

APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

May 21, 2025 9:00 AM

Apopka City Hall Council Chambers

PLAT

1. PL-25-5, Crossroads at Kelly Park Phase 2B - Plat (PL), 1st Submittal

SITE PLAN:

CONSTRUCTION SITE PLAN

1. CSP-25-21, Harmon Center - Construction Site Plan (CSP), 1st Submittal
2. CSP-25-6, AMZL DFL5 AVI - 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.

CROSSROADS AT KELLY PARK PHASE 2B

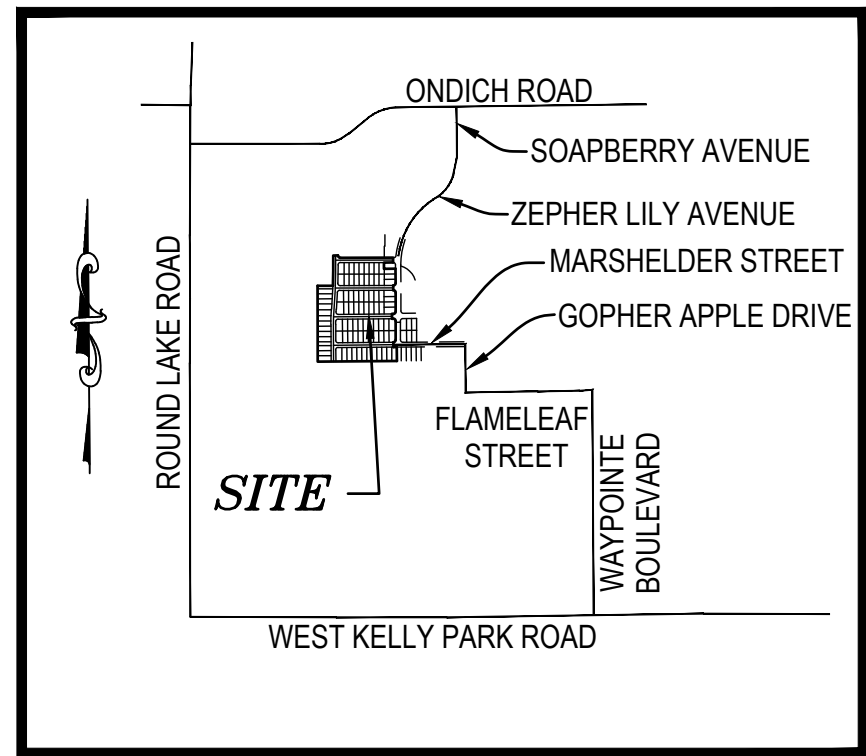
A REPLAT OF TRACT FD-2B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF OF SW 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, ALSO BEING THE SOUTH LINE OF TRACT FD-2B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2 IN PLAT BOOK 116, PAGES 70-74; BEING S89°30'17"W ASSUMED.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PROPERTY DEPICTED HEREON IS SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CROSSROADS AT KELLY PARK AS RECORDED IN DOCUMENT #20240449950 THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO (THE DECLARATION). COMMON AREAS AS DEFINED IN THE DECLARATION ARE TO BE OWNED AND MAINTAINED BY CROSSROADS AT KELLY PARK OWNERS ASSOCIATION, INC. (THE ASSOCIATION) AS PRESCRIBED IN THE DECLARATION.
- TRACTS P2B-8 AND P2B-9 (PARK) SHALL BE OWNED AND MAINTAINED BY THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT (THE "CDD") AND CONVEYED VIA SEPARATE INSTRUMENT.
- THE DRAINAGE EASEMENTS (DE) SHOWN HEREON ARE HEREBY DEDICATED TO THE CDD. THESE EASEMENTS SHALL REMAIN PERPETUALLY UNOBSTRUCTED BY PERMANENT STRUCTURES AND LANDSCAPE TREES. LAWN AND LANDSCAPE MAINTENANCE IN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
- THE FENCE MAINTENANCE EASEMENTS (FME) SHOWN HEREON ARE HEREBY DEDICATED TO THE ASSOCIATION. THESE EASEMENTS SHALL REMAIN PERPETUALLY UNOBSTRUCTED BY PERMANENT STRUCTURES AND LANDSCAPE TREES. LAWN AND LANDSCAPE MAINTENANCE IN THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
- THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND/OR ASSIGNS ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR, AND REPLACE STORMWATER IMPROVEMENTS WITHIN ALL DRAINAGE EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.
- THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND/OR ASSIGNS ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE WATER, SEWER, AND RECLAIM UTILITIES WITHIN ALL RIGHT OF WAYS AND ALL UTILITY EASEMENTS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH UTILITIES AND TRANSFER THEM TO THE CITY OF APOPKA, FLORIDA ("CITY") UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.
- THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND/OR ASSIGNS ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, AND ACQUIRE ROADWAY IMPROVEMENTS WITHIN ALL RIGHT OF WAYS. THE CDD MAY INSTALL AND/OR ACQUIRE SUCH RIGHT OF WAYS AND TRANSFER THEM TO THE CITY UPON COMPLETION, SUBJECT TO THE CITY'S APPROVAL PROCESS.
- THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND/OR ASSIGNS ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATE, MAINTAIN, REPAIR, AND REPLACE STORMWATER (INCLUDING BUT NOT LIMITED TO ALL CURBS, GUTTERS, DRAINS AND CATCH-BASINS), STREET LIGHT AND CONDUIT IMPROVEMENTS WITHIN ALL RIGHT OF WAYS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY STORMWATER, STREET LIGHT, AND CONDUIT IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.
- THE CITY AND KELLY PARK COMMUNITY DEVELOPMENT DISTRICT("CDD") MAY ELECT TO ENTER INTO A RIGHT OF WAY MAINTENANCE AGREEMENT FOR THE CDD TO OPERATE, MAINTAIN, REPAIR AND REPLACE LANDSCAPE AND IRRIGATION IMPROVEMENTS WITHIN THE RIGHT OF WAYS.
- FINAL CONVEYANCE OF ANY RIGHT OF WAYS AND/OR UTILITY IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY'S COUNCIL AND/OR STAFF AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.
- PURSUANT TO SECTION 193.0235, FS, ALL TRACTS DEDICATED TO A HOMEOWNER'S ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.

LEGEND AND ABBREVIATIONS:

□	SET 4"x4" CONCRETE MONUMENT, PRM LB #8606
●	SET NAIL AND DISK, PCP LB #8606
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
DE	DRAINAGE EASEMENT
PB	PLAT BOOK
R/W	RIGHT OF WAY
R	RADIUS
Δ	DELTA/CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CL	CHORD LENGTH
No.	NUMBER
W/	WITH
CM	CONCRETE MONUMENT
N&D	NAIL & DISC
(NR)	NON-RADIAL
PC	POINT OF CURVATURE
NT	NON-TANGENT
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
⌄	CENTERLINE
↔	CHANGE IN DIRECTION
C#	CURVE NUMBER
LB	LICENSED BUSINESS
UE	UTILITY EASEMENT
FS	FLORIDA STATUTES
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
FME	FENCE MAINTENANCE EASEMENT



VICINITY MAP

SCALE: 1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, THENCE S 89°30'17" W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, 506.54 FEET TO THE **POINT OF BEGINNING**; THENCE, S 89°30'17" W, 823.90 FEET; THENCE, N 00°07'41" W, 789.31 FEET; THENCE, N 89°52'19" E, 159.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 6000.00 FEET, AND A CHORD BEARING OF N 00°40'10" E THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°00'37", 315.24 FEET; THENCE, N 89°09'52" E, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 45°28'55" E THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°17'33", 35.14 FEET; THENCE, N 89°52'19" E, 548.07 FEET; THENCE, S 00°07'41" E, 50.00 FEET; THENCE, S 89°52'19" W, 95.01 FEET; THENCE, S 00°07'41" E, 65.00 FEET; THENCE, N 89°52'19" E, 120.00 FEET; THENCE, S 00°07'41" E, 150.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 44°52'19" W THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", 35.36 FEET; THENCE, S 00°07'41" E, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 45°07'41" E, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", 35.36 FEET; THENCE, S 00°07'41" E, 195.63 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 44°41'18" W THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°37'58", 35.24 FEET; THENCE S 89°30'17" W, 14.32'; THENCE S 00°29'43" E, 50.00 FEET; THENCE N 89°30'17" E, 13.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 45°18'42" E THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°22'02", 35.47 FEET; THENCE, S 00°07'41" E, 195.81 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING OF S 44°41'18" W THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°37'58", 35.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE, S 00°29'43" E, 50.00 FEET; THENCE N 89°30'17" E A DISTANCE OF 35.04 FEET; THENCE, S 00°29'43" E, 143.91 FEET TO THE **POINT OF BEGINNING**. CONTAINING 18.771 ACRES MORE OR LESS.

PROPERTY INFORMATION REPORT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMPANY ORDER NO. 12302853, DATED MARCH 25, 2025 @ 5:00 PM.

- EASEMENT AGREEMENT BY AND BETWEEN EQUESTRIAN LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY. RECORDED SEPTEMBER 20, 2021, IN OFFICIAL RECORDS INSTRUMENT NO. 20210570307, TOGETHER WITH PARTIAL ASSIGNMENT OF EASEMENT AGREEMENT RECORDED SEPTEMBER 21, 2022, IN OFFICIAL RECORDS INSTRUMENT NO. 20220582295, AND TOGETHER WITH AMENDED EASEMENT AGREEMENT RECORDED MAY 18, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230281479 AND SECOND AMENDED EASEMENT AGREEMENT RECORDED APRIL 26, 2024, IN OFFICIAL RECORDS INSTRUMENT NO. 20240240456. SUBJECT PROPERTY BENEFITS FROM THE EASEMENT AGREEMENT. EASEMENT LIES OUTSIDE SUBJECT PROPERTY, BLANKET IN NATURE.
- EASEMENT AGREEMENT BY AND BETWEEN GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PM S-1 REO LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED SEPTEMBER 23, 2021, IN OFFICIAL RECORDS INSTRUMENT NO. 20210578353. SUBJECT PROPERTY BENEFITS FROM THE EASEMENT AGREEMENT. EASEMENT LIES OUTSIDE SUBJECT PROPERTY, BLANKET IN NATURE.
- TEMPORARY CONSTRUCTION EASEMENT BY AND BETWEEN G & B DEVELOPMENT SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND KELLY PARK COMMUNITY DEVELOPMENT DISTRICT RECORDED AUGUST 8, 2022, IN OFFICIAL RECORD INSTRUMENT NO. 20220483784. AFFECTS PROPERTY, BLANKET IN NATURE. EASEMENT AUTOMATIC TERMINATION UPON THE RECORING THE PLAT.
- TEMPORARY ACCESS AND UTILITY EASEMENT AGREEMENT BY AND BETWEEN KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND D.R. HORTON, INC., A DELAWARE CORPORATION, RECORDED NOVEMBER 8, 2022, IN OFFICIAL RECORDS INSTRUMENT NO. 20220678815. AFFECTS PROPERTY, BLANKET IN NATURE. EASEMENT AUTOMATIC TERMINATION UPON THE RECORING THE PLAT.
- ACCESS EASEMENT AGREEMENT BY AND BETWEEN GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HARRISKP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND PRM APOPKA/KELLY PARK OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED MAY 19, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230286225 AS AMENDED BY AMENDMENT TO ACCESS EASEMENT AGREEMENT RECORDED DECEMBER 6, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230703007. DOES NOT AFFECT PROPERTY.
- DEVELOPMENT AND EASEMENT AGREEMENT RECORDED JULY 25, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230415204, AS AMENDED BY FIRST AMENDMENT TO DEVELOPMENT AND EASEMENT AGREEMENT RECORDED DECEMBER 6, 2023, IN OFFICIAL RECORDS INSTRUMENT NO. 20230703008, AND SECOND AMENDMENT TO DEVELOPMENT AND EASEMENT AGREEMENT RECORDED DECEMBER 4, 2024, IN OFFICIAL RECORDS INSTRUMENT NO. 20240688629. NOT A SURVEY MATTER.
- TEMPORARY ACCESS AND UTILITY EASEMENT AGREEMENT BY GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND JEN FLORIDA 51 LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED JANUARY 2, 2024, IN OFFICIAL RECORDS INSTRUMENT NO. 20240001109. DOES NOT AFFECT PROPERTY.
- PLAT OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, RECORDED SEPTEMBER 11, 2024, IN PLAT BOOK 116, PAGE 70. AFFECTS PROPERTY, SHOWN HEREON.

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

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____ THE FORGOING PLAT WAS APPROVED BY THE MUNICIPALITY.

MAYOR OF APOPKA, BRYAN NELSON

ATTEST:

CITY CLERK, SUSAN M. BONE

PLAT BOOK

PAGE

SHEET 1 OF 2

CROSSROADS AT KELLY PARK PHASE 2B

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES:

ALL RIGHT OF WAYS DEPICTED HEREON TO THE CITY OF APOPKA, FLORIDA FOR THE PERPETUAL USE AND BENEFIT OF THE PUBLIC FOR RIGHT OF WAY PURPOSES.

ALL UTILITY EASEMENTS DEPICTED HEREON TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES AND TO THE PROVIDERS OF PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTING, ACCESSING, REPLACING AND MAINTAINING THEIR RESPECTIVE FACILITIES.

NO PART OF SAID LANDS, EXCEPT AS NOTED IN THIS DEDICATION OR OTHERWISE ON THE FACE OF THIS PLAT IS DEDICATED TO THE CITY OF APOPKA, FLORIDA OR THE PUBLIC

IN WITNESS WHEREOF, THE UNDERSIGNED, KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS OFFICER THEREUNTO DULY AUTHORIZED ON THIS ____ DAY OF _____, 2025.

KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY

BY: _____ DATE: _____
PRINTED NAME: MIKE GALVIN

TITLE: MANAGER

WITNESS

WITNESS

PRINTED NAME

PRINTED NAME

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2025, BY MIKE GALVIN, MANAGER, KELLY PARK LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY HE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC: _____

PRINT NAME: _____

MY COMMISSION EXPIRES: _____

COMMISSION #: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON MAY 21, 2024 COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN: THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON; AND THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN ORANGE COUNTY FLORIDA.

STEVEN E. BLANKENSHIP, P.S.M.
REGISTRATION NO. 5361
POULOS & BENNETT, LLC
2602 EAST LIVINGSTON STREET
ORLANDO, FLORIDA 32803
LICENSED BUSINESS #8606

DATE: _____

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

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

SIGNATURE _____ DATE _____

EDWIN MUNOZ JR., P.S.M.
REGISTRATION NUMBER 7288

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

EXAMINED AND APPROVED _____
CHAIRMAN DATE

CERTIFICATE OF APPROVAL BY CITY ENGINEER

EXAMINED AND APPROVED _____
DIANA ALMODOVAR, P.E. DATE

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, THAT THE FORGOING PLAT WAS RECORDED IN ORANGE COUNTY OFFICIAL RECORDS ON _____, 2025.

DOCUMENT NUMBER _____

COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA

POULOS & BENNETT

SHEET INDEX:

SHEETS 1 OF 2:

LEGAL DESCRIPTION,
DEDICATION, NOTES, LEGEND

SHEET 2 OF 2:

BOUNDARY & LOT GEOMETRY

CROSSROADS AT KELLY PARK PHASE 2B

A REPLAT OF TRACT FD-2B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 116, PAGES 70 THROUGH 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; LYING IN A PORTION OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK

PAGE

SHEET 2 OF 2

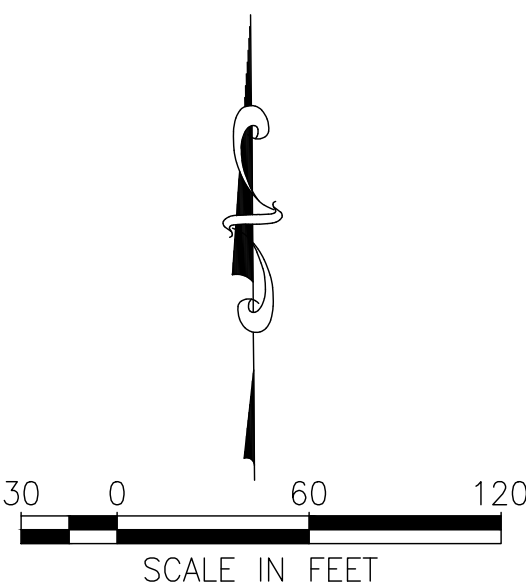
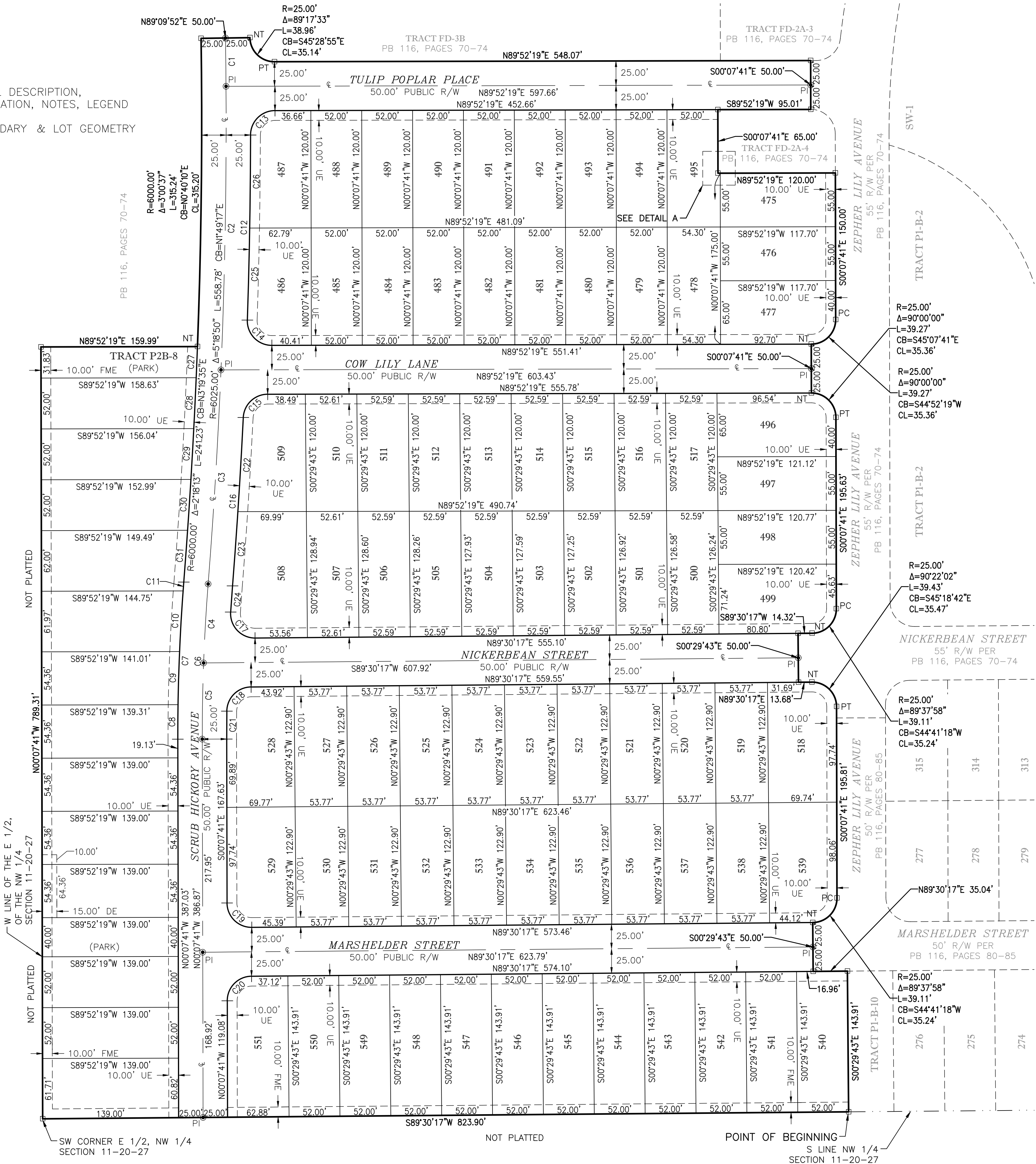
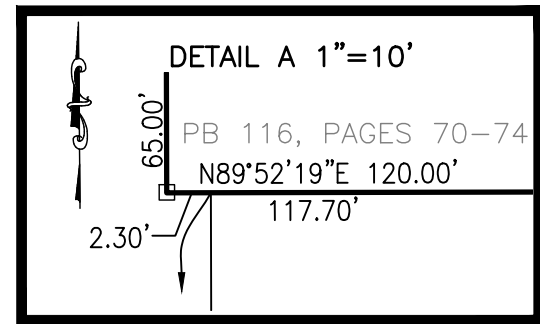
SHEET INDEX:

SHEETS 1 OF 2:

LEGAL DESCRIPTION,
DEDICATION, NOTES, LEGEND

SHEET 2 OF 2:

BOUNDARY & LOT GEOMETRY



Curve Table				
Curve #	Radius	Chord Bearing	Chord Length	Delta
C1	6025.00'	N00° 36' 03"W	49.38'	000°28'11"
C2	6025.00'	N01° 00' 48"E	290.06'	002°45'31"
C3	6025.00'	N03° 26' 08"E	219.30'	002°05'08"
C4	1975.00'	S03° 18' 18"W	80.88'	002°20'48"
C5	1975.00'	S01° 00' 06"W	77.88'	002°15'34"
C6	1975.00'	S02° 10' 30"W	158.74'	004°36'22"
C7	2000.00'	S02° 10' 30"W	160.74'	004°36'22"
C8	2000.00'	S00° 22' 36"W	35.23'	001°00'33"
C9	2000.00'	S01° 39' 37"W	54.39'	001°33'29"
C10	2000.00'	S03° 19' 43"W	62.08'	001°46'43"
C11	2000.00'	S04° 20' 53"W	9.09'	000°15'37"
C12	6050.00'	N01° 00' 13"E	189.26'	001°47'33"
C13	25.00'	S44° 59' 23"W	35.28'	089°45'52"
C14	25.00'	S44° 06' 51"E	35.98'	092°01'41"
C15	25.00'	S46° 21' 29"W	34.43'	087°01'41"
C16	6050.00'	N03° 39' 40"E	172.56'	001°38'03"
C17	25.00'	S43° 07' 32"E	36.46'	093°37'44"
C18	25.00'	S45° 07' 21"W	34.97'	088°45'51"
C19	25.00'	S45° 18' 42"E	35.47'	090°22'02"
C20	25.00'	S44° 41' 18"W	35.24'	089°37'58"
C21	1950.00'	S00° 18' 22"W	29.56'	000°52'07"
C22	6050.00'	N03° 18' 03"E	96.47'	000°54'49"
C23	6050.00'	N04° 07' 04"E	76.09'	000°43'14"
C24	1950.00'	S04° 05' 04"W	26.80'	000°47'15"
C25	6050.00'	N01° 27' 15"E	94.13'	000°53'30"
C26	6050.00'	N00° 33' 28"E	95.11'	000°54'03"
C27	6000.00'	N02° 19' 37"E	31.86'	000°18'15"
C28	6000.00'	N02° 43' 39"E	52.06'	000°29'50"
C29	6000.00'	N03° 13' 29"E	52.09'	000°29'51"
C30	6000.00'	N03° 43' 21"E	52.12'	000°29'52"
C31	6000.00'	N04° 13' 29"E	53.09'	000°30'25"

PROJECT DIRECTORY

OWNER:
DR DEVELOPMENT INVESTMENTS, LLC
11513 LAKE UNDERHILL ROAD,
ORLANDO, FL 32825

CIVIL ENGINEER:
COMMON OAK ENGINEERING, LLC
1209 EDGEWATER DRIVE, SUITE 100
ORLANDO, FL 32817
PHONE: (407) 249-1234
FAX: (407) 249-1234

GEOTECH ENGINEER:
TERRACON CONSULTING
ENGINEERS & SCIENTISTS,
160 ALSEDA ROAD, SUITE 200
ORLANDO, FL 32817
PHONE: (407) 404-8110
FAX: (407) 404-8112

SURVEYOR:
PEC SURVEYING & MAPPING, LLC
10000 WINTER PARK DRIVE, SUITE 110
ORLANDO, FL 32837
PHONE: (407) 460-0389
FAX: (407) 460-0389

ARCHITECT:
RAMBOLL & ROMANO ARCHITECTURE
11513 LAKE UNDERHILL ROAD, SUITE 110
ORLANDO, FL 32825
PHONE: (407) 460-0389
FAX: (407) 460-0389
EMAIL: INFO@RAMBOLL-ARCHITECT.COM

RIGHT-OF-WAY UTILATION AND/OR UNDERGROUND UTILITY PERMIT(S) MUST BE OBTAINED PRIOR TO CONSTRUCTION. FOR MORE INFORMATION, CONTACT THE CITY OF APOPKA, FLORIDA, AT (407) 249-1234. PERMITTING SECTION AT 407-249-1234 OR STEVEN@COMMONOAKENGINEERING.NET

E PERMIT NO. 21-E-047

UTILITY PROVIDERS

ELECTRIC:
DUKE ENERGY
3200 BONNET CREEK ROAD
ORLANDO, FL 32825
PHONE: (407) 708-4885

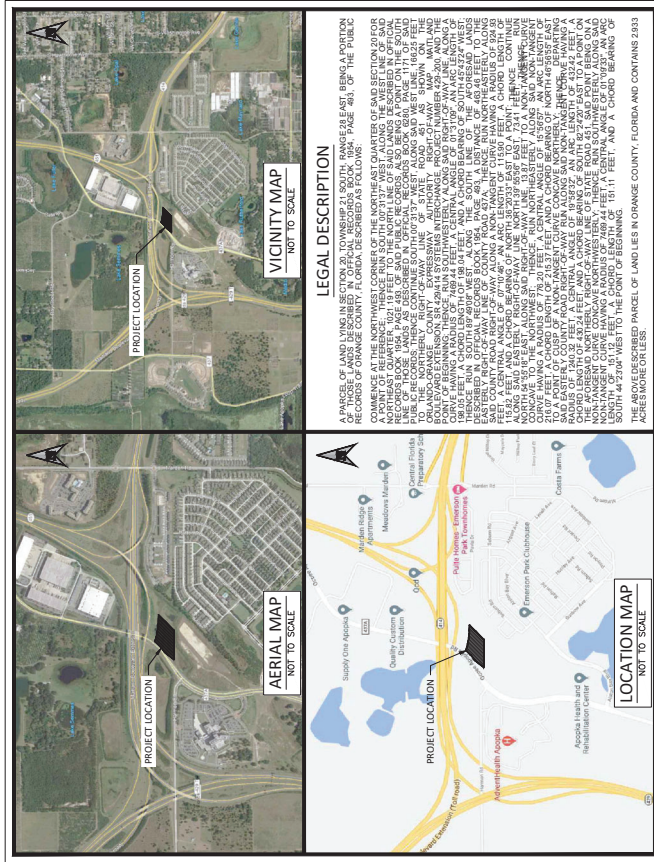
GAS:
LAKE APOPKA NATURAL GAS DISTRICT
38 N. PARK AVENUE
ORLANDO, FL 32803
PHONE: (407) 698-2734

COMMUNICATIONS:
CHARTER COMMUNICATIONS
CONTACT: HERBIE HERNANDEZ
PHONE: (407) 708-4885
CONTACT: SCOTT MARTIN
PHONE: (407) 698-2734

WATER/SEWER:
CITY OF APOPKA
38 N. PARK AVENUE
ORLANDO, FL 32803
CONTACT: ADRIE GARCIA
PHONE: (407) 708-4885

REVISION TO
CONSTRUCTION DRAWINGS
HARMON CENTER
AT
1717 OCOEE APOPKA ROAD
APOPKA, FL 32703

PARCEL NUMBERS:
20-21-28-0000-00-002



GENERAL REVISION LOG

NO.	DATE	REVISION / ISSUE	SHEETS REVISED:	BY:

PLAN SHEET INDEX

C1.0	COVER SHEET
C2.0	GENERAL NOTES
C2.1	GENERAL NOTES
C2.2	GENERAL NOTES
C3.0	DEMO PLAN
C4.0	SITE PLAN
C5.0	GRADING PLAN
C6.0	UTILITY PLAN
C7.0	EROSION CONTROL PLAN
C8.0	EROSION CONTROL DETAILS
C9.0	DETAILS (SITE)
D1.0	DETAILS (FOOT)
D1.1	DETAILS (FOOT)
D1.2	DETAILS (FOOT)
SURVEY	(TOTAL SHEETS: 14)

LEGEND:

②	: NO. OF PARKING SPACES
# / CXX	: DETAIL NO. / SHEET
PROPOSED CONCRETE SURFACE	: PROPOSED CONCRETE SURFACE
W	: WATER LINE
USE	: ELECTRIC LINE
SS	: WASTEWATER LINE
BM	: BURIED FORCE MAIN
UT	: TELEPHONE LINE
FP	: FIRE HYDRANT
VALVE	: VALVE
WM	: WATER METER
BACKFLOW PREVENTER WITH CONCRETE PAD	: BACKFLOW PREVENTER WITH CONCRETE PAD
75.45	: SPOT ELEVATION (TO TOP OF PAVEMENT UNLESS SPECIFIED OTHERWISE)
→	: FLOW ARROW
Δ	: REVISION NUMBER
PC	: FIRE DEPARTMENT CONNECTION

HARMON CENTER
MIXED USE DEVELOPMENT
1717 OCOEE APOPKA RD, APOPKA, FL 32703



COMMON OAK ENGINEERING
11513 LAKE UNDERHILL ROAD
ORLANDO, FL 32825
TEL: (407) 249-1234

DR DEVELOPMENT INVESTMENTS, LLC
11513 LAKE UNDERHILL ROAD
ORLANDO, FL 32825
TEL: (407) 249-1234

NO.	DATE	REVISION/ISSUE



PROJECT # 220.082
SHEET 1
DATE 04/16/2025
SCALE N.T.S.
C1.0
COVER SHEET

Jeremy R. Anderson, State of Florida, Professional Engineer, License No. 7168
This seal has been digitally signed and sealed by Jeremy R. Anderson on the date indicated below.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

(CONTINUATION) SANITARY SYSTEM NOTES:

10. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE PROVIDED WITH A DRIP PIPING WITH AN INTERIOR LIVING COMPETING WITH AT LEAST 1/8" (3.2mm) THROU HOLE PATTERNED TO THE INTERIOR OF ALL PIPES. ALL DRIP PIPING SHALL HAVE A STANDARD OUTSIDE COATING COMPLYING WITH THE REQUIREMENTS OF THE AWWA C900.
11. ALL SLOPES FOR GRAVITY SEWER MAINS AND SERVICE CONNECTIONS SHALL COMPLY WITH STATE AND LOCAL UTILITY CRITERIA.
12. ALL UTILITY SHALL BE INSTALLED WITH COMPLIANCE TO GOVERNING JURISDICTION'S IN-CHARGE CONSTRUCTION DETAILS AND ALL CITY STANDARDS.
13. PRIOR TO CONSTRUCTION WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AFFECTED AGENCIES AND AGENCIES OF JURISDICTION.
14. ALL SEWER MAINS SHALL HAVE A MINIMUM COVER OF 10 FEET. ALL SEWER MAINS SHALL BE INSTALLED WITH A MINIMUM COVER OF 10 FEET UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER. LOCATIONS WHERE COVER IS AT LEAST 10 FEET DEEPER, THE FOLLOWING SHALL APPLY:

TESTING AND INSPECTION REQUIREMENTS (SANITARY):

- A LEAKAGE EVALUATION OR INSULATION DOES NOT EXCEED 10 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR 24 HOURS.
- B. MINIMUM LEAKAGE TEST SHALL NOT EXCEED FOUR (4) GALLONS PER DAY PER INCH OF PIPE DIAMETER ALLOWED.
- C. PNEUMATIC OR INSULATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF TWO FEET.
- D. THE PRESSURE USED TO CONDUCT THE LEAKAGE TEST SHALL BE LIMITED TO ONE (1) ATMOSPHERE.
- E. CASTING AND JOINTING MATERIALS SHALL BE SPECIFIED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR CONCRETE PIPE AND FOR OTHER MATERIALS APPROPRIATE. TESTING OF SUCH MATERIALS SHALL BE SPECIFIED FOR CONCRETE SEWER MANHOLES CONFORMS TO THE TEST PROCEDURES DESCRIBED IN ASTM C-184.
- MANHOLE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES, CHAPTER 30.8 FOR ALL GRAVITY SANITARY SEWER LINES. TESTING IS REQUIRED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT EACH MANHOLE LOCATION.
- A NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
- NO PIPE SHALL EXCEED A DEFLECTION OF 5%.
- USING A ROAD ROLL OR MARBLE FOR THE PIPE DEFLECTION TESTS WITH A DIAMETER NOT LESS THAN 90% OF THE BASE INSIDE DIAMETER OF THE PIPE. THE DEFLECTION MEASUREMENT SHALL BE TAKEN ON WHICH IS SPECIFIED IN THE SCHEDULED DESCRIPTION. THE METHOD TO WHICH THE PIPE IS MANIPULATED.

DEWATERING NOTES:

9. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF PERMIT. THE CONTRACTOR SHALL BE REQUIRED TO PERMIT THE DEWATERING SYSTEM WITH WATER MANAGEMENT DISTRICT. HOWEVER, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY WITH THE LOCAL WATER MANAGEMENT AND GOVERNING JURISDICTION ON THE PERMIT REQUIREMENTS FOR DEWATERING. ALL PERMITS SHALL BE SUBMITTED A MINIMUM OF 21 DAYS PRIOR TO STARTING DEWATERING ACTIVITIES.

GENERAL ADA GUIDELINES FOR SITE CONSTRUCTION:

- [illegible]

PAVING AND GRADING NOTES:

- [illegible]

TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):

- RAMP SLOPES EXCEEDING 1:20 (5%) BUT NOT MORE THAN 1:12 (8.3%) CONSTITUTE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, AND LANDINGS). NO RAMP SHALL EXCEED A 1:12 (8.3%) RUNNING SLOPE. A RAMP MAY NOT RISE MORE THAN 2.5 FEET WITHIN A LANDING. HANDRAILS ARE REQUIRED FOR ALL RAMP SURFACES EXCEPT WHERE THE RAMP IS LESS THAN 6 FEET LONG. HANDRAILS MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 150 (1) PER FOOT OR 20% IN ANY DIRECTION. THE LANDING SHOULD BE AS WIDE AS THE PROPOSED RAMP, MIN 3'6" WIDE, AND BE 0° LONG. IN MOST SITE CASES LANDINGS SHOULD BE 5 FEET BY 6 FEET.

- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES AND SUBTANGENTIALS ARE CONSTRUCTED TO MEET ALL REQUIREMENTS. THE CONTRACTOR MUST VERIFY THE SLOPES OF THE HANDICAP PARKING SPACES AND ACCESSIBLE ROUTES TO BE CONSTRUCTED TO MEET ALL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NONCONFORMING CONCRETE.
- IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY REQUIREMENTS LISTED ABOVE OR OTHER NON-STATED AREA REQUIREMENT THAT CAN NOT BE MET MUST BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NONCOMPLIANT AREAS AT THE GENERAL CONTRACTOR'S COST.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING AND SHORING AS NECESSARY. Dewatering methods shall be used as required to keep trenches dry while pipe and appurtenances are being placed.
- ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY (PROFESSIONAL SERVICE INDUSTRIES, INC.) OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
- PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES UNLESS OTHERWISE NOTED.

1. CONTRACTOR TO PROVIDE A 12" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ABUTMENT OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER PLACED CONCRETE, ETC.).
2. SEAL CONCRETE PER ASTM C309 OR ASTM C1515 (TYPE II) PRIOR TO SAW CUTTING CONTROL JOINTS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING ALL EXISTING MANHOLE AND INLET COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO PROPOSED ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON PLANS OR NOT.
4. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND/OR LOCAL TRAFFIC CONTROL DEVICES (MUTCD, FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) DESIGN STANDARDS, AND/OR LOCAL TRAFFIC CONTROL DEVICES).

4. THE FINISHED SURFACE OF THE BASE COURSE AND THAT OF THE WEARING SURFACE SHALL NOT VARY MORE THAN $\frac{1}{2}$ " FROM THE TEMPLATE. ANY IRREGULARITIES EXCEEDING THIS LIMIT SHALL BE CORRECTED.
5. THE COMPACTION DENSITY, STABILITY, AND THICKNESS PLACING FREQUENCIES OF SUB-BASE, BASE, AND ASPHALT SHALL BE TESTED PER AASHTO T-99. ONE TEST SHALL BE RUN FOR EACH 1000 LINEAR FEET OF SUB-BASE AND ASPHALT IS TESTED IN ONE DAY. PROVIDE MIN. ONE TEST FOR EACH PAVING DAY. THE FINISHED GRADE OF THE WEARING SURFACE SHALL BE VERIFIED BY THE ENGINEER. ASPHALT EXTRACTION GRAVATION SHALL BE TESTED FROM GRAB SAMPLES COLLECTED ONE EVERY 1900 LINEAR YARDS OF ASPHALT DELIVERED TO THE SITE (OR A MINIMUM OF ONE PER DAY).

3. ALL PLAT DRAWINGS SHALL BE ACCURATELY RECORDED AND COVERED BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND SHALL MEET THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPEERS IN CHAPTER 61G17-4, FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 172.027 OF THE FLORIDA STATUTES.
4. ALL RECORD DRAWINGS SHALL BE PREPARED BY THE CONTRACTOR IN AUTOCAD FORMAT USING CONSTRUCTION PLAN SHEETS PROVIDED BY THE ENGINEER. AS-BUILT INFORMATION SHALL BE FIELD VERIFIED, MEASURED, AND ADDED TO THE AUTOCAD FILES OF THE CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND LOCATIONS WHICH WILL BE RESPONSIBLE FOR THE COORDINATION OF ALL DIMENSIONS AND LOCATIONS.

- ❖ **SITE IMPROVEMENTS:**
 - ALL BUILDINGS AND OTHER IMPROVEMENTS WITH DESCRIPTIONS, DIMENSIONS, AND LOCATION.

- ◆ **SANITARY SEWER:**
 - TOP ELEVATION OF EACH MANHOLE FRAME AND COVER AND INVERTS OF EACH LINE ENTERING AND LEAVING EACH MANHOLE STRUCTURE
 - LENGTH OF EACH RUN OF MAIN BETWEEN MANHOLES (CENTER TO CENTER)
 - ACTUAL GRADESLOPE OF PIPE BETWEEN MANHOLES
 - LOCATE ALL SERVICE LINES FROM DOWNSTREAM MANHOLE WITH DEPT/AT LOT LINE AND DISTANCE FROM THE MAIN LINE
 - LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS/ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TESTS)

- STORMWATER POND TOP, OF BENCH AND POND BOTTOM ELEVATIONS AND HORIZONTAL DIMENSIONS MEASURED AT A MINIMUM OF TEN LOCATIONS PER POND, AT LOCATIONS DESIGNATED BY THE ENGINEER. TOP OF POND HORIZONTAL DIMENSIONS ARE ALSO TO BE TAKEN TO PROPERTY CORNERS, EASEMENTS, AND RIGHTS-OF-WAY.
- STORMWATER CONDUIT, STRUCTURE, DIMENSIONS AND ELEVATIONS, INCLUDING ALL WEIRS, SCOTTS, ORIFICES, GRATES, AND SAMPLERS.

- [illegible]

9. THE CONTRACTORS GEOTECHNICAL ENGINEER SHALL CERTIFY TO OWNER'S ENGINEER THAT ALL SITE, UTILITY, AND ROADWAY COMPACTION, BERM, STABILITY, AND PAVEMENT CONSTRUCTION SPECIFICATIONS HAVE BEEN CONSTRUCTED TO MEET THE RECOMMENDATIONS OF THE DESIGN GEOTECHNICAL ENGINEER.
10. RETENTION/RETENTION BASINS TO BE PROVIDED TO OR COMPLETED BY THE GEOTECHNICAL ENGINEER, THE RECOVERY TO THE DESIGN ENGINEER, QUANTITIES, LOCATIONS, AND DEPTHS BELOW FINISHED GRADE SHALL BE SPECIFIED BY THE GEOTECHNICAL ENGINEER.

14. COMPLETE RECORD DRAWINGS THAT ARE FOUND TO BE SATISFACTORY AS A RESULT OF THE ENGINEER'S REVIEW WILL BE USED AS THE BASIS FOR THE FINAL PROJECT RECORD DRAWINGS PREPARED BY THE ENGINEER USING THE CONTRACTOR PROVIDED RECORD DRAWINGS PLUS ENGINEER ADDED INFORMATION.
15. ALL RECORD DRAWINGS ARE REQUIRED TO BE DELIVERED TO THE OWNER PRIOR TO FINAL INSPECTION OF THE PROJECT. FINAL INSPECTIONS WILL ONLY BE SCHEDULED UPON RECEIPT OF SIGNED AND SEALED RECORD DRAWINGS THAT HAVE BEEN REVIEWED BY THE ENGINEER AND DELIVERED BY THE ENGINEER TO THE OWNER.

HARMON CENTER
MIXED USE DEVELOPMENT
COEE APOPKA RD, APOPKA, FL

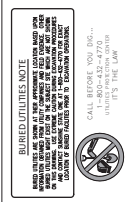


DR DEVELOPMENT
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1513 LAKE UNDERHILL ROAD
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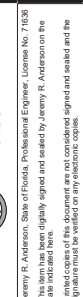
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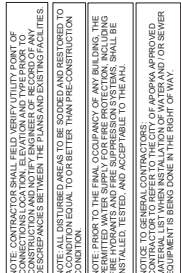
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GENERAL NOTES



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BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AS THEIR APPROXIMATE LOCATION BASED ON RECORD DRAWINGS. THESE UTILITIES MAY NOT BE EXACTLY WHERE SHOWN. EXCAVATION OF ANY UTILITIES NOT SHOWN ON THIS DRAWING, USE EXPOSED CAUTION. • 1-800-432-4270 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG...
1-800-432-4270
UTILITIES PROTECTION CENTER
IT'S THE LAW



⑤ SILT FENCE

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[illegible]



3500 Parkway Lane
Suite 5000
Georgia 30002

Professional Engineer
State of Georgia
Professional Engineer
License No. 10000

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INCLUDING PHOTOCOPYING,
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INFORMATION STORAGE
AND RETRIEVAL SYSTEM,
WITHOUT THE WRITTEN
CONSENT OF POND
ENGINEERING, LLC.



COA SEAL

CLIENT REGISTRATION



PROJECT NAME

AMZL PFL5
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3000 SHELEVY
APPROX. PL. 27023

DRAWING ISSUE
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URAL NOTES (CONTINUED):

- REINFORCEMENT SHALL BE COLD BENT TO SHAPES AND DIMENSIONS SHOWN AND SHALL

- REINFORCEMENT SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED,
S AND/OR CONCRETE WITH CORNER BARS, WHEN PERMITTED, SPICES
S SHALL BE CLASS "B" TENSION LAPS.
MISSION REINFORCEMENT SPLICE LENGTHS IN CONCRETE SHALL BE

- | | | | | | | | | | |
|------|-----|-----|-----|-----|-----|-----|------|------|------|
| SIZE | #3 | #4 | #5 | #6 | #7 | #8 | #9 | #10 | #11 |
| SIZE | 28" | 37" | 47" | 56" | 81" | 93" | 105" | 118" | 131" |
| SIZE | 22" | 29" | 36" | 43" | 63" | 72" | 81" | 91" | 101" |

- COVER IS BASED ON A CONCRETE COVER AT LEAST EQUAL TO THE BAR
CENTER CENTER BAR SPACING AT LEAST EQUAL TO 7 TIMES THE BAR
MULTIPLY THE ABOVE LENGTH BY 1.5 WHERE THESE CONDITIONS DO NOT
OWN, PROVIDE STANDARD 90 DEGREE HOOKS IN ACCORDANCE WITH CRSI
TOWNSHIP SPECIFICATIONS. OTHERWISE,
COVER POWERS TO MATCH SIZE AND SPACING OF VERTICAL REINFORCING
REINFORCING COVER REQUIREMENTS:

- | | | |
|---|----------|--------------------------|
| TYPE | CONCRETE | ALL |
| NOT AGAINST EARTH | WALLS | NO BAR AND MINIMUM COVER |
| NONCAST EXPOSED | WALLS | NO BAR AND MINIMUM COVER |
| NOT ON WEATHER | WALLS | NO BAR AND MINIMUM COVER |
| NOT WITH GROUND | WALLS | NO BAR AND MINIMUM COVER |
| EACH WITH GROUND | WALLS | NO BAR AND MINIMUM COVER |
| REINFORCEMENT BEHIND APPROVED TOLERANCES WELDED WIRE MESH AND EMBEDDED ITEMS SUCH AS ANCHORS AND WELD PLATES SHALL BE SUPPORTED ON BARS AND SPACERS AS REQUIRED TO PREVENT PROTECTION THE USE OF "PULLING UP WIRE WITH HOOKS" IS FORBIDDEN. | WALLS | NO BAR AND MINIMUM COVER |

- [illegible]

- OR THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE
THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) "STEEL
ALL COMPLY WITH THE FOLLOWING SPECIFICATIONS:

- | | | |
|-----------------------|-------------------------|------------------------------|
| WELD TYPE | STANDARD YIELD STRENGTH | F _y 50 KSI |
| SPECIAL STEEL SHAPES. | ASTM A992 | F _y 50 KSI |
| SECTION TYPES: | ASTM A36 | F _y 36 KSI |
| WELD SECTIONS (HSS). | ASTM A500
(GRADE B) | F _y 48 KSI |
| | ASTM A575
(GRADE B) | F _y 35 KSI |
| | ASTM F1554 | F _y 36 KSI U.N.O. |

- [illegible]

- [illegible]

1. **SPECIAL INSPECTIONS.**
2. ANY TEST OBSERVATIONS OR OTHER WORK PROGRESS REVIEW PERFORMED BY THE STRUCTURAL ENGINEER SHALL NOT BE CONSIDERED AS A SPECIAL INSPECTION.
3. SPECIAL INSPECTIONS ARE REQUIRED IN ACCORDANCE WITH IBC CHAPTER 17.
4. A QUALIFIED TESTING AND INSPECTION AGENCY SHALL BE EMPLOYED TO PROVIDE SPECIAL INSPECTIONS.
5. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO MEETS THE REQUIREMENTS OF SECTION 1704 AS FOUND IN THE IBC.
6. THE SPECIAL INSPECTOR SHALL KEEP DAILY RECORDS OF INSPECTIONS AND SHALL PROVIDE MONTHLY WRITTEN REPORTS OF THESE INSPECTIONS TO THE PROJECT ARCHITECT/ENGINEER.
7. ANY TESTS OR INSPECTIONS VIOLATING ITEMS NOT IN STRICT CONFORMANCE WITH THE CONTRACT DOCUMENTS AND APPLICABLE REFERENCED STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR IMMEDIATE CORRECTION AND DOCUMENTED WITH THE SPECIAL INSPECTOR'S FIELD REPORT. IF THE DISCREPANCY HAS NOT BEEN CORRECTED, BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTING OFFICER.
8. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL STATEMENT OF SPECIAL INSPECTIONS WHICH STATES THAT THE SPECIAL INSPECTIONS AND TESTING REQUIRED FOR THIS PROJECT HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. A QUALITY CONTROL PROGRAM SHALL BE USED BY THE GENERAL CONTRACTOR. THE SPECIAL INSPECTIONS SHALL NOT BE USED AS THE CONTRACTOR'S QUALITY CONTROL.

GENERAL
STRUCTURAL
NOTES

DESIGNED BY:	DRS
DRAWN BY:	ASB
CHECKED BY:	DRS
SUBMITTED BY:	DP
DATE:	12/13/2024
PROJECT #:	1240872

200-S

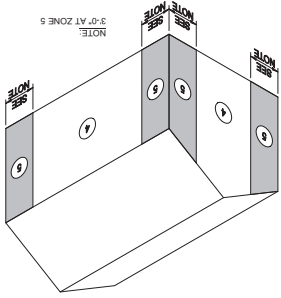


STRUCTURAL ABBREVIATION KEY

@	AT	POUNDS
A.F.F.	ABOVE FINISHED FLOOR	
ARCH	ARCHITECTURAL	
B/	BOTTOM OF	
BLDG	BUILDING	
BM	BEAM	
BTM	BOTTOM	
BTW	BETWEEN	
C.L.	CENTERLINE	
CIP	CAST-IN-PLACE	
CJ	CONTROL JOINT	
C.J.P.	COMPLETE JOINT PENETRATING WELD	
CLR	CLEAR	
CMU	CONCRETE MASONRY UNIT	
COL	COLUMN	
CONC.	CONCRETE	
CONSTR.	CONSTRUCTION	
CONC.	CONCRETE	
DEG.	DEGREE	
CONT.	CONTINUOUS	
DIA.	DIAMETER	
D.L.	DEAD LOAD	
DWG	DRAWING	
DWL	DOVEL	
E.E.	EACH END	
E.F.	EACH PLACE	
ELEC.	ELECTION	
ELEV.	ELEVATION	
E.O.R.	ENGINEER OF RECORD	
EQ.	EQUAL	
E.S.	EACH SIDE	
E.W.	EACH WAY	
EXIST.	EXISTING	
EXP.	EXPANSION	
EXT.	EXTERIOR	
FD	FLOOR DRAIN	
FND	FOUNDATION	
F.P.	FLOOR PENETRATION	
F.F.	FINISH FLOOR	
F.S.	FAIR SIDE	
FT.	FEET	
THRD	THREADED	
TOS	TOP OF STEEL	
TYP.	TYPICAL	
U.N.O.	UNLESS NOTED OTHERWISE	
VERT.	VERTICAL	
W/	WITH	
W/C	WATER TO CEMENT	
W/F	WIDE FLANGE	
W.L.	WIND LOAD	
W.P.	WORKING POINT	
WT.	WEIGHT	
WWR	WELDED WIRE REINFORCEMENT	
1,000 POUNDS PER SQUARE INCH		

NOTE: NOT ALL ABBREVIATIONS WILL BE USED.

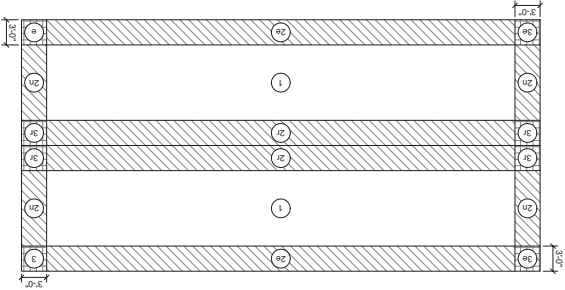
ZONE		EFFECTIVE WIND AREA	
④	AREA ≤ 10 S.F.	AREA	50 S.F.
		AREA	200 S.F.
		AREA	500 S.F. ≤ AREA
⑤	+61.3 PSF / -82.1 PSF	+54.9 PSF / -82.1 PSF	+49.4 PSF / -82.2 PSF
	+61.3 PSF / -66.5 PSF	+54.9 PSF / -60.1 PSF	+49.4 PSF / -54.6 PSF
		+45.7 PSF / -50.9 PSF	



ZONE		EFFECTIVE WIND AREA	
②a	AREA ≤ 10 S.F.	AREA	25 S.F.
②b	AREA ≤ 10 S.F.	AREA	50 S.F.
②c	AREA ≤ 10 S.F.	AREA	100 S.F. ≤ AREA
③a	+37.2 PSF / -196.3 PSF	+32.3 PSF / -159.1 PSF	+28.6 PSF / -131 PSF
③b	+37.2 PSF / -165.2 PSF	+32.3 PSF / -135.6 PSF	+28.6 PSF / -113.2 PSF
③c	+37.2 PSF / -113.2 PSF	+32.3 PSF / -102.4 PSF	+28.6 PSF / -88.9 PSF
③d	+37.2 PSF / -90.9 PSF	+24.9 PSF / -75.3 PSF	+24.9 PSF / -50.9 PSF
③e	+37.2 PSF / -102.8 PSF	+24.9 PSF / -75.3 PSF	+24.9 PSF / -50.9 PSF

ROOF COMPONENTS AND CLADDING WIND PRESSURE SCHEDULE

- WIND LOADING NOTES:
1. POSITIVE VALUES ACT TOWARD THE ROOF SURFACE (COMPRESSION) AND NEGATIVE VALUES ACT AWAY FROM THE ROOF SURFACE (UPLIFT).
 2. LINEAR INTERPOLATION PERMITTED BETWEEN VALUES.
 3. VALUES INDICATED IN TABLES ARE UNFACTORED LOADS IN ACCORDANCE WITH ASCE 7-16.



S-003

ABREVIATIONS & WIND LOADING DIAGRAM

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PROJECT #
DATE
SUBMITTED BY
CHECKED BY
DRAWN BY

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ISSUED FOR REVIEW
AND COMMENTS
BY
DATE

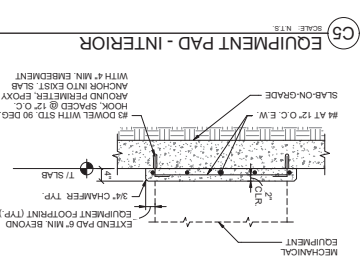
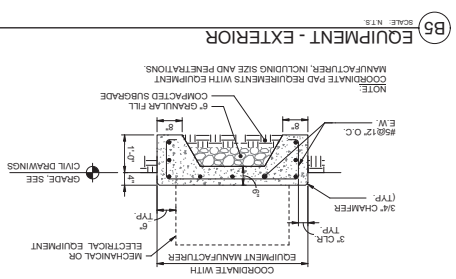
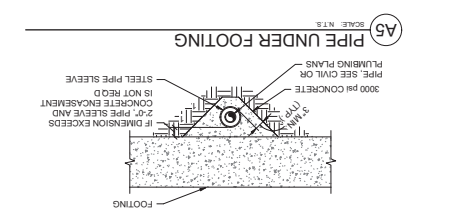
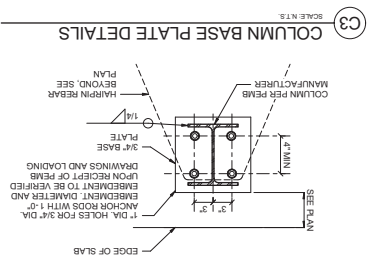
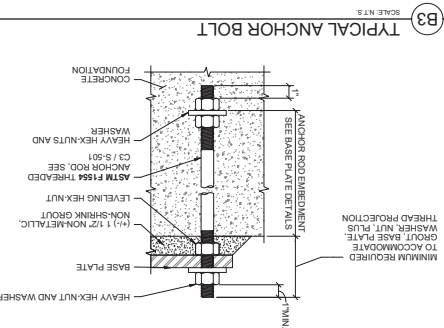
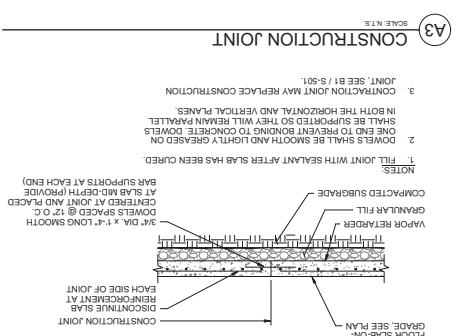
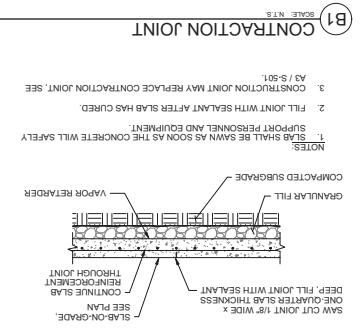
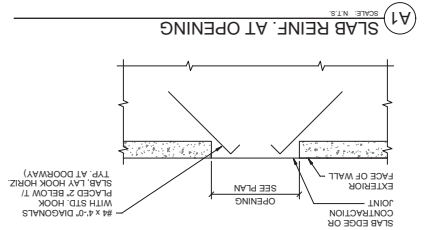
1/10/2023
4/22/2023
DRAWING ISSUE

PROJECT NAME
AMLI DFL5
AMI
3000 SHELVY
APOPKA, FL 32703

CLIENT INFORMATION
amazon



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S-501

CONCRETE

DETAILS

DESIGNED BY: DMS
CHECKED BY: DMS
DRAWN BY: DMS
DATE: 12/20/24
PROJECT #: 120877

DESIGNED BY: DMS
CHECKED BY: DMS
DRAWN BY: DMS
DATE: 12/20/24
PROJECT #: 120877

PROJECT NAME: AMZL DFLS AVI
3000 SHELVES
APPROX. FL. 2703

CLIENT INFORMATION

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2024.04.11 13:14:00

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DESCRIPTION

REMARKS

5500 Parkway Lane
Suite 500
Perimeter Commons
Georgia 30092

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