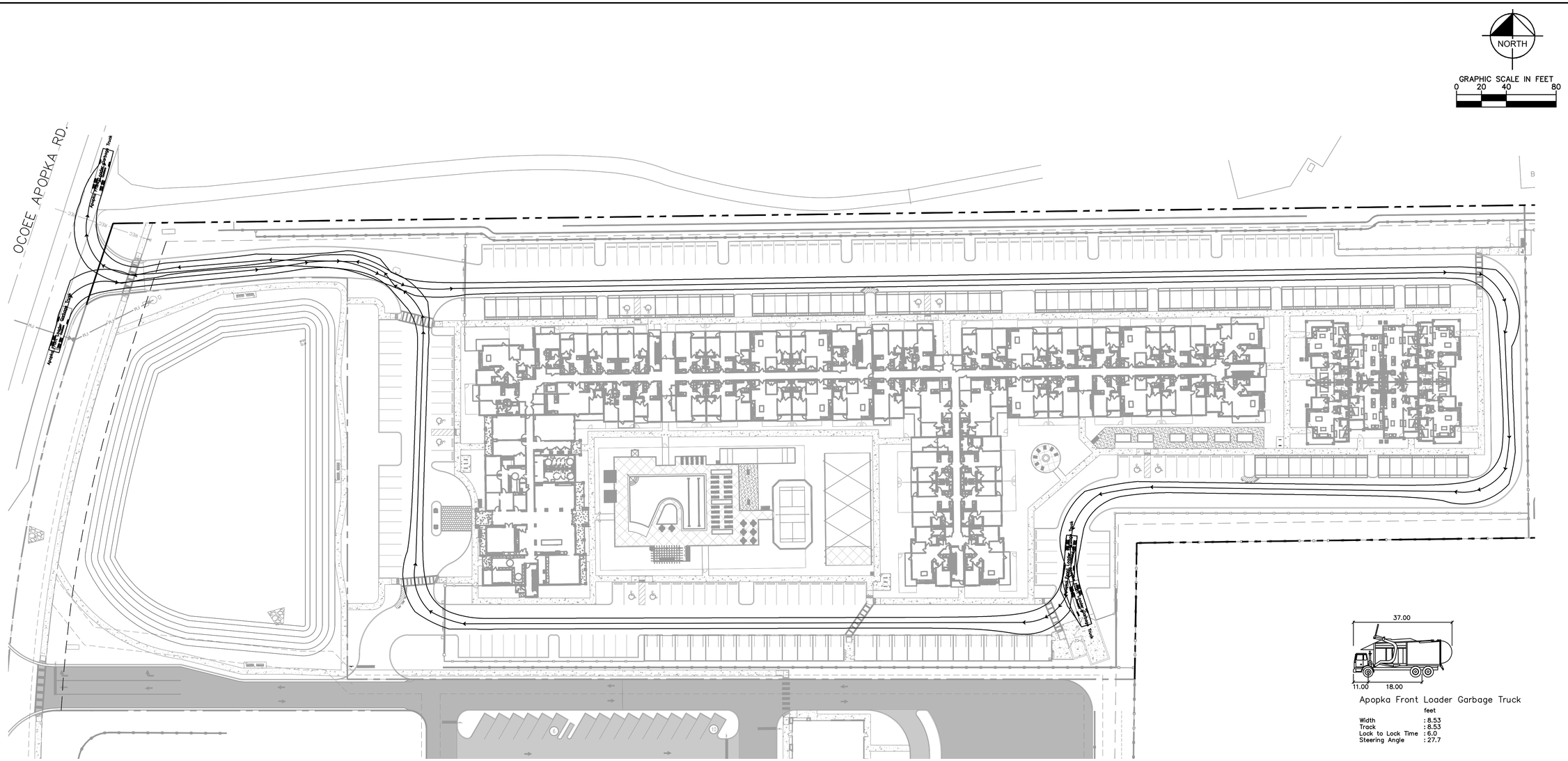
FIRE TRUCK ROUTING PLAN

KHA PROJECT	249218001
DATE	7/12/2023
SCALE	AS SHOWN
DESIGNED BY	JDB
DRAWN BY	JDB
CHECKED BY	LJD
DATE	

LICENSED PROFESSIONAL ENGINEER
JORDAN DRAPER
LICENSE
No. 81926
STATE OF FLORIDA
JORDAN DRAPER
PROFESSIONAL ENGINEER

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

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS



Apopka Front Loader Garbage Truck

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

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

Kimley»Horn

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

LICENSED PROFESSIONAL ENGINEER
JORDAN DRAPER
LICENSE
STATE OF FLORIDA LICENSE NUMBER
PROFESSIONAL ENGINEER
DATE: 11/27/2023

KHA PROJECT 249218001
DATE 7/12/2023
SCALE AS SHOWN
DESIGNED BY JDB
DRAWN BY JDB
CHECKED BY LJD

GARBAGE TRUCK ROUTING PLAN

SHOPPES AT EAST SHORE MULTI-FAMILY

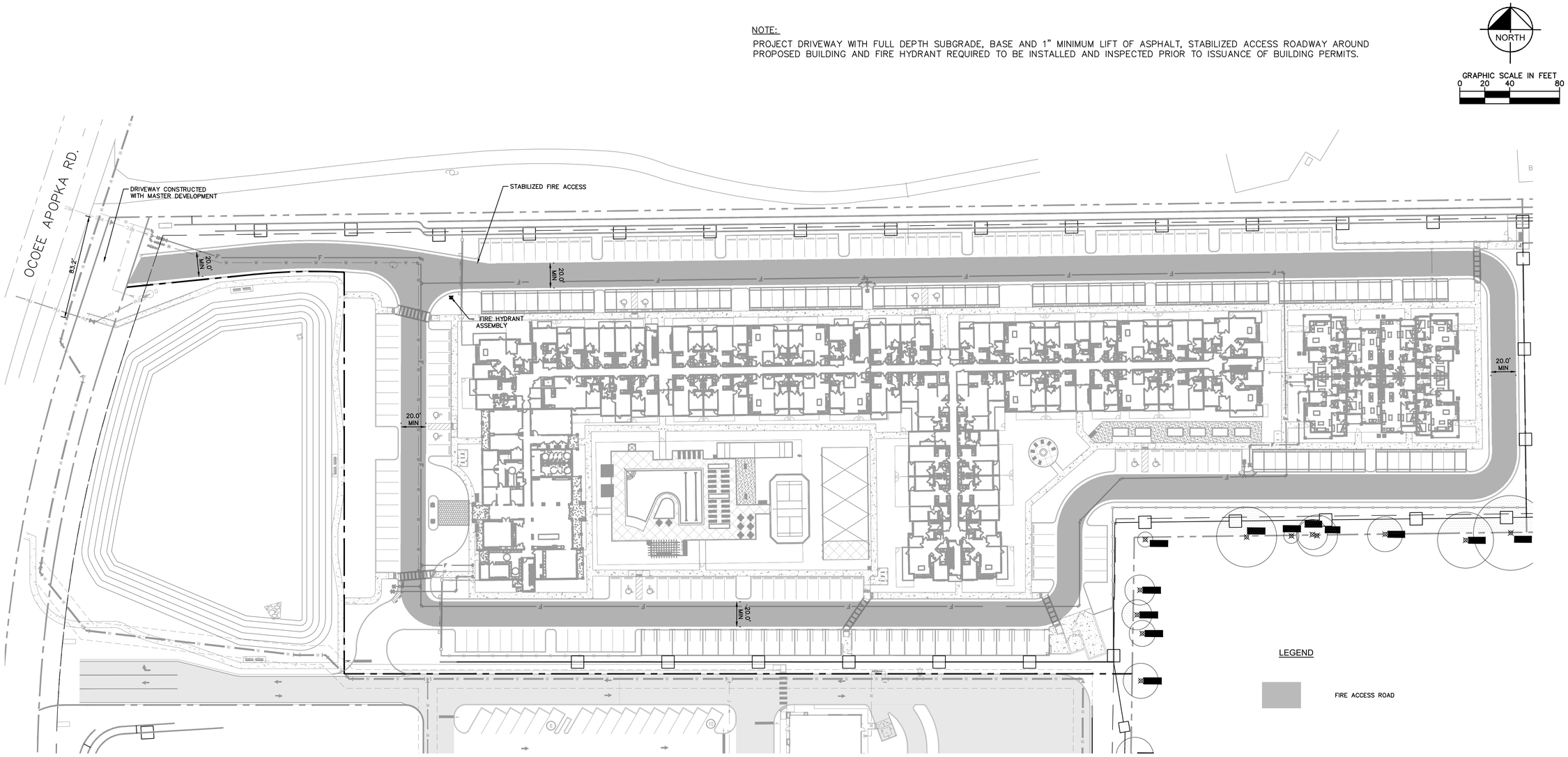
CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.1

Drawing name: K:\ORL_Civil\249218001-Shoppes at East Shore ALF\CADD\CONST\CSP\PlanSheets\C7.1 - GARBAGE TRUCK ROUTING PLAN.dwg C7.1 - GARBAGE TRUCK ROUTING PLAN Oct 16, 2023 8:26am by: cole.sauer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

NOTE:

PROJECT DRIVEWAY WITH FULL DEPTH SUBGRADE, BASE AND 1" MINIMUM LIFT OF ASPHALT, STABILIZED ACCESS ROADWAY AROUND PROPOSED BUILDING AND FIRE HYDRANT REQUIRED TO BE INSTALLED AND INSPECTED PRIOR TO ISSUANCE OF BUILDING PERMITS.



No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
JORDAN DRAPER
LICENSE
STATE OF FLORIDA LICENSE NUMBER
PROFESSIONAL ENGINEER
DATE: 7/12/2023

KHA PROJECT 249218001
DATE 7/12/2023
SCALE AS SHOWN
DESIGNED BY JDB
DRAWN BY JDB
CHECKED BY LJD

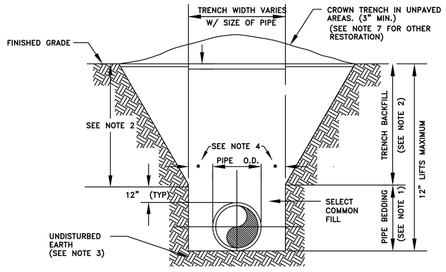
FIRE ACCESS ROAD

SHOPPES AT EAST SHORE MULTI-FAMILY

CITY OF APOPKA FLORIDA

SHEET NUMBER
C7.2

Drawing name: K:\orl_civil\249218001-shoppes at east shore alf\CADD\CONST\CSP\plansheets\C7.2 FIRE ACCESS ROAD.dwg C7.2-FIRE ACCESS ROAD Oct 16, 2023 8:27am by: cole.sauer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

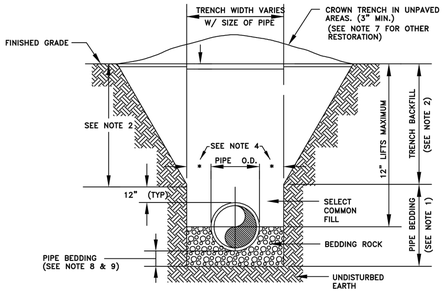


NOTES:

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

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" 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 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE 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 DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS									
	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER FORCE MAIN		SANITARY SEWER GRAVITY MAIN		STORM SEWER	
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	–	–	3'	12"	6'	12"	6'	6"ABOVE 12"BELOW	3'	6"
RECLAIMED* WATER	3'	12"	–	–	3'	12"	3'	12"	–	–
SANITARY SEWER FORCE MAIN	6'	12"	3'	12"	–	–	–	–	–	–
SANITARY SEWER GRAVITY MAIN	6'	6"ABOVE 12"BELOW	3'	12"	–	–	–	–	–	–

GENERAL NOTES:

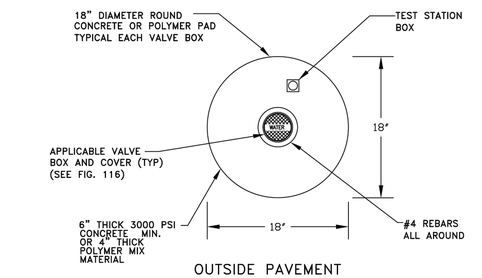
1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. * FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.

   C/C – DENOTES CENTER OF PIPE TO CENTER OF PIPE.

   O/O – DENOTES OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
4. ACCEPTABLE VARIANCES:
   A. WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE, PVC-C-900 SDR-14 OR CONCRETE ENCASEMENT MUST BE USED FOR THE SANITARY SEWER LINE FOR AT LEAST ONE OF THE PIPES. PVC-C-900 SDR 14 OR CONCRETE ENCASEMENT MUST BE USED UNTIL MINIMUM CLEARANCE IS REGAINED.
   B. WHERE 18 INCH VERTICAL SEPARATION IS NOT ATTAINABLE AT CROSSINGS, USE ONE FULL LENGTH OF PVC-C-900 SDR-14 FOR SANITARY SEWERS OR ENCASED PIPE CENTERED AT THE POINT OF CROSSING SPECIAL SUPPORT MAY BE REQUIRED.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
6. CONCRETE ENCASEMENT SHALL NOT BE USED UNLESS APPROVED BY PUBLIC SERVICES DIRECTOR OR HIS DESIGNEE.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

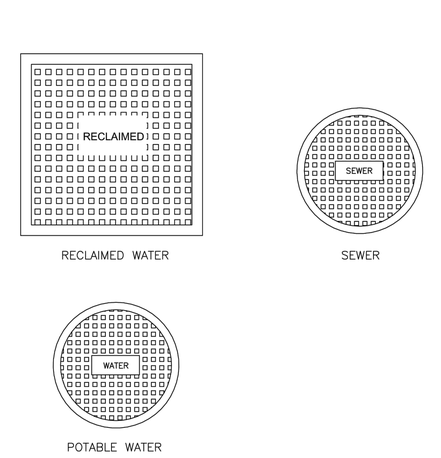
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 104



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

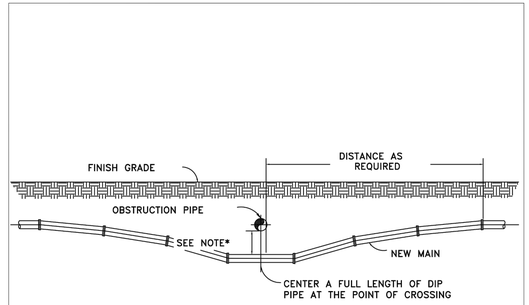
VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



NOTES:

1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

* CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

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

LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
JORDAN DRAPER
LICENSE NO. 6667323
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JORDAN DRAPER
LICENSE NUMBER 82553
STATE OF FLORIDA

KHA PROJECT 249218001
DATE 7/12/2023
SCALE AS SHOWN
DESIGNED BY JDB
DRAWN BY JDB
CHECKED BY LJD

CITY OF APOPKA DETAILS

SHOPPES AT EAST SHORE MULTI-FAMILY

CITY OF APOPKA FLORIDA

SHEET NUMBER
C8.0

Drawing name: K:\ORL_Civil\249218001-Shoppes at East Shore ALF\CADD\CONST\CSP\PlanSheets\C8.0 - CITY OF APOPKA DETAILS.dwg C8.0 - CITY OF APOPKA DETAILS Oct 16, 2023 8:27am by: cole.sauer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *											
	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

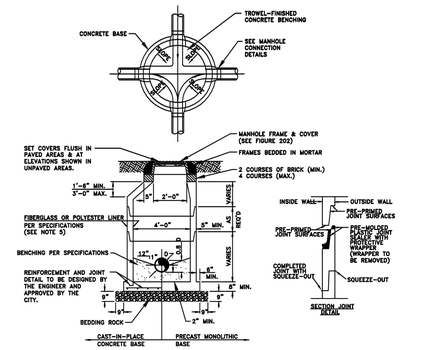
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM(SAND SILT)
   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 DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



FORCE MAIN MANHOLE LINER

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

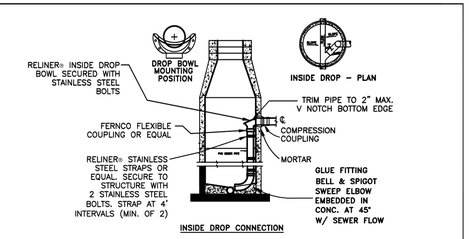
* TO BE COMPLETED BY THE ENGINEER

NOTES:

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

TYPICAL MANHOLE

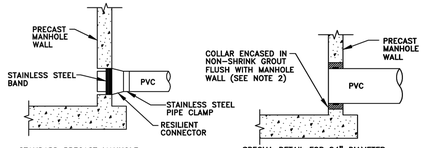
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 200



INSIDE DROP CONNECTION

NOTES:

1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY:
   RELINER-DURAN, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.

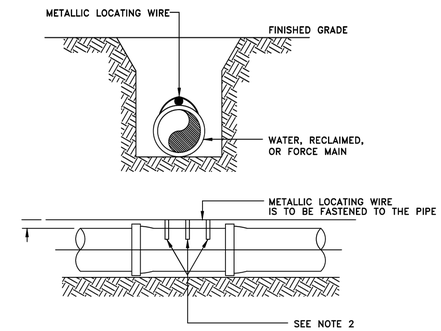


NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
4. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 201

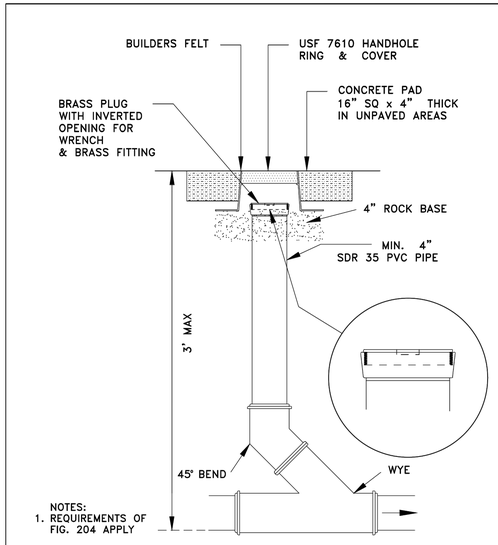


NOTES:

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

PIPE LOCATING WIRE DETAIL

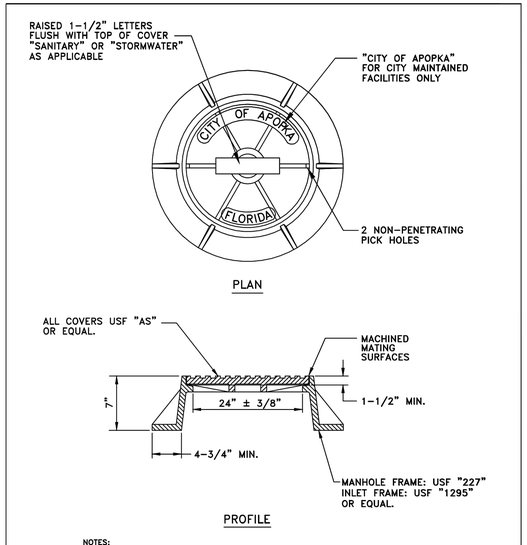
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

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

LICENSED PROFESSIONAL ENGINEER JORDAN DRAPER LICENSE No. 0088777 STATE OF FLORIDA

KHA PROJECT 249218001	
DATE	7/12/2023
SCALE	AS SHOWN
DESIGNED BY	JDB
DRAWN BY	JDB
CHECKED BY	LJD

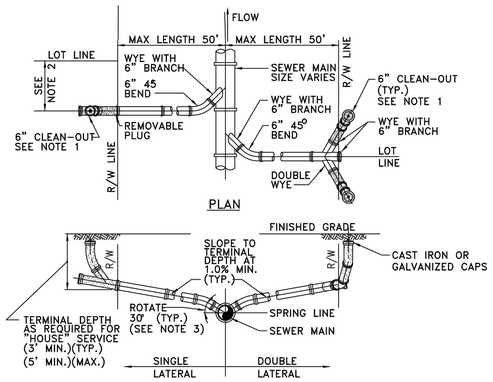
CITY OF APOPKA DETAILS

SHOPPES AT EAST SHORE MULTI-FAMILY

CITY OF APOPKA FLORIDA

SHEET NUMBER
C8.1

Drawing name: K:\ORL_Civil\249218001-Shoppes at East Shore ALF\CADD\CONST\CSP\PlanSheets\C8.0 - CITY OF APOPKA DETAILS.dwg C8.1 - CITY OF APOPKA DETAILS Oct 16, 2023 8:27am by: cole.sauer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

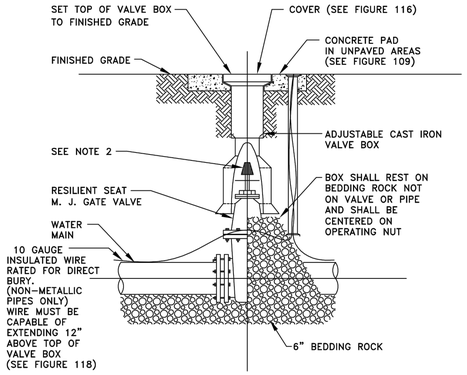


NOTES:

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

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204

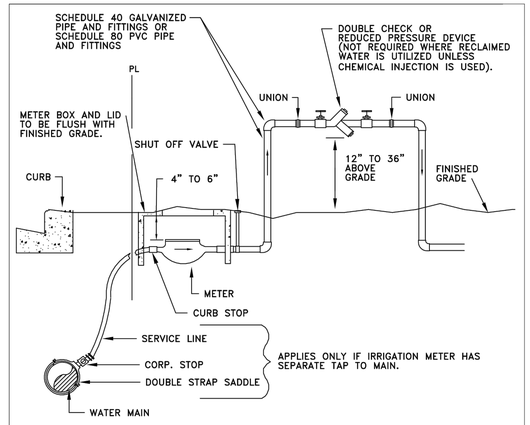


NOTES:

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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

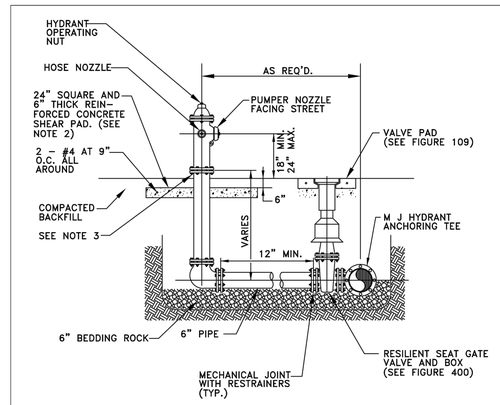


NOTES:

1. A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND BRASS COMPONENTS.
2. METER SHALL BE INSTALLED JUST INSIDE THE ROW LINE OR PROPERTY LINE AND IN NO CASE SHALL IT BE INSTALLED IN THE SIDEWALK OR OTHER PAVED AREAS.
3. DOUBLE CHECK VALVES MAY BE USED AS LONG AS THEIR ARE NO CHEMICALS OR A WELL ON SITE.
4. A PVB DEVICE SHALL BE 12-INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD
5. ALL BACKFLOW PREVENTION DEVICES ARE TO BE AWWA APPROVED.

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

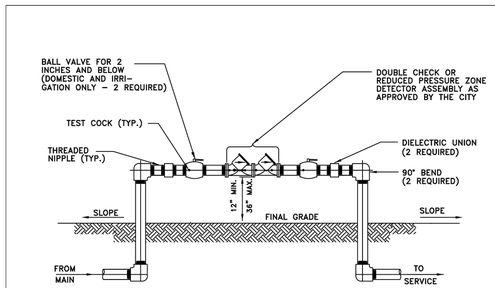


NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



NOTES:

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

DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY

2 INCH AND BELOW ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 A

GENERAL NOTES

1. Governing standards and specifications on this project are considered the Florida Department of Transportation (FDOT) Design Standards (2013 Edition), FDOT Standard Specifications for Road and Bridge Construction (2013 Edition), and City of Apopka Utilities Design and Construction Standards Manual (2014 Edition).
2. All personal property, except mail boxes located within the public right-of-way (not relocated by the property owner), shall be removed by the Contractor as necessary to construct the project in accordance with the Construction Plans. Mail boxes shall be relocated by the Contractor in accordance with FDOT Index No. 532.
3. The disposal of excess earthwork materials shall be the responsibility of the Contractor. Approval of disposal sites shall be obtained from the City of Apopka prior to disposal.
4. All existing trees and stumps within the right-of-way and limit of the project are to be removed as clearing and grubbing unless otherwise directed.
5. Sood and mulch all disturbed areas not covered by sod unless otherwise directed.
6. All pavement offsets shown are to the proposed centerline of construction, as where radius dimensions are to the edge of pavement, unless otherwise noted.
7. Turnout locations and widths shown in the Construction Plans are approximate and may be adjusted as necessary or as directed by the Engineer. All turnouts shall be constructed in accordance with FDOT Index No. 515.
8. The various permits included in the bid specifications payment are included in the bid price for Section 104. The Contractor shall perform the work in accordance with the requirements of "Prevention, Control, and Abatement of Erosion and Water Pollution", excluding items specified elsewhere. Environmental controls shall be used at locations designated in the plans and/or designated by the Engineer.
9. The information shown on these drawings concerning type and location of underground and other utilities are based on available records and surveys, but is not guaranteed to be accurate or all inclusive. The Contractor shall make his own determination as to the type and location of utilities as may be necessary to avoid damage there to, and is responsible for coordinating utility relocation.
10. Prior to ordering drainage structures, the Contractor shall determine if drainage utility conflicts exist. Information about possible conflicts shall be submitted to the Engineer as soon as possible after discovery of such for resolution.
11. The Contractor shall notify all gas utility companies a minimum of two working days prior to excavation as required by Chapter 77-153 of the Florida Statutes.
12. All inlet/manhole - pipe joints shall be filled with non-shrink grout, covered with an asphaltic mastic coating, and wrapped with a filter fabric material per Section 13.03.03 of the Orange County Road Construction Specifications.
13. All curb inlets, ditch bottom inlets, and manholes shall have traffic bearing frames and covers or grates meeting AASHTO-20 loading requirements.
14. Changes of pipe inverts not exceeding plus or minus one foot will not be considered as a basis for additional compensation for the pertinent pipe bid item or for modification of precast structures.
15. All benchmarks (irons and monuments) shown in the Construction Plans, or found, shall be preserved. Those shown in proposed pavement shall be protected with a cast iron valve box.
16. Public land corners within the limits of construction shall be protected. If a corner monument is in danger of being destroyed or disturbed, the Contractor shall notify the Engineer, without delay, by telephone. The Contractor shall provide written follow up confirmation within 48-hours of telephone notification.
17. Prior to beginning of any construction, the Contractor shall submit to the Engineer a set of field notes verifying the benchmark elevations and the reference point connections on the plan and profile view sheets, and/or a set of field notes for all additional benchmark and reference point connections proposed to be used in constructing the project with their location, description and elevation, based on North American Vertical Datum (NAVD88). All submittals shall be signed and sealed by a Professional Land Surveyor registered in the State of Florida.
18. Within 21 calendar days after notice to proceed, the Contractor shall stake the public right-of-way at 50 foot intervals and the right-of-way breaks with corresponding stations shown on the stakes. No invoice for payment for mobilization (Pay Item No. 101-1) will be processed until the right-of-way has been staked to the satisfaction of the Engineer.
19. Any United States Code (USC) and National Geodetic Survey (NGS) monuments within the limits of construction shall be protected. If in danger of damage, the Contractor shall notify the Engineer, and both shall notify:
    State Geodetic Advisor, NOAA
    3900 Commonwealth Blvd. - MS105
    Tallahassee, FL Phone (850) 245-2606
20. It shall be the responsibility of the Contractor to acquire all necessary right-of-way and maintenance of traffic permits. The City will waive all permits required for construction activities within the limits of public right-of-way owned and maintained by the City of Apopka. For construction activity within the limits of public right-of-way maintained by the City but owned by Orange County or the State of Florida, the Contractor shall acquire the required permits from the agencies. It shall be the responsibility of the Contractor to insure that all required permits are obtained and in-hand before beginning any construction.
21. The location of all existing utilities, storm drainage systems, and topographic features shown on the plans have been determined from the best available information and are provided for the convenience of the Contractor. The Engineer assumes no responsibility for their inaccuracy. Should a discrepancy arise between these plans and actual field conditions, which would appreciably affect the execution of these plans, the Contractor shall halt construction and notify the Engineer immediately.
22. The Contractor shall be responsible for notifying the City within 48 hours before any inspections. Also, the Contractor shall be responsible for meeting all inspection criteria, schedules and signing said inspections.
23. The Contractor shall not excavate, remove or otherwise disturb any material, structure or part of a structure which is located outside the lines, grades or grading section, established for this project, except where such excavations or removal is provided or in the Contract Construction Plans or Technical Specifications.
24. All work and all materials furnished shall be in conformity with the lines, grades, grading sections, cross sections, dimensions, material requirements, and testing requirements that are specified in the Contract Construction Plans or Technical Specifications.
25. All work shall be accomplished in strict accordance with all applicable federal, state and local codes, ordinances and regulations.
26. Apparent errors, discrepancies or omissions in the Construction Plans shall be brought to the Engineer's attention before bidding.
27. After completion of construction, the Contractor shall provide to the City a completed as-built plan one week prior to the final inspection. Before the final acceptance it shall be the Contractor's responsibility to perform a site cleanup for the removal of trash, debris, excess materials, and equipment to present the project site clean and in good order.
28. No extra payments shall be allowed for any work required due to misunderstanding of job or site conditions affecting the work as described in the Technical Specifications or shown on the Construction Plans. The Contractor shall not take advantage of any apparent error or omission in the Construction Plans or Technical Specifications and the Engineer shall be permitted to make corrections and interpretation as may be deemed necessary for the fulfillment of the intent of the Contract Documents. By entering the bidding process the bidders acknowledge acceptance of these conditions.
29. The Contractor shall submit four (4) sets of detailed shop drawings of all major items proposed for this project to the Engineer prior to ordering any of the equipment or material. Two (2) copies of the shop drawings will be returned to the Contractor. Upon the Contractor's receipt of approved shop drawings from the Engineer, the Contractor may proceed with the work.
30. The Contractor shall comply with the legal load restrictions in hauling of materials in public roads beyond the limits of construction work. A special permit will not relieve the Contractor of liability for damage which may result from the moving of material and equipment.
31. During construction, no direct discharge of water to downstream receiving waters will be allowed. The Contractor is responsible for maintaining water quality and route discharge water in such a manner as to adequately remove silt prior to runoff from the site.
32. Connection to existing lines to which utility pipe of the Contract must connect, the following work shall be performed:
    A. Expose buried lines to confirm or determine end connection, pipe material and diameter.
    B. Furnishing and installing piping and making proper connections.

GN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. GN

NO.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

LICENSED PROFESSIONAL ENGINEER
JORDAN DRAPER
LICENSE NUMBER
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE:

KHA PROJECT	249218001
DATE	7/12/2023
SCALE	AS SHOWN
DESIGNED BY	JDB
DRAWN BY	JDB
CHECKED BY	LJD

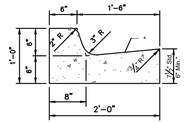
CITY OF APOPKA DETAILS

SHOPPES AT EAST SHORE MULTI-FAMILY

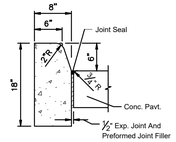
CITY OF APOPKA FLORIDA

SHEET NUMBER
C8.2

Drawing name: K:\ORL_Civil\249218001-Shoppes at East Shore ALF\CADD\CONST\CSP\PlanSheets\C8.0 - CITY OF APOPKA DETAILS.dwg C8.2 - CITY OF APOPKA DETAILS Oct 16, 2023 8:27am by: cole.sauer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



FDOT TYPE "F" CURB (INDEX #300)
NTS

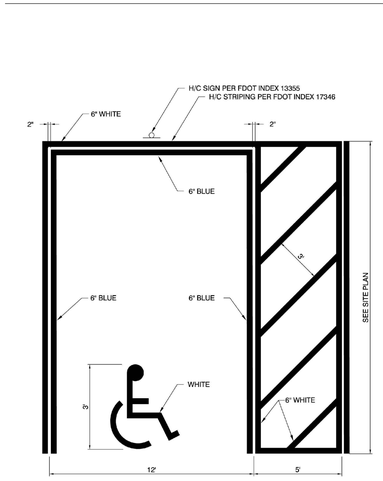


FDOT TYPE "D" CURB (INDEX #300)
NTS

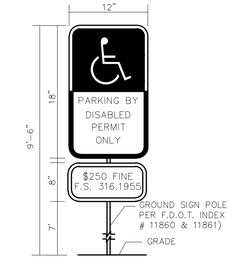
PRODUCT: DERO BIKE HITCH (OR EQUIVALENT)
FINISH: STAINLESS STEEL (OR OWNER APPROVED)
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS

WWW.DERO.COM
1-800-298-4915

STANDARD BICYCLE RACK DETAIL
NTS



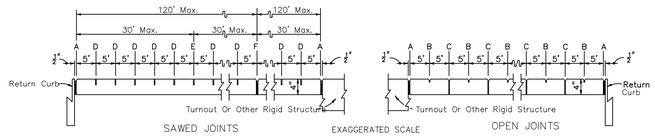
HANDICAP PARKING PAVEMENT MARKING
NTS



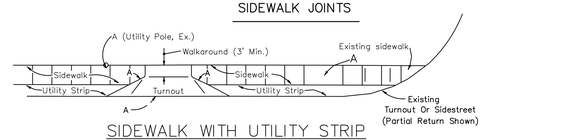
NOTES:

1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

HANDICAP SIGN DETAIL
NTS



SIDEWALK JOINTS



SIDEWALK WITH UTILITY STRIP
NTS

JOINT LEGEND

A– ½" EXPANSION JOINTS (PREFORMED JOINT FILLER)
B– ¼" DUMMY JOINTS, TOOLED
C– ¼" FORMED OPEN JOINTS
D– ¼" SAW CUT JOINTS, ¼" DEEP (96 HOUR) MAX. 5' CENTERS
E– ¼" SAW CUT JOINTS, ¼" DEEP (12 HOUR) MAX. 30' CENTERS
F– ½" EXPANSION JOINT WHEN RUN OF SIDEWALK EXCEEDS 120'
G– COLD JOINT WITH BOND BREAKER, TOOLED

FOOTNOTES:

ALL 1/2" JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.

* 1/8" OPEN JOINTS PLACED AT EQUAL (20' MAX.) INTERVALS FOR DRIVEWAYS OVER 20' WIDE. JOINTS IN CURB AND GUTTER TO MATCH JOINTS IN DRIVEWAYS.

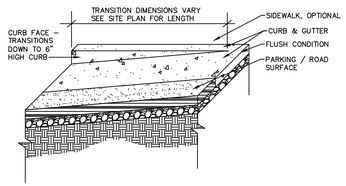
◊ DRIVEWAYS (6" CONCRETE) SHALL BE OF A UNIFORM WIDTH (W) AS SHOWN ON SHT. P-1.

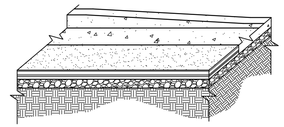
GENERAL NOTES

SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION NO. 522 EXCEPT FOR CURB CUT RAMP RUNS WHICH SHALL BE FINISHED IN ACCORDANCE WITH INDEX NO. 304.

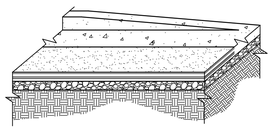
BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS NOR MORE THAN 1/2".

CONCRETE SIDEWALK JOINT DETAIL
NTS

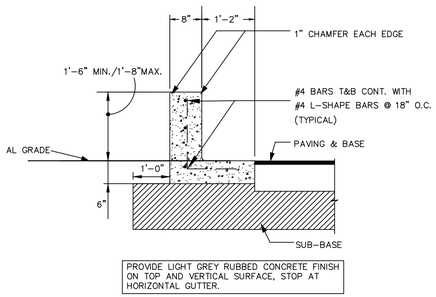




CURB TRANSITIONS FROM FULL HEIGHT CURB TO FLUSH CONDITION

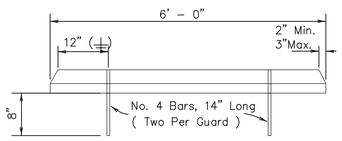


CURB TRANSITION DETAILS
NOT TO SCALE

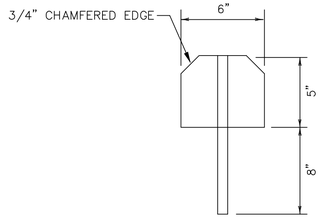


PROVIDE LIGHT GREY RUBBED CONCRETE FINISH ON TOP AND VERTICAL SURFACE, STOP AT HORIZONTAL GUTTER.

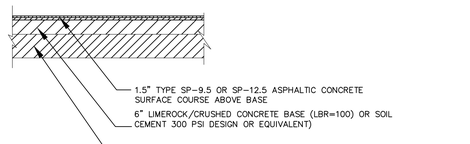
18" SECURITY CURB DETAIL
NTS



WHEEL STOP
FRONT VIEW
NTS

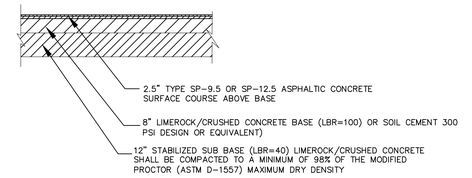


WHEEL STOP
PROFILE VIEW (TYP.)
NTS



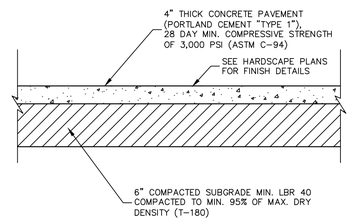
LIGHT DUTY ASPHALT PAVEMENT SECTION
NTS

NOTE: SOIL-CEMENT BASE AND LIMEROCK BASE MAY BE SUBSTITUTED IN LIEU OF CRUSHED CONCRETE BASE. PAVEMENT SECTION SHALL MEET THE RECOMMENDATION WITHIN THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS INC. DATED APRIL 1, 2021.



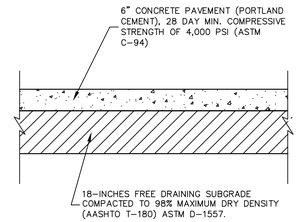
HEAVY DUTY ASPHALT PAVEMENT SECTION
NTS

NOTE: SOIL-CEMENT BASE AND LIMEROCK BASE MAY BE SUBSTITUTED IN LIEU OF CRUSHED CONCRETE BASE. PAVEMENT SECTION SHALL MEET THE RECOMMENDATION WITHIN THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS INC. DATED APRIL 1, 2021.

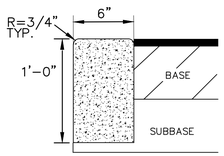


CONCRETE SIDEWALK DETAIL
NTS

SIDEWALK NOTES:
1. ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED PER FDOT DESIGN INDEX #522-001.



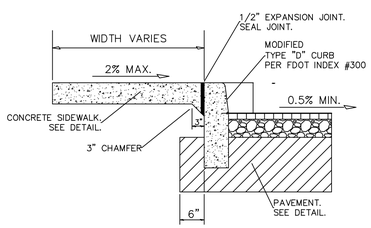
HEAVY DUTY CONCRETE PAVEMENT DETAIL
NTS



RIBBON CURB
NTS

NOTES:

1. ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3000 P.S.I. CONCRETE
2. 1/2" PRE-MOLDED EXPANSION JOINT REQUIRED EVERY 500', CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM (4" MINIMUM).
3. 6" SUBBASE TO BE COMPACTED AND TESTED TO 98% DENSITY BASED ON AASHTO T-180 MODIFIED PROCTOR TEST AND SHALL BE STABILIZED TO A MINIMUM L.B.R. 40.
4. IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.



SIDEWALK INTEGRAL CURB DETAIL
NTS

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

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

LICENSED PROFESSIONAL ENGINEER
JORDAN DRAPER
LICENSE
STATE OF FLORIDA
No. 88888
PROFESSIONAL ENGINEER
DATE:

KHA PROJECT	249218001
DATE	7/12/2023
SCALE	AS SHOWN
DESIGNED BY	JDB
DRAWN BY	JDB
CHECKED BY	LJD

GENERAL CONSTRUCTION DETAILS

SHOPPES AT EAST SHORE
MULTI-FAMILY
CITY OF APOPKA FLORIDA

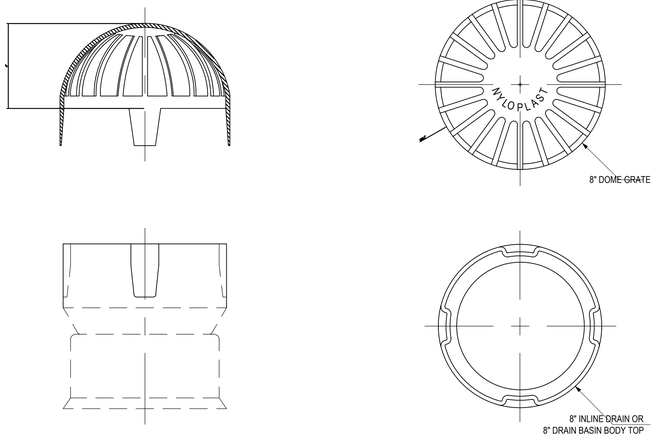
SHEET NUMBER
C9.0

Plotted By: Sauer, Cole Street Set: SHOPPES AT EAST SHORE MULTI-FAMILY Layout: C9.0 — GENERAL CONSTRUCTION DETAILS October 16, 2023 08:27:40pm K:\ORL_Civil\249218001_Shoppes at East Shore ALF\CAD\CONST\CSP\PlanSheets\C9.0 — GENERAL CONSTRUCTION DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By:Sauer, Cole Sheet Set:SHOPPES AT EAST SHORE MULTI-FAMILY Layout:C9.1 — GENERAL CONSTRUCTION DETAILS October 16, 2023 08:27:43am K:\ORL_Civil\249218001-Shoppes at East Shore ALF\CAD\CONST\CSP\PlanSheets\C9.0 — GENERAL CONSTRUCTION DETAILS.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

0899CGD

APPROX. DRAIN AREA = 30.00 SQ IN
APPROX. WEIGHT = 4.54 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-228

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

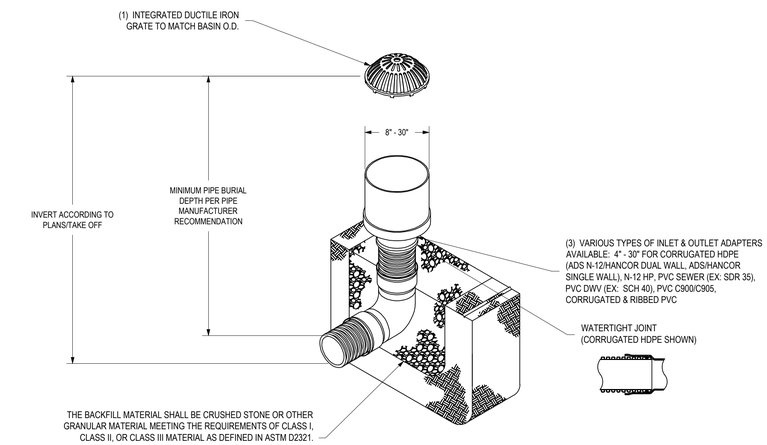
DRAWN BY	EBC	MATERIAL	DUCTILE IRON
DATE	03-03-06		
REVISED BY	CCA	PROJECT NO./NAME	
DATE	08-27-13		
DWG SIZE	A	SCALE 1:4	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: 8 IN DOME GRATE ASSEMBLY

DWG NO. 7001-110-197 REV C

NYLOPLAST INLINE DRAIN WITH DOME GRATE



1 - 8" - 30" DOME GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
3 - 8" - 30" DOME GRATES HAVE NO LOAD RATING

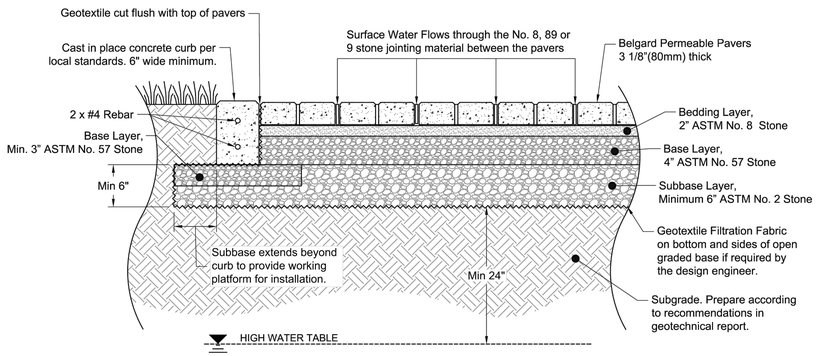
THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY	EBC	MATERIAL	
DATE	03-25-10		
REVISED BY	NMH	PROJECT NO./NAME	
DATE	03-15-16		
DWG SIZE	A	SCALE 1:40	SHEET 1 OF 1

ADS Nyloplast
3130 VERONA AVE
BUFORD, GA 30518
PHN (770) 932-2443
FAX (770) 932-2490
www.nyloplast-us.com

TITLE: INLINE DRAIN WITH DOME GRATE
QUICK SPEC INSTALLATION DETAIL

DWG NO. 7003-110-057 REV D



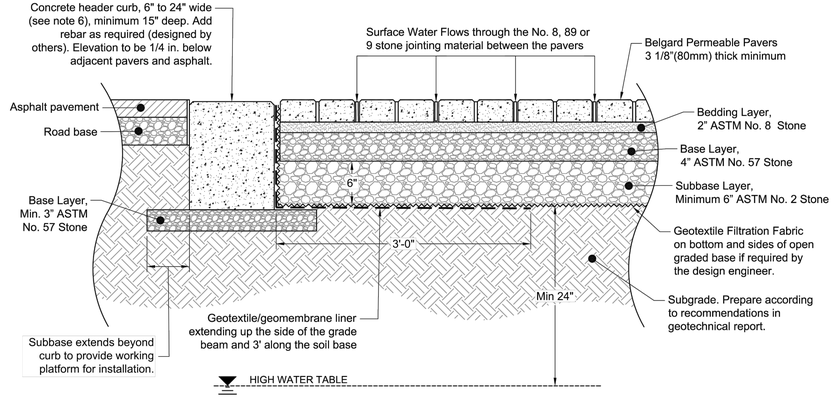
Design Notes:
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
5. ASTM No. 2 stone may be substituted with No. 3 or No. 4 stone.
6. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

BELGARD
belgardcommercial.com
877-235-4273
details@belgard.com

This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.

Belgard Permeable Paving Detail
PICP Pavement

Scale:	Drawn by:
N.T.S.	MAH
Date:	Drawing number:
5/7/18	PICP_1



Design Notes:
1. Depth of subbase subject to site specific hydraulic and structural requirements. Contact Belgard Commercial for design assistance.
2. Paver dimensions subject to aspect and plan ratio requirements based on traffic loading, including any maintenance and/or emergency vehicles.
3. Geotechnical engineer needs to balance structural stability and soil infiltration when recommending subgrade conditions.
4. Elevation of horizontal discharge pipe(s) subject to storage reservoir requirements. Ensure proper cover over the horizontal pipes.
5. Where the filtration geotextile is used, verify with the manufacturer that the material is not subject to clogging and meets requirements of AASHTO M-288.
6. When traffic flow is perpendicular to the direction of the header, the width of the header curb should be sufficient to ensure that a bouncing tire caused by differential settlement will land on the header and not skip over it.
7. Strictly pedestrian applications may substitute base/subbase layers with one 6" base layer of ASTM No. 57 stone.

BELGARD
belgardcommercial.com
877-235-4273
details@belgard.com

This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.

Belgard Permeable Paving Detail
PICP Pavement Transition to Asphalt

Scale:	Drawn by:
N.T.S.	MAH
Date:	Drawing number:
5/7/18	PICP_7

No.	REVISIONS	DATE	BY
1	CITY OF APOPKA CSP COMMENT REVISIONS	08/07/2023	CS

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

LICENSED PROFESSIONAL ENGINEER
JORDAN DRAPER
LICENSE NO. 92218
STATE OF FLORIDA
DATE: 12/7/2023

KHA PROJECT 249218001
DATE 7/12/2023
SCALE AS SHOWN
DESIGNED BY JDB
DRAWN BY JDB
CHECKED BY LJD

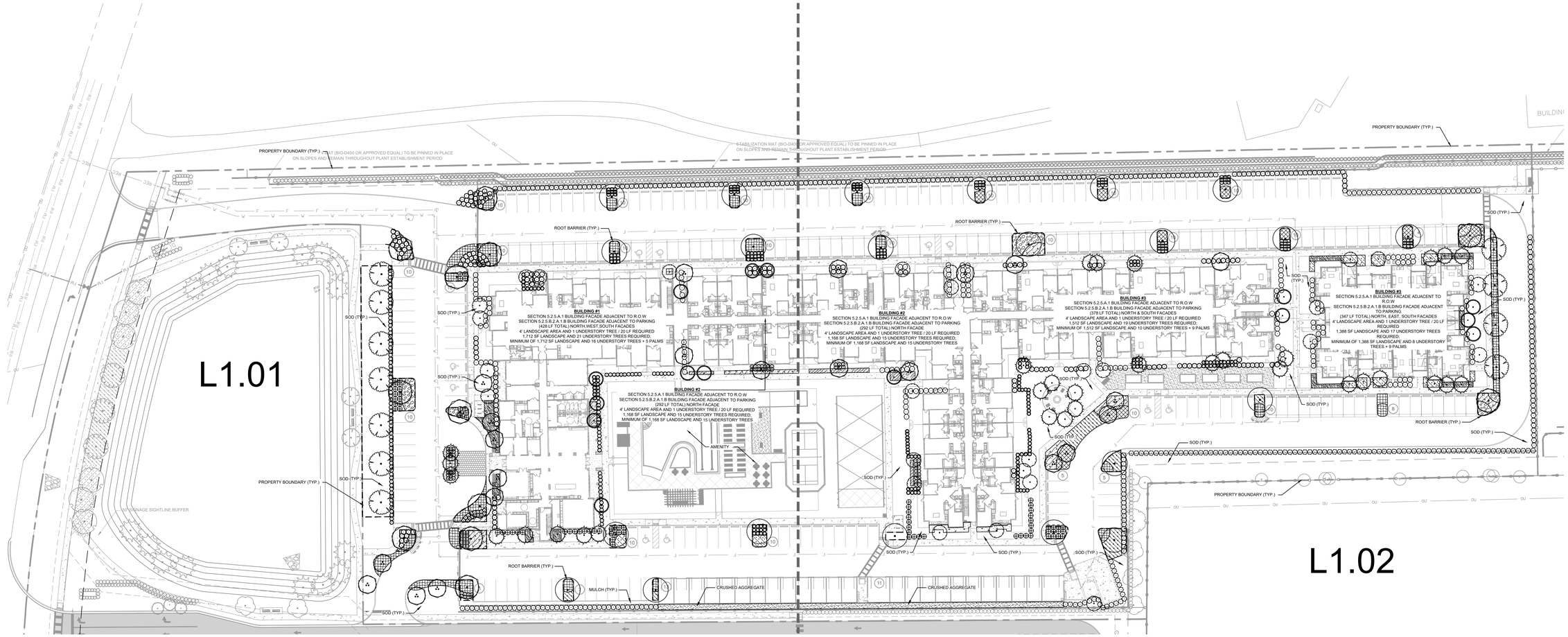
GENERAL CONSTRUCTION DETAILS

SHOPPES AT EAST SHORE MULTI-FAMILY

FLORIDA

CITY OF APOPKA

SHEET NUMBER
C9.1



LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

CODE MINIMUM LANDSCAPE CALCULATIONS

PER "CITY OF APOPKA" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
BUILDING FOUNDATION LANDSCAPE *SECTION 5.2.5.A.1* *BUILDING FACADE FACING R.O.W.* *(AND)* *SECTION 5.2.5.B.2.A.1.B* *BUILDING FACADE ADJACENT TO PARKING*	**BUILDING 1 - 428 LF (NORTH, WEST, SOUTH FACADES)** 1,712 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 21 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) **BUILDING 2 - 292 LF (NORTH FACADES)** 1,168 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 15 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) **BUILDING 3 - 378 LF (NORTH & SOUTH FACADES)** 1,512 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 19 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) **BUILDING 4 - 347 LF (NORTH, SOUTH, EAST FACADES)** 1,388 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 17 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF)	**BUILDING 1** 2,534 SF OF LANDSCAPE 16 UNDERSTORY TREES + 5 PALMS **BUILDING 2** 1,583 SF OF LANDSCAPE 15 UNDERSTORY TREES **BUILDING 3** 2,946 SF OF LANDSCAPE 15 UNDERSTORY TREES + 9 PALMS **BUILDING 4** 2,328 SF OF LANDSCAPE 8 UNDERSTORY TREES + 9 PALMS
INTERIOR VUA LANDSCAPE *SECTION 5.2.5.B.2*	10% OF VUA AREA TO BE LANDSCAPED (9,861 SF) 1 TREE + 1 TREE PER 10 PARKING SPACES (267 PARKING SPACES) 98,610 SF VUA X 0.1 = 9,861 SF LANDSCAPE REQUIRED 267 SPACES / 10 +1 = 27.7 ~ 28 SHADE TREES REQUIRED 9,861 SF VUA x .3 = 2,958 SF OF MATURE TREE CANOPY COVERAGE	10,402 SF LANDSCAPE AREA PROVIDED 43 SHADE TREES PROVIDED 3,088 SF PROVIDED
PERIMETER LANDSCAPING *SECTION 5.2.5.B.3* *SECTION 5.2.5.B.b.2*	**1 CANOPY TREE AND 10 SHRUBS (36" HT. MIN) PER 35 LF (OR FRACTION THEREOF) OF PROPERTY PERIMETER**	ALL PERIMETER LANDSCAPE PROVIDED IN OVERALL MASTER PLAN DEVELOPMENT "THE SHOPPES AT EAST SHORE"

PLANT SCHEDULE

CANOPY TREE	CODE	BOTANICAL NAME
	AR	ACER RUBRUM 'FLORIDA FLAME' STRAIGHT, SINGLE LEADER, FULL, FL #1
	MB	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM STRAIGHT, SINGLE LEADER, 6` CT, FL #1
	QV	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FULL, FL #1
PALM TREES	**CODE**	**BOTANICAL NAME**
	SP	SABAL PALMETTO STRAIGHT, BOOTED, HURRICANE CUT, FULL, FL #1
UNDERSTORY TREE	**CODE**	**BOTANICAL NAME**
	IC	ILEX CASSINE STRAIGHT, FULL, FL #1, SINGLE LEADER
	LI	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MULTI-TRUNK, 5 TRUNK MIN, FL #1
	ML	MAGNOLIA GRANDIFLORA 'LITTLE GEM' STRAIGHT, SINGLE LEADER, FULL, FL #1
SHRUBS	**CODE**	**BOTANICAL NAME**
	AV	ALPINIA ZERUMBET `VARIEGATA` FULL
	HP	HAMELIA PATENS 'COMPACTA' FULL
	IV	ILEX VOMITORIA `SCHILLINGS DWARF` FULL
	PM	PODOCARPUS MACROPHYLLUS FULL
	RA	RHAPHIOLEPIS INDICA `ALBA` FULL
	VO	VIBURNUM ODORATISSIMUM FULL
	ZF	ZAMIA FLORIDANA FULL
SHRUB AREAS	**CODE**	**BOTANICAL NAME**
	DR	DURANTA REPENS 'VARIEGATA' FULL
	MC	MUHLENBERGIA CAPILLARIS FULL

GROUND COVERS	CODE	BOTANICAL NAME
	AA	AGAPANTHUS AFRICANUS FULL
	AG	ARACHIS GLABRATA FULL
	BF	BULBINE FRUTESCENS FULL
	DT	DIANELLA TASMANICA FULL
	EB	EVOLVULUS GLOMERATUS 'BLUE DAZE' FULL
	LG	LIRIOPE MUSCARI `EVERGREEN GIANT` FULL
	TJ	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' FULL
	TV	TULBAGHIA VIOLACEA FULL
MISC. MULCH	QTY TBD	BOTANICAL/COMMON NAME DESIGNER BROWN HARDWOOD MULCH
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE'/BAHIA GRASS

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 10/16/2023

KHA PROJECT 249218001
DATE 1/26/2023
SCALE AS SHOWN
DESIGNED BY ASIL
DRAWN BY ASIL
CHECKED BY MTF

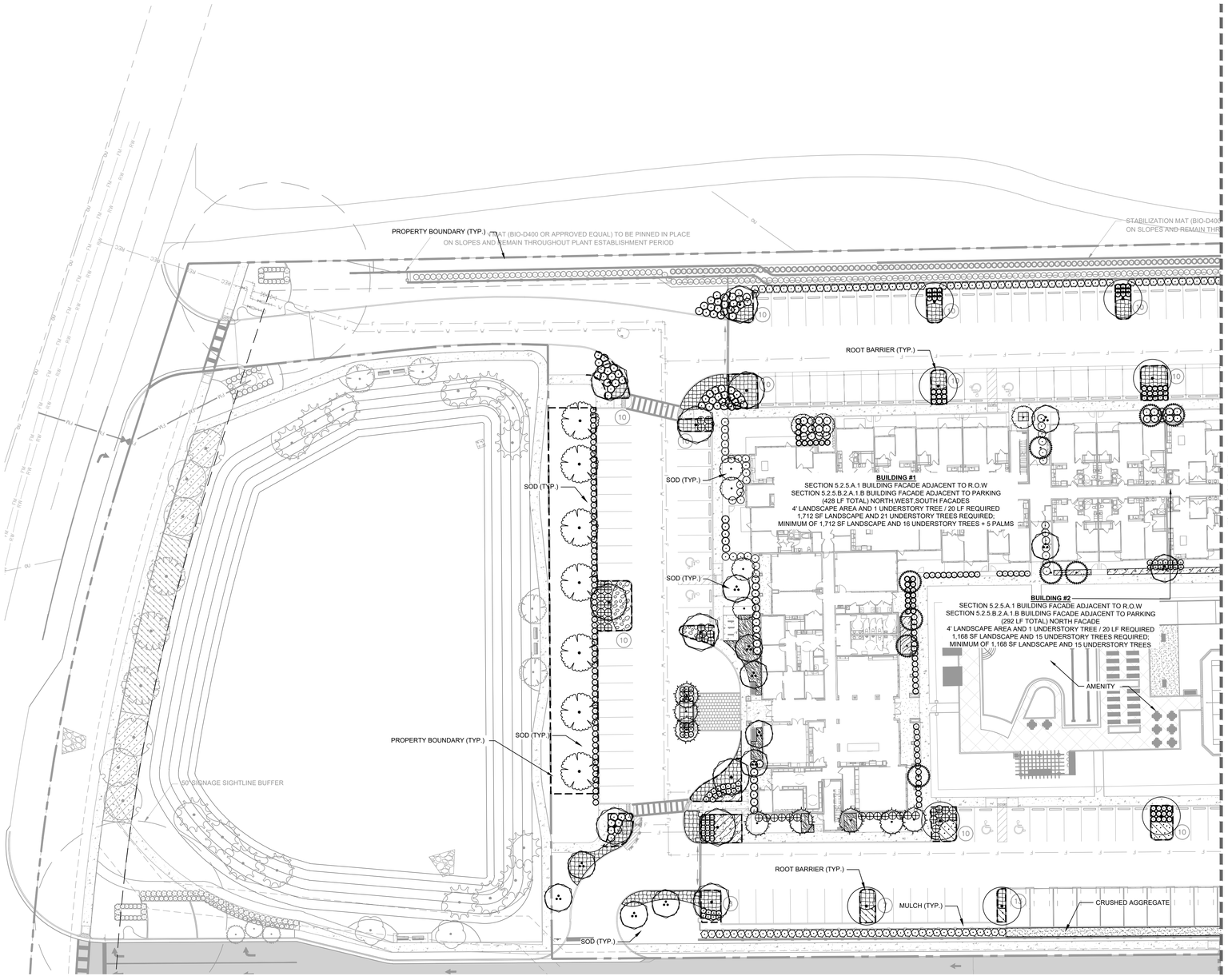
OVERALL LANDSCAPE PLAN

SHOPPES AT EAST SHORE MULTI-FAMILY

FLORIDA
CITY OF APOPKA

SHEET NUMBER
L1.00

Plotted By:Sauer, Cole Sheet Set:SHOPPES AT EAST SHORE MULTI-FAMILY Layout:L1.00 October 16, 2023 08:28:26pm K:\orl_civil\249218001-shoppes at east shore of\CADD\CONST\CSP\plotsheets\L1.00-- LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

CANOPY TREE	CODE	BOTANICAL NAME	COMMON NAME
	AR	ACER RUBRUM 'FLORIDA FLAME' STRAIGHT, SINGLE LEADER, FULL, FL #1	FLORIDA FLAME RED MAPLE
	MB	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM STRAIGHT, SINGLE LEADER, 6` CT, FL #1	SOUTHERN MAGNOLIA
	QV	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FULL, FL #1	SOUTHERN LIVE OAK
PALM TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	SP	SABAL PALMETTO STRAIGHT, BOOTED, HURRICANE CUT, FULL, FL #1	SABAL PALM
UNDERSTORY TREE	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	IC	ILEX CASSINE STRAIGHT, FULL, FL #1, SINGLE LEADER	DAHOON HOLLY
	LI	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MULTI-TRUNK, 5 TRUNK MIN, FL #1	MUSKOGEE CRAPE MYRTLE MULTI-TRUNK
	ML	MAGNOLIA GRANDIFLORA 'LITTLE GEM' STRAIGHT, SINGLE LEADER, FULL, FL #1	LITTLE GEM DWARF SOUTHERN MAGNOLIA
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	AV	ALPINIA ZERUMBET `VARIEGATA` FULL	VARIEGATED SHELL GINGER
	HP	HAMELIA PATENS 'COMPACTA' FULL	DWARF FIREBUSH
	IV	ILEX VOMITORIA `SCHILLINGS DWARF` FULL	DWARF YAUPON HOLLY
	PM	PODOCARPUS MACROPHYLLUS FULL	PODOCARPUS
	RA	RHAPHIOLEPIS INDICA `ALBA` FULL	WHITE INDIAN HAWTHORN
	VO	VIBURNUM ODORATISSIMUM FULL	SWEET VIBURNUM
	ZF	ZAMIA FLORIDANA FULL	COONTIE PALM
SHRUB AREAS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	DR	DURANTA REPENS 'VARIEGATA' FULL	VARIEGATED GOLD MOUND
	MC	MUHLENBERGIA CAPILLARIS FULL	PINK MUHLY GRASS
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	AA	AGAPANTHUS AFRICANUS FULL	LILY OF THE NILE
	AG	ARACHIS GLABRATA FULL	PERENNIAL PEANUT
	BF	BULBINE FRUTESCENS FULL	STALKED BULBINE
	DT	DIANELLA TASMANICA FULL	FLAX LILY
	EB	EVOLVULUS GLOMERATUS 'BLUE DAZE' FULL	BRAZILIAN DWARF MORNING GLORY
	LG	LIRIOPE MUSCARI `EVERGREEN GIANT` FULL	EVERGREEN GIANT LILYTURF
	TJ	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' FULL	CONFEDERATE JASMINE
	TV	TULBAGHIA VIOLACEA FULL	SOCIETY GARLIC
MISC.	**QTY**	**BOTANICAL/COMMON NAME**	
MUCLH	TBD	DESIGNER BROWN HARDWOOD MULCH	
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE'/BAHIA GRASS	

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's **below.** **Call** before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 10/16/2023

KHA PROJECT 249218001
DATE 1/26/2023
SCALE AS SHOWN
DESIGNED BY ASIL
DRAWN BY ASIL
CHECKED BY MTF

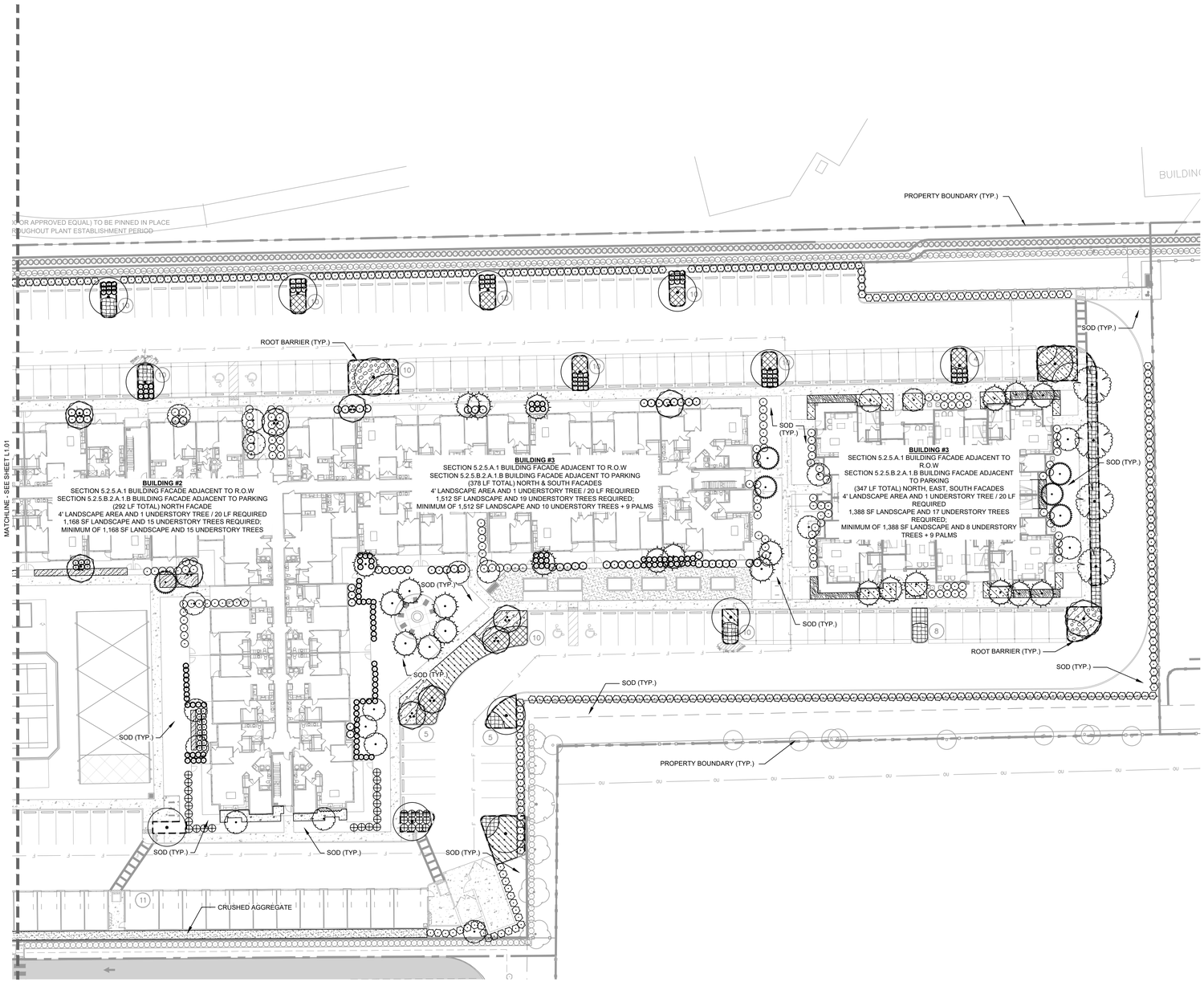
LANDSCAPE PLAN

SHOPPES AT EAST SHORE MULTI-FAMILY

CITY OF APOPKA FLORIDA

SHEET NUMBER
L1.01

Plotted By:Sauer, Cole Sheet Set:SHOPPES AT EAST SHORE MULTI-FAMILY Layout:L1.01 October 16, 2023 08:28:37pm K:\Orl_civil\249218001-shoppes at east shore at\CADD\CONST\CSP\plotsheets\L1.00- LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT SCHEDULE

CANOPY TREE	CODE	BOTANICAL NAME	COMMON NAME
	AR	ACER RUBRUM 'FLORIDA FLAME' STRAIGHT, SINGLE LEADER, FULL, FL #1	FLORIDA FLAME RED MAPLE
	MB	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM STRAIGHT, SINGLE LEADER, 6` CT, FL #1	SOUTHERN MAGNOLIA
	QV	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FULL, FL #1	SOUTHERN LIVE OAK
PALM TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	SP	SABAL PALMETTO STRAIGHT, BOOTED, HURRICANE CUT, FULL, FL #1	SABAL PALM
UNDERSTORY TREE	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	IC	ILEX CASSINE STRAIGHT, FULL, FL #1, SINGLE LEADER	DAHOON HOLLY
	LI	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MULTI-TRUNK, 5 TRUNK MIN, FL #1	MUSKOGEE CRAPE MYRTLE MULTI-TRUNK
	ML	MAGNOLIA GRANDIFLORA 'LITTLE GEM' STRAIGHT, SINGLE LEADER, FULL, FL #1	LITTLE GEM DWARF SOUTHERN MAGNOLIA
SHRUBS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	AV	ALPINIA ZERUMBET `VARIEGATA` FULL	VARIEGATED SHELL GINGER
	HP	HAMELIA PATENS 'COMPACTA' FULL	DWARF FIREBUSH
	IV	ILEX VOMITORIA `SCHILLINGS DWARF` FULL	DWARF YAUPON HOLLY
	PM	PODOCARPUS MACROPHYLLUS FULL	PODOCARPUS
	RA	RHAPHIOLEPIS INDICA `ALBA` FULL	WHITE INDIAN HAWTHORN
	VO	VIBURNUM ODORATISSIMUM FULL	SWEET VIBURNUM
	ZF	ZAMIA FLORIDANA FULL	COONTIE PALM
SHRUB AREAS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	DR	DURANTA REPENS 'VARIEGATA' FULL	VARIEGATED GOLD MOUND
	MC	MUHLENBERGIA CAPILLARIS FULL	PINK MUHLY GRASS
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	AA	AGAPANTHUS AFRICANUS FULL	LILY OF THE NILE
	AG	ARACHIS GLABRATA FULL	PERENNIAL PEANUT
	BF	BULBINE FRUTESCENS FULL	STALKED BULBINE
	DT	DIANELLA TASMANICA FULL	FLAX LILY
	EB	EVOLVULUS GLOMERATUS 'BLUE DAZE' FULL	BRAZILIAN DWARF MORNING GLORY
	LG	LIRIOPE MUSCARI `EVERGREEN GIANT` FULL	EVERGREEN GIANT LILYTURF
	TJ	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' FULL	CONFEDERATE JASMINE
	TV	TULBAGHIA VIOLACEA FULL	SOCIETY GARLIC

MISC.	QTY	BOTANICAL/COMMON NAME
MUCLH	TBD	DESIGNER BROWN HARDWOOD MULCH
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE'/BAHIA GRASS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 10/16/2023

KHA PROJECT 249218001
DATE 1/26/2023
SCALE AS SHOWN
DESIGNED BY ASIL
DRAWN BY ASIL
CHECKED BY MTF

LANDSCAPE PLAN

SHOPPES AT EAST SHORE MULTI-FAMILY

CITY OF APOPKA FLORIDA

SHEET NUMBER
L1.02

Plotted By:Sauer, Cole Sheet Set:SHOPPES AT EAST SHORE MULTI-FAMILY Layout:L1.02 October 16, 2023 08:28:47pm K:\orl_civil\249218001-shoppes at east shore at\CADD\CONST\CSP\plotsheet\L1 00- LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE

CANOPY TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AR	12	ACER RUBRUM 'FLORIDA FLAME' STRAIGHT, SINGLE LEADER, FULL, FL #1	FLORIDA FLAME RED MAPLE	FG	3" CAL MIN	12' HT MIN
	MB	11	MAGNOLIA GRANDIFLORA `D.D. BLANCHARD` TM STRAIGHT, SINGLE LEADER, 6' CT, FL #1	SOUTHERN MAGNOLIA	FG	3" CAL MIN	12' HT MIN
	QV	22	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FULL, FL #1	SOUTHERN LIVE OAK	FG	3" CAL MIN	14' HT MIN
PALM TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	SP	32	SABAL PALMETTO STRAIGHT, BOOTED, HURRICANE CUT, FULL, FL #1	SABAL PALM	FG	-	12` - 18` CT
UNDERSTORY TREE	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**
	IC	27	ILEX CASSINE STRAIGHT, FULL, FL #1, SINGLE LEADER	DAHOON HOLLY	FG	3" CAL MIN	10` HT, 4` SPR
	LI	22	LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE' MULTI-TRUNK, 5 TRUNK MIN, FL #1	MUSKOGEE CRAPE MYRTLE MULTI-TRUNK	FG	5" CAL. TOT.	10`-12`H X 5`-6`W
	ML	15	MAGNOLIA GRANDIFLORA 'LITTLE GEM' STRAIGHT, SINGLE LEADER, FULL, FL #1	LITTLE GEM DWARF SOUTHERN MAGNOLIA	FG	3" CAL MIN	10` HT, 4` SPR
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
	AV	172	ALPINIA ZERUMBET `VARIEGATA` FULL	VARIEGATED SHELL GINGER	3 GAL	30" OC	24" OC
	HP	197	HAMELIA PATENS 'COMPACTA' FULL	DWARF FIREBUSH	3 GAL	24" HT MIN	30" OC
	IV	86	ILEX VOMITORIA `SCHILLINGS DWARF` FULL	DWARF YAUPON HOLLY	3 GAL	24" OC	12" FULL
	PM	411	PODOCARPUS MACROPHYLLUS FULL	PODOCARPUS	7 GAL	36" OC	36" HT MIN
	RA	176	RHAPHIOLEPIS INDICA `ALBA` FULL	WHITE INDIAN HAWTHORN	3 GAL	30" OC	14" FULL
	VO	168	VIBURNUM ODORATISSIMUM FULL	SWEET VIBURNUM	3 GAL	36" OC	24" FULL
	ZF	92	ZAMIA FLORIDANA FULL	COONTIE PALM	3 GAL	30" OC	24" OC
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	DR	263	DURANTA REPENS 'VARIEGATA' FULL	VARIEGATED GOLD MOUND	3 GAL	18" HT MIN	24" OC
	MC	137	MUHLENBERGIA CAPILLARIS FULL	PINK MUHLY GRASS	3 GAL	24" HT MIN	36" OC
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SIZE**	**SPACING**
	AA	47	AGAPANTHUS AFRICANUS FULL	LILY OF THE NILE	3 GAL	12" FULL	24" OC
	AG	1,300	ARACHIS GLABRATA FULL	PERENNIAL PEANUT	1 GAL	10" SPRD	18" OC
	BF	240	BULBINE FRUTESCENS FULL	STALKED BULBINE	1 GAL	12" FULL	18" OC
	DT	364	DIANELLA TASMANICA FULL	FLAX LILY	1 GAL	14" FULL	18" OC
	EB	130	EVOLVULUS GLOMERATUS 'BLUE DAZE' FULL	BRAZILIAN DWARF MORNING GLORY	3 GAL	12" FULL	18" OC
	LG	486	LIRIOPE MUSCARI `EVERGREEN GIANT` FULL	EVERGREEN GIANT LILYTURF	3 GAL	12" HT. MIN.	18" OC
	TJ	294	TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' FULL	CONFEDERATE JASMINE	1 GAL	12" FULL	24" OC
	TV	473	TULBAGHIA VIOLACEA FULL	SOCIETY GARLIC	1 GAL	12" FULL	18" OC

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MUCLH	TBD	DESIGNER BROWN HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE/BAHIA GRASS	ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE

CODE MINIMUM LANDSCAPE CALCULATIONS

PER "CITY OF APOPKA" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
BUILDING FOUNDATION LANDSCAPE *SECTION 5.2.5.A.1* *BUILDING FACADE FACING R.O.W.* *(AND)* *SECTION 5.2.5.B.2.A.1.B* *BUILDING FACADE ADJACENT TO PARKING*	**BUILDING 1 - 428 LF (NORTH, WEST, SOUTH FACADES)** 1,712 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 21 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) **BUILDING 2 - 292 LF (NORTH FACADES)** 1,168 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 15 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) **BUILDING 3 - 378 LF (NORTH & SOUTH FACADES)** 1,512 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 19 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) **BUILDING 4 - 347 LF (NORTH, SOUTH, EAST FACADES)** 1,388 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 17 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF)	**BUILDING 1** 2,534 SF OF LANDSCAPE 16 UNDERSTORY TREES + 5 PALMS **BUILDING 2** 1,583 SF OF LANDSCAPE 15 UNDERSTORY TREES **BUILDING 3** 2,946 SF OF LANDSCAPE 15 UNDERSTORY TREES + 9 PALMS **BUILDING 4** 2,328 SF OF LANDSCAPE 8 UNDERSTORY TREES + 9 PALMS
INTERIOR VUA LANDSCAPE *SECTION 5.2.5.B.2*	10% OF VUA AREA TO BE LANDSCAPED (9,861 SF) 1 TREE + 1 TREE PER 10 PARKING SPACES (267 PARKING SPACES) 98,610 SF VUA X 0.1 = 9,861 SF LANDSCAPE REQUIRED 267 SPACES / 10 +1 = 27.7 ~ 28 SHADE TREES REQUIRED 9,861 SF VUA x .3 = 2,958 SF OF MATURE TREE CANOPY COVERAGE	10,402 SF LANDSCAPE AREA PROVIDED 43 SHADE TREES PROVIDED 3,088 SF PROVIDED
PERIMETER LANDSCAPING *SECTION 5.2.5.B.3* *SECTION 5.2.5.B.b.2*	**1 CANOPY TREE AND 10 SHRUBS (36" HT. MIN) PER 35 LF (OR FRACTION THEREOF) OF PROPERTY PERIMETER**	ALL PERIMETER LANDSCAPE PROVIDED IN OVERALL MASTER PLAN DEVELOPMENT "THE SHOPPES AT EAST SHORE"

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

No.	REVISIONS	DATE	BY

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

LICENSED PROFESSIONAL

FLORIDA LICENSE NUMBER

DATE: 10/16/2023

KHA PROJECT	249218001
DATE	1/26/2023
SCALE	AS SHOWN
DESIGNED BY	ASIL
DRAWN BY	ASIL
CHECKED BY	MTF

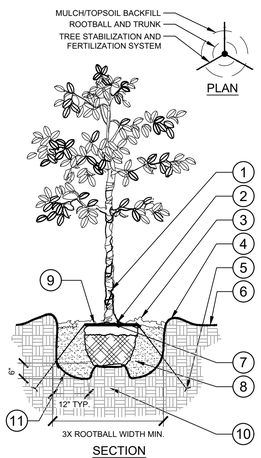
LANDSCAPE PLAN

SHOPPES AT EAST SHORE
MULTI-FAMILY

CITY OF APOPKA FLORIDA

SHEET NUMBER
L1.03

Plotted By:Sauer, Cole Sheet Set:SHOPPES AT EAST SHORE MULTI-FAMILY Layout:L1.03 October 16, 2023 08:28:54pm K:\orl_civ\249218001-shoppes at east shore of\CADD\CONST\CSP\plotsheets\L1.00- LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SECTION

1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

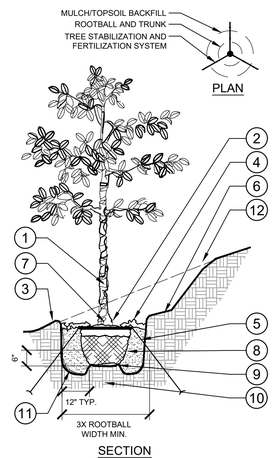
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L1.50 TREE PLANTING
SECTION / PLAN NTS



SECTION

1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

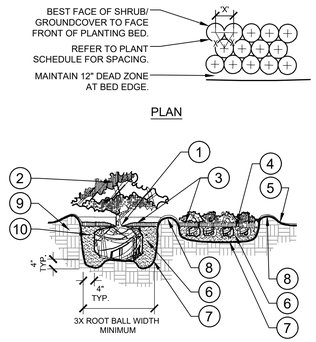
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 L1.50 TREE PLANTING ON A SLOPE
SECTION / PLAN NTS



SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

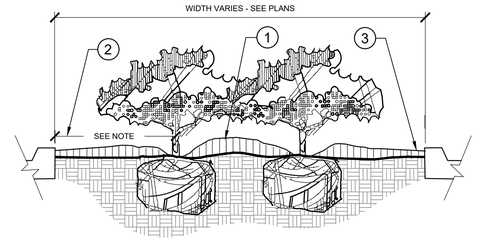
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 L1.50 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 L1.50 PLANTED PARKING LOT ISLANDS/MEDIANS
SECTION NTS

SECTION

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 L1.50 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION NTS

NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

6 L1.50 PLANTINGS ADJACENT TO BUILDINGS
SECTION NTS

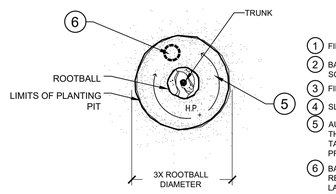
1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 L1.50 PARKING SPACE/CURB PLANTING
SECTION NTS

SECTION

1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 L1.50 SHRUB PLANTING AT FIRE HYDRANT
SECTION / PLAN NTS



SECTION

1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE @ ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

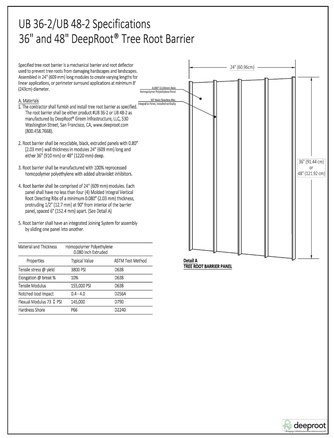
NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

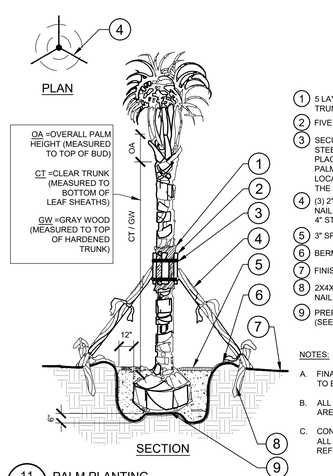
B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 L1.50 POOR DRAINAGE CONDITION
SECTION / PLAN NTS



10 L1.50 TREE ROOT BARRIER



SECTION

1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X'8" SUPPORTS. NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

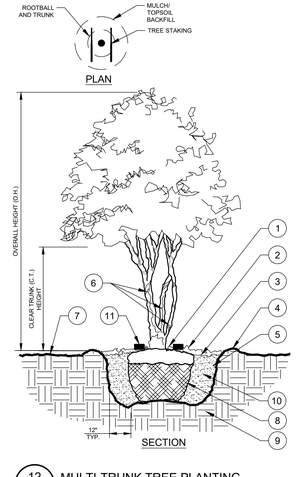
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

11 L1.50 PALM PLANTING
SECTION / PLAN NTS



SECTION

1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

12 L1.50 MULTI-TRUNK TREE PLANTING
SECTION/PLAN NTS

Plotted By: Sauer, Cole Sheet Set: SHOPPES AT EAST SHORE MULTI-FAMILY Layout: L1.50 October 16, 2023 08:28:56am K:\orl_civil\249218001-shoppes at east shore on\CADD\CONST\CSP\plotsheets\L1.00- LANDSCAPE PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

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

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 10/16/2023

KHA PROJECT 249218001
DATE 1/26/2023
SCALE AS SHOWN
DESIGNED BY ASIL
DRAWN BY ASIL
CHECKED BY MTF

LANDSCAPE DETAILS

SHOPPES AT EAST SHORE MULTI-FAMILY

CITY OF APOPKA FLORIDA

SHEET NUMBER
L1.50

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC... THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND TEST RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6' MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC.,, SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

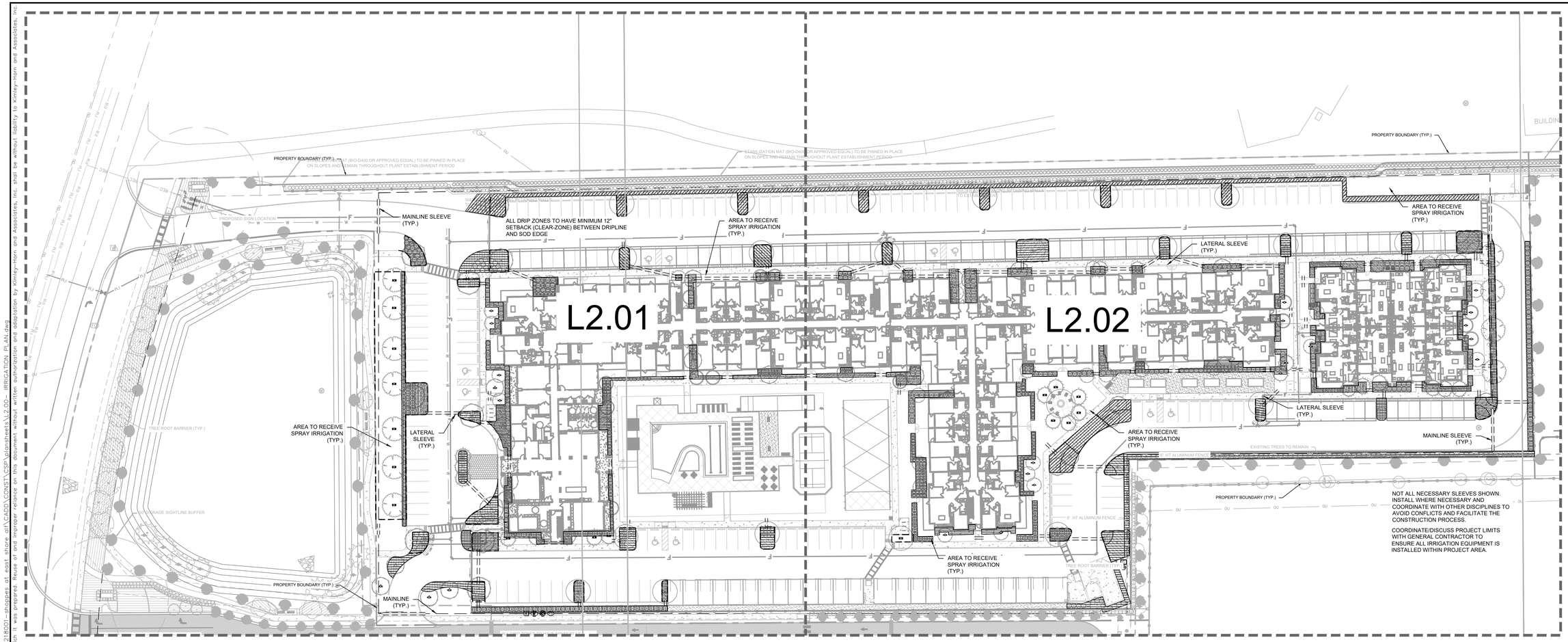
FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATE



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1400 SERIES MINI ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	40	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	28,320 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PEB 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION.	1
BF	WATTS LF909M1 1-1/2" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-150-B 1-1/2IN. FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 4.0 GPM TO 80.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 1-1/2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,523 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	1,057 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	142.0 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

FLOW TOTALS
Area for Dripline: 424.8
Bubbler: 14.3
Total: 439.1 GPM

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 10/16/2023

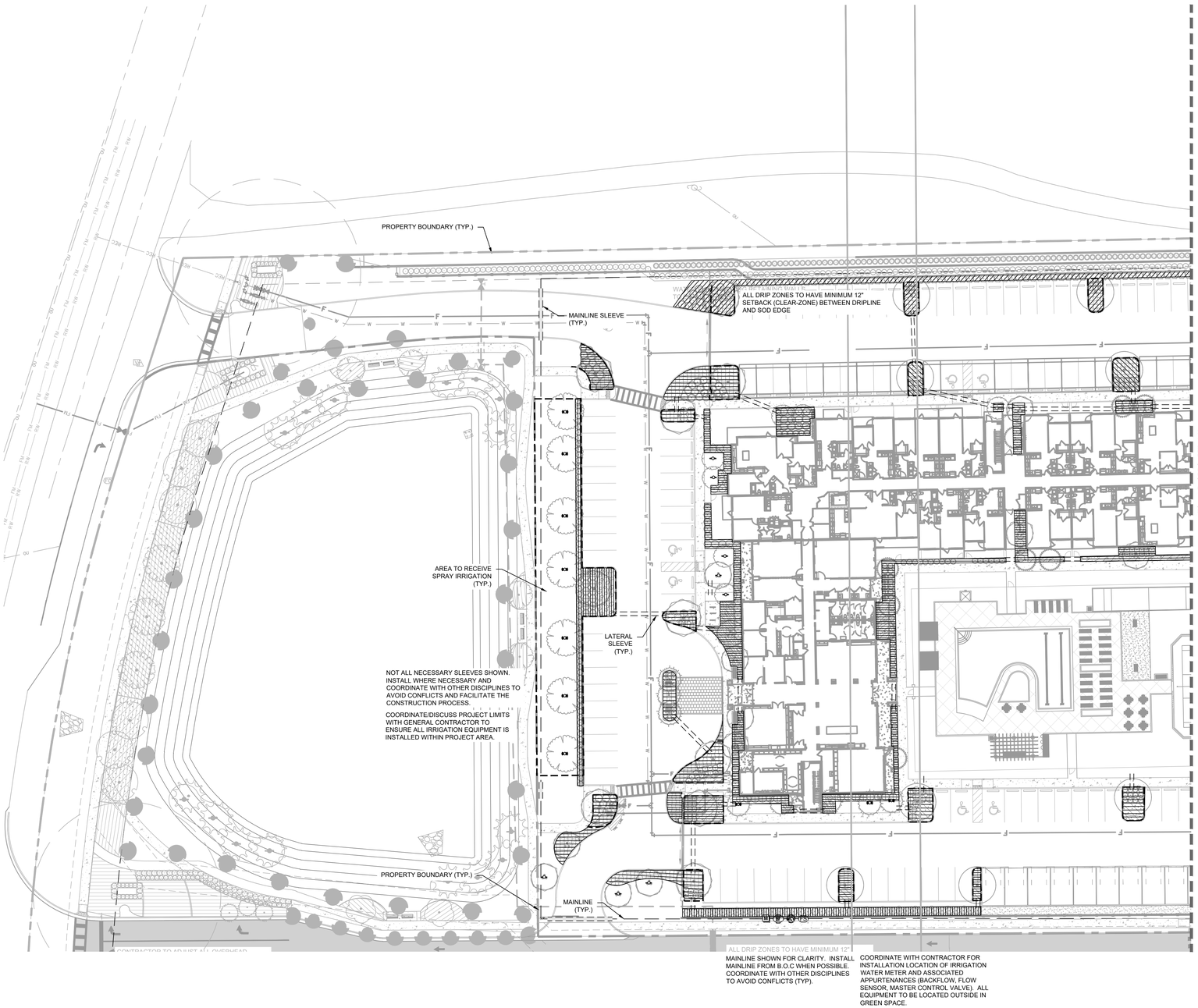
KHA PROJECT 249218001
DATE 1/26/2023
SCALE AS SHOWN
DESIGNED BY ASIL
DRAWN BY ASIL
CHECKED BY MTF

OVERALL IRRIGATION PLAN

SHOPPES AT EAST SHORE MULTI-FAMILY
CITY OF APOPKA FLORIDA

SHEET NUMBER
L2.00

Plotted By: Sawyer, Cole Sheet Set: SHOPPES AT EAST SHORE MULTI-FAMILY Layout: L2.00 October 16, 2023 08:29:30pm K:\orl_civil\249218001-shoppes at east shore of\CADD\CONST\CSP\plansheets\L2.00- IRRIGATION PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

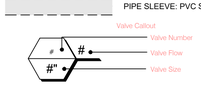


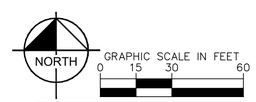
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1400 SERIES MINI ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	40	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	28,320 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PEB 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	WATTS LF909M1 1-1/2" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-150-B 1-1/2IN. FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 4.0 GPM TO 80.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P)	LXD	LXME2(P)	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 1-1/2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,523 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	1,057 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	142.0 L.F.





CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 10/16/2023

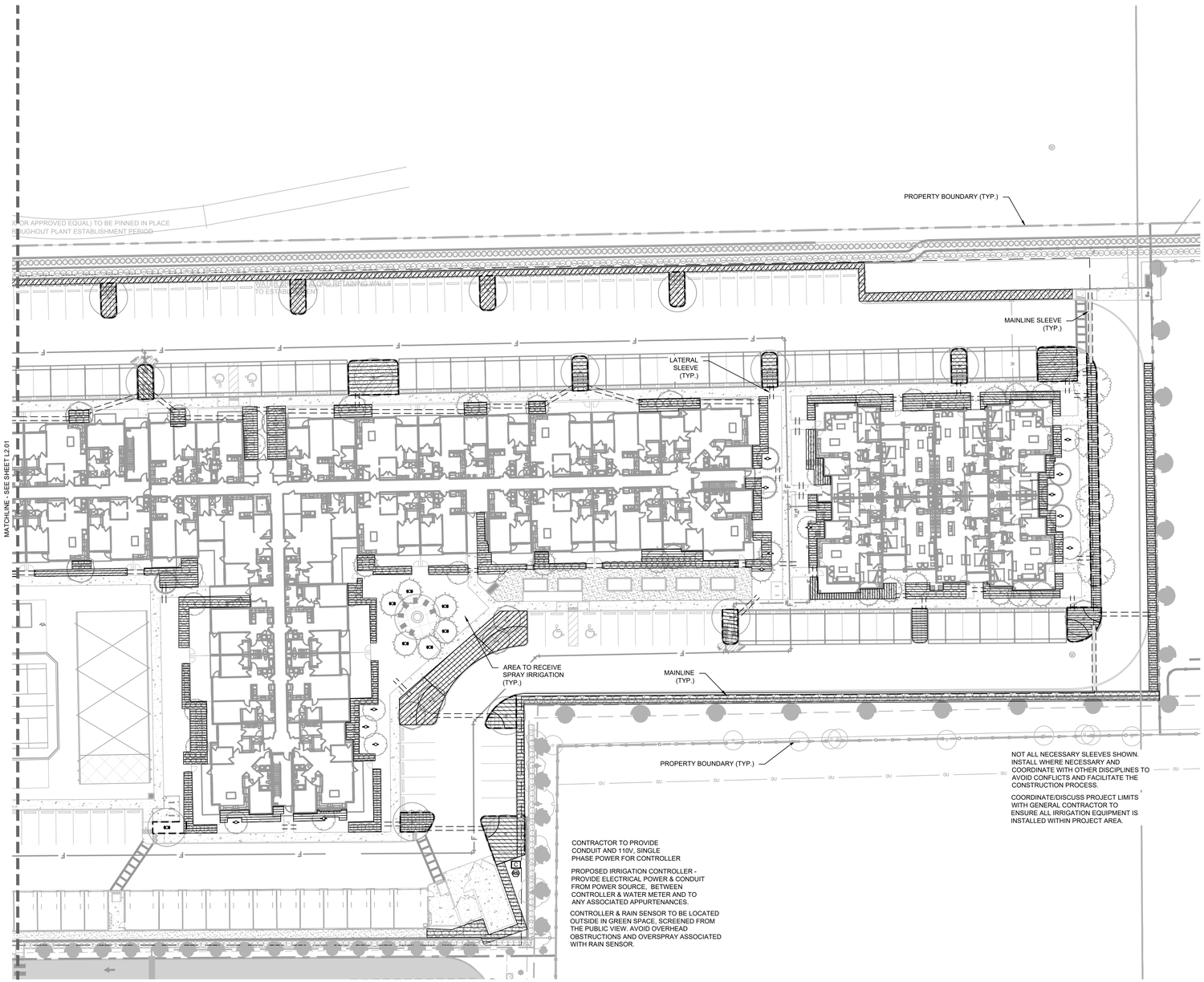
KHA PROJECT 249218001
DATE 1/26/2023
SCALE AS SHOWN
DESIGNED BY ASIL
DRAWN BY ASIL
CHECKED BY MTF

IRRIGATION PLAN

SHOPPES AT EAST SHORE MULTI-FAMILY
CITY OF APOPKA FLORIDA

SHEET NUMBER
L2.01

Plotted By: Sauer, Cole Sheet Set: SHOPPES AT EAST SHORE MULTI-FAMILY Layout: L2.01 October 16, 2023 08:29:43pm K:\orl_civil\249218001-shoppes at east shore all\CADD\CONST\CSP\plansheet\L2.00- IRRIGATION PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1401 1402	RAIN BIRD RWS-M-B-C W/ RWS-SOCK 1400 SERIES MINI ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	40	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	28,320 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PEB 1-1/2" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL MASTER VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
BF	WATTS LF909M1 1-1/2" LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER.	1
RS	RAIN BIRD WR2-RFS WIRELESS RAIN/FREEZE SENSOR.	1
FS	RAIN BIRD FS-150-B 1-1/2IN. FLOW SENSOR, BRASS MODEL. SUGGESTED OPERATING RANGE 4.0 GPM TO 80.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P)	LXD	LXME2(P)	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 1-1/2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,523 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	1,057 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	142.0 L.F.

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 10/16/2023

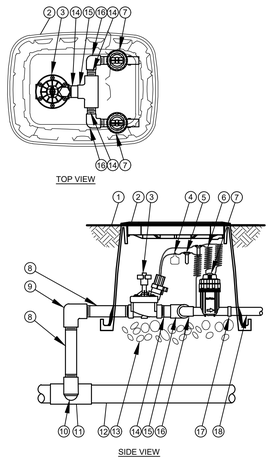
KHA PROJECT 249218001
DATE 1/26/2023
SCALE AS SHOWN
DESIGNED BY ASIL
DRAWN BY ASIL
CHECKED BY MTF

IRRIGATION PLAN

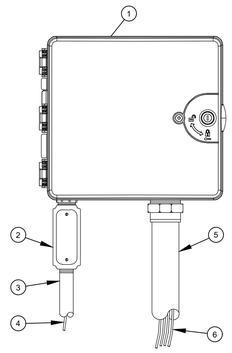
SHOPPES AT EAST SHORE
MULTI-FAMILY
CITY OF APOPKA FLORIDA

SHEET NUMBER
L2.02

Plotted By:Sauer, Cole Sheet Set:SHOPPES AT EAST SHORE MULTI-FAMILY Layout:L2.02 October 16, 2023 08:29:57pm K:\orl_civil\249218001-shoppes at east shore of\CADD\CONST\CSP\planSheets\L2.00- IRRIGATION PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

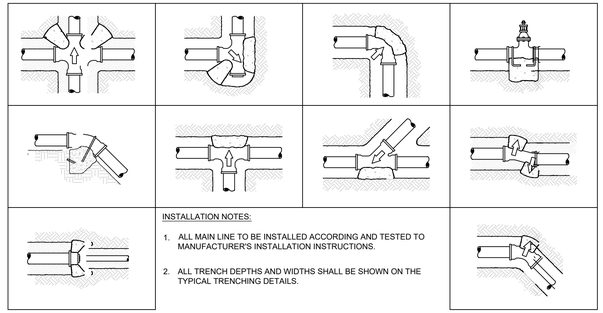


1 L2.50 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
SECTION / PLAN NTS



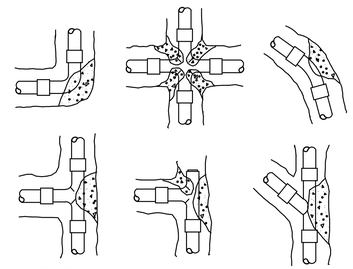
NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

2 L2.50 TYPICAL CONTROLLER
ELEVATION NTS



INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

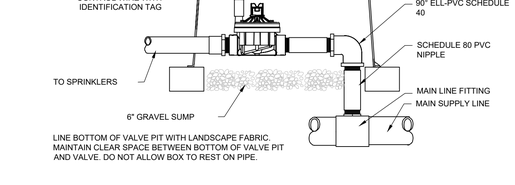
3 L2.50 TYPICAL THRUST BLOCK
SECTION NTS



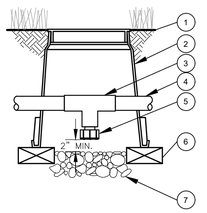
INSTALLATION NOTES
1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS.
2. FOR 45°/90° FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
3. FOR 22-1/2° FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED.
4. FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED. THRUST

BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2 1/2" AND LARGER.

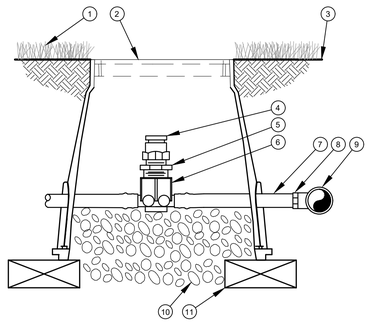
4 L2.50 THRUST BLOCK REINFORCEMENT
SECTION NTS



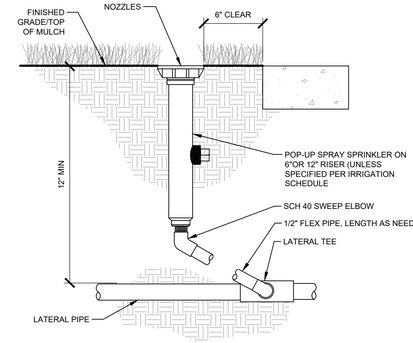
5 L2.50 TYPICAL CONTROL VALVE
SECTION NTS



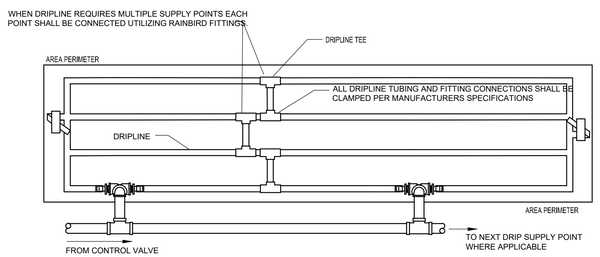
6 L2.50 DRAIN VALVE
SECTION NTS



7 L2.50 AIR RELIEF VALVE IN XFS DRIP LINE
SECTION NTS



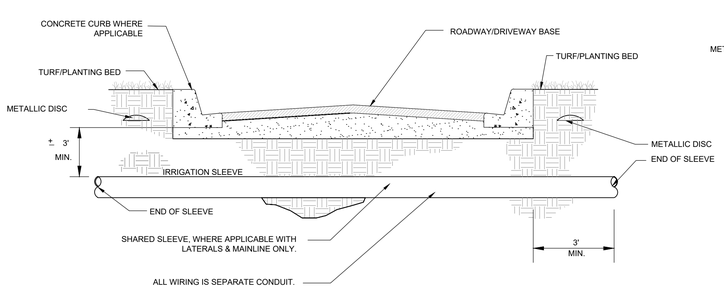
8 L2.50 TYPICAL SPRAY / ROTAR HEAD
SECTION NTS



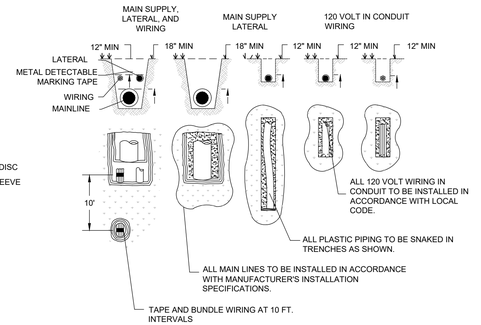
CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS. IF NOT SHOWN, INSTALL WITHIN ADJACENT GREEN AREA NOT IN A HIGHLY VISIBLE AREA.

NOTE:
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS (IF SHOWN).

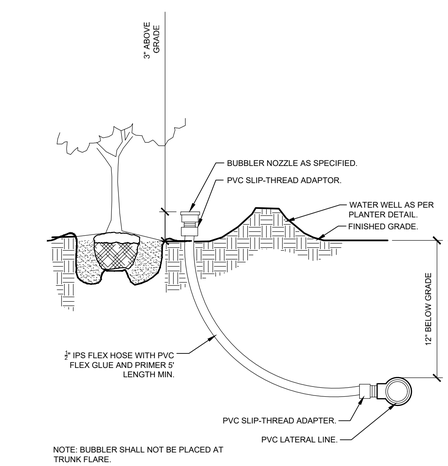
9 L2.50 TYPICAL DRIP LINE
PLAN NTS



10 L2.50 TYPICAL SLEEVING
SECTION NTS



11 L2.50 TYPICAL TRENCHING
SECTION / PLAN NTS



NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

12 L2.50 TYPICAL BUBBLER
SECTION NTS

Plotted By: Sauer, Cole Sheet Set: SHOPPES AT EAST SHORE MULTI-FAMILY Layout: L2.50 October 16, 2023 08:29:58am K:\Orl_civil\249218001-shoppes at east shore civil\CADD\CONST\CSP\plansheets\L2.00- IRRIGATION PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE	BY

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

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 10/16/2023

KHA PROJECT	249218001
DATE	1/26/2023
SCALE	AS SHOWN
DESIGNED BY	ASIL
DRAWN BY	ASIL
CHECKED BY	MTF

IRRIGATION DETAILS

SHOPPES AT EAST SHORE MULTI-FAMILY
CITY OF APOPKA FLORIDA

SHEET NUMBER
L2.50

IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
    -RECTANGULAR 12"X17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 $\frac{1}{2}$" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION, VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

1 L2.51 TYPICAL SCHEMATIC IRRIGATION NOTES

No.	REVISIONS	DATE	BY

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

LICENSED PROFESSIONAL
FLORIDA LICENSE NUMBER
DATE: 10/16/2023

KHA PROJECT 249218001
DATE 1/26/2023
SCALE AS SHOWN
DESIGNED BY ASIL
DRAWN BY ASIL
CHECKED BY MTF

IRRIGATION SPECIFICATIONS

SHOPPES AT EAST SHORE MULTI-FAMILY

CITY OF APOPKA FLORIDA

SHEET NUMBER
L2.51

Plotted By:Sauer, Cole Sheet Set:SHOPPES AT EAST SHORE MULTI-FAMILY Layout:L2.51 October 16, 2023 08:30:00pm K:\orl_civil\249218001-shoppes at east shore at\CADD\CONST\CSP\plansheets\L2.00- IRRIGATION PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE LIGHTING FIXTURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	VOLTS	LAMP QTY	LAMP WATTS	LAMP MODEL	FIXTURE WATTS
SLA3	LED AREA LIGHT WITH TYPE 3 DIST., INTEGRAL DIMMING, HOUSE-SIDE SHIELD AND 3000K COLOR TEMP. MOUNTED 20'-0" AFG ON 25' DIRECT BURIAL CONCRETE POLE	NLS LIGHTING	CAL-1-T3-48L-7-40K-UNV-AM-BLK	208	1	104	LED	104
SLA4	LED AREA LIGHT WITH TYPE 4 DIST., INTEGRAL DIMMING, HOUSE-SIDE SHIELD AND 3000K COLOR TEMP. MOUNTED 20'-0" AFG ON 25' DIRECT BURIAL CONCRETE POLE	NLS LIGHTING	CAL-1-T4-48L-7-40K-UNV-AM-BLK	208	1	104	LED	104
SLB3	LED AREA LIGHT WITH TYPE 3 DIST., INTEGRAL DIMMING, HOUSE-SIDE SHIELD AND 3000K COLOR TEMP. MOUNTED 15'-0" AFG ON 20' DIRECT BURIAL CONCRETE POLE	NLS LIGHTING	CAL-1-T4-48L-7-40K-UNV-AM-BLK	208	1	104	LED	104
SLB	LED SURFACE MOUNTED AREA LIGHT, WET LOCATION LISTED	LITHONIA	OLCFM-15-DDB	120	1	16	LED	16
SL1	LUMEC SLEEK VISION BOLLARD LIGHT WITH DECORATIVE CAGE AND TEXTURED MEDIUM GREY FINISH.	LUMEC	VBC-15L100NW-G1-5-120-CAGE-GY3TX	120	1	35	LED	35
SL2	DECORATIVE LED LOW VOLTAGE TREE UP LIGHT WITH METALIC BRONZE FINISH LOCATED THROUGHOUT COURTYARD	FX LUMINAIRE	QZ-1LED-BZ	15	1	–	LED	–

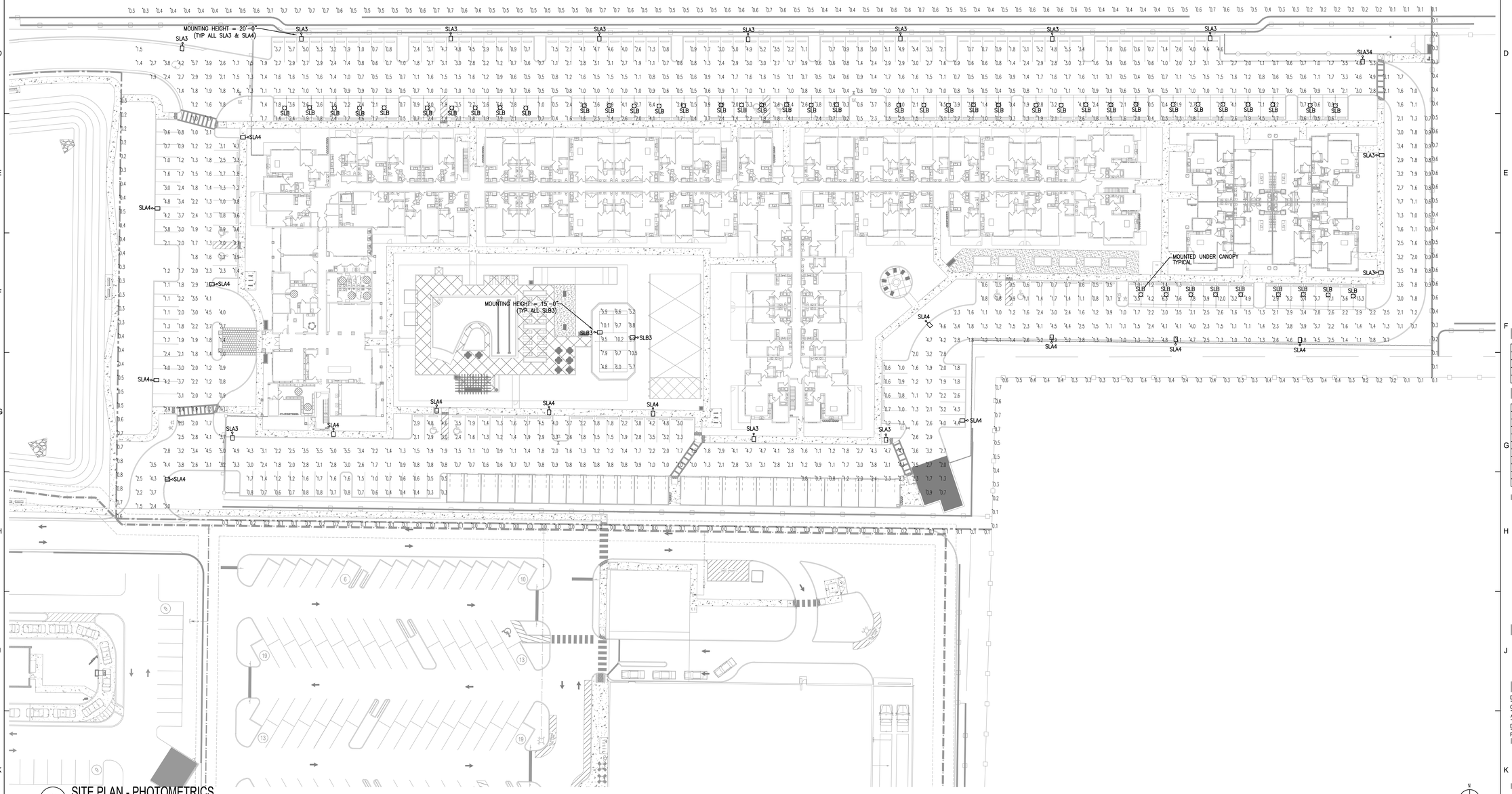
NOTES:
DIVISION 16 CONTRACTOR SHALL VERIFY ALL FIXTURE MANUFACTURERS, TYPES, OPTIONS AND FINISHES WITH OWNER/ARCHITECT/INTERIOR DESIGNER PRIOR TO ORDERING.
CONTRACTOR SHALL VERIFY ALL FIXTURE QUANITIES PRIOR TO ROUGH-IN.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	16	SLF3	Single	CAL-1-T3-48L-7-40K	SLF3	0.950	11232	104	1664
	14	SLF4	Single	CAL-1-T4-48L-7-40K	SLF4	0.950	11544	104	1456
	53	WLD	SINGLE	OLCFM 15 DDB	WLD	0.950	1043	16.6	879.8

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking & Drive Area	Illuminance	Fc	2.02	13.3	0.2	10.10	66.50
Pickle Ball Court	Illuminance	Fc	8.03	10.5	4.8	1.67	2.19
Property Line	Illuminance	Fc	0.36	0.8	0.0	N.A.	N.A.



K1 SITE PLAN - PHOTOMETRICS
1" = 30'-0"

FK ARCHITECTURE
2555 Temple Trail
Winter Park, FL 32789
(407) 629-0595
www.fugleberg koch.com
FL LICENSE # 0009897

© 2021 These documents and their contents are the property of FUGLEBERG KOCH LLC - AR0009897, 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 Fugleberg Koch is prohibited by law.

SPARROW PARTNERS

Joseph, Lawrence & Co
Consulting Engineers
1180 HARWOOD AVE. SUITE 3000
ALTAMONTE SPRINGS, FLORIDA 32714
TEL. 321.972.4466
WWW.JLCENG.COM
CA NO. 28730

ISSUE HISTORY

No.	Date	Description
1	01/13/2023	SCHEMATIC DESIGN
2	03/30/2023	100% DESIGN DEVELOPMENT
3		
4		

REVISION HISTORY

No.	Date	Description

JLC22.0203.00

BLAKE L. SUDDETH LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA
PRELIMINARY
-NOT FOR CONSTRUCTION-

OCOEE-APOPKA

APOPKA, FL

Drawn:	MJR/SMB
Checked:	BLS/AJB
Approval:	BLS/AJB
Date:	03/30/2023
Project #:	5906

SITE PLAN PHOTOMETRICS

E1.03

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — The OLCFM provides years of maintenance-free general illumination for residential and commercial outdoor applications such as porches, covered walkways and store entrances.

CONSTRUCTION — Rugged cast-aluminum top-plate and outer-ring are protected by a thermoset powder-coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

Polycarbonate LED lens/cover protects LEDs.

Fixture weight = 2.98 lbs.

OPTICS — 96 high-performance LEDs produces up to 1077 lumens and maintain 70% of light output at 50,000 hours of service.

(LED lifespan based on IESNA LM-80-08 results and calculated per IESNA TM-21-11 methodology.)

White acrylic diffuser provides a soft white light at 4000K CCT

See Lighting Facts Labels for specific fixture performance.

ELECTRICAL — Fixture operates at 120 volts, 60 Hz.

Standard Input = 16.6 watts

Operating temperature -40ºC to 40ºC.

Amps @ 120V = .131.

Surge protection — 2.5kV.

INSTALLATION — Mounts easily to existing junction box (by others).

LISTINGS — UL Listed to U.S. and Canadian safety standards for wet locations.

Designed for ceiling or wall mounting more than 4' above the ground.

Tested in accordance with IESNA LM-79 and LM-80 standards.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Actual performance may differ as a result of end-user environment and application.

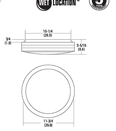
All values are design or typical values, measured under laboratory conditions at 25 °C.

Note: Specifications subject to change without notice.

Outdoor General Purpose

OLCFM

OUTDOOR LED CAST FLUSH MOUNT



All dimensions are inches (centimeters) unless otherwise indicated.

ORDERING INFORMATION All configurations of this product are considered "standard" and have short lead times. **Example:** OLCFM 15 DDB

OLCFM				
Series	**Light Engine**	**Color Temperature (CCT)**[1]	**Voltage**	**Finish**
OLCFM	15	**(blank)** 4000K	**(blank)** 120V	DDB Dark bronze WH White

Notes

1 Nominal Correlated Color Temperature (CCT) per ANSI C78.377-2008.

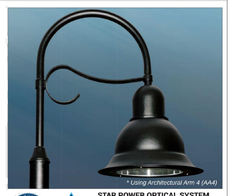
1 Fixture Type 'SLB'
NTS

NLS LIGHTING

CALIFORNIA 1
SITE + ARCHITECTURAL LIGHTING

The beautiful and simple California Series LED Pedestrian Luminaires depict not only the California lifestyle, but the architecture of California as well. This ornamental piece is a delightful sight to see and a great model to illuminate any urban, rural, retail, or park, or campus setting.

The different caps and shades depict different California styles and a touch of California's historic Spanish mission era. The California Series is the perfect selection to combine both design and efficiency in light performance. Designed, tooled, manufactured and assembled in the USA.



* Using Architectural Arm 4 (AA4)

STAR POWER OPTICAL SYSTEM

The Star Power reflector is an excellent system which provides great value and performance.

LED WATTAGE CHART

	32L	48L	64L
350 milliamps	-	51w	69w
530 milliamps	72w	80w	107w
700 milliamps	77w	104w	137w
1050 milliamps	106w	156w	205w

Project Name: Type:

CAL-1			T3	48	7	40K7	UNV	AM	BLK	
Cat#	**Top**	**Shade**	**Light Dist.**	**# of LEDs**	**Milliamps**	**Kelvin**	**Volts**	**Mounting**	**Color**	**Options**
California 1 20" Decorative **(CAL-1)**	Top 1 **(TP1)** Top 2 **(TP2)** Top 3 **(TP3)**	Shade 1 **(S1)** Shade 2 **(S2)** Shade 4 **(S4)** Shade 5 **(S5)** Shade 6 **(S6)** Shade 7 **(S7)** Shade 8 **(S8)**	Type 2 **(T2)** Type 3 **(T3)** Type 4 **(T4)** Type 5 **(T5)**	32 **(32L)** 48 **(48L)** 64 **(64L)**	350 **(35)** 530 **(53)** 700 **(7)** 1050 **(1)**	2700K, 70 CRI **(27K7)** 2700K, 80 CRI **(27K8)** 3000K, 70 CRI **(30K7)** 3000K, 80 CRI **(30K8)** 3500K, 80 CRI **(35K8)** 4000K, 70 CRI **(40K7)** 4000K, 80 CRI **(40K8)** 5000K, 70 CRI **(50K7)** 5000K, 80 CRI **(50K8)**	120-277 **(UNV)** 347-480 **(HV)**	Arm Mount **(AM)** Wall Mount **(WM)**	Bronze Textured **(BRZ)** White Textured **(WHT)** Smooth White Gloss **(SWT)** Silver **(SVR)** Black Textured **(BLK)** Smooth Black Gloss **(SBK)** Graphite Textured **(GPH)** Grey Textured **(GRY)** Custom **(CS)**	House-Side Shield **(HSS)** Bird Spikes **(BS)** Prism **(PC)** Nema 7 Fire Receptacle **(PE7)** Photocell – Receptacle **(PCR)** Receptacle + Shorting Cap **(PER)** FSP-211 with Motion Sensor **(FSP-AC)** 9' max mtg ht **(FSP-AC9)** *9'-20' mtg ht **(FSP-AC)** *21'-40' mtg ht Frosted Lens **(FLD)** Marine Grade Finish **(MGF)**

Notes:
- 48L-64L Only
- Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- For Arm Mount, please select an Architectural Arm (AA) separately.
- Universal Voltage 120-277
- Only compatible with Arm Mount Arch Arms: 2, 3, 7 11, 13-18
- HSL option only, using IK-10 rated Silicone Optics
- Motion sensor must be selected to meet International Dark-Sky Association certification.
- For Wall Mount, please select an Architectural arm (AA) separately.

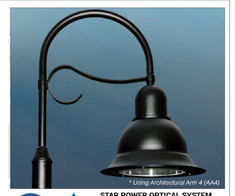
2 Fixture Type 'SLA3' & 'SLB3'
NTS

NLS LIGHTING

CALIFORNIA 1
SITE + ARCHITECTURAL LIGHTING

The beautiful and simple California Series LED Pedestrian Luminaires depict not only the California lifestyle, but the architecture of California as well. This ornamental piece is a delightful sight to see and a great model to illuminate any urban, rural, retail, or park, or campus setting.

The different caps and shades depict different California styles and a touch of California's historic Spanish mission era. The California Series is the perfect selection to combine both design and efficiency in light performance. Designed, tooled, manufactured and assembled in the USA.



* Using Architectural Arm 4 (AA4)

STAR POWER OPTICAL SYSTEM

The Star Power reflector is an excellent system which provides great value and performance.

LED WATTAGE CHART

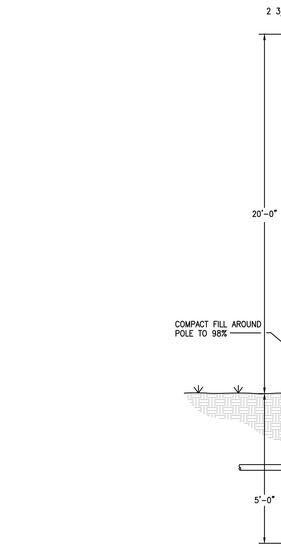
	32L	48L	64L
350 milliamps	-	51w	69w
530 milliamps	72w	80w	107w
700 milliamps	77w	104w	137w
1050 milliamps	106w	156w	205w

Project Name: Type:

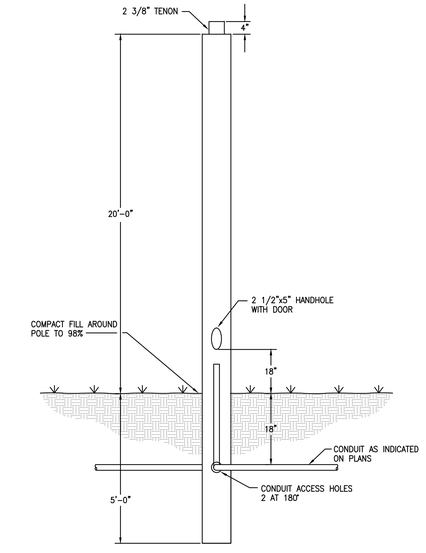
CAL-1			T4	48	7	40K7	UNV	AM	BLK	
Cat#	**Top**	**Shade**	**Light Dist.**	**# of LEDs**	**Milliamps**	**Kelvin**	**Volts**	**Mounting**	**Color**	**Options**
California 1 20" Decorative **(CAL-1)**	Top 1 **(TP1)** Top 2 **(TP2)** Top 3 **(TP3)**	Shade 1 **(S1)** Shade 2 **(S2)** Shade 4 **(S4)** Shade 5 **(S5)** Shade 6 **(S6)** Shade 7 **(S7)** Shade 8 **(S8)**	Type 2 **(T2)** Type 3 **(T3)** Type 4 **(T4)** Type 5 **(T5)**	32 **(32L)** 48 **(48L)** 64 **(64L)**	350 **(35)** 530 **(53)** 700 **(7)** 1050 **(1)**	2700K, 70 CRI **(27K7)** 2700K, 80 CRI **(27K8)** 3000K, 70 CRI **(30K7)** 3000K, 80 CRI **(30K8)** 3500K, 80 CRI **(35K8)** 4000K, 70 CRI **(40K7)** 4000K, 80 CRI **(40K8)** 5000K, 70 CRI **(50K7)** 5000K, 80 CRI **(50K8)**	120-277 **(UNV)** 347-480 **(HV)**	Arm Mount **(AM)** Wall Mount **(WM)**	Bronze Textured **(BRZ)** White Textured **(WHT)** Smooth White Gloss **(SWT)** Silver **(SVR)** Black Textured **(BLK)** Smooth Black Gloss **(SBK)** Graphite Textured **(GPH)** Grey Textured **(GRY)** Custom **(CS)**	House-Side Shield **(HSS)** Bird Spikes **(BS)** Prism **(PC)** Nema 7 Fire Receptacle **(PE7)** Photocell – Receptacle **(PCR)** Receptacle + Shorting Cap **(PER)** FSP-211 with Motion Sensor **(FSP-AC)** 9' max mtg ht **(FSP-AC9)** *9'-20' mtg ht **(FSP-AC)** *21'-40' mtg ht Frosted Lens **(FLD)** Marine Grade Finish **(MGF)**

Notes:
- 48L-64L Only
- Consult Factory for Lead Time. Consult Factory for 90 CRI Requests.
- For Arm Mount, please select an Architectural Arm (AA) separately.
- Universal Voltage 120-277
- Only compatible with Arm Mount Arch Arms: 2, 3, 7 11, 13-18
- HSL option only, using IK-10 rated Silicone Optics
- Motion sensor must be selected to meet International Dark-Sky Association certification.
- For Wall Mount, please select an Architectural arm (AA) separately.

3 Fixture Type 'SLA4'
NTS



4 15FT MOUNTING HEIGHT POLE DETAIL
NTS



5 20FT MOUNTING HEIGHT POLE DETAIL
NTS

FUGLEBERG KOCH ARCHITECTURE
2555 Temple Trail
Winter Park, FL 32789
(407) 629-0595
www.fuglebergkoch.com
FL LICENSE # 0009897

© 2021 These documents and their contents are the property of FUGLEBERG KOCH LLC - AA0009897, 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 Fuglebergh Koch is prohibited by law.

SPARROW PARTNERS

Joseph, Lawrence & Co
Consulting Engineers
1180 HARWOOD AVE. SUITE 3000
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 321.972.4466
WWW.JLCENG.COM
CA NO. 28730

ISSUE HISTORY

No.	Date	Description
1	01/13/2023	SCHEMATIC DESIGN
2	03/30/2023	100% DESIGN DEVELOPMENT
3		
4		

REVISION HISTORY

No.	Date	Description

JLC22.0203.00

BLAKE L. SUDDUTH LICENSED PROFESSIONAL ENGINEER STATE OF FLORIDA
PRELIMINARY
-NOT FOR CONSTRUCTION-

OCOEE-APOPKA

APOPKA, FL

Drawn:	MJR/SMB
Checked:	BLS/AJB
Approval:	BLS/AJB
Date:	03/30/2023
Project #:	5906

SITE FIXTURE CUTSHEETS

E1.04

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 3.
Meeting Date: March 5, 2025
Department: Parks and Recreation

SUBJECT:
Special Event Request - Road closure for Jalen Carter Super Bowl Celebration

REQUEST:
Authorize requested street closure for the Jalen Carter Super Bowl Celebration.

SUMMARY:
To celebrate and honor Apopka High School alumnus Jalen Carter for his recent Super Bowl victory with the Philadelphia Eagles, the City has planned a ceremony to be held on Saturday, March 8th from 5pm-8pm in downtown Apopka on 5th Street. The event will use the same road closure as utilized by the Market on 5th event.

The event has been developed and reviewed by staff, including the Police Department and Fire Department, and is recommended for approval. This item is being brought to City Council for final approval of the requested street closure.

FUNDING SOURCE:
n/a

RECOMMENDED MOTION:
Staff recommend approval of the requested street closure for the Jalen Carter Super Bowl Celebration on Saturday, March 8, 2025.

ATTACHMENTS:
1. Event Permit Application - Jalen Carter Celebration
2. Event Map

Special Event Permit Application

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

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

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

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

You must submit all required documents with your application.

Special Event Permit Application Checklist

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

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

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

Applicant must be present for duration of event.

Organization Name	City of Apopka

Name of Applicant	Carolyn Ray
Mailing Address	3710 Jason Dwelley Parkway
City	Apopka
State	FL
Zip Code	32712
Cell Phone	4077031809
Email	cray@apopka.net
Is your organization a Non – Profit (501C3) OR Tax Exempt Organization?	No
State of Florida Tax ID Number	NA
Please attach a copy of your Business Tax Receipt for the municipality/county that your business/organization is registered in.	
Name of the Event	Jalen Carter Super Bowl Celebration
Date(s) of the Event	March 8th, 2025
Hours of the Event	5-8pm
Location of the Event	5th Street
Does the location of the event take place on Public or Private Property?	Yes
Anticipated attendance:	500
Briefly describe the event and all activities that will occur during the event:	Celebration for Jalen Carter's Super bowl win. Street pep rally with bands and will be given a key to the City.
Event Category	• Street Festival
Are there flyers or advertisements for this event?	No
Additional Event Information	We will have the stage set up, APK HS pep band.
Will there be admission fees to your event?	No

Will you be serving alcohol?	No
Is your event open to the public?	Yes
Does your event include food concession?	No
Do you intend to have food trucks at your event?	No
Will there be merchandising vending at your event?	No
Will they need electric?	No
Will you be hiring a private security company for the event?	No
Do you require overnight security?	No
Are there musical entertainment features related to your event?	Yes

Please attach a list of all stage performance schedules.

Will amplified sound be used during the event?	Yes
Will any streets be closed or will the flow of traffic be affected by the event?	Yes

Please indicate the road names

5th Street
From the entrance of the 5th street parking lot to the entrance of the Community Center lot. There will be access to the parking lot thru the first stall and also access to the VFW/Community Center parking lot.

Does your event include the use of tents?	No
Will inflatables be used at your event?	No
Will your event include any fireworks or pyrotechnics?	No

Layout map for event

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

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

Setup/Load In

Date	03/08/2025
Start Time	3:00 PM (EST)
End Time	5:00 PM (EST)

Event Dates

Date	03/08/2025
Start Time	5:00 PM (EST)
End Time	8:00 PM (EST)

Take Down/Load Out

Date	03/08/2025
Start Time	8:00 PM (EST)
End Time	10:00 PM (EST)

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

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

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

Applicant Signature	
Name of Applicant	Carolyn Ray
Title of Applicant	Event Manager
Date Submitted	02/26/2025

The Applicant/Event Organizer shall maintain at all times throughout the duration of the event, a current insurance policy naming the City of Apopka as an additional insured providing coverage for all approved event activities and

must be active on the date(s) of the event, including the set-up and break-down period. Failure to provide proof of adequate coverage will result in the denial of the special event permit or cancellation of the event. The City may require subcontractors acting on behalf of the Applicant/Event Organizer to provide proof of insurance or other related documents depending on the scope or location of the event.

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

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

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

REQUIREMENTS

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

INSURANCE

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

- Applicant/Event Organizer shall, at its sole cost and expense, procure and maintain throughout the term of this agreement, Commercial General Liability and Workers' Compensation insurance, including Employer Liability insurance, with minimum policy limits of $1,000,000 Combined Single Limits, or to the extent and in such amounts as required and authorized by Florida Law. If such GL insurance contains a general aggregate limit, it shall apply separately to this event in the amount of $2,000,000. Products and completed operations aggregate shall be $1,000,000. Damage to rented premises shall be included at $100,000. The event Applicant/Event Organizer and their representatives who wish to drive on City property to set up or tear down for events, and/or Food Trucks and/or any vehicle that functions as the workplace or is used to perform contracted work must provide an Automobile Liability insurance policy in the minimum amount of $300,000 Combined Single Limit. If alcohol is being served, the Applicant/Event Organizer shall provide evidence of coverage for liquor liability in the minimum amount of $1,000,000. The insurance policy must not exclude Personal Injury/Advertising Injury, Medical, volunteer coverage or spectator liability.

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

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

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

Signature of Applicant	
Name of Applicant	Carolyn Ray
Title of Applicant	Manager
Sponsoring Organization Name	City Apopka

TRAL AVE
437A
PARK AVE
S PARK AVE
Stage
PD
Event Space
PD
E FIFTH ST
Vendor
Vendor

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 4.
Meeting Date: March 5, 2025
Department: Finance Department

SUBJECT:
Orange County Tourist Development Tax Grant

REQUEST:
Approve the Orange County Tourist Development (TDT) grant agreement between the City of Apopka and Orange County.

SUMMARY:
The project will provide the City of Apopka with $13,100,000 to expand and upgrade facilities at the Northwest Recreation Complex. The planned project will help to attract larger sports tournaments and musical/cultural events.

Phase one of the project will bring infrastructure upgrades to the Apopka Amphitheater to make the venue more appealing for third-party event organizers/promoters. These upgrades include:

- New ticket booth/restroom building at the west amphitheater entrance
- New ADA parking at the west entrance
- Expanded loading dock to allow for additional backstage vehicles
- New upper walkway ring and connecting walkways to provide ADA access to the top of the amphitheater lawn
- New dedicated food truck areas with electrical hook-ups and vendor space at the top of the amphitheater lawn
- New restroom and concession building at the top of the amphitheater lawn
- New access road from south to the top of the amphitheater lawn

Phase two of the project will bring a new quad of softball fields to the Northwest Recreation Complex, expanding the inventory of diamond sport fields at the complex to allow for larger diamond sport tournaments. The expansion is planned for a 15+/- acre parcel of City owned property adjacent to the current park footprint. These upgrades include:

- Four new 230-foot softball fields
- Eight new batting cages and eight new bullpens (four softball and four baseball)
- New building to house concessions, restrooms, maintenance/operations, and a small tournament office
- New walkways, bleachers, and water fountains
- New parking lot

FUNDING SOURCE:
Orange County Tourism Development (TDT) Grant Funding

RECOMMENDED MOTION:
Authorize the execution of the Orange County Tourism Development (TDT) Grant Agreement with Orange County.

ATTACHMENTS:

1. Apopka Funding Agmt FINAL
2. Nortwest Recreation Complex TDT Grant Overview

AGREEMENT
between
ORANGE COUNTY, FLORIDA
and
CITY OF APOPKA, FLORIDA

(NORTHWEST RECREATION COMPLEX
2710 Jason Dwelley Parkway, Apopka, FL 32712)

THIS AGREEMENT, made and entered into as of the date of last execution below, by and between ORANGE COUNTY, a charter county and political subdivision of the State of Florida, ("**County**"), and CITY OF APOPKA, a Florida municipal corporation ("**City**").

WITNESSETH:

WHEREAS, the County currently collects the tourist development taxes authorized by Section 125.0104(3)(c), (d), and (m), Florida Statutes ("**Tourist Development Tax**" or "**TDT**") and authorized uses of such Tourist Development Tax include the extension, remodeling, repair, improvement, maintenance, and promotion of sports stadiums / arenas and coliseums that are publicly owned and operated and open to the public within the county in which such tax is levied; and

WHEREAS, on November 29, 2016, the Orange County Board of County Commissioners ("**Board**") adopted Ordinance No. 2016-30, as amended from time to time ("**Ordinance**"), which amended the Tourist Development Plan to authorize funding from legally available unallocated TDT revenue for legally authorized capital projects and events pursuant to a grant application process set forth in Section 25-147 of the Orange County Code ("**Code**") which grant applications would be considered by the County's TDT Application Review Committee ("**ARC**"); and

WHEREAS, one of the requirements in the FY 2024 – FY 2028 TDT ARC funding application was that the request had to be for a capital project for a dollar amount in excess of $2 million and up to and including $15 million toward a project for the acquisition, construction, expansion, enlargement, renovation, and equipping of eligible facilities; and

WHEREAS, City applied for TDT capital funding in the amount of Thirteen Million One Hundred Thousand Dollars ($13,100,000.00) for the construction and improvement of the softball fields, amphitheater, and ancillary facilities at the City's Northwest Recreation Complex (the "**Complex**" and collectively, the "**Complex Project**"), all of which are authorized expenditures pursuant to the Local Option Tourist Development Act, § 125.0104, Florida Statutes (2024); and

WHEREAS, City is a Florida municipal corporation and the property upon which the Complex sits is owned by the City; and

WHEREAS, on September 13, 2024, the ARC recommended approval of the City's application to the Tourist Development Council ("**TDC**"); and

WHEREAS, on September 27, 2024, the TDC recommended approval of City's application; and

WHEREAS, on October 29, 2024, the Board approved the ARC grant recipients, including City's Complex Project, subject to the execution of a funding agreement containing certain specific terms before the end of Fiscal Year 2025.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the County and CITY agree as follows:

1. Recitals. The recitals set forth above are true and correct and are incorporated herein and made a part of this Agreement.

2. County Contribution. Subject to all terms and conditions set forth in this Agreement, the County agrees to contribute a total aggregate amount not to exceed Thirteen Million One Hundred Thousand Dollars ($13,100,000.00) solely from Fiscal Year 2024-2028 Excess TDT Revenue ("**County Contribution**"). For purposes of this Agreement, "Excess TDT Revenue" shall mean those TDT revenues appropriated by the Board in 2024 in the amount of $15,000,000.00 per year beginning in Fiscal Year 2024 through Fiscal Year 2028 for capital projects that apply for and are recommended for funding from the ARC pursuant to Section 25-147 of the Code.

3. Restrictions on Use of County Contribution. City shall use the County Contribution only to pay for capital costs associated with the construction and improvement of the Complex as described in City's "Orange County Tourist Development Tax Grant Application dated April 29, 2024" (the "**Grant Application**") and attached hereto as **EXHIBIT "A"**. Capital costs shall include construction, design, and engineering expenses, and furnishings, fixtures, and equipment related to the scope of the Complex Project. *The County Contribution shall not be used for construction cost overruns; operating costs; or maintenance costs of any type whatsoever in connection with the construction or operation of the Complex*. Furthermore, the County Contribution shall not be used or pledged to secure any debt whatsoever.

4. Limitations on County's Obligation. The County's obligation to make the County Contribution shall not constitute a lien on Tourist Development Taxes and will not be on parity with any existing or future debt of the County. The obligations of the County under this Agreement are limited solely to Excess TDT Revenue and no general fund revenues or other funds whatsoever of the County are obligated. Nothing provided herein shall obligate or require the County to levy any ad valorem taxes, fees, or assessments whatsoever. This Agreement and any payments provided for in this Agreement are contingent upon the availability of Excess TDT Revenues derived from the tax levied under Section 25-136 of the Code and made available under Section 25-147 of the Code to make the payments hereunder. The County shall not cause such Excess TDT Revenues to be unavailable as a result of dilution of the funds made available

through the application process set forth in Section 25-147 of the Code through funding other projects through such process.

5. Disbursement of County Contribution. The County Contribution shall be disbursed according to the schedule set forth below after City submits proof of valid design, architectural, or construction costs with certification from the Architect, or other applicable professional, that work invoiced has been satisfactorily performed and signed by an authorized representative of City and accompanied by invoices or receipts evidencing completion of work in substantially the form of the cost requisition attached hereto as **EXHIBIT "B."** All cost requisitions shall be submitted to the County Administrator or designee with a copy to the Orange County Comptroller ("**Comptroller**") at the notice address set forth in Section 9 herein. After review and approval of each requisition, the County Administrator or designee shall instruct the Comptroller to make payment to City within 20 business days thereafter.

Upon approval of the requisition(s) by the County Administrator or designee, the Comptroller is authorized to disburse the County Contribution to City according to the following installment schedule:

(a) Not to exceed $4,500,000.00 in the aggregate before October 1, 2025;

(b) Not to exceed $8,800,000.00 in the aggregate before October 1, 2026;

(c) Not to exceed $13,075,000.00 in the aggregate before October 1, 2027; and

(d) Not to exceed $13,100,000.00 in the aggregate on or after October 1, 2027.

6. Commemorative Plaque. Upon completion of the construction of the Complex Project, the City agrees that a plaque shall be prominently displayed on the Complex property acknowledging the names of the Orange County Mayor and Board of County Commissioners and their contribution to the construction of the Complex Project.

7. City Representations and Obligations. City shall (i) diligently proceed with the construction and improvement of the Complex in a financially responsible and commercially reasonable manner; (ii) use the Complex as described in the Grant Application; and (iii) shall comply with all federal, state, and local laws, ordinances, rules and regulations relating to the construction and improvement, funding, operation, and maintenance of the Complex and the Complex Project.

8. City Audit. The County and the Comptroller (or designee) shall have the right to audit for compliance with the terms, conditions, obligations, limitations, restrictions and requirements of this Agreement, the use of the County Contribution for the construction and improvement of the Complex. Such right shall extend for a period of five (5) years after completion of the Complex Project. City agrees to provide reasonable assistance in providing documents, materials, data, information and records to the County and the Comptroller or designee in the performance of these audits as requested by the Comptroller or County during the

course of this contract and the aforementioned five (5) years after the final completion of the Complex Project. In those situations where records have been generated from computerized data (whether mainframe, mini-computer, or PC based computer systems), the Comptroller's representatives shall be provided with extracts of data files in computer readable format on data disks or suitable alternative computer exchange formats. Such activity shall be conducted during normal business hours.

9. Notices. Any notices required or allowed hereunder shall be in writing and given by certified mail with return receipt requested, to the addresses below, or in person with proof of delivery to the addresses below, or such other address as either party shall have specified by written notice to the other party delivered in accordance herewith:

County:	Orange County Administrator 201 S. Rosalind Avenue, 5th Floor Orlando, Florida 32801
With a copy to:	Orange County Convention Center P.O. Box 691509 Orlando, FL 32869-1509 Attention: Deputy Director, Fiscal & Operational Support
City:	City of Apopka 120 East Main Street Apopka, FL 32703 Attention: Radley Williams, Parks and Recreation Director
Comptroller:	Orange County Comptroller Director of Finance & Accounting 201 S. Rosalind Avenue, 4th Floor Orlando, Florida 32801

10. Indemnification. City agrees to the extent of the limits set forth in §768.28(5), Fla. Stat. to defend, indemnify, and hold harmless the County, its officials and employees from all claims, actions, losses, suits and judgments, fines, liabilities, costs and expenses (including attorney's fees) attributable to its negligent acts or omissions or those of its officials and employees acting within their scope of their employment or connected in any way or arising from performance under this Agreement. Except as specifically provided herein, the City does not waive any defense of sovereign immunity. It is further understood and agreed by the parties to this agreement that no officer or employee may be held personally liable except as provided by §768.28(9), Fla. Stat. This provision shall survive termination of this Agreement.

11. Budget and Reporting Requirements. As a condition of receiving funds pursuant to this Agreement, City acknowledges and agrees to comply with its reporting obligations and to timely provide the following to the Comptroller and County Administrator, at their respective notice addresses listed in Section 9 hereof:

(i) during construction and until completion of the Complex Project, the City will provide semi-annual reporting of project progress to

the County and Comptroller, inclusive of project updates, budget to actual reporting, and any other pertinent project information;

(ii) copies of all design, construction, remodeling, replacement and improvement documentation and any amendments thereto will be maintained by the City and available for inspection by the County and the County Comptroller in accordance with Section 8 herein;

(iii) upon completion of construction of the Complex Project, the City will certify to the County that the Complex Project has been completed substantially in accordance with the Grant Application attached hereto as Exhibit A;

(iv) the City, or other party as designated by the City, shall provide a presentation or presentations regarding the Complex Project as may be requested by the Tourist Development Council or the County; and

(v) Upon successful completion of the Complex Project, the City shall provide available annual reports on the economic impact from events hosted at the Complex during the term of this Agreement. Such reports shall include data on items such as average attendance and ticket sales broken down by zip code, where applicable.

At the County's or TDC's discretion, CITY shall provide a presentation or presentations regarding the Complex and/or the Complex Project as may be requested by the TDC or the County.

12. Recordkeeping; Accounting. City will utilize accounting procedures and practices in the maintenance of the records of receipts and disbursements of the funds contributed by the County, as well as all its receipts and disbursement of funds, and such procedures and practices shall be in accordance with generally accepted accounting principles. All such records shall be open to inspection and auditing by the County, the County's designee, or the County Comptroller during normal business hours during the term hereof, and for a period of five (5) years after completion of the Complex or the termination of this Agreement whichever shall occur later. Any cost incurred by City as a result of a County audit shall be the sole responsibility of and shall be borne by City. This provision shall survive termination of this Agreement.

13. Term; Termination. This Agreement shall become effective upon execution by both parties hereto and shall continue for a period of five years following completion of the Complex Project. Except as otherwise set forth here, this Agreement may be amended, modified, or terminated at any time during the term of this Agreement by the mutual written agreement of the Parties.

14. Default by City. The occurrence of any of the following constitutes an Event of Default by CITY:

(a) City's failure to complete the Complex Project within five years from the date of this Agreement;

(b) Any material representation is made by City in any communication submitted to the County in an effort to induce the disbursement of Excess TDT Revenues which representation is determined by the County to be materially false, misleading, or incorrect;

(c) City's default in the performance of any material term or covenant of this Agreement not otherwise provided for in this section for a period of more than 30 days after its receipt of a notice of default; provided, however, that if the nature of the default is such that it cannot reasonably be cured within such 30-day period then CITY shall have a reasonable period of time to cure such default provided that it diligently undertakes and pursues such cure;

(d) City's vacating or abandoning the Complex.

In the event of a default by City, the County, may, at its option, exercise any one or more of the following remedies: (i) declare this Agreement terminated, or (ii) exercise any and all remedies available at law and in equity. In the event of a default by CITY under Section 14(a), this Agreement shall automatically terminate and the County Contribution, or any portion thereof that had not yet been disbursed, shall revert back to the County.

15. Default by the County. The following shall constitute a default by the County: the County's continued default in the performance of a material term of this Agreement including but not limited to its obligations for disbursement of the County Contribution in accordance with the requirements of this Agreement for a period of more than 30 days from its receipt of written notice of such default from City. In the event of a default by the County, then City, at its option, may exercise any one or more of the following remedies: (i) declare this Agreement terminated; or exercise the remedy of mandamus to require the County's performance under the terms and conditions of this Agreement and/or an action for specific performance. City hereby acknowledges and agrees that the only remedies available to City other than termination are those of mandamus and specific performance and the County shall bear no liability for direct, indirect, or consequential damages.

16. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties hereto with respect to the subject matter hereof; any representations or statements heretofore made with respect to such subject matter, whether verbal or written, are merged herein. No other agreement whether verbal or written, with regard to the subject matter hereof shall be deemed to exist.

17. No Assignment. City may not assign its rights hereunder, without the prior written consent of the County. Failure to comply with this section may result in immediate termination of this Agreement.

18. No waiver. Continued performance by either party hereto, pursuant to the terms of this Agreement, after a default of any of the terms, covenants or conditions herein shall not be deemed a waiver of any right to terminate this Agreement for any subsequent default, and no waiver of such default shall be construed or act as a waiver of any subsequent default.

19. Severability. The provisions of this Agreement are declared by the parties to be severable. However, the material provisions of this Agreement are dependent upon one another, and such interdependence is a material inducement for the parties to enter into this Agreement.

Therefore, should any material term, provision, covenant, or condition of this Agreement be held invalid or unenforceable by a court of competent jurisdiction, the party protected or benefited by such term, provision, covenant, or condition may demand that the parties negotiate such reasonable alternate contract language or provisions as may be necessary either to restore the protected or benefited party to its previous position or otherwise mitigate the loss of protection or benefit resulting from holding.

20. **Governing Law; Venue.** Any litigation occurring as a result of this Agreement shall be held in the courts of Orange County, Florida. This Agreement shall be governed by the laws of the State of Florida.

21. Headings. The headings or captions of sections or paragraphs used in this Agreement are for convenience of reference only and are not intended to define or limit their contents, nor are they to affect the construction of or to be taken into consideration in interpreting this Agreement.

22. Counterparts. This Agreement may be executed in separate counterparts, all of which taken together shall be deemed to constitute one and the same instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement as indicated below:

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By:_____
Jerry L. Demings
Orange County Mayor

Date: _____

ATTEST:

Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By:_____
Deputy Clerk

(SEAL)

S:\Wevers\TDT ARC\2024 Applications\Apopka\Apopka Funding Agmt FINAL 2 26 25.doc

CITY COMMISSION
APOPKA, FLORIDA

By: _____
Bryan Nelson
Mayor
Date: _____

EXHIBIT "A"
COPY OF GRANT APPLICATION

EXHIBIT "B"

FORM OF COST REQUISITION
CITY OF APOPKA
NORTHWEST RECREATION COMPLEX

Date:_____

TO: Orange County Administrator
Orange County Comptroller

City of Apopka hereby requests, pursuant to the Agreement between Orange County, Florida and City of Apopka regarding the construction and improvement of the Northwest Recreation Complex dated _____, 2025 (the "Agreement"), disbursement of the following amounts:

Name of Vendor	Nature of Disbursement	Vendor Invoice No.	Amount

The undersigned does hereby certify to the County that as of the date hereof: 1) there is no existing breach of the Agreement; 2) the above listed items are properly included as authorized construction or improvement costs of the Complex as set forth in the Agreement; 3) attached hereto are invoices for the costs requested hereby 4) all work being performed is in accordance with any applicable land use restriction agreements, covenants, restrictions, codes or ordinances affecting the site of the Complex; 6) the work for which payment is being requested above has been performed and there has been no previous request and disbursement from TDT Revenues for payment of the work.

By:_____
City of Apopka, Florida
Authorized Representative

CITY OF APOPKA FLORIDA
Parks & Recreation

Northwest Recreation Complex
TDT Grant – Overview

Project Stats

Project Status
- Grant Awarded
- Pending Funding Agreement Approval

Budget
$13.1 million

Project Size
Two Project Areas

Amenities
- Amphitheater Upgrades
- New Quad of Softball Fields

Anticipated Completion
2025-2028

Northwest Recreation Complex - Project Overhead

CITY OF APOPKA FLORIDA
Parks & Recreation

Northwest Recreation Complex
TDT Grant – Project Area 1

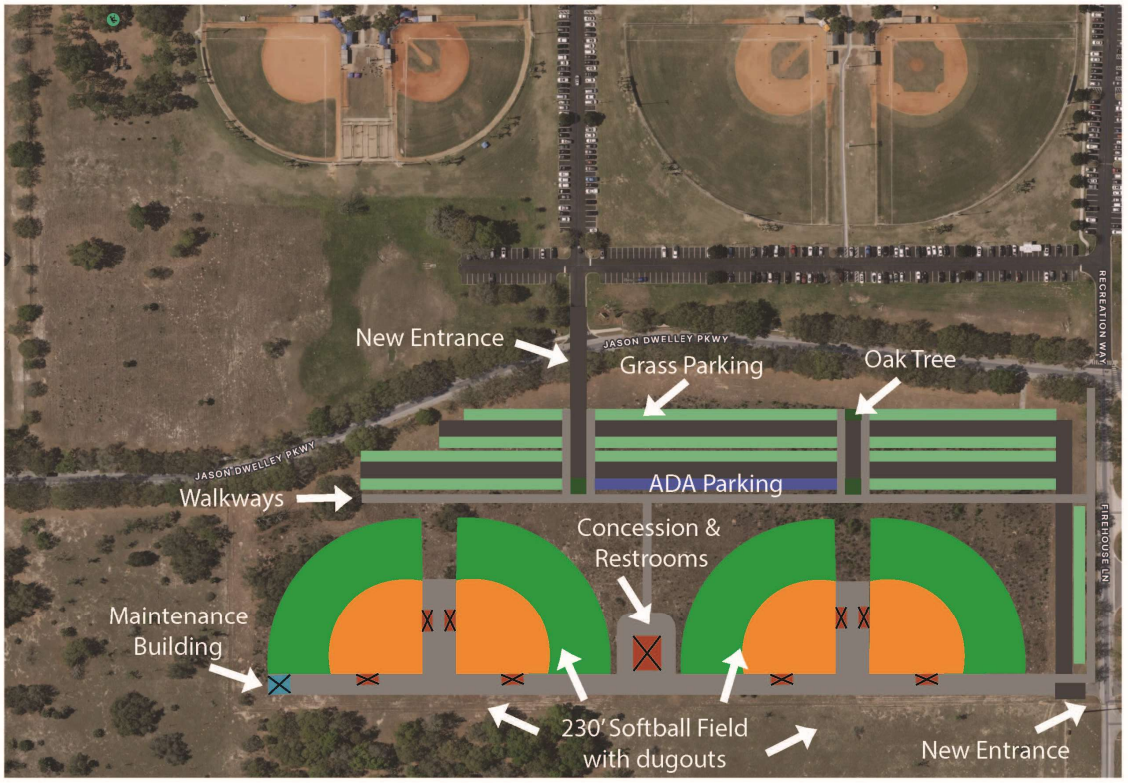
Project Stats

Budget
$8.3 million

Project Size
632,000 sq ft (approx.)

Amenities
- 4 softball fields
- Restrooms/Concessions
- Maintenance Building
- ADA & Grass Parking
- Walkways, dugouts, and bleachers

New Softball Quad (Four 230' Fields) Site Plan



CITY OF APOPKA FLORIDA
Parks & Recreation

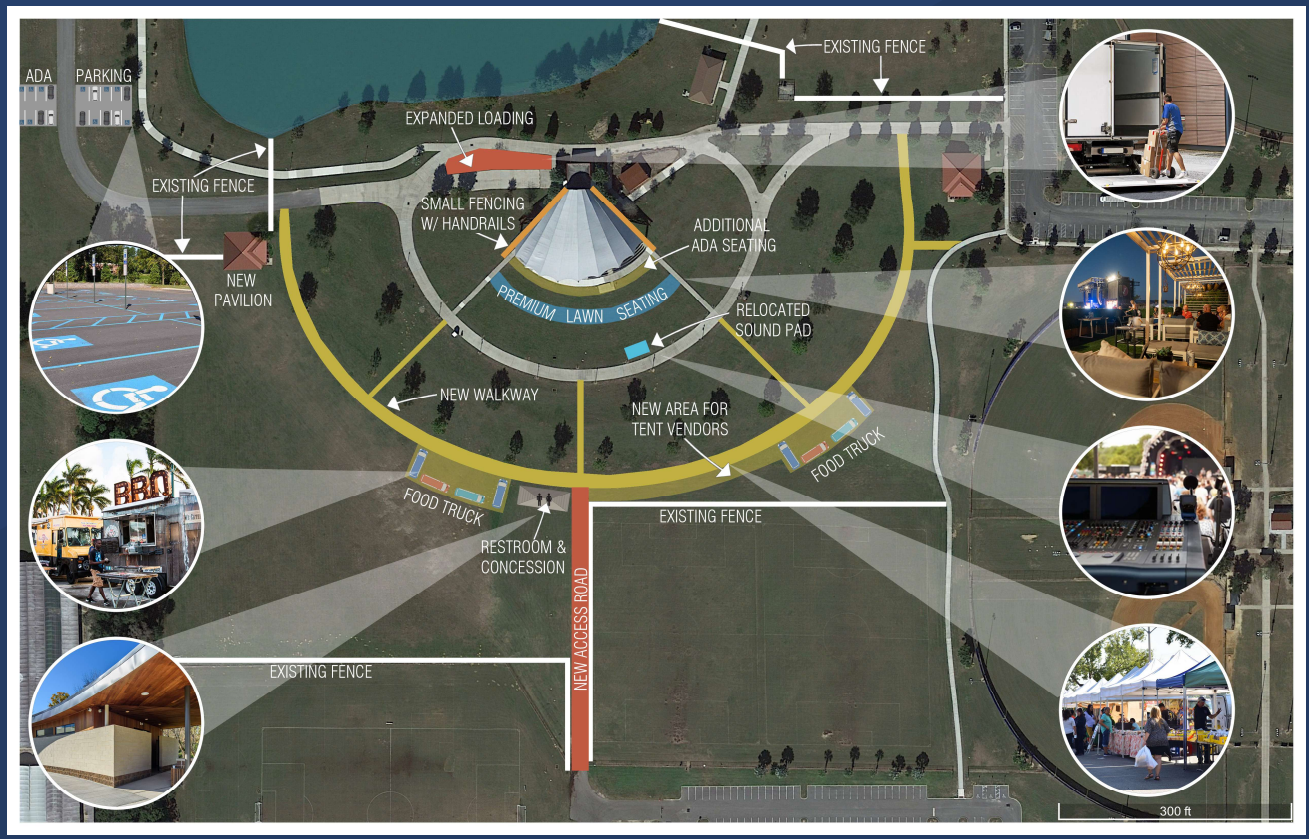
Northwest Recreation Complex
TDT Grant – Project Area 2

Project Stats

Budget
$4.8 million

Project Size
460,000 sq ft

Amenities
- Ticket Booth/Restrooms
- Concession/Restrooms
- Upper Walkway with vendor areas
- Additional ADA parking
- Additional ADA seating
- Expanded Loading Dock
- Relocated Sound Pad
- Fencing/Handrails
- New Upper Access Road



CITY OF APOPKA FLORIDA
Parks & Recreation

Northwest Recreation Complex
TDT Grant – Project Area 2

Project Stats

Budget
$4.8 million

Project Size
460,000 sq ft

Amenities
- Ticket Booth/Restrooms
- Concession/Restrooms
- Upper Walkway with vendor areas
- Additional ADA parking
- Additional ADA seating
- Expanded Loading Dock
- Relocated Sound Pad
- Fencing/Handrails
- New Upper Access Road

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 5.
Meeting Date: March 5, 2025
Department: Finance Department

SUBJECT:
Award a contract for RFP 2025-A-117: Enterprise Resource Planning & Enterprise Asset Management (ERP/EAM) System.

REQUEST:
Award a contract to: Tyler Technologies, Inc.

SUMMARY:
The Finance Department received electronic bids (e-bids) on December 9, 2024. This project is to obtain and implement an enterprise resource planning and enterprise asset management system for the City. The advertisement schedule and statistics were as follows:

Date Issued & Advertised:	October 27, 2024
Pre-Proposal Meeting (Non-Mandatory):	November 15, 2024 @ 10:00AM
Inquiry Deadline:	November 22, 2024
E-Bid Submittal Deadline:	December 9, 2024 @ 2:00PM
Evaluation Committee Meeting #1	January 9, 2025 @3:00PM
Shortlisted Firm Demonstrations	February 10th, 11th, and 13th, 2025 from 9AM to 5PM
Evaluation Committee Meeting #2	February 19, 2025, at 9:30AM
Evaluation Committee Meeting #3 Final	February 25, 2025, at 11:00AM
Notified Users:	1,926
Project Views:	1712
Vendors Following the Project:	81

The Finance Department received proposals from the following three (3) firms:

Aclarian, LLC
Savantis Solutions, LLC
Tyler Technologies, Inc.

The Evaluation Committee was formed, consisting of the following eight (8) voting members: Blanche Sherman, Director, Finance, Radley Williams, Director, Parks and Recreation, Robert Hippler, Director, Information Technology, Joseph Patton, Director, Human Resources, Josh Robinson, Operations Manager, Public Services, Charles Stephenson, Jr, Fleet Superintendent, Public Services, Daniel Saucedo, Manager, Utility Billing, Christina-Marie Milton, Manager, Payroll and Accounts Payable.

On January 9, 2025, evaluation committee meeting #1 was held (the meeting was advertised on OpenGov and was open to the public via virtual conference). The Evaluation Committee reviewed and assessed the submittals, based on the scoring criteria outlined in the solicitation: Completeness of Response to Technical/Functional Requirements and Understanding of the Scope of Work (45 Points), Qualification and Experience (25 Points), Price Proposal (20 Points), Required Information Submitted (5 Points), and Audited Financial Statements (5 Points). The evaluation committee meeting produced the following scores (highest max. score 100 pts.):

Phase 1

Firm	Score
Aclarian, LLC	64.52
Savantis Solutions, LLC	73.21
Tyler Technologies, Inc.	87.03

The Evaluation Committee recommended all three proposers to conduct demonstrations of their software. These demonstrations were held as follows:

Aclarian, LLC - February 10, 2025
Savantis Solutions, LLC - February 11, 2025
Tyler Technologies, Inc. - February 13, 2025

On February 19, 2025, evaluation committee meeting #2 was held (the meeting was advertised on OpenGov and was open to the public via virtual conference) to evaluate the demonstrations that were conducted, based on the following criteria; Completeness of Demonstration (15 Points), System Functionality (20 Points), Project Plan/Implementation Approach (15 Points). The evaluation committee meeting produced the following scores (highest max. score 50 pts.).

Phase 2

Firm	Score
Aclarian, LLC	38.5
Savants Solutions, LLC	29.5
Tyler Technologies, Inc.	47.25

The Evaluation Committee selected Tyler Technologies for a Best and Final Offer (BAFO), based on the cumulative scores of Phase 1 and Phase 2 (highest max. score 150 pts.) as follows:

Firm	Phase 1 and Phase 2 Cumulative Score
Aclarian, LLC	103.02
Savantis Solutions, LLC	102.71
Tyler Technologies, Inc.	134.28

On February 25, 2025, the final evaluation meeting #3 was held (the meeting was advertised on OpenGov and was open to the public via virtual conference) to evaluate the results of the BAFO, based on the following evaluation criteria; Best and Final Price Offered (20 Points), Best and Final Product Offered (15 Points) and Overall Value of the Best and Final Offer (15 Points). Tyler Technologies offered a ten percent (10%) discount in their original price proposal submission. During the BAFO negotiations, Tyler offered an additional five percent (5%) discount off their original price proposal submitted. Tyler also offered additional software and related services that will enable us the opportunity to expand the system based on available funding and needs. This additional software and related services include: Bid Management, Human Resource Management such as Advanced Scheduling with Mobile Access, Time and Attendance with Mobile Access, Civic Services such as a Business Management Suite, Community Development Suite, Decision Engine, Enterprise Permitting and License Foundation, Enterprise Permitting and Licensing Users (Includes Codes Enforement), eReview, Parks and Recreation, and Content Manager Enterprise Upgrade added to Core Content Management. The evaluation committee meeting produced the following scores (highest max. score 50 pts.).

BAFO Score

Firm	Score
Tyler Technologies, Inc.	47.38

The Evaluation Committee recommends a contract be awarded to Tyler Technologies, Inc., based on the highest rated proposal, with a total cumulative score (Phase 1, Phase 2, and BAFO score) of 181.66, (highest max score is 200 pts).

Firm	Phase 1 Max Score 100 Points	Phase 2 Max Score 50 Points	Phase 3 -BAFO Max Score 50 Points	Total Score Max Score 200
Tyler Technologies, Inc.	87.03	47.25	47.38	181.66

FUNDING SOURCE:
Within fiscal year budgetary appropriations.

RECOMMENDED MOTION:
Approve a contract award to Tyler Technologies, Inc., based on the highest-rated proposal for an initial contract period of five (5) years with one (1) additional five (5) year renewal option, for a total of ten (10) years, and subsequent one (1) year renewals after the tenth year, from the full execution of the contract, in the amount of $5,534,745.00 and include a 10% contingency of $553,475.00, for a total of $6,088,220.00. The total being requested is for the entire ten (10) year contract period. The award includes the ability to implement any of the additional software and related services, within funding availability and needs. Upon award, a contract will be developed and executed, to include the scope of work of the RFP, negotiated pricing, the additional software and related services with pricing, offered for expansion.

ATTACHMENTS:
1. Staff Report Core Base Cost
2. Staff Report Additional Software and Related Services
3. ERP and EAM System RFP Overview & Selection

RFP 2025-A-117 - Core Pricing

Enterprise Resource Planning and Enterprise Asset Management System

Core Base Years

Tyler Technologies	2025 Year 1	2026 Year 2	2027 Year 3	2028 Year 4	2029 Year 5	Base Total
Original Software Licenses & Applications	$ 357,705.00	$ 357,705.00	$ 357,705.00	$ 357,705.00	$ 357,705.00	$ 1,788,525.00
Document (Content) Management System Moved From Optional to Core	$ 10,684.00	$ 10,684.00	$ 10,684.00	$ 10,684.00	$ 10,684.00	$ 53,420.00
Contracts Management Module Moved from Optiopnal to Core	$ 2,226.00	$ 2,226.00	$ 2,226.00	$ 2,226.00	$ 2,226.00	$ 11,130.00
Docusign Integration -Added as part of BAFO as a Core need	$ 8,925.00	$ 8,925.00	$ 8,925.00	$ 8,925.00	$ 8,925.00	$ 44,625.00
Snaplogic - Added as part of BAFO as a Core need	$ 3,400.00	$ 3,400.00	$ 3,400.00	$ 3,400.00	$ 3,400.00	$ 17,000.00
BAFO Updated Software License & Application	**$ 382,940.00**	**$ 382,940.00**	**$ 382,940.00**	**$ 382,940.00**	**$ 382,940.00**	**$ 1,914,700.00**
Software Maintenance & Technical Support	$ -	$ -	$ -	$ -	$ -	$ -
Integrations/Application Programming Interfaces	$ 20,000.00	$ 20,000.00	$ -	$ -	$ -	$ 40,000.00
Implementation	$ 637,887.50	$ 637,887.50	$ -	$ -	$ -	$ 1,275,775.00
*Barcode Management Equipment Increased # of Units	$ -	$ 82,500.00	$ -	$ -	$ -	$ 82,500.00
BAFO Updated Core Total	**$ 1,040,827.50**	**$ 1,123,327.50**	**$ 382,940.00**	**$ 382,940.00**	**$ 382,940.00**	**$ 3,312,975.00**

Core Optional Years

	2030 Year 6	**2031 Year 7**	**2032 Year 8**	**2033 Year 9**	**2034 Year 10**	**Optional Years Total**	**10-Year Total**
Original Software Licenses & Applications	$ 415,072.00	$ 415,072.00	$ 415,072.00	$ 415,072.00	$ 415,072.00	$ 2,075,360.00	$ 3,863,885.00
Document (Content) Management System Moved From Optional to Core	$ 12,397.40	$ 12,397.40	$ 12,397.40	$ 12,397.40	$ 12,397.40	$ 61,987.00	$ 115,407.00
Contracts Management Module Moved from Optiopnal to Core	$ 2,583.00	$ 2,583.00	$ 2,583.00	$ 2,583.00	$ 2,583.00	$ 12,915.00	$ 24,045.00
Docusign Integration -Added as part of BAFO as a Core need	$ 10,356.40	$ 10,356.40	$ 10,356.40	$ 10,356.40	$ 10,356.40	$ 51,782.00	$ 96,407.00
Snaplogic - Added as part of BAFO as a Core need	$ 3,945.20	$ 3,945.20	$ 3,945.20	$ 3,945.20	$ 3,945.20	$ 19,726.00	$ 36,726.00
BAFO Updated Software License & Application	$ 444,354.00	$ 444,354.00	$ 444,354.00	$ 444,354.00	$ 444,354.00	$ 2,221,770.00	$ 4,136,470.00
Software Maintenance & Technical Support	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Integrations/Application Programming Interfaces	$ -	$ -	$ -	$ -	$ -	$ -	$ 40,000.00
Implementation	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,275,775.00
*Barcode Management Equipment Increased # of Units	$ -	$ -	$ -	$ -	$ -	$ -	$ 82,500.00
BAFO Updated Core Total	**$ 444,354.00**	**$ 444,354.00**	**$ 444,354.00**	**$ 444,354.00**	**$ 444,354.00**	**$ 2,221,770.00**	**$ 5,534,745.00**

RFP 2025-A-117 - Additional Tyler Software and Related Services Pricing
Enterprise Resource Planning and Enterprise Asset Management System

Description	2025 Year 1	2026 Year 2	2027 Year 3	2028 Year 4	2029 Year 5	Base Total
Additional Tyler Software and Related Services						
Financial Management						
Bid Management	**$ 2,623.00**	**$ 2,623.00**	**$ 2,623.00**	**$ 2,623.00**	**$ 2,623.00**	**$ 13,115.00**
Human Resources Management						
Advanced Scheduling w Mobile Access Up to 350 Employees	$ 15,683.00	$ 15,683.00	$ 15,683.00	$ 15,683.00	$ 15,683.00	$ 78,415.00
Time & Attendance w Mobile Access Up to 750 Employees	$ 23,000.00	$ 23,000.00	$ 23,000.00	$ 23,000.00	$ 23,000.00	$ 115,000.00
Human Resources Management Total	**$ 38,683.00**	**$ 38,683.00**	**$ 38,683.00**	**$ 38,683.00**	**$ 38,683.00**	**$ 193,415.00**
Civic Services						
Business Management Suite	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ 55,000.00
Community Development Suite	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ 11,000.00	$ 55,000.00
Decision Engine	$ 8,700.00	$ 8,700.00	$ 8,700.00	$ 8,700.00	$ 8,700.00	$ 43,500.00
Enterprise Permitting and Licensing Foundation	$ 19,000.00	$ 19,000.00	$ 19,000.00	$ 19,000.00	$ 19,000.00	$ 95,000.00
Enterprise Permitting and Licensing User	$ 163,300.00	$ 163,300.00	$ 163,300.00	$ 163,300.00	$ 163,300.00	$ 816,500.00
eReviews	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 15,000.00	$ 75,000.00
Parks and Recreation	$ 7,912.00	$ 7,912.00	$ 7,912.00	$ 7,912.00	$ 7,912.00	$ 39,560.00
Civic Services Total	**$ 235,912.00**	**$ 235,912.00**	**$ 235,912.00**	**$ 235,912.00**	**$ 235,912.00**	**$ 1,179,560.00**
Document Management						
Content Manager Enterprise Upgrade added to Core	**$ 9,294.00**	**$ 9,294.00**	**$ 9,294.00**	**$ 9,294.00**	**$ 9,294.00**	**$ 46,470.00**
Additional License and Application Total	$ 286,512.00	$ 286,512.00	$ 286,512.00	$ 286,512.00	$ 286,512.00	$ 1,432,560.00
Implementation and Conversion	$ 142,475.00	$ 142,475.00	-	-	-	$ 284,950.00
Grand Total	**$ 428,987.00**	**$ 428,987.00**	**$ 286,512.00**	**$ 286,512.00**	**$ 286,512.00**	**$ 1,717,510.00**

Description	Year 6	Year 7	Year 8	Year 9	Year 10	Optional Years Total	10-Year Total
Financial Management							
Bid Management	**$ 3,042.68**	**$ 3,042.68**	**$ 3,042.68**	**$ 3,042.68**	**$ 3,042.68**	**$ 15,213.40**	**$ 28,328.40**
Human Resources Management							
Advanced Scheduling w Mobile Access Up to 350 Employees	$ 18,192.28	$ 18,192.28	$ 18,192.28	$ 18,192.28	$ 18,192.28	$ 90,961.40	**$ 169,376.40**
Time & Attendance w Mobile Access Up to 750 Employees	$ 26,680.00	$ 26,680.00	$ 26,680.00	$ 26,680.00	$ 26,680.00	$ 133,400.00	**$ 248,400.00**
Human Resources Management Total	**$ 44,872.28**	**$ 44,872.28**	**$ 44,872.28**	**$ 44,872.28**	**$ 44,872.28**	**$ 224,361.40**	**$ 417,776.40**
Civic Services							
Business Management Suite	$ 12,760.00	$ 12,760.00	$ 12,760.00	$ 12,760.00	$ 12,760.00	$ 63,800.00	**$ 118,800.00**
Community Development Suite	$ 12,760.00	$ 12,760.00	$ 12,760.00	$ 12,760.00	$ 12,760.00	$ 63,800.00	**$ 118,800.00**
Decision Engine	$ 10,092.00	$ 10,092.00	$ 10,092.00	$ 10,092.00	$ 10,092.00	$ 50,460.00	**$ 93,960.00**
Enterprise Permitting and Licensing Foundation	$ 22,040.00	$ 22,040.00	$ 22,040.00	$ 22,040.00	$ 22,040.00	$ 110,200.00	**$ 205,200.00**
Enterprise Permitting and Licensing User	$ 189,428.00	$ 189,428.00	$ 189,428.00	$ 189,428.00	$ 189,428.00	$ 947,140.00	**$ 1,763,640.00**
eReviews	$ 17,400.00	$ 17,400.00	$ 17,400.00	$ 17,400.00	$ 17,400.00	$ 87,000.00	**$ 162,000.00**
Parks and Recreation	$ 9,177.92	$ 9,177.92	$ 9,177.92	$ 9,177.92	$ 9,177.92	$ 45,889.60	**$ 85,449.60**
Civic Services Total	**$ 273,657.92**	**$ 273,657.92**	**$ 273,657.92**	**$ 273,657.92**	**$ 273,657.92**	**$ 1,368,289.60**	**$ 2,547,849.60**
Document Management							
Content Manager Enterprise Upgrade added to Core	**$ 10,781.04**	**$ 10,781.04**	**$ 10,781.04**	**$ 10,781.04**	**$ 10,781.04**	**$ 53,905.20**	**$ 100,375.20**
Additional License and Application Total	**$ 332,353.92**	**$ 332,353.92**	**$ 332,353.92**	**$ 332,353.92**	**$ 332,353.92**	**$ 1,661,769.60**	**$ 3,094,329.60**
Implementation and Conversion	-	-	-	-	-		**$ 284,950.00**
Grand Total	**$ 332,353.92**	**$ 332,353.92**	**$ 332,353.92**	**$ 332,353.92**	**$ 332,353.92**	**$ 1,661,769.60**	**$ 3,379,279.60**

Enterprise Resource Planning & Enterprise Asset Management (ERP/EAM) System

March 5, 2025

Agenda

- Project Background
- Key Findings
- Project Goals
- RFP Development & Issuance
- Timelines
- Project Budget
- Next Steps

Project Background

nMomentum was engaged as the City's consultant to determine gaps in functionality with the current Enterprise Resource Planning (ERP) and Enterprise Asset Management (EAM) environment and to assist with implementation of a contemporary solution to improve internal operations and provide better customer service/experience.

ERP/EAM Systems are the core of every organization and are needed to:

- ✓ Improve operational efficiency
- ✓ Provide data for better decision-making
- ✓ Provide cost savings
- ✓ Streamline processes and approvals
- ✓ Provide a comprehensive view and effective management of City's resources.

ERP System consists of – Finance and Human Resources Systems (Accounts Payables, Accounts Receivables, General Ledger, Purchase Orders, Project Accounting, Utility Billing, Payroll, Procurement, Vendor Management, Employee Management, Benefits administration and management, performance management, recruiting, on-boarding etc.)

EAM System consists of – Rolling stock and fixed assets management (Vehicle repairs, equipment maintenance, work orders, purchase requisitions, buildings and City's asset maintenance, parts inventory and warranty management etc.)

Project Background

Process:

- ✓ Interviews and discussions with departmental heads.
- ✓ Interview staff/stakeholders.
- ✓ Conducted group workshops.

Current State Assessment with each Department:

- ➢ Reviewed Department functions.
- ➢ Reviewed systems utilized in performing job tasks.
- ➢ Reviewed any 3rd party systems in use/functions out-sourced.
- ➢ Reviewed pain points and gaps in technology.
- ➢ Reviewed manual processes.
- ➢ Identified reporting needs.
- ➢ Identified data conversion needs.
- ➢ Identified desired/needed functionality.

Departments/Functions Interviewed:

- ✓ Finance
- ✓ Human Resources
- ✓ Fleet Maintenance
- ✓ Public Services
- ✓ Parks and Recreation
- ✓ Police Department
- ✓ Fire Department
- ✓ City Clerk
- ✓ Utility Billing
- ✓ Code Enforcement

Key Findings

- Current ERP/EAM systems are dated, lack functionality & integrations to support many of City's business processes.
- Systems lack necessary audit trails.
- There is no 3-way matching in the Edmunds ERP system. This is a manual process.
- There is no single source of truth.
- ERP system lacks necessary workflows and approval processes for invoices, changes in purchase orders, etc.
- Many processes are manual due to lack of integrations and automations in system – potential for human error.
- Additional 3rd party systems are being utilized due to lack of functionality in the core ERP/EAM systems.
- Systems lack employee and customer self-service tools.
- Lack of ability to automatically track employee certifications etc. and send out alerts and notifications.
- There is no context-based training in current systems.
- There are no Dashboards to easily track KPI's.
- Edmunds ERP system lacks functionality for grants management, so this must be managed manually.
- EAM system lacks major functionality and most processes, scheduling of preventative maintenance of vehicles and wastewater testing, inventory management, tracking parts and labor to work orders, etc. all are done manually, tracked on spreadsheets and are labor intensive.
- All Inspections are tracked manually on spreadsheets.
- Spreadsheets, manual validations and paper processes are all necessary for staff to perform daily job tasks.

Key Goals for New ERP/EAM System

A comprehensive, fully integrated ERP/EAM System, that is flexible and scalable, and built on Open Architecture, in order to meet current and future needs of City of Apopka.

Some of the key goals for this procurement …

- Eliminate standalone business systems
- Eliminate plethora of spreadsheets and manual processes
- Provide a centralized single source approach to accurate data
- Integration between systems and processes
- Elimination of redundant data entry processes among multiple systems
- Ensure compliance with all applicable legal standards
- Provide better audit trails
- Ensure security of confidential information
- Improve workflow and approval processes
- Implement industry best practices

New System Overview

New ERP/EAM System General Functionality:

- Cloud Based, hosted system
- Integrated Solution (Financials, HR, Procurement Management, Payroll, EAM, Inventory Management, Utility Billing, Risk Management, Barcode Management etc.)
- Easy and intuitive User Interface
- Real-Time Transactions
- Mobile App capability
- Enhanced reporting and analytics

Benefits of New ERP/EAM System:

- Improved efficiency by eliminating manual process, duplication of efforts
- Enhanced accountability and transparency with audit trails and drill down capabilities helps ensure regulatory compliance
- Real time data improves data analytics and allows for more informed decision making
- Modern systems have enhanced security features to safeguard public information and protect against potential cyber threats
- Better asset management systems to track and maintain city assets, reducing costs and extending lifespans
- Built-in self-service portals for employees and vendors
- Improved citizen services through streamlined processes leading to better customer service experience

RFP Development & Issuance

Drafting Scope Requirements:

- ERP/EAM system specifications gathered during Current State Assessment.
- Initial draft of scope requirements developed.
- Review of scope requirements with departments/stakeholders.
- Final draft sent to departments for review and comments.
- All comments received and incorporated into final RFP document.

RFP Issuance:

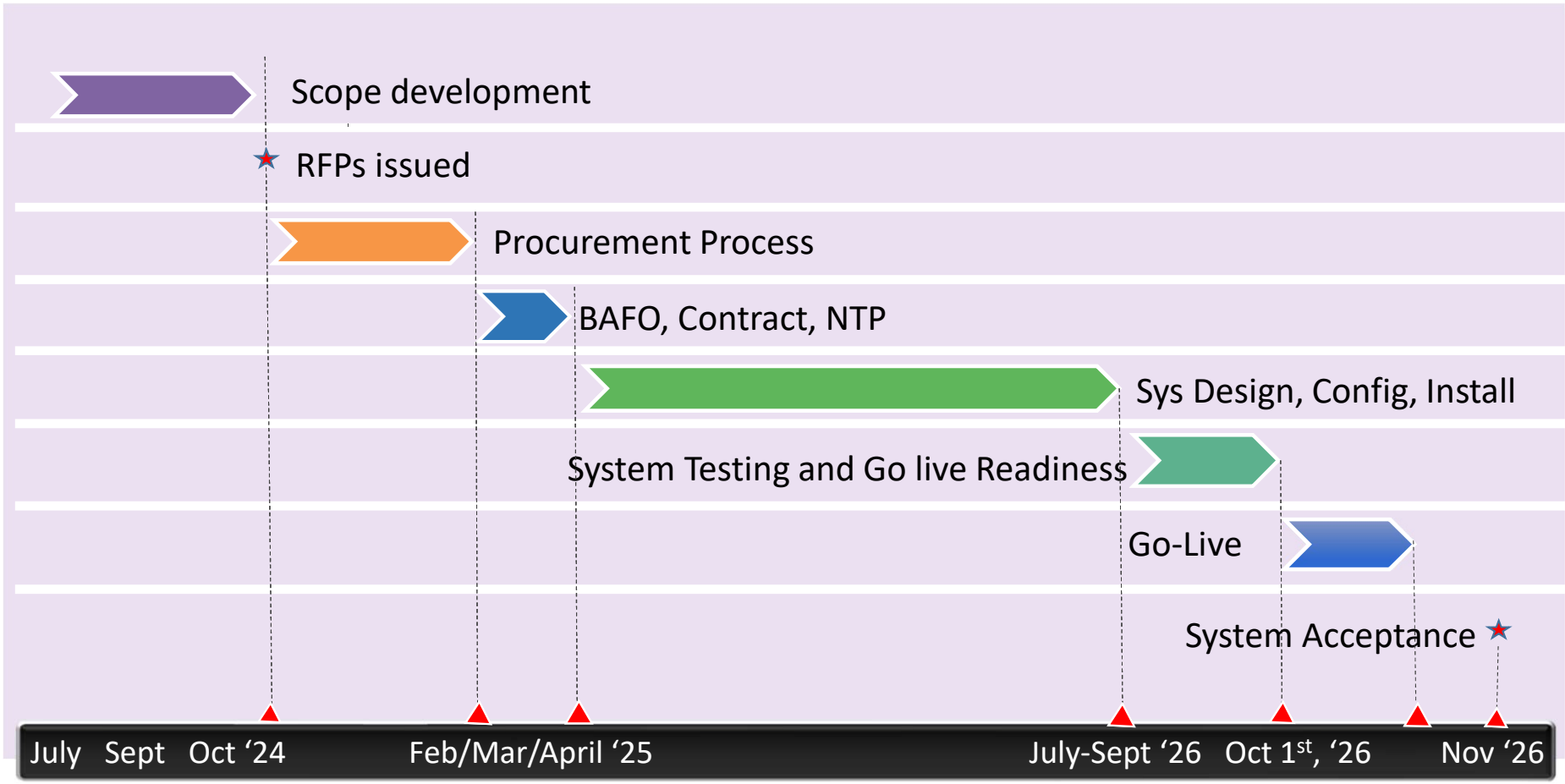
Activity	Date	Comments
RFP issued	October 27, 2024	
Pre-proposal Conference	November 15, 2024	
Proposals Due	December 9, 2024	3 Bids Received: Aclarian, SAP/Savantis, Tyler Tech
Evaluation meeting #1	January 9, 2025	
On-site demonstrations held	Feb 10, 11, 13, 2025	Aclarian, SAP/Savantis, Tyler Technologies
Evaluation meeting #2	Feb 19, 2025	Tyler Technologies selected to move to BAFO
BAFO	Feb 14-25, 2025	Tyler Technologies
Evaluation meeting #3	Feb 25, 2025	Tyler Technologies selected by evaluation committee to move forward to Council for award

RFP Scoring Results

Vendor	Proposal Evaluation Score	Demo Score	Final Score
Aclarian, LLC	64.52	38.50	103.02
SAP/Savantis Solutions LLC	73.21	29.50	102.71
Tyler Technologies	87.03	47.25	**134.28**

Tyler Technologies Score After BAFO – 181.66

Tentative ERP/EAM Implementation Schedule



Budget Overview

Finance & Accounting ERP/EAM System Replacement Final Cost							
		Tyler MUNIS Software	Tyler MUNIS Equipment	Tyler MUNIS Implementation	Tyler MUNIS Additional Products & Services	Project Management & Implementation	Total
Equipment	001-1120-513-6400	$ -	$ 82,500	$ -	$ -	$ -	**$ 82,500**
Software	001-1120-513-6800	765,880	-	1,315,776	161,500	1,519,805	**3,762,961**
	Total Estimated Costs	$ 765,880	$ 82,500	$ 1,315,776	$ 161,500	$ 1,519,805	**$ 3,845,461**

Finance & Accounting ERP/EAM System Replacement Budgetary Impact				
		FY2025 Adopted Budget	Tyler MUNIS Equipment, Software, Project Mgmt & Implementation	FY2025 Budget Amendment Request
Equipment	001-1120-513-6400	$ 557,051	$ 82,500	$ (474,551)
Software	001-1120-513-6800	1,895,904	3,762,961	1,867,057
	Total Estimated Costs	**$ 2,452,955**	**$ 3,845,461**	**$ 1,392,506**

Next Steps

Current:

- Final approval for award of system
- Execute Contract with Vendor

Coming up:

- Internal Project Kick-off with City
  - ✓ Mapping of data and data sources including spreadsheets
  - ✓ Review data conversion needs with City departments
  - ✓ Finalize list of systems that will no longer be needed with Tyler implementation
  - ✓ Finalize integration needs
- Kick-off with selected Vendor

Future:

- ERP/EAM design work
- Migration planning, data conversions
- Integrations with third party systems
- Business Process Re-Engineering and update of procedures and policies based on new systems
- Quality Assurance Testing (QA), User Acceptance Testing (UAT), User Training
- Go-Live planning and cutover management
- Go-Live and Go-Live Final Testing
- Punch list implementation closure and Final Systems Acceptance (FSA)
- Planning and phase out of old systems

Questions & Answers

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 1.
Meeting Date: March 5, 2025
Department: Community Development

SUBJECT:
Ordinance No. 3093 - Second Reading - Rezoning/KPI Master Plan - Chandler Hills

REQUEST:
Adopt Ordinance No. 3093

SUMMARY:
Owner(s): Orchid Estate HOA Community, Mega GNG, LLC, Jacob Snavely, 4625 Chandler Road, LLC, Matthew & Deborah Shaw, Daphne Martin, Walter H. Robinson III, Yoo Shik Um Irrevocable Trust, PM-S1 REO, LLC
Applicant: Jonathan Huels, Esq.
Parcel Identification Number(s): 18-20-28-0000-00-132, 18-20-28-0000-00-031, 18-20-28-0000-00-105, 18-20-28-0000-00-050, 18-20-28-0000-00-049, 18-20-28-0000-00-061, 18-20-28-0000-00-048, 18-20-28-0000-00-052, 18-20-28-0000-00-106, 18-20-28-0000-00-035, 18-20-28-0000-00-034, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-037, 18-20-28-0000-00-051, 18-20-28-0000-00-080, 18-20-28-0000-00-119, 18-20-28-0000-00-046, 18-20-28-0000-00-047
Location: 2350 W. Kelly Park Road
Future Land Use: Mixed Use
Existing Use(s): Vacant parcel with abandoned agricultural buildings
Existing Zoning: County A-1, County A-2, City T, City RSF-1A
Tract Size: 117.16 +/- Acres

Direction	Future Land Use	Zoning	Present Use
North	Mixed Use	MU-KPI (Neighborhood)	Oaks at Kelly Park subdivision
East	Residential Very Low Suburban	RSF-1A (Residential Single-family - Estate), O (Office)	Agricultural buildings, Jason Dwelly K-8 School
South	In Progress	T (Transitional)	Vacant
West	Mixed-Use, Residential Very Low Suburban	MU-KPI (Transition), RSF-1A (Single-Family Estate)	Vacant

PROJECT SUMMARY:
The subject property, which is approximately 117.16 acres in size, is located at 2350 W. Kelly Park Road and is vacant with abandoned agricultural buildings. A Large-Scale future land use amendment was adopted by the City Council on January 15, 2025, which changed the future land use designation to Mixed-Use. The applicant is requesting a rezoning from County A-1 (Citrus Rural District), County A-2 (Farmland Rural District), City T (Transitional), and RSF-1A (Residential Single-Family Estate) to KPI-MU, Neighborhood (Kelly Park Interchange Mixed-Use) in order to allow for the construction of a development consisting 392 single-family residences. The applicant is requesting the rezoning to bring the property into the Neighborhood character zone of the Kelly Park

Interchange Form Based Code area, which permits a maximum density of 5 dwelling units per acre by right. If a site, or any portion of a site is located within a one mile radius of the interchange of Kelly Park Road and State Road 429, the entire site is subject to the form-based standards contained within the Kelly Park Form-Based Code.

In accordance with the requirements of the Kelly Park Interchange Form Based Code, the owner has submitted a Master Plan detailing the development of the property. The Master Plan proposes development of the property with a total of 392 single-family residential units within the Neighborhood character zone at a maximum density of 3.38 dwelling units per acre. The design consists of front loaded and rear loaded lots. Lot widths range from 34-feet to 60-feet in width. A total of 162 lots are 34-feet in width, of which are all rear loaded, 130 lots are 55-feet in width, and 100 are 60-feet in width. There are no minimum and maximum lot size and living area requirements in the Form Based Code. Building setbacks are as follows: Front loaded lots - front porch, 10-feet, front/street side - 15-foot minimum, 30-foot maximum, rear - 20-feet, side - 5-feet, corner lot - 15-feet. Rear loaded lots - front porch - 10-foot minimum, front/street side - 15-foot minimum, 30-foot maximum, rear - 5-feet, side - 5-feet, rear garage - 20-feet, corner - 15-feet.

The Master Plan details design of the proposed subdivision in accordance with the requirements of the Kelly Park Interchange Form Based Code, and the Neighborhood character zone criteria. The Neighborhood character zone is located at the edge of the study area. The primary intent of this zone is to provide a transition between the medium density residential in the Transition zone and the adjoining lower density neighborhoods outside the study area. The Neighborhood character zone will allow single-family homes designed with front porches and garages located in the back, with access from alleyways.

Access to the site is proposed via W. Kelly Park Road. A dedication of a 30-foot wide strip for future right-of-way needs for W. Kelly Park Road is detailed on the Master Plan. Within this strip, a 12-foot wide multipurpose trail will be constructed by the developer to help facilitate the construction of the regional trail system that is proposed and is currently being constructed within the Kelly Park Form Based Code area. The stormwater ponds are located on the eastern portion of the site adjacent to the Kelly Park School property, and the southern portion of the site. In accordance with the requirements of the Form Based Code, 20-percent of the total site area is required to remain as open space. The Master Plan reserves 32.59-percent of the site as open space. Common recreation elements include amenity and pocket park, green space with internal trail system, passive open space/recreation areas, and the dedication of the bike trail along W. Kelly Park Road. The main internal roadways are street type "E", which is the required street type within the Neighborhood character zone. Rights-of-ways ranging in width from 50 to 70-feet wide are provided. Within this right-of-way 127 on-street parking spaces are provided. The 34-foot wide lots are alley loaded. Per Table 14 of the Form Based Code, the alleyways are required to provide 18-feet of right-of-way. Additionally, the applicant is dedicating a 15-foot wide strip, and 50-foot wide strip for future right-of-way needs for Chandler Road along the portion of property under their ownership. A vehicular point of ingress/egress will be constructed that will allow access onto the future Chandler Road right-of-way.

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

a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;

- Applicant’s response: The development of the Property under the KPI Code is consistent with and furthers the goals, objectives and policies of the City of Apopka. Based on the initial inclusion of the Property within the Wekiva Parkway Interchange Vision Plan (“Vision Plan”), the entitlement of the Project under the KPI Code is consistent with its stated purpose and intent in Section A (“Purpose and Intent”) that “Sites generally within one (1) mile of the Kelly Park Interchange are subject to the form-based standards contained in this document.” There are at least three (3) other property assemblages similarly situated as the Property that have been permitted to develop under the KPI Code including Oakview, Oaks at Kelly Park Phases 1 and 2 and Park View Preserve. These projects were approved under the same governing regulations that are currently in force and effect. This pattern of development is consistent with furthers the goals, objectives and policies of the City of Apopka with respect to the KPI Code area.
- Staff response: Staff has no objection.

b. Is in conflict with any provisions of the LDC;

- Applicant’s response: There are no conflicts with the provisions of the LDC as it has incorporated the KPI Code, which will control future development of the Property upon approval of the Comprehensive Plan Amendment and rezoning to the KPI-MU zoning designation.
- Staff response: Staff has no objection.

c. Addresses a demonstrated community need;

• Applicant's response: The City's approval of the Comprehensive Plan Amendment will allow the Property to be developed under the Neighborhood District of the KPI Form Based Code. Under such district, the Project will feature a range of housing types that promotes economic growth and diversity with a design that complements the surrounding area and addresses a demonstrated community need for more housing options.
• Staff response: Staff has no objection.

d. Is required by changed conditions;
• Applicant's response: The City's adoption of the KPI Code and plans for future expansion of Kelly Park Road are the catalysts for development of the Project. The project will provide a range of housing types to an area in need for additional residential options.
• Staff response: Staff has no objection.

e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
• Applicant's response: The proposed Mixed-Use FLU designation and KPI-MU zoning is appropriate for the Property. The Project is compatible with existing and proposed uses surround the Property, which include existing residential subdivisions, a public school, existing large lot residences and greenhouses. Performance standards that will be placed on the Project during the subsequent rezoning will include substantial perimeter buffering that will ensure compatibility.
• Staff response: Staff has no objection.

f. Would result in a logical and orderly development pattern;
• Applicant's response: The unification of over a dozen separate parcels into a single development project that will be developed under the KPI Code will further the logical and orderly development pattern in this geographic area of the City.
• Staff response: Staff has no objection.

g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and
• Applicant's response: The Project will not result in significant adverse impacts on the natural environment. The Property is currently developed for agricultural and residential uses. There are no known wetlands or sensitive environmental located on the Property.
• Staff response: An Environmental Assessment will be required to be provided with the submittal of a development plan.

h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
• Applicant's response: The Project will be adequately serviced by Public facilities that are already constructed in the immediate vicinity of the Property.
• Staff response: Staff has no objection. An Environmental Assessment will be required to be provided with the submittal of a development plan.

SCHOOL CAPACITY REPORT:
An inquiry was sent to Orange County Public Schools (OCPS) regarding school capacity requirement for this application. Capacity is not available at the high school level, and is deficient by 20.881 seats. The property is zoned for the following schools: Kelly Park (K-5) elementary, Kelly Park (6-8) Middle School, and Apopka High School.

ORANGE COUNTY NOTIFICATION:
The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on January 16, 2024 and July 29, 2024.

PUBLIC HEARING SCHEDULE:
February 11, 2025 – Planning Commission (5:30 P.M.)
February 19, 2025 – City Council (7:00 P.M.), First Reading
March 5, 2025 – City Council (1:30 P.M.), Second Reading and Adoption

DULY ADVERTISED:
January 17, 2025 – Apopka Chief
January 23, 2025 - Mailed notices to adjacent property owners, property posted

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

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
DEVELOPMENT REVIEW COMMITTEE (DRC):
Recommends approval of the Change in Zoning from County A-1 (Citrus Rural), County A-2 (Farmland Rural District), City T (Transitional), and RSF-1A (Residential Single-Family Estate) to KPI-MU (Kelly Park Interchange–Mixed-Use)finding the proposed amendment consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, based on the findings and facts presented in the staff report and exhibits.

PLANNING COMMISSION:
On February 11, 2025, the Planning Commission found the proposed Change in Zoning from County A-1 (Citrus Rural), County A-2 (Farmland Rural District), City T (Transitional), and RSF-1A (Residential Single-Family Estate) to KPI-MU (Kelly Park Interchange–Mixed-Use), consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and unanimously recommended approval of the proposed Change of Zoning, based on the findings and facts presented in the staff report and exhibits.

CITY COUNCIL:
On February 19, 2025, the City Council unanimously accepted First Reading of Ordinance No. 3093 and held it over for Second Reading and Adoption.

RECOMMENDED MOTION - CITY COUNCIL:
Adopt Ordinance No. 3093.

ATTACHMENTS:
1. Ordinance Number 3093
2. MASTER PLAN
3. Map series
4. DEVELOPMENT STANDARDS
5. Color Architectural Elevations
6. Advertisement January 17
7. OCPS School Capacity Determination

ORDINANCE NO. 3093

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL DISTRICT), COUNTY A-2 (FARMLAND RURAL DISTRICT), CITY T (TRANSITIONAL), AND RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) TO KPI-MU (KELLY PARK INTERCHANGE MIXED USE) WITH AN ASSIGNMENT OF NEIGHBORHOOD OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD AND EAST OF CHANDLER ROAD; OWNED BY KELLY PARK ROAD PROPERTY, LLC; COMPRISING 117.16 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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

WHEREAS, the applicant, Jonathan Huels, Esq., on behalf of the fee simple owners of the Property, submitted an application for a change in zoning on the Property identified and depicted in Exhibit "A," attached hereto, from County A-1 (Citrus Rural District), County A-2 (Farmland Rural District), City T (Transitional), and RSF-1A (Residential Single-Family Estate) to KPI-MU (Kelly Park Interchange Mixed Use) with a Neighborhood overlay; and

WHEREAS, the proposed KPI-MU (Kelly Park Interchange Mixed-Use) District rezoning of the Property is consistent with the City's Comprehensive Plan and Land Development Code; and

WHEREAS, the City of Apopka Planning Commission, sitting as the Local Planning Agency, recommended approval of the change in the zoning of the Property and found that the rezoning is consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Apopka has followed all statutory and Code requirements for noticing and advertising this rezoning Ordinance and public hearings associated with the rezoning; and

WHEREAS, the City Council has received public input on the rezoning and a recommendation from staff; and

WHEREAS, the City Council of the City of Apopka finds that the applicants have met the necessary criteria for rezoning under City's Land Development Code and that rezoning serves a legitimate public purpose and will not adversely affect the public interest.

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

Section I. Findings and Intent. The City of Apopka has complied with all requirements and procedures of Florida Law in processing this Ordinance. The recitals set forth above are hereby adopted.

Section II. Rezoning. The Property described and shown in Exhibit "A", being situated in the City of Apopka, Florida, is hereby rezoned and assigned the KPI-MU with a Neighborhood overlay Zoning District, as defined in the Apopka Land Development Code.

Section III. Zoning Map. The Official Zoning Map of the City of Apopka shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance. The Community Development Director, or the Director's designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

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

Section V. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. Effective Date. This Ordinance shall become effective immediately.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of _____, 2025.

READ FIRST TIME:
February 19, 2025

READ SECOND TIME AND
ADOPTED: March 5, 2025

ATTEST:

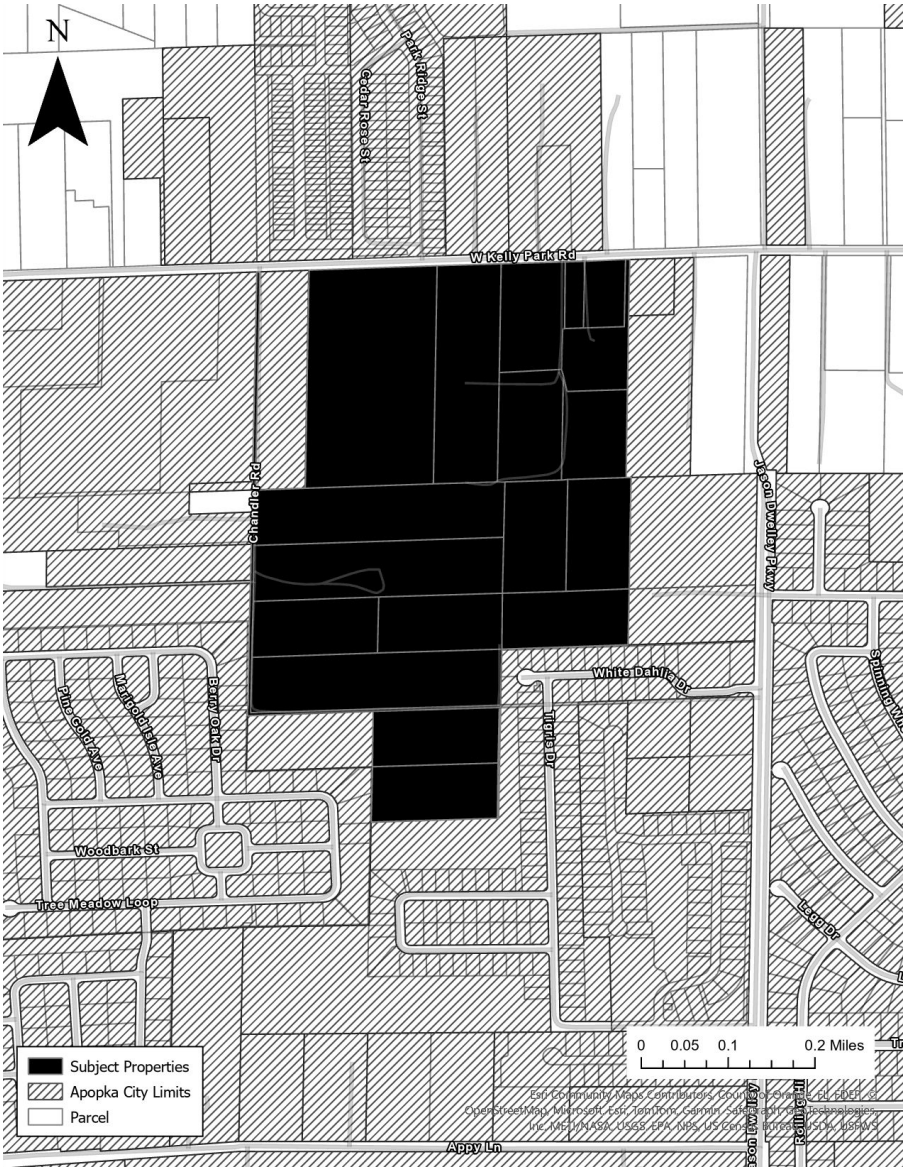
_____ _____
Susan Bone, City Clerk Bryan Nelson, Mayor

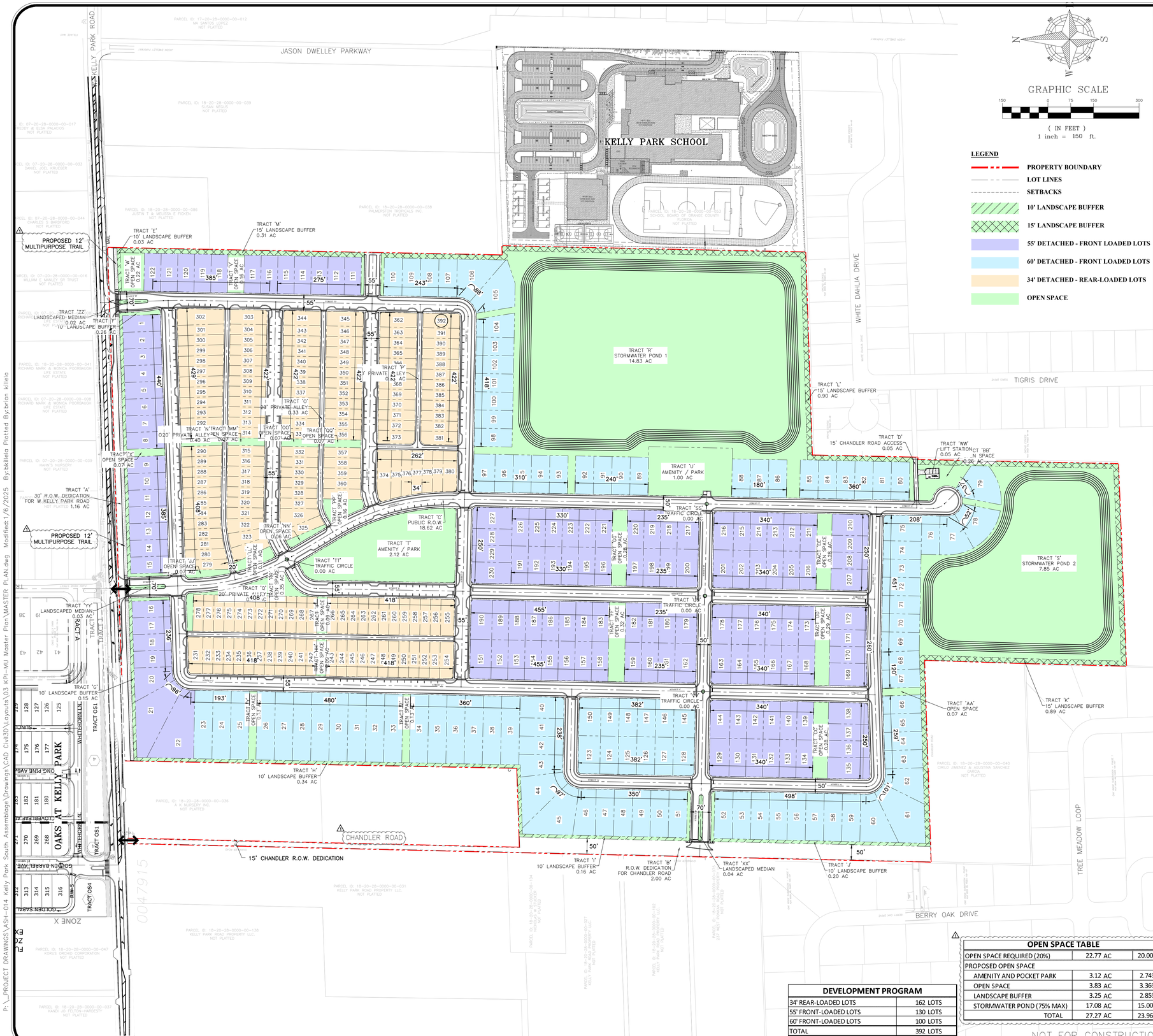
Approved as to form and legal sufficiency:

_____
Clifford B. Shepard, City Attorney
DULY ADVERTISED FOR PUBLIC HEARING: January 17, 2025

EXHIBIT A

Parcel Identification Number(s): 18-20-28-0000-00-132, 18-20-28-0000-00-031, 18-20-28-0000-00-105, 18-20-28-0000-00-050, 18-20-28-0000-00-049, 18-20-28-0000-00-061, 18-20-28-0000-00-048, 18-20-28-0000-00-052, 18-20-28-0000-00-106, 18-20-28-0000-00-035, 18-20-28-0000-00-034, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-037, 18-20-28-0000-00-051, 18-20-28-0000-00-080, 18-20-28-0000-00-119, 18-20-28-0000-00-046, 18-20-28-0000-00-047





GRAPHIC SCALE

150 0 75 150 300

(IN FEET)
1 inch = 150 ft.

LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- SETBACKS
- 10' LANDSCAPE BUFFER
- 15' LANDSCAPE BUFFER
- 55' DETACHED - FRONT LOADED LOTS
- 60' DETACHED - FRONT LOADED LOTS
- 34' DETACHED - REAR-LOADED LOTS
- OPEN SPACE

OVERALL SITE DATA:

OCPA - PARCEL ID #:	**18-20-28-0000-00-031, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-034, 18-20-28-0000-00-035, 18-20-28-0000-00-037, 18-20-28-0000-00-046, 18-20-28-0000-00-047, 18-20-28-0000-00-048, 18-20-28-0000-00-049, 18-20-28-0000-00-050, 18-20-28-0000-00-051, 18-20-28-0000-00-052, 18-20-28-0000-00-061, 18-20-28-0000-00-080, 18-20-28-0000-00-105, 18-20-28-0000-00-106, 18-20-28-0000-00-119, 18-20-28-0000-00-132**
PROPERTY ADDRESS:	**2350 W KELLY PARK ROAD APOPKA, FLORIDA 32712**
TOTAL PROPERTY AREA:	**117.00 AC**
R.O.W. DEDICATION AREA:	**3.16 AC**
TOTAL DEVELOPABLE AREA:	**113.84 AC**
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: FIRM PANEL #12097C0000G DATED JUNE 18, 2013	**ZONE X**
EXISTING FUTURE LAND USE (FLU):	**R (COUNTY) FLU-IP, RVLS (CITY)**
PROPOSED FUTURE LAND USE:	**MIXED USE (CITY)**
ADJACENT FUTURE LAND USED (FLU):	
NORTH	RS, FLU-IP, MU (CITY), R (COUNTY)
SOUTH	RVLS (CITY)
EAST	INST_PU, RE, AG (CITY), R (COUNTY)
WEST	RVLS (CITY), R (COUNTY)
EXISTING ZONING:	**A-1 (COUNTY) T, RSF-1A (CITY)**
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	**NEIGHBORHOOD**
PROPOSED ZONING:	**KPI-MU (CITY)**
ADJACENT ZONING:	
NORTH	PD, AG, MU-N (CITY), A-1 (COUNTY)
SOUTH	PD, RSF-1A
EAST	PD, O, RSF-1A, RSF-1B (CITY), A-1 (COUNTY)
WEST	PD, RSF-1A (CITY), A-1 (COUNTY)
PROPOSED NUMBER OF DWELLING UNITS:	**392 LOTS**
PROPOSED NET DENSITY:	**3.44 DU/Ac.**

PROPOSED MINIMUM LOT REQUIREMENTS:

	FRONT-LOADED	REAR-LOADED
MINIMUM LOT AREA	6,600 SF	3,910 SF
MINIMUM LOT WIDTH	55 ft.	34 ft.
MINIMUM LOT DEPTH	120 ft.	115 ft.
MAXIMUM BUILDING HEIGHT	35 ft.	35 ft.
SETBACKS		
FRONT PORCH	10 ft. min.	10 ft. min.
FRONT/STREET SIDE	15 ft. min./30 ft. max	15 ft. min./30 ft. max
REAR	20 ft.	5 ft.
SIDE	5 ft. min	5 ft. min
REAR GARAGE	N/A	20 ft.
CORNER	15 ft.	15 ft.

TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	30' R.O.W. DEDICATION FOR W KELLY PARK ROAD	1.16 AC	50,625.18 SF	COUNTY
TRACT 'B'	R.O.W. DEDICATION FOR CHANDLER ROAD	2.00 AC	86,958.75 SF	CITY
TRACT 'C'	PUBLIC R.O.W.	18.62 AC	810,975.89 SF	CITY
TRACT 'D'	15' CHANDLER ROAD ACCESS	0.05 AC	2,112.42 SF	H.O.A.
TRACT 'E'	10' LANDSCAPE BUFFER	0.03 AC	1,428.26 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.26 AC	11,347.34 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.15 AC	6,566.01 SF	H.O.A.
TRACT 'H'	10' LANDSCAPE BUFFER	0.34 AC	14,788.85 SF	H.O.A.
TRACT 'I'	10' LANDSCAPE BUFFER	0.16 AC	7,112.56 SF	H.O.A.
TRACT 'J'	10' LANDSCAPE BUFFER	0.20 AC	8,741.82 SF	H.O.A.
TRACT 'K'	15' LANDSCAPE BUFFER	0.89 AC	38,671.58 SF	H.O.A.
TRACT 'L'	15' LANDSCAPE BUFFER	0.90 AC	39,410.38 SF	H.O.A.
TRACT 'M'	15' LANDSCAPE BUFFER	0.31 AC	13,301.79 SF	H.O.A.
TRACT 'N'	20' PRIVATE ALLEY	0.40 AC	17,374.58 SF	H.O.A.
TRACT 'O'	20' PRIVATE ALLEY	0.33 AC	14,238.34 SF	H.O.A.
TRACT 'P'	20' PRIVATE ALLEY	0.32 AC	13,989.88 SF	H.O.A.
TRACT 'Q'	20' PRIVATE ALLEY	0.40 AC	17,514.33 SF	H.O.A.
TRACT 'R'	STORMWATER POND 1	14.83 AC	646,186.35 SF	H.O.A.
TRACT 'S'	STORMWATER POND 2	7.85 AC	341,759.85 SF	H.O.A.
TRACT 'T'	AMENITY/PARK	2.12 AC	92,465.04 SF	H.O.A.
TRACT 'U'	AMENITY/PARK	1.00 AC	43,560.00 SF	H.O.A.
TRACT 'V'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'W'	OPEN SPACE	0.30 AC	13,268.70 SF	H.O.A.
TRACT 'X'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'Y'	OPEN SPACE	0.13 AC	5,626.78 SF	H.O.A.
TRACT 'Z'	OPEN SPACE	0.13 AC	5,626.78 SF	H.O.A.
TRACT 'AA'	OPEN SPACE	0.07 AC	3,125.00 SF	H.O.A.
TRACT 'BB'	OPEN SPACE	0.26 AC	11,251.65 SF	H.O.A.
TRACT 'CC'	OPEN SPACE	0.28 AC	12,102.10 SF	H.O.A.
TRACT 'DD'	OPEN SPACE	0.29 AC	12,586.19 SF	H.O.A.
TRACT 'EE'	OPEN SPACE	0.28 AC	12,102.10 SF	H.O.A.
TRACT 'FF'	OPEN SPACE	0.32 AC	14,033.94 SF	H.O.A.
TRACT 'GG'	OPEN SPACE	0.28 AC	12,244.18 SF	H.O.A.
TRACT 'HH'	OPEN SPACE	0.09 AC	3,953.22 SF	H.O.A.
TRACT 'II'	OPEN SPACE	0.09 AC	3,953.22 SF	H.O.A.
TRACT 'JJ'	OPEN SPACE	0.07 AC	3,132.95 SF	H.O.A.
TRACT 'KK'	OPEN SPACE	0.08 AC	3,340.63 SF	H.O.A.
TRACT 'LL'	OPEN SPACE	0.11 AC	4,862.33 SF	H.O.A.
TRACT 'MM'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'NN'	OPEN SPACE	0.06 AC	2,718.85 SF	H.O.A.
TRACT 'OO'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'PP'	OPEN SPACE	0.16 AC	7,151.95 SF	H.O.A.
TRACT 'QQ'	OPEN SPACE	0.07 AC	3,025.00 SF	H.O.A.
TRACT 'RR'	OPEN SPACE	0.35 AC	15,167.92 SF	H.O.A.
TRACT 'SS'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'TT'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'UU'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'VV'	TRAFFIC CIRCLE	0.00 AC	68.42 SF	H.O.A.
TRACT 'WW'	LIFT STATION	0.05 AC	1,975.00 SF	CITY
TRACT 'XX'	LANDSCAPED MEDIAN	0.04 AC	1,675.48 SF	H.O.A.
TRACT 'YY'	LANDSCAPED MEDIAN	0.03 AC	1,336.30 SF	H.O.A.
TRACT 'ZZ'	LANDSCAPED MEDIAN	0.03 AC	1,089.30 SF	H.O.A.

DEVELOPMENT PROGRAM

34' REAR-LOADED LOTS	162 LOTS
55' FRONT-LOADED LOTS	130 LOTS
60' FRONT-LOADED LOTS	100 LOTS
TOTAL	392 LOTS

OPEN SPACE TABLE

OPEN SPACE REQUIRED (20%)	22.77 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY AND POCKET PARK	3.12 AC	2.74%
OPEN SPACE	3.83 AC	3.36%
LANDSCAPE BUFFER	3.25 AC	2.85%
STORMWATER POND (75% MAX)	17.08 AC	15.00%
TOTAL	27.27 AC	23.96%

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	2024/08/27	CITY OF APOPKA – DRC COMMENTS (COMMENTS DATED 2024/08/27)	OSS

CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32274

KPI–MIXED USE (MU) {MASTER PLAN}

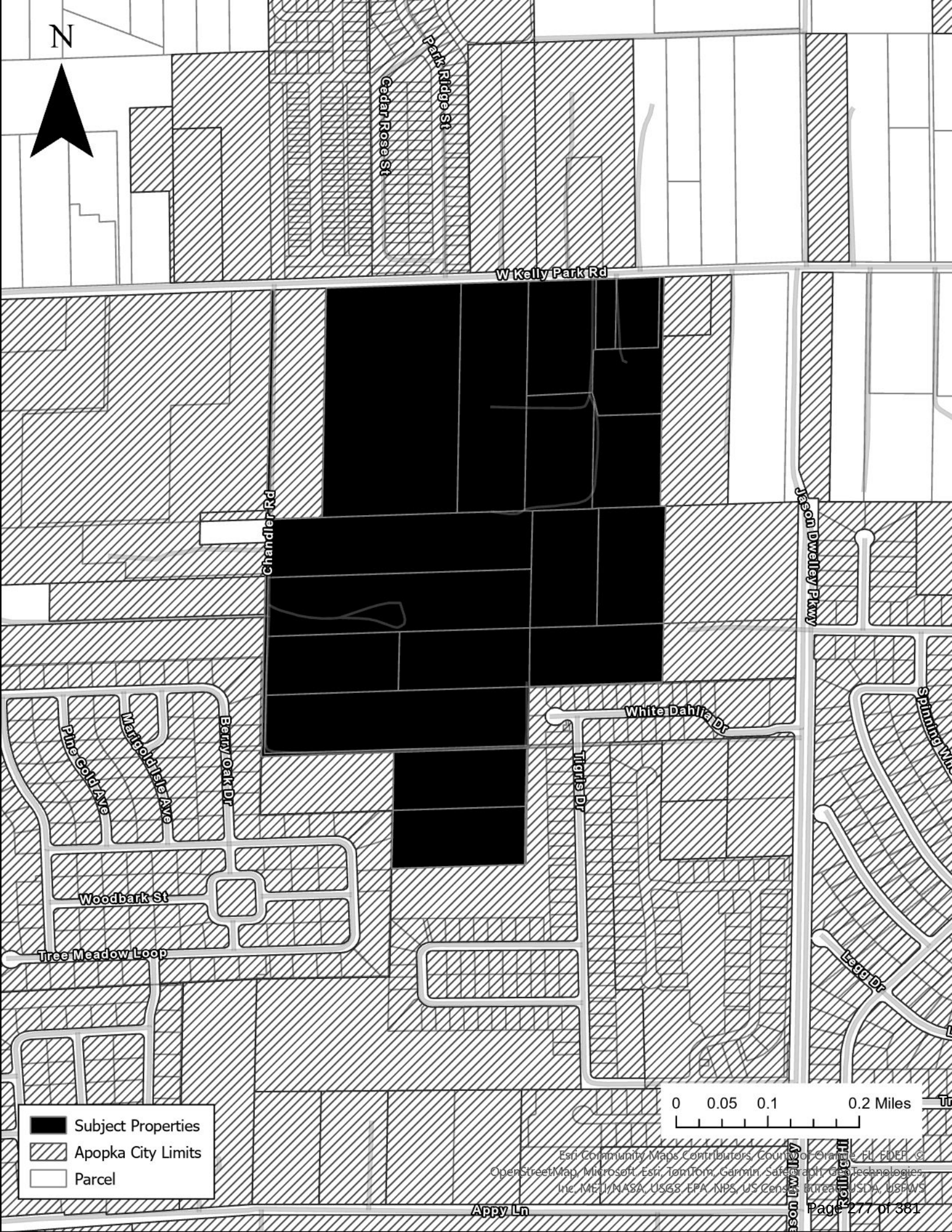
CHANDLER HILLS
CITY OF APOPKA, FLORIDA

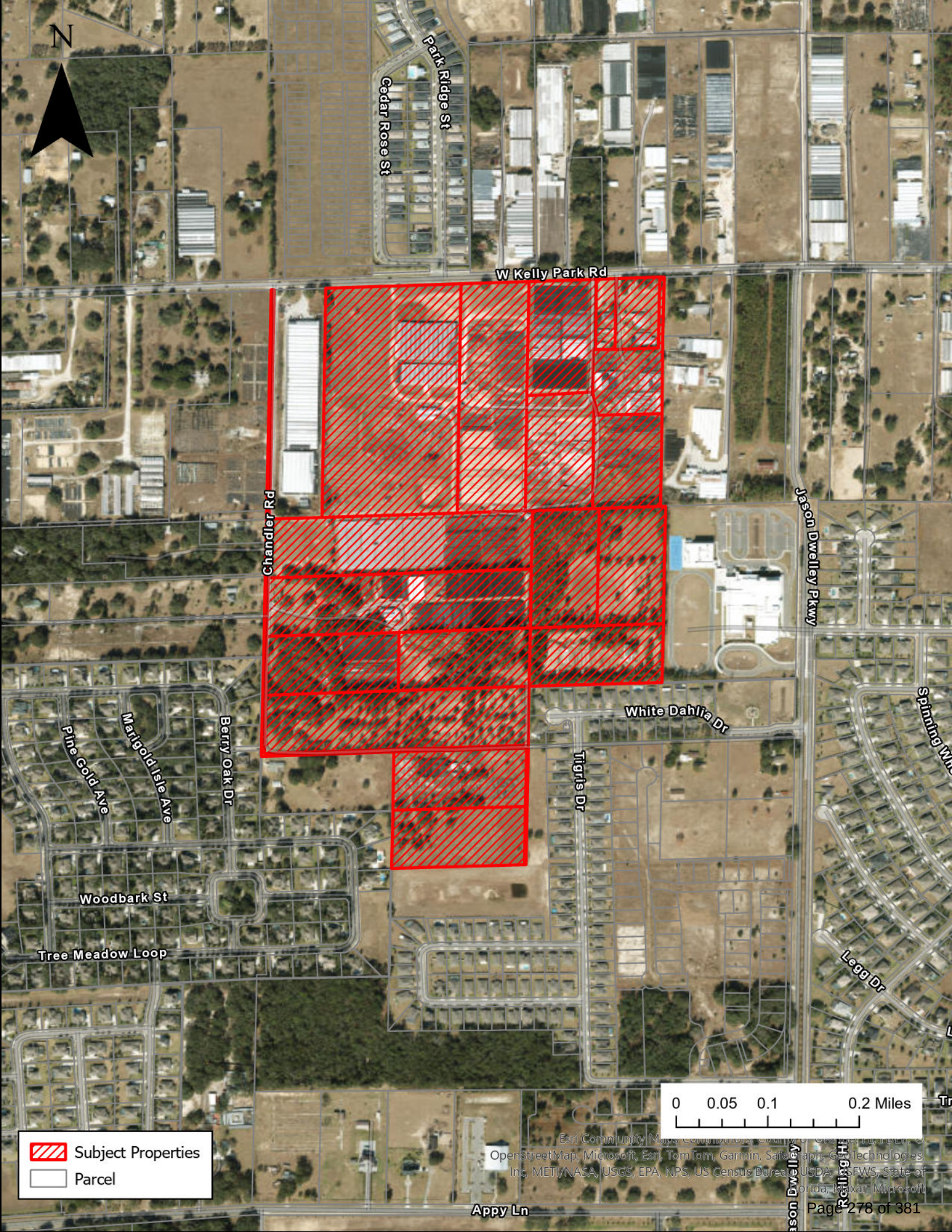
DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	S. SIERRA–GIL	L. CLASSON	1/6/2025

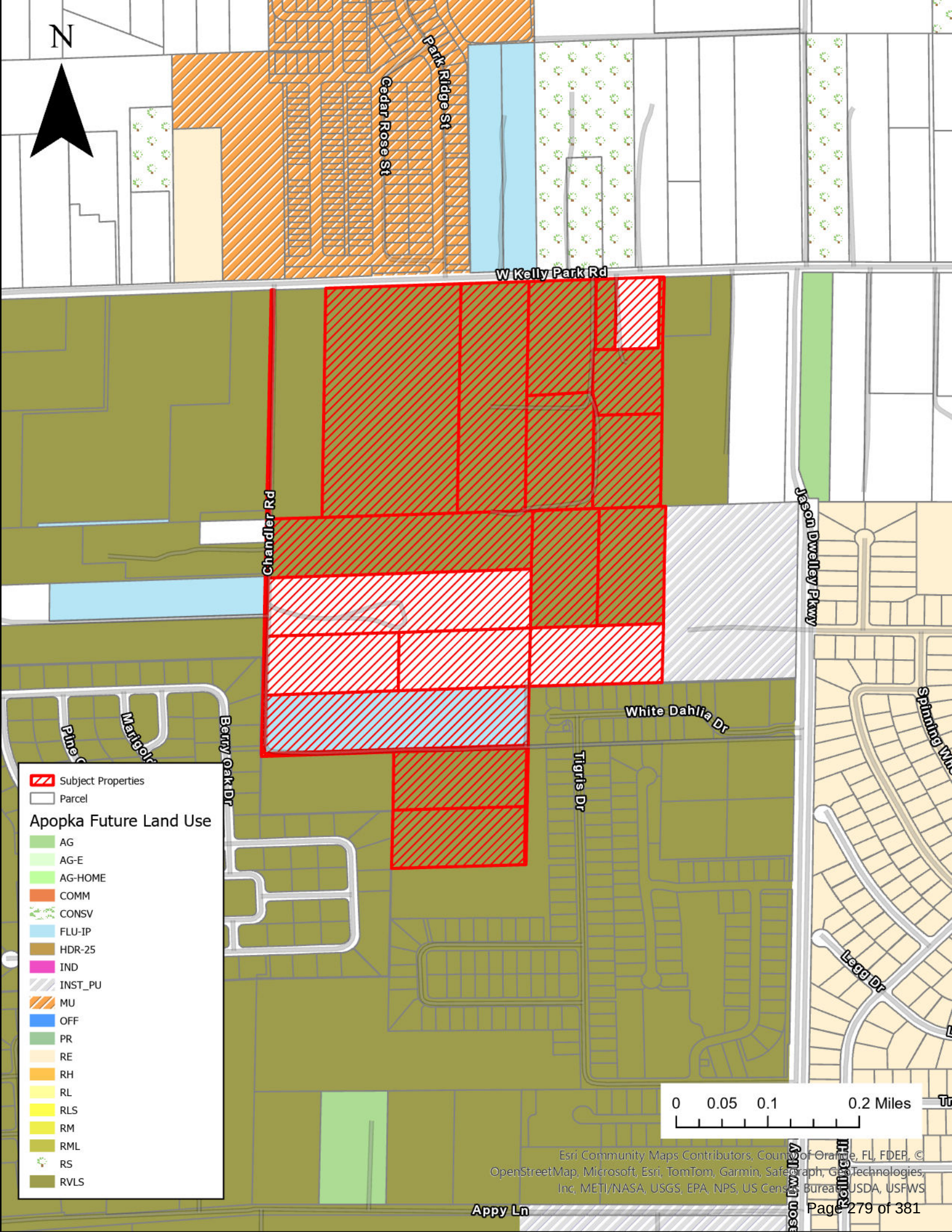
SCALE	PROJECT	SHEET
1" = 150'	ASH–014	C1.0

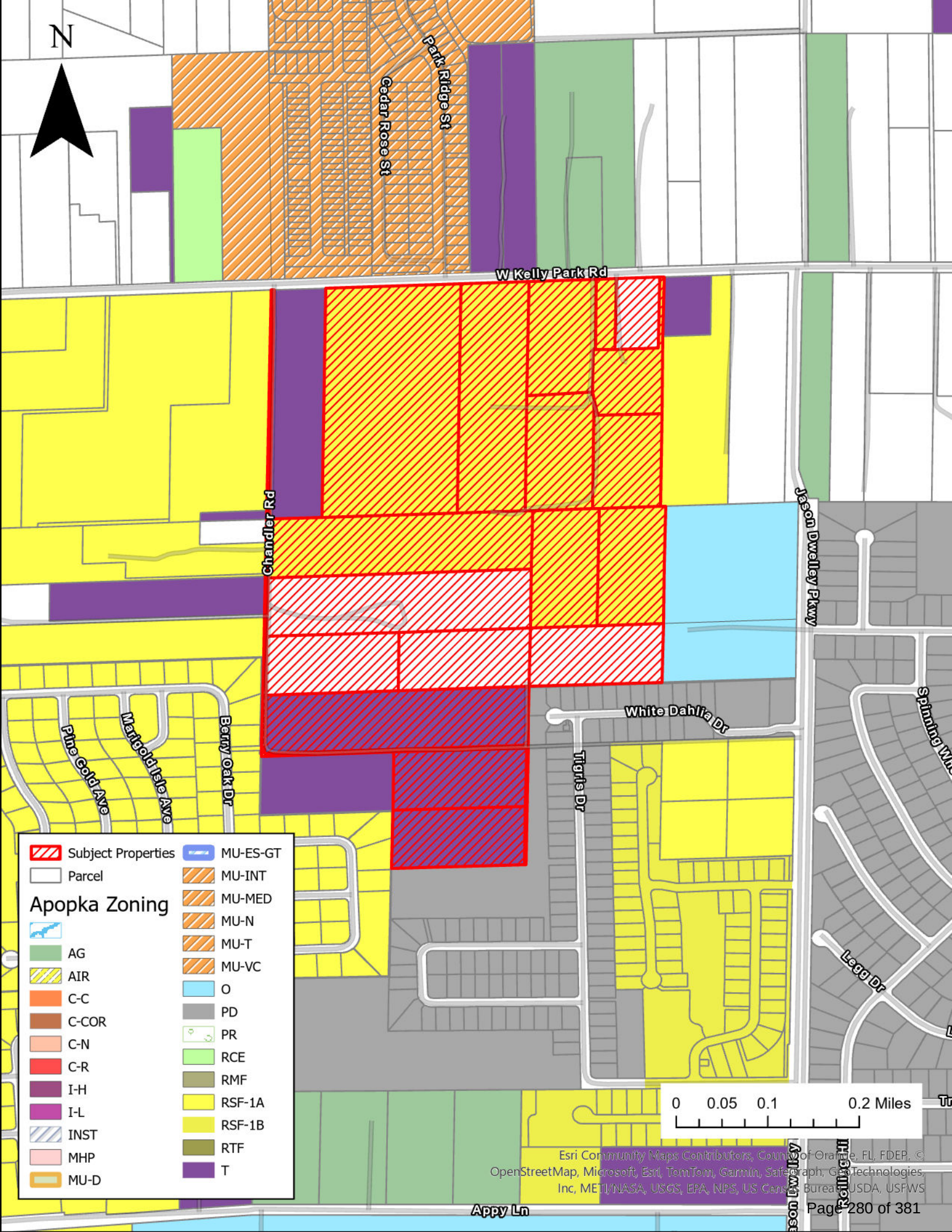
1/6/25

P:_PROJECT DRAWINGS\ASH–014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\03 KPI–MU Master Plan\MASTER PLAN.dwg Modified:1/6/2025 By:bkillela Plotted By:brian killela


N
Cedar Rose St
Park Ridge St
W Kelly Park Rd
Chandler Rd
Jason Dwelley Pkwy
White Dahlia Dr
Tigris Dr
Berry Oak Dr
Marigold Isle Ave
Pine Cold Ave
Woodbark St
Tree Meadow Loop
Legg Dr
Appy Ln
0 0.05 0.1 0.2 Miles
Subject Properties
Apopka City Limits
Parcel
Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,
Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


N
Park Ridge St
Cedar Rose St
W Kelly Park Rd
Chandler Rd
Jason Dwelley Pkwy
White Dahlia Dr
Tigris Dr
Spinning Wh
Pine Gold Ave
Marigold Isle Ave
Berry Oak Dr
Woodbark St
Tree Meadow Loop
Legg Dr
Appy Ln
0 0.05 0.1 0.2 Miles
Subject Properties
Parcel
Esri Community Maps Contributors, County of Orange, FL, HERE, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,
Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of
Florida, Maxar, Microsoft


N
Park Ridge St
Cedar Rose St
W Kelly Park Rd
Chandler Rd
Jason Dwelley Pkwy
White Dahlia Dr
Tigris Dr
Berry Oak Dr
Legg Dr
Appy Ln
Subject Properties
Parcel
Apopka Future Land Use
AG
AG-E
AG-HOME
COMM
CONSV
FLU-IP
HDR-25
IND
INST_PU
MU
OFF
PR
RE
RH
RL
RLS
RM
RML
RS
RVLS
0 0.05 0.1 0.2 Miles
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


N
Park Ridge St
Cedar Rose St
W Kelly Park Rd
Chandler Rd
Jason Dwelley Pkwy
White Dahlia Dr
Tigris Dr
Legg Dr
Pine Gold Ave
Marigold Isle Ave
Berry Oak Dr
Appy Ln
Subject Properties
Parcel
Apopka Zoning
AG
AIR
C-C
C-COR
C-N
C-R
I-H
I-L
INST
MHP
MU-D
MU-ES-GT
MU-INT
MU-MED
MU-N
MU-T
MU-VC
O
PD
PR
RCE
RMF
RSF-1A
RSF-1B
RTF
T
0 0.05 0.1 0.2 Miles
Esri Community Maps Contributors, County of Orange, FL, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies,
Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

A. Design Standards (1)

1. LOT CRITERIA (based on KPI Neighborhood Design Criteria):

Description	Single-Family Detached 34' Lots (Rear-Loaded)	Single-Family Detached 55' & 60' Lot (Front-Loaded)
Front Porch Setback (2)	10'	10'
Front Facade Setback	15' min./30' max.	15' min./30' max.
Rear Setback (3)	5' min.	20'
Side Setback	5'	5'
Corner/Side Street Setback	15'	⚠1 15'
Garage Front Setback	N/A	25' min./30' max
Garage Rear Setback	20'	N/A
Min. Average Lot Area	3,910 SF	6,600 SF
Min. Lot Width	34'	55'
Min. Lot Depth	115'	120'
Max. Lot Coverage	75%	75%
Max. Building Height	35'/2 Stories	35'/2 Stories
Min. Living Area	1, 500 SF	1, 600 SF
3 car garage less than 50% of façade	N/A	____
Building foundation 18" above c/l of ROW	Keep at grade level	

(1) See Master Plan sheet for depiction of conceptual typical site plans.
(2) Front porch requirements and setback as allowed per Kelly Park Interchange (KPI) Form-Based Code Section J.1 and K.2(g)(v).
(3) Swimming pools and other structures allowed to encroach within rear setback per KPI Table 10.2.4.B of the Apopka Code.

B. Architectural, Buildings, and Accessory Structures

1. Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code or unless otherwise stated.
2. All lots shall have detached single-family homes.
3. Each individual single-family home shall have a minimum of two (2) bedrooms.
4. All front-loaded lots shall have minimum two (2) car garage.
5. All rear-loaded lots shall have a minimum one (1) car garage.
6. Mail delivery for all lots within Chandler Hills shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
7. AC condenser units & similar equipment shall be placed in the side or rear yard area. Units & similar equipment shall be placed with a minimum three (3) feet setback from side property line. Units shall be screened from side streets with landscaping or opaque fencing.
8. Storage sheds or similar storage facilities shall not be allowed.

9. Swimming pools shall be allowed on all front-loaded lots.
10. Swimming pools shall not be allowed on rear-loaded lots.
11. Architectural Design Standards:
    a) Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of to the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
    b) Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
    c) Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
    d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
    e) Aluminum and vinyl fascia and soffit shall be standard for all houses. Fascia and soffit color shall compliment the color scheme of the house.
    f) Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
    g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
12. Front Building Entrance Elevation Design Standards:
    a) Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches & porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of eight (8) feet and a minimum clear height of eight (8) feet.
    b) Front garages shall be attached and recessed from the primary façade (not including porches, bays, or other minor projections) by a minimum of four (4) feet.
    c) Garage frontage shall be limited to 52%. Frontage is determined by garage door width.
    d) Front porches and porticos may be at grade level.
    e) Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
    f) Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
    g) Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
    h) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
    i) Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
13. Individual Lot Front & Rear Yard Fencing Standards:
    a) Maximum height of a fence shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
    b) Fencing at rear yards of rear alley loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
    c) Fencing at street corner lot side yards shall adhere to LDC Section 5.5.

C. Utilities and Infrastructure

1. Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
2. Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
3. Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
4. A final drainage report and soils report will be submitted with the Construction Site Plan.
5. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
6. Utility easements shall be dedicated to the City of Apopka.
7. Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
8. All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
9. On-site streets are to be constructed per City of Apopka standards.
10. Stabilized access roadways and fire hydrants must be in place before building construction may begin.
11. Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
12. The internal Street Type E (Neighborhood) right-of-way is to be public.
13. The internal Street Type F (Alley) right-of-way is to be private.
14. 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.
15. Garages shall be accessed from the adjacent Street Type F (Alley) at the rear of the lot for all rear-loaded lots.
16. Power service within the development shall be underground. No overhead service will be allowed.
17. Vehicular, Pedestrian and Accent lighting shall substantially conform to the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e).
⚠1
18. Lighting shall be required for safety and security in accordance with Sec. 5-6-2.A.3.

D. Recreation and Open Space

1. Required project open space shall be a minimum of 20% of the developed site area in accordance with City of Apopka Kelly Park Interchange Form-Base Code per Section Q Table 13.
2. Required project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.

E. Buffers and Landscaping

1. A ten-foot (10') buffer will be provided along the northern property boundary. This tract shall be dedicated to and maintained by the H.O.A.
2. A 30' ROW Dedication shall be made in favor of the City of Apopka along the northern property boundary adjacent to Kelly Park Road, to include a 12' community trail.
3. A ten-to-fifteen-five-foot (10' - 15') buffer will be provided along all other property boundaries. This tract shall be dedicated to and maintained by the H.O.A.
4. The design of all buffer tracts shall follow the City of Apopka Kelly Park Interchange Form-Base Code Section M. Landscaping & Hardscape Plans shall be provided at Construction Site Plan.
5. Entrance feature and community sign details will be provided with the Construction Site Plan.
6. Final landscape plans for the buffer areas along the proposed main entrance at Kelly Park Road shall be provided with the Construction Site Plan.
7. Tree Planting Conditions. Minimum of two (2) new trees shall be planted per residential lot. The new trees shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any.
8. Trees within the Street Type E (Neighborhood) shall be medium canopy trees at forty (40) feet minimum spacings, understory trees at twenty (20) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12.
9. Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designate to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

F. Maintenance and Plat

1. Chandler Hills Homeowners' Association shall maintain common areas including all fences/walls and landscaping within said common areas.
2. The Construction Site Plan shall include the plat document, and the plat shall be in final form.
3. The City of Apopka shall be responsible for maintenance of Street Type E (Neighborhood), on-street parallel parking spaces, street lighting, stormwater collection systems and utilities (potable water main, reclaimed water main, force main, etc.) within the public rights-of-way of the Chandler Hills.

G. Wetlands and Environmental

1. There are no wetland areas within the site.
2. According to the flood insurance rate map no. 12097C0000 G Dated June 18, 2013, The land and the improvement as shown on ALTA survey are not within a 100-year flood hazard zone. The land is in "X".
3. An erosion control plan will be submitted with the Construction Site Plan.
4. Tree removal, tree replacement, and landscaping shall comply with the City of Apopka Kelly Park Interchange Form-Base Code Section M.
5. Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

H. Development Condition Continuity

The MU-KPI Development Standards shall be printed within the MU-KPI Master Plan and the Construction Site Plan.

I. Signage

Signage shall comply with the City of Apopka Kelly Park Interchange Form-Base Code.

J. Lighting

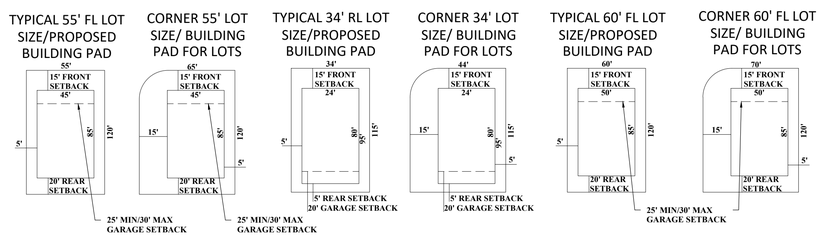
Lighting shall comply with the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e). Street and parking area or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

K. Garbage Pickup

1. Garbage of rear-loaded single-family units shall be picked up at the adjacent Street Type F (Alley) along the rear of the lots.

L. Miscellaneous

1. Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
2. All acreages are subject to change with Construction Site Plan and Preliminary Plat review and approval.
3. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the H.O.A. documents.
4. All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.



REV.	DATE	DESCRIPTION	BY
1	2024/08/27	CITY OF APOPKA – DRC COMMENTS (COMMENTS DATED 2024/08/27)	OSS
2		DEVELOPMENT_STANDARDS {MASTER_PLAN}	

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32674

CHANDLER HILLS
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	S. SIERRA-GIL	L. CLASSON	1/6/2025

SCALE:	PROJECT	SHEET
N.T.S.	ASH-014	C2.0

1/6/25

P:_PROJECT DRAWINGS\ASH-014 Kelly Park South Assemblage\Drawings\CAD Civil3D\Layouts\03 KPI-MU Master Plan\MASTER PLAN.dwg Modified:1/6/2025 By:bkillela Plotted By:brian killela

1568-Maynard-V-Gen3 Scheme 1

7/6/2024

1568-Maynard-W-Gen3 Scheme 2 -

7/6/2024

1568-Maynard-X-Gen3 Scheme 8

7/6/2024

1818-Keele-V-Gen3 Scheme 1

7/6/2024

1818-Keele-W-Gen3 Scheme 2

7/6/2024

1818-Keele-X-Gen3 Scheme 8

7/6/2024

1843-Ellis-V-Gen3 Scheme 1

7/6/2024

1843-Ellis-W-Gen3 Scheme 2

7/6/2024

1843-Ellis-X-Gen3 Scheme 8

7/6/2024

2058-Lyon-V-Gen3 Scheme 1

7/6/2024

2058-Lyon-W-Gen3 Scheme 2

7/6/2024

2058-Lyon-X-Gen3 Scheme 8

7/6/2024

Brickell II Elevations 1709 SF

© 2022 Ashton Woods Homes. Confidential and Proprietary Information. All Rights Reserved.

ASHTON WOODS

Douglas II Elevations 2066 SF

© 2022 Ashton Woods Homes. Confidential and Proprietary Information. All Rights Reserved.

ASHTON WOODS

Plant II Elevations 2226 SF

© 2022 Ashton Woods Homes. Confidential and Proprietary Information. All Rights Reserved.

ASHTON WOODS

Plant II Elevations 2226 SF

© 2022 Ashton Woods Homes. Confidential and Proprietary Information. All Rights Reserved.

ASHTON WOODS

Tuttle II Elevations 2774 SF

© 2022 Ashton Woods Homes. Confidential and Proprietary Information. All Rights Reserved.

ASHTON WOODS

Moseley II Elevations 2791 SF

© 2022 Ashton Woods Homes. Confidential and Proprietary Information. All Rights Reserved.

ASHTON WOODS

Griffin II Elevations 3058 SF

© 2022 Ashton Woods Homes. Confidential and Proprietary Information. All Rights Reserved.

ASHTON WOODS

Griffin II Elevations 3058 SF

© 2022 Ashton Woods Homes. Confidential and Proprietary Information. All Rights Reserved.

ASHTON WOODS

Duval II Elevations 3542 SF

© 2022 Ashton Woods Homes. Confidential and Proprietary Information. All Rights Reserved.

ASHTON WOODS

Duval II Elevations 3542 SF

© 2022 Ashton Woods Homes. Confidential and Proprietary Information. All Rights Reserved.

ASHTON WOODS

History: Slim shared more of his appreciation and respect in 2011

Continued from page 2A

ing law enforcement officers that persons of Slim's era would certainly have known, regardless of ethnicity, for the cities of Apopka, Miami, and New York, state of New York and a Federal U.S. Marshal, namely, H.D. Miley, Fred Risener, J.S. Parrish, Henry Glover, Norman Betts, L.G. Nolle, George Fiall, Herman "Doc" McQueen and Earl Mott, Jr.

Previously, Slim recognized that so much information pertaining to his black achievements would have to wait until the year 2011 to include many persons of our younger generation that should be written about.

Slim wants to thank numerous reputable white and black individuals, who made time and effort to supply Slim's gray matter with such valuable information regarding Apopka's past and present history. Oh, yes! The Honorable Mayor John H. Land of Apopka, considered the "dean" of mayors throughout this good ole U.S.A., winning his 19th term as mayor, shared invaluable knowledge. Mrs. Annie Belle D. Gilliam, whom Slim calls the "Southern Belle," was reared in the area, thus obtaining a substantial wealth of knowledge through businesses (grocery, citrus grove management) and old timers' oral conversations pertaining to people and incidents occurring in the 20th and 21st century

M. Gladden, Jr., longtime entrepreneur (grocery, citrus grove, laundromat) lived more than 55 consecutive years below the TO&A Railroad tracks. Last, but not least, Ms. Mildred A. Board was the originator and former columnist for "Bits 'n' Tips" in *The Apopka Chief* weekly newspaper.

They are definitely some of those individuals aforementioned Slim credits with an enormous appreciation and respect for their care, concern and knowledge of Northwest Orange County (Clarcona, Piedmont, Lakeville, Apopka, Plymouth, Tangerine, Zellwood and Rock Springs).In 2011, folks, Slim will see yah!

Slim's book, The Pennings of Perrine Slim, is sold in the Museum of Apopkans at 122 E. 5th Street , Apopka 32703.

Byrd: Five artists create graphics

Continued from page 2A

expand that vision.

Shaunte then reached out to the Creative Hub of Apopka, a non-profit art studio in Apopka that allows community members to foster their creativity in a warm setting. She also reached out to Delia Miller, a local Apopka artist who has painted beautiful community artwork around town.

They leveraged their resources and connected with another community member representing Apopka, Murals and Downtown Barbers Apopka, to issue a call to action. And, the community artists answered the call! Five, yes five, local artists joined in to help.

Each of the five artists poured their heart into creating something truly special, transforming not just the media center, but several spaces within the school into works of art.

Delia Miller took on the main stairwell, designing a stunning feature wall with the school's panther mascot.

This gorgeous wall quickly became a centerpiece of pride when the students returned. Several other spaces were just as amazing including an inspiring wall mural in the gym. And they are not done yet. There are more murals to come!

Shaunte said it best, "What these artists accomplished wasn't just painting walls - they created a legacy. Their work not only reimagined the physical space but also uplifted the spirit and morale of the entire school community. Now Phillis Wheatley's students have something beautiful and inspiring they can cherish for years to come."

Most important to me is the message it sends to these students. A message of hope, that they are loved by their community. There really is no other message more important for our young people.

Thank you to our community, to Shaunte, and to all of these artists who came together to show these students just how loved they are!

Moore: Phases are near completion

Continued from page 2A

Wekiwa Springs Septic to Sewer Program. The project has seven phases with some completed, and others nearing completion. On the website you will find:

· Construction status of each phase

· General project information answered in an easy-to-use FAQ format

· What to do if you have a broken irrigation pipe or sprinkler head, landscape/hardscape damage, or plumbing issues as a result of construction

· Answers on how to pay for your portion of the conversion

· Contact names, numbers, and email addresses for project leaders

The website is a helpful tool for those wanting to learn more about or if there are questions regarding the Wekiwa Springs Septic to Sewer project. You may visit the web page here: Septic 2 Sewer, or feel free to contact my office at 407.836.5850 as well, if you have any questions.

Hayden: Americans stand together

Continued from page 2A

policemen and all first responders need to know we support them, and we do not want to live in a community without them. I have been pleasantly surprised to see an individual jump in to help protect an Officer of the Law when that officer was being overpowered by a criminal.

Where are the men that used to be the protectors of justice?

Have we given up the privilege of being the daddy (a little girl's first love, and a boy's first hero), the provider, the family uniter, and the example of leadership for daily living?

It is time to promote the General Welfare by standing up to those who will disparage policemen and first responders and then we will insure domestic tranquility." Let all of us be lovers of the "Blessings of Liberty to ourselves and our posterity." Love is not the tingling that comes from an emotional encounter, but a solid, unconditional commitment that is a choice we make. Once made, that commitment may waiver, but it should never fail.

Are emotions involved with a commitment? Ask me that when I see "Old Glory" being raised to the "Star Spangled Banner" and the tears start flowing when I think of the men and women who have sacrificed their lives in defense of what that banner stands for.

Is our love of nation being tried? You bet it is! Look at today's headlines and listen to the newscasts that promote progressive ideals and woke attitudes that will bring our nation to its knees.

We must be ready to stand in the gap and not back down when we are faced with those forces.

The Marine motto, "Semper Fidelis" (Always Faithful), should be the beat of our hearts. Our national motto, "In GOD we trust" should sustain us when we feel we cannot do this by ourselves. As I said in the beginning, it is not the "flash in the pan" that makes a difference, but the one who, when being tested, holds his or her head up and stands solid in the freedoms given to us by our Creator.

Keep on keepin' on. Start with your neighbors. Let them know you are concerned for them and you are willing to defend them and your neighborhood.

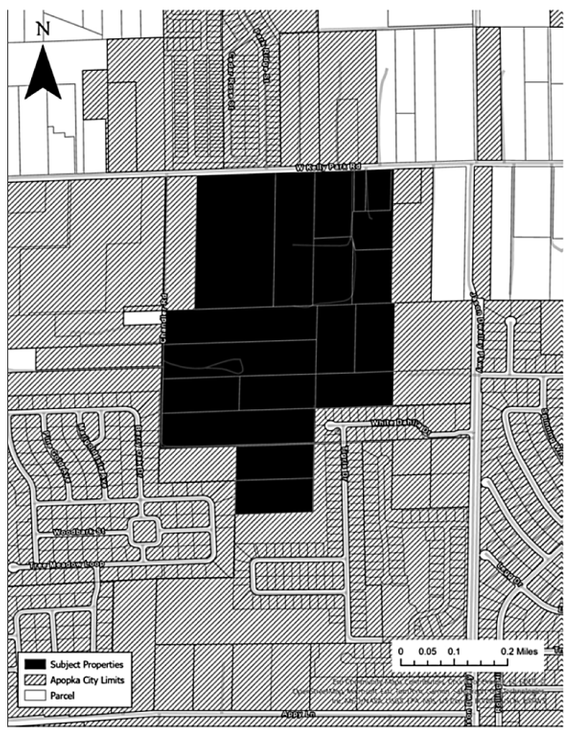
Race or different nationalities should have nothing to do with our decisions if we stand together as Americans, blessed to be together in the greatest nation the world has ever experienced, the United States of America.

CITY OF APOPKA
PUBLIC HEARING NOTICE
CHANGE OF ZONING

NOTICE is hereby given pursuant to Sec. 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Jonathan Huels, Esq.** has made application relating to the following described property.

ORDINANCE NO. 3093

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM COUNTY A-1 (CITRUS RURAL DISTRICT), COUNTY A-2 (FARMLAND RURAL DISTRICT), CITY T (TRANSITIONAL), AND RESIDENTIAL SINGLE-FAMILY ESTATE (RSF-1A) TO KPI-MU (KELLY PARK INTERCHANGE MIXED USE) WITH AN ASSIGNMENT OF NEIGHBORHOOD OVERLAY, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF W. KELLY PARK ROAD AND EAST OF CHANDLER ROAD; OWNED BY KELLY PARK ROAD PROPERTY, LLC; COMPRISING 117.16 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-28-0000-00-132, 18-20-28-0000-00-031, 18-20-28-0000-00-105, 18-20-28-0000-00-050, 18-20-28-0000-00-049, 18-20-28-0000-00-061, 18-20-28-0000-00-048, 18-20-28-0000-00-052, 18-20-28-0000-00-106, 18-20-28-0000-00-035, 18-20-28-0000-00-034, 18-20-28-0000-00-032, 18-20-28-0000-00-033, 18-20-28-0000-00-037, 18-20-28-0000-00-051, 18-20-28-0000-00-080, 18-20-28-0000-00-119, 18-20-28-0000-00-046, 18-20-28-00000-00-047
Contains: 117.16 +/- acres

Notice is given that the **City of Apopka Planning Commission** will hold a public hearing at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Tuesday, February 11, 2025 beginning at 5:30 P.M.**, or as soon thereafter as possible.

FURTHER NOTICE is given that a public hearing will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, February 19, 2025 beginning at 7:00 P.M. AND Wednesday, March 5, 2025 at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Rezoning Application can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, Florida 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

January 17, 2025

Publish: The Apopka Chief **177840**

Got EVENTS? PUBLICIZE THEM...
Use Our Online Forms: theapopkachief.com
Call **The Apopka Chief** at 407-886-2777,
fax 407-889-4121
or email news@theapopkachief.com

ALL ABOUT APOPKA

The Apopka Chief
Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. **The Apopka Chief** newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is $25 in Orange County and $30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to **The Apopka Chief**, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address,, or email address for verification. Management reserves the right to edit letters.

www.theapopkachief.com, news@theapopkachief.com

City of Apopka Telephone Numbers

City Hall	407-703-1700
Mayor's Office	407-703-1701
City Administrator	407-703-1649
City Clerk	407-703-1704
Community Devel.	407-703-1712
Code Enforcement	407-703-1738
Finance Dept.	407-703-1725
Fire (non-emerg.)	407-703-1756
Parks and Rec. Dept.	407-703-1741
Police Chief	407-703-1769
Police (non-emerg.)	407-703-1771
Job Line	407-703-1743
Solid Waste Collect.	407-703-1731
Street Maintenance	407-703-1731
Utility Billing	407-703-1727
Medical, fire emergency	911

The city of Apopka was chartered in 1882. It is located at 28'30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. **www.apopka.net**

Orange County Telephone Numbers

Animal Services	407-836-3111
Auto/Boat Tags	850-617-2000
Building Dept.	407-836-8550
County Mayor	407-836-7370
County Commission	407-836-7350
County Attorney	407-836-7320
Clerk of the Court	407-836-2065
Elections Supervisor	407-836-2070
Fire/Rescue	407-836-3111
Solid Waste	407-836-6601
Garbage Collection	407-703-1731
Health Dept.	407-836-2600
Hunting/Fishing Lic	888-347-4356
Parks and Rec. Dept.	407-836-6200
Property Appraiser	407-836-5044
Sheriff Administrative	407-254-7000
Non-Emerg. Complaint	407-836-4357
Utilities	407-836-5515
All other departments	407-836-3111
Medical, fire emergency	911

www.orangecountyfl.net

Other Area Numbers of Note

U.S. Senators	
Rick Scott (Rep.)	202-224-5274
Marco Rubio (Rep.)	407-254-2573
U.S. Representative	
Daniel Webster (Dist. 11)	352-241-9220
State Representatives	
Doug Bankson	407-476-6787
Carolina Amesty (Dist. 45)	unknown
State Senators	
Geraldine Thompson (Dist.11)	407-297-2045
Orange County Commissioner	
Christine Moore	407-836-7350
Orange County Public Schools	
Pupil assignment	407-317-3233
Bus routes	407-317-3800
Superintendent	407-317-3200
School Board	407-317-3200
Miscellaneous	
The Apopka Chief	407-886-2777
Museum of the Apopkans	407-703-1707
Chamber of Commerce	407-886-1441

Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

FORMAL SCHOOL CAPACITY DETERMINATION
CAPACITY LETTER-EXTENSION

January 28, 2025

E-MAIL: jonathan.huels@lowndes-law.com
Jonathan Huels
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 N. Eola Drive
Orlando, FL 32801

Application APK-24-012 Chandler Hills

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	☒ FLUM ☒ Rezoning ☐ Amendment or Extension		
Development Application #:	TBD		
Project Name:	Chandler Hills		
OCPS Completed Application Date:	08/01/24		
Parcel #(s):	28-20-18-0000-00-132, -031, -105, -050, -049, -061, -035, -034, -032, -033, -037, -051, -080, -119, -052, -106, -048, -046, -047		
Requested New Units (#):	SF: 157	MF:	TH: 193
Vested Unit(s):	SF: 235	MF:	TH:
Total Project Units:	392		
School Board District:	#7		

In accordance with Section 8 of the Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A.**

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Kelly Park School K-8 ES	Kelly Park School K-8 MS	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka-61.11% Unincorporated-37.74%

Given the above analysis, this project does not meet the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from City of Apopka.

This determination expires on July 28, 2025 OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from City of Apopka by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

Please contact me at 407-317-3700 ext. 2022139 or Tamara.Pelc@ocps.net, if you have any questions or comments regarding this matter.

Sincerely,

Tamara Pelc

Tamara L. Pelc
Administrator, Facilities Planning

SK/tp

Attachments – Attachment A: Detailed Capacity Analysis

CC: Bobby Howell, City of Apopka (via e-mail)
Thomas Moore, OCPS (via e-mail)
Project File

Attachment A

Orange County Public Schools
Facilities Planning

School Capacity Determination User ID SV

Project ID: **CEA – APK – 24 – 012**

Project Name:					
			CHANDLER HILLS		
Unvested Units	Single Family Units:	157	Vested Units	Single Family Units:	235
	Multi Family Units:	0		Multi Family Units:	0
	Multi Family High Rise Units:	0		Multi Family High Rise Units:	0
	Town Homes Units:	0		Town Homes Units:	0
	Mobile Home Units:	0		Mobile Home Units:	0

Capacity Enhancement				
	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	KELLY PARK (K-5) ES	KELLY PARK (6-8) MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2023-2024)	810	390	3,396
	Enrollment (2023-2024)	644	290	3,443
	Utilization (2023-2024)	0.0%	0.0%	110.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	247	100	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	120	0	241
	Reserved Capacity	0	0	20
	Adjusted Utilization	94.3%	74.4%	109.1%
	Adjusted Available Seats	127	100	0
	Analysis of Proposed Development			
	Students Generated	27.946	14.758	20.881
	Adjusted Utilization	97.8%	78.1%	109.7%
	AVAILABLE/NOT AVAILABLE	AVAILABLE	AVAILABLE	NOT AVAILABLE
	Number of Seats to Mitigate	0.000	0.000	20.881

KELLY PARK (K-5) ES	
KELLY PARK (6-8) MS	
APOPKA HS	

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 2.
Meeting Date: March 5, 2025
Department: Community Development

SUBJECT:
Ordinance No. 3094 – First Reading – Annexation - 2501 Rock Springs Road

REQUEST:
Accept the first reading of Ordinance Number 3094 and hold it over for second reading and adoption

SUMMARY:
Owner: BSC-Rock Springs East LLC
Applicant: Elisabeth Crane
Parcel Identification Number: 27-20-28-0000-00-072
Location: 2501 Rock Springs Road
Future Land Use: County Rural
Existing Use: Vacant
Current Zoning: County A-2 (Rural)
Tract Size: 9.63 +/- acre(s)

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-2 (Rural)	Residential
East	County Rural	County A-2 (Rural)	Residential
South	County Rural	County A-2 (Rural)	Residential/Agricultural
West	Institutional/Public Use	Office	Educational (Rock Springs ES)

SUMMARY:

The subject property is contiguous to the City Limits and is eligible for annexation pursuant to Florida Statute 171.044. The proposed annexation shall be based on the existing County Future Land Use and Zoning Designations. The assignment of a City Future Land Use and Zoning designation will occur at a later date and through action by the City Council. The applicant intends to amend its Future Land Use to a Residential Low Suburban (RLS) and Change of Zoning to a Residential Single-Family District - Large Lot (RSF-1B). The applicant's intention is to construct a Single-Family Subdivision.

ORANGE COUNTY NOTIFICATION:

The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on January 10, 2024.

PUBLIC HEARING SCHEDULE:

March 5, 2025 – City Council (1:30 pm) – First Reading
March 19, 2025 – City Council (7:00 pm) – Second Reading and Adoption

DULY ADVERTISED:

February 28, 2025 – Apopka Chief

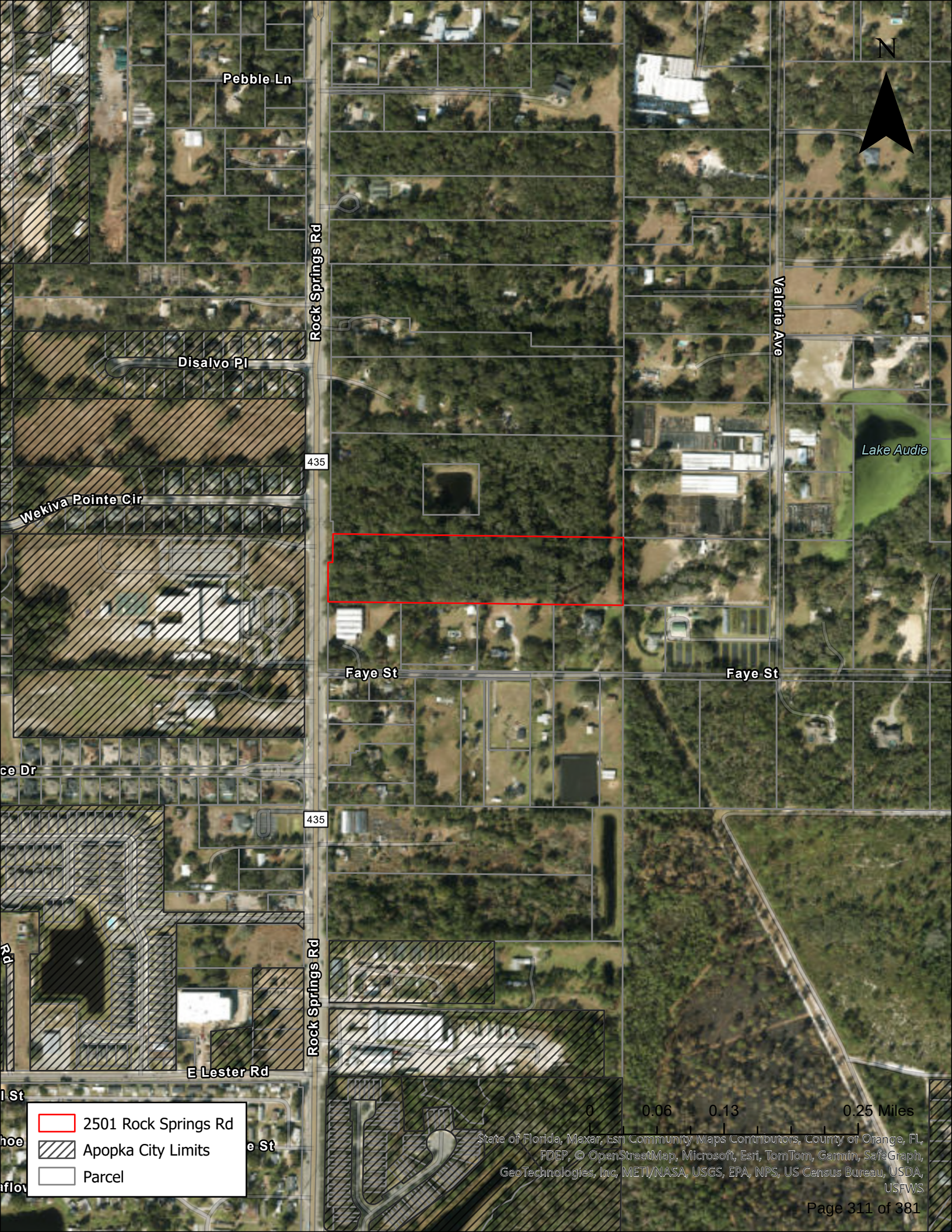
FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee:
Recommends approval of the annexation for property located at 2501 Rock Springs Road, owned by BSC-Rock Springs East LLC.

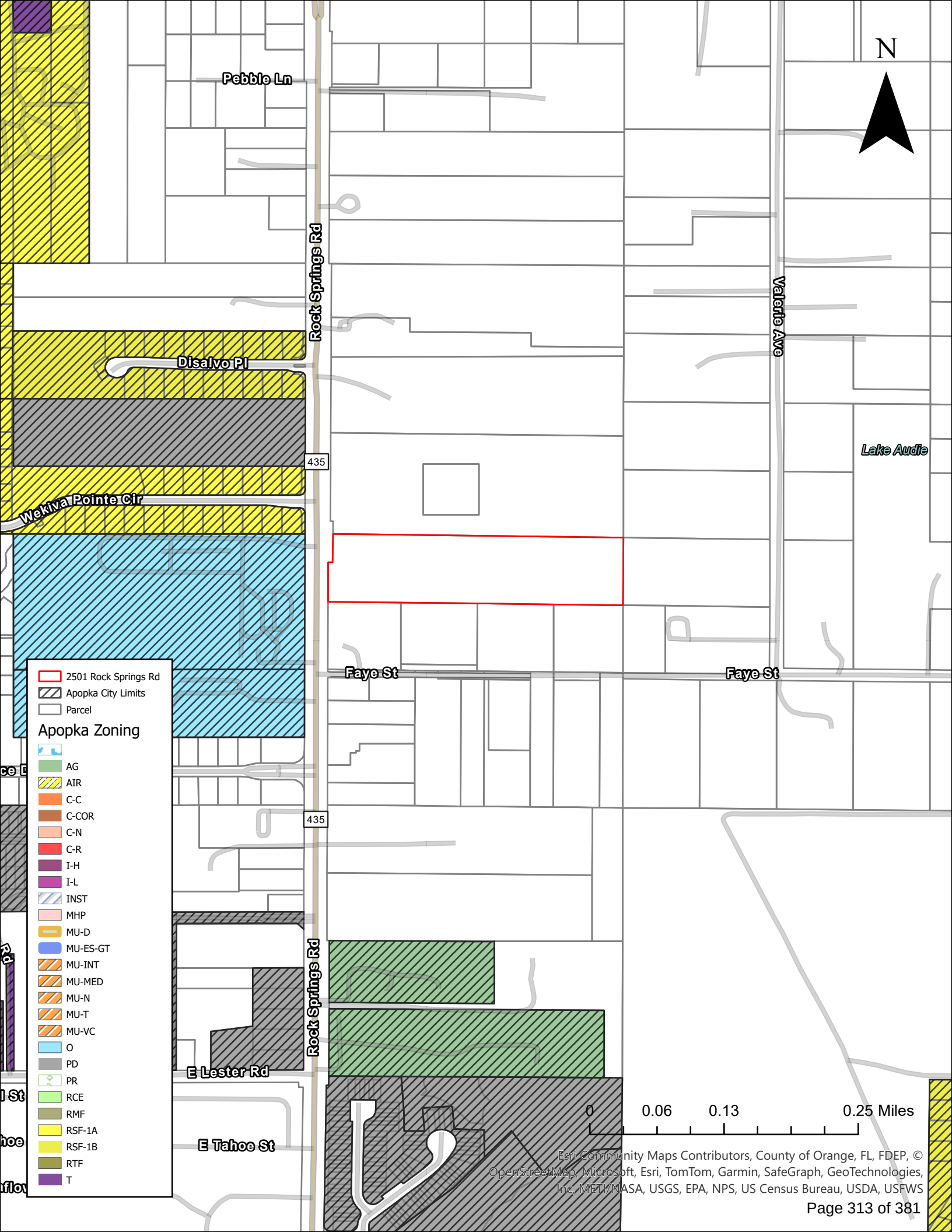
City Council – Recommended motion:
Accept the first reading of Ordinance Number 3094, and hold it over for second reading and adoption on March 19, 2025.

ATTACHMENTS:
1. Maps
2. Ordinance No. 3094 - 1st Reading
3. Ads 02282025

Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS


N
Pebble Ln
Rock Springs Rd
Valerie Ave
Disalvo Pl
435
Wekiva Pointe Cir
Lake Audie
Faye St
Faye St
435
Rock Springs Rd
E Lester Rd
2501 Rock Springs Rd
Apopka City Limits
Parcel
0
0.06
0.13
0.25 Miles
State of Florida, Maxar, Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

N
Pebble Ln
Rock Springs Rd
Valerie Ave
Disalvo Pl
435
Wekiva Pointe Cir
Lake Audie
Faye St
Faye St
435
Rock Springs Rd
2501 Rock Springs Rd
Apopka City Limits
Parcel
Apopka Future Land Use
AG
AG-E
AG-HOME
COMM
CONSV
FLU-IP
HDR-25
IND
INST_PU
MU
OFF
PR
RE
RH
RL
RLS
RM
RML
RS
RVLS
0
0.06
0.13
0.25 Miles
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

ORDINANCE NO. 3094

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY BDT IRREVOCABLE INCOME ONLY TRUST; LOCATED AT 2501 ROCK SPRINGS ROAD, COMPRISING 9.63 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, BDT Irrevocable Income Only Trust, owner thereof, have petitioned the City Council of the City of Apopka, Florida, to annex the property located at 2501 Rock Springs Road; and

WHEREAS, Section 171.044, Florida Statutes, provides that the City may annex property into its corporate limits upon voluntary petition of its owners, by passing and adopting an ordinance to annex said property at a regular meeting; and

WHEREAS, the City Council of the City of Apopka, Florida is desirous of annexing and redefining the boundaries of the municipality to include the subject property pursuant to Section 171.044, Florida Statutes.

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

SECTION I: That the following property, described to wit:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

LESS AND EXCEPT THAT PARCEL FOR STATE ROAD 435 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY FINAL JUDGEMENT RECORDED JULY 5, 1977, IN OFFICIAL RECORDS BOOK 2797, PAGE 517, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 9.63 ACRES MORE OR LESS.

being compact and contiguous to the City of Apopka, and being situated in Orange County, Florida, totaling **9.63 +/- acres** (Graphically depicted by the attached Exhibit A), is hereby annexed into the City of Apopka, Florida, pursuant to the voluntary annexation provisions of Section 171.044, Florida Statutes.

SECTION II: That the corporate territorial limits of the City of Apopka, Florida, are hereby

redefined to include said land herein described and annexed.

SECTION III: That the City Council will designate the land use classification and zoning category of these annexed lands in accordance with applicable City ordinances and State laws.

SECTION IV: That the land herein described and future inhabitants of the land herein described shall be liable for all debts and obligations and be subject to all species of taxation, laws, ordinances and regulations of the City.

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

SECTION VI: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION VII: That this ordinance shall take effect upon passage and adoption, thereafter the City Clerk is hereby directed to file this ordinance with the Clerk of the Circuit Court in and for Orange County, Florida; the Orange County Property Appraiser; and the Department of State of the State of Florida.

READ FIRST TIME: March 5, 2025

READ SECOND TIME
AND ADOPTED: _____

_____
Bryan Nelson, Mayor

ATTEST:

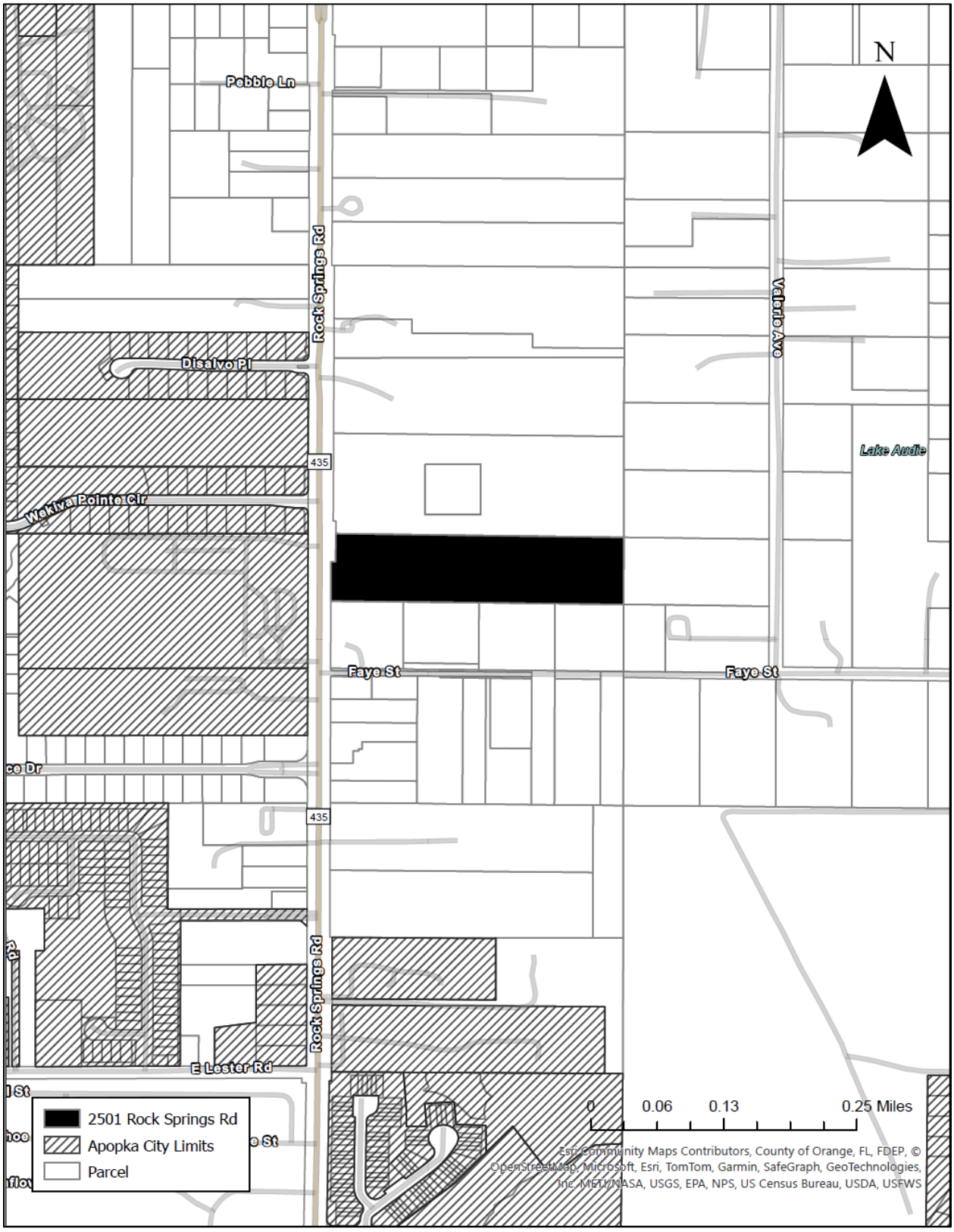
_____
Susan M. Bone, City Clerk

APPROVED as to form and legality

_____
Cliff Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: February 28, 2025

EXHIBIT "A"

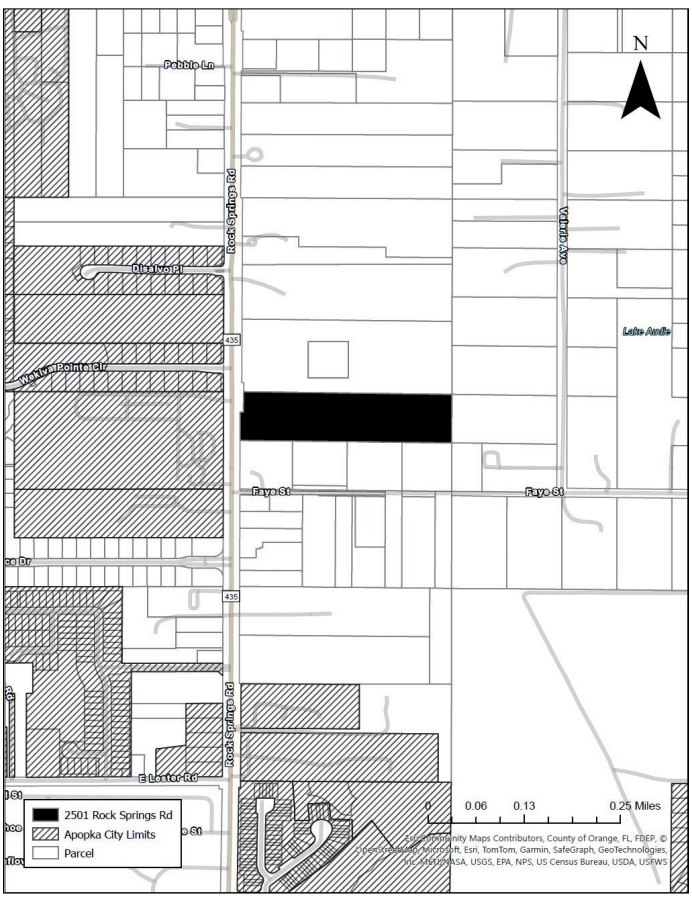

N
Pebble Ln
Rock Springs Rd
Valerie Ave
Disalvo Pl
435
Lake Andie
Wekiva Pointe Cir
Faye St
Faye St
435
E Lester Rd
Rock Springs Rd
2501 Rock Springs Rd
Apopka City Limits
Parcel
0
0.06
0.13
0.25 Miles
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

PUBLIC HEARING NOTICE ANNEXATION CITY OF APOPKA

NOTICE is hereby given pursuant to Florida Statutes 171.044, the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.5.1.A, that **Elisabeth Crane** has made an application to the City of Apopka City Council for an **ANNEXATION** of a property located at 2501 Rock Springs Road. This application relates to the following described property:

ORDINANCE NO. 3094

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY BDT IRREVOCABLE INCOME ONLY TRUST; LOCATED AT 2501 ROCK SPRINGS ROAD, COMPRISING 9.63 ACRES, MORE OR LESS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 27-20-28-0000-00-072
Contains: 9.63 +/- acres

NOTICE is given that public hearings for **Ordinance No. 3094** will be held by the City of **Apopka City Council** at its regularly scheduled meetings in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, March 5, 2025 beginning at 1:30 P.M** AND **Wednesday, March 19, 2025 at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Annexation can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

February 28, 2025

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 3.
Meeting Date: March 5, 2025
Department: Community Development

SUBJECT:
Ordinance No. 3095 – First Reading – Small-Scale Future Land Use Amendment – AdventHealth ED

REQUEST:
Accept the first reading of Ordinance Number 3095 and hold it over for second reading and adoption.

SUMMARY:
Owner(s): Adventist Health System/Sunbelt, Inc.
Applicant(s): Kimley-Horn & Associates c/o Nathan Milch
Parcel Identification Number(s): 18-20-28-0000-00-101,18-20-28-0000-00-120 and 18-20-28-0000-00-107
Location: Southeast corner of Kelly Park Road and Plymouth Sorrento Road
Tract: 5.56 +/- acre(s)
Current Future Land Use Designation: Residential Very Low Suburban
Proposed Future Land Use Designation: Mixed-Use
Intensity: 0.15 floor area ratio minimum
Project Manager: Jean Sanchez

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural)	Agricultural facility
East	County Rural	County A-1 (Citrus Rural)	Single-family residence
South	Residential Very Low Suburban	T (Transitional)	Single-family residence
West	Mixed-Use	KPI-MU (Kelly Park Interchange - Mixed-Use)	Publix Grocery multi-tenant center

PROJECT SUMMARY:
The applicant seeks approval for a small-scale future land use amendment application to designate a 5.56-acre site from Residential Very Low Suburban to Mixed-Use future land use. The properties are located on the southeast corner of Kelly Park Road and Plymouth Sorrento Road, within the Wekiva Parkway Interchange Vision Plan Area. The City's Comprehensive Plan, Future Land Use Element Policy 20.9 and the Kelly Park Interchange (KPI) Form-Based Code require the subject properties to have a Mixed-Use future land use designation.

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

a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
Applicant response: The proposed Rezoning and Future Land Use Amendment is consistent with the Kelly Park Interchange Form based Code and Vision Plan. The Property is located within the area designated as Village

Center and is therefore subject to the Mixed Use Kelly Park Interchange (MU-KPI) Form Based Code. The purpose of the KPI Village Center is to create a pedestrian-orientated center that supports a variety of commercial and residential uses. Given the proposed development has varying uses, its role in the KPI Village Center area is consistent with the Mixed Use Kelly Park interchange (MU KPI) form-based code.
Staff response: Staff has no objection or comments.

b. Is in conflict with any provisions of the LDC;
Applicant response: The Kelly Park Interchange Form Based code was prepared in 2009 and the subject property was designated within the Village Center character area. The Village Center character area is the "heart" of the Interchange study area and is intended to "create a safe, vibrant and pedestrian-oriented village center that can support a variety of residential, retail, commercial, office and entertainment uses." It should be noted that single-family dwellings are not a permitted use within the Village Center character area, therefore conditions have changed as such to necessitate this rezoning and land use amendment. The proposed rezoning and land use amendment will bring the Property into compliance with the LDC, as the existing use in inconsistent with the LDC. Further compliance with LDC provisions will be demonstrated during Final Master Plan approval.
Staff response: If the future land use amendment is approved, a development plan will be required to be submitted to and approved by the Development Review Committee (DRC) for the development of the property. As part of the submittal requirements for the development plan, a Traffic Impact Analysis (TIA) will be required to be submitted which will outline what transportation impact mitigation measures, if any, will be required. The development plan will be reviewed against all applicable Land Development Code (LDC) requirements and will be evaluated by the DRC during the development review process.

c. Addresses a demonstrated community need;
Applicant response: Approval of the development not only ensures accessible emergency care for residents but also aligns with the vision outlined in the KPI Village Center. The nearest existing medical facility is approximately 10 miles away. The KPI Village Center aims to establish a pedestrian-friendly location accommodating diverse commercial and residential activities. Hence, a blend of commercial uses as proposed would greatly enhance this area and satisfies a community need.
Staff response: Staff has no objection or comments.

d. Is required by changed conditions;
Applicant response: Prior to the adoption of the KPI form based code, the existing use on the Property consisted of single-family uses (2 detached single-family homes and a trailer home). The subject Properties were purchased in 2023 by the applicant and in order to redevelop in a consistent manner with the Kelly Park Form Based Code, will require a Rezoning and Future Land Use Amendment. It can also be noted that single-family dwellings are not a permitted use within the Village Center area, therefore conditions have changed as such to necessitate this Rezoning and Land Use Amendment.
Staff response: Staff has no objection or comments.

e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
Applicant response: The proposed Future Land Use Amendment and Rezoning are compatible and consistent with both the existing and proposed uses in the Village Center area. The Property is currently surrounded by a mix of commercial and residential properties, and other development applications are in review that are compliant with the LDC. A higher density mix of these uses is anticipated for future developments. The uses proposed are permitted within the Village Center Character area and the existing use of single-family on the property is not consistent, which demonstrates the need for this request.
Staff response: Staff has no objection or comments.

f. Would result in a logical and orderly development pattern;
Applicant response: Despite considerable construction in transition and neighborhood zones across the KPI, development in the Village Center area remains relatively limited. Granting approval for the Future Land Use Amendment and Rezoning application would allow for the construction of a new commercial development, which would effectively bring more of a balance to the continuous residential construction within the Kelly Park interchange area. Considering the intended purpose of the KPI Form-Based Code Area to implement the regulations of the districts, this modification to the Future Land Use and Zoning is necessary to allow for development consistent with the Village Center.
Staff response: Staff has no objection or comments.

g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
Applicant response: No significant adverse impacts are expected as a result of the land uses associated with the proposed Zoning and Future Land Use Amendments. Provisions of the land development code will be met to help in mitigating potential adverse impacts on the natural environment.
Staff response: Staff has no objection or comments.

h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
Applicant response: The proposed Rezoning and Land Use Amendment would not have a negative impact on public facilities. The amendment would facilitate the development of multiple commercial uses that are consistent with the LDC and would require the enhancement of public facilities within the project area.
Staff response: Staff has no objection or comments.

ORANGE COUNTY NOTIFICATION:
The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on December 10, 2024.

PUBLIC HEARING SCHEDULE:
February 11, 2025 – Planning Commission (5:00 P.M.)
March 5, 2025 – City Council (1:30 P.M.), First Reading
March 19, 2025 – City Council (7:00 P.M.), Second Reading/Adoption

DULY ADVERTISED:
January 10, 2025 – Apopka Chief
January 23, 2025 – Mailed notices to adjacent property owners and placards placed on property
February 14, 2025 – Apopka Chief

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:

Development Review Committee:

Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the change in Future Land Use designation from Residential Very Low Suburban to Mixed-Use.

Planning Commission:

At its meeting on February 11, 2025, the Planning Commission unanimously found the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommended approval of the change in Future Land Use designation from Residential Very Low Suburban to Mixed-Use, based on the findings of the staff report and exhibits.

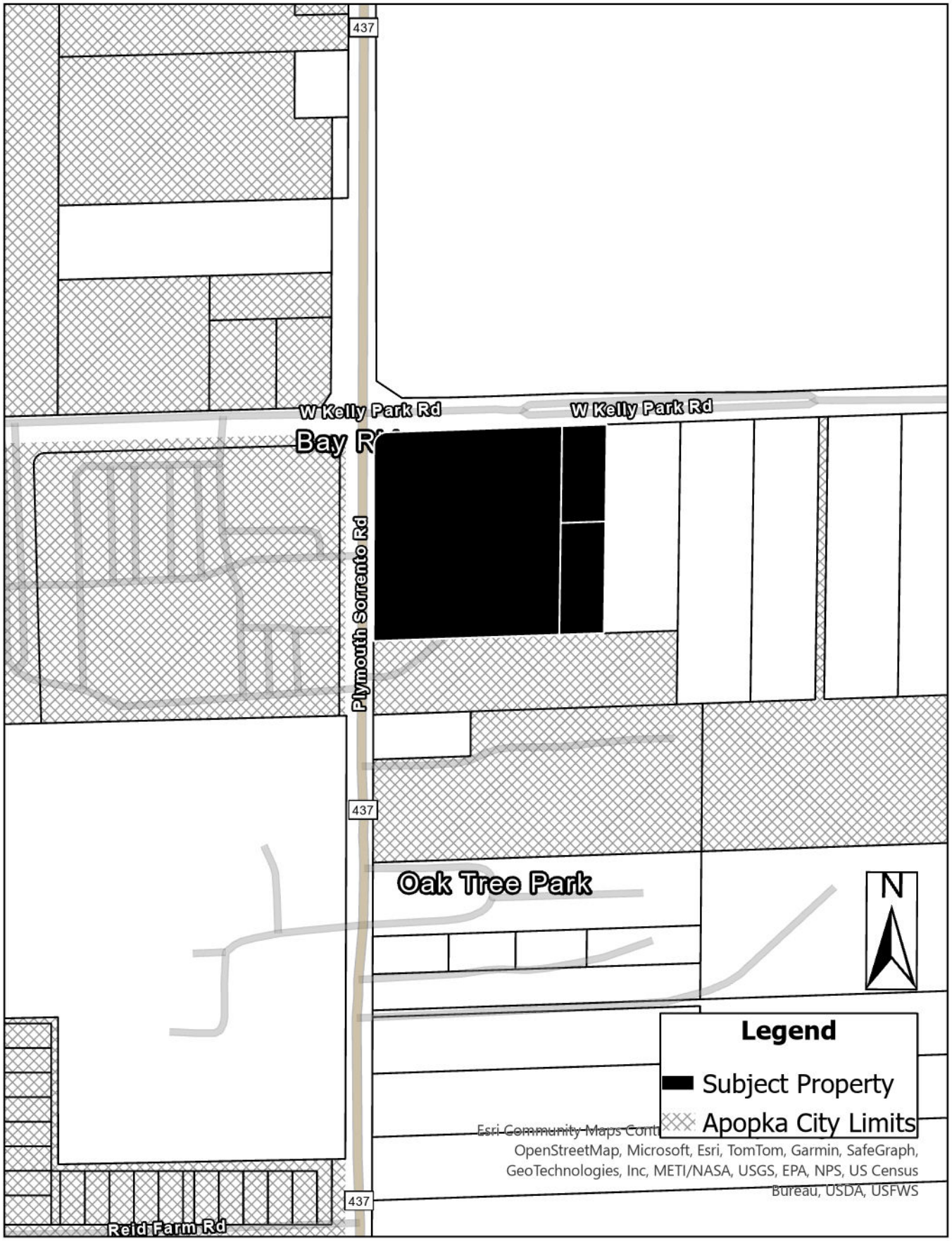
Recommended Motion - City Council:

Accept the first reading of Ordinance Number 3095 and hold it over for second reading and adoption on March 19, 2025.

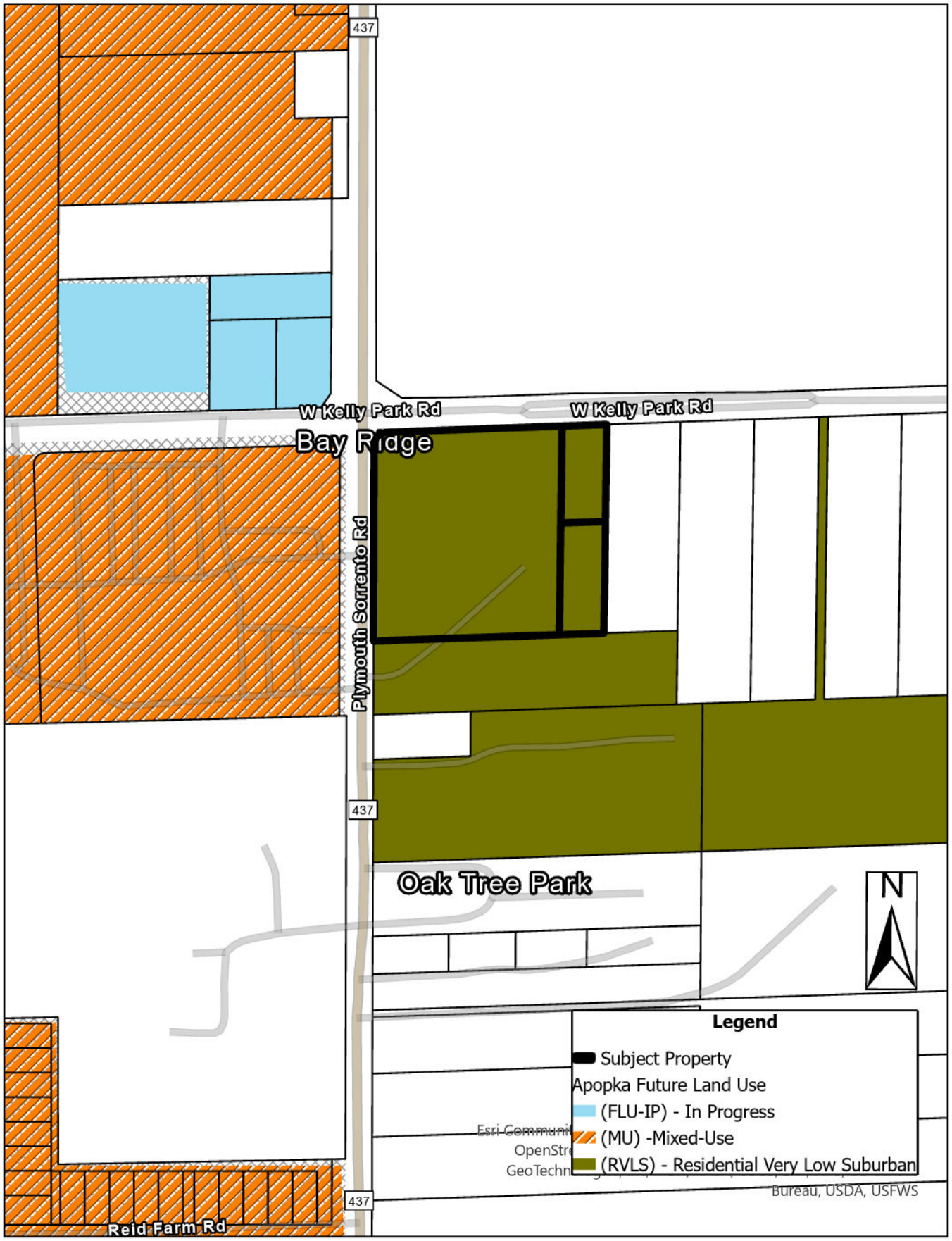
ATTACHMENTS:
1. Maps

2. Land Use Report
3. Ordinance No. 3095
4. AdventHealth ED - Ad 011025
5. AdventHealth ED - Ad 021425

Vicinity


437
W Kelly Park Rd
W Kelly Park Rd
Bay R
Plymouth Sorrento Rd
437
Oak Tree Park
N
Legend
Subject Property
Apopka City Limits
Esri Community Maps Contr
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census
Bureau, USDA, USFWS
437
Reid Farm Rd

Future Land Use



Zoning

437
W Kelly Park Rd
W Kelly Park Rd
Bay Ridge
Plymouth Sorrento Rd
437
Oak Tree Park
N
Legend
Subject Property
Apopka Zoning
(MU-INT) - KPI - Interchange
(MU-N) - KPI - Neighborhood
(MU-VC) - KPI - Village Center
(T) - Transitional
Esri Community Maps Co
OpenStreetMap, Mic
GeoTechnologies, Inc,
437
Reid Farm Rd

Aerial

437
W Kelly Park Rd
W Kelly Park Rd
Bay Ridge
Plymouth Sorrento Rd
437
Oak Tree Park
N
Legend
Subject Property
437
Reid Farm Rd
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural)	Agricultural facility
East	County Rural	County A-1 (Citrus Rural)	Single-family residence
South	Residential Very Low Suburban	T (Transitional)	Single-family residence
West	Mixed-Use	KPI-MU	Publix Grocery multi-tenant center

II. LAND USE ANALYSIS

High density and intensity use are planned for this area of the City due to its located within the one-mile of the radius SR 429 and Kelly Park Road interchange. Development must comply with the Mixed-Use future land use designation and be consistent with the Comprehensive Plan policies, Land Development Code and the Kelly Park Interchange – Form-Based Code. The area of the properties is approximately 5.56 acres in size; currently vacant; and situated on the southeast corner of Kelly Park Road and Plymouth Sorrento Road. The Karst Topography Features Map from the Florida Department of Environmental Protection shows that the parcels are not in an area containing Karst features. The parcels are located in the following areas:

Wekiva Parkway Interchange Vision Plan Area: Yes
Wekiva River Protection Area: No
Area of Critical State Concern: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The proposed FLUM Amendment request for a change from Residential Very Low Suburban to Mixed-Use is consistent with the terms of the JPA (Third Amendment).

City of Apopka Comprehensive Plan Policies:

Future Land Use Element:
Policy 3.1.r states that the primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional uses and public facilities use to serve the residential and non-residential needs of special areas of the City. This mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed-use categories.

The Land Development Code will establish zoning districts and/or zoning overlay areas with standards that define the appropriate location for various intensities/densities. In order to encourage innovative land use techniques, creative urban design, environmental protection and

the use of sustainable development principles and practices, designation of new mixed-use categories on the FLUM shall only be allowed for land located within the following areas:

1. Areas within the Expressway, Plymouth, West, and Northwest small area plans as shown on their respective master plans;
2. The CRA Overlay District depicted on the adopted FLUM;
3. Land anticipated for inclusion within the Wekiva Parkway Interchange Land Use Plan to be adopted by December 2010; and
4. Areas that have been subject to a Small Area Study.

Transportation Element:
Policies 1.1 and 1.2 state that the City of Apopka is a Transportation Concurrency Exception Area. The property may be accessed from Kelly Park Road and Plymouth Sorrento Road.

Infrastructure Element:
Policies 1.1.1, 2.1.1 and 5.1.2 state the minimum levels of service for the City's wastewater and water systems as well as the City's solid waste collection service. The property currently has access to City water. City wastewater and reclaimed water are available for future connection. Additional demand can be provided by the City.

Conservation Element:
Policy 4.1 states that a habitat study is required for developments ten (10) acres or more in size. Therefore, a habitat study will not be required at the time of development review.

Land Use Calculations:
CURRENT: Residential Very Low Suburban (2 dwelling units per acre)
2 DU X 5.56 acres = 11 dwelling units
0 X 24,2193.6 square feet = 0 square feet of non-residential

PROPOSED: Mixed-Use (2.0 floor area ratio; 20 dwelling units per acre)
2 X 24,2193.6 square feet = 484,387 square feet of non-residential
20 X 5.56 acres = 111 dwelling units

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

ORDINANCE NO. 3095

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY OWNED BY ADVENTIST HEALTH SYSTEM/SUNBELT, INC.; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD; COMPRISING 5.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE

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

WHEREAS, the applicant, Nathan Milch on behalf of the fee simple owners of the Properties, submitted an application for a future land use amendment on the Properties identified and depicted in Exhibit "A," attached hereto, from Residential Very Low Suburban to Mixed-Use and

WHEREAS, the proposed Mixed-Use future land use designation of the Property is consistent with the City's Comprehensive Plan and Land Development Code; and

WHEREAS, the City of Apopka Planning Commission held a public hearing on February 11, 2025 to consider this small-scale amendment to the Future Land Use Map of the Comprehensive Plan and determined that this amendment is internally consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Apopka has followed all statutory and Code requirements for noticing and advertising this future land use amendment Ordinance and public hearings associated with the amendment; and

WHEREAS, the City Council has received public input on the future land use amendment and a recommendation from Staff; and

WHEREAS, the City Council of the City of Apopka finds that the applicants have met the necessary criteria for future land use amendment under City's Land Development Code and that future land use amendment serves a legitimate public purpose and will not adversely affect the public interest.

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

Section I. Findings and Intent. The City of Apopka has complied with all requirements and procedures of Florida Law in processing this Ordinance. The recitals set forth above are hereby adopted.

Section II. Future Land Use Amendment. The Property described and shown in Exhibit "A", being situated in the City of Apopka, Florida, is hereby assigned the Mixed-Use future land use designation, as defined in the Comprehensive Plan.

Section III. Future Land Use Map. The Official Future Land Use Map of the City of Apopka shall be amended to conform to the future land use designation assignment approved in Section 2 of this Ordinance. The Community Development Director, or the Director's designee, is hereby directed to amend, alter, and implement the official future land use maps of the City of Apopka, Florida, to include said designation.

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

Section V. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. Effective Date. This Ordinance shall become effective thirty-one (31) days after adoption. If challenged within thirty (30) days after adoption, the Ordinance shall become effective after the state land planning agency or the Administration Commission, respectively, issues a final order determining that the adopted small-scale development amendment is in compliance with applicable law.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of _____, 2025.

READ FIRST TIME: _____

READ SECOND TIME AND
ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

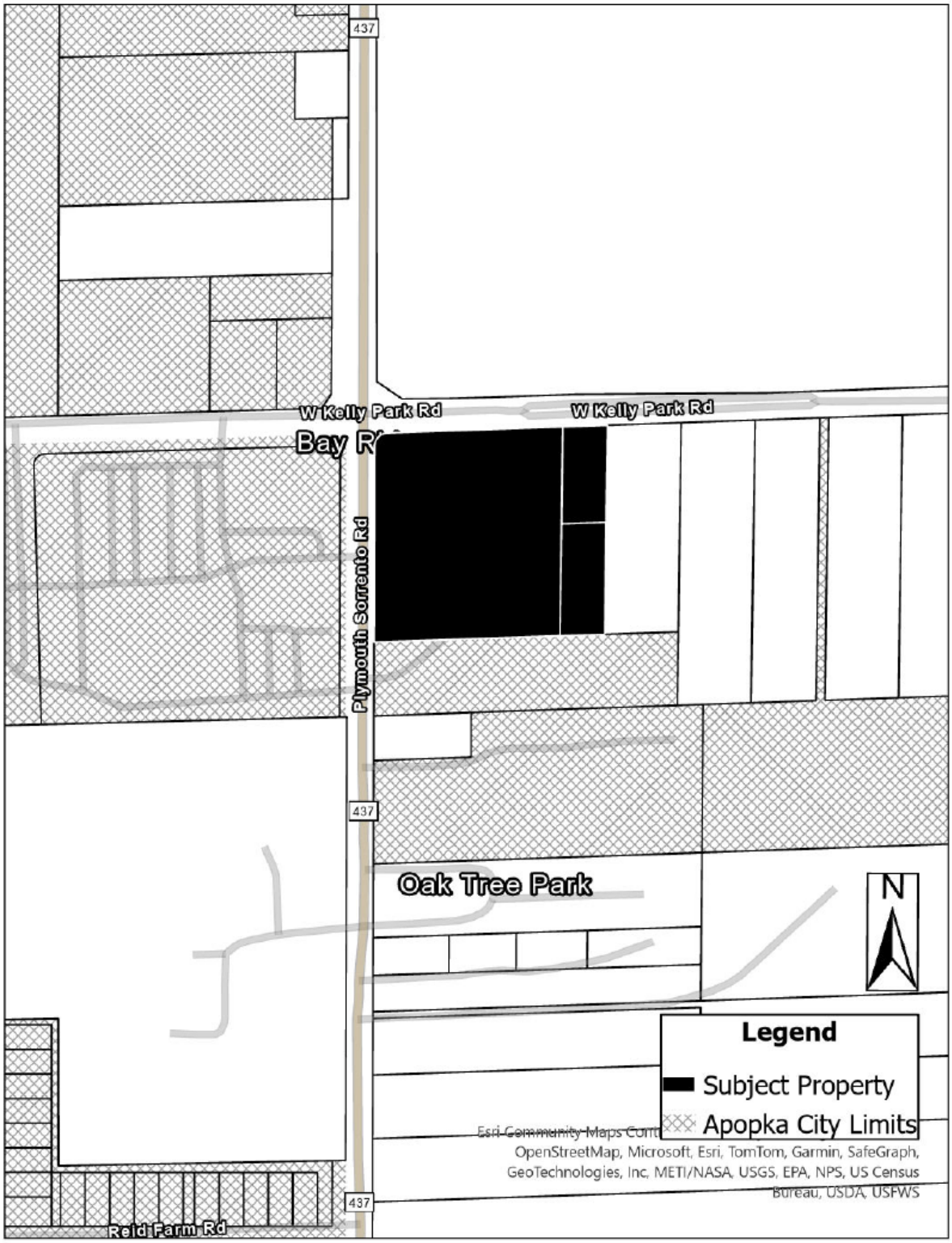
_____
Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: January 10, 2025 and February 14, 2025

76

EXHIBIT A

Parcel Identification Number(s): 18-20-28-0000-00-101,18-20-28-0000-00-120 and 18-20-28-0000-00-107



Police Beat

If a law enforcement agency charges you with a crime and this paper reports that information, please notify us within 90 days if the charge is dropped, or if you are found not guilty by the court. After verifying the information, we will be happy to publish it. Please send notification to *The Apopka Chief,* P.O. Box 880, Apopka, 32704-0880.

In the period from December 29-January 4, 2025, the Apopka Police Department received 1,505 calls for service, responded to 25 crashes, issued 43 citations, and made 9 arrests. Juveniles were charged with loitering or prowling; resist officer-obstruct without violence; intimidation written/electronic threat mass shooting/terrorism act; probation violation-child in violation of imposed conditions.

The following adults were arrested and charged:

Ivan Nicholas Barakoff, 39, Apopka, battery-touch or strike.

Rebecca Victoria Bower, 33, 720 Mason Ave., Apopka, information only-other agency warrant.

DeMario Clady, 40, 251 E. 3rd Street, Apopka, out-of-county warrant; resist officer-obstruct without violence.

Linda Bowman Driggers, 67, Apopka, battery-touch or strike.

Anthony James Love, 42, general delivery, Apopka, trespassing-failure to leave property on order of owner.

Neftali Alexander Miranda Matias, 30, 2265 Mayflower Ave., Apopka, moving traffic violation-operate motor vehicle without valid license 1st conviction.

Larry Antonioi Stanley, 45, Eatonville, damage property-criminal mischief over $200 under $1,000; larceny-other theft; burglary with assault or battery; battery-touch or strike.

Courtney Marquis Steadman, 35, 7137 Holly Street, Mount Dora, DUI-unlawful blood alcohol 0.15 or higher or with person under 18 in vehicle.

Raynisha Antoinette Whittaker, 33, 12536 Bohannon Blvd., Orlando, information only-other agency warrant.

Fishing was starting to ramp up before cold front

Jim Keck
Goin' Fishin'

Hello Folks,

I hope everyone is havin' a great start to the new year. We are startin' the new year off right with some cold weather, and more cold weather is comin' our way. The good news is we don't have to deal with any snow.

Before this latest cold front came to town, the fishin' wasn't too bad. Kyle at Bitter's Bait & Tackle reports that lots of folks were catchin' some specks in Lake Monroe and Lake Jesup.

Folks have been catchin' some specks in the Kissimmee Chain as well. Most of the specks are bein' caught on minners driftin' open water in Lake Monroe. Folks are still catchin' most of their specks under the 417 bridge in Lake Jesup. Most of the specks in the Kissimmee chain are bein' caught around the pads. We have a full moon on Monday the 13th. If the weather settles down a little and we don't get too much wind, the specks should be bitin' this weekend.

The bass fishin' was doin' really good until this cold front came to town. Some bass were goin' on the beds to spawn, but I'm afraid these cold fronts will pull them off the beds. I'm sure there is goin' to be some beddin' goin' on, but usually our Florida bass are very susceptible to the weather. When those ole bass get on the beds and when these cold fronts come to town, they will pull off their beds in a heartbeat. So, don't be afraid to see if they are on the beds while you are fishin'.

Folks were catchin' some bass in the Butler Chain and the Maitland Chain before these cold fronts. Most folks are draggin' shiners out the back of the boat over the submerged hydrilla and eelgrass beds. The bass fishin' has been hit or miss on the Harris Chain.

Folks are catchin' a few bass on shiners, but due to a fish kill on Lake Eustis, the bass fishin' has slowed down a little in there. Some folks are reportin' that the fish kill is due to the sprayin' in the chain, and the FWC is claimin' the fish kill is due to the cold weather. The FWC is reportin' that the cold weather may be depleting the oxygen out the water, and that is causing the fish kill. Also, the FWC is reportin' that the fish kill may be due to algae blooms, extreme weather, or herbicides in the water.

If you want more information about what's goin' on in the Harris Chain, you can go to the FWC's website and see how the investigation is goin'. If you want to report dead fish sightings, the FWC has a Fish Kill Hotline that allows the public to submit reports by calling 1-800-636-0511. You can also go to myfwc.com and fill out a report on the fish kills in your area.

Well, folks I don't know how these fronts are goin' to affect your fishin', but hopefully we can get a few days of good weather so we can get out there and catch a few fish.

See ya next week.

Tip of the week: Full Moon on Monday.

Save a few and good luck!

CITY OF APOPKA
PUBLIC HEARING NOTICE
SMALL-SCALE FUTURE LAND USE AMENDMENT AND CHANGE OF ZONING

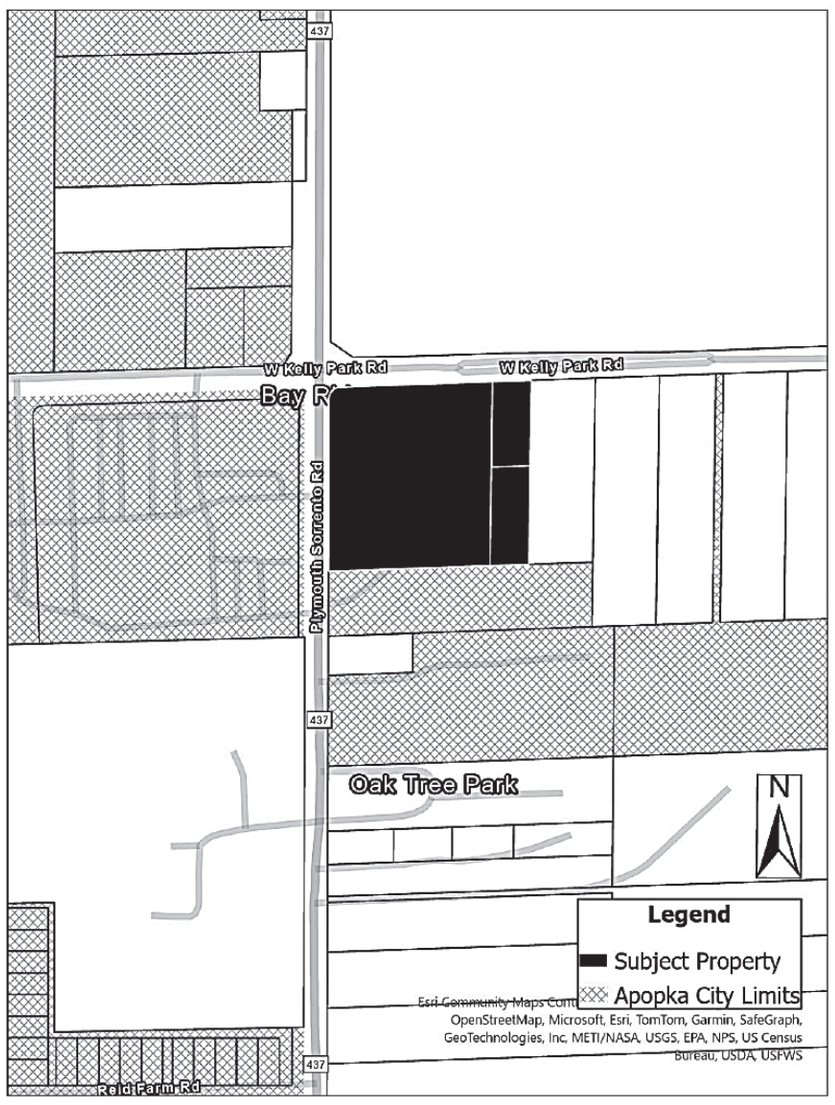
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Nathan Milch** has made application, on behalf of the property owner, relating to the following described property.

ORDINANCE NO. 3095

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD; COMPRISING 5.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3096

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITION) TO KPI-MU (KELLY PARK INTERCHANGE – MIXED-USE) FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD; COMPRISING 5.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-28-0000-00-101, 18-20-28-0000-00-107 and 18-20-28-0000-00-120
Contains: 5.56 +/- Acres

NOTICE is given that a public hearing for Ordinance Numbers 3095 and 3096 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, February 11, 2025 beginning at 5:30 P.M. and March 5, 2025 at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 A.M. and 4:30 P.M. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

January 10, 2025

Publish: The Apopka Chief **177810**

TTO: APK's 20-point victory

OCPS METRO CONFERENCE

METRO WEST	MASCOT		METRO EAST	MASCOT	
APOPKA	Blue Darters		BOONE	Braves	
DR. PHILLIPS	Panthers		CYPRESS CREEK	Bears	
EDGEWATER	Eagles		COLONIAL	Grenadiers	
EVANS	Trojans		EAST RIVER	FalconS	
HORIZON	Hawks		FREEDOM	PatriotS	
LAKE BUENA VISTA	Vipers		JONES	Tigers	
OCOEE	Knights		LAKE NONA	Lions	
OLYMPIA	Titans		OAK RIDGE	Pioneers	
WEKIVA	Mustangs		TIMBER CREEK	Wolves	
WEST ORANGE	Warriors		UNIVERSITY	Cougars	
WINDERMERE	Wolverines		WINTER PARK	Wildcats	

Above is the collection of teams in the OCPS Metro Conference separated into Western and Eastern divisions.

Continued from page 1B

still huge as Apopka scored 68 points which is tied for the most points they have scored all season with another 68-point victory over BEST in a tournament in Gainesville. Apopka started with the lead and never gave it up outscoring Dr. Phillips in every quarter except the last one where Apopka cleared the bench (21-14, 14-9, 22-7, 11-18).

The Blue Darters outplayed the Panthers on both sides of the ball. Apopka shot better, shooting 45.3 percent as a team compared to Dr. Phillips' 35 percent. Apopka had more transition points (9-5), more second-chance points (13-4), more points in the paint (22-10), more offensive rebounds (14-7), more defensive rebounds (20-16), more assists (18-10), more steals (14-7), and more blocks (2-0).

The team was led to victory by Jermichael Johnson, Noah Ferrer, and Jude Angervil. Johnson scored 15 points shooting 55.6 percent from the field, collected eight rebounds, two assists, two deflections, three steals, and one block. Angervil scored 13 points shooting 71.4 percent from the field, collected five rebounds, two deflections, two steals, and one block. Ferrer scored 11 points shooting 60 percent from the field, collected three rebounds, one assist, and two steals. Guards Jahi Bowden and Rafael Betancourt also helped bring in the win combining for 11 points, 10 assists, six rebounds, three deflections, and four steals.

On Thursday in the western semifinals, Edgewater faced Evans and Apopka faced Windermere.

Windermere is a very strong program that defeated Ocoee 67-25. In early December of last year, Apopka beat Ocoee by just one point 57-56 so this was bound to be a tough game for Apopka. The game against Windermere happened after press time.

As of Tuesday, January 7, Windermere is 14-3, ranked 6th in Florida, ac-

See TTO Page 4B

Advertise your legal notice in
The Apopka Chief
Call 407-886-2777 or visit www.theapopkachief.com
Deadline for Friday's publication: Tuesday, 5 p.m.
Mail to
PO Box 880, Apopka, Fl 32704
or bring the notice to
400 N. Park Avenue, Apopka,
or fax 407-889-4121 **or Email:**
legals@the apopkachief.com
Notices are also published online at www.theapopkachief.com and statewide on floridapublicnotices.com

Florida Legislature convenes special session focused on illegal immigration

Bryan Griffin,
Director of Communications,
Governor Ron DeSantis
TALLAHASSEE, Fla.—

Please see below a statement from the governor on the proclamation calling for a special session of the Florida Legislature on illegal immigration enforcement to convene this week.

"Florida always leads. We have a responsibility to enact policies that will help end the illegal immigration crisis once and for all, and our Republican leaders have been working tirelessly to do just that," said Governor Ron DeSantis.

"The bills to be considered this week in special session take ideas from the various proposals and brings them together to enact the strongest legislation to enhance interior enforcement and to combat illegal immigration amongst the fifty states.

The proposed legislation requires the full participation of state and local law enforcement with the Federal government in its enforcement of immigration law, prevents the 'catch and release' of illegal aliens, and ensures that illegal aliens who enter Florida are held accountable. It also provides significant resources to bolster these efforts.

I want to thank the Florida Legislature for convening in special session on this important topic. In working together on this bill, Senate President Ben Albritton and Speaker Danny Perez have been great partners, and we have produced an aggressive bill that we can stand fully behind.

I thank the members of the Florida House and Senate for delivering on behalf of the people who sent us here. I also thank Agricultural Commissioner Wilton Simpson for his support of this revised product to help combat illegal immigration.

With the enactment of these policies, Florida will help the Trump Administration to deliver on the President's historic mandate to end illegal immigration. This is a big win for the people of Florida and demonstrates that we will continue to lead."

CITY OF APOPKA
PUBLIC HEARING NOTICE
SMALL-SCALE FUTURE LAND USE AMENDMENT
AND CHANGE OF ZONING

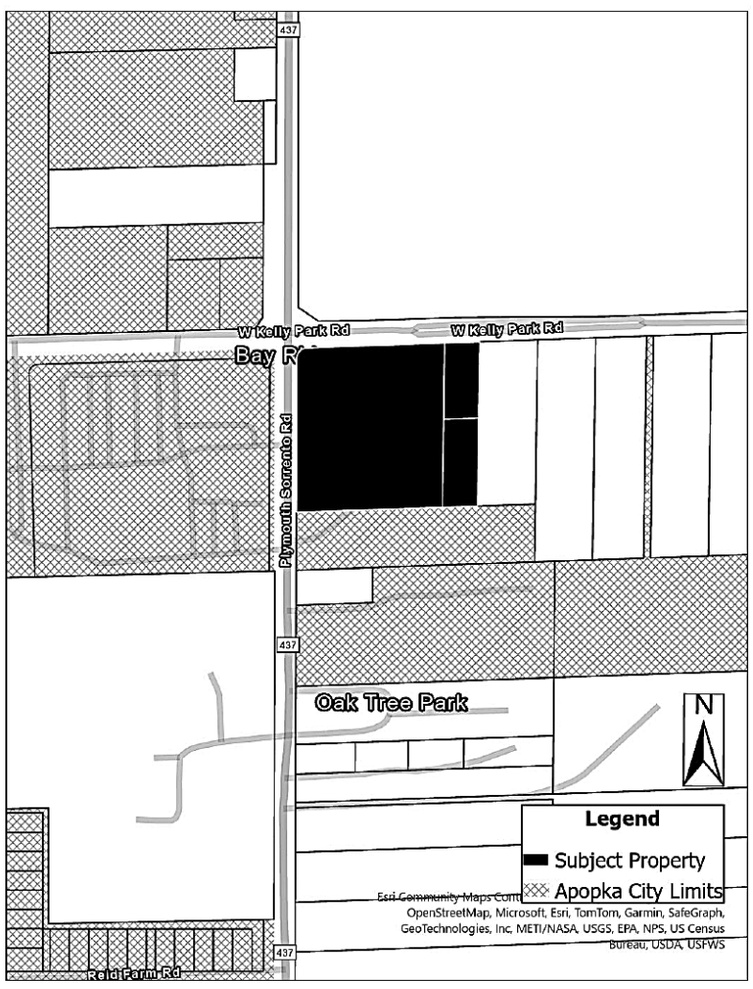
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Nathan Milch** has made application, on behalf of the property owner, relating to the following described property.

ORDINANCE NO. 3095

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY OWNED BY ADVENTIST HEALTH SYSTEM/SUNBELT, INC.; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD; COMPRISING 5.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3096

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITION) TO KPI-MU (KELLY PARK INTERCHANGE – MIXED-USE) FOR CERTAIN REAL PROPERTY OWNED BY ADVENTIST HEALTH SYSTEM/SUNBELT, INC.; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD; COMPRISING 5.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-28-0000-00-101,
18-20-28-0000-00-107 and 18-20-28-0000-00-120
Contains: 5.56 +/- Acres

NOTICE is given that a public hearing for Ordinance Numbers 3095 and 3096 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, March 5, 2025 at 1:30 P.M. and Wednesday, March 19, 2025 at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 A.M. and 4:30 P.M. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

February 14, 2025

Publish: The Apopka Chief **177953**

Letter: Smart growth is needed

Continued from page 2A

county in Florida, we must work in a TRUE JOINT EFFORT with Orange County Public Schools and Orange County to appeal to the State of Florida to address the City of Apopka's and Orange County's school overcrowding.

Orange County Public Schools is the fourth largest school district in Florida and yet Orange County Public School children "enjoy" the most portable classrooms. You must add the three largest school districts' number of portable classrooms to barely outnumber Orange County's.

Portable classrooms are NOT AS SAFE and they cost more to heat, cool and maintain.

Apopka children continue to suffer with school overcrowding today. The fact that Apopka children attending Wolf Lake Middle and Elementary Schools endured 16 years of overcrowding from 2006-2022, until the Kelly Park K-8 opened in 2022 is disgraceful.

As we work through this moratorium, we should amend our Charter to ensure SMART FUTURE GROWTH. We MUST get in front of our growth. The burden of services needed to support a developer's project should fall to the developer.

NOW is the time to act.

Rod Olsen
Apopka

Moore: Trails need creative options

Continued from page 2A

dia. Everyone should seek to find ways to contribute in more meaningful and positive ways.

Neighborhood Leaders regularly pick up trash and trim up trees. Many have come out to paint murals, fix fencing, improve entranceways, or erect fence art. They are committed to making their community safer. Others have been inspired to create "third places" replete with gardens, resting places, and artistic pallet furniture. This is just a sample of neighborhood leaders who are already contributing. However, I believe we can do even more.

The author describes the "City as a Living Work of Art." He delves into concepts which might appeal to your interests: recycling and greening, renewing leadership capacities, reconceiving a city, remapping a city, reigniting a passion for learning, revaluing and reinvesting in people and home-grown talent, repairing health through the built environment, and reversing decline (blight).

Creativity implies applying new and fresh ideas to every aspect of a community. Creativity can be applied to the challenge of solving homelessness, environmental preservation, better parks and recreation, improved social climate, and myriad other things.

I'll share one of my ideas about Dream Lake. The ideas came after producing a laminated key to the Dream Lake mural at Dream Lake Elementary School. I couldn't have written the mural key without the help of Janice Blackwelder and Jennifer Ryan. Their stories of life on Dream Lake inspired me to dream about building a dock and boardwalk along the shoreline. Additionally, I thought about constructing a large pavilion with available rentals for school use during the day and reunions and birthday parties on the weekend. It is invigorating to dream about creating better spaces in District 2.

Another concept the author explores in his book is how democracy can be renewed. Too often, citizens are content to sit back and rely on a handful of elected officials. I believe all citizens have creative ideas about how our cities could grow and thrive. I want everyone to be empowered. Local government should foster opportunities for citizen's ideas to be put into action.

District 2 will soon have three new trails – the Pine Hills Trail, Lake Apopka Loop Trail, and Coast-2-Coast Trail. It is time for citizens to brainstorm about creating great spaces along these trails. I'm not content to let Winter Garden and Oakland be the only creative trail towns. I will need the help of residents in these communities to collaborate with Orange County Parks & Recreation.

Lastly, I must recognize Ella Duke and the Downtown Barbers. On a regular basis, their creativity is reinvigorating the 5th Street area in Downtown Apopka. People now want to bike to 5th Street as a destination. Recently, Caitlyn Kasheta and Main Street Apopka offered a Walk with Mom Event on the West Orange Trail to 5th Street.

Thus, I believe strongly that community and mass creativity must be developed. While local government should operate a few structures for safety and better organization, we should just let people go create. I encourage you to read Charles Landry's seminal work entitled *The Art of City Making*. He will certainly stimulate ideas and creativity.

Hayden: Earn answers to your dreams

Continued from page 2A

the mother, and wife, who, after working an outside job, comes home to fix supper, get laundry started, clean the house, help with the kid's homework, and after all that, loves on her husband to make him feel important, and necessary!

She also deserves the kind of satisfaction and peace of knowing that she is the one gear that makes the machine run smoothly and makes the dream and wishes possible!

What is your wish? What are you willing to sacrifice for it? Remember, if it doesn't hurt, it is not a sacrifice!

There is no American Dream without your part of giving.

Too many people today think they deserve all their dreams and wishes fulfilled, without the work involved, because of equity.

Equity is not equality. Equity is getting the prize for first place, even if you finished last, just because you entered the race.

Just because you are a part of the human race doesn't mean you get your wishes or dreams granted; it means you have the opportunity to EARN them, just like everyone else, (That's equality)!

ALL ABOUT APOPKA

The Apopka Chief
Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. **The Apopka Chief** newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is $25 in Orange County and $30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to **The Apopka Chief**, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address,, or email address for verification. Management reserves the right to edit letters.

www.theapopkachief.com, news@theapopkachief.com

City of Apopka Telephone Numbers

City Hall	407-703-1700
Mayor's Office	407-703-1701
City Administrator	407-703-1649
City Clerk	407-703-1704
Community Devel.	407-703-1712
Code Enforcement	407-703-1738
Finance Dept.	407-703-1725
Fire (non-emerg.)	407-703-1756
Parks and Rec. Dept.	407-703-1741
Police Chief	407-703-1769
Police (non-emerg.)	407-703-1771
Job Line	407-703-1743
Solid Waste Collect.	407-703-1731
Street Maintenance	407-703-1731
Utility Billing	407-703-1727
Medical, fire emergency	911

The city of Apopka was chartered in 1882. It is located at 28'30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. **www.apopka.net**

Orange County Telephone Numbers

Animal Services	407-836-3111
Auto/Boat Tags	850-617-2000
Building Dept.	407-836-8550
County Mayor	407-836-7370
County Commission	407-836-7350
County Attorney	407-836-7320
Clerk of the Court	407-836-2065
Elections Supervisor	407-836-2070
Fire/Rescue	407-836-3111
Solid Waste	407-836-6601
Garbage Collection	407-703-1731
Health Dept.	407-836-2600
Hunting/Fishing Lic	888-347-4356
Parks and Rec. Dept.	407-836-6200
Property Appraiser	407-836-5044
Sheriff Administrative	407-254-7000
Non-Emerg. Complaint	407-836-4357
Utilities	407-836-5515
All other departments	407-836-3111
Medical, fire emergency	911

www.orangecountyfl.net

Other Area Numbers of Note

U.S. Senators	
Rick Scott (Rep.)	202-224-5274
Marco Rubio (Rep.)	407-254-2573
U.S. Representative	
Daniel Webster (Dist. 11)	352-241-9220
State Representatives	
Doug Bankson	407-476-6787
Carolina Amesty (Dist. 45)	unknown
State Senators	
Geraldine Thompson (Dist.11)	407-297-2045
Orange County Commissioner	
Christine Moore	407-836-7350
Orange County Public Schools	
Pupil assignment	407-317-3233
Bus routes	407-317-3800
Superintendent	407-317-3200
School Board	407-317-3200
Miscellaneous	
The Apopka Chief	407-886-2777
Museum of the Apopkans	407-703-1707
Chamber of Commerce	407-886-1441

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 4.
Meeting Date: March 5, 2025
Department: Community Development

SUBJECT:
Ordinance No. 3096 – First Reading – Change of Zoning – AdventHealth ED

REQUEST:
Accept the first reading of Ordinance Number 3096 and hold it over for second reading and adoption.

SUMMARY:
Owner(s): Adventist Health System/Sunbelt, Inc.
Applicant(s): Kimley-Horn & Associates c/o Nathan Milch
Parcel Identification Number(s): 18-20-28-0000-00-101,18-20-28-0000-00-120 and 18-20-28-0000-00-107
Location: Southeast corner of Kelly Park Road and Plymouth Sorrento Road
Tract: 5.56 +/- acre(s)
Current Zoning Designation: T (Transitional)
Proposed Zoning Designation: KPI - MU (Kelly Park Interchange - Mixed-Use)
Intensity: 0.15 floor area ratio minimum
Project Manager: Jean Sanchez

Direction	Future Land Use	Zoning	Present Use
North	County Rural	County A-1 (Citrus Rural)	Agricultural facility
East	County Rural	County A-1 (Citrus Rural)	Single-family residence
South	Residential Very Low Suburban	T (Transitional)	Single-family residence
West	Mixed-Use	KPI-MU	Publix Grocery multi-tenant center

PROJECT SUMMARY:
The applicant seeks approval for a rezoning of the subject properties, designating a 5.56-acre site, on the southeast corner of Kelly Park Road and Plymouth Sorrento Road, in the City of Apopka as KPI-MU (Kelly Park Interchange – Mixed Use). The Master Plan details a conceptual plan for an Off-Site Emergency Department (OSED), alongside medical office space and retail uses on approximately 5.56 acres. The applicant sets aside 10% of the area as open space for a plaza; 228 off-street parking spaces, as well as, 30-foot wide right-of-way (ROW) dedications and 12-foot wide trails along both ROW frontages. The Master Plan also shows approximate access points on Kelly Park Road and Plymouth Sorrento Road, as well as, connections on the eastern and southern adjacent properties. Finite details of the site layout and access points will be provided at the time of Major Development Plan and Construction Site Plan processes.

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

a. Is consistent with and furthers the goals, objectives and policies of the comprehensive plan and other adopted City plans;
Applicant response: The proposed Rezoning and Future Land Use Amendment is consistent with the Kelly Park Interchange Form based Code and Vision Plan. The Property is located within the area designated as Village Center and is therefore subject to the Mixed Use Kelly Park Interchange (MU-KPI) Form Based Code. The purpose of the KPI Village Center is to create a pedestrian-orientated center that supports a variety of commercial and residential uses. Given the proposed development has varying uses, its role in the KPI Village Center area is consistent with the Mixed Use Kelly Park interchange (MU KPI) form-based code.
Staff response: Staff has no objection or comments.

b. Is in conflict with any provisions of the LDC;
Applicant response: The Kelly Park Interchange Form Based code was prepared in 2009 and the subject property was designated within the Village Center character area. The Village Center character area is the “heart” of the Interchange study area and is intended to “create a safe, vibrant and pedestrian-oriented village center that can support a variety of residential, retail, commercial, office and entertainment uses.” It should be noted that single-family dwellings are not a permitted use within the Village Center character area, therefore conditions have changed as such to necessitate this rezoning and land use amendment. The proposed rezoning and land use amendment will bring the Property into compliance with the LDC, as the existing use in inconsistent with the LDC. Further compliance with LDC provisions will be demonstrated during Final Master Plan approval.
Staff response: If the future land use amendment is approved, a development plan will be required to be submitted to and approved by the Development Review Committee (DRC) for the development of the property. As part of the submittal requirements for the development plan, a Traffic Impact Analysis (TIA) will be required to be submitted which will outline what transportation impact mitigation measures, if any, will be required. The development plan will be reviewed against all applicable Land Development Code (LDC) requirements and will be evaluated by the DRC during the development review process.

c. Addresses a demonstrated community need;
Applicant response: Approval of the development not only ensures accessible emergency care for residents but also aligns with the vision outlined in the KPI Village Center. The nearest existing medical facility is approximately 10 miles away. The KPI Village Center aims to establish a pedestrian-friendly location accommodating diverse commercial and residential activities. Hence, a blend of commercial uses as proposed would greatly enhance this area and satifies a community need.
Staff response: Staff has no objection or comments.

d. Is required by changed conditions;
Applicant response: Prior to the adoption of the KPI form based code, the existing use on the Property consisted of single-family uses (2 detached single-family homes and a trailer home). The subject Properties were purchased in 2023 by the applicant and in order to redevelop in a consistent manner with the Kelly Park Form Based Code, will require a Rezoning and Future Land Use Amendment. It can also be noted that single-family dwellings are not a permitted use within the Village Center area, therefore conditions have changed as such to necessitate this Rezoning and Land Use Amendment.
Staff response: Staff has no objection or comments.

e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
Applicant response: The proposed Future Land Use Amendment and Rezoning are compatibile and consistent with both the existing and proposed uses in the Village Center area. The Property is currently surrounded by a mix of commercial and residential properties, and other development applications are in review that are compliant with the LDC. A higher density mix of these uses is anticipated for future developments. The uses proposed are permitted within the Village Center Character area and the existing use of single-family on the property is not consistent, which demonstrates the need for this request.
Staff response: Staff has no objection or comments.

f. Would result in a logical and orderly development pattern;
Applicant response: Despite considerable construction in transition and neighborhood zones across the KPI, development in the Village Center area remains relatively limited. Granting approval for the Future Land Use Amendment and Rezoning application would allow for the construction of a new commercial development, which would effectively bring more of a balance to the continuous residential construction within the Kelly Park interchange area. Considering the intended purpose of the KPI Form-Based Code Area to implement the

regulations of the districts, this modification to the Future Land Use and Zoning is necessary to allow for development consistent with the Village Center.
Staff response: Staff has no objection or comments.

g. Would not result in significant adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
Applicant response: No significant adverse impacts are expected as a result of the land uses associated with the proposed Zoning and Future Land Use Amendments. Provisions of the land development code will be met to help in mitigating potential adverse impacts on the natural environment.
Staff response: Staff has no objection or comments.

h. Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities).
Applicant response: The proposed Rezoning and Land Use Amendment would not have a negative impact on public facilities. The amendment would facilitate the development of multiple commercial uses that are consistent with the LDC and would require the enhancement of public facilities within the project area.
Staff response: Staff has no objection or comments.

ORANGE COUNTY NOTIFICATION:
The JPA (Joint Planning Agreement) requires the City to notify the County 30 days before any public hearing or advisory board. The City notified Orange County on December 10, 2024.

PUBLIC HEARING SCHEDULE:
February 11, 2025 – Planning Commission (5:00 P.M.)
March 5, 2025 – City Council (1:30 P.M.), First Reading
March 19, 2025 – City Council (7:00 P.M.), Second Reading/Adoption

DULY ADVERTISED:
January 10, 2025 – Apopka Chief
January 23, 2025 – Mailed notices to adjacent property owners and placards placed on property
February 14, 2025 – Apopka Chief

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:

Development Review Committee:

Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the Change of Zoning from T (Transitional) to KPI - MU (Kelly Park Interchange - Mixed-Use) and the Master Plan.

Planning Commission:

At its meeting on February 11, 2025, the Planning Commission unanimously found the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommended approval of the Change of Zoning from T (Transitional) to KPI - MU (Kelly Park Interchange - Mixed-Use) and the Master Plan, based on the findings in the staff report and exhibits.

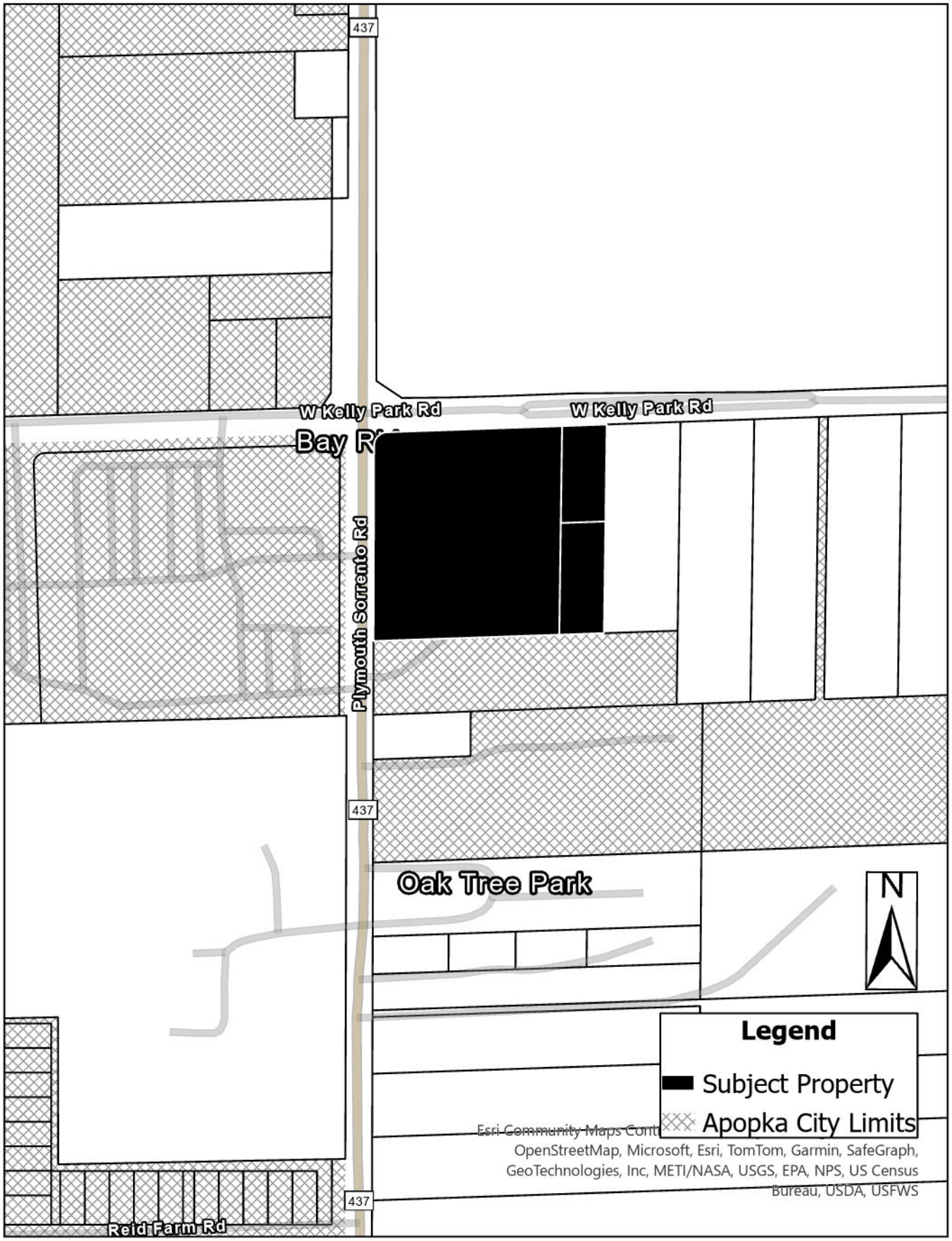
Recommended Motion - City Council:

Accept the first reading of Ordinance Number 3096 and hold it over for second reading and adoption on March 19, 2025.

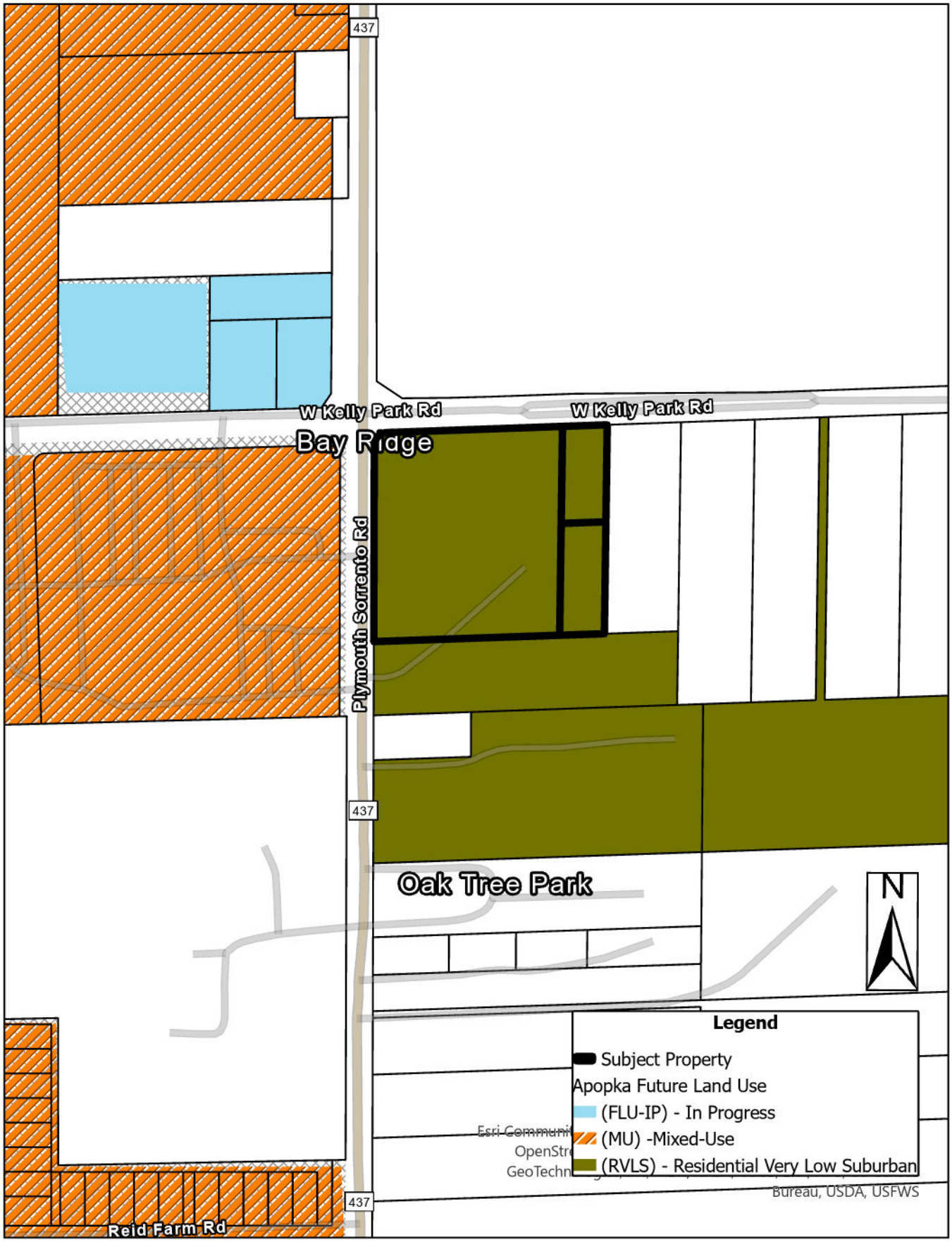
ATTACHMENTS:

1. Maps
2. Ordinance No. 3096
3. AdventHealth ED - Master Plan
4. AdventHealth ED - Ad 011025
5. AdventHealth ED - Ad 021425

Vicinity


437
W Kelly Park Rd
W Kelly Park Rd
Bay R
Plymouth Sorrento Rd
437
Oak Tree Park
N
Legend
Subject Property
Apopka City Limits
Esri Community Maps Contr
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census
Bureau, USDA, USFWS
437
Reid Farm Rd

Future Land Use



Zoning

437
W Kelly Park Rd
W Kelly Park Rd
Bay Ridge
Plymouth Sorrento Rd
437
Oak Tree Park
N
Legend
Subject Property
Apopka Zoning
(MU-INT) - KPI - Interchange
(MU-N) - KPI - Neighborhood
(MU-VC) - KPI - Village Center
(T) - Transitional
Esri Community Maps Co
OpenStreetMap, Mic
GeoTechnologies, Inc,
437
Reid Farm Rd

Aerial

437
W Kelly Park Rd
W Kelly Park Rd
Bay Ridge
Plymouth Sorrento Rd
437
Oak Tree Park
N
Legend
Subject Property
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Maxar, Microsoft
437
Reid Farm Rd

ORDINANCE NO. 3096

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITION) TO KPI-MU (KELLY PARK INTERCHANGE – MIXED-USE) AND ASSIGNMENT OF VILLAGE CENTER DISTRICT OVERLAY FOR CERTAIN REAL PROPERTY OWNED BY ADVENTIST HEALTH SYSTEM/SUNBELT, INC.; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD; COMPRISING 5.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

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

WHEREAS, the applicant, Nathan Milch on behalf of the fee simple owners of the Properties, submitted an application for a rezoning on the Properties identified and depicted in Exhibit "A," attached hereto, from T (Transition) to KPI-MU (Kelly Park Interchange – Mixed-Use) and

WHEREAS, the proposed KPI-MU (Kelly Park Interchange – Mixed-Use) zoning, as well as, Village Center District Overlay of the Properties are consistent with the City's Comprehensive Plan and Land Development Code; and

WHEREAS, the City of Apopka Planning Commission, sitting as the Local Planning Agency, recommended approval of the change in the zoning of the Properties and found that the rezoning is consistent with the City's Comprehensive Plan; and

WHEREAS, the City of Apopka has followed all statutory and Code requirements for noticing and advertising this rezoning Ordinance and public hearings associated with the rezoning; and

WHEREAS, the City Council has received public input on the rezoning and a recommendation from staff; and

WHEREAS, the City Council of the City of Apopka finds that the applicants have met the necessary criteria for rezoning under City's Land Development Code and that rezoning serves a legitimate public purpose and will not adversely affect the public interest.

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

Section I. Findings and Intent. The City of Apopka has complied with all requirements and procedures of Florida Law in processing this Ordinance. The recitals set forth above are hereby adopted.

Section II. Rezoning. The Property described and shown in Exhibit "A", being situated in the City of Apopka, Florida, is hereby rezoned and assigned the KPI-MU (Kelly Park Interchange – Mixed-Use (Residential Single-Family – Large Lot) Zoning District, as defined in the Apopka Land Development Code.

Section III. Zoning Map. The Official Zoning Map of the City of Apopka shall be amended to conform to the zoning assignment approved in Section 2 of this Ordinance. The Community Development Director, or the Director's designee, is hereby directed to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

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

Section V. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VI. Effective Date. This Ordinance shall become effective immediately following such time that its companion future land use map amendment ordinance (Ordinance 3067) takes effect.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this ____ day of _____, 2025.

READ FIRST TIME: _____

READ SECOND TIME AND ADOPTED: _____

ATTEST:

_____ _____

Susan Bone, City Clerk Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

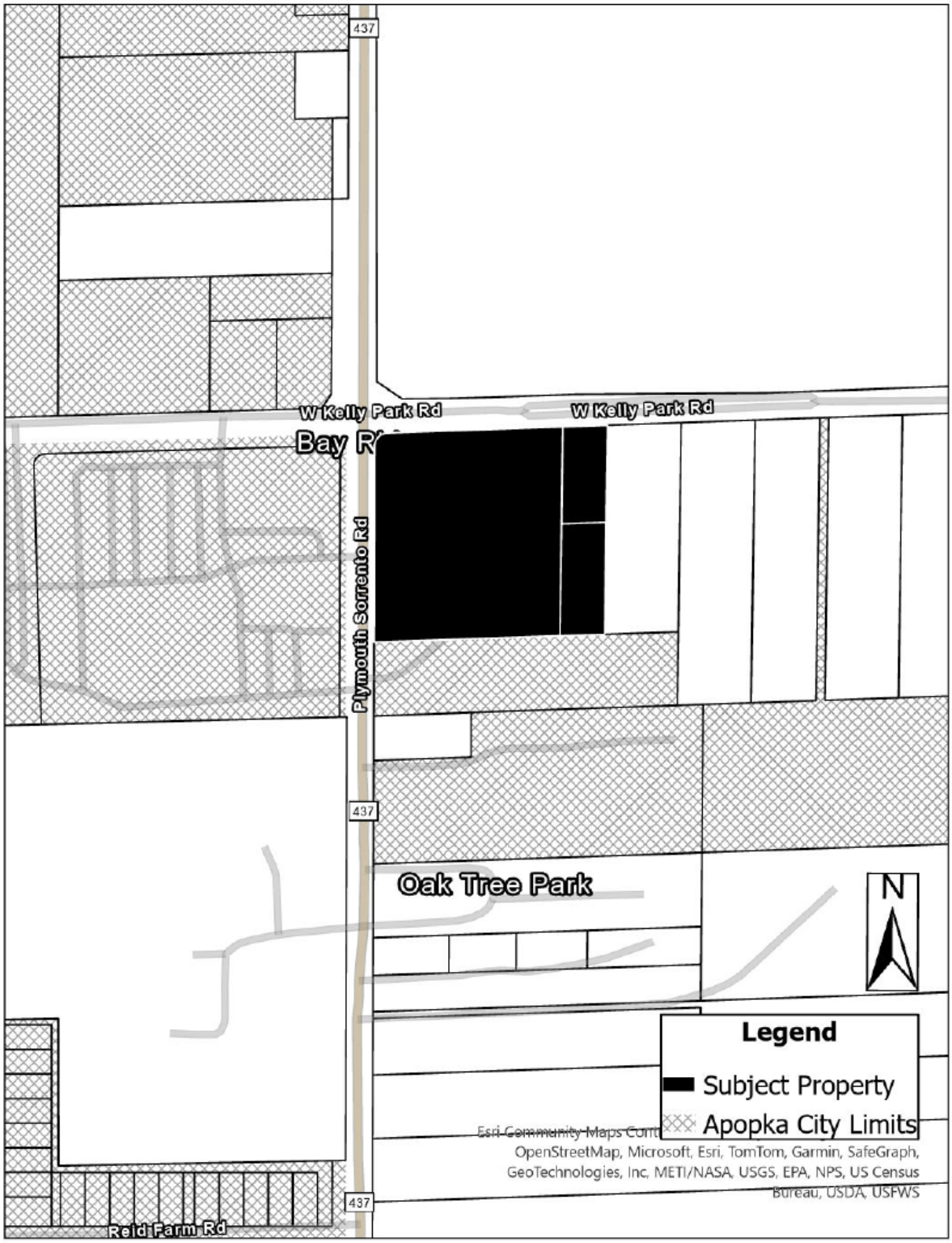
_____

Clifford B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: January 10, 2025 and February 14, 2025

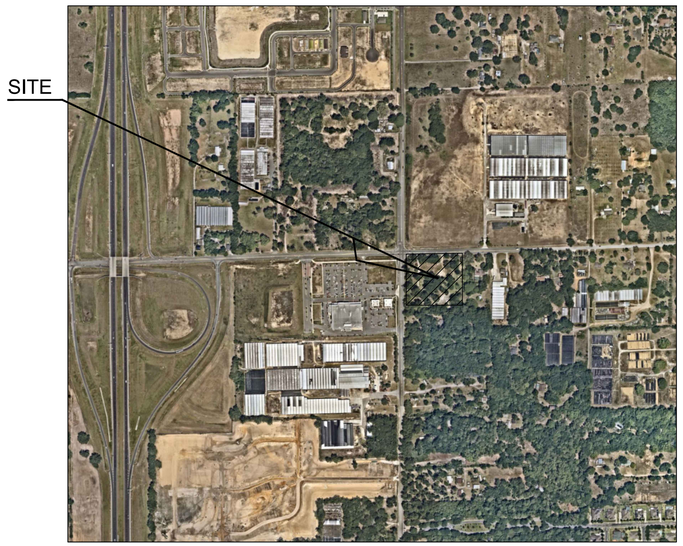
EXHIBIT A

Parcel Identification Number(s): 18-20-28-0000-00-101,18-20-28-0000-00-120 and 18-20-28-0000-00-107



ADVENTHEALTH
KELLY PARK OSED
MASTER PLAN
CITY OF APOPKA, FLORIDA
NOVEMBER 22, 2024

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



VICINITY MAP

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 467.15 FEET; RUN WEST TO A POINT SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH 466.77 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.

PROJECT TEAM:

APPLICANT/PRIMARY CONTACT
ADVENTHEALTH
1919 NORTH ORANGE AVE, SUITE D
ORLANDO, FL 32804
CONTACT: CHRISTINA DOIDIC
PHONE: (407)303-1166
EMAIL: CHRISTINA.DOIDIC@ADVENTHEALTH.COM

PLANNER:
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: NATHAN MILCH, AICP
PHONE: (689) 244-5509
EMAIL: NATHAN.MILCH@KIMLEY-HORN.COM

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

200 S. ORANGE AVE., SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 696

NOTES:

1. THIS PLAN IS SUBJECT TO FINAL SURVEY, ENVIRONMENTAL, GEOTECHNICAL, STORMWATER/ENGINEERING 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 ARE PRELIMINARY AND WILL BE FINALIZED WITH FINAL MASTER PLAN.
5. LOCATION OF UTILITIES WILL BE PROVIDED WITH FINAL MASTER PLAN.
6. THIS PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, WITH EACH RESPECTIVE PHASE DETERMINED AT FINAL MASTER PLAN.
7. THE MASTER PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE DURING FINAL MASTER PLAN REVIEW. PROPOSED BUILDINGS LOCATIONS AND THEIR TOTAL SQUARE FOOTAGE MAY VARY AT FINAL MASTER PLAN TO THE EXTENT THAT THE PROPOSED DEVELOPMENT REMAINS COMPLIANT WITH THE INTENT OF THE KELLY PARK FORM BASED CODE.

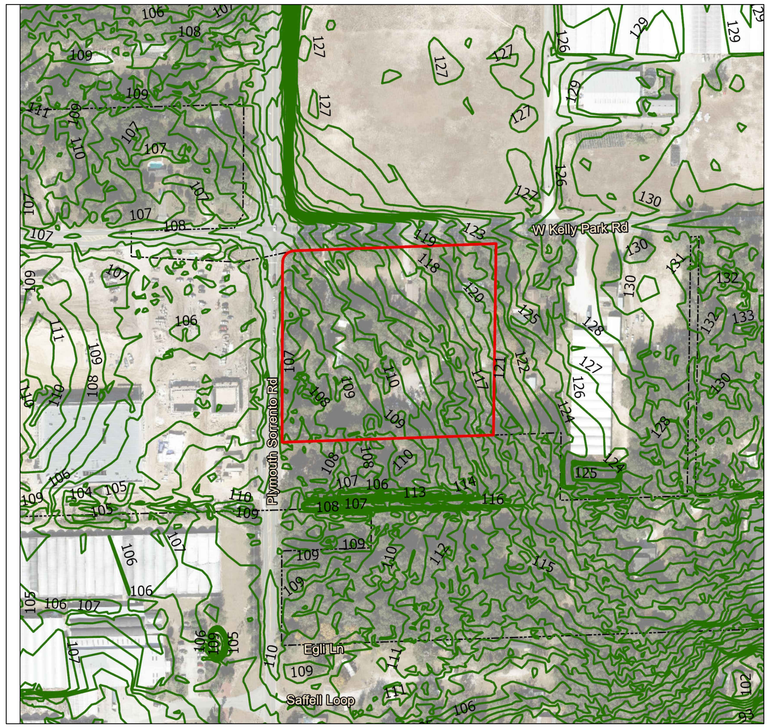
PROJECT SCOPE:

THE INTENT OF THIS PROJECT IS FOR A SMALL-SCALE FUTURE LAND USE AMENDMENT AND REZONING/MASTER PLAN TO DESIGNATE A 5.56-ACRE SITE IN THE CITY OF APOPKA AS KELLY PARK INTERCHANGE - MIXED USE (KPI-MU) WITH A CORRESPONDING MIXED-USE KELLY PARK INTERCHANGE (MU-KPI) ZONING. THE OBJECTIVE OF THIS APPLICATION IS TO ESTABLISH A NEW OFF-SITE EMERGENCY DEPARTMENT (OSED), ALONGSIDE MEDICAL OFFICE SPACE AND RETAIL USES WITHIN THE VILLAGE CENTER DISTRICT.

SHEET INDEX

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

Drawing name: \\kimley-horn.com\FL_ORL02\ORL_Civil\149684017-Kelly Park OSED\CAD\LUP\LUP-01.dwg LUP-01 Nov 13, 2024 3:59pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



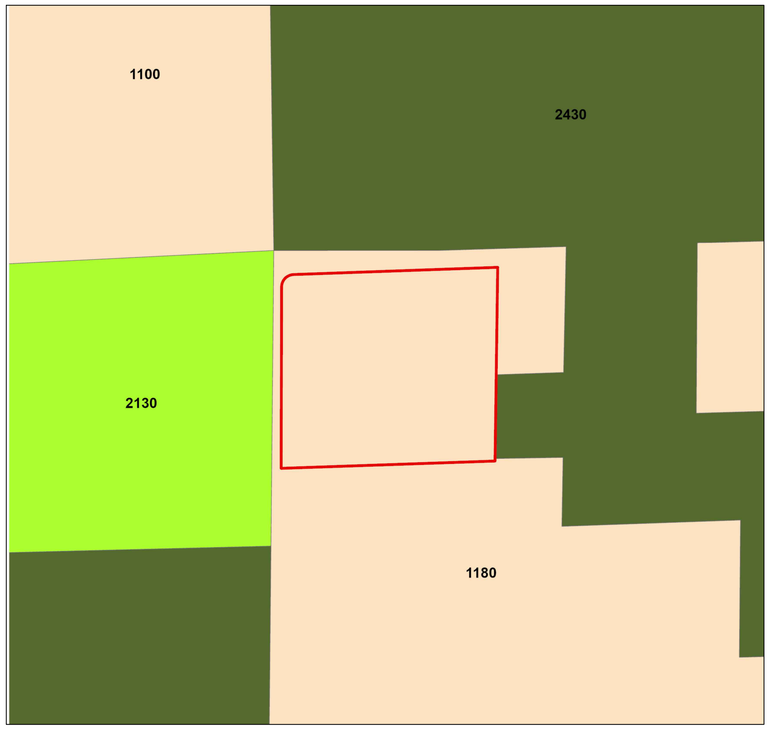
TOPOGRAPHY

SOURCE:
TOPO: ORANGE COUNTY LIDAR DATA
1 FT CONTOURS

SOILS

4 - CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES

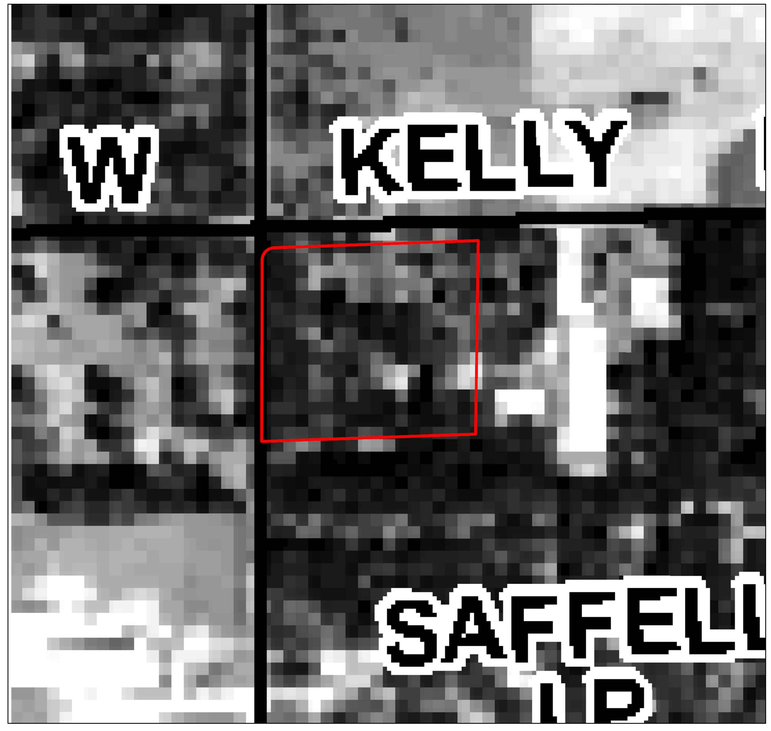
SOURCE:
NRCS



FLUCCS

- 1180 - Residential Low Density
- 2130 - Cropland and Pastureland
- 2430 - Nurseries and Vineyards
- 8370 - Utilities

SOURCE:
FLUCCS: FDEP GEOSPATIAL OPEN DATA



FLOOD ZONE

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 12095C0050F
MAP REVISED DATE: SEPTEMBER 25, 2009

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 696

Drawing name: \\kimley-horn.com\FL_ORL02\ORL_Civil\149684017-Kelly Park OSED\CAD\LUP\LUP-01.dwg LUP-02 Jul 01, 2024 7:55pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA:

GENERAL INFORMATION:

LOCATION:	SOUTHEAST CORNER OF W KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD
PARCEL I.D:	18-20-28-0000-00-120, 18-20-28-0000-00-107, AND 18-20-28-0000-00-101
PROPERTY ADDRESS:	2896, 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:	RVLS
PROPOSED FLU:	MU

ACREAGE:

GROSS ACREAGE:	±5.56 ACRES
WETLAND/CONSERVATION AREA:	0 ACRES
WETLAND/CONSERVATION IMPACT:	0 ACRES
NET DEVELOPABLE:	±5.56 ACRES

PROPOSED LAND USES:

MINIMUM FAR:	0.15
MAXIMUM FAR:	1.00
PROPOSED FAR:	0.26
PROPOSED COMMERCIAL SQFT:	±62,600
PERMITTED USES:	FREE STANDING EMERGENCY DEPARTMENT MEDICAL OFFICE MEDICAL LABORATORY MEDICAL CLINIC GENERAL & NEIGHBORHOOD RETAIL

VILLAGE CENTER DISTRICT DEVELOPMENT STANDARDS:

	REQUIRED:
OPEN SPACE REQUIREMENT	10%
MAX. BUILDING HEIGHT	5 STORIES
BLOCK LENGTH (MAX.)	400 FT

BUILDING SETBACKS:

	REQUIRED:
FRONT (NORTH - W KELLY PARK RD)	8 - 20 FT
FRONT (WEST - PLYMOUTH SORRENTO RD)	8 - 20 FT
SIDE (EAST)	0 FT MIN.
REAR (SOUTH)	10 FT MIN.

LANDSCAPE BUFFERS:

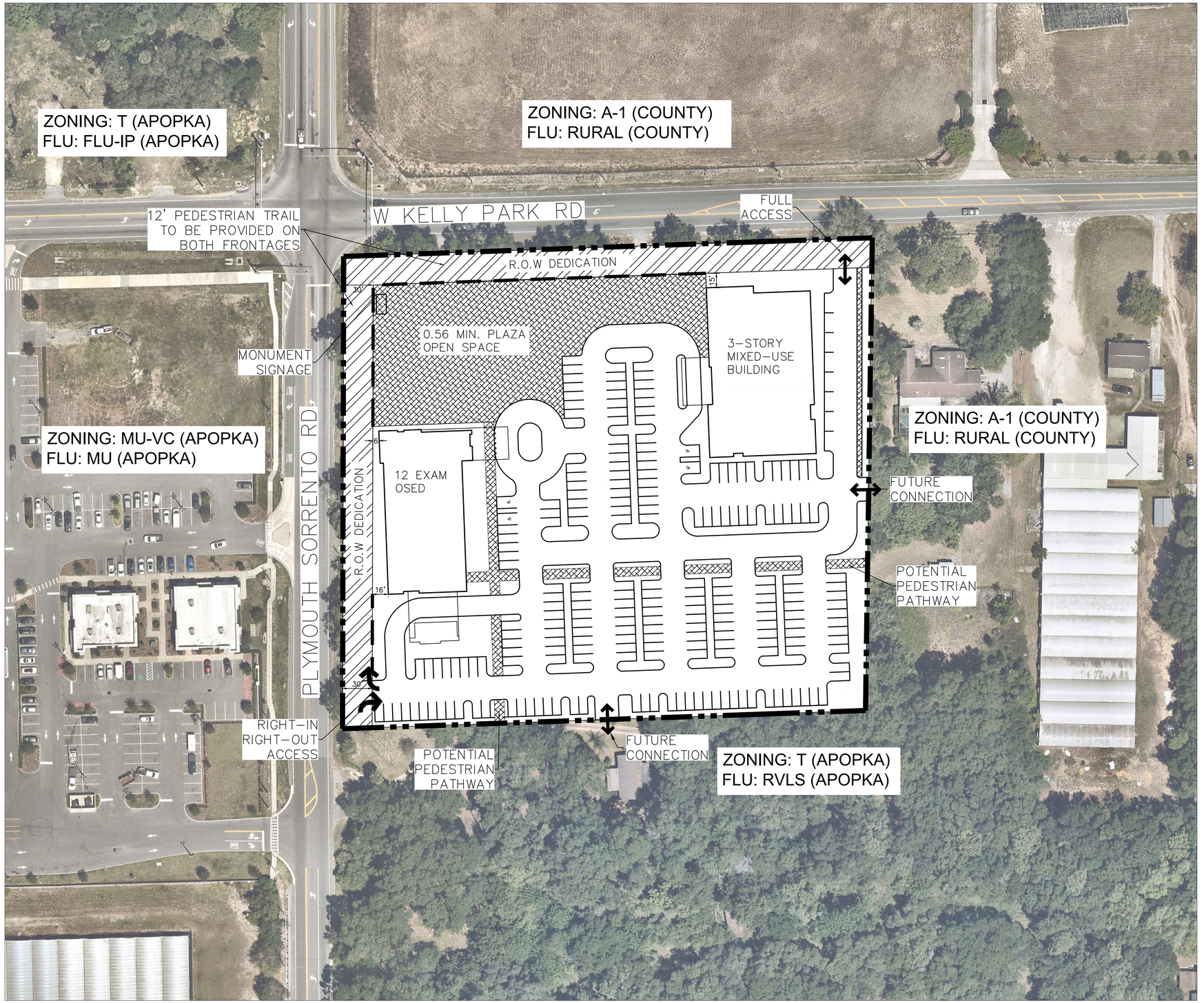
	REQUIRED:
FRONT (NORTH - W KELLY PARK RD)	PER KPI CODE SEC. M
FRONT (WEST - PLYMOUTH SORRENTO RD)	PER KPI CODE SEC. M
SIDE (EAST)	PER LDC SEC. 5.01.00
REAR (SOUTH)	PER LDC SEC. 5.01.00

REQUIRED PARKING:

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

PROVIDED PARKING:

TOTAL PROVIDED	228 SPACES



LEGEND

- PROPERTY BOUNDARY
- RIGHT-IN/RIGHT-OUT ACCESS LOCATION
- FULL ACCESS LOCATION
- GARDEN WALL

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

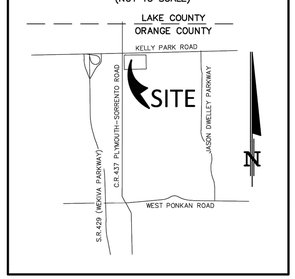
Kimley»Horn

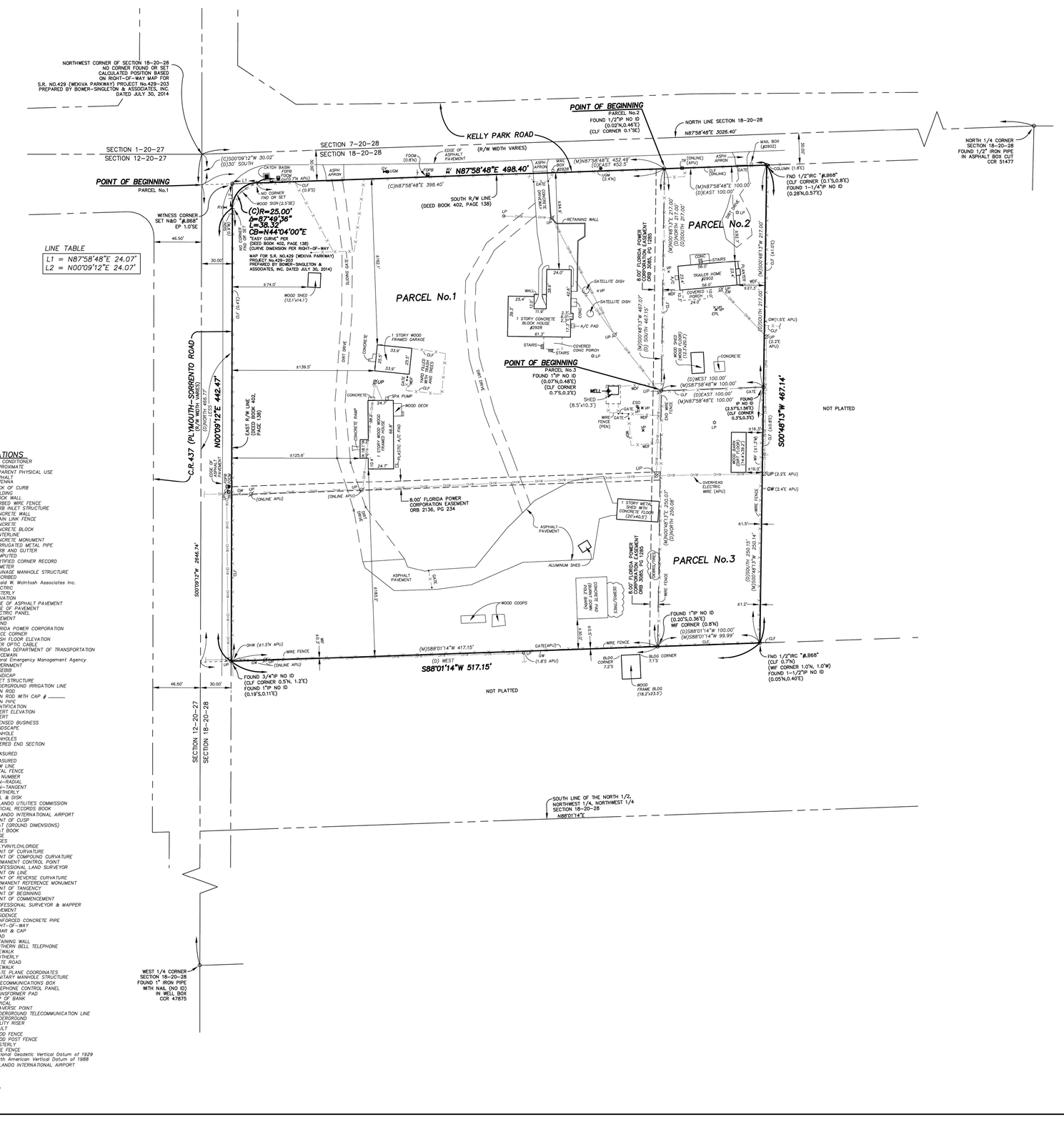
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 696

Drawing name: \\kimley-horn.com\FL_ORL02\ORL_Civil\149684017-Kelly Park OSED\CAD\LUP\LUP-01.dwg LUP-03 Nov 13, 2024 3:53pm
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

BOUNDARY SURVEY

LOCATION MAP
(NOT TO SCALE)




NORTHWEST CORNER OF SECTION 18-20-28
NO CORNER FOUND OR SET
CALCULATED POSITION BASED
ON RIGHT-OF-WAY MAP FOR
S.R. NO.429 (WEKIVA PARKWAY) PROJECT No.429-203
PREPARED BY BOWER-SINGLETON & ASSOCIATES, INC.
DATED JULY 30, 2014
SECTION 7-20-28
SECTION 18-20-28
SECTION 1-20-27
SECTION 12-20-27
KELLY PARK ROAD
(R/W WIDTH VARIES)
POINT OF BEGINNING
PARCEL No.2
FOUND 1/2"IP NO ID
(0.02'N,0.46'E)
(CLF CORNER 0.1'SE)
NORTH LINE SECTION 18-20-28
N87°58'48"E 3026.40'
POINT OF BEGINNING
PARCEL No.1
(C)S00°09'12"W 30.02'
(D)150' SOUTH
(C)N87°58'48"E 398.40'
SOUTH R/W LINE
(DEED BOOK 402, PAGE 138)
N87°58'48"E 498.40'
(M)N87°58'48"E 452.49'
(D)EAST 452.5'
FND 1/2"IRC "#868"
(CLF CORNER (0.1'S,0.8'E)
FOUND 1-1/4"IP NO ID
(0.28'N,0.57'E)
NORTH 1/4 CORNER
SECTION 18-20-28
FOUND 1/2" IRON PIPE
IN ASPHALT BOX CUT
CCR 51477
WITNESS CORNER
SET N&D "#868"
(D)1.0'SE
LINE TABLE
L1 = N87°58'48"E 24.07'
L2 = N00°09'12"E 24.07'
(C)R=25.00'
Δ=87°49'36"
L=38.32'
CB=N44°04'00"E
"EASY CURVE" PER
(DEED BOOK 402, PAGE 138)
(CURVE DIMENSION PER RIGHT-OF-WAY
MAP FOR S.R. NO.429 (WEKIVA PARKWAY)
PROJECT No.429-203
PREPARED BY BOWER-SINGLETON &
ASSOCIATES, INC. DATED JULY 30, 2014)
PARCEL No.1
PARCEL No.2
PARCEL No.3
POINT OF BEGINNING
PARCEL No.3
FOUND 1"IP NO ID
(0.07'N,0.48'E)
(CLF CORNER
0.7'S,0.2'E)
C.R.437 (PLYMOUTH-SORRENTO ROAD)
(VARIABLE WIDTH R/W)
(D)NORTH 466.77'
NO0°09'12"E 442.47'
EAST R/W LINE
(DEED BOOK 402,
PAGE 138)
8.00' FLORIDA POWER
CORPORATION EASEMENT
ORB 2136, PG 234
8.00' FLORIDA POWER
CORPORATION EASEMENT
ORB 3085, PG 1285
S00°09'12"W 896.74'
S00°48'13"W 467.14'
S88°01'14"W 517.15'
(M)S88°01'14"W 417.15'
(D) WEST
(M)S88°01'14"W 100.00'
(M)S88°01'14"W 99.99'
FOUND 3/4"IP NO ID
(CLF CORNER 0.5'N, 1.2'E)
FOUND 1"IP NO ID
(0.19'S,0.11'E)
FND 1/2"IRC "#868"
(CLF 0.7'N)
(WIF CORNER 1.0'N, 1.0'W)
FOUND 1-1/2"IP NO ID
(0.05'N,0.40'E)
SOUTH LINE OF THE NORTH 1/2,
NORTHWEST 1/4, NORTHWEST 1/4
SECTION 18-20-28
N88°01'14"E
WEST 1/4 CORNER
SECTION 18-20-28
FOUND 1" IRON PIPE
WITH NAIL (NO ID)
IN WELL BOX
CCR 47875
NOT PLATTED
NOT PLATTED
1 STORY CONCRETE BLOCK HOUSE #2928
1 STORY WOOD FRAMED GARAGE
TRAILER HOME #2902
COVERED I-BEAM PORCH
WOOD SHED (12.1'x14.1')
WOOD SHED (WOOD CLOSE)
SHED (8.5'x10.3')
SPA PUMP
WOOD DECK
CONCRETE RAMP
ALUMINUM SHED
7 STORY METAL SHED WITH CONCRETE FLOOR (20'x40.5')
WOOD BARN (WOOD CLOSE) (14.4'x26.2')
WOOD FRAME BLDG (18.2'x23.5')
BLDG CORNER 7.2'S
BLDG CORNER 7.1'S
WOOD COOPS
CONCRETE
ASPHALT PAVEMENT
WOOD FILLED WITH BRUSH AND TREES
WOOD FILLED WITH BRUSH
DIRT DRIVE
GRAVEL DRIVE
SLOPING GATE
RETAINING WALL
SATELLITE DISH
A/C PAD
COVERED CONC PORCH
STAIRS
CONCRETE
WOOD FENCE
WIRE FENCE
CHAIN LINK FENCE
OVERHEAD ELECTRIC WIRE (APU)
GW (2.4'K)
GW (1.8'S APU)
GW (2.2'E APU)
GW (1.5'E APU)
OHW (±1.5'N APU)
GW (ONLINE APU)
GW (ONLINE)
GW (2.3'E APU)
GW (2.2'S APU)
ASPH APRON
CONC APRON
CLF (ONLINE)
MAIL BOX (#2902)
MAIL BOX (#2928)
COLUMN (1.8'E)
GATE
GATE (APU)
FOOM (0.8'N)
FOOM (0.9'S)
FOOM (0.6'N APU)
SIGN (2.4'N)
WOOD SIGN (2.5'SE)
CATCH BASIN FDP8 FROM (0.7'N APU)
NO CORNER FND OR SET
NO CORNER FND OR SET
WOOD POST (0.4'W)
WOOD POST (0.3'E)
WOOD POST (0.3'W)
WOOD POST (0.4'W)
WOOD POST (0.5'W)
WOOD POST (0.5'E)
WOOD POST (0.6'E)
WOOD POST (0.6'W)
WOOD POST (0.7'W)
WOOD POST (0.8'W)
WOOD POST (0.9'W)
WOOD POST (1.0'W)
WOOD POST (1.1'W)
WOOD POST (1.2'W)
WOOD POST (1.3'W)
WOOD POST (1.4'W)
WOOD POST (1.5'W)
WOOD POST (1.6'W)
WOOD POST (1.7'W)
WOOD POST (1.8'W)
WOOD POST

Police Beat

If a law enforcement agency charges you with a crime and this paper reports that information, please notify us within 90 days if the charge is dropped, or if you are found not guilty by the court. After verifying the information, we will be happy to publish it. Please send notification to *The Apopka Chief,* P.O. Box 880, Apopka, 32704-0880.

In the period from December 29-January 4, 2025, the Apopka Police Department received 1,505 calls for service, responded to 25 crashes, issued 43 citations, and made 9 arrests. Juveniles were charged with loitering or prowling; resist officer-obstruct without violence; intimidation written/electronic threat mass shooting/terrorism act; probation violation-child in violation of imposed conditions.

The following adults were arrested and charged:

Ivan Nicholas Barakoff, 39, Apopka, battery-touch or strike.

Rebecca Victoria Bower, 33, 720 Mason Ave., Apopka, information only-other agency warrant.

DeMario Clady, 40, 251 E. 3rd Street, Apopka, out-of-county warrant; resist officer-obstruct without violence.

Linda Bowman Driggers, 67, Apopka, battery-touch or strike.

Anthony James Love, 42, general delivery, Apopka, trespassing-failure to leave property on order of owner.

Neftali Alexander Miranda Matias, 30, 2265 Mayflower Ave., Apopka, moving traffic violation-operate motor vehicle without valid license 1st conviction.

Larry Antonioi Stanley, 45, Eatonville, damage property-criminal mischief over $200 under $1,000; larceny-other theft; burglary with assault or battery; battery-touch or strike.

Courtney Marquis Steadman, 35, 7137 Holly Street, Mount Dora, DUI-unlawful blood alcohol 0.15 or higher or with person under 18 in vehicle.

Raynisha Antoinette Whittaker, 33, 12536 Bohannon Blvd., Orlando, information only-other agency warrant.

Fishing was starting to ramp up before cold front

Jim Keck
Goin' Fishin'

Hello Folks,

I hope everyone is havin' a great start to the new year. We are startin' the new year off right with some cold weather, and more cold weather is comin' our way. The good news is we don't have to deal with any snow.

Before this latest cold front came to town, the fishin' wasn't too bad. Kyle at Bitter's Bait & Tackle reports that lots of folks were catchin' some specks in Lake Monroe and Lake Jesup.

Folks have been catchin' some specks in the Kissimmee Chain as well. Most of the specks are bein' caught on minners driftin' open water in Lake Monroe. Folks are still catchin' most of their specks under the 417 bridge in Lake Jesup. Most of the specks in the Kissimmee chain are bein' caught around the pads. We have a full moon on Monday the 13th. If the weather settles down a little and we don't get too much wind, the specks should be bitin' this weekend.

The bass fishin' was doin' really good until this cold front came to town. Some bass were goin' on the beds to spawn, but I'm afraid these cold fronts will pull them off the beds. I'm sure there is goin' to be some beddin' goin' on, but usually our Florida bass are very susceptible to the weather. When those ole bass get on the beds and when these cold fronts come to town, they will pull off their beds in a heartbeat. So, don't be afraid to see if they are on the beds while you are fishin'.

Folks were catchin' some bass in the Butler Chain and the Maitland Chain before these cold fronts. Most folks are draggin' shiners out the back of the boat over the submerged hydrilla and eelgrass beds. The bass fishin' has been hit or miss on the Harris Chain.

Folks are catchin' a few bass on shiners, but due to a fish kill on Lake Eustis, the bass fishin' has slowed down a little in there. Some folks are reportin' that the fish kill is due to the sprayin' in the chain, and the FWC is claimin' the fish kill is due to the cold weather. The FWC is reportin' that the cold weather may be depleting the oxygen out the water, and that is causing the fish kill. Also, the FWC is reportin' that the fish kill may be due to algae blooms, extreme weather, or herbicides in the water.

If you want more information about what's goin' on in the Harris Chain, you can go to the FWC's website and see how the investigation is goin'. If you want to report dead fish sightings, the FWC has a Fish Kill Hotline that allows the public to submit reports by calling 1-800-636-0511. You can also go to myfwc.com and fill out a report on the fish kills in your area.

Well, folks I don't know how these fronts are goin' to affect your fishin', but hopefully we can get a few days of good weather so we can get out there and catch a few fish.

See ya next week.

Tip of the week: Full Moon on Monday.

Save a few and good luck!

CITY OF APOPKA
PUBLIC HEARING NOTICE
SMALL-SCALE FUTURE LAND USE AMENDMENT AND CHANGE OF ZONING

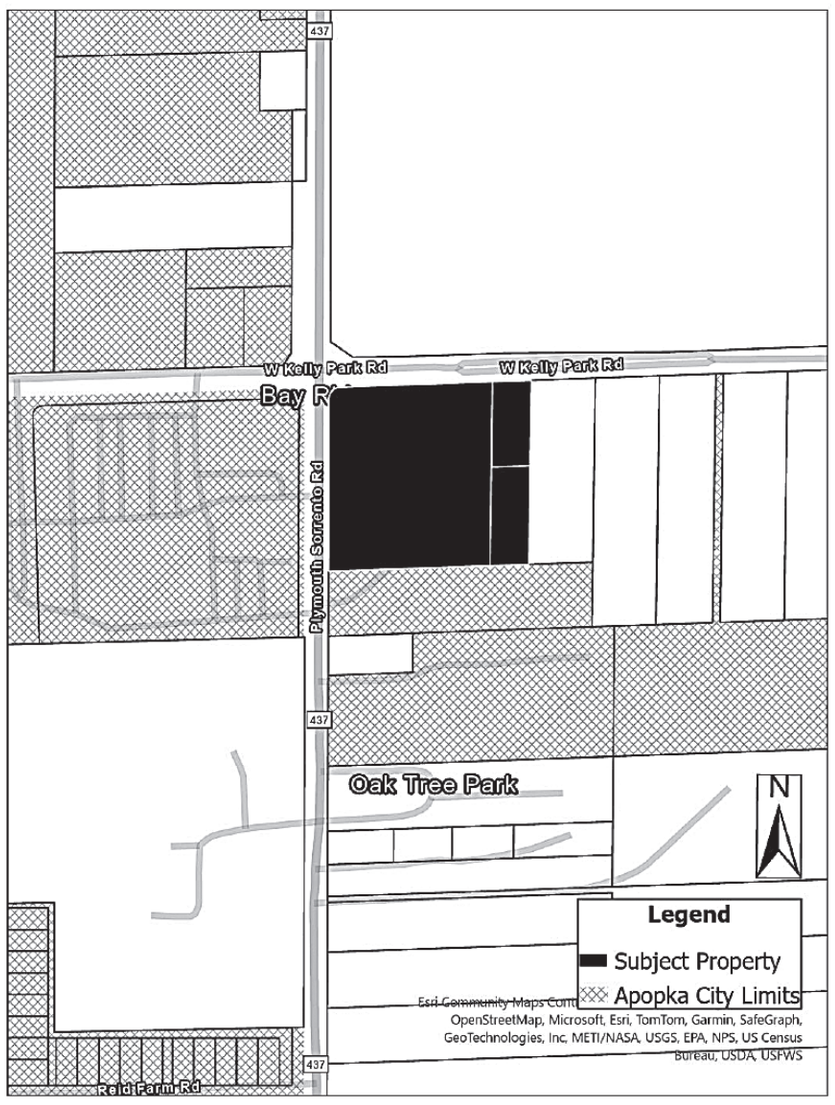
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Nathan Milch** has made application, on behalf of the property owner, relating to the following described property.

ORDINANCE NO. 3095

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD; COMPRISING 5.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3096

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITION) TO KPI-MU (KELLY PARK INTERCHANGE – MIXED-USE) FOR CERTAIN REAL PROPERTY OWNED BY ROSEVILLE FARMS, LLC; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD; COMPRISING 5.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-28-0000-00-101, 18-20-28-0000-00-107 and 18-20-28-0000-00-120
Contains: 5.56 +/- Acres

NOTICE is given that a public hearing for Ordinance Numbers 3095 and 3096 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, February 11, 2025 beginning at 5:30 P.M. and March 5, 2025 at 1:30 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 A.M. and 4:30 P.M. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

January 10, 2025

Publish: The Apopka Chief **177810**

TTO: APK's 20-point victory

OCPS METRO CONFERENCE

METRO WEST	MASCOT		METRO EAST	MASCOT	
APOPKA	Blue Darters		BOONE	Braves	
DR. PHILLIPS	Panthers		CYPRESS CREEK	Bears	
EDGEWATER	Eagles		COLONIAL	Grenadiers	
EVANS	Trojans		EAST RIVER	FalconS	
HORIZON	Hawks		FREEDOM	PatriotS	
LAKE BUENA VISTA	Vipers		JONES	Tigers	
OCOEE	Knights		LAKE NONA	Lions	
OLYMPIA	Titans		OAK RIDGE	Pioneers	
WEKIVA	Mustangs		TIMBER CREEK	Wolves	
WEST ORANGE	Warriors		UNIVERSITY	Cougars	
WINDERMERE	Wolverines		WINTER PARK	Wildcats	

Above is the collection of teams in the OCPS Metro Conference separated into Western and Eastern divisions.

Continued from page 1B

still huge as Apopka scored 68 points which is tied for the most points they have scored all season with another 68-point victory over BEST in a tournament in Gainesville. Apopka started with the lead and never gave it up outscoring Dr. Phillips in every quarter except the last one where Apopka cleared the bench (21-14, 14-9, 22-7, 11-18).

The Blue Darters outplayed the Panthers on both sides of the ball. Apopka shot better, shooting 45.3 percent as a team compared to Dr. Phillips' 35 percent. Apopka had more transition points (9-5), more second-chance points (13-4), more points in the paint (22-10), more offensive rebounds (14-7), more defensive rebounds (20-16), more assists (18-10), more steals (14-7), and more blocks (2-0).

The team was led to victory by Jermichael Johnson, Noah Ferrer, and Jude Angervil. Johnson scored 15 points shooting 55.6 percent from the field, collected eight rebounds, two assists, two deflections, three steals, and one block. Angervil scored 13 points shooting 71.4 percent from the field, collected five rebounds, two deflections, two steals, and one block. Ferrer scored 11 points shooting 60 percent from the field, collected three rebounds, one assist, and two steals. Guards Jahi Bowden and Rafael Betancourt also helped bring in the win combining for 11 points, 10 assists, six rebounds, three deflections, and four steals.

On Thursday in the western semifinals, Edgewater faced Evans and Apopka faced Windermere.

Windermere is a very strong program that defeated Ocoee 67-25. In early December of last year, Apopka beat Ocoee by just one point 57-56 so this was bound to be a tough game for Apopka. The game against Windermere happened after press time.

As of Tuesday, January 7, Windermere is 14-3, ranked 6th in Florida, ac-

See TTO Page 4B

Advertise your legal notice in
The Apopka Chief

Call 407-886-2777 or visit www.theapopkachief.com
Deadline for Friday's publication: Tuesday, 5 p.m.
Mail to
PO Box 880, Apopka, Fl 32704
or bring the notice to
400 N. Park Avenue, Apopka,
or fax 407-889-4121 **or Email:**
legals@the apopkachief.com
Notices are also published online at www.theapopkachief.com and statewide on floridapublicnotices.com

Florida Legislature convenes special session focused on illegal immigration

Bryan Griffin,
Director of Communications,
Governor Ron DeSantis
TALLAHASSEE, Fla.—

Please see below a statement from the governor on the proclamation calling for a special session of the Florida Legislature on illegal immigration enforcement to convene this week.

"Florida always leads. We have a responsibility to enact policies that will help end the illegal immigration crisis once and for all, and our Republican leaders have been working tirelessly to do just that," said Governor Ron DeSantis.

"The bills to be considered this week in special session take ideas from the various proposals and brings them together to enact the strongest legislation to enhance interior enforcement and to combat illegal immigration amongst the fifty states.

The proposed legislation requires the full participation of state and local law enforcement with the Federal government in its enforcement of immigration law, prevents the 'catch and release' of illegal aliens, and ensures that illegal aliens who enter Florida are held accountable. It also provides significant resources to bolster these efforts.

I want to thank the Florida Legislature for convening in special session on this important topic. In working together on this bill, Senate President Ben Albritton and Speaker Danny Perez have been great partners, and we have produced an aggressive bill that we can stand fully behind.

I thank the members of the Florida House and Senate for delivering on behalf of the people who sent us here. I also thank Agricultural Commissioner Wilton Simpson for his support of this revised product to help combat illegal immigration.

With the enactment of these policies, Florida will help the Trump Administration to deliver on the President's historic mandate to end illegal immigration. This is a big win for the people of Florida and demonstrates that we will continue to lead."

CITY OF APOPKA
PUBLIC HEARING NOTICE
SMALL-SCALE FUTURE LAND USE AMENDMENT
AND CHANGE OF ZONING

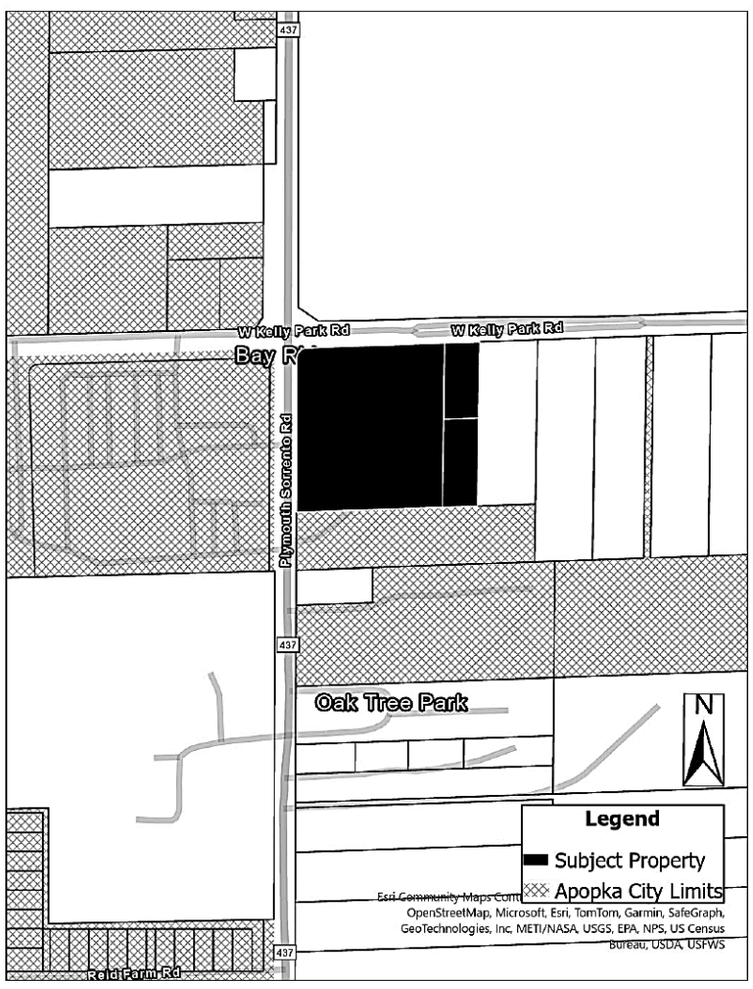
NOTICE is hereby given pursuant to Secs. 163.3184 and 166.041(3)(a), Florida Statutes and the Apopka Code of Ordinances, Part III, Land Development Code, Article II, Section 2.4.7.B, that **Nathan Milch** has made application, on behalf of the property owner, relating to the following described property.

ORDINANCE NO. 3095

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM RESIDENTIAL VERY LOW SUBURBAN TO MIXED-USE FOR CERTAIN REAL PROPERTY OWNED BY ADVENTIST HEALTH SYSTEM/SUNBELT, INC.; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD; COMPRISING 5.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

ORDINANCE NO. 3096

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM T (TRANSITION) TO KPI-MU (KELLY PARK INTERCHANGE – MIXED-USE) FOR CERTAIN REAL PROPERTY OWNED BY ADVENTIST HEALTH SYSTEM/SUNBELT, INC.; GENERALLY LOCATED ON THE SOUTHEAST CORNER OF KELLY PARK ROAD AND PLYMOUTH SORRENTO ROAD; COMPRISING 5.56 ACRES, MORE OR LESS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.



Parcel Identification Number(s): 18-20-28-0000-00-101,
18-20-28-0000-00-107 and 18-20-28-0000-00-120
Contains: 5.56 +/- Acres

NOTICE is given that a public hearing for Ordinance Numbers 3095 and 3096 will be held by the **City of Apopka City Council** at its regularly scheduled meeting in the City Council Chambers of the Apopka City Hall, 120 E. Main Street, Apopka, Florida on **Wednesday, March 5, 2025 at 1:30 P.M. and Wednesday, March 19, 2025 at 7:00 P.M.**

Affected parties and the public may appear at the above listed hearings to speak. The proposed Future Land Use and Rezoning Applications can be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 A.M. and 4:30 P.M. City Hall address shown below. Please be advised that, under State law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, which record includes the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Apopka Planning Commission
Community Development Department

February 14, 2025

Publish: The Apopka Chief **177953**

Letter: Smart growth is needed

Continued from page 2A

county in Florida, we must work in a TRUE JOINT EFFORT with Orange County Public Schools and Orange County to appeal to the State of Florida to address the City of Apopka's and Orange County's school overcrowding.

Orange County Public Schools is the fourth largest school district in Florida and yet Orange County Public School children "enjoy" the most portable classrooms. You must add the three largest school districts' number of portable classrooms to barely outnumber Orange County's.

Portable classrooms are NOT AS SAFE and they cost more to heat, cool and maintain.

Apopka children continue to suffer with school overcrowding today. The fact that Apopka children attending Wolf Lake Middle and Elementary Schools endured 16 years of overcrowding from 2006-2022, until the Kelly Park K-8 opened in 2022 is disgraceful.

As we work through this moratorium, we should amend our Charter to ensure SMART FUTURE GROWTH. We MUST get in front of our growth. The burden of services needed to support a developer's project should fall to the developer.

NOW is the time to act.

Rod Olsen
Apopka

Moore: Trails need creative options

Continued from page 2A

dia. Everyone should seek to find ways to contribute in more meaningful and positive ways.

Neighborhood Leaders regularly pick up trash and trim up trees. Many have come out to paint murals, fix fencing, improve entranceways, or erect fence art. They are committed to making their community safer. Others have been inspired to create "third places" replete with gardens, resting places, and artistic pallet furniture. This is just a sample of neighborhood leaders who are already contributing. However, I believe we can do even more.

The author describes the "City as a Living Work of Art." He delves into concepts which might appeal to your interests: recycling and greening, renewing leadership capacities, reconceiving a city, remapping a city, reigniting a passion for learning, revaluing and reinvesting in people and home-grown talent, repairing health through the built environment, and reversing decline (blight).

Creativity implies applying new and fresh ideas to every aspect of a community. Creativity can be applied to the challenge of solving homelessness, environmental preservation, better parks and recreation, improved social climate, and myriad other things.

I'll share one of my ideas about Dream Lake. The ideas came after producing a laminated key to the Dream Lake mural at Dream Lake Elementary School. I couldn't have written the mural key without the help of Janice Blackwelder and Jennifer Ryan. Their stories of life on Dream Lake inspired me to dream about building a dock and boardwalk along the shoreline. Additionally, I thought about constructing a large pavilion with available rentals for school use during the day and reunions and birthday parties on the weekend. It is invigorating to dream about creating better spaces in District 2.

Another concept the author explores in his book is how democracy can be renewed. Too often, citizens are content to sit back and rely on a handful of elected officials. I believe all citizens have creative ideas about how our cities could grow and thrive. I want everyone to be empowered. Local government should foster opportunities for citizen's ideas to be put into action.

District 2 will soon have three new trails – the Pine Hills Trail, Lake Apopka Loop Trail, and Coast-2-Coast Trail. It is time for citizens to brainstorm about creating great spaces along these trails. I'm not content to let Winter Garden and Oakland be the only creative trail towns. I will need the help of residents in these communities to collaborate with Orange County Parks & Recreation.

Lastly, I must recognize Ella Duke and the Downtown Barbers. On a regular basis, their creativity is reinvigorating the 5th Street area in Downtown Apopka. People now want to bike to 5th Street as a destination. Recently, Caitlyn Kasheta and Main Street Apopka offered a Walk with Mom Event on the West Orange Trail to 5th Street.

Thus, I believe strongly that community and mass creativity must be developed. While local government should operate a few structures for safety and better organization, we should just let people go create. I encourage you to read Charles Landry's seminal work entitled *The Art of City Making*. He will certainly stimulate ideas and creativity.

Hayden: Earn answers to your dreams

Continued from page 2A

the mother, and wife, who, after working an outside job, comes home to fix supper, get laundry started, clean the house, help with the kid's homework, and after all that, loves on her husband to make him feel important, and necessary!

She also deserves the kind of satisfaction and peace of knowing that she is the one gear that makes the machine run smoothly and makes the dream and wishes possible!

What is your wish? What are you willing to sacrifice for it? Remember, if it doesn't hurt, it is not a sacrifice!

There is no American Dream without your part of giving.

Too many people today think they deserve all their dreams and wishes fulfilled, without the work involved, because of equity.

Equity is not equality. Equity is getting the prize for first place, even if you finished last, just because you entered the race.

Just because you are a part of the human race doesn't mean you get your wishes or dreams granted; it means you have the opportunity to EARN them, just like everyone else, (That's equality)!

ALL ABOUT APOPKA

The Apopka Chief
Established 1923
(USPS 545-440)

The Apopka Chief is published every Friday and entered as Periodicals, postage paid at Apopka Post Office, under the Act of Congress of March 3, 1879. **The Apopka Chief** newspaper is published by Foliage Enterprises, Inc., every Friday at 400 North Park Avenue, Apopka, Fla., 32712-3417. An annual subscription is $25 in Orange County and $30 outside Orange County. Phone 407-886-2777. Postmaster: Send address changes to **The Apopka Chief**, P.O. Box 880, Apopka, Fla., 32704-0880.

The Apopka Chief is a consistent award-winning community weekly newspaper and a member of the Florida Press Association. The newspaper won the group's award as its best newspaper in 1982, 1987, and 1988, the only three-time winner. Letters to the editor are welcome, but must be signed and include a daytime telephone number, address,, or email address for verification. Management reserves the right to edit letters.

www.theapopkachief.com, news@theapopkachief.com

City of Apopka Telephone Numbers

City Hall	407-703-1700
Mayor's Office	407-703-1701
City Administrator	407-703-1649
City Clerk	407-703-1704
Community Devel.	407-703-1712
Code Enforcement	407-703-1738
Finance Dept.	407-703-1725
Fire (non-emerg.)	407-703-1756
Parks and Rec. Dept.	407-703-1741
Police Chief	407-703-1769
Police (non-emerg.)	407-703-1771
Job Line	407-703-1743
Solid Waste Collect.	407-703-1731
Street Maintenance	407-703-1731
Utility Billing	407-703-1727
Medical, fire emergency	911

The city of Apopka was chartered in 1882. It is located at 28'30 north latitude and is 150 feet above sea level. Its population is about 48,000 and its total area is more than 30 sq. mi. **www.apopka.net**

Orange County Telephone Numbers

Animal Services	407-836-3111
Auto/Boat Tags	850-617-2000
Building Dept.	407-836-8550
County Mayor	407-836-7370
County Commission	407-836-7350
County Attorney	407-836-7320
Clerk of the Court	407-836-2065
Elections Supervisor	407-836-2070
Fire/Rescue	407-836-3111
Solid Waste	407-836-6601
Garbage Collection	407-703-1731
Health Dept.	407-836-2600
Hunting/Fishing Lic	888-347-4356
Parks and Rec. Dept.	407-836-6200
Property Appraiser	407-836-5044
Sheriff Administrative	407-254-7000
Non-Emerg. Complaint	407-836-4357
Utilities	407-836-5515
All other departments	407-836-3111
Medical, fire emergency	911

www.orangecountyfl.net

Other Area Numbers of Note

U.S. Senators	
Rick Scott (Rep.)	202-224-5274
Marco Rubio (Rep.)	407-254-2573
U.S. Representative	
Daniel Webster (Dist. 11)	352-241-9220
State Representatives	
Doug Bankson	407-476-6787
Carolina Amesty (Dist. 45)	unknown
State Senators	
Geraldine Thompson (Dist.11)	407-297-2045
Orange County Commissioner	
Christine Moore	407-836-7350
Orange County Public Schools	
Pupil assignment	407-317-3233
Bus routes	407-317-3800
Superintendent	407-317-3200
School Board	407-317-3200
Miscellaneous	
The Apopka Chief	407-886-2777
Museum of the Apopkans	407-703-1707
Chamber of Commerce	407-886-1441

City of Apopka
CITY COUNCIL STAFF REPORT

Type of Form: Public Hearing/Ordinances/Resolution
Meeting Date: March 5, 2025
Department: Police Department

SUBJECT:
Ordinance No. Amending Chapter 54 "Retirement Systems," allowing the Chief of Police to opt-out of the City of Apopka Police Officers' Retirement System.

REQUEST:
Authorize the proposed changes to Chapter 54 "Retirement Systems" permitting the Police Chief to opt out of the City of Apopka Police Officers' Retirement System.

SUMMARY:
The City of Apopka Police Officers' Retirement System is required to maintain compliance with Chapter 185, Florida Statutes and certain provisions of the Internal Revenue Code. Chapter 185 provides for the optional participation of the Police Chief in the retirement plan while serving as the Police Chief. Currently Chapter 54 requires all police officers to become members of the retirement system as a condition of employment. The recommended changes would allow the Police Chief to opt-out of the retirement system in accordance with Chapter 185, Florida Statutes.

An actuarial impact statement was completed on the proposed changes to the City of Apopka Officers' Retirement System which determined none of the changes had an impact to the system.

FUNDING SOURCE:
N/A

RECOMMENDED ACTION:
Approve the recommended changes to the Code of Ordinances, City of Apopka Officers' Retirement System, Chapter 54.

ATTACHMENTS:
Ordinance Number 3100
Signed Actuarial Impact Letter

ORDINANCE NO. 3100

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING CHAPTER 54 "RETIREMENT SYSTEMS," BY AMENDING ARTICLE IV, "POLICE OFFICERS' RETIREMENT SYSTEM," SECTION 54-120, "MEMBERSHIP"; SECTION 54-127, "VESTING"; SECTION 54-146, "DEFERRED RETIREMENT OPTION PLAN"; SECTION 54-147, "REEMPLOYMENT AFTER RETIREMENT"; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Apopka, Florida has established the City of Apopka Police Officers' Retirement System (the "Plan") for the benefit of its employees and their beneficiaries; and

WHEREAS, the Plan is required to maintain compliance with Chapter 185, Florida Statutes and certain provisions of the Internal Revenue Code; and

WHEREAS, Chapter 185, Florida Statutes provides for the optional participation of the Police Chief in the Plan; and

WHEREAS, the City Council has determined that is in the best interest of the City to permit the Police Chief to opt out of the Plan while serving as Police Chief, in accordance with Chapter 185, and, if eligible, to receive or continue to receive retirement benefits to which he or she may be entitled under the Plan during such service; and

WHEREAS, in order to implement the changes, amendment of the City of Apopka Police Officers' Retirement System is required.

LEGISLATIVE UNDERSCORING: Underlined words constitute additions to the City of Apopka Code of Ordinances, ~~strikethrough~~ constitutes deletions from the original, and asterisks (***) indicate and omission from the existing text which is intended to remain unchanged.

NOW THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, as follows**:**

SECTION I. CHAPTER 54, RETIREMENT SYSTEMS, ARTICLE II, SECTION 54-120. MEMBERSHIP, shall be amended as follows and all definitions within the section shall be placed in alphabetical order:

Sec. 54-120. Membership.

(a) *Conditions of eligibility*.

(1) All police officers as of February 19, 1992, excepting those previously opting out, and all future police officers, shall become members of this system as a condition of employment.

(2) All future new police officers after February 19, 1992, shall be required to complete a medical examination as prescribed by the city.

(b) *Designation of beneficiary*. Each police officer shall complete a form prescribed by the board designating a beneficiary or beneficiaries.

(c) *Opt-out option*. Notwithstanding anything herein to the contrary, the police chief may elect not to participate in this system by notifying the board in writing of such election within 30 days of [effective date of this ordinance] or his or her appointment as police chief, whichever is later. An election not to participate in the system shall be irrevocable. In the event of such election, any member contributions made on or after the later of [effective date of this ordinance] or the date of appointment as police chief shall be refunded, and he or she shall be barred from membership in the system while serving as police chief. In the event a police chief member continues employment as police chief following DROP participation or is re-employed as police chief after retirement from this system, he or she may irrevocably elect not to participate in this system during any such period of continued employment or re-employment without forfeiting any benefit attributable to his or her initial period of employment with the City.

SECTION II. CHAPTER 54, RETIREMENT SYSTEMS, ARTICLE II, SECTION 54-127. VESTING, shall be amended as follows:

Sec. 54-127. Vesting.

If a member terminates his employment as a police officer, either voluntarily or by discharge, and is not eligible for any other benefits under this system, the member shall be entitled to the following:

(1) If the member has less than ten years of credited service in total under all pension plans sponsored by the city upon termination, the member shall only be entitled to a refund of his accumulated contribution. Such member may elect to receive a refund of accumulated contributions, without interest, upon separation from the city or leave his contributions deposited with the fund for up to five years, after which the member will receive the refund of accumulated contributions, without interest.

(2) If the member has ten or more years of credited service in total under all pension plans sponsored by the city upon termination, the member shall be entitled to a monthly retirement benefit, determined in the same manner as identified under section 54-124, pertaining to benefit amounts and eligibility, and based upon the member's credited service, average final compensation and the benefit accrual rate as of the date of termination, payable to him commencing at the member's otherwise normal or early retirement date, determined as if he had remained employed, provided he does not elect to withdraw his accumulated contributions, and provided the member survives his otherwise normal or early retirement date. If the member does not withdraw his accumulated contributions and does not survive

to his otherwise normal or early retirement date, his designated beneficiary shall be entitled to a benefit as provided herein for a deceased member vested or eligible for retirement under section 54-125.

(3) Any vested member of the system whose position is terminated, for whatever reason, but who remains employed by the city in some other capacity shall have all retirement benefits accrued up to the date of such termination under this system preserved, provided he does not elect to withdraw his accumulated contributions from this system. Such accrued retirement benefits shall be payable at his otherwise early (reduced as for early retirement) or normal retirement date hereunder, or later, in accordance with the provisions of this system; provided, further, however, that <u>except as otherwise expressly provided,</u> benefits shall not be payable under this system during any period of continued employment by the city.

SECTION III. CHAPTER 54, RETIREMENT SYSTEMS, ARTICLE II, SECTION 54-146. DEFERRED RETIREMENT OPTION PLAN, shall be amended as follows:

Sec. 54-146. Deferred retirement option plan.

(b) *Participation*.

(1) *Eligibility to participate*. In lieu of terminating his employment as a police officer, any member who is eligible for normal retirement under the system may elect to defer receipt of such service retirement pension and to participate in the DROP.

(2) *Election to participate*. A member's election to participate in the DROP must be made in writing in a time and manner determined by the board and shall be effective on the first day of the first calendar month which is at least 15 business days after it is received by the board.

(3) *Period of participation*. A member who elects to participate in the DROP under subsection (b)(2) of this section shall participate in the DROP for a period not to exceed 96 months, beginning at the time his election to participate in the DROP first becomes effective. An election to participate in the DROP <u>by any employee for whom participation in this system is mandatory,</u> shall constitute an irrevocable election to resign from the service of the city not later than the date provided for in the previous sentence. A member may participate only once. Any person who is currently in the DROP on the effective date of the ordinance extending the permissible DROP period provided for in this subsection may extend his DROP participation as provided herein. Any retiree who has retired under normal retirement and who has not previously participated in the DROP and who is re-employed by the city as a police officer may elect to enter the DROP as provided herein.

(4) *Termination of participation*.

a. A member's participation in the DROP shall cease by:

1. Continuation of his employment as a police officer at the end of his period of participation in the DROP as determined under subsection (b)(3) of this section; or

2. Termination of his employment as a police officer.

b. Upon the member's termination of participation in the DROP, pursuant to subsection (b)(4)a of this section, all amounts provided for in subsection (c)(2) of this section, including monthly benefits and investment earnings or losses, shall cease to be transferred from the system to his DROP account. Any amounts remaining in his DROP account shall be paid to him in accordance with the provisions of subsection (d) of this section ~~when he terminates his employment as a police officer~~.

c. A member who elects to terminate his participation in the DROP under this subsection (b)(4) shall not be permitted to again become a participant in the DROP.

(5) *Effect of DROP participation on the system*.

a. A member's credited service and his accrued benefit under the system shall be determined on the date his election to participate in the DROP first becomes effective. Upon electing to participate in the DROP, a member may elect to receive a lump sum payment equal to the value of all or a portion of the member's accrued sick and annual leave in accordance with city policy; payment of which the member would have been entitled if he or she terminated employment on the date of DROP election. To the extent permitted under the terms of this plan and state law, payments of accrued leave paid to the member pursuant to this paragraph shall be included in the member's salary for purposes of calculating average final compensation. The member shall not accrue any additional credited service or any additional benefits under the system (except for any additional benefits provided under any cost-of-living adjustment in the system) while he is a participant in the DROP. After a member commences participation, he shall not be permitted to again contribute to the system nor shall he be eligible for disability or pre-retirement death benefits. A DROP participant who elected to receive a payment of accrued leave shall continue to accrue sick leave and annual leave in accordance with city policy, based on the member's length of service as a city employee. However, any accrued leave for which a member received payment shall be deducted from the member's accrued leave total upon such election.

b. No amounts shall be paid to a member from the system while the member is a participant in the DROP. Unless otherwise specified in the system, if a member's participation in the DROP is terminated other than by terminating his employment as a police officer, no amounts shall be paid to him from the system until he terminates his employment. Unless otherwise specified in the system, amounts transferred from the system to the member's DROP account shall be paid directly to the member only on the termination of his employment with the city.

(c) *Funding*.

(1) *Establishment of DROP account*. A DROP account shall be established for each member participating in the DROP. A member's DROP account shall consist of amounts transferred to the DROP under subsection (c)(2) of this section, and earnings on those amounts.

(2) *Transfers from retirement system*.

a. As of the first day of each month of a member's period of participation in the DROP, the monthly retirement benefit he would have received under the system had he terminated his employment as a police officer and elected to receive monthly benefit payments thereunder shall be transferred to his DROP account, except as otherwise provided for in subsection (b)(4)b of this section. A member's period of participation in the DROP shall be determined in accordance with the provisions of subsections (b)(3) and (b)(4) of this section, but in no event shall it continue past the date he terminates his employment as a police officer.

b. Except as otherwise provided in subsection (b)(4)b. of this section, a member's DROP account under this subsection (c)(2) shall be debited or credited with earnings after each fiscal year quarter. The average daily balance in a member's DROP account shall be credited or debited at a rate equal to the actual net rate of investment return realized by the system for that quarter. The term "net investment return," for the purpose of this subsection, is the total return of the assets in which the member's DROP account is invested by the board, net of brokerage commissions, transaction costs and management fees.

c. A member's DROP account shall only be credited or debited with earnings and monthly benefits while the member is a participant in the DROP. A member's final DROP account value for distribution to the member upon termination of participation in the DROP shall be the value of the account at the end of the quarter immediately preceding termination of participation plus any monthly periodic additions made to the DROP account subsequent to the end of the previous quarter and prior to distribution. If a member is employed by the city police department after participating in the DROP for the permissible period of DROP participation, then beginning with the member's first month of employment following the permissible period of DROP participation, the member's DROP account will no longer be credited or debited with earnings, nor will monthly benefits be transferred to the DROP account. All such non-transferred amounts shall be forfeited and continue to be forfeited while the member is employed by the police department. A member employed by the police department after the permissible period of DROP participation will still not be eligible for pre-retirement death or disability benefits, nor will he accrue additional credited service.

(d) *Distribution of DROP accounts on termination of employment*.

(1) *Eligibility for benefits*. A member shall receive the balance in his DROP account in accordance with the provisions of this subsection (d) ~~upon his termination of employment as a police officer~~. Except as <u>otherwise</u> provided in <u>this</u> subsection (d)~~(5) of this section~~, no amounts shall be paid to a member from the DROP prior to his termination of employment as a police officer.

(2) *Form of distribution*.

a. Unless the member elects otherwise, distribution of his DROP account shall be made in a cash lump sum. A member may elect, in such time and manner as the board shall prescribe, to receive an optional form of benefit described below:

1. Until the value of the member's DROP account is completely depleted, payments in approximately equal quarterly or annual installments over a period, designated by the member, not to exceed the life expectancy of the last survivor of the member and his beneficiary. In the event that the member dies before all installments have been paid, the remaining balance in his DROP account shall be paid in an immediate cash lump sum to his beneficiary, or if none is designated, then to the member's estate.

2. The purchase of a non-forfeitable fixed annuity payable in such form as the member may elect. Elections under this subsection (d)(2)a.2. shall be in writing and shall be made in such time or manner as the board shall determine.

b. Notwithstanding the preceding, if a member dies before his benefits commence, his DROP account shall be paid to his beneficiary in such optional form as his beneficiary may select. If no beneficiary designation is made, the DROP account shall be distributed to the member's estate.

(3) *Date of payment of distribution*. Except as otherwise provided in this subsection (d), distribution of a member's DROP account shall be made as soon as administratively practicable following the member's termination of employment. Distribution of the amount in a member's DROP account will not be made unless the member completes a written request for distribution and a written election on forms designated by the board to either receive a cash lump sum or a rollover of the lump sum amount.

(4) *Proof of death and right of beneficiary or other person*. The board may require and rely upon such proof of death and such evidence of the right of any beneficiary or other person to receive the value of a deceased member's DROP account as the board may deem proper, and its determination of the right of that beneficiary or other person to receive payment shall be conclusive.

(5) *Distribution limitation*. Notwithstanding any other provision of this subsection (d), all distributions from the DROP shall conform to the minimum distribution of benefit provisions as provided for herein.

(6) *Direct rollover of certain distributions*. This subsection applies to distributions made on or after January 1, 2002. Notwithstanding any provision of the DROP to the contrary, a distributee may elect to have any portion of an eligible rollover distribution paid in a direct rollover as otherwise provided under the system in section 54-142.

(7) ~~*Age 70½ r*~~*Required* *minimum* *distribution*. In no event shall the provisions of subsection (d) of this section operate so as to allow the distribution of a member's DROP account to be later than the April 1 following the later of the calendar year in which he terminates his employment as a police officer or he attains age 72, for members attaining age 72 on or before December 31, 2022 and age 73 for members attaining age 72 on or after January 1, 2023 ~~70½~~. In the event a member is required to receive payment while in service under the provisions of this subsection, he shall receive one lump sum payment on or before his required beginning date equal to his entire DROP account balance and annual lump sum payments thereafter of amounts credited to his DROP account during each calendar year. Upon the member's subsequent termination

of employment, payment of his DROP account shall be made in accordance with the provisions of subsection (d)(2) of this section.

(8) *Distribution limitation*. Notwithstanding any other provision of this subsection (d), all distributions from the DROP shall conform to the regulations issued under section 401(a)(9) of the Internal Revenue Code, including the incidental death benefit provisions of section 401(a)(9)(G) of the Internal Revenue Code. Further, such regulations shall override any DROP provision that is inconsistent with section 401(a)(9) of the Internal Revenue Code.

(9) *Direct rollover of certain distributions*. This subsection applies to distributions made on or after January 1, 1993. Notwithstanding any provision of the DROP to the contrary that would otherwise limit a distributee's election under this subsection, a distributee may elect, at the time and in the manner prescribed by the board, to have any portion of an eligible rollover distribution paid directly by the DROP to an eligible retirement plan specified by the distributee in a direct rollover as otherwise provided under the system in section 54-142, herein incorporated by reference.

(10) *In-Service Distribution*. In the event the police chief continues employment as police chief following DROP participation or is re-employed by the City in the position of police chief following retirement from this system, and does not participate in this system during such period of continued employment or re-employment, he or she shall receive retirement benefits from this system, including any DROP distribution for which he or she is eligible, while employed as police chief, as provided in sec. 54-147(c). If the police chief elects to participate in this system during any period of continued employment after DROP or reemployment after retirement, benefit payments shall be discontinued during any such period of continued or reemployment, and he or she shall accrue additional service under this system, as provided in sec. 54-147(b).

* * *

SECTION IV. CHAPTER 54, RETIREMENT SYSTEMS, ARTICLE II, SECTION 54-147 REEMPLOYMENT AFTER RETIREMENT shall be amended as follows:

Sec. 54-147. Re-employment after retirement.

* * *

(b) *After normal retirement*. Any retiree who is retired under normal retirement pursuant to this system and who is re-employed as an employee after that retirement, and, by virtue of that re-employment, is ~~eligible~~ required to participate in this system or elects to participate in this system, shall, upon being re-employed, discontinue receipt of benefits. Upon re-employment, the retiree shall be deemed to be fully vested and the additional credited service accrued during the subsequent employment period shall be used in computing a second benefit amount attributable to the subsequent employment period, which benefit amount shall be added to the benefit determined upon the initial retirement to determine the total benefit payable upon final retirement. Calculations of benefits upon retirement shall be based upon the benefit accrual rate, average final compensation, and credited service as of that date, and

the retirement benefit amount for any subsequent employment period shall be based upon the benefit accrual rate, average final compensation (based only on the subsequent employment period), and credited service as of the date of subsequent retirement. The amount of any death or disability benefit received as a result of a subsequent period of employment shall be reduced by the amount of accrued benefit eligible to be paid for a prior period of employment. The optional form of benefit and any joint pensioner selected upon initial retirement shall not be subject to change upon subsequent retirement except as otherwise provided herein, but the member may select a different optional form and joint pensioner applicable to the subsequent retirement benefit.

(c) Any retiree who is retired under normal retirement pursuant to this system and who is re-employed by the city after that retirement, and, by virtue of that re-employment, is ineligible to participate in this system or elects not to participate in this system, shall, during the period of such re-employment, continue to receive retirement benefits previously earned.

* * *

SECTION V. CODIFICATION. It is the intention of the City Council that the provisions of this Ordinance shall become and be made part of the Code of Ordinances of the City of Apopka; and the City Clerk is directed to take the necessary steps to effect the codification into the Code, and Sections of this ordinance may be numbered or renumbered or lettered or re-lettered and the effective date of the ordinance may be included where required and the word ordinance may be changed to "chapter", "section", "article", or such other appropriate word or phrase in order to accomplish such codification. Typographical errors which do not affect the intent may be authorized by the Mayor, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION VI. CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION VII. SEVERABILITY. If any section, subsection, sentence, clause, or phrase of this ordinance, or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining sections, subsections, sentences, clauses, or phrases under application shall not be affected thereby.

SECTION VIII. EFFECTIVE DATE. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately upon its passage and adoption.

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

READ FIRST TIME: _____

READ SECOND TIME
AND ADOPTED: _____

ATTEST:

_____	_____
Susan M. Bone, CMC, City Clerk	Bryan Nelson, Mayor

Approved as to form and legal sufficiency:

_____
Cliff B. Shepard, City Attorney

DULY ADVERTISED FOR PUBLIC HEARING:

CITY OF APOPKA
POLICE OFFICERS' RETIREMENT SYSTEM

ACTUARIAL IMPACT STATEMENT
December 3, 2024
(Page 1)

This statement outlines the projected impact on the Total Required Contribution (per Chapter 112, Florida Statutes) and the Required City Contribution resulting from the following proposed amendments to the Code of Ordinances, Chapter 54, Sections 120, 127, 146, and 147.

1.) Sec. 54-120. – Membership
    a. The proposed opt-out option does not substantiate any changes to our valuation assumptions or methods and therefore has no impact on the plan's projected Total Required Contribution.
2.) Sec. 54-127. - Vesting
    a. The proposed amendment to the vesting provisions does not substantiate any changes to our valuation assumptions or methods and therefore has no impact on the plan's projected Total Required Contribution.
3.) Sec. 54-146. - Deferred retirement option plan
    a. The proposed amendments to the DROP provisions do not substantiate any changes to our valuation assumptions or methods and therefore have no impact on the plan's projected Total Required Contribution.
4.) Sec. 54-147. – Re-employment after retirement
    a. The proposed amendment to the re-employment provisions does not substantiate any changes to our valuation assumptions or methods and therefore has no impact on the plan's projected Total Required Contribution.

*Please note that all assumptions and methods used in the Impact Statement are the same as those reflected in the 10/1/2023 Actuarial Valuation Report.

CITY OF APOPKA
POLICE OFFICERS' RETIREMENT SYSTEM

ACTURIAL IMPACT STATEMENT

December 3, 2024
(Page 2)

The changes presented are in compliance with Part VII, Chapter 112, Florida Statutes and Section 14, Article X of the State Constitution.

David V. Pappalardo, FSA, EA, FCA, MAAA
Enrolled Actuary #23-5283

STATEMENT OF PLAN ADMINISTRATOR

The prepared information presented reflects the cost of the benefit improvement.

Chairman, Board of Trustees

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 6.
Meeting Date: March 5, 2025
Department: Community Development

SUBJECT:
Resolution 2025-09 - Vacation of W. Oak Street Right of Way

REQUEST:
Adopt Resolution 2025-09

SUMMARY:
Owner: City of Apopka
Applicant: Angel Garcia, Stan Henry
Location: West of N. Washington Avenue
Existing Use: Abandoned/Unimproved right-of-way
Tract Size: 0.28 ± acres

Land Use Report

Direction	Future Land Use	Zoning	Present Use
North	Residential Low	RSF-1B (Residential Single-Family District)	Single Family Residence
East	N/A	N/A	Existing Right of Way (W Oak Street)
South	Residential Low	Mixed-Use Downtown	Single Family Residence
West	Residential Low	RSF-1B (Residential Single-Family District), RSF-1B (Residential Single-Family District)	Single Family Residence, Single Family Residence

PROJECT SUMMARY: The applicant is seeking to vacate a 60-foot-wide unimproved public right-of-way with an area of an estimated 0.28 acres, located west of N. Washington Avenue. The Public Services Department has evaluated the site and can only support the right-of-way being vacated if a utility easement is recorded over the entire area of an existing 24” sewer force main that currently exists through the right-of-way. This is so that the city will be able to maintain it when it becomes necessary in the future. The City has letters on file from all utility providers indicating no objections to the proposed vacate. The vacated right-of-way will be transferred to the City of Apopka.

ORANGE COUNTY NOTIFICATION:
The JPA (Joint Planning Area) agreement requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on July 16, 2024.

PUBLIC HEARING SCHEDULE:
March 5, 2025 – City Council (1:30 PM)

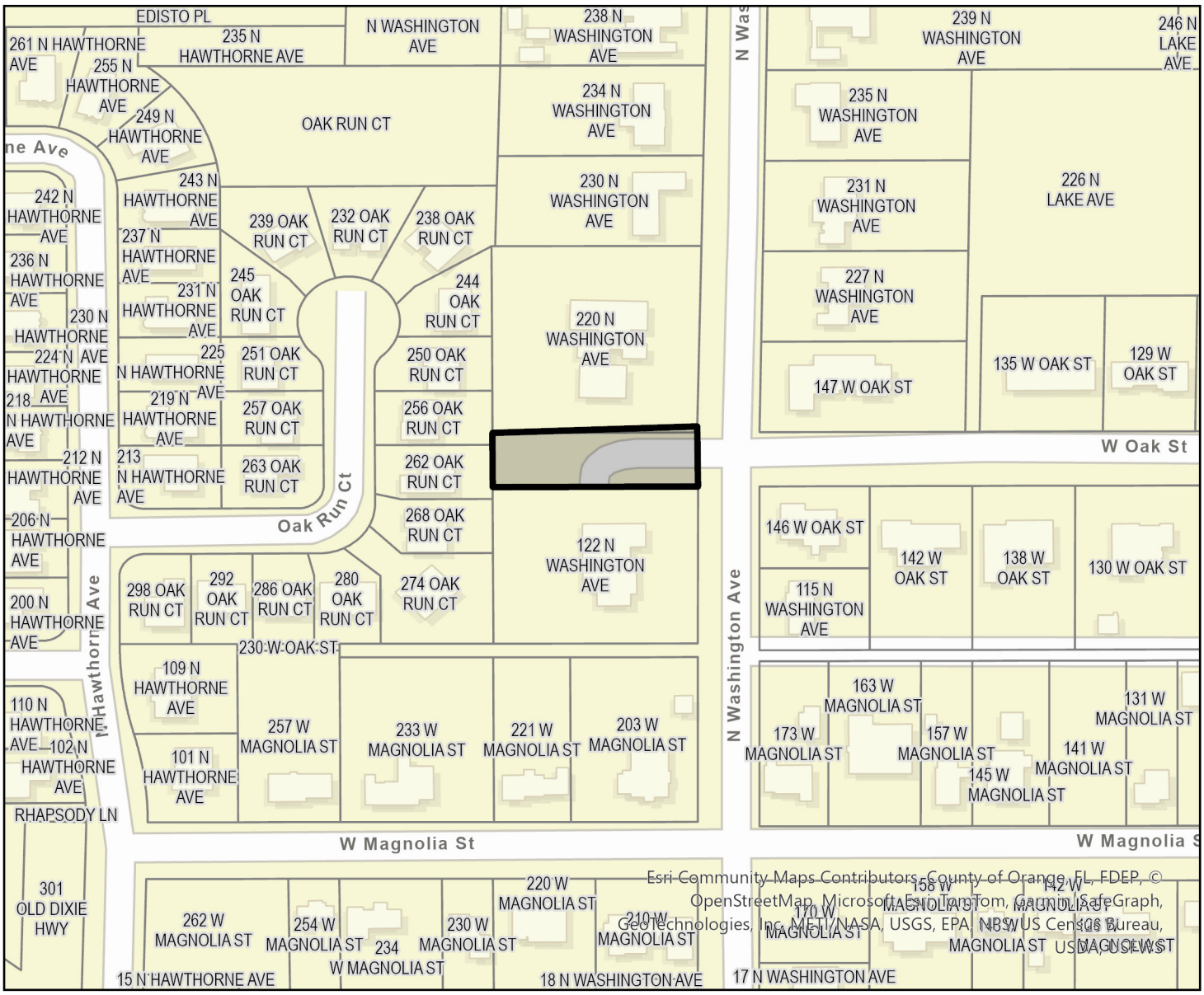
DULY ADVERTISED:
February 21, 2025 – Public Notice and Notification (Apopka Chief)

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee: The Development Review Committee does not object to the request by Angel Garcia and Stan Henry to vacate a 60-foot-wide abandoned/unimproved public right-of-way, as described in the legal description.

City Council - Recommended Motion: Adopt Resolution 2025-09.

ATTACHMENTS:
1. Vacating ROW Maps
2. Resolution 2025-09
3. Apopka Chief PHN Ad

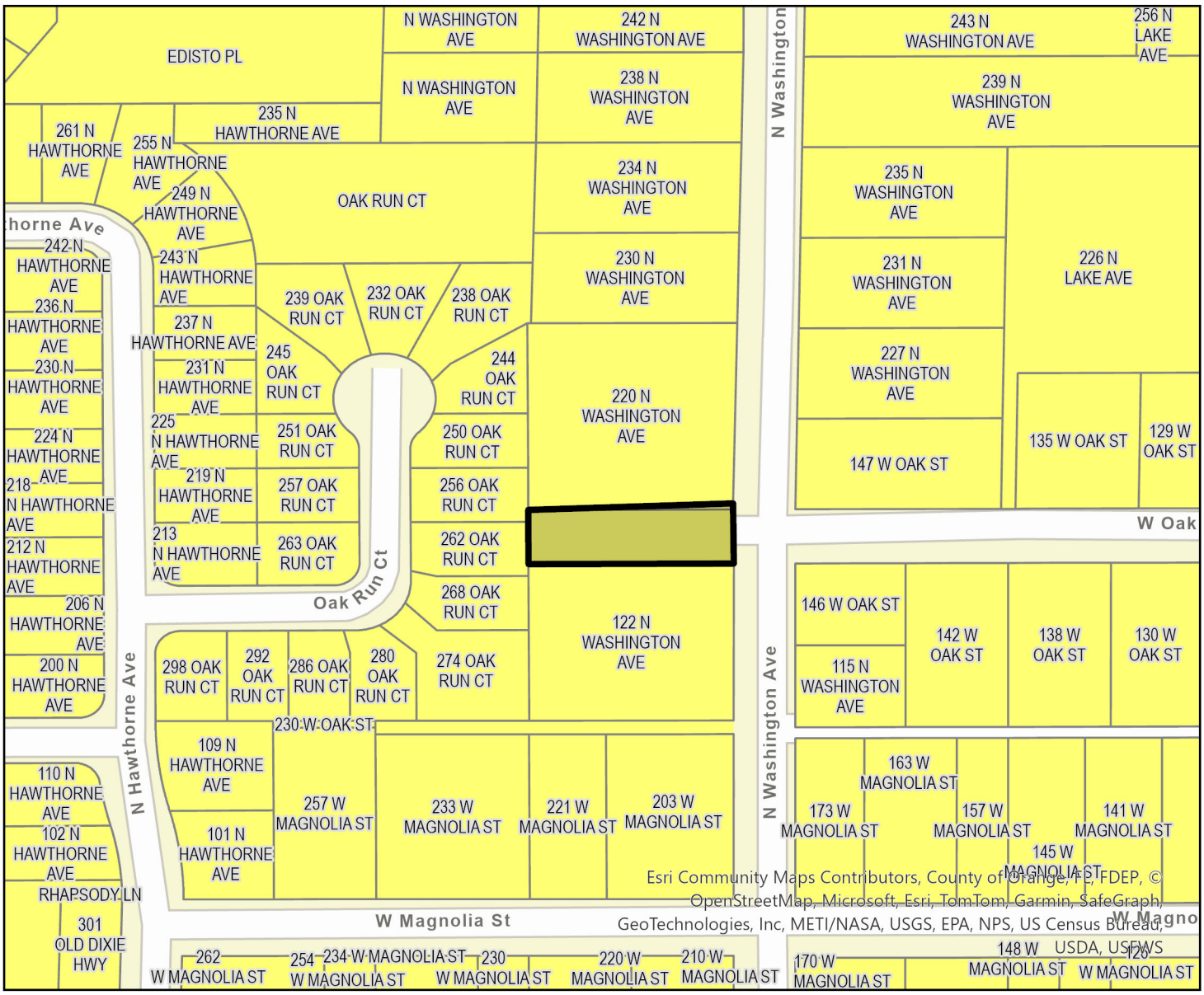


Parcel

Vacating ROW (W Oak Street)

0 0.03 0.05 0.1 Miles

N



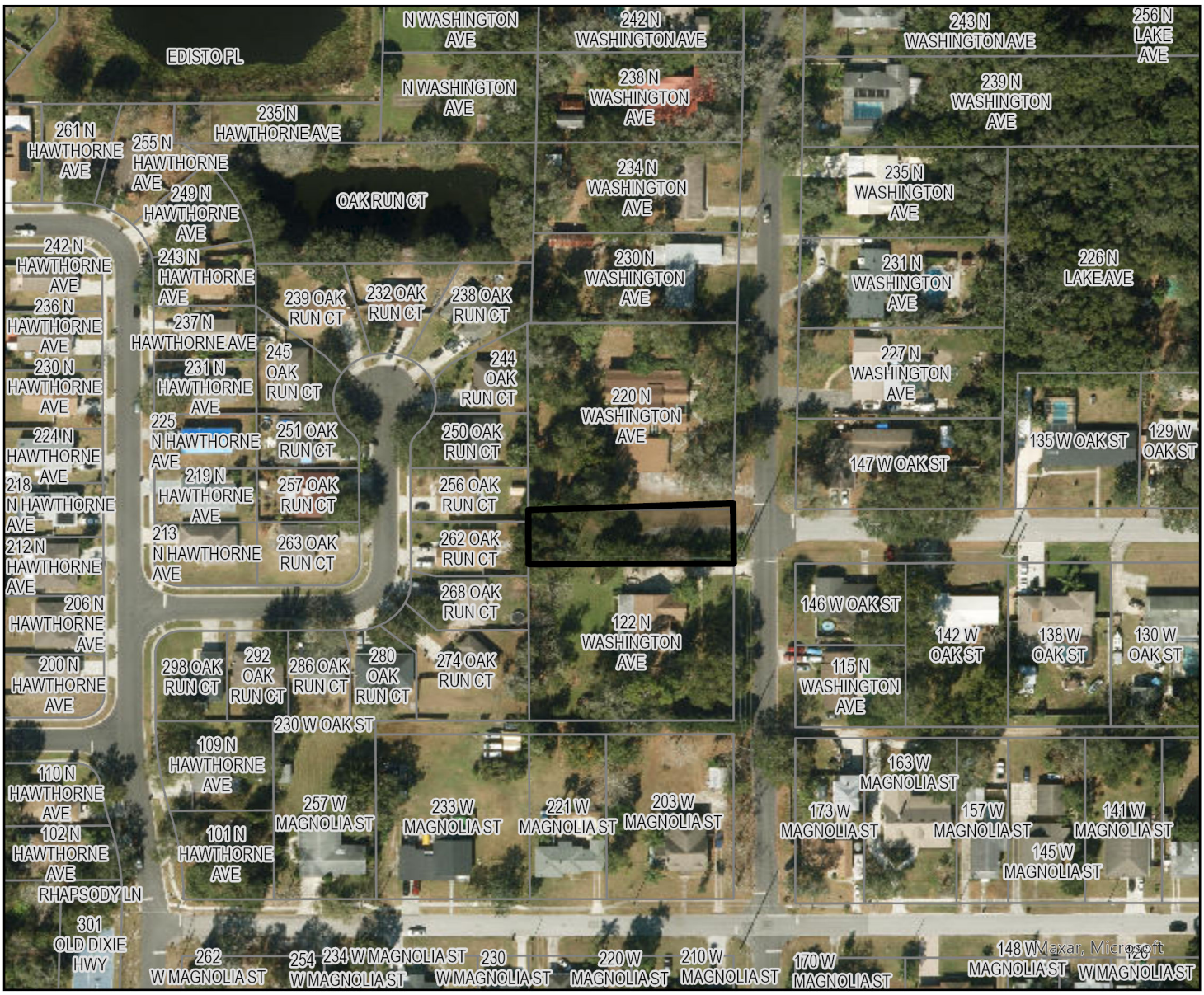
Parcel

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST_PU
- MU
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS
- Vacating ROW (W Oak Street)

0 0.03 0.05 0.1 Miles

N

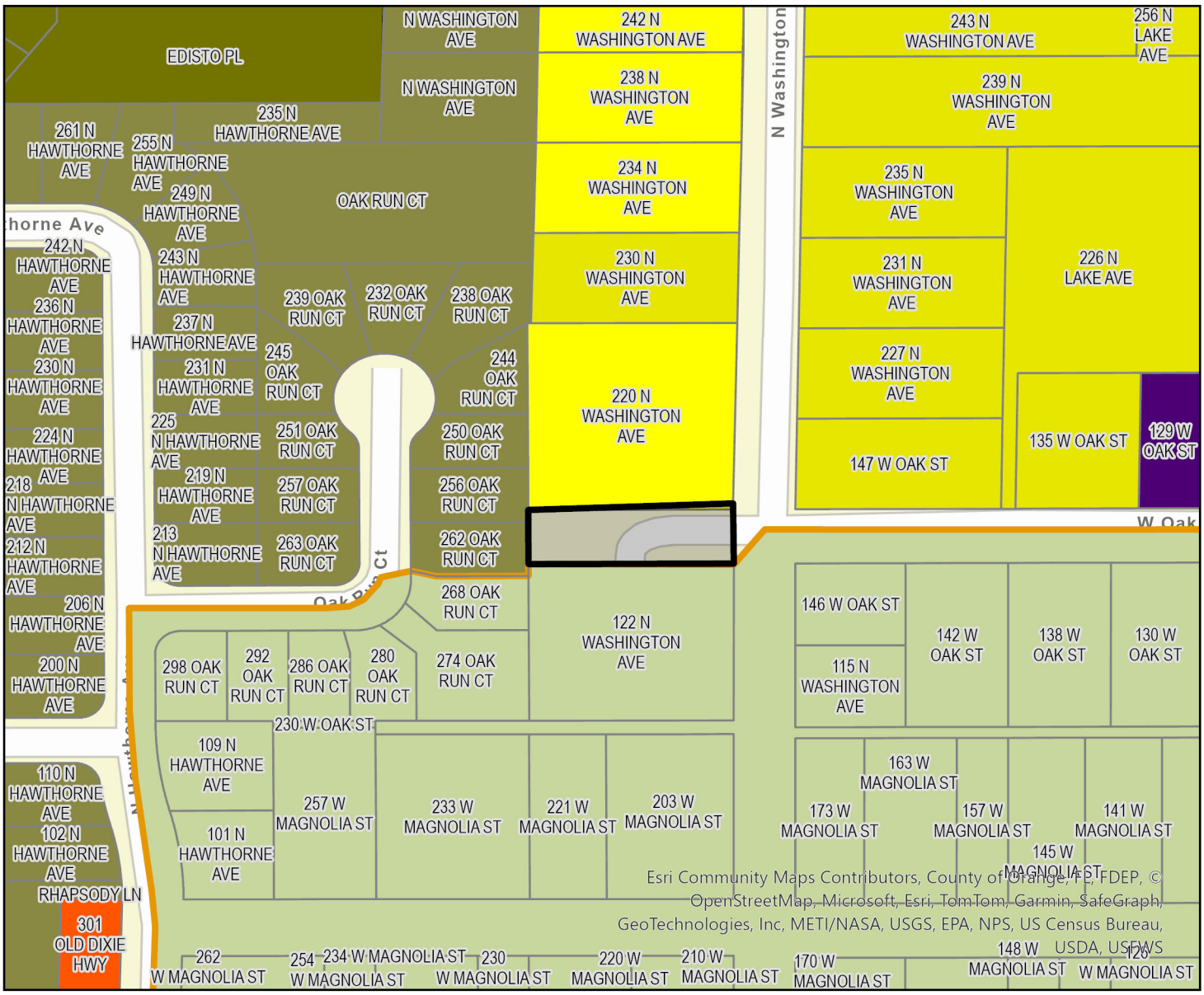


Parcel

Vacating ROW (W Oak Street)

0 0.03 0.05 0.1 Miles

N



Parcel

Apopka Zoning

- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
- MU-T
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T
- Vacating ROW (W Oak Street)

0 0.03 0.05 0.1 Miles

N

RESOLUTION 2025-09

A RESOLUTION OF THE CITY OF APOPKA, TO VACATE A 60-FOOT WIDE PORTION OF W OAK STREET RIGHT OF WAY, LOCATED WEST OF N WASHINGTON AVENUE; IN SECTION 9, TOWNSHIP 21, RANGE 28 OF ORANGE COUNTY, FLORIDA; PROVIDING DIRECTIONS TO THE CITY CLERK, FOR SEVERABILITY, FOR CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to provisions of Section 336.10, Florida Statutes, a petition has been filed by the City of Apopka, to vacate, abandon, discontinue, renounce and disclaim right-of-way as shown in Exhibit "A";

WHEREAS, Lumen, Duke Energy, Charter Spectrum Communications and Lake Apopka Natural Gas District have no objection to the abandonment of right-of-way;

WHEREAS, the City Council has determined that under the proposed circumstances there exists no public need for this existing easement; and

WHEREAS, after public notice in accordance with Section 336.10, Florida Statutes, the City Council has determined that it is not contrary to public interest to vacate and abandon said existing right-of-way.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA THAT:

SECTION 1. That the following lands, and graphically depicted by the attached Exhibit A, shall be officially closed, discontinued, and vacated:

Legal Description:

THAT PORTION OF OAK STREET RIGHT OF WAY LYING NORTH OF LOTS 8 THROUGH 11, ACCORDING TO THE PLAT OF HIGHLAND PARK DAVIS AND MITCHILL'S ADDITION AS RECORDED IN PLAT BOOK F, PAGE 56, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING SOUTH OF LOT 85 LAKESIDE HOMES AS RECORDED IN PLAT BOOK B, PAGE 69, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING EAST OF HAWTHORNE OAKS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGE 85, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND LYING WEST OF N. WASHINGTON AVENUE A 60 FOOT RIGHT OF WAY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE EAST LINE OF AFORESAID HAWTHORNE OAKS PHASE 1 AND BEING THE SOUTHWEST CORNER OF THE AFORESAID LOT 85 OF LAKESIDE HOMES; THENCE RUN EAST A DISTANCE OF 200 FEET ALONG THE SOUTH LINE OF SAID LOT 85 TO THE SOUTHEAST CORNER OF LOT 85 LYING ON THE WEST RIGHT OF WAY LINE OF N. WASHINGTON AVENUE; THENCE SOUTH ALONG SAID LINE A DISTANCE OF 60 FEET TO THE

NORTHWEST CORNER OF AFORESAID LOT 11 OF HIGHLAND PARK DAVIS AND MITCHILL'S ADDITION; THENCE WEST A DISTANCE OF 200 FEET ALONG SAID NORTH LINES OF SAID LOTS 8 THROUGH 11 OF HIGHLAND PARK DAVIS AND MITCHILL'S ADDITION TO AT A POINT ON THE EAST LINE OF SAID HAWTHORNE OAKS PHASE 1 AND BEING THE NORTHWEST CORNER OF SAID LOT 8; THENCE NORTH ALONG SAID LINE A DISTANCE OF 60 FEET TO THE POINT OF BEGINNING.

SECTION II. NOTICE. That notice of the adoption of this Resolution be published and the Resolution be filed with the Clerk of the Circuit Court of Orange County, Florida, and duly recorded among the Public Records of Orange County, Florida.

SECTION III. SEVERABILITY. That if any section or portion of a section or subsection of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this Resolution.

SECTION IV. CONFLICT. That all resolutions or parts of resolutions in conflict herewith are hereby repealed.

SECTION V. EFFECTIVE DATE. That this Resolution shall take effect upon the date of adoption.

ATTEST

CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA

_____
Susan M. Bone
City Clerk

_____
Bryan Nelson
Mayor

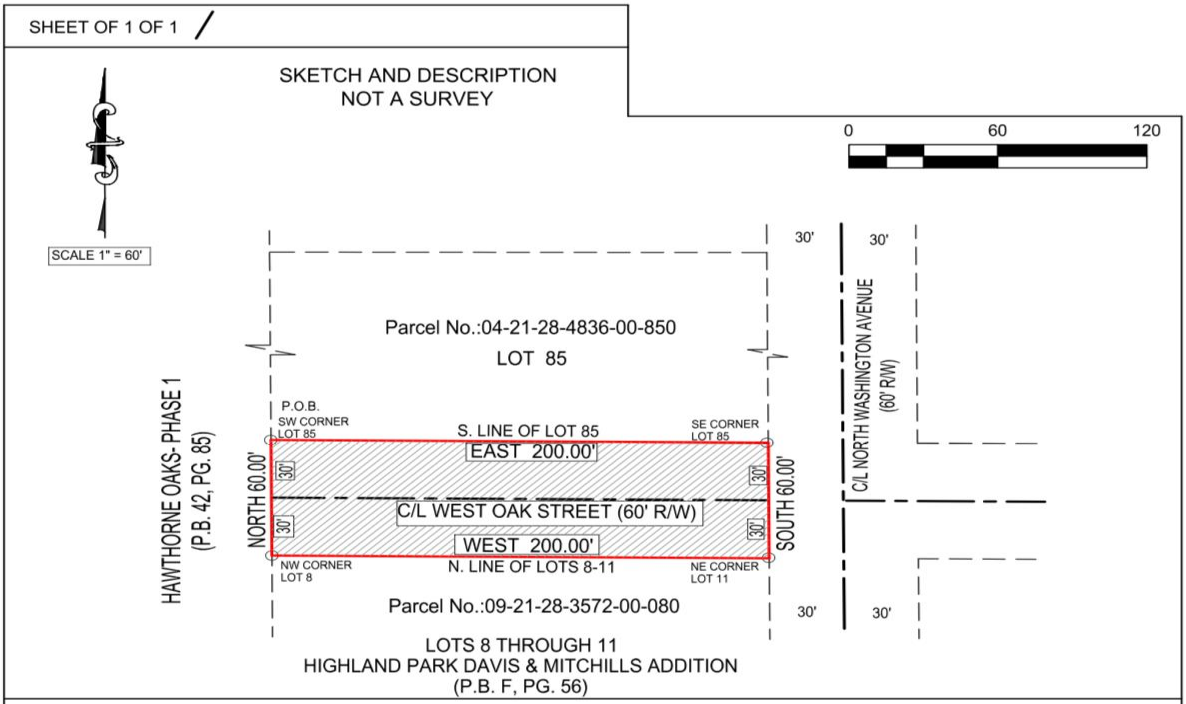
APPROVED as to form and legal sufficiency

_____
Cliff Shepard,
City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: February 21, 2025

Resolution 2025-09
EXHIBIT A

City of Apopka
Proposed Vacate of Right-of-Way



PROPOSED DESCRIPTION FOR VACATED RIGHT OF WAY:

That portion of Oak Street Right of Way lying North of Lots 8 through 11 according to the plat of Highland Park Davis and Mitchill's Addition, as recorded in Plat Book F, Page 56, Public records Orange County, Florida; Lying South of Lot 85 Lakeside Homes recorded in Plat Book B, Page 69, Public records of Orange County Florida; Lying East of Hawthorne Oaks Phase 1, according to the plat thereof as recorded in Plat Book 42, Page 85, of the Public Records of Orange County, Florida; and Lying West of N. Washington Avenue a 60 foot Right of Way and More Particularly Described As Follows:

Begin at a point on the East line of aforesaid Hawthorne Oaks Phase 1 and being the Southwest corner of the aforesaid Lot 85 of Lakeside Homes; Thence run East a distance of 200 feet along the South line of said Lot 85 to the Southeast corner of Lot 85 lying on the West Right of Way line of N. Washington Avenue; Thence South along said line a distance of 60 feet to the Northwest corner of aforesaid Lot 11 of Highland Park Davis and Mitchill's Addition; Thence West a distance of 200 feet along said North Lines of said Lots 8 through 11 of Highland Park Davis and Mitchill's Addition to at a point on the East line of said Hawthorne Oaks Phase 1 and being the Northwest corner of said Lot 8; Thence North along said line a distance of 60 feet to the Point of Beginning.

NOTES:
1. THIS SKETCH & DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS, RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
2. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT OR PROVIDED INFORMATION.
3. BEARINGS ARE BASED ON RECORDED PLAT OF LAKE HOLDEN INDUSTRIAL PARK DATUM AND SHOWN ON THE LINE AS BASE BEARING (BB).
4. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED OR DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR.

This is a digitally signed and sealed drawing of a sketch and description performed under the direction of the undersigned. Sketch is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The sketch meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. Pursuant to section 472.027 Florida statutes.

RODNEY W. JACKSON, PSM 6281

RODNEY W. JACKSON CERTIFICATE No. 6281 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

JOB NO.: 23-983 S&D
DATE:
FIELD: N/A
SIGNED: 06-25-24
DRAWN BY: RWJ
CHK'D BY: RWJ

LEGEND

P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
O.R. - OFFICIAL RECORDS BOOK
PG. - PAGE
R/W RIGHT OF WAY

PROPOSED VACATED R/W

DENOTES SCALE BREAK

PREPARED FOR:
ANGEL L. GARCIA

Boundary And Mapping Associates, Inc.
LAND SURVEYORS LB 4565
160 INTERNATIONAL PARKWAY
SUITE 170
HEATHROW, FL. 32746
PH. (407) 696-1155

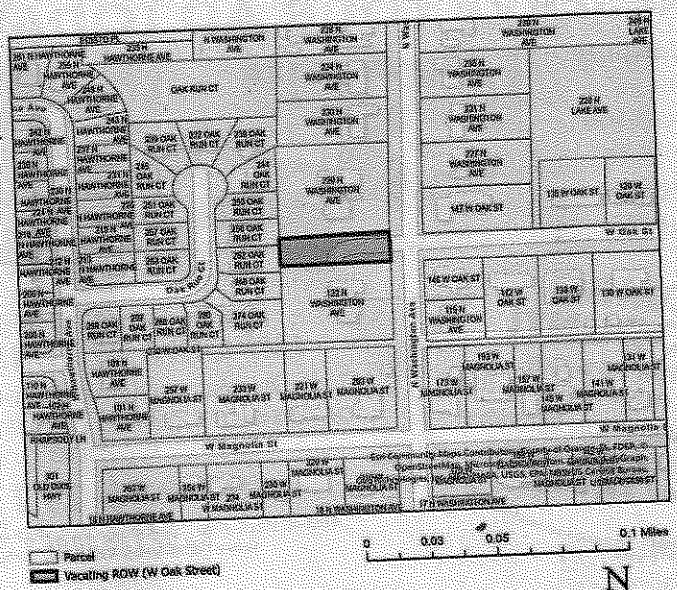
(THIS IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

go said that based on his sev- the street if, in fact, you can't

NOTICE OF INTENT TO VACATE RIGHT OF WAY

NOTICE is hereby given that the City of Apopka City Council has received an application from Angel Garcia and Stan Henry to vacate the unimproved W Oak Street right of way, as recorded in the Public Records of Orange County, Florida, being more particularly described as follows:

RESOLUTION 2025-09
A RESOLUTION OF THE CITY OF APOPKA, FLORIDA, TO VACATE THE WEST OAK STREET RIGHT OF WAY, AS APPEARING IN PLAT BOOK F, PAGE 57, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILTY, CONFLICTS, AND AN EFFECTIVE DATE.



(THIS IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

W Oak Street Right of Way Vacate Description:
That portion of oak street right of way lying north of Lots 8 through 11, according to the plat of highland park davis and mitchill's addition as recorded in Plat Book F, Page 56, Public Records of Orange County, Florida, lying south of lot 85 lakeside homes as recorded in plat book B, page 69, of the public records of orange county, florida, lying east of hawthorne oaks phase 1, according to the plat thereof as recorded in plat book 42, page 85, of the public records of orange county, florida, and lying west of n. washington avenue a 60 foot right of way and more particularly described as follows:

begin at a point on the east line of aforesaid hawthorne oaks phase 1 and being the southwest corner of the aforesaid lot 85 of lakeside homes; thence run east a distance of 200 feet along the south line of said lot 85 to the southeast corner of lot 85 lying on the west right of way line of n. washington avenue; thence south along said line a distance of 60 feet to the northwest corner of aforesaid lot 11 of highland park davis and mitchill's addition; thence west a distance of 200 feet along said north lines of said lots 8 through 11 of highland park davis and mitchill's addition to at a point on the east line of said hawthorne oaks phase 1 and being the northwest corner of said lot 8; thence north along said line a distance of 60 feet to the point of beginning.

Containing: 0.28 acres, more or less.

NOTICE is hereby given that the **CITY OF APOPKA CITY COUNCIL** will consider this plat vacate application at its regularly scheduled meeting in the City Hall City Council Chambers, 120 East Main Street, Apopka, Florida, on **Wednesday, March 5, 2025, at 1:30 p.m.** or as soon thereafter as possible.

Please be advised that, under State Law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based. The proposed subdivision plat vacation and resolution may be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 6
Meeting Date: March 5, 2025
Department: Police Department

SUBJECT:
Resolution No. 2025-11 – A Resolution to Authorize the City Administrator to take necessary action by authorizing the City Attorney to initiate Eminent Domain Proceedings to initiate necessary property for the Construction of the City Public Safety Building.

REQUEST:
To Authorize the City Administrator to execute all documents and take all other administrative action necessary to effectuate the intent of the resolution. Authorize the City Attorney to initiate Eminent Domain Proceedings, negotiate pre-suit settlements, file pleadings, and pursue, to settlement, final judgement in the eminent domain proceedings to acquire title to the property described in the resolution and to take any other action necessary, including hiring experts for the City, and any other actions associated with or arising out of such eminent domain proceedings.

SUMMARY:
This is a Resolution authorizing the City Administrator to direct the City Attorney to initiate Eminent Domain Proceedings in order to obtain the necessary property required for the future Construction of the City Public Safety Building.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Authorize the City Administrator to direct the City Attorney to initiate Eminent Domain Proceedings to initiate necessary property for the Construction of the City Public Safety Building.

ATTACHMENTS:
Resolution No. 2025-11

RESOLUTION NO. 2025-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, DETERMINING THE NECESSITY AND PUBLIC PURPOSE AND AUTHORIZING THE ACQUISITION OF PROPERTY IN APOPKA, FLORIDA BY EMINENT DOMAIN OR THROUGH NEGOTIATION FOR THE CONSTRUCTION OF A CITY PUBLIC SAFETY BUILDING; DIRECTING AND AUTHORIZING THE CITY ADMINISTRATOR TO TAKE ALL NECESSARY ACTIONS TO CARRY OUT THE AIM OF THIS RESOLUTION; AUTHORIZING THE CITY ATTORNEY TO INITIATE EMINENT DOMAIN PROCEEDINGS TO ACQUIRE THE NECESSARY PROPERTY; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to its Home Rule Powers and powers set forth in Chapters 73 and 74, *Florida Statutes*, and Sections 166.401 and 166.411, *Florida Statutes*, the City of Apopka, Florida has the authority to acquire, by eminent domain, the property described in **Exhibit "A"** attached hereto and incorporated herein by reference, for the public purpose of the construction of a City public safety building; and

WHEREAS, the City Council of the City of Apopka desires to serve the City facilities' needs for the City of Apopka; and

WHEREAS, the City Council of the City of Apopka finds a public need and necessity exists to acquire the property described in **Exhibit "A**" for the construction of a City public safety building as part of a City project (the "Project"); and

WHEREAS, the City Council of the City of Apopka finds a public need and necessity to acquire interest in fee simple for the property described in **Exhibit "A"** to effectuate the construction of a City public safety building; and

WHEREAS, the City Council of the City of Apopka has caused the property described in **Exhibit "A"** to be surveyed and has located its line or area of construction and intends in good faith to construct the project on or over the described property in accordance with Section 73.021(6), *Florida Statutes*; and

WHEREAS, the City Council of the City of Apopka, Florida, has determined that the acquisition of the land more particularly described in **Exhibit "A"** advance a public purpose and promote and protect the health, safety, and welfare of the citizens and residents of the City.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

SECTION 1. LEGISLATIVE FINDINGS. The foregoing recitals are hereby adopted as the legislative findings of the City Council of the City of Apopka, Florida.

SECTION 2. PUBLIC PURPOSE AND NECESSITY. The City Council finds that fee simple acquisition of the property described in Exhibit "A" is necessary for the public purpose of the construction of a City public safety building.

SECTION 3. DIRECTIONS TO CITY MANAGER. The City Administrator of the City of Apopka is hereby authorized and directed to execute all documents and take all other administrative action necessary to effectuate the intent of this resolution.

SECTION 4. AUTHORIZATION OF THE CITY ATTORNEY. The City Council hereby authorizes its City Attorney to initiate the eminent domain process, negotiate pre-suit settlements, file pleadings, and pursue, to settlement, final judgment in the eminent domain proceedings to acquire title to the property described herein, and to take any other action necessary, including hiring experts for the City, and any other actions associated with or arising out of such eminent domain proceedings.

SECTION 5. SEVERABILITY. If any section, sentence, clause, or phrase of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then all remaining provisions and portions of this Resolution shall remain in full force and effect.

SECTION 6. CONFLICTS. All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon its passage.

DONE AND RESOLVED in regular session of the City Council of Apopka this ____ day of _____, 2025.

ATTEST:

CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA

_____
SUSAN BONE, CITY CLERK

_____
BRYAN NELSON, MAYOR

Exhibit "A"

Property Address: 123 E 7TH STREET, APOPKA, FL, 32703
Parcel Identification Number: 09-21-28-0196-61-380

Legal Description: CHAMPNEY PORTION TOWN OF APOPKA A/87 LOTS 138 & 139 BLK F & S ½ OF VAC ALLEY ON N THEREOF PER OR 4931/838

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 8.
Meeting Date: March 5, 2025
Department: Finance Department

SUBJECT:
Resolution No. 2025-12: Amending the budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025.

REQUEST:
Council adoption of Resolution Number 2025-12
Budget Amendment #: 07
Fiscal Year (FY): 2025
Total Amendment **$14,795,694** * Dollar amounts may be rounded up.

SUMMARY:
On September 25, 2024, by Resolution Number 2024-33, the City Council adopted the final budgets for Fiscal Year (FY) 2024-2025. The City is committed to expenditures and has experienced unanticipated revenues/expenditures throughout the current fiscal year that need to be reflected in the budget. Florida Statutes, Section 166.241 (4) requires the governing body to amend the budget in the same manner as the original budget was adopted. Below are the following proposed amendments:

1. Amendment:
Funding Source: No Budgetary Impact
Description: The Utility Water Maintenance Department #3141, will increase headcount by two (2) for Utility Service Worker II positions. These positions will assist with Water Meter Upgrades & Replacements and other duties. This will increase the Utility Water Maintenance Division Headcount to 23 employees, but it will not have a budgetary impact. The total estimated salary budget for six (6) months is $80,355.

BACKFLOW SPECIALIST	2
Construction Foreman	1
CROSS CONN PREVENTION COORD	1
Utility Foreman	1
Utility Program Coordinator	1
Utility Service Worker I	1
Utility Service Worker II	14
Total	21

Additional:	
Utility Service Worker II	2

2. Amendment:
Funding Source: ORANGE COUNTY TOURIST DEVELOPMENT (TDT) GRANT
Description: On October 29, 2024, the City of Apopka was awarded the ARC TDT Grant Funding to expand and upgrade the City's Northwest Recreation Complex. The total grant funding in aggregate before October 1st, 2025 is $4,500,000.

Account Number	Description/Project	Debit	Credit
150-334-7008	ORANGE COUNTY GRANT - ARC TDT NWRC	$ -	$4,500,000
150-3514-572-6200	BUILDINGS	1,044,303	
150-3514-572-6300	IMPROVEMENTS OTHER THAN BLDGS	3,455,697	
	Total Amendment	**$4,500,000**	**$4,500,000**

3. Amendment:
Funding Source: Salary/Wages & Fringe Benefits from Public Services Director open position
Description: Border Lake Pump Rental - Short Term Solution. The total estimated cost is $55,608 plus $5,561 for contingency.

Account Number	Description/Project	Debit	Credit
401-3010-539-1200	REGULAR SALARIES AND WAGES	$ -	$ 48,936
401-3010-539-2100	FICA TAXES - CITY MATCHING		2,447
401-3010-539-2200	CITY RETIREMENT CONTRIBUTION		6,728
401-3010-539-2300	LIFE AND HEALTH INSURANCE		3,058
001-9011-581-9120	TRANSFER TO STORMWATER FUND	61,169	
	Subtotal	**61,169**	**61,169**
120-381-0010	TRANSFER FROM WATER & WASTEWATER		61,169
120-3151-538-4400	RENTALS & LEASES	61,169	
	Subtotal	**61,169**	**61,169**
	Total Amendment	**$ 122,338**	**$ 122,338**

4. Amendment:
Funding Source: Salary/Wages & Fringe Benefits from Transportation Coordinator open position
Description: Harmon Rd. And S Binion Rd. Curb and Flumes Repairs. The total estimated cost is $36,750 plus $3,675 for contingency.

Account Number	Description/Project	Debit	Credit
001-4020-515-1200	REGULAR SALARIES AND WAGES	$ -	$ 25,872
001-4020-515-2100	FICA TAXES - CITY MATCHING		2,022
001-4020-515-2200	CITY RETIREMENT CONTRIBUTION		4,043
001-4020-515-2300	LIFE AND HEALTH INSURANCE		8,488
001-9011-581-9111	TRANSFER TO STREETS IMPROV. FUND	40,425	
	Subtotal	**40,425**	**40,425**
101-381-0010	TRANSFER FROM GENERAL FUND		40,425
101-3412-541-4600	REPAIRS AND MAINTENANCE SERVICES	40,425	
	Subtotal	**40,425**	**40,425**
	Total Amendment	**$ 80,850**	**$ 80,850**

5. Amendment:
Funding Source: General Fund Operating Reserves
Description: To provide additional funding for the City of Apopka Enterprise Resource Planning & Enterprise Asset Management (ERP/EAM) System, presented for Award March 5, 2025 to Tyler Technologies, (MUNIS) Inc.

Finance & Accounting ERP/EAM System Replacement Final Cost

		Tyler MUNIS Software	Tyler MUNIS Equipment	Tyler MUNIS Implementation	Tyler MUNIS Additional Products & Services	Project Management & Implementation	Total
Equipment	001-1120-513-6400	$ -	$ 82,500	$ -	$ -	$ -	$ 82,500
Software	001-1120-513-6800	765,880	-	1,315,776	161,500	1,519,805	3,762,961
	Total Estimated Costs	$ 765,880	$ 82,500	$ 1,315,776	$ 161,500	$ 1,519,805	$ 3,845,461

Finance & Accounting ERP/EAM System Replacement Budgetary Impact

		FY2025 Adopted Budget	Tyler MUNIS Equipment, Software, Project Mgmt & Implementation	FY2025 Budget Amendment Request
Equipment	001-1120-513-6400	$ 557,051	$ 82,500	$ (474,551)
Software	001-1120-513-6800	1,895,904	3,762,961	1,867,057
	Total Estimated Costs	**$ 2,452,955**	**$ 3,845,461**	**$ 1,392,506**

Account Number	Description/Project	Debit	Credit
001-389-0010	FUNDING FROM RESERVES		$1,392,506
001-1120-513-6800	SOFTWARE	1,392,506	
	Total Amendment	**$1,392,506**	**$1,392,506**

6. Amendment:
Funding Source: Transportation Impact Fees (Developers-Roadway Funding Agreement)
Description: To provide additional funding for Kelly Park Road Widening Project Construction.

Kelly Park Road Widening Project

	Budget Amounts	Purchase Orders Number	Purchase Order Description	Purchase Orders Amount	Expenditures to Date	Purchase Orders Balance
FY2023 Budget - Amendment	$ 1,300,000	23-05628	Kelly Park Road Design	$ 1,299,811	$ 808,181	$ 491,630
FY2024 - Adopted Budget	5,000,000	24-05700	Kelly Park Road Construction	4,500,000	1,955,203	2,544,797
FY2025 Budget - Amendment	8,700,000	-	Kelly Park Road Construction	-	-	-
	$ 15,000,000			$ 5,799,811	$ 2,763,384	$ 3,036,427
Cash Receipts		**Date**				
Galvin Land Services, LLC	$ 1,300,000	4/12/2023				
Galvin Land Services, LLC	1,431,070	4/19/2024				
Galvin Land Services, LLC	705,672	5/19/2024				
Galvin Land Services, LLC	1,260,000	12/23/2024				
Galvin Land Services, LLC	1,194,334	2/3/2025				
Galvin Land Services, LLC	858,924	2/3/2025				
Golden Gem CDD (Kelly Park VB)	6,750,000	2/3/2025				
Golden Gem Investment (GGI)	1,500,000	2/3/2025				
	$ 15,000,000					

Account Number	Description/Project	Debit	Credit
102-324-3100	IMPACT FEES - RESIDENTIAL -		$8,700,000
102-3413-541-6300	IMPROVEMENTS OTHER THAN BLDGS.	8,700,000	
	Total Amendment	**$8,700,000**	**$8,700,000**

FUNDING SOURCE:
FY2024-2025 Budget

RECOMMENDED MOTION:
Adopt Resolution Number 2025-12

ATTACHMENTS:
1. Resolution Number 2025-07_Budget Amendment #7

RESOLUTION NO. 2025-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025, PROVIDING FOR A BUDGET AMENDMENT

WHEREAS, the City Council of the City of Apopka, Florida, has determined that the Budget for Fiscal Year 2024/2025 should be amended; and

WHEREAS, Florida Statutes, Section 166.241(4) requires the governing body amend the budgets in the same manner as the original budget is adopted; and

WHEREAS, the City Council adopted the final budgets for fiscal year 2024/2025 through resolution on September 25, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

SECTION 1: That the Budget for the City of Apopka, Florida, and Fiscal Year 2024/2025 is hereby amended for an amount totaling **$14,795,694** as indicated in the staff report which is attached hereto and made part of this Resolution by reference.

SECTION 2: Effective Date. This Resolution shall take effect upon final passage and adoption.

ADOPTED THIS **5th DAY OF MARCH, 2025**

CITY OF APOPKA, FLORIDA

_____
BRYAN NELSON, MAYOR

ATTEST:

_____
SUSAN BONE, CITY CLERK