



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

May 14, 2025 9:00 AM

Apopka City Hall Council Chambers

SITE PLAN:

CONSTRUCTION SITE PLAN

1. CSP-25-17, Mid Florida Logistics - Construction Site Plan (CSP), 1st Submittal
2. CSP-25-19, 451 Commerce Park Security Fence - Construction Site Plan (CSP), 1st Submittal
3. CSP-25-10, 357 W. 4th Street - Construction Site Plan (CSP), 2nd 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.

CONSTRUCTION SITE PLAN for MID-FLORIDA SOUTH LOGISTICS PARK APOPKA, FLORIDA

DEVELOPER:
BPG APOPKA PROPERTIES, LLC.
1540 GENESSEE STREET,
KANSAS CITY, MO. 64102
CONTACT: ERIC WYANCKO
PHONE: 913-333-9196
EMAIL: ERIC.WYANCKO@BLUESCOPEPROPERTIES.COM

ENGINEER:
DAVE SCHMITT ENGINEERING, INC.
12301 LAKE UNDERHILL ROAD, SUITE 241
ORLANDO, FL 32828
CONTACT: DAVE SCHMITT, P.E.
PHONE: 407-207-9088
EMAIL: DSEMAILBOX@DSEORL.COM

SURVEYOR:
LEADING EDGE LAND SERVICES INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA, 32809
CONTACT: MIKE BAERHOLD
PHONE: 407-351-6730
EMAIL: MBAERHOLD@LEADINGEDGELS.COM

ENVIRONMENTAL:
BIO-TECH
3025 EAST SOUTH STREET,
ORLANDO, FL 32803
CONTACT: BILL KEENAN, DANIEL COUGH
PHONE: 407-894-5969
EMAIL: DANNY@BIOTECHCONSULTING.COM

GEOTECHNICAL:
ANDREYEV ENGINEERING, INC.
4055 ST. JOHN'S PARKWAY
SANFORD, FL 32711
CONTACT: MARK JUNG
PHONE: 407-330-7763
EMAIL: MJUNG@ANDREYEVENGINEERING.COM

LANDSCAPING:
BORELLI + PARTNERS.
720 VASSAR STREET
ORLANDO, FL 32804
CONTACT: CHRIS RICE
PHONE: 407-218-1342
EMAIL: CRICE@BORRELLIARCHITECTS.COM

PARCEL ID
Parcel 1 12-21-27-0000-00-011
Parcel 2 12-21-27-0000-00-012
Parcel 3 12-21-27-0000-00-013
Parcel 4 12-21-27-0000-00-007
Parcel 5 12-21-27-0000-00-008

Legal Description:

A PARCEL OF LAND LOCATED IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING ALL OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8062, PG. 1216, OFFICIAL RECORDS BOOK 10135, PAGE 9149, OFFICIAL RECORDS BOOK 9177, PAGE 2436, AND A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4572, PAGE 90, ALL BEING OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT F, MID-FLORIDA LOGISTICS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK, 99, PAGES 34-43, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 429 (WESTERN BELTWAY) LIMITED ACCESS RIGHT-OF-WAY; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 429 (WESTERN BELTWAY) THE FOLLOWING NINE (9) COURSES: 1) S15°56'44"W, A DISTANCE OF 76.95 FEET; 2) S13°06'26"W, A DISTANCE OF 95.81 FEET; 3) S09°55'40"W, A DISTANCE OF 260.16 FEET; 4) S89°55'49"W, A DISTANCE OF 521.35 FEET; 5) S00°11'42"W, A DISTANCE OF 466.60 FEET; 6) N89°55'49"E, A DISTANCE OF 489.17 FEET; 7) S07°25'10"E, A DISTANCE OF 313.50 FEET; 8) S17°09'05"E, A DISTANCE OF 106.11 FEET; 9) SOUTH EASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 5156.00 FEET, A CENTRAL ANGLE OF 07°30'56" AND A CHORD BEARING AND DISTANCE OF S08°24'37"E, 675.83 FEET) FOR AN ARC DISTANCE OF 676.31 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 429 (WESTERN BELTWAY), ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 12, S89°50'36"W, A DISTANCE OF 1729.14 FEET; THENCE DEPARTING SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 12, N00°25'23"E, A DISTANCE OF 657.98 FEET TO THE SOUTH LINE OF TRACT C OF SAID MID-FLORIDA LOGISTICS PARK; THENCE ALONG THE SOUTH LINE OF SAID TRACT C N89°53'17"E, A DISTANCE OF 81.30 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C; THENCE DEPARTING SAID SOUTH LINE OF TRACT C, ALONG THE EAST LINE OF SAID TRACT C, N00°26'44"E, A DISTANCE OF 1316.95 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT C, ALSO BEING THE SOUTH LINE OF LOT 5 OF SAID MID-FLORIDA LOGISTICS PARK; THENCE DEPARTING SAID EAST LINE OF TRACT C, ALONG SAID SOUTH LINE OF LOT 5 N89°58'26"E, A DISTANCE OF 1583.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 65,303 ACRES (2844610 SQUARE FEET) OF LAND, MORE OR LESS.

ALSO A CFX POND LOCATED IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST ORANGE COUNTY, FLORIDA, CONTAINING 5.412 ACRES (235752 SQUARE FEET) OF LAND, MORE OR LESS.

WATER / SEWER SERVICE:
CITY OF APOPKA
748 EAST CLEVELAND STREET
APOPKA, FL 32703
CONTACT: JORGE GARCIA
PHONE: 407-703-1731

ELECTRIC SERVICE:
DUKE ENERGY
PO BOX 14042
ST. PETERSBURG, FL 33733
CONTACT: CHRISTINA POSHARD
PHONE: 407-464-1229

GAS SERVICE:
LAKE APOPKA NATURAL GAS DISTRICT
38 NORTH LAKE PARK AVENUE
APOPKA FL, 32703
CONTACT: EVERETT HOLMES
PHONE: 407-410-7024

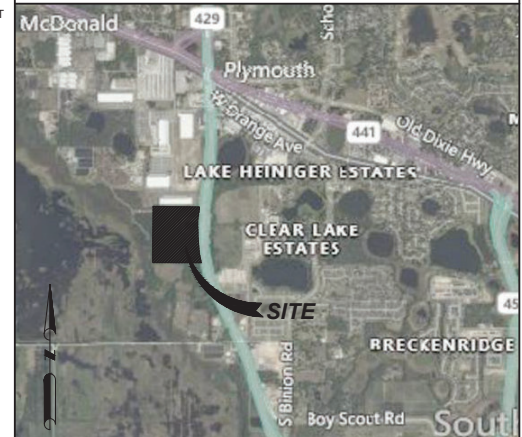
TELEPHONE AND CABLE SERVICE:
CENTURYLINK
100 CENTURYLINK DRIVE
MONROE, LA 71203
CONTACT: HARRY TOLEDO
PHONE: 833-283-4773

ARCO
NATIONAL CONSTRUCTION

BlueScope
Properties Group

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SITE LOCATION

SCALE 1:2000



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12301 LAKE UNDERHILL ROAD, SUITE 241
ORLANDO, FLORIDA 32828
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Certification of Authorization #27471

DAVE M. SCHMITT
FLORIDA REG. NUMBER
45274
Digitally signed by
Dave M. Schmitt
Date:
2023.03.17
16:13:38
+0400

DATE: APRIL 2023

JOB NO.: ANC-7

SHEET: 01 OF 33

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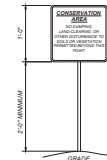
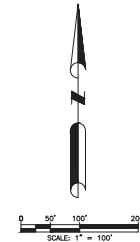
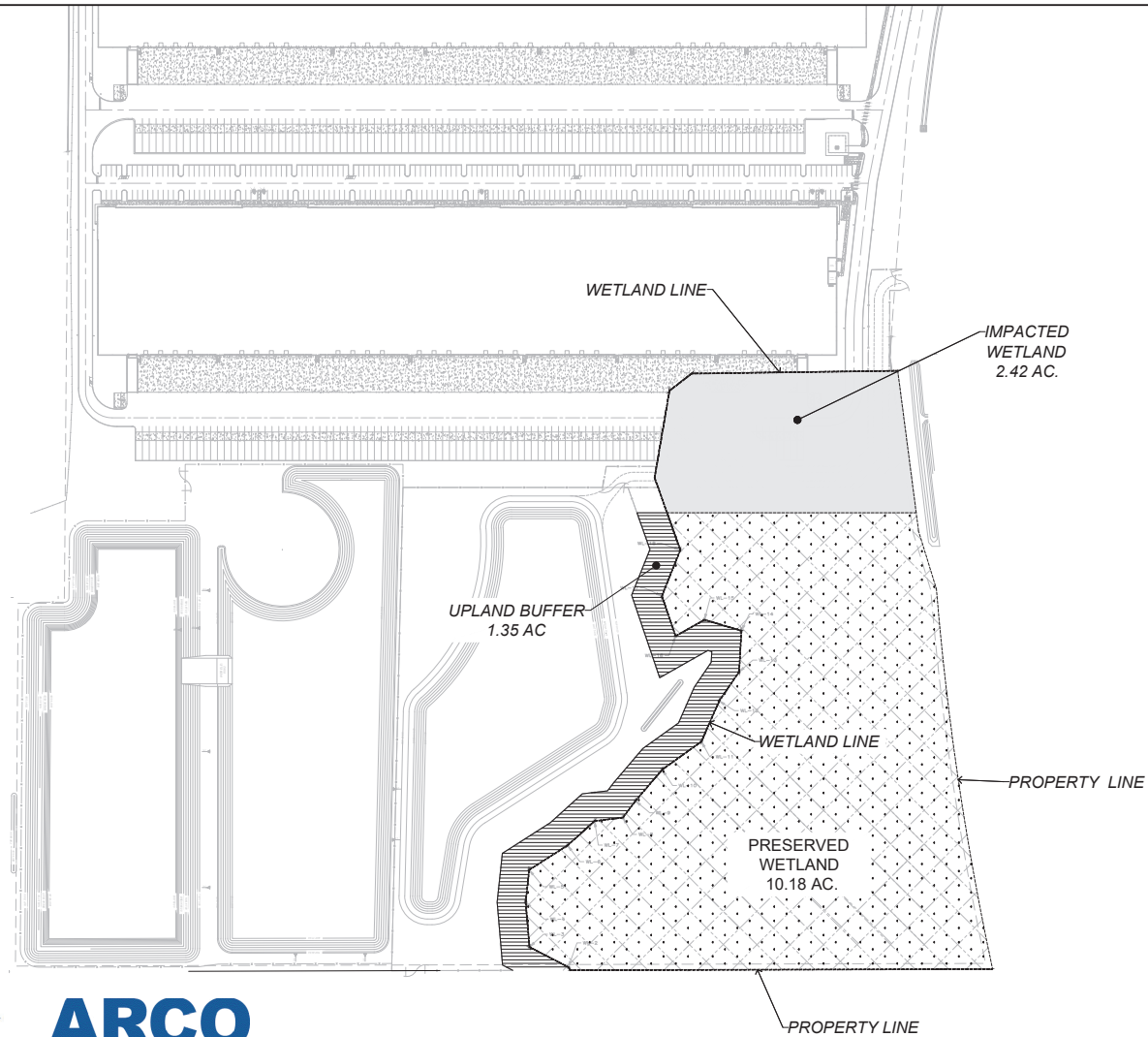


Know what's below.
Call before you dig.

REVISIONS							
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY
			01/04/2024	DM	REV. PER WMO COMMENTS	02/13/2024	DM
			01/05/2024	DM	REV. PER WMO COMMENTS	01/10/2023	DM
			02/17/2024	DM	REV. PER CLIENT COMMENTS: EAGLE NEST	11/01/2023	DM
			04/05/2024	DM	REV. PER UTILITY CALC.	08/15/2023	DM
01/03/2025	DM	REV. PER CLIENT COMMENTS	03/22/2024	DM	REV. PER CLIENT COMMENTS	01/14/2023	DM

THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION

F:\ANCT\CD\Plans\Final\3 ENVIRONMENTAL CONSIDERATIONS PLAN.dwg,5/17/2024 3:44:00 PM



NOTES:

1. MINIMUM AVERAGE 50' BUFFER HAS BEEN PROVIDED ON ALL PRESERVED WETLANDS.
2. CONSERVATION AREA SIGNS TO BE PLACED AT EVERY 50' ALONG THE UPLAND BUFFER LIMITS.

CONSERVATION AREA SIGN DETAIL
NOT TO SCALE

LEGEND

DESCRIPTION	AREA
WETLAND PRESERVATION AREA	10.18 AC.
UPLAND BUFFER AREA	1.35 AC.
WETLAND IMPACT	2.42 AC.



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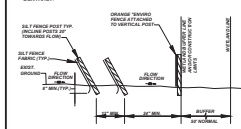
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

ENVIRONMENTAL CONSIDERATION PLAN
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1"=100'
SHEET: 03 OF 33

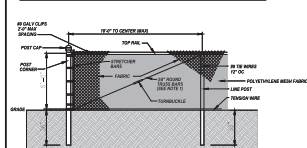
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TYPICAL DOUBLE SILT FENCE DETAIL



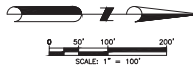
TYPICAL SINGLE ROW SILT FENCE DETAIL



DUST ABATEMENT FENCE DETAIL



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LEGEND

SINGLE ROW SILT FENCE — — — — —
DOUBLE ROW SILT FENCE = = = = =
TURBIDITY BARRIER ~ ~ ~ ~ ~

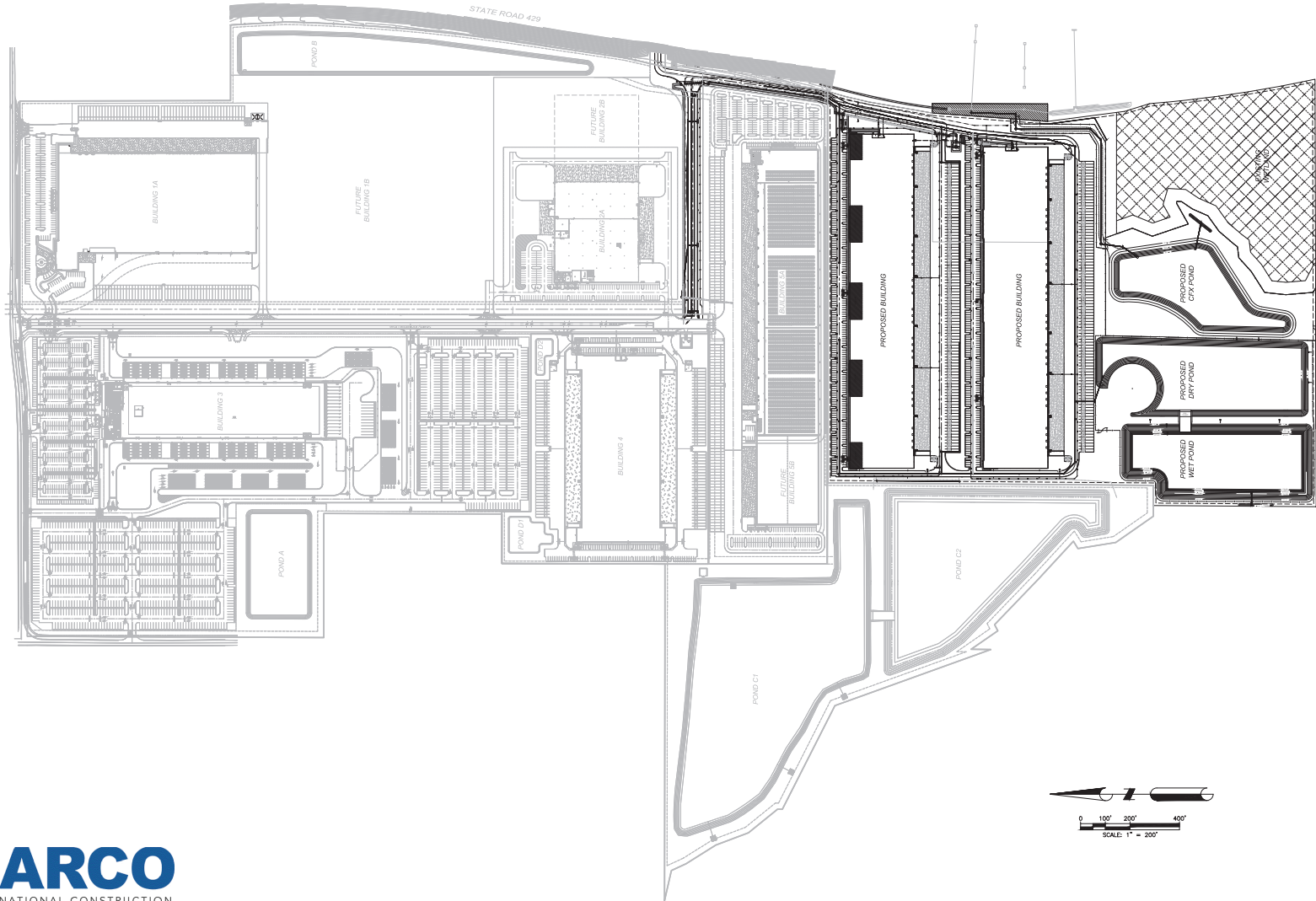
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			03/22/2024	DM	REV. PER CLIENT COMMENTS 
			02/13/2024	DM	REV. PER CLIENT COMMENTS 
			11/21/2023	DM	REV. PER CLIENT COMMENTS 
			09/15/2023	DM	REV. PER CITY COMMENTS 

DAVE M. SCHMITT
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EROSION CONTROL & DEMO PLAN
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1"=100'
SHEET: 04 OF 33

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NATIONAL CONSTRUCTION



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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

MASTER SITE PLAN
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 200'
SHEET: 07 OF 33

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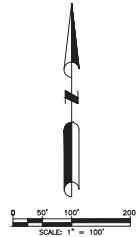
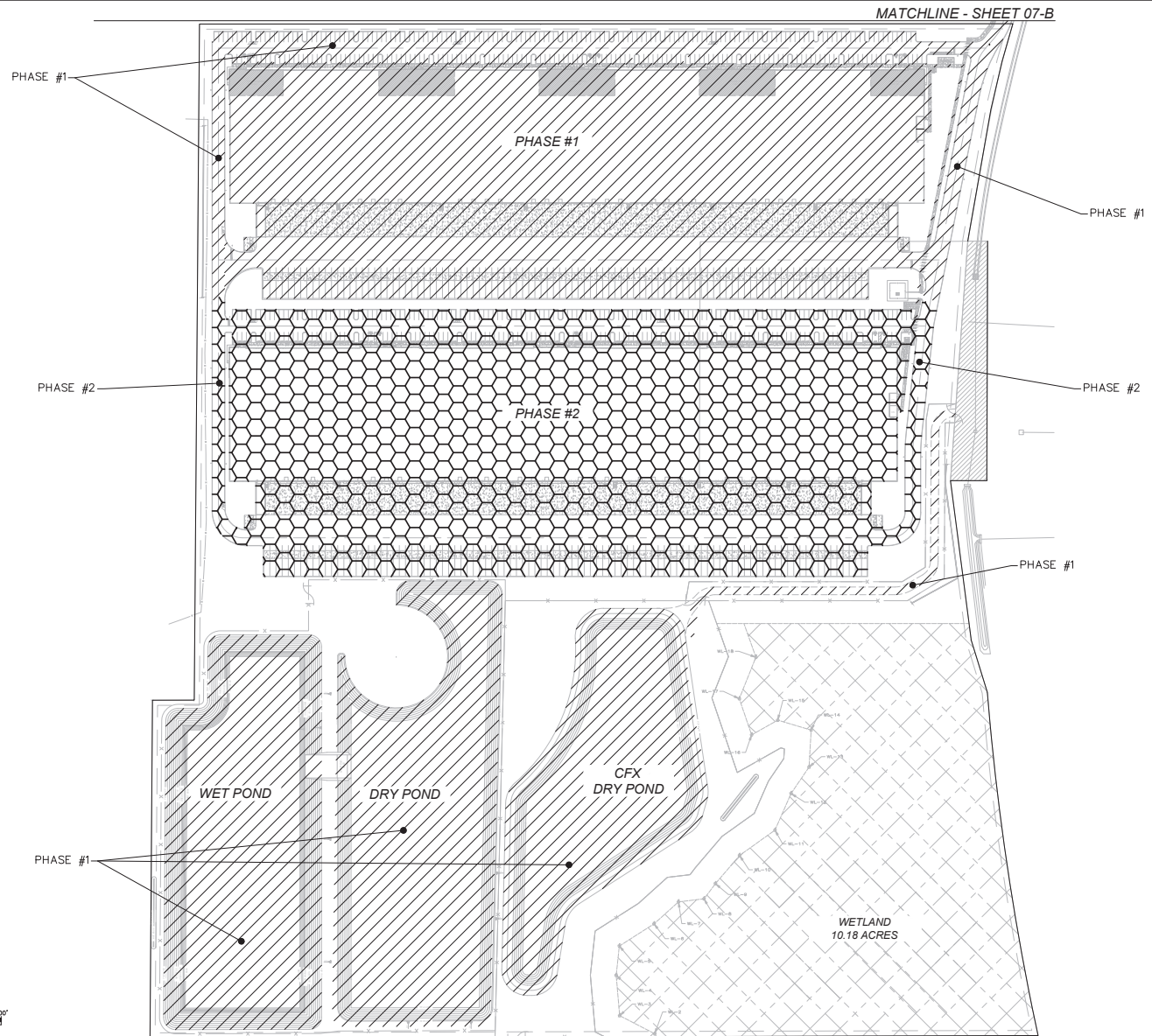
LEGEND

DESCRIPTION

PHASE 1

PHASE 2

PROPOSED



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Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
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45274

PHASING PLAN
MID-FLORIDA SOUTH LOGISTICS PARK
APOKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 100'
SHEET: 07-A OF 33

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LEGEND

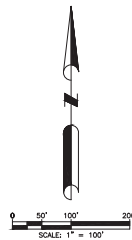
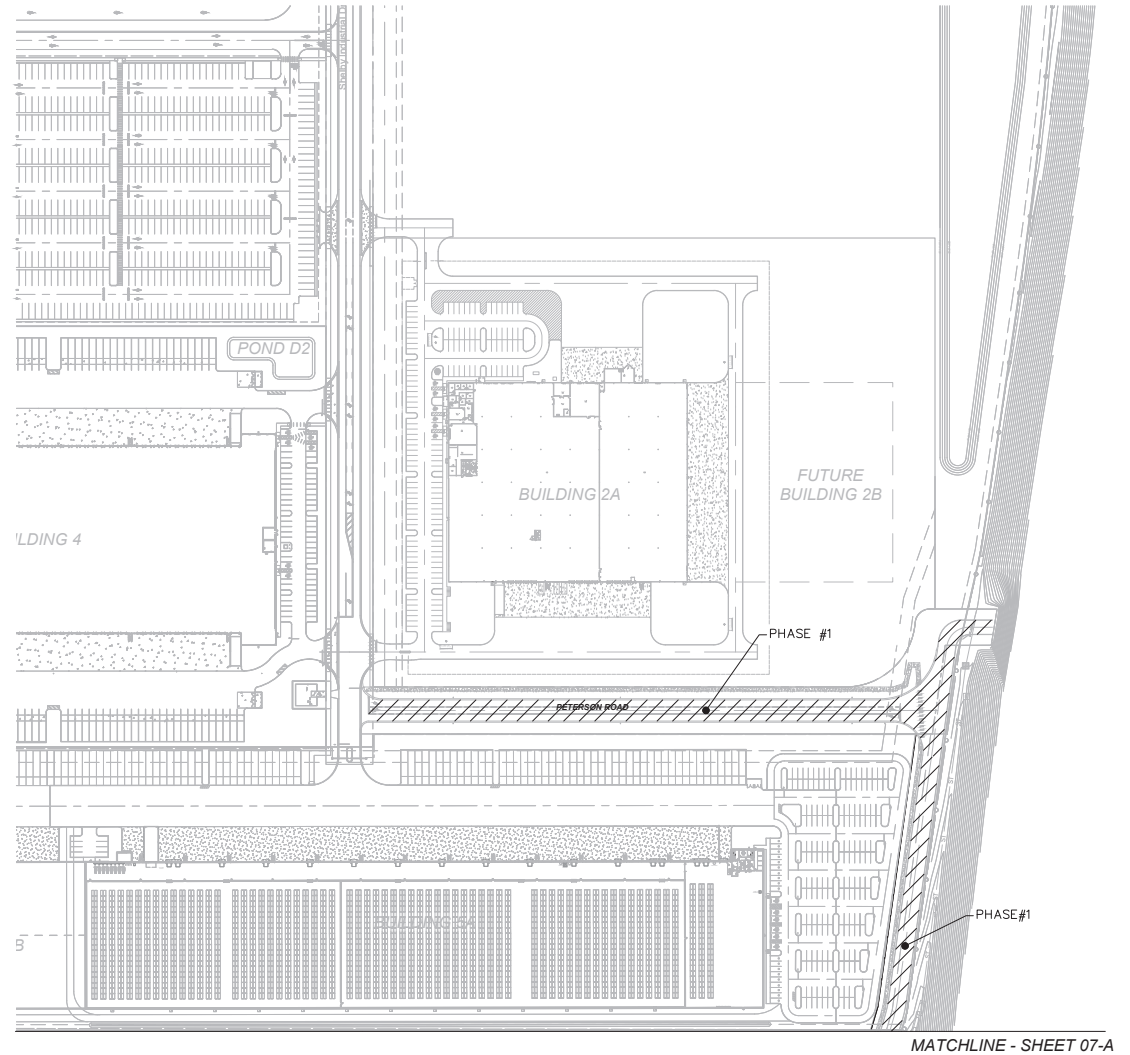
DESCRIPTION

PROPOSED

PHASE 1



PHASE 2



DAVE SCHMITT
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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
45274

OFFSITE PHASING PLAN
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 100'
SHEET: 07-B OF 33

NOTES
GENERAL:
PROJECT SHALL COMPLY WITH THE LIGHT INDUSTRIAL USE DESIGN STANDARDS SET FORTH IN CITY OF APOPKA LAND DEVELOPMENT CODE.

LANDSCAPING:
ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF CITY OF APOPKA LAND DEVELOPMENT CODE.

SITE LIGHTING:
ALL SITE LIGHTING SHALL MEET OR EXCEED THE REQUIREMENTS OF CITY OF APOPKA LAND DEVELOPMENT CODE.

SIGNAGE:
POLE SIGNS, BILLBOARDS AND ALL OTHER SIGNAGE SHALL COMPLY WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE.

EASEMENTS:
ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

UTILITY PROVIDERS

WATER: CITY OF APOPKA
WASTEWATER: CITY OF APOPKA
ELECTRIC: DUKE ENERGY

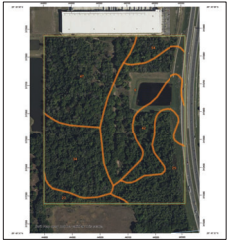
PHASING
PROJECT WILL BE CONSTRUCTED IN 3 PHASES. SEE PHASING PLANS FOR DETAILS

SOILS
SOIL SYMBOL SOIL DESCRIPTION
5 CANDLER-APOPKA FINE SANDS, 5 TO 12 PERCENT SLOPES
23 MALABAR FINE SAND, 0 TO 5 PERCENT SLOPES
35 OKOKEANTA MUCK, 0 TO 5 PERCENT SLOPES
34 POMELO FINE SAND, 0 TO 5 PERCENT SLOPES
42 SAMBEL MUCK, 0 TO 5 PERCENT SLOPES
47 TAVARES-MILHOPIER FINE SANDS, 0 TO 5 PERCENT SLOPES
54 ZOLFO FINE SAND, 0 TO 2 PERCENT SLOPES

VEGETATION
GENERALIZED VEGETATION BASED UPON THE FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) OR THE NATURAL COMMUNITY TYPES AS DEVELOPED BY THE FLORIDA NATURAL AREAS INVENTORY.

STORMWATER MANAGEMENT

STORMWATER FOR THE PROPERTY WILL BE HANDLED BY ON-SITE POND AS REQUIRED BY CITY OF APOPKA AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 12095C0125N EFFECTIVE SEPTEMBER 24, 2021 THE DESCRIBED PROPERTY IS WITHIN ZONE "X" AND ZONE "AE" WITH BASE FLOOD ELEVATION HAS BEEN ESTABLISHED.



TRAFFIC ANALYSIS

PER 11TH EDITION ITE TRIP GENERATION MANUAL - LAND USE WAREHOUSE (150) - 1,354 AOT 151 PM PEAK HOUR TRIP (27% IN AND 73% OUT)

BUILDING DATA

BUILDING FOOTPRINT AREA: 691,016 S.F.
MAX. BUILDING HEIGHT: 45 FT.
MAX. FLOOR AREA RATIO: 0.40 FAR

YARD SETBACKS

REQUIRED:
FRONT: 10 FT.
SIDES: 10 FT (30 FT when adjacent to a residential use or District)
REAR: 10 FT (30 FT when adjacent to a residential use or District)



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SITE DATA

TOTAL GROSS AREA: 71.3 AC.
EXISTING ZONING: I-L
ADJACENT ZONING: PUD
NORTH: A-1
EAST: CONSERVATION
SOUTH: PLD
WEST: INDUSTRIAL
FLU:
REQUIRED OPEN-SPACE: 3.6 AC. 5%
PROPOSED OPEN-SPACE: 10.02 AC. 14.17%
PERVIOUS AREA: 33.77 AC. 47.75%
IMPERVIOUS AREA: 36.94 AC. 52.25%
TOTAL GROSS AREA: 70.71 AC. 100.00%

PARKING CALC'S

PARKING REQUIREMENT:
2 PS / 1,000 SF OF OFFICES + 1 PS / 600 SF UP
TO 3,000 SF, THEN 1/1 ADDITIONAL 3,000 SF
(ADA) 8 PARKING REQUIRED FOR (301-400 PS)

FOR 352,268 SF OF BUILDING # 1
10% OFFICES = 35,226 SF @ 2PS/1000 SF = 72 SPACES
DISTRIBUTION= 317,041 SF @ 1PS/600 UP TO 3,000 SF,
AND THEN 1/1 ADDITIONAL 3,000 SF = 110 SPACES.

TOTAL SPACES REQUIRED = 110 SPACES + 72 SPACES
= 182 SPACES / BUILDING

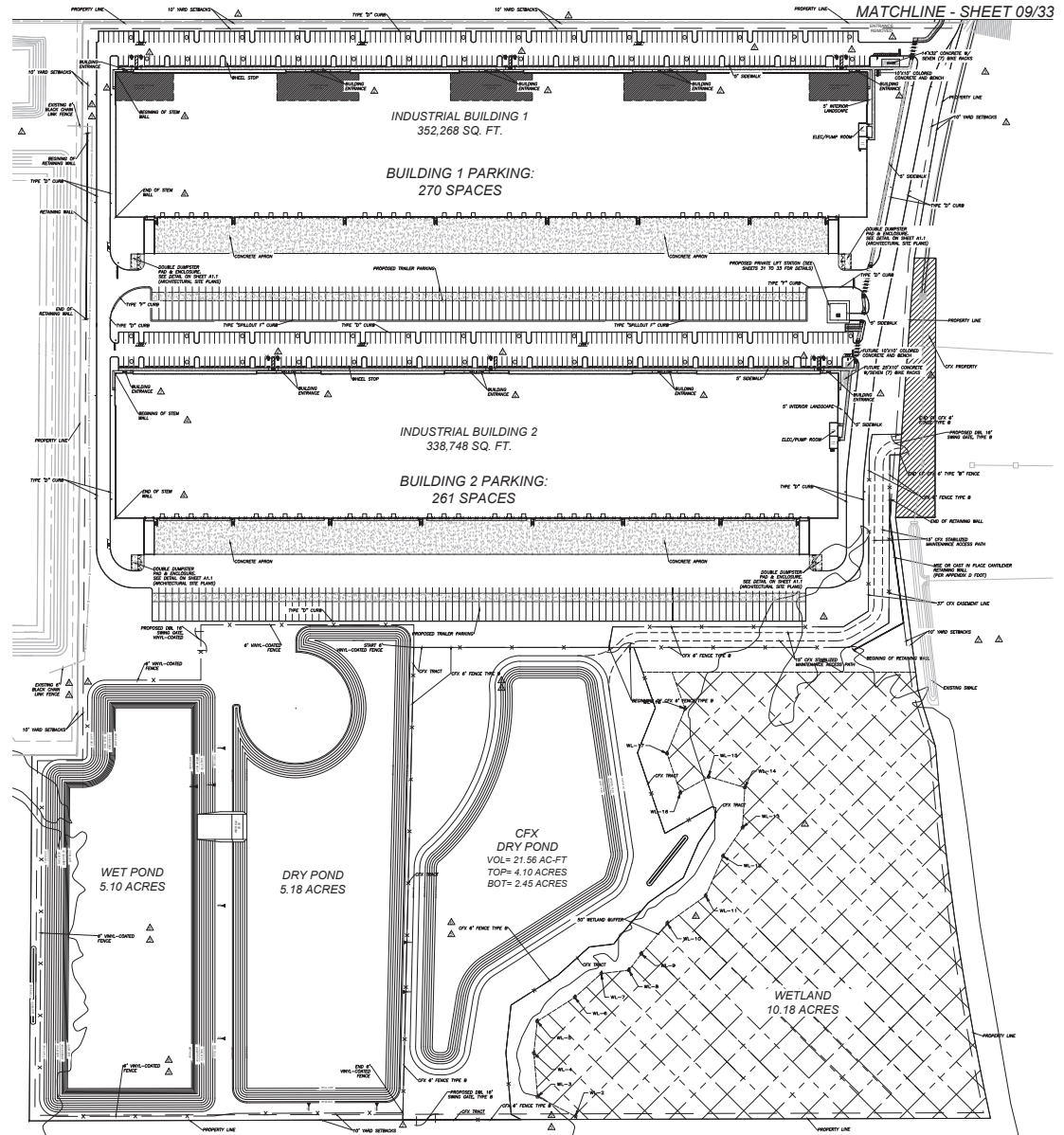
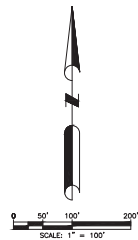
FOR 338,748 SF OF BUILDING # 2
10% OFFICES = 33,875 SF @ 2PS/1000 SF = 68 SPACES
DISTRIBUTION= 304,873 SF @ 1PS/600 UP TO 3,000 SF,
AND THEN 1/1 ADDITIONAL 3,000 SF = 106 SPACES.

TOTAL SPACES REQUIRED = 106 SPACES + 68 SPACES
= 174 SPACES / BUILDING

TOTAL SPACES REQUIRED = 182 PS + 174 PS = 356 SPACES
TOTAL ADA SPACES REQUIRED = 8 SPACES

PARKING REQUIRED:
REGULAR SPACES = 356 SPACES
HANDICAP SPACES = 8 SPACES
TOTAL PARKING REQUIRED = 364 SPACES

PARKING PROVIDED:
REGULAR SPACES = 520 SPACES
TRAILER PARKING SPACES = 196 SPACES
HANDICAP SPACES = 11 SPACES
TOTAL PARKING PROVIDED = 727 SPACES



REVISIONS				REVISIONS			
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY
09/25/2024	DM	REV. PER CLIENT COMMENTS	09/25/2024	DM	REV. PER CLIENT COMMENTS	09/25/2024	DM
09/10/2023	DM	REV. PER CLIENT COMMENTS	09/10/2023	DM	REV. PER CLIENT COMMENTS	09/10/2023	DM
11/01/2023	DM	REV. PER CITY COMMENTS	11/01/2023	DM	REV. PER CITY COMMENTS	11/01/2023	DM
09/10/2023	DM	REV. PER CITY COMMENTS	09/10/2023	DM	REV. PER CITY COMMENTS	09/10/2023	DM

DAVE M. SCHMITT
FLORIDA REG. NUMBER
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OVERALL SITE PLAN
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
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DRAWN BY: DM
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SHEET: 08 OF 33

NOTES

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UTILITY PROVIDERS

WATER: CITY OF APOPKA
WASTEWATER: CITY OF APOPKA
ELECTRIC: DUKE ENERGY

PHASING

PROJECT WILL BE CONSTRUCTED IN 3 PHASES. SEE PHASING PLANS FOR DETAILS

SOILS

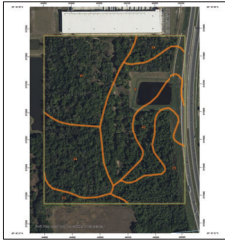
SOIL SYMBOL SOIL DESCRIPTION
5 Candler-Apopka Fine Sands, 5 to 12 percent slopes
23 Malabar Fine Sand, 0 to 5 percent slopes
35 Okeelanta Muck, 0 to 5 percent slopes
42 Pomelo Fine Sand, 0 to 5 percent slopes
47 Sandbel Muck, 0 to 5 percent slopes
54 Tavares-Millhopper Fine Sands, 0 to 5 percent slopes
Zolfo Fine Sand, 0 to 2 percent slopes

VEGETATION

GENERALIZED VEGETATION BASED UPON THE FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) OR THE NATURAL COMMUNITY TYPES AS DEVELOPED BY THE FLORIDA NATURAL AREAS INVENTORY.

STORMWATER MANAGEMENT

STORMWATER FOR THE PROPERTY WILL BE HANDLED BY ON-SITE POND AS REQUIRED BY CITY OF APOPKA AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NO. 12095C0125N EFFECTIVE SEPTEMBER 24, 2021 THE DESCRIBED PROPERTY IS WITHIN ZONE "X" AND ZONE "AE" WITH BASE FLOOD ELEVATION HAS BEEN ESTABLISHED.



TRAFFIC ANALYSIS

PER 11TH EDITION ITE TRIP GENERATION MANUAL - LAND USE WAREHOUSE (199) - 1,364 ADT 151 PM PEAK HOUR TRIP (25% IN AND 75% OUT)

BUILDING DATA

BUILDING FOOTPRINT AREA: 691,016 S.F.
MAX. BUILDING HEIGHT: 45 FT.
MAX. FLOOR AREA RATIO: 0.40 FAR

YARD SETBACKS

REQUIRED:
FRONT: 10 FT.
SIDES: 10 FT (30 FT when adjacent to a residential use or District)
REAR: 10 FT (30 FT when adjacent to a residential use or District)

SITE DATA

TOTAL GROSS AREA: 71.3 AC.
EXISTING ZONING: IL
ADJACENT ZONING: PUD
NORTH: A-1
EAST: CONSERVATION
SOUTH: PUD
WEST: INDUSTRIAL
FLU
REQUIRED OPEN-SPACE: 3.6 AC. 5%
PROPOSED OPEN-SPACE: 10.02 AC. 14.17%
PERVIOUS AREA: 33.77 AC. 47.75%
IMPERVIOUS AREA: 36.94 AC. 52.25%
TOTAL GROSS AREA: 70.71 AC. 100.00%

PARKING CALC'S

PARKING REQUIREMENT:
2 PS / 1,000 SF OF OFFICES + 1 PS / 600 SF UP
TO 3,000 SF, THEN 1/ ADDITIONAL 3,000 SF
(ADA) 8 PARKING REQUIRED FOR (301-400 PS)

FOR 352,268 SF OF BUILDING # 1
10% OFFICES = 35,226 SF @ 2PS/1000 SF = 72 SPACES
DISTRIBUTION= 317,041 SF @ 1PS/600 UP TO 3,000 SF,
AND THEN 1/ADDITIONAL 3,000 SF = 110 SPACES.

TOTAL SPACES REQUIRED = 110 SPACES + 72 SPACES
= 182 SPACES / BUILDING

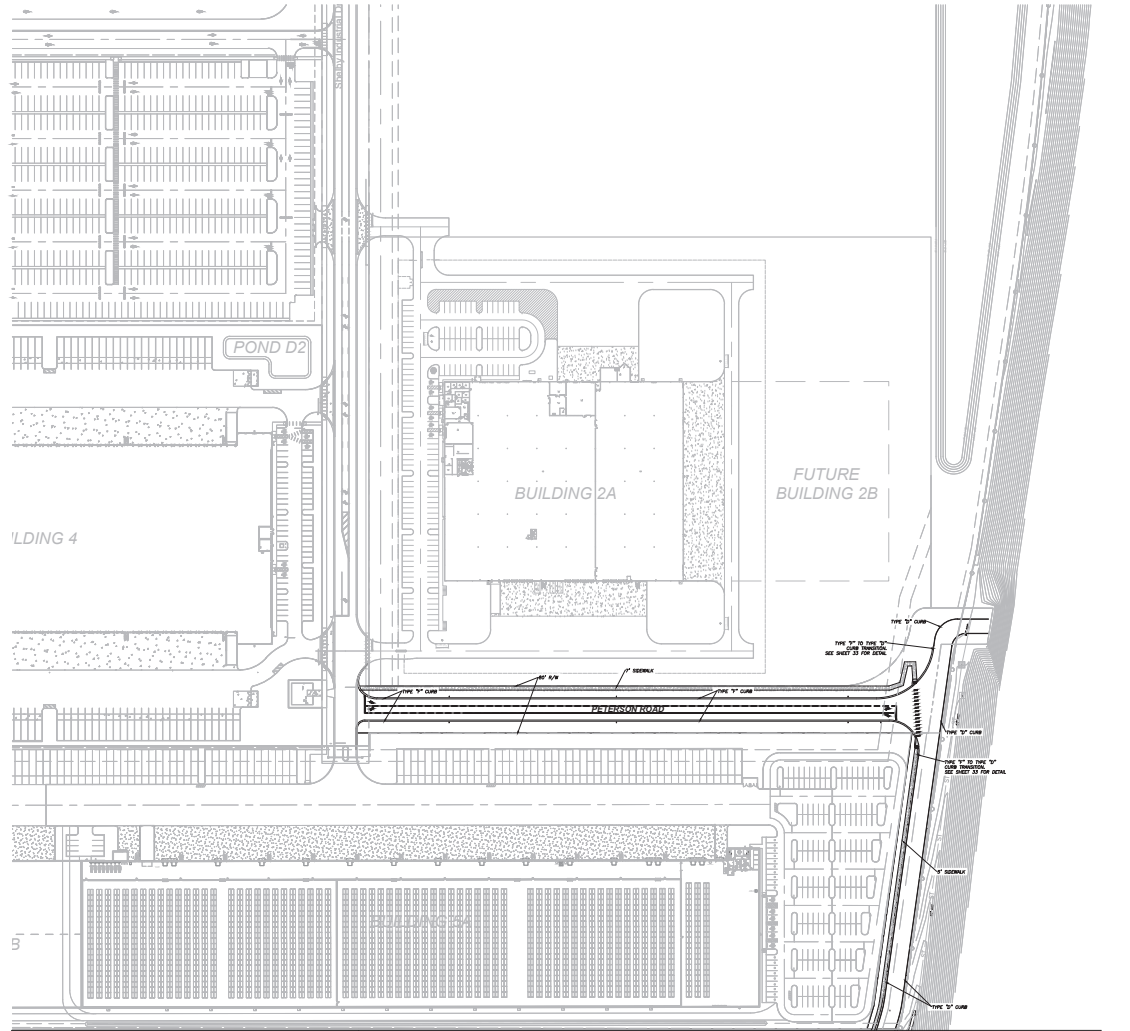
FOR 338,748 OF BUILDING # 2
10% OFFICES = 33,875 SF @ 2PS/1000 SF = 68 SPACES
DISTRIBUTION= 304,873 SF @ 1PS/600 UP TO 3,000 SF,
AND THEN 1/ADDITIONAL 3,000 SF = 106 SPACES.

TOTAL SPACES REQUIRED = 106 SPACES + 68 SPACES
= 174 SPACES / BUILDING

TOTAL SPACES REQUIRED = 182 PS + 174 PS = 356 SPACES
TOTAL ADA SPACES REQUIRED = 8 SPACES

PARKING REQUIRED:
REGULAR SPACES = 356 SPACES
HANDICAP SPACES = 8 SPACES
TOTAL PARKING REQUIRED = 364 SPACES

PARKING PROVIDED:
REGULAR SPACES = 520 SPACES
TRAILER PARKING SPACES = 196 SPACES
HANDICAP SPACES = 11 SPACES
TOTAL PARKING PROVIDED = 727 SPACES



MATCHLINE - SHEET 08/33



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Certification of Authorization #27471

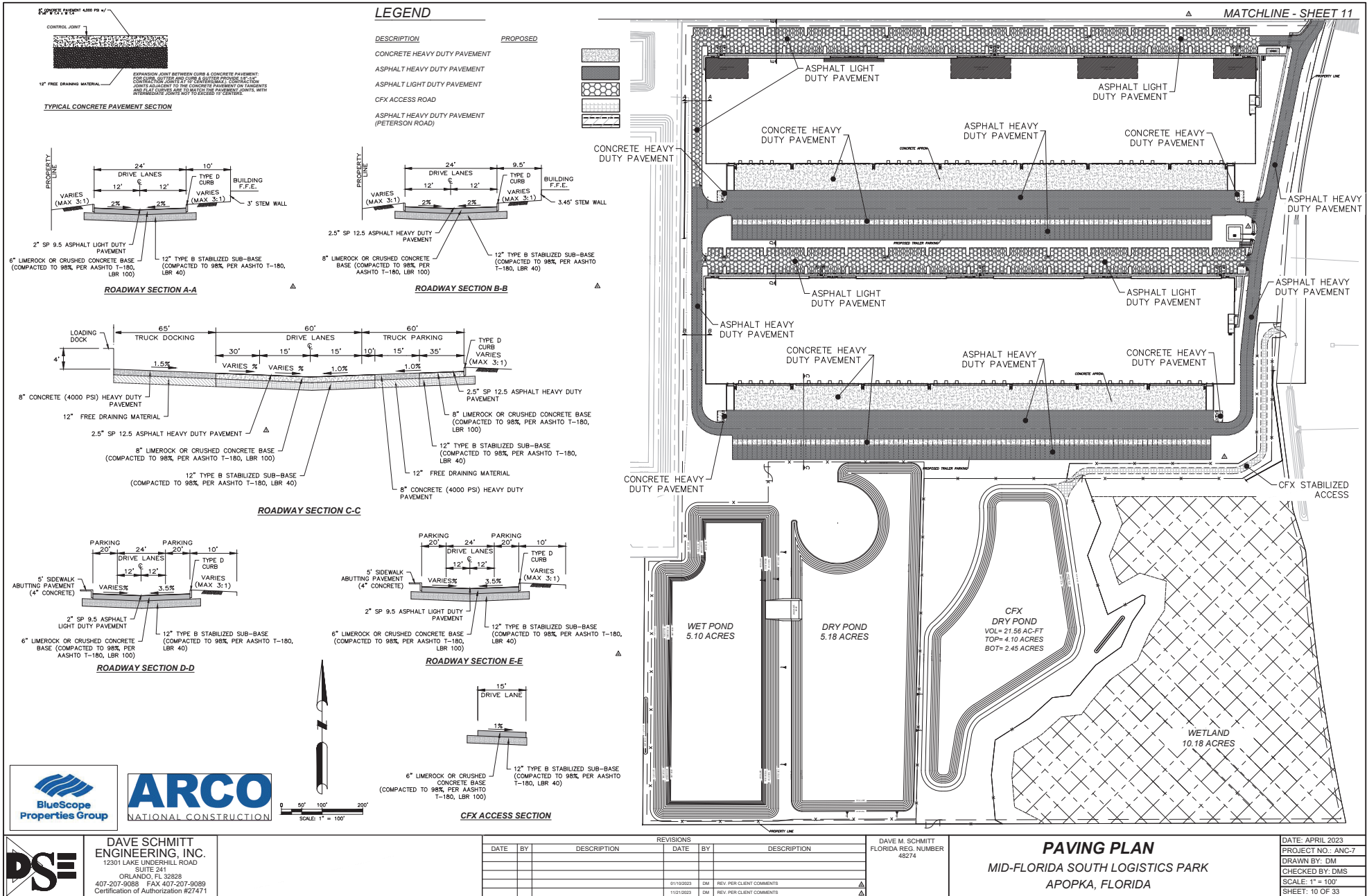
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/01/2023	DM	REV. PER CLIENT COMMENTS			

DAVE M. SCHMITT
FLORIDA REG. NUMBER
45274

OVERALL OFFSITE PLAN
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 100'
SHEET: 09 OF 33

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DESCRIPTION

CONCRETE HEAVY DUTY PAVEMENT
ASPHALT HEAVY DUTY PAVEMENT
ASPHALT LIGHT DUTY PAVEMENT
ASPHALT HEAVY DUTY PAVEMENT
(PETERSON ROAD)

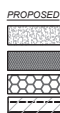
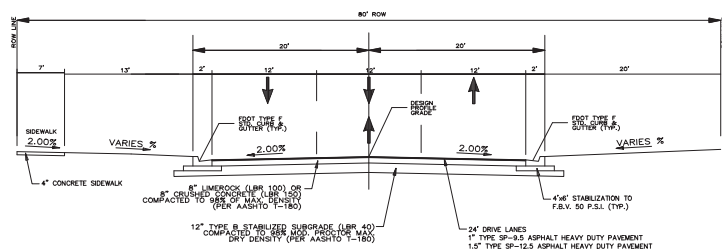
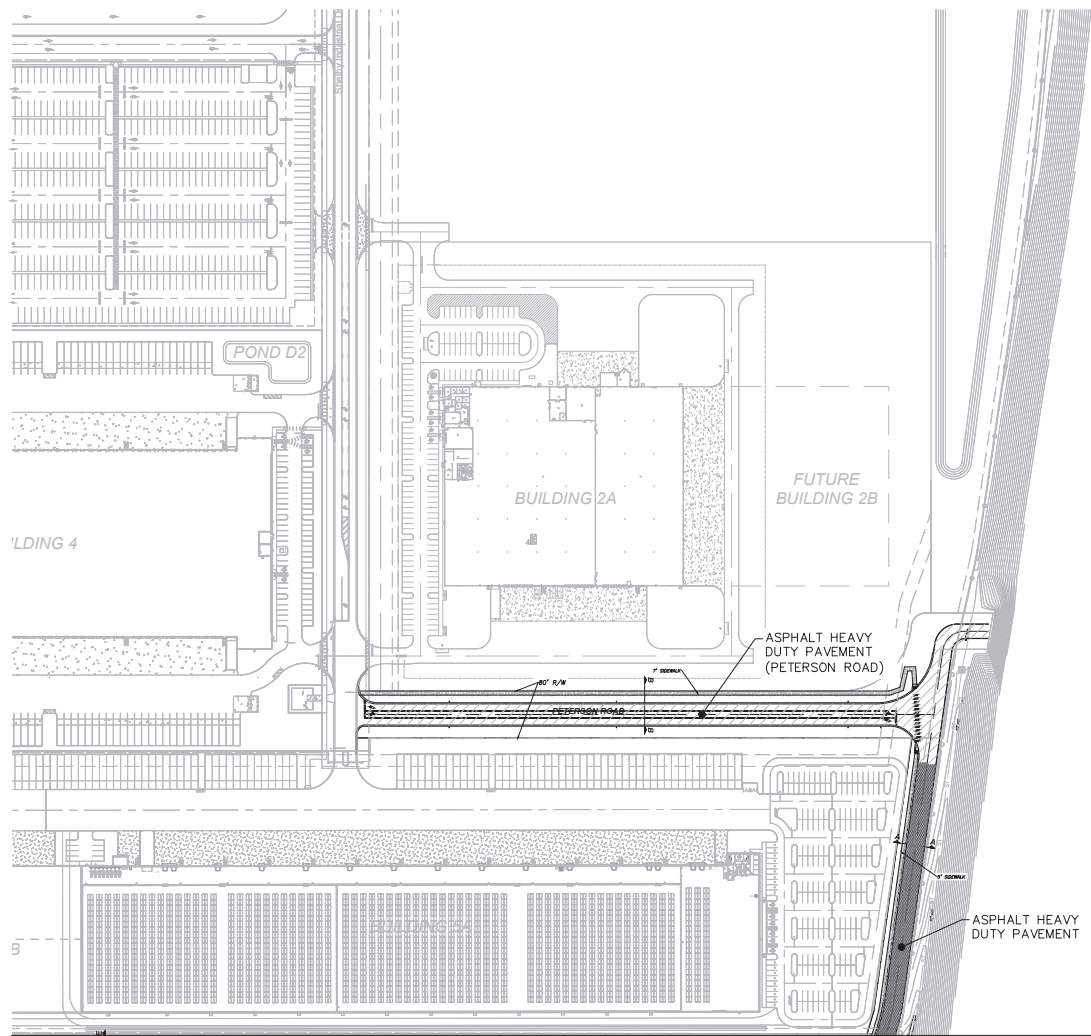
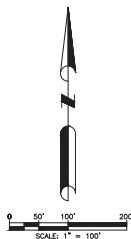


Diagram illustrating the proposed curb and gutter cross-section for a two-lane road. The diagram shows the following components and dimensions:

- EXISTING PARKING ROAD** (Left side)
- 2.5' GREEN AREA** (Left side of the sidewalk)
- 5' CONCRETE SIDEWALK** (Left side of the drive lanes)
- 8.5' GREEN AREA** (Right side of the drive lanes)
- TYPE D CURB** (Right side of the drive lanes)
- DRIVE LANES** (30' total width, divided into two 15' lanes)
- TYPE D CURB VARIES (MAX 3:1)** (Right side of the drive lanes)
- 2.5" SP 12.5 ASPHALT HEAVY DUTY PAVEMENT** (Top layer)
- 12" TYPE B STABILIZED SUB-BASE (COMPACTED TO 98% PER AASHTO T-180, LBR 40)** (Second layer from top)
- 8" UMCOR OR CRUSHED CONCRETE BASE (COMPACTED TO 98% PER AASHTO T-180, LBR 100)** (Bottom layer)



ROADWAY SECTION B-B (PETERSON ROAD)



MATCHLINE - SHEET 10



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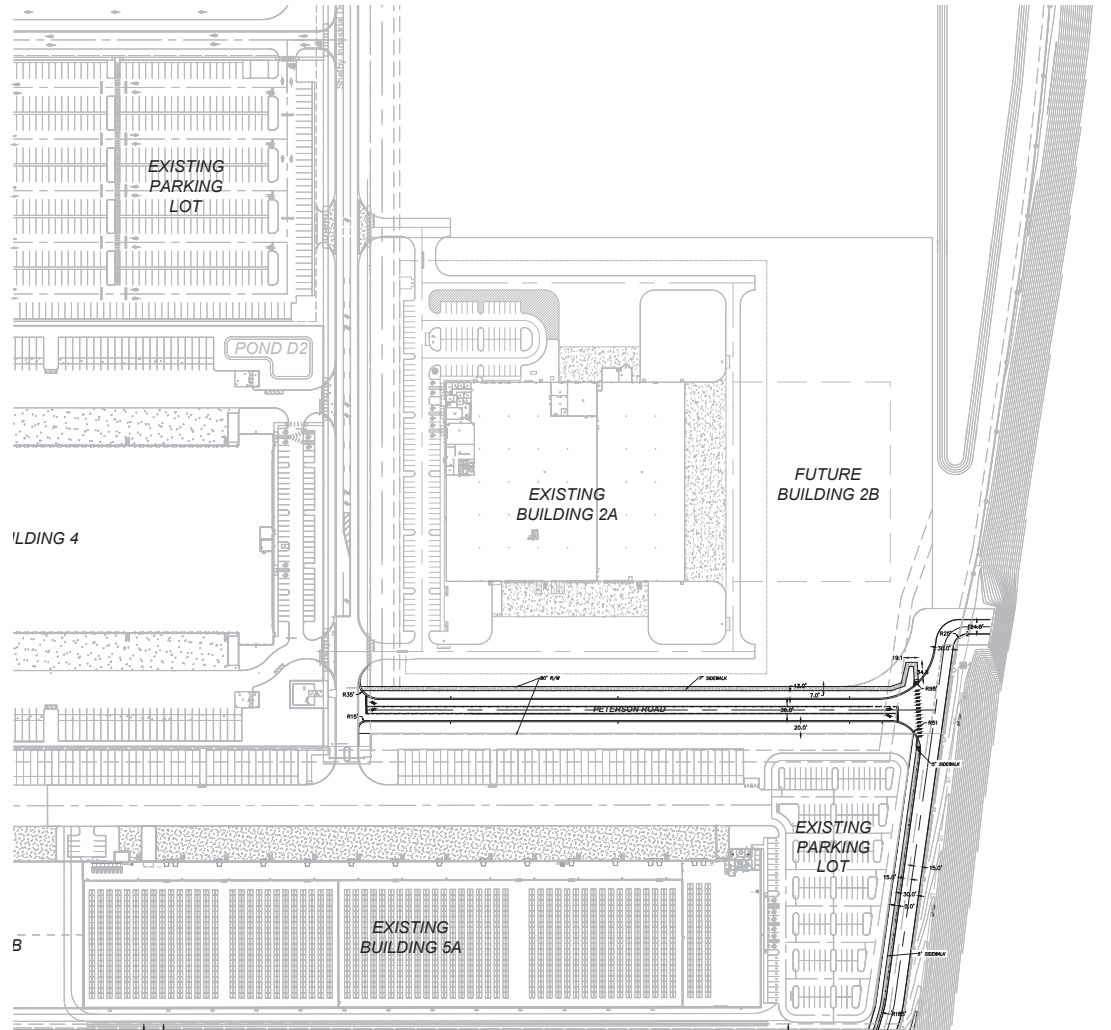
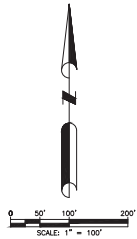
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
			11/21/2023	DM	REV. PER CLIENT COMMENTS

DAVE M. SCHMITT
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48274

OFFSITE PAVING PLAN
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 100'
SHEET: 11 OF 33

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Certification of Authorization #27471

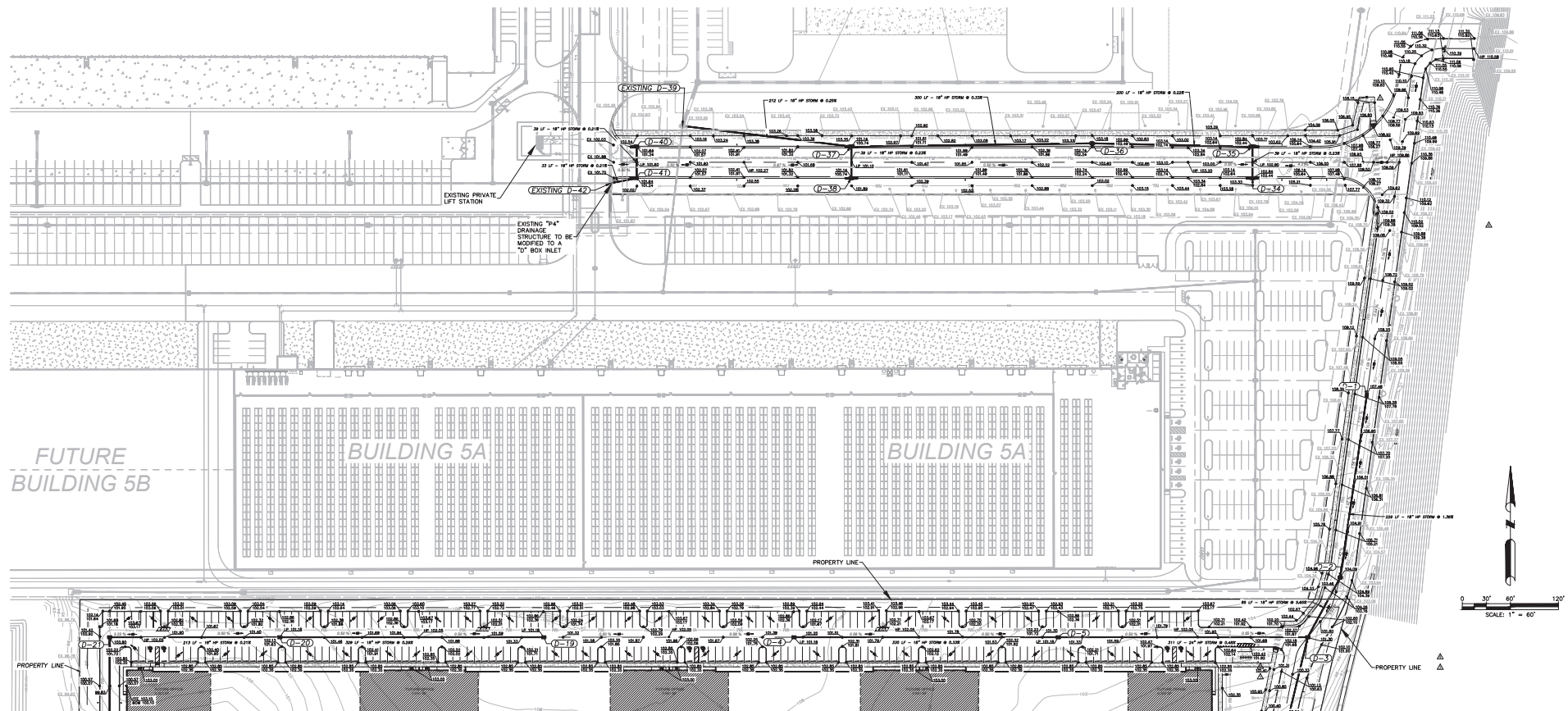
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
11/01/2023	DM	REV. PER CLIENT COMMENTS			

DAVE M. SCHMITT
FLORIDA REG. NUMBER
45274

DIMENSION PLAN-2
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 100'
SHEET: 13 OF 33

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NOTE:

IF SPECIFYING HP STORM SPECIFICALLY
ADS HP STORM PROFILE WALL POLYPROPYLENE 12" THROUGH 60-INCH PIPE SHALL MEET ASTM F2881 OR AASHTO M330. MANUFACTURER OF POLYPROPYLENE PIPE MUST MEET THE REQUIREMENTS OF FOOT SECTION 948-7.2 (CLASS II 100V DSI) AND LISTED ON THE FOOT APPROVED PRODUCERS LIST FOR CLASS II CORRUGATED POLYPROPYLENE PIPE 12"-60".
IF SPECIFYING RCP AND ALLOWING HP STORM
ADS HP STORM PROFILE WALL POLYPROPYLENE IS AN APPROVED EQUAL TO CLASS III RCP. ADS HP STORM PROFILE WALL POLYPROPYLENE 12" THROUGH 60-INCH PIPE SHALL MEET ASTM F2881 OR AASHTO M330. MANUFACTURER OF POLYPROPYLENE PIPE MUST MEET THE REQUIREMENTS OF FOOT SECTION 948-7.2 (CLASS II 100V DSI) AND LISTED ON THE FOOT APPROVED PRODUCERS LIST FOR CLASS II CORRUGATED POLYPROPYLENE PIPE 12"-60".
IF NOT SPECIFYING A PIPE TYPE SPECIFICALLY AND ALLOWING BOTH RCP AND HP STORM
ALL STORM PIPE TO BE ADS HP STORM OR RCP CLASS III
ADS HP STORM PROFILE WALL POLYPROPYLENE 12" THROUGH 60-INCH PIPE SHALL MEET ASTM F2881 OR AASHTO M330. MANUFACTURER OF POLYPROPYLENE PIPE MUST MEET THE REQUIREMENTS OF FOOT SECTION 948-7.2 (CLASS II 100V DSI) AND LISTED ON THE FOOT APPROVED PRODUCERS LIST FOR CLASS II CORRUGATED POLYPROPYLENE PIPE 12"-60".
INSERT YOUR STANDARD SPEC NOTE FOR RCP.
POST INSTALLATION INSPECTION NOTE
ALL STORM PIPE TO BE POST INSTALLATION INSPECTED PER FOOT SECTION 430-4.8 (PIPE INSPECTION).
ADDITIONAL INFORMATION ON PIPE INSPECTION, EVALUATION & REPAIR CAN BE FOUND IN THE FOOT CONSTRUCTION PRODUCTS ADMINISTRATION MANUAL UNDER SECTION 8.13.

DRAINAGE STRUCTURE DATA

D-1 TYPE "H" INLET N: 1581303.67 E: 475648.09 TOP EL: 107.49 S INV EL: 102.62	D-2 DRAINAGE MANHOLE N: 1581077.09 E: 475654.49 TOP EL: 104.09 S INV EL: 99.10	D-3 TYPE "H" INLET N: 1581002.47 E: 475654.19 TOP EL: 101.30 S INV EL: 94.32	D-4 TYPE "H" INLET N: 1581002.73 E: 475653.63 TOP EL: 101.18 S INV EL: 96.47	D-5 TYPE "H" INLET N: 1581002.83 E: 475653.83 TOP EL: 101.18 S INV EL: 95.38	D-19 TYPE "H" INLET N: 1581002.60 E: 475651.79 TOP EL: 101.18 S INV EL: 95.60	D-20 TYPE "H" INLET N: 1581002.73 E: 475651.79 TOP EL: 101.18 S INV EL: 94.75	D-21 TYPE "H" INLET N: 1581002.31 E: 475650.49 TOP EL: 100.80 S INV EL: 94.50	D-24 TYPE "H" INLET N: 1581576.35 E: 475650.49 TOP EL: 102.84 S INV EL: 98.23
D-30 TYPE "H" INLET N: 1581614.52 E: 475650.49 TOP EL: 102.84 S INV EL: 98.14	D-36 DRAINAGE MANHOLE N: 1581616.52 E: 475650.36 TOP EL: 102.85 S INV EL: 97.50	D-37 TYPE "H" INLET N: 1581614.52 E: 475650.36 TOP EL: 101.14 S INV EL: 96.41	D-38 TYPE "H" INLET N: 1581576.35 E: 475650.36 TOP EL: 101.14 S INV EL: 96.50	EXISTING D-39 DRAINAGE MANHOLE N: 1581640.27 E: 475654.62 TOP EL: 100.34 S INV EL: 95.80	D-40 TYPE "H" INLET N: 1581614.79 E: 475651.61 TOP EL: 101.64 S INV EL: 97.10	D-41 TYPE "H" INLET N: 1581576.69 E: 475651.61 TOP EL: 101.64 S INV EL: 97.02	EXISTING D-42 DRAINAGE MANHOLE N: 1581568.98 E: 475650.19 TOP EL: 101.75 S INV EL: 96.55	

MATCHLINE - SHEET 15/33

LEGEND

DESCRIPTION	PROPOSED
SANITARY SEWER SYSTEM	—
STORM SEWER SYSTEM	—
WATER SYSTEM	—
FIRE HYDRANT	+
CONTOUR	—
DIRECTION OF SURFACE FLOW	→

NOTE: ALL STORM WATER PIPE JOINTS AND BOX INLETS SHALL BE WRAPPED WITH FOOT APPROVED FILTER FABRIC PER FOOT INDEX 430-001.



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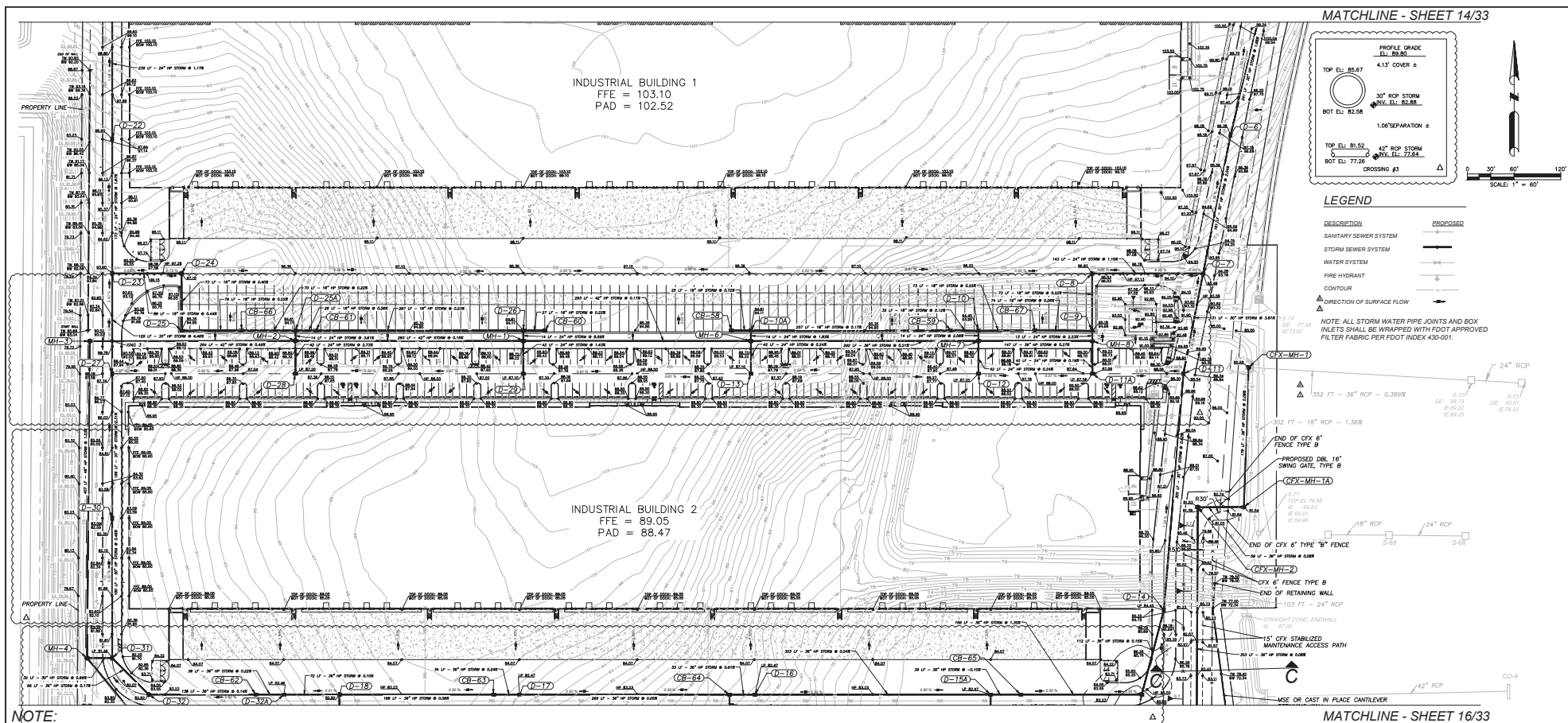
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				01/10/2023	DM	REV. PER CLIENT COMMENTS	
				11/01/2023	DM	REV. PER CITY COMMENTS	
				09/10/2023	DM	REV. PER CITY COMMENTS	

DAVE M. SCHMITT
FLORIDA REG. NUMBER
45274

GRADING & DRAINAGE PLAN - 1
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 60'
SHEET: 14 OF 33

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DRAINAGE STRUCTURE DATA

D-1 TYPE "1" INLET N: 1580768.07 E: 470217.95 TOP EL: 86.38 N INV EL: 89.65 S INV EL: 89.55	D-2 TYPE "1" INLET N: 1580900.23 E: 470462.44 TOP EL: 83.48 N INV EL: 85.85 S INV EL: 86.40	D-3 DRAINAGE MANHOLE N: 1580901.15 E: 470338.84 TOP EL: 86.33 S INV EL: 88.14	D-4 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-5 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-6 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-7 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-8 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-9 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-10 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-11 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-12 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-13 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-14 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-15 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-16 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-17 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-18 DRAINAGE MANHOLE N: 1580516.97 E: 470338.86 TOP EL: 84.61 S INV EL: 88.14	D-19 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-20 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-21 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-22 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-23 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-24 DRAINAGE MANHOLE N: 1580516.97 E: 470338.86 TOP EL: 84.61 S INV EL: 88.14	D-25 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-26 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-27 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-28 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-29 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-30 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-31 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-32 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-33 DRAINAGE MANHOLE N: 1580516.97 E: 470338.86 TOP EL: 84.61 S INV EL: 88.14	D-34 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-35 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-36 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-37 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-38 DRAINAGE MANHOLE N: 1580516.97 E: 470338.86 TOP EL: 84.61 S INV EL: 88.14	D-39 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-40 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-41 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-42 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-43 DRAINAGE MANHOLE N: 1580516.97 E: 470338.86 TOP EL: 84.61 S INV EL: 88.14	D-44 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-45 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-46 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-47 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-48 DRAINAGE MANHOLE N: 1580516.97 E: 470338.86 TOP EL: 84.61 S INV EL: 88.14	D-49 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-50 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-51 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-52 DRAINAGE MANHOLE N: 1580516.97 E: 470338.86 TOP EL: 84.61 S INV EL: 88.14	D-53 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-54 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-55 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-56 DRAINAGE MANHOLE N: 1580516.97 E: 470338.86 TOP EL: 84.61 S INV EL: 88.14	D-57 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-58 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-59 DRAINAGE MANHOLE N: 1580516.97 E: 470338.86 TOP EL: 84.61 S INV EL: 88.14	D-60 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-61 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-62 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-63 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-64 DRAINAGE MANHOLE N: 1580516.97 E: 470338.86 TOP EL: 84.61 S INV EL: 88.14	D-65 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-66 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-67 TYPE "1" 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84.61 N INV EL: 88.14 S INV EL: 88.04	D-90 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-91 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-92 DRAINAGE MANHOLE N: 1580516.97 E: 470338.86 TOP EL: 84.61 S INV EL: 88.14	D-93 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-94 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-95 DRAINAGE MANHOLE N: 1580516.97 E: 470338.86 TOP EL: 84.61 S INV EL: 88.14	D-96 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-97 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-98 DRAINAGE MANHOLE N: 1580516.97 E: 470338.86 TOP EL: 84.61 S INV EL: 88.14	D-99 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04	D-100 TYPE "1" INLET N: 1580516.97 E: 470338.86 TOP EL: 84.61 N INV EL: 88.14 S INV EL: 88.04
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DAVE SCHMITT
ENGINEERING, INC.
12301 LAKE UNDERHILL ROAD
SUITE 241
ORLANDO, FL 32288
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION
01/01/2023	DM	REV. PER CLIENT COMMENTS				
01/10/2023	DM	REV. PER CLIENT COMMENTS				
11/01/2023	DM	REV. PER CLIENT COMMENTS				
09/13/2023	DM	REV. PER CITY COMMENTS				

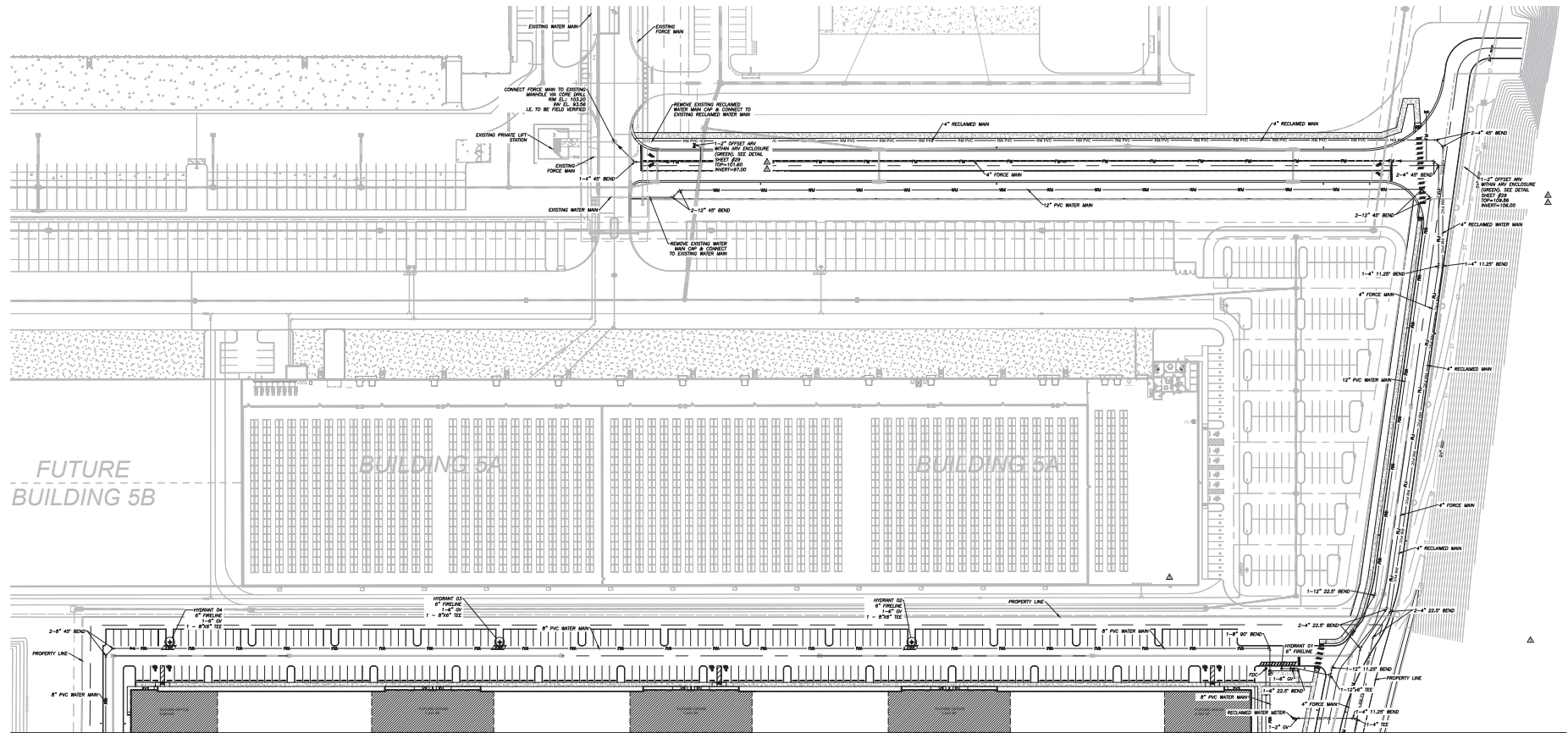
DAVE M. SCHMITT
FLORIDA REG. NUMBER
45274

GRADING & DRAINAGE PLAN - 2
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 60'
SHEET: 15 OF 33

NOTE: ALL STORM WATER PIPE JOINTS AND BOX INLETS SHALL BE WRAPPED WITH FDOT APPROVED FILTER FABRIC PER FDOT INDEX 430-001.

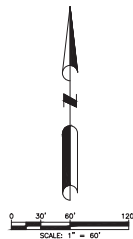
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MATCHLINE - SHEET 20/33

LEGEND

DESCRIPTION	PROPOSED
SANITARY SEWER SYSTEM	---
STORM SEWER SYSTEM	---
WATER SYSTEM	---
FIRE HYDRANT	---
RECLAIMED WATER SYSTEM	---



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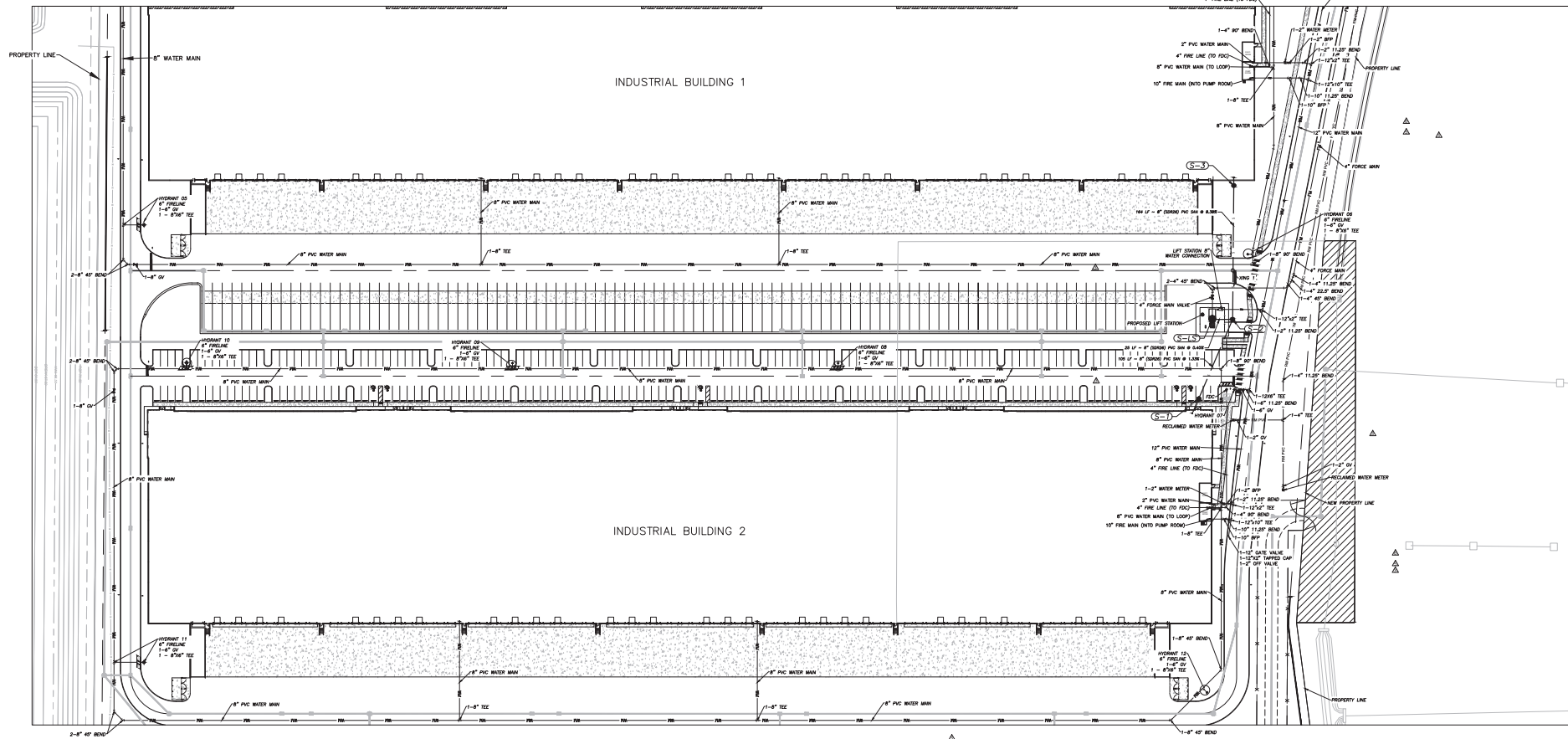
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			11/21/2023	DM	REV. PER CLIENT COMMENTS

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FLORIDA REG. NUMBER
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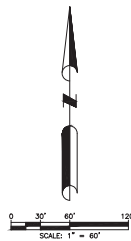
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MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 60'
SHEET: 19 OF 33

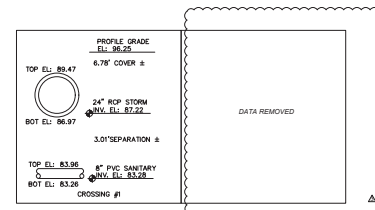
MATCHLINE - SHEET 19/33

**LEGEND**

DESCRIPTION	PROPOSED
SANITARY SEWER SYSTEM	—
STORM SEWER SYSTEM	—
WATER SYSTEM	—
FIRE HYDRANT	—
RECLAIMED WATER SYSTEM	—

**SANITARY STRUCTURE DATA**

S-1 SANITARY MANHOLE N: 1580433.92 E: 476385.89 TOP EL: 88.20 6" LAT INV EL: 78.80 NE INV EL: 78.70	S-2 SANITARY MANHOLE N: 1580530.68 E: 476427.27 TOP EL: 92.90 SW INV EL: 77.30 N INV EL: 78.30 W INV EL: 77.20
S-3 SANITARY CLEANOUT N: 1580694.23 E: 476428.62 TOP EL: 102.50 S INV EL: 92.00	S-15 LIFT STATION N: 1580530.64 E: 476402.41 TOP EL: 92.90 E INV EL: 77.10



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03/13/2024	DM	REV. PER CLIENT COMMENTS	Δ
11/01/2023	DM	REV. PER CLIENT COMMENTS	Δ

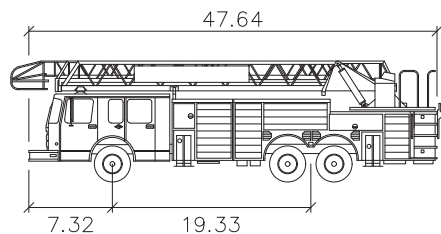
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FLORIDA REG. NUMBER
45274

UTILITY PLAN - 2
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 60'
SHEET: 20 OF 33

NOTES

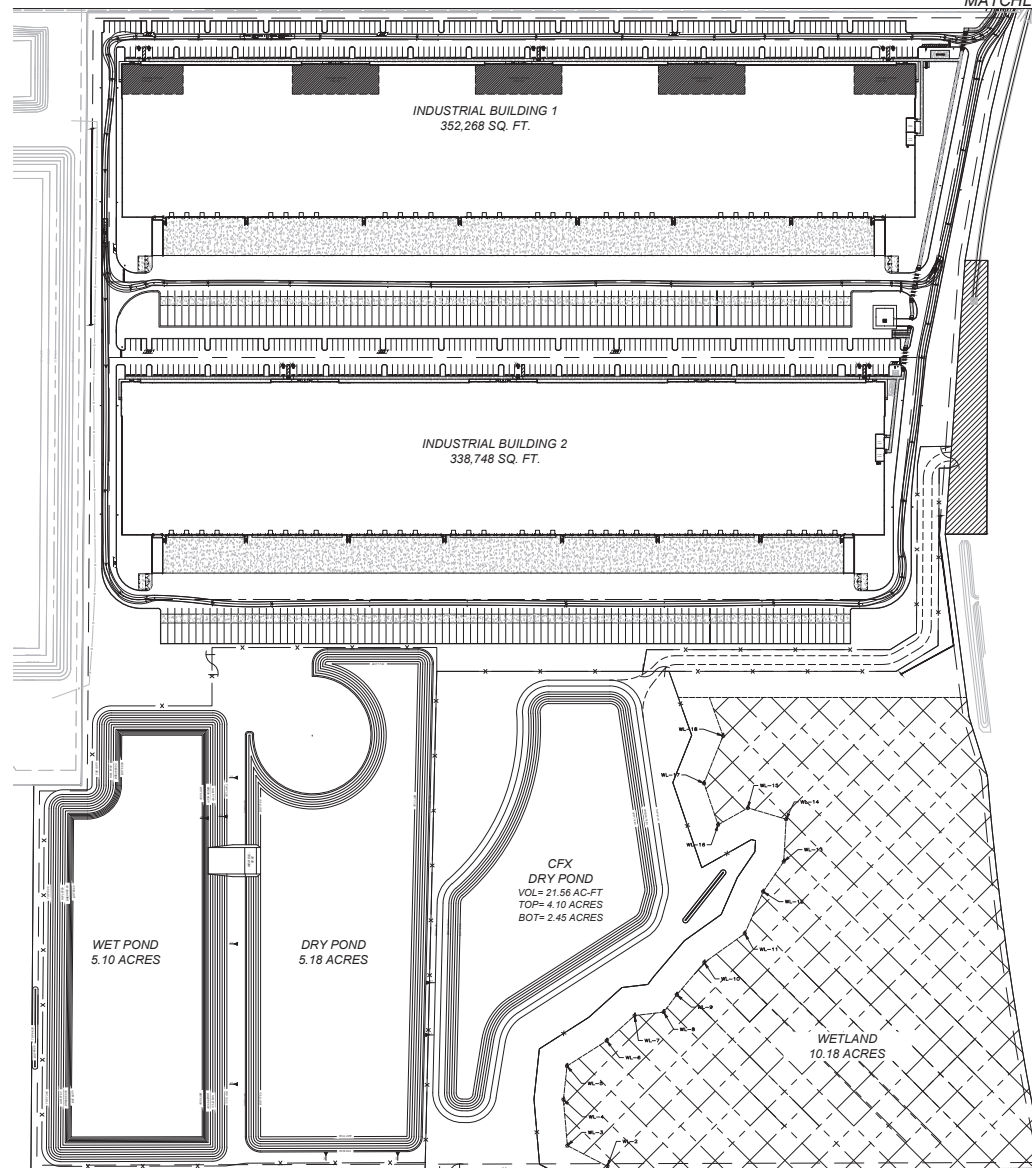
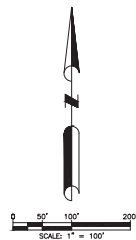
1. FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1 (2021 EDITION) AND FFPC (7TH EDITION).
2. THE NUMBER AND PLACEMENT OF REQUIRED FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH NFPA 1 (2021 EDITION) AND FFPC (7TH EDITION).
3. ALL ROADWAYS AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
4. FIRE HYDRANTS SHALL BE MARKED WITH BLUE ROAD REFLECTOR.
5. BUILDING WILL BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM.
6. BUILDING MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM.
7. A LOCK BOX MUST BE PROVIDED NEAR THE FRONT DOOR.



APOPKA FIRE TRUCK 2

feet

Width	: 8.00
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.0



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09/13/2023	DM	REV. PER CITY COMMENTS	

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FLORIDA REG. NUMBER
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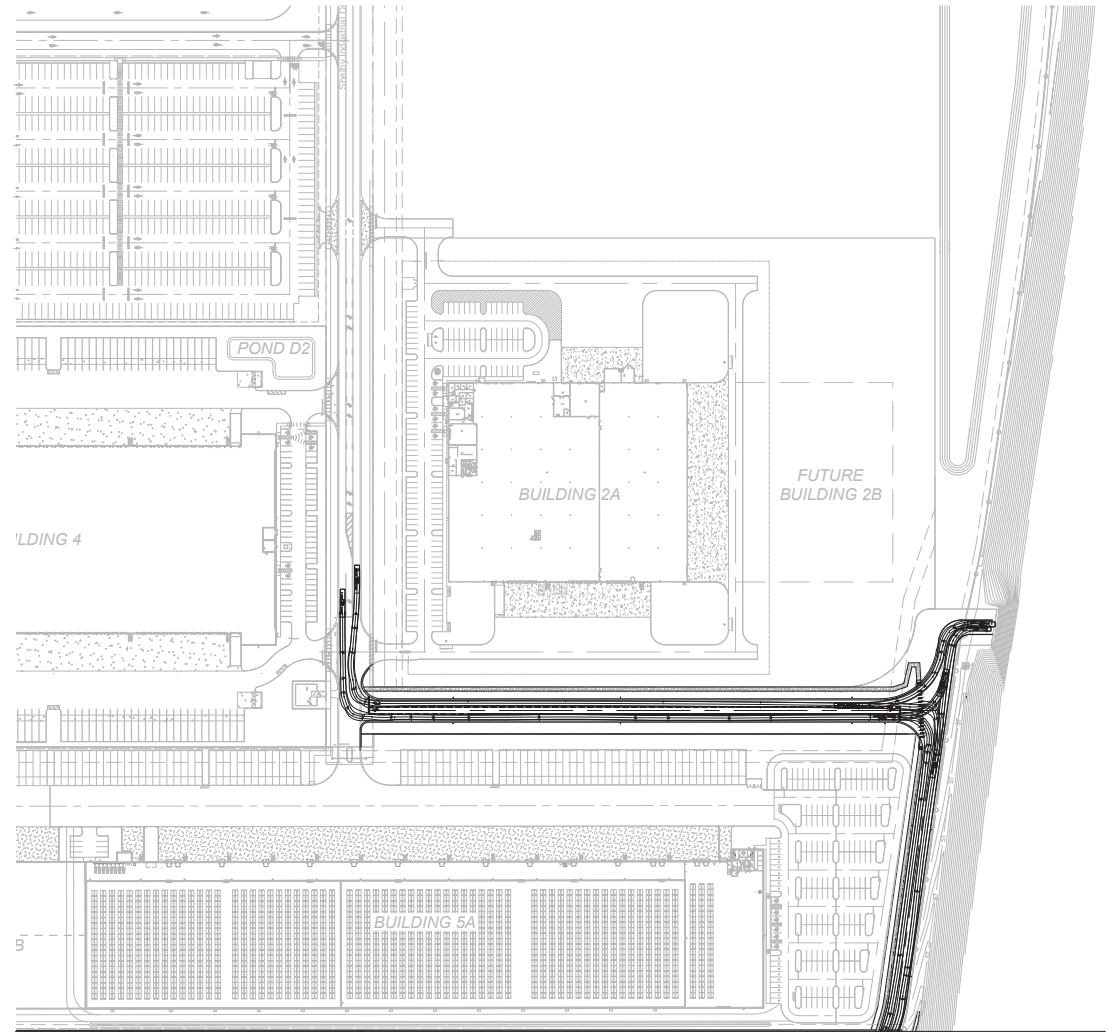
FIRE TRUCK ROUTING PLAN
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 100'
SHEET: 21 OF 33

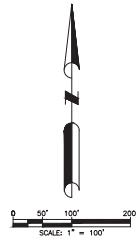
1. FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1 (2021 EDITION) AND FFPC (7TH EDITION).
2. THE NUMBER AND PLACEMENT OF REQUIRED FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH NFPA 1 (2021 EDITION) AND FFPC (7TH EDITION).
3. ALL ROADWAYS AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
4. FIRE HYDRANTS SHALL BE MARKED WITH BLUE ROAD REFLECTOR.
5. BUILDING WILL BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM.
6. BUILDING MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM.
7. A LOCK BOX MUST BE PROVIDED NEAR THE FRONT DOOR.



```
Width           : 8.00
Track           : 8.50
Lock to Lock Time : 6.00
Steering Angle  : 45.0
```



MATCHLINE - SHEET 21/33



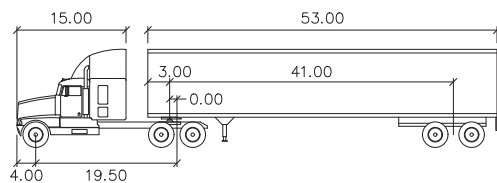
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			11/21/2023	DM	REV. PER CLIENT COMMENTS
			09/15/2023	DM	REV. PER CITY COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
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OFFSITE FIRE TRUCK ROUTING PLAN

MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

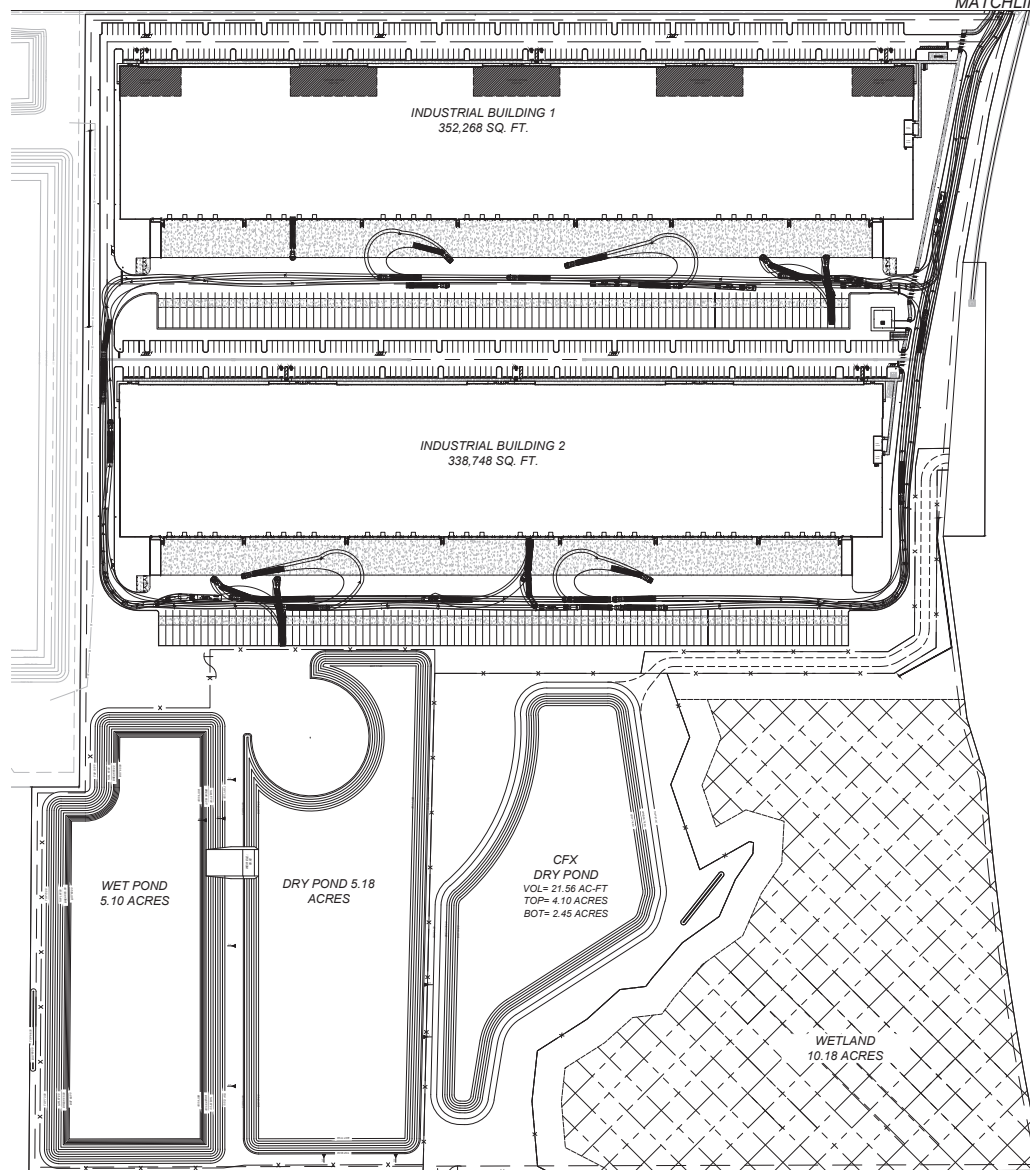
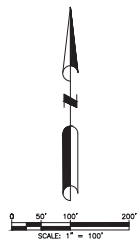
DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 100'
SHEET: 22 OF 33



WB-62FL

feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		



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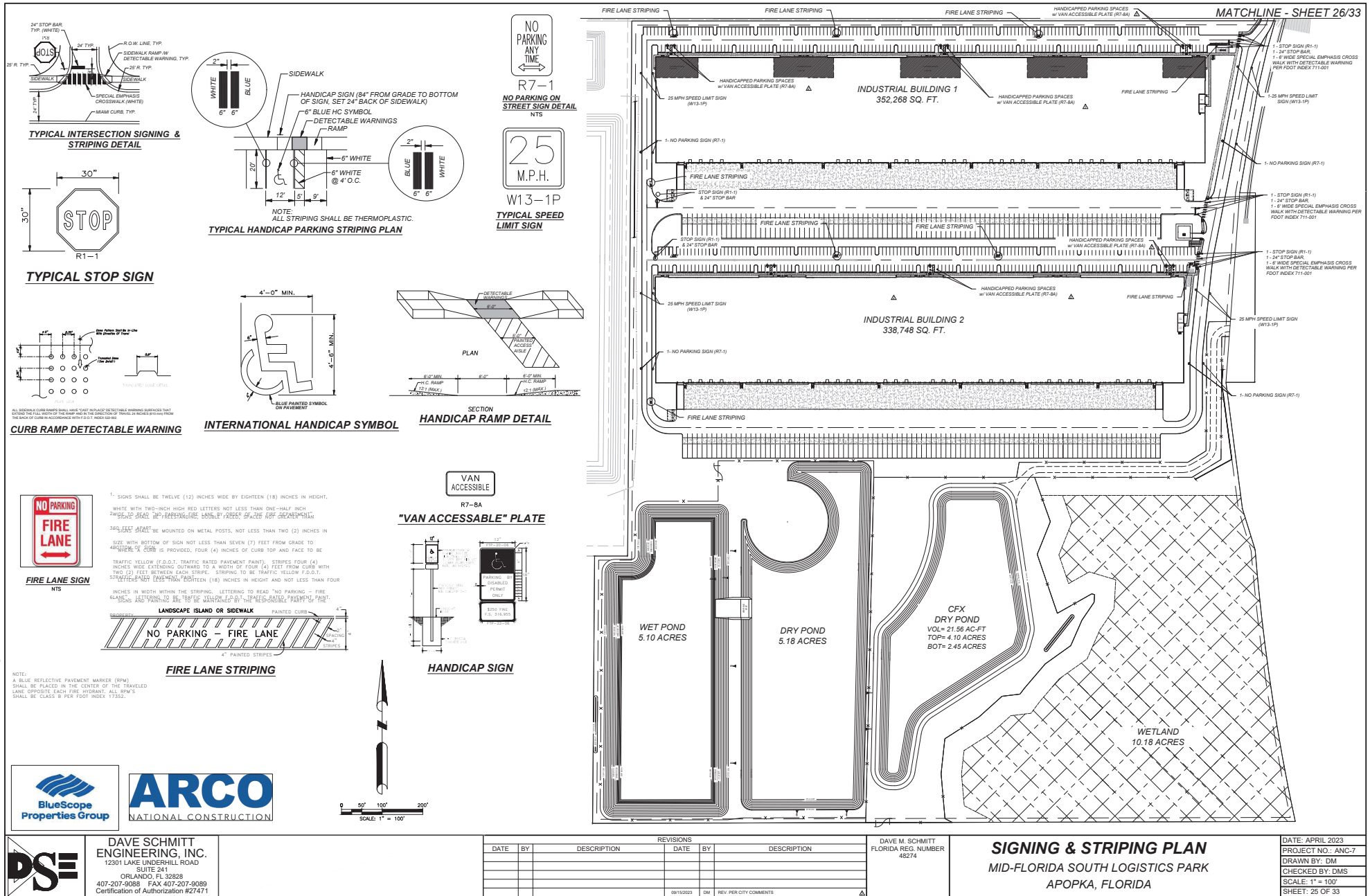
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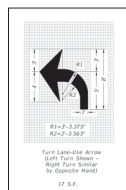
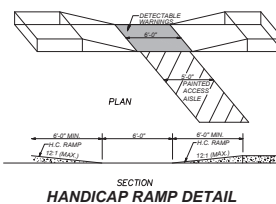
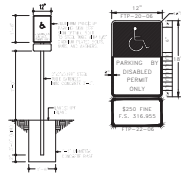
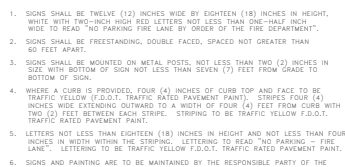
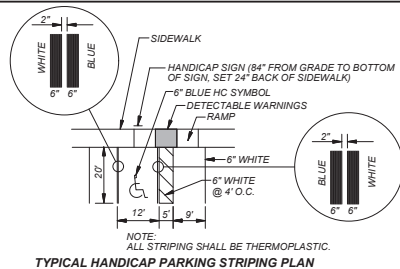
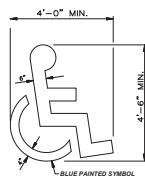
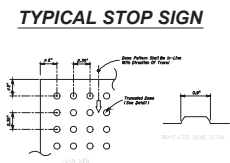
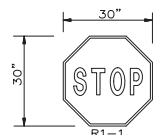
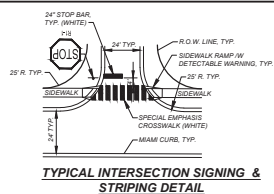
DAVE M. SCHMITT
FLORIDA REG. NUMBER
49274

LARGE TRUCK ROUTING PLAN
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

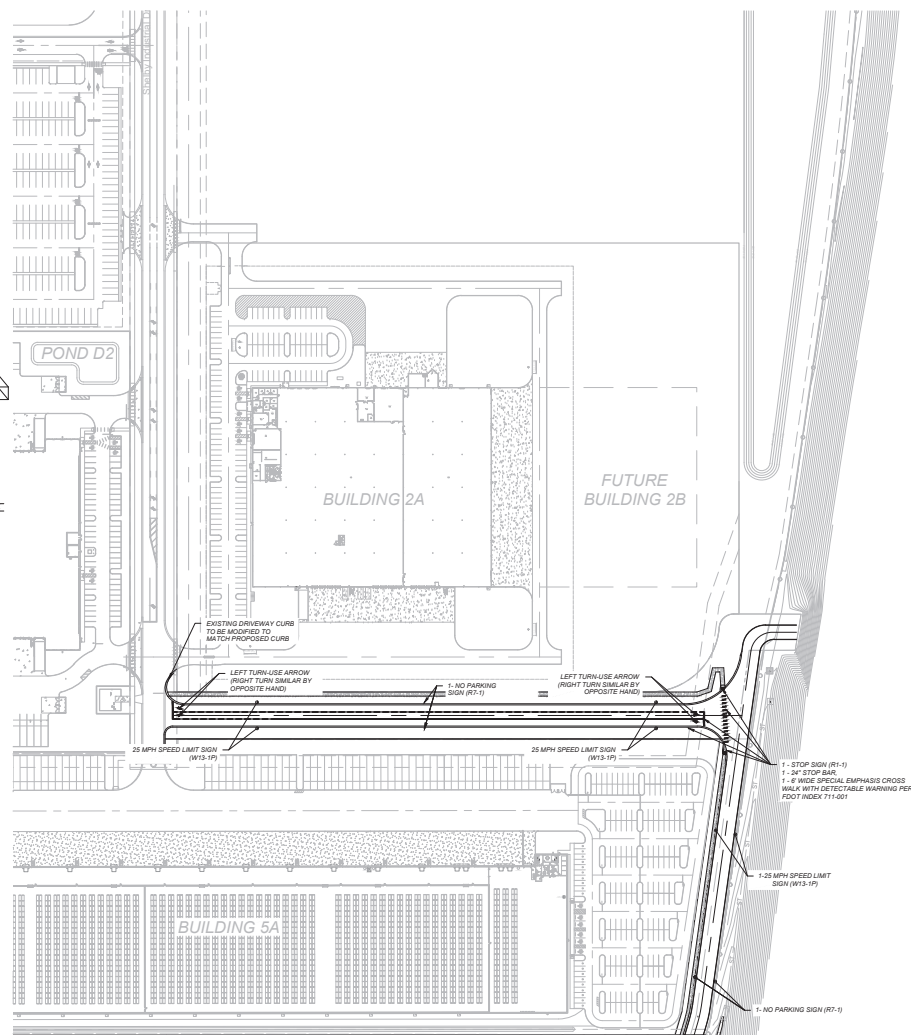
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PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
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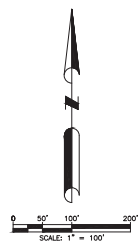




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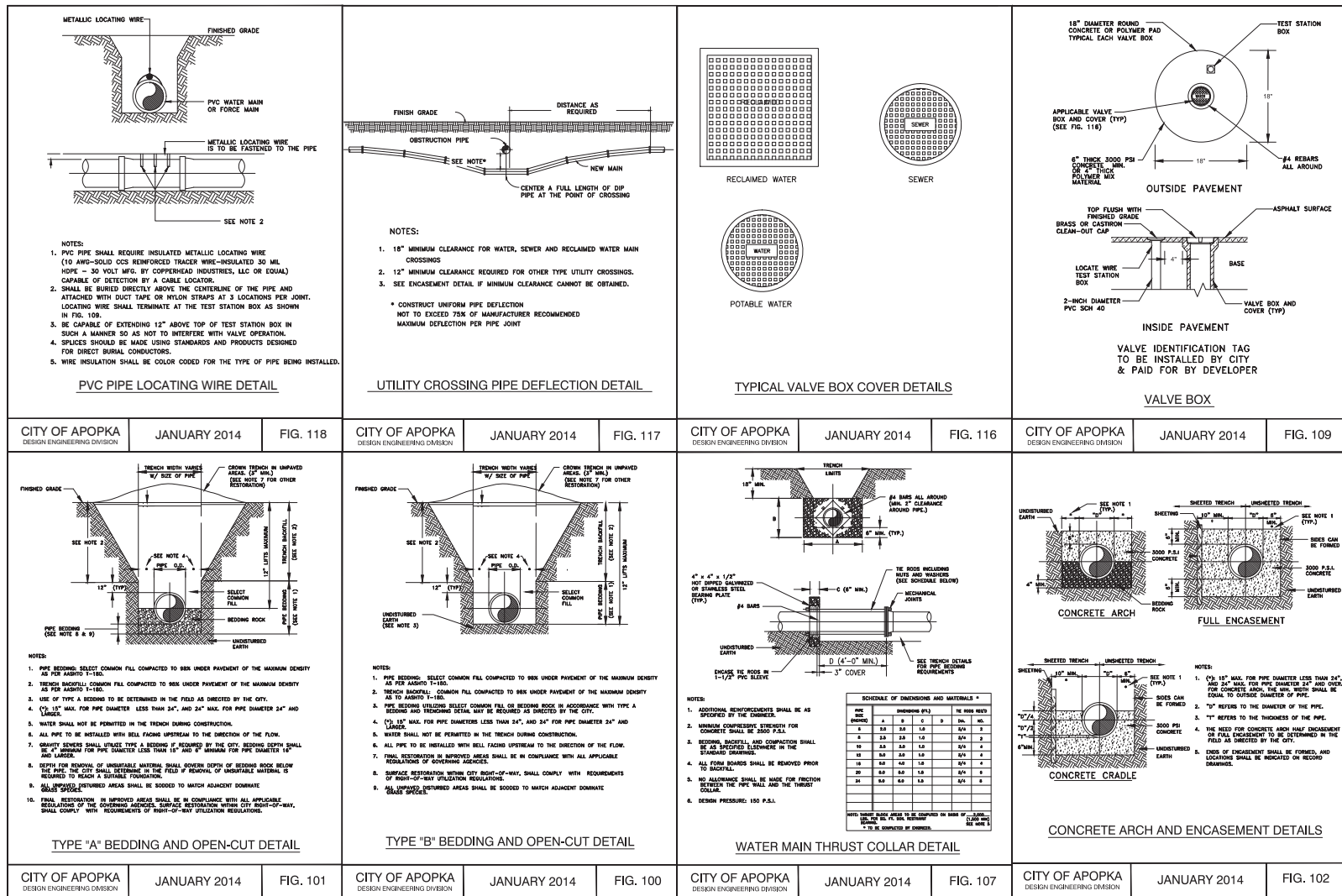
MATCHLINE - SHEET 25/33

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FLORIDA REG. NUMBER
48274

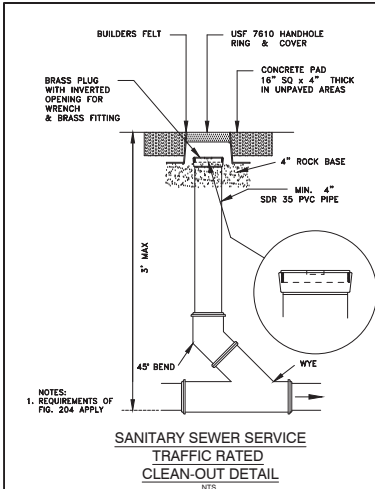
OFFSITE SIGNING & STRIPING PLAN
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: AND
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 100'
SHEET: 26 OF 33



REVISIONS					
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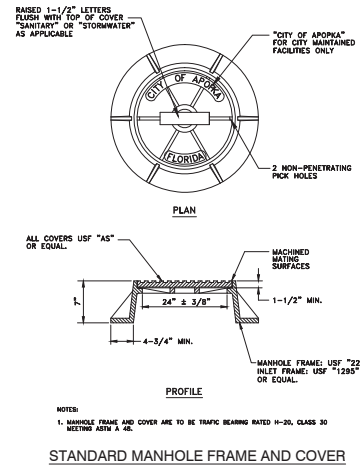
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CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 205



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 202

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

	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							

NOTES:

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

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO AD-1.

2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.

3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.

4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.

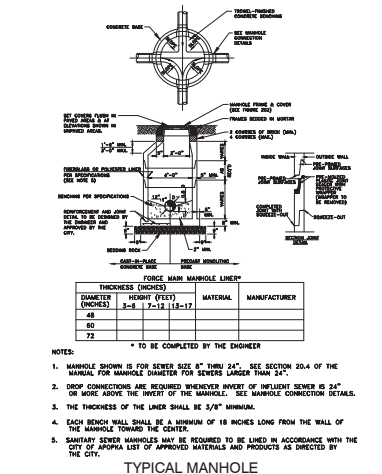
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN THURSTED RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA. FOR PVC WITH THE FOLLOWING ASSUMPTIONS:

TYPE OF PIPE	PVC	P.S.I.**	FM
WORKING PRESSURE	150	P.S.I.**	100
SOIL DESIGNATION	SD-1		WM OR RWM
SLATING CONDITIONS	3		

6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.

7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 200

MINIMUM PRESSURE RATING

PSI	DI FITTINGS		PIPE MATERIAL*		GATE VALVE**		FORCEMAIN*	
	≤24"	>24"	PVC	DI HDPE	≤12"	>12"	PVC	HDPE
100								
150								
200								
250								
350								

* PVC SHALL HAVE A MAXIMUM DIMENSION RATIO (DR) OF 18 AND HDPE SHALL BE MAX DR11. FORCEMAIN PVC SHALL BE MAX DR18 UNLESS DESIGN REQUIRES OTHERWISE AND HDPE SHALL BE MAX DR17.

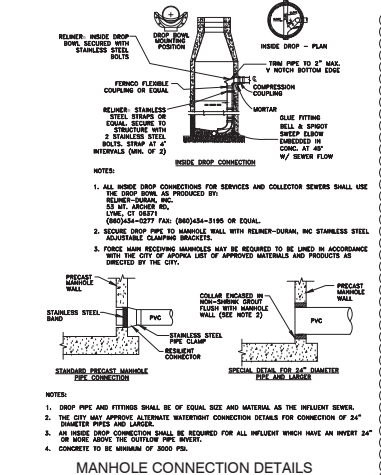
** BUTTERFLY VALVES SHALL BE CLASS 150B

PIPE AND APPURTENANCES PRESSURE RATING

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

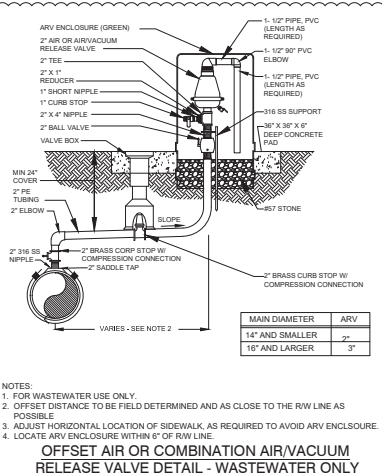
FIG. 110



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 201



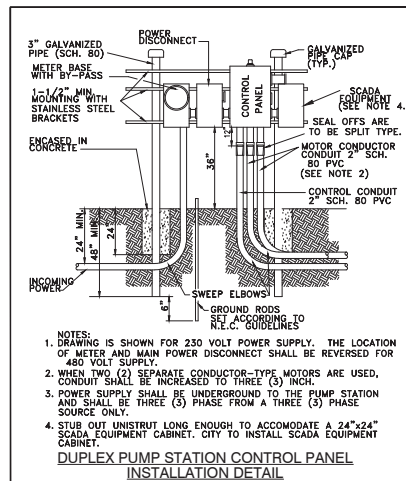
CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

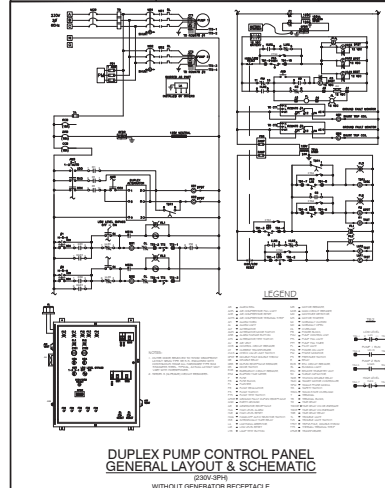
FIG. 114



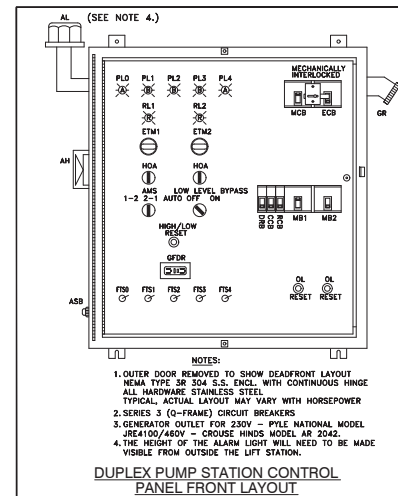
	DAVE SCHMITT ENGINEERING, INC. 12301 LAKE UNDERHILL ROAD, SUITE 241 ORLANDO, FL 32828 407-207-9088 FAX 407-207-9089 Certification of Authorization #27471	REVISIONS				DAVE M. SCHMITT FLORIDA REG. NUMBER 48274	UTILITY DETAILS - 3 MID-FLORIDA SOUTH LOGISTICS PARK APOPKA, FLORIDA	DATE: APRIL 2023 PROJECT NO.: ANC-7 DRAWN BY: DM CHECKED BY: DMS SCALE: NONE SHEET: 29 OF 33		
		DATE	BY	DESCRIPTION	DATE				BY	DESCRIPTION
						0013024	DM	REV. PER CLIENT COMMENTS	Δ	



CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 302
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 305 B
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 303
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[illegible]

COMPONENT LEGEND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 306
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DAVE SCHMITT
ENGINEERING, INC.
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

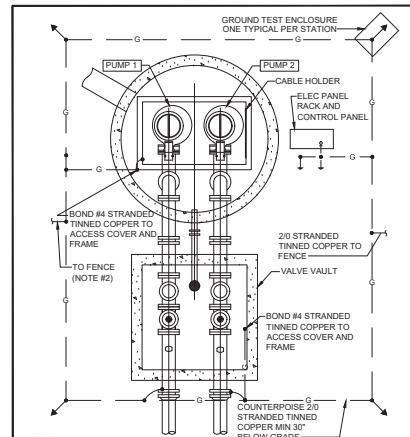
REVISIONS						DAVE M. SCHMITT FLORIDA REG. NUMBER 48274
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	

DAVE M. SCHMITT
FLORIDA REG. NUMBER

LIFT STATION PLAN - 2
MID-FLORIDA SOUTH LOGISTICS PARK
APOPKA, FLORIDA

DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: NONE
SHEET: 31 OF 33

F:\ANC7\CAD\Plans\Set\Final\30-32 LIFT STATION PLANS.dwg, 6/16/2023 7:09:34 PM



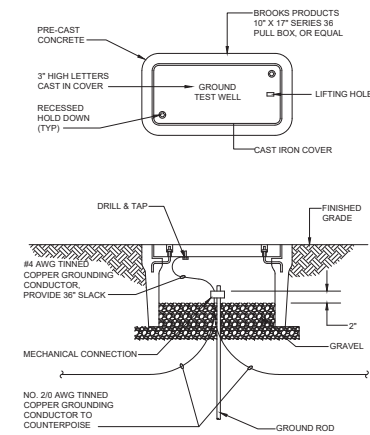
- NOTES:
1. DETAIL IS GENERIC. SPECIFIC LOCATIONS OF EQUIPMENT MAY VARY.
 2. TIE TO FENCE, MINIMUM 2 LOCATIONS. NOT REQUIRED WHERE PVC COATED OR BLOCK FENCE IS INSTALLED.
 3. PROVIDE EXOTHERMIC WELDS UNLESS NOTED OTHERWISE.

PUMP STATION GROUNDING (TYPICAL)

CITY OF APOKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 307

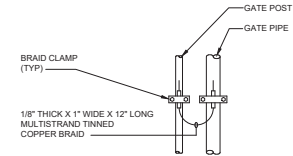


GROUND TEST WELL

CITY OF APOKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 307 B

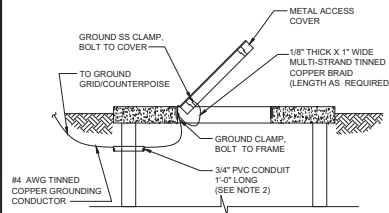


FENCE POST GROUNDING (TYPICAL)

CITY OF APOKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 307 A



- NOTES:
1. ON COVERS WITH MULTIPLE DOORS, PROVIDE BRAID FROM FRAME TO DOOR ON EACH DOOR. PROVIDE WATERPROOF CAULKING WHERE GROUND CABLE AND CONDUIT PENETRATES WETWELL TO PREVENT INTRUSION OF GROUNDWATER AND ESCAPE OF VAPORS FROM WETWELL.
 2. INSTALL GROUND WIRE SO THAT IT WILL NOT CROSS CLEAR OPENING OR PREVENT OR IMPEDE NORMAL METHOD OF REMOVING FLOATS OR PUMPS.

COVER AND DOOR GROUNDING

CITY OF APOKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 307 C



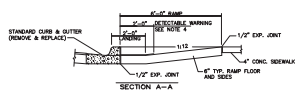
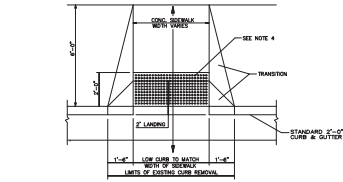
**DAVE SCHMITT
ENGINEERING, INC.**
12301 Lake Underhill Road Suite 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

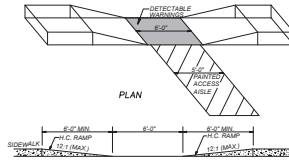
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

LIFT STATION PLAN - 3
MID-FLORIDA SOUTH LOGISTICS PARK
APOKA, FLORIDA

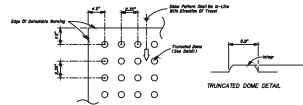
DATE: APRIL 2023
PROJECT NO.: ANC-7
DRAWN BY: DM
CHECKED BY: DMS
SCALE: NONE
SHEET: 32 OF 33



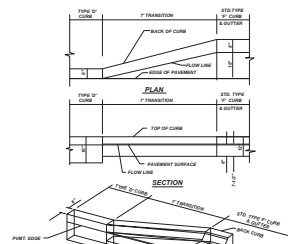
HANDICAP RAMP



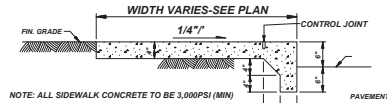
HANDICAP RAMP DETAIL



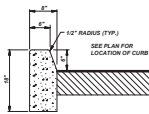
CURB RAMP DETECTABLE WARNING



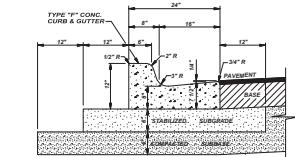
STANDARD SIDEWALK



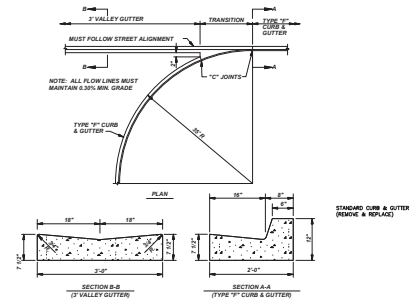
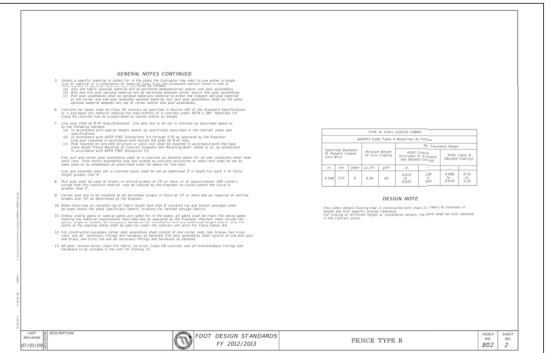
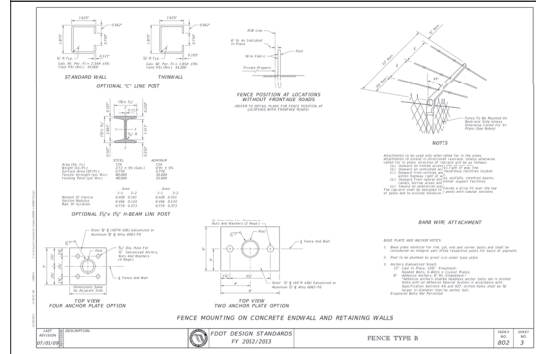
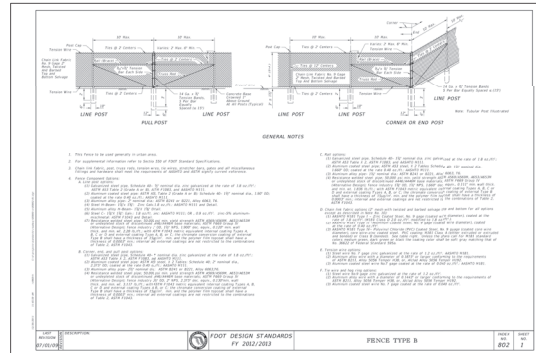
SIDEWALK ABUTTING PAVEMENT



TYPE "D" CURB



TYPE "F" CURB & GUTTER



3' VALLEY GUTTER & TRANSITION

F.D.O.T. DESIGN STANDARDS INDICES

CONTRACTOR SHALL COMPLY WITH THE 2018-19 F.D.O.T. BOOKLET FOR "DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM"
 F.D.O.T. INDEX 425-001 - SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS
 F.D.O.T. INDEX 425-010 - STRUCTURE BOTTOMS TYPE J AND P
 F.D.O.T. INDEX 425-020 - CURB INLET TOPS TYPES 1, 2, 3 & 4
 F.D.O.T. INDEX 425-052 - DITCH BOTTOM INLET TYPES C, D, E & H
 F.D.O.T. INDEX 430-021 - CROSS DRAIN MITERED END SECTION SINGLE AND MULTIPLE ROUND CONCRETE PIPE
 F.D.O.T. INDEX 522-002 - DETECTABLE WARNINGS & SIDEWALK CURB RAMPS
 F.D.O.T. INDEX 711-001 - PAVEMENT MARKINGS



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

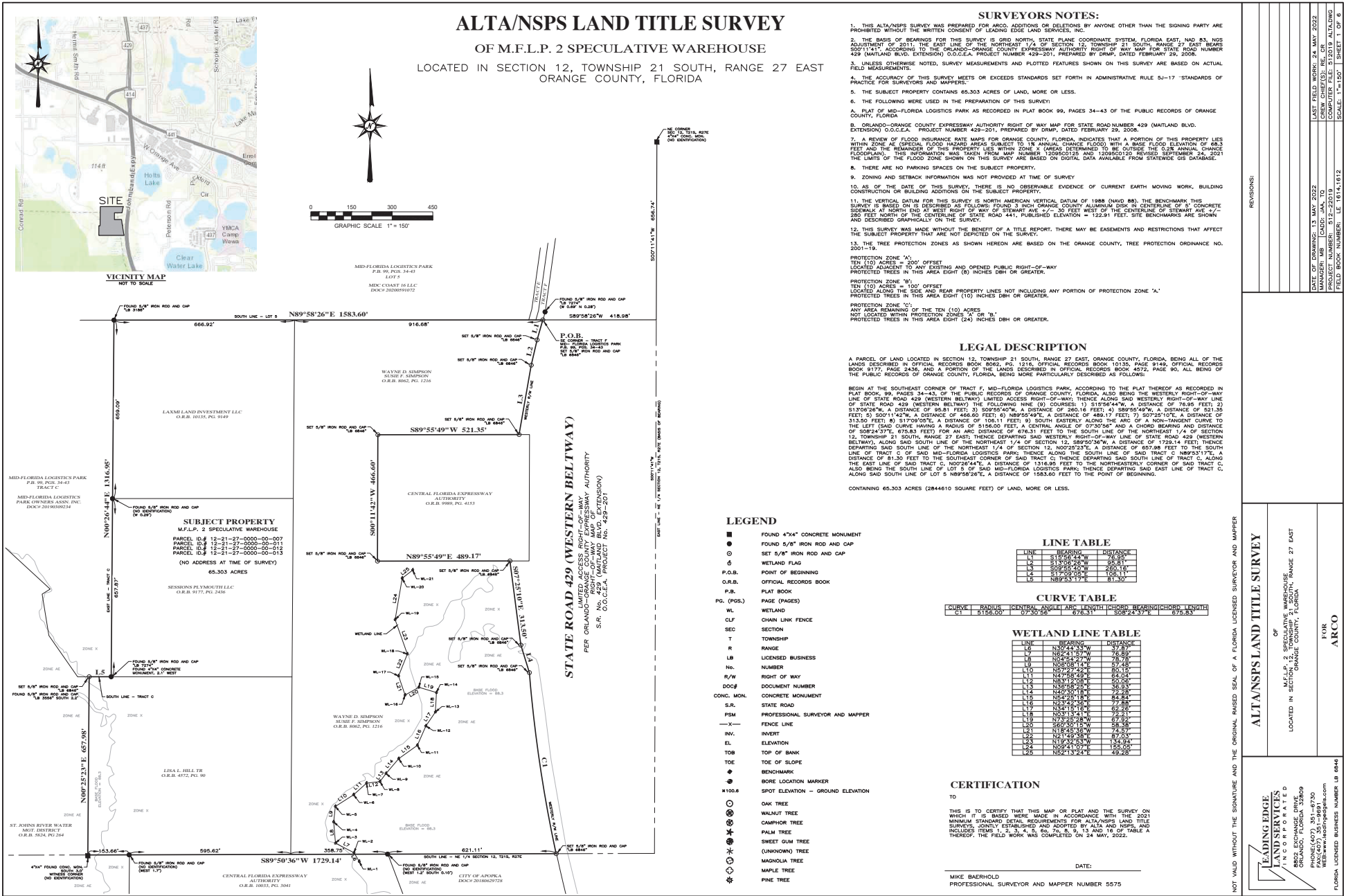
DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

PAVING GRADING & DRAINAGE DETAILS

MID-FLORIDA SOUTH LOUISIANA PARK

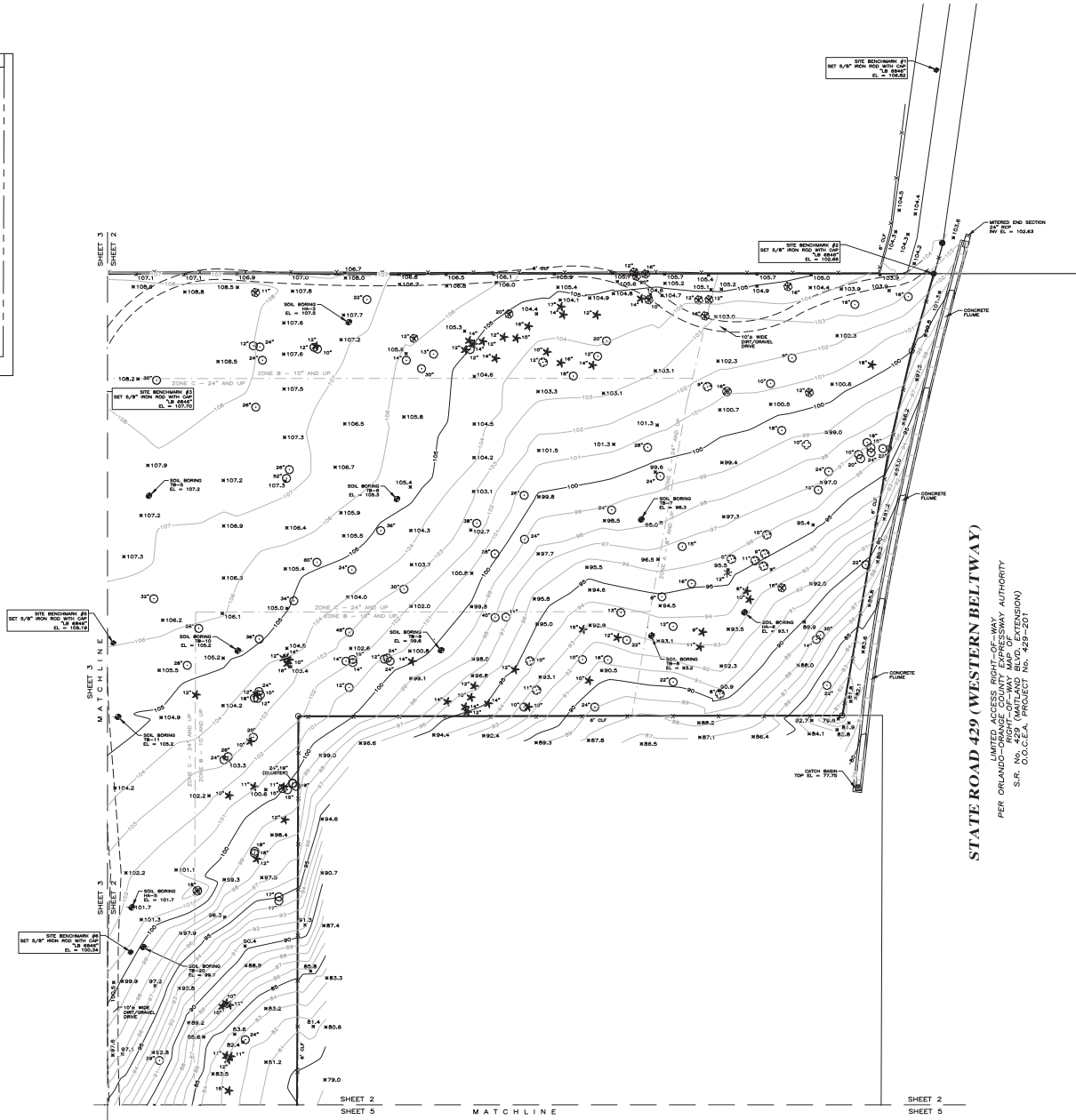
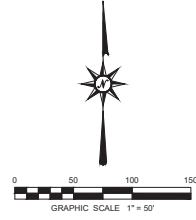
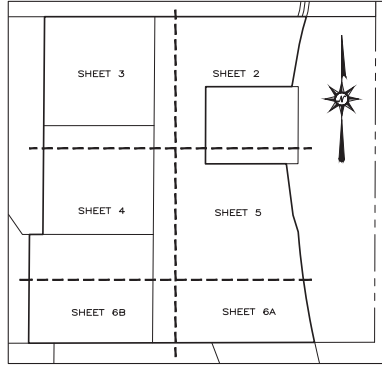
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PROJECT NO.:
DRAWN BY:
CHECKED BY:
SCALE:
SHEET: 33 OF 33

DMS
NONE



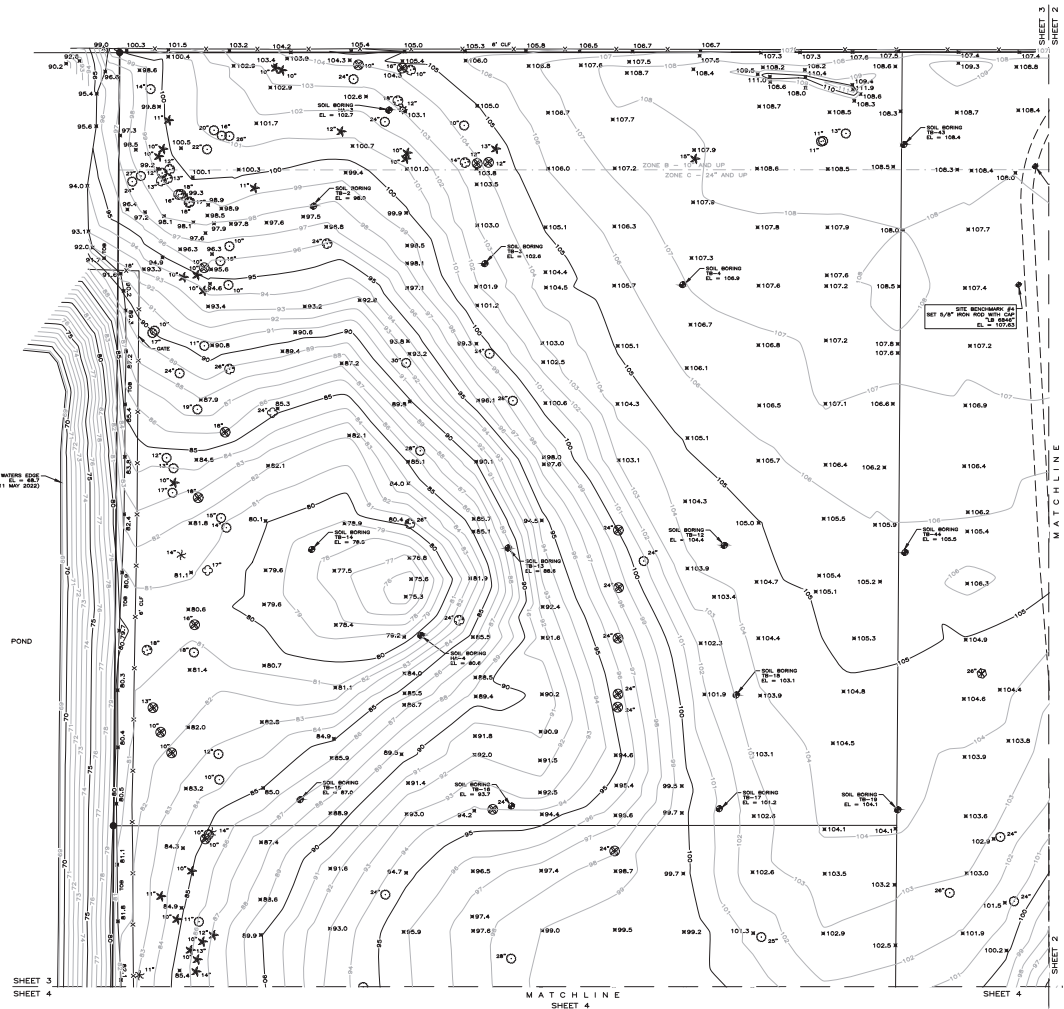
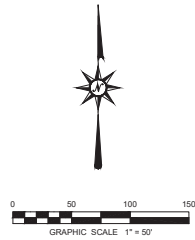
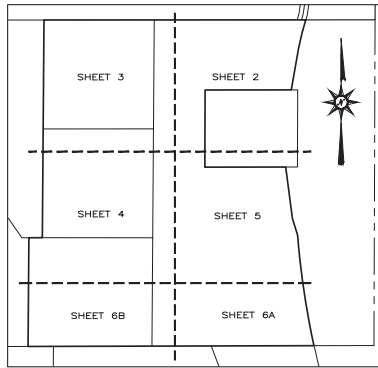
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	PROJECT NUMBER: 512-2019	COMPUTER FILE: 512019.ALTADWD
	FIELD BOOK NUMBER: LE 1614,1612	SCALE: 1"=150'
		SHEET 1 OF 6

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	ALTA/NSPS LAND TITLE SURVEY	FOR ARCO
	OF STATE OF FLORIDA LOCATED IN SECTION 12, TOWNSHIP 21 SOUTH, RANGE 27 EAST ORANGE COUNTY, FLORIDA	
	LEADING EDGE LAND SERVICES INCORPORATED ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-8899 WWW.LELANDSERVICES.COM FLORIDA LICENSED BUSINESS NUMBER LB 8646	

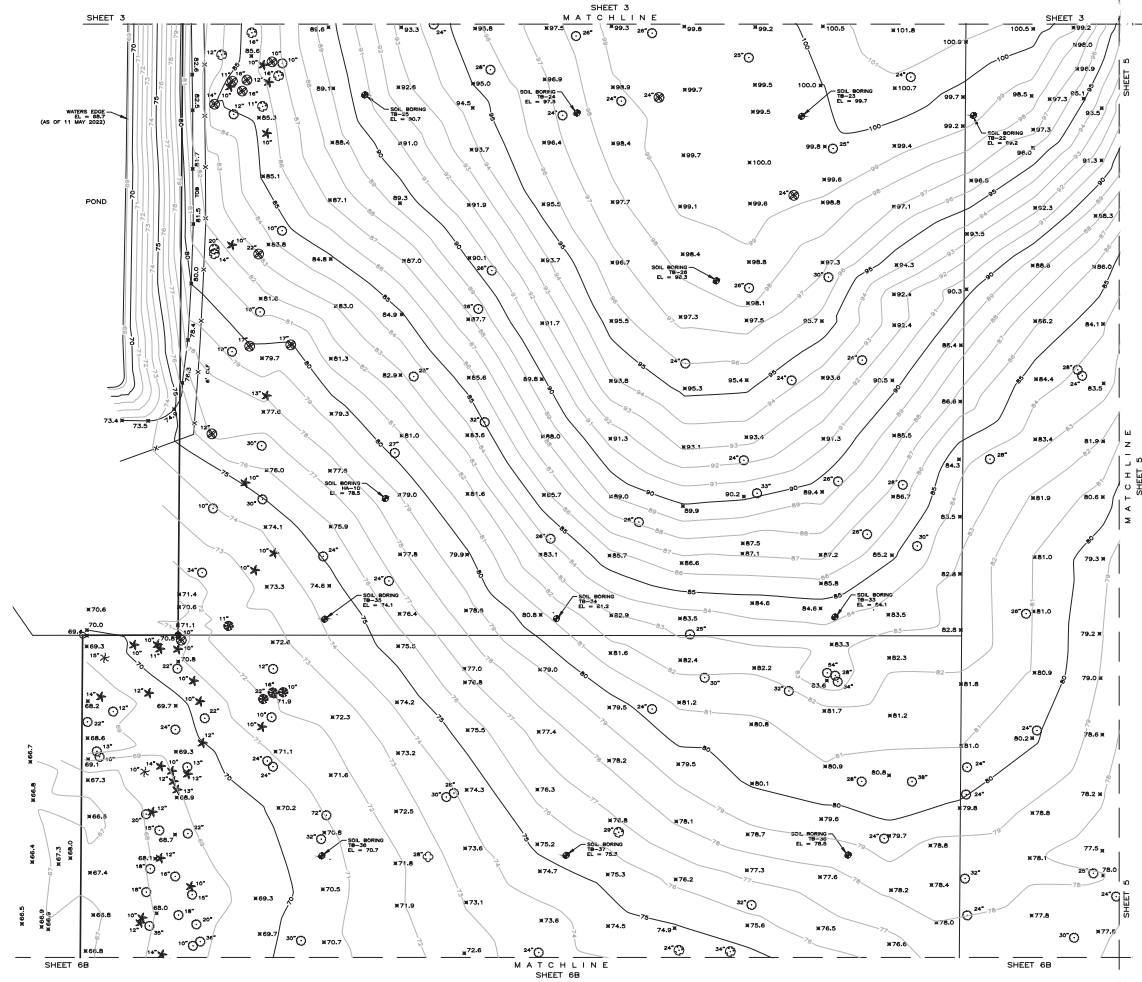
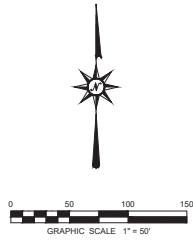
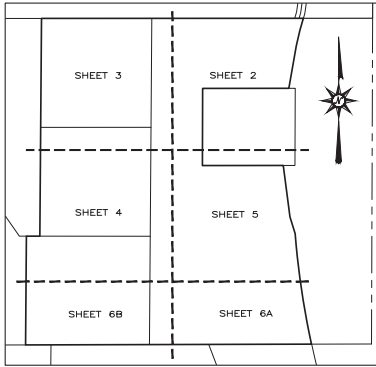


NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

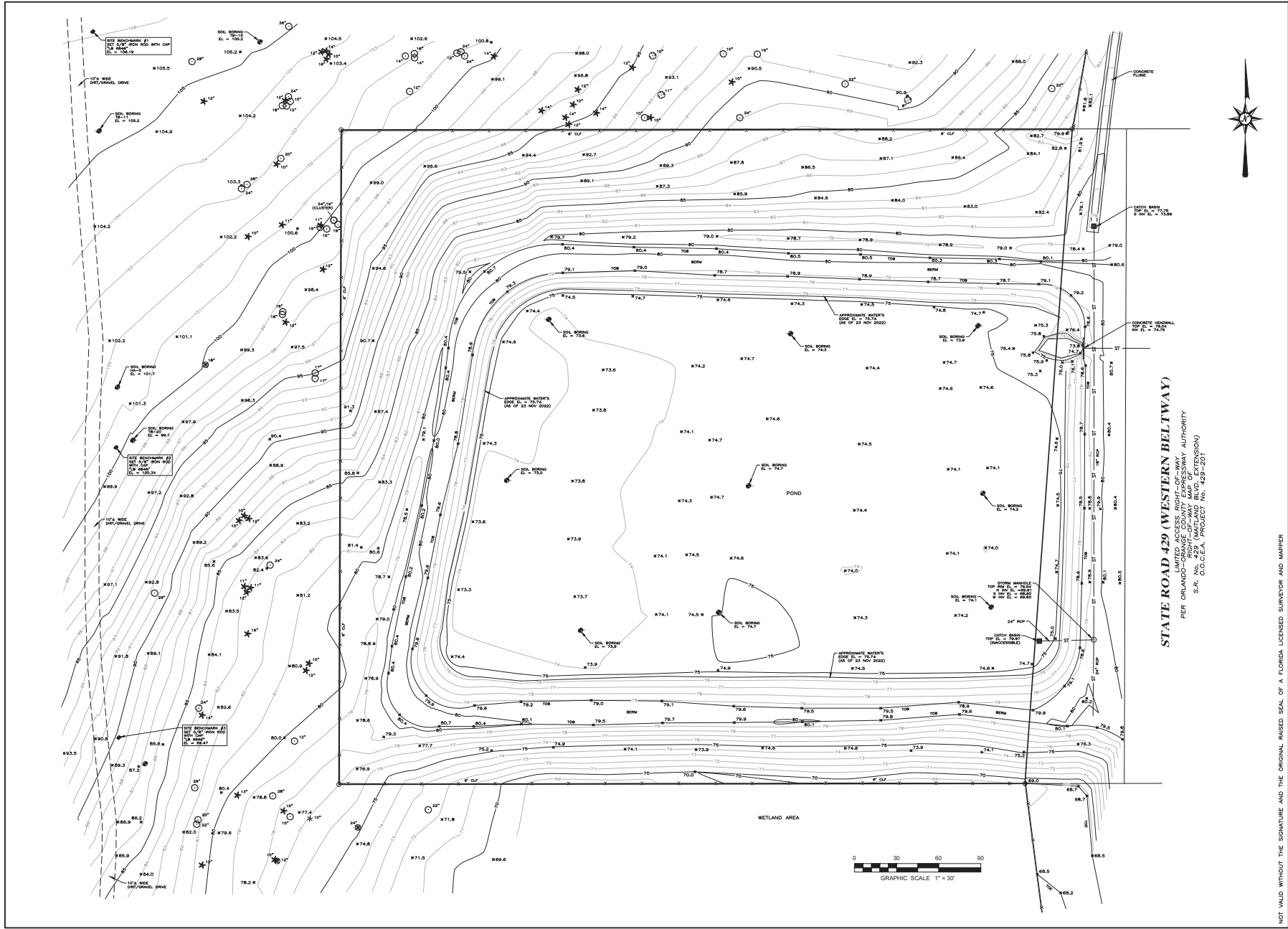
LEADING EDGE LAND SERVICES INCORPORATED 1100 S. W. 10TH AVE. SUITE 100 MIAMI, FLORIDA 33135 PHONE (407) 351-6730 FAX (407) 351-8899 WWW.LEADINGEDGEFLA.COM FLORIDA LICENSED BUSINESS NUMBER LB 8846	OF	
	SECTION 12, TOWNSHIP 28N, RANGE 27E LOCATED IN SECTION 12, TOWNSHIP 28N, RANGE 27E ORANGE COUNTY, FLORIDA	
	FOR ARCO	
	ALTA/NSPS LAND TITLE SURVEY	
	REVISIONS:	
	DATE OF DRAWING: 13 MAY 2022	
	LAST FIELD WORK: 24 MAY 2022	
	MANAGER: MB CADDO, JAA, TO	
	CHECK: CHEF(S): RE, CR	
	PROJECT NUMBER: 512-22019	
	FIELD BOOK NUMBER: LE 18141612	
	SCALE: 1"=50'	
SHEET 2 OF 6		



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		REVISIONS:	
		DATE OF DRAWING: 13 MAY 2022 MANAGER: MB CAD: JAA, TO PROJECT NUMBER: 512-22019 FIELD BOOK NUMBER: LE 1814, 1612	
ALTA/NSPS LAND TITLE SURVEY		DATE OF FIELD WORK: 24 MAY 2022 CHECK SHEET(S): RE, CR COMPUTER FILE: 512019 ALTA.DWG SCALE: 1"=50' SHEET 3 OF 6	
OF SECTION 12, TOWNSHIP 28S, RANGE 27E LOCATED IN SECTION 12, TOWNSHIP 28S, RANGE 27E ORANGE COUNTY, FLORIDA		FOR ARCO	
LEADING EDGE LAND SERVICES INCORPORATED 10000 W. US HWY 1 ORLANDO, FLORIDA 32839 PHONE: (407) 351-6730 FAX: (407) 351-8898 WWW.LEADINGEDGE.LS.COM FLORIDA LICENSED BUSINESS NUMBER LB 8846			



REVISIONS: 		DATE OF DRAWING: 13 MAY 2022 MANAGER: MB CAD: JAA, TO PROJECT NUMBER: 512-2-22019 FIELD BOOK NUMBER: LE 1614, 1612 SCALE: 1"=50' SHEET 4 OF 6
ALTA/NSPS LAND TITLE SURVEY OF SECTION 2, TOWNSHIP 28S, RANGE 27E LOCATED IN SECTION 15, TOWNSHIP 28S, RANGE 27E EAST ORANGE COUNTY, FLORIDA		FOR ARCO
LEADING EDGE LAND SERVICES INCORPORATED 10000 W. US HWY 1 SUITE 100 ORLANDO, FLORIDA 32835 PHONE: (407) 351-6730 FAX: (407) 351-6999 WWW.LEADINGEDGE.LS.COM FLORIDA LICENSED BUSINESS NUMBER LB 8646		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
BOUNDARY AND TOPOGRAPHIC SURVEY	
OF	
SECTION 12, TOWNSHIP 28S, RANGE 27E, EAST	
LOCATED IN SECTION 12, TOWNSHIP 28S, RANGE 27E, EAST	
ORANGE COUNTY, FLORIDA	
FOR	
ARCO	
LEADING EDGE LAND SERVICES, INC. A PROFESSIONAL SURVEYING AND MAPPING FIRM 10000 W. US HIGHWAY 1, SUITE 100, ORLANDO, FLORIDA 32835 PHONE: (407) 351-6730 FAX: (407) 351-6899 WWW.LEADINGEDGE-FL.COM FLORIDA LICENSED BUSINESS NUMBER LB 8646	
REVISIONS:	
DATE OF DRAWING: 28 NOV 2022	
LAST FIELD WORK: 23 NOV 2022	
MANAGER: MB CAD: JAA, TO	
CREW: CHIEF(S): RE, CR	
PROJECT NUMBER: 512-2019	
COMPUTER FILE: 512019MT.DWG	
FIELD BOOK NUMBER: LE 16141612	
SCALE: 1"=30'	
SHEET 2 OF 2	

TREE MITIGATION, LANDSCAPE, IRRIGATION PLANS

MID-FLORIDA LOGISTICS PARK PHASE - II

CITY OF APOPKA, FLORIDA

SHEET INDEX

C-100	COVER SHEET	I-101	IRRIGATION PLAN
K-100	MASTER KEY PLAN	I-102	IRRIGATION PLAN
L-100	MASTER LANDSCAPE PLAN	I-103	IRRIGATION PLAN
L-101	LANDSCAPE PLAN	I-104	IRRIGATION PLAN
L-102	LANDSCAPE PLAN	I-105	IRRIGATION PLAN
L-103	LANDSCAPE PLAN	I-106	IRRIGATION PLAN
L-104	LANDSCAPE PLAN	I-500	IRRIGATION DETAILS
L-105	LANDSCAPE PLAN		
L-106	LANDSCAPE PLAN		
L-500	LANDSCAPE PLANT LIST		

AND DETAILS



CONSULTANTS

CONSTRUCTION DOCUMENTS
COVER SHEET

DRAWING TITLE

PROJECT ADDRESS

DATE

REV

DESCRIPTION

DATE

BY

DATE

DATE

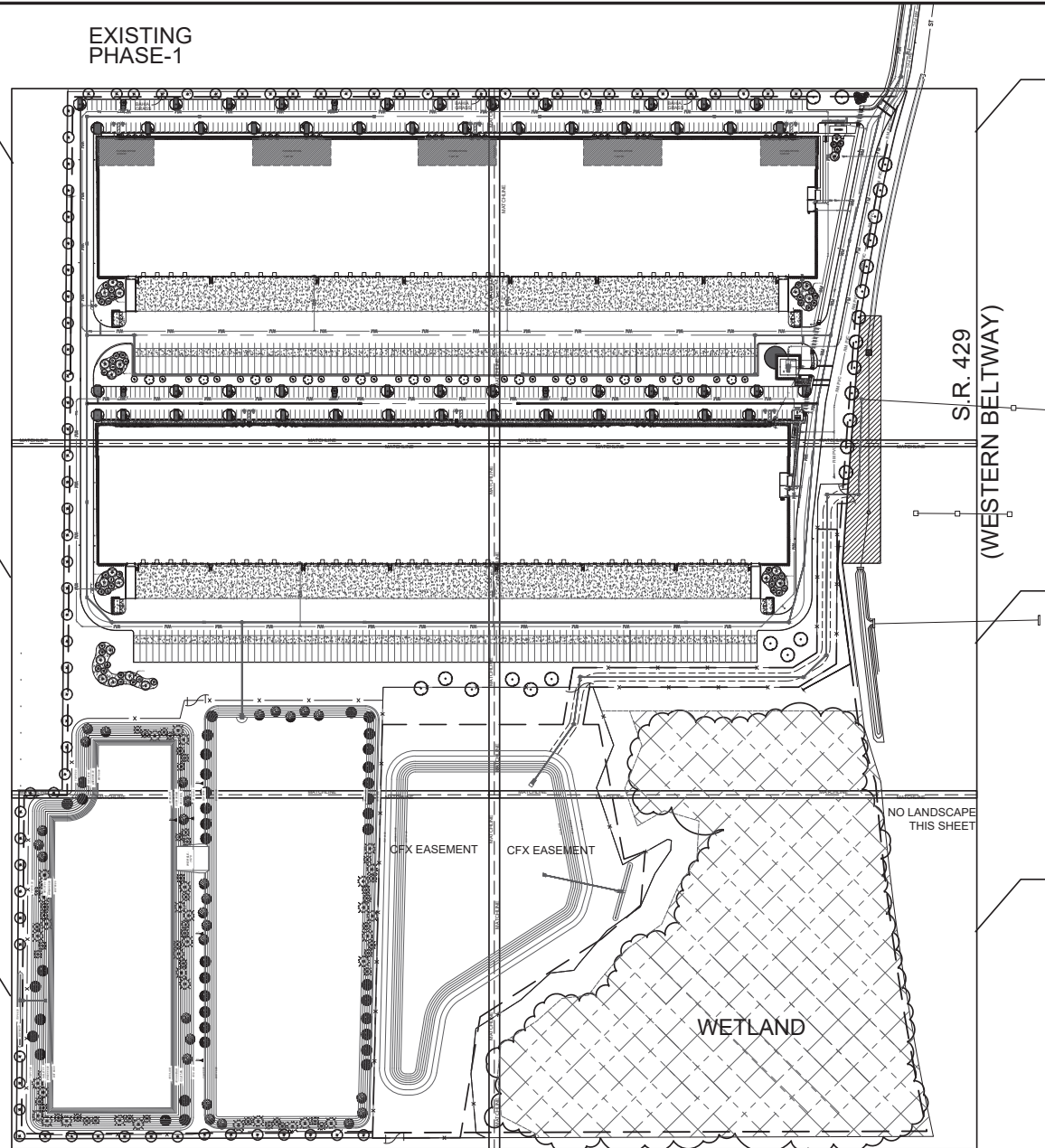
DATE

C-100

SEE SHEET L-101
FOR LANDSCAPE PLAN
SEE SHEET I-101
FOR IRRIGATION PLAN

SEE SHEET L-103
FOR LANDSCAPE PLAN
SEE SHEET I-103
FOR IRRIGATION PLAN

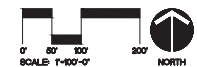
SEE SHEET L-105
FOR LANDSCAPE PLAN
SEE SHEET I-105
FOR IRRIGATION PLAN



SEE SHEET L-102
FOR LANDSCAPE
PLAN
SEE SHEET I-102
FOR IRRIGATION
PLAN

SEE SHEET L-104
FOR LANDSCAPE
PLAN
SEE SHEET I-104
FOR IRRIGATION
PLAN

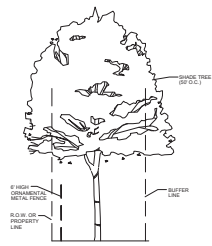
SEE SHEET L-106
FOR LANDSCAPE
PLAN
SEE SHEET I-106
FOR IRRIGATION
PLAN

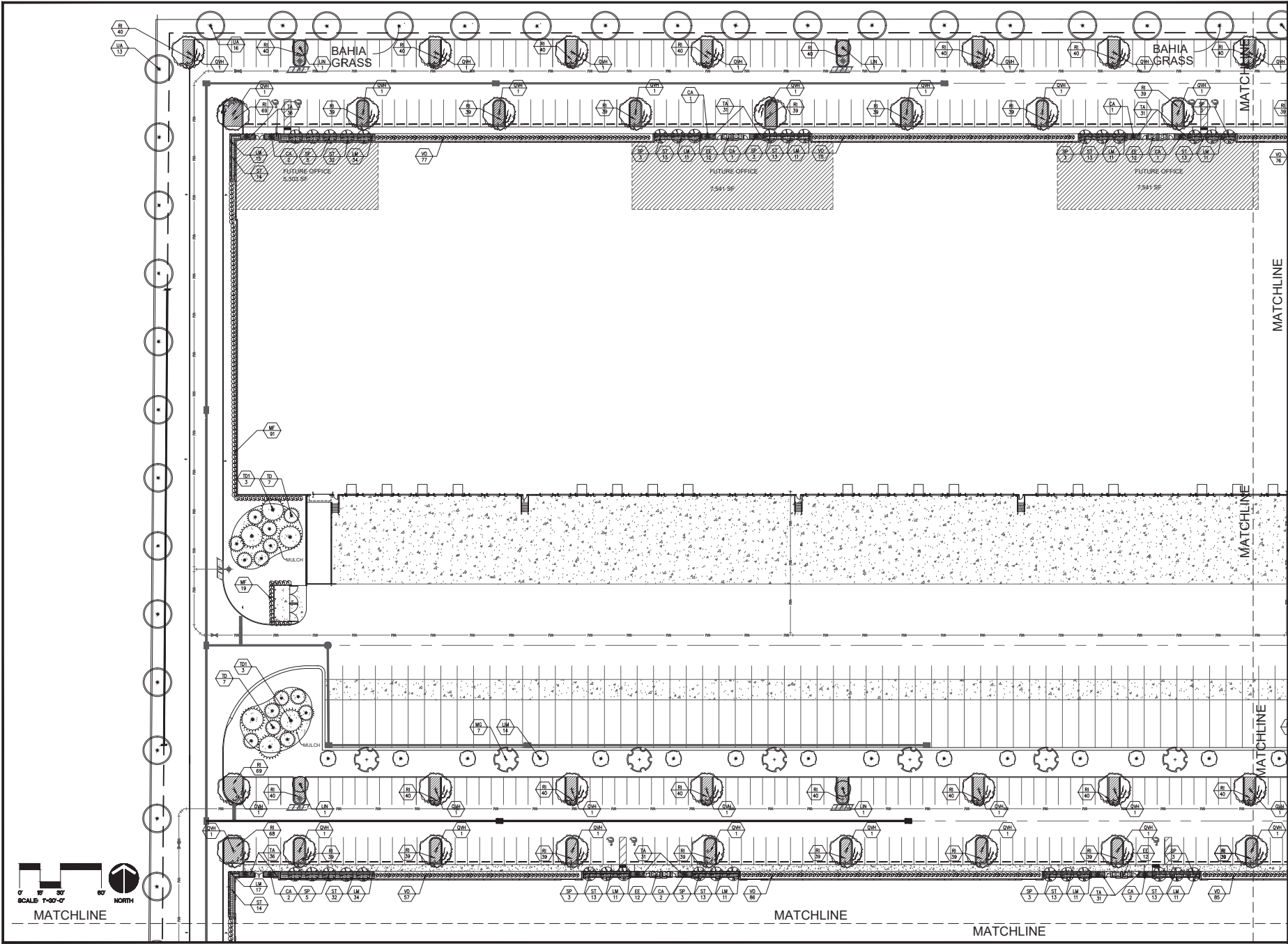


MID-FLORIDA LOGISTICS - PHASE-II

CONSULTANTS		DRAWING TITLE	
MASTER KEY PLAN		PROJECT ADDRESS	
OWNER NAME AND ADDRESS		DATE	
PROJECT NO.	REV.	DESCRIPTION	DATE
NAME	CONSTRUCTION DOCUMENT	DATE	DATE
SCALE	1"=100'-0"	DATE	DATE
DRAWN BY	CDR	CHECKED BY	CDR
DATE	10/24/2011	DATE	10/24/2011







Mid-Florida Logistics - Phase-II

LANDSCAPE PLAN

DATE: 10/20/2021

PROJECT ADDRESS: 10000 S. US HWY 1, APT. 1000, TAMPA, FL 33613

OWNER NAME AND ADDRESS: MID-FLORIDA LOGISTICS, 10000 S. US HWY 1, APT. 1000, TAMPA, FL 33613

DESIGNED BY: L-101

CHECKED BY: L-101

DATE: 10/20/2021

CONSULTANTS

ARCHITECT

ENGINEER

LANDSCAPE ARCHITECT

PLANTING

IRIGATION

PAVING

STRUCTURAL

ELECTRICAL

Mechanical

Other

PROJECT NO.

DATE

SCALE

FILE NAME

DESIGNER

CHECKED BY

DATE

REV

DESCRIPTION

DATE

BY

CHECKED BY

DATE

PROJECT NO.

DATE

SCALE

FILE NAME

DESIGNER

CHECKED BY

DATE

REV

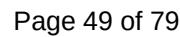
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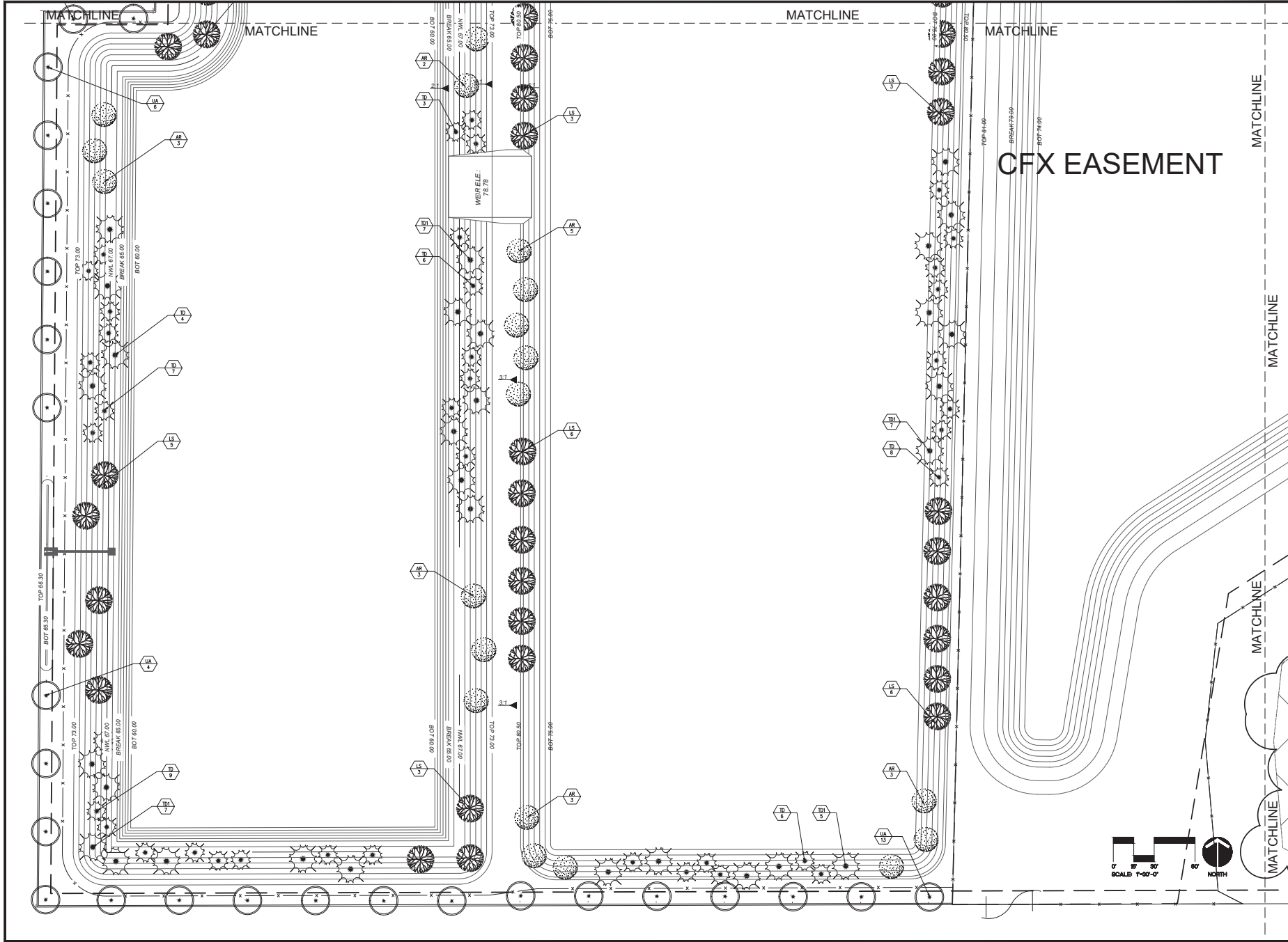
DATE

BY

CHECKED BY

DATE





CONSULTING ENGINEER

DATE: 10/24/2023

PROJECT NO. 2023-001

DATE: 10/24/2023

REV. 1

DESCRIPTION: LAYOUT

PROJECT ADDRESS: 7810 VANDERBILT STREET, TAMPA, FL 33611

OWNER NAME AND ADDRESS: MID-FLORIDA LOGISTICS - PHASE-II

SCALE: 1"=50'-0"

DATE: 10/24/2023

CHECKED BY: J. J. Mastromarino

DATE: 10/24/2023

DATE: 10/24/2023

PROJECT NO. 2023-001

DATE: 10/24/2023

REV. 1

DESCRIPTION: LAYOUT

PROJECT ADDRESS: 7810 VANDERBILT STREET, TAMPA, FL 33611

OWNER NAME AND ADDRESS: MID-FLORIDA LOGISTICS - PHASE-II

SCALE: 1"=50'-0"

DATE: 10/24/2023

CHECKED BY: J. J. Mastromarino

DATE: 10/24/2023

DATE: 10/24/2023

PROJECT NO. 2023-001

DATE: 10/24/2023

REV. 1

DESCRIPTION: LAYOUT

PROJECT ADDRESS: 7810 VANDERBILT STREET, TAMPA, FL 33611

OWNER NAME AND ADDRESS: MID-FLORIDA LOGISTICS - PHASE-II

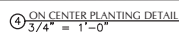
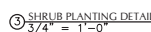
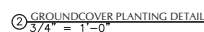
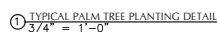
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DATE: 10/24/2023

CHECKED BY: J. J. Mastromarino

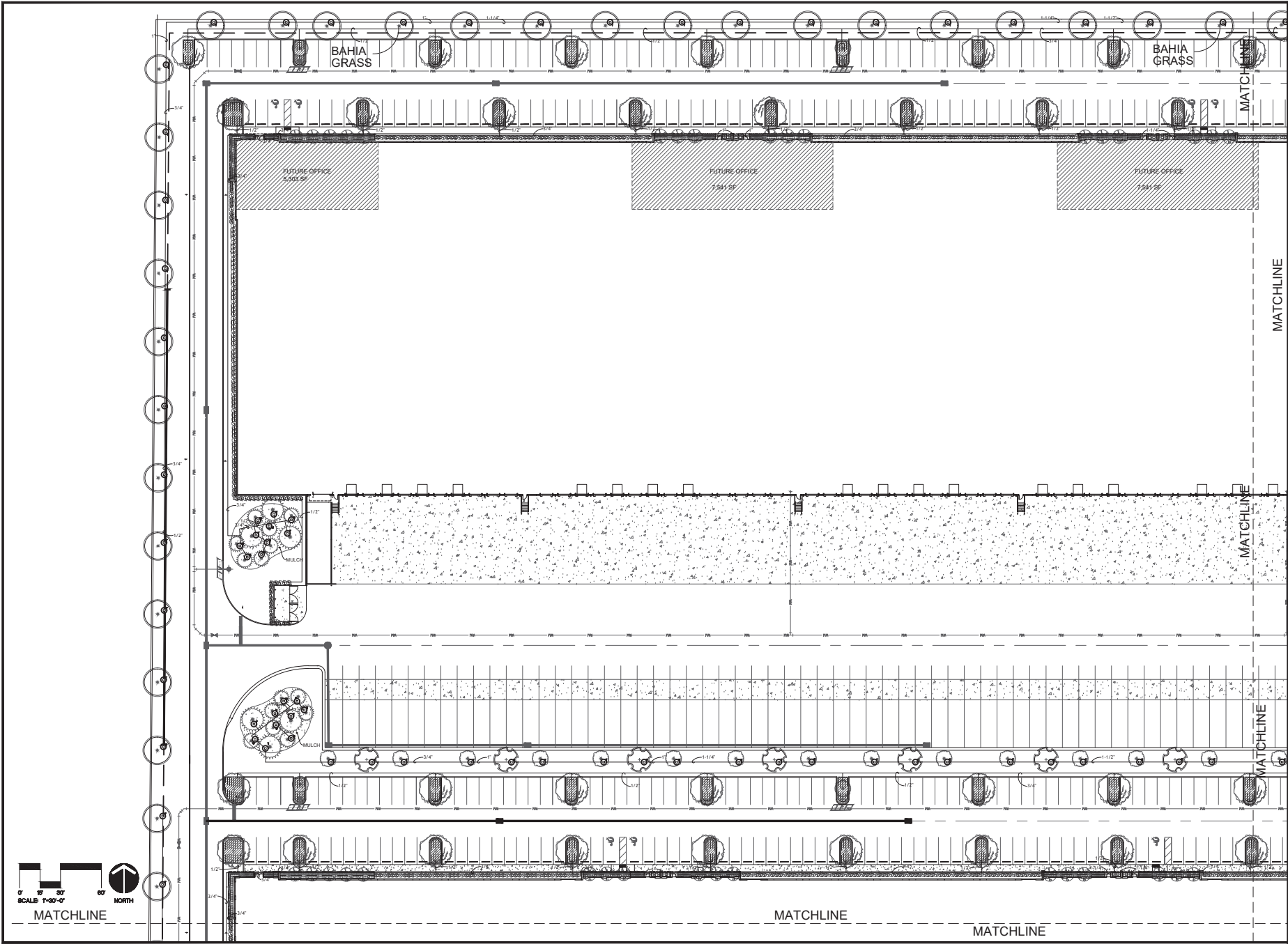
DATE: 10/24/2023

DATE: 10/24/2023

[illegible]

2. ALL PLANTS MUST BE HEALTHY, VIGOROUS, MATERIAL FREE OF PESTS AND DISEASES.
3. ALL PLANTS SHALL BE FLORIDA NO. 1 OR BETTER, AS GRADED IN FLORIDA GRASSES AND PLANTS.
4. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE PLANTING.
5. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND NO BRANCHES.
6. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
7. ALL MULCH PLANTINGS SHALL BE PLACED WITHIN 12" OF THE PLANTING DETAIL.
8. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
9. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK.
10. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO PLANTING.
11. ALL TREES MUST BE PLACED WITHIN 7" OF ANY FIRE PROTECTION EQUIPMENT AND NOT WITHIN 5' OF ANY UTILITIES.
12. TREES MUST BE PLACED WHERE THEY WILL OBTAIN ANY VIEWS TO TRAFFIC, ADJACENT OR SIGHTING LOCATIONS TO FIELD ADJUST TREE LOCATIONS TO AVOID CONFLICTS. IF PLANTING IS QUESTIONABLE, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT.
13. CONTRACTOR SHALL TAKE CARE TO PROTECT ALL TREES AND LANDSCAPING MATERIAL WITHIN THE EXISTING LANDSCAPE. TREES OR OTHER RELATED MATERIALS ARE IMPACTED DURING CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL DAMAGED TREES OR REPLACEMENTS, AS WELL AS ALL OTHER ASPECTS OF REMEDIATION INCLUDING BUT NOT LIMITED TO: MULCH, TOPSOIL, AND PLANTINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF CONSTRUCTION.
14. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL AREAS AND SHALL BE RESPONSIBLE FOR PROPER EQUIPMENT FOR PROPER EXCAVATION.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF EXCAVATION, DISPOSAL OF EXCESS MATERIALS, BACKFILL, SOIL AMENDMENTS, MULCH, FERTILIZATION, PREPARATION, MULCH, TREE STAKING AND GUYING, FERTILIZER, WATERING FOR PLANT ESTABLISHMENT, SITE CLEAN-UP AND MAINTENANCE WITHIN THE CONSTRUCTION PERIOD.
16. CONTRACTOR SHALL SOO ALL DAMAGED GRASS AREAS DISTURBED DURING CONSTRUCTION.

16. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PLANTS, TREES AND SHRUBS THAT ARE NOT TO BE REMOVED OR DAMAGED BY THE PROJECT. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTING MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION, ANY DAMAGE TO PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
17. THE LANDSCAPE CONTRACTOR SHALL STATE THE LOCATIONS OF ALL PLANT MATERIAL AND THE SPECIES OF PLANTS TO BE PLANTED ON THE PLANS.
18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN AND/OR ORAL INFORMATION FROM THE OWNER, ARCHITECT, AND/OR OTHERS THAT DOES NOT CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
19. THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PLANS AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK, ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
20. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
21. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO EXISTING CURBS, SIDEWALKS, DRIVEWAYS, AND ANY OTHER OBJECTS DAMAGED BY LANDSCAPE ARCHITECT.
22. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT AND THE COURSE OF THE PROJECT.







PROJECT ADDRESS

MID-FLORIDA LOGISTICS - PHASE-II

CONTRACT NO.

101

DATE

03/20/20

SCALE

1"=30'-0"

PROJECT TITLE

IRRIGATION PLAN

OWNER NAME AND ADDRESS

101

DESIGNED BY

CDK

CHECKED BY

CDK

PROJECT ADDRESS

MID-FLORIDA LOGISTICS - PHASE-II

CONTRACT NO.

101

DATE

03/20/20

SCALE

1"=30'-0"

PROJECT TITLE

IRRIGATION PLAN

OWNER NAME AND ADDRESS

101

DESIGNED BY

CDK

CHECKED BY

CDK

PROJECT ADDRESS

MID-FLORIDA LOGISTICS - PHASE-II

CONTRACT NO.

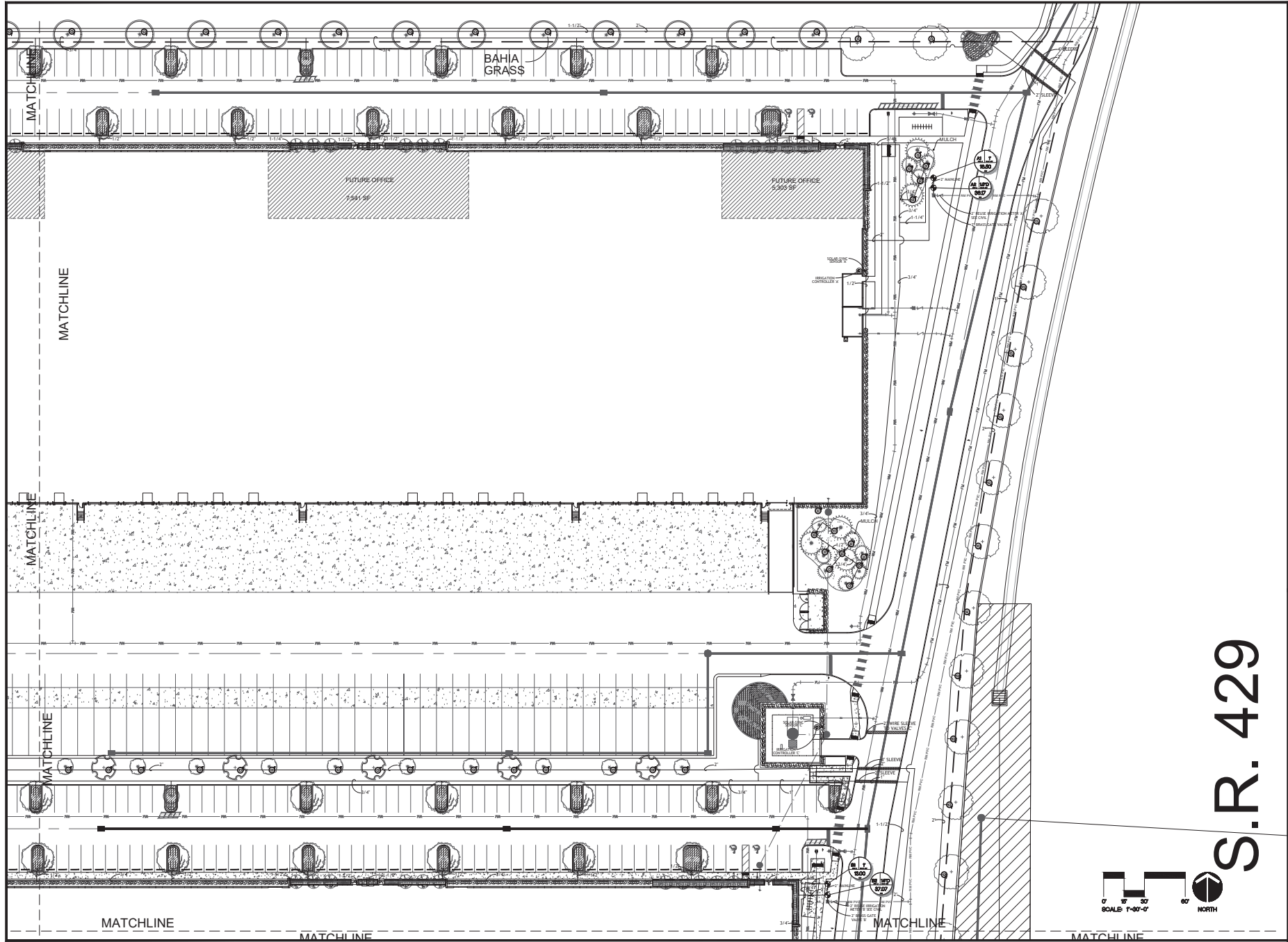
101

DATE

03/20/20

SCALE

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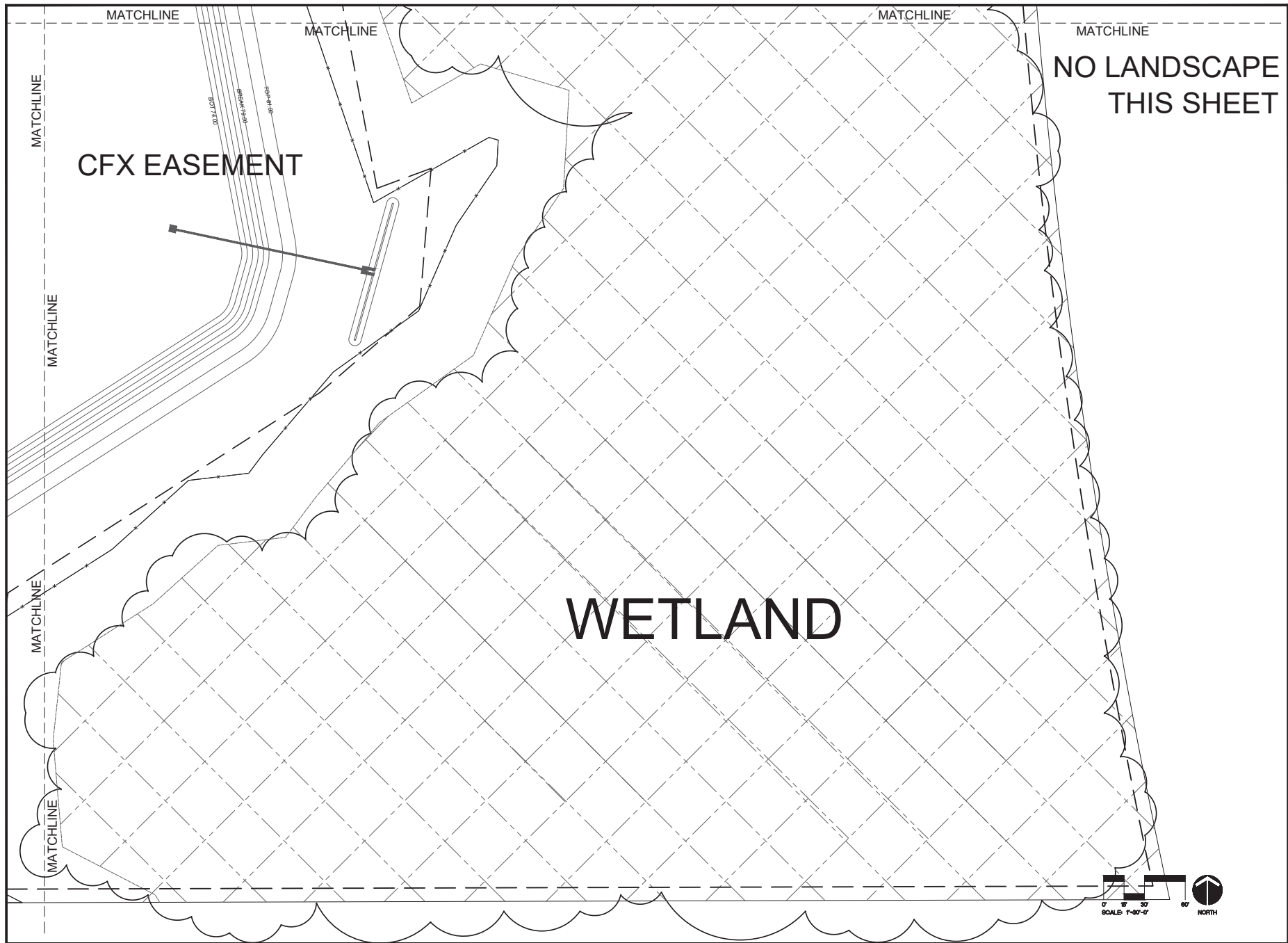


S.R. 429

MID-FLORIDA LOGISTICS - PHASE-II

		CONSULTANTS	IRRIGATION PLAN	PROJECT ADDRESS	REV. DESCRIPTION DATE	PROJECT NO. 1	DATE 03/20/2023
OWNER NAME AND ADDRESS	OWNER NAME AND ADDRESS	OWNER NAME AND ADDRESS	OWNER NAME AND ADDRESS	OWNER NAME AND ADDRESS	OWNER NAME AND ADDRESS	OWNER NAME AND ADDRESS	OWNER NAME AND ADDRESS

1-102



MID-FLORIDA LOGISTICS - PHASE-II

PROJECT NO. 100-00000000

DATE 10/24/2023

SCALE 1"=30'-0"

FILE NAME 21-100

DRAWN BY LK

CHECKED BY CDM

PROJECT ADDRESS

OWNER NAME AND ADDRESS

CONSTRUCTION DOCUMENT

CONSTRUCTION SHEET

CONSTRUCTION SHEET

CONSTRUCTION SHEET

CONSULTANTS

CONSULTANTS

IRRIGATION PLAN

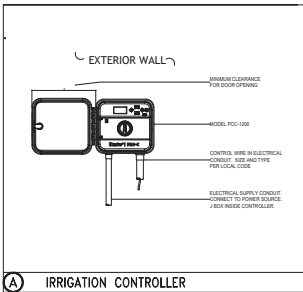
SCALE AND DATUM

SCALE AND DATUM

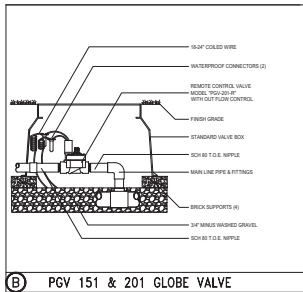
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I-106

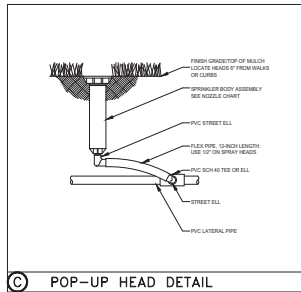
IRRIGATION DETAILS



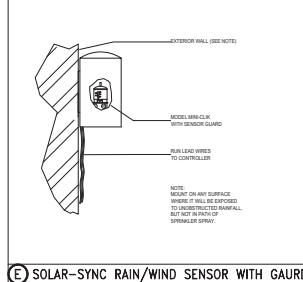
A IRRIGATION CONTROLLER



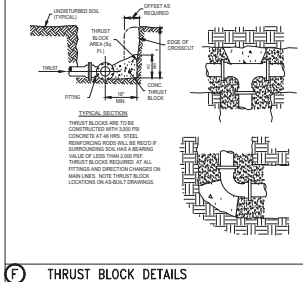
B PGV 151 & 201 GLOBE VALVE



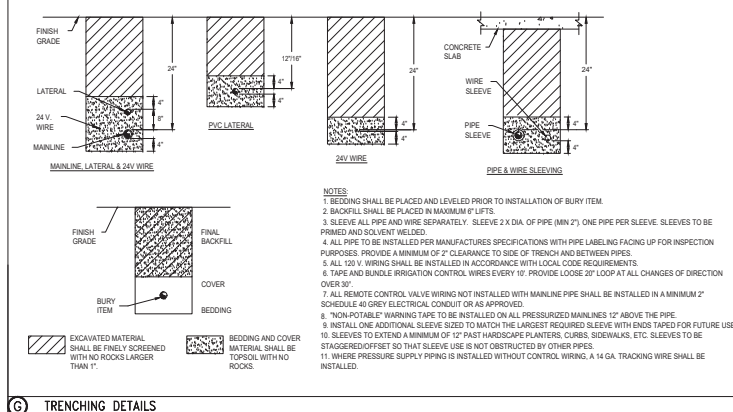
C POP-UP HEAD DETAIL



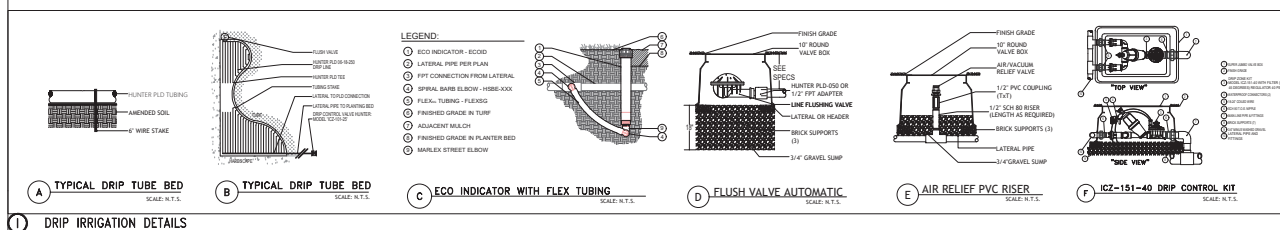
D SOLAR-SYNC RAIN/WIND SENSOR WITH GAUGE



E THRUST BLOCK DETAILS



F TRENCHING DETAILS



G DRIP IRRIGATION DETAILS

SPRAY NOZZLE CHART

TYPE	SYM	NOZZLE	NOZZLE PATTERN	GPM
HP1000 8'-15' radius	A	MARCON	90° ADJUSTABLE ARC	.21
	B	MARCON	180° ADJUSTABLE ARC	.21
	C	LT. BLUE	210° ADJUSTABLE ARC	.49
	D	LT. BLUE	270° ADJUSTABLE ARC	.43
	E	OLIVE	360° ARC	.84
HP2000 15'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.43
	G	BLACK	180° ADJUSTABLE ARC	.77
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.48
HP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQUOISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5x15 LEFT STRIP	.22
	R	COPPER	5x15 RIGHT STRIP	.22
	S	BROWN	5x30 SIDE STRIP	.44
	T	PCN10	0.50 GPM FLOOD BUBBLER	.50
BUBBLERS AND MICRO-SPRAYS	U	PCN40	1.00 GPM FLOOD BUBBLER	1.00
	V	SR-40	90° 4" RADIUS	.22
	W	SR-40	180° 4" RADIUS	.44
	AA	ORANGE	90° ADJUSTABLE ARC	.23
	BB	ORANGE	180° ADJUSTABLE ARC	.42
HP400 6'-12' radius	CC	ORANGE	210° ADJUSTABLE ARC	.43
	DD	GREEN	360° ARC	.78

IRRIGATION QUANTITIES

SYMBOL	DESCRIPTION	QUANTITIES
-----	HUNTER INDUSTRIES 'PLD-06-18' DRIP TUBING	+/-15,565 LF
□	HUNTER IND. 'PCN-10' AND 'PCN-50' BUBBLER NOZZLES ON FLEX PIPE	268
●	HUNTER '1CV-FS-AS-40' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR	8
●	HUNTER '1CZ-101-25' DRIP CONTROL VALVE KIT WITH PRESSURE REGULATION	3
○	HUNTER PCC-12 CONTROLLER	3
○	INSTALL WITH A SOLAR-SYNC SENSOR AND BY-PASS BOX. GROUND WITH AN 8' COPPER CLAD ROD.	3
●	HUNTER SOLAR-SYNC SENSOR	3
■	2" IRRIGATION RE-USE METER TO PROVIDE A MINIMUM 80 GPM AT 60 PSI	3
■	2" IRRIGATION BRASS GATE VALVE	3
■	LATERAL LINE - SCH 40 PVC - SIZE PER PLAN	SEE PLAN
■	2" MAINLINE - SCH 40 PVC SIZE PER PLAN	SEE PLAN
■	SLEEVING - SCH. 40 PVC MIN. DEPTH OF 24"	SEE PLAN

WATERING SCHEDULE

METER A WATER SCHEDULE					
ZONE #	WATER TYPE	WATERING TIME (MIN)	GAL. PER MINUTE	GAL. PER WATERING	PRECIP. IN INCHES
1	BUBBLER	15	16.5	247.5	0.43
2	DRIP**	60	36.17	2170.2	0.43
TOTAL		75	52.67	2417.7	
WATERING SCHEDULE		4835.4 GAL / WEEK - SUMMER (MAR 15-OCT 14 (2 TIMES / WEEK))			
USAGE		188580.6 GAL / YEAR (78 WATERINGS PER YEAR)			
CALCULATIONS		13006.42 GAL / YEAR W/ 30% REDUCTION FOR SOLAR-SYN			
**CONTRACTOR TO SET MULTIPLE DRIP ZONES TO RUN SIMULTANEOUSLY					
**ZONE RUN TIMES SHOWN ARE FOR AFTER PLANT ESTABLISHMENT PERIOD (90 DAYS).					

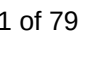
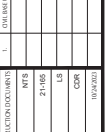
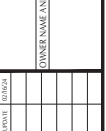
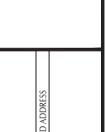
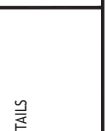
METER B WATER SCHEDULE					
ZONE #	WATER TYPE	WATERING TIME (MIN)	GAL. PER MINUTE	GAL. PER WATERING	PRECIP. IN INCHES
1	BUBBLER	15	13	195	0.43
2	DRIP*	60	37.07	2224.2	0.43
TOTAL		75	50.07	2419.2	
WATERING SCHEDULE		4838.4 GAL / WEEK - SUMMER (MAR 15-OCT 14 (2 TIMES / WEEK))			
USAGE		2419.2 GAL / WEEK - WINTER (OCT 15-MAR 14 (1 TIME / WEEK))			
CALCULATIONS		188697.6 GAL / YEAR (78 WATERINGS PER YEAR)			
*CONTRACTOR TO SET MULTIPLE DRIP ZONES TO RUN SIMULTANEOUSLY		13088.32 GAL / YEAR W/ 30% REDUCTION FOR SOLAR-SYN			
**ZONE RUN TIMES SHOWN ARE FOR AFTER PLANT ESTABLISHMENT PERIOD (90 DAYS).					

METER A WATER SCHEDULE					
ZONE #	WATER TYPE	WATERING TIME (MIN)	GAL. PER MINUTE	GAL. PER WATERING	PRECIP. IN INCHES
1	BUBBLER	15	54	810	0.43
2	BUBBLER	15	42.5	637.5	0.43
3	DRIP*	60	24.85	1491	0.43
4	BUBBLER	15	51	765	0.43
5	BUBBLER	15	34	510	0.43
6	BUBBLER	15	48	720	0.43
7	BUBBLER	15	57	855	0.43
		150	311.35	5788.5	
WATERING			11577 GAL / WEEK - SUMMER (MAR 15-OCT 14 (2 TIMES / WEEK))		

IRRIGATION NOTES

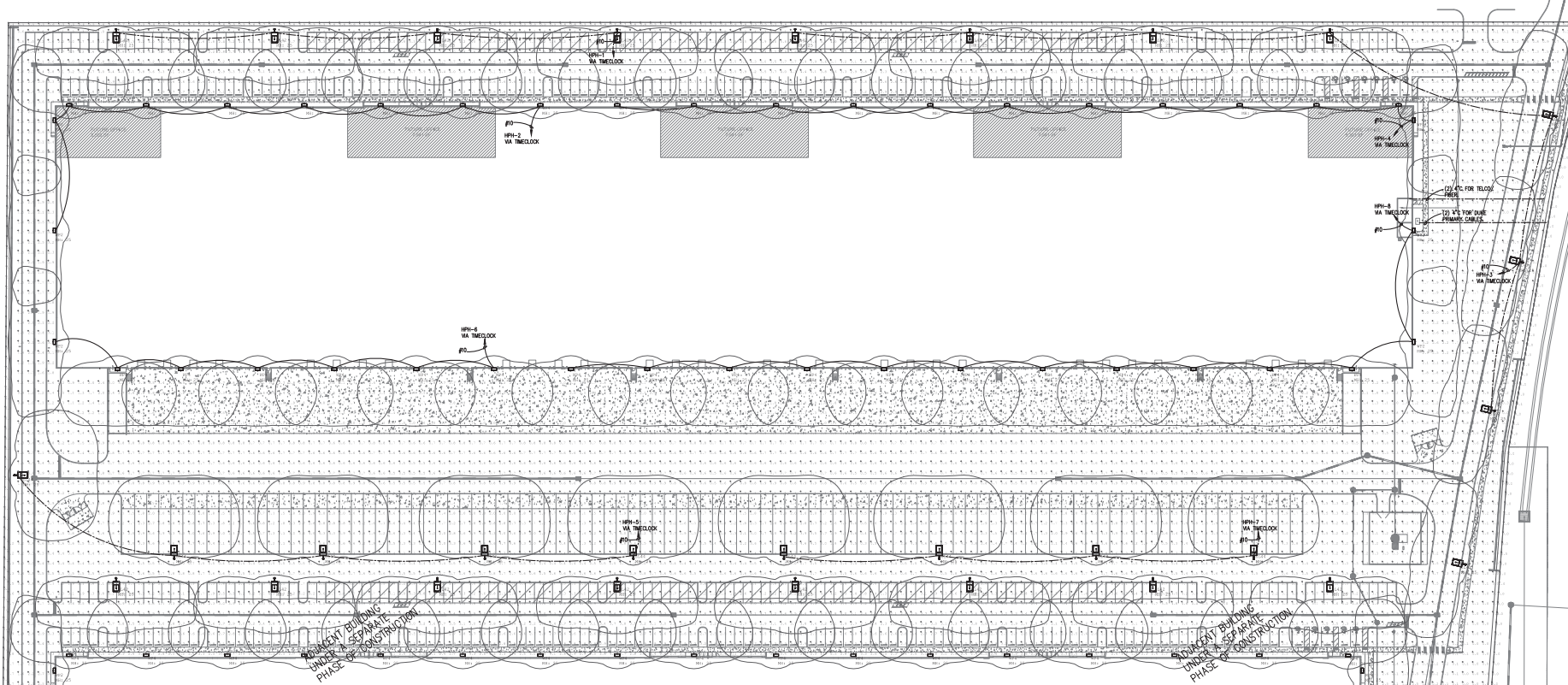
- REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
- ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
- ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
- ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
- THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
- ALL CONTROL WIRE SPICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
- ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
- ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
- THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
- THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
- ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
- CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
- CONCRETE THRUST BLOCKS ARE TO BE UTILIZED AT ALL MAINLINE DIRECTION CHANGES.
- ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

ABSOLUTELY NO IRRIGATION HEADS ON RISERS ARE ALLOWED



Construction Schedule									
Activity	Start	End	Duration	Predecessors	Successors	Est. Weeks	Est. Days	Est. Weeks	Est. Days
1.1.1.1	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.2	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.3	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.4	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.5	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.6	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.7	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.8	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.9	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.10	06/01/2023	06/01/2023	1			1	1	1	1

Construction Summary									
Activity	Start	End	Duration	Predecessors	Successors	Est. Weeks	Est. Days	Est. Weeks	Est. Days
1.1.1.1	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.2	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.3	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.4	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.5	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.6	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.7	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.8	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.9	06/01/2023	06/01/2023	1			1	1	1	1
1.1.1.10	06/01/2023	06/01/2023	1			1	1	1	1



ELECTRICAL SITE PLAN
 E3.1
 SCALE: 1"=50'-0"



MINOR DEVELOPMENT PLAN

FOR

357 W FOURTH STREET

SECTION 08, TOWNSHIP 21, RANGE 28
357 W FOURTH STREET
APOPKA, 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. (COA 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. (COA 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. (COA 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

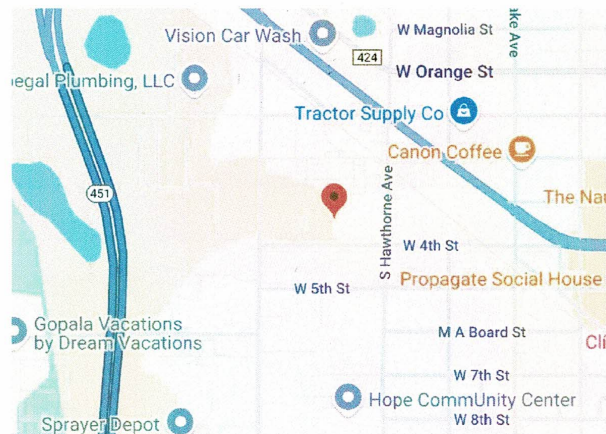
CITY OF APOPKA PUBLIC
SERVICES:
748 EAST CLEVELAND STREET
APOPKA, FL 32703
(407) 703-1731

FDEP:
3319 MAGUIRE BLVD
SUITE 232
ORLANDO, FL 32803
(407) 894-7550

SPECTRUM:
2251 LUCIEN WAY
MAITLAND, FL 32751
(407) 215-5966

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



LOCATION MAP

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. PROVIDE 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 APOPKA
9. TOTAL EXISTING LOT SIZE: 1.98 ACRES
10. TOTAL DEVELOPED AREA: 1.98 ACRES
11. OCCUPANCY TYPE: HL (LIGHT INDUSTRIAL ZONE)
12. MUNICIPALITY: CITY OF APOPKA

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.

PERMITS REQUIRED

- | | |
|---------------------------|----------------|
| 1. POTABLE WATER: | CITY OF APOPKA |
| 2. SANITARY SEWER: | CITY OF APOPKA |
| 3. SITE DEVELOPMENT PLAN: | CITY OF APOPKA |
| 4. STORMWATER: | SJRWMD |
| 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

MINOR SITE PLAN SUBMITTAL ATTACHMENTS:

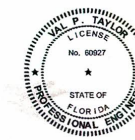
FLORIDA ENVIRONMENTAL REGULATION SPECIALISTS, INC. (FER)	
ENVIRONMENTAL REPORT - PHASE 1	MONTH DAY, 2024
ENVIRONMENTAL REPORT - PHASE 2	MONTH DAY, 2024
YOVAISH ENGINEERING SERVICES, LLC.	
SUBSOIL AND GROUNDWATER LEVEL INVESTIGATION	MONTH DAY, 2024
TRAFFIC PLANNING AND DESIGN, INC.	
TRAFFIC IMPACT ANALYSIS	MONTH DAY, 2024
TAYLOR ENGINEERING & DESIGN, INC.	
STORMWATER MANAGEMENT REPORT	MONTH DAY, 2024
CANTILEVERED RETAINING WALL REPORT	MONTH DAY, 2024
EXHIBITS	
AERIAL	MONTH DAY, 2024
FIRE TRUCK TURN EXHIBIT	MONTH DAY, 2024
SEMI TRUCK TURN EXHIBIT	MONTH DAY, 2024
PHOTOMETRICS	MONTH DAY, 2024
PHOTOMETRIC CUT-SHEETS	MONTH DAY, 2024
BUILDING RENDERINGS	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
FPEE CERTIFICATE OF AUTHORIZATION NO. 39963



This seal has been electronically signed and sealed by Val P. Taylor, P.E. on the date adjacent to the seal entry. A 30% authorization code.

Printed copies of this document are not considered signed and sealed and the 30% authorization code must be verified on any electronic copies.

EXISTING UNDERGROUND AND OVERHEAD UTILITIES:

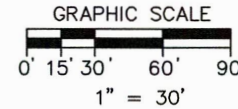
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN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

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 NO MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS OF 5'-10'. OTHER METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE. A. TO PROTECT ALL ABOVE GROUND PORTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM MECHANICAL DAMAGE. B. 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 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 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, DETER 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. ALL TEMPORARY PROTECTION 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.

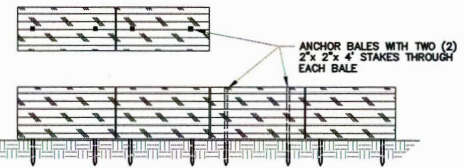
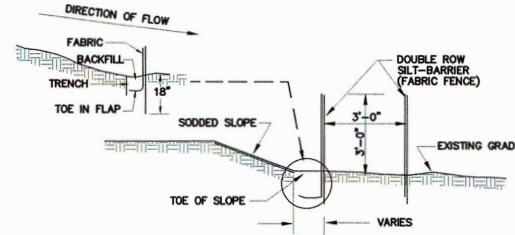
CONSTRUCTION NOTES:

- 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

- SILT FENCE
- TREE TO BE REMOVED
- TO BE REMOVED

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



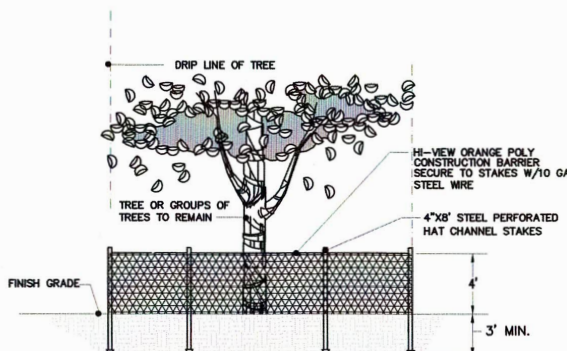
PERIMETER EROSION AND SEDIMENT CONTROL

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

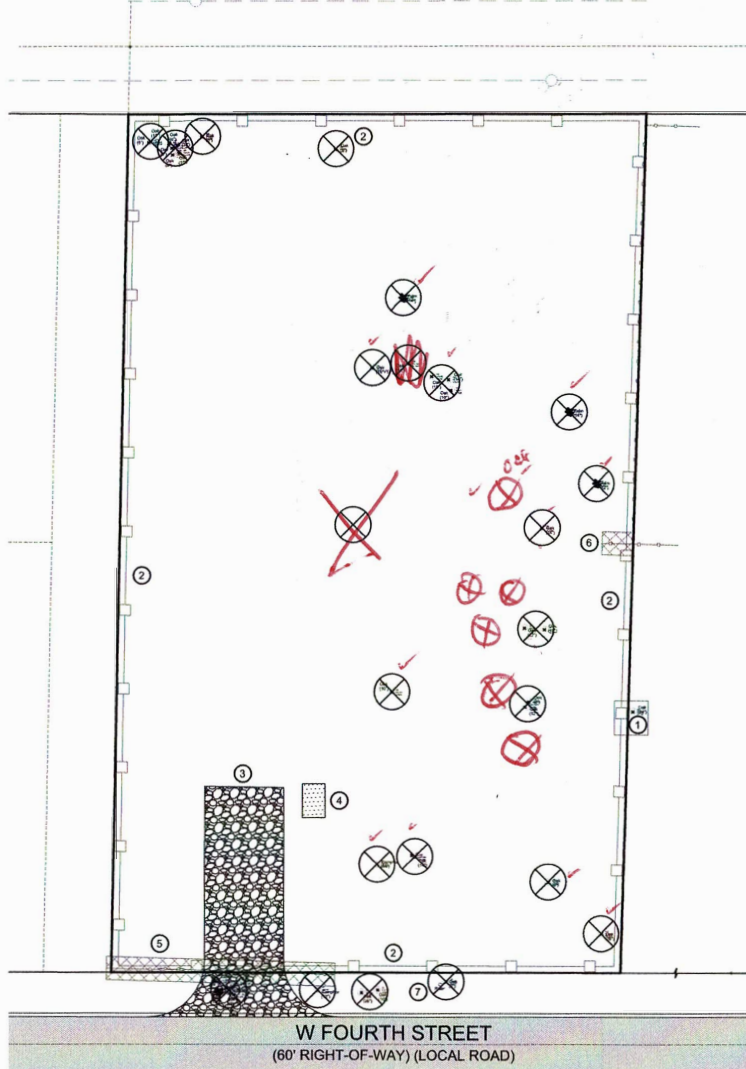


NOTE:

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

TREE PROTECTION BARRIER

NOT TO SCALE



DEMOLITION AND EROSION CONTROL PLAN

SCALE: 1" = 30'

DEMOLITION AND EROSION CONTROL PLAN

387 W FOURTH STREET
APOPKA, FLORIDA 33565

STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 60627
Taylor Engineering & Design, LLC
1400 N. 1st St., Suite 200
Tampa, FL 33602
Phone: (813) 287-0775
www.taylor-engineering.com
CA 13983

DATE: 03/08/2025
PROJECT NUMBER: 09092-4
DESIGNED BY: N.T.S.
CHECKED BY: VPT
APPROVED BY: VPT

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

3 OF 18

 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			
2 SPACES PER 1,000 SF OF WAREHOUSE			
3 SPACES X (1,800 SF/1,000 SF) = 05 SPACES			
2 SPACES X (18,450 SF/1,000 SF) = 37 SPACES			
2 SPACES (HANDICAP) = 02 SPACES			
TOTAL SPACES REQUIRED = 44			
<u>PARKING PROVIDED:</u>			
43 SPACES @ 9'x18' (REGULAR)			
1 SPACES @ 8'x18' (COMPACT)			
2 SPACES @ 12'x18' (HANDICAP)			
46 SPACES TOTAL PROVIDED			
<u>PARCEL ID NUMBERS:</u>			
09-21-28-0868-01-510			

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'

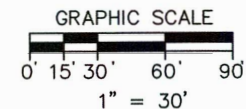
OPEN SPACE	
TABLE 5.4.5 OPEN SPACE STORMWATER MANAGEMENT	
TRANSPORTATION	
NUMBER:	ITEM:
OS-1	OPEN SPACE AREA 1

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 FDOT 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.

ELM
Rick + Sam
3/10/25



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

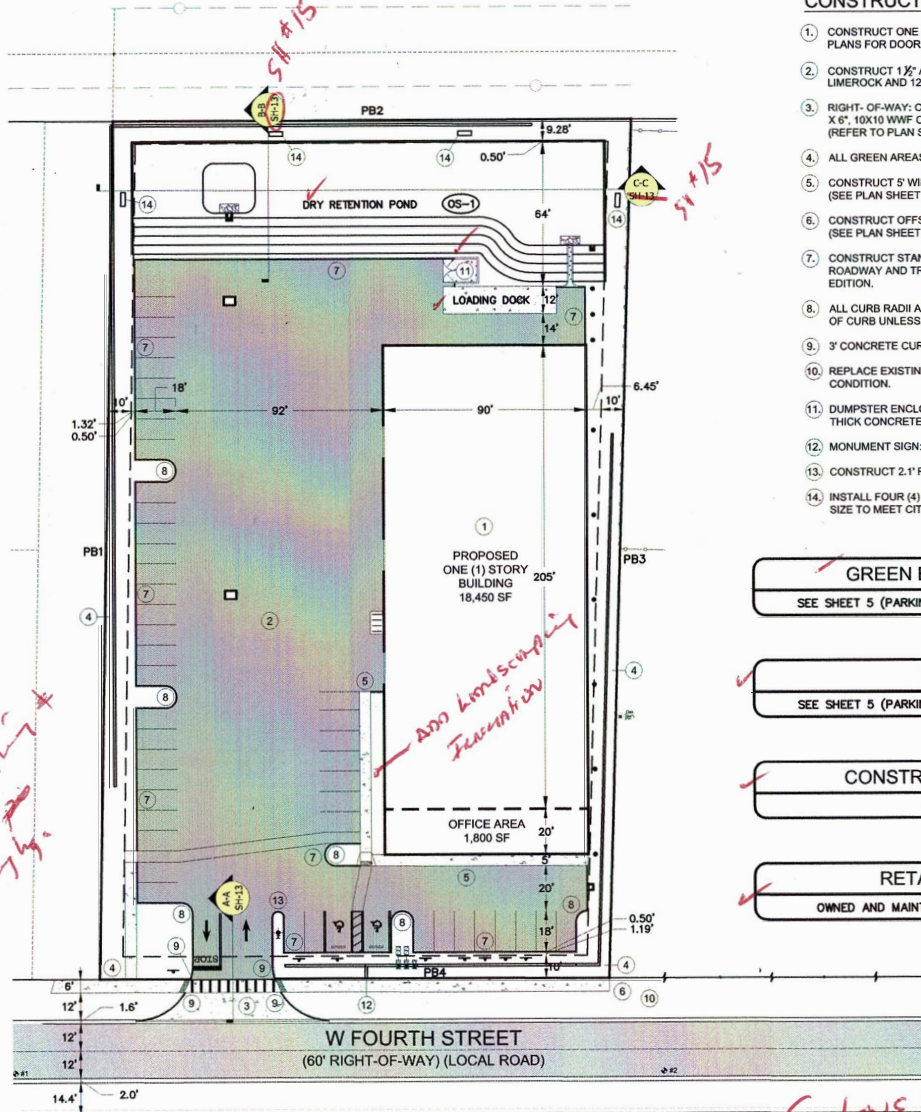
SEE SHEET 5 (PARKING PLAN) FOR DESIGN INFORMATION.

CONSTRUCTION PHASING

SINGLE PHASE

RETAINING WALLS

OWNED AND MAINTAINED BY THE PROPERTY OWNER



Revision
Landscaping
Revision

See JAC Taylor
marked up plans
& Cooper's notes
if relevant.

SITE DEVELOPMENT PLAN

SCALE: 1" = 30'

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

PROJECT NUMBER: 090024

DATE: 03/08/2025

SCALE: N.T.S.

SECTION: 09

CHECKED BY: VPT

APPROVED BY: VPT

DATE: 28

PROJECT NAME: 387 W FOURTH STREET APOPKA, FLORIDA 32703

DESIGNED BY: VPT

CHECKED BY: VPT

APPROVED BY: VPT

DATE: 03/08/2025

BY: JAC TAYLOR

DATE: 03/08/2025

BY: JAC TAYLOR

DATE: 03/08/2025

BY: JAC TAYLOR

DATE: 03/08/2025

BY: JAC TAYLOR

DATE: 03/08/2025

BY: JAC TAYLOR

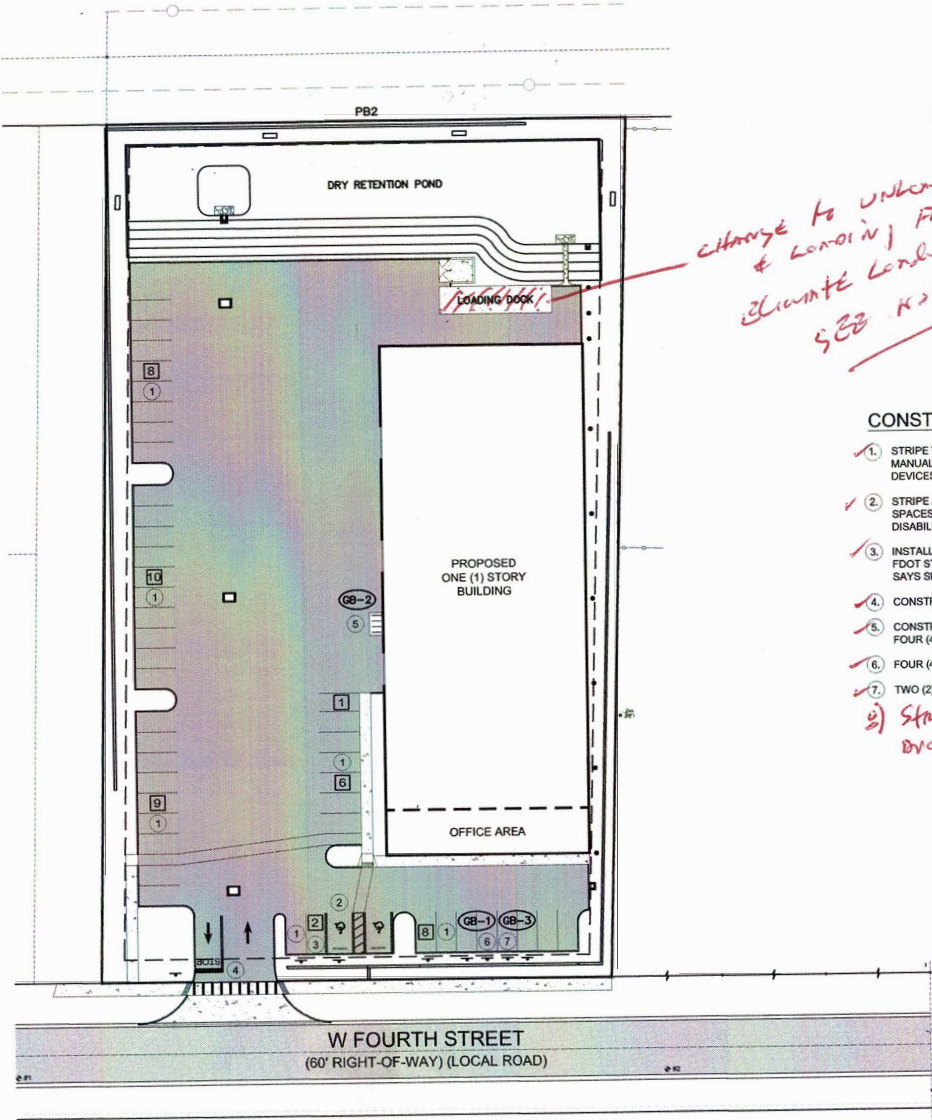
DATE: 03/08/2025

BY: JAC TAYLOR

PARKING TABLE	
REQUIRED:	
3 SPACES PER 1,000 SF OF OFFICE	
2 SPACES PER 1,000 SF OF WAREHOUSE	
3 SPACES X (1,800 SF/1,000 SF) = 05 SPACES	
2 SPACES X (18,450 SF/1,000 SF) = 37 SPACES	
2 SPACES (HANDICAP) = 02 SPACES	
TOTAL SPACES REQUIRED = 44	
PROVIDED:	
43 SPACES @ 9'x18' (REGULAR)	
1 SPACES @ 8'x18' (COMPACT)	
2 SPACES @ 12'x18' (HANDICAP)	
46 SPACES TOTAL PROVIDED	

GREEN BUILDING POINTS	
SEE COVER FOR TABLE 5.11.4.B GREEN BUILDING POINT SYSTEM	
TRANSPORTATION	
NUMBER:	ITEM:
GB-1	HYBRID/ELECTRIC/LOW ENERGY PARKING SPACES
GB-2	BICYCLE PARKING (MORE THAN REQUIRED)
GB-3	ELECTRIC VEHICLE CHARGING STATIONS

GENERAL NOTES	
1. VEHICLE PARKING IS PROHIBITED ON THE SPINE ROADS (W FOURTH STREET).	



CONSTRUCTION NOTES:

1. STRIPE THE PROPOSED REGULAR PARKING SPACES PER THE MANUAL ENTITLED "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
2. STRIPE AND SIGN THE PROPOSED HANDICAPPED PARKING SPACES PER THE DOCUMENTS ENTITLED "AMERICANS WITH DISABILITIES ACT" (A.D.A. & THE MUTCD).
3. INSTALL FTP-25 STANDARD HANDICAPPED PARKING SIGNS PER FDOT STANDARD INDEX (LATEST EDITION). PROVIDE A SIGN THAT SAYS SPACE IS "VAN ACCESSIBLE" PER LDC SEC. 5.1.5.
4. CONSTRUCT 12.50 LF OF 24" STOP BAR AND STOP SIGN.
5. CONSTRUCT 6" WIDE X 10' LONG CONCRETE BIKE RACK PAD WITH FOUR (4) BIKE RACKS (PARKING FOR 8 BICYCLES).
6. FOUR (4) ELECTRIC CAR PARKING ONLY SIGNS.
7. TWO (2) ELECTRIC CAR CHARGING STATIONS.

2) Stamp the project 10 x 50 loading dock unloading 20' x 20'

PARKING PLAN

SCALE: 1" = 30'

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

PROJECT NUMBER: 090524

DATE: 02/08/2025

NO.:

DATE: 02/08/2025

DESIGNED BY: SPS

SCALE: N.T.S.

SECTION: 09

TOWNSHIP: 21

RANGE: 28

387 W FOURTH STREET

APOPKA, FLORIDA 32703

VAL P. TAYLOR

NO. 60927

STATE OF FLORIDA

PROFESSIONAL ENGINEER

taylor

engineering & design

PHONE: (407) 864-2779

WWW.TAYLORENGINEERING.COM

TAYLOR ENGINEERING & DESIGN, LLC

8880 AVANNAH PARK LOOP

CASSELBERRY, FL 32909

DATE: 02/08/2025

REVISIONS:

5 OF 18

YARD DRAINAGE DESIGN

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

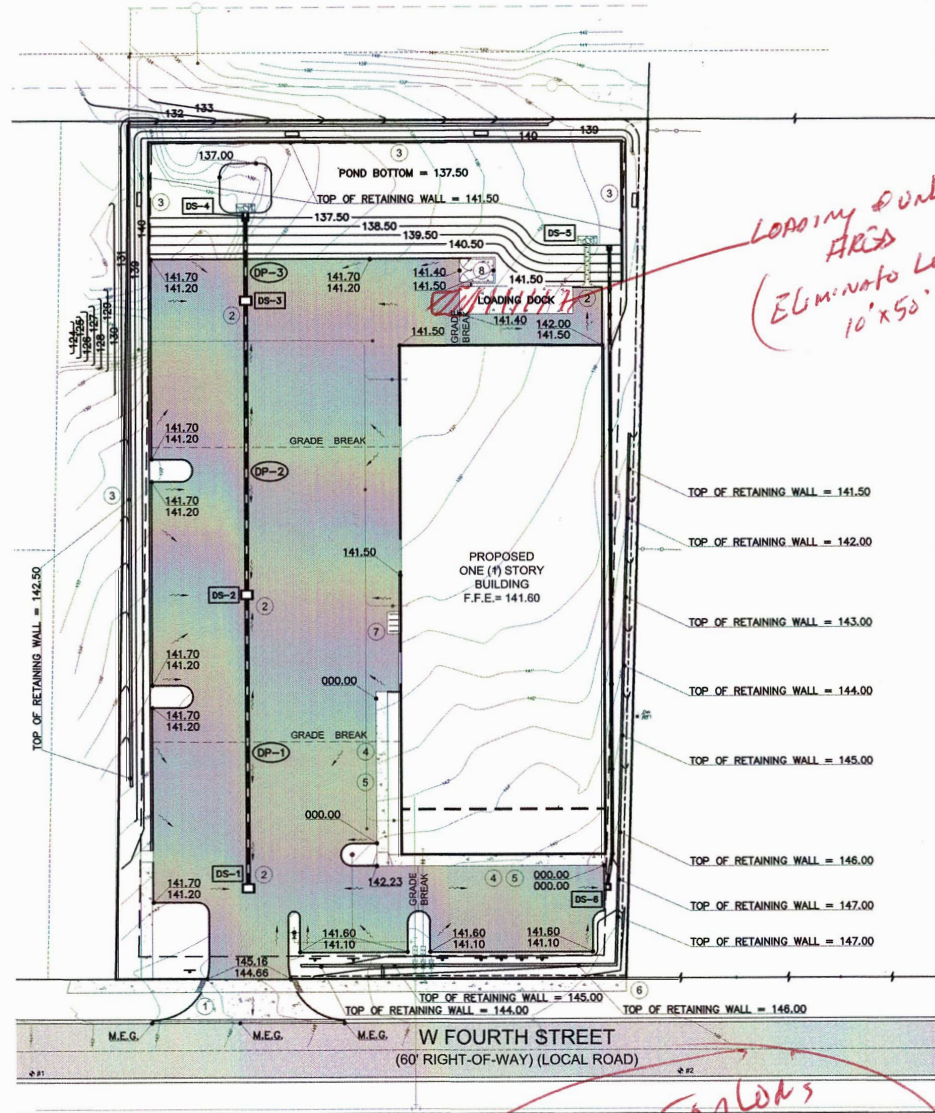
DRAINAGE PIPE TABLE

NUMBER:	TYPE:	SIZE (ADS)	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'

SEE VAL'S MARKS

DRAINAGE STRUCTURE TABLE

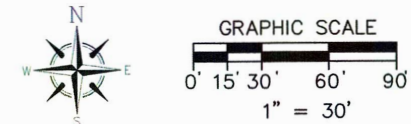
NUMBER:	TYPE OF STRUCTURE:	RIM:	INVERTS:
DS-1	TYPE 'C' INLET	140.75	N 138.67
DS-2	TYPE 'C' INLET	140.75	N 137.93 S 138.03
DS-3	TYPE 'C' INLET	140.75	N 137.19 S 137.29
DS-4	MITERED END SECTION	-	S 137.00
DS-5	DRAINAGE FLUME	-	N 137.50 S 141.03
DS-10	DRAINAGE INLET	140.50	N 141.19



SEE VAL'S MARKS
TAYLOR'S
MARKED UP
DWG.

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1" = 30'



CONSTRUCTION NOTES:

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

SEE SHEET 14 FOR
RETAINING WALL INFORMATION

DRAINAGE NOTES

- ALL PIPING IS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS.
- ALL CONCRETE STRUCTURES MANUFACTURED BY MACK CONCRETE.
- CONTRACTOR TO GRADE SOILS SO THAT THE ELEVATIONS ARE 0.10' BELOW IMMEDIATE ADJACENT SIDEWALK.
- 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
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PAVING, GRADING
& DRAINAGE PLAN



This form has been digitally signed and sealed by Val P. Taylor, PE using a Digital Signature. Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.

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FAX: 407-432-4770
CA 13963

DRAWN: **DAVID**
CHECKED: **DAVID**
DATE: 03/08/2025
PROJECT NUMBER: 090924
DATE: 03/08/2025
SCALE: N.T.S.
SECTION: 09
DESIGNED BY: VPT
CHECKED BY: VPT
TOWNSHIP: 21
APPROVED BY: VPT
RANGE: 25

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 F.U.S:
(W-1) (W-2) (W-3)	16 F.U.S
16 F.U.S X 3 = 48 F.U.S	
48 F.U.S X 25 GALLONS = 1,200 GALLONS PER DAY	

WATER USAGE CALCULATIONS

NOTE: SEWER IS THE SAME AS WATER

ITEM:	NUMBER OF F.U.S:
3 TOILETS	9 F.U.S
3 SINKS	3 F.U.S
1 MOP SINK	2 F.U.S
2 MISCELLANEOUS	2 F.U.S
TOTAL F.U.S PER ITEM: 9 F.U.S + 3 F.U.S + 2 F.U.S + 2 F.U.S = 16 F.U.S	
TOTAL F.U.S FOR THE BUILDING: 16 F.U.S X 3 = 48 F.U.S	
48 F.U.S 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

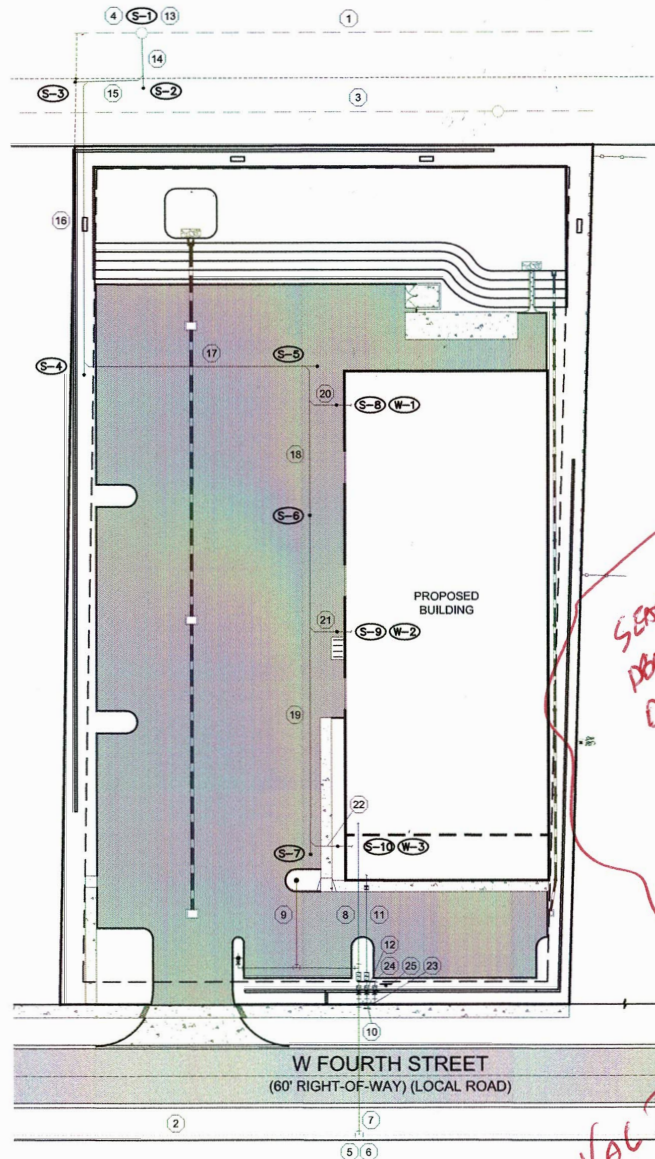
48 F.U.S X 25 GALLONS = 1,200 (GPD) GALLONS PER DAY (SUPPLY WATER)	
AVERAGE WASTE WATER FACTOR:	70% - 80% (SUPPLY WATER)
1,200 GPD X 80% = 960 GPD X [1 DAY / 24 HR] = 40 GPH	
PEAK FLOW FACTOR:	1.8
PEAK FLOW: 40 GPH X 1.8 = 72 (GPH) GALLON PER HOUR	
72 GPH X [1 HR / 60 MINUTES] = 1.2 (GPM) GALLONS PER 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 YELP 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"X4"X6" TEE, 6"X8" ELBOW, FIRE HYDRANT ASSEMBLY AND 6" DOUBLE CHECK BACK FLOW PREVENTER.
- 65 LF OF 6" Ø PVC (C-900) FIRE LINE WITH 6" 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 6" 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
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1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

UTILITY PLAN

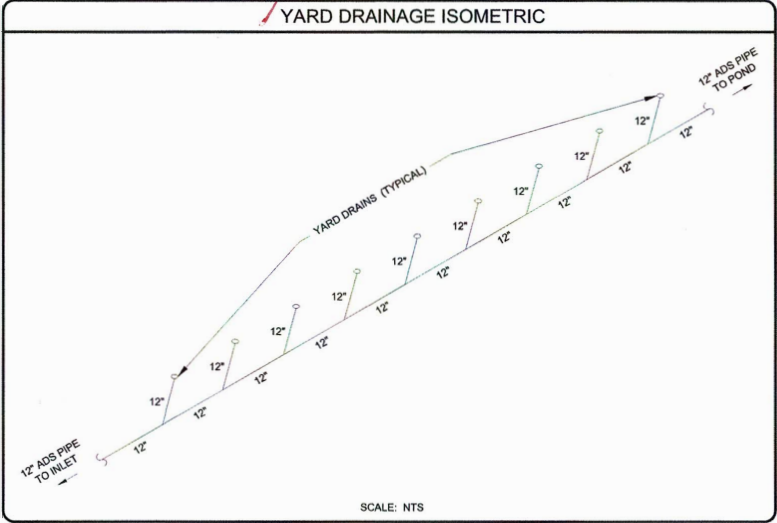


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Taylor Engineering & Design, LLC
1111 W. 4th Street, Suite 200
Coral Gables, FL 33134
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www.taylor-engineering.com

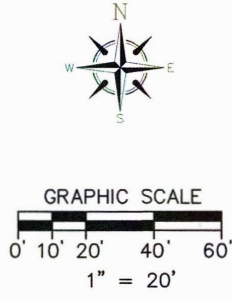
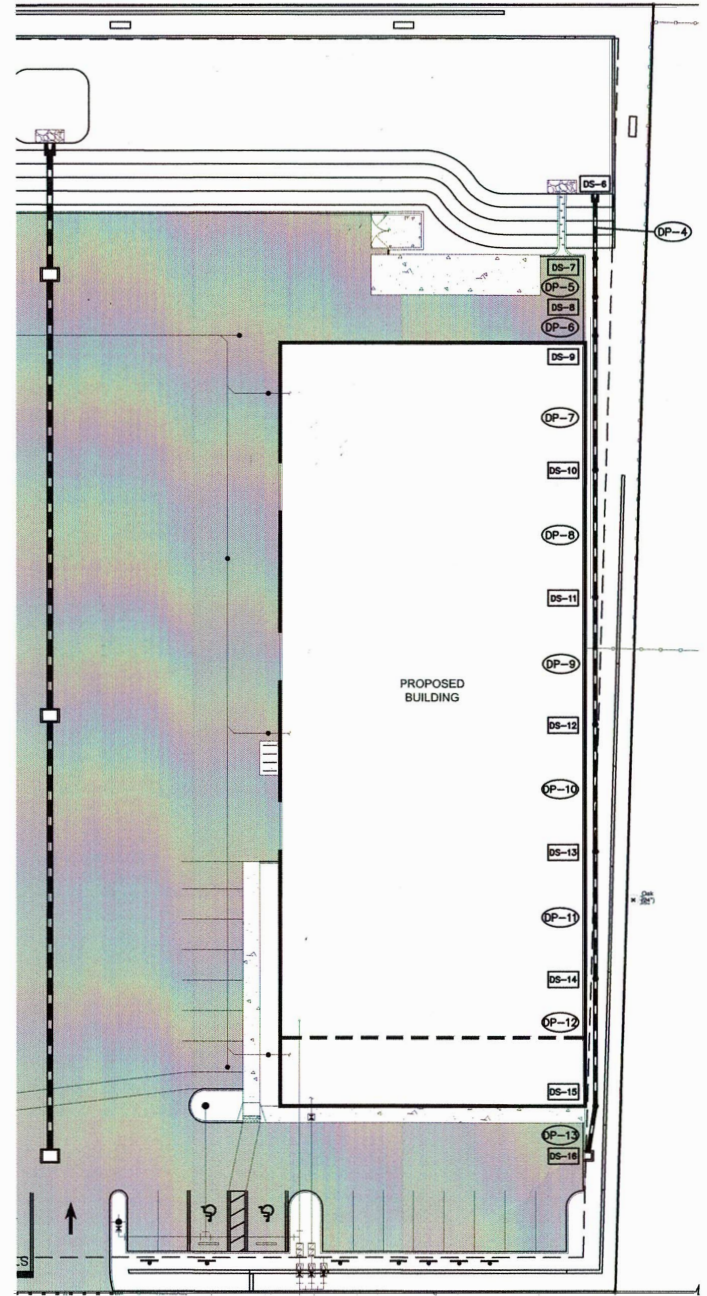
DATE: 06/08/2025
PROJECT NUMBER: 000214
DESIGNED BY: VPT
CHECKED BY: VPT
APPROVED BY: VPT
SCALE: N.T.S.
SECTION: 09
TWO-SHEET
SHEET: 28

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.



NUMBER:	TYPE:	SIZE: (ADS)	GRADE:	LENGTH:
DP-4	HDPE	12"	0.52%	19.16'
DP-5	HDPE	12"	0.52%	11.35'
DP-6	HDPE	12"	0.52%	11.40'
DP-7	HDPE	12"	0.51%	39.55'
DP-8	HDPE	12"	0.51%	37.50'
DP-9	HDPE	12"	0.51%	37.50'
DP-10	HDPE	12"	0.51%	37.50'
DP-11	HDPE	12"	0.51%	37.50'
DP-12	HDPE	12"	0.51%	37.50'
DP-13	HDPE	12"	0.50%	13.98'



DRAINAGE STRUCTURE TABLE			
NUMBER:	TYPE OF STRUCTURE:	RIM:	INVERTS:
DS-4	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 137.82 S 137.82
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

YARD DRAINAGE PLAN

SCALE: 1" = 20'

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

REVISIONS

NO.	DATE	BY	DESCRIPTION

PROJECT NUMBER: 000924
DATE: 01/08/2025
DRAWN BY: SPS
SCALE: N.T.S.
DESIGNED BY: VPT
CHECKED BY: VPT
APPROVED BY: VPT

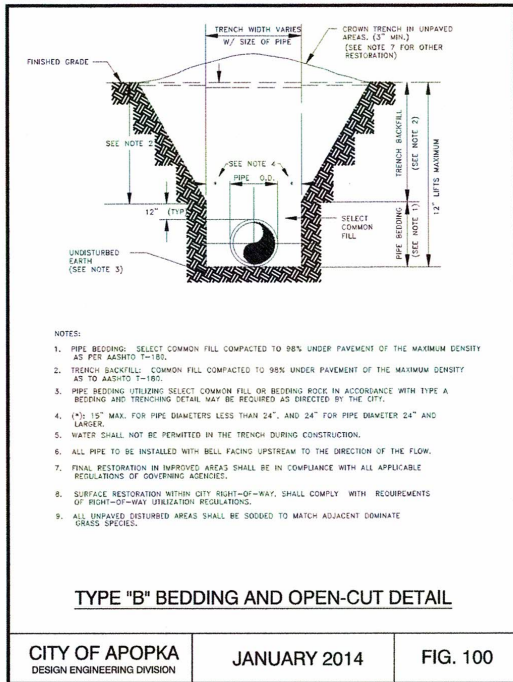
YARD DRAINAGE PLAN

387 W FOURTH STREET
APOPKA, FLORIDA 33708

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engineering & design

TAYLOR ENGINEERING & DESIGN, LLC
10000 W. UNIVERSITY BLVD.
SUITE 200
DADE COUNTY, FL 33126
TEL: (305) 447-8877
WWW.TAYLORDESIGN.COM
CA # 35063

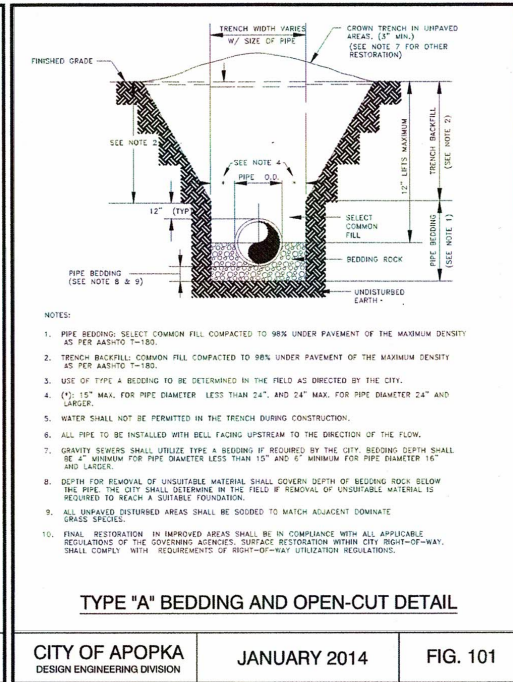
DATE: MAY 2025
SHEET: 8 OF 15



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

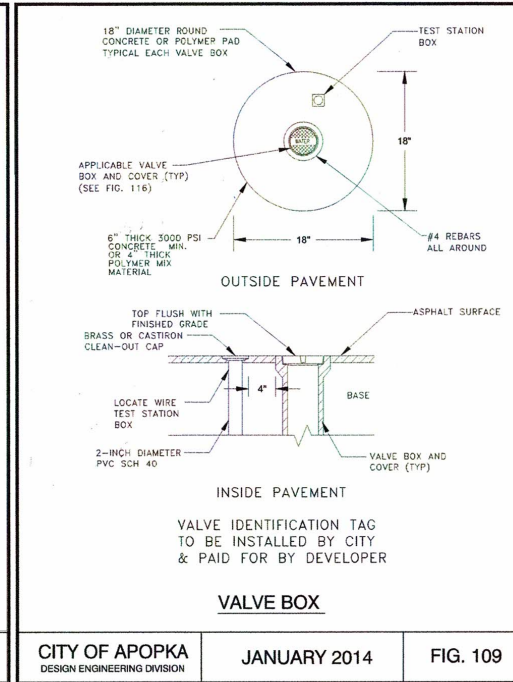
FIG. 100



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

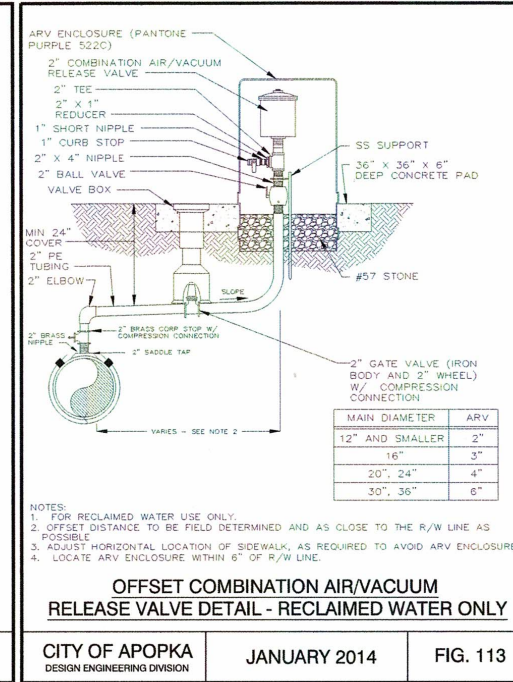
FIG. 101



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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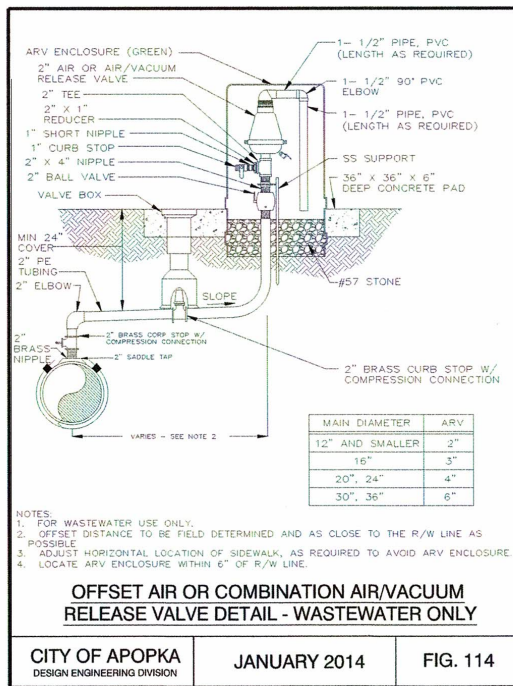
FIG. 109



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

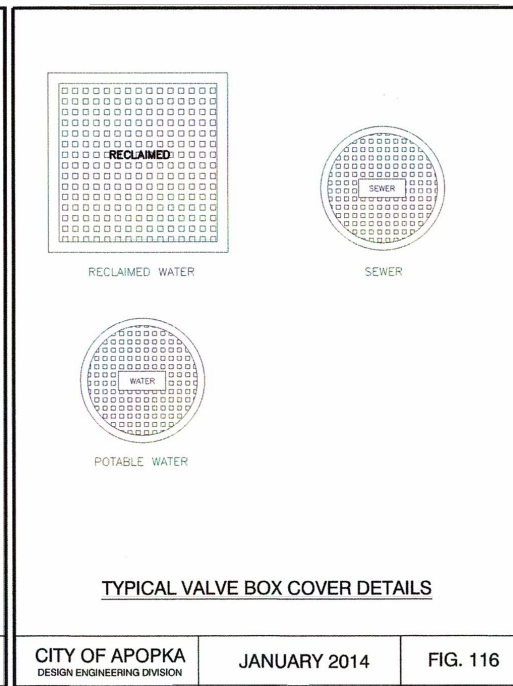
FIG. 113



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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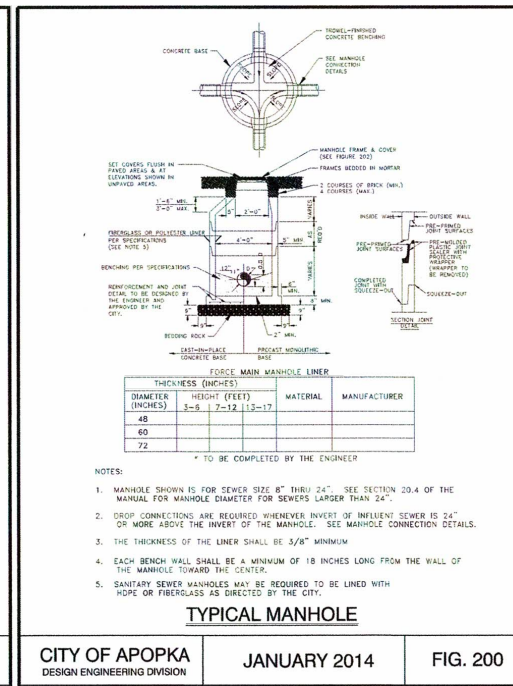
FIG. 114



CITY OF APOPKA
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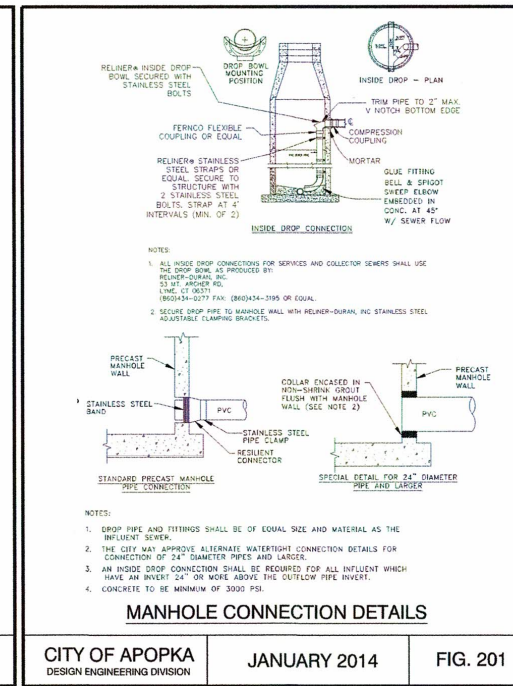
FIG. 116



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 200



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 201

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

DETAILS

387 W FOURTH STREET
APOPKA, FLORIDA 32003

DATE: 03/08/2025

PROJECT NUMBER: 000924

DRAWN BY: SPS

CHECKED BY: VPT

APPROVED BY: VPT

SCALE: N.T.S.

SECTION: 09

TOWNSHIP: 21

RANGE: 28

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CA 01980

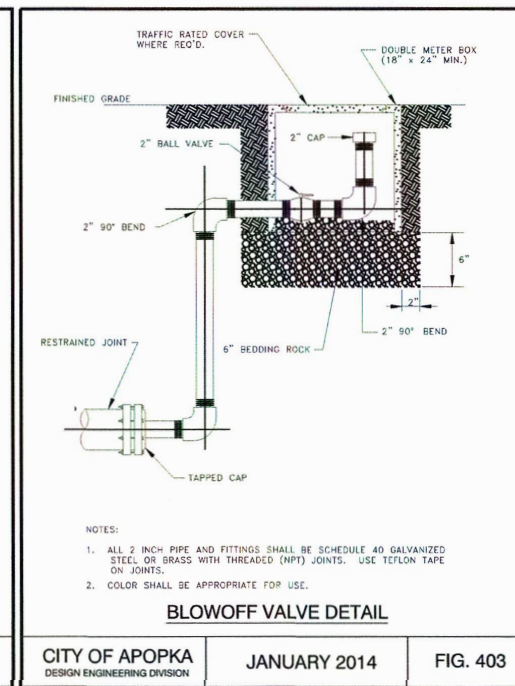
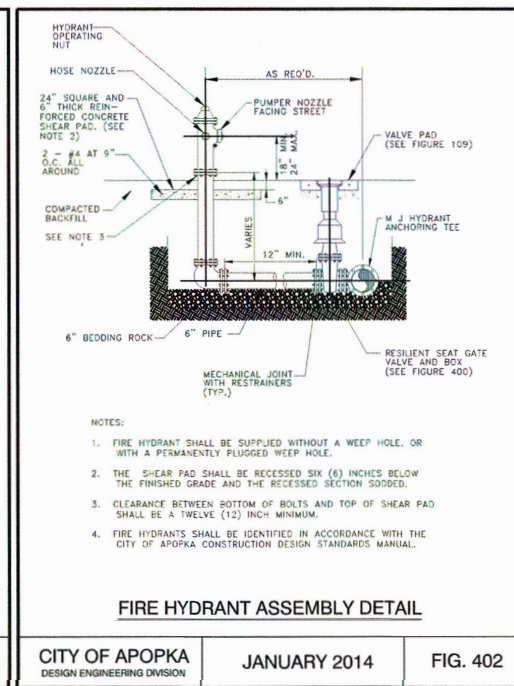
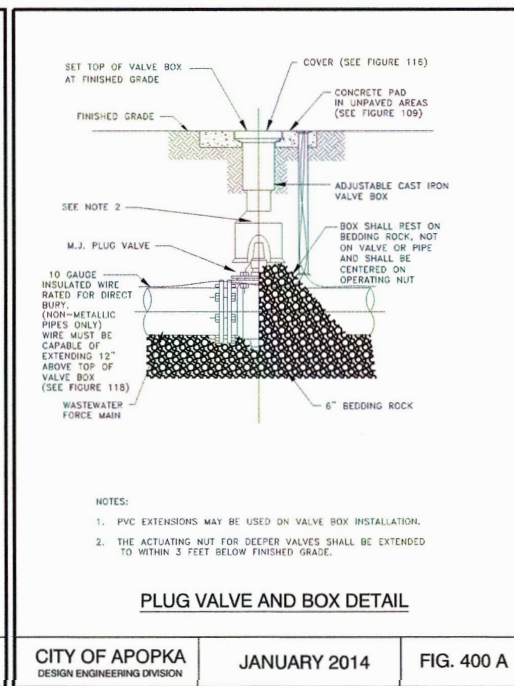
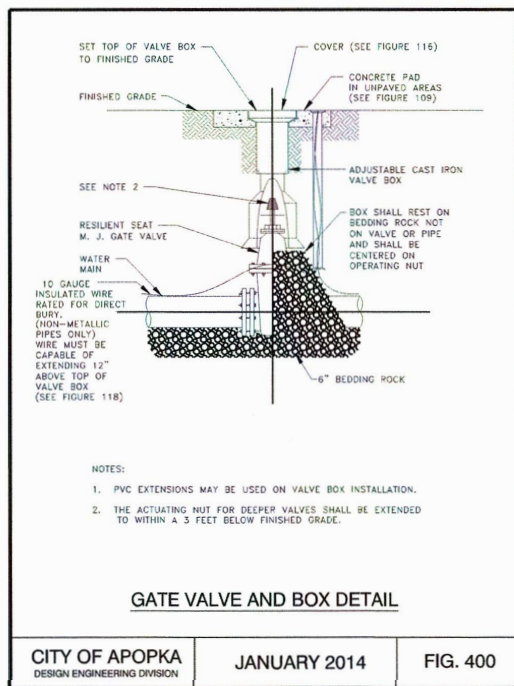
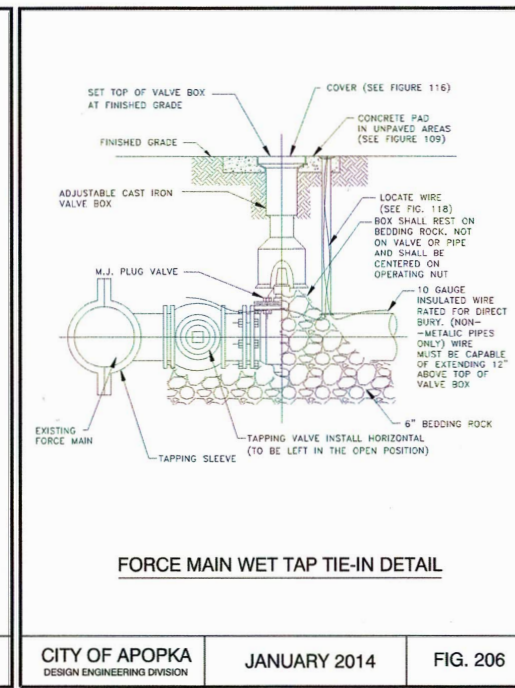
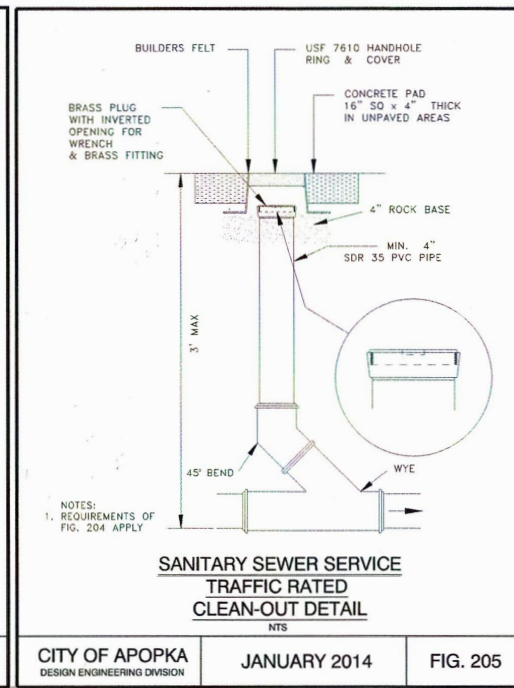
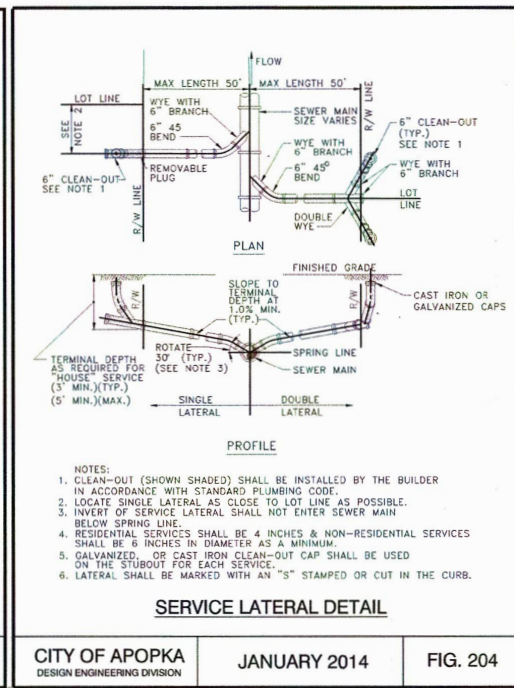
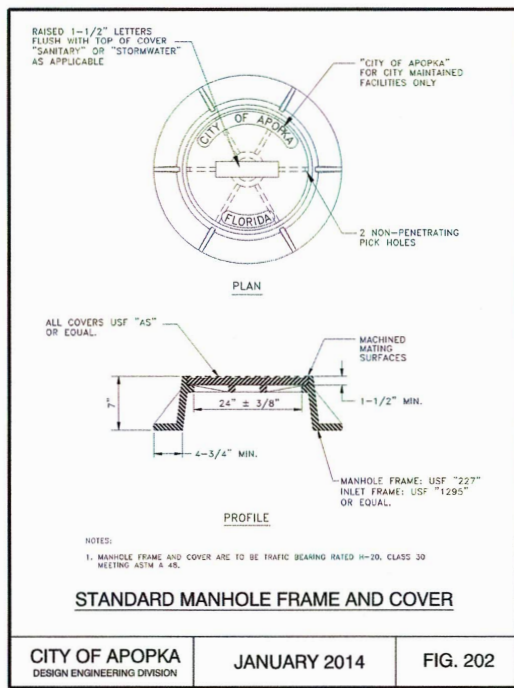
TAYLOR ENGINEERING & DESIGN, LLC
CASSIDIAN, FL 32707

DATE: NAVD83

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2 OF 18

Page 73 of 79



CITY OF APOPKA DETAILS

307 W FOURTH STREET
APOPKA, FLORIDA 32703

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TAYLOR ENGINEERING & DESIGN, LLC
10000 W. STATE ROAD 100, SUITE 100
FORT MYERS, FL 33907

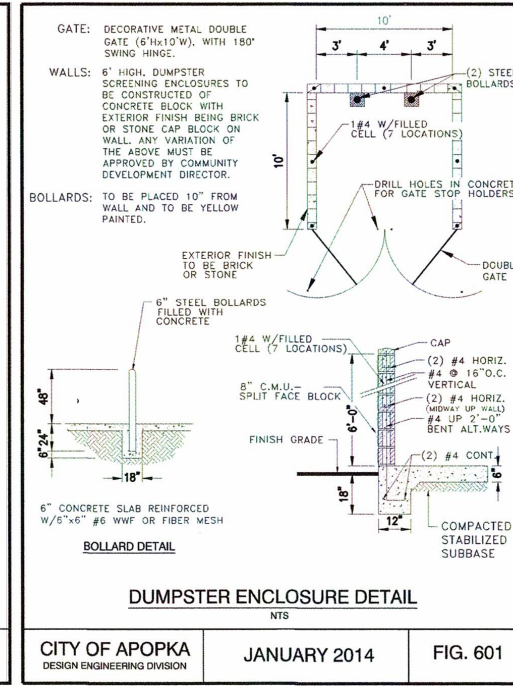
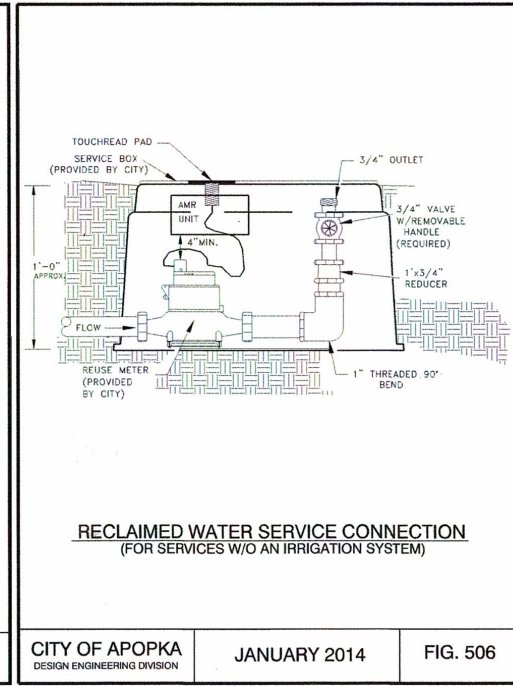
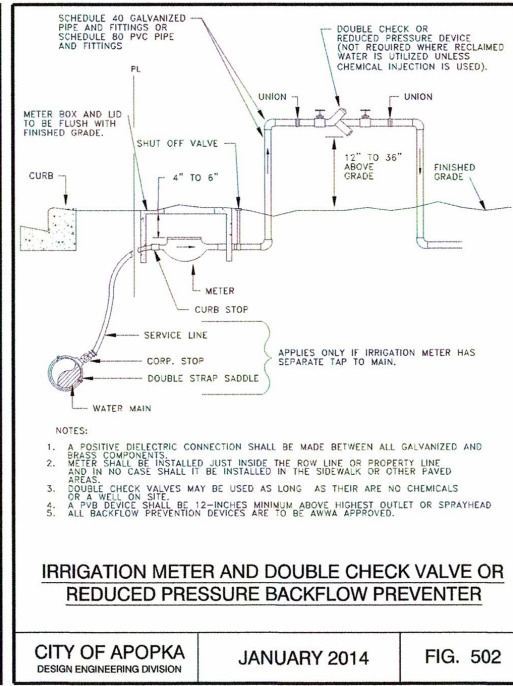
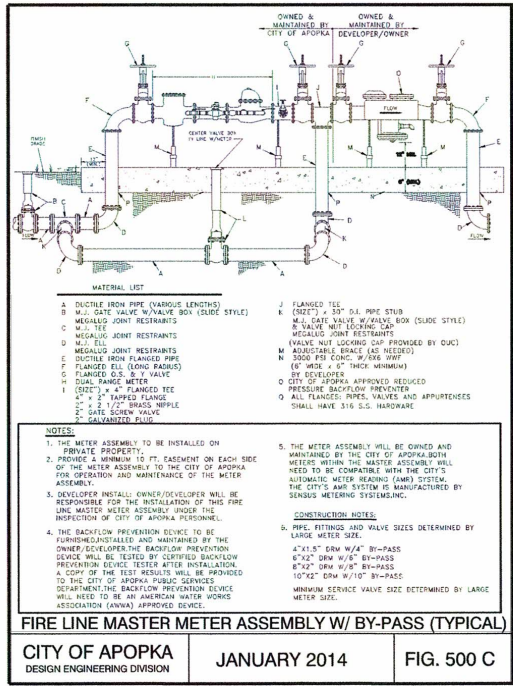
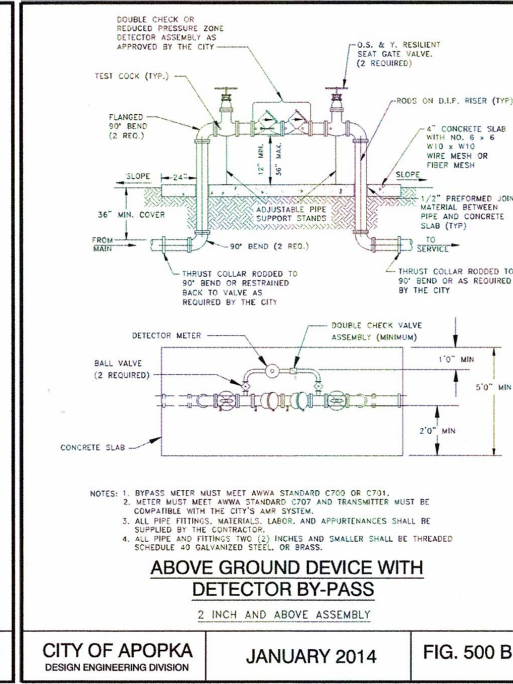
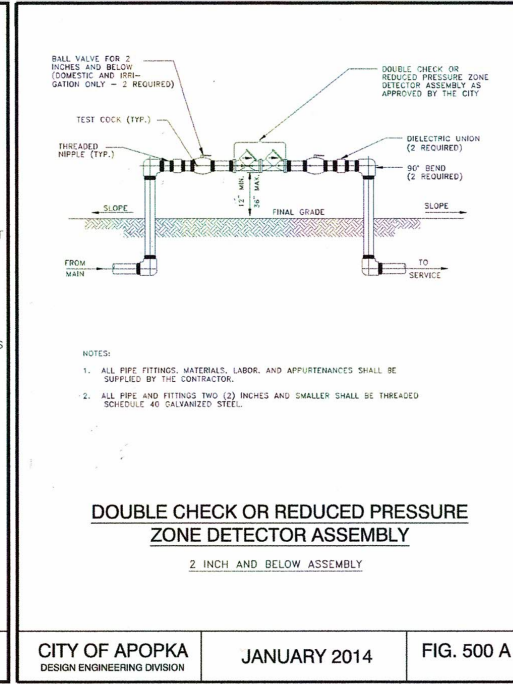
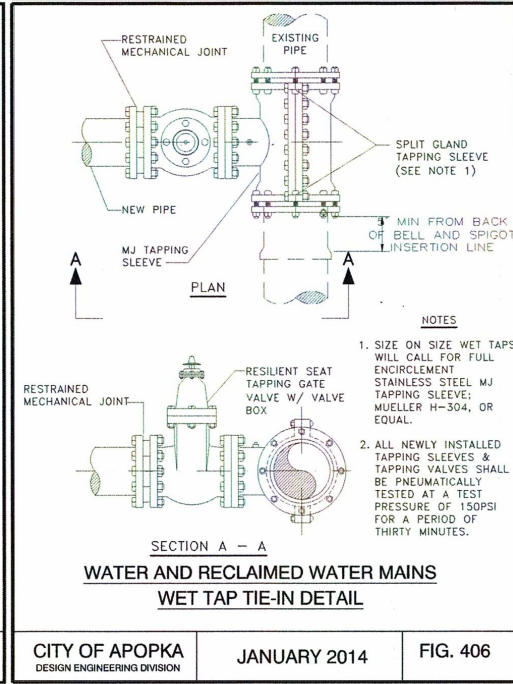
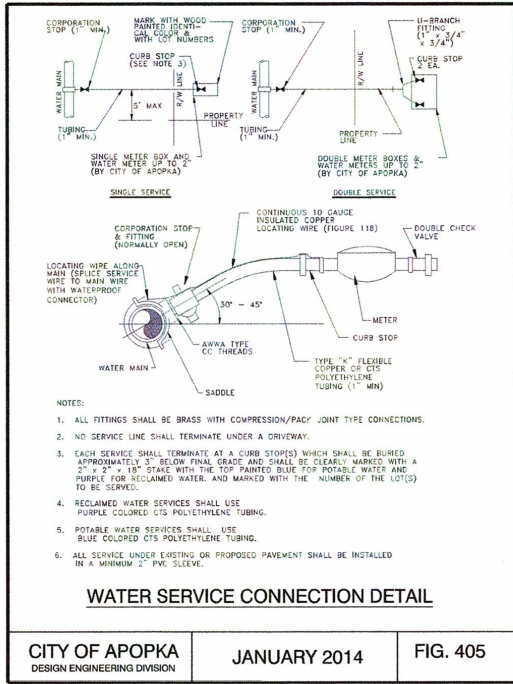
REVISIONS

NO.	DATE	DESCRIPTION
1	03/08/2025	ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 000924
SCALE: N.T.S.
DESIGNED BY: VPT
CHECKED BY: VPT
APPROVED BY: VPT

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10 OF 18



CITY OF APOPKA
DETAILS

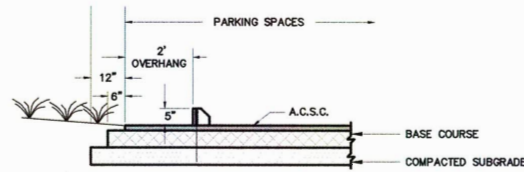
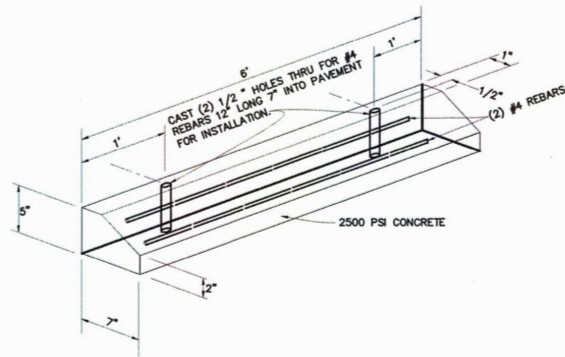
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APOPKA, FLORIDA 33706

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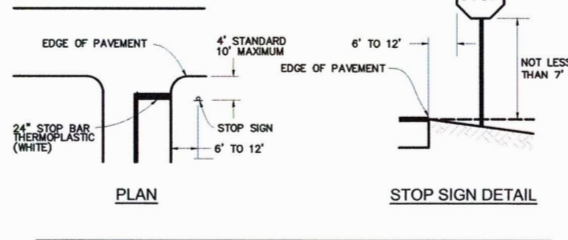
STATE OF FLORIDA
PROFESSIONAL ENGINEER
No. 60627
Taylor, P. Taylor

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DATE: 03/08/2025
PROJECT NUMBER: 000924
SHEET: 11 OF 18



WHEEL STOP DETAIL
N.T.S.



BLADES: ALCOA #86054, 6063-T6 ALLOY, ETCHED, DEGREASED, DEBURRED, WITH #1200 ALUMINE FINISH, #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL. DIMENSIONS-6\"/>

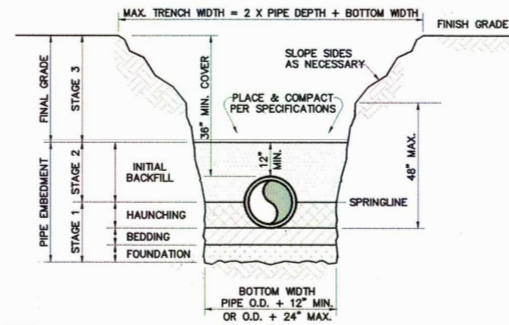
LETTERS: NAME - 4\"/>

BRACKETS: DIE-CAST HIGH STRENGTH ALUMINUM ALLOY, MIN. TENSILE STRENGTH 45,000 P.S.I., DEGREASED, TUMBLED, AND POLISHED, SIDES OF ALL SLOTS SHALL BE SOLID METAL WITH TWO HOLES PER SLOT (SAME SIDE) DRILLED TO 7/32\"/>

POST: STANDARD 2\"/>

CONCRETE BASE: 2000#

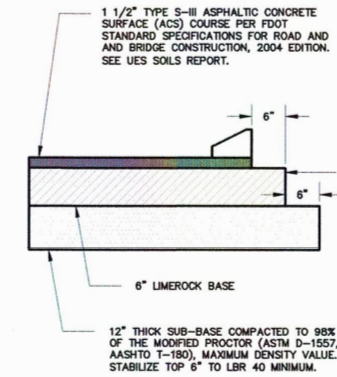
STOP SIGN AND BAR LOCATION
N.T.S.



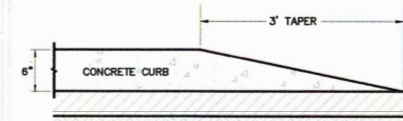
NOTES:

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\"/>

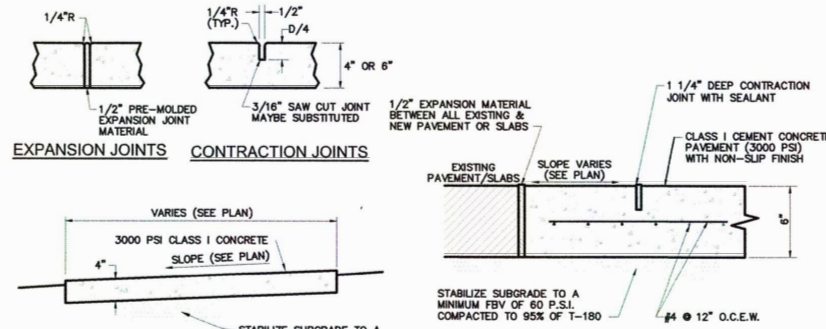
TYPICAL TRENCHING AND BACKFILLING
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



CONCRETE CURB TAPER
N.T.S.



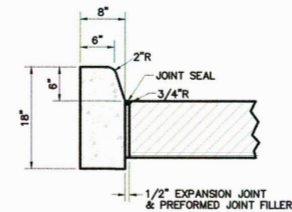
TYPICAL SECTION OF 4\"/>

TYPICAL SECTION OF 6\"/>

NOTES:

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. SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.

CONCRETE SIDEWALK SECTIONS
N.T.S.



SECTION VIEW

NOTES:

SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.

TYPE "D" CURB
N.T.S.

STANDARD DETAILS



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MAV0008
SHEET

