APOPKA CITY COUNCIL AGENDA

March 4, 2026 1:30 PM
Apopka City Hall Council Chambers

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

CALL TO ORDER

INVOCATION

PLEDGE

PUBLIC COMMENT PERIOD

The Public Comment Period is for City-related matters that are not on today's Agenda as business items or public hearings. If you are here to speak for a matter that requires a public hearing, please wait for that item to come up on the agenda. The Public Comment period will be held to a total of thirty (30) minutes. Each speaker will be given three (3) minutes to speak. If you are here for the Public Comment Period, please fill out a GREEN Intent to Speak Form and provide it to the City Clerk prior to the start of the meeting. When the Mayor calls for Public Comment Period, the City Clerk will read the submitted GREEN Intent to Speak Forms in the order they were received. Should a large number of citizens submit public comment period speaker cards, the speaking time per citizen may be reduced to a minimum of two (2) minutes per speaker, to give as many citizens an opportunity to speak as possible during the Public Comment Period. Groups of citizens who wish to speak on the same item or concern may elect a spokesperson to speak on their behalf, in which case an additional one (1) minute will be given to the spokesperson's time per citizen, up to six (6) minutes total. Citizens wishing to elect a spokesperson must be present during the public comment period, indicate the spokesperson on their Intent to Speak forms, and submit their forms together to the City Clerk. If you wish to speak on one of the business items or public hearing items, please fill out a WHITE Intent to Speak Form and provide it to the City Clerk prior to the start of the meeting. Once the item has been presented, the Mayor will call for Public Comment on that specific item. At that time, the City Clerk will read the submitted WHITE Intent to Speak Forms for the current item, in the order they were received. Each speaker will be given three (3) minutes to speak. Please refer to Resolution No. 2025-19 for further information regarding Public Participation Policy & Procedures for addressing the City Council.

APPROVAL OF MINUTES

1. **Approval of Regular Meeting Minutes of February 18, 2026.**

AGENDA REVIEW

PRESENTATION

CONSENT (Action Item)

1. **Execute Release of Code Enforcement Lien for 1038 Sheeler Hills Drive**

2. **Authorize the execution of piggyback contracts for the assigned terms: Consolidus, LLC, and Empire Pipe & Supply Company, Inc.**

BUSINESS (Action Item)

1. **Second Amendment to Master Development Agreement - Floridian Town Center**
   Owner(s): Floridian Apopka Phase I Owner, LLC
   Applicant(s): Bruce T. Lower, Esq.
   Location: North of W. Orange Blossom Trail and west of S.R. 429.
   Project: Floridian Town Center Planned Development (PD)
   Density: 15 du/ac, maximum 0.25 FAR (Commercial future land use designation)

Project Manager: Bobby Howell, AICP
Presented by: Bobby Howell, Planning Manager

2. **Residences at Emerson Park — Major Development Plan/Construction Site Plan Revision**
   Owner(s): Park Square Enterprises, LLC
   Applicant(s): George Georgy, P.E. c/o Vanasse Hangen Brustlin, Inc
   Parcel Identification Number(s): 20-21-28-2520-02-000 (Parent Parcel); Lot 2 of Emerson Park
   Location: East of Ocoee Apopka Road, west of Alston Bay Boulevard and south of Harmon Road East
   Tract: 14.23 +/- acre(s)
   Future Land Use: Mixed-Use
   Zoning District: MU-ES-GT (Mixed-Use - East Shore - Gateway)
   Project: 103 residential units
   Density/Intensity: 7.2 dwelling units per acre
   Project Manager: Jean Sanchez
   Presented by: Jean Sanchez, Senior Planner

3. **Cold Link Apopka - Major Development Plan**
   Owner(s): MG88 Central Florida Cold Storage II LLC
   Applicant(s): Joshua Enot
   Location: 2560 W. Orange Blossom Trail
   Project: New 147,624 SF Building
   Density: 0.6 Maximum FAR
   Project Manager: Amer Hamza
   Presented by: Amer Hamza, Planner

4. **Assignment of Oakview Oversizing Utility Line and Partial Construction Reimbursement Agreement between the Hanover Family Builders, LLC and the City of Apopka to Landsea Homes**
   Presented by: Blanche Sherman, Finance Director, Vladimir Simonovski, Public Works Director

5. **Proposed Sponsorship Agreement Renewal With AdventHealth Apopka**

   Presented by: Cynthia Edwards, Interim Parks & Recreation Director

6. **Waiver of Purchasing Policy 107.3.3.4 for RFP 2026-A-275 and Acceptance of Joint Proposal for Northwest Recreation Complex Sports Field Rentals**
   Presented by: Blanche Sherman, Finance Director

7. **Award a contract for RFP 2026-A-275: Northwest Recreation Complex Sports Field Rentals**

   Presented by: Blanche Sherman, Finance Director

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

CITY COUNCIL REPORTS

CITY ADMINISTRATOR'S REPORT

1. **Utilities Meter Replacement Program Status Update**

CITY ATTORNEY'S REPORT

MAYOR’S REPORT

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

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

CITY OF APOPKA MINUTES

Minutes of the City Council Meeting held on February 18, 2026 at 7:00 PM, in the City of Apopka Council Chambers.

Present:

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

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE
Commissioner Smith – Provided Invocation, Pledge of Allegiance, Fact of the Day.

MAYOR READ THE DECORUM STATEMENT

PUBLIC COMMENT

Mayor Nelson opened the Public Period. Public comment was given as follows:

- **Rod Olsen –** Public comment, safety, public services, failed budget, NWRC rental rates.
- **Jim Moyer –** Orange SWCD- climate change PowerPoint.
- **Albert McKimmie –** Decorum.
- **Virginia Street –** Unhoused and needy in Apopka.
- **Naji Khouri –** NWRC Fields, contract renewal.
- **Francina Boykin –** Black History Month, Mead's Bottom/ History.
- **Meranda Sizer –** CFSC Contract at NWRC.

There being no one else who wished to speak, Mayor Nelson closed the Public Period.

APPROVAL OF MINUTES

1. Approval of Regular City Council Meeting Minutes of February 4, 2026.

    a. **Mayor Nelson** asked for a motion to approve the revised minutes from February 4, 2026.
    b. **Motion** by **Commissioner Anderson** and seconded by **Commissioner Velazquez.**
    c. **Motion carried unanimously.**

AGENDA REVIEW

- No changes

PROCLAMATION

1. Future Farmers of America Week
   Presented by: Mayor Nelson

2. Black History Month
   Presented by: Mayor Nelson

PRESENTATION

1. Celebrating Legends of Apopka Event
   Presented by: Marlon Diaz

2. Lake Apopka Natural Gas District Presentation
   Presented by: Brent E. Haywood, PE

3. UCF Global Community English Program
   Presented by: Bryan Nelson, Mayor

CONSENT (Action Item)

1. Execute Release of Code Enforcement Lien for 1785 Summit Chase Avenue.
2. Re-appointment of Stephan Brick as Resident Trustee of the Apopka Police Officers' Retirement Trust Fund for an additional 2-year term.
3. Appointment of Robert Hobbick as Resident Trustee of the Apopka Firefighters' Retirement Trust Fund for an initial 2-year term.
4. Authorization for event street closure for the 5th Street Car Show.
5. Authorize the execution of piggyback contracts for the assigned terms: Rosenbauer America, LLC, Sunbelt Rentals, Inc., and Yunex, LLC.
6. Award a contract for RFP 2026-A-275: Northwest Recreation Complex Sports Field Rentals.
7. City of Apopka FY2026 Budget-to-Actual for Four Months Ending January 31, 2026.
8. Accept the disbursement report for January 2026.

    a. **Mayor Nelson** asked for a motion to approve items 1 thru 5, 7, and 8.
    b. **Motion** carried by **Commissioner Smith** and seconded by **Commissioner Anderson.**
    c. **Motion carried unanimously.**

6. **Item # 6 Discussion:** Award a contract for RFP 2026-A-275: Northwest Recreation Complex Sports Field Rentals.
   Presented by: Blanche Sherman, Finance Director

   Commissioner Nesta moved to deny this RFP and go back to discussing with the non-profit of how the city can partner with them without going through the RFP process.

   Mayor Nelson opened public comment period.

   - **Naji Khouri –** Fees and contracts with the city.
   - **Sam Ruth –** Coaching sports on city fields and travel teams.
   - **Rod Olsen –** Effects on players by having an RFP for field rentals.
   - **Unnamed –** Coaches of the teams.
   - **Ewan Lindo –** Coaching and impact on community and the kids.
   - **Latonya Murray –** Positive impacts that the team has had on her grandchild.
   - **David Bass –** Coaching for the organization and within the city.
   - **Sylvester Hall –** Benefits for the children and leadership.

   There being no one else who wished to speak, Mayor Nelson closed the Public Period.

   Commissioner Nesta made a motion to deny this RFP until the city has more fields than put out an RFP then.

   Commissioner Velazquez withdrew her second Motion.

   - **Brian Furgala –** Coach for bidder that was awarded if approved by Council.

   a. **Commissioner Anderson** asked for a Motion to table this item, allow the two club presidents to come together and present a plan to the city at next council meeting.
   b. **Both Naji Khouri and Brian Furgala agreed to the motion.**
   c. **S**econded by **Commissioner Velazquez.**
   d. **Motion carried unanimously.**

BUSINESS (Action item)

1. **Interlocal Agreement with Orange County for reimbursement of utility relocation costs associated with the Ocoee–Apopka Road Drainage Project.**
   Presented by: Vladimir Simonovski, Public Works Director

   Mayor Nelson opened public comment period. There being no one who wished to speak, Mayor Nelson closed the Public Period.

a. **Mayor Nelson** asked for a Motion to approve the Interlocal Agreement with Orange County for reimbursement of utility relocation costs associated with the Ocoee–Apopka Road Drainage Project.
b. **Motion** by **Commissioner Anderson** and seconded by **Commissioner Smith.**
c. **Motion carried unanimously.**

2. **Purchase Agreement for acquisition of vacant land for public right-of-way along Ocoee-Apopka Road.**
Presented by: Vladimir Simonovski, Public Works Director

Mayor Nelson opened public comment period. There being no one who wished to speak, Mayor Nelson closed the Public Period.

a. **Mayor Nelson** asked for a Motion to approve the Purchase Agreement for acquisition of vacant land for public right-of-way along Ocoee-Apopka Road.
b. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson.**
c. **Motion carried unanimously.**

PUBLIC HEARINGS/ ORDINANCES/ RESOLUTIONS (ACTION ITEMS)

1. **Ordinance No. 3154 - Second Reading - Quasi-Judicial - Change of Zoning - Lester Road Subdivision**
Owner(s): Christopher Williams and Katrina Bennett
Applicant(s): Thomas Faber
Location: 550 W. Lester Road
Project: 3.05 +/- Acres
Density: Maximum 3.5 DU/AC
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

Mayor Nelson opened public comment period. There being no one who wished to speak, Mayor Nelson closed the Public Period.

a. **Mayor Nelson** asked for a Motion to adopt Ordinance No. 3154.
b. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Smith.**
c. **Motion carried unanimously.**

2. **Ordinance No. 3150 — First Reading and Transmittal — Comprehensive Plan, Future Land Use Element Text Amendment —Wyld Oaks**
   Owner(s): Kelly Park VB Development, LLC
   Applicant(s): Lowndes, Drosdick, Doster, Kantor & Reed, P.A. c/o Tara L. Tedrow, Esq.
   Location:Southwest corner of Kelly Park Road and SR 429
   Parcel ID(s): 13-20-27-4300-01-000, 13-20-27-9480-01-000; 13-20-27-9480-00-001; 13-20-27-9480-08-000, 13-20-27-9480-00-002, 13-20-27-9480-01-000, 13-20-27-9480-02-000, 13-20-27-9480-03-000
   Project: 304.28 +/- acres
   Density: Minimum 0 dwelling units per gross acre; Maximum 27.5 dwelling units per gross acre (approximately 4,675 units for 170 acres); Bonus up to 30 dwelling units per gross acre when at least 30% open space is provided.
   Intensity: Minimum 0.1 floor area ratio (FAR) district-wide; Maximum FAR not fixed, but regulated through building height (up to 10 stories), block and street standards, and open space distribution.
   Existing Use: Vacant
   Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use), Wyld Oaks Town Center Overlay District
   Existing FLU: Mixed Use
   Presented by: Jean Sanchez, Senior Planner

Mayor Nelson opened public comment period.

- **Albert McKimmie –** Population density in this area and Golden Gem Road.
- **Rod Olsen –** Slowing growth and increase in students in schools.

There being no one else who wished to speak, Mayor Nelson closed the Public Period.

a. **Mayor Nelson** asked for a Motion to approve Ordinance No. 3150 first reading hold over second for second reading and adoption.
b. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson.**
c. **Motion carried unanimously.**

3. **Ordinance No. 3118 — First Reading - Land Development Code (LDC) Text Amendment — Town Center Overlay District (Wyld Oaks)**
   Owner(s): Kelly Park VB Development, LLC
   Applicant(s): Lowndes, Drosdick, Doster, Kantor & Reed, P.A. c/o Tara L. Tedrow, Esq.
   Location:Southwest corner of Kelly Park Road and SR 429
   Parcel ID(s): 13-20-27-4300-01-000, 13-20-27-9480-01-000; 13-20-27-9480-00-001; 13-20-27-9480-08-000, 13-20-27-9480-00-002, 13-20-27-9480-01-000, 13-20-27-9480-02-000, 13-20-27-9480-03-000
   Project: 304.28 +/- acres
   Density: Minimum 0 dwelling units per gross acre; Maximum 27.5 dwelling units per gross acre (approximately 4,675 units for 170 acres); Bonus up to 30 dwelling units per gross acre when at least 30% open space is provided.
   Intensity: Minimum 0.1 floor area ratio (FAR) district-wide; Maximum FAR not fixed, but regulated through building height (up to 10 stories), block and street standards, and open space distribution.
   Existing Use: Vacant
   Proposed Zoning: KPI-MU (Kelly Park Interchange - Mixed-Use), Wyld Oaks Town Center Overlay District
   Existing FLU: Mixed Use
   Project Manager: Jean Sanchez
   Presented by: Jean Sanchez, Senior Planner

Mayor Nelson opened public comment period.

- **Rod Olsen –** Slowing development growth from 2 to 4 weeks.
- **Sylvester Hall –** Creating a workshop to evaluate infrastructure problems.
- **Albert McKimmie –** Requested a workshop for residents to have understanding.

There being no one else who wished to speak, Mayor Nelson closed the Public Period.

a. **Mayor Nelson** asked for a Motion to approve Ordinance No. 3118 first reading hold over second for second reading and adoption.
b. **Motion** by **Commissioner Anderson** and seconded by **Commissioner Velazquez.**
c. **Motion carried unanimously.**

CITY COUNCIL REPORTS

CITY ADMINISTRATOR'S REPORT

CITY ATTORNEY'S REPORT

MAYOR'S REPORT

ADJOURNMENT

The meeting adjourned at 10:42 P.M.

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

_____
Bryan Nelson, Mayor

Attest: _____
Susan M. Bone, City Clerk

Prepared by: _____
Jodi Wrigley, Deputy City Clerk

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 1.
Meeting Date: March 4, 2026
Department: Code Enforcement

SUBJECT:
Execute Release of Code Enforcement Lien for 1038 Sheeler Hills Drive

ACTION ITEM INFORMATION:
Release of Code Enforcement Lien - 1038 Sheeler Hills Drive

REQUEST:
Execute Release of Lien - 1038 Sheeler Hills Drive

SUMMARY:
On August 20, 2024, the City of Apopka rendered an Order Finding PATTERSON NOELLE R, the owner of the property at 1038 Sheeler Hills Drive ("Subject Property") in violation of IPMC, Chapter 3, Section 302.7, as adopted by Article 5, Section 18-108 of the Apopka Municipal Code. A fine in the amount of Five Hundred ($500.00) Dollars per day was imposed starting on September 4, 2024.

On January 21, 2026, PATTERSON NOELLE R and the City entered into a Settlement Stipulation to reduce the unpaid code enforcement lien to a settlement amount of Eighteen Thousand ($18,000.00) Dollars, paid to the City. The property is currently in compliance with the Apopka Municipal Code.

FUNDING SOURCE:
N/A

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

ATTACHMENTS:
1. Affidavit of Compliance - 1038 Sheeler Hills Dr
2. Settlement Stipulation - 1038 Sheeler Hills Dr
3. Release of Lien - 1038 Sheeler Hills Dr

DOC # 20260032986
01/20/2026 07:47 AM Page 1 of 2
Rec Fee: $18.50
Deed Doc Tax: $0.00
Mortgage Doc Tax: $0.00
Intangible Tax: $0.00
Phil Diamond, Comptroller
Orange County, FL
Ret To: CSC INC

CERTIFICATION

STATE OF FLORIDA }
COUNTY OF ORANGE }

I, **JASON WOERTMAN,** Code Enforcement Recording Supervisor, do hereby certify that the attached is a true and correct copy of:

AFFIDAVIT OF COMPLIANCE
APOPKA CODE ENFORCEMENT HEARING OFFICER
CE CASE# 24-00428
1038 SHEELER HILLS DR, FL 32703
PARCEL ID: 23-21-28-7961-00-070
OWNER: NOELLE R PATTERSON

IN WITNESS WHEREOF, I have hereunto set my hand this the 16th day of January 2026.

CITY OF APOPKA

Jason Woertman
Code Enforcement Recording Supervisor

CODE ENFORCEMENT HEARING OFFICER
OF THE
CITY OF APOPKA, FLORIDA

CITY OF APOPKA, FLORIDA

vs
Respondent(s)

PATTERSON NOELLE R

CASE NO. 24-00428
ADDRESS: 1038 SHEELER HILLS DR LIEN
PARCEL ID:23-21-28-7961-00-070

AFFIDAVIT OF COMPLIANCE WITH ORDER
OF APOPKA CODE ENFORCEMENT HEARING OFFICER

STATE OF FLORIDA
COUNTY OF ORANGE

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

1. That on **08/20/2024** the Code Enforcement Hearing Officer held a public hearing and issued its Order in the above-styled matter.

2. That, pursuant to said Order, Respondent was to have taken certain corrective action by or before **09/03/2024**

3. That re-inspection was performed on **01/14/26** and was in compliance.

If Compliance was met after corrective action date specified in said Order, Respondent must contact the Apopka Code Enforcement Office at (407) 703-1738 to resolve accrued daily fines.

FURTHER AFFIANT SAYETH NOT.

Dated this **01/14/2026**

Joe Lebron
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ORANGE

Sworn to and subscribed before me this **01/14/2026** by Joe Lebron who is personally known to me and did not take an oath.

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

Alexcia DeCaul
Notary Public, State of Florida
Commission #HH 413178

Docusign Envelope ID: 23FED967-2131-40A0-B80C-5DD708F61DF8

CODE ENFORCEMENT
CITY OF APOPKA, FLORIDA

CITY OF APOPKA,

Petitioner,

v.

PATTERSON, NOELLE R,

Respondents,

_____/

Complaint No. 24-00428

Address: 1038 SHEELER HILLS DR
APOPKA, FL 32703

Parcel ID: 23-21-28-7961-00-070

SETTLEMENT STIPULATION

Petitioner CITY OF APOPKA, and Respondents PATTERSON, NOELLE R, enter this Settlement Stipulation ("Stipulation") in the above-styled action as follows:

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

2. Petitioner and Respondents enter this Stipulation to pay a reduced total code enforcement fine in the amount of Eighteen Thousand ($18,000.00) Dollars in full satisfaction of all fines previously imposed. Said amount must be paid within Sixty (60) days of the date of this Stipulation or same shall be null and void.

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

4. Upon approval of this Stipulation and clearance of the funds in payment in full of the agreed upon amount, the City of Apopka will record a Satisfaction of Lien for property address 1038 Sheeler Hills Dr, Apopka, FL 32703.

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

Docusign Envelope ID: 23FED967-2131-40A0-B80C-5DD708F61DF8

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

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

Dated this 21 day of January, 2026.

Petitioner:

CITY OF APOPKA
Office of the City Attorney
120 East Main Street
Apopka, Florida 32703-5346
T: 407.703.1641
F: 407.703.1780
E: RWilliams@Apopka.net

Radley Williams
Interim City Administrator

Respondent:

PATTERSON, NOELLE R

1038 Sheeler Hills Dr
Apopka, FL 32703-3657

Signed by:
Noelle Patterson
Signature
0F38CDFA70494B4...

Noelle R. Patterson
Print Name

This instrument prepared by
the Deputy City Clerk

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

RELEASE OF CODE ENFORCEMENT LIEN

KNOW ALL MEN BY THESE PRESENTS that the CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA ("City"), whose mailing address is 120 East Main Street, Apopka, Florida 32703, is the owner and holder of that certain Order Imposing Penalty/Lien against PATTERSON NOELLE R, recorded on November 15, 2024 at Instrument No. 20240655721, of Public Records of Orange County, Florida ("Code Enforcement Lien").

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

IN WITNESS WHEREOF, the City has executed these presents this 4th day of March, 2026.

ATTEST:

CITY OF APOPKA, FLORIDA

_____
Susan Bone, City Clerk

_____
Bryan Nelson, Mayor

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of □ physical presence OR □ online notarization, this ____ day of _____, 2026, by Bryan Nelson, Mayor, and Susan Bone, City Clerk, who are □ personally known to me OR □ who have produced _____ as identification.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

LOT 7, SHEELER HILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, AT PAGE 150 THROUGH 152, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 2.
Meeting Date: March 4, 2026
Department: Finance Department

SUBJECT:
Authorize the execution of piggyback contracts for the assigned terms: Consolidus, LLC, and Empire Pipe & Supply Company, Inc.

ACTION ITEM INFORMATION:

REQUEST:
Authorize the execution of a piggyback contract for the assigned terms.

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

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

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

Department:	Citywide
Vendor:	Consolidus, LLC
Description:	Promotional Products and Services (Branded Shirts, Uniforms and Assorted Accessories)
Source:	OMNIA Partners
Bid/Contract #:	RFP 003327
Original Bid Award Date:	September 1, 2024
Expiration Date:	August 31, 2029
Renewals:	Five (5) additional one (1) year renewal options
Max Expiration Date:	August 31, 2034

Department:	Public Works
Vendor:	Empire Pipe & Supply Company, Inc.
Description:	Industrial Plumbing Supplies
Source:	Pinellas County, Florida
Bid/Contract #:	24-2234-ITB
Original Bid Award Date:	October 15, 2024
Expiration Date:	October 14, 2026
Renewals:	Two (2) additional two (2) year renewal options
Max Expiration Date:	October 14, 2030

FUNDING SOURCE:

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

RECOMMENDED MOTION:

Authorize the execution of piggyback contracts per the assigned terms.

ATTACHMENTS:

None

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 1.
Meeting Date: March 4, 2026
Department: Community Development

SUBJECT:
Second Amendment to Master Development Agreement - Floridian Town Center

ACTION ITEM INFORMATION:
Owner(s): Floridian Apopka Phase I Owner, LLC
Applicant(s): Bruce T. Lower, Esq.
Location: North of W. Orange Blossom Trail and west of S.R. 429.
Project: Floridian Town Center Planned Development (PD)
Density: 15 du/ac, maximum 0.25 FAR (Commercial future land use designation)
Project Manager: Bobby Howell, AICP

REQUEST:
Approve the Second Amendment to the Master Development Agreement for Floridian Town Center

SUMMARY:
The Floridian Town Center development is approximately 73.93 acres in size and is zoned Planned Development (PD) via Ordinance No. 2840, which was adopted by the City Council on August 18, 2021, and was amended by Ordinance No. 3060, which was approved by the City Council on July 17, 2024. The property is located north of W. Orange Blossom Trail and west of S.R. 429. The approved PD Master Plan permits a mixed-use development, consisting of 7 development parcels. Permitted uses include multi-family, townhomes, assisted living facility, hotel, and commercial/retail. In addition to the PD approval, a Master Development Agreement was approved which permitted a maximum of a 120 room hotel within the PD.

A Major Development Plan has been submitted to the City for review which proposes a 137-room hotel. During the review process, staff indicated to the applicant that the Master Development Agreement permits a maximum of a 120-room hotel. The applicant is proposing the Second Amendment to the Master Development Agreement to permit a hotel use on Parcel 5 that may exceed 120 rooms but shall not exceed 137 rooms. No other amendments to the Master Development Agreement are proposed. On July 17, 2024, the City Council approved the First Amendment to the Master Development Agreement along with Ordinance No. 3060, which amended the Floridian Town Center PD.

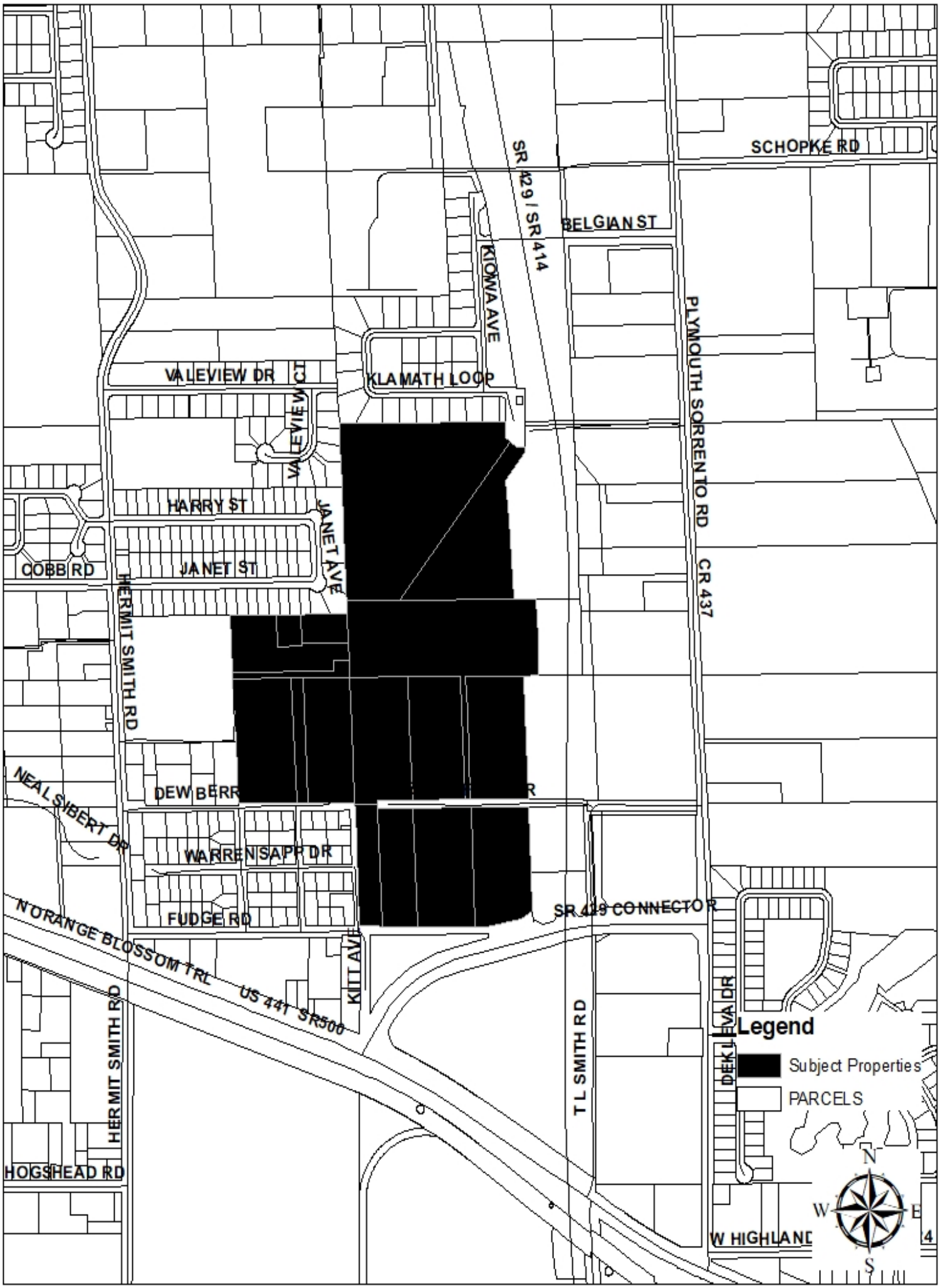
FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Approve the Second Amendment to the Master Development Agreement for Floridian Town Center.

ATTACHMENTS:
1. Location Map
2. Second Amendment
3. First Amendment

4. Original Agreement

Vicinity Map



(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

SECOND AMENDMENT TO MASTER DEVELOPMENT AGREEMENT (FLORIDIAN TOWN CENTER)

This Second Amendment to Master Development Agreement (herein referred to as this "Amendment") is made and entered into on this _____ day of _____, 2026 (the "Effective Date"), by and between (i) FLORIDIAN APOPKA PHASE I OWNER, LLC, a Delaware limited liability company ("Developer"), as successor in interest to COLLIER BENGE LAND JOINT VENTURE, LLC, a Florida limited liability company ("Collier"), and (ii) the CITY OF APOPKA, a Florida municipal corporation (the "City").

RECITALS

A. Collier and the City entered into that certain Master Development Agreement (Floridian Town Center), dated as of September 20, 2021 (the "Original MDA") to address issues involved in the development of certain lands in the City.

B. Collier assigned its rights in the Original MDA to Developer pursuant to that certain Assignment of Permits and Development Rights, dated as of April 13, 2022 (the "Assignment").

C. Developer and the City entered into that certain Amendment to Master Development Agreement (Floridian Town Center), dated as of _____ (the "First Amendment"), and together with the Assignment and the Original MDA, the "MDA").

D. Developer and the City wish to further amend the MDA for the purposes set forth herein.

NOW, THEREFORE, in consideration of the foregoing, and in consideration of the mutual covenants herein contained, Developer and the City hereby agree as follows:

PART 1
RECITALS; DEFINITIONS

1.1 **Recitals**. The Recitals set forth above are true and correct and are incorporated in this Amendment by this reference.

1.2 **Definitions**. Capitalized terms used in this Amendment that are not defined in this Amendment shall have the same meaning as set forth in the MDA.

PART 2
AMENDMENTS

2.1 Section 3(a) of the MDA is hereby amended to add the following additional sentence to the end thereof as follows:

> "Notwithstanding the foregoing, hotel use on Parcel 5 may exceed 120 rooms but shall not exceed 137 rooms."

PART 3
MISCELLANEOUS

3.1 Ratification and Unchanged Provisions. Except as may be inconsistent with the specific terms of this Amendment, Developer and the City hereby ratify all other provisions of the MDA which all other provisions shall remain unchanged. For avoidance of doubt, any clause, sentence, paragraph, or other provision of the MDA that is not expressly amended, revised, or deleted in this Amendment shall remain unchanged.

3.2 Binding Effect. This Amendment shall run with the land and shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, heirs and assigns in title

3.3 Counterparts. Developer and the City expressly agree that signatures delivered by facsimile or electronic transmission shall be treated as original signatures for all purposes hereunder. This Amendment may be executed in one or more counterparts, each of which shall constitute an original, but when taken together shall constitute one and the same agreement.

3.4 Authority. Each party executing this Amendment on behalf of Developer and the City hereby represents and warrants, with respect to itself, that the execution and delivery of this Amendment has been authorized by all necessary action of each entity, that the individual executing this Amendment on behalf of any entity has all requisite corporate power and approval to execute this Amendment on behalf of such entity, and that this Amendment constitutes the legal, valid, and binding agreement of each party, enforceable in accordance with its terms.

3.5 Effect of Amendment. To the extent of any conflict between the terms and provisions of this Amendment and any term or provision of the MDA, the terms and provisions of this Amendment shall control.

[signature pages follow]

IN WITNESS WHEREOF, the parties hereto set their respective hands and affixed their seals the day and year indicated below.

WITNESSES:

_____
Witness #1 Signature

Print Name:_____

_____
Witness #2 Signature

Print Name:_____

FLORIDIAN APOPKA PHASE I OWNER, LLC, a Delaware limited liability company

By: HCC-RBNA Floridian Apopka, LLC, a Delaware limited liability company
Its: Sole Member

By: Apopka Phase I Sponsor, LLC, an Alabama limited liability company
Its: Manager

By_____
Robert A. Simon
Manager

and,

By_____
James T. Holloway
Manager

[signatures continue on following page]

WITNESSES:

CITY OF APOPKA,
a Florida municipal corporation

_____
Witness #1 Signature

Print Name:_____

By:_____

Name: Bryan Nelson

Title: Mayor

Date Executed:_____

_____
Witness #2 Signature

Print Name:_____

DOC# 20240521955
09/09/2024 09:16:33 AM Page 1 of 19
Rec Fee: $163.00
Deed Doc Tax: $0.00
DOR Admin Fee: $0.00
Intangible Tax: $0.00
Mortgage Stamp: $0.00
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: CITY OF APOPKA CITY CLERK

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:
Bruce T. Lower, Esq.
Shutts & Bowen LLP
300 S. Orange Ave., Suite 1600
Orlando, Florida 32801

AMENDMENT TO MASTER DEVELOPMENT AGREEMENT (FLORIDIAN TOWN CENTER)

This Amendment to Master Development Agreement (herein referred to as this "Amendment") is made and entered into on this 19th day of June, 2024 (the "Effective Date"), by and between (i) FLORIDIAN APOPKA PHASE I OWNER, LLC, a Delaware limited liability company ("Developer"), as successor in interest to COLLIER BENGE LAND JOINT VENTURE, LLC, a Florida limited liability company ("Collier"), and (ii) the CITY OF APOPKA, a Florida municipal corporation (the "City").

RECITALS

A. Collier and the City entered into that certain Master Development Agreement (Floridian Town Center), dated as of September 20, 2021 (the "Original MDA") to address issues involved in the development of certain lands in the City.

B. Collier assigned its rights in the Original MDA to Developer pursuant to that certain Assignment of Permits and Development Rights, dated as of April 13, 2022 (the "Assignment", and together with the Original MDA, the "MDA").

C. Developer and the City wish to further amend the MDA for the purposes set forth herein.

NOW, THEREFORE, in consideration of the foregoing, and in consideration of the mutual covenants herein contained, Developer and the City hereby agree as follows:

PART 1
RECITALS; DEFINITIONS

1.1 **Recitals**. The Recitals set forth above are true and correct and are incorporated in this Amendment by this reference.

1.2 **Definitions**. Capitalized terms used in this Amendment that are not defined in this Amendment shall have the same meaning as set forth in the MDA.

PART 2
AMENDMENTS

2.1 Section 9(a) of the MDA is hereby deleted in its entirety and replaced with the following language:

"Permitted uses. Any commercial use allowed under the City's Land Development Code (or equivalent) and ordinances shall be permitted within Parcels 1, 2, 3, 5, 6 and 7, or other portions of the Project now or hereafter designated a retail or commercial use."

2.2 Section 18(a) of the MDA is hereby deleted in its entirety and replaced with the following language:

"All notices provided for in this Agreement shall be in writing and delivered to the addresses below in writing:

City

City of Apopka

120 East Main Street

Apopka, Florida 32703

Attention: Susan Bone, City Clerk

Email: sbone@apopka.net

Telephone: (407) 703-1712

With a copy to:

_____

_____

_____

Email: _____

Telephone: _____

Developer:

Floridian Apopka Phase I Owner, LLC

Attention: Robert A. Simon

60 14th Street South, Suite 104, Birmingham, AL 35233

Email: rsimon@corporaterealty1.com

Telephone: (205) 503-4433

With a copy to: Shutts & Bowen, LLP

Attention: Bruce T. Lower, Esq.

300 S. Orange Avenue, Suite 1600

Orlando, FL 32801

Email: blower@shutts.com

Telephone: (407) 835-6733"

2.3 Exhibit "B" to the MDA is hereby replaced in its entirety with Schedule I attached hereto and made a part hereof.

2.4 Exhibit "C" to the MDA is hereby replaced in its entirety with Schedule II attached hereto and made a part hereof.

2.5 Exhibit "D" to the MDA is hereby replaced in its entirety with Schedule III attached hereto and made a part hereof.

2.6 Exhibits "H-1"/H-2/H-3" to the MDA are hereby replaced in their entirety with Schedule IV attached hereto and made a part hereof.

2.7 Exhibit "G" to the MDA is hereby replaced in its entirety with Schedule V attached hereto and made a part hereof.

PART 3
MISCELLANEOUS

3.1 Ratification and Unchanged Provisions. Except as may be inconsistent with the specific terms of this Amendment, Developer and the City hereby ratify all other provisions of the MDA which all other provisions shall remain unchanged. For avoidance of doubt, any clause, sentence, paragraph, or other provision of the MDA that is not expressly amended, revised, or deleted in this Amendment shall remain unchanged.

3.2 Binding Effect. This Amendment shall run with the land and shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, heirs and assigns in title

3.3 Counterparts. Developer and the City expressly agree that signatures delivered by facsimile or electronic transmission shall be treated as original signatures for all purposes hereunder. This Amendment may be executed in one or more counterparts, each of which shall constitute an original, but when taken together shall constitute one and the same agreement.

3.4 Authority. Each party executing this Amendment on behalf of Developer

and the City hereby represents and warrants, with respect to itself, that the execution and delivery of this Amendment has been authorized by all necessary action of each entity, that the individual executing this Amendment on behalf of any entity has all requisite corporate power and approval to execute this Amendment on behalf of such entity, and that this Amendment constitutes the legal, valid, and binding agreement of each party, enforceable in accordance with its terms.

3.5 Effect of Amendment. To the extent of any conflict between the terms and provisions of this Amendment and any term or provision of the MDA, the terms and provisions of this Amendment shall control.

[signature pages follow]

IN WITNESS WHEREOF, the parties hereto set their respective hands and affixed their seals the day and year indicated below.

WITNESSES AS TO CITY:

Susa M Bore
Signature
Print Name: Susan M. Bore
Address: 120 E Main St.
Apopka, FL 32703

Signature
Print Name: Jacquelyn Keen
Address: 120 E main St
Apopka, FL 32703

CITY:

CITY OF APOPKA,
a Florida municipal corporation

By: Bryan Nelson
Name: Bryan Nelson
Title: Mayor

STATE OF FLORIDA)
) SS
COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me by means of ☑ physical presence or ☐ online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me Bryan Nelson, the Mayor of the City of Apopka, a Florida municipal corporation, freely and voluntarily under authority duly vested in her. She is ☑ personally known to me or ☐ has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2024.

LIDIA A. ALGARIN
Notary Public
State of Florida
Comm# HH572906
Expires 7/17/2028

My Commission Expires:

Lidia A Alga
Notary Public, State of Florida

Lidia A. Algarin
Typed, Printed or Stamped Name of Notary Public

IN WITNESS WHEREOF, the parties hereto set their respective hands and affixed their seals the day and year indicated below.

WITNESSES AS TO DEVELOPER:

Signature
Print Name: SOPHIE SCHOTTENSTEIN
Address: 60 14TH ST S SUITE 104
BIRMINGHAM, AL 35233

Signature
Print Name: Andrew Folmar
Address: 60 14th Street South
Suite 104 Birmingham, AL 35233

DEVELOPER:

FLORIDIAN APOPKA PHASE I OWNER, LLC, a Delaware limited liability company

By: HCC-RBNA Floridian Apopka, LLC, a Delaware limited liability company, its Sole Member

By: Apopka Phase I Sponsor, LLC, an Alabama limited liability company, its Manager

By: _____
Name: Robert A. Simon
Title: Manager

STATE OF ALABAMA)
) SS
COUNTY OF Jefferson)

I HEREBY CERTIFY that on this day, before me by means of ☑ physical presence or ☐ online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Robert A. Simon, the Manager of APOPKA PHASE I SPONSOR, LLC, and Alabama limited liability company, freely and voluntarily under authority duly vested in her. He is ☑ personally known to me or ☐ has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of August, 2024.

Bella V. Graphos
Notary Public, State of Alabama

Bella V. Graphos
Typed, Printed or Stamped Name of Notary Public

My Commission Expires:
09.06.2027

BELLA V. GRAPHOS NOTARY PUBLIC ALABAMA STATE AT LARGE

IN WITNESS WHEREOF, the parties hereto set their respective hands and affixed their seals the day and year indicated below.

WITNESSES AS TO DEVELOPER:

Signature
Print Name: MATTHEW SMITH
Address: 60 19th St So, Ste. 104
BHAM, AL 35233

Signature
Print Name: Chris Digas
Address: 600 14th street Southe Suite 104
Birmingham AL 35233

DEVELOPER:

FLORIDIAN APOPKA PHASE I OWNER, LLC, a Delaware limited liability company

By: HCC-RBNA Floridian Apopka, LLC, a Delaware limited liability company, its Sole Member

By: Apopka Phase I Sponsor, LLC, an Alabama limited liability company, its Manager

By: _____
Name: James T. Holloway
Title: Manager

STATE OF ALABAMA)
) SS
COUNTY OF Jefferson)

I HEREBY CERTIFY that on this day, before me by means of ☑ physical presence or ☐ online notarization, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by James T. Holloway, the Manager of APOPKA PHASE I SPONSOR, LLC, and Alabama limited liability company, freely and voluntarily under authority duly vested in her. He is ☑ personally known to me or ☐ has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of August, 2024.

Bella V. Graphos
Notary Public, State of Alabama

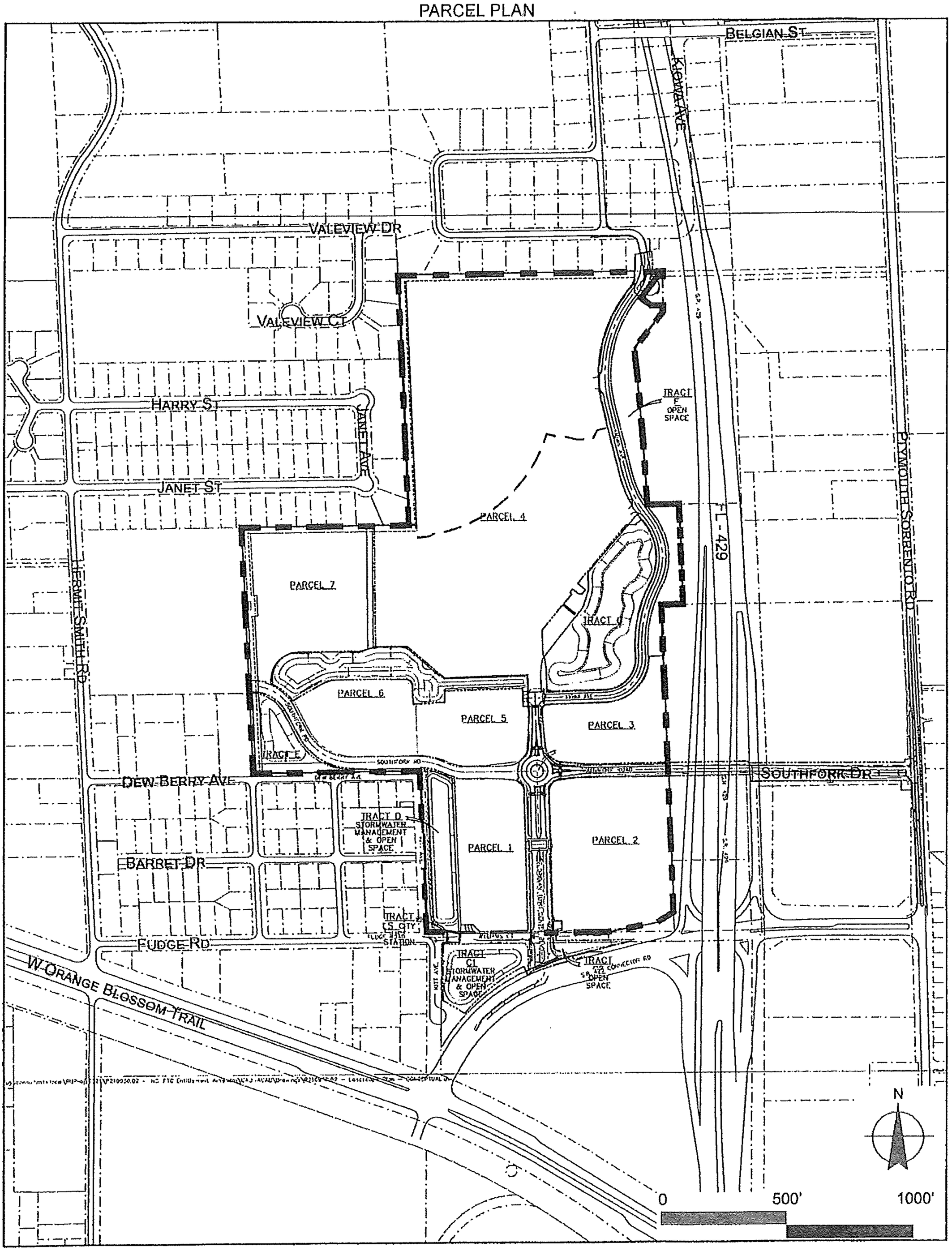
Bella V. Graphos
Typed, Printed or Stamped Name of Notary Public

My Commission Expires:
09.06.2027

BELLA V. GRAPHOS NOTARY PUBLIC ALABAMA STATE AT LARGE

Schedule I

PARCEL PLAN



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT

CITY OF APOPKA, FL

03.26.2024

Schedule II

Permitted Parcel Uses

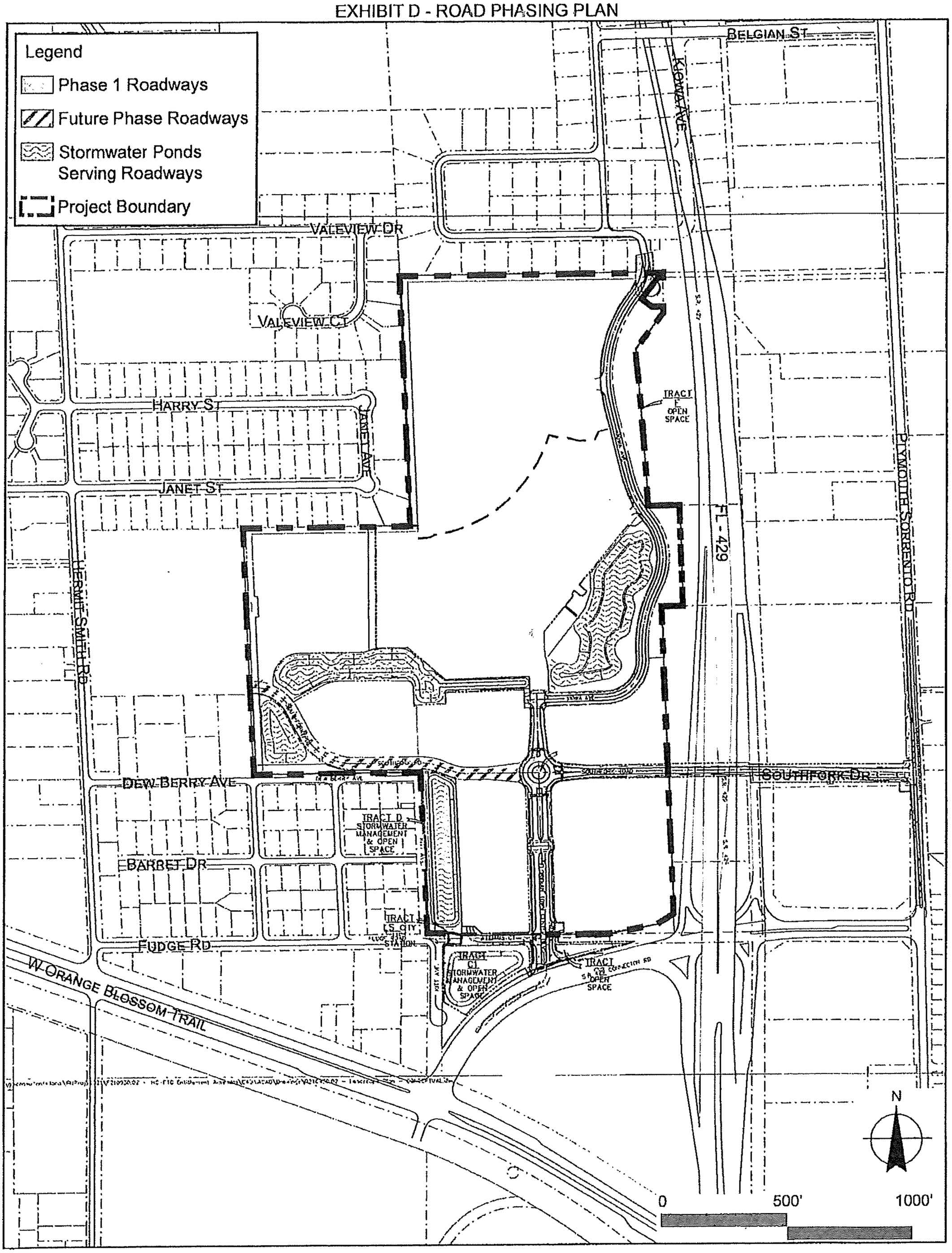
Uses	Parcel						
	1	2	3	4	5	6	7
Multi-Family				Y			
Townhome				Y			
Hotel			Y		Y		
Commercial/Retail	Y	Y	Y		Y	Y	
Professional Office	Y	Y	Y		Y	Y	Y
Medical Office	Y	Y	Y		Y	Y	Y
Self-Service Storage[1]	Y	Y	Y				Y
Parks and Open Space[2]	Y	Y	Y	Y	Y	Y	Y
Indoor Recreation						Y	
Institutional/Civic					Y	Y	

Notes : 1. Only indoor, climate controlled self-service storage shall be permitted. No outdoor self-service storage will be permitted.

2. Parks may include passive or active recreational facilities such as playgrounds, dog parks, sport courts, etc.

Schedule III

EXHIBIT D - ROAD PHASING PLAN



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT

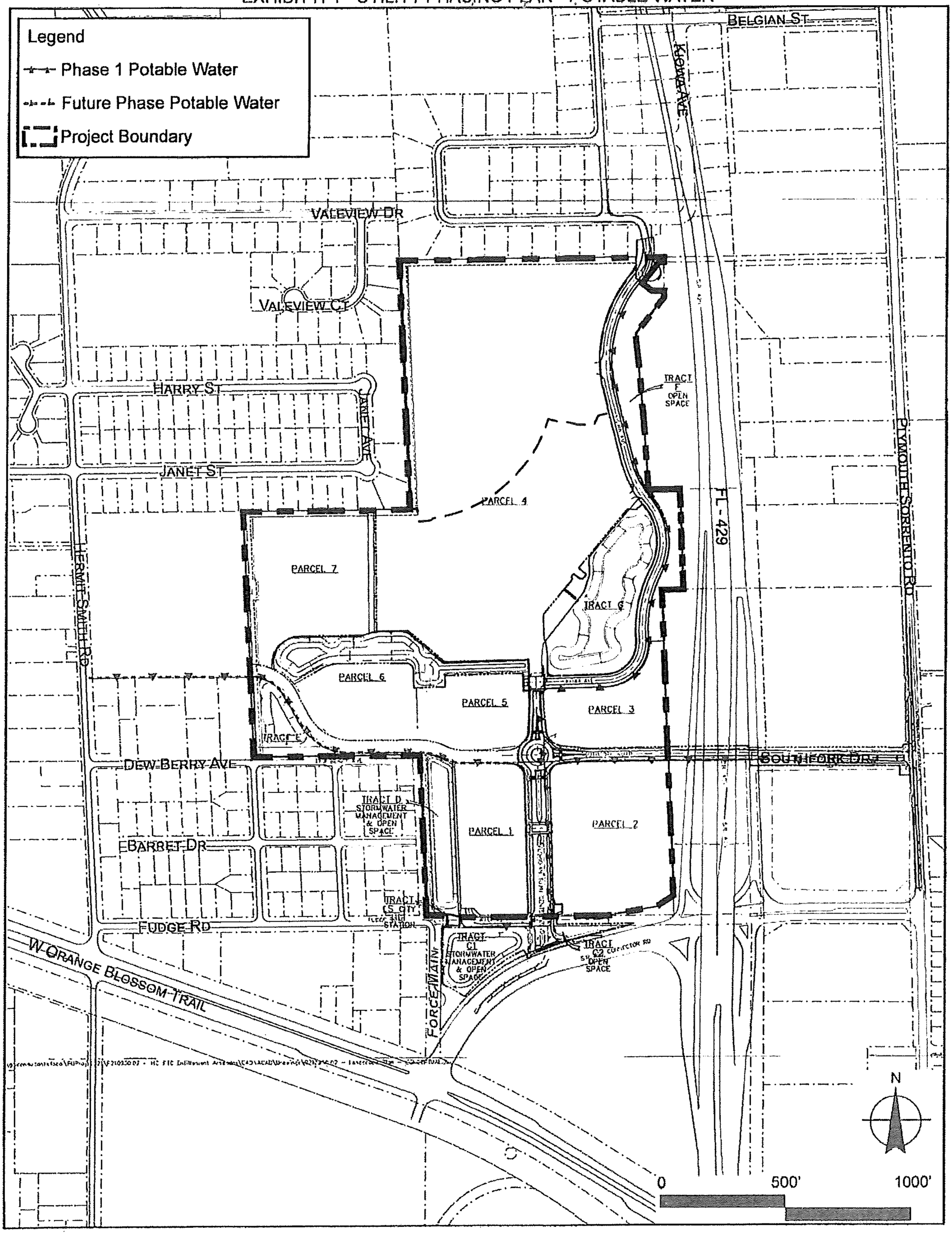
CITY OF APOPKA, FL

EXHIBIT D - ROAD PHASING PLAN

03.26.2024

Schedule IV

EXHIBIT H-1 - UTILITY PHASING PLAN - POTABLE WATER



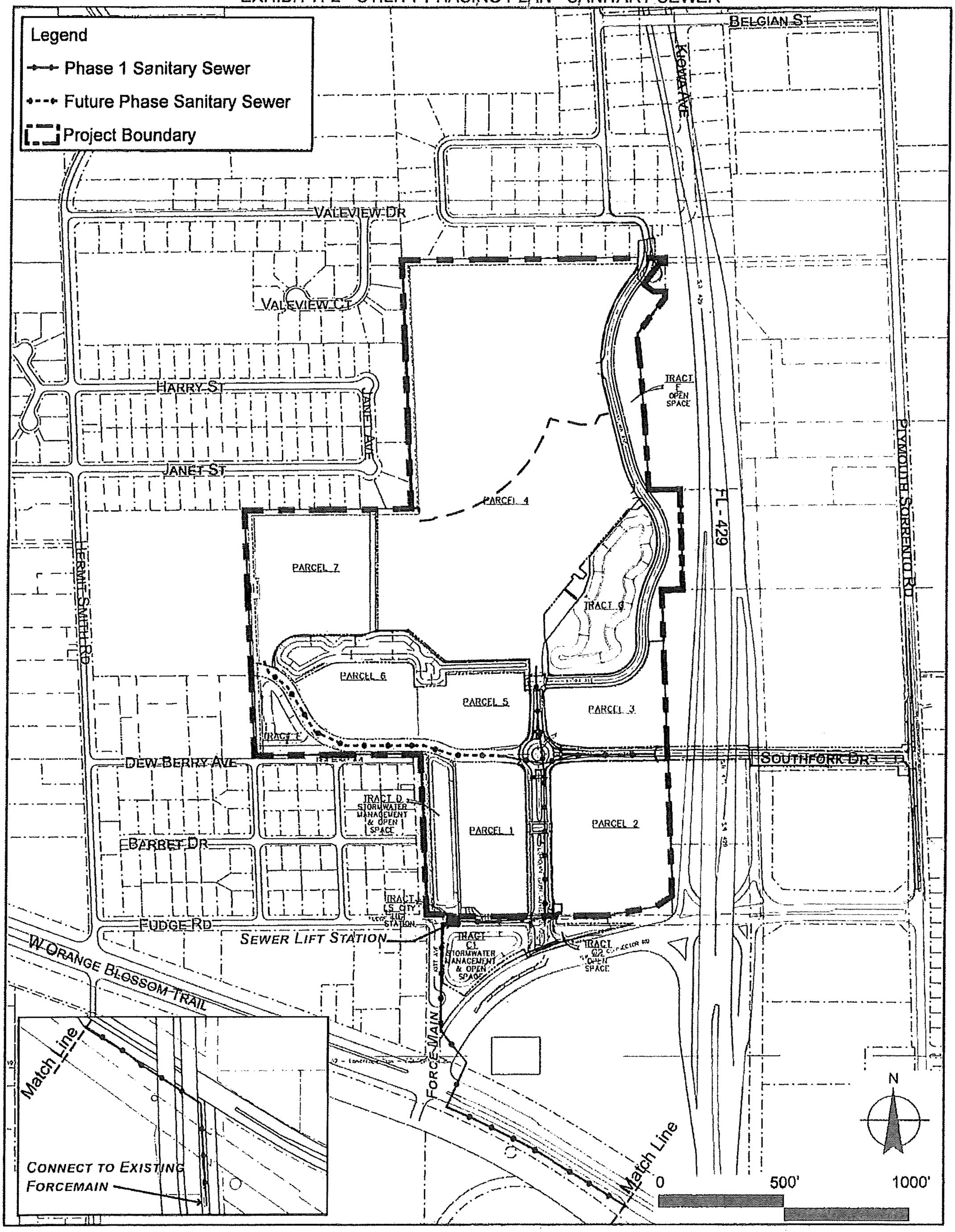
FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT

CITY OF APOPKA, FL

EXHIBIT H-1 - UTILITY PHASING PLAN - POTABLE WATER

03.26.2024

EXHIBIT H-2 - UTILITY PHASING PLAN - SANITARY SEWER



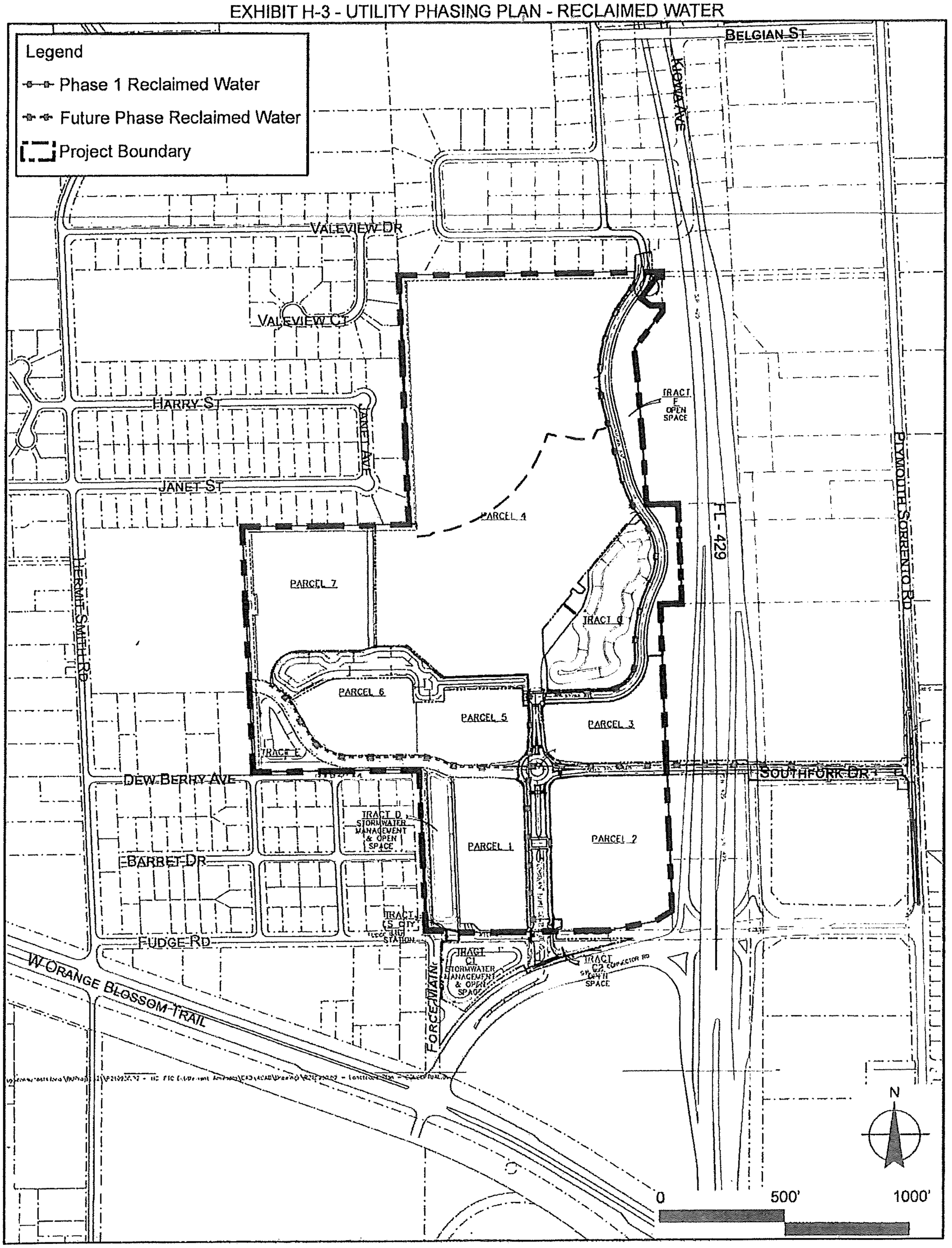
FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT

CITY OF APOPKA, FL

EXHIBIT H-2 - UTILITY PHASING PLAN - SANITARY SEWER

03.26.2024

EXHIBIT H-3 - UTILITY PHASING PLAN - RECLAIMED WATER



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT

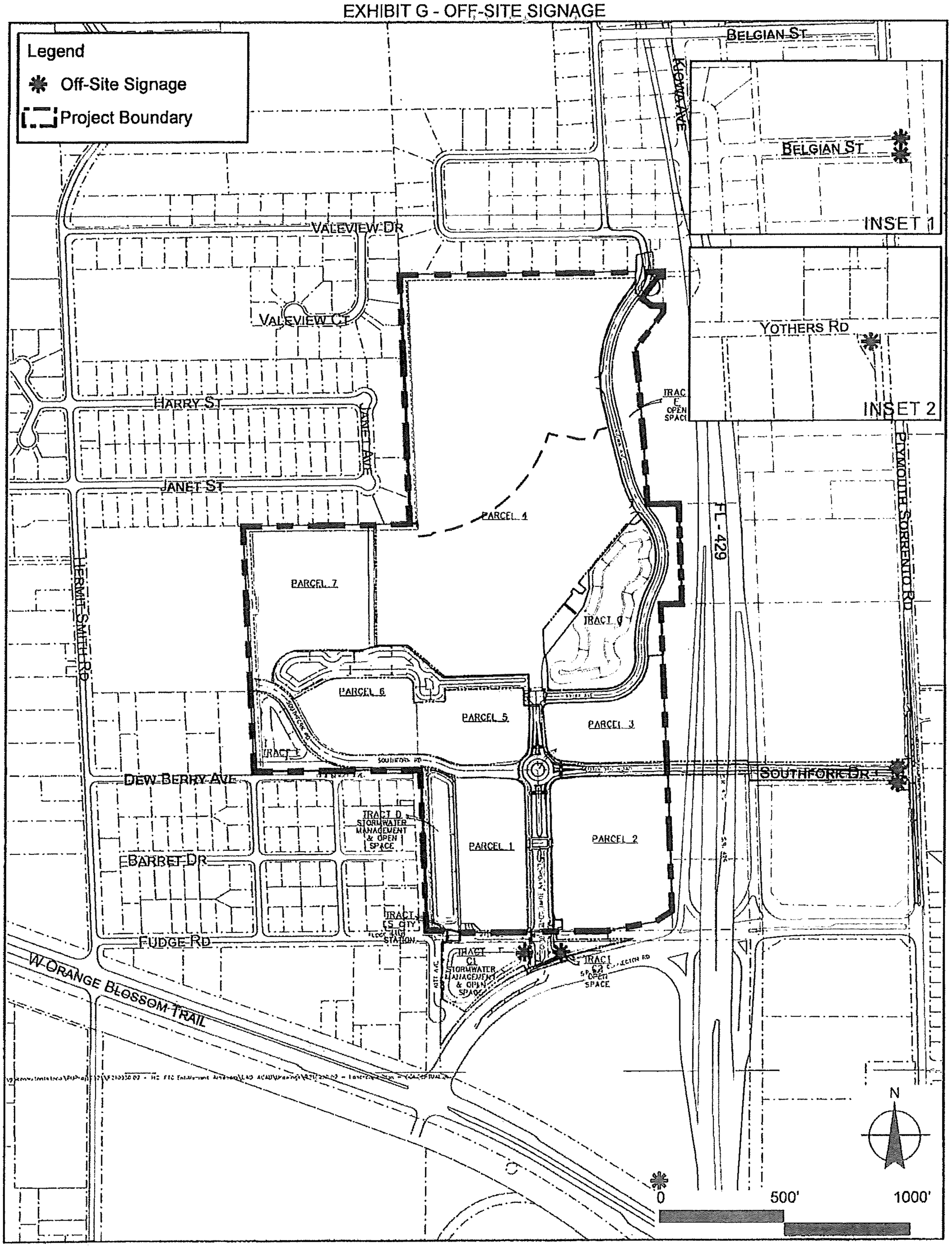
CITY OF APOPKA, FL

EXHIBIT H-3 - UTILITY PHASING PLAN - RECLAIMED WATER

03.26.2024

Schedule V

EXHIBIT G - OFF-SITE SIGNAGE



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT

CITY OF APOPKA, FL

EXHIBIT G - OFF-SITE SIGNAGE

03.26.2024

120 E. Main St. · APOPKA, FLORIDA 32703-5346
PHONE (407) 703-1700

August 13, 2024

Orange County Comptroller
Attn: Official Records
PO Box 38
Orlando, FL 32802

RE: Recording of Documents – Orange County Public Records

Dear Clerk:

Please find the enclosed document for recording.

Amendment to Master Development Agreement – Floridian Town Center

Please charge to: City of Apopka City Clerk's Office (2561) ACH account

If you have any questions, please call me at 407-703-1704.

Sincerely,

Susan M. Bone, CMC
City Clerk

Enclosure: **Amendment to Master Development Agreement – Floridian Town Center**

DOC # 20240521955
09/09/2024 09:16:33 AM Page 1 of 1
Phil Diamond, Comptroller
Orange County, FL

THIS DOCUMENT PREPARED BY
AND RETURN TO:

Ryan P. Finnegan, Esq.
The Collier Companies
220 N. Main Street
Gainesville, FL 32601

DOC# 20220485341
08/09/2022 07:57:40 AM Page 1 of 25
Rec Fee: $214.00
Deed Doc Tax: $0.00
DOR Admin Fee: $0.00
Intangible Tax: $0.00
Mortgage Stamp: $0.00
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: CITY OF APOPKA CITY CLERK

MASTER DEVELOPMENT AGREEMENT (FLORIDIAN TOWN CENTER)

This **MASTER DEVELOPMENT AGREEMENT (FLORIDIAN TOWN CENTER)** ("**Agreement**") is made and entered into this 25th day of August, 2021 ("**Effective Date**"), by and between City of Apopka, a Florida municipal corporation, whose mailing is 120 East Main Street, Apopka, Florida 32703 ("**City**"), and Collier Benge Land Joint Venture, LLC, a Florida limited liability company, whose mailing address is 220 N. Main Street, Gainesville, FL 32601 ("**Developer**"). The City and the Developer are sometimes collectively referred to herein as the "**Parties**" and individually as a "**Party**."

WITNESSETH:

WHEREAS, Developer is currently the owner and developer of that certain property located in the City of Apopka, Orange County, Florida legally described in **Exhibit "A"** attached hereto and expressly incorporated herein by this reference ("**Property**");

WHEREAS, the Property is commonly known as Floridian Town Center which is an approved Planned Development by the City, as may be amended from time to time ("**PD**" or "**PD Master Plan**"), consisting of commercial, apartments/multi-family and recreational uses (collectively, "**Project**");

WHEREAS, it is initially anticipated by the Developer that the Project will be developed in two (2) or more phases, as approved through the City's applicable process;

WHEREAS, Developer will establish the Master Association, as hereinafter defined, to administer the maintenance of the common elements of the Project, in order to ensure the orderly development of the Project, and ensuring the ordered development of the Project serves the public purpose of providing the public with a high-quality development while minimizing adverse public impacts;

WHEREAS, Developer has agreed to safeguard against certain adverse public impacts on the Property by securing performance bonds or other financial assurances for the construction of the common improvements within the Project, including the street network; and

WHEREAS, the City confirms that this Agreement is consistent with and an exercise of the City's powers under the Municipal Home Rule Powers Act; Article VII, Section 2(b) of the Constitution of the State of Florida; Chapter 166, Florida Statutes; all City Rules; other controlling law; and the City's police powers, and is a non-statutory development agreement which is not subject to or enacted pursuant to the provisions of Section 163.3220-163.3243, *Florida Statutes.*

NOW, THEREFORE, for and in consideration of the mutual obligations contained herein and the sum of ten dollars ($10.00) and other good and valuable consideration the sufficiency of which is hereby conclusively acknowledged the Parties agree as follows:

AGREEMENT

1. **Recitals.** The Recitals contained above are true and correct and are incorporated in this Agreement in full as if set forth herein.

2. **Project Phasing**. The Project is anticipated to be developed in two (2) or more phases and consist of seven (7) or more development parcels, as identified and depicted on the Parcel Plan ("**Parcel Plan**") attached hereto as **Exhibit "B"** and expressly incorporated herein by this reference. The development parcels are depicted on the Parcel Plan and identified herein by Parcel number (i.e. - "**Parcel 1**", "**Parcel 2**", etc.). Parcel 4 may be developed in one (1) or more phases and any phase subsequent to Phase 1 may be used and developed as Flex Space. The Parcel Plan and phasing of the Project are subject to revision. The uses permitted within each parcel are as shown on the Permitted Use Table attached hereto as **Exhibit "C"** and expressly incorporated herein by this reference.

3. **Flex Space Permitted Uses.** The following land uses are permissible uses within the Flex Space Parcel (Any subsequent Phases of Parcel 4 and Parcel 5) ("**Flex Parcel**"):

   a. Hotel. A hotel use not to exceed 120 rooms and all rooms must have entry only through the interior of the hotel building. A restaurant will be permitted at the hotel but must be interior to the hotel or connected by a covered walkway. Restaurant facilities must be managed or leased by the hotel owner. Any hotel shall demonstrate character and attributes common to the definition of such hotels and shall be furnished in a themed, stylish and/or aspirational manner.

   b. Day care, adult or child.

   c. Assisted Living Facility, Independent Living Facility, or Senior Housing.

   d. Residential. The City and the Developer agree that in the event nonresidential development does not occur on the Flex Space Parcel, Developer shall be permitted to convert the flex space to develop multi-family residential units on the Flex Space Parcel to the extent and limited to a maximum residential density of fifteen (15) units per acre for the entire area of the Project pursuant to the Future Land Use

Element of the City's Comprehensive Policy Plan in effect as of the date hereof. Such uses may include residential apartments above first-floor professional or business office uses consistent with Section 9 below.

e. Professional or Office Buildings.

f. Medical Office Building.

g. Vertical Mixed-Use Buildings. Professional or office uses on the first floor and apartments on the upper floors.

4. **Master Association.** Developer has formed the Floridian Town Center Master Association, Inc. ("**Master Association**") through the creation and filing of Articles of Incorporation, and will, prior to the issuance of the first certificate of occupancy or its equivalent for vertical construction on the Project adopt Bylaws and a Declaration of Covenants, Conditions and Restrictions, or similar ("**Governing Documents**") governing the Project. The Governing Documents shall be consistent with this Agreement and the Transportation Impact Fee Agreement, as hereinafter defined, and, to the extent of a conflict, this Agreement and the Transportation Impact Fee Agreement shall supersede the Governing Documents. Each member of the Master Association shall agree on behalf of itself and their respective successors and assigns to comply with the PD and other City approvals for the Project applicable to any portion of the Property owned by the particular party. The Governing Documents shall specify that an annual budget is established to adequately fund the maintenance of any common park space and common property/elements. The Governing Documents shall also provide for the establishment of an Architectural Review Committee ("**ARC**"). The City and the Developer agree that the Project is intended to be a first-class mixed-use development and the ARC shall establish review criteria consistent with such intent and similar communities within the Central Florida area. The Master Association shall be responsible for the maintenance of the storm water system and ponds within the Project (except those serving only Parcel on which they are located if maintained by such Parcel owners), Project signage, and common landscaping, trees and grass within all medians and rights-of-way along all internal roads and further discussed in the Transportation Impact Fee Agreement. Maintenance shall include mowing grass and maintaining any vegetation or trees planted within the right-of-way.

5. **Internal Street Network**. All internal streets, roads and rights-of-way within the PD ("**Internal Streets**") shall be public and shall be dedicated to the City, by recorded plat or otherwise, except the streets, roads and rights-of-way within any residential/multi-family development which, if gated or otherwise exclusively or primarily serves a residential purpose, shall be private through Parcel 4 as depicted on the Road Phasing Plan attached hereto as **Exhibit "D"** and expressly incorporated herein by this reference. The foregoing shall also be applicable, at Developer's option, as to any other Parcel in the event that any other Parcel is developed as residential/multi-family use. Developer shall be entitled to impact fees credits for the construction of all of the Internal Streets which are public streets, roads and rights-of-way as set forth in the Transportation Impact Fee Agreement (**"Transportation Impact Fee Agreement"**) attached hereto as **Exhibit "E"** and expressly incorporated herein by this reference.

6. **External Street Network/Improvements**. The Developer shall be responsible for the external roadway improvements to the off-site streets, roads and rights-of way as depicted on **Exhibit "D"** and as more particularly set forth in the Transportation Impact Fee Agreement. The Developer shall be entitled to appropriate impact fee credits for all such external roadway improvements (including, drainage improvements, landscaping, irrigation, required signage, lighting and similar improvements) as provided in the Transportation Impact Fee Agreement.

7. **Parking and On-Site Infrastructure**. Although the Project may be constructed in phases consistent with the Phasing Plan and this Agreement, each individual phase of the Project shall be required to provide sufficient on-site infrastructure to satisfy the applicable City Code requirements. Further, each individual phase shall be required to provide the number of parking spaces set forth within the PD Master Plan. All on street parking spaces with the exception of Parcel 4 (and any other Parcel hereafter permitted for multi-family use) shall be considered common areas and accessible to residents and guests of the entire Project.

8. **Apartments.** The multi-family development on Parcel 4 (and any other Parcel hereafter permitted for multi-family use) of the Project is characterized as luxury apartments and may contain all or some of following amenity features: (1) a clubhouse; (2) a swimming pool; (3) a dog park, and (4) a washer and dryer within each apartment.

9. **Commercial Uses**.

   a. Permitted uses. Any commercial use allowed under the City's Land Development Code (or equivalent) and ordinances shall be permitted within Parcels 1, 2, 3, 5 and 6 or other portions of the Project now or hereafter designated a retail or commercial use.

   b. Prohibited uses. Notwithstanding anything to the contrary herein, the Project shall prohibit the uses set forth on **Exhibit "F"** attached hereto and expressly incorporated herein by this reference.

   c. Ability to close streets. Within the commercial and retail areas of the Project, the Developer and the Master Association shall have the right and be permitted to close parking areas, streets and roadways within one (1) or more Parcels for special events, fairs, street fairs, farmers markets and other events at the Project (**"Special Events"**) in a manner otherwise consistent with City codes, ordinances, and regulations including the required prior notification to all necessary City and County agencies; provided, however, access shall be maintained at all times to Parcel 4 and other non-retail and commercial Parcels.

   d. Outdoor dining. Within the commercial and retail areas of the Project, outdoor dining shall be permitted, including tables set up and service at all times on sidewalks, walkways and, in the case of Special Events, in the roadways in a manner otherwise consistent with City codes, ordinances, and regulations including the required prior notification to all necessary City and County agencies.

10. **Signage**.

a. On-Site Signage. On-site signage shall be permitted on the Property as set forth herein and as provided in the PD. Signs and other forms of advertising in the Developer's discretion within the Property shall be allowed during the Project development, for sale and leasing during any sale and leasing period for the Project or individual Parcels and at other times on a temporary basis.

b. Special Events. The Developer and the Master Association shall be permitted to place directional and event signs within the Project for Special Events.

c. Directional Signage. The Developer shall have the right to place directional signage and similar signage within the Project, in Developer's discretion.

d. Off-Site Signage. The Developer shall be entitled to locate off-site signage as depicted on **Exhibit "G"** attached hereto and expressly incorporated herein by this reference.

11. **Water and Sewer; Utilities**. The Developer shall provide all requisite utilities to each Phase of the Project in accordance with the Utility Phasing Plans attached hereto as **Exhibits "H-1", "H-2", and "H-3"** and expressly incorporated herein by this reference, as and when required for the development of such Phase, including, but not limited to, water, sewer, storm sewer, reclaimed water, electric, gas (if available at Developer's option), and other services. Developer shall be entitled to impact fee credits for all such improvements and any oversizing of any such improvements located outside the Property, and shall be entitled to impact fee credits for the as provided for and set forth in the Utility Impact Fee Agreement attached hereto as **Exhibit "I"** attached hereto and expressly incorporated herein by this reference.

12. **Underlying Easement Agreement**. The Property is subject to that certain Easement Agreement between the City and the Developer dated July 1, 2020, as recorded July 22, 2020 under Instrument No. 20200390471, Public Records of Orange County, Florida ("**Easement**"). The Developer shall be entitled to impact fee credits for all cost related to improvements required to be constructed pursuant to the terms and provisions of the Easement. The Developer may locate signage within the Easement.

13. **South Fork Drive Improvements and Conveyance to the City**. The Developer owns a 7/8th interest in South Fork Drive, whereas the City owns the remaining 1/8th interest. The Developer shall improve the entirety of South Fork Drive to City standards and convey ownership thereof to the City. The City and the Developer shall then enter into an easement agreement in similar form and substance as the Easement referenced in **Paragraph 12** herein. The Developer shall be entitled to impact fee credits for all costs related to the improvements required to be constructed on South Fork Drive.

14. **Existing Impact Fee Credits**. Developer shall receive credit for the impact fees paid or vested in the previous use on the Property. Attached hereto as **Exhibit "J"** is an identification of Parcel IDs with structures that may have existing impact fees that will be credited to Developer.

15. **Covenants Running with the Land/Assignment**. The terms, provisions, covenants, conditions and restrictions set forth in this Agreement and the rights, privileges and benefits and duties, obligations and burdens assigned, granted, imposed and created pursuant to this Agreement

shall and are hereby declared to be covenants running with the title to the Property. This Agreement shall legally benefit and bind the Developer and its respective successors and assigns.

16. **Force Majeure**. Except as otherwise expressly set forth in this Agreement, if either Party's performance of any act (other than the payment of money) required hereunder is impractical, impossible, delayed, hindered, or prevented by reason of strikes, lock-outs, labor troubles, inability to procure materials, failure of power, restrictive governmental laws or regulations, pandemic or epidemic health occurrences as declared by applicable governmental or world health organizations, health events resulting in government mandated quarantine, shelter-in-place, travel restrictions, government office shut-down and/or moratoria, or other government-directed cessation of business related to pandemic or epidemic health occurrences, riots, terrorist acts, insurrection, adverse weather conditions, war or other reasons of a like nature not the fault of the Party delayed in performing work or doing acts required under the terms of this Agreement (all of such reasons or causes referred to in this Agreement as "force majeure"), then performance of such acts shall be excused for the period of the delay, and the period within which the performance of such act may be required hereunder shall be extended by a period equivalent to the period of such delay plus thirty (30) days. In any case where work is to be paid for out of insurance proceeds or condemnation awards or other similar such proceeds, due allowance, not to exceed ninety (90) days in the aggregate, shall be made, both to the Party required to perform such work and to the Party required to make such payment, for delays in the collection of such proceeds and award.

17. **Legal Proceedings, Attorneys' Fees**. In the event that either Party shall institute litigation or other legal proceedings against the other to interpret or enforce any term, provision, warranty, covenant or condition set forth in this Agreement, the prevailing Party in such litigation or other legal proceedings following all appeals therefrom, if any, shall be entitled to recover from the non-prevailing Party in such litigation or other legal proceedings reasonable attorneys', paralegals', and experts' fees and expenses and court costs incidental thereto, including those incurred on any bankruptcy proceeding and/or appeal of a lower court decision.

18. **Notices.**

a. All notices provided for in this Agreement shall be in writing and delivered to the addresses below:

City: City of Apopka
120 East Main Street
Apopka, Florida 32703
Attn: _____
Email: _____
Telephone: (407) 703-1712
Facsimile: (___) _____

With a copy to: _____
_____
_____
Email: _____
Telephone: (__) _____

Developer: Collier Benge Land Joint Venture, LLC
Attention: Nathan S. Collier
220 N. Main Street
Gainesville, Florida 32601
Email: legal@colliercompanies.com
Telephone (407) 375-2152

and

Collier Benge Land Joint Venture, LLC
Attention: Tony Benge, Jr.
609 East Pine Street
Orlando, Florida 32801
Email:Tony@bengedevelopment.com
Telephone (407) 948-3681

With a copy to: Ryan P. Finnegan, Esq.
The Collier Companies
220 N. Main Street
Gainesville, FL 32601
Email: ryan.finnegan@colliercompanies.com
Telephone (352) 416-1426

b. Any notice, request, demand, instruction or other communication to be given to either Party hereunder, shall be in writing and shall be hand-delivered, sent by Federal Express or a comparable overnight mail or delivery service, mailed by U.S. registered or certified mail, return receipt requested, postage prepaid, by electronic mail (email), or transmitted by facsimile or telecopier to the Parties and their listed co-recipients, at their respective addresses and/or facsimile numbers set forth herein. Any notice delivered as aforesaid shall be deemed delivered immediately upon mailing, delivery to an appropriate carrier, or receipt or refusal of delivery of said notice, whichever is earliest. The inability to deliver because of change in address of which no notice is given shall be deemed to be a receipt of the notice, demand and request. The Party claiming delivery of notice via telecopier or facsimile shall have the burden of proving notice was in fact sent, which burden can be carried without further evidence if confirmed by the transmitting telecopier or facsimile machine. Any communication sent by electronic mail, facsimile or telecopier shall promptly be followed by a copy delivered by one of the other approved methods. Receipt shall be deemed to have occurred if delivered to an authorized agent or any employee of the addressee or of the addressee's company. A time period in which a response to any notice, demand or request must be given pursuant to the terms of the Agreement, shall commence to run from the date of receipt. Any Party may change the address for receiving notices, request, demands, or other communication by not less than three (3) days prior notice in accordance with this Section. Telephone numbers are provided for convenience only. Notice from a Party's attorney shall constitute legal notice hereunder.

c. City and Developer may from time to time notify the other of changes regarding where and to whom notices should be sent by sending notification of such changes pursuant to this Section.

19. **Miscellaneous Provisions.**

a. **Entire Agreement**. This Agreement constitutes the complete and entire understanding and agreement between City and Developer concerning or with respect to the topics addressed in this Agreement and supersede any and all prior or contemporaneous covenants, agreements, undertakings, statements, representations or warranties, whether written or oral, of any Party hereto concerning or with respect thereto.

b. **Relationship of the Parties**. This Agreement does not evidence the creation of, nor shall it be construed as creating a partnership or joint venture between the City and Developer. Developer cannot create an obligation or responsibility on behalf of City or bind City in any manner. Each Party is acting for its own account, and it has made its own independent decisions to enter into this Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each Party acknowledges that none of the other Parties hereto is acting as a fiduciary for or as an adviser to it in respect of this Agreement or any responsibility or obligation contemplated herein.

c. **Agency**. Developer and City, and their agents, contractors and subcontractors, shall perform all activities described in this Agreement as independent entities and not as agents of one another.

d. **Sovereign Immunity**. Nothing contained in this Agreement shall be construed as a waiver of City's right to sovereign immunity for tort claims under and subject to § 768.28, *Florida Statutes*.

e. **Captions, Section and Paragraph Headings**. Captions, section and paragraph headings contained in this Agreement are for convenience of reference only and are in no way intended, and shall in no way be deemed, to define, describe, extend or limit the scope, content or intent of this Agreement or of any particular term, provision, section or paragraph hereof.

f. **Modification, Amendment or Termination**. This Agreement may not be changed, modified, amended or terminated except as expressly set forth in a separate writing signed by both of the Parties to this Agreement or their respective successors in interest or title.

g. **Recording in Public Records.** Developer shall ensure that this Agreement and the Transportation Agreement are recorded among the public records of Orange County, Florida promptly after the execution of the Agreement and Transportation Agreement by all Parties.

h. **Indemnification.** Developer hereby indemnifies and holds City and its elected and appointed officials, employees and agents harmless from and against any and all claims (at law or in equity), disputes, lawsuits, injuries, damages, attorneys' fees and all adverse matters in any way arising out of or relating to the risks assumed by Developer under this Agreement.

i. **Default**. Failure by a Party to perform any of its obligations hereunder shall constitute default hereunder, entitling the non-defaulting Party to terminate this Agreement or to pursue the remedies of specific performance, injunctive relief or damages as set forth in this Agreement. Prior to termination of this Agreement, the non-defaulting Party exercising such right shall first provide the defaulting Party with written notice specifying such default and the actions needed to cure same, in reasonable detail. Upon receipt of said notice, the defaulting Party shall be provided thirty (30) day opportunity within which to cure such default.

j. **Bankruptcy**. In the event (a) an order or decree is entered appointing a receiver for Developer or its assets or (b) a petition is filed by Developer for relief under federal bankruptcy laws or any other similar law or statute of the United States, which action is not dismissed, vacated or discharged within sixty (60) days after the filing thereof, then City shall have the right to terminate immediately this Agreement.

k. **No Liability or Monetary Remedy**. Notwithstanding anything herein to the contrary, Developer and City, on behalf of themselves, and their respective successors and assigns, hereby agree that neither Party shall be liable to the other for any direct, indirect, special, punitive or consequential damages, including but not limited to, damages based on loss of service, revenues, profits or business opportunities, and hereby waive any and all claims and causes of action for the recovery of such direct, indirect, special, punitive or consequential damages.

l. **Governing Law; Binding Effect**. This Agreement and the construction, interpretation and enforcement thereof shall be construed in accordance with and governed by the laws of the State of Florida and shall be binding upon, inure to the benefit of and be enforceable by the Parties hereto and their respective successors in interest or title.

m. **Venue**. The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this Agreement, or any breach hereof, shall be Orange County, Florida.

n. **Construction of Agreement**. The fact that any one of the Parties to this Agreement shall have drafted or structured or shall be deemed to have drafted or structured this Agreement or any particular term or provision of this Agreement shall not be considered by any court or other tribunal in the construction or interpretation of this Agreement or any particular term or provision of this Agreement, either in favor or to the disadvantage of such Party.

o. **Severability**. If any of the terms, provisions, covenants or conditions set forth in this Agreement or the application thereof to any particular circumstance shall be held by any Court having jurisdiction to be illegal, invalid or unenforceable under applicable law, the remainder of this Agreement shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent otherwise permitted by law.

p. **Counterparts**. This Agreement may be executed in two or more counterparts, each of which shall be and be taken to be an original, and are collectively but one instrument.

q. **Time of the Essence**. Time, and timely performance, is of the essence of this Agreement and of the covenants and provisions hereunder. When a date upon which a specified event shall occur or be performed falls upon a weekend or legal holiday, the time allowed for the event or performance to occur shall be extended to 5:00 p.m. on the next succeeding business day. For purposes of this Agreement, a "business day" shall mean any weekday that the banks in the county in which the Property is located are open for business (thereby excluding Saturdays, Sundays and legal holidays).

r. **Statutory Development Agreement**. This Agreement is not a statutory development agreement pursuant to Chapter 163, Florida Statutes (Florida Local Government Development Agreement Act), and is being entered into by the City pursuant to the City's home rule authority.

Witnesses:

COLLIER BENGE LAND JOINT VENTURE, LLC, a Florida limited liability company

Printed Name: AVA SCHIAVONE

By: _____
Name: Tony M. Benge Jr.
Title: Mngr

Printed Name: Carla Guerra

[NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE]

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STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 30 day of August, 2021, by Tony Benge, as Manager of Collier Benge Land Joint Venture, LLC, a Florida limited liability company, on behalf of the company. He/she appeared by *(check one)* ☐ physical appearance or ☐ online notarization, and *(check one)* ☒ is personally known to me or ☐ has produced _____ as identification.

Valerie J. Beck August 30, 21

Notary Public State of Florida
Valerie J Beck
My Commission
HH 242174
Exp. 3/17/2026

Print Name: Valerie J. Beck
Notary Public
My Commission Expires: 3/17/26
Commission Number: 242174

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF APOPKA

By: _____
Bryan Nelson, Mayor

ATTEST:

_____
Susan Bone, City Clerk

Approved as to Form:

_____
Michael A. Rodríguez, City Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25 day of August, 2021, by Bryan Nelson, as Mayor of the City of Apopka, Florida, a municipal corporation of the State of Florida, on behalf of the City of Apopka, Florida. He/she appeared by *(check one)* ☑ physical appearance or ☐ online notarization, and *(check one)* ☑ is personally known to me or ☐ has produced _____ as identification.

_____
Print Name: Victoria D. Parks
Notary Public
My Commission Expires: Jan. 3, 2022
Commission Number: GG 172529

VICTORIA D. PARKS
Commission # GG 172529
Expires January 3, 2022
Bonded Thru Troy Fain Insurance 800-385-7019

Exhibit "A"

Legal Description of Property

That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89"28'53"W along the South line of said plat of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1 /4 of the Southeast 1 /4 of said Section 36; thence S02"34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S89"29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02"44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1 /4 of the Southeast 1 /4 of Section 36, for a distance of 298.07 feet to the North line of the South 1 /2 acre of said South 1 /2 of the Southeast 1 /4 of the Northwest 1 /4 of the Southeast 1 /4 of Section 36; thence departing said West line run N89"30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02"44'36"E along said East line, 32.82 feet to the South line of said Southeast 1 /4 of the Northwest 1 /4 of the Southeast 1 /4 of Section 36; thence departing said East line run S89"30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1 /4 of the Northwest 1 /4 of the Southeast 1 /4 of Section 36; thence S02"44'36"E along the West line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651. 78 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89"31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 662.15 feet to the West line of the Southeast 1 /4 of the Southeast 1 /4 of said Section 36; thence departing said North line run so2•34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2987, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89"33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76"32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89"33'13"E along said North right-of-way line, 592.78 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of way line run N79"37'51 "E along said Westerly limited access right-of-way line, 200.23 feet; thence N56"40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book

9964, Page 3691, of the Public Records of Orange County, Florida; thence N02"19'28"W along said Westerly limited access right-of-way line, 545.26 feet to the Northwest corner of Lot 8, Block P, according to said plat of MAP OF PLYMOUTH; thence N05"53'47'W along the Westerly limited access right-of-way line according to Central Florida Expressway Authority Right-of-way Map CFX Project Number 429-202, for a distance of 40.18 feet to the Southwest corner of Lot 1, Block P, according to said plat of MAP OF PLYMOUTH and the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10808, Page 4332, of the Public Records of Orange County, Florida; thence N02"20'29"W along said Westerly limited access right-of-way line, 642.86 feet; thence N89"29'17"E along said Westerly limited access right-of-way line, 84.79 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10764, Page 480, of the Public Records of Orange County, Florida and a non-tangent curve concave Westerly having a radius of 11294.16 feet and a chord bearing of N02"02'26"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 02"01'48" for a distance of 400.16 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10705, Page 4582, of the Public Records of Orange County, Florida and as described in Official Records Book 10705, Page 6080, of the Public Records of Orange County, Florida and a non-tangent line; thence S89"29'17"W along said Westerly limited access right-of-way line, 125.14 feet to a non-tangent curve concave Westerly having a radius of 11169.16 feet and a chord bearing of N04"40' 48"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 03"11 '30" for a distance of 622.17 feet to a non-tangent line; thence N37"22'01"E along said Westerly limited access right-of-way line, 182.75 feet; thence N00"27'45"W along said Westerly limited access right-of-way line, 24.71 feet to the Southeast corner of the aforesaid plat of STANTON RIDGE; thence departing said Westerly limited access right-of-way line run the following courses and distances along the aforesaid South line of the plat of STANTON RIDGE: S89"31'59"W, 46.62 feet; N52"36'26"W, 79.53 feet; N00"31'22"W, 85.34 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, scale factor of 0.99997293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Exhibit "B"

Parcel Plan

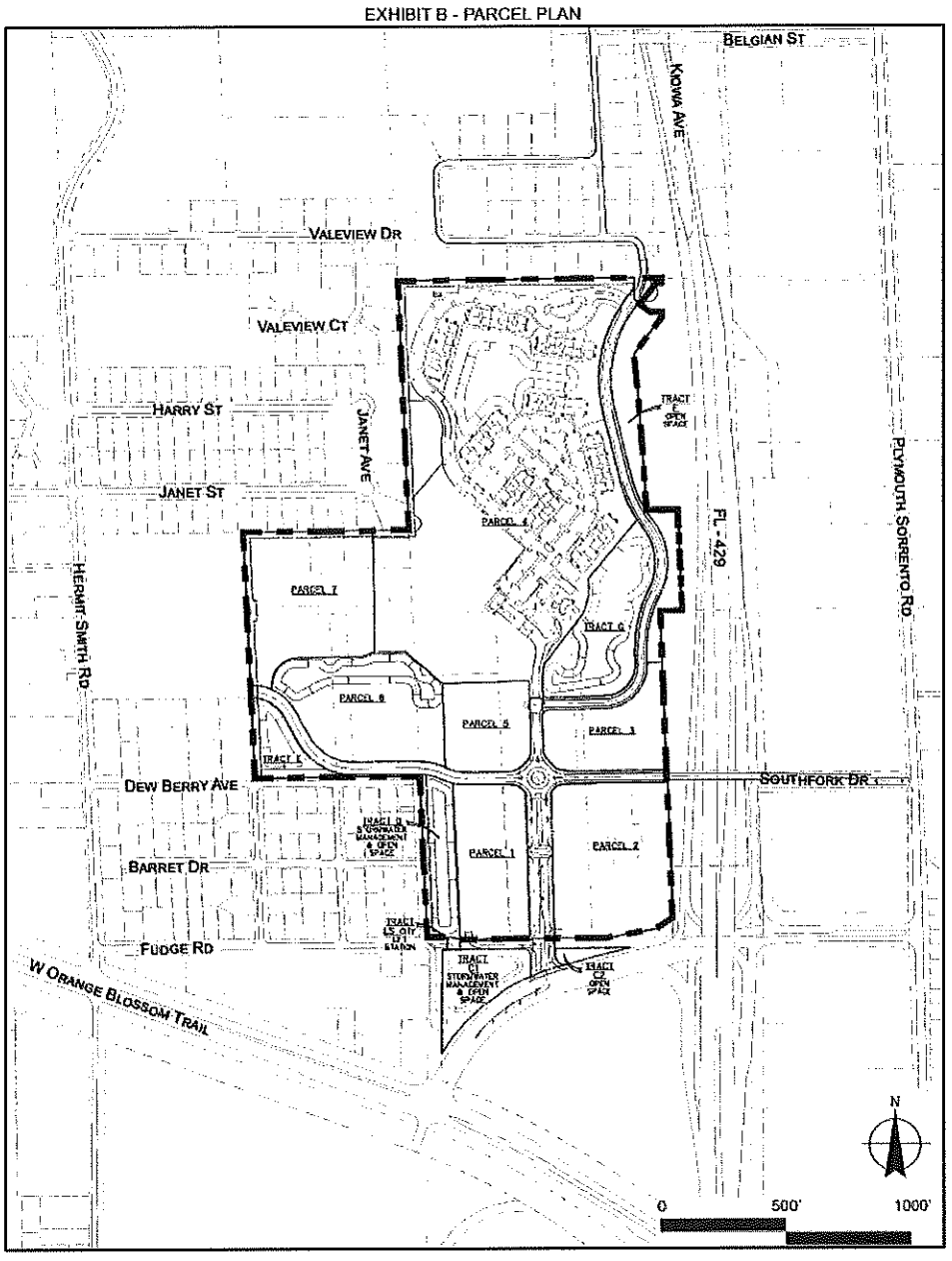


Exhibit "C"

Permitted Use Table

EXHIBIT C - PERMITTED USE TABLE

Permitted Parcel Uses

Uses	Parcel						
	1	2	3	4	5	6	7
Multi-Family				Y	Y		
Townhome					Y		
Assisted Living Facility[1]							Y
Independent Living Facility[1]							Y
Hotel			Y				
Commercial/Retail	Y	Y	Y		Y	Y	
Professional Office	Y	Y	Y		Y		
Medical Office	Y	Y	Y		Y	Y	Y
Self-Service Storage[2]	Y	Y	Y				
Parks and Open Space[3]	Y	Y	Y	Y	Y	Y	Y
Indoor Recreation						Y	
Institutional/Civic					Y	Y	

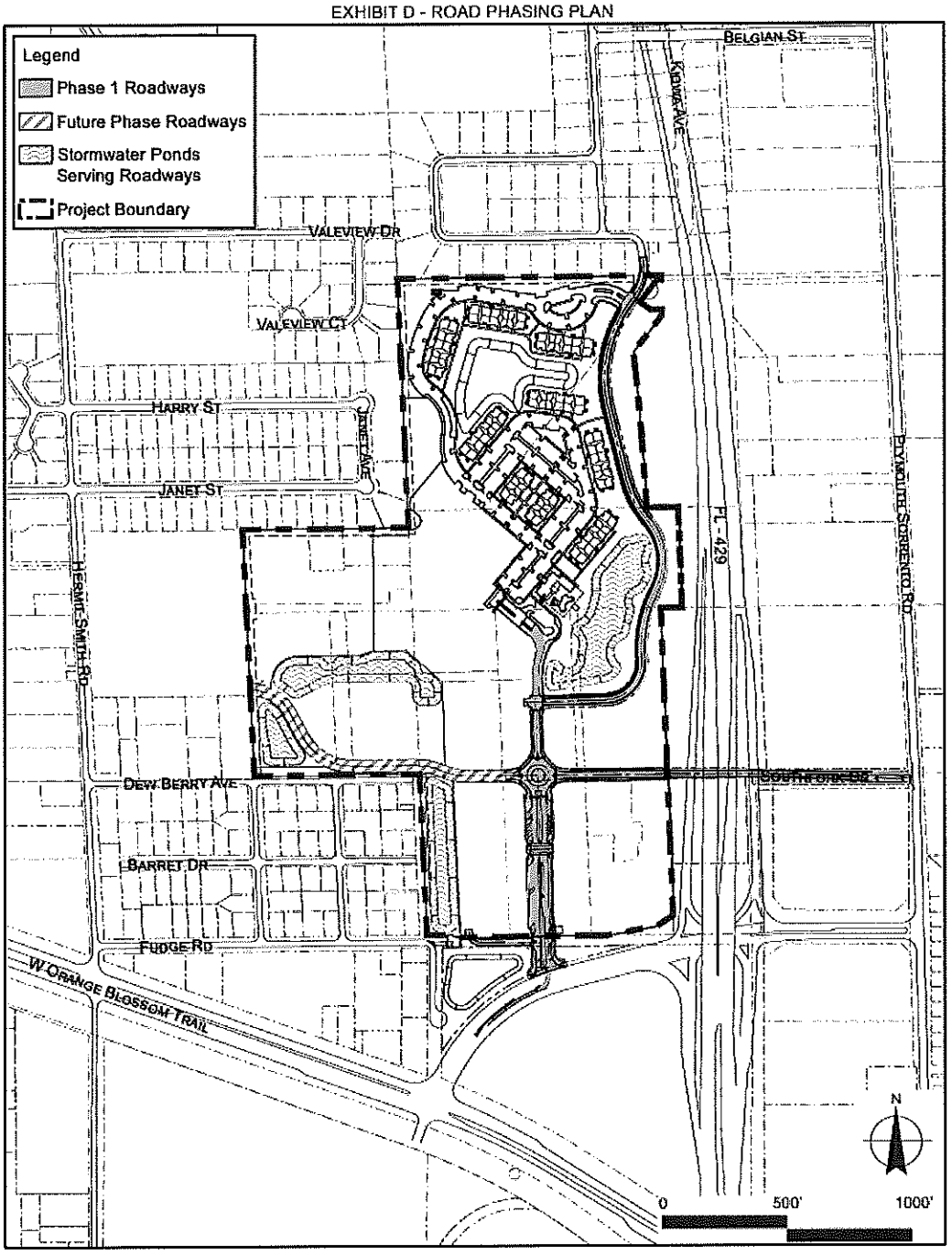
Notes : 1. Assisted Living and Independent Living Facilities may contain ancillary personal services and food & beverage uses that are only offered to residents of the facility, not to exceed 4,000 sq ft.

2. Only indoor, climate controlled self-service storage shall be permitted. No outdoor self-service storage will be permitted.
3. Parks may include passive or active recreational facilities such as playgrounds, dog parks, sport courts, etc.

Exhibit "D"

Road Phasing Plan

EXHIBIT D - ROAD PHASING PLAN



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
CITY OF APOPKA, FL
EXHIBIT D - ROAD PHASING PLAN
11.20.2020

tmpEDC6

Exhibit "E"

Transportation Impact Fee Credit Agreement

Exhibit "F"

Prohibited Uses

A. An operation primarily used as warehouse operation or any assembling, manufacturing, distilling, refining, smelting, agricultural, or mining operation.

B. Any self-service storage facilities that are not climate controlled.

C. Any outdoor storage of automobiles, recreational vehicles, or boats.

D. Any "second hand" store, any operation selling "surplus" or "salvage" goods, or pawn shop.

E. Any mobile home park, trailer court, labor camp, junkyard, or stockyard; but this prohibition is not applicable to the temporary use of construction trailers during periods of construction, reconstruction or maintenance.

F. Any dumping, disposing, incineration or reduction of garbage, but this prohibition does not apply to (i) garbage compactors or other garbage collection areas or facilities located near the rear of any building, or (ii) recycling centers that may be required by Governmental Requirements.

G. Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation.

H. Any central laundry, dry cleaning plant, or laundromat, but this restriction is not intended to prevent the operation of an on-site service oriented solely to pickup and delivery of clothing by the ultimate consumer, with no washing or processing facilities within the Project, as the same may be found in retail shopping centers in the metropolitan area where the Project is located.

I. Any (i) automobile, truck, trailer, or recreational vehicle sales, leasing, or display operation, (ii) car wash, or (iii) body shop repair operation.

J. Any bowling alley or skating rink.

K. Any mortuary or funeral home.

L. Any establishment selling or exhibiting obscene or sexually explicit material.

M. Any establishment selling or exhibiting illicit drugs or related paraphernalia.

N. A strip club.

O. Any massage parlor or similar establishment (but the provision of therapeutic messages as part of a first-class health or beauty spa operation or by professional health care providers is permitted).

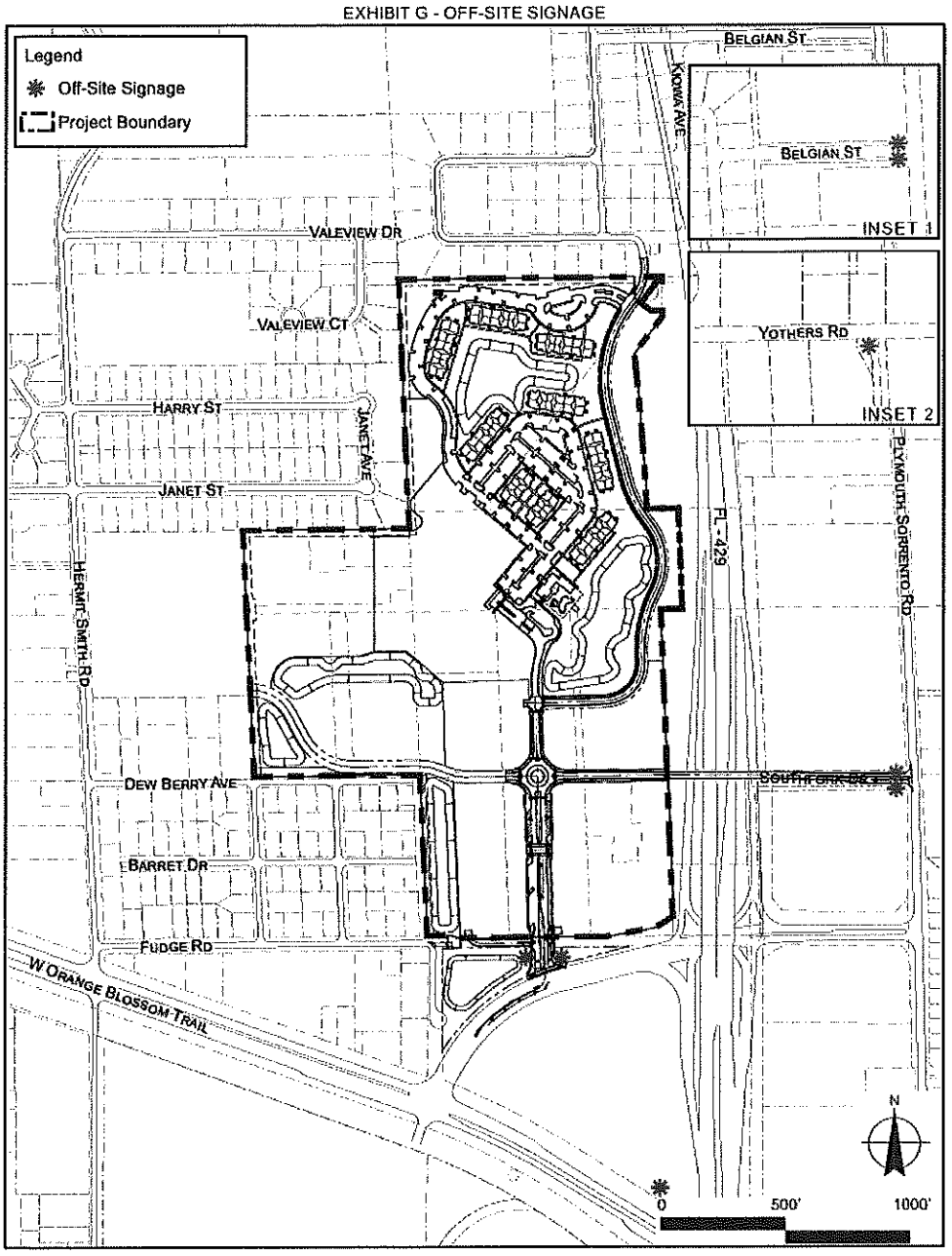
P. Any flea market, amusement or video arcade, pool or billiard hall, or dance hall.

Q. Any training or educational facility, including: beauty schools, barber colleges, reading rooms, places of instruction, or other operations catering primarily to students or trainees rather than to customers, but this prohibition is not applicable to on-site employee training by an occupant incidental to the conduct of its business at the Project.

R. Any gambling facility or operation, including: off-track or sports betting parlor; table games such as blackjack or poker; slot machines, video poker/blackjack/keno machines or similar devices; or bingo hall.

Exhibit "G"

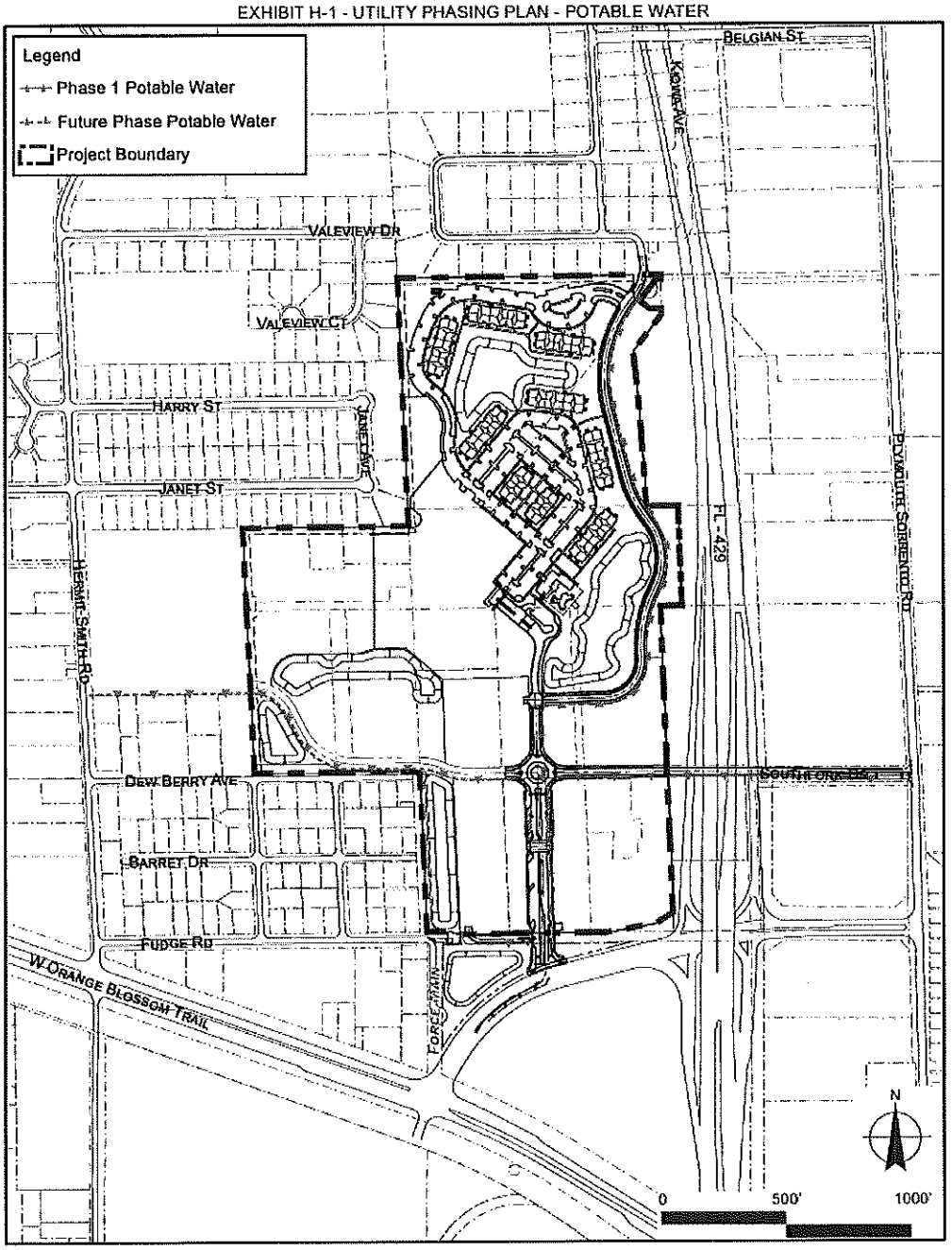
Off-Site Signage



Exhibits "H-1"/"H-2"/"H-3"

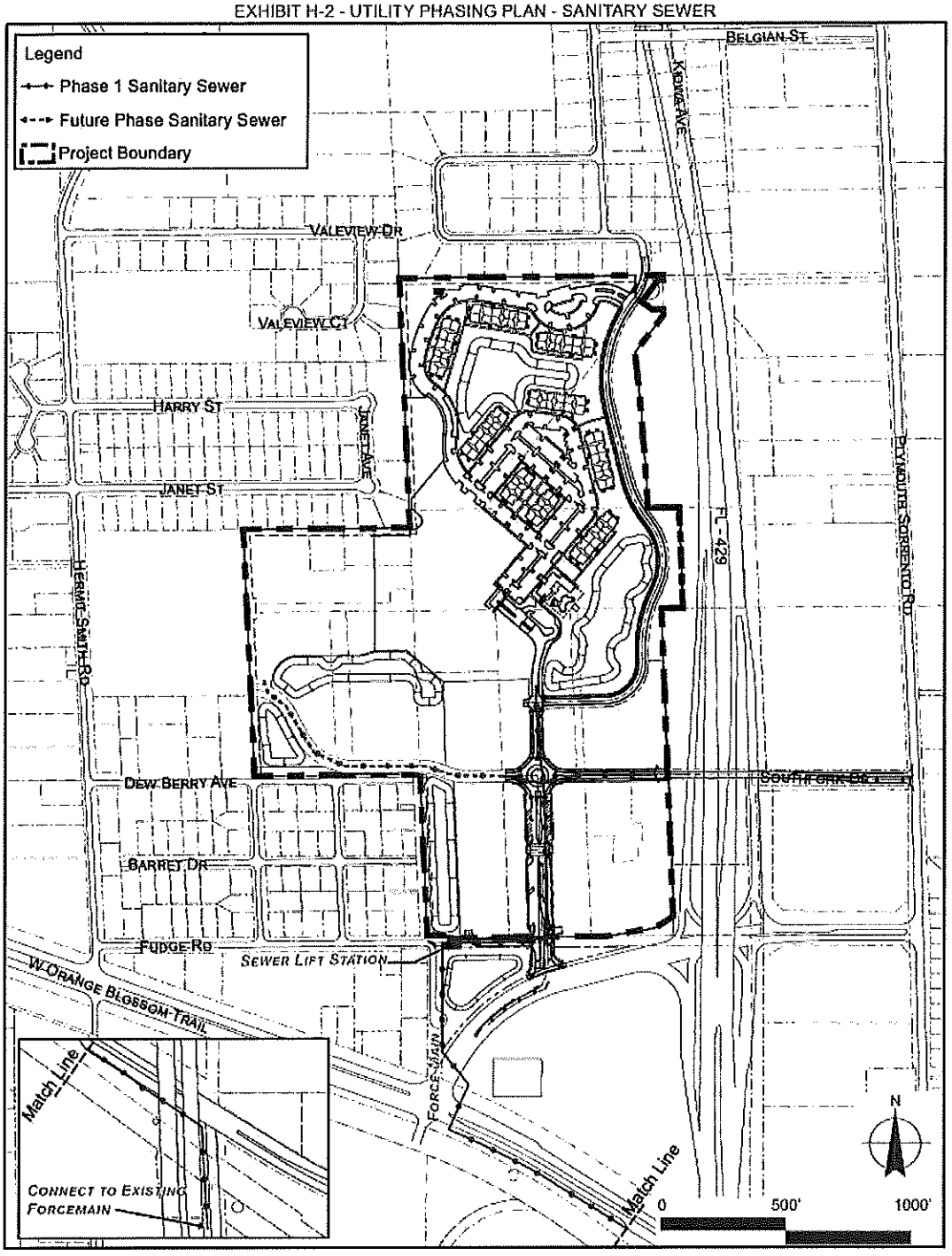
Utility Phasing Plans

EXHIBIT H-1 - UTILITY PHASING PLAN - POTABLE WATER



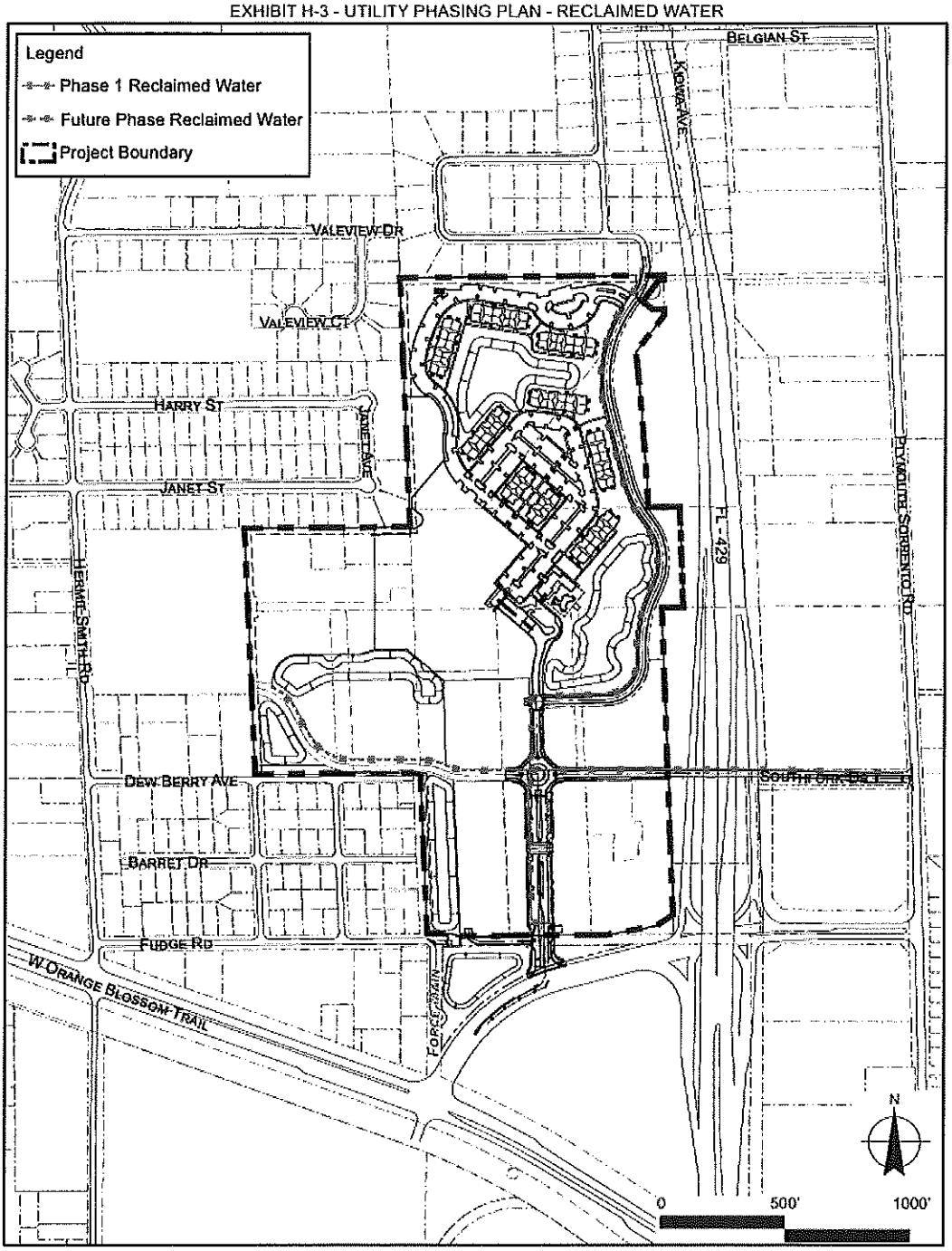
FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
CITY OF APOPKA, FL
EXHIBIT - H-1 - UTILITY PHASING PLAN - POTABLE WATER 11.20.2020

EXHIBIT H-2 - UTILITY PHASING PLAN - SANITARY SEWER



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
CITY OF APOPKA, FL
EXHIBIT H-2 - UTILITY PHASING PLAN - SANITARY SEWER 11.20.2020

EXHIBIT H-3 - UTILITY PHASING PLAN - RECLAIMED WATER



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
CITY OF APOPKA, FL
EXHIBIT H-3 - UTILITY PHASING PLAN - RECLAIMED WATER 11.20.2020

Exhibit "I"

Utility Impact Fee Credit Agreement

Exhibit "J"

Existing Structures Eligible for Impact Fees Credit

Former Owner	Parcel ID Number	Street Address	Existing Structure	Units
Hatcher	36-20-27-0000-00-093	1430 Plymouth Sorrento Road	Single Family Residence	1
Henderson	36-20-27-0000-00-075	1374 Plymouth Sorrento Road	Single Family Residence	1
Hurt 1	36-20-27-0000-00-048	1248 Hermit Smith Road	Modular Home	1
Hurt 2	36-20-27-0000-00-074	-- Hermit Smith Road	Modular Home	1
Jackson	36-20-27-0000-00-068	-- Hermit Smith Road	Vacant Land	--
Eugene Williams	36-20-27-0000-00-066	1289 Hermit Smith Road	Single Family Residence	1
Holt	36-20-27-0000-00-052	3161 Southfork Drive	Single Family Residence	1
Williams Family Trust	36-20-27-0000-00-047	3205 Dew Berry Avenue	Single Family Residence	6
			Church	1
Bain 1	36-20-27-0000-00--085	3225 Dew Berry Avenue	Modular Home	1
Bain 2	36-20-27-0000-00-083	3321 Dew Berry Avenue	Modular Home	3
Jensen	06-21-28-7172-16-040	3201 Southfork Drive	Single Family Residence	1
Guy	06-21-28-7172-16-030	3173 Southfork Drive	Single Family Residence	1
			Stables	1
Jones	06-21-28-7172-16-020	3075 Southfork Drive	Single Family Residence	1
Lu	06-21-28-7172-16-051	3189 Fudge Road	Vacant Land	--
Welker	06-21-28-7172-16-050	3200 Fudge Road	Single Family Residence	1
Wilson	06-21-28-7172-16-060	3162 Southfork Drive	Single Family Residence	1
Wilson	06-21-28-7172-16-070	3076 Southfork Drive	Single Family Residence	1
Southfork Dr. W	06-21-28-7172-05-002	-- Southfork Drive	Unpaved Road	--
Southfork Dr. E	06-21-28-7172-04-062	1118 Plymouth Sorrento Road	Unpaved Road	--

120 E. Main St. · APOPKA, FLORIDA 32703-5346
PHONE (407) 703-1700

DOC # 20220485341
08/09/2022 07:57:40 AM Page 1 of 1
Phil Diamond, Comptroller
Orange County, FL

August 8, 2022

Orange County Comptroller
Attn: Official Records
PO Box 38
Orlando, FL 32802

RE: Recording of Documents – Orange County Public Records

Dear Clerk:

Please find the enclosed document for recording.

FLORIDIAN - MASTER DEVELOPMENT AGREEMENT

Please charge to: City of Apopka City Clerk's Office (2561) ACH account

If you have any questions, please call me at 407-703-1704.

Sincerely,

Susan M. Bone, CMC
City Clerk

FLORIDIAN - MASTER DEVELOPMENT AGREEMENT

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 2.
Meeting Date: March 4, 2026
Department: Community Development

SUBJECT:
Residences at Emerson Park — Major Development Plan/Construction Site Plan Revision

ACTION ITEM INFORMATION:
Owner(s): Park Square Enterprises, LLC
Applicant(s): George Georgy, P.E. c/o Vanasse Hangen Brustlin, Inc
Parcel Identification Number(s): 20-21-28-2520-02-000 (Parent Parcel); Lot 2 of Emerson Park
Location: East of Ocoee Apopka Road, west of Alston Bay Boulevard and south of Harmon Road East
Tract: 14.23 +/- acre(s)
Future Land Use: Mixed-Use
Zoning District: MU-ES-GT (Mixed-Use - East Shore - Gateway)
Project: 103 residential units
Density/Intensity: 7.2 dwelling units per acre
Project Manager: Jean Sanchez

REQUEST:
Approve the Residences at Emerson Park — Major Development Plan/Construction Site Plan Revision

SUMMARY:
ZONING REPORT:

Direction	Future Land Use	Zoning	Present Use
North	Mixed-Use	MU-ES-GT (Mixed-Use - East Shore - Gateway)	Emerson Park Residential Subdivision
East	Mixed-Use	MU-ES-GT	Emerson Park Residential Subdivision
South	Mixed-Use	MU-ES-GT	Greystone Apopka Health and Rehabilitation Center
West	Mixed-Use and Future Land Use — In Progress	MU-ES-GT and T (Transitional)	Vacant

PROJECT SUMMARY:
The Residences at Emerson Park is a 103-unit townhome development approved by City Council in 2020 through a Major Development Plan (MDP) and Construction Site Plan (CSP). All subdivision infrastructure has been constructed in accordance with the approved plans, and the City issued a Certificate of Acceptance (COA) on February 6, 2025. Vertical construction of the residential units is currently underway.

The applicant requests approval of revisions to the previously approved MDP and CSP, consisting of the replacement of twelve (12) two-car garage townhome buildings with an updated one-car garage townhome product on Lots 1–18, 49–60, and 67–99, along with minor adjustments to Lots 73–81 and the designation of Open Space

Tract OS-8.

The proposed revisions are limited in scope and are confined to building footprints, internal lot grading, internal sidewalks, and driveway geometry. No changes are proposed to the completed subdivision infrastructure. All utilities, stormwater facilities, roadways, sidewalks, and related public and private improvements will remain as constructed and accepted, and the revised layouts will connect to the existing circulation system without infrastructure modification.

Parking for the development continues to be provided through a combination of garage spaces, driveway spaces, and on-street parking, consistent with the approved MDP. Pursuant to Article V, Section 5.1 of the City of Apopka Land Development Code, a minimum of 170 off-street parking spaces is required for the development. The revised MDP/CSP provides 476 parking spaces, and staff finds that the proposed parking configuration meets or exceeds the applicable Land Development Code requirements.

No changes are proposed to site access, internal street alignments, emergency access, or pedestrian circulation. The designation of Open Space Tract OS-8 does not reduce required open space and remains consistent with the approved development framework. Landscaping, buffering, and screening remain in compliance with the Land Development Code, with no changes proposed to required perimeter or roadway buffers.

Based on the foregoing, staff finds that the proposed MDP and CSP revisions do not increase density or intensity, do not alter accepted infrastructure, and remain consistent with the previously approved Major Development Plan, applicable zoning standards, and the City of Apopka Land Development Code.

The Development Review Committee finds that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;
d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.

SCHOOL PLANNING:
The subject properties are served by the following schools: Wheatley Elementary, Wolf Lake Middle, and Wekiva High Schools. Orange County Public Schools (OCPS) indicated that concurrency for the proposed development was not available at the middle school level and was deficient by 7.828 students at the time of the original MDP approval in September 2020. The applicant entered into a Concurrency Mitigation Agreement (CMA) with OCPS.

ORANGE COUNTY NOTIFICATION:
Orange County was notified at the time of the site plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:
February 10, 2026 – Planning Commission (5:30 P.M.)
March 4, 2026 – City Council (1:30 P.M.)

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee:
Finds the proposed Residences at Emerson Park – Major Development Plan Revision consistent with the Comprehensive Plan and Land Development Code, and recommends approval of the Major Development Plan,

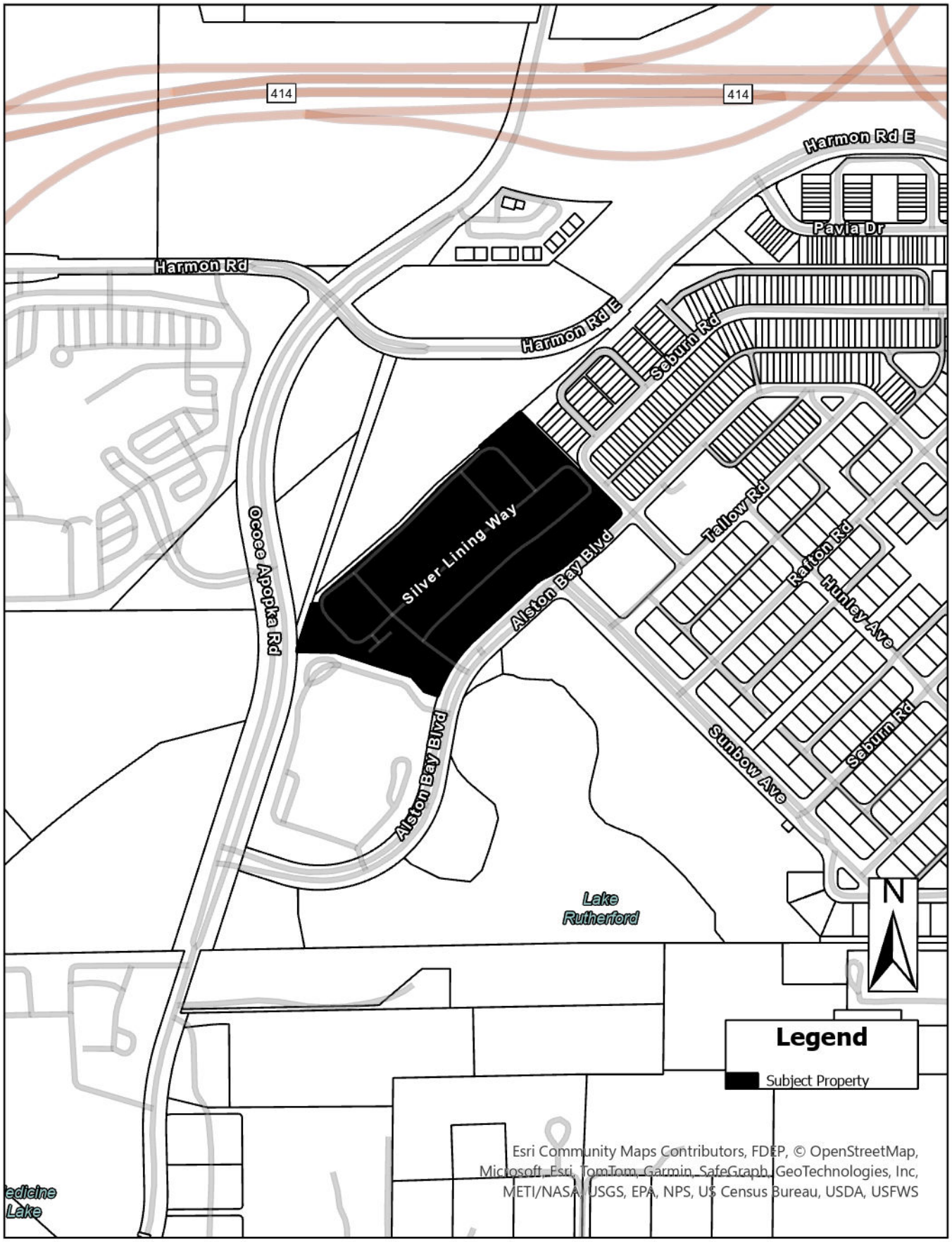
based on the findings and facts presented in the staff report and exhibits.

Planning Commission:
At its meeting on February 10, 2026, the Planning Commission found the proposed Residences at Emerson Park — Major Development Plan/Construction Site Plan Revision consistent with the Comprehensive Plan and Land Development Code, and unanimously recommended approval of the Major Development Plan/Construction Site Plan, based on the findings and facts presented in the staff report and exhibits with two abstentions (Members Woods and Mock).

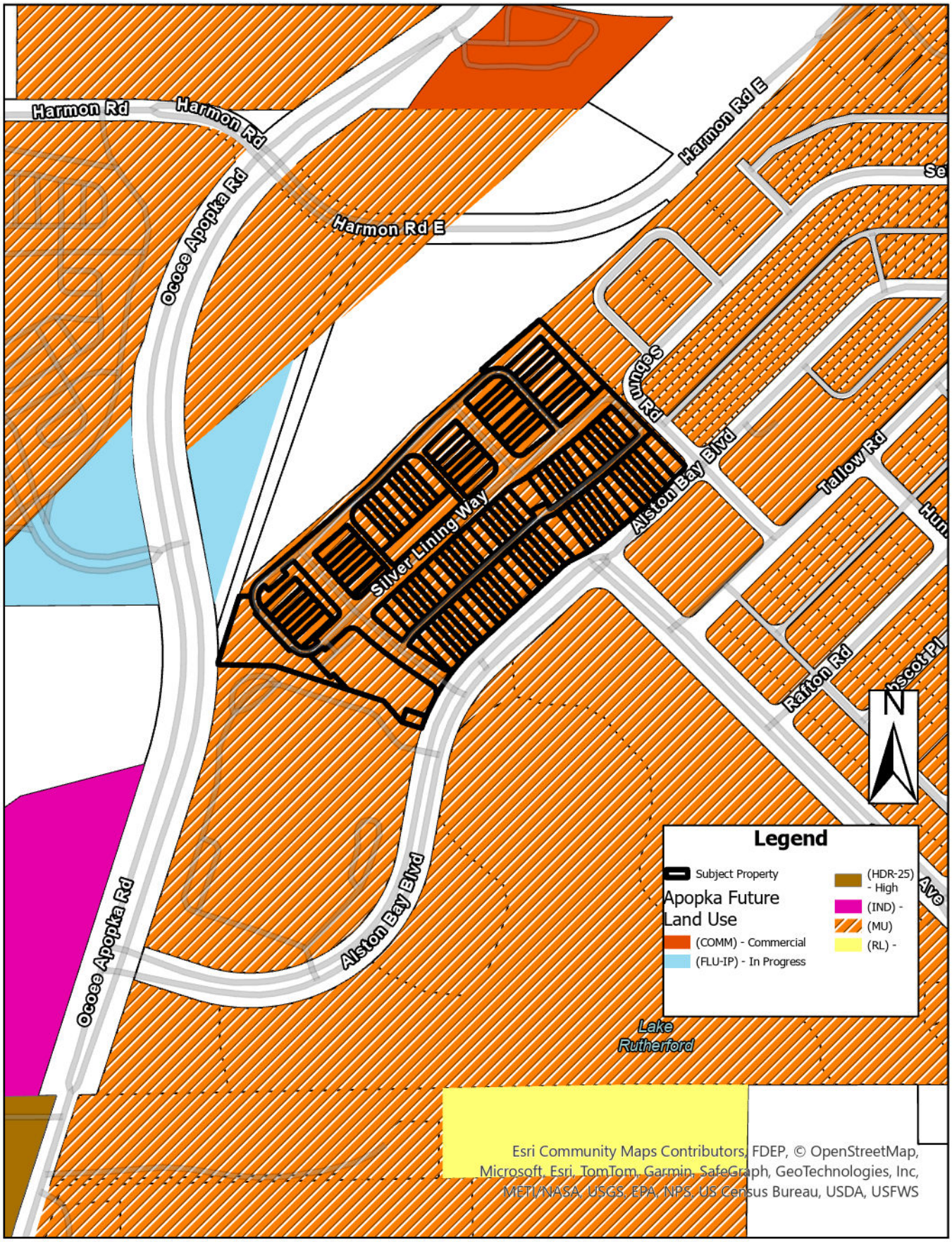
City Council:
Approve the Residences at Emerson Park — Major Development Plan/Construction Site Plan Revision.

ATTACHMENTS:
1. Residences at Emerson Park - Map Series
2. Residences at Emerson Park - MDP CSP Revision
3. Residences at Emerson Park - OCPS School Concurrency
4. Emerson Park HOA Letter to Planning Dept 01.28.2026

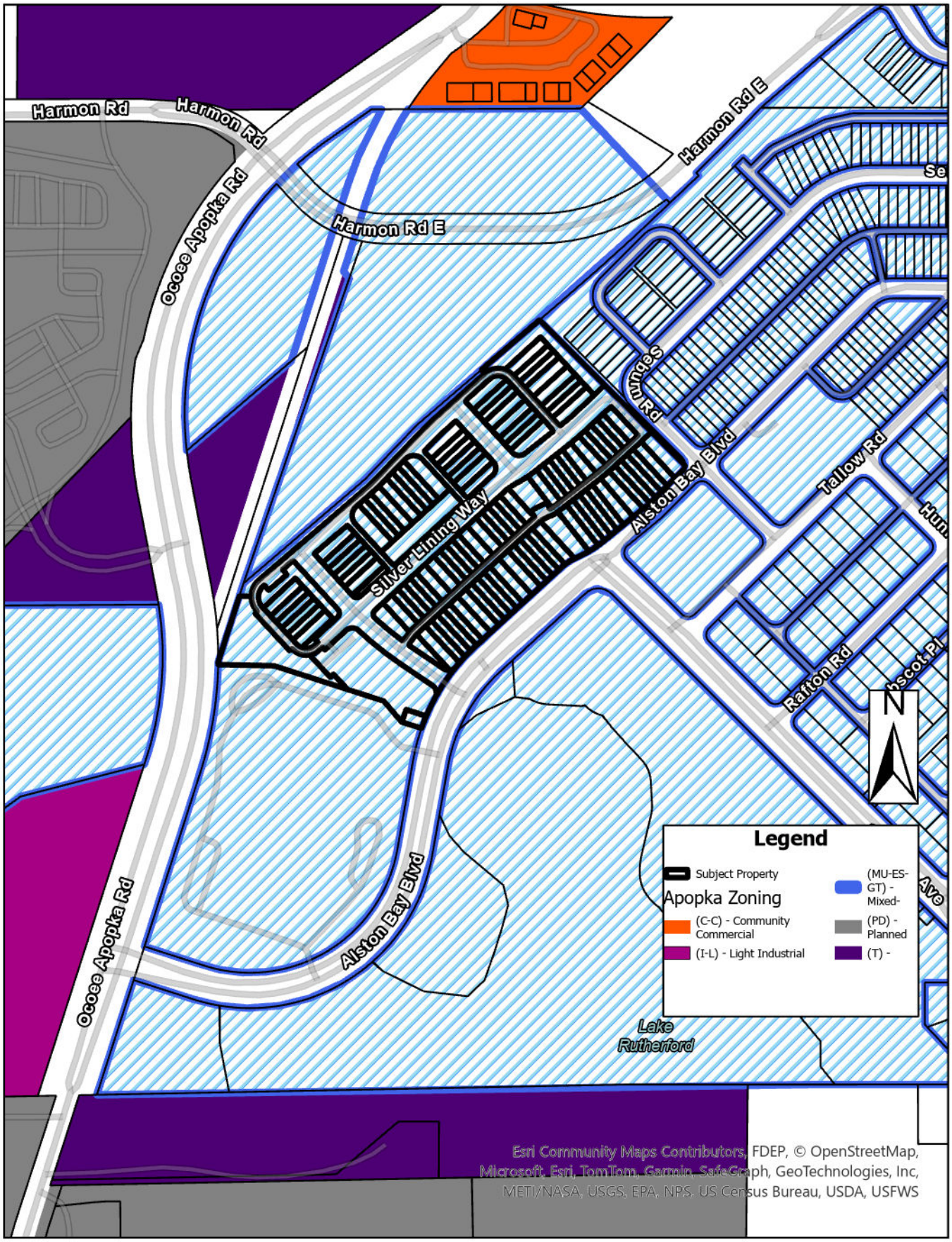
Vicinity


414
414
Harmon Rd E
Pavia Dr
Harmon Rd
Harmon Rd E
Seburn Rd
Silver Lining Way
Ocoee Apopka Rd
Alston Bay Blvd
Tallow Rd
Rafton Rd
Hunley Ave
Sunbow Ave
Seburn Rd
Alston Bay Blvd
Lake Rutherford
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS
edicine Lake

Future Land Use



Zoning


Harmon Rd
Harmon Rd
Harmon Rd E
Harmon Rd E
Ocoee Apopka Rd
Ocoee Apopka Rd
Silver Lining Way
Alston Bay Blvd
Alston Bay Blvd
Tallow Rd
Rafton Rd
Lake Rutherford
N
Legend
Subject Property
Apopka Zoning
(C-C) - Community Commercial
(I-L) - Light Industrial
(MU-ES-GT) - Mixed-
(PD) - Planned
(T) -
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Aerial


Ocoee Apopka Rd
Harmon Rd E
Silver Lining Way
Sebum Rd
Alston Bay Blvd
Ocoee Apopka Rd
Alston Bay Blvd
N
Legend
Subject Property
Esri Community Maps Contributors, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, State of Florida, Microsoft, Vantor

Revisions to Major Development & Construction Site Plan

11

Issued for	Field Revisions 3
Date Issued	October 26, 2020
Latest Issue	November 18, 2025 2 3

Residences at Emerson Park

Tract G, Lot 2

Apopka, Florida

Parcel ID: 20-21-28-2520-02-000



Jean Sanchez
Digitally signed by Jean Sanchez
DN: C=US, E=jesanchez@apopka.net, O=City of Apopka, OU=Planning and Zoning, CN=Jean Sanchez
Reason: I agree to the terms defined by the placement of my signature on this document
Contact Info: DRC Approved 01.15.2026
Date: 2026.01.22 10:32:17-05'00'

Jeremy Holderfield
Digitally signed by Jeremy Holderfield
DN: C=US, E=jholderfield@apopka.net, O=Apopka Fire Dept., OU=Fire Marshal, CN=Jeremy Holderfield
Date: 2026.01.27 15:51:42-05'00'

Dale Smith
Digitally signed by Dale Smith
DN: C=US, E=dsmith@apopka.net, O=City of Apopka, OU=Public Works, CN=Dale Smith
Date: 2026.01.29 16:19:49-05'00'

vhb.com

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Owner

Park Square Enterprises LLC
5200 Vineland Road
Suite 200
Orlando, FL 32811

Applicant

Michael McQuarrie
Park Square Homes, LLC
5200 Vineland Road #200
Orlando, FL 32811

John L. Hanson
Digitally signed by John L. Hanson
DN: C=US, E=jhanson@apopka.net, O=City of Apopka, OU=Building Official, CN=John L. Hanson
Location: Apopka Fl.
Date:

11 **PROJECT DESCRIPTION**

THE RESIDENCES AT EMERSON PARK IS A 103-UNIT TOWNHOME COMMUNITY LOCATED IN THE CITY OF APOPKA, FLORIDA. THE SITE INFRASTRUCTURE IS NOW COMPLETE, AND THE CITY OF APOPKA HAS ISSUED A CERTIFICATE OF ACCEPTANCE (COA DATED FEBRUARY 06, 2025). VERTICAL CONSTRUCTION OF THE TOWNHOME BUILDINGS BY PARK SQUARE HOMES IS CURRENTLY UNDERWAY.

THIS APPLICATION IS INTENDED TO REVISE THE MAJOR DEVELOPMENT PLAN AND CONSTRUCTION SITE PLAN TO REPLACE TWELVE (12) 2-CAR GARAGE TOWNHOMES BUILDINGS WITH A 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, 67-99. ADDITIONALLY, THE REVISIONS INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. THE PROPOSED REVISIONS DO NOT IMPACT THE CONSTRUCTED INFRASTRUCTURE.

Sheet Index

No.	Drawing Title	Latest Issue
11 C0.01	Existing Conditions Plan	November 18, 2025 3
C1.00	Legend & General Notes	July 26, 2022
C1.01	Existing Conditions & Erosion Control Plan	July 26, 2022
C1.02	Erosion Control & Demo Plan	July 26, 2022
C1.03	Erosion Control Details	July 26, 2022
C1.05	Master Site Plan & Site Data	July 26, 2022
C1.06 - C1.07	Typical Sections & Details	July 26, 2022
C2.01 - C2.02	Grading Plan	November 18, 2025
C2.03	Grading Details	July 26, 2022
C3.01 - C3.02	Drainage & Wastewater Plan	July 26, 2022
C4.01 - C4.02	Water & Reclaimed Water Distribution Plan	July 26, 2022
C5.00	Layout & Materials and Pedestrian/Bicycle Plan	November 18, 2025
C6.00 - C6.06	Plan & Profiles	July 26, 2022
11 C7.00	Fire Access Plan	November 18, 2025
C9.00 - C9.02	Standard F.D.O.T. Details	July 26, 2022
C9.03 - C9.07	Standard Utility Details	July 26, 2022
11 A-1 - A-3	Color Building Elevations	November 14, 2025

Reference Drawings

No.	Drawing Title	Latest Issue
Sht. 1 of 1	Boundary Survey	January 23, 2014
11 L200 - L410	Landscape Plans	November 18, 2025

Community Planner & Civil Engineer
VHB
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407·839·4006 - F 407·839·4008

Landscape Architecture
Bonnett Design Group, LLC
400 South Orlando Avenue
Suite 201
Maitland, Florida 32751
P 407·622·1588 - F 407·358·5363

Surveyor
VHB
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407·839·4006 - F 407·839·4008

Geotech
Universal Engineering Sciences
3532 Maggie Boulevard
Orlando, Florida 32811
P 407·423·0504 - F 407·423·3106

Andrew J. King
Digitally signed by Andrew J. King
DN: C=US, E=aking@apopka.net, O=Apopka Police Department, CN=Andrew J. King
Date: 2026.01.28 11:00:33-05'00'

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

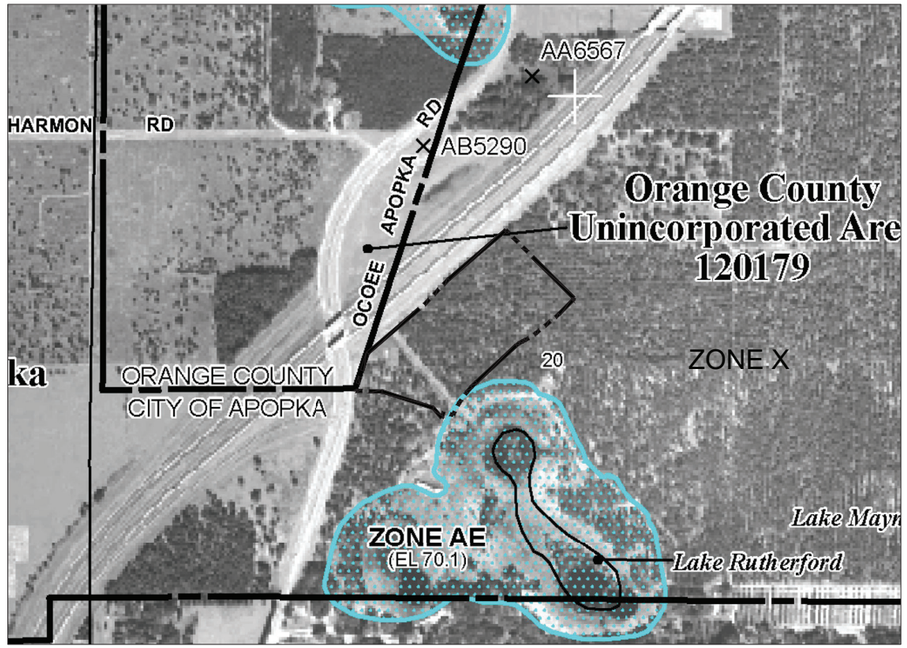
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GEORGE EMIL GEORGY
LICENSE
NO. 68318
STATE OF
FLORIDA
DATE: Nov 18, 2025

\\VHB\GBL\PRO\ORLANDO\63508.00 PSH-EMERSON PARK\CAD\LD\PLANSETV\CONST\63508D0-COV 18 November 2025

VHB Project : 63508.00
Issued for : Field Revisions

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LEGEND

PROJECT BOUNDARY

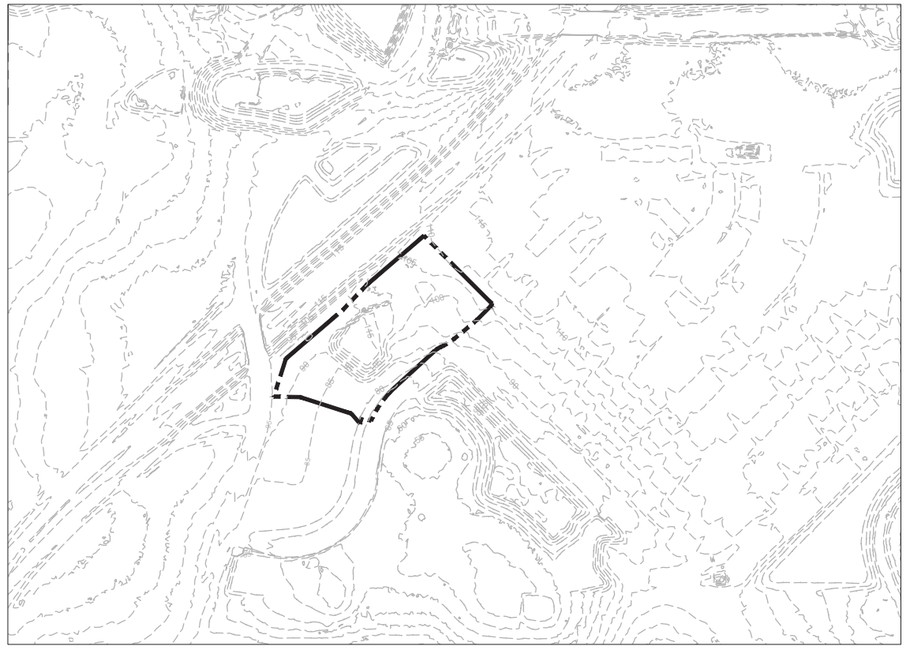
FLOOD PRONE AREA

FLOODPLAIN SOURCE:
FIRM PANEL NUMBER 12095C0120F
MAP REVISED SEPTEMBER 25, 2009

FLOODPLAIN MAP

LEGEND

ZONE A	No Base Flood Elevations determined
ZONE AE	Base Flood Elevations determined Special Flood Hazard Areas Subject to Innundation by the 1% Annual Chance Flood Event
ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.

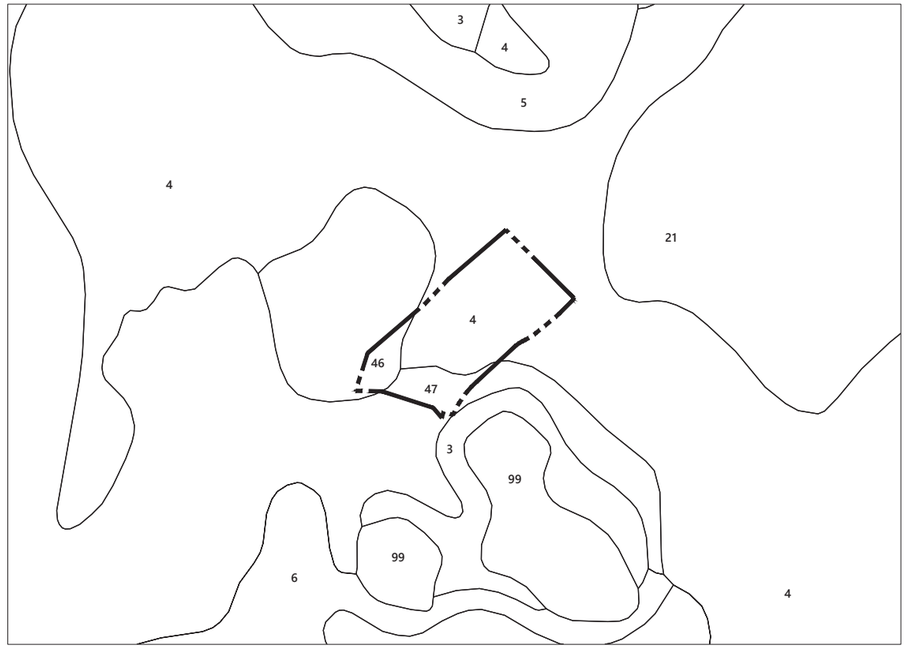


LEGEND

PROJECT BOUNDARY

TOPOGRAPHIC CONTOUR

TOPOGRAPHY



LEGEND

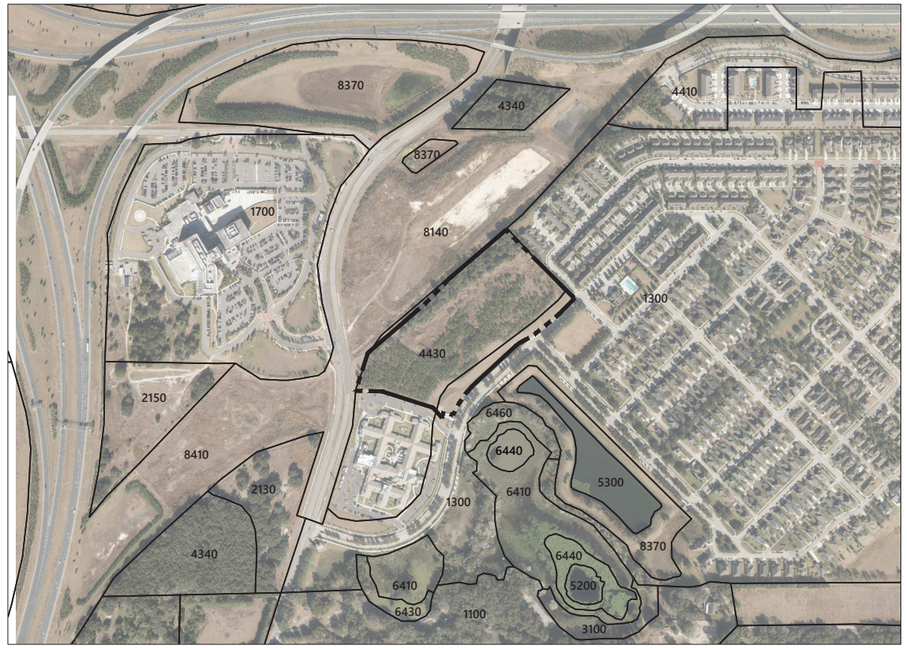
PROJECT BOUNDARY

SOILS BOUNDARY

SOILS MAP

SOIL CODE	DESCRIPTION
3	BASINGER FINE SAND, DEPRESSIONAL
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5	CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES
6	CANDLER-APOPKA FINE SAND, 5 TO 12 PERCENT SLOPES
21	LAKE FINE SAND, 0 TO 5 PERCENT SLOPES
46	TAVARES FINE SAND, 0 TO 5 PERCENT SLOPES
47	TAVARES-MILLHOPPER FINE SAND, 0 TO 5 PERCENT SLOPES

SOURCE: USDA, NRCS



LEGEND

PROJECT BOUNDARY

FLUCFCS LIMITS

AERIAL & EXISTING LAND USE

CODE	DESCRIPTION
1100	RESIDENTIAL, LOW DENSITY-LESS THAN 2 DU/AC.
1300	RESIDENTIAL, HIGH DENSITY-6 OR MORE DU/AC.
2130	WOODLAND PASTURES
4430	FOREST REGENERATION
5200	LAKES
5300	RESERVOIRS-PITS, RETENTION PONDS, DAMS
6410	FRESHWATER MARSHES
6430	WET PRARIES
6440	EMERGENT AQUATIC VEGETATION
6460	MIXED SCRUB-SHRUB WETLAND
8140	ROADS AND HIGHWAYS (DIVIDED 4-LANES WITH MEDIANS)
8370	SURFACE WATER COLLECTION PONDS

SOURCE: SJRWMD, 2016

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

vhb.com

vhb

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED WITH THIS APPLICATION.

0 200 400 800 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF

Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020

Drawing Title: Existing Conditions Plan

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C0.01

Sheet of

Project Number: 63508.00

Saved Tuesday, November 18, 2025 1:34:33 PM JFISHER Plotted Tuesday, November 18, 2025 5:02:23 PM Jordan Fisher

\\vhb\gbl\proj\Orlando\63508.00 PSH-Emerson Park\cad\id\Planset\Const\6350800-LN.dwg

Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
BLSF		BORDERING LAND SUBJECT TO FLOODING
BZ		WETLAND BUFFER ZONE
NDZ		NO DISTURB ZONE
200'RA		200' RIVERFRONT AREA
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
CG	CG	CURB AND GUTTER
ECC	ECC	EXTRUDED CONCRETE CURB
MCC	MCC	MONOLITHIC CONCRETE CURB
PCC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
EN	EN	BUILDING ENTRANCE
LD	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
C10	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW× 38.5 BW×	45.0 TW× 38.5 BW×	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
3"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
		DRAIN MANHOLE CONCENTRIC
		DRAIN MANHOLE ECCENTRIC
TD		TRENCH DRAIN
		PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
		SEWER MANHOLE CONCENTRIC
		SEWER MANHOLE ECCENTRIC
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		SIAMESE CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GS	GS	GAS GATE
GM	GM	GAS METER
EMH	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
TMH	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
MATCH LINE SEE SHEET CL01		MATCHLINE

GENERAL NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF CITY OF APOPKA, FLORIDA.
2. PAVEMENT STRIPING TO BE IN ACCORDANCE WITH ORANGE COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, INDEX 711-001.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AT ALL POSSIBLE AREAS OF CONFLICT. THEY ARE DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS TO THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT.
4. WHERE MUCK OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REPLACED WITH GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE GEOTECHNICAL ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN BACKFILL SOIL AS APPROVED BY THE GEOTECHNICAL ENGINEER OR PLACED AS APPROVED BY OWNER.
5. ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
6. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE.
7. FOR BENCHMARKS CONTACT VHB.
8. ANY STRUCTURES IN THE RECREATION AREA ARE TO BE PERMITTED SEPARATELY THROUGH THE CITY OF APOPKA BUILDING DEPARTMENT.
9. SIDEWALKS SHALL BE CONSTRUCTED TO BE FLORIDA ACCESSIBILITY AND ADA COMPLIANT INCLUDING HANDICAP RAMPS AT ALL INTERSECTIONS.
10. CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE.
11. EARTHWORK TO BE DONE IN ACCORDANCE WITH GEOTECHNICAL ENGINEERING EVALUATION REPORT: AS PREPARED BY UNIVERSAL ENGINEERING SCIENCES, INC.
12. ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHOULD BE PRIVATELY OWNED AND MAINTAINED.
13. THE CONTRACTOR SHALL NOTIFY CITY OF APOPKA UTILITIES DIVISION 48-HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
14. THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO CITY OF APOPKA UTILITY SYSTEMS SHALL CONFORM TO THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL, 2016 EDITION.
15. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.
16. CONTRACTOR SHALL NOT WILLFULLY INSTALL OR CONSTRUCT ITEMS AS SHOWN ON THE DRAWINGS WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN EQUIPMENT, INFRASTRUCTURE, OR AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED PRIOR TO INSTALLATION OR CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

SANITARY SEWER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL, 2016 EDITION.
2. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER.
3. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER.
5. INVERTS OF SANITARY SERVICE LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
6. MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.28%. MINIMUM AS BUILT 10" PVC SEWER LINE SLOPE WILL BE 0.21%. MINIMUM AS BUILT 12" PVC SEWER LINE SLOPE WILL BE 0.17%. MINIMUM AS BUILT 15" PVC SEWER LINE SLOPE WILL BE 0.12%. MINIMUM AS BUILT 18" PVC SEWER LINE SLOPE WILL BE 0.10%. MINIMUM AS BUILT 24" PVC SEWER LINE SLOPE WILL BE 0.08%. IF MINIMUM PIPE SLOPE IS NOT MET, THE PIPE WILL BE RELAYED BY CONTRACTOR TO MEET THE MINIMUM REQUIREMENT AT NO ADDITIONAL COST.
7. MARK LATERALS WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED GREEN WITH LOT NUMBER CLEARLY MARKED AND AN 'S' IMPRINTED IN THE CURB.
8. LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
   1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 150 GALLONS PER DAY, PER INCH OF PIPE DIAMETER PER MILE PER DAY AS MEASURED BETWEEN ADJACENT MANHOLES OVER A TWO (2) HOUR TESTING PERIOD.
   2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; AND
   3) LOW PRESSURE AIR LEAKAGE TEST, SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNIBELL PVC PIPE ASSOCIATION. PASSING THIS TEST SHALL BE PRESUMED TO ESTABLISH LEAKAGE TEST LIMITS OF FIFTY (50) GALLONS PER DAY, PER INCH OF DIAMETER PER MILE OF SEWER.
9. DESIGN REQUIRES:
   1) MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR OTHER APPROPRIATE MATERIAL;
   2) INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE WALL; AND
   3) WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.
10. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SERVICES AT EACH LOT. SERVICES SHALL HAVE 3' MIN. AND 5' MAX. COVER AT LOT CLEAN OUT.

PAVING AND DRAINAGE NOTES:

1. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
2. ALL MEDIANS AND ISLANDS TO BE FILLED WITH CLEAN SOIL.
3. ALL PAVEMENT RETURN RADII SHALL BE 25' AND MEASURED FROM THE INNERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
4. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.

PAVING AND DRAINAGE NOTES (CONTINUED):

5. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.
6. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 3 INCHES ABOVE FINISHED GRADE.
7. ALL CONCRETE DRAINAGE STRUCTURES TO BE CONSTRUCTED PER D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED.
8. CONTRACTOR SHALL PLACE BLUE REFLECTIVE MARKERS ON PAVEMENT IN FRONT OF FIRE HYDRANTS.
9. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.3%.
10. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF APOPKA AND A.D.A. SPECIFICATIONS.

EROSION CONTROL NOTES:

1. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH CITY OF APOPKA AND S.J.R.W.M.D EROSION PROTECTION STANDARDS. THE EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST ALSO MEET FDEP'S MINIMUM SPECIFICATIONS, SEE PART 5.1 OF THE CGP, WHICH REFERENCES THE 2013 STATE OF FLORIDA E&SC DESIGNER AND REVIEWER MANUAL.
2. CONTRACTOR IS RESPONSIBLE TO SUBMIT EROSION CONTROL PLAN TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO THE SCHEDULING OF PRE-CONSTRUCTION CONFERENCE.
3. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING PONDS AND WETLAND/CONSERVATION AREAS ON OR OFF-SITE. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT BE LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
5. A TWO FEET STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB OR AS OTHERWISE DETAILED IN THE APPROPRIATE SECTION. A TEMPORARY SOD STRIP OF 4' MIN. SHALL BE USED DURING CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND ADHERING TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE TO THE REQUIREMENTS OF THE NPDES CONSTRUCTION GENERIC PERMIT (CGP). REFER TO PART 4 OF THE CGP, 62-621.300(4)(A), FOR ADDITIONAL INFORMATION.
7. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE EITHER TEMPORARILY OR PERMANENTLY CEASED (PART 5.4). ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
8. DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE DEVELOPER/CONTRACTOR SHALL OBTAIN AN FDEP GENERIC PERMIT FOR THE DISCHARGE OF GROUND WATER FROM DEWATERING OPERATIONS PURSUANT TO THE REQUIREMENTS OF 62-621.300(2)(A) AND 62-620 F.A.C. AND FLORIDA STATUTES CHAPTER 403. DISCHARGES DIRECTED TO THE COUNTY'S MS4 REQUIRE AN ORANGE COUNTY RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF ANY DISCHARGES. TO OBTAIN RIGHT-OF-WAY APPROVAL, COPIES OF THE FDEP PERMIT, NOI, DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN CONTAMINATION, AND A DEWATERING PLAN SHALL BE SUBMITTED TO ALEXIS CLARK, ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (407-836-1433) AND ORANGE COUNTY PUBLIC WORKS DEVELOPMENT ENGINEERING PERMITTING SECTION. ANALYTICAL SAMPLING OF GROUNDWATER MAY BE REQUESTED BY ORANGE COUNTY ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.

RECORD DRAWING NOTES:

NOT LESS THAN THREE (3) WORKING DAYS PRIOR TO THE FINAL INSPECTION BY THE CITY, THE DEVELOPER'S ENGINEER SHALL PROVIDE A WRITTEN CERTIFICATION SIGNED, SEALED AND DATED, THAT ALL RECORD DRAWING PLANS, ACCURATELY AND COMPLETELY REFLECT ANY AND ALL DEVIATIONS FROM OR CHANGES MADE TO THE CITY APPROVED CONSTRUCTION PLANS. THE SUBMITTAL SHALL INCLUDE ONE (1) COMPLETE SET OF SIGNED, SEALED, AND DATED RECORD DRAWING PLANS. IN ADDITION TO THE PLANS THE DEVELOPER'S ENGINEER MUST ALSO SUBMIT ONE (1) ELECTRONIC COPY IN TIFF FORMAT (NOT PDF) AND ONE (1) ELECTRONIC COPY IN AUTOCAD 2013 (OR EARLIER VERSION) OF THE RECORD DRAWINGS TO THE CITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF ACCEPTANCE FOR THE IMPROVEMENTS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS AS CONSTRUCTION PROGRESSES. RECORD DRAWINGS SUBMITTED TO THE CITY AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
2. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND WATER, RECLAIMED WATER STORM DRAINAGE AND WASTEWATER PIPING AND RELATED APPURTENANCES. ALL CHANGES SHALL BE BASED HORIZONTAL CONTROL DATUM NAD1983 STATE PLANE FLORIDA EAST (US FEET) AND VERTICAL CONTROL DATUM NAVD88. DRAWINGS SHALL SHOW ACTUAL INSTALLED PIPE SIZE, TYPE OF MATERIAL AND PRESSURE CLASS.
3. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL.
4. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL CONTRACT DRAWINGS BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE SHOWN.
5. LOCATION OF ALL MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.
6. DIMENSIONS BETWEEN ALL MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS, GRADE ELEVATIONS AND SLOPE OF ALL MANHOLES SHALL BE SHOWN. SEWER LATERALS SHALL BE LOCATED ALONG THE MAINS MEASURED FROM THE NEAREST DOWNSTREAM MANHOLE.
7. THE DEPTH FROM FINISH GRADE OF POTABLE WATER, RECLAIMED WATER, AND SEWER FORCE MAINS SHALL BE INDICATED AT ALL VALVE LOCATIONS.
8. THE INFORMATION LISTED IN ITEM 2, 5, 6 AND 7, SHALL BE COMPLETED BY A CERTIFIED PROFESSIONAL LAND SURVEYOR. SIGNED AND SEALED CERTIFICATION PREPARED BY THE SURVEYOR SHALL BE SUBMITTED TO THE CITY.
9. THE CERTIFIED RECORD DRAWINGS SHALL BE PRESENTED IN DIGITAL FORMAT. THE FORMAT SHALL BE A HIGH RESOLUTION TIFF IMAGE AS WELL AS AUTOCAD, AT THE SAME SIZE AND SCALE AS THE DEVELOPMENT PLAN. THE RECORD DRAWINGS SHALL CONSIST OF EACH SHEET THAT APPEARS IN THE APPROVED FINAL DEVELOPMENT PLAN, PLUS ANY ADDITIONAL PLAN SHEETS NECESSARY TO COMPLETE THE PROJECT CONSTRUCTION.
10. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED, AND DATED BY THE DEVELOPER'S ENGINEER AS BEING RECORD DRAWINGS. CONSTRUCTION PLANS SIMPLY STAMPED RECORD DRAWINGS NOT CERTIFYING THE ACCURACY OF THE LOCATION, ELEVATION AND CONFIRMATION OF SUCH UTILITIES WILL NOT BE ACCEPTED AND SHALL BE RETURNED TO THE DEVELOPER'S ENGINEER. THE "CERTIFICATE OF ACCEPTANCE" WILL NOT BE ISSUED UNTIL CORRECT RECORD DRAWINGS HAVE BEEN SUBMITTED.
11. COPIES OF ALL TESTING RESULTS AND SYSTEM CLEARANCE DOCUMENTATION FROM REGULATORY AGENCIES SHALL ALSO BE SUBMITTED TO THE CITY PRIOR TO THE ISSUANCE OF THE "CERTIFICATION OF ACCEPTANCE".
12. THE FOLLOWING STATEMENT SHALL APPEAR ON EACH SHEET OF RECORD:

"RECORD DRAWINGS CONTAIN INFORMATION FURNISHED BY OTHERS. THE INFORMATION PROVIDED HAS BEEN REVIEWED BY ME OR BY INDIVIDUALS UNDER MY DIRECT SUPERVISION AND FOUND TO BE CORRECT AND ACCURATE, CONSISTENT WITH THE PERMIT AND THE APPROVED DRAWINGS AND SPECIFICATIONS. ANY ADJUSTMENTS AND MINOR DEVIATIONS, WHICH ARE DEPICTED, WERE MADE WITH PRIOR APPROVALS AND IN MY JUDGEMENT DO NOT ALTER THE MAIN INTENT OF THE DESIGN, THE SAFETY OR THE STRUCTURAL INTEGRITY OF THE CONSTRUCTED WORK AND WILL NOT PREVENT THE PROJECT FROM FUNCTIONING IN ACCORDANCE WITH THE RULE REQUIREMENTS."

WATER NOTES:

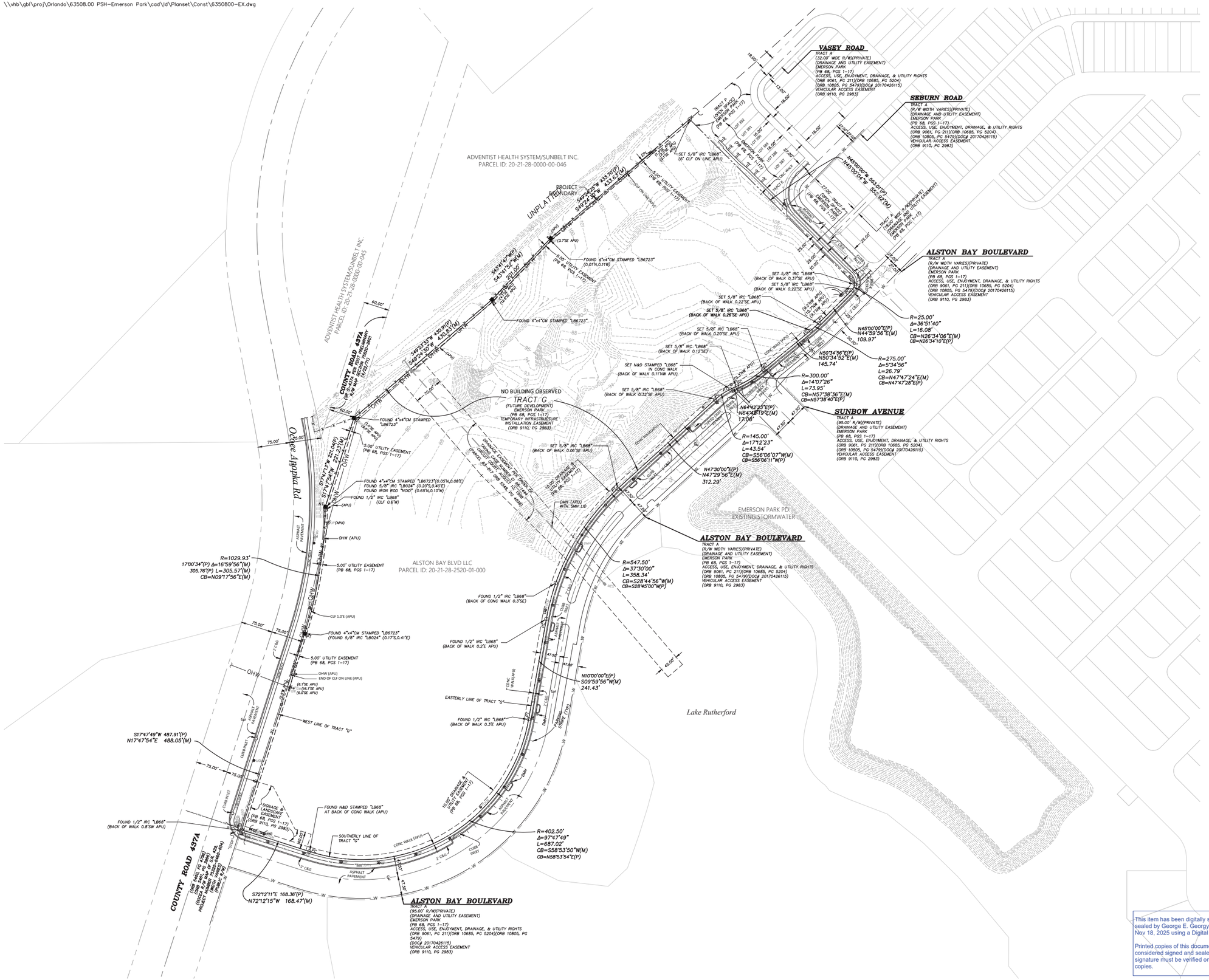
1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN COMPLIANCE WITH AWWA STANDARDS AS WELL AS ORANGE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WATER MAIN AND WASTEWATER MAIN CONSTRUCTION.
2. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTINGS OF BRANCHES AND MAINS.
3. ALL GATE VALVES SHALL BE EQUIPPED WITH AN ADJUSTABLE CAST IRON VALVE BOX WITH COVER, WITH THREADED CAST BRONZE EXTENSIONS WHERE NEEDED.
4. ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT, AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD 61 AND WILL BE MARKED WITH THE NSF SEAL OF APPROVAL.
5. ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE COLOR CODED IN ACCORDANCE WITH SUB PARAGRAPH 62-555.320, F.A.C. USING BLUE AS A PREDOMINANT COLOR. ALL DUCTILE IRON WATER MAINS SHALL BE MARKED WITH A CONTINUOUS STRIPE LOCATED WITHIN THE TOP 90 DEGREES OF THE PIPE. SAID STRIPE SHALL BE A MINIMUM 2 INCHES IN WIDTH AND SHALL BE BLUE IN COLOR. BACKFILL SHALL NOT BE PLACED FOR 30 MINUTES FOLLOWING PAINT APPLICATION. FOR PIPE WITH AN INTERNAL DIAMETER OF 24" OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES A LONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
7. ALL NON-METALLIC WATER MAINS SHALL BE INSTALLED WITH A CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. SEE STANDARD DRAWINGS. IN ADDITION, ALL PVC WATER MAINS SHALL BE A SOLID BLUE COLOR. ALL LETTERING SHALL APPEAR LEGIBLY ON PIPE AND SHALL RUN THE ENTIRE LENGTH OF THE PIPE. LETTERING SHALL READ AS IS ACCEPTABLE FOR THE INTENDED USE.
8. HYDROSTATIC TESTING AND THE DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE DONE IN ACCORDANCE WITH THE AWWA STANDARDS. HYDROSTATIC TESTING TO BE DONE IN ACCORDANCE WITH AWWA C-600 FOR DUCTILE IRON PIPE AND C-605 FOR PVC PIPE. DISINFECTING TO BE DONE IN ACCORDANCE WITH AWWA C-651 AND RULE 62-555.340 F.A.C.
9. MARK SERVICES WITH 6' HIGH PIECE OF 2" X 4" PLANK PAINTED BLUE.
10. PIPE MATERIALS:
    PVC - ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AWWA STANDARDS AND SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. PVC SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900. THE PVC SHALL HAVE A MINIMUM WORKING PRESSURE OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18. PIPE SHALL BE THE SAME O.D. AS DUCTILE IRON PIPE.

    PVC JOINT - SHALL BE IN ACCORDANCE WITH ASTM D3139.

    DUCTILE IRON - SHALL CONFORM TO ANSI/AWWA C150/C151. A MINIMUM OF CLASS 50 PIPE SHALL BE SUPPLIED.

    DUCTILE IRON JOINT - SHALL BE IN ACCORDANCE WITH ANSI A21.11 AND AWWA C111.

    SERVICES - SHALL BE IN ACCORDANCE WITH AWWA C901/C800 STANDARDS FOR POLYETHYLENE TUBING, CLASS 160.
11. WATER MAIN CONNECTION SHALL BE MADE UNDER THE SUPERVISION OF THE CITY OF APOPKA UTILITIES DIVISION. ALL VALVES SHALL BE OPERATED BY CITY OF APOPKA PERSONNEL ONLY. WATER MAINS ARE TO BE DISINFECTED PER ANSI/AWWA C651-92 AND CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL SECTION 52.2 WHICH INCLUDES A FULL DIAMETER FLUSH.
12. IN NO INSTANCE SHALL THE WATER MAIN BE LESS THAN 6" ABOVE OR 12" BELOW GRAVITY SEWER MAIN CROSSINGS. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET, CENTERED ON POINT OF CROSSING, OF PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED. ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE PIPELINE SO THE WATER MAIN IS AS FAR AWAY AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-310, F.A.C. AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY - OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, FAC.
13. IN NO INSTANCE SHALL THE WATER MAIN BE LESS THAN 6" ABOVE OR 12" BELOW STORM SEWER CROSSINGS. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, OR THE STORM MAIN IS ABOVE THE WATER MAIN, THE WATERMAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.
14. IN NO INSTANCE SHALL THE WATER MAIN BE LESS THAT 6" ABOVE OR 12" BELOW THE REUSE MAIN CROSSINGS. WHERE WATER MAINS AND UNRESTRICTED ACCESS REUSE PIPES CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE, THE UNRESTRICTED ACCESS REUSE MAIN SHALL BE UPGRADED AND HYDROSTATICALLY TESTED IN THE SAME MANNER AS GRAVITY SEWER MAINS.
15. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE W



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Number FL #3932

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED WITH THIS APPLICATION

0 50 100 200 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF

Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020

Drawing Title: Existing Conditions Plan

Drawing Number: C1.01

Sheet of

Project Number: 63508.00

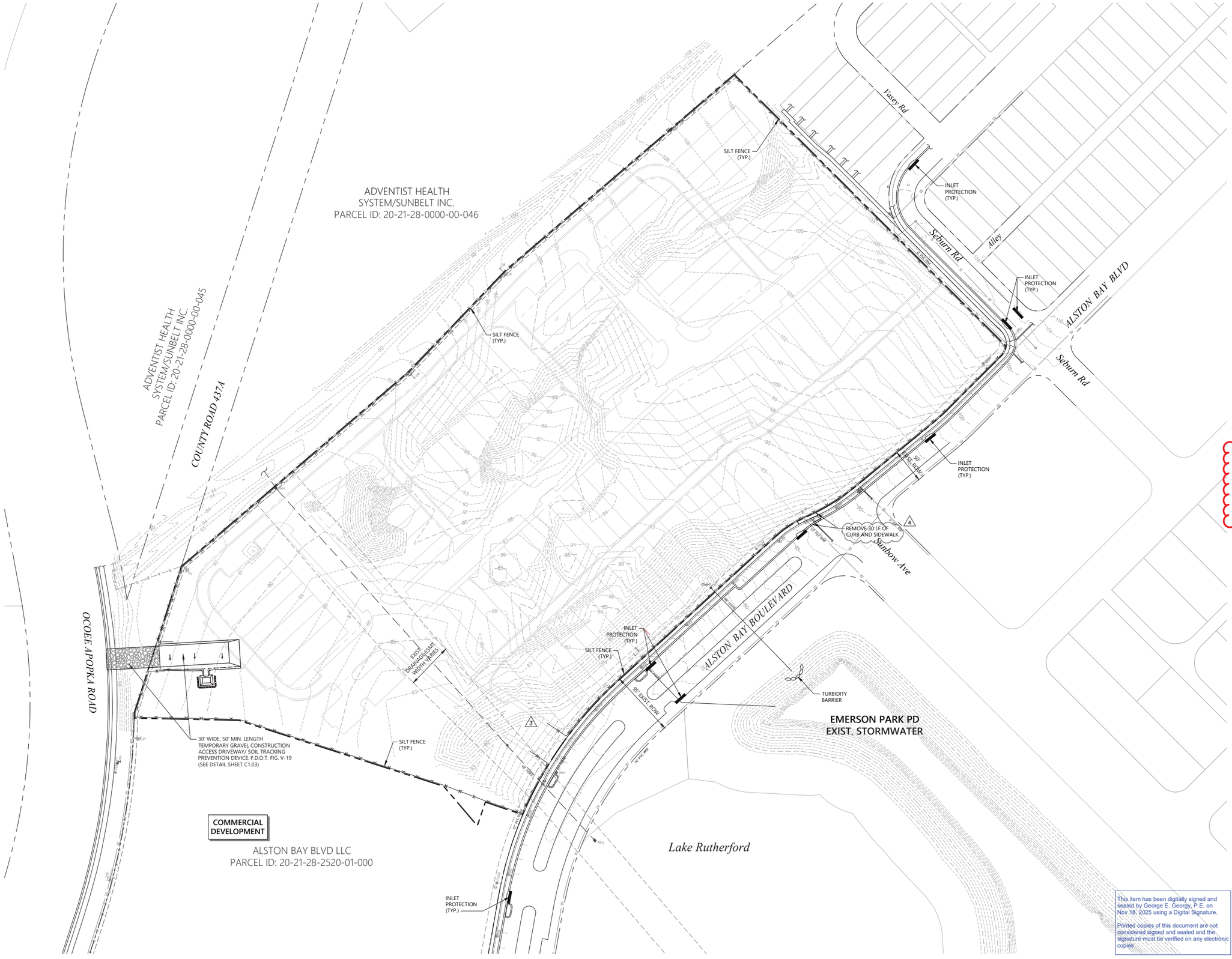
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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- SILT FENCE
- INLET PROTECTION
- TURBIDITY BARRIER

NOTE:
EROSION AND SEDIMENT CONTROL MEASURES TO BE IN ACCORDANCE WITH F.D.O.T. "EROSION AND SEDIMENT CONTROL DESIGNER AND REVIEWER MANUAL", LATEST EDITION.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED WITH THIS APPLICATION.

0 30 60 120 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88

Drawing Title: **Erosion Control & Demo Plan**

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DATE: Nov. 18, 2025

Drawing Number: C1.02
Sheet of
Project Number: 63508.00

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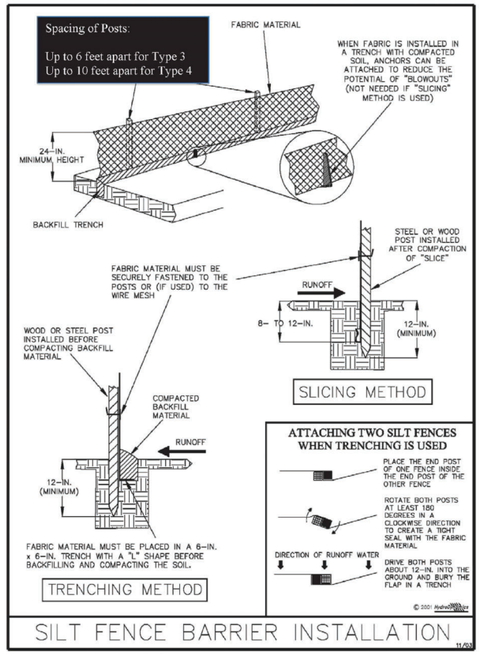


Figure V-2: Illustration of a Silt Fence Barrier

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NOTES

- Silt fence barriers are not to be used where concentrated flows of water are anticipated such as in drainage ditches, around inlets, or above/below where culverts discharge.
- When installed properly, silt fence barriers can create Type-2 sediment containment systems to allow for deposition of suspended particles, especially on vertical/big box construction sites.
- Silt fence barriers do not filter small-suspended particles in runoff waters.
- Using wire backing for support is discouraged due to disposal problems.
- Compacting trench fill material is very critical.

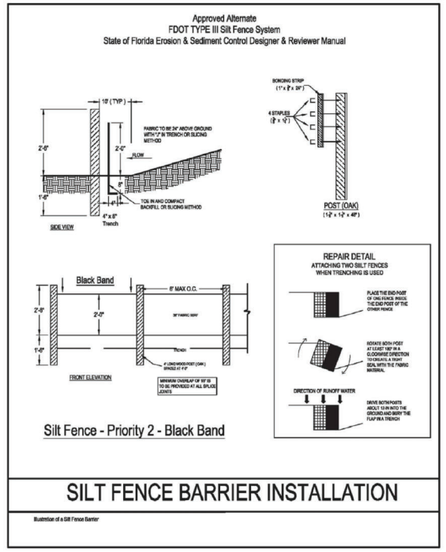


Figure V-3: Illustration of Silt Fence Priority 2 – Black Band

NOTES

- The life of the product is determined at the point in which it is no longer effective or needed to do the job for which it is designed (Approximately one year).
- Installation Specifications: The method of installation for the Priority 2 Silt Fence is an integral part of the system and is unlike other installation practices. The specifically designed process includes wood (oak) stakes and wood bonding strips placed at six (6') foot intervals. The silt fence shall be installed in a trench 4" wide and 8" deep. Installation of trenches over 4" wide are not recommended. Stakes are driven to a depth, which allows 24" of fabric to be above ground. The bonding strips (typically 1" x 3/8" x 24") are attached to the stake with 1" x 1 ¼" staples. Four staples are used to secure the fabric in place against the 1 1/8" x 1 1/8" oak posts. This installation bonds the fabric to the vertical support post. The remaining fabric is now tucked into the trench forming a "J" and when filled with dirt creates a "ground bite". With its firm attachment to each post, the load is now spread to the total linear strength of all the posts within the system.
- *Any variance from the material specifications installation requirements may alter the performance of this product.* The product is available pre-staked to these specifications.

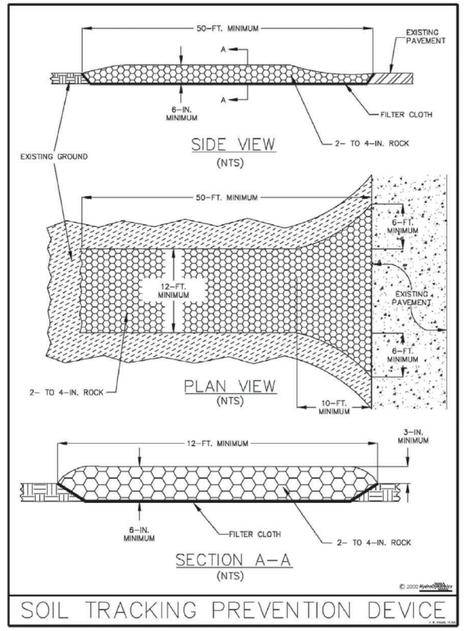


Figure V-19: Illustration of a Soil Tracking Prevention Device

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Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88
Drawing Title: Erosion Control Details

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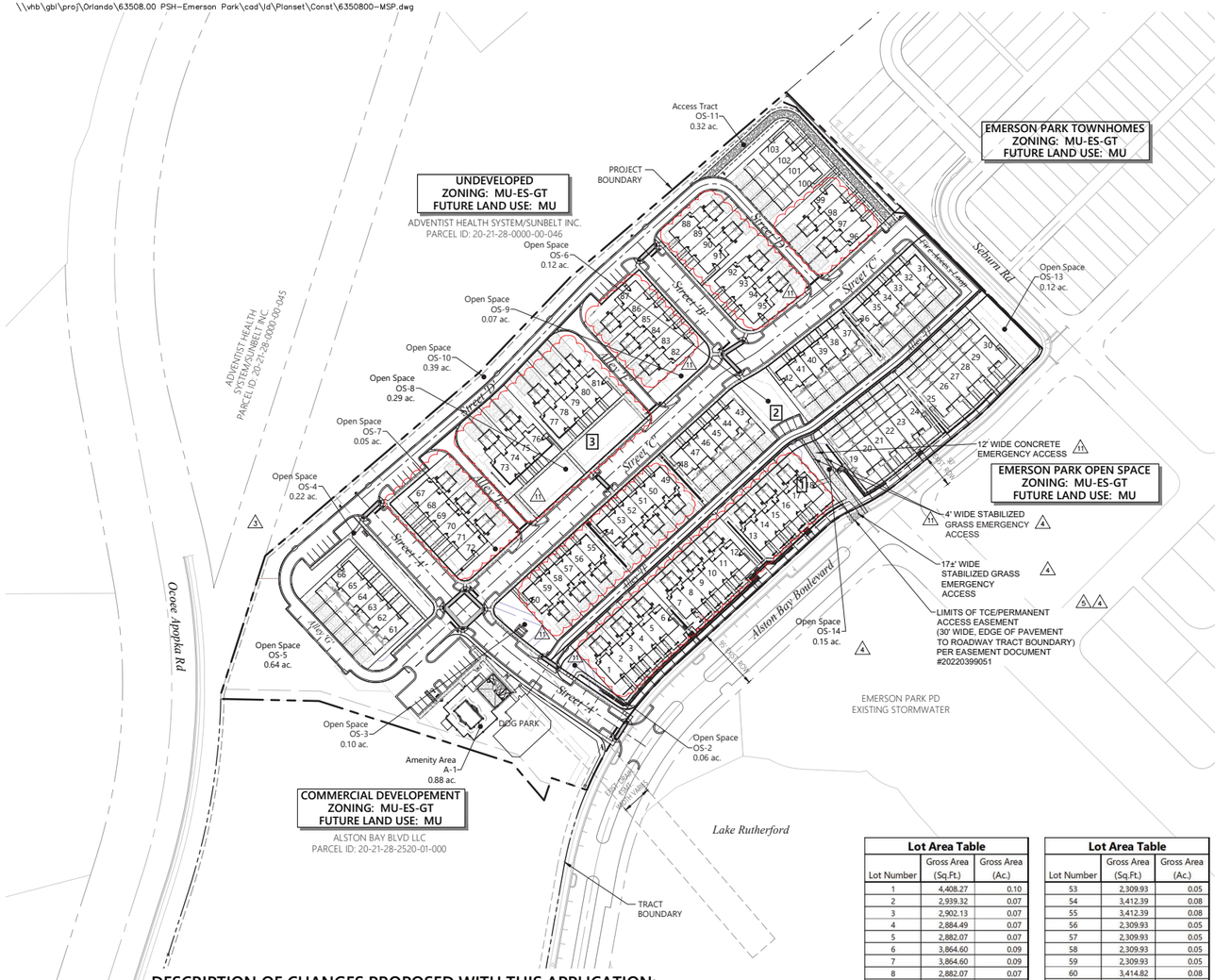
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P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C1.03
Sheet of
Project Number: 63508.00

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DESCRIPTION OF CHANGES PROPOSED WITH THIS APPLICATION:

BUILDING PRODUCT HAS BEEN CHANGED FROM 2-CAR GARAGE TO 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, AND 67-99, ENTRYWAY LOCATION AND CONNECTION TO SIDEWALK HAVE BEEN UPDATED ACCORDINGLY. ADDITIONALLY, THE PROPOSED REVISION INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. CHANGES ARE CONTAINED WITHIN THE LIMITED OF THE AFFECTED LOTS. NO CHANGES ARE PROPOSED TO ROAD INFRASTRUCTURE, OR RETAINING WALLS. ALL PROPOSED CHANGES ARE CLOUDED.

GENERAL SITE DATA:

GENERAL:

ZONING	MU-ES-GT
FUTURE LAND USE	MU
PROPOSED UNITS (Included in MDP)	103
TOTAL GROSS ACRES	14.23 Ac.
TOTAL SURFACE WATER ACRES	0.00 Ac.
IMPACTED WETLAND ACRES	0.00
TOTAL DEVELOPABLE ACRES	14.23 Ac.
OPEN SPACE	3.40 Ac.
TOTAL STORMWATER PROVIDED	0.00 Ac.
PRIVATE ROADWAYS	3.78 Ac.
DENSITY	7.24 DU/Ac

SITE / LOT DATA:

PRODUCT TYPE	TOWNHOME
NUMBER OF UNITS	103
MAX. BUILDING HEIGHT	45' (2 STORIES)
MIN. LOT WIDTH (PROVIDED)	20'
MIN. LOT DEPTH (PROVIDED)	104'
MIN. LIVING AREA	1,000 S.F. (1)
MAX. LOT COVERAGE	75% (2)
MIN. BUILDING SETBACKS:	
FRONT/STREET SIDE	15'
REAR	20'
SIDE	7.5'
PORCH	4'
DRIVEWAYS (CORNER LOTS)	40' TO CENTER OF INTERSECTION

NOTES:
(1) MINIMUM LIVING AREA IS DEFINED AS HEATED AND COOLED AREA OF TOWNHOME, NOT INCLUDING GARAGES OR OTHER STRUCTURES.
(2) THE AREA OF A FRONT PORCH IS NOT INCLUDED IN THE CALCULATION OF LOT COVERAGE.
(3) THE MINIMUM DISTANCE BETWEEN STRUCTURES IS FIFTEEN (15) FEET.

PHASING:

THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA
ELECTRIC SERVICE:	DUKE ENERGY
FIRE PROTECTION:	CITY OF APOPKA
SCHOOL AGE POPULATION:	61 (103 UNITS)
AVERAGE DAILY TRAFFIC PER ITE 210 (10TH EDITION):	1528
P.M. PEAK HOUR TRIPS:	152

SIGNAGE:

SIGNAGE SHALL COMPLY WITH ARTICLE VIII (SIGNS) OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

LIGHTING:

LIGHTING SHALL COMPLY WITH ARTICLE II OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE AND FLORIDA STATUTE 633.027 REGARDING LIGHTWEIGHT FRAME TRUSS CONSTRUCTION.

GARBAGE PICKUP:

REAR LOADED TOWNHOME UNITS TO BE PICKED UP AT REAR/ALLEY.

FIRE:

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION CODE 6th EDITION (2018).
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 NFPA 1 & 101, 2018 EDITION, FFPC 6TH EDITION (2018).
3. NEEDED FIRE FLOW FOR TOWNHOME BUILDINGS SHALL BE AS FOLLOWS: BUILDINGS 5,000 SQUARE FEET OR LESS 1,000 GPM; BUILDINGS EXCEEDING 5,000 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.1.2 OF NFPA 1 & 101, 2018 EDITION, FFPC 6TH EDITION (2018). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF A BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY AT LEAST 30 FEET, BUT IN NO CASE SHALL THE FLOW BE LESS THAN 500 GPM PER 18.4.5 NFPA1, 2018 EDITION, FFPC 6TH EDITION (2018).
4. ALL RESIDENTIAL BUILDINGS ARE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION SYSTEM AND MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM PER CITY OF APOPKA'S ORDINANCE NO. 2722.
5. ALL RESIDENTIAL BUILDINGS OF THREE UNITS OR MORE THAT USE LIGHT-FRAME TRUSS-TYPE CONSTRUCTION SHALL BE MARKED WITH A SIGN OR SYMBOL APPROVED BY THE STATE FIRE MARSHAL, IN COMPLIANCE WITH FLORIDA STATUTE 633.027.

ARCHITECTURAL:

BUILDING DESIGN SHALL COMPLY WITH CITY OF APOPKA'S CURRENT RESIDENTIAL DESIGN STANDARDS, SEC 5.7 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

LANDSCAPE:

FINAL LANDSCAPE PLANS ARE REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO LANDSCAPE CONSTRUCTION. LANDSCAPE PLANS TO BE IN ACCORDANCE WITH SEC 5.2 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

OWNERSHIP/MAINTENANCE:

ROADWAYS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
STORMWATER TRACTS	N/A	
DRAINAGE EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA.
UTILITY EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA.
SANITARY SEWER, RECLAIMED WATER & POTABLE WATER SYSTEM	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
PARK TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
OPEN SPACE TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
5' SIDEWALK	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.

PUBLIC OPEN SPACE CALCULATIONS:

TOTAL DEVELOPABLE ACRES	REQUIRED (10%) ACRES	OPEN SPACE ACRES	
14.23	1.42	AMENITY AREA	0.88 ac.
		OPEN SPACE	2.52 ac.
		TOTAL	3.40 ac.

DEVELOPMENT PLAN CHART

PARCEL ID NUMBER	20-21-28-2520-02-000
EXISTING FUTURE LAND USE	ANNEX
PROPOSED FUTURE LAND USE	MIXED-USE
EXISTING ZONING	MU-ES-GT
PROPOSED ZONING	MU-ES-GT
ADJACENT FUTURE LAND USE	NORTH: MIXED-USE; SOUTH: MIXED-USE; EAST: MIXED-USE; WEST: MIXED-USE
ADJACENT ZONING	NORTH: ADDR; SOUTH: MIXED-ED; EAST: MIXED-EC; WEST: MIXED-EC
ACREAGE/SQUARE FOOTAGE	14.23 ac
BUILDING HEIGHT	PROPOSED: 35' MAX : 45'
NET DENSITY	PROPOSED: 7.17 Du/ac MAX: 10 Du/ac
BUILDING SETBACKS	PROPOSED: FRONT: 15' SIDE: 7.5' REAR: 20' CORNER: 7.5'* REQUIRED: FRONT: 15' SIDE: 7.5' REAR: 20' CORNER: 7.5'*
PARKING SPACES	PROVIDED: 476 REQUIRED: 189
NUMBER OF EMPLOYEES	N/A
PROPOSED NUMBER OF BEDS	N/A
WAIVER REQUEST	YES: NO: X
VARIANCE REQUEST	YES: NO: X

Ownership/Maintenance Table

Tract	Description	Area (Ac.)	Ownership/Maintenance
OS-2	Open Space	0.06	Homeowners Association
OS-3	Open Space	0.10	Homeowners Association
OS-4	Open Space	0.22	Homeowners Association
OS-5	Open Space	0.64	Homeowners Association
OS-6	Open Space	0.12	Homeowners Association
OS-7	Open Space	0.05	Homeowners Association
OS-8	Open Space	0.29	Homeowners Association
OS-9	Open Space	0.07	Homeowners Association
OS-10	Open Space	0.39	Homeowners Association
OS-11	Access Tract	0.32	Homeowners Association
OS-13	Open Space	0.12	Homeowners Association
OS-14	Open Space	0.15	Homeowners Association
A-1	Amenity Area	0.88	Homeowners Association

Block Size Chart

Block ID	Perimeter (ft.)
1	1,952
2	1,986
3	1,412
Average	1,783

Lot Area Table

Lot Number	Gross Area (Sq.Ft.)	Gross Area (Ac.)
1	4,408.27	0.10
2	2,939.32	0.07
3	2,902.13	0.07
4	2,884.49	0.07
5	2,882.07	0.07
6	3,864.60	0.09
7	3,864.60	0.09
8	2,882.07	0.07
9	2,882.07	0.07
10	2,882.07	0.07
11	2,882.07	0.07
12	4,257.61	0.10
13	4,257.61	0.10
14	2,882.07	0.07
15	2,882.07	0.07
16	2,882.07	0.07
17	2,883.95	0.07
18	3,943.73	0.09
19	4,047.02	0.09
20	3,043.67	0.07
21	3,036.19	0.07
22	3,024.23	0.07
23	3,012.27	0.07
24	4,223.38	0.10
25	4,402.40	0.10
26	3,017.69	0.07
27	3,023.24	0.07
28	3,006.70	0.07
29	2,988.71	0.07
30	3,979.36	0.09
31	3,126.79	0.07
32	2,331.92	0.05
33	2,331.92	0.05
34	2,331.92	0.05
35	2,333.30	0.05
36	3,308.74	0.08
37	3,301.21	0.08
38	2,332.95	0.05
39	2,332.95	0.05
40	2,332.95	0.05
41	2,332.95	0.05
42	3,130.81	0.07
43	3,096.75	0.07
44	2,309.93	0.05
45	2,309.93	0.05
46	2,309.93	0.05
47	2,309.93	0.05
48	3,412.39	0.08
49	3,412.39	0.08
50	2,309.93	0.05
51	2,309.93	0.05
52	2,309.93	0.05

Lot Area Table

Lot Number	Gross Area (Sq.Ft.)	Gross Area (Ac.)
53	2,309.93	0.05
54	3,412.39	0.08
55	3,412.39	0.08
56	2,309.93	0.05
57	2,309.93	0.05
58	2,309.93	0.05
59	2,309.93	0.05
60	3,414.82	0.08
61	3,643.74	0.08
62	2,596.00	0.06
63	2,596.00	0.06
64	2,596.00	0.06
65	2,596.00	0.06
66	3,481.00	0.08
67	3,703.69	0.09
68	2,596.00	0.06
69	2,596.00	0.06
70	2,596.00	0.06
71	2,596.00	0.06
72	3,481.00	0.08
73	5,408.00	0.12
74	2,970.66	0.07
75	2,954.87	0.07
76	3,956.20	0.09
77	3,992.05	0.09
78	3,014.34	0.07
79	3,046.49	0.07
80	3,078.65	0.07
81	5,322.55	0.12
82	3,481.00	0.08
83	2,596.00	0.06
84	2,596.00	0.06
85	2,596.00	0.06
86	2,596.00	0.06
87	3,549.17	0.08
88	3,631.53	0.08
89	2,683.98	0.06
90	2,684.00	0.06
91	3,599.00	0.08
92	3,599.00	0.08
93	2,684.00	0.06
94	2,684.00	0.06
95	4,269.76	0.10
96	3,816.69	0.09
97	2,740.03	0.06
98	2,738.49	0.06
99	4,042.69	0.09
100	4,039.34	0.09
101	2,732.42	0.06
102	2,730.88	0.06
103	3,701.34	0.08

Green Design Items

Items	Credits	Notes
Use pervious pavement on at least 50 percent of parking lot and driveway area in development.	1.00	All driveways will be constructed with brick pavers.
Provide a minimum of two electric vehicle (EV) level 3 charging stations that are made available in a parking structure or off-street parking lot to those using the building	0.75	An EV charging receptacle will be provided within every garage unit.
Use vegetation or vegetated structures to shade HVAC units.	0.25	2 shrubs per A/C unit will be shown on the final landscape plans.
Install operable windows to allow for natural ventilation in the event of power failures.	0.25	All standard windows (excluding ornamental windows and bathroom windows) will be operable.
Use central air conditioners that are Energy Star qualified.	0.50	All HVAC's installed on site will be Energy Star Qualified.
Pre-wire a minimum of 75 percent of residential dwelling units in the development for solar panels.	1.50	75 percent of residential dwelling units will be pre-wired for solar panels.
Limit turf grass to 40 percent of the landscaped area.	0.50	Turf grass has been limited to 40 percent of the landscaped areas
Points Required (Per Section 5.11.4)	**4.00**	
Total Points Provided*	**4.75**	

*NOTE: The development will achieve the required four (4.0) green building points from the items listed above

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LEGEND
PROJECT BOUNDARY
TRACT BOUNDARY
1 BLOCK ID

0 50 100 200 Feet

Residences at Emerson Park

Apopka, Florida

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Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020

Drawing Title: Master Site Plan & Site Data

Drawing Number: C1.05

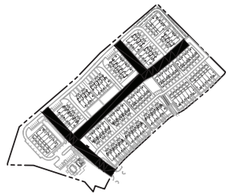
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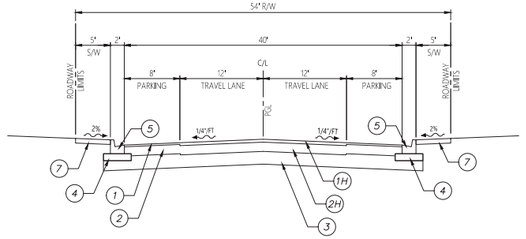
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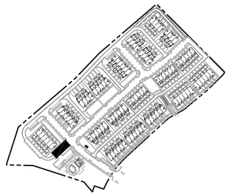


KEY MAP

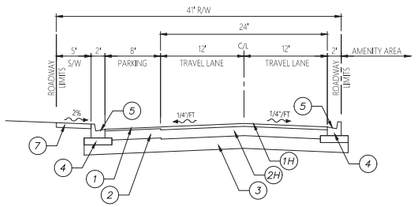


A - Typical Road Section (54')

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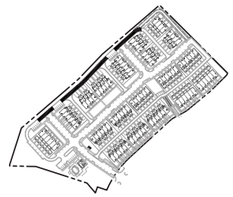


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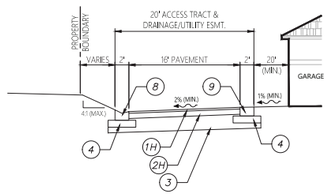


B - Typical Pavement Section

N.T.S.

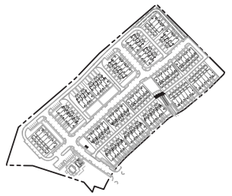


KEY MAP

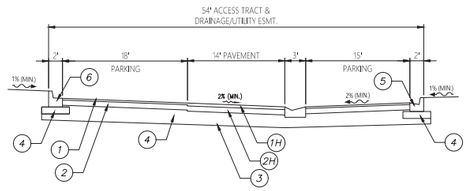


C - Typical Pavement Section

N.T.S.

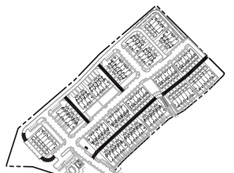


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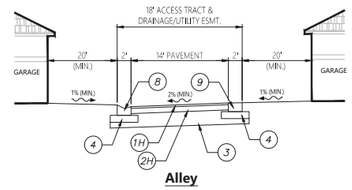
D - Typical Pavement Section

N.T.S.



KEY MAP

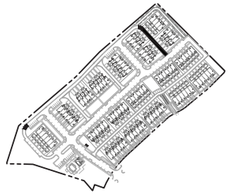
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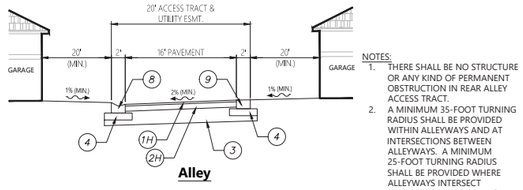
NOTES:
1. THERE SHALL BE NO STRUCTURE OR ANY KIND OF PERMANENT OBSTRUCTION IN AR ALLEY ACCESS TRACT.
2. A MINIMUM 35-FOOT TURNING RADIUS SHALL BE PROVIDED WITHIN ALLEYWAYS AND AT INTERSECTIONS BETWEEN ALLEYWAYS. A MINIMUM 25-FOOT TURNING RADIUS SHALL BE PROVIDED WHERE ALLEYWAYS INTERSECT ROADWAYS. THE TURNING RADIUS SHALL BE MEASURED FROM THE INSIDE OF THE CURB.

E - Typical Pavement Section

N.T.S.



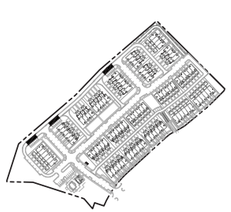
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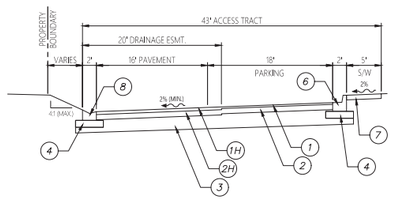
NOTES:
1. THERE SHALL BE NO STRUCTURE OR ANY KIND OF PERMANENT OBSTRUCTION IN REAR ALLEY ACCESS TRACT.
2. A MINIMUM 35-FOOT TURNING RADIUS SHALL BE PROVIDED WITHIN ALLEYWAYS AND AT INTERSECTIONS BETWEEN ALLEYWAYS. A MINIMUM 25-FOOT TURNING RADIUS SHALL BE PROVIDED WHERE ALLEYWAYS INTERSECT ROADWAYS. THE TURNING RADIUS SHALL BE MEASURED FROM THE INSIDE OF THE CURB.

F - Typical Pavement Section

N.T.S.

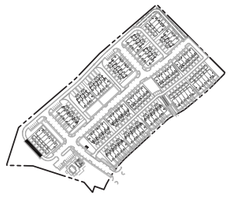


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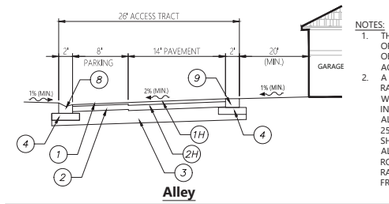


G - Typical Pavement Section

N.T.S.



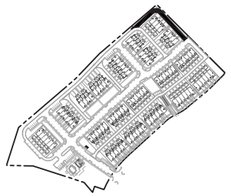
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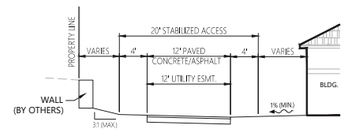
NOTES:
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H - Typical Pavement Section

N.T.S.

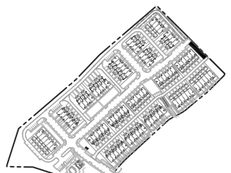


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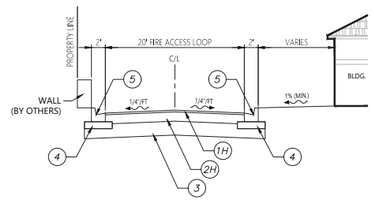
I - Typical Pavement Section

N.T.S.



KEY MAP

3



K - Typical Pavement Section

N.T.S.

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Orlando, FL 32801
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Certificate of Authorization
Number FL #3932

LEGEND:

(1) 1 1/2" (IN.) SP 9.5 ASPHALT (COMPACTED TO 93% OF LABORATORY MAXIMUM DENSITY)

(1H) 2 1/2" (IN.) SP 9.5 ASPHALT (COMPACTED TO 93% OF LABORATORY MAXIMUM DENSITY)

(2) 6" (IN.) CRUSHED CONCRETE BASE (LBR 150) (COMPACTED TO A DENSITY OF 98% MODIFIED PROCTOR)
ALTERNATE:
6" (IN.) SOIL-CEMENT BASE (MIN. 7-DAY STRENGTH OF 300 PSI, MIXED IN PLACE/PLANT MIXED) (COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-558 OR GREATER)

(2H) 8" (IN.) CRUSHED CONCRETE BASE (LBR 150) (COMPACTED TO A DENSITY OF 98% MODIFIED PROCTOR)

(3) 12" (IN.) STABILIZED SUBGRADE (LBR 40) (COMPACTED TO 98% OF MODIFIED PROCTOR MAX. DRY DENSITY PER ASTM D 1557)

(4) 6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO 50 FBV

(5) TYPE 'F' CONCRETE CURB

(6) TYPE 'F' CONCRETE CURB (MODIFIED-SPILL OUT)

(7) 4" (IN.) CONC. SIDEWALK (3000 P.S.I.)

(8) TYPE 'DROP CURB' CONCRETE CURB

(9) 2' RIBBON CURB

* FOR DETAILS ON PAVEMENT SECTIONS, SEE REPORT BY UNIVERSAL ENGINEERING SCIENCES, DATED OCTOBER 14, 2019.
**CRUSHED CONCRETE BASE WITHIN PUBLIC RIGHTS OF WAY SHALL MEET THE REQUIREMENTS OF SECTION 204-2 OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE TYPICAL SECTIONS WITH THIS APPLICATION.

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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11	Field Revisions	11/14/2025	

Designed by: JR | Checked by: LNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

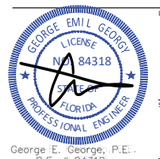
Vertical Datum NAVD88

Drawing Title: Typical Sections & Details

Drawing Number: C1.06

Sheet of

Project Number: 63508.00



George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

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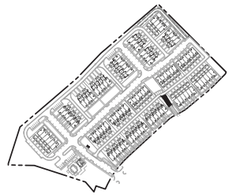
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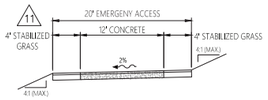
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5



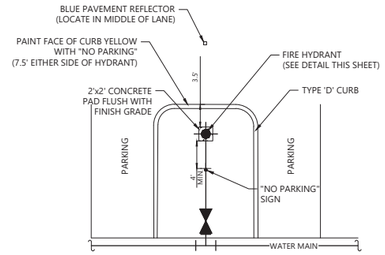
KEY MAP



NOTE:
1. TIE BACK TO PROPOSED GRADE AT 4:1 MAX.

3 **J - Typical Stabilized Emergency Access Section**

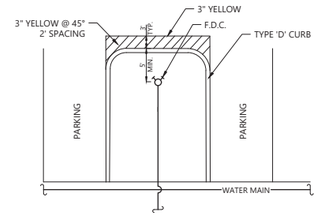
N.T.S.



NOTE:
FIRE HYDRANTS SHALL BE INSTALLED ON FLAT STONES, CONCRETE SLABS OR OTHER AHJ APPROVED MATERIALS PER NFPA 24 (2016 EDITION) SUB-SECTION 7.3.1.

11 **Typical Fire Hydrant Location Detail**

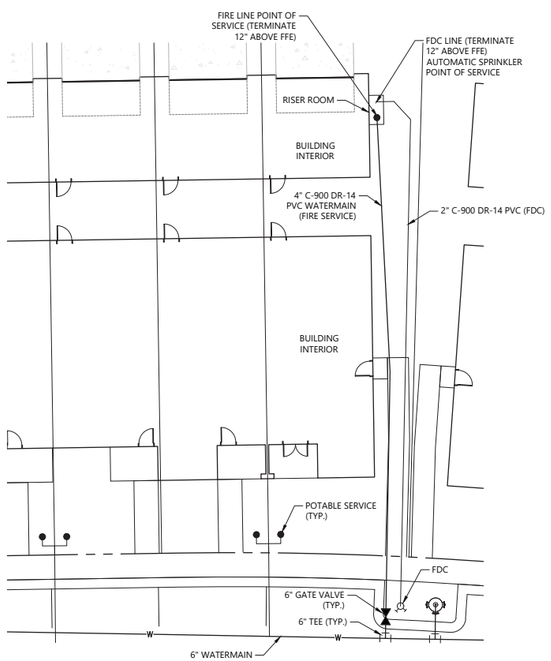
N.T.S.



11 **Typical Fire Connection Location Detail**

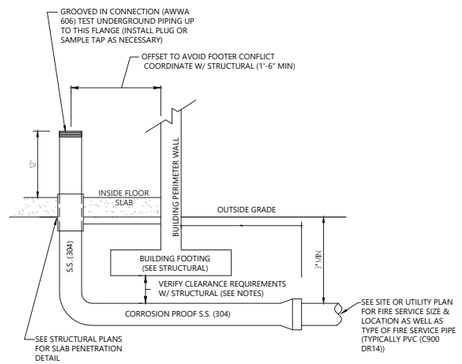
N.T.S.

1



Typical Fire Line Point of Service Detail

N.T.S.



CONTINUOUS IN-BUILDING RISER

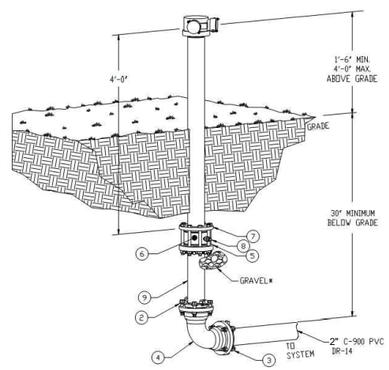
NOTES:

1. CONTRACTOR(S) SHALL ALWAYS ENSURE THAT ALL CONSTRUCTION SHOWN HEREON MEETS THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION (AHJ), AS MANY FIRE REVIEWERS, INSPECTORS, MARSHALS, ETC. HAVE VARYING REQUIREMENTS, AS ALLOWED IN THE NATIONAL FIRE PROTECTION CODE (NFPA).
2. RESTRAIN ALL JOINTS ON ENTIRE ASSEMBLY SHOWN.
3. RISER SERVICE ASSEMBLY TO MEET F.S. 633.539.
4. ENTIRE ASSEMBLY TO BE INSTALLED, TESTED AND FLUSHED AS ONE LINE BY THE SITE CONTRACTOR TO THE FLANGE AS SHOWN.
5. ENSURE NO PIPE JOINTS ARE UNDERNEATH BUILDING FOOTER, PER NFPA 13, 10.6.5.
6. SERVICE MAINS MUST NOT RUN UNDER BUILDING(S) UNLESS SPECIAL PRECAUTIONS ARE TAKEN (I.E., ARCHED FOUNDATION WALLS, COVERED TRENCHING, AND ISOLATION VALVES), PER NFPA 24 10.6 AND NFPA 13 10.6.2. WHERE THE UNDERGROUND PIPING MUST PASS THROUGH THE FOUNDATION TO ATTACH TO THE RISER, PROVIDE CLEARANCE TO PREVENT BREAKAGE OF THE PIPING DUE TO BUILDING SETTLEMENT, PER NFPA 13 9.3.4. ENSURE PIPE OPENINGS ARE THROUGH PIPE SLEEVES FOUR INCHES LARGER THAN THE NOMINAL PIPE DIAMETER AND FILLED WITH ASPHALT MASTIC OR SIMILAR FLEXIBLE WATERPROOFING MATERIAL. CONTRACTOR TO COORDINATE WITH STRUCTURAL ENGINEER AND FIRE PROTECTION ENGINEER AS NECESSARY.

ABBREVIATIONS:
D.I.P. = DUCTILE IRON PIPE, S.S. = STAINLESS STEEL, P.V.C. = POLYVINYL CHLORIDE, P.C. = PRESSURE CLASS

Typical Fire Riser Stub-up Detail

N.T.S.



2" FDC REMOTE W/BALL DRIP ON CHECK VALVE BELOW GRADE

Typical FDC Detail

N.T.S.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE TYPICAL SECTIONS WITH THIS APPLICATION.

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
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11	Field Revisions	11/14/2025	

Designed by: JR | Checked by: LNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

"Drawing Title"

Typical Sections & Details

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GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. George, P.E.; P.E. # 84318

DATE: Nov. 18, 2025

Drawing Number: C1.07

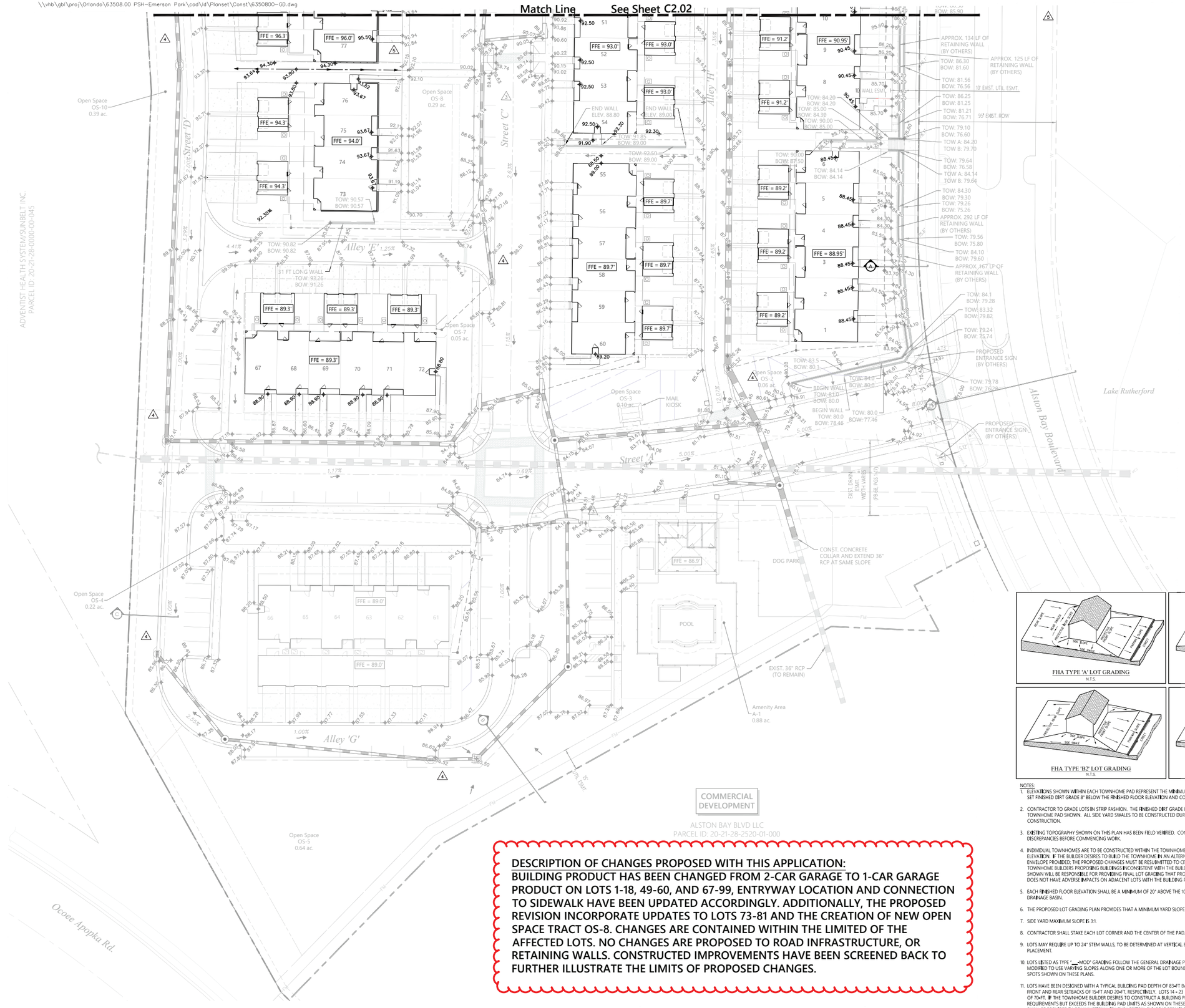
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Project Number: 63508.00

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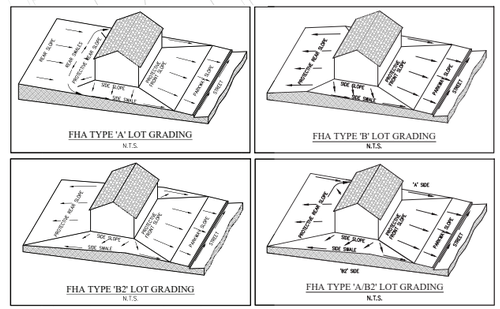
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Match Line See Sheet C2.02



DESCRIPTION OF CHANGES PROPOSED WITH THIS APPLICATION:
BUILDING PRODUCT HAS BEEN CHANGED FROM 2-CAR GARAGE TO 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, AND 67-99, ENTRYWAY LOCATION AND CONNECTION TO SIDEWALK HAVE BEEN UPDATED ACCORDINGLY. ADDITIONALLY, THE PROPOSED REVISION INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. CHANGES ARE CONTAINED WITHIN THE LIMITED OF THE AFFECTED LOTS. NO CHANGES ARE PROPOSED TO ROAD INFRASTRUCTURE, OR RETAINING WALLS. CONSTRUCTED IMPROVEMENTS HAVE BEEN SCREENED BACK TO FURTHER ILLUSTRATE THE LIMITS OF PROPOSED CHANGES.

DRAINAGE STUB OUT TO THE COURTYARD TO BE TIED INTO BY THE VERTICAL TEAM. GRADING AND DRAINAGE IN THE COURTYARD ARE PROVIDED BY THE VERTICAL TEAM



NOTES:
1. ELEVATIONS SHOWN WITHIN EACH TOWNHOME PAD REPRESENT THE MINIMUM DESIGNED FINISHED FLOOR ELEVATION. CONTRACTOR TO SET FINISHED DIRT GRADE 8" BELOW THE FINISHED FLOOR ELEVATION AND COMPACTED TO 95% OF MODIFIED PROCTOR AASHTO T-180.
2. CONTRACTOR TO GRADE LOTS IN STRIP FASHION. THE FINISHED DIRT GRADE ELEVATION IS TO BE CONSISTENT OVER THE ENTIRE AREA OF TOWNHOME PAD SHOWN. ALL SIDE YARD SWALES TO BE CONSTRUCTED DURING FINAL TOWNHOME BUILDING LAYOUT AND CONSTRUCTION.
3. EXISTING TOPOGRAPHY SHOWN ON THIS PLAN HAS BEEN FIELD VERIFIED. CONTRACTOR IS TO NOTIFY THE OWNER IN WRITING OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
4. INDIVIDUAL TOWNHOMES ARE TO BE CONSTRUCTED WITHIN THE TOWNHOME PAD SHOWN AND TO THE DESIGN FINISHED FLOOR ELEVATION. IF THE BUILDER DESIRES TO BUILD THE TOWNHOME IN AN ALTERNATE LOCATION OR BUILD A TOWNHOME LARGER THAN THE ENVELOPE PROVIDED, THE PROPOSED CHANGES MUST BE RESUBMITTED TO CITY OF APOPKA ENGINEERING FOR APPROVAL. INDIVIDUAL TOWNHOME BUILDERS PROPOSING BUILDINGS INCONSISTENT WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS SHOWN WILL BE RESPONSIBLE FOR PROVIDING FINAL LOT GRADING THAT PROVIDES POSITIVE DRAINAGE AWAY FROM THE TOWNHOME AND DOES NOT HAVE ADVERSE IMPACTS ON ADJACENT LOTS WITH THE BUILDING PAD LOCATIONS AND FINISHED FLOOR ELEVATIONS.
5. EACH FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 20" ABOVE THE 100 YEAR, 24 HOUR STORM ELEVATION FOR ITS RESPECTIVE DRAINAGE BASIN.
6. THE PROPOSED LOT GRADING PLAN PROVIDES THAT A MINIMUM YARD SLOPE OF 1% IS MAINTAINED UNLESS OTHERWISE NOTED.
7. SIDE YARD MAXIMUM SLOPE IS 3:1.
8. CONTRACTOR SHALL STAKE EACH LOT CORNER AND THE CENTER OF THE PAD.
9. LOTS MAY REQUIRE UP TO 24" STEM WALLS, TO BE DETERMINED AT VERTICAL BUILDING PERMIT BASED ON FINAL BUILDING PRODUCT AND PLACEMENT.
10. LOTS LISTED AS TYPE "___-MOD" GRADING FOLLOW THE GENERAL DRAINAGE PATTERNS OF THE PARENT LOT GRADING TYPE, BUT HAVE BEEN MODIFIED TO USE VARYING SLOPES ALONG ONE OR MORE OF THE LOT BOUNDARIES. LOTS SHOULD BE GRADED AS SHOWN BY THE SPECIFIC SPOTS SHOWN ON THESE PLANS.
11. LOTS HAVE BEEN DESIGNED WITH A TYPICAL BUILDING PAD DEPTH OF 83-FT BASED ON A TYPICAL LOT DEPTH OF 118-FT AND THE APPROVED FRONT AND REAR SETBACKS OF 15-FT AND 20-FT, RESPECTIVELY. LOTS 14 - 23 HAVE BEEN DESIGNED WITH A REDUCED BUILDING PAD DEPTH OF 70-FT. IF THE TOWNHOME BUILDER DESIRES TO CONSTRUCT A BUILDING PRODUCT THAT MEETS THE FRONT AND REAR SETBACK REQUIREMENTS BUT EXCEEDS THE BUILDING PAD LIMITS AS SHOWN ON THESE PLANS, THEN MODIFICATIONS TO THE LOT GRADING PLAN SHALL BE REQUIRED IN CONJUNCTION WITH THE VERTICAL BUILDING PERMIT SUBMITTAL FOR THE AFFECTED LOTS.

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

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0 15 30 60 Feet

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Number FL #3932

Legend
- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- 54.1 — PROPOSED GRADE
- x92.4' — EXISTING SPOT ELEVATION
- 110 — EXISTING TOPOGRAPHIC CONTOUR
- FLOW DIRECTION
- YARD DRAIN (BY OTHERS)

Residences at Emerson Park

Apopka, Florida

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Designed by JR | Checked by LNF

Issued for: **Revisions to Construction Site Plan** | Date: **Oct. 26, 2020**

Vertical Datum NAVD88

Drawing Title: **Grading Plan**

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. Georgy, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

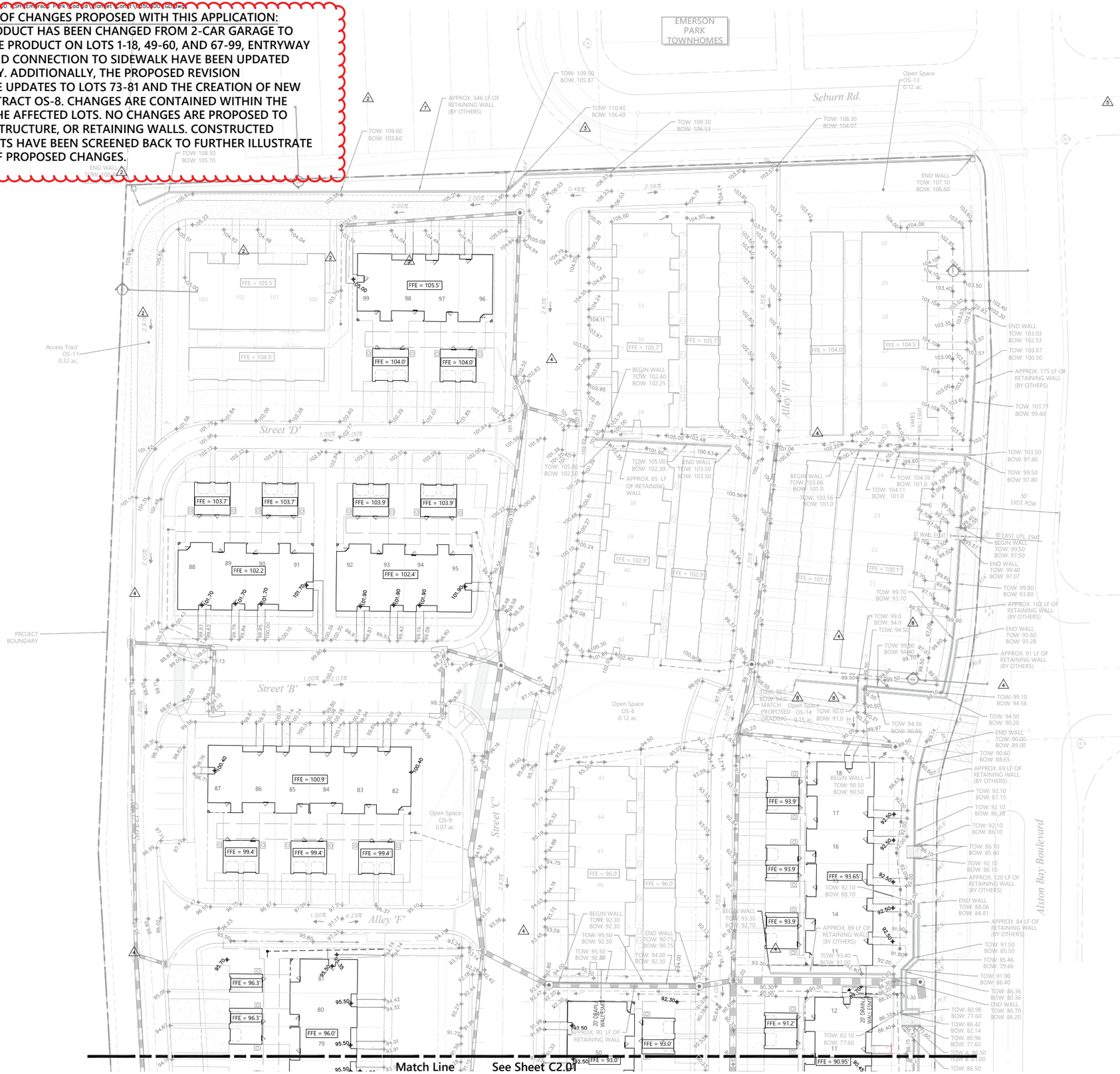
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Sheet of

Project Number: 63508.00

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DESCRIPTION OF CHANGES PROPOSED WITH THIS APPLICATION:
BUILDING PRODUCT HAS BEEN CHANGED FROM 2-CAR GARAGE TO 1-CAR GARAGE PRODUCT ON LOTS 1-18, 49-60, AND 67-99, ENTRYWAY LOCATION AND CONNECTION TO SIDEWALK HAVE BEEN UPDATED ACCORDINGLY. ADDITIONALLY, THE PROPOSED REVISION INCORPORATE UPDATES TO LOTS 73-81 AND THE CREATION OF NEW OPEN SPACE TRACT OS-8. CHANGES ARE CONTAINED WITHIN THE LIMITED OF THE AFFECTED LOTS. NO CHANGES ARE PROPOSED TO ROAD INFRASTRUCTURE, OR RETAINING WALLS. CONSTRUCTED IMPROVEMENTS HAVE BEEN SCREENED BACK TO FURTHER ILLUSTRATE THE LIMITS OF PROPOSED CHANGES.



Yard Drain Structure Schedule

Number	Top	Inv
YD-11	85.6	82.62
YD-12	85.6	82.4
YD-13	86.25	81.99
YD-14	91.3	88.8
YD-15	91.5	88.58
YD-16	91.5	88.42
YD-17	91.5	88.18
YD-18	91.5	87.98
YD-19	91.5	87.7
YD-20	91.6	87.56
YD-21	99.0	96.5
YD-22	99.0	96.22
YD-23	99.0	96.0
YD-24	99.1	95.78
YD-25	99.1	95.63
YD-26	99.1	95.4
YD-27	98.5	95.25
YD-28	103.1	100.6
YD-29	103.0	100.32
YD-30	103.0	100.1
YD-31	103.1	99.88
YD-32	103.1	99.7
YD-33	103.1	99.5
YD-34	103.0	99.29

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Legend
- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED GRADE
- EXISTING SPOT ELEVATION
- EXISTING TOPOGRAPHIC CONTOUR
- FLOW DIRECTION

DRAINAGE STUB OUT TO THE COURTYARD TO BE TIED INTO BY THE VERTICAL TEAM. GRADING AND DRAINAGE IN THE COURTYARD ARE PROVIDED BY THE VERTICAL TEAM

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR | Checked by: LNF

Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title: **Grading Plan**

Drawing Number: **C2.02**

Sheet of

Project Number: 63508.00

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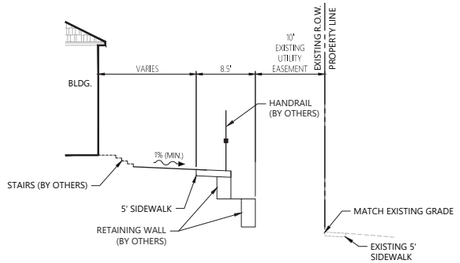
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P.E. # 84318
DATE: Nov. 18, 2025

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ADVENTIST HEALTH SYSTEM/SUNBELT INC.
PARCEL ID: 20-21-28-0000-00-046

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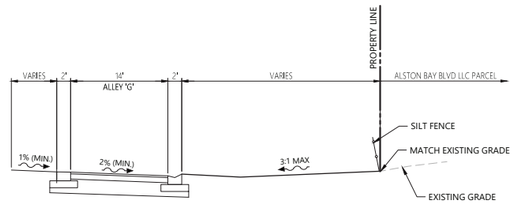
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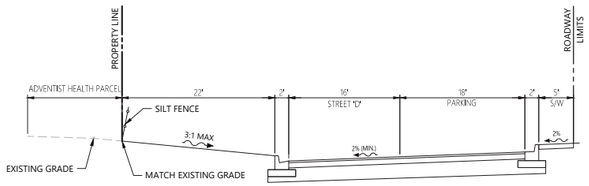
A - Typical Grading Section

N.T.S.



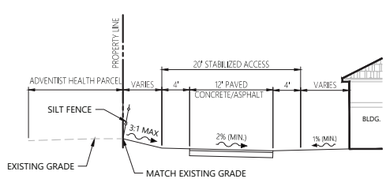
B - Typical Grading Section

N.T.S.



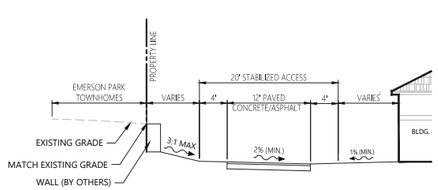
C - Typical Grading Section

N.T.S.



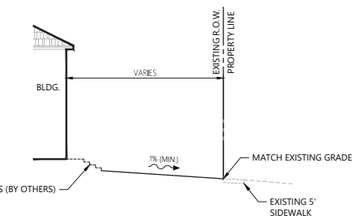
D - Typical Grading Section

N.T.S.



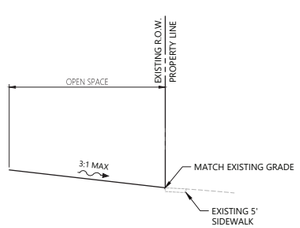
E - Typical Grading Section

N.T.S.



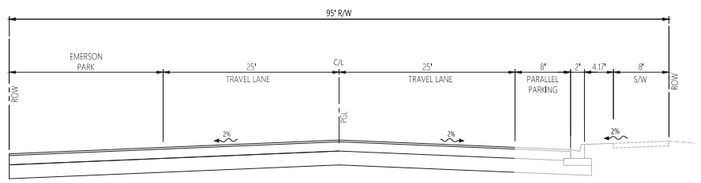
F - Typical Grading Section

N.T.S.



G - Typical Grading Section

N.T.S.



H - Typical Grading Section

N.T.S.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE GRADING DETAILS WITH THIS APPLICATION.

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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8	Field Revisions	02/12/2024	
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Checked by: LNF

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Vertical Datum NAVD88

Drawing Title: Grading Details

Drawing Number: C2.03

Sheet of

Project Number: 63508.00

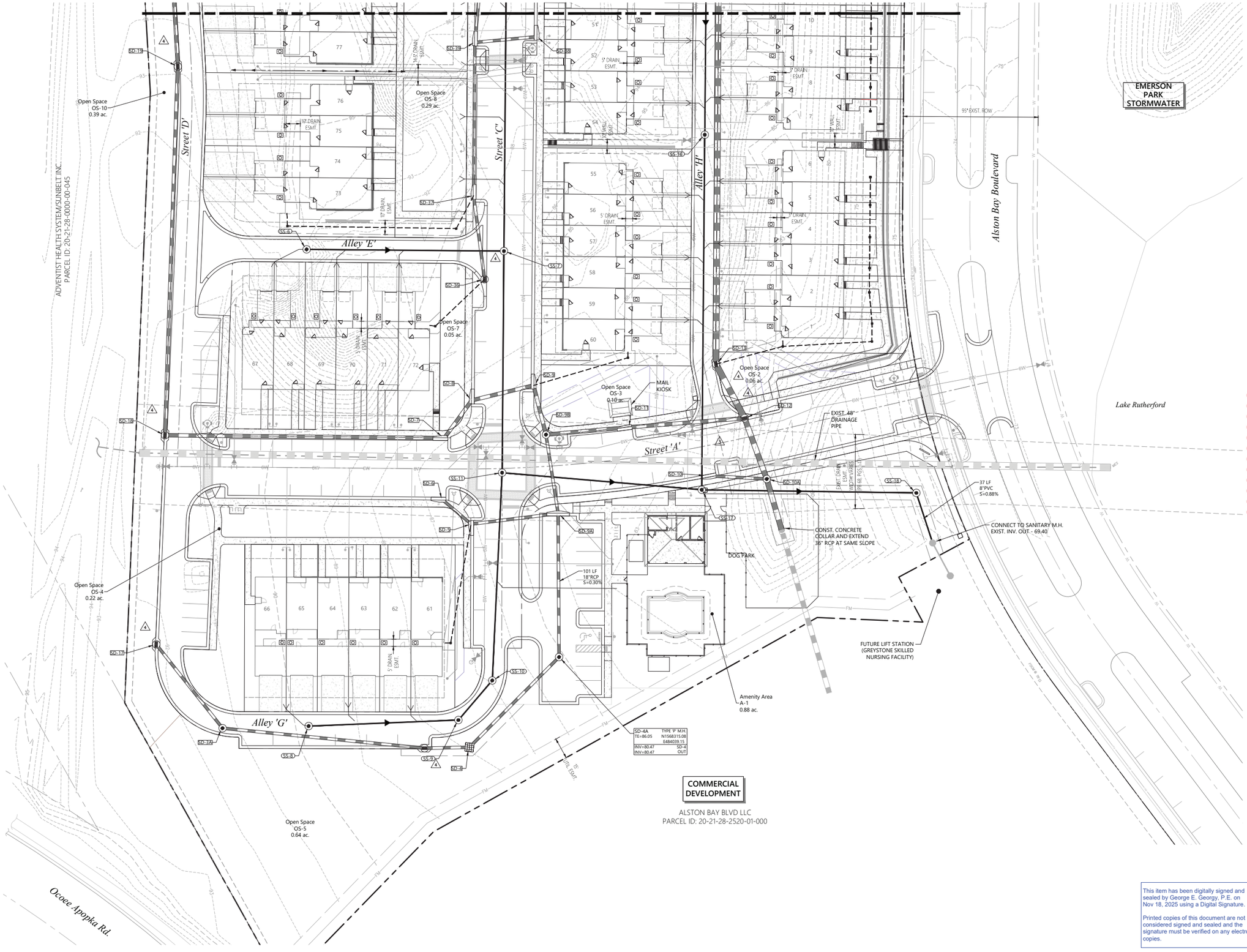
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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED FORCEMAIN
- POLLUTION ABATEMENT SWALE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE DRAINAGE AND WASTEWATER INFRASTRUCTURE FOR WHICH THE COA WAS ISSUED BY THE CITY OF APOPKA ON FEBRUARY 06, 2025.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
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Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020
Drawing Title: Drainage & Wastewater Plan

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P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C3.01
Sheet of
Project Number: 63508.00

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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED FORCEMAIN
- POLLUTION ABATEMENT SWALE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE DRAINAGE AND WASTEWATER INFRASTRUCTURE FOR WHICH THE COA WAS ISSUED BY THE CITY OF APOPKA ON FEBRUARY 06, 2025.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
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Vertical Datum NAVD88
Date: Oct. 26, 2020
Drawing Title: Drainage & Wastewater Plan

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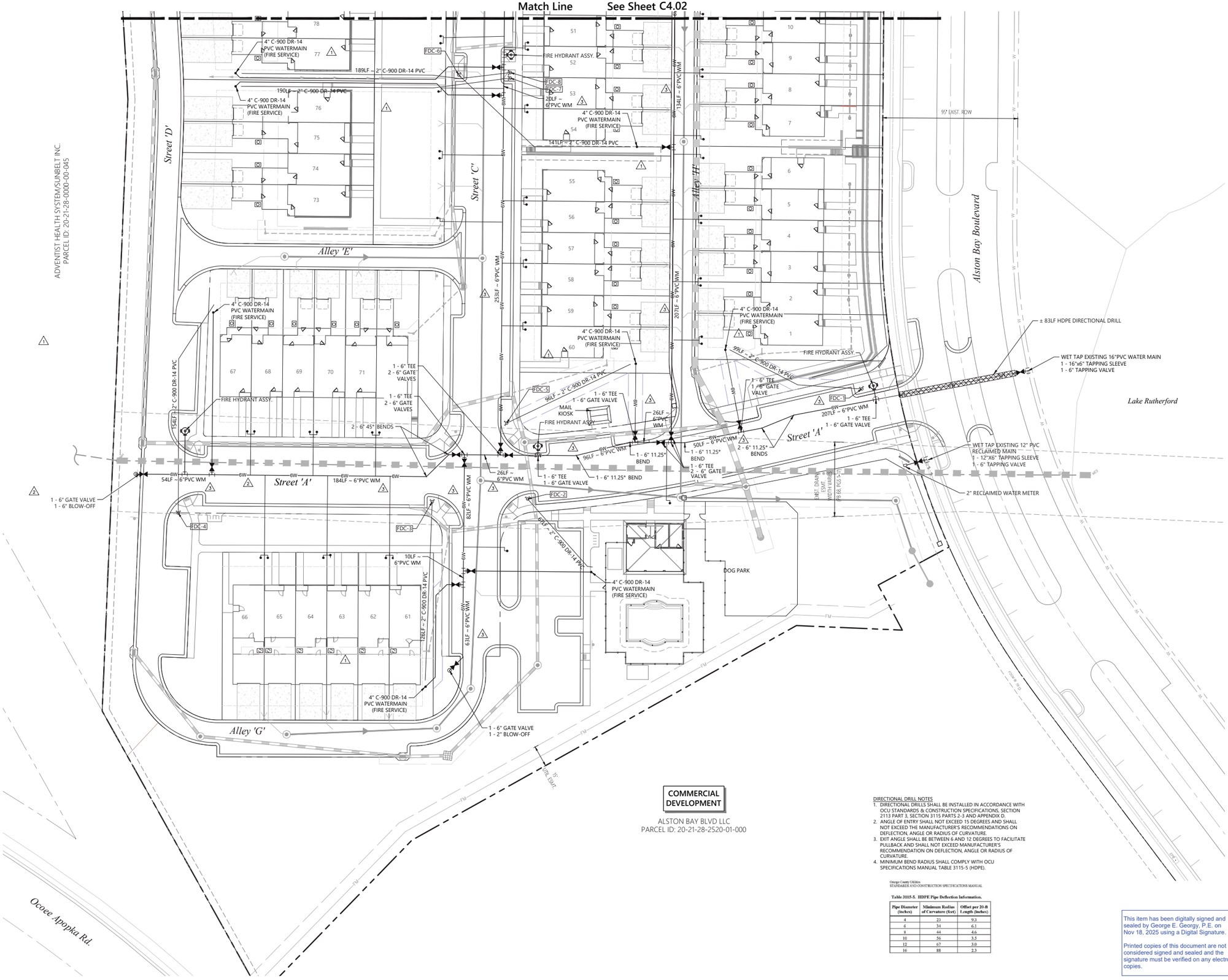
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P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C3.02
Sheet of
Project Number: 63508.00

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DIRECTIONAL DRILL NOTES

1. DIRECTIONAL DRILLS SHALL BE INSTALLED IN ACCORDANCE WITH OCU STANDARDS & CONSTRUCTION SPECIFICATIONS, SECTION 2113 PART 3, SECTION 3115 PARTS 2-3 AND APPENDIX D.
2. ANGLE OF ENTRY SHALL NOT EXCEED 15 DEGREES AND SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS ON DEFLECTION, ANGLE OR RADIUS OF CURVATURE.
3. EXIT ANGLE SHALL BE BETWEEN 6 AND 12 DEGREES TO FACILITATE PULLBACK AND SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATION ON DEFLECTION, ANGLE OR RADIUS OF CURVATURE.
4. MINIMUM BEND RADIUS SHALL COMPLY WITH OCU SPECIFICATIONS MANUAL TABLE 3115-5 (HDPE).

Orange County Utilities
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

Table 3115-5. HDPE Pipe Deflection Information.

Pipe Diameter (Inches)	Minimum Radius of Curvature (feet)	Offset per 20-ft Length (Inches)
4	23	9.3
6	34	6.1
8	44	4.6
10	56	3.5
12	67	3.0
16	88	2.3

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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED WATERMAIN & GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED RECLAIMED WATER & GATE VALVE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE WATER AND RECLAIMED WATER INFRASTRUCTURE WITH THIS APPLICATION.

0 15 30 60 Feet

Residences at Emerson Park

Apopka, Florida

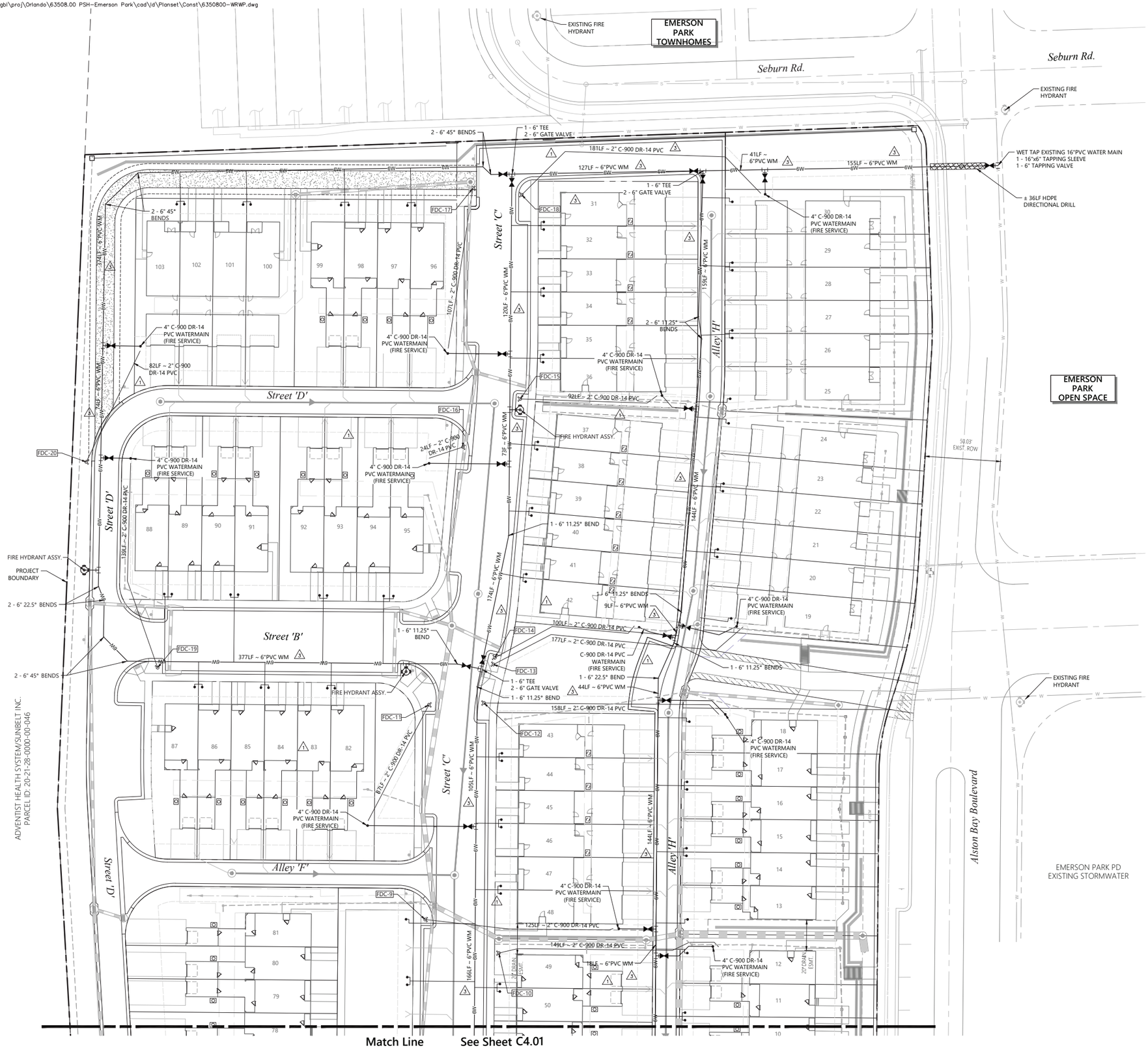
No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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8	Field Revisions	02/12/2024	
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10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88
Drawing Title: Water & Reclaimed Water Distribution Plan

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. George, P.E.: P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C4.01
Sheet of
Project Number: 63508.00



DIRECTIONAL DRILL NOTES

1. DIRECTIONAL DRILLS SHALL BE INSTALLED IN ACCORDANCE WITH OCU STANDARDS & CONSTRUCTION SPECIFICATIONS, SECTION 2113 PART 3, SECTION 3115 PARTS 2-3 AND APPENDIX D.
2. ANGLE OF ENTRY SHALL NOT EXCEED 15 DEGREES AND SHALL NOT EXCEED THE MANUFACTURER'S RECOMMENDATIONS ON DEFLECTION, ANGLE OR RADIUS OF CURVATURE.
3. EXIT ANGLE SHALL BE BETWEEN 6 AND 12 DEGREES TO FACILITATE PULLBACK AND SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATION ON DEFLECTION, ANGLE OR RADIUS OF CURVATURE.
4. MINIMUM BEND RADIUS SHALL COMPLY WITH OCU SPECIFICATIONS MANUAL TABLE 3115-5 (HDPE).

Orange County Utilities
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

Table 3115-5. HDPE Pipe Deflection Information.

Pipe Diameter (inches)	Minimum Radius of Curvature (feet)	Offset per 20-ft Length (inches)
4	23	9.3
6	34	6.1
8	44	4.6
10	56	3.5
12	67	3.0
16	88	2.3

LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- PROPOSED WATERMAIN & GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED RECLAIMED WATER & GATE VALVE

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE WATER AND RECLAIMED WATER INFRASTRUCTURE WITH THIS APPLICATION.

0 15 30 60 Feet

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Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
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Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020

Drawing Title: **Water & Reclaimed Water Distribution Plan**

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George E. George, P.E.: P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C4.02
Sheet of
Project Number: 63508.00

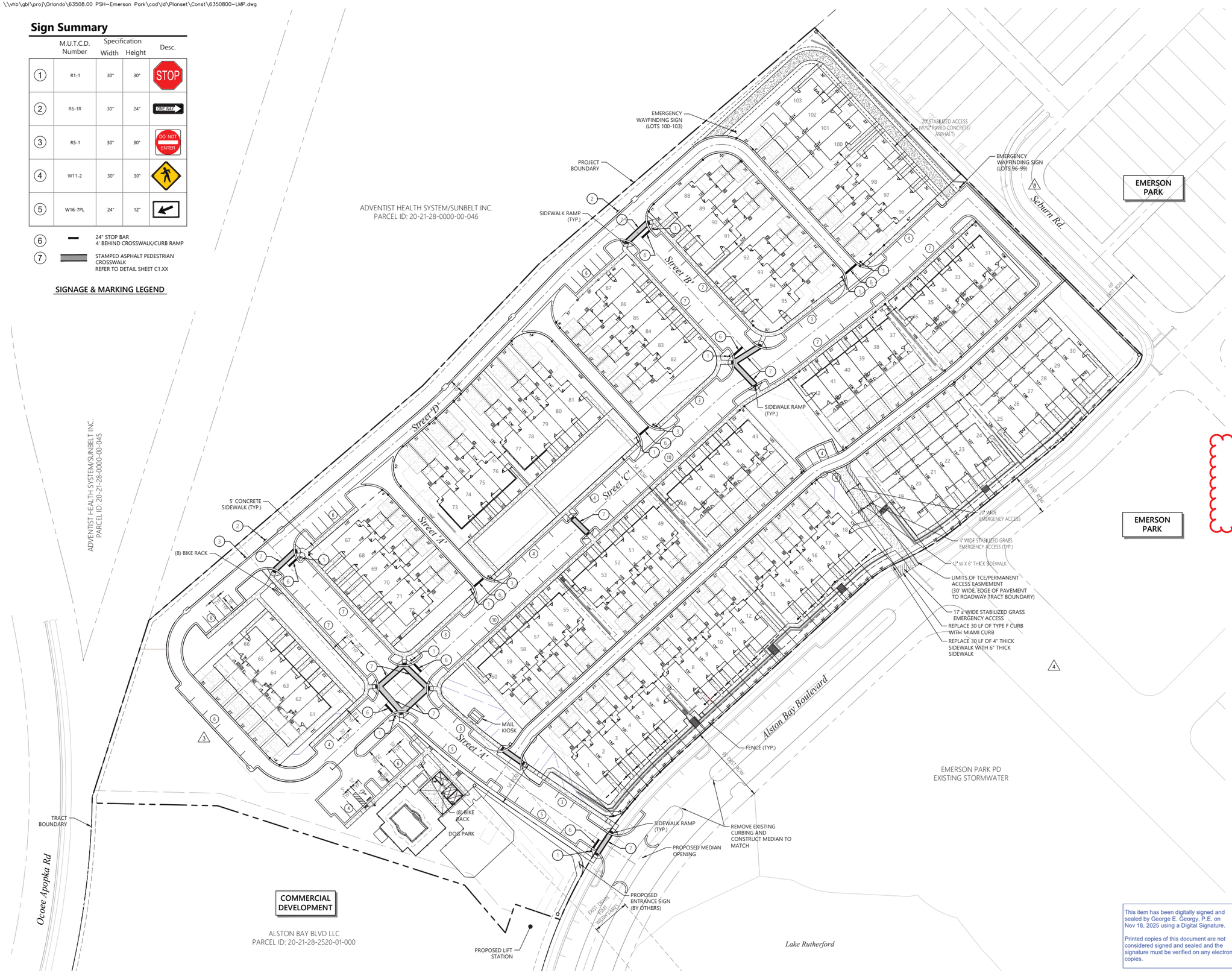
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Sign Summary

	M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
1	R1-1	30"	30"	STOP
2	R6-1R	30"	24"	ONE WAY
3	R5-1	30"	30"	DO NOT ENTER
4	W11-2	30"	30"	
5	W16-7PL	24"	12"	
6		24" STOP BAR 4' BEHIND CROSSWALK/CURB RAMP		
7		STAMPED ASPHALT PEDESTRIAN CROSSWALK REFER TO DETAIL SHEET C1.XX		

SIGNAGE & MARKING LEGEND



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LEGEND

- PROJECT BOUNDARY
- TRACT BOUNDARY
- (10) PARKING SPACE COUNTS

NOTE:
SIDEWALKS FRONTING RESIDENTIAL LOTS SHALL BE CONSTRUCTED BY THE HOME BUILDER AT THE TIME OF RESIDENTIAL LOT CONSTRUCTION.

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE INFRASTRUCTURE FOR WHICH THE COA WAS ISSUED BY THE CITY OF APOPKA ON FEBRUARY 06, 2025.

0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
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11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88

Drawing Title: **Layout & Materials Plan & Pedestrian/Bicycle Plan**

Drawing Number: **C5.00**
Sheet of

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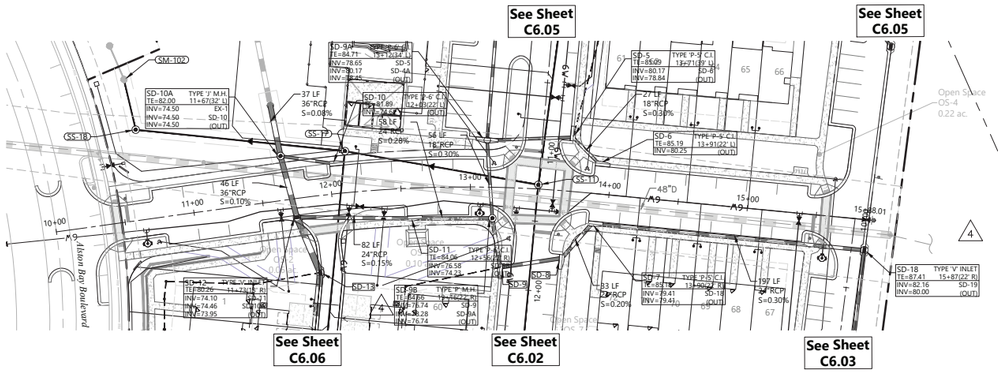
GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

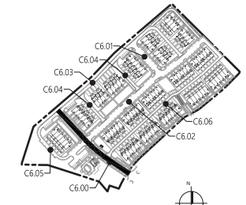
George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Project Number 63508.00

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Key Map

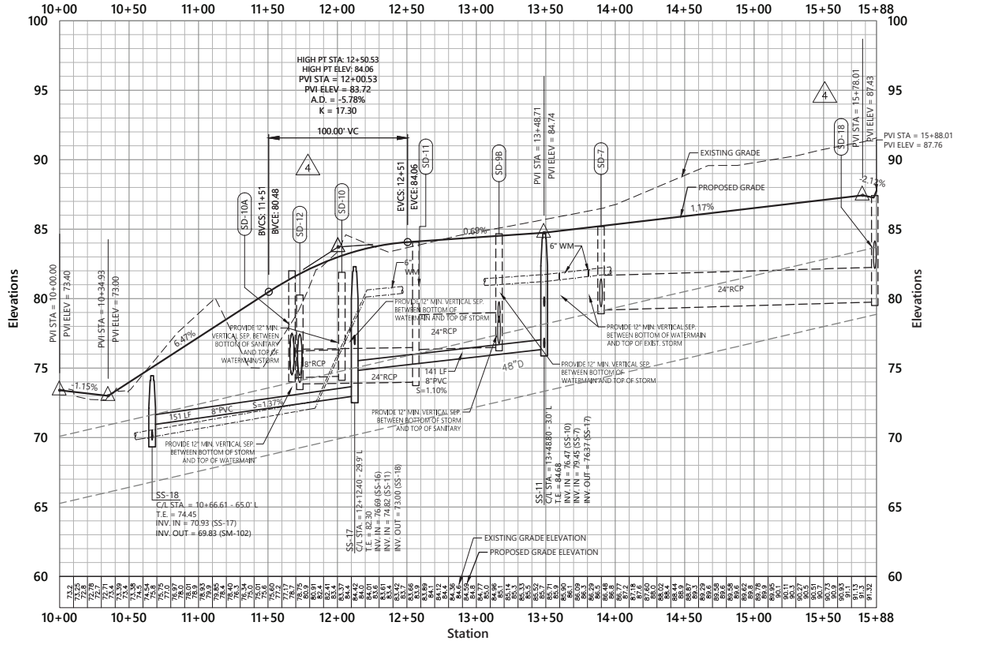
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SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE APPROVED AND CONSTRUCTED INFRASTRUCTURE WITH THIS APPLICATION.

1. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. WHERE GRAVITY SANITARY SEWER MAIN CROSSES UNDERNEATH RCP STORMWATER PIPE WITH LESS THAN 12" OF VERTICAL SEPARATION, A FIELD REVISION APPROVED BY CITY OF APOPKA WILL BE REQUIRED PRIOR TO CONSTRUCTION.
3. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN STORM AND PUBLIC CITY OF APOPKA MAINS AND MANHOLES AND 3' MINIMUM HORIZONTAL SEPARATION BETWEEN PUBLIC CITY OF APOPKA MAINS AND MANHOLES AND THE BACK OF STORM INLETS AND STORM MANHOLES.
4. MINIMUM DEPTH OF COVER FOR ALL UTILITY MAINS 12" OR LESS IN DIAMETER SHALL BE 3'. MINIMUM COVER FOR 16" OR LARGER SHALL BE 4'.

3



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George E. George, P.E.. P.E. # 84318

DATE: Nov. 18, 2025

Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
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11	Field Revisions	11/14/2025	

Designed by JR | Checked by LNF

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Vertical Datum NAVD88

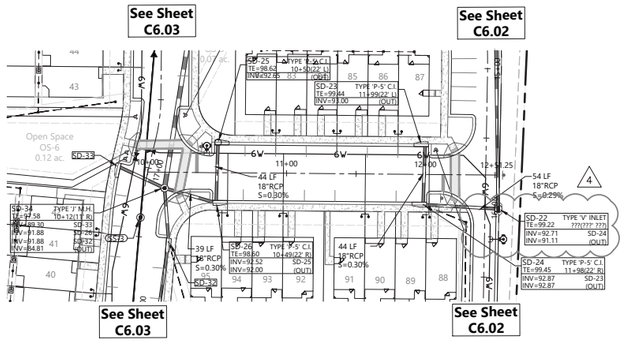
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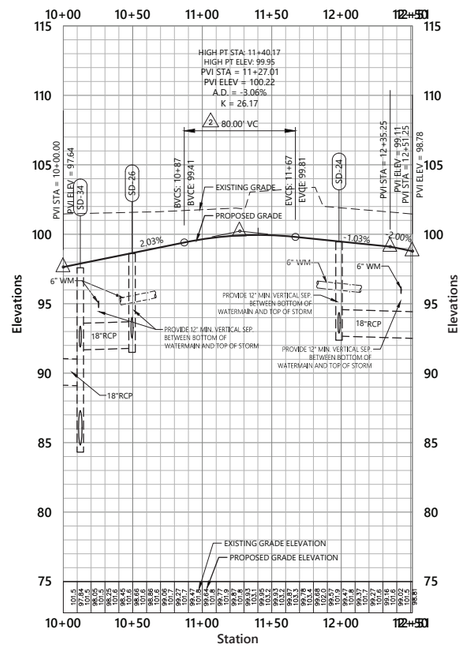
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Sheet of

Project Number: 63508.00

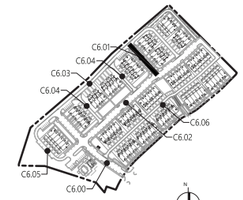
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Key Map

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1. PROVIDE 3' MINIMUM HORIZONTAL SEPARATION BETWEEN SANITARY SEWER AND EDGE OF PAVEMENT.
2. WHERE GRAVITY SANITARY SEWER MAIN CROSSES UNDERNEATH RCP STORMWATER PIPE WITH LESS THAN 12" OF VERTICAL SEPARATION, A FIELD REVISION APPROVED BY CITY OF APOPKA WILL BE REQUIRED PRIOR TO CONSTRUCTION.
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Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

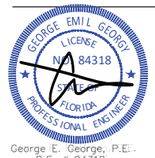
Apopka, Florida

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Designed by: JR
Checked by: LNF

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Date: Oct. 26, 2020

Drawing Title: Plan & Profile Street 'B'



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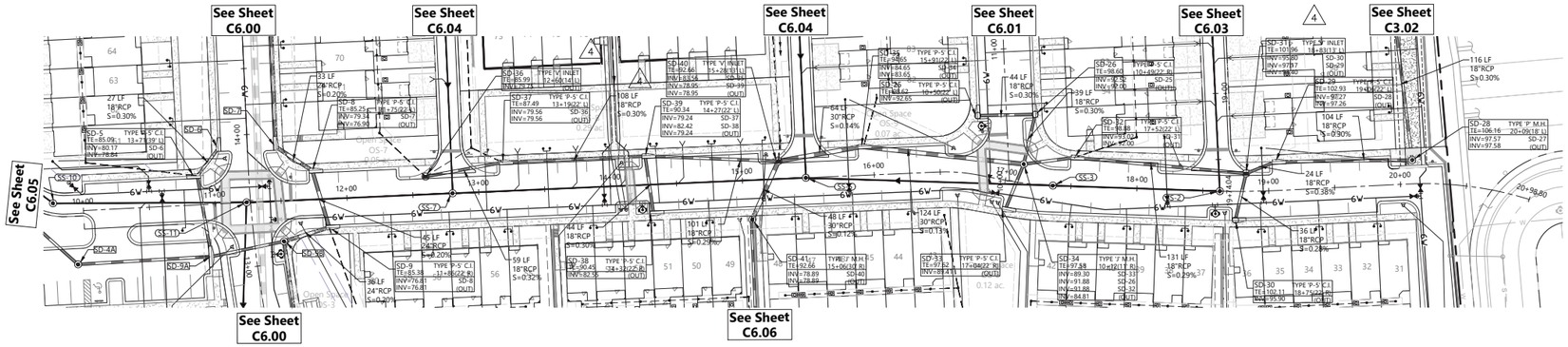
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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

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Sheet of
Project Number: 63508.00

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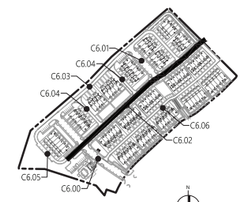
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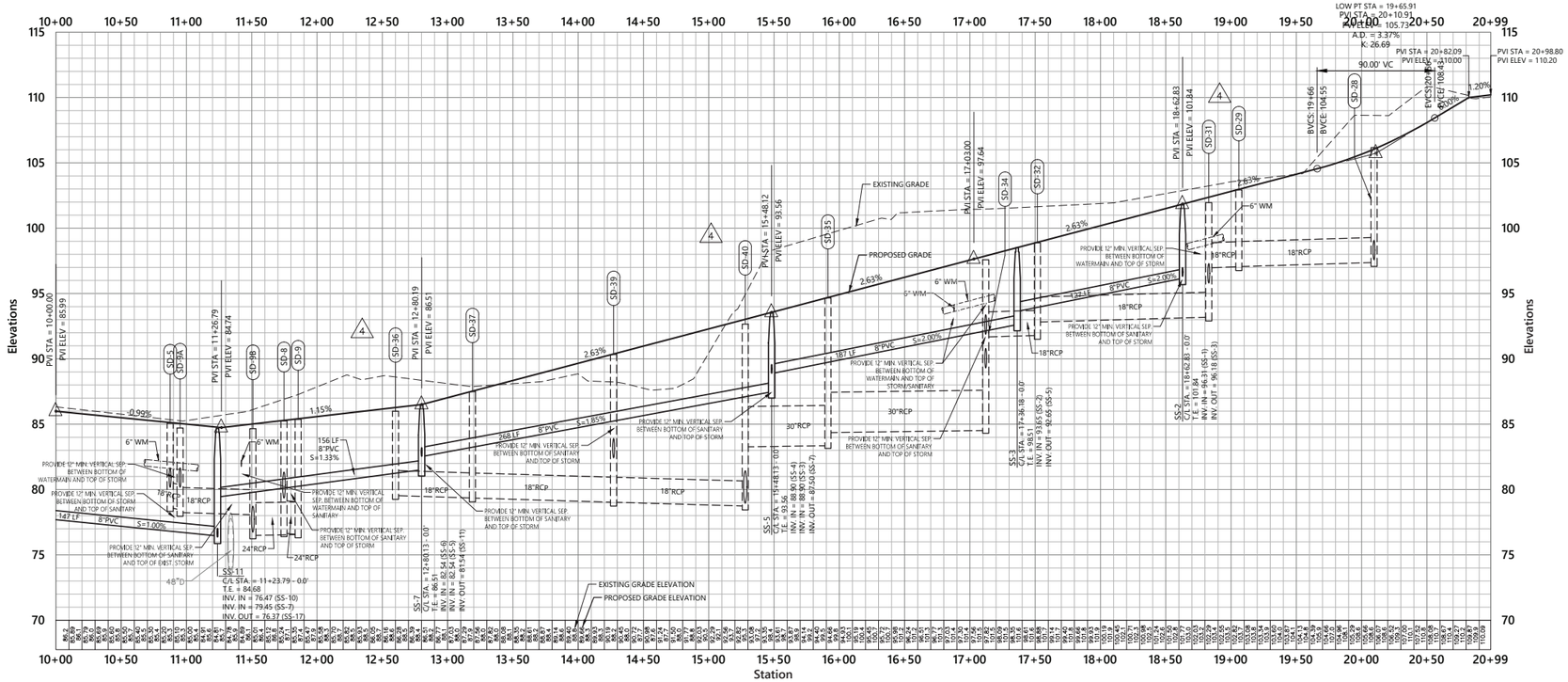


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Street 'C'



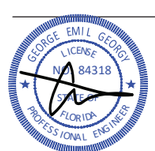
Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

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Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88
Drawing Title: Plan & Profile Street 'C'



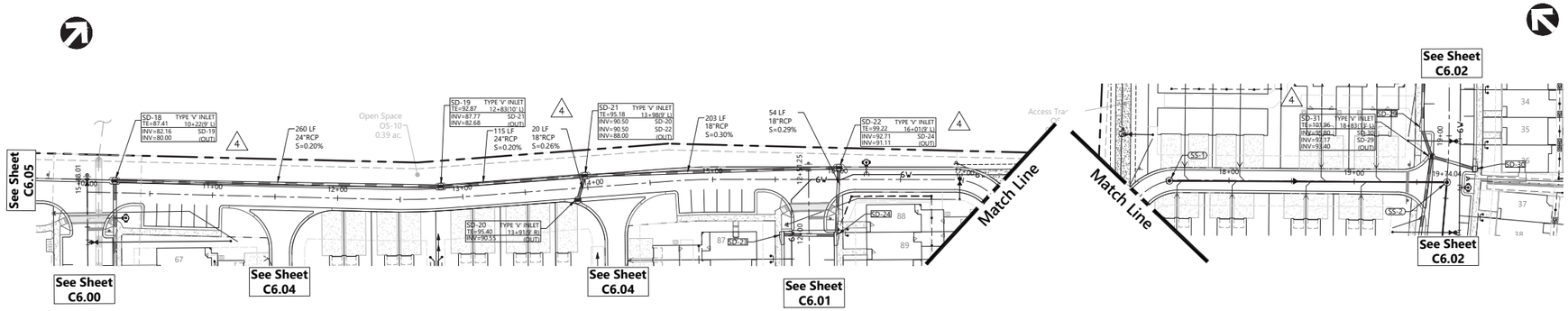
George E. George, P.E.: P.E. # 84318
DATE: Nov. 18, 2025

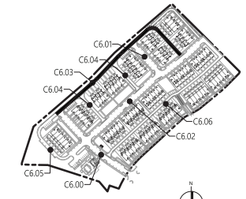
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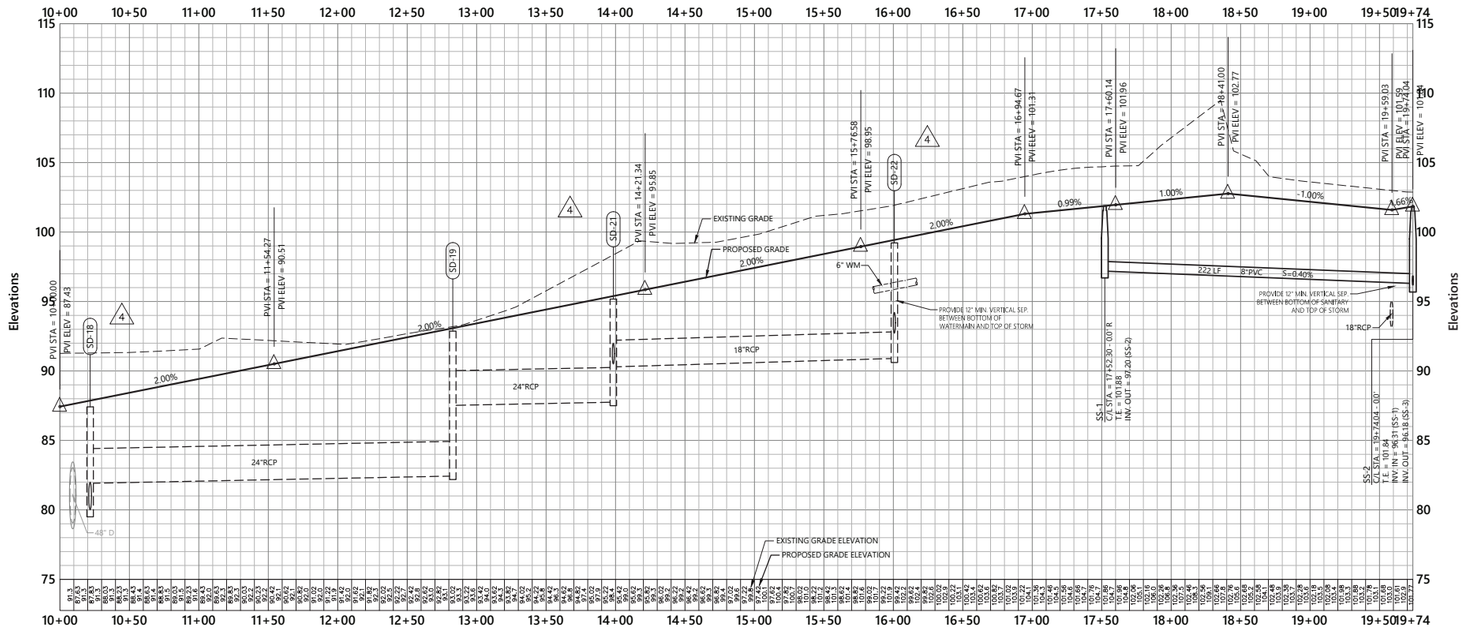


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Street 'D'



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Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

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Drawing Title: Plan & Profile Street 'D'

Drawing Number: C6.03

Sheet of

Project Number: 63508.00

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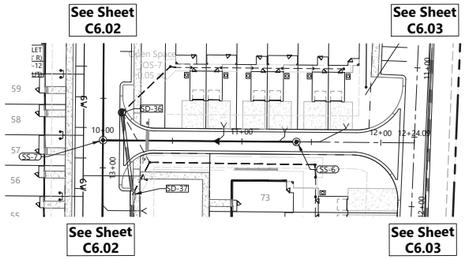
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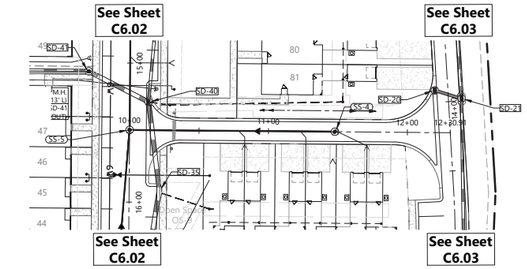
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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

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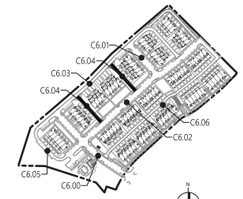
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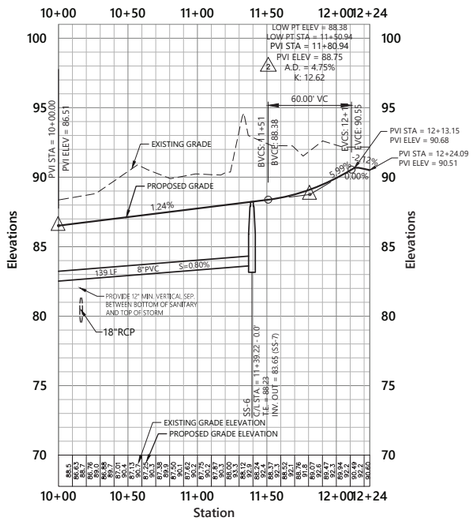


Key Map

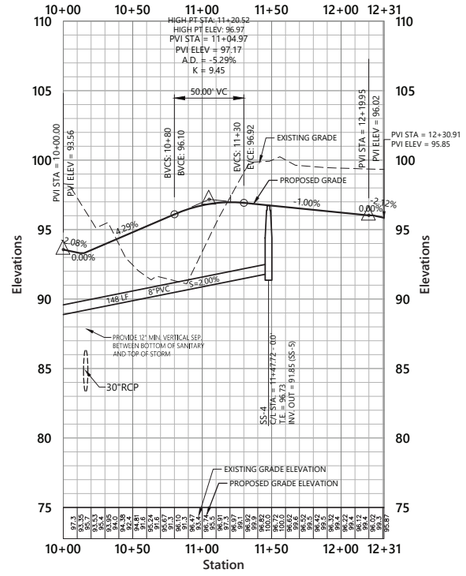
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Alley 'E'



Alley 'F'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

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Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020

Drawing Title: Plan & Profile
Alley 'E' and Alley 'F'

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George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

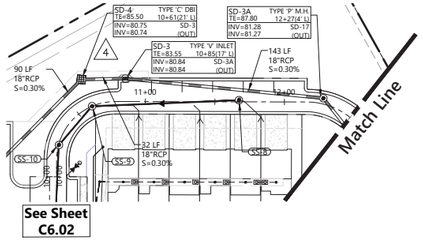
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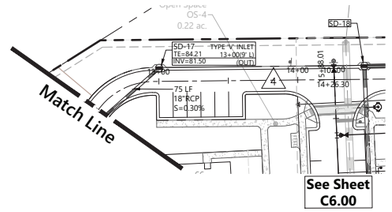
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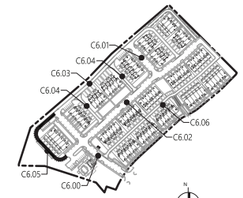
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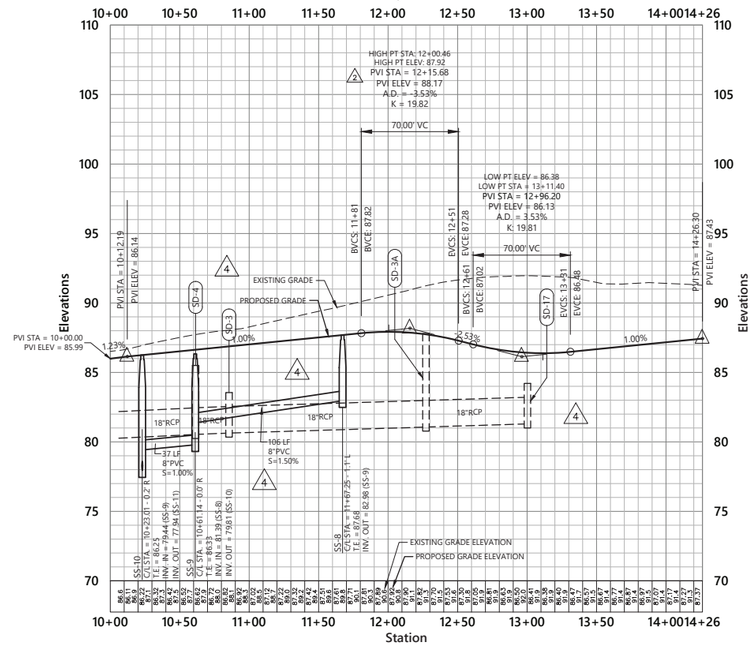


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Alley 'G'



Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

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Designed by: JR
Checked by: LNF

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Date: Oct. 26, 2020

Drawing Title
Plan & Profile
Alley 'G'

Drawing Number
C6.05

Sheet of

Project Number
63508.00

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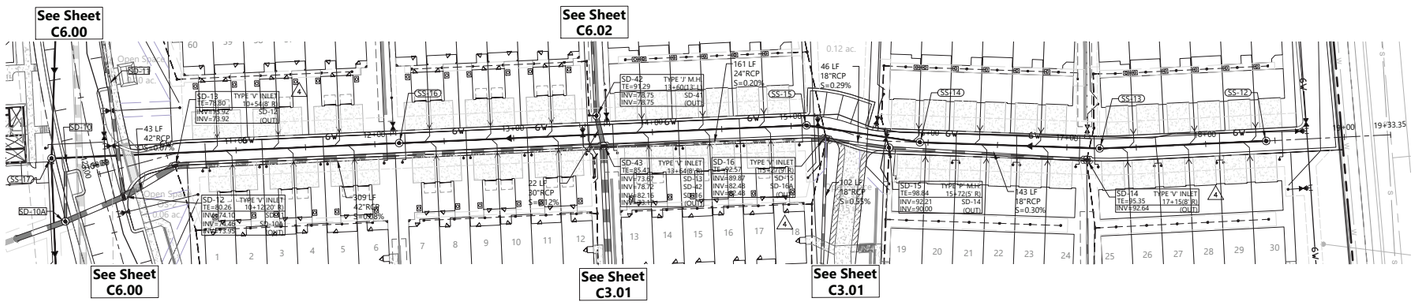
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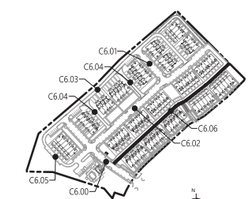
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P.E. # 84318
DATE: Nov. 18, 2025

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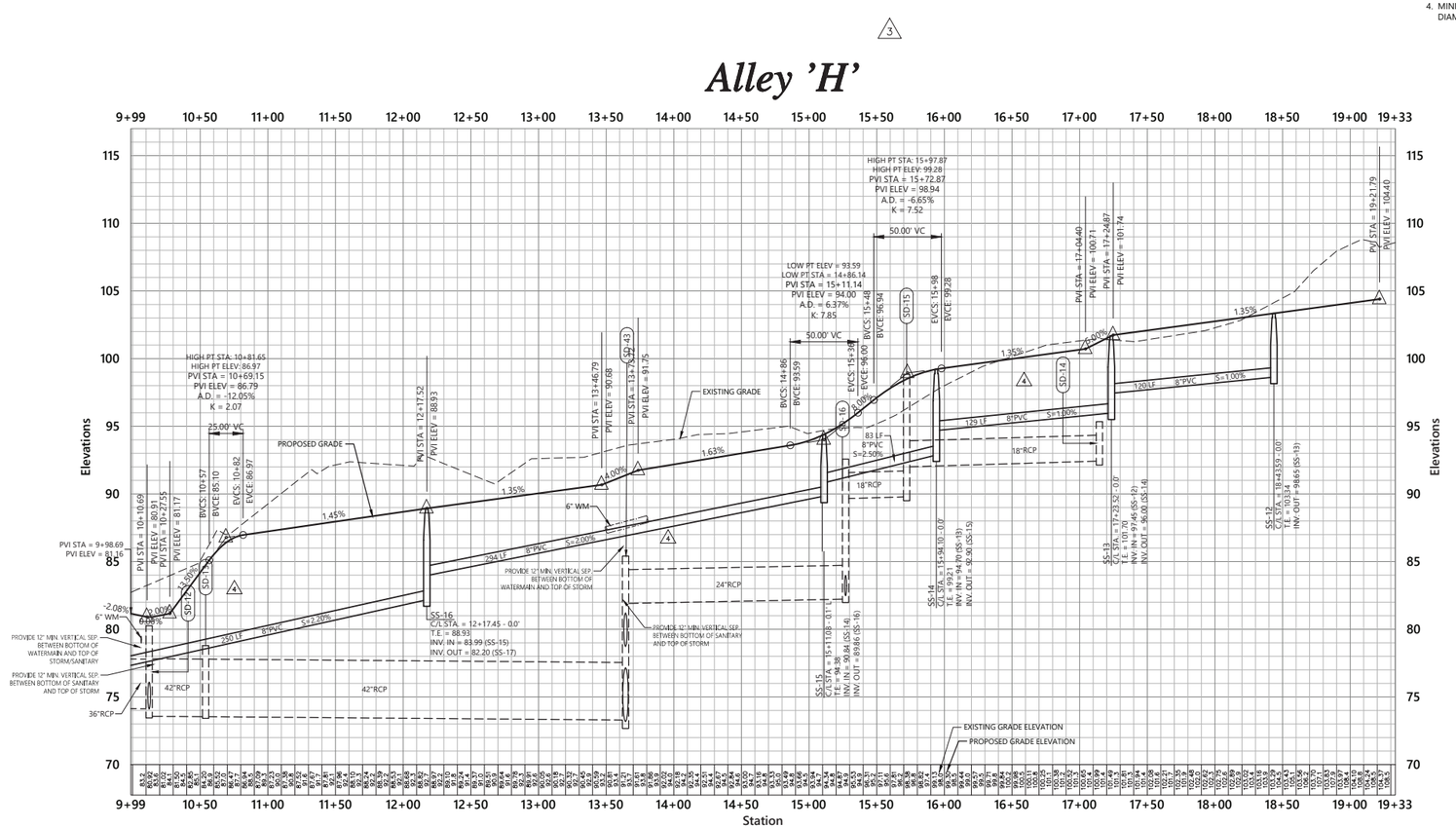




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Vert. 0 2.5 5 10 Feet
Horiz. 0 25 50 100 Feet

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Residences at Emerson Park

Apopka, Florida

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Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Date: Oct. 26, 2020
Vertical Datum NAVD88
Drawing Title

Plan & Profile
Alley 'H'

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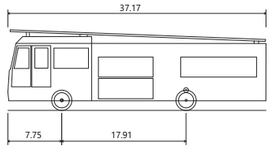
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George E. George, P.E.: P.E. # 84318

DATE: Nov. 18, 2025

Drawing Number: C6.06
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Project Number: 63508.00

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Orange County HP75 Aerial Ladder

Overall Length	37.170ft
Overall Width	8.330ft
Overall Body Height	11.612ft
Min Body Ground Clearance	1.392ft
Track Width	8.330ft
Lock-to-lock time	6.00s
Min Centerline Radius	34.000ft
Steering Angle	31.8°

Fire Access Plan - Orange County HP75 Aerial Ladder

ADVENTIST HEALTH SYSTEM/SUNBELT INC.
PARCEL ID: 20-21-28-0000-00-045

ADVENTIST HEALTH SYSTEM/SUNBELT INC.
PARCEL ID: 20-21-28-0000-00-046

ALSTON BAY BLVD LLC
PARCEL ID: 20-21-28-2520-01-000

EMERSON PARK PD
EXISTING STORMWATER

EMERSON PARK TOWNHOMES

EMERSON PARK OPEN SPACE

COMMERCIAL DEVELOPMENT

Access Tract OS-11 0.32 ac.
PROJECT BOUNDARY
FIRE HYDRANT ASSY.
EXISTING FIRE HYDRANT
TRUCK PATH (TYP.)
Open Space OS-10 0.39 ac.
Open Space OS-9 0.07 ac.
Open Space OS-6 0.12 ac.
Open Space OS-13 0.12 ac.
Open Space OS-14 0.05 ac.
Open Space OS-4 0.22 ac.
Open Space OS-8 0.29 ac.
Open Space OS-7 0.05 ac.
Open Space OS-3 0.10 ac.
Open Space OS-5 0.64 ac.
Open Space OS-2 0.06 ac.
MAIL KIOSK
Amenity Area A-1 0.88 ac.
EXIST. DRAIN. ESMT. WIDTH VARIES
Street 'B'
Street 'C'
Street 'D'
Street 'E'
Alley 'F'
Alley 'G'
Alley 'H'
Alley 'I'
Alston Bay Boulevard
Ocoee Apopka Rd
Lake Rutherford
50' ERMT. ROW
60' DEDI. ROW
54' ROW

vhb.com

225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

SHEET INCLUDED AS PART OF THE MDP/CSP RECORD SET. NO CHANGES ARE PROPOSED TO THE FIRE ACCESS PLAN WITH THIS APPLICATION.

0 25 50 100 Feet

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020
Drawing Title: Fire Access Plan

This item has been digitally signed and sealed by George E. Georgy, P.E. on Nov 18, 2025 using a Digital Signature.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

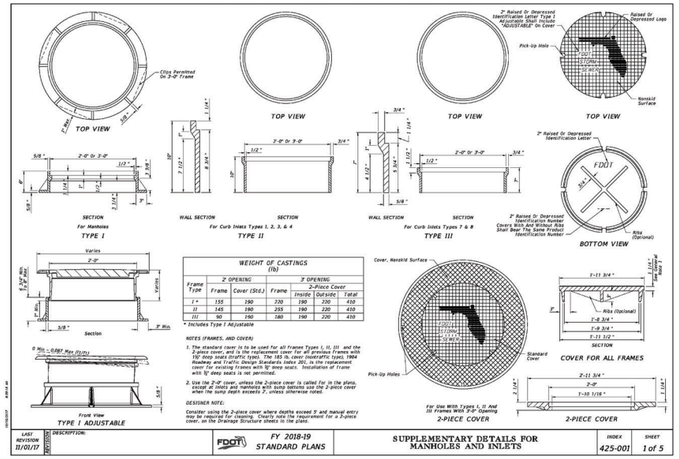
GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER

George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C7.00
Sheet of
Project Number: 63508.00

Saved Tuesday, November 18, 2025 1:40:38 PM JFISHER Plotted Tuesday, November 18, 2025 5:17:10 PM Jordan Fisher

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WEIGHT OF CASTINGS (lb)

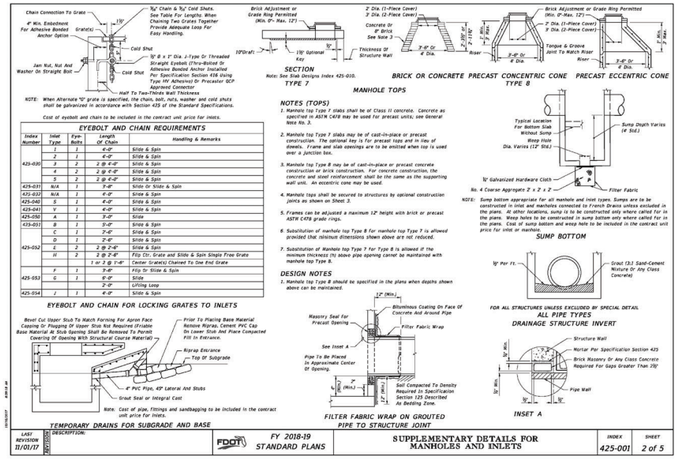
Frame Type	2' OPENING Frame	2' OPENING Cover (SOL)	3' OPENING Frame	3' OPENING 2-Piece Cover Inside	3' OPENING 2-Piece Cover Outside	3' OPENING 2-Piece Cover Total
I *	155	190	220	190	220	410
II	145	190	255	190	220	410
III	90	190	180	190	220	410

* Includes Type I Adjustable

NOTES (FRAMES, AND COVER):

1. The standard cover is to be used for all Frame Types I, II, III and the 2-piece cover, and is the replacement cover for all previous Frames with 110" deep seats (traffic type). The 165 lb. cover (non-traffic type), 1984 Roadway and Traffic Design Standards Index 201, is the replacement cover for all Frames with 90" deep seats. Installations of Frame with 5/8" deep seats is not permitted.
2. Use the 2'-0" cover, unless the 2-piece cover is called for in the plans, except at inlets and manholes with sump bottoms use the 2-piece cover when the sump depth exceeds 2', unless otherwise noted.

DESIGNER NOTE:
Consider using the 2-piece cover where depths exceed 5' and manual entry may be required for cleaning. Clearly note the requirement for a 2-piece cover on the Drainage Structure sheets in the plans.



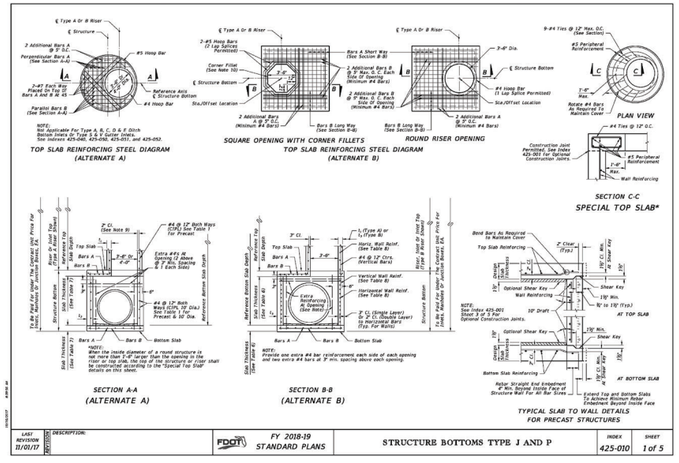


TABLE 3-MINIMUM STRUCTURE SIZES FOR SINGLE PIPE CONNECTION PER SIDE

PIPE SIZE	RECTANGULAR Side Dimension (L) Single Pipe Per Side	RECTANGULAR Side Dimension (L) Inline Pipes Number	ROUND Diameter (D) Single Pipe	ROUND Diameter (D) Inline Pipes In Flow Direction
18"	3'-0"	-	4'-0"	5'-0"
24"	3'-0"	-	4'-0"	6'-0"
30"	3'-6"*3'-0"	-	5'-0"	7'-0"
36"	4'-0"*3'-0"	2	5'-0"	8'-0"
42"	4'-6"	-	6'-0"	9'-0"
48"	5'-0"	-	7'-0"	10'-0"
54"	6'-0"	-	7'-0"	12'-0"
60"	6'-0"*3'-0"	4	8'-0"	12'-0"
66"	7'-0"	-	8'-0"	12'-0"
72"	8'-0"	-	10'-0"	12'-0"
78"	9'-0"	-	10'-0"	N/A
84"	9'-0"	-	12'-0"	N/A

TABLE 3 NOTES:

1. For Round Structures sizes with variable angles between pipes and variable pipe sizes, refer to the FDOT Storm Drain Handbook.
2. For 3'-6" Precast Square Structure Bottoms, 30" Pipes with similar invert elevations are not permitted in adjacent walls. Use 4'-0" Side Dimensions when 30" pipe openings are required on adjacent walls and the difference in flow lines is less than 3'-6".
3. For 4'-0" Precast Square Structure Bottoms, 36" Pipes with similar invert elevations are not permitted in adjacent walls. Use 5'-0" Side Dimensions when 36" pipe openings are required on adjacent walls and the difference in flow lines is less than 3'-6".
4. For 7'-0" Precast Square Structure Bottoms, 60" Pipes with similar invert elevations are not permitted in adjacent walls. Use 8'-0" Side Dimensions when 66" pipe openings are required on adjacent walls and the difference in flow lines is less than 4'-0".

TABLE 4-MINIMUM SIZES FOR MULTIPLE PARALLEL PIPE CONNECTIONS FOR RECTANGULAR STRUCTURE BOTTOMS

PIPE SIZE	SPACING (As)	MINIMUM WALL LENGTH (L) FOR NUMBER OF PARALLEL PIPES 2	3	4
18"	2'-10"	8'-0"	11'-0"	14'-0"
24"	3'-5"	8'-0"	12'-0"	15'-0"
30"	4'-0"	8'-0"	12'-0"	16'-0"
36"	4'-6"	8'-0"	13'-0"	17'-0"
42"	5'-0"	11'-0"	15'-0"	-
48"	5'-6"	11'-0"	16'-0"	-
54"	7'-0"	14'-0"	-	-
60"	7'-6"	14'-0"	-	-
66"	8'-0"	16'-0"	-	-
72"	10'-0"	18'-0"	-	-
78"	10'-5"	18'-0"	-	-
84"	11'-0"	20'-0"	-	-

TABLE 4 NOTES:

1. Minimum wall lengths based on precast structures, using concrete pipe with maximum skew angles per Table 5.
2. Wall lengths exceeding 30'-0" require special designs.

TABLE 5 - MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS

WALL THICKNESS	8"	10"	12"	14"	16"	18"	20"	22"	24"
MAXIMUM SKEW ANGLE	22°	29°	35°	41°	47°	52°	57°	62°	67°

TABLE 5 NOTES:
These values are based on 2" clearance for precast structures. Larger skews are possible for Cast-in-Place Structures or elliptical pipe openings when approved by the Engineer.

MAXIMUM PIPE SKEW FOR PRECAST ROUND OPENINGS PLAN VIEW

MULTIPLE PARALLEL PIPE CONNECTIONS DETAIL PLAN VIEW

PRECAST ROUND STRUCTURES WITH MULTIPLE PIPE CONNECTIONS

STRUCTURE SIZES FOR PIPE CONNECTIONS

ROUND STRUCTURE BOTTOMS (ALTERNATE A) & ROUND RISERS- TABLE 1
Wall Thickness (t) & (s) and Vertical & Horizontal Areas of Reinforcement (As)

Type	Structure/Riser Diameter (ft)	Cast-In-Place Items Class II Concrete t	s	As (in²/ft.)	Precast Items Class II Concrete t	s	As (in²/ft.)	ASTM C478 t	s or t1	As *** (in²/ft.)
		Riser (in.)	Bottom (in.)		Riser (in.)	Bottom (in.)		(in.)		
P	3'-0"	6	8	0.20	6	8	0.20	4**		0.120
P	4'-0"	6	8	0.20	6	8	0.20	5**		0.120
J	3'-0"	-	8	0.20	-	8	0.20	6**		0.150
J	4'-0"	-	8	0.20	-	8	0.30	6		0.180
J	5'-0"	-	8	0.20	-	8	0.30	7		0.210
J	6'-0"	-	8	0.20	-	8	0.30	8		0.240
J	10'-0"	-	10	0.40 #4	-	10	0.40 #4	10		0.300
J	12'-0"	-	10	0.40 #4	-	12	0.40 #4	12		0.360

TABLE 1 NOTES:
#-#=Provide 0.20 sq. in/ft. at each face, 12" max. bar spacing.
*Modified minimum wall thickness.
**Min. total circumferential reinforcement for continuous steel hoops:
A_s = 0.40 sq. in. for riser section height equal or less than 7'-0" (2 hoop min.)
A_s = 0.60 sq. in. for riser section height more than 7'-0" up to 8'-0" (3 hoop min.)
Areas of reinforcing for precast items are based on Grade 60 reinforcing.
No reduction in the area of reinforcement is allowed for welded wire fabric in Table 1; Area of vertical reinforcing may be reduced in accordance with ASTM C478.

SQUARE & RECTANGULAR STRUCTURES (ALTERNATE B) - TABLE 2

Type	Wall Length (ft)	Max. Depth (ft)	Wall Thickness (t) CIP (in.)	Wall Thickness (t) Precast (in.)
	x 3'-0"		6 Riser 8 Bottom	6
J	4'-0"	40	8	8
J	5'-0"	32	-	8
J	6'-0"	15	-	8
J	5'-0" to 9'-0"	40	8	8
J	10'-0"	26	8	8
J	12'-0" to 12'-6"	40	10	9
J	16'-0"	35	-	9
J	16'-0"	40	10	10
J	20'-0"	25	-	9
J	20'-0"	30	10	10

TABLE 2 NOTES:
See Table 8 for Reinforcing Schedule.

GENERAL NOTES

1. Standard structure bottoms 4'-0" diameter and smaller (Alt. A) and 3'-0" square (Alt. B) are designated Type P. Larger standard structure bottoms are designated Type J. Risers are permitted for all structures. Round risers are designated Type A, square risers are designated Type B.
2. Walls of circular structures (Alt. A) constructed in place may be of brick or reinforced concrete. Precast and rectangular structures (Alt. B) shall be constructed of reinforced concrete only.
3. Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with ASTM C478 (see modified wall thicknesses in Table 1).
4. Top and bottom slab thickness and reinforcement are for precast and cast-in-place construction. All concrete shall be of Class II concrete, except use Class IV concrete when shown in the Plans. For special applications of structures located in extremely aggressive environments. Concrete as specified in ASTM C478 (AASHTO M199) may be used in lieu of Class II concrete for precast items manufactured in accordance with Specifications Section 449.
5. All reinforcement shown is Grade 60 steel, deformed bar. Equivalent area Grade 40 steel or equivalent area smooth or deformed welded wire reinforcement in accordance with Specification Section 931 may be substituted according to Index 425-001, unless otherwise noted.
6. Alt. A or Alt. B structure bottoms may be used in conjunction with curb inlet tops Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box unless otherwise shown in the plans or other standard drawings. Alt. B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any ditch bottom inlet unless otherwise shown in the plans or other standard drawings.
7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and storm sewer pipes.
8. Except when ACI hooks are specifically required, reinforcement in top and bottom slab shall be straight embedment.
9. All reinforcement must have 2" minimum cover except for 3'-0" diameter precast circular units manufactured under ASTM C478, keyed construction otherwise shown. Additional bars used to restrain hole formers for precast structures with grouted pipe connections may be left flush with the hole surface. Cut or bend reinforcement at pipe openings to maintain cover. Exposed ends of reinforcing at precast pipe openings and grouted joints must be removed to 1" below the concrete surface and sealed with a Type F epoxy in accordance with Specification Section 930. Horizontal steel in rectangular structures shall be lapped a minimum of 30 bar diameters or to standard hooks at corners.
10. The corner fillets shown are necessary for rectangular structures used with circular risers and inlet throats and when used on skew with rectangular risers, inlets and inlet throats. Fillets will be required in the top slab of the Alt. A structure bottoms when used with the Alt. B risers. Each fillet shall be reinforced with two #3 bars.
11. Inlet walls, throats, risers or manhole tops shall be secured to structures as shown on Index 425-001 Optional Construction Joints.
12. Structures with depths over 14' below the mean high water table are to be checked for flotation by the designer of the drainage project.
13. Units larger than specified standards may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Such larger units shall be furnished at no additional cost to the Department. Larger Alt. A units cannot replace Alt. B units without approval of the Engineer. This note applies to this Index only.
14. For manhole and junction box tops, for frames and covers, and, for supplementary details and notes see Index 425-001.
15. Type J structure bottoms must have a minimum 6'-0" wall height when possible, for maintenance access.

SLAB DESIGNS - SQUARE AND RECTANGULAR STRUCTURES (TABLE 6)
(ALL SLABS 8" THICK EXCEPT AS NOTED - REINFORCING PARALLEL TO SHORT WAY AND LONG WAY)

SHORT-WAY SLAB DEPTH	SHORT-WAY SCHEDULE (Bars A)	LONG-WAY SLAB DEPTH	LONG-WAY SCHEDULE (Bars B)
SIZE: 3'-0" x UNLIMITED			
$\le 0.5' < H \le 1'$	#10	$\le 0.5' < H \le 1'$	#10
$1' < H \le 12'$	#5.5	$1' < H \le 12'$	#5.5
$12' < H \le 40'$	12		
SIZE: 4' x UNLIMITED			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	#10
$7' < H \le 16'$	CA.5	$7' < H \le 12'$	CA.5
$16' < H \le 32'$	#5	$12' < H \le 32'$	#6
$32' < H \le 40'$	CA.5		
SIZE: 5' x 9'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	#10
$7' < H \le 16'$	CA.5	$7' < H \le 12'$	CA.5
$16' < H \le 32'$	#5	$12' < H \le 32'$	#6
$32' < H \le 40'$	CA.5		
SIZE: 5' x 6'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	CA.5
$7' < H \le 16'$	CA.5	$7' < H \le 9'$	#5.5
$16' < H \le 32'$	#5	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 5' x 7'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	CA.5
$7' < H \le 16'$	CA.5	$7' < H \le 9'$	#5.5
$16' < H \le 32'$	#5	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 6' x 6'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	CA.5
$7' < H \le 16'$	CA.5	$7' < H \le 9'$	#5.5
$16' < H \le 32'$	#5	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 6' x 7'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	CA.5
$7' < H \le 16'$	CA.5	$7' < H \le 9'$	#5.5
$16' < H \le 32'$	#5	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 6' x 8'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	CA.5
$7' < H \le 16'$	CA.5	$7' < H \le 9'$	#5.5
$16' < H \le 32'$	#5	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 6' x 9'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	CA.5
$7' < H \le 16'$	CA.5	$7' < H \le 9'$	#5.5
$16' < H \le 32'$	#5	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 7' x 7'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	CA.5
$7' < H \le 16'$	CA.5	$7' < H \le 9'$	#5.5
$16' < H \le 32'$	#5	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 7' x 8'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	CA.5
$7' < H \le 16'$	CA.5	$7' < H \le 9'$	#5.5
$16' < H \le 32'$	#5	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 7' x 9'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	CA.5
$7' < H \le 16'$	CA.5	$7' < H \le 9'$	#5.5
$16' < H \le 32'$	#5	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6

SHORT-WAY SLAB DEPTH	SHORT-WAY SCHEDULE (Bars A)	LONG-WAY SLAB DEPTH	LONG-WAY SCHEDULE (Bars B)
SIZE: 8' x 8'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	CA.5
$7' < H \le 16'$	#5	$7' < H \le 9'$	#5.5
$16' < H \le 32'$	F3	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 8' x 9'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	#5.5
$7' < H \le 16'$	#5	$7' < H \le 9'$	CA.5
$16' < H \le 32'$	F3	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 9' x 9'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	#5.5
$7' < H \le 16'$	#5	$7' < H \le 9'$	CA.5
$16' < H \le 32'$	F3	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 9' x 10'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	#5.5
$7' < H \le 16'$	#5	$7' < H \le 9'$	CA.5
$16' < H \le 32'$	F3	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 10' x 10'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	#5.5
$7' < H \le 16'$	#5	$7' < H \le 9'$	CA.5
$16' < H \le 32'$	F3	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 10' x 11'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	#5.5
$7' < H \le 16'$	#5	$7' < H \le 9'$	CA.5
$16' < H \le 32'$	F3	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 11' x 11'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	#5.5
$7' < H \le 16'$	#5	$7' < H \le 9'$	CA.5
$16' < H \le 32'$	F3	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6
SIZE: 12' x 12'			
$\le 0.5' < H \le 7'$	#5.5	$\le 0.5' < H \le 7'$	#5.5
$7' < H \le 16'$	#5	$7' < H \le 9'$	CA.5
$16' < H \le 32'$	F3	$9' < H \le 12'$	CA.5
$32' < H \le 40'$	CA.5	$12' < H \le 32'$	#6

SLAB DESIGNS - ROUND STRUCTURES (TABLE 7)

SLAB DEPTH	SLAB THICKNESS	REINF. (Circular) SCHEDULE
2'-10" < H ≤ 40'	8" Precast	CA.5
0.5' < H ≤ 40'	8"	#6
32'-40'	8"	#5.5
SIZE: 4'-0" DIAMETER		
0.5' < H ≤ 12'	8"	#6
12' < H ≤ 40'	8"	#5.5
32'-40'	12"	#6
SIZE: 5'-0" DIAMETER		
0.5' < H ≤ 12'	8"	#5.5
12' < H ≤ 26'	8"	CA.5
26' < H ≤ 32'-40'	8"	#7
	12"	CA.5
SIZE: 6'-0" DIAMETER		
0.5' < H ≤ 9'	8"	CA.5
9' < H ≤ 12'	8"	CA.5
12' < H ≤ 26'	8"	CA.5
26' < H ≤ 32'-40'	12"	#6
SIZE: 7'-0" DIAMETER		
0.5' < H ≤ 9'	8"	CA.5
9' < H ≤ 12'	8"	CA.5
12' < H ≤ 26'	8"	#5
26' < H ≤ 32'-40'	12"	#6
SIZE: 8'-0" DIAMETER		
0.5' < H ≤ 12'	8"	CA.5
12' < H ≤ 26'	8"	#5
26' < H ≤ 32'-40'	12"	#6
SIZE: 9'-0" DIAMETER		
0.5' < H ≤ 12'	10"	#5
12' < H ≤ 26'	10"	#6
26' < H ≤ 32'-40'	12"	#6
SIZE: 10'-0" DIAMETER		
0.5' < H ≤ 12'	10"	#5
12' < H ≤ 26'	10"	#6
26' < H ≤ 32'-40'	12"	#6

7. Wall lengths exceeding 6'-0" require two layers of reinforcing (See Table 8) with 2" of cover from the horizontal bars to the inside and outside faces for each layer.
8. Wall lengths exceeding the dimensions or depths shown in Table 8, or 12'-0" diameter require a special design.
9. Wall thickness and reinforcing for rectangular structures is based on the longer wall length.
10. Reinforcing schedules with larger areas of steel may be substituted for schedules with smaller bar or wire spacing, except that Schedule #10 may not be substituted for Schedule #6. See Index 425-001 for allowable bar spacing adjustments when larger areas of reinforcing are substituted.

SLAB AND WALL DESIGN TABLE NOTES

1. Size is the inside dimension(s) of a structure.
2. Slab reinforcement is appropriate for top, intermediate, and bottom slabs.
3. Bottom Slabs For precast 3'-0" x 3'-0" rectangular structures at 19' depth or less, may be 8" thick.
4. Slab depth is measured from finished grade to top of slab.
5. Wall depth is measured to the top of the bottom slab for bases and to the top of the intermediate slab for risers.
6. Wall height is the distance between top of lower slab to bottom of upper slab. Maximum wall height is 12' for wall lengths exceeding 9', or 19' for wall lengths exceeding 12'.

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Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR | Checked by: LNF
Issued for: Revisions to Construction Site Plan | Date: Oct. 26, 2020
Vertical Datum NAVD88
Drawing Title: Standard F.D.O.T. Details

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GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER
George E. George, P.E.: P.E. # 84318
DATE: Nov. 18, 2025

Drawing Number: C9.00
Sheet of
Project Number: 63508.00

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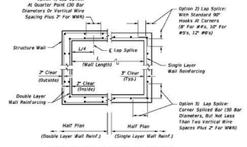
WALL DESIGNS - RECTANGULAR STRUCTURES (TABLE B)

VERTICAL REINFORCING		HORIZONTAL REINFORCING		WALL THICKNESS
WALL DEPTH	SCHEDULE	WALL DEPTH	SCHEDULE	
SIZE: 5'-6 & RISERS				
w1.17 < 40"	A12	w1.17 < 10"	B10	8"/8"
		10" < 18"	B5.5	8"/8"
		18" < 29"	C6.5	8"/8"
		29" - 40"	C3.5	8"/8"
SIZE: 4'-0"				
w1.17" - 40"	A12	w1.17" < 8"	B10	8"/8"
		8" < 15"	B5.5	8"/8"
		10" < 20"	C6.5	8"/8"
		20" < 28"	C3.5	8"/8"
		28" - 40"	D4.5	8"/8"
SIZE: 4'-6"				
w1.17" - 40"	A12	w1.17" < 9"	B5.5	8"/8"
		9" < 9"	C6.5	8"/8"
		9" < 15"	C3.5	8"/8"
		15" < 22"	D4.5	8"/8"
		22" - 40"	E3	8"
SIZE: 4'-0"				
a3.17" < 28"	A12	a3.17" < 9"	C3.5	8"/8"
		9" < 15"	D4.5	8"/8"
		15" < 26"	E3	8"
Inside/Outside		Inside/Outside		
28" - 40"	A12 / A12	28" - 40"	D5 / D5	8"
SIZE: 5'-0"				
Inside/Outside		Inside/Outside		
a3.17" < 29"	A12 / A12	a3.17" < 7"	B10 / B10	8"
29" - 40"	B10 / B10	7" < 10"	B5.5 / B5.5	8"
		10" < 20"	C6.5 / C6.5	8"
		20" < 30"	D5 / D5	8"
		30" - 40"	E5 / E5	8"
SIZE: 6'-0"				
Inside/Outside		Inside/Outside		
a3.17" < 20"	A12 / A12	a3.17" < 6"	B5.5 / B5.5	8"
20" - 40"	C6.5 / C6.5	6" < 12"	C6.5 / C6.5	8"
		12" < 22"	E5 / E5	8"
		22" < 31"	E5 / E5	8"
		31" - 40"	F5 / F5	8"
SIZE: 9'-0"				
Inside/Outside		Inside/Outside		
w1.17" < 12"	A12 / A12	w1.17" < 8"	C6.5 / C6.5	8"
12" < 28"	C6.5 / C6.5	8" < 15"	D5 / D5	8"
28" - 40"	D5 / D5	15" < 23"	F5 / F5	8"
		23" - 40"	F5 / F5	8"
SIZE: 10'-0"				
Inside/Outside		Inside/Outside		
w1.17" < 19"	B10 / B10	w1.17" < 10"	D5 / D5	8"
19" < 23"	C6.5 / C6.5	10" < 17"	E5 / E5	8"
23" < 28"	D5 / D5	17" < 26"	F5 / F5	8"
28" - 40"	C6.5 / C6.5	26" - 40"	F5 / F5	10"

VERTICAL REINFORCING		HORIZONTAL REINFORCING		WALL THICKNESS
WALL DEPTH	SCHEDULE	WALL DEPTH	SCHEDULE	
SIZE: 10'-0" (Precast Only)				
Inside/Outside		Inside/Outside		
20" - 40"	D7 / D7	20" - 40"	F5 / F5	9"
SIZE: 12'-0"				
Inside/Outside		Inside/Outside		
w1.17" < 14"	B10 / B10	w1.17" < 10"	C6.5 / C6.5	10"
14" < 25"	C6.5 / C6.5	10" < 17"	D7 / D7	10"
25" - 40"	D7 / D7	17" < 24"	F5 / F5	10"
		24" - 40"	F5 / F5	10"
SIZE: 12'-0" (Precast Only)				
Inside/Outside		Inside/Outside		
w1.17" < 12"	B10 / B10	w1.17" < 10"	D7 / D7	9"
12" < 24"	C6.5 / C6.5	10" < 17"	D4.5 / D4.5	9"
24" - 40"	D7 / D7	17" < 23"	F5 / F5	9"
		23" < 32"	F5 / F5	9"
		32" - 40"	G5 / G5	9"
SIZE: 16'-0"				
Inside/Outside		Inside/Outside		
a3.17" < 11"	C6.5 / C6.5	a3.17" < 13"	D7 / D7	10"
11" < 20"	D7 / D7	13" < 20"	E5 / E5	10"
20" < 28"	E5 / E5	20" < 28"	F5 / F5	10"
28" - 40"	F5 / F5	28" - 40"	G5 / G5	10"
SIZE: 18'-0" (Precast Only)				
Inside/Outside		Inside/Outside		
a3.17" < 10"	C6.5 / C6.5	w1.17" < 9"	D7 / D7	9"
10" < 18"	D7 / D7	9" < 13"	D4.5 / D4.5	9"
18" < 25"	E5 / E5	13" < 19"	E5 / E5	9"
25" - 35"	F5 / F5	19" < 27"	F5 / F5	9"
		27" - 35"	G5 / G5	9"
SIZE: 20'-0"				
Inside/Outside		Inside/Outside		
a3.17" < 10"	C6.5 / C6.5	w1.17" < 8"	D7 / D7	10"
10" < 17"	D7 / D7	8" < 12"	E5 / E5	10"
17" - 30"	E5 / E5	12" < 20"	F5 / F5	10"
		20" - 30"	G5 / G5	10"
SIZE: 20'-0" (Precast Only)				
Inside/Outside		Inside/Outside		
w1.17" < 8"	C6.5 / C6.5	w1.17" < 8"	D4.5 / D4.5	9"
8" < 13"	D7 / D7	8" < 13"	E5 / E5	9"
13" - 25"	E5 / E5	13" < 19"	F5 / F5	9"
		19" - 25"	G5 / G5	9"

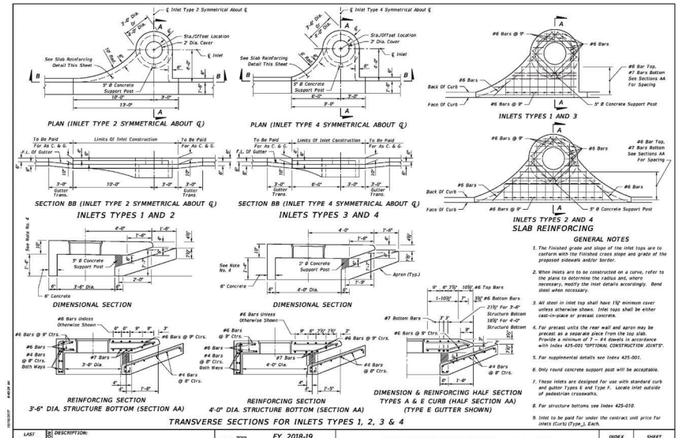
REINFORCING SCHEDULE			
SCHEDULE	GRADE 60 BARS OR 65 KSI & 70 KSI WELDED WIRE REINFORCING MAXIMUM SPACING		
	GRADE 60 AREA (in²/ft.)	GR 60 BARS (IN.)	65 KSI (IN.)
A12	0.20	12	8
A6	0.20	6	4
B10	0.24	10	8
B5.5	0.24	5½	4
C6.5	0.31	6½	6
C3.5	0.31	3½	3½
D7	0.53	6	5
D4.5	0.53	4½	4
E5	0.73	5	4
E3	0.73	3	3
F5	1.06	5	4
F3.5	1.06	3½	3
G5	1.45	5	4
G3.5	1.45	3½	3
H4	1.73	4	3

*Equivalent Area Welded Wire Reinforcing may be substituted in accordance with Index 425-061.



WALL REINFORCING SPLICE DETAILS (ALTERNATE B)

LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	STRUCTURE BOTTOMS TYPE J AND P	INDEX 425-010	SHEET 5 of 5

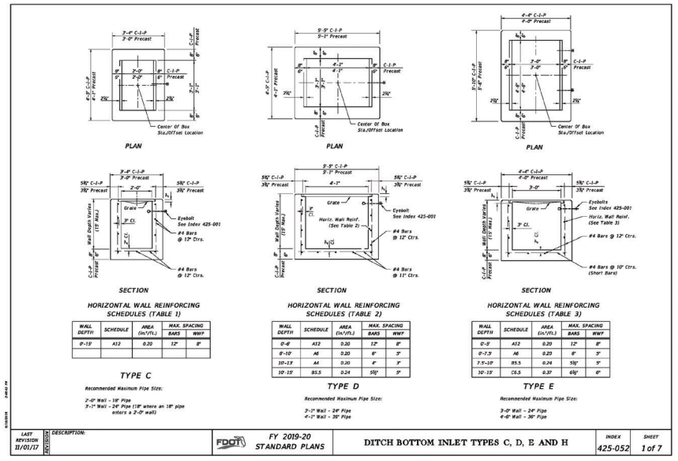


TRANSVERSE SECTIONS FOR INLETS TYPES 1, 2, 3 & 4

GENERAL NOTES

1. The finished grade and slope of the inlet tops are to conform with the finished cross slope and grade of the proposed sidewalk and/or border.
2. When inlets are to be constructed on a curve, refer to the plans to determine the radius and, where necessary, modify the inlet details accordingly. Bend steel when necessary.
3. All steel in inlet top shall have 1½" minimum cover unless otherwise shown. Inlet tops shall be either cast-in-place or precast concrete.
4. For precast units the rear wall and apron may be precast as a separate piece from the top slab. Provide a minimum of 7 – #4 dowels in accordance with Index 425-001 "OPTIONAL CONSTRUCTION JOINTS".
5. For supplemental details see Index 425-001.
6. Only round concrete support post will be acceptable.
7. These inlets are designed for use with standard curb and gutter Types E and Type F. Leaves inlet outside of pedestrian crosswalks.
8. For structure bottoms see Index 425-010.
9. Inlet to be paid for under the contract unit price for inlets (Curb) (Type_), Each.

LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	CURB INLET TOPS TYPES 1, 2, 3 AND 4	INDEX 425-020	SHEET 1 of 1



WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	WWF
9"-19"	A12	0.20	12"	9"

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	WWF
0'-8"	A12	0.20	12"	9"
8"-10"	A6	0.20	6"	3"
10"-13"	A4	0.20	4"	3"
10"-15"	B5.5	0.24	5½"	3"

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	WWF
0'-5"	A12	0.20	12"	9"
0'-7.5"	A6	0.20	6"	3"
7.5"-10"	B5.5	0.24	5½"	3"
10"-15"	C6.5	0.31	6½"	6"

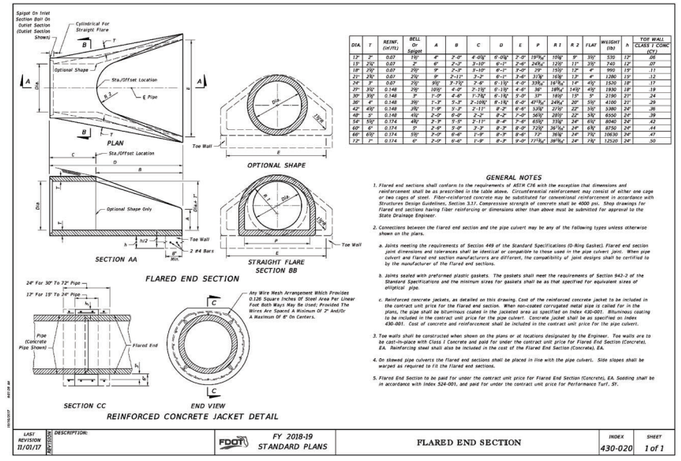
TYPE C
Recommended Maximum Pipe Size:
2'-0" Wall - 18" Pipe
3'-7" Wall - 24" Pipe (18" where an 18" pipe enters a 2'-0" wall)

TYPE D
Recommended Maximum Pipe Size:
3'-7" Wall - 24" Pipe
4'-1" Wall - 30" Pipe

TYPE E
Recommended Maximum Pipe Size:
3'-0" Wall - 24" Pipe
4'-0" Wall - 30" Pipe

DITCH BOTTOM INLET TYPES C, D, E AND H

LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2019-20 STANDARD PLANS		INDEX 425-052	SHEET 1 of 7



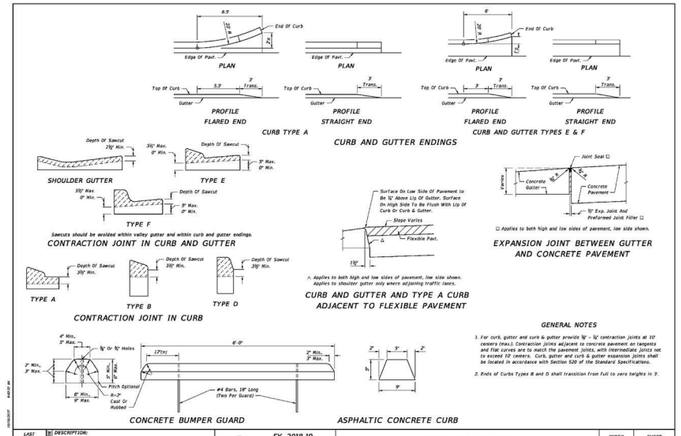
LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 1 of 2

DIA.	T	REINF. (in²/ft)	BELL Or Spigot	A	B	C	D	E	P	R1	R2	FLAT	WEIGHT (lb)	h	TOP WALL CLASS I CONC (CY)
12"	2"	0.07	1½"	4"	3'-0"	4'-0½"	6'-0½"	2'-0"	19"½	10½"	9"	3½"	530	12"	.08
15"	2½"	0.07	2"	4"	3'-0"	5'-0"	6'-3"	2'-6"	24"½	13"	11"	3½"	740	12"	.09
18"	2½"	0.07	2½"	9"	3'-0"	5'-10"	6'-7"	3'-0"	29"	15½"	13"	4"	990	13"	.11
21"	2½"	0.07	2½"	9"	3'-0"	6'-2"	6'-10"	3'-6"	34"½	18"	15"	4"	1280	13"	.12
24"	3"	0.07	2½"	9½"	3'-1½"	6'-4"	6'-11½"	4'-0"	39"½	20½"	17"	4½"	1630	13"	.13
30"	3"	0.148	3½"	1'-0"	3'-3"	6'-8"	7'-4½"	4'-6"	49"½	25½"	21"	5½"	2480	14"	.21
36"	3½"	0.148	3½"	1'-0"	3'-4½"	7'-0½"	8'-1½"	5'-0"	59"½	30½"	25"	6½"	3580	14"	.24
42"	4"	0.148	3½"	1'-0"	3'-6"	7'-4½"	8'-10½"	5'-6"	69"½	35½"	29"	7½"	4160	15"	.28
48"	4½"	0.148	4½"	1'-0"	3'-7½"	7'-11"	9'-2"	6'-0"	79"½	40½"	33"	8½"	5380	15"	.35
48"	5"	0.148	4½"	2'-0"	4'-0"	8'-2"	9'-2"	7'-0"	80½"	39½"	32"	9½"	6500	24"	.39
54"	5½"	0.174	4½"	2'-3"	4'-1½"	8'-5½"	9'-5"	7'-6"	89½"	43½"	36"	9½"	8040	24"	.42
60"	6"	0.174	5"	2'-6"	4'-3"	8'-9"	9'-8"	7'-10"	99"½	48"½	40"	9½"	8750	24"	.47
66"	6½"	0.174	5½"	2'-9"	4'-4½"	9'-0½"	9'-10½"	8'-4"	109"½	53½"	44"	9½"	10830	24"	.49
72"	7"	0.174	6"	3'-0"	4'-6"	9'-4"	9'-11½"	8'-8"½	119"½	58½"	48"	10½"	12500	24"	.50

GENERAL NOTES

1. Flared end sections shall conform to the requirements of ASTM C76 with the exception that dimensions and reinforcement shall be as prescribed in the table above. Circumferential reinforcement may consist of either one cage or two cages of steel. Fiber-reinforced concrete may be substituted for conventional reinforcement in accordance with Structures Design Guidelines, Section 3.27. Compressive strength of concrete shall be 4000 psi. Shop drawings for flared end sections having fiber reinforcing or dimensions other than above must be submitted for approval to the State Drainage Engineer.
2. Connections between the flared end section and the pipe culvert may be any of the following types unless otherwise shown on the plans.
   a. Joints meeting the requirements of Section 449 of the Standard Specifications (O-Ring Gasket). Flared end section joint dimensions and tolerances shall be identical or compatible to those used in the pipe culvert joint. When pipe culvert and flared end section manufacturers are different, the compatibility of joint designs shall be certified to by the manufacturer of the flared end sections.
   b. Joints sealed with preformed plastic gaskets. The gaskets shall meet the requirements of Section 942-2 of the Standard Specifications and the minimum sizes for gaskets shall be as that specified for equivalent sizes of elliptical pipe.
   c. Reinforced concrete jackets, as detailed on this drawing. Cost of the reinforced concrete jacket to be included in the contract unit price for the flared end section. When non-coated corrugated metal pipe is called for in the plans, the pipe shall be bituminous coated in the jacketed area as specified on Index 430-001. Bituminous coating to be included in the contract unit price for the pipe culvert. Concrete jacket shall be as specified on Index 430-001. Cost of concrete and reinforcement shall be included in the contract unit price for the pipe culvert.
3. Toe walls shall be constructed when shown on the plans or at locations designated by the Engineer. Toe walls are to be cast-in-place with Class I Concrete and paid for under the contract unit price for Flared End Section (Concrete), EA. Reinforcing steel shall also be included in the cost of the Flared End Section (Concrete), EA.
4. On skewed pipe culverts the flared end sections shall be placed in line with the pipe culvert. Side slopes shall be warped as required to fit the flared end sections.
5. Flared End Section to be paid for under the contract unit price for Flared End Section (Concrete), EA. Sodding shall be in accordance with Index 524-001, and paid for under the contract unit price for Performance Turf, SY.

LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	FLARED END SECTION	INDEX 430-020	SHEET 1 of 1



GENERAL NOTES

1. For curb, gutter and curb & gutter provide ½" – ¾" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers. Curb, gutter and curb & gutter expansion joints shall be located in accordance with Section 520 of the Standard Specifications.
2. Ends of Curbs Types B and D shall transition from full to zero heights in 3'.

LAST REVISION 11/01/17	DESCRIPTION:	FDOT	FY 2018-19 STANDARD PLANS	CURB AND GUTTER	INDEX 520-001	SHEET 2 of 2

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Residences at Emerson Park

Apopka, Florida

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11	Field Revisions	11/14/2025	

Designed by JR | Checked by LNF
Issued for | Date
Revisions to Construction Site Plan | Oct. 26, 2020
Vertical Datum NAVD88
Drawing Title

Standard F.D.O.T. Details

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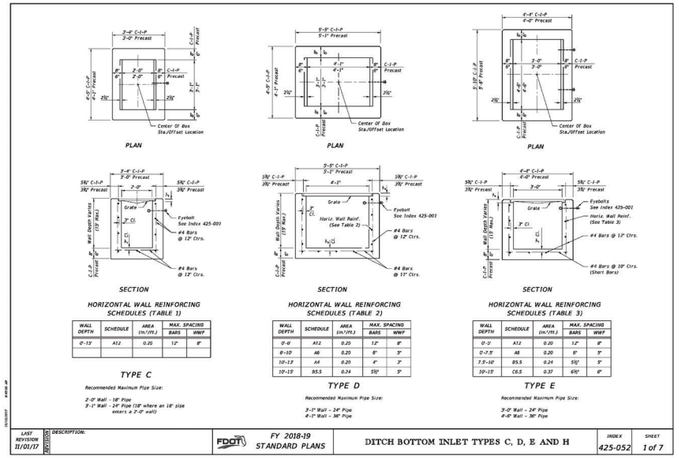
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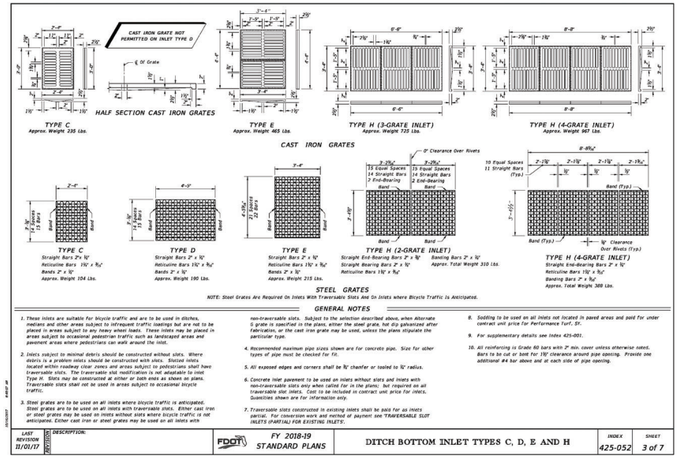
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P.E. # 84318
DATE: Nov. 18, 2025

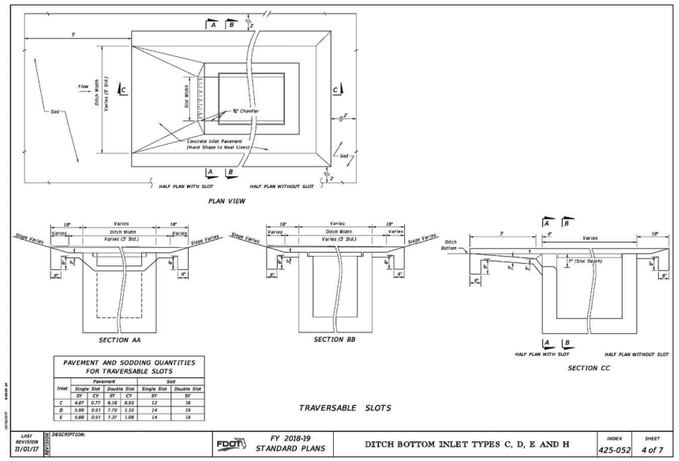
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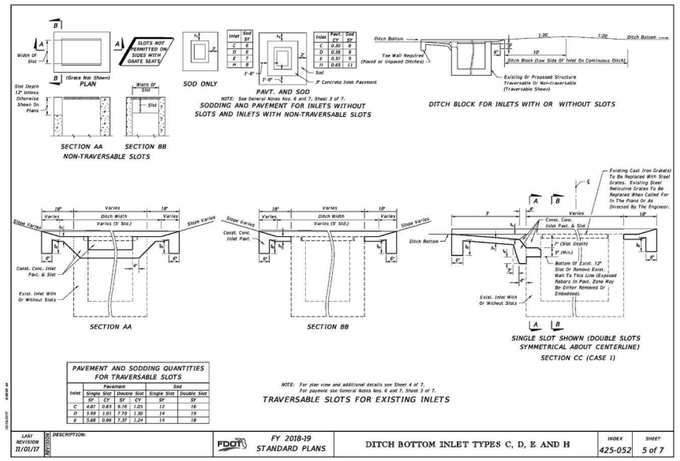
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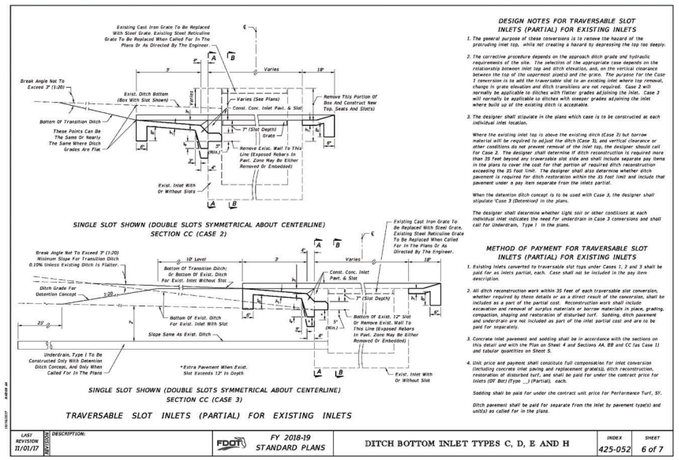


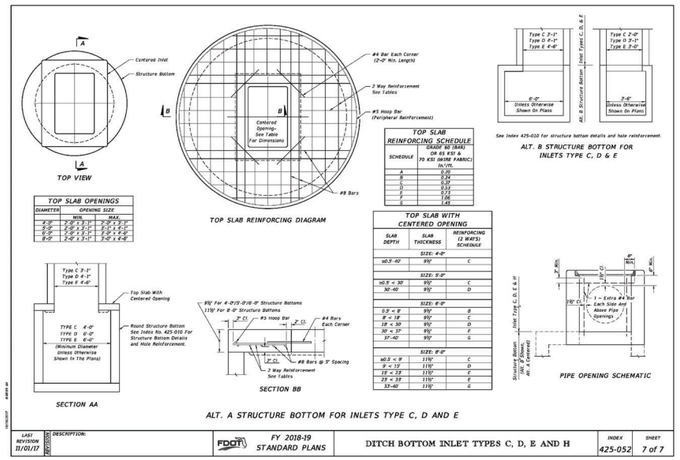


Inlet	Pavement Single Slot SY	Pavement Single Slot CY	Pavement Double Slot SY	Pavement Double Slot CY	Sod Single Slot SY	Sod Double Slot SY
C	4.87	0.77	6.18	0.93	12	16
D	5.59	0.91	7.70	1.10	14	19
E	5.88	0.91	7.37	1.08	14	18



Inlet	Pavement Single Slot SY	Pavement Single Slot CY	Pavement Double Slot SY	Pavement Double Slot CY	Sod Single Slot SY	Sod Double Slot SY
C	4.87	0.83	6.18	1.05	12	16
D	5.59	1.01	7.70	1.30	14	19
E	5.88	0.98	7.37	1.24	14	18





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NOTE:
DETAILS SHOWN HEREON ARE FOR REFERENCE ONLY. FOR COMPLETE DETAIL INFORMATION, REFER TO F.D.O.T. "STANDARD PLANS FOR ROAD CONSTRUCTION", LATEST EDITION.

Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR | Checked by: LNF

Issued for | Date

Revisions to Construction Site Plan — Oct. 26, 2020

Vertical Datum NAVD88

Drawing Title

Standard F.D.O.T. Details

Drawing Number: C9.02

Sheet of

Project Number: 63508.00

GEORGE EMIL GEORGY LICENSE NO. 84318 STATE OF FLORIDA PROFESSIONAL ENGINEER
George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

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MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *											
	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

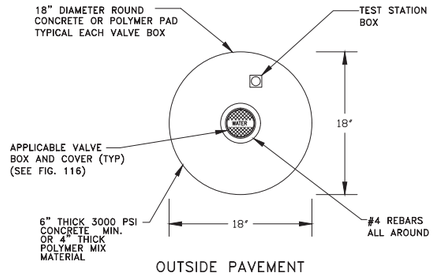
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

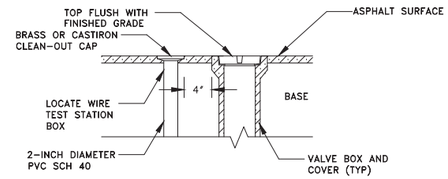
1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: 3
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



OUTSIDE PAVEMENT

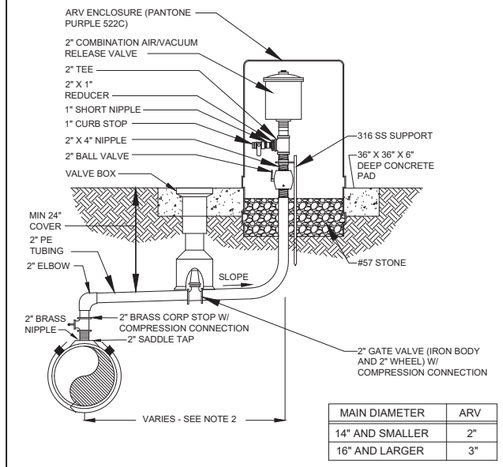


INSIDE PAVEMENT

VALVE IDENTIFICATION TAG TO BE INSTALLED BY CITY & PAID FOR BY DEVELOPER

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109



MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR RECLAIMED WATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET COMBINATION AIR/VACUUM RELEASE VALVE DETAIL – RECLAIMED WATER ONLY

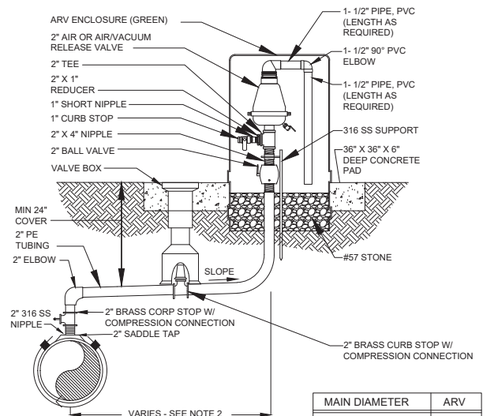
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 113

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	JAUARY 2014	FIG. 110



MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL – WASTEWATER ONLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114

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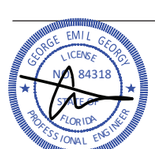
Apopka, Florida

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Drawing Title: **Standard Utility Details**

Drawing Number: C9.03
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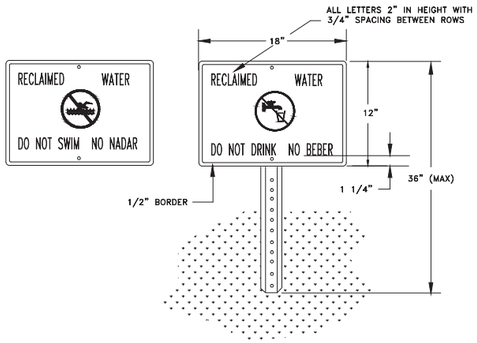
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P.E. # 84318
DATE: Nov. 18, 2025

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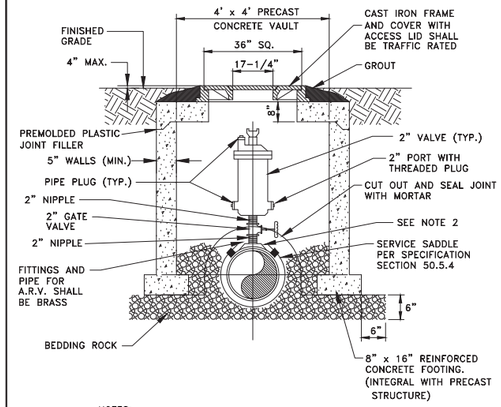


NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE. LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT. 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, HOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115

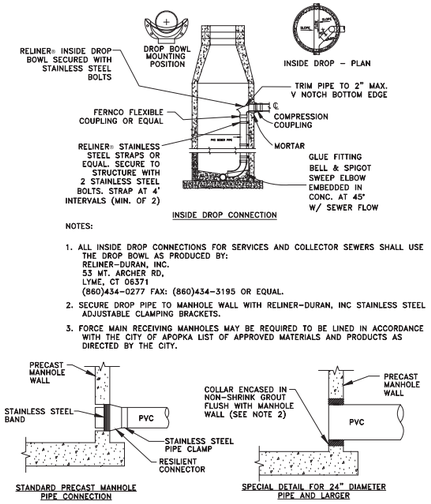


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
3. ALL STRUCTURES TO BE TRAFFIC BEARING RATED.

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL – UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 119



NOTES:

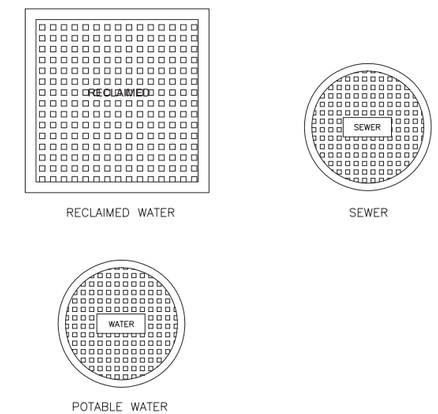
1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY:
   RELINER-DURAN, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.
3. FORCE MAIN RECEIVING MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
4. CONCRETE TO BE MINIMUM OF 3000 PSI.

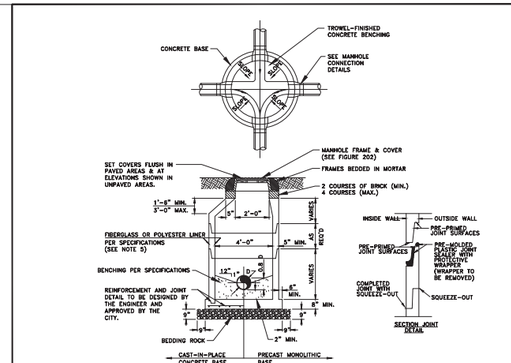
MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



FORCE MAIN MANHOLE LINER*

THICKNESS (INCHES)				
DIAMETER (INCHES)	HEIGHT (FEET) 3-6	7-12	13-17	MATERIAL	MANUFACTURER
48					
60					
72					

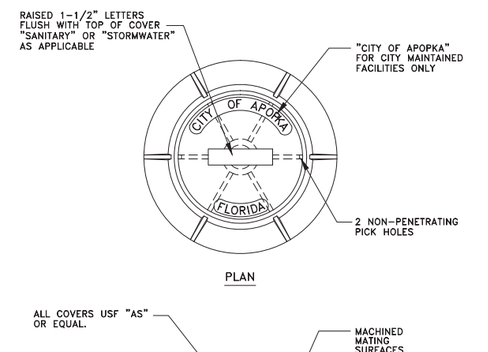
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

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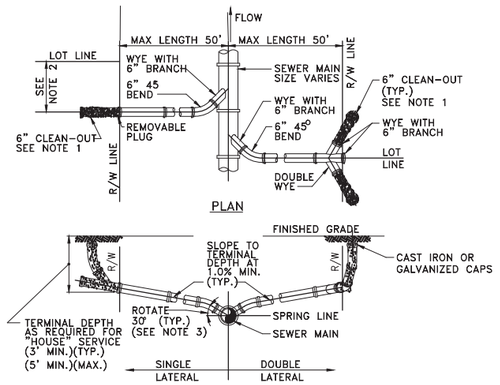
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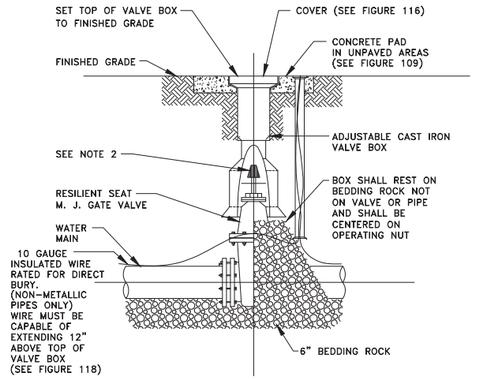
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NOTES:
1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED, OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

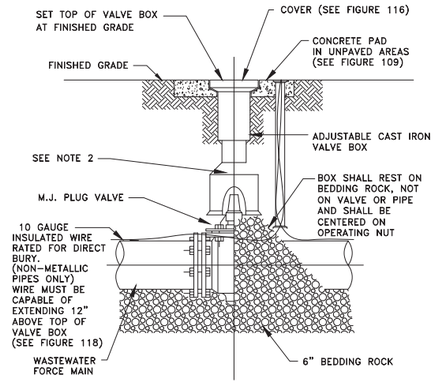
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



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

GATE VALVE AND BOX DETAIL

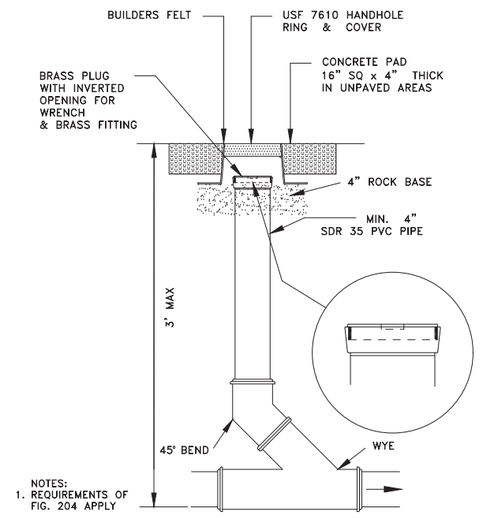
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400



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

PLUG VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400 A

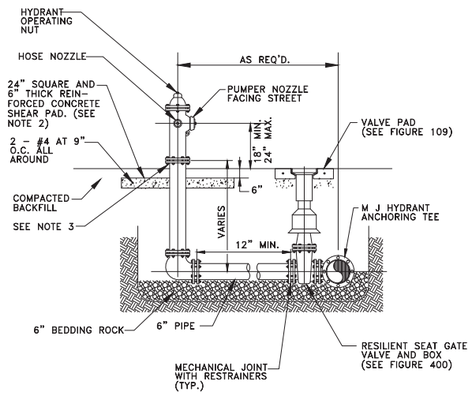


NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

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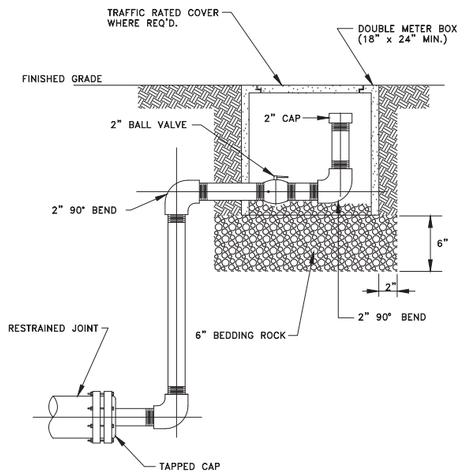
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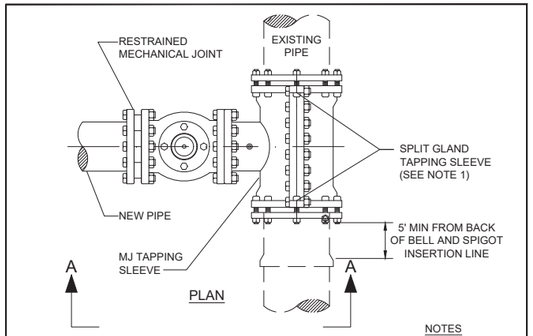


NOTES:

1. ALL 2 INCH PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS. USE TEFLON TAPE ON JOINTS.
2. COLOR SHALL BE APPROPRIATE FOR USE.

BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403



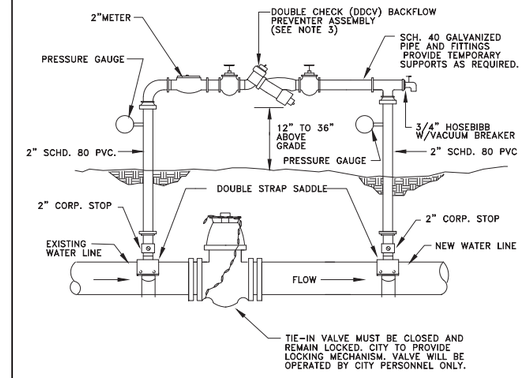
NOTES

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

SECTION A - A

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

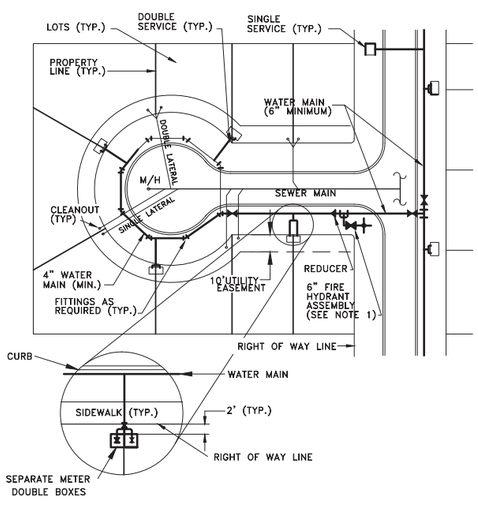


NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, ASSEMBLY, AND THE INSTALLATION OF THE DEVICE.
2. SEE FIGURE 504C FOR PROCEDURES.
3. DDCV IS MINIMUM PROTECTION REQUIRED. A RPZ DEVICE MAY BE REQUIRED DEPENDING ON PROJECT. PROVIDE COPY OF LATEST CERTIFICATION TEST RESULTS.

TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 A

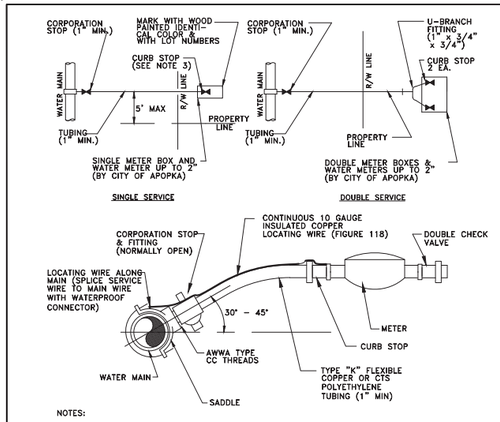


NOTES:

1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTION WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
2. POTABLE WATER AND RECLAIMED WATER MAINS SHALL BE LOOPED THROUGHOUT CUL-DE SAC.

TYPICAL SERVICE LOCATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 404



NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405

TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter (2.5 FPS minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is obtained. Thrust blocking and/or restraints shall be provided temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section II of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in valve under very controlled conditions. The following procedures shall be followed:
   A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
   B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit.
   - Flushing shall not be attempted during peak demand hours of the existing water mains.
   - All downstream valves in the system must be open prior to opening the tie-in valve.
   - Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
   - The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.

   C. The tie-in valve shall be locked closed by the City personel until flushing begins.
   D. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 C

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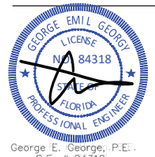
Residences at Emerson Park

Apopka, Florida

No.	Revision	Date	Apprvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

Designed by: JR
Checked by: LNF
Issued for: Revisions to Construction Site Plan
Vertical Datum NAVD88
Date: Oct. 26, 2020

Drawing Title: **Standard Utility Details**



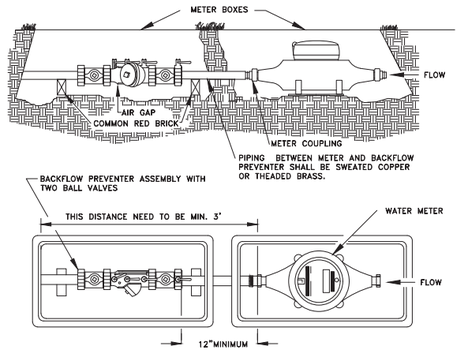
George E. George, P.E.
P.E. # 84318
DATE: Nov. 18, 2025

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Sheet of
Project Number: 63508.00

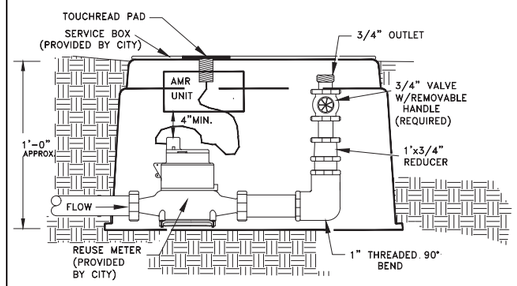
Saved Thursday, October 22, 2020 10:46:48 AM CGIERLACH Plotted Tuesday, November 18, 2025 5:19:51 PM Jordan Fisher



1. A 3' PIECE OF STRAIGHT PIPE MUST BE CONNECTED TO METER USING THE DESIGNATED HOLES IN THE METER BOX BEFORE ANY ANGLES ARE CONNECTED. THE SAME RULES APPLY FOR DOUBLE METER HOOK-UPS.
2. BACKFLOW DEVICE AND METER ARE TO BE SET BY THE CITY FOR METERS 2-INCH OR LESS IN SIZE.

POTABLE WATER SERVICE DETAIL FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 505



RECLAIMED WATER SERVICE CONNECTION
(FOR SERVICES W/O AN IRRIGATION SYSTEM)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506

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6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
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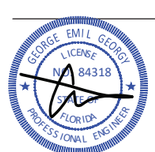
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Drawing Title: **Standard Utility Details**

Drawing Number: **C9.07**

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Residences at Emerson Park

Apopka, Florida

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5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

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Drawing Title

Color Building Elevations - 6-Unit

Drawing Number: A-1

Sheet of

DATE: Nov. 18, 2025

Project Number: 63508.00

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6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
8	Field Revisions	02/12/2024	
9	Field Revisions	07/16/2024	
10	Final Record Drawings	12/19/2024	
11	Field Revisions	11/14/2025	

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Vertical Datum NAVD88
Date: Oct. 26, 2020

Drawing Title: Color Building Elevations - 4-Unit

Drawing Number: A-2

Sheet of

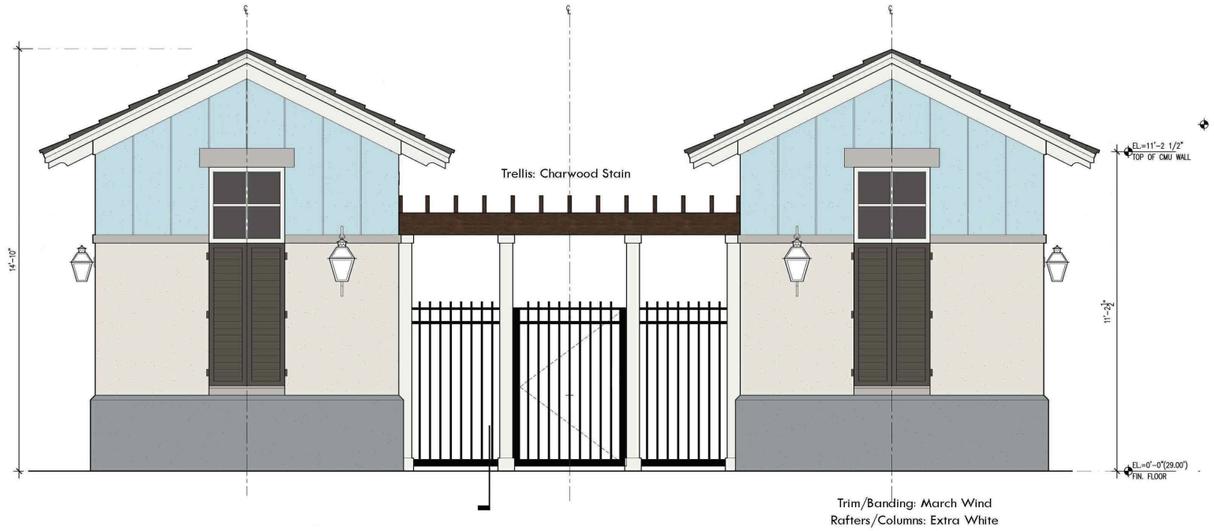
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Project Number: 63508.00

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Trim/Banding: March Wind
Rafters/Columns: Extra White
Top: Atmospheric
Middle: Origami White
Base: African Gray
Shutter: Thunder Gray
Trellis: Charwood Stain

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No.	Revision	Date	Appvd.
5	Site Plan Revisions	07/26/2022	
6	Grading & Drainage Revisions	04/25/2023	
7	Field Revisions	09/12/2023	
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Drawing Title:
Color Building Elevations - One Car Garage Rear and Pool Restroom Cabana

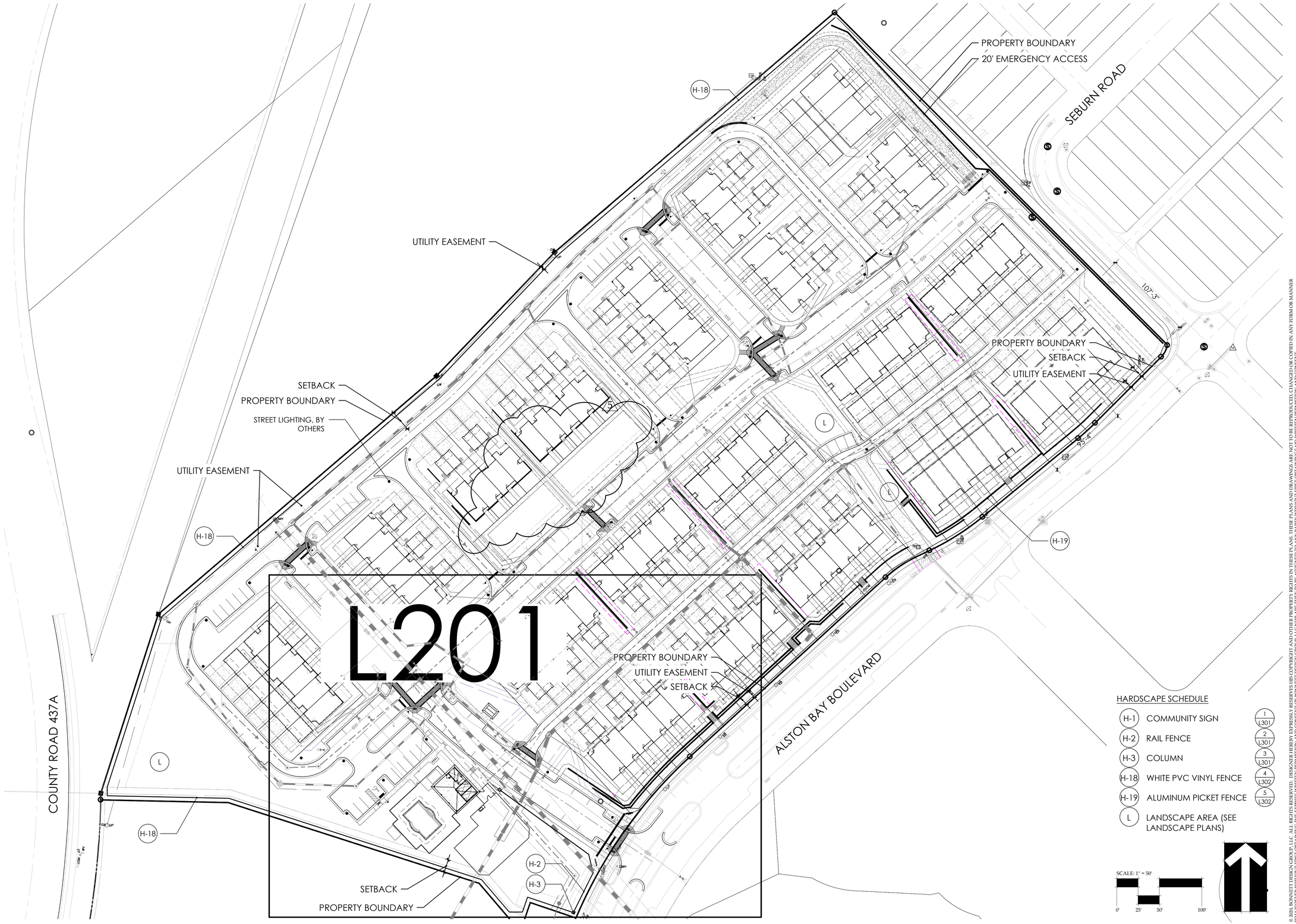
Drawing Number: A-3

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Emerson Park Townhomes
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OVERALL LAYOUT PLAN

ENHANCED

DATE: NOVEMBER 06, 2020
DRAWN BY: NPB
CHECKED BY: TWB
JOB NUMBER: 2020.117
FILE NAME: 2020.117_PSH EMERSON PARK TH_LABASE-ENHANCED

REVISIONS:

1 Site Plan Revisions 04-07-2023
Issued for Building Permit - 08-10-2023
2 Site Plan Revisions 11-14-2025

Todd W. Bennett, RLA # FL0003718

L200

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PDP SUBMITTAL - 2020-06-23
PRICING SET - 2020-11-06

MATCHLINE L200
MATCHLINE L201

PROPERTY BOUNDARY
UTILITY EASEMENT
SETBACK

HARDSCAPE SCHEDULE

H-1	COMMUNITY SIGN	1 L301
H-2	RAIL FENCE	2 L301
H-3	COLUMN	3 L301
H-4	MAIL KIOSK	
H-5	RESTROOM BUILDING	
H-6	BENCH	3 L310
H-7	TRASH CAN	2 L310
H-8	BIKE RACK	5 L301 4 L310
H-9	DOG WASTE STATION	1 L310
H-10	NOT USED	
H-11	DOG PARK GATE	2 L302
H-12	DOG PARK FENCE	2 L302
H-13	POOL FENCE	1 L302
H-14	POOL GATE	1 L302
H-15	LIGHTING	5 L310
H-16	DECK PAVERS	7B L310
H-17	POOL EDGE PAVERS	7A L310
H-18	WHITE PVC VINYL FENCE	4 L302
H-19	ALUMINUM PICKET FENCE	5 L302
L	LANDSCAPE AREA (SEE LANDSCAPE PLANS)	

SCALE: 1" = 20'
0' 10' 20' 40'

QTY:4 H-8
STREET LIGHTING, BY OTHERS
POOL EQUIPMENT, BY OTHERS
DOG PARK
3" CONDUIT
STREET LIGHTING, BY OTHERS
ALSTON BAY BOULEVARD
16'-0"
12'-0"
128'-0"
32'-5"
50'-6"
DMH
CMRV

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5.2.5. - Landscaping and Buffer Standards

B. Off-Street Vehicular Parking Area Planting

3. Bufferyards

D-2. Bufferyards and Types

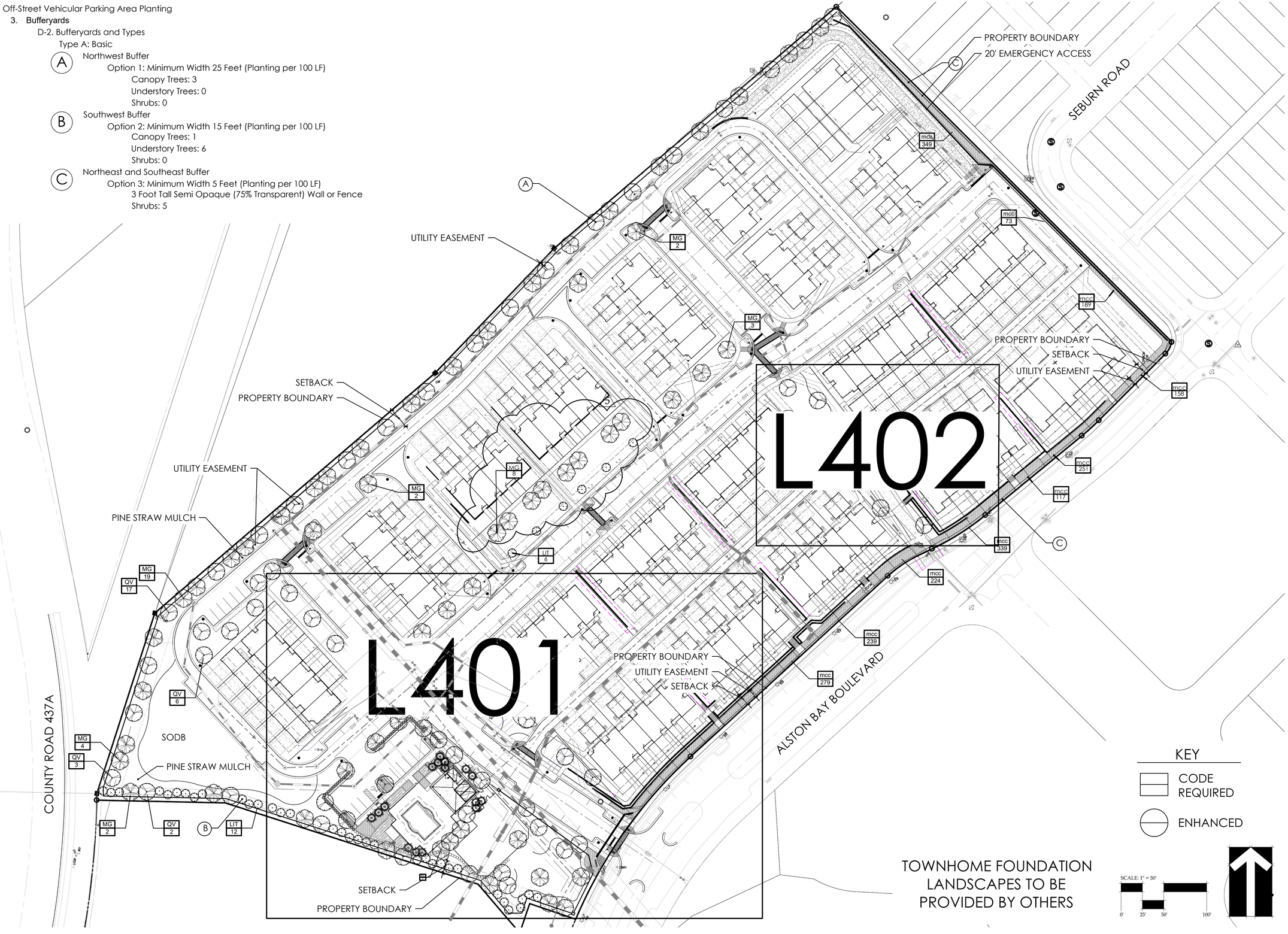
Type A: Basic

(A) Northwest Buffer
Option 1: Minimum Width 25 Feet (Planting per 100 LF)
Canopy Trees: 3
Understory Trees: 0
Shrubs: 0

(B) Southwest Buffer
Option 2: Minimum Width 15 Feet (Planting per 100 LF)
Canopy Trees: 1
Understory Trees: 6
Shrubs: 0

(C) Northeast and Southeast Buffer
Option 3: Minimum Width 5 Feet (Planting per 100 LF)
3 Foot Tall Semi Opaque (75% Transparent) Wall or Fence
Shrubs: 5

LANDSCAPE PLANS TO BE DESIGNED IN ACCORDANCE TO CITY ORDINANCE NO. 2069



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Emerson Park Townhomes
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OVERALL LANDSCAPE PLAN

ENHANCED

DATE: NOVEMBER 06, 2020
DRAWN BY: NPB
CHECKED BY: TWB
JOB NUMBER: 2020.117
FILE NAME: 2020.117_PSH EMERSON PARK TH_LABASE-ENHANCED

REVISIONS:
1 City Comments 04-06-2021
2 Site Plan Revisions 04-07-2023
3 Site Plan Revisions 11-14-2025

Todd W. Bonnett, FLA # FL0001078

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5.2.5. - Landscaping and Buffer Standards

A. Foundation Planting

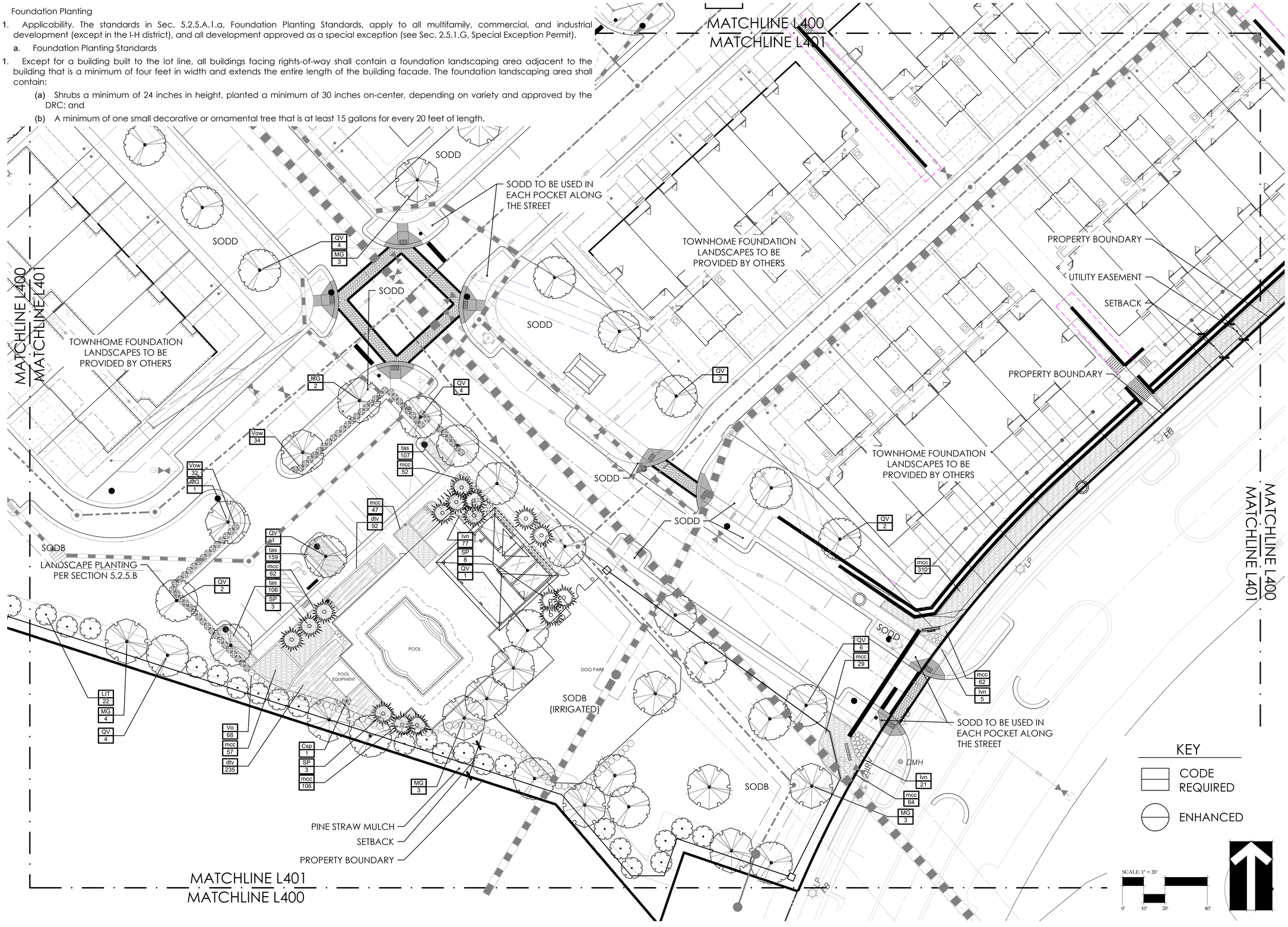
1. Applicability. The standards in Sec. 5.2.5.A.1.a, Foundation Planting Standards, apply to all multifamily, commercial, and industrial development (except in the I-H district), and all development approved as a special exception (see Sec. 2.5.1.G, Special Exception Permit).

a. Foundation Planting Standards

1. Except for a building built to the lot line, all buildings facing rights-of-way shall contain a foundation landscaping area adjacent to the building that is a minimum of four feet in width and extends the entire length of the building facade. The foundation landscaping area shall contain:

(a) Shrubs a minimum of 24 inches in height, planted a minimum of 30 inches on-center, depending on variety and approved by the DRC; and

(b) A minimum of one small decorative or ornamental tree that is at least 15 gallons for every 20 feet of length.



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LANDSCAPE PLAN

ENHANCED

DATE: NOVEMBER 06, 2020
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CHECKED BY: TWB
JOB NUMBER: 2020.117
FILE NAME: 2020.117_PSH EMERSON PARK TH_LABASE-ENHANCED

REVISIONS:

1 Site Plan Revisions 03-04-2022
2 Site Plan Revisions 04-07-2023

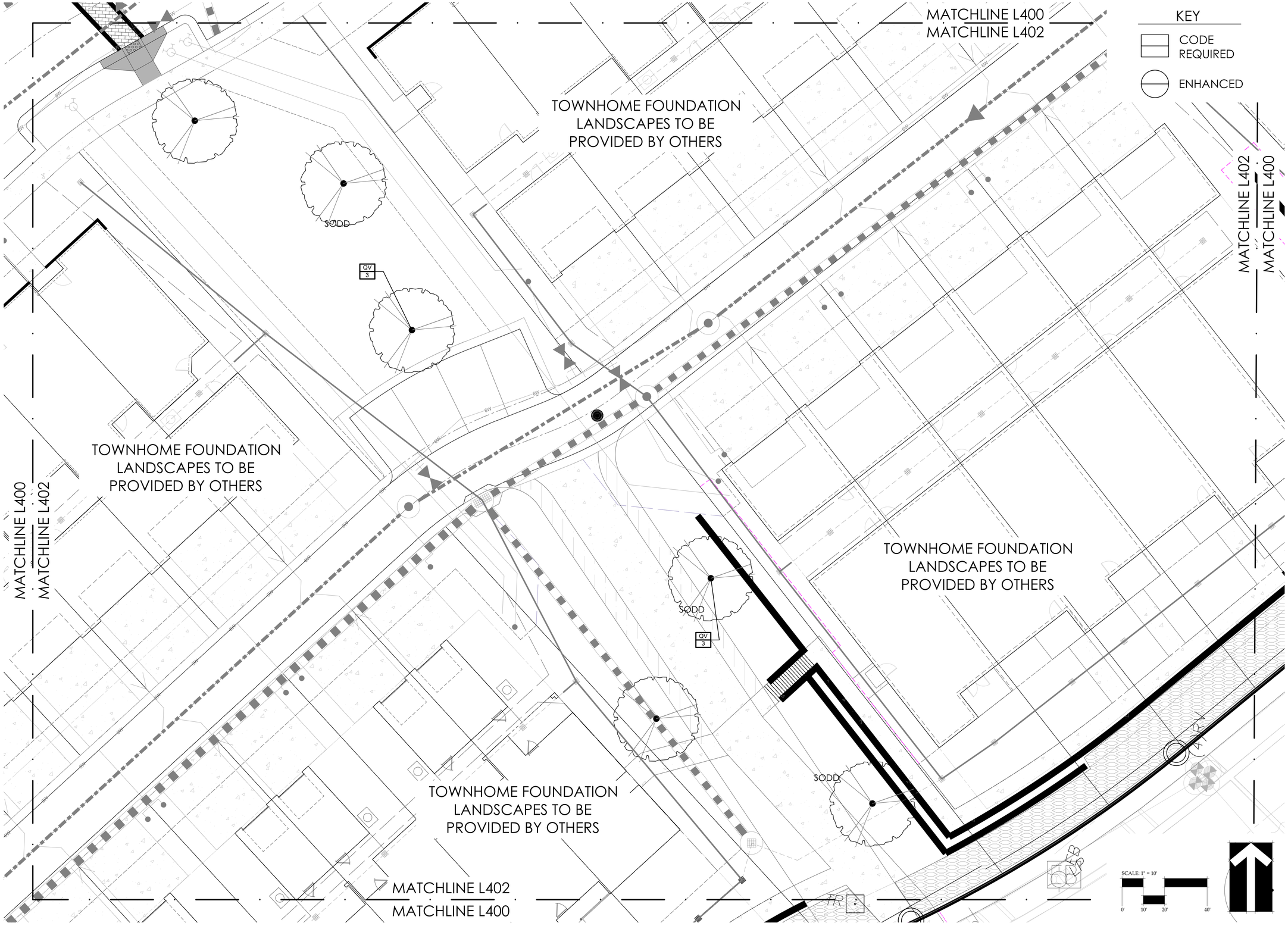
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DATE: NOVEMBER 06, 2020
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FILE NAME: 2020.117_PSH EMERSON PARK TH_LABASE-ENHANCED

REVISIONS:

1 Site Plan Revisions 04-07-2023

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PRICING SET - 2020-11-06

GENERAL REQUIREMENTS

The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as guide only. If a discrepancy occurs between the plans and the plant list, the plans shall control.

The Landscape Contractor shall warranty all trees for a period of one (1) year and shrubs and ground covers for a period of six (6) months from the time of final acceptance by Owner and Landscape Architect.

The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shall be legally liable for any damage caused by the instability of any plant material. Staking of trees and palms, if required, shall be done utilizing a method agreed upon by the Landscape Architect.

The Landscape Contractor shall research plans and contact appropriate agencies to determine the location of any utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported to Landscape Architect or Owner immediately.

All plant material and sodded areas shall have an automatic underground irrigation system providing 100% coverage.

Positive drainage shall be maintained away from all structures on the site.

PLANT SPECIFICATIONS

All nursery stock plant material shall be Florida #1 or better in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition as published by the Florida Department of Agriculture and Consumer Services- Division of Plant Industry.

All plant material shall be planted, fertilized and mulched as per the plant details and planting specifications noted on the plans.

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are delivered to the site. The plants shall have tops which are good quality and in a healthy growing condition. Established container grown plant material shall be grown in that container sufficiently long enough for the new fibrous roots to have developed enabling the root mass to retain it's shape when removed the container. Plants which have become root bound in the container are unacceptable.

All plant material that is not container grown shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants may be pruned prior to delivery only upon the approval of the Landscape Architect.

FERTILIZER

Two fertilizers shall be used on all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags bearing the manufacturer's statement of analysis. Granular fertilizer shall be a controlled release variety meeting the following requirements: sixteen percent (16%) nitrogen, four percent (4%) phosphorus, eight percent (8%) potassium, plus iron. tablet fertilizer ("Agriform" or approved equal) in 21 gram size shall meet the following requirements: twenty percent (20%) nitrogen, ten percent (10%) phosphorus, five percent (5%) potassium.

Application Rates:

Plant size	16-4-8	"Agriform" tablet (21 grams)
1 gallon	1/4 lb.	1 tablet
3 gallon	1/3 lb.	2 tablets
7-15 gallon	1/2 lb.	4 tablets
1" - 6" caliper	2 lbs. per 1" caliper	2 tablets per 1" caliper
6" + caliper	3 lbs. per 1" caliper	2 tablets per 1" caliper

Sodded areas shall receive an application of the granular fertilizer (16-4-8) at a rate of 1/2 lb. of Nitrogen per 1,000 square feet of sod area.

"Palm Special" fertilizer shall be applied to all palms at installation at a rate of 1 1/2 lbs. per 100 square feet of canopy area. Palm fertilizer shall be a controlled release variety containing chelated micro nutrients and a ratio of N-P-K-Mg of 2:1:3:1.

SOIL

Planting soil for use in preparing the backfill material for planting pits shall be added a rate of fifty percent (50%) planting soil to fifty percent (50%) existing soil. This soil mix shall be used in all plant pits except Sabal Palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil of loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and be free of heavy clay, stones larger than 1" in diameter, noxious weeds and plants, sod, partially disintegrated debris, insects or any other undesirable material, plants or seeds that would be toxic or harmful to plant growth.

MULCH

All plant beds and tree watering basins shall be top dressed with three inches (3") of pine bark mini-nuggets mulch.

SOD

Refer to Landscape Plan for limits of sod.

All areas disturbed by construction (including material staging, equipment storage, temporary facilities, site access, construction staff parking, etc.) beyond the minimum limits of sod as shown on the Landscape Plan shall be sodded as needed.

All lawn areas to receive sod shall be disked four (4) to six (6) inches and graded to establish a level finished grade ensuring positive drainage from all structures. All debris shall be removed from the site.

Sod shall be free of weeds and pests. It shall be laid evenly with tight fitting joints and rolled. The sod shall contain moist soil which does not fall apart or tear when lifted.

See plant list for specific sod species and locations.

See 'Fertilizer' for requirements of all sodded areas.

PLANT SCHEDULE (CODE)

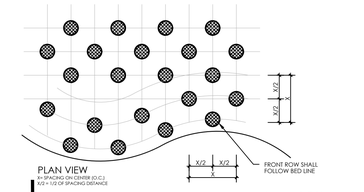
CODE	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING	REMARKS
TREES								
LIT	40	Lagerstroemia indica `Tuscarora`	Tuscarora Crape Myrtle	2" cal., 8`-10` ht. x 30" spd.	NO	LOW	AS	
MG	56	Magnolia grandiflora `Brackens Brown Beauty`	Bracken`s Southern Magnolia	2.5" Cal. 10-12` OA. Ht.	YES	MEDIUM	AS	
QV	61	Quercus virginiana	Live Oak	3" cal., 10`-12` ht. x 72" spd.	YES	LOW	AS	
					TOTAL CANOPY AREA PROVIDED:		3,845 SQ. FT	
PALM TREES								
SP	16	Sabal palmetto BDG - Need to specify range in HT CT, or STAGGERED or BOOTED	Sabal Palm	10` CT Matched height	YES	LOW	AS	BDG - Need to specify range in HT STAGGERED or BOOTED
SHRUBS								
Csp	1	Crinum sp.	Crinum Lily	25 gal.	NO	MEDIUM	AS	
Ivn	105	Ilex vomitoria `Nana`	Dwarf Yaupon	7 gal., 30" ht. x 18-24" spd.	YES	LOW	24" o.c.	
Vow	68	Viburnum obovatum	Walter`s Viburnum	3 gal., 18" o.a.	YES	LOW	36" o.c.	
Vo	68	Viburnum odoratissimum	Sweet Viburnum	3 gal., 18" o.a.	NO	MEDIUM	36" o.c.	
GROUND COVERS								
dtv	327	Dianella tasmanica `Variegata`	Varigated Flax Lily	1 gal., 12"-15" spd., full pot	NO	LOW	18" o.c.	
mcc	3,035	Muhlenbergia capillaris	Muhly Grass	1 gal., 24" ht., full pot	YES	LOW	24" o.c.	
tas	372	Trachelospermum asiaticum `Sunset` Use mulch fines	Sunset Asiatic Jasmine	1 gal., 12"-15" spd., full pot	NO	MEDIUM	12" o.c.	Use mulch fines

PLANT SCHEDULE (ENHANCED)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE	SPACING
LIT	20	Lagerstroemia indica `Tuscarora`	Crape Myrtle	2" cal., 8`-10` ht. x 30" spd.	NO	LOW	AS
PS	5	Phoenix sylvestris	Wild Date Palm	10`-12` c.t. Heavy, matched specimen	NO	LOW	AS
PE	41	Pinus elliotti	Slash Pine	2" cal., 8`-10` ht. x 24" spd.	YES	LOW	AS
PE2	5	Pinus elliotti	Slash Pine	3" cal., 10-12` ht. x 30" spd.	YES	LOW	AS
PT2	19	Pinus taeda	Loblolly Pine	2.5" Cal., 10`-12` ht., Multi, 6` ct.	YES	MEDIUM	AS
SP	18	Sabal palmetto	Sabal Palm	12-18` OA Staggered ht. Booted.	YES	LOW	AS
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**	**NATIVE**	**WATER USE ZONE**	**SPACING**
Gg	111	Galphimia gracilis	Thyrallis	3 gal.	NO	MEDIUM	36" o.c.
Ivn	374	Ilex vomitoria `Nana`	Dwarf Yaupon	7 gal., 30" ht. x 18-24" spd.	YES	LOW	24" o.c.
Tdf	107	Tripsacum dactyloides	Fakahatchee Grass	3 gal., 24"-30" o.a.	YES	LOW	36" o.c.
Vo	65	Viburnum odoratissimum	Sweet Viburnum	3 gal., 18" o.a.	NO	MEDIUM	36" o.c.
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**	**NATIVE**	**WATER USE ZONE**	**SPACING**
dtv	1,368	Dianella tasmanica `Variegata`	Varigated Flax Lily	1 gal., 12"-15" spd., full pot	NO	LOW	
mcc	1,414	Muhlenbergia capillaris	Muhly Grass	1 gal., 24" ht., full pot	YES	LOW	24" o.c.

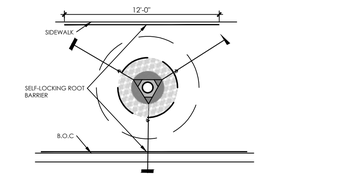
SOD

SOD/SEED	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	WATER USE ZONE
sodb	Paspalum notatum `Argentine`	Argentine Bahia Grass	sod	NO	LOW
sodd	Zoysia tenuifolia 'Empire'	Empire Zoysia Grass	sod	NO	MEDIUM

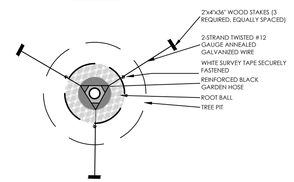


SHRUB AND GROUNDCOVER PLANTING DETAIL

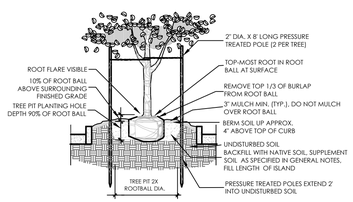
N.T.S.



ROOT BARRIER

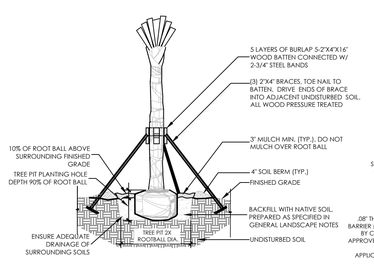


LARGE CANOPY TREE STAKING PLAN



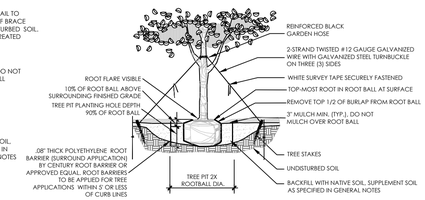
MEDIAN/ISLAND TREE PLANTING DETAIL

N.T.S.



HURRICANE CUT PALM PLANTING DETAIL

N.T.S.



LARGE CANOPY TREE PLANTING DETAIL

N.T.S.

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BONNETT design group, llc
landscape architecture
community planning
FL LC 26000341
400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Emerson Park Townhomes
Landscape Architecture
Park Square Homes
Apopka, Florida

LANDSCAPE DETAILS AND NOTES

ENHANCED

DATE: NOVEMBER 06, 2020
DRAWN BY: NPB
CHECKED BY: TWB
JOB NUMBER: 2020.117
FILE NAME: 2020.117_PSH EMERSON PARK TH_LABASE-ENHANCED

REVISIONS:

1 Site Plan Revisions 03-04-2022
2 Site Plan Revisions 04-07-2023
3 Site Plan Revisions 05-08-2023
4 Site Plan Revisions 11-14-2025

Todd W. Bennett, RLA # FL0001758

L410

DRAWING PLOTTED: 11/19/2025 11:10:37 AM
Z:\SHARED\BONNETT DESIGN GROUP_2020\2020.117_PSH EMERSON PARK TH\DESIGN\2020.117_PSH EMERSON PARK TH_LABASE-ENHANCED.DWG

PDP SUBMITTAL - 2020-06-23
PRICING SET - 2020-11-06

K118 WASHINGTON - LED

The King Luminaire K118 Washington is a beautiful depiction of this street light classic. This historical acorn shape teamed with King Luminaire's high performance LED engines make for a perfect solution for city streets, parks, schools and commercial areas.

King Luminaire

PRODUCT SPECIFICATIONS

R1/B3/B2 LED ENGINE
Light engine shall be an array of 36, 42, 54 or 63 solid state Cree X-Series high power LEDs (light emitting diodes) mounted to a multi-sided, vertical heat sink of highly conductive aluminum. The LED emitters are mounted to removable circuit boards such that they are in full thermal contact with the vertical heat sink. The vertical heat sink is open at the bottom and vented at the top to provide appropriate dynamic airflow cooling for the LED array. The emitters are arranged in various patterns on each face of the vertical heat sink to provide the required light distribution.

The LED arrays include optical baffles constructed of optical grade ABS plastic with a vacuum metallized reflective surface or clear acrylic precision refractors over each diode. Optical options are designed to efficiently control light distribution in IESNA Type IV & V for the B3/B2 and Type III & V for the R1.

P4 LED ENGINE
Light engine shall include an array of Cree X-Series high power LEDs (light emitting diodes). The emitters shall be mounted to a multi-sided, vertical mount using SMT technology. The LEDs and circuit boards shall then be mounted to a high performance heat sink.

External light control shall consist of high precision refractive lenses mounted above the LED emitter arrays in such a way to achieve optimum uplight control. The lenses shall also control horizontal light distribution so that either Type III, III, IV or V IESNA distribution patterns are achieved.

LUMINAIRE CONSTRUCTION
All K118 Washington cast components shall consist of a heavy grade A319 cast aluminum. The main body or capital acts as an enclosure for the driver assembly and is of adequate thickness to give sufficient structural rigidity. The capital shall have an opening at the base tenon body to allow the luminaire to be mounted to a tenon of 3-1/2" maximum diameter. The luminaire shall be locked in place by means of heavy duty, stainless steel set-screws.

GLOBE ASSEMBLY
The protective globe shall be molded of either, rippled polycarbonate Miles Makrolon GP/OP Thermoplastic Polymer, or equivalent, or rippled acrylic Acrylite Plus Acrylic Polymer, or equivalent, having a minimum thickness of 0.125".

The globe assembly is a self-contained unit consisting of the globe, rugged cast locking ring, and the LED light engine and optical control. The LED light engine is of a modular design, and is able to be quickly removed from the globe assembly. The globe assembly is secured to the main housing by means of a spring-tensioned, twist-locking Rotalock™ unit to allow tool-less removal of the globe, while maintaining a secure seal between the globe assembly and the main body of the luminaire, making the K118 Washington suitable for an outdoor environment.

DRIVER
The LED universal dimmable driver will be class 2 and capable of 120 – 277V or 347 – 480V input voltage, greater than 0.9 power factor, less than 20% total harmonic distortion. The case temperature of the driver can range from -40°C up to 70°C. Each LED system comes with a warranty standard surge protection designed to withstand up to 20kV/10kA of transient line surge as per IEEE C62.41.2 C High. An in-line ferrite choke is utilized to provide protection against EFTs. The driver assembly will be mounted on a heavy duty fabricated galvanized steel bracket to allow complete tool-less maintenance. Dimming capable using 1-10vdc (10% to 100%), 10v PWM, or resistance.

PHOTOMETRICS
Fixtures are tested to IESNA LM79 specifications. These reports are available upon request.

CHROMATICITY
High output LEDs come standard at 3000K & 4000K (+/- 300K) with a minimum nominal 70 CRI. Additional CCT emitters are available upon request.

LUMEN MAINTENANCE
Reported (TM21) and Calculated (L70) reports are available upon request with a minimum calculated value of 100,000 hrs.

WIRING
All internal wiring and connections shall be completed so that it will be necessary only to attach the incoming supply connectors to Mate-N-Lok connectors or to a terminal block. Mate-N-Lok shall be certified for 600V operation. Internal wire connectors shall be crimp connector only and rated at 1000V and 150°C. All wiring to be CSA certified and/or UL listed, type SFF-2, SEWF-2, or SEW-2 No. 14 gauge, 150°C, 600V, and color coded for the required voltage.

THERMALS
Fixtures tested by a DOE sanctioned test facility to determine the maximum in-situ solder-point or junction-point temperatures of the LED emitters. This report is available upon request.

FINISH
Housing is finished with a 13 step KingCoat™ SuperDurable polyester TGIC powder coat. Standard colors include strobe white, brown metal, marina blue, gate grey, Chicago brunus, standard gold, standard black, federal green and rain forest. Please see our website for a complete list of colors. RAL and custom color matches are available.

MISCELLANEOUS
All exterior hardware and fasteners, wholly or partly exposed, shall be stainless steel alloy. All internal fasteners are stainless steel or zinc coated steel. All remaining internal hardware is stainless steel, aluminum alloy, or zinc coated steel.

WARRANTY
The K118 Washington LED luminaire comes with a 7 year limited warranty.

CERTIFICATION:
CSA US Listed
Suitable for wet locations
ISO 9001
IP66
ARRA Compliant
LM79 / LM80 Compliant

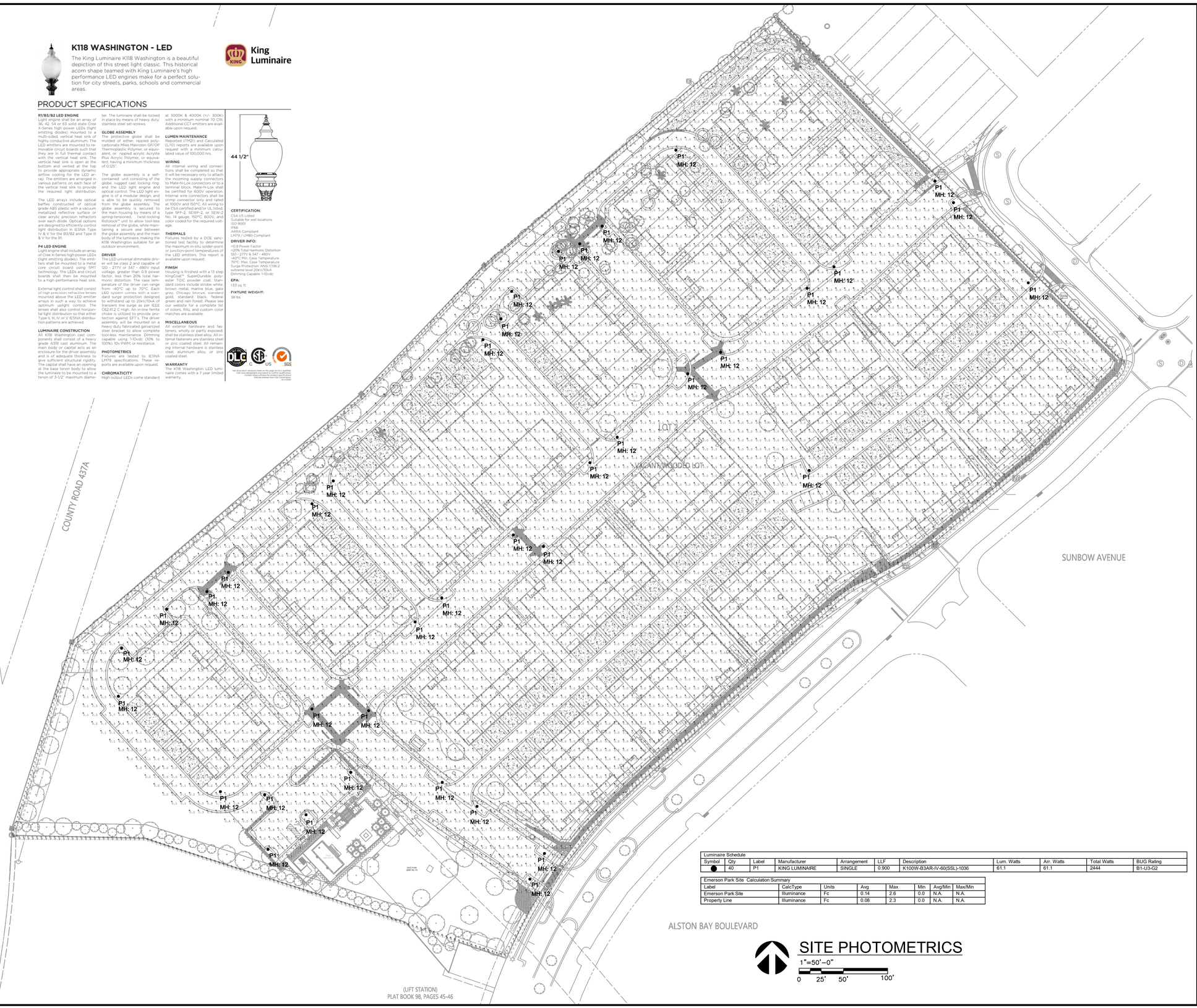
DRIVER INFO:
>0.9 Power Factor
<20% Total Harmonic Distortion
120 - 277V & 347 - 480V
-40°C Min. Case Temperature
70°C Max. Case Temperature
Surge Protection: ANSI C136.2 extreme level 20kV/10kA
Dimming Capable: 1-10vdc

EPA:
1.53 sq. ft.

FIXTURE WEIGHT:
38 lbs

DLC Premium · C SP US · SQF

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Luminaire Schedule										
Symbol	Qty	Label	Manufacturer	Arrangement	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	BUG Rating
●	40	P1	KING LUMINAIRE	SINGLE	0.900	K100W-B3AR-IV-60(SSL)-1036	61.1	61.1	2444	B1-U3-G2

Emerson Park Site Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Emerson Park Site	Illuminance	Fc	0.14	2.6	0.0	N.A.	N.A.
Property Line	Illuminance	Fc	0.08	2.3	0.0	N.A.	N.A.

SITE PHOTOMETRICS

1"=50'-0"

0 25' 50' 100'

MATERN
Mechanical • Electrical • Plumbing • Fire Protection
Technology • Commissioning • Energy Engineers
130 Candace Drive
Maitland, FL 32751
ENG. BUS. No. EB-0005096 PHONE (407) 740-5020
CERT. OF AUTH. No. 5096 FAX (407) 740-0365

MPE JOB #: 2020-152

GENERAL NOTES

1. LIGHTING SHALL COMPLY WITH APOPKA CITY CODE.

Bdg
BONNETT design group, llc
landscape architecture
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FL LC 26000341
400 South Orlando Ave. Suite 201
Maitland, FL 32751
407.622.1588 voice
407.358.5363 fax

Emerson Park Townhomes
Landscape Architecture
Park Square Homes
Apopka, Florida
SITE PHOTOMETRICS

DATE: APRIL 27, 2020
DRAWN BY: DH
CHECKED BY: BP
JOB NUMBER: 2020.117
FILE NAME:

REVISIONS:

E010

NOT FOR CONSTRUCTION

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Orange County Public Schools

6501 Magic Way · Building 200 · Orlando, Florida 32809 · (407) 317-3700 · www.ocps.net

SCHOOL CONCURRENCY DETERMINATION
CAPACITY ENCUMBRANCE LETTER - REVISED

August 20, 2020

VIA E-MAIL: EHUGHES@VHB.COM
Erika Hughes
VHB
225 E. Robinson St., Suite 300
Orlando, FL 32807

ACTION: RECOMMENDATION FOR APPROVAL for Application APK-20-008

This letter serves as the official Capacity Encumbrance Letter (CEL) on behalf of the City of Apopka by Orange County Public Schools that school capacity for the following development **is available**:

Type of Development Application	☒ Preliminary Plat/ Site Plan/ Functional Equivalent ☐ Amendment or Extension of CEL
Development Application #:	TBD
Project Name:	The Residences at Emerson Park, Tract G, Lot 2
OCPS Completed Application Date:	June 18, 2020
Parcel #(s):	20-21-28-2520-02-000
Requested Units (#):	Total: 103 SF: 0 MF: 0 TH: 103
School Board District:	# 7

Detailed Capacity Analysis: **Attachment A**

Upon review of the above-named application for School Concurrency Determination, the Department of Facilities Planning of Orange County Public Schools finds this application is approved based on sufficient school capacity at the affected Concurrency Service Areas (CSA) to support the development of 102 townhome residential units.

This determination expires on **February 14, 2021**. In the event this project does not possess a signed and notarized determination by the expiration date but still intends to move forward in the development process, the Applicant must resubmit the application and application fees, and be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

The following conditions shall apply to the approval of the CEL:

1. This letter must be signed and notarized by the Applicant, and returned to:

   Orange County Public Schools
   Facilities Planning
   6501 Magic Way, Building 200
   Orlando Florida 32809

"The Orange County School Board is an equal opportunity agency."

2. The Applicant must reserve capacity for the total units in the project in order to formally reserve school concurrency. As of the date of this CEL, the total School Capacity Reservation Fees for this project is $713,790.00, and shall be paid in accordance with the schedule below. Payment must be made using the Capacity Reservation Fee & Mitigation Form in Attachment B of this letter.

CAPACITY RESERVATION FEE SCHEDULE	
1st Installment Due On or Prior to February 14, 2021	$ 237,930.00
2nd Installment Due On or Prior to February 14, 2022	$ 237,930.00
3rd Installment Due On or Prior to February 14, 2023	$ 237,930.00
TOTAL	**$ 713,790.00**
Capacity reservation fees are NOT impact fees. However, capacity reservation fees should be applied as a credit toward school impact fees at the time of building permit issuance.	

3. Notwithstanding the schedule provided by Condition #2, the Applicant may prepay any or all of the Capacity Reservation Fees in advance or as the need arises. Applicant acknowledges and agrees that Applicant may only obtain building permits in direct proportion to the amount of Capacity Reservation Fees paid.
4. **If Applicant intends to start construction of the Project prior to the due date of the Capacity Reservation Fees, please contact the Department of Facilities Planning to discuss an alternate payment schedule.**
5. Upon issuance of this CEL, capacity for the Project will be encumbered for 180 days. Upon request, the CEL can be extended for an additional 180 days. Prior to the CEL expiration date, the owner of the account will be required to reserve the encumbered capacity by remitting the required payment.
6. School capacity for the project will be reserved for three years from the date of land use approval as long as payments are made in accordance with the Capacity Reservation Fee Schedule as described above. In the event a Capacity Reservation payment is not made, the reservation will be cancelled and the Applicant will need to re-apply for school concurrency.

This determination is governed by the provisions of the Amended Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency, the provisions of the local government's adopted Comprehensive Plan, the Orange County Charter, and the Florida Statutes.

Please contact me at (407) 317-3700 ext. 2022391 or e-mail me at christopher.mills@ocps.net with any questions.

Sincerely,

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis
Attachment B: Capacity Reservation Fee & Mitigation Form

CC: Bobby Howell, Planner, City of Apopka (via e-mail)
Thomas Moore, OCPS (via email)
Project File

"The Orange County School Board is an equal opportunity agency."

Acknowledgement of Conditions of Approval

Applicant acknowledges receipt of this Capacity Encumbrance Letter and agrees to the conditions set forth herein. Applicant also acknowledges that Concurrency is not formally reserved until:

- The conditions specified above are satisfied, and
- The first installment of the Capacity Reservation Fee is paid.

Signed By Applicant: _____ Date: _____

STATE OF FLORIDA COUNTY OF _____ .The foregoing instrument was acknowledged before me this ____ day of _____, 20__ by _____, as _____ of _____, a _____, on behalf of the _____. Said person (check one) ☐ is personally known to me or ☐ produced _____ as identification.

Printed Name:_____

Notary Public, State of _____

(Notary Seal)

Commission No._____

Commission expires:_____

Applicant must return a signed and notarized copy of this letter to OCPS Department of Facilities Planning.

Attachment A

Facilities Planning
Orange County Public Schools

School Concurrency Determination

User ID #: 109591 August 18, 2020 13:17:06

Project ID: CMA-APK-20-008 Valid Until: February 14, 2021

Project Name:	RESIDENCES AT EMERSON PARK TRACT G, LOT 2		
Unvested Units	Single Family Units: 0	Multi Family Units: 0	Town Homes Units: 103

Concurrency				
	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	WHEATLEY ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	CSA Capacity (2019-2020)	2,023	1,150	2,797
	Enrollment (2019-2020)	1,881	1,451	2,089
	Utilization (2019-2020)	93.0%	126.2%	74.7%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	344	0	708
	Analysis of Reserved Capacity			
	Encumbered Capacity	234	86	168
	Reserved Capacity	70	51	114
	Adjusted Utilization	108.0%	138.1%	84.8%
	Adjusted Available Seats	40	0	426
	Analysis of Proposed Development			
	Students Generated	16.686	7.828	9.476
	Adjusted Utilization	108.8%	138.8%	85.1%
	PASS/FAIL	PASS	FAIL*	PASS
	Number of Seats to Mitigate	0.000	7.828	0.000

Adjacency				
	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	WHEATLEY ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	2,023	1,150	2,797
	Enrollment (2019-2020)	1,881	1,451	2,089
	Utilization (2019-2020)	93.0%	126.2%	74.7%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	344	0	708
	Analysis of Reserved Capacity			
	Encumbered Capacity	234	86	168
	Reserved Capacity	70	51	114
	Adjusted Utilization	108.0%	138.1%	84.8%
	Adjusted Available Seats	40	0	426
	Analysis of Proposed Development			
	Students Generated	16.686	7.828	9.476
	Adjusted Utilization	108.8%	138.8%	85.1%
	PASS/FAIL	PASS	FAIL*	PASS
	Number of Seats to Mitigate	0.000	7.828	0.000

WHEATLEY ES
WOLF LAKE MS - *PASS – SCHEDULED FOR RELIEF IN 2022.
WEKIVA HS

Attachment B

CAPACITY RESERVATION FEE & MITIGATION FORM

DEPARTMENT OF FACILITIES PLANNING
6501 MAGIC WAY, BUILDING 200, ORLANDO, FL 32809
TEL: 407-317-3974 / FAX: 407-317-3263 / WEBSITE: http://planning.ocps.net

A Concurrency Mitigation Agreement (CMA) or Capacity Encumbrance Letter (CEL) may require property owners and developers to pay a Capacity Reservation Fee (CRF) and/or Proportionate Share Mitigation at some point in the development process prior to issuance of a building permit. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools (OCPS) along with a check for the estimated Capacity Reservation Fees, and/or Proportionate Share Mitigation. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools. Any questions regarding this form should be directed to the following:

SECTION 1: CMA/CEL INFORMATION	
	CMA \ CEL #:
	CMA \ CEL Title:
	Jurisdiction:
	Parcel ID(s):[1]
	General Location:
	Development Permit Type:[2]

SECTION 2: APPLICANT INFORMATION	
	Date:
	Applicant Name:
	Company:
	Address:
	Phone #:
	Email:

CAPACITY RESERVATION FEE & MITIGATION FORM

SECTION 3: DEVELOPMENT PROFILE	
	Plat/Site Plan Title: [3]
	Project Title:
	Phase:
	# Single Family Units:
	# Multi-Family Units:
	# Townhome Units:
	Total # of Units:
	Local Governmental Approval date of Plat/Site Plan:

SECTION 4: PAYMENT SUMMARY			
	Capacity Reservation Fee Amount (payable to the applicable local government)		
	Installment: ☐1st ☐2nd ☐3rd ☐Remaining Balance $_____		
	Proportionate Share Mitigation Amount (payable to Orange County School Board)		
	$_____		
	A check made payable to OCPS must accompany this form. If the prepayment amount is correct and the form complete and sufficient, a Letter of Authorization will be prepared by OCPS to inform the Applicable Local Government to create a credit account. OCPS will forward the Letter of Authorization to the Applicable Local Government and copy the Applicant.		
	Single Family	**Multi-Family**	**Townhome**
	$8,784/unit	$5,919/unit	$6,930/unit
	Does this CMA / CEL require an additional contribution? Yes ☐ No ☐		
	Identify the section of the CMA / CEL that requires the mitigation payment?		

Applicant Checklist:	
☐	Capacity Reservation Fee check, payable to the applicable **Local Government**. (Deliver to OCPS)
☐	Proportionate Share Mitigation check, payable to the **Orange County Public Schools**. (Deliver to OCPS)
☐	11 X 17 copy of the site plan/plat associated with this request. (Attach to email)

_____ Signature of Applicant

_____ Print Name of Applicant

_____ Date

CAPACITY RESERVATION FEE & MITIGATION FORM

For OCPS Use Only:	
Reviewer :_____ Date Reviewed:_____	Received Stamp
☐	Application Sufficient
☐	Letter of Authorization Approved

Footnotes:

1. List all parcel identification numbers assigned to the parcels within the Preliminary Subdivision Plan (PSP), site plan, or plat boundaries that apply to this application. List parcel IDs in a separate attachment, if necessary.
2. Development permit type – state whether the credit will be applied to a plat, PSP, site plan, or other type of permit required by local government. Only one development permit type should apply. A separate Prepaid School Impact Fee Form must be completed for each development permit application.
3. State the title of the PSP, site plan or plat exactly as it appears on that document.

Emerson Park Homeowners Association, Inc.
1255 Tallow Road
Apopka, Florida 32703
Email: emersonparkboard@gmail.com

January 28, 2026

City of Apopka Planning Department
Attn: Bobby Howell, AICP, Planning Manager
120 E. Main St., Second Floor
Apopka, FL 32703

Re: Request to Defer / Not Approve Revised Plans Submitted by Park Square (CSP-25-45 – "Residence at Emerson Park" – Revision to Major Development Plan / Construction Site Plan)

Dear Mr. Howell:

On behalf of the Emerson Park Homeowners Association, Inc. (the "**Association**"), thank you for your time and for the City's continued support and responsiveness to Emerson Park residents. We value the City's work and appreciate the opportunity to provide information for the City's consideration before decisions are made on proposed revised plans submitted by Park Square Enterprises, LLC ("**Park Square**") and related entities for the "Residences at Emerson Park" development.

The purpose of this letter is to respectfully request that the City of Apopka not approve, and instead defer any action on, the revised plans currently under review (including CSP-25-45 and any associated Major Development Plan ("**MDP**") and construction site plan changes), until pending litigation concerning a wall/retaining wall encroachment and related property issues is resolved. Our intent is not to delay development unnecessarily, but to ensure the City has complete and accurate information before approving changes that may be materially affected by a court-ordered modification of existing site conditions.

1) Pending Litigation Regarding Wall/Retaining Wall Encroachment and Trespass

As the City is aware, the Association has filed suit against Park Square and the Residences at Emerson Park Homeowners Association, Inc. ("**Residences**") arising from the construction of a wall (including its foundations and supports) that the Association contends was built on the Association's property without permission. The Association maintains that the wall encroaches approximately six (6) feet north of the wall line, including a subterranean portion, and that Park Square (and/or those acting under its direction) erected the wall and placed foundations/supports on the Association's property without authorization.

In that lawsuit, the Association is asking the Court to order Park Square and/or Residences to remove the wall and restore the affected property to its prior condition, and to award damages, including for damage to trees and landscaping abutting the wall.

While we understand the wall was previously approved through City processes, the Association believes the City may have been provided erroneous or incomplete information (including survey or boundary information) that led to the approval of a wall located on property owned or maintained by the Association. The Association has attempted to obtain records and information regarding how the wall was approved and what was submitted to the City; however, despite a public records request, no relevant records have been produced that explain the approval as it relates to property ownership and boundary information. To clarify these issues, the Association has filed, or is in the process of filing, a Subpoena Duces Tecum with Deposition to the City Engineer to obtain the information needed to understand the basis for approval and to ensure the City's files accurately reflect property boundaries and improvements.

The Association remains grateful for the assistance the City has provided to date, and we share this information so that the City is fully informed of facts that may warrant reconsideration of the wall approval if it was based on incorrect survey or boundary information.

2) Tree Impacts Confirmed by Arborist

In addition to the boundary/encroachment concerns, the Association has received an arborist report, prepared by the same arborist used by the City of Apopka, confirming that construction associated with the wall cut roots of the trees along the wall line. The arborist's opinion is that the root cutting has affected, and may ultimately kill, the trees along that boundary. These impacts matter to the community's long-term safety, aesthetics, and maintenance obligations.

3) The Revised Plans Under Review May Be Affected by Court-Ordered Relocation of the Wall

The Association understands Park Square has submitted revised plans for the Residences at Emerson Park project, and that the revisions include changes to future townhome products, specifically, shifting from two-car garages to single-car garages, and related adjustments to certain lots and open space.

The Association's concern is straightforward: if the Association prevails in the wall litigation, Park Square and/or Residences may be required to remove and relocate the wall. Relocating the wall may have downstream impacts on setbacks, building footprints, emergency access configurations, grading, drainage, landscaping, and the service road/adjacent access area next to the wall. Even if the current revised plans state there are "no changes" to certain infrastructure elements, the reality is that a court-ordered change to the wall location could force subsequent, additional redesign and re-permitting of the very elements now being revised.

Approving revised plans now, before the property-line and wall-location issues are definitively resolved, creates a risk that:

- the City's approval will be based on assumptions about boundary conditions that are currently disputed in court;
- the applicant may need to return to the City for further substantial revisions after litigation is resolved; and
- the City, the residents, and the applicant will incur additional time and expense, potentially duplicating staff review efforts.

For these reasons, we respectfully request that the City refrain from approving any changes to the plans until the wall trespass/encroachment litigation can proceed to trial (or otherwise resolve), so the City can evaluate any necessary plan modifications with certainty.

4) Related Litigation Regarding Alston Bay Boulevard Improvements and Cost Sharing

Separately, and as further context for the ongoing disputes affecting the community and development obligations, the Association has also filed a declaratory judgment action against Park Square relating to cost-sharing for recent repairs and improvements made to Alston Bay Boulevard. Those improvements were required to bring the roadway up to City specifications so that the City could accept dedication and take over maintenance. Although Park Square signed a Property Development Agreement addressing cost sharing, Park Square has refused to pay its portion of the roadway improvements, taking the position that the recent work falls outside the scope of the Agreement.

The Association did not file these actions lightly. The Association attempted for more than a year to reach resolution without litigation, including attending three mediations and expending substantial attorney's fees, but no agreement was reached.

5) Our Request to the City

In light of the above, the Association respectfully requests that the City:

A. Defer and/or deny approval of the pending revised plans (including CSP-25-45 and related MDP/CSP revisions) until the wall/encroachment litigation is resolved, so that any future approvals are based on verified boundary conditions and final site configurations;

B. Require Park Square (and any related applicant) to submit updated plans supported by accurate, current boundary and land survey information that reflects property ownership, recorded plats, and the true location of existing improvements, before any further approvals are issued; and

C. Include this letter in the official record and staff report materials provided to the Development Review Committee, the Planning & Zoning Commission, and the City Council, so decision-makers have the benefit of this information.

D. The Association is committed to working collaboratively with the City and all stakeholders. If it would be helpful, we would welcome a meeting with Planning staff and the City Engineer (and the applicant, if appropriate) to discuss how to ensure the City's records and future approvals accurately reflect the property boundaries and existing conditions at issue.

Thank you again for your attention and for your service to the City of Apopka. Please feel free to contact me through the Association's email listed above.

Sincerely,

Jennifer Hay
President
Emerson Park Homeowners Association, Inc.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 3.
Meeting Date: March 4, 2026
Department: Community Development

SUBJECT:
Cold Link Apopka - Major Development Plan

ACTION ITEM INFORMATION:
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Location: 2560 W. Orange Blossom Trail
Project: New 147,624 SF Building
Density: 0.6 Maximum FAR
Project Manager: Amer Hamza

REQUEST:
Approve the Cold Link Apopka - Major Development Plan.

SUMMARY:
Owner(s): MG88 Central Florida Cold Storage II LLC
Applicant(s): Joshua Enot
Parcel Identification Number(s): 06-21-28-7172-02-011
Location: 2560 W. Orange Blossom Trail
Tract: 27.63 +/- acre(s)
Project: New 147,624 SF Building
Density/Intensity: 0.6 Maximum FAR
Project Manager: Amer Hamza

Direction	Future Land Use	Zoning	Present Use
North	Commercial, County Commercial	I-L (Light Industrial District), County C-3 (Wholesale Commercial District)	Car Dealership, Vacant Land
East	Industrial	I-L (Light Industrial District)	Warehouse
South	Industrial	I-L (Light Industrial District)	Warehouse
West	Industrial	I-L (Light Industrial District)	Warehouse

PROJECT SUMMARY:
The subject property has a total area of around 27.63 acres. It has a Future Land Use of Industrial which allows a maximum of 0.6 FAR and has a zoning of I-L (Light Industrial District). The Cold Link Apopka - Major Development Plan details a plan for a new warehouse building onto an existing warehouse facility. The plan details the total square footage of the new building at a total of 147,624 SF. The I-L (Light Industrial) zoning district requires an open space area of 5%, equivalent to 0.59 acres. The applicant proposes 1.87 acres of open space which includes a landscape area. The I-L (Light Industrial District) allows up to a maximum height of 45’ but the proposed building will have a total height of 56’ 9” which is permitted through a height variance that was approved by the Planning Commission on June 10, 2025. Access to the site is proposed to from Mayflower Avenue to the south of the site. The Mayflower Avenue right-of-way will be improved to city standards. In regards to parking and loading areas, the

applicant proposes the following in comparison to the minimum requirement:

Parking Type	Parking Required	Parking Proposed
Regular Spaces	51	53
ADA Accessible Spaces	3	3
Total Parking	54	56
Loading Berth	14	21
Semi Truck Spaces	0	31

The landscape plan shows a variety of trees being proposed in the project area such as Crape Myrtle, Japanese Privet, and Southern Live Oak trees. There will also be foundation plantings alongside the primary façade and plantings alongside the parking lot as required by LDC Section 5.2.5.A and LDC Section 5.2.5.B.1.C.

The Development Review Committee finds that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:
a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;
d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.

ORANGE COUNTY NOTIFICATION:
Orange County was notified at the time of the site plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:
February 10, 2026 – Planning Commission (5:30 P.M.)
March 4, 2026 – City Council (1:30 P.M.)

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee:
Finds the proposed Cold Link Apopka – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommends approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

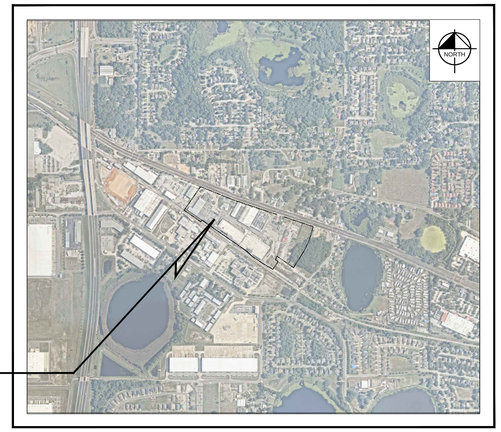
Planning Commission:
At the February 10, 2026 meeting, the Planning Commission unanimously recommended approval of the Cold Link Apopka - Major Development Plan.

Recommended Motion - City Council:
Approve the Cold Link Apopka - Major Development Plan.

ATTACHMENTS:
1. Cold Link Apopka MDP
2. Map Series

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

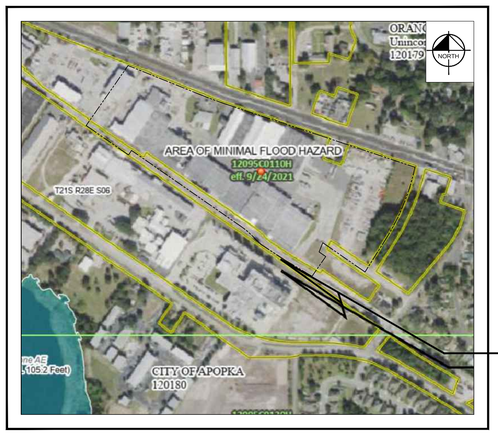
Drawing name: K:\orl_civil\049607003-cold link apopka\CADD\MDP\plansheets\C0.0 COVER.dwg C0.0 COVER SHEET Jan 15, 2026 1:04pm by: Jeremiah Martinez



AERIAL PHOTOGRAPH
N.T.S.

LEGAL DESCRIPTION:

A PORTION OF SECTION 06, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.
LOTS 4 AND 6 OF BLOCK "I", OF PLYMOUTH DELLS, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK "O", PAGE 102, PUBLIC RECORDS OF ORANGE COUNTY FLORIDA. ALSO: THAT PART OF LOT 37, ADJACENT TO AND LYING DIRECTLY SOUTH OF SAID LOTS 5 AND 6 AND BEING A TRACT OF APPROXIMATELY 50 FEET SQUARE, MORE OR LESS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "O", PAGE 102, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LOTS 7, 8, AND 9, THE EAST 25 FEET OF LOT 17, AND THE WEST 50 FEET OF LOT 37, BLOCK 1, PLYMOUTH DELLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "O", PAGES 102 AND 103 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.



FEMA MAP
N.T.S.



SOILS MAP
50 - Urban Land
N.T.S.

△1

MAJOR DEVELOPMENT PLAN

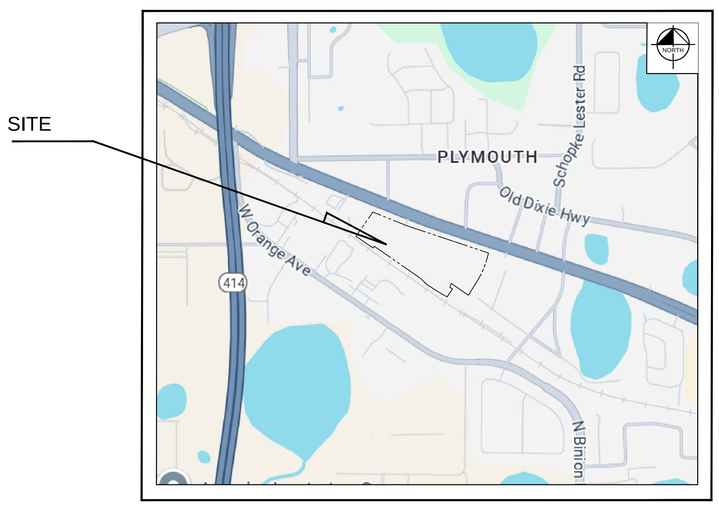
FOR

APOPKA COLD STORAGE

PARCEL #'s:
06-21-28-7172-02-011
06-21-28-7180-09-070
06-21-28-7180-09-050

ORANGE COUNTY, FLORIDA

DATE: 12/02/2025



LOCATION MAP
N.T.S.

PROJECT TEAM

OWNER/DEVELOPER
MG88 CENTRAL FLORIDA
COLD STORAGE II, LLC
4000 HOLLYWOOD BOULEVARD,
SUITE 650-N
HOLLYWOOD, FL 33021

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVENUE, SUITE 600
ORLANDO, FL 32801
CONTACT: JOSHUA ENOT
PHONE: 321-754-0413
EMAIL: JOSHUA.ENOT@KIMLEY-HORN.COM

SURVEYOR:
SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
6500 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810-4350
CONTACT: JAMES E. MAZURAK, P.S.M.
PHONE: (407) 292-8580

UTILITY PROVIDERS

WATER, SEWER, AND RECLAIMED WATER :
CITY OF APOPKA
COMMUNITY DEVELOPMENT DEPARTMENT
120 E. MAIN STREET, 2ND FLOOR
APOPKA, FLORIDA 32703
PHONE: (407) 703-1712

ELECTRIC :
DUKE ENERGY
2001 OLD SCENIC HWY
LAKE WALES, FL 33853

PREPARED BY
Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
200 S Orange Ave, Suite 600, Orlando, FL 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM Registry No. 35106

JOSHUA M. ENOT, P.E.
93160

Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.0	SWPPP
C3.0	EROSION CONTROL DETAILS
C4.0	EXISTING CONDITIONS AND DEMO PLAN
C4.1	DETAILED EXISTING CONDTIONS AND DEMO PLAN
C4.2	DETAILED EXISTING CONDTIONS AND DEMO PLAN
C5.0	OVERALL SITE PLAN
C5.1	DETAILED SITE PLAN
C5.2	DETAILED SITE PLAN
C5.3	US HWY 441 – LEFT TURN LANE
△5 C5.4	OPEN SPACE PLAN
C6.0	OVERALL GRADING AND DRAINAGE
C6.1	DETAILED GRADING AND DRAINAGE
C6.2	DETAILED GRADING AND DRAINAGE
C7.0	OVERALL UTILITY PLAN
C7.1	DETAILED UTILITY PLAN
C7.2	DETAILED UTILITY PLAN
C8.0	GENERAL CONSTRUCTION DETAILS
C8.1	GENERAL CONSTRUCTION DETAILS
C8.2	GENERAL CONSTRUCTION DETAILS
C8.3	DRAINAGE DETAILS
C8.4	CIVIL STANDARD DETAILS
C8.5	CIVIL STANDARD DETAILS
C8.6	MOT DETAILS
C8.7	CITY OF APOPKA DETAILS
C8.8	CITY OF APOPKA DETAILS
C9.0	WB-67 TRUCK ROUTING
C9.1	FIRE TRUCK ROUTING
C9.2	GARBAGE TRUCK ROUTING
C10.0	MAYFLOWER AVENUE IMPROVEMENTS
L0.50	OVERALL TREE MITIGATION
L0.51	DETAIL TREE MITIGATION PLAN
L0.52	DETAIL TREE MITIGATION PLAN
L0.53	TREE MITIGATION CANOPY COVER
L0.54	TREE MITIGATION NOTES AND DETAILS
L1.00	OVERALL LANDSCAPE PLAN
L1.01	LANDSCAPE PLAN
L1.02	LANDSCAPE PLAN
L1.03	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE NOTES
L2.00	OVERALL IRRIGATION PLAN
L2.01	IRRIGATION PLAN
L2.02	IRRIGATION PLAN
L2.03	IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION NOTES
P1.0	PHOTOMETRIC PLAN

JOSHUA M. ENOT LICENSE No. 93160 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Joshua Enot
DN: cn=Joshua Enot, o=Kimley-Horn and Associates, ou=Joshua Enot, email=joshua.enot@kimley-horn.com, c=US
Reason: I am approving this document
Date: 2026.01.15 14:21:56 -05'00'

No.	BY	DATE
2	ARP	12/02/2025
1	AG	12/02/2025

REVISIONS
1 CITY COMMENTS DATED 2025/11/04
2 SJRWMD COMMENTS DATED 2025/11/05

SHEET NUMBER
C0.0

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING (HORIZONTALLY AND VERTICALLY) ALL EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISTRIBUTION SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL OTHER UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. CONTRACTOR SHALL CALL "SUNSHINE ONE" AT 811 TO HAVE EXISTING UTILITIES LOCATED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
2. THE LOCATIONS OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS, AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR SHALL HALT CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.
3. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE. REMOVE OR CAP AS NECESSARY.
4. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE 811" AT 811 OR 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
5. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, SUCH AS RIGHT OF WAY PERMIT(S), EXCAVATION/FILL PERMIT(S), FIRE PROTECTION PERMIT(S), OR UNDERGROUND UTILITY PERMIT(S), PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA OF APPLICABLE AGENCIES, SCHEDULING OF INSPECTIONS, AND OBTAINING REQUIRED INSPECTIONS FROM AGENCY.
7. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR REVIEW. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
8. ALL UTILITY SERVICE STUB-OUTS (WATER, SANITARY SEWER, etc.) ARE TO BE INSTALLED WITHIN 5' OF BUILDING(S), UNLESS OTHERWISE NOTED ON PLANS.
9. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATION(S) OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PAD(S) AND ASSOCIATED ELECTRIC FACILITIES.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN R-O-W UTILIZATION PERMIT (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PLUMBING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL CONDITIONS OF THIS PERMIT.
11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFACE SMOOTHLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.
15. ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
16. ALL SIGNAGE MUST COMPLY WITH THE LAND DEVELOPMENT CODE OF THE CITY OF APOPKA, FLORIDA.
17. CONTRACTOR IS RESPONSIBLE FOR ALL DEWATERING ACTIVITIES NECESSARY TO PERFORM THE WORK WITHIN THESE PLANS.
18. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
19. THE CONTRACTOR SHALL COMPLY WITH THE LEGAL LOAD RESTRICTIONS IN HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.
20. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A A LICENSED LAND SURVEYOR CURRENTLY REGISTERED IN THE STATE OF FLORIDA.
21. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUT MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
22. ALL WORK PERFORMED WITHIN THE FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE 2023-24 EDITIONS OF FDOT STANDARD PLANS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE 2017 UTILITY ACCOMMODATION MANUAL.

TREES AND VEGETATION

1. THE CONTRACTOR IS TO MINIMIZE THE REMOVAL OF VEGETATION TO THE GREATEST EXTENT PRACTICAL. SEE DEMOLITION PLAN FOR TREES TO BE REMOVED. TREES IN CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED BY WOOD FENCING PER DETAIL ON SHEET C2.1.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.

DEMOLITION

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

STORM DRAINAGE SYSTEM

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

DRAINAGE SYSTEM TESTING AND INSPECTION

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

SAFETY

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

EARTHWORK / GRADING / DEMUCKING PROCEDURES

1. A GEOTECHNICAL ENGINEERING INVESTIGATION REPORT HAS BEEN PREPARED BY TERRACON FOR PURPOSES OF STORM WATER DESIGN, OF WHICH COPIES ARE AVAILABLE THROUGH THE OWNER OR THEIR SOIL TESTING COMPANY. A GEOTECHNICAL ENGINEER SHALL BE RETAINED BY THE CONTRACTOR TO PROVIDE ON-SITE INSPECTIONS DURING EXCAVATION/FILL OPERATIONS AND TESTING OF THE COMPACTED FILL SO THAT PROPER DOCUMENTATION OF THE REQUIRED COMPACTING CRITERIA CAN BE PROVIDED.
2. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS IN A LEGAL MANNER.
3. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES. FINAL GRADES SHOWN INCLUDE SOD HEIGHT. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.
4. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURIED DEBRIS) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER OR THEIR SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
6. ALL NECESSARY FILL AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
7. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALL FOOTINGS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO FINAL INSTALLATION OF IMPROVEMENTS.
8. ANY UNSUITABLE ORGANIC SOIL SHALL BE EXCAVATED TO A MINIMUM MARGIN OF 6 FEET BEYOND ITS PERIPHERY EXCAVATED TO EXPOSE THE UNDERLYING NON-ORGANIC FINE SAND.
9. IF DETERMINED NECESSARY, DEWATERING DURING EXCAVATING/BACKFILLING OPERATIONS MAY BE ACCOMPLISHED BY DITCHING AND THE USE OF SUMP PUMPS AND/OR OTHER METHODS (WELL POINTS), AS NECESSARY. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR DEWATERING ACTIVITIES THAT MAY BE REQUIRED.
10. UPON APPROVAL OF THE GEOTECHNICAL ENGINEER, THE EXCAVATED AREAS MAY BE BACKFILLED WITH CLEAN FINE SAND FREE OF UNSUITABLE OR DELETERIOUS MATERIAL. HOWEVER, THE FILL SHOULD NOT BE PLACED IN MORE THAN 6 INCHES OF STANDING WATER. ONCE THE FILL IS AT LEAST 2 FEET ABOVE THE DEWATERED LEVEL, BACKFILLING MAY PROCEED AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

PAVING, GRADING AND DRAINAGE

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

PAVING/GRADING TESTING AND INSPECTION

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

PAVEMENT MARKING AND SIGNAGE

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

TEST, INSPECTION AND CLOSEOUT REQUIREMENTS

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

No.	REVISIONS	DATE	BY
1	APOPKA MDP PLANNING COMMENTS	01/09/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
3	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

Kimley»Horn
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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

GENERAL NOTES

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C1.0

STORMWATER POLLUTION PREVENTION PLAN

SITE DESCRIPTION

PROJECT NAME AND LOCATION

APOPKA COLD STORAGE
*SEE COVER SHEET FOR LOCATION MAP

DEVELOPER NAME AND ADDRESS

OWNER:
COLD LINK LOGISTICS, LLC

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A PROPOSED COLD STORAGE FACILITY EXPANSION LOCATED IN THE SOUTHEAST CORNER OF ORANGE BLOSSOM TRAIL AND LAKE VIEW DRIVE WITHIN THE CITY OF APOPKA. THE PROJECT CONTAINS 3 PARCELS WITH PARCEL NUMBER 06-21-28-7172-02-011, 06-21-28-7180-09-070, AND 06-21-28-7180-09-050. THE PROJECT IS APPROXIMATELY +/- 27.69 ACRES AND CURRENTLY HAS ROUGHLY FOUR EXISTING BUILDINGS INDUSTRIAL BUILDING WITH LOADING DOCKS AND PARKING STALLS. THE SITE ALSO HAS TWO EXISTING HOUSES BETWEEN THE EXISTING INDUSTRIAL BUILDING AND EXISTING TRUCK PARKING LOT AREA AND WILL PROPOSE THOSE TWO PARCELS TO BE REZONED ONCE ANNEXED INTO CITY OF APOPKA. ONCE REZONED, THE DEVELOPMENT CONSISTS OF THE RENOVATION OF ONE OF THE EXISTING BUILDINGS, A PROPOSED PUMP BUILDING, AN ADDITIONAL COLD STORAGE FACILITY WITH A LOADING DOCK DOOR AND AN ASSOCIATED PARKING LOT AND STRIPING.

PROJECT AREA: 27.69 ACRES

CONTRIBUTING DRAINAGE AREA: 25.90 ACRES

TOTAL CONSTRUCTION AREA: 25.90 ACRES

LONGITUDE : -81.552853 LATITUDE: 28.690683

ULTIMATE RECEIVING WATERS: xxxx

ACTIVITIES THAT REQUIRE EROSION CONTROL

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

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

SOIL PARAMETERS

SOIL TYPES:

NO.	SERIES NAME	HYDROLOGIC GROUP
6	CANDLER–APOPKA FINE SAND, 5 TO 12% SLOPES	A
47	TAVARES–MILLHOPPER FINE SANDS, 0 TO 5% SLOPES	A

DEWATERING

DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. DISCHARGES DIRECTED TO THE COUNTY'S MS4 REQUIRES A RIGHT-OF-WAY UTILIZATION PERMIT FOR DEWATERING PRIOR TO THE START OF DISCHARGES. TO OBTAIN RIGHT-OF-WAY APPROVAL, COPIES OF THE FDEP PERMIT NOI, DOCUMENTATION SHOWING DEWATERING AT THE SITE IS NOT WITHIN 500 FT OF KNOWN CONTAMINATION, AND A DEWATERING PLAN SHALL BE SUBMITTED TO ALEXIS CLARK, ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (407-836-1433) AND ORANGE COUNTY PUBLIC WORKS DEVELOPMENT ENGINEERING PERMITTING SECTION. ANALYTICAL SAMPLING OF GROUNDWATER MAY BE REQUESTED BY ORANGE COUNTY ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.

SEQUENCE OF MAJOR ACTIVITIES

THE ORDER OF CONSTRUCTION IS AS FOLLOWS:

1. PROVIDE STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES AND OTHER EROSION CONTROL METHODS
3. CLEAR AND GRUB FOR SEDIMENT BASIN AND EARTH DIKE
4. CONSTRUCT EARTH DIKE AND SEDIMENT BASIN
5. FINISH CLEARING AND GRUBBING
6. REMOVE AND STORE TOPSOIL
7. PROVIDE INITIAL GRADING AS REQUIRED
8. STABILIZE ALL DISTURBED AREAS AS SOON AS POSSIBLE
9. INSTALL UTILITIES, STORM SEWER, CURB AND GUTTER
10. INSTALL BASE TO ROAD AND PARKING AREA
11. FINISH GRADING ENTIRE SITE
12. CONSTRUCT FINAL PAVING
13. REMOVE ACCUMULATED SEDIMENT
14. REMOVE ANY ITEMS THAT ARE NOT REQUIRED

TIMING OF CONTROL MEASURES

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

EROSION AND SEDIMENT CONTROLS

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

STORM WATER MANAGEMENT

STORMWATER WILL BE COLLECTED BY THE CATCH-BASINS ON SITE AND WILL BE DIRECTED TO THE DRY POND. THE DRY POND SYSTEM WILL TREAT AND ATTENUATE RUNOFF IN ACCORDANCE WITH SJRWMD SPECIFICATIONS AND THE CITY OF APOPKA LAND DEVELOPMENT CODE.

STABILIZATION PRACTICES:

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

PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE APPROPRIATE PERMANENT SEED MIX CAN BE FOUND IN TABLES 1.66A, 1.66B AND 1.66C OF THE FLORIDA DEVELOPMENT MANUAL. PRIOR TO SEEDING, 2 TONS/ACRE OF FINELY GROUND AGRICULTURAL LIMESTONE AND THE PROPER FERTILIZER BASED ON THE TYPE OF SEEDING SHALL BE APPLIED TO EACH ACRE TO PROVIDE PLANT NUTRIENTS. AFTER SEEDING, EACH AREA SHALL BE MULCHED IMMEDIATELY.

STRUCTURAL PRACTICES:

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

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

WASTE DISPOSAL

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

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

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

OFF-SITE TRACKING

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO REDUCE SEDIMENT TRACKING OFFSITE. THE MAJOR ROAD CONNECTED TO THE PROJECT SHALL BE CLEANED ONCE A DAY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK RESULTING FROM CONSTRUCTION TRAFFIC. ALL TRUCKS HAULING MATERIALS OFFSITE SHALL BE COVERED WITH A TARPAULIN.

DUST & DEBRIS CONTROL

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL WITHIN THE CONSTRUCTION LIMITS AS WELL AS ALONG HAUL ROUTES AND ROADWAYS USED BY THE EQUIPMENT AND VEHICLES. THE CONTRACTOR SHALL ENSURE THAT EXCESSIVE DUST IS NOT TRANSPORTED BEYOND THE LIMITS OF CONSTRUCTION IN POPULATED AREAS. THE CONTRACTOR MAY CONTROL DUST FOR EMBANKMENTS OR OTHER CLEARED OR UNSURFACED AREAS BY APPLYING WATER. INSTALL MULCH, SEED, SOD, OR TEMPORARY PAVING AS EARLY AS PRACTICAL. CONTROL DUST DURING STORAGE AND HANDLING OF DUSTY MATERIALS BY WETTING, COVERING, OR OTHER MEANS AS APPROVED BY THE ENGINEER. CONTRACTOR SHALL ENFORCE REDUCED VEHICLE SPEEDS ON UNPAVED ROADS AND IF NECESSARY PROHIBIT CONSTRUCTION GRADING WHEN WIND GUSTS EXCEED 25 MPH, OR OTHERWISE DIRECTED BY E.O.R. OR COUNTY INSPECTOR.

DEBRIS AND TRASH SHALL NOT BE ALLOWED TO ACCUMULATE ON THE PROJECT SITE. CONTRACTOR SHALL COLLECT LOOSE DEBRIS & TRASH DAILY, AND DISPOSE OF IT INTO APPROPRIATE CONSTRUCTION TRASH RECEPTACLES OR CONTAINERS.

ITEMS REQUIRING POLLUTION PREVENTION

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

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

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

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

SPILL PREVENTION AND CONTROL

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

GOOD HOUSEKEEPING

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

-STORE ONLY ENOUGH MATERIAL ON SITE FOR PROJECT COMPLETION.

-ALL SUBSTANCES SHOULD BE USED BEFORE DISPOSAL OF CONTAINER.

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

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

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

HAZARDOUS PRODUCTS

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

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

PRODUCT SPECIFIC PRACTICES

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

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

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

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

SPILL CONTROL PRACTICES

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

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

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

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

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

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

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

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

MAINTENANCE AND INSPECTION PRACTICES

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

-ALL SEDIMENT AND EROSION CONTROL METHODS SHALL BE CHECKED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF EACH 0.5 INCH OR GREATER RAINFALL BY THE SUPERINTENDENT OR SOMEONE UNDER HIS/HER DIRECT SUPERVISION.

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

-THE SILT FENCE SHALL BE INSPECTED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT FOR HEIGHT OF SEDIMENT AND CONDITION OF FENCE.

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

-THE SEDIMENT BASINS/DITCHES SHALL BE CHECKED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT FOR DEPTH OF SEDIMENT. THEY SHALL BE CLEANED WHEN SEDIMENT REACHES 10% OF TOTAL CAPACITY AND AFTER CONSTRUCTION IS COMPLETE.

-DIVERSION DIKES SHALL BE INSPECTED AT A MINIMUM OF EVERY 7 DAYS AND WITHIN 24 HOURS OF A 0.5" OR GREATER RAIN EVENT. ANY BREACHES SHALL BE PROMPTLY REPAIRED.

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

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

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

POLLUTION PREVENTION PLAN CERTIFICATION

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

SIGNED: _____ DATE:_____

JOSHUA M. ENOT, P.E.
FLORIDA REGISTRATION NUMBER: 93160
PROFESSIONAL ENGINEER

CONTRACTOR'S CERTIFICATION

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

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

NO.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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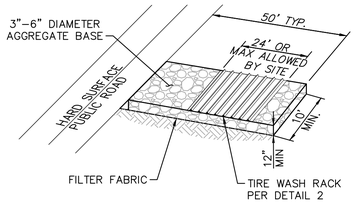
KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

SWPPP

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER
C2.0

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:C2.0 STORMWATER POLLUTION PREVENTION PLAN January 19, 2026 01:04:50pm K:\orl_civil\049607003-cold link apopka\CADD\MDP\planSheets\C2.0-SWPPP.dwg
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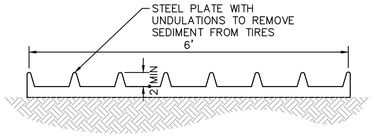
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

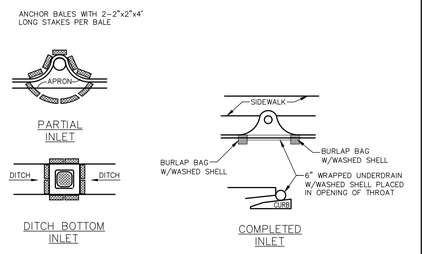
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE 1

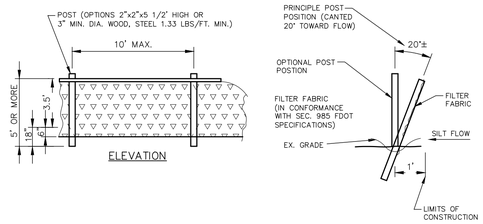


STEEL PLATE DETAIL

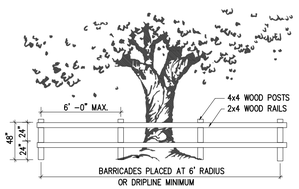
TIRE WASH RACK 2
N.T.S.



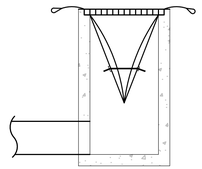
INLET PROTECTION 3
N.T.S.



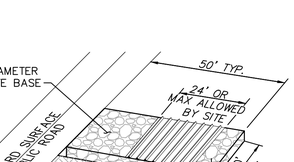
TYPICAL SILT FENCE 4
N.T.S.



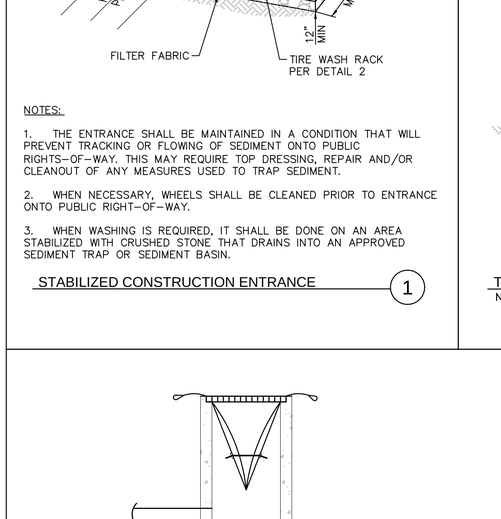
TREE PROTECTION DETAIL
NTS



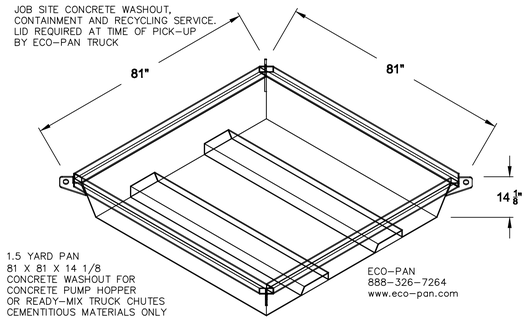
INSTALLATION DETAIL



BAG DETAIL



STANDARD INLET SEDIMENT CONTROL DEVICE
NTS



NOTE:

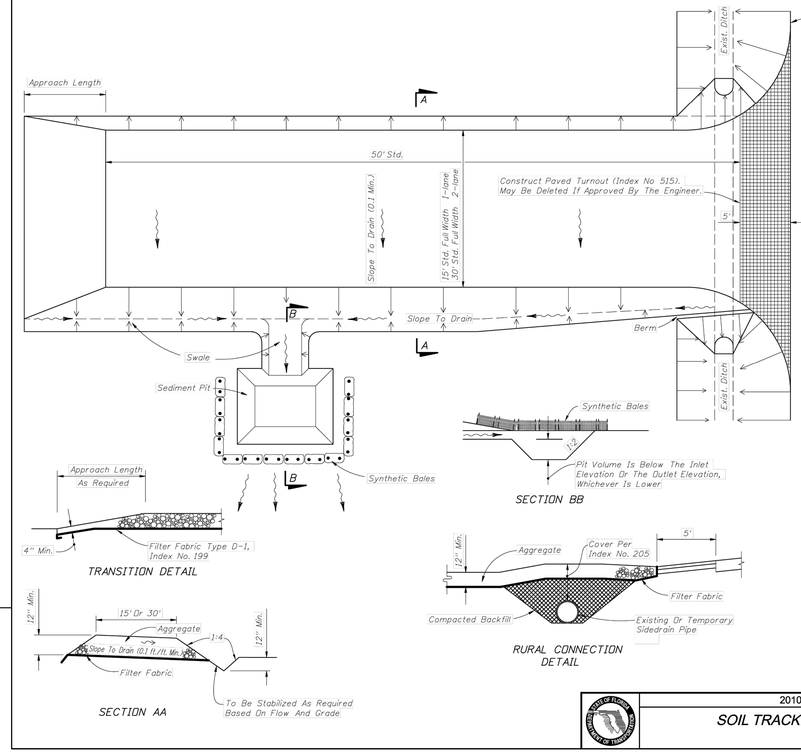
1. WASHOUT AREA TO CONTAIN A MINIMUM OF 3 CY (IE 9' BY 9' BY 1' DEEP).

2. REMOVE AND LEGALLY DISPOSE OF WASTE MATERIAL WHEN IT ACCUMULATES TO 2/3 OF WET STORAGE CAPACITY.

3. CONCRETE WASHOUT AREA TO BE REPAIRED AND/OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY.

4. UPON COMPLETION OF CONSTRUCTION ACTIVITIES REQUIRING CONCRETE WASHOUT, REMOVE WASHOUT AND RESTORE THE AREA TO FINISH GRADE.

CONCRETE TRUCK WASHOUT 5
N.T.S



GENERAL NOTES

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

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

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
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WWW.KIMLEY–HORN.COM REGISTRY No. 35106

KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

EROSION CONTROL DETAILS

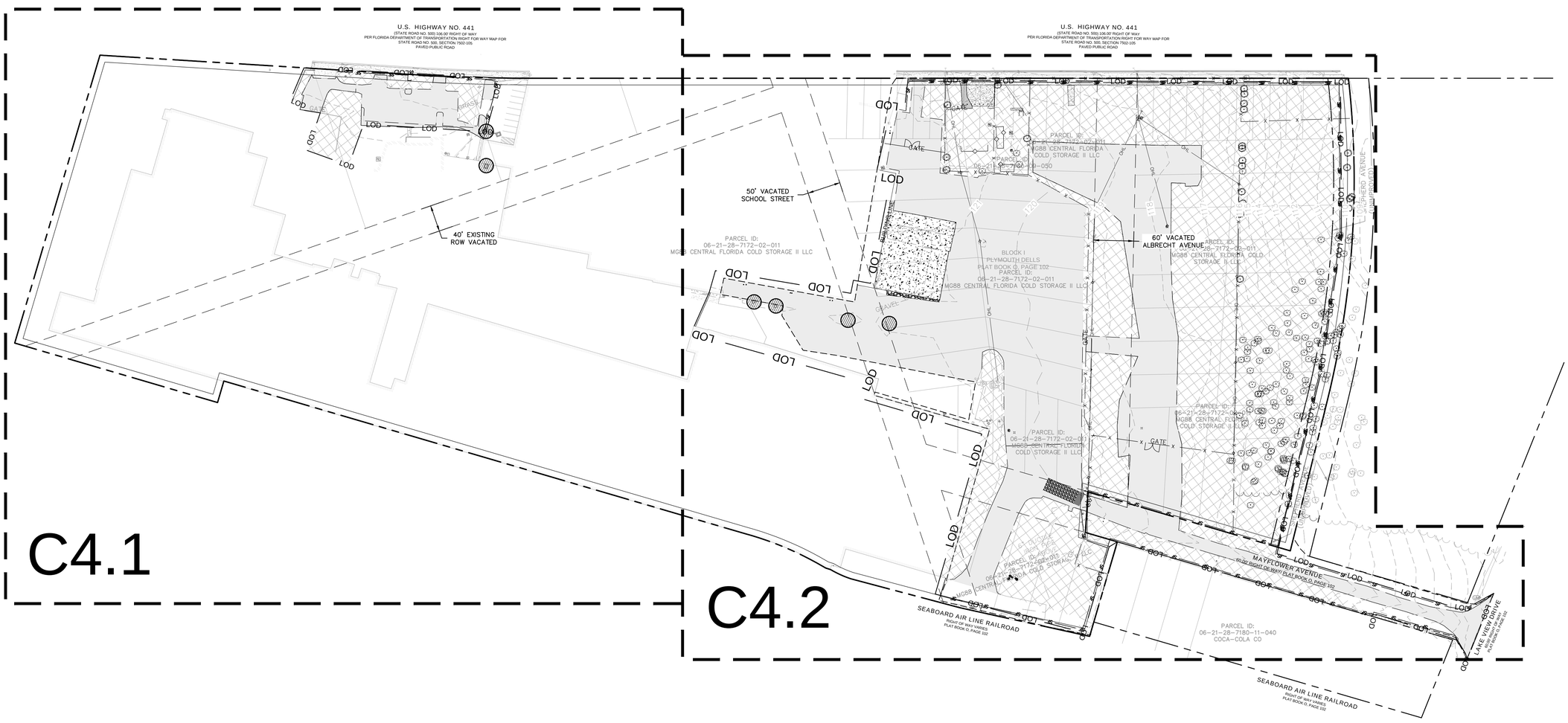
APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C3.0

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LEGEND

- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE/CURB TO BE REMOVED
- GRAVEL TO BE REMOVED
- AREA TO BE CLEARED AND GRUBBED. EXISTING SITE FEATURES TO BE REMOVED OR DEMOLISHED UNLESS OTHERWISE NOTED. REFER TO THE LANDSCAPE PLAN FOR TREE REMOVAL AND PROTECTION
- PROPERTY LINE
- SEDIMENT BAGS
- SF — SF — SILT FENCE
- CENTER LINE
- EASEMENT / SETBACK LINE
- LOD — LIMITS OF DISTURBANCE
- INLET PROTECTION
- GEOTECH BORING

NOTES

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
2. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION, EROSION, AND MANAGEMENT OF OFF-SITE DRAINAGE DURING TIME OF CONSTRUCTION.
3. REFER TO SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
4. INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. WIRE MESH REINFORCED SILT FENCE SHALL BE USED AT ALL POINTS ALONG PROPERTY BOUNDARY WITH OFF-SITE STORMWATER FLOWS. SEE DETAIL SHEET C3.0. IN THE EVENT THAT ADDITIONAL STRENGTH IS NEEDED, FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6-INCH (MAX) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POSTS.
5. PROVIDE SOIL TRACKING PREVENTION DEVICE AT ALL CONSTRUCTION ACCESS POINTS. SEE DETAIL SHEET C3.0.
6. UTILIZE PERFORATED SOCK DRAIN (OR EQUIVALENT) IN FRONT OF EXISTING/PROPOSED CURB INLETS ADJACENT TO CONSTRUCTION ACTIVITIES. SEE DETAIL SHEET C3.0.
7. INSTALL AND MAINTAIN FILTER FABRIC UNDER GRATES OF EXISTING/PROPOSED INLETS, SEE SHEET C3.0.
8. CONTRACTOR TO ENSURE ADEQUATE COVER REMAINS OVER ALL EXISTING UTILITIES.
9. CONTRACTOR TO VERIFY EXISTING COVER OVER ALL UTILITIES BEFORE START OF CONSTRUCTION AND TO COORDINATE WITH THE ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION IF DESIGN DOES NOT PROVIDE 36" COVER.
10. ANY EXISTING WELLS (I.E. ARTESIAN, IRRIGATION, DRINKING, MONITORING, ETC.) DISCOVERED ON-SITE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL APPLICABLE JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED. ANY WELL DISCOVERED DURING EARTHWORK OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES, OWNER, AND OWNER'S ENGINEER WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
11. THERE MAY BE ON-SITE UNDERGROUND UTILITIES (INCLUDING BUT NOT LIMITED TO IRRIGATION, SANITARY SEWER, POTABLE WATER LINES, NATURAL GAS LINES, ELECTRIC, TELEPHONE AND CABLE LINES) THAT WERE NOT LOCATED OR IDENTIFIED BY THE PROJECT SURVEYOR. PRIOR TO CONSTRUCTION START, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ON-SITE UTILITIES AND RIGHT-OF-WAY UTILITIES.
12. IF ANY SEPTIC TANKS OR DRAIN FIELDS ARE FOUND, CONTRACTOR SHALL FOLLOW ALL LOCAL, STATE, AND FEDERAL CODE REQUIREMENTS FOR REMOVAL.
13. IF EXISTING UTILITIES ARE DISCOVERED THAT ARE NOT IDENTIFIED BY THE CONSTRUCTION DOCUMENTS, AND WILL BE IMPACTED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY PRIOR TO PROCEEDING WITH CONSTRUCTION.
14. CONTRACTOR TO MAINTAIN EXISTING OFF-SITE AND ONSITE DRAINAGE PATTERNS THROUGHOUT CONSTRUCTION
15. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE TOPOGRAPHIC SURVEY PROVIDED BY LEADING EDGE LAND SERVICES, INC. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS AREA PRIOR TO CONSTRUCTION WORK.
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NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'
WHEN PRINTED AT FULL SIZE
(24" X 36")

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No.	DATE	BY
3	01/09/2026	JLM
2	12/02/2025	ARP
1	12/02/2025	AG
	REVISIONS	

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

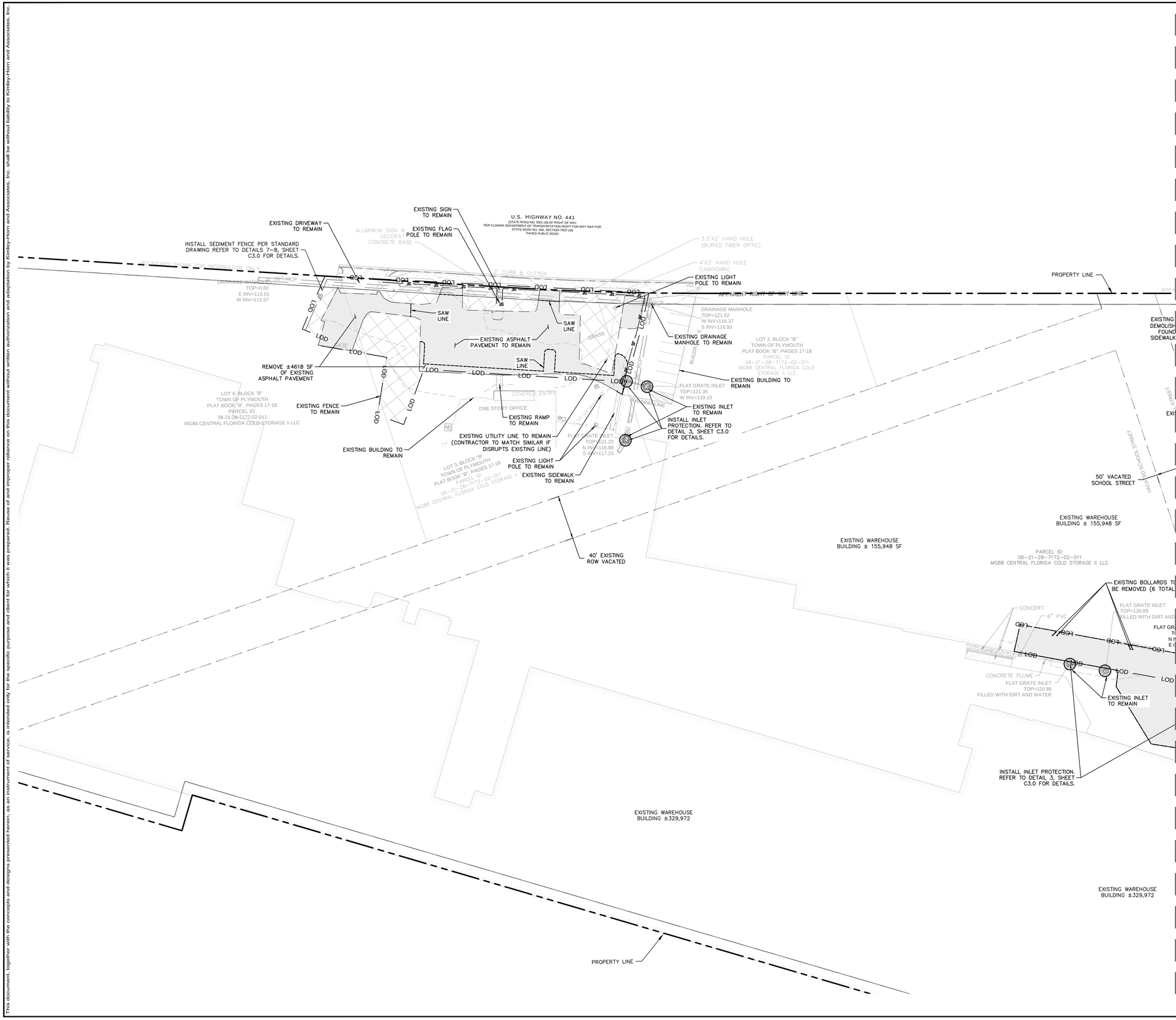
EXISTING CONDITIONS AND DEMO PLAN

APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER
C4.0

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1" = 40'
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NORTH

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LEGEND

- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE/CURB TO BE REMOVED
- GRAVEL TO BE REMOVED
- AREA TO BE CLEARED AND GRUBBED. EXISTING SITE FEATURES TO BE REMOVED OR DEMOLISHED UNLESS OTHERWSE NOTED. REFER TO THE LANDSCAPE PLAN FOR TREE REMOVAL AND PROTECTION
- PROPERTY LINE
- SAWCUT LINE
- SF SILT FENCE SF
- CENTER LINE
- EASEMENT / SETBACK LINE
- LOD LIMITS OF DISTURBANCE LOD
- INLET PROTECTION
- GEOTECH BORING
- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED

NOTES

1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR DEMOLITION REQUIREMENTS OF ELECTRICAL SYSTEMS.
2. CONTRACTOR SHALL UTILIZE BEST MANAGEMENT PRACTICES AS NEEDED TO PREVENT SYSTEM POLLUTION, EROSION, AND MANAGEMENT OF OFF-SITE DRAINAGE DURING TIME OF CONSTRUCTION.
3. REFER TO SWPPP SHEET C2.0 FOR ADDITIONAL NOTES AND DETAILS.
4. INSTALL AND MAINTAIN SILT FENCE AT LIMITS OF CONSTRUCTION. WIRE MESH REINFORCED SILT FENCE SHALL BE USED AT ALL POINTS ALONG PROPERTY BOUNDARY WITH OFF-SITE STORMWATER FLOWS. SEE DETAIL SHEET C3.0. IN THE EVENT THAT ADDITIONAL STRENGTH IS NEEDED, FILTER FABRIC MATERIAL CAN BE ATTACHED TO A 6-INCH (MAX) MESH WIRE SCREEN WHICH HAS BEEN FASTENED TO THE POSTS.
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KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

DETAILED EXISTING CONDTIONS AND DEMO PLAN

APOPKA COLD STORAGE

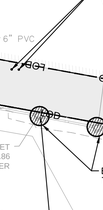
APOPKA FLORIDA

SHEET NUMBER
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MATCHLINE SHEET C4.1

PROPERTY LINE
EXISTING BRICK PAVEMENT TO BE REMOVED
EXISTING ONE-STORY BUILDING TO BE DEMOLISHED INCLUDING IT'S FOOTINGS, FOUNDATION, CANOPIES, PLANTERS, SIDEWALKS AND CONNECTED UTILITIES.
EXISTING AIR CONDITIONING UNIT TO BE REMOVED
REMOVE EXISTING SIGN
50' VACATED SCHOOL STREET
EXISTING ±95 LF WALL WITH HANDRAIL TO BE REMOVED
EXISTING ±89 LF WALL WITH HANDRAIL TO BE REMOVED
EXISTING ±95 LF TRENCH DRAIN TO BE REMOVED
EXISTING WAREHOUSE BUILDING ± 155,948 SF
PARCEL ID: 06-21-28-7172-02-011 MG88 CENTRAL FLORIDA COLD STORAGE II LLC
EXISTING BOLLARDS TO BE REMOVED (6 TOTAL)
EXISTING INLET TO REMAIN
INSTALL INLET PROTECTION. REFER TO DETAIL 3, SHEET C3.0 FOR DETAILS.
EXISTING INLET TO BE REMOVED
EXISTING ±25 LF PIPE TO BE REMOVED
EXISTING ±62 LF PIPE TO BE REMOVED
EXISTING LOADING DOCK AREA (±12,107 SF OF CONCRETE) AND ASSOCIATED APPARATUS TO BE REMOVED
EXISTING MECHANICAL ROOM TO REMAIN
EXISTING FIRE SPRINKLER SYSTEM TO REMAIN
EXISTING WAREHOUSE BUILDING ±329,972
EXISTING ±1,675 SF CONCRETE PAVEMENT TO BE REMOVED
CONCRETE BOLLARD TO BE REMOVED (8 TOTAL)
SAWCUT AND REMOVE EXISTING ±337 SIDEWALK/CONCRETE PAVEMENT
EXISTING OVERHEAD LINE TO BE RE-ROUTED ALONG WITH EXISTING LIGHT POLE
EXISTING METAL SHED TO BE REMOVED
EXISTING WOOD SHED TO BE REMOVED
EXISTING DUMPSTER ENCLOSURE AND STORAGE BUILDING TO BE DEMOLISHED INCLUDING IT'S FOOTINGS, BOLLARDS, GATES AND CONNECTED UTILITIES.
EXISTING POWER POLE TO BE REMOVED
SAWCUT AND REMOVE ±176,194 SF EXISTING ASPHALT PAVEMENT
REMOVE ±2,757 LF OF EXISTING GATE/FENCE (TYP.)
60' VACATED ALBRECHT AVENUE
LIGHT POLE TO BE REMOVED
ELECTRIC METER TO BE REMOVED
NSTALL STABILIZED CONSTRUCTION ENTRANCE/EXIT; PER STANDARD DRAWING REFER TO DETAIL 5, SHEET C3.0 FOR DETAILS. INSTALL TIRE WASH (DRIVE-THROUGH) PER STANDARD DRAWING. REFER TO DETAIL 6, SHEET C3.0 FOR DETAILS
EXISTING ONE-STORY BUILDING TO BE DEMOLISHED INCLUDING IT'S FOOTINGS, FOUNDATION, CANOPIES, PLANTERS, SIDEWALKS AND CONNECTED UTILITIES.
SANITARY AREA, TRASH STORAGE, HAZARDOUS MATERIAL, CONCRETE MANAGEMENT, VEHICLE MAINTENANCE AND EQUIPMENT STORAGE AREA
STOCKPILE AREA
SITE BENCHMARK SET 5/8" IRON ROD "SSMC TRAV. PT." ELEVATION=121.84
EXISTING UTILITY APPURTENANCES TO REMAIN
SITE BENCHMARK SET NAIL & DISK "SSMC TRAV. PT." ELEVATION=120.46
SITE BENCHMARK SET NAIL & DISK "SSMC TRAV. PT." ELEVATION=120.03
RELOCATE EXISTING UTILITY; CONTRACTOR TO CONFIRM TYPE/LOCATION WITH OWNER & UTILITY PROVIDER BEFORE START OF WORK
INSTALL CONCRETE WASHOUT PER STANDARD DRAWING. REFER TO DETAIL 5, SHEET C3.0 FOR DETAILS.
CONCRETE BOLLARD TO BE REMOVED (2 TOTAL)
SAWCUT AND REMOVE ±15,010 SF EXISTING ASPHALT PAVEMENT
SIGN TO BE REMOVED (TYP.)
REMOVE EXISTING BOLLARDS (2 TOTAL)
BURIED UNKNOWN LINE IN BAD CONDITION ONLY TOP EXPOSED
INSTALL SILT FENCE. SHEET C3.0 FOR DETAILS.
SIGN TO REMAIN (TYP.)
EXISTING SIDEWALK TO REMAIN
EXISTING DRAINAGE INLET TO REMAIN
INSTALL INLET PROTECTION. REFER TO DETAIL 3, SHEET C3.0 FOR DETAILS.
EXISTING SIDEWALK TO REMAIN
INSTALL SEDIMENT FENCE PER STANDARD DRAWING REFER TO DETAILS 7-8, SHEET C3.0 FOR DETAILS.
EXISTING DRAINAGE INLET TO REMAIN
INSTALL INLET PROTECTION. REFER TO DETAIL 3, SHEET C3.0 FOR DETAILS.
REMOVE EXISTING GATE/FENCE (TYP.)
EXISTING POWER POLE TO BE REMOVED
EXISTING ELECTRIC SERVICE FIXTURE TO BE RE-ROUTED IF NEEDED
SHEPHERD AVENUE (UNIMPROVED)
MAYFLOWER AVENUE 60.00 RIGHT OF WAY PLAT BOOK O, PAGE 102
VACATED ALBRECHT AVENUE
VACATED MAYFLOWER AVENUE
SEABOARD AIR LINE RAILROAD RIGHT OF WAY VARIES PLAT BOOK O, PAGE 102
LAKE VIEW DRIVE 80.00 RIGHT OF WAY PLAT BOOK O, PAGE 102



GRAPHIC SCALE IN FEET
0 20 40 80
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LEGEND

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- GRAVEL TO BE REMOVED
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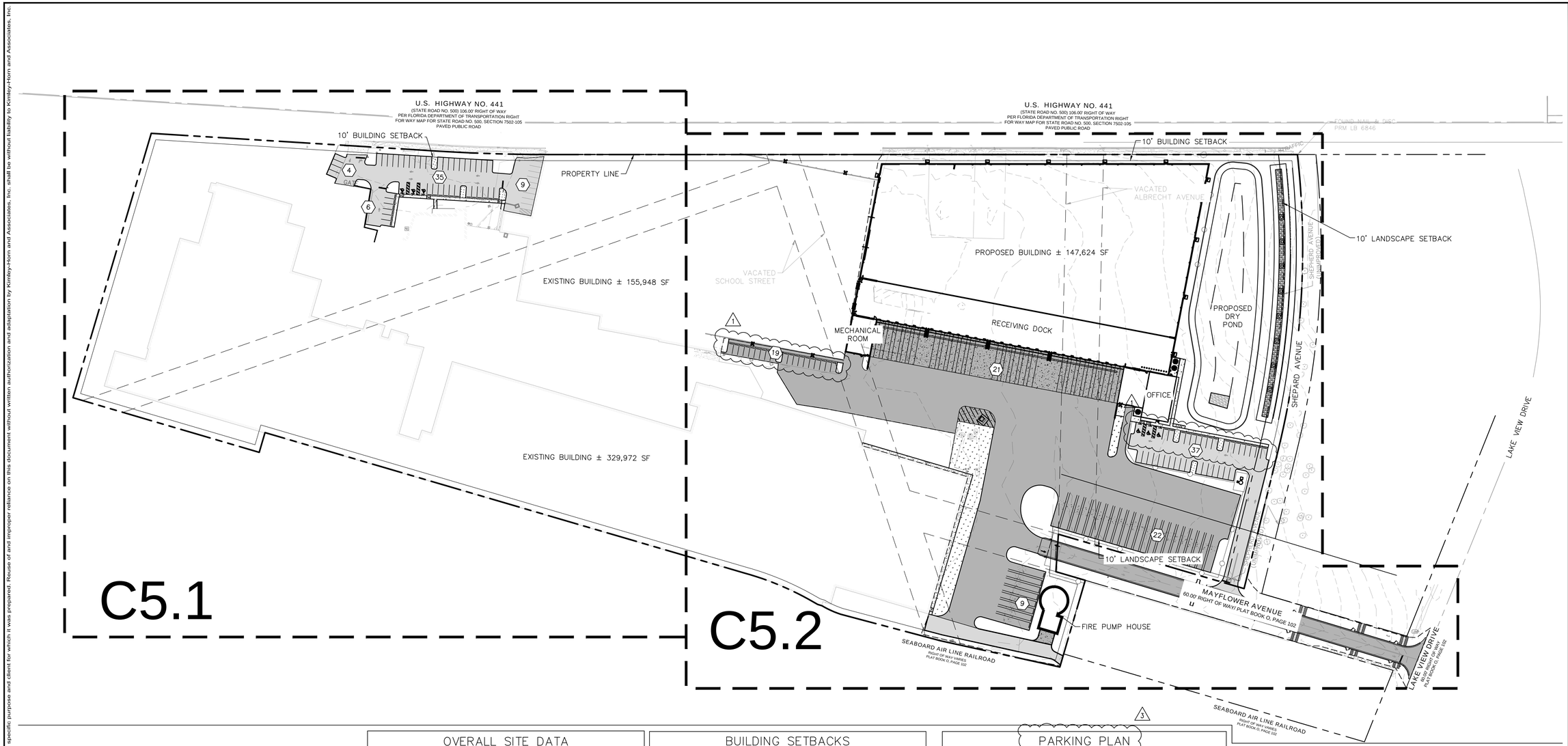
DETAILED EXISTING CONDTIONS AND DEMO PLAN

APOPKA COLD STORAGE

FLORIDA
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LEGEND

- PROPERTY LINE
- CENTER LINE
- BUILDING SETBACKS
- LANDSCAPE BUFFER
- EASEMENT / SETBACK LINE
- (XX) PARKING COUNT
- LIGHTS AND LIGHT POLE (SHOWN FOR COORDINATION PURPOSES ONLY)
- PROPOSED STANDARD DUTY ASPHALT. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 1, SHEET C8.0
- STANDARD CONCRETE SIDEWALK SECTION. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0
- LANDSCAPE/SOD AREA

OVERALL SITE DATA			
STREET ADDRESS	2560 WEST ORANGE BLOSSOM TRAIL, APOPKA, FL		
SECTION/TOWNSHIP/RANGE	06	21 S	28 E
ZONING	I-L	LIGHT INDUSTRIAL	
PARCEL AREA	±28.09 AC		
ONSITE AREA OF WORK/ LIMITS OF DISTURBANCE	±11.694 AC ONSITE LOD		
OFFSITE IMPROVEMENTS AREA	±0.840 AC MAYFLOWER AVE IMPROVEMENTS		
PROPOSED BUILDING AREA	~148,000 SF (±3.39 AC)		

OPEN SPACE CALCULATION		
TYPE	REQUIRED	PROVIDED
PERVIOUS AREA (OPEN SPACE)	0.585 AC (5% OF LOD AREA)	±3.166 AC (27%)

BUILDING SETBACKS		
TYPE:	REQUIRED	PROVIDED
FRONT	10 FT.	10 Ft
SIDE	10 FT.	10 Ft
REAR	10 FT.	10 Ft
STREET	10 FT.	10 Ft

ADJACENT PROPERTY DATA		
DIRECTION FROM SITE:	ZONING	USE
NORTH	N/A	FDOT ROAD
EAST	I-L	LIGHT INDUSTRIAL
SOUTH	I-L	LIGHT INDUSTRIAL
WEST	T	TRANSITIONAL

PARKING PLAN		
PARKING TYPE	REQUIRED	PROPOSED
REGULAR SPACES	51	53
ADA SPACES	3	3
TOTAL PARKING	54	56
LOADING BERTH	14	21
SEMI TRUCK SPACES	–	31

EXISTING OFFICE PARKING MODIFICATIONS		
	EXISTING	PROPOSED
PARKING SPACES	33	54

GENERAL NOTES:
1. ALL RADII ARE TO BE 3' OR 10' UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
4. HANDICAP (HC) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICAN WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
5. DETECABLE WARNING SURFACE WILL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.
6. ALL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.
7. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

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PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

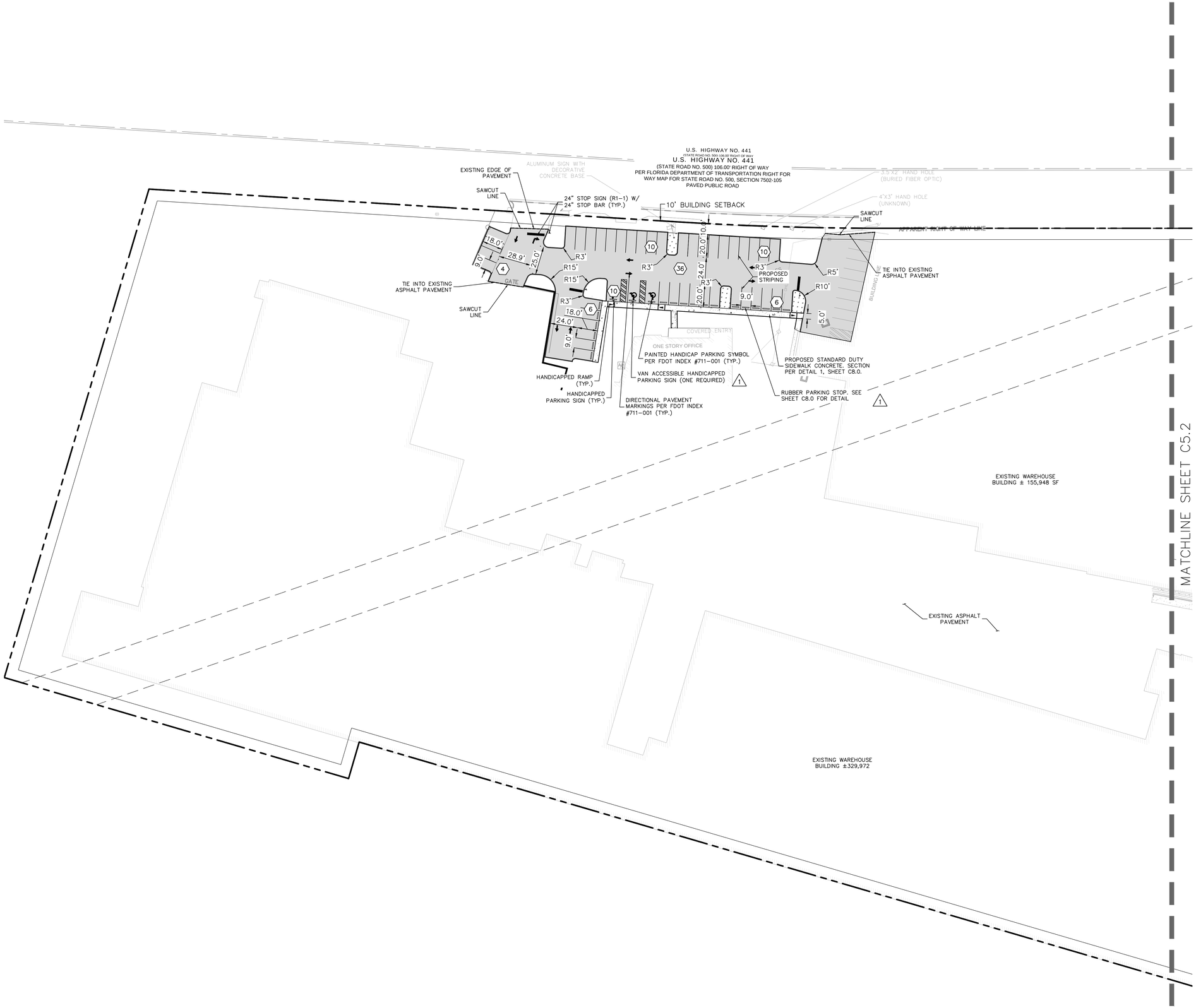
OVERALL SITE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C5.0

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GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE (24" X 36")

LEGEND

- PROPERTY LINE
- CENTER LINE
- BUILDING SETBACKS
- LANDSCAPE BUFFER
- EASEMENT / SETBACK LINE
- XX — PARKING COUNT
- LIGHTS AND LIGHT POLE (SHOWN FOR COORDINATION PURPOSES ONLY)
- PROPOSED STANDARD DUTY ASPHALT. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 1, SHEET C8.0
- STANDARD CONCRETE SIDEWALK SECTION. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0
- LANDSCAPE/SOD AREA

GENERAL NOTES:

1. ALL RADII ARE TO BE 3' OR 10' UNLESS OTHERWISE NOTED.
2. ALL MEASUREMENTS TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL AFFECTED SIDEWALKS, RAMPS, AND CROSSWALKS, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
4. HANDICAP (HC) RAMPS MUST BE CONSTRUCTED AT THE STREET INTERSECTION(S) AND DRIVEWAY CONNECTION(S) TO COMPLY WITH THE AMERICAN WITH DISABILITY ACT (ADA) AND WILL MEET FDOT DESIGN STANDARDS.
5. DETECABLE WARNING SURFACE WILL BE REQUIRED AT ALL PLACES WHERE PEDESTRIAN PATH MEETS VEHICULAR PATH.
6. ALL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.
7. ALL CONSTRUCTION IN THE FDOT ROW SHALL CONFORM TO THE LATEST EDITIONS OF THE FDOT DESIGN STANDARD PLANS (INDEXES), THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE FDOT UTILITY ACCOMMODATION MANUAL.

NO.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/09/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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DETAILED SITE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C5.1

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U.S. HIGHWAY NO. 441
(STATE ROAD NO. 500) 106.00' RIGHT OF WAY
PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT FOR WAY MAP FOR STATE ROAD NO. 500, SECTION 7502-105
PAVED PUBLIC ROAD

10' BUILDING SETBACK

MATCHLINE SHEET C5.1

PROPOSED BUILDING ± 147,624 SF

EXISTING WAREHOUSE
BUILDING ± 155,948 SF

EXISTING WAREHOUSE
BUILDING ±329,972

ONE STORY COMMERCIAL BUILDING

ONE STORY COMMERCIAL BUILDING

PARCEL ID: 06-21-28-7172-02-011
MG88 CENTRAL FLORIDA COLD STORAGE II LLC

PARCEL ID: 06-21-28-7180-09-050

VACATED ALBRECHT AVENUE

VACATED MAYFLOWER AVENUE

VACATED SCHOOL STREET

BLOCK I
PLYMOUTH DELLS
PLAT BOOK O, PAGE 102

SHEPHERD AVENUE (UNIMPROVED)

BUILDING LINE

313.6'

525.8'

353.0'

RECEIVING DOCK

MECHANICAL ROOM

DOCK DOORS

OFFICE

MH

PROPOSED DRY POND

PROPOSED STANDARD DUTY SIDEWALK CONCRETE. SECTION PER DETAIL 1, SHEET C8.0.

HANDICAPPED PARKING SIGN (TYP.)

HANDICAPPED RAMP (TYP.)

PAINTED HANDICAP PARKING SYMBOL PER FDOT INDEX #711-001 (TYP.)

(8) PROPOSED BICYCLE PARKING (SEE SHEET C8.0 FOR DETAIL)

RUBBER PARKING STOP. SEE SHEET C8.0 FOR DETAIL

PROPOSED 15.0' DRAINAGE EASEMENT

PROPOSED PRIVATE LIFT STATION

TIE INTO EXISTING ASPHALT PAVEMENT

EXISTING ASPHALT PAVEMENT

SAWCUT LINE

PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL SHEETS FOR MORE DETAILS.

VAN ACCESSIBLE HANDICAPPED PARKING SIGN (ONE REQUIRED)

PROPOSED STANDARD DUTY SIDEWALK CONCRETE. SECTION PER DETAIL 1, SHEET C8.0.

PROPOSED STANDARD DUTY SIDEWALK CONCRETE. SECTION PER DETAIL 1, SHEET C8.0.

PARCEL ID: 06-21-28-7172-02-011
MG88 CENTRAL FLORIDA COLD STORAGE II LLC

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PARCEL ID: 06-21-28-7172-02-011
MG88 CENTRAL FLORIDA COLD STORAGE II LLC

PARCEL ID: 06-21-28-7180-11-040
COCA-COLA CO

R10'
R20'
R3'
R5'
R10'
R25'
R30'
R20'
R50'
R12.1'
R20'
R25'
R35'
R25'

178.0'

12.0' TRAILER STALL (TYP.)

DIRECTIONAL PAVEMENT MARKINGS PER FDOT INDEX #711-001 (TYP.)

PROPOSED STRIPING (TYP.)

22 TRAILER STAGING

75.0'

60.0'

TYPE 'D' CURB (PER FDOT STANDARD INDEX 520-001 (TYP.)

PROPOSED 15.0' DRAINAGE EASEMENT

DIRECTIONAL PAVEMENT MARKINGS PER FDOT INDEX NO. 711-001 (TYP.)

24" STOP SIGN (R1-1) W/ 24" STOP BAR (TYP.)

PROPOSED FENCE (TYP.). KNOXBOX REQUIRED AND GATE TO HAVE CLICK2ENTER INSTALLED PER CITY OF APOPKA FIRE DEPARTMENT REQUIREMENTS.

"NO PARKING" SIGNS

FIRE PUMP HOUSE

RUBBER PARKING STOP. SEE SHEET C8.0 FOR DETAIL

4' BERM (TYP.) (SEE GRADING SHEET C6.2 FOR DETAILS)

PROPOSED 2' CURB & GUTTER PER FDOT INDEX 520-001 (TYP.)

MAYFLOWER AVENUE
60.00 RIGHT OF WAY(PLAT BOOK O, PAGE 102

APPARENT RIGHT OF WAY LINE

SEABOARD AIR LINE RAILROAD
RIGHT OF WAY VARIES
PLAT BOOK O, PAGE 102

LAKE VIEW DRIVE
PLAT BOOK O, PAGE 102

GRAPHIC SCALE IN FEET
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1" = 40'
WHEN PRINTED AT FULL SIZE
(24" X 36")

NORTH

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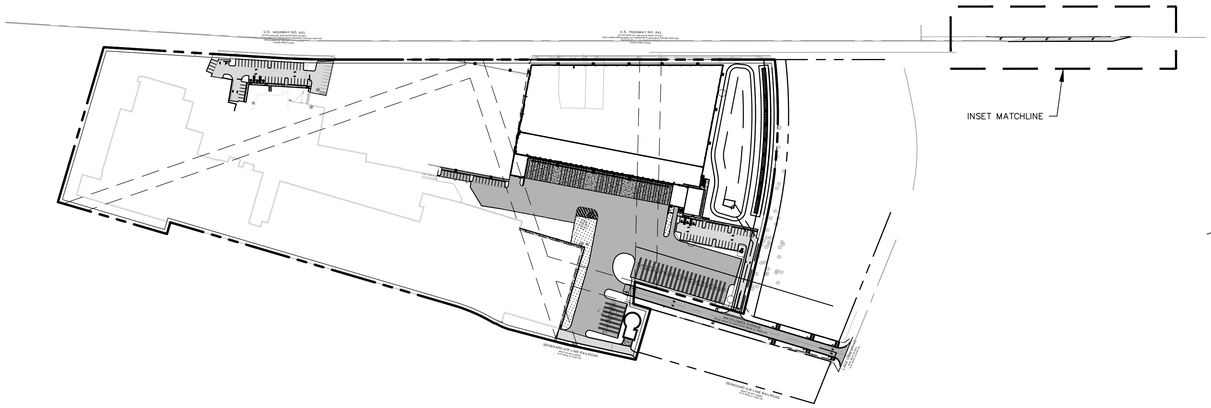
DETAILED SITE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C5.2

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KEY MAP
SCALE: 1" = 200'

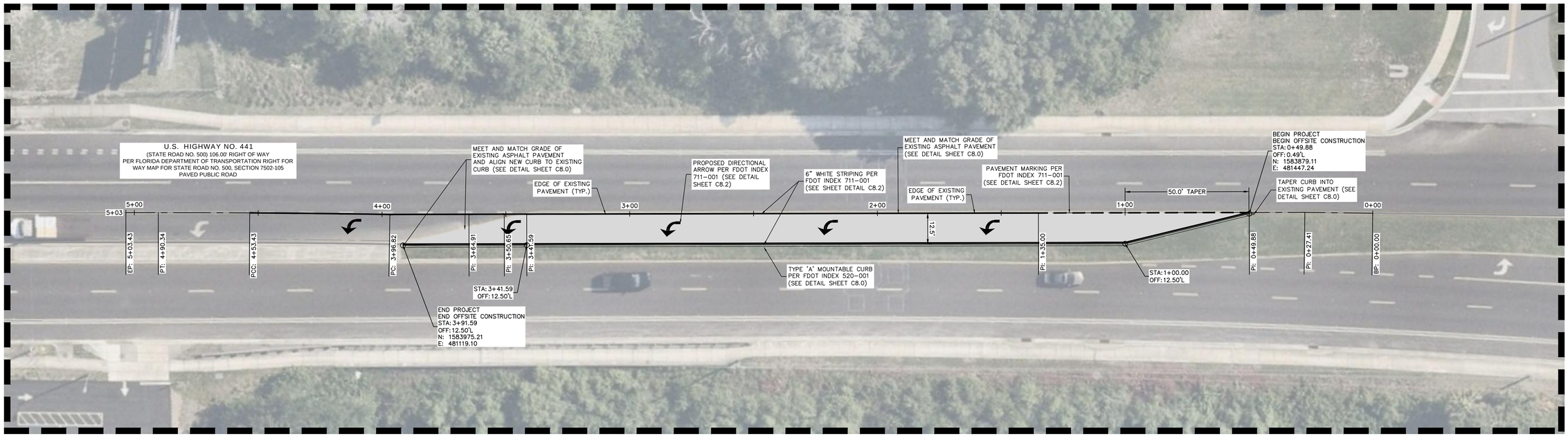
NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE
(24" X 36")

LEGEND

PROPOSED ASPHALT PAVEMENT/ SECTION (SEE SHEET C8.0 FOR DETAILS)

TYPE 'A' MOUNTABLE CURB (SEE SHEET C8.0 FOR DETAILS)



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KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

US HWY 441 - LEFT TURN LANE

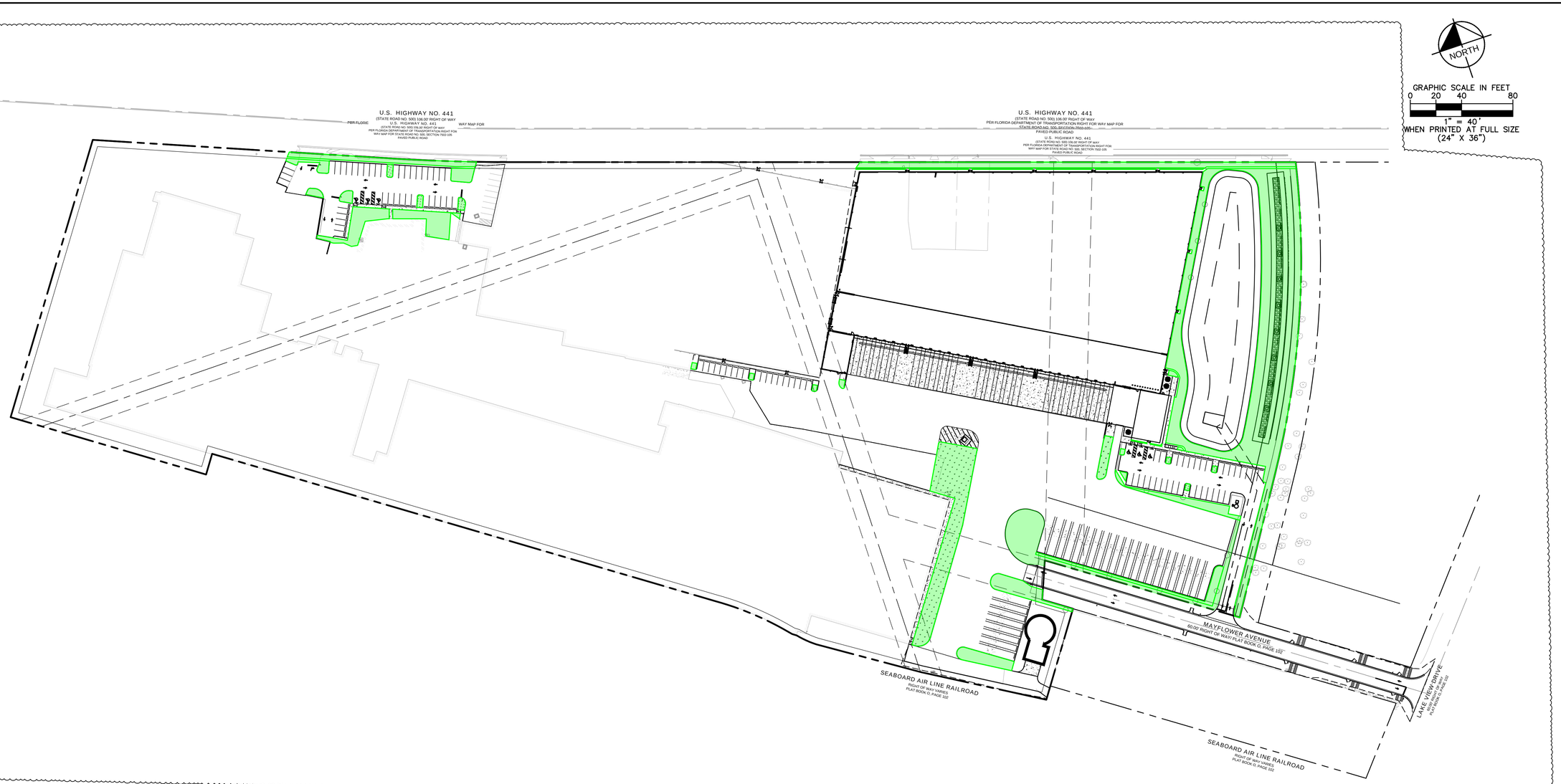
APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C5.3

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3



LEGEND

LANDSCAPE/OPEN SPACE

OVERALL OPEN SPACE SUMMARY

MINIMUM OPEN SPACE CALCULATION:	11.69 AC x 5% = 0.59 AC
PROVIDED OPEN SPACE:	
LANDSCAPE:	1.87 AC
TOTAL PROVIDED:	1.87 AC (15.99%)

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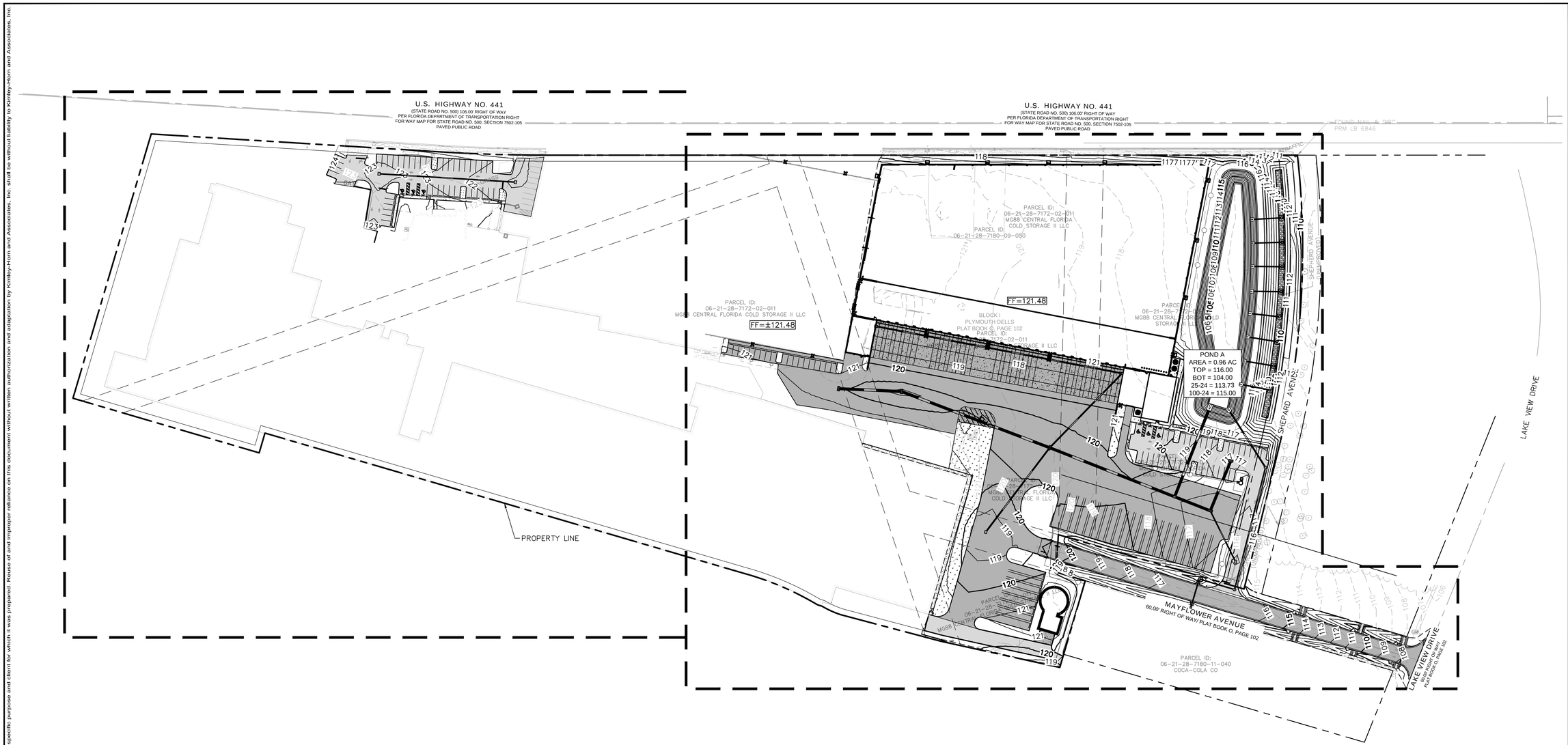
OPEN SPACE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C5.4

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LEGEND

- PROPERTY BOUNDARY
- ROAD DEDICATION
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING CONTOURS
- ×21.60 EXISTING SPOT ELEVATION
- •21.60 EXISTING SPOT ELEVATION
- PROPOSED STORM PIPE
- ST EXISTING STORM PIPE
- PROPOSED STORM STRUCTURES
- PROPOSED GRATE INLETS
- PROPOSED STANDARD DUTY ASPHALT, REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 1, SHEET C8.0
- STANDARD CONCRETE SIDEWALK SECTION. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0
- LANDSCAPE/SOD AREA
- PROPOSED DIRECTION OF STORMWATER RUNOFF

GENERAL NOTES:

1: ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES. SEE SPECIFICATIONS.
2: ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
3: ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
4: GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
5: SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED, INSPECTED AND APPROVED BY LOCAL AUTHORITIES.
6: ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED OR PER JURISDICTIONAL REQUIREMENTS.
7: EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES ARE TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
8: IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR OR REPLACE THE EXISTING STRUCTURE AS NECESSARY.
9: ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AND STRUCTURE IS WATER TIGHT.
10: ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORM SYSTEM. IN AREAS NOT SUBJECT TO FREEZING, ROOF DRAINS CAN SPASH ON GRADE AND BE COLLECTED IN INLETS OR TREATED AS SURFACE RUNOFF.
11: CONTRACTOR IS TO ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
12: CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES FOR ALL GRASSED AND PAVED AREAS.
13: TOPOGRAPHIC INFORMATION TAKEN FROM: LEADING EDGE LAND SERVICES, INC. ON JANUARY 31, 2023.
14: CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO THE SAME.
15: CONTRACTOR IS RESPONSIBLE FOR TEMPORARY ACCESS ROADS, MAINTAIN POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION AND AVOID PONDING OR RUTTING.
16: DETENTION POND OUTFLOW DEVICES SHALL BE DESIGNATED TO LIMIT FLOWS TO CAPACITY LEVELS OF DOWNSTREAM DRAINAGE STRUCTURES.
17: DEVIATIONS FROM RECOMMENDED PARKING LOT SLOPES SHALL BE APPROVED BY FLOOR & DECOR CONSTRUCTION AND DESIGN.
18: CONTRACTOR TO PROVIDE FLOOR & DECOR CONSTRUCTION AND DESIGN, AND LOCAL AUTHORITY WITH AS-BUILT DRAWINGS. SEE REQUIREMENTS IN THIS SHEET.
19: CONTRACTOR TO VERIFY T.A.S./A.D.A. COMPLIANCE PRIOR TO POURING CONCRETE. FOR ANY QUESTIONS, CONTACT CIVIL ENGINEER IMMEDIATELY.
20: GRADES IN ALL ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSINGS, SHALL CONFORM TO ALL APPLICABLE A.D.A. AND T.A.S. STANDARDS: MAXIMUM RUNNING SLOPE FOR ALL PATHS IS 5%, MAX CROSS SLOPE FOR ALL PATHS IS 2%, FOR THE FIRST FIVE FEET FROM THE DOOR, A 2% SLOPE IN ALL DIRECTIONS (MAX) MUST BE MAINTAINED.
21: IN GENERAL, THE MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5%, THE MINIMUM SLOPE SHALL NOT BE INFERIOR THAN 1.5% AND THE PREFERRED SLOPE SHALL BE 2.5%.
22: REFER TO LANDSCAPE ARCHITECT PLANS FOR LANDSCAPE/HARDSCAPE DETAILS.
23: CONTRACTOR TO VERIFY ENGINEERING PLANS MATCH ARCHITECTURAL/STRUCTURAL PLANS PRIOR TO CONSTRUCTION STAKING.
24: LANDSCAPE AREAS ADJACENT TO BUILDING TO DRAIN AWAY FROM BUILDING AT A MINIMUM OF 2% SLOPE.
25: AFTER PLACEMENT OF SUBGRADE AND PRIOR TO PLACEMENT OF PAVEMENT, CONTRACTOR SHALL TEST AND OBSERVE PAVEMENT AREAS FOR EVIDENCE OF PONDING, ALL AREAS SHALL ADEQUATELY DRAIN TOWARDS THE INTENDED STRUCTURE TO CONVEY STORM RUNOFF, CONTRACTOR SHALL IMMEDIATELY NOTIFY OWNER AND ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED.
26: CONCRETE VALLEY GUTTER SHALL BE CONSTRUCTED IF ASPHALT PAVEMENT IS USED. REFER TO CONSTRUCTION DETAILS
27: FOR STORM SEWER PIPE PROFILES REFER TO DETAIL ON SHEET C7.0 FOR MORE INFORMATION.
28: SEE PIPE PROFILES SHEET FOR INVERT ELEVATIONS (TYPICAL).
29: SEE SHEET C3.0 FOR APPROXIMATE LOCATION OF EXISTING UTILITIES.
30: ALL THE ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS. CONTRACTOR TO SUBTRACT PAVEMENT THICKNESS AND FLOOR SLAB THICKNESS FOR SUBGRADE ELEVATIONS.
31: CONTRACTOR SHALL REFER TO ARCHITECTURAL AND PLUMBING PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL VESTIBULES/ENTRIES, SIDEWALKS, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
32: TERMITE SPRAY IF NEEDED IS TO BE PROVIDED FOR FOUNDATION BY FOUNDATION CONTRACTOR.
33: SITE PREPARATION TO BE PROVIDED BY CONTRACTOR TO INCLUDE:
A. PROTECTING EXISTING VEGETATION TO REMAIN.
B. REMOVING EXISTING VEGETATION.
C. CLEARING AND GRUBBING.
D. STRIPPING AND STOCKPILING TOPSOIL
E. REMOVING ABOVE-AND BELOW-GRADE SITE IMPROVEMENTS.
F. DISCONNECTING, CAPPING OR SEALING SITE UTILITIES.
G. TEMPORARY EROSION AND SEDIMENTATION CONTROL,

NORTH

GRAPHIC SCALE IN FEET
0 40 80 40
1" = 80'
WHEN PRINTED AT FULL SIZE
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Always call 811 two full business days before you dig to have underground utilities located and marked.
Sunshine811.com

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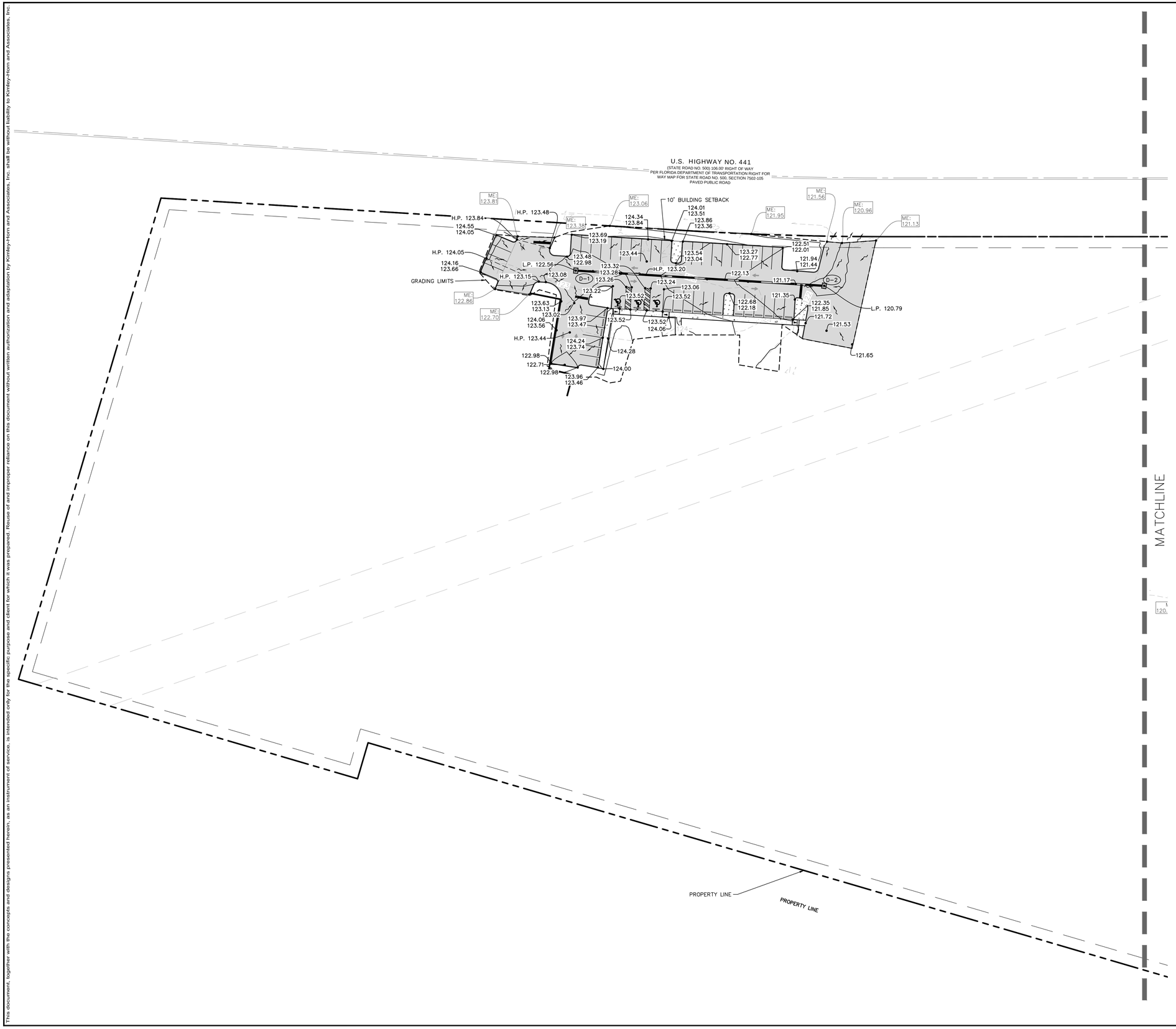
OVERALL GRADING AND DRAINAGE

APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER
C6.0

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LEGEND

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- EXISTING CONTOURS
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- LIMITS OF CONSTRUCTION
- PROPOSED STORM STRUCTURES
- PROPOSED GRATE INLETS
- PROPOSED STANDARD DUTY ASPHALT, REFER TO DETAIL 1, SHEET C8.0
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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-1	TYPE "D" INLET PER FDOT INDEX #425-251 TOP: 122.56 E. INV OUT: 118.86
D-2	TYPE "D" INLET PER FDOT INDEX #425-251 TOP: 120.79 W. INV IN: 117.08

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DETAILED GRADING AND DRAINAGE

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APOPKA FLORIDA

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MATCHLINE

U.S. HIGHWAY NO. 441
(STATE ROAD NO. 500) 106.00' RIGHT OF WAY
PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT FOR WAY MAP FOR STATE ROAD NO. 500, SECTION 7502-105
PAVED PUBLIC ROAD

BUILDING ROOF DRAINS TO TIE TO SURFACE WATER MANAGEMENT SYSTEM

LIMITS OF GRADING (TYP.)

82 LF RETAINING WALL

392 LF OF CONTECH TRAPEZOIDAL SLOTTED DRAIN

259 LF OF 48" RCP @ 0.00%

170 LF OF 24" RCP @ 0.49%

220 LF OF 48" RCP @ 0.49%

173 LF OF 24" RCP @ 2.32%

51 LF OF 18" RCP @ 0.00%

POND A
AREA = 0.96 AC
BOT = 104.00
MEAN = 112.05
25-24 = 113.63
100-24 = 114.87
TOP = 116.00

POND SLOPES TO BE LINED WITH GEO-GRID EROSION CONTROL PRODUCT. SEE SHEET C8.3

SPREADER SWALE
TOP = 112.00
BOT = 110.00

2' CONCRETE ARRON (TYP.)

RIP-RAP (TYP.)

SPREADER SWAL WEIR. SEE DETA SHEET C8.3

3' CURB TRANSITION

FIRE PUMP HOUSE

MAYFLOWER AVENUE
60.00' RIGHT OF WAY, PLAT BOOK O, PAGE 102

SEABOARD AIR LINE RAILROAD
RIGHT OF WAY VARIES
PLAT BOOK O, PAGE 102

PROPOSED 15.0' DRAINAGE EASEMENT

GRADING LIMITS

PROPOSED SWALE TO BE LINED WITH GEO-GRID EROSION CONTROL PRODUCT. SEE SHEET C8.3)

4' FLAT CHECKDAM (TYP.) SEE DETAIL THIS SHEET

5' X 5' RIP-RAP (TYP.)

LAKE VIEW DRIVE
40.00' RIGHT OF WAY, PLAT BOOK O, PAGE 102

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
BU-3	BUBBLE-UP TYPE 'D' INLET FDOT INDEX 425 TOP: 110.00 NW. INV IN: 107.00
BU-4	BUBBLE-UP TYPE 'D' INLET FDOT INDEX 425 TOP: 110.00 NW. INV IN: 107.00
BU-5	BUBBLE-UP TYPE 'D' INLET FDOT INDEX 425 TOP: 110.00 W. INV IN: 107.00
BU-5 1	BUBBLE-UP TYPE 'C' INLET FDOT INDEX 425 TOP: 114.41 SW. INV IN: 110.91 SE. INV OUT: 110.91
BU-6	BUBBLE-UP TYPE 'D' INLET FDOT INDEX 425 TOP: 110.00 W. INV IN: 107.00
BU-6 1	BUBBLE-UP TYPE 'C' INLET FDOT INDEX 425 TOP: 114.76 NE. INV OUT: 111.71
D-3	TYPE "H2" INLET PER FDOT INDEX #425-251 TOP: 120.24 E. INV OUT: 112.77
D-4	TYPE "H2" INLET PER FDOT INDEX #425-251 TOP: 118.67 W. INV IN: 112.25 SE. INV OUT: 112.25
D-5	TYPE "H2" INLET PER FDOT INDEX #425-251 TOP: 118.99 NW. INV IN: 110.96 NE. INV IN: 110.10 SW. INV IN: 112.97 SE. INV OUT: 110.96
D-6	CB TOP: 117.30 SE. INV OUT: 113.00

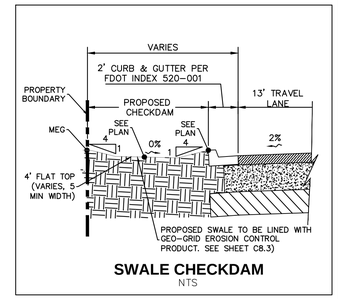
STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D-7	TYPE 'C' INLET FDOT INDEX 425 TOP: 117.21 NW. INV IN: 110.95 SW. INV OUT: 110.95
D-8	TYPE "D" INLET PER FDOT INDEX #425-251 TOP: 118.08 NE. INV OUT: 113.83
D-9	TYPE 'H2' INLET FDOT INDEX 425 J-BOTTOM TOP: 117.00 NW. INV IN: 109.55 NE. INV IN: 109.55 S. INV IN: 109.55
D-10	TYPE "H2' INLET FDOT INDEX 425 TOP: 116.76 SW. INV OUT: 110.43
D-11	TYPE "D" INLET FDOT INDEX 425 TOP: 115.87 N. INV OUT: 110.48
MES-1	U-TYPE DISSIPATOR FDOT INDEX 430-012 TOP: 108.50 SW. INV IN: 104.00
MES-5	FES TOP: 108.09 SE. INV OUT: 107.00
MES-6	FES TOP: 108.08 SE. INV OUT: 107.00
MES-7	FES TOP: 108.08 E. INV OUT: 107.00
MES-8	FES TOP: 108.08 E. INV OUT: 107.00

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40'
WHEN PRINTED AT FULL SIZE (24" X 36")

LEGEND

- PROPERTY BOUNDARY
- ROAD DEDICATION
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING CONTOURS
- EXISTING SPOT ELEVATION (21.60)
- PROPOSED SPOT ELEVATION (•21.60)
- PROPOSED STORM PIPE
- EXISTING STORM PIPE (ST)
- LIMITS OF CONSTRUCTION
- PROPOSED STORM STRUCTURES
- PROPOSED GRATE INLETS
- PROPOSED STANDARD DUTY ASPHALT. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 1, SHEET C8.0
- STANDARD CONCRETE SIDEWALK SECTION. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0
- LANDSCAPE/SOD AREA
- PROPOSED DIRECTION OF STORMWATER RUNOFF



SWALE CHECKDAM
NTS

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

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

DETAILED GRADING AND DRAINAGE

APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER
C6.2

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GENERAL UTILITY NOTES:

1. CONTRACTOR TO CONFIRM UNDERGROUND UTILITY LOCATIONS, DEPTHS, AND SIZES PRIOR TO COMMENCING CONSTRUCTION.
2. CONTRACTOR TO COORDINATE PROPOSED TRANSFORMER LOCATIONS AND ELECTRIC SERVICE WITH POWER COMPANY AND OWNER. TRANSFORMERS AND SERVICE LINES SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS. CONTRACTOR TO CONFIRM PAD AND BOLLARD REQUIREMENTS.
3. CONTRACTOR TO COORDINATE PROPOSED TELEPHONE SERVICE AND ROUTING WITH CABLE COMPANY AND OWNER. SERVICE CONNECTIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS.
4. CONTRACTOR TO COORDINATE PROPOSED GAS SERVICE AND ROUTING WITH GAS COMPANY AND OWNER. SERVICE CONNECTIONS SHOWN FOR INFORMATIONAL PURPOSES ONLY. DESIGNED & PERMITTED BY OTHERS.
5. ALL POTABLE WATER UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO BE FAMILIAR WITH THESE STANDARDS.
6. REFER TO THE CITY OF APOPKA STANDARD NOTES & DETAILS, SHEETS C8.0 – C8.2.
7. REFER TO ORANGE COUNTY STANDARD NOTES AND DETAILS, SHEET C8.3.

GENERAL FIRE SERVICE NOTES:

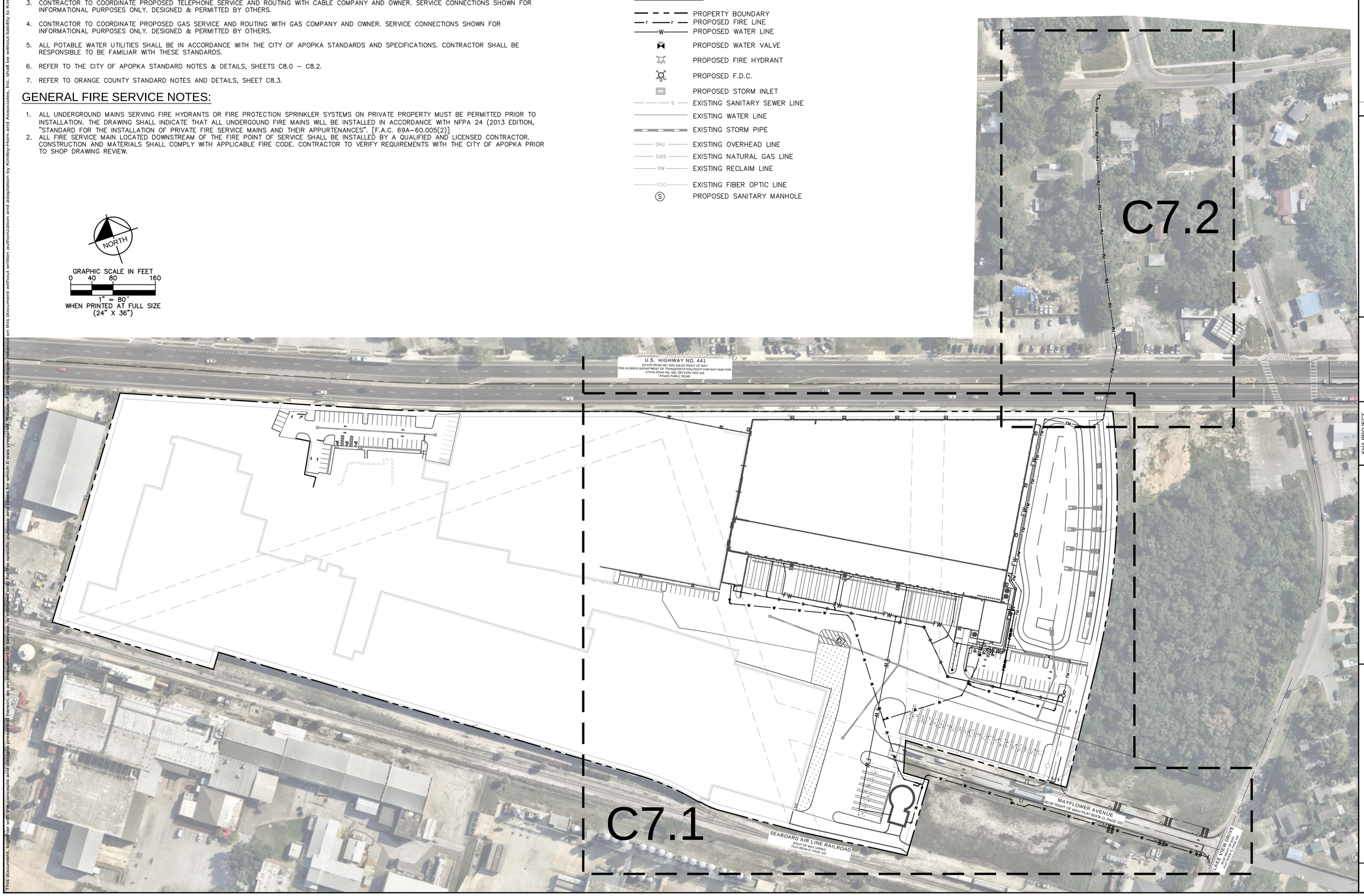
1. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SPRINKLER SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION. THE DRAWING SHALL INDICATE THAT ALL UNDERGROUND FIRE MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24 (2013 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES". [F.A.C. 69A–60.005(2)]
2. ALL FIRE SERVICE MAIN LOCATED DOWNSTREAM OF THE FIRE POINT OF SERVICE SHALL BE INSTALLED BY A QUALIFIED AND LICENSED CONTRACTOR. CONSTRUCTION AND MATERIALS SHALL COMPLY WITH APPLICABLE FIRE CODE. CONTRACTOR TO VERIFY REQUIREMENTS WITH THE CITY OF APOPKA PRIOR TO SHOP DRAWING REVIEW.

LEGEND

- PROPERTY BOUNDARY
- PROPOSED FIRE LINE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED F.D.C.
- PROPOSED STORM INLET
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING OVERHEAD LINE
- EXISTING NATURAL GAS LINE
- EXISTING RECLAIM LINE
- EXISTING FIBER OPTIC LINE
- PROPOSED SANITARY MANHOLE

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'
WHEN PRINTED AT FULL SIZE
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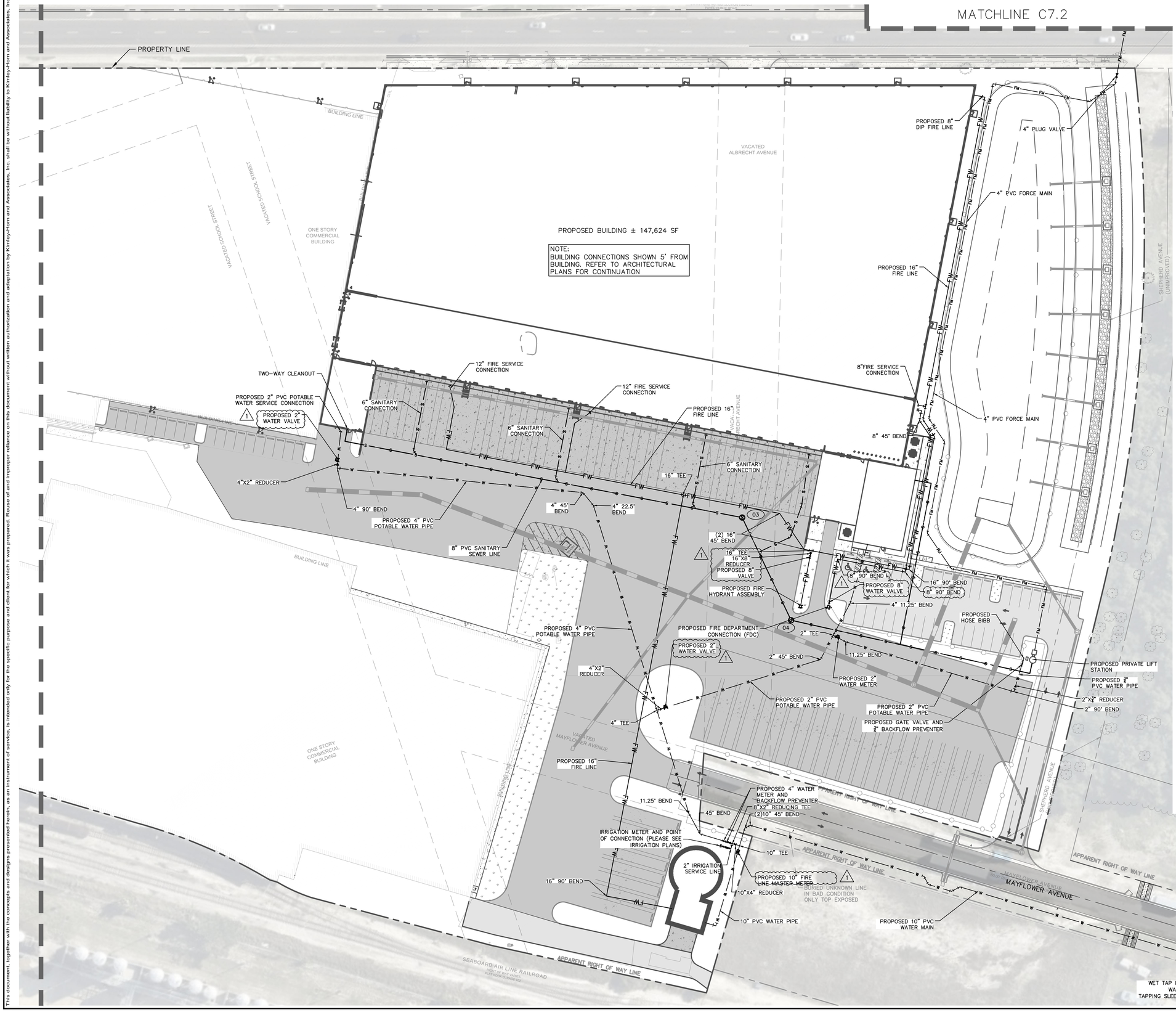
OVERALL UTILITY PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C7.0

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- PROPOSED FIRE LINE
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- PROPOSED WATER VALVE
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- PROPOSED F.D.C.
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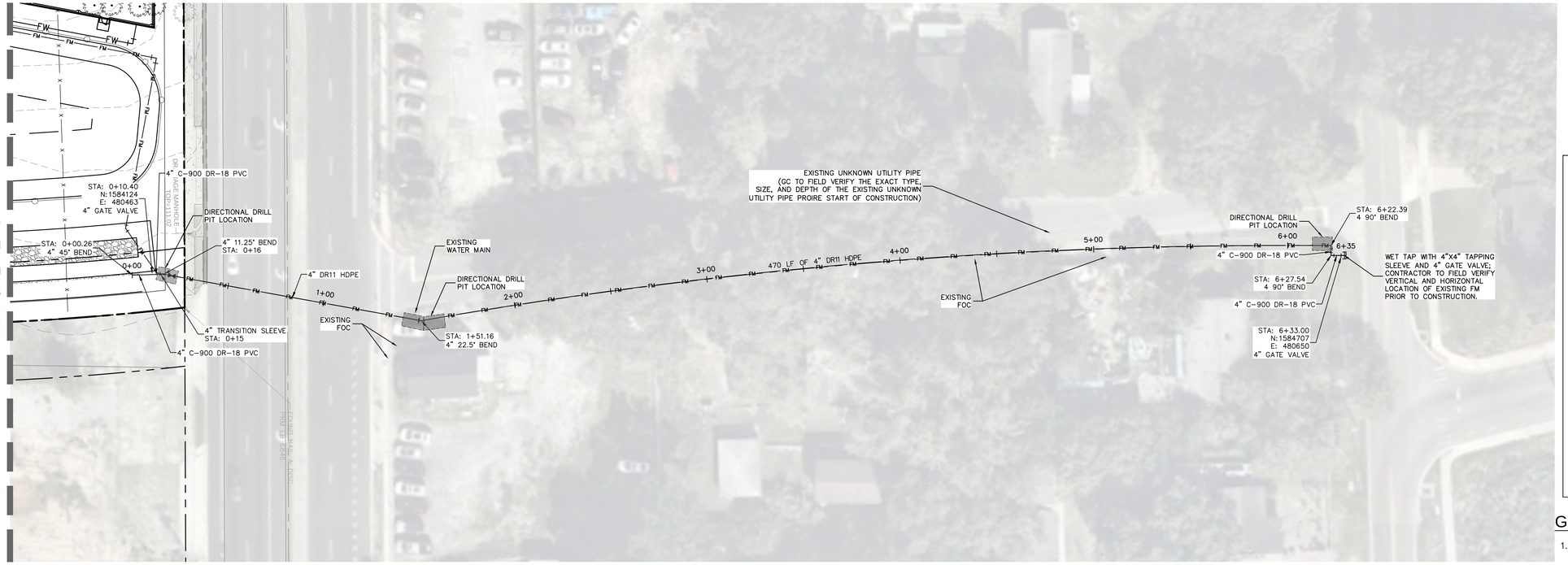
APOPKA COLD STORAGE

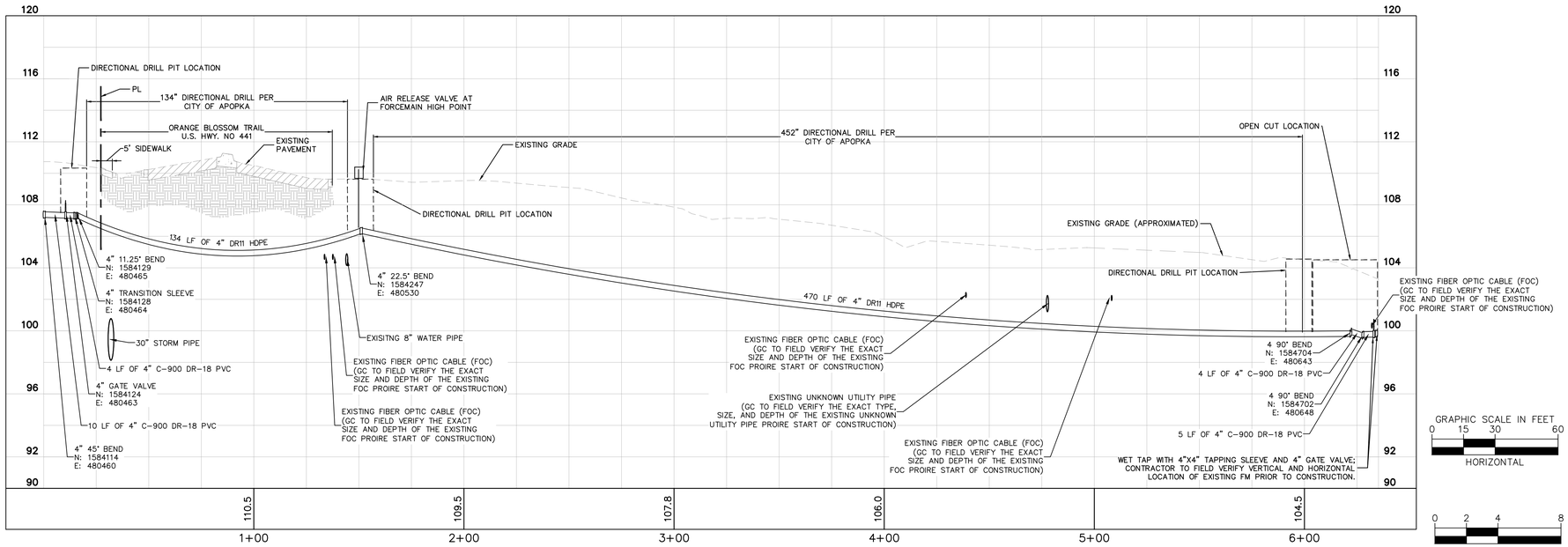
APOPKA FLORIDA

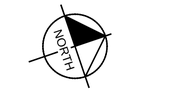
SHEET NUMBER C7.1

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MATCHLINE C7.1







LEGEND

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- F — F — PROPOSED FIRE LINE
- W — W — PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED F.D.C.
- PROPOSED STORM INLET
- S — EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- OHU — EXISTING OVERHEAD LINE
- GAS — EXISTING NATURAL GAS LINE
- RW — EXISTING RECLAIM LINE
- FOC — EXISTING FIBER OPTIC LINE
- Ⓢ PROPOSED SANITARY MANHOLE

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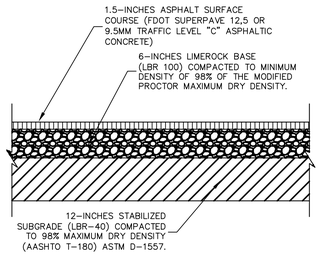
KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

DETAILED UTILITY PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

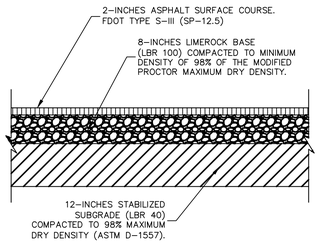
SHEET NUMBER
C7.2



TYPICAL ASPHALT PAVEMENT DETAIL

USED FOR PARKING AREAS ONLY

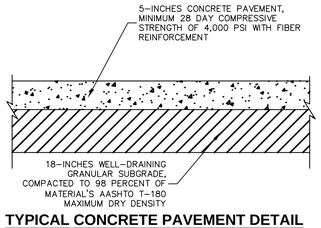
NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY BECHTOL ENGINEERING, DATED JULY 9, 2024.



TYPICAL "HEAVY DUTY" ASPHALT PAVEMENT DETAIL

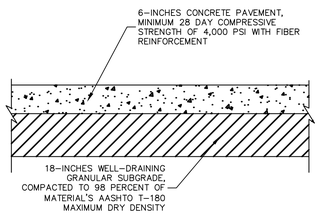
NTS

NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY BECHTOL ENGINEERING, DATED JULY 9, 2024.



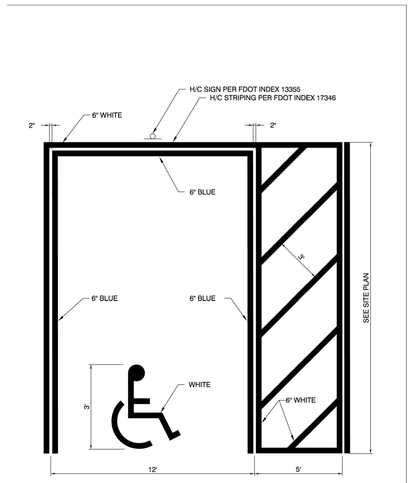
TYPICAL CONCRETE PAVEMENT DETAIL

NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, DATED FEBRUARY 1, 2023.



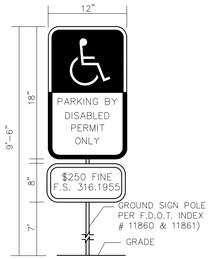
TYPICAL HEAVY-DUTY CONCRETE PAVEMENT DETAIL

NOTE: CONCRETE PAVEMENT SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY TERRACON, DATED FEBRUARY 1, 2023.



HANDICAP PARKING PAVEMENT MARKING

NTS



NOTES:

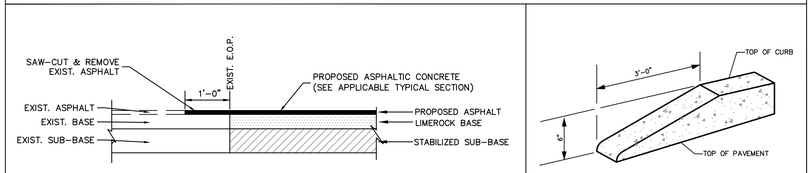
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
5. ONE (1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24–23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

HANDICAP SIGN DETAIL

N.T.S.

PARKING STOPS DETAIL

N.T.S



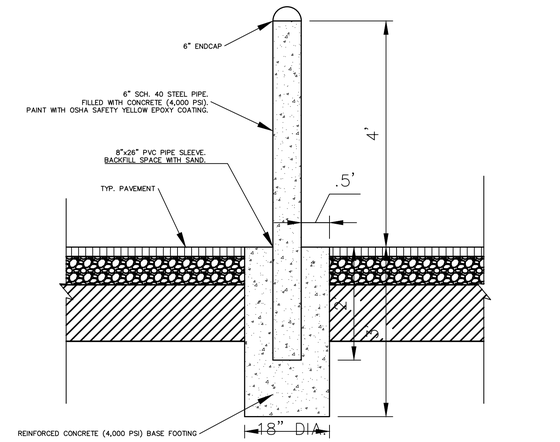
NEW ASPHALT PAVEMENT TIE–IN TYPICAL SECTION

NTS

CURB TERMINUS TRANSITION DETAIL

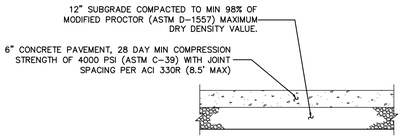
NTS

NOTE:
ALL CURBS TO HAVE STANDARD 3' TRANSITION FROM 6" HEIGHT TO FLUSH (0" HEIGHT). A STANDARD TEMPLATE SHALL BE USED AT ALL LOCATIONS TO PROVIDE UNIFORM CURB TRANSITION THROUGHOUT THE PROJECT.



TYP. BOLLARD DETAIL

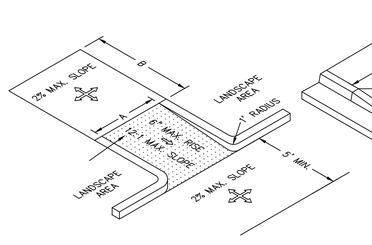
NTS



CONCRETE SIDEWALK DETAIL

NTS

NOTE: CONCRETE SIDEWALK SECTION SHALL MEET THE RECOMMENDATIONS WITHIN THE GEOTECHNICAL REPORT PREPARED BY BECHTOL ENGINEERING, DATED JULY 9, 2024.



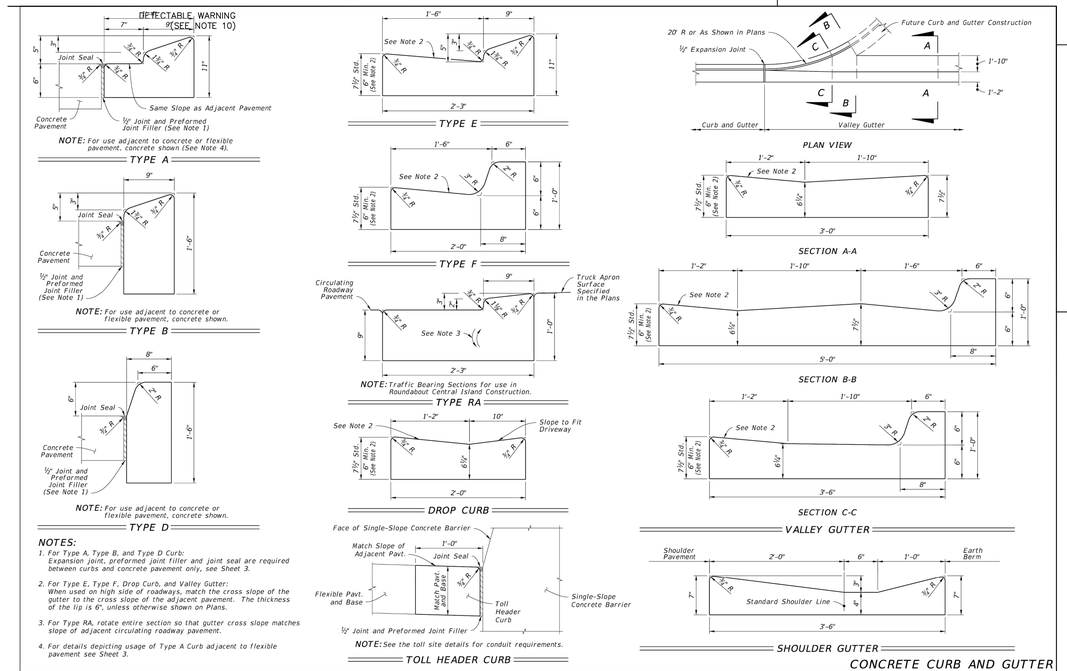
MINIMUM DIMENSION		
RAMP LOCATION	A	B
AT OUTSWING DOOR	44"	60"
AT INSWING/SLIDING DOOR	44"	48"
NO DOORWAY	36"	36"

NOTES:

1. ALL CURB CUT ACCESSIBLE RAMPS AND DETECTABLE WARNING SURFACES SHALL BE INSTALLED BY THE SITE CONTRACTOR.
2. THE STANDARD COLOR FOR THE DETECTABLE WARNING SURFACE SHALL BE YELLOW. ANY TYPE OF ADHESIVE OR GLUE DOWN MATS; STAMPED CONCRETE OR ANY VARIATION OTHER THAN WHAT IS SPECIFIED ABOVE WILL NOT BE ACCEPTED BY ORANGE COUNTY. ORANGE COUNTY WILL CONSIDER ALTERNATIVES THAT ARE EQUAL TO THE PRODUCTS SPECIFIED ABOVE. COUNTY ENGINEER AND THE CHIEF ENGINEER FOR DEVELOPMENT SERVICES WILL HAVE THE SOLE RESPONSIBILITY FOR DETERMING THE PRODUCT ACCEPTABILITY.
3. ALL DETECTABLE WARNING SURFACES FOR SIDEWALKS AT CURB CUT HANDICAP RAMP SHALL BE A COUNTY APPROVED YELLOW COLORED COMPOSITE MATERIAL ANCHORED IN THE CONCRETE SIDEWALK RAMP. ANCHORED COMPOSITE WARNING AREA INSERTS ARE TO BE COLORED "SAFETY YELLOW", ARE TO BE SET INTO THE CONCRETE AND ARE TO BE FLUSH WITH CONCRETE SURFACE ALONG ALL FOUR SIDES. DESIGN DIMENSIONS OF DETECTABLE WARNING AREA SHALL CONFORM TO FDOT STANDARD INDEX 204, CODE OF FEDERAL REGULATIONS PART 36, AND SJC REQUIREMENTS.

ACCESSIBLE RAMPS

N.T.S



LAST REVISION	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	CURB AND GUTTER	INDEX	SHEET
11/01/21	REVISION			520-001	2 of 3

No.	REVISIONS	DATE	BY
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
3	APOPKA MDP PLANNING COMMENTS	01/09/2026	JLM

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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

GENERAL CONSTRUCTION DETAILS

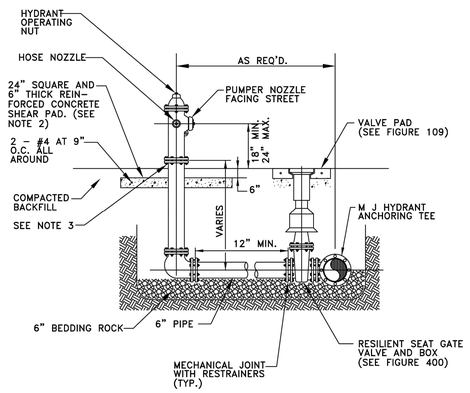
APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER C8.0

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:C8.0 GENERAL CONSTRUCTION DETAILS January 15, 2026 01:13:50pm K:\orl-civil\049607003-cold link apopka\CADD\MDP\plansheets\C8.0 - CONSTRUCTION DETAILS.dwg
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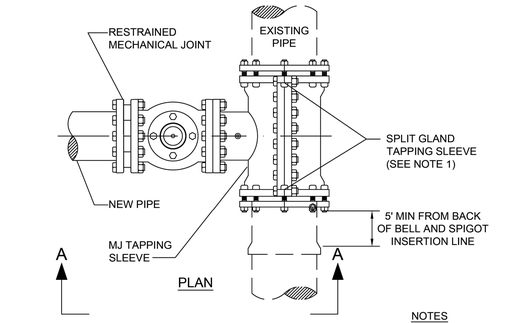


NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



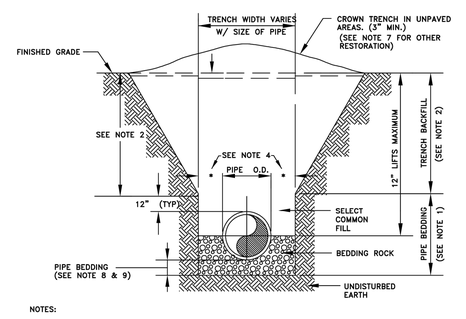
SECTION A - A

NOTES

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

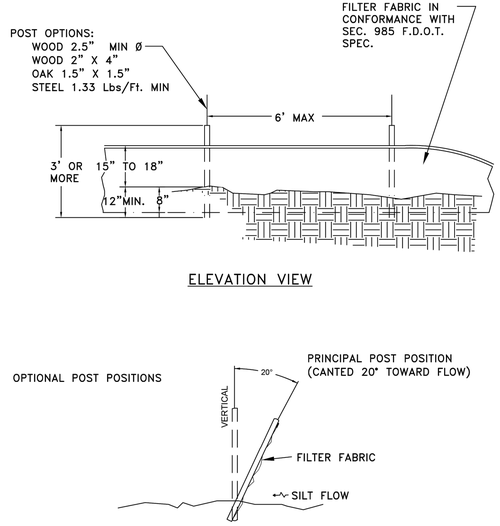


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101

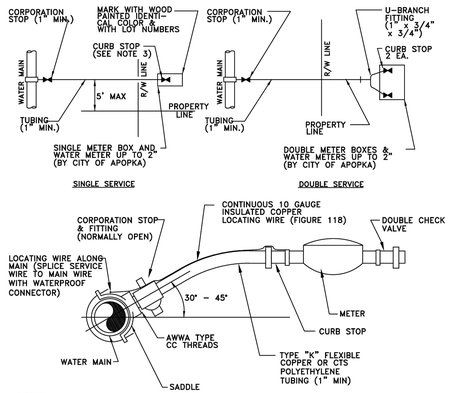


ELEVATION VIEW

SECTION VIEW

SILT FENCE INSTALLATION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602

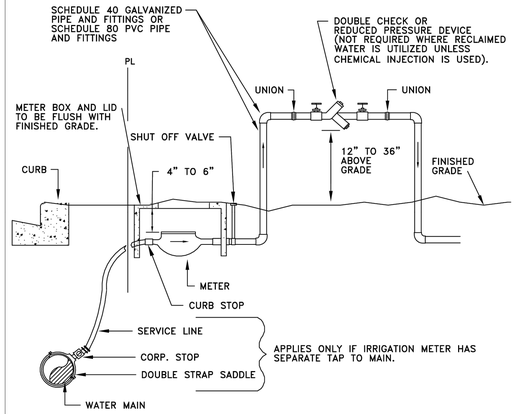


NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405



NOTES:

1. A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND BRASS COMPONENTS.
2. METER SHALL BE INSTALLED JUST INSIDE THE ROW LINE OR PROPERTY LINE AND IN NO CASE SHALL IT BE INSTALLED IN THE SIDEWALK OR OTHER PAVED AREAS.
3. DOUBLE CHECK VALVES MAY BE USED AS LONG AS THEIR ARE NO CHEMICALS OR A WELL ON SITE.
4. A PVB DEVICE SHALL BE 12-INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD
5. ALL BACKFLOW PREVENTION DEVICES ARE TO BE AWWA APPROVED.

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/09/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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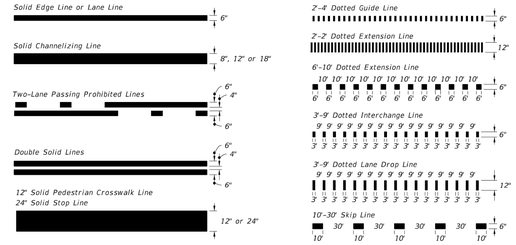
GENERAL CONSTRUCTION DETAILS

APOPKA COLD STORAGE

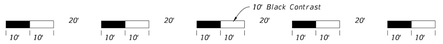
APOPKA FLORIDA

SHEET NUMBER
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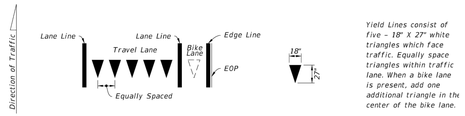


PAVEMENT MARKING LINES



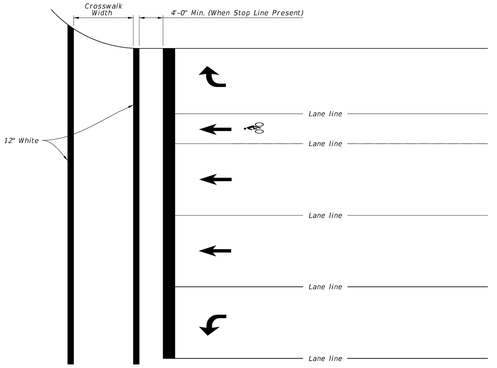
CONTRAST MARKINGS WITH ALTERNATING SKIP PATTERN

(10'-30' Skip Line Shown, Dotted Lines Similar)

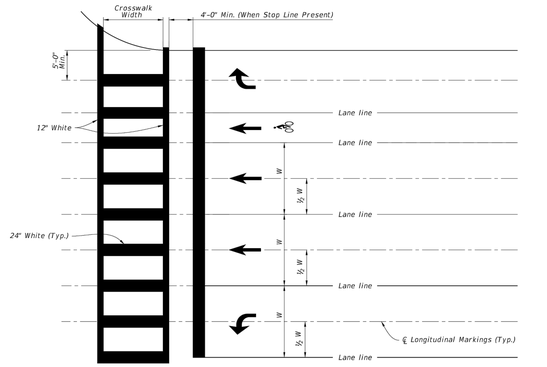


Yield Lines consist of five - 18" X 27" white triangles which face traffic. Equally space triangles within traffic lane. When a bike lane is present, add one additional triangle in the center of the bike lane.

YIELD LINES



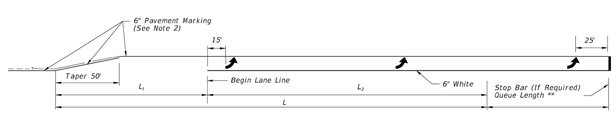
STANDARD CROSSWALK DETAILS



SPECIAL EMPHASIS CROSSWALK DETAILS

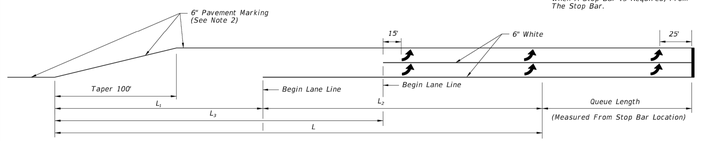
NOTES:

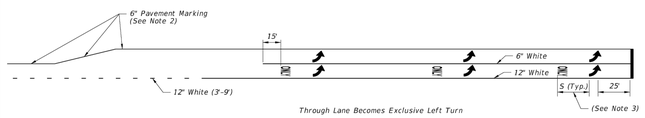
1. For crosswalk width, exceed width of the adjacent sidewalk, but do not make width less than 6' for intersection crosswalks and 10' for midblock crosswalks. Measure width from the inside of the transverse crosswalk markings.
2. When the Special Emphasis Crosswalk is not perpendicular to the lane lines, make the longitudinal markings parallel to the lane lines.
3. Refer to Index 522-002 when Curb Ramps are present.



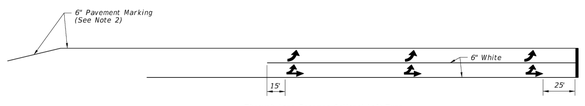
SINGLE LEFT TURNS

** Queue Length Is Measured From The Median Nose Radial Point Or, When A Stop Bar Is Required, From The Stop Bar.





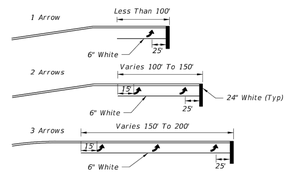
Through Lane Becomes Exclusive Left Turn



Through Lane Becomes Optional Left Turn

DOUBLE LEFT TURNS

Design Speed (mph)	TURN LANES - CURBED AND UNCURBED MEDIANS						
		URBAN CONDITIONS			RURAL CONDITIONS		
	Clearance Distance L_1	Brake To Stop Distance L_2	Total Decel. Distance L	Clearance Distance L_3	Brake To Stop Distance L_2	Total Decel. Distance L	Clearance Distance L_3
35	70'	75'	145'	110'	— —	— —	— —
40	80'	75'	155'	120'	— —	— —	— —
45	85'	100'	185'	135'	— —	— —	— —
50	105'	135'	240'	160'	185'	290'	160'
55	125'	— —	— —	— —	225'	350'	195'
60	145'	— —	— —	— —	260'	405'	230'
65	170'	— —	— —	— —	290'	460'	270'



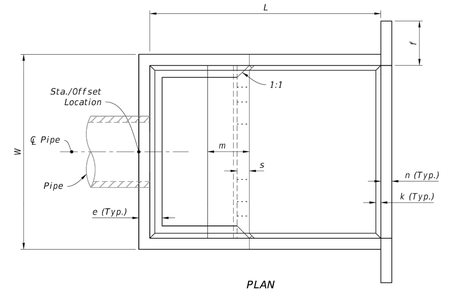
Arrow should be evenly spaced between first and last arrow. Turn lanes longer than 200' add one arrow for each 100' additional length.

ARROW SPACING

NOTES:

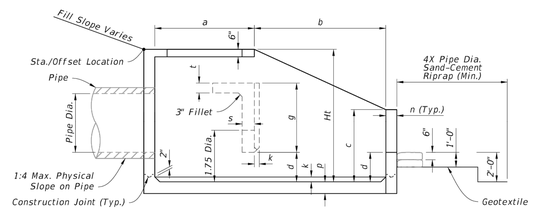
1. This Index also applies to right turn lanes.
2. Make pavement marking yellow for left-turn lanes and white for right-turn lanes.
3. See Sheet 1 for "S" value.

TURN LANE MARKINGS

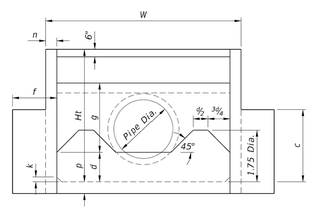


PLAN

Pipe	DIMENSION TABLE																Concrete (CY)	Reinf Steel (lb)	Sand-Cement Riprap (Nom.) (CY)
Dia.	Area (SF)	Feet - Inches										Inches							
		W	Ht	L	a	b	c	d	e	f	g	m	n	p	s	t	k			
30"	4.91	9-0	6-3	10-8	4-7	6-1	3-4	1-4	1-2	2-6	3-0	1-11	6	6½	7	7	3	6.72	736	10.6
36"	7.07	10-5	7-3	12-4	5-3	7-1	3-10	1-7	1-3	3-0	3-6	2-3	7	7½	8	8	3	10.34	1,072	13.6
42"	9.62	11-10	8-0	14-0	6-0	8-0	4-5	1-9	1-6	3-0	3-11	2-6	8	8½	9	8	4	14.82	1,429	17.5
48"	12.57	13-3	9-0	15-8	6-9	8-11	4-11	2-0	1-7	3-0	4-5	2-10	9	9½	10	8	4	20.36	2,000	22.1
54"	15.90	14-8	9-9	17-4	7-4	10-0	5-5	2-2	1-10	3-0	4-11	3-0	10	10½	10	8	4	27.19	2,659	27.2
60"	13.63	16-1	10-9	19-0	8-0	11-0	5-11	2-5	1-11	3-0	5-4	3-4	11	11½	11	8	6	34.49	3,552	32.5
66"	23.76	17-3	11-6	20-6	8-8	11-10	6-5	2-7	2-1	3-0	5-9	3-7	12	12½	12	8	6	42.82	4,472	38.3
72"	28.27	18-6	12-3	22-0	9-3	12-9	6-11	2-9	2-3	3-0	6-2	3-9	12	12½	12	8	6	50.68	5,426	44.5



ELEVATION



FRONT VIEW

DIMENSIONAL DETAILS

DIMENSIONAL DETAILS

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/09/2026	JLM
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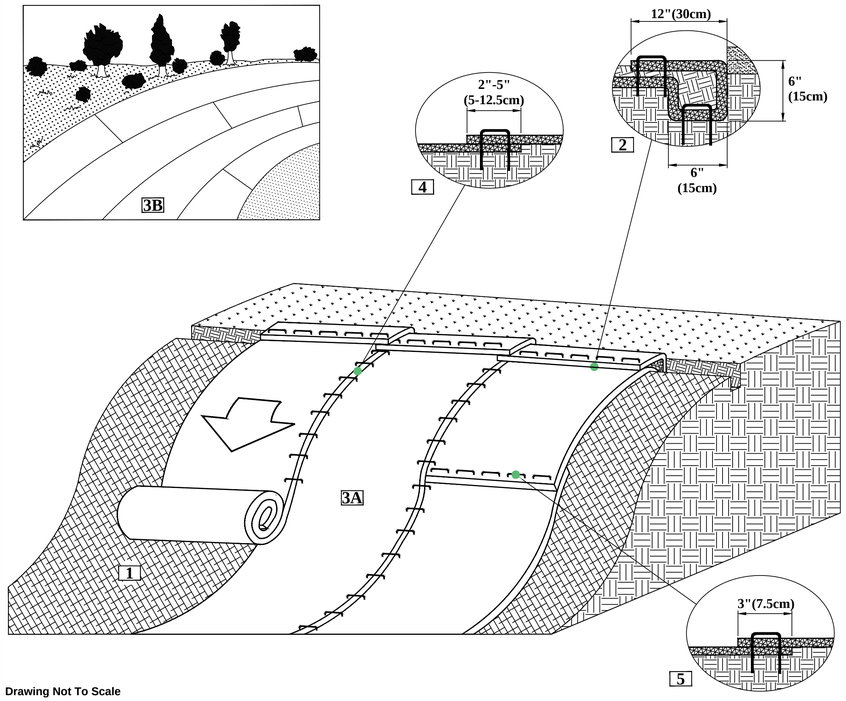
KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

GENERAL CONSTRUCTION DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER C8.2

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Drawing Not To Scale

SLOPE INSTALLATION DETAIL

1. Prepare soil before installing rolled erosion control products (RECPs), including any necessary application of lime, fertilizer, and seed.
2. Begin at the top of the slope by anchoring the RECPs in a 6"(15cm) deep X 6"(15cm) wide trench with approximately 12" (30cm) of RECPs extended beyond the up-slope portion of the trench. Anchor the RECPs with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to the compacted soil and fold the remaining 12"(30cm) portion of RECPs back over the seed and compacted soil. Secure RECPs over compacted soil with a row of staples/stakes spaced approximately 12"(30cm) apart across the width of the RECPs.
3. Roll the RECPs (A) down or (B) horizontally across the slope. RECPs will unroll with appropriate side against the soil surface. All RECPs must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide.
4. The edges of parallel RECPs must be stapled with approximately 2" - 5" (5-12.5cm) overlap depending on the RECPs type.
5. Consecutive RECPs spliced down the slope must be end over end (Shingle style) with an approximate 3"(7.5cm) overlap. Staple through overlapped area, approximately 12"(30cm) apart across entire RECPs width.

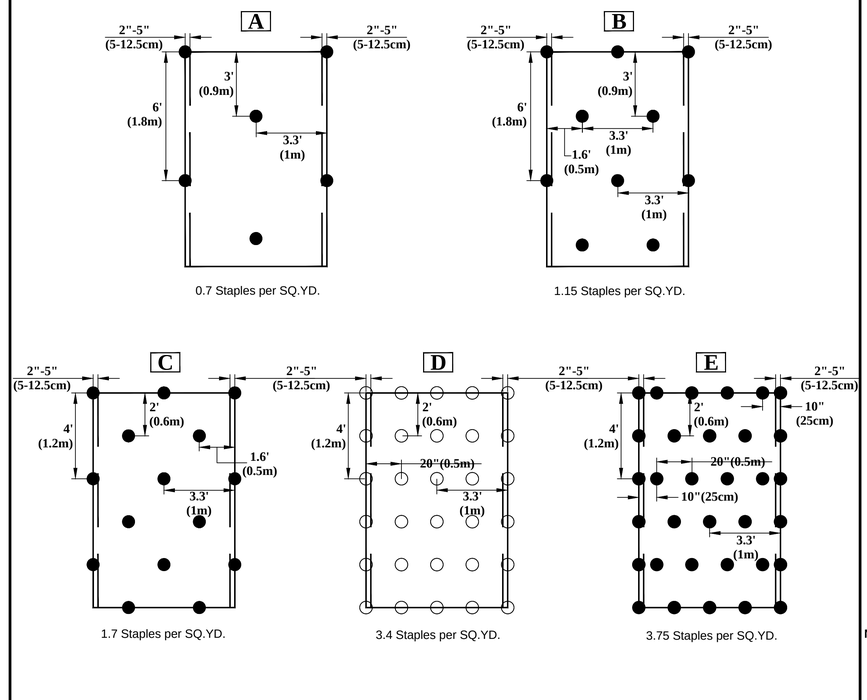
*NOTE:
In loose soil conditions, the use of staple or stake lengths greater than 6"(15cm) may be necessary to properly secure the RECP's.

NORTH AMERICAN GREEN

5401 St. Wendel - Cynthiana Rd. PH: 800-772-2040
Poseyville, IN 47633 www.nagreen.com

Disclaimer:
The information presented herein is general design information only. For specific applications, consult an independent professional for further design guidance.

Drawn on: 5-4-17



STAPLE PATTERN GUIDE

- ● 4:1 Slopes (A)
- ● 3:1 Slopes (B)
- ● 2:1 Slopes (C)
- ○ 1:1 & Steeper Slopes (D)
- ○ Medium/High Flow Channel (D)
- ● High Flow Channel And Shoreline (E)

NOTES:

* Use ECMDS© for more accurate staple pattern selection.

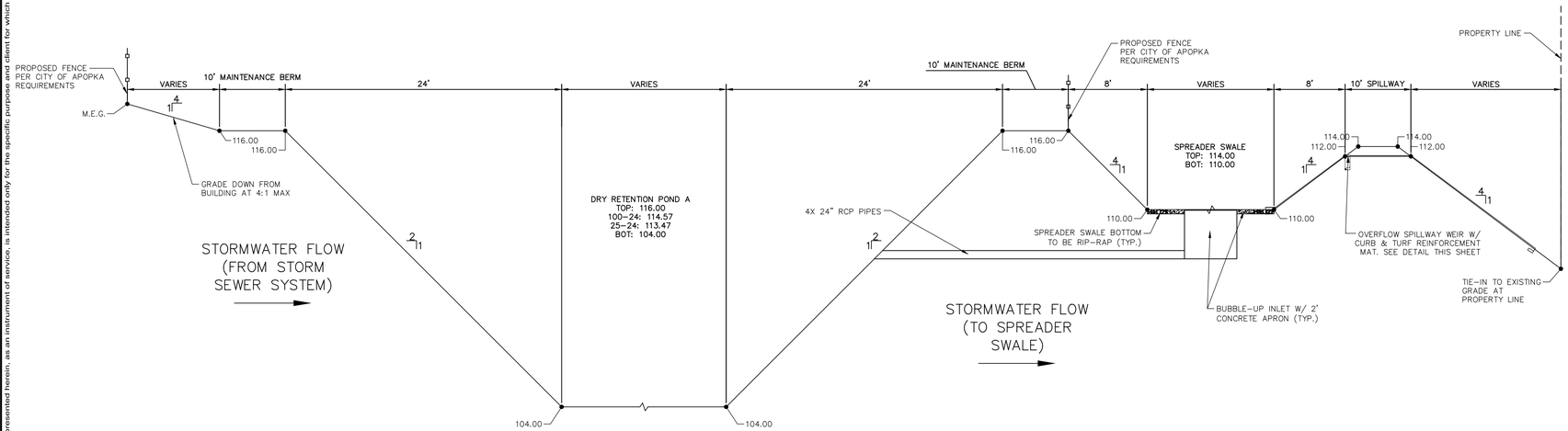
NORTH AMERICAN GREEN

5401 St. Wendel - Cynthiana Rd. PH: 800-722-2040
Poseyville, IN 47633 www.nagreen.com

Disclaimer:
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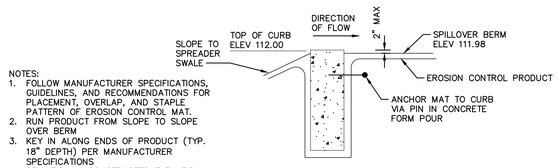
Drawn on: 5-4-17

Drawing Not To Scale



COMBINATION IN-SERIES DRY RETENTION POND AND SPREADER SWALE TYPICAL SECTION

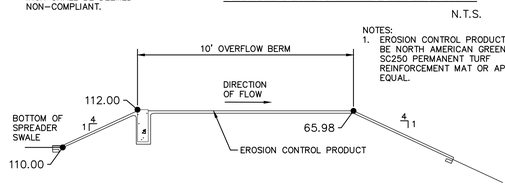
N.T.S.



NOTES:
1. FOLLOW MANUFACTURER SPECIFICATIONS, GUIDELINES, AND RECOMMENDATIONS FOR PLACEMENT, OVERLAP, AND STAPLE PATTERN OF EROSION CONTROL MAT.
2. RUN PRODUCT FROM SLOPE TO SLOPE OVER BERM
3. KEY IN ALONG ENDS OF PRODUCT (TYP. 18" DEPTH) PER MANUFACTURER SPECIFICATIONS
4. DEVIATION IN CONSTRUCTED ELEVATION TO DESIGN ELEVATION IN EXCESS OF ½" INCH SHALL BE DEEMED NON-COMPLIANT.

OVERFLOW BERM CURB DETAIL

N.T.S.



NOTES:
1. EROSION CONTROL PRODUCT SHALL BE NORTH AMERICAN GREEN VMAX SC250 PERMANENT TURF REINFORCEMENT MAT OR APPROVED EQUAL.

OVERFLOW BERM DETAIL

N.T.S.

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

DRAINAGE DETAILS

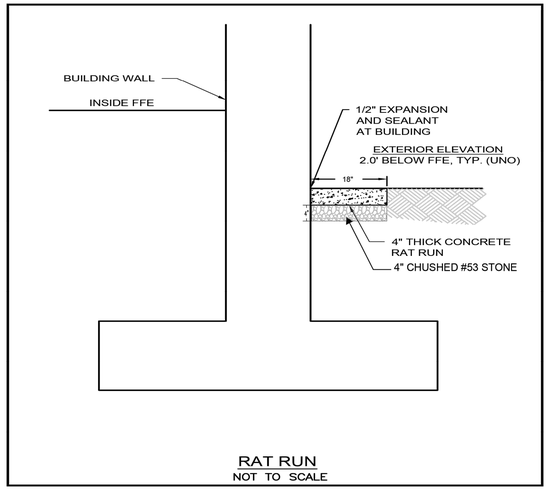
APOPKA COLD STORAGE

FLORIDA

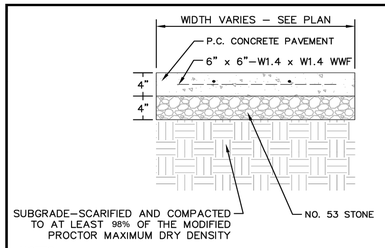
APOPKA

SHEET NUMBER
C8.3

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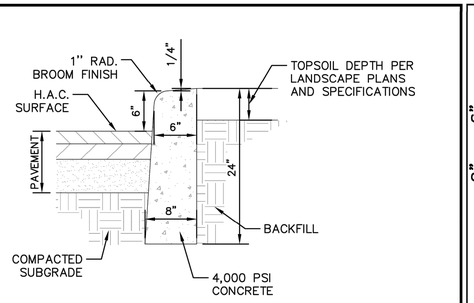
RAT RUN
NOT TO SCALE



NOTES:

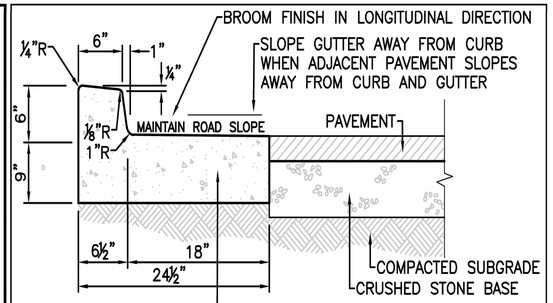
1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 14 DAYS.
2. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
3. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS.
4. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
5. USE 2–#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
6. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE.

CONCRETE SIDEWALK
N.T.S.



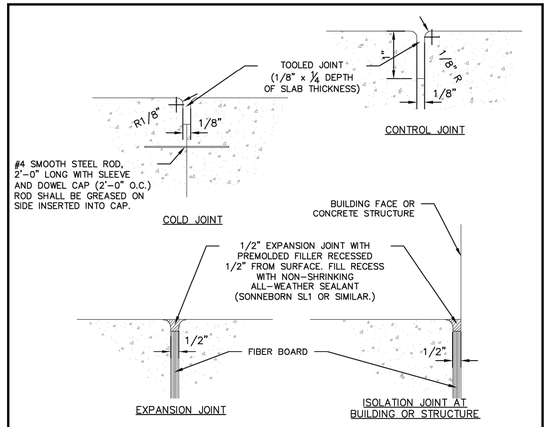
NOTE:
INSTALL JOINTS EVERY 15' AND ALIGN WITH SIDEWALK JOINTS WHERE ADJACENT TO SIDEWALK.

CONCRETE CURB
N.T.S.

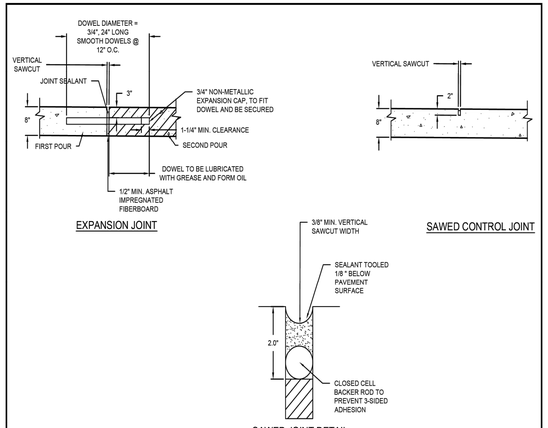


NOTE:
PROVIDE CONTRACTION JOINTS AT 20' INTERVALS AND 1" PREFORMED EXPANSION JOINTS AT 100' INTERVALS

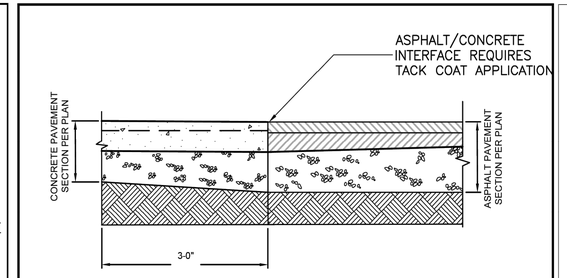
CONCRETE CURB & GUTTER
NOT TO SCALE



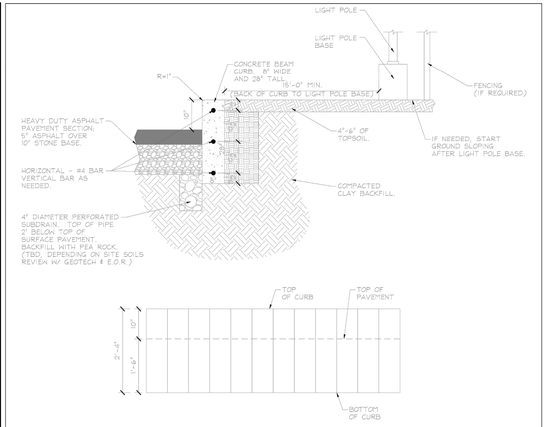
TYPICAL CONCRETE JOINT DETAILS
N.T.S.



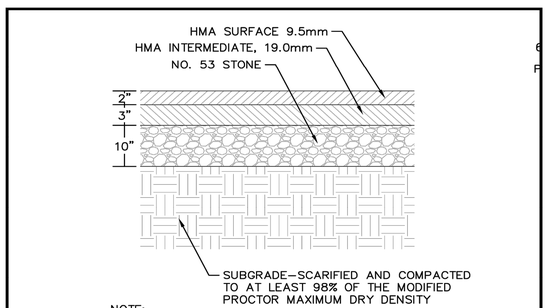
CONCRETE PAVEMENT JOINT DETAILS
NOT TO SCALE



ASPHALT/CONCRETE INTERFACE
NOT TO SCALE



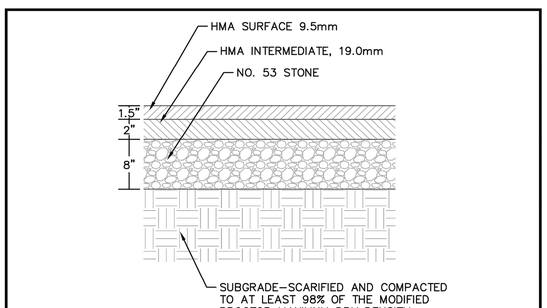
TC STANDARD - 10" HD TRUCK CURB
SCALE: NO SCALE
(REVIEW LOCATION FOR THIS DETAIL W/ CIVIL E.O.R.)



NOTE:

1. CURRENT INDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS

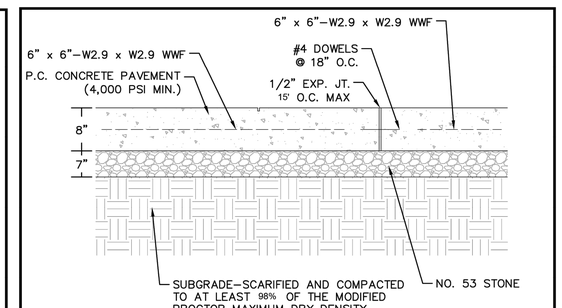
HEAVY DUTY ASPHALT PAVEMENT SECTION
N.T.S.



NOTE:

1. CURRENT INDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS

STANDARD DUTY ASPHALT PAVEMENT SECTION
N.T.S.



NOTE:

1. CURRENT INDOT SPECIFICATIONS. CONTRACTOR TO ENSURE COMPLIANCE WITH GEOTECHNICAL ENGINEERING RECOMMENDATIONS

HEAVY DUTY CONCRETE PAVEMENT SECTION
N.T.S.

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/09/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

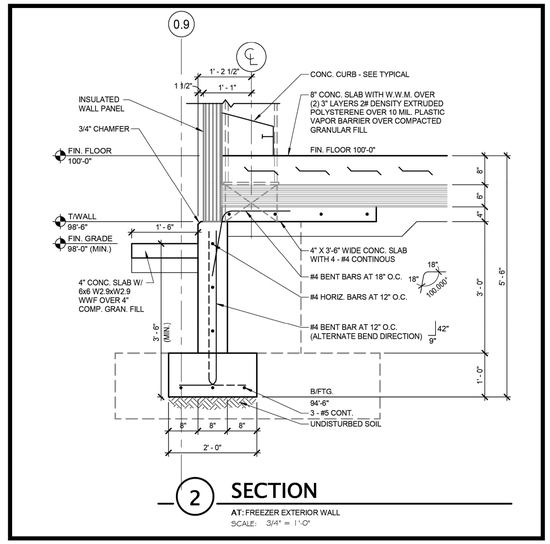
CIVIL STANDARD DETAILS

APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER
C8.2

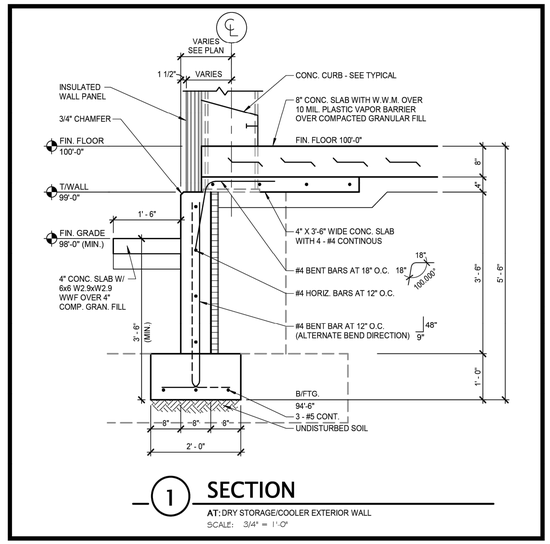
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2 SECTION

AT: FREEZER EXTERIOR WALL

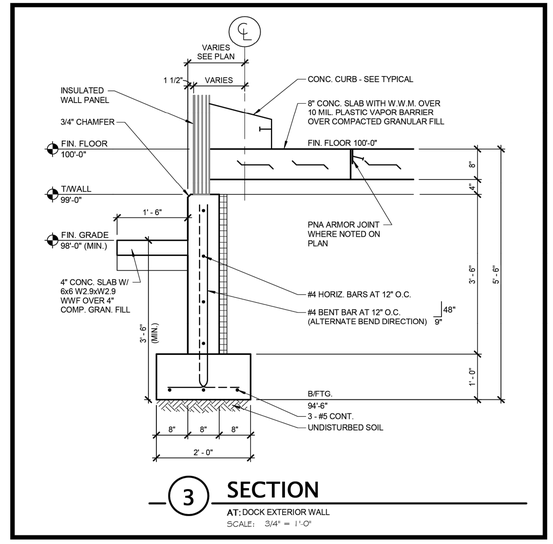
SCALE: 3/4" = 1'-0"



1 SECTION

AT: DRY STORAGE/COOLER EXTERIOR WALL

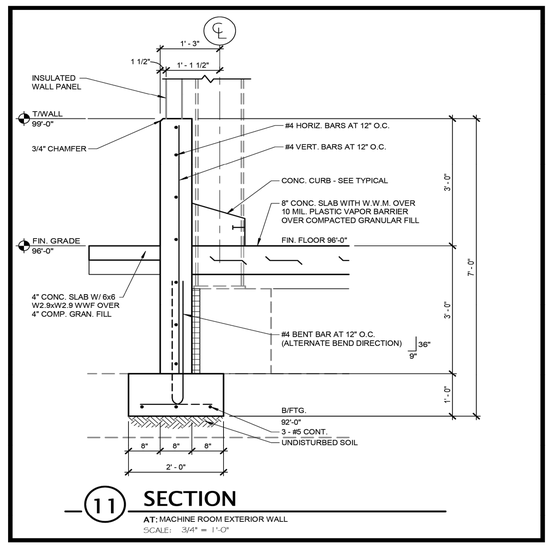
SCALE: 3/4" = 1'-0"



3 SECTION

AT: DOCK EXTERIOR WALL

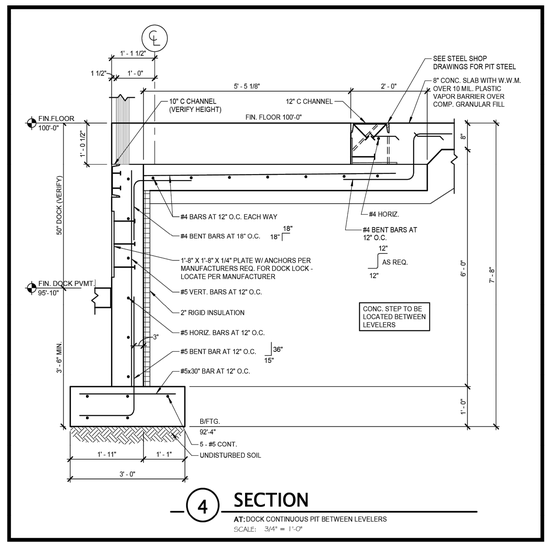
SCALE: 3/4" = 1'-0"



11 SECTION

AT: MACHINE ROOM EXTERIOR WALL

SCALE: 3/4" = 1'-0"



4 SECTION

AT: DOCK CONTINUOUS PIT BETWEEN LEVELERS

SCALE: 3/4" = 1'-0"

No.	REVISIONS	DATE	BY
4	APOPKA MDP PLANNING COMMENTS	01/09/2026	JLM
3	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
2	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG
1			

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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

CIVIL STANDARD DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C8.2

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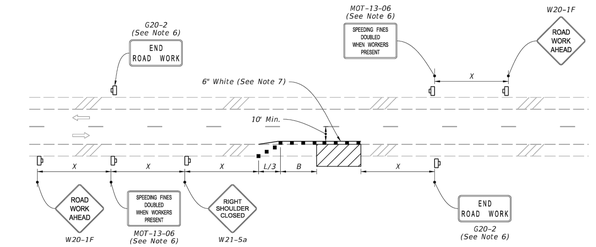
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NOTE:

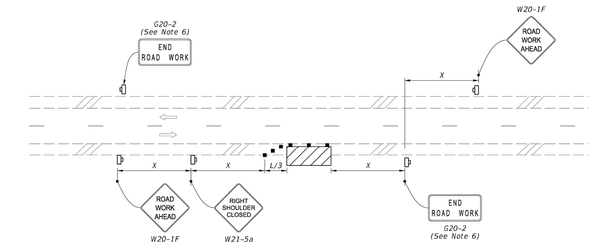
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	INDEX	SHEET
11/01/21	REVISION	TWO-LANE AND MULTILANE, WORK ON SHOULDER	102-602	1 of 2

9/10/2024 10:46:28 AM

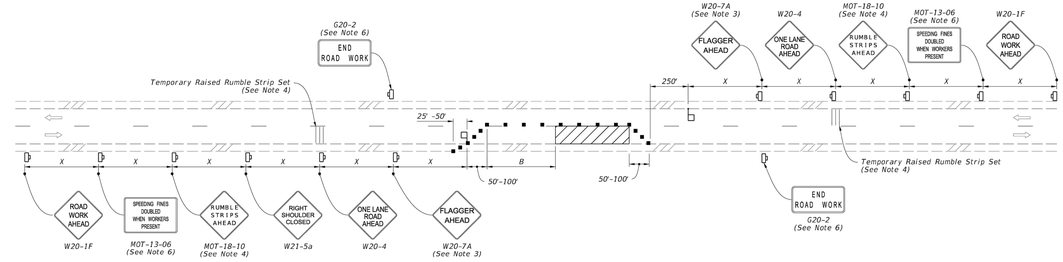
NOTES:

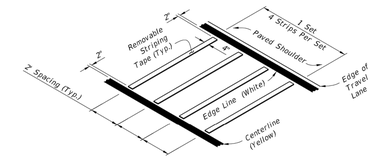
1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicle
   c. Pilot vehicles
   d. Traffic signals

   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

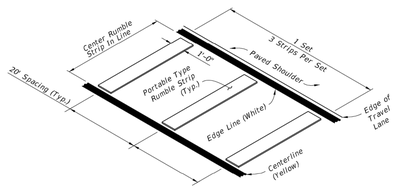
SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic





OPTION - 1
REMOVABLE STRIPING TYPE



OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

LAST REVISION	DESCRIPTION:	FDOT FY 2025-26 STANDARD PLANS	INDEX	SHEET
11/01/21	REVISION	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	102-603	1 of 2

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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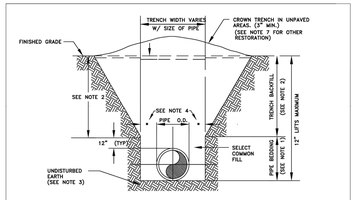
KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	DVS
DRAWN BY	JAM
CHECKED BY	JME

MOT DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C8.6

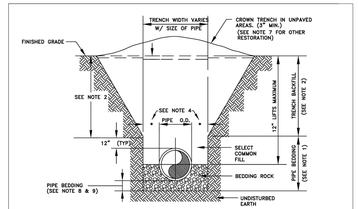


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS TO AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100

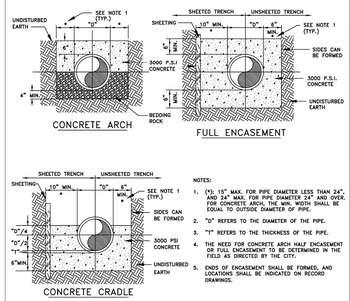


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101



NOTES:

1. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND OVER. FOR CONCRETE ARCH, THE MIN. WIDTH SHALL BE EQUAL TO OUTSIDE DIAMETER OF PIPE.
2. "D" REFERS TO THE DIAMETER OF THE PIPE.
3. "T" REFERS TO THE THICKNESS OF THE PIPE.
4. THE NEED FOR CONCRETE ARCH/ HALF ENCASEMENT OR FULL ENCASEMENT TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
5. ENDS OF ENCASEMENT SHALL BE FORMED, AND LOCATIONS SHALL BE INDICATED ON RECORD DRAWINGS.

CONCRETE ARCH AND ENCASEMENT DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 102

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

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

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

NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE:_____PVC_____
   WORKING PRESSURE:_____150_____P.S.I.** ** FM = 100 P.S.I. /
   SOIL DESIGNATION:_SM(SAND& SILT)_____ WM OR RWM = 150 P.S.I.
   LAYING CONDITIONS:_____3_____
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105

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

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

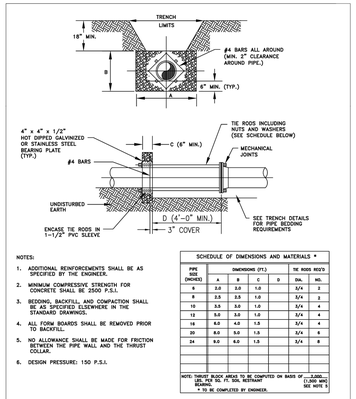
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

1. FITTINGS SHALL BE RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE:_____
   WORKING PRESSURE:_____150_____P.S.I.** ** FM = 100 P.S.I. /
   SOIL DESIGNATION:_SM(SAND& SILT)_____ WM OR RWM = 150 P.S.I.
   LAYING CONDITIONS:_____3_____
6. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (DI)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 106



NOTES:

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

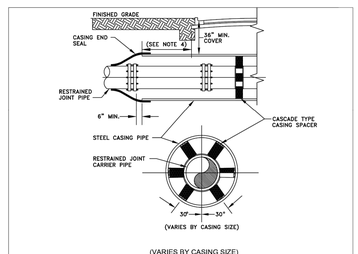
SCHEDULE OF DIMENSIONS AND MATERIALS *

PIPE SIZE (INCHES)	DIMENSIONS (FT.) A	B	C	D	TIE RODS REQ'D DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF ____0.000____ P.S.I. TEST PRESSURE, 1½ TIMES WORKING PRESSURE. SEE NOTE 6
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107



(VARIES BY CASING SIZE)

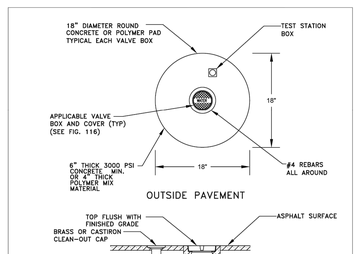
CARRIER PIPE NOMINAL DIAMETER	4	6	8	10	12	16	20	24	30	36	42
MINIMUM CASING OUTSIDE DIAMETER (INCHES)	16	16	18	20	24	30	36	42	48	54	60
MINIMUM CASING WALL THICKNESS (INCHES)	.250"	.250"	.250"	.250"	.250"	.312"	.375"	.500"	.500"	.500"	.500"

NOTES:

1. WHEN CONSTRUCTION IS WITHIN FDOT OR RAILROAD JURISDICTION, ADDITIONAL REQUIREMENTS SHALL BE MET.
2. DISTANCE BETWEEN SPACERS TO BE PER MANUFACTURER'S SPECIFICATIONS.
3. NO FLOWABLE FILL BETWEEN THE ANNULAR SPACE OF THE CASING OR CARRIER PIPE.
4. WHERE PRACTICAL, CASING SHALL EXTEND 10 FEET BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 6 FEET BEYOND EDGE OF PAVEMENT IN ANY CASE. THE CITY MAY REQUIRE LONGER CASING FOR DEEPER BORES.

BORING AND JACKING DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 108



VALVE IDENTIFICATION TAG
TO BE INSTALLED BY CITY
& PAID FOR BY DEVELOPER

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

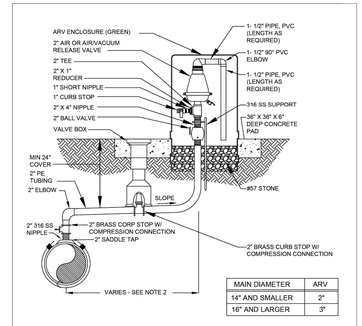
PSI	DI FITTINGS ≤24"	DI FITTINGS >24"	PIPE MATERIAL* PVC	PIPE MATERIAL* DI	PIPE MATERIAL* HDPE	GATE VALVE** ≤12"	GATE VALVE** >12"	FORCEMAIN* PVC	FORCEMAIN* HDPE
100								●	●
150			●		●		●		
200						●			
250		●		●					
350	●								

MINIMUM PRESSURE RATING

* 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	JAUARY 2014	FIG. 110

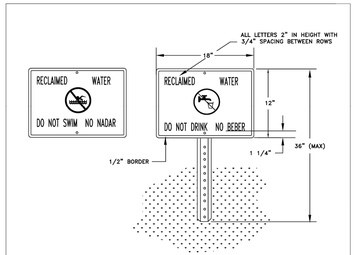


MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

NOTES:
1. FOR WASTEWATER USE ONLY.
2. OFFSET DISTANCE TO BE FIELD DETERMINED AND AS CLOSE TO THE R/W LINE AS POSSIBLE.
3. ADJUST HORIZONTAL LOCATION OF SIDEWALK, AS REQUIRED TO AVOID ARV ENCLSOURE.
4. LOCATE ARV ENCLOSURE WITHIN 6" OF R/W LINE.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - WASTEWATER ONLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114

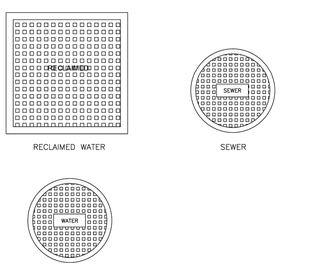


NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE, LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT. 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, HOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

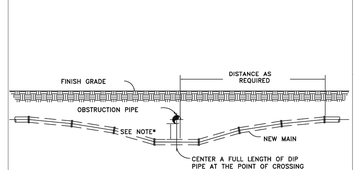
RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



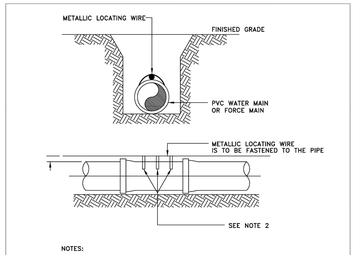
NOTES:

1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

* CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

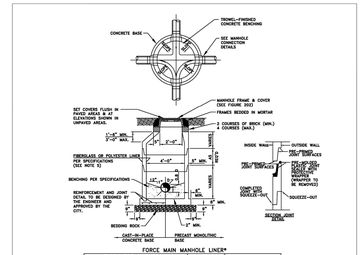


NOTES:

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

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



FORCE MAIN MANHOLE LINER*

DIAMETER (INCHES)	THICKNESS (INCHES) HEIGHT (FEET) 3–6	7–12	13–17	MATERIAL	MANUFACTURER
48					
60					
72					

* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

Kimley»Horn
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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

CITY OF APOPKA DETAILS

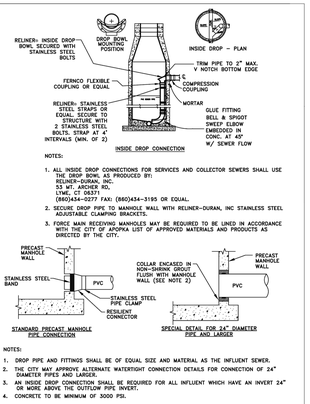
APOPKA COLD STORAGE

FLORIDA

APOPKA

SHEET NUMBER C8.7

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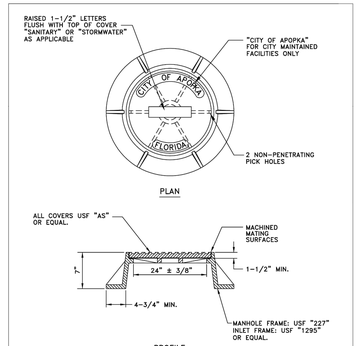


NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
4. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

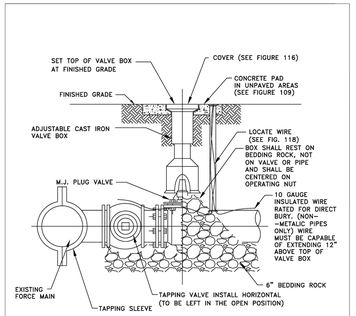


NOTES:

1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

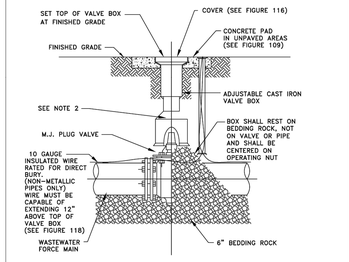
STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

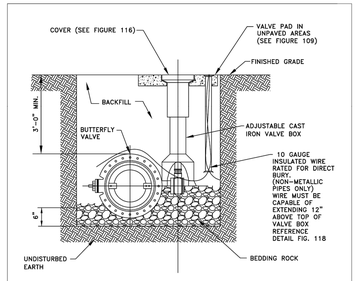


NOTES:

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

PLUG VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400 A

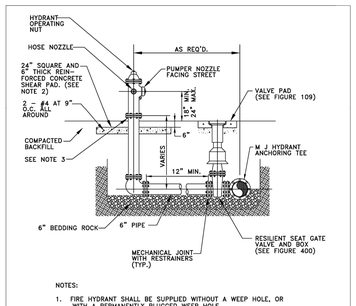


NOTES:

1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
2. ALL WATER SHUT-OFF VALVES SIXTEEN (16) INCHES AND LARGER SHALL BE BUTTERFLY VALVES.
3. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

BUTTERFLY VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 401

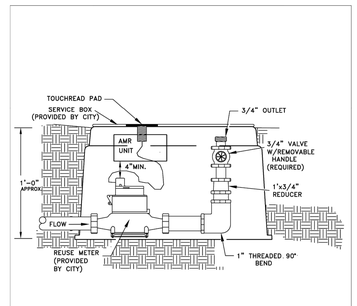


NOTES:

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

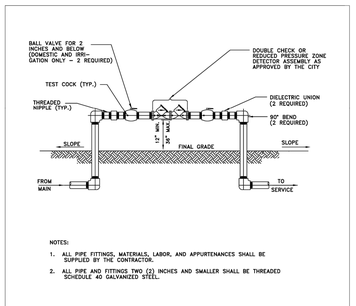
FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



RECLAIMED WATER SERVICE CONNECTION
(FOR SERVICES W/O AN IRRIGATION SYSTEM)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506

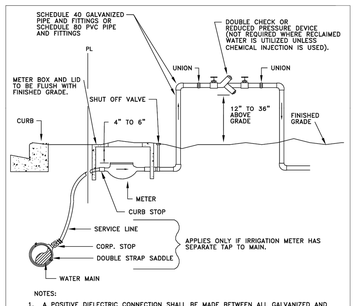


NOTES:

1. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
2. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL.

DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY
2 INCH AND BELOW ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 A

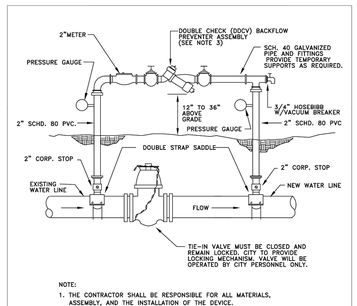


NOTES:

1. A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND BRASS COMPONENTS.
2. METER SHALL BE INSTALLED JUST INSIDE THE ROW LINE OR PROPERTY LINE, AND IN NO CASE SHALL IT BE INSTALLED IN THE SIDEWALK OR OTHER PAVED AREAS.
3. DOUBLE CHECK VALVES MAY BE USED AS LONG AS THEIR ARE NO CHEMICALS OR A WELL ON SITE.
4. A PVB DEVICE SHALL BE 12-INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD
5. ALL BACKFLOW PREVENTION DEVICES ARE TO BE AWWA APPROVED.

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

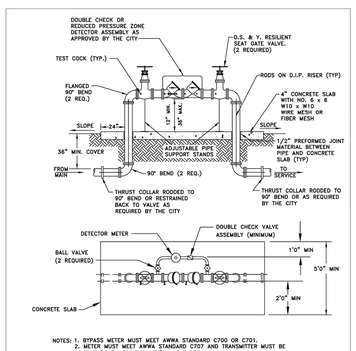


NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, ASSEMBLY, AND THE INSTALLATION OF THE DEVICE.
2. SEE FIGURE 504C FOR PROCEDURES.
3. DDCV IS MINIMUM PROTECTION REQUIRED. A RPZ DEVICE MAY BE REQUIRED DEPENDING ON PROJECT. PROVIDE COPY OF LATEST CERTIFICATION TEST RESULTS.

TEMPORARY JUMPER CONNECTION

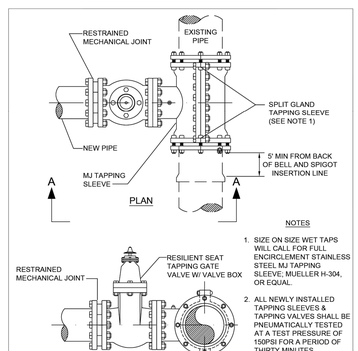
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 A



NOTES: 1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL, OR BRASS.

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS
2 INCH AND ABOVE ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 B

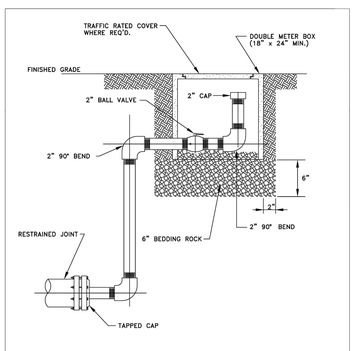


NOTES

1. SIZE ON SIZE WET TAPS WILL CALL FOR FULL ENCIRCLEMENT STAINLESS STEEL MJ TAPPING SLEEVE; MUELLER H-304, OR EQUAL.
2. ALL NEWLY INSTALLED TAPPING SLEEVES & TAPPING VALVES SHALL BE PNEUMATICALLY TESTED AT A TEST PRESSURE OF 150PSI FOR A PERIOD OF THIRTY MINUTES.

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

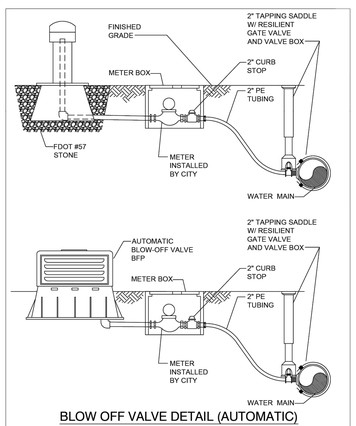


NOTES:

1. ALL 2 INCH PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS. USE TEFLON TAPE ON JOINTS.
2. COLOR SHALL BE APPROPRIATE FOR USE.

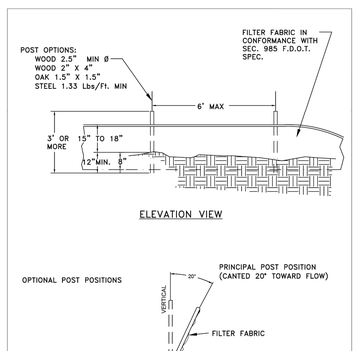
BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403



BLOW OFF VALVE DETAIL (AUTOMATIC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403 A



SILT FENCE INSTALLATION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602

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2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

CITY OF APOPKA DETAILS

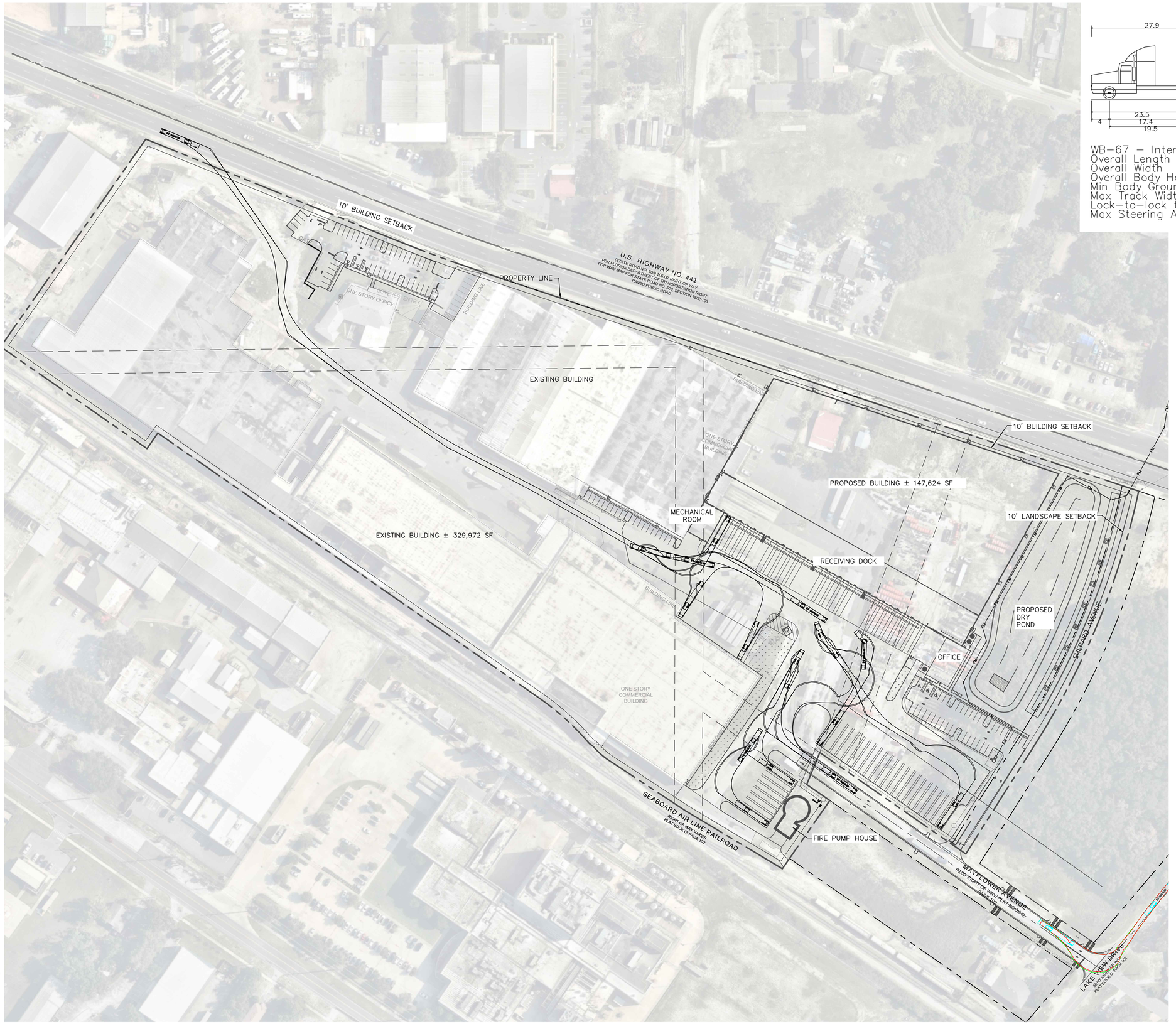
APOPKA COLD STORAGE

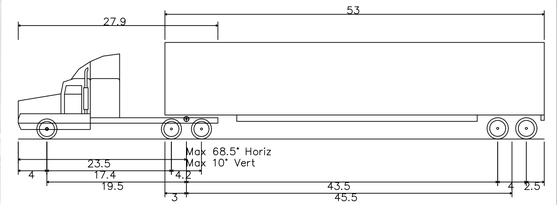
FLORIDA

APOPKA

SHEET NUMBER C8.8

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WB–67 – Interstate Semi–Trailer

Overall Length	73.501ft
Overall Width	8.500ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.334ft
Max Track Width	8.500ft
Lock–to–lock time	6.00s
Max Steering Angle (Virtual)	28.40°

No.	REVISIONS	DATE	BY
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
3	APOPKA MDP PLANNING COMMENTS	01/09/2026	JLM

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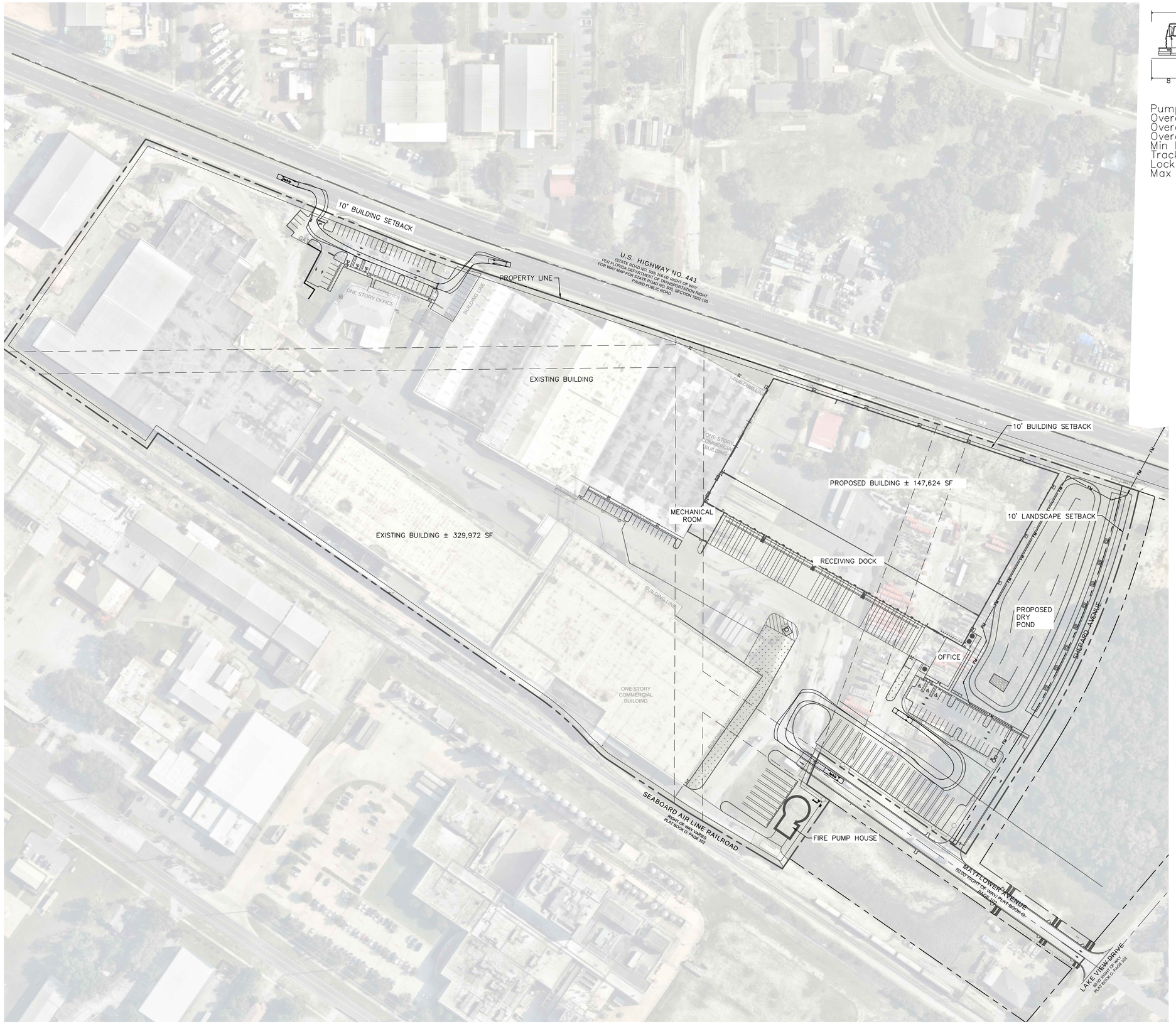
WB-67 TRUCK ROUTING

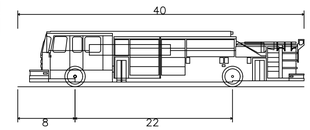
APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C9.0

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Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'
WHEN PRINTED AT FULL SIZE
(24" X 36")

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FIRE TRUCK ROUTING

APOPKA COLD STORAGE

APOPKA FLORIDA

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10' BUILDING SETBACK

U.S. HIGHWAY NO. 441
(STATE ROAD NO. 500) 106.00' RIGHT-OF-WAY
PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT
FOR WAY MAP FOR STATE ROAD NO. 500, SECTION 7502-105
PAVED PUBLIC ROAD

PROPERTY LINE

EXISTING BUILDING

EXISTING BUILDING ± 329,972 SF

ONE STORY OFFICE

BUILDING LINE

ONE STORY COMMERCIAL BUILDING

PROPOSED BUILDING ± 147,624 SF

10' BUILDING SETBACK

MECHANICAL ROOM

RECEIVING DOCK

10' LANDSCAPE SETBACK

PROPOSED DRY POND

SHEPARD AVENUE

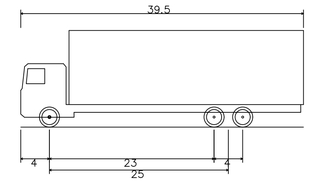
OFFICE

FIRE PUMP HOUSE

SEABOARD AIR LINE RAILROAD
RIGHT-OF-WAY VARIES
PLAT BOOK O, PAGE 102

MAYFLOWER AVENUE
60.00' RIGHT-OF-WAY PLAT BOOK G,
PAGE 102

LAKE VIEW DRIVE
50.00' RIGHT-OF-WAY
PLAT BOOK O, PAGE 102



SU-40 – Single Unit Truck	
Overall Length	39.500ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
1" = 80'
WHEN PRINTED AT FULL SIZE
(24" X 36")

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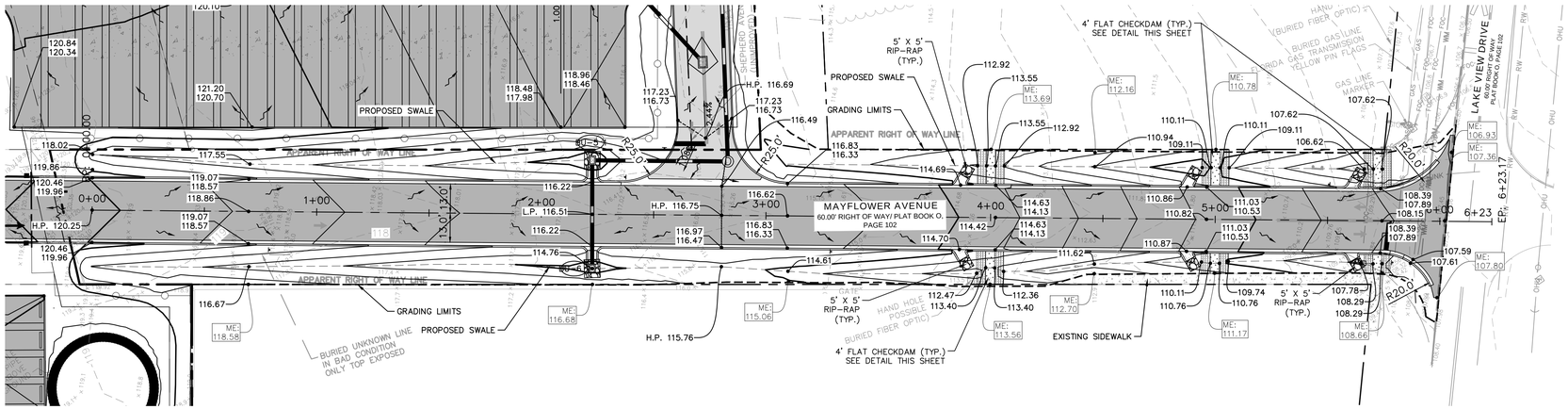
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DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

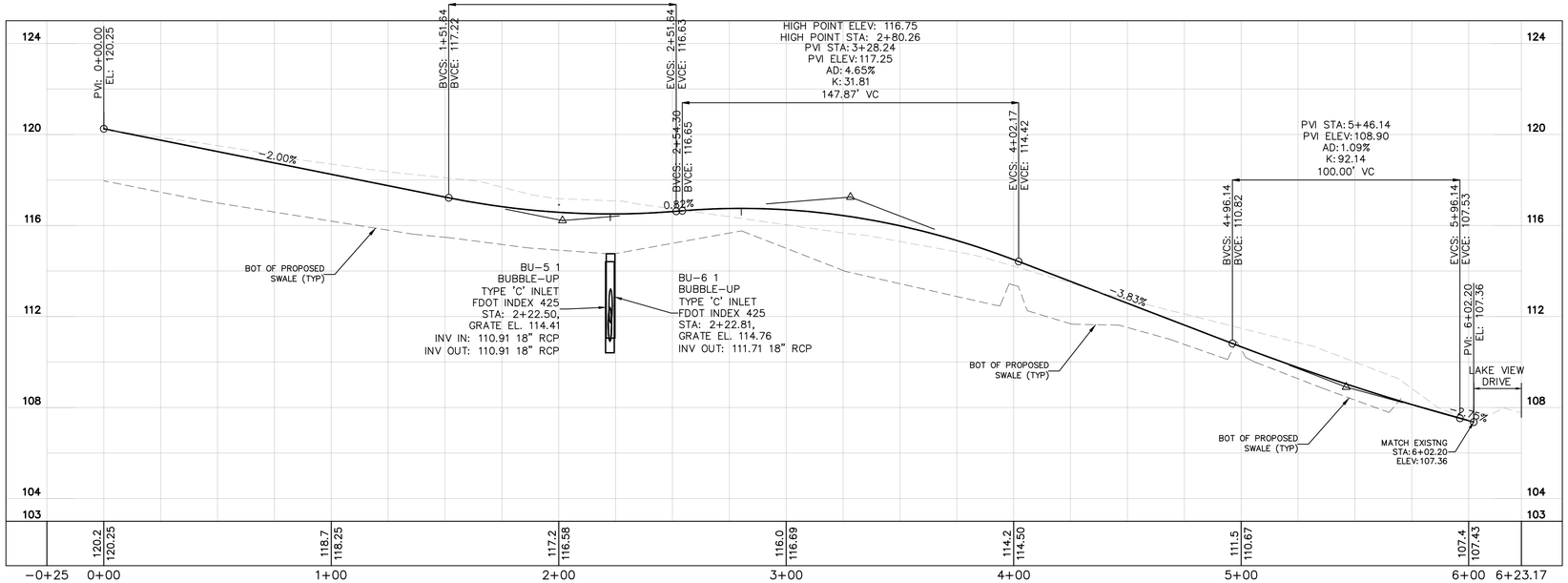
GARBAGE TRUCK ROUTING

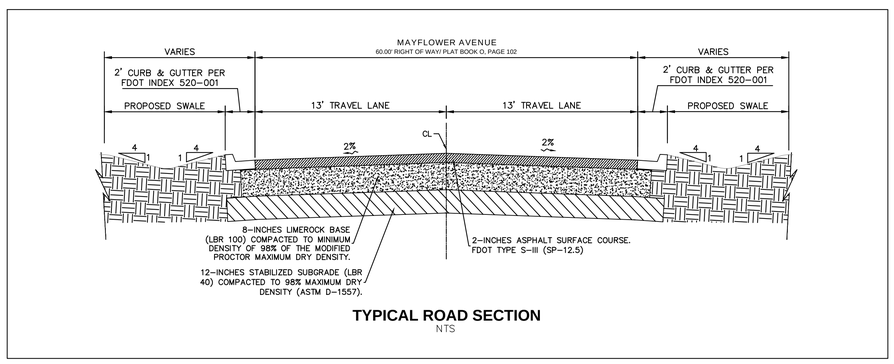
APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
C9.0







TYPICAL ROAD SECTION
NTS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
1" = 30'
WHEN PRINTED AT FULL SIZE (24" X 36")

LEGEND

- PROPERTY BOUNDARY
- ROAD DEDICATION
- BUILDING SETBACK
- LANDSCAPE BUFFER
- EXISTING CONTOURS
- x 21.60 EXISTING SPOT ELEVATION
- •21.60 PROPOSED SPOT ELEVATION
- PROPOSED STORM PIPE
- ST EXISTING STORM PIPE
- PROPOSED STORM STRUCTURES
- PROPOSED GRATE INLETS
- PROPOSED STANDARD DUTY ASPHALT, REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. REFER TO DETAIL 1, SHEET C8.0
- STANDARD CONCRETE SIDEWALK SECTION. REFER TO DETAIL 1, SHEET C8.0
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT REFER TO DETAIL 1, SHEET C8.0
- LANDSCAPE/SOD AREA
- PROPOSED DIRECTION OF STORMWATER RUNOFF

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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

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MAYFLOWER AVENUE IMPROVEMENTS

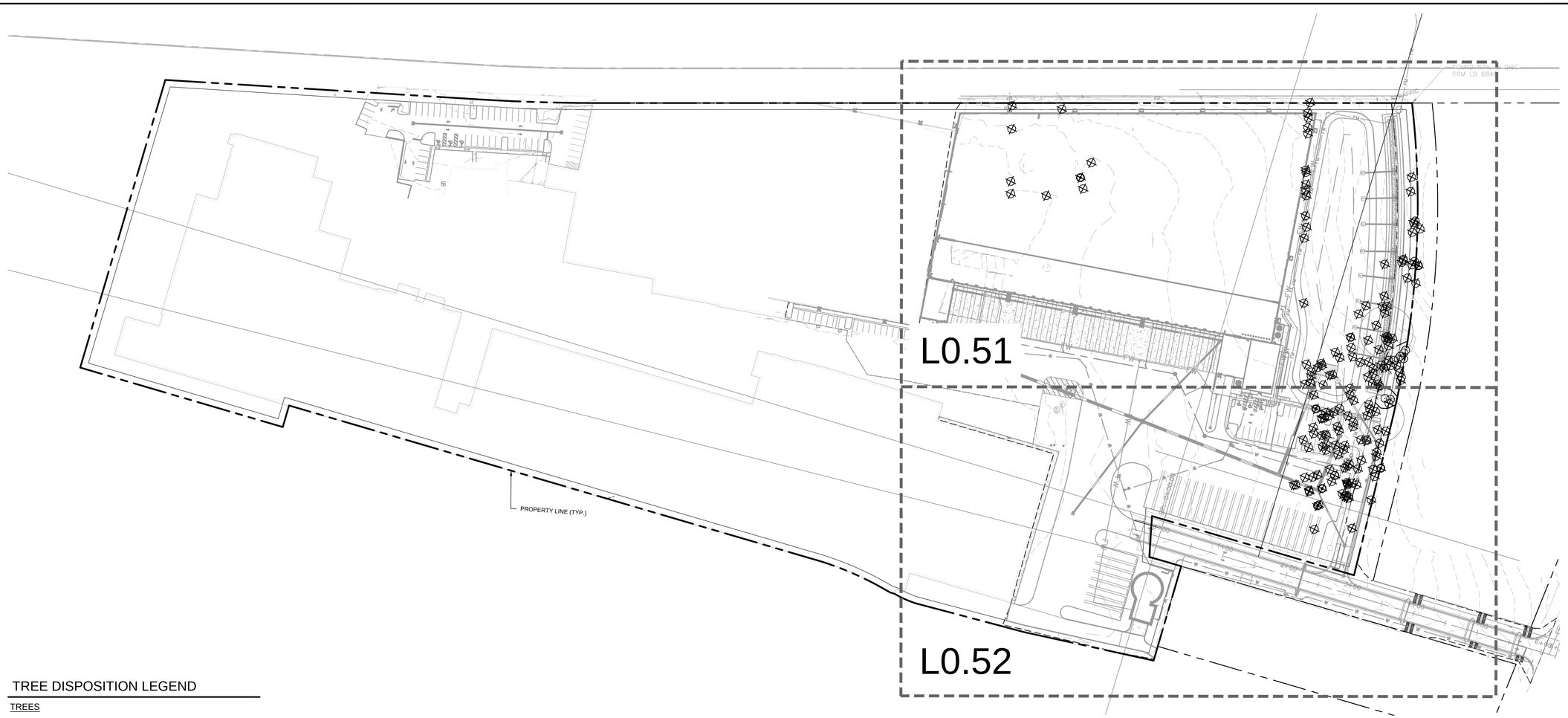
APOPKA COLD STORAGE

FLORIDA

APOPKA

SHEET NUMBER C10.0

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TREE DISPOSITION LEGEND

TREES

PRESERVE IN PLACE

- PROTECTED TREE
- SPECIMEN TREE

REMOVE

- PROTECTED TREE
- SPECIMEN TREE

FENCING

- TEMPORARY TREE PROTECTION FENCE

TREE CANOPY COVERAGE TABLE		
	SF	PERCENT
TOTAL SITE AREA	1,128,204	100%
TOTAL CANOPY AREA	36,060	3%
REQUIRED CANOPY AREA TO REMAIN	2,884	8%
PROPOSED CANOPY TO REMAIN	3,184	8.8%

TREE REMOVAL TABLE		
	TREES	INCHES
TOTAL TREES ON SITE	78	1311
TOTAL TREES TO BE REMOVED	68	1174
TOTAL TREES TO REMAIN	10	137
TOTAL INCHES TO BE MITTIGATED		1,037

TREE REPALCEMENT TABLE		
	TREES	INCHES
TOTAL MITTIGATION REQUIRED		1,037
TOTAL PROPOSED TREES		
CANOPY TREES (3" CALIPER)	64	192
UNDERSOTRY TREES (5" TOT. CALIPER)	54	270
UNDERSOTRY TREES (2" CALIPER)	0	0
NET MITITIGATION OWED		575
TOTAL FEE TO BE PAID ($10 PER INCH)		$ 5,750.00

SPECIMEN TREE TABLE		
	TREES	INCHES
SPECIMEN TREES ON SITE	9	274
SPECIMEN TREES REMOVED	9	274
SPECIMEN TREES RETAINED	0	0

THIS TABLE ONLY INCLUDES CALCULATIONS FOR PROTECTED TREES

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

No.	REVISIONS	DATE	BY
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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

OVERALL TREE MITIGATION

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER L0.50

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:L0.50 January 15, 2026 01:19:21pm K:\orl_civil\049607003-cold link apopka\CADD\MDP\plansheet\L0.50 — TREE MITIGATION PLAN.dwg
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Plotted By: Martinez, Jeremiah Sheet Set: Cold Link CD Layout: L0.51 January 15, 2026 01:19:36pm K:\orl_civil\049607003-cold link apopka\CADD\MDP\plansheet\L0.50 — TREE MITIGATION PLAN.dwg
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TREE 11050
TTP C CABBAGE 22

TREE 11055
TTP C CABBAGE 24

TREE 11051
TTP C CABBAGE 15

TREE 11058
TTP C CABBAGE 15

TREE 11052
TTP S SABAL 15

TREE 11056
TT O OAK 24

TREE 11053
TTP C CABBAGE 15

TREE 11054
TT O OAK 10

TREE 11057
TT O OAK 10

TREE 1006
TTP C CABBAGE 15

TREE 1007
TTP C CABBAGE 18

TREE 1008
TTP C CABBAGE 20

TREE 1009
TTP C CABBAGE 15

TREE 1011
TTP C CABBAGE 14

PROPERTY LINE (TYP.)

TREE 1021
TTP C CABBAGE 12

TREE 1022
TTP C CABBAGE 19

TREE 1023
TTP C CABBAGE 17

TREE 1024
TTP C CABBAGE 14

TREE 1025
TT CB CHINABERRY 6+4 TWIN

TREE 11059
TTP C CABBAGE 14

TREE 11060
TTP C CABBAGE 20

TREE 1027
TTP C CABBAGE 22

TREE 1028
TTP C CABBAGE 15

TREE 1029
TTP C CABBAGE 13

TREE 11061
TTP C CABBAGE 23

TREE 11062
TTP C CABBAGE 17

TREE 11211
TTP C CABBAGE 20

TREE 11210
TTP C CABBAGE 19

TREE 11064
TT CB CHINABERRY 6+4 TWIN

TREE 11284
TT CB CHINABERRY 4+6+6

TREE 11063
TT CB CHINABERRY 6

TREE 11285
TT CB CHINABERRY 4+5+7

TREE 11286
TT B BAY 12

TREE 11283
TT

TREE 11287
TT O OAK 24

TREE 11288
TT CB CHINABERRY 12

TREE 11289
OAK 22

TREE 11065
TT CB CHINABERRY 6

TREE 11281
TT CB CHINABERRY 12

TREE 11282
TT O OAK 12

TREE 1049
TTP C CABBAGE 15

TREE 11279
TT

TREE 11280
TT O OAK 5

TREE 11066
TT E DRAKE ELM 4

TREE 11068
TT E ELM 12 DRAKE

TREE 11069
TT O OAK 32

TREE 11070
TT O OAK 10

TREE 11077
TT CA CAMPHOR 8

TREE 11072
TT CA CAMPHOR 9

TREE 11067
TT CA CAMPHOR 8

TREE 11071
TT O OAK 20

TREE 11073
TT CA CAMPHOR 8+10

TREE 11218
TT O OAK 8

TREE 11085
TT O OAK 48

TREE 11219
TT O OAK 21

TREE 11084
TT CA CAMPHOR 8+11 TWIN

TREE 11216
TT O OAK 15

TREE 11087
TT O OAK 7

TREE 11233
TT O OAK 15

TREE 11089
TT O OAK 15

TREE 11220
TT O OAK 10

TREE 11083
TT O OAK 13

TREE 11090
TT O OAK 12

TREE 11088
TT B BAY 5

TREE 11217
TT O OAK 15

TREE 11082
TT CA CAMPHOR 7

TREE 11091
TT O OAK 5

TREE 11223
TT O OAK 12

TREE 11092
TT CB CHINABERRY 8

TREE 11108
TT MA MAGNOLIA 5

TREE 11078
TT CA CAMPHOR 8

TREE 11221
TT CA CAMPHOR 6

TREE 11093
TT CA CAMPHOR 6

TREE 11110
TT CA CAMPHOR 4

TREE 11080
TT CA CAMPHOR

TREE 11094
TT O OAK 16

TREE 11099
TT

TREE 11079
TT CA CAMPHOR 10

TREE 11222
TT CA CAMPHOR 7

TREE 11095
TT O OAK 18

TREE 11098
TT B BAY 7

TREE 11109
TT O OAK 28

TREE 11111
TT CH CHERRY 8

TREE 11225
TT O OAK 4

TREE 11096
TT CA CAMPHOR 8

TREE 11108
TT O OAK 26

TREE 11226
TT O OAK 12

TREE 11112
TT CH CHERRY 8 LAUREL 6

TREE 11097
TT

TREE 11103

TREE 11120

TREE 11121
TT CH CHERRY 6 LAUREL 6

TREE 11113
TT CH CHERRY 6

TREE 11227
TT O OAK 4

TREE 11114

MATCHLINE; SEE SHEET L0.52

TREE DISPOSITION LEGEND

TREES

PRESERVE IN PLACE

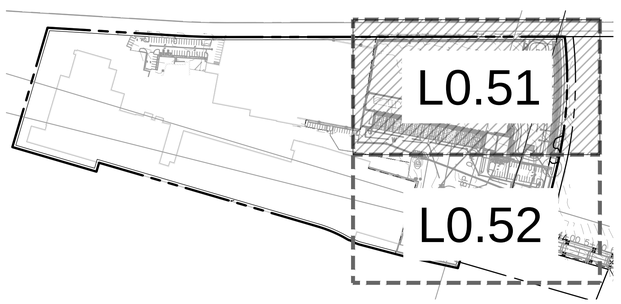
- PROTECTED TREE
- SPECIMEN TREE

REMOVE

- PROTECTED TREE
- SPECIMEN TREE

FENCING

- TEMPORARY TREE PROTECTION FENCE



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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KHA PROJECT	049607003
DATE	12/02/2025
SCALE	AS SHOWN
DESIGNED BY	AMG
DRAWN BY	AMG
CHECKED BY	ZLH

DETAIL TREE MITIGATION PLAN

APOPKA COLD STORAGE

FLORIDA

APOPKA

SHEET NUMBER
L0.51

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:L0.52 January 15, 2026 01:19:51pm K:\Ver_civil\049607003-cold link- apopka\CAD\WDP\sheetset\L0.50 - TREE MITIGATION PLAN.dwg
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MATCHLINE; SEE SHEET L0.51



TREE DISPOSITION LEGEND

TREES

PRESERVE IN PLACE

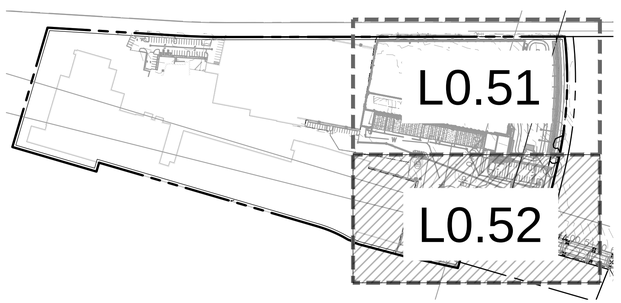
- PROTECTED TREE
- SPECIMEN TREE

REMOVE

- PROTECTED TREE
- SPECIMEN TREE

FENCING

- TEMPORARY TREE PROTECTION FENCE



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

No.	REVISIONS	DATE	BY
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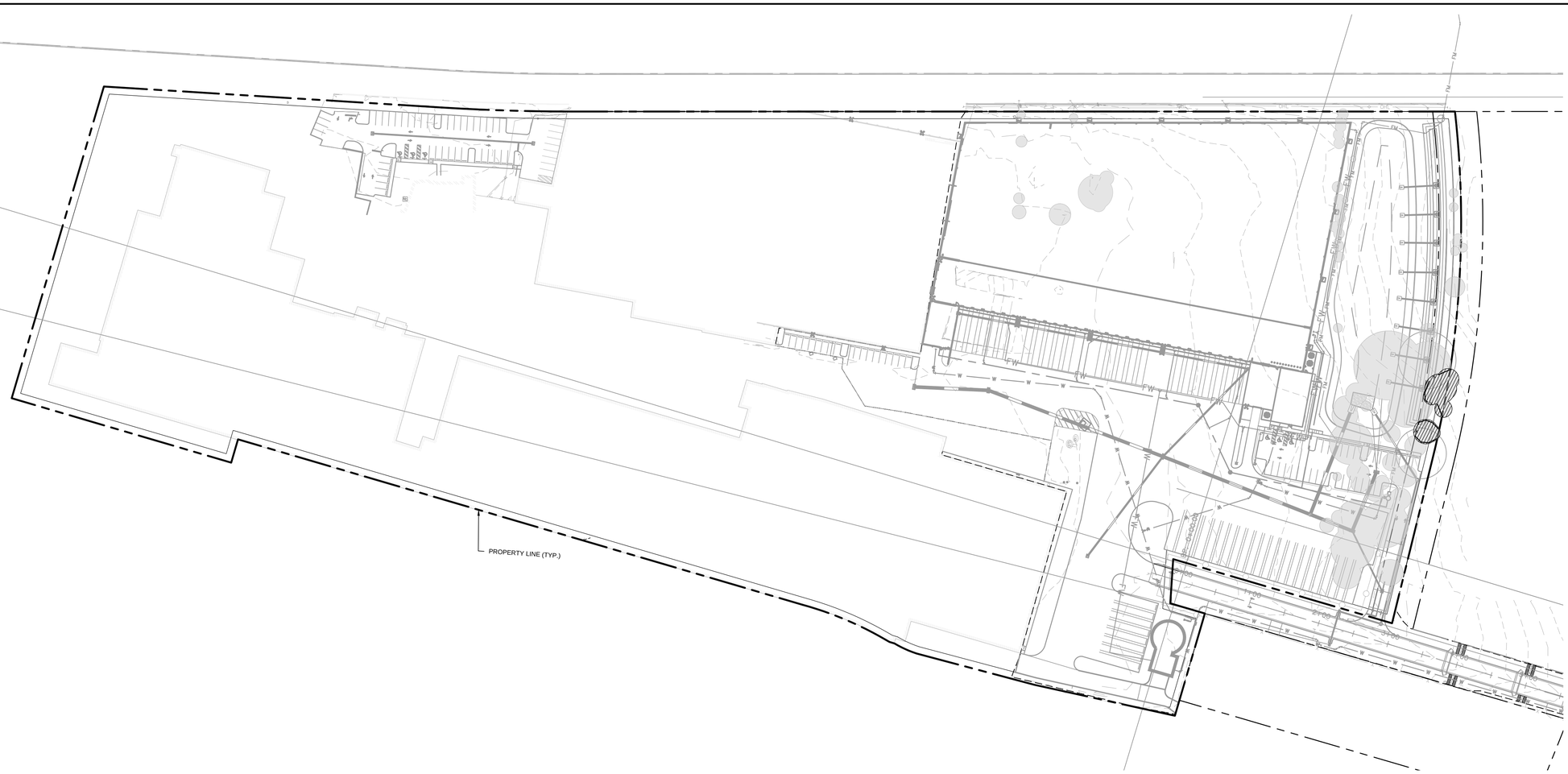
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DETAIL TREE MITIGATION PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
L0.52



TREE CANOPY COVERAGE

TOTAL SITE AREA: 1,128,204 SF
TOTAL EXISTING CANOPY COVERAGE: 36,060 SF
ZONING - I-L, REQUIRED TO PRESERVE 8% TOTAL CANOPY COVERAGE
36,060 SF X 0.08 = 2,884 SF REQUIRED TO SAVE

TOTAL CANOPY AREA TO BE REMOVED:
32,878 SF

TOTAL CANOPY AREA TO BE PRESERVED:
3,182 SF

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

TREE MITIGATION CANOPY COVER

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
L0.53

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:L0.53 January 15, 2026 01:20:01pm K:\orl_civil\049607003-cold link apopka\CADD\MDP\plansheet\L0.50 - TREE MITIGATION PLAN.dwg
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TREE MITIGATION SPECIFICATIONS

A. GENERAL

1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE, TREE PROTECTION (LATEST EDITION). WHICHEVER IS MORE STRINGENT SHALL APPLY.
2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.
4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.
5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.
6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.
7. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.
8. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.
9. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.
10. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.
11. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW:
    a. TREE PROTECTION FENCING.
    b. ROOT PRUNING AND ROOT BARRIERS.
    c. CLEARING.
    d. TREE CANOPY PRUNING.
    e. FERTILIZATION.
    f. INSECTICIDE.
    g. IRRIGATION.

B. TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.
2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.
4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.
5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.
6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.
7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.
8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.
10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.
11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.
12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.
13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.
14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.
15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.
16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.
2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

D. CLEARING

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.
4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

E. TREE CANOPY PRUNING

1. TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.
2. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
3. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).
4. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
5. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.
6. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".
7. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
8. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
9. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
    a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
    b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
    c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
    d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
    e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
    f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
    g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
    a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
    b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
    c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
    d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
10. PROPOSED/REPLACEMENT TREES
    a. PRUNING SHALL BE LIMITED TO CLEANING.
11. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
    a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
    b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
    c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
    d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
    e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
    f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.

G. INSECTICIDE

7. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
8. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
9. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
10. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
11. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.
2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.
3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

I. TREE REMOVALS

1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.
3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.
4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.
6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.
7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

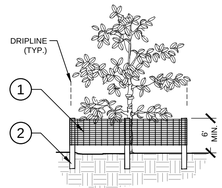
L. TOPSOIL

10. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
11. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
12. TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.
13. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.
14. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

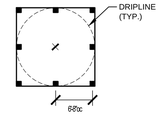
M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.

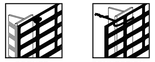
1 / L0.54 — TYPICAL TREE MITIGATION NOTES



ELEVATION



PLAN



CORNER CONNECTION

CONNECTION

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

2 / L0.54 — TREE PROTECTION FENCING
ELEVATION / PLAN — NTS

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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DATE 12/02/2025
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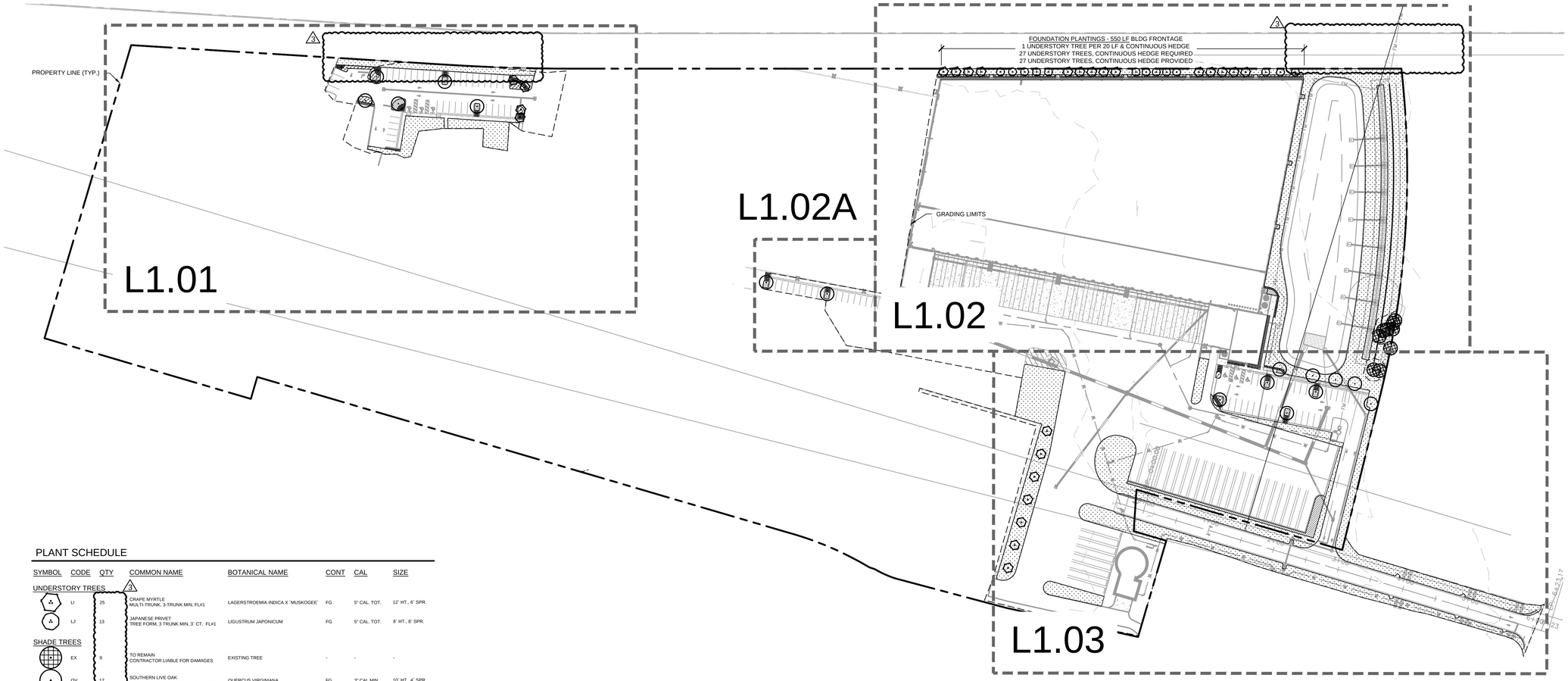
TREE MITIGATION NOTES AND DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
L0.54

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:L0.54 January 15, 2026 01:20:08pm K:\orl_civil\049607003-cold link apopka\CADD\MDP\sheets\L0.50 — TREE MITIGATION PLAN.dwg
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PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
UNDERSTORY TREES							
	LI	25	CRAPE MYRTLE MULTI-TRUNK, 3-TRUNK MIN, FL#1	LAGERSTROEMIA INDICA X `MUSKOGEE`	FG	5" CAL. TOT.	12' HT., 6' SPR.
	LJ	13	JAPANESE PRIVET TREE FORM, 3 TRUNK MIN, 3` CT, FL#1	LIGUSTRUM JAPONICUM	FG	5" CAL. TOT.	8' HT., 8' SPR.
SHADE TREES							
	EX	9	TO REMAIN CONTRACTOR LIABLE FOR DAMAGES	EXISTING TREE	-	-	-
	QV	17	SOUTHERN LIVE OAK STRAIGHT, SINGLE LEADER, FL #1, FULL	QUERCUS VIRGINIANA	FG	3" CAL MIN	10' HT., 4' SPR.
SYMBOL	**CODE**	**QTY**	**COMMON NAME**	**BOTANICAL NAME**	**CONT**	**SIZE**	**SPACING**
SHRUBS							
	PM	266	PODOCARPUS FULL	PODOCARPUS MACROPHYLLUS	7 GAL	30" FULL	30" OC
	SC	13	GREEN SCHEFFLERA FULL	SCHEFFLERA ARBORICOLA	3 GAL	18" FULL	30" OC
	ZF	263	COONTIE FULL	ZAMIA FLORIDANA	3 GAL	18" FULL	30" OC
GROUND COVERS							
	EB	1,241	DWARF MORNING GLORY 'BLUE MY MIND' FULL	EVOLVULUS NUTTALLIANUS `BLUE DAZE`	1 GAL	12" SPRD MIN	18" OC
	LL	1,128	EVERGREEN GIANT LILY TURF FULL	LIRIOPE MUSCARI `EVERGREEN GIANTS`	1 GAL	12" FULL	18" OC
SOD							
	PA	84,769 SF	ARGENTINE BAHIAGRASS	PASPALUM NOTATUM 'ARGENTINE'	SOD	-	-

MISC.	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS
MULCH	TBD	DESIGNER BROWN HARDWOOD MULCH	3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.
19. ALL PLANTED LANDSCAPE AREAS TO HAVE 3" DEEP DESIGNER BROWN HARDWOOD MULCH TO FULLY COVER DRIP IRRIGATION & AMENDED SOILS. REPAIR AS NEEDED DURING CONSTRUCTION. SUBMIT ALTERNATIVE MULCH SPECIFICATION FOR LANDSCAPE ARCHITECT APPROVAL.

LANDSCAPE CALCULATIONS

PER "APOPKA" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
FOUNDATION PLANTINGS 1 UNDERSTORY TREE PER 20 LF CONTINUOUS HEDGE *SECTION 5.2.5 A*	**PRIMARY FACADE - 550 LF BLDG FRONTAGE** 27 UNDERSTORY TREES, CONTINUOUS HEDGE	**PRIMARY FACADE - 550 LF BLDG FRONTAGE** 27 UNDERSTORY TREES, CONTINUOUS HEDGE
PARKING LOT 1 CANOPY TREE PER 10 SPACES 10% OF VUA INTERIOR PLANTINGS 30% OF VUA CANOPY COVERAGE *SECTION 5.2.5 B.1.C*	**COMBINED VUA - 34,984 SF** 8 SHADE TREES 3,498 SF OF INTERIOR PLANTINGS 10,495 SF OF CANOPY COVERAGE	**COMBINED VUA - 34,984 SF** 12 SHADE TREES, 4 UNDERSTORY TREES (2:1) 4,051 SF OF INTERIOR PLANTINGS 13,756 SF OF CANOPY COVERAGE

3



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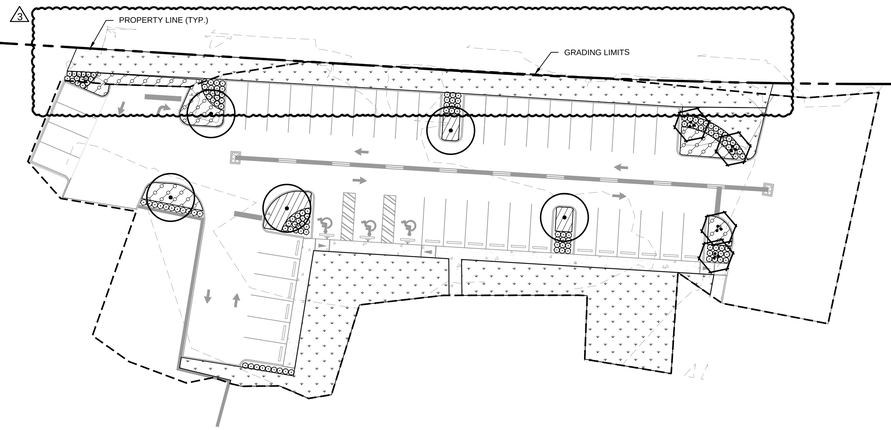
OVERALL LANDSCAPE PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

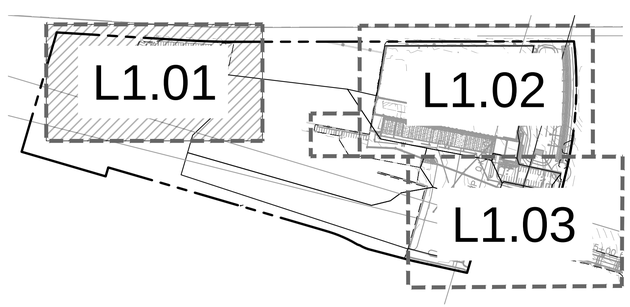
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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME
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	LJ	LIGUSTRUM JAPONICUM TREE FORM, 3 TRUNK MIN, 3` CT, FL#1
SHADE TREES		
	EX	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGES
	QV	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FL #1, FULL
SHRUBS		
	PM	PODOCARPUS MACROPHYLLUS FULL
	SC	SCHEFFLERA ARBORICOLA FULL
	ZF	ZAMIA FLORIDANA FULL
GROUND COVERS		
	EB	EVOLVULUS NUTTALLIANUS `BLUE DAZE` FULL
	LL	LIRIOPE MUSCARI `EVERGREEN GIANTS` FULL
SOD		
	PA	PASPALUM NOTATUM 'ARGENTINE'



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LANDSCAPE PLAN

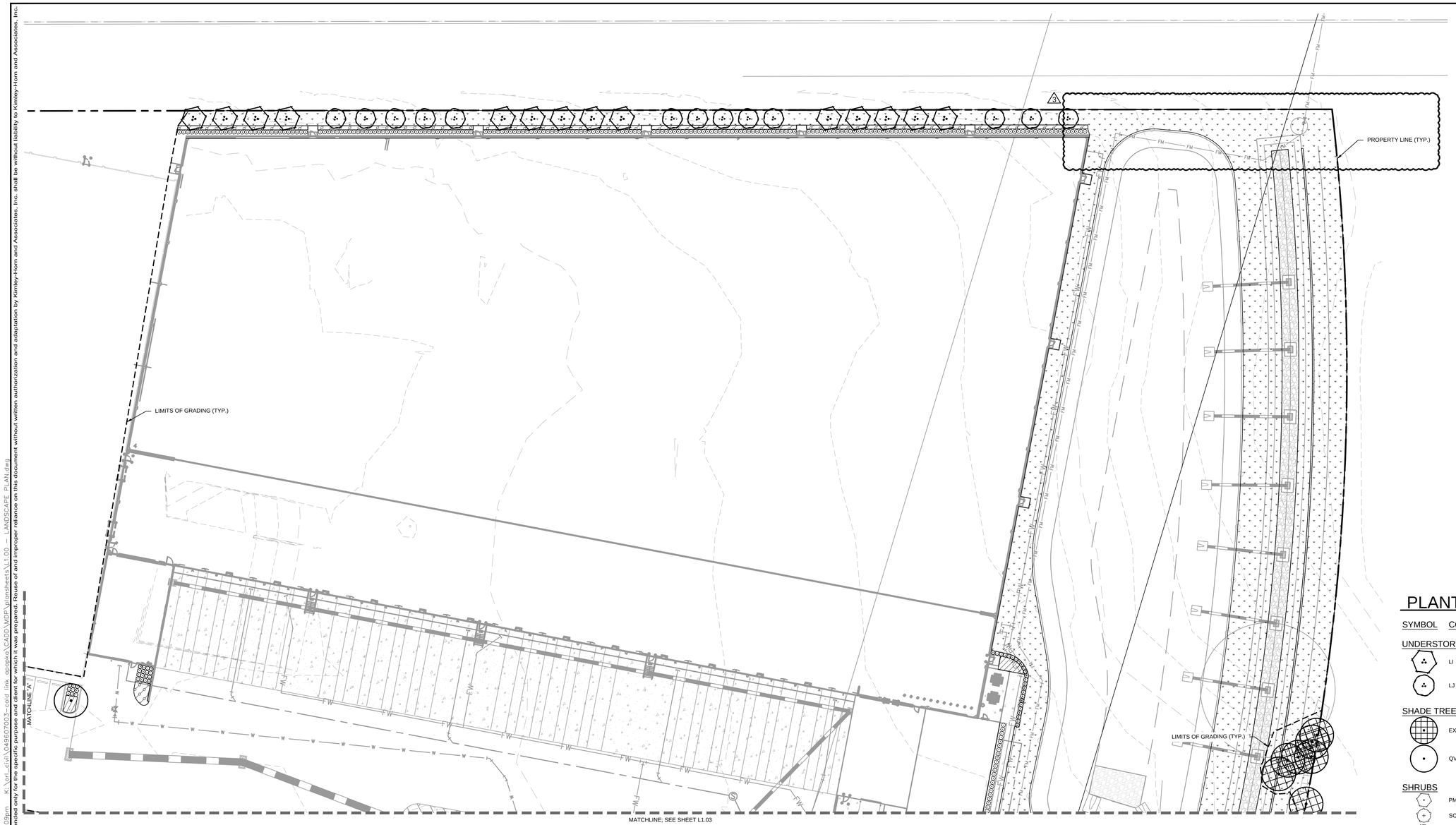
APOPKA COLD STORAGE

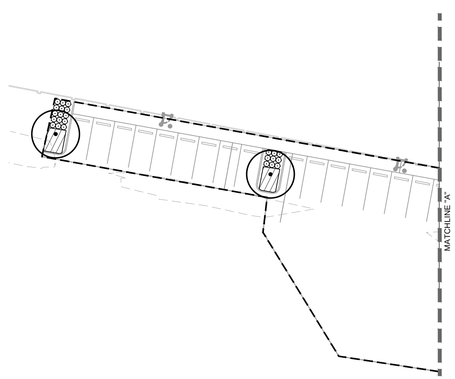
APOPKA FLORIDA

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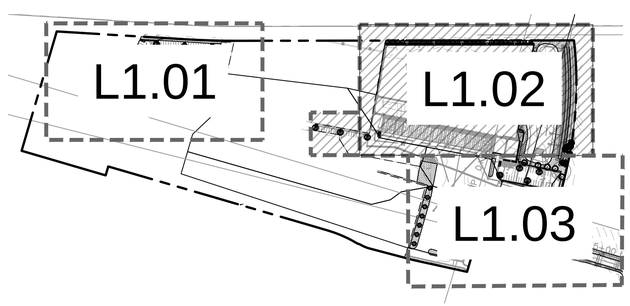
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	EX	EXISTING TREE CONTRACTOR LIABLE FOR DAMAGES
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	PM	PODOCARPUS MACROPHYLLUS FULL
	SC	SCHEFFLERA ARBORICOLA FULL
	ZF	ZAMIA FLORIDANA FULL
GROUND COVERS		
	EB	EVOLVULUS NUTTALLIANUS `BLUE DAZE` FULL
	LL	LIRIOPE MUSCARI `EVERGREEN GIANTS` FULL
SOD		
	PA	PASPALUM NOTATUM 'ARGENTINE'



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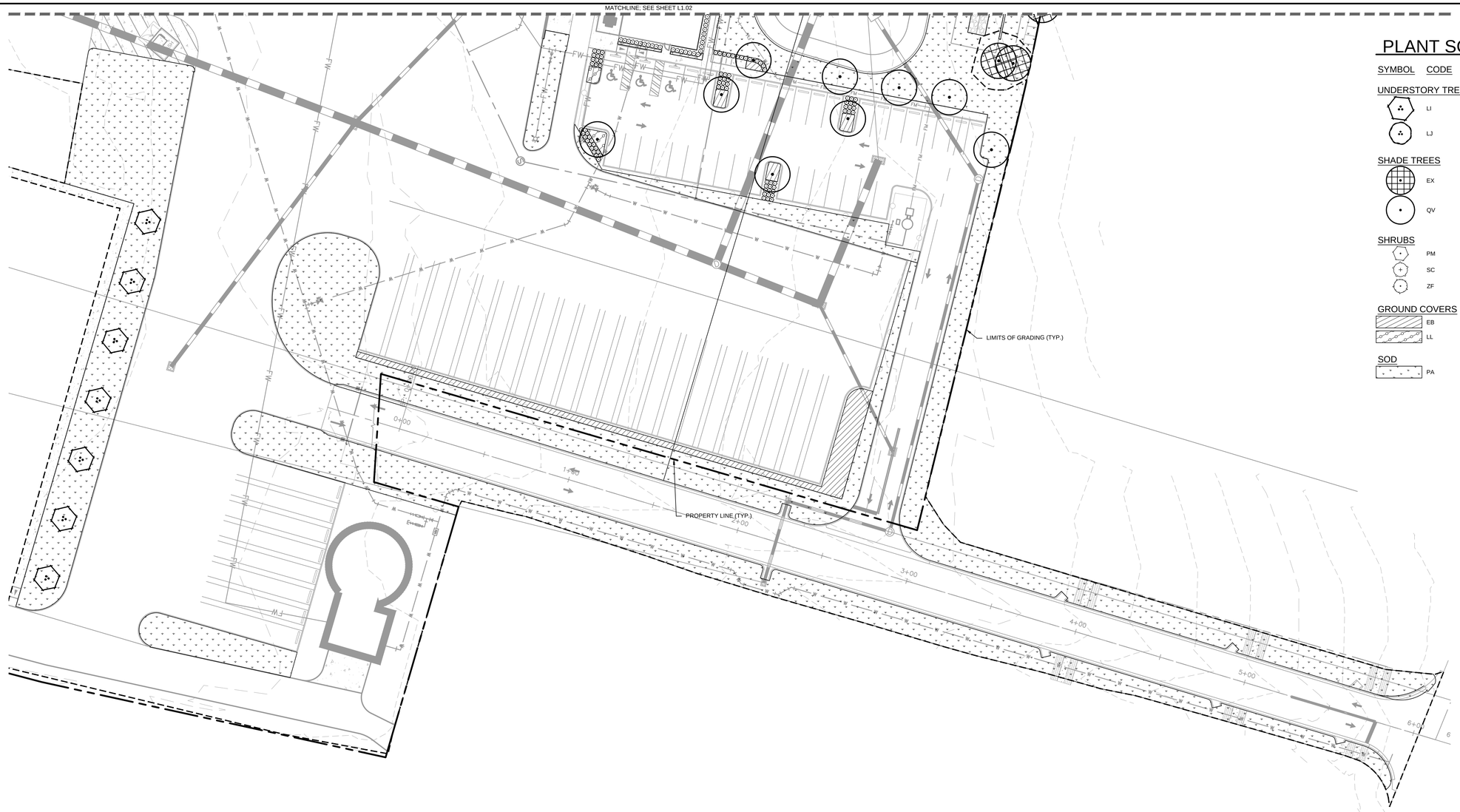
LANDSCAPE PLAN

APOPKA COLD STORAGE

FLORIDA
APOPKA

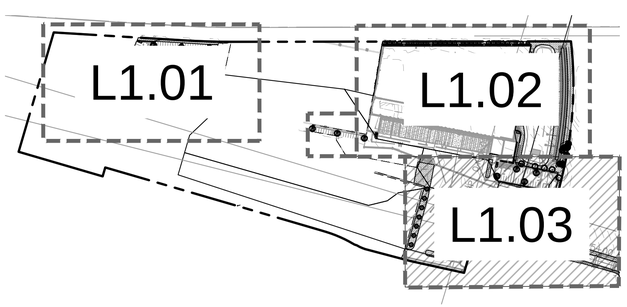
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	QV	QUERCUS VIRGINIANA STRAIGHT, SINGLE LEADER, FL #1, FULL
SHRUBS		
	PM	PODOCARPUS MACROPHYLLUS FULL
	SC	SCHEFFLERA ARBORICOLA FULL
	ZF	ZAMIA FLORIDANA FULL
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	PA	PASPALUM NOTATUM 'ARGENTINE'



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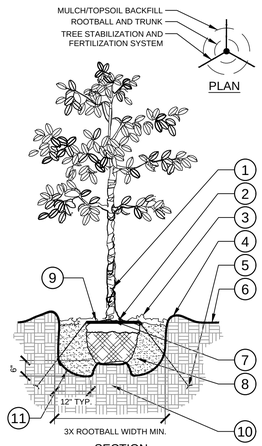
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APOPKA COLD STORAGE

FLORIDA
APOPKA

SHEET NUMBER
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1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

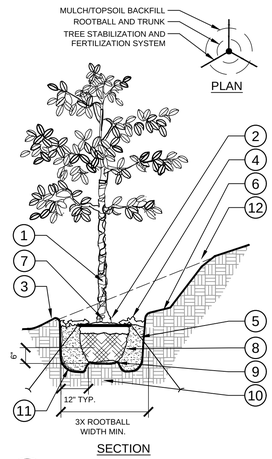
NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 L1.50 **TREE PLANTING**
SECTION / PLAN — NTS



1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3. 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TREE FROG ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

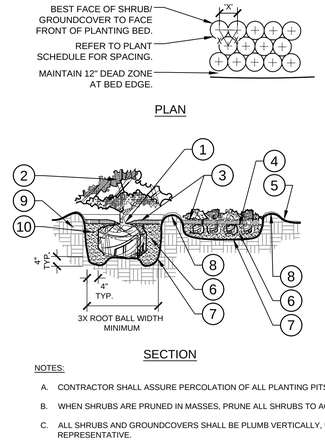
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A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 L1.50 **TREE PLANTING ON A SLOPE**
SECTION / PLAN — NTS



1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES) NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

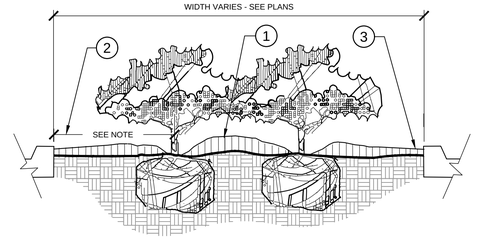
NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 L1.50 **SHRUB/GROUNDCOVER PLANTING**
SECTION / PLAN — NTS



1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS).
2. CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS.
3. 2" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.

NOTES:

A. EXCAVATE A CONTINUOUS 24" DEEP PIT (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.

B. PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL SUPPORT OF CURB SYSTEM (TYP).

C. ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR LESS.

4 L1.50 **PLANTED PARKING LOT ISLANDS/MEDIANS**
SECTION — NTS

1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT 'BERM' TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.

C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

5 L1.50 **SHRUB/GROUNDCOVER PLANTING ON A SLOPE**
SECTION — NTS

NOTES:

1. CLEAR ZONE: 36" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
2. INSTALL SPECIFIED MULCH: 24" MIN. FROM BUILDING. SPECIFIED MULCH TO BE INSTALLED AT A DEPTH OF 3" (MIN.)

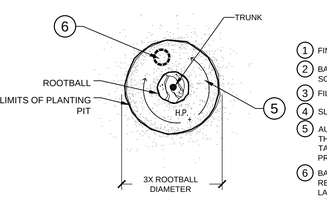
6 L1.50 **PLANTINGS ADJACENT TO BUILDINGS**
SECTION — NTS

1. INSTALL CONTINUOUS MULCH BED ADJACENT TO PARKING SPACES AS SHOWN. MULCH SHALL BE MIN. 3" DEEP. NO POP-UP IRRIGATION HEADS SHALL BE LOCATED WITHIN 24" OF A PARKING SPACE ON ANY SIDE.
2. CURB / PARKING LOT EDGE.

7 L1.50 **PARKING SPACE/CURB PLANTING**
SECTION — NTS

1. FIRE HYDRANT.
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.
3. FRONT OF HYDRANT (TOWARD CURB)

8 L1.50 **SHRUB PLANTING AT FIRE HYDRANT**
SECTION / PLAN — NTS



1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE Ø ±18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.

B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED. AND NOTIFY OWNER/LANDSCAPE ARCHITECT.

C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

9 L1.50 **POOR DRAINAGE CONDITION**
SECTION / PLAN — NTS

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

10 L1.50 **TREE PROTECTION FENCING**
ELEVATION / PLAN — NTS

1. 5 LAYERS OF BURLAP TO PROTECT TRUNK.
2. FIVE 2" X 4" X 18" WOOD BATTENS.
3. SECURE BATTENS WITH 2- 3/4" CARBON STEEL BANDS TO HOLD BATTENS IN PLACE. NO NAILS SHALL BE DRIVEN INTO PALM. HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.
4. (3) 2"X4"X8' SUPPORTS. NAIL (DRILL AN NAIL IF NECESSARY) TO BATTENS AND 2" 4" STAKES. STAIN DARK BROWN.
5. 3" SPECIFIED MULCH
6. BERM SOIL TO HOLD WATER.
7. FINISH GRADE
8. 2X4X24" (MIN) P.T. WOOD STAKES (TYP.) NAIL TO SUPPORT POLES.
9. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. ALL TREE STAKING IS TO BE WITHIN MULCH BED AREA OUTSIDE TREE PIT.

C. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION - REFER TO POOR DRAINAGE CONDITION DETAIL.

11 L1.50 **PALM PLANTING**
SECTION / PLAN — NTS

1. BASE OF TREE SHALL BE PLANTED SLIGHTLY ABOVE (1" MIN.) ADJACENT FINISH GRADE. REMOVE ALL TWINE & STRAPS & CUT BURLAP FROM TOP 1/3 OF ROOT BALL. NO SYNTHETIC BURLAP WILL BE ACCEPTED.
2. 4" SHREDDED HARDWOOD MULCH OR APPROVED EQUAL.
3. DIAMETER OF TREE PIT TO BE TWICE THE DIAMETER OF ROOT BALL-ROUGHEN SIDES OF TREE PIT.
4. 3" HIGH SOIL BERM TO HOLD WATER.
5. TOPSOIL MIX BACKFILL.
6. TREE WRAP.
7. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
8. ROOT BALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING ROOT BALLS SMALLER THAN 24" IN DIA. MAY SIT ON COMPACTED EARTH.
9. UNDISTURBED SUBSOIL.
10. PREPARE PLANTING SOIL AS SPECIFIED.
11. **Tree Frog® RBK40pt** FOR UP TO 4" TREE CALIPER OR **Tree Frog® RBK60pt** FOR GREATER THAN 4" AND UP TO 6" TREE CALIPER. REFER TO SITEWORK SPECIFICATIONS FOR APPROVED MATERIALS AND INSTALLATION REQUIREMENTS.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

B. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.

C. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

D. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT

E. ASSURE PERCOLATION OF ALL PLANTING PITS

12 L1.50 **MULTI-TRUNK TREE PLANTING**
SECTION/PLAN — NTS

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	S.JRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

Kimley»Horn
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WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

LANDSCAPE DETAILS

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
L1.50

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR; REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA; LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS ($300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

c. SOIL AMENDMENT (IF NEEDED PER SOIL TESTING) THE CONTRACTOR SHALL FURNISH AND INSTALL A 3" LAYER OF AMENDED PLANTING SOIL IN ALL PLANTING BEDS, EXCLUDING SOD AREAS. THE AMENDED PLANTING SOIL SHALL BE COMPOSED OF 35% FERTICOMP 20% FLORIDA PEAT 45% SANDY LOAM. THE AMENDED PLANTING SOIL SHALL BE MIXED INTO THE BEDS UPON PLANTING.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING (SUBMIT SOIL TESTING RESULTS AFTER INCORPORATING AMENDMENTS TO DEMNSTRATE COMPLIANCE WITH SOIL QUALITY REQUIREMENTS .

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.... IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6' MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL, CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ONSITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC... SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOW ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

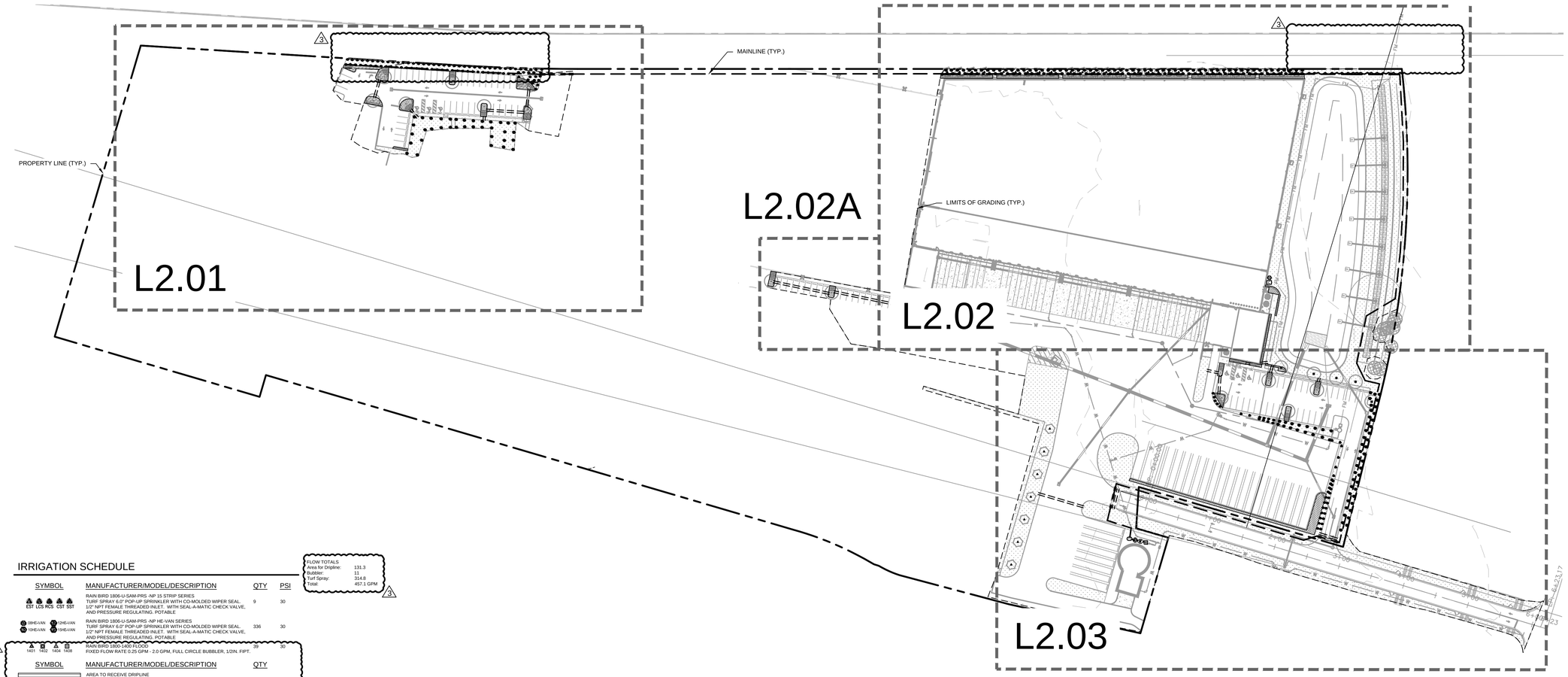
T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PL

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Plotted By: Martinez, Jeremiah - Sheet Set: Cold Link CD - Layout: L2.00 - January 15, 2026 01:22:12pm - K:\orl_civil\049607003-cold link apopka\CAD\MDP\plansheet\L2.00 - IRRIGATION PLAN.dwg



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-U-SAM-PRS -NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	9	30
20HE-VAN 10HE-VAN 12HE-VAN 15HE-VAN	RAIN BIRD 1806-U-SAM-PRS -NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	336	30
1401 1402 1404 1406	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	39	30

FLOW TOTALS
Area for Dripline: 131.3
Bubbler: 11
Turf Spray: 314.8
Total: 457.1 GPM

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, PIPE TO BE PURPLE IN COLOR. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART. WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	8,754 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESBR-PRS-D 2" 2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-150-P 2" FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LX(VM)[*] LXD [LXME2(P)] ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	556.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	112.7 LF

IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

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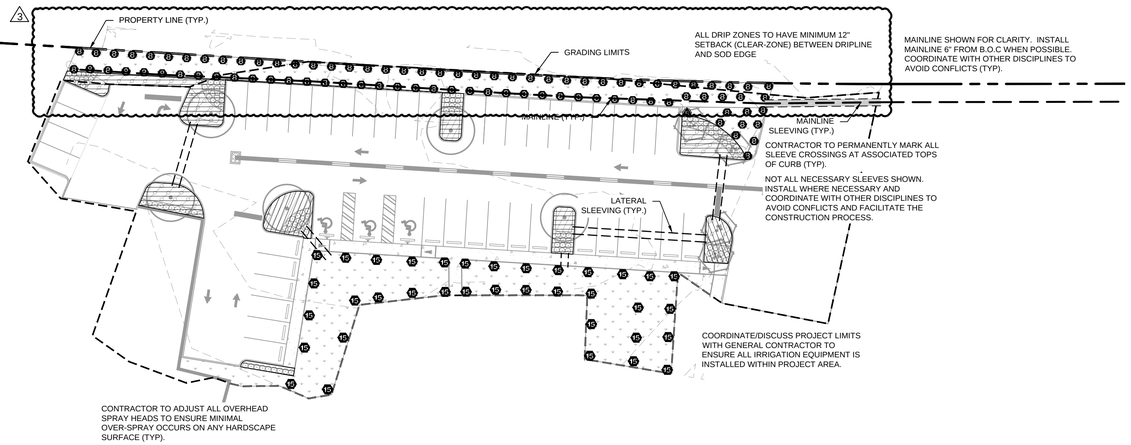
KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

OVERALL IRRIGATION PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
L2.00

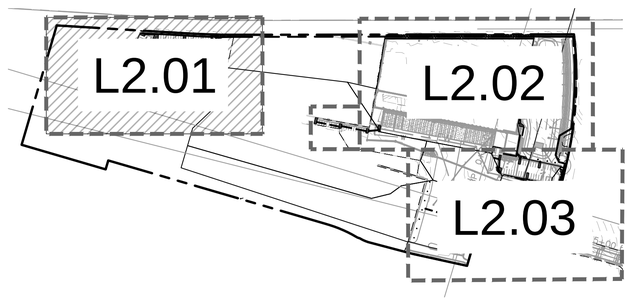


IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-U-SAM-PRS -NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	9	30
08 08HE-VAN 12 12HE-VAN 10 10HE-VAN 15 15HE-VAN	RAIN BIRD 1806-U-SAM-PRS -NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	336	30
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	39	30

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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
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BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-150-P 2" FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM[P]	LXD	LXME2[P]	ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	556.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	112.7 LF



NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

IRRIGATION PLAN

APOPKA COLD STORAGE

APOPKA FLORIDA

SHEET NUMBER
L2.01

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:L2.01 January 15, 2026 01:22:28pm K:\orl_civil\049607003-cold link apopka\CADD\WDP\plansheet\L2.00 — IRRIGATION PLAN.dwn
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COORDINATE/DISCUSS PROJECT LIMITS WITH GENERAL CONTRACTOR TO ENSURE ALL IRRIGATION EQUIPMENT IS INSTALLED WITHIN PROJECT AREA.

3 ALL DRIP ZONES TO HAVE MINIMUM 12" SETBACK (CLEAR-ZONE) BETWEEN DRIPLINE AND SOD EDGE

CONTRACTOR TO ADJUST ALL OVERHEAD SPRAY HEADS TO ENSURE MINIMAL OVER-SPRAY OCCURS ON ANY HARDSCAPE SURFACE (TYP).

PROPERTY LINE (TYP.)

MAINLINE (TYP.)

MAINLINE SHOWN FOR CLARITY. INSTALL MAINLINE 6" FROM B.O.C WHEN POSSIBLE. COORDINATE WITH OTHER DISCIPLINES TO AVOID CONFLICTS (TYP).

IRRIGATE TO ESTABLISHMENT

LIMITS OF GRADING (TYP.)

CONTROLLER & RAIN SENSOR TO BE LOCATED OUTSIDE IN GREEN SPACE, SCREENED FROM THE PUBLIC VIEW. AVOID OVERHEAD OBSTRUCTIONS AND OVERSPRAY ASSOCIATED WITH RAIN SENSOR.

PROPOSED IRRIGATION CONTROLLER - PROVIDE ELECTRICAL POWER & CONDUIT FROM POWER SOURCE. BETWEEN CONTROLLER & WATER METER AND TO ANY ASSOCIATED APPURTENANCES.

CONTRACTOR TO PROVIDE CONDUIT AND 110V, SINGLE PHASE POWER FOR CONTROLLER & 480V / 3 PHASE POWER FOR BOOSTER PUMP (SEE UTILITY PLAN).

C

MATCHLINE "A"

MATCHLINE; SEE SHEET L2.03

LIMITS OF GRADING (TYP.)

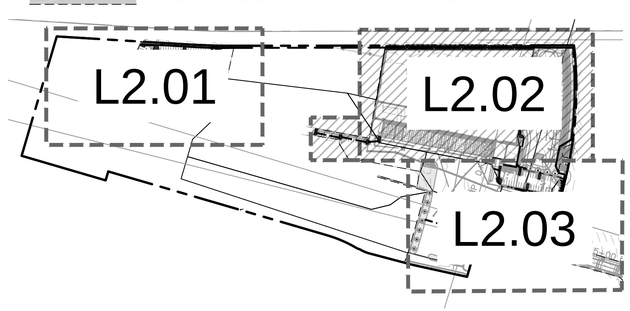
IRRIGATE TO

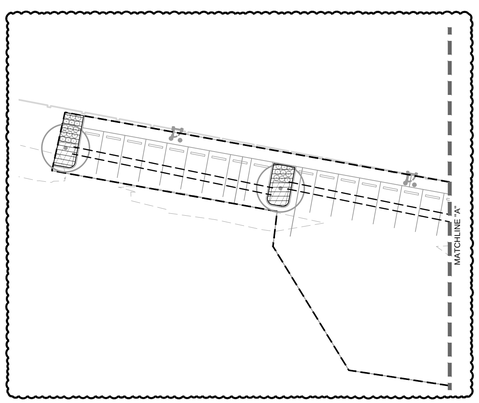
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	RAIN BIRD 1806-U-SAM-PRS -NP 15 STRIP SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	9	30
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	RAIN BIRD 1806-U-SAM-PRS -NP HE-VAN SERIES TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING. POTABLE	336	30
1401 1402 1404 1408	RAIN BIRD 1800-1400 FLOOD FIXED FLOW RATE 0.25 GPM - 2.0 GPM, FULL CIRCLE BUBBLER, 1/2IN. FIPT.	39	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. PIPE TO BE PURPLE IN COLOR. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	8,754 LF

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
MCV	RAIN BIRD PESBR-PRS-D 2" 2IN., 2IN. DURABLE CHLORINE-RESISTANT MASTER VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
BF	FEBCO 825Y 2" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESPLXME2 W/ (3) ESPLXMSM12 48 STATION, TRADITIONALLY-WIRED, COMMERCIAL CONTROLLER. (1) ESPLXME2 12-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESPLXMSM12 - 12-STATION EXPANSION MODULES.	1
RFS	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-150-P 2" FLOW SENSOR, PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE 5.0 GPM TO 100.0 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE. RAIN BIRD COMPATIBLE CONTROLLERS: ESP-LXIVM(P) | LXD | LXME2(P) | ME3, OR CONTROLLERS ACCEPTING CUSTOM K-FACTOR AND OFFSET. INSTALL IN RAIN BIRD VALVE BOX.	1
M	WATER METER 2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	2,795 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - LATERALS	556.6 LF
	PIPE SLEEVE: PVC SCHEDULE 40 - MAINLINE	112.7 LF





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2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
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DATE 12/02/2025
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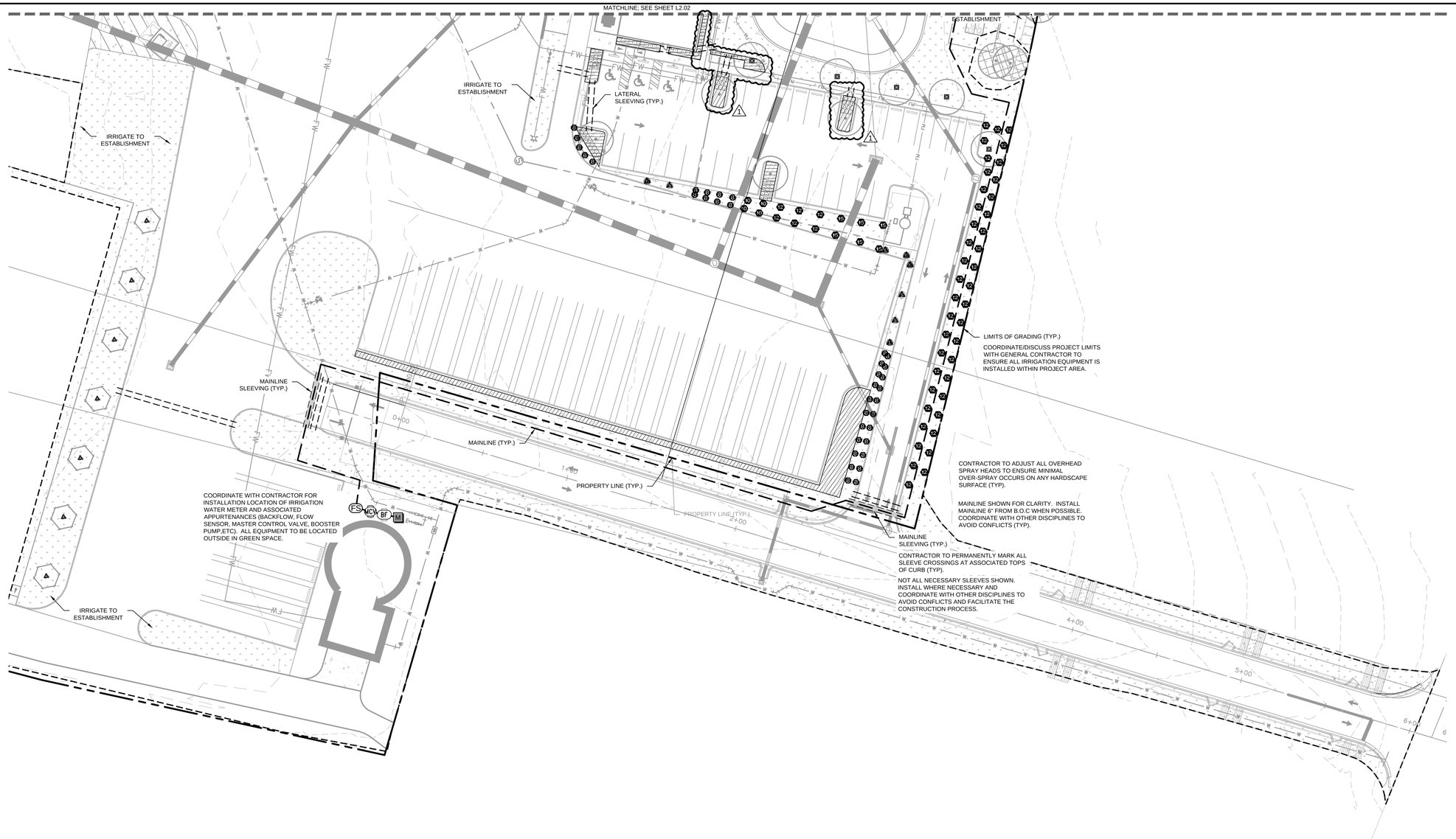
IRRIGATION PLAN

APOPKA COLD STORAGE

FLORIDA

APOPKA

SHEET NUMBER
L2.02

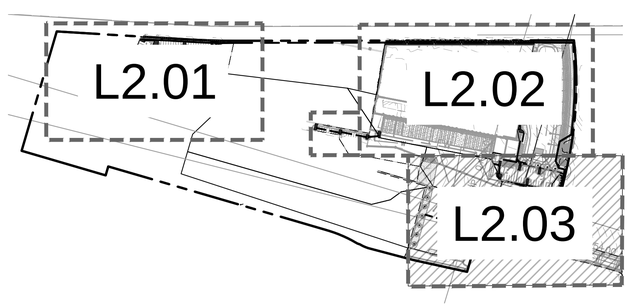


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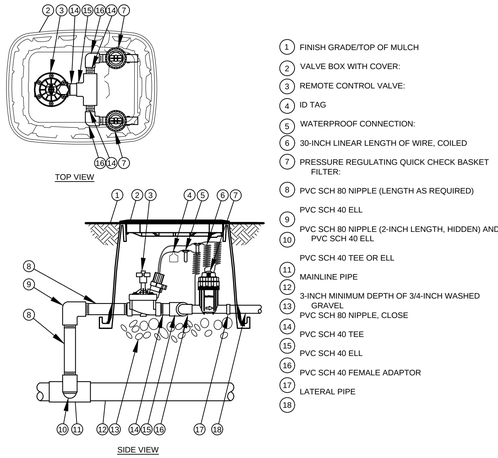
IRRIGATION PLAN

APOPKA COLD STORAGE

FLORIDA
APOPKA

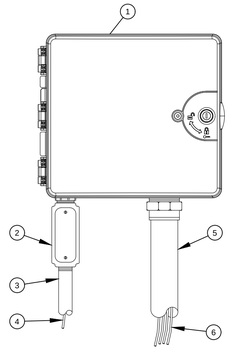
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L2.03

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:L2.03 January 15, 2026 01:23:19pm K:\Orl_civil\049607003-cold link apopka\CAD\MDP\sheetset\L2.00 – IRRIGATION PLAN.dwg
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1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. REMOTE CONTROL VALVE:
4. ID TAG
5. WATERPROOF CONNECTION:
6. 30-INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER:
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE
15. PVC SCH 40 TEE
16. PVC SCH 40 ELL
17. PVC SCH 40 FEMALE ADAPTOR
18. LATERAL PIPE

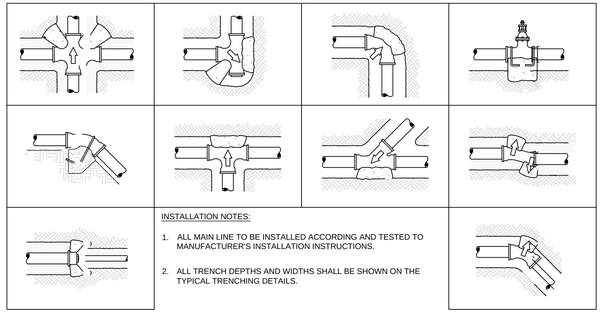
1 L2.50 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
SECTION / PLAN — NTS



1. IRRIGATION CONTROLLER: CONTROLLER (OWNER TO SPECIFY WALL MOUNT OR STAINLESS STEEL PEDESTAL MOUNT). INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS TO POWER SUPPLY
4. POWER SUPPLY WIRE
5. 2-INCH CONDUIT AND FITTINGS FOR STATION WIRES
6. WIRES TO REMOTE CONTROL VALVES

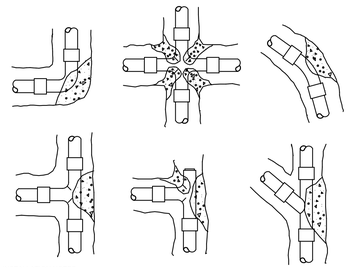
NOTES:
1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

2 L2.50 TYPICAL CONTROLLER
ELEVATION — NTS



INSTALLATION NOTES:
1. ALL MAIN LINE TO BE INSTALLED ACCORDING AND TESTED TO MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ALL TRENCH DEPTHS AND WIDTHS SHALL BE SHOWN ON THE TYPICAL TRENCHING DETAILS.

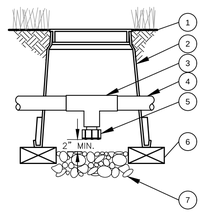
3 L2.50 TYPICAL THRUST BLOCK
SECTION — NTS



INSTALLATION NOTES
1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS.
2. FOR 45°/90° FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
3. FOR 22-1/2° FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED.
4. FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED. THRUST BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2 1/2" AND LARGER.

4 L2.50 THRUST BLOCK REINFORCEMENT
SECTION — NTS

5 L2.50 TYPICAL CONTROL VALVE
SECTION — NTS



1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER:
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE:
6. BRICK (1 OF 2)
7. 6-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

6 L2.50 DRAIN VALVE
SECTION — NTS

1. TURF GRASS
2. VALVE BOX LID
3. FINISH GRADE
4. ½" AIR RELIEF VALVE: TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
5. ½" X ¾" PVC REDUCER BUSHING
6. BARB X FEMALE THREAD CONNECTOR:
7. ½" BLANK DRIPLINE TUBING:
8. BARB X MALE THREAD CONNECTOR:
9. PVC TEE CONNECTED TO PVC HEADER PIPE
10. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
11. BRICK (1 OF 2)

7 L2.50 AIR RELIEF VALVE IN XFS DRIP LINE
SECTION — NTS

8 L2.50 TYPICAL IRRIGATION HEAD
SECTION — NTS

CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS. IF NOT SHOWN, INSTALL WITHIN ADJACENT GREEN AREA NOT IN A HIGHLY VISIBLE AREA.

NOTE:
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES.
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS (IF SHOWN).

9 L2.50 TYPICAL DRIP LINE
PLAN — NTS

10 L2.50 TYPICAL SLEEVING
SECTION — NTS

11 L2.50 TYPICAL TRENCHING
SECTION / PLAN — NTS

NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

12 L2.50 TYPICAL BUBBLER
SECTION — NTS

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IRRIGATION DETAILS

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER L2.50

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IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION W/ OWNER.
6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.

PRE-APPROVED MANUFACTURERS:
1. TORO
2. HUNTER
3. RAINBIRD

13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
    CONTROL WIRES - #14
    COMMON WIRES - #14
23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS:
    -RECTANGULAR 12"X17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1 $\frac{1}{2}$" ELECTRICAL CONDUIT.
31. SMALLEST DIAMETER LATERAL PIPE SHALL BE 3/4".
32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION, VERIFY WITH LOCAL JURISDICTION.
40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

1 L2.51 TYPICAL SCHEMATIC IRRIGATION NOTES

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

Kimley»Horn
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200 S. ORANGE AVENUE, SUITE 600, ORLANDO, FL
PHONE: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 35106

KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY AMG
DRAWN BY AMG
CHECKED BY ZLH

IRRIGATION NOTES

APOPKA COLD STORAGE

FLORIDA

APOPKA

SHEET NUMBER
L2.51

Plotted By:Martinez, Jeremiah Sheet Set:Cold Link CD Layout:P1.0 PHOTOMETRIC PLAN January 15, 2026 01:23:44pm K:\orl-civil\049607003-cold link apopka\CADD\MDP\planssheet\P1.0 - PHOTOMETRIC PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

3

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A4-3--90		1	Lithonia Lighting	RSX4 LED P6 50K R4	RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution	1	69619	1	1636.989	Max: 41060cd
	A4-2--90		1	Lithonia Lighting	RSX4 LED P6 50K R4	RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution	1	69619	1	1091.326	Max: 41060cd
	A4-2--180		2	Lithonia Lighting	RSX4 LED P6 50K R4	RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution	1	69619	1	1091.326	Max: 41060cd
	A4-1		1	Lithonia Lighting	RSX4 LED P6 50K R4	RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R4 Distribution	1	69619	1	545.6631	Max: 41060cd
	A2-1		0	Lithonia Lighting	RSX4 LED P6 50K R2	RSX Area Luminaire Size 4 P6 Lumen Package 5000K CCT Type R2 Distribution	1	68812	1	545.6631	Max: 39453cd
	B4-1		3	Lithonia Lighting	RSX2 LED P2 50K R4	RSX Area Fixture Size 2 P2 Lumen Package 5000K CCT Type R4 Distribution	1	17427	1	114.07	Max: 10278cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
nw parking	+	1.6 fc	5.5 fc	0.0 fc	N/A	N/A
truck dock parking	+	3.0 fc	20.9 fc	0.0 fc	N/A	N/A
at property line	+	0.8 fc	8.0 fc	0.0 fc	N/A	N/A

B4-1 @ 25

A4-3-90 @ 35

A4-2-90 @ 35

A4-2-180 @ 35

NORTHWEST PARKING

Plan View
Scale: 1" = 50ft

Designer

Date
11/24/2025
Scale
Not to Scale
Drawing No.

Summary

1 of 1

No.	REVISIONS	DATE	BY
3	APOPKA MDP PLANNING COMMENTS	01/08/2026	JLM
2	SJRWMD COMMENTS DATED 2025/11/05	12/02/2025	ARP
1	CITY COMMENTS DATED 2025/11/04	12/02/2025	AG

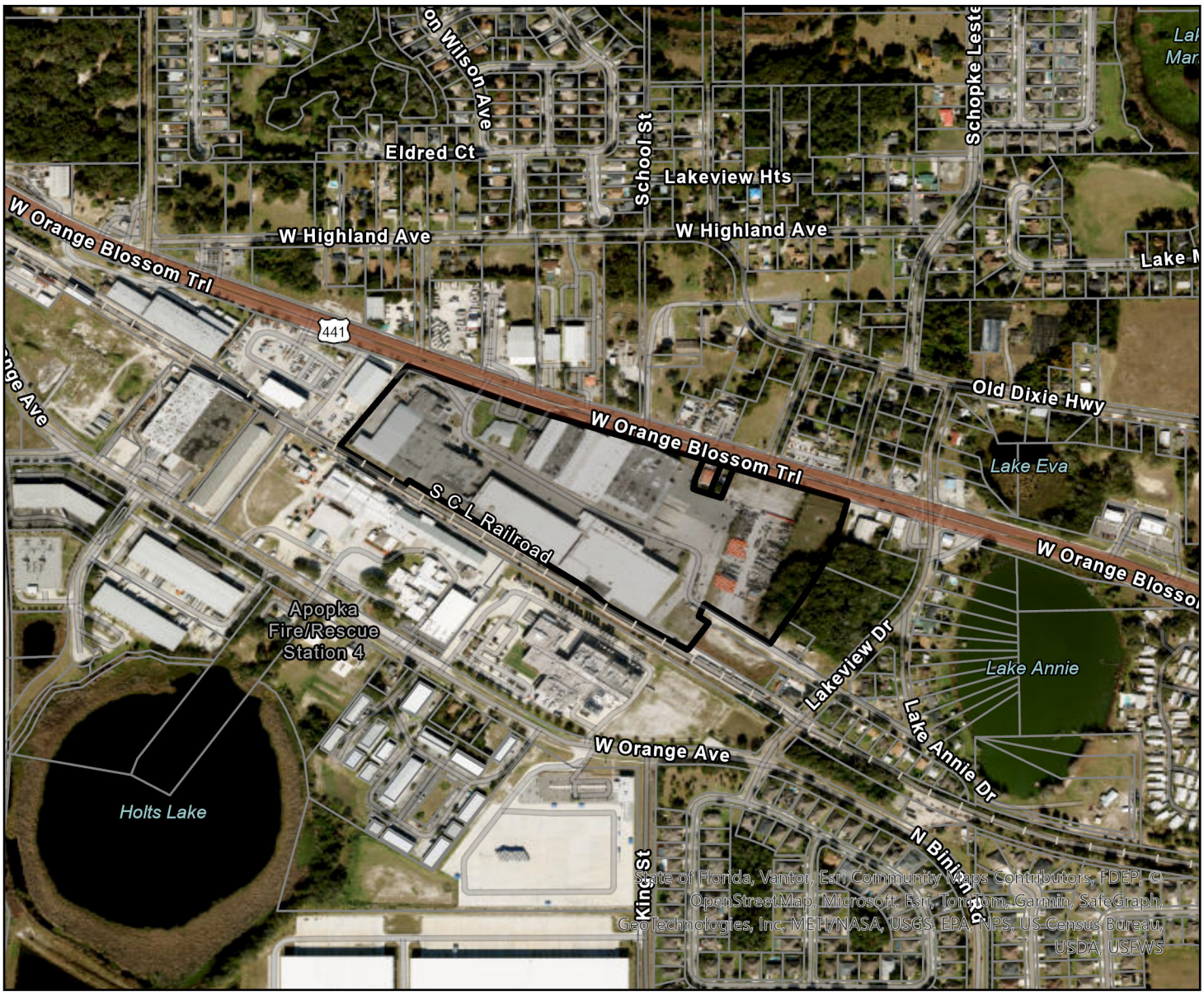
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KHA PROJECT 049607003
DATE 12/02/2025
SCALE AS SHOWN
DESIGNED BY DVS
DRAWN BY JAM
CHECKED BY JME

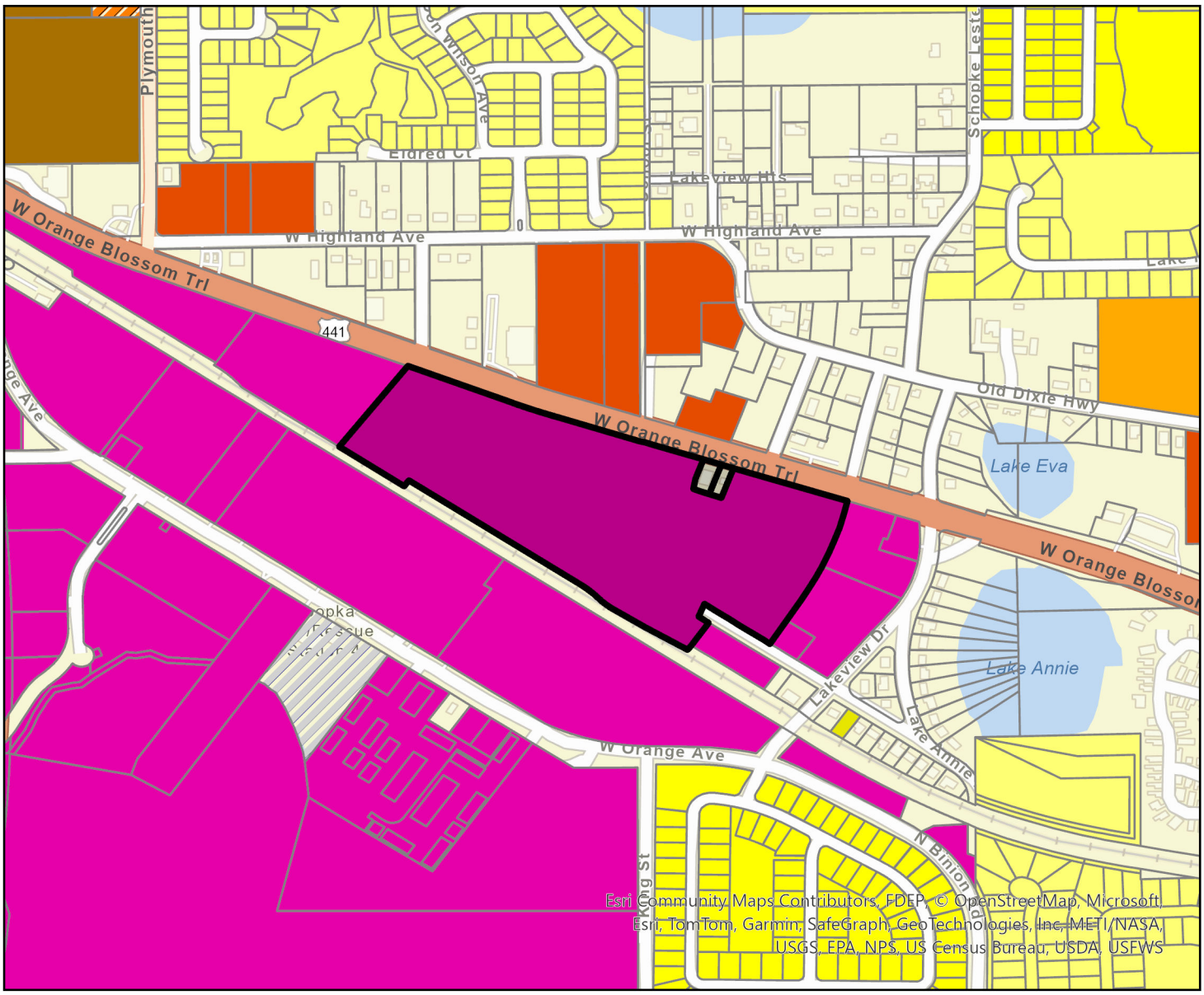
PHOTOMETRIC PLAN

APOPKA COLD STORAGE
APOPKA FLORIDA

SHEET NUMBER P1.0



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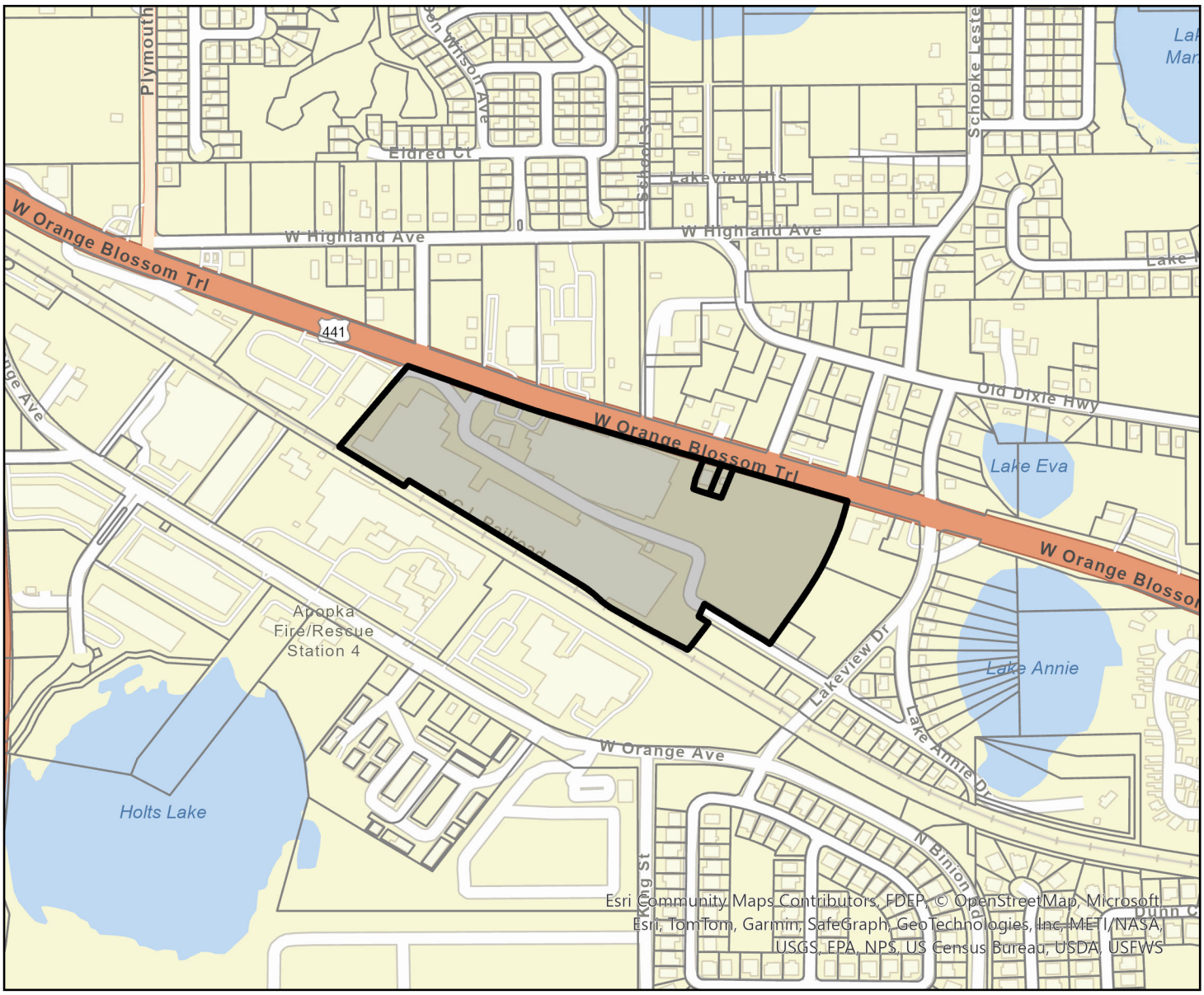
Parcel

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST_PU
- MU
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS
- Cold Link Apopka

0 0.1 0.21 0.42 Miles

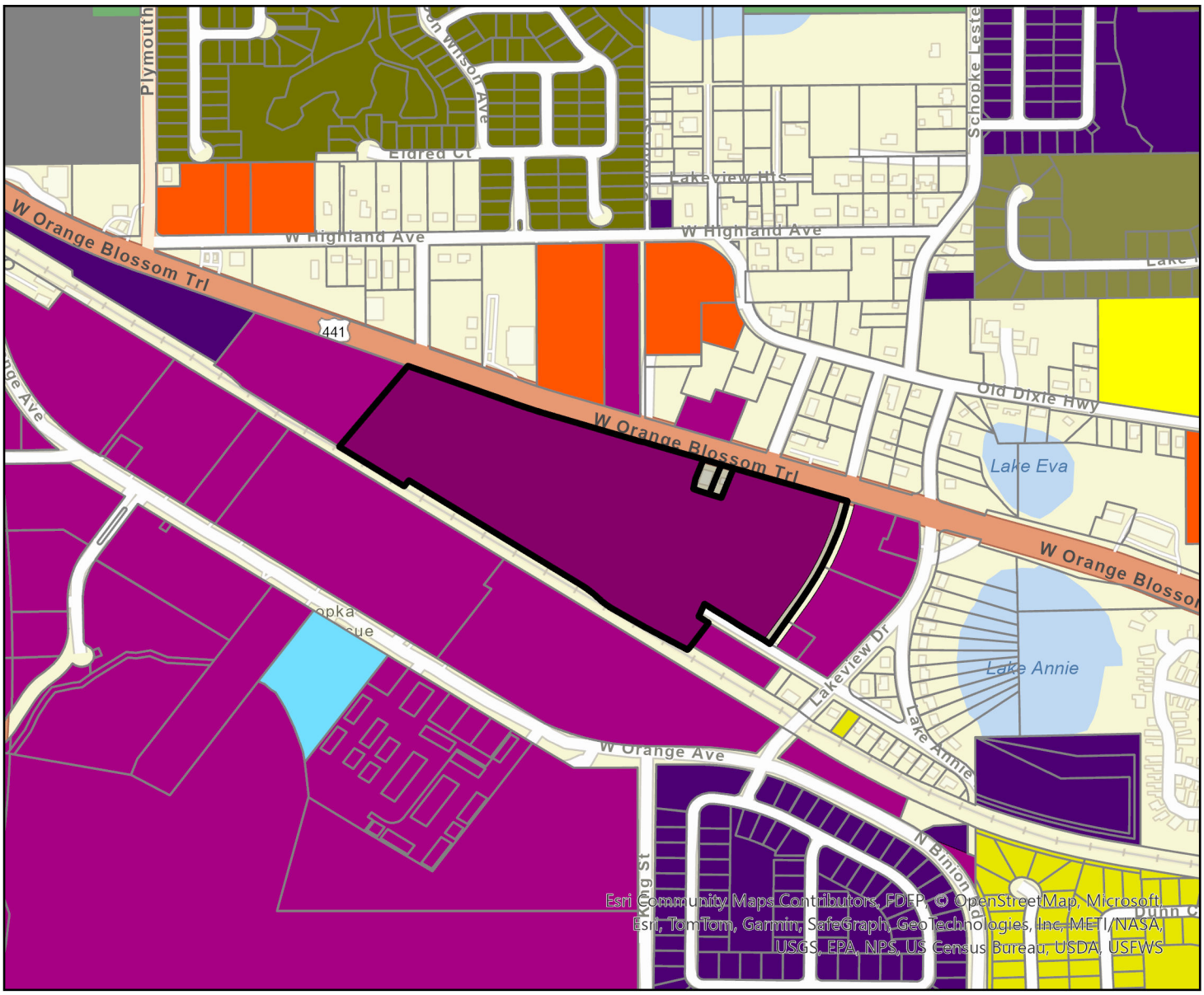
N



Parcel
Cold Link Apopka

0 0.1 0.21 0.42 Miles

N



Parcel

Apopka Zoning

- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
- MU-T
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T
- Cold Link Apopka

0 0.1 0.21 0.42 Miles

N

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 4.
Meeting Date: March 4, 2026
Department: Public Works

SUBJECT:
Assignment of Oakview Oversizing Utility Line and Partial Construction Reimbursement Agreement between the Hanover Family Builders, LLC and the City of Apopka to Landsea Homes

ACTION ITEM INFORMATION:

REQUEST:
Approve the Assignment Agreement between Hanover Family Builders, LLC and LandSea Homes US Corporation for the Oakview Oversizing Utility Line and Partial Construction Reimbursement Agreement. A waiver of the procurement process for water main construction reimbursement is being requested, in accordance with Procurement Policy 107.3.3.4 CITY COUNCIL, which states "The City Council may waive all or specific provisions of this Policy for good cause, prior to the solicitation or offers, or may waive specific provisions of this Policy as is in the best interest of the City, at any point in the procurement process."

SUMMARY:
At the City Council meeting dated May 17, 2023, City Council approved the Oakview Oversizing Utility Agreement with Hanover Family Builders, LLC. Hanover Family Builders, LLC now wishes to “Assign” its rights, duties, obligations and responsibilities to LandSea Homes US Corporation. As required under the current agreement, the City must grant permission to Hanover Family Builders, LLC to make such “Assignment."

FUNDING SOURCE:
403/ Water Impact Fee Fund - $1,265,679.13
403/ Sewer Impact Fee Fund - $328,279.59

RECOMMENDED MOTION:
Authorize the Interim City Administrator to execute the “Assignment Agreement” between Hanover Family Builders, LLC and LandSea Homes US Corporation, for the Oakview Oversizing Utility Line and Partial Construction Reimbursement Agreeement. Approve a waiver of the procurement process for water main construction reimbursement being requested, in accordance with Procurement Policy 107.3.3.4 CITY COUNCIL, which states "The City Council may waive all or specific provisions of this Policy for good cause, prior to the solicitation or offers, or may waive specific provisions of this Policy as is in the best interest of the City, at any point in the procurement process."

ATTACHMENTS:
1. Oakview Oversizing Utility Line and Partial Construction Reimbursement Agreement
2. Assignment Agreement

AGREEMENT
FOR
OVERSIZING UTILITY LINE
AND PARTIAL CONSTRUCTION REIMBURSEMENT

THIS AGREEMENT is made as of the 17th day of MAY, 2023, by and between the CITY OF APOPKA, a municipal corporation (hereinafter referred to as the "City"), and HANOVER FAMILY BUILDERS, LLC, a Florida limited liability company (hereafter referred to as the "Developer").

WHEREAS, Developer owns property located within the City of Apopka and its utility service area;

WHEREAS, Developer desires to construct approximately 3,140 linear feet of 4" PVC sanitary force main within the W. Kelly Park Road right-of-way to provide sanitary service for Developer's property;

WHEREAS, the construction of this force main will provide sanitary service for certain real property owned by Developer that is more particularly described on Exhibit A attached hereto and incorporated herein;

WHEREAS, the City has requested the Developer construct a 12" PVC sanitary force main rather than a 4" sanitary force main, which is the minimum size required to meet the Developer's needs;

WHEREAS, while a 4" sanitary force main may meet the needs of the development, however, it has been determined by the City that a 12" sanitary force main is needed to meet the needs of the City in this area and will benefit this development and the surrounding area;

WHEREAS, the Developer has contracted with a professional engineer to prepare the design plans, contract documents, and detailed specifications for the design of the 12" sanitary force main, as well as cost estimates for the construction; and

WHEREAS, the City desires to construct a 16" DIP water main within the W. Kelly Park Road right-of-way to provide water service for properties in the area as funded in the City of Apopka FY 2022/23 Budget.

WHEREAS, the construction of this water main will provide water service for certain real property owned by Developer that is more particularly described on Exhibit A attached hereto and incorporated herein;

WHEREAS, to meet the schedule for the Developer's project the City has requested the Developer construct approximately 5,395 linear feet of 16" DIP water main to supply service to the Developer's project and extend line further to Round Lake Rd.;

WHEREAS, the Developer has contracted with a professional engineer to prepare the design plans, contract documents, and detailed specifications for the design of the 16" DIP water main, as well as cost estimates for the construction; and

WHEREAS, the plans have been reviewed by the City, and the City concurs with the Developer's cost estimates.

NOW THEREFORE, in consideration of the mutual covenants and promises contained in this instrument, the parties do hereby agree as follows:

1. The recitals set forth above constitute an integral part of this Agreement and are incorporated herein by this reference as if fully set forth herein as agreements of the parties.

2. The Developer agrees to construct a 16" DIP water main as described above and 12" force main, as described in Exhibit B attached hereto and incorporated herein, in accordance with the requests by the City and in accordance with any other contractual obligations Developer has to the City with regard to this construction.

3. The Developer shall be responsible for all construction costs associated with a 12" PVC sanitary force main and 16" DIP water main. The City's participation shall be by reimbursement of amounts expended by the Developer under this Agreement (hereinafter referred to as the "Reimbursement") are estimated on Exhibit C attached hereto and incorporated herein.

4. The amount and manner of Reimbursement to Developer under this Agreement is set forth in Exhibit D attached hereto and incorporated herein. In no case shall Reimbursement exceed the actual construction cost, which is currently estimated to be One Million Four Hundred Seventy-Three Thousand Six Hundred Seventeen Dollars and Sixty Cents ($1,473,617.60). At such time as the Reimbursement to Developer hereunder equals the cost actually incurred by the Developer to complete the construction, this Agreement shall terminate and Developer shall not be entitled to any further reimbursements hereunder.

5. The Developer may request reimbursement by the City only following acceptance of the project. The City shall make payment to the Developer within thirty (30) days of receipt of the reimbursement request, provided the project has been accepted. Acceptance of the project by the City will not be considered until all testing is completed, as-builts submitted, and costs verified. Upon the City's approval of the same, acceptance will be documented by issuance of a Certificate of Acceptance.

6. This Agreement sets forth the entire understanding of the parties with regard to its subject matter. It supersedes and takes precedence over any and all prior negotiations, representations and agreements, oral or written, all of which are deemed to have merged

into this Agreement and to have been extinguished except to the extent specifically set forth herein. This Agreement may not be amended orally, by implication, by course of conduct, or in any other manner whatsoever than by way of a written instrument signed by both parties hereto or their lawful successors. This Agreement shall be construed in accordance with the laws of the State of Florida. The venue for any action or proceeding arising out of this Agreement shall be in Orange County, Florida. This Agreement shall be binding on the parties hereto, as well as on their lawful successors and assigns. Each party represents for the benefit of the other that it has not entered into this Agreement in reliance on, or on the basis of, any promise, negotiation, representation, undertaking or agreement of the other party, oral or written, which is not specifically set forth within this Agreement. This Agreement shall not be binding on the City until it has received approval by the City Council of the City of Apopka. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable attorneys' fees and court costs (at trial, on appeal, or in any proceeding involving bankruptcy or insolvency) in addition to any other relief obtained.

7. If the City sells or transfers one or more of its utility operations covered by this Agreement, it may assign its rights and delegate its duties hereunder to the person or entity to which the utility operations are assigned and upon such assignment and delegation in writing the City shall be relieved of further obligations hereunder, provided that the assignee of the City's utility operations assumes such obligations in writing. Unless it first receives written permission from the City which will not be unreasonably withheld, Developer may not assign its rights or delegate its duties hereunder, either outright or as collateral or security for any loan or other obligation, except as part of a transfer of ownership of the Development other than through the sale of individual lots or units in the ordinary course of business.

8. If Developer becomes delinquent in payment of any amount due the City for any reason, the City may withhold any reimbursement due Developer under this Agreement and offset it against the past due debt owed by Developer to the City, until such debt is paid in full, together with any interest or other additional charges incurred thereon, unless such amount is being lawfully contested by Developer, in which event the City may withhold payment until the legal proceedings contesting the amount claimed by the City have been resolved. Following resolution of the legal challenge, the City may offset the reimbursement due Developer against the debt determined to be owned to the City, and shall then pay any amount of reimbursement in excess of that debt to Developer. If Developer violates any provision of the City's codes and ordinances, its approved site plans or development plans, or the conditions of any permits or approvals issued to the Developer by the City, the City may withhold payment of reimbursements due Developer hereunder until all such violations have been abated fully (provided that such amounts shall continue to accrue, without interest, in accordance with the terms of this Agreement until they are paid).

9. Approval and execution of this Agreement by the City shall not be deemed to constitute approval by the City of any aspect of the Development, nor shall it be construed as permission to proceed with any portion of the Development. Developer shall still be required to obtain all necessary permits and approvals from the City and other

governmental bodies before commencement or continuation of work on the Development. This Agreement may be assigned by Developer, subject to the restrictions set forth in Section 6 above, to any subsequent owner of the Development, provided that any such subsequent owner shall expressly assume all of the obligations of the Developer hereunder.

10. Developer is, and shall be, in the performance of all work services and activities under this Agreement, an Independent Contractor, and not an employee, agent, official, or servant of the City.

11. Both the Developer and the City agree, and this Agreement explicitly provides, that no third-party beneficiary status or interest is conveyed, conferred, or inferred to any other person or entity.

12. Both the Developer and the City acknowledge that this Agreement constitutes the complete agreement and understanding of the parties. Further, both the Developer and the City acknowledge that any change, amendment, modification, or revision of this Agreement shall be in writing, and shall be executed by duly authorized representatives of both the Developer and the City.

13. This Agreement shall be construed according to the laws of the State of Florida. Venue for any administrative or legal action arising under this Agreement shall be exclusively in the Ninth Judicial Circuit in and for Orange County, Florida.

14. If any word, phrase, sentence, part, subsection, section, or other portion of this Agreement, or any application thereof, to any person, or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, subsection, or other portion, or the proscribed application thereof, shall be severable, and the remaining portions of this Agreement, and all applications thereof, not having been declared void, unconstitutional, or invalid shall remain in full force and effect.

15. Each party covenants to the other party that it has the lawful authority to enter into this Agreement and has authorized the execution of this Agreement by the party's authorized representative.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to set their hands and seals to this Agreement.

CITY OF APOPKA, FLORIDA

By: _____
Bryan Nelson, Mayor

ATTEST:

_____
Susan Bone, City Clerk

Witnesses:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

DEVELOPER

HANOVER FAMILY BUILDERS, LLC
a Florida limited liability company

_____
Signature

Jeff Wochner
Print Name

Division President
Title

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPOSED DEVELOPMENT

LEGAL DESCRIPTION:

(PER REFERENCED TITLE COMMITMENT)

PARCEL 1: THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4; AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE FOLLOWING: THE NORTH 100 FEET (LESS THE EAST 18 FEET THEREOF), OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 2: THE EAST 18 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30.00 FEET FOR ROAD RIGHT OF WAY.

PARCEL 3: THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

EXHIBIT "B"

DESCRIPTION OF PROPOSED WORK

Potable Water: Developer will design, permit, and furnish material and labor to construct approximately 5,395 linear feet of 16" DIP potable water main from the point of connection at the intersection of W. Kelly Park Rd. and Golden Gem Rd to Round Lake Rd. Construction will be within the W. Kelly Park Rd. right of way and will include restoration of disturbed soil and repair of any damaged driveway aprons. The Developer will be reimbursed for furnishing material and labor to construct the 16" DIP potable water main.

Wastewater: Developer will design, permit, and furnish material and labor to construct approximately 3,140 linear feet of 12" PVC force main from the point of connection at the intersection of W. Kelly Park Rd. and Golden Gem Rd to the entrance of the Oakview. The Developer will be reimbursed for the difference in material costs only for oversizing the force main from 4" PVC to 12" PVC.

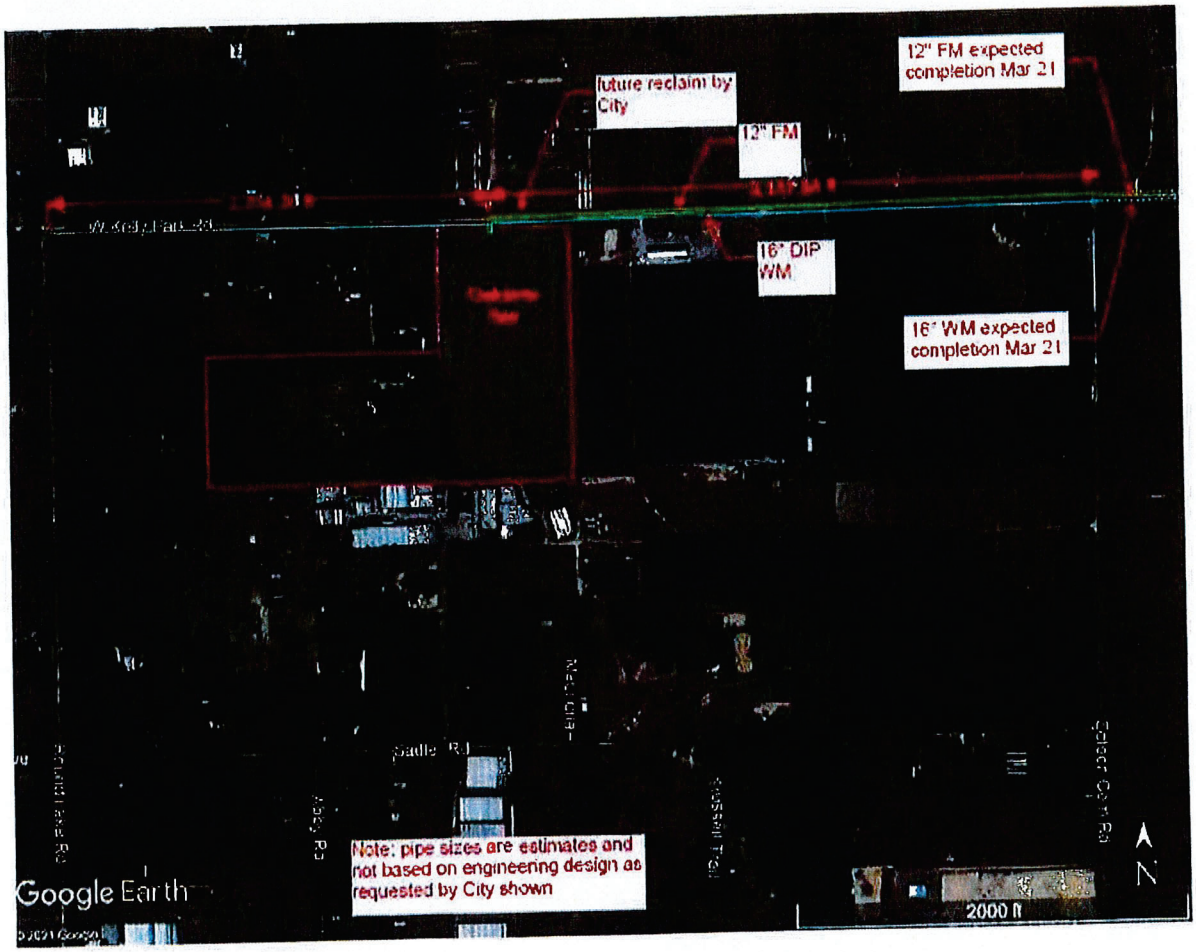


EXHIBIT "C"

Opinion of Probable Cost to Complete Infrastructure

LOCATION	TASK	AMOUNT
W. Kelly Park Rd. - Golden Gem Rd. to Oakview	UPSIZING 4" to 12" SANITARY FORCE MAIN (Material Only)	$187,027.60
W. Kelly Park Rd. - Golden Gem Rd. to Round Lake Rd.	16" DIP WATER MAIN	$1,286,590.00
	TOTAL	$1,473,617.60

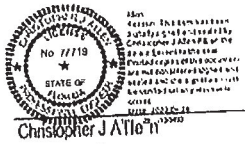
Oakview Offsite WM - FM Upsizing
WLW Construction

Oakview Off Site Utilities (Developer Required)
City of Apopka

Dewberry

DATE: 4/19/2023

ITEM NO.	ITEM DESCRIPTION	UNIT	ENGINEER'S EST. QTY	UNIT COST	AMOUNT
CONSTRUCTION					
	Force Main				
1	4" DR-18 Force Main (material only)	LF	3140	$ 6.96	$ 21,854.40
2	4" Plug Valve (material only)	EA	4	$ 910.00	$ 3,640.00
3	Fittings (material only)	LS	1	$ 11,332.00	$ 11,332.00
	Force Main Subtotal				$ 36,826.40
	Grand Total				$ 36,826.40



Christopher J Allen
Lic #: 77719
Callen@dewberry.com
321.354.9739

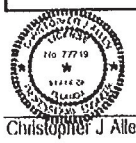
Dewberry Engineers, INC
800 N. Magnolia Ave., Suite 1000
Orlando, Florida 32803
Certification of Authorization No. 8794

Oakview Off Site Utilities (City Requested Upgrades)
City of Apopka

Dewberry

DATE: 4/19/2023

ITEM NO.	ITEM DESCRIPTION	UNIT	ENGINEER'S EST. QTY	UNIT COST	AMOUNT
CONSTRUCTION					
	Force Main				
1	12" PVC Force Main (material only)	LF	3,140	$ 54.00	$ 169,560.00
2	12" Gate Valve (material only)	EA	4	$ 3,300.00	$ 13,200.00
3	Fittings (material only)	LS	1	$ 41,094.00	$ 41,094.00
	Force Main Subtotal				$ 223,854.00
	Grand Total				$ 223,854.00



Christopher J Allen
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Callen@dewberry.com
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800 N. Magnolia Ave., Suite 1000
Orlando, Florida 32803
Certification of Authorization No. 8794

Oakview Off Site Utilities (City Requested Upgrades)
City of Apopka

Dewberry

DATE: 4/19/2023

ITEM NO.	ITEM DESCRIPTION	UNIT	ENGINEER'S EST. QTY	UNIT COST	AMOUNT
CONSTRUCTION					
	Water Main				
1	Connect to Existing	EA	2	$ 5,000.00	$ 10,000.00
2	16" DIP Water Main	LF	5,395	$ 192.00	$ 1,035,840.00
3	16" Gate Valve	EA	4	$ 10,800.00	$ 43,200.00
4	Fittings	LS	1	$ 56,600.00	$ 56,600.00
5	Fire Hydrant Assembly	EA	5	$ 9,600.00	$ 48,000.00
6	Pressure Test & Chlorinate	LS	1	$ 11,350.00	$ 11,350.00
7	ROW Restoration	SY	12,000	$ 6.80	$ 81,600.00
	Water Main Subtotal				$ 1,286,590.00
	Grand Total				**$ 1,286,590.00**

Digitally signed by Christopher J Allen

CHRISTOPHER J ALLEN License No 77719 STATE OF Florida PROFESSIONAL ENGINEER

Reason: This item has been digitally signed and sealed by Christopher J Allen PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2023.04.20 11:25:22-04'00'

Christopher J Allen
Llc #: 77719

Callen@Dewberry.com
321.354.9739

Dewberry Engineers, INC
800 N. Magnolia Ave., Suite 1000
Orlando, Florida 32803
Certification of Authorization No. 8794

WLW
CONSTRUCTION, INC.
COMPLETE SITE DEVELOPMENT

Site Work
Underground Utilities
Fire Lines
Mass Excavation

April 13, 2023

RE: Oakview Offsite Utility Upsizing, 4" PVC Force Main, Material Only

Item	Description	Qty	Units	Price	Total
	OFFSITE FORCE MAIN UPSIZING				
A	4" FORCE MAIN (Material Only) - Developer Required				
10	4" DR-18 PVC Force Main	3,140	LF	$6.96	$21,854.40
20	4" Plug Valve	4	EA	$910.00	$3,640.00
30	4" Fittings	1	LS	$11,332.00	$11,332.00
	TOTAL 4" FORCE MAIN MATERIAL				**$36,826.40**

Location: 24234 S.R. 46, Sorrento
Mail: P.O. Box 377 – Mount Dora, Fl, 32756-0377
Phone: (352) 383-7305 – Fax: (352) 383-8320

WLW
CONSTRUCTION, INC.
COMPLETE SITE DEVELOPMENT

Site Work
Underground Utilities
Fire Lines
Mass Excavation

April 13, 2023

RE: Oakview Offsite Utility Upsizing, 12" PVC Force Main, Material Only

Item	Description	Qty	Units	Price	Total
	OFFSITE FORCE MAIN UPSIZING				
8	**12" FORCE MAIN (Material Only) - City of Apopka Required**				
10	12" DR-18 PVC Force Main	3,140	LF	$54.00	$169,560.00
20	12" Plug Valve	4	EA	$3,300.00	$13,200.00
30	12" Fittings	1	LS	$41,094.00	$41,094.00
	TOTAL 12" FORCE MAIN MATERIAL				$223,854.00

Location: 24234 S.R. 46, Sorrento
Mail: P.O. Box 377 – Mount Dora, Fl, 32756-0377
Phone: (352) 383-7305 – Fax: (352) 383-8320

WLW
CONSTRUCTION, INC.
COMPLETE SITE DEVELOPMENT

Site Work
Underground Utilities
Fire Lines
Mass Excavation

April 13, 2023

RE: Oakview Offsite 16" DIP Water Main

Item	Description	Qty	Units	Price	Total
	16" DIP WATER MAIN INSTALLED - City Required				
10	Connect to Existing Stub	2	EA	$5,000.00	$10,000.00
20	16" DIP Water Main	5,395	LF	$192.00	$1,035,840.00
30	16" Gate Valve	4	EA	$10,800.00	$43,200.00
40	Fire Hydrant Assembly	5	EA	$9,600.00	$48,000.00
50	Fittings	1	LS	$16,600.00	$16,600.00
60	Pressure Test & Chlorinate	1	LS	$11,350.00	$11,350.00
70	ROW Restoration	12,000	SY	$6.80	$81,600.00
	TOTAL 16" DIP WATER MAIN				**$1,286,590.00**

Location: 24234 S.R. 46, Sorrento
Mail: P.O. Box 377 – Mount Dora, Fl, 32756-0377
Phone: (352) 383-7305 – Fax: (352) 383-8320

EXHIBIT "D"

REIMBURSEMENT FORMULA

Amount Due Developer from the City for Upsizing Sanitary force main from 4" to 12":

A - B = C

Where:

A = Contractor's Actual Construction Cost
B = Impact Fee Revenues (defined below)
C = Amount Due Developer from the City

Impact Fee Revenues:

D x E = B

Where:

D = Connections benefiting from the Infrastructure (including the Development and additional connections)
E = Impact fee per connection
B = Impact Fee Revenues

Impact Fee Revenues will be remitted by the City to the Developer until C – B = 0.

The Developer shall be repaid by the City for the upsizing of the sanitary force main in an amount equal to the actual cost for the material upsizing, the estimated reimbursement being One Hundred Eight-Seven Thousand Twenty-Seven Dollars and Sixty Cents ($187,027.60). The City shall collect Impact Fee Revenues (as calculated above) generated by the construction of the Infrastructure (both within the Development and other developments utilizing the Infrastructure) and periodically the entirety of such Impact Fee Revenues shall be remitted to Developer, until such time as either Developer has received an amount equal to the actual cost incurred by Developer to construct the Infrastructure, or the term of this Agreement has expired, at which time this Agreement shall terminate and Developer shall not be entitled to any further reimbursements hereunder.

Amount Due Developer from the City for installing the 16" DIP Water main:

The Developer shall be repaid by the City for installation of the 16" DIP water main in an amount equal to the actual cost to design, permit and construct the Infrastructure, the estimated reimbursement being One Million Two Hundred Eighty-Six Thousand Five Hundred Ninety Dollars ($1,286,590.00).

City of Apopka
CITY COUNCIL STAFF REPORT

Type of Form: Consent
Meeting Date: May 17, 2023
Department: Public Services

SUBJECT:
Oversizing Utility Line and Partial Construction Reimbursement Agreement between the Hanover Family Builders, LLC and the City of Apopka.

REQUEST:
Approve the Oversizing Utility Line and Partial Construction Reimbursement Agreement between the Hanover Family Builders, LLC and the City of Apopka for construction of the Water and Sewer Utility Lines along West Kelly Park Road.

SUMMARY:
Hanover Family Builders, LLC will construct approximately 5,395 linear feet of potable water main to serve the proposed Oakview Subdivision and future development in the area for year 2025 and beyond. This agreement is to compensate the Developer for constructing the 5,395 linear feet of 16-inch DI potable water main along West Kelly Park Road, between Golden Gem Road and Round Lake Road, with reimbursement for material and labor.

Hanover Family Builders, LLC will also construct approximately 3,140 linear feet of sewer force main to serve the proposed Oakview Subdivision and future development in the area for year 2025 and beyond. This agreement is to compensate the Developer for constructing the 3,140 linear feet of 12-inch PVC sewer force main along West Kelly Park Road, between Golden Gem Road and the future Oakview Entrance, in lieu of a 4-inch PVC sewer force main, with reimbursement for the difference in the cost of material.

Article 6.04.01.D of the City of Apopka Land Development Code allows the City to pay developers the difference in the cost of material for oversizing of utilities. Hanover Family Builders, LLC will be reimbursed from the Water and Sewer Impact Fee Funds, for the respective segment of the project, as approved in the FY-2022/23 Budget Capital Improvement Plan.

FUNDING SOURCE:
403 / Water Impact Fee Fund – $1,286,590.00
403 / Sewer Impact Fee Fund – $187,027.60

RECOMMENDED MOTION:
Authorize the City Administration to execute the Oversizing Utility Line and Partial Construction Reimbursement Agreement between the Hanover Family Builders, LLC and the City of Apopka for construction of the Water and Sewer Utility Lines along West Kelly Park Road, in the amount of $1,473,617.60.

ASSIGNMENT OF PROCEEDS AGREEMENT

THIS ASSIGNMENT AGREEMENT (the "Assignment") is made as of the _____ day of _____ 2026, by and between HANOVER FAMILY BUILDERS, LLC (the "Assignor"), a Florida limited liability company with an address of 18300 Von Karman Ave., Suite 1000, Irvine, California 92612, and RISEWELL HOMES FLORIDA LLC f/k/a LANDSEA HOMES OF FLORIDA LLC (the "Assignee"), a Florida limited liability company with an address of 18300 Von Karman Ave., Suite 1000, Irvine, California 92612, with the **JOINDER and CONSENT** of the CITY OF APOPKA (the "City"), a Florida municipal corporation.

RECITALS:

A. Assignor is the owner of certain parcels of real property located within the City of Apopka, which is more particularly described in **Exhibits 1A** and **1B** attached hereto (the "Property").

B. Pursuant to that certain Agreement for Oversizing Utility Line and Partial Construction Reimbursement made on May 17, 2023, between the City and Assignor as Developer (the "Construction Agreement"), Assignor agreed to construct approximately 5,395 linear feet of 16" DIP potable water main and approximately 3,140 linear feet of 12" PVC sanitary force main within certain rights-of-way located on the Property. A true and correct copy of the Construction Agreement, including all exhibits to the Agreement, is attached hereto as **Exhibit 1** and made a part hereof.

C. Under the terms and conditions of the Construction Agreement, Assignor is entitled to reimbursement from the City of: (i) the actual costs incurred by Assignor to complete construction of the 16" DIP water main and (ii) the actual difference in costs incurred by Assignor for oversizing the sanitary force main from 4" PVC to 12" PVC (the "Reimbursement Rights").

D. Assignor is a wholly owned subsidiary of Risewell Homes Florida LLC f/k/a Landsea Homes of Florida LLC, referred to herein as Assignee.

E. Assignor desires to assign and transfer to Assignee, and Assignee desires to accept from Assignor, all Reimbursement Rights arising under the Construction Agreement.

F. Assignor and Assignee expressly intend that the assignment effected hereby is limited solely to the Reimbursement Rights, and does not include any other rights, duties, obligations, liabilities, or responsibilities of Assignor under the Construction Agreement, all of which shall remain exclusively with Assignor.

G. The City is joining in the execution of this Assignment to confirm that the Construction Agreement remains in full force and effect and to evidence its consent to assignment of the Reimbursement Rights contemplated under the Construction Agreement under the terms and conditions set forth in this Assignment.

ASSIGNMENT:

NOW THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, together with the sum of TEN AND 00/100 DOLLARS ($10.00) and other good and valuable consideration on this day paid and delivered by Assignee to Assignor, the receipt and sufficiency of which are hereby acknowledged by Assignor, the parties do hereby covenant and agree as follows and take the following actions:

1. Recitals. The Recitals to the Assignment are true and correct and are hereby incorporated by reference and made a part hereof.

2. Assignment. Upon the terms and subject to the conditions of this Assignment, Assignor does hereby irrevocably assign, transfer, and convey to Assignee all of Assignor's right, title, and interest in and to the Reimbursement Rights arising under the Construction Agreement, whether now existing or hereafter arising.

3. Acceptance of Rights. Assignee hereby accepts Assignor's right, title and interest in and to the Reimbursement Rights arising under the Construction Agreement. Assignee expressly acknowledges and agrees that the City's obligation to remit any amounts constituting Reimbursement Rights is subject to the payment procedures, requirements, conditions precedent, setoff rights, approval processes, and timing provisions set forth in the Construction Agreement.

4. Excluded Rights; No Assumed Obligations. For avoidance of doubt, the assignment hereunder is limited solely to the Reimbursement Rights. No other rights, interests, claims, causes of action, duties, obligations, or liabilities of Assignor under or in connection with the Construction Agreement are assigned or transferred to Assignee. Assignor shall retain, and shall be solely responsible for, all duties, obligations, and liabilities arising under the Construction Agreement, including all performance and compliance obligations.

5. Discharge by Payment. Any payment made by the City to Assignee in accordance with this Assignment and the Construction Agreement shall constitute a full and complete discharge of the City's payment obligations to Assignor to the extent of such payment.

6. Miscellaneous. This Assignment shall be: (i) binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and (ii) governed by and interpreted in accordance with the laws of the State of Florida, without regard to conflicts of laws principles. Venue for any action arising under this Assignment shall be in the state or federal courts having jurisdiction in Orange County, Florida. The parties hereby submit to the exclusive jurisdiction and venue of any such court. **THE PARTIES KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE THEIR RIGHT TO TRIAL BY JURY IN ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS ASSIGNMENT.** This Assignment may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Signature Page and Exhibits Follow]

[SIGNATURE PAGE OF ASSIGNOR]

IN WITNESS WHEREOF, the parties have executed this Assignment of Proceeds Agreement, effective as of the date set forth above.

ASSIGNOR:

Witnesses:

HANOVER FAMILY BUILDERS, LLC

_____
Witness #1 – Signature

_____
Witness #1 – Printed Name

_____
Witness #2 – Signature

_____
Witness #2 – Printed Name

_____
Signature

_____
Printed Name

_____
Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged and sworn before me by means of ☐ physical presence or ☐ online notarization on this _____ day of _____ 2026, by _____, who personally swore that he/she is authorized to execute this Assignment Agreement and thereby bind **Hanover Family Builders, LLC**, and who ☐ is personally known to me or ☐ has produced _____ as identification.

(stamp)

_____
NOTARY PUBLIC, State of Florida

[SIGNATURE PAGE OF ASSIGNEE]

IN WITNESS WHEREOF, the parties have executed this Assignment of Proceeds Agreement, effective as of the date set forth above.

ASSIGNEE:

RISEWELL HOMES FLORIDA LLC f/k/a LANDSEA HOMES OF FLORIDA LLC

Witnesses:

_____
Witness #1 – Signature

_____
Witness #1 – Printed Name

_____
Witness #2 – Signature

_____
Witness #2 – Printed Name

_____
Signature

_____
Printed Name

_____
Title

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged and sworn before me by means of ☐ physical presence or ☐ online notarization on this _____ day of _____ 2026, by _____, who personally swore that he/she is authorized to execute this Assignment Agreement and thereby bind **Risewell Homes Florida LLC f/k/a Landsea Homes of Florida LLC**, and who ☐ is personally known to me or ☐ has produced _____ as identification.

(stamp)

_____
NOTARY PUBLIC, State of Florida

JOINDER AND CONSENT

The **CITY OF APOPKA**, a Florida municipal corporation (the "**City**"), does hereby certify that the foregoing Assignment of Proceeds Agreement has been reviewed and approved by and consented to by the City.

CITY OF APOPKA

_____
Bryan Nelson, Mayor

ATTEST:

_____
Susan Bone, City Clerk

_____
Date

EXHIBIT 1

Agreement for Oversizing Utility Line and Partial Construction Reimbursement
between
the City of Apopka and Hanover Family Builders, LLC

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 5.
Meeting Date: March 4, 2026
Department: Parks and Recreation

SUBJECT:
Proposed Sponsorship Agreement Renewal With AdventHealth Apopka

ACTION ITEM INFORMATION:

REQUEST:
Approval of the proposed Sponsorship Agreement renewal with AdventHealth Apopka.

SUMMARY:

Staff present to City Council for consideration and approval, a new five-year sponsorship agreement between AdventHealth Apopka and the City. AdventHealth Apopka continues to be an important part of the Apopka community, and has enhanced our community through a variety of partnerships and agreements with the City. The 2020 Sponsorship Agreement, in effect through 2025, provided the City with significant enhancements and in-kind support from AdventHealth Apopka. The agreement had a total value of $637,040, comprising $298,000 in monetary contributions and $339,040 in in-kind contributions over the lifetime of the agreement. As part of the agreement, AdventHealth Apopka received marketing and branding opportunities at the Northwest Recreation Complex, while the City received funding to construct an outdoor workout area at the Northwest Recreation Complex, a digital sign at Jason Dwelley Parkway and Ponkan Road, and support for senior and youth programs/sports. The 2020 Sponsorship Agreement provided AdventHealth Apopka the first-right-of-refusal opportunity at the expiration of the agreement, to present the City with a new Sponsorship Agreement proposal. The proposed agreement has been attached to this staff report for review and consideration.

The proposed new agreement includes the following:
- Increased monetary contribution to the City by AdventHealth Apopka
- Increased/Better defined In-kind Services/Programs provided to the City by AdventHealth Apopka
    - Presence at youth sport opening day ceremonies (providing stretching clinics, giveaways, and prizes)
    - Monthly health education workshops for seniors and Apopka residents
    - Quarterly cooking demonstrations for Apopka community
- Defined participation by AdventHealth Apopka at the following City events:
    - Apopka Health & Fitness Fest = $2,000 annual value
    - Seniors Valentines Concert = $2,000 annual value
    - Fourth of July Celebration = $10,000 annual value
    - 9/11 Ceremony = $500 annual value
    - Hispanic Heritage Celebration (as title sponsor) = $5,000 annual value
    - Apopka Tree Lighting (as title sponsor) = $5,000 annual value

The total value of the proposed new Sponsorship Agreement is $703,650, with AdventHealth Apopka providing $354,000 in monetary contributions and $349,650 in in-kind contributions/services to the City.

Staff recommend approval of the proposed Sponsorship Agreement with AdventHealth Apopka.

FUNDING SOURCE:
n/a

RECOMMENDED MOTION:
Approval of the proposed new Sponsorship Agreement between the City of Apopka and AdventHealth.

ATTACHMENTS:
1. Sponsorship Agreement Renewal - AdventHealth Apopka

AGREEMENT

THIS SPONSORSHIP AGREEMENT hereinafter ("Agreement"), is entered into this _____ day of _____ 2026, and is effective on the Effective Date (defined herein) by and between **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation doing business as **ADVENTHEALTH APOPKA**, and its successors and/or assigns ("AdventHealth"), and **THE CITY OF APOPKA**, a municipal corporation (hereinafter the "City"), with AdventHealth and City collectively referred to herein as the "Parties" and individually as "Party."

RECITALS:

WHEREAS, the City offers various amenities and activities to its citizens through the services of is Recreation Department; and

WHEREAS, AdventHealth is a strategic partner with the City in providing services to the citizens of the City of Apopka as it relates to overall health and wellness; and

WHEREAS, many enhancements to the City's recreational parks and in-kind curriculum for various activities throughout the City require funding that requires special budgeting; and

WHEREAS, the Parties have resolved that a partnership is in the best interests of the health and welfare of the citizens of the City of Apopka;

NOW, THEREFORE, in consideration of the foregoing and of the terms and conditions set forth herein, the Parties agree as follows:

1. **Recitals.** The foregoing recitals are true and form a material part of this Agreement.

2. **Term, Make Good, and Right of First Refusal.**

a. The term of this Agreement shall be five (5) years from the Effective Date of the Agreement which is determined as the date that the last Party executes this Agreement ("Term").

b. In the event City is in breach of any obligation, item, or service of the City as described in Sections 4, 5, 6, or 7 of this Agreement or in any SOW (as defined herein), City is obligated to make good on the loss of value to AdventHealth by (i) offering the same or similar obligation, item, or service, which shall be approved by AdventHealth, or (ii) at AdventHealth's option, issuing a credit or refund for such loss of value to AdventHealth.

c. AdventHealth shall have the right of first refusal to be the ***exclusive*** "healthcare partner in the category of hospital, urgent and emergency-based care" for City following expiration of this Agreement. Commencing on the last day of the Term and for a period of ninety (90) days thereafter, AdventHealth will have an exclusive first right to negotiate with City regarding the terms and conditions of a possible extension of the Term. During such exclusive negotiating period each Party shall be free to pursue its own interests in such negotiation in good

faith but neither Party will be obligated to reach agreement regarding any issue. Subject to the foregoing, if at the end of such exclusive negotiating period the Party have not executed and delivered either an amendment to this Agreement or a new definitive agreement regarding extension of the Term, then City shall thereafter be free to negotiate with any other person regarding the subject matter of this Agreement, and the Party shall have no further obligations to each other with respect to this Section.

3. Statement of Work. AdventHealth and City shall engage in the publicity and marketing activities as set forth in this Agreement and in one or more statements of work (each an "SOW") describing the specifics of the applicable promotion (each a "Sponsorship") during the period set forth in the applicable SOW (the "Sponsorship Period"). Each SOW may be amended and updated from time to time by mutual written agreement signed by the Party. Where any dates, times, locations or other aspects of the Sponsorship are not determined by the applicable SOW, a determination of such shall be at AdventHealth's reasonable discretion.

4. Exclusive Healthcare Partner. During the Term of this Agreement, AdventHealth will be the City's ***exclusive*** " healthcare partner in the category of hospital, urgent and emergency based care"" that will provide funding for enhancements to recreational parks and in-kind curriculum for various activities throughout the City of Apopka. In this role, AdventHealth will be the exclusive city of Apopka sponsor in the "healthcare partner in the category of hospital, urgent and emergency based care" for all the City's market sponsorships included in this Agreement. The City grants to AdventHealth the first right of refusal for sponsorship renewals.

5. Health Care Category Branding Benefits; Marketing and Publicity; and Consumer Correspondence.

- **a.** AdventHealth will include City Marks (defined herein) in digital campaigns for educational and promotional purposes including, but not limited to, blogs, social media, websites, content creation, and PPC, directly related to AdventHealth's role as the exclusive city of Apopka sponsor in the "healthcare category" for City market sponsorships included in this Agreement. AdventHealth will also include City Marks in traditional marketing, including but not limited to B2B and B2C promotional campaigns, direct mail, email, and outdoor and print media, directly related to AdventHealth's role as the exclusive City of Apopka sponsor in the "healthcare category" for event sponsorships included in this Agreement. The Parties agree to mutually cooperate in a social media strategy directly related to AdventHealth's role as the exclusive city of Apopka sponsor in the "healthcare category" for City event sponsorships included in this Agreement, and said social media strategy will include but not be limited to developing shared content and reposting and retweeting posts and twitter chats. City will have license to include Advent Health marks (according to their standards) for use in applicable sponsorships and must submit any marketing material to Advent Health for written approval prior to use.

b. All marketing and publicity activities related to this Agreement including, but not limited to, Subsection a of Section 5 and the content, timing, and format of any marketing,

advertising, publicity, and press releases, shall be subject to prior written approval by AdventHealth.

c. City shall promptly respond to any consumer correspondence received with respect to this Agreement. Any complaints that are principally directed to AdventHealth's products or services shall be immediately forwarded to AdventHealth for response.

6. **Cash Contributions by AdventHealth**. In consideration for the rights granted and services provided herein by City, AdventHealth shall make annual cash contributions to the City payable during each calendar of the Term in the amount of Seventy Thousand Eight Hundred Dollars ($70,800), which said sums shall not exceed Three Hundred Fifty Four Thousand Dollars ($354,000) during the Term (the "Compensation"). The City shall invoice AdventHealth for Compensation.

7.In-Kind Contributions. AdventHealth agrees during the term of this Agreement to provide in-kind contributions, estimated as taking **ONE HUNDRED EIGHTY-FIVE (185) HOURS** per year of clinical staff, in addition to providing promotional items and having an estimated value of **SIXTY-NINE THOUSAND, NINE HUNDRED AND THIRTY DOLLARS ($69,930)** per year. In-kind contributions will include, but are not limited to, the following:

a. Subject to AdventHealth on-site work restrictions, maintaining a presence at opening day for all sports at the Northwest Recreation Center (youth soccer, youth basketball, youth flag football and adult softball) by offering stretching clinic (as available) and giveaways and prizes. Additionally, and subject to AdventHealth on-site work restrictions, AdventHealth will host four body mechanics classes per year and four CPR classes per year at the Northwest Recreation Center during times and dates determined by the Party.

b. Subject to AdventHealth on-site work restrictions, providing in person or other agreed upon event formats, such as virtual programing, for the following: monthly health education workshops for seniors and Apopka residents at the Fran Carlton Center or such agreed upon location by both Parties and chronic disease management programs focused on diabetes, arthritis and hypertension and monthly screenings for blood pressure and/or glucose (As agreed upon by both Parties).

c. Subject to AdventHealth on-site work restrictions, providing in person or other agreed upon event formats, such as virtual programing, for the following: quarterly cooking demonstrations at the Billie Dean Center or other events and locations as agreed to by the Parties; and

d. Subject to AdventHealth on-site work restrictions, maintaining a presence at the following signature events and initiatives: Apopka Health & Fitness Fest; Seniors Valentines Concert, Fourth of July Celebration; 9/11 Ceremony; Hispanic Heritage Celebration as title sponsor; Apopka Tree Lighting as title sponsor; Additional events may be added based on a mutual agreement between both parties.

8. License.

a. Subject to the terms and conditions hereof, AdventHealth hereby grants to City a worldwide, non-exclusive, non-transferable, royalty-free, fully paid-up, revocable license to utilize the AdventHealth Marks (as defined below) solely in connection with the applicable Sponsorship and solely during the applicable Sponsorship Period. City will use the AdventHealth Marks in the form provided and in conformity with such quality standards and specifications as AdventHealth deems necessary or appropriate to protect its rights in the AdventHealth Marks. The Parties agree that use of the AdventHealth Marks shall not grant to City or any third party any right, title or interest in or to the AdventHealth Marks and that all use of the AdventHealth Marks (including all goodwill associated therewith) shall inure solely to the benefit of AdventHealth. For all materials containing any AdventHealth Marks, including all promotional, advertising, marketing, display and other materials, inventions, ideas, works, marks, deliverables and other content, in any media or formats now known or developed in the future ("Materials"), City shall submit to AdventHealth, for its written approval, any and all Materials that City creates or retains others to create on its behalf, reasonably prior to the anticipated first public release or availability date of such Materials. City shall not use, reproduce, perform, display, publish, adapt, modify, sell, license, sublicense, broadcast, transmit, distribute, exhibit, disseminate or otherwise exploit such Materials through or by means of any media, formats or other means now known or developed in the future (collectively, "Use") in any manner without AdventHealth's prior written approval. No approval by AdventHealth pursuant to this Section 8(a) shall be deemed to be a statement or opinion by AdventHealth that such Materials comply with any applicable laws, regulations or rules.

b. City hereby grants to AdventHealth a worldwide, non-exclusive, non-transferable (except as provided herein), royalty-free, fully paid-up license to utilize the City Marks (as defined below) solely in connection with the Sponsorship and solely during the Term. AdventHealth will use the City Marks in the form provided and in conformity with such quality standards and specifications as City deems reasonably necessary to protect its rights in the City Marks. The Parties agree that use of the City Marks shall not grant to AdventHealth or any third party any right, title or interest in or to the City Marks and that all use of the City Marks (including all goodwill associated therewith) shall inure solely to the benefit of City. AdventHealth shall not be (i) under any obligation to retrieve any Materials following the Term of this Agreement, or (ii) responsible for any Use of the Materials by others following the Term of this Agreement, and City shall not be entitled to any compensation from AdventHealth as a result of any third party's Use of the Materials following the Term of this Agreement.

c. All rights with respect to the City Marks and AdventHealth Marks (collectively, the "Marks") not specifically granted in this Agreement will be and hereby are reserved to the respective owner. Upon expiration or termination of this Agreement, all licenses granted herein shall terminate.

9. Representations, Warranties and Covenants.

a. Each Party to this Agreement represents, warrants and covenants to the other Party that: (i) such Party has and will have all necessary rights, power and authority to enter into this Agreement, to perform the acts required of it hereunder, and to grant the rights granted hereunder; (ii) the entry into this Agreement by such Party, and the performance by such Party of its obligations and duties hereunder, do not and will not violate any agreement of such Party with a third party; (iii) such Party will comply, at its own expense, with all applicable laws, regulations, codes and other requirements relating to the fulfillment of its obligations hereunder, including without limitation all applicable data security and privacy laws, regulations, rules and policies; and (iv) such Party will forward to the other Party any complaints received from third parties concerning the other Party or the Sponsorship.

b. City represents, warrants and covenants in addition (and not by way of limitation) to any other representations, warranties, covenants and obligations herein that: (i) it is the exclusive owner of the City name, trademark, logo and other identifying marks described in the attached Exhibit B (the "City Marks"); (ii) any Materials created by City and/or the authors, creators, or other third parties rendering services to City are original creations; (iii) neither (a) the City Marks nor (b) the Use of any Materials by City, AdventHealth or any third party authorized by AdventHealth, does or shall infringe, misappropriate or otherwise violate any law or covenant or third party's intellectual property, privacy, publicity, statutory, personal or other rights and is not defamatory or libelous, nor shall City utilize any materials that have been obtained through illegal or unethical means or which are otherwise contrary to the law; (iv) it shall not authorize any other HEALTHCARE manufacturer or provider to use any City Marks or otherwise jointly promote or sponsor City during the Term; and (v) it shall not depict or allow AdventHealth, or any AdventHealth Materials or AdventHealth Marks, to be depicted in a manner that is inconsistent with instructions provided by AdventHealth or in a manner, nor engage in any activities, that could reasonably be perceived as negative, derogatory or detrimental to the brands, name, reputation or trademarks of AdventHealth.

c. In the event City or its agents or designees is responsible for the storage or distribution of any products, City shall accept from AdventHealth the quantities of products provided for in this Agreement and shall provide appropriate storage for such products until such products are disseminated in accordance with this Agreement. City shall not allow any products to be altered, mishandled, modified or adulterated in any way whatsoever and shall ensure that all products are distributed with all outer product labeling in place and unaltered. City shall hold all products in safekeeping until distributed pursuant to this Agreement and shall bear the risk of loss of such products upon receipt from AdventHealth. Without limiting the foregoing, City shall safeguard the products while in City's or its agents' or designees' possession, custody or control, including but not limited to keeping the products in clean and new condition and taking all necessary precautions to prevent theft, destruction, contamination, mishandling, spoilage and unauthorized use. Without limiting the foregoing, in no event shall City use less than reasonable care in storing and/or handling the products. In the event that AdventHealth recalls any product, City shall comply with all reasonable instructions issued by AdventHealth with respect to such recalled product.

d. AdventHealth hereby represents, warrants and covenants in addition (and not by way of limitation) to any other representations, warranties, covenants and obligations herein that the AdventHealth's trademarks, logos or other identifying marks set forth in Exhibit B, as provided by AdventHealth (the "AdventHealth Marks") to be used in connection with the Sponsorship, when used as approved in writing by AdventHealth, do not and shall not infringe, misappropriate or otherwise violate any law or covenant or third party's intellectual property, privacy, publicity, statutory, personal or other rights and are not defamatory or libelous, nor shall AdventHealth utilize any materials that have been obtained through illegal or unethical means or which are otherwise contrary to the law.

10. Default and Remedies; Mutual Termination. The Parties agree as follows:

a. If AdventHealth fails to timely make any of the contributions contemplated herein or otherwise materially breach any of its obligations under this Agreement, the City may, at its sole discretion, after providing written notice of the breach, if such breach is not cured within ten (10) days, declare AdventHealth in breach, terminating this Agreement as of the date of said declaration and releasing the City from any further performance of its obligations herein.

b. If the City materially breaches any of its obligations under this Agreement, AdventHealth may, at its sole discretion, after providing written notice of the breach, if such breach is not cured within ten (10) days, declare the City in breach, terminating this Agreement as of the date of said declaration and releasing AdventHealth from any further performance of its obligations herein.

11. Indemnification and Sovereign Immunity. The Parties agree as follows:

a. AdventHealth agrees that it is solely responsible for any of the in-kind activities wherein it provides services to the citizens of the City and will indemnify the City and all of its officers, directors, employees, agents, managers, representatives or any other person (collectively, the "Indemnitees") from and against all claims, liabilities, fines, suits, demands, costs and expenses (including, without limitation, reasonable attorneys' fees and disbursements) of any kind or nature whatsoever which are charged against, or suffered or incurred by, the Indemnitees arising from (i) any willful act, or omission or negligence of AdventHealth, its officers, agents, subcontractors, servants and/or employees, and (ii) any accident, injury or damage occurring anywhere within or about the premises where such activities are held (or any portion thereof), where such accident, injury or damage results or is claimed to have resulted from any willful act, or omission or negligence of AdventHealth, its officers, agents, subcontractors, servants and/or employees.

b. The City acknowledges that regarding those items installed through the cash contributions of AdventHealth, the City is exclusively responsible for those items and in relation to any of those items will indemnify, within the statutory limits of and without waving sovereign immunity, AdventHealth and all of its officers, directors, employees, agents, managers, representatives or any other person (collectively, the "Indemnitees") from and against all claims, liabilities, fines, suits, demands, costs and expenses (including, without limitation, reasonable attorneys' fees and disbursements) of any kind or nature whatsoever which are charged against, or

suffered or incurred by, the Indemnitees arising from (i) any willful act, or omission or negligence of the City, its officers, agents, subcontractors, servants and/or employees, and (ii) any accident, injury or damage occurring anywhere within or about the premises where such activities are held (or any portion thereof), where such accident, injury or damage results or is claimed to have resulted from any willful act, or omission or negligence of the City, its officers, agents, subcontractors, servants and/or employees. **NOTHING IN THIS AGREEMENT is intended to serve as a waiver of sovereign immunity, or of any other immunity, defense, or privilege enjoyed by the Licensor pursuant to Section 768.28 Florida Statutes and any other applicable Florida law.**

12. **Assignment**. No assignment by a Party hereto of any rights under or interests in this Agreement will be binding on another Party hereto without written consent of the Party sought to be bound. Upon written consent of the Parties, this Agreement shall be binding upon and shall inure to the benefit of the heirs, legal representatives, successors and assigns of the Parties hereto.

13. **No Waiver.** Waiver by either Party of a breach of any provision of this Agreement shall not be deemed to be a waiver of any other breach and shall not be construed to be a modification of the terms of this Agreement.

14. **Complete Agreement and Modification.** This Agreement constitutes the entire agreement between the Parties and shall supersede, replace and nullify all prior agreements or understandings, written or oral, relating to the manner set forth herein, and any such prior agreements or understanding shall have no force or effect whatever on this Agreement. No modification or change in this Agreement shall be valid or binding upon the Parties unless in writing and executed by the Party or Parties intended to bound by it.

15. **Severability.** Should any provision of the Agreement be determined by a court to be unenforceable, such a determination shall not affect the validity or enforceability of any other section or part thereof.

16. **Governing Law.** This Agreement shall be construed according to the laws of the State of Florida, is to be performed in the State of Florida and any action brought thereon shall be brought within the federal or state courts sitting in Orlando, Florida.

17. **Notice**. All notices that are required to be given hereunder shall be given in writing by personal delivery or by certified mail, return receipt requested, at the respective addresses set forth above, or at such other addresses as may be designated in writing by certified mail by any Party. In addition to the address set forth above, a copy of any notice to AdventHealth shall also be sent to AdventHealth Orlando, Attention: Legal Department, 550 East Rollins Street, 6th floor, Orlando, Florida 32803. Notice shall be deemed given on the earlier of, (a) actual delivery or, (b) three (3) days after the date of mailing postage prepaid.

18. **Time of Essence.** Time is of the essence with respect to City's obligations hereunder.

19. Independent Contractors. The Parties are independent contractors under this Agreement. Nothing herein creates or shall be construed as creating a partnership, joint venture or agency relationship between the Parties and no Party will have the authority to bind the other in any respect.

20. Confidentiality. City shall keep strictly confidential and shall not disclose, or use for any purpose other than the fulfillment of its obligations under the Agreement, any of AdventHealth's Confidential Information (as defined below), all technical and commercial information, market plans and strategies, customer and vendor lists, financial information, and any other proprietary or non-public information (collectively, the "Confidential Information"). Confidential Information shall exclude information that: (i) at the time of disclosure, is in the public domain; (ii) after disclosure, becomes part of the public domain by publication or otherwise through no fault of City or its agents, subcontractors or representatives; (iii) City can show was in its possession at the time of the disclosure and had not been acquired, directly or indirectly, from AdventHealth or AdventHealth's agents, subcontractors or representatives; or (iv) is later furnished or made known to City by third parties as a matter of right and without restriction on disclosure. If City is required by law to disclose any Confidential Information, City shall provide AdventHealth with prompt notice of such disclosure obligation(s) so that AdventHealth may seek confidential treatment of information that must be disclosed. In the event that such protective order or other remedy is not obtained, or that AdventHealth grants a waiver hereunder, City may furnish that portion (and only that portion) of the Confidential Information that City is legally required to disclose and City shall seek confidential treatment for such disclosed information. Upon expiration or termination of this Agreement, City shall, at AdventHealth's option, (x) return all of AdventHealth's Confidential Information or (y) destroy AdventHealth's Confidential Information and certify in writing within thirty (30) days that such destruction is complete.

21. Survivability. Sections 8.c., 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, and 25 shall survive any expiration or termination of the Agreement.

22. Force Majeure. No Party hereto shall be considered in default of this Agreement, or be liable for damages therefore, for any failure of performance hereunder occasioned by COVID-19 or other pandemic, an act of God, force of nature, accident, war or warlike activity, insurrection or civil commotion, labor dispute, transportation delay, governmental regulatory action (whether or not with proper authority), unexpected plant closure or other cause similar or dissimilar to the foregoing which is beyond its reasonable control, provided the Party so affected gives prompt notice to the other Party. In the event of a suspension of any obligation by reason of this Section which extends beyond ten (10) days, the Party not affected may, at its option, elect to cancel or postpone those aspects of this Agreement which are reasonably feasible to terminate.

23. Remedies. City acknowledges that AdventHealth would be irreparably harmed by any use of the AdventHealth's Marks or other intellectual property otherwise than in accordance with the terms of this Agreement, and AdventHealth would suffer injuries for which damages at law would be inadequate. City agrees that AdventHealth shall have the right to assert any remedy available to it to prevent such use of the AdventHealth's Marks and intellectual property, including, without limitation, the right to petition for injunctive or other equitable relief from a court of competent jurisdiction as specified in Section 16 to prevent such unauthorized use.

IN WITNESS WHEREOF, the Party have caused this Agreement to be made and executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

ADVENTIST HEALTH SYSTEM/
SUNBELT, INC., doing business as
ADVENTHEALTH APOPKA

_____ By: _____
Print _____ Print _____
Its_____

_____
Print _____ Date: _____

CITY OF APOPKA,
A municipal corporation

Attest:

By:_____
Bryan Nelson
Mayor

Date: _____

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 6.
Meeting Date: March 4, 2026
Department: Finance Department

SUBJECT:
Waiver of Purchasing Policy 107.3.3.4 for RFP 2026-A-275 and Acceptance of Joint Proposal for Northwest Recreation Complex Sports Field Rentals

ACTION ITEM INFORMATION:

REQUEST:
A waiver of the procurement process for RFP 2026-A-275 regarding Northwest Recreation Complex Sports Field Rentals. In accordance with Purchasing Policy 107.3.3.4, CITY COUNCIL states: "The City Council may waive all or specific provisions of this Policy for good cause, prior to the solicitation of others, or may waive specific provisions of this Policy as is in the best interest of the City, at any point in the procurement process." Acceptance of a joint proposal from: Central Florida United Soccer Academy (CFU) and Central Florida Soccer Club (CFSC), Inc.

SUMMARY:
On February 18th 2026, City Council provided guidance regarding the resolution of the potential bid award for RFP 2026-A-275. As a result of that guidance, the two RFP responders agreed to present a joint proposal between CFU and CFSC, Inc., for the use of the four (4) active fields at the Northwest Recreation Complex. Attached is the proposal developed by the two bidders, which incorporates the direction from Council received during that meeting (see attached).

A waiver of the procurement process for the RFP 2026-A-275, Northwest Recreation Complex Sports Field Rentals is required to accept the joint proposal. In accordance with Purchasing Policy 107.3.3.4, CITY COUNCIL states: "The City Council may waive all or specific provisions of this Policy for good cause, prior to the solicitation of others, or may waive specific provisions of this Policy as is in the best interest of the City, at any point in the procurement process."

FUNDING SOURCE:
Revenue-001-362-0018-Rental of City Property—Fields & Courts.

RECOMMENDED MOTION:
Approve a waiver of the procurement process for the Northwest Recreation Complex Sports Field Rentals. In accordance with Purchasing Policy 107.3.3.4, CITY COUNCIL states: "The City Council may waive all or specific provisions of this Policy for good cause, prior to the solicitation of others, or may waive specific provisions of this Policy as is in the best interest of the City, at any point in the procurement process." Accept joint proposal from CFU and CFSC, Inc., and authorize negotiation of pricing for the Northwest Recreation Complex Sports Field Rentals.

ATTACHMENTS:
1. Instructions to Proposers
2. CFU-CFSC Joint Field Use Proposal-Final

The additional rules below concern the bid process applicable to RFP 2026-A-275 and have been promulgated following discussion and direction from the City Council meeting held on February 18, 2026. At that meeting, after significant discussions concerning the Council's pending award under RFP 2026-A-275, the bidders requested an opportunity to negotiate a joint proposal for use of the four (4) fields at the Northwest Recreation Complex. The following procedures will govern that negotiation:

1. **Joint Proposal**:
    - A joint proposal between Central Florida United Soccer Academy and Central Florida Soccer Club, Inc., will be negotiated and submitted to City Council for the use of the four (4) active fields at the Northwest Recreation Complex. The proposal should align with the guidance provided during the City Council meeting held on February 18, 2026.
    - In negotiating this joint proposal, both bidders are permitted to communicate and collaborate with each other for the purpose of preparing and submitting the proposal. The City will not be responsible for coordinating or facilitating the negotiations.
    - At the City Council meeting to be held on **March 4th, 2026**, the parties should be prepared to present their joint proposal to City Council.
    - All affected public entities and members of the public shall be permitted to provide comment at the meeting, subject to City Council's rules regarding public comment at meetings.
    - At that meeting the City Council may accept the joint proposal, may request modifications to the joint proposal, may reject the joint proposal, may award the contract to the highest ranked eligible bidder under RFP 2026-A-275, or may reject all bids and call for a new RFP to be issued.
2. **Deadline for Receipt of Joint Proposal**: End-of-day Tuesday, February 24, 2026.
3. **Cone of Silence**:
    - Be advised that the Cone of Silence for RFP 2026-A-275, Northwest Recreation Complex Sports Field Rentals, remains in effect. Vendors are prohibited from discussing any aspect of this RFP with anyone other than me or authorized Procurement staff. For reference, Sections 9.7–9.11 of the RFP outline the definition, restrictions, termination, exceptions, and penalties associated with the Cone of Silence.
    - Nothing in these rules negates the prior finding by staff of a violation of the Cone of Silence by Central Florida Soccer Club, Inc., and its disqualification from the bidding process conducted for RFP 2026-A-275.

Field Use Agreement Framework – Northwest Recreation Complex

Central Florida Soccer Club (CFSC)
Central Florida United Soccer Academy (CFU)
Effective August 1, 2026
RE: Project ID 2026-A-275

Purpose
Establish long-term operational stability for both Apopka-based soccer organizations through independent five (5) year field use agreements at the Northwest Recreation Complex.

Independent Five-Year Agreements
The City shall enter into separate, independent five (5) year field use agreements with:

- Central Florida Soccer Club (CFSC).
- Central Florida United Soccer Academy (CFU).

Each agreement shall be structured similar to existing long-term user agreements currently in place at the Northwest Recreation Complex with other organizations.

Term
August 1, 2026 – July 31, 2031.
Each agreement shall be autonomous and self-contained however pricing shall be consistent between organizations.

Field Allocation – in Total
- CFSC: Four (4) fields, including Phase I below.
- CFU: Three (3) fields, including Phase II below.

Infrastructure Requirements, Phasing, Mandatory Completion Deadlines

Phase I – First Two (2) Lighted Fields

The City shall:
- Construct two (2) new full-size fields.
- Install permanent lighting.
- Deliver both fields fully complete and operational no later than August 1, 2026.
- Net result is CFU with two (2) fields and CFSC with four (4) fields in year 1 of agreements (August 1, 2026, through July 31, 2027).
- 6 total fields available – Pads 9-12 (4) plus 2 additional as discussed in February 18th City Council Meeting.

Phase II – Second Two (2) Lighted Fields

The City shall:
- Construct two (2) additional full-size fields.

- Install permanent lighting.
- Deliver both fields fully completed and operational no later than August 1, 2027.
- Net result is CFU with three (3) fields and CFSC with four (4) fields in year 2 of agreements (August 1, 2026, through July 31, 2027).
- 7 total fields available – Pads 9-12 (4) plus 3 of 4 additional as discussed in February 18th City Council Meeting.

These deadlines are firm infrastructure commitments intended to support long-term capacity and expansion.

Mandatory Backup Provision (If Deadlines Are Not Met)

If the City fails to deliver:

- The first two lighted fields fully operational by August 1, 2026; or
- The second two lighted fields fully operational by August 1, 2027

the City shall immediately:

- Keep each club on originally planned fields – CFU (2) and CFSC (2) and allocate two (2) suitable existing fields within the Northwest Recreation Complex as necessary, to preserve the agreed field allocations and expansion commitments.
- Ensure availability during peak seasonal periods.
- Provide lighting or reasonable scheduling accommodation where required.

Such substitute allocation shall remain in effect until the required newly constructed lighted fields are completed and operational.

Failure to meet construction deadlines shall not reduce field allocations, alter growth provisions, or impair either organization's operational continuity.

Operational Stability

Both organizations shall receive:

- Defined seasonal access beginning August 1, each contract year.
- Predictable weekend game scheduling consistent with league play.
- Multi-year planning security.

Non-Forfeiture & Timing

It is noted that CFU has not agreed to forfeit any potential field access rights related to the outcome of being the highest remaining bidder relative to *RFP 2026-A-275*. The intent is that a formal agreement is completed and executed prior to the City Council Meeting on March 4, 2026 which shall supersede the results of *RFP 2026-A-275* if all parties agree – City of Apopka, CFU, CFSC.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 7.
Meeting Date: March 4, 2026
Department: Finance Department

SUBJECT:
Award a contract for RFP 2026-A-275: Northwest Recreation Complex Sports Field Rentals

ACTION ITEM INFORMATION:

REQUEST:
Award a contract to: Central Florida United Soccer Academy

SUMMARY:

At the February 18, 2026, City Council Meeting, this item was tabled until the March 4, 2026, City Council Meeting.

The Finance Department received electronic bids (e-bids) on January 29, 2026. The project is to identify experienced organizations to provide leagues, tournaments, and/or athletic programming that enhance community recreation opportunities, supports sports tourism, and maximize responsible use of the complex. The advertisement schedule and statistics were as follows:

Date Issued and Advertised	January 14, 2026
Inquiry Deadline	January 22, 2026
E-Bid Submittal Deadline	January 29, 2026 @ 2:00PM
Evaluation Committee Meeting	February 5, 2026 @ 2:00PM
Notified Users	2,599
Project View	787
Vendors Following the Project	13

The contract awards shall be for a multi-year term, with an initial contract period of two (2) years from the date the contract is fully executed, with one (1) additional one (1) year renewal option, for a total of three (3) years. The intent of advertising the RFP was to award up to two (2) organizations, each with an agreement providing priority rental and scheduling access to three (3) separately assigned multipurpose fields at the Northwest Recreation Complex. The first of the three (3) fields is currently operational, and the contract award would start on July 27, 2026. The second set of three (3) fields are being constructed, and the contract award would begin upon completion, which is anticipated to be on February 1, 2027.

During the solicitation process, there was a *disqualification of a proposer as a result of RFP Section 9, Cone of Silence-9.11, Penalties of Cone of Silence, that states “Violation of this section by a particular respondent, bidder or proposer shall render any RFP award or bid award to said bidder or proposer voidable to the City Council or City Administration.” Therefore, the Evaluation Committee has recommended awarding a **single proposal** to Central Florida United Soccer Academy for the first contract.

Request for Proposals (RFP) requires an Evaluation Committee to review and score the proposals submitted whereby qualifications take presidency over cost, due to the specialized nature of the goods and services being solicited and are assigned a higher number of points versus cost. An Evaluation Committee was formed, consisting of the following members: **Christopher Richter,** Parks and Recreation Administrative Manager, **Donnie Rowland,** Parks and Recreation Administrator**, Rhonda Cline,** Athletic Program Manager, **and Dan Abdo,** City of Ocoee Parks Operations Manager**.**

On February 5, 2026, an Evaluation Committee Meeting was held (the meeting was advertised on OpenGov, and was open to the public via virtual conference). The Evaluation Committee reviewed and assessed the submittal, based on the scoring criteria:

Organization Qualifications and Experience (25 Points Max)
Community Benefit and Resident Participation (25 Points Max)
Program Plan and Use of Fields (25 Points Max)
Financial Proposal and History (15 Points Max)
Added Value to City and Residents (10 Points Max)

The Finance Department received proposals from the following 2 firms:
Central Florida Soccer Club, Inc. **(*Disqualified)**
Central Florida United Soccer Academy

In accordance with Purchasing Policy Section 107.3.9.4, Formal Solicitation, “If there are less than three (3) firms responding to the solicitation and after searching it is decided every effort was made to meet the requirements of Section 287.055, Florida Statutes, the City shall proceed with the evaluation process and selection. **If only one response is received, Administration and the Department Director shall make the decision to recommend award or rejection of the response, whichever is deemed to be in the best interest of the City.”**

The evaluation committee meeting produced the following scores (with a max score of 100 points):

Firm	Score
Central Florida United Soccer Academy	89

The proposal for the Northwest Sports Complex Field Rental was submitted as follows:

Firm	Monthly Fee
Central Florida United Soccer Academy	$4,462.50

Firms/Organizations awarded under this RFP shall be awarded as follows:

- The highest scoring proposal is to be awarded the first contract. The contract will have a start date in Fall 2026 (Anticipated service start date of July 27, 2026).
- The second-highest scoring proposal is to be awarded the second contract. The contract will have a start date in Spring 2027 (Anticipated service start date February 1, 2027) and is contingent upon completion of the park expansion which plans to bring additional multipurpose fields to the West of Pads 9–12 in late 2026 or early 2027.

The evaluation committee recommended awarding a **single proposal** to Central Florida United Soccer Academy **for the first contract**. The contract will have a start date in Fall 2026 (Anticipated service start date of July 27, 2026). Due to the limited responses and the disqualification of a submitted proposal, the second award has been declared null and void. **The department reserves the right to re-bid an agreement providing priority rental and scheduling access to the three (3) assigned multipurpose fields for the start date in Spring 2027 (Anticipated service start date February 1, 2027) and is contingent upon completion of the park expansion, which plans to bring additional multipurpose fields to the West of Pads 9-12 in late 2026 or early 2027.**

FUNDING SOURCE:
Revenue - 001-362-0018 – Rental of City Property – Fields & Courts

RECOMMENDED MOTION:
Approve a contract award to Central Florida Untied Soccer Academy, for the first contract with a start date in Fall 2026 (Anticipated service start date of July 27, 2026). The monthly field rental fee will be $4,462.50, based on the highest-rated proposal for an initial contract period of two (2) years with one (1) additional one (1) year renewal option, for a total of three (3) years. The annual field rental fee is $53,550. **The department reserves the right to re-bid an agreement providing priority rental and scheduling access to the three (3) assigned multipurpose fields for the start date in Spring 2027 (anticipated service start date February 1, 2027).**

ATTACHMENTS:
None