

APOPKA PLANNING COMMISSION AGENDA

OCTOBER 13, 2020 5:30 PM

Apopka City Hall Council Chambers

APOPKA PLANNING COMMISSION MEETING WILL BE [LIVE-STREAMED AND AVAILABLE ON YOUTUBE.](#)
[SUBMIT PUBLIC COMMENT ONLINE](#)

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

PUBLIC COMMENT PERIOD

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

PUBLIC HEARING

1. Comprehensive Plan – Small Scale – Future Land Use Amendment
From: "County" Low density residential (0-4 DU/AC)
To: "City" Low Density Residential (0-5 DU/AC)
Owner/Applicant: Beckwood Real Estate Development LLC
Location: North of W. 12th Street and East of S. Hawthorne Avenue
Project: 0.41 +/- acres; 2 Dwelling Units +/-
Project Manager: Phil Martinez
2. Change of Zoning
From: "County" R-3 (Multiple Family Dwelling District)
To: "City" RSF-1B (Single-Family Residential District – Large Lot)
Owner/Applicant: Beckwood Real Estate Development LLC
Location: North of W. 12th Street and East of S. Hawthorne Avenue
Project: 0.41 +/- acres; 2 Dwelling Units +/-
Project Manager: Phil Martinez
3. 5 year capital improvements plan
Project: To Add Recreation Improvement, And Incorporating Into The City Of Apopka, Comprehensive Plan, Capital Improvements Element.
Project Manager: Pamela Richmond
4. Land Development Code – Glitch Amendments
Project: City of Apopka
Project Manager: James Hitt

SITE PLANS

1. Plat – Avian Pointe
Owner: Apopka Clear Lake Investments, LLC
Applicant: NV5, Inc., c/o John Herbert, P.E.
Location: Avian Pointe PD (Planned Development)
Project: 128.09 +/- acres; 56 single family homes, 118 townhome units
Project Manager: Bobby Howell
2. Major Development Plan – List Industries
Owner/Applicant: List Apopka II, LLC, c/o Herbert A. List, Jr.
Engineer: Gadd & Associates, LLC, c/o Rodney A. Gadd, P.E.
Location: 2983 West Orange Avenue
Project: 6.77 +/- acres; Warehouse
Project Manager: Jean Sanchez
3. Major Development Plan – Oak Pointe North Apartments
Owner: Thompson Hills Estates, LLC
Applicant: Evans Engineering Inc., c/o David Evans, P.E.
Location: 2901 Ocoee Apopka Road (a.k.a. Tract "A" Oak Pointe North)
Project: 16 +/- acres; 240 apartment units
Project Manager: Bobby Howell
4. Major Development Plan – Western Beltway Park
Owner: Daryl M. Carter Trustee
Applicant: Florida Engineering Group, c/o, Sam Sebaali, P.E.
Location: 2550 Ocoee Apopka Road
Project: 18.08 +/- acres; 2 warehouse buildings totaling 189,000 square feet
Project Manager: Bobby Howell

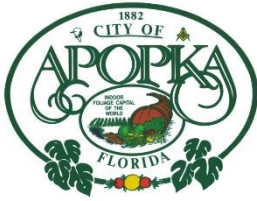
OLD BUSINESS

NEW BUSINESS

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 Planning Commission 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 Planning Commission meeting shall be the voluntary offering of a private person, to and for the benefit of the Planning Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Planning Commission 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 Planning Commission 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 PLANNING COMMISSION

<u>X</u> PUBLIC HEARING	MEETING OF:	October 13, 2020
___ SITE PLAN	FROM:	Community Development
___ SPECIAL REPORTS	EXHIBITS:	Land Use Report
___ OTHER:		Vicinity Map
		Future Land Use Map
		Adjacent Zoning Map
		Adjacent Uses Map

SUBJECT: **COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – BECKWOOD**

REQUEST: **COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE AMENDMENT – BECKWOOD**
FROM: **“COUNTY” LOW DENSITY RESIDENTIAL (0-4 DU/AC)**
TO: **“CITY” LOW DENSITY RESIDENTIAL (0-5 DU/AC)**

SUMMARY:

OWNER/APPLICANT: Beckwood Real Estate Development LLC

LOCATION: North of W. 12th Street and East of S. Hawthorne Avenue

PARCEL ID NUMBER: 09-21-28-0196-90-211

EXISTING USE: Single Family Home

CURRENT ZONING: “County” R-3, Multiple-Family Dwelling District

TRACT SIZE: 0.41 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 1 Dwelling Unit
PROPOSED: 2 Dwelling Units +/-

RECOMMENDED ACTION:

Recommend approval of the change of Future Land Use Designation from “County” Low Density Residential to “City” Low Density Residential.

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

ADDITIONAL COMMENTS: The subject property was annexed into the City on September 16, 2020 by Ordinance Number 2785. The proposed “Low Density Residential” Future Land Use is compatible with the property due to the “Low Density Residential” Future Land Use being found in the vicinity. This application is being processed simultaneously with an application to rezone the subject property from “County” R-3 (Multiple-Family Dwelling District) to “City” RSF-1B (Residential Single-Family District – Large Lot).

COMPREHENSIVE PLAN COMPLIANCE: The proposed Future Land Use designation, “Low Density Residential”, is consistent with the proposed zoning designation, (RSF-1B, Residential Single-Family District – Large Lot). Site development cannot exceed the density allowed by the Future Land Use policies. Planning & Zoning staff determines that the below Comprehensive Plan policies support a “Low Density Residential” designation at the subject site:

Future Land Use Element

Policy 3.1.e

Low Density Residential

The primary use shall be residential dwelling units up to 5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than two acres, neighborhood parks.

Special exception uses shall include:

- 1) Institutional uses of five acres or less
- 2) Supporting infrastructure and public facilities of five acres or more
- 3) Horticultural nurseries as a primary use;

Planned Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) Neighborhood commercial uses at a rate not in excess of 25 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

SCHOOL CAPACITY REPORT: The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school Capacity and Concurrency per the School Interlocal Planning Agreement.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on September 9, 2020.

PUBLIC HEARING SCHEDULE:

October 13, 2020 - Planning Commission (5:30 pm)
November 4, 2020 - City Council (1:30 pm) - 1st Reading
November 18, 2020 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

October 2, 2020 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

The Development Review Committee: Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Future Land Use Designation of “Low Density Residential” for the property owned by Beckwood Real Estate Development LLC and located north of W. 12th Street and east of S. Hawthorne Avenue.

Recommended Motion: Find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from “County” Low Density Residential to “City” Low Density Residential, subject to the findings of the Staff Report.

Note: This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	“County” LDR	R-3	Single Family Home
East (County)	“County” LDR	R-3	Single Family Home
South (County)	“County” LDR	R-3	Place of Worship
West (City)	“City” LDR	RSF-1B	Single Family Home

II. LAND USE ANALYSIS

The subject property is currently a single-family residence, future development must comply with the Low Density Residential future land use designation & be consistent with the Comprehensive Plan policies listed above.

The proposed Low Density Residential future land use designation is consistent with the general future land use character of the surrounding area.

Wekiva River Protection Area: No
Area of Critical State Concern: No
DRI / FQD: No

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the “Core Area” of the JPA. The proposed FLUM Amendment request for a change from “County” Low Density Residential to “City” Low Density Residential (0-5 dwelling units per acre) is consistent with the terms of the JPA (Second Amendment). Beckwood Real Estate Development LLC is the property owner, and has been notified of the hearing schedule.

Transportation: Road access to the site is from S. Hawthorne Avenue.

Wekiva Parkway and Protection Act: The proposed amendment has been evaluated against the adopted Wekiva Study Area Comprehensive Plan policies. The proposed amendment is consistent with the adopted mandates and requirements. The proposed Future Land Use Map (FLUM) amendment has been reviewed against the best available data, with regard to aquifer and groundwater resources. The City of Apopka's adopted Comprehensive Plan addresses aquifer recharge and stormwater run-off through the following policies:

- Future Land Use Element, Policies 4.16, 14.4, 15.1, 16.2 and 18.2
- Infrastructure Element, Policies 1.5.5, 4.2.7, 4.4, 4.4.1, 4.4.2 and 4.4.3
- Conservation Element, Policy 3.18

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are karst features in the vicinity of this property. The property is currently improved with a single-family residence.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Low Density Residential (0-5 dwelling units per acre) Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population.

CALCULATIONS:

ADOPTED: 1 Unit(s) x 2.659 p/h = 2 persons

PROPOSED: 2 Unit(s) x 2.659 p/h = 5 persons

Housing Needs: This amendment will not negatively impact the housing needs as projected in the Comprehensive Plan.

Habitat for species listed as endangered, threatened or of special concern: A habitat study is only required for developments greater than ten (10) acres in size. At the time the Master Site Plan or Major Development Plan is submitted to the City, the development applicant must conduct a species survey and submit a habitat management plan if any threatened or endangered species are identified within the project site.

Transportation: The City of Apopka is a Transportation Concurrency Exception Area. Refer to Chapter 3 of the City of Apopka 2010 Comprehensive Plan.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 81 GPD/Capita; 90 GPD/1,000sf

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 162 GPD
3. Projected total demand under proposed designation: 405 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD/Capita
6. Projected LOS under proposed designation: 81 GPD/Capita
7. Improvement/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 174 GPD/Capita; 200 GPD/1,000sf

If the site is not currently served, please indicate the designated service provider: City of Apopka

2. Projected total demand under existing designation: 348 GPD
3. Projected total demand under proposed designation: 870 GPD
4. Capacity available: Yes

5. Projected LOS under existing designation: 174 GPD/Capita
6. Projected LOS under proposed designation: 174 GPD/Capita
7. Improvement/expansions already programmed or needed as a result of the proposed amendment: None
8. Parcel located within the reclaimed water service area.

Solid Waste

1. Facilities serving the site: City of Apopka
2. If the site is not currently served, please indicate the designated service provider: City of Apopka
3. Projected LOS under existing designation: 4 lbs/ day /Capita
4. Projected LOS under proposed designation: 4 lbs / day /1,000sf
5. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

Permitting agency: St. John's River Water Management District

Permitted capacity of the water treatment plant(s): 24.141 MGD

Total design capacity of the water treatment plant(s): 33.696 MGD

Availability of distribution lines to serve the property: Yes

Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

1. Facilities serving the site:
2. Projected LOS under existing designation:
3. Projected LOS under proposed designation:
4. Improvement/expansion: On site retention / detention ponds

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System; 0.015 acre / 1000 capita
2. Projected facility under existing designation: 0 acres
3. Projected facility under proposed designation: 0 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None



Beckwood Real Estate Development LLC
0.41 +/- acres
Proposed Small-Scale Future Land Use Amendment:
From: “County” Low Density Residential
To: “City” Low Density Residential
Parcel ID #: 09-21-28-0196-90-211

VICINITY MAP

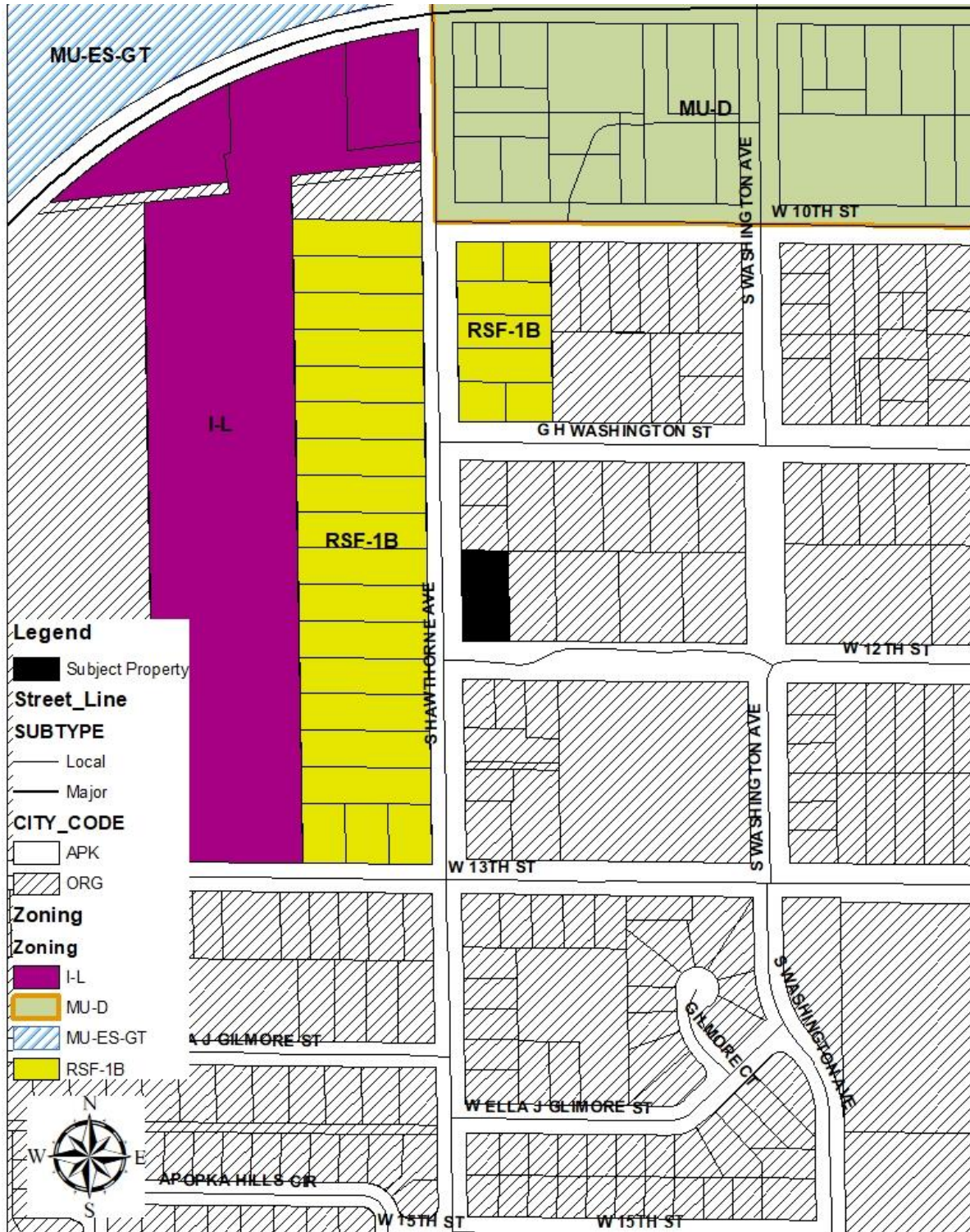


Legend

- Subject Property
- CITY_CODE
 - APK
 - ORG
- Street_Line
 - Local
 - Major
- Future Land Use
 - IND
 - MU
 - RL



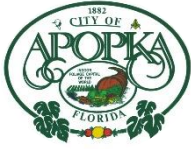
ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☐ OTHER:

MEETING OF: October 13, 2020
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Future Land Use Map
Adjacent Zoning Map
Adjacent Uses Map

SUBJECT: CHANGE OF ZONING – BECKWOOD

REQUEST: CHANGE OF ZONING – BECKWOOD
FROM: “COUNTY” R-3 (MULTIPLE-FAMILY DWELLING DISTRICT)
TO: “CITY” RSF-1B (SINGLE-FAMILY RESIDENTIAL DISTRICT – LARGE LOT)

SUMMARY:

OWNER/APPLICANT: Beckwood Real Estate Development LLC
PARCEL ID NUMBER: 09-21-28-0196-90-211
LOCATION: North of W. 12th Street and East of S. Hawthorne Avenue
FUTURE LAND USE: “County” Low Density Residential (“City” Low Density Residential is proposed)
EXISTING USE: Single Family Home
CURRENT ZONING: “County” R-3 (Multiple-Family Dwelling District)
PROPOSED ZONING: “City” RSF-1B (Single-Family Residential District – Large Lot)
TRACT SIZE: 0.41 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 1 Dwelling Unit
PROPOSED: 2 Dwelling Units (with “City” Low Density Residential Future Land Use)

RECOMMENDED ACTION:

Recommend approval of the change of Zoning from “County” R-3 (Multiple-Family Dwelling District) to “City” RSF-1B (Residential Single-Family District – Large Lot).

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

ADDITIONAL COMMENTS: The subject property was annexed into the City on September 16, 2020 by Ordinance Number 2785. The proposed RSF-1B zoning is compatible with the property due to the RSF-1B zoning being found in the vicinity. This application is being processed simultaneously with an application for a Small-Scale Future Land Use Amendment from “County” Low Density Residential to “City” Low Density Residential.

COMPREHENSIVE PLAN COMPLIANCE: The proposed RSF-1B (Single Family Residential District – Large Lot) zoning is consistent with the proposed Low Density Residential (0-5 Dwelling Units per Acre) Future Land Use Designation. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: The proposed future land use change will result in an insignificant increase (less than 9) in the number of residential units which could be developed at the subject property. Therefore, the property is exempt from school Capacity and Concurrency per the School Interlocal Planning Agreement.

PUBLIC HEARING SCHEDULE:

October 13, 2020 - Planning Commission (5:30 pm)

November 4, 2020 - City Council (1:30 pm) - 1st Reading

November 18, 2020 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

October 2, 2020 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

Development Review Committee: Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from “County” R-3 (Multiple-Family Dwelling District) to “City” RSF-1B (Residential Single-Family District – Large Lot) for the property owned by Beckwood Real Estate Development LLC and located north of W. 12th Street and east of S. Hawthorne Avenue.

Recommended Motion: Find the proposed change of zoning consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from “County” R-3 (Multiple-Family Dwelling District) to “City” RSF-1B (Residential Single-Family District – Large Lot) for the property owned by Beckwood Real Estate Development LLC and located north of W. 12th Street and east of S. Hawthorne Avenue.

Note: This item is considered Legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	“County” LDR	R-3	Single Family Home
East (County)	“County” LDR	R-3	Single Family Home
South (County)	“County” LDR	R-3	Place of Worship
West (City)	“City” LDR	RSF-1B	Single Family Home

LAND USE & TRAFFIC COMPATIBILITY:

The property is currently accessed from S. Hawthorne Avenue

COMPREHENSIVE PLAN COMPLIANCE:

The proposed RSF-1B zoning is consistent with the proposed Future Land Use designation, “Low Density Residential” (0-5 du/ac) and with the character of the surrounding area. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.



Beckwood Real Estate Development LLC
0.41 +/- acres
Proposed Small-Scale Future Land Use Amendment:
From: “County” Low Density Residential
To: “City” Low Density Residential
Parcel ID #: 09-21-28-0196-90-211

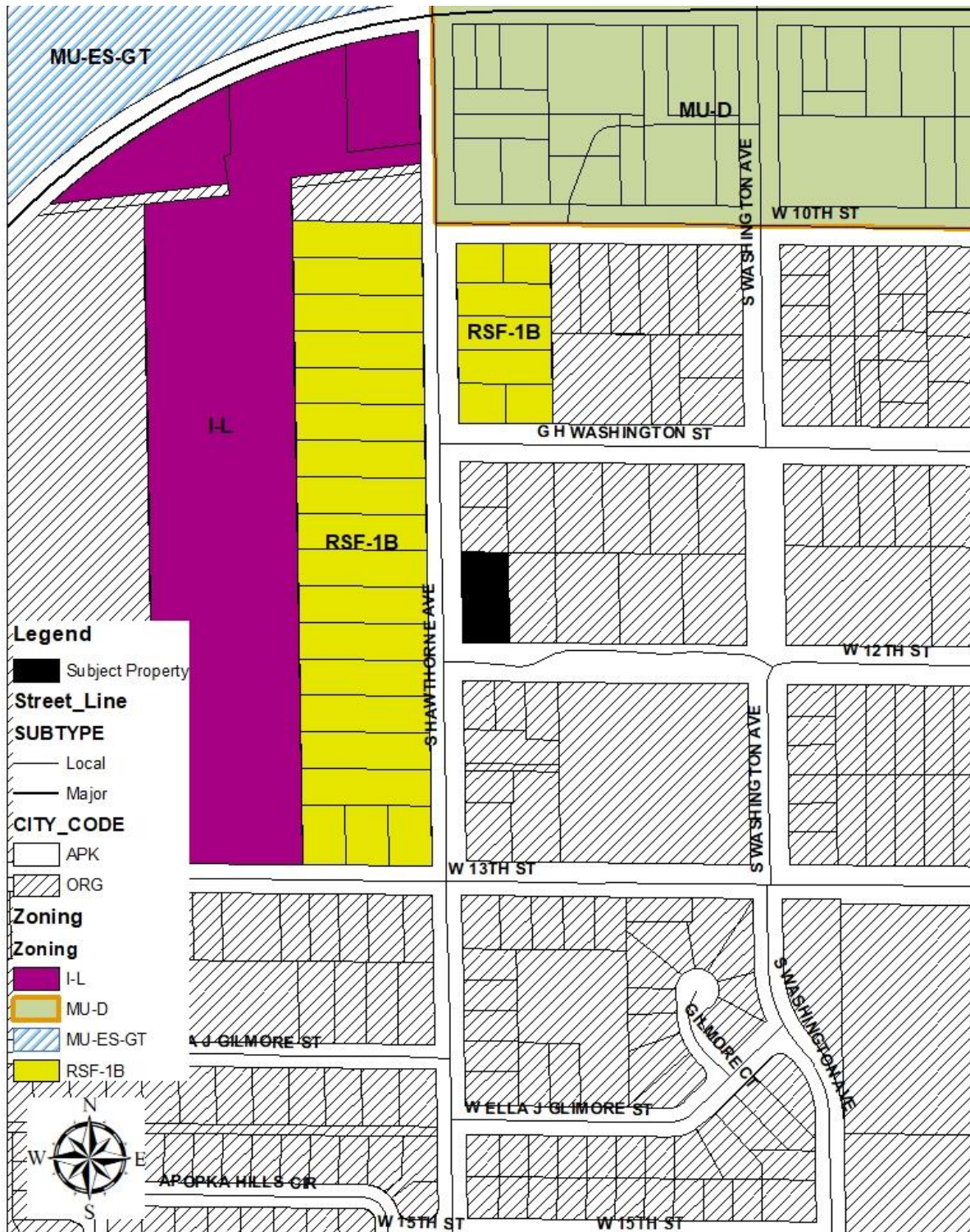
VICINITY MAP



The map displays a large industrial area (pink) and a residential area (yellow) in the northwest corner of the intersection. The map includes a legend for City Code (APK, ORG), Street Line (Local, Major), Future Land Use (IND, MU, RL), and Land Use (IND, MU, RL). A compass rose is located in the bottom left corner.

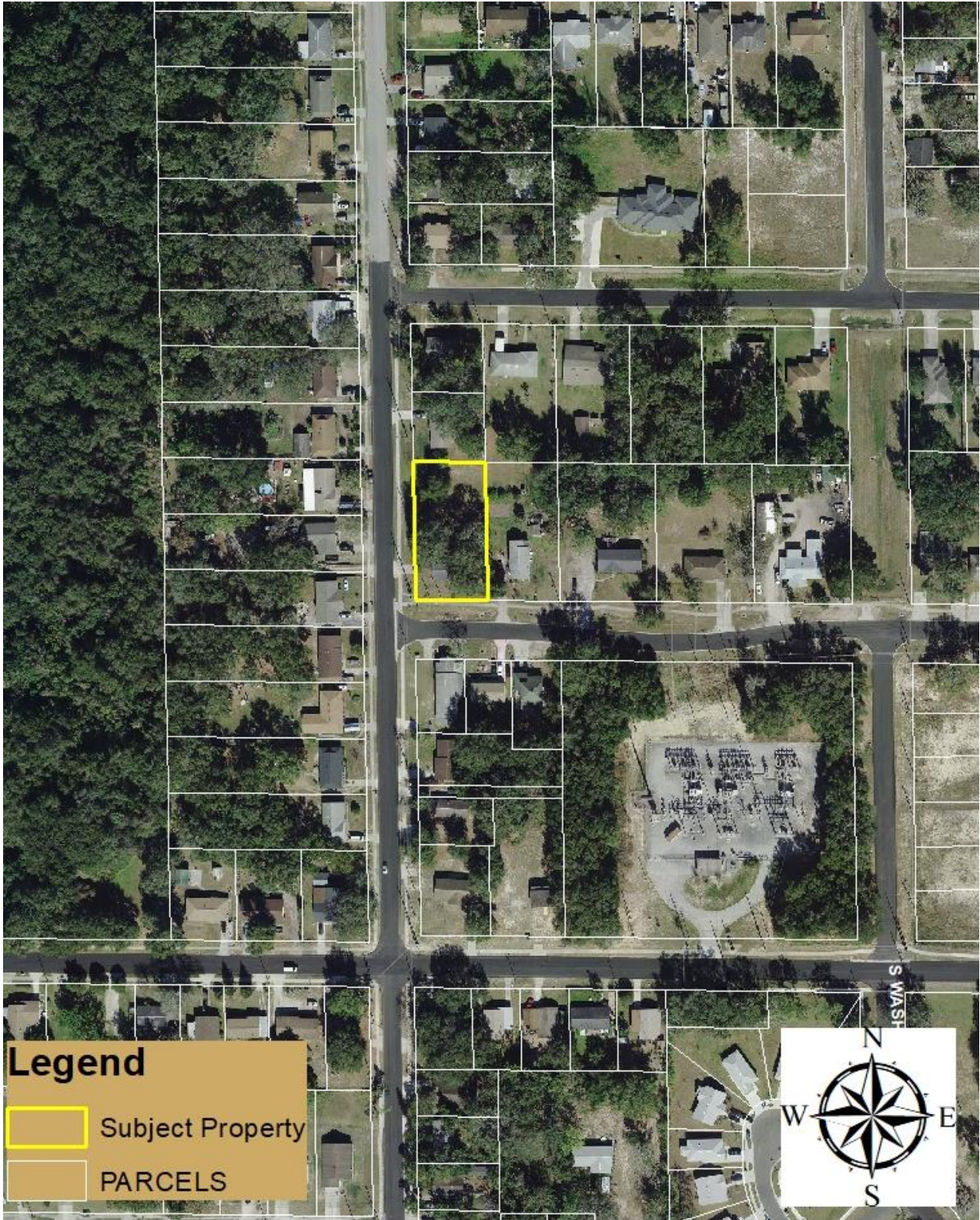


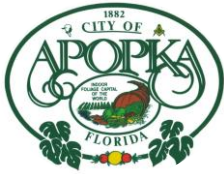
ADJACENT ZONING





ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORTS
☐ OTHER:

MEETING OF: October 13, 2020
FROM: Community Development
EXHIBIT: Text Amendment

SUBJECT: AMENDMENT TO THE CITY'S FIVE-YEAR CAPITAL IMPROVEMENTS PLAN TO ADD RECREATION IMPROVEMENT, AND INCORPORATING INTO THE CITY OF APOPKA, COMPREHENSIVE PLAN, CAPITAL IMPROVEMENTS ELEMENT.

REQUEST: RECOMMEND APPROVAL OF THE AMENDMENT TO THE CITY OF APOPKA, FIVE-YEAR CAPITAL IMPROVEMENTS PLAN AND INCORPORATE INTO THE CITY OF APOPKA COMPREHENSIVE PLAN, CAPITAL IMPROVEMENT ELEMENT.

SUMMARY: The City desires to add recreational facilities at the city-owned vacant property off of Harmon Road (proposed name) to accommodate the addition of a new park on the south side of the city. To fund these recreation improvements, the City proposes to apply for available grant funds sponsored by the Florida Department of Environmental Protection.

Eligibility requirements for the grant program require that the proposed recreation improvement must be recognized within the City's capital improvement program (CIP) established in the Comprehensive Plan. Further, the City must proceed expeditiously at this time to meet grant application deadlines. Hence, the proposed update to the five-year CIP of the Comprehensive Plan at this time only addresses the new recreation improvements at Kit Land Nelson Park and at Northwest Recreation Complex.

After the Fiscal year 2020-2021 budget has been approved by City Council, staff will conduct an annual update of the five-year CIP to address necessary levels of service (LOS), to maintain and repair failing facilities, and to provide additional infrastructure facilities and roads to meet demands generated by new growth and development. Typically, the five-year CIP within the Comprehensive Plan addresses the infrastructure needs related to transportation, water, sewer, reclaimed water, stormwater management, and recreation.

Exhibit 'A' of this report includes the updated CIP to be incorporated as **Appendix 7-1** of the Capital Improvements Element. The proposed CIP changes (additions) are included in the 'General Fund' and 'FDEP Grant Fund' sections of the Recreation CIP (shown in Exhibit 'A').

Legislative changes in 2011 to Chapter 163, Florida Statutes allow local governments to update their five-year CIP by ordinance, and is not considered a comprehensive plan policy amendment. Therefore, incorporation of the updated CIP into the Capital Improvements Element does not require transmittal to the Florida Department of Economic Opportunity for state agency review.

RECOMMENDATION ACTION:

Find the proposed amendment of the Apopka Five-Year Capital Improvements Plan consistent with the Apopka Comprehensive Plan, recommend approval of the Five-Year Capital Improvements Plan amendment and the incorporation into the Capital Improvements Element of the Comprehensive Plan.

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

PLANNING COMMISSION – OCTOBER 13, 2020
5-YEAR CIP AMENDMENT
PAGE 2

PUBLIC HEARING SCHEDULE:

October 13, 2020 – Planning Commission (5:30 pm)

October 21, 2020 – City Council 1st Reading (7:00 pm)

November 4, 2020 – City Council 2nd Reading (1:30 pm)

DULY ADVERTISED:

September 25, 2020 – Public Hearing Notice

October 2, 2020 – Public Hearing Notice

APPENDIX 7-1*: FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS – RECREATION
 (* indicates proposed changes)

Proposed Change -- **underscore**

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Concession, bathrooms, building and sidewalks at NWRC	General Fund		\$300,000					\$300,000
Parking Lot-NWRC Little League Fields			\$510,000					\$510,000
Picnic Pavilions			\$100,000		\$100,000		\$100,000	\$300,000
NWRC Ball Field Renovations		\$23,900	\$50,000	\$50,000	\$50,000			\$173,900
Fitness Equipment for Kit Land Nelson Park (with grant)								\$23,900
Bleacher Covers Over Quad 3			\$60,000					\$60,000
Tennis Court Resurfacing – NWRC					\$50,000			\$50,000
Basketball Resurfacing – NWRC					\$50,000			\$50,000
Lk. Ave. Park – Playground, Pavilion, Shade Structure				\$350,000				\$350,000
Old Little League Fields New Park					\$200,000			\$200,000
NWRC Scoreboards for (1) Quad			\$30,000	\$30,000				\$60,000
New ball fields (Baseball, soccer, etc.)				\$2,200,000				\$2,200,000
Alonzo Williams Park Improvements (Contingent upon CDBG grant award)			\$50,000					\$50,000
Kit Land Nelson Park Fitness (grant contingent)*			\$80,000					\$80,000
TOTAL GENERAL FUND		\$23,900	\$1,180,000	\$2,630,000	\$450,000	\$0	\$100,000	\$3,285,000

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Recreation Splash Pad at NWRC	Recreation Impact Fund					\$400,000		\$400,000
Skate Park			\$300,000					\$300,000
Playground at Apopka Athletic Complex (AAC)			\$75,000					\$75,000
Splash Pad w/ Restrooms (Kit Land Nelson Park)		\$750,000						\$750,000
Park Lot - NWRC				\$267,000	\$865,000		\$1,165,000	\$2,297,000
TOTAL RECREATION IMPACT FUND		\$750,000	\$375,000	\$267,000	\$865,000	\$400,000	\$1,650,000	\$4,307,000
Alonzo Williams Community Center Bldg.	CDBG		\$750,000					\$750,000
TOTAL CDBG			\$750,000					\$750,000
Alonzo Williams Park ¹ Renovations	FRDAP Grant	\$28,000						\$28,000
Alonzo Williams Park New Construction ²		\$22,000						\$22,000
Kit Land Nelson Park Renovations ³		\$3,700						\$3,700
Kit Land Nelson Park New Construction ⁴		\$42,500						\$42,500
AAC Renovations ⁵			\$17,000					\$17,000
AAC New Construction ⁶			\$33,000					\$33,000
Old Little League Fields New Park Construction					\$200,000			\$200,000
TOTAL FRDAP GRANT FUNDS		\$96,200	\$50,000	\$0	\$200,000	\$0	\$0	\$346,200
	Source of	FY	FY	FY	FY	FY	FY	Totals

¹ Resurfacing, irrigation, drinking fountain, picnic facilities

² Playground, security lighting

³ Resurfacing, tennis court maintenance, drinking fountain, picnic facilities, miscellaneous maintenance

⁴ New playground, bike rack, picnic facilities

⁵ Restrooms, playground surface materials, baseball dugout shelters, drinking fountain & picnic facilities

⁶ Playground, landscaping, picnic facilities

Comprehensive Plan Element/Project	Funding	16-17	17-18	18-19	19-20	20-21	21-22	
Kit Land Nelson Park Fitness Track/Trail*	FDEP Grant		\$200,000					\$200,000
Kit Land Nelson Park Playground	FDEP Grant			\$150,000				
Northwest Recreation Complex Playground	FDEP Grant			\$70,000				
Harmon Rd. Park	FDEP Grant (grant contingent)					\$2,000,000		
TOTAL FDEP GRANT FUNDS			\$200,000	\$220,000				\$200,000
Gymnasium/Aquatic Center (GO Bond)	Other Funds		\$20,000,000					\$20,000,000
Fitness Equipment for Kit Land Nelson Park/Outdoor Fitness Grant		\$9,560						\$9,560
TOTAL OTHER FUNDS		\$9,560	\$20,000,000	\$0	\$0	\$0	\$0	\$20,009,560

APPENDIX 7-1 (CONT'D) : FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS – PUBLIC SERVICES

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Downtown Parking Lot	CRA	\$200,000						\$200,000
Downtown Park Lot Upgrades			\$500,000					\$500,000
TOTAL CRA FUND								\$700,000
Brick Streets, Repair & Restoration	Street Improvement Fund		\$500,000					\$500,000
Equipment (3412 Streets-6400)		\$60,000	\$60,000	\$60,000	\$50,000	\$50,000	\$50,000	\$330,000
New Sidewalk & Curb Construction (3412 Streets-6304)		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$300,000

Paving & Resurfacing (3412 Streets-6304)		\$600,000	\$600,000	\$600,000	\$600,000	\$600,000		\$3,000,000
8 th Street Complex (Renovation/or Relocate) Split with 3412/3513/3181)		\$300,000						\$300,000
TOTAL STREET IMPROVEMENT FUND		\$1,010,000	\$1,410,000	\$710,000	\$700,000	\$700,000	\$100,000	\$4,630,000

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
6 th Street Reconstruction & Downtown Related Street Improvements, Central Ave to US 441	Traffic Impact Fee	\$500,000	\$500,000	\$1,000,000				\$2,000,000
Bradshaw Rd US 441 Traffic Signal		\$400,000						\$400,000
Peterson Rd (End of pavement to Hermit Smith Rd) 2 lanes				\$750,000				\$750,000
Maine Ave, Martin St to Old Dixie Hwy (2 lanes)					\$1,000,000			\$1,000,000
Martin St, Maine Ave between Park Ave					\$1,600,000			\$1,600,000
Marden Rd (Keene Rd to CR 437A) 2 lanes, Urban Section Improvement		\$500,000	\$500,000					\$100,000
New Sidewalks		\$50,000	\$50,000	\$50,000	\$50,000	\$50,000		\$250,000
Rogers Rd, Lester Rd to Ponkan Rd				\$1,400,000				\$1,400,000
Old Dixie (Hawthorne Ave to Schopke Lester		\$1,000,000						\$1,000,000

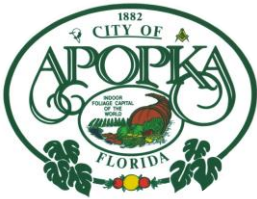
Rd) turn lane, curb, gutter								
Sheeler Ave/Cleveland St Intersection Improvement (turn lanes/traffic light)			\$500,000					\$500,000
Plymouth Rd/Yothers Rd Intersection Improvements		\$500,000						\$500,000
Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Piedmont-Wekiwa Rd/Greenacres Rd (Traffic Light)	Traffic Impact Fee (Cont'd)			\$350,000				\$350,000
TOTAL TRAFFIC IMPACT FUND		\$2,950,000	\$1,550,000	\$3,550,000	\$2,650,000	\$50,000	\$0	\$9,850,000
Drainage Upgrading – Citywide (6308)	Stormwater Fund	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$2,100,000
TOTAL STORMWATER FUND		\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$2,100,000
Miscellaneous Water Mains (2)	Water Impact Fund	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
TOTAL WATER IMPACT FUND		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$600,000
Binion Rd RWM, IFAS to Ocoee Apopka Rd, 5,329 LF,	Reclaim Fund				\$511,584			\$511,584
16" Golden Gem Reuse Station HSP						\$6,500,000		\$6,500,000
Keene Rd RWM, Marden Rd to Ocoee		\$794,340						\$794,340

Apopka Rd, 4,413 LF, 36"								
Kelly Park Rd RMW II, Jason Dwelley Pkwy to Rock Springs Rd 16", 8,801 LF (2)				\$705,000				\$705,000
Kelly Park Rd RWM, Golden Gem Rd to Round Lake Rd 24"			\$371,400					\$371,400
Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Miscellaneous RWM (5)	Reclaim Fund (Cont'd)	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$600,000
Northwest Reclaim Water Pump Station, 2 @ \$3,000			\$700,000					\$700,000
Northwest Reclaim Water Pond 2 & 3		\$250,000						\$250,000
Ocoee Apopka Rd, RWM, Harmon Rd to Alston Bay Blvd, 2,500 LF, 30"		\$412,500						\$412,500
Ocoee Apopka Rd RWM, Keene Rd to Alston Bay Blvd, 4,000 LF 30"		\$660,000						\$600,000
Plymouth Sorrento Rd RWM, Yothers Rd to Ponkan Rd, 4,654 LF 24" (2)			\$670,176					\$670,176
Ocoee Apopka Rd RWM, Keene Rd to Binion Rd, 3,500 LF 30"		\$308,000						\$308,000

Plymouth Sorrento Rd RWM, Ponkan Rd to Kelly Park Rd 2,745 LF, 20" (2)			\$645,000					\$645,000
TOTAL RELAIM FUND		\$2,524,840	\$2,486,576	\$805,000	\$611,584	\$6,600,000	\$100,000	\$13,128,000

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Grossenbacher WTP, Replace Well	Water Impact Fee				\$910,000			\$910,000
Haas Rd WM, Mt. Plymouth Rd to Round Lake Rd, 22,708 LF 12" (1)					\$1,634,976			\$1,634,976
Kelly Park Rd WM, Golden Gem Rd to Round Lake Rd, 4,035 LF 16" (1)			\$387,360					\$387,360
Kelly Park Rd WM, Plymouth Sorrento Rd to Golden Gem, 6,672 LF 12" (1)		\$400,320						\$400,320
Miscellaneous Water Mains (2)		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$600,000
Mt. Plymouth Water Plant (Well #1) modifications and improvements		\$700,000						\$700,000
Mt. Plymouth Water Plant (Well #4) modifications and improvements			\$900,000					\$900,000
NW WTP (1 MG Storage Tank) (1)				\$850,000				\$850,000
Plymouth Sorrento Rd WM Ponkan Rd to Kelly Park Rd, 10,720 LF 16" (1)				\$1,030,000				\$1,030,000

Comprehensive Plan Element/Project	Source of Funding	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	Totals
Plymouth Sorrento Rd WM, Yothers Rd to Ponkan Rd, 5,423 LF 12" (1)	Water Impact Fund (Cont'd)	\$390,456						\$390,456
Plymouth Regional Water Plant, modifications and improvements Wells #1 & 2			\$900,000					\$900,000
Ponkan Rd, Ponkan Pines to Golden Gem 8,271 LF 12"			\$595,572					\$595,572
Sheeler Oaks WTP 65T .75 MG (1)			\$750,000					\$750,000
Southwest Water Plant (1)						\$4,500,000		\$4,500,000
US 441 WM, Roger Williams Rd to Sheeler Rd (1)				\$240,000				\$240,000
TOTAL WATER IMPACT FUND		\$1,590,776	\$2,245,572	\$2,220,000	\$2,644,976	\$4,600,000	\$100,000	\$13,401,324
Martin's Pond Improvements	Other Funds (TBD)							TBD
TOTAL OTHER FUNDS								TBD



CITY OF APOPKA PLANNING COMMISSION

___ CONSENT AGENDA
X PUBLIC HEARING
___ SPECIAL REPORTS
___ OTHER:

MEETING OF: October 13, 2020
FROM: Community Development
EXHIBITS: "A" – Glitch Summary List
"B" – Ordinance No. 2805

SUBJECT: APOPKA LAND DEVELOPMENT CODE AMENDMENTS

REQUEST: RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE LAND DEVELOPMENT CODE AMENDMENTS

SUMMARY:

On December 11, 2018, the Planning Commission recommended adoption to the City Council of the update to the Land Development Code. On March 6, 2019, the Apopka City Council formally adopted Ordinance No. 2700 approving the update for the Land Development Code (LDC). The Planning Commission recommended approval of two previous "Glitch" amendments to update, clarify and amend the content of the LDC. On January 15, 2020, the City Council adopted Ord. No. 2745 for the first set of amendments, and on July 15, 2020, the City Council adopted Ord. No. 2775 for the second set of amendments.

This request is for the third set of amendments that staff has identified to help with those clarifications. The amendments effects five of the 10 Articles and Appendix A – Kelly Park Interchange Form-Based Code, and about 12 Sections within those Articles and Appendix A. Because of the length of each section and sub-section being recommended for amendments, staff has provided a *Glitch Amendment #3 Summary List* (Exhibit "A") and the full Ordinance No. 2805 (Exhibit "B") for reference.

The approval process timeline:

- Planning Commission ~ October 13, 2020 at 5:30 PM
- City Council ~ 1st Reading, November 4, 2020 at 1:30 PM
- City Council ~ 2nd Reading/Adoption, November 18, 2020 at 7:00 PM

FUNDING SOURCE:

Not applicable

RECOMMENDATION ACTION:

Recommend approval of the Apopka Land Development Code update to the Apopka City Council.

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

Apopka Land Development Code

“Glitch” Amendment # 3 Summary List:

Article 2. – Administration

Section 2.5. – Application-Specific Review Procedures and Decision Standards

2.5.4. – Permits

A. Arbor Permit

- Updated terminology and definitions (also see Article 5, Section 5.3 – Tree Protection Standards. B. Exemptions. 9. Residential Property.

Article 3: Zoning Districts

Section 3.2. Agricultural and Transitional Base Zoning Districts

3.2.3. Agricultural District

- Added Mobile Home as a permitted use for > 5 acres.

Article 3: Zoning Districts

Section 3.5. – Industrial Base Zoning Districts

3.5.3. – Light Industrial District

- Adds side yard setback to residential at 30’
- Amends max. building height from 35’ to 45’ (meets industrial height needs)

3.5.4. - I-H: Heavy Industrial District

- Adds side yard setback to residential at 100’
- Amends max. building height from 35’ to 45’ (meets industrial height needs)

Article 4: Use Regulations

Section 4.2. – Principal Uses

4.2.2. Principal Use Table

- Add Mobile Home as a permitted use to the AG Zoning District.

4.2.3. – Standards Specific to Principal Uses.

C. Residential Uses

1. Household Living Uses

d. Dwelling, mobile home

5. Mobile home dwelling unit may be allowed in AG, Agricultural Zoning Districts with a minimum of five (5) acres parcel as the primary dwelling units.

- Allows mobile homes in AG districts providing for a minimum of 5 acres.

Article 5: Development Standards

Section 5.3. – Tree Protection Standards

5.3.2. Applicability

B. Exemptions.

- 9. Residential Property, defined

Section 5.6. – Exterior Lighting

5.6.2. – Applicability

3. Streetlight Assessment

c. All developments shall provide streetlighting for both nonresidential and residential subdivisions at entrance(s) from the main roads into the proposed development, internal private or public streets, and all county or city roads that border the development. All streetlights shall be part of the Streetlight Special Assessment. The Community Development Director or City Engineer shall make the final decision if any variation is requested.

- Adds language to clarify streetlights required in all developments at an entrance, internal roads and county or city roads that border the development.

Section 5.13. – Roads, Streets, Sidewalks, and Bikeways

5.13.2. - Minimum Street Design and Construction Standards

- Updated language; added vertical alignment criteria (Table 5.13.2.B.10.a); pavement and road standards clarified and increased.

5.13.4. – Streets

D. Road and Street Names

2. The developer shall be responsible for naming streets within a project. Names should be chosen that relate to the scale and location of a project, which helps establish locational identity. Before preliminary minor development plan approval, the developer shall submit proposed street names to the Director for approval, and the City shall have final approval of all street names. The final minor or major development plan shall include the overall tract illustrating the proposed street layout and proposed street name(s);
- Clarifies the City has final approval of all street names assigned in the City.
 - Updates the language to “minor and major” terminology.

Appendix A – Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code

F. – Permitted Uses

Table 2: Uses Allowed in the Kelly Park Form-Based Code Area

- Adds use to table for Sit-down restaurants with remote order system for curb-side or pick-up window service (No order box) in each of the Design Districts.

O. – Signs

2. Free Standing Signs.

- Removes the pole sign option and increases the monument and street wall sign size and height. Clarifies locations.

ORDINANCE NO. 2805

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF APOPKA BY AMENDING PART III – LAND DEVELOPMENT CODE; ARTICLE 2 ADMINISTRATION, SECTION 2.5.4. PERMITS; BY AMENDING PART III, ARTICLE 3 ZONING DISTRICTS, SECTION 3.2.3. AG AGRICULTURAL DISTRICT; BY AMENDING PART III, ARTICLE 3, SECTION 3.5.3 I-L LIGHT INDUSTRIAL DISTRICT; BY AMENDING PART III, ARTICLE 3, SECTION 3.5.4 I-H HEAVY INDUSTRIAL DISTRICT; BY AMENDING PART III, ARTICLE 4 USE REGULATIONS, TABLE 4.2.2.C; BY AMENDING PART III, ARTICLE 4, SECTION 4.2.3. STANDARDS SPECIFIC TO PRINCIPAL USES; BY AMENDING PART III, ARTICLE 5 DEVELOPMENT STANDARDS, SECTION 5.3.2 APPLICABILITY; BY AMENDING PART III, ARTICLE 5, SECTION 5.6.2. APPLICABILITY; BY AMENDING PART III, ARTICLE 5, SECTION 5.13.2. MINIMUM STREET DESIGN AND CONSTRUCTION STANDARDS; BY AMENDING PART III, ARTICLE 5, SECTION 5.13.4. STREETS; BY AMENDING PART III, APPENDIX A, MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM-BASED CODE, F. PERMITTED USES; BY AMENDING PART III, APPENDIX A, MIXED USE KELLY PARK INTERCHANGE (MU-KPI) FORM-BASED CODE, O. SIGNS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 166.021(3), *Florida Statutes*, provides, in pertinent part, that “[t]he Legislature recognizes that pursuant to the grant of powers set forth in Section 2(b), Art. VIII of the State Constitution, the legislative body of each municipality has the power to enact legislation concerning any subject matter upon which the state legislature may act” except for certain very limited matters; and

WHEREAS, pursuant to Florida Law chartered municipalities have original jurisdiction over all streets and highways located within their boundaries; and

WHEREAS, the City of Apopka Land Development Code requires amending periodically to include needed amendments to protect the health, safety, and welfare of all persons in the City; and

WHEREAS, City of Apopka Code of Ordinances, Florida, Part III Land Development Code regulates the development and uses within the City of Apopka; and

WHEREAS, the City Council of the City of Apopka, Florida, has determined that the continued protection of the health, safety, and welfare of its citizens, and keeping the Land Development Code updated is for the benefit of the City, various Articles are being amended accordingly.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

(Words in ~~strike-through~~ type are deletions; words in underscore type are additions; and * * * * indicate an omission from the existing text which is intended to remain unchanged.)

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1 **SECTION I:** Article 2, Section 2.5.4., Land Development Code, Code of Ordinances, City of
2 Apopka is hereby amended to read:

3
4 **2.5.4. – Permits**

5
6 **A. Arbor Permit**

7
8 * * * *

9
10 **2. Applicability**

11
12 a. **General.** Unless exempted in accordance with Sec. 2.5.4.A.2.b, Exemptions, below, an
13 arbor permit approved in accordance with this section is required before any land disturbing
14 activities or the removal, relocation, or substantial alteration of a tree or native vegetation
15 protected in Sec. ~~5.45.2, Landscaping and Buffer Standards~~ Tree Protection Standards, and
16 Sec. 5.3, ~~Landscaping and Buffer Standards~~ Tree Protection Standards.

17
18 b. **Exemptions.** The following are exempt from the standards and requirements of this
19 section:

20
21 1. Utility operations: Tree removals by duly constituted communication, water, sewer,
22 electrical or other utility companies or federal, state, county or City agencies, or
23 engineers or surveyors working under a contract with such utility companies or
24 agencies, provided the removal is limited to those areas necessary for maintenance of
25 existing lines or facilities or for construction of new lines or facilities in furtherance of
26 providing utility service to its customers, and provided that the activity is conducted
27 so as to avoid any unnecessary removal and, in the case of aerial electrical utility lines,
28 is not greater than that specified by the National Electrical Safety Codes as necessary
29 to achieve safe electrical clearances;

30
31 2. Surveyors: A Florida licensed land surveyor in the performance of the surveyor's
32 duties, provided such alteration is limited to a swath three feet or less in width;

33
34 3. Commercial growers: All commercial nurseries, botanical gardens, tree farms, and
35 grove operations, but only as to those trees which were planted for silvicultural or
36 agricultural purposes, or for the sale or intended sale in the ordinary course of business;

37
38 4. Emergencies: During emergencies caused by hurricane or other disaster, when the City
39 suspends compliance with the applicable provisions of Sec. ~~5.45.2, Landscaping and~~
40 ~~Buffer Standards~~ Tree Protection Standards, and Sec. 5.3, ~~Landscaping and Buffer~~
41 ~~Standards~~ Tree Protection Standards;

42
43 (a) In the event any tree endangers the health, safety or welfare of the community and
44 requires immediate removal without delay due to hurricanes, windstorms, floods,
45 freezes, or other disaster; and

46
47 (b) In anticipation of an emergency situation such as a hurricane or other natural
48 disaster.

49
50 5. Maintenance by City crews for planting, pruning, maintaining, and removing trees,
51 plants, and shrubs within the illumination lines of lights, streets, alleys, avenues, lanes,

squares and public grounds as may be necessary to ensure public safety or to preserve or enhance the symmetry and beauty of such public grounds, and for the removal of any dead or diseased trees or the pruning of trees on public property within the City.

6. Residential property: The pruning, trimming or removal of a tree on residential property, if the property owner submits documentation to the City from an arborist certified by the International Society of Arboriculture or from a Florida licensed landscape architect that the tree presents a danger to persons or property. The documentation submitted may be rebutted by the City if the findings in said documentation fall short of recognized and demonstrable industry standards or fail to substantiate the tree's dangerous condition.

SECTION II: Article 3, Section 3.2.3., Land Development Code, Code of Ordinances, City of Apopka is hereby amended to read as follows:

3.2.3. Agricultural District

* * * *

C. Intensity and Dimensional Standards

Standard		Single-Family [1] Mobile Home [3]	All Other Uses
Lot Area, min. (sf.)		108,900	108,900
Living Area, min. (sf.)		2,000	Not applicable
1	Lot Width, min. (ft.)	150(1)	None
2	Front Yard Setback, min. (ft.)	45	100
3	Side Yard Setback, min. (ft.)	35	100
4	Corner Side Yard Setback, min. (ft.)	35	100
5	Rear Yard Setback, min. (ft.)	50	100
Building Height, max. (ft.)		35	35
Density, max (dus/acre)		0.4	0.4
Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum			
[1] Lot area, minimum is applied for every dwelling unit.			
[2] Lots located on culs-de-sac and curves are allowed to reduce lot width by up to 40 percent of the minimum width at the property line, but are required to maintain a 150 feet width at the building line.			
[3] Use-Specific Standards in accordance with 4.2.3.C.1.d.			

* * * *

SECTION III: Article 3, Section 3.5.3., Land Development Code, Code of Ordinances, City of Apopka is hereby amended to read as follows:

3.5.3. – Light Industrial District

- A. **Purpose.** The purpose of the LI: Light Industrial district is to provide lands that accommodate light industrial and support development. Allowed uses include wholesaling, distribution, storage, processing, research and development, and light manufacturing. The district also accommodates support uses such as office and limited commercial uses that primarily serve the principal light industrial uses.



- B. Use Standards. Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. Intensity and Dimensional Standards

Standard		All Other Uses
Lot Area, min. (sf.)		12,000
1	Lot Width, min. (ft.)	100
2	Front Yard Setback, min. (ft.)	10
3	Side Yard Setback, min. (ft.)	10/30 [1]
4	Corner Side Yard Setback, min. (ft.)	15
5	Rear Yard Setback, min. (ft.)	10/30 [1]
Building Height, max. (ft.)		35 45
Floor Area Ratio (FAR), max.		0.40
Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum		
[1] Thirty (30) feet when adjacent to a residential use or a Residential district.		

* * * *

SECTION IV: Article 3, Section 3.5.4., Land Development Code, Code of Ordinances, City of Apopka is hereby amended to read as follows:

3.5.4. - I-H: Heavy Industrial District

A. **Purpose.** The purpose of the I-H: Heavy Industrial district is to provide lands that accommodate heavy industrial development that generally requires large sites, as well as industrial uses that are important to the City's economic growth but may impact adjacent lands. The uses generally involve greater potential for adverse off-site impacts on the environment and surrounding development (e.g. from dust, fumes, smoke, odor, noise, or vibration, or due to extensive movement of vehicles, materials, and goods). Allowed uses include heavy manufacturing, warehouse distribution, wholesale sales, major utility facilities, and research laboratories. District development is intended to include buffers and the use of mitigation techniques to ensure heavy industrial development mitigates potential impacts to surrounding residential development.

10



B. Use Standards. Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

C. Intensity and Dimensional Standards

Standard		All Other Uses
Lot Area, min. (sf.)		25,000
1	Lot Width, min. (ft.)	150
2	Front Yard Setback, min. (ft.)	25
3	Side Yard Setback, min. (ft.)	10/100 [1]
4	Corner Side Yard Setback, min. (ft.)	25
5	Rear Yard Setback, min. (ft.)	10/100 [1]
Building Height, max. (ft.)		35 45
Floor Area Ratio (FAR), max.		0.60
Notes: sf. = square feet; ft. = feet; min.= minimum; max.= maximum		
[1] One hundred (100) feet when adjacent to a residential use or a Residential district.		

* * * *

SECTION V: Article 4, Section 4.2.2., Land Development Code, Code of Ordinances, City of Apopka is hereby amended to read:

4.2.2. Principal Use Table

1 * * * *

2

3 C. Principal Use Table

4

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Table 4.2.2.C: Principal Use Table

P= permitted use

A= allowed use in a PD district if approved as part of a PD Plan

S=allowed with approval of special exception

Blank cell = use is prohibited

Principal Use Category	Principal Use Type	Agricultural & Transitional Districts		Residential Districts							Commercial Districts				Industrial Districts		Special Purpose Districts							Planned Development District	Use-Specific Standards	
		AG	T	RC E	RSF -1A	RSF -1B	RT F	RM F	RM U	MH P	C - N	C - C	O	C-CO R	C - R	I-L	I-H	MU -D	MU-ES			INS T	P R	AI R		PD
Rural and Agricultural																										
Agriculture/Forestry Uses	Agricultural production	P	P																							
	Apiaries	P	P	P										S	P	P										4.2.3.B.1.a
	Community garden	P	P	P	P	P	P	P	P	P		P	P		P	P		P			P	P				4.2.3.B.1.b
	Forestry	P	P	P																						
	Greenhouse and nursery	P	P	P																						
	Keeping horses or ponies	P	P	P																						4.2.3.B.1.c
	Other agricultural use	P	P																							
Agricultural/Forestry-Related Uses	Agriculture research facility	P																		P						
	Agritourism ([ch.] 570, Fla. Stat.)	P		P																						
	Equestrian center	P																						A		4.2.3.B.1.d
	Farm distribution hub	P																								
	Farm supply sales and farm machinery/implement sales, rental, or repair	P													P											

Table 4.2.2.C: Principal Use Table

P= permitted use

A= allowed use in a PD district if approved as part of a PD Plan

S=allowed with approval of special exception

Blank cell = use is prohibited

Principal Use Category	Principal Use Type	Agricultural & Transitional Districts		Residential Districts							Commercial Districts					Industrial Districts		Special Purpose Districts							Planned Development District	Use-Specific Standards
		AG	T	RCE	RSF-1A	RSF-1B	RTF	RMF	RMU	MHP	C-N	C-C	O	C-COR	C-R	I-L	I-H	MU-D	MU-ES			INST	PR	AIR	PD	
																			NM	GT	RE					
	Farm winery	P		P																					A	
	Riding stable	P		P																					A	4.2.3.B.1.e
	Rural corporate retreat	P		P																					A	
Open Space Uses	Arboretum or botanical garden		P	P	P	P	P	P	P			P			P	P									A	
	Cemetery	P	P																		S	P	S		A	4.2.3.B.2.a
	Park		P	P	P	P	P	P	P	P	P	P	P	P	P			P			P	P	P		A	
Residential																										
Household Living Uses	Accessory dwelling unit																	S								4.2.3.C.1.b
	Dwelling, live-work							P	P	P	P	P	P	P	P			P	P	P	P				A	4.2.3.C.1.a 4.2.3.C.1.b
	Dwelling, mobile home	P								P																4.2.3.C.1.a 4.2.3.C.1.d
	Dwelling, multifamily							P	P		P	P	P	P	P			P	P	P	P				A	4.2.3.C.1.a
	Dwelling, single-family detached	P	P	P	P	P	P	P										P	P	P					A	4.2.3.C.1.a 4.2.3.C.1.e
	Dwelling, townhome							P	P			P	P	P	P			P	P	P	P				A	4.2.3.C.1.a
	Dwelling, two-family (duplex)						P	P											P	P	P				A	4.2.3.C.1.a 4.2.3.C.1.e .2

1 * * * *

2
3 **SECTION VI:** Article 4, Section 4.2.3., of the Land Development Code, Code of Ordinances,
4 City of Apopka is hereby amended to read:

5
6 **4.2.3. - Standards Specific to Principal Uses**

7
8 * * * *

9
10 **C. Residential Uses**

11
12 **1. Household Living Uses**

13
14 * * * *

15
16 **d. Dwelling, mobile home**

- 17
18 1. Mobile home dwellings shall be located on a permanent foundation and anchoring,
19 consistent with the requirements of state law and the F.A.C.
20
21 2. Mobile home dwellings must be permanently enclosed underfloor.
22
23 3. All equipment related to the transportation of the mobile home dwelling shall be
24 removed.
25
26 4. Mobile home dwellings shall be at least 20 feet wide.
27
28 5. Mobile home dwelling unit may be allowed in AG, Agricultural Zoning Districts, as
29 the primary dwelling unit on parcels with a minimum of five (5) acres.
30

31
32 **SECTION VII:** Article 5, Section 5.3.2., of the Land Development Code, Code of Ordinances,
33 City of Apopka is hereby amended to read:

34
35 **5.3.2. Applicability**

36
37 **A. General**

38
39 * * * *

40
41 **B. Exemptions.** The following activities are exempt from this section:

- 42
43 1. **Utility Operations.** Tree removal by duly constituted communication, water, sewer, electrical,
44 or other utility companies, or Federal, State, County or City agencies, or engineers or surveyors
45 working under a contract with such utility companies or agencies, provided the tree removal is
46 limited to those trees necessary for maintenance of existing lines or facilities or for construction
47 of new lines or facilities for providing utility service to its customers, and provided that the
48 activity is conducted in a way that avoids any unnecessary removal, and in the case of aerial
49 electrical utility lines, is not greater than that specified by the National Electrical Safety Codes
50 as necessary to achieve safe electrical clearances.
51

2. **Surveyors.** Tree removal by a Florida licensed land surveyor in the performance of duties, provided the tree removal or alteration is limited to a swath three feet or less in width.
3. **Commercial Growers.** Tree removal at commercial nurseries, botanical gardens, tree farms and groves, if the trees removed were planted for silvicultural or agricultural purposes, or for the sale or intended sale in the ordinary course of business.
4. **Emergencies.** Tree removal during emergencies caused by hurricane or other natural disaster.
5. **Maintenance by City Crews.** The planting, pruning, or maintenance and removal of trees, plants and shrubs by City crews within the illumination lines of lights, streets, alleys, avenues, lanes, squares, and public grounds, as necessary to ensure public safety or to preserve or enhance the symmetry and beauty of public grounds.
6. **Intersection Visibility.** The selective and limited removal of trees or vegetation necessary to obtain clear visibility at driveways or intersections
7. **Single-Family Detached and Two-Family (Duplex) Homes.** Removal of trees other than specimen trees on developed single-family detached and two-family (duplex) lots or lots within a single-family detached or two-family (duplex) subdivision platted before March 6, 2019;
8. **Dead or Diseased Tree.** The removal of dead, diseased, or naturally fallen trees, including specimen trees; ~~and~~
9. **Residential Property.** The pruning, trimming or removal of a tree, including specimen trees, on developed single-family detached and two-family (duplex) lots or lots within a single-family detached or two-family (duplex) subdivision platted after March 6, 2019, if the property owner submits documentation to the City from an arborist certified by the International Society of Arboriculture or from a Florida licensed landscape architect that the tree presents a danger to persons or property. The documentation submitted may be rebutted by the City if the findings in said documentation fall short of recognized and demonstrable industry standards or fail to substantiate the tree's dangerous condition; and
10. **On-going Agricultural Operations.** The removal and cutting of trees as part of an ongoing agricultural operation, including silvicultural operations.

SECTION VIII: Article 5, Section 5.6.2., of the Land Development Code, Code of Ordinances, City of Apopka is hereby amended to read:

5.6.2. – Applicability

- A. General. Unless exempted in accordance with Sec. 5.6.2.A.2, below, the standards of this section apply to:
 1. All new development in the City; and
 2. Any individual expansion or alteration of a building existing prior to March 6, 2019 if the expansion increases the building's floor area by 50 percent or more, or the alteration involves 50 percent or more of the building's floor area (including interior alterations).
 3. Streetlight Assessment

- 1 a. All developments with public streets shall be required to enter into a Streetlight Special
2 Assessment Agreement whereas the developer shall pay the streetlight assessment for the
3 subdivision until such time that each individual lot is sold or conveyed, at which time the
4 new owner shall be assessed the proportionate share of the street lights.
5
6 b. After conveyance of the HOA to the subdivision's HOA, the unsold lots assessments shall
7 be paid by the subdivision HOA. Each lot or parcel within the subdivision, except any
8 City-owned lift stations or similar City sites, shall pay their proportionate share of the
9 streetlight costs.
10
11 c. All developments shall provide streetlighting for both nonresidential and residential
12 subdivisions at entrance(s) from the main roads into the proposed development, internal
13 private or public streets, and all county or city roads that border the development. All
14 streetlights shall be part of the Streetlight Special Assessment. The Community
15 Development Director or City Engineer shall make the final decision if any variation is
16 requested.
17

18 **SECTION IX:** Article 5, Section 5.13.2., of the Land Development Code, Code of Ordinances,
19 City of Apopka is hereby amended to read:
20

21 **5.13.2. - Minimum Street Design and Construction Standards**
22

- 23 A. **Compliance with Technical Construction Standards.** Unless modified by the standards in this
24 section the guidelines of the *Manual of Uniform Minimum Standards for Design, Construction and*
25 *Maintenance for Streets and Highways, State of Florida*, current edition (Green Book), the
26 standards of the *American Association of State Highways and Transportation Officials* and the
27 latest edition of the *Orange County Road Construction Specifications* shall be the minimum
28 acceptable standards for street design.
29

30 B. **Design Standards**
31

- 32 1. **General.** Streets shall be classified based on the definitions, and with consideration of vehicle
33 trip generation ratios as provided in this section. Where the City Council has adopted a higher
34 classification than the classification based on projected traffic volumes, the higher
35 classification shall be used. All streets shall be designed in accordance with the latest standards
36 of the American Association of State Highways and Transportation Officials, Orange County
37 road construction specifications, and the *FDOT Manual of Uniform Minimum Standards for*
38 *Design, Construction, and Maintenance for Streets and Highways* (Green Book), and the
39 following minimum standards, except that greater requirements shall be met when imposed by
40 an agency having jurisdiction of a particular road.
41
42 a. **Minimum Right-of-way Width.** Minimum right-of-way width shall be as specified in
43 Sec. 5.13.7, Rights-of-way.
44
45 b. **Percent Grade.** The percent grade of roadway centerline (closed drainage) shall comply
46 with Table 5.13.2.B.1.b: Percent Grade of Roadway Centerline (Closed Drainage)
47

Table 5.13.2.B.1.b: Percent Grade of Roadway Centerline (Closed Drainage)

Street type	Maximum (Percent)	Minimum (Percent)
-------------	-------------------	-------------------

Arterial street	6	0.24
Collector street	8	0.24
Local street	10	0.24
Frontage road	10	0.24

2. Cul-de-sac

- a. A cul-de-sac shall be provided with a paved turnaround with a minimum radius (exclusive of curb) of 35 feet. The radius of the right-of-way shall be a minimum of 50 feet. The cul-de-sac radius may be increased at the discretion of the Fire Chief, to accommodate emergency vehicle apparatus.
 - b. The length of a cul-de-sac shall be evaluated and approved based on roadway intersection level of service, emergency vehicle access, project layout, and general site planning standards.
 - c. Whenever an island is proposed in the center of a cul-de-sac turnaround, the pavement shall be 24 feet, exclusive of curbs.
3. **Continuation of Existing Street Pattern.** The proposed street layout shall be coordinated with the street system of the surrounding area. Streets on the proposed site shall be connected to existing streets in adjacent areas where required to provide for ~~proper~~better traffic circulation and addition access points.
4. **Street Access to Adjoining Property.** Street stubs to adjoining unplatted areas or future development phases shall be provided unless an amount equal to construction cost is paid to the City for completion of a road when adjoining development occurs. Street stubs in excess of 250 feet shall be provided with a temporary cul-de-sac turnaround. The developer of the adjoining area shall pay the cost of restoring the street to its original design cross section, and extending the street. A secured secondary access for emergency vehicles and essential services shall be provided when subdivision adjoins a development with a private street.

5. Intersection Design

- a. Streets shall be laid out to intersect as nearly as possible at right angles. Multiple intersections involving the juncture of more than two streets are prohibited. In order to provide a clear view of intersecting streets to the motorist, there shall be a triangular area of clear visibility formed by two intersecting streets or the intersection of a driveway and a street.
 - b. Nothing shall be erected, placed, parked, planted, or allowed to grow in such a manner as to materially impede vision (sight distance), as measured and determined in accordance with the *FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways* (Green Book).
6. **Intersection Separation.** Intersection separation shall comply with Sec. 5.13.3.B.2, Intersection Separation.

- 1 7. **Subdivision on Arterial or Collector Streets.** Where a subdivision abuts or contains an
2 existing or proposed street that is designated in the traffic element of the comprehensive plan
3 to be improved or constructed and is shown on the Official Street Map, the developer shall be
4 required to reserve or dedicate rights-of-way, and may be required to construct improvements,
5 as determined by City Council.
- 6 8. **Half Streets.** Half streets shall be prohibited except where a previously platted half street abuts
7 land to be subdivided. The second half of the street shall be platted within the land being
8 subdivided and the entire street shall be improved.
- 9 9. **Additional Right-of-Way.** A proposed subdivision that includes a dedicated street which does
10 not conform to the minimum right-of-way requirements of this LDC, or other applicable City
11 or state requirements, shall provide for the dedication of additional right-of-way along either
12 one or both sides of the street so that the minimum required right-of-way can be established. If
13 the proposed subdivision abuts only one side of the street, then a minimum of one-half of the
14 required additional right-of-way shall be dedicated.

15 **10. Vertical Alignment**

- 16 a. Vertical curves shall be required where the algebraic difference in intersecting grades
17 equals or exceeds the values in Table 5.13.2.B.10.a: Vertical Alignment.

Table 5.13.2.B.10.a: Vertical Alignment		
Street Classification	Algebraic Difference (Percent)	<u>Minimum K-Value</u>
Local	1.00	<u>30 (Crest) / 50 (Sag)</u>
Collector	0.80	<u>55 (Crest) / 75 (Sag), 40 mph</u> <u>75 (Crest) / 90 (Sag), 45 mph</u>

- 19 b. All vertical curves shall be of sufficient length to provide a safe stopping sight distance
20 compatible to the design speed of the street or road. Minimum length of all vertical curves
21 shall be 100 feet.
- 22 c. Minimum cross slopes and/or super-elevation rates of 0.0208 feet/foot (one quarter
23 inch/foot) shall be utilized for the design of all streets or roads.
- 24
- 25 11. **Minimum Number of Access Points.** A minimum of two points for vehicular access shall be
26 provided into each subdivision of 25 lots or more. Nonresidential developments shall also
27 provide a minimum of two points of vehicular access, as determined by the Development
28 Review Committee (DRC). Additional access points may be required depending upon the size
29 of the development. Where adjoining existing development or other land development code
30 requirements preclude the development of two public street access points, an unobstructed
31 driveable stabilized surface for emergency vehicles (Fire/Police) and essential services
32 (Sanitation/Public Works) may be substituted upon review and approval of the Development
33 Review Committee (DRC).

35 **C. Design Requirements**

- 36
- 37 1. ~~Swale drainage.~~ Swale drainage is not permitted.
- 38 2. **Compliance with state and county standards.** All street construction shall comply with the latest
39 edition of the Orange County road construction specifications and *FDOT Standard Specifications*

for Road and Bridge Construction and Flexible Pavement Design Manual. A signed and sealed pavement design shall be provided for all roadway classifications applicable to the development. A design life of twenty (20) years shall be used.

32. **Clearing and grading of rights-of-way.** The owner or developer shall clear all rights-of-way according to minimum standards in the latest edition of the *FDOT Standard Specifications for Road and Bridge Construction*. All grades, including grades for streets, alleys, and drainage, shall be consistent with all grades approved for the subdivision. All debris shall be removed from the project site. **Subgrade.** All unstable materials such as muck, peat, or plastic clays shall be removed from the right-of-way. The areas then shall be backfilled with suitable material and compacted to 95 percent of the maximum density as determined by AASHTO T-180 test method.

43. **Subgrade.** All unstable materials such as muck, peat, or plastic clays shall be removed from the right-of-way. The areas then shall be backfilled with suitable material and compacted to 95 percent of the maximum density as determined by AASHTO T-180 test method.

a. **Subgrade Requirements for Limerock/Soil Cement/Crushed Concrete Base.** Subgrade for ~~limerock base~~ shall comply with the following:

1. ~~Stabilize top six inches to 50 psi FBV.~~

2. ~~Compact to 95 percent of AASHTO T-180 for top 12 inches minimum,~~ minimum LBR 40.

32. Subgrade shall extend 12 inches beyond back of curb.

b. **Subgrade Requirements for Soil Cement Base.** Subgrade for soil cement base shall comply with the following:

1. ~~Compact to 95 percent of AASHTO T-180 for top 12 inches minimum.~~

2. ~~Subgrade shall extend 12 inches beyond back of curb.~~

e. **Testing Intervals.** Density and bearing value tests shall be taken at intervals not to exceed 300 feet or 800 square yards, as directed by the City Engineer.

54. **Base Course**

a. **Thickness.** The base course materials may be ~~either limerock, or soil cement, or crushed concrete~~ with a minimum thickness that complies with Table 5.13.2.C.5.a: Base Course Material Thickness.

Table 5.13.2.C.5.a: <u>Minimum</u> Base Course Material Thickness			
Street Classification	Limerock (inches)	Soil Cement (inches)	<u>Crushed Concrete (inches)</u>
Local	6	6	<u>6</u>
Collector	8	6	<u>8</u>
Arterial	10	8	<u>10</u>

1 b. **Limerock**

- 2
- 3 1. The limerock base shall be compacted to a density of not less than 98 percent maximum
- 4 density as determined by AASHTO T-180, minimum LBR 100.
- 5
- 6 2. Thickness checks and density tests shall be made at intervals not to exceed 300 feet.
- 7

8 c. **Soil Cement**

- 9
- 10 1. The soil cement base shall be constructed to conform with Table 5.13.2.C.5.c.1: Soil
- 11 Cement Laboratory Design Mix Compressive Strength.
- 12

Table 5.13.2.C.5.c.1: Soil Cement Laboratory Design Mix Compressive Strength	
(Days)	(PSI)
7	300
14	350
28	450

- 13
- 14 2. The laboratory mix design shall be provided to the City prior to construction.
- 15
- 16 3. Thickness checks and compressive strength tests shall be performed at intervals not to
- 17 exceed 300 feet.
- 18

19 d. **Crushed Concrete**

- 20
- 21 1. The limerock base shall be compacted to a density of not less than 98 percent maximum
- 22 density as determined by AASHTO T-180, minimum LBR 150.
- 23
- 24 2. Thickness checks and density tests shall be made at intervals not to exceed 300 feet.
- 25

26 65. **Asphalt Concrete**

- 27
- 28 a. The materials used shall conform to the following:
- 29
- 30 1. FDOT ~~Type type S-1~~ SP-9.5 or SP-12.5 asphaltic concrete.
- 31
- 32 2. FDOT ~~Type type III~~ FC-9.5 or FC-12.5 ~~type Type III~~ FC-9.5 or FC-12.5 asphaltic
- 33 concrete when a skid resistant surface is required.
- 34
- 35 b. The asphalt concrete thickness shall conform with Table 5.13.2.C.6.b: Minimum Asphalt
- 36 Concrete Thickness.
- 37

Table 5.13.2.C.6.b: Minimum Asphalt Concrete Thickness	
Street Classification	Asphalt Thickness (inches)
Local	<u>1.5</u>

Collector	<u>4.52.0</u>
Arterial	<u>4.52.5</u>

- c. A certified copy of the design mix shall be submitted to the City Engineer.

76. Roadway Underdrains

- a. All streets shall be designed to provide a minimum clearance of one foot between the bottom of the road base and the estimated seasonal high-water table, or the artificial water table induced by an underdrain system with an appropriate factor of safety.
- b. The planned use of underdrain systems which control the seasonal high-water table to provide these minimum clearances, is allowed with the following requirements and limitations:
 1. The use of a limerock base in conjunction with underdrains is prohibited for streets constructed within City right-of-way.
 2. The underdrains shall be designed so that they flow no more than six months in an average rainfall year.
 3. The underdrain trench bottom shall not be placed below the seasonal low water table elevation.
 4. The distance between the bottom of the underdrain and the bottom of the roadway base shall not be less than 24 inches.
 5. Geotechnical engineer certification:
 - (a) A Florida registered geotechnical engineer shall provide the following design certification: "This is to certify that the underdrain design for (street name), extending from station _____ to station _____, has been designed such that the separation between the bottom of the road base and the artificially induced wet season water table is no less than one foot for the entire width of pavement."
 - (b) The installation shall be inspected by the certifying engineer who shall then certify that the underdrain installation has been constructed according to the approved plans.
 6. The stormwater facilities shall be designed to accommodate expected flow contributed by the underdrain system.
 7. The City shall inspect the underdrain system for compliance prior to the issuance of a Certificate of Acceptance.
 8. Materials used shall be in accordance with the latest Orange County road construction specifications.

1 9. If during construction the water table is encountered within the minimum clearance
2 specified then the engineer of record shall be notified and a thorough investigation
3 conducted.
4

5 87. **Curbs and Gutters**
6

- 7 a. All streets shall be paved and drained utilizing curb and gutter construction.
8
9 b. ~~The width of curb and gutter shall be a minimum of 24 inches and shall be~~ FDOT Type
10 ~~type "F" curb and gutter, Type E, or Miami depending on the application. Simple vertical~~
11 ~~curbing and Miami curb are prohibited. FDOT Type E, type-mountable median curb, may~~
12 be used around median dividers on the high side of pavement. All curbing designed to
13 handle water shall incorporate an approved gutter design. There shall be a stabilized
14 subgrade beneath all curbs and one foot beyond the back of the curb.
15
16 c. No water valve boxes, meters, portions of manholes, or other appurtenances of any kind
17 relating to any underground utilities shall be located in any portion of a curb and gutter
18 section.
19
20 d. The minimum allowable flow line grade of curbs and gutters shall be 0.24 percent. The
21 tolerance for ponded water in curb construction is one-fourth inch maximum; if exceeded,
22 the section of curb shall be removed and reconstructed to grade.
23
24 e. Plastering shall not be permitted on the face of the curb. Joints shall be sawed at intervals
25 of ten feet, except where shorter intervals are required for closures, but, in no case, less than
26 four feet.
27
28 f. After concrete has set sufficiently, but in no case later than three days after construction, the
29 curbs shall be backfilled.
30
31 g. All cross-street valley gutters (i.e. FDOT drop curb) shall be constructed of concrete.
32

33 **SECTION X:** Article 5, Section 5.13.4., of the Land Development Code, Code of Ordinances,
34 City of Apopka is hereby amended to read:
35

36 **5.13.4. - Streets**
37

38 * * * *
39

40 **D. Road and Street Names** The continuation of an existing road or street shall have the same name,
41 even when it changes direction. When road or street names are interrupted by a channel,
42 expressway, railroad, body of water or similar obstruction, and eventual connection is not possible,
43 the segments shall bear different names. The name of a new road or street shall not duplicate the
44 name of an existing road or street within the City.
45

- 46 1. No separate name shall be used for a cul-de-sac that provides street frontage for three or less
47 lots. The name shall be the same as that of the intersecting street. Where there is a series of
48 long and short cul-de-sac, however, each should have separate names;
49
50 2. The developer shall be responsible for naming streets within a project. Names should be chosen
51 that relate to the scale and location of a project, which helps establish locational identity. Before

preliminary minor development plan approval, the developer shall submit proposed street names to the Director for approval, and the City shall have final approval of all street names. The ~~final~~ minor or major development plan shall include the overall tract illustrating the proposed street layout and proposed street name(s);

* * * *

SECTION XI: Appendix A – Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code, F. Permitted Uses, Land Development Code, Code of Ordinances, City of Apopka is hereby amended to read:

F. – Permitted Uses

* * * *

Table 2: Uses Allowed in the Kelly Park Form-Based Code Area					
Uses	Village Center	Employment	Interchange	Transition	Neighborhood
EATING, DRINKING AND ENTERTAINMENT					
Bar, lounge, tavern	P	P	P	SE	N
Nightclub (Discotheque)	SE	N	N	N	N
Restaurants	P	P	P	P	SE
Restaurants with drive-up or drive-through facilities	N	SE	P	SE	N
<u>Sit-Down restaurants with remote order system for curbside or pickup drive-thru window service (no order box)</u>	<u>SE</u>	<u>P</u>	<u>P</u>	<u>SE</u>	<u>N</u>

* * * *

SECTION XII: Appendix A – Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code, O. – Signs, Land Development Code, Code of Ordinances, City of Apopka is hereby amended to read:

O. – Signs

Development within the Kelly Park Interchange Form-Based Code Area shall comply with the sign standards of this section in addition to the standards contained in the citywide sign code. Billboard shall not be allowed within the Kelly Park Interchange Form-Based Code area. If any sign standards in this document are in disagreement with the existing Sign Code, the standards detailed in this document take precedent.

* * * *

2. **Free Standing Signs.** Freestanding signs ~~shall include, in the form of pole or~~ monument signs (see Figure 52), or incorporated into the street wall (see Figure 53), are allowed as follows:

Figure 52. ~~Pole and Monument Signs~~



- a. Developments are allowed one (1) freestanding sign per street frontage at a rate of 0.5 square feet of sign for every foot of site frontage on a street. The sign, however, shall not exceed 100 square feet.
- b. The only type of freestanding sign allowed in the Village Core and the Transitional Character District is a sign on the street wall. The sign shall not exceed a maximum of ~~36~~ 72 square feet, shall be placed flat on the wall, and may reach a height of ~~6~~ 8 feet measured from the ground (see Figure 53).

Figure 53. Street Wall Signs



- c. In the Interchange and Employment character zones, freestanding signs shall not be placed in front of or within 5 feet from any portion of the building meeting the street setback requirement. They may, however, be allowed in front of parking areas or where the building is recessed.
- d. ~~Pole signs shall not exceed a height of 12 feet and Monument signs shall not exceed 6-8 feet measured from the adjacent sidewalk, and not on a landscape mound or buffer.~~ Monument signs are preferred to avoid visibility conflicts with street trees.

e. Pole signs if allowed by special exception due to hardship precluding use of a monument sign, shall not exceed 12 feet in height, and shall provide a clearance of 8 feet from the ground. Maximum 32 square feet. The supporting poles may not exceed 2 feet × 3 feet.

3. **Multiple Use Developments.** A sign master plan for mixed-use developments shall be prepared and submitted for City approval.

* * * *

SECTION XIII: AUTHORIZING INCLUSION IN CODE. The provisions of this ordinance shall be included and incorporated into the Code of Ordinances of the City of Apopka, as additions or amendments thereto

SECTION XIV: SEVERABILITY. Should any word, phrase, sentence, subsection or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection or section so held shall be severed from this ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

SECTION XV: CONFLICTING ORDINANCES. All ordinances or part thereof, in conflict herewith are, to the extent of such conflict, repealed.

SECTION XVI: EFFECTIVE DATE. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately upon its passage and adoption.

PASSED UPON at the first reading of the City Council, this 4th day of November, 2020.

PASSED UPON at the second and final reading of the City Council, this ____ day of November, 2020.

ATTEST:

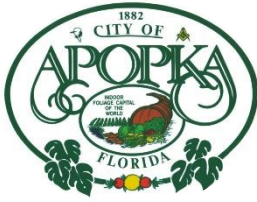
BRYAN NELSON
Mayor

SUSAN M. BONE
Deputy City Clerk

APPROVED as to legal sufficiency and form:

MICHAEL A. RODRÍGUEZ
City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: October 9, 2020, October 23, 2020, and
November 6, 2020



CITY OF APOPKA PLANNING COMMISSION

☐	PUBLIC HEARING	MEETING OF:	October 13, 2020
☐	SITE PLAN	FROM:	Community Development
☐	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
☒	OTHER: Plat		Plat

SUBJECT: AVIAN POINTE – PLAT

REQUEST: RECOMMEND APPROVAL OF THE AVIAN POINTE PLAT

SUMMARY:

OWNER: Apopka Clear Lake Investments, LLC

APPLICANT: NV5, Inc., c/o John Herbert, P.E.

LOCATION: Avian Pointe PD (Planned Development)

PARCEL ID NUMBER: 07-21-28-0000-00-002, 07-21-28-0000-00-015, 07-21-28-0000-00-064

EXISTING USE: Vacant

FLUM DESIGNATION: Residential Low (0-5 du/ac) and Residential Medium (0-10 du/ac)

CURRENT ZONING: PD (Planned Development)

PROPOSED DEVELOPMENT: 56 single family homes, 118 townhome units

TRACT SIZE: 128.09 acres +/-

RECOMMENDED ACTION:

Recommend approval of the Avian Pointe Plat.

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City) (County)	Mixed Use, Rural	MU-ES-GT (City) A-1 (County)	Vacant, Agricultural buildings and uses
East (City)	Low Density Residential (0-5 du/ac)	RSF-1B	Clear Lake Estates subdivision
South (City)	Low Density Suburban Residential (0-3.5 du/ac)	T	Vacant
West (N/A)	None assigned	N/A	SR 429 right-of-way

The Avian Pointe PD, which is located south of Peterson Road and west of SR 429 allows for the development of 758 residential units consisting of single-family, townhomes, and apartment units. Additional uses within the PD includes a shared use recreation area, and a flex use parcel consisting of either a school or daycare facility, senior housing facility, or a 100 room boutique hotel. Consistent with the approved PD Master Plan, two story townhomes in six and eight unit buildings with a minimum living area of 1,350 square feet, and one car garages are provided in the development.

Project Use: The applicant has submitted a Plat for consideration which plats 56 single-family units and 118 townhome units on an estimated 128.09 acres. The remainder of the PD, with the exception of the recreation tract are platted as future development tracts. Additionally, the plat dedicates the right-of-way of Grand Avian Parkway, the north-south spine road which connects Lust Road to Peterson Road, to the public, and internal alleyways and streets as private roadways to the master homeowners association. Development is subject to the standards and conditions set forth in PD Ordinance No. 2671 which was adopted on September 19, 2018.

Access: The subdivision will be accessed via Grand Avian Parkway. Grand Avian Parkway is the spine road that is detailed within the Avian Pointe PD that connects Lust Road to Peterson Road and will allow road access to all proposed developments within the PD.

Stormwater: Stormwater is proposed to be discharged into Tracts SW-1, SW-2, SW-3, SW-4, SW-5, and SW-6 which will be owned and maintained by the homeowners association.

Recreation: Consistent with the approved PD Master Plan, a community park and recreation area will be provided on Tract B4 that will be owned and maintained by the master Avian Pointe homeowners association. Included within the recreation facility is a tot lot, restrooms, basketball courts, multi-purpose sports field, and parking area. This facility is accessible to all residents within the PD and will be accessed via Grand Avian Parkway. A pool and clubhouse are proposed to be constructed on Tract R-1 that is owned and maintained by the homeowners association.

SCHOOL CAPACITY REPORT: The applicant has obtained a Capacity Encumbrance Letter (CEL) from Orange County Public Schools (OCPS) which indicates there is school capacity for the development. The property is zoned for the following schools: Zellwood Elementary, Wolf Lake Middle, and Wekiva High.

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

PUBLIC HEARING SCHEDULE:

October 13, 2020 - Planning Commission, 5:30 pm

October 21, 2020 - City Council, 7:00 pm

RECOMMENDATION ACTION:

The **Development Review Committee** finds the plat to be consistent with the PD Master Plan and recommends approval of the Avian Pointe Plat.

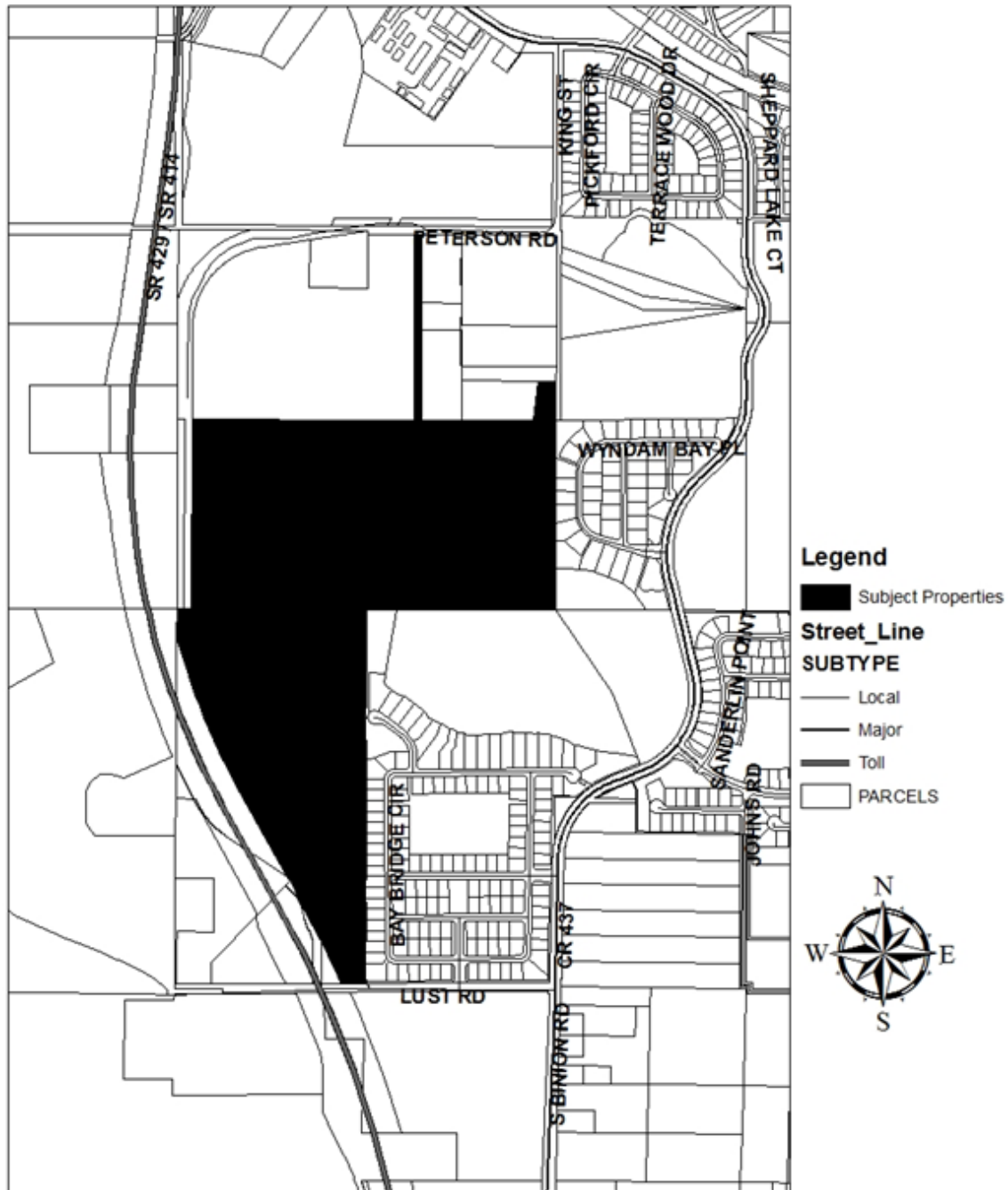
Recommended Motion: Find the Plat consistent with the Land Development Code and PD Master Plan and recommend approval of the Avian Pointe Plat.

Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code and PD Master Plan.

Project: Avian Pointe Plat
Owned by: Apopka Clear Lake Investments, LLC
Location: Avian Pointe PD (Planned Development)
Parcel ID#: 07-21-28-0000-00-002, 07-21-28-0000-00-015, 07-21-28-0000-00-064



VICINITY MAP



AVIAN POINTE
A PORTION OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 6

PLAT BOOK _____ PAGE _____

LEGAL DESCRIPTION

A parcel of land situated in Section 7, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of Section 7, Township 21 South, Range 28 East, Orange County, Florida; thence run North 00°23'17" East, along the West line of the Southwest quarter of said Section 7, for a distance of 30.00 feet to a point on the North right of way line of Lust Road, as recorded in Deed Book 521, Page 280 of the Public Records of Orange County, Florida; thence departing said West line, run North 89°39'36" East, along the said North right of way line, for a distance of 1155.54 feet to the POINT OF BEGINNING, being a point on the Easterly limited access right of way line of State Road 429 per Orlando/Orange County Expressway Authority right of way map project number 429-201, said point lying on a non tangent curve, concave Southwesterly, having a radius of 8150.00 feet and a central angle of 05°04'10" with a chord bearing of North 26°36'44" West, and a chord distance of 720.85 feet; thence run the following courses along said Easterly limited access right of way line: Northwesterly along the arc of said curve for a distance of 721.09 feet to a point of tangency; thence run North 29°08'49" West for a distance of 768.04 feet; to the point of curvature of a curve, concave Northeasterly having a radius of 4850.00 feet and a central angle of 13°50'52" with a chord bearing of North 22°13'22" West, and a chord distance of 1169.35 feet; thence run Northwesterly along the arc of said curve for a distance of 1172.20 feet to a non tangent point on the aforesaid West line of the Southwest quarter of Section 7; thence run North 00°23'17" East along said West line for a distance of 193.80 feet to the Northwest corner of the Southwest quarter of aforesaid Section 7; thence departing aforesaid Easterly limited access right of way line and said West line run South 89°49'16" East along the North line of said Southwest quarter of Section 7 for a distance of 100.00 feet; thence departing said North line run North 00°11'33" East for a distance of 1313.29 feet to a point on the North line of the Southwest quarter of the Northwest quarter of said Section 7; thence run South 89°44'02" East along said North line and the North line of the Southeast quarter of the Northwest quarter for a distance of 1517.79 feet to a point on the West right of way line of Grand Avian Parkway, thence run North 00°18'38" East along said West right of way line for a distance of 1280.97 feet to a point on the South right of way line of Peterson Road according to Deed Book 758, Page 310 of the Public Records of Orange County, Florida; thence run South 89°38'48" East along said South right of way line for a distance of 80.00 feet to a point on the East line of the West 50.00 feet of the East half of the West half of the Northeast quarter of the Northwest quarter of aforesaid Section 7; thence run South 00°18'38" West along said East line for a distance of 1280.85 feet to a point on the South line of the Northeast quarter of the Northwest quarter of said Section 7; thence run South 89°44'02" East along said South line for a distance of 766.73 feet; thence departing said South line run North 07°25'05" East for a distance of 277.24 feet; thence run South 89°41'43" East for a distance of 124.77 feet to a point on the East line of the Northwest quarter of aforesaid Section 7; thence run South 00°07'02" West along said East line for a distance of 1584.45 feet to the Southeast corner of the Northwest quarter of said Section 7; thence run North 89°49'16" West along the South line of said Northwest quarter of Section 7 for a distance of 1308.20 feet; to the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 7; thence run South 00°22'30" West along the East line of the West half of said Southwest quarter of Section 7 for a distance of 2586.52 feet to a point on the aforesaid North right of way line of Lust Road; thence run South 89°39'36" West along said North right of way line for a distance of 163.18 feet to the POINT OF BEGINNING.

Contains 128.09 acres more or less.

LEGEND:

O.R.B.	denotes Official Records Book	Δ	denotes interior angle
PG(S).	denotes page(s)	R	denotes radius
P.C.	denotes point of curvature	L	denotes arc length
P.T.	denotes point of tangency	CH	denotes chord length
P.I.	denotes point of intersection	C.B.	denotes chord bearing
P.R.C.	denotes point of reverse curvature	P.B.	denotes Plat Book
R.P.	denotes radius point	D.B.	denotes Deed Book
R/W	denotes right-of-way	P.R.M.	denotes permanent reference monument
C.C.R. #	denotes Certified Corner Record Number	L.B.	denotes licensed business
■	denotes set 4" x 4" concrete monument LB 6723 (P.R.M.)	●	denotes permanent control point (P.C.P.)
▣	denotes recovered 4" x 4" concrete monument LB 6723 (P.R.M.)	L.E.	denotes landscape easement
N.R.	denotes non-radial (see note 2)	⊙	denotes centerline
N.T.	denotes non-tangent	LLC	denotes limited liability company
		S.R.	denotes State Road
		U.E.	denotes utility easement
			denotes change in direction along right-of-way lines

SURVEYOR'S NOTES:

- Bearings shown hereon are assumed and based on the South line of the Southwest 1/4 of Section 7-21-28 as being an assumed bearing of South 89°39'36" West for angular designation only.
- All lot lines are radial, unless otherwise noted non-radial (N.R.).
- All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television and data services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility, in the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- The property depicted hereon will be subject to the Master Declaration of Covenants, Conditions, Easements and Restrictions for Avian Pointe Development (the Master Declaration), and those portions of the property to be developed for residential purposes shall be subject to the Declaration of Covenants, Conditions, Easements and Restrictions for Avian Pointe Community (the Declaration), both to be recorded in the public records of Orange County, Florida, as part of the plat process, and any supplements and/or amendments thereto. There are easements and restrictions referenced in both the Master Declaration and Declaration that are not shown on the plat.
- Tracts A-1 and B-1 are hereby reserved for Private Roadways and shall be conveyed by separate instrument to the Avian Pointe Community Association, Inc., a Florida not for profit corporation (the Association) for ownership and maintenance. A perpetual non-exclusive access/utility easement is dedicated to the City of Apopka, Utility Providers for the installation and maintenance of utilities and all applicable government agencies including but not limited to law enforcement, fire and other emergency services for the purpose of performing municipal and governmental services reasonably necessary to provide, protect the health, welfare and safety of the property owners, invitees or guests. A perpetual, non-exclusive easement is granted to the members of the Association for the purpose of access over Tracts A-1 and B-1 and the paved areas.
- Tract D-1 is hereby reserved for Private Roadways and shall be conveyed by separate instrument to the Avian Pointe Master Association, Inc., a Florida not for profit corporation (the Master Association) for ownership and maintenance. A perpetual non-exclusive access/utility easement is dedicated to the City of Apopka, Utility Providers for the installation and maintenance of utilities and all applicable government agencies including but not limited to law enforcement, fire and other emergency services for the purpose of performing municipal and governmental services reasonably necessary to provide, protect the health, welfare and safety of the property owners, invitees or guests. A perpetual, non-exclusive easement is granted to the members of the Master Association for the purpose of access over Tract D-1 and the paved areas.
- Tract R-1 (Recreation Tract) shall be owned and maintained by the Association.
- Tract B-4 (Recreation Tract) shall be owned and maintained by the Master Association.
- Tracts CA-1 and CA-2 (Open Space/Conservation Area/Clear Water Lake Tracts) shall to be owned by the Association with development rights dedicated to St. Johns River Water Management District. No clearing, grading or alteration is permitted without approval by the St. Johns River Water Management District.
- Tracts FD-1, FD-2 and FD-3, Future Development Tracts, shall be owned and maintained by the City of Apopka.
- Tracts LS-1A, LS-2, LS-3 and LS-4 (Landscape Buffer Tracts) will be owned and maintained by the Association.
- Tracts LS-1 and LS-5 (Landscape Buffer Tracts) will be owned and maintained by the Master Association.
- Tracts OS-1, OS-2, OS-3, OS-4, OS-5, OS-6, OS-7, OS-8, OS-9, OS-10, OS-11, OS-12, OS-13, OS-14 and OS-15 (Open space Tracts) shall be owned and maintained by the Association.
- A blanket drainage easement over Tract OS-8 (Open space) is dedicated to the City of Apopka.
- Tract SW-2 (Stormwater Tract) will be owned and maintained by the Association.
- Tracts SW-1, SW-3, SW-4, SW-5 and SW-6 (Stormwater Tracts) will be owned and maintained by the Master Association.
- The lands shown hereon are subject to the following easements and encumbrances according to the Property Information Report for Filing of a Subdivision Plat, prepared by First American Title Insurance Company, FATIC File Number.: 2061-4733856:
 - Utilities and Road Easement Agreement recorded in Official Records Book 10959, Page 4974.
- A separate Mortgagee Joinder and Consent to the plat and recorded in doc # _____ of the public records of Orange County, Florida, has been executed by the party that, at the time of recording, is the Mortgagee of the lands shown hereon.

AVIAN POINTE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned company named below, being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the utility easements to the perpetual use of the public. Tract RW-1 (Right-of-Way) is hereby dedicated in fee simple to the City of Apopka without any restriction whatsoever.

Tract LST-1 (Lift Station) is hereby dedicated in fee simple to City of Apopka without any restriction whatsoever. City ownership of this Tract and any improvements thereon vests upon approval of this Plat by the City Council of Apopka. Recording of this Plat shall act as conveyance to the City and no further instrument shall be necessary to vest fee simple title in the City as aforementioned.

IN WITNESS WHEREOF, the undersigned, Apopka Clear Lake Investments LLC, a Florida limited liability company, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this ____ day of _____, 2020.

By: Apopka Clear Lake Investments LLC, a Florida limited liability company

By: _____

Name: Franciscus H. Bombeeck

Title: Manager

Signature of Witness

Signature of Witness

Printed Name of Witness

Printed Name of Witness

ACKNOWLEDGMENT

STATE OF FLORIDA,
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2020, BY FRANCISCUS H. BOMBEECK, AS MANAGER OF APOPKA CLEAR LAKE INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

NOTARY PUBLIC

Printed Name: _____

Commission No.: _____

My Commission Expires: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on June 7, 2013 I completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

By: _____ Date _____

James L. Rickman P.S.M. # 5633

Allen & Company

Licensed Business # 6723

16 East Plant Street,

Winter Garden, Florida 34787

CERTIFICATE OF REVIEW BY CITY SURVEYOR

This plat has been reviewed for conformity with Chapter 177, Florida Statutes.

By: _____ Date _____

Printed Name

License Number

CERTIFICATE OF APPROVAL
BY PLANNING COMMISSION

Examined
and
Approved

Chairman

Date

CERTIFICATE OF COUNTY COMPTROLLER

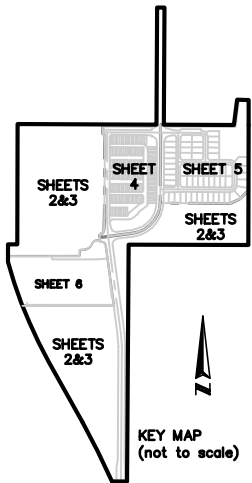
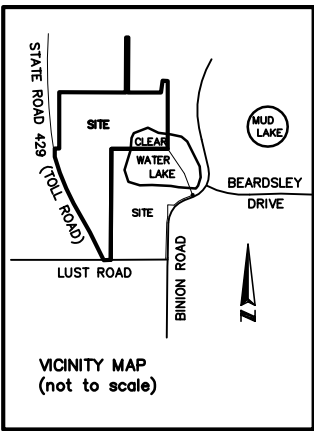
I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ as Document Number _____

County Comptroller in and for Orange County, Florida

By: _____

SHEET INDEX

SHEET 1 of 6 - legal description, dedication,
Surveyor's notes & legend
SHEET 2 and 3 of 6 - boundary & tract geometry
SHEET 4, 5 and 6 of 6 - lot geometry



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

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Municipality.

Mayor

Attest:

City Clerk

CERTIFICATE OF APPROVAL
BY CITY ENGINEER

Examined
and
Approved

City Engineer

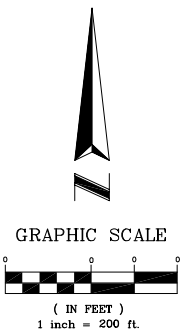
Date

AVIAN POINTE

A PORTION OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOKA, ORANGE COUNTY, FLORIDA

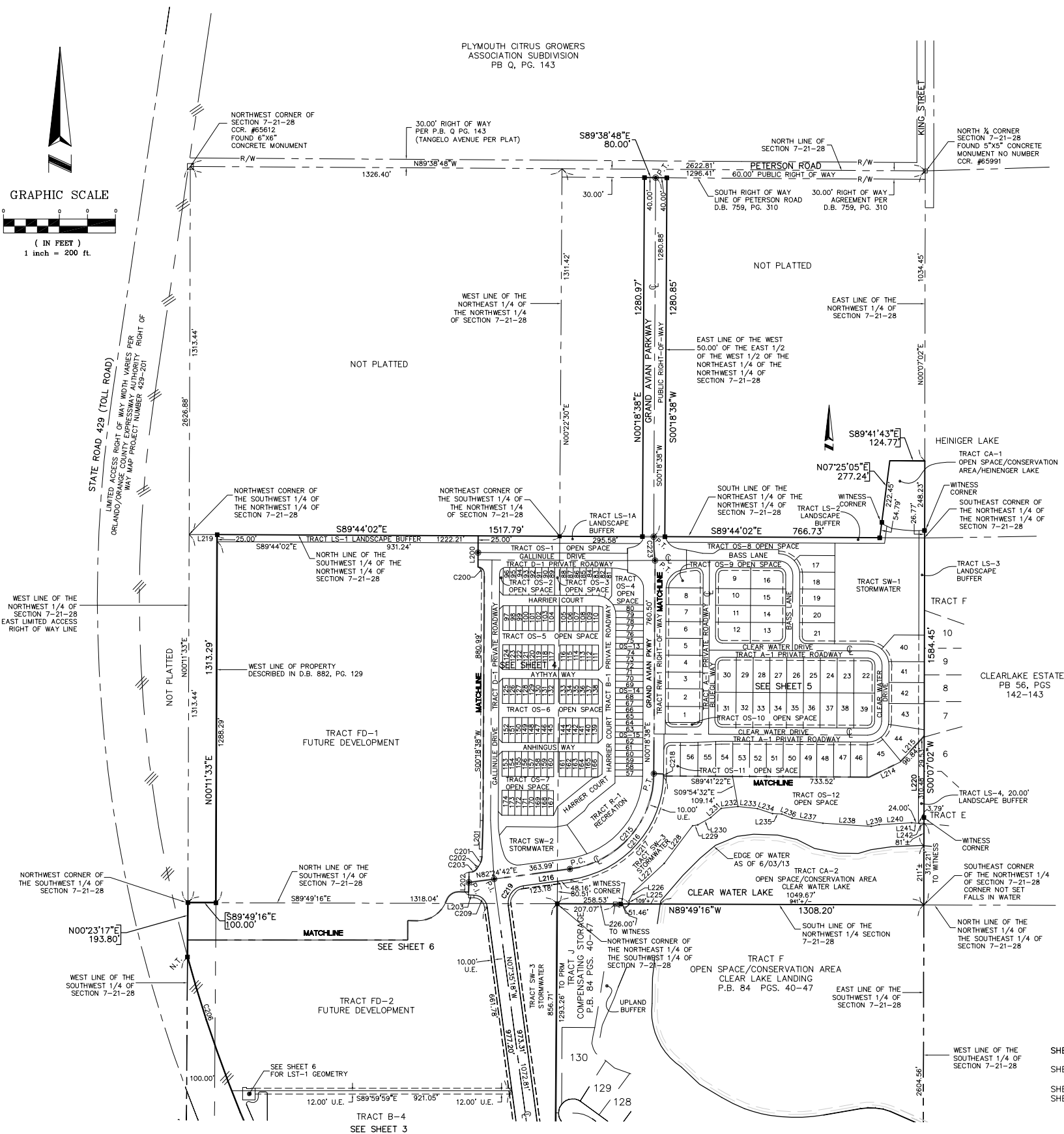
SHEET 2 OF 6

PLAT BOOK ____ PAGE ____



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C200	23.00'	36.13'	32.53'	N44°41'22\"W
C201	60.00'	38.55'	37.89'	N20°09'54\"E
C202	71.50'	6.74'	6.73'	S35°52'15\"W
C203	31.00'	33.84'	32.18'	N64°26'47\"E
C204	8150.00'	630.90'	630.74'	N28°17'42\"W
C205	8150.00'	90.19'	90.19'	N28°49'47\"W
C206	4850.00'	503.35'	503.12'	S18°16'20\"E
C207	4850.00'	352.58'	352.51'	S23°19'40\"E
C208	4850.00'	316.27'	316.21'	S27°16'43\"E
C209	49.00'	69.75'	64.01'	N48°22'08\"W
C210	957.50'	11.12'	11.12'	N07°15'21\"W
C214	995.00'	138.29'	138.18'	N03°36'24\"W
C215	345.00'	494.36'	463.14'	N41°21'40\"E
C216	382.00'	547.38'	501.74'	N41°21'40\"E
C217	382.00'	539.75'	495.96'	N41°56'00\"E
C218	382.00'	7.63'	7.63'	N00°52'58\"E
C219	62.00'	97.39'	87.68'	S37°24'42\"W
C220	1032.60'	143.51'	143.39'	N03°36'24\"W
C223	689.74'	85.16'	85.10'	S03°13'34\"E

LINE TABLE		
LINE	LENGTH	BEARING
L200	86.51'	S00°18'38\"W
L201	129.86'	S01°45'37\"W
L202	81.11'	S00°51'01\"W
L203	18.54'	S89°08'59\"E
L206	48.24'	S89°59'59\"E
L207	25.77'	S00°00'01\"W
L208	30.00'	S89°59'59\"E
L209	25.77'	N00°00'01\"E
L211	88.84'	N06°50'17\"E
L212	152.47'	N00°22'30\"E
L214	122.99'	N6°35'42\"E
L215	96.86'	N42°44'48\"E
L216	171.34'	N82°24'42\"E
L217	88.42'	N02°52'01\"W
L218	151.35'	N00°22'30\"E
L219	100.00'	S89°44'02\"E
L220	286.62'	S00°07'02\"W
L225	11.65'	S11°05'47\"E
L226	36.43'	S27°11'37\"W
L227	148.31'	S47°15'36\"W
L228	168.46'	S36°58'18\"W
L229	18.62'	S79°52'08\"W
L230	53.14'	S60°42'23\"W
L231	49.75'	S48°32'28\"W
L232	59.98'	N8°34'56\"E
L233	70.30'	S8°34'53\"E
L234	56.45'	N71°51'10\"W
L235	32.94'	N86°52'13\"W
L236	39.12'	N68°30'52\"W
L237	112.18'	N80°33'42\"W
L238	172.38'	N86°20'25\"W
L239	29.30'	S77°25'13\"W
L240	116.19'	N86°49'57\"E
L241	27.95'	N85°29'53\"W
L242	16.11'	S85°24'25\"W
L538	29.53'	N42°44'48\"E

SHEET INDEX

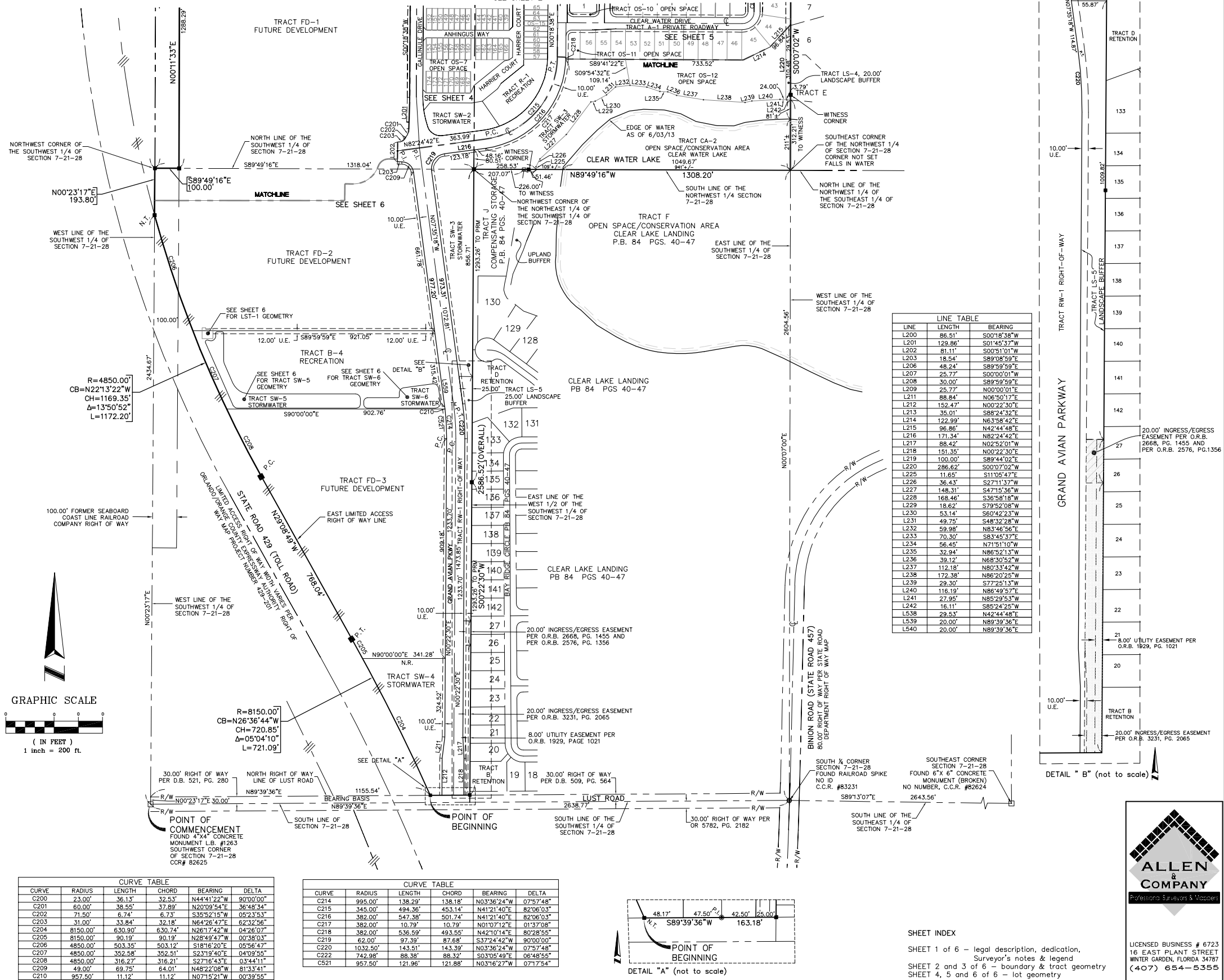
SHEET 1 of 6 - legal description, dedication,
Surveyor's notes & legend
SHEET 2 and 3 of 6 - boundary & tract geometry
SHEET 4, 5 and 6 of 6 - lot geometry



LICENSED BUSINESS # 8723
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

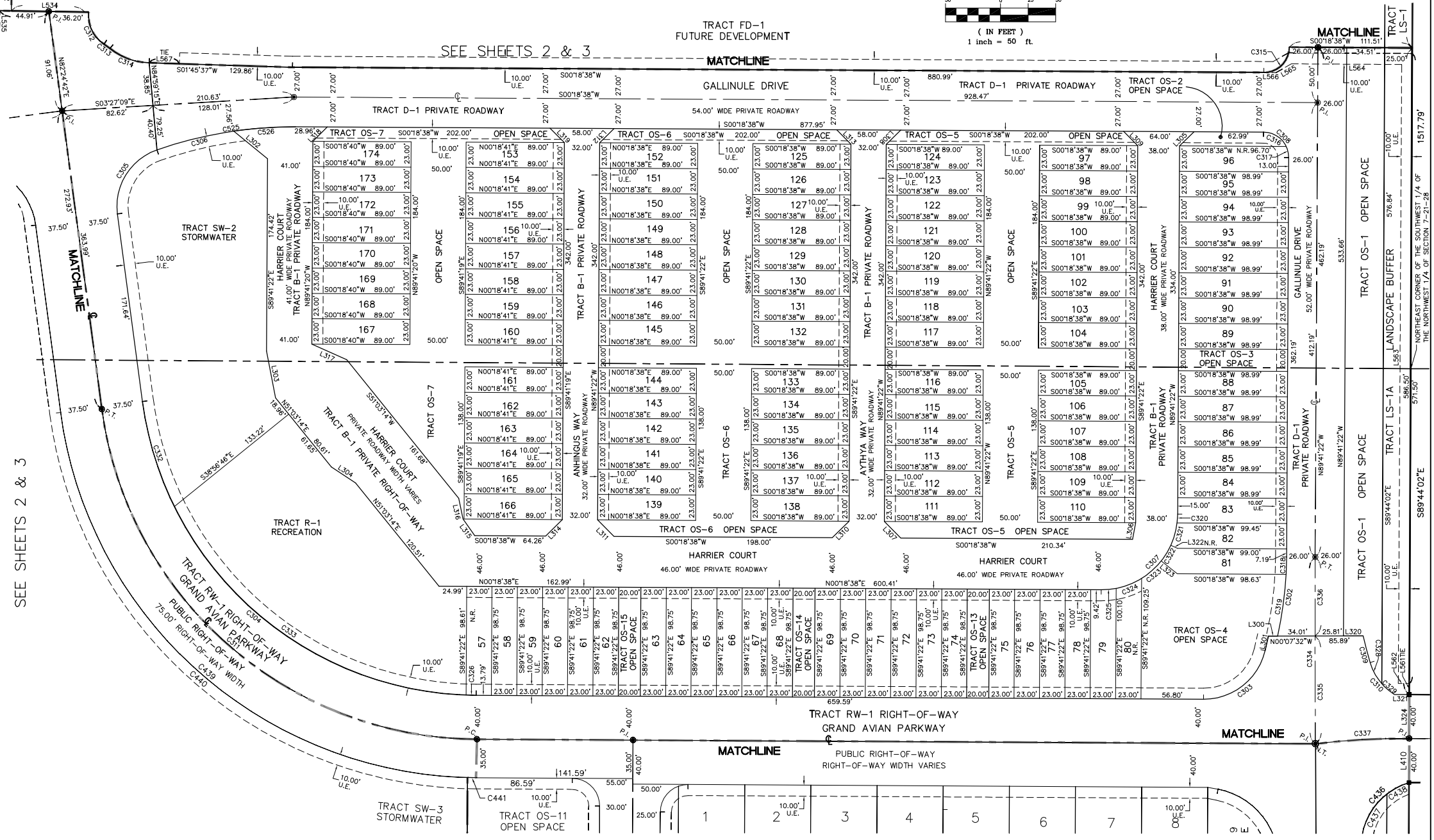
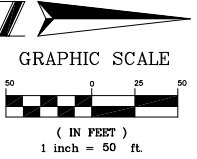
AVIAN POINTE
A PORTION OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 6 PLAT BOOK _____ PAGE _____

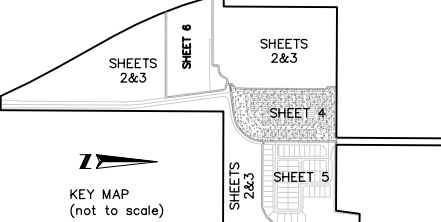


AVIAN POINTE
A PORTION OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 4 OF 6



SHEET INDEX
SHEET 1 of 6 – legal description, dedication,
Surveyor's notes & legend
SHEET 2 and 3 of 6 – boundary & tract geometry
SHEET 4, 5 and 6 of 6 – lot geometry



LINE TABLE		
LINE	LENGTH	BEARING
L300	8.21'	S00°07'32"E
L301	13.51'	S76°55'01"E
L302	39.75'	N39°08'16"E
L303	43.26'	S79°12'41"W
L304	26.21'	N33°17'05"E
L305	18.38'	N44°41'22"W
L306	15.23'	S79°38'22"E
L307	21.21'	S45°18'38"W
L308	18.38'	N44°41'22"W
L309	18.38'	N45°18'38"E
L310	21.21'	S44°41'22"E
L311	21.21'	S45°18'38"W
L312	18.38'	N44°41'22"W
L313	18.38'	N45°18'38"E
L314	21.21'	S44°41'22"E
L315	18.45'	N54°42'34"E
L316	19.25'	N78°19'54"E

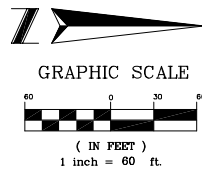
LINE TABLE		
LINE	LENGTH	BEARING
L316	19.25'	N78°19'54"E
L317	13.17'	S74°06'28"W
L318	18.38'	N44°41'22"W
L319	18.38'	N45°18'38"E
L320	17.87'	N00°07'32"W
L321	13.64'	N00°18'38"E
L322	6.63'	N24°30'30"E
L323	18.61'	N38°21'49"E
L324	40.00'	S89°46'42"E
L325	10.00'	S89°43'02"E
L326	10.00'	S00°15'57"W
L327	561.51'	N89°41'22"W
L328	99.96'	S00°18'38"W
L329	16.15'	S29°22'54"E
L330	10.97'	S00°18'38"W
L331	27.28'	N01°45'37"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C300	6599.09'	169.57'	169.57'	N88°57'11"W
C301	742.98'	88.38'	88.38'	S03°05'49"E
C302	336.00'	72.48'	72.48'	N83°29'27"W
C303	57.00'	76.83'	71.14'	N38°18'11"W
C304	307.00'	439.91'	403.23'	N41°21'40"E
C305	54.00'	73.84'	68.22'	S58°24'54"E
C306	375.00'	71.76'	71.65'	S13°45'34"E
C307	69.00'	108.38'	97.58'	N44°12'22"W
C308	23.00'	36.13'	32.53'	S45°18'38"W
C309	330.57'	24.93'	24.93'	N75°30'41"E
C310	52.00'	37.14'	36.36'	N52°53'15"E
C311	345.00'	494.36'	453.14'	N41°21'40"E
C312	31.00'	33.84'	32.18'	N44°26'42"E
C313	71.50'	6.74'	6.74'	S35°52'15"W
C314	60.00'	38.55'	37.89'	N20°09'54"E
C315	23.00'	36.13'	32.53'	N44°41'22"W
C316	23.00'	25.78'	24.45'	S32°25'30"W
C317	23.00'	10.35'	10.26'	S77°25'30"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C318	335.00'	15.81'	15.81'	N88°20'14"W
C319	335.00'	56.67'	56.67'	N82°08'19"W
C320	69.00'	8.02'	8.02'	N82°13'17"W
C321	69.00'	21.12'	21.04'	N74°15'41"W
C322	69.00'	16.69'	16.64'	N58°33'51"W
C323	69.00'	24.00'	23.88'	N41°40'21"W
C324	69.00'	24.89'	24.75'	N21°22'33"W
C325	69.00'	13.67'	13.65'	N05°21'59"W
C326	307.00'	9.21'	9.21'	N01°10'13"E
C328	52.00'	22.17'	22.00'	N61°08'12"E
C329	52.00'	14.97'	14.92'	N40°40'26"E
C330	6599.09'	97.91'	97.91'	N88°38'31"W
C331	6599.09'	71.67'	71.67'	N89°22'42"W
C332	307.00'	99.94'	99.50'	N73°05'07"E
C333	307.00'	339.97'	322.86'	N32°02'06"E
C525	375.00'	127.97'	127.35'	S09°27'55"E
C526	375.00'	56.21'	56.16'	S03°59'01"E

ALLEN & COMPANY
Professional Surveyors & Mappers

LICENSED BUSINESS # 6723
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

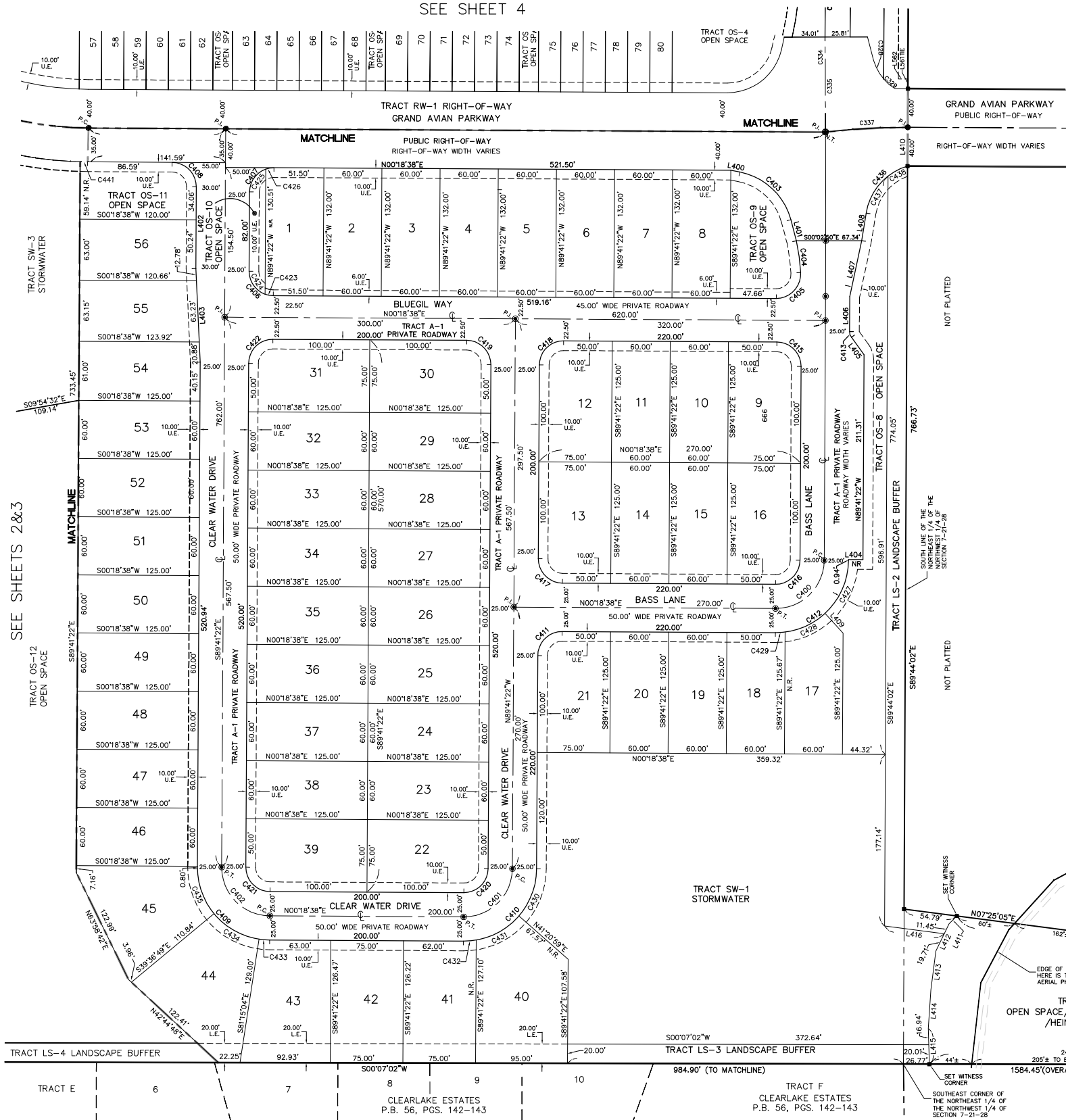


AVIAN POINTE
A PORTION OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 5 OF 6

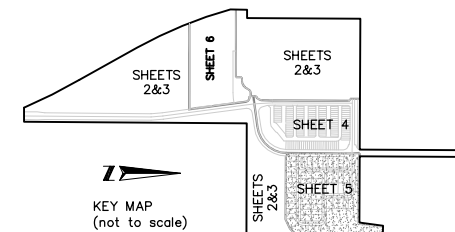
PLAT BOOK PAGE

SEE SHEET 4



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C301	742.98'	88.38'	88.32'	S03°05'49"E	06°18'55"
C400	50.00'	78.54'	70.71'	N44°41'22"W	90°00'00"
C401	50.00'	78.54'	70.71'	N44°41'22"W	90°00'00"
C402	50.00'	78.54'	70.71'	N45°18'38"E	90°00'00"
C403	68.00'	75.97'	72.08'	S43°04'51"W	64°00'31"
C404	215.81'	33.15'	33.11'	S82°31'10"W	08°48'01"
C405	25.00'	41.09'	36.62'	N46°46'32"W	94°10'21"
C406	25.00'	39.27'	35.36'	N45°18'38"E	90°00'00"
C407	25.00'	39.27'	35.36'	S44°41'22"E	90°00'00"
C408	25.00'	39.27'	35.36'	S45°18'38"W	90°00'00"
C409	75.00'	117.81'	106.07'	N45°18'38"E	90°00'00"
C410	75.00'	117.81'	106.07'	N44°41'22"W	90°00'00"
C411	25.00'	39.27'	35.36'	S44°41'22"E	90°00'00"
C412	75.00'	117.81'	106.07'	N44°41'22"W	90°00'00"
C413	10.00'	6.27'	6.17'	N72°20'23"E	35°55'31"
C414	62.11'	70.38'	66.67'	S46°31'26"E	64°55'08"
C415	25.00'	39.27'	35.36'	S45°18'38"W	90°00'00"
C416	25.00'	39.27'	35.36'	N44°41'22"W	90°00'00"
C417	25.00'	39.27'	35.36'	N45°18'38"E	90°00'00"
C418	25.00'	39.27'	35.36'	S44°41'22"E	90°00'00"
C419	25.00'	39.27'	35.36'	S45°18'38"W	90°00'00"
C420	25.00'	39.27'	35.36'	N44°41'22"W	90°00'00"
C421	25.00'	39.27'	35.36'	N45°18'38"E	90°00'00"
C422	25.00'	39.27'	35.36'	S44°41'22"E	90°00'00"
C423	25.00'	8.67'	8.63'	N10°14'59"E	19°52'42"
C424	25.00'	30.60'	28.72'	N55°14'59"E	70°07'18"
C425	25.00'	30.60'	28.72'	S54°37'43"E	70°07'18"
C426	25.00'	8.67'	8.63'	S09°37'43"E	19°52'42"
C427	75.00'	61.49'	59.78'	N66°12'07"W	46°58'29"
C428	75.00'	46.29'	45.56'	N25°02'00"W	35°21'46"
C429	75.00'	10.03'	10.02'	N03°31'14"W	07°39'45"
C430	75.00'	53.01'	51.91'	N69°26'28"W	40°29'47"
C431	75.00'	51.74'	50.72'	N29°25'54"W	39°31'23"
C432	75.00'	13.06'	13.05'	N04°40'47"W	09°58'51"
C433	75.00'	11.05'	11.04'	N04°31'47"E	08°26'18"
C434	75.00'	54.50'	53.31'	N29°34'04"E	41°38'15"
C435	75.00'	52.26'	51.21'	N70°20'55"E	39°55'27"
C436	382.00'	10.79'	10.79'	N01°07'12"E	01°37'08"
C437	62.11'	48.28'	47.07'	S56°43'00"E	44°32'01"
C438	62.11'	22.10'	21.98'	S24°15'26"E	20°23'08"

LINE TABLE		
LINE	LENGTH	BEARING
L400	9.47'	N11°04'35"E
L401	22.45'	S75°05'07"W
L402	84.30'	S89°41'22"E
L403	96.89'	N87°21'09"E
L404	15.00'	N00°18'38"E
L405	22.31'	N54°22'07"E
L406	36.21'	N89°41'22"W
L407	58.88'	N77°59'09"W
L408	28.92'	S80°49'02"E
L409	27.59'	N47°17'08"E
L410	40.00'	S89°44'42"E
L411	11.37'	S46°10'17"E
L412	31.16'	S63°59'46"E
L413	40.42'	S82°37'11"E
L414	39.85'	S86°09'44"E
L415	36.95'	N88°19'02"E



SHEET INDEX

SHEET 1 of 6 – legal description, dedication,
Surveyor's notes & legend
SHEET 2 and 3 of 6 – boundary & tract geometry
SHEET 4, 5 and 6 of 6 – lot geometry



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SHEET INDEX

SHEET 1 of 6 – legal description, dedication,
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SHEET 4, 5 and 6 of 6 – lot geometry

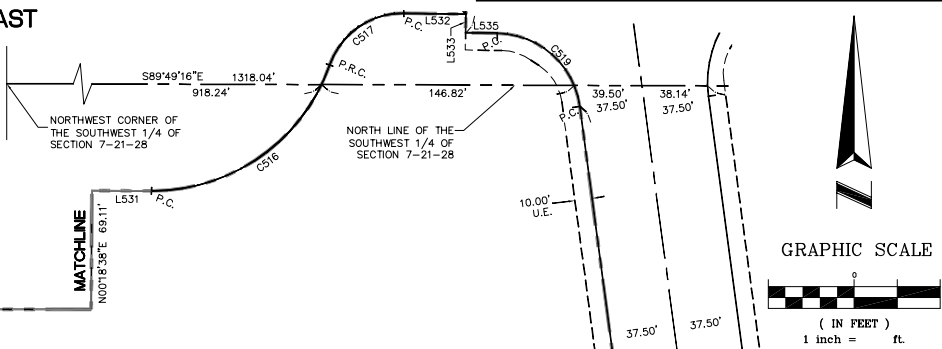
AVIAN POINTE

A PORTION OF SECTION 7, TOWNSHIP 21 SOUTH, RANGE 28 EAST

CITY OF APOKA, ORANGE COUNTY, FLORIDA

SHEET 6 OF 6

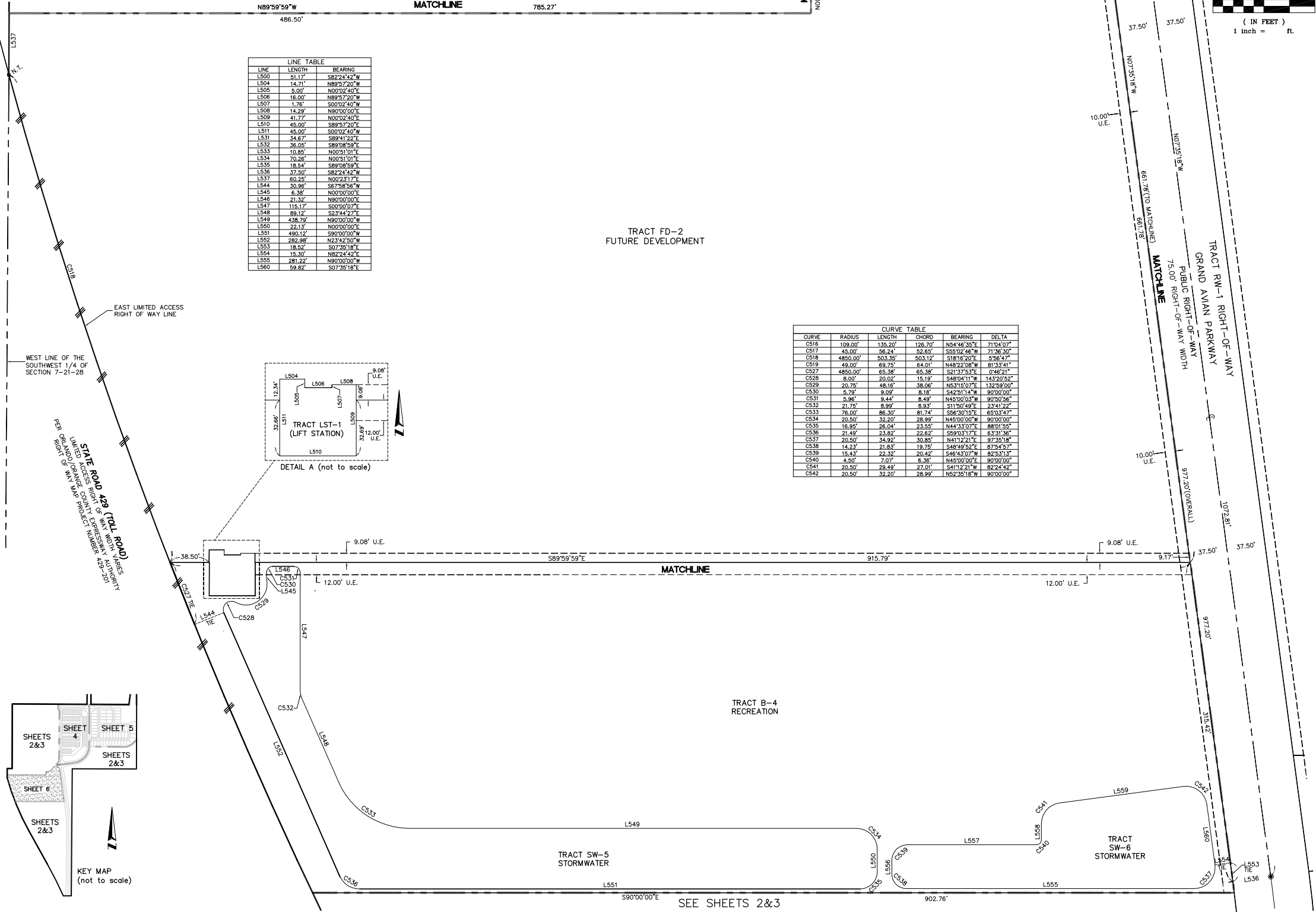
PLAT BOOK ____ PAGE ____

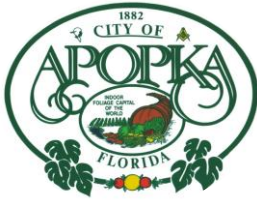


LINE TABLE		
LINE	LENGTH	BEARING
L500	91.17'	S82°24'42"W
L504	14.71'	N89°57'20"W
L505	5.00'	N00°02'40"E
L506	16.00'	N89°57'20"W
L507	1.76'	S00°02'40"W
L508	14.29'	N90°00'00"E
L509	41.77'	N00°02'40"E
L510	45.00'	S89°57'20"E
L511	45.00'	S00°02'40"W
L531	34.87'	S89°41'22"E
L532	36.05'	S89°08'59"E
L533	10.85'	N00°51'01"E
L534	70.26'	N00°51'01"E
L535	18.54'	S89°08'59"E
L536	37.50'	S82°24'42"W
L537	60.25'	N00°23'17"E
L544	30.96'	S87°58'56"W
L545	6.38'	N00°00'00"E
L546	21.32'	N90°00'00"E
L547	115.17'	S00°00'00"E
L548	89.12'	S23°44'27"E
L549	438.79'	N90°00'00"W
L550	22.13'	N00°00'00"E
L551	490.12'	S90°00'00"W
L552	282.98'	N23°42'50"W
L553	18.52'	S07°35'18"E
L554	15.30'	N89°24'42"E
L555	281.22'	N90°00'00"W
L560	59.82'	S07°35'18"E

TRACT FD-2
FUTURE DEVELOPMENT

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C516	109.00'	135.20'	126.70'	N54°46'35"E
C517	45.00'	56.24'	52.65'	S55°02'48"W
C518	4850.00'	503.35'	503.12'	S18°16'20"E
C519	49.00'	69.72'	64.01'	N48°22'08"W
C527	4850.00'	65.38'	65.38'	S21°37'53"E
C528	8.00'	20.02'	15.19'	S48°04'11"W
C529	20.75'	48.16'	38.06'	N52°15'07"E
C530	5.75'	9.09'	8.18'	S47°31'14"W
C531	5.96'	9.44'	8.49'	N45°00'03"W
C532	21.75'	8.99'	8.33'	S11°50'49"E
C533	76.00'	86.30'	81.74'	S46°30'15"E
C534	20.50'	32.20'	28.99'	N45°00'00"W
C535	16.95'	26.04'	23.55'	N44°33'07"E
C536	21.49'	23.82'	22.62'	S59°03'17"E
C537	20.50'	34.92'	30.85'	N41°12'21"E
C538	14.23'	21.85'	19.75'	S48°49'52"E
C539	15.43'	22.32'	20.42'	S46°43'07"W
C540	4.50'	7.07'	6.36'	N45°00'00"E
C541	20.50'	29.49'	27.01'	S41°12'21"W
C542	20.50'	32.20'	28.99'	N52°35'18"W





CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING	MEETING OF:	October 13, 2020
☐ SITE PLAN	FROM:	Community Development
☐ SPECIAL REPORTS	EXHIBITS:	Vicinity Map
☒ OTHER: Major Development Plan		Aerial Map
☐		Major Development Plan
☐		Architectural Renderings

SUBJECT: LIST INDUSTRIES – MAJOR DEVELOPMENT PLAN

REQUEST: RECOMMEND APPROVAL OF THE MAJOR DEVELOPMENT PLAN FOR LIST INDUSTRIES

SUMMARY:

OWNER/APPLICANT: List Apopka II, LLC c/o Herbert A. List, Jr.

ENGINEER: Gadd & Associates, LLC c/o Rodney A. Gadd, P.E.

LOCATION: 2983 West Orange Avenue

PARCEL ID #: 06-21-28-7172-02-222

FUTURE LAND USE: Industrial (Maximum of 0.60 Floor Area Ratio (FAR))

ZONING: I-L (Light Industrial) Zoning District

EXISTING USE: Warehouse

PROPOSED USE: Warehouse

TRACT SIZE: 6.77 +/- acres

PROPOSED FAR: 0.31

RECOMMENDED ACTION:

Recommend approval of the List Industries Major Development Plan.

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

PLANNING COMMISSION – OCTOBER 13, 2020
LIST INDUSTRIES – MAJOR DEVELOPMENT PLAN
PAGE 2

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	T (Transitional)	Warehouse
East (City)	Industrial	I-L	Warehouse
South (City)	Industrial	I-L	Warehouse and Vacant
West (City)	Industrial	I-L	Manufacturing and Warehouse

PROJECT SUMMARY: The List Industries – Major Development Plan proposes a development of 82,735 square feet of warehouse to replace existing buildings onsite. The warehouse use and user will remain the same. The minimum setbacks applicable to this project are as follows:

Setback	Min. Standard
Front	10'
Side	10'
Rear	10'
Corner	15'

ACCESS/TRANSPORTATION: Ingress/egress access points for the development will be via full access onto Orange Avenue. The City has requested and it is the applicant's intent to pursue a realignment to General Electric Road to achieve a better approach angle at the Orange Avenue and General Electric Road intersection.

BUFFER(S)/LANDSCAPING: A mixture of Crepe Myrtle, Japanese Privet and Wax Myrtles are proposed on the western and southern boundaries, along Orange Avenue. Little Gem Magnolia and understory trees embellish the landscaped parking islands.

ORANGE COUNTY NOTIFICATION: The County was notified through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

October 13, 2020 – Planning Commission, 5:30 p.m.

November 4, 2020 – City Council, 1:30 p.m.

RECOMMENDATION ACTION:

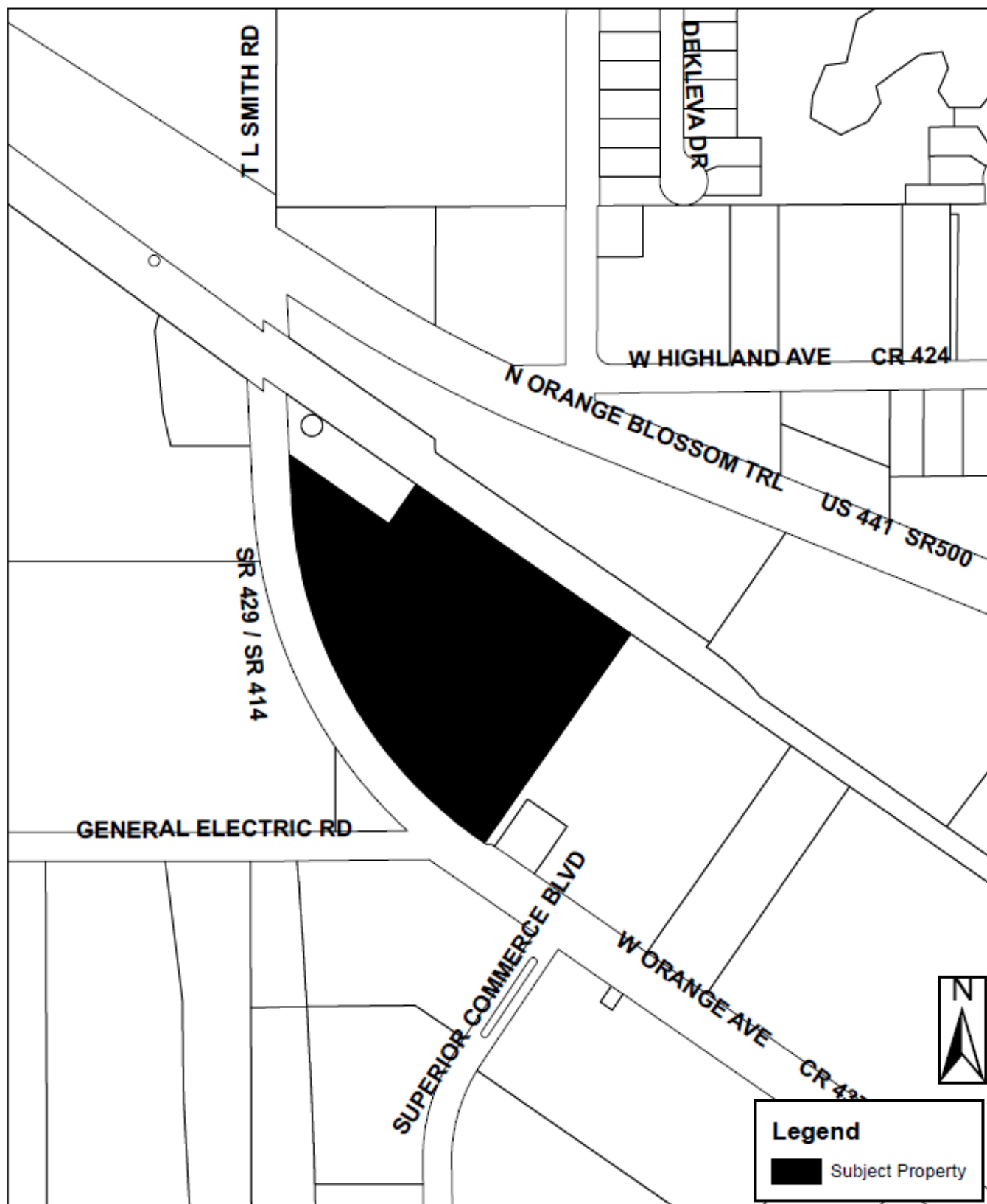
The **Development Review Committee** recommends approval of the List Industries – Major Development Plan subject to the findings of this staff report.

Recommended Motion: Find the List Industries – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, subject to the findings of this staff report.

Planning Commission Role: To advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

Note: This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Vicinity



Aerial



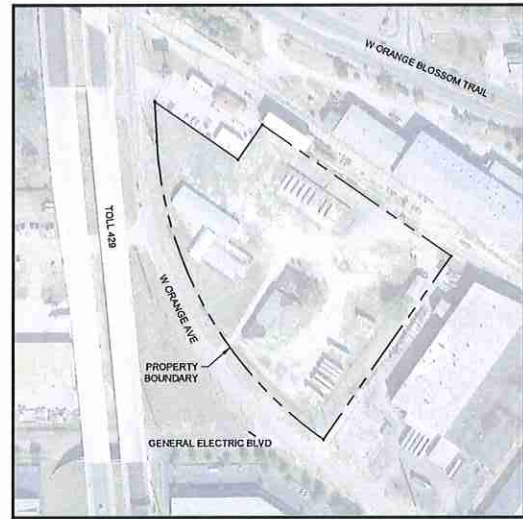
THESE PLANS PREPARED USING THE N.A.V.D.88 DATUM
CONVERSION FROM N.A.V.D. 1988 DATUM TO N.G.V.D. 1929 DATUM
N.A.V.D. 1988 + 0.85 = N.G.V.D. 1929

CONSTRUCTION DRAWINGS FOR LIST INDUSTRIES MAJOR DEVELOPMENT PLAN

SHEET INDEX	
SHEET #	DESCRIPTION
C0.0	COVER SHEET
C1.0	GENERAL NOTES
C2.0	EXISTING CONDITIONS
C3.0-C3.1	STORMWATER POLLUTION PREVENTION PLAN
C4.0	DEMOLITION PLAN
C5.0	GEOMETRY PLAN
C6.0	GRADING & DRAINAGE PLAN
C6.1	GRADING & DRAINAGE PLAN
C6.2-C6.3	POND PLAN AND CROSS-SECTIONS
C7.0	UTILITIES PLAN
C8.0	GENERAL DETAILS
C9.0	UTILITY DETAILS
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L3.0	LANDSCAPE & IRRIGATION DETAILS
	SURVEY (BY OTHERS)

CONTRACTOR SHALL UTILIZE THE FOLLOWING FDOT MOT REFERENCES AS APPROPRIATE (FY 2020-21)	
SPI #	DESCRIPTION
102-600	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
102-601	TWO-LANE, TWO-WAY, WORK OUTSIDE SHOULDER
102-602	TWO-LANE, TWO-WAY, WORK ON SHOULDER
102-603	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY
102-660	PEDESTRIAN CONTROL FOR CLOSURE OF SIDEWALKS

TABLE OF FDOT STANDARD PLAN INDEX REFERENCE	
SPI #	DESCRIPTION
425-052	DITCH BOTTOM INLETS - TYPES C, D, E AND H
425-053	DITCH BOTTOM INLETS - TYPES F AND G
430-021	CROSS DRAIN MITERED END SECTION
522-002	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS
700-010	SINGLE COLUMN GROUND SIGNS
706-001	TYPICAL PLACEMENT OF REFLECTIVE PAVEMENT MARKERS
711-001	PAVEMENT MARKINGS



AERIAL MAP



VICINITY MAP

LEGAL DESCRIPTION
(BY SURVEYOR)

(PROVIDED - OFFICIAL RECORDS BOOK 10216, PAGE 7770)

A PART OF BLOCK "B", ACCORDING TO THE MAP OF PLYMOUTH, RECORDED IN PLAT BOOK "B", PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN NORTH 89°09'53" EAST 476.02 FEET ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST QUARTER, SAID POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 437 (ORANGE AVENUE); THENCE RUN NORTH 55°41'07" WEST 9.56 FEET ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 915.37 FEET; THENCE RUN NORTHEASTERLY 3.90 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 90°43'38" FOR THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING THE MOST WESTERLY CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1702, PAGE 849, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE NORTHEASTERLY 828.40 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 51°54'52" TO THE END OF SAID CURVE; THENCE RUN NORTH 03°31'37" WEST 93.49 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 437 (ORANGE AVENUE) TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS "DESCRIPTION NO. 1" AND RECORDED IN OFFICIAL RECORDS BOOK 1708, PAGE 1004, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 55°22'14" EAST 238.87 FEET TO THE MOST SOUTHERLY CORNER OF SAID "DESCRIPTION NO. 1"; THENCE RUN NORTH 34°37'46" EAST 100.00 FEET TO THE MOST EASTERLY CORNER OF SAID "DESCRIPTION NO. 1"; SAID MOST EASTERLY CORNER ALSO BEING THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS "DESCRIPTION NO. 2" AND RECORDED IN OFFICIAL RECORDS BOOK 1708, PAGE 1004-A, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 55°22'14" EAST 540.88 FEET ALONG THE NORTHEASTERLY BOUNDARY OF SAID "DESCRIPTION NO. 2" TO A POINT ON THE NORTHEASTERLY BOUNDARY OF THE AFORESAID PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1702, PAGE 849; THENCE RUN SOUTH 34°44'52" WEST 523.36 FEET ALONG SAID NORTHWESTERLY BOUNDARY TO THE POINT OF BEGINNING.

PROVIDE SUBMITTALS TO
RODNEY A. GADD, PE
GADD & ASSOCIATES, LLC
1925 US HIGHWAY 98 S, SUITE 201
LAKELAND, FL 33801
PHONE: (863) 940-9979
EMAIL: RODNEY@GADD.CIVIL.COM

OWNER
HERBERT A. LIST, JR
LIST APOPKA II, LLC
401 JIM MORAN BLVD
DEERFIELD BEACH, FL 33442
PHONE: (954) 429-9155

CLIENT
COLE GARD
REGISTER CONSTRUCTION
3730 NEW TAMPA HIGHWAY
LAKELAND, FL 33815
PHONE: (863) 712-6837
EMAIL: COLE@REGISTERCONSTRUCTION.NET

SITE CHARACTERISTICS

1. **PROJECT DESCRIPTION:**
CONSTRUCTION OF NEW WAREHOUSE, ON SITE PARKING, UTILITIES, AND STORMWATER MANAGEMENT.

2. **PROPERTY LOCATION & INFORMATION:**
PROPERTY LOCATION: 2983 W. ORANGE AVE, APOPKA, FL 32703
PROPERTY TAX ID#: 28-21-06-7172-02-222
PROPERTY ACREAGE: ±6.77 AC
ON-SITE WETLANDS: ±0.00 AC
FEMA FLOOD ZONE(S): ZONE 'X'
MAP NUMBER: 12095C0110 F
EFFECTIVE DATE: SEPTEMBER 25, 2009
SECTION / TOWNSHIP / RANGE: 06 / 21 S / 28 E

3. **ZONING AND LAND USE:**
I-L INDUSTRIAL

4. **DEVELOPMENT CHARACTERISTICS**
PROJECT AREA: ±6.77AC

SETBACKS:
FRONT: 10 FT
SIDE: 10 FT
SIDE: 10 FT
REAR: 10 FT / 30 FT*
*REAR SETBACK IS 30 FEET IF ADJACENT TO RESIDENTIAL

ISAR: 203,282 SF / 285,361 SF = 71.24%
FAR: 88,625 SF / 285,361 SF = 31.06%
ALLOWABLE 60.00%

5. **PARKING**
PARKING REQUIREMENTS
WAREHOUSE: 1 SPACE PER 600 SF UP TO 3,000 SF, THEN 1 SPACE PER 3000 SF
3000 SF / 600 SF = 5 SPACES
OFFICE: 3 SPACES PER 1,000 SF
3 SPACES X 5,890 SF / 1,000 SF = 18 SPACES
TOTAL SPACE REQUIRED: 51 SPACES

PARKING PROVIDED
REGULAR SPACES: 48 (10x18)
HANDICAP SPACES: 3 (12x18)
TOTAL SPACES: 51

6. **UTILITY CONTACTS:**
TRACEY DOMOSTOY
CHARTER COMMUNICATIONS
3157 ALL AMERICAN BLVD
ORLANDO, FL 32810
(407) 532-8511
MICHAEL SUVER
CITY OF APOPKA WATER/SEWER
120 E. MAIN STREET
APOPKA, FL 32703
MSUVER@APOPKA.NET
(407) 703-1700
MINGO COLON
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND RD.
WINTER GARDEN, FL 34787
(407) 860-2553

IT IS THE INTENTION OF THESE DOCUMENTS TO PROPOSE FIRE PROTECTION IN ACCORDANCE WITH THE FLORIDA FIRE PREVENTION CODE, (6TH EDITION). CONTRACTOR SHALL BE FAMILIAR WITH THESE DOCUMENTS AND ASSURE CONFORMANCE.

IT IS THE INTENTION OF THESE DOCUMENTS TO PROPOSE CONSTRUCTION IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND FLORIDA ACCESSIBILITY CODE (6TH EDITION, 2017). CONTRACTOR SHALL BE FAMILIAR WITH THESE DOCUMENTS AND ASSURE CONFORMANCE.

CONTRACTOR IS RESPONSIBLE FOR HIRING A QUALIFIED UNDERGROUND UTILITY LOCATOR. THE UNDERGROUND UTILITY LOCATOR SHALL LOCATE EXISTING UTILITIES IN PROJECT AREA PRIOR TO DEMOLITION AND CONSTRUCTION.

CONSTRUCTION MATERIALS, QUALITY, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH CITY OF APOPKA, ORANGE COUNTY AND FDOT SPECIFICATIONS AND STANDARDS, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



REVISIONS	
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RG

GADD & ASSOCIATES
CIVIL ENGINEERING & CONSULTING
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LAKELAND, FL 33801
PHONE: (863) 940-9979
Certified Professional Engineer #30194
www.GADDcivil.com

LIST INDUSTRIES
2983 WEST ORANGE AVE.
APOPKA, FL
COVER SHEET

ISSUED FOR
MAJOR DEVELOPMENT PLAN 08.04.2020

NOT FOR CONSTRUCTION
FOR MAJOR DEVELOPMENT PLAN REVIEW ONLY

Rodney A. Gadd
I am approving
this document
2020.08.31
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RODNEY A. GADD
P.E. No. 70875
DATE
C0.0
PROJECT # 1001.09

GENERAL NOTES

- Information provided in these drawings by Engineer (Gadd & Associates, LLC) including elevations, dimensions, utilities, structures, and other features are according to the best information available at the time of preparation. The Contractor shall verify this information and notify the Engineer immediately if a discrepancy exists.
- It is the Contractor's responsibility to become familiar with permit, construction, and inspection requirements of the various applicable agencies. These drawings are not intended to completely specify all the requirements of the applicable agencies and their construction specifications. The Engineer is responsible for obtaining approved permits, permit drawings, and specifications and adhering to the information/requirements contained therein. These documents shall be kept onsite and readily accessible to Engineer, Owner, and applicable agencies.
- The Contractor shall be responsible for gaining complete familiarity of the project and specifications. These drawings are intended to prepare the final construction. Means and methods of construction including but not limited to limitations of access, subsurface conditions, and sequence of activities shall be determined by Contractor.
- The Contractor shall ensure they have all permitted drawings to be submitted to the Engineer for the work proposed. No additional funds will be made available to Contractor due to budgeting inaccuracies of preliminary drawings.
- All work directly proposed or indirectly required in these drawings shall be included by the Contractor. No additional monies will be made available to Contractor due to an error by the Contractor during bidding or by work not directly required but required by the proposed construction. This work shall be considered incidental to the contract and no additional compensation will be provided.
- Quantities depicted in these drawings are for permitting purposes only. The Contractor shall be responsible for determining their own bid quantities.
- The Contractor shall provide a qualified superintendent to be present onsite at all times. The superintendent's contact information must be provided to Owner/Engineer in advance of construction.
- Material and workmanship shall conform to Florida Department of Transportation's Specifications (latest edition) along with all applicable municipal agencies and Owner specifications. Should a discrepancy occur, the most restrictive shall apply.
- At least 30 days prior to construction, the Contractor shall notify the Engineer and all applicable agencies with anticipated start date, schedule, contact information, and other information as required. The Contractor is responsible for scheduling any necessary pre-application meetings and inspections.
- Field changes or deviations shall require approval by Contractor from Engineer.
- The Contractor shall submit "shop drawings" of all pre-constructed to Engineer for cursory review prior to manufacturing. Contractor shall be responsible for all costs incurred from failure to submit shop drawings.
- The locations and sizes of all existing utilities are approximate and depicted to the Engineer's best knowledge. Additional utilities may exist which are not depicted on the plans or their locations may be different than as depicted. The Contractor shall be responsible for the location of existing utilities using electronic methods and hand excavation in coordination with all utility companies prior to commencing work. Any conflicts with the existing features shall be coordinated with Owner/Engineer prior to beginning construction.
- It shall be the responsibility of Contractor to protect existing utilities and infrastructure at all times during construction, including providing direct support and shoring as necessary. Contractor must coordinate any such work directly with utility company. If the utility company requires that only their employees may perform such work, then the Contractor shall coordinate the work and submit any payments directly to utility. All existing utilities, hydrants, meters, services, manholes, fire, fiber optic, and other appearances affected by the proposed construction shall be adjusted as required. This work is to be included within the base bid.
- The Contractor shall coordinate installation of any underground conduit/piping required for services, power, telephone, cable, irrigation, sewer, etc., prior to beginning work on the ground.
- The Contractor shall be responsible for coordinating and/or paying for relocation of existing utilities with the applicable utility companies.
- All clearing, grubbing, and disposal of material to an off-site location is the responsibility of the Contractor. None of this material may be left onsite without the written approval of Owner and/or Engineer. Barring of material may be allowed only if the Contractor receives any required permits and receives written approval from Owner. The Contractor will assume all responsibility and liability associated with burning of material.
- It is the Engineer's sole discretion as to whether electronic files of the drawings will be made available to the Contractor for bidding or construction. The Contractor shall not print the files if not available and bid accordingly. In the event the drawings are provided digitally to the Contractor, they are not to be considered covered under the Engineer's certification. The Contractor assumes all liability as a result of the digital files.

GENERAL CONSTRUCTION REQUIREMENTS

- The Contractor is responsible for obtaining any permits required for work within public right-of-way.
- The Contractor is responsible for all survey layout and required testing by applicable agencies.
- Any existing features impacted or damaged by the proposed construction including: utilities, inlets, culverts, manholes, sidewalks, driveways, pavement, mailboxes, sod, landscaping, irrigation, etc., must be restored to Contractor to the full extent disturbed. Replacement materials must match existing condition or better. No disturbed areas are to be left un-stabilized.
- Concrete and asphalt pavement must be saw cut and provide clean edge. Concrete shall be removed to the first existing joint.
- All underground utilities must be installed, inspected, tested and accepted in advance of base & pavement construction.
- Detouring may be required for excavation of stormwater facilities and installation of utilities. Detouring includes the use of shutoff walls, pumps or sump pumps. Water must be pumped to onsite sedimentation basins surrounded completely by a double row of 3x6 fence. If the basin cannot contain all detouring and dispose of through infiltration/percolation, the Contractor shall ensure any discharge meets state water quality requirements.
- All gravity storm pipes are to receive a mitered end treatment in accordance with FDOT Specifications unless otherwise stated.
- The Contractor is responsible for establishing and maintaining all installed vegetation until the project is complete and accepted by Owner/Engineer.
- The Contractor is responsible for providing construction water throughout the project and paying any associated fees.
- Upon completion of construction, the stormwater systems shall be cleaned of all debris, silt, erosion, etc.

WATER/RECLAIM CONSTRUCTION & SPECIFICATIONS

- All wastewater construction shall be installed, inspected, and tested in accordance with these plans and the minimum construction standards of the local and state guidelines. Should a discrepancy arise, the most restrictive shall apply.
- All taps and connections must be coordinated by Contractor with the Utility provider in advance in accordance with their policy. The Engineer must be notified at least 2 days in advance.
- All wastewater mains must be constructed with a minimum of 3 feet of cover. Pressure testing with less cover is not permitted.
- Water mains shall be mechanically restrained at elbows, fittings, tees, and dead ends in the minimum lengths as detailed in these Plans. All connections and taps shall be a minimum of 24 inches from a fitting or elbow.
- Water mains are to be flushed and bacteriologically disinfected in accordance with local Health Department standard specifications. The Contractor is responsible for all water used for flushing and disinfection of system, and shall dispose of chlorinated water per local, state, and federal guidelines. Bacteriological sampling must be approved by Health Department and only be taken for 60 days.
- A Water System Property Values shall be submitted to Engineer by Contractor for review and approval.
- Ductile Iron Pipe: Except as otherwise stated, all pipe with an inside diameter greater than or equal to 20-in. shall be made of ductile iron. Ductile iron pipe for underground water mains shall be manufactured in accordance with AWWA C-151. Pipe shall be designed for thickness in accordance with AWWA C-150. Ductile iron pipe shall comply with ANSI Standard A21.10, with a 150 psi minimum pressure rating (200 psi for firelines). Ductile iron pipe installation shall conform to laying condition Type 2 (B) with a flat bottom trench and backfill lightly compacted to the centerline of the pipe. Minimum trench width shall be the diameter of the pipe plus 2 ft. for all pipe sizes 4-inch and larger. Laying lengths for ductile iron pipe shall be 18 ft., 20 ft., and shall conform to all applicable AWWA and ANSI specifications. Pressure Class shall be Class 350 for pipe sizes 4 through 20-inch and Class 250 for pipe sizes 24 through 36-inches. The pipe manufacturer shall determine additional wall thickness required where depth of cover exceeds the minimum requirements. Where ductile iron is threaded for a flange, the thickness shall be increased accordingly. In all cases the flanged pipe thickness shall not be less than Thickness Class 53. Ductile iron pipe and fittings shall receive an exterior bituminous coating as specified in ANSI specification A21.4, A21.120, or A21.51 and shall be cement mortar lined and bituminous sealed in accordance with ANSI standard A21.4. Joints for ductile iron pipe shall be mechanical or push-on type designed in accordance with AWWA C-111. Gasket lubricant for push-on joints shall be labeled with trade name and the pipe manufacturer's name per F.A.C. 60-295. All ductile iron pipe shall have a blue stripe applied by the manufacturer, or Contractor shall spray paint a blue stripe on all joints of pipe.
- Ductile Iron Fittings: Fittings for ductile iron pipe shall be manufactured of ductile iron or gray cast iron, and shall conform to the standards of AWWA C-110 or AWWA C-153 (compact fittings). Fittings shall be designed to be as compatible with the pipe and so as to provide at least equal resistance to internal and external load on the pipe. Fitting joints shall be mechanical type for underground service. The joints, bolts, and nuts shall conform to AWWA C-111. All fittings shall be rated for not less than 150 psi working pressure (200 psi for firelines).
- PVC Pipe and Fittings: Except as otherwise stated, PVC Water distribution pipe sizes 4" through 12" shall meet the requirements of AWWA C-900. Pipe shall match cast iron Outside Diameter and shall be class 150 or greater (200 for firelines), and meet or exceed the requirements of OR 18 for sizes 4" through 12". All fittings 4" and larger shall be made of cast iron or ductile iron, mechanical joint and shall conform to AWWA C-110 or AWWA C-153. Maximum laying length for all PVC water pipe shall be 20 feet. Pipe size 2" and below shall conform to ASTM D-2241 for standard dimension ratio for SDR 21 and Class 200. Schedule 40 glued joints is acceptable under 2" size. Pipe shall be manufactured from clean, virgin, unphthalized polyvinyl resin, cell classification 12454-A or 12454-B as defined in ASTM D-1784. All pipes shall bear the National Sanitation Foundation seal for potable water. All PVC water pipe shall be blue in color or bear an acceptable indelible blue marking in three locations for the continuous length of each pipe joint. The required spacing for these markings is to be 120 degrees apart. All pipe shall bear the trade name, pipe manufacturer's name, and AWWA standard number.
- Polyethylene water service pipe shall be copper baring size (CTS) SDR 9, and rated for 200 psi in accordance with ASTM D2737 and AWWA C901. Comp fittings and joints are to be grip-joint.
- Gate Valves: Gate valves 4" and larger shall be in accordance with AWWA C-509 with (D) type stem seal and 2" square operating nut for buying service. Valves shall be mechanical joint and open left (counter clockwise). The operating nut shall have an arrow cast in the nut indicating direction of

- opening. Gate valves shall be of resilient seat wedge and when fully open shall have a clean waterway equal to the normal diameter of the pipe. Each valve shall have the manufacturer's defective marking, pressure rating, and year of manufacture clearly visible to the user. Prior to shipment from the manufacturer, each valve shall be tested by applying to its hydraulic pressure equal to twice the specified working pressure. Gate valves 2" and under shall conform with federal specification WWV-54 type 2 solid wedge disc, rising stem, and bronze construction. Valves 2" and under shall be tested at the Contractor's cost. Sufficient documentation of clearances shall be provided in a neatly organized package by Contractor to Engineer for final clearances. The system may not be made "active" until all clearances are received and approval has been granted by local municipality, FDEP, Owner, and Engineer. Partial clearances may be allowed with prior approval.
- STORM INSTALLATION AND HANDLING**
- All pipe shall be carefully laid, true to the lines and grades as shown on the plans and "in the dry."
 - Concrete pipe: Concrete pipe shall be of first quality, conforming to ASTM C-7670 (Class III) unless otherwise stated for storm pipe and ASTM C-507 (Class HE-II) unless otherwise stated for effluent pipe. All pipe must meet the requirements as set forth in FDOT Specifications (9411-3). Joints for all underground pipe shall be sealed by the use of round rubber gaskets and shall conform to the applicable provisions of ASTM C-507 and use 4-1/2" pump nozzles with National Standard hubs. Main valve openings shall be not less than 5-1/4". Paint shall be one coat primer and two coats finish per local municipal fire jurisdiction. Pipe outlet shall be 6" mechanical joint. Operating nut shall be in full alignment measuring 1-1/2" joint to all. All hydrant heads shall be valved and the hydrant installed with a minimum of 18" hose nozzle to ground clearance. All hydrants shall be installed parallel and in true alignment with the connection pipe to the water main. Gravel or crushed stone shall be used for the drain sump and shall be carefully placed and compacted.
 - Alternate pipe: Alternate pipe material specified in the plans must meet applicable specifications within FDOT Standard Specifications (Drainage Materials 942-849). Fiber fabric material shall extend a minimum of 12 inches on both sides of the joint and shall overlap a minimum of two feet at the top of the joint.
 - Backfill: Backfilling shall progress as rapidly as the construction and testing of the work will permit. Backfill material shall be suitable and free of deleterious material. The initial backfill shall be carefully deposited on both sides of the pipe at the same time and uniformly compacted around the barrel of the pipe and enough has been placed to provide a cover of one foot above the crown of the pipe. In no case shall backfill material be placed in the trench in a manner that will cause shock to or unequal pressures on the pipe. The backfill shall be placed and compacted to 100 percent of maximum dry density as determined by AASHTO T-99 to the bottom of the stabilized subgrade and 98 percent of 1-1/2 foot for the stabilized subgrade and base under and above the foot of the traveled way and under other existing hard surfaced or previously compacted areas. In all areas except for those stated, compaction must equal a firmness approximately equal to that of the soil adjacent, or as directed by Engineer.
 - Joints & Manholes: Joints or manholes shall consist of concrete and shall be in accordance with FDOT Standard Specifications. The inlet and outlet pipes shall be flush with the inside face of the wall. The joints of pipe and inlets/manholes shall be carefully cleaned and completely filled with non-shrink mortar applied and cured in accordance with the manufacturer's recommendations. An asphaltic mastic sealant shall be applied 12 inches in width from the joint around the exterior of the pipe and on the exterior wall of the inlet/manhole. A continuous 24 inch width of fiber fabric shall be wrapped around each pipe-inlet/manhole joint and shall have an overlap of two feet on the top of the pipe-inlet/manhole joint. The fiber fabric shall be thoroughly bonded to the asphaltic mastic material. A flow channel shall be formed in the invert of all inlets, manholes and junction boxes and shall extend to the spring line of the pipe. All gaskets shall be secured to inlet via chain or other approved method.
 - Storm Pipe Testing: Tests shall be performed in accordance with the following (Note additional testing may be required by governing municipality at the Contractor's cost):
 - a. Compaction tests shall be in accordance with Section 125-4 of the FDOT Standard Specifications for Road and Bridge Construction, latest edition. The Engineer may determine that more compaction tests are required to certify the installation depending on field conditions. The locations of compaction tests within the trench shall be in conformance with the following schedule:
 - i. One test at 6" intervals from the bottom of the pipe to an elevation one foot above the crown of the pipe. The Contractor may use 12 inch diameter test rods to determine test locations.
 - ii. One test for each one foot of backfill placed one foot above the crown of the pipe to subgrade elevation.
 - b. Cross drain culverts shall have a minimum of two density tests per lift.
 - c. All pipe runs shall be video recorded by a remote camera in the presence of the Engineer and local municipal representative/inspector. The video shall be provided to the Engineer and local municipality in DVD format with a narrative for each pipe run.

WASTEWATER CONSTRUCTION & SPECIFICATIONS

- All waste water construction shall be installed, inspected, and tested in accordance with these plans and the minimum construction standards of the local and state guidelines. Should a discrepancy arise, the most restrictive shall apply.
- All taps and connections must be coordinated by Contractor with the Utility provider in advance in accordance with their policy. The Engineer must be notified at least 2 days in advance.
- All wastewater mains must be constructed with a minimum of 3 feet of cover. Pressure testing with less cover is not permitted.
- Pressurized wastewater mains shall be mechanically restrained at elbows, fittings, tees, and dead ends in the minimum lengths as detailed in these Plans. All connections and taps shall be a minimum of 24 inches from a fitting or elbow.
- A Wastewater System Property Values shall be submitted to Engineer by Contractor for review and approval.
- Ductile Iron Pipe/Fittings: Thickness data for ductile iron pipe for underground service shall be minimum class 50. Wall thickness requirements where depth of cover exceeds the minimum requirements may be different. Laying lengths for ductile iron pipe shall be 18 or 20 feet, as specified, and shall conform to all applicable ANSI/AWWA specifications. Joints for ductile iron pipe used for underground service shall be mechanical or push-on type design in accordance with AWWA C-111. Mechanical or push-on joints shall be labeled with trade name and the pipe manufacturer's name. Joints for ductile iron fittings used for underground service shall be mechanical joint or push joint type design, as specified. Thickness class for ductile iron pipe for aboveground service shall be minimum class 50.
- PVC Pipe/Fittings (Pressure): PVC pressure pipe sizes 4 inches through 12 inches for sanitary sewer force mains installed underground shall meet the requirements of AWWA C900, and shall be class 150 or greater and meet or exceed the requirements of DR15. PVC pressure pipe sizes larger than 12 inches shall meet the requirements of AWWA C905, and shall be class 150 or greater and meet or exceed the requirements of DR15. PVC pressure pipe C900 and C905 shall be of ductile iron OD. Maximum laying length for all PVC pressure pipe shall be 20 feet. Class of PVC pressure pipe provided shall be as specified, consistent with the following: (Sewer - Green, Manholes - Blue, Storm - Purple). Joints for PVC pressure pipe 4 inches and larger in diameter shall be integral bell and spigot, with a single gasket, compression ring type. The bell shall consist of an integral wall section with a solid cross section extruded ring, factory installed, meeting the requirements of ASTM F477.
- PVC Pipe/Fittings (Gravity): PVC gravity pipe and fittings, sizes 4 inches through 15 inches, for sanitary sewer gravity mains shall meet the requirements of ASTM D3034. PVC gravity pipe and fittings, sizes larger than 15 inches, shall meet the requirements of ASTM F477 T-1. PVC gravity pipe and fittings shall meet or exceed the requirements of SDR26 PVC. PVC gravity pipe intended for depth of burial having 10 feet or more of cover shall meet the ASTM D3034 specifications unless otherwise noted. The outside diameter of standard SDR26 PVC pipe, but shall have the wall thickness rating of SDR26. Maximum laying lengths for all PVC gravity pipe sizes shall be as follows: (4 inches rating 15 inches - 13 feet, 18 inches - 12.5 feet, Larger than 18 inches - 12 feet). PVC gravity pipe shall be green color. Joints for PVC gravity pipe 4 inches and larger in diameter shall be integral bell and spigot, with a single rubber gasket. The bell shall consist of an integral wall section with a solid cross section extruded ring, factory installed, and shall conform to ASTM F477 and meet the requirements of ASTM D3212. PVC fittings shall be made of PVC plastic having a cell classification of 12454-B, or 12454-C, or 13343-C as defined in ASTM D1784, joined with a rubber gasket joint.
- Manholes: Manholes shall consist of pre-cast manholes and shall conform to specifications for ASTM F477 and Reinforced Concrete pipe and fittings, except as otherwise specified below. The minimum wall thickness shall be five inches. Pre-cast manholes shall be constructed with a pre-cast monolithic base structure (minimum base thickness shall be eight inches). Concrete for manholes shall be Type II, 4000 psi concrete. Storm water manhole sections shall have tongue and groove joints. All jointing material shall be a cold adhesive or premixed plastic gasket, conforming to AWWA C-443 "Manhole Section Connections". Manholes shall be leak-free. Sections shall be cured by an approved method as per ASTM C 478 for at least 28 days prior to coating and shall not be shipped until at least two days after having been coated. Pre-cast concrete top slabs shall be used where cover over the top of the pipe is less than four feet. Lift rings or non-penetrating lift holes shall be provided for handling pre-cast manhole sections. With the exception of master manholes or manholes that have force mains directly discharging into them shall have a protective bituminous epoxy coating formulated to resist corrosion from a wastewater environment. The interior surfaces of master manholes or manholes that have force mains directly discharging into them shall have a reflective corrugations or polymer based coating or lining. Exterior surfaces of all manholes shall have a protective bituminous epoxy coating capable of sealing out moisture.

UTILITY PIPE INSTALLATION AND HANDLING

- Additional fittings, appurtenances, and construction may be required other than those specified in detail within these Plans to construct the utilities as proposed. These additional items are assumed incidental to the construction and are to be included within the Contractor's base bid.
- Installation of water, reclaim, and force mains shall be in accordance with the applicable provisions of ANSI/AWWA C900 for PVC pipe, and ANSI/AWWA C600 for ductile iron pipe.
- Pipe, fittings, and accessories shall be carefully inspected before and after installation and those found defective shall be rejected. Pipe and fittings shall be free of firm and burn. Proper equipment shall be provided for lowering sections of pipe into trenches. Under no circumstances should pipe or fittings be dropped or dumped into trenches or stockpiles.
- All pipe shall be laid in trenches having a flat and uniform bottom supporting the pipe for its entire length. Backfill shall be free of debris and large boulders with no sharp or rocky material. Pipe shall be laid on and in the proposed grade.
- All foreign material shall be cleaned from pipe prior to installation. Pressure pipe(s), 4 inches or larger are to be flushed after installation using an approved polyurethane pipe.
- All water and force mains are to be installed with an insulated number (6" 12 gauge UHF) Underground Feeder per National Electric Code Article 339 solid strand tracer wire (color coded for the type of pipe and) and joint shall be installed with the pipe. In either case all asphalt mix designs must be submitted to the Engineer and local municipality for approval and shall be signed and sealed by a Professional Engineer (with the exception of Superpave Mixes).
- Concrete Surface Cures and Cures: All concrete pavement shall have a minimum compressive strength of 4000 psi at 28 days in accordance with American Concrete Institute (ACI) 318, Sections 4.8.2.3 and 4.8.3. The mixture shall contain no more water than is necessary to produce concrete which is workable and plastic. The minimum slump necessary to place the concrete satisfactorily shall be used. Slumps shall be maintained so as not to exceed four and one-half inches for nonvibrated placement and not to exceed 5 inches for vibrated placement. The design mix shall be submitted to the Engineer for approval prior to paving. All plans providing for concrete shall be certified by FDOT and be in accordance with FDOT Standard Specifications. All equipment used in the placement of concrete pavements shall conform to Section 350-3 of the FDOT Standard Specifications. Preparation, construction, curing, and jointing shall be in accordance with ACI 302.
- Concrete Sidewalks: All concrete sidewalk shall be in constructed in accordance with Section 522 and applicable referenced Sections of the FDOT Standard Specifications. Finishing is to include striking-off concrete by means of a wood or metal screed, used perpendicular to the forms, to obtain required grade and remove surplus water and balance. The surface, when cured, shall have a uniform brown finish. Ensure that the surface variations are not more than 1/4 inch under a 10 foot straight edge or 1/8 inch on a 5 foot straight edge. Finish the edge of the sidewalk with an edging tool having a radius of 1/2 inch. Excess fibers shall be rubbed smooth. Where concrete sidewalk lies within public Right-of-Way, it shall be constructed in accordance with the jurisdiction's requirements.
- Testing for asphalt mix including but not limited to: Emulsion breaking ratio, density, and cores shall be in accordance with local municipal requirements for work within Right of Way and within the site at Contractor's expense. Testing for drive slides within the site shall be every 300 linear feet for each test per area. Parking areas shall be tested at intervals of 500 square yards. For those requirements, test locations shall be determined by an Imperial Geotechnical Engineer or as required by Engineer. Additional testing will be required if initial testing fails. Final signed and sealed test packages shall be presented to Engineer and Owner at the terminus of project in a neat and orderly fashion.
- Testing for concrete areas including but not limited to: density, slump, and cylinder breaks shall be in accordance with local municipal requirements for work within Right of Way. Testing for areas within the site shall be as required by Owner or at a minimum, as required for asphalt (above).

ASPHALT OVERLAY

- Vegetation Removal: All vegetation, including but not limited to, grass, weeds, ground cover, etc. shall be edged to provide a clean appearance. Any vegetation growing through existing asphalt shall be removed and shredded by the use of a prepared trench unit eliminating all vegetation, medium, and weeds. Contractor may utilize techniques providing that the application is completed in enough advance time to fully allow vegetation for removal by sweeping or other methods.
- Polished & Base Failure Repairs: Contractor is required to remove any loose asphalt material prior to overlay in addition to repairing potholes, base failures, and damage caused by tree roots, as required. Contractor shall make site visits to determine amount of repair so that all areas are included in base bid.
- The contractor shall saw cut the existing asphalt a minimum of 6 inches past the pothole or base failure and associated cracking in all directions (saw cuts will only be allowed in square or rectangular patterns). Contractor shall remove asphalt, base, and subgrade as required to allow for a minimum of 12 inches of compacted and stabilized base material. A minimum of 1 inch of 1/2 inch of asphalt (SPC #334) shall be added to pothole repair so that no more than one-quarter (1/4) inch difference shall be allowed for the transition between patch area and adjacent area.

- Cleaning and Testing (Gravity Pipe):** All sewer gravity pipe shall be cleaned and tested in accordance with appropriate AWWA, local municipality, and State of Florida Health Department Standards and Specifications, and shall be to a minimum of 1 inch below adjacent surface to allow for a smooth transition. Once overlay is concluded, Areas where a smooth transition is not achieved, will require milling and re-surfacing to be acceptable by owner/engineer.

Transitioning To Existing Features: Contractor shall include in their work milling of the existing asphalt at locations where proposed overlay construction will meet existing asphalt and concrete features.

- Overlay Application:** Prior to asphalt overlay, the asphalt shall be cleaned utilizing sweepers, blowers, and/or pressure washers to adequately remove dirt, dust, debris, and oil deposits. Milled areas or areas with excessive oil deposits shall require special attention to ensure adequate removal. A tack coat is to be applied to the clean surface in anticipation of the asphalt overlay and kept clean. A minimum of one (1) inch of asphalt Superpave (SP 9.5 (reference FDOT Index) overlay should then be applied and compacted to a minimum of 92% density relative to GMM of asphalt plant daily run. Contractor shall ensure that asphalt joints are not excessive, and a quality ride is provided (no joints transition with more than one-quarter (1/4) of an inch difference will be acceptable).

CONTRACTOR SHALL SECURE THE SERVICES OF GEOLOGICAL CONSULTANT TO MONITOR PAVING OPERATIONS, ENSURE APPROPRIATE TEMPERATURE, VERIFY APPROPRIATE MIX PATTERNS TO EACH DENSITY, AND VERIFY MINIMUM THICKNESS DURING DRIVE PAVING OPERATIONS. A signed and sealed report, by Florida registered professional engineer, shall be provided at conclusion of project certifying that the requirements were met.

ASPHALT SEALCOAT

- The Contractor shall inspect asphalt prior to application of sealcoat. Remove surface oils by washing with an applicable detergent, pressure cleaning, or any other suitable method.
- Cracks in excess of 1/8 inch must be sealed prior to application of the sealcoat. Cracks must be cleaned of all weeds and debris prior to crack sealing with crack filler. The crack filler shall be applied per manufacturer's recommendations and must be dry to the touch prior to application of the sealcoat. Cracks that contain weed and/or other vegetation must be treated with locally approved non-based sterilant prior to application of crack filler.
- Immediately prior to applying sealant, clean the surface of all dust, dirt, leaves, water, or other foreign materials by sweeping or mechanical blowing, making sure that the pavement is completely dry prior to application.
- Application of the asphalt sealcoat shall be by mechanical means using rubber floor squeegues, brooms, distributor bar/road, or combination of these to provide a surface free of lumps and other inconsistencies.
- Asphalt sealcoat shall not be applied when the ambient temperature is less than 55 degrees F or within 24 hours prior to forecasted rain or freezing temperatures.
- Contractor shall coordinate with Owner to prevent traffic or irrigation from the surface for a minimum of 24 hours after application of sealcoat.
- Traffic and parking stripings/markings shall only be applied once the sealcoat has thoroughly dried.
- Application of asphalt sealcoat shall be applied in 2 applications. The first coat shall consist of 0.00-0.12 gal/sqyd. Second coat shall consist of 0.00-0.10 gal/sqyd.

RECORD DRAWING AND TESTING REPORTS

- The Contractor is responsible for providing the Engineer "Record Drawings" as soon as possible once construction is complete. The drawings must include information of all newly constructed features (and existing features when located within project area). For horizontal locations, utility features are to be located by at least two measurements from different angles of permanent reference points. The drawings must be oriented in State Plane coordinates and measurements are to be limited by distances less than 100' where possible.
- All "Record Drawings" must be neat and legible. This may require the Contractor to submit separate drawing sheets to include "Record Drawing" information of water, sewer, storm, etc. as required for legibility.
- A minimum of 6 "Record Drawing" sets of plans, signed and sealed by a Registered Surveyor in the state of Florida, along with a CD of CAD files are to be submitted to Engineer. The Owner may require additional copies.
- The "Record Drawing" survey information shall be drafted onto the latest drawing obtained from the Engineer. A single digital CAD file must be provided with all Record information of each component (water, sewer, storm, etc.). Multiple drawings (files) of the same component (water, sewer, storm, etc.) will not be accepted by Engineer unless previously approved. All drawing file styles, line widths, scales, layers, and sheet layouts must be preserved. If profile or enlarged views are included, they must be updated to reflect the latest information.
- The Engineer reserves the right to request additional information on the Record Drawings without responsibility for the cost. All costs associated with "Record Drawings" are the responsibility of the Contractor.
- Record Drawings" information shall include but not limited to:

Water/Reclaim

- Horizontal location of mains and appurtenances including, but not limited to: valves, bends, tees, castings, air release valves, manholes, clean-outs & restrain lengths. Vertical elevations at 50' min. intervals along mains. Detail elevations at crossing where water crosses storm or sewer.

Wastewater

- Horizontal location of mains and appurtenances including, but not limited to: valves, bends, tees, castings, air release valves, manholes, clean-outs & restrain lengths. Vertical elevations of manhole rims, manhole inlets, and clean-out risers. Pump station elevations of top of silt, influent inverts, bottom of silt, and bottom of drain. Slope of installed gravity mains and services. Detail elevations at crossing where sewer crosses storm or water.

Paving, Grading, & Drainage

- Elevations and locations on all paved surfaces with a 50' min interval at or each grade break. Additional typical spot elevations throughout the site, and at all grade breaks, to depict general conformance with Engineer's drawings. Finished floor elevation of all above ground structures. The established elevations of curb ramps, handicap ramp features.
- All invert elevations, the limit of drainage structures, and flow line of pipes. Control structure elevations and details (grates, weirs, orifices, notches, skimmers, and effluent details). Note one permanent benchmark shall be placed at each outfall structure and documented on the "Record Drawing".
- Stormwater pond top and bottom dimensions (width and length). Ditch/slope bottom and top dimensions and flow elevations.
- Invert elevations and slopes of storm pipe and mitered end sections.
- "Testing Reports" shall be provided to the engineer within two (2) days of the test. These reports can be submitted either by printed copies or by electronic copies via email. Upon completion of the project, all reports shall be combined neatly into a single, signed and sealed report. 3 copies of this report shall be submitted to the engineer with the "Record Drawing" information. Additional copies of this report may be required.

STORMWATER MANAGEMENT SYSTEM OPERATING AND MAINTENANCE PROCEDURES

- Weekly during summer months and bi-weekly during the remainder of the year, mow any grass within the stormwater collection and retention areas. Grass clipping shall be collected and removed from the site for proper disposal.
- Monthly, visually inspect inlet opening to ensure no clogging has occurred.
- Once every three months, visually inspect all pipes for obstruction or a build-up of excessive sediments. If excessive sediment build-up has occurred, the pipe is to be adequately flushed.

SEQUENCE OF CONSTRUCTION ACTIVITIES

- Install silt barriers as proposed on plans.
- Clean and grub pond area(s).
- Rough grade the stormwater retention/detention area(s) as well as temporary swales to face delivery of water to the pond.
- All disturbed areas must be stabilized within 7 days of disturbance if not captured by stormwater ponds.
- Install storm sewer conveyance system, utilities, and structures.
- Complete grading and construct embankments and pavement.
- Install permanent sodding (pits) as required to provide erosion control and other permanent stabilization features.
- Remove temporary silt barriers after all disturbed areas are stabilized.

- Transitioning To Existing Features:** Contractor shall include in their work milling of the existing asphalt at locations where proposed overlay construction will meet existing asphalt and concrete features.
- Overlay Application:** Prior to asphalt overlay, the asphalt shall be cleaned utilizing sweepers, blowers, and/or pressure washers to adequately remove dirt, dust, debris, and oil deposits. Milled areas or areas with excessive oil deposits shall require special attention to ensure adequate removal. A tack coat is to be applied to the clean surface in anticipation of the asphalt overlay and kept clean. A minimum of one (1) inch of asphalt Superpave (SP 9.5 (reference FDOT Index) overlay should then be applied and compacted to a minimum of 92% density relative to GMM of asphalt plant daily run. Contractor shall ensure that asphalt joints are not excessive, and a quality ride is provided (no joints transition with more than one-quarter (1/4) of an inch difference will be acceptable).

- CONTRACTOR SHALL SECURE THE SERVICES OF GEOLOGICAL CONSULTANT TO MONITOR PAVING OPERATIONS, ENSURE APPROPRIATE TEMPERATURE, VERIFY APPROPRIATE MIX PATTERNS TO EACH DENSITY, AND VERIFY MINIMUM THICKNESS DURING DRIVE PAVING OPERATIONS. A signed and sealed report, by Florida registered professional engineer, shall be provided at conclusion of project certifying that the requirements were met.

ASPHALT SEALCOAT

- The Contractor shall inspect asphalt prior to application of sealcoat. Remove surface oils by washing with an applicable detergent, pressure cleaning, or any other suitable method.
- Cracks in excess of 1/8 inch must be sealed prior to application of the sealcoat. Cracks must be cleaned of all weeds and debris prior to crack sealing with crack filler. The crack filler shall be applied per manufacturer's recommendations and must be dry to the touch prior to application of the sealcoat. Cracks that contain weed and/or other vegetation must be treated with locally approved non-based sterilant prior to application of crack filler.
- Immediately prior to applying sealant, clean the surface of all dust, dirt, leaves, water, or other foreign materials by sweeping or mechanical blowing, making sure that the pavement is completely dry prior to application.
- Application of the asphalt sealcoat shall be by mechanical means using rubber floor squeegues, brooms, distributor bar/road, or combination of these to provide a surface free of lumps and other inconsistencies.
- Asphalt sealcoat shall not be applied when the ambient temperature is less than 55 degrees F or within 24 hours prior to forecasted rain or freezing temperatures.
- Contractor shall coordinate with Owner to prevent traffic or irrigation from the surface for a minimum of 24 hours after application of sealcoat.
- Traffic and parking stripings/markings shall only be applied once the sealcoat has thoroughly dried.
- Application of asphalt sealcoat shall be applied in 2 applications. The first coat shall consist of 0.00-0.12 gal/sqyd. Second coat shall consist of 0.00-0.10 gal/sqyd.

RECORD DRAWING AND TESTING REPORTS

- The Contractor is responsible for providing the Engineer "Record Drawings" as soon as possible once construction is complete. The drawings must include information of all newly constructed features (and existing features when located within project area). For horizontal locations, utility features are to be located by at least two measurements from different angles of permanent reference points. The drawings must be oriented in State Plane coordinates and measurements are to be limited by distances less than 100' where possible.
- All "Record Drawings" must be neat and legible. This may require the Contractor to submit separate drawing sheets to include "Record Drawing" information of water, sewer, storm, etc. as required for legibility.
- A minimum of 6 "Record Drawing" sets of plans, signed and sealed by a Registered Surveyor in the state of Florida, along with a CD of CAD files are to be submitted to Engineer. The Owner may require additional copies.
- The "Record Drawing" survey information shall be drafted onto the latest drawing obtained from the Engineer. A single digital CAD file must be provided with all Record information of each component (water, sewer, storm, etc.). Multiple drawings (files) of the same component (water, sewer, storm, etc.) will not be accepted by Engineer unless previously approved. All drawing file styles, line widths, scales, layers, and sheet layouts must be preserved. If profile or enlarged views are included, they must be updated to reflect the latest information.
- The Engineer reserves the right to request additional information on the Record Drawings without responsibility for the cost. All costs associated with "Record Drawings" are the responsibility of the Contractor.
- Record Drawings" information shall include but not limited to:

Water/Reclaim

- Horizontal location of mains and appurtenances including, but not limited to: valves, bends, tees, castings, air release valves, manholes, clean-outs & restrain lengths. Vertical elevations at 50' min. intervals along mains. Detail elevations at crossing where water crosses storm or sewer.

Wastewater

- Horizontal location of mains and appurtenances including, but not limited to: valves, bends, tees, castings, air release valves, manholes, clean-outs & restrain lengths. Vertical elevations of manhole rims, manhole inlets, and clean-out risers. Pump station elevations of top of silt, influent inverts, bottom of silt, and bottom of drain. Slope of installed gravity mains and services. Detail elevations at crossing where sewer crosses storm or water.

Paving, Grading, & Drainage

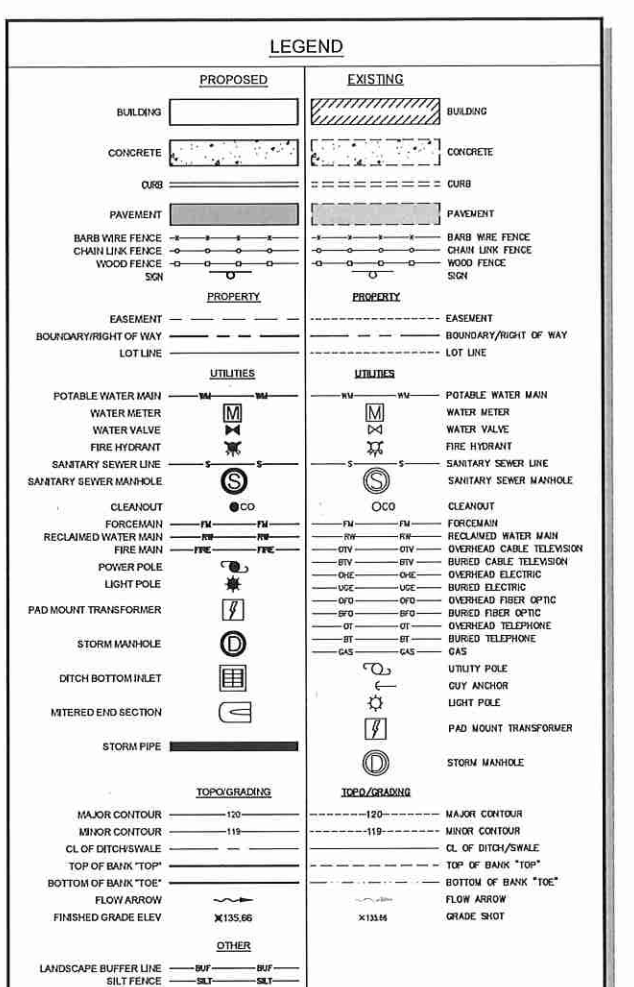
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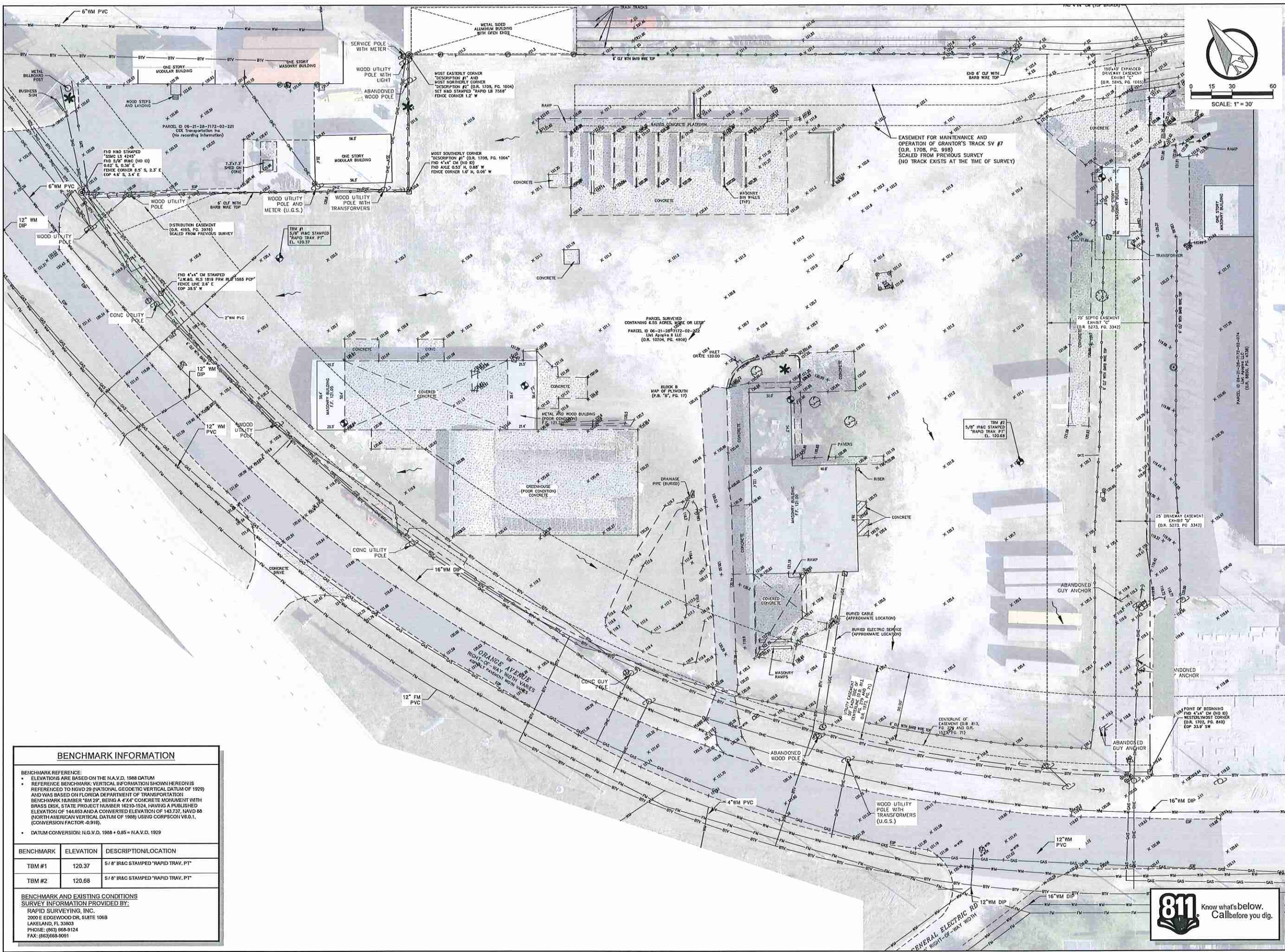
ABBREVIATIONS

THE FOLLOWING LIST CONTAINS ABBREVIATIONS USED IN THIS SET OF DRAWINGS. NOTE THAT NOT ALL ABBREVIATIONS SHOWN HERE MIGHT APPEAR WITH THIS SET OF PLANS

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THE FOLLOWING LIST CONTAINS ABBREVIATIONS USED IN THIS SET OF DRAWINGS. NOTE THAT NOT ALL ABBREVIATIONS SHOWN HERE MIGHT APPEAR WITHIN THIS SET OF PLANS

C	= ASPHALT CONCRETE	GRV	= GALVANIZED	PVC	= POLYVINYL CHLORIDE
ACC	= ACRADE	GRV	= GALVANIZED	PWT	= PAWMENT
AF	= ABOVE FINISHED FLOOR	GRV	= GALVANIZED		
ALU	= ALUMINUM	GRND	= GROUNDING	R	= RIGHT
APPROX	= APPROXIMATE	GS	= GALVANIZED STEEL GROUND SHOT	RD	= RADIAL
APPROX	= APPROXIMATE	GV	= GATE VALVE	RC	= REINFORCED CONCRETE PIPE
ARCH	= ARCHITECTURAL	HB	= HOSE BIB	RD	= ROAD, ROAD DRIVE
ASPH	= ASPHALT	HANCAP	= HIGH CONCENTRY POLYETHYLENE PIPE	REDUC	= REDUCED
ASSEMBLY	= ASSEMBLY	HORZ	= HORIZONTAL	REGD	= REQUIRED
ASSOCIATION	= ASSOCIATION	HP	= HIGH POINT	REV	= REVISION
		HQ	= HIGH POINT	RH	= RIGHT HAND
		HQ	= HIGH POINT	RM	= ROOM
		HQ	= HIGH POINT	RND	= ROUND
		HQ	= HIGH POINT	ROT	= ROTATED
		HQ	= HIGH POINT	ROW, RW	= RIGHT OF WAY
		HQ	= HIGH POINT	RRT	= RAILROAD
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BENCHMARK INFORMATION		
BENCHMARK REFERENCE: - ELEVATIONS ARE BASED ON THE N.A.V.D. 1988 DATUM - REFERENCE BENCHMARK: VERTICAL INFORMATION SHOWN HEREON IS REFERENCED TO NAVD 29 NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND WAS BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK NUMBER "BM 29", BEING A 4"x4" CONCRETE MONUMENT WITH BRASS DISK, STATE PROJECT NUMBER 16210-1524, HAVING A PUBLISHED ELEVATION OF 144.653 AND A CONVERTED ELEVATION OF 143.737, NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988) USING CORPSCON V6.0.1, (CONVERSION FACTOR -0.916). - DATUM CONVERSION: N.G.V.D. 1988 + 0.95 = N.A.V.D. 1929		
BENCHMARK	ELEVATION	DESCRIPTION/LOCATION
TBM #1	120.37	5/8" IR&C STAMPED "RAPID TRAV. PT"
TBM #2	120.68	5/8" IR&C STAMPED "RAPID TRAV. PT"
BENCHMARK AND EXISTING CONDITIONS SURVEY INFORMATION PROVIDED BY: RAPID SURVEYING, INC. 3000 E EDGEWOOD DR, SUITE 106B LAKELAND, FL 33603 PHONE: (863) 668-9124 FAX: (863) 668-9091		

REVISIONS

DRAWN: RLS

DESIGNED: RLS

CHECKED: RG

GADD & ASSOCIATES

CIVIL ENGINEERING & CONSULTING

1925 US HWY 98 S, SUITE 201

LAKELAND, FL 33601

PHONE: (863) 940-8979

Certificate of Authorization #50194

www.gaddcivil.com

LIST INDUSTRIES

2983 WEST ORANGE AVE.

APOPKA, FL

EXISTING CONDITIONS

ISSUED FOR
MAJOR DEVELOPMENT PLAN

08.04.2020

NOT FOR CONSTRUCTION
FOR MAJOR DEVELOPMENT
PLAN REVIEW ONLY

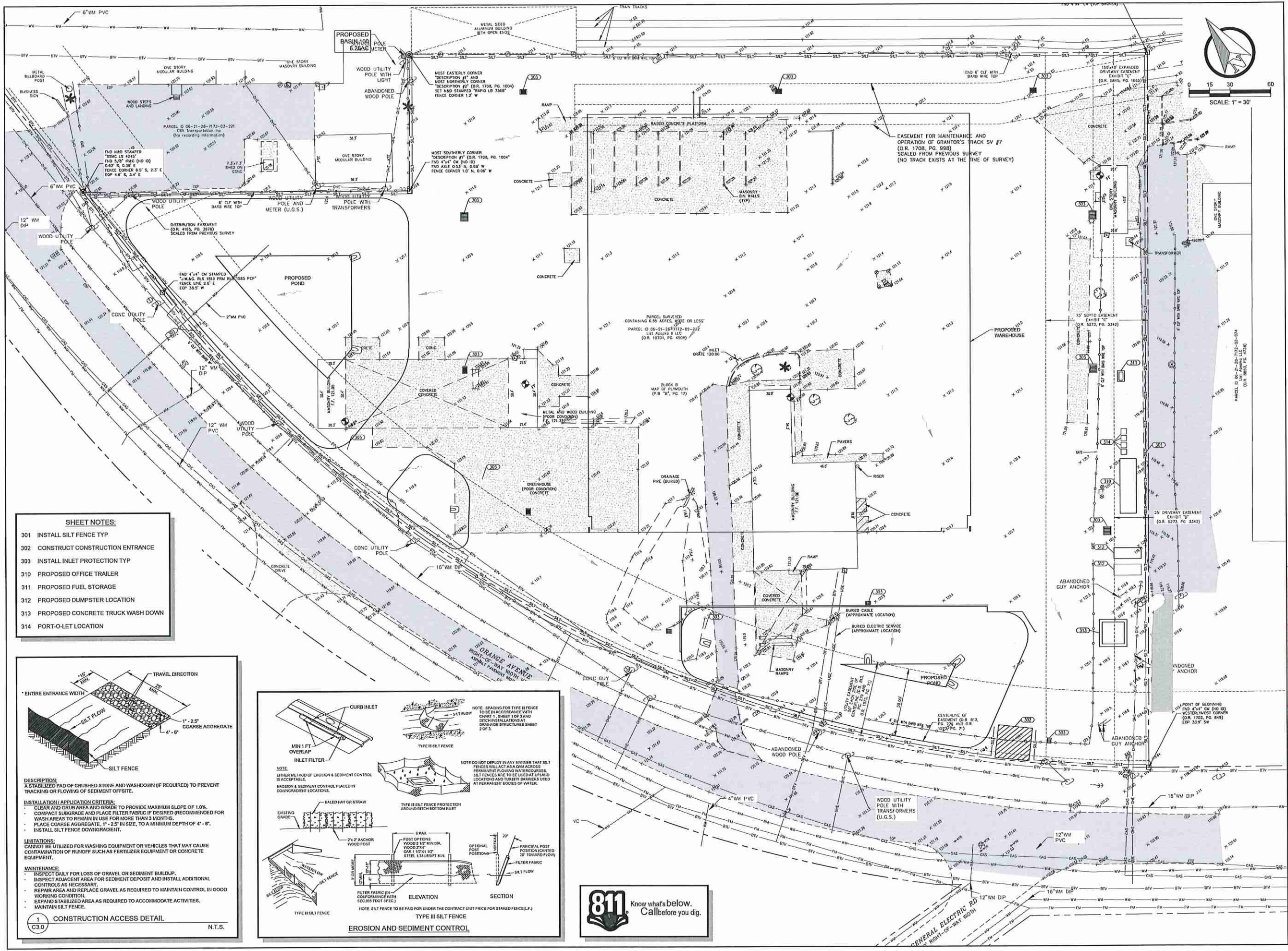
RODNEY A. GADD, P.E.

FLA. P.E. No. 70875

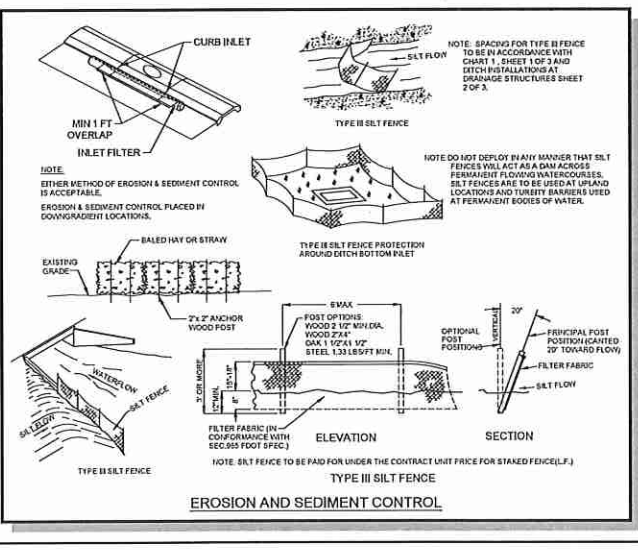
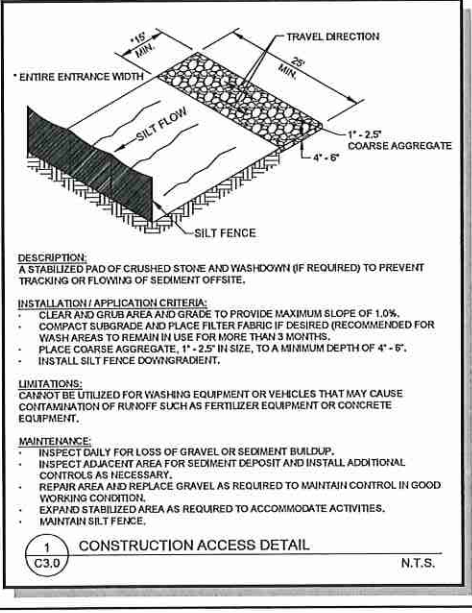
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C2.0

PROJECT # 1001.09



- SHEET NOTES:**
- 301 INSTALL SILT FENCE TYP
 - 302 CONSTRUCT CONSTRUCTION ENTRANCE
 - 303 INSTALL INLET PROTECTION TYP
 - 310 PROPOSED OFFICE TRAILER
 - 311 PROPOSED FUEL STORAGE
 - 312 PROPOSED DUMPSTER LOCATION
 - 313 PROPOSED CONCRETE TRUCK WASH DOWN
 - 314 PORT-O-LET LOCATION



REVISIONS	
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RG

GADD & ASSOCIATES
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1925 US HWY 98 S, SUITE 201
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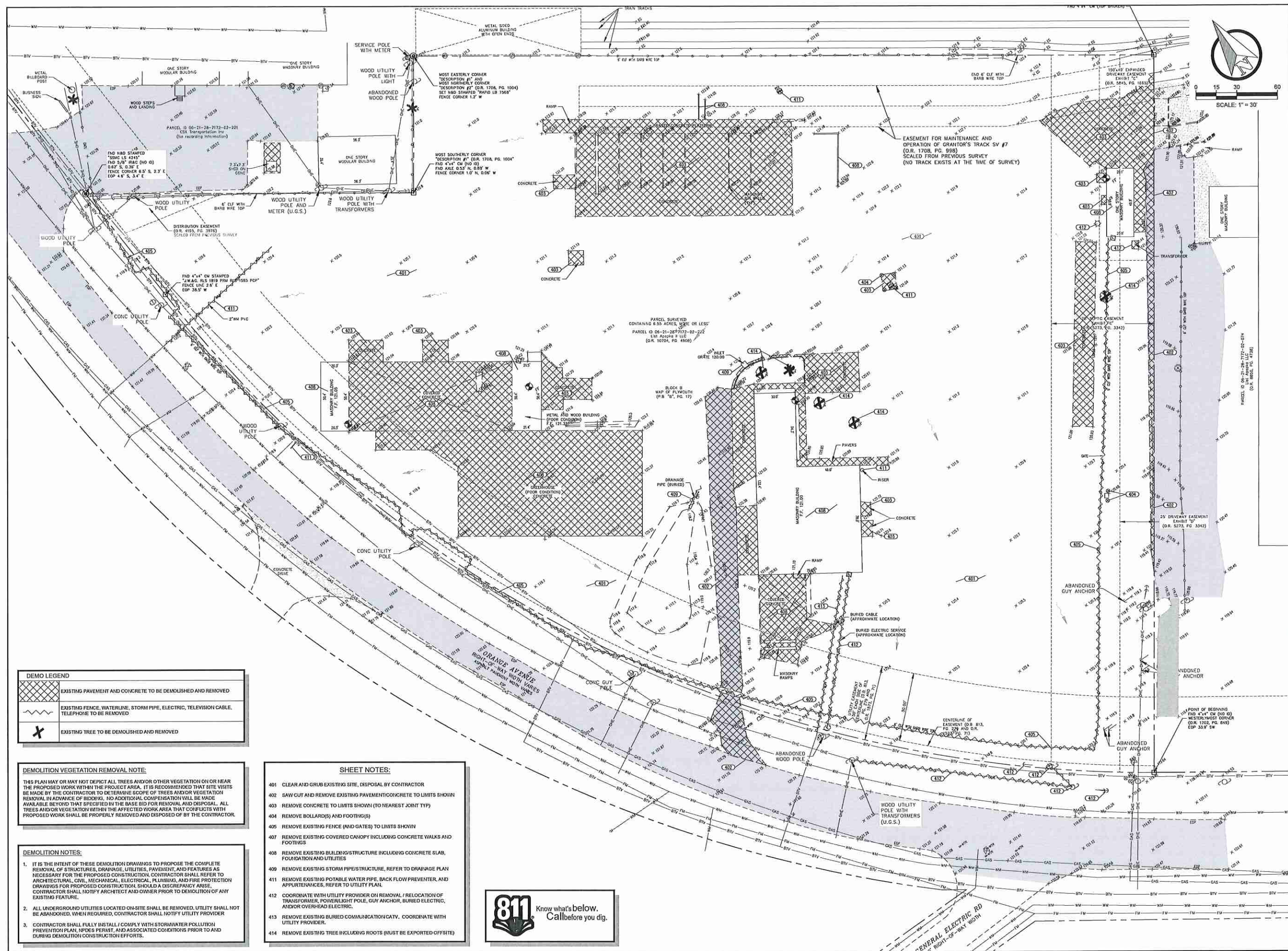
LIST INDUSTRIES
2983 WEST ORANGE AVE.
APOPKA, FL
STORMWATER POLLUTION PREVENTION PLAN

ISSUED FOR
MAJOR DEVELOPMENT PLAN 08.04.2020

NOT FOR CONSTRUCTION
FOR MAJOR DEVELOPMENT
PLAN REVIEW ONLY

RODNEY A. GADD, P.E.
FLA. P.E. No. 70875
DATE
C3.0
PROJECT # 1001.09

FILENAME: X:\PROJECTS\1001.09 - Register - Apopka Warehouse\DRAWINGS\ENGINEERING\1001.09 - Base.dwg
PLOTTED: Monday, August 31, 2020 3:51:49 PM



REVISIONS	
DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RG



**GADD
& ASSOCIATES**
CIVIL ENGINEERING & CONSULTING
1925 US HWY 98 S. SUITE 201
LAKELAND, FL 33801
PHONE: (863) 940-9979
Certificate of Authorization #30194
www.GaddCivil.com

LIST INDUSTRIES

2983 WEST ORANGE AVE.
APOPKA, FL

DEMOLITION PLAN

ISSUED FOR
MAJOR DEVELOPMENT PLAN 08.04.2020

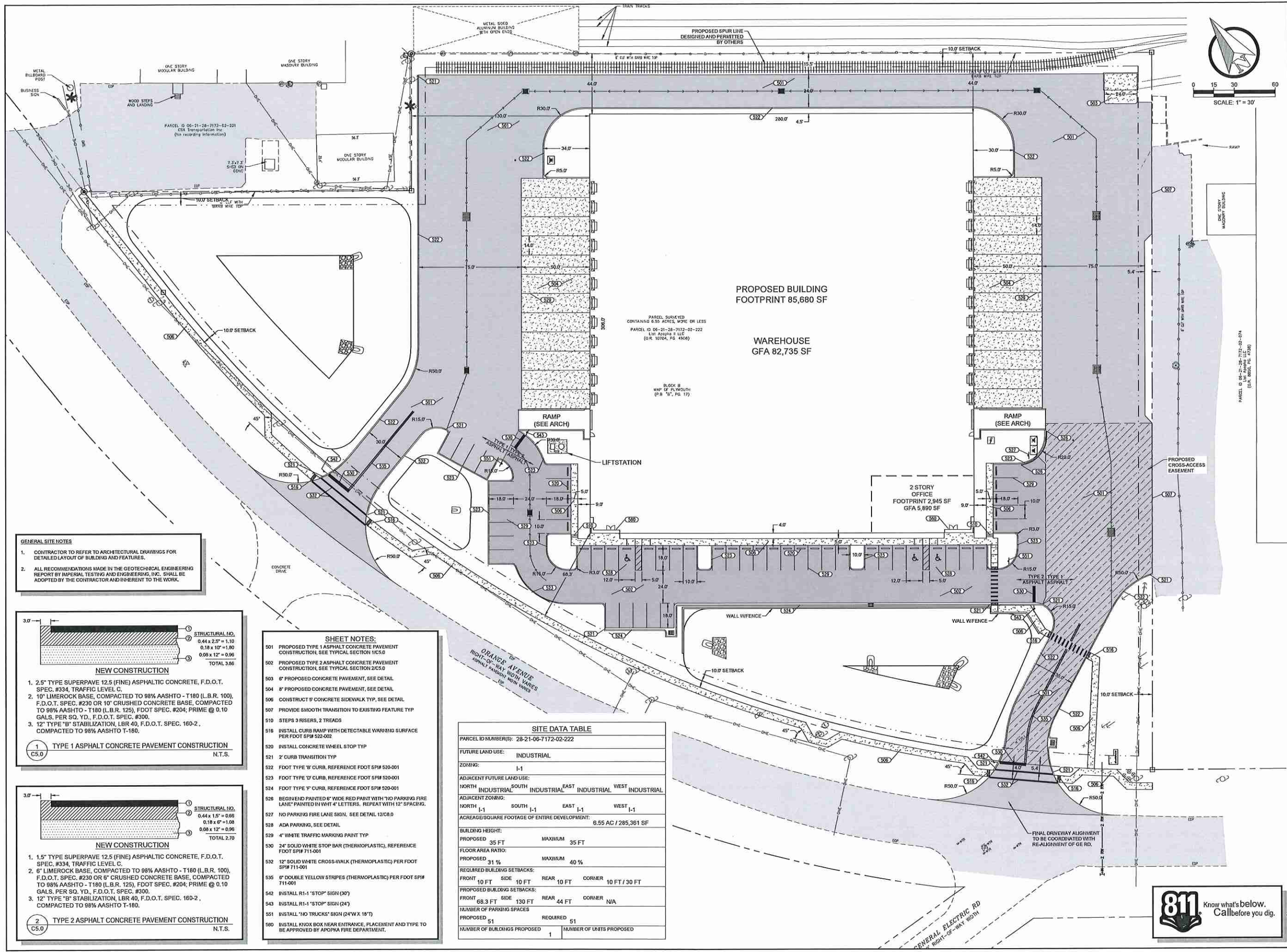
NOT FOR CONSTRUCTION
FOR MAJOR DEVELOPMENT
PLAN REVIEW ONLY

RODNEY A. GADD, P.E.
FLA. P.E. No. 70875

DATE _____

C4.0

PROJECT # 1001.09



GENERAL SITE NOTES

- CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR DETAILED LAYOUT OF BUILDING AND FEATURES.
- ALL RECOMMENDATIONS MADE IN THE GEOTECHNICAL ENGINEERING REPORT BY IMPERIAL TESTING AND ENGINEERING, INC. SHALL BE ADOPTED BY THE CONTRACTOR AND INHERENT TO THE WORK.

NEW CONSTRUCTION

- 2.5" TYPE SUPERPAVE 12.5 (FINE) ASPHALTIC CONCRETE, F.D.O.T. SPEC. #334, TRAFFIC LEVEL C.
- 10" LIMEROCK BASE, COMPACTED TO 98% AASHTO - T180 (L.B.R. 100), F.D.O.T. SPEC. #230 OR 10" CRUSHED CONCRETE BASE, COMPACTED TO 98% AASHTO - T180 (L.B.R. 125), FDOT SPEC. #204; PRIME @ 0.10 GALS. PER SQ. YD., F.D.O.T. SPEC. #300.
- 12" TYPE "B" STABILIZATION, LBR 40, F.D.O.T. SPEC. 160-2, COMPACTED TO 98% AASHTO T-180.

1 TYPE 1 ASPHALT CONCRETE PAVEMENT CONSTRUCTION
 N.T.S.

NEW CONSTRUCTION

- 1.5" TYPE SUPERPAVE 12.5 (FINE) ASPHALTIC CONCRETE, F.D.O.T. SPEC. #334, TRAFFIC LEVEL C.
- 6" LIMEROCK BASE, COMPACTED TO 98% AASHTO - T180 (L.B.R. 100), F.D.O.T. SPEC. #230 OR 6" CRUSHED CONCRETE BASE, COMPACTED TO 98% AASHTO - T180 (L.B.R. 125), FDOT SPEC. #204; PRIME @ 0.10 GALS. PER SQ. YD., F.D.O.T. SPEC. #300.
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2 TYPE 2 ASPHALT CONCRETE PAVEMENT CONSTRUCTION
 N.T.S.

SHEET NOTES:

- PROPOSED TYPE 1 ASPHALT CONCRETE PAVEMENT CONSTRUCTION, SEE TYPICAL SECTION 1/C5.0
- PROPOSED TYPE 2 ASPHALT CONCRETE PAVEMENT CONSTRUCTION, SEE TYPICAL SECTION 2/C5.0
- 6" PROPOSED CONCRETE PAVEMENT, SEE DETAIL
- 8" PROPOSED CONCRETE PAVEMENT, SEE DETAIL
- CONSTRUCT 5" CONCRETE SIDEWALK TYP, SEE DETAIL
- PROVIDE SMOOTH TRANSITION TO EXISTING FEATURE TYP
- STEPS 3 RISERS, 2 TREADS
- INSTALL CURB RAMP WITH DETECTABLE WARNING SURFACE PER FDOT SP# 522-002
- INSTALL CONCRETE WHEEL STOP TYP
- 2" CURB TRANSITION TYP
- FOOT TYPE "B" CURB, REFERENCE FDOT SP# 520-001
- FOOT TYPE "D" CURB, REFERENCE FDOT SP# 520-001
- FOOT TYPE "F" CURB, REFERENCE FDOT SP# 520-001
- BEGIN/END PAINTED 6" WIDE RED PAINT WITH "NO PARKING FIRE LANE" PAINTED IN WHITE 4" LETTERS. REPEAT WITH 12" SPACING.
- NO PARKING FIRE LANE SIGN. SEE DETAIL 12/C5.0
- ADA PARKING, SEE DETAIL
- 4" WHITE TRAFFIC MARKING PAINT TYP
- 24" SOLID WHITE STOP BAR (THERMOPLASTIC), REFERENCE FDOT SP# 711-001
- 12" SOLID WHITE CROSS-WALK (THERMOPLASTIC) PER FDOT SP# 711-001
- 6" DOUBLE YELLOW STRIPES (THERMOPLASTIC) PER FDOT SP# 711-001
- INSTALL R1-1 "STOP" SIGN (30")
- INSTALL R1-1 "STOP" SIGN (24")
- INSTALL "NO TRUCKS" SIGN (24" X 18")
- INSTALL KNOX BOX NEAR ENTRANCE, PLACEMENT AND TYPE TO BE APPROVED BY APOPKA FIRE DEPARTMENT.

SITE DATA TABLE	
PARCEL ID NUMBER(S):	28-21-06-7172-02-222
FUTURE LAND USE:	INDUSTRIAL
ZONING:	I-1
ADJACENT FUTURE LAND USE:	EAST INDUSTRIAL WEST INDUSTRIAL
ADJACENT ZONING:	NORTH INDUSTRIAL SOUTH INDUSTRIAL
ACREAGE/SQUARE FOOTAGE OF ENTIRE DEVELOPMENT:	6.55 AC / 285,361 SF
BUILDING HEIGHT:	PROPOSED 35 FT MAXIMUM 35 FT
FLOOR AREA RATIO:	PROPOSED 31 % MAXIMUM 40 %
REQUIRED BUILDING SETBACKS:	FRONT 10 FT SIDE 10 FT REAR 10 FT CORNER 10 FT / 30 FT
PROPOSED BUILDING SETBACKS:	FRONT 68.3 FT SIDE 130 FT REAR 44 FT CORNER N/A
NUMBER OF PARKING SPACES:	PROPOSED 51 REQUIRED 51
NUMBER OF BUILDINGS PROPOSED	1
NUMBER OF UNITS PROPOSED	

REVISIONS

DRAWN: RLS
 DESIGNED: RLS
 CHECKED: RG

GADD & ASSOCIATES
 CIVIL ENGINEERING & CONSULTING
 1925 US HWY 98 S. SUITE 201
 LAKELAND, FL 33801
 PHONE: (883) 940-8979
 Certificate of Authorization #0194
 www.gaddcivil.com

LIST INDUSTRIES

2983 WEST ORANGE AVE.
 APOPKA, FL

CONCEPTUAL SITE PLAN

ISSUED FOR
 MAJOR DEVELOPMENT PLAN 08.04.2020

NOT FOR CONSTRUCTION
 FOR MAJOR DEVELOPMENT
 PLAN REVIEW ONLY

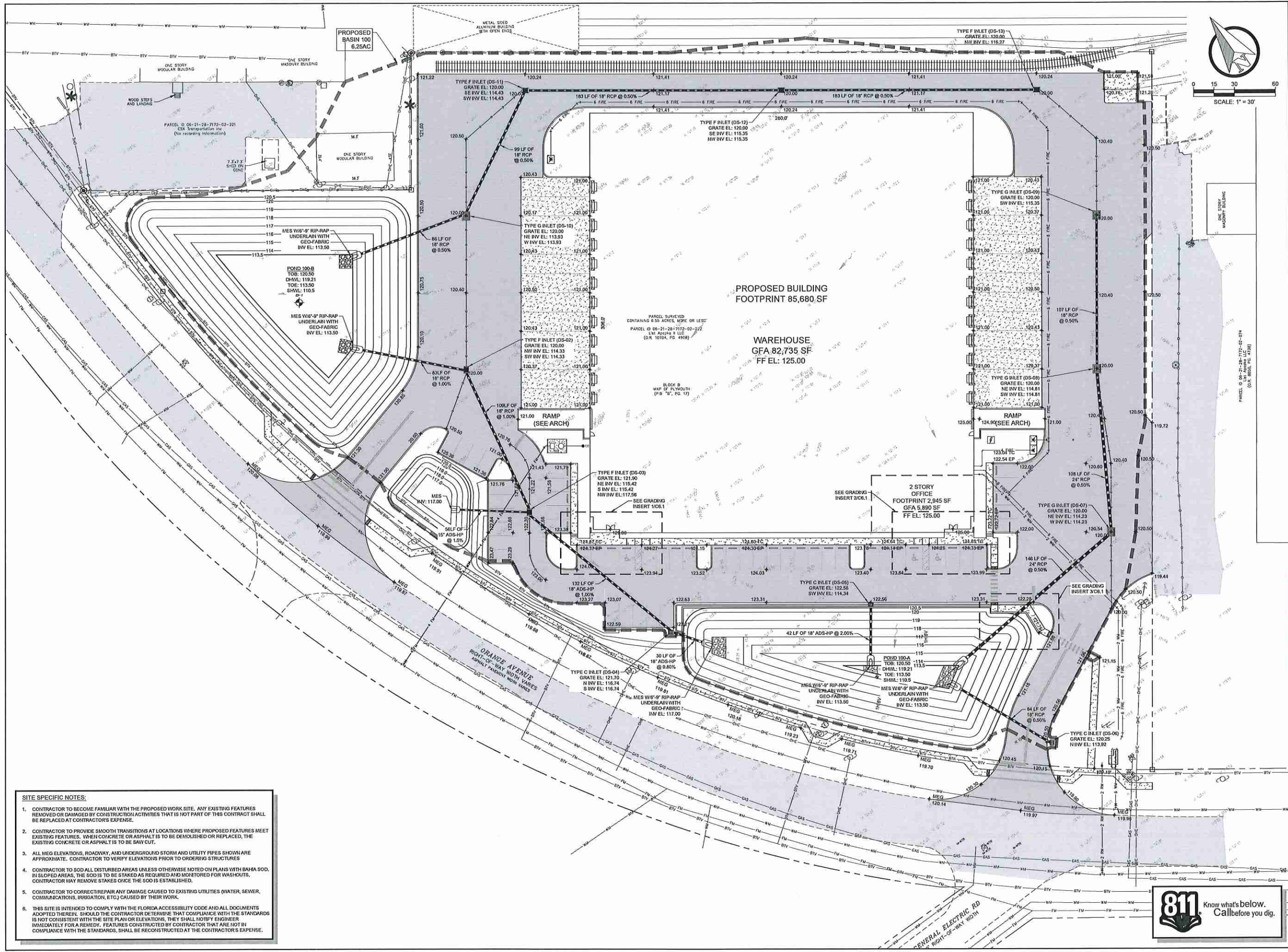
RODNEY A. GADD, P.E.
 FLA. P.E. No. 70875

DATE

C5.0

PROJECT # 1001.09

811 Know what's below.
 Call before you dig.



- SITE SPECIFIC NOTES:**
1. CONTRACTOR TO BECOME FAMILIAR WITH THE PROPOSED WORK SITE. ANY EXISTING FEATURES REMOVED OR DAMAGED BY CONSTRUCTION ACTIVITIES THAT IS NOT PART OF THIS CONTRACT SHALL BE REPLACED AT CONTRACTORS EXPENSE.
 2. CONTRACTOR TO PROVIDE SMOOTH TRANSITIONS AT LOCATIONS WHERE PROPOSED FEATURES MEET EXISTING FEATURES. WHEN CONCRETE OR ASPHALT IS TO BE DEMOLISHED OR REPLACED, THE EXISTING CONCRETE OR ASPHALT IS TO BE SAW CUT.
 3. ALL MEG ELEVATIONS, ROADWAY, AND UNDERGROUND STORM AND UTILITY PIPES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY ELEVATIONS PRIOR TO ORDERING STRUCTURES.
 4. CONTRACTOR TO SOD ALL DISTURBED AREAS UNLESS OTHERWISE NOTED ON PLANS WITH BAH&A SOD. IN SLOPED AREAS, THE SOD IS TO BE STAKED AS REQUIRED AND MONITORED FOR WASHOUTS. CONTRACTOR MAY REMOVE STAKES ONCE THE SOD IS ESTABLISHED.
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REVISIONS

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RG

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Certificate of Authorization #30194
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LIST INDUSTRIES

2883 WEST ORANGE AVE.
APOPKA, FL

GRADING & DRAINAGE PLAN

ISSUED FOR
MAJOR DEVELOPMENT PLAN (08.04.2020)

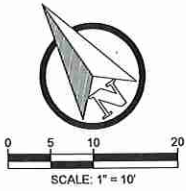
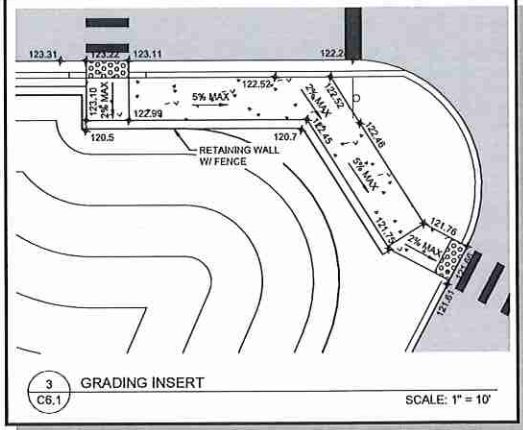
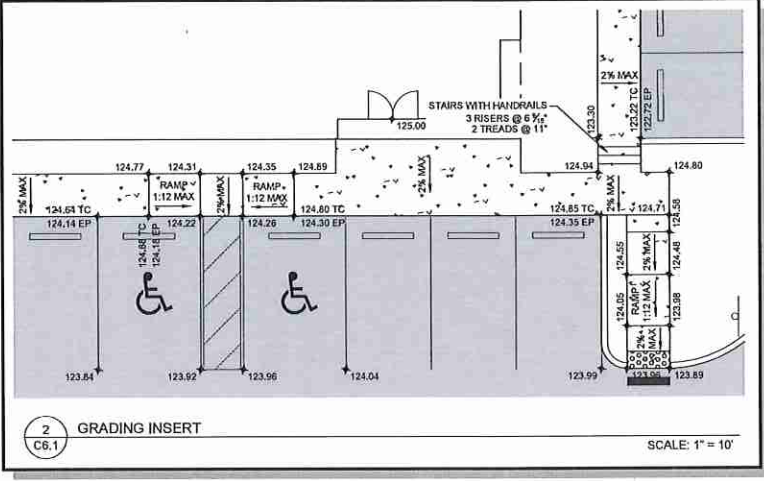
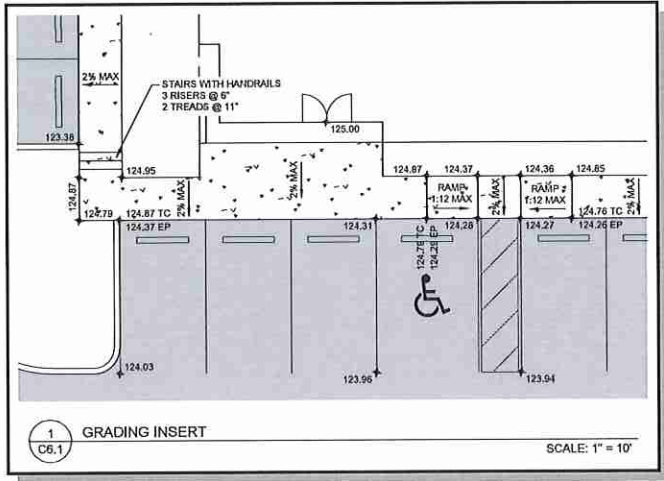
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PLAN REVIEW ONLY

RODNEY A. GADD, P.E.
FLA. P.E. No. 70875

DATE

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PROJECT # 1001.09



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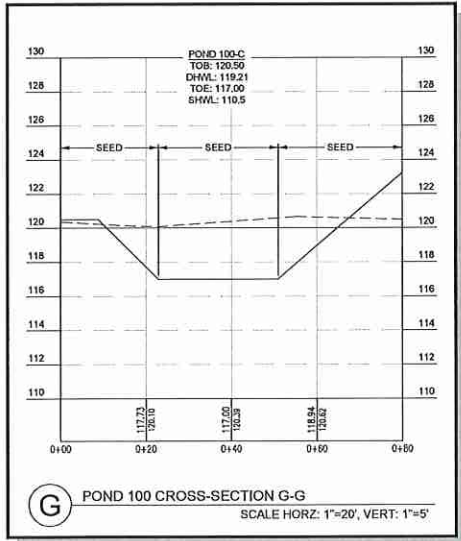
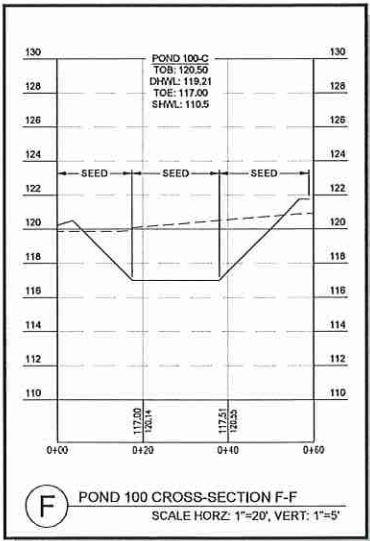
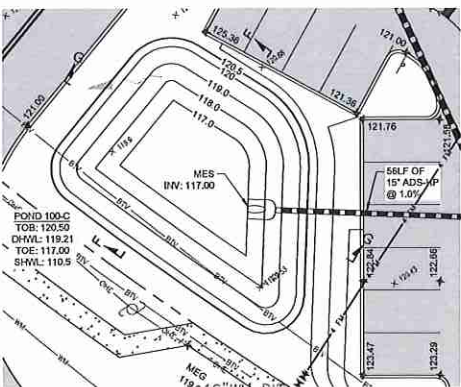
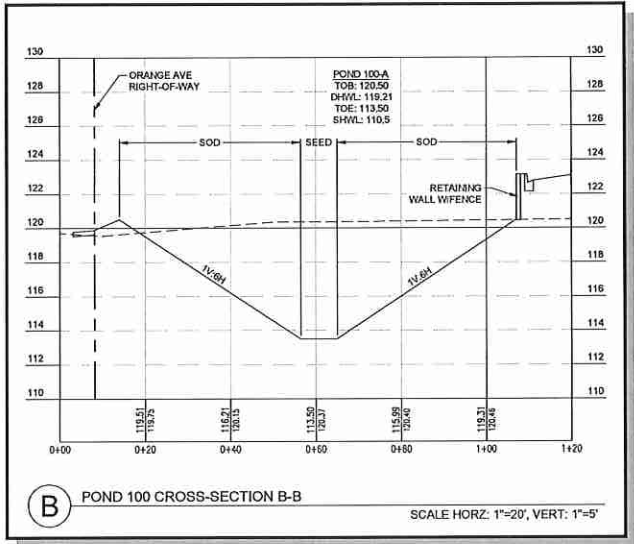
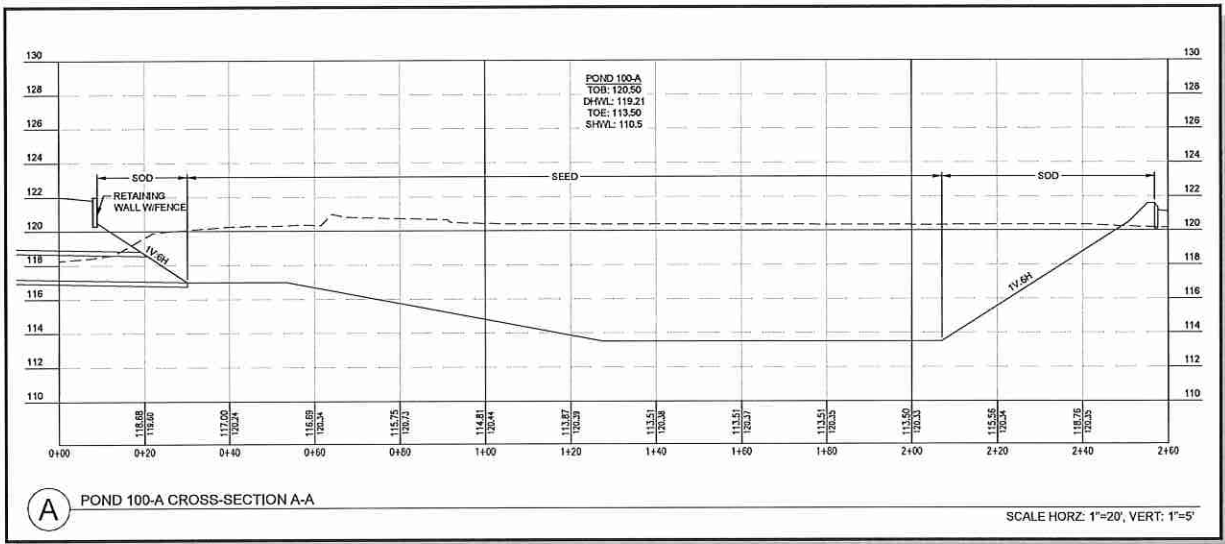
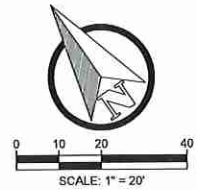
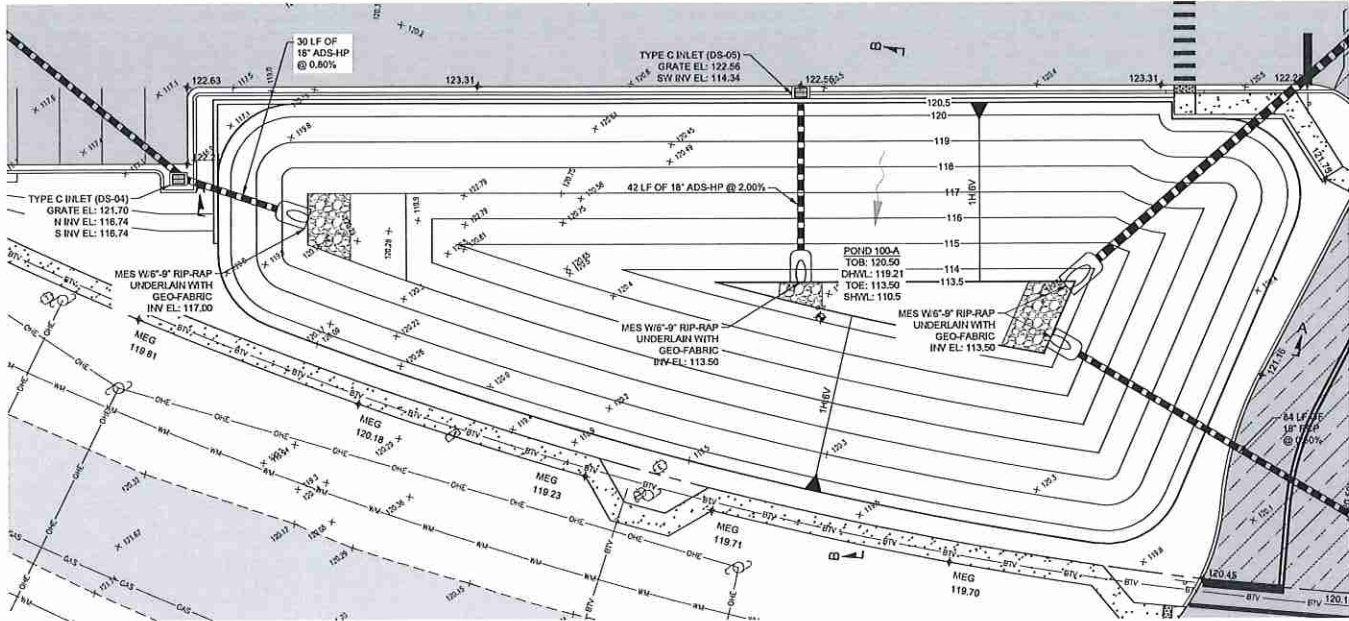
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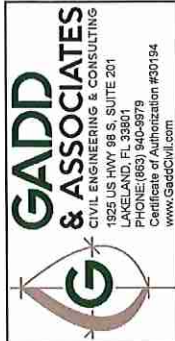


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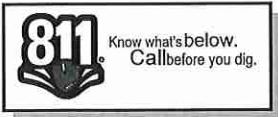
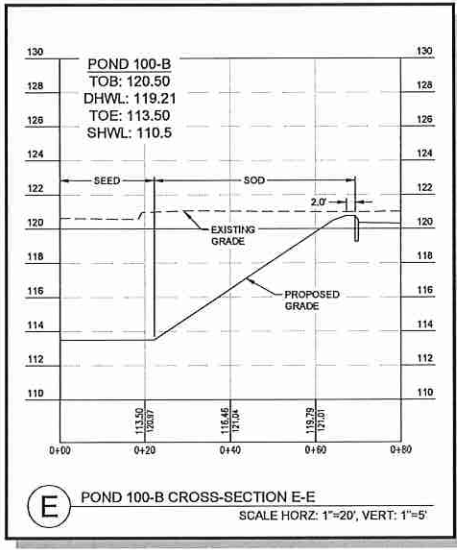
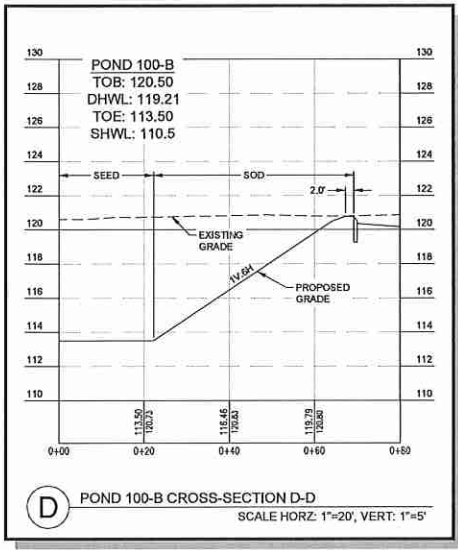
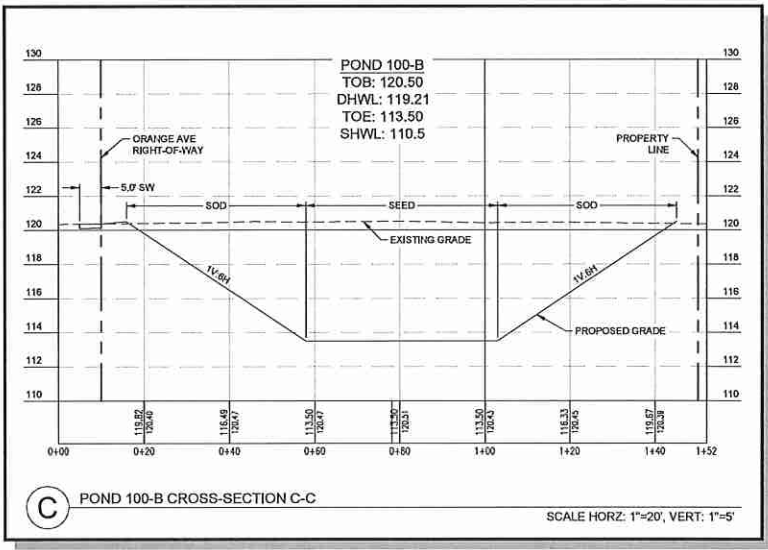
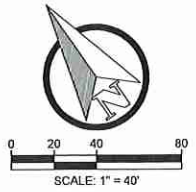
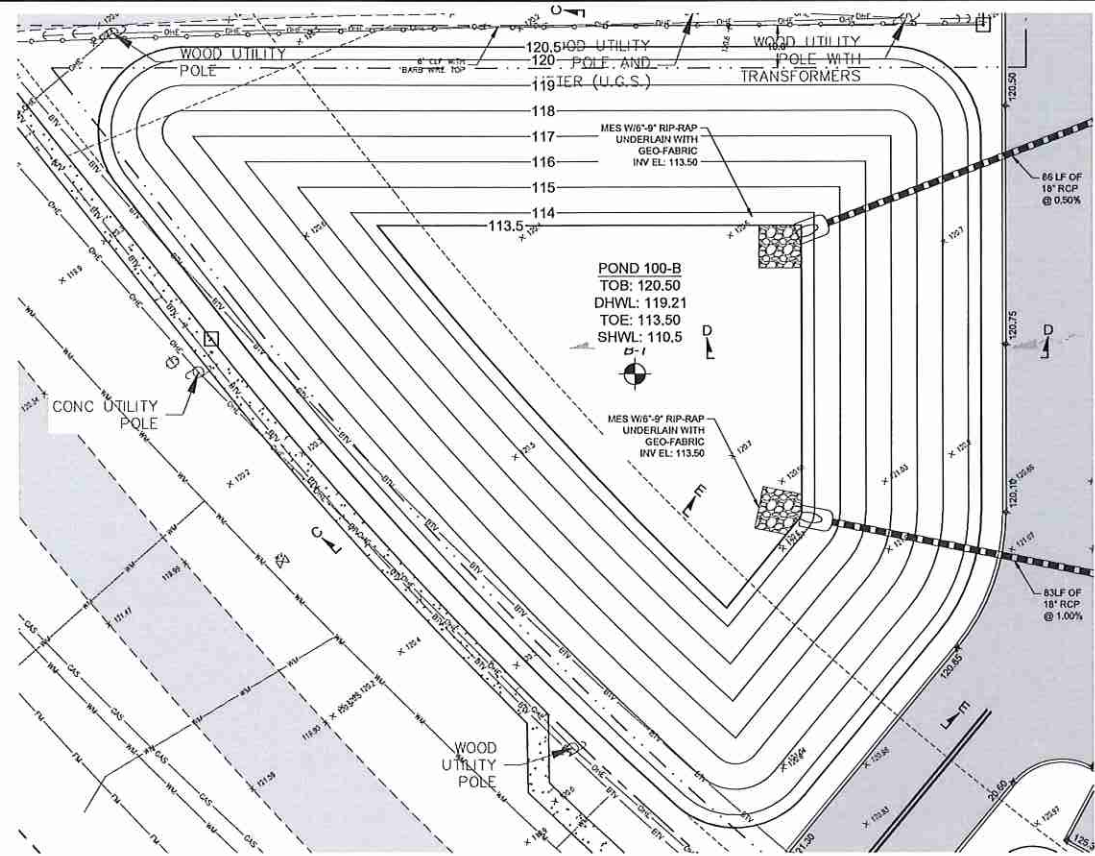
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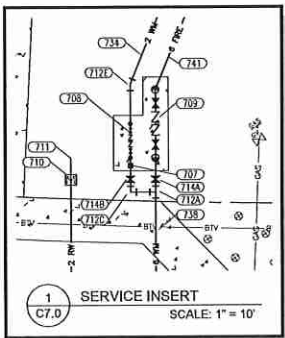
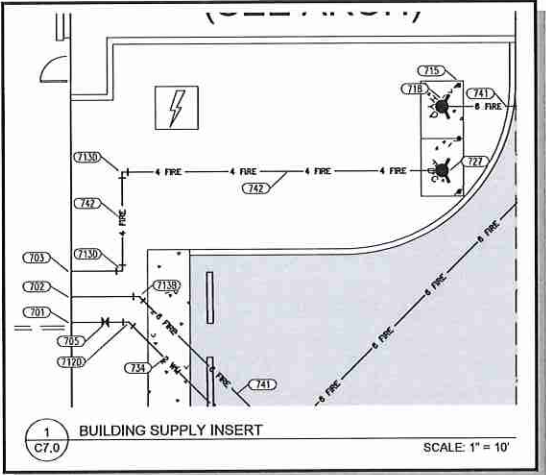
PROJECT # 1001.09

- SITE SPECIFIC UTILITY NOTES:
1. FOR CONTINUATION ON ALL CONNECTIONS TO BUILDING(S) REFER TO PLUMBING & FIRE PROTECTION DRAWINGS
 2. ALL PVC SANITARY SEWER SERVICE LINES @ 1.0% MIN. SLOPE (TYP.)
 3. WATER PROVIDED BY THE CITY OF APOPKA. EXISTING UTILITIES SHOWN ARE APPROXIMATE LOCATIONS BASED ON INFORMATION PROVIDED BY PERMITTING DOCUMENTS ASSOCIATED WITH THE NORTH EAST REGIONAL PARK. DEVIATIONS IN ACTUAL SITE CONDITIONS CAN BE EXPECTED DUE TO FUTURE CONSTRUCTION INACCURACIES. CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES WITHIN AREA OF CONSTRUCTION AND COORDINATE WITH OWNER, ARCHITECT, AND ENGINEER FOR ANY DEVIATIONS OR FIELD FITTING.
 4. CONTRACTOR TO NOTIFY THE CITY AT LEAST 48 HOURS IN ADVANCE IN ORDER TO HAVE A CITY INSPECTOR ON SITE FOR WATER CONNECTIONS TO EXISTING SYSTEM AND TESTING.
 5. WATER LINES SHALL BE TESTED IN ACCORDANCE WITH OWNER, CITY, COUNTY, AND STATE REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.
 6. ALL POTABLE WATER LINES 2" AND SMALLER TO BE INSIDE PVC SLEEVE WHEN UNDERNEATH PAVEMENT OR SIDEWALK. ALL SLEEVES SHALL BE ACCURATELY LOCATED ON AS-BUILT SURVEY.
 7. RESTRAIN ALL PRESSURE PIPE PER STANDARD APOPKA DETAIL 105.
 8. HYDROSTATIC TEST ON UNDERGROUND FIRE LINES TO BE TESTED IN ACCORDANCE WITH NFPA 24 (200 PSI, 2 HOURS). CONTRACTOR SHALL INCREASE RETRAIN LENGTH BY 50% FOR ALL FIRE LINES.
 9. PROPOSED SERVICE CONNECTION SIZES ARE BASED ON MECHANICAL AND FIRE PROTECTION DRAWINGS BY OTHERS. THESE SIZES SHALL BE VERIFIED BY ARCHITECT, MECHANICAL, AND FIRE DESIGN RECORD PROFESSIONALS FOR ADEQUACY.
 10. CONTRACTOR TO BECOME FAMILIAR WITH LOCAL UTILITY STANDARDS AND MEET REQUIREMENTS SET FORTH FOR MATERIALS, INSTALLATION, INSPECTION, TESTING, AND CLEARING OF SYSTEMS IN ADDITION TO THOSE SET FORTH IN SPECIFICATIONS.
 11. REFER TO GENERAL NOTES(C1.0).
 12. PROPOSED PVC SLEEVES SHALL BE INSTALLED 1' BEYOND PAVEMENT, STAKED IN THE FIELD, AND PRECISELY DEPICTED ON AS-BUILT DRAWINGS.
 13. ADDITIONAL FITTINGS AND APPURTENANCES FOR WATER AND SEWER FEATURES MAY BE REQUIRED BEYOND THOSE DESCRIBED IN DETAIL. IN THESE DRAWINGS AND ARE ASSUMED INHERENT TO MEET THE INTENT OF THE PROPOSED WORK. CONTRACTOR SHALL INCLUDE THESE ITEMS IN THE BASE BID. NO ADDITIONAL FUNDS WILL BE MADE AVAILABLE TO COMPLETE THE SITE UTILITIES AS PROPOSED.
 14. REFER TO LANDSCAPING PLAN FOR ADDITIONAL IRRIGATION INFORMATION.

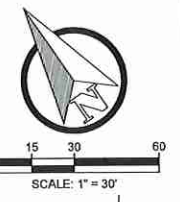
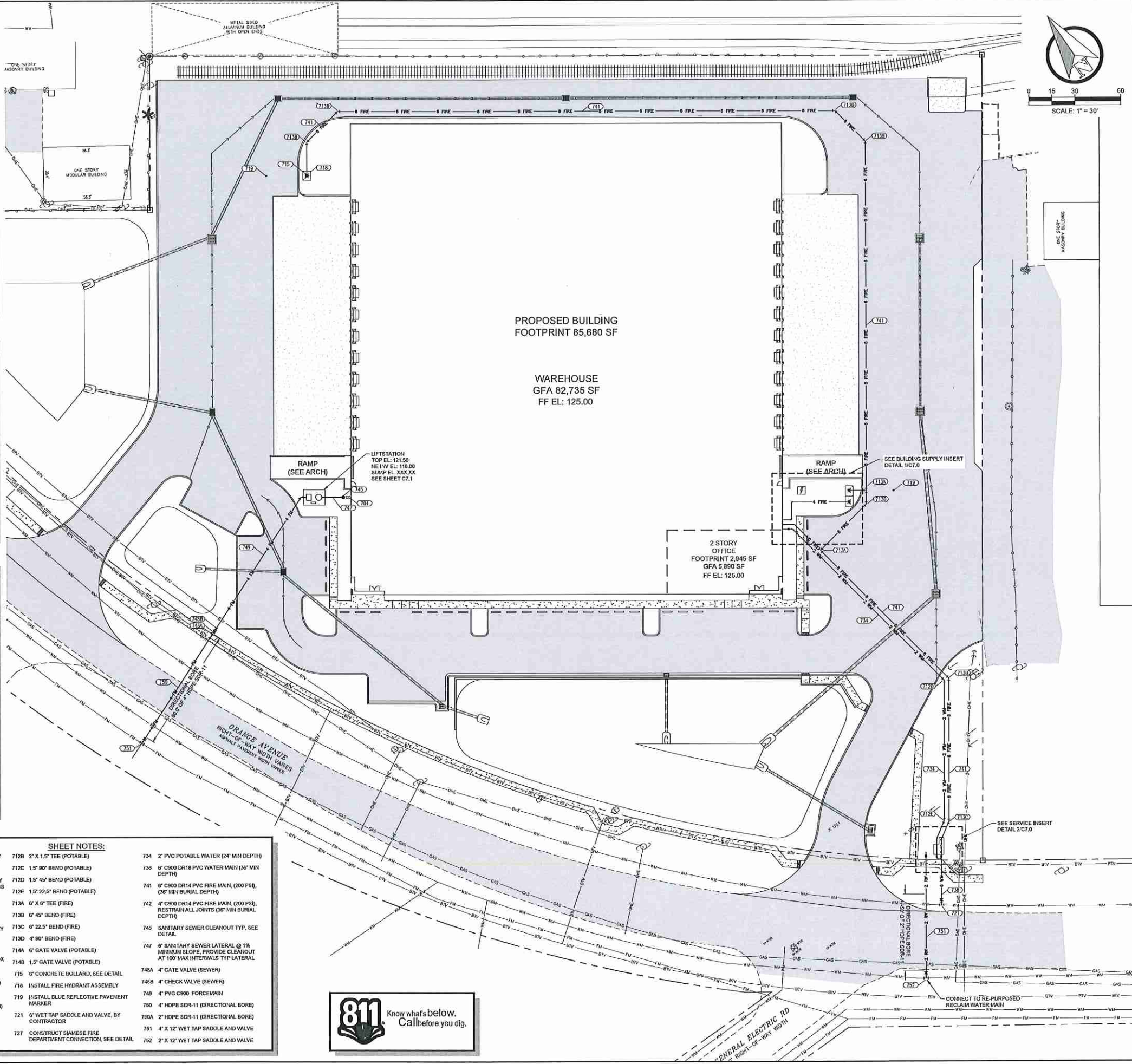
GENERAL UTILITY NOTES:

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 MAINS 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 WATER MAIN ABOVE THE OTHER PIPELINE. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, 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, F.A.C.



- SHEET NOTES:
- | | | |
|---|---|--|
| 701 POTABLE WATER CONNECTION, VERIFY SIZE WITH PLUMBING DRAWINGS BY OTHERS | 7128 2" X 1.5" TEE (POTABLE) | 734 2" PVC POTABLE WATER (24" MIN DEPTH) |
| 702 FIRELINE CONNECTION, VERIFY SIZE WITH FIRE PROTECTION DRAWINGS (BY OTHERS) | 7120 1.5" 90° BEND (POTABLE) | 738 6" C900 DR18 PVC WATER MAIN (36" MIN DEPTH) |
| 703 FIRE DEPARTMENT CONNECTION, VERIFY SIZE WITH FIRE PROTECTION DRAWINGS (BY OTHERS) | 7120 1.5" 45° BEND (POTABLE) | 741 6" C900 DR14 PVC FIRE MAIN, (200 PSI), (36" MIN BURIAL DEPTH) |
| 704 SANITARY SEWER CONNECTION, VERIFY SIZE WITH PLUMBING DRAWINGS BY OTHERS | 7120 1.5" 22.5° BEND (POTABLE) | 742 4" C900 DR14 PVC FIRE MAIN, (200 PSI), RESTRAIN ALL JOINTS (36" MIN BURIAL DEPTH) |
| 705 PROVIDE GATE VALVE WITHIN 5' OF BUILDING WITHIN CAST IRON VALVE BOX | 7134 6" X 6" TEE (FIRE) | 745 SANITARY SEWER CLEANOUT TYP, SEE DETAIL |
| 707 1.5" WATER METER (POTABLE) | 7138 6" 45° BEND (FIRE) | 747 6" SANITARY SEWER LATERAL @ 1% MINIMUM SLOPE, PROVIDE CLEANOUT AT 100' MAX INTERVALS TYP LATERAL |
| 708 1.5" BACKFLOW PREVENTER (POTABLE) | 7130 6" 22.5° BEND (FIRE) | 748A 4" GATE VALVE (SEWER) |
| 709 6" BACKFLOW PREVENTER (FIRE) | 7130 4" 90° BEND (FIRE) | 748B 4" CHECK VALVE (SEWER) |
| 710 1.5" WATER REUSE METER (IRRIGATION) | 7144 6" GATE VALVE (POTABLE) | 749 4" PVC C900 FORCEMAIN |
| 711 SEE IRRIGATION PLANS FOR CONTINUATION | 7148 1.5" GATE VALVE (POTABLE) | 750 4" HDPE SDR-11 (DIRECTIONAL BORE) |
| 712A 6" X 2" TEE, USE REDUCERS AS REQUIRED | 715 6" CONCRETE BOLLARD, SEE DETAIL | 750A 2" HDPE SDR-11 (DIRECTIONAL BORE) |
| | 718 INSTALL FIRE HYDRANT ASSEMBLY | 751 4" X 12" WET TAP SADDLE AND VALVE |
| | 719 INSTALL BLUE REFLECTIVE PAVEMENT MARKER | 752 2" X 12" WET TAP SADDLE AND VALVE |
| | 721 6" WET TAP SADDLE AND VALVE, BY CONTRACTOR | |
| | 727 CONSTRUCT SWANSE FIRE DEPARTMENT CONNECTION, SEE DETAIL | |



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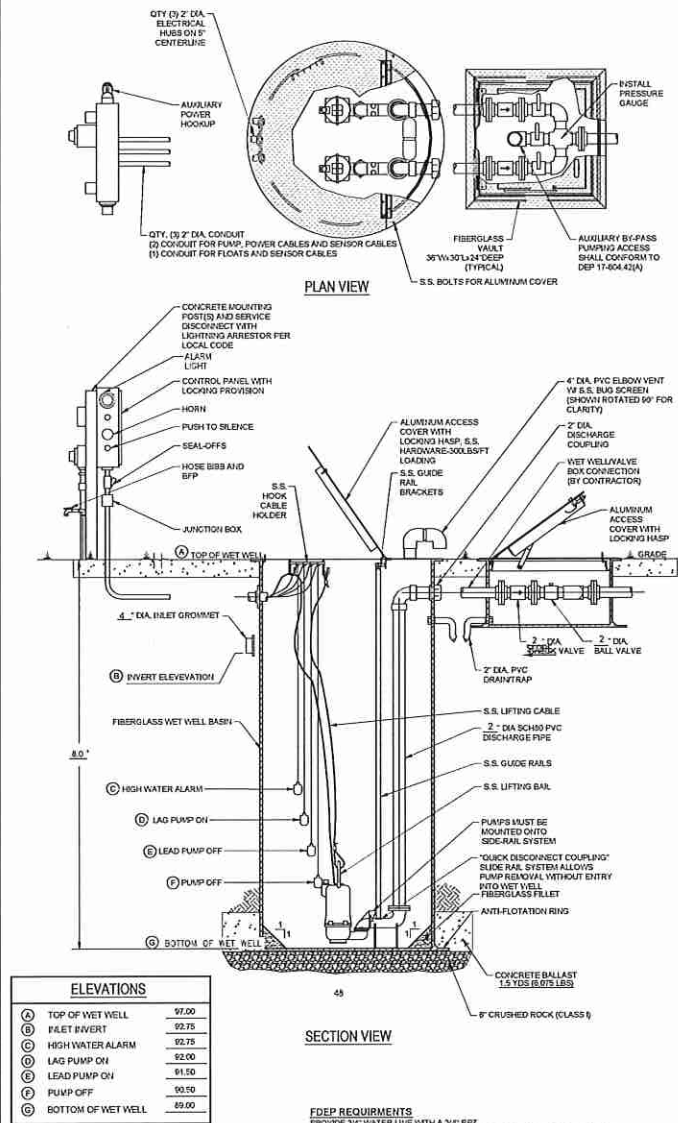
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DATE
C7.0
PROJECT # 1001.09

WET WELL/VALVE BOX LAYOUT



PUMP DATA TABLE

PUMP MODEL	HYDROMATIC HPD202
IMPELLER DIAMETER	4.5"
PUMP DESIGN CAPACITY	41 GPM
PUMP DESIGN TDH	40 FT
SECONDARY CAPACITY	- GPM
SECONDARY TDH	- FT
HORSEPOWER	2 HP
VOLTAGE	208/230 V
PHASE	1 PH
DISCHARGE SIZE	1.5\"/>

GENERAL NOTES

PUMPS SHALL BE OF THE SUBMERSIBLE TYPE (MANUFACTURED BY HYDROMATIC). EACH PUMP SHALL BE MOUNTED ON A 6\"/>

PUMP CONSTRUCTION
THE PUMP VOLUME, MOTOR AND SEAL HOUSING SHALL BE CONSTRUCTED OF CAST IRON. ALL EXTERNAL FASTENERS SHALL BE SERIES 300 STAINLESS STEEL. THE PUMP SHAFT SHALL BE CONSTRUCTED OF SERIES 416 STAINLESS STEEL.

IMPELLER
THE IMPELLER SHALL BE OF MULTIVANE, SEMI-OPEN CONSTRUCTION. THE IMPELLER SHALL BE STATICALLY AND HYDRAULICALLY BALANCED.

CUTTERS
A CUTTER ASSEMBLY SHALL BE MOUNTED ON THE SUCTION SIDE OF THE PUMP WITH DIRECT DISCHARGE INTO THE PUMP IMPELLER. THE GRINDER SHALL BE CAPABLE OF GRINDING MATERIALS FOUND IN NORMAL DOMESTIC SEWAGE. BOTH THE STATIONARY AND ROTATING CUTTERS SHALL BE CONSTRUCTED OF HARDENED STEEL.

MOTOR
THE MOTOR SHALL BE MOUNTED IN A SEALED, SUBMERSIBLE TYPE HOUSING. THE STATOR SHALL BE SECURELY HELD IN PLACE WITH A REMOVABLE END RING AND THREADED FASTENERS FOR EASE OF REMOVAL WITHOUT THE USE OF HEAT OR A PRESS. THE MOTOR SHALL HAVE TWO HEAVY DUTY BALL BEARINGS, ONE UPPER (RADIAL) AND ONE LOWER (THRUST), TO SUPPORT THE SHAFT. THE MOTOR SHALL BE EQUIPPED WITH A WINDING THERMOSTAT THAT IS WIRED TO SHUT THE MOTOR OFF IN CASE OF MOTOR OVERHEATING.

SEAL CHAMBER
THE PUMP SHALL HAVE TWO MECHANICAL SEALS, MOUNTED IN TANDEN WITH AN OIL CHAMBER BETWEEN THE SEALS. THE PUMP SHALL BE EQUIPPED WITH A SEAL LEAK DETECTION PROBE AND WARNING SYSTEM BY USING A SEAL FAILURE SENSOR INSTALLED IN THE SEAL CHAMBER.

WET WELL
THE GLASS FIBER REINFORCED POLYESTER BASK SHALL BE CONSTRUCTED OF A COMMERCIAL GRADE OF GLASS FIBER AND SHALL BE PROVIDED WITH FLEET AND AN ANTI-FLOTATION RING WITH A MINIMUM DIAMETER OF THREE INCHES LARGER THAN THE BASIN DIAMETER.

HATCH COVER
THE HATCH COVER SHALL BE 20\"/>

VALVE BOX
THE VALVE BOX IS FIBERGLASS WITH ALUMINUM LOCKABLE COVER. STANDARD SIZE VALVE BOX IS 3\"/>

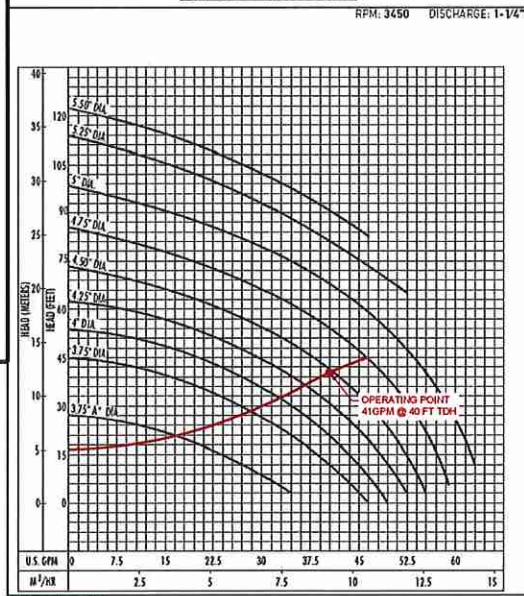
VALVES
VALVES SHALL BE SEWAGE SWAG CHECK WITH CLEAN-OUT PORTS AND BRASS GATE VALVES.

FLOATS
FLOATS SHALL BE ANCHOR SCIENTIFIC ROTOFLOATS OR EQUAL.

CONTROLS
THE CONTROL PANEL SHALL BE AS LISTED. A NEMA 3R ENCLOSURE SHALL BE PROVIDED IN EITHER FIBERGLASS OR STAINLESS STEEL. THE PANEL SHALL INCLUDE AN ALTERNATING CONTROL SCHEME (ON/OFF AND ABOVE), MAIN CIRCUIT BREAKER, GENERATOR RECEPTACLE, HIGH LEVEL ALARM LIGHT AND HORN, ELAPSED TIME METERS, VOLTAGE OR PHASE MONITOR, SEAL FAILURE AND OVERLOAD SENSORS, THE LIGHTING ARRESTOR SHALL BE PROVIDED BY CONTRACTOR.

ELECTRICAL
ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.

PUMP PERFORMANCE CURVE

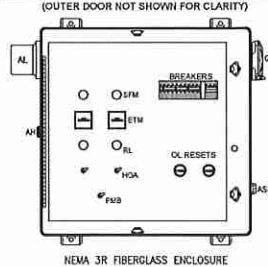


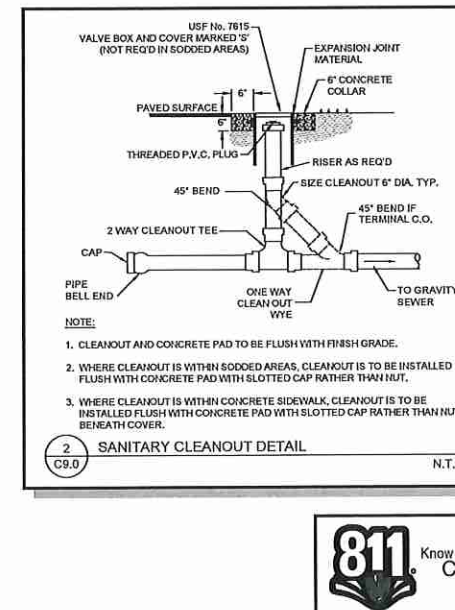
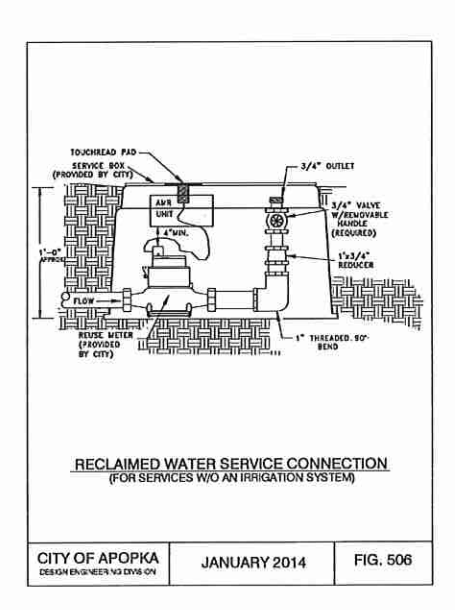
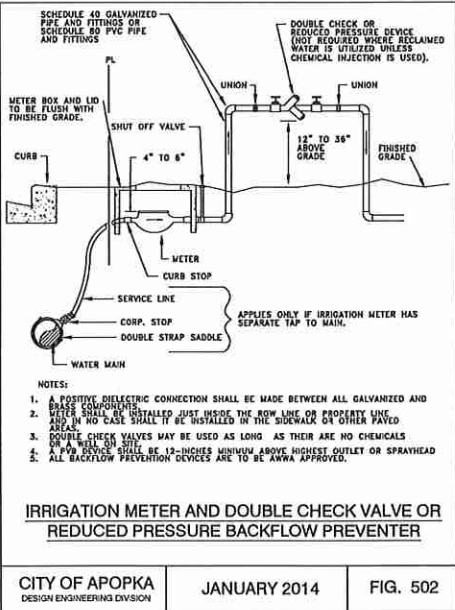
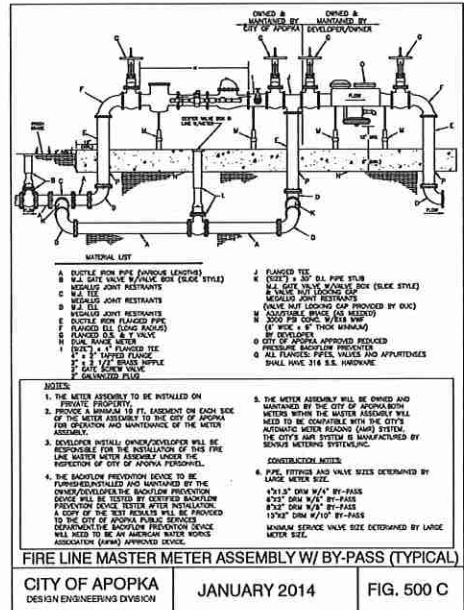
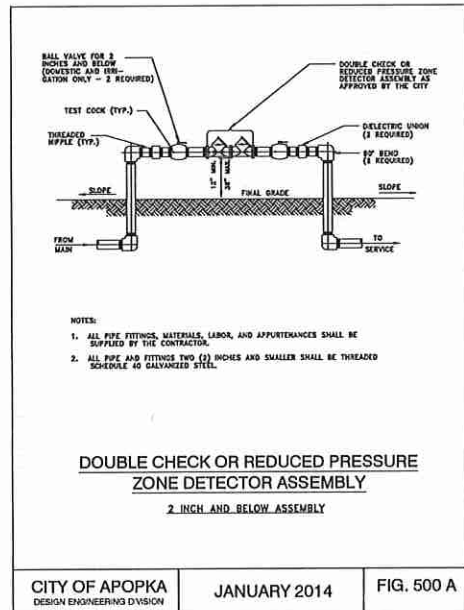
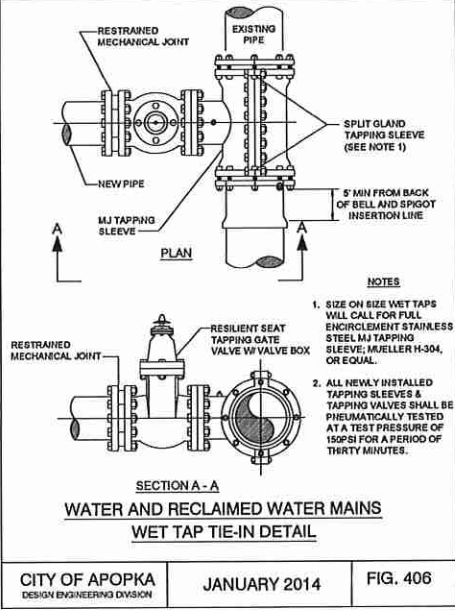
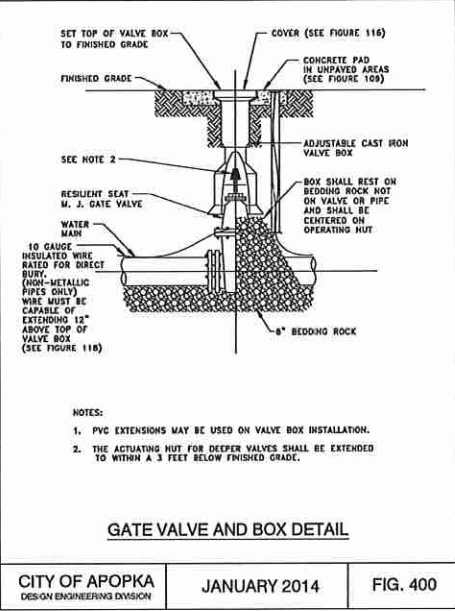
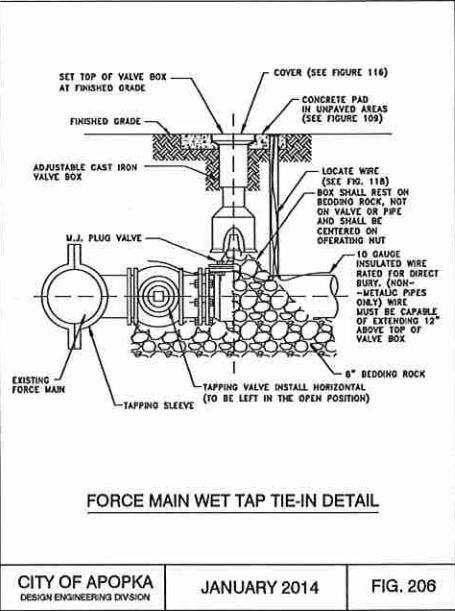
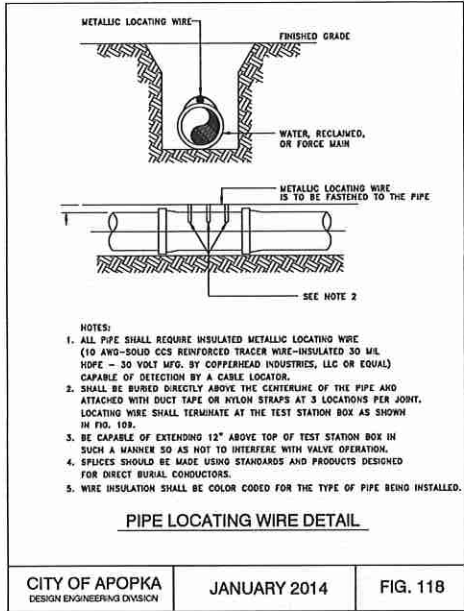
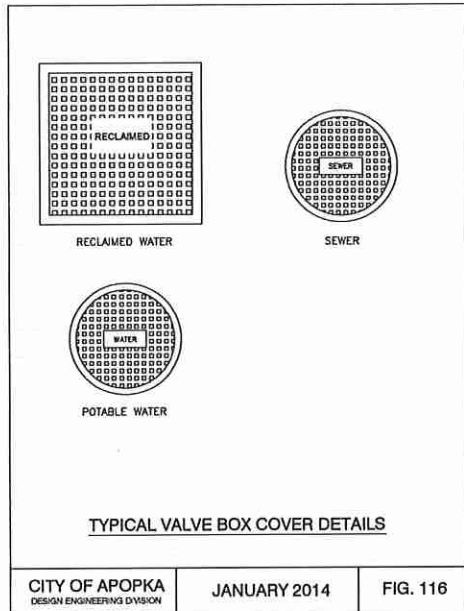
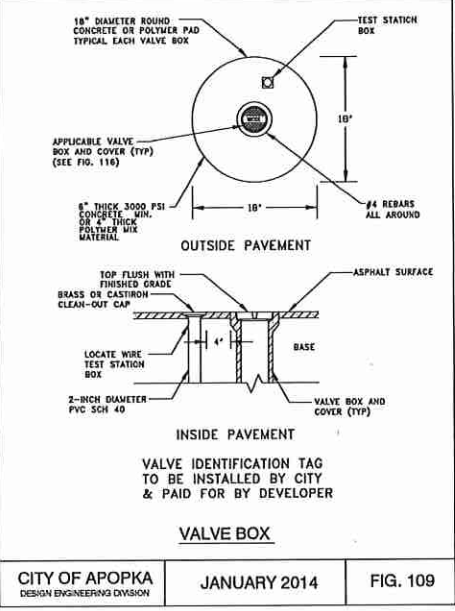
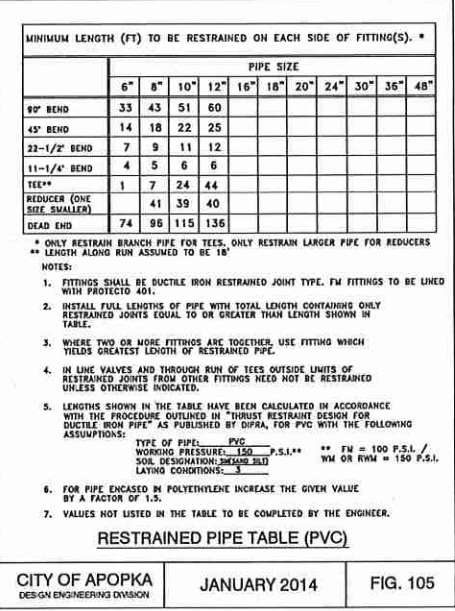
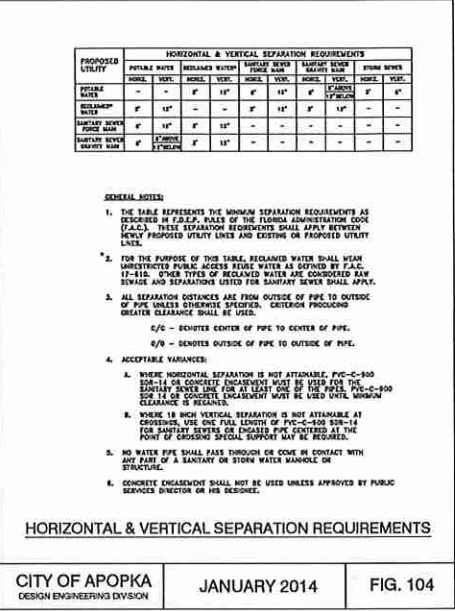
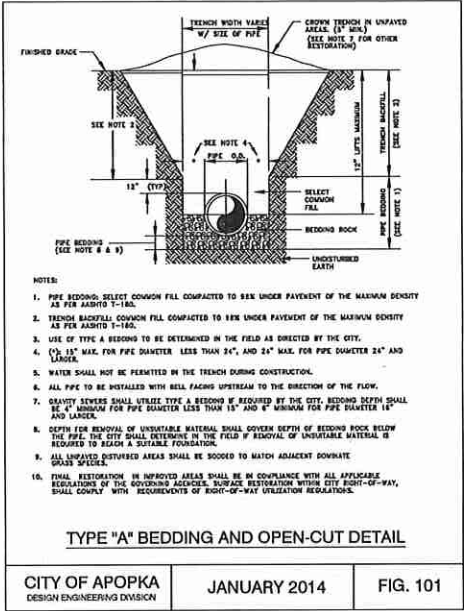
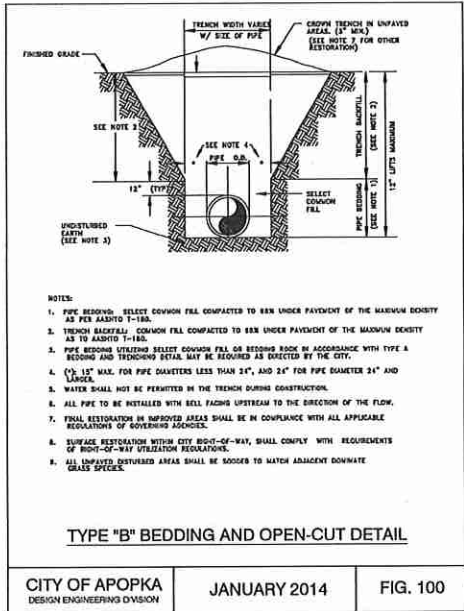
USE 4.5\"/>

ELECTRICAL DATA

INCOMING POWER: REFER TO ELECTRICAL BY OTHERS

ENCLOSURE AND DEADFRONT LAYOUT (TYPICAL)





REVISIONS

DRAWN: RLS

DESIGNED: RLS

CHECKED: RG

GADD & ASSOCIATES
CIVIL ENGINEERING & CONSULTING
1825 US HWY 88 S, SUITE 201
LAKELAND, FL 33801
PHONE: (888) 940-9979
www.gaddcove.com

LIST INDUSTRIES
2983 WEST ORANGE AVE.
APOPKA, FL
UTILITY DETAILS

ISSUED FOR
MAJOR DEVELOPMENT PLAN 08.04.2020

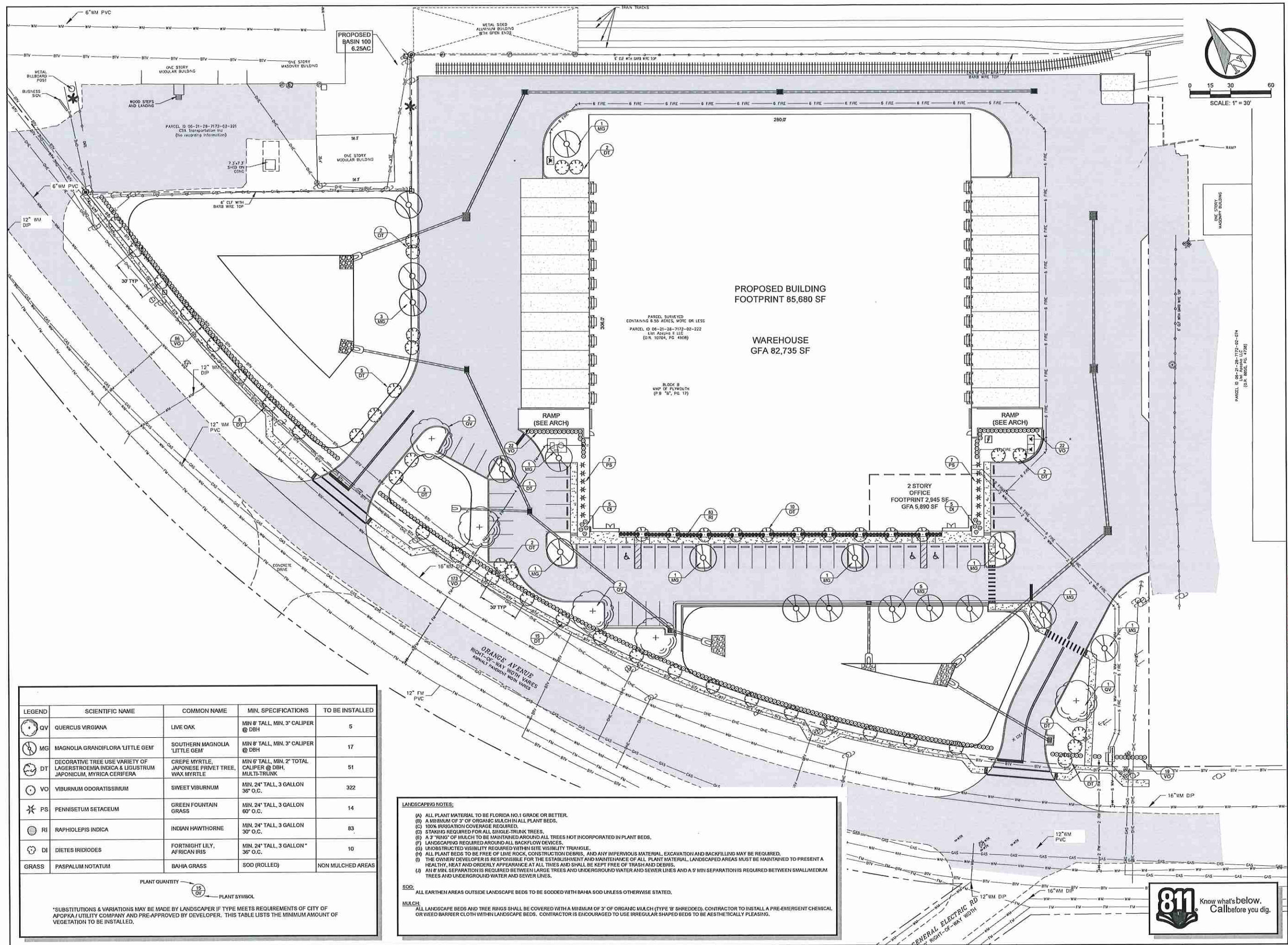
NOT FOR CONSTRUCTION
FOR MAJOR DEVELOPMENT
PLAN REVIEW ONLY

RODNEY A. GADD, P.E.
FLA. P.E. NO. 70875

DATE

C9.0

PROJECT # 1001.09



REVISIONS		
DRAWN:	RLS	
DESIGNED:	RLS	
CHECKED:	RG	



**GADD
& ASSOCIATES**
CIVIL ENGINEERING & CONSULTING
1925 US HWY 98 S. SUITE 201
LAKELAND, FL 33801
PHONE: (883) 340-9979
Certificate of Authorization #30194
www.GaddCivil.com

LIST INDUSTRIES

2983 WEST ORANGE AVE.
APOPKA, FL

LANDSCAPE PLAN

ISSUED FOR	
MAJOR DEVELOPMENT PLAN	08.04.2020

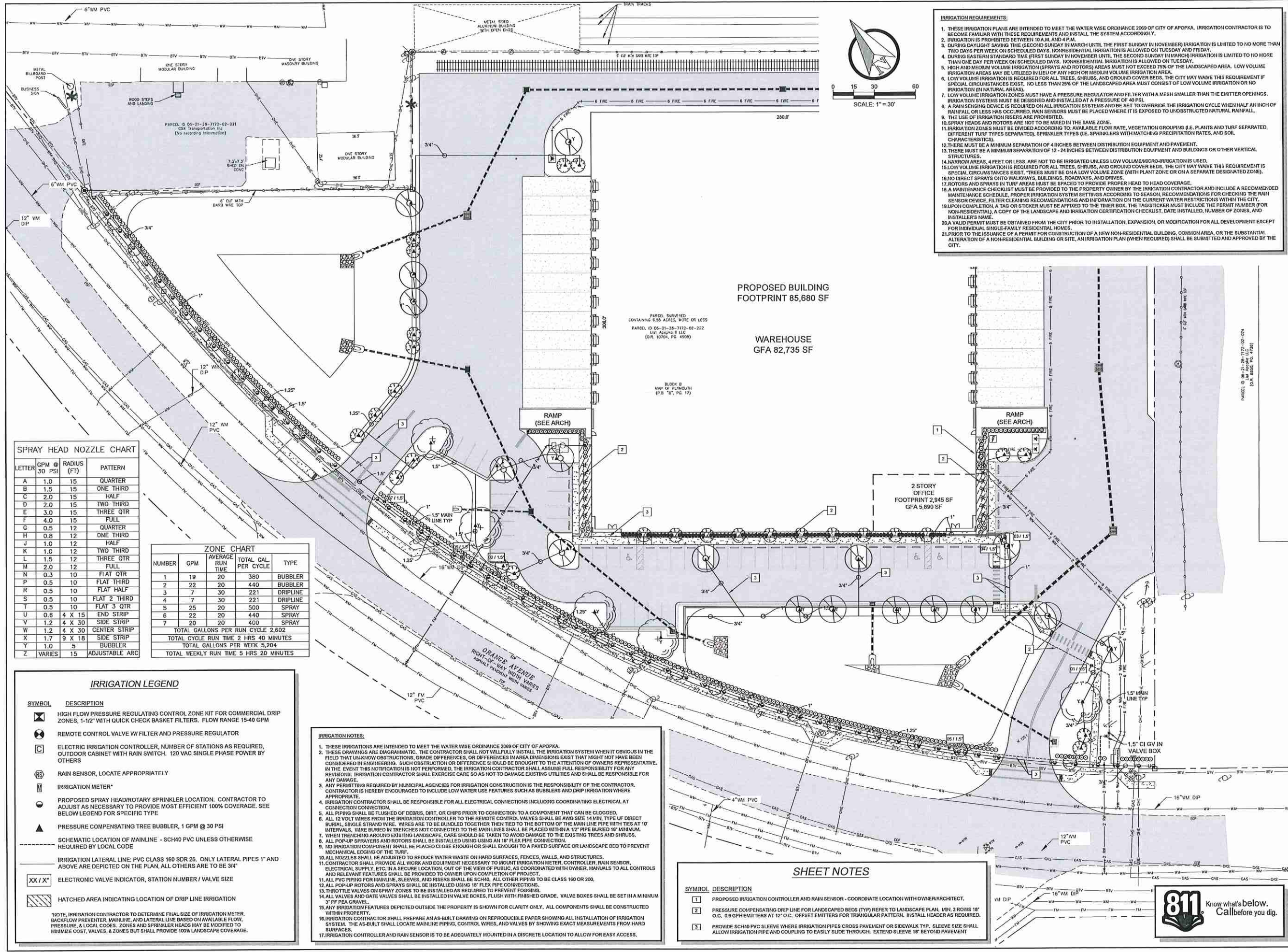
NOT FOR CONSTRUCTION
FOR MAJOR DEVELOPMENT
PLAN REVIEW ONLY

RODNEY A. GADD, P.E.
FLA. P.E. No. 70875

DATE _____

L1.0

PROJECT # 1001.09



- IRRIGATION REQUIREMENTS:**
- THESE IRRIGATION PLANS ARE INTENDED TO MEET THE WATER WISE ORDINANCE 2009 OF CITY OF APOPKA. IRRIGATION CONTRACTOR IS TO BECOME FAMILIAR WITH THESE REQUIREMENTS AND INSTALL THE SYSTEM ACCORDINGLY.
 - IRRIGATION IS PROHIBITED BETWEEN 10 A.M. AND 4 P.M.
 - DURING DAYLIGHT SAVING TIME (SECOND SUNDAY IN MARCH UNTIL THE FIRST SUNDAY IN NOVEMBER) IRRIGATION IS LIMITED TO NO MORE THAN TWO DAYS PER WEEK ON SCHEDULED DAYS. NONRESIDENTIAL IRRIGATION IS ALLOWED ON TUESDAY AND FRIDAY.
 - DURING EASTERN STANDARD TIME (FIRST SUNDAY IN NOVEMBER UNTIL THE SECOND SUNDAY IN MARCH) IRRIGATION IS LIMITED TO NO MORE THAN ONE DAY PER WEEK ON SCHEDULED DAYS. NONRESIDENTIAL IRRIGATION IS ALLOWED ON TUESDAY.
 - HIGH AND MEDIUM VOLUME IRRIGATION (SPRAYS AND ROTORS) AREAS MUST NOT EXCEED 70% OF THE LANDSCAPED AREA. LOW VOLUME IRRIGATION AREAS MAY BE UTILIZED IN LIEU OF ANY HIGH OR MEDIUM VOLUME IRRIGATION AREA.
 - LOW VOLUME IRRIGATION IS REQUIRED FOR ALL TREES, SHRUBS, AND GROUND COVER BEDS. THE CITY MAY WAIVE THIS REQUIREMENT IF SPECIAL CIRCUMSTANCES EXIST. NO LESS THAN 25% OF THE LANDSCAPED AREA MUST CONSIST OF LOW VOLUME IRRIGATION OR NO IRRIGATION IN NATURAL AREAS.
 - LOW VOLUME IRRIGATION ZONES MUST HAVE A PRESSURE REGULATOR AND FILTER WITH A MESH SMALLER THAN THE EMITTER OPENINGS. IRRIGATION SYSTEMS MUST BE DESIGNED AND INSTALLED AT A PRESSURE OF 40 PSI.
 - A RAIN SENSING DEVICE IS REQUIRED ON ALL IRRIGATION SYSTEMS AND BE SET TO OVERRIDE THE IRRIGATION CYCLE WHEN HALF AN INCH OF RAINFALL OR LESS HAS OCCURRED. RAIN SENSORS MUST BE PLACED WHERE IT IS EXPOSED TO UNOBSTRUCTED NATURAL RAINFALL.
 - THE USE OF IRRIGATION RISERS ARE PROHIBITED.
 - SPRAY HEADS AND ROTORS ARE NOT TO BE MIXED IN THE SAME ZONE.
 - IRRIGATION ZONES MUST BE DIVIDED ACCORDING TO: AVAILABLE FLOW RATE, VEGETATION GROUPING (I.E. PLANTS AND TURF SEPARATED. DIFFERENT TURF TYPES SEPARATED), SPRINKLER TYPES (I.E. SPRINKLERS WITH MATCHING PRECIPITATION RATES, AND SOIL CHARACTERISTICS).
 - THERE MUST BE A MINIMUM SEPARATION OF 4 INCHES BETWEEN DISTRIBUTION EQUIPMENT AND PAVEMENT.
 - THERE MUST BE A MINIMUM SEPARATION OF 12-24 INCHES BETWEEN DISTRIBUTION EQUIPMENT AND BUILDINGS OR OTHER VERTICAL STRUCTURES.
 - NARROW AREAS, 4 FEET OR LESS, ARE NOT TO BE IRRIGATED UNLESS LOW VOLUME/MICRO-IRRIGATION IS USED.
 - LOW VOLUME IRRIGATION IS REQUIRED FOR ALL TREES, SHRUBS, AND GROUND COVER BEDS. THE CITY MAY WAIVE THIS REQUIREMENT IF SPECIAL CIRCUMSTANCES EXIST. TREES MUST BE ON A LOW VOLUME ZONE (WITH PLANT ZONE OR ON A SEPARATE DESIGNATED ZONE).
 - NO DIRECT SPRAYS ONTO WALKWAYS, BUILDINGS, ROADWAYS, AND DRIVES.
 - ROTORS AND SPRAYS IN TURF AREAS MUST BE SPACED TO PROVIDE PROPER HEAD TO HEAD COVERAGE.
 - A MAINTENANCE CHECKLIST MUST BE PROVIDED TO THE PROPERTY OWNER BY THE IRRIGATION CONTRACTOR AND INCLUDE A RECOMMENDED MAINTENANCE SCHEDULE. PROPER IRRIGATION SYSTEM SETTINGS ACCORDING TO SEASON, RECOMMENDATIONS FOR CHECKING THE RAIN SENSOR DEVICE, FILTER CLEANING RECOMMENDATIONS AND INFORMATION ON THE CURRENT WATER RESTRICTIONS WITHIN THE CITY.
 - UPON COMPLETION, A TAG OR STICKER MUST BE AFFIXED TO THE TIMER BOX. THE TAG/STICKER MUST INCLUDE THE PERMIT NUMBER FOR NON-RESIDENTIAL, A COPY OF THE LANDSCAPE AND IRRIGATION CERTIFICATION CHECKLIST, DATE INSTALLED, NUMBER OF ZONES, AND INSTALLER'S NAME.
 - A VALID PERMIT MUST BE OBTAINED FROM THE CITY PRIOR TO INSTALLATION, EXPANSION, OR MODIFICATION FOR ALL DEVELOPMENT EXCEPT FOR INDIVIDUAL SINGLE-FAMILY RESIDENTIAL HOMES.
 - PRIOR TO THE ISSUANCE OF A PERMIT FOR CONSTRUCTION OF A NEW NON-RESIDENTIAL BUILDING, COMMON AREA, OR THE SUBSTANTIAL ALTERATION OF A NON-RESIDENTIAL BUILDING OR SITE, AN IRRIGATION PLAN (WHEN REQUIRED) SHALL BE SUBMITTED AND APPROVED BY THE CITY.

REVISIONS

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RG

GADD & ASSOCIATES
 CIVIL ENGINEERING & CONSULTING
 1825 US HWY 98 S, SUITE 201
 LAKELAND, FL 33801
 PHONE: (888) 940-9979
 Certificate of Authorization #0194
 www.gaddcivil.com

LIST INDUSTRIES

2983 WEST ORANGE AVE.
 APOPKA, FL

IRRIGATION PLAN

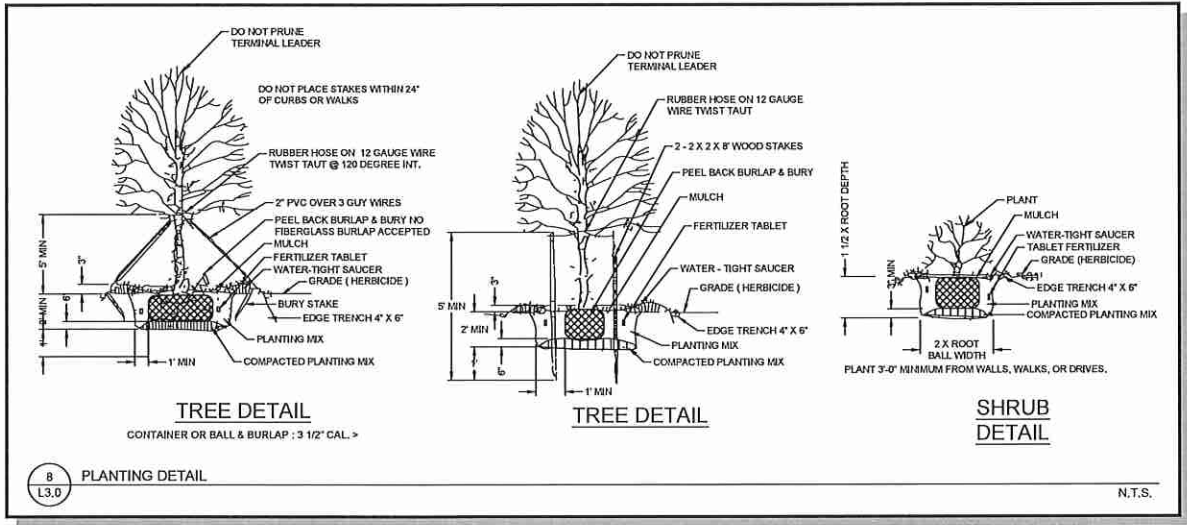
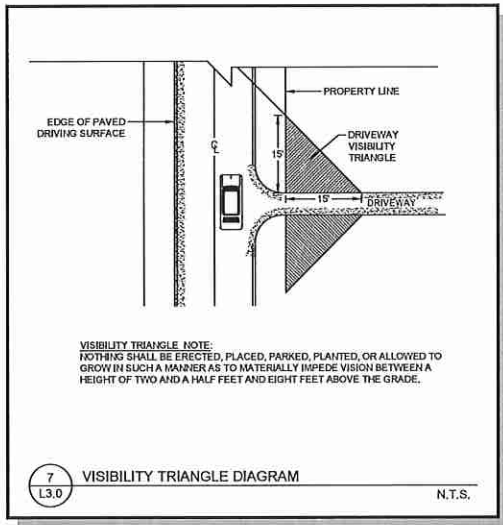
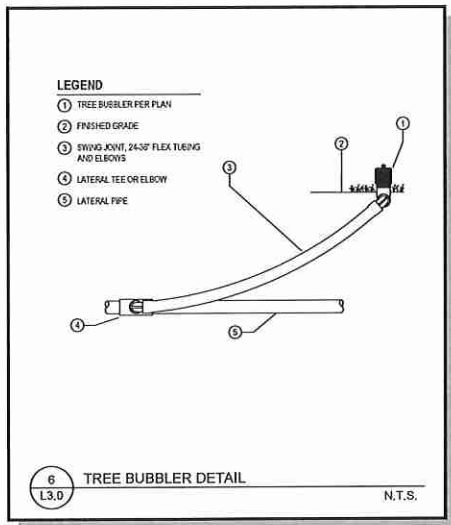
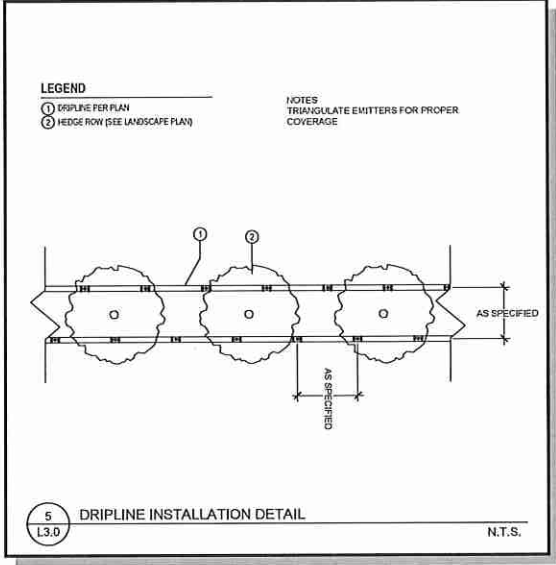
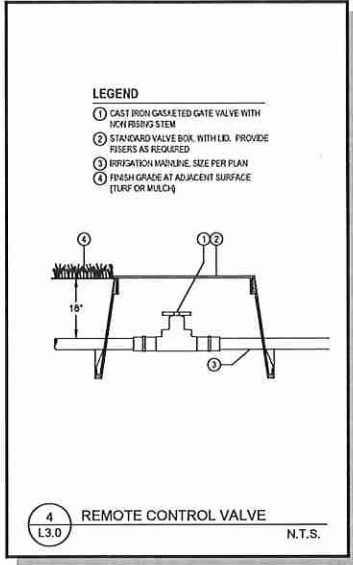
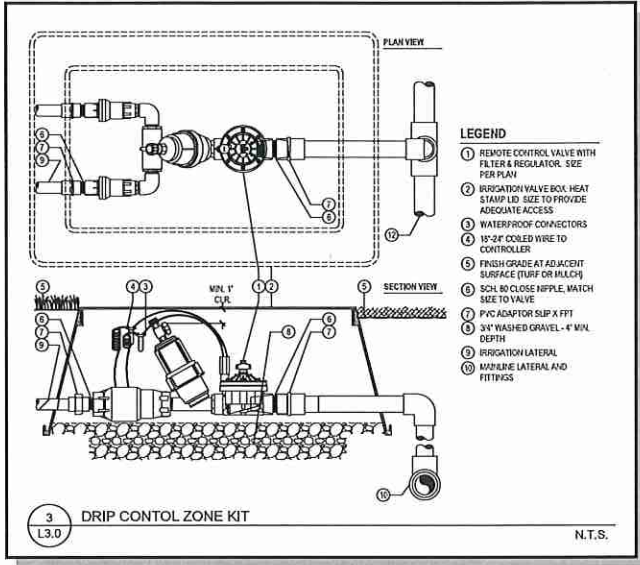
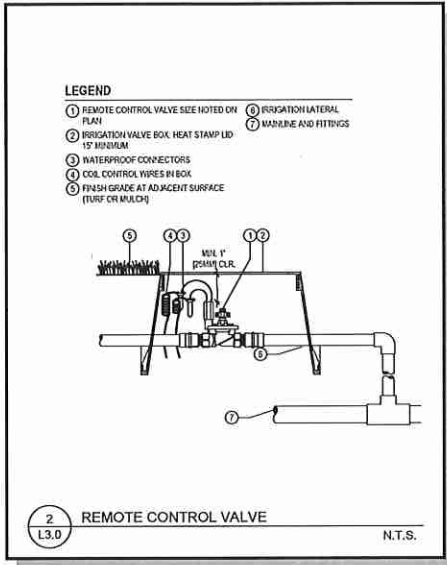
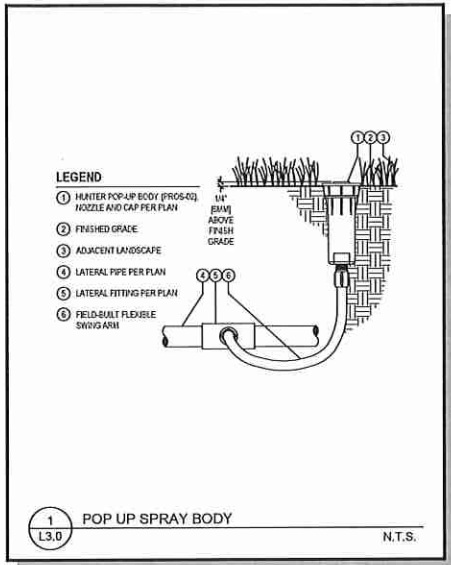
ISSUED FOR
 MAJOR DEVELOPMENT PLAN 08.04.2020

NOT FOR CONSTRUCTION
 FOR MAJOR DEVELOPMENT
 PLAN REVIEW ONLY

RODNEY A. GADD, P.E.
 FLA. P.E. NO. 70875

DATE
L2.0
 PROJECT # 1001.09





REVISIONS

DRAWN:	RLS
DESIGNED:	RLS
CHECKED:	RG

GADD & ASSOCIATES
CIVIL ENGINEERING & CONSULTING
1925 US HWY 98 S, SUITE 201
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LIST INDUSTRIES

2983 WEST ORANGE AVE.
APOPKA, FL

LANDSCAPE & IRRIGATION DETAILS

ISSUED FOR
MAJOR DEVELOPMENT PLAN 08.04.2020

NOT FOR CONSTRUCTION
FOR MAJOR DEVELOPMENT
PLAN REVIEW ONLY

RODNEY A. GADD, P.E.
FLA. P.E. No. 70875

DATE

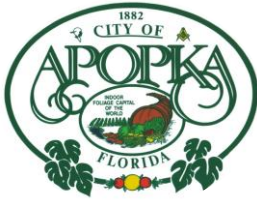
L3.0

PROJECT # 1001.09









CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING
☒ SITE PLAN
☐ SPECIAL REPORTS
☐ OTHER:

MEETING OF: October 13, 2020
FROM: Community Development
EXHIBITS: Vicinity Map
Major Development Plan
Architectural Elevations

SUBJECT: OAK POINTE NORTH APARTMENTS

REQUEST: RECOMMEND APPROVAL OF THE OAK POINTE NORTH APARTMENTS
MAJOR DEVELOPMENT PLAN

SUMMARY:

OWNER: Thompson Hills Estates, LLC
APPLICANT: Evans Engineering Inc., c/o David Evans, P.E.
LOCATION: 2901 Ocoee Apopka Road (a.k.a. Tract "A" Oak Pointe North)
PARCEL ID NUMBER: 29-21-28-0000-00-004
EXISTING USE: Vacant
FLUM DESIGNATION: Mixed Use
CURRENT ZONING: MU-ES-GT (Mixed Use-East Shore-Gateway)
PROPOSED DEVELOPMENT: 240 apartment units
TRACT SIZE: 16 acres +/-
APPLICABLE LDC: 2019

RECOMMENDED ACTION:

Recommend approval of the Oak Pointe North Apartments Major Development Plan.

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Office	O (Office)	Vacant
East (County)	Rural, Institutional	A-1 (Agriculture)	Orange County Northwest Water Reclamation Facility
South (City)	Mixed Use	MU-ES-GT (Mixed-Use-East Shore-Gateway)	Telecommunications tower
West (City)	Industrial	I-L (Light Industrial)	Vacant (site of proposed Western Beltway Park)

PROJECT USE: The applicant has submitted a Major Development Plan for a 240-unit apartment complex in 8, 3-story buildings that will be developed in one phase. The subject property is located on Tract “A” of the Oak Pointe North subdivision and is approximately 16 acres in size. The subject property is zoned Mixed-Use East Shore Gateway (MU-ES-GT). The intent of the MU-ES-GT zoning district is to provide uses that are more suburban in character but are developed in a more walkable and pedestrian friendly form. Sub district streets are well connected and support multiple modes of mobility. A range of uses are permitted within the MU-ES-GT including multi-family, retail, light industrial, gas stations and large-scale retail development when outparcels frame the street.

ACCESS/PARKING: One access point that is located on the northern portion of the site and one exit only gate that is located on the southern portion of the site leading into the site are located along Tract “G” of the Oak Pointe North subdivision. Tract “G” is a right-of-way section ranging between 60-feet and 80-feet in width which is the future road connection to the Oak Pointe residential subdivision located to the south. A 12-foot bicycle trail will be constructed on the east side of the spine road that is proposed to connect to the planned trail network in the surrounding area. The entrance to the main parking area of the apartment units is gated.

A total of 423 parking spaces are provided on site, while 306 are required to be provided for the apartment use. Of the 423 parking spaces, 10 are accessible parking spaces. Pursuant to Policy 16.2 of the Future Land Use Element of the Comprehensive Plan, 20-percent of the parking spaces, or 61 parking spaces consist of pervious material. In addition, 12 short term and 60 long term bicycle parking spaces are provided on site. Per the requirements of the Land Development Code, the long-term bicycle parking spaces will be provided in garage spaces located on the southern and northeastern corners of the site.

STORMWATER: Stormwater will be discharged into Tract F, the master stormwater retention pond for the Oak Pointe North subdivision.

LANDSCAPING/OPEN SPACE: Landscaping will be provided around the perimeter of the site, within the site, and adjacent to the front and sides of the buildings. Landscape materials including Magnolia, Live Oak, Red Maple, Crepe Myrtle and Viburnum are proposed. These materials are consistent with the requirements of the Land Development Code.

Per the requirements of the Land Development Code, 10-percent of the site is required to be reserved as open space. The applicant is reserving 15.9-percent of the site as open space. A clubhouse and pool will be

PLANNING COMMISSION – OCTOBER 13, 2020
OAK POINTE NORTH APARTMENTS – MAJOR DEVELOPMENT PLAN
PAGE 3

provided in Building 1, which is located adjacent to the main point of access along the road noted as Tract “G”. The remaining open space areas will be located within the required landscaping areas that are provided on site.

TRANSPORTATION: A traffic impact analysis (TIA) was submitted to support this project. The project trip generation is estimated to be 2,244 daily and 159 P.M. peak hour net new trips. The addition of the project traffic to the roadway network is not expected to cause any roadways or intersections to fall below their adopted levels of service.

A right and left turn lane is required at the entrance on Ocoee Apopka Road per the City’s Land Development Code and included as a condition of approval. The left turn lane overlaps with the left turn lane required for the Western Beltway project located on the west side of Ocoee Apopka Road adjacent to the northern property line of Oak Point North. The developer has agreed to coordinate turn lane design plans with the Western Beltway project to ensure these left turn lanes adequately serve both projects.

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

PUBLIC HEARING SCHEDULE:

October 13, 2020 - Planning Commission, 5:30 pm

November 4, 2020 - City Council, 1:30 pm

RECOMMENDATION ACTION:

The **Development Review Committee** finds the Major Development Plan consistent with the Land Development Code.

Recommended Motion: Recommend approval of the Major Development Plan for the Oak Pointe North Apartments.

Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code.

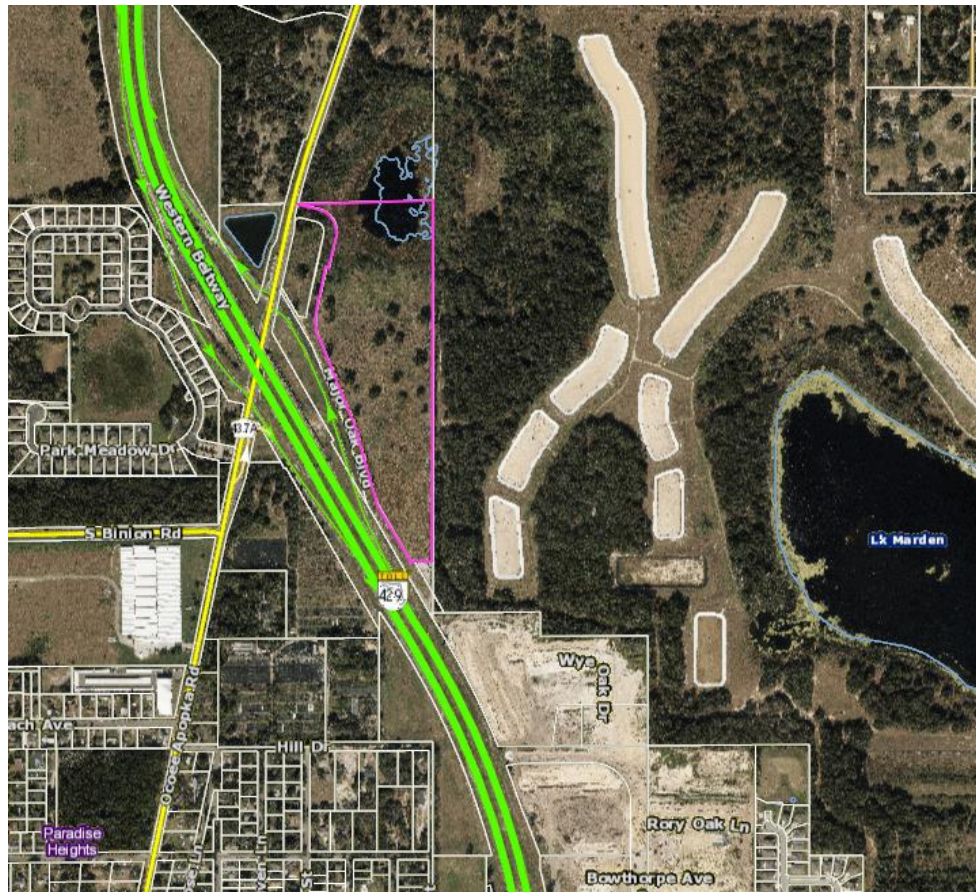
Note: This item is considered legislative. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

PLANNING COMMISSION – OCTOBER 13, 2020
OAK POINTE NORTH APARTMENTS – MAJOR DEVELOPMENT PLAN
PAGE 4

Project: Oak Pointe North Apartments
Owned by: Thompson Hills Estates, LLC
Location: 2901 Ocoee-Apopka Road
Parcel ID#: 29-21-28-0000-00-004



VICINITY MAP



MAJOR DEVELOPMENT PLAN
FOR
ASCEND OAKPOINTE
FKA OAK POINTE NORTH TRACT A

CITY OF APOPKA, FL

PARCEL ID: 29-21-28-0000-00-004

SHEET INDEX

C1.0	COVER SHEET
C2.0	BOUNDARY SURVEY
C3.0	GENERAL NOTES
C4.0	EXISTING CONDITIONS PLAN
C5.0	MASTER SITE PLAN
C5.1	OPEN SPACE PLAN
C6.0	UTILITY AND DRAINAGE PLAN
C7.0	FIRE ACCESS PLAN
C8.0	TYPICAL ROAD SECTIONS

UTILITY PROVIDERS:

WATER/RECLAIM/SEWER
CITY OF APOPKA
120 E. MAIN ST.
APOPKA, FLORIDA 32704
(407)703-1731

CABLE
SPECTRUM
3767 ALL AMERICAN BLVD.
ORLANDO, FLORIDA 32810
(407)291-2500

PHONE
CENTURY LINK
33 N. MAIN ST.
WINTER GARDEN, FL 34787
(407)814-5351

ELECTRIC
DUKE ENERGY
275 PONKAN ROAD
APOPKA, FLORIDA 32712
(407)938-6690

GAS
LAKE APOPKA NATURAL GAS
1320 WINTER GARDEN VINELAND RD.
WINTER GARDEN, FLORIDA 34787
(407)656-2734

PROJECT TEAM:

APPLICANT
DHI COMMUNITIES
834 HIGHLAND AVE.
ORLANDO, FLORIDA 32803
(407) 850-3037
CONTACT: MATTHEW MITCHELL

OWNER
THOMPSON HILLS ESTATES, LLC
207 ISLAND DRIVE.
JUPITER, FLORIDA 33477
(561) 746-8848
CONTACT: MALCOLM JONES

SURVEYOR
ROGER A. HAGLER, P.L.S.M.
585 ORANGE AVE.
SEBASTIAN, FLORIDA 32958
PHONE: (772)205-1231
CONTACT: ROGER HAGLER

ENGINEER
EVANS ENGINEERING, INC.
719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407)872-1515
CONTACT: DAVID EVANS

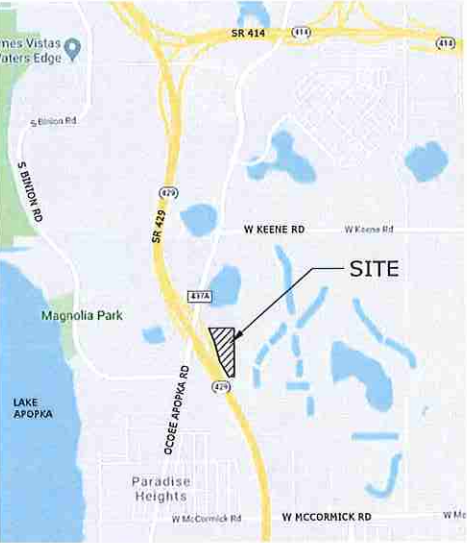
GEOTECHNICAL
ARDAMAN & ASSOCIATES, INC.
8008 S ORANGE AVE.
ORLANDO, FL 32809
(407) 855-3860
CONTACT: CHARLES CUNNINGHAM

ENVIRONMENTAL
TETRA TECH, INC.
201 E PINE ST., STE 1000
ORLANDO, FL 32801
(407) 839-3955
CONTACT: DAVID GIDDENS

PLAN PROVIDED FOR:

- ☒ PRELIMINARY PLAN
- ☐ BID SET
- ☐ PERMIT REVIEW SET
- ☐ CONSTRUCTION SET
- ☐ RECORD DRAWING

* THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION
UNLESS APPROVED FOR CONSTRUCTION. CONTRACTOR
SHALL BE RESPONSIBLE FOR ENSURING ALL PERMITS HAVE
BEEN OBTAINED PRIOR TO STARTING CONSTRUCTION.



VICINITY MAP
1"=2000'

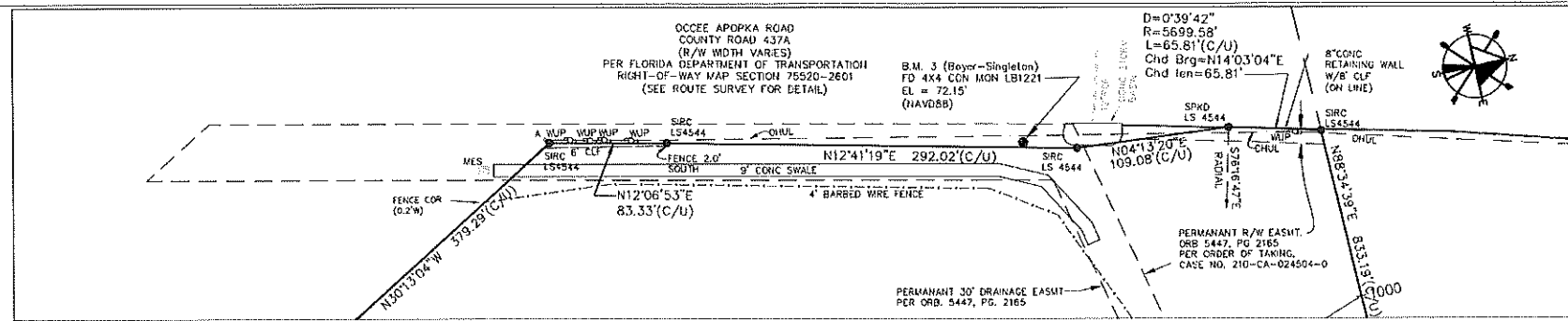
PARCEL 4

DESCRIPTION: A parcel of land lying in Section 5, Township 26 South, Range 27 East, Polk County, Florida, and being more particularly described as follows:

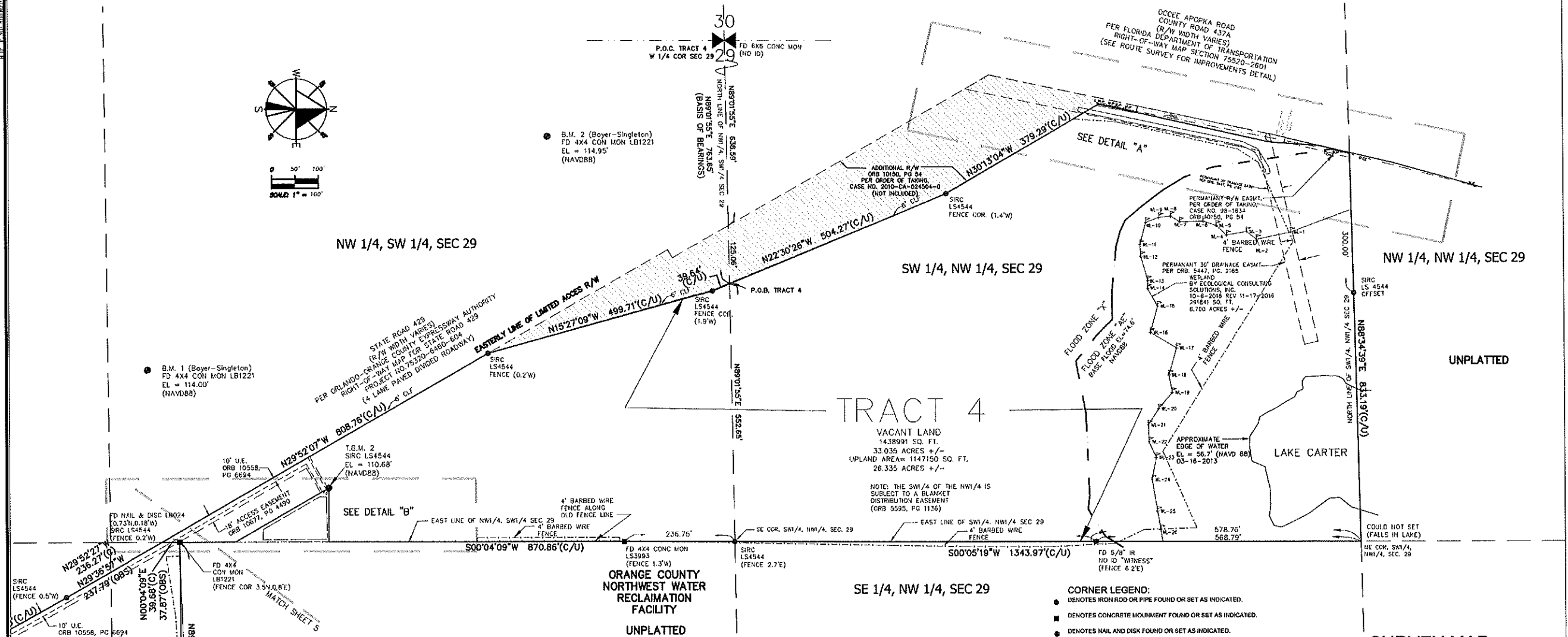
the Northerly limited access right of way line of Interstate 4 (State Road 400, per Florida Department of Transportation Right of Way Map Section No. 16320-2425), according to Official Records Book 4848, Page 1350, of the Public Records of Polk County, Florida; thence along said Northerly limited access right of way line to the East 1/2 of the Southwest 1/4 of aforesaid Section 5; thence along the West boundary of said East 1/2 of the Southwest 1/4 of Section 5, the Southwest corner of the East 1/2 of the Southwest 1/4 of aforesaid Section 5; thence along the West boundary of said East 1/2 of the Southwest 1/4 of Section 5, the

Containing 27.261 acres, more or less.

NOTE: IF ANY REVISIONS, THE SURVEYOR SHALL BE RESPONSIBLE FOR PROVIDING A REVISIONS LOG.

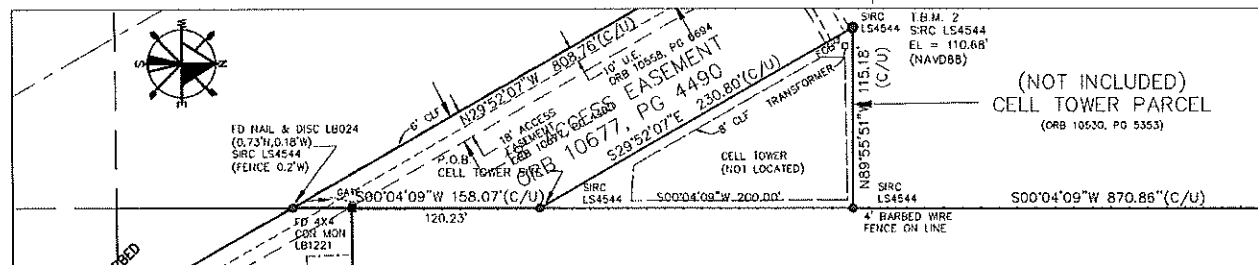


DETAIL "A" 1"=50'



- CORNER LEGEND:
- DENOTES IRON ROD OR PIPE FOUND OR SET AS INDICATED.
 - DENOTES CONCRETE MONUMENT FOUND OR SET AS INDICATED.
 - DENOTES NAIL AND DISK FOUND OR SET AS INDICATED.

SURVEY MAP
(North portion)



DETAIL "B" 1"=50'

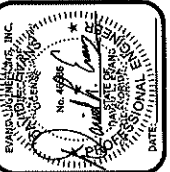
ROGER A. HAGLER, PLSM
Professional Land Surveyors, Mappers
Planners & Development Consultants
"Serving all of Florida since 1988"
Phone 772-205-1231 • 1273 SE Coral Reef St. Port St. Lucie, Florida 34983

BOUNDARY, IMPROVEMENT & TREE SURVEY
FOR
THOMSON HILLS ESTATES, LLC
IN SECTIONS 29 & 32, TWP 21 SOUTH, RGE 28 EAST
ORANGE COUNTY, FLORIDA

Drawn by: R. Hagler	Date: 03-19-2013	SCALE: AS SHOWN	JOB NUMBER: 13-101	SHEET 8	OF 10
Checked by: R. Hagler	Orig File: 13-101 TREE SURVEY.dwg				

REVISIONS and/or FIELD DATES	
1-05-2017	RAW
02-11-2018	RAW
07-11-2018	RAW
04-11-2019	RAW
04-02-2019	RAW
03-17-2019	RAW
DATE	BY

REVISIONS	
DATE	BY



EVANS ENGINEERING, INC.
LAND PLANNING
719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1615
www.evansenginc.com
CERTIFICATE OF AUTHORIZATION NO. 00048789

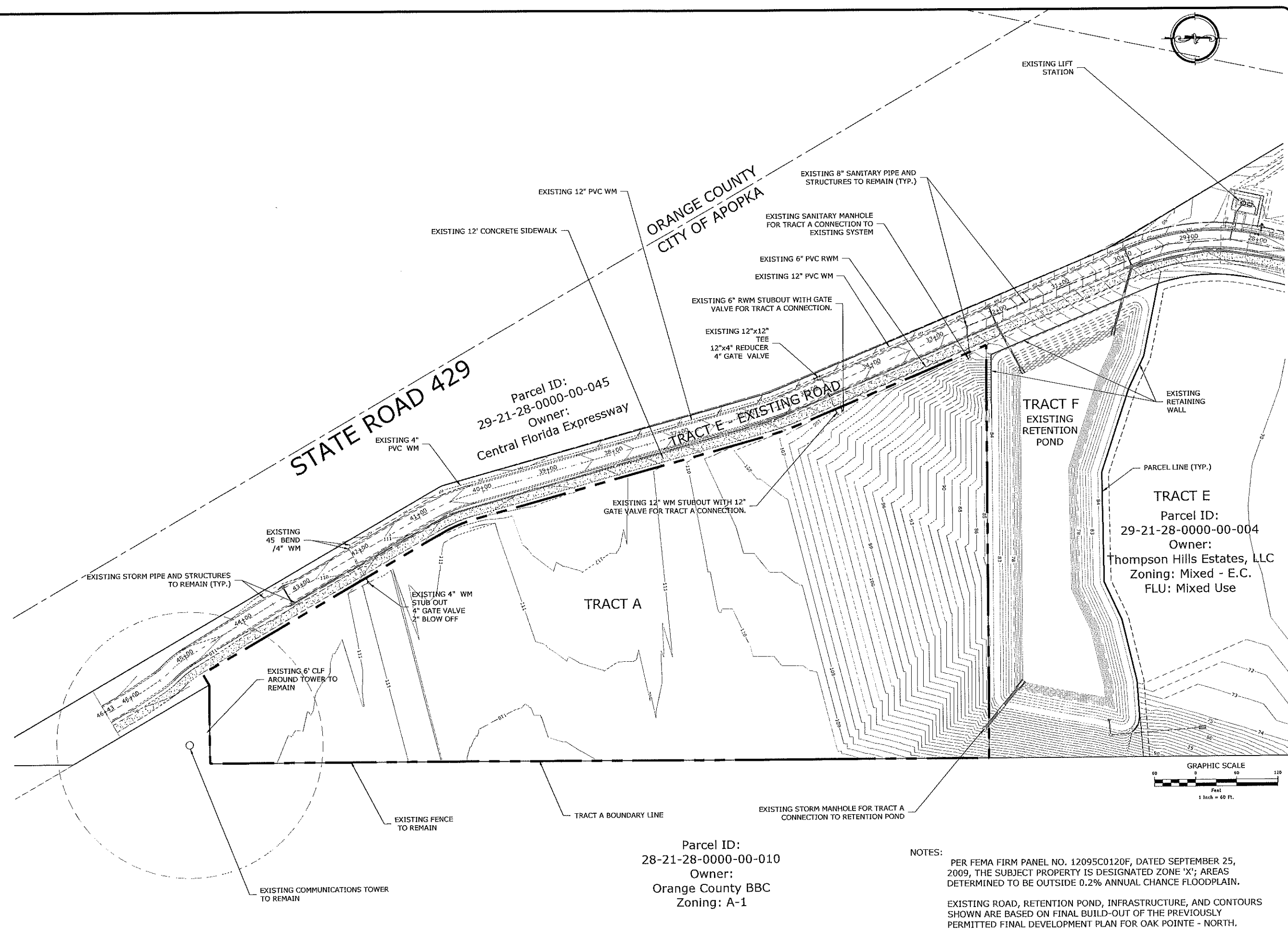
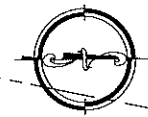
ASCEND OAKPOINTE
FOR
DHI COMMUNITIES
FLORIDA
CITY OF APOPKA

BOUNDARY SURVEY

DRAWN:
JSK
CHECKED:
DLE
DATE:
JULY 1, 2020
SCALE:
AS SHOWN

JOB #:
25802
SHEET #:

C2.0



STATE ROAD 429

ORANGE COUNTY
CITY OF APOPKA

Parcel ID:
29-21-28-0000-00-045
Owner:
Central Florida Expressway

TRACT A

TRACT E - EXISTING ROAD

TRACT F
EXISTING
RETENTION
POND

TRACT E
Parcel ID:
29-21-28-0000-00-004
Owner:
Thompson Hills Estates, LLC
Zoning: Mixed - E.C.
FLU: Mixed Use

Parcel ID:
28-21-28-0000-00-010
Owner:
Orange County BBC
Zoning: A-1

NOTES:
PER FEMA FIRM PANEL NO. 12095C0120F, DATED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY IS DESIGNATED ZONE 'X'; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
EXISTING ROAD, RETENTION POND, INFRASTRUCTURE, AND CONTOURS SHOWN ARE BASED ON FINAL BUILD-OUT OF THE PREVIOUSLY PERMITTED FINAL DEVELOPMENT PLAN FOR OAK POINTE - NORTH.

DATE	REVISIONS	BY



EVANS ENGINEERING, INC.
LAND PLANNING
CIVIL ENGINEERING
718 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1515
WWW.EVANSENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NO. 00005788

ASCEND OAKPOINTE
FOR
DHI COMMUNITIES

FLORIDA
CITY OF APOPKA

EXISTING
CONDITIONS

DRAWN: CHK
CHECKED: DLE
DATE: JULY, 2020
SCALE: 1" = 60'
JOB #: 25802
SHEET #:

C4.0

DEVELOPMENT INFORMATION

FUTURE LAND USE	MIXED USE
ZONING	MIXED-USE-EAST SHORE-GATEWAY (MU-ES-GT)
TRACT A SITE AREA	10.27 ACRES
GROSS BUILDABLE LAND AREA (INCLUDES PORTIONS OF TRACTS	16.00 ACRES
PROPOSED MULTI-FAMILY UNITS	240 UNITS
MAXIMUM DENSITY (ALLOWED)	UP TO 15 DU/AC
RESIDENTIAL DENSITY	15 DU/AC
MINIMUM LIVING AREA	1,000 SF
MAXIMUM BUILDING HEIGHT	45 FT
SETBACKS:	
FRONT	15 FT
SIDE	10 FT
REAR	25 FT
ACCESSORY STRUCTURES	15 FT FROM BOUNDARY

OPEN SPACE CALCULATIONS

PROPOSED USE	NET DEVELOPABLE AREA (AC.)	16% OPEN SPACE REQUIRED (AC.)
MULTI-FAMILY RESIDENTIAL	10.27	1.54
TOTAL OPEN SPACE REQUIRED:		1.54
TOTAL OPEN SPACE PROVIDED:		2.96

TRACT A AREA DESIGNATIONS	AREA (AC.)
IMPERVIOUS	7.31
PERVIOUS/OPEN SPACE	2.96

TRAFFIC GENERATION, BASED ON ITE TRIP GENERATION 10TH EDITION (*)

Phase	ITE Code	Land Use	Number of Dwelling Units	DAILY		PM PEAK HOUR			
				Weekday Trips Per Unit	Total Generated Daily Trips	PM Peak Hour Trips Per Unit	Total Generated PM Hour Trips	PM In	PM Out
1	220	MULTI-FAMILY HOUSING	240	7.42	1,781	0.53	128	81	47
TOTAL:			240		1,781		128	81	47

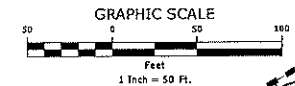
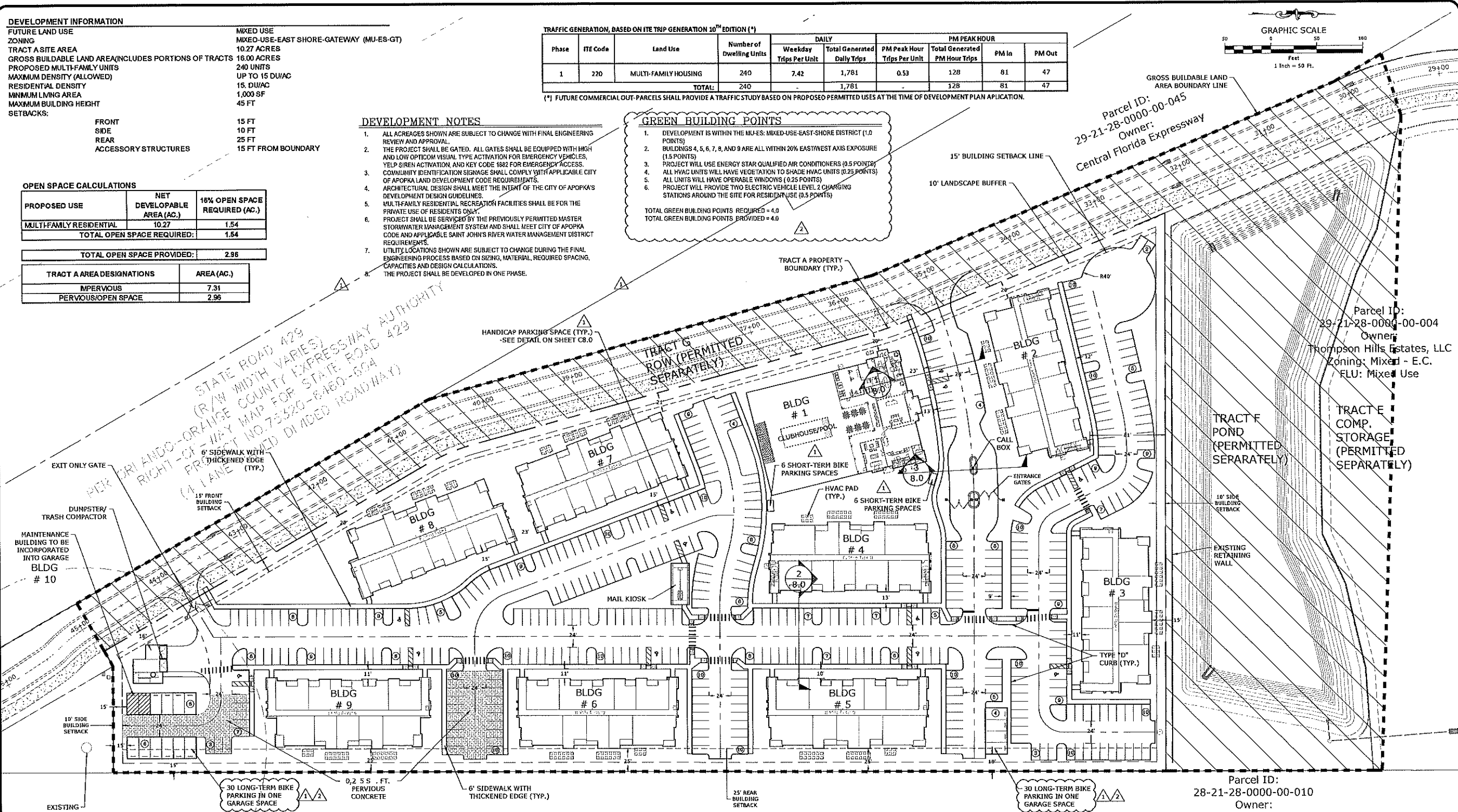
(*) FUTURE COMMERCIAL OUT-PARCELS SHALL PROVIDE A TRAFFIC STUDY BASED ON PROPOSED PERMITTED USES AT THE TIME OF DEVELOPMENT PLAN APPLICATION.

DEVELOPMENT NOTES

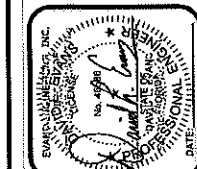
- ALL ACRES SHOWN ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING REVIEW AND APPROVAL.
- THE PROJECT SHALL BE GATED. ALL GATES SHALL BE EQUIPPED WITH HIGH AND LOW OPTICOM VISUAL TYPE ACTIVATION FOR EMERGENCY VEHICLES, YIELD SIREN ACTIVATION, AND KEY CODE 1882 FOR EMERGENCY ACCESS.
- COMMUNITY IDENTIFICATION SIGNAGE SHALL COMPLY WITH APPLICABLE CITY OF APOPKA LAND DEVELOPMENT CODE REQUIREMENTS.
- ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.
- MULTI-FAMILY RESIDENTIAL RECREATION FACILITIES SHALL BE FOR THE PRIVATE USE OF RESIDENTS ONLY.
- PROJECT SHALL BE SERVICED BY THE PREVIOUSLY PERMITTED MASTER STORMWATER MANAGEMENT SYSTEM AND SHALL MEET CITY OF APOPKA CODE AND APPLICABLE SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
- UTILITY LOCATIONS SHOWN ARE SUBJECT TO CHANGE DURING THE FINAL ENGINEERING PROCESS BASED ON SIZING, MATERIAL, REQUIRED SPACING, CAPACITIES AND DESIGN CALCULATIONS.
- THE PROJECT SHALL BE DEVELOPED IN ONE PHASE.

GREEN BUILDING POINTS

- DEVELOPMENT IS WITHIN THE MU-ES MIXED-USE-EAST SHORE DISTRICT (1.0 POINTS)
 - BUILDINGS 4, 5, 6, 7, 8, AND 9 ARE ALL WITHIN 20% EASTWEST AXIS EXPOSURE (1.5 POINTS)
 - PROJECT WILL USE ENERGY STAR QUALIFIED AIR CONDITIONERS (0.5 POINTS)
 - ALL HVAC UNITS WILL HAVE VEGETATION TO SHADE HVAC UNITS (0.25 POINTS)
 - ALL UNITS WILL HAVE OPERABLE WINDOWS (0.25 POINTS)
 - PROJECT WILL PROVIDE TWO ELECTRIC VEHICLE LEVEL 2 CHARGING STATIONS AROUND THE SITE FOR RESIDENT USE (0.5 POINTS)
- TOTAL GREEN BUILDING POINTS REQUIRED = 4.0
TOTAL GREEN BUILDING POINTS PROVIDED = 4.0



DATE	08-28-20
REVISIONS	REV PER CITY OF APOPKA COMMENTS
DATE	09-14-20
REVISIONS	REV PER CITY OF APOPKA COMMENTS



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 LAND PLANNING & ENGINEERING SERVICES
 719 IRVIA AVENUE, SUITE 32803
 ORLANDO, FLORIDA 32803
 (407) 872-1515
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 CERTIFICATE OF AUTHORIZATION NO. 00003758

ASCEND OAKPOINTE
 FOR
 DHI COMMUNITIES
 CITY OF APOPKA, FLORIDA

MASTER SITE PLAN

DRAWN: JSK
 CHECKED: DLE
 DATE: JULY 2020
 SCALE: 1" = 50'
 JOB #: 25802
 SHEET #:

C5.0

Parcel ID:
28-21-28-0000-00-010
Owner:
Orange County BBC
Zoning: A-1

RESIDENTIAL USE (MU-ES GATEWAY) PARKING REQUIRED

PHASE	PROPOSED USE	NUMBER OF UNITS	REQUIRED SPACES PER UNIT	REQUIRED SPACES
1	MULTI-FAMILY DWELLING, STUDIO & 1 BEDROOM UNITS	120	1.00	120
	MULTI-FAMILY DWELLING, ALL OTHER UNITS	120	1.35	162
	MULTI-FAMILY DWELLING, VISITOR SPACE PER UNIT	240	0.10	24
TOTAL PARKING REQUIRED:				306

RESIDENTIAL USE (MU-ES GATEWAY) PARKING PROVIDED

PHASE	PROPOSED USE	NUMBER OF UNITS	PROVIDED SPACES PER UNIT	PROVIDED SPACES
1	MULTI-FAMILY DWELLING, STUDIO & 1 BEDROOM UNITS	120	-	120
	MULTI-FAMILY DWELLING, ALL OTHER UNITS	120	-	162
	MULTI-FAMILY DWELLING, VISITOR SPACE PER UNIT	240	-	141
TOTAL PARKING PROVIDED:				423

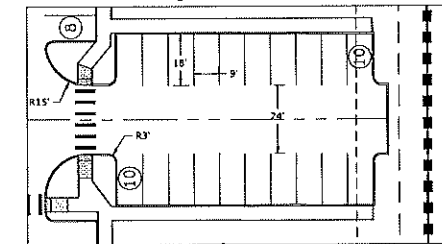
RESIDENTIAL USE (MU-ES GATEWAY) BICYCLE PARKING REQUIRED

PHASE	PROPOSED USE	NUMBER OF UNITS	REQUIRED SPACES PER UNIT	REQUIRED SPACES
1	MULTI-FAMILY DWELLING, SHORT-TERM	240	1 PER 20	12
	MULTI-FAMILY DWELLING, LONG-TERM (GARAGE BAY)	240	1 PER 4	60
TOTAL BICYCLE PARKING REQUIRED:				72

RESIDENTIAL USE (MU-ES GATEWAY) BICYCLE PARKING PROVIDED

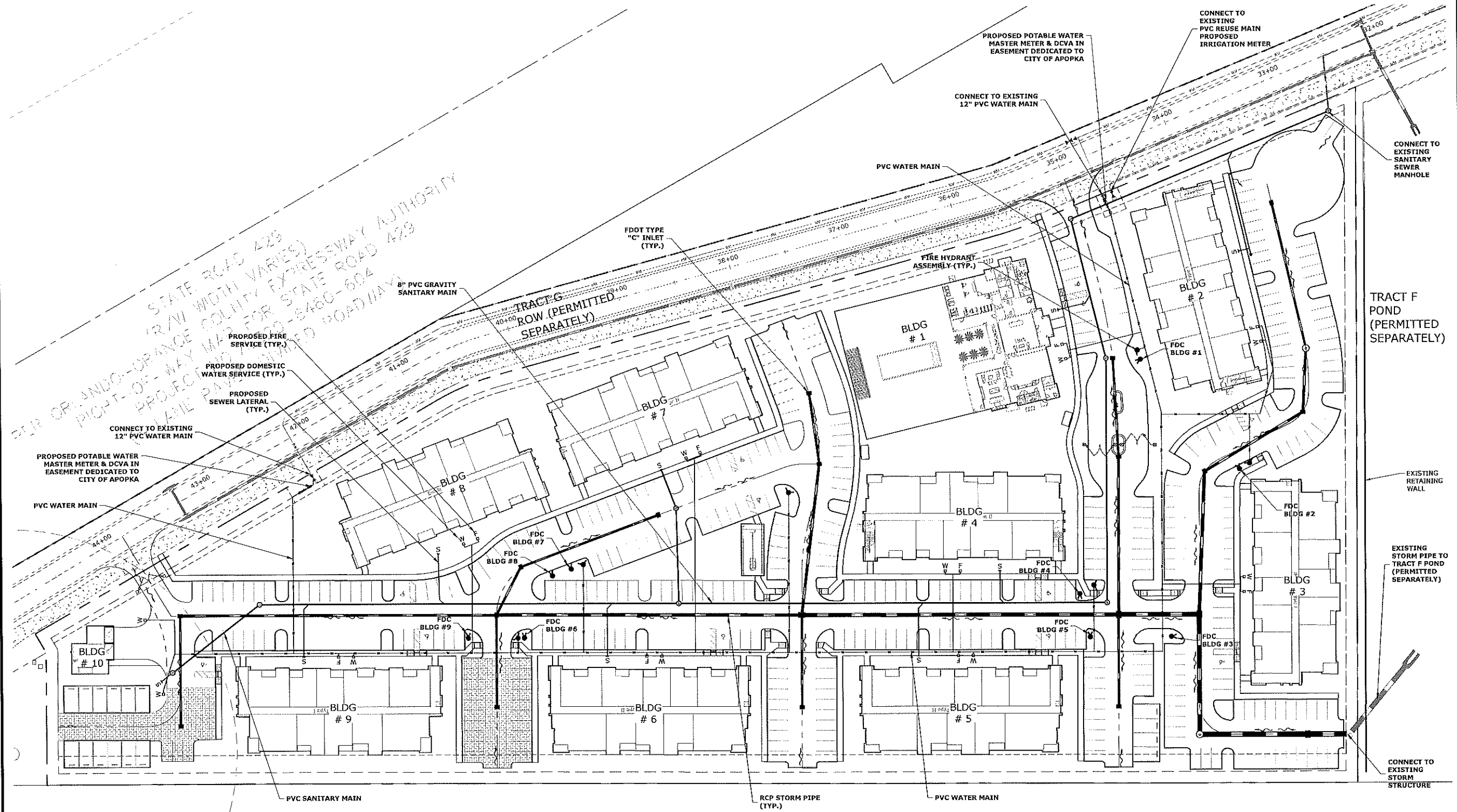
PHASE	PROPOSED USE	NUMBER OF UNITS	PROVIDED SPACES PER UNIT	PROVIDED SPACES
1	MULTI-FAMILY DWELLING, SHORT-TERM	240	-	12
	MULTI-FAMILY DWELLING, LONG-TERM (GARAGE BAY)	240	-	60
TOTAL BICYCLE PARKING PROVIDED:				72

Parcel ID:
28-21-28-0000-00-010
Owner:
Orange County BBC
Zoning: A-1



PERVIOUS PARKING AREA REQUIRED:

20% x 306 SPACES = 61.2 SPACES
 62 SPACES x (18'x9') = 10,044 SQ.FT.



NOTES

1. WATER, RECLAIMED WATER AND SEWER TO BE PROVIDED BY CITY OF APOPKA.
2. ALL UTILITY LINES SHALL BE DESIGNED TO MEET APPLICABLE CITY OF APOPKA REQUIREMENTS.
3. UTILITY LOCATIONS SHOWN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE DURING THE FINAL ENGINEERING PROCESS BASED ON SIZING, MATERIAL, REQUIRED SPACING, CAPACITIES AND DESIGN CALCULATIONS.

LEGEND:

UTILITIES	
	STORM SEWER
	SANITARY SEWER
	WATER MAIN
	PROPOSED SANITARY MANHOLE
	PROPOSED DITCH BOTTOM INLETS
	PROPOSED DRAINAGE MANHOLE
	PROPOSED HYDRANT ASSEMBLY
	PROPOSED IRRIGATION METER
	PROPOSED SANITARY CONNECTION
	PROPOSED GATE VALVE

REVISIONS	
DATE	BY

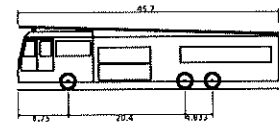
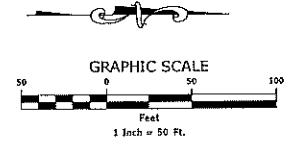
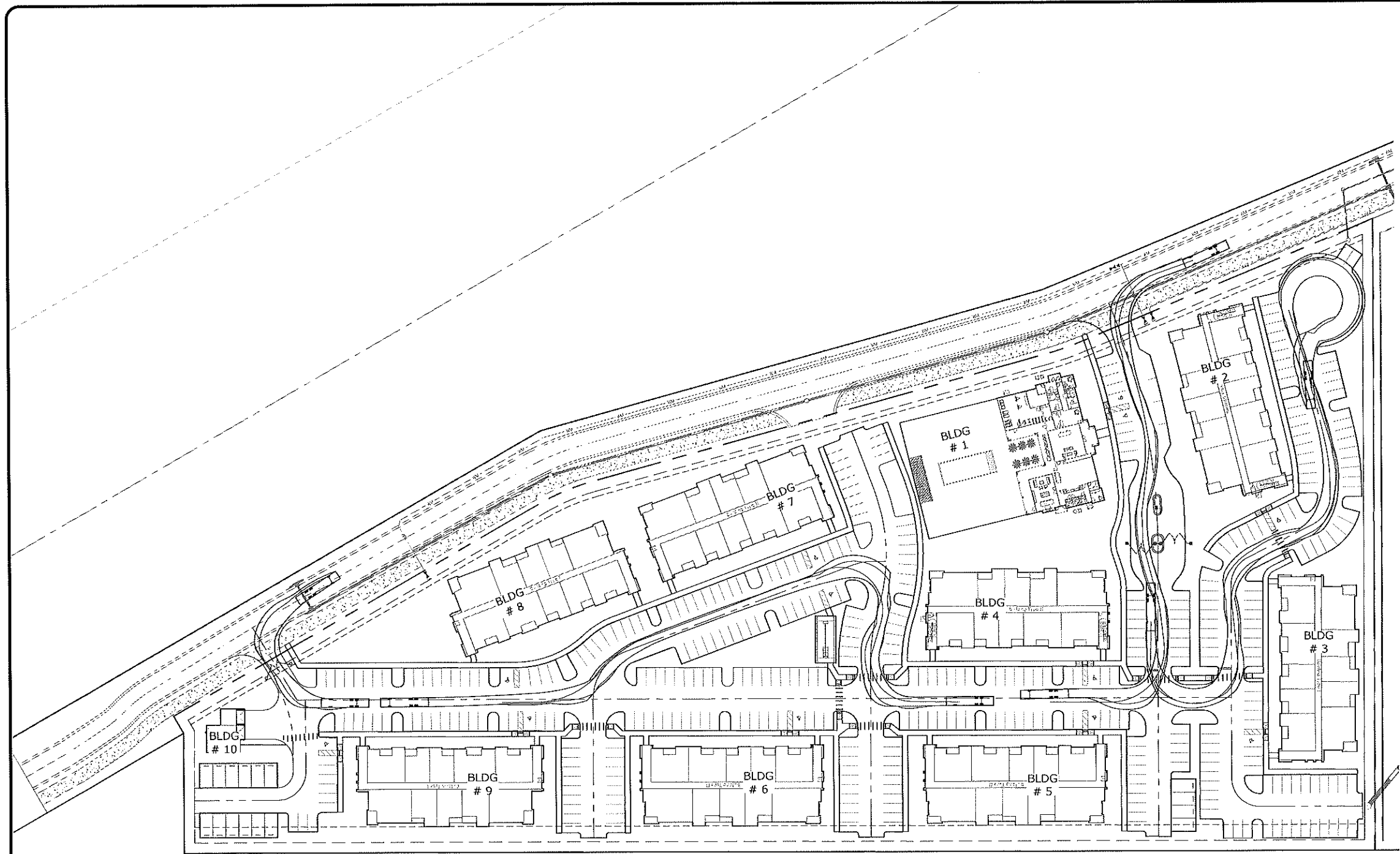


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WWW.EVANS-ENG.COM
CERTIFICATE OF AUTHORIZATION NO. 00005786

ASCEND OAKPOINTE
FOR
DHI COMMUNITIES
CITY OF APOPKA, FLORIDA

UTILITY AND DRAINAGE PLAN

DRAWN: JSK
CHECKED: DLE
DATE: JULY, 2020
SCALE: 1" = 50'
JOB #: 25802
SHEET #:
C6.0



Orange County Fire Department
Overall Length 45.700ft
Overall Width 8.333ft
Overall Body Height 11.250ft
Min Body Ground Clearance 1.393ft
Track Width 8.333ft
Lock-to-lock time 6.00s
Max Wheel Angle 44.20

ORANGE COUNTY FIRE TRUCK
NOT TO SCALE

DATE	REVISIONS	BY



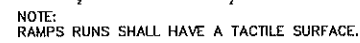
**EVANS ENGINEERING, INC.**
LAND PLANNING
CIVIL ENGINEERING
719 IRMA AVENUE
ORLANDO, FLORIDA 32803
(407) 872-1515
WWW.EVANSENGINEERING.COM
CERTIFICATE OF AUTHORIZATION NO. 00086188

ASCEND OAKPOINTE
FOR
DHI COMMUNITIES
CITY OF APOPKA, FLORIDA

FIRE ACCESS PLAN

DRAWN: JSK
CHECKED: DLE
DATE: JULY, 2020
SCALE: 1" = 50'
JOB #: 25802
SHEET #:

C7.0



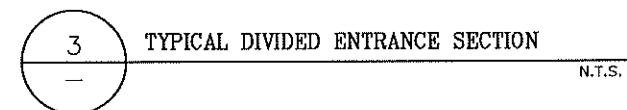
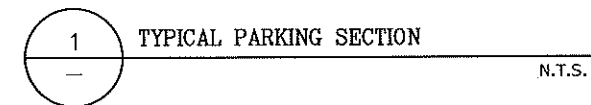
12" FTP-20-06 1 1/4" R 1 1/4" 6" 18" 1/2" PARKING BY DISABLED PERMIT ONLY VAN ACCESSIBLE 6" R7-8b

NOTE: (HANDICAP SIGN ONLY)

1. TOP PORTION SHALL HAVE A REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 & R7-8b MAY BE FABRICATED ON ONE PANEL OR TWO.
4. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT, (7' FROM PAVEMENT TO BOTTOM OF SIGN).
5. NOTE: PAINT SYMBOL BELOW ONTO PAVED SURFACE W/2 COATS OF TRAFFIC BLUE PAINT, WAKUF, PER FLA. DEPT. OF TRANSPORTATION SPECS.

4" (TYP) 4'-0" 1'-0"

△ 950 — HANDICAP PARKING DETAILS



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CERTIFICATE OF AUTHORIZATION NO. 00006788

ASCEND OAKPOINTE
FOR
DHI COMMUNITIES

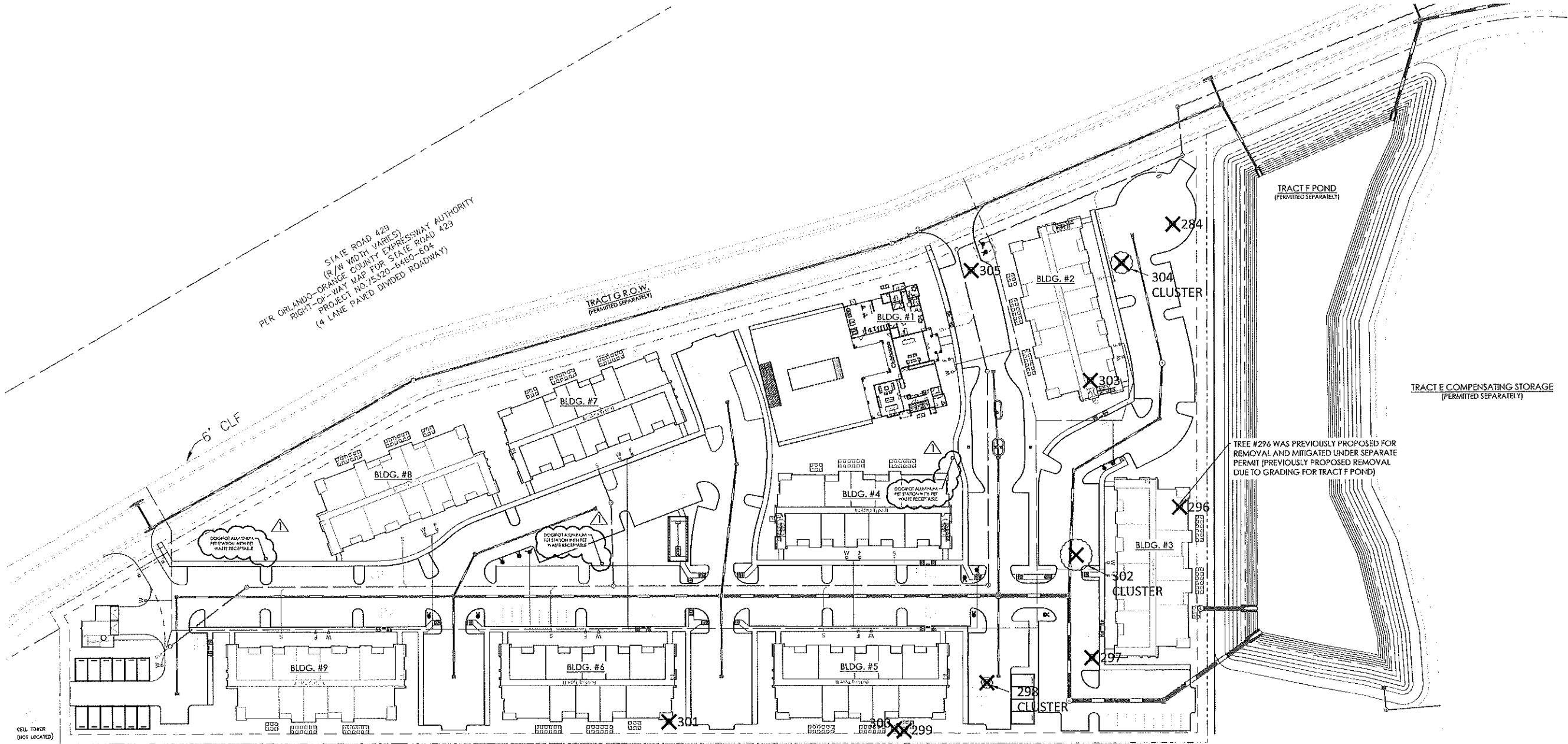
TYPICAL ROAD
SECTIONS

DRAWN:
JSK
CHECKED:
DLE
DATE:
JULY, 2020
SCALE:

JOB #:
25802
SHEET #:

C8.0

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EXISTING TREE LEGEND

TREE NO.	SPECIES	DIAMETER (INCHES)	DESCRIPTION
284	OAK	26	SINGLE
296	OAK	20	SINGLE
297	OAK	24	SINGLE
298	OAK	4-6	4-5 CLUSTER
299	OAK	30	SINGLE
300	OAK	18	SINGLE
301	OAK	22	DOUBLE
302	OAK	4-6	6-8 CLUSTER
303	OAK	28	SINGLE
304	OAK	4-6	5-6 CLUSTER
305	OAK	24	SINGLE

PROPOSED TREE REMOVAL

TREE NO.	SPECIES	DIAMETER (INCHES)	DESCRIPTION
284	OAK	26	SINGLE
296	OAK	20	SINGLE
297	OAK	24	SINGLE
298	OAK	4-6	4-5 CLUSTER
299	OAK	30	SINGLE
300	OAK	18	SINGLE
301	OAK	22	DOUBLE
302	OAK	4-6	6-8 CLUSTER
303	OAK	28	SINGLE
304	OAK	4-6	5-6 CLUSTER
305	OAK	24	SINGLE

TREE REMOVAL TABLE NOTES:

- TREE #296 NOT INCLUDED IN TREE REMOVAL CALCULATIONS DUE TO PREVIOUS PROPOSED REMOVAL & MITIGATION UNDER SEPARATE PERMIT FOR TRACT F POND (INDICATED BY STRIKETHROUGH)
- ALL EXISTING TREES & VEGETATION PROPOSED FOR REMOVAL FOR PROPOSED DEVELOPMENT.

TREE REMOVAL DATA

TOTAL EXISTING TREES TO BE REMOVED: 10 TREES/CLUSTERS (308")
SPECIMEN TREES (≥24" DBH) REMOVED: 5 TREES (132")
PROTECTED TREES (<24" DBH) REMOVED: 5 TREES (176")
(NOTE: CABBAGE PALMS & TREES UNDER 6" DBH NOT INCLUDED)

TREE PRESERVATION DATA

TOTAL EXISTING TREES TO BE PRESERVED: 0 TREES (0")
SPECIMEN TREES (≥24" DBH) PRESERVED: 0 TREES (0")
PROTECTED TREES (<24" DBH) PRESERVED: 0 TREES (0")

TREE REQUIREMENT (MAX. TREE STOCK CALCULATION)

TOTAL SITE AREA: 1,187,489 SQ. FT. (27.26 ACRES)
TREES REQUIRED: 148 TREES (1 TREE/8,000 SQ. FT.)
TREES PROVIDED: 174 PROPOSED TREES

PROPOSED TREE SUMMARY:

130 CANOPY TREES @ 3" DBH
28 UNDERSTORY EQUAL TO 14 CANOPY TREES @ 3" DBH (2 UNDERSTORY = 1 CANOPY)
91 PALMS EQUAL TO 30 CANOPY TREES @ 3" DBH (3 PALMS = 1 CANOPY)

ARBOR TREE CALCULATION: (MAX. REPLACEMENT)

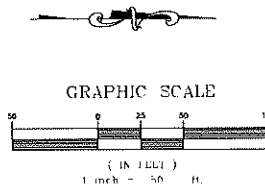
SPECIMEN REPLACEMENT REQUIRED: 132" (ACTUAL REMOVED)
NON-SPECIMEN REPLACEMENT REQUIRED: 176" (ACTUAL REMOVED)
TOTAL REPLACEMENT INCHES REQUIRED: 308"

TREE MITIGATION

TOTAL REQUIRED REPLACEMENT INCHES: 308"
LESS PROPOSED INCHES TO BE PLANTED: (522")
TOTAL REMAINING MITIGATION: 0"

TREE MITIGATION SUMMARY

NO DEFICIT. TREE MITIGATION REQUIREMENT IS EXCEEDED VIA PROPOSED ON-SITE TREE PLANTING. SEE LANDSCAPE PLAN FOR PROPOSED TREE DETAILS (SHEETS L-2, L-3 & L-4).



TREE REMOVAL PLAN
(SHEET 1 OF 1)

LANDSCAPE & IRRIGATION DESIGN

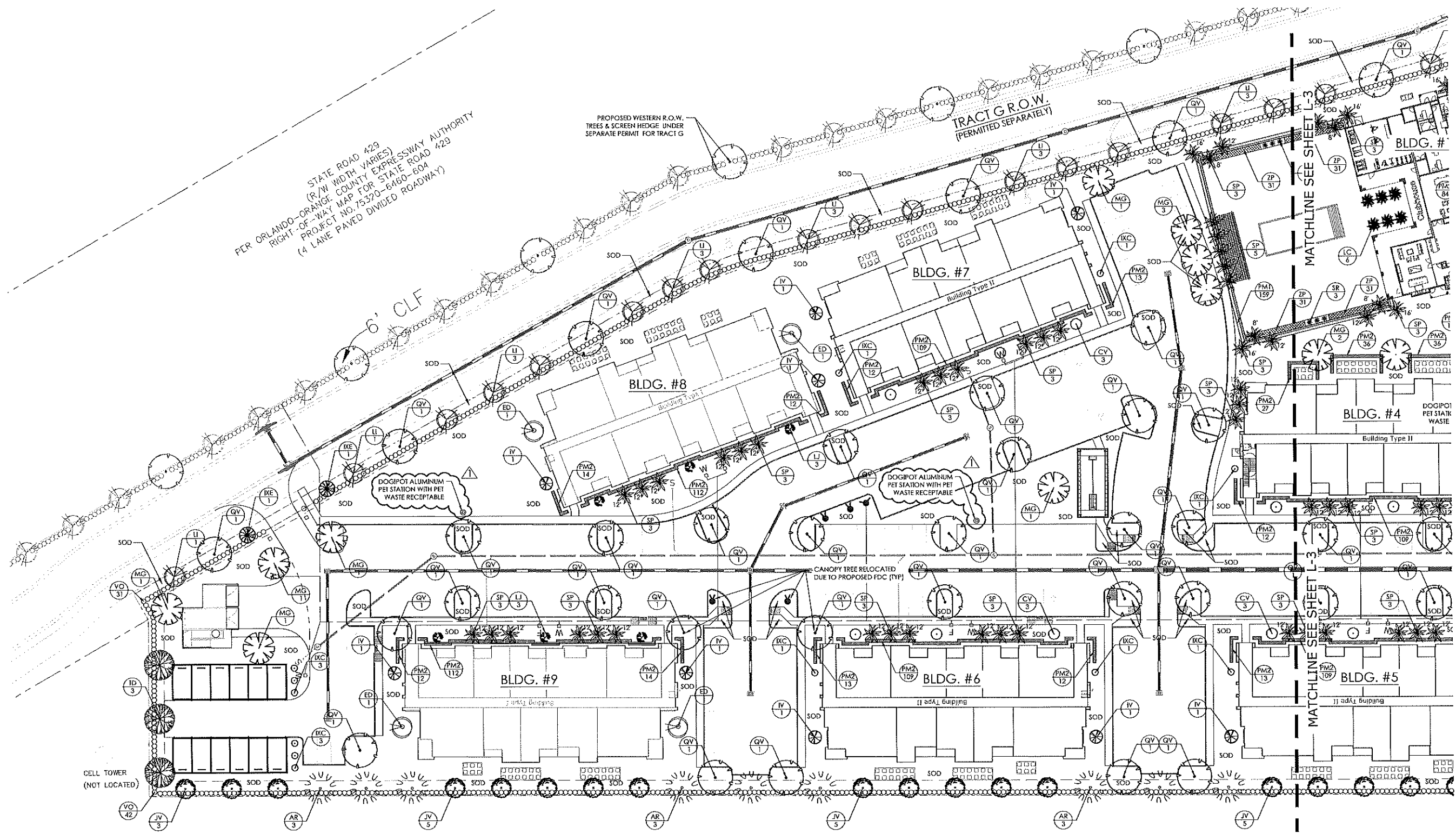
I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE

REG. NO.

DATE

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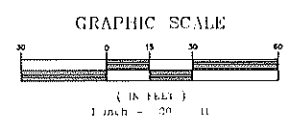


LANDSCAPE PLAN

(SHEET 1 OF 3)

LANDSCAPE & IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.



SIGNATURE _____ REG. NO. _____ DATE _____

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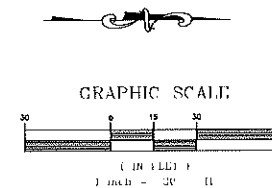
STATE ROAD 429
(R/W WIDTH VARIES)
PER ORLANDO-ORANGE COUNTY EXPRESSWAY AUTH.
RIGHT-OF-WAY MAP FOR STATE ROAD 429
PROJECT NO. 75320-8460-604
(4 LANE PAVED DIVIDED ROADWAY)

PROPOSED WESTERN R.O.W.
TREES & SCREEN HEDGE UNDER
SEPARATE PERMIT FOR TRACT G

10 FT. CLEAR AREA AROUND
PROPOSED HYDRANT & FDC

TRACT F POND
(PERMITTED SEPARATELY)

TRACT E COMPENSATING STORAGE
(PERMITTED SEPARATELY)



LANDSCAPE PLAN (SHEET 2 OF 3)

LANDSCAPE & IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN
ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21,
2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE

REG. NO.

DATE



LANDSCAPE & IRRIGATION DESIGN
PO BOX 946383 - NATI LAND FLORIDA 32794 - PH 407 374-1423
LICENSE NO. LC2600467 - DESIGNSCHWEIZERBOJACK.COM

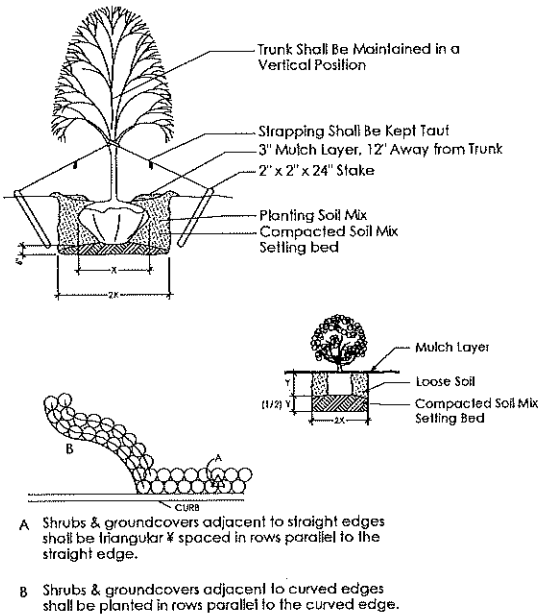
ASCEND OAKPOINTE
CITY OF APOPKA FL

8/27/20
6/25/20
SHEET NUMBER

L-3

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PLANTING DETAILS



LANDSCAPE GENERAL NOTES

1. The Landscape Contractor shall insure that this work does not interrupt established or projected drainage patterns. The Landscape Contractor shall insure adequate vertical drainage in all plant beds and planters. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage.
2. The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans and in the landscape specifications. The list of plant quantities accompanying the plans shall be used as a guide only. Contractor shall verify all quantities and report any discrepancies at the time of bidding.
3. All plant materials shall be graded Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted.
4. All plant beds and tree rings shall be top dressed with a 3" minimum depth of pine bark nuggets.
5. The Landscape Contractor shall be wholly responsible for stability and plumb condition of all trees and shrubs. Staking of trees or shrubs, if desired or requested by the Landscape Architect or owner, shall be done utilizing a method agreed upon by the Landscape Architect.
6. No fill material or use of heavy equipment around existing trees is allowed. Existing trees are to be protected by a wood barricade erected in compliance with local codes.
7. The Landscape Contractor is responsible for testing project soils. The Landscape Contractor is to provide a certified soils report to the Owner and Landscape Architect. The Landscape Contractor shall verify that the soils on site are acceptable for proper growth of the proposed plant material. Should the Landscape Contractor find poor soil conditions, the Owner and Landscape Architect must be consulted prior to planting.
8. All grades, dimensions and existing conditions shall be verified by the Contractor on site before construction begins. Any discrepancies shall be brought to the attention of the Landscape Architect.
9. The Landscape Contractor shall review architectural/engineering plans to become thoroughly familiar with surface and subsurface utilities.
10. The Landscape Contractor shall coordinate with the lighting and irrigation contractors regarding the timing of the installation of plant material.
11. Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of his negligence in the execution of work.

MASTER PLANT MATERIALS LEGEND

SYMBOL	KEY	QNTY.	COMMON/BOTANICAL NAME	SPECIFICATIONS/DESCRIPTION
PROPOSED TREES, PALMS & ACCENTS:				
	QV	61	Live Oak <i>Quercus virginiana</i>	3" DBH, 10' - 12' HI., 100 Gal. or B&B
	MG	18	Southern Magnolia <i>Magnolia grandiflora</i>	3" DBH, 10' - 12' HI., 100 Gal. or B&B
	TD	15	Bald Cypress <i>Taxodium distichum</i>	3" DBH, 10' - 12' HI., 100 Gal. or B&B
	AR	15	Red Maple <i>Acer rubrum</i>	3" DBH, 10' - 12' HI., 100 Gal. or B&B
	JV	21	Red Cedar <i>Juniperus virginiana</i>	3" DBH, 10' - 12' HI., 100 Gal. or B&B
	LI	25	Crape Myrtle <i>Lagerstroemia indica</i>	3" Total DBH, Multi Trunk, 8'- 10' HI., 100 Gal. or B&B
	IXE	3	Eagleston Holly <i>Ilex x 'Eagleston'</i>	2" DBH, 8'- 10' HI., 65 Gal. or B&B
	LC	9	Chinese Fan Palm <i>Livistona chinensis</i>	12" O.A. HI., Matching Specimens
	SP	82	Sabal Palm <i>Sabal palmetto</i>	Slick Trunks, Overall Heights Indicated on Plans
	IXC	25	Oakleaf Holly <i>Ilex x 'Conal'</i>	15 Gallon, Full
	LJ	12	Ligustrum Tree <i>Ligustrum japonicum</i>	15 Gallon, Multi-Trunk, Full
	CV	12	Weeping Bottlebrush <i>Callistemon viminalis</i>	15 Gallon, Standard, Full
	ED	8	Japanese Blueberry <i>Elaeocarpus decipiens</i>	15 Gallon, Full
	IV	13	Upright Yaupon Holly <i>Ilex vomitoria 'Pride of Houston'</i>	15 Gallon, Multi-Trunk, Full
	SR	11	Orange Bird of Paradise <i>Strelitzia reginae</i>	15 Gal., 24" - 36" O.A., Matching Specimens
PROPOSED SHRUBS & GROUNDCOVERS:				
	VO	1,003	Sweet Viburnum <i>Viburnum odoratissimum</i>	7 Gal., 36" Min. HI., 36" O.C.
	PM1	159	Podocarpus Shrub <i>Podocarpus macrophyllus</i>	7 Gal., 36" Min. HI., 24" O.C.
	PM2	1,467	*Podocarpus Shrub <i>Podocarpus macrophyllus</i> *Note: If 24" HI. is Unavailable in 3-Gallon, Upgrade to 7-Gallon and install 24" O.C.	3 Gal., 24" Min. HI., 18" O.C.
	DE	63	Gold Mound Duranta <i>Duranta erecta 'Gold Mound'</i>	3 Gal., 10" Min. HI., 24" O.C.
	ZP	124	Coontie <i>Zamia pumila</i>	3 Gal., 12" Min. HI., 30" O.C.
	TAM	176	Dwarf Asiatic Jasmine <i>Trachelosperum asiaticum 'Minima'</i>	1 Gal., Full, 18" O.C.

PROPOSED PET STATIONS:

3 Aluminum DogiPot Pet Stations (#1003-L) www.dogipot.com for Additional Details & Specs.

LANDSCAPE CALCULATIONS

PERIMETER LANDSCAPE BUFFERS REQUIREMENT:

1 Canopy Tree & 10 Shrubs per 35 Ln. Ft. of Property Perimeter

WESTERN PERIMETER BUFFER: ~1,200 Ln. Ft. (Excluding Drive Access)

34 Canopy Trees Required / 35 Trees Provided

343 Shrubs Required / 388 Shrubs Provided

NORTHERN PERIMETER BUFFER: ~604 Ln. Ft.

17 Canopy Trees Required / 17 Trees Provided

173 Shrubs Required / 201 Shrubs Provided

EASTERN PERIMETER BUFFER: ~1,140 Ln. Ft.

33 Canopy Trees Required / 33 Trees Provided

326 Shrubs Required / 372 Shrubs Provided

SOUTHERN PERIMETER BUFFER: ~134 Ln. Ft.

4 Canopy Trees Required / 4 Trees Provided

38 Shrubs Required / 42 Shrubs Provided

BUILDING FOUNDATION PLANTING REQUIREMENT:

1 Accent Tree per 20 Ln. Ft. of Building Facade with 24" HI. Shrubs

CLUBHOUSE: ~120 Ln. Ft. of Building Facade (Excluding Sidewalk)

6 Accent Trees Required / 6 Accent Trees Provided

48 Shrubs Required / 84 Shrubs Provided

TOWNHOME BUILDING TYPE I: ~169 Ln. Ft. of Building Facade (Excluding Sidewalk)

8.5 Accent Trees Required / 9 Accent Trees Provided

68 Shrubs Required / 138 Shrubs Provided

TOWNHOME BUILDING TYPE II: ~167 Ln. Ft. of Building Facade (Excluding Sidewalk)

8.4 Accent Trees Required / 9 Accent Trees Provided

67 Shrubs Required / 134 Shrubs Provided

LANDSCAPE LEGEND, NOTES, CALCULATIONS & DETAILS

(SHEET 3 OF 3)

LANDSCAPE & IRRIGATION DESIGN

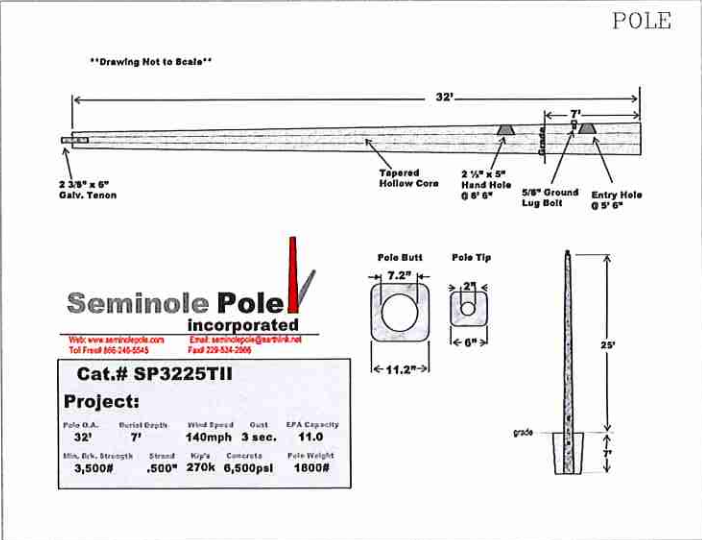
I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE

REG. NO.

DATE

REMOVED
ALTERNATE POLE



McGraw-Edison

DESCRIPTION

The Galeon™ pedestrian LED luminaire's appearance is complementary with the Galeon arm and use features including a modern architectural style to lighting applications. The luminaire is designed to be mounted to a variety of applications and mounting heights, allowing it to be used in a variety of lighting situations. The Galeon luminaire of LED provides excellent performance with premium, high efficiency, 100% LED chips, providing uniform and energy efficient lighting for parking lots, building and security lighting applications.

FEATURES

- **Construction:** Outer enclosure thermally isolated from arm for optimal thermal performance. Heavy duty aluminum housing die cast with integral external heat sink to provide superior mechanical rigidity and an IP68 rated housing. Overall construction passes a 1,000 vibration test to ensure mechanical integrity.
- **Optics:** Choice of exterior patented, high-efficiency LED optics. The optics are precisely designed for uniform distribution and uniformity of light distribution. Assembled optics create consistent distribution across the luminaire.
- **Performance:** Operates at 4000K, 4000K CCT and maximum 7000K CCT. Operates at 1000K and 2000K CCT. Greater than 90%.

Electrical: LED drivers are mounted for ease of replacement. 100-277V AC, 300W, 400W, and 600W drive currents.

Mounting: The luminaire is designed to be mounted to a variety of applications and mounting heights, allowing it to be used in a variety of lighting situations. The luminaire is designed to be mounted to a variety of applications and mounting heights, allowing it to be used in a variety of lighting situations.

FINISH: Housing finished in a powder coated, 2.5 mil nominal thickness for superior protection against salt and water. Standard colors include black, bronze, grey, white, dark bronze and light grey. Finish, color and material are available. RAL and equivalent color matching available. Contact McGraw-Edison Architectural Color Reference for the complete selection.

Warranty: Five year warranty.

Dimensions:

ARM ARM MOUNT:

QUICK MOUNT ARM (OVERALL DIMENSIONS):

QUICK MOUNT ARM (MOUNTING DETAILS):

CLASSIFICATION DATA:

ENERGY DATA:

STUFFING DATA:

ORDERING INFORMATION:

Ordering Number	Ordering Description	Ordering Notes	Ordering Options
SP3225TII	32' Pole, 7' Buried Depth, 140mph Wind Speed, 3 sec. Gust, 11.0 SFA Capacity, 3,500# Min. Riv. Strength, .500" Strand, 270k Ky's, 6,500psi Concrete, 1800# Pole Weight		

Drawn: TMT
Checked: DDA
Date: June, 2020
Scale: 1" = 50'
Job #: 25802/CE#80219
Sheet #:

EVANS ENGINEERING, INC.
CIVIL ENGINEERING
1801 CRYSTAL RIVER DRIVE
DADE COUNTY, FLORIDA 33126
Email: evans@evans-eng.com

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ASCEND OAKPOINTE
FOR
DHI COMMUNITIES
CITY OF APOPKA, FLORIDA

SITE LIGHTING DETAILS

SL2.0

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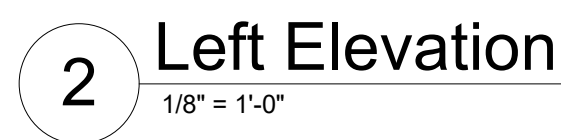
 SHEET REVISIONS:

PROJECT NO: 3831

A6.011

KEY NOTES

- 01 TYPICAL FASCIA TRIM: 5/4"x8" FIBER CEMENT FASCIA BOARD OVER 2x8 W/ ALUMINUM Drip EDGE ABOVE @ ROOF PERIMETER. 5/4"x12 @ RAISED ROOF AREAS
- 02 ASPHALT SHINGLES ROOF PER SPECS
- 03 FIBER CEMENT PANEL
- 04 FIBER CEMENT TRIM BOARD: WIDTH AS INDICATED. PROVIDE FLASHING AS NECESSARY.
- 05 FIBER CEMENT 1x3 BATTEN STRIP
- 06 BALCONY NOSING, T-BAR UPPER FLOORS
- 07 DECORATIVE FOAM BRACKET: PROVIDE 1x TRIM BEHIND BRACKET AS NEEDED SO BACK OF BRACKET IS FLUSH AGAINST TRIM. SEE DETAIL 41A6.23
- 08 BUILDING SIGN ON STONE VENEER
- 09 WINDOWS AND DOORS PER SCHEDULES. PROVIDE 4" TRIM BAND TYP. @ WINDOWS AND DOORS U.N.O.
- 10 6" SEAMLESS ALUMINUM GUTTERS WHERE INDICATED. STYLE PER OWNER
- 11 BALCONY RAILINGS-SCEN ENCLOSURE: PROVIDE ALUMINUM FRAMING SYSTEM WITH INTERMEDIATE RAIL AND VERTICAL CENTER POST. PROVIDE INTERIOR 42" A.F.F. GUARD RAIL WITH VERTICAL PICKETS. FRAME TO HAVE ELECTROSTATIC PAINT (ESP) FINISH; COLOR TO BE SELECTED PER OWNER. SCREEN TO BE PURCHASED AS FRESH ON SIDE OF BALCONY. BOTTOM FRAME TO HAVE WEEP HOLES FOR DRAINING
- 12 STONE VENEER
- 13 ELECTRIC PANEL
- 14 DECORATIVE FOAM BOARD WITH FACTORY HARD COAT. REFER TO 51A6.23
- 15 2X FRAME BULKHEAD, BOTTOM AT 8'-6" AFF



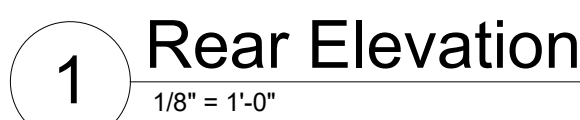
St John's County,
FL

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A6.012

REFER TO SHEET A1.03 FOR GENERAL NOTES
REFER TO SHEETS A4.01 AND A1.05 FOR CONSTRUCTION ASSEMBLIES
REFER TO SHEETS A5.61 THRU A5.69 FOR UNIT PLANS
REFER TO SHEETS A9.11 AND A9.21 FOR DOOR AND WINDOW
SCHEDULES
ALL ROOF SLOPES TO BE 6:12, UNDO. REFER TO ROOF PLANS FOR
VENTILATION, OVERHANGS, GUTTERS / DOWNSPOUT LOCATION, ETC.
CONTRACTOR TO COORDINATE DOWNSPOUTS WITH CIVIL SITE
DRAWINGS
ALL FIBER CEMENT TRIM TO BE SMOOTH TEXTURE, ALL HORIZONTAL
LAP SIDINGS TO BE WOOD GRAIN TEXTURE
ALL EXTERIOR TRIM BANDS, FINISHES, AND COLORS TRANSITIONING
TO RETURN TO INTERIOR CORNERS, COLUMN TRIMS, FLASHING,
ETC. TO BE CONTINUOUS AROUND ALL SIDES OF THE COLUMN /
PILASTER. REFER TO SECTIONS FOR FLASHING DETAILS. ALL
EXTERIOR COLORS TO BE SELECTED BY OWNER
CONTRACTOR TO COORDINATE ALL EXTERIOR BUILDING LIGHTING
AND ALL WITH ELECTRICAL DRAWINGS AND LOCAL
REQUIREMENTS. REFER TO ELECTRICAL DRAWINGS FOR DETAILS
CONTRACTOR TO INSTALL ALL HANDRAILS AND GUARDRAILS WITH
SOLID WOOD BLOCKING AND SHALL BE MOUNTED ON FIBER CEMENT
BLOCKING FOR FIBER CEMENT SIDING APPLICATIONS

1 TYPE FASCIA TRIM, 5/8" FIBER CEMENT FASCIA BOARD ABOVE 2x6
2 W/ ALUMINUM DRIP EDGE ABOVE @ ROOF PERIMETER. 5/4"x12"
3 RASPED ROOF AREAS
4
5 RAILED SHINGLES ROOF PER SPECS
6 FIBER CEMENT PANEL
7
8 FIBER CEMENT TRIM BOARD: WIDTH AS INDICATED. PROVIDE
9 FLASHING AS NECESSARY.
10 FIBER CEMENT 1/8" RATTEN STRIP
11 BALCONY NOSING, T.BAR UPPER FLOORS
12
13 DECORATIVE FOAM BRACKET, PROVIDE 1x TRIM BEHIND BRACKET
14 AS NEEDED SO BACK OF BRACKET IS FLUSH AGAINST TRIM. SEE
15 DETAIL 4/A6.23
16
17 BUILDING SIGN ON STONE VENEER
18
19 WINDOWS AND DOORS PER SCHEDULES. PROVIDE 4" TRIM BAND
20 TYP. @ WINDOWS AND DOORS U.O.
21
22 6" SEAMLESS ALUMINUM GUTTERS WHERE INDICATED. STYLE PER
23 OWNER
24
25 BALCONY RAILING/SCREEN ENCLOSURE: PROVIDE ALUMINUM
26 FRAMING SYSTEM WITH INTERMEDIATE RAIL AND VERTICAL
27 CENTER POST. PROVIDE INTERIOR 42" A.F.F. GUARD RAIL WITH
28 VERTICAL PICKETS. FRAME TO HAVE ELECTROSTATIC PAINT (ESP)
29 FINISH. COLOR TO BE SELECTED PER OWNER. SCREEN TO BE
30 ALUMINUM ON INSIDE OF BALCONY. BOTTOM FRAME TO HAVE
31 WEEP HOLES FOR DRAINING
32
33
34 STONE VENEER
35
36 ELECTRIC PANEL
37
38 DECORATIVE FOAM BOARD WITH FACTORY HARD COAT. REFER TO
39 5/A6.23
40
41 2X FRAME BULKHEAD, BOTTOM AT 8'-6" AFF

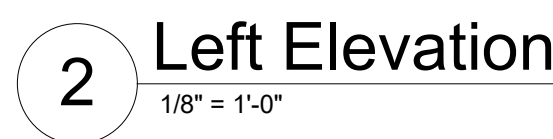


St John's County, FL

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109

- 01 TYPICAL FASCIA TRIM: 5/4x8 FIBER CEMENT FASCIA BOARD OVER 2x6 W/ ALUMINUM DRIP EDGE ABOVE @ ROOF PERIMETER. 5/4x12 @ RAISED ROOF AREAS
- 02 ASPHALT SHINGLES ROOF PEE SPECS
- 03 FIBER CEMENT PANEL
- 04 FIBER CEMENT TRIM BOARD: WIDTH AS INDICATED. PROVIDE FLASHING AS NECESSARY.
- 05 FIBER CEMENT 1x3 BATTEN STRIP
- 06 BALCONY NOSING: T-BAR UPPER FLOORS
- 07 DECORATIVE FOAM BRACKET: PROVIDE 1x1m BEHIND BRACKET AS NEEDED SO BACK OF BRACKET IS FLUSH AGAINST TRIM. SEE DETAIL 4/4x2.3
- 08 BUILD-UP ON DOOR TO VINYL VENEER
- 09 WINDOWS AND STONES PER SCHEDULES. PROVIDE 4" TRIM BAND TYP. @ WINDOWS AND DOORS U.N.O.
- 10 6" SEAMLESS ALUMINUM GUARDS WHERE INDICATED. STYLE PER OWNER
- 11 BALCONY RAILINGS: SCREEN ENCLOSURE: P-PROVIDE ALUMINUM FRAMING SYSTEM WITH INTERMEDIATE RAIL AND VERTICAL PICKETS. BOTTOM PROVIDE INTEGRAL 1/2" A.F.F. GUARD RAIL WITH VERTICAL PICKETS. FRAME TO HAVE ELECTROSTATIC PAINT (ESP) FINISH: COLOR TO BE SELECTED PER OWNER. SCREEN TO BE FIBERGLASS MESH ON SIDE OF BALCONY. BOTTOM FRAME TO HAVE WEEP HOLES FOR DRAINING
- 12 STONE VENEER
- 13 ELECTRIC PANEL
- 14 DECORATIVE FOAM BAND WITH FACTORY HARD COAT. REFER TO 5/4x2.3



St John's County, FL

SET DISTRIBUTIONS:

 SHEET REVISIONS:

PROJECT NO: 3831

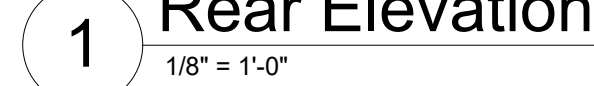
Building Type II

Exterior Elevations

110

- A REFER TO SHEET A1.03 FOR GENERAL NOTES
- B REFER TO SHEET A1.04 FOR CONSTRUCTION ASSEMBLIES
- C REFER TO SHEETS A5.61 THRU A5.70 FOR UNIT PLANS
- D REFER TO SHEETS A9.11 AND A9.21 FOR DOOR AND WINDOW SCHEDULES
- E ALL ROOF SLOPES TO BE 6:12. UNO. REFER TO ROOF PLANS FOR VENTILATION, OVERHANGS, GUTTER / DOWNSPOUT LOCATION, ETC. CONTRACTOR TO COORDINATE DOWNSPOUTS WITH CIVIL SITE DRAINAGE PLANS
- F ALL FIBER CEMENT TRIM TO BE SMOOTH TEXTURE, ALL HORIZONTAL LAP SANDING TO BE WOOD GRAIN TEXTURE
- G ALL EXTERIOR TRIM BANDS, FINISHES, AND COLUMNS TRANSITIONS TO RETURN TO INTERIOR CORNERS. COLOR TRIMS, FLASHING, ETC. TO BE CONTINUOUS AROUND ALL SIDES OF THE COLUMN / PILASTER. REFER TO SECTIONS FOR FLASHING DETAILS. ALL EXTERIOR COLORS TO BE SELECTED BY OWNER
- H CONTRACTOR TO COORDINATE ALL EXTERIOR BUILDING LIGHTING AND BRIDGE WITH ELECTRICAL DRAWINGS AND LOCAL REQUIREMENTS. REFER TO ELECTRICAL DRAWINGS FOR DETAILS
- J CONTRACTOR TO INSTALL ALL HANDRAILS AND GUARDRAILS WITH SOLID WOOD BLOCKING AND SHALL BE MOUNTED ON FIBER CEMENT BLOCKING FOR FIBER CEMENT Siding APPLICATIONS

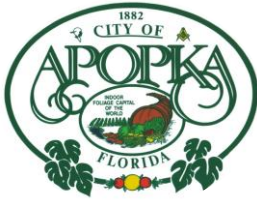
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1 CLUB/LEASING FRONT ELEVATION

SCALE: 3/16" = 1'-0"



CITY OF APOPKA PLANNING COMMISSION

☒ PUBLIC HEARING	MEETING OF:	October 13, 2020
☒ SITE PLAN	FROM:	Community Development
☐ SPECIAL REPORTS	EXHIBITS:	Vicinity Map
☐ OTHER:		Major Development Plan
		Architectural Elevations

SUBJECT: WESTERN BELTWAY PARK

REQUEST: RECOMMEND APPROVAL OF THE WESTERN BELTWAY PARK MAJOR DEVELOPMENT PLAN

SUMMARY:

OWNER:	Daryl M. Carter Trustee
APPLICANT:	Florida Engineering Group, c/o, Sam Sebaali, P.E.
LOCATION:	2550 Ocoee Apopka Road
PARCEL ID NUMBER:	29-21-28-0000-00-023
EXISTING USE:	Vacant
FLUM DESIGNATION:	Industrial
CURRENT ZONING:	I-L (Light Industrial)
PROPOSED DEVELOPMENT:	2 warehouse buildings totaling 189,000 square feet
TRACT SIZE:	18.08 acres +/-
APPLICABLE LDC:	2019

RECOMMENDED ACTION:

Recommend approval of the Western Beltway Park Major Development Plan.

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North	Residential High	T (Transition)	Vacant
East	Office, Mixed-Use	O (Office), MU-ES-GT (Mixed Use – East Shore – Gateway)	Vacant
South	None assigned	SR 429 right-of-way	SR 429
West	None assigned	SR 429 retention pond	SR 429 retention pond

PROJECT USE: The applicant has submitted a Major Development Plan for two warehouse buildings totaling 189,000 square feet in area that will be developed in one phase. The subject property is located at 2550 Ocoee-Apopka Road and is approximately 18.08 acres in size. The site is designed in accordance with the requirements of the Land Development Code, except for the maximum allowable building height of which is 40-feet. A variance was obtained by the applicant from the Planning Commission on August 11, 2020 to allow a maximum allowable building height of 40-feet on the subject property.

ACCESS/PARKING: The site will be accessed via Ocoee-Apopka Road via two full access points which are located adjacent to the northern property line and approximately in the center of the site. Right and left turn lanes will be constructed leading into the site at both access points. Both access points will lead into the main parking area which is located in front of the proposed buildings, and a truck loading/parking area that is located in the rear of the site. A total of 255 parking spaces are provided on site. Of the 255 parking spaces, 10 are accessible parking spaces. Pursuant to Policy 16.2 of the Future Land Use Element of the Comprehensive Plan, 22-percent of the parking spaces provided consist of pervious material. The applicant has reserved an area ranging in width between 14-feet and 30-feet along the portion of the property abutting Ocoee-Apopka Road for future right-of-way needs at such time Orange County deems it necessary to acquire right-of-way for the future widening of Ocoee-Apopka Road.

STORMWATER: Stormwater retention ponds are proposed to be located on the northwestern and southern portion of the site.

LANDSCAPING/OPEN SPACE: The site is heavily wooded. A tree mitigation payment will be required to be paid for trees that are removed as part of development of the site. A 0.09 acre wetland area that is located in the southwest corner of Building 1 is proposed for removal. Policy 3.6 of the Conservation Element of the Comprehensive Plan requires St. Johns River Water Management District authorization of any proposed encroachment into a wetland. According to the applicant, mitigation will be provided through the purchase of mitigation banking credits at an approved mitigation bank in accordance with the conditions of the St. Johns River Water Management District Environmental Resource Permit. 8.4-percent of the site is reserved as open space, while the Land Development Code requires a minimum of 5-percent open space for properties zoned I-L (Light Industrial). Gopher Tortoise burrows have been located on site. The applicant will be required to provide copies of the necessary permits from the Florida Fish and Wildlife Commission (FFWC) prior to the approval of a Site Construction Permit. The Gopher Tortoises will be relocated to an approved FFWC recipient site.

PLANNING COMMISSION – OCTOBER 13, 2020
WESTERN BELTWAY PARK – MAJOR DEVELOPMENT PLAN
PAGE 3

The applicant is provided a 15-foot wide landscape buffer along Ocoee-Apopka Road and along the northern property line. Landscaping will be provided around the perimeter of the site, within the site, and adjacent to the front and sides of the buildings. Landscape materials including Magnolia, Live Oak, Elm, Crepe Myrtle and Viburnum are proposed. These materials are consistent with the requirements of the Land Development Code.

TRANSPORTATION: A traffic impact analysis (TIA) was submitted to support this project. The project trip generation is estimated to be 344 daily and 36 P.M. peak hour net new trips. The addition of the project traffic to the roadway network is not expected to cause any roadways or intersections to fall below their adopted levels of service.

Two full access point will serve the development and right and left turn lanes are required at each entrance per the City's Land Development Code and included as a condition of approval. The left turn lane for the southern entrance overlaps with the left turn lane required for Oak Point North located on the east side of Ocoee Apopka Road adjacent to the southern property line of the Western Beltway project. The developer has agreed to coordinate turn lane design plans with the Oak Point North project to ensure these left turn lanes adequately serve both projects.

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

PUBLIC HEARING SCHEDULE

October 13, 2020 - Planning Commission, 5:30 pm

November 4, 2020 - City Council, 1:30 pm

RECOMMENDATION ACTION:

The **Development Review Committee** finds the Major Development Plan consistent with the Land Development Code.

Recommended Motion: Recommend approval of the Major Development Plan for Western Beltway Park.

Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code.

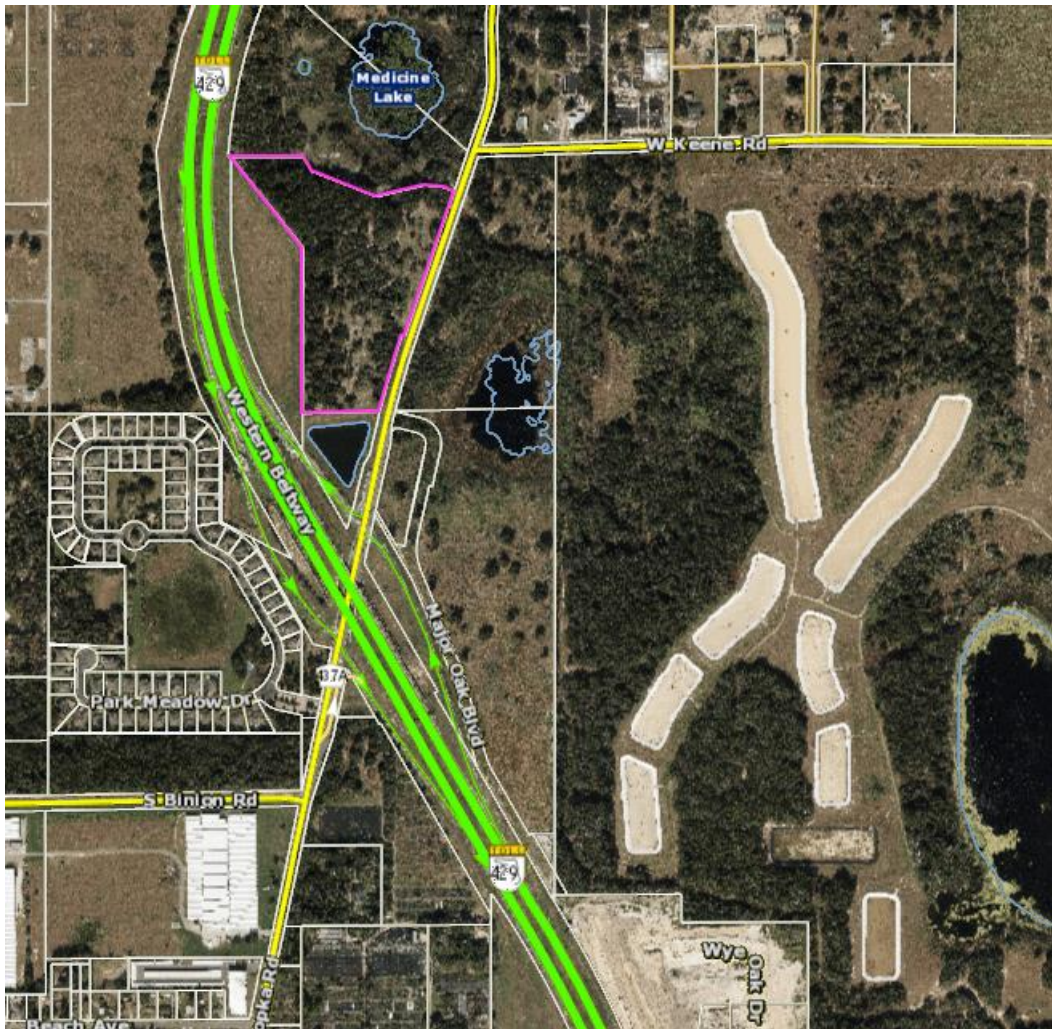
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

PLANNING COMMISSION – OCTOBER 13, 2020
WESTERN BELTWAY PARK – MAJOR DEVELOPMENT PLAN
PAGE 4

Project: Western Beltway Park
Owned by: Daryl M. Carter Trustee
Location: 2550 Ocoee-Apopka Road
Parcel ID#: 29-21-28-0000-00-023



VICINITY MAP



MAJOR DEVELOPMENT PLAN WESTERN BELTWAY PARK INDUSTRIAL DEVELOPMENT APOPKA, FLORIDA

PARCEL I.D. No. 29-21-28-0000-00-023

SITE VICINITY MAP



NOT TO SCALE

SITE NOTE:

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

OWNER: M.L. CARTER SERVICES, INC., TRUSTEE OF CARTER - KEENE ROAD LAND TRUST
3333 S. ORANGE AVENUE, SUITE 200
ORLANDO, FL 32806

APPLICANT: CADENCE PARTNERS LLC
1111 LAKE WELDONA DRIVE
ORLANDO, FL 32806
PHONE: (407) 276-7997
EMAIL: adrian@cadencepartnersllc.com

GEOTECHNICAL: ECS FLORIDA, LLC
2815 DIRECTORS ROW, SUITE 500
ORLANDO, FL 32809
PHONE: (407) 859-8378
FAX: (407) 895-9599

SURVEYOR: MICHAEL RUDD & ASSOCIATES, LLC
1210 BAHAMA DRIVE
ORLANDO, FL 32806
PHONE: (407) 342-0676

PLAN INDEX

- C-1 COVER SHEET
- C-2A BOUNDARY TOPOGRAPHIC AND LOCATION SURVEY (1 OF 4)
- C-2B BOUNDARY TOPOGRAPHIC AND LOCATION SURVEY (2 OF 4)
- C-2C BOUNDARY TOPOGRAPHIC AND LOCATION SURVEY (3 OF 4)
- C-2D BOUNDARY TOPOGRAPHIC AND LOCATION SURVEY (4 OF 4)
- C-3A SITE DEMOLITION, TREE REMOVAL, TREE PRESERVATION AND STORMWATER POLLUTION PREVENTION PLAN
- C-3B SITE DEMOLITION, TREE REMOVAL, TREE PRESERVATION AND STORMWATER POLLUTION PREVENTION NOTES
- C-4 PRELIMINARY SITE GEOMETRY PLAN
- C-5A PRELIMINARY SITE PAVING, GRADING AND DRAINAGE PLAN
- B-5B PRELIMINARY SITE PAVING, GRADING AND DRAINAGE NOTES
- C-6 PRELIMINARY SITE UTILITY PLAN
- C-7A SITE CROSS SECTIONS (1 OF 2)
- C-7B SITE CROSS SECTIONS (2 OF 2)
- C-8A FIRE TRUCK PLAN AND AUTOTURN PLAN
- C-8B TRUCK TURN PLAN
- C-10 PRELIMINARY LIFT STATION PLAN DETAILS
- L-1 PRELIMINARY SITE LANDSCAPE AND SIGHT DISTANCE PLAN

UTILITY COMPANIES

WATER: (407) 703-1731
SEWER: (407) 703-1731
ELECTRIC: (800) 778-9140
TELEPHONE: (855) 742-6062
CABLE: (407) 832-9626
CABLE: (800) 624-9675
GAS:

CITY OF APOPKA
CITY OF APOPKA
DUKE ENERGY
CENTURYLINK
CENTRAL FLORIDA EXPRESSWAY AUTHORITY
MCI
LAKE APOPKA NATURAL GAS DISTRICT



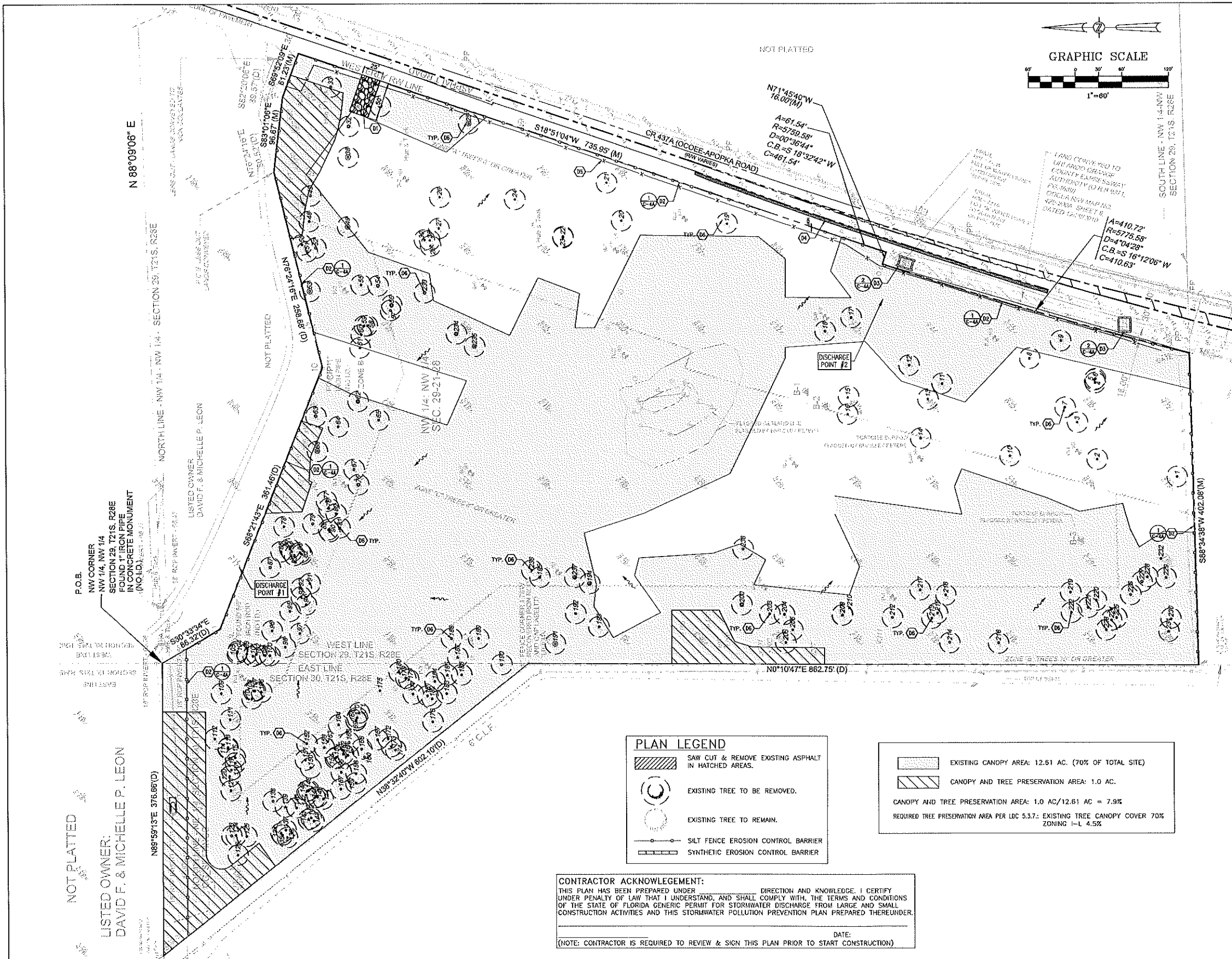
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us



19-135_COVER.DWG



DEMOLITION KEYNOTES

- D1. 25'x50' GRAVEL CONSTRUCTION ENTRANCE.
- D2. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER.
- D3. SYNTHETIC EROSION CONTROL BARRIER, TYPICAL.
- D4. REMOVE EXISTING SHOULDER.
- D5. REMOVE EXISTING FENCE.
- D6. REMOVE EXISTING TREE.

TYPE III SILT FENCE

SCALE 1" = 5'

EROSION-CONTROL-SILT-DET-ERO-5.dwg

SYNTHETIC EROSION CONTROL BARRIERS

SCALE 1" = 5'

EROSION-CONTROL-SYNTHETIC-DET-ERO.dwg

SITE NOTE:

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

PLAN LEGEND

- SAW CUT & REMOVE EXISTING ASPHALT IN HATCHED AREAS.
- EXISTING TREE TO BE REMOVED.
- EXISTING TREE TO REMAIN.
- SILT FENCE EROSION CONTROL BARRIER
- SYNTHETIC EROSION CONTROL BARRIER

CONTRACTOR ACKNOWLEDGEMENT:

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

DATE: _____

(NOTE: CONTRACTOR IS REQUIRED TO REVIEW & SIGN THIS PLAN PRIOR TO START CONSTRUCTION)

EXISTING CANOPY AREA: 12.61 AC. (70% OF TOTAL SITE)

CANOPY AND TREE PRESERVATION AREA: 1.0 AC.

CANOPY AND TREE PRESERVATION AREA: 1.0 AC/12.61 AC = 7.9%

REQUIRED TREE PRESERVATION AREA PER LDC 5.3.7: EXISTING TREE CANOPY COVER 70% ZONING I-L 4.5%

MAJOR DEVELOPMENT PLAN

WESTERN BELTWAY PARK

INDUSTRIAL DEVELOPMENT

APOPKA, FLORIDA

FEG

FLORIDA ENGINEERING GROUP

Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE DEMOLITION, TREE REMOVAL, TREE PRESERVATION AND STORMWATER POLLUTION PREVENTION PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 19-135
SCALE 1"=60'
DATE JUNE 9, 2020
SHEET NO. C-3A
SHEET 6 OF 17

Digitally signed by Samir J Sebaali
Date: 2020.09.12 11:01:25 -04'00'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER), P.E. ON (DATE) 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.

EXISTING TREES

TREE ID#	BOTANIC NAME	DIAMETER
1	OAK	13"
2	PINE	9"
3	PINE	9"
4	OAK	11"
5	OAK	12"
6	OAK	12"
7	OAK	9"
8	OAK	8"
9	PALM	8"
10	PALM	9"
11	OAK	10"
12	OAK	9"
13	PINE	10"
14	OAK	24"
15	PINE	10"
16	PINE	9"
17	OAK	19"
18	OAK	24"
19	PINE	11"
20	PINE	13"
21	PINE	12"
22	OAK	9"
23	OAK	9"
24	PINE	10"
25	OAK	72"
26	PINE	10"
27	OAK	20"
28	PINE	10"
29	PINE	10"
30	OAK	8"
31	OAK	60"
32	OAK	52"
33	OAK	28"
34	OAK	48"
35	OAK	24"
36	OAK	26"
37	OAK	22"
38	OAK	81"
39	OAK	33"
40	OAK	36"
41	OAK	20"
42	OAK	45"
43	OAK	28"
44	OAK	14"
45	OAK	8"
46	OAK	14"
47	OAK	15"
48	OAK	11"
49	OAK	11"
50	OAK	22"

TREE ID#	BOTANIC NAME	DIAMETER
51	OAK	28"
52	OAK	38"
53	OAK	81"
54	OAK	53"
55	OAK	12"
56	OAK	58"
57	OAK	36"
58	OAK	18"
59	OAK	10"
60	OAK	13"
61	OAK	15"
62	OAK	60"
63	OAK	48"
64	OAK	12"
65	OAK	17"
66	OAK	60"
67	OAK	36"
68	OAK	72"
69	OAK	54"
70	OAK	27"
71	OAK	60"
72	OAK	30"
73	OAK	24"
74	OAK	12"
75	OAK	52"
76	OAK	17"
77	OAK	14"
78	OAK	18"
79	OAK	36"
80	OAK	11"
81	OAK	14"
82	OAK	13"
83	OAK	13"
84	PALM	12"
85	OAK	10"
86	OAK	11"
87	OAK	43"
88	OAK	13"
89	OAK	14"
90	OAK	10"
91	OAK	12"
92	OAK	11"
93	OAK	28"
94	OAK	18"
95	OAK	20"
96	OAK	22"
97	OAK	16"
98	OAK	12"
99	OAK	21"
100	OAK	11"

TREE ID#	BOTANIC NAME	DIAMETER
101	OAK	13"
102	OAK	10"
103	OAK	11"
104	OAK	16"
105	OAK	16"
106	OAK	10"
107	OAK	11"
108	OAK	12"
109	OAK	23"
110	OAK	21"
111	OAK	20"
112	OAK	18"
113	OAK	13"
114	OAK	17"
115	OAK	11"
116	OAK	11"
117	OAK	10"
118	OAK	11"
119	OAK	10"
120	OAK	17"
121	OAK	24"
122	OAK	16"
123	OAK	13"
124	OAK	11"
125	OAK	18"
126	OAK	13"
127	OAK	12"
128	OAK	13"
129	OAK	13"
130	PALM	12"
131	OAK	17"
132	OAK	30"
133	OAK	48"
134	OAK	18"
135	OAK	12"
136	OAK	14"
137	OAK	20"
138	OAK	30"
139	PALM	15"
140	OAK	12"
141	PALM	14"
142	OAK	14"
143	OAK	13"
144	OAK	13"
145	OAK	15"
146	PALM	14"
147	OAK	14"
148	OAK	11"
149	OAK	14"
150	OAK	11"

TREE ID#	BOTANIC NAME	DIAMETER
151	OAK	12"
152	OAK	12"
153	PALM	13"
154	OAK	15"
155	OAK	12"
156	OAK	14"
157	OAK	24"
158	OAK	12"
159	PALM	24"
160	OAK	30"
161	OAK	16"
162	OAK	12"
163	OAK	10"
164	OAK	13"
165	OAK	28"
166	OAK	28"
167	OAK	11"
168	OAK	22"
169	OAK	10"
170	OAK	10"
171	PALM	14"
172	OAK	19"
173	OAK	18"
174	OAK	17"
175	OAK	16"
176	OAK	23"
177	OAK	15"
178	OAK	14"
179	OAK	16"
180	OAK	21"
181	OAK	22"
182	OAK	12"
183	OAK	20"
184	OAK	18"
185	PALM	15"
186	OAK	16"
187	PALM	13"
188	OAK	34"
189	OAK	20"
190	OAK	34"
191	OAK	20"
192	OAK	42"
193	OAK	32"
194	OAK	33"
195	OAK	34"
196	OAK	34"
197	OAK	36"
198	OAK	12"
199	OAK	11"
200	OAK	60"

TREE ID#	BOTANIC NAME	DIAMETER
201	OAK	33"
202	OAK	19"
203	OAK	10"
204	OAK	26"
205	OAK	25"
206	OAK	17"
207	OAK	60"
208	OAK	20"
209	PALM	11"
210	OAK	25"
211	OAK	12"
212	OAK	33"
213	OAK	10"
214	OAK	36"
215	OAK	20"
216	OAK	12"
217	PALM	13"
218	OAK	30"
219	OAK	12"
220	OAK	10"
221	OAK	10"
222	OAK	12"
223	OAK	11"
224	OAK	20"
225	OAK	18"
226	OAK	28"
227	OAK	45"
228	PALM	11"
229	PALM	15"
230	PALM	12"
231	PALM	18"
232	OAK	15"
233	OAK	50"
234	OAK	60"
235	OAK	65"
236	OAK	27"
237	OAK	60"
238	OAK	36"
TOTAL INCHES		5,283"
TOTAL TREES		238

SPECIMEN TREES TO BE REMOVED LARGER THAN 24"

TREES TO BE REMOVED (INCLUDES SPECIMEN TREES)

TREE ID#	BOTANIC NAME	DIAMETER
1	OAK	13"
2	PINE	9"
3	PINE	9"
4	OAK	11"
5	OAK	12"
6	OAK	12"
7	OAK	9"
8	OAK	8"
9	PALM	8"
10	PALM	9"
11	OAK	10"
12	OAK	9"
13	PINE	10"
14	OAK	24"
15	PINE	10"
16	PINE	9"
17	OAK	19"
18	OAK	24"
19	PINE	11"
20	PINE	13"
21	PINE	12"
22	OAK	9"
23	OAK	9"
24	PINE	10"
25	OAK	72"
26	PINE	10"
27	OAK	20"
28	PINE	10"
29	PINE	10"
30	OAK	8"
31	OAK	60"
32	OAK	52"
33	OAK	36"
34	OAK	28"
35	OAK	24"
36	OAK	26"
37	OAK	22"
38	OAK	81"
39	OAK	33"
40	OAK	36"
41	OAK	20"
42	OAK	45"
43	OAK	28"
44	OAK	14"
45	OAK	8"
46	OAK	14"
47	OAK	15"
48	OAK	11"
49	OAK	11"
50	OAK	22"
51	OAK	28"
52	OAK	38"
53	OAK	81"
54	OAK	53"
55	OAK	12"
56	OAK	58"
57	OAK	36"
58	OAK	18"
59	OAK	10"
60	OAK	13"
61	OAK	15"
62	OAK	60"

TREE ID#	BOTANIC NAME	DIAMETER
63	OAK	48"
64	OAK	12"
65	OAK	17"
66	OAK	36"
67	OAK	22"
68	OAK	52"
69	OAK	10"
70	OAK	17"
71	OAK	14"
72	OAK	13"
73	OAK	36"
74	OAK	10"
75	OAK	14"
76	OAK	11"
77	OAK	14"
78	OAK	13"
79	OAK	10"
80	OAK	10"
81	OAK	14"
82	OAK	13"
83	OAK	13"
84	PALM	12"
85	OAK	10"
86	OAK	11"
87	OAK	43"
88	OAK	13"
89	OAK	14"
90	OAK	10"
91	OAK	12"
92	OAK	11"
93	OAK	10"
94	OAK	18"
95	OAK	20"
96	OAK	22"
97	OAK	16"
98	OAK	17"
99	OAK	21"
100	OAK	11"
101	OAK	13"
102	OAK	10"
103	OAK	10"
104	OAK	16"
105	OAK	18"
106	OAK	10"
107	OAK	11"
108	OAK	12"
109	OAK	22"
110	OAK	21"
111	OAK	20"
112	OAK	18"
113	OAK	13"
114	OAK	17"
115	OAK	11"
116	OAK	11"
117	OAK	10"
118	OAK	17"
119	OAK	17"
120	OAK	17"
121	OAK	24"

TREE ID#	BOTANIC NAME	DIAMETER
122	OAK	16"
123	OAK	13"
124	OAK	11"
125	OAK	16"
126	OAK	13"
127	OAK	18"
128	OAK	13"
129	OAK	13"
130	OAK	14"
131	OAK	20"
132	OAK	30"
133	PALM	15"
134	OAK	12"
135	OAK	14"
136	OAK	13"
137	OAK	20"
138	OAK	30"
139	PALM	14"
140	OAK	12"
141	PALM	14"
142	OAK	13"
143	OAK	13"
144	OAK	13"
145	OAK	15"
146	PALM	14"
147	OAK	14"
148	OAK	11"
149	OAK	14"
150	OAK	11"
151	OAK	12"
152	OAK	12"
153	PALM	13"
154	OAK	15"
155	OAK	12"
156	OAK	14"
157	OAK	24"
158	OAK	12"
159	OAK	24"
160	OAK	30"
161	OAK	16"
162	OAK	12"
163	OAK	10"
164	OAK	13"
165	OAK	28"
166	OAK	28"
167	OAK	11"
168	OAK	22"
169	OAK	10"
170	OAK	10"
171	PALM	14"
172	OAK	19"
173	OAK	18"
174	OAK	27"
175	OAK	16"
176	OAK	23"
177	OAK	13"
178	OAK	14"
179	OAK	16"

TREE ID#	BOTANIC NAME	DIAMETER
180	OAK	21"
181	OAK	22"
182	OAK	12"
183	OAK	20"
184	OAK	18"
185	PALM	12"
186	OAK	16"
187	PALM	13"
188	OAK	34"
189	OAK	20"
190	OAK	42"
191	OAK	32"
192	OAK	32"
193	OAK	33"
194	OAK	34"
195	OAK	34"
196	OAK	36"
197	OAK	36"
198	OAK	36"
199	OAK	36"
200	OAK	60"
201	OAK	33"
202	OAK	19"
203	OAK	10"
204	OAK	26"
205	OAK	25"
206	OAK	17"
207	OAK	60"
208	OAK	20"
209	PALM	11"
210	OAK	25"
211	OAK	33"
212	OAK	12"
213	OAK	13"
214	OAK	36"

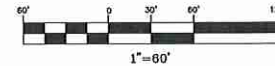
FUTURE
LAND USE
OFF-OFFICE

ZONING
O-OFFICE

SITE LEGEND

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PERVIOUS CONCRETE PAVEMENT
- ASPHALT PAVEMENT IN R.O.W.
- SHOULDER ASPHALT PAVEMENT
- OPEN SPACE AREA
- PROPERTY LINE

GRAPHIC SCALE



SITE DATA

PROPERTY LOCATION: 2550 OCOEE APOPKA ROAD, APOPKA, FL 32703
PROPERTY FUTURE LAND USE DESIGNATION: IND-INDUSTRIAL
PROPERTY ZONING: I-L - LIGHT INDUSTRIAL
EXISTING USE: VACANT
PROPOSED USE: WAREHOUSING
PROJECT AREA: 18.07 ACRES
PROPOSED GROSS FLOOR AREA: 189,000 S.F.
ALLOWABLE FLOOR AREA RATIO: 0.60
PROPOSED FLOOR AREA RATIO: 0.24
BUILDING SETBACKS (REQUIRED): FRONT (EAST) 10', SIDE (NORTH) 10', SIDE (SOUTH) 10', REAR (WEST) 10'
BUILDING SETBACKS (PROPOSED): FRONT (EAST) 102', SIDE (NORTH) 51', SIDE (SOUTH) 112', REAR (WEST) 121'
MAXIMUM ALLOWABLE BUILDING HEIGHT: 35'
BUILDING HEIGHT PROPOSED: 40', VARIANCE REQUIRED

BUILDING CONSTRUCTION TYPE

TYPE II-B

BUFFER YARDS

PROPOSED USE	ABUTTING USE	REQUIRED BUFFER	PROPOSED BUFFER
INDUSTRIAL	INDUSTRIAL	C-15	15'
INDUSTRIAL	INDUSTRIAL	D-15	N/A
INDUSTRIAL	INDUSTRIAL	N/A	N/A

PARKING

PARKING REQUIRED: 67 SPACES
WAREHOUSING: 1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.
TOTAL PARKING REQUIRED: 67 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP: 3 SPACES

PARKING PROVIDED

STANDARD PARKING SPACES: 245 SPACES
HANDICAP PARKING: 10 SPACES
TOTAL PARKING PROVIDED: 255 SPACES
PERVIOUS PARKING PROVIDED: 58 SPACES (22% OF TOTAL PARKING)
TRAILER PARKING SPACES: 58 SPACES

SITE AREA CALCULATIONS

BUILDING FOOTPRINT	189,000 S.F.	
PAVING	256,531 S.F.	
SIDWALK	14,457 S.F.	
PERVIOUS AREA	459,988 S.F.	10.56 AC.
PERVIOUS CONCRETE AREA	9,157 S.F.	0.21 AC.
PERVIOUS ASPHALT AREA	318,324 S.F.	7.30 AC.
TOTAL SITE AREA	767,469 S.F.	18.07 AC.
OPEN SPACE AREA PER LDC 5.4.4. (ONLY PERIMETER BUFFERS COUNTED)	66,237 S.F.	1.52 AC.

FLOOD ZONE

FLOOD ZONE "X" PER FEMA F.I.R.M. PANEL 12095C0120F DATED: 09/25/2009.

SOILS

6-CANDLER-APOPKA FINE SAND; 33 PITS; 37-ST. JOHNS FINE SAND; 47-TAVARES-MILHOPPER COMPLEX

WETLAND STATEMENT

THERE IS 0.08± ACRES OF ISOLATED WETLAND ON THE SITE WHICH WILL BE IMPACTED.

HAZARDOUS MATERIALS STATEMENT

DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS & A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

LIGHTING NOTE

LIGHTING SHALL COMPLY WITH CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 5.6.

COMMERCIAL DESIGN STANDARDS NOTE

THE PROJECT SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN APPENDIX D SECTION 5 AND ARTICLE 5 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

DUMPSTER NOTE

THE DUMPSTER SHALL HAVE OPAQUE GATING AND THE WALL SHALL HAVE A DECORATIVE CONCRETE CAP. WALL SHALL BE ARCHITECTURALLY COMPATIBLE MATERIAL TO THE PRINCIPLE BUILDING.

SIGNAGE NOTE

SIGNAGE SHALL COMPLY WITH SECTION 5.10 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

SITE NOTES

- ALL CURB RADI ARE TO BE 5.0'. TYPICAL, UNLESS NOTED OTHERWISE. EXCEPTION: RADI ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
- LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.
- ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF S18°51'04"W UNLESS OTHERWISE INDICATED WITH A "°" OR BEARING.

GREEN BUILDING STANDARDS

THE FOLLOWING ELEMENTS ARE TO BE PROVIDED WITH THE FINAL DESIGN TO MEET THE MIN. 4.0 POINTS REQUIRED FOR THE GREEN BUILDING STANDARDS PER LDC SECTION 5.11.4:

- PROVIDE COOL ROOFS ON BOTH BUILDINGS - 1.50 POINTS
- PROVIDE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED - 0.50 POINT
- PROVIDE STORM WATER INFILTRATION SYSTEM(S)/POND(S) THAT CAPTURES A MINIMUM OF 25% OF SITE STORMWATER RUNOFF - 1.00 POINT
- TURF GRASS TO BE LIMITED TO 40% OF THE LANDSCAPED AREA, 0.50 POINT
- PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1 - 0.50 POINT

SITE NOTE:

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

④ SITE CONSTRUCTION KEYNOTES

- C1A. 6" HEAD CURB, TYPICAL.
C1B. F.D.O.T. TYPE "D" CURB PER 2018 F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
C1C. F.D.O.T. TYPE "F" CURB PER 2018 F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
C1D. 3" TRANSITION CURB.
C2. ASPHALT PAVEMENT. LIGHT-DUTY IN PARKING SPACES.
C3. ASPHALT PAVEMENT. HEAVY-DUTY IN DRIVE AISLES.
C3A. ASPHALT PAVEMENT IN R.O.W.
C3B. PAVED SHOULDER
C4. CONCRETE PAVEMENT.
C5. CONCRETE SIDEWALK, TYPICAL.
C6. MONOLITHIC CURB & SIDEWALK, TYPICAL.
C7. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
C8. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.
C9. TRANSFORMER PAD.
C10. DUMPSTER. SEE ARCHITECTURAL PLANS FOR DETAILS.

C11. RETAINING WALL (DESIGN BY OTHERS).

C12. WHEELSTOP PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.

C13. PERVIOUS CONCRETE PAVEMENT.

④ SITE STRIPING & SIGNAGE KEYNOTES

- S1. PROPERTY BOUNDARY.
S2. HANDICAP PARKING STALL, TYPICAL.
S3. HANDICAP SIGN.
S4. 24" THERMOPLASTIC STOP BAR.
S5. R1-1 HIGH INTENSITY REFLECTORIZED "STOP" SIGN.
S6. DIRECTIONAL ARROWS PER 2018 F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
S7. CROSSWALK STRIPING PER 2018 F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
S8. 24" WHITE LINE.
S9. 6" WHITE LINE.
S10. 6" WHITE DOTTED LINE.
S11. MONUMENT SIGN.
S12. VAN ACCESSIBLE SIGN MOUNTED BELOW HANDICAP ACCESSIBLE SIGN. SEE DETAIL 1 ON SHEET C-7B.

MAJOR DEVELOPMENT PLAN
WESTERN BELTWAY PARK
INDUSTRIAL DEVELOPMENT
APOPKA, FLORIDA



5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

PRELIMINARY SITE GEOMETRY PLAN

DESIGNED BY: SJS
DRAWN BY: JT
CHECKED BY: SJS
APPROVED BY: SJS

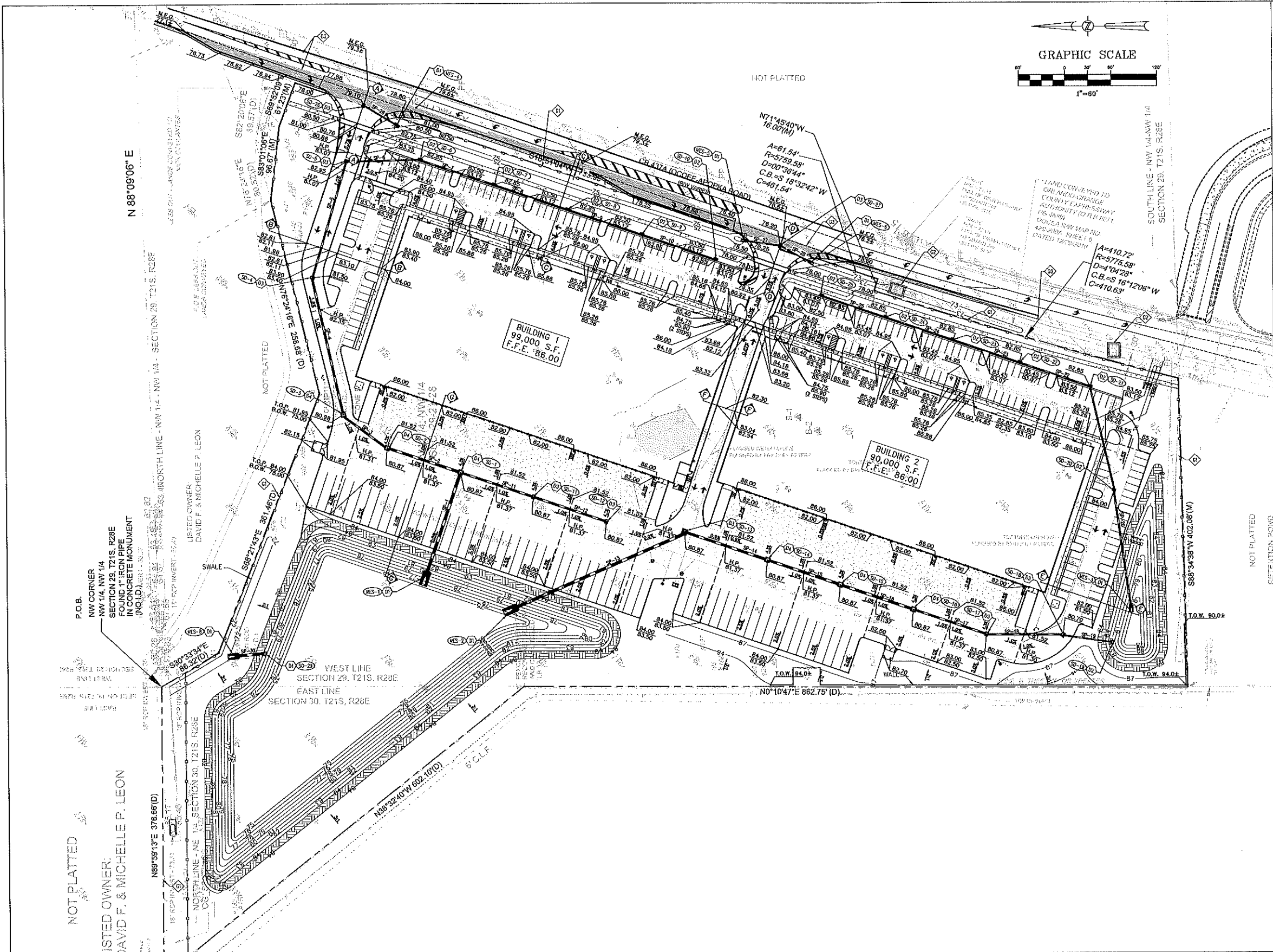
PROJECT NO. 19-135
SCALE 1"=60'
DATE JUNE 9, 2020
SHEET NO. C-4
SHEET 8 OF 17



Digitally signed by
Sebaali
Date: 2020.09.12
11:01:59 -04'00'

THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED AND
SEALED BY (ENGINEER), P.E. ON
(DATE) 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.

19-135_Geometry.dwg



- ⑧ SITE DRAINAGE KEYNOTES**
- D1. F.D.O.T. MITERED END SECTION PER 2018 F.D.O.T. STANDARD PLANS INDEX 430-021, TYPICAL.
 - D2. F.D.O.T. TYPE "C" DITCH BOTTOM INLET PER 2018 F.D.O.T. STANDARD PLANS INDEX 425-052, TYPICAL.
 - D3. F.D.O.T. TYPE "T" DITCH BOTTOM INLET PER 2018 F.D.O.T. STANDARD PLANS INDEX 425-053, TYPICAL.
 - D4. F.D.O.T. TYPE "G" DITCH BOTTOM INLET PER 2018 F.D.O.T. STANDARD PLANS INDEX 425-053, TYPICAL.

- ⑨ GRADING KEYNOTES**
- G1. F.D.O.T. TYPE "H" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.
 - G2. SYNTHETIC EROSION CONTROL BARRIER, TYPICAL.
 - G3. MATCH EXISTING PAVEMENT GRADE.

PLAN LEGEND

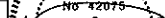
- SYNTHETIC EROSION CONTROL BARRIER
- SILT FENCE EROSION CONTROL BARRIER

EROSION CONTROL NOTE:

PROVIDE AND MAINTAIN SYNTHETIC SEDIMENT BARRIERS AT ALL INLETS DURING CONSTRUCTION. THIS IS REQUIRED IN ADDITION TO THE REQUIREMENTS SHOWN ON THE SWPPP.

SITE NOTE:

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

08/20/20		PER CITY OF APOPKA COMMENTS DATED 07/27/20	JT	SJS	MAJOR DEVELOPMENT PLAN WESTERN BELTWAY PARK INDUSTRIAL DEVELOPMENT APOPKA, FLORIDA	 FLORIDA ENGINEERING GROUP Engineering the Future	5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 www.feg-inc.us	PRELIMINARY SITE PAVING GRADING AND DRAINAGE PLAN				PROJECT NO.	19-135		Digitally signed by Samir J Sebaali Date: 2020.09.12 11:02:17 -04'00'	THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER), P.E. ON (DATE) 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.
09/10/20		PER CITY OF APOPKA COMMENTS DATED 09/04/20	JT	SJS								SCALE	1"=60'			
												DATE	JUNE 9, 2020			
												SHEET NO.	C-5A			
												SHEET 9	of 17			
DATE		REVISIONS	BY	CHECKED					DESIGNED BY	JT	DRAWN BY	SJS	CHECKED BY	SJS	APPROVED BY	SJS

CONCRETE CONSTRUCTION NOTES

1. CONCRETE PRE-CONSTRUCTION MEETING
- A. THE CONCRETE CONTRACTOR ALONG WITH THE CONCRETE PRODUCER MAY REQUEST THROUGH THE GENERAL CONTRACTOR FOR A PRE-CONSTRUCTION MEETING PRIOR TO CONCRETE PLACEMENT.
- B. ATTENDEES: CONCRETE CONTRACTOR, CONCRETE PRODUCER, GENERAL CONTRACTOR, OWNER OR OWNER'S REPRESENTATIVE(S), ENGINEER OF RECORD, ARCHITECT, SITE CONTRACTOR, GEOTECHNICAL REPRESENTATIVE(S), ETC.
- C. AGENDA: INCLUDE BUT NOT LIMITED TO THE FOLLOWINGS: (CONTRACTOR MAY CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION FOR PRE-CONSTRUCTION MEETING CHECK LISTS)
- i. MIXTURE(S) APPROVAL
- ii. CONCRETE TESTING: TYPE, LOCATION OF SAMPLINGS, ETC.
- iii. CONCRETE DELIVERY: QUANTITY/HR, PUMP, CONVEYOR, ETC.
- iv. PLACEMENT: METHOD, QUANTITY/DAY, STAGING & CLEAN OUT LOCATION, ETC.
- v. FINISHING: CURING, JOINTING, ETC.
2. JOINTS FOR CONCRETE SLABS
- A. GENERAL - A JOINTING PLAN FOR THE ENTIRE PAVING AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE ENGINEER OF RECORD (EOR) 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. THE CONTRACTOR MAY ALSO CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION (FC&PA) FOR TECHNICAL RESOURCES AND ASSISTANCE.
- i. A SQUARE JOINTING PATTERN IS REQUIRED WHERE POSSIBLE. IF NECESSARY, RECTANGULAR PANELS CAN BE USED IF THE LONG DIMENSION IS NO MORE THAN 1.5 TIMES THE SHORT (e.g. 8' x 12'). JOINT SPACING SHALL NOT EXCEED THE FOLLOWING: 10 FEET IN A 4" THICK SLAB, 12 FEET IN A 5" THICK SLAB OR 15 FEET IN SLAB WITH THICKNESS OF 6" OR GREATER.
- ii. BOX OUT AREA AROUND MANHOLES, CATCH BASINS, DRAINAGE STRUCTURES & OTHER BUILT-IN STRUCTURES WITHIN THE PAVING AREA SHALL BE CIRCULAR WHERE POSSIBLE. A MINIMUM OFFSET OF 12" FROM ANY EDGE OF THE STRUCTURE. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE. CONSTRUCTION & CONTROL JOINTS SHALL BE CONTINUOUS THROUGH ADJACENT LANES & EXTEND THROUGH INTEGRAL CURB. JOINTS CAN BE TERMINATED & OFFSET AT ISOLATION JOINTS, WHERE JOINTS INTERFACE ANY RADIUS OR CURVATURE, OFFSET A MINIMUM OF 12" FROM EDGE OF PAVEMENT AND FORM JOINT 90 DEGREE TO EDGE OF PAVEMENT TO AVOID ACUTE ANGLE OR SMALL WEDGES OF CONCRETE AT CURVATURES. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE.
- B. CONSTRUCTION JOINTS - A CONSTRUCTION JOINT SEPARATES ONE DAY PLACEMENT TO THE NEXT DAY PLACEMENT. A CONSTRUCTION JOINT SHALL BE A MINIMUM OF 5 FEET FROM ANY ADJACENT CONTROL JOINT. NEXT DAY PLACEMENT SHALL BUTT UP TO THE EXISTING PAVEMENT AS A COLD JOINT. THE CONSTRUCTION JOINT MAY BE HAND-TOOLED WITH MAXIMUM 0.25" RADIUS AT THE EDGE OF THE JOINT. CONTROL JOINTS FROM BOTH PLACEMENT AREAS SHALL MATCH AND BE CONTINUOUS ACROSS THE CONSTRUCTION JOINT.
- C. CONTROL/CONSTRUCTION JOINTS - CONTROL JOINTS ARE JOINTS WITHIN THE PAVING AREA FORMED THROUGH TOOLING OR SAW CUTTING. CONTROL JOINTS ESTABLISH WEAK PLANES TO RELIEVE STRESSES DUE TO SHRINKAGE OR TEMPERATURE CHANGE. INSTALL CONTROL JOINTS WITHIN 12 HRS FROM THE TIME THE CONCRETE HITS THE GROUND OR OBTAIN WRITING APPROVAL FROM THE EOR BEYOND THE 12-HR TIME LIMIT.
- i. LEADLY-ENTRY SAW CUTTING METHOD: CUT JOINT TO A MINIMUM OF 1" DEEP FOR PAVEMENT THICKNESS UP TO 8". CUTTING OF JOINT SHALL NOT CAUSE RAVELING TO THE EDGES OR DEFORMATION OF THE SURFACE DUE TO EQUIPMENT OR WORKER.
- ii. OTHER METHODS: INSTALL JOINT TO A MINIMUM OF 1/3 OF PAVEMENT DEPTH. FINISH EDGES WITH 0.25" RADIUS. OPERATION SHALL NOT CAUSE ANY DEFORMATION OF THE SURFACE.
- D. ISOLATION JOINTS - THESE JOINTS USE ISOLATION MATERIALS TO PREVENT FRESH CONCRETE FROM BONDING TO HARDENED CONCRETE SUCH AS, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, SIDEWALKS, DRAINAGE STRUCTURES, LIGHTING & SIGNAGE BASES, RETAINING WALLS, CURBS, ETC. THE ISOLATION MATERIAL SHALL EXTEND THE FULL-DEPTH OF THE FRESH CONCRETE THICKNESS. FROM ONE DAY PLACEMENT TO THE NEXT, WHERE JOINTS ARE MATCHED, ISOLATION MATERIAL IS NOT NECESSARY. (E.G. ONE LANE PAVING TO THE NEXT, INTEGRAL CURBS)
- E. ISOLATION JOINTS BETWEEN SLABS AT SOME GRADE SHALL BE FORMED WITH 0.25 INCH THICK NEOPRENE OR 0.50 INCH THICK ASPHALT IMPREGNATED FIBER FILLER WITH HYDROCARBON RESISTANT ELASTOMERIC FILL MATERIAL AS SEALER. ALL EDGES TO BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.
- F. A SATISFACTORY ISOLATION JOINT CAN BE FORMED AT METAL BUILDING CURBS BY PLACING A STRIP OF CURING PAPER AGAINST THE METAL FORM & THEN PLACING THE FRESH CONCRETE AGAINST THE PAPER. THE EDGES OF THE SLAB SHALL BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.
3. JOINTS SEALANT - A JOINT SEALING PLAN FOR THE AFFECTED AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE EOR, ALONG WITH THE JOINTING PLAN, 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. NOT ALL JOINT WILL BE REQUIRED SEALING. THE CONCRETE CONTRACTOR IS TO RECOMMEND THE NECESSARY LOCATION AND TO PROVIDE SUPPORTING DOCUMENTATION FOR NON-SEALING AREAS. USE A POLYURETHANE SEALANT (TREMCO THC-900/THC-901 MULTI-COMPOUND) COMPOUND OR EQUIVALENT. THE CONCRETE CONTRACTOR IS TO SUBMIT SEALANT TYPE AND MANUFACTURER INFORMATION TO THE EOR FOR APPROVAL WHEN "EQUIVALENT" IS USE. JOINTS SHALL BE PREPARED BY FOLLOWING MANUFACTURER'S RECOMMENDATIONS PRIOR TO SEALING.

DRAINAGE STRUCTURE LEGEND

MES-1 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 75.50	SD-1 TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 80.87 INV. ELEV. 75.65 NW INV. ELEV. 75.65 NE INV. ELEV. 75.65 SW	SD-2 TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 80.87 INV. ELEV. 75.03 SW INV. ELEV. 75.03 NE	SD-3 TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 80.88 INV. ELEV. 76.30 SW INV. ELEV. 76.30 NE	SD-4 TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 81.50 INV. ELEV. 77.01 SW INV. ELEV. 77.01 SE
SD-5 TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 82.95 INV. ELEV. 77.61 NW INV. ELEV. 77.61 S	SD-6 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 82.85 INV. ELEV. 77.99 N INV. ELEV. 77.99 SW	SD-7 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 82.85 INV. ELEV. 78.38 NE INV. ELEV. 78.38 SW	SD-8 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 82.85 INV. ELEV. 78.77 NE INV. ELEV. 78.77 SW	SD-9 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 82.85 INV. ELEV. 79.16 NE INV. ELEV. 79.16 SW
SD-10 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 82.85 INV. ELEV. 79.55 NE	SD-11 TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 80.87 INV. ELEV. 76.03 NE INV. ELEV. 76.03 SW	SD-12 TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 80.87 INV. ELEV. 76.42 NE		
MES-2 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 75.40	SD-13 TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 80.87 INV. ELEV. 75.66 NW INV. ELEV. 75.66 SW	SD-14 TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 80.87 INV. ELEV. 75.77 NE INV. ELEV. 75.77 SW	SD-15 TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 80.87 INV. ELEV. 75.87 NE INV. ELEV. 75.87 SW	SD-16 TYPE "G" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 80.87 INV. ELEV. 75.97 NE INV. ELEV. 75.97 SW
SD-17 TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 80.87 INV. ELEV. 76.16 NE INV. ELEV. 76.16 S	SD-18 TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 80.70 INV. ELEV. 76.55 N INV. ELEV. 76.55 SW	SD-19 OUTFALL STRUCTURE TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 81.50 INV. ELEV. 76.80 NE		
MES-3 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 76.00	SD-20 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 84.00 INV. ELEV. 76.48 SW INV. ELEV. 76.48 NE	SD-21 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 82.85 INV. ELEV. 76.89 SW INV. ELEV. 76.89 NE	SD-22 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 82.85 INV. ELEV. 79.17 SW INV. ELEV. 79.17 NE	SD-23 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 82.85 INV. ELEV. 79.44 SW INV. ELEV. 79.44 NE
SD-24 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 82.85 INV. ELEV. 79.71 SW INV. ELEV. 79.71 NE	SD-25 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 82.85 INV. ELEV. 79.97 SW			
MES-4 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 75.00	SD-26 TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 79.10 INV. ELEV. 75.36 SW INV. ELEV. 75.36 NE			
MES-5 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 74.00	SD-27 TYPE "F" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-053 TOP ELEV. 76.20 INV. ELEV. 73.15 SW INV. ELEV. 73.15 NE	MES-6 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 73.00		
MES-7 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 72.60	SD-28 TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 75.50 INV. ELEV. 72.75 N			
MES-8 MITERED END SECTION PER F.D.O.T. STANDARD PLANS INDEX 430-021 INV. ELEV. 72.00	SD-29 OUTFALL STRUCTURE TYPE "C" INLET PER F.D.O.T. STANDARD PLANS INDEX 425-052 TOP ELEV. 80.25 INV. ELEV. 72.50 N			

SITE DRAINAGE KEYNOTES

- D1. F.D.O.T. MITERED END SECTION PER 2018 F.D.O.T. STANDARD PLANS INDEX 430-021, TYPICAL.
- D2. F.D.O.T. TYPE "C" DITCH BOTTOM INLET PER 2018 F.D.O.T. STANDARD PLANS INDEX 425-052, TYPICAL.
- D3. F.D.O.T. TYPE "F" DITCH BOTTOM INLET PER 2018 F.D.O.T. STANDARD PLANS INDEX 425-053, TYPICAL.
- D4. F.D.O.T. TYPE "G" DITCH BOTTOM INLET PER 2018 F.D.O.T. STANDARD PLANS INDEX 425-053, TYPICAL.

GRADING KEYNOTES

- G1. F.D.O.T. TYPE "II" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.
- G2. SYNTHETIC EROSION CONTROL BARRIER, TYPICAL.
- G3. MATCH EXISTING PAVEMENT GRADE.

STORM DRAINAGE PIPE CHART

DESIGNATION	PIPE			FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER
	LENGTH (LINEAR FEET)	SIZE & TYPE	SLOPE		
SP-1	153	42" R.C.P.	0.1%	MES-1	SD-1
SP-2	94	36" R.C.P.	0.4%	SD-1	SD-2
SP-3	58	30" R.C.P.	0.4%	SD-2	SD-3
SP-4	178	30" R.C.P.	0.4%	SD-3	SD-4
SP-5	151	24" R.C.P.	0.4%	SD-4	SD-5
SP-6	94	18" R.C.P.	0.4%	SD-5	SD-6
SP-7	98	18" R.C.P.	0.4%	SD-6	SD-7
SP-8	98	15" R.C.P.	0.4%	SD-7	SD-8
SP-9	98	15" R.C.P.	0.4%	SD-8	SD-9
SP-10	98	15" R.C.P.	0.4%	SD-9	SD-10
SP-11	95	30" R.C.P.	0.4%	SD-1	SD-11
SP-12	97	30" R.C.P.	0.4%	SD-11	SD-12

SP-13	256	42" R.C.P.	0.1%	MES-2	SD-13
SP-14	108	36" R.C.P.	0.1%	SD-13	SD-14
SP-15	95	36" R.C.P.	0.1%	SD-14	SD-15
SP-16	95	36" R.C.P.	0.1%	SD-15	SD-16
SP-17	95	30" R.C.P.	0.2%	SD-16	SD-17
SP-18	97	24" R.C.P.	0.4%	SD-17	SD-18
SP-19	62	18" R.C.P.	0.4%	SD-18	SD-19

SP-20	160	24" R.C.P.	0.3%	MES-3	SD-20
SP-21	137	18" R.C.P.	0.3%	SD-20	SD-21
SP-22	94	18" R.C.P.	0.3%	SD-21	SD-22
SP-23	89	15" R.C.P.	0.3%	SD-22	SD-23
SP-24	89	15" R.C.P.	0.3%	SD-23	SD-24
SP-25	85	15" R.C.P.	0.3%	SD-24	SD-25

SP-26	36	18" R.C.P.	1.0%	MES-4	SD-26
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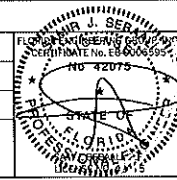
SP-27	50	18" R.C.P.	1.7%	MES-5	SD-27
SP-28	48	18" R.C.P.	0.3%	SD-27	MES-6

SP-29	43	15" R.C.P.	0.3%	MES-7	SD-28
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SP-30	50	36" R.C.P.	1.0%	MES-8	SD-29
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SITE NOTE:

ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.



Digitally signed
by Samir J Sebaal
Date: 2020.09.12
11:02:36 -04'00'

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08/20/20	△ PER CITY OF APOPKA COMMENTS DATED 07/27/20	JT	SJS
09/10/20	△ PER CITY OF APOPKA COMMENTS DATED 09/04/20	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
WESTERN BELTWAY PARK
INDUSTRIAL DEVELOPMENT
APOPKA, FLORIDA

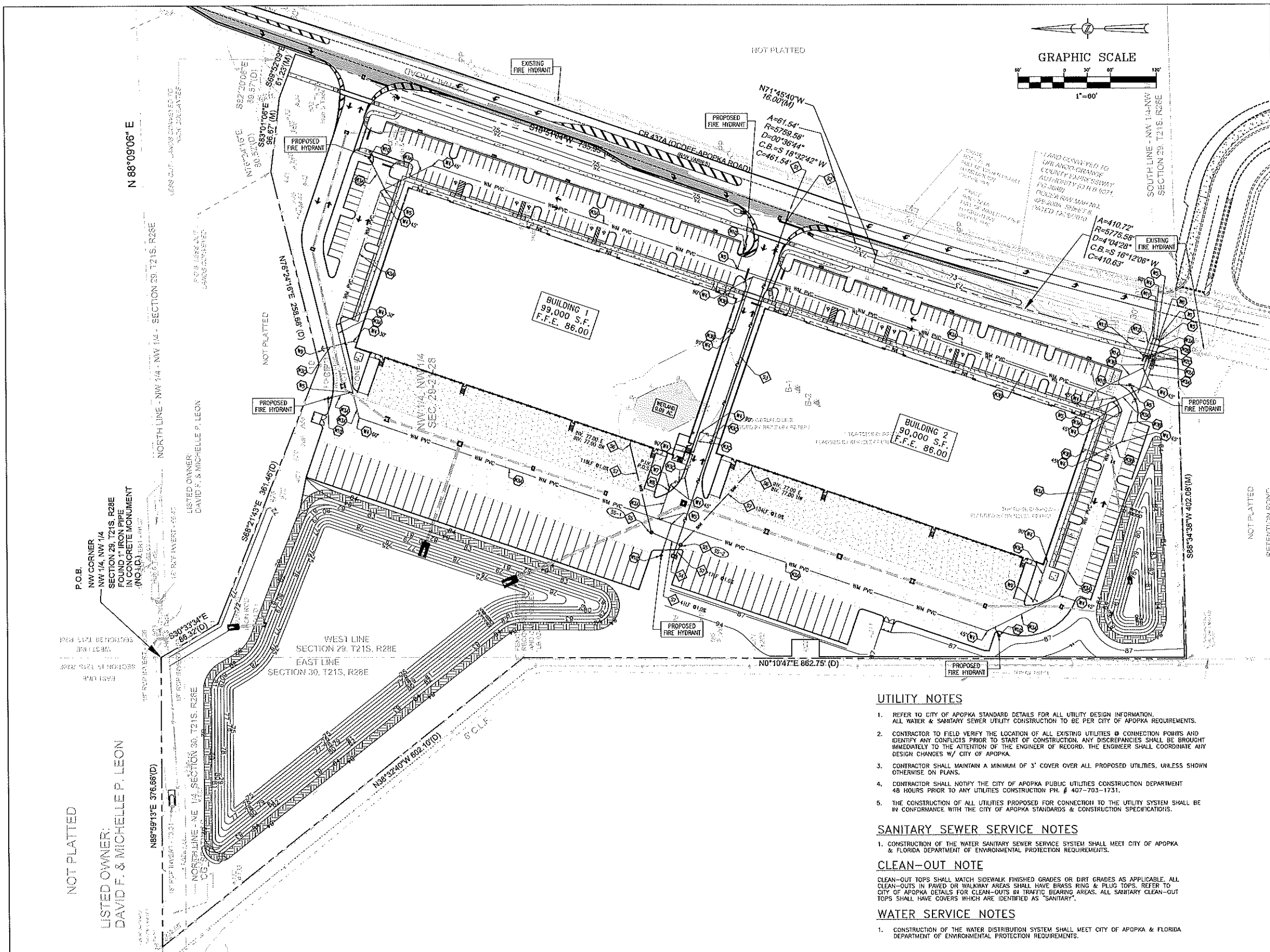


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PRELIMINARY SITE PAVING
GRADING AND DRAINAGE NOTES

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 19-135	SCALE NOTED
DATE JUNE 9, 2020	SHEET NO. C-5B
SHEET 10	OF 17



WATER UTILITY KEYNOTES

- W1. CONNECT TO EXISTING WATER MAIN.
- W2A. REDUCE PRESSURE DETECTOR ASSEMBLY (RPDA) WITH CHECK VALVE AND MONITORING METER FOR FIRE SERVICE. RPDA SHALL BE MONITORED IN ACCORDANCE WITH NFPA 72.
- W2B. DOMESTIC WATER METER.
- W2C. DOMESTIC WATER REDUCED PRESSURE BACKFLOW PREVENTER.
- W3A. WATER MAIN. SEE PLAN FOR LENGTH.
- W3B. WATER LINE. SEE PLAN FOR LENGTH.
- W3C. FIRE LINE. SEE PLAN FOR LENGTH.
- W4. BEND WITH RESTRAINED JOINTS TYPICAL, SEE PLAN FOR ANGLE.
- W5. TEE, TYPICAL.
- W6. REDUCER.
- W7. POST INDICATOR VALVE. POINT OF SERVICE (P.O.S.).
- W8. CHECK VALVE.
- W9. FIRE DEPARTMENT CONNECTION (FDC).
- W10. FIRE HYDRANT ASSEMBLY.
- W11. CONNECT TO EXISTING RECLAIMED LINE.
- W12. RECLAIMED IRRIGATION SERVICE LINE.
- W13. RECLAIMED IRRIGATION METER.
- W14. IRRIGATION SERVICE REDUCED PRESSURE BACKFLOW PREVENTER.

SANITARY SEWER UTILITY KEYNOTES

- S1. CONNECT TO EXISTING SANITARY FORCE MAIN.
- S2. PLUG VALVE TO BE INSTALLED AT THE R.O.W. LINE. THE PLUG VALVE SHALL BE INSTALLED WITH THE VALVE STEM IN VERTICAL POSITION.
- S3. SANITARY SEWER FORCE MAIN LINE.
- S4. PRIVATE SANITARY SEWER LIFT STATION.
- S5. SANITARY SEWER MANHOLE.
- S6. SANITARY CLEAN-OUT. SEE PLAN FOR INVERT.
- S7. SANITARY SEWER LINE. SEE PLAN FOR LENGTH AND SLOPE.

SANITARY SEWER STRUCTURE LEGEND

SS-1	SS-2
SANITARY MANHOLE	SANITARY MANHOLE
TOP ELEV. = 81.80	TOP ELEV. = 82.40
INV. ELEV. = 76.82 NE	INV. ELEV. = 75.66 SE
INV. ELEV. = 75.72 SW	INV. ELEV. = 75.31 NE
	INV. ELEV. = 75.21 NW

FIRE FLOW CALCULATIONS:

FIRE AREA CONSIDERED:	WAREHOUSE / OFFICE
TYPE OF CONSTRUCTION:	I-B
AUTOMATIC SPRINKLER BUILDING:	YES
TOTAL LARGEST FLOOR AREA:	99,000 S.F.
NUMBER OF STORIES:	1
FIRE FLOW REQUIRED:	6,750 G.P.M. (BUILDING WITHOUT FIRE SPRINKLER PROTECTION)
AUTOMATIC FIRE SPRINKLER CREDIT:	5,063 G.P.M.
FIRE FLOW NEEDED:	1,688 G.P.M. (MINIMUM 2,000 G.P.M. FOR INDUSTRIAL PROJECT)
FIRE HYDRANTS REQUIRED:	TWO (2) HYDRANTS (PER ANNEX I-TABLE I.3)
FIRE HYDRANTS PROVIDED:	THREE (3) HYDRANTS WITHIN 450 FT TRAVEL DISTANCE FROM BUILDING.

UTILITY NOTES

1. REFER TO CITY OF APOPKA STANDARD DETAILS FOR ALL UTILITY DESIGN INFORMATION. ALL WATER & SANITARY SEWER UTILITY CONSTRUCTION TO BE PER CITY OF APOPKA REQUIREMENTS.
2. CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES & CONNECTION POINTS AND IDENTIFY ANY CONFLICTS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER OF RECORD. THE ENGINEER SHALL COORDINATE ANY DESIGN CHANGES W/ CITY OF APOPKA.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3' COVER OVER ALL PROPOSED UTILITIES, UNLESS SHOWN OTHERWISE ON PLANS.
4. CONTRACTOR SHALL NOTIFY THE CITY OF APOPKA PUBLIC UTILITIES CONSTRUCTION DEPARTMENT 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION PER # 407-703-1731.
5. THE CONSTRUCTION OF ALL UTILITIES PROPOSED FOR CONNECTION TO THE UTILITY SYSTEM SHALL BE IN CONFORMANCE WITH THE CITY OF APOPKA STANDARDS & CONSTRUCTION SPECIFICATIONS.

SANITARY SEWER SERVICE NOTES

1. CONSTRUCTION OF THE WATER SANITARY SEWER SERVICE SYSTEM SHALL MEET CITY OF APOPKA & FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

CLEAN-OUT NOTE

CLEAN-OUT TOPS SHALL MATCH SIDEWALK FINISHED GRADES OR DIRT GRADES AS APPLICABLE. ALL CLEAN-OUTS IN PAVED OR WALKWAY AREAS SHALL HAVE BRASS RING & PLUG TOPS. REFER TO CITY OF APOPKA DETAILS FOR CLEAN-OUTS IN TRAFFIC BEARING AREAS. ALL SANITARY CLEAN-OUT TOPS SHALL HAVE COVERS WHICH ARE IDENTIFIED AS "SANITARY".

WATER SERVICE NOTES

1. CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM SHALL MEET CITY OF APOPKA & FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

CITY OF APOPKA (C.O.A.) UTILITY NOTES:

1. THE DEVELOPER'S CONTRACTOR SHALL ACCOMPLISH ALL WATER MAIN & SERVICE WORK THROUGH THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & WATER METERS. C.O.A. WILL OWN & OPERATE UP TO & INCLUDING THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & METERS ONLY. THE REQUIRED WORK SHALL BE PERFORMED PER CURRENT C.O.A. MATERIAL SPECIFICATION & WATER DETAIL SHEET UNDER C.O.A. INSPECTION. TO SCHEDULE C.O.A. INSPECTION, CALL 407-703-1715.
2. THE DEVELOPER/CONTRACTOR SHALL FIELD VERIFY THE VERTICAL & HORIZONTAL LOCATION OF EXISTING C.O.A. WATER FACILITIES BEFORE COMMENCEMENT OF CONSTRUCTION.
3. THE DEVELOPER/CUSTOMER IS RESPONSIBLE FOR ALL REQUIRED PERMITS.

SITE NOTE:

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08/20/20	PER CITY OF APOPKA COMMENTS DATED 07/27/20	JT	SJS
09/10/20	PER CITY OF APOPKA COMMENTS DATED 09/04/20	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
WESTERN BELTWAY PARK
INDUSTRIAL DEVELOPMENT
APOPKA, FLORIDA

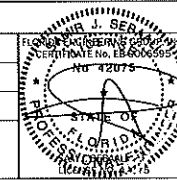


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PRELIMINARY SITE UTILITY PLAN

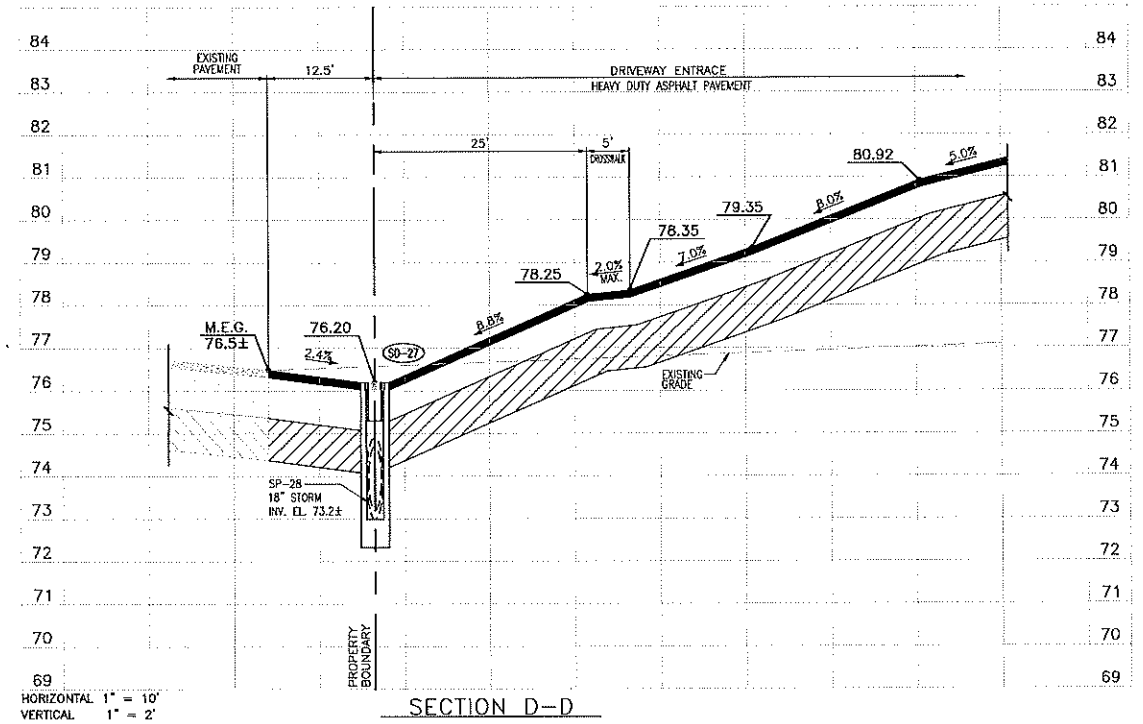
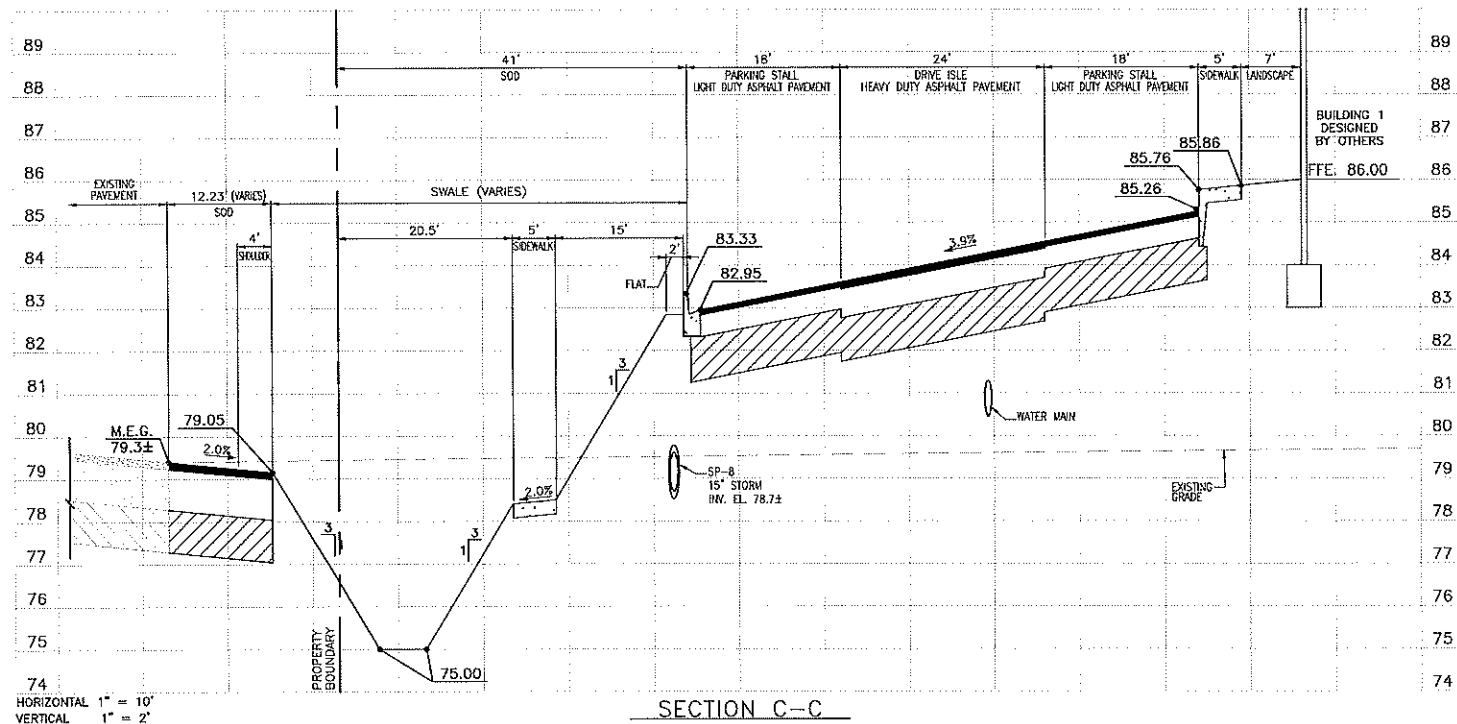
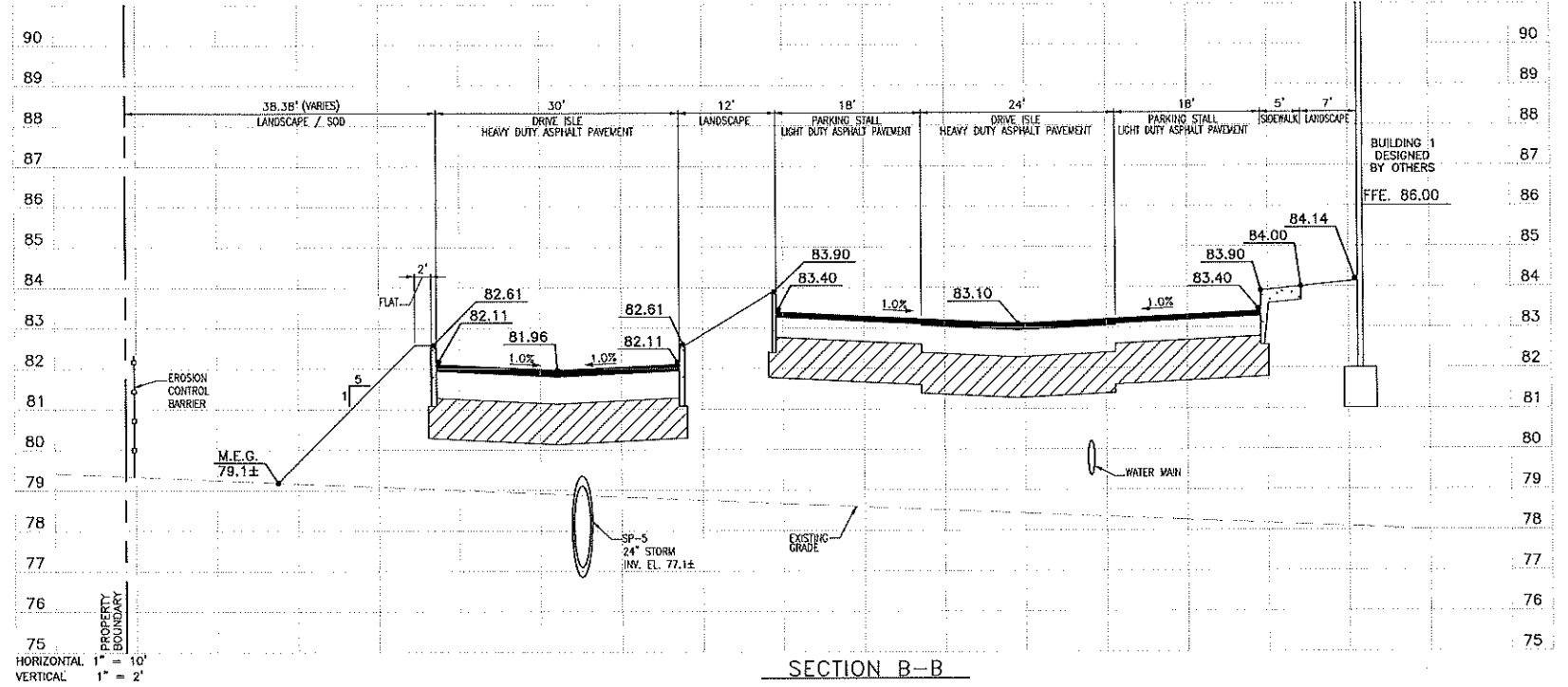
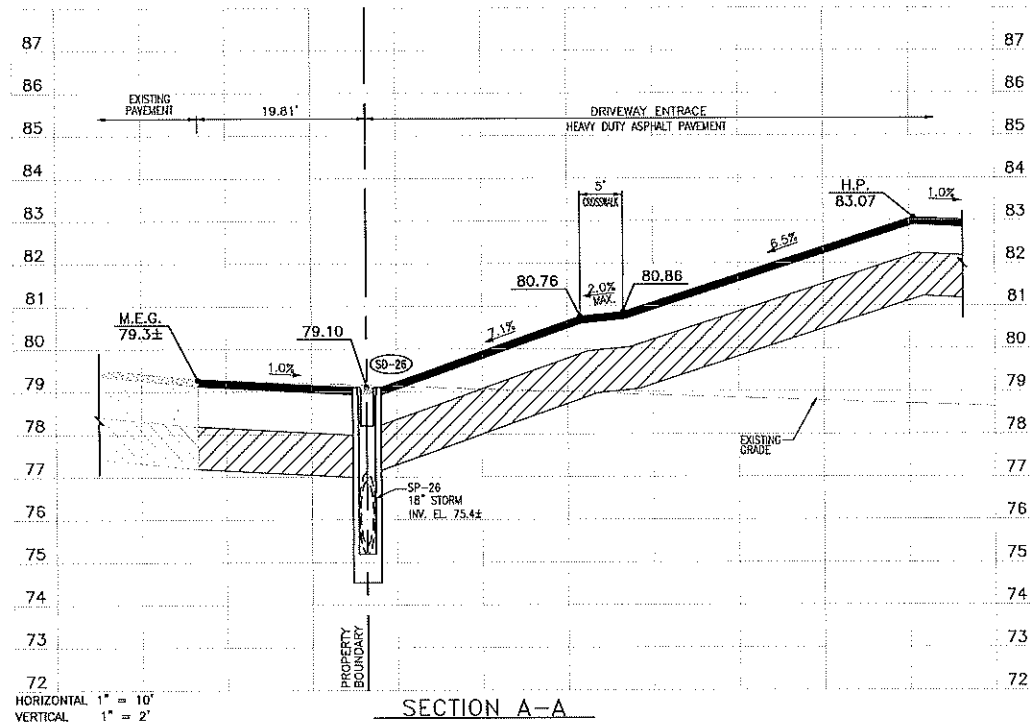
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SJS	JT	SJS	SJS

PROJECT NO.	19-135
SCALE	1"=60'
DATE	JUNE 9, 2020
SHEET NO.	C-6
SHEET 11	of 17



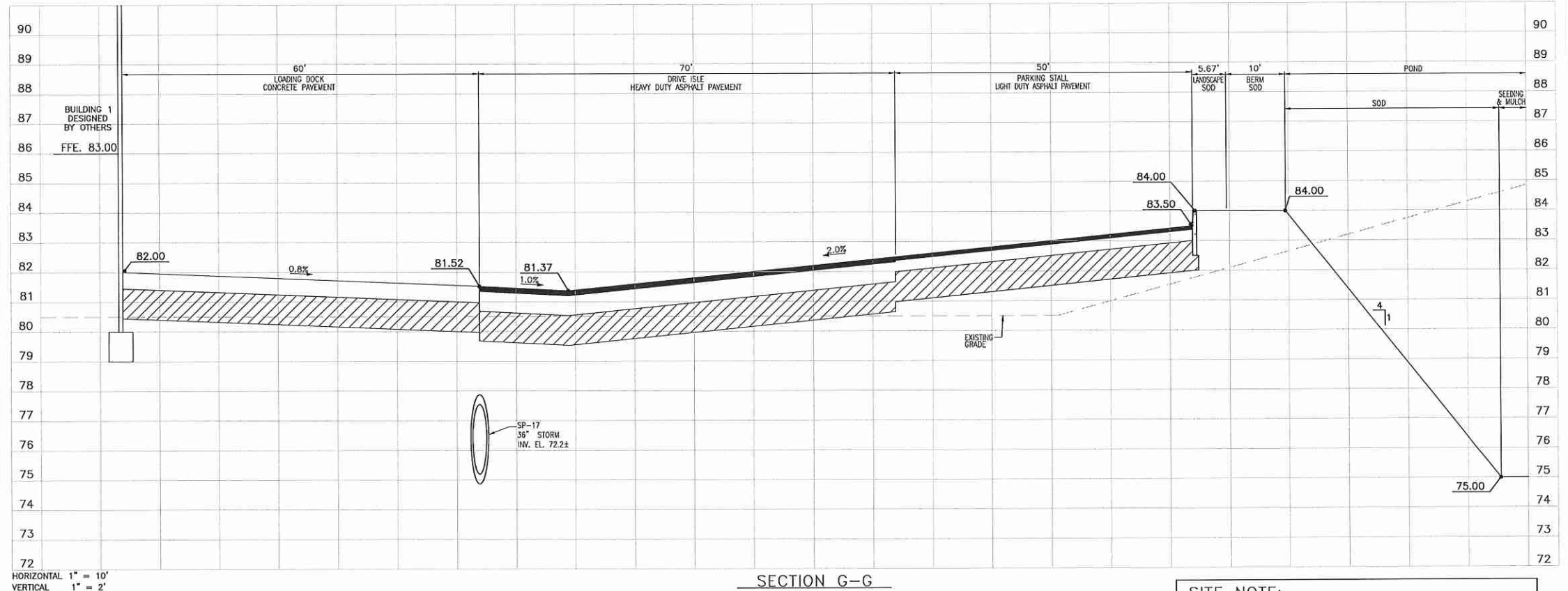
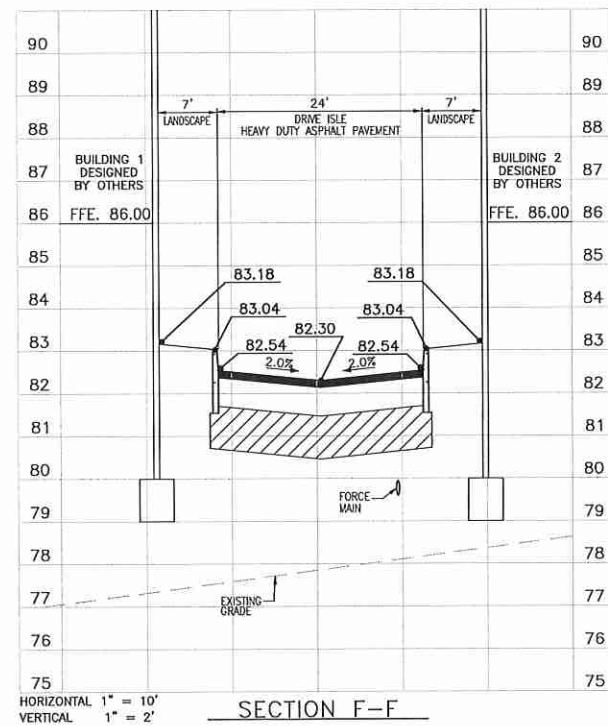
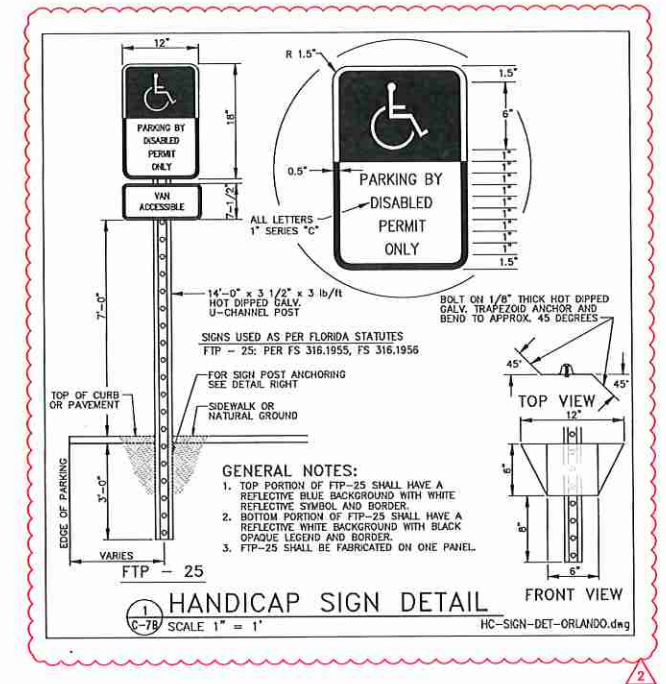
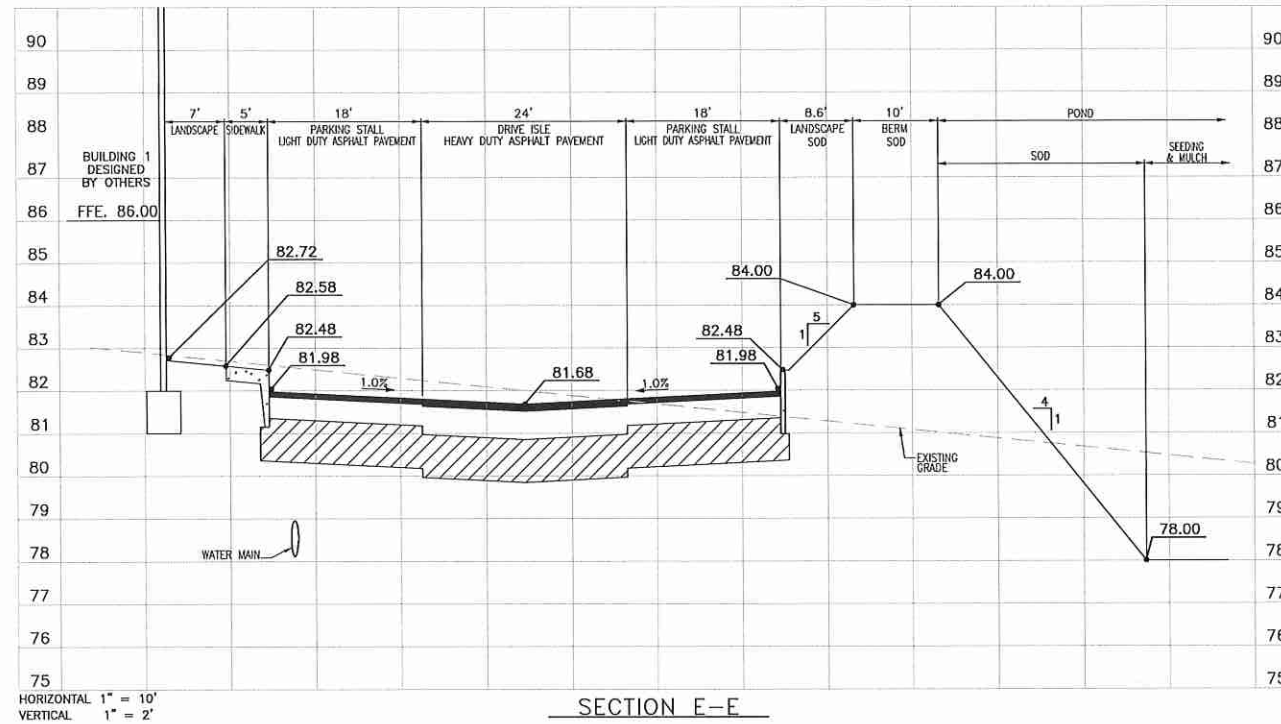
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by Samir J
Sebaali
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08/20/20	PER CITY OF APOPKA COMMENTS DATED 07/27/20	JT	SJS	MAJOR DEVELOPMENT PLAN WESTERN BELTWAY PARK INDUSTRIAL DEVELOPMENT APOPKA, FLORIDA	 FLORIDA ENGINEERING GROUP Engineering the Future	5127 S. Orange Avenue, Suite 200 Orlando, FL 32809 Phone: 407-895-0324 Fax: 407-895-0325 www.feg-inc.us	SITE CROSS SECTIONS (1 OF 2)				PROJECT NO.	19-135		Digitally signed by Samir J Sebaali Date: 2020.09.12 11:03:16 -04'00'	THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER, P.E. ON (DATE) 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.				
09/10/20	PER CITY OF APOPKA COMMENTS DATED 09/04/20	JT	SJS								SCALE	NOTED				DATE	JUNE 9, 2020	SHEET NO.	C-7A
							DESIGNED BY	SJS	DRAWN BY	JT	CHECKED BY	SJS				APPROVED BY	SJS	SHEET 12	OF 17
DATE	REVISIONS		BY				CHECKED												



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DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
WESTERN BELTWAY PARK
INDUSTRIAL DEVELOPMENT
APOPKA, FLORIDA

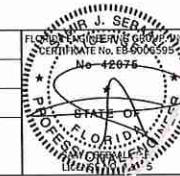


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SITE CROSS SECTIONS (2 OF 2)

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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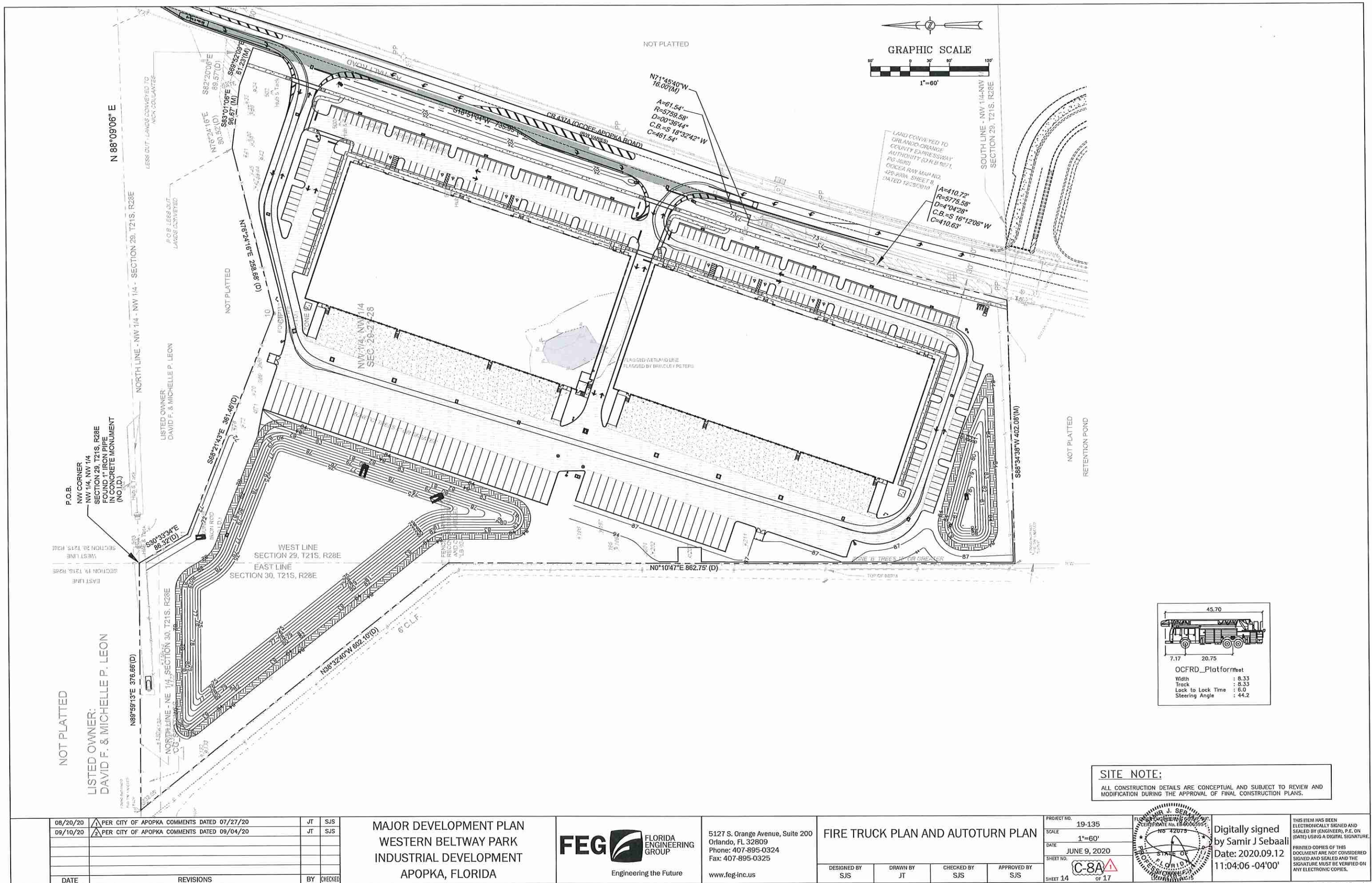
PROJECT NO.
19-135
SCALE
NOTED
DATE
JUNE 9, 2020
SHEET NO.
C-7B
SHEET 13 OF 17

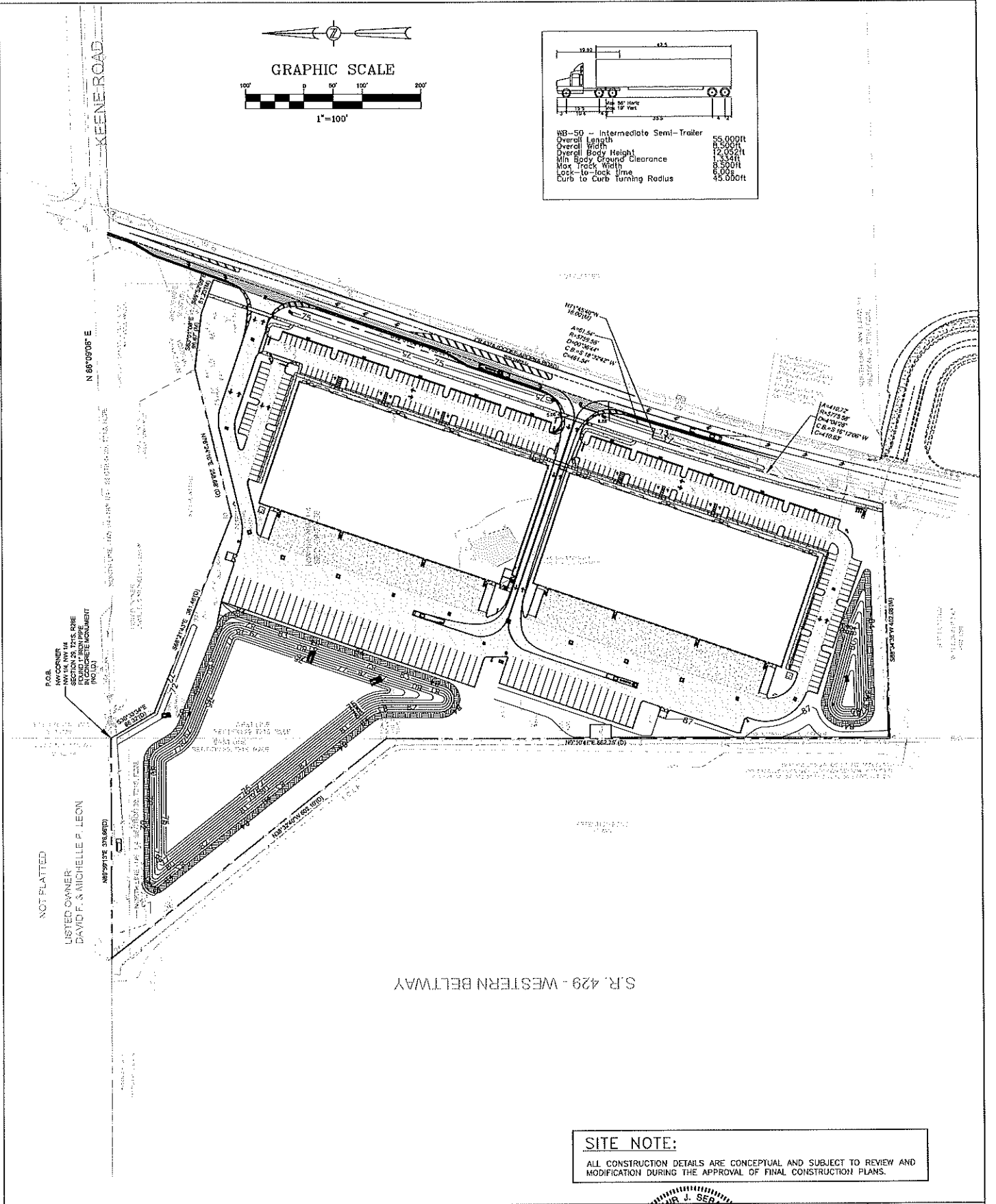
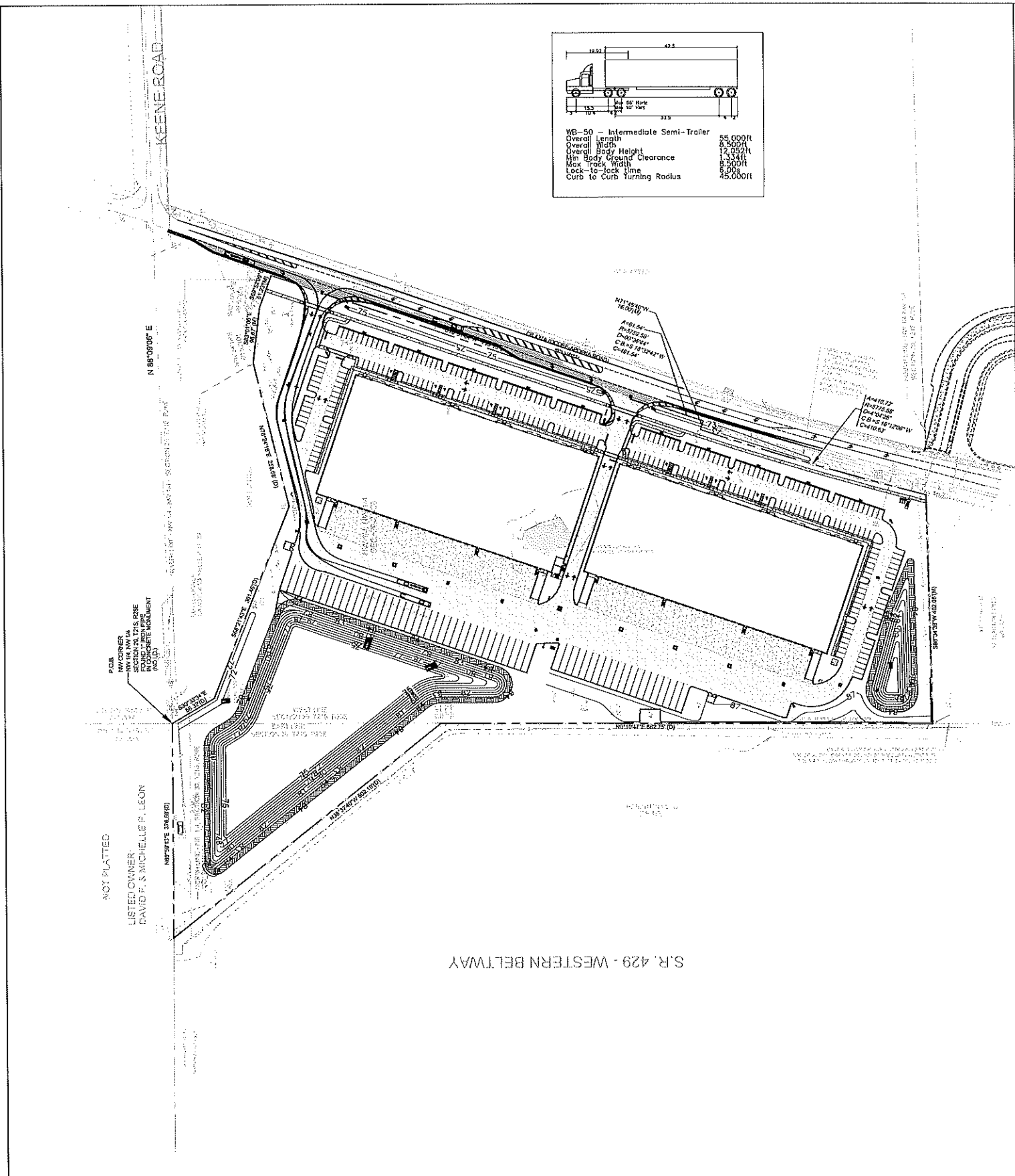


Digitally signed
by Samir J
Sebaali
Date: 2020.09.12
11:03:40 -04'00'

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19-135_CrossSections.dwg





SITE NOTE:
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08/20/20	PER CITY OF APOPKA COMMENTS DATED 07/27/20	JT	SJS
09/10/20	PER CITY OF APOPKA COMMENTS DATED 09/04/20	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
WESTERN BELTWAY PARK
INDUSTRIAL DEVELOPMENT
APOPKA, FLORIDA

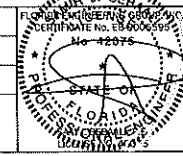


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

TRUCK TURN PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO. 19-135
SCALE 1"=100'
DATE JUNE 9, 2020
SHEET NO. C-8B
SHEET 15 of 17



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19-135_TruckTurn.dwg

RILEY & Company, Inc. (H-20 LP)

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

SCOPE: Supply one complete H-20 GP Pre-Fab Lift Station, per design.
Pumps shall be capable of grinding and pumping domestic & commercial sewage.

Complete system shall be supplied by:
RILEY & Company, Inc.

Sanford, FL 32773 (Ph. 407-265-9983)

NO SUBSTITUTIONS - NO ALTERNATES

PUMPS AND ELECTRICAL CONTROL PANEL MUST
BE WARRANTED FOR A MINIMUM OF 3 YEARS.

FIBERGLASS WETWELL MUST BE WARRANTED FOR
A MINIMUM OF 20 YEARS.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 20 Yr. Warranty
Certification of the wetwell H-20 load rating must be supplied with submittals.
H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible.

PUMPS: (3 YEAR WARRANTY)

Submersible grinder pumps shall be HOMA model GRP3413. The pumps shall be installed in the H-20 LP FRP wetwell utilizing a dual slide rail system.
The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the Sch.80 PVC discharge piping.

Stator winding shall be open type with Class F insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal.
Two heat sensor thermostats shall be used on three phase motors.

The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

DUPLEX CONTROL PANEL: (3 YEAR WARRANTY)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minimum of 5 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep fiberglass with pad lockable draw latches.

The enclosure shall have external mounting feet to allow for wall mounting.

The following components shall be mounted through the enclosure:

- 1- ea. Red Alarm Beacon (Light)
- 1- ea. Alarm Horn
- 1- ea. Generator Receptacle w/ weatherproof cover
- 1- ea. Alarm Silence Pushbutton

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:

- 2- ea. Motor Contactors
- 1- ea. Volt Monitor (Single Phase) Phase Monitor (Three Phase)
- 1- ea. Control Transformer (480 Volt Only)
- 1- ea. Silence Relay
- 1- ea. Duplex Alternator
- 1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 3- ea. Grounding Lugs

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:

- 1- ea. Main Circuit Breaker
- 1- ea. Emergency Circuit Breaker
- 1- ea. Mechanical Interlock For Emergency And Main Breakers
- 2- ea. Short Circuit Protectors
- 1- ea. Control Circuit Breaker
- 2- ea. Seal Failure Indicator Lights
- 1- ea. Hand-Off-Auto Selector Switches
- 2- ea. Pump Run Pilot Lights
- 1- ea. Power On Pilot Light
- 2- ea. Elapse Time Meters (Non-Resetable)
- 1- ea. GFI Duplex Convenience Outlet

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded thermal magnetic. The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.

An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

NEUTRAL TO BE SUPPLIED FOR BOTH 460V 3PHASE OR 460V THREE PHASE POWER

All motor short circuit protection devices must provide for under voltage release and class 10 overload protection on all three phases. Visible trip indication, test, and reset capability must be provided without opening inner door.
Open frame, across the line, contactors shall be rated per IEC standards and properly sized per the motor requirements. Contactors shall provide for safe touch power and control terminals.

Lightning Arrestor shall meet or exceed the requirements of ANSI/IEEE Std. C62.21-1984 section 8.6.1. and 8.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel.

A voltage monitor shall be supplied for single phase service. A phase monitor shall be supplied for (3) phase service.

A green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run. Each pump shall have an Elapse Time Meter to record the accumulated run time. The ETM shall be 2" diameter, non-resettable, six digit, totally encapsulated unit.

A Red pilot light shall be supplied for control power. The pilot light shall illuminate when the control power is available inside the control panel.

Relays shall be ice-cube plug in type. Relay contacts shall be rated 10 amp minimum, DPDT.

Twenty (20) terminals shall be supplied for field connections. The terminals shall be rated 25 amps minimum.

Each motor over-temperature contact shall be connected to the terminal strip and shall open a contact to de-energize the appropriate motor upon a high temperature within the motor.

A 15 Amp GFI duplex receptacle shall be supplied and mounted on the innerdoor.

Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

Nameplates for the inner door and back panel shall be of a graphic design, specifically depicting the intent for each device.

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap.
Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting.
The control panel shall be assembled by a TUV (UL508A Certified) manufacturing facility.

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cable bracket, hinges, and appurtenances shall be made of AISI 304SS.

A 304SS slide/latch assembly shall be provided for holding the doors open on the wetwell and valve box.

Slide rails shall be made of SCH.40 AISI 304SS pipe.

Pump lifting cables shall be made of AISI 304 SS.

Pump lifting bales shall be made of AISI 304 SS.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS:

The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box.

Certification of the H-20 load rating must be supplied at the time of submittals to Engineer.

The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

EXECUTION:

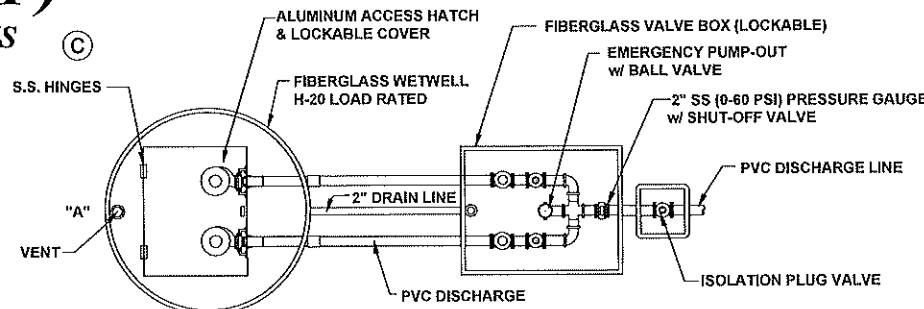
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system.

Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact. The pump controls and pumps shall be checked for mechanical reliability and proper operation.

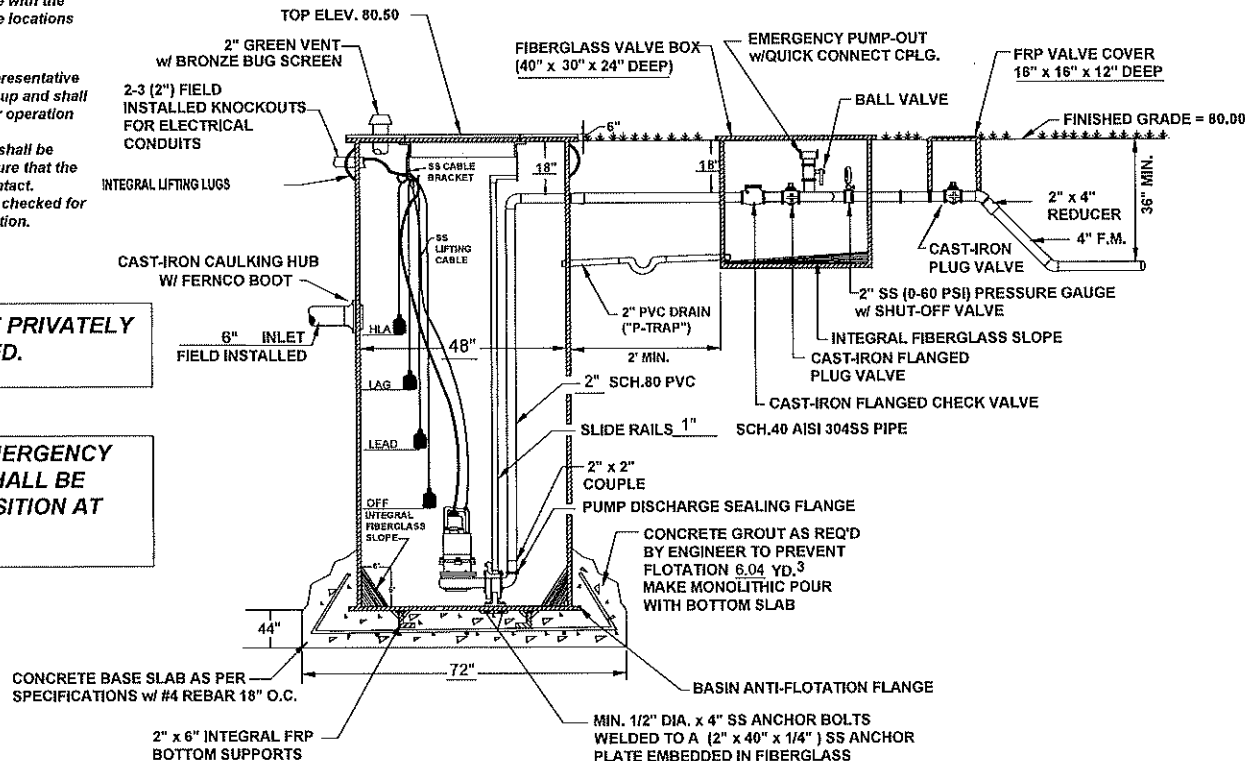
LIFT STATION SHALL BE PRIVATELY OWNED AND MAINTAINED.

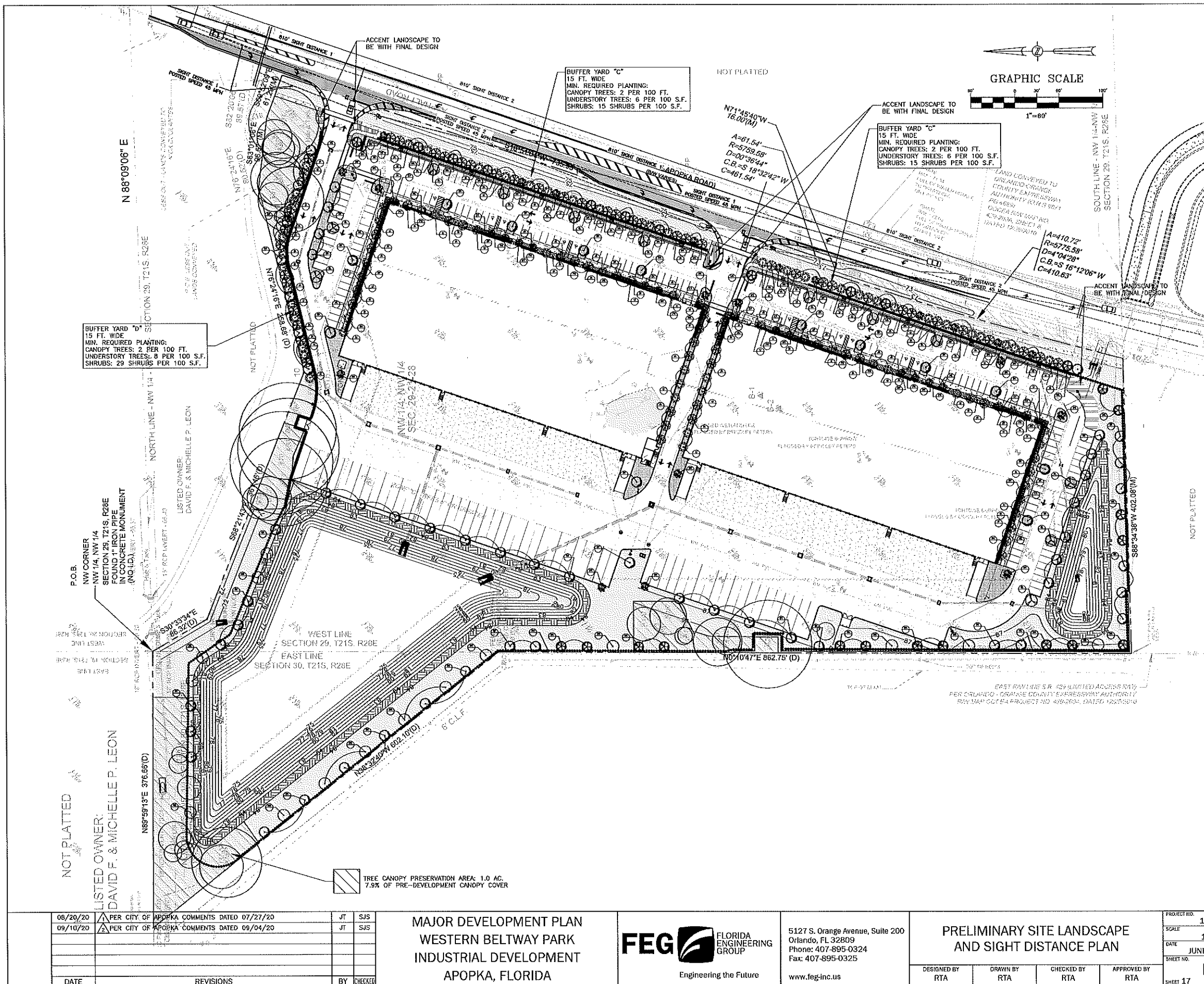
A SIGN SHOWING THE EMERGENCY TELEPHONE CONTACT SHALL BE POSTED IN A VISIBLE POSITION AT THE LIFT STATION.



NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER AT POINT "A"

LIFT STATION PLAN





FLORIDA FRIENDLY LANDSCAPE SCHEDULE						
TREES						
SYMBOL	ABR.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	REMARKS
	LI	LAGERSTROEMIA INDICA 'MANTCHEZ'	MANTCHEZ CRAPPE MYRTLE	7' HT. 2" CAL.	88	MULTI TRUNK 3-5 TRUNKS MIN.
	MV	MAGNOLIA VIRGINIANA	BAY MAGNOLIA	8'-10' HT. 3" CAL.	33	SINGLE STRAIGHT TRUNK
	IA	ILEX ATTETATA 'EAGLESTON'	EAGLESTON HOLLY	7' HT. 2" CAL.	72	SPECIMEN
	QV	QUERCUS VIRGINIA 'HIGH RISE'	HIGH RISE LIVE OAK	10' HT. 3" CAL.	75	SINGLE STRAIGHT TRUNK
	QL	QUERCUS SHUMARDII	SHUMARD OAK	10' HT. 3" CAL.	13	SINGLE STRAIGHT TRUNK
	UA	ULMUS ALATA	WINGED ELM	10' HT. 3" CAL.	27	SINGLE STRAIGHT TRUNK
	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8'-10' HT. 3" CAL.	18	SINGLE STRAIGHT TRUNK
	VS	VIBURNUM SUSPENSUM	SANDHOGNIA VIBURNUM	35' HT. 30" O.C.	.	FULL
	MU	RED MUHLY GRASS	MUHLENBERGIA	3 GAL. 36" HT. 30" O.C.	.	
	RS	RUSSELLIA SARMENTOSA	FIRECRACKER PLANT	3 GAL. 24" HT. 30" O.C.	.	FULL
	HP	FIREBUSH	HAMELIA PATENS	3 GAL. 24"-30" 30" O.C.	.	FULL
	PM	YEW PODOCARPUS	PODOCARPUS MACROPHYLLA	3 GAL. 24" HT. 30" O.C.	.	
	EV	BLUE DAZE	EVOLVULUS GLOMERATUS	1 GAL. 12" O.C.	.	
	HE	DAYLILY	HEMEROCALLIS SPP.	1 GAL. 12" O.C.	.	
	IV	SCHELLINGS DWARF	ILEX VOMITORIA	3 GAL. 12" X 19" 24" O.C.	.	
	RI	INDIAN HAWTHORN	RAPHIOLEPIS INDICA	3 GAL. 12" X 19" 24" O.C.	.	
	JS	PARSONS JUNIPER	JUNIPERUS CHINENSIS	3 GAL. 24" O.C.	.	FULL
	ZP	COONTIE	ZAMIA PUMILA	3 GAL. 24" O.C.	.	FULL
	SOD	ST. AGUSTIN	QTY. BY CONTRACTOR			
	SOD	BAHIA HYBRID	QTY. BY CONTRACTOR			

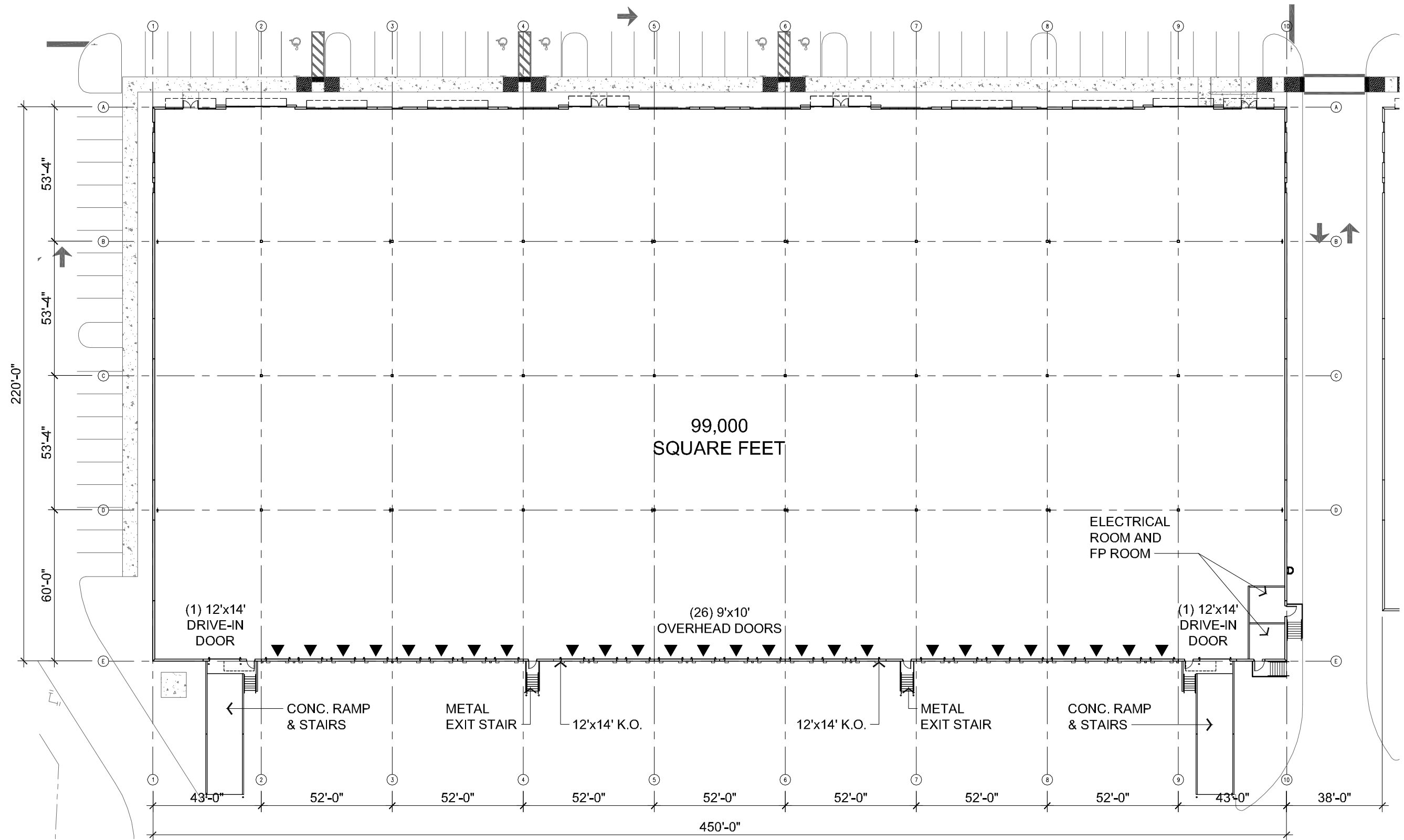
*MULCH TO BE DESIGNER GRADE BROWN MULCH. SUBMIT SPECIFICATIONS FOR APPROVAL BY OWNER AT THE TIME OF BIDDING.

SITE NOTE:

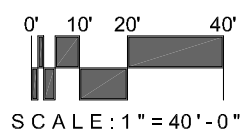
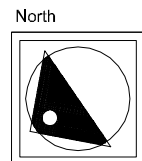
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BUILDING #1
FLOOR PLAN



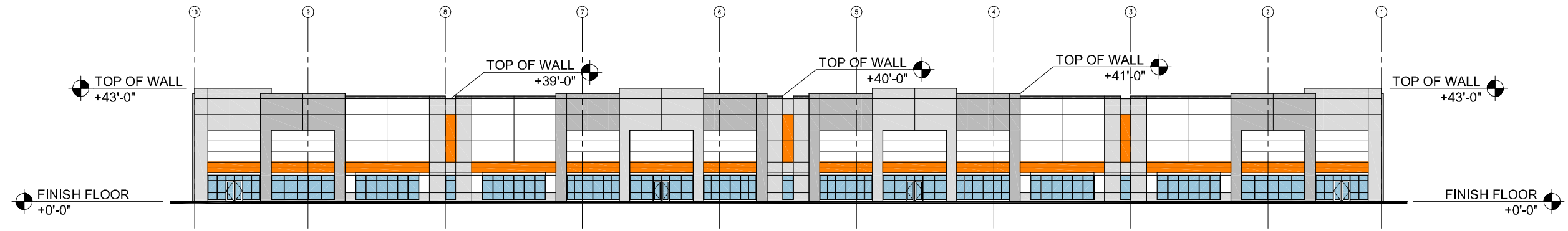
JUNE 9, 2020

WESTERN · BELTWAY · PARK
BUILDING #1
OCOE, FLORIDA

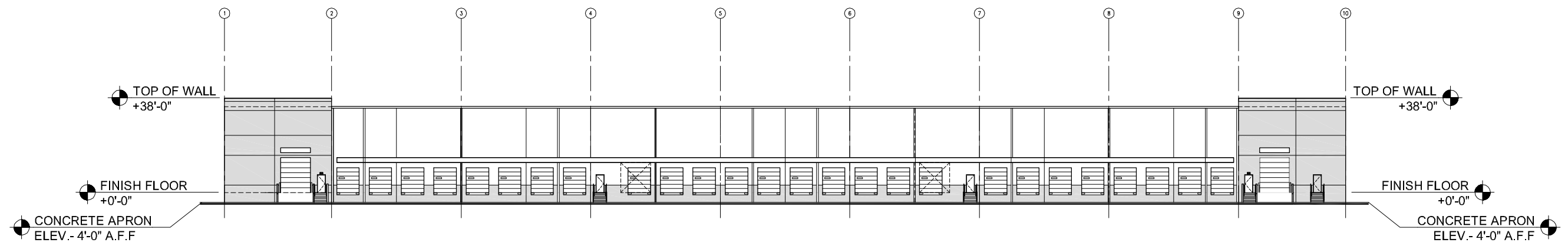
19210

CADENCE
PARTNERS

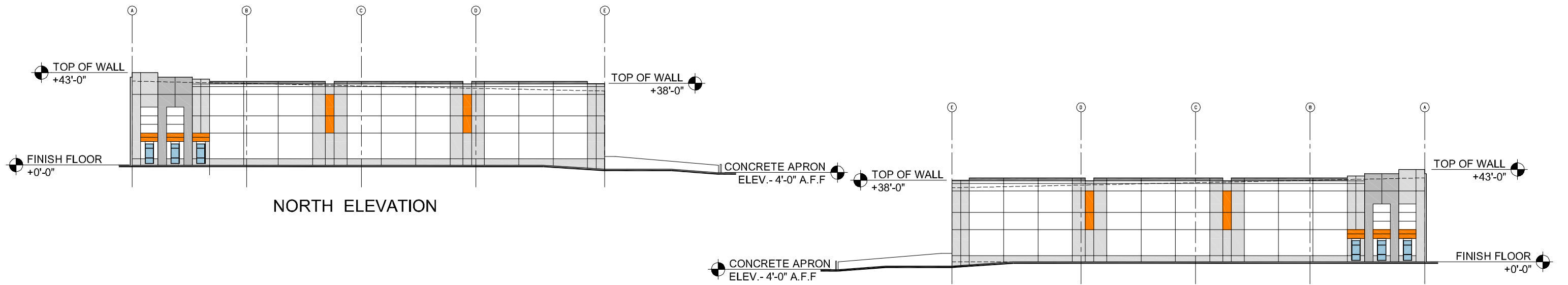




EAST ELEVATION

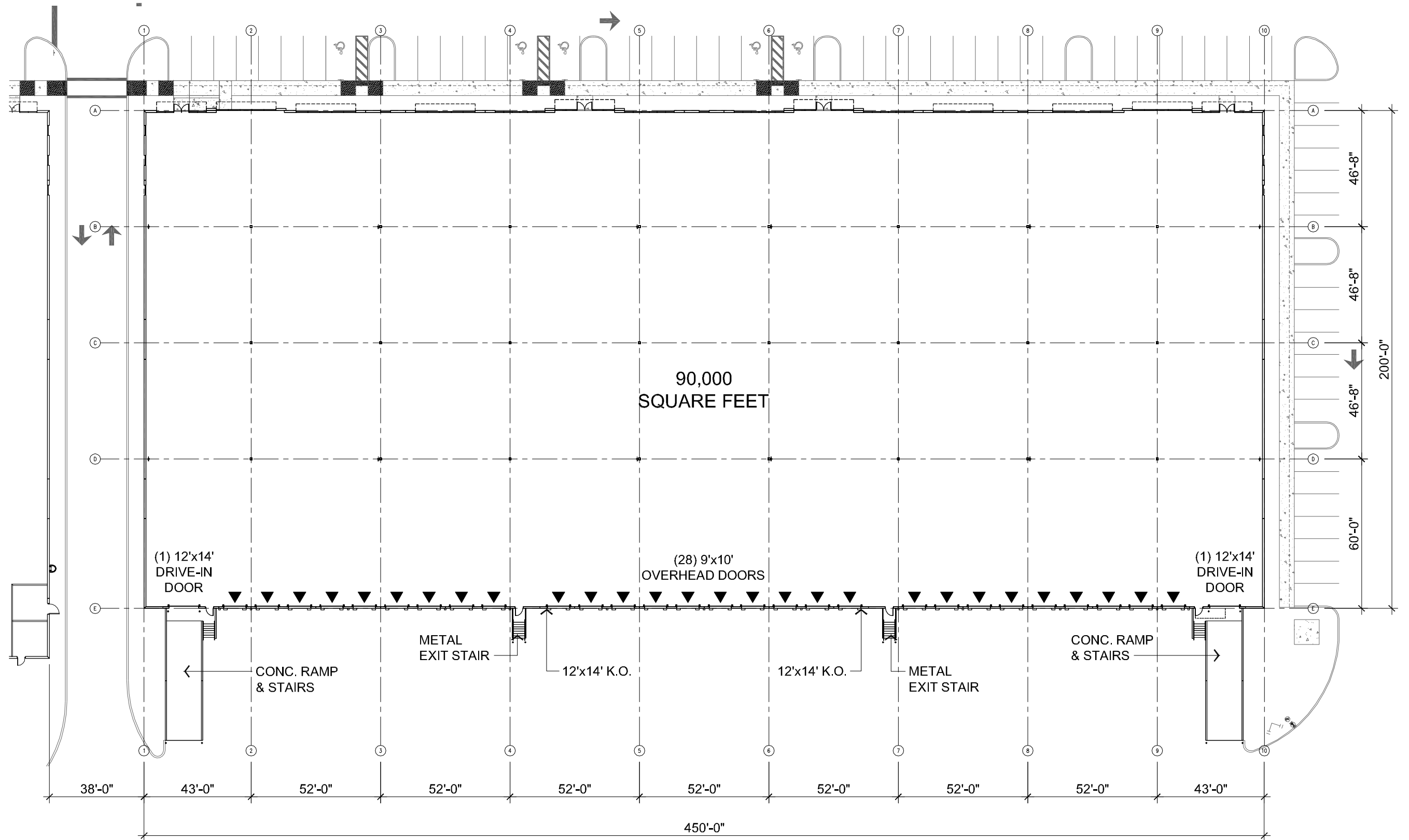


WEST ELEVATION

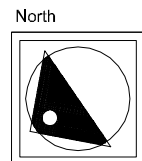


NORTH ELEVATION

SOUTH ELEVATION



BUILDING #2
FLOOR PLAN



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

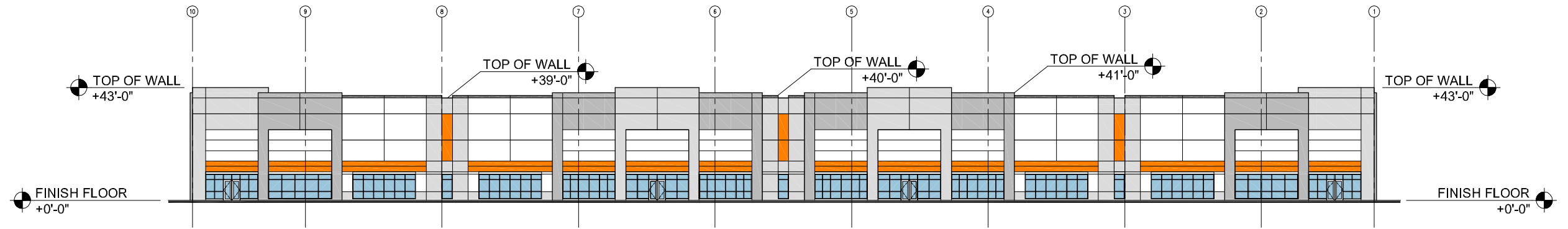
JUNE 9, 2020

WESTERN · BELTWAY · PARK
BUILDING #2
OCOE, FLORIDA

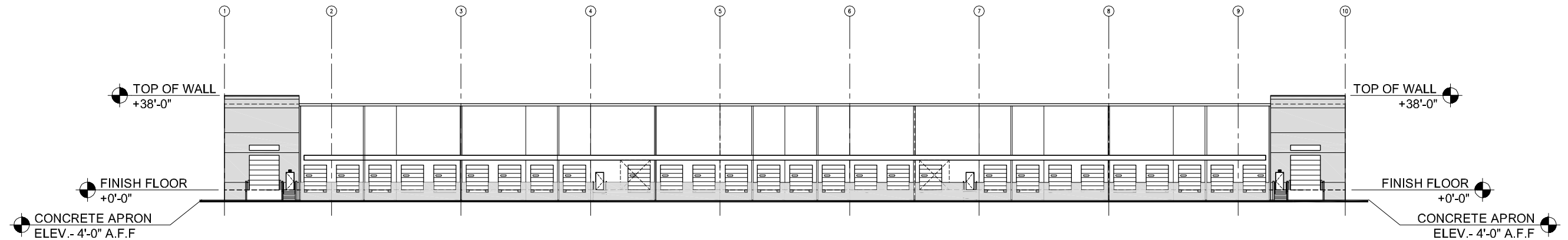
20153

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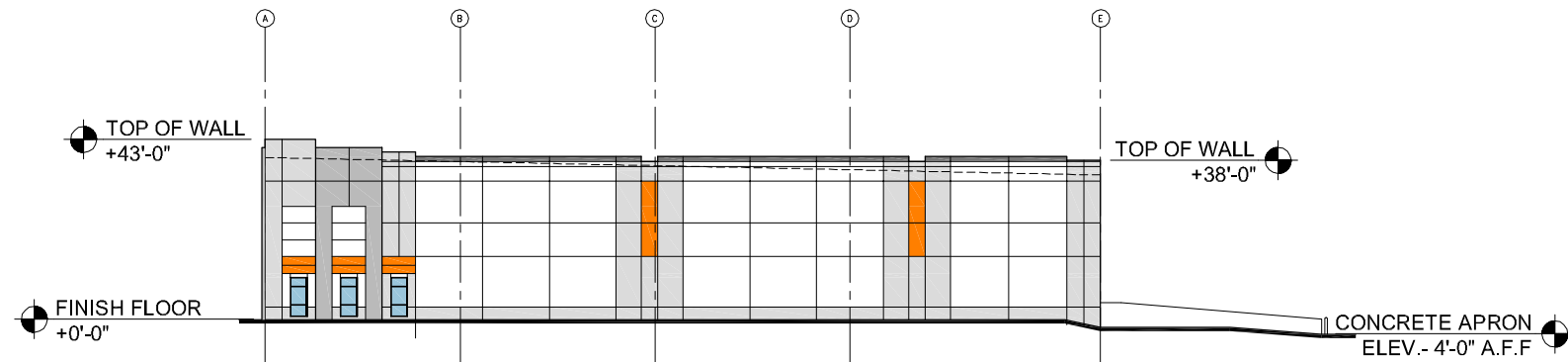




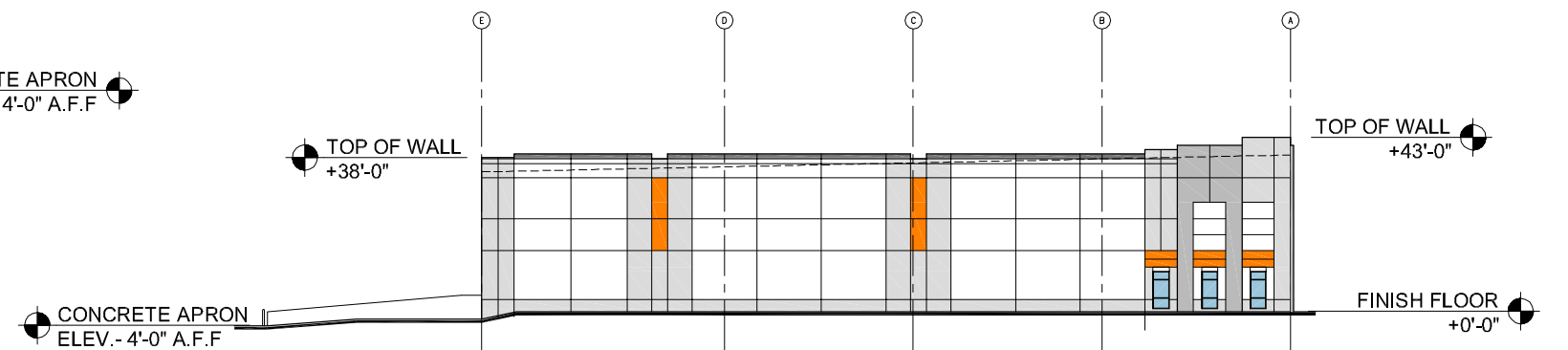
EAST ELEVATION



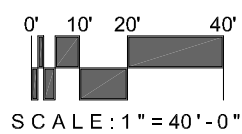
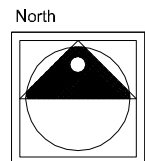
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



JUNE 9, 2020

WESTERN · BELTWAY · PARK

BUILDING #2

OCOE, FLORIDA

20153

CADENCE
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