



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

April 23, 2025 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

ANNEXATION

1. AN-25-2, Apopka Cold Storage (Cold Link Logistics) - Annexation (AN), 1st Submittal
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Kimley-Horn Associates Inc. - Joshua Enot
Location: South of State Route 441 and West of Shepard Avenue
Proposed Use: Industrial
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

FUTURE LAND USE AMENDMENT

1. FLU-25-8, Apopka Cold Storage (Cold Link Logistics) - Future Land Use (FLU), 1st Submittal

REZONING

1. RZ-25-3, Apopka Cold Storage (Cold Link Logistics) - Rezone (Rz), 1st Submittal

SITE PLAN:

CONSTRUCTION SITE PLAN

1. SP-24-7, Trinity Construction - Construction Site Plan (CSP), 3rd Submittal
2. CSP-25-10, 357 4th Street - Construction Site Plan (CSP), 1st Submittal
3. CSP-25-6, AMZL DFL5 AVI - Construction Site Plan (CSP), 1st Submittal
4. CSP-25-4, Logistics 429 at Apopka Ridge Bldg 100 Revisions - Construction Site Plan (CSP), 1st Submittal

DISCUSSION

ADJOURNMENT

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

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views

of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

BOUNDARY SURVEY

DESCRIPTION

THAT PART OF PLYMOUTH DELLS, AS RECORDED IN PLAT BOOK "D", PAGE 102, AND THAT PART OF MAP OF PLYMOUTH, AS RECORDED IN PLAT BOOK "B", PAGE 17, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH ALL VACATED RIGHTS OF WAY BEING A PART OF SAID PLYMOUTH DELLS AND SAID MAP OF PLYMOUTH, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT A 4"x4" CONCRETE MONUMENT MARKING THE SOUTHERLY MOST CORNER OF BLOCK H OF SAID PLYMOUTH DELLS; THENCE N.32°06'00"E., ALONG THE EAST LINE OF SAID BLOCK H A DISTANCE OF 232.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1347.68 FEET, A CENTRAL ANGLE OF 20°22'37", A CHORD BEARING OF N.21°54'41"E., AND A CHORD LENGTH OF 476.77 FEET; THENCE ALONG SAID EAST LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 479.30 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (STATE ROAD 500); THENCE N.71°43'45"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1195.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2917.93 FEET, A CENTRAL ANGLE OF 03°33'03", A CHORD BEARING OF N.69°57'14"W., AND A CHORD LENGTH OF 180.81 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, AN ARC LENGTH OF 180.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.68°10'42"W., ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 469.92 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE S.34°45'13"W., A DISTANCE OF 451.27 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER SEABOARD AIRLINE RAILROAD; THENCE ALONG SAID NORTHERLY RAILROAD RIGHT OF WAY FOR THE FOLLOWING (9) COURSES; THENCE S.55°22'15"E., A DISTANCE OF 317.59 FEET; THENCE N.34°33'15"E., A DISTANCE OF 33.72 FEET; THENCE S.55°23'41"E., A DISTANCE OF 816.63 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 480.41 FEET, A CENTRAL ANGLE OF 15°00'04", A CHORD BEARING OF S.48°53'15"E., AND A CHORD LENGTH OF 125.42 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 125.78 FEET TO THE END OF SAID CURVE; THENCE S.41°57'18"E., A DISTANCE OF 5.89 FEET; THENCE S.54°39'24"E., A DISTANCE OF 7.36 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 154.98 FEET, A CENTRAL ANGLE OF 12°27'09", A CHORD BEARING OF S.47°19'02"E., AND A CHORD LENGTH OF 33.62 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 33.62 FEET TO THE END OF CURVE; THENCE S.56°51'11"E., A DISTANCE OF 169.33 FEET; THENCE S.59°18'08"E., A DISTANCE OF 199.64 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE N.34°35'01"E., A DISTANCE OF 147.99 FEET; THENCE N.55°24'00"W., A DISTANCE OF 50.00 FEET; THENCE N.22°01'43"E., A DISTANCE OF 61.47 FEET; THENCE S.55°24'00"E., A DISTANCE OF 286.58 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 27.599 ACRES, MORE OR LESS.

LEGEND / ABBREVIATIONS

- = BOLLARD
- = SET 5/8" IRON ROD #4887 UNLESS NOTED OTHERWISE
- P.D.B. = POINT OF BEGINNING
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- TRANS = TRANSFORMER
- VPP = WOOD POWER POLE
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- BFP = BACK FLOW PREVENTER
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LINE TABLE

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CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
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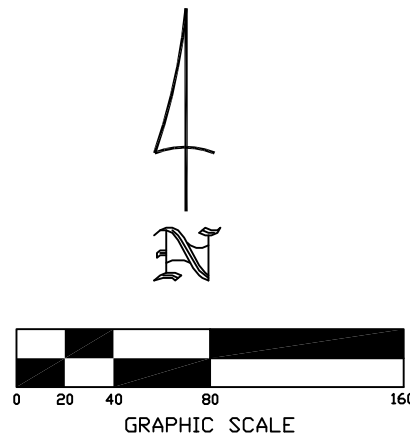
TITLE NOTES

THIS SURVEY REFLECTS MATTERS SET FORTH IN SCHEDULE "B", SECTION II, OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 8049074, WITH AN EFFECTIVE DATE OF 11/21/2019 AS FOLLOWS:

- | ITEM | COMMENT |
|-------------|---|
| 1 THROUGH 4 | - STANDARD EXCEPTION ITEMS - NOTHING TO PLOT |
| 5 | AGREEMENT PER D.R.B. 878, PAGE 637 - AFFECTS PROPERTY - NOTHING TO PLOT |
| 6 | CERTIFICATE PER D.R.B. 2735, PAGE 539 - AFFECTS PROPERTY - NOTHING TO PLOT |
| 7 | METER SITE LEASE PER D.R.B. 1669, PAGE 734 - AFFECTS PROPERTY - SHOWN ON SURVEY |
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| 9 | COVENANT PER D.R.B. 2727, PAGE 1858 - AFFECTS PROPERTY - NOTHING TO PLOT |
| 10 | - UTILITY (WATER) EASEMENT PER D.R.B. 8005, PAGE 4929 - AFFECTS PROPERTY - SHOWN ON SURVEY |
| 11 | LEASE AGREEMENT MEMORANDUM PER D.R.B. 8462, PAGE 315 - THIS DOCUMENT IS A MEMORANDUM WHICH REFERENCES A NON RECORDED LEASE FOR BILLBOARD RIGHTS. THE MEMORANDUM DOES NOT SPECIFY A PARTICULAR LEASE AREA. THE DESCRIPTION IN THE MEMORANDUM COVERS THE ENTIRE PROPERTY SHOWN HEREIN, HOWEVER, THE MEMORANDUM IS NOT CLEAR AS TO ANY PARTICULAR LOCATION |
| 12 | BINDING UTILITY EASEMENT PER DOCUMENT NUMBER 20190527956 - AFFECTS PROPERTY - NOTHING TO PLOT. |

SURVEYOR'S NOTES

- BEARINGS BASED ON THE WEST R/W LINE OF ALBRECHT AVENUE AS BEING S.71°43'45"E., AN ASSUMED MERIDIAN.
- UNDERGROUND IMPROVEMENTS NOT LOCATED (EXCEPT AS SHOWN).
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE PROVIDED
- SUBJECT PROPERTY LIES IN ZONE "X", PER FLOOD INSURANCE RATE MAP PANEL #1209500110F, DATED 9/25/2009, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
- DATE OF FIELD SURVEY: 11/25/19.
- RAILROAD R/W LOCATION BASED ON SURVEY BY SEARS SURVEYING COMPANY PROVIDED TO THE SURVEY BY OTHERS.
- THE PROPERTY SHOWN HEREON CONTAINS NO GAPS, GORES OR OVERLAPS WITHIN SAID BOUNDS OR WITH ADJOINING PROPERTIES.



SURVEYOR'S CERTIFICATION

CERTIFIED TO:	I HEREBY CERTIFY:	DATE:	12/25/2019
MID-FLORIDA FREEZER PROPERTIES, LLC	THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 17, FLORIDA ADMINISTRATIVE CODE	SCALE:	1" = 80'
PHILIP TATICH		JOB NO.	19-MFF
MID FLORIDA FREEZER, LLC			
MID FLORIDA FREEZER WAREHOUSES, LTD.			
CHICAGO TITLE INSURANCE COMPANY			
	THOMAS J. MCMAHON FL REG LAND SURVEYOR #4887 CERTIFICATE OF AUTHORIZATION LB7434		
	NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		

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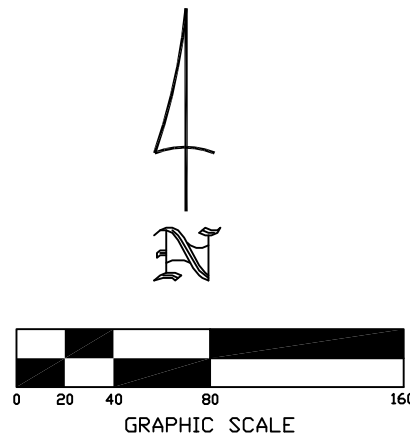
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DATE: 12/25/2019
SCALE: 1" = 80'
JOB NO. 19-MFF

THOMAS J. MCMAHON
FL REG LAND SURVEYOR #4887
CITIZENSHIP: FLORIDA
EXPIRATION DATE: 12/31/2024

MCMAHON SURVEYING AND MAPPING, LLC
245 SAN MARCOS AVENUE
SANFORD, FLORIDA, 32771
PHONE 407-328-7201

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

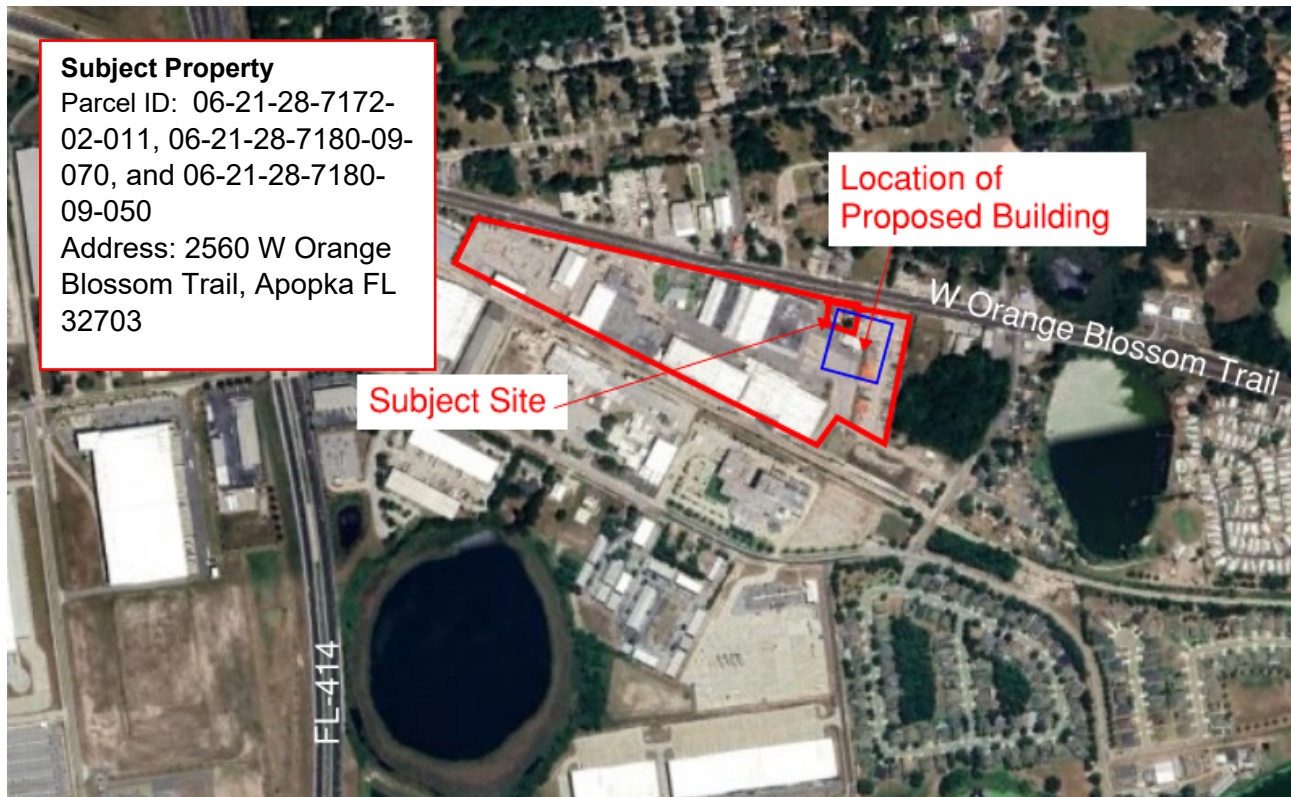
Section 1: Project Background

A. Existing Conditions

Location & Current Use

The project consists of a proposed cold storage facility expansion located in the southeast corner of Orange Blossom Trail and lake view Drive within the City of Apopka. The project contains 3 parcels with parcel number 06-21-28-7172-02-011, 06-21-28-7180-09-070, and 06-21-28-7180-09-050. The project is approximately +/- 27.69 acres and currently has roughly four existing buildings industrial building with loading docks and parking stalls. The site also has two existing houses between the existing industrial building and existing truck parking lot area and will propose those two parcels to be rezoned once annexed into city of Apopka. Once rezoned, the development consists of the renovation of one of the existing buildings, a proposed pump building, an additional cold storage facility with a loading dock door and an associated parking lot and striping.

Figure 1: Location Map



Existing Entitlements

The Property is located within the City of Apopka jurisdictional limits. The Property is currently within the orange county limits and is proposed to be annexed into the city of Apopka to be rezoned as I-L and a Future Land Use of IND to match the surrounding parcels.

The existing Future Land Use and Zoning designation for the Property and the surrounding area are outlined in the map and table below.

Subject Property Future Land Use

	Future Land Use (FLU)	Zoning
Cold Storage	IND (Industrial)	I-L (Light Industrial)

Surrounding Future Land Use & Zoning

	Future Land Use (FLU)	Zoning
North	US 441	US 441
East	IND (Industrial)	I-L (Light Industrial)
South	N/A	N/A
West	IND (Industrial)	I-L (Light Industrial)

B. Statement of Intended Use

The applicant is seeking approval for a zoning map amendment to rezone the two parcels 06-21-28-7180-09-070, and 06-21-28-7180-09-050 to I-L, once annexed into the city of Apopka. The future land use amendment is proposed for the parcels 06-21-28-7180-09-070, and 06-21-28-7180-09-050 once annexed into the city of Apopka to be IND(Industrial). This application, as the proposed use and density is consistent with the surrounding Future Land Use and zoning. The Client intends to develop the property as an industrial cold storage facility.

Section 2: Rezoning Application

Application Questions

The advisability of an amendment to the Comprehensive Plan or Map and the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny a proposed Comprehensive Plan or Map and the zoning map amendment, the Council shall 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;

The proposed rezoning is consistent with the City's Comprehensive Plan. The purpose of the Industrial Future Land Use designation is to keep the area within the industrial surrounding. Given the proposed development contains exclusively an existing cold storage and associated parking, this development is consistent with the Comprehensive Plan and surrounding districts.

b. Is in conflict with any provisions of the LDC;

There are no conflicts within the proposed rezoning. The future development of the site will comply with the LDC standards.

c. Addresses a demonstrated community need;

Yes, this cold storage facility will benefit the community with a large storage facility to provide storage for goods to grocery stores, florists and other associated businesses. This cold storage facility also aims to improve Mayflower Ave.

d. Is required by changed conditions;

The rezoning of this property is not required.

e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The rezoning is compatible and consistent with the existing uses in the surrounding area. The Property is currently surrounded by industrial development to the west and east. The surrounding Future Land Uses all reflect industrial and is within a development of industrial buildings.

f. Would result in a logical and orderly development pattern;

The development Orange blossom is dominated by entrances to the industrial buildings both north off Orange blossom and east off Mayflower Ave.

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

No significant adverse impacts are expected as a result of the land uses associated with the proposed zoning amendment. Provisions of the land development code will be met to help in mitigating potential adverse impacts on the natural environment.

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)

The proposed Rezoning and Land Use Amendment would not have a negative impact on public facilities. The intended development would ensure all required connections for utilities and stormwater management are met.

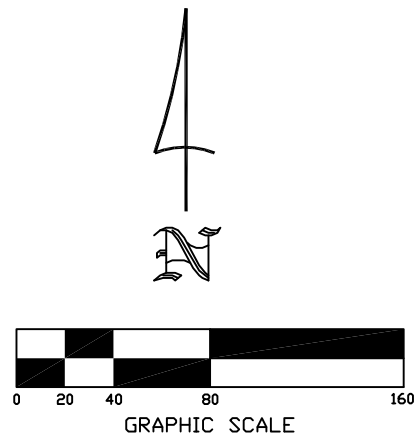
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2. UNDERGROUND IMPROVEMENTS NOT LOCATED (EXCEPT AS SHOWN).
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE PROVIDED
4. SUBJECT PROPERTY LIES IN ZONE "X", PER FLOOD INSURANCE RATE MAP PANEL 12109S00110F, DATED 9/25/2009, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
5. DATE OF FIELD SURVEY: 11/25/19.
6. RAILROAD R/W LOCATION BASED ON SURVEY BY SEARS SURVEYING COMPANY PROVIDED TO THE SURVEYOR. OTHER THAN THE PROPERTY SHOWN HEREON CONTAINS NO GAPS, GORES OR OVERLAPS WITHIN SAID BOUNDS OR WITH ADJOINING PROPERTIES.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	480.41'	15°00'04"	125.78'	125.42'	S.48°53'15"E
2	154.98'	12°27'09"	33.68'	33.62'	N.67°19'02"E
3	2917.93'	03°33'03"	180.84'	180.81'	N.65°51'54"W
4	1347.68'	20°22'37"	479.30'	476.77'	N.21°51'14"W
5	1407.68'	20°05'48"	493.75'	491.22'	S.22°03'05"W
6	520.90'	15°15'00"	138.64'	138.24'	S.32°30'30"W
7	502.17'	26°10'00"	229.34'	227.35'	S.11°48'00"W
8	200.00'	20°53'56"	7.30'	7.25'	S.11°43'58"E

THIS SURVEY REFLECTS MATTERS SET FORTH IN SCHEDULE "B", SECTION II, OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 8049074, WITH AN EFFECTIVE DATE OF 11/21/2019 AS FOLLOWS:

ITEM	COMMENT	
1	THROUGH 4 - STANDARD EXCEPTION ITEMS - NOTHING TO PLOT	5
5	AGREEMENT PER O.R.B. 878, PAGE 637 - AFFECTS PROPERTY - NOTHING TO PLOT	6.B.
6	CERTIFICATE PER O.R.B. 2735, PAGE 539 - AFFECTS PROPERTY - NOTHING TO PLOT	7.
7	METER SITE LEASE PER O.R.B. 1669, PAGE 734 - AFFECTS PROPERTY - SHOWN ON SURVEY	
8	EASEMENT PER O.R.B. 2544, PAGE 419 - DOES NOT AFFECT	
9	COVENANT PER O.R.B. 2727, PAGE 1858 - AFFECTS PROPERTY - NOTHING TO PLOT	
10	UTILITY (WATER) EASEMENT PER O.R.B. 8005, PAGE 4929 - AFFECTS PROPERTY - SHOWN ON SURVEY	
11	LEASE AGREEMENT MEMORANDUM PER O.R.B. 8462, PAGE 315 - THIS DOCUMENT IS A MEMORANDUM WHICH REFERENCES A NON RECORDED LEASE FOR BILLBOARD RIGHTS. THE MEMORANDUM DOES NOT SPECIFY A PARTICULAR LEASE AREA. THE DESCRIPTION IN THE MEMORANDUM COVERS THE ENTIRE PROPERTY SHOWN HEREIN, HOWEVER, THE MEMORANDUM IS NOT CLEAR AS TO ANY PARTICULAR LOCATION.	
12	BINDING UTILITY EASEMENT PER DOCUMENT NUMBER 20190527956 - AFFECTS PROPERTY - NOTHING TO PLOT.	



DESCRIPTION:

THAT PART OF PLYMOUTH DELLS, AS RECORDED IN PLAT BOOK '08, PAGE 102, AND THAT PART OF MAP OF PLYMOUTH, AS RECORDED IN PLAT BOOK '08, PAGE 12, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH ALL VACATED RIGHTS OF WAY BEING A PART OF SAID PLYMOUTH DELLS AND SAID MAP OF PLYMOUTH, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT A 4'X4' CONCRETE MONUMENT MARKING THE SOUTHERLY MOST CORNER OF BLOCK H OF SAID PLYMOUTH DELLS; THENCE N32°08'00"E, ALONG THE EAST LINE OF SAID BLOCK H A CHORD LENGTH OF 237.66 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE, HAVING: A RADIUS OF 347.68 FEET, CENTRAL ANGLE OF 20°22'37", A CHORD BEARING OF N21°54'41"E, AND A CHORD LENGTH OF 476.77 FEET; THENCE ALONG SAID EAST LINE AND THE ARC OF SAID CURVE, AN ARC LENGTH OF 479.30 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (STATE ROAD 500); THENCE N71°43'45"W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1195.64 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING: A RADIUS OF 2917.93 FEET, A CENTRAL ANGLE OF 03°33'03", A CHORD BEARING OF N69°57'14"W, AND A CHORD LENGTH OF 515.11 FEET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, AN ARC LENGTH OF 180.84 FEET TO THE POINT OF ANGLE OF SAID CURVE; THENCE N68°10'42"W, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 465.92 FEET, THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE S34°45'13"W, A DISTANCE OF 451.27 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE FORMER SEABOARD AIRLINE RAILROAD, THENCE ALONG SAID NORTHERLY RAILROAD RIGHT OF WAY FOR THE FOLLOWING (9) CURVES; THENCE S:55°22'15"E, A DISTANCE OF 317.59 FEET; THENCE N:34°33'15"E, A DISTANCE OF 33.72 FEET; THENCE S:55°23'41"E, A DISTANCE OF 816.63 FEET TO A POINT ON A CHORD LINE HAVING: A RADIUS OF 154.98 FEET, A CENTRAL ANGLE OF 15°00'04", A CHORD BEARING OF S:48°53'15"E, AND A CHORD LENGTH OF 125.42 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 125.78 FEET TO THE END OF SAID CURVE; THENCE S:41°57'18"E, A DISTANCE OF 5.89 FEET; THENCE S:54°39'24"E, A DISTANCE OF 7.36 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING: A RADIUS OF 154.98 FEET, A CENTRAL ANGLE OF 12°27'09", A CHORD BEARING OF S:47°19'02"E, AND A CHORD LENGTH OF 33.62 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 33.68 FEET TO THE END OF CURVE; THENCE N:34°33'15"E, A DISTANCE OF 19.33 FEET TO A POINT ON A CHORD LINE HAVING: A RADIUS OF 199.61 FEET, A CENTRAL ANGLE OF 08°08'08", A CHORD BEARING OF N:34°35'01"E, A DISTANCE OF 14.79 FEET; THENCE N:55°24'00"W, A DISTANCE OF 50.00 FEET; THENCE N:28°01'43"E, A DISTANCE OF 61.47 FEET; THENCE S:55°24'00"E, A DISTANCE OF 286.58 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 27.599 ACRES, MORE OR LESS.

● = BOLLARD	UP = UTILITY POLE
● = SET 5/8" IRON	GA = GUY ANCHOR
ROD #4887	D/H = OVERHANG
UNLESS NOTED OTHERWISE	W/F = WOOD FRAME
	RES = RESIDENCE
P.O.B. = POINT OF BEGINNING	CR = CABLE RISER
UTL = UTILITY	LIC = LICENSED
TRANS = TRANSFORMER	REG = REGISTERED
WPP = WOOD POWER POLE	MCI = CABLE BOX
MP = METER POST	PVM = PAVEMENT
CP = CONC POWER POLE	UB = UTILITY BOX
BA = BACK FLOW PREVENTER	EB = ELECTRIC BOX
FOC = FLOW DEPT. CONNECTION	DHW = OVERHEAD WIRES
INH = INLET	AMWD = AMERICAN WIRE
MH = MANHOLE	R/W = RIGHT OF WAY
PIV = PRESSURE INDICATOR VALVE	CNC = CONCRETE
STW = STORM MANHOLE	HB = HOSE BIB
SVH = VALVE BOX	SL = SEPTIC LID
CDV = COVERED AREA	POW = POWER BOX
FH = FIRE HYDRANT	SP = SIGNAL POLE

CERTIFIED TO: I HEREBY CERTIFY: DATE: 12/25/2019

THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61.05, FLORIDA ADMINISTRATIVE CODE.

SCALE: 1" = 80'

DA FREEZER PROPERTIES, LLC
PHILIP TATICH
DA FLORIDA FREEZER, LLC
DA FREEZER WAREHOUSES, LTD.
TITLE INSURANCE COMPANY

JOB NO. 19-MFF

MCMAHON SURVEYING
AND MAPPING, LLC
245 SAN MARCOS AVENUE
SANFORD, FLORIDA 32771
PHONE 407-328-7201

THOMAS J. MCMAHON
FL REG. LAND SURVEYOR #4887

FL REG. LAND SURVEYOR #4887 CERTIFICATE OF AUTHORIZATION LB7434

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

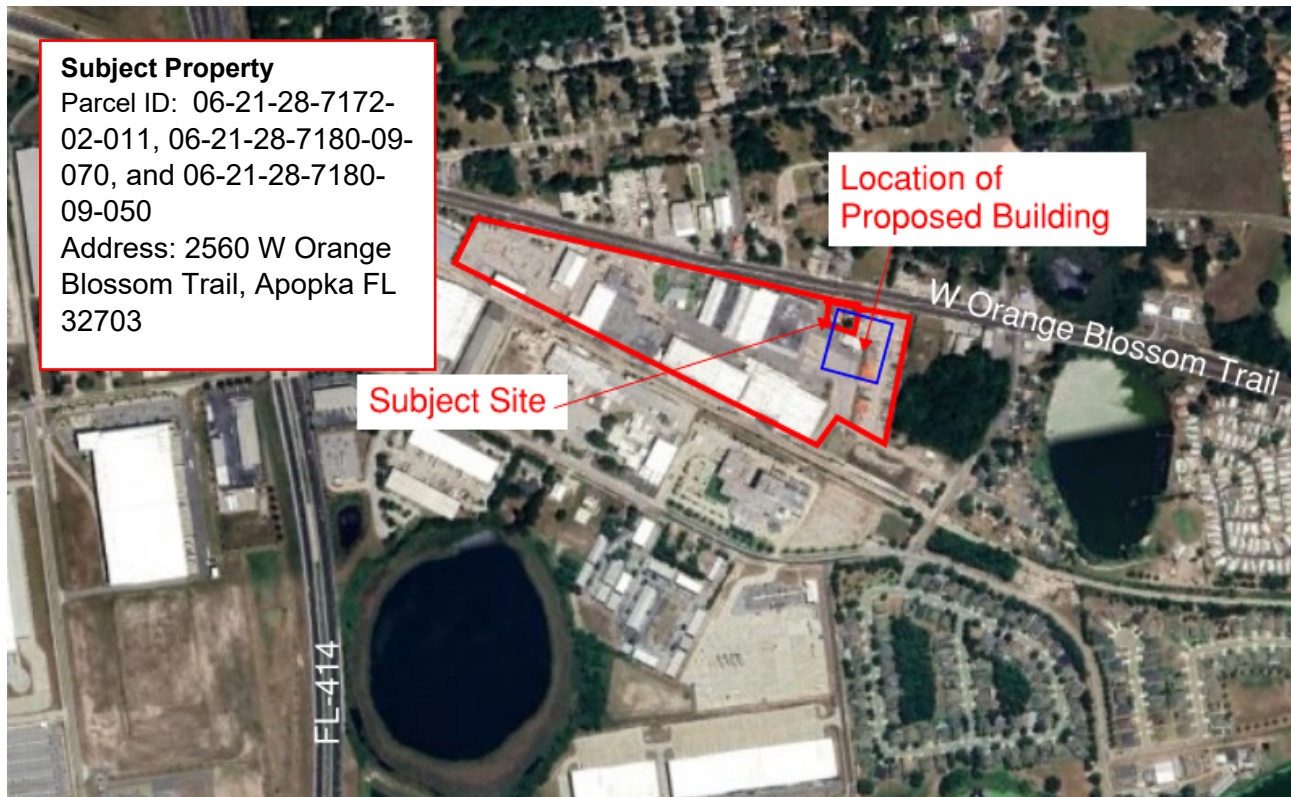
Section 1: Project Background

A. Existing Conditions

Location & Current Use

The project consists of a proposed cold storage facility expansion located in the southeast corner of Orange Blossom Trail and Lake View Drive within the City of Apopka. The project contains 3 parcels with parcel number 06-21-28-7172-02-011, 06-21-28-7180-09-070, and 06-21-28-7180-09-050. The project is approximately +/- 27.69 acres and currently has roughly four existing buildings industrial building with loading docks and parking stalls. The site also has two existing houses between the existing industrial building and existing truck parking lot area and will propose those two parcels to be rezoned once annexed into city of Apopka. Once rezoned, the development consists of the renovation of one of the existing buildings, a proposed pump building, an additional cold storage facility with a loading dock door and an associated parking lot and striping.

Figure 1: Location Map



Existing Entitlements

The Property is located within the City of Apopka jurisdictional limits. The Property is currently within the orange county limits and is proposed to be annexed into the city of Apopka to be rezoned as I-L and a Future Land Use of IND to match the surrounding parcels.

The existing Future Land Use and Zoning designation for the Property and the surrounding area are outlined in the map and table below.

Subject Property Future Land Use

	Future Land Use (FLU)	Zoning
Cold Storage	IND (Industrial)	I-L (Light Industrial)

Surrounding Future Land Use & Zoning

	Future Land Use (FLU)	Zoning
North	US 441	US 441
East	IND (Industrial)	I-L (Light Industrial)
South	N/A	N/A
West	IND (Industrial)	I-L (Light Industrial)

B. Statement of Intended Use

The applicant is seeking approval for a zoning map amendment to rezone the two parcels 06-21-28-7180-09-070, and 06-21-28-7180-09-050 to I-L, once annexed into the city of Apopka. The future land use amendment is proposed for the parcels 06-21-28-7180-09-070, and 06-21-28-7180-09-050 once annexed into the city of Apopka to be IND(Industrial). This application, as the proposed use and density is consistent with the surrounding Future Land Use and zoning. The Client intends to develop the property as an industrial cold storage facility.

Section 2: Rezoning Application

Application Questions

The advisability of an amendment to the Comprehensive Plan or Map and the Official Zoning Map is a matter committed to the legislative discretion of the City Council and is not controlled by any one factor. In determining whether to adopt or deny a proposed Comprehensive Plan or Map and the zoning map amendment, the Council shall 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;

The proposed rezoning is consistent with the City's Comprehensive Plan. The purpose of the Industrial Future Land Use designation is to keep the area within the industrial surrounding. Given the proposed development contains exclusively an existing cold storage and associated parking, this development is consistent with the Comprehensive Plan and surrounding districts.

b. Is in conflict with any provisions of the LDC;

There are no conflicts within the proposed rezoning. The future development of the site will comply with the LDC standards.

c. Addresses a demonstrated community need;

Yes, this cold storage facility will benefit the community with a large storage facility to provide storage for goods to grocery stores, florists and other associated businesses. This cold storage facility also aims to improve Mayflower Ave.

d. Is required by changed conditions;

The rezoning of this property is not required.

e. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The rezoning is compatible and consistent with the existing uses in the surrounding area. The Property is currently surrounded by industrial development to the west and east. The surrounding Future Land Uses all reflect industrial and is within a development of industrial buildings.

f. Would result in a logical and orderly development pattern;

The development Orange blossom is dominated by entrances to the industrial buildings both north off Orange blossom and east off Mayflower Ave.

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

No significant adverse impacts are expected as a result of the land uses associated with the proposed zoning amendment. Provisions of the land development code will be met to help in mitigating potential adverse impacts on the natural environment.

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)

The proposed Rezoning and Land Use Amendment would not have a negative impact on public facilities. The intended development would ensure all required connections for utilities and stormwater management are met.

SITE CONSTRUCTION PLANS
FOR
TRINITY CONSTRUCTION
(875 E 13TH ST, APOPKA, FL 32703)

PARCEL ID#:15-21-28-0000-00-095, 15-21-28-0000-00-096

OWNER / APPLICANT

ADAMS BROTHERS CONSTRUCTION CO., INC.
806 EAST 13TH STREET
APOPKA, FL 32703
407-886-3455
ANTHONY W. ADAMS, PRESIDENT / DIRECTOR
1442 ATLANTIS DRIVE
APOPKA, FL 32703

CIVIL ENGINEER

CIVIL ENGINEERING SOLUTIONS, INC.
322 NORTH ROCKINGHAM AVE.
TAVARES, FL 32778
352.742.5011 FAX: 352.742.5044
DAVID CLUTTS, P.E., PRESIDENT

LANDSCAPE ARCHITECT

L.R. HUFFSTETLER, INC.
36955 LAKE YALE DRIVE
GRAND ISLAND, FL 32735
352.516.5254

ARCHITECT

BEYOND 2 DIMENSIONS, INC.
JOHN. D. YOUNGMAN (AR 9601)
421 EAST SR. 434, SUITE 1015
LONGWOOD, FLORIDA 32750
407.497.0090

GENERAL NOTES:

1. PARCEL INFORMATION
1.1. ALTERNATE KEY: 15-21-28-0000-00-095, 15-21-28-0000-00-096
1.2. SITE AREA: 103,421-SF (2.37-AC)
1.3. FLUCCS VEGETATIVE COVER: MEDIUM DENSITY, 2->5 DWELLING UNITS/ACRE (1200)
2. ZONING:
2.1. EXISTING ZONING (L-I)-LIGHT INDUSTRIAL (CITY OF APOPKA)
2.2. EXISTING FUTURE LAND USE: (IND) - INDUSTRIAL (CITY OF APOPKA)
4. BUILDING INFORMATION:
4.1. AREA: 20,500-SF
4.2. FFE: 104,50'
5. LAND PLANNING REQUIREMENTS:
5.1. FLOOR AREA RATIO:
5.1.2. MAX ALLOWABLE F.A.R.: 0.4 (41,368-SF)
5.1.3. SHOWN: F.A.R. 0.20 (20,500-SF)
5.2. BUILDING SETBACKS:
5.2.1. FRONT (SOUTH): 10'
5.2.2. FRONT (NORTHEAST): 10'
5.2.3. SIDE (WEST): 30'
5.3. LANDSCAPE BUFFERS:
5.2.1. FRONT (SOUTH): 15'
5.2.2. FRONT (NORTHEAST): 15'
5.2.3. SIDE (WEST): 15'
5.3. IMPERVIOUSNESS:
5.3.1. SHOWN: 1.40-AC (59.1%)
6. UTILITIES:
6.1. WATER: CITY OF APOPKA
6.2. SEWER: CITY OF APOPKA
7. LIGHTING & PHOTOMETRIC PROVIDED BY OTHERS
8. FEMA FLOOD MAP:
8.1. SITE DOES NOT LAY WITHIN FLOOD ZONE (FEMA MAP PANEL: 12095C0390E, DATE: 9/25/2009)
9. SITE SOILS INCLUDE:
9.1. 7 - CANDLER-URBAN COMPLEX, 0 TO 5 PERCENT (HYD. GROUP 'A')
9.2. 8 - CANDLER-URBAN COMPLEX, 5 TO 12 PERCENT (HYD. GROUP 'A')
10. SURVEY PROVIDED BY: H&H SURVEY CONSULTANTS.
11. DATUM:
11.1.VERTICAL: NAVD88
11.2.HORIZONTAL: NAD83
12. PERPETUATE EXISTING MONUMENTATION

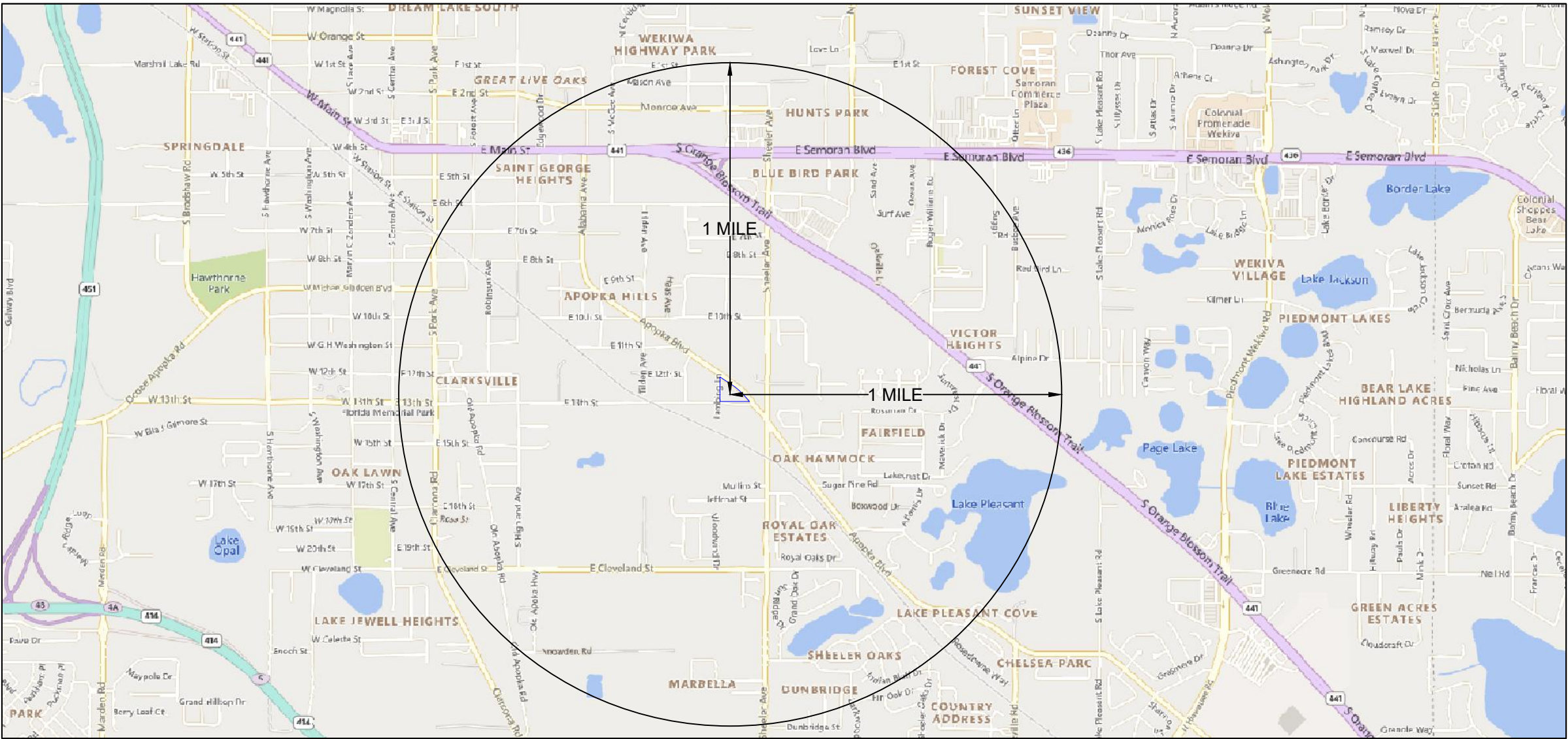
PROPERTY DESCRIPTION

PARCEL ID: 15-21-28-0000-00-096
THAT PART OF SE1/4 OF SE1/4 OF NE1/4 LYING S & W OF OLD APOPKA RD (LESS R/W ON S) IN SEC 15-21-28

PARCEL ID: 15-21-28-0000-00-095
E 110 FT OF W1/2 OF SE1/4 OF NE1/4 LYING S OF PAVED RD (LESS W 20 FT THEREOF FOR R/W) & (LESS S 30 FT THEREOF TAKEN FOR R/W PER OR 5305/1061) IN SEC 15-21-28

CIVIL ENGINEER'S TABLE OF SHEETS

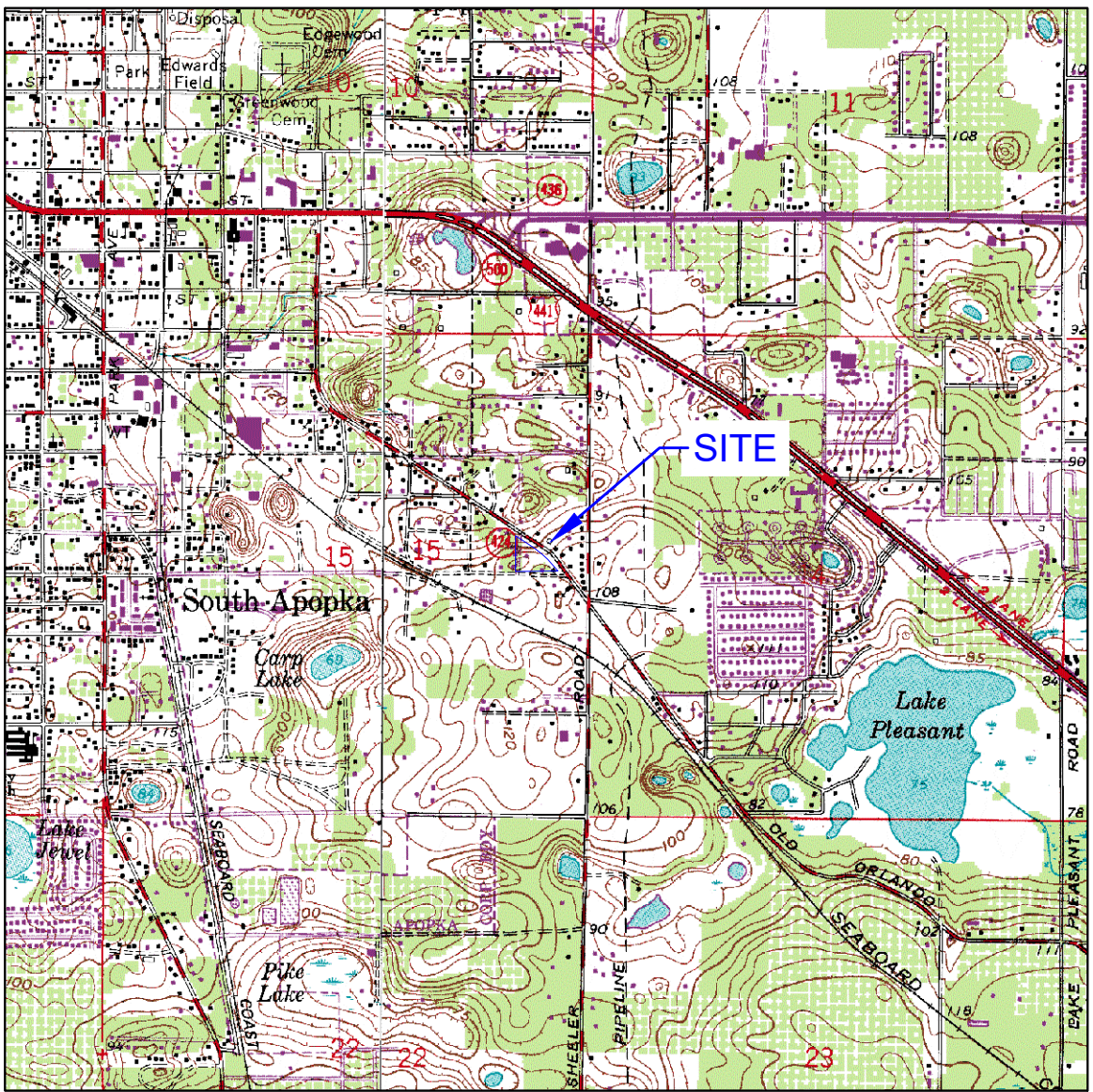
- C0.00 - COVER
- C1.00 - EXISTING CONDITIONS
- C2.00 - TREE REMOVAL & PROTECTION PLAN
- C3.00 - STORMWATER POLLUTION PREVENTION PLAN
- C4.00 - SITE PLAN
- C5.00 - PAVING, GRADING & DRAINAGE PLAN
- C5.10 - CROSS SECTIONS & DETAILS
- C6.00 - UTILITY PLAN
- C6.10 - LIFT STATION DETAIL
- C7.00 - GENERAL NOTES
- C7.10 - GENERAL DETAILS
- C7.20 - STORMWATER AND UTILITY DETAILS
- C7.30 - UTILITY DETAILS
- C8.00 - FIRE ACCESS INFORMATION SHEET



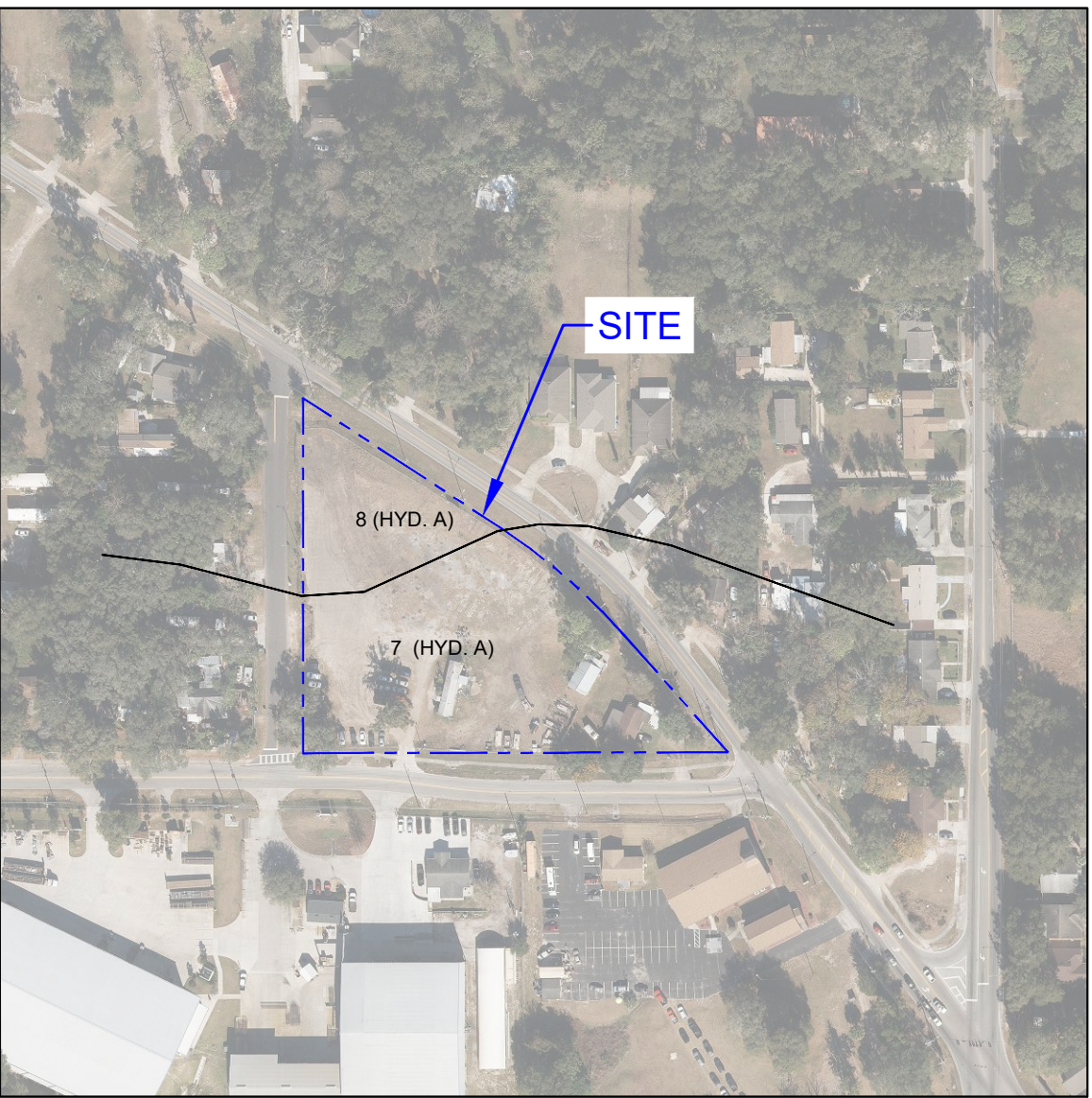
LOCATION MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 2000'



AERIAL MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 2000'

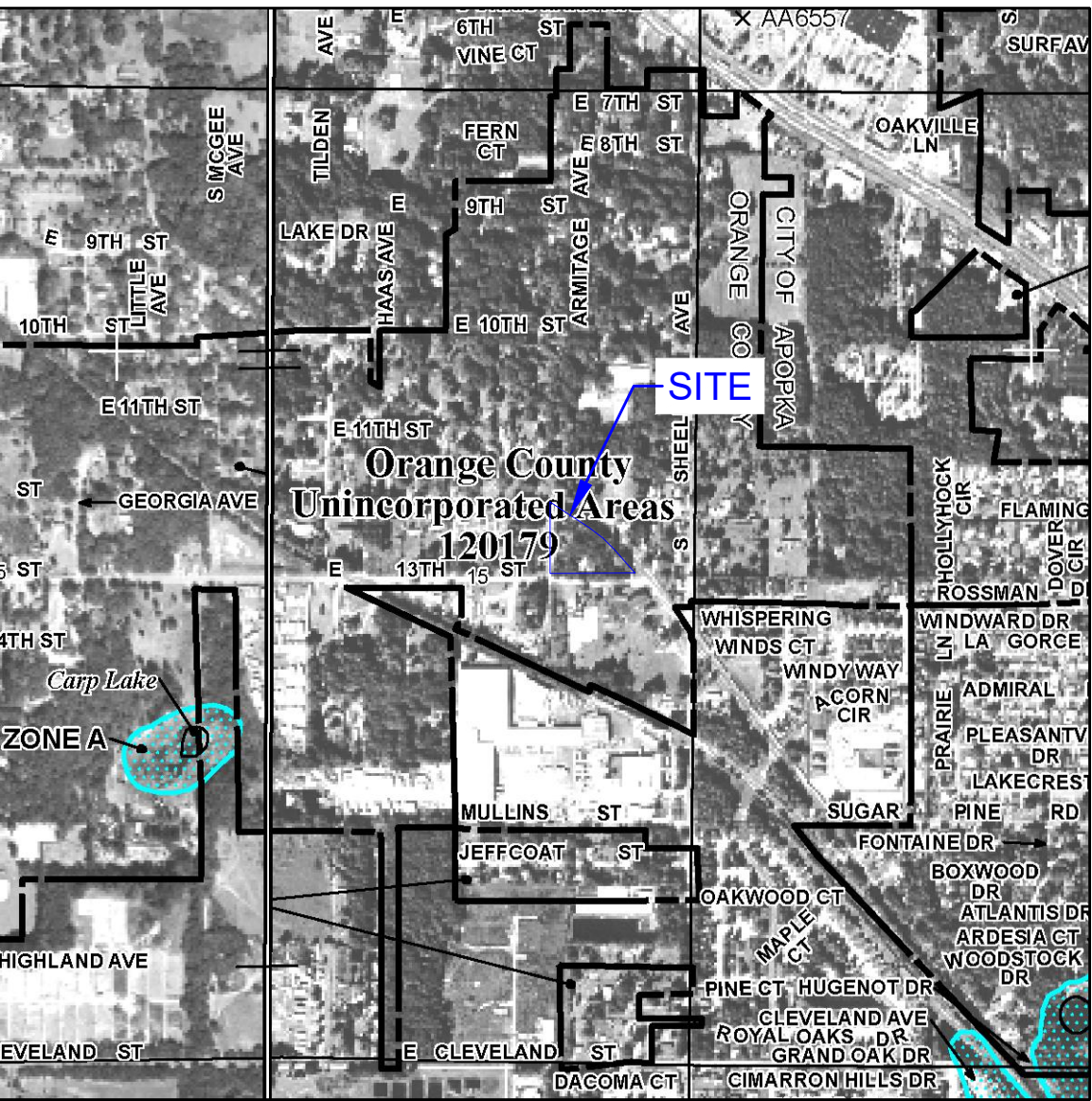


QUAD MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 2000'



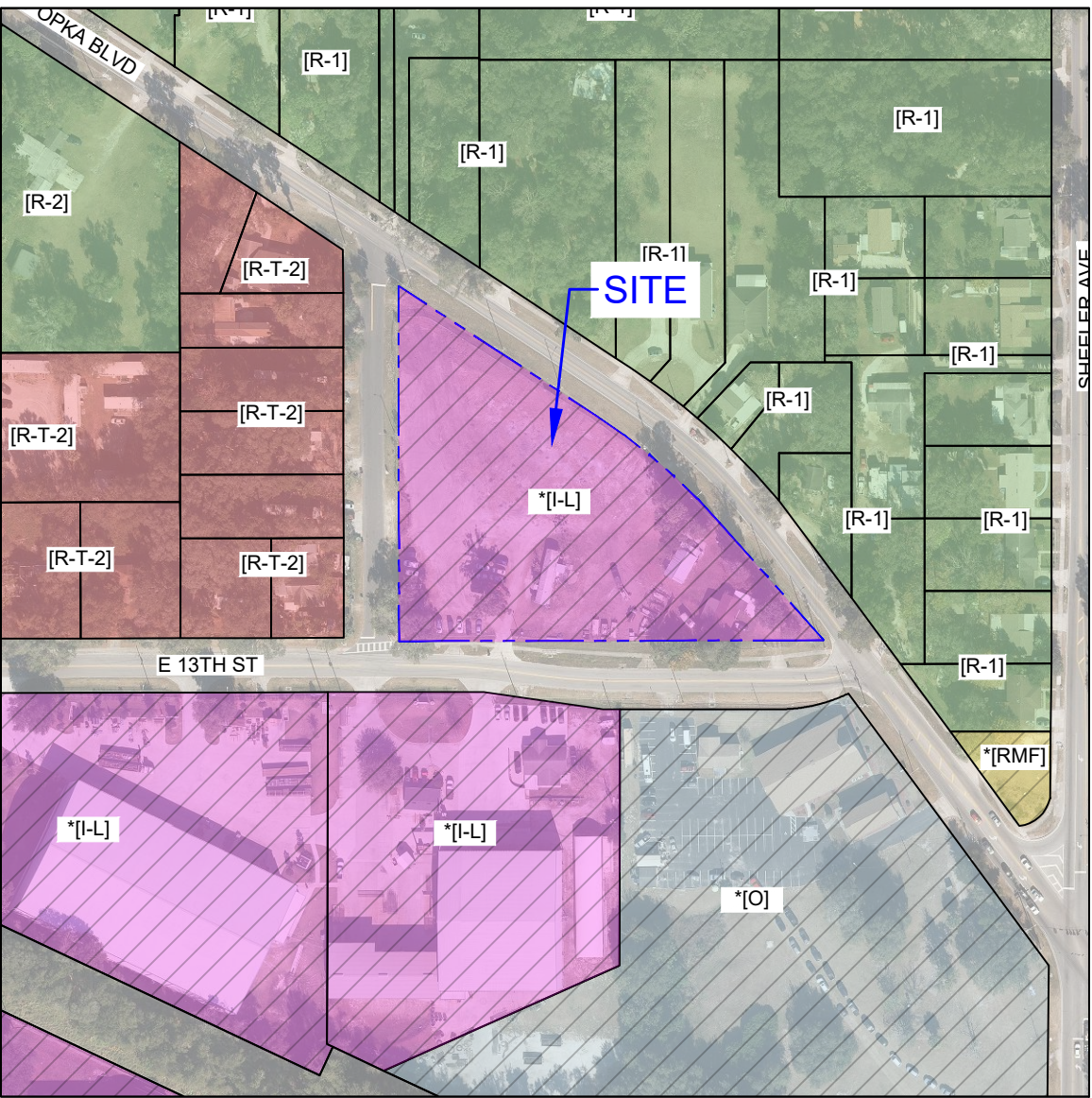
SOILS LEGEND:
7 - CANDLER-URBAN COMPLEX, 0 TO 5 PERCENT SLOPES (HYD. A)
8 - CANDLER-URBAN COMPLEX, 5 TO 12 PERCENT SLOPES (HYD. A)

SOILS MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 200'



FIRM MAP:
12095C0140F
DATED: SEPTEMBER 25, 2009

FEMA MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 1000'



ZONING AND FUTURE LAND USE MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 200'

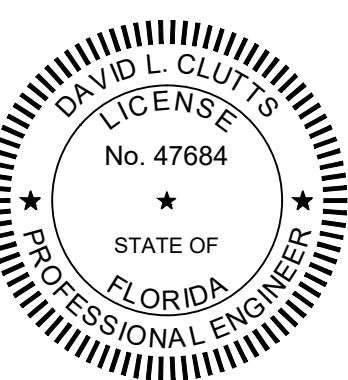
CITY OF APOPKA ZONING LEGEND		
(I-1)	LIGHT INDUSTRIAL	
(IO)	OFFICE	
(RSF-1B)	RESIDENTIAL SINGLE-FAMILY LARGE LOT	
(C-1)	COMMUNITY COMMERCIAL	
(RMF)	RESIDENTIAL MULTI-FAMILY	
* DESIGNATES CITY OF APOPKA		
CITY OF APOPKA FUTURE LAND USE LEGEND		
(IND)	INDUSTRIAL	
(IND-P)	INDUSTRIAL-PUBLIC USE	
(COMM)	COMMERCIAL	
(RL)	RESIDENTIAL LOW	
ORANGE COUNTY FUTURE LAND USE LEGEND		
(IND)	INDUSTRIAL	
(LDRI)	LOW DENSITY RESIDENTIAL	
(MDRI)	MEDIUM DENSITY RESIDENTIAL	
(R-2)	RESIDENTIAL DISTRICT	

REVISIONS:

Civil Engineering
Solutions, Inc.
Civil & Environmental Engineering

322 North Rockingham Ave., Tavares, FL 32778
Phone: 352.742.5011 Fax: 352.742.5044
Email: david@civilengineeringsolutions.com
State of Florida Certificate of Authorization #02585

TRINITY CONSTRUCTION
SITE CONSTRUCTION PLANS
APOPKA, FLORIDA



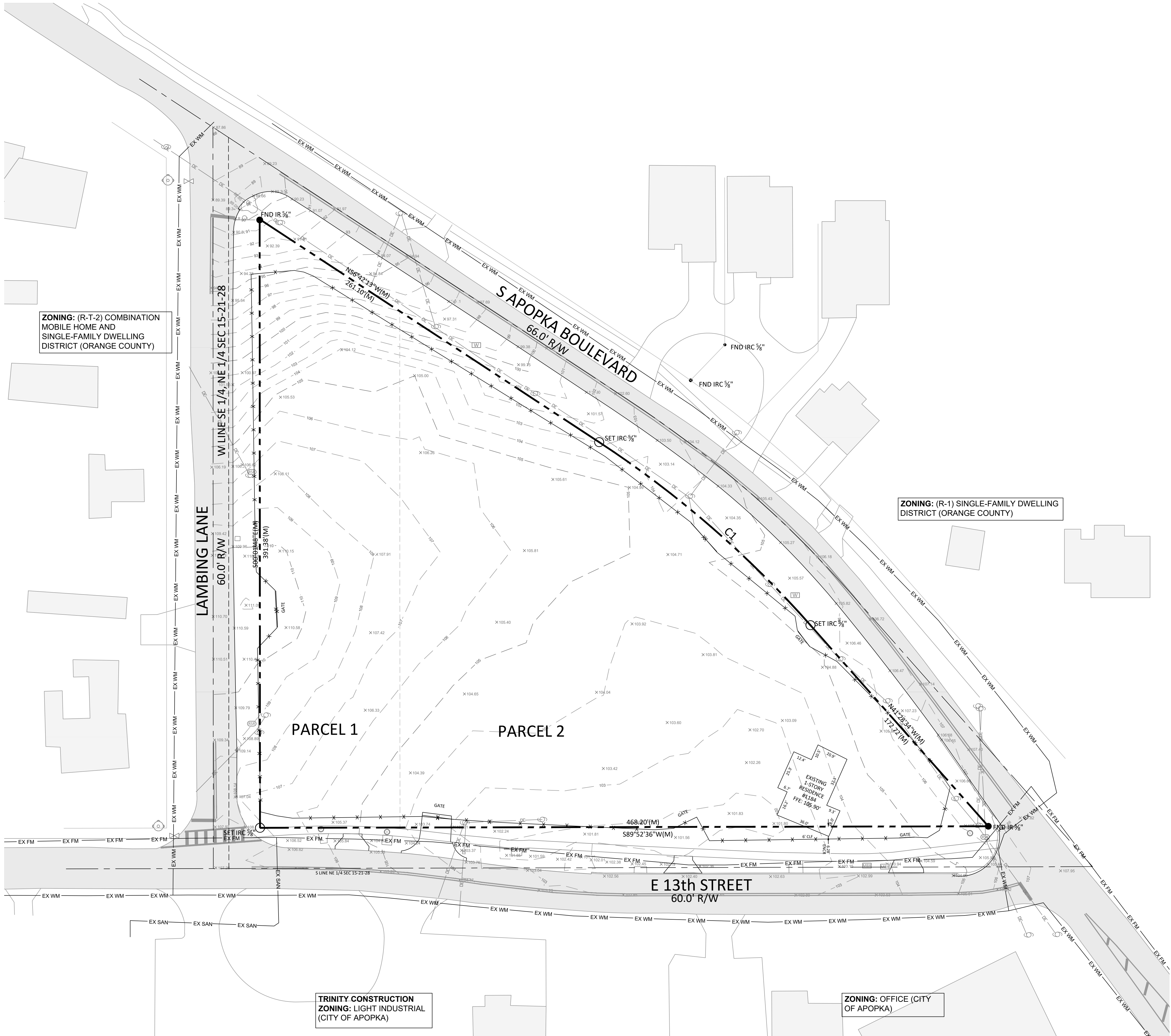
THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY

David Clutts on 2024.01.25
16:58:53
-05'00'

PRINTED COPIES OF THIS DOCUMENT ARE
NOT CONSIDERED SIGNED AND SEALED
AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC DOCUMENTS
CIVIL ENGINEERING SOLUTIONS, INC.
322 NORTH ROCKINGHAM AVE.
TAVARES, FLORIDA 32778
TEL: (352) 742-5011
CERT. OF AUTH. #02585

DRAWN BY: WG
CHECKED BY: DC
FILE NUMBER:
23117-01
ISSUE DATE:
01/25/2024
SHEET SIZE
24 X 36

COVER
SHEET NUMBER
C0.00



ZONING: (R-T-2) COMBINATION
MOBILE HOME AND
SINGLE-FAMILY DWELLING
DISTRICT (ORANGE COUNTY)

ZONING: (R-1) SINGLE-FAMILY DWELLING
DISTRICT (ORANGE COUNTY)

TRINITY CONSTRUCTION
ZONING: LIGHT INDUSTRIAL
(CITY OF APOPKA)

ZONING: OFFICE (CITY
OF APOPKA)

PROPERTY DESCRIPTION

PARCEL ID: 15-21-28-0000-00-096
THAT PART OF SE1/4 OF SE1/4 OF NE1/4 LYING S & W OF OLD APOPKA RD (LESS
R/W ON S) IN SEC 15-21-28

PARCEL ID: 15-21-28-0000-00-095
E 110 FT OF W1/2 OF SE1/4 OF NE1/4 LYING S OF PAVED RD (LESS W 20 FT
THEREOF FOR R/W) & (LESS S 30 FT THEREOF TAKEN FOR R/W PER OR 5305/1061)
IN SEC 15-21-28

SURVEYOR'S NOTES

ADDITIONS, MODIFICATIONS, OR DELETIONS TO THIS SURVEY IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE
SIGNING SURVEYOR.

PROPERTY LINES SHOULD NOT BE RE-ESTABLISHED BY NOTED FENCE OR BUILDING TIES.

NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED, INCLUDING BUT NOT LIMITED TO
BURIED UTILITIES, FOUNDATIONS, AND FOOTERS.

NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED,
NOR DID THE SURVEYOR ABSTRACT THESE LANDS.

LEGEND & SYMBOLS

PSM = PROFESSIONAL SURVEYOR & MAPPER
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
FND = FOUND
SET = SET "LB 8291"
IR[C] = IRON ROD [& CAP]
NL[D] = NAIL [& DISK]
CM = CONCRETE MONUMENT
TYP = TYPICAL
FFE = FINISHED FLOOR ELEVATION
BFE = BASE FLOOD ELEVATION
BSL = BUILDING SETBACK LINE
BM = BENCHMARK
PP = POWER POLE
CONC = CONCRETE
SW = SIDEWALK
EP = EDGE OF PAVEMENT
CMP = CORRUGATED METAL PIPE
INV = INVERT
R/W = RIGHT-OF-WAY
A/C = AIR CONDITIONER
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
WBF = WOOD BOARD FENCE
CLF = CHAIN LINKED FENCE
WVF = WHITE VINYL FENCE
HWF = HOG WIRE FENCE
BWF = BARBED WIRE FENCE
(P) = PLAT (M) = MEASURED (C) = CALCULATED

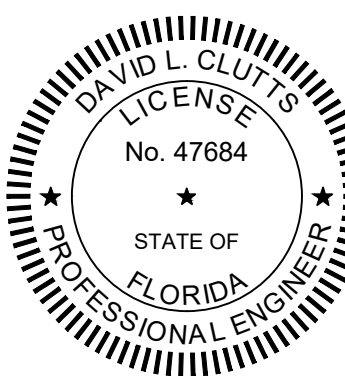
- BENCHMARK
- ROAD GRADE
- GROUND GRADE
- SANITARY MANHOLE
- WELL
- WATER METER
- ELECTRIC METER
- CLEANOUT
- ELECTRICAL RISER
- TELEPHONE RISER
- CABLE RISER
- POWER POLE
- VALVE
- IR[C] FOUND
- 5/8" IRC SET
- NL[D] FOUND
- NLD SET
- CM FOUND
- CM SET

REVISIONS:

**Civil Engineering
Solutions, Inc.**
Civil & Environmental Engineering

322 North Rockingham Ave., Tallahassee, FL 32304
Phone: (904) 242-5011 Fax: (904) 242-5044
Email: info@civilsolutions.com
State of Florida Certificate of Authorization #25885

TRINITY CONSTRUCTION SITE CONSTRUCTION PLANS APOPKA, FLORIDA



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ON

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322 NORTH ROCKINGHAM AVE.
TALLAHASSEE, FLORIDA 32304
TEL: (904) 242-5011
CERT. OF AUTH. #25885

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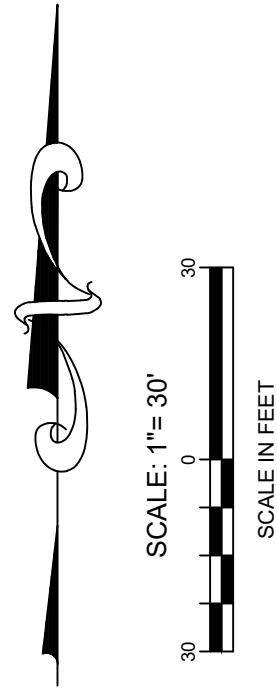
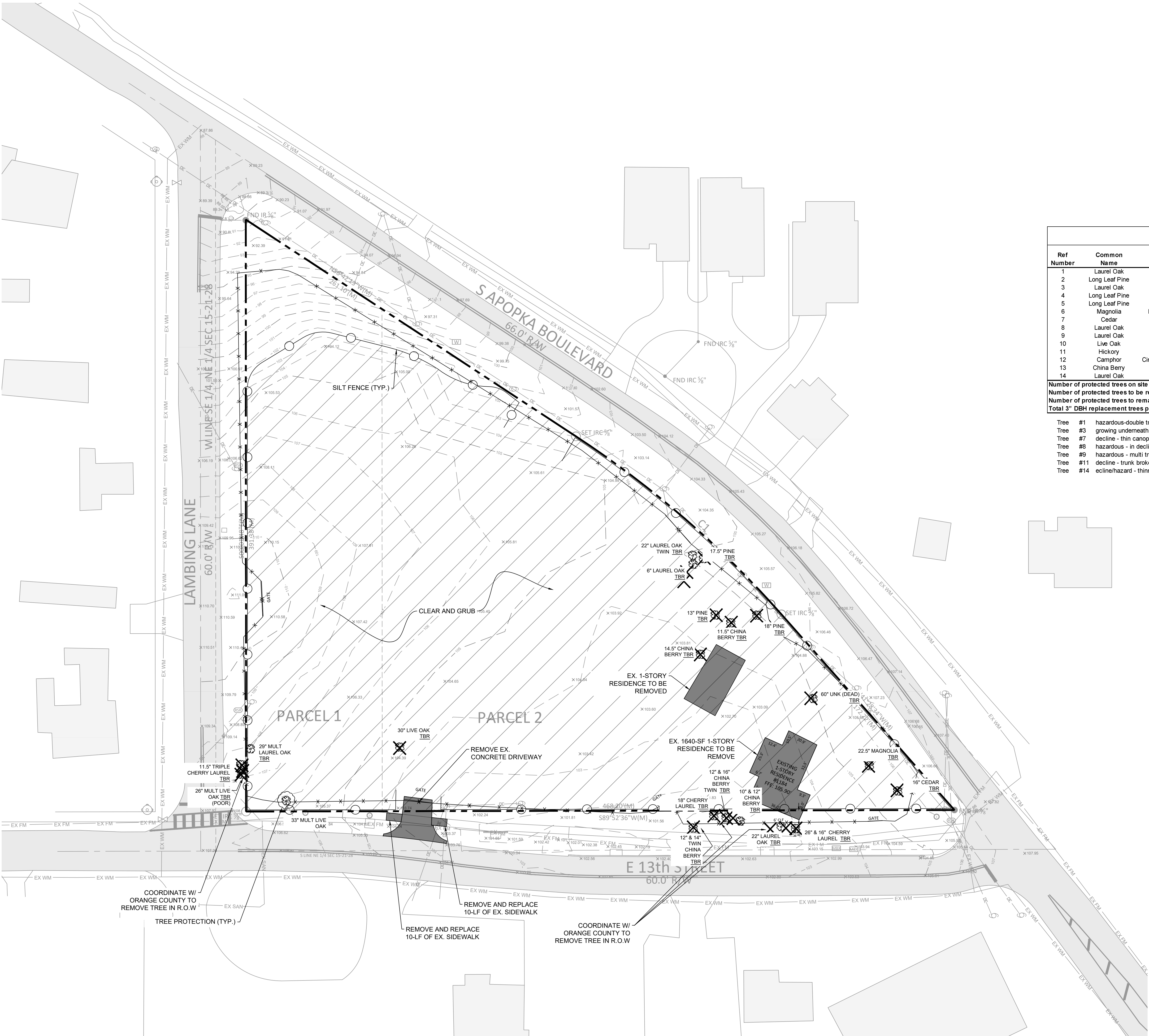
FILE NUMBER:
23117-01

ISSUE DATE:
01/25/2024

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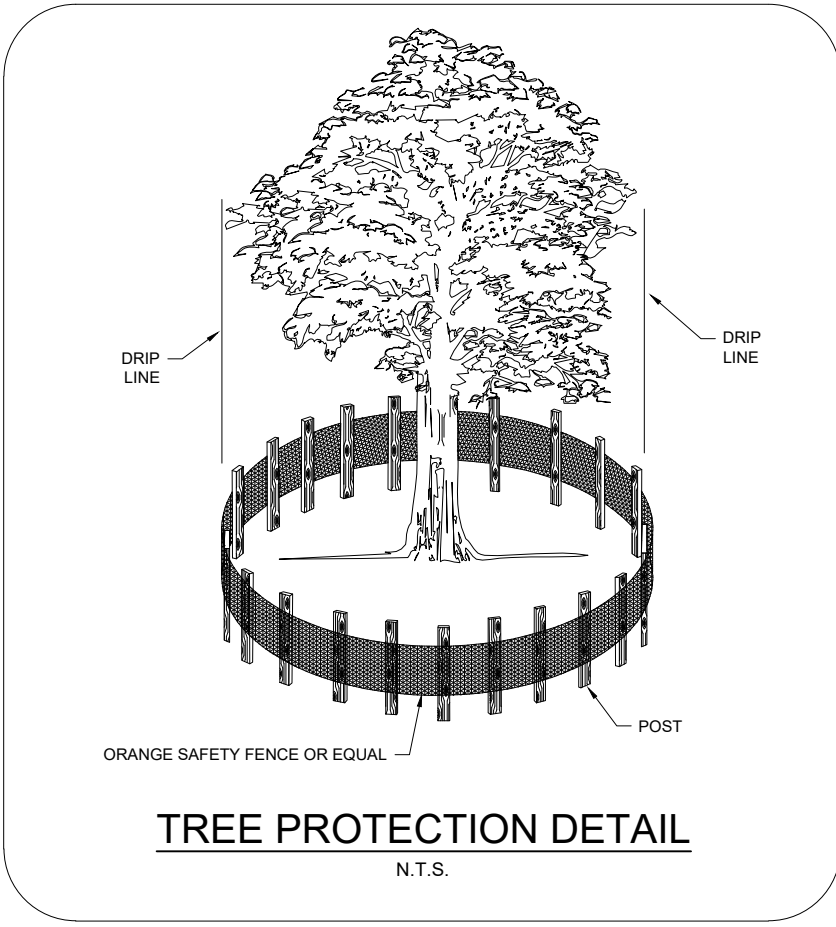
EXISTING
CONDITIONS

SHEET NUMBER
C1.00



Tree Removal Table								
Ref Number	Common Name	Botanical Name	DBH Inches	Trunks	Trees Removed	DBH Inches Removed	Replacement Trees	Notes
1	Laurel Oak	Quercus laurifolia	22	2	1	44		decline/hazard*
2	Long Leaf Pine	Pinus palustris	17.5	1	1	17.5	5.83	native/good
3	Laurel Oak	Quercus laurifolia	6	1	1	6		decline*
4	Long Leaf Pine	Pinus palustris	13	1	1	13	4.33	native/good
5	Long Leaf Pine	Pinus palustris	18	1	1	18	6.00	native/good
6	Magnolia	Magnolia grandiflora	22.5	1	1	22.5	7.50	native/good
7	Cedar	Juniperus virginiana	16	1	1	16		decline*
8	Laurel Oak	Quercus virginiana	29	1	1	29		decline/hazard*
9	Laurel Oak	Quercus laurifolia	14	3	1	42		decline/hazard*
10	Live Oak	Quercus virginiana	16.5	2				native/good
11	Hickory	Carya spp.	60	1	1			decline/hazard*
12	Camphor	Cinnamomum camphora	14.5	1	1	60		invasive/exotic
13	China Berry	Melia azedarach	11.5	1	1			invasive/exotic
14	Laurel Oak	Quercus virginiana	16.5	1	1	16.5		decline/hazard*
Number of protected trees on site					12			
Number of protected trees to be removed					11	284.5		
Number of protected trees to remain Total 3" DBH					1		23.67	
Total 3" DBH replacement trees provided							26.00	

- Tree #1 hazardous-double trunk with inclusions, severe pruning, mistletoe infestation, thinning crown
Tree #3 growing underneath #1, leaning west, uneven canopy
Tree #7 decline - thin canopy
Tree #8 hazardous - in decline, canopy deadwood, trunk damaged, mistletoe infestation
Tree #9 hazardous - multi trunk, decline, thinning canopy, dropping large branches, multiple inclusions in trunk
Tree #11 decline - trunk broken off at 10', structural damage with peeling bark, sucker growth.
Tree #14 ecline/hazard - thinning canopy, proximity to power line, uneven canopy from severe pruning



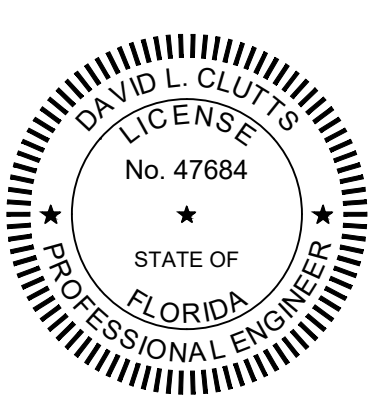
LEGEND	
	BOUNDARY LINE
	SILT FENCE
	TREE TO BE REMOVED
	APPLY TREE PROTECTION MEASURES
	AREA TO BE CLEARED & GRUBBED

REVISIONS:

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering

322 North Rockingham Ave., Tallahassee, FL 32301
Phone: (904) 242-5011 Fax: (904) 242-5044
Email: info@civilsolutions.com
State of Florida Certificate of Authorization #25885

TRINITY CONSTRUCTION
SITE CONSTRUCTION PLANS
APOPKA, FLORIDA



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322 NORTH ROCKINGHAM AVE.
TALLAHASSEE, FLORIDA 32301
TEL: (904) 242-5011
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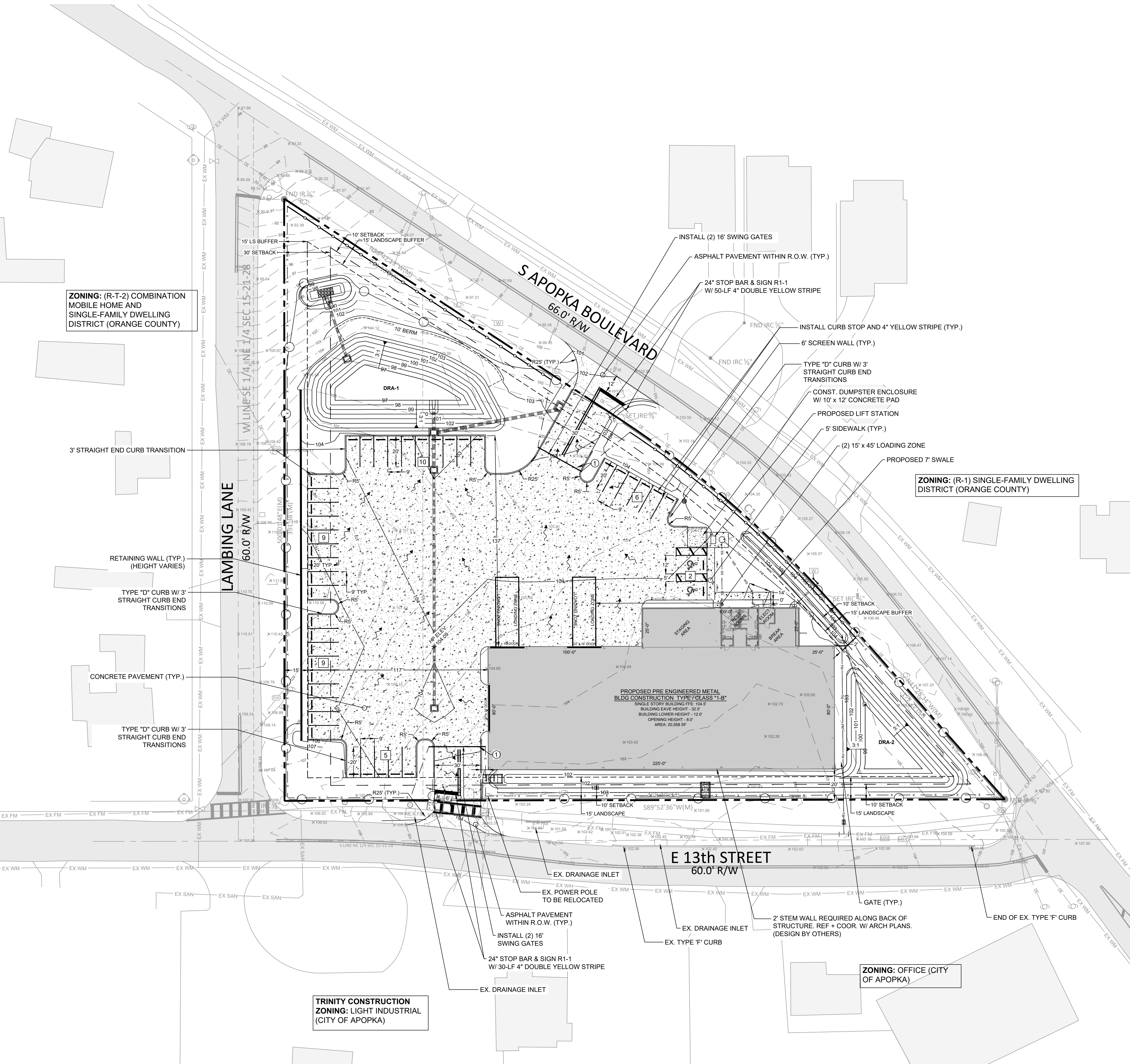
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ISSUE DATE:
01/25/2024

SHEET SIZE
24 X 36

DEMOLITION
PLAN

SHEET NUMBER
C3.00



ZONING: (R-T-2) COMBINATION
MOBILE HOME AND
SINGLE-FAMILY DWELLING
DISTRICT (ORANGE COUNTY)

ZONING: (R-1) SINGLE-FAMILY DWELLING
DISTRICT (ORANGE COUNTY)

ZONING: OFFICE (CITY
OF APOPKA)

TRINITY CONSTRUCTION
ZONING: LIGHT INDUSTRIAL
(CITY OF APOPKA)

GENERAL NOTES:

- PARCEL INFORMATION
 - ALTERNATE KEY: 15-21-28-0000-00-095, 15-21-28-0000-00-096
 - SITE AREA: 103,421-SF (2.37-AC)
 - FLUCCS VEGETATIVE COVER: MEDIUM DENSITY, 2-5 DWELLING UNITS/ACRE (1200)
- ZONING:
 - EXISTING ZONING (I-L) LIGHT INDUSTRIAL (CITY OF APOPKA)
 - EXISTING FUTURE LAND USE: (IND) - INDUSTRIAL (CITY OF APOPKA)
- BUILDING INFORMATION:
 - AREA: 20,500-SF
 - FFE: 104.50'
- LAND PLANNING REQUIREMENTS:
 - FLOOR AREA RATIO:
 - MAX ALLOWABLE F.A.R.: 0.4 (41,368-SF)
 - SHOWN: F.A.R. 0.20 (20,500-SF)
 - BUILDING SETBACKS:
 - FRONT (SOUTH): 10'
 - FRONT (NORTHEAST): 10'
 - SIDE (WEST): 30'
 - LANDSCAPE BUFFERS:
 - FRONT (SOUTH): 15'
 - FRONT (NORTHEAST): 15'
 - SIDE (WEST): 15'
 - IMPERVIOUSNESS:
 - SHOWN: 1.40-AC (59.1%)
- UTILITIES:
 - WATER: CITY OF APOPKA
 - SEWER: CITY OF APOPKA
- LIGHTING & PHOTOMETRIC PROVIDED BY OTHERS
- FEMA FLOOD MAP:
 - SITE DOES NOT LAY WITHIN FLOOD ZONE (FEMA MAP PANEL: 12095C0390E, DATE: 9/25/2009)
- SITE SOILS INCLUDE:
 - 7 - CANDLER-URBAN COMPLEX, 0 TO 5 PERCENT (HYD. GROUP 'A')
 - 8 - CANDLER-URBAN COMPLEX, 5 TO 12 PERCENT (HYD. GROUP 'A')
- SURVEY PROVIDED BY: H&H SURVEY CONSULTANTS
- DATUM:
 - VERTICAL: NAVD83
 - HORIZONTAL: NAD83
- PERPETUATE EXISTING MONUMENTATION

LAND USE BREAKDOWN			
LAND USE	AREA-SF	AREA-AC	% OF SITE
BUILDING (FOOTPRINT)	20,558	0.47	16
CONCRETE	40,581	0.93	32
ASPHALT	0	0.00	0
WRAS	11,662	0.27	9
OPEN SPACE AREA / LANDSCAPING	30,620	0.70	24
TOTAL	103421	2.37	100

PARKING CALCULATION (CITY OF APOPKA)	
PRINCIPAL USE TYPE	MANUFACTURING, ASSEMBLY, OR FABRICATION, LIGHT
REQUIREMENT	(2) SPACES PER 1000-SF
BUILDING AREA	20,500-SF
CALCULATION	20,500-SF X (2.0 SPACES / 1000-SF) = 41 SPACES
PARKING REQUIRED	41 SPACES
PARKING PROVIDED	39 STANDARD SPACES + 2 HANDICAP SPACES = 41 TOTAL SPACES

LEGEND	
	BOUNDARY LINE
	EXISTING WATERMAIN
	EXISTING CHAIN LINK FENCE
	EXISTING FORCEMAIN
	EXISTING OVERHEAD POWER
	EXISTING CONTOUR
	PROPOSED ELEVATION
	PROPOSED CONTOUR
	INTERPOLATED ELEVATION
	SILT FENCE
	FLOWLINE
	FLOW ARROW
	PROPOSED FORCEMAIN
	PROPOSED SANITARY
	GRADE BREAK
	BUILDING SETBACK
	LANDSCAPE BUFFER
	PROPOSED SCREEN WALL
	PROPOSED CHAIN LINK FENCE

NOTES

- CONTRACTOR SHALL COORDINATE WITH OWNER TO PROVIDE FIRE DEPARTMENT ACCESS LOCKING DEVICE. (KNOX BOX OR SIMILAR DEVICE)

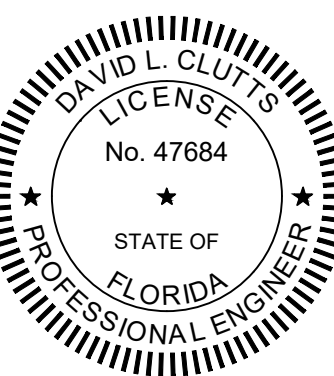


REVISIONS:

Civil Engineering
Solutions, Inc.
Civil & Environmental Engineering

322 North Rockingham Ave., Tallahassee, FL 32304
Phone: (904) 242-5011 Fax: (904) 242-5044
State of Florida Certificate of Authorization #25985
David Clutts, P.E., F.L.E., F.C.E. #47684
Date:

TRINITY CONSTRUCTION
SITE CONSTRUCTION PLANS
APOPKA, FLORIDA



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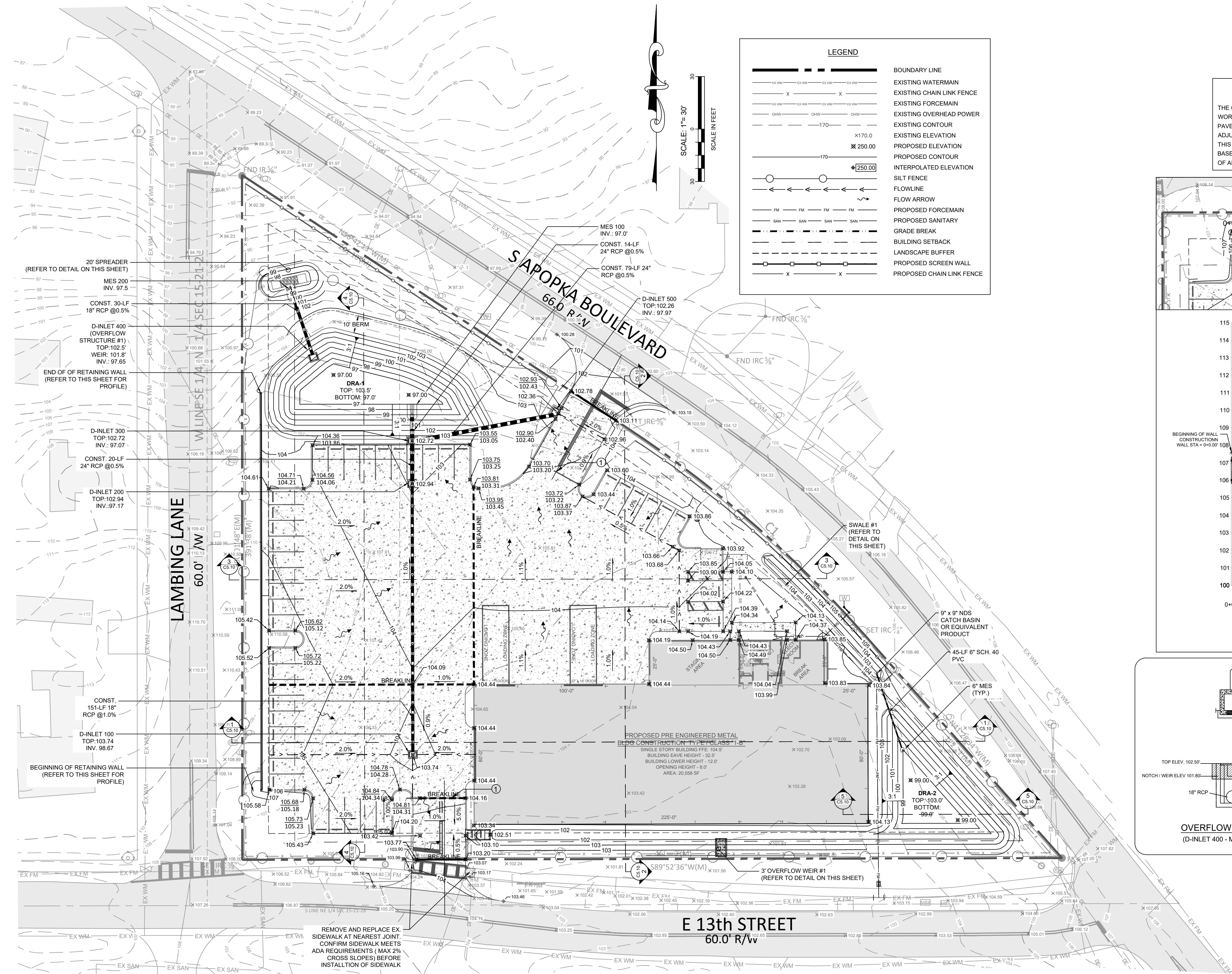
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24 X 36

SITE PLAN

SHEET NUMBER
C4.00



LEGEND	
	BOUNDARY LINE
	EXISTING WATERMAIN
	EXISTING CHAIN LINK FENCE
	EXISTING FORCEMAIN
	EXISTING OVERHEAD POWER
	EXISTING CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
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	PROPOSED CHAIN LINK FENCE

NOTICE TO CONTRACTOR

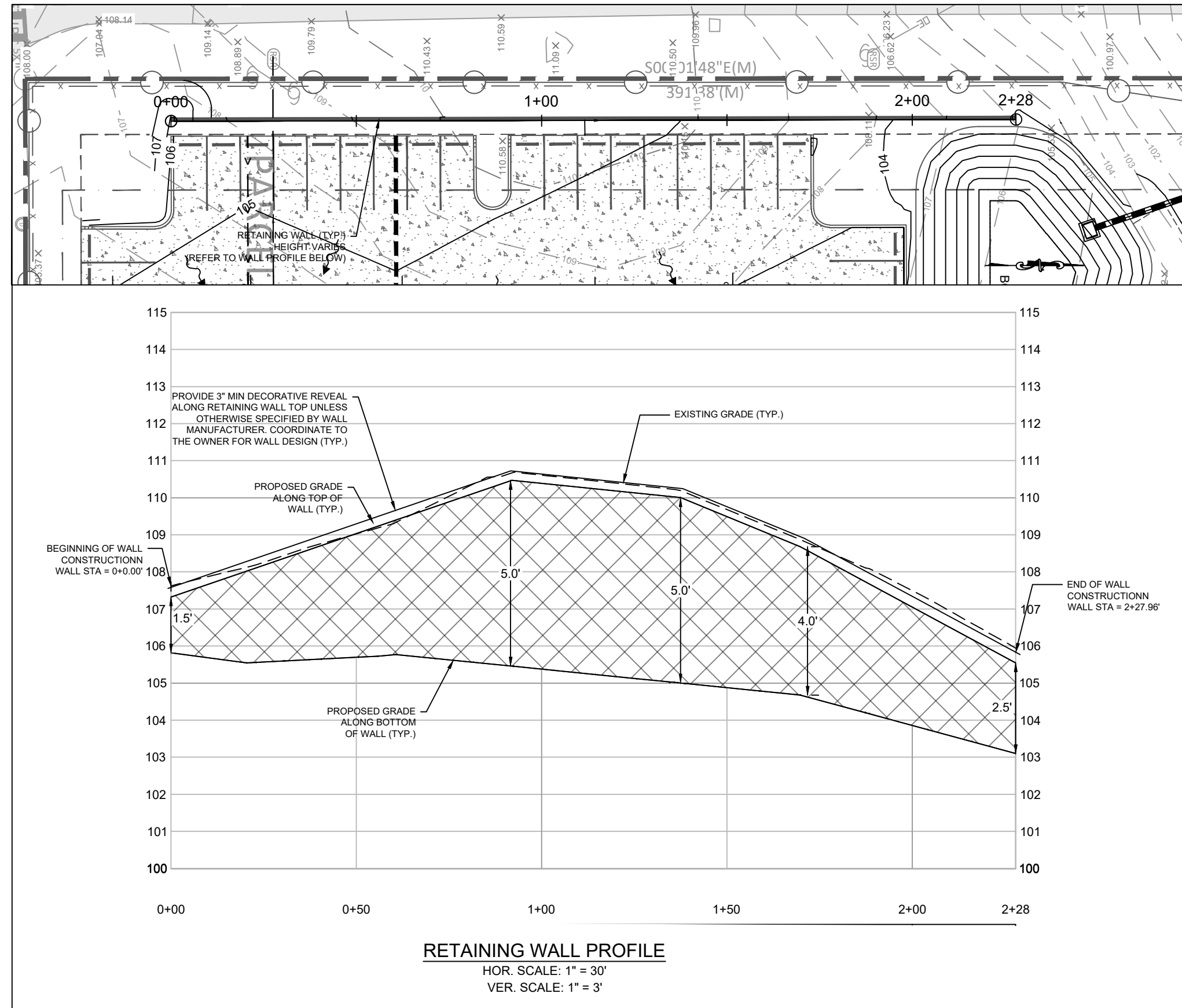
THE CONTRACTOR SHALL MAKE PROVISIONS IN THEIR BID AND SCOPE OF WORK TO UPDATE, ADD, AND/OR REMOVE AS DIRECTED ANY SIGNS AND PAVEMENT MARKINGS THAT MAY NEED TO BE UPDATED, ADDED, ADJUSTED, AND/OR REMOVE AS DIRECTED BY THE PROJECT ENGINEER. THIS PROVISION IS REQUIRED TO ALLOW FOR FINAL IN FIELD ADJUSTMENTS BASED ON ENCOUNTERED CONDITIONS AND FIELD OBSERVATIONS BY CITY OF APOPKA AND ORANGE COUNTY INSPECTORS AND ENGINEERS.

NOTES

- CONTRACTOR SHALL COORDINATE WITH OWNER TO PROVIDE FIRE DEPARTMENT ACCESS LOCKING DEVICE

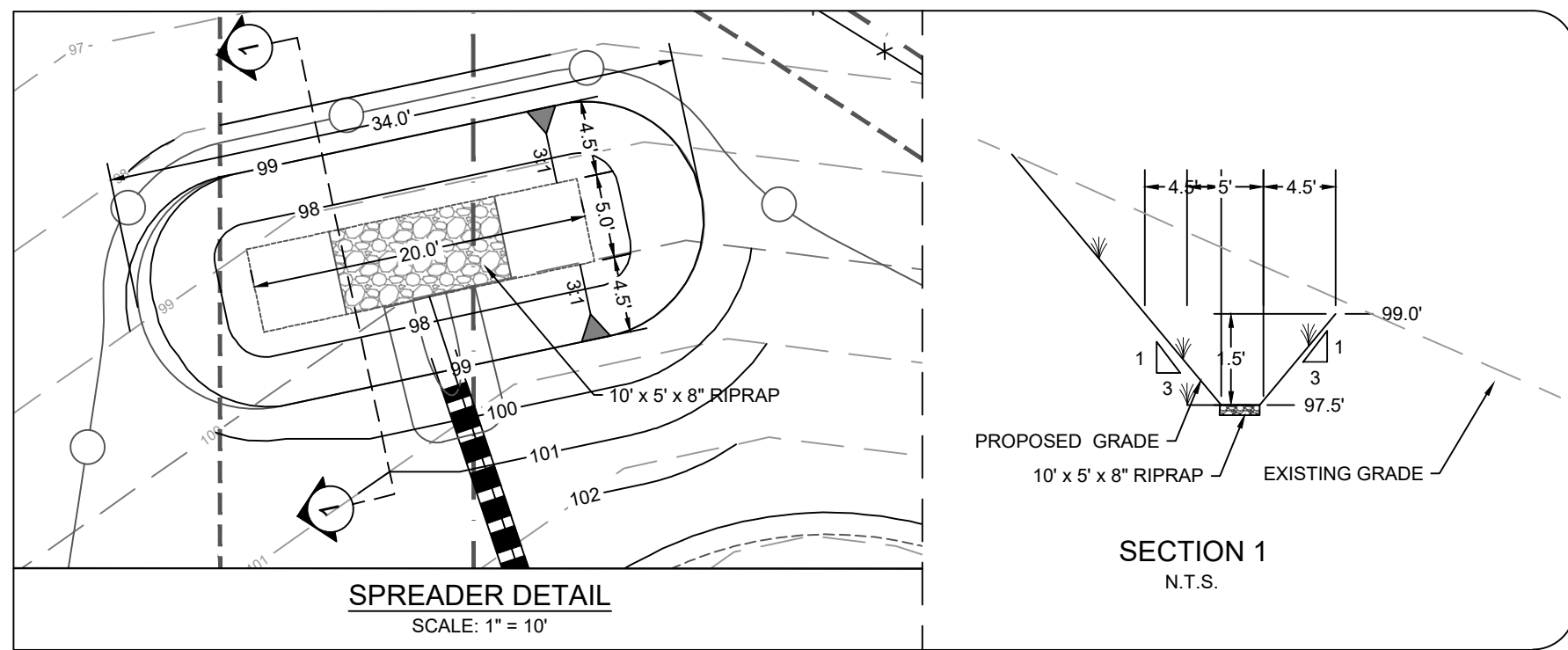
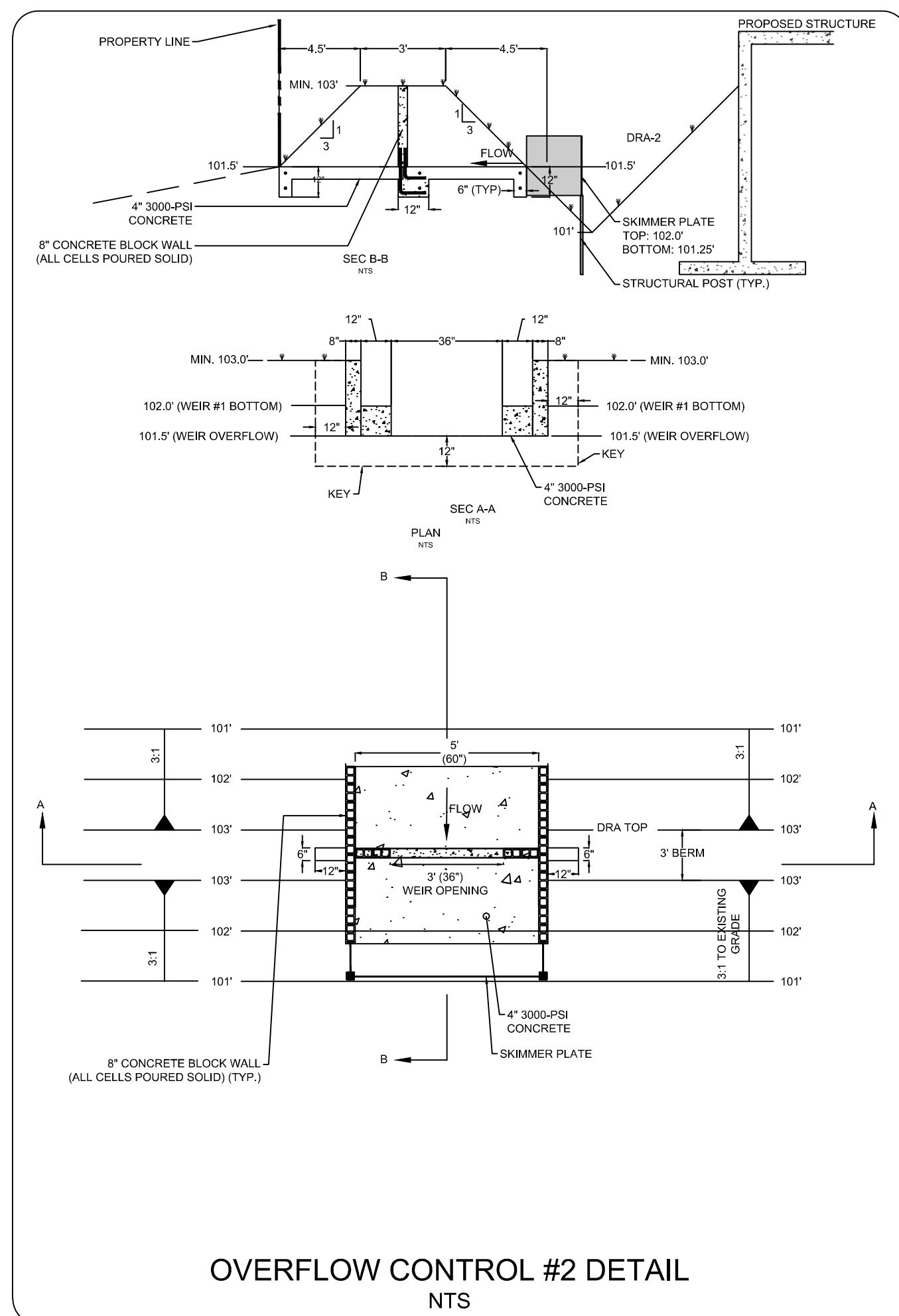
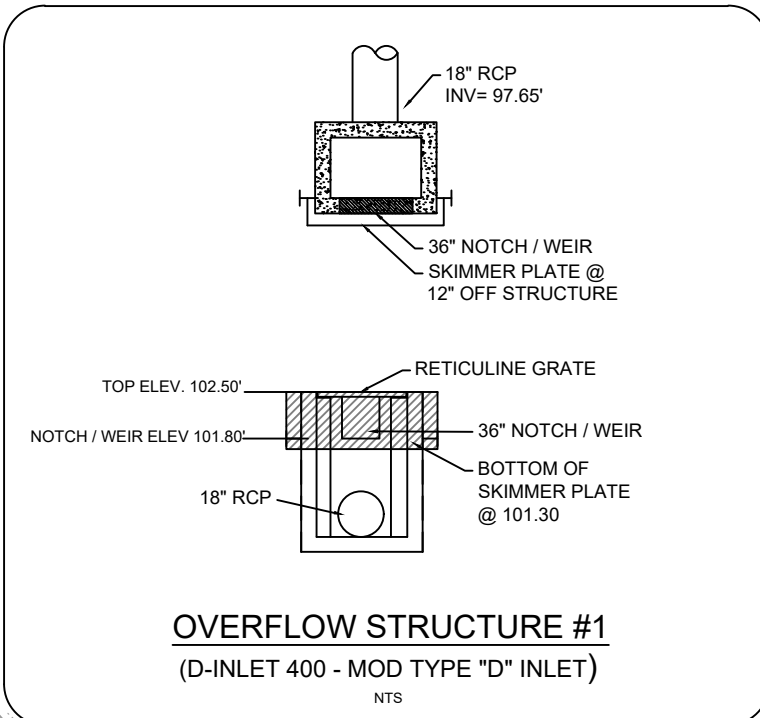
NOTE TO CONTRACTOR

- ALL SIDEWALK + DRIVEWAY CONSTRUCTION WITHIN COUNTY & ONSITE RW SHALL CONFORM WITH THE AMERICAN DISABILITY ACT (ADA)
- ALL DISTURBED AREAS SHALL BE SODDED.
- ALL DRY WATER RETENTION AREAS, SLOPES & BERMS SHALL BE SODDED WITH NON-MUCK-GROWN SOD.
- CLEAN FILL SHALL CONSIST OF LESS THAN 10% FINES PASSING THE #200 SIEVE AND BE COMPACTED TO MINIMUM DENSITY OF 95% PER AASHTO T-180
- REF YOVASH GEOTECHNICAL REPORT # PN 23-E2135-03 FOR ADDITIONAL SITE PREPARATION REQUIREMENTS PRIOR TO CONSTRUCTION



RETAINING WALL PROFILE

HOR. SCALE: 1" = 30'
VER. SCALE: 1" = 3'

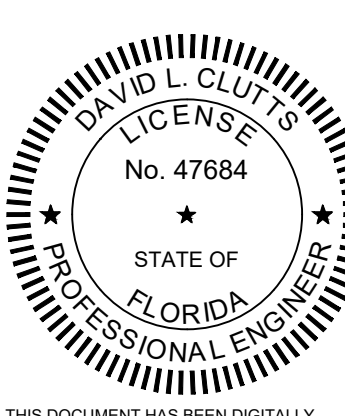


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TRINITY CONSTRUCTION
SITE CONSTRUCTION PLANS
APOPKA, FLORIDA



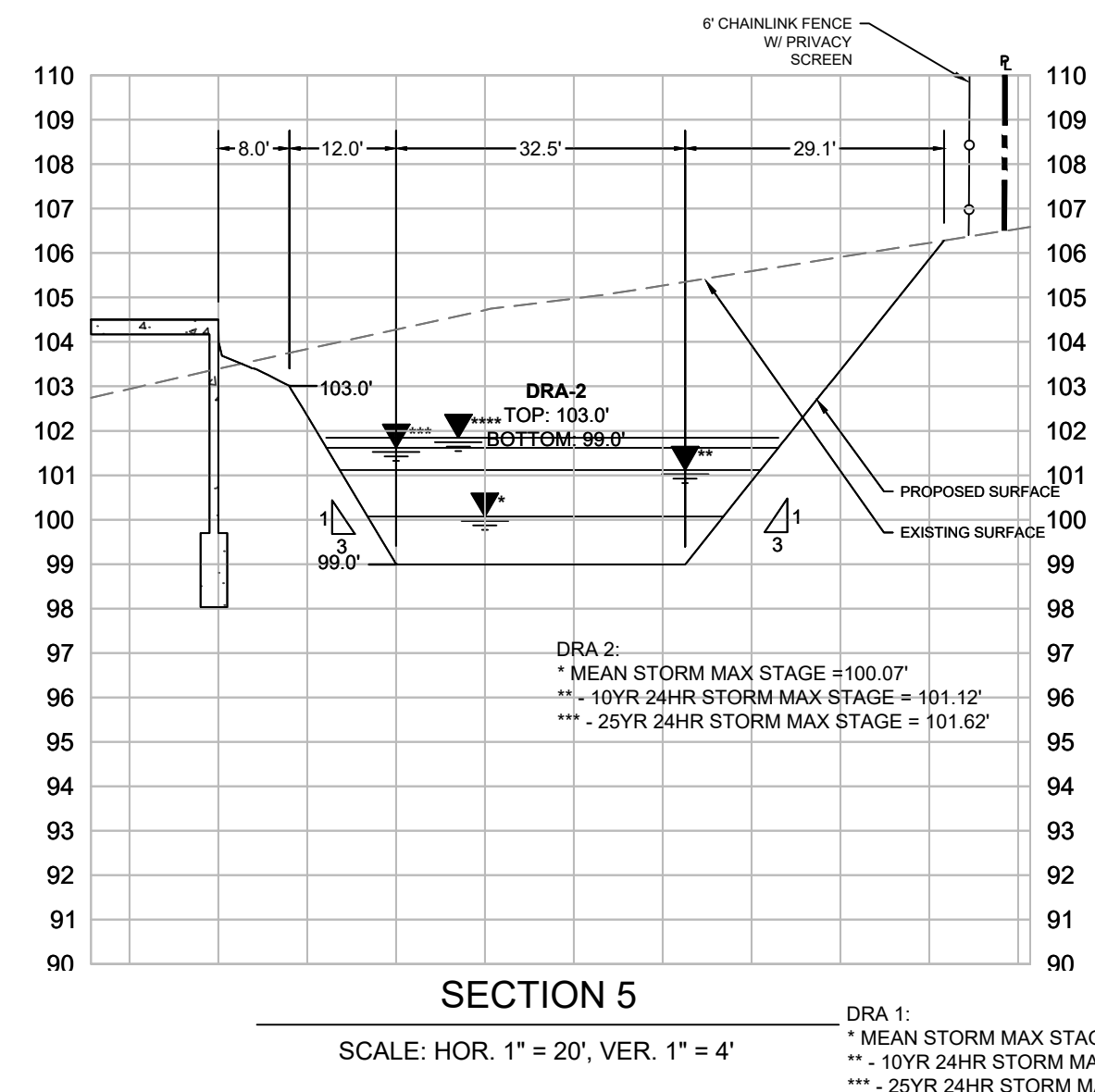
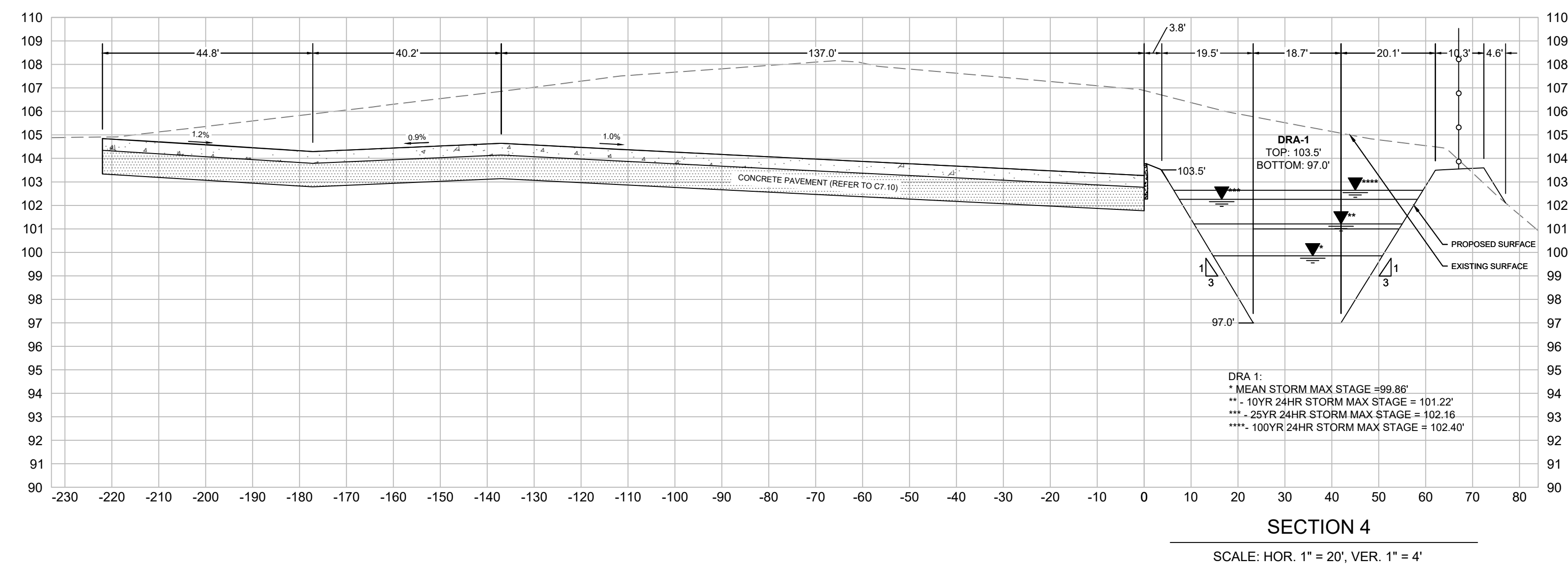
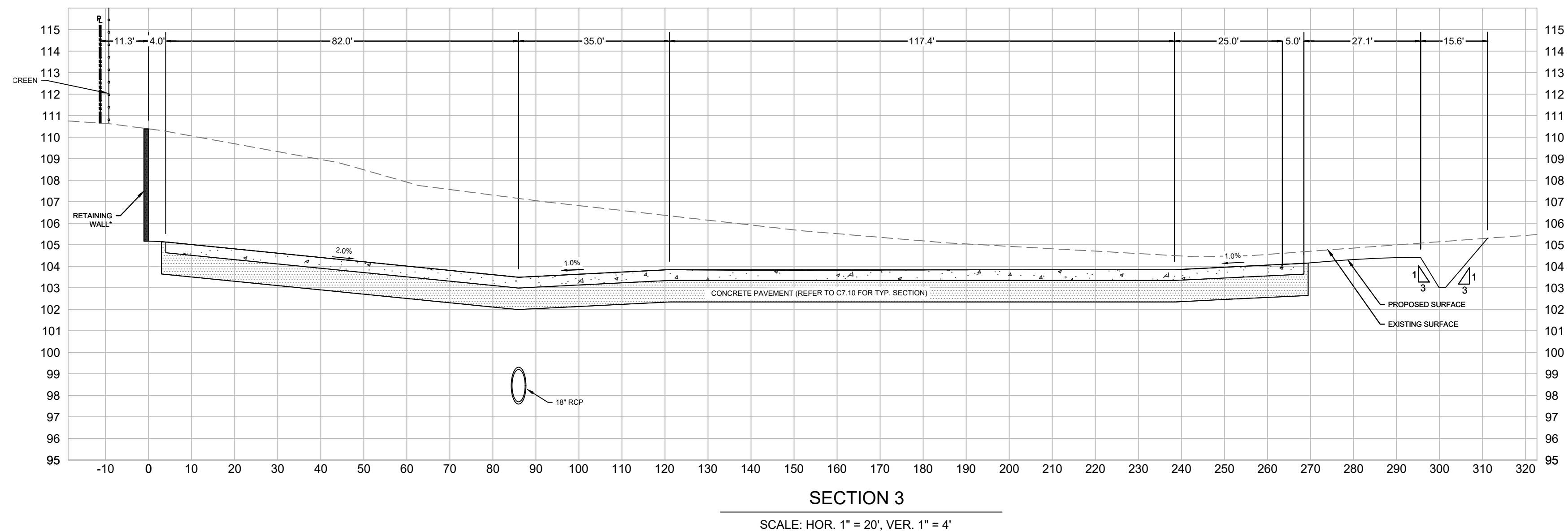
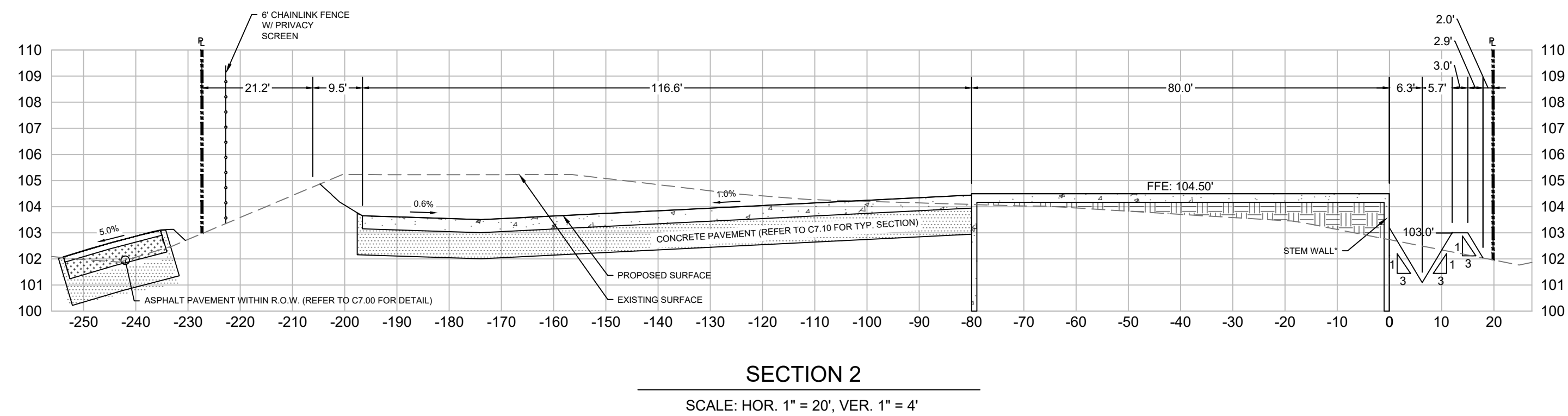
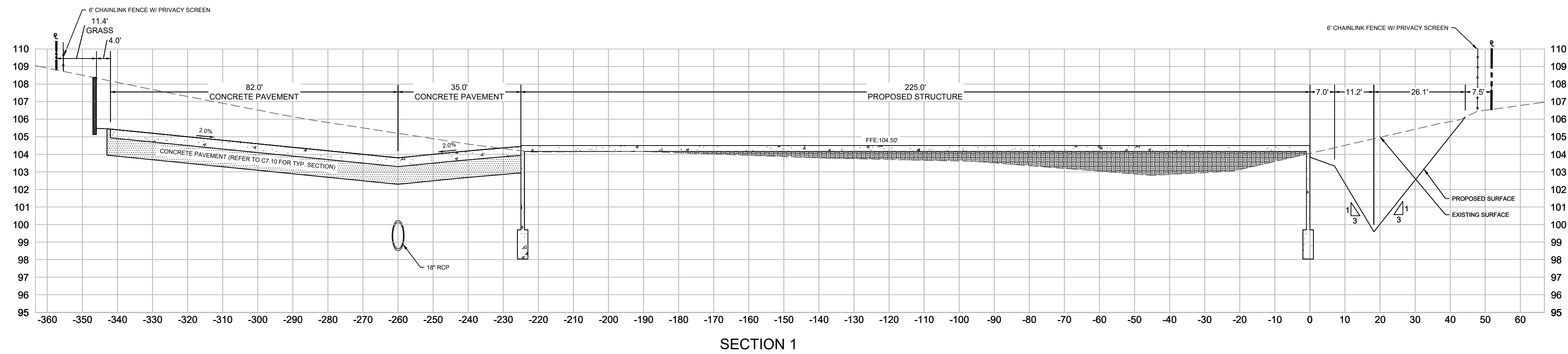
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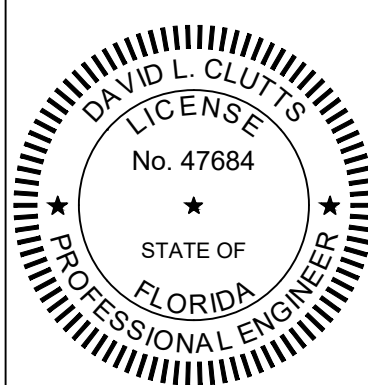
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ISSUE DATE: 01/25/2024
SHEET SIZE 24 X 36

PAVING, GRADING & DRAINAGE PLAN

SHEET NUMBER
C5.00



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 4. CLEAN FILL SHALL CONSIST OF LESS THAN 10% FINES PASSING THE #200 SIEVE AND BE COMPACTED TO MINIMUM DENSITY OF 95% PER AASHTO T-180
 5. REF YOVAISH GEOTECHNICAL REPORT # PN 23-2135 FOR ADDITIONAL SITE PREPARATION REQUIREMENTS PRIOR TO CONSTRUCTION



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TAVARES, FLORIDA 32778
TEL. (352) 742-5011
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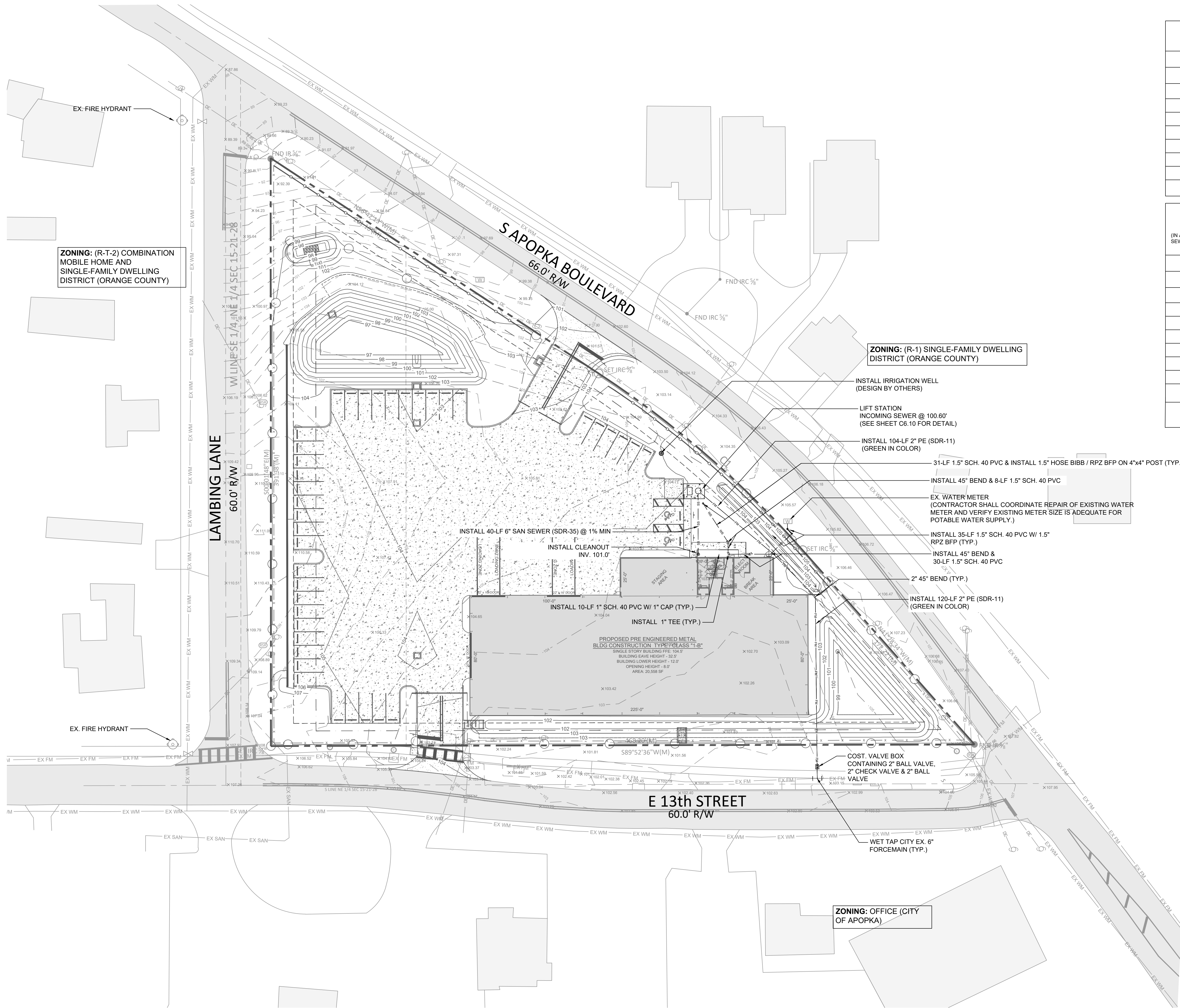
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CROSS SECTIONS

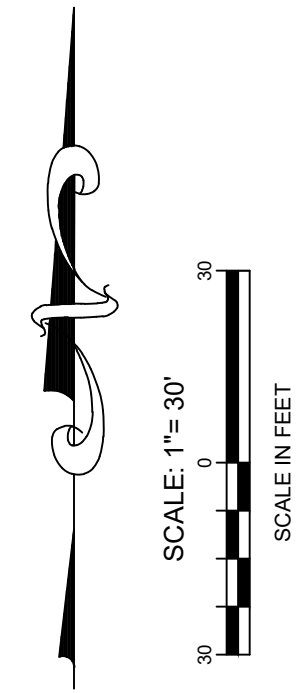
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ESTIMATED WATER USE			
TRINITY CONSTRUCTION			
INSTANTANEOUS WATER SUPPLY DEMAND			
INDIVIDUAL FIXTURE	DEMAND (GPM)	NUMBER OF UNITS	TOTAL (GPM)
WATER CLOSET (FLUSHOMETER TANK)	1.6	3	4.8
LAVATORY	0.8	8	8.8
HOSE BIBB	5	2	7.0
URINIAL	12	2	14.0
SHOWER	2.5	2	4.5
WATER FOUNTAIN	0.75	2	2.8
TOTAL:			41.7

ESTIMATED WASTEWATER DEMAND			
(IN ACCORDANCE CITY OF APOPKA REQUIREMENTS A WATER ERU = 350 GAL/DAY AND A SEWER ERU = 300 GAL/DAY)			
TRINITY CONSTRUCTION			
SEWER DRAINAGE FIXTURE UNIT (FU)			
INDIVIDUAL FIXTURE	FIXTURE UNIT	NUMBER OF UNITS	TOTAL (FU)
WATER CLOSET (FLUSHOMETER TANK)	4.0	3	12.0
LAVATORY	1.0	8	8.0
FLOOR DRAIN	2.0	2	4.0
URINALS	2.0	2	4.0
SHOWER	2.0	2	4.0
WATER FOUNTAIN	0.5	2	1.0
TOTAL:			33.0
ERUS = FUS / 20 = 1.65 ERU AVG SEWER DAILY FLOW = ERU x 300-GPD = 495-GPD AVG WATER DAILY FLOW = ERU x 350-GPD = 577.5-GPD			



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF APOPKA DESIGN & CONSTRUCTION STANDARDS

LEGEND	
	BOUNDARY LINE
	EXISTING WATERMAIN
	EXISTING CHAIN LINK FENCE
	EXISTING FORCEMAIN
	EXISTING OVERHEAD POWER
	EXISTING CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	PROPOSED CONTOUR
	TIE IN ELEVATION
	FLOWLINE
	FLOW ARROW
	PROPOSED FIRE LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY
	GRADE BREAK
	BUILDING SETBACK
	LANDSCAPE BUFFER
	PROPOSED CHAIN LINK FENCE

REVISIONS:	

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State of Florida Certificate of Authorization #025865

TRINITY CONSTRUCTION
SITE CONSTRUCTION PLANS
APOPKA, FLORIDA

DAVID L. CLUTTS
LICENSE
No. 47684
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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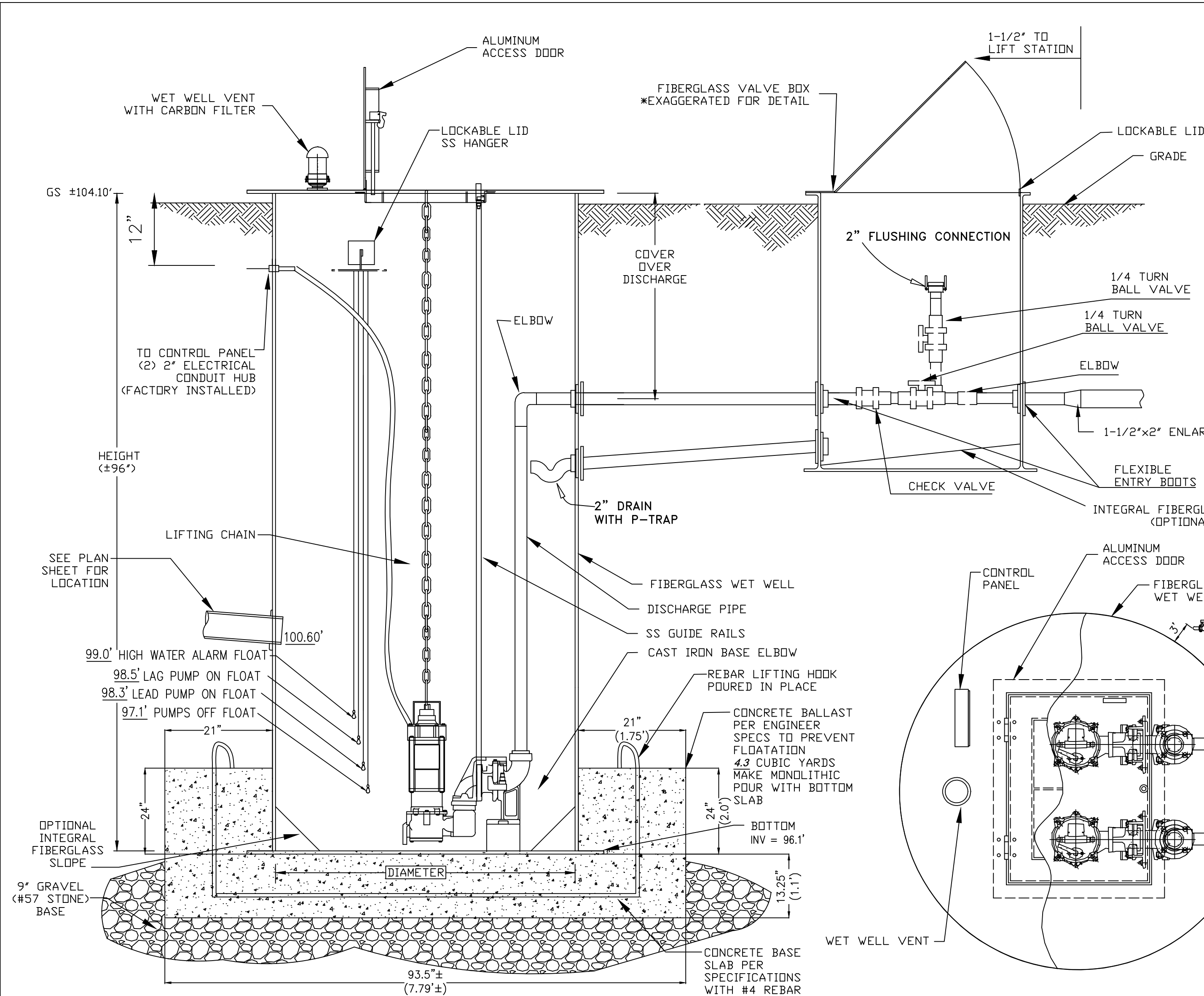
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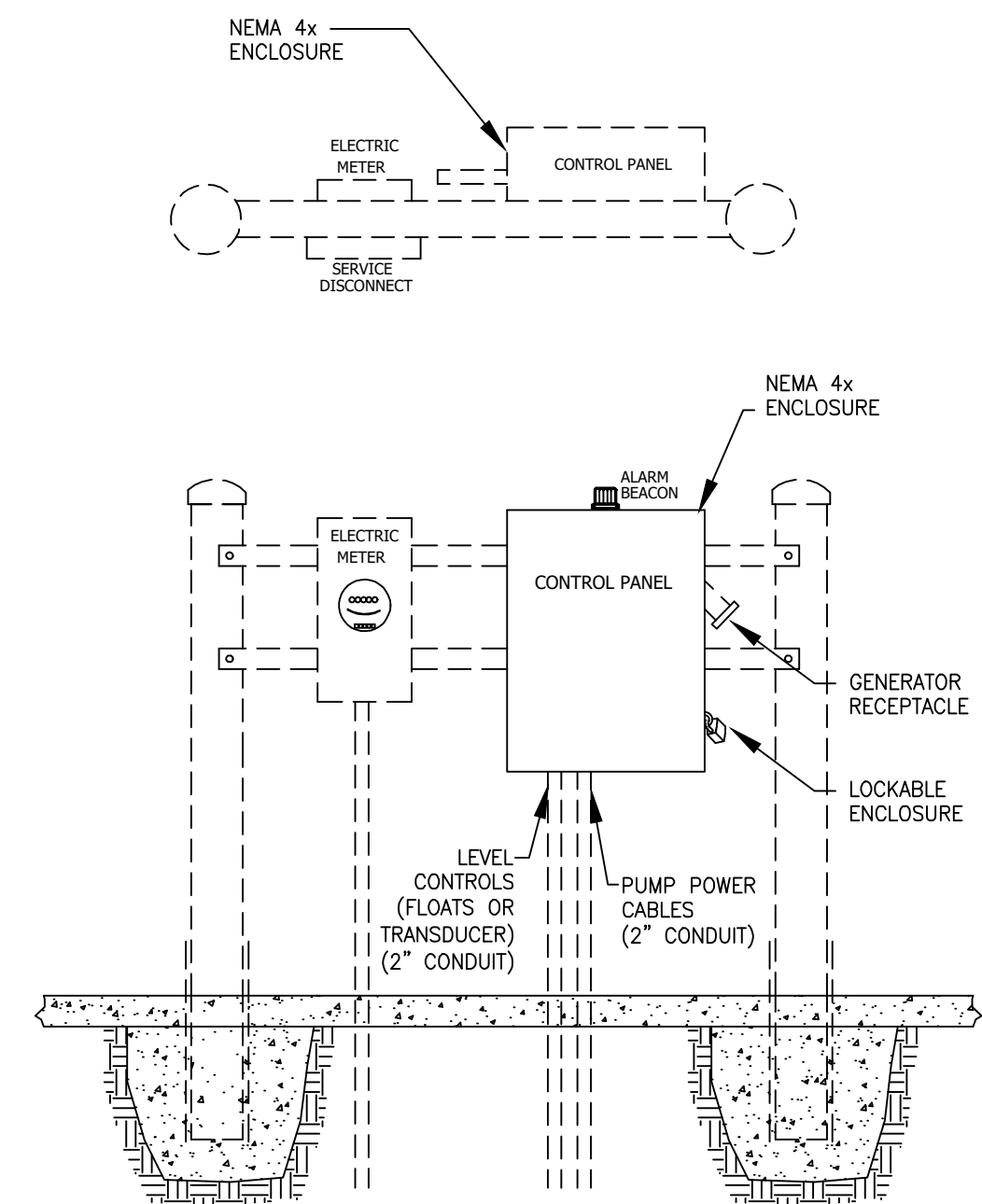
UTILITY PLAN

SHEET NUMBER
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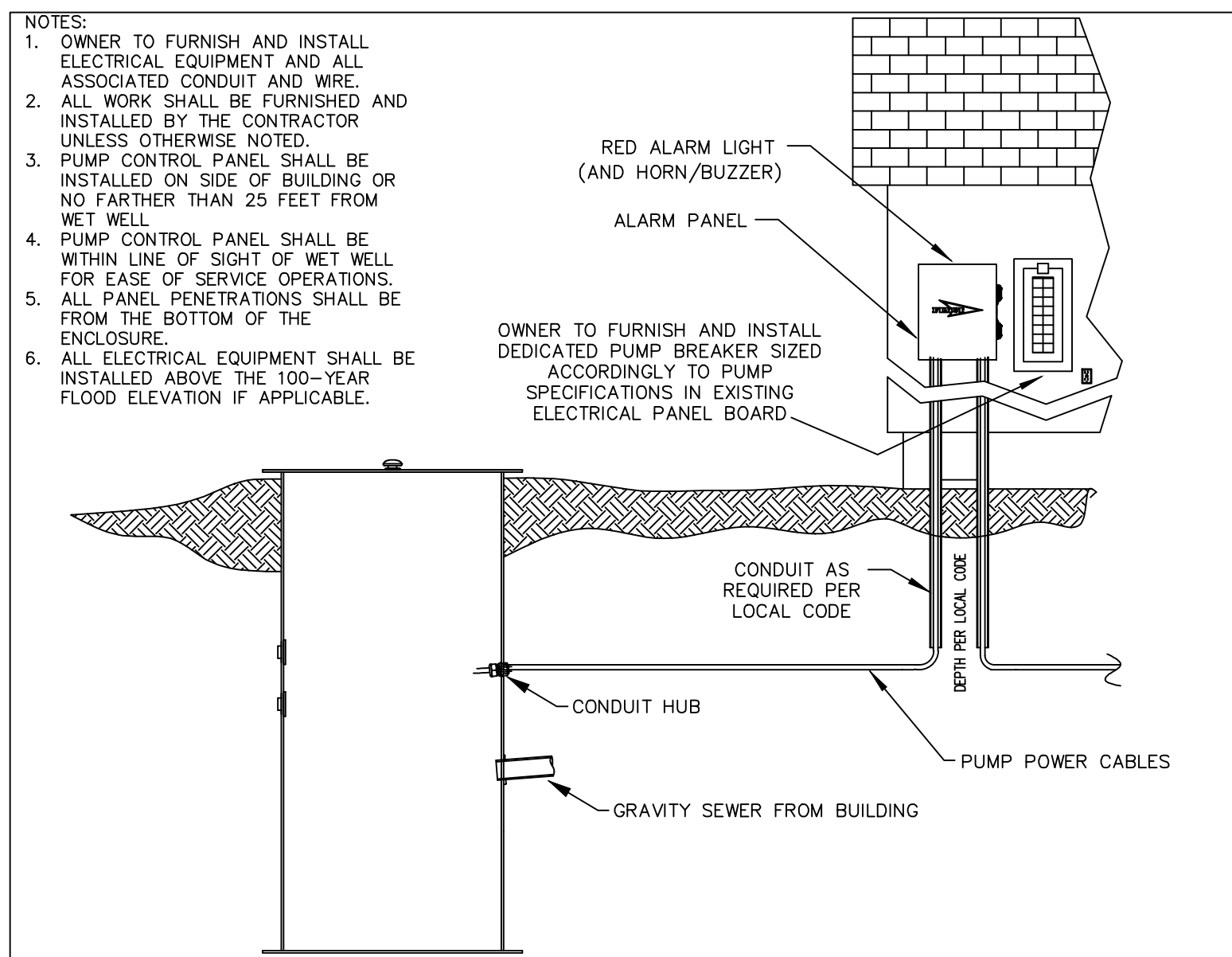


LIFT STATION SECTION VIEW

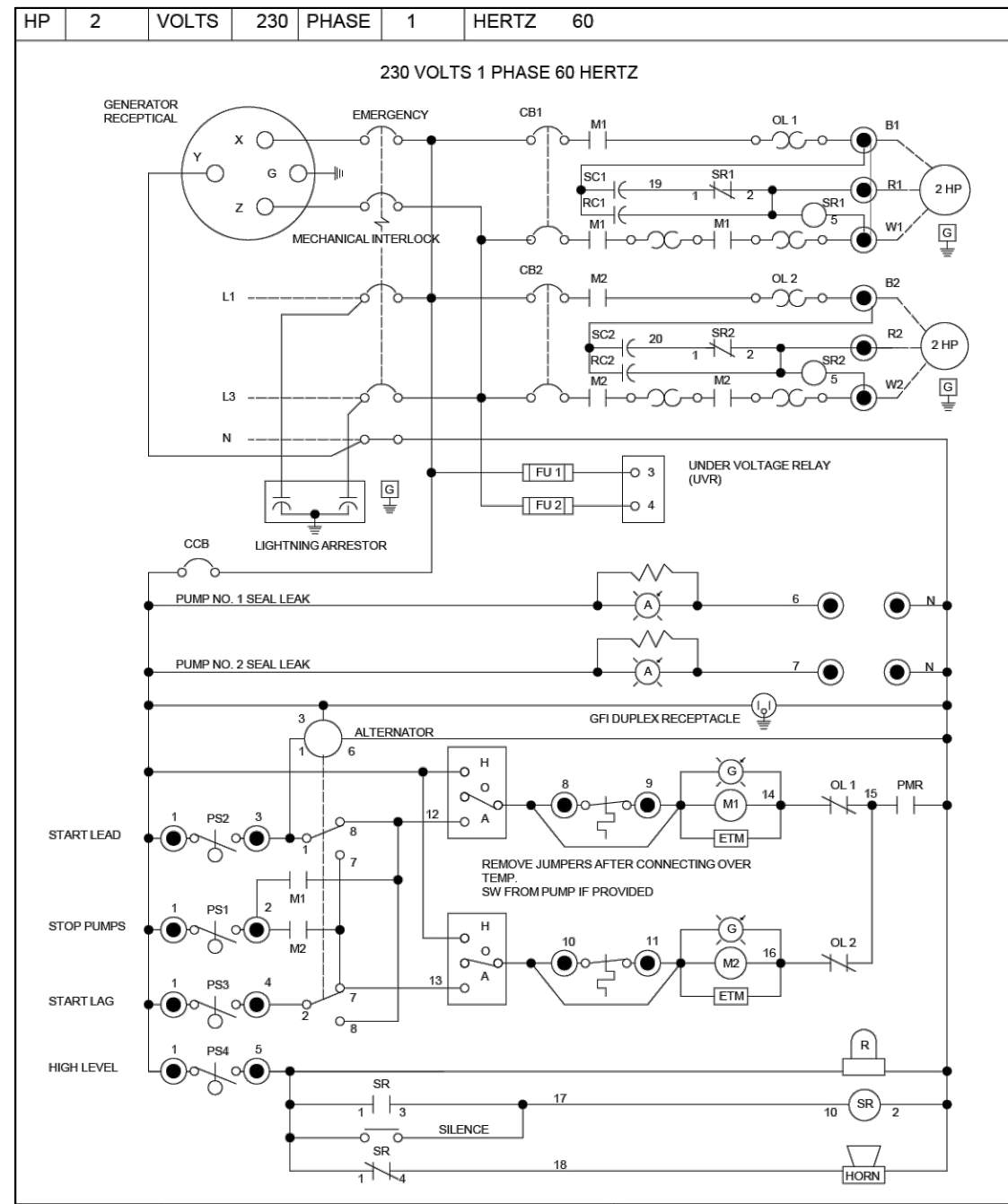
*NOTE VIEWS EXAGGERATED FOR DETAIL
N.T.S.



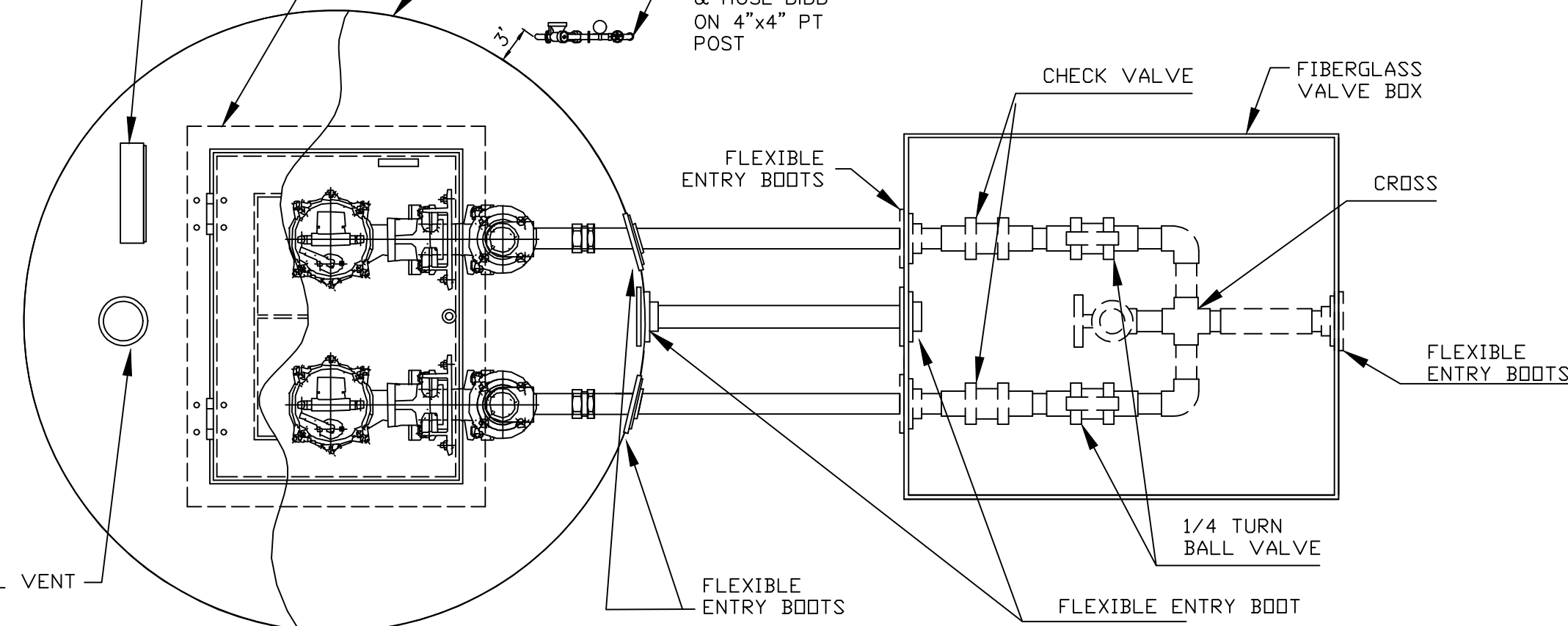
CONTROL PANEL RACK MOUNT



CONTROL PANEL WALL MOUNT



SCHEMATIC



LIFT STATION PLAN VIEW

LIFT STATION SCHEDULE

A	TOP OF WET WELL	
B	INLET INVERT	
C	HIGH WATER ALARM	
D	LAG PUMP ON	
E	LEAD PUMP ON	
F	BOTH PUMPS OFF	
G	BOTTOM	
H	INLET PIPE SIZE	☐ 4" ☒ 6" ☐ 8" ☐ OTHER
I	INLET PIPE TYPE	☐ SCH-40 ☒ SDR-35
J	INLET TYPE	☒ GROMMET ☐ CAULKING HUB ☐ OTHER
K	VALVE BOX	☒ YES ☐ NO
L	VALVE BOX PIPE	☐ SCH-40 ☒ SCH-80 ☐ HDPE SDR11
M	VENT TYPE	☒ STANDARD MUSHROOM VENT ☐ ODOR CONTROL VENT

LIFT STATION SIZE CHART

DIAMETER (A)	HEIGHT (B)	COVER OVER DISCHARGE (C)
☐ 36"	☒ 96"	☐ 12"
☒ 48"	☐ 102"	☒ 18"
☐ 60"	☐ 108"	☐ 24"
☐ 72"	☐ 114"	☐ 30"
☐ OTHER	☐ 120"	☐ 36"
	☐ 126"	☐ 48"
	☐ 132"	☐ OTHER
	☐ 138"	
	☐ 144"	
	☐ OTHER	

VALVE BOX SIZE
☒ 32" WIDE X 30" LONG X 25" DEEP
☐ 36" WIDE X 40" LONG X 36" DEEP
☐ OTHER

- GENERAL NOTES:
- PUMP MODEL: MYERS V2S 2HP
 - OPERATING CONDITIONS = 33.5-GPM @ 83' TDH (PROVIDES A SCOURING VELOCITY OF 3.42 FT/SEC IN 2" PIPE)
 - RECEIVING POINT FOR THE SYSTEM IS A FORCE MAIN. PRESSURE HEAD IS 30 PSI.
 - THE PUMP SELECTED SHOULD RUN WITHIN AT A WIDE RANGE OF PRESSURES WITHOUT OVERLOADING OR APPROACHING CUTOFF
 - PUMP WILL BE AN 2HP MYERS V2S GRINDER PUMP.
 - FLOW TO STATION = 750 GPD, PEAK FLOW = 6.25 GPM
 - THIS STATION IS DESIGNED ON THE FOLLOWING ADDITIONAL ASSUMPTIONS AND FACTS:
 - WATER TABLE ELEVATION ASSUMED TO SUBMERGE STATION.
 - THE FORCE MAIN PIPE MATERIAL WILL BE SDR-11 ~2.0" AND 4" PE.
 - PIPE BURY DEPTH WILL BE 3'
 - PEAK FLOW TO STATION WILL BE 6.25-GPD WITH A PF OF 4 APPLIED.

FASTENERS AND APPURTENANCES: ALL FASTENERS, LIFTING CABLES, FLOAT CABLE BRACKET, HINGES, AND APPURTENANCES SHALL BE MADE OF 304SS MINIMUM.

- A 304SS SLIDE/LATCH ASSEMBLY SHALL BE PROVIDED FOR HOLDING THE DOORS OPEN ON THE WET WELL AND VALVE BOX.
- SLIDE RAILS SHALL BE MADE OF SCH 40 304SS PIPE.
- PUMP LIFTING CABLES/CHAINS SHALL BE 304SS.
- PUMP LIFTING BALES SHALL BE MADE OF 304SS.

EXECUTION:
INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS IN THE LOCATIONS SHOWN ON THE DRAWINGS.

CERTIFIED ELECTRICIAN SHALL MOUNT CONTROL PANEL AND CONNECT POWER SERVICE TO PANEL PRIOR TO STARTUP AND FACTORY REP SITE VISIT.

INSPECTION AND TESTING:
A FACTORY REPRESENTATIVE SHALL BE PROVIDED FOR ONE TIME START-UP AND SHALL HAVE COMPLETE KNOWLEDGE OF THE PROPER OPERATION AND MAINTENANCE OF COMPLETE SYSTEM.

FACTORY REPRESENTATIVE WILL LAND MOTOR CABLE WIRES TO CONTROL PANEL AT START UP.

THE PUMP CONTROLS AND PUMPS SHALL BE CHECKED FOR PROPER OPERATION AND ENSURE THAT ALL LEVEL CONTROLS ARE IN ACCORDANCE WITH THE PLANS AND FULLY FUNCTIONING.

PUMP STATION SHALL BE VENTED PER MANUFACTURER'S RECOMMENDATIONS.

- BASIN INSTALLATION INSTRUCTIONS:
- INSPECT ALL MATERIALS SUPPLIED TO ENSURE THERE ARE NO DAMAGES DUE TO SHIPPING PRIOR TO INSTALLATION.
 - EXCAVATE HOLE LARGE ENOUGH TO ACCOMMODATE BASIN, UNDERGROUND PIPING, BACKFILL MATERIAL, AND ADEQUATE WORKING SPACE.
 - PREPARE THE BOTTOM OF THE EXCAVATED HOLE WITH 6" OF BACKFILL MATERIAL OR CONCRETE PAD. CHECK BASE TO INSURE IT IS LEVEL AND SMOOTH.
 - INSTALL NECESSARY BASIN ON GRAVEL BASE OR CONCRETE PAD, ANCHOR IF NECESSARY.
 - CONCRETE MAY BE PORED AROUND BASIN BOTTOM IF BALLAST IS REQUIRED FOR BUOYANCY.
 - BACKFILL WITH PE GRAVEL 4" TO 6" AROUND THE ENTIRE PERIPHERY OF THE BASIN/COMPACTED BACKFILL MATERIAL IN 12" LIFTS. STOP AND CONNECT PIPING AS REQUIRED.

RECOMMENDED BACKFILL MATERIAL:
GRAVEL OR STONE TO BE FREE FLOWING, NATURALLY ROUNDED AGGREGATE WITH A PARTICLE SIZE OF NOT LESS THAN 3/8" OR LARGER THAN 3/4" IN DIAMETER.

ELECTRICAL NOTES:

- DISCONNECT IS REQUIRED WITHIN SIGHT OR 50' MAX FROM PANEL LOCATION.
- COORDINATE ALL ELECTRICAL WORK PRIOR TO CONSTRUCTION.
- PANEL SHALL BE MANUFACTURED TO UNDERWRITERS' LABORATORIES STANDARDS AND LABELED ACCORDINGLY.
- EACH FLEXIBLE CABLE SHALL BE PROVIDED WITH A WATERTIGHT SEAL AND SEPARATE STRAIN RELIEF.
- ELECTRICAL EQUIPMENT EXPOSED TO WEATHER SHALL MEET THE REQUIREMENTS OF WEATHERPROOF EQUIPMENT NEMA 4X.
- A 120VOLT POWER RECEPTACLE WITH GROUND FAULT INTERRUPTION (GFI) PROTECTION SHALL BE AVAILABLE TO FACILITATE MAINTENANCE EITHER INSIDE THE CONTROL PANEL OR WITHIN 25 FEET OF CONTROL PANEL.
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS WITH APPROPRIATE MATERIAL.
- CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.
- NEUTRAL TO BE SUPPLIED FOR SINGLE PHASE AND THREE PHASE POWER.
- ELECTRICAL EQUIPMENT SHALL BE INSTALLED ABOVE THE 100-YEAR FLOOD ELEVATION (WHERE APPLICABLE).

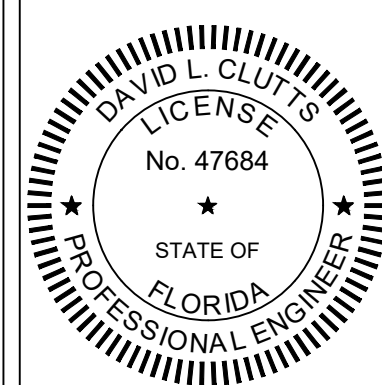
REVISIONS:

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering

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State of Florida Certificate of Authorization #02585

David Clutts, P.E., F.L.E. #47684
Date:

TRINITY CONSTRUCTION
SITE CONSTRUCTION PLANS
APOPKA, FLORIDA



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CIVIL ENGINEERING SOLUTIONS, INC.
322 NORTH ROCKINGHAM AVE.
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CERT. OF AUTH. #02585

DRAWN BY: WG
CHECKED BY: DC

FILE NUMBER:
23117-01

ISSUE DATE:
01/25/2024

SHEET SIZE
24 X 36

LIFT STATION
DETAILS

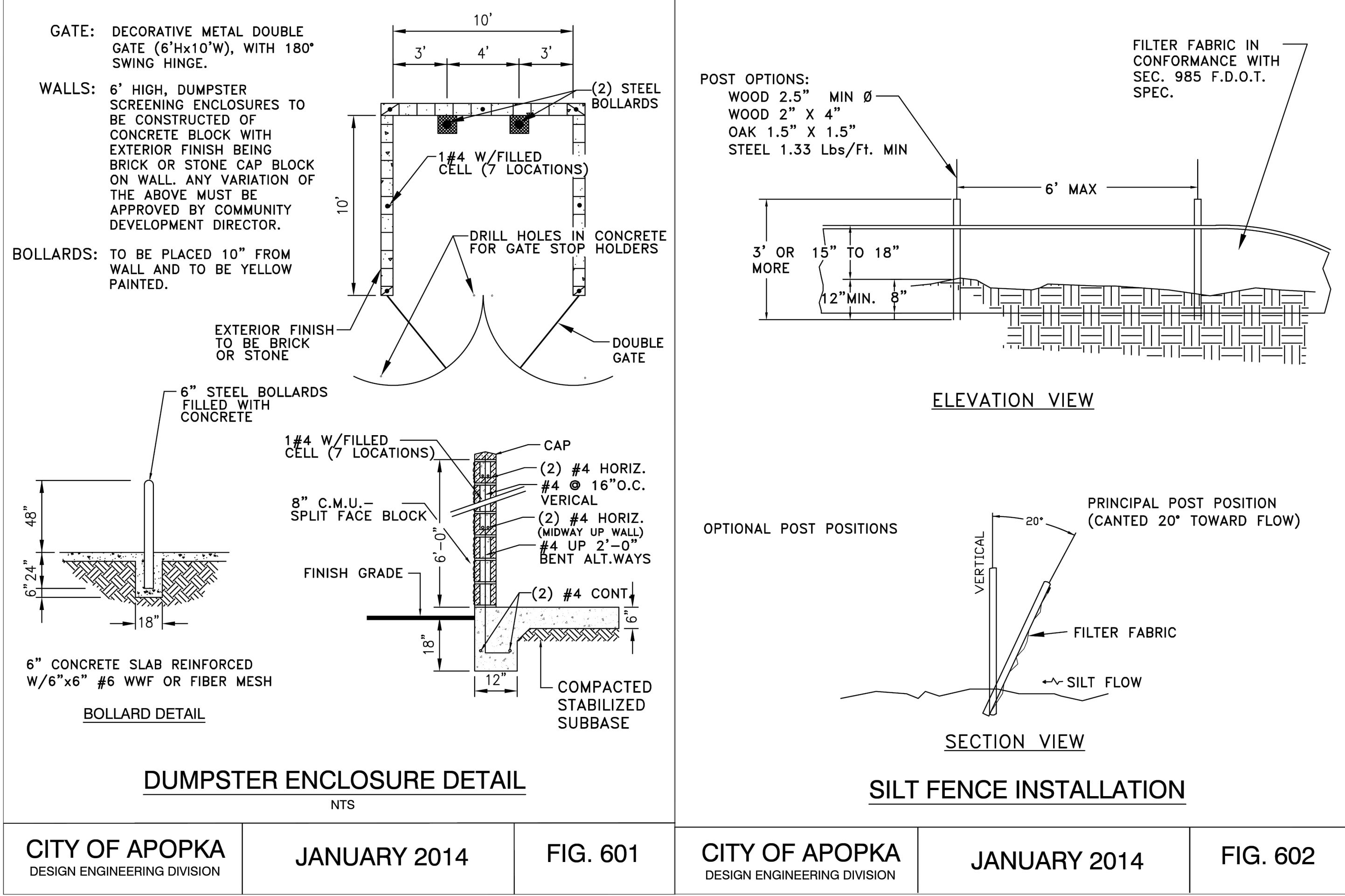
SHEET NUMBER

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GENERAL NOTES

- 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).
- 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.
- 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.
- 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.
- Seed and mulch all disturbed areas not covered by sod unless otherwise directed.
- All pavement offsets shown are to the proposed centerline of construction, as where radius dimensions are to the edge of pavement, unless otherwise noted.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- All curb inlets, ditch bottom inlets, and manholes shall have traffic bearing frames and covers or grates meeting AASHTO-20 loading requirements.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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
- 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.
- 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.
- 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.

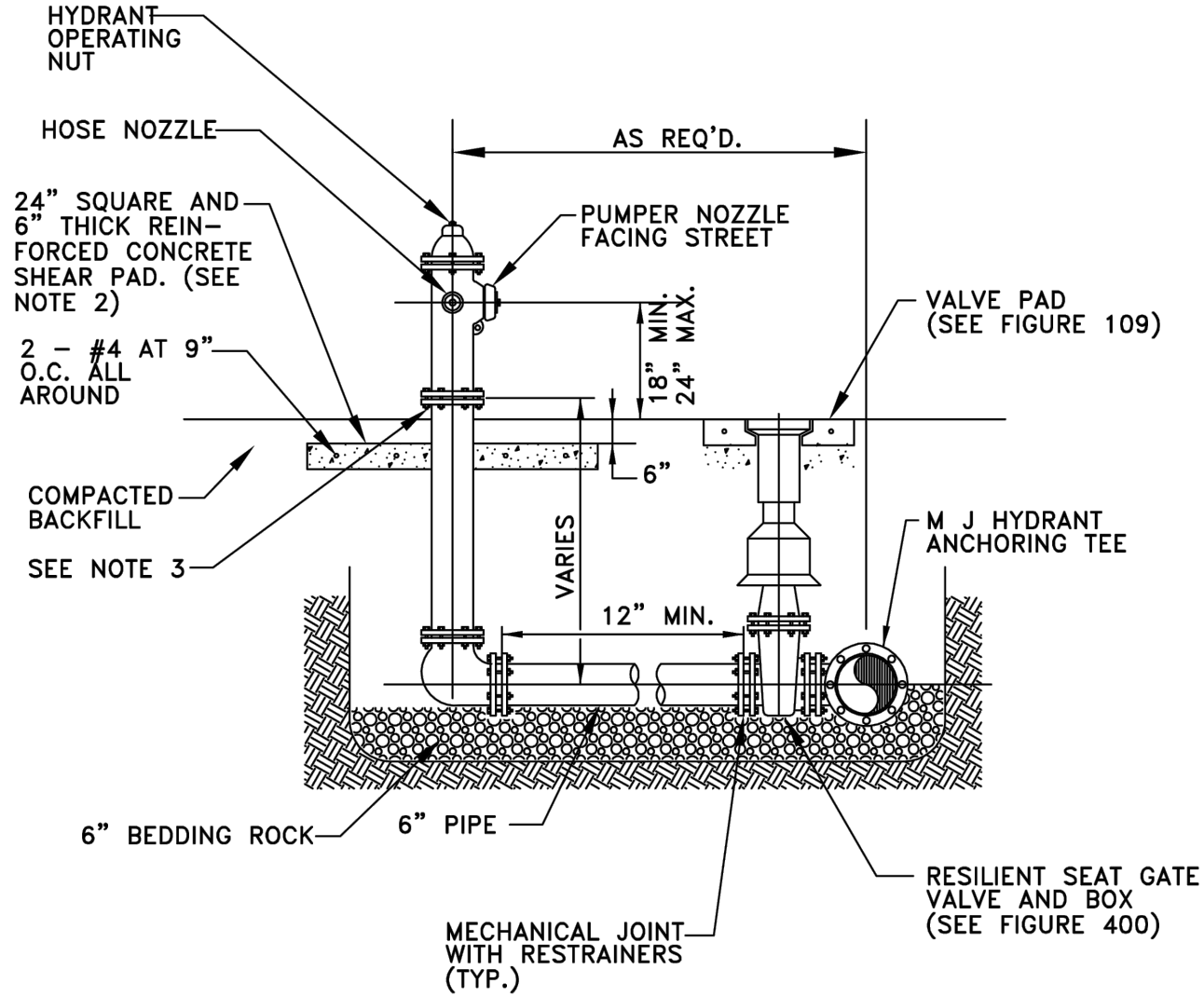
- The Contractor shall not excavate, remove or otherwise disturb any material, structure or part of a structure which is located outside the lines, grades or grading section, established for this project, except where such excavations or removal is provided or in the Contract Construction Plans or Technical Specifications.
- 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.
- All work shall be accomplished in strict accordance with all applicable federal, state and local codes, ordinances and regulations.
- Apparent errors, discrepancies or omissions in the Construction Plans shall be brought to the Engineer's attention before bidding.
- 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.
- 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.
- 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.
- 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.
- 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.
- Connection to existing lines to which utility pipe of the Contract must connect, the following work shall be performed:
 - Expose buried lines to confirm or determine end connection, pipe material and diameter.
 - Furnishing and installing piping and making proper connections.



	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							

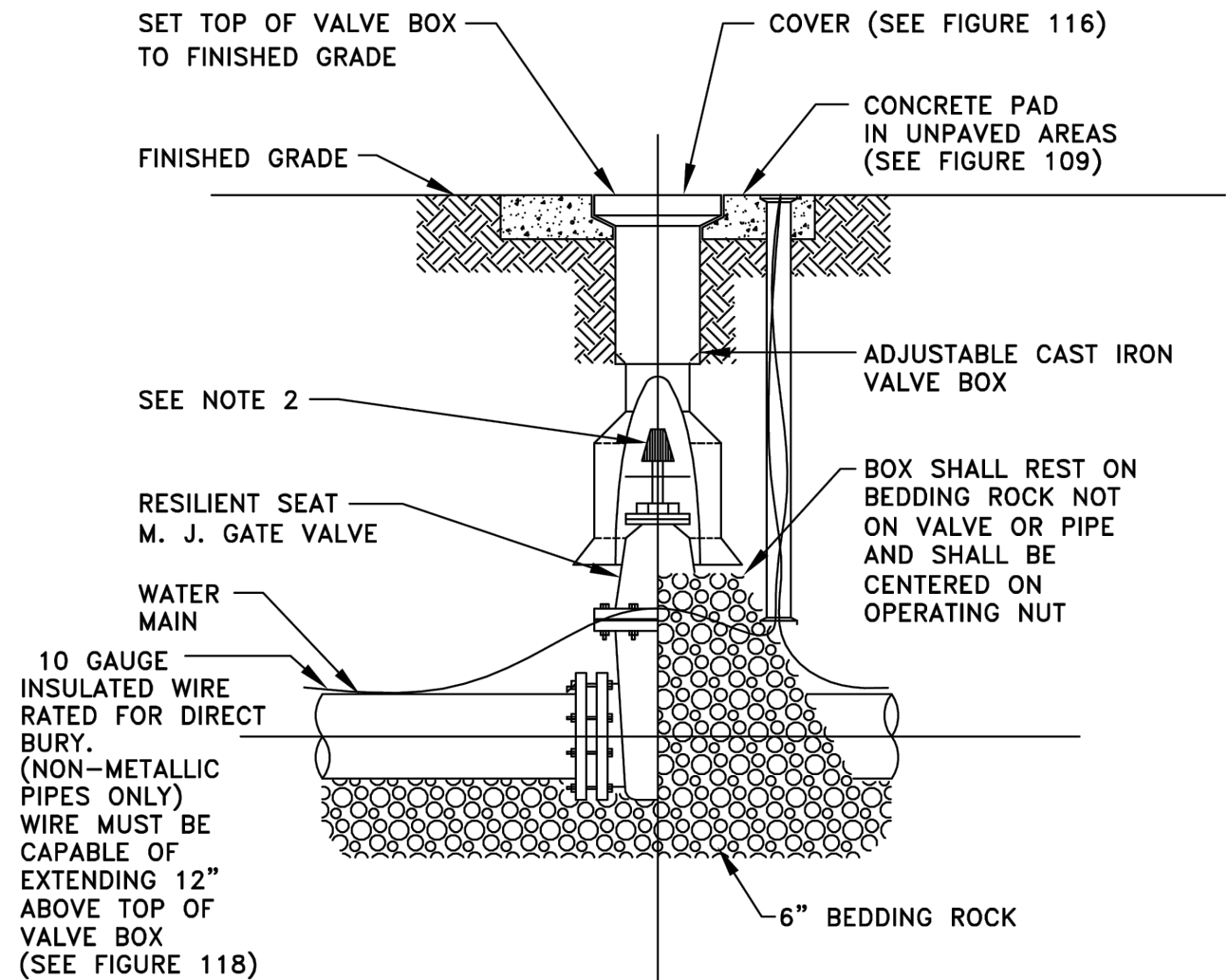
- * ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'
- NOTES:
- FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
 - INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
 - WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
 - IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
 - 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 ** FM = 100 P.S.I. /
WORKING PRESSURE: 150 P.S.I.** WM OR RWM = 150 P.S.I.
SOIL DESIGNATION: SM(SAND SILT)
LAYING CONDITIONS: 3
 - FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
 - VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)



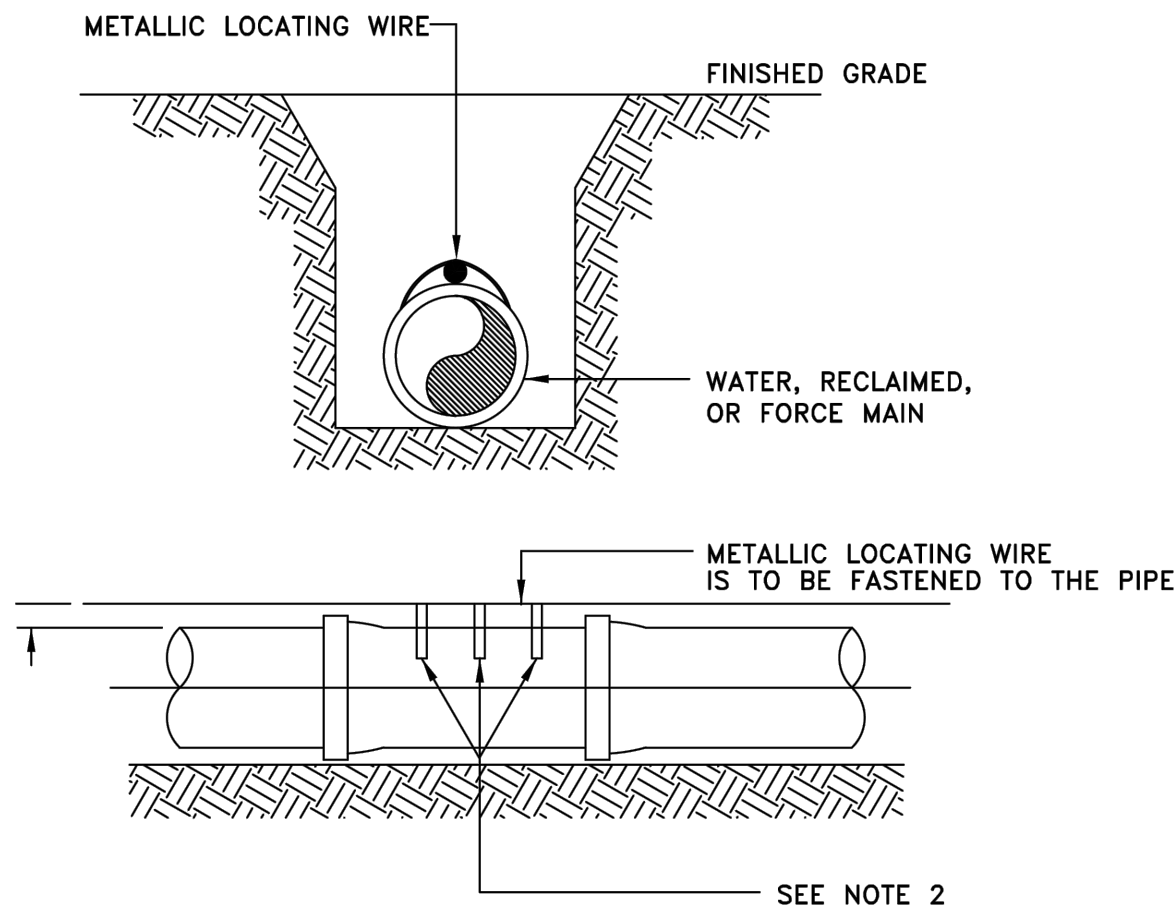
- NOTES:
- FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
 - THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
 - CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.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

FIRE HYDRANT ASSEMBLY DETAIL



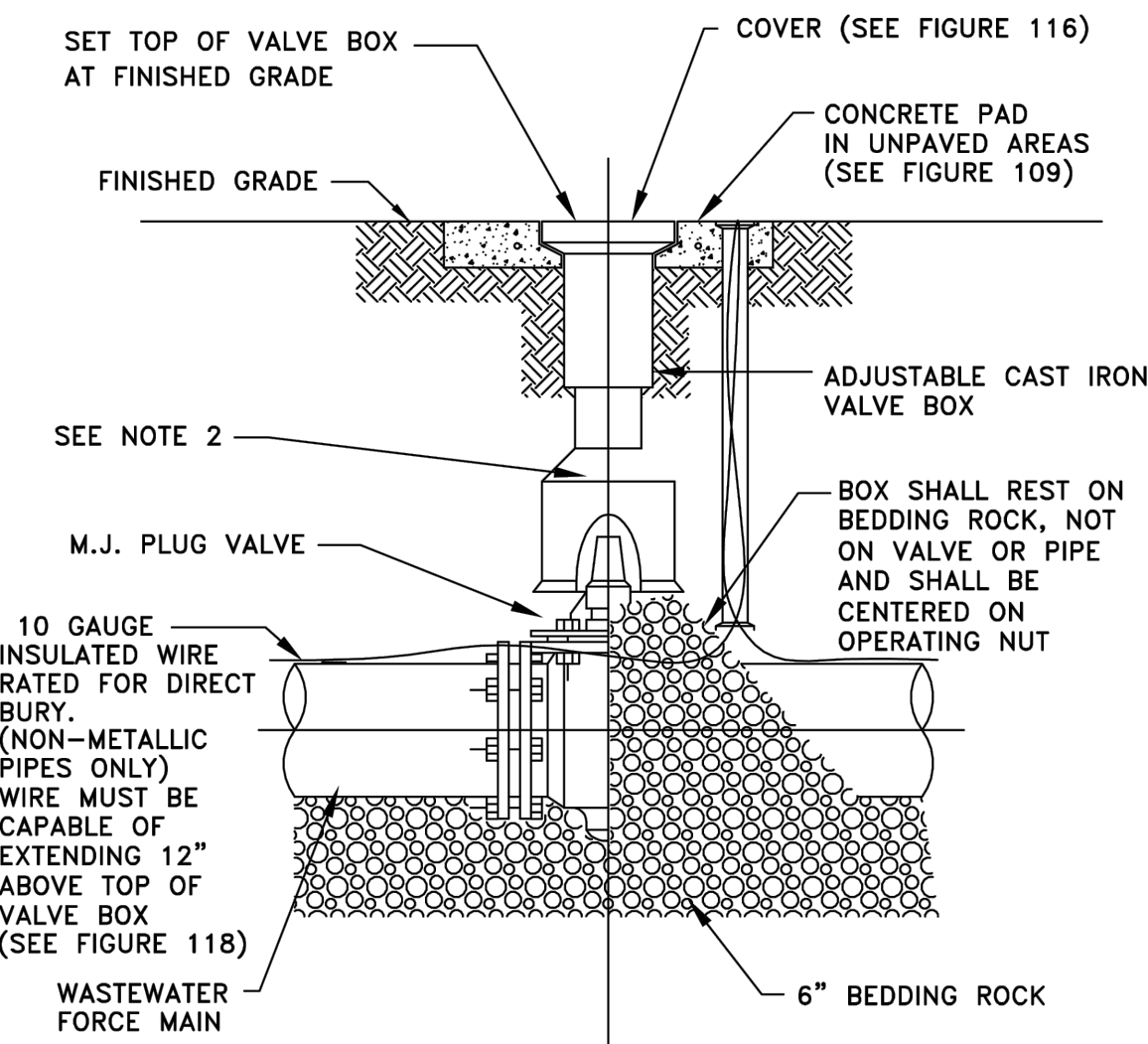
- NOTES:
- PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
 - THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN A 3 FEET BELOW FINISHED GRADE.

GATE VALVE AND BOX DETAIL



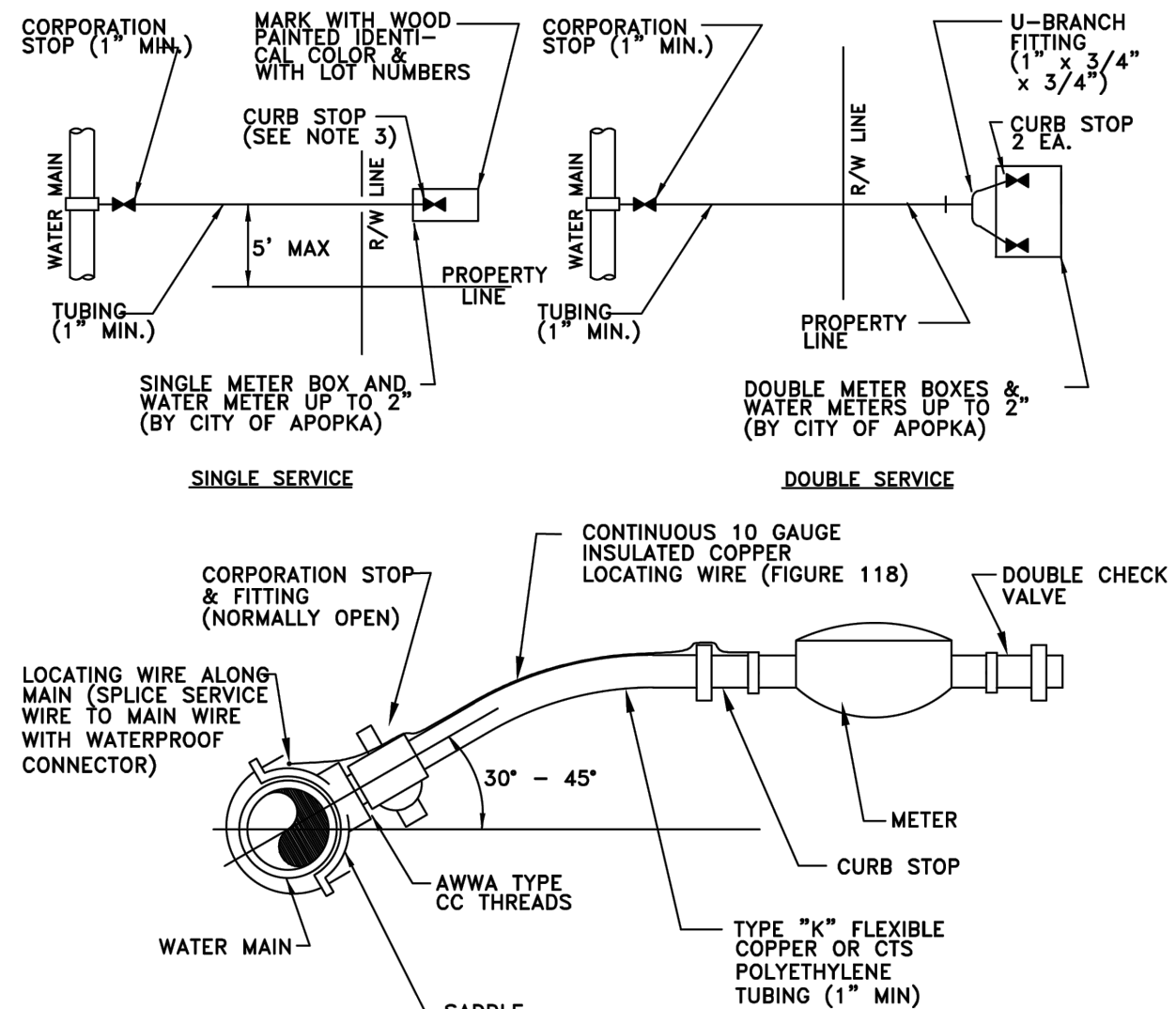
- NOTES:
- ALL PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE - 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
 - SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH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

PIPE LOCATING WIRE DETAIL



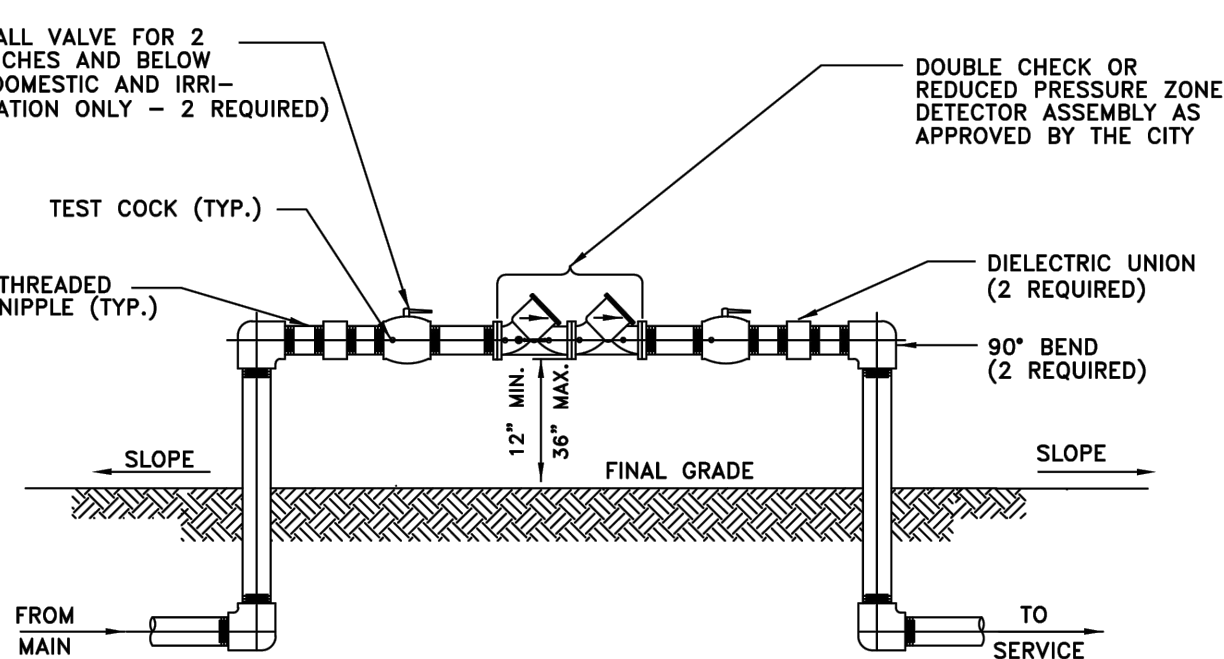
- NOTES:
- PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
 - THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

PLUG VALVE AND BOX DETAIL



- NOTES:
- ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
 - NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
 - EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 2" x 18" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
 - RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
 - POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
 - ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

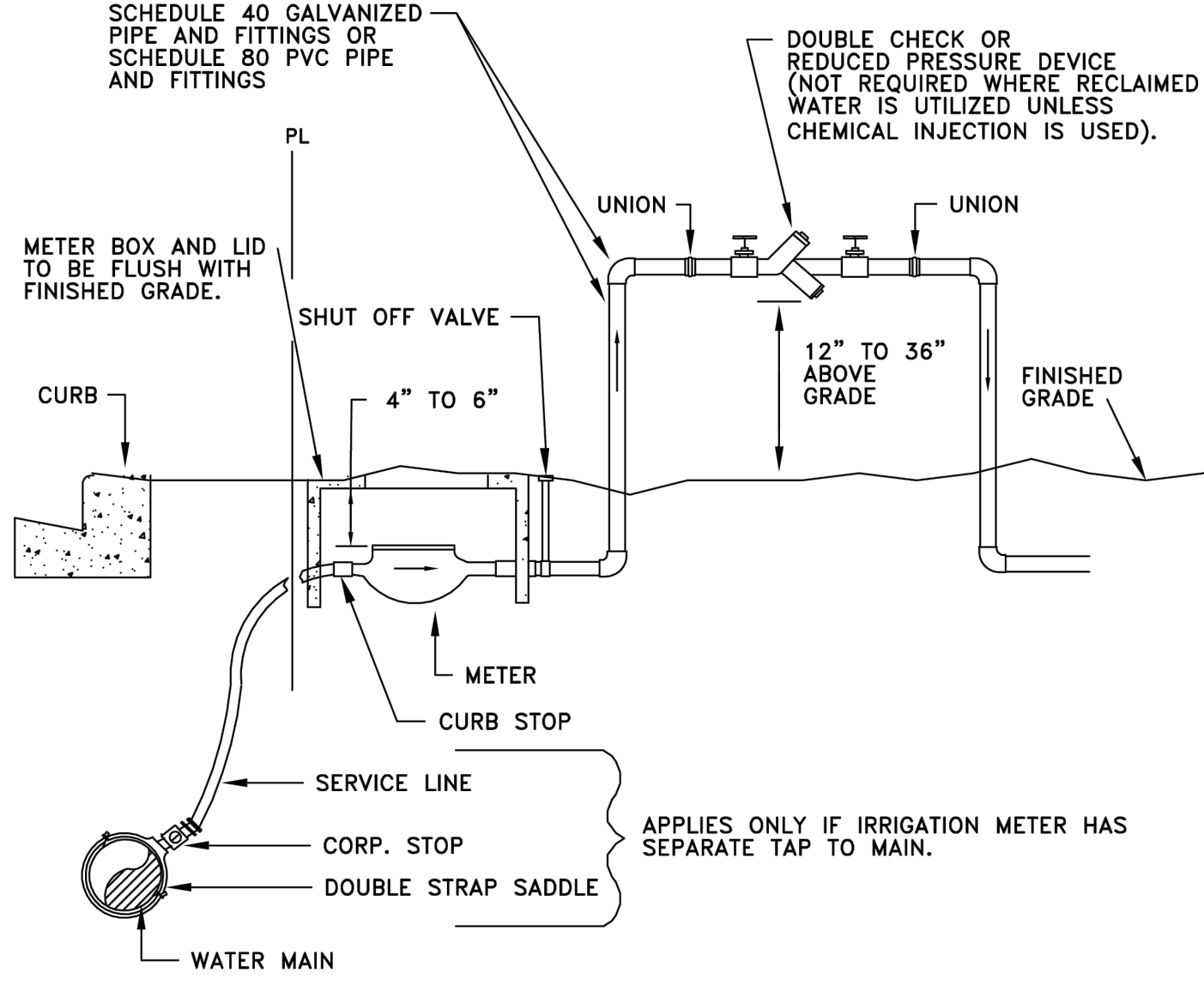
WATER SERVICE CONNECTION DETAIL



- NOTES:
- ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
 - 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



- NOTES:
- A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND BRASS COMPONENTS.
 - 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.
 - DOUBLE CHECK VALVES MAY BE USED AS LONG AS THEIR ARE NO CHEMICALS OR A WELL ON SITE.
 - A PVB DEVICE SHALL BE 12-INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD
 - 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. 105

CITY OF APOPKA
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JANUARY 2014

FIG. 402

CITY OF APOPKA
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FIG. 400

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FIG. 118

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FIG. 400 A

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FIG. 405

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FIG. 500 A

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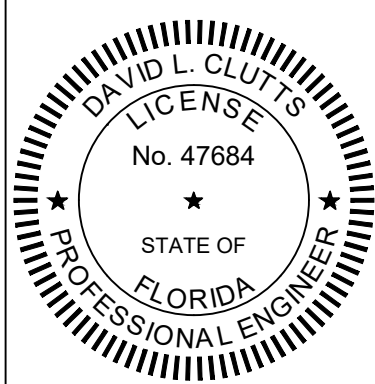
FIG. 502

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State of Florida Certificate of Authorization #25885

TRINITY CONSTRUCTION
SITE CONSTRUCTION PLANS
APOPKA, FLORIDA



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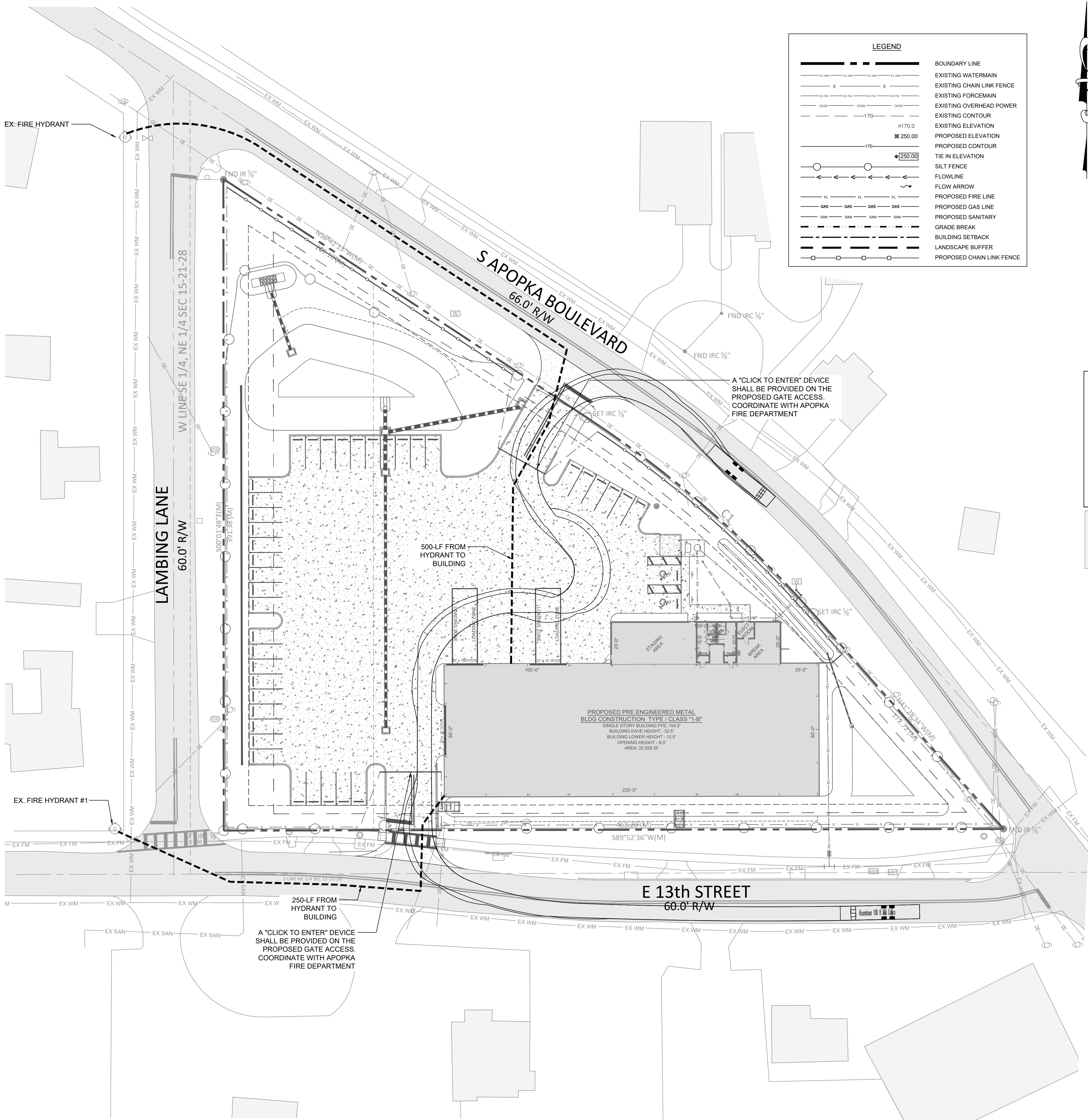
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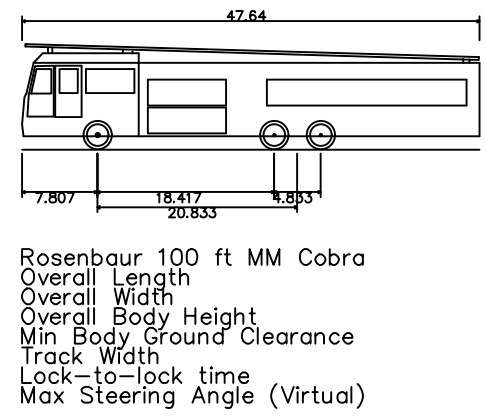
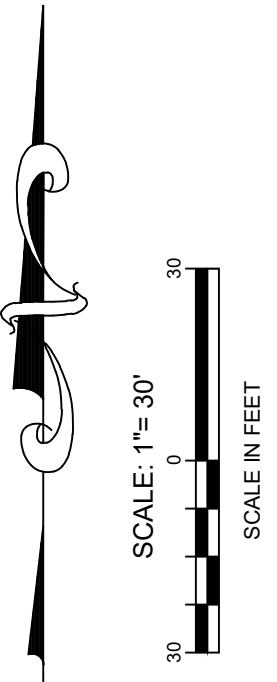
UTILITY DETAILS

SHEET NUMBER

C7.30



LEGEND	
	BOUNDARY LINE
	EXISTING WATERMAIN
	EXISTING CHAIN LINK FENCE
	EXISTING FORCEMAIN
	EXISTING OVERHEAD POWER
	EXISTING CONTOUR
	EXISTING ELEVATION
	PROPOSED ELEVATION
	PROPOSED CONTOUR
	TIE IN ELEVATION
	SILT FENCE
	FLOWLINE
	FLOW ARROW
	PROPOSED FIRE LINE
	PROPOSED GAS LINE
	PROPOSED SANITARY
	GRADE BREAK
	BUILDING SETBACK
	LANDSCAPE BUFFER
	PROPOSED CHAIN LINK FENCE



FIRE TURNING TEMPLATE
N.T.S.

FIRE FLOW CALCULATIONS
(NFPA 1, 2024)

FIRE FLOW REQUIRED

PER TABLE 18.4.5.2.1 MINIMUM REQUIRED FIRE FLOW AND FLOW DURATION FOR BUILDINGS

CONSTRUCTION TYPE, FBC TYP 1-B CROSS REF. TO NFPA II (222)

BUILDING AREA: 20,500-SF

REQUIRED FIRE FLOW: 1500 GPM (2 HOURS)

CURRENT FIRE FLOW CAPACITY

PER TABLE 18.5.4.3 MAXIMUM FIRE HYDRANT FIRE FLOW CAPACITY

EX. HYDRANT 1:
FIRE FLOW: ≤250FT 1500-GPM

EX. HYDRANT 2:
FIRE FLOW: 250> AND ≤500 FT 1000-GPM

TOTAL FIRE FLOW PROVIDED: 1500-GPM + 1000-GPM =2500-GPM (2 HOURS)

PROVIDED FIRE FLOW (2500-GPM) > REQUIRED FIRE FLOW (1500-GPM)

Table 18.5.4.3 Maximum Fire Hydrant Fire Flow Capacity

Distance to Building ^a		Maximum Capacity ^b	
(ft)	(m)	(gpm)	(L/min)
≤250	≤76	1500	5678
> 250 and ≤ 500	> 76 and ≤ 152	1000	3785
> 500 and ≤ 1000	> 152 and ≤ 305	750	2839

^a Measured in accordance with 18.5.1.4 and 18.5.1.5.

^b Minimum 20 psi (139.9 kPa) residual pressure.

FIRE-FLOW CALCULATION AREA (square feet)					FIRE- FLOW (gallons per minute)	FLOW DURATION (hours)
Type I(443) I(332), II(222)	Type II(111), III(211)	Type IV(2HH), V(111)	Type II(000), III(200)	Type V(000)		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	3
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
-	-	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
-	-	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
-	-	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
-	-	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
-	-	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
-	-	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
-	-	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
-	-	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

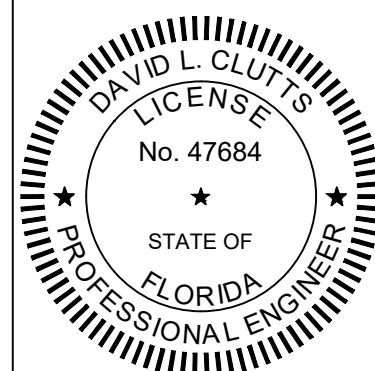
REVISIONS:

**Civil Engineering
Solutions, Inc.**
Civil & Environmental Engineering

322 North Rockingham Ave., Tallahassee, FL 32301
Phone: (904) 742-5011 Fax: (904) 742-5044
Email: info@civilsolutions.com
State of Florida Certificate of Authorization #025885

Date:

TRINITY CONSTRUCTION
SITE CONSTRUCTION PLANS
APOPKA, FLORIDA



THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY

ON

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NOT CONSIDERED SIGNED AND SEALED
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CIVIL ENGINEERING SOLUTIONS, INC.
322 NORTH ROCKINGHAM AVE.
TALLAHASSEE, FLORIDA 32301
TEL: (904) 742-5011
CERT. OF AUTH. #025885

DRAWN BY: WG
CHECKED BY: DC

FILE NUMBER:
23117-01

ISSUE DATE:
01/25/2024

SHEET SIZE
24 X 36

FIRE DEPARTMENT
ACCESS INFORMATION
SHEET

SHEET NUMBER

C8.00

FOR

357 W FOURTH STREET

SECTION 09, TOWNSHIP 21, RANGE 28

357 W FOURTH STREET

АРОПКА, FL 32703

NOVEMBER 2024

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

NO VARIANCES
AND
NO WAIVERS

TABLE 5.11.4.B: GREEN BUILDING POINT SYSTEM		
ENERGY CONSERVATION		
PROVIDE SKYLIGHTS IN AN AMOUNT NECESSARY TO ENSURE NATURAL LIGHTING IS PROVIDED TO AT LEAST 25 PERCENT OF THE HABITABLE ROOMS IN THE STRUCTURE. (BUILDING PERMIT)	0.50	
USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED. (BUILDING PERMIT)	0.50	
USE OF ONLY SOLAR OR TANK-LESS WATER HEATING SYSTEMS THROUGHOUT THE STRUCTURE. (BUILDING PERMIT)	0.50	
USE VEGETATION OR VEGETATED STRUCTURES TO SHADE HVAC UNITS.	0.25	
TRANSPORTATION		
PROVIDE A MINIMUM OF FIVE PERCENT OF REQUIRED AUTOMOBILE PARKING SPACES THAT ARE SIGNED AND RESERVED FOR HYBRID/ELECTRIC/LOW ENERGY VEHICLES IN PREFERRED LOCATIONS NEAR THE PRIMARY BUILDING ENTRANCE. (GOA DRC SITE PLAN)	0.25	
PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1, OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS ARE MET. (GOA DRC SITE PLAN)	0.50 PER ADDITIONAL 5 PERCENT BICYCLE PARKING SPACES	
PROVIDE A MINIMUM OF TWO ELECTRIC VEHICLE (EV) LEVEL 2 CHARGING STATIONS THAT ARE MADE AVAILABLE IN A PARKING STRUCTURE OR OFF-STREET PARKING LOT TO THOSE USING THE BUILDING. (GOA DRC SITE PLAN)	0.50	
RESILIENCY TO NATURAL HAZARDS		
INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES. (BUILDING PERMIT)	0.25	
POINTS		
REQUIRED:	3.00	
PROVIDED:	3.25	

AGENCIES TO BE NOTIFIED

CITY OF APOPKA:
120 EAST MAIN STREET
APOPKA, FL 32703
(407) 703-1700

CITY OF APOPKA PUBLIC
SERVICES:
748 EAST CLEVELAND STREET
APOPKA, FL 32703
(407) 703-1731

LAKE APOPKA NATURAL GAS:
38 NORTH PARK AVENUE
APOPKA, FL 32703
(407) 656-2734

SJRWMD:
2501 SOUTH BINION ROAD
APOPKA, FL 32703
(407) 877-1658

PARCEL NUMBER

09-21-28-0868-01-510

IMPORT/EXPORT NOTES

IF THE CONTRACTOR DETERMINES THAT IMPORT OR EXPORT OF FILL DIRT IS REQUIRED, THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A HAULING PERMIT.

PROJECT DETAILS

1. PROPOSED SINGLE-STORY METAL BUILDING W/ BLOCK UP 12' - 4"
2. STRUCTURE TO BE USED FOR OFFICE / WAREHOUSE
3. DRIVEWAY CONNECTION TO W FOURTH STREET
4. DRIVEWAY PAVED PARKING AREA
5. PROVIDE DRY DETENTION POND
6. PROVIDE SIGNAGE AND STRIPING
7. PROVIDE WATER AND SEWER CONNECTIONS
8. UTILITIES PROVIDED BY CITY OF APOKALA
9. TOTAL EXISTING LOT SIZE: 1.98 ACRES
10. TOTAL DEVELOPED LOT SIZE: 1.98 ACRES
11. OCCUPANCY TYPE: L (LIGHT INDUSTRIAL ZONE)
12. MUNICIPALITY: CITY OF APOKALA

PERMITS REQUIRED

- | | | |
|----|------------------------|----------------|
| 1. | POTABLE WATER: | CITY OF APOPKA |
| 2. | SANITARY SEWER: | CITY OF APOPKA |
| 3. | SITE DEVELOPMENT PLAN: | CITY OF APOPKA |
| 4. | STORMWATER: | SURWMD |
| 5. | WATER MAIN: | N/A |
| 6. | SEWER MAIN: | N/A |

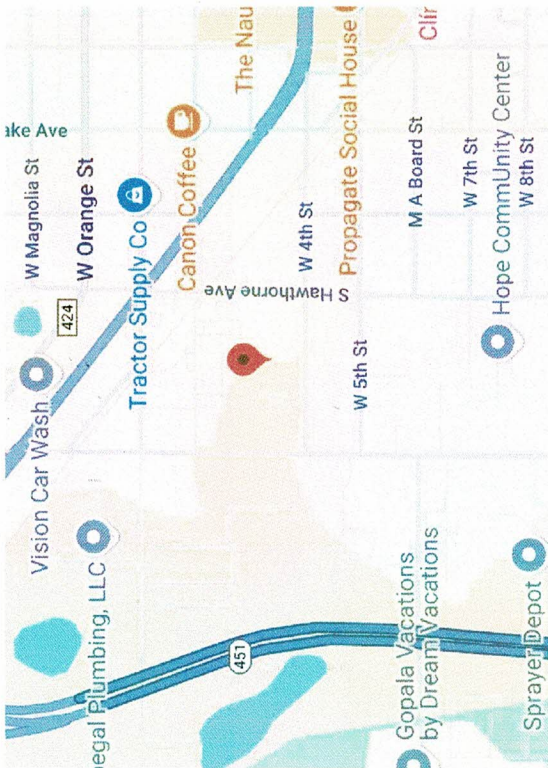
CONTACT INFORMATION

DEVELOPER/OWNER:
MICHAEL R. COOPER CONSTRUCTION COMPANY, INC.
700 GEM COMMERCE COURT
APOPKA, FL 32703
(407) 889-2510
CONTACT: MICHAEL R. COOPER

ENGINEER:
TAYLOR ENGINEERING AND DESIGN LLC
183 SAVANNAH PARK LOOP
CASSELBERRY, FL 32707
PH: (407) 592-6779
CONTACT: VAL TAYLOR, P.E.
VAL@TAYLORCIVIL.COM

SURVEYOR:
IRELAND & ASSOCIATES SURVEYING, INC.
800 CURRENCY CIRCLE
SUITE 1020
LAKE MARY, FL 32746
(407) 678-3366

LOCATION MAP



MINOR SITE PLAN SUBMITTAL ATTACHMENTS:

FLORIDA ENVIRONMENTAL REGULATION SPECIALISTS, INC. (FER)		MONTH DAY, 2024 MONTH DAY, 2024
ENVIRONMENTAL REPORT - PHASE 1 ENVIRONMENTAL REPORT - PHASE 2		
YOVAISH ENGINEERING SERVICES, LLC.		MONTH DAY, 2024
SUBSOIL AND GROUNDWATER LEVEL INVESTIGATION		
TRAFFIC PLANNING AND DESIGN, INC.		MONTH DAY, 2024
TRAFFIC IMPACT ANALYSIS		MONTH DAY, 2024
TAYLOR ENGINEERING & DESIGN, INC.		
STORMWATER MANAGEMENT REPORT CANTILEVERED RETAINING WALL REPORT		MONTH DAY, 2024 MONTH DAY, 2024
EXHIBITS		
AERIAL FIRE TRUCK TURN EXHIBIT SEMI TRUCK TURN EXHIBIT PHOTOMETRICS PHOTOMETRIC CUT-SHEETS BUILDING RENDERINGS		MONTH DAY, 2024 MONTH DAY, 2024 MONTH DAY, 2024 MONTH DAY, 2024 MONTH DAY, 2024 MONTH DAY, 2024
LANDSCAPE AND IRRIGATION DESIGN - RICHARD T. ABT		
LANDSCAPE AND IRRIGATION PLANS		MONTH DAY, 2024
IRELAND & ASSOCIATES SURVEYING, INC.		
BOUNDARY AND TOPOGRAPHIC SURVEY / TREE		OCTOBER 14, 2024

INDEX OF DRAWINGS

1. COVER SHEET
2. GENERAL NOTES
3. DEMOLITION PLAN
4. SITE PLAN
5. PARKING PLAN
6. PAVING, GRADING AND DRAINAGE PLAN
7. UTILITY PLAN
8. YARD DRAINAGE PLAN
9. CITY OF APOPKA DETAILS
10. CITY OF APOPKA DETAILS
11. CITY OF APOPKA DETAILS
12. STANDARD DETAILS
13. DRAINAGE DETAILS
14. RETAINING WALL DETAILS
15. CROSS SECTIONS



taylor
engineering & design

A FULL SERVICE CIVIL ENGINEERING AND BUILDING DESIGN COMPANY
FBPE CERTIFICATE OF AUTHORIZATION NO. 35963

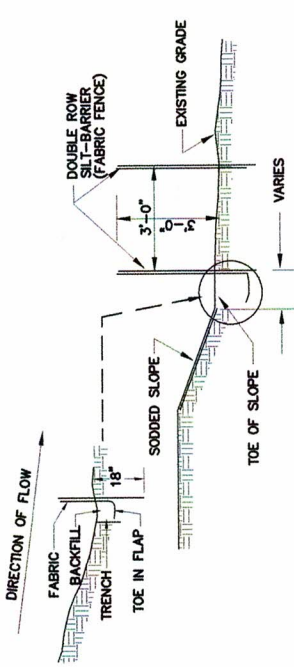
This item has been electronically signed and sealed by Val P. Taylor, PE on the date adjacent to the said using a SHA authentication code.

EXISTING UNDERGROUND AND OVERHEAD UTILITIES:

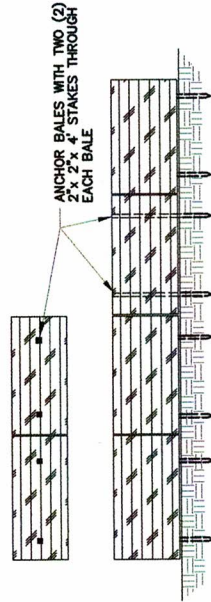
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO THE COMPLETION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND AND/OR OVERHEAD UTILITIES.

NPDES INSPECTION NOTE:

CONSTRUCTION SITE MUST BE UNDER THE CONTROL OF NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM). ALL INSPECTIONS MUST BE COMPLETED WITH A REPORT BY A STATE CERTIFIED NPDES INSPECTOR.



FABRIC FENCE SILT-BARRIER
N.T.S.



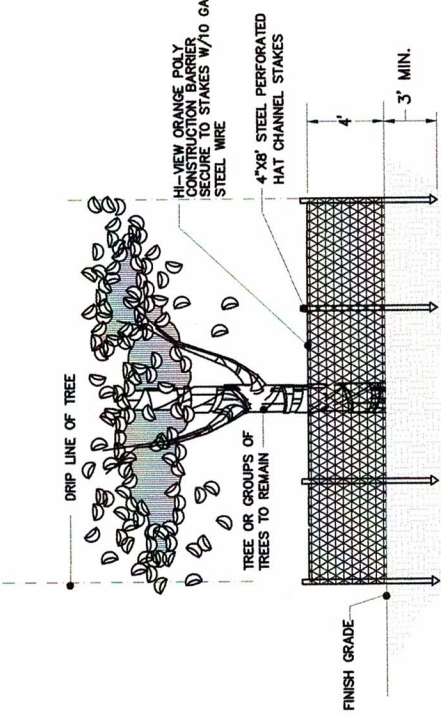
BALED HAY SILT-BARRIER
N.T.S.

PERIMETER EROSION AND SEDIMENT CONTROL

- NOTES:**
- CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER BALED HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED.
 - BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT.

SILT BARRIER DETAIL

NOT TO SCALE



NOTE:

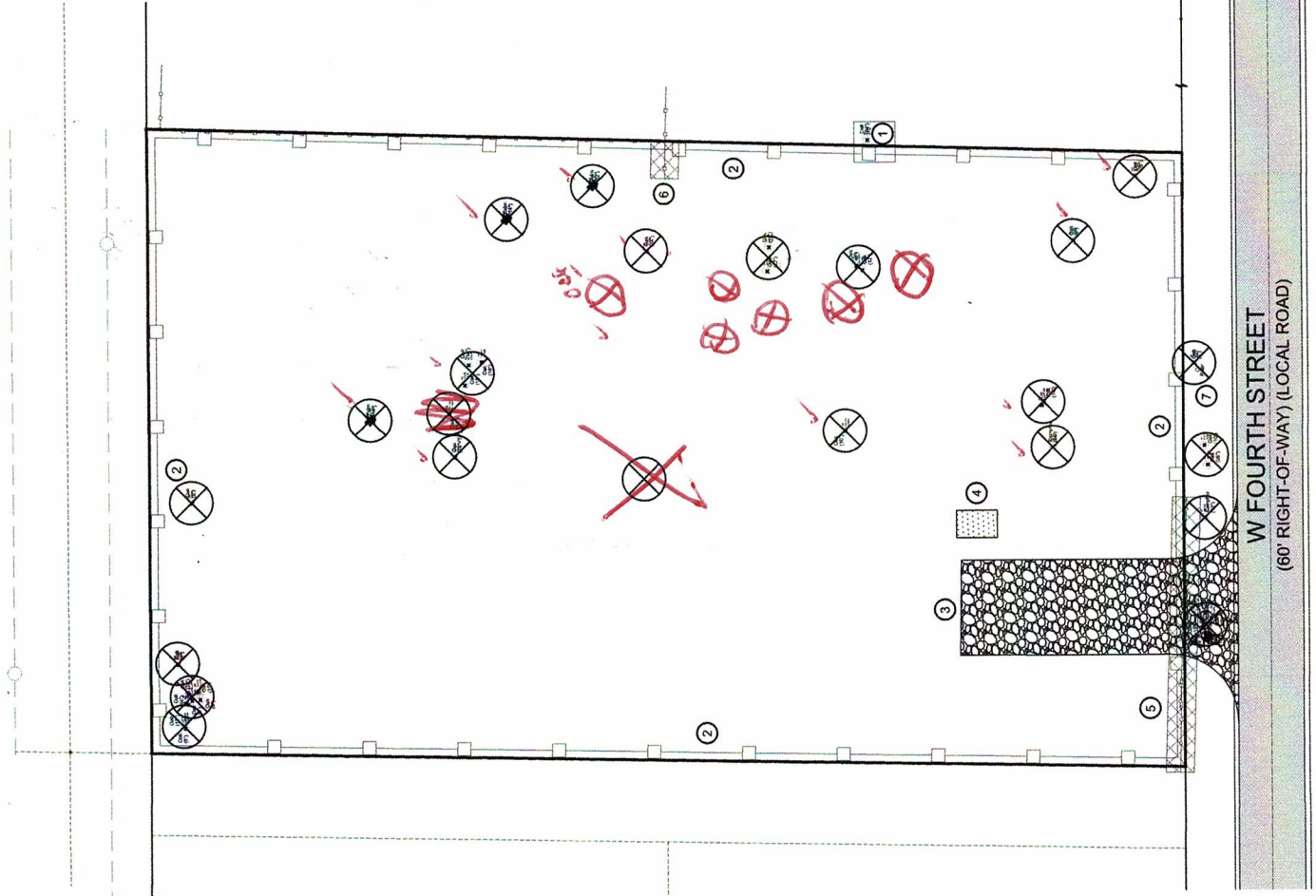
NO STOCKPILING OF MATERIALS, TRASH OR DEBRIS SHALL BE PERMITTED WITHIN THE BARRIER.

TREE PROTECTION BARRIER

NOT TO SCALE

TREE PROTECTION

EXISTING TREES SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE AND PROTECTED DURING CONSTRUCTION PER THE CITY'S DEVELOPMENT DESIGN GUIDELINES SECTION 4.5.



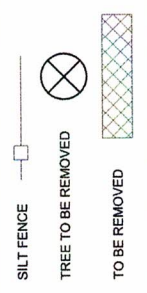
GENERAL NOTES:

- PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION. ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.
- PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADE AREA. THE FOLLOWING REPRESENTS THE COUNTY'S MINIMUM PROTECTIVE BARRIER SPECIFICATIONS.
- TREES TO RESTRICT ACCESS INTO THE AREA WITHIN THE DRIP LINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE DRIP LINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE DRIP LINE. THE DRIP LINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. BARRIER SPECIFICATIONS FOR TREES: FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1"x4" LUMBER, OR UPRIGHT STAKES SPACED AT 5' INTERVALS OF NO LESS THAN 2"x2" LUMBER CONNECTED BY SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY.
- NATURAL AREAS - TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH BARRIER SPECIFICATIONS FOR NATURAL AREAS: UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER SPACED MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVIVING CHARACTERISTICS OF THE SITE. A. TO PROTECT METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING ON THE CHARACTERISTICS OF THE SITE. B. TO PROTECT ALL ABOVE GROUND PORTIONS OF TREES AND OTHER SOILS FROM VEGETATION FROM MECHANICAL DAMAGE. C. TO PROTECT ROOT SYSTEMS FROM COMPACTION. C. TO PROVIDE AWARENESS OF PROTECTED AREAS TO EQUIPMENT.
- DURING LAND ALTERATIONS AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL, UNLESS APPROVED BY THE CITY OF APOPKA, TO REMOVE VEGETATION (EXCEPT BY HAND) BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN ON-SITE.
- ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
- IN ORDER TO MINIMIZE SOIL EROSION, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE MEASURES (I.E. HAY BALES, BAFFLES, SODDING, AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
- NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA.
- THE CONTRACTOR IS RESPONSIBLE TO ENSURE THE INSTALLATION OF ADEQUATE EROSION CONTROL AS REQUIRED BY CITY OF APOPKA, AND PER PLANS. THESE DEVICES MUST BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL ALL LOOSE SOILS HAVE BEEN STABILIZED. BMP MAINTENANCE TO BE IN LINE WITH NPDES REQUIREMENTS. BMP INSPECTIONS MUST OCCUR AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A QUALIFYING RAIN EVENT, 1/2" OR MORE OF 24 HOUR RAIN FALL.
- ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETTER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. NO VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
- SUCH MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED, AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THE EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
- ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE-COUNTY-CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR/BUILDER.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS, TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED. A CERTIFICATE OF COMPLIANCE WILL NOT BE ISSUED UNTIL THE ABOVE REQUIREMENTS HAVE BEEN MET.
- EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF THE CITY OF APOPKA AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT, SUBJECT TO AUTHORIZATION AND APPROVED VARIANCES, WAIVERS, AND/OR CONDITIONAL CHANGES.
- THE CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE CITY OF APOPKA. CONTRACTORS SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION AND SEDIMENT DURING CONSTRUCTION.
- CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
- ONLY TREES MARKED WILL BE REMOVED.

CONSTRUCTION NOTES:

- TREE PROTECTION BARRIER, SEE DETAIL.
- SEE SILT FENCE DETAIL
- GRAVEL CONSTRUCTION ENTRANCE (SEE SHEET 13 FOR DETAIL).
- VEHICLE AND CONCRETE WASH AREA (SEE SHEET 13 FOR DETAIL).
- EXISTING CHAIN LINK FENCE AND GATE TO BE REMOVED.
- EXISTING WOOD FENCE ON SITE TO BE REMOVED.
- EXISTING TELEPHONE RISER TO BE RELOCATED.

LEGEND



48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.



DEMOLITION AND EROSION CONTROL PLAN

357 W FOURTH STREET
APOPKA, FLORIDA 32703

PROJECT NUMBER: 090924
DATE: 03/08/2025
NO.:

DRAWN BY: SPS
SCALE: N.T.S.
DESIGNED BY: VPT
SECTION: 09
CHECKED BY: VPT
TOWNSHIP: 21
RANGE: 28

APPROVED BY: VPT
DATE: 03/08/2025

STATE OF FLORIDA
P. TAYLOR
LICENSE NO. 60627
EXPIRATION DATE: 03/08/2025

This has been digitally signed and sealed by P. Taylor, PE using a digital signature. Printed version of this document and any annotations made must be verified on any digital signature.

taylor
engineering & design
183 BAYVIEW PARK LOOP
CASSELBERRY, FL 32707
PHONE (407) 582-8779
WWW.TAYLORENGINEERING.COM
CA # 35963

NAVDOCS
SHEET
\$ OF 15

SITE DATA TABLE

<u>CURRENT ZONING:</u>	I-L	<u>FLOOR AREA RATIO ALLOWED:</u>	= 0.40
<u>FUTURE LAND USE:</u>	I-L	<u>FLOOR AREA RATIO PROVIDED:</u>	= 0.23
<u>BUILDING SETBACK:</u>			
FRONT	= 10'	TOTAL SQUARE FOOTAGE	= 20,250 SF
N SIDE	= 10'	MAX. BUILDING HEIGHT	= 35 FT
S SIDE	= 10' (FACING W FOURTH STREET)	ACTUAL BUILDING HEIGHT	= 33 FT
REAR	= 10'		
<u>LANDSCAPE BUFFER:</u>			
FRONT	= N/A	IMPERVIOUS (BUILDINGS)	= 20,250 SF = 0.465 AC (23.45%)
N SIDE	= N/A	IMPERVIOUS (DRIVEWAYS)	= 41,132 SF = 0.944 AC (47.62%)
S SIDE	= N/A (FACING W FOURTH STREET)	PERVIOUS	= 24,982 SF = 0.574 AC (28.93%)
REAR	= N/A	TOTAL PROPERTY (SF & AC)	= 86,364 SF = 1.983 AC (100.00%)
<u>PARKING REQUIREMENTS:</u>			
3 SPACES PER 1,000 SF OF OFFICE		<u>PARKING PROVIDED:</u>	
2 SPACES PER 1,000 SF OF WAREHOUSE		43 SPACES @ 9'x18' (REGULAR)	
		1 SPACES @ 8'x18' (COMPACT)	
		2 SPACES @ 12'x18' (HANDICAP)	
3 SPACES X (1,800 SF/1,000 SF) = 05 SPACES		46 SPACES TOTAL PROVIDED	
2 SPACES X (18,450 SF/1,000 SF) = 37 SPACES		<u>PARCEL ID NUMBERS:</u>	
2 SPACES (HANDICAP) = 02 SPACES		09-21-28-0868-01-510	
TOTAL SPACES REQUIRED = 44			

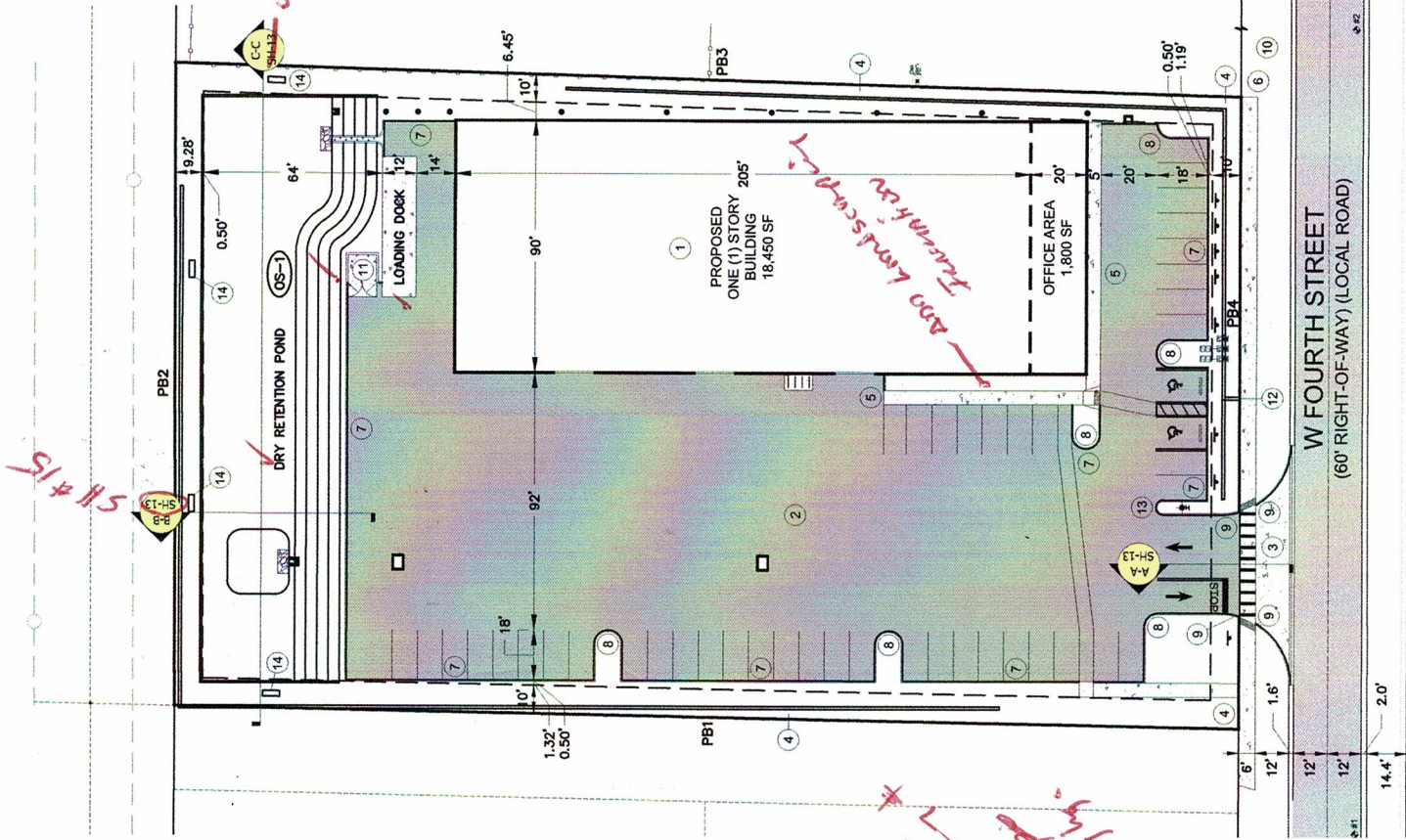
PROPERTY BOUNDARY INFORMATION		
PROPERTY BOUNDARY:	BEARING:	LENGTH:
PB1	N 01°08'17" E	379.26'
PB2	S 89°56'02" E	229.60'
PB3	S 01°43'18" W	379.69'
PB4	N 89°58'50" W	225.73'

OPEN SPACE	
TABLE 5.4.5 OPEN SPACE STORMWATER MANAGEMENT	
NUMBER:	ITEM:
OS-1	OPEN SPACE AREA 1

OPEN SPACE CALCULATIONS	
REQUIRED:	
7.5% OF TOTAL PROPERTY	
TOTAL PROPERTY = 86,364 SF	
0.075 X 86,364 SF = 6,477.30 SF	
TOTAL OPEN SPACE REQUIRED = 6,478 SF	
PROVIDED:	
75% OF STORMWATER PONDS	
POND 1 AREA (OPEN SPACE 1) = 10,184.91 SF	
0.75 X 10,184.91 SF = 7,638.68 SF	
TOTAL OPEN SPACE PROVIDED = 7,639 SF	

GENERAL NOTES	
1.	VEHICLE PARKING IS PROHIBITED ON THE SPINE ROADS (W FOURTH STREET).
2.	THE BUILDING AND ALL PROPOSED INFRASTRUCTURES, E.G. PAVEMENT, DRAINAGE, SIDEWALKS, SANITARY COLLECTION, POTABLE WATER AND FIRE PROTECTION, ETC. WILL BE CONSTRUCTED IN SINGLE PHASE.
3.	NO OUTSIDE STORAGE OR MAINTENANCE.
4.	INTENDED USE: LIGHT INDUSTRIAL.
5.	DIRECTIONAL ARROWS PER FOOT STANDARD INDEX 17346 (LATEST EDITION).

SURVEY NOTES:	
1.	THIS PLAN INDICATES THE LOCATION OF THE PROPERTY BOUNDARY, AS PROVIDED BY IRELAND & ASSOCIATES SURVEYING, INC., A FLORIDA LICENSED LAND SURVEYING COMPANY.
2.	THE ENGINEER OF RECORD DOES NOT CERTIFY TO THE CORRECTNESS OF THE BOUNDARY, WHICH HAS BEEN PROVIDED FOR INFORMATIONAL AND CIVIL ENGINEERING DESIGN PURPOSES ONLY.



- CONSTRUCTION NOTES:
- CONSTRUCT ONE (1) STORY BUILDING. SEE ARCHITECTURAL PLANS FOR DOOR AND WINDOW LOCATIONS PLUS DIMENSIONS.
 - CONSTRUCT 1 1/2" ASPHALTIC CONCRETE SURFACE (TYPE S-III), 6" LIMEROCK AND 12" STABILIZED SUBBASE.
 - RIGHT-OF-WAY: CONSTRUCT 6" REINFORCED CONCRETE WITH 6" X 6" 10X10 WWF OR FIBERMESH, 12" STABILIZED SUBBASE. (REFER TO PLAN SHEETS 13 FOR CONSTRUCTION DETAILS.)
 - ALL GREEN AREAS TO BE SODDED AND/OR LANDSCAPED.
 - CONSTRUCT 5' WIDE CONCRETE SIDEWALK. (SEE PLAN SHEET 12) (DRAIN AWAY FROM BUILDING).
 - CONSTRUCT OFFSITE 6' WIDE CONCRETE SIDEWALK. (SEE PLAN SHEET 12) (DRAIN AWAY FROM SITE).
 - CONSTRUCT STANDARD FDOT TYPE "D" CURB PER THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX 300, LATEST EDITION.
 - ALL CURB RADII ARE 4'-6" AS MEASURED FROM THE INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
 - 3" CONCRETE CURB TAPER.
 - REPLACE EXISTING SOD EQUAL TO OR BETTER THAN ORIGINAL CONDITION.
 - DUMPSTER ENCLOSURE (SEE PLAN SHEET 11). 10'-0" X 10'-0" X 6" THICK CONCRETE PAD (SEE PLAN SHEETS 13).
 - MONUMENT SIGN: 5'-0" X 3'-0" (SEE PLAN SHEET 13).
 - CONSTRUCT 2.1' RADIUS MEASURED FROM INSIDE FACE OF CURB.
 - INSTALL FOUR (4) PARK BENCHES. BENCH LOCATION, TYPE AND SIZE TO MEET CITY OF APOPKA REQUIREMENTS.

- GREEN BUILDING POINTS
- SEE SHEET 5 (PARKING PLAN) FOR DESIGN INFORMATION.
- PARKING
- SEE SHEET 5 (PARKING PLAN) FOR DESIGN INFORMATION.
- CONSTRUCTION PHASING
- SINGLE PHASE
- RETAINING WALLS
- OWNED AND MAINTAINED BY THE PROPERTY OWNER

See JAC Dublin's notes
make 30 up Dublin's notes
& loops if relevant.

SITE DEVELOPMENT PLAN

SCALE: 1" = 30'

engineering & design

183 BAYVIEW PARK LOOP
APOPKA, FL 32703
PHONE (407) 992-8779
WWW.TAYLORENGINEERING.COM
CA # 35863

STATE OF FLORIDA
P. TAYLOR
LICENSE NO. 68827
FOR PROFESSIONAL ENGINEERING

387 W FOURTH STREET
APOPKA, FLORIDA 32703

SITE DEVELOPMENT PLAN

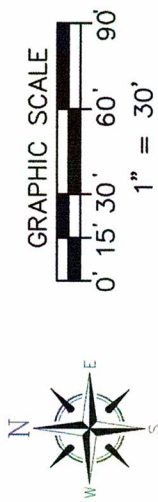
PROJECT NUMBER: 090924
DATE: 03/08/2025

DRAWN BY: SPS
CHECKED BY: VPT
DESIGNED BY: VPT
APPROVED BY: VPT

RANGE: 28
TOWNSHIP: 21
SECTION: 09
SCALE: N.T.S.

48 HOURS BEFORE DIGGING
CALL 811 OR
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

4 OF 15
SHEET



CONSTRUCTION NOTES:

1. MATCH EDGE OF EXISTING PAVEMENT WITH SAW CUT.
2. CONTRACTOR TO ENSURE POSITIVE FLOW TO INLETS.
3. RETAINING WALL (TRINITY SYSTEM) WITH 4" HIGH BLACK CHAIN LINK FENCE (SEE PLAN SHEET 14).
4. SIDEWALK ELEVATION 6" ABOVE PAVEMENT.
5. CONSTRUCT 5" WIDE CONCRETE SIDEWALK AT 2.00% MAXIMUM GRADE (SEE PLAN SHEET 12) (DRAIN AWAY FROM BUILDING).
6. CONSTRUCT OFFSITE 6" WIDE CONCRETE SIDEWALK AT 2.00% MAXIMUM GRADE (SEE PLAN SHEET 12) (DRAIN AWAY FROM SITE).
7. CONCRETE BIKE RACK PAD: ELEVATION - FINISHED GRADE (DRAIN AWAY FROM BUILDING).
8. DUMPSTER ENCLOSURE: CONTRACTOR TO ENSURE POSITIVE FLOW TO PAVEMENT AREA.

DRAINAGE NOTES

1. ALL PIPING IS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS.
2. ALL CONCRETE STRUCTURES MANUFACTURED BY MACK CONCRETE.
3. CONTRACTOR TO GRADE SOILS SO THAT THE ELEVATIONS ARE 0.10' BELOW IMMEDIATE ADJACENT SIDEWALK.
4. ALL CONCRETE SIDEWALKS ARE TO BE CONSTRUCTED AT 2.00% MAXIMUM SLOPE PER THE ADA.

DETENTION POND RECOVERY

ALL DETENTION PONDS SHALL BE DRY WITHIN 72 HOURS FOLLOWING A STORM EVENT.

EXISTING UNDERGROUND AND OVERHEAD UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS AND/OR ACCURACY OF INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTING AND/OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.



YARD DRAINAGE DESIGN

SEE SHEET 8 (YARD DRAINAGE PLAN) FOR DESIGN INFORMATION.

DRAINAGE PIPE TABLE				
NUMBER:	TYPE:	SIZE: (AUS)	GRADE:	LENGTH:
(DP-1)	RCP	18"	0.51%	126.50'
(DP-2)	RCP	18"	0.51%	126.63'
(DP-3)	RCP	18"	0.51%	37.10'

DRAINAGE STRUCTURE TABLE			
NUMBER:	TYPE OF STRUCTURE:	RIM:	INVERTS:
DS-1	TYPE 'C' INLET	140.75	N 138.67
DS-2	TYPE 'C' INLET	140.75	N 137.03 S 138.03
DS-3	TYPE 'C' INLET	140.75	N 137.19 S 137.28
DS-4	MITERED END SECTION	-	S 137.00
DS-5	DRAINAGE FLUME	-	N 137.50 S 141.03
DS-16	DRAINAGE INLET	140.50	N 141.19

PAVING, GRADING & DRAINAGE PLAN

~~SCALE: 1" = 30'~~

SANITARY SEWER STRUCTURE TABLE

STRUCTURE NUMBER	STRUCTURE TYPE	RIM:	INVERTS:
(S-1)	TIE-IN POINT	-	132.50 S
(S-2)	CLEANOUT	F.G.	132.94 N
(S-3)	CLEANOUT	F.G.	133.56 W
(S-4)	CLEANOUT	F.G.	136.16 N
(S-5)	CLEANOUT	F.G.	137.20 N
(S-6)	CLEANOUT	F.G.	137.87 N
(S-7)	CLEANOUT	F.G.	139.37 N
(S-8)	TWO-WAY CLEANOUT	142.33	137.56 E
(S-9)	TWO-WAY CLEANOUT	142.33	138.57 E
(S-10)	TWO-WAY CLEANOUT	142.33	139.57 E

WATER USAGE CALCULATIONS

NOTE: SEWER IS THE SAME AS WATER		
ITEM:	NUMBER OF FUS:	
(W-1) (W-2) (W-3)	16 FUS	
16 FUS X 3 = 48 FUS		
48 FUS X 25 GALLONS = 1,200 GALLONS PER DAY		

WATER USAGE CALCULATIONS

NOTE: SEWER IS THE SAME AS WATER		
ITEM:	NUMBER OF FUS:	
3 TOILETS	9 FUS	
3 SINKS	3 FUS	
1 MOP SINK	2 FUS	
2 MISCELLANEOUS	2 FUS	
TOTAL FUS PER ITEM: 9 FUS + 3 FUS + 2 FUS + 2 FUS = 16 FUS		
TOTAL FUS FOR THE BUILDING: 16 FUS X 3 = 48 FUS		
48 FUS X 25 GALLONS = 1,200 (GPD) GALLONS PER DAY		
[1,200 GPD] X [1 DAY / 24 HR] X [1 HR / 60 MIN] = 0.83 GALLONS PER MINUTE		
PEAKING FACTOR = 1.3		
MAXIMUM DAILY DEMAND: 1,200 GPD X 1.3 = 1,560 GPD		
NUMBER OF SERVICE CONNECTIONS:		1

SEWER USAGE CALCULATIONS

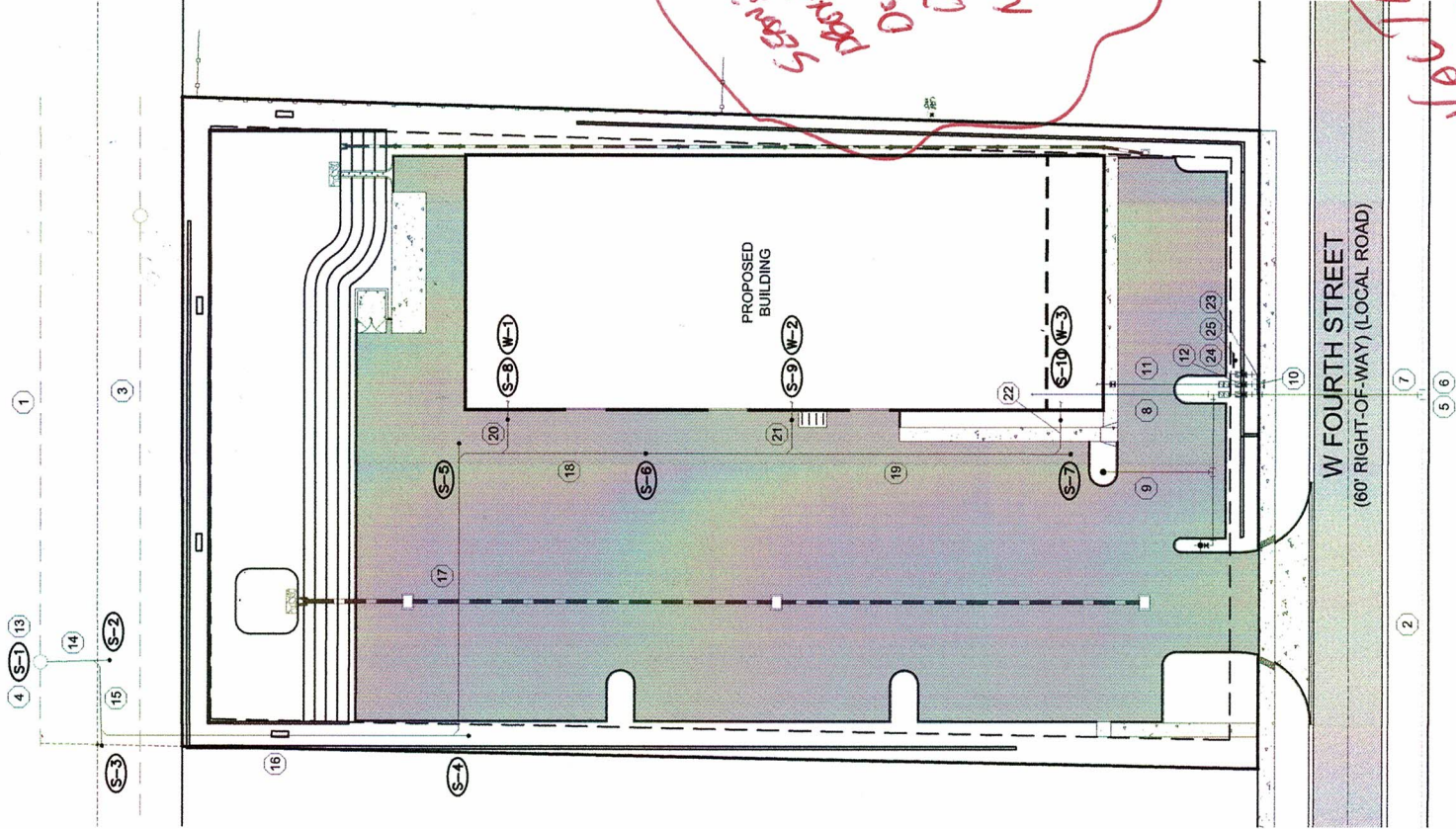
NOTE: SEWER IS BASED ON WATER USAGE		
48 FUS X 25 GALLONS = 1,200 (GPD) GALLONS PER DAY (SUPPLY WATER)		
AVERAGE WASTE WATER FACTOR:	70% - 80% (SUPPLY WATER)	
1,200 GPD X 80% = 960 GPD X [1 DAY / 24 HR] = 40 GPH		
PEAK FLOW FACTOR:	1.8	
PEAK FLOW: 40 GPH X 1.8 = 72 (GPH) GALLON PER HOUR		
72 GPH X [1 HR / 60 MINUTES] = 1.2 (GPM) GALLONS PER MINUTE		

FIRE PROTECTION NOTES

- ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
- FIRE HYDRANTS MUST BE LOCATED WITHIN 250 FEET OF ALL BUILDINGS.
- FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.
- ALL BUILDINGS OVER 7,500 SF WILL BE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEM.
- BUILDINGS MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM IF REQUIRED TO HAVE SPRINKLERS.
- FIRE DEPARTMENT WILL REQUIRE A REMOTE FDC FOR THE FIRE SPRINKLER SYSTEM LOCATED WITHIN 25 FEET OF A HYDRANT.
- PROVIDE A FIRE LANE AT THE FDC LOCATION AND HYDRANTS.
- KNOX BOXES WILL NEED TO BE PROVIDED FOR EACH BUILDING.
- IF GATED MUST HAVE YIELD SIREN ACTIVATION AND KEY CODE 1882 FOR EMERGENCY ACCESS AND KNOX KEY SWITCH.
- IF RACKS ARE INSTALLED, ANY STORAGE OVER 10 FT WILL REQUIRE A ESFR SPRINKLER SYSTEM OR HEADS WILL NEED TO BE INSTALLED IN THE RACKS.

EXISTING UNDERGROUND AND OVERHEAD UTILITIES

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UTILITY PLAN

SCALE: 1" = 30'

SANITARY SERVICE CONNECTION REQUEST

THE CITY OF APOPKA UTILITY DEPARTMENT AS-BUILT AND GPS MAP SHOWS UTILITY LINES FOR THE AREA OF FOURTH STREET. THE MAP AND AS-BUILT INDICATE AN 8" SANITARY SEWER LINE AND MANHOLE LOCATED IN A 15 FOOT EASEMENT AT THE REAR OF A VACANT PIECE OF REAL ESTATE (357 W FOURTH STREET).

WE HEREBY REQUEST PERMISSION TO TIE INTO THIS EXISTING CITY OF APOPKA SANITARY SEWER MANHOLE WITH A 6" SANITARY SEWER SERVICE LINE FROM THE PROPOSED OFFICE / WAREHOUSE.

UTILITY NOTES:

- EXISTING 8" PVC (C900) DOMESTIC SEWER MAIN (TO REMAIN).
- EXISTING 12" PVC (C900) DOMESTIC WATER MAIN (TO REMAIN).
- EXISTING 30" HDPE DRAINAGE PIPE (TO REMAIN).
- EXISTING SANITARY SEWER MANHOLE (TO REMAIN).
- FIRE LINE POINT OF CONNECTION.
- 12"x6" TAPPING SLEEVE AND VALVE
- 131 LF OF 6" Ø PVC (C-900) FIRE LINE WITH 6"x2"x6" TEE, 6"x6"x6" TEE, 6"x4"x6" TEE, 6"x6" ELBOW, FIRE HYDRANT ASSEMBLY AND 6" DOUBLE CHECK BACK FLOW PREVENTER.
- 65 LF OF 6" Ø PVC (C-900) FIRE LINE WITH 6" Ø FIRE WATER RISER.
- 39 LF OF 4" Ø PVC (C-900) FIRE LINE WITH FDC CONNECTION ASSEMBLY.
- WATER SERVICE LINE POINT OF CONNECTION.
- 12 LF OF 2" Ø PVC (C-900) WATER LINE WITH 1 1/2" DOUBLE CHECK BACK FLOW PREVENTER AND 2"x1" ELBOW.
- 1 1/2" METER AND VALVE, 43 LF OF 1 1/2" Ø PVC (C-900) WATER SERVICE LINE.
- SANITARY SERVICE LINE POINT OF CONNECTION @ MANHOLE.
- 22 LF OF 6" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 2.00%.
- 31 LF OF 6" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 2.00%.
- 130 LF OF 6" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 2.00%.
- 104 LF OF 6" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- 67 LF OF 6" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- 150 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- 20 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 0.00%.
- 20 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 0.00%.
- 20 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- RE-USE IRRIGATION SERVICE LINE POINT OF CONNECTION.
- 1 1/2" METER AND VALVE, 12 LF OF 1 1/2" Ø PVC (C-900) RE-USE IRRIGATION SERVICE LINE.
- RECLAIMED WATER ADVISORY SIGN (SEE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL).

UTILITY AND GENERAL NOTES

- POTABLE AND RECLAIMED WATER METERS TO BE INSTALLED BY THE DEVELOPER.
- ALL EQUIPMENT (INCLUDING ON THE ROOF TOP), WATER MAINS, BACKFLOW PREVENTERS AND UTILITY BOXES MUST BE FULLY SCREENED (INCLUDING AT THE REAR OF THE BUILDING).
- ALL WATER MAINS AND SEWER LATERALS SHALL HAVE A MINIMUM 3 FEET OF COVER UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- SYMBOLS SUCH AS STRUCTURES, VALVES, METERS, BACKFLOW DEVICES, ETC. ARE NOT DRAWN TO SCALE.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

NAVIG8

SHEET

7 OF 15

TAYLOR ENGINEERING & DESIGN, LLC
153 SAVANNAH PARK LOOP
CASSELBERRY, FL 32707
PHONE (407) 892-6770
WWW.TAYLORENGINEERING.COM
CA # 35963

taylor
engineering & design

STATE OF
FLORIDA
P. TAYLOR
No. 06827
LICENSED PROFESSIONAL ENGINEER

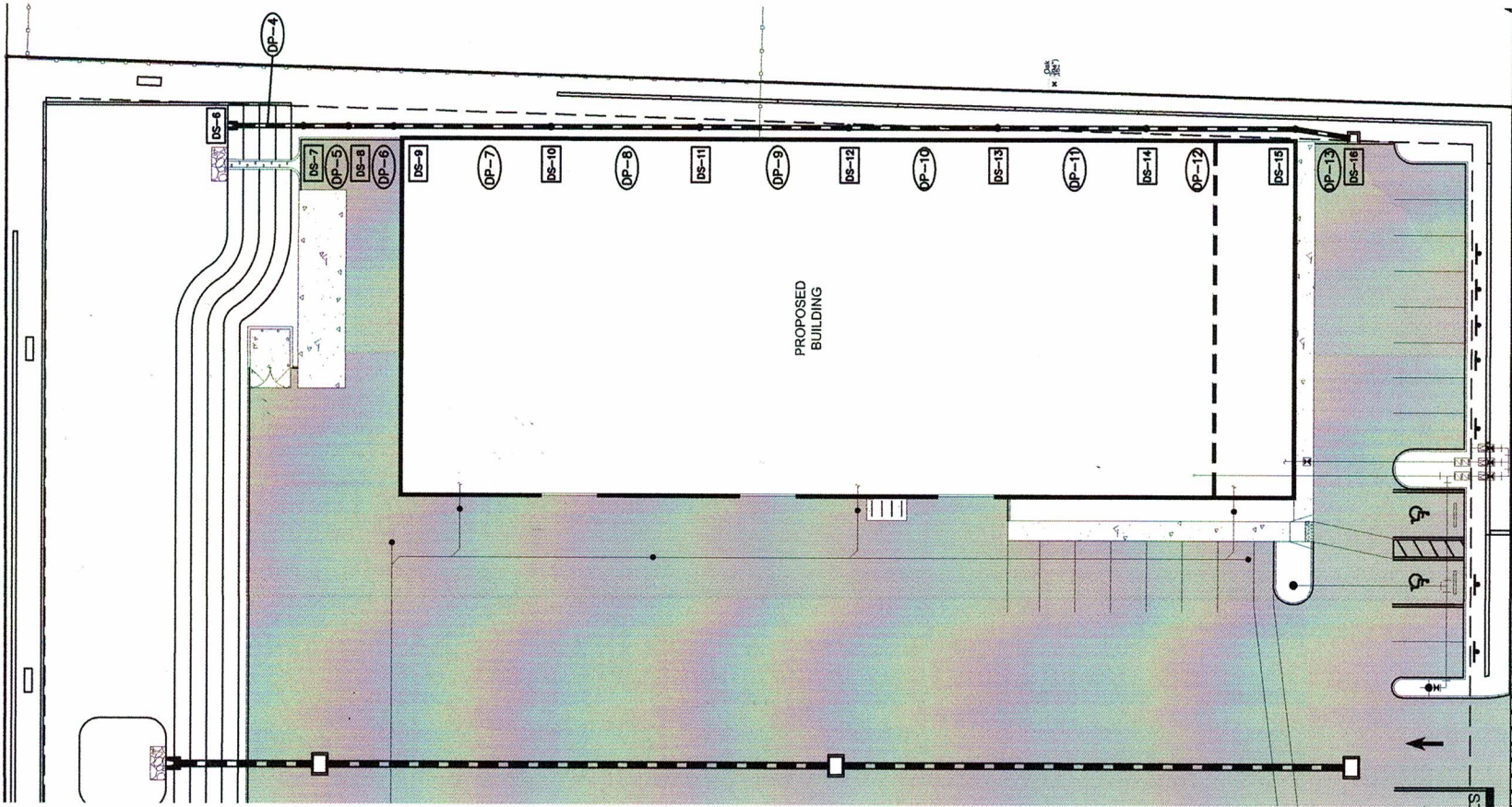
PROJECT NUMBER: 090924
DATE: 03/08/2025
NO.
DATE
REVISIONS

UTILITY PLAN

357 W FOURTH STREET
APOPKA, FLORIDA 32708

DESIGNED BY: VPT
CHECKED BY: VPT
APPROVED BY: VPT
SCALE: N.T.S.
TOWNSHIP: 21
RANGE: 28

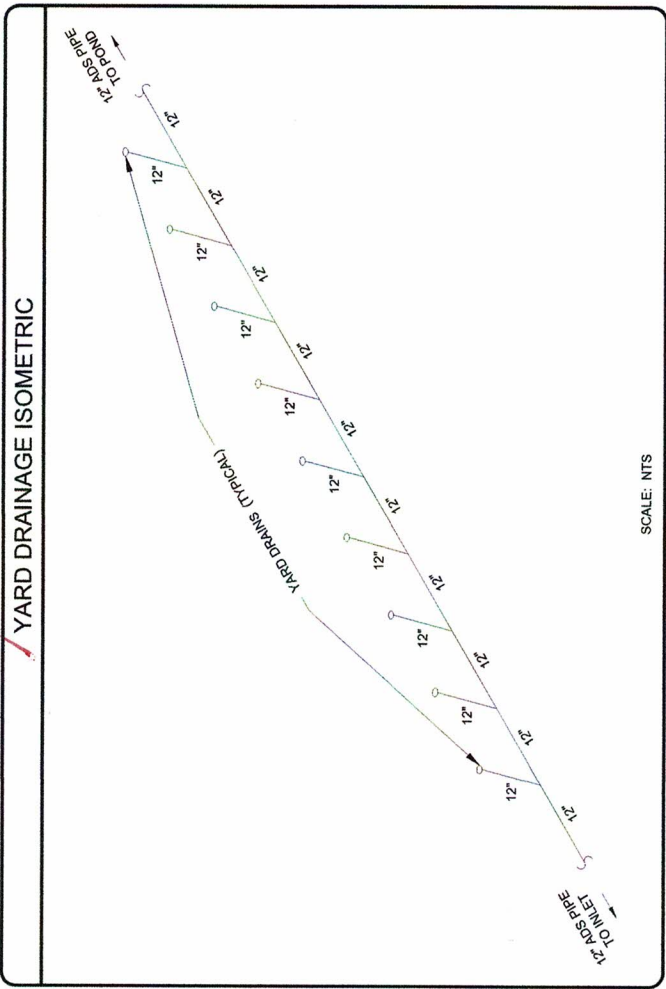
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DRAINAGE STRUCTURE TABLE			
NUMBER:	TYPE OF STRUCTURE:	RIM:	INVERTS:
DS-6	MITERED END SECTION	—	S 137.50
DS-7	YARD DRAIN INLET	140.80	N 137.60 S 137.60
DS-8	YARD DRAIN INLET	140.80	N 137.66 S 137.66
DS-9	YARD DRAIN INLET	140.80	N 137.72 S 137.72
DS-10	YARD DRAIN INLET	140.80	N 137.92 S 137.92
DS-11	YARD DRAIN INLET	140.80	N 138.11 S 138.11
DS-12	YARD DRAIN INLET	140.80	N 138.30 S 138.30
DS-13	YARD DRAIN INLET	140.80	N 138.49 S 138.49
DS-14	YARD DRAIN INLET	140.80	N 138.68 S 138.68
DS-15	YARD DRAIN INLET	140.80	N 138.87 S 138.87
DS-16	DRAINAGE INLET	140.50	N 138.94

EXISTING UNDERGROUND AND OVERHEAD UTILITIES

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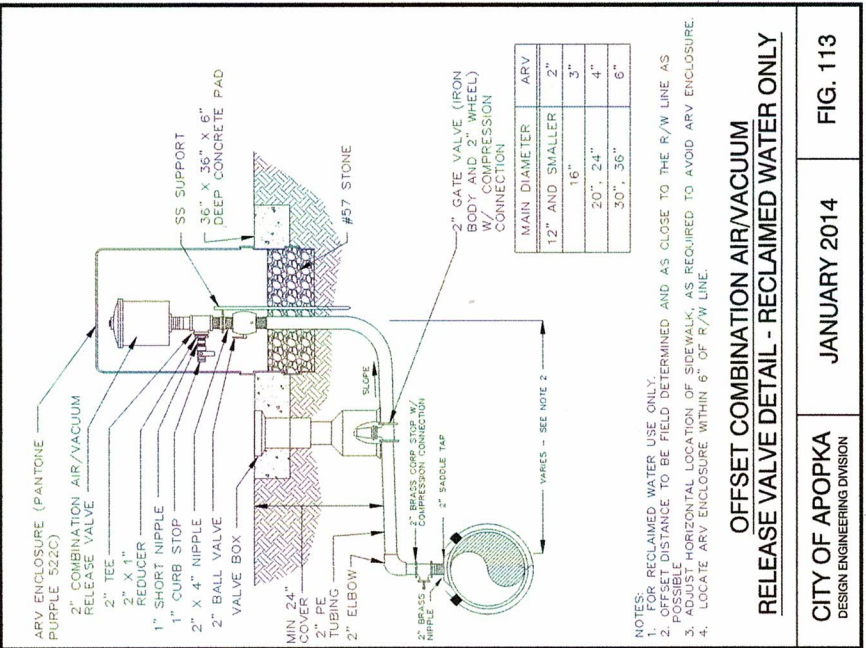
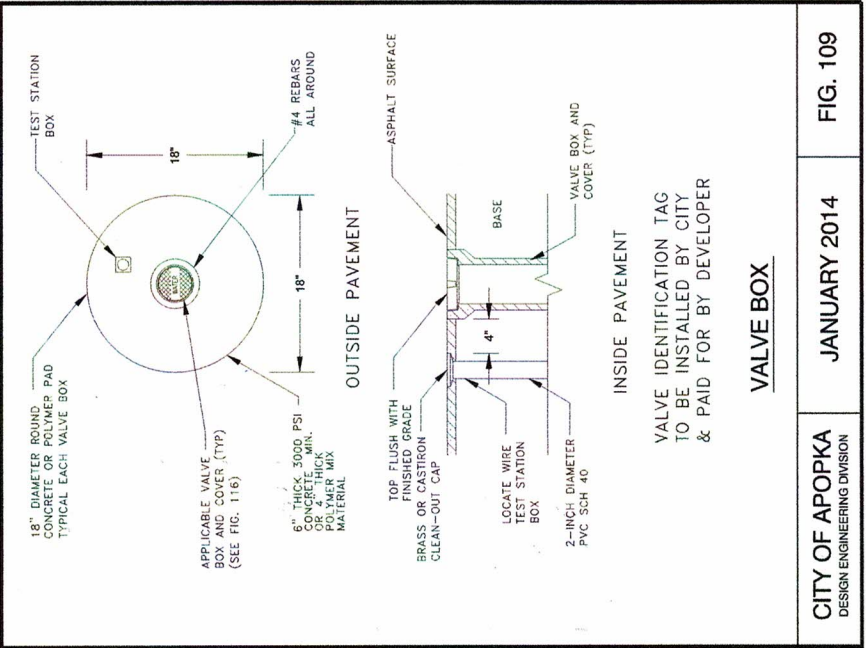
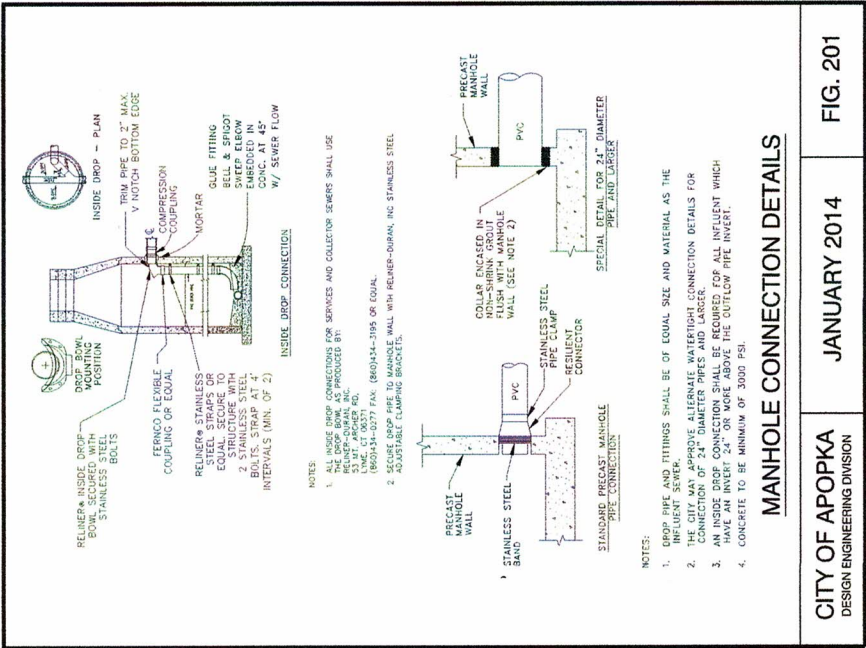
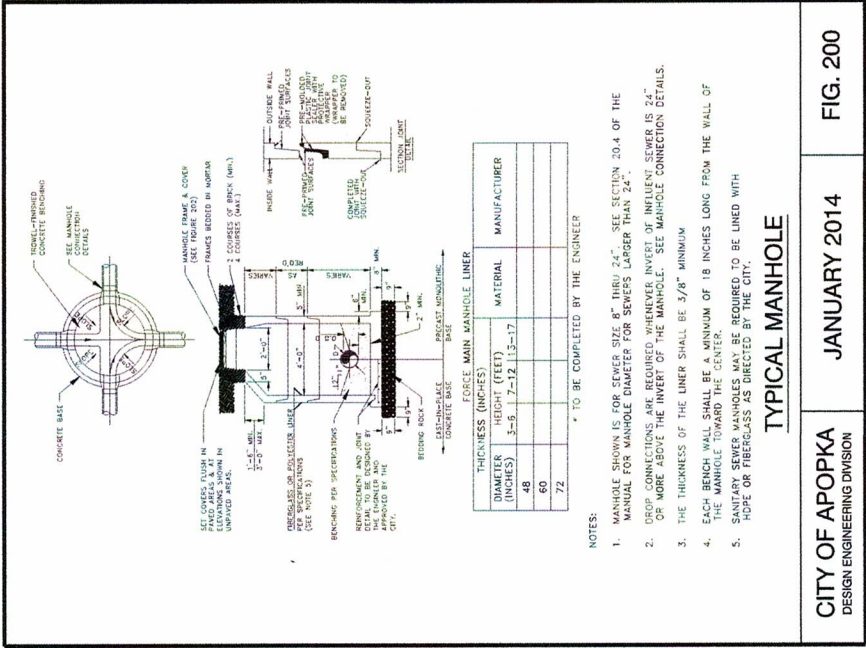
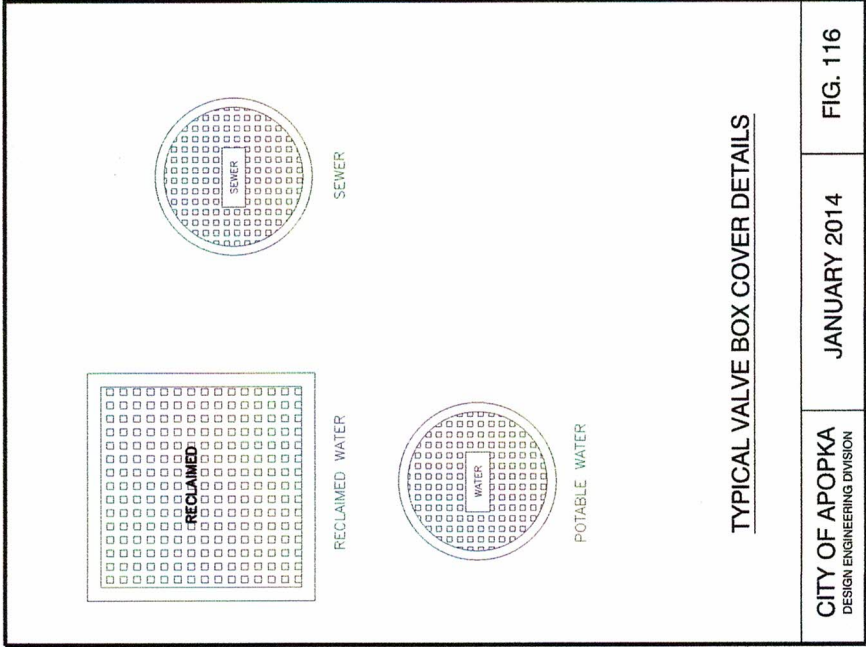
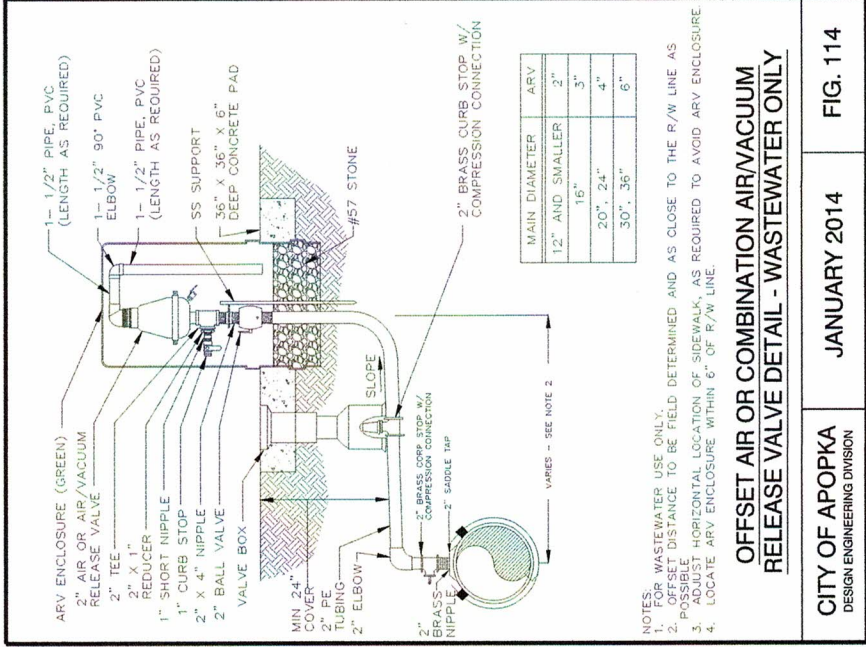
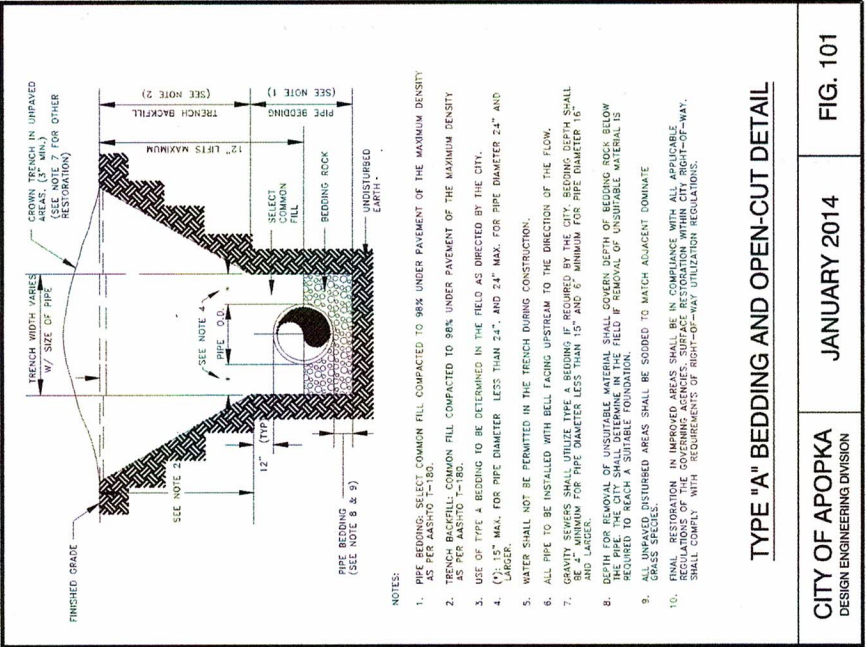
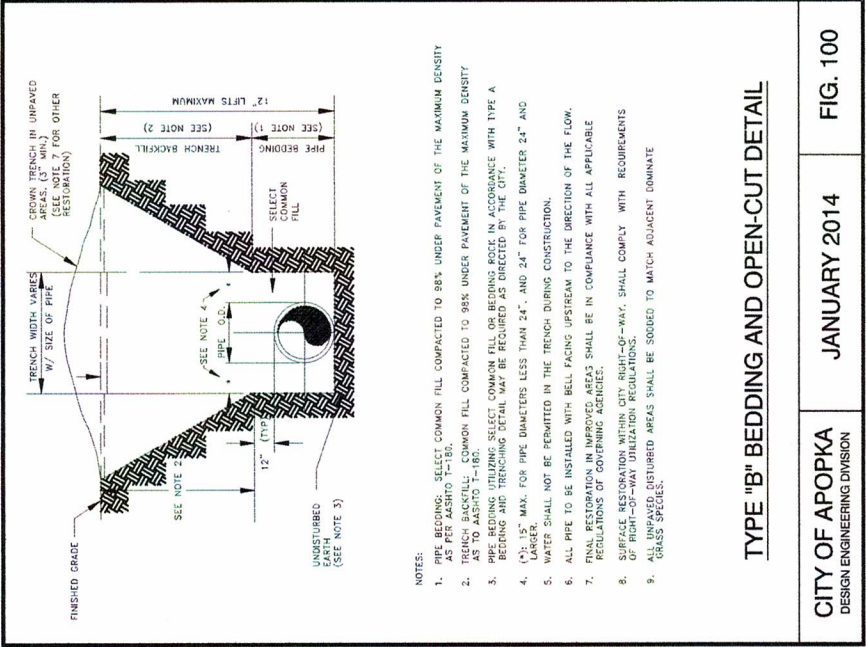


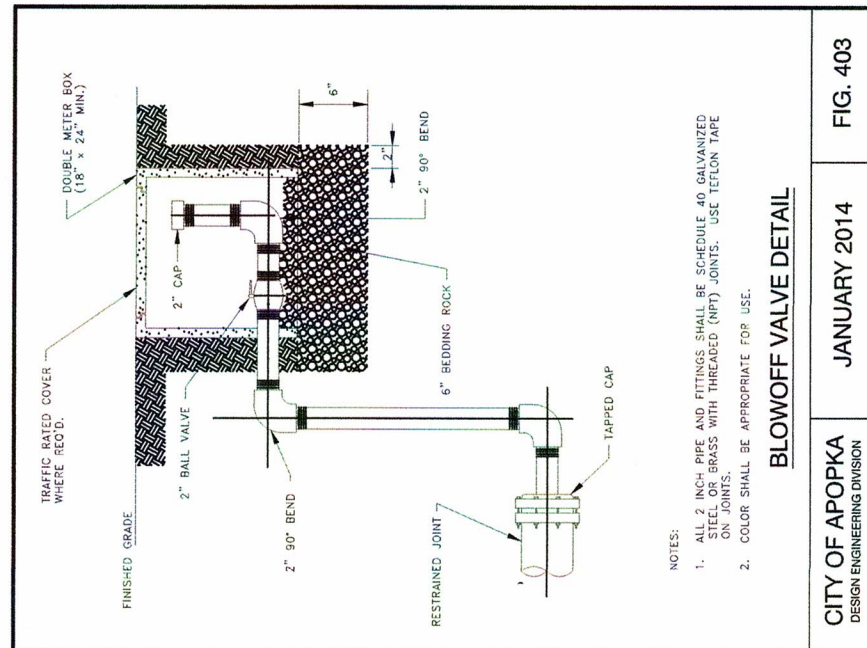
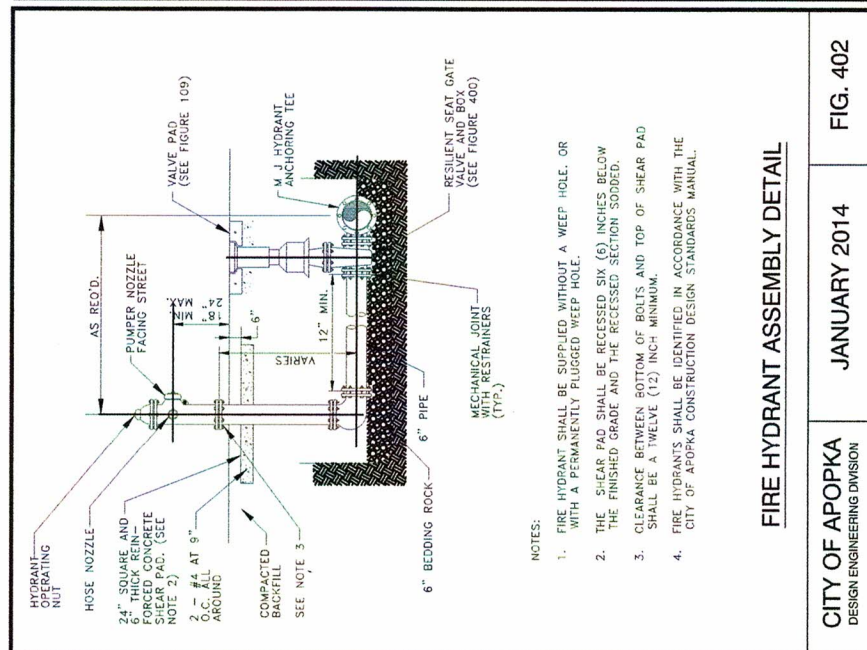
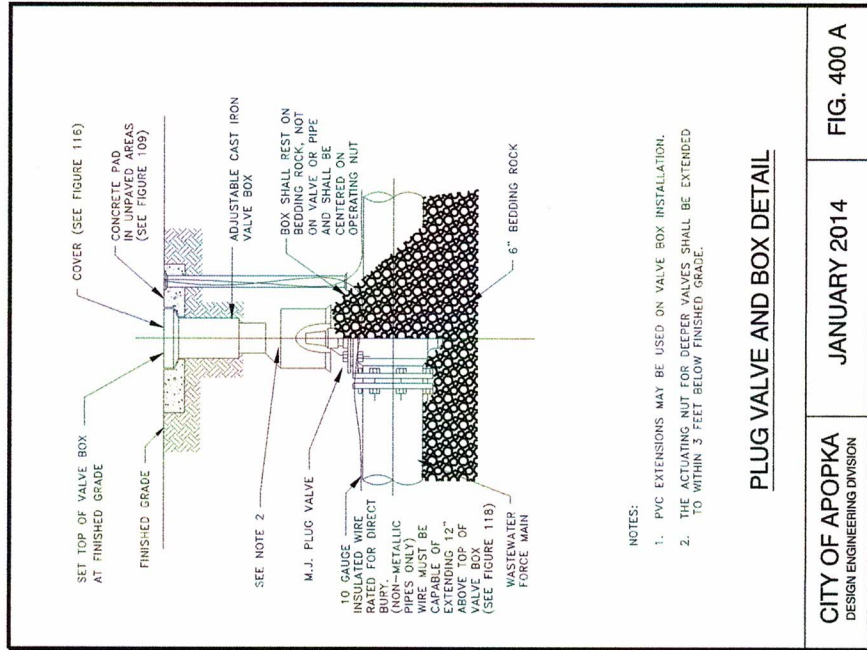
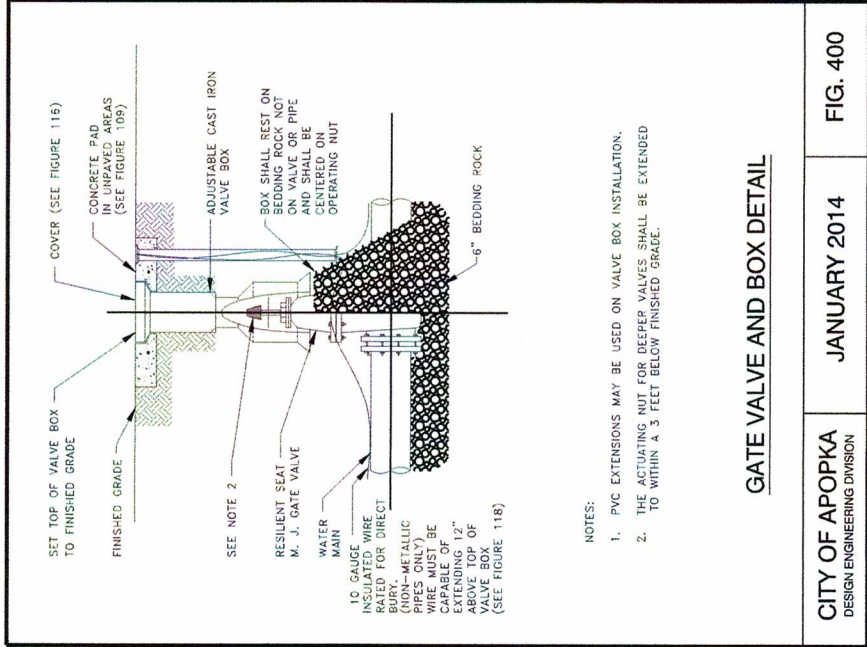
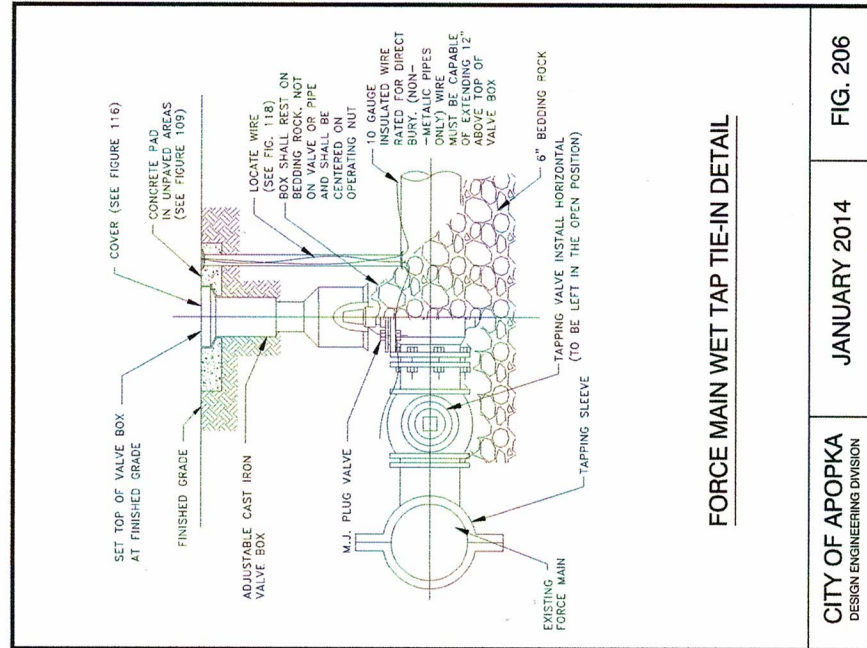
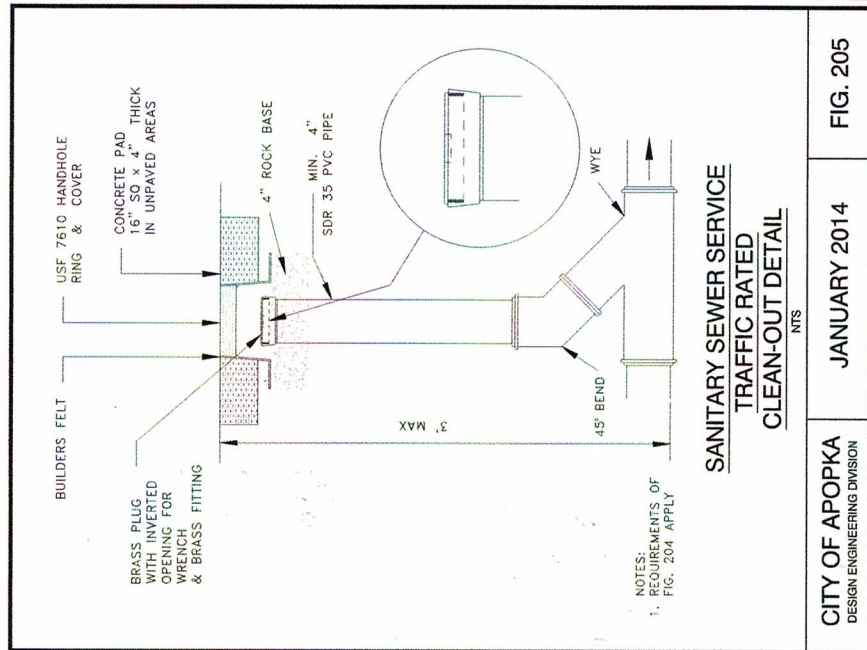
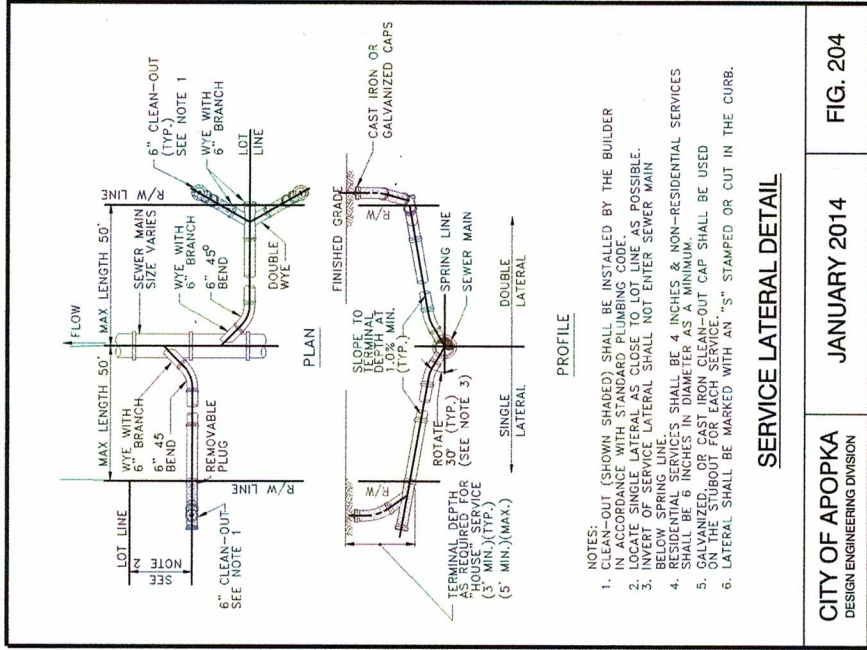
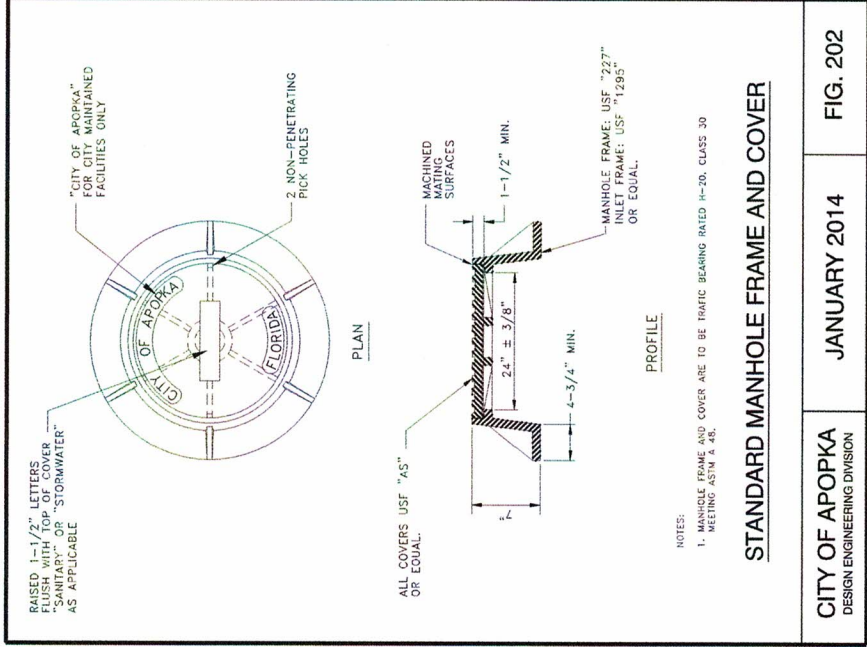
DRAINAGE PIPE TABLE				
NUMBER:	TYPE:	SIZE (ADS)	GRADE:	LENGTH:
OP-4	HDPE	12"	0.52%	19.16'
OP-5	HDPE	12"	0.52%	11.35'
OP-6	HDPE	12"	0.52%	11.40'
OP-7	HDPE	12"	0.51%	39.59'
OP-8	HDPE	12"	0.51%	37.50'
OP-9	HDPE	12"	0.51%	37.50'
OP-10	HDPE	12"	0.51%	37.50'
OP-11	HDPE	12"	0.51%	37.50'
OP-12	HDPE	12"	0.51%	37.50'
OP-13	HDPE	12"	0.50%	13.98'

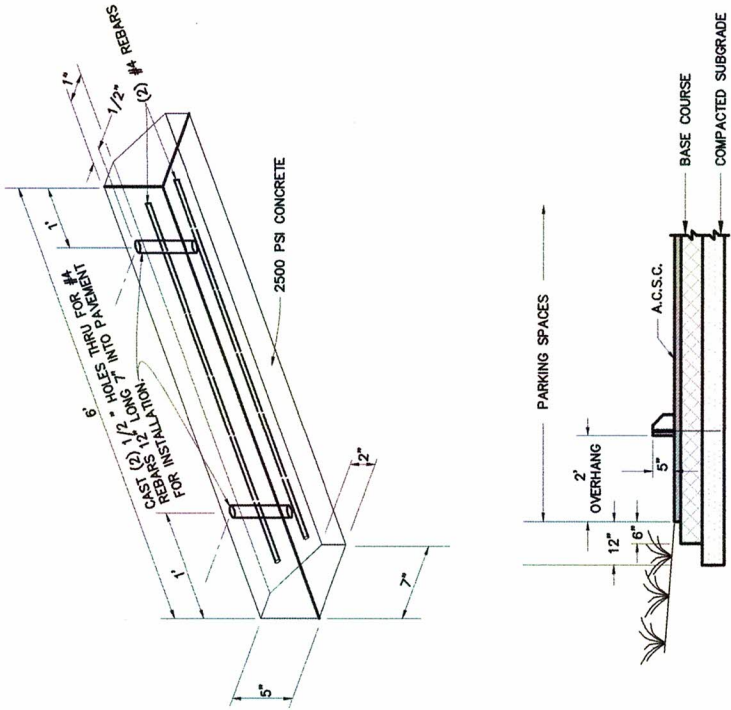
YARD DRAINAGE PLAN

SCALE: 1" = 20'

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

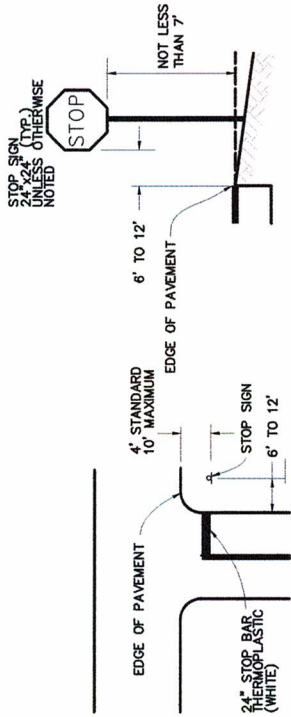






WHEEL STOP DETAIL

N.T.S.



STOP SIGN DETAIL

PLAN

BLADES: ALCOA #8054, 8063-T6 ALLOY, ETCHED, DECREASED, DEBURRED, WITH #1200 ALODINE FINISH, #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL. DIMENSIONS—6" HEIGHT; 24", 30" or 36" LENGTHS.

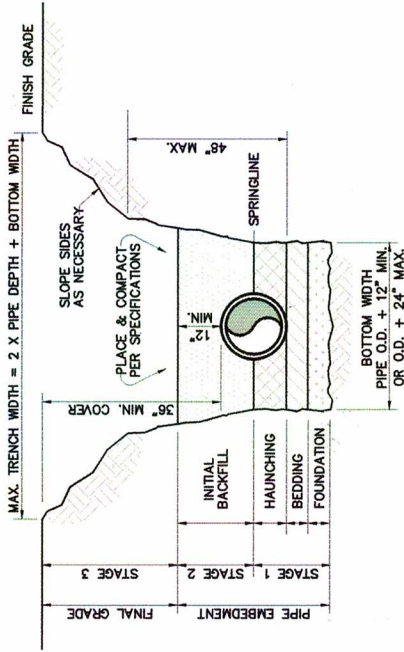
LETTERS: NAME — 4" SERIES "B" #2270 SCOTCHLITE (SILVER) OR EQUAL. SUFFIX—2" SERIES "B" #2270 SCOTCHLITE (SILVER) OR EQUAL.

BRACKETS: DIE-CAST HIGH STRENGTH ALUMINUM ALLOY, MIN. TENSILE STRENGTH 45,000 P.S.I., DECREASED, TUMBLER, AND POLISHED. SIDES OF ALL SLOTS SHALL BE SOLID METAL WITH TWO HOLES PER SLOT (SAME SIDE) DRILLED TO 7/32" AND TAPPED TO 1/4" TO RECEIVE STAINLESS STEEL ALLEN-HEAD SET SCREWS. SKIRT OF POST CAP BRACKET TO BE DRILLED AND TAPPED FOR 3 SCREWS OF WHICH NO TWO SCREWS ARE TO BE LESS THAN 90 OR MORE THAN 135° APART. (METRO HUSKEY No. 6 or EQUAL.)

POST: STANDARD 2" I.D. (2 3/8" O.D.) 14' LONG GALVANIZED STEEL, "GLOSS" DIPPED. CONCRETE BASE: 2000#

STOP SIGN AND BAR LOCATION

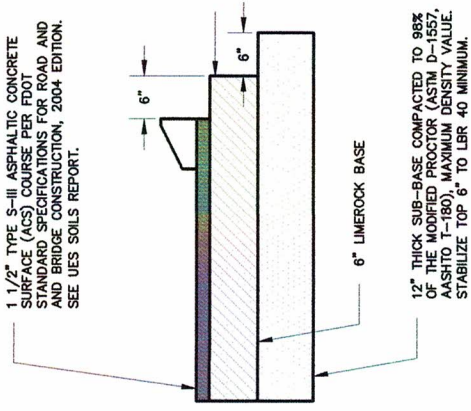
N.T.S.



TYPICAL TRENCHING AND BACKFILLING

N.T.S.

1. DEPTH OF PIPE MAY BE FIELD ADJUSTED TO MEET SPECIAL CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
2. ALL TRENCHING SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
3. FOUNDATION: A FOUNDATION MAY BE REQUIRED IN POOR SOIL CONDITIONS.
4. BEDDING: BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE AND ADJUST FOR PIPE BELLS. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE. MATERIAL SHALL BE PLACED IN 4" TO 6" LIFTS, LIGHTLY COMPACTED, UNIFORM AND NOT FINER THAN THE FOUNDATION MATERIAL.
5. HAUNCHING: HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
6. INITIAL BACKFILL: INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF THE PIPE. THE SOIL SHALL BE CONSOLIDATED BY HAND TAMPING OR WALKING THE SOIL IN PLACE.
7. FINAL BACKFILL: FINAL BACKFILL MATERIAL MAY BE MACHINE PLACED. MATERIAL UNDER ROADWAYS MAY REQUIRE SPECIAL COMPACTION AND DENSITY TESTS.
8. DENSITY: ALL BACKFILL SHALL BE COMPACTED TO THE REQUIREMENTS OF THE SPECIFICATIONS.

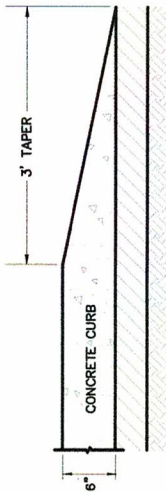


TYPICAL PAVEMENT SECTION

N.T.S.

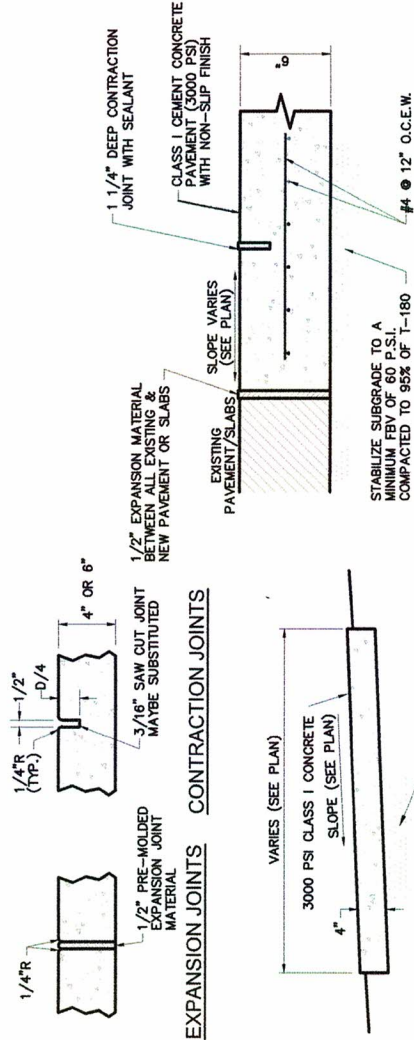
TYPICAL TRENCHING AND BACKFILLING

N.T.S.



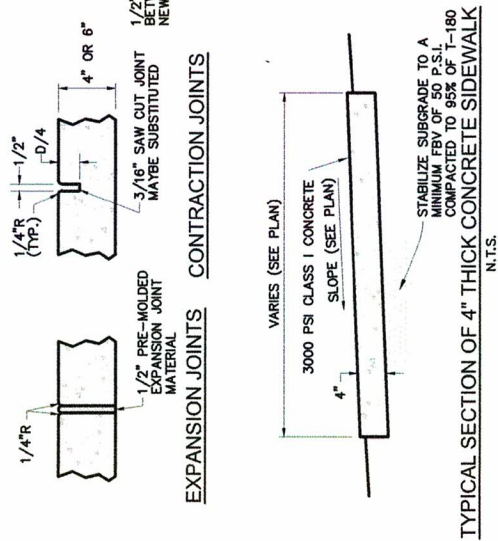
CONCRETE CURB TAPER

N.T.S.



TYPICAL SECTION OF 6" THICK CONCRETE SIDEWALK

N.T.S.



TYPICAL SECTION OF 4" THICK CONCRETE SIDEWALK

N.T.S.

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTIONS 345 & 350.
2. ALL TESTING SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 345-8 FOR 28 DAY COMPRESSIVE STRENGTH 3000 PSI CONCRETE.
3. PROVIDE EXPANSION JOINTS 20' CENTER TO CENTER, AT PC & PT OF CURVES, JUNCTIONS OF EXISTING AND NEW SIDEWALKS, AND WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
4. PROVIDE CONTRACTIONS JOINTS 5' CENTER TO CENTER.
5. SDO SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.

CONCRETE SIDEWALK SECTIONS

N.T.S.



This seal has been digitally signed and sealed with my Private Key using the digital signature. Printed or scanned copies of this seal are not valid. The seal is valid only when used in an electronic format.

taylor
engineering & design
18 MAYNARD PARK LOOP
COLUMBIA, FL 32907
PHONE (407) 992-8779
WWW.TAYLORENGINEERING.COM
CA # 19863

TAYLOR ENGINEERING & DESIGN, LLC
18 MAYNARD PARK LOOP
COLUMBIA, FL 32907
CA # 19863

NAVED88
SHEET
12 OF 15

STANDARD DETAILS
337 W FOURTH STREET
APOPKA, FLORIDA 32703

PROJECT NUMBER: 090924
DATE: 03/08/2025
NO. DATE
REVISIONS

RETAINING WALL 2
SOUTH POND
N.T.S.

RETAINING WALL 1
NORTH POND
N.T.S.

RETAINING WALL RW-1

light green
black
metal system

RETAINING WALL RW-2

N.T.S.

1/4" = 1'-0"

yes
to
sunny



GENERAL NOTES

1. NOT ALL ABBREVIATIONS SHOWN WILL BE USED ON THIS PROJECT.

SHEET NAMING CONVENTION

C-001

2 DIGIT DESCRIPTOR
DESIGNATOR
(IF ONLY ONE LETTER IS
USED, THE SECOND
LETTER IS REPLACED
WITH A DASH "-" AS A
PLACEHOLDER)**

1 DIGIT SHEET TYPE DESIGNATOR
0 - GENERAL
1 - PLANS
2 - PROFILES
3 - SECTIONS
4 - ENLARGED PLANS
5 - DETAILS
6 - SCHEDULES AND DIAGRAMS
7 - USER DEFINED
8 - USER DEFINED
9 - 3D VIEWS (ISO, PERSPECTIVES,
PHOTOS)

2 DIGIT SEQUENTIAL # (01-99)
(FIRST DIGIT INDICATES PLAN
TYPE, SECOND DIGIT INDICATES
FLOOR)

PROJECT CONTACTS

CIVIL ENGINEER FOR THIS PROJECT IS:

POND
3500 PARKWAY LANE, SUITE 500
PEACHTREE CORNERS, GA 30092
P: (678) 631.9522
CONTACT: CLEMENTE QUINONES, PE

SURVEYOR FOR THIS PROJECT IS:

TBD

GEOTECH FOR THIS PROJECT IS:

TBD

24-HOUR EROSION AND
SEDIMENTATION CONTROL
CONTACT:
BAHAR HERGUNSEL
PHONE: (617)595-8259

- CIVIL GENERAL NOTES:
1. THE CONTRACTOR SHALL COMPLY WITH ALL CITY, COUNTY, STATE, AND FEDERAL REGULATIONS APPLICABLE TO CONSTRUCTION OF THIS SITE.

2. ALL DIMENSIONS ARE TAKEN FROM/TO FENCE LINES, CENTERLINE OF UTILITY, CENTER OF MANHOLE OR CATCH BASIN, CENTERLINE OF ROAD, FACE OF BUILDING, FACE OF CURB, FACE OF WALL, OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.

3. EXISTING CONDITIONS SHOWN ARE PROVIDED BY THE CLIENT AND MUST BE VERIFIED. UTILITY INFORMATION SHOWN WAS SUPPLEMENTED BY GIS INFORMATION. EXISTING UTILITY INFORMATION SHOULD BE CONSIDERED APPROXIMATE AND MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION OR ORDERING MATERIALS.

4. ALL REQUIRED EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROVIDED, INSTALLED, AND MAINTAINED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REQUIREMENTS.

5. CONTRACTOR MUST MOVE ALL CONSTRUCTION DEBRIS OFF THE AMAZON PROPERTY AND DISPOSE DEBRIS AT A LEGAL, PERMITTED LANDFILL CONSISTENT WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS.

6. NO BURNING IS ALLOWED ON AMAZON PROPERTY.

7. ENSURE ALL EXISTING TOPS OF MANHOLES AND VALVE BOXES ARE RAISED OR LOWERED TO BE FLUSH WITH FINISHED GRADES, UNLESS NOTED OTHERWISE.

8. ALL NEW PAVEMENT AND SIDEWALKS SHALL BE CONSTRUCTED FLUSH WITH EXISTING, WITH NO PONDING OF STORMWATER, UNLESS NOTED OTHERWISE.

9. GRADE ALL DISTURBED AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND TO DRAINAGE STRUCTURES OR DITCHES. NATURAL FLOW OF SURROUNDING WATERS SHALL NOT BE DISTURBED DURING CONSTRUCTION, UNLESS SHOWN OTHERWISE.

10. VERIFY ALL EXISTING CONDITIONS, COORDINATES, AND DIMENSIONAL INFORMATION PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BRING ALL DISCREPANCIES TO THE ATTENTION OF THE CLIENT PRIOR TO STARTING CONSTRUCTION.

11. ALL TRAFFIC SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), LATEST EDITION.

12. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL NEW UTILITIES WITH THOSE THAT ARE EXISTING. IF EXISTING UTILITIES ARE IN CONFLICT WITH NEW UTILITIES, THE SITE CONTRACTOR SHALL NOTIFY THE CLIENT BEFORE PROCEEDING WITH CONSTRUCTION.

13. ALL TOPSOIL AND EXCAVATED MATERIAL SHALL BE STOCKPILED IN AN APPROVED AREA DURING CONSTRUCTION. EXCESS OR UNUSABLE TOPSOIL SHALL BE DISPOSED OF OFF-SITE IN A MANNER THAT IS LEGAL AND CONSISTENT WITH ALL LOCAL, STATE, AND FEDERAL REQUIREMENTS. ANY SOIL REMOVED FROM THE AMAZON SITE AND RELOCATED OR REUSED WITHIN ORANGE COUNTY IS REQUIRED TO BE TESTED IN ACCORDANCE WITH ORANGE COUNTY SOIL REUSE POLICY.

14. THE LOCATION OF ALL EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION OF THESE UTILITIES WITH THE CLIENT. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING UNDERGROUND AND OVERHEAD UTILITIES, WHETHER SHOWN ON THE PLAN OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE CLIENT. ANY FEES ASSOCIATED WITH UTILITY RELOCATIONS SHALL BE BORNE BY THE CONTRACTOR IN ACCORDANCE WITH RESPECTIVE UTILITY COMPANY STANDARDS. THE CONTRACTOR SHALL COORDINATE DISCONNECTION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY PROVIDER.

15. UTILITIES INDICATED SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE SPECIFICATIONS. GRADING SHALL BE AS INDICATED, AND SHALL PRODUCE A FINISHED SURFACE WITH NO PONDING OF WATER, READY TO RECEIVE PLANTING MATERIALS OR GRASSING.

16. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN HAND BEFORE BEGINNING ANY CONSTRUCTION. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. ANY PENALTIES, STOP WORK ORDERS OR ADDITIONAL WORK RESULTING FROM THE CONTRACTOR BEING IN VIOLATION OF THE ABOVE REQUIREMENTS, SHALL BE FULLY BORNE BY THE CONTRACTOR.

17. ALL CONTRACTORS/SUBCONTRACTORS THAT WILL BE ENGAGED IN LAND DISTURBING ACTIVITIES SHALL COMPLY WITH ALL EROSION, SEDIMENTATION AND POLLUTION CONTROL AND STORMWATER POLLUTION PREVENTION REQUIREMENTS CONTAINED THROUGHOUT THE DRAWINGS, SPECIFICATIONS, AND PERMITS.

18. THE CONTRACTOR'S MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES IN PERFORMING THE WORK IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR, WHO IS ALSO RESPONSIBLE FOR COMPLYING WITH ALL HEALTH AND SAFETY PRECAUTIONS AS REQUIRED BY THE APPLICABLE REGULATORY AGENCY.
19. THE DESIGN ADEQUACY AND SAFETY OF ALL BRACING, SHORING AND TEMPORARY SUPPORTS, ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
20. PROTECT ALL EXISTING FEATURES AND EXISTING LANDSCAPING THAT WILL REMAIN. ANY ITEM DAMAGED DURING THE PERFORMANCE OF THE WORK WILL BE RESTORED TO ORIGINAL CONDITION, OR REPLACED WITH NEW AT THE CONTRACTOR'S EXPENSE. CONTRACTOR SHALL TAKE PRECAUTIONS TO AVOID OVERLOADING PAVEMENTS WHICH WILL REMAIN.
21. EACH SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
22. SHEET KEYNOTES ON THE PLANS ARE SPECIFIC TO THAT SHEET ONLY. MISSING SEQUENTIAL NUMBERS DO NOT APPLY TO THAT SHEET.

- CIVIL DEMOLITION NOTES
1. "DEMOLISH" SHALL MEAN TO REMOVE AN OBJECT IN ITS ENTIRETY, RESTORE GRADES AND SURFACE IMPROVEMENTS TO MATCH EXISTING CONDITIONS OR PER REQUIREMENTS OF NEW WORK, WHICHEVER IS APPLICABLE.

2. EROSION AND SEDIMENTATION CONTROL MEASURES AND TEMPORARY CONSTRUCTION FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION WORK.

3. CONTRACTOR SHALL ESTABLISH SURVEY CONTROL NETWORK OUTSIDE LIMITS OF DEMOLITION PRIOR TO COMMENCEMENT OF WORK. THIS WORK MUST BE PERFORMED BY LICENSED & REGISTERED FLORIDA LAND SURVEYOR.

4. ALL DEMOLITION WORK SHALL BE COORDINATED WITH CONTRACTOR'S SCHEDULE, LOGISTICS PLAN (APPROVED BY CLIENT), EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PRIOR TO WORK.

- CIVIL SITE NOTES
1. CONTRACTOR SHALL FURNISH AND MAINTAIN ANY AND ALL NECESSARY BARRICADES AROUND THE WORK AND PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.

2. ALL BUILDING DIMENSIONS SHALL BE VERIFIED AND COORDINATED WITH THE ARCHITECTURAL PLANS.

3. PAVEMENT MARKINGS, INCLUDING ANY STANDARD HANDICAP SYMBOLS, PARKING STRIPING AND TRAFFIC ARROWS, SHALL BE PAINTED ON PAVEMENT AT LOCATIONS SHOWN.

4. ALL SIGNAGE SHALL CONFORM TO THE MOST RECENT FDOT AND MUTCD STANDARDS AND SPECIFICATIONS.

- GRADING AND DRAINAGE NOTES
1. POSITIVE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES TO PREVENT SATURATION OF EXPOSED SOILS IN CASE OF SUDDEN RAINS, AND FOR ALL FINISHED GRADING. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION.

2. CONTRACTOR SHALL INSTALL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY SITE CLEARING OR EXCAVATION. CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROL MEASURES DAILY AND DURING PROLONGED PERIODS OF CONTINUOUS RAINFALL EVENTS TO ENSURE THAT ALL CONTROLS ARE FUNCTIONING PROPERLY. DAMAGED CONTROLS SHALL BE REPLACED BY THE END OF THE WORKDAY.

3. ALL BACKFILL AND FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND WASTE.

4. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL FENCING FROM THE SITE PRIOR TO FINAL PROJECT ACCEPTANCE, AND SHALL SMOOTH THE GROUND SURFACE WHERE THE FENCE WAS REMOVED THEN MULCH OR SEED & STRAW (SEASON APPROPRIATE GRASS) THE RESTORED SURFACE AS SUNLIGHT CONDITIONS WARRANT.

5. CONTRACTOR SHALL MARK, PRESERVE AND PROTECT ALL SURVEY BENCHMARKS. IF BENCHMARK MUST BE DEMOLISHED FOR CONSTRUCTION, CONTRACTOR SHALL RELOCATE BENCHMARK AND PROVIDE NEW DATA ON AS-BUILTS.

6. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER (SEE PLANS).

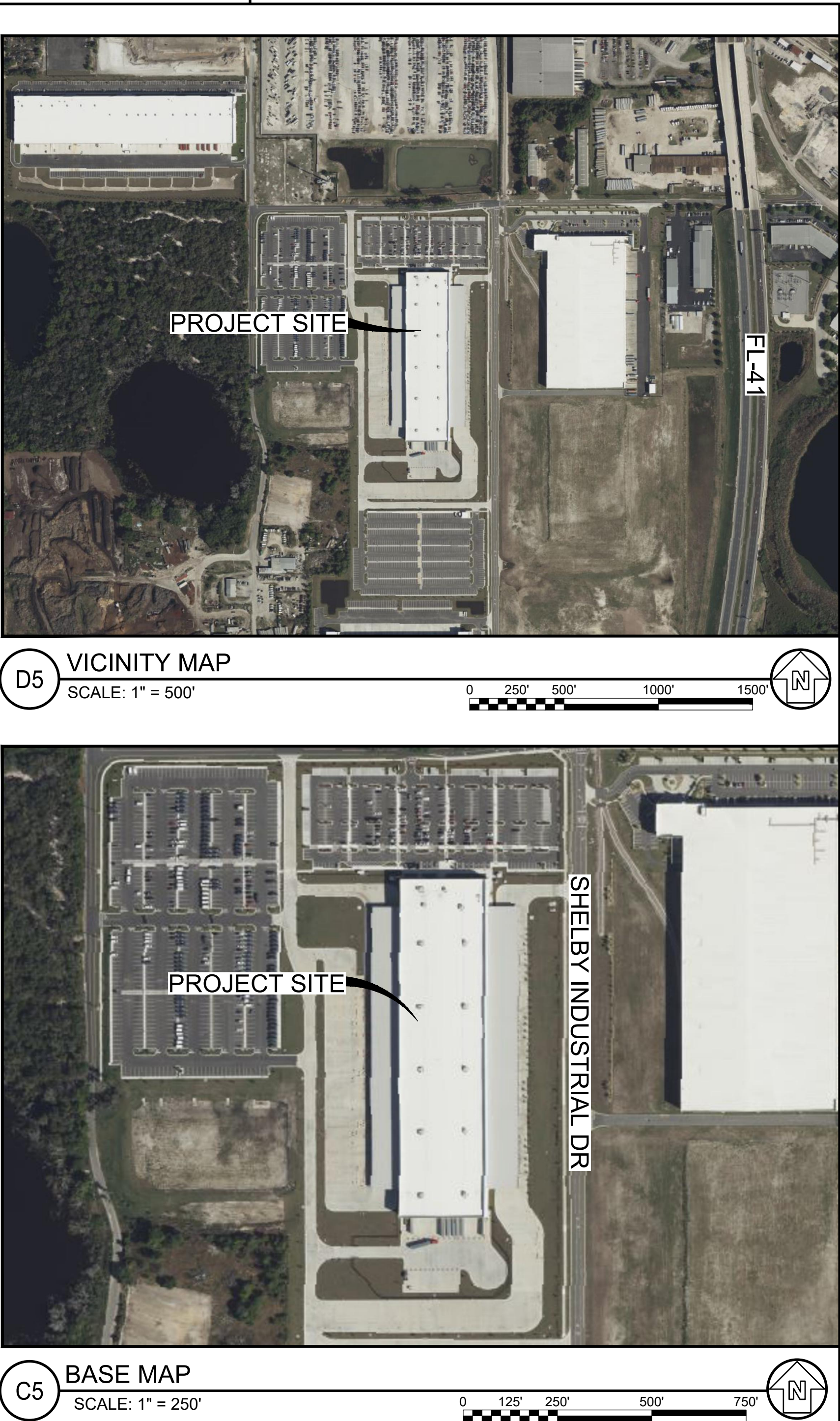
7. ALL SPOT ELEVATIONS NOTED ARE FINISH GRADE.

CIVIL LEGEND

DESCRIPTION	EXISTING	PROPOSED
ASPHALT PAVEMENT		
CONCRETE PAVEMENT		
BUILDING		
WATER LINE		N/A
SANITARY SEWER		N/A
NATURAL GAS LINE		N/A
STORM SEWER		N/A
STORM DRAIN		N/A
FENCE		
1' CONTOUR		
5' CONTOUR		
SURFACE FLOW DIRECTION	N/A	
LIMITS OF DISTURBANCE	N/A	
SILT FENCE	N/A	
STORM DRAINAGE MANHOLE		N/A
FIRE HYDRANT		N/A
SANITARY SEWER MANHOLE		N/A
SIGN POST		
WATER VALVE		N/A
POWER POLE		N/A
LIGHT POLE		N/A
UNDERGROUND ELECTRICAL		
BOLLARD		
MANHOLE, UTILITY		N/A
CLEANOUT	N/A	N/A
DROP INLET		N/A
HEADWALL	N/A	N/A

ABBREVIATIONS

&	AND
ABI	ADDITIVE BID ITEM
BC	BACK OF CURB AND GUTTER (AT FINISHED GRADE)
BLRD	BOLLARD
B.L.D.S	BUILDING
BOS	BOTTOM OF SLAB
CMP	CORRUGATED METAL PIPE
CNTR	CENTER
CONC	CONCRETE
CNRN	CORNER
D	DROP INLET
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DWCB	DOUBLE WING CATCH BASIN
E	EASTING
ELEV/EL	ELEVATION
EX	EXISTING
FFE	FINISHED FLOOR ELEVATION
FT	FOOT
G	GAS
GAB	GRADED AGGREGATE BASE
HDPE	HIGH-DENSITY POLYETHYLENE PIPE
HMMWV	HIGH MOBILITY MULTIPURPOSE WHEELED VEHICLE
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
HORIZ	HORIZONTAL
HP	HIGH POINT
HW	HEADWALL
INV	INVERT
LB	POUND
LF	LINEAR FEET
LOC	LOCATION
LOD	LIMITS OF DISTURBANCE
LOW POINT	LOW POINT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
MAX	MAXIMUM
M.E	MATCH EXISTING
MH	MANHOLE
MIN	MINIMUM
N	NORTHING
NO.	NUMBER
N.T.S	NOT TO SCALE
O.C. / O/C	ON CENTER
OCS	OUTLET CONTROL STRUCTURE
O.D.	OUTER DIAMETER
PCC	PORTLAND CONCRETE CEMENT
PROP	PROPOSED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE PIPE
SF	SILT FENCE
SS	SANITARY SEWER
STD	STANDARD
SY	SQUARE YARDS
TBC	TOP BACK OF CURB
TOP	TOP OF PAVEMENT
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
W	WATER
WI	WITH



GENERAL NOTES

PROJECT INFORMATION:

PURPOSE OF PROJECT:

THE PURPOSE OF THIS PROJECT IS THE CONSTRUCTION OF A 1,500 SF AUTOMATED VEHICLE INSPECTION (AVI) BUILDING WITH PROPOSED ELECTRICAL CONDUIT FOR SERVICE AND REVISIONS TO EXISTING PAVEMENT MARKINGS FOR TRAFFIC CONTROL WITHIN THE SITE.

PROJECT ADDRESS:

3000 SHELBY INDUSTRIAL DR., APOPKA, FL 32703

PARCEL ID :

01-21-27-5649-03-000

SITE AREA:

43.54 ACRES

DISTURBED AREA:

0.17 ACRES

ZONING CLASSIFICATION:

P-D (PLANNED DEVELOPMENT)

BUILDING SETBACKS:

FRONT YARD: 25 FT.
SIDE YARD: 10 FT.
REAR YARD: 10 FT.

BUILDING SUMMARY:

MAXIMUM BUILDING HEIGHT: 55'

NOTE:

NO APPARENT OR OBSERVABLE GRAVESIDE / HISTORICAL AREAS ON SITE.

POND

3500 Parkway Lane
Suite 500
Peachtree Corners
Georgia 30092

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EOR/AOR SEAL

CONSULTANT

CLIENT INFORMATION

amazon

PROJECT NAME

AMZL
DFL5 AVI

3000 SHELBY INDUSTRIAL
DR. APOPKA, FL 32703

DRAWING ISSUE

08/06/2024	08/19/2024	08/12/2024	08/02/2024	DATE
AMAZON COMMENTS	AMAZON COMMENTS	AMAZON COMMENTS	AMAZON COMMENTS	DESCRIPTION

REV/D

REV/C

REV/B

REV/A

MARK

DESIGNED BY:

C. QUINONES

DRAWN BY:

M. HARRISON

CHECKED BY:

J. MORALES

SUBMITTED BY:

D. PAYNE

DATE:

01/10/2025

PROJECT #

1240872

SHEET TITLE

CIVIL GENERAL NOTES

SHEET NUMBER

C-001

ORIGINAL SHEET SIZE:

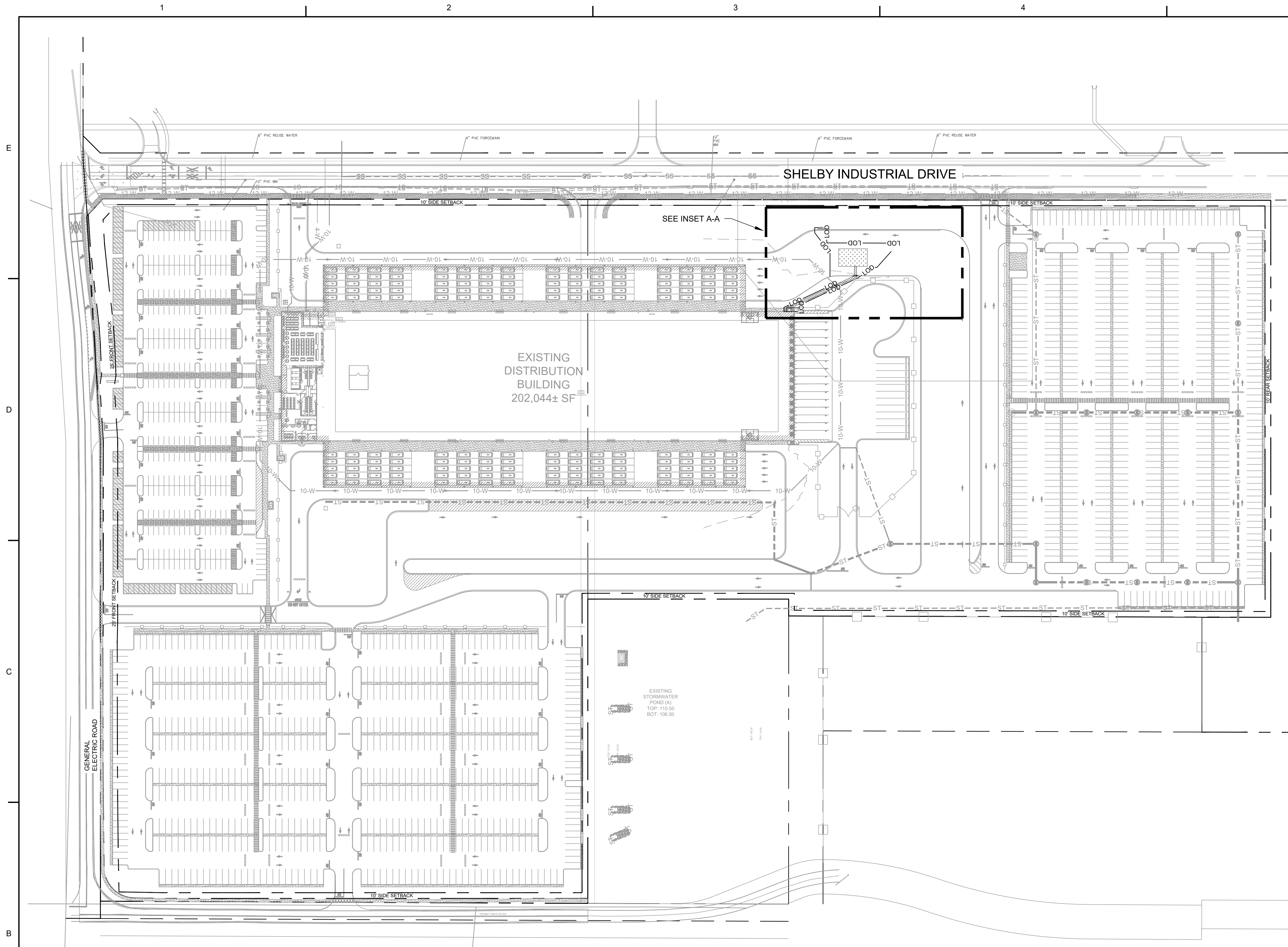
30" X 42"

811

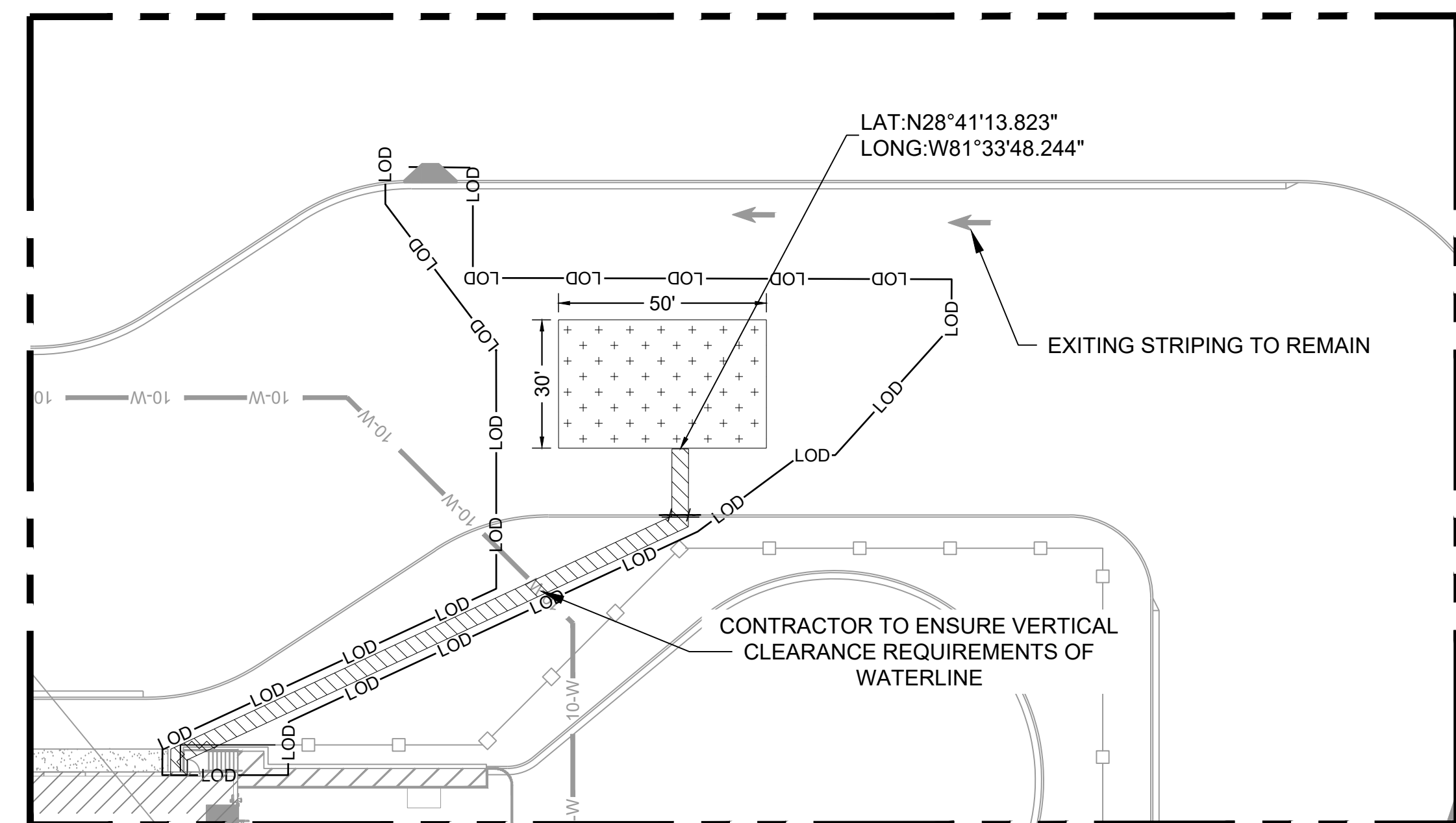
Know what's below.
Call before you dig.
Dial 811
Or Call 888 344-7233

ISSUED FOR PERMITTING

Page 43 of 55



B1 DEMOLITION PLAN
SCALE: 1" = 80'



A5 INSET A-A
SCALE: 1" = 30'

GENERAL SHEET NOTES:

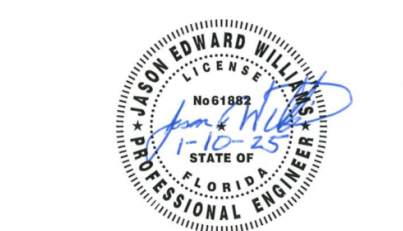
1. REFER TO SHEET C-001 FOR LEGEND, ABBREVIATIONS, AND CIVIL NOTES.
2. THIS SHEET IS PART OF A MULTI-DISCIPLINE, MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ AND COORDINATED WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
3. "DEMOLISH" SHALL MEAN TO REMOVE AN OBJECT IN ITS ENTIRETY. RESTORE GRADES AND SURFACE IMPROVEMENTS TO MATCH EXISTING CONDITIONS OR PER REQUIREMENTS OF NEW WORK, WHICHEVER IS APPLICABLE.
4. EROSION AND SEDIMENTATION CONTROL MEASURES AND TEMPORARY CONSTRUCTION FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OR CONCURRENT WITH DEMOLITION.
5. CONTRACTOR SHALL ESTABLISH SURVEY CONTROL NETWORK OUTSIDE LIMITS OF DEMOLITION PRIOR TO COMMENCEMENT OF WORK. THIS WORK MUST BE PERFORMED BY LICENSED & REGISTERED FLORIDA LAND SURVEYOR.
6. ALL DEMOLITION WORK SHALL BE COORDINATED WITH CONTRACTOR'S SCHEDULE, LOGISTICS PLAN (APPROVED BY OWNER), AND EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PRIOR TO WORK.
7. ALL FENCING, TRASH, AND LITTER MUST BE FULLY DEMOLISHED AND REMOVED FROM SITE (TO A LEGAL LANDFILL). PERIMETER FENCING MUST REMAIN UNLESS NOTED OTHERWISE.
8. ALL EXISTING UTILITY SERVICE LINES WITHIN LIMITS OF DISTURBANCE SHALL BE DEMOLISHED OR REPLACED/RELOCATED IN ACCORDANCE WITH UTILITY PROVIDER REQUIREMENTS UNLESS NOTED OTHERWISE.

LEGEND

- 4" WIDE OPEN CUT TRENCH
- REMOVE AND REINSTALL FENCE AS NEEDED
- DEMO CURB AND GUTTER
- DEMO CONCRETE PAVING

POND
3500 Parkway Lane
Suite 500
Peachtree Corners
Georgia 30092
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EORJAOR SEAL



CONSULTANT

CLIENT INFORMATION



PROJECT NAME

**AMZL
DFL5 AVI**

3000 SHELBY INDUSTRIAL
DR. APOPKA, FL 32703

DRAWING ISSUE

DATE	DESCRIPTION
09/02/2024	REV A
09/12/2024	REV B
09/02/2024	REV C

DATE	DESCRIPTION
09/02/2024	REV A
09/12/2024	REV B
09/02/2024	REV C

DESIGNED BY: C. QUINONES
DRAWN BY: M. HARRISON
CHECKED BY: J. MORALES
SUBMITTED BY: D. PAYNE
DATE: 01/10/2025
PROJECT #: 1240872

SHEET TITLE

**DEMOLITION
PLAN**

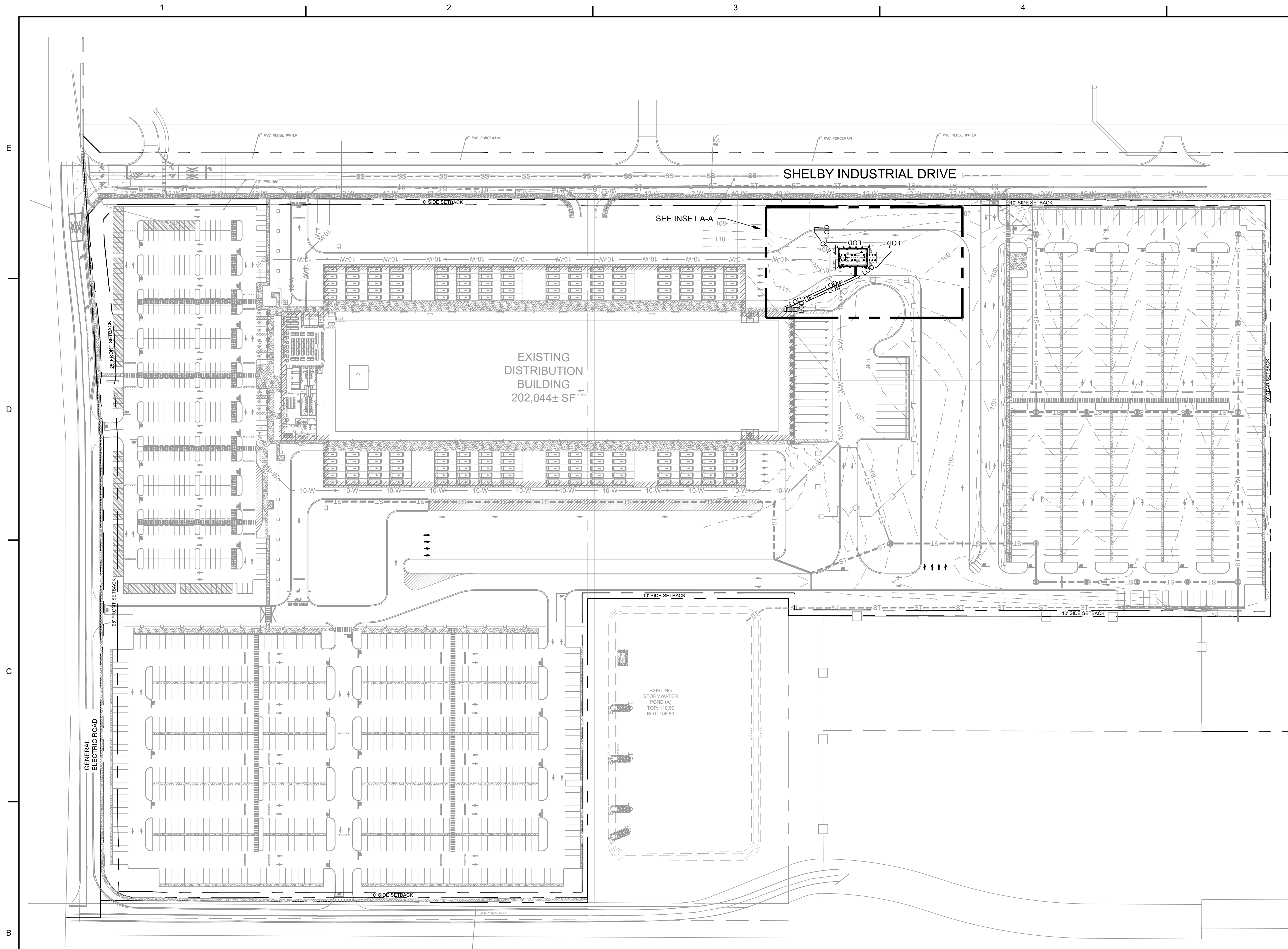
SHEET NUMBER

CD101

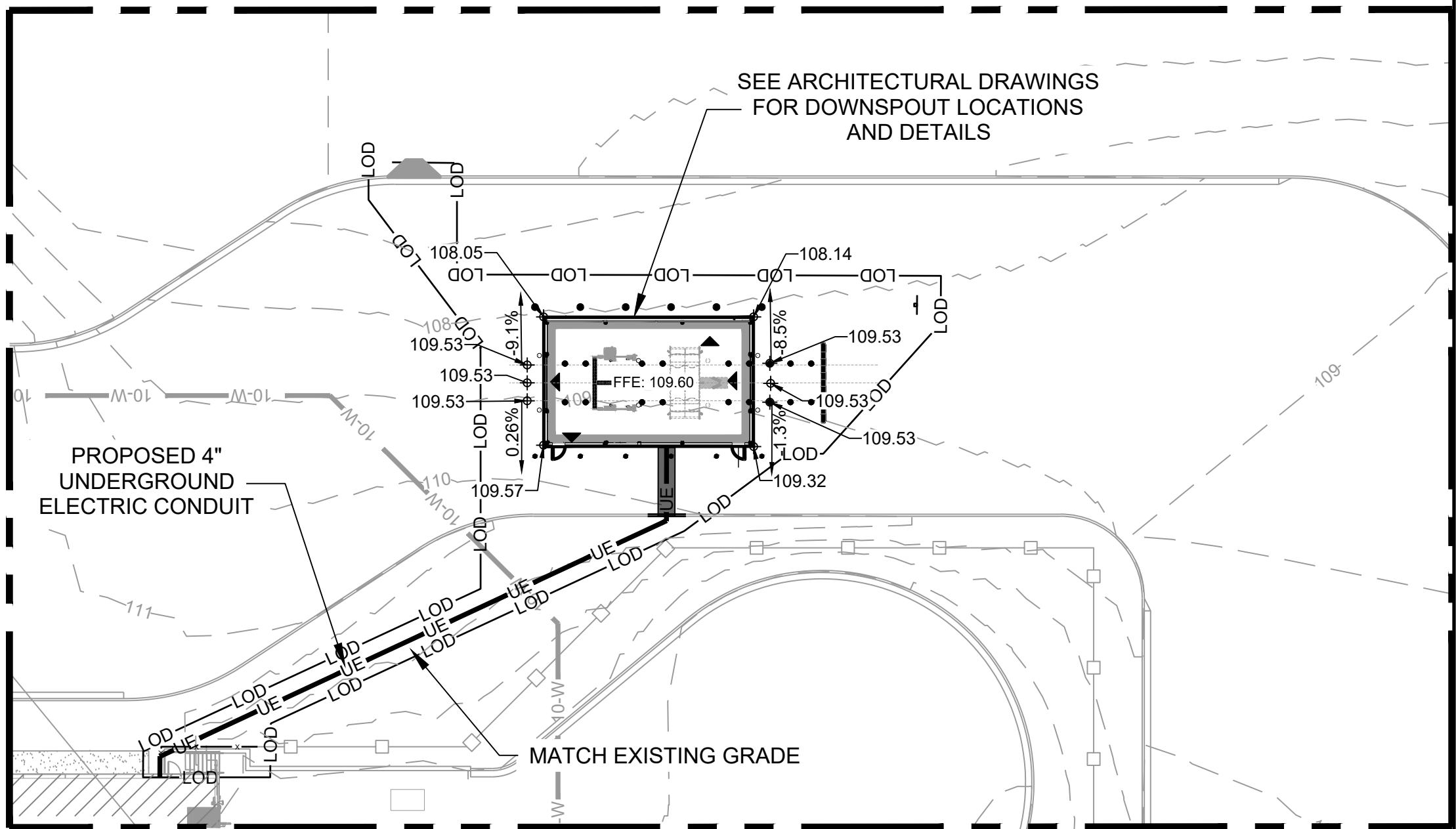
ORIGINAL SHEET SIZE:
30" X 42"

ISSUED FOR PERMITTING





B1 GRADING & UTILITY PLAN
SCALE: 1" = 80'



A5 INSET A-A
SCALE: 1" = 30'

GENERAL SHEET NOTES:

1. REFER TO SHEET C-001 FOR LEGEND, ABBREVIATIONS, AND CIVIL NOTES.
2. THIS SHEET IS PART OF A MULTI-SHEET SET OF CONSTRUCTION PLANS AND SHALL BE READ WITH THE FULL SET TO BEST ENSURE PROPER INTERPRETATION.
3. NO GRADED SLOPE SHALL EXCEED 2H: 1V.

SUMMARY OF AREAS

TOTAL SITE AREA: 43.54 ACRES
DISTURBED AREA: 0.17 ACRES

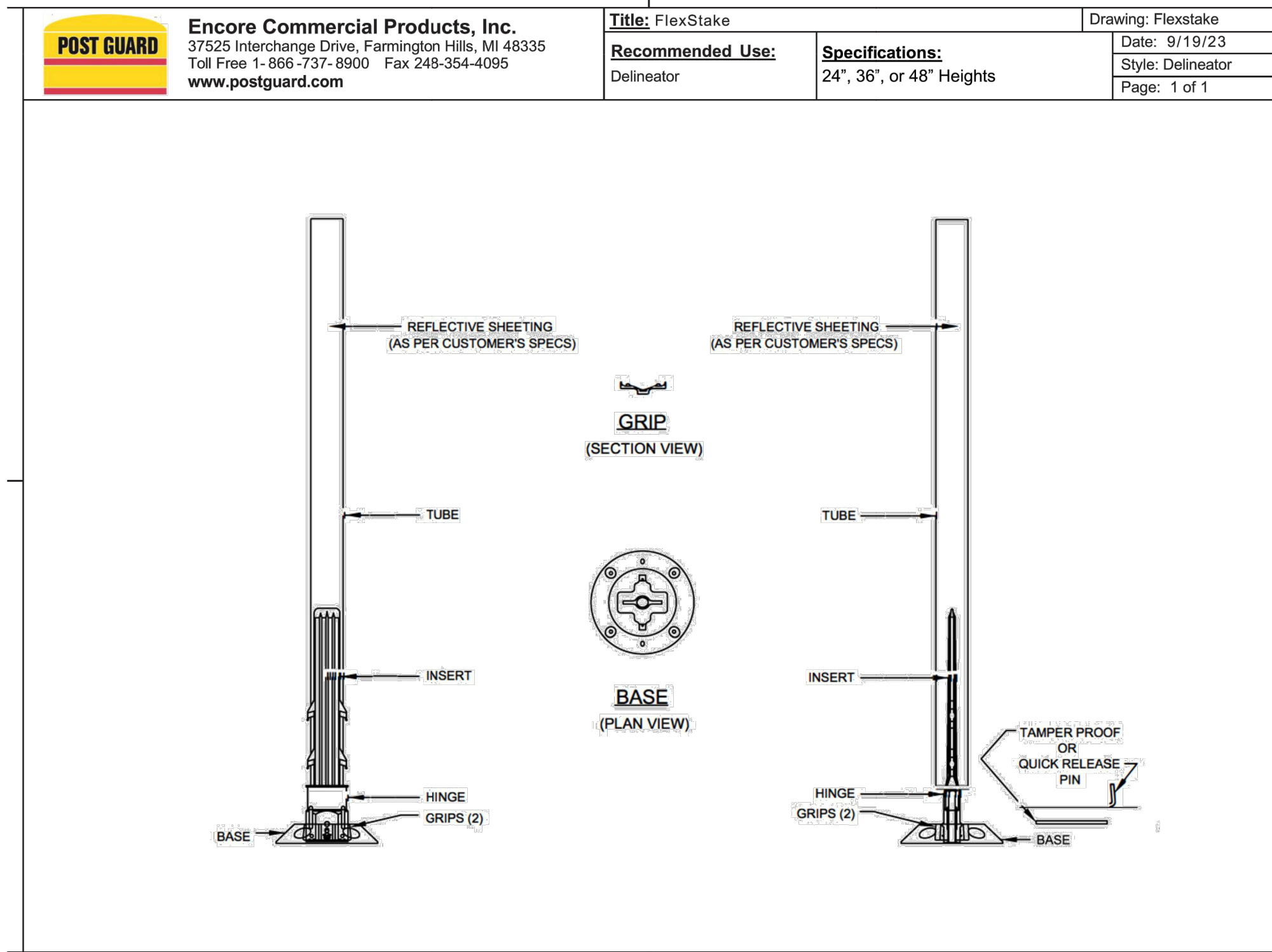
E

D

C

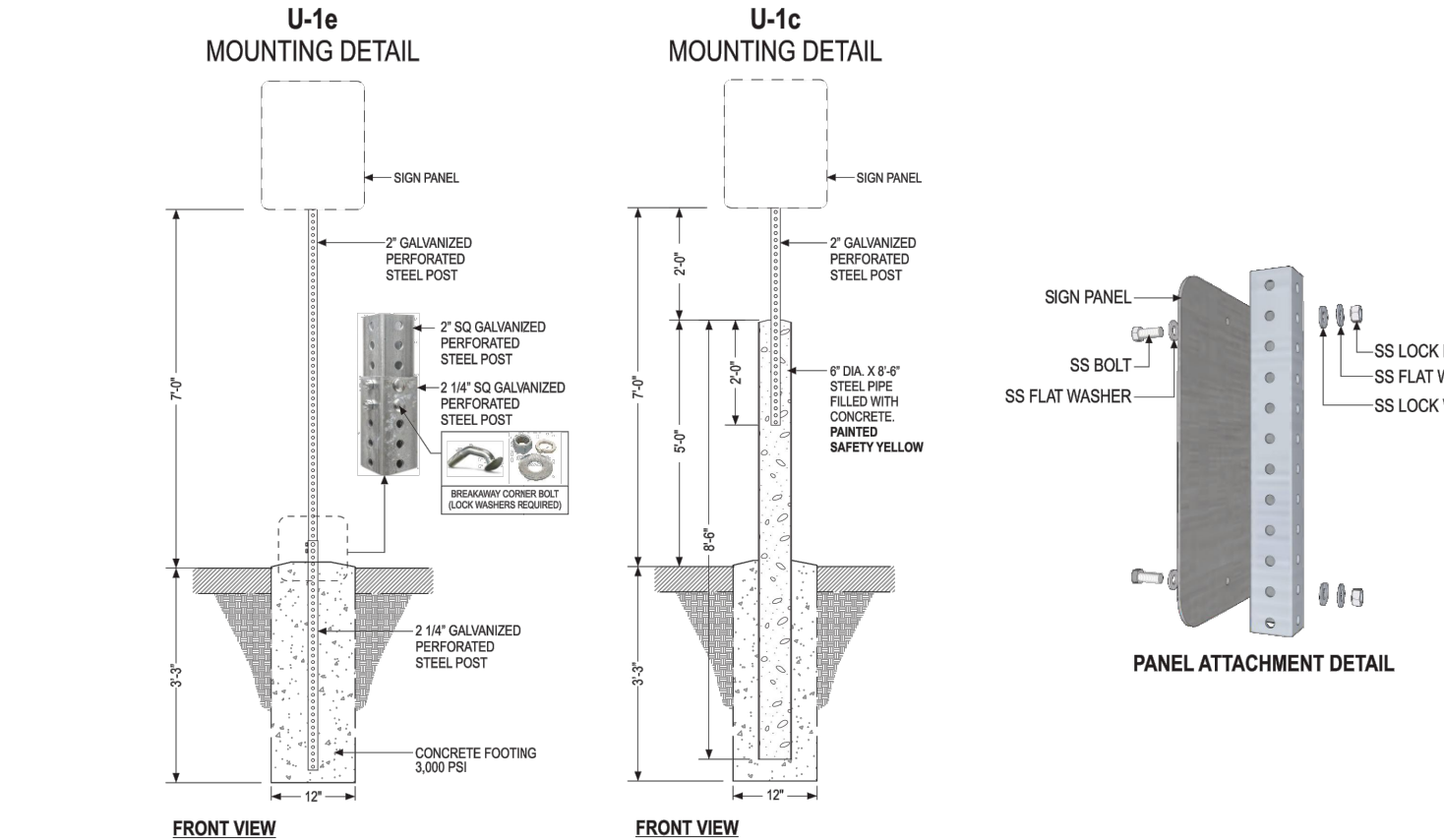
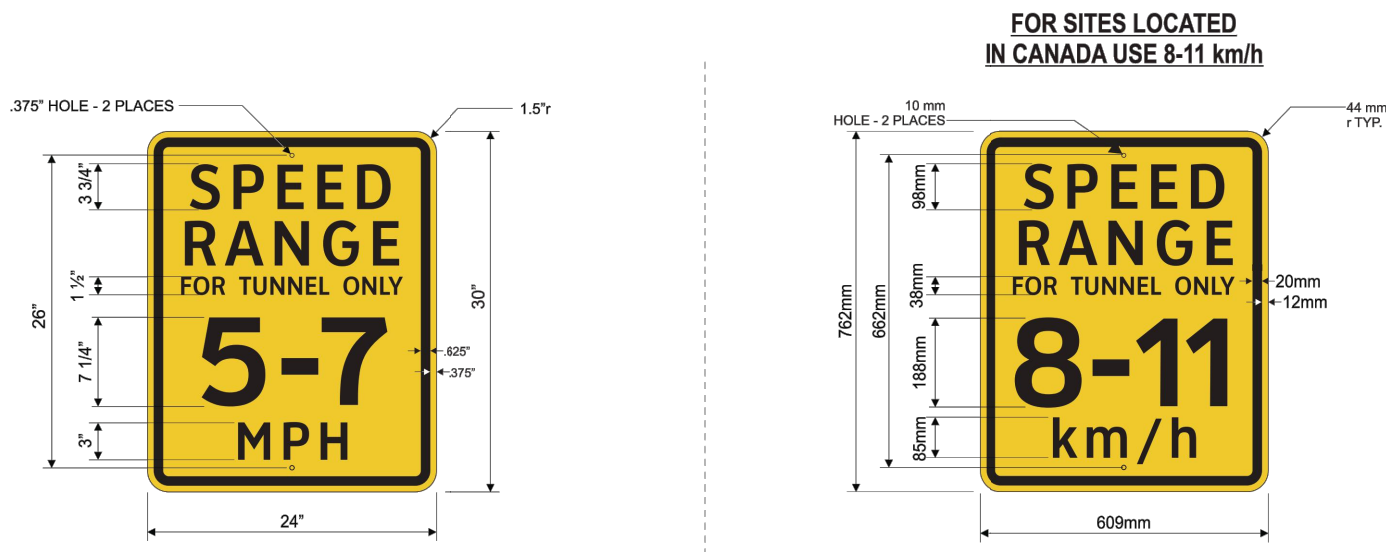
B

A



C2 FLEX STAKE DELINEATOR POST
NO SCALE

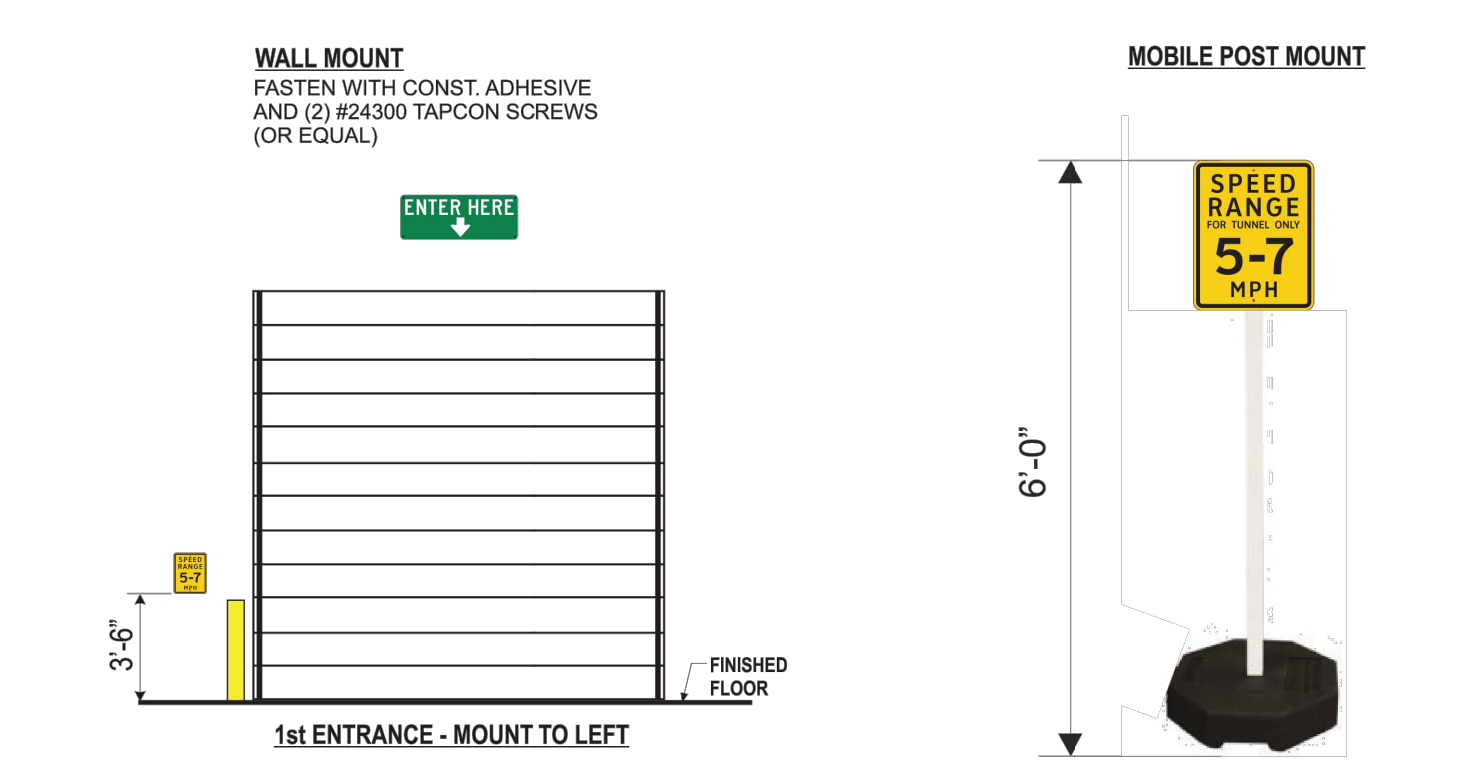
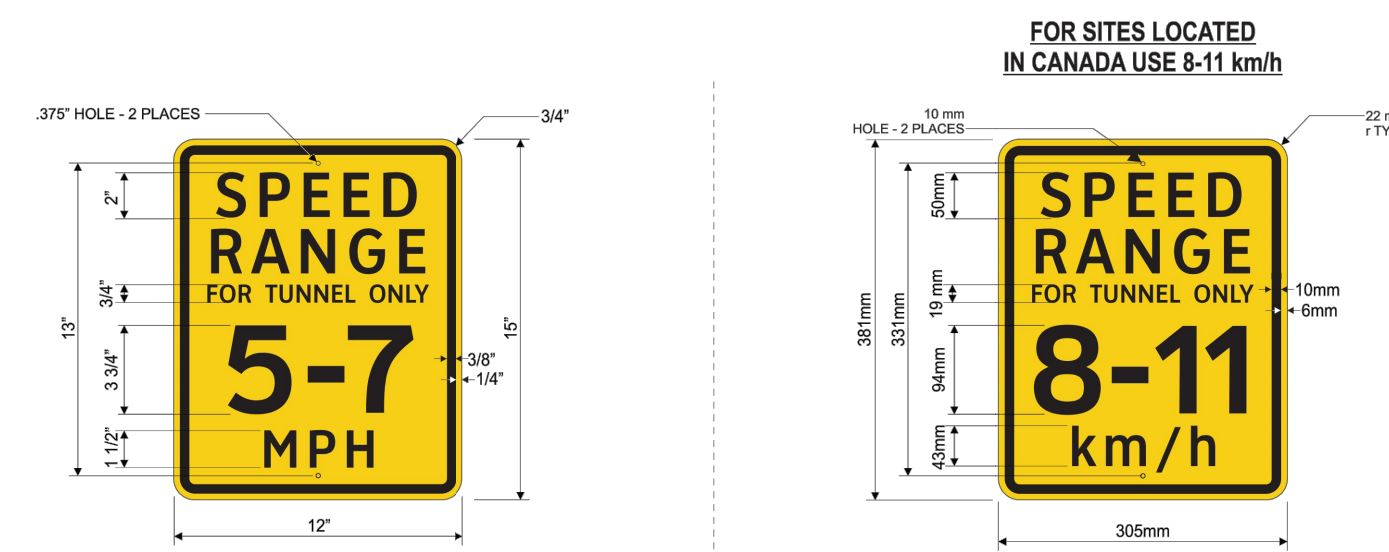
BU / Program / Type: AMZL AVI



INSTALLED BY CONSTRUCTION

Designation:	S-6	Notes:	Colors:
Description: AVI Speed Range Sign, 30"		For use at AVI facilities only. Install sign adjacent to tunnel door at exterior AVI facilities and minimum 10 feet in front of interior AVI facilities.	OPAQUE BLACK REFLECTIVE YELLOW
Substrate: .080" Alum.		Designer note: S-6 and S-6c may be used interchangeably depending on site conditions, only one sign type is needed.	
Graphics: Digitally printed graphics on high intensity reflective sheeting			

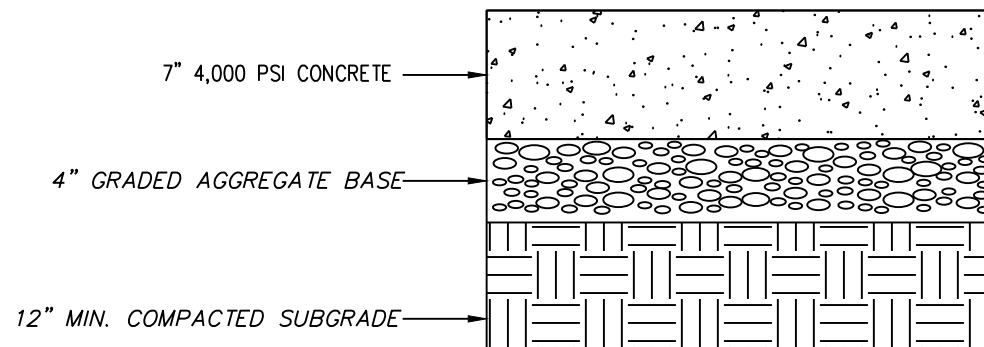
BU / Program / Type: AMZL AVI



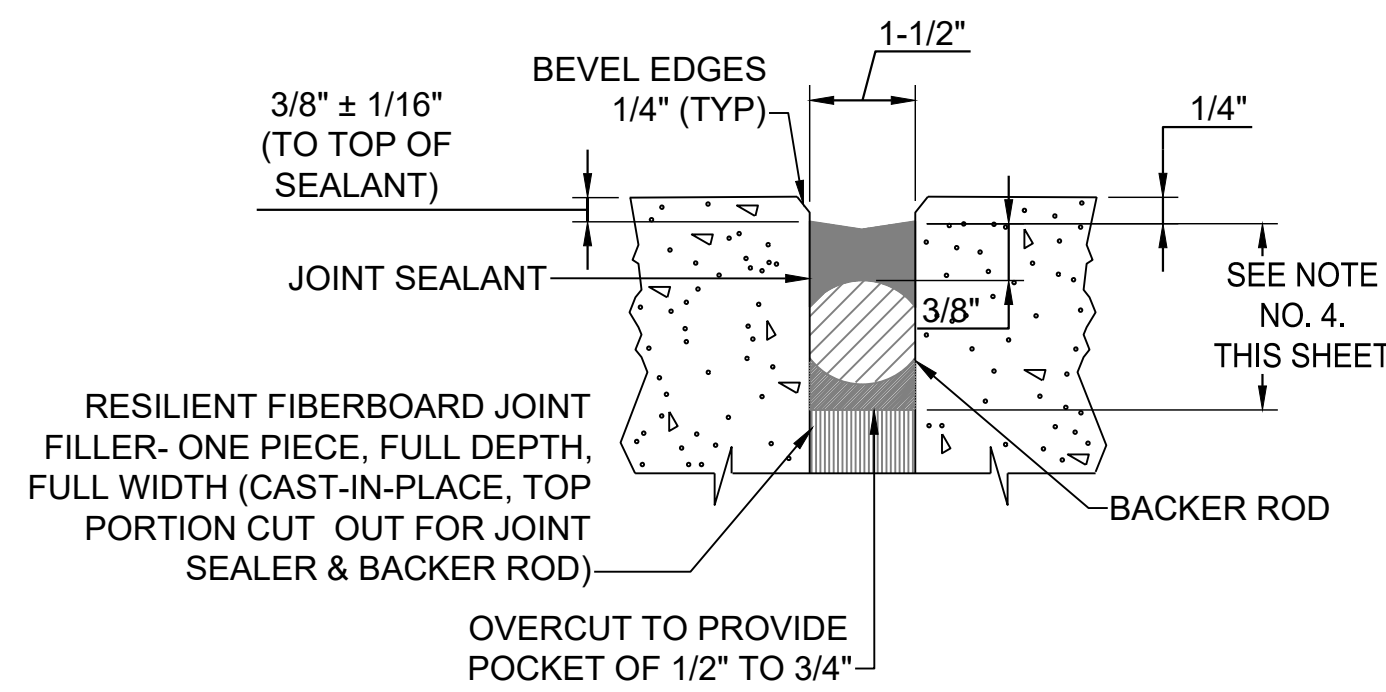
INSTALLED BY CONSTRUCTION

Designation:	S-6c	Notes:	Colors:
Description: AVI Speed Range Sign, 15"		For use at AVI facilities only. Install sign adjacent to tunnel door at exterior AVI facilities and minimum 10 feet in front of interior AVI facilities.	OPAQUE BLACK REFLECTIVE YELLOW
Substrate: .080" Alum.		Mount to wall, on the side of first entrance roll up down. Mount at 2' from bottom of signage to finish grade level. Mount to ready column or wall at interior crossing line at visible height to drivers, in the absence of a nearby column or a wall, mount sign to a post with 60lbs base at 6' from top of signage to finish grade.	
Graphics: Digitally printed graphics on high intensity reflective sheeting		Any to include: 60lbs Weighted Rubber Base + 4" Plastic 1.75" Sq Post + Mounting Hardware	

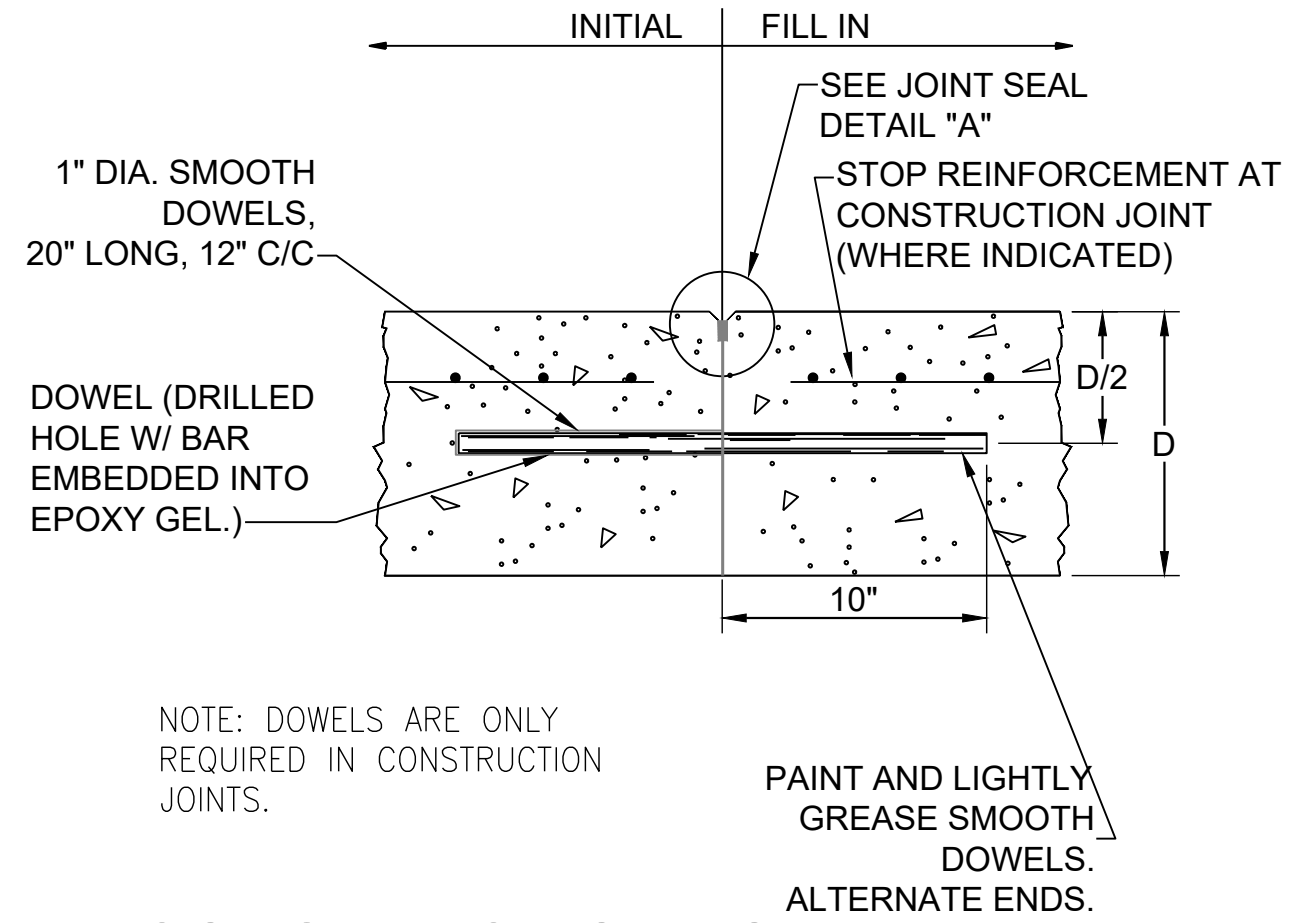
C4 AVI SPEED LIMIT SIGNAGE
NO SCALE



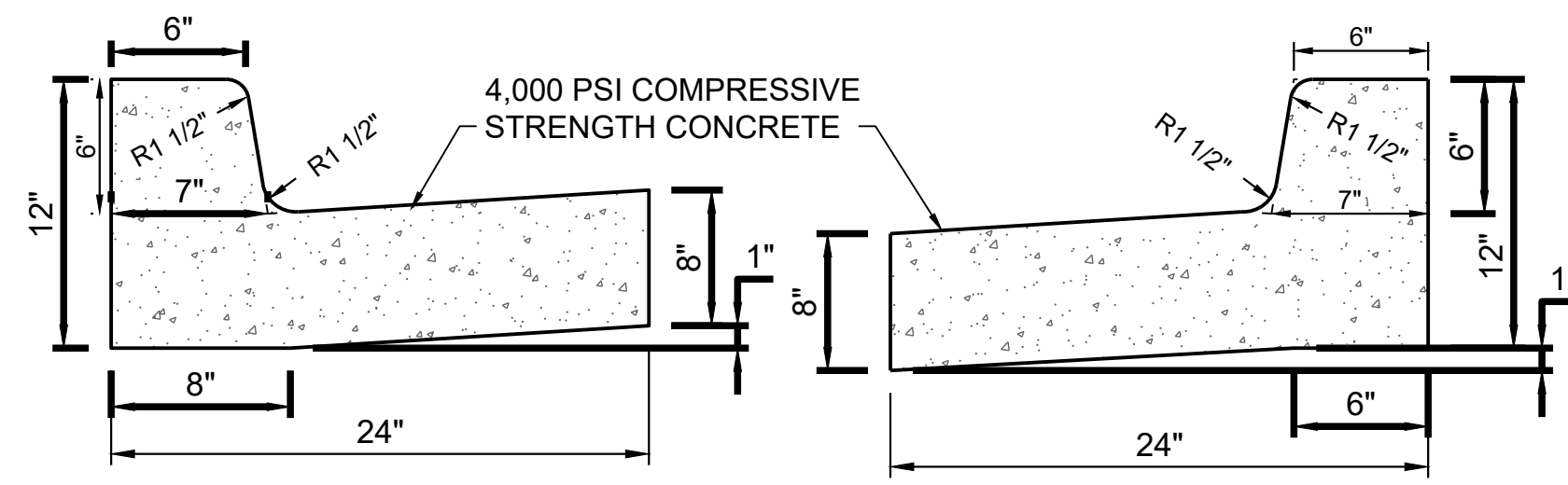
B1 CONCRETE PAVING
NO SCALE



B2 EXPANSION JOINT SEAL DETAIL
NO SCALE



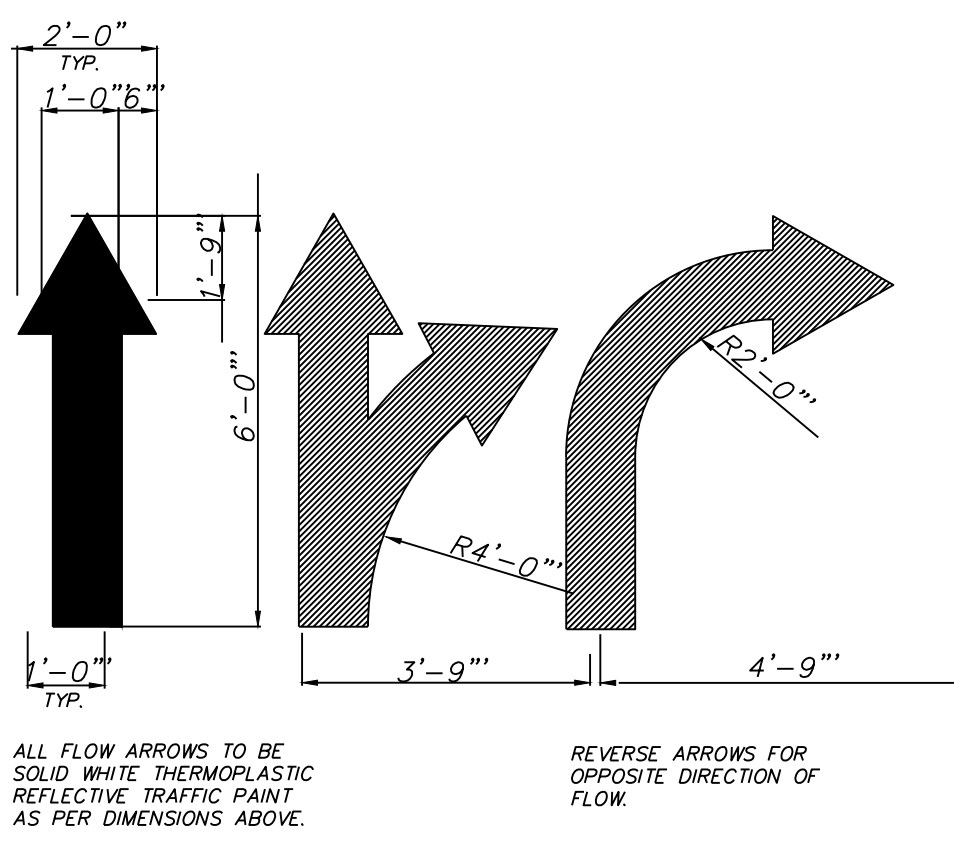
B3 CONSTRUCTION JOINT
NO SCALE



NORMAL GUTTER **PITCHED GUTTER**

- NOTES:**
- CURB AND GUTTER TO BE CONSTRUCTED IN 10 FOOT LENGTHS.
 - 1/2" EXPANSION JOINTS SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 50 FEET, AT THE ENDS AND MID-POINT OF RETURNS, AND AT ANY POINT WHERE THE NEW CURB AND GUTTER ABUTS OTHER CONCRETE STRUCTURES.
 - 5' LONG TRANSITIONS SHALL BE PROVIDED BETWEEN NORMAL GUTTER AND PITCHED GUTTER, UNLESS OTHERWISE NOTED ON THE PAVING PLANS.

A2 CURB AND GUTTER
NO SCALE



A4 PAINTED TRAFFIC ARROWS
NO SCALE

ULINE 1-800-295-5510

Home > All Products > Safety Products > Parking Lot Safety > Speed Bumps

Speed Bump - 6', Rubber

Keep that parking lot safe. Reduce speeds to 5-10 mph.

- Recommended for parking lots, business entrances and warehouse dock areas.
- Can be removed for snow removal.
- Flexible and shock absorbing. Highly reflective for night visibility.
- End Cone, Keelhaul and Concrete Installation Kits sold separately.

MODEL NO.	DESCRIPTION	DIMENSIONS L x W x H	COLOR	WT. CAP. (LBS.)	WT. (LBS.)	PRICE EACH	IN STOCK
H-2394	6' Rubber	72 x 12 x 2"	Yellow/Blk	40,000	42	\$210	\$200

DIMENSIONS:

- Actual: 72 x 12 x 2 1/4"
- Channels: 1 3/8 x 1 1/4" (W x H)
- Mounting Holes (Diameter): 1 3/8"

MATERIAL:

- 100% Recycled rubber/Polyurethane pre-polymer

CAPACITY:

- 40,000 lbs

INSTALLATION:

- Speed bump requires 4 spikes/lag bolts.
- Each end cap requires 1 spike/lag bolt.
- Installing speed bump and end caps, two installation kits are needed.

Availability: In Stock
Unit Weight: 41 lbs.
Instructions
Catalog Page 750
Email Item
Country of Origin: USA

SAME DAY SHIPPING | HUGE SELECTION IN STOCK | SHIPS FROM 13 LOCATIONS

A5 SPEED BUMP DETAIL
NO SCALE



EOR/AOR SEAL



CONSULTANT

CLIENT INFORMATION
amazon

PROJECT NAME
AMZL DFL5 AVI

3000 SHELBY INDUSTRIAL
DR. APOPKA, FL 32703

DRAWING ISSUE

08/02/2024
08/12/2024
08/02/2024
DATE

AMAZON COMMENTS
AMAZON COMMENTS
AMAZON COMMENTS
DESCRIPTION

REV D
REV C
REV B
REV A
MARK

DESIGNED BY: C. QUINONES
DRAWN BY: M. HARRISON
CHECKED BY: J. MORALES
SUBMITTED BY: D. PAYNE
DATE: 01/10/2025
PROJECT # 1240872

SHEET TITLE

CONSTRUCTION
DETAILS

SHEET NUMBER

C-501

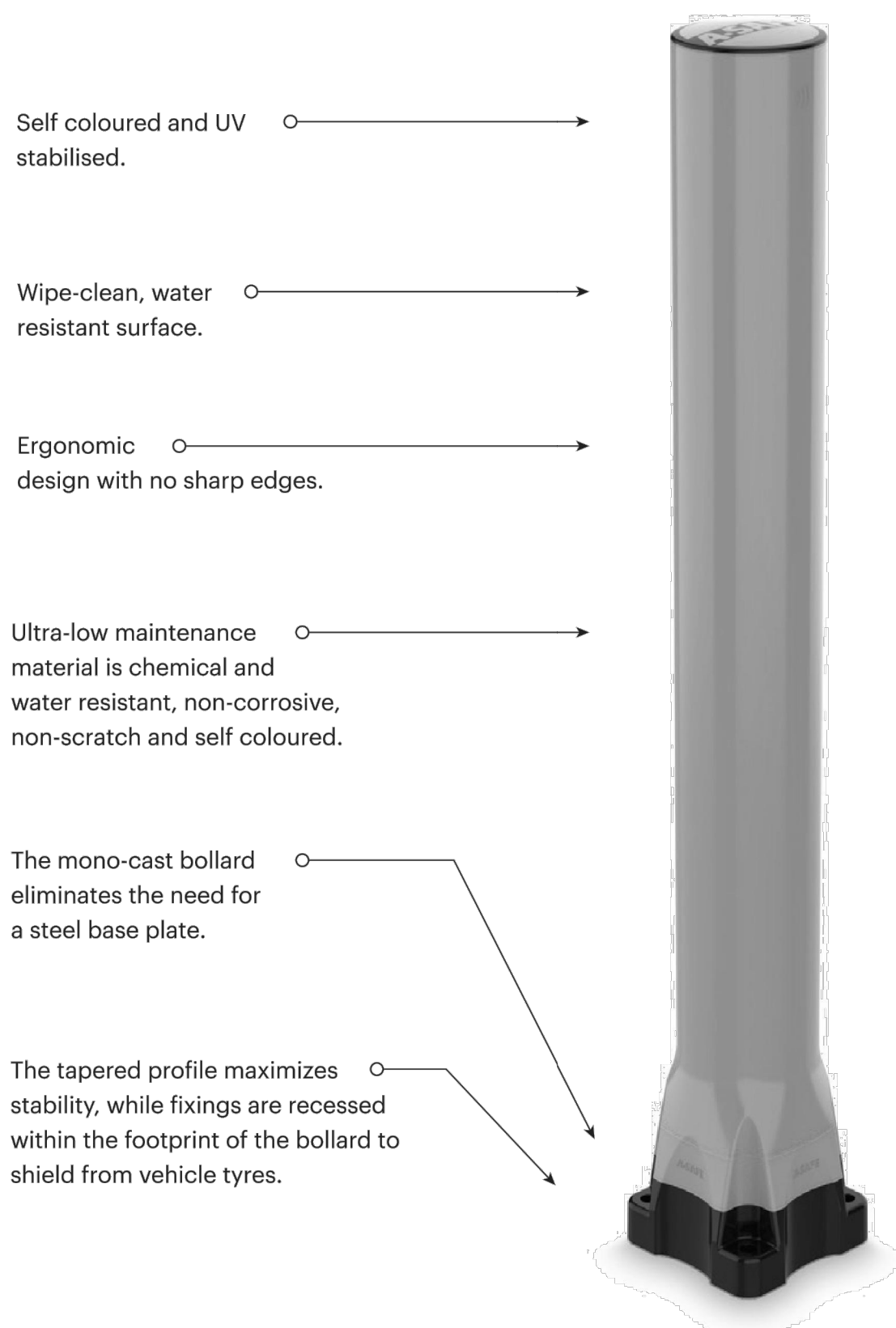
ORIGINAL SHEET SIZE:
30" X 42"



130 Bollard

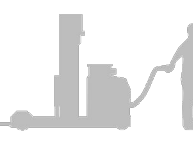
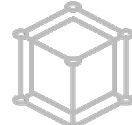
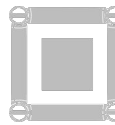
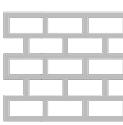
MAR-1011-ASF-17032022-V1

Features and Benefits



MAR-1011-ASF-17032022-V1

Product Suitability

Vehicle suitability				
 Manual Pallet Truck	 Electric Pedestrian Truck	 Electric Pedestrian Stacker	 Pedestrians	
Application suitability				
 Industrial door protection	 Building and equipment protection	 Column protection	 Corridor and wall protection	 Car park protection
 Airport equipment & baggage conveyor protection				

Specify with caution

Confidential - International Patents and Design Registration Pending

Bollard technology reimagined

The new range of bollards from A-SAFE redefines the standard for polymer impact protection. Precision-engineered in the UK using state-of-the-art materials and manufacturing technologies, the new system offers new levels of versatility and durability, as well as unrivalled performance, impact after impact.

Traditional polymer bollard systems rely on steel base plates or mounting pins to anchor them in place. These are less ductile than polymer and can fail, thereby restricting the achievable impact resistance of the system. A-SAFE has solved this problem by reimagining the bollard from the ground up.

The new system eliminates the need for steel components by seamlessly integrating the mountings within the structure of the bollard itself. Not only does this provide superior strength, flexibility and recovery, but it also ensures performance far exceeds what was previously possible.

Mono-cast, 3 layer construction

The secret to the extreme strength and flexibility of the 130 bollard is in its unique, triple-layered, mono-cast construction.

Impact Zone

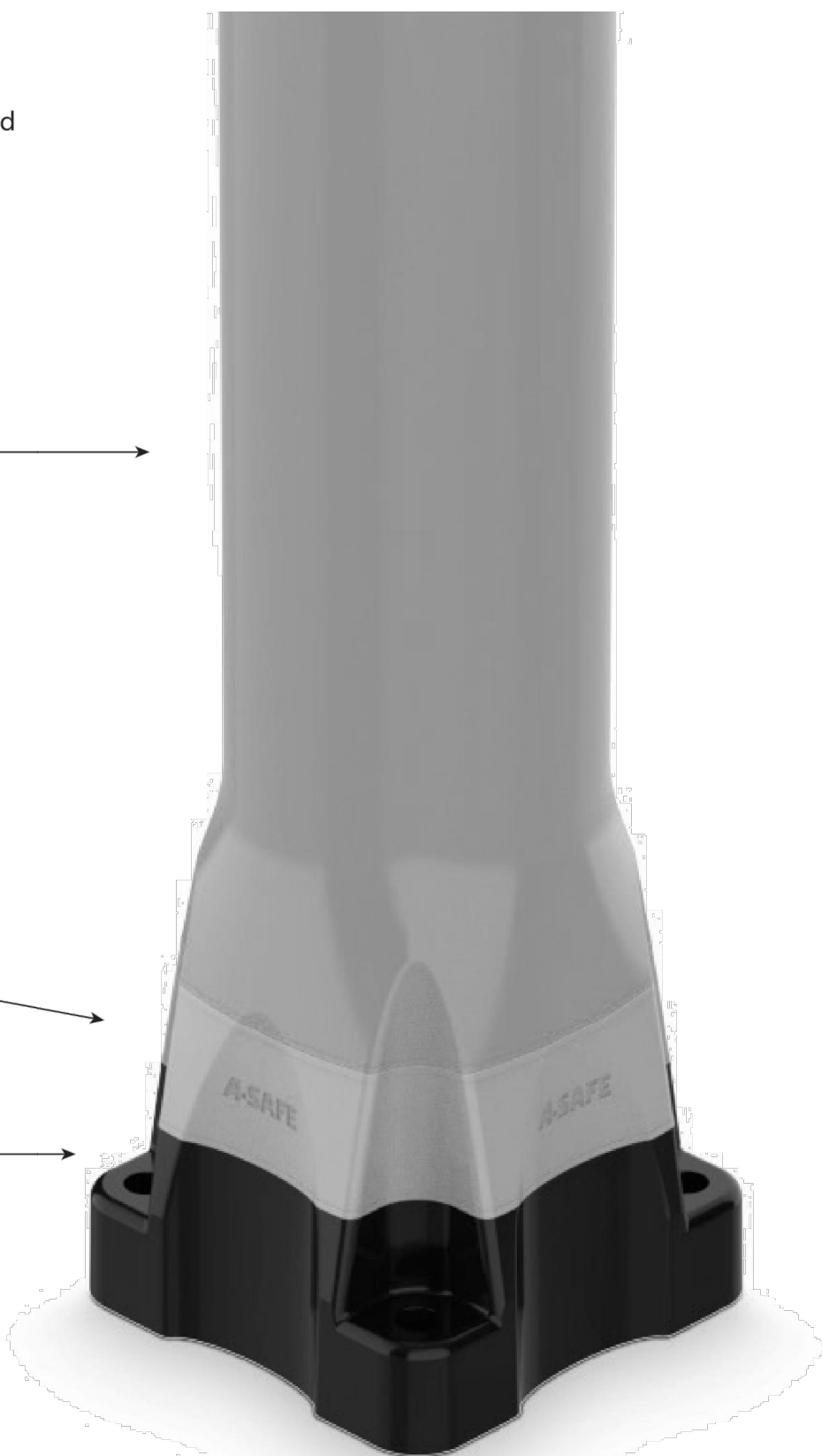
Engineered for maximum impact resistance and shape recovery, the Impact Zone takes the initial shock of impact without cracking or breaking.

Dissipated Energy Zone

Impact energy is transferred and dissipated within the patented, ultra-flexible zone.

Stability Zone

The Stability Zone combines extreme tensile strength with just the right amount of elasticity to dissipate any residual impact energy.



Confidential - International Patents and Design Registration Pending

MAR-1011-ASF-17032022-V1

Technical information

Ultimate Energy Load in Joules		
Angle of impact 90°	6,000J	Injury Severity Scoring (ISS) <10
The 130 Bollard was impacted by a 5,290 lbs vehicle at 5mph.		
Deflection*		
*All deflection data is based on an impact height of 7% inches		
Dimensions - Inches		
Material properties		MONOPLEX*
Temperature Range		41 to 104°F
Ignition Temperature		>752°F
Flash Point		662 to 698°F
Toxicity		Not Hazardous
Chemical Resistance		Excellent - ISO/TR 10358
Weathering Stability (Grey Scale)		5/5*
Light Stability (Blue Wool Scale)		7/8**
Static Rating (Surface Resistivity)		10 ¹⁵ - 10 ¹⁶ Ω
Hygiene Seals		No
* Weathering scale 1 is very poor and 5 is excellent		
** Light stability scale 1 is very poor and 8 is excellent		
Fire information		
A-SAFE Bollards is manufactured from an advanced Monoplex material. A material that offers the highest levels of flexibility and resilience without compromising on Fire safety.		
Monoplex has an ignition temperature of 752° Fahrenheit which is significantly higher than materials such as wooden pallets or polymers such as flexible PVC. This means that for combustion of an A-SAFE Bollard to occur, a facility fire would need to be both large and well advanced, by which time any personnel would have already been evacuated to safety.		



A-SAFE, Inc. 400 N. Zarfoss Drive,
York, PA. 17404 443 776 3472
sales@asafe.us asafe.us

Part of the THREESMITH Group



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EOR/AOR SEAL



CONSULTANT

CLIENT INFORMATION



PROJECT NAME

AMZL
DFL5 AVI

3000 SHELBY INDUSTRIAL
DR. APOPKA, FL 32703

DRAWING ISSUE

08/02/2024
08/12/2024
08/02/2024
DATE

AMZON COMMENTS

AMZON COMMENTS
AMZON COMMENTS
AMZON COMMENTS
DESCRIPTION

REV D
REV C
REV B
REV A
MARK

DESIGNED BY: C. QUINONES
DRAWN BY: M. HARRISON
CHECKED BY: J. MORALES
SUBMITTED BY: D. PAYNE
DATE: 01/10/2025
PROJECT # 1240872

SHEET TITLE

CONSTRUCTION
DETAILS

SHEET NUMBER

C-502

ORIGINAL SHEET SIZE:
30" X 42"

ISSUED FOR PERMITTING

EOR/AOR SEAL



CONSULTANT

CLIENT INFORMATION
amazon

PROJECT NAME

**AMZL
DFL5 AVI**

3000 SHELBY INDUSTRIAL
DR. APOPKA, FL 32703

Chapter 3: Temporary BMPs for Erosion and Sedimentation Control

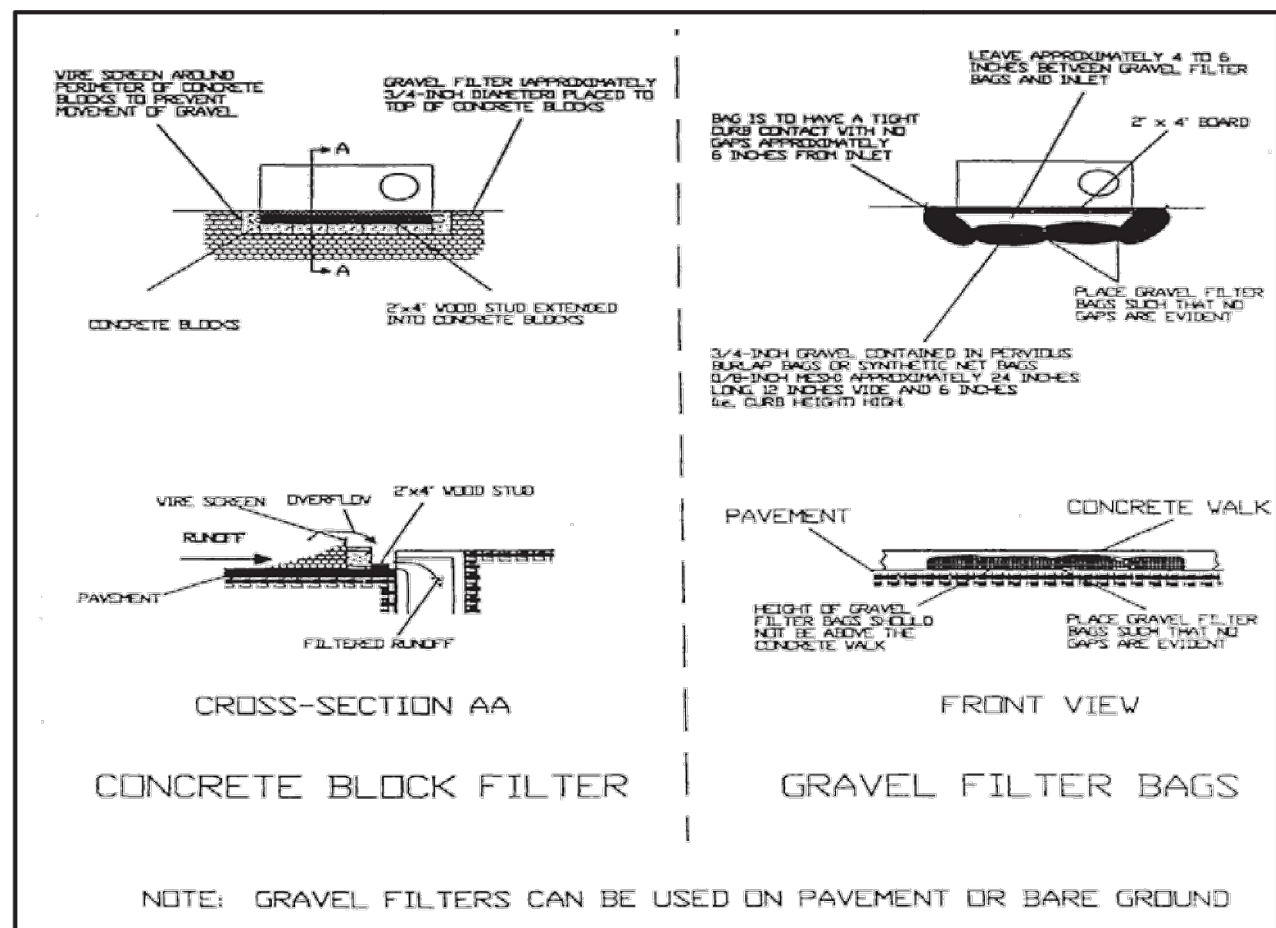


Figure 3.5j. Curb inlet gravel filters

Source: HydroDynamics, Inc.

Curb and Gutter Sediment Barrier

1. Place gravel-filled burlap bags on gently sloping street segments according to the spacing chart (see **Figure 3.5m**).
2. Place two or more bags at each interval in a manner that provides maximum support.
3. When stacking several bags high, leave a one-bag gap to provide an overflow spillway (see **Figure 3.5m**).
4. Sediments must be removed after each rain event.



Page 87 of 202

METHODS AND MATERIALS

A. TEMPORARY METHODS

MULCHES
SEE MULCHING. SYNTHETIC RESINS MAY BE USED INSTEAD OF ASPHALT TO BIND MULCH MATERIAL.

VEGETATIVE COVER
SEE TEMPORARY SEEDING.

SPRAY-ON ADHESIVES
THESE ARE USED ON MINERALS SOILS. KEEP TRAFFIC OFF THESE AREAS.

SPRINKLING
THE SITE IS SPRINKLED WITH WATER UNTIL THE SURFACE IS WET. REPEAT AS NEEDED. THIS METHOD IS ESPECIALLY EFFECTIVE ON HAUL ROADS AND OTHER TRAFFIC ROUTES.

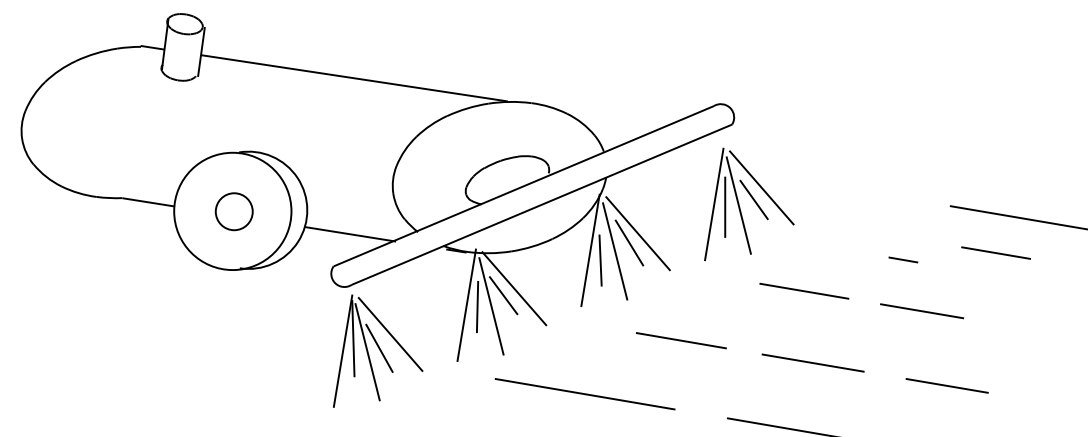
BARRIERS
SOLID BOARD FENCES, BURLAP FENCES, CRATE WALLS, BALES OF HAY AND SIMILAR MATERIAL CAN BE USED TO CONTROL AIR CURRENTS AND SOIL BLOWING. BARRIERS PLACED AT RIGHT ANGLES TO PREVAILING CURRENTS AT INTERVALS OF ABOUT 15 TIMES THEIR HEIGHT ARE EFFECTIVE IN CONTROLLING WIND EROSION.

B. PERMANENT METHODS

PERMANENT VEGETATION
SEE STANDARD FOR PERMANENT SEEDING, AND PERMANENT STABILIZATION WITH SOD. EXISTING TREES AND LARGE SHRUBS MAY AFFORD VALUABLE PROTECTION IF LEFT IN PLACE.

TOPSOILING
THIS ENTAILS COVERING THE SURFACE WITH LESS EROSION-PRONE MATERIAL. SEE TOPSOILING.

STONE
COVER SURFACE WITH CRUSHED STONE OR COARSE GRAVEL.



C3 DUST CONTROL
NO SCALE

C5 GRAVEL FILTER BAG
NO SCALE

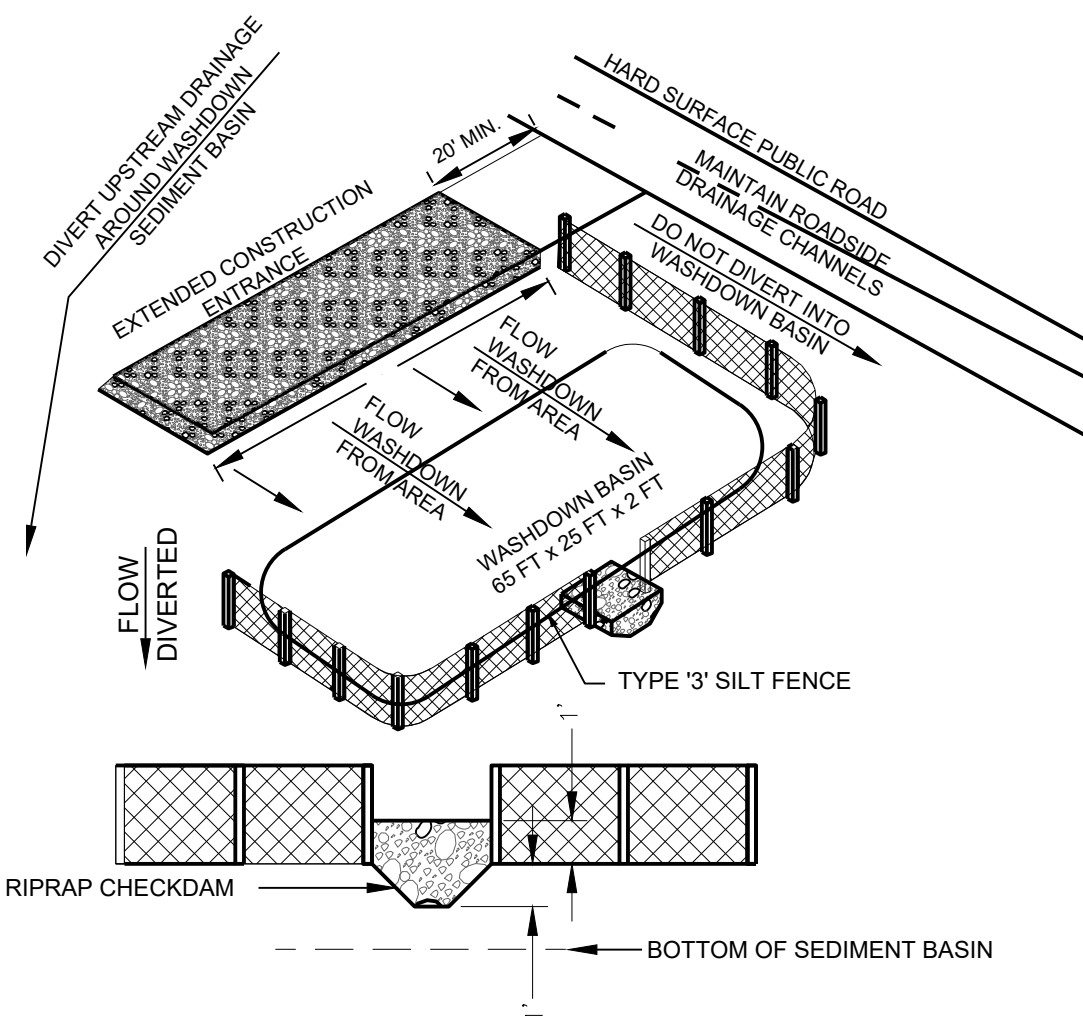
DESCRIPTION:
A STABILIZED PAD OF CRUSHED STONE FOR GENERAL WASHING OF EQUIPMENT AND CONSTRUCTION VEHICLES AND A SEDIMENT BASIN TO CAPTURE THE WASH DOWN RUN OFF.

APPLICATION:
AT ANY SITE WHERE REGULAR WASHING OF VEHICLES AND EQUIPMENT WILL OCCUR. MAY ALSO BE USED AS A FILLING POINT FOR WATER TRUCKS LIMITING EROSION CAUSED BY OVERFLOW OR SPILLAGE OF WATER.

INSTALLATION/APPLICATION CRITERIA:
-- INSTALL CONSTRUCTION ENTRANCE (SEE CONSTRUCTION ENTRANCE DETAIL) AND EXTEND LENGTH AS SHOWN.
-- INSTALL TYPE A SILT FENCE DOWN GRADE OF CONSTRUCTION ENTRANCE (SEE SILT FENCE DETAIL).
-- EXCAVATE WASHDOWN BASIN BETWEEN SILT FENCE AND CONSTRUCTION ENTRANCE. ENSURE ALL RUNOFF FROM WASH DOWN AREA IS CHanneled TOWARD SEDIMENT BASIN.

LIMITATIONS
CANNOT BE USED FOR WASHING EQUIPMENT OR VEHICLES THAT MAY CAUSE CONTAMINATION'S OF RUNOFF SUCH AS FERTILIZER EQUIPMENT OR PETROLEUM VEHICLES

MAINTENANCE
-- INSPECT DAILY FOR SEDIMENT BUILD UP. EXCAVATE AND DISPOSE OF CONCRETE & SEDIMENT PROPERLY WHEN 1/3 OF ORIGINAL VOLUME IS FILLED WITH SEDIMENT AND/OR DEBRIS.
-- INSPECT ADJACENT AREA FOR SEDIMENT DEPOSITS AND INSTALL ADDITIONAL CONTROLS AS NECESSARY.
-- REPAIR AREA AS REQUIRED TO MAINTAIN CONTROL IN GOOD WORKING CONDITION.
-- EXPAND STABILIZED AREA AS REQUIRED TO ACCOMMODATE ACTIVITIES.
-- MAINTAIN SILT FENCE AS OUTLINED IN SILT FENCE SPECIFICATIONS AND DETAILS.
-- DIVERT UPSTREAM DRAINAGE AREA AROUND TEMPORARY WASHDOWN AREA.
-- REMOVE TEMPORARY WASHDOWN AREA AND BRING AREA TO FINAL GRADE AS SHOWN ON THE GRADING PLAN WHEN CEMENT TRUCK AND VEHICLE WASHDOWN AREA IS NO LONGER NECESSARY.



A2 CONCRETE WASH DOWN
NO SCALE

STATE OF FLORIDA E&SC DESIGNER & REVIEWER MANUAL; LATEST EDITION: JULY 2013

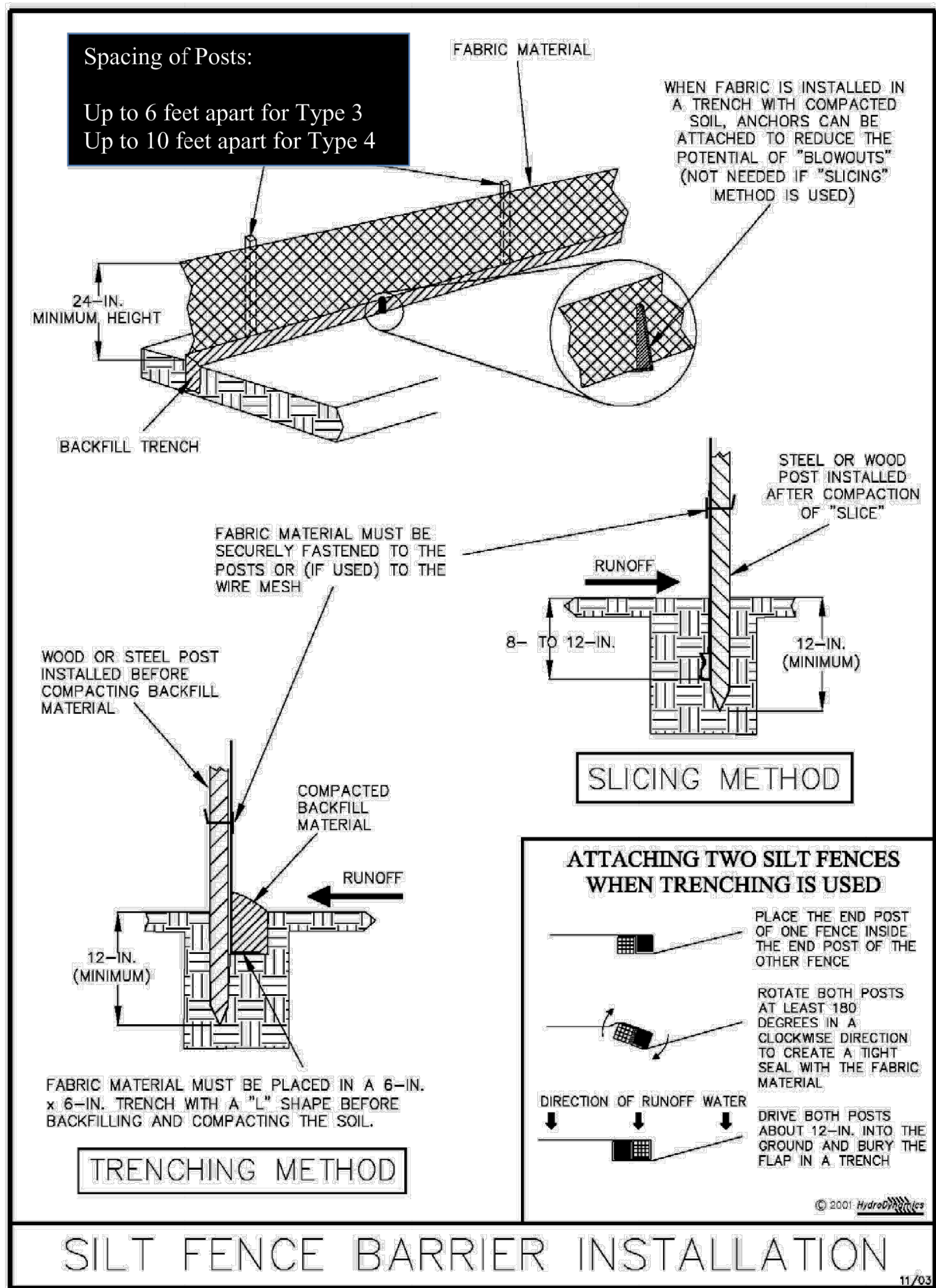


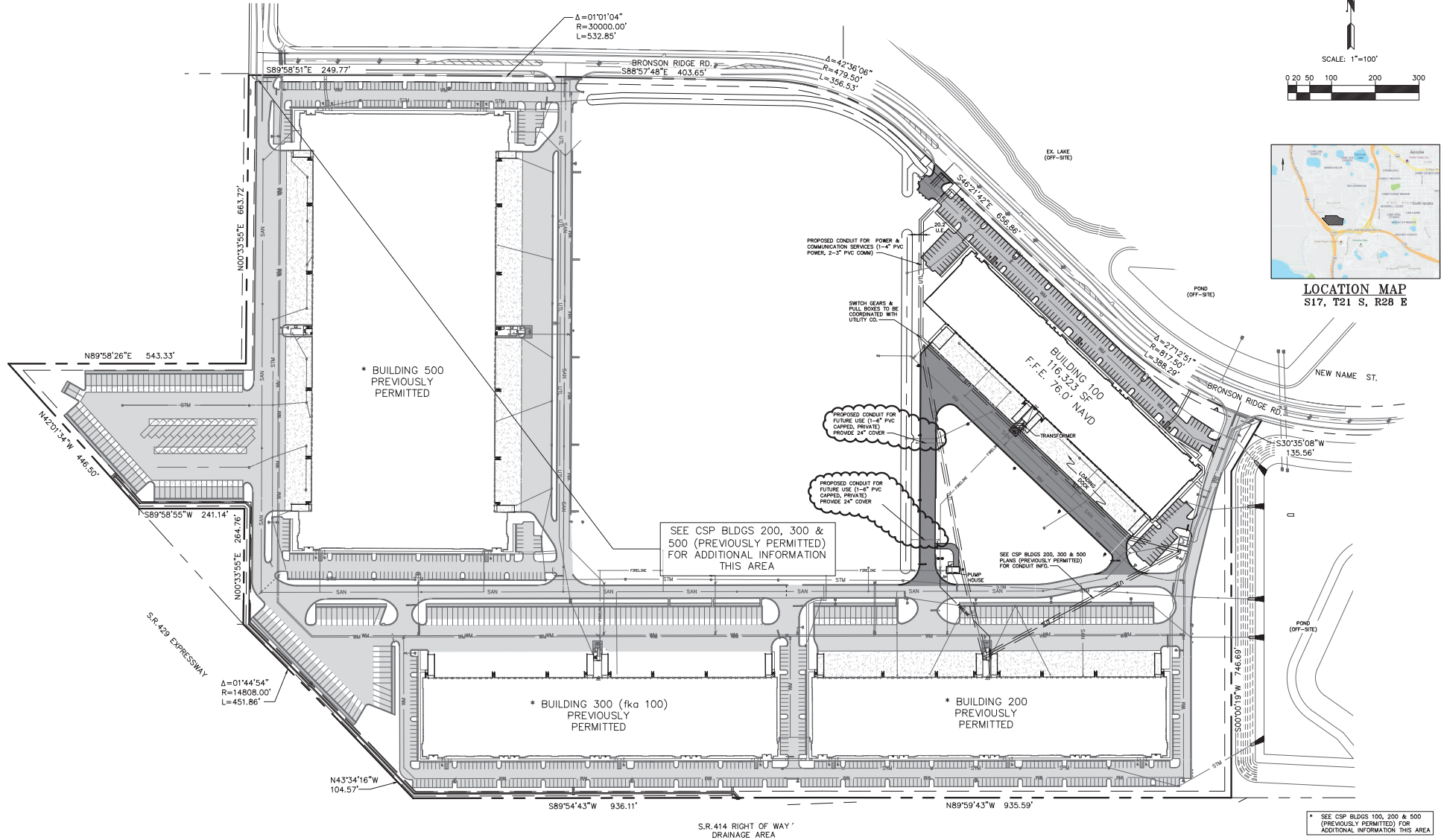
Figure V-2: Illustration of a Silt Fence Barrier

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V-7

A1 SILT FENCE BARRIER
NO SCALE



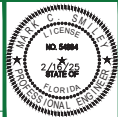


LOCATION MAP
S17, T21 S, R28 E

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

GENERAL UTILITY PLAN

Mark C Smiley
Digitally signed by Mark C Smiley
Date: 2025.02.16 13:32:23 -05'00'
DIGITAL SEAL DATE 2/16/25



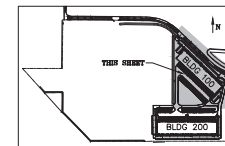
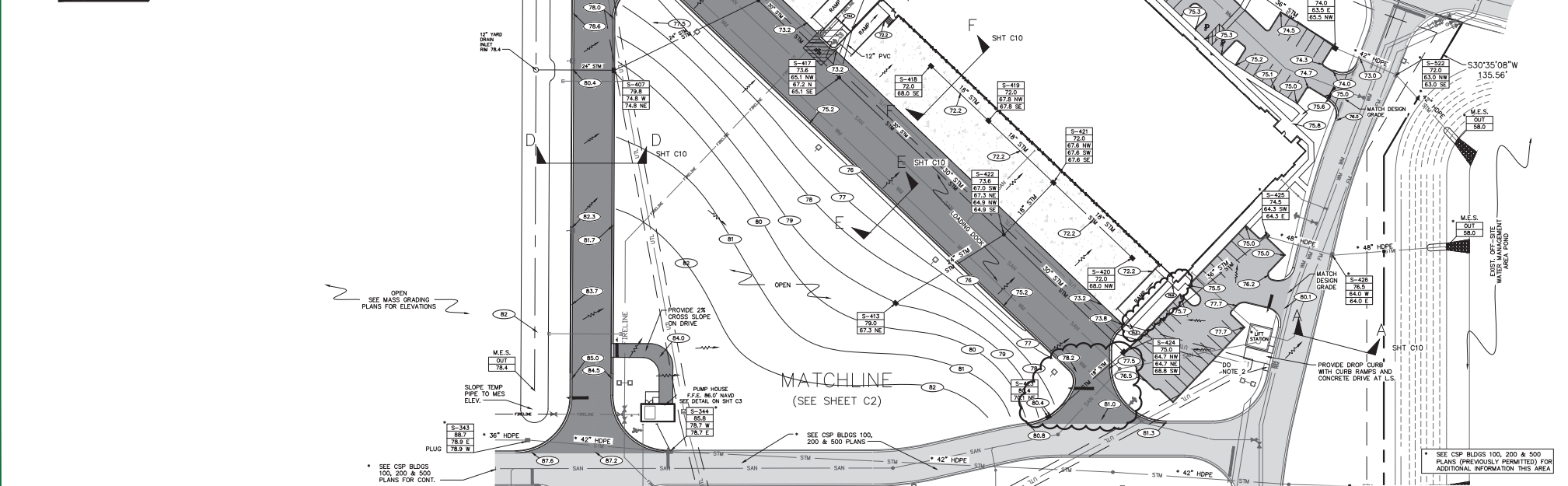
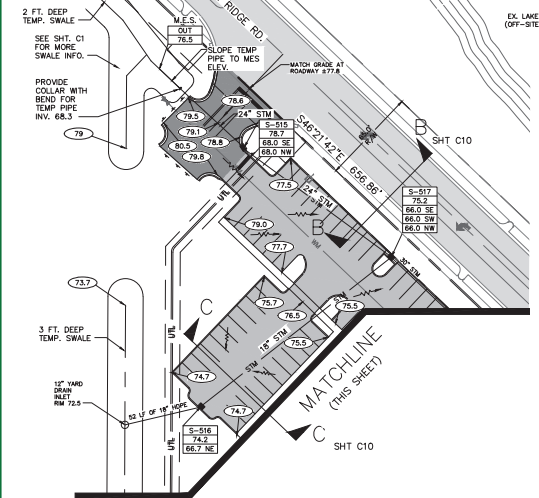
GU
SHEET TYPE
SHEET 1 OF 1
JOB # 24-002

SMILEY & ASSOCIATES, INC.
624 KINGSTON ROAD, NORTH PALM BEACH, FLORIDA 33408
561-596-0562 • main@smiley-associates.com
www.smiley-associates.com
E9 # 8815

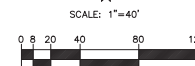
DRT	DRT
DSG	MS
CHK	MS
CADDWG AR	

REV.	DESCRIPTION	APPROV.	DATE

REVISION NOTES



KEY MAP
S17, T21 S, R28 E



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

DRT	DRT
DSG	MS
CHK	MS
CADDWG AR	

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

REVISION NOTES

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

PAVING, GRADING & DRAINAGE PLAN

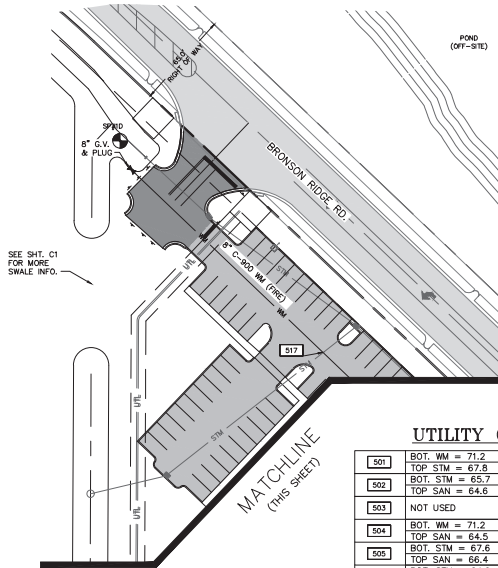


C2

SHEET TYPE

SHEET 2 OF 14

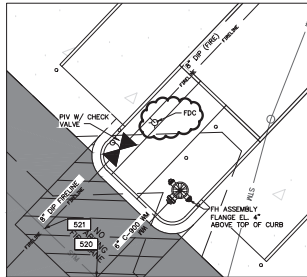
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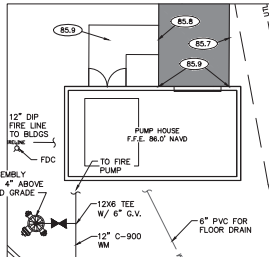
UTILITY CROSSINGS

501	BOT. WM = 71.2	512	BOT. WM = 77.5
502	TOP STM = 67.8	513	BOT. STM = 72.0
503	TOP SAN = 64.6	514	TOP STM = 68.2
504	BOT. WM = 71.2	515	BOT. FM = 68.8
505	TOP STM = 64.5	516	TOP STM = 68.8
506	BOT. WM = 71.2	517	BOT. FM = 68.8
507	TOP STM = 67.6	518	TOP STM = 68.2
508	TOP SAN = 66.4	519	BOT. FM = 68.8
509	BOT. WM = 71.2	520	TOP STM = 68.2
510	TOP STM = 64.9	521	BOT. FM = 68.8
511	BOT. WM = 71.2	522	TOP STM = 68.2
512	TOP STM = 67.6	523	BOT. FM = 68.8
513	TOP SAN = 66.4	524	TOP STM = 68.2
514	BOT. WM = 71.2	525	BOT. FM = 68.8
515	TOP STM = 64.5		
516	BOT. WM = 71.2		
517	TOP STM = 67.6		
518	TOP SAN = 66.4		
519	BOT. WM = 71.2		
520	TOP STM = 64.9		
521	BOT. WM = 71.2		
522	TOP STM = 67.6		
523	TOP SAN = 66.4		
524	BOT. WM = 71.2		
525	TOP STM = 64.5		

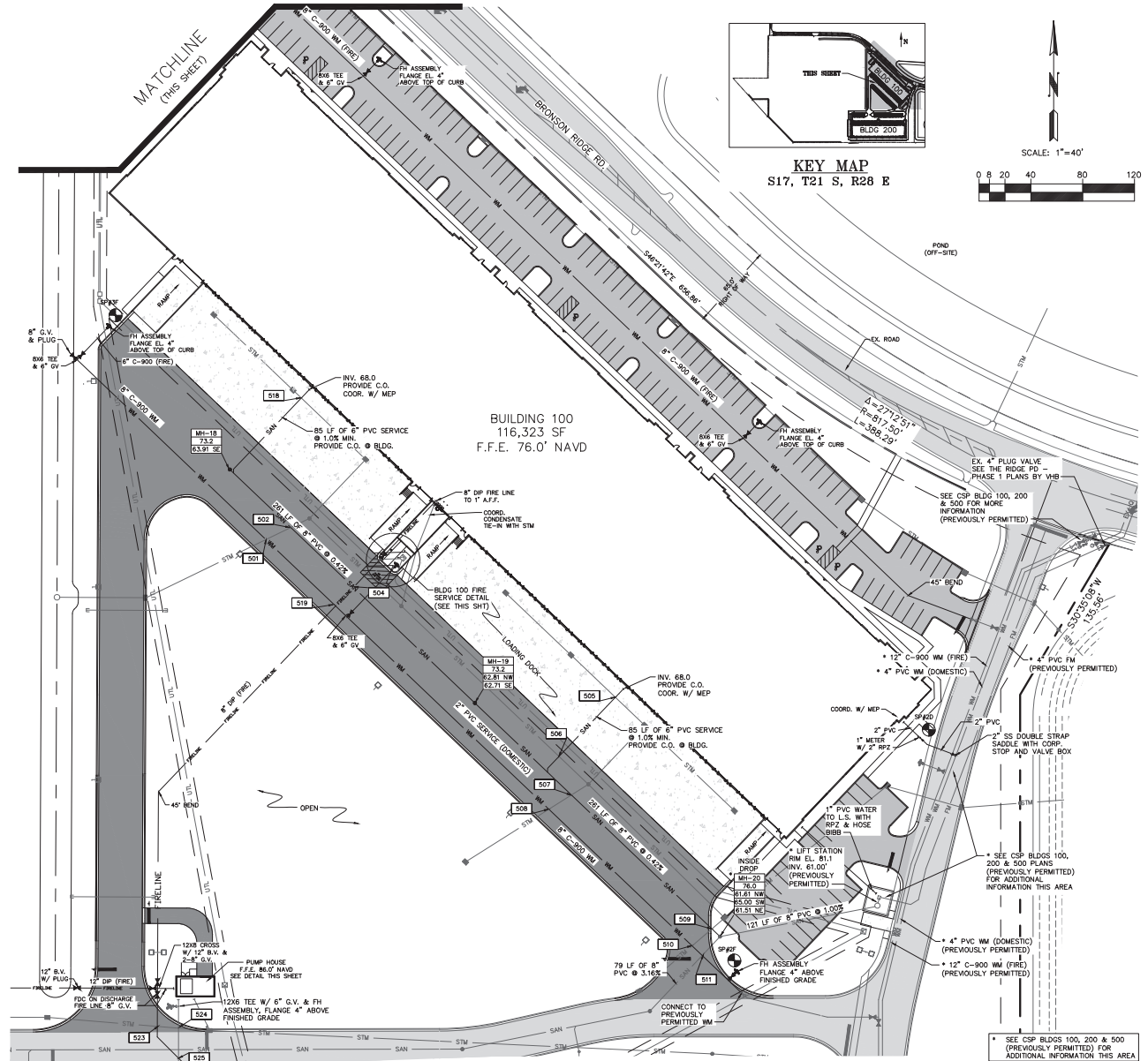
NOTE: FIRE LINE STRIPING REQUIRED
AT EACH FH AND FDC. SEE
DETAIL SHEET C3.



BLDG 100 SERVICE DETAIL
SCALE: 1"=10'



FIRE PUMP HOUSE
SCALE: 1"=10'



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

WATER & SEWER PLANS



C3

SHEET TYPE

SHEET 3 OF 14

JOB # 24-002

DIGITAL SEAL DATE 2/16/25

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E9 # 8615

DRT
DSG
CHK
CADDWG AR

1 FDC ON FIRE LINE
REV. DESCRIPTION
REVISION NOTES

MS 2/6/25
APRV DATE

