

APOPKA PLANNING COMMISSION AGENDA
SEPTEMBER 14, 2021 5:30 PM
Apopka City Hall Council Chambers

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

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

1. Approve minutes of the Planning Commission meeting held August 10, 2021.

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 – North Orange Animal Hospital
From: "County" Low Medium Density Residential
To: "City" Commercial (.25 FAR)
Owner/Applicant: Lloyd B. Bearden
Location: 1424 and 1432 W. Orange Blossom Trail. South of West Orange Blossom Trail and west of Lake Doe Boulevard
Project: 2.3 +/- acres
Project Manager: Allyson Williams
2. Change of Zoning – North Orange Animal Hospital
From: County A-1 (Citrus Rural District)
To: City C-C (Community Commercial District)
Owner/Applicant: Lloyd B. Bearden
Location: 1424 and 1432 W. Orange Blossom Trail. South of West Orange Blossom Trail and west of Lake Doe Boulevard
Project: 2.3 +/- acres
Project Manager: Allyson Williams
3. Change of Zoning – 1506 Rock Springs Road
From: T (Transitional)
To: C-COR (Corridor Commercial District)
Owner/Applicant: Mary F. Reid Estate c/o Jonathan Huels
Location: North of E. Welch Road and west of Rock Springs Road
Project: 3.99 +/- acres
Project Manager: Allyson Williams

4. Change of Zoning – Northwest Church
From: PD (Planned Development District)
To: RSF-1B (Residential Single Family District – Large Lot)
Owner/Applicant: Directions Fellowship, Inc.
Location: South of Schopke Road and east of Plymouth Sorrento Road
Project: 14.7 +/- acres
Project Manager: Phil Martinez
5. Change of Zoning and approval of PD Master Plan/Major Development Plan – 2302 Ocoee Apopka Road
From: (T) Transitional
To: PD (Planned Development)
Owner: Francis X Heidrich, Jr. and Cathy Tolbert Campbell
Applicant: First Team Commercial, LLC
Location: 2302 Ocoee Apopka Road
Project: 21.56 +/- acres (14.08 +/- developable acres)
Project Manager: Bobby Howell
6. Comprehensive Plan – Administrative Text Amendment – Adoption of state required property rights element
Project Manager: Bobby Howell
7. Variance – To allow a 130 square foot electronic reader board sign located at 3710 Jason Dwelley Parkway and 10 S. Forest Avenue
Owner: City of Apopka
Applicant: City of Apopka Recreation Department
Location: 3710 Jason Dwelley Parkway and 10 S. Forest Avenue
Project Manager: Bobby Howell

SITE PLANS

1. Major Development Plan – EPG 700 Hermit Smith Road
Owner: Chris Haase – Environmental Products Group
Applicant: Gerdorn Engineering c/o Andrew Gerdorn
Location: 700 Hermit Smith Road
Project: 7.37 +/- acres
Project Manager: Allyson Williams
2. Major Development Plan – Orlando Apopka Commerce Center
Owner: Exeter Wesley Land, LLC
Applicant: Sam J. Sebaali, P.E.
Location: West of US 441, southwest of Wesley Road
Project: 90.93 +/- acres
Project Manager: Bobby Howell
3. Major Development Plan – Floridian Town Center Phase I
Owner: Collier Bengé Land Joint Venture LLC
Applicant: John Townsend, P.E., Donald W. MacIntosh Associates, Inc.
Location: North of W. Orange Blossom Trail and west of SR 429
Project: 43.6 +/- acres (Phase I acreage)
Project Manager: Phil Martinez
4. Major Development Plan – Northstar Logistics Center
Owner: CLPF Cadence Northstar LLC
Applicant: Florida Engineering Group, Inc., Sam Sebaali, P.E.
Location: North of Ocoee Apopka Road and east of SR 451
Project: 55.19 +/- acres
Project Manager: Phil Martinez

5. Major Development Plan – Apex Apopka
Owner: Binion Road, LLC
Applicant: Chris Leppert, P.E. Kimley Horn and Associates, Inc.
Location: North of Harmon Road and east of S. Binion Road
Project: 18.98 +/- acres
Project Manager: Phil Martinez

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.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 10, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

MEMBERS PRESENT: James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Butch Stanley, Robert Ryan and Howard Washington.

ABSENT: Orange County Public Schools (Non-voting)

STAFF PRESENT: James Hitt, FRA-RA – Community Development Director, Michael Rodriguez – City Attorney, Bobby Howell, AICP – Planning Manager, Jean Sanchez – Planner II, Robert Hippler – IT Director, Robert Shelton - Network Engineer and Erin Arnold – Recording Secretary.

OTHERS PRESENT: Chris Sagherian, Barbara Fox, Gregory Fox, Kathy Hattaway and John Willems.

OPENING AND INVOCATION: Chairperson Greene called the meeting to order and asked for a moment of silent prayer. The Pledge of Allegiance followed.

APPROVAL OF MINUTES: Chairperson Greene asked if there were any corrections or additions to the regular meeting minutes of August 10, 2021 at 5:30 p.m.

Motion: Linda Laurendeau made a motion to approve the Planning Commission minutes from the regular meeting held on August 10, 2021 at 5:30 p.m. and seconded by Mary Norwood. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Butch Stanley, Robert Ryan and Howard Washington (7/0).

PUBLIC COMMENT: Chairperson Greene opened the meeting to Public Comment. No one spoke.

LEGISLATIVE – AMENDMENT TO ORDINANCE NO. 2780 – RUBRIGHT PLANNED DEVELOPMENT - Chairperson Greene stated this is a request to recommend approval of the amendment to the Rubright Planned Development subject to the findings of the staff report for the property owned by Alterna Mortgage Fund, LLC, Cypress Business Park, LLC (65%) & American Land Apopka Industrial, LLC (35%), & Exeter Wesley Land, LLC and located west of North Orange Blossom Trail and north of Hogshead Road.

Staff Presentation: Bobby Howell, Planning Manager, stated that on August 19, 2020, the City Council approved Ordinance No. 2780, which approved a Planned Development (PD) Master Plan for a 6-lot industrial park totaling 349.37 acres in size. The subject property is located west of North Orange Blossom Trail, north of Hogshead Road, and west of the Orlando-Apopka Airport. The applicant is requesting to amend Ordinance No. 2780 to add an additional 75.08 acres to the PD from properties that are located to the south within the “Avian Pointe” Planned Development (PD) to increase the lot total to 7 lots in the approved Rubright PD Master Plan, and to allow an increase in the total amount of square footage from 4,500,000 to 5,500,000. The prospective developer still proposes to construct an industrial park consisting of a mix of light and heavy industrial uses.

The PD Master Plan amendment proposes a subdivision consisting of seven industrial lots on 424.34 acres. The lots range in size from 2.65 to 197.28 acres. Access to the site is proposed via Wesley Road, Orange Blossom Trail, and via an access easement that is proposed to be established to the west of Apopka Airport Road.

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Of the 424.34 acres, 5.28 are wetlands that will be protected from future development. 84.47 acres of the site will remain as open space. A 25-foot wide buffer tract will be provided around the perimeter of the PD. Six stormwater ponds are proposed on site. Open space, wetlands, and stormwater ponds will be in tracts that are owned and maintained by a master Property Owners Association (POA). Internal roadways and utilities will be dedicated to the public. Infrastructure including roads and stormwater facilities will be constructed in one phase.

The Development Review Committee finds the proposed amendment to the Rubright Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Rubright Properties PD Master Plan amendment.

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.

Kathy Hattaway, Poulos & Bennett, is the applicant and is available for any questions.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: Butch Stanley made a motion to recommend approval of the amendment to the Rubright Planned Development subject to the findings of the staff report for the property owned by Alterna Mortgage Fund, LLC, Cypress Business Park, LLC (65%) & American Land Apopka Industrial, LLC (35%), & Exeter Wesley Land, LLC and located west of North Orange Blossom Trail and north of Hogshead Road. Motion seconded by William Gusler. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Butch Stanley, Robert Ryan and Howard Washington (7/0).

QUASI-JUDICIAL – SPECIAL EXCEPTION – NARAM GLOBAL INC. – 60 EAST 5TH STREET - Chairperson Greene stated the following item is “quasi-judicial” for the Commission’s consideration. This is a request to approve a Special Exception to allow a tobacco shop in the MU-D (Mixed-Use Downtown) zoning district for property located at 60 East 5th Street.

Chairperson Greene asked if there were any affected parties in attendance that wished to speak. No one spoke.

In response to the question by Chairperson Greene, no one on the Planning Commission had any ex parte communications regarding this item.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to approve a Special Exception to allow a tobacco shop in the MU-D (Mixed-Use Downtown) zoning district for property located at 60 East 5th Street. The tract size is 0.71 +/- acres.

The property is presently assigned a Future Land Use Designation of Commercial and has a zoning designation of MU-D (Mixed-Use Downtown). The applicant is proposing to operate a tobacco shop within one of the units in the existing multi-tenant center 60th East 5th Street. Based on the land development code it is defined as an establishment primarily engaged in selling tobacco and tobacco-

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 10, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

related products. Applicant has recently informed staff that they intend to also engage in selling vape and e-cigarette related paraphernalia.

Per Land Development Code Section 2.5.1.G.4, a Special Exception is required to be in compliance with the following standards:

- a. Will be consistent with the goals, objectives, and policies of the comprehensive plan;
- b. Will comply with all applicable zoning district standards;
- c. Will comply with all standards in Sec. 4.2.3, Standards Specific to Principal Uses, Standards for Specific Principal Uses;
- d. Will be appropriate for its location and is compatible with the general character of surrounding lands and the uses permitted in the zoning district;
- e. Will adequately screen, buffer, or otherwise minimize adverse visual impacts on adjacent lands;
- f. Will ensure that no site lighting source shall negatively impact adjacent properties and rights-of-way;
- g. Will maintain safe and convenient ingress and egress and traffic flow onto and through the site by vehicles and pedestrians, and safe road conditions around the site;
- h. Will avoid significant adverse odor, noise, glare, and vibration impacts on surrounding lands regarding refuse collection, service delivery, parking and loading, signs, lighting, and other site elements;
- i. Will not have an adverse impact on land values and the ability of neighboring lands to develop uses permitted in the zoning district;
- j. Will avoid significant deterioration of water and air resources, scenic resources, and other natural resources;
- k. Will not overburden existing public facilities and services, including, but not limited to, streets and other transportation facilities, schools, potable water facilities, sewage disposal, stormwater management, and police and fire protection facilities; and
- l. Will comply with all other relevant City, State, and federal laws and regulations.

The Development Review Committee Recommends approval of a Special Exception to allow a tobacco shop in the MU-D (Mixed-Use Downtown) zoning district for property located at 60 East 5th Street. However, staff does not support the sales of vape & e-cigarette products as part of this special exception.

Attorney Michael Rodriguez stated that the land development code explicitly defines the 2 uses separately. There is a tobacco shop definition and a vape shop definition.

Chairperson Greene asked if that means that the commission would not need to put a condition or should they put one for clarification purposes.

Attorney Michael Rodriguez said that because it was added later, a vape shop is a special exception in the MU-D and we would have to conduct a separate finding and a separate analysis to determine whether the vape shop meets the standards for a special exception.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON AUGUST 10, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

Chris Sagherian, President of Naram Global, stated that this project started out several months ago and was always billed as a smoke shop. He mentioned that there are different products that go along with the industry that people expect to find when they go into a smoke shop. The property is only meant to be used to provide product that people seek out and want to purchase. They want to keep the area nice. There was a miscommunication when it came to the business license issuance. Mr. Sagarian thought that he would be able to obtain an occupation license, pay the fee and be done. Instead, when he was ready to obtain his business tax receipt (2 weeks before wanting to open) the issue over the type of business being done there became an issue. They would like to be allowed to sell the products that people would like to purchase and then leave the store.

Chairperson Greene mentioned that the item being presented was for a tobacco shop.

Mr. Sagherian mentioned that he filled out his paperwork with “smoke shop” and not tobacco shop. Less than 8% is the vaping liquids, 6% is ancillary products and 5% is novelty gifts which is less than 19% of the business.

Commissioner Stanley asked Mr. Sagherian if he had put any identifiers on his application that mentioned exactly what he would be selling like tobacco products, vaping products.

Mr. Sagherian responded that it asked for what type of store it was and he put “smoke shop”. He apologized for not being more detailed on the application. He didn’t realize that the business license had anything to do with opening this shop or was this important.

Commissioner Ryan asked when did the development review committee decide that vape products should not be included. He stated that a smoke shop would include vape products.

Attorney Michael Rodriguez commented that this is not an issue of the DRC deciding whether or not to include, it is the language that is in the land development code. The LDC explicitly defines a tobacco shop as an establishment primarily engaged in selling tobacco and tobacco-related products. The other definition is a vape hookah lounge which is an establishment primarily used for social consumption of tobacco, tobacco related or tobacco substitute products through vape, e-cigarette, hookah or other similar devices. The consumption includes electronic; however, the sale did not include electronics.

Chairperson Greene commented that it would be safe to say that in the staff’s review of this it was a tobacco shop which did not include vaping. Mr. Rodriguez replied that was his understanding.

Attorney Michael Rodriguez mentioned to the commission that they could recommend an approval of the shop with the restriction that it cannot include tobacco related products. They can also recommend to city council that staff re-examine the land development code to amend the definition of a tobacco shop and perhaps expand it to accommodate modern uses to include tobacco substitute.

Commissioner Gusler commented that the land development code in the mixed-use district has very specific guidelines because of the vision of what the city wanted and didn’t want. He doesn’t think that the city should change their definition to fit this circumstance. He also stated that the amount of percentage of sales that was mentioned by the applicant is going to vary based on what the market demands. He doesn’t believe that anything has been presented that shows that the code needs to be changed.

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Attorney Michael Rodriguez responded that the mixed-use district does permit a vape and hookah lounge. It permits the consumption on premises, but because the way that the language is written, it does not permit the sale.

Mr. Sagherian said the intent of the shop from the very beginning was always to be a smoke shop. He said that the business license is where the misunderstanding started from. It wasn't approved by zoning and that is where the mistake happened. It was always meant to be a full-fledged smoke shop with the ancillary products.

Commissioner Laurendeau asked for the city attorney to clarify the different definitions again. He responded.

Commissioner Ryan asked the applicant if vaping contained nicotine and where the nicotine came from. The applicant responded yes, it is a derivative of tobacco.

Chairperson Greene opened the meeting for public hearing. With no one wishing to speak, Chairperson Greene closed the public hearing.

Motion: Linda Laurendeau made a motion to recommend approval of a Special Exception to allow a tobacco shop in the MU-D (Mixed-Use Downtown) zoning district for property located at 60 East 5th Street. Motion seconded by Robert Ryan. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Butch Stanley, Robert Ryan and Howard Washington. Nay votes were cast by William Gusler (6/1).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN – CROSSROADS 429 INDUSTRIAL PARK

- Chairperson Greene stated this is a request to find the Crossroads 429 Industrial Park – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Summit Real Estate Group and located at 2800 General Electric Road.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to recommend approval of the Crossroads 429 Industrial Park – Major Development Plan. The tract size is 50.28 +/- acres.

Located east of SR 429, west of King Street and north of Peterson Road, the Crossroads 429 Industrial Park – Major Development Plan (MDP) proposes the development of an industrial park with two buildings, building 100 and Building 200, including vehicle and trailer parking on approximately 50 acres. Building 100 comprises of 88,882 square feet of warehouse storage area and 9,876 square feet of office area. Building 200 consists of 163,511 square feet of warehouse storage area and 18,168 square feet of office area. While the required parking for Building 100 is 55 spaces, the applicant is proposing 64 parking spaces with four accessible spaces. The required parking spaces for Building 200 is 96 while 125 spaces with 6 accessible spaced are provided. The maximum permitted height of the buildings is 45 feet. The applicant proposes buildings with a height of 40 feet.

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This development will have one full access connection on King Street and three full access connections on Peterson Road. The center access on Peterson Road will line up with Grand Avian Parkway and the intersection will be controlled by a two-way stop condition.

The Development Review Committee recommends approval of the Crossroads 429 Industrial Park – Major Development Plan subject to the findings of this staff report and exhibits.

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.

Chairperson Greene opened the meeting for public hearing.

Gregory Fox, Lake Heiniger Estates, had a few questions that he asked the applicant about this project. His concerns were mostly with the noise, traffic and the type of project that would be going in. The applicant, George Stock, was able to address his concerns and answer all of his questions.

Barbara Fox, Lake Heiniger Estates, stated that she is on the HOA board and didn't get a notice of this project. She expressed concerns with traffic, speed and safety of other homeowners near Binion and Orange Avenue. She stated that she would like to see a stop sign or a traffic signal put in.

Commissioner Laurendeau wanted to express her concern for the traffic as well. She stated that the area needs to really have something done about it.

Chairperson Greene closed the public hearing.

MOTION: Butch Stanley made a motion to find the Crossroads 429 Industrial Park – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits. Motion seconded by William Gusler. Aye votes were cast James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Butch Stanley, Robert Ryan and Howard Washington (7/0).

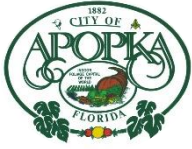
OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 6:29 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA Community Development Director



CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT	MEETING OF:	September 14, 2021
☐ BUSINESS	FROM:	Community Development
☒ PUBLIC HEARING	EXHIBITS:	Land Use Report
☐ SITE PLANS		Vicinity Map
☐ SPECIAL REPORTS		Future Land Use Map
☐ OTHER:		Zoning Map
		Aerial Map

SUBJECT & REQUEST **SMALL-SCALE FUTURE LAND USE AMENDMENT – NORTH ORANGE
ANIMAL HOSPITAL
FROM: “COUNTY” LOW MEDIUM DENSITY RESIDENTIAL
TO: “CITY” COMMERCIAL (.25 FAR)**

SUMMARY:

OWNER/APPLICANT: Lloyd B. Bearden

LOCATION: 1424 and 1432 W. Orange Blossom Trail
South of West Orange Blossom Trail and west of Lake Doe Blvd.

PARCEL ID NUMBER: 05-21-28-0000-00-031, 05-21-28-0000-00-036, 05-21-28-0000-00-011

EXISTING USE: Animal Hospital

CURRENT ZONING: County A-1 (Citrus Rural District), C-C (Community Commercial) is proposed

PROPOSED FLU: Commercial

TRACT SIZE: 2.3 +/- acres

RECOMMENDED MOTION:

Recommend approval of the change of Future Land Use Designation from “County” Low Medium Density Residential to “City” Commercial, subject to the findings of the Staff Report.

PLANNING COMMISSION – SEPTEMBER 14, 2021
COMPREHENSIVE PLAN AMENDMENT– SMALL-SCALE FLUM – NORTH ORANGE
ANIMAL HOSPITAL
PAGE 2

PROJECT SUMMARY: The proposed Future Land Use designation of Commercial is compatible with the surrounding properties due to the parcels with a Future Land Use designation of Commercial being located in the vicinity. This application is being processed simultaneously with an application to rezone the subject property from County A-1 (Citrus Rural District) to C-C (Community Commercial District).

COMPREHENSIVE PLAN COMPLIANCE: Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning Staff determines that the below policies support a Residential Low Suburban Future Land Use Map (FLUM) designation at the subject site:

Future Land Use Element

Policy 3.1.i

Commercial

The primary use shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres.

The expansion of strip commercial areas shall be prohibited except in infill areas.

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 July 14, 2021.

PUBLIC HEARING SCHEDULE:

September 14, 2021 - Planning Commission (5:30 pm)

October 6, 2021 - City Council (1:30 pm) - 1st Reading

October 20, 2021 – City Council (7:00 pm) – 2nd Reading

DULY ADVERTISED:

September 3, 2021 – Public Notice (Apopka Chief) and Notification to Adjacent Property Owners (Letters and Property Posting)

RECOMMENDED MOTION:

Development Review Committee: Finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends approval of the request to apply the future land use designation of Commercial (.25 FAR) for the properties owned Lloyd B. Bearden.

Recommended Motion – Planning Commission: 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 Medium Density Residential to “City” Commercial 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 (City)	Commercial	C-C	Vacant
East (City)	Commercial	C-C	First Horizon National Corporation
South (City)	Residential Low	RSF-1B	Single Family Homes
West (City)	Commercial	C-C	Crosby's Motor Inn

II. LAND USE ANALYSIS

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 Industrial to Mixed-Use is consistent with the terms of the JPA (Second Amendment).

Transportation: The subject property may be accessed from West Orange Blossom Trail.

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 storm water 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.

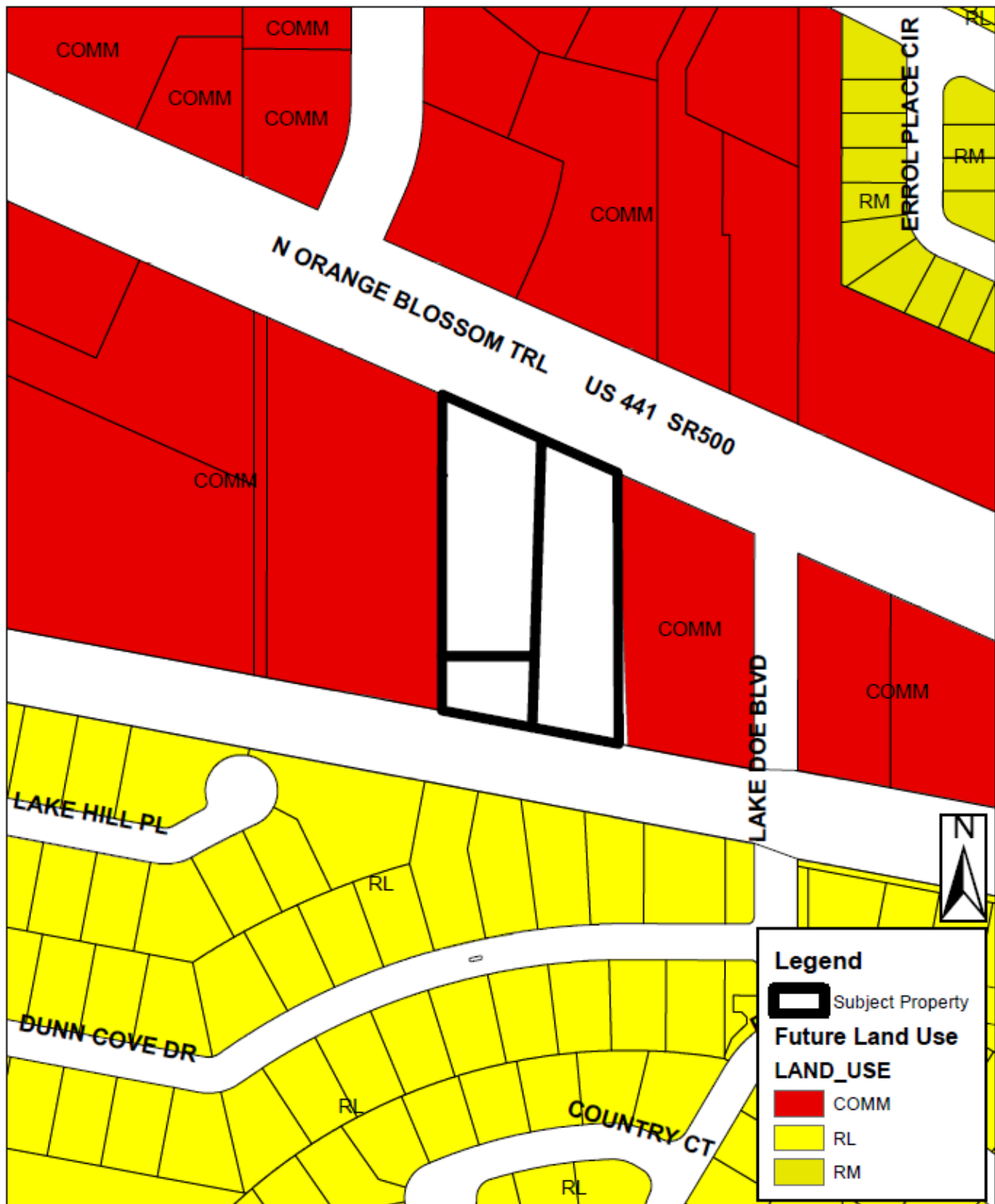
Analysis of the character of the Property: The current use of the property is a veterinary clinic.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Commercial. With 2.659 persons per household, the population for the subject parcel is estimated to increase by 43 persons.

Vicinity



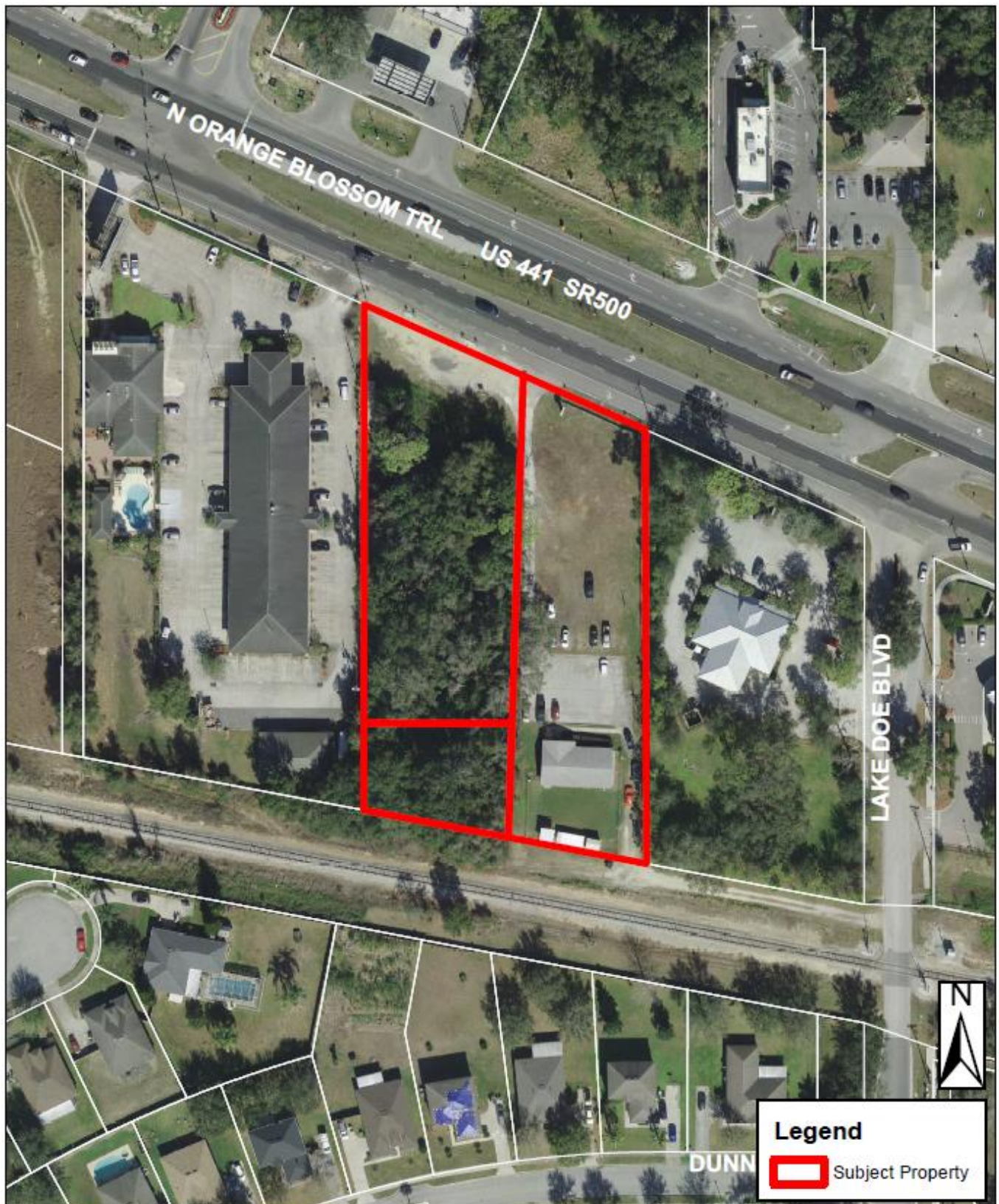
Future Land Use

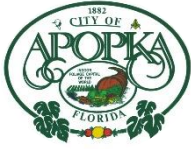


Zoning



Aerial





CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT	MEETING OF:	September 14, 2021
☐ BUSINESS	FROM:	Community Development
☒ PUBLIC HEARING	EXHIBITS:	Zoning Report
☐ SITE PLANS		Vicinity Map
☐ SPECIAL REPORTS		Future Land Use Map
☐ OTHER		Adjacent Zoning Map
		Adjacent Uses Map

SUBJECT & REQUEST: **CHANGE OF ZONING – NORTH ORANGE ANIMAL HOSPITAL**

FROM: COUNTY A-1 (CITRUS RURAL) DISTRICT
TO: CITY C-C (COMMUNITY COMMERCIAL) DISTRICT

SUMMARY:

OWNER/APPLICANT: Lloyd B. Bearden

LOCATION: 1424 and 1432 W. Orange Blossom Trail
South of West Orange Blossom Trail and west of Lake Doe Blvd.

PARCEL ID NUMBERS: 05-21-28-0000-00-031, 05-21-28-0000-00-036, 05-21-28-0000-00-011

FUTURE LAND USE: County Low Medium Density Residential

PROPOSED FUTURE LAND USE: Commercial

EXISTING USE: Veterinary Clinic

CURRENT ZONING: County A-1 Citrus Rural District

PROPOSED ZONING: C-C (Community Commercial)

TRACT SIZE: 2.3 +/- acres

RECOMMENDED MOTION:

Recommend approval of the proposed Change of Zoning from County A-1 (Citrus Rural District) to C-C (Community Commercial District) for the properties owned by Lloyd B. Bearden, located south of West Orange Blossom Trail and west of Lake Doe Boulevard.

PLANNING COMMISSION – SEPTEMBER 14, 2021
CHANGE OF ZONING – NORTH ORANGE ANIMAL HOSPITAL
PAGE 2

PROJECT SUMMARY: The subject properties consist of approximately 2.3 acres and contains a veterinary clinic. The proposed C-C (Community Commercial) zoning is compatible with the properties due to the C-C zoning being found in the vicinity. The applicant would like to expand his veterinary clinic.

COMPREHENSIVE PLAN COMPLIANCE: The properties are also undergoing a future land use amendment. The proposed C-C zoning district is consistent with the proposed Future Land Use Designation of Commercial (0.25 FAR). The surrounding properties have a Future Land Use Designation of Commercial.

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 July 14, 2021.

PUBLIC HEARING SCHEDULE:

September 14, 2021 – Planning Commission (5:30 pm)

October 6, 2021 – City Council (1:30 pm) – 1st Reading

October 20, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

September 3, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDED 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 A-1 (Citrus Rural District) to C-C (Community Commercial District) for the property owned by Lloyd B. Bearden, located south of West Orange Blossom Trail and west of Lake Doe Boulevard.

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 A-1 (Citrus Rural District) to C-C (Community Commercial District) for the property owned by Lloyd B. Bearden, located south of West Orange Blossom Trail and west of Lake Doe Boulevard.

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.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Commercial	C-C	Vacant
East (City)	Commercial	C-C	First Horizon National Corporation
South (City)	Residential Low	RSF-1B	Single-Family Homes
West (City)	Commercial	C-C	Crosby's Motor Inn

**LAND USE & TRAFFIC
COMPATIBILITY:**

The properties are currently accessed from SR 441.

**COMPREHENSIVE PLAN
COMPLIANCE:**

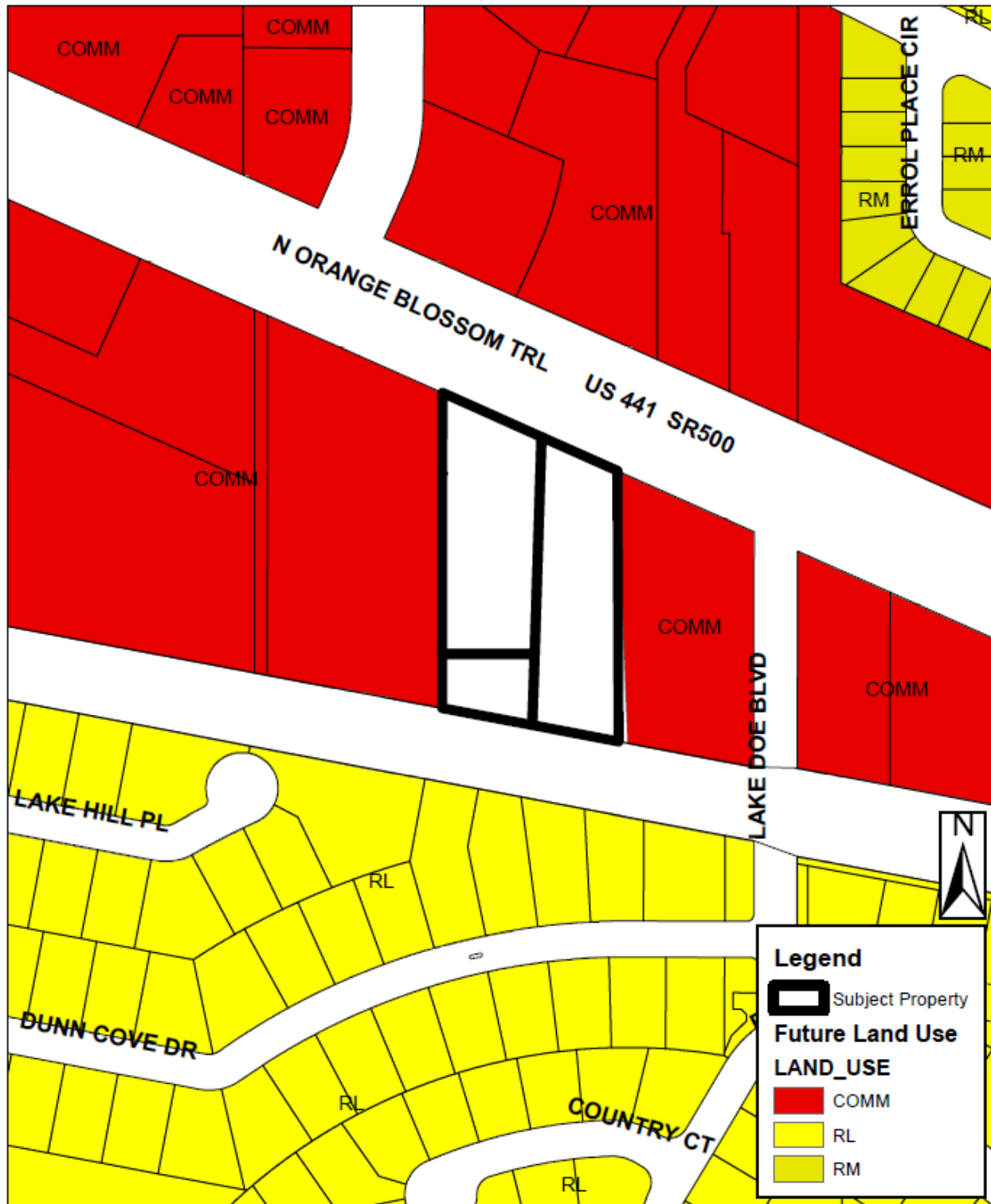
The proposed C-C zoning is consistent with the proposed Future Land Use designation, Commercial and with the character of the surrounding area. Development Plans shall not exceed the density policies in the Comprehensive Plan.

North Orange Animal Hospital
2.3 +/- acres
Rezoning
From: County A-1, Citrus Rural District
To: C-C, Community Commercial
Parcel ID #: 05-21-28-0000-00-031, 05-21-28-0000-00-036, 05-21-28-0000-00-011

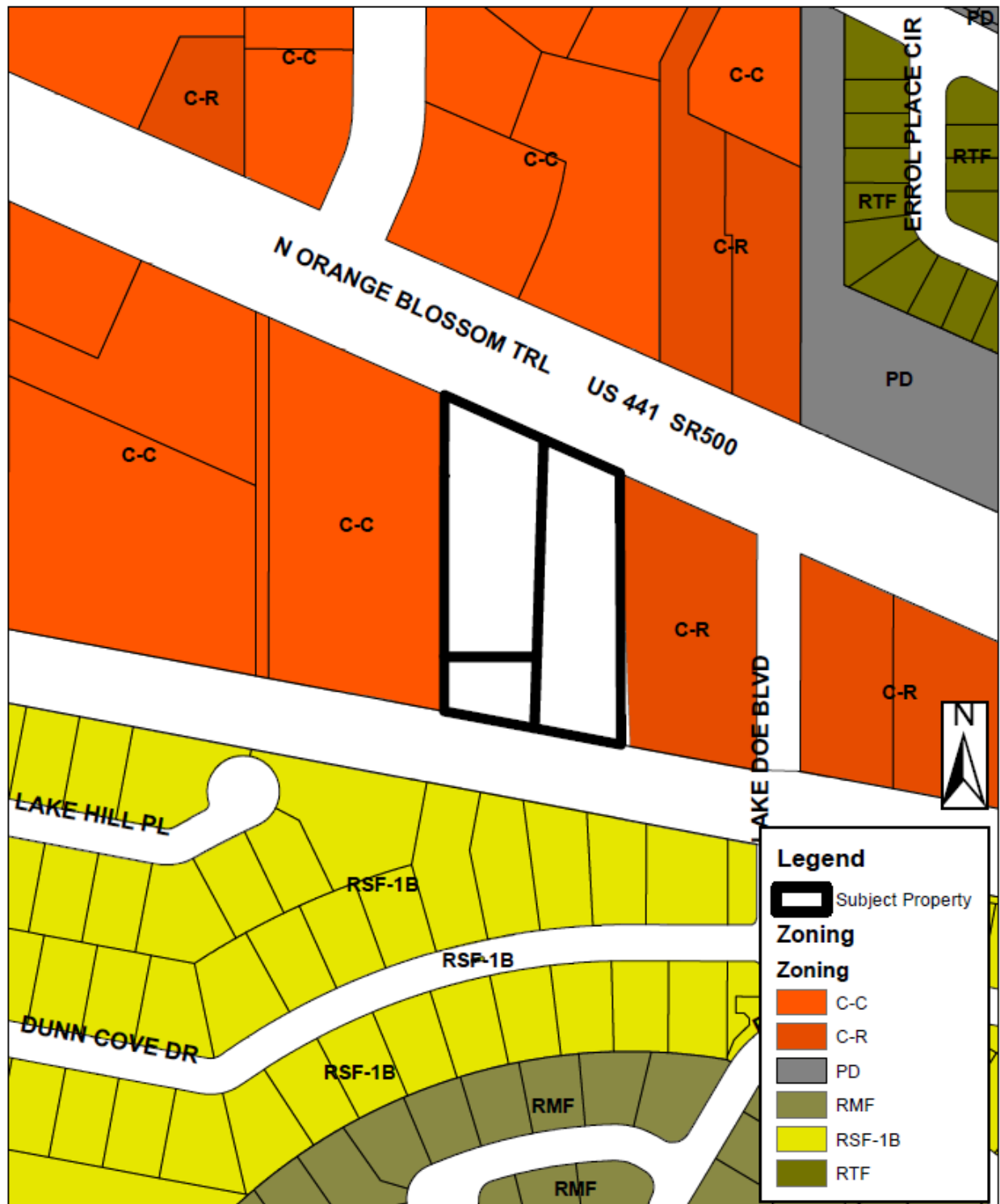
VICINITY MAP



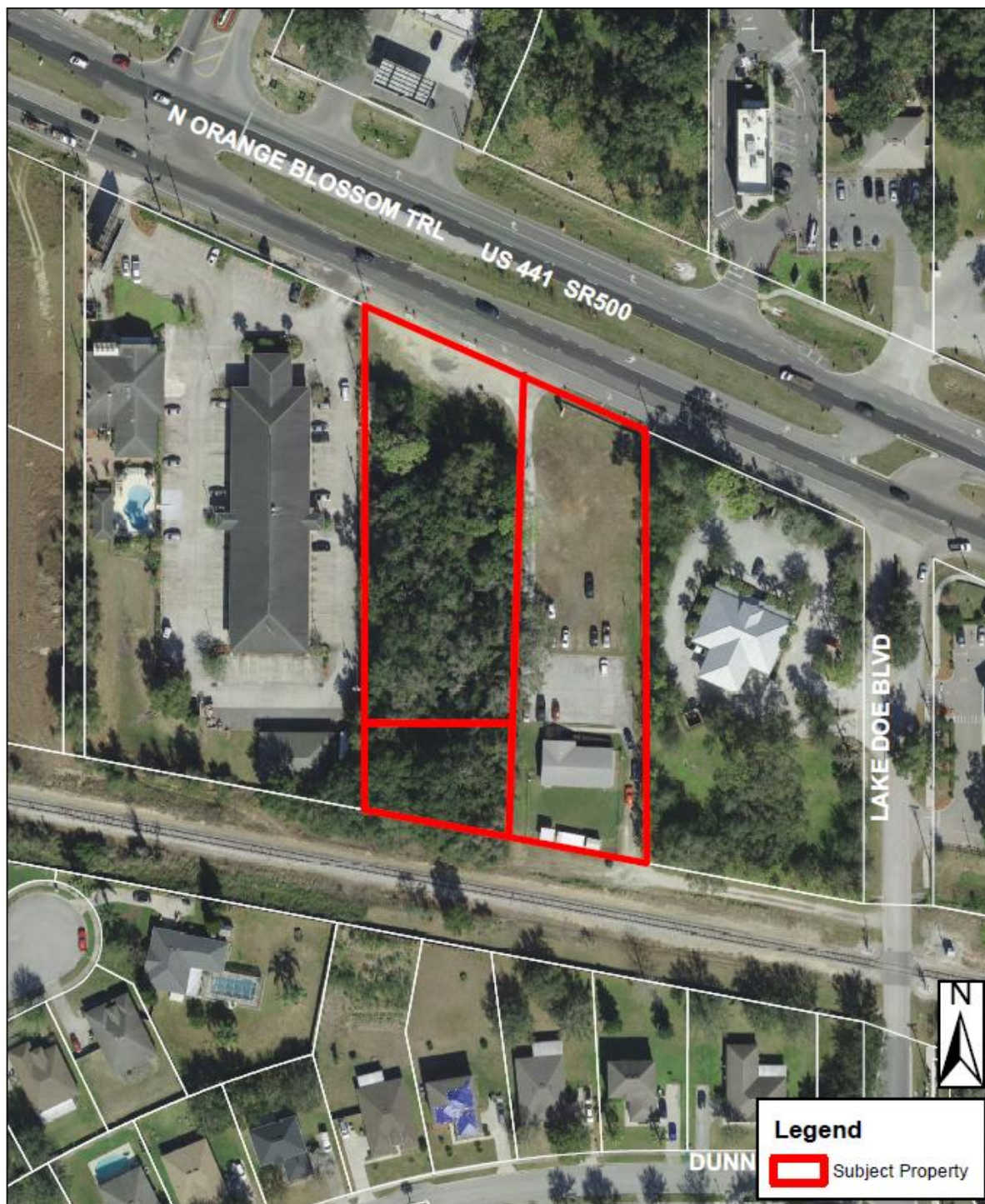
FUTURE LAND USE MAP

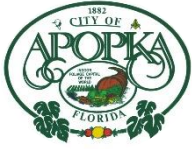


ADJACENT ZONING



ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT	MEETING OF:	September 14, 2021
☐ BUSINESS	FROM:	Community Development
☒ PUBLIC HEARING	EXHIBITS:	Zoning Report
☐ SITE PLAN		Vicinity Map
☐ SPECIAL REPORT		Future Land Use Map
☐ OTHER		Adjacent Zoning Map
		Adjacent Uses Map

**SUBJECT &
REQUEST:**

CHANGE OF ZONING – 1506 ROCK SPRINGS ROAD

**FROM: T (TRANSITIONAL DISTRICT)
TO: C-COR (CORRIDOR COMMERCIAL DISTRICT)**

SUMMARY:

OWNER/APPLICANT:	Mary F. Reid Estate c/o Jonathan Huels
PARCEL ID NUMBERS:	33-20-28-0000-00-029
LOCATION:	North of E. Welch Road and west of Rock Springs Road
FUTURE LAND USE:	Commercial
EXISTING USE:	Single Family Home
CURRENT ZONING:	T (Transitional District)
PROPOSED ZONING:	C-COR (Corridor Commercial District)
TRACT SIZE:	3.99 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING: Single Family Home PROPOSED: Gas station, medical office, and coffee shop

RECOMMENDED MOTION:

Recommend approval of the proposed Change of Zoning from T (Transitional District) to C-COR (Corridor Commercial District) for the properties owned by Mary F. Reid Estate., located at 1506 Rock Springs Road.

PLANNING COMMISSION – SEPTEMBER 14, 2021
CHANGE OF ZONING – 1506 ROCK SPRINGS ROAD
PAGE 2

PROJECT SUMMARY: The subject property was annexed into the City on March 6, 2019 by Ordinance Number 2713. The subject property is approximately 3.99 acres in total and a single-family detached home is currently on the property. The proposed C-COR zoning is compatible with the property as the purpose of this zoning designation is to “provide lands that accommodate a moderate range of primarily commercial uses along commercial corridors, in ways that support infill and redevelopment.”

COMPREHENSIVE PLAN COMPLIANCE: The proposed C-COR (Corridor Commercial District) zoning is consistent with the existing Commercial (.25 Floor Area Ratio) Future Land Use Designation. Site development cannot exceed the intensity allowed by policies in the Comprehensive Plan, and cannot exceed more than .25 floor area ratio.

Future Land Use Element

Policy 3.1.i

Commercial

The primary use shall be for business, commerce, and convenience shopping which may be neighborhood or community oriented. The maximum floor area ratio shall be .25 gross floor area. Institutional land uses of less than five acres; and public facilities or utilities of less than five acres.

The expansion of strip commercial areas shall be prohibited except in infill areas.

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 June 22, 2021.

PUBLIC HEARING SCHEDULE:

September 14, 2021 – Planning Commission (5:30 pm)

October 6, 2021 – City Council (1:30 pm) – 1st Reading

October 20, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

September 3, 2021 – Public Notice and Notification (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDED MOTION:

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 T (Transitional District) to C-COR (Corridor Commercial District) for the properties owned by Mary F. Reid Estate, located at 1506 Rock Springs Road.

Recommended Motion – Planning Commission: 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 T (Transitional District) to C-COR (Corridor Commercial District) for the properties owned by Mary F. Reid Estate, located at 1506 Rock Springs Road.

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.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	County Commercial	County C-1	Retail Shops
East (City)	Residential Very Low Suburban	PD	Wekiva Plaza Shopping Center
South (City)	Commercial	PD	Walgreens
West (County)	County Low Medium Density Residential	A-2	Rock Springs and Palm Isle Mobile Home Park

**LAND USE & TRAFFIC
COMPATIBILITY:**

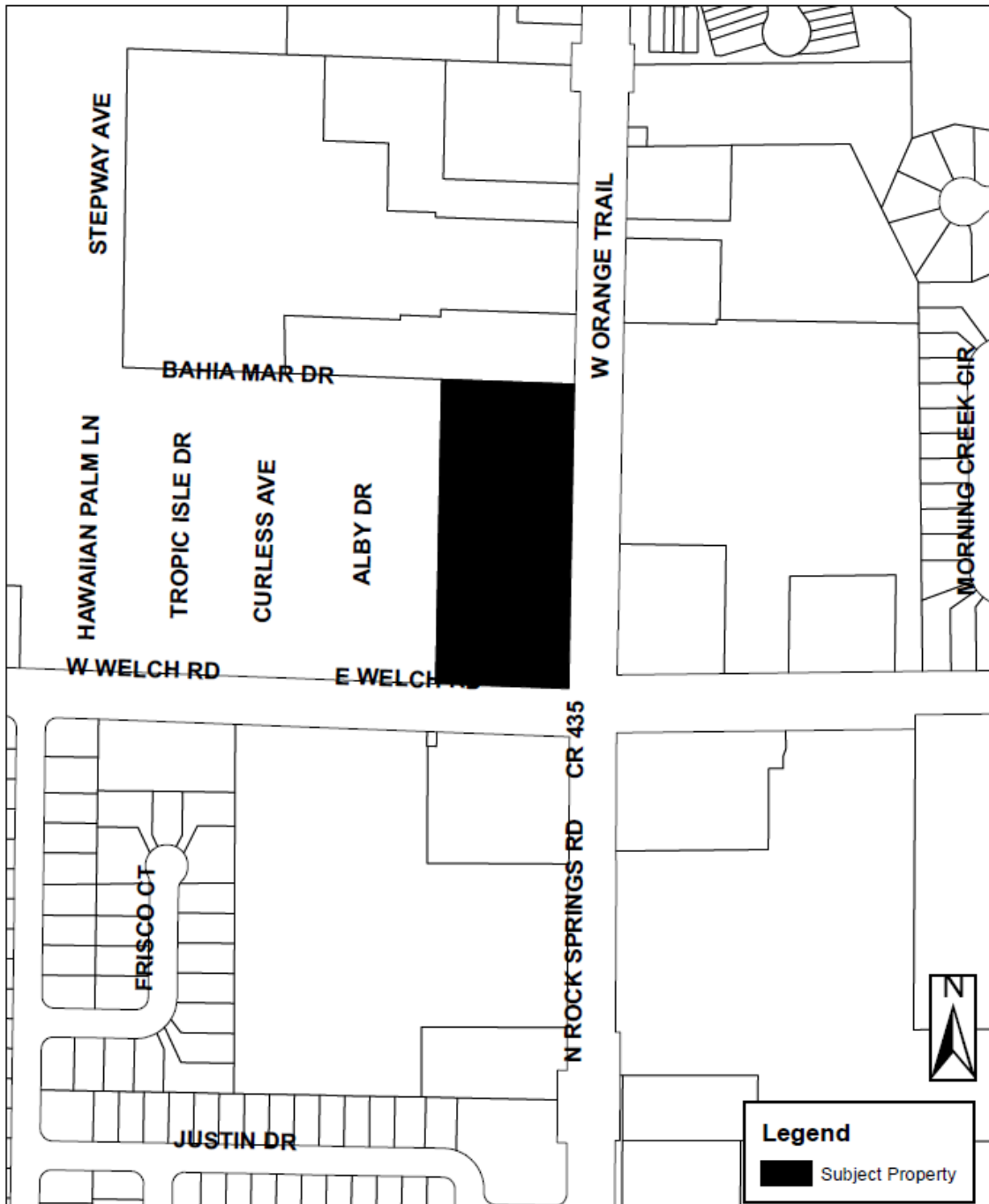
The property is currently accessed from Welch Road and Rock Spring Road

**COMPREHENSIVE PLAN
COMPLIANCE:**

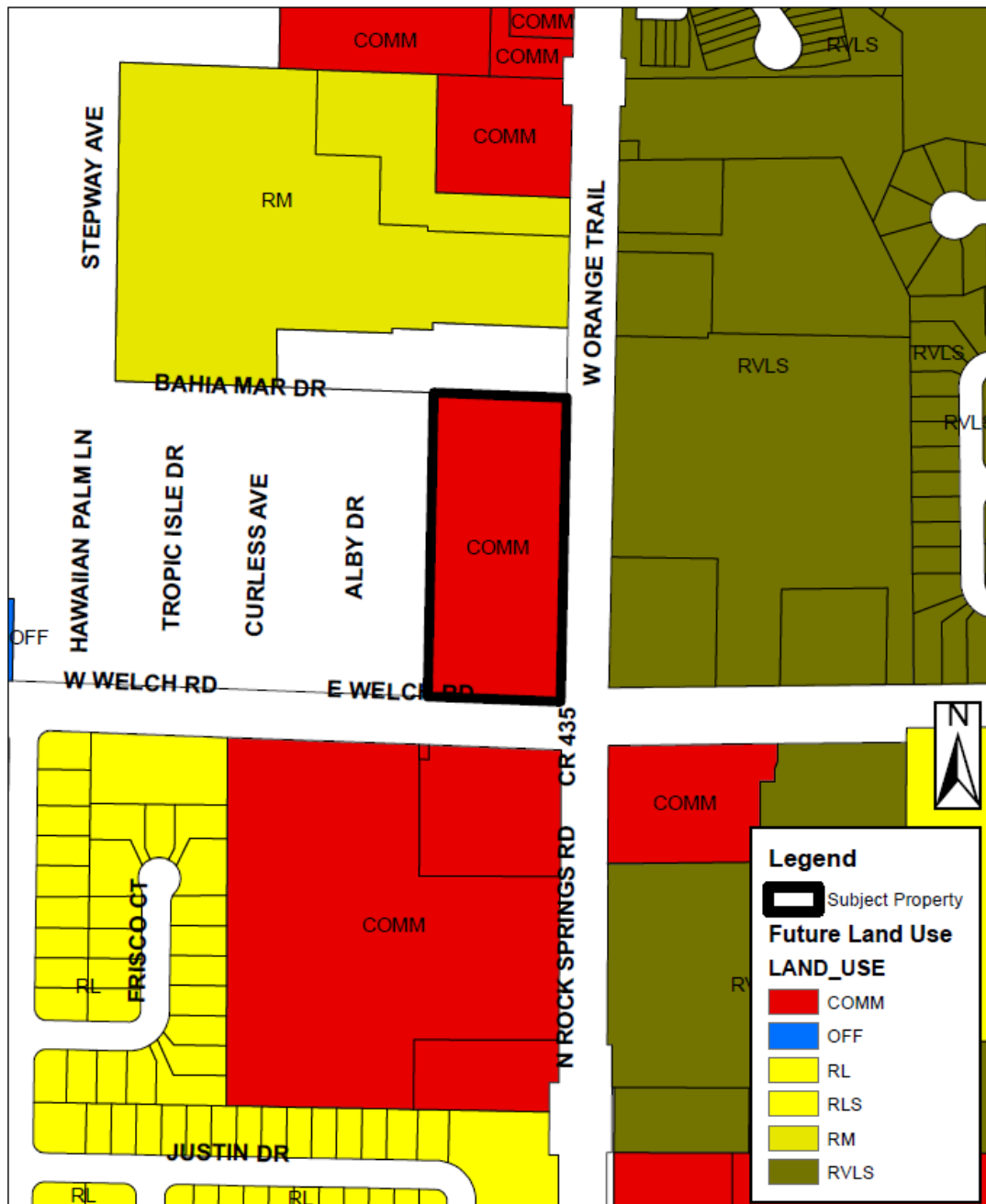
The proposed C-COR zoning is consistent with the existing Future Land Use designation, Commercial, and with the character of the surrounding area. Development Plans shall not exceed the density policies in the Comprehensive Plan.

1506 Rock Springs Road
3.99 +/- acres
Rezoning
From: T, Transitional District
To: C-COR, Corridor Commercial District
Parcel ID #: 33-20-28-0000-00-029

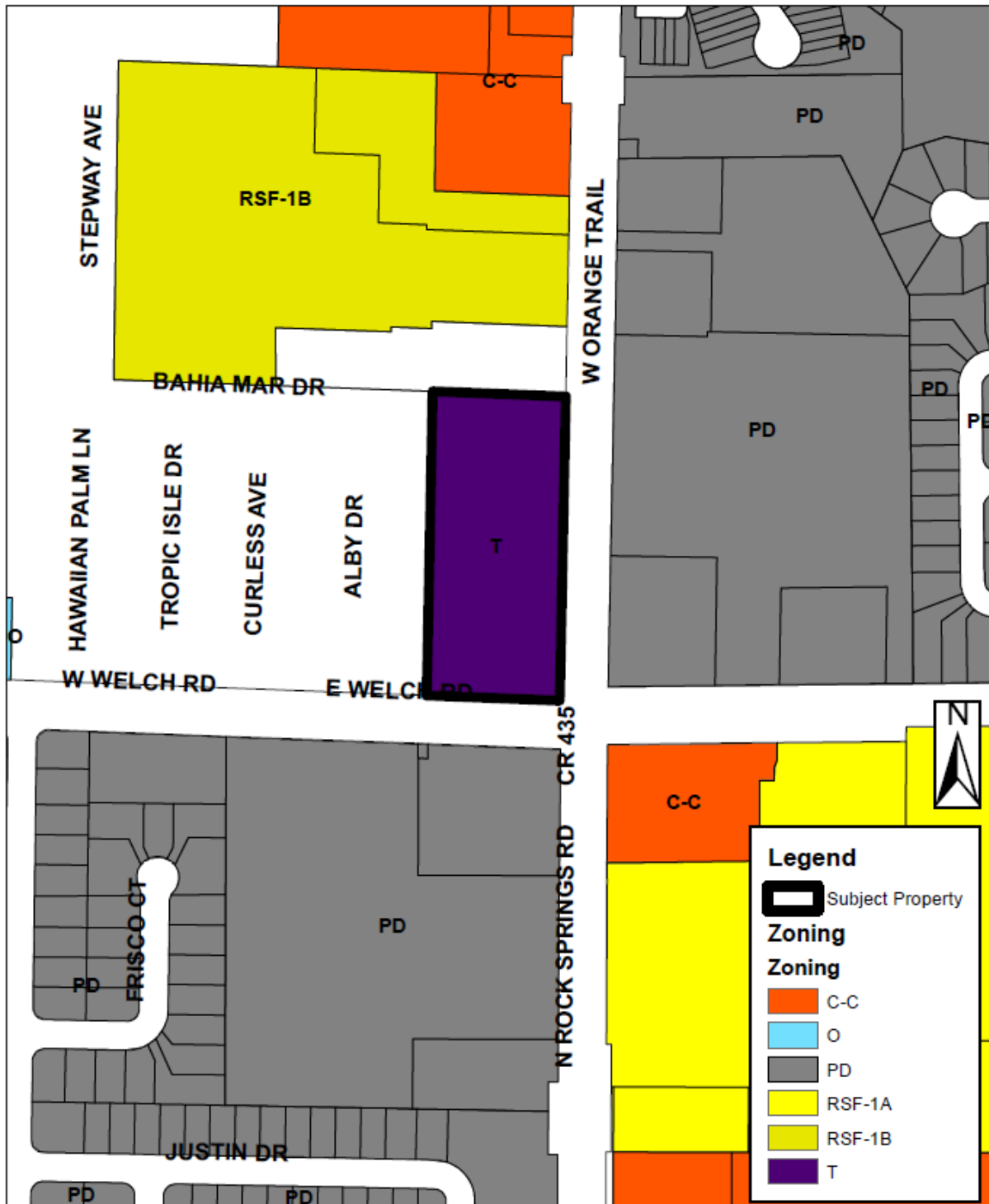
VICINITY MAP



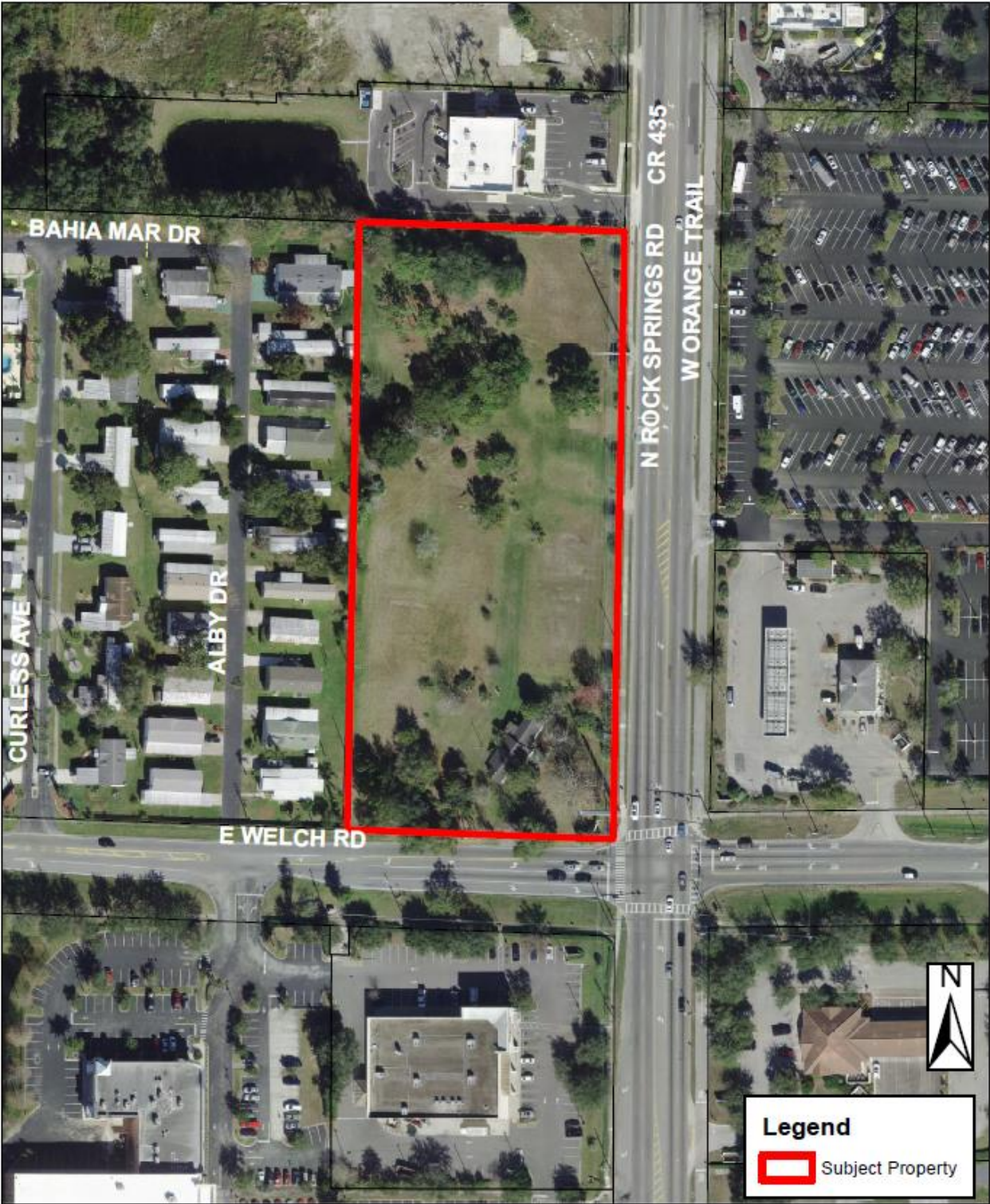
FUTURE LAND USE MAP

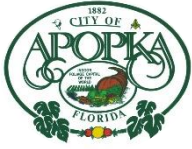


ADJACENT ZONING



ADJACENT USES





CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT
☐ BUSINESS
☒ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORT
☐ OTHER

MEETING OF: September 14, 2021
FROM: Community Development
EXHIBITS: Zoning Report
Vicinity Map
Future Land Use Map
Adjacent Zoning Map
Adjacent Uses Map
OCPS Capacity
Determination Letter

**SUBJECT &
REQUEST:**

CHANGE OF ZONING – NORTHWEST CHURCH

FROM: PD (PLANNED DEVELOPMENT DISTRICT)
**TO: RSF-1B (RESIDENTIAL SINGLE-FAMILY DISTRICT -
LARGE LOT)**

SUMMARY:

OWNER/APPLICANT: Directions Fellowship, Inc.
PARCEL ID NUMBER: 06-21-28-7172-15-130
LOCATION: South of Schopke Road and east of Plymouth Sorrento Road
FUTURE LAND USE: Low Density Residential (0-5 dwelling units per acre)
EXISTING USE: Single-Family Home and sheds
CURRENT ZONING: PD (Planned Development District)
PROPOSED ZONING: RSF-1B (Residential Single-Family District – Large Lot)
TRACT SIZE: 14.7 +/- acres
MAXIMUM ALLOWABLE
DEVELOPMENT: EXISTING: 47 Dwelling Units (From PD Ordinance No. 2363)
PROPOSED: 73 Dwelling Units

RECOMMENDED ACTION:

Recommend approval of the proposed Change of Zoning from PD (Planned Development District) to RSF-1B (Residential Single-Family District – Large Lot) for the property owned by Directions Fellowship, Inc., located south of Schopke Road and East of Plymouth Sorrento Road.

PLANNING COMMISSION – SEPTEMBER 14, 2021
CHANGE OF ZONING – NORTHWEST CHURCH
PAGE 2

PROJECT SUMMARY: The subject property was annexed into the City on September 3, 1997 and December 16, 1998 by Ordinance Numbers 1104 and 1195, respectively. The subject property is approximately 14.7 acres in total and a manufactured home is located on one parcel. The proposed RSF-1B zoning is compatible with the property due to the RSF-1B zoning being found in the vicinity, along with subdivisions that are developed in a manner similar to the standards of the RSF-1B zoning. The applicant has expressed interest in developing a church on the subject property. A church requires a Special Exception in the proposed RSF-1B zoning. Upon approval of the rezoning, the applicant will apply for a Special Exception to permit the church use on the property. The existing PD Ordinance permits 47 single-family homes, and does not permit places of worship.

COMPREHENSIVE PLAN COMPLIANCE: The proposed RSF-1B (Residential Single-Family 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 policies in the Comprehensive Plan.

Future Land Use Element

1. Policy 3.1.e

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.

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 July 9, 2021.

PUBLIC HEARING SCHEDULE:

September 14, 2021 – Planning Commission (5:30 pm)

October 6, 2021 – City Council (1:30 pm) – 1st Reading

October 20, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:

September 3, 2021 – 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 PD (Planned Development District) to RSF-1B (Residential Single-Family District – Large Lot) for the property owned by Directions Fellowship, Inc., located south of Schopke Road and east of Plymouth Sorrento Road.

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 PD (Planned Development District) to RSF-1B (Residential Single-Family District – Large Lot) for the property owned by Directions Fellowship, Inc., located south of Schopke Road and east of Plymouth Sorrento Road.

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.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	AG	AG	Schopke Road and Nurseries
East (County)	LD	A-1	Vacant
South (County)	LD	A-1	Single-Family Homes
West (County and City)	County LD and City RLS	County A-1 and City RSF-1A	Plymouth Sorrento Road and Nurseries and Single-Family Homes

**LAND USE & TRAFFIC
COMPATIBILITY:**

The property is currently accessed from Plymouth Sorrento Road.

**COMPREHENSIVE PLAN
COMPLIANCE:**

The proposed RSF-1B zoning is consistent with the existing and proposed Future Land Use designation, Low Density Residential, and with the character of the surrounding area. Development Plans shall not exceed the density policies in the Comprehensive Plan.

Rezoning:

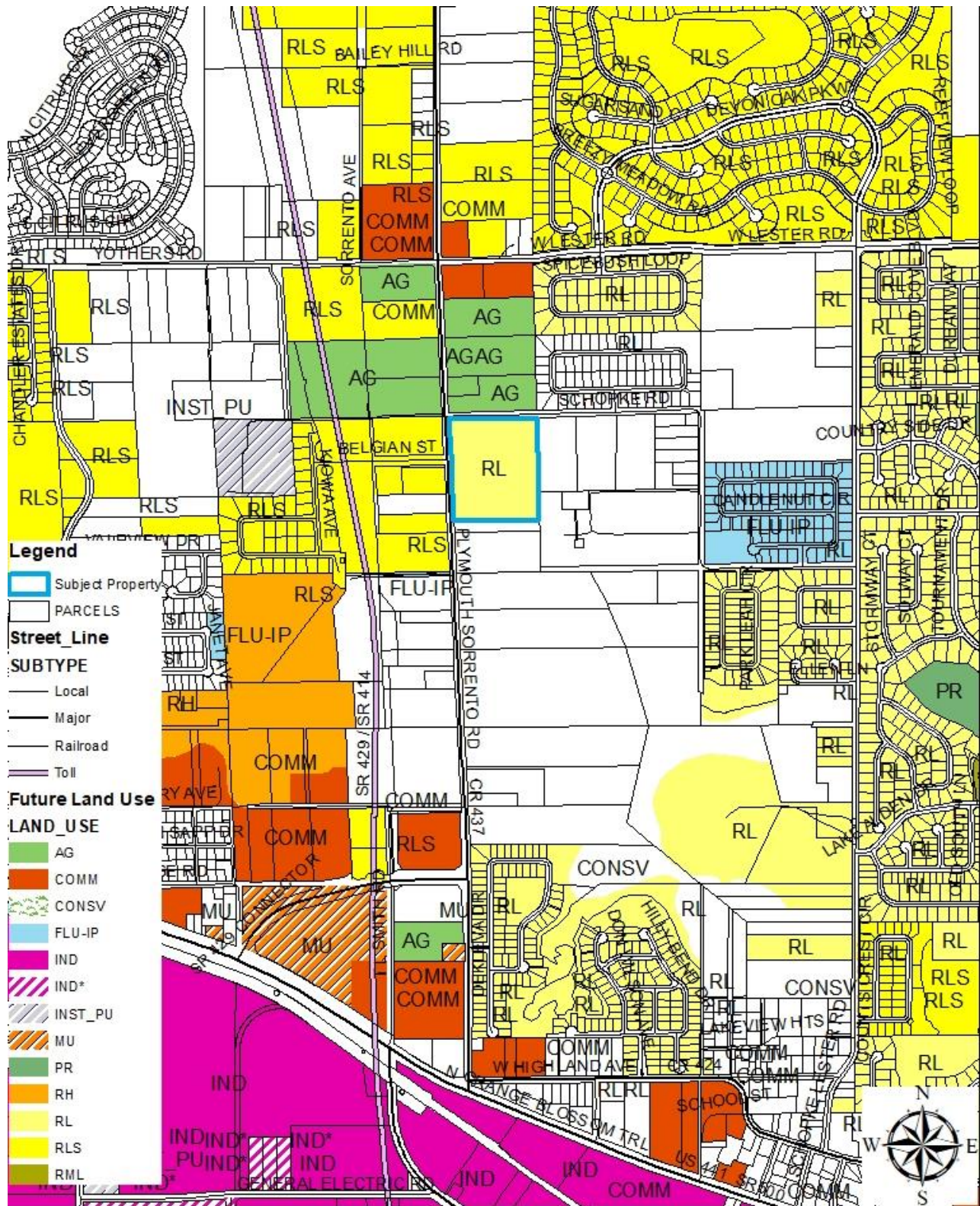
Parcel ID #: 06-21-28-7172-15-130

VICINITY MAP

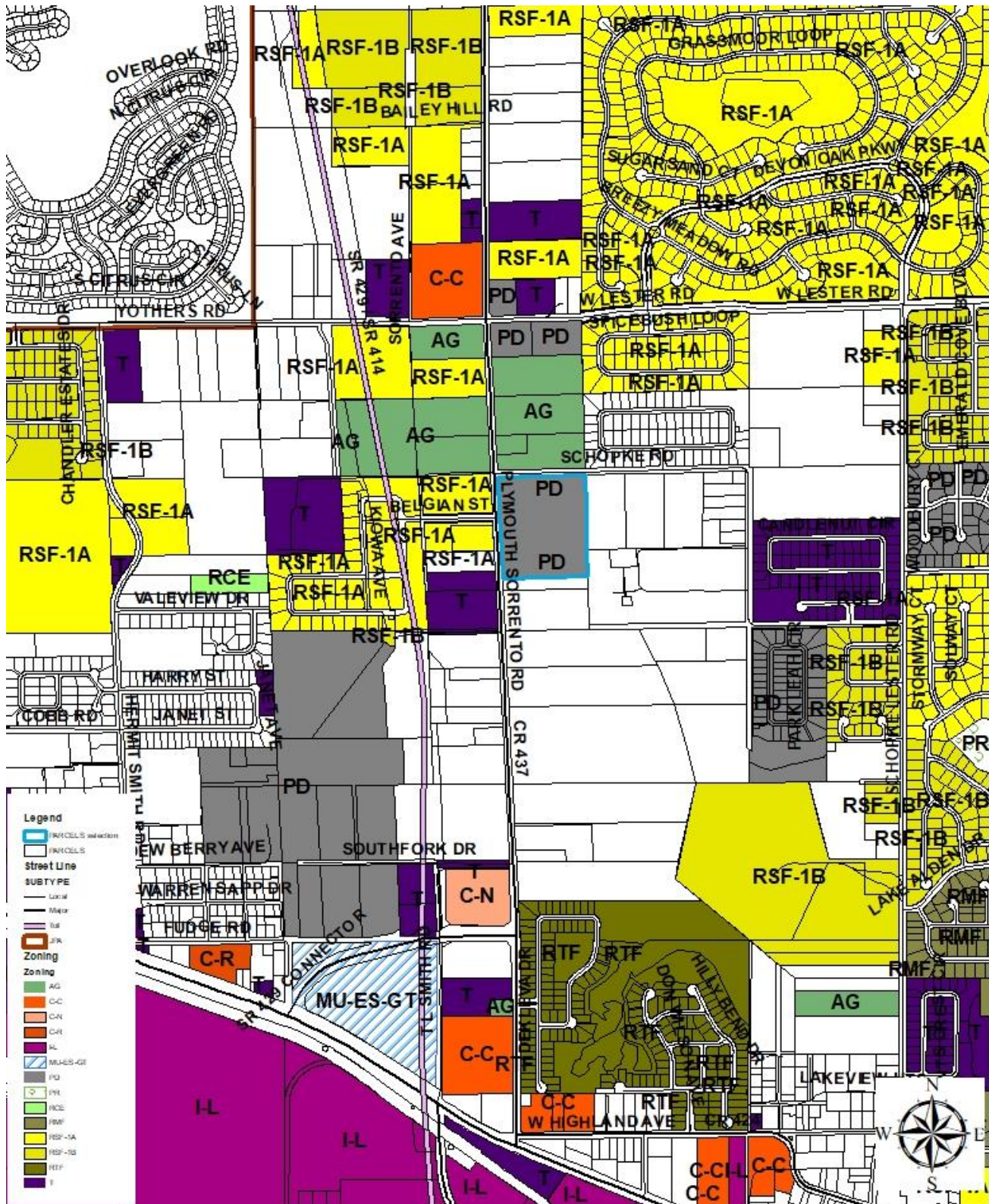


(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

FUTURE LAND USE MAP

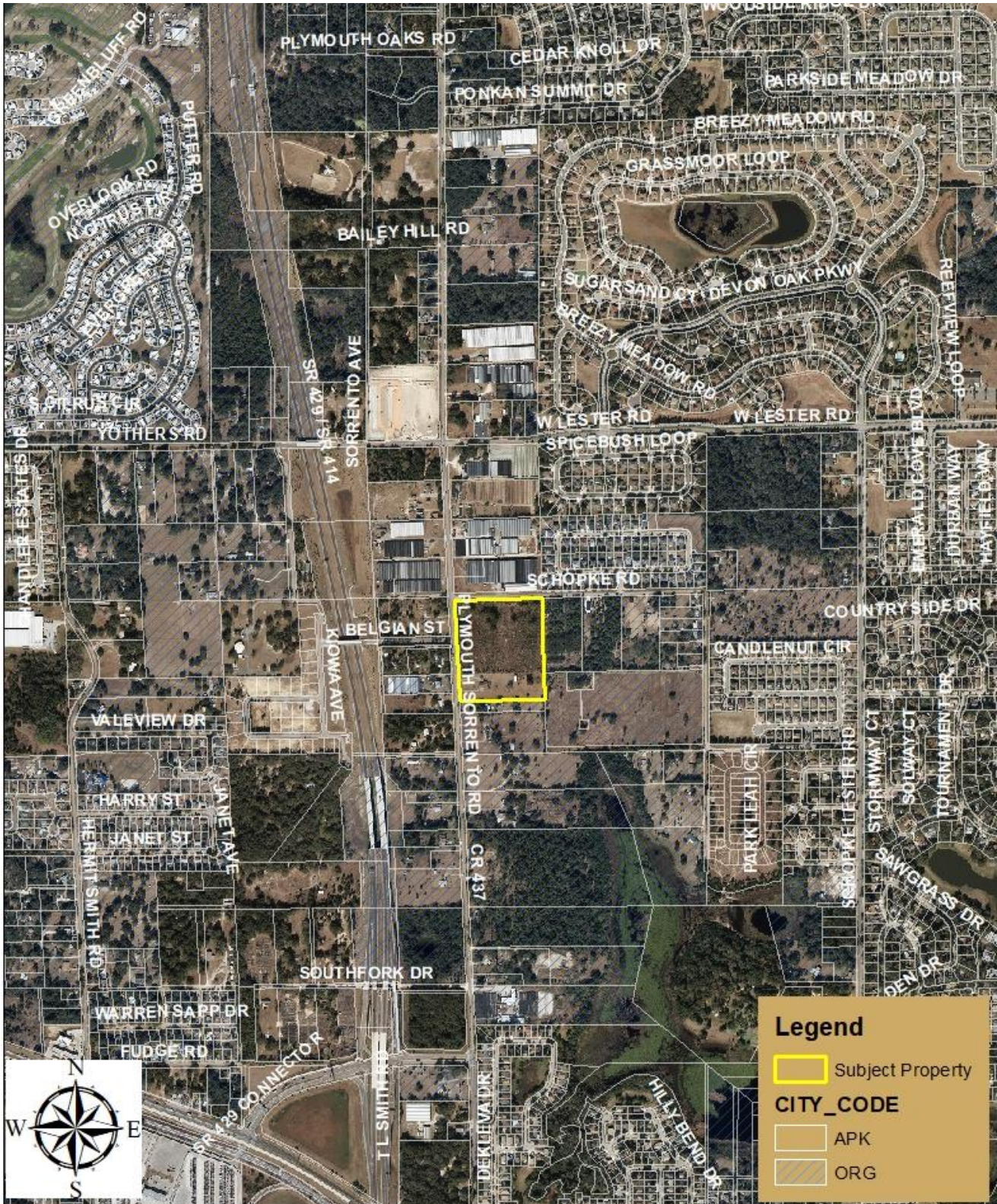


ADJACENT ZONING



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

ADJACENT USES



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



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

FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

August 25, 2021

VIA E-MAIL: JHUHN@FEG-INC.US

Peter A. Brunton
Northwest Church
5498 Clarcona Ocoee Road
Orlando, FL 32810

Application: **APK-21-022 Northwest Church**

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	☐ FLUM ☒ Rezoning ☐ Amendment or Extension
Development Application #:	TBD
Project Name:	Northwest Church
OCPS Completed Application Date:	August 20, 2021
Parcel #(s):	06-21-28-7172-15-130
Requested New Units (#):	SF: 26 MF: 0 TH: 0
Vested Unit(s):	SF: 47 MF: 0 TH: 0
Total Project Units:	73
School Board District:	# 7

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Wolf Lake ES	Wolf Lake ES	Apopka HS
Jurisdictional Analysis	N/A	N/A	Apopka - 62.6% Orange County - 37.4%

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from the City of Apopka.

This determination expires on February 19, 2022. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from the City by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of the City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher Mills'.

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis

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

Attachment A



Facilities Planning
Orange County Public Schools

School Capacity Determination

User ID #: 109591 August 23, 2021 15:31:12

Project ID:

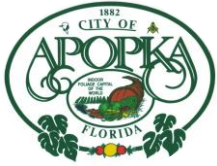
CEA – APK – 21 – 022

Valid Until: February 19, 2022

Project Name: NORTHWEST CHURCH			
Unvested Units	Single Family Units:	26	Vested Units
	Multi Family Units:	0	
	Town Homes Units:	0	
	Single Family Units:	47	
	Multi Family Units:	0	
	Town Homes Units:	0	

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	DD		
	School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	828	1,150	3,232
	Enrollment (2019-2020)	1,069	1,451	3,422
	Utilization (2019-2020)	129.0%	126.0%	106.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	0	0	0
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	119	132	0
	Reserved Capacity	0	75	52
	Adjusted Utilization	143.5%	144.2%	107.5%
	Adjusted Available Seats	0	0	0
	Analysis of Proposed Development			
	Students Generated	4.966	2.470	3.406
	Adjusted Utilization	144.1%	144.4%	107.6%
	PASS/FAIL	FAIL*	FAIL*	FAIL
	Number of Seats to Mitigate	4.966	2.470	3.406

WOLF LAKE ES	*PASS – SCHEDULED FOR RELIEF IN 2022.
WOLF LAKE MS	*PASS – SCHEDULED FOR RELIEF IN 2022.
APOPKA HS	ADJUSTED FISH REFLECTS CORE CAPACITY.



CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT	MEETING OF:	September 14, 2021
☐ BUSINESS	FROM:	Community Development
☒ PUBLIC HEARING	EXHIBITS:	Vicinity Map
☐ SITE PLANS		PD Master Plan/MDP
☐ SPECIAL REPORTS		Building Elevations
☐ OTHER:		OCPS Capacity Determination

**SUBJECT &
REQUEST:**

CHANGE OF ZONING:

- FROM TRANSITIONAL (T)
- TO PD (PLANNED DEVELOPMENT), AND
- APPROVAL OF PD MASTER PLAN/MAJOR DEVELOPMENT PLAN
– 2302 OCOEE-APOPKA ROAD

SUMMARY:

OWNER:	Francis X Heidrich, Jr. and Cathy Tolbert Campbell
APPLICANT:	First Team Commercial, LLC
LOCATION:	2302 Ocoee-Apopka Road (Northwest corner of the intersection of Keene Road and Ocoee-Apopka Road)
PARCEL ID #:	20-21-28-0000-00-009
EXISTING USE:	Vacant
CURRENT ZONING:	T (Transitional)
MAXIMUM ALLOWABLE DEVELOPMENT UNDER FLUM:	EXISTING FLU: 222 dwelling units PROPOSED FLU: 371 dwelling units
TRACT SIZE:	21.56 +/- acres (14.08+/- developable acres)

ADDITIONAL INFORMATION: The subject property is approximately 21.56 acres in size and is zoned Transitional (T) and has a future land use designation of HDR-15, which permits a maximum of 15 dwelling units per acre. A large-scale future land use amendment is scheduled for adoption before the City Council on October 6, 2021, which will change the future land use of the of the property to HDR-25, which permits a maximum density of 25 dwelling units per acre. The subject property is located on the northwest corner of the intersection of Keene Road and Ocoee-Apopka Road, specifically at 2302 Ocoee-Apopka Road. The proposed change of zoning to PD (Planned Development) is being requested by the prospective developer, who proposes to construct a 304-unit apartment complex in a total of eight buildings at a maximum density of 18.41 dwelling units per acre. Permitted uses in the PD is limited to Multi-Family Residential uses. Prohibited uses are all uses other than Multi-Family Residential uses. The applicant is requesting a rezoning of the property to PD instead of a conventional zoning district to implement the HDR-25 Future Land Use Designation on the property, which is not compatible with any standard zoning districts in the City and requires a Planned Development (PD) to be implemented.

PROJECT DESCRIPTION: The PD Master Plan/Major Development Plan proposes the development of an apartment complex consisting of 304-units in eight buildings that is located on 21.56 acres with a maximum allowable density of 18.41 dwelling units per acre, which is 6.59 dwelling units less than the allowable maximum density of 25 dwelling units per acre permits. Of the 21.56 acres, approximately 5.05 acres are located in Medicine Lake, and 2.43 are located within the floodplain of Medicine Lake. The developable land area is approximately 14.08 acres.

A total of eight apartment buildings with four, three story, and four, four story buildings are provided. Access to the site is proposed via full access located on Ocoee-Apopka Road. A secondary emergency access is located on the northern portion of the site. Per the requirements of the Land Development Code, a southbound right turn lane leading into the site from Ocoee-Apopka Road will be provided. In addition, a northbound left turn lane leading into the site from Ocoee-Apopka Road is provided. The apartment complex is proposed to be gated. A total of 541 parking spaces are proposed, which is a ratio of 1.78 parking spaces per dwelling unit. 357 are regular parking spaces, 28 are hybrid/electric/low energy spaces, 110 are pervious parking spaces in accordance with Policy 16.2 of the Future Land Use Element of the Comprehensive Plan which requires development with more than 100 parking spaces to provide a minimum of 20% of the parking spaces in pervious area, 12 are accessible spaces, and 34 are spaces located within a garage. 15.2 short term and 76 long term bicycle parking spaces will be provided.

Of the 21.56 acres, 8.9 acres are reserved for open space which is in excess of the minimum Land Development Code requirement of 30-percent open space for developments zoned PD. Site amenities includes a swimming pool, a dog park, dog wash station and outdoor grilling stations. A 12-foot wide bike trail will be dedicated to the City that is proposed for construction along the Ocoee-Apopka Road frontage. 2.43 acres of the site are reserved for floodplain conservation that is located in the southern portion of the site around the perimeter of Medicine Lake. Landscape buffers will be provided along the Ocoee-Apopka Road frontage and the northern property line. Landscape materials include Holly, Magnolia, Live Oak, Sabal Palm, and Viburnum are proposed.

The applicant is requesting a rezoning of the property to PD instead of a conventional zoning district to implement the HDR-25 Future Land Use Designation on the property, which is not compatible with any standard zoning districts in the City and requires a Planned Development (PD) to be implemented. In addition, the applicant is requesting a rezoning to PD to allow for a unique and thoughtful development of Mixed-Use-East-Shore-Gateway (MU-ES-GT) subdistrict compatible uses while incorporating extensive natural preservation and environmental protection areas as passive site amenities. The PD provides for both

internal and external pedestrian connection to on-site amenities and surrounding future development areas. The PD efficiently utilizes the upland property features while also enhancing the preserved natural habitat, tree preservation areas, wetlands and flood plain associated with Medicine Lake.

Per Section 3.7.F.2 of the Land Development Code, the applicant will be required to enter into a Planned Development Agreement. This agreement will address how public facilities will be provided to the development, provisions related to environmental protection, and identification of community benefits. This agreement will be presented to the City Council along with the PD Master Plan/Major Development Plan.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property as depicted on the Master Plan is consistent with the proposed HDR-25 Future Land Use designation as detailed within the Future Land Use Element of the Comprehensive Plan.

SCHOOL CAPACITY REPORT: Orange County Public Schools (OCPS) has indicated that capacity for the proposed development is not available at the elementary school level and is deficient with 30.660 seats at the elementary school level. The property is zoned for the following schools: Wheatley Elementary, Wolf Lake Middle, and Wekiva High.

ORANGE COUNTY NOTIFICATION: Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified on August 9, 2021.

PUBLIC HEARING SCHEDULE:

September 14, 2021 - Planning Commission (5:30 pm)

October 6, 2021 - City Council (1:30 pm) - 1st Reading

DULY ADVERTISED:

August 27, 2021 – Apopka Chief

RECOMMENDED ACTION:

Development Review Committee: Finds the proposed rezoning to Planned Development (PD) consistent with the Comprehensive Plan and Land Development Code and recommends approval of the 2302 Ocoee-Apopka Road PD Master Plan/Major Development Plan.

Recommended Motion: Recommend to approve the rezoning of the subject parcel from Transitional (T) to PD (Planned Development), and approval of the PD Master Plan/Major Development based on the findings and facts presented in the staff report and exhibits.

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.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North	Industrial	I-L (Light Industrial)	Vacant
East	Mixed-Use	MU-ES-GT (Mixed-Use-East-Shore-Gateway), T (Transitional)	Vacant
South	HDR-15	T (Transitional)	Vacant
West	SR 429	N/A	SR 429

LAND USE &

TRAFFIC COMPATIBILITY:

The property is proposed to be accessed via Ocoee-Apopka Road. Internal streets are private and will be owned and maintained by the developer and/or assigns. Future land use designations and zoning categories assigned to properties to the north, south, east, and west are predominantly Industrial, HDR-15, and Mixed-Use.

COMPREHENSIVE PLAN COMPLIANCE:

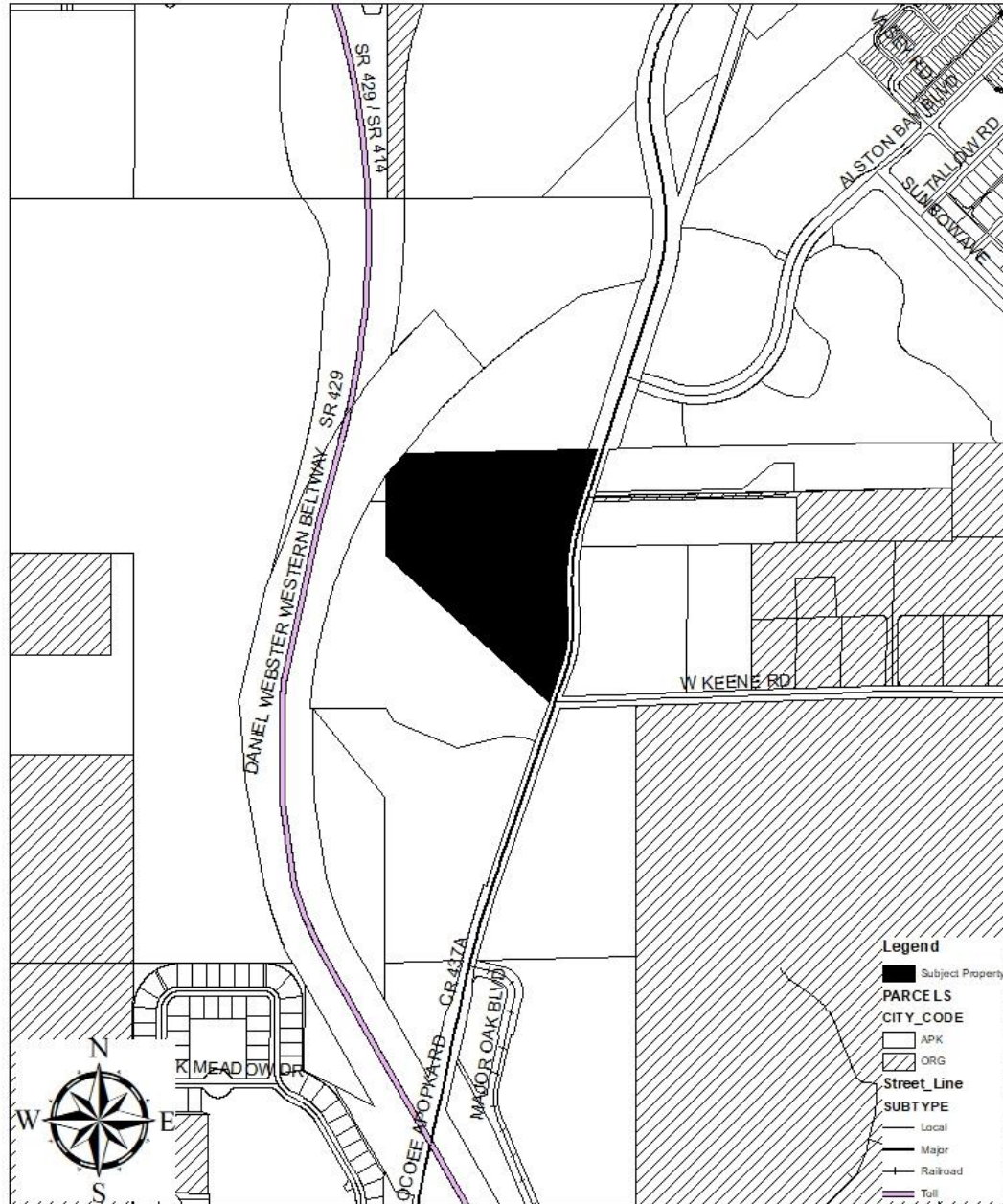
The proposed Planned Development (PD) zoning is compatible with policies set forth in the Comprehensive Plan.

ALLOWABLE USES:

Multi-family residential uses as set forth within the Master Plan.

Project: 2302 Ocoee-Apopka Road
Owned by: Francis X Heidrich, Jr. and Cathy Tolbert Campbell
Parcel ID#: 20-21-28-0000-00-009
Location: 2302 Ocoee-Apopka Road

Vicinity Map



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

FOR OCOEE-APOPKA RD MULTIFAMILY

CITY OF APOPKA, FLORIDA
JULY 20, 2021



4	CANDLER FINE SAND 0-5% SLOPES	37	ST. JOHNS FINE SAND
5	CANDLER FINE SAND 5-12% SLOPES	46	TAVARES FINE SAND
6	CANDLER-APOPKAFINE SANDS	47	TAVARES MILLHOPPER COMPLEX
33	PITS	99	WATER

(AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 8815392)

PARCEL ONE:

THE SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLT COMMITMENT AS REFERENCED ABOVE



N.T.S.

OWNER:

DEVELOPER:

CIVIL ENGINEER:

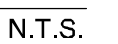
LANDSCAPE ARCHITECT:

APPLICANT:

SURVEYOR:

PREPARED BY

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
189 S. ORANGE AVE, SUITE 1000, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM CA 00000696



MDP0.0	COVER
MDP1.0 - MDP1.3	SURVEY
MDP2.0	EXISTING CONDITIONS PLAN
MDP3.0	OVERALL SITE PLAN
MDP3.1 - MDP3.3	SITE PLAN
MDP4.1 - MDP4.3	PAVING, GRADING AND DRAINAGE PLAN
MDP5.1 - MDP5.3	UTILITY PLAN
MDP6.1	FIRE TRUCK ROUTING PLAN
MDP7.0	FENCING DETAILS
L0.50	TREE MITIGATION PLAN KEY
L0.51 - L0.54	TREE MITIGATION PLAN
L0.55	TREE MITIGATION DATA
L0.56	TREE MITIGATION DATA
L0.57	TREE MITIGATION SPECIFICATIONS
L1.00	LANDSCAPE PLAN KEY
L1.01 - L1.03	LANDSCAPE PLAN
L1.50	LANDSCAPE DETAILS
L1.51	LANDSCAPE SPECIFICATIONS
L2.00	SCHEMATIC IRRIGATION PLAN KEY
L2.01 - L2.03	SCHEMATIC IRRIGATION PLAN
L2.50	IRRIGATION DETAILS
L2.51	IRRIGATION NOTES
L3.00	PRELIMINARY PHOTOMETRIC LAYOUT PLAN

WATER/SEWER:

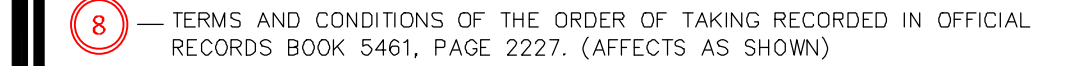
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ELECTRIC :

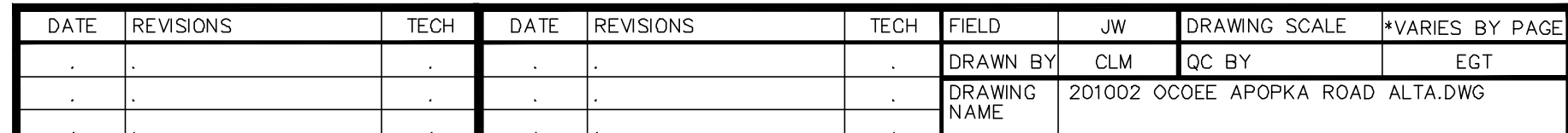
TELEPHONE:

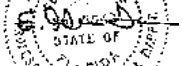
GAS:

LAKE ALOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND ROAD
WINTER PARK, FL 34787
CONTACT: PATRICK NGUYEN
PHONE: (407) 656-2734



SHEET 1 OF 3 (BOUNDARY)
SEE SHEET 2 OF 3 FOR TOPOGRAPHIC SURVEY
SEE SHEET 3 OF 3 FOR TREES




 Digitally signed by E Glenn Turner
 DN: cn=E. Glenn Turner, o=Glenn Turner,
 ou=American Surveying & Mapping, c=US
 Glenn Turner,
 email=glenn.turner@asmcorporate.com
 Date: 2012.01.11 16:17:17 -0500

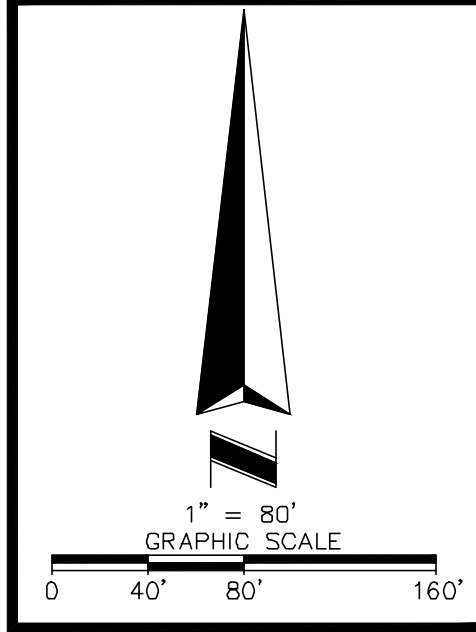
E. GLENN TURNER
 DATE 01/11/12

PROFESSIONAL SURVEYOR & MAPPER NO: 5643
 STATE OF: FLORIDA
 PROJECT NO: 201002

SURVEY PREPARED BY:
 AMERICAN SURVEYING AND MAPPING, INC.
 3191 MAGUIRE BLVD., SUITE 200
 ORLANDO, FL 32803
 CERTIFICATE OF AUTHORIZATION # LB6393
 PHONE: (407) 426-7979
 FAX: (407) 426-9741
 INFO@ASMCORPORATE.COM

NOT VALID WITHOUT AN AUTHENTICATED
 ELECTRONIC SIGNATURE AND AN
 AUTHENTICATED ELECTRONIC SEAL OF A
 FLORIDA LICENSED PROFESSIONAL
 SURVEYOR & MAPPER.

ASM
 3191 MAGUIRE BLVD., SUITE 200
 ORLANDO, FL 32803
 PHONE: (407) 426-7979



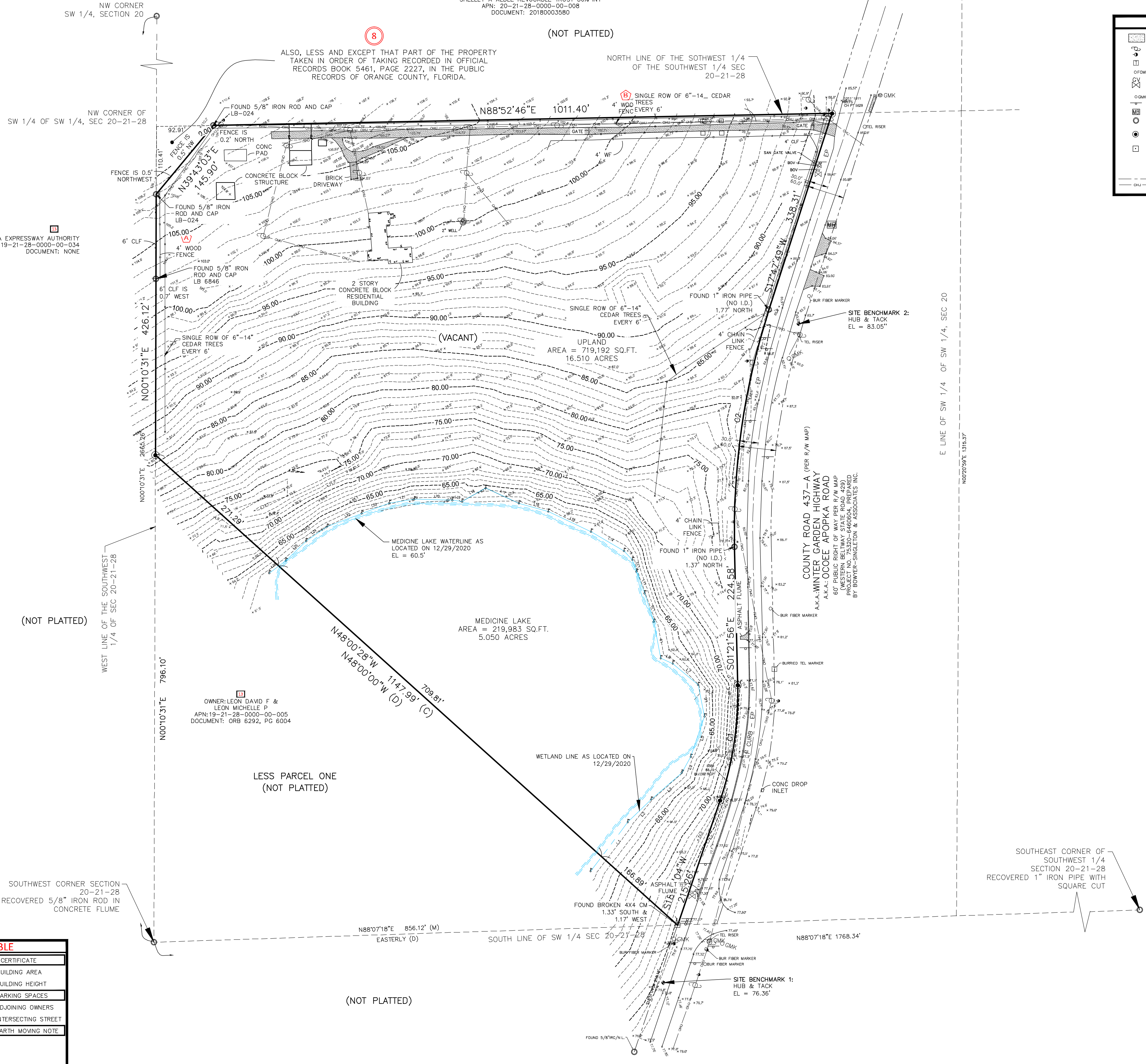
LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE	(R)	RECORD DATA
	UTILITY POLE	(S)	CALCULATED DATA
	GUY ANCHOR	(M)	FIELD MEASURED DATA
	TELEPHONE RISER	BOV	BLOW OFF VALVE
	FIBER OPTIC UTILITY MARKER	CM	CONCRETE MONUMENT
	GAS VALVE	EP	EDGE OF PAVEMENT
	GAS UTILITY MARKER	RV	RECLAIMED WATER VALVE
	SIGN	IP	IRON PIPE
	MAIL BOX	IR	IRON ROD
	RECOVERED MONUMENT AS NOTED	N&D	NAIL & DISK
	SET 1/2" IRON ROD AND CAP	NO.	NUMBER
	CONCRETE MONUMENT AS NOTED	R/W	RIGHT OF WAY
		CLF	CHAIN LINK FENCE
		BUR	BURIED

— CENTERLINE
— OVERHEAD UTILITY LINE

OWNER: CENTRAL FLORIDA EXPRESSWAY AUTHORITY
APN: 19-21-28-0000-00-034
DOCUMENT: NONE

OWNER: ALICIA R NISK REVOCABLE LIVING TRUST 50% INT
SHELLEY A ALBEE REVOCABLE TRUST 50% INT
APN: 20-21-28-0000-00-008
DOCUMENT: 20180003580



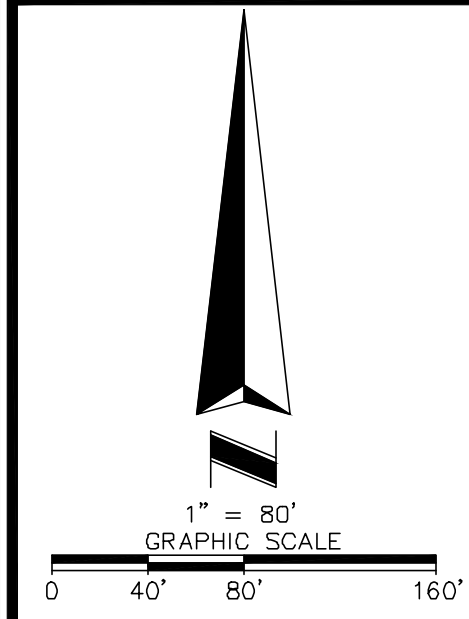
ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Biv	BEARING BASIS	7	SURVEYOR'S CERTIFICATE
3	"TABLE A" FLOOD INFORMATION	6Bvi	CONTIGUITY STATEMENT	7b	"TABLE A" BUILDING AREA
4	"TABLE A" LAND AREA	6Bxi	TITLE COMMITMENT INFORMATION	7c	"TABLE A" BUILDING HEIGHT
5Biii	ACCESS TO PROPERTY	6Cvi	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	9	"TABLE A" PARKING SPACES
5Cii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Dir	NORTH ARROW & SCALE	13	"TABLE A" ADJOINING OWNERS
5Ei	"SCHEDULE B - SECTION 2" ITEMS	6Dii	LEGEND & ABBREVIATIONS	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Dii	VICINITY MAP	16	"TABLE A" EARTH MOVING NOTE
6Bi	TITLE DESCRIPTION	6Di	SURVEYOR'S NOTES		
		6Dv	TYPE OF SURVEY		

ALTA/NSPS LAND TITLE SURVEY

BOUNDARY, TOPOGRAPHIC & TREE SURVEY OF
2302 OCOEE APOPKA ROAD
ORANGE COUNTY
APOPKA, FLORIDA

ASM AMERICAN
SURVEYING
& MAPPING INC.
ORLANDO, FLORIDA 32803
3181 MAGUIRE BLVD., SUITE 200
PHONE (407) 426-7979
WWW.ASMCORPORATE.COM



Type	Count
LAUREL 6"	17
LAUREL 7"	10
LAUREL 8"	6
LAUREL 9"	7
LAUREL 10"	5
LAUREL 11"	2
LAUREL 13"	1
LAUREL 14"	2
LAUREL 15"	2
LAUREL 17"	1
LAUREL 24"	2
Type	Count
MAGNOLIA 7"	1
MAGNOLIA 9"	1
MAGNOLIA 20"	1

Type	Count
OAK 5"	1
OAK 6"	30
OAK 7"	44
OAK 8"	26
OAK 9"	21
OAK 10"	23
OAK 11"	9
OAK 12"	19
OAK 13"	9
OAK 14"	11
OAK 15"	4
OAK 16"	15
OAK 17"	9
OAK 18"	9
OAK 19"	4
OAK 20"	5
OAK 21"	5
OAK 22"	2
OAK 23"	1
OAK 24"	7
OAK 25"	1

Type	Count
OAK 26"	8
OAK 27"	4
OAK 28"	6
OAK 29"	7
OAK 30"	5
OAK 31"	1
OAK 32"	4
OAK 33"	2
OAK 34"	2
OAK 36"	3
OAK 37"	1
OAK 39"	1
OAK 40"	1
OAK 42"	2
OAK 43"	1
OAK 44"	1
OAK 45"	1
OAK 46"	1
OAK 48"	2
OAK 50"	1

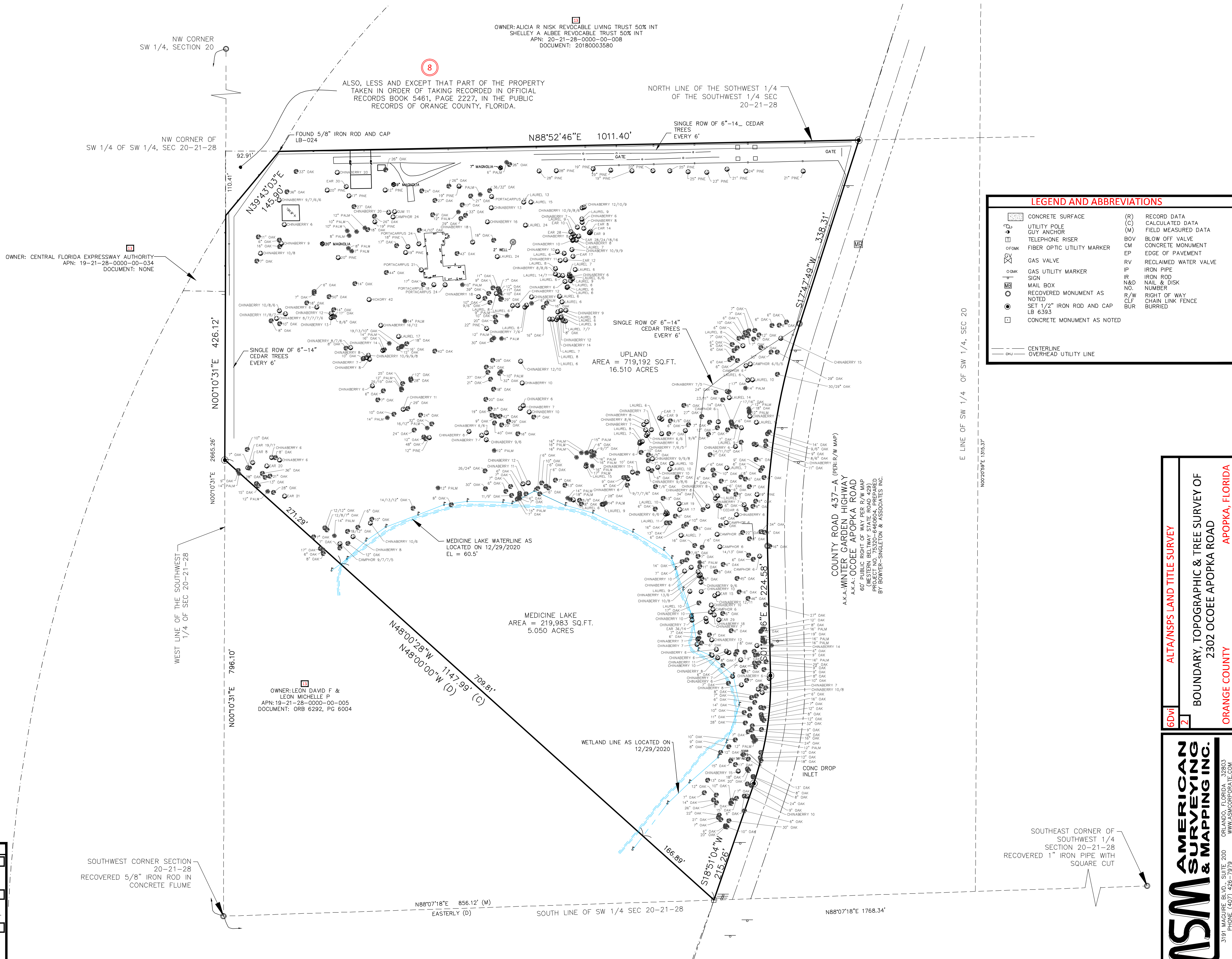
ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE						
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5F	CEMETERY NOTE	6Diie	VICINITY MAP	16	"TABLE A" EARTH MOVING NOTE	
6Bii	TITLE DESCRIPTION	6Diig	SURVEYOR'S NOTES			
		6Dvi	TYPE OF SURVEY			

Tree Table		Tree Table	
Type	Count	Type	Count
CAMPFOR 5"	3	PINE 12"	2
CAMPFOR 6"	7	PINE 17"	1
CAMPFOR 7"	2	PINE 18"	1
CAMPFOR 8"	1	PINE 19"	6
CAMPFOR 9"	1	PINE 20"	3
CAMPFOR 24"	1	PINE 21"	2
Type	Count	PINE 22"	1
CEDAR 6"	1	PINE 23"	1
Type	Count	PINE 24"	1
CUM 11"	1	PINE 25"	2
Type	Count	PINE 28"	2
HICKORY 42"	1	PINE 29"	1

Type	Count
CHINABERRY 6"	42
CHINABERRY 7"	22
CHINABERRY 8"	24
CHINABERRY 9"	14
CHINABERRY 10"	22
CHINABERRY 11"	7
CHINABERRY 12"	10
CHINABERRY 13"	3
CHINABERRY 14"	3
CHINABERRY 15"	2
CHINABERRY 16"	2
CHINABERRY 18"	3
CHINABERRY 20"	2
CHINABERRY 21"	1

Type	Count
EAR 7"	1
EAR 8"	2
EAR 9"	2
EAR 10"	1
EAR 12"	1
EAR 14"	2
EAR 15"	1
EAR 16"	1
EAR 17"	3
EAR 18"	1
EAR 19"	2
EAR 20"	1
EAR 21"	1
EAR 24"	1
EAR 28"	2
EAR 29"	1
EAR 30"	1
EAR 36"	1

Type	Count
PALM 6"	4
PALM 7"	1
PALM 8"	2
PALM 9"	1
PALM 10"	4
PALM 12"	12
PALM 13"	1
PALM 14"	9
PALM 15"	1
PALM 16"	11
PALM 17"	1
PALM 18"	1
Type	Count
PODOCARPUS 18"	1
PODOCARPUS 21"	1
PODOCARPUS 24"	2





FLOOD ZONE:
BASED ON FEMA FLOOD MAP 12095C0120F, DATED SEPTEMBER 25, 2009 SHOWS THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X. AREAS OUTSIDE THE FLOODPLAIN, ZONE AE SURROUNDING MEDICINE LAKE, WITHIN THE FLOOD PLAIN (EL. 72).

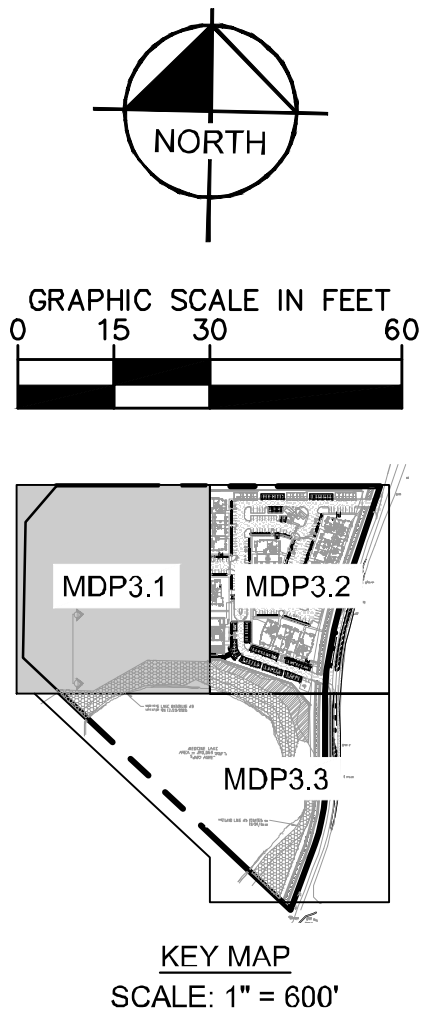
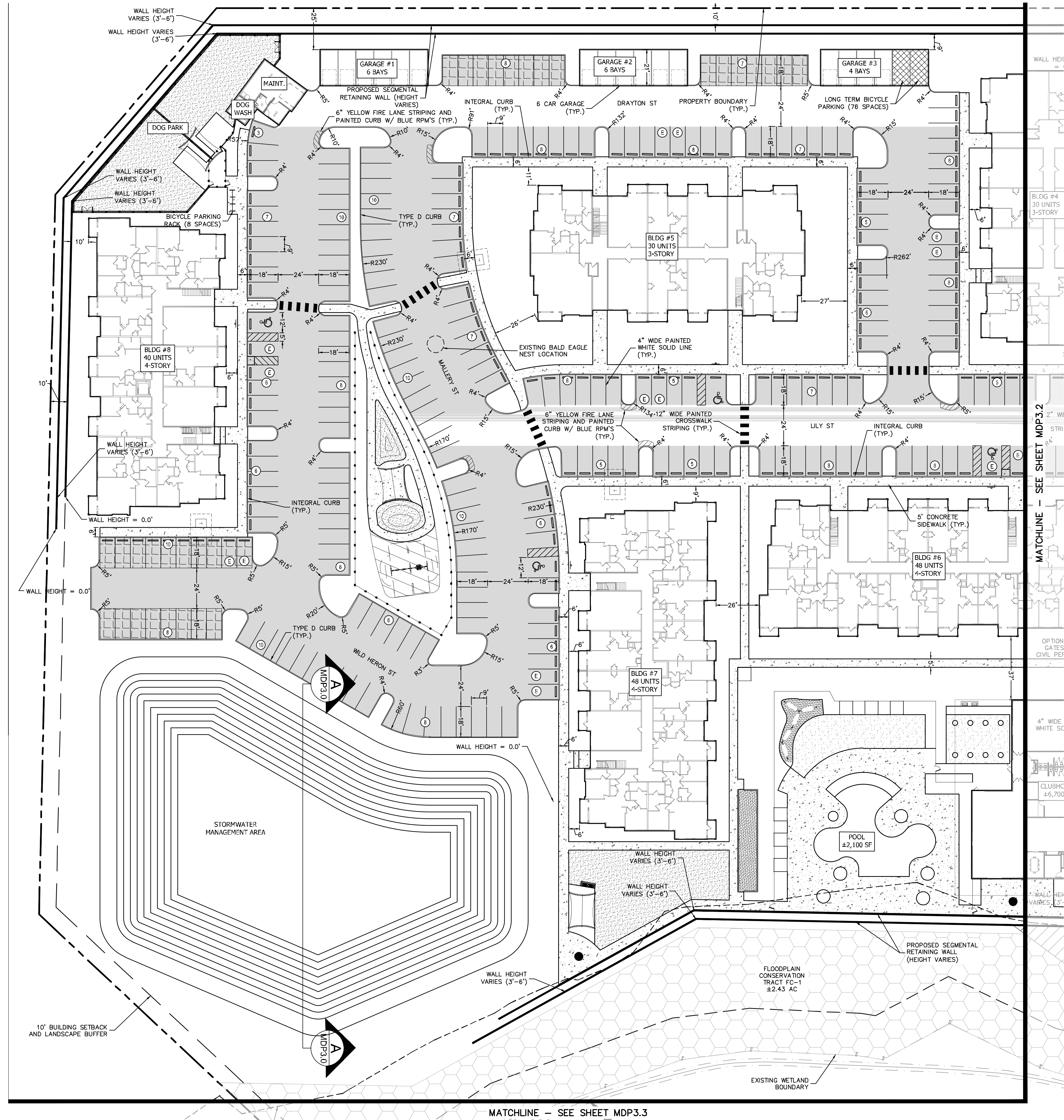
LEGEND
— — — — — PROPERTY LINE
- - - - - EXISTING WETLAND BOUNDARY
- - - - - EXISTING FEMA FLOOD PLAIN

Always call 811 two full business days before you dig to have underground utilities located and marked.



KHA PROJECT 049638000		DATE 07/20/2021		SCALE AS SHOWN		DESIGNED BY JTP		DRAWN BY PAM		CHECKED BY BAL		LICENSURE BENJAMIN A. LEITZEN REGISTERED PROFESSIONAL ENGINEER FLORIDA LICENSE NUMBER 12953		Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 696		No.		REVISIONS		DATE		BY									
EXISTING CONDITIONS PLAN												OCOOE-APOPKA RD MULTIFAMILY												FLORIDA		CITY OF APOPKA		SHEET NUMBER MDP2.0		50	





Always call 811 two full business days before you dig to have underground utilities located and marked.

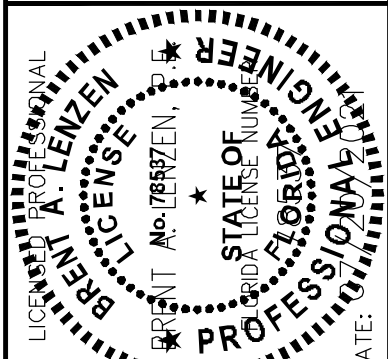
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[illegible]

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KHA PROJECT	DATE	SCALE	AS SHOWN	JTP
049638000	07/20/2021	DESIGNED BY		PAM
		DRAWN BY		BAL
		CHECKED BY		

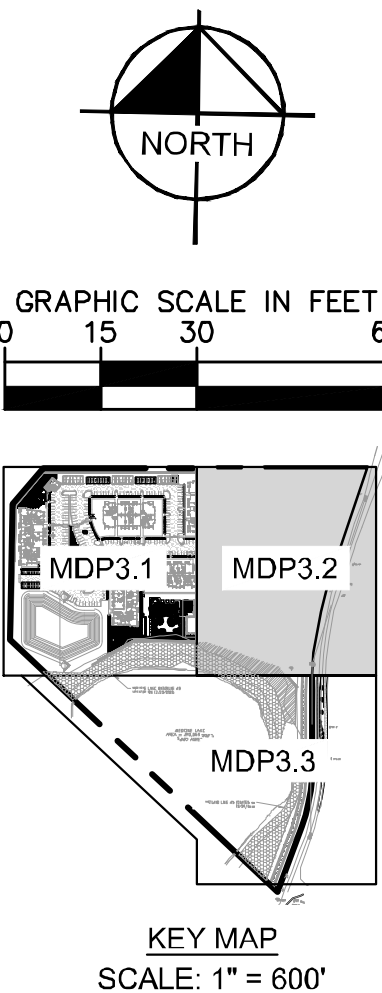
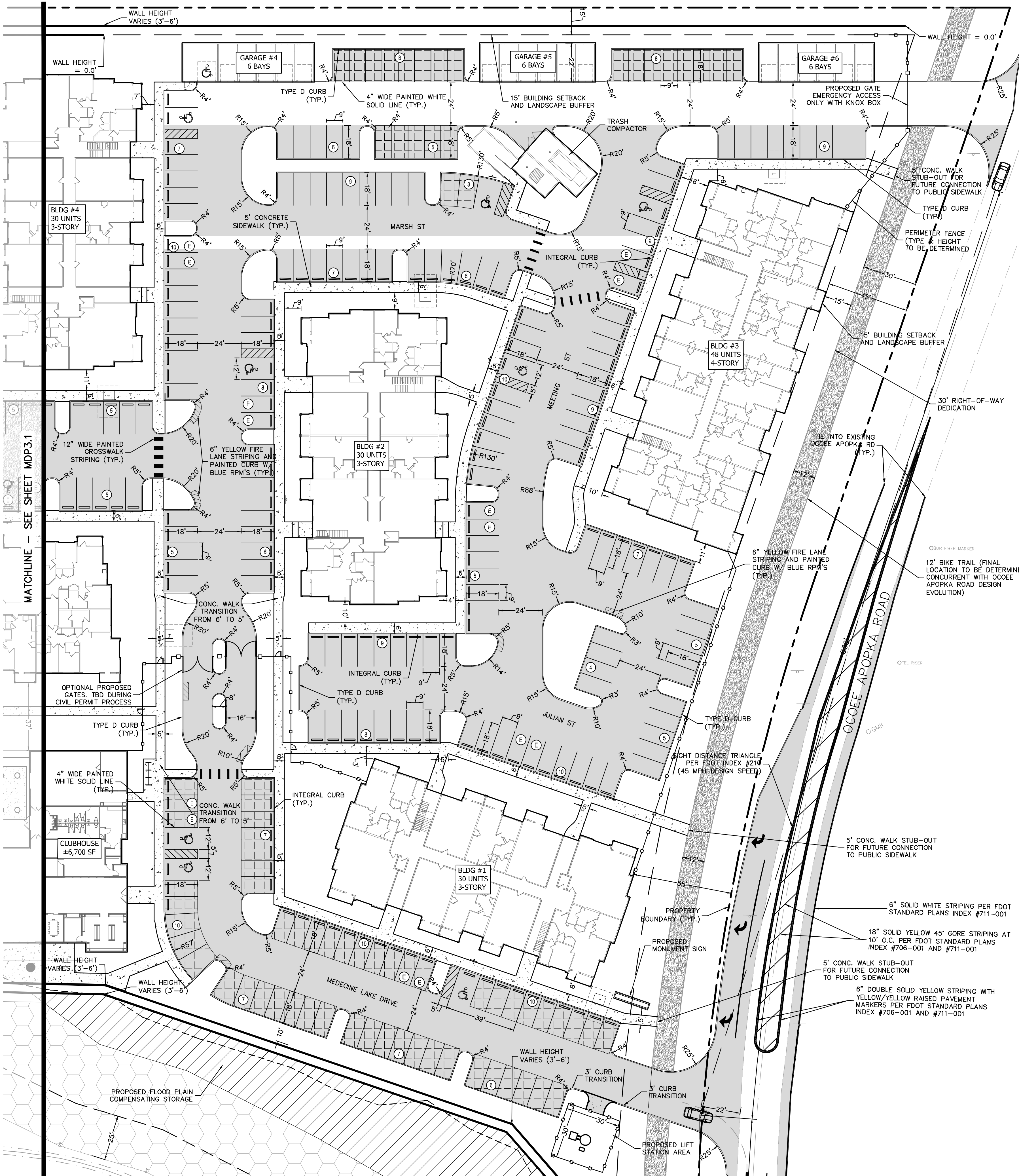
SITE PLAN

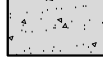
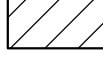
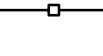
OCOE-APOPKA RD MULTIFAMILY

FLORIDA

CITY OF APOPKA

SHEET NUMBER
MDP3.1



- | LEGEND | |
|---|--|
|  | PROPERTY LINE |
|  | PROPOSED ASPHALT PAVEMENT |
|  | PROPOSED CONCRETE SIDEWALK |
|  | PROPOSED CONCRETE PAVEMENT |
|  | PROPOSED PERVIOUS PARKING SPACE |
|  | PROPOSED FLOOD PLAIN
COMPENSATING STORAGE |
|  | TREE PRESERVATION AREA |
|  | PROPOSED FENCE |
|  | EXISTING WETLAND BOUNDARY |
|  | EXISTING FEMA FLOOD PLAIN |
|  | PARKING COUNT |
| | HYBRID/ELECTRIC/LOW ENERGY VEHICLE
PARKING SPACES |

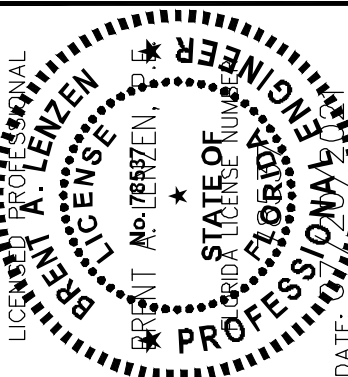
Always call 811 two full business days before you dig to have underground utilities located and marked.



OCOE-APOKA RD
MULTIFAMILY

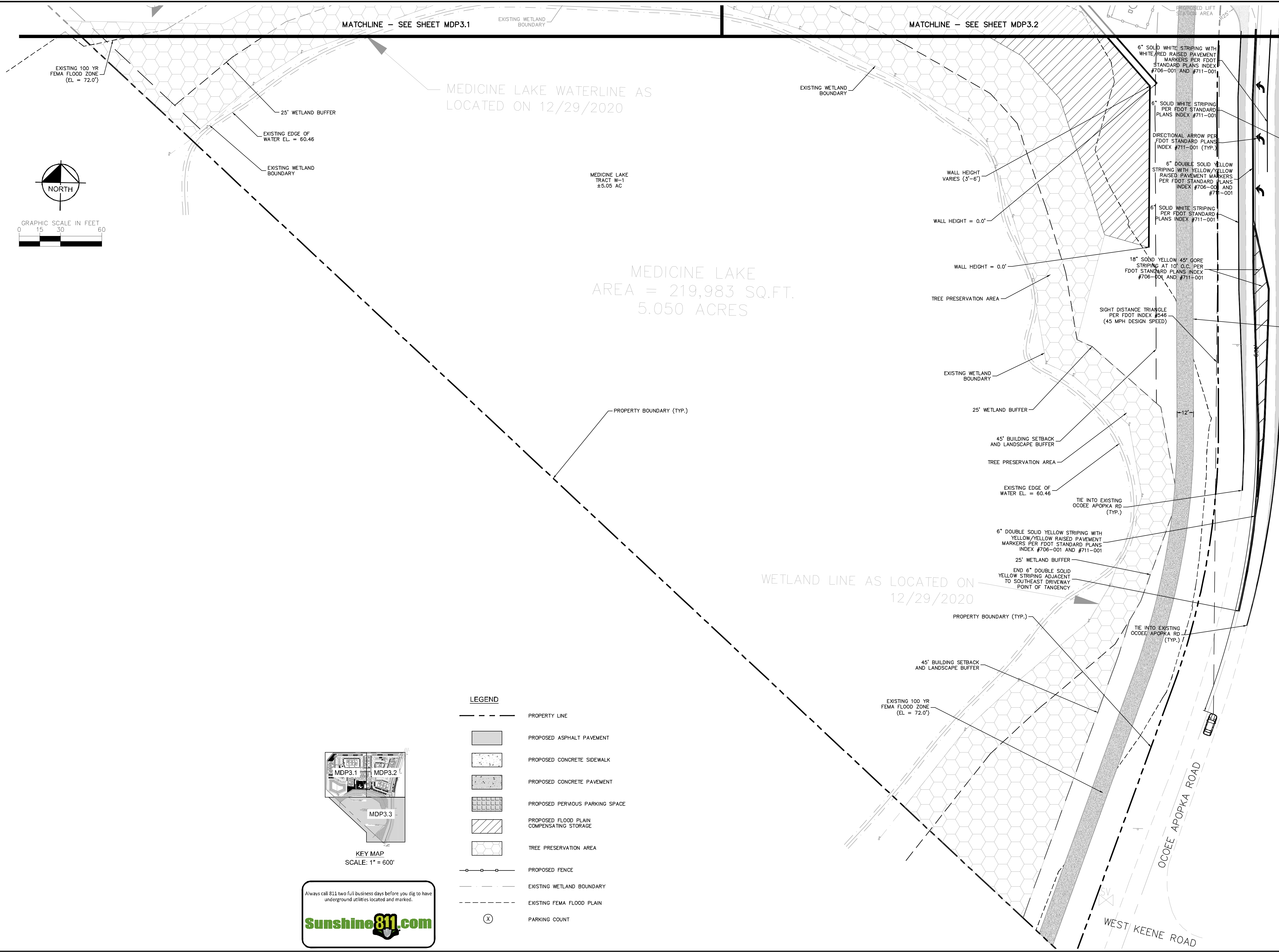
SHEET NUMBER
MDP3.2

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PHONE: 407-898-1511



KHA PROJECT	DATE	SCALE	AS SHOWN	JTF	PAM	BAI
049638000	07/20/2021					
		DESIGNED BY				
		DRAWN BY				
		CHECKED BY				

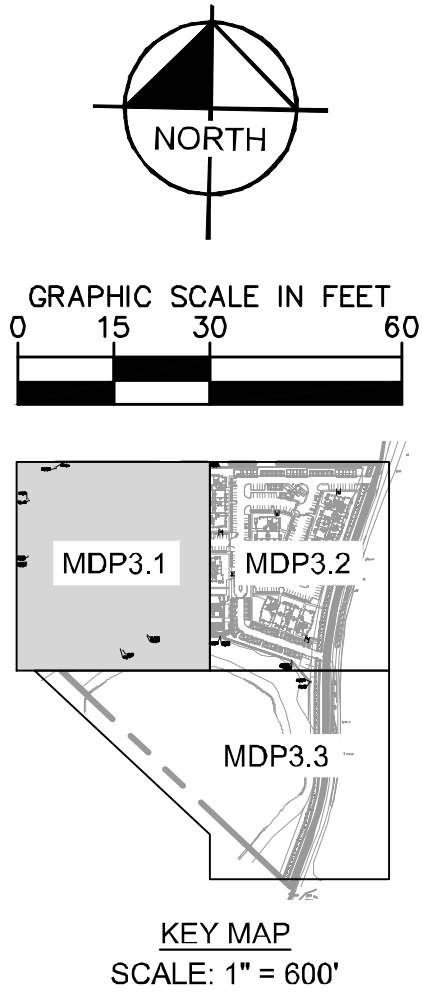
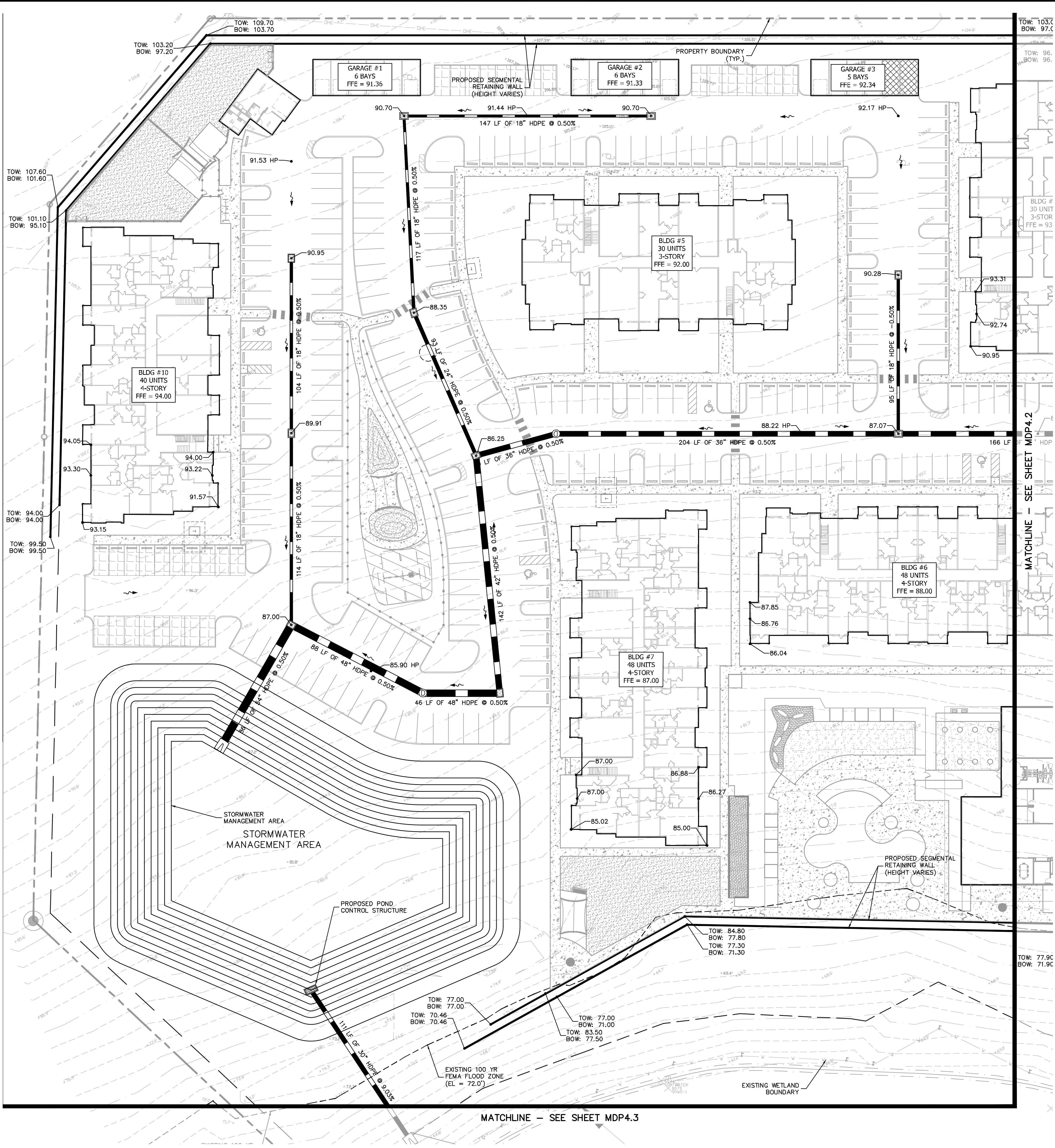
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KEY MAP

SCALE: 1" = 600'

SHEET NUMBER	MDP3.3	CITY OF APOPKA	FLORIDA
OCEE-AOPKA RD MULTIFAMILY		SITE PLAN	
KHA PROJECT 049638000	LICENSED PROFESSIONAL BRETT A. LEIKEN		
DATE 07/20/2021	BREIT NO. ITZEN * COUNCIL DISTRICT NUMBER 020003	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 696	
SCALE AS SHOWN	DRAWN BY	CHECKED BY	DATE
DESIGNED BY JTP	PAN	BAL	BY
			NO.
		REVISIONS	DATE



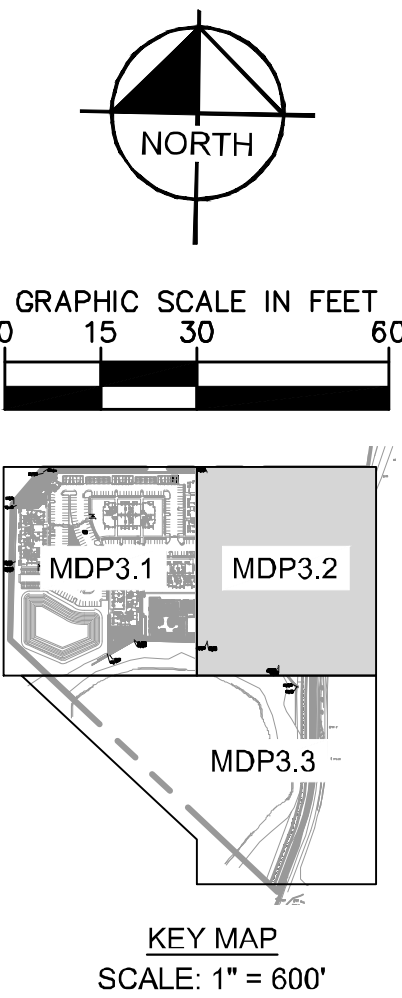
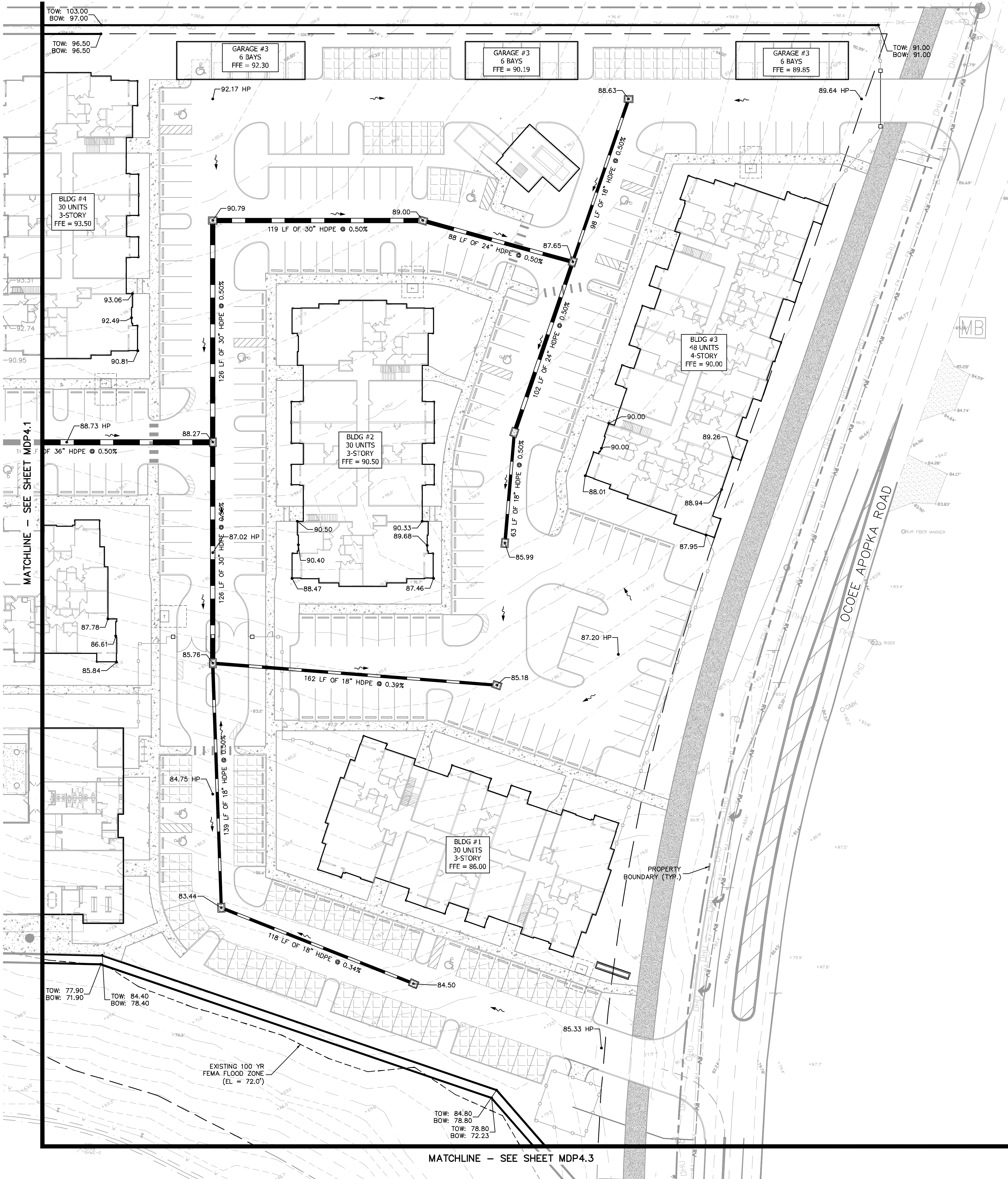
NOTES:
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).

- LEGEND**
- 120— EXISTING CONTOUR
 - XX.XX' PROPOSED SURFACE ELEVATION
 - PROPOSED STORM PIPE
 - PROPOSED STORM INLET
 - ⊕ PROPOSED STORM MANHOLE
 - DIRECTION OF SURFACE WATER RUNOFF
 - PROPOSED MITERED END SECTION

Always call 811 two full business days before you dig to have underground utilities located and marked.

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KHA PROJECT 049638000		DATE 07/20/2021		SCALE AS SHOWN		DESIGNED BY JTP		DRAWN BY PAM		CHECKED BY BAL		DATE	
PAVING GRADING AND DRAINAGE PLAN												FLORIDA	
OCOEE-APOPKA RD MULTIFAMILY												CITY OF APOPKA	
SHEET NUMBER MDP4.1												REVISIONS	
Kimley»Horn												BY	
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NOTES:

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).

- LEGEND**

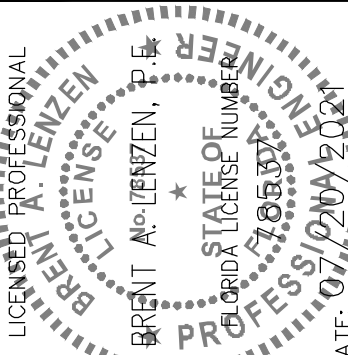
	EXISTING CONTOUR
	PROPOSED SURFACE ELEVATION
	PROPOSED STORM PIPE
	PROPOSED STORM INLET
	PROPOSED STORM MANHOLE
	DIRECTION OF SURFACE WATER RUNOFF
	PROPOSED MITERED END SECTION

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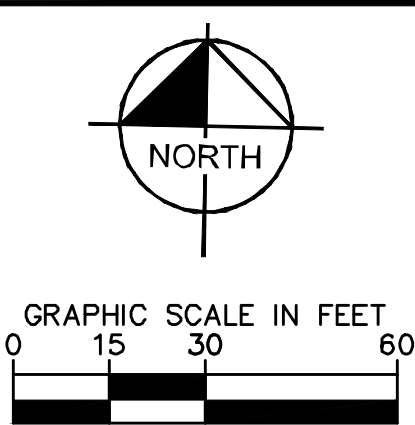
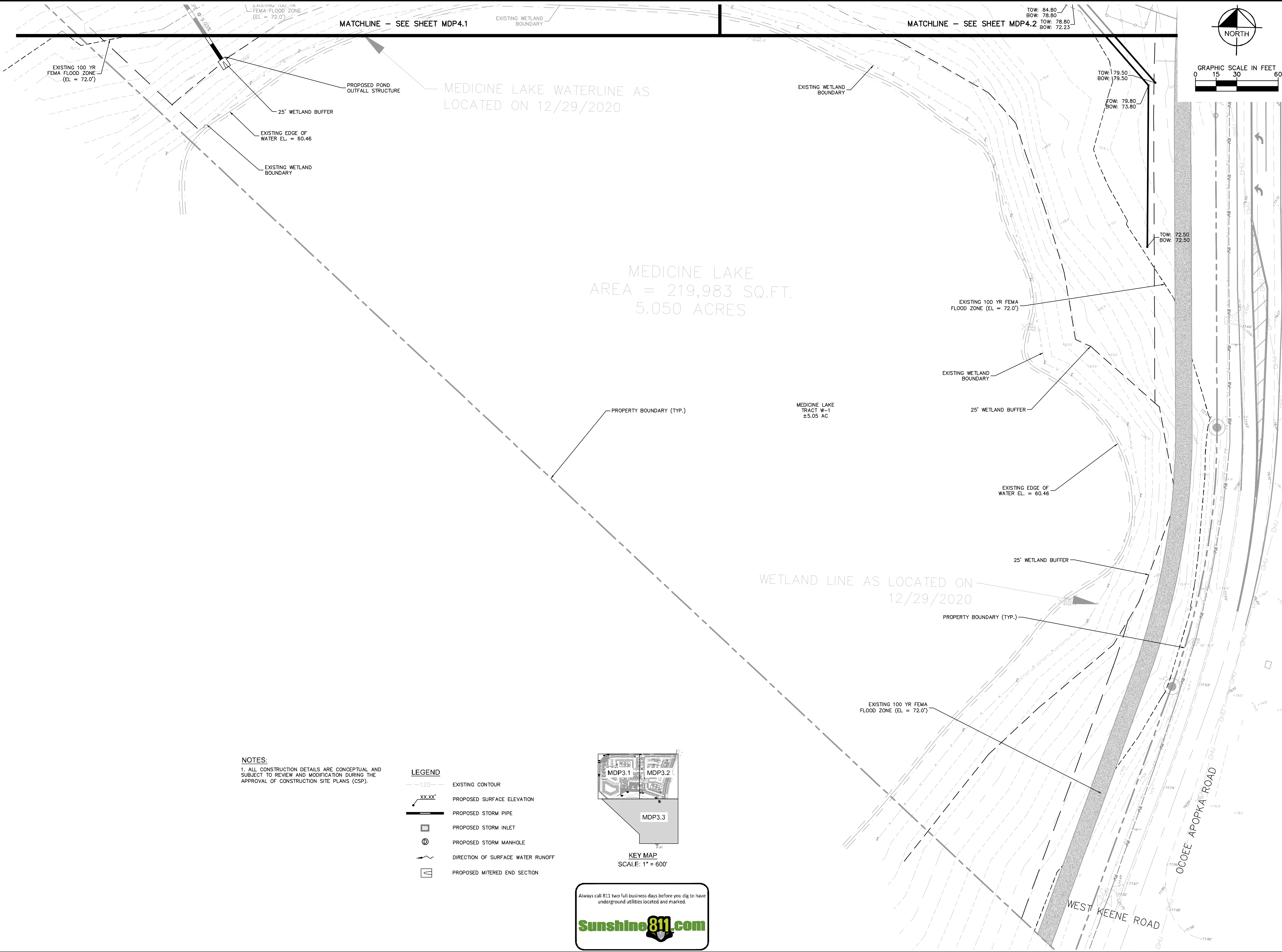
OCOE-APOPKA RD MULTIFAMILY

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRY No. 696



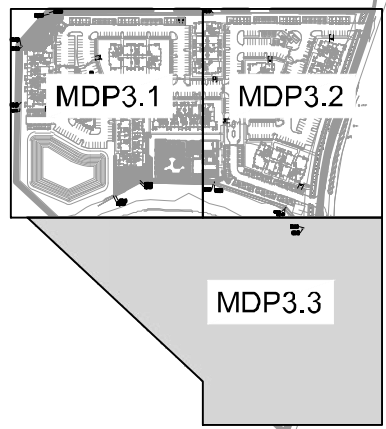
KHA PROJECT	DATE
049638000	07/20/2021
SCALE AS SHOWN	
DESIGNED BY	JTP
DRAWN BY	PAM
CHECKED BY	RAI

[illegible]



NOTES:
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).

- LEGEND**
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 - XX.XX' PROPOSED SURFACE ELEVATION
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 - ▤ PROPOSED MITERED END SECTION

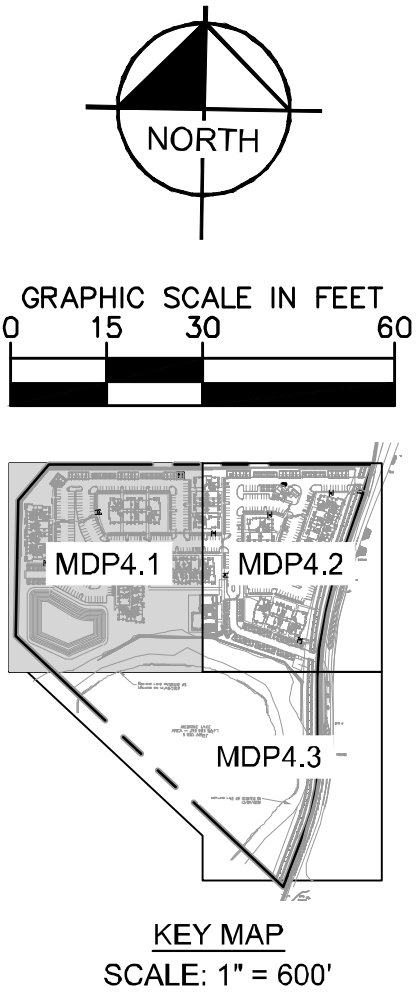
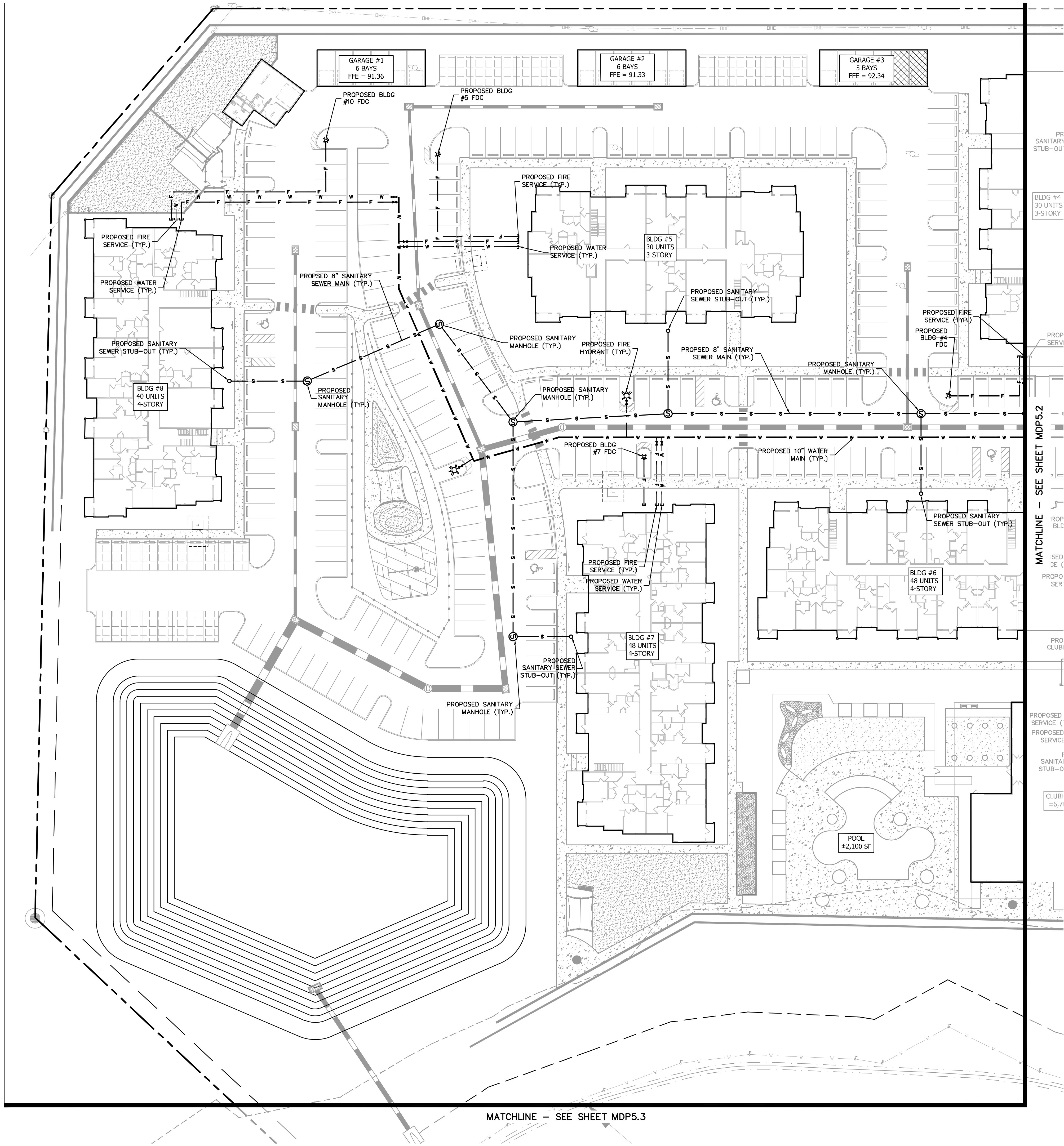


KEY MAP
SCALE: 1" = 600'

Always call 811 two full business days before you dig to have underground utilities located and marked.



KHA PROJECT 049638000		DATE 07/20/2021		SCALE AS SHOWN		DESIGNED BY JTP		DRAWN BY PAM		CHECKED BY BAL	
KIMLEY-HORN		A. LEITZEN		A. LEITZEN		A. LEITZEN		A. LEITZEN		A. LEITZEN	
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PAVING GRADING AND DRAINAGE PLAN		CITY OF APOPKA		FLORIDA		SHEET NUMBER MDP4.3		REVISIONS		BY DATE	



- NOTES:
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
 2. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
 3. ALL FIRE HYDRANTS MUST MAINTAIN 36" CLEAR AROUND.

Multi-Family Building (3-Story 30 Units)	
per NFPA 1 Uniform Fire Code Handbook, 2018 Edition	
Building Fire Area (SF) =	36,364
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow=	5,000
(per Table H.5.1 of the NFPA Uniform Fire Code Handbook)	
Fire Sprinkler - Yes or No=	YES
(75% fire sprinkler credit, if applicable)	
Minimum Fire Flow per NFPA=	1,250 GPM
Fire Flow Provided=	1,250 GPM

Multi-Family Building (4-Story 40 Units)	
per NFPA 1 Uniform Fire Code Handbook, 2018 Edition	
Building Fire Area (SF) =	48,485
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow=	5,000
(per Table H.5.1 of the NFPA Uniform Fire Code Handbook)	
Fire Sprinkler - Yes or No=	YES
(75% fire sprinkler credit, if applicable)	
Minimum Fire Flow per NFPA=	1,250 GPM
Fire Flow Provided=	1,250 GPM

Multi-Family Building (4-Story 48 Units)	
per NFPA 1 Uniform Fire Code Handbook, 2018 Edition	
Building Fire Area (SF) =	58,000
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow=	5,000
(per Table H.5.1 of the NFPA Uniform Fire Code Handbook)	
Fire Sprinkler - Yes or No=	YES
(75% fire sprinkler credit, if applicable)	
Minimum Fire Flow per NFPA=	1,250 GPM
Fire Flow Provided=	1,250 GPM

- LEGEND
- F — PROPOSED FIRE LINE
 - W — PROPOSED WATER LINE
 - S — PROPOSED SANITARY GRAVITY LINE
 - ⊙ PROPOSED SANITARY MANHOLE

Always call 811 two full business days before you dig to have underground utilities located and marked.



OCOE-APOPKA RD
MULTIFAMILY

FLORIDA

CITY OF APOPKA

UTILITY PLAN

DATE: 07/20/2021
SCALE: AS SHOWN
DESIGNED BY: JTP
DRAWN BY: PAM
CHECKED BY: BAL

PROJECT: KHA PROJECT 049638000

DATE: 07/20/2021

SCALE: AS SHOWN

DESIGNED BY: JTP

DRAWN BY: PAM

CHECKED BY: BAL

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REVISIONS

No.	DATE	BY

SHEET NUMBER
MDP5.1

58

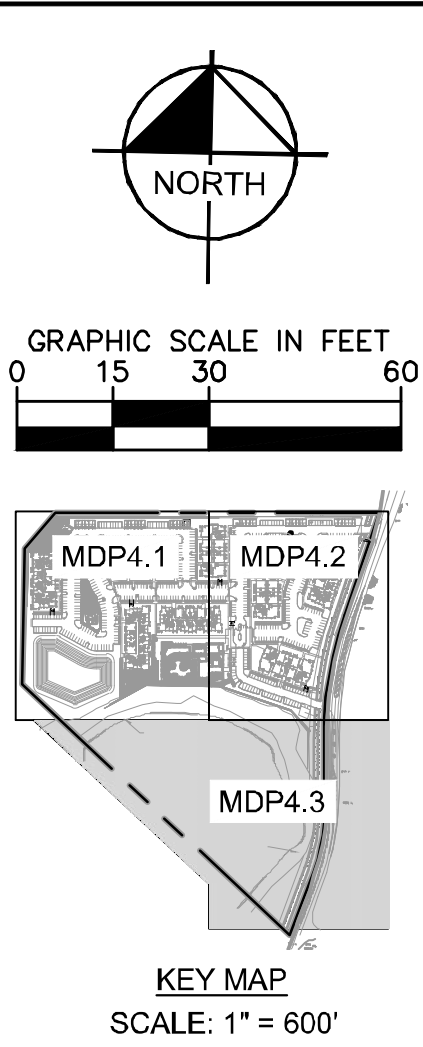
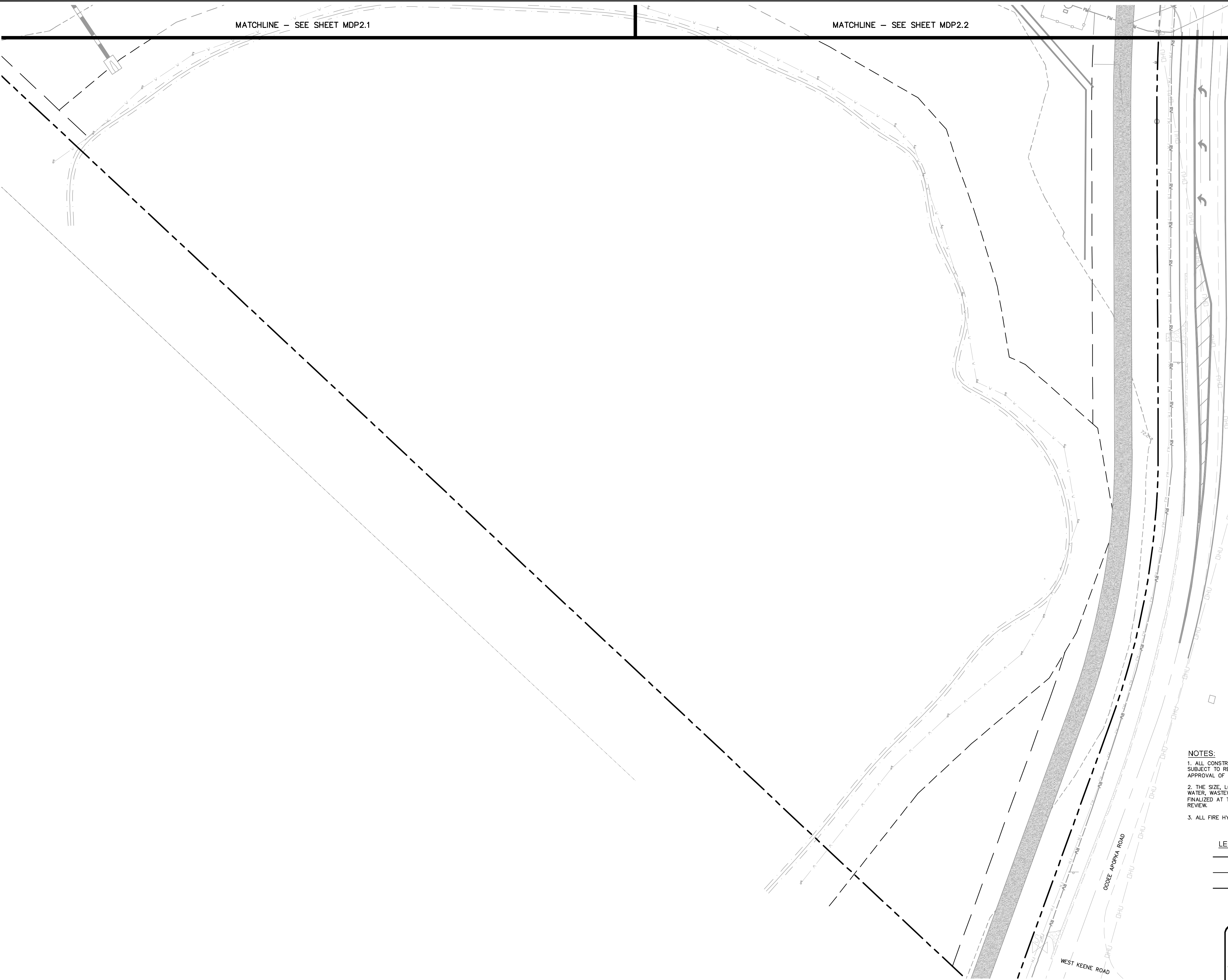


3. ALL FIRE HYDRANTS MUST MAINTAIN 36" CLEAR AROUND.



Always call 811 two full business days before you dig to have underground utilities located and marked.

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 3. ALL FIRE HYDRANTS MUST MAINTAIN 36" CLEAR AROUND.

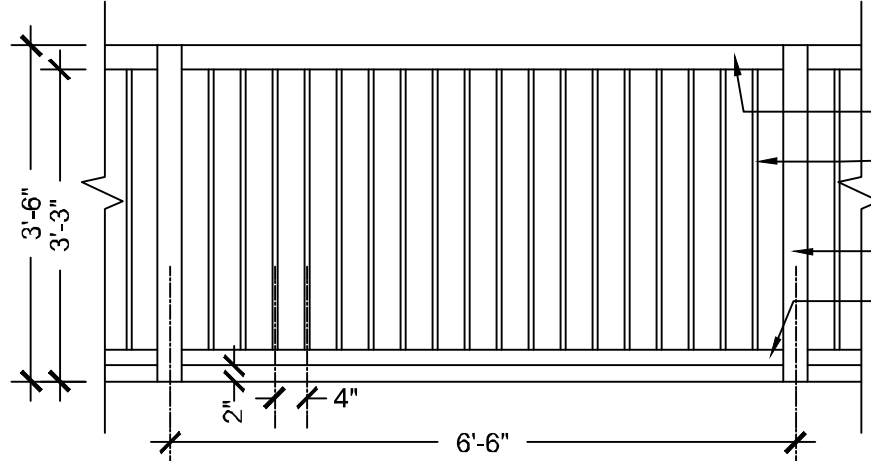
LEGEND	
	PROPOSED FIRE LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY GRAVITY LINE
	PROPOSED SANITARY MANHOLE

Always call 811 two full business days before you dig to have underground utilities located and marked.

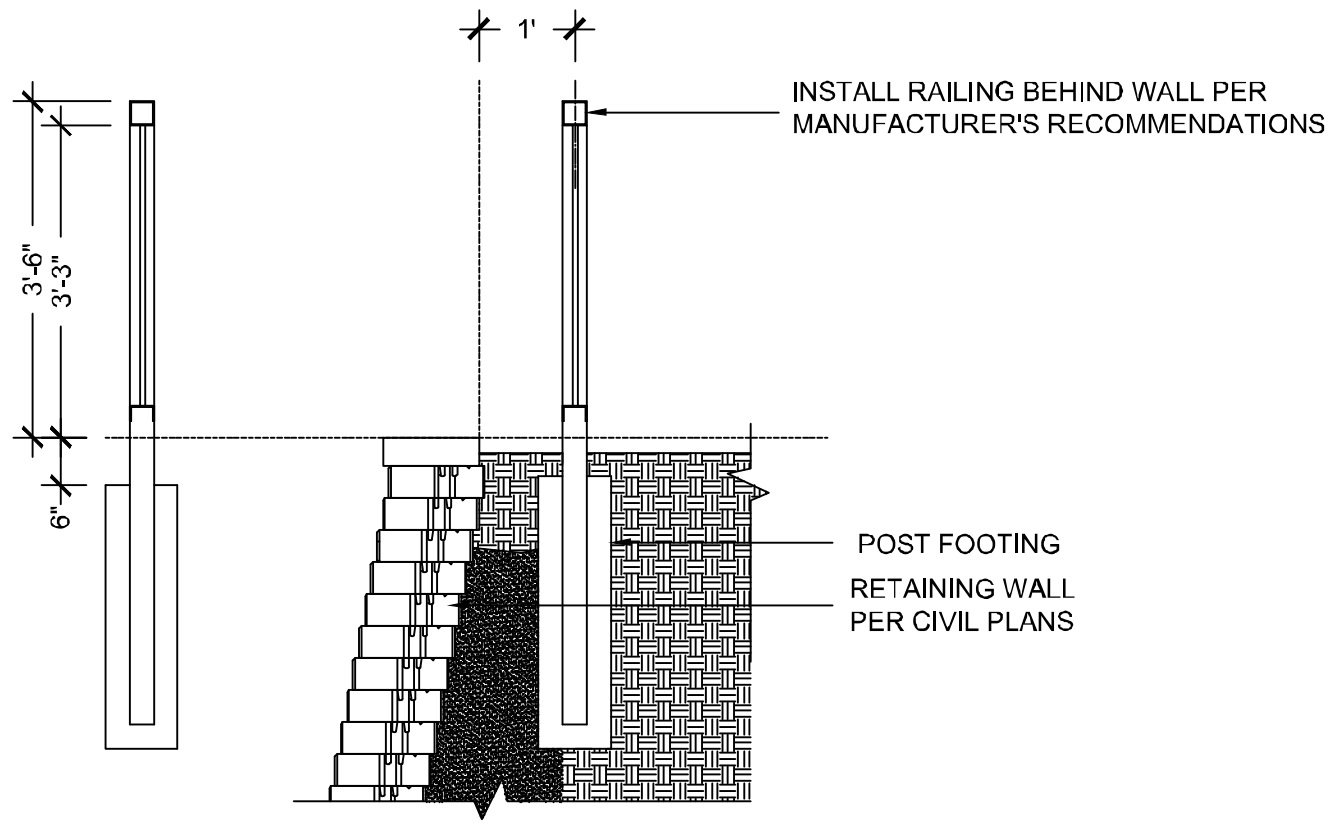
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OCOOE-APOPKA RD MULTIFAMILY	FLORIDA	CITY OF APOPKA	UTILITY PLAN			Kimley»Horn		© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 696		
			SHEET NUMBER							
			MDP5.3							
			REVISIONS		No.		DATE		BY	

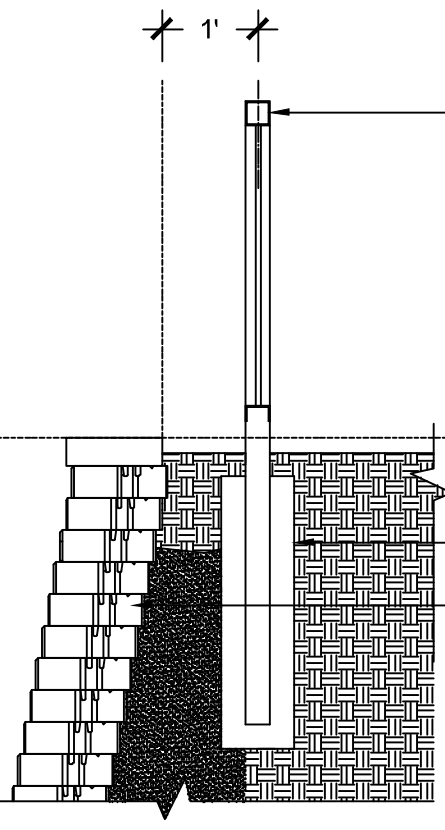
- NOTES:
- + CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR RAILING TO L.A. PRIOR TO FABRICATION.
 - + ALL RAILING COMPONENTS TO BE WELDED STRUCTURAL ALUMINUM WITH NO MECHANICALLY FASTENED JOINTS.
 - + ALL ALUMINUM POSTS TO HAVE POWDER-COATED FINISH, COLOR: TBD
 - + ALL ALUMINUM PICKET PANELS TO HAVE POWDER-COATED FINISH, COLOR: TBD
 - + IF RAILING IS USED AS PART OF THE POOL BARRIER, HEIGHT MUST BE MINIMUM 48" FROM FINISHED GRADE.



ELEVATION



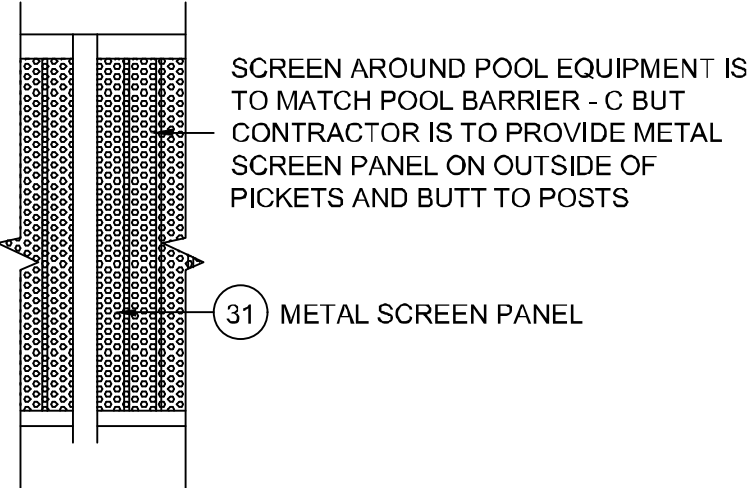
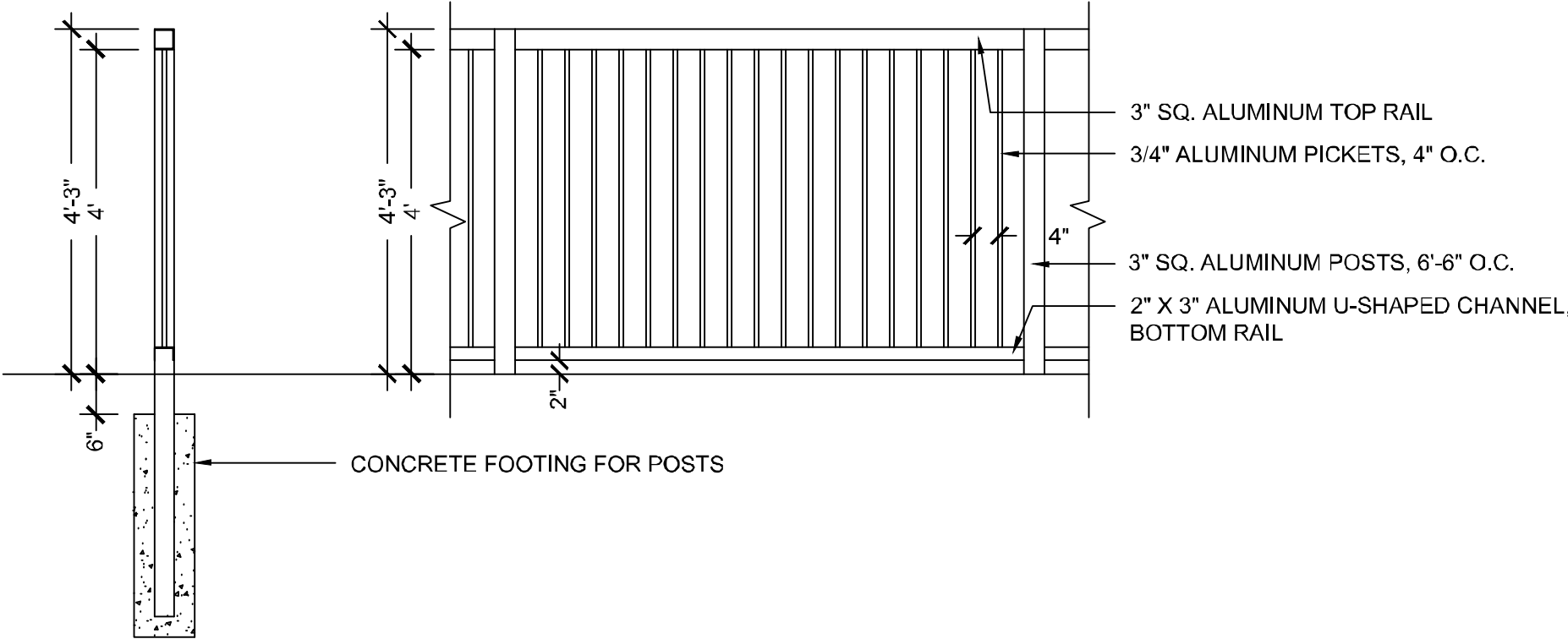
SECTION



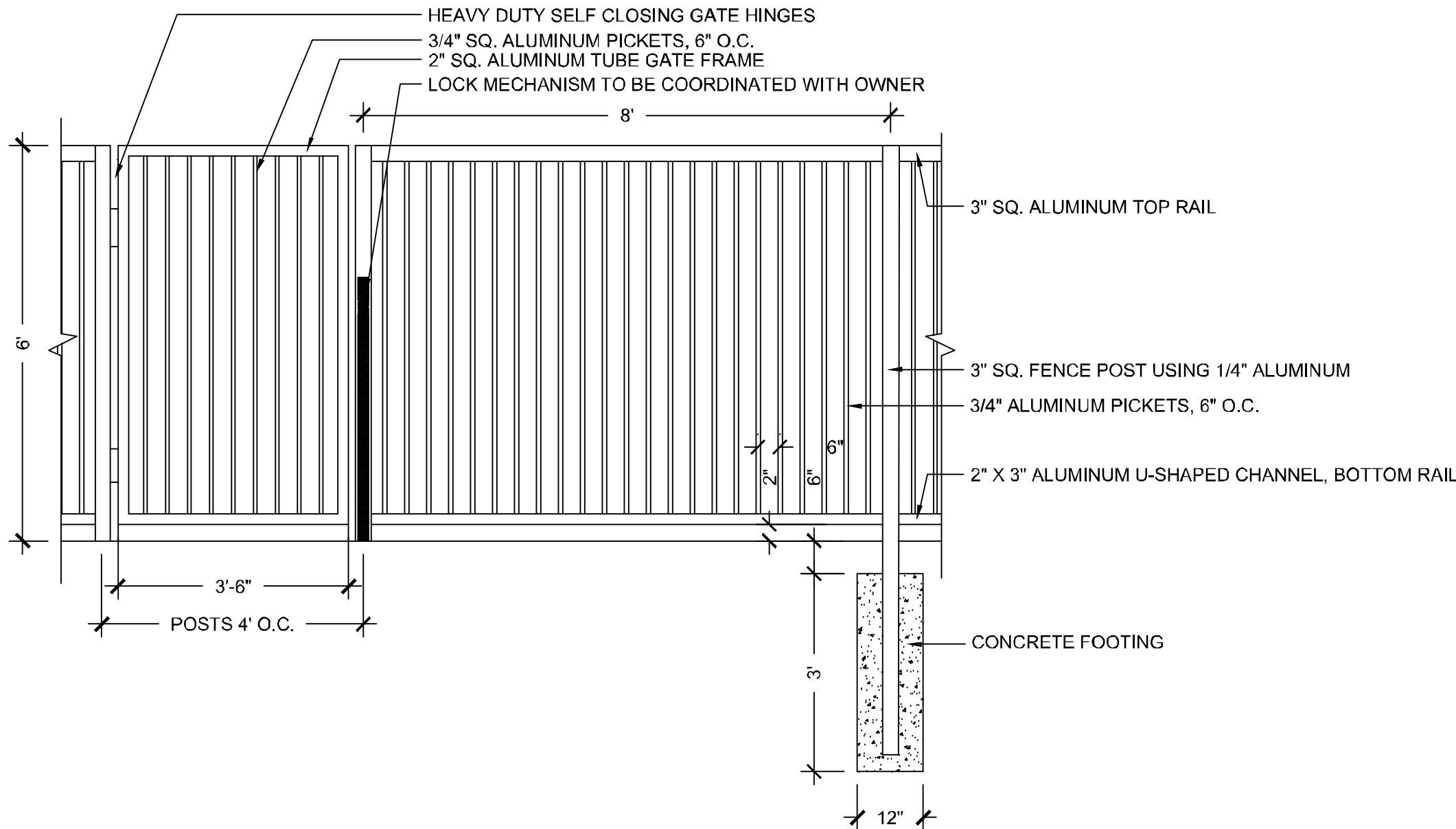
SECTION AT RETAINING WALL

RETAINING WALL RAILING DETAIL
NTS

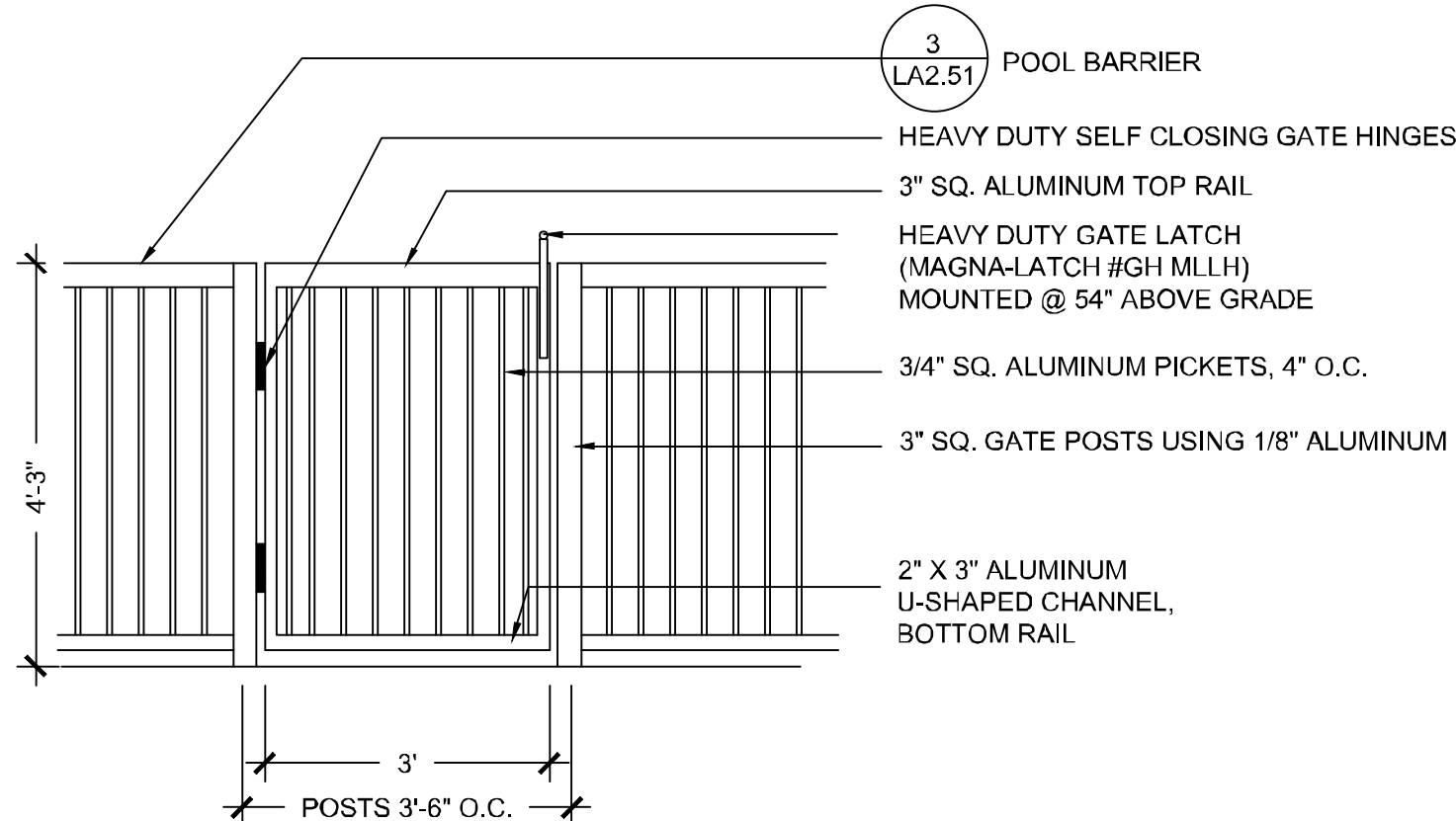
- FENCE NOTES:
- + CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR FENCING TO L.A. PRIOR TO FABRICATION.
 - + ALL FENCE COMPONENTS TO BE WELDED STRUCTURAL ALUMINUM WITH NO MECHANICALLY FASTENED JOINTS.
 - + ALL ALUMINUM FENCING TO HAVE POWDER-COATED FINISH, COLOR: TBD
 - + IF MAGNA LATCH IS NOT PROVIDED FOR GATE ACCESS, CONTRACTOR TO PROVIDE KEYFOB SYSTEM, MOUNTED MAX 48" AFF AND TO PROVIDE A LEVER TYPE LATCH FOR REVIEW / APPROVAL TO LA PRIOR TO FABRICATION AND INSTALL.



POOL FENCE DETAIL
NTS

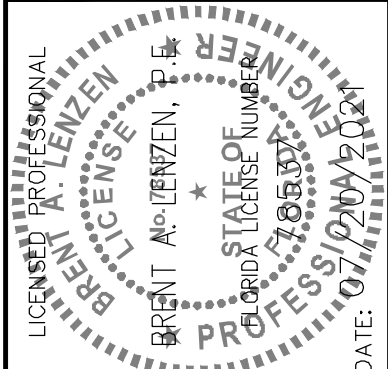


SITE FENCE DETAIL
NTS



No.	REVISIONS	DATE	BY

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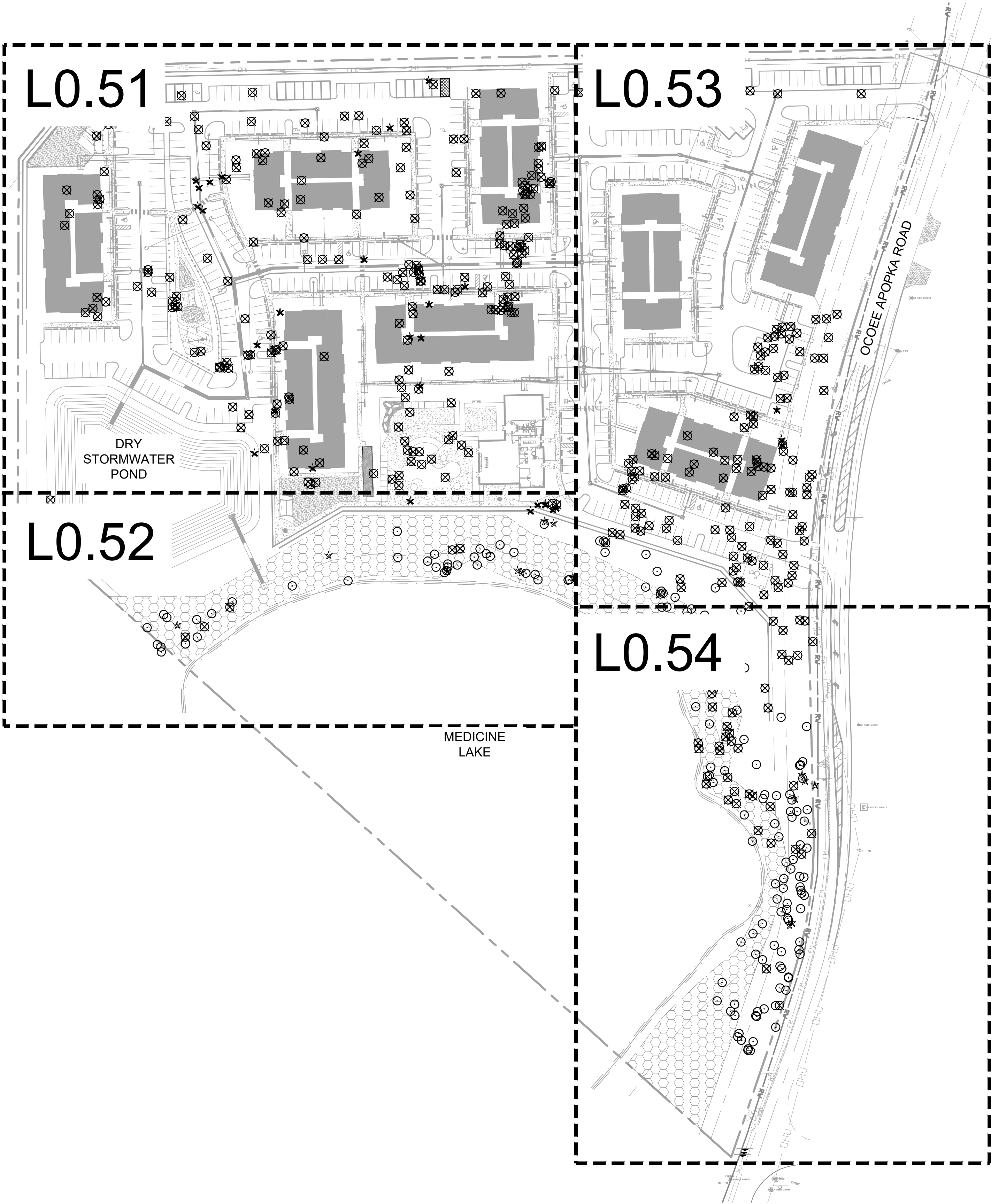
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
049638000	07/20/2021	AS SHOWN	JTP	PAM	BAL

FENCING DETAILS

OCOEE-APOPKA RD
MULTIFAMILY
CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP7.0

Plotted By: Parks, Suzanne Sheet Set: OCOEE-APOPKA RD MULTIFAMILY Layout: L0.50 Date: 06/29/2021 08:23:12am K:\ORL\Civil\04965000-OCOEE-APOPKA RD MF-PD Master Plan\CADD\MASTER PLAN\PlanSheets\L0.50 - TREE MITIGATION PLAN.dwg
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LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- PALM TO REMAIN
- PALM TO BE REMOVED

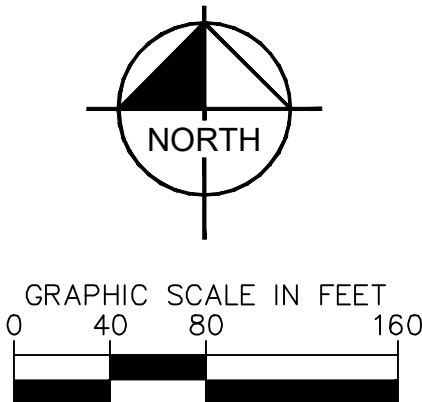
TREE CANOPY COVERAGE TABLE			
	SQUARE FEET	ACRES	PERCENT
TOTAL SITE AREA	940,460	21.59	100.00%
TOTAL CANOPY AREA	312,616	7.18	33.00%
REQUIRED CANOPY AREA TO REMAIN	24,228	0.56	7.75%
PROPOSED CANOPY AREA TO REMAIN	85,002	1.95	27%

TREE REMOVAL TABLE		
	TREES	INCHES
TOTAL TREES ON SITE	448	6,531
TOTAL TREES TO BE REMOVED	279	4,389
TOTAL TREES TO REMAIN	169	2,142
TOTAL TREE INCHES TO BE MITIGATED		2,247

TREE REPLACEMENT TABLE		
	TREES	INCHES
TOTAL MITIGATION REQUIRED		2,247
TOTAL TREES TO BE PLANTED ON SITE	156	471
CANOPY TREES (3" CAL)	84	252
UNDERSTORY & ACCENT TREES	81	219
NET MITIGATION INCHES OWED		1,776
TOTAL FEE TO BE PAID (\$10 PER INCH)		\$ 17,760.00

SPECIMEN TREE TABLE		
	TREES	INCHES
SPECIMEN TREES ON SITE	84	2667
SPECIMEN TREES TO BE REMOVED	65	2082
SPECIMEN TREES TO BE PRESERVED	19	585

*INVASIVE TREES(EAR, GUM, CHINABERRY, AND CAMPHOR) ARE NOT INCLUDED IN THE ABOVE CALCULATIONS



OCOE-APOPKA RD
MULTIFAMILY

CITY OF APOPKA

FLORIDA

TREE MITIGATION
PLAN KEY

KHA PROJECT
049638000

DATE
06/29/2021

SCALE AS SHOWN

DESIGNED BY JTP

DRAWN BY PAM

CHECKED BY BAL

07 / 20 / 2021

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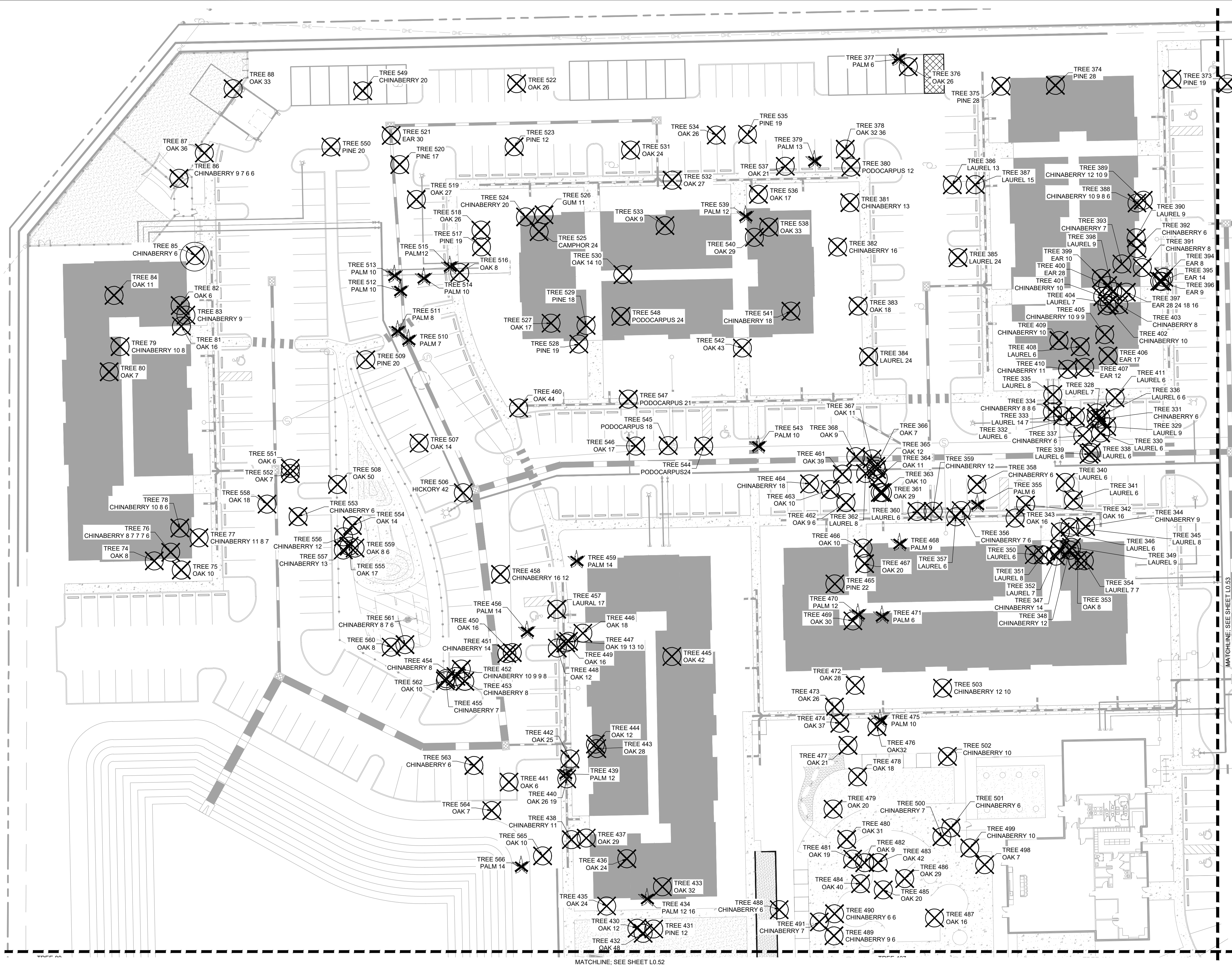
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REVISIONS

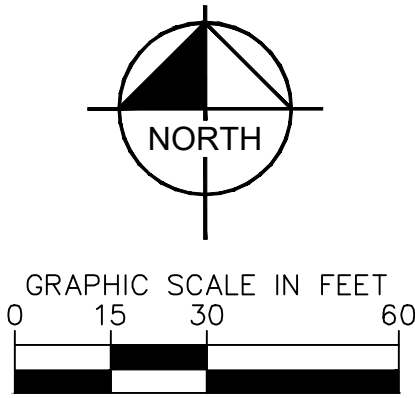
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BY

Plotted By: Parks, Suzanne Sheet Set: OCOEE-APOPKA RD MULTIFAMILY Layout: L0.51 Date: 06/29/2021 08:23:27am K:\ORL\Civil\049655000-OCOEE-APOPKA RD MF PD Master Plan\CADD\MASTER PLAN\Sheets\L0.50 - TREE MITIGATION PLAN.dwg
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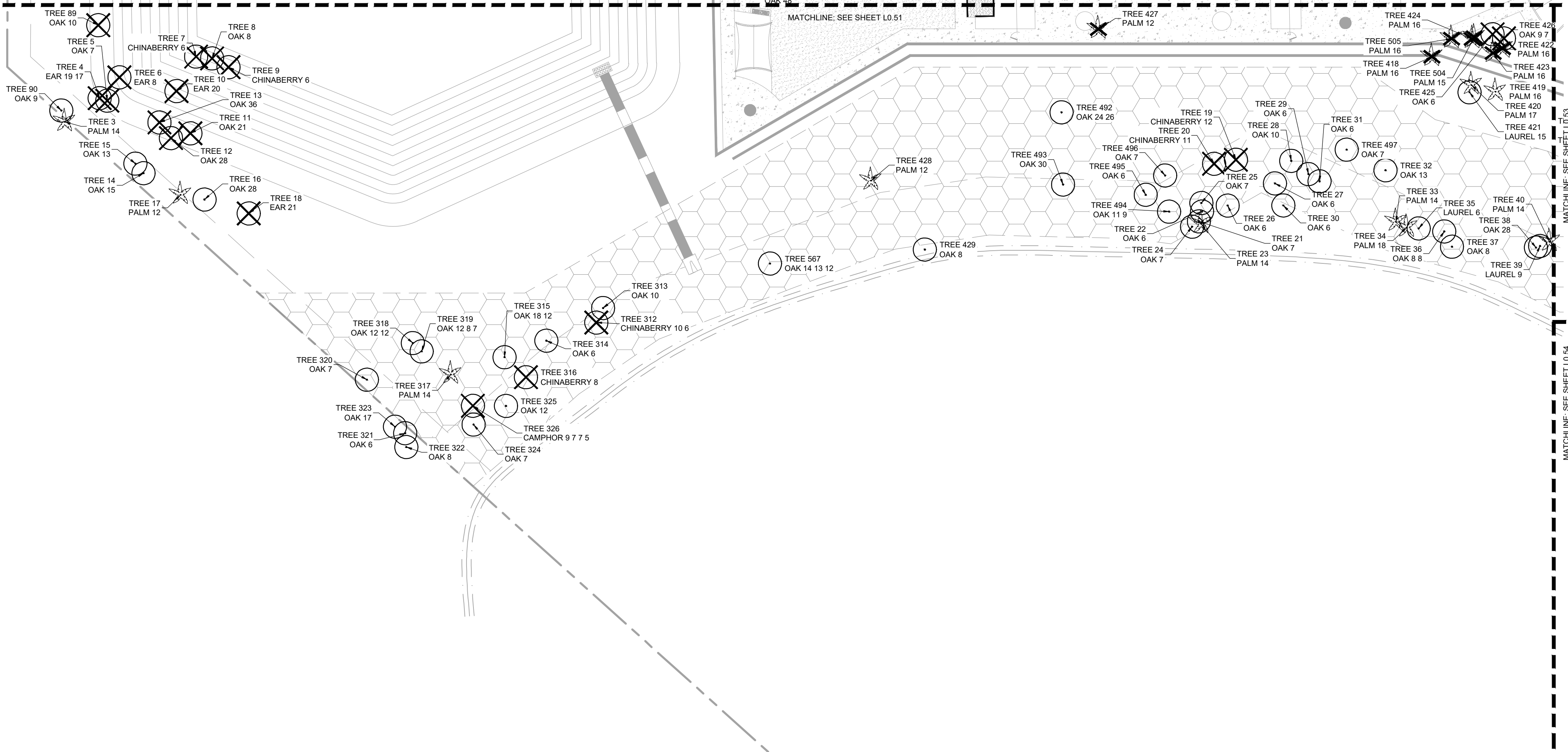


- LEGEND
- TREE TO REMAIN
 - TREE TO BE REMOVED
 - PALM TO REMAIN
 - PALM TO BE REMOVED

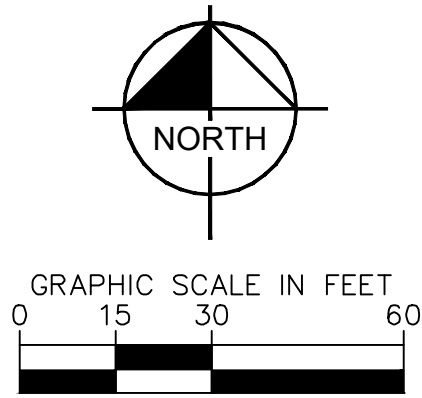


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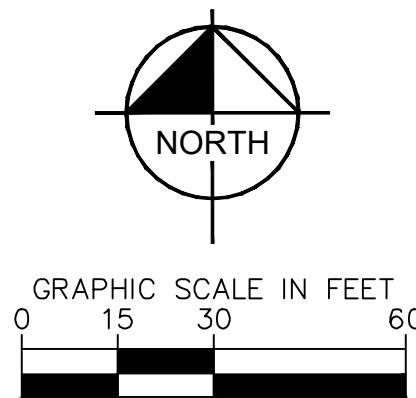
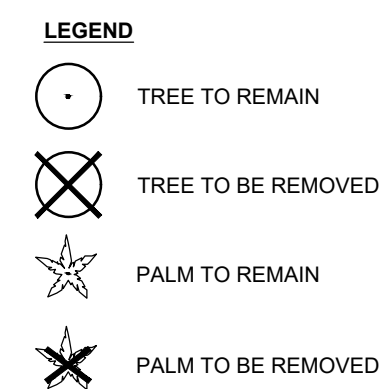
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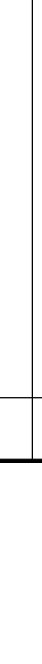


- LEGEND
- TREE TO REMAIN
 - TREE TO BE REMOVED
 - PALM TO REMAIN
 - PALM TO BE REMOVED



OCOEE-APOPKA RD MULTIFAMILY	CITY OF APOPKA	FLORIDA	TREE MITIGATION PLAN				07 / 20 / 2021		Kimley»Horn				© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803 PHONE: 407-898-1511 FAX: 407-894-4791 WWW.KIMLEY-HORN.COM CA 00000696			
			KHA PROJECT 049655000	DATE 05/04/2021	SCALE AS SHOWN	DESIGNED BY JTP	DRAWN BY PAM	CHECKED BY BAL								
			SHEET NUMBER L0.52				REVISIONS				No.	DATE	BY			



SHEET NUMBER L0.53		OCOE-APOPKA RD MULTIFAMILY		CITY OF APOPKA FLORIDA		TREE MITIGATION PLAN		KHA PROJECT 049655000 DATE 05/04/2021 SCALE AS SHOWN DESIGNED BY JTP DRAWN BY PAM CHECKED BY BAL		07 / 20 / 2021		 © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803 PHONE: 407-898-1511 FAX: 407-894-4791 WWW.KIMLEY-HORN.COM		No. _____ DATE _____ REVISIONS _____ BY _____	
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MATCHLINE; SEE SHEET L0.53

LEGEND



TREE TO REMAIN



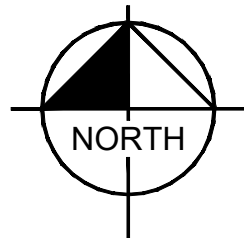
TREE TO BE REMOVED



PALM TO REMAIN



PALM TO BE REMOVED



NORTH

GRAPHIC SCALE IN FEET



0 15 30 60

TREE MITIGATION PLAN

OCOOE-AOPKA RD MULTIFAMILY

CITY OF APOKA

SHEET NUMBER
L0.54

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07/20/2021

KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	JTF	DRAWN BY	PAM	CHECKED BY	RAI
049655000	05/04/2021								

FLORIDA

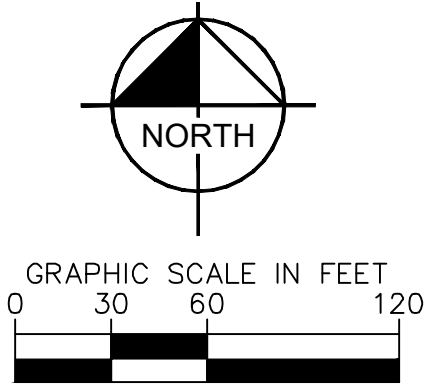
CITY OF APOKA

Plotted By: Parks, Suzanne Sheet Set: OCOEE-APOPKA RD MULTIFAMILY Layout: 55 CANOPY COVERAGE Date: 29, 2021 DB: 23:40am K:\ORL_CVA\04965000-OCOEE-APOPKA Rd MF-PD Master Plan\CADD\MASTER PLAN\PlanSheets\LO.50 - TREE MITIGATION PLAN.dwg

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TREE CANOPY COVERAGE
TOTAL SITE AREA: 21.59 AC
TOTAL EXISTING CANOPY COVERAGE:
TREE CANOPY AREA TO BE PRESERVED: 85,062 SF
TREE CANOPY AREA TO BE REMOVED: 227,614 SF



OCOE-APOPKA RD MULTIFAMILY		CITY OF APOPKA		FLORIDA		TREE CANOPY COVERAGE		KHA PROJECT 049638000		DATE 06/29/2021		SCALE AS SHOWN		DESIGNED BY JTP		DRAWN BY PAM		CHECKED BY BAL		07 / 20 / 2021		Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM		REGISTRY No. 696		No.		REVISIONS		DATE		BY			
SHEET NUMBER		L0.56																																	

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TREE MITIGATION SPECIFICATIONS

- A. GENERAL

1. CONTRACTOR SHALL ADHERE TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONING CODE. TREE PROTECTION (LATEST EDITION), WHICHEVER IS MORE STRINGENT SHALL APPLY.

2. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION PROCEDURES WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.

3. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATION MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE.

4. NO SIGNS, BUILDING PERMITS, WIRES OR OTHER ATTACHMENTS OF ANY KIND SHALL BE ATTACHED TO ANY TREE OR PALM. GUY WIRES DESIGNED TO PROTECT TREES ARE EXCLUDED FROM THIS PROHIBITION.

5. EXISTING TREE LOCATIONS AND SIZES ARE ESTIMATES AND ARE BASED ON A SURVEY PROVIDED BY THE OWNER SELECTED SURVEYOR.

6. CONTRACTOR SHALL COORDINATE TREE REMOVAL WITH PERMITTING AGENCY AND PROJECT ARBORIST PRIOR TO CONSTRUCTION. NO PERSON MAY REMOVE OR CAUSE TO BE REMOVED ANY PROTECTED TREE OR PALM WITHOUT FIRST HAVING PROCURED A PERMIT AS PROVIDED BY THE APPROPRIATE PERMITTING AGENCY.

7. FOR PROTECTED TREES OR PALMS BEING REMOVED, THE CONTRACTOR MUST GIVE THE PERMITTING AGENCY REASONABLE OPPORTUNITY TO RELOCATE TREES DESIGNATED FOR REMOVAL TO ANOTHER SITE AT THE PERMITTING AGENCY'S EXPENSE.

8. CONTRACTOR IS RESPONSIBLE FOR POSSESSING ALL REQUIRED APPLICATOR LICENSES, BUSINESS REGISTRATIONS AND INSURANCE, PESTICIDE LABELS, AND MATERIAL DATA SAFETY SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR HAVING ALL SPILL CONTAINMENT MATERIALS AND REQUIRED PERSONAL PROTECTIVE EQUIPMENT FOR PESTICIDE APPLICATIONS AND ACCIDENTAL SPILLS ON SITE AT ALL TIMES. THE OWNER RESERVES THE RIGHT TO INSPECT EACH APPLICATOR AND HAVE THESE MATERIALS PRESENTED BEFORE AND DURING ANY PESTICIDE TREATMENT.

9. WHERE TRAFFIC AREAS ARE PROPOSED WITHIN THE DRIP LINE OF PROTECTED TREES AND LESS THAN FOUR (4) INCHES OF GRADE CHANGE ARE PROPOSED, PERMEABLE SURFACES THAT ALLOW AIR AND WATER INTO THE SOIL SHOULD BE USED IN LIEU OF ASPHALT OR OTHER SUCH IMPERVIOUS SURFACES.

10. TREE WELLS OF AN APPROVED DESIGN SHALL BE CONSTRUCTED AROUND ALL TREES TO BE PRESERVED WHEN MORE THAN FOUR INCHES OF FILL IS TO BE DEPOSITED WITHIN THE DRIP LINE AREA OF THOSE TREES. COORDINATE WITH PROJECT ARBORIST.

11. THE SEQUENCE OF TREE MITIGATION AND PRESERVATION MEASURES IS IMPERATIVE TO THE HEALTH AND SURVIVABILITY OF THE SUBJECT TREES AND SHALL BE COORDINATED WITH THE OWNER SELECTED PROJECT ARBORIST. THE DESIRED SEQUENCE IS OUTLINED BELOW:

a. TREE PROTECTION FENCING.

b. ROOT PRUNING AND ROOT BARRIERS.

c. CLEARING.

d. TREE CANOPY PRUNING.

e. FERTILIZATION.

f. INSECTICIDE.

g. IRRIGATION.

B. TREE PROTECTION FENCING

1. PRIOR TO THE ERECTION OF ANY TREE PROTECTION FENCING, ALL FOREIGN SURFACE MATERIAL, TRASH OR DEBRIS SHALL BE REMOVED FROM THE AREA TO BE ENCLOSED BY THE FENCING. AFTER ERECTION OF THE FENCING NO SUCH MATERIAL OR LITTER SHALL BE PERMITTED TO REMAIN WITHIN THE PROTECTED AREA.

2. TREE PROTECTION FENCING SHALL BE PLACED AROUND ALL PROTECTED TREES TO CREATE A PROTECTIVE ROOT ZONE AND SHALL REMAIN IN PLACE UNTIL SITE CLEARING, LAND ALTERATION, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.

3. NATIVE GROUND COVER AND UNDERSTORY VEGETATION EXISTING WITHIN THE PROTECTED AREA SHALL REMAIN THROUGHOUT CONSTRUCTION. OTHER DESIGNATED VEGETATION AND INVASIVE PLANT SPECIES SHALL BE REMOVED ONLY BY MANUAL LABOR UTILIZING HAND TOOLS, OR BY OTHER METHODS APPROVED BY THE PROJECT ARBORIST.

4. TREE PROTECTION FENCING TYPES AND LOCATIONS SHALL BE ERECTED AS SHOWN ON THE TREE MITIGATION PLANS AND DETAILS, OR AS REQUESTED BY LOCAL AGENCY.

5. FINAL LOCATIONS SHALL BE COORDINATED WITH AND APPROVED BY THE PROJECT ARBORIST.

6. NO MATERIALS, EQUIPMENT, SPOIL, WASTE OR WASHOUT WATER MAY BE DEPOSITED, STORED, OR PARKED WITHIN 20 FEET OF THE TREE PROTECTION ZONE.

7. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION ZONE.

8. CONSTRUCTION ACTIVITY SHALL NOT DESTROY OR IRREVERSIBLY HARM THE ROOT SYSTEM OF PROTECTED TREES. POST HOLES AND TRENCHES LOCATED CLOSE TO PROTECTED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.

9. DO NOT INSTALL CONDUIT, DRAIN OR IRRIGATION LINES, OR ANY UTILITY LINE WITHIN THE TREE PROTECTION ZONE WITHOUT THE APPROVAL OF THE PROJECT ARBORIST. IF LINES MUST TRAVERSE THE PROTECTION AREA, THEY SHALL BE TUNNELED OR BORED UNDER THE TREE.

10. CONTRACTOR'S ACCESS TO FENCED TREE PROTECTION AREAS WILL BE PERMITTED ONLY WITH APPROVAL OF THE PROJECT ARBORIST.

11. EXCAVATION OR GRADING REQUIRED WITHIN THE PROTECTED AREA SHALL BE LIMITED TO THREE (3) INCHES OF CUT OR FILL. COORDINATE WITH PROJECT ARBORIST.

12. STRUCTURES AND UNDERGROUND FEATURES TO BE REMOVED WITHIN THE TREE PROTECTION ZONE SHALL BE COORDINATED WITH THE PROJECT ARBORIST.

13. TREE PROTECTION FENCING AROUND TREES TO BE RELOCATED SHALL BE ERECTED UNTIL THE TREE IS READY TO BE RELOCATED AND NEW FENCING SHALL BE ERECTED AT THE TREES NEW LOCATION AND WILL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETE.

14. IF ANY DAMAGE TO TREE PROTECTION FENCING SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMMEDIATE REPAIRS.

15. IF TEMPORARY HAUL OR ACCESS ROADS MUST PASS OVER THE PROTECTED AREA OF TREES TO BE PRESERVED, A ROAD BED OF SIX (6) INCHES OF MULCH OR GRAVEL SHALL BE CREATED TO PROTECT THE SOIL. THE ROAD BED MATERIAL SHALL BE REPLENISHED AS NECESSARY TO MAINTAIN A SIX (6) INCH ROAD BED AT ALL TIMES. CONTRACTOR SHALL REMOVE ALL SUCH MATERIALS FROM THE SITE AS SOON AS TEMPORARY ACCESS IS NO LONGER NECESSARY.

16. CONTRACTOR SHALL COORDINATE WITH THE PROJECT ARBORIST PRIOR TO THE REMOVAL OF ALL TREE PROTECTION FENCING.

C. ROOT PRUNING/TRENCHING

1. TRENCHING LOCATIONS SHALL BE APPROVED IN THE FIELD BY THE PROJECT ARBORIST.

2. TRENCHING EQUIPMENT THAT WILL TURN AT HIGH RPM'S IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.

3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.

4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.

5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.

6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

D. CLEARING

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.

2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.

3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.

E. TREE CANOPY PRUNING

1. TREE PRUNING SPECIFICATIONS SHALL BE DEFINED BASED ON SPECIFIC RECOMMENDATIONS OF THE PROJECT ARBORIST. INFORMATION PRESENTED BELOW SHOULD BE USED AS A GUIDELINE.

2. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.

3. ALL PRUNING SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A QUALIFIED INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) CERTIFIED ARBORIST OR AN AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA) REGISTERED CONSULTING ARBORIST (RCA).

4. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.

5. WHILE IN THE TREE, THE ARBORIST SHALL PERFORM AN AERIAL INSPECTION TO IDENTIFY DEFECTS THAT REQUIRE TREATMENT. ANY ADDITIONAL WORK NEEDED SHALL BE REPORTED TO THE OWNER.

6. PRUNING CUTS SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ANSI A300 PRUNING STANDARD (AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS) AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ANSI Z133.1 SAFETY STANDARD. PRUNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ISA'S "BEST MANAGEMENT PRACTICES: TREE PRUNING".

7. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.

8. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.

9. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:

a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.

b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.

c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.

d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.

e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.

f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.

g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.

10. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:

a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.

b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.

c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.

d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.

11. PROPOSED/REPLACEMENT TREES

a. PRUNING SHALL BE LIMITED TO CLEANING.

12. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDERNEATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.

2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.

3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.

4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.

a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.

b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.

c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.

d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.

e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.

f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.

G. INSECTICIDE

7. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.

8. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.

9. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.

10. ANY PETS, AS WELL AS, THE PETS FOOD AND WATER BOWLS SHOULD BE REMOVED FROM THE AREA AND ANY SWIMMING POOLS SHOULD BE COVERED. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.

11. ENSURE COMPLETE COVERAGE AND REAPPLY 2-3 MONTHS AFTER INITIAL APPLICATION UTILIZING SAME PROCEDURE.

H. IRRIGATION

1. EVERY EFFORT SHALL BE MADE TO WATER THE PRESERVED TREES AND TRANSPLANTS. CONTRACTOR SHALL IRRIGATE BY HAND OR BY TEMPORARY IRRIGATION.

2. IRRIGATE AS REQUIRED BY PROJECT ARBORIST UNTIL PERMANENT IRRIGATION IS INSTALLED AND OPERATING.

3. UNDERGROUND IRRIGATION SHALL NOT BE INSTALLED WITHIN THE DRIP LINES OF EXISTING TREES UNLESS ROOT PROTECTION MEASURES ARE PROVIDED AND APPROVED BY PROJECT ARBORIST.

I. TREE REMOVALS

1. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED BY PROJECT ARBORIST WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.

2. CONTRACTOR SHALL REMOVE ALL TREES AS SHOWN ON THE TREE MITIGATION PLANS AFTER THE TREE PROTECTION FENCING IS INSTALLED.

3. ALL TREES SHOWN TO BE REMOVED SHALL BE FELLED WITH A CHAIN SAW AND STUMP GROUND 6" BELOW SURFACE. ANY TREE SHOWN TO BE REMOVED THAT IS IN AN AREA WHERE COMPACTION IS CRITICAL SHALL BE FELLED WITH A CHAIN SAW AND STUMP REMOVED BY CONTRACTOR.

4. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.

5. ALL BURN PITS IF APPLICABLE MUST BE APPROVED BY THE PROJECT ARBORIST AND OWNER.

6. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN MUST BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST AND NOT BY DEMOLITION OR CONSTRUCTION CONTRACTORS. THE QUALIFIED ARBORIST SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.

7. TREES TO BE REMOVED LOCATED WITHIN THE TREE PROTECTION ZONE SHALL BE REMOVED BY A QUALIFIED ISA CERTIFIED ARBORIST. THE TREES SHALL BE CUT NEAR GROUND LEVEL AND THE STUMP GROUND OUT.

L. TOPSOIL

1. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.

11. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.

12. TOPSOIL, PH RANGE OF 5.5 TO 7.0, 3-5 PERCENT ORGANIC MATERIAL MINIMUM, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN ONE (1) INCH IN DIAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH.

13. VERIFY AMOUNT STOCKPILED IF ANY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR (4) INCHES DEEP. DO NOT OBTAIN TOPSOIL FROM BOGS OR MARSHES.

14. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.

2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.

TREE MITIGATION SPECIFICATIONS

OCOEE-APOPKA RD
MULTIFAMILY

CITY OF APOPKA

FLORIDA

Kimley»Horn

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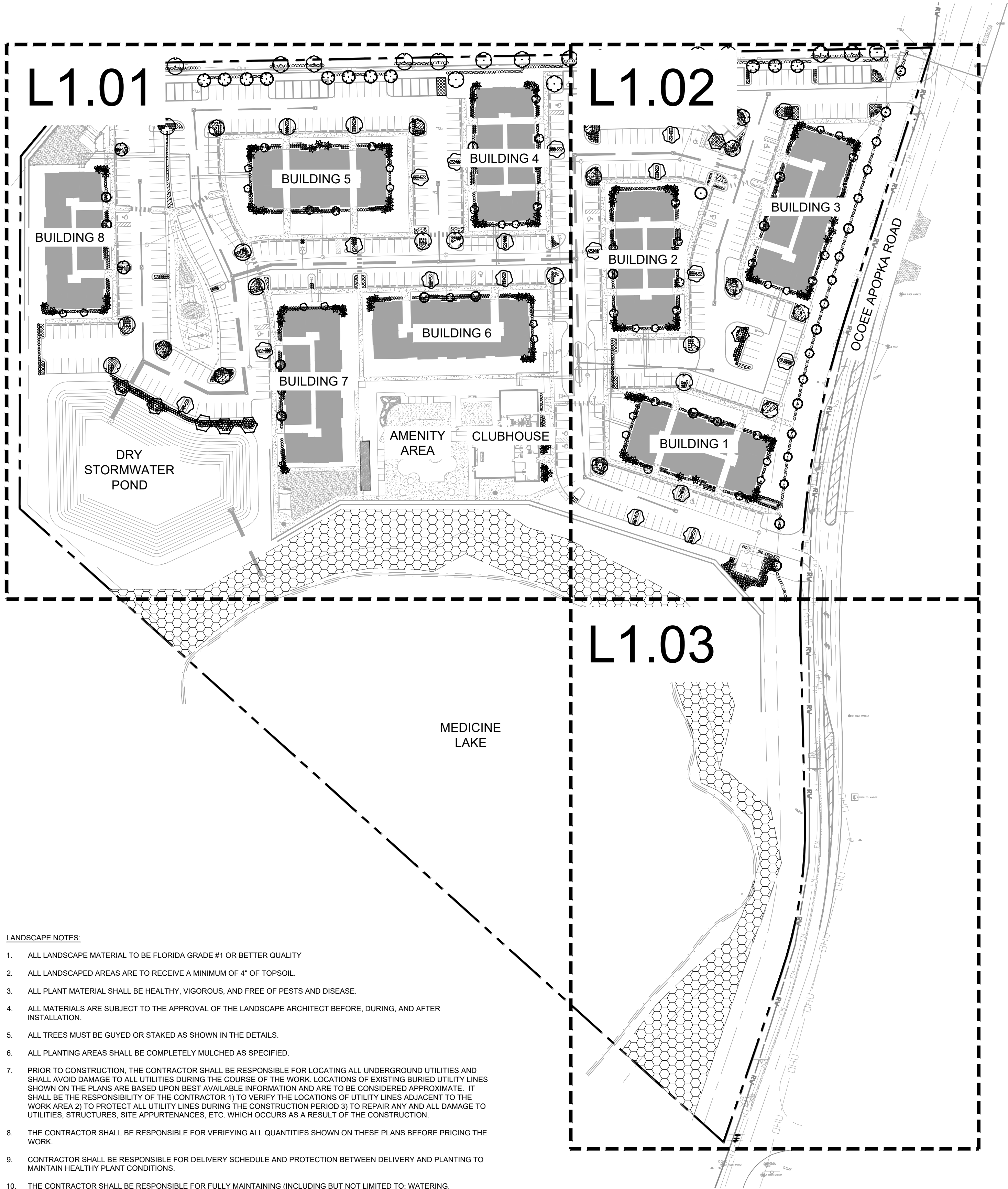
07 / 20 / 2021

KHA PROJECT 049655000	DATE 05/04/2021	SCALE AS SHOWN	DESIGNED BY JTP	DRAWN BY PAM	CHECKED BY BAL
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SHEET NUMBER
L0.57

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Plotted By: Parks, Suzanna Street Set: OCOEE-APOPKA RD MULTIFAMILY Layout: L1.00 June 29, 2021 08:24:31am K:\ORL\Civil\04965000-OCOEE-Apopka Rd MF-PD Master Plan\CAD\Master Plan\PlanSheets\L1.00 — LANDSCAPE PLAN.dwg
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LANDSCAPE NOTES:

- ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
- ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

NOTE:
THE PROJECT'S LANDSCAPE AND IRRIGATION PLANS
SHALL BE DESIGNED IN ACCORDANCE WITH CITY
ORDINANCE NO. 2069.

PLANT SCHEDULE

ACCENT TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	TH	1	TABERBUA HETEROPHYLLA SINGLE, STRAIGHT, FULL, FL#1	PINK TABERBUA	FG	2" CAL MIN	10' HT., 4' SPR.
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	SS3	100	SABAL PALMETTO STRAIGHT, BOOTED, FL#1	SABAL PALM	FG	-	12' - 18' CT
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ED	22	ELAEOCARPUS DECIPENS SINGLE STRAIGHT LEADER, FL#1, FULL TO BASE	JAPANESE BLUEBERRY TREE	FG	2" CAL MIN	7' HT., 4' SPR.
	IC	28	ILEX CASSINE SINGLE STRAIGHT LEADER, FL#1, FULL TO BASE	DAHOON HOLLY	FG	2" CAL MIN	7' HT., 4' SPR.
	JE	11	JUNIPERUS VIRGINIANA SINGLE STRAIGHT LEADER, FL#1, FULL TO BASE	EASTERN RED CEDAR	FG	2" CAL MIN	7' HT., 4' SPR.
	LL	19	LIGUSTRUM LUCIDUM MULTI-TRUNK, 3 TRUNK MIN., 3' C.T. MIN.	GLOSSY PRIVET	FG	5" CAL. TOT.	8' HT., 8' SPR.
SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AF	18	ACER x FREEMANII 'JEFFERSRED' SINGLE, STRAIGHT, FULL, FL#1	AUTUMN BLAZE RED MAPLE	FG	3" CAL MIN	10' HT., 4' SPR.
	MB	16	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' SINGLE, STRAIGHT, FULL, FL#1	BRACKEN'S SOUTHERN MAGNOLIA	FG	3" CAL MIN	10' HT., 4' SPR.
	PO	9	PLATANUS OCCIDENTALIS SINGLE, STRAIGHT, FULL, FL#1	AMERICAN SYCAMORE	FG	3" CAL MIN	10' HT., 4' SPR.
	QS	19	QUERCUS SHUMARDII SINGLE, STRAIGHT, FULL, FL#1	SHUMARD RED OAK	FG	3" CAL MIN	10' HT., 4' SPR.
	QV	22	QUERCUS VIRGINIANA SINGLE, STRAIGHT, FULL, FL#1	SOUTHERN LIVE OAK	FG	3" CAL MIN	10' HT., 4' SPR.
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	FS	303	FORESTIERA SEGREGATA FULL, FL#1	FLORIDA PRIVET	7 GAL	36" OC	24" FULL
	HC	350	HAMELIA PATENS 'FIREFLY' FULL, FL#1	DWARF FIREBUSH	3 GAL	30" OC	24" FULL
	ID	625	ILEX VOMITORIA 'SCHILLINGS DWARF' FULL, FL#1	SCHILLINGS DWARF YAUPON HOLLY	3 GAL	30" OC	24" FULL
	IN	174	ILEX CORNUTA 'NEEDLEPOINT' FULL, FL#1	NEEDLEPOINT CHINESE HOLLY	3 GAL	36" OC	24" FULL
	PF	861	SPARTINA BAKERI FULL, FL#1	SAND CORD GRASS	3 GAL	36" OC	24" FULL
	VO	524	VIBURNUM OBOVATUM FULL, FL#1	WALTER'S VIBURNUM	7 GAL	36" OC	36" FULL
	ZF	709	ZAMIA FLORIDANA FULL, FL#1	COONTIE PALM	3 GAL	30" OC	24" FULL
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	EB	123	EVOLVULUS NUTTALLIANUS 'BLUE DAZE' FULL	SHAGGY DWARF MORNING GLORY	1 GAL	12" FULL	18" OC
	LB	796	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	1 GAL	12" FULL	18" OC
	TM	1,201	TRACHELOSPERMUM ASIATICUM 'MINIMA' FULL, FL#1	MINIMA JASMINE	1 GAL	18" FULL	18" OC
MISC.	QTY	BOTANICAL/COMMON NAME		SPECIFICATIONS			
MULCH	TBD	PINE BARK MULCH		3" DEPTH MINIMUM, SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL			
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE'/ ARGENTINE BAHIA GRASS ZOYSIA JAPONICA/ ZOYSIA GRASS		ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE			

CODE MINIMUM LANDSCAPE CALCULATIONS

PER "CITY OF APOPKA" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
BUILDING FOUNDATION LANDSCAPE SECTION 5.2.5.A.1 BUILDING FACADE ADJACENT TO R.O.W. (AND) SECTION 5.2.5.B.2.A.1.B BUILDING FACADE ADJACENT TO PARKING	BUILDING 1 - 456 LF (NORTH, EAST, SOUTH AND WEST FACADES) 1,824 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 23 TREES REQ. (1 UNDERSTORY, ORNAMENTAL, OR PALM TREE / 20 LF) BUILDING 2 - 456 LF (NORTH, EAST, SOUTH AND WEST FACADES) 1,824 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 23 TREES REQ. (1 UNDERSTORY, ORNAMENTAL, OR PALM TREE / 20 LF) BUILDING 3 - 512 LF (NORTH, EAST, SOUTH, AND WEST FACADES) 2,048 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 26 TREES REQ. (1 UNDERSTORY, ORNAMENTAL, OR PALM TREE / 20 LF) BUILDING 4 - 388 LF (EAST, SOUTH, AND WEST FACADES) 1,552 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 19 TREES REQ. (1 UNDERSTORY, ORNAMENTAL, OR PALM TREE / 20 LF) BUILDING 5 - 456 LF (NORTH, EAST, SOUTH, AND WEST FACADES) 1,824 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 23 TREES REQ. (1 UNDERSTORY, ORNAMENTAL, OR PALM TREE / 20 LF) BUILDING 6 - 256 LF (NORTH AND EAST FACADES) 1,024 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 13 TREES REQ. (1 UNDERSTORY, ORNAMENTAL, OR PALM TREE / 20 LF) BUILDING 7 - 256 LF (NORTH AND WEST FACADES) 1,024 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 13 TREES REQ. (1 UNDERSTORY, ORNAMENTAL, OR PALM TREE / 20 LF) BUILDING 8 - 232 LF (EAST AND SOUTH FACADES) 928 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 12 TREES REQ. (1 UNDERSTORY, ORNAMENTAL, OR PALM TREE / 20 LF) CLUBHOUSE 111 LF (EAST FACADE) 444 SF OF LANDSCAPE REQ. (4' WIDTH LANDSCAPE AREA) 6 TREES REQ. (1 UNDERSTORY, ORNAMENTAL, OR PALM TREE / 20 LF)	BUILDING 1 1,957 SF OF LANDSCAPE 24 UNDERSTORY, ORNAMENTAL, OR PALM TREES BUILDING 2 1,957 SF OF LANDSCAPE 24 UNDERSTORY, ORNAMENTAL, OR PALM TREES BUILDING 3 2,239 SF OF LANDSCAPE 27 UNDERSTORY, ORNAMENTAL, OR PALM TREES BUILDING 4 1,740 SF OF LANDSCAPE 19 UNDERSTORY, ORNAMENTAL, OR PALM TREES BUILDING 5 1,957 SF OF LANDSCAPE 23 UNDERSTORY, ORNAMENTAL, OR PALM TREES BUILDING 6 1,207 SF OF LANDSCAPE 14 UNDERSTORY, ORNAMENTAL, OR PALM TREES BUILDING 7 1,200 SF OF LANDSCAPE 13 UNDERSTORY, ORNAMENTAL, OR PALM TREES BUILDING 8 1,069 SF OF LANDSCAPE 12 UNDERSTORY, ORNAMENTAL, OR PALM TREES CLUBHOUSE 598 SF OF LANDSCAPE 6 UNDERSTORY, ORNAMENTAL, OR PALM TREES
INTERIOR VUA LANDSCAPE SECTION 5.2.5.B.2	10% OF VUA AREA TO BE LANDSCAPED (185,670 TOTAL SF VUA AREA) 1 TREE + 1 TREE PER 10 PARKING SPACES (539 TOTAL PARKING SPACES) 30% OF VUA COVERED BY MATURE TREE CANOPY 185,670 SF VUA X .1 = 18,567 SF LANDSCAPE REQUIRED 539 SPACES / 10 + 1 = 55 SHADE TREES REQUIRED 185,670 SF VUA X .3 = 55,701 SF OF MATURE TREE CANOPY COVERAGE	18,800 SF LANDSCAPE AREA PROVIDED 55 SHADE TREES PROVIDED 132,163 SF MATURE CANOPY COVERAGE PROVIDED (10 LIVE OAKS - 6,361 SF MATURE CANOPY SIZE) (21 RED OAKS - 1,662 SF MATURE CANOPY SIZE) (5 SYCAMORE - 2,827 SF MATURE CANOPY SIZE) (6 MAGNOLIA - 615 SF MATURE CANOPY SIZE) (13 RED MAPLE - 706 SF MATURE CANOPY SIZE)
PERIMETER VUA LANDSCAPING SECTION 5.2.5.B.2	CONTINUOUS 36" HT. EVERGREEN HEDGE ROW WHERE PARKING AREA IS LOCATED ADJACENT TO A STREET	CONTINUOUS 36" HT. EVERGREEN HEDGE ALONG PARKING LOT FRONTING OCOEE APOPKA ROAD
PERIMETER LANDSCAPING SECTION 5.2.5.A.1.A.4	1 CANOPY TREE AND 10 SHRUBS (36" HT. MIN.) PER 35 LF (OR FRACTION THEREOF) OF PROPERTY PERIMETER EAST PERIMETER - 832 LF (EXCLUDES ENTRY DRIVE) 16 SHADE TREES REQUIRED 181 SHRUBS REQUIRED NORTH PERIMETER - 1,010 LF 29 SHADE TREES REQUIRED 289 SHRUBS REQUIRED	18 UNDERSTORY TREES (PROVIDED DUE TO OVERHEAD UTILITY OBSTRUCTION) 181+ SHRUBS PROVIDED 29 SHADE TREES 289+ SHRUBS PROVIDED

OCOEE-APOPKA RD
MULTIFAMILY

LANDSCAPE PLAN
KEY

FLORIDA

PROJECT
04965000

DATE
06/29/2021

SCALE
AS SHOWN

DESIGNED BY
KHA

DRAWN BY
KHA

CHECKED BY
WMR

REVISIONS

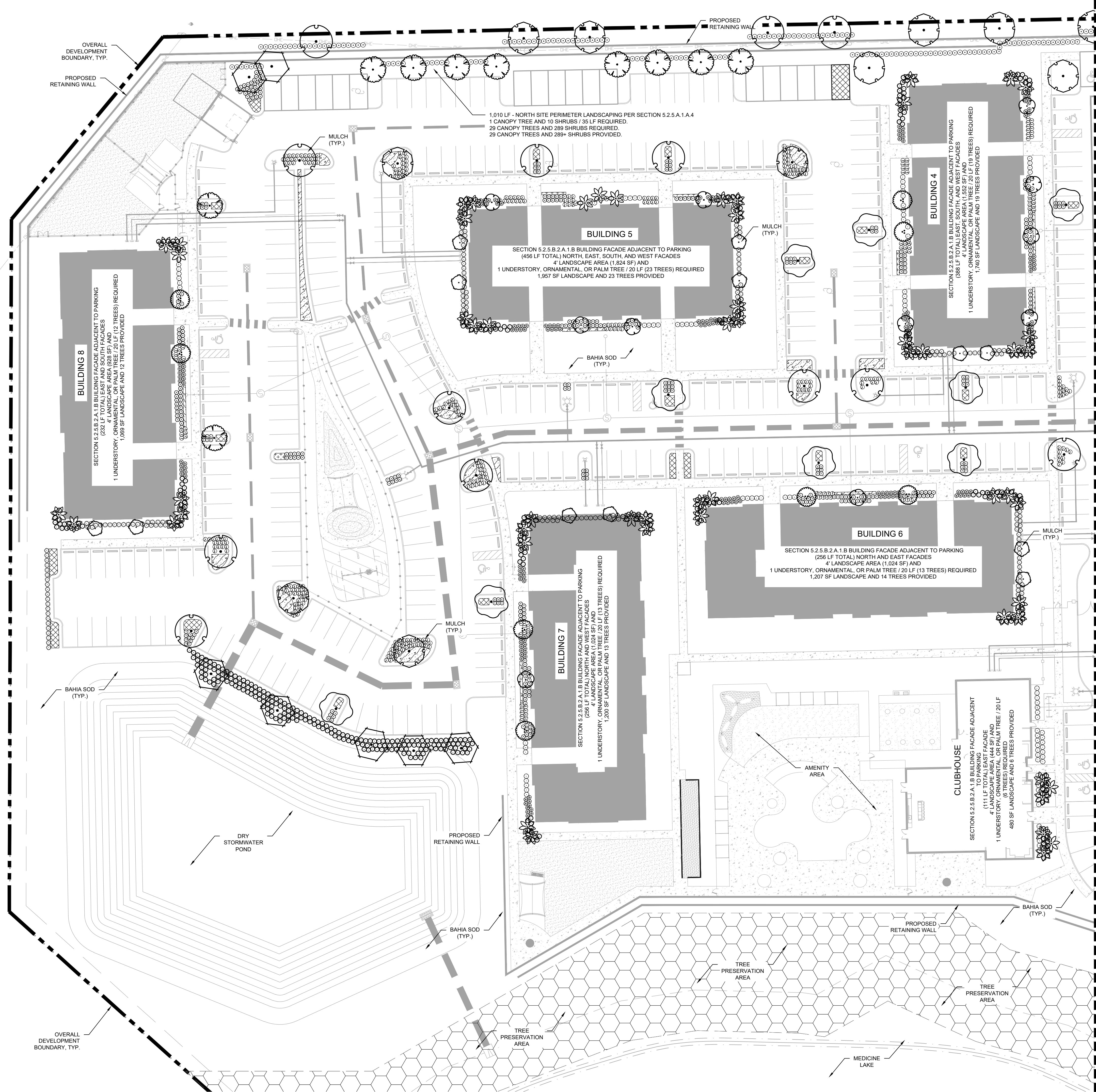
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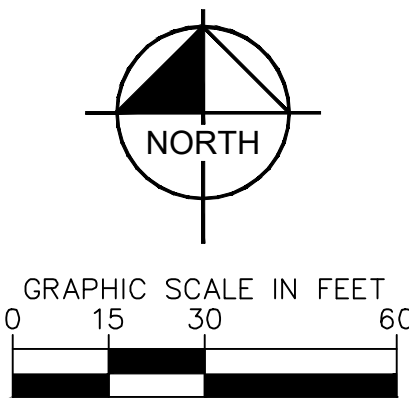
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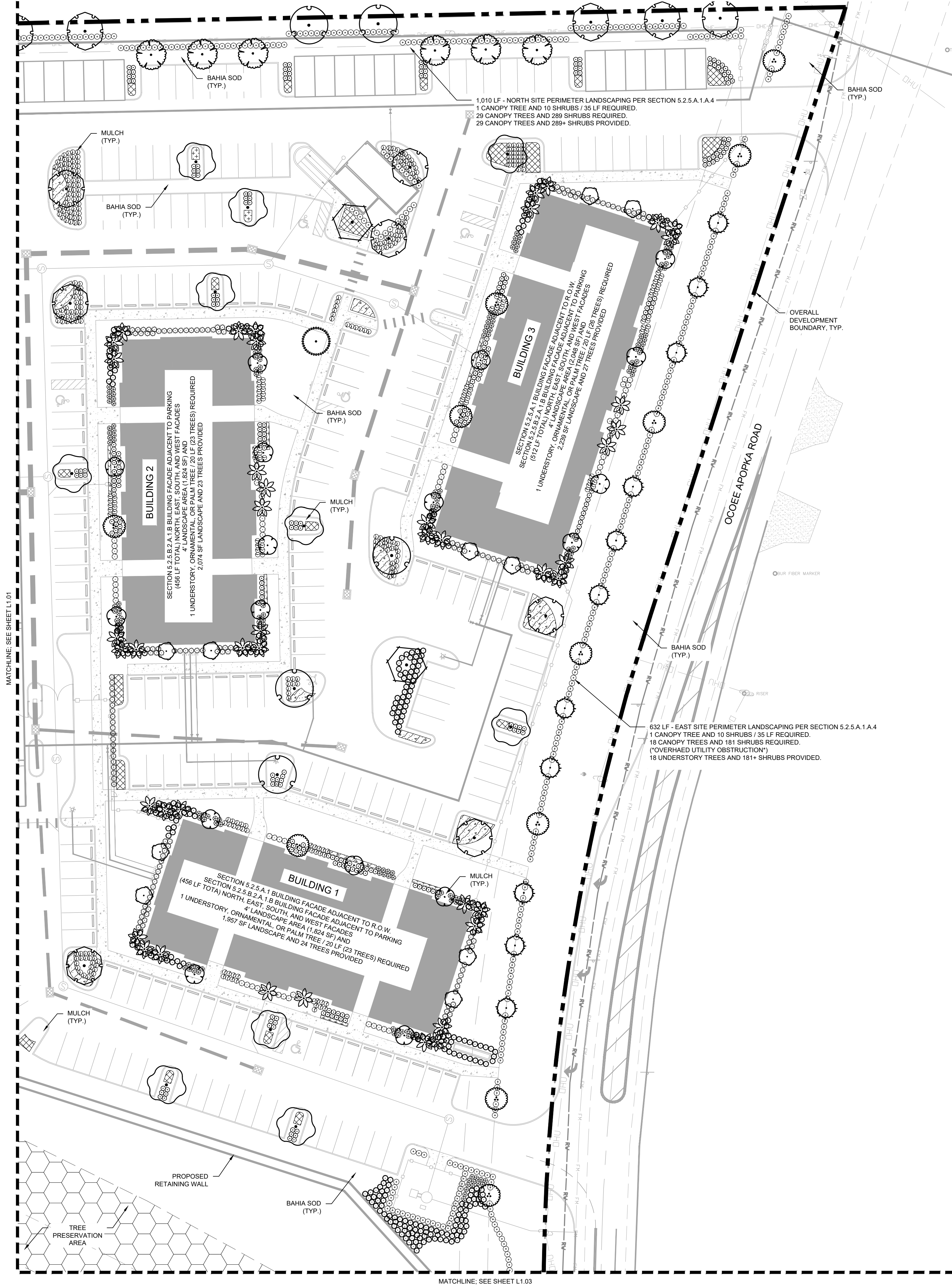


PLANT SCHEDULE KEY		
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PALM TREES	CODE	COMMON NAME
	SS3	SABAL PALM
UNDERSTORY TREES	CODE	COMMON NAME
	ED	JAPANESE BLUEBERRY TREE
	IC	DAHOO HOLLY
	JE	EASTERN RED CEDAR
	LL	GLOSSY PRIVET
SHADE TREES	CODE	COMMON NAME
	AF	AUTUMN BLAZE RED MAPLE
	MB	BRACKEN'S SOUTHERN MAGNOLIA
	PO	AMERICAN SYCAMORE
	QS	SHUMARD RED OAK
	QV	SOUTHERN LIVE OAK
SHRUBS	CODE	COMMON NAME
	FS	FLORIDA PRIVET
	HC	DWARF FIREBUSH
	ID	SCHILLINGS DWARF YAUPOH HOLLY
	IN	NEEDLEPOINT CHINESE HOLLY
	PF	SAND CORD GRASS
	VO	WALTER'S VIBURNUM
	ZF	COONTIE PALM
GROUND COVERS	CODE	COMMON NAME
	EB	SHAGGY DWARF MORNING GLORY
	LB	BIG BLUE LILYTURF
	TM	MINIMA JASMINE
MISC.	QTY.	BOTANICAL/COMMON NAME
MULCH	TBD	PINE BARK MULCH
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE' ARGENTINE BAHIA GRASS ZOYSIA JAPONICA/ ZOYSIA GRASS



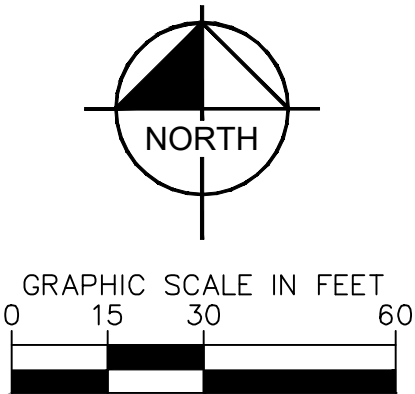
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OCOEE-APOPKA RD
MULTIFAMILY

FLORIDA
CITY OF APOPKA

LANDSCAPE PLAN

07 / 20 / 2021

KHA PROJECT
049655000

DATE
05/04/2021

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY KHA

CHECKED BY WMR

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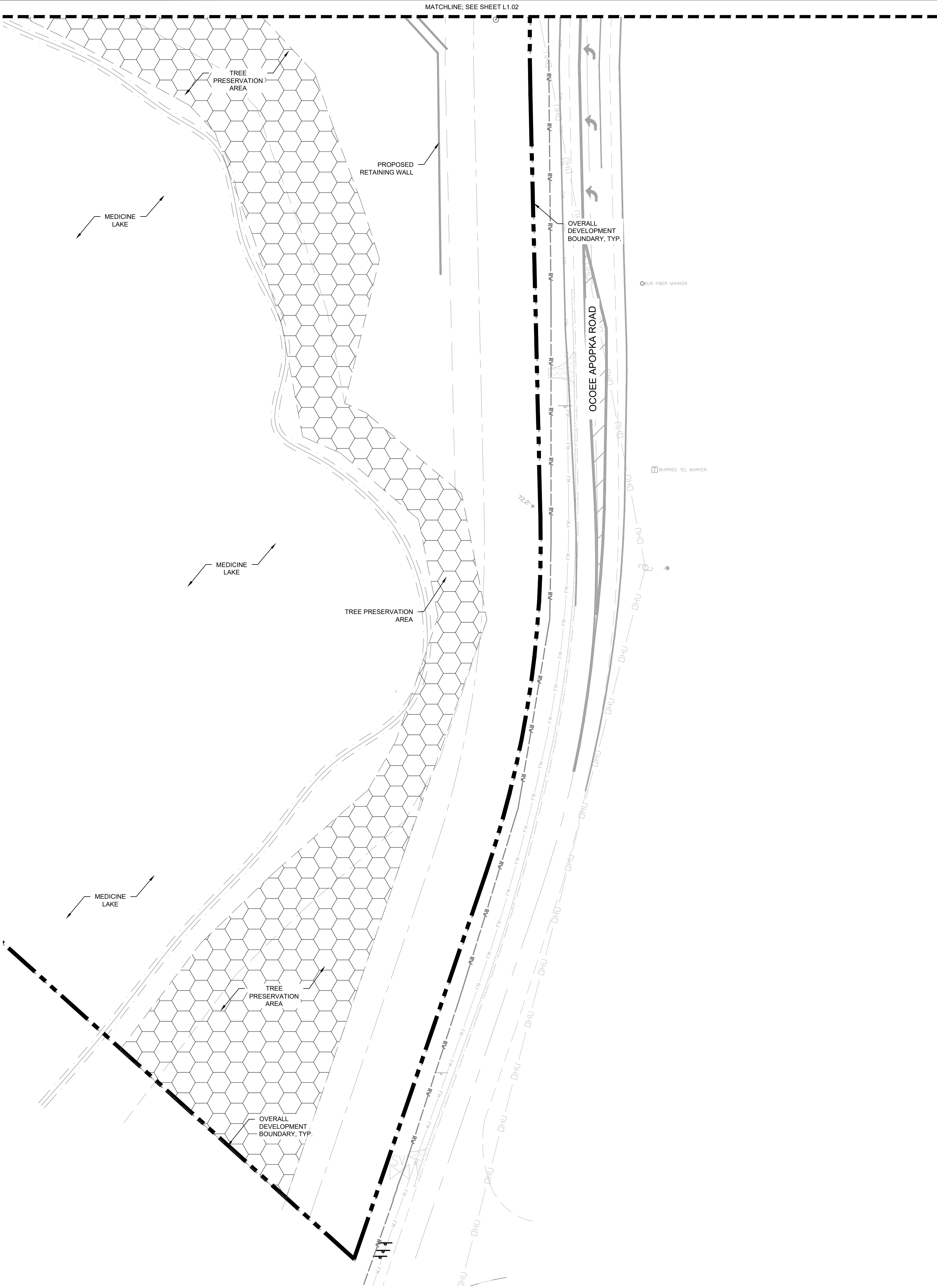
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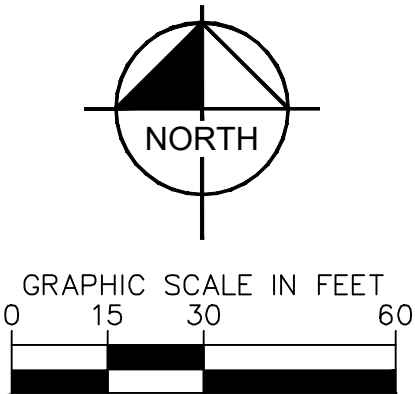
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MULTIFAMILY

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LANDSCAPE PLAN

KHA PROJECT
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DATE
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SCALE AS SHOWN

DESIGNED BY KAH

DRAWN BY KHA

CHECKED BY WMR

07 / 20 / 2021

Kimley»Horn

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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALLS, WALKS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FOOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION, WHEN A DIRECT APPLICATION OF FOOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FOOT FOR APPROVAL BY THE COUNTY ENGINEERS REPRESENTATIVE.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIF-LINE AND SPILLING OIL, GASOLINE, OR OTHER DETRIMENTAL MATERIALS WITHIN THE DRIF-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE THOUSAND DOLLARS (\$3000) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL, MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND FORESTRY SERVING AS A GUIDE. PLANTS SHALL BE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS. LATENT DEFECTS OR INJURIES, REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL, MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL, FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL, ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE), MULCH SHALL BE "FLORIMULCH", EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6 MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILT-PRUF" OR EQUIVALENT) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B) AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISH GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOG AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS, AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPURED LIMEROCK OR LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEATED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPEARANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOG PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FINE HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIVES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE FILLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NO MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE

4. PREPARE LODGE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS. PAVED AND PLANTED AREAS, ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED, IMMEDIATELY FOLLOWING SOD LAYING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZER INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADEING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

FINAL INSPECTION AND ACCEPTANCE OF WORK

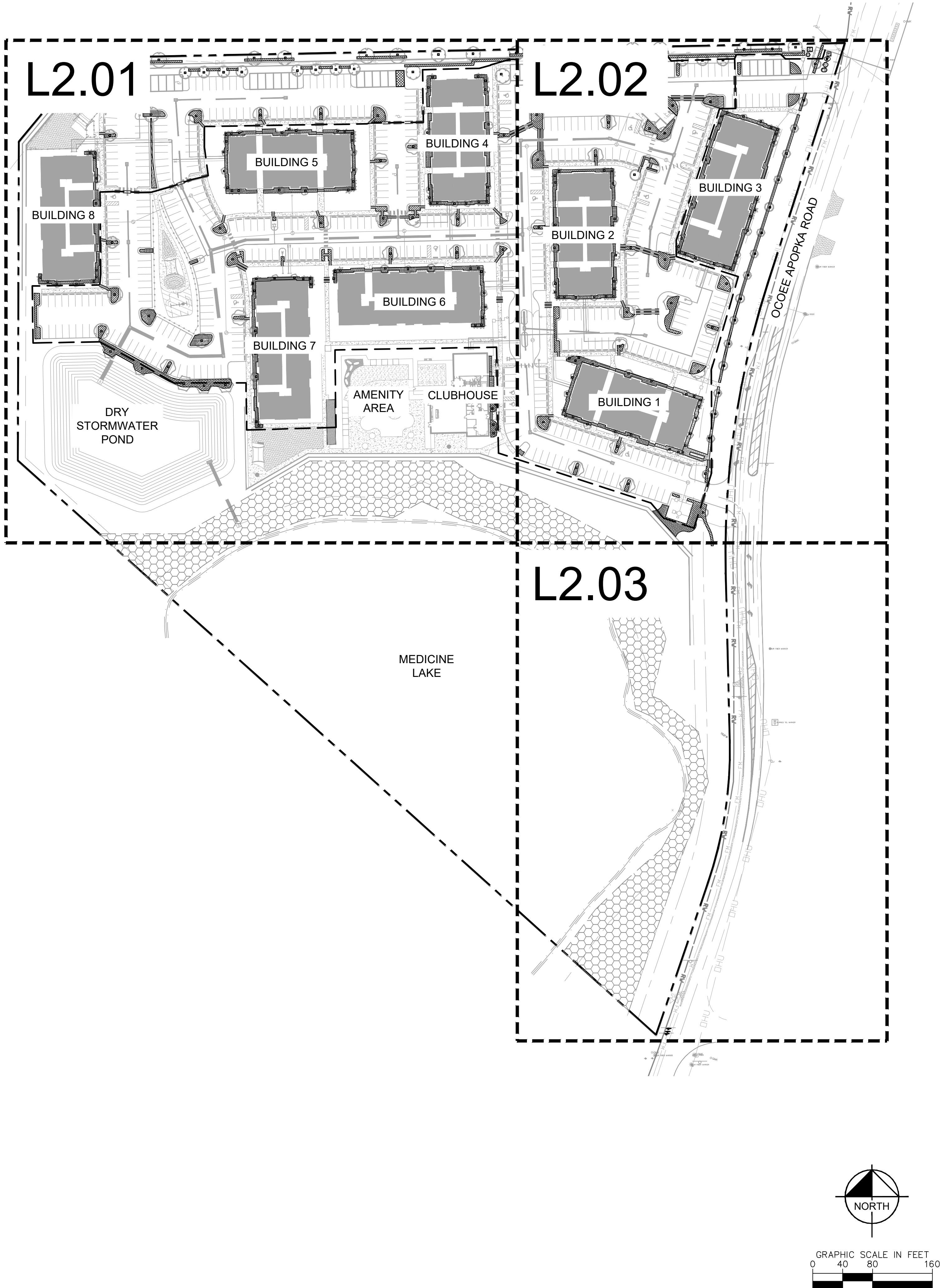
FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

WARRANTY

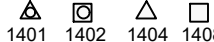
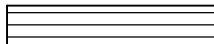
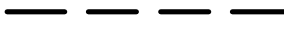
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

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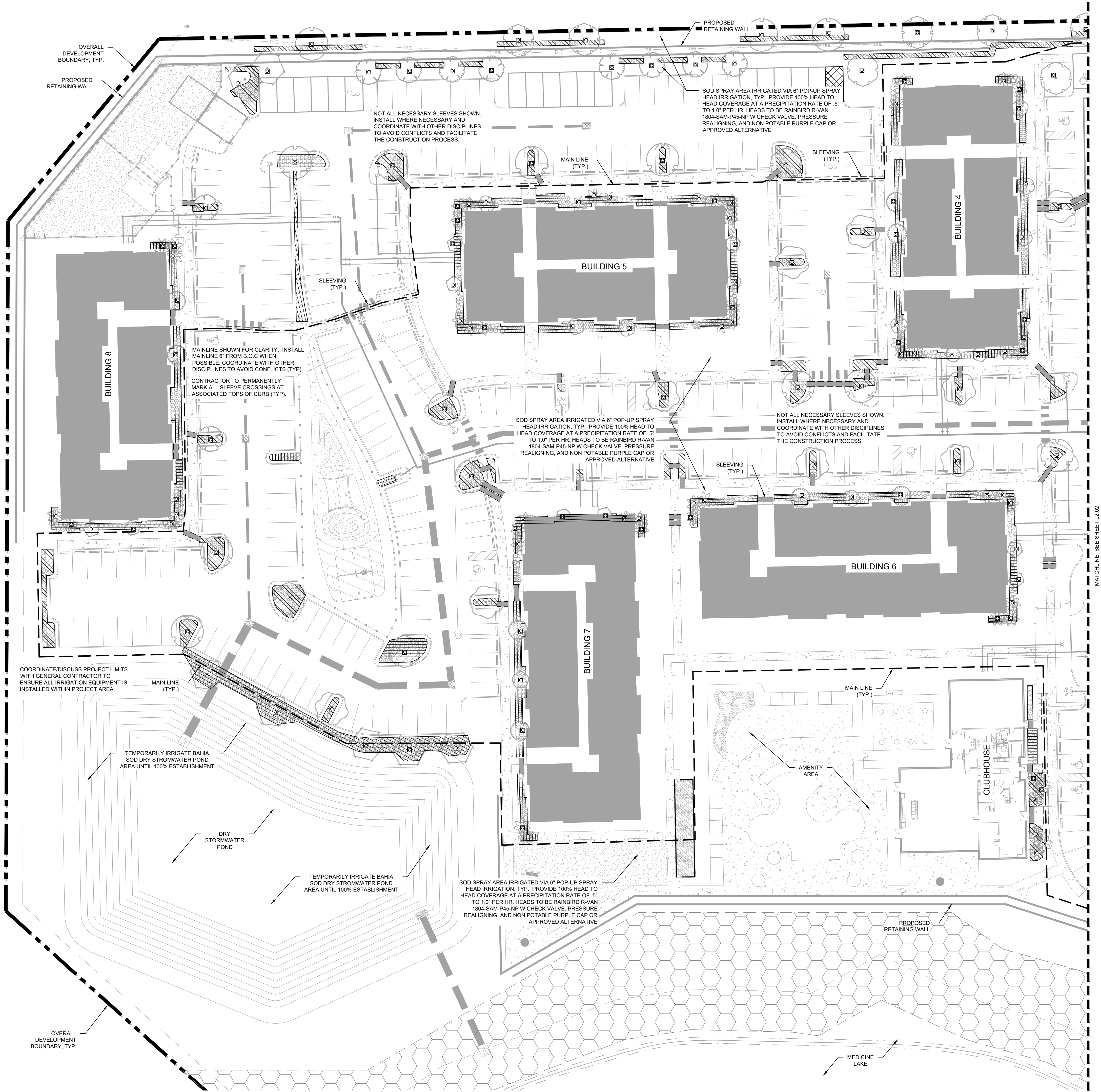
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IRRIGATION SCHEDULE

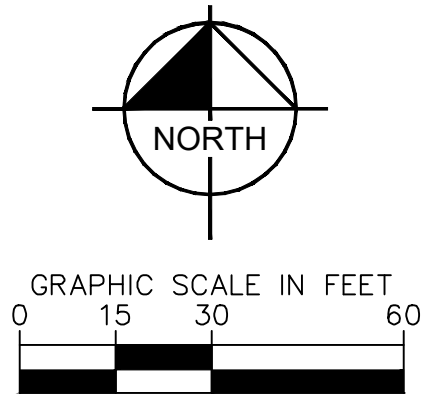
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 1804-SAM-NP-1400 FLOOD 1401	263
	FLOOD BUBBLER 4.0" POPUP WITH CHECK VALVE, AND NON-POTABLE PURPLE CAP.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DIAPHRAGM RAIN BIRD XFD-09-12-NP	31,487 L.F.
	XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPM EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PESBR-PRS-D 1-1/2"	1
	1", 1-1/2", AND 2" DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	
	FEBCO 825Y 1-1/2"	1
	REDUCED PRESSURE BACKFLOW PREVENTER	
	RAIN BIRD ESPLXME WITH (02) ESPLXMSM12	1
	32 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT.	
	RAIN BIRD WR2-RC	1
	WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	
	RAIN BIRD FS-150-P	1
	1-1/2" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESPLX-02 CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.0 GPM TO 100.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	
	WATER METER 1-1/2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	3,384 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE SLEEVING	313.2 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL SLEEVING	935.2 L.F.

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD 1804-SAM-NP-1400 FLOOD 1401 FLOOD BUBBLER 4.0" POPUP WITH CHECK VALVE, AND NON-POTABLE PURPLE CAP.	263
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	31,487 L.F.
	RAIN BIRD PESBR-PRS-D 1-1/2" 1"-1-1/2", AND 2" DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1
	RAIN BIRD ESP8LXME WITH (02) ESPLXMSM12 32 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT.	1
	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
	RAIN BIRD FS-150-P 1-1/2" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESPLXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.0 GPM TO 100.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
	WATER METER 1-1/2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	3,384 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE SLEEVING	313.2 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL SLEEVING	935.2 L.F.



OCOEE-APOPKA RD
MULTIFAMILY

FLORIDA
CITY OF APOPKA

SCHEMATIC
IRRIGATION PLAN

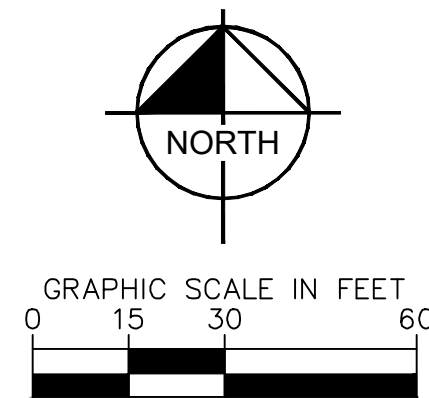
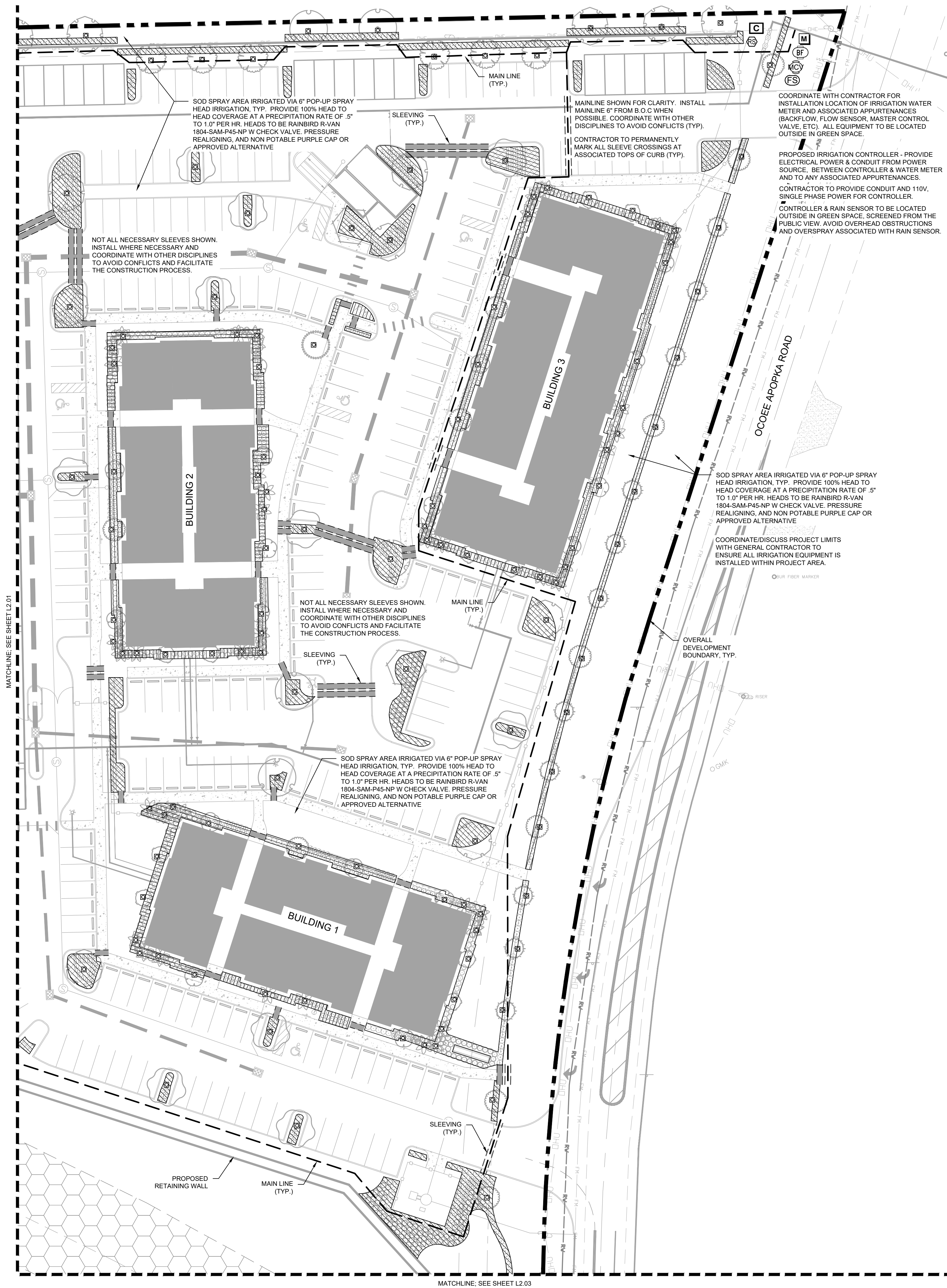
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DRAWN BY KHA
CHECKED BY WMR

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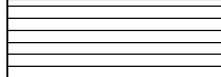
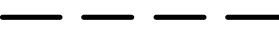
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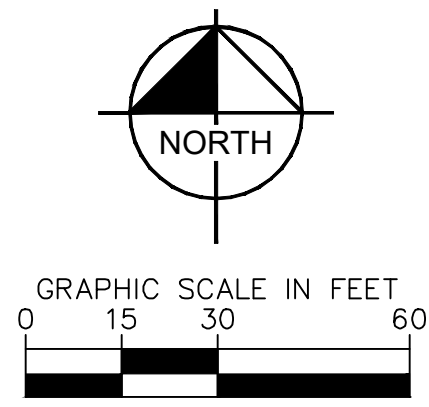
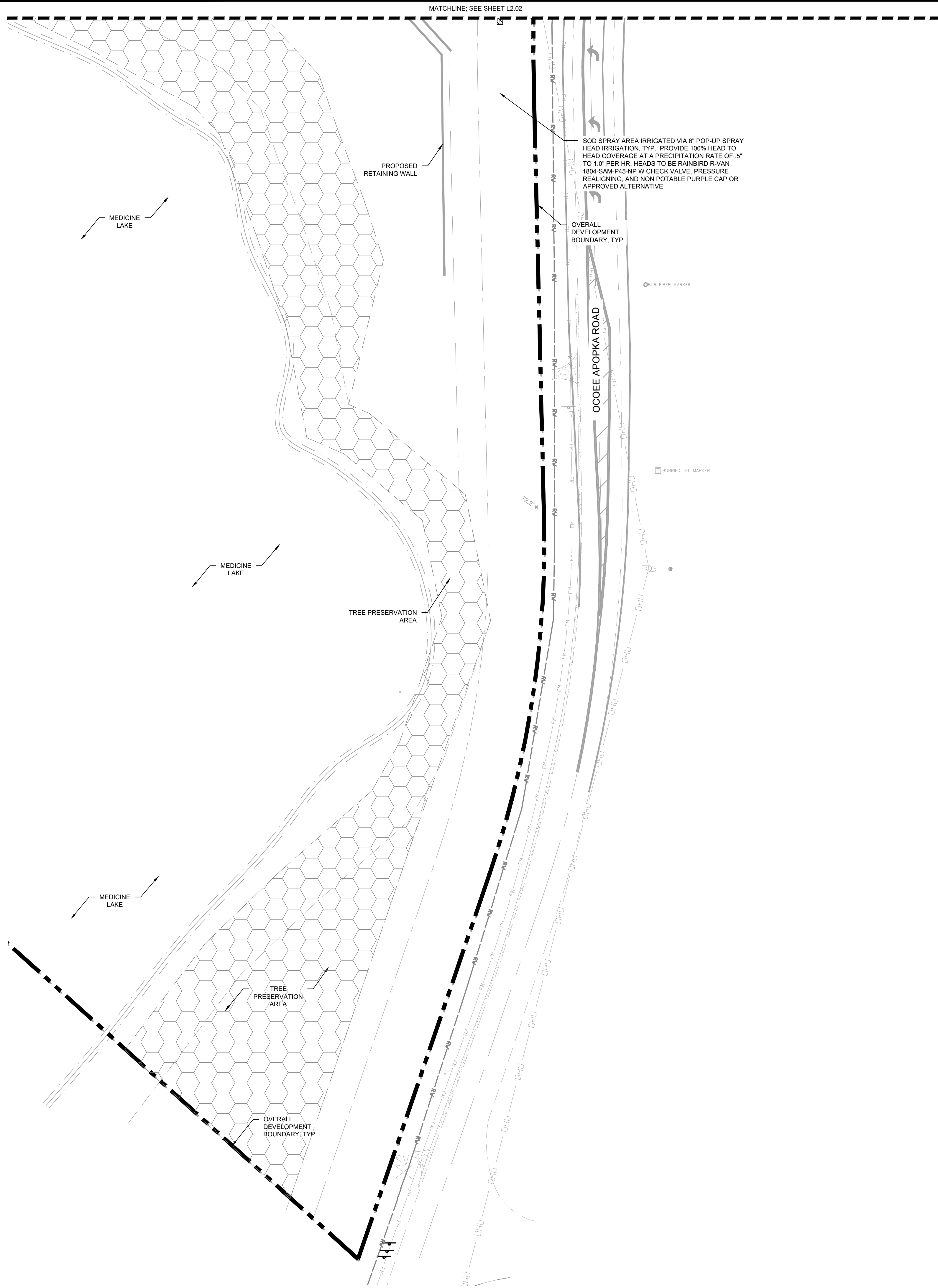
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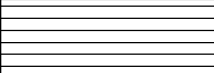
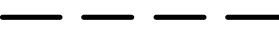
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
   	RAIN BIRD 1804-SAM-NP-100 FLOOD LIGHT 1401 FLOOD ILLUMINATOR, 4.0' POPUP WITH CHECK VALVE, AND NON-POTABLE PURPLE CAP.	263
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12-NP XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE. 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE. LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT. SPECIFY XF INSERT FITTINGS.	31,487 L.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PESBR-PRS-D 1-1/2" 1", 1-1/2", and 2" DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY. PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
	FESCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1
	RAIN BIRD ESP8LXME WITH (02) ESP8LXMSM12 32 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT.	1
	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
	RAIN BIRD FS-150-P 1-1/2" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.0 GPM TO 100.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
	WATER METER 1-1/2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	3,384 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE SLEEVING	313.2 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL SLEEVING	935.2 L.F.

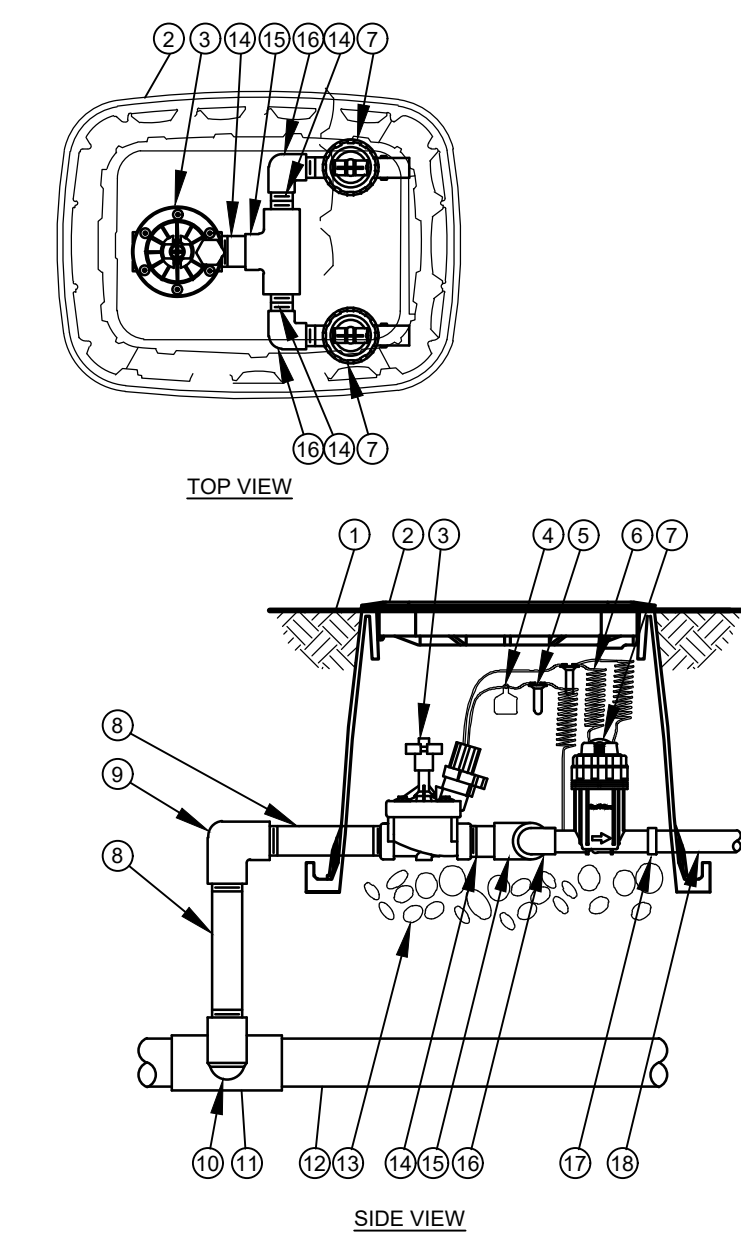
SHEET NUMBER L2.02		OCOE-APOPKA RD MULTIFAMILY		CITY OF APOPKA FLORIDA		SCHEMATIC IRRIGATION PLAN		KHA PROJECT 049655000 DATE 05/04/2021 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY WMR		Kimley»»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803 PHONE: 407-898-1511 FAX: 407-894-4791 WWW.KIMLEY-HORN.COM CA 00000696		No. _____ REVISIONS _____ DATE _____ BY _____	
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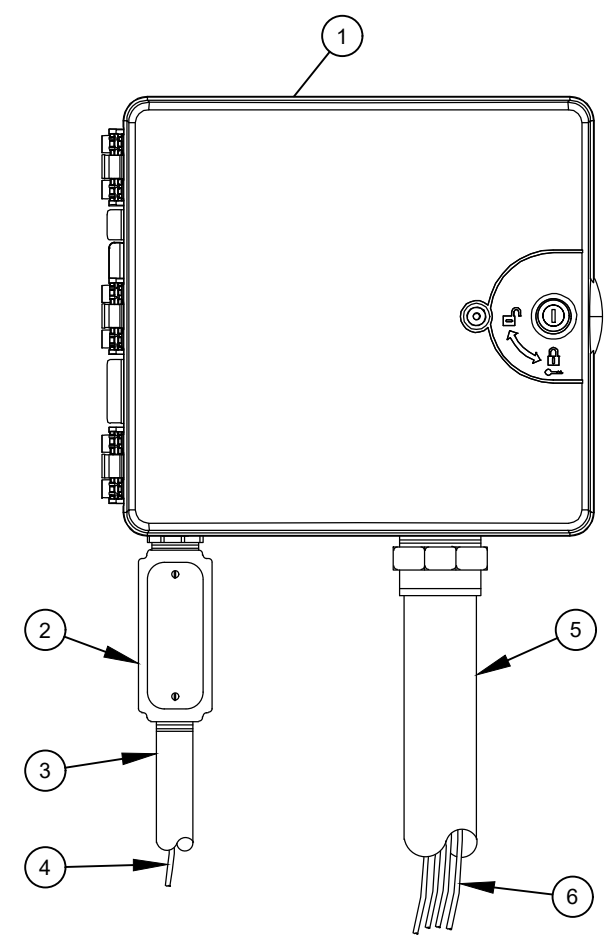
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
 1401  1402  1404  1408	RAIN BIRD 1804-SAM-NP-1400 FLOOD FLOOR FLOOD BUBBLER 4.0" POPUP WITH CHECK VALVE, AND NON-POTABLE PURPLE CAP.	263
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-080-102 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 0.9 GPM EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT. SPECIFY XF INSERT FITTINGS.	31,487 L.F.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PESBR-PES-D 1-1/2" 1", 1-1/2", AND 2" DURABLE CHLORINE-RESISTANT VALVES FOR RECLAIMED WATER APPLICATIONS. WITH SCRUBBER MECHANISM TECHNOLOGY, PURPLE FLOW CONTROL HANDLE, AND PRESSURE REGULATOR MODULE.	1
	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1
	RAIN BIRD ESPLXME WITH (02) ESPLXMSM12 32 STATION COMMERCIAL CONTROLLER, MOUNTED ON A PLASTIC WALL MOUNT.	1
	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
	RAIN BIRD FS-150-P 1-1/2" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM. SITECONTROL, AND ESPLXD CENTRAL CONTROL SYSTEMS. PLASTIC PVC MODEL. SUGGESTED OPERATING RANGE OF 5.0 GPM TO 100.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
	WATER METER 1-1/2"	1
	IRRIGATION MAINLINE: PVC SCHEDULE 40	3,384 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 MAINLINE SLEEVING	313.2 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 LATERAL SLEEVING	935.2 L.F.

SHEET NUMBER L2.03		OCOE-APOPKA RD MULTIFAMILY		CITY OF APOPKA FLORIDA		SCHEMATIC IRRIGATION PLAN		KHA PROJECT 049655000 DATE 05/04/2021 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY WMR		Kimley»»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 3660 MAGUIRE BOULEVARD, SUITE 200, ORLANDO, FL 32803 PHONE: 407-898-1511 FAX: 407-894-4791 WWW.KIMLEY-HORN.COM CA 0000696		No. _____ REVISIONS _____ DATE _____ BY _____	
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1 COMMERCIAL CONTROL DRIP ZONE VALVE KIT
L2.50 SECTION / PLAN NTS

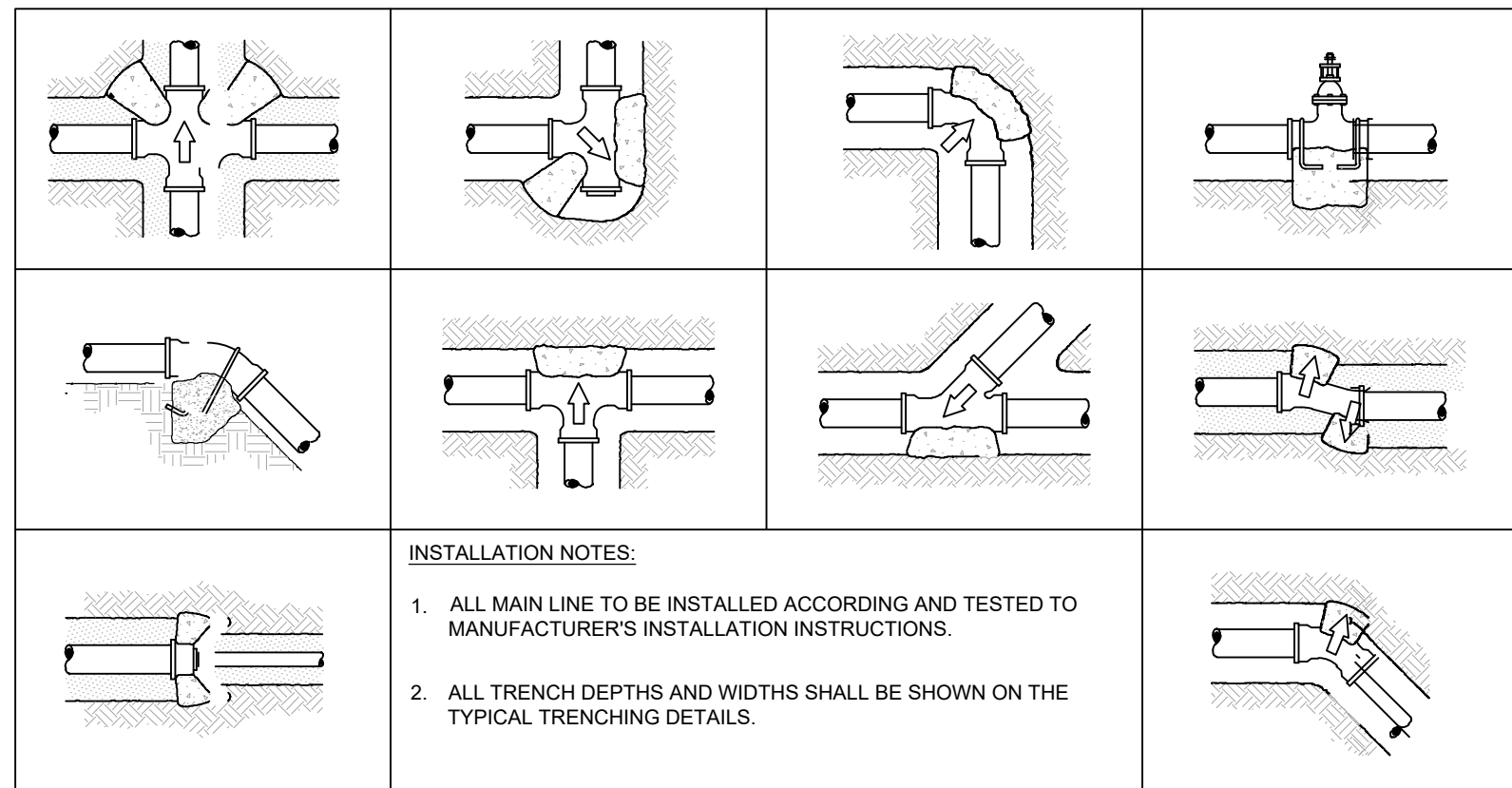


2 TYPICAL CONTROLLER
L2.50 ELEVATION

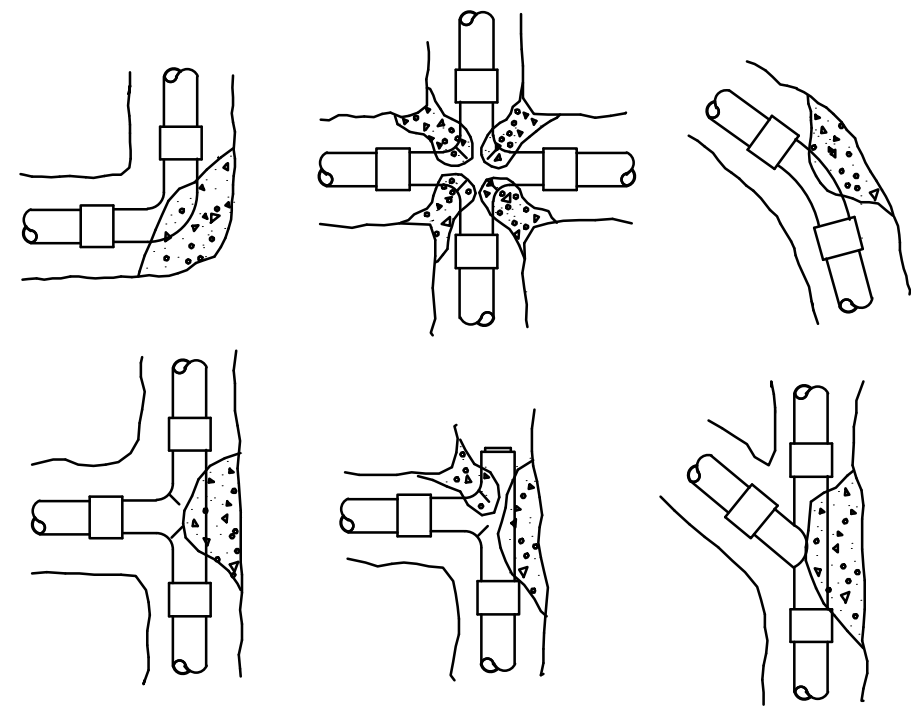
- 1 IRRIGATION CONTROLLER:
CONTROLLER (OWNER TO SPECIFY WALL MOUNT
OR STAINLESS STEEL PEDESTAL MOUNT). INSTALL
PER MANUFACTURER'S RECOMMENDATIONS.
- 2 JUNCTION BOX
- 3 1-INCH CONDUIT AND FITTINGS TO POWER
SUPPLY
- 4 POWER SUPPLY WIRE
- 5 2-INCH CONDUIT AND FITTINGS FOR STATION
WIRES
- 6 WIRES TO REMOTE CONTROL VALVES

NOTES:

1. FOR EASE OF INSTALLATION INTO A CONTROLLER WITH MORE THAN 24 STATIONS, INSTALL A JUNCTION BOX AT THE BASE OF CONTROLLER AND TRANSITION LARGER VALVE AND COMMON WIRES FROM FIELD TO 18 AWG MULTI CONDUCTOR WIRE TO BE USED IN CONTROLLER.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.



3 TYPICAL THRUST BLOCK
L2.50 SECTION NTS

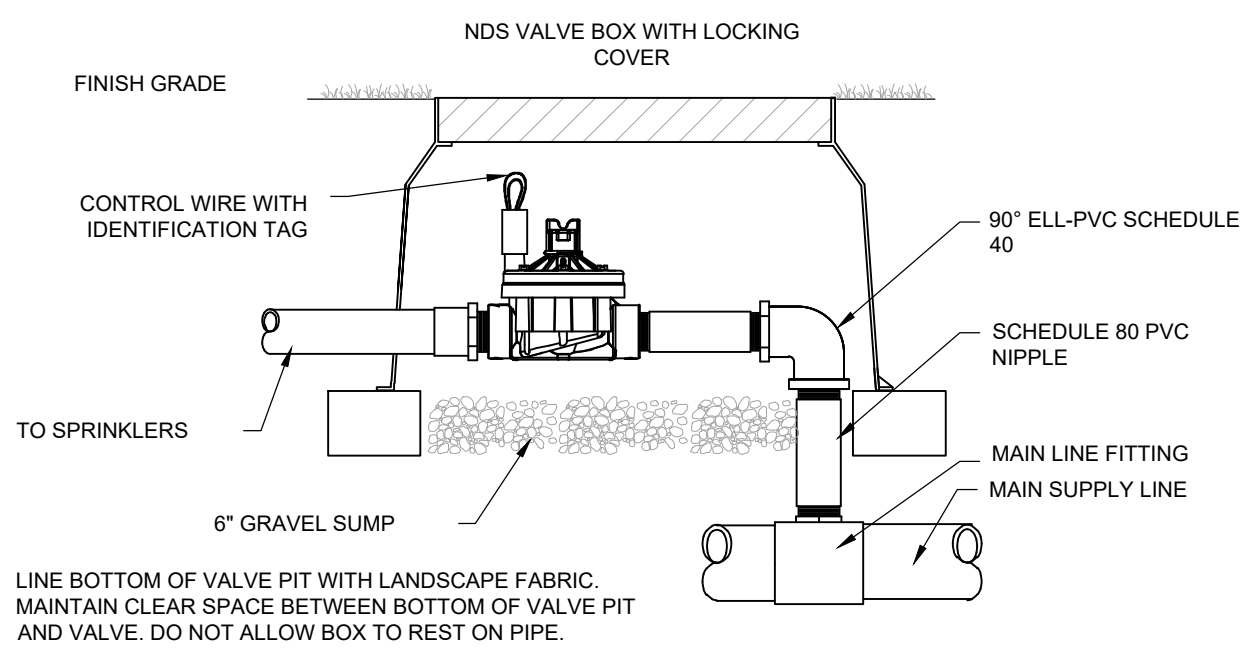


INSTALLATION NOTES

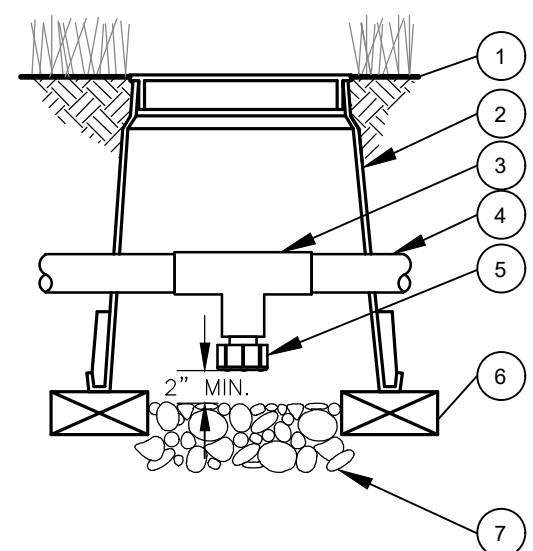
1. 3000 PSI CONCRETE OR BETTER IS TO BE USED FOR THRUST BLOCKS.
2. FOR 45°/90° FITTINGS, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED.
3. FOR 22-1/2° FITTINGS, MINIMUM OF 0.5 CUBIC FEET OF CONCRETE TO BE USED.
4. FOR TEES, MINIMUM OF 2 CUBIC FEET OF CONCRETE TO BE USED. THRUST

BLOCKS REQUIRED FOR IRRIGATION MAINLINE 2 1/2" AND LARGER.

4 THRUST BLOCK REINFORCEMENT
L2.50 SECTION NTS

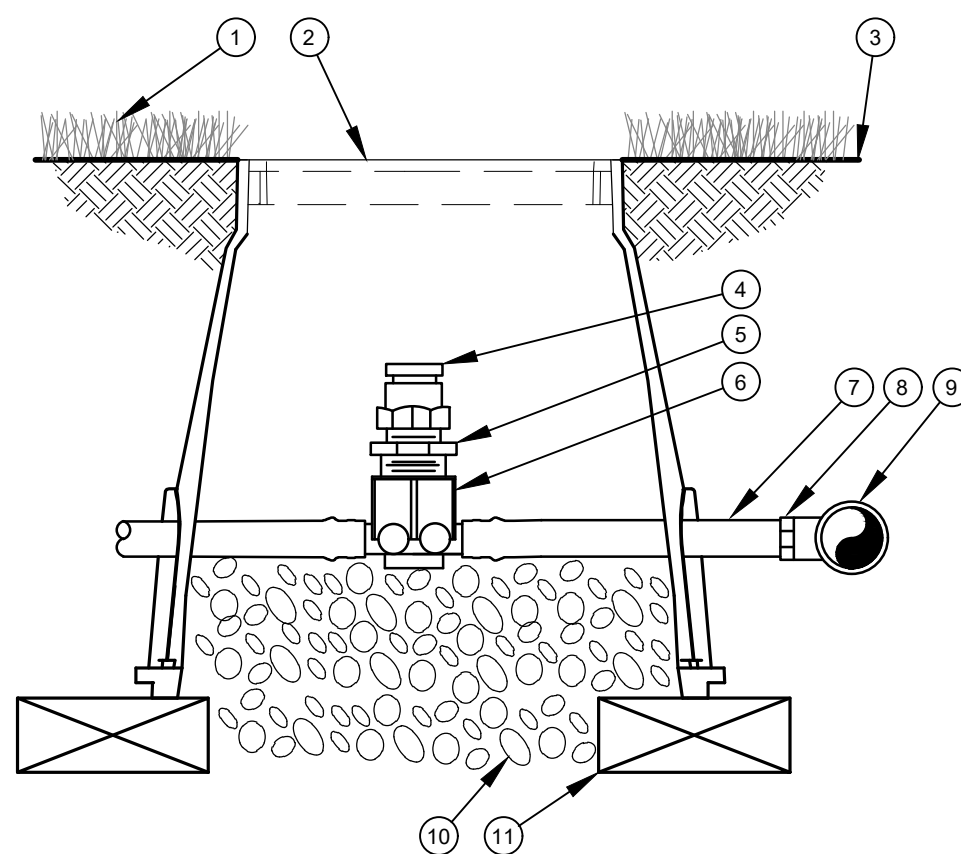


5 TYPICAL CONTROL VALVE
L2.50 SECTION NTS



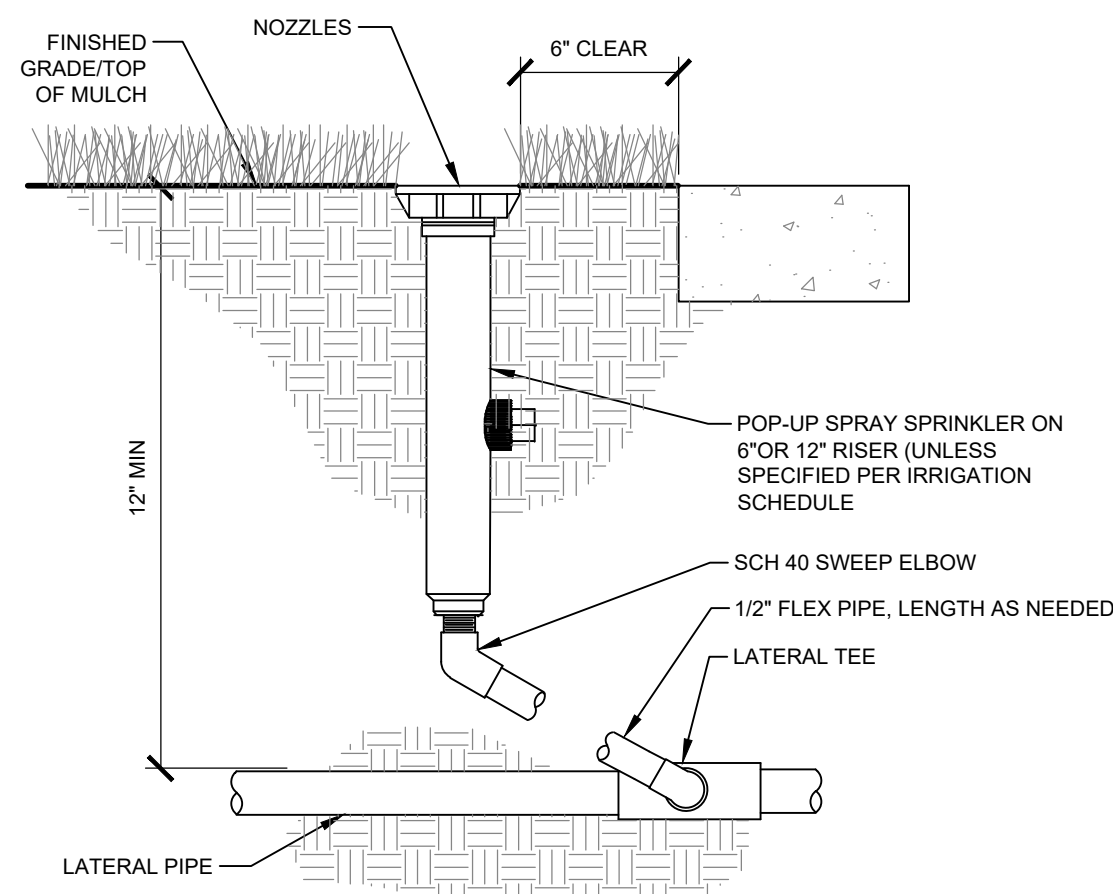
6 DRAIN VALVE
L2.50 SECTION NTS

- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER:
- 3 PVC SCH 40 TEE
- 4 PVC LATERAL PIPE
- 5 FILTERED DRAIN VALVE:
- 6 BRICK (1 OF 2)
- 7 6-INCH MINIMUM DEPTH OF
3/4-INCH WASHED GRAVEL

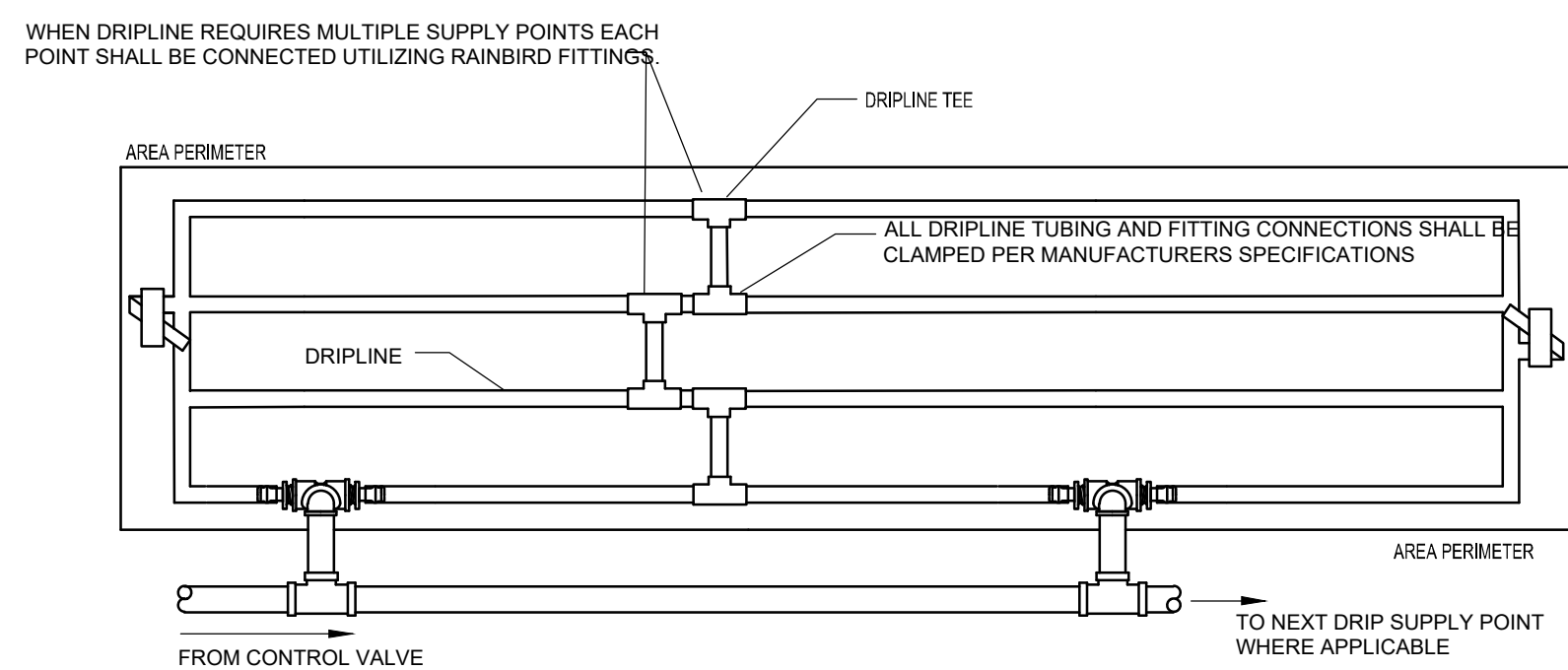


7 AIR RELIEF VALVE IN XFS DRIP LINE
L2.50 SECTION NTS

- ① TURF GRASS
- ② VALVE BOX LID
- ③ FINISH GRADE
- ④ ½" AIR RELIEF VALVE:
TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- ⑤ ½" X ¼" PVC REDUCER BUSHING
- ⑥ BARB X FEMALE THREAD CONNECTOR:
- ⑦ ½" BLANK DRIPLINE TUBING:
- ⑧ BARB X MALE THREAD CONNECTOR:
- ⑨ PVC TEE CONNECTED TO PVC HEADER PIPE
- ⑩ 3" MINIMUM DEPTH OF
¾" WASHED GRAVEL
- ⑪ BRICK (1 OF 2)



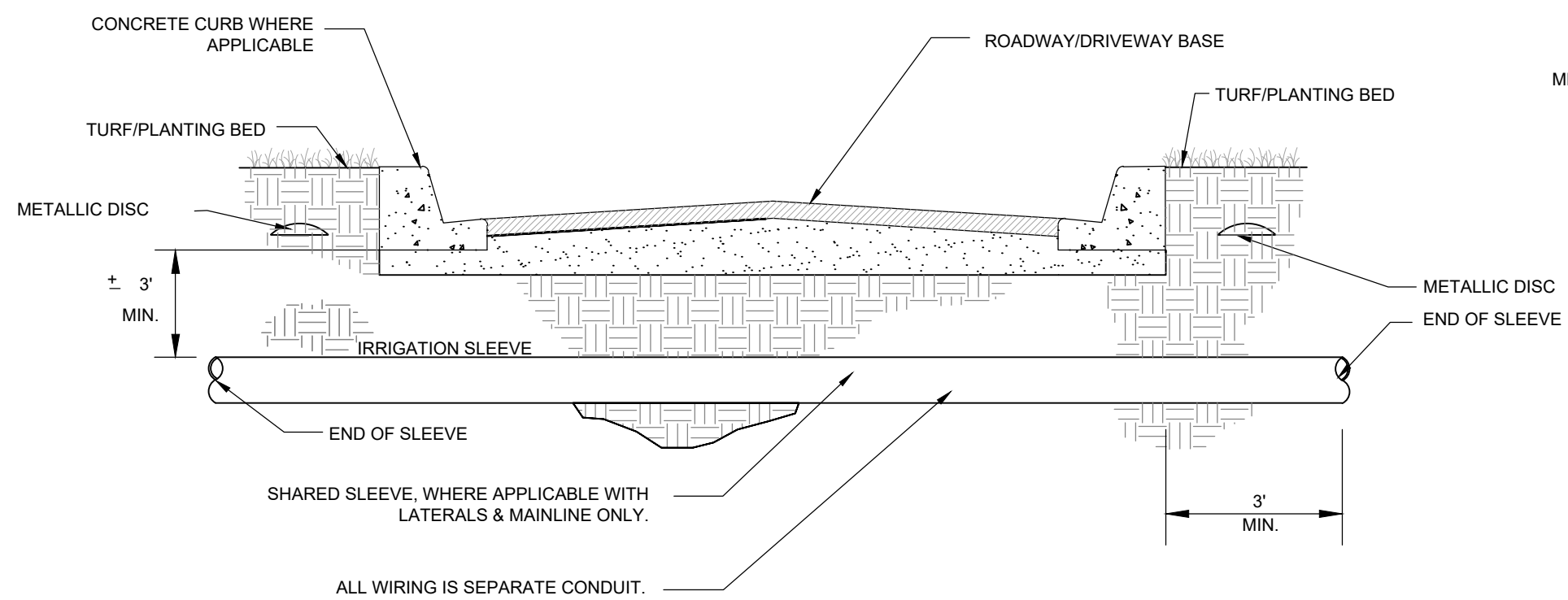
8 TYPICAL SPRAY / ROTAR HEAD
L2.50 SECTION NTS



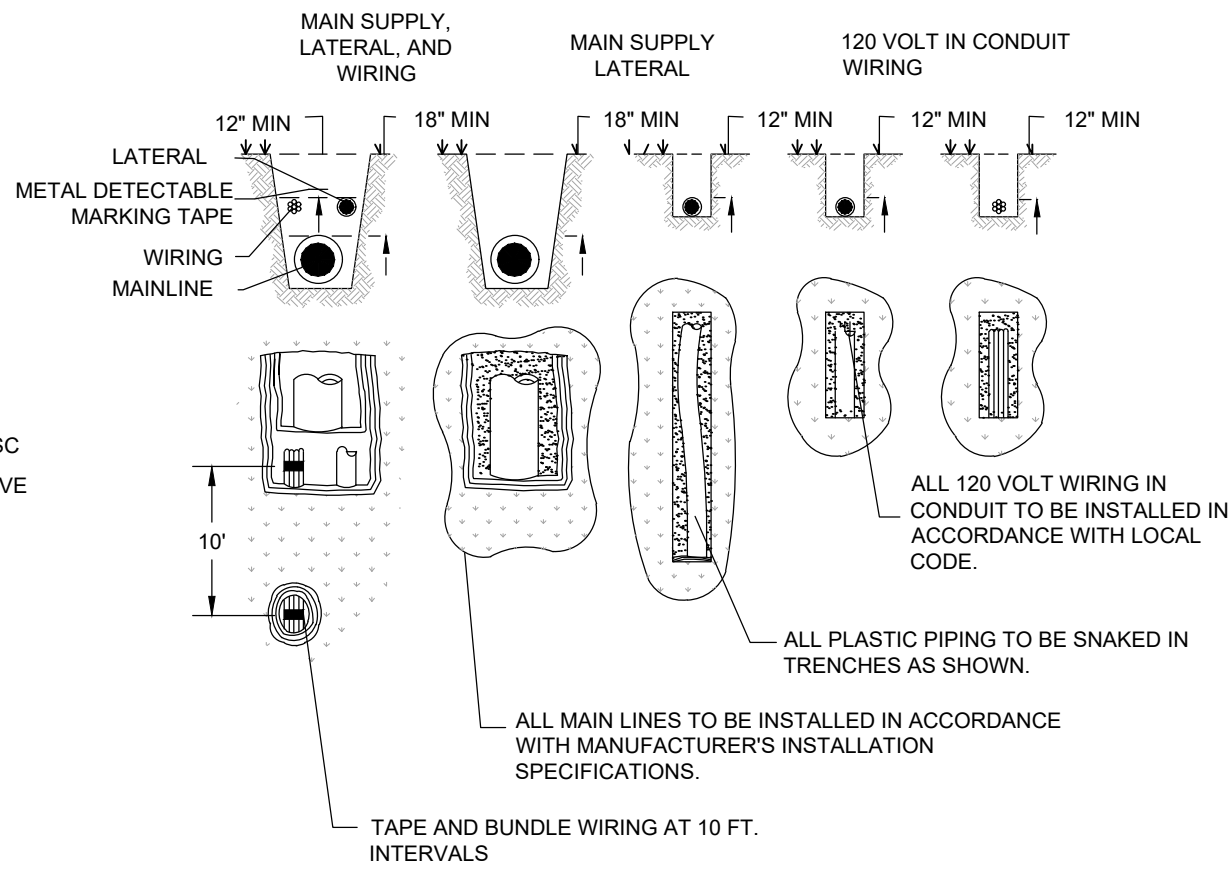
CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DIAPHRAGM SUPPLY CONNECTIONS. IF NOT SHOWN, INSTALL WITHIN ADJACENT GREEN AREA NOT IN A HIGHLY VISIBLE AREA.	1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES
	2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG

- NOTE:

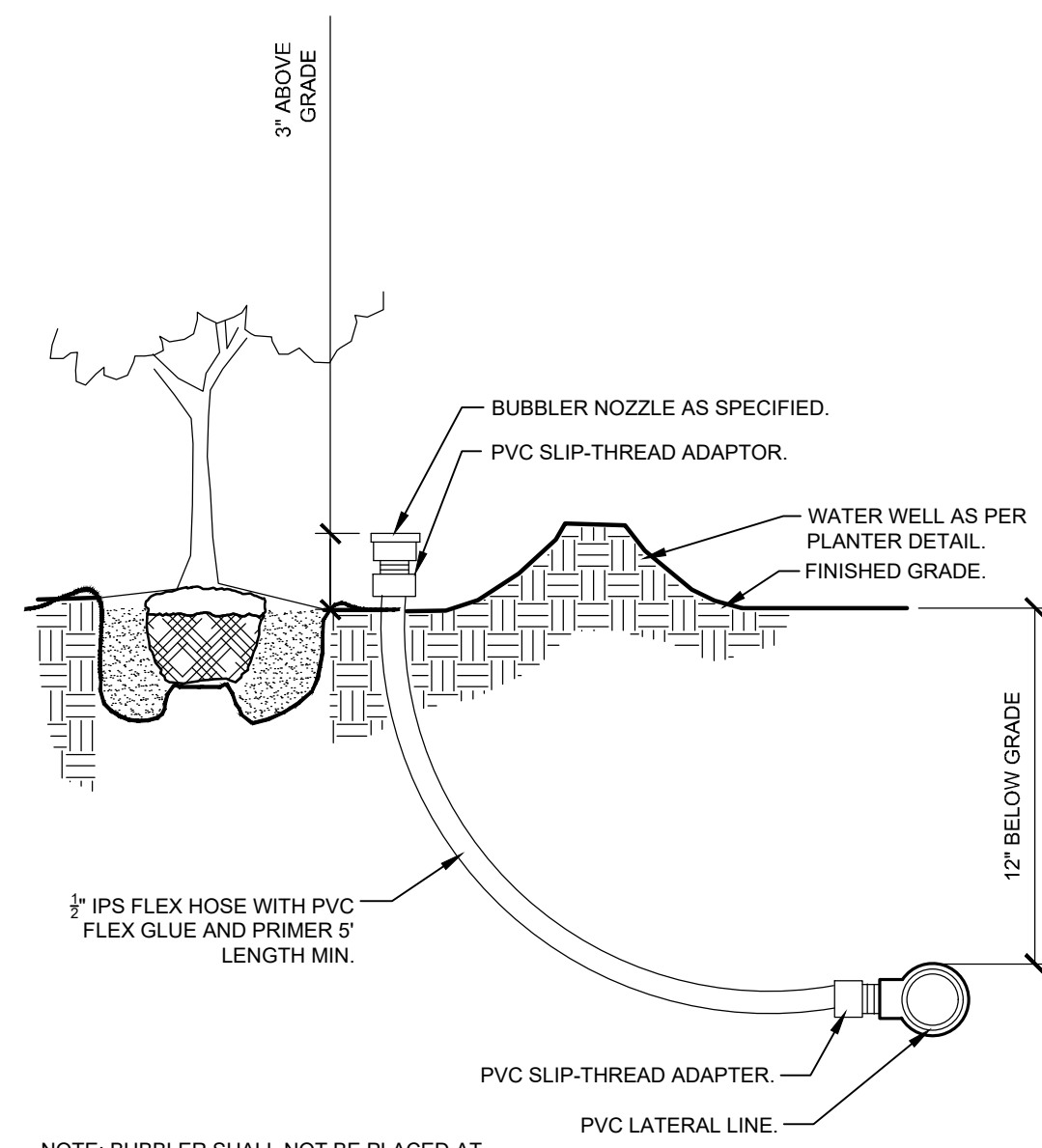
1. DRIP TUBING TO BE ROUTED IN THE PLANT MATERIAL BED WITH AT MAXIMUM LATERAL SPACING OF 16 INCHES
2. DRIP TUBING TO BE INSTALLED IN A GRID PATTERN. DRIP TUBING SHALL NOT BE INSTALLED IN A LONG CONTINUOUS RUN.
3. CONTRACTOR TO REFER TO IRRIGATION PLAN FOR LOCATION OF CONTROL VALVES THAT UTILIZE MULTIPLE DRIPLINE SUPPLY CONNECTIONS (IF SHOWN).



10 TYPICAL SLEEVING
L2.50 SECTION NTS



11 TYPICAL TRENCHING
L2.50 SECTION / PLAN



NOTE: BUBBLER SHALL NOT BE PLACED AT TRUNK FLARE.

12 TYPICAL BUBBLER
L2.50 SECTION NTS



1 **Elevation: Front**
Scale: 1" = 20'-0"



2 **Elevation: Left**
Scale: 1" = 20'-0"



3 **Elevation: Right**
Scale: 1" = 20'-0"



4 **Elevation: Rear**
Scale: 1" = 20'-0"



FORMAL SCHOOL CAPACITY DETERMINATION CAPACITY LETTER

November 9, 2020

VIA E-MAIL: TAD@FTCOMMERCIAL.NET

Tad Dixon
First Team Commercial
1089 West Morse Boulevard
Suite D
Winter Park, FL 32789

Application: APK-20-015 Lakeview Apartments

This letter serves as the official certification by Orange County Public Schools that school capacity for the following development is **NOT AVAILABLE**:

Type of Development Application	☒ FLUM ☒ Rezoning ☐ Amendment or Extension		
Development Application #:	TBD		
Project Name:	Lakeview Apartments		
OCPS Completed Application Date:	November 2, 2020		
Parcel #(s):	20-21-28-0000-00-009		
Requested New Units (#):	SF: 0	MF: 340	TH: 0
Vested Unit(s):	SF: 0	MF: 10	TH: 0
Total Project Units:	350		
School Board District:	# 7		

In accordance with Section 10 of the First Amended and Restated Interlocal Agreement for Public School Facility Planning and Implementation of Concurrency ("Interlocal Agreement"), a detailed Capacity Analysis is provided in **Attachment A**.

In accordance with Section 704(B) of the Orange County Charter and Section 30-742 of the Orange County Code, an analysis of significantly affected local governments impacted by the proposed development can be found below:

	Wheatley ES	Wolf Lake MS	Wekiva HS
Jurisdictional Analysis	Apopka – 26.1% Unincorporated – 73.9%	N/A	N/A

Given the above analysis, this project meets the minimum criteria established by the Orange County Charter and Code to proceed through the joint approval process with the identified significantly affected local government(s). Additional information on the joint approval process can be obtained from the City of Apopka.

This determination expires on May 4, 2021. OCPS is not required to extend the expiration date of this determination letter. In the event this project does not possess Development Application approval from the City by the expiration date, but still intends to move forward in the development process, the applicant must resubmit the application and application fee to be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

Unless otherwise vested, the Development is still required to submit for concurrency review and, if necessary, enter into a Concurrency Mitigation Agreement.

This determination is governed by the Interlocal Agreement, the provisions of the City of Apopka's adopted Comprehensive Plan, and the Orange County Charter and Code.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Christopher Mills', is written over a light blue rectangular background.

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

Attachments – Attachment A: Detailed Capacity Analysis

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

Attachment A



Facilities Planning
Orange County Public Schools

School Capacity Determination

User ID #: 109591 November 5, 2020 12:48:25

Project ID:

CEA – APK – 20 – 015

Valid Until: May 4, 2021

Project Name: LAKEVIEW APARTMENTS			
Unvested Units	Single Family Units:	0	Vested Units
	Multi Family Units:	340	
	Town Homes Units:	0	
	Single Family Units:	0	
	Multi Family Units:	10	
	Town Homes Units:	0	

Capacity Enhancement	School Level	Elementary	Middle	High
	CSA:	BB		
	School:	WHEATLEY ES	WOLF LAKE MS	WEKIVA HS
	Analysis of Existing Conditions			
	School Capacity (2019-2020)	570	1,150	2,797
	Enrollment (2019-2020)	424	1,451	2,089
	Utilization (2019-2020)	74.0%	126.0%	75.0%
	LOS Standard	110.0%	100.0%	100.0%
	Available Seats	203	0	708
	Analysis of Reserved Capacity			
	School Level	Elementary	Middle	
	Encumbered Capacity	183	150	247
	Reserved Capacity	0	47	87
	Adjusted Utilization	106.5%	143.3%	86.6%
	Adjusted Available Seats	20	0	374
	Analysis of Proposed Development			
	Students Generated	50.660	21.420	23.800
	Adjusted Utilization	115.4%	145.2%	87.5%
	PASS/FAIL	FAIL	FAIL*	PASS
	Number of Seats to Mitigate	30.660	21.420	0.000

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

May 7, 2021

Tad Dixon
First Team Commercial
1089 West Morse Boulevard, Suite D
Winter Park, FL 32789

Re: Extension of Formal School Capacity Determination Capacity Letter for Heidrick Francis X Jr and Tolbert Kathy Cambell, Pursuant to Declaration of State of Emergency for Lakeview Apartments, #APK-20-015

Dear Tad,

The School Board of Orange County, Florida ("School Board") is in receipt of the correspondence dated April 12, 2021, in regard to the above-referenced matter delivered in accordance with Section 252.363, *Florida Statutes*. After review of your correspondence and the attached executive orders, we hereby acknowledge the extension of the Formal School Capacity Determination Capacity Letter, #APK-20-015 for the project known as Lakeview Apartments, in the City of Apopka in accordance with the following schedule:

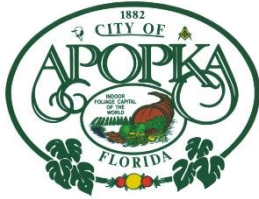
Executive Order	Incident	Date Issued	Expiration Date	Extension Period	Original Expiration Date	New Expiration Date
20-52, 20-114 20-166, 20- 213, 20-276, 20-316, 21- 45, 21-94	COVID- 19	3/9/2020	6/27/2021	6 months 480 days	May 4, 2021	February 27, 2023

Thank you for your attention in this matter. Should you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Jad M. Brewer, Esq., Staff Attorney III
Planning and Real Estate, Facilities Services

xc: Bobby Howell, City of Apopka
Thomas Moore, OCPS
Christopher C. Mills, OCPS



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: September 14, 2021
FROM: Community Development
EXHIBITS: "A" – Text Amendment

SUBJECT & REQUEST:

**COMPREHENSIVE PLAN – ADMINISTRATIVE TEXT AMENDMENT –
ADOPTION OF STATE REQUIRED PROPERTY RIGHTS ELEMENT**

SUMMARY:

A text amendment to the Comprehensive Plan, according to Florida Statute 163, is processed similar to a large-scale future land use amendment. After recommendation from the Planning Commission, the City Council votes to transmit the amendment to the Florida Department of Economic Opportunity and other State agencies for a determination of consistency with State planning policies. Following this, the amendment is subsequently scheduled for an adoption hearing before the City Commission.

In the recent session, the Florida Legislature passed legislation which requires all local governments adopt a "Property Rights Element" into their respective Comprehensive Plans. The purpose of the Property Rights Element is to require the City of Apopka to consider certain private property rights in its decision-making process.

Local governments create and adopt local comprehensive plans to control and direct land use and development within their jurisdictional boundaries. While the Florida Department of Economic Opportunity oversees the local comprehensive plan system at the state level, local governments have a great deal of independence with respect to the regulation of private land uses.

Chapter 2021-195, Laws of Florida, became effective on July 1, 2021. The new law amends various sections of the Florida Statutes related to local government regulation of land requiring each local government to adopt a Property Rights Element into their comprehensive plan. Inclusion of the Property Rights Element is intended to protect private property rights and to ensure they are considered in local decision-making.

RECOMMENDED MOTION:

Recommend approval of the adoption of the Property Rights Element of the Comprehensive Plan to the Apopka City Council.

PLANNING COMMISSION – SEPTEMBER 14, 2021
COMPREHENSIVE PLAN AMENDMENT – PROPERTY RIGHTS ELEMENT
PAGE 2

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 August 11, 2021.

PUBLIC HEARING SCHEDULE:

September 14, 2021 – Planning Commission (5:30 P.M.)

October 6, 2021 – City Council (1:30 P.M.), 1st Reading and Transmittal to Florida Department of Economic Opportunity (DEO)

DULY ADVERTISED:

August 27, 2021 – Public Notice (Apopka Chief)

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AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE CITY OF APOPKA COMPREHENSIVE PLAN; ADDING A PROPERTY RIGHTS ELEMENT, INCLUDING A GOAL, OBJECTIVE, AND POLICIES, INCLUDING STATEMENTS OF PROPERTY RIGHTS AS PROVIDED IN SECTION 163.3177(6), FLORIDA STATUTES, AS REQUIRED BY RECENTLY ADOPTED CHAPTER 2021-195, LAWS OF FLORIDA; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Apopka recognizes the need to plan for orderly growth and development; and the Florida Legislature passed the Community Planning Act requiring all local governments to prepare and adopt a comprehensive plan;

WHEREAS, Chapter 163, Florida Statutes, authorizes amendments to adopted comprehensive plans under the “expedited review process;”

WHEREAS, the City of Apopka recognizes that the adoption of Chapter 2021-195, Laws of Florida, by the Florida Legislature requires the adoption of a “Property Rights Element” into the City’s Comprehensive Plan;

WHEREAS, the Planning Commission, acting as the Local Planning Agency of the City of Apopka, recently reviewed and discussed the proposed Comprehensive Plan amendment at a duly advertised public hearing on ___, determined such request to be consistent with the City's Comprehensive Plan and recommends the City Council transmit the proposed amendment to the State Land Planning Agency for review and approval, and subsequent adoption by ordinance by the City Council; and

WHEREAS, the City Council has agreed with the recommendation of the Planning Commission and finds that the Comprehensive Plan amendment complies with the requirements of Chapter 163, Part II, Florida Statutes, and that the proposed application is consistent with the City's Comprehensive Plan.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

SECTION I: AMENDMENT. The City Council amends herein the City of Apopka Comprehensive Plan by adding a Property Rights Element to read as follows:

CHAPTER 11

PROPERTY RIGHTS ELEMENT

PURPOSE AND SCOPE

The purpose of the Property Rights Element is to require the City of Apopka to consider certain private property rights in its decision-making process.

Local governments create and adopt local comprehensive plans to control and direct land use and development within their jurisdictional boundaries. While the Florida Department of Economic Opportunity oversees the local comprehensive plan system at the state level, local governments have a great deal of independence with respect to the regulation of private land uses.

Chapter 2021-195, Laws of Florida, became effective on July 1, 2021. The new law amends various sections of the Florida Statutes related to local government regulation of land requiring each local government to adopt a Property Rights Element into their comprehensive plan. Inclusion of the Property Rights Element is intended to protect private property rights and to ensure they are considered in local decision-making.

GOAL 1: THE CITY WILL RESPECT JUDICIALLY ACKNOWLEDGED AND CONSTITUTIONALLY PROTECTED PRIVATE PROPERTY RIGHTS.

Objective 1.1: In accordance with Section 163.3177(6), Florida Statutes, requiring governmental entities to respect judicially acknowledged and constitutionally protected private property rights, the following policies are to ensure that private property rights shall be considered in local decision making:

Policy 1.1.1 The right of a property owner to physically possess and control their interests in the property, including easements, leases, or mineral rights.

Policy 1.1.2 The right of a property owner to use, maintain, develop, and improve the property for personal use or the use of another, subject to Florida Statutes and the Land Development Code.

Policy 1.1.3 The right of a property owner to privacy and to exclude others from the property to protect their possessions and property.

Policy 1.1.4 The right of a property owner to dispose of the property through sale or gift

SECTION II. INCLUSION OF ORDINANCE AND REVISED COMPREHENSIVE PLAN. It is the intention of the City Council that a that the provisions of this Ordinance, and the revisions to the Comprehensive Plan which are incorporated herein by reference, shall become and be made a part of the City of Apopka Comprehensive Plan.

SECTION III. SEVERABILITY. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

SECTION IV. EFFECTIVE DATE. Within ten (10) days after enactment, a certified copy of this Ordinance shall be filed in the Office of the Secretary of State by the City Clerk and transmitted to the state land planning agency and any other agency or local government that

ORDINANCE NO. 2873

PAGE 3

provided timely comments pursuant to the expedited state review process in Section 163.3184(3), Florida Statutes. This Ordinance shall take effect upon the latter of the following dates: (a) thirty-one (31) days after the state land planning agency notifies the City that the plan amendment package is complete and the issuance of a certificate of consistency or (b) issuance of a final order by the state land planning agency or the State of Florida Administration Commission determining the amendment adopted by this Ordinance to be in compliance.

READ FIRST TIME: _____

READ SECOND TIME AND
ADOPTED:

Bryan Nelson, Mayor

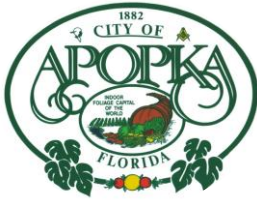
ATTEST:

Susan Bone, City Clerk

APPROVED AS TO FORM:

Michael A. Rodriguez, City Attorney

DULY ADVERTISED:



CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT	MEETING OF:	September 14, 2021
☐ BUSINESS	FROM:	Community Development
☒ PUBLIC HEARING	EXHIBITS:	Vicinity Maps
☐ SITE PLAN		Application
☐ SPECIAL REPORTS		Permit Applications
☒ OTHER: Variance		

SUBJECT & REQUEST: **CONSIDER A VARIANCE TO THE APOPKA CODE OF ORDINANCES, PART III, LAND DEVELOPMENT CODE, ARTICLE 5, SECTION 5.10.8.E.1.c, ELECTRONIC READER BOARD SIGNS, TO ALLOW A 130 SQUARE FOOT ELECTRONIC READER BOARD SIGN LOCATED AT 3710 JASON DWELLEY PARKWAY AND 10 S. FOREST AVENUE.**

SUMMARY:

OWNER:	City of Apopka
APPLICANT:	City of Apopka Recreation Department
LOCATION:	3710 Jason Dwelley Parkway and 10 S. Forest Avenue
PARCEL ID #:	10-21-28-0000-00-107, 19-20-28-0000-00-048
FUTURE LAND USE:	Institutional/Public Use – 3710 Jason Dwelley Parkway Parks and Recreation – 10 S. Forest Avenue
ZONING:	O (Office) – 3710 Jason Dwelley Parkway MU-D (Mixed-Use Downtown) -10 S. Forest Avenue
EXISTING USE:	Northwest Recreational Complex, Kit Land Nelson Park
TRACT SIZE:	Kit Land Nelson Park - 5.1 +/- acres Northwest Recreation Complex – 272 +/- acres

PLANNING COMMISISON – SEPTEMBER 14, 2021
RECREATION DEPARTMENT SIGNS – VARIANCE
PAGE 2

VARIANCE REQUEST SUMMARY: The applicant is requesting a variance from Land Development Code Article 5: Section 5.10.8.E.1.c., Electronic Reader Board Signs (a) which states “the sign area of the electronic reader board portion of the sign shall not exceed 50 percent of the total sign face.”

- *Applicant Request* – Allow 130 square foot electronic reader board sign to be installed on monument signs that are proposed to be located at Kit Land Nelson Park and Northwest Recreation Complex. Both electronic reader board signs exceed 50 percent of the total sign face.

VARIANCE PROCESS: Per Land Development Code Section 2.5.5(A)(5), the Planning Commission shall make initial determination of the following to approve a variance (**Step 1**):

1. Section 2.5.5(A)(5)(1). Whether the need for the proposed variance arises out of the physical surroundings, shape, topographical condition, or other physical or environmental conditions that are unique to the specific property involved. If so, the Planning Commission shall make the findings in subsection b., below, based on the granting of the variance for that site alone.
2. Section 2.5.5(A)(5)(2). If the condition is common to numerous sites so that requests for similar variances are likely to be received, the Planning Commission shall make the required findings based on the cumulative effect of granting the variance to all who may apply.
3. Section 2.5.5(A)(5)(3). No nonconforming use of neighboring lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a zoning variance.

APPLICABLE CITY CODES:

- Section 2.5.5(A) - The procedures and standards in this section apply to the review of and decision on an application for a variance.

Nine Variance Criteria Findings (Step 2): If the Planning Commission makes a positive determination of each item in Step 1 above, the second step is to make a finding on the nine criteria below. A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that on each of the following nine criteria:

1. There are practical difficulties in carrying out the strict letter of the regulation [in] that the requested variance relates to a hardship due to characteristics of the land and not solely on the needs of the owner. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner.

Applicant's Response: No response provided.

Staff's Response: The variance request does not appear to relate to a hardship due to characteristics of the land. The Recreation Department has ordered electronic reader board signs to be located on monument signs that are proposed to be located at the Northwest Recreation Complex and at Kit Land Nelson Park. These signs are proposed to be used to inform the community of events; and are intended to serve a public purpose, not private enterprise.

2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site.

Applicant's Response: No response provided.

Staff's Response: The request is not based exclusively upon a desire to reduce the cost

of developing the site. The estimated cost of both signs is \$100,000. These signs are proposed to be used to inform the community of events, and are intended to serve a public purpose, not private enterprise.

3. The proposed variance will not substantially increase congestion on surrounding public streets.

Applicant's Response: No response provided.

Staff's Response: No objection. If a variance is granted to allow larger signs than Code maximum, it is not anticipated to substantially increase congestion on surrounding public streets.

4. The proposed variance will not substantially diminish property values in the area surrounding the site.

Applicant's Response: No response provided.

Staff's Response: No objection. The installation of the electronic reader board signs is not anticipated to substantially diminish property values in the area surrounding the site.

5. The proposed variance will not substantially alter the essential character of the area surrounding the site.

Applicant's Response: The proposed variance will not alter the essential character of the area surrounding the site.

Staff Response: No objection. The estimated cost of both signs is \$100,000. These signs are proposed to be used to inform the community of events; and are intended to serve a public purpose, not private enterprise.

6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;

Applicant's Response: The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted.

Staff Response: No objection.

7. Special conditions and circumstances do not result from the actions of the applicant.

Applicant's Response: No response provided.

Staff Response: No objection. Special conditions and circumstances do not result from the actions of the applicant. These signs are proposed to be used to inform the community of events, and are intended to serve a public purpose, not private enterprise.

8. The proposed variance will not create safety hazards and other detriments to the public.

Applicant's Response: The proposed variance will not create safety hazards and other detriments to the public.

Staff Response: No objection. These signs are proposed to be used to inform the community of events, and are intended to serve a public purpose, not private enterprise.

9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

Applicant's Response: No response provided.

Staff Response: No objection. The variance is the minimum variance which will make possible the reasonable use of the land. The proposed signs will be used to serve a public purpose by informing the community of general events, and will not be used to promote private enterprise.

RECOMMENDATION ACTION:

Planning Commission Role: The Planning Commission shall review the application at a quasi-judicial hearing; and make a decision based on the review standards in Section 2.5.5(A)(5) Standards. The Planning Commission decision shall be one of the following:

1. Approval of the variance;
2. Approval of the variance subject to modification and/or condition; or
3. Denial of the variance.

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

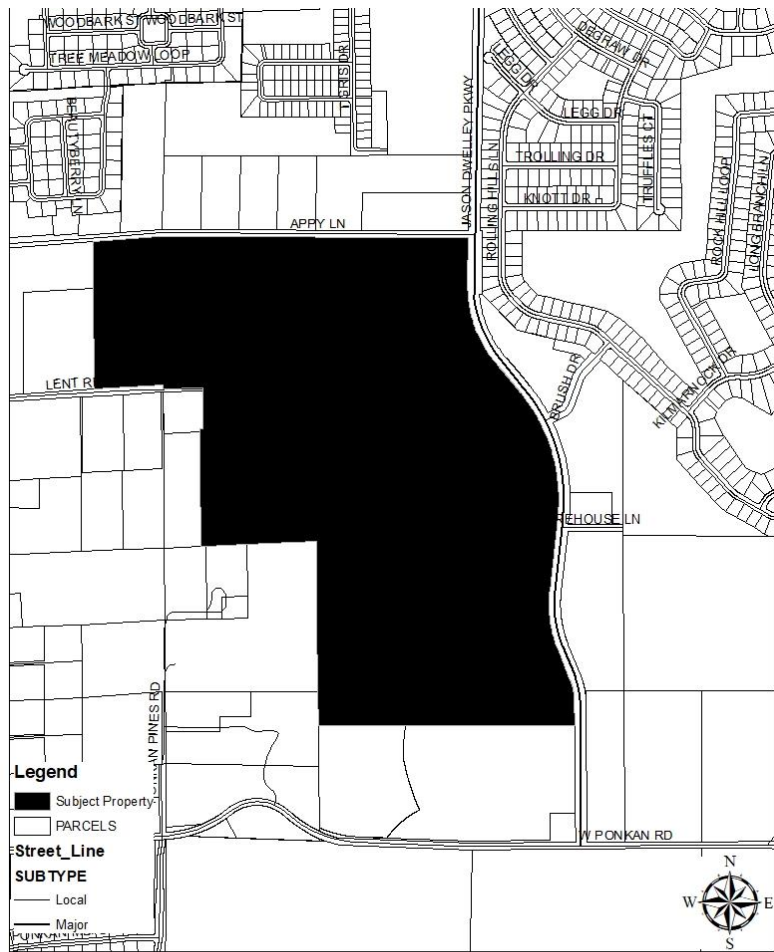
VICINTY MAPS

Kit Land Nelson Park



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

Northwest Recreation Complex



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



City of Apopka
Community Development Department
120 East Main Street, 2nd Floor, Apopka, Florida 32703
407-703-1712

APPLICATION FOR ZONING VARIANCE

~ FOR OFFICE USE ONLY ~	
DATE SUBMITTED:	8-20-21
FEE PAID:	N/A
CHECK #:	N/A
RECEIPT #:	N/A

PUBLIC HEARING Check Applicable Request	
☒	Variance
☐	Appeal
☐	Other

Owner(s) Information

Name: City of Apopka			
Street Address: 120 East Main Street			
City: Apopka		State: Florida	Zip: 32703
Phone: 407-703-1700	Fax:	E-mail: cedwards@apopka.net	

Petitioner Information

Name: City of Apopka Recreation Department			
Street Address: 3710 Jason Dwelley Parkway			
City: Apopka		State: Florida	Zip: 32712
Phone: 407-703-1642	Fax:	E-mail:	

Property Information

Parcel I.D. #(s): Kit Land Nelson Park 10-21-28 0000-00-107 Ponkan/Jason Dwelley 19-20-28 0000-00-048	
Existing Land Use: Public Park	Existing Zoning: Kit Land - MU-D Ponkan/JD - PO-I
Existing Use:	Proposed Use: Digital Sign
Legal Description:	
Identify Abutting Roads: Kit Land Nelson Park - Park Ave., East Orange St., East 1st Street Northwest - Jason Dwelley - Ponkan Rd.	
Size (acres): Kit Land - 5.1 acres Northwest - 272 acres	Number of Lots:

ADJACENT PROPERTY					
Direction	Jurisdiction		Land Use	Zoning	Present Use
	Circle One				
North	City	County			
	City	County			
East	City	County			
	City	County			
South	City	County			
	City	County			
West	City	County			
	City	County			

VARIANCE OR REQUEST

Request:

Request pertinent to the 50% rule

As set forth in the Land Development Code (LDC), Section(s):

Provide written response to the criteria outline in LDC Section 2.5.5(A)(5)(b).

- 5. The proposed variance will not substantially alter the essential character of the area surrounding the site.
- 6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted
- 8. The proposed variance will not create safety hazards and other detriments to the public.

Additional Information:

Applicant's Demonstration of a Hardship**Zoning Variance Application**

Pursuant to Section 2.5.5(A)(5)(b). of the City of Apopka Land Development Code, an applicant requesting a variance SHALL address in writing the nine criteria listed below.

Required findings. A zoning variance shall be approved only on a finding the applicant demonstrates there is competent substantial evidence in the record that:

1. There are practical difficulties in carrying out the strict letter of the relevant requirements of the LDC in that the requested variance relates to a hardship due to characteristics of the land and not solely the needs of the land owner;
2. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;
3. The proposed variance will not substantially increase congestion on surrounding public streets;
4. The proposed variance will not substantially diminish property values in the area surrounding the site;
5. The proposed variance will not substantially alter the essential character of, the area surrounding the site;
6. The effect of the proposed variance is in harmony with the general intent of the LDC and the specific standards for which the variance is granted;
7. Special conditions and circumstances do not result from the actions of the applicant;
8. The proposed variance will not create safety hazards and other detriments to the public; and
9. The variance is the minimum variance which will make possible the reasonable use of the land, building or structure.

CERTIFICATION AND SIGNATURE

The owner(s) of the property **SHALL** provide proof of ownership by deed or by submitting a letter of authorization (power of attorney) with deed attached if the application is submitted by any applicant other than the property owner.

**OWNER'S AUTHORIZATION IS REQUIRED AT THE TIME APPLICATION IS SUBMITTED.
THIS IS A REQUIREMENT BY THE PLANNING COMMISSION.**

I/We hereby certify that, to the best of my (our) knowledge and belief, all information contained herein and all information supplied with this application is true and accurate.

I/We, the undersigned owner(s) for the Planning Commission action on the above described property in the City of Apopka, Florida, do hereby agree to Indemnify and Hold Harmless the City of Apopka, Florida, its elected officials, officers, agents, and assigns for any and all damages, attorney fees and costs incurred by said City in any instance in which the City must expend funds and/or defend its decisions regarding the granting of the above referenced application.

By:



Owner(s) of Record (Signature)

By:

Owner(s) of Record (Signature)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me on this 20 day of August, 2021 by Edward D. Bass II who is personally known to me or has produced _____ as Identification and who did / did not (circle one) take an oath.



CAROLYN ROGERS
Commission # HH 099073
Expires March 1, 2025
Bonded Thru Budget Notary Services

My Commission Expires: _____



Notary Public (Signature)



Notary Public (Print Name)

AFFIDAVIT INSTRUCTIONS

The applicant is responsible for mailing a public hearing notice **via certified mail and posting the property** within 14 days of the schedule Planning Commission meeting.

This Affidavit must be completed by the Applicant to verify the notice was mailed to the surrounding property owners (i.e. 300 foot list) and that the subject property was posted. The notice and poster are provided by the City after the request is filed.

RETURN THE COMPLETED ORIGINAL AFFIDAVIT TO THE COMMUNITY DEVELOPMENT DEPARTMENT

**NOTICE/POSTER AFFIDAVIT
OWNER AFFIDAVIT**

**STATE OF FLORIDA
COUNTY OF ORANGE
CITY OF APOPKA**

BEFORE ME, the undersigned authority, this day personally appeared _____, who being by me first duly sworn, deposes and says:

1. That he/she is the owner or agent of the owner of said property in his/her effort to request:

☐
☐
☐

Annexation

Rezoning

Future Land Use Change

☐
☐
☐

Special Exception

Zoning Variance

Other: _____

For that certain parcel of property as more particularly described in the Notice of Public Hearing attached hereto as Exhibit "A."

2. That notices were sent by certified mail return receipt to all property owners within 300 feet of the subject property on: _____

(Date)

A list of all property owners so notified, by certified mail return receipt requested, with their mailing addresses, return receipt card, and property identification is attached hereto as Exhibit "B."

3. That the subject property was POSTED, visible from a normally traveled public right-of-way on: _____

(Date)

By: _____

Edw. D. Bass II

Owner(s) of Record (Signature)

Edward D. Bass II

(Print Name)

By: _____

Owner(s) of Record (Signature)

(Print Name)

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me on this 20 day of August, 2021 by Edward D. Bass II who is personally known to me or has produced _____ as Identification and who did / did not (circle one) take an oath.



My Commission Expires:

CAROLYN ROGERS
Commission # HH 099073
Expires March 1, 2025
Bonded Thru Budget Notary Services

Carolyn Rogers
Notary Public (Signature)

Carolyn Rogers
Notary Public (Print Name)



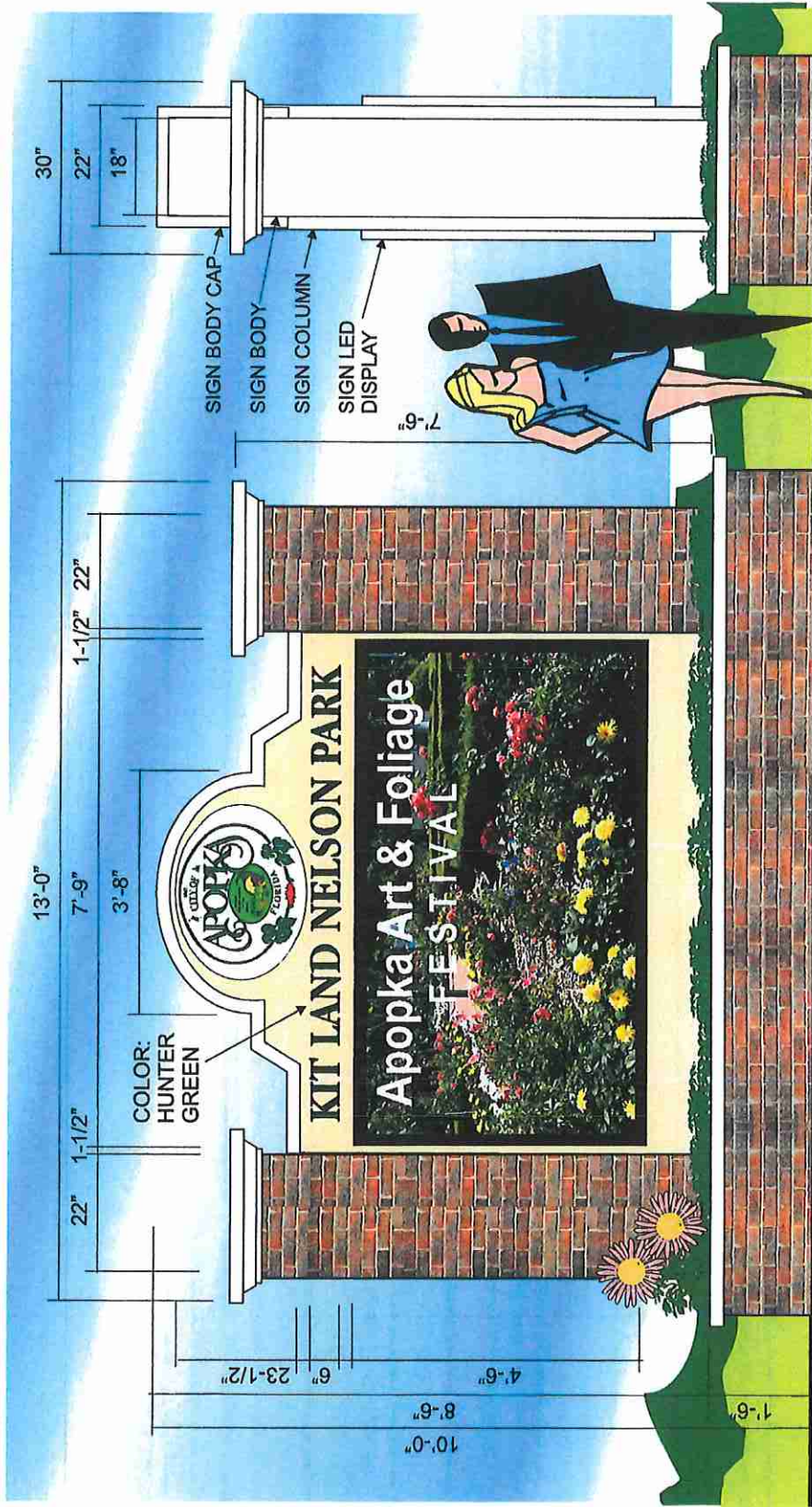
CITY OF APOPKA
SIGN PERMIT APPLICATION
407-703-1713 Phone -- 407-703-1791 Fax -- 407-703-1815 Automated Inspection Line

56225

Date: 8-3-21	Parcel ID #: 10-21-28-2000-00-670	Permit #:
Description of Work: Install New Monument Sign with EMC		Construction Value: \$ 49,000
Building Permit Fee: \$	Plan Analysis & Inspection(s) Fee: \$	Administrative Processing Fee: \$
Radon Surcharge: \$	Records Retention Fee: \$	TOTAL PERMIT FEE: \$
Type of Sign: Monument	ground (Indicate wall, ground, direction, off-premise, etc.)	
Location of Sign: 10 N Forest Ave		
Property Owner: City of Apopka	Phone: 407-703-1690	
Address: 120 E Main St	State: Apopka	Zip: 32703
Contractor/Business Name: Kenco Sign and Awnings LLC	Phone: 386-672-1590	
Address: 1539 Garden Ave Holly Hill	State: FL	Zip: 32117
	Email Address: sparr4731@gmail.com	
Please answer the following questions:		
1. Is the Sign Electrically powered?	Yes ☒ No ☐	(If yes, an Electrical Contractor is required)
2. a. Is the disconnect within sight of sign?	Yes ☒ No ☐	If No to both questions the permit will NOT be issued.
b. If No, is the disconnect lockable?	Yes ☐ No ☐	
3. Name of sign manufacturer, trademark, or other identification:	WatchFire ECM	
4. Name of recognized testing laboratory:	ETL	
5. Listing and/or number:	Not Available	
(Important: Listing and/or number to be secured to bottom of sign and access to electrical work required at final inspection.)		
6. Sign Input Voltage: 110	Sign Current Rating: 40 Amp	
Sign Information		
Size of Proposed sign (Square Feet): 130	Wall: ☐	Ground: ☒
Allowable Square Footage (per Code):	Other: ☐	
Height (if ground): 10'	Lot Frontage (linear feet):	Park
Setbacks (if ground): 5'	Building Frontage (linear feet):	Park
SIGNATURE OF CONTRACTOR OR AGENT:		LICENSE # ES12001286

ZONING APPROVAL:	DATE:
BUILDING APPROVAL:	DATE:
PERMIT ISSUED BY:	DATE:

Revised 06-12-12



SPECIFICATIONS:
 MANUFACTURE & INSTALL NEW DOUBLE FACE ILLUMINATED MONUMENT SIGN.
 ALL ALUMINUM CONSTRUCTION W/ ROUTED FACES & PUSH THRU ACRYLIC COPY & LOGOS.
 INTERNAL LED ILLUMINATION. SIGN TO HAVE FULL COLOR 10MM WATCHFIRE LED MESSAGE DISPLAY: 120 X 210 MATRIX.
 COLUMNS & PLANTER BOX TO HAVE PRECAST RED MIXED BRICK VENEER.
 8'-6" X 8'-0" = 68 SQUARE FEET SCALE: 1/2" = 1'-0"

ETI
 21ST
 www.kenco2000inc.com

Signs are intended to be installed in accordance with the applicable local, state and federal regulations. The sign is intended to be installed in accordance with the applicable local, state and federal regulations. The sign is intended to be installed in accordance with the applicable local, state and federal regulations.

DATE: 06/13/21
 DESIGNER: RICK Z
 REVISIONS: DATE:
 1)
 2)
 3)

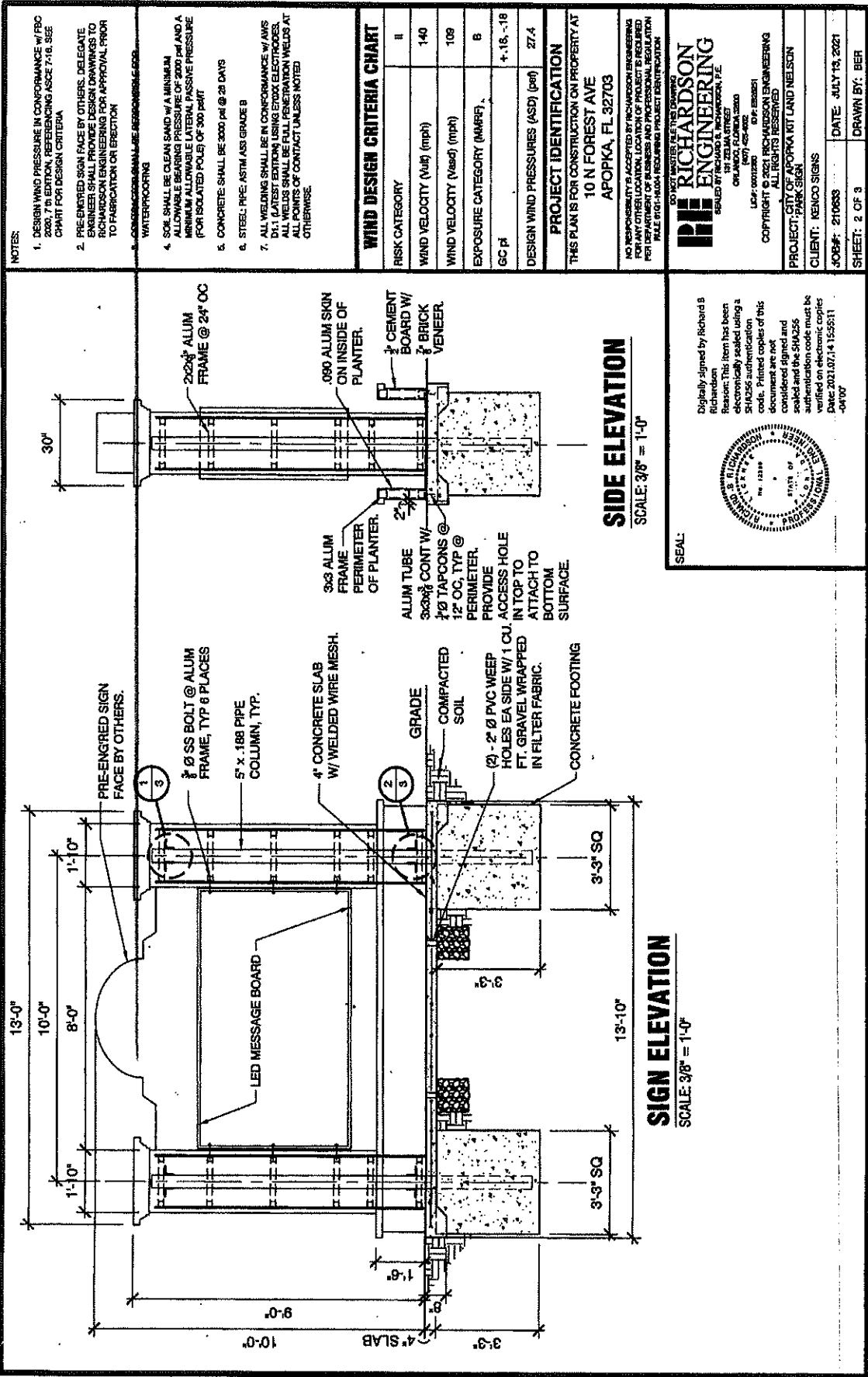
SHEET 1 OF 1
 CITY OF APOPKA-2

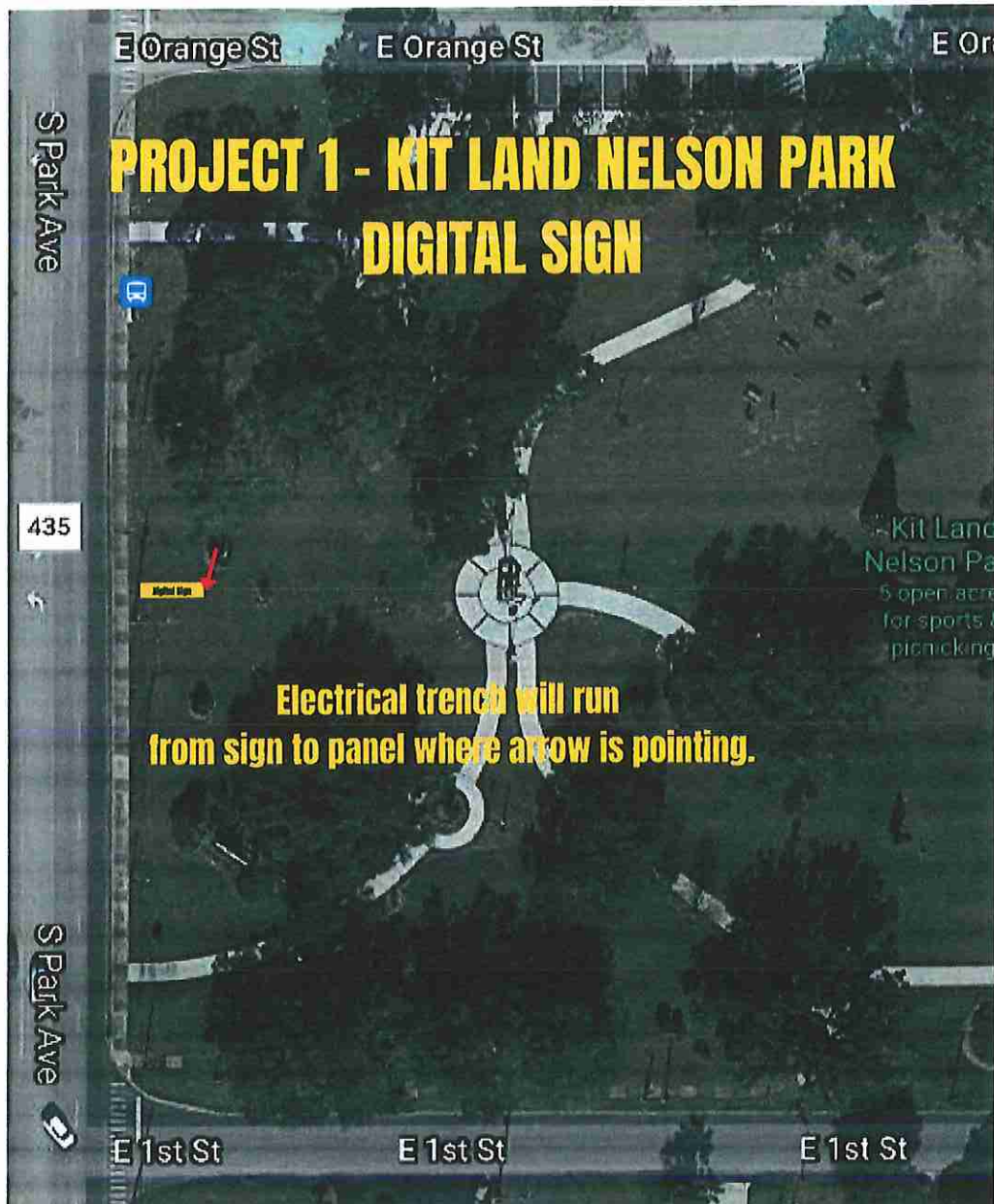
PROJECT: 8800
 CLIENT: ERIC SPARR
 ADDRESS: 1339 GARDEN AVENUE
 APOPKA, FL 32077
 PHONE: 386-672-1930
 FAX: 386-677-4291

This design is intended to be installed in accordance with the applicable local, state and federal regulations. The sign is intended to be installed in accordance with the applicable local, state and federal regulations.

K KENCO
 SIGNS - STATEWIDE

LED
 FLORIDA
 DIGITAL DISPLAYS
 1339 GARDEN AVENUE
 APOPKA, FL 32077
 386-672-1930
 386-677-4291







CITY OF APOPKA
SIGN PERMIT APPLICATION
407-703-1713 Phone -- 407-703-1791 Fax -- 407-703-1815 Automated Inspection Line

Date:	8-3-21	Parcel ID#:	M-20 28-0000-00-0TR	Permit #:	
Description of Work:	Install New Monument Sign with EMC			Construction Value:	\$ 49,000
Building Permit Fee:	\$	Plan Analysis & Inspection(s) Fee:	\$	Administrative Processing Fee:	\$
Radon Surcharge:	\$	Records Retention Fee:	\$	TOTAL PERMIT FEE:	\$
Type of Sign:	Monument (Indicate wall, ground, direction, off-premise, etc.)				
Location of Sign:	3710 Jason Dwellon Plw				
Property Owner:	City of Apopka			Phone:	407-703-1690
Address:	120 E Main St		State:	Apopka	Zip: 32703
Contractor/Business Name:	Kenco Sign and Awning LLC			Phone:	386-622-6906
Address:	1539 Garden Ave Holly Hill		State:	FL	Zip: 32117
			Email Address:	sparr473@gmail.com	
Please answer the following questions:					
1.	Is the Sign Electrically powered?	Yes ☒	No ☐	(If yes, an Electrical Contractor is required)	
2.	a. Is the disconnect within sight of sign?	Yes ☒	No ☐	If No to both questions the permit will NOT be issued.	
	b. If No, is the disconnect lockable?	Yes ☐	No ☒		
3.	Name of sign manufacturer, trademark, or other identification:	Watch Gate ECM			
4.	Name of recognized testing laboratory:	ETL			
5.	Listing and/or number:	Not Available			
(Important: Listing and/or number to be secured to bottom of sign and access to electrical work required at final inspection.)					
6.	Sign Input Voltage:	110	Sign Current Rating:	40 Amps	
Sign Information					
Size of Proposed sign (Square Feet):	130'	Wall:		Ground:	X
Allowable Square Footage (per Code):					
Height (if ground):	10'	Lot Frontage (linear feet):	Park		
Setbacks (if ground):	5'	Building Frontage (linear feet):	Park		
SIGNATURE OF CONTRACTOR OR AGENT:				LICENSE # ES/20/286	
ZONING APPROVAL:				DATE:	
BUILDING APPROVAL:				DATE:	
PERMIT ISSUED BY:				DATE:	

Revised 06-12-12



CITY OF APOPKA
BUILDING DIVISION

407-703-1713 Phone -- 407-703-1791 Fax -- 407-703-1815 Automated Inspection Line

LIMITED POWER OF ATTORNEY

Date: 8-9-21

I, Raymond Webb, do hereby name and appoint: Eric W'Sparr,

an agent of Kenaco Sign and Awning LLC
(Name of Company)

to be my lawful attorney-in-fact to act for me to apply for, receipt for, sign for and do all things necessary to
this appointment for this specific permit and application for work located at:

3710 Jason Dwyer Pkwy
(Street Address of Job)

License Holder Name: <u>Raymond Webb</u>
State License Number: <u>ES12001736</u>
Signature of License Holder:

State of Florida

County of _____

The foregoing instrument was acknowledged before me this _____ day of _____,
20____, by _____ who is personally known to me or has produced
_____ as identification and who did (did not) take an oath.

Notary Seal:

Notary Public

Print Name

Rev. 06-12-12



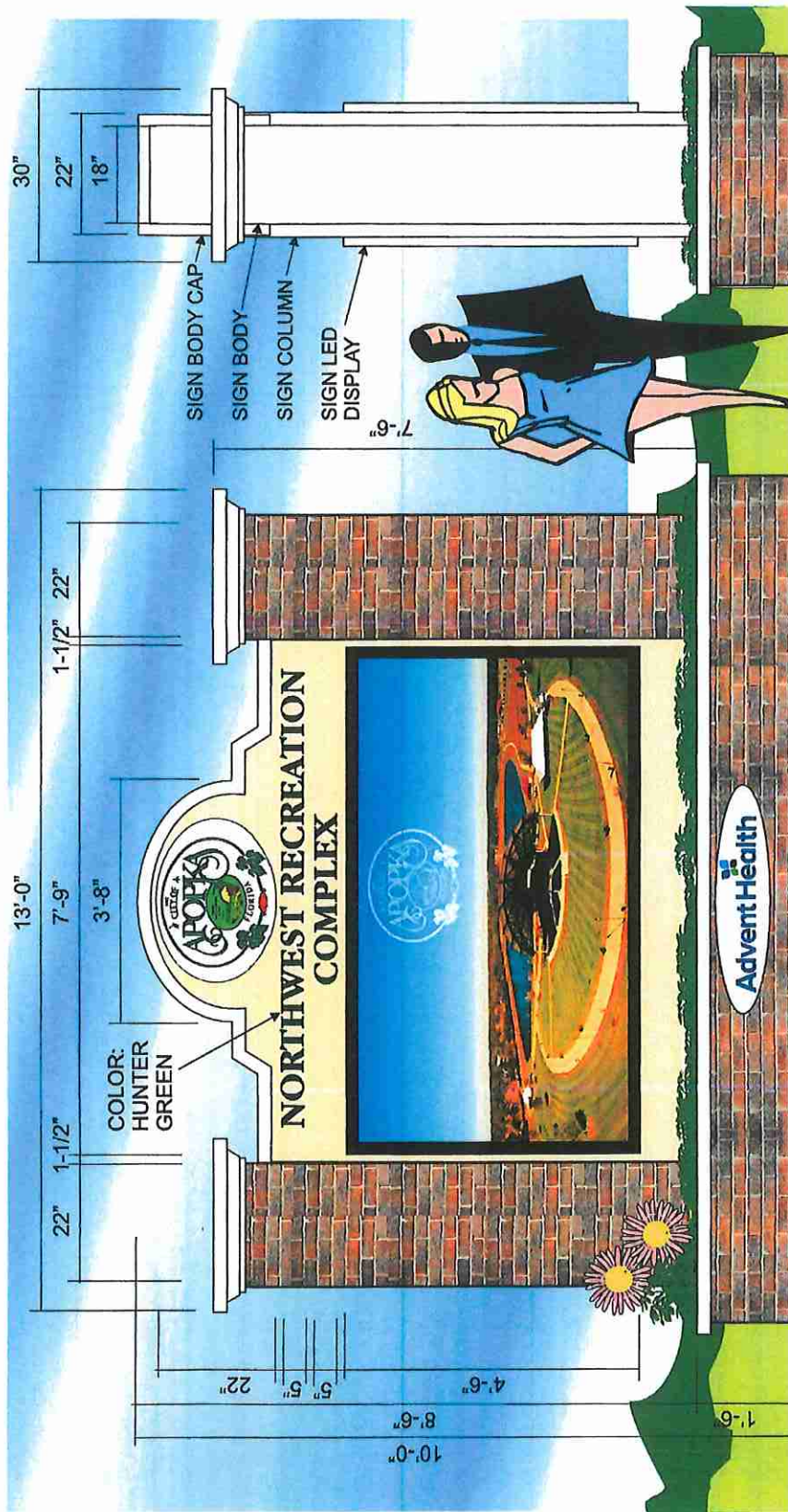
DATE: 06/13/21
DESIGNER: RICK Z

REVISIONS / DATE:
1)
2)
3)

SHEET 1 OF 1
CITY OF APOPKA-1

8800
ERIC SPARR

This design is intended for use as a guide only. It is not intended to be a final design. The design is subject to change without notice. The design is not intended to be used for any other purpose.

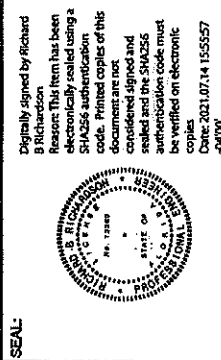


ADVENT HEALTH SIGNS TO BE 3/16" ALUMINUM PLATE W/ PAINTED FINISH & VINYL COPY STUD MOUNTED TO SIGN BASE. 10" X 42" OVALS

SPECIFICATIONS:
MANUFACTURE & INSTALL NEW DOUBLE FACE ILLUMINATED MONUMENT SIGN.
ALL ALUMINUM CONSTRUCTION W/ ROUTED FACES & PUSH THRU ACRYLIC COPY & LOGOS.
INTERNAL LED ILLUMINATION. SIGN TO HAVE FULL COLOR 10MM WATCHFIRE LED MESSAGE DISPLAY. 120 X 210 MATRIX.
COLUMNS & PLANTER BOX TO HAVE PRECAST RED MIXED BRICK VENEER.
8'-6" X 8'-0" = 68 SQUARE FEET SCALE: 1/2" = 1'-0"



SCALE: 3/8" = 1'-0"



Digitally signed by Richard B Richardson
Reason: This item has been electronically sealed using a SHA256 authentication code. Printed copies of this document are not considered signed and sealed and the SHA256 authentication code must be verified on electronic copies
Date: 2021.07.14 15:55:57

WIND DESIGN CRITERIA CHART	
RISK CATEGORY	II
WIND VELOCITY (Vult) (mph)	140
WIND VELOCITY (Vesd) (mph)	109
EXPOSURE CATEGORY (MMRP)	B
GC pt	+18, +14
DESIGN WIND PRESSURES (ASD) (psf)	27.4

PROJECT IDENTIFICATION

THIS PLAN IS FOR CONSTRUCTION ON PROPERTY AT
3710 JASON DWELLEY PARKWAY
APOPKA, FL 32712

NO RESPONSIBILITY IS ACCEPTED BY RICHARDSON ENGINEERING FOR ANY OTHER LOCATION. LOCATION OF PROJECT IS REQUIRED PER DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION FILE #101-10,004 REQUIRING PROJECT IDENTIFICATION

DO NOT MASTER FILE THIS DRAWING
RICHARDSON
ENGINEERING
SPECIALTIES INC. 1000 W. 10TH AVE. SUITE 100
DENVER, CO 80202

131 ZELMA STREET
ORLANDO, FLORIDA 32803

(407) 425-4052
 LIC# 00012362 ID# EBC0201
 COPYRIGHT © 2021 RICHARDSON ENGINEERING

ALL RIGHTS RESERVED
CITY OF APOPKA NORTHWEST

WANT: KENCO SIGNS

#: 210833	DATE: JULY 13, 2021
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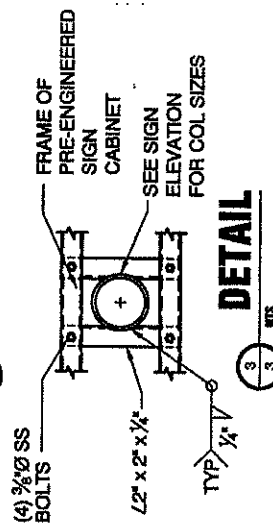
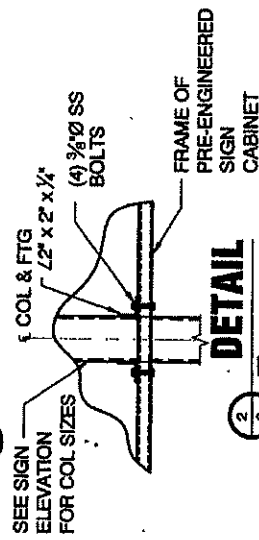
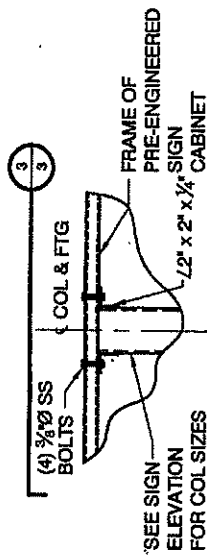
SET: 1 OF 3

4

1. DESIGN WIND PRESSURE IN CONFORMANCE W/ FRODO 2020, 7th EDITION, REFERENCE ASIDE 7-10. SEE CHART FOR DESIGN CRITERIA
2. PRE-ENGINEERED SIGN FACE BY OTHERS. DELEGATE ENGINEER SHALL PROVIDE DESIGN DRAWINGS TO STRUCTURAL ENGINEERING FOR APPROVAL PRIOR TO FABRICATION OR ERECTION
3. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERPROOFING
4. SOIL SHALL BE CLEAN SAND W/ A MINIMUM ALLOWABLE BEARING PRESSURE OF 2000 psf AND A MINIMUM UNSATURATED LATENT HEAT PRESSURE (FOR ISOLATED POLES) OF 300 psf/ft
5. CONCRETE: SHALL BE 3000 PSI @ 28 DAYS
6. STEEL: PIPE: ASTM A53 GRADE B
7. ALL WELDING SHALL BE IN CONFORMANCE W/ AWS D11.1 WELDING CODE
8. ALL FASTENERS SHALL BE FULL PENETRATION WELDED AT ALL POINTS OF CONTACT UNLESS NOTED OTHERWISE.

SIGN ELEVATION

SCALE: 3/8" = 1'-0"



DO NOT WRITE IN THESE SPACES

RIE RICHARDSON ENGINEERING

3800 S. RICHARDSON AVE.
ORLANDO, FLORIDA 32839
(407) 425-4922

LOCAL REPRESENTATIVE
COPYRIGHT © 2021 RICHARDSON ENGINEERING
ALL RIGHTS RESERVED

PROJECT: CITY OF APOPKA SIGNS

CLIENT: KENCO SIGNS

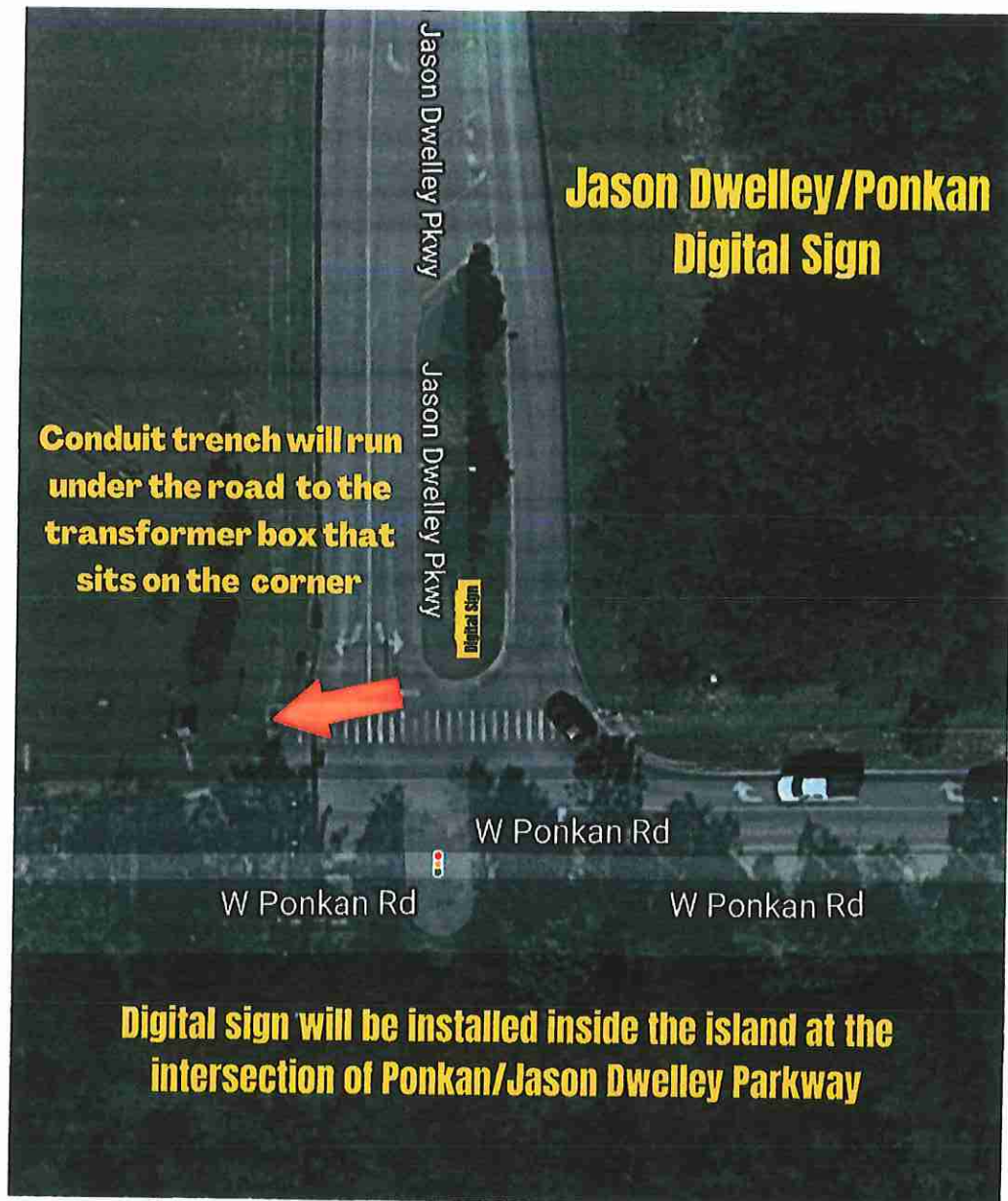
JOB#: 210633 DATE: JULY 13, 2021

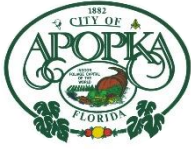
SHEET: 3 OF 3 DRAWN BY: BER

Digitally signed by Richard B. Richardson
Reason: This item has been electronically sealed using a SHA256 authentication code. Printed copies of this document are not considered signed and sealed and the SHA256 authentication code must be verified on electronic documents.
Date: 2021.07.14 15:48:18
-3400



SEAL:





CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT	MEETING OF:	September 14, 2021
☐ BUSINESS	FROM:	Community Development
☒ PUBLIC HEARING	EXHIBITS:	Vicinity Map
☒ SITE PLAN		Aerial Map
☐ SPECIAL REPORTS		Major Development Plan
☐ OTHER:		Architectural Elevations

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE EPG 700 HERMIT SMITH ROAD – MAJOR DEVELOPMENT PLAN**

SUMMARY:

OWNER:	Chris Haase – Environmental Products Group
APPLICANT:	Gerdorf Engineering c/o Andrew Gerdorf
PARCEL ID NUMBER:	01-21-27-0000-00-041
LOCATION:	700 Hermit Smith Road
FUTURE LAND USE:	Industrial (0.60 FAR)
EXISTING USE:	Vacant
ZONING:	I-L (Light Industrial)
TRACT SIZE:	7.37 +/- acres
PROPOSED USE:	Industrial warehouse and office space
FLOOR AREA RATIO:	Proposed: 0.13; Maximum: 0.60

RECOMMENDED MOTION:

Recommend approval of the EPG 700 Hermit Smith Road – Major Development Plan.

PLANNING COMMISSION – SEPTEMBER 14, 2021
EPG 700 HERMIT SMITH ROAD – MAJOR DEVELOPMENT PLAN

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Rural	R-3	Single Family Residences
East (City)	Industrial	I-L	Industrial Warehouse
South (City)	Industrial	I-L	Agricultural Greenhouse
West (City)	Industrial	I-L	Industrial Warehouse

PROJECT SUMMARY: Located west of Hermit Smith Road, south of Hogshead Road, and north of General Electric Road, EPG 700 Hermit Smith Road – Major Development Plan (MDP) proposes the development of an industrial warehouse and office space on approximately 7 acres. The building consists of 25,450 square feet of warehouse storage area and 16,661 of office area. The required parking spaces for the site is 80 while 83 spaces with 4 accessible spaced are provided. The minimum setbacks applicable to this project are as follows:

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

ACCESS/TRANSPORTATION: This development will have two full access connections on Hermit Smith Road. Project trip generation, calculated using ITE Land Use Code 110, General Light Industrial, is estimated to be 208 daily trips and 27 PM peak hour trips with 3 entering and 24 exiting. Based on these volumes, turn lanes are not warranted for this project; however, the applicant has agreed to install a right turn lane at the northernmost access where most of the traffic is projected to enter the sit.

BUFFER(S)/LANDSCAPING: The applicant proposes Red Maples, Live Oaks, Crepe Myrtles and Southern Magnolias within the development.

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

PUBLIC HEARING SCHEDULE:

September 14, 2021 – Planning Commission, 5:30 p.m.

October 6, 2021 – City Council, 1:30 p.m.

RECOMMENDED MOTION:

Development Review Committee: Recommends approval of the EPG 700 Hermit Smith Road – Major Development Plan subject to the findings of this staff report and exhibits.

PLANNING COMMISSION – SEPTEMBER 14, 2021

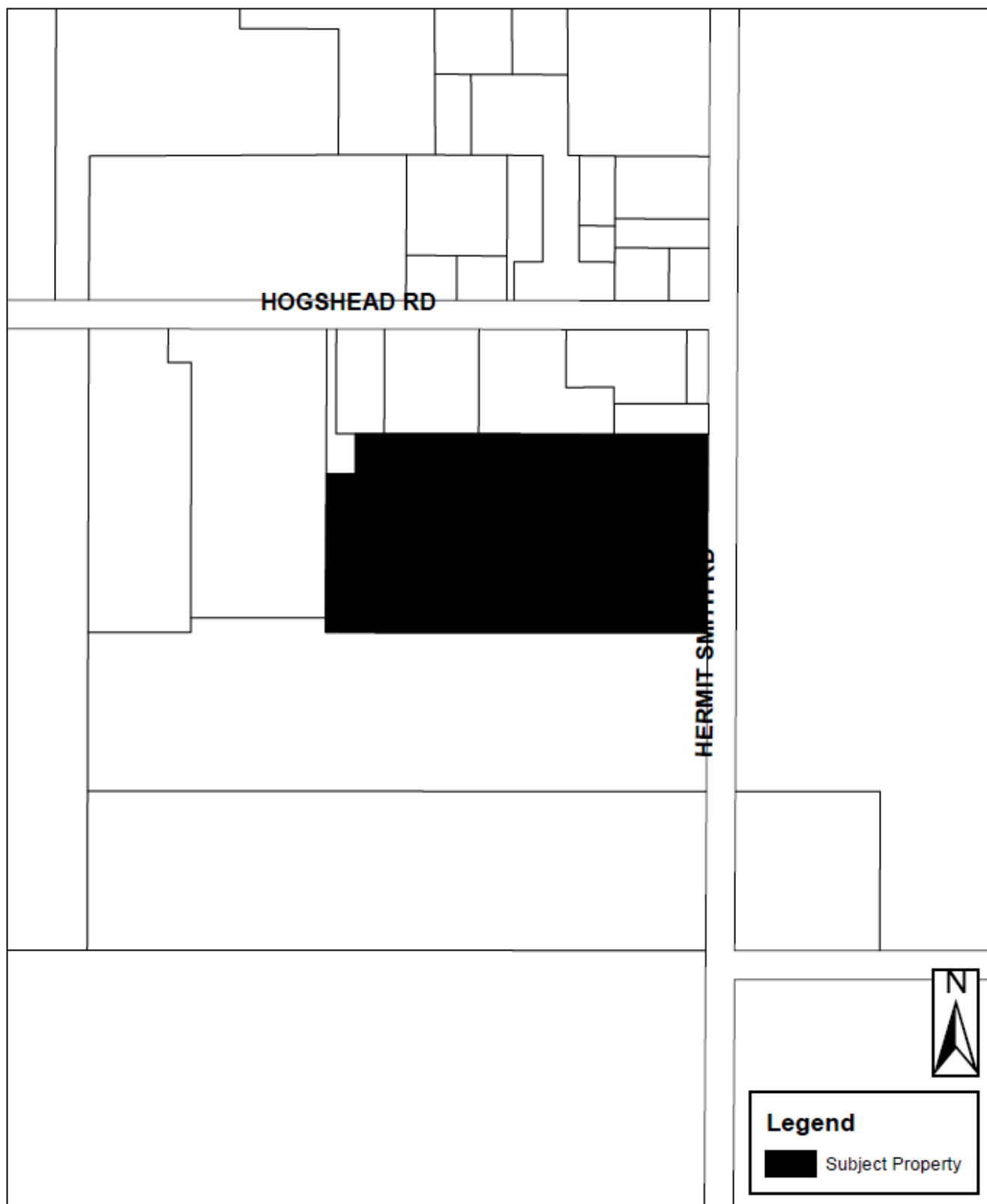
EPG 700 HERMIT SMITH ROAD – MAJOR DEVELOPMENT PLAN

Planning Commission: Find the EPG 700 Hermit Smith Road – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

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 quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Vicinity



Aerial



MAJOR DEVELOPMENT PLAN
COMMERCIAL BUILDING PROJECT
SITE IMPROVEMENTS

700 HERMIT SMITH RD
APOPKA, FLORIDA

Site Data for Project
General Information
Parcel Number 27-23-30-5051-00-010
Total Site Area 1,895 ac
Zoning Classification: I-P
New Building GFA: 20,000 SF
New Building FAR: 0.11

Setbacks	Required	Provided
Front (East)	35'	163.17'
Side (North)	10'	120.93'
Side (South)	10'	136.78'
Rear (West)	10'	323.30'

Parking Required
Office (3 per1000sf) = 28 spaces
Warehouse (2 space/1000 sf) = 52 spaces
Total Required = 80 spaces
Include HDCP = 4

1Standard Spaces = 83 spaces
Handicapped Spaces = 4
Total spaces provided = 87 spaces

Impervious Areas	Previous	Post Dev
Total Impervious	0 sf	292,194 sf
Percent Impervious	0%	71%
Percent Open Space	100.0%	29.0%

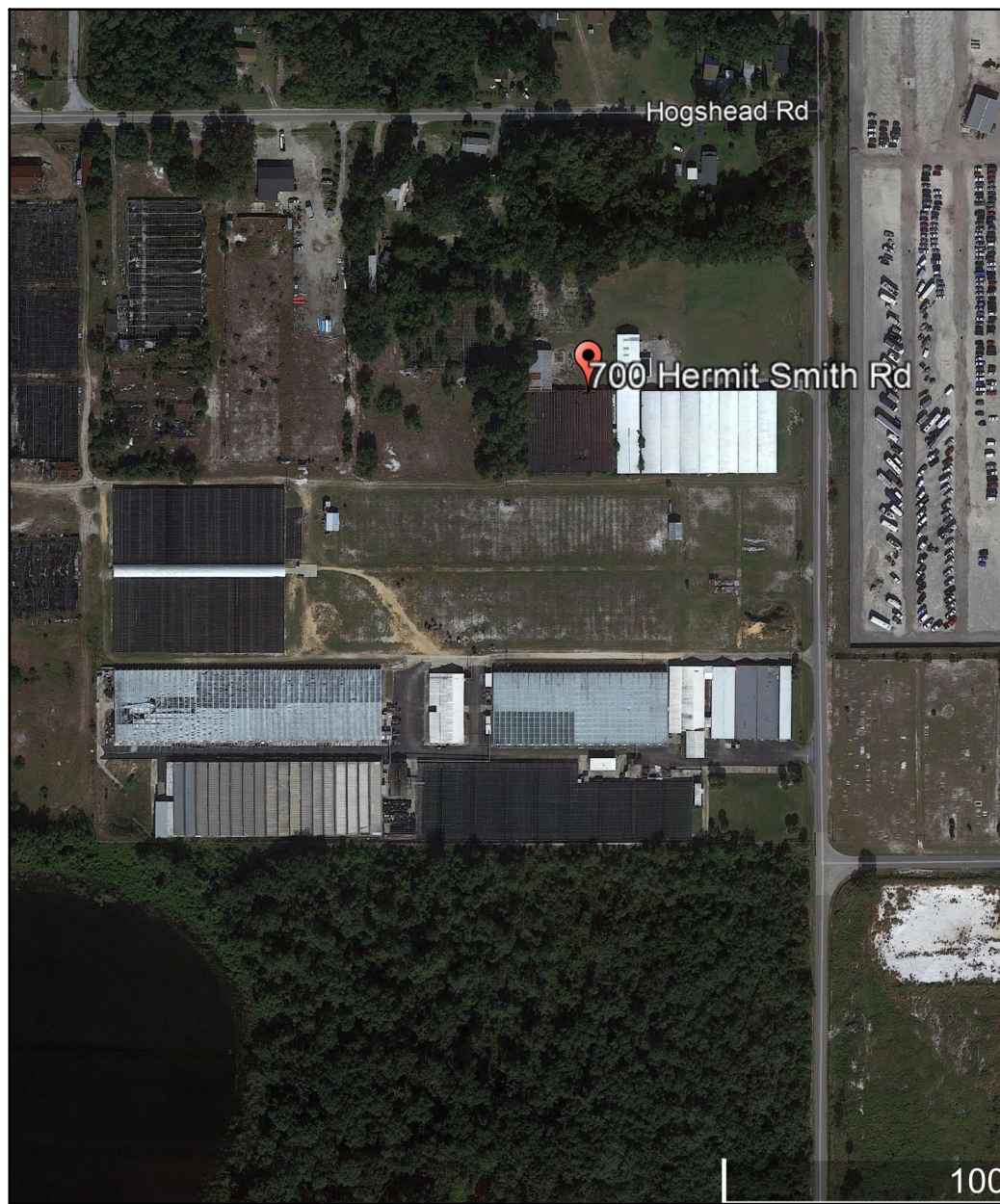
Max FAR
Allowable : 0.40
Proposed: 0.13

Open Space Requirement
Required : 5%
Proposed : 24.7%

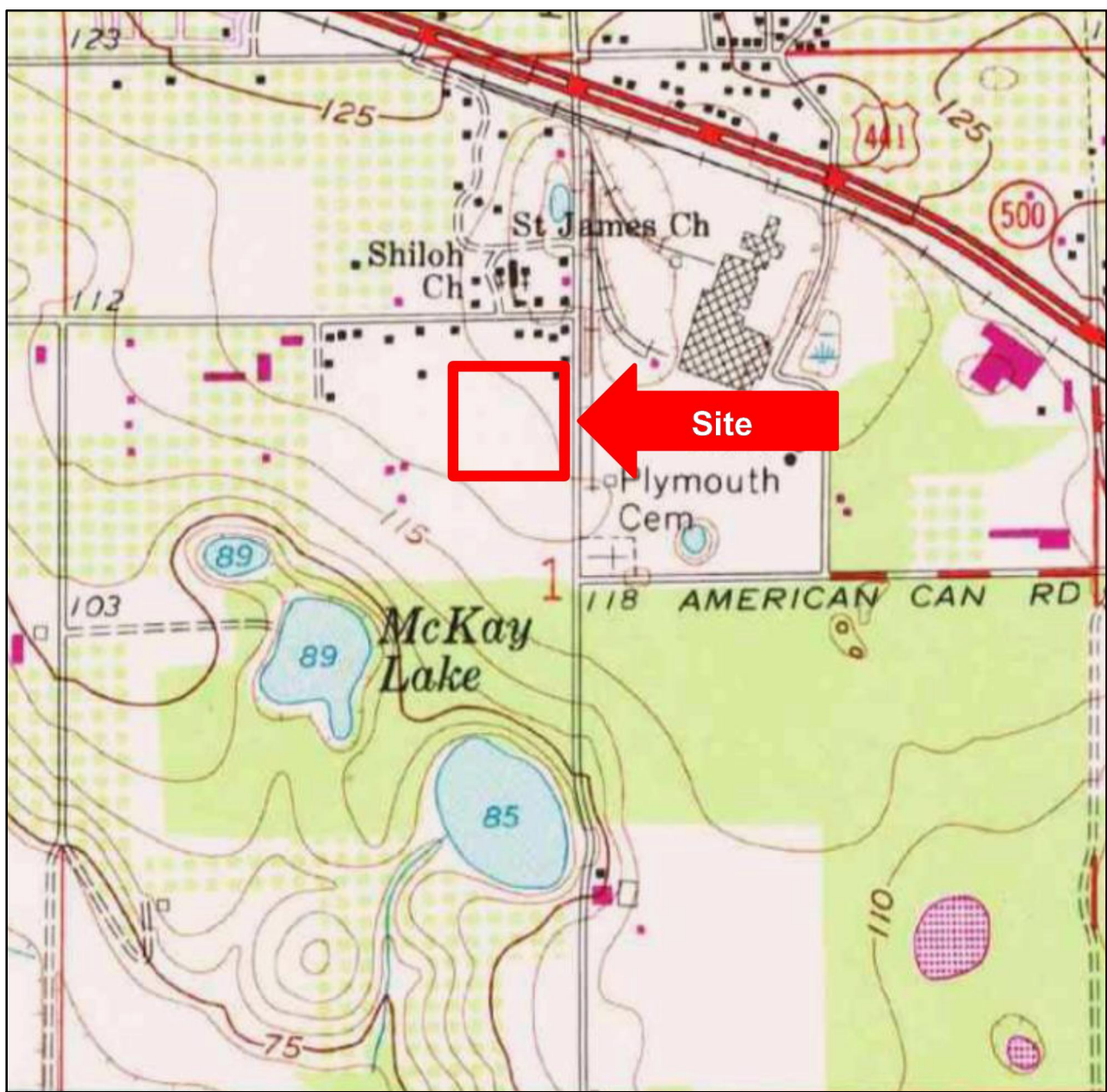
Parcel	Zoning	FLUM
700 Hermit Smith	I-L	IND
North	RES	RES
South	I-L	IND
East	I-L	IND
West	I-L	IND

Green Building Points - 4 Required
1.5 - Orientation of the Building
1.0 - Infiltration Basin
0.25 - 5 Hybrid/Elect Car Spaces
0.5 - 5 added bicycle spaces above req
3.0 - Elev above BFE (Lake Apopka 68.3; Bdlg 121.00)
Total points - 6.25

NOTICE TO CONTRACTORS
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS PROJECT. CONTRACTORS AND USERS OF THESE PLANS ARE TO LOCATE ALL UTILITIES ON THE SITE AND IDENTIFY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION, GRADING, OR FILL OPERATIONS.
CALL TOLL FREE FOR UTILITY LOCATIONS



AREA MAP



LOCATION MAP

INDEX	
DESCRIPTION	SHEET No.
TITLE SHEET	C0.1
EXISTING CONDITIONS	C1.0
LAYOUT PLAN	C2.0
UTILITY PLAN	C3.0
GRADING PLAN	C4.0
EROSION CONTROL	C5.0 - 5.2
DETAILS	C6.0
LIGHTING PLAN	C7.0
LANDSCAPE PLAN	L1.0
IRRIGATION PLAN	I1.0

*REV 7-8-2021 PER DRC COMMENTS

LEGAL DESCRIPTION

The South 330 feet of East 12.5 Acres of N 1/2 of the SE 1/4 of NW 1/4 (Less road on East) and East 766.56 feet of North 1/4 of SE 1/4 of NW 1/4 (Less North 247 feet & Less East 30 feet RD R/W), Section 1, Township 21 South, Range 27 East, Orange County, Florida.

PROPOSED STORM SEWER SYSTEM									
STORM SEWER STRUCTURE DATA TABLE									
STR. NO.	STRUCTURE TYPE	CASTING TYPE	LENGTH	SIZE/TYPE	END SECTION	T.O.R.	INV. ELEV.	UPSTM	DNSTM
1	END SECTION	NA	108	18"	CONC	NA	114.00	113.68	0.30%
2	3' X 3' INLET	R3437	111	18"	NA	119.68	113.68	113.35	0.30%
3	3' X 3' INLET	R3437	104	18"	CONC	119.68	113.35	113.04	0.30%
4	END SECTION	NA	47	15"	CONC	NA	116.50	115.80	1.49%
5	CURB TURN OUT	NA	NA	NA	NA	NA	119.60	NA	NA
6	CURB TURN OUT	NA	NA	NA	NA	NA	119.60	NA	NA
7	CURB TURN OUT	NA	NA	NA	NA	NA	119.60	NA	NA
8	CURB TURN OUT	NA	NA	NA	NA	NA	119.60	NA	NA
9	CURB TURN OUT	NA	NA	NA	NA	NA	119.60	NA	NA
10	CURB TURN OUT	NA	NA	NA	NA	NA	119.60	NA	NA
11	CURB TURN OUT	NA	NA	NA	NA	NA	119.60	NA	NA
12	CURB TURN OUT	NA	NA	NA	CONC	NA	119.60	NA	NA
13	CURB TURN OUT	NA	NA	NA	NA	NA	119.60	NA	NA
14	CURB TURN OUT	NA	NA	NA	NA	NA	119.60	NA	NA
15	OVERFLOW	NA	30	SEE DETAIL	NA	NA	116.8	NA	NA
16	FDOT INLET	TYPE 9	80	15" NA	NA	116.2	113.75	113.59	0.20%
17	FDOT INLET	TYPE 9	33	15" NA	NA	116.79	113.59	113.49	0.30%
18	ACO DRAIN	S300K - IRON	231	8" PVC METAL	NA	116.92	115.94	115.1	0.36%
19	SAN MH	SEE DETAIL	0	NA	NA	115.25	NA	NA	NA
20	FDOT INLET	TYPE 9	85	15" NA	NA	117.31	113.96	113.68	0.33%
21	NOT USED								
22	CURB TURN OUT	NA	NA	NA	NA	NA	119.36	NA	NA

OWNER/DEVELOPER ; McNulty Group Inc.
2315 Lynx Lane, Suite 6
Orlando, Florida
Chuck McNulty
407-619-4245

ENGINEER ; Andrew Gerdorn PE, LS, LEED AP
Gerdorn Engineering
13520 Shakamac Dr
Carmel, IN 46032
317-407-5337

THESE PLANS ARE PROVIDED FOR THE ACQUISITION OF PERMITS FOR THE GRADING AND FILL OPERATION AT THE ABOVE LOCATION. DUE TO THE ENGINEER HAS NO CONTROL OVER THE OPERATIONS OF THE SITE AND FILL OPERATION, THEREFORE, THE USER OF THESE DOCUMENTS INDEMNIFIES AND HOLDS HARMLESS THE DESIGNERS AGAINST ANY LEGAL ACTION FOR THEIR USE.



BOUNDARY AND TOPOGRAPHIC SURVEY

DESCRIPTION

The South 330 feet of East 12.5 Acres of N 1/2 of the SE 1/4 of NW 1/4 (Less road on East) and East 766.56 feet of North 1/4 of SE 1/4 of NW 1/4 (Less North 247 feet & Less East 30 feet RD R/W), Section 1, Township 21 South, Range 27 East, Orange County, Florida.

LEGEND / ABBREVIATIONS

- | | | | |
|--------|--|------|-------------------|
| ● | = SET 5/8" IRON ROD #4887 UNLESS NOTED OTHERWISE | (D.) | = DESCRIPTION |
| O.R.B. | = OFFICIAL RECORDS BOOK | (C.) | = CALCULATED |
| C.C.R. | = CERTIFIED CORNER RECORD | (P.) | = PLAT |
| REG | = REGISTERED | (M.) | = MEASURED |
| CA | = CITY ANCHOR | WPP | = WOOD POWER POLE |
| ⊙ | = BOLLARD | CONC | = CONCRETE |
| LB | = LICENSED BUSINESS | R/W | = RIGHT OF WAY |
| | | OHW | = OVERHEAD WIRES |
| | | CR | = CABLE RISER |

TITLE NOTES

THIS SURVEY REFLECTS MATTERS OF SURVEY PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 12655-2647109 WITH AN EFFECTIVE DATE OF 6/19/2020 AS FOLLOWS:

- 1-8 STANDARD EXCEPTION ITEMS - NOTHING TO PLAT
9 EASEMENT PER O.R.B. 2623, PAGE 728 - SHOWN ON SURVEY
10-11 STANDARD EXCEPTION ITEMS - NOTHING TO PLAT

SURVEYOR'S NOTES

1. BEARINGS BASED ON THE EAST LINE OF THE S.W. 1/4 OF SECTION 1-21-28 AS BEING S.00°00'02"E, AN ASSUMED MERIDIAN.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED (EXCEPT AS SHOWN).
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "X", PER FLOOD INSURANCE RATE MAP PANEL #12095C0125F, DATED 9/25/2009, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
5. DATE OF FIELD SURVEY: 11/11/20.
6. THE STREET ADDRESS OF SUBJECT PROPERTY IS 700 HERMIT SMITH ROAD.
7. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK #51579005 (NAVD89=122.654').
8. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON SURFACE MARKINGS IN PLACE AT TIME OF SURVEY. ALL UNDERGROUND UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

SURVEYOR'S CERTIFICATION

CERTIFIED TO: I HEREBY CERTIFY: DATE: 11/11/20
First American Title Insurance Company
Environmental Products Group, Inc.
Isola & Associates, Inc.
THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
JOB NO. HERMIT
MCMAMON SURVEYING AND MAPPING, LLC
245 SAN MARCOS AVENUE
SANFORD, FLORIDA 32771
PHONE 407-328-7201
THOMAS J. MCMAMON
FL. REG. LAND SURVEYOR #4887 CERTIFICATE OF AUTHORIZATION LB7434

700 HERMIT SMITH RD
COMMERCIAL/WAREHOUSE PROJECT
APOPKA, FL

CERTIFIED BY:

DRAWN BY: AHG
CHECK BY: AHG
DATE: 01-21-21
COMMISSION NO.:

EXISTING
CONDITIONS

C1.0

13520 Shalomac Dr.
Carmel, IN 46032
317-407-5337
andrewgerdom@yahoo.com

Gerdom
Engineering

DRAWING REVISIONS



●	= SET 5/8" IRON	(D.)	= DESCRIPTION
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@	= BOLLARD	R/W	= RIGHT OF WAY
		OHW	= OVERHEAD WIRES
LB	= LICENSED BUSINESS	CR	= CABLE RISER

LEGEND

— B.L. — Building Setback / Parking Setback

 Heavy Duty Asphalt—Right Turn Lane

 Right of Way Pavement PROPOSED LIGHT POLE

(A) Light Duty Asphalt Pavement (Refer to Pavement Section)

(B) HD Pavement (6" Conc. on 6" Compacted LBR40 Per
FDOT Std)

6" Monolithic Curb & Walk

④ Barrier Curb (See Detail Sheet)

(E) Heavy Duty Asphalt Pavement

(F) Dumpster (see Detail Sheet)

(G) Pole Mounted ADA Sign (Refer to Site Details)

- (H) 4" Single Solid Line Painted White
- (I) Pre-engineered Metal Stair (See Architectural Drawings)

Blue ADA Striping (Refer to Site Details)

(K) Sidewalk Ramp (FDOT Std)

(L) Transformer and Pad (Per Utility Company)

(M) 6' Dumpster Enclosure with gate, match building block style (See Architectural Drawings)

(N) Sidewalk (See Detail Sheet)

(C) LD Pavement (4" Concrete pavement on 6" Compacted LBR per FDOT Std)

⑨ Curb Taper (see

(R) Curb removal: replace with concrete gutter (see City Standard Details)

⑤ Mulch planting beds (see landscaping plan)

Ⓣ Top Soil, finish grade, seed and straw

(U) Pipe Bollard

⑤ 5' Conc Walk (per Apopka Std)

(W) 10 Space Bicycle Rack (per Apopka Std)

(X) 5 Hybrid/Electric Car Signed Spaces (0 Required per LDC)

(Y) Right-of-Way Asphalt Paving (per FDOT spec)

(Z) 2" Curb & Gutter (FDOT STD)

General Site Notes

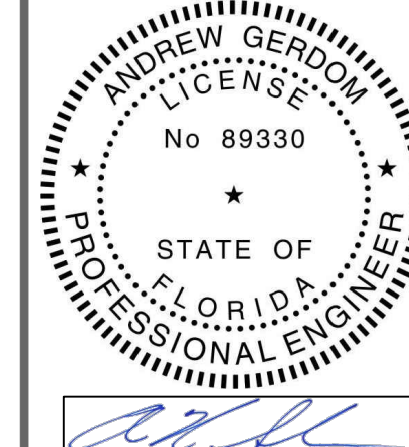
1. Any discrepancy in the plans shall be immediately reported to the Engineer for review.
2. All work to conform to State and local regulations as appropriate.
3. All dimensions are to edge of pavement (EOP) or face of curb, unless noted otherwise.
4. All dimensions are to face of brick or facing material, where applicable.
5. All dimensions are parallel with or perpendicular to base lines, property lines or building lines unless noted otherwise.
6. Contractor shall verify all dimensions in the field prior to start construction the contractor shall be responsible for all field dimensions. If any discrepancies are found in these plans from actual field conditions, the contractor shall notify the engineer immediately.
7. Contractor responsible for verification of all utilities and elevations prior to construction. Contractor to notify engineer immediately if any discrepancy is discovered. Any damage to existing facilities will be correct and paid by the contractor.
8. Contractor shall provide smooth transitions from new areas to existing features as necessary.
9. All excavated areas shall be seeded after finish grading or left undisturbed for more than 7 days unless otherwise noted. All new seeded areas shall have a minimum of 400p top soil.
10. Contractor shall resurface or reconstruct to at least original conditions all areas where the existing pavement or lawn is damaged during construction from work performed or traffic by contractors, subcontractors or suppliers after construction work is complete.
11. All utility trenches under and within 5 feet of pavement shall be completely backfilled with granular material.
12. All sidewalks shall comply with ADA standards, with a maximum cross slope of 1 FT. & maximum linear slope of 1 / 20.
13. The contractor shall protect and not destroy the property corner monuments during construction. If a corner monument is moved or damaged, Contractor shall immediately notify the Engineer or Surveyor of record.
14. Concrete points to be provided in accordance with ACI guidelines.
15. All Compacted Aggregate to be compactor to 98% maximum density per FDOT std
16. All site concrete to be 4,000 psi with Fibermesh per manufacturer's recommendation
17. Maintenance of Traffic per FDOT & Local Std.
18. Pavement Markings per FDOT #17345 & Local Std
19. RWY work to comply with FDOT & Local Std
20. Maintenance of Traffic per MUTCD & FDOT Std
21. As-built (record) Drawings to be provided by Contractor within 30 days of project completion

NOTICE TO CONTRACTORS

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COMMERCIAL BUILDING
700 HERMIT SMITH
APOPKA, FL

CERTIFIED BY



DRAWN BY : AHG
CHECK BY : AHG
DATE : 01-04-2021
COMMISSION NO. :

SITE LAYOUT PLAN

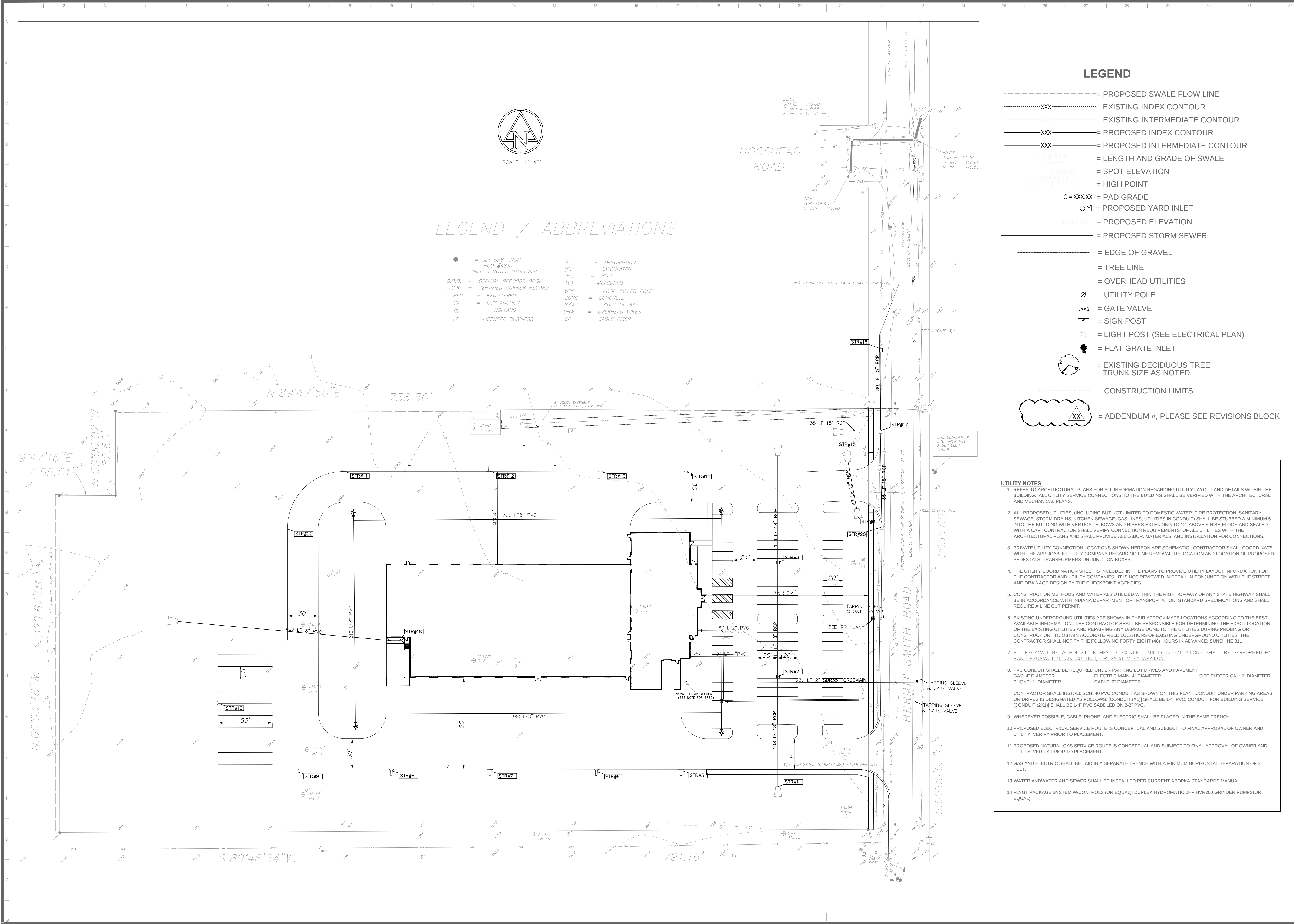
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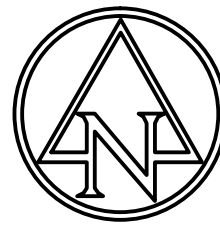
13520 Shakamac Dr.
Carmel, IN 46032
317-407-5337
andrewgerdom@yahoo.com

	(1) 6-8-21 Revised per DRC Comments
	(2) 7-7-21 Revised per DRC comments

NO.	DATE	BY	REVISION
1	11/11/11	WJ	ISSUED FOR CONSTRUCTION

DRAWING REVISIONS





SCALE 1" = 40'

LEGEND / ABBREVIATIONS

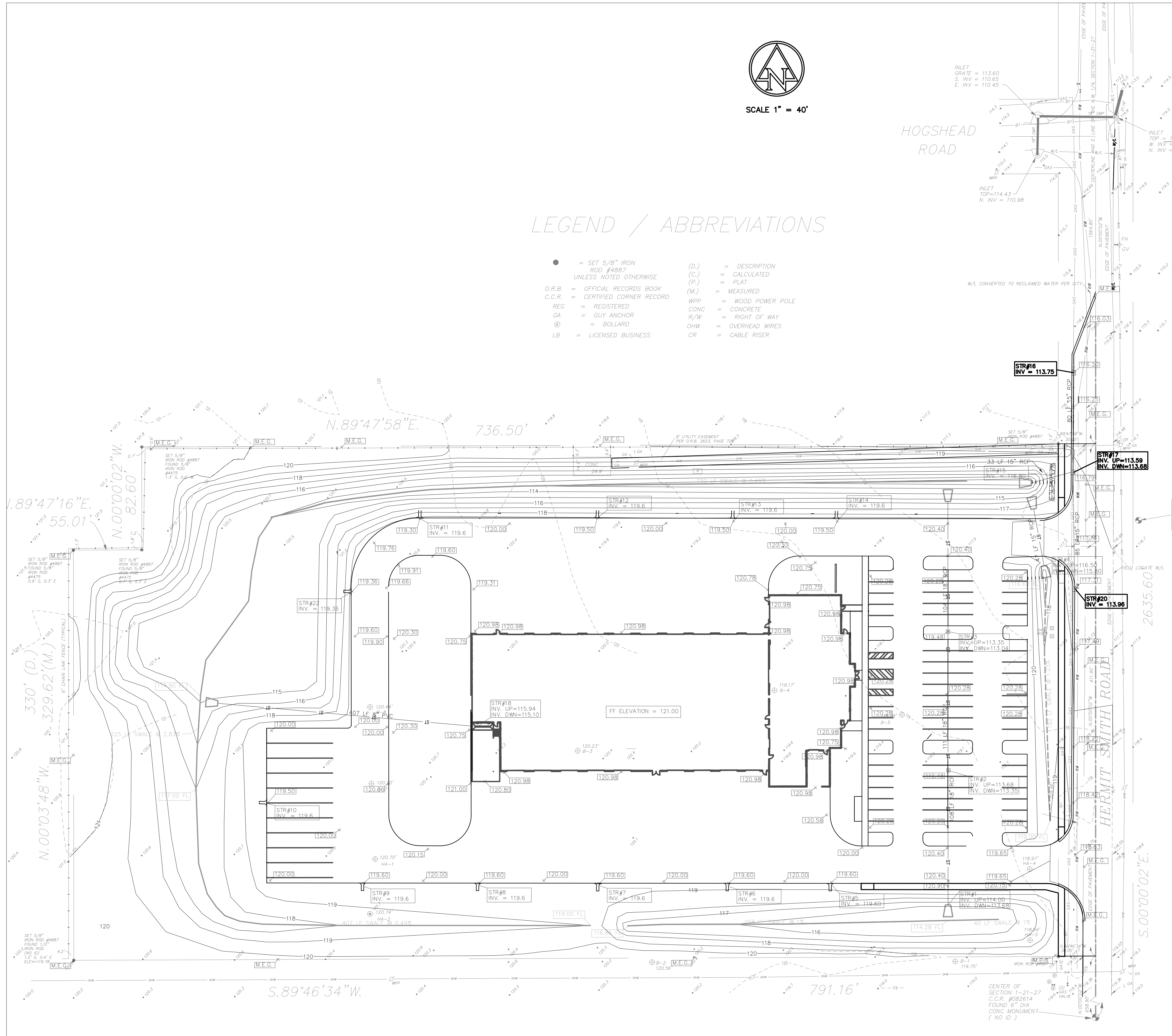
- = SET 5/8" IRON ROD #4887 UNLESS NOTED OTHERWISE
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GRADING LEGEND

- = PROPOSED SWALE FLOW LINE
- = EXISTING INTERMEDIATE CONTOUR
- XXX = PROPOSED CONTOUR
- 42' @ 0.7% = LENGTH AND GRADE OF SWALE
- + XXX.XX = SPOT ELEVATION
- XXX.XX HP = HIGH POINT
- G = XXX.XX = PAD GRADE
- Y = PROPOSED YARD INLET
- + XXX.XX = PROPOSED ELEVATION
- + MEG = MATCH EXISTING GRADE
- ⊞ = RIP RAP

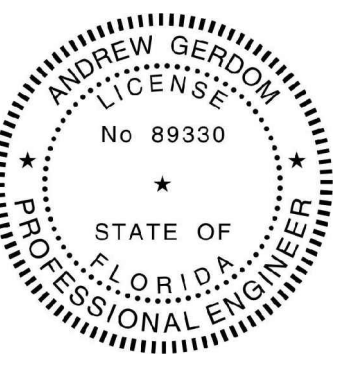
GRADING NOTES:

1. MAINTAIN MINIMUM OF 5-FOOT COVER OVER ALL WATER MAINS AND WATER SERVICE LINES.
2. MAINTAIN MINIMUM OF 1.5-FOOT COVER OVER REINFORCED CONCRETE STORM SEWER PIPE. MAINTAIN MINIMUM OF 2.5-FOOT COVER OVER ALL OTHER STORM SEWER PIPE.
3. SEE DETAILS SHEETS FOR STREET, SANITARY AND STORM SEWER DETAILS. SEE NOTES AND SPECIFICATIONS SHEET FOR MATERIAL AND PIPE SPECIFICATIONS.
4. FINAL GRADING OF THE SITE SHALL CONFORM TO THIS PLAN.
5. TOPOGRAPHY SHOWN HEREON IS BASED ON THE DATUM INDICATED IN THE BENCHMARK.
6. CONTRACTOR SHALL ENSURE THAT POSITIVE DRAINAGE IS ACHIEVED ON ALL FINAL SURFACES. IN THE EVENT OF GRADING DISCREPANCIES ON THIS PLAN, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY FOR RESOLUTION.
7. SIDE SLOPES 4:1 OR GREATER WILL BE STABILIZED WITH AN EROSION CONTROL BLANKET. ALL DITCH BOTTOMS TO USE SOD OR EROSION BLANKET.
8. ALL EARTHEN AREAS DISTURBED DURING CONSTRUCTION SHALL HAVE TEMPORARY SEEDING AND MULCHING.
9. PROVIDE POSITIVE DRAINAGE IN ALL AREAS. PAVING CONTRACTOR SHALL TEST FOR ANY PONDING CONDITIONS AFTER INSTALLATION AND CORRECT.
10. PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
11. THE EXCAVATING CONTRACTOR OR LANDSCAPING CONTRACTOR SHALL INSTALL THE FINISH GRADE AT 1/2" BELOW PAVEMENTS WHEN SHEET DRAINAGE IS PROPOSED ACROSS THAT SEEDED AREA.
12. TF, TIF, OR RIM SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER A STRUCTURE.
13. ALL PROPOSED SPOT ELEVATIONS NOTED ON THIS PLAN REFERENCE PAVEMENT GRADE; WHERE ADJACENT TO A CURB, ADD 0.50 FT. TO SAID ELEVATION TO DETERMINE ADJACENT CURB GRADE.
14. WETLAND AREA SHALL BE FENCED PRIOR TO AND DURING CONSTRUCTION ACTIVITY.
15. ALL MONITORING WELL SHALL BE PROTECTED. WELLS TO BE MOVED SHALL BE DONE PER REGULATION.
16. FIELD LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. SOME UTILITIES HAVE CHANGED.



COMMERCIAL BUILDING
700 HERMIT SMITH ROAD
APOKA, FLORIDA

CERTIFIED BY:



ANDREW GERDOM
PROFESSIONAL ENGINEER

DRAWN BY: AHG
CHECK BY: AHG
DATE: 6-11-2021
COMMISSION NO.:

GRADING

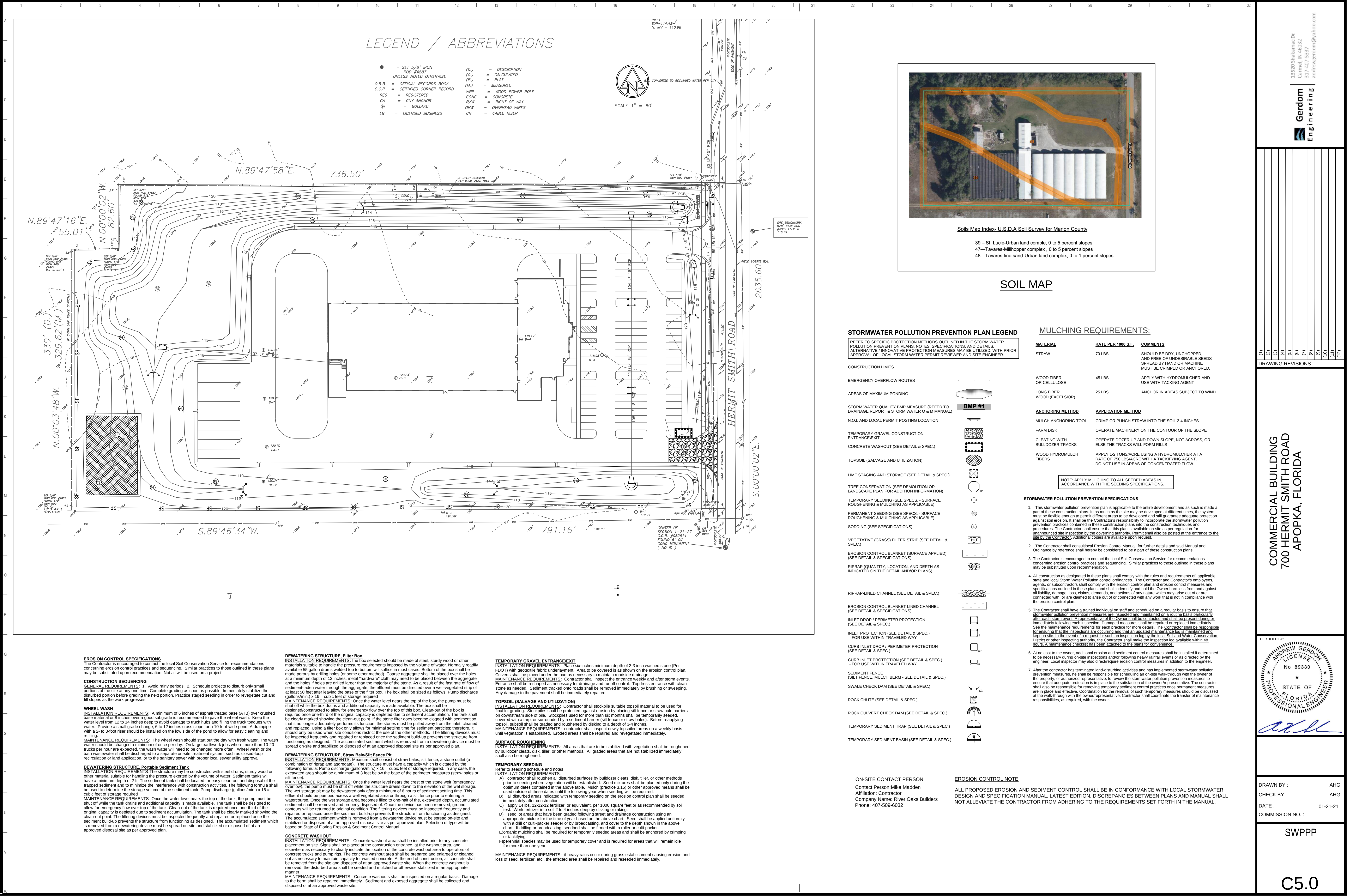
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(11) 6-5-21 Rev per DRC Comments
(12) 6-11-21 Changes per S&WMD
(13) Rev per DRC comments 7-1-21
(14)
(15)
(16)
(17)
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(21)
(22)

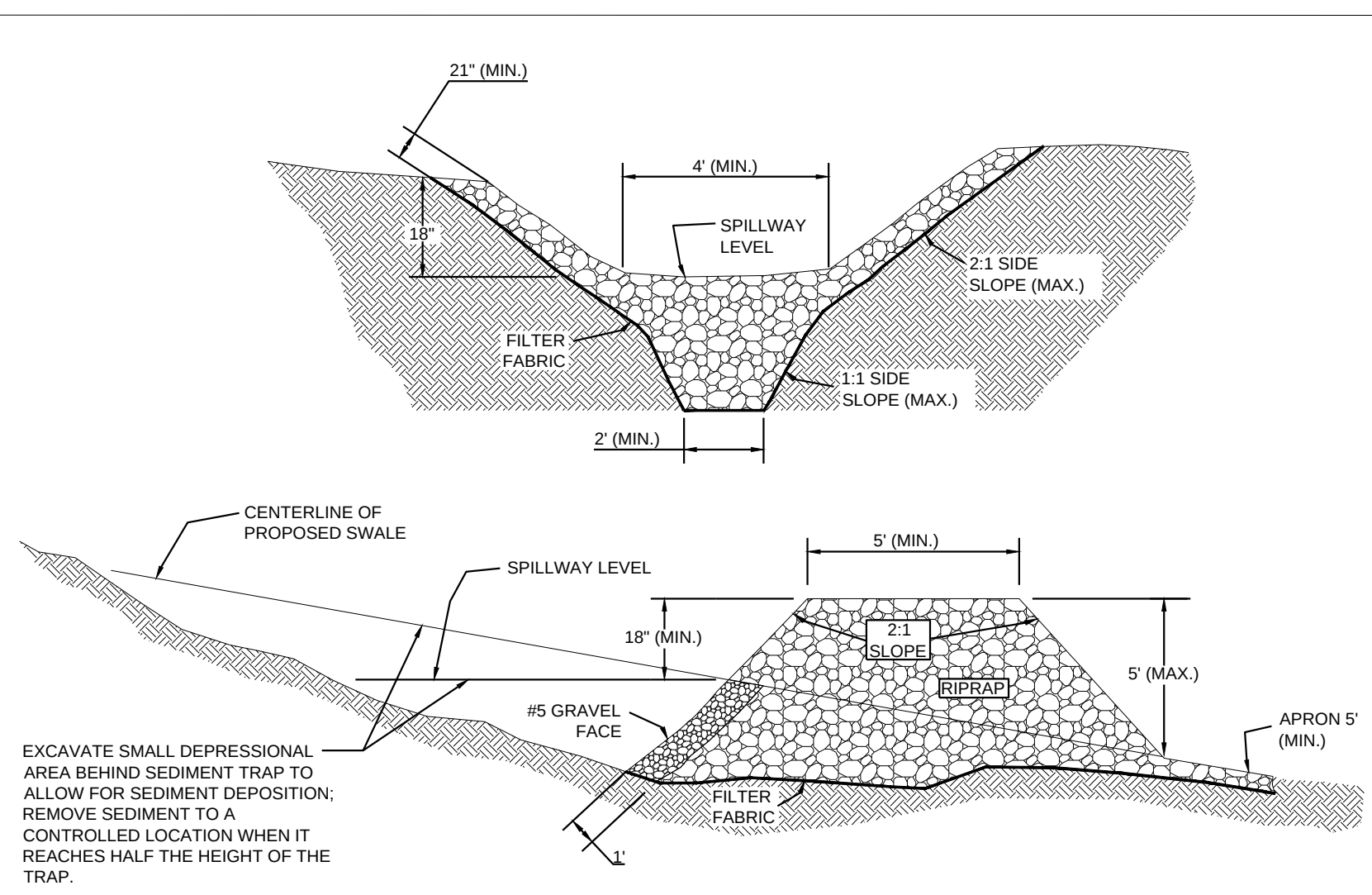
DRAWING REVISIONS

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andrewgerdom@yahoo.com

Gerdom
Engineering

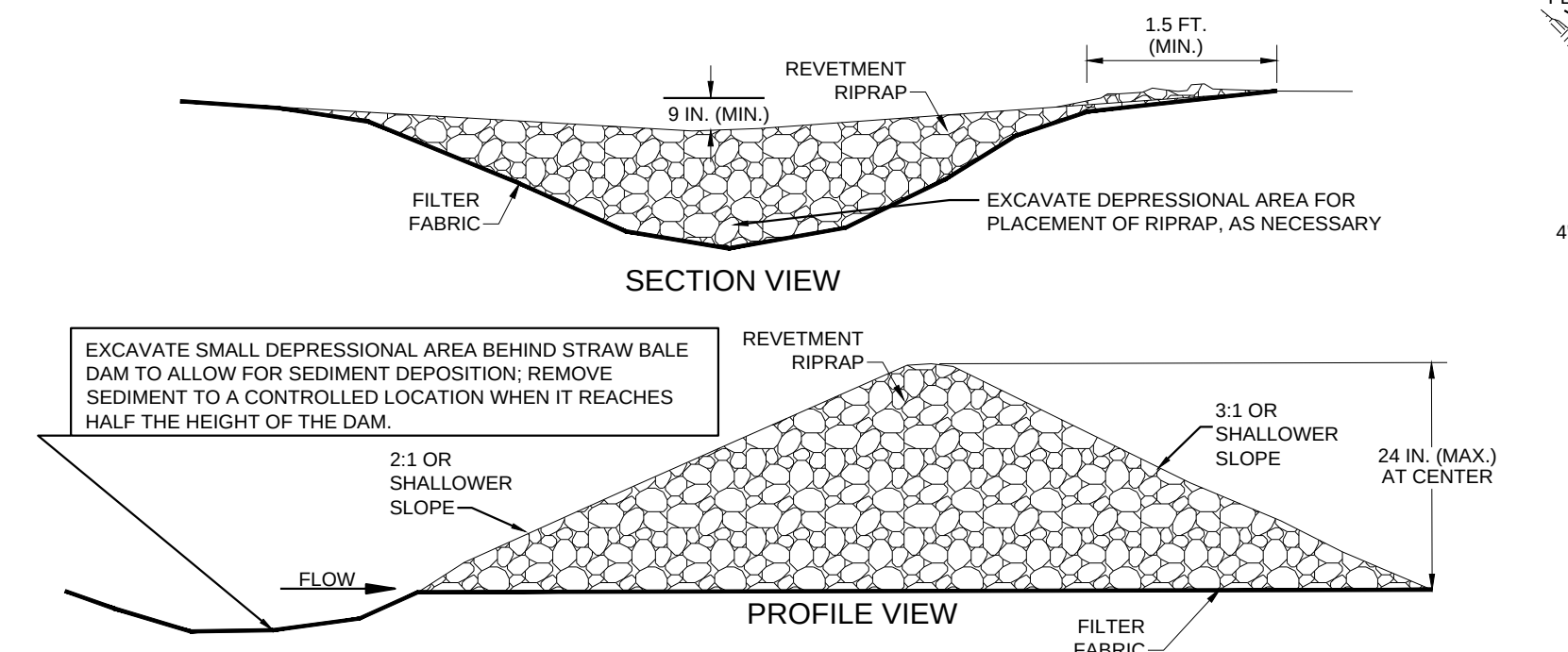


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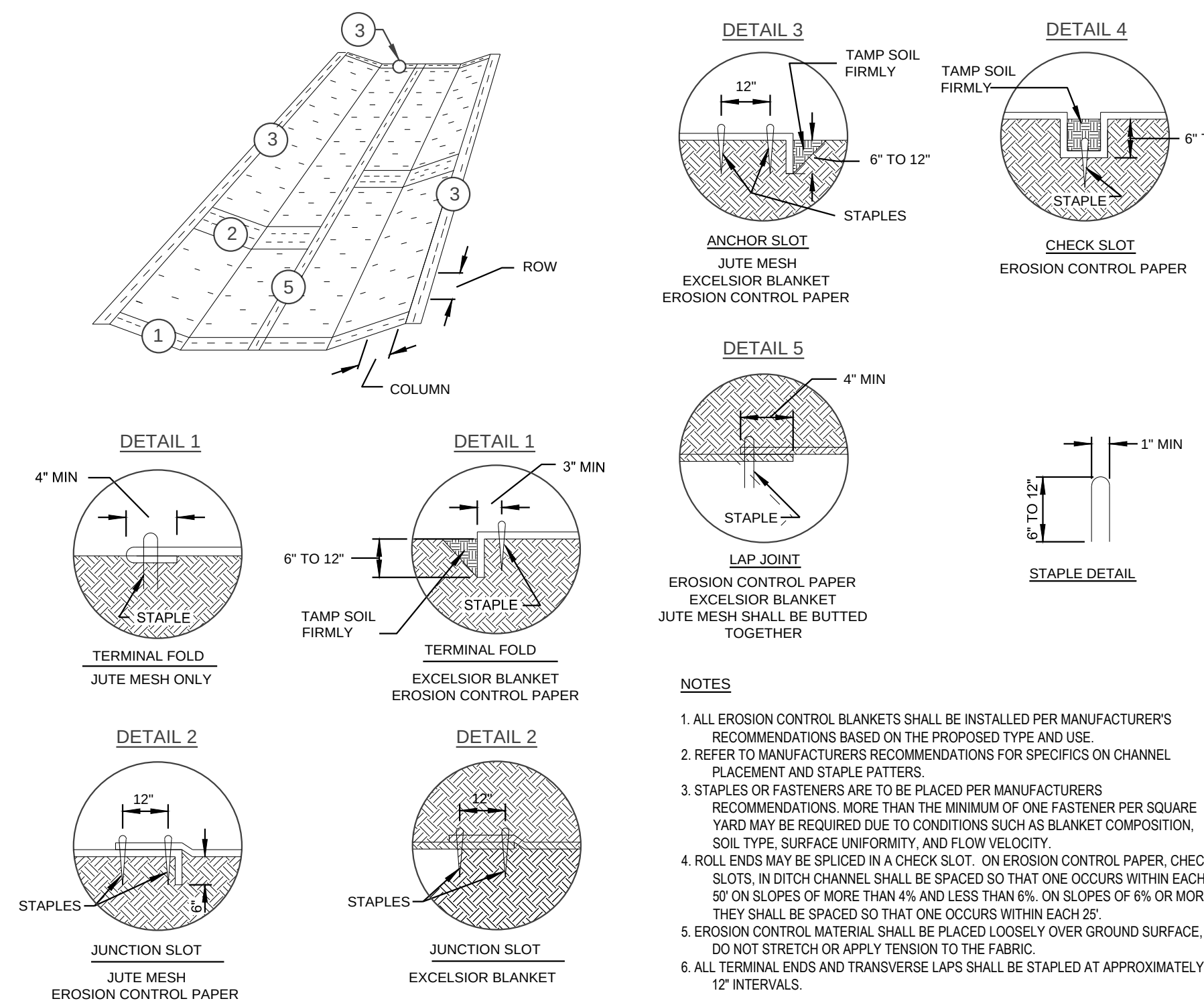
TEMPORARY SEDIMENT TRAP

SCALE: NOT TO SCALE



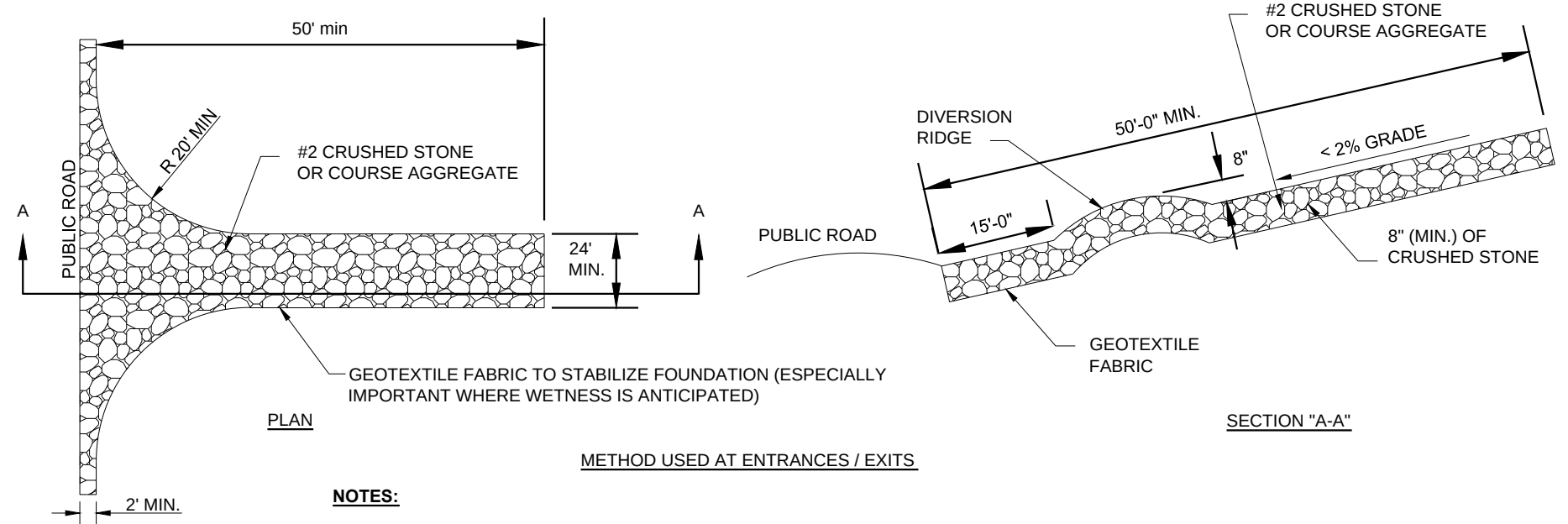
ROCK CHECK DAM

SCALE: NOT TO SCALE



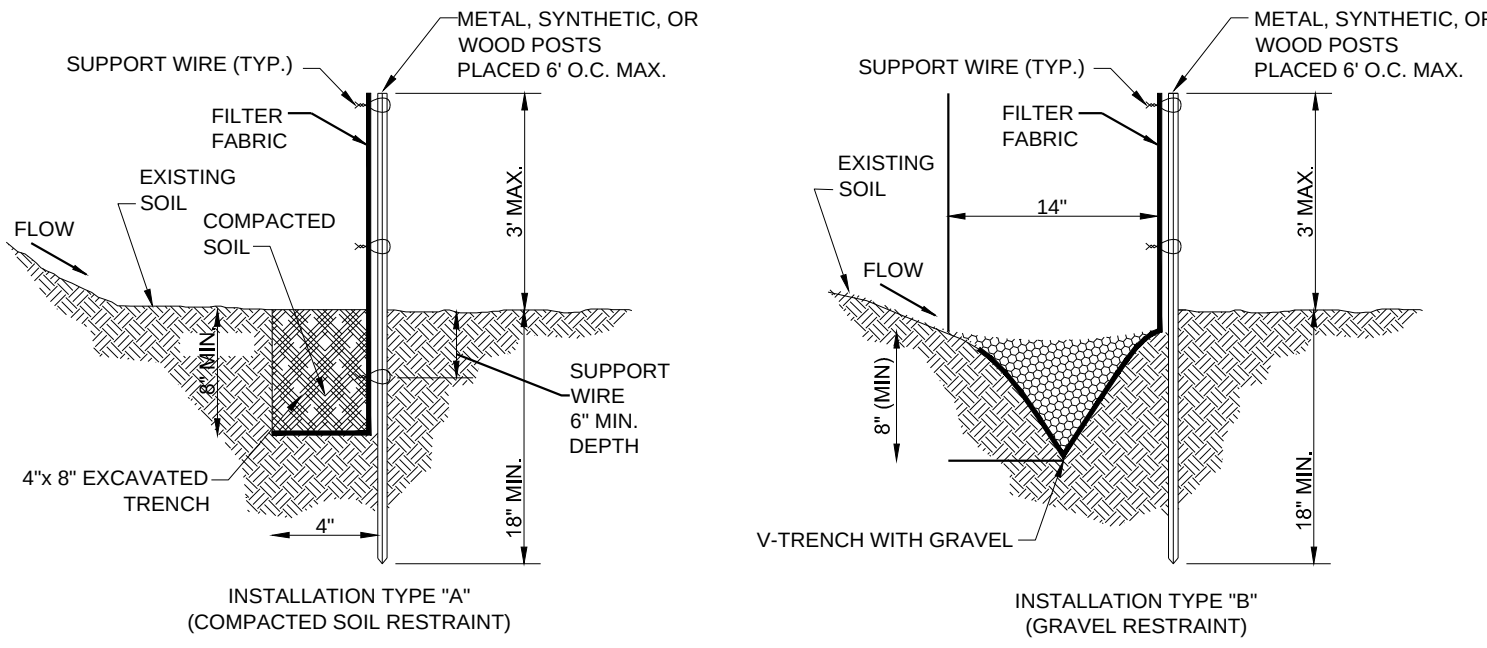
EROSION BLANKET INSTALLATION PLAN

SCALE: NOT TO SCALE



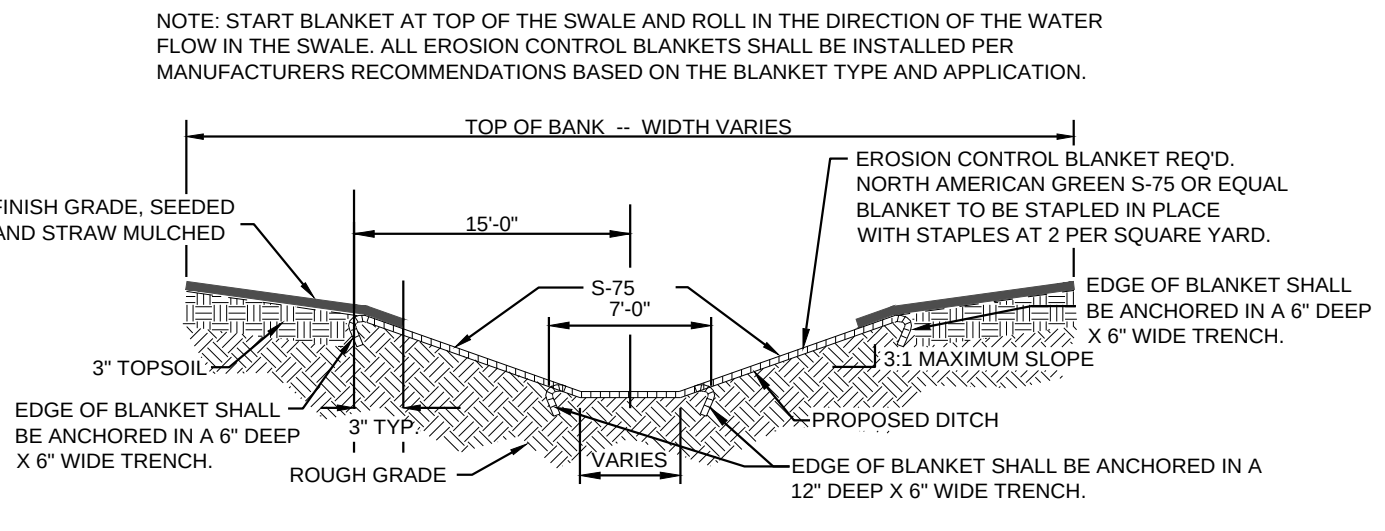
CONSTRUCTION GRAVEL ENTRANCE

SCALE: NOT TO SCALE



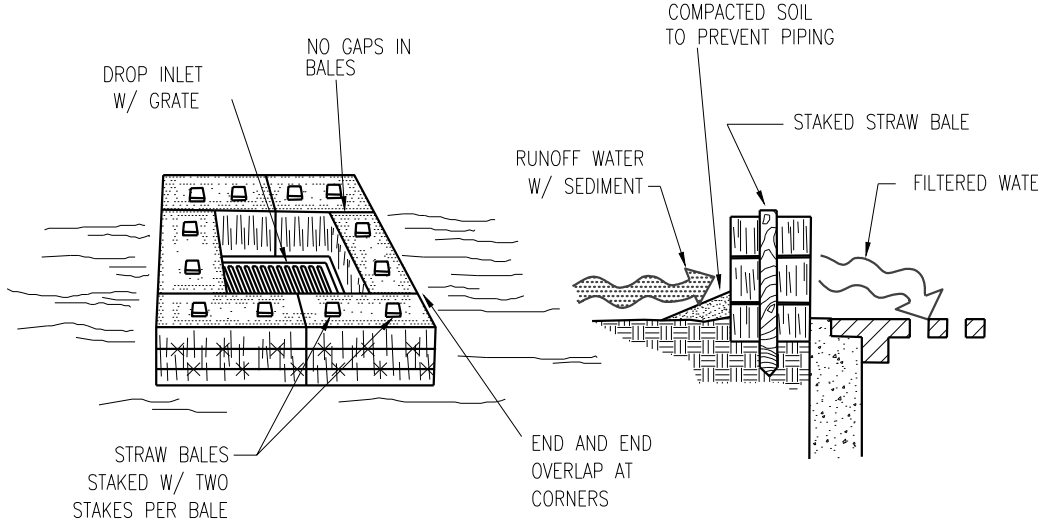
SILT FENCE DETAIL

SCALE: NOT TO SCALE



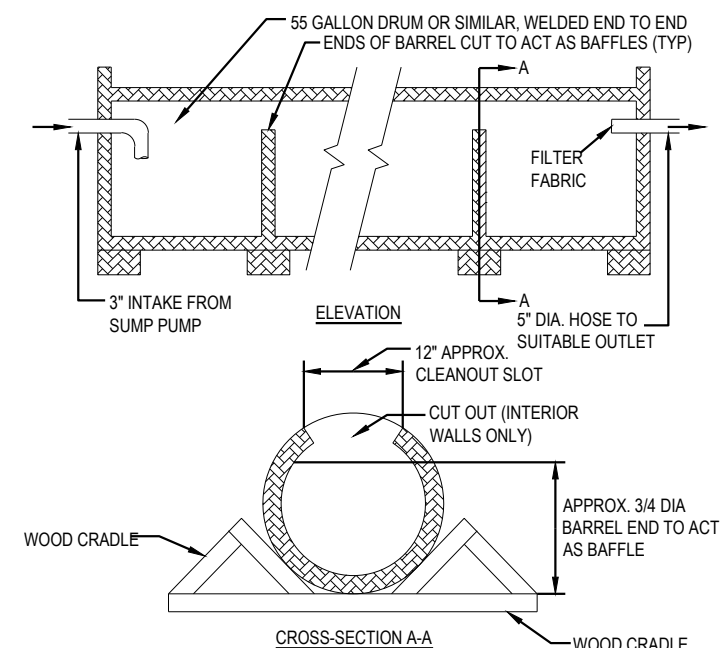
EROSION BLANKET INSTALLATION

SCALE: NOT TO SCALE



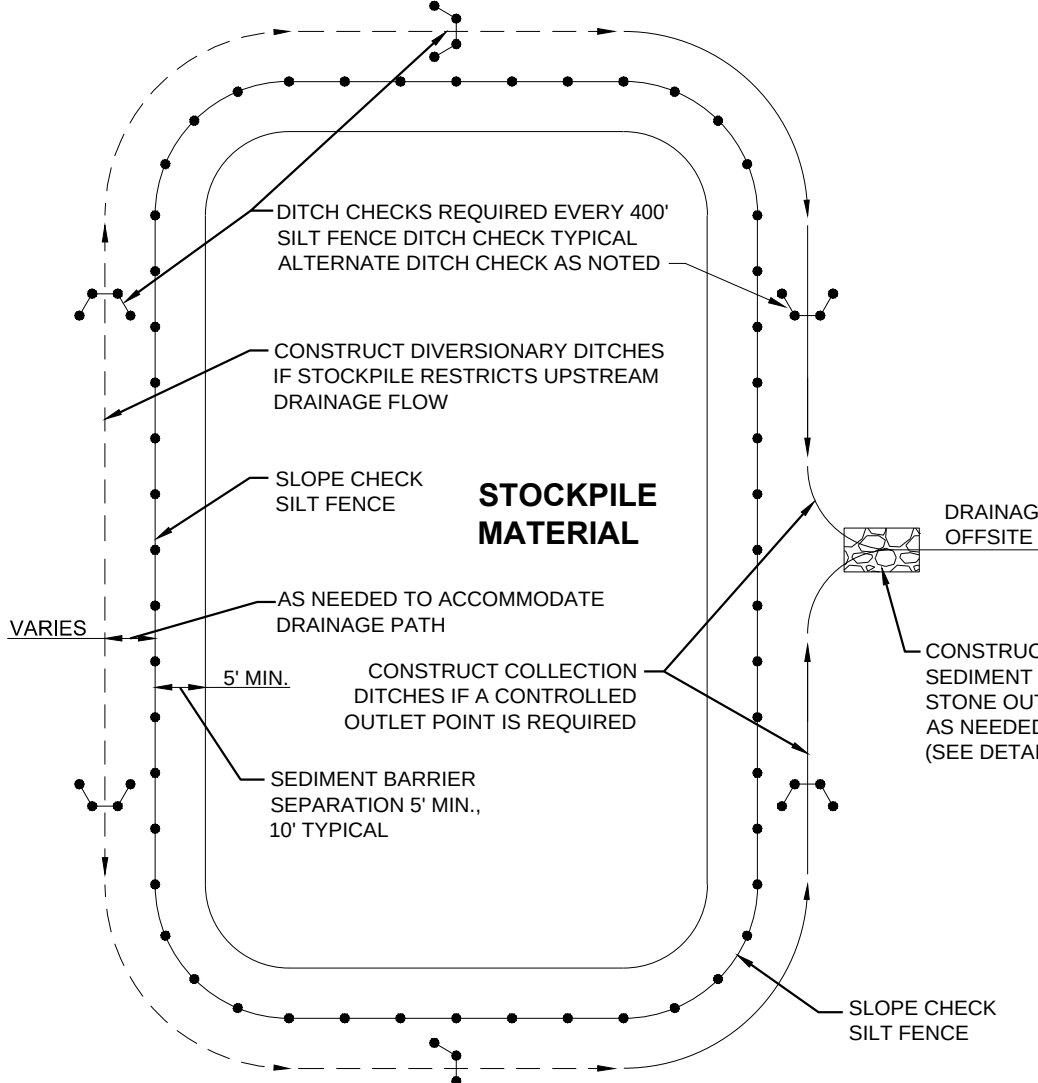
INLET PROTECTION

SCALE: NOT TO SCALE



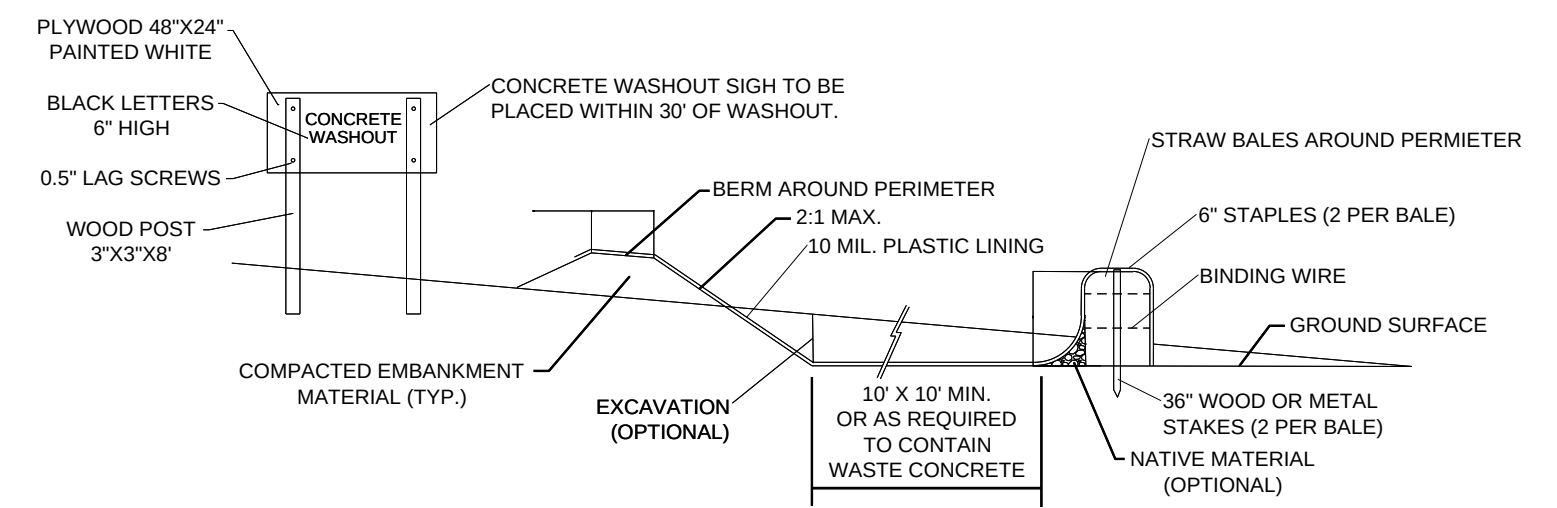
PORTABLE SEDIMENT TANK

SCALE: NOT TO SCALE



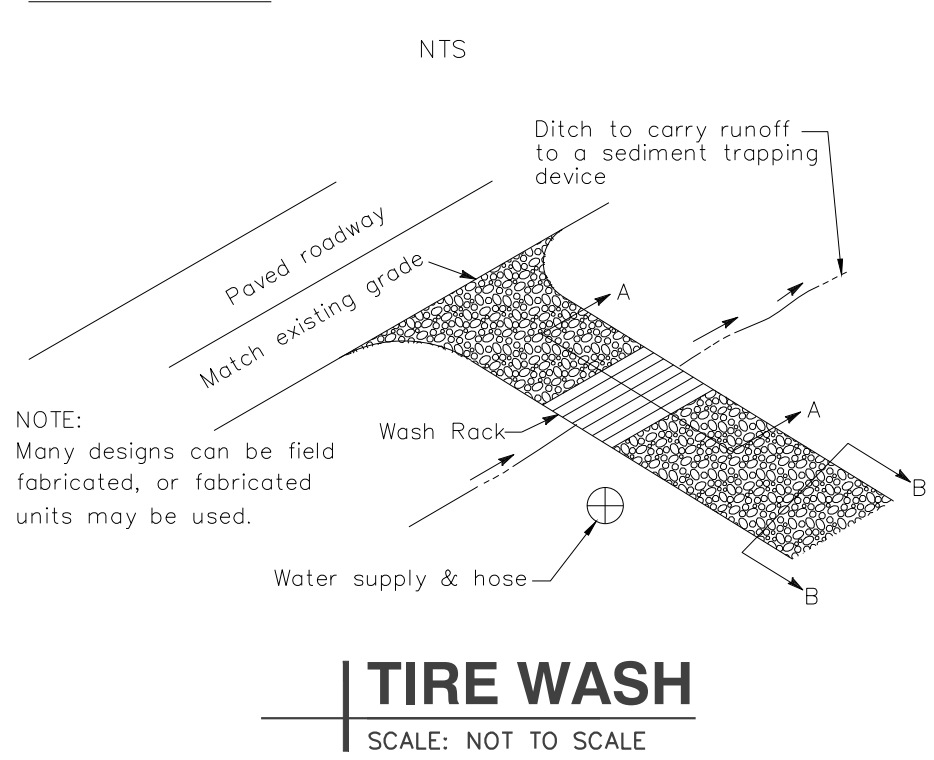
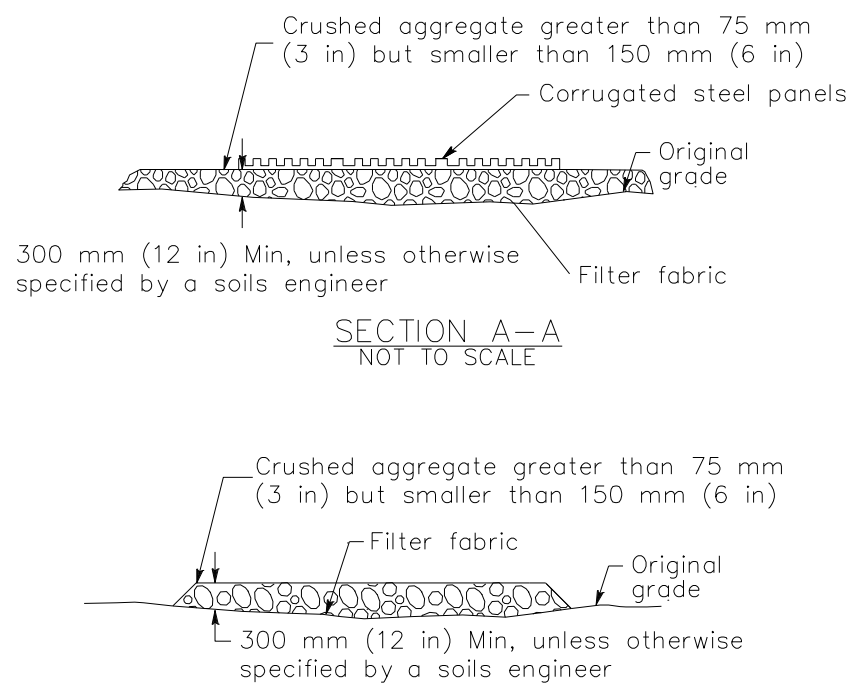
STOCKPILE EROSION CONTROL

SCALE: NOT TO SCALE



CONCRETE WASHOUT

SCALE: NOT TO SCALE



TIRE WASH

SCALE: NOT TO SCALE

This item has been digitally signed and sealed by Andrew Gerdorn, PE on 12/9/20 using a Digital Signature.

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

13520 Shakamac Dr.
Carmel, IN 46032
317-407-5337
andrewgerdorn@yahoo.com

Gerdorn

Engineering

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DRAWING REVISIONS

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COMMERCIAL BUILDING

700 HERMIT SMITH ROAD

APOPKA, FLORIDA

CERTIFIED BY:

ANDREW GERDORN

LICENSE

No 89330

STATE OF FLORIDA

PROFESSIONAL ENGINEER

DRAWN BY:

AHG

CHECK BY:

AHG

DATE:

12-08-2020

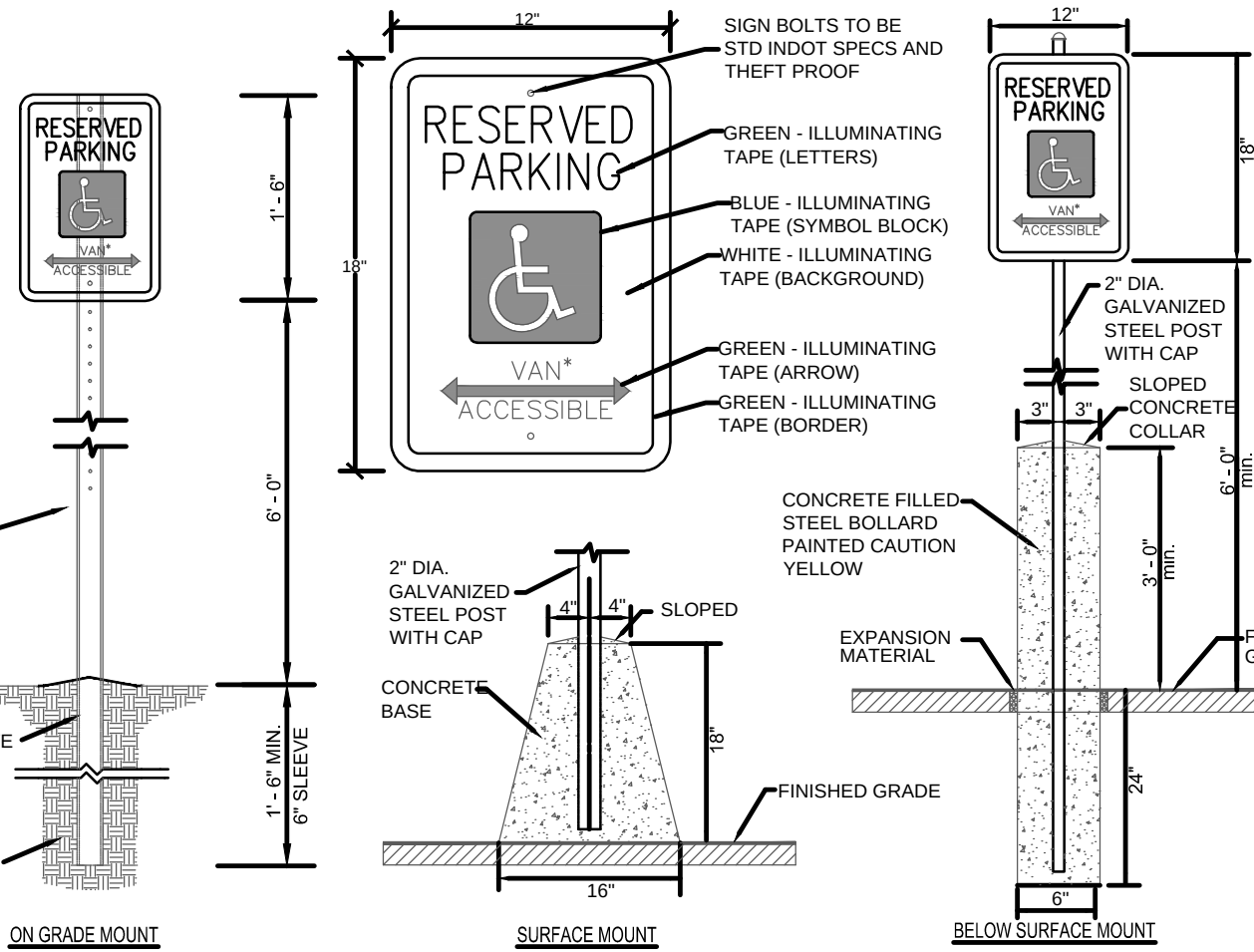
COMMISSION NO.:

SWPPP

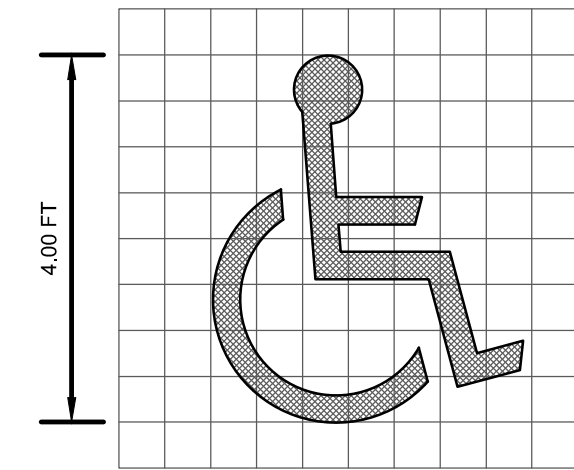
C5.2

129

NOTES: USE BEST MFG. CO. MODEL SS07 FOR HANDICAP PARKING & MODEL SS57 FOR VAN ACCESSIBLE PARKING OR APPROVED EQUAL.
VAN ACCESSIBLE TO BE NOTED FOR SPACES DESIGNATED FOR THAT USE. ONE IN EIGHT ACCESSIBLE SPACES SHALL BE VAN ACCESSIBLE, BUT NOT LESS THAN ONE.

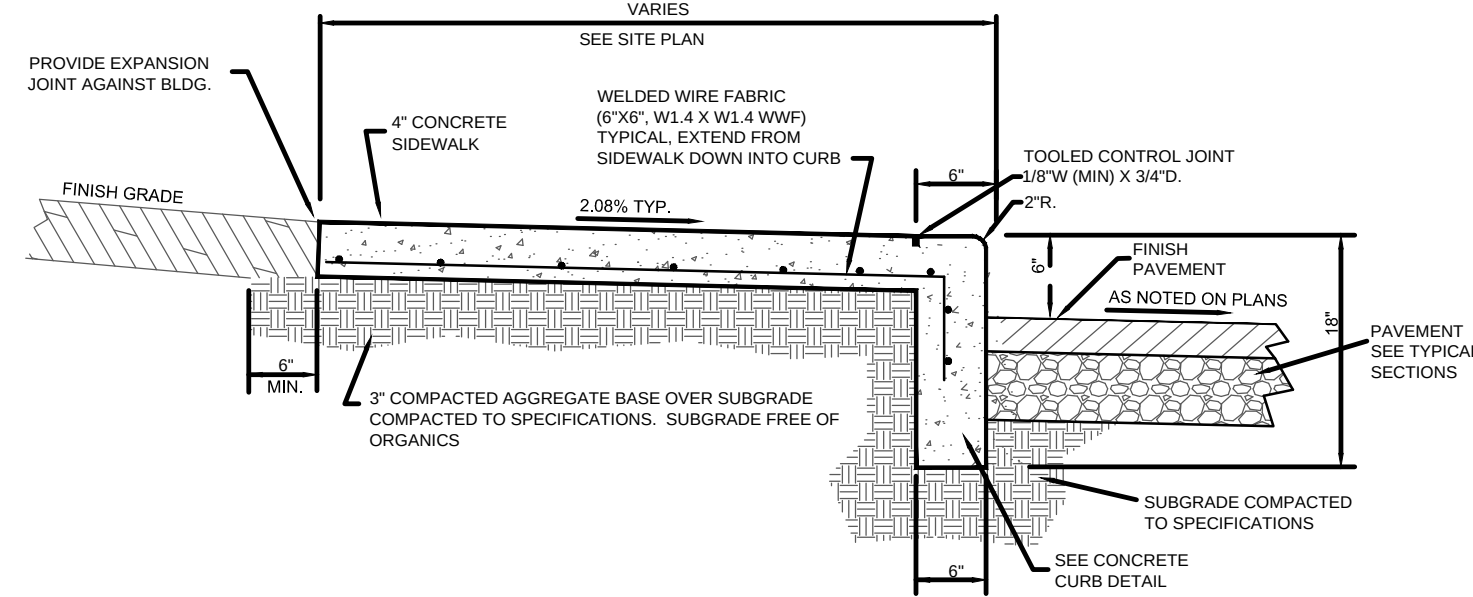


ACCESSIBLE PARKING SPACE SIGNAGE
SCALE: NOT TO SCALE

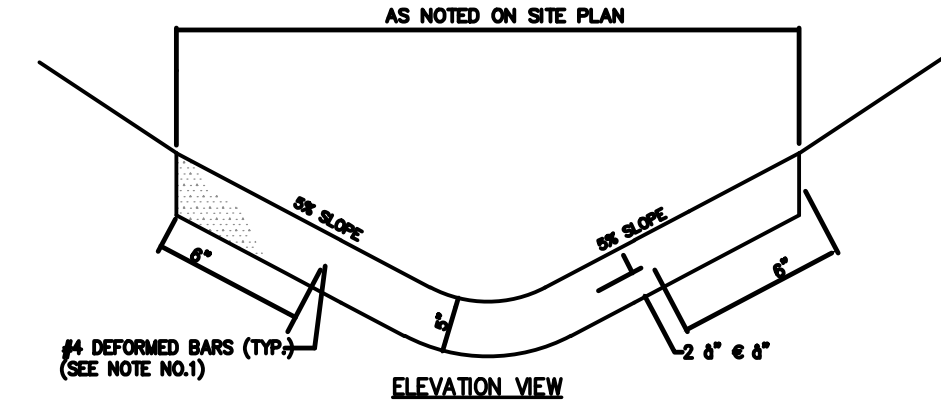


NOTE: SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOLS ARE REQUIRED TO CONTRAST WITH BACKGROUND. HANDICAP SYMBOL TO BE PAINTED AS SHOWN WITH HIGH INTENSITY WHITE TRAFFIC PAINT. (COLOR NO. 10590 IN FEDERAL STANDARDS 559a) DOUBLE COAT. (TYP.) SYMBOL SHALL MEET INDIANA ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT CRITERIA.

PAVEMENT MARKING DETAIL
SCALE: NOT TO SCALE

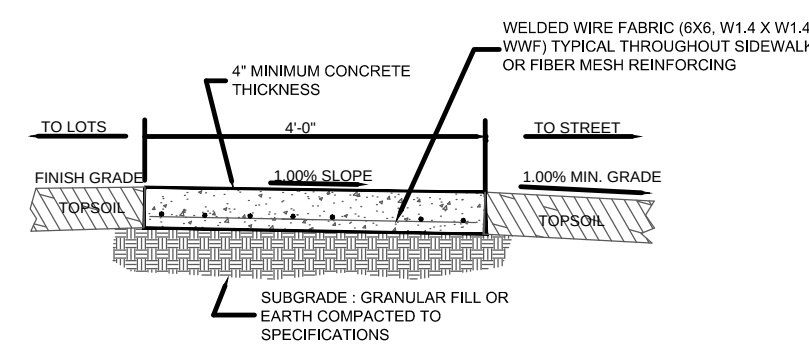


INTEGRAL CONCRETE CURB & SIDEWALK
SCALE: NOT TO SCALE

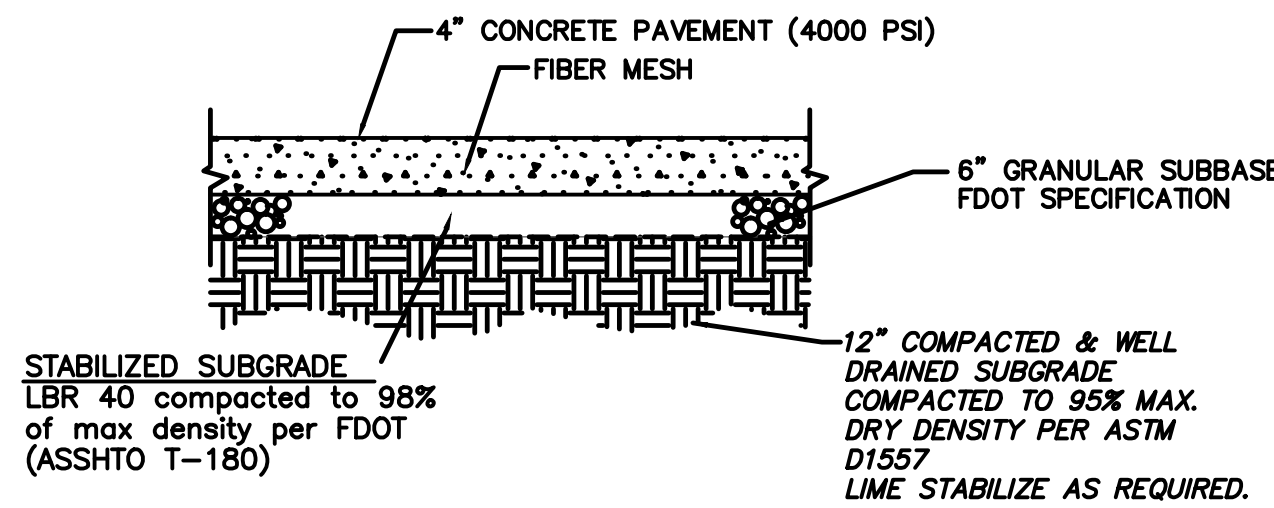


NOTE: 1. REINFORCEMENT SHALL BE REQUIRED FOR ALL PAVED INVERT DITCHES. CUT-OFF WALLS AND LIDS AS SHOWN. THE REINFORCING STEEL IN THE PAVED INVERT DITCH SHALL BE SPACED A MAXIMUM OF 1' C-C.
2. COMPACT EXISTING SOIL UNDER CONCRETE TO 95% MAXIMUM DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST.

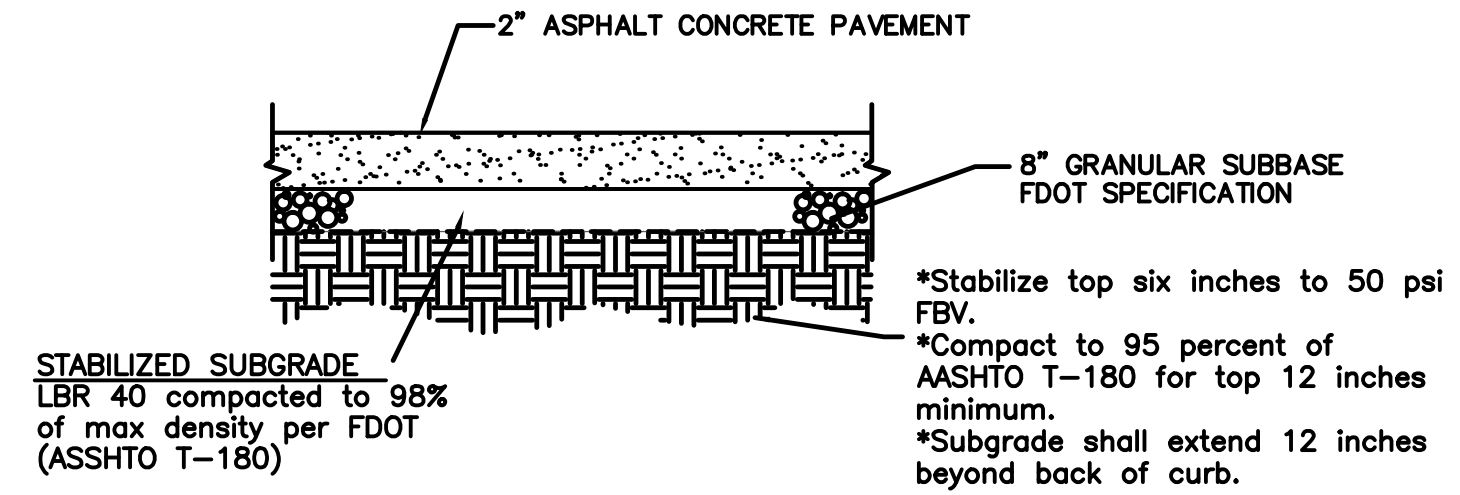
PAVED SIDE DITCH TYPES "A" THRU "D"
NOT TO SCALE



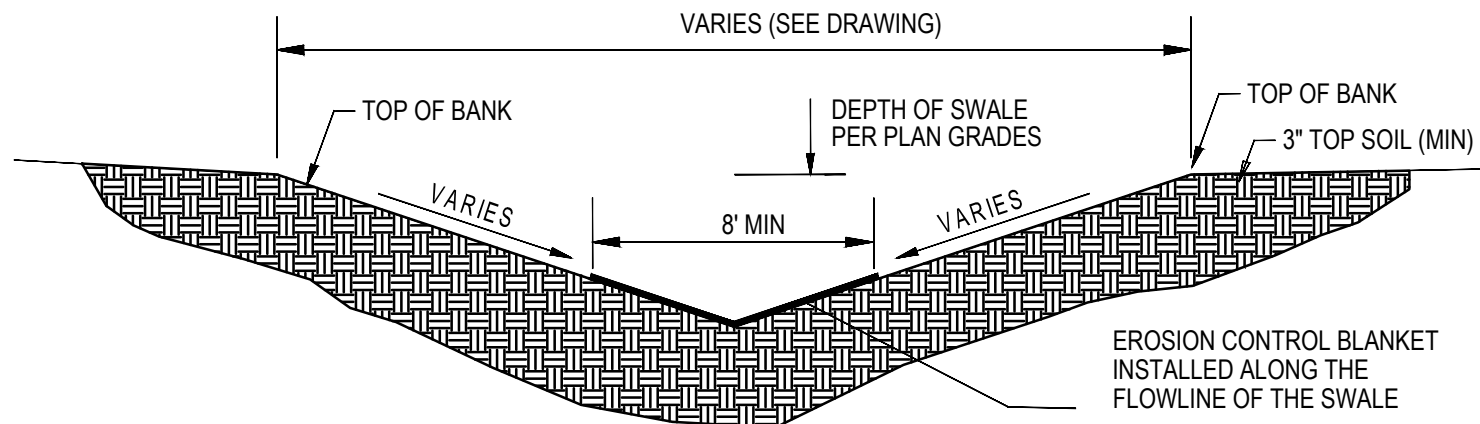
4' CONCRETE SIDEWALK DETAIL
SCALE: NOT TO SCALE



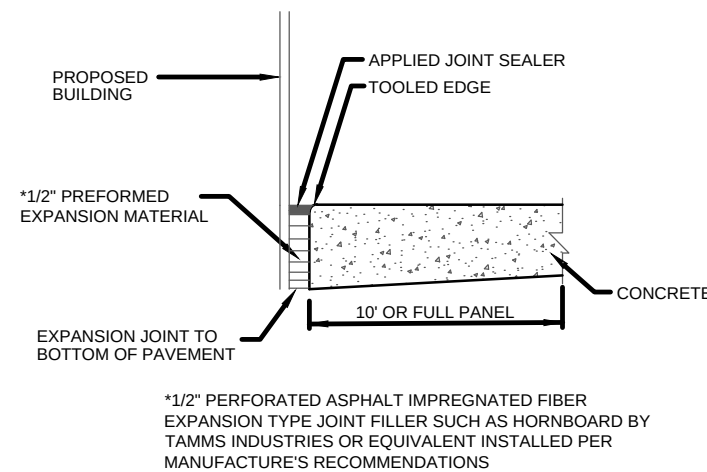
LD CONCRETE PAVEMENT SECTION
(OR APPROVED EQUAL)
NOT TO SCALE



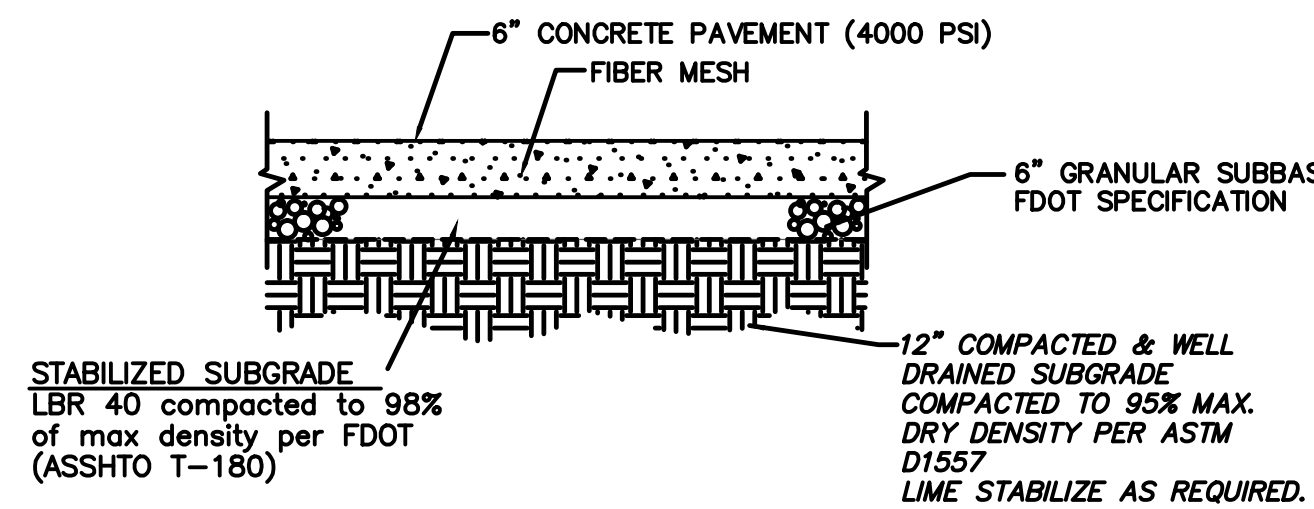
RIGHT-OF-WAY ASPHALT PAVEMENT SECTION
(OR APPROVED EQUAL)
NOT TO SCALE



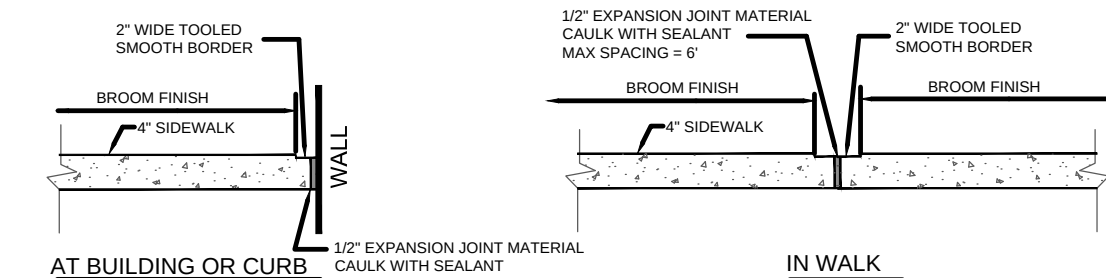
SWALE AND POND CROSS SECTION
SCALE: NOT TO SCALE



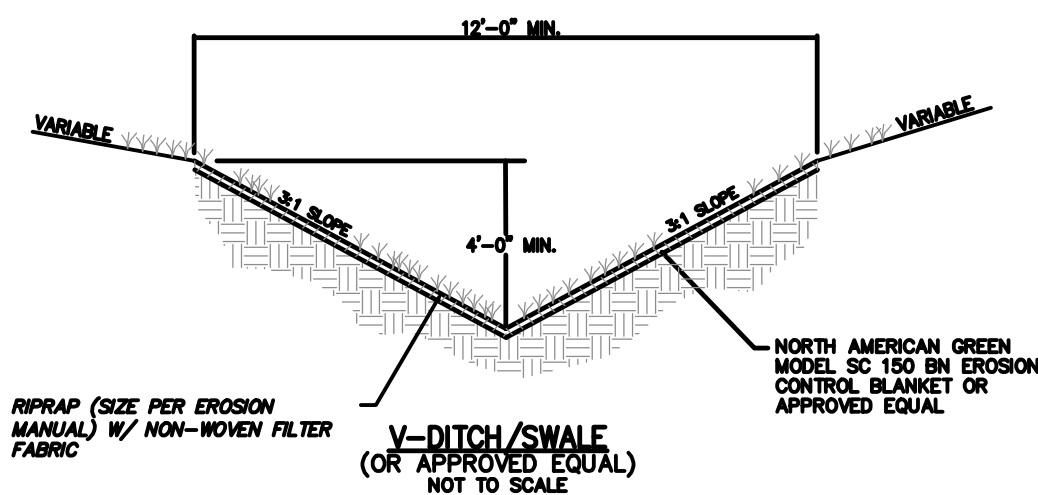
EXPANSION JOINT AT BUILDING DETAIL
SCALE: NOT TO SCALE



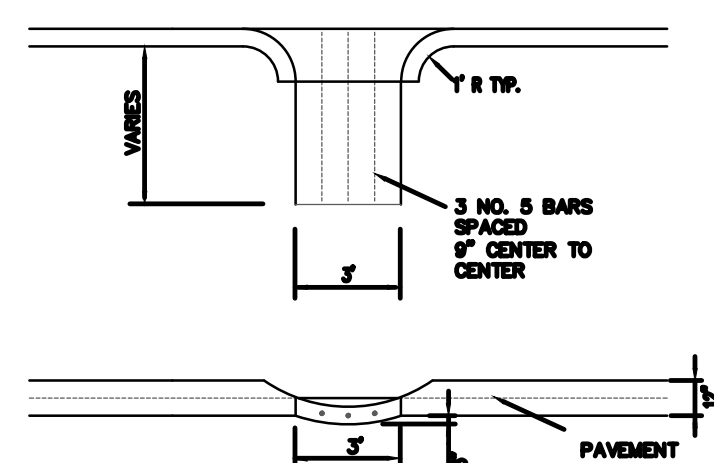
HD CONCRETE PAVEMENT SECTION
(OR APPROVED EQUAL)
NOT TO SCALE



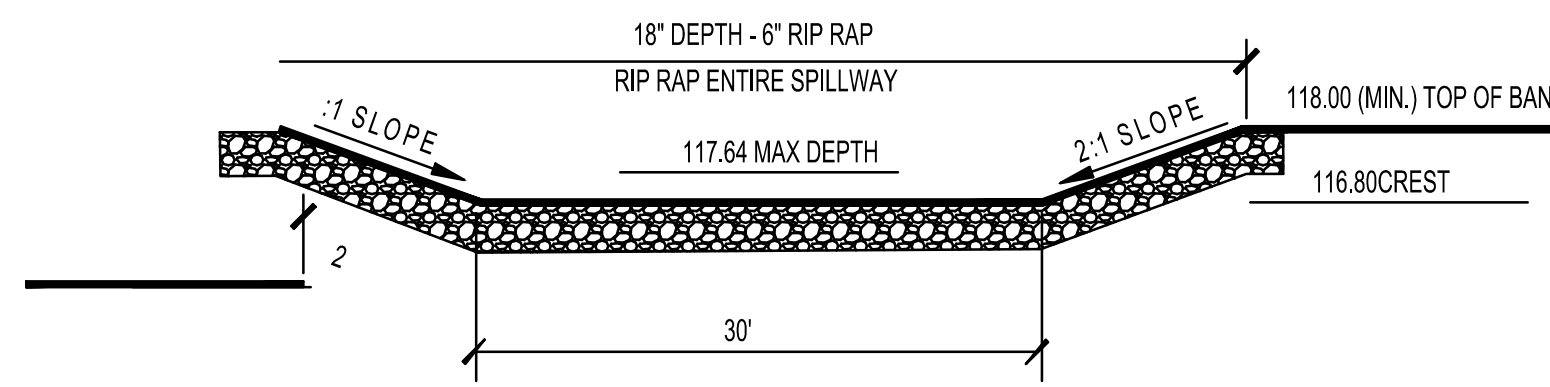
CONCRETE SIDEWALK EXPANSION JOINT DETAILS
SCALE: NOT TO SCALE



V-DITCH/SWALE
(OR APPROVED EQUAL)
NOT TO SCALE

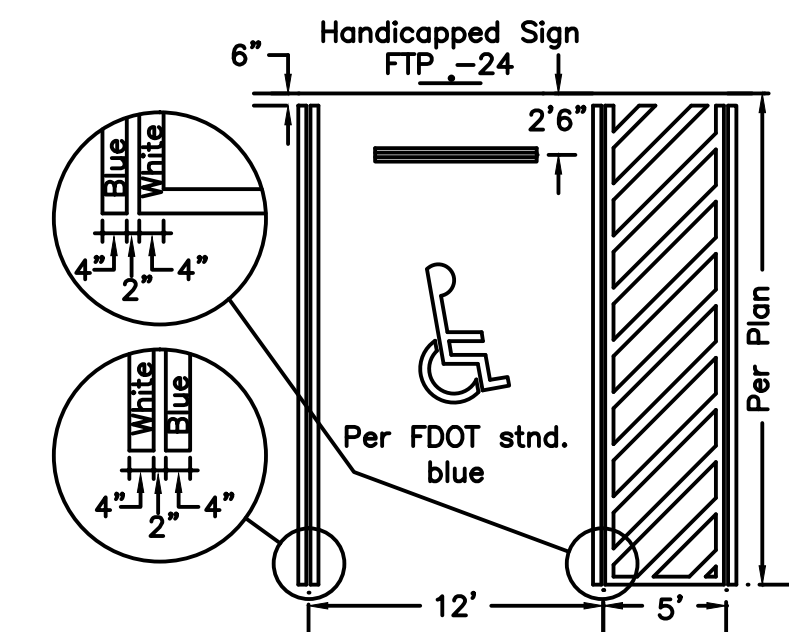


CURB TURNOUT
SCALE: NOT TO SCALE

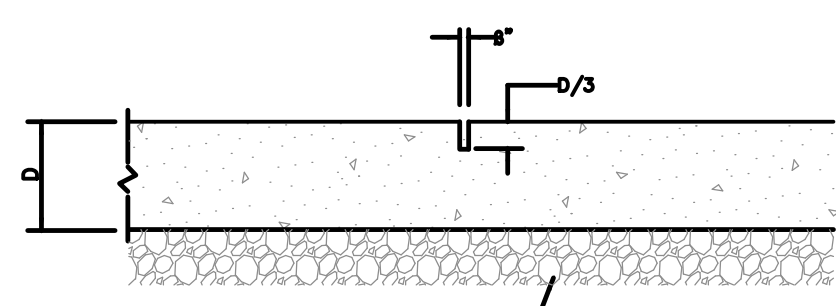


1. NON-WOVEN FILTER FABRIC TO BE PLACED UNDER RIP RAP AREAS

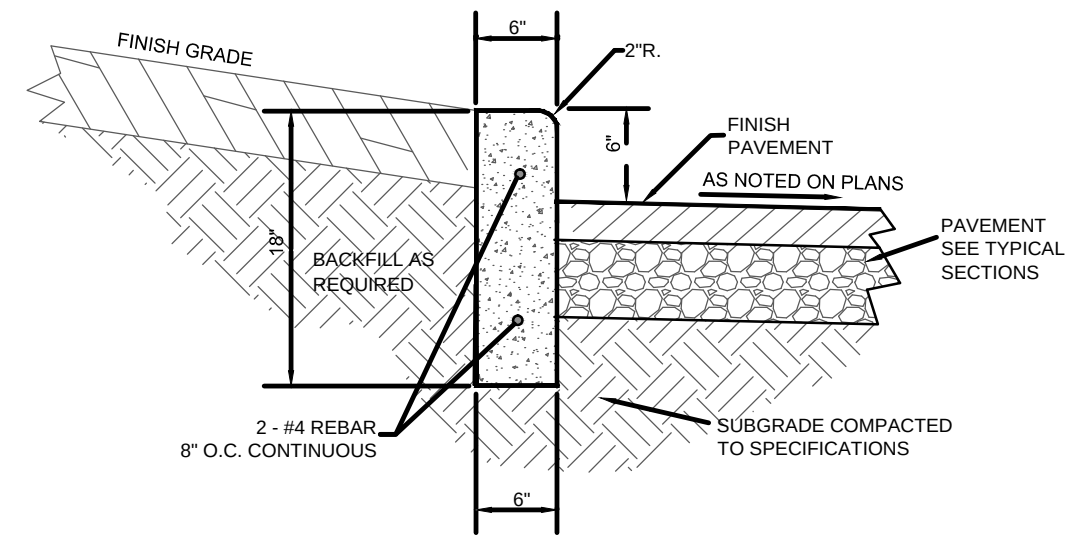
OVERFLOW SPILLWAY
SCALE: NOT TO SCALE



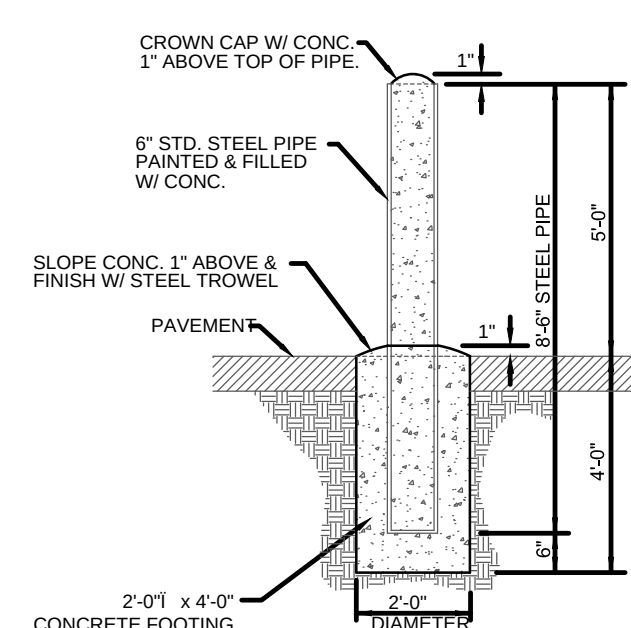
HDCP Parking Striping
Conform to local jurisdiction standards



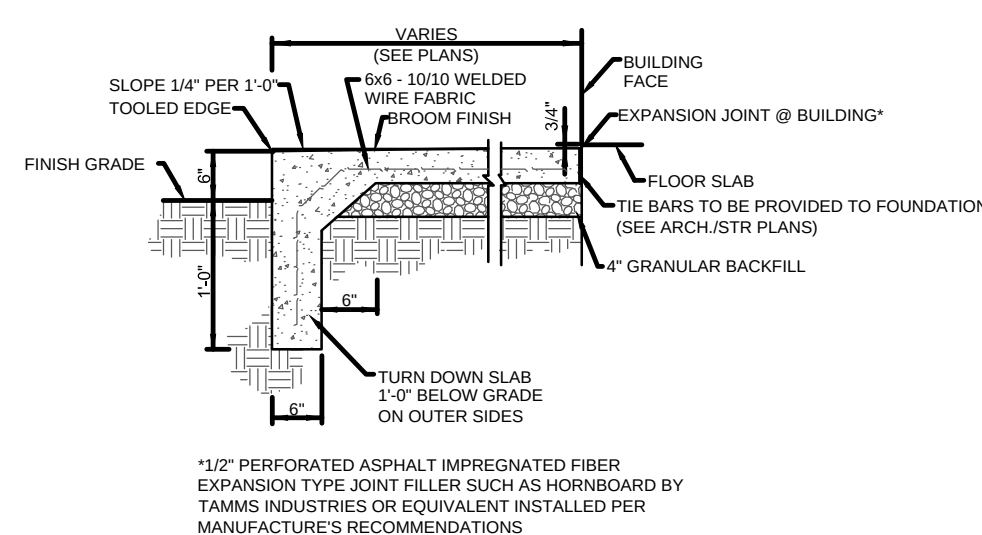
CONCRETE PAVEMENT CONTROL JOINT
NOT TO SCALE



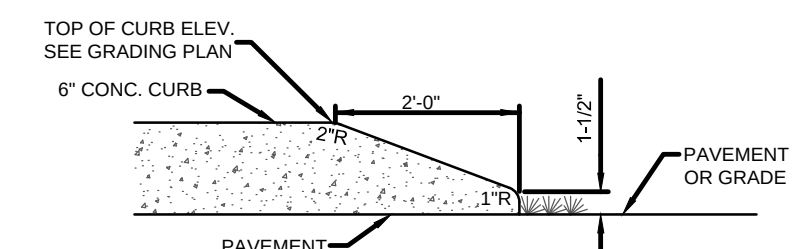
CONCRETE BARRIER CURB SECTION
SCALE: NOT TO SCALE



PIPE BOLLARD DETAIL
SCALE: NOT TO SCALE



CONCRETE STOOP DETAIL
SCALE: NOT TO SCALE

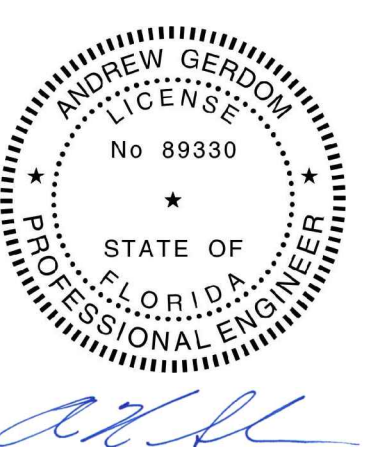


CONCRETE CURB END TAPER
SCALE: NOT TO SCALE

NO.	REVISION	DATE
(1)	1.5-21 Rev per BDC Comments	
(2)		
(3)		
(4)		
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(11)		
(12)		

APOKA COMMERCIAL / WAREHOUSE
CONSTRUCTION PROJECT
APOKA, FLORIDA

CERTIFIED BY:



DRAWN BY: AHG
CHECK BY: AHG
DATE: 7-7-2021
COMMISSION NO.:

SITE
DETAILS

C6.0

P4 SERIES PARKING AREA LIGHT



Client: Project: Type: Qty:

Technical Specifications

INPUT VOLTAGE
AC 110-277V, 347V, 480V

FREQUENCY
50-60HZ

COLOR TEMPERATURE
3000K, 4000K, 5000K

COLOR RENDERING INDEX
70

DISTRIBUTION
Type III, IV, V Medium

IP RATING
IP65

OPERATING TEMPERATURE
-40°C ~ +45°C

LIFE SPAN
100,000hrs

DIMMING
0-10V

Product Showcase

Product Features

- Excellent versatility for illuminating all parking lots, walkways, and building areas in order to provide a greater feeling of security during any time of day.
- Compact, efficient, and economical approach to LED area lighting and provides functional, low-profile design with excellent operating performance.
- Dark sky compliant fixture.
- 98% efficient optics available for Type III, IV and V distributions.
- Option for "Assembled in America" upon request.
- IP65 Rated suitable for outdoor / wet applications.
- UL / cUL Listed

Option Available upon Request:
Assembled in America

Dimensions	Power	A	B	C	EPA
	100W	320.89mm (19.59")	215mm (8.46")	62.5mm (2.46")	0.3413ft²
	150W / 200W	385mm (15.16")	311mm (12.25")	62.5mm (2.46")	0.423ft²
	300W	591.7mm (23.3")	311mm (12.25")	62.5mm (2.46")	0.4759ft²

Ordering Information

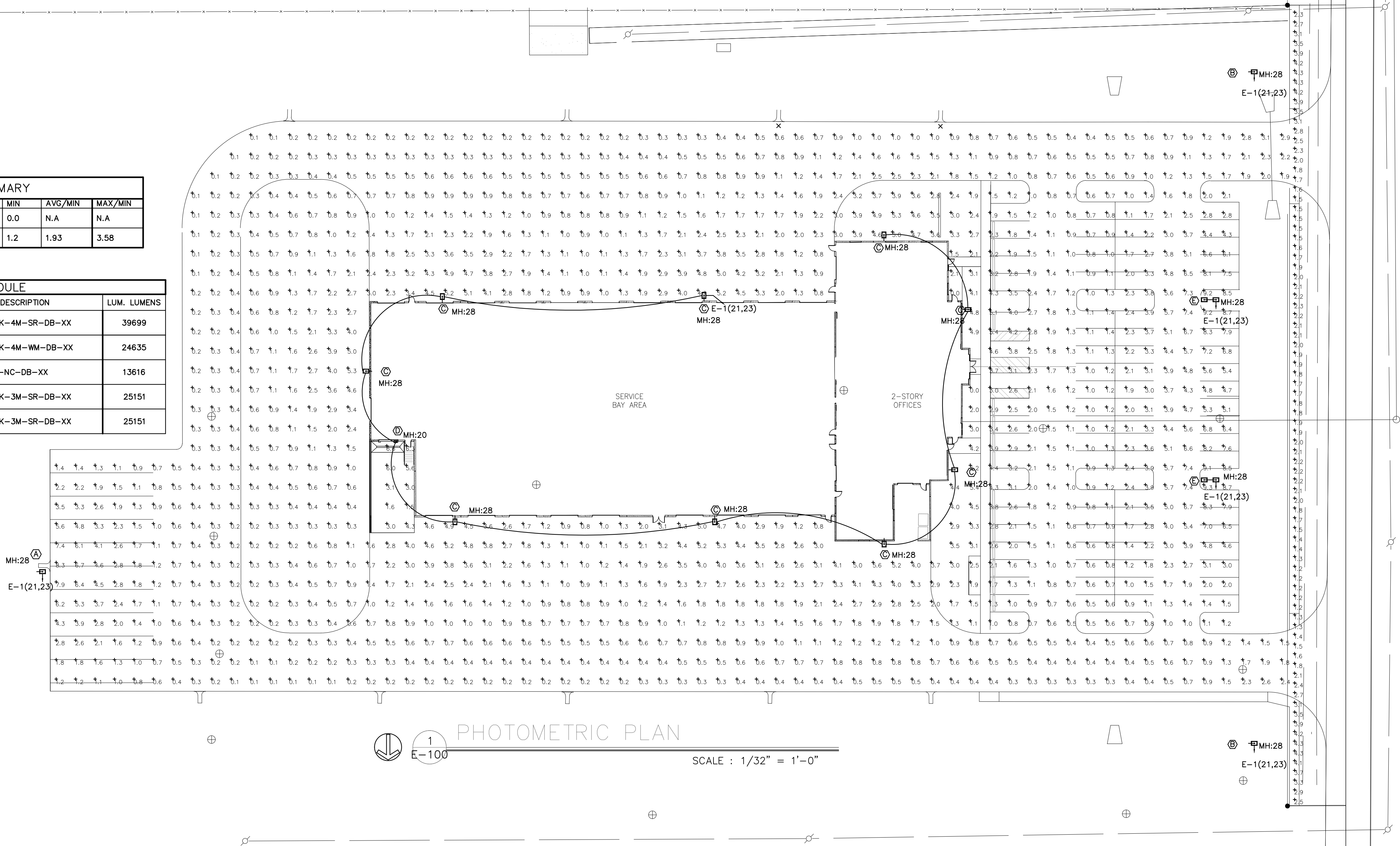
Series: P4 - Wattage: CCT: Distribution: Mounting: DB - Input Voltage: 110-277V & 0-10V Dimming*

Series	Wattage	CCT	Distribution	Mounting	Finish *	Input Voltage & Dimming
P4	100 - 100W (13800lm) 50 - 5000K	3M - Type III Medium	SF - Splitter	DB - Dark Bronze	UD - 110-277V & 0-10V Dimming*	
	150 - 150W (20800lm) 40 - 4000K	4M - Type IV Medium	SR - Square/Round			
	200 - 200W (26000lm) 30 - 3000K	5M - Type V Medium	YM - Yoke Mount			
	300 - 300W (41000lm) 30 - 3000K		WM - Wall Mount			

Accessories/Option Adder

Part #	Description
SENSOR-PH-PT-U/H	Twist Lock Photocell (110-277V/480V)
SURGE-LSP4-U	110-277V 10kV Surge Protector
SURGE-LSP4-H	480V 10kV Surge Protector
SENSOR-211	Integral Combo (Motion/Photocell) Sensor

Specifications are subject to change without notice.
*Custom Finish available, consult factory.
**Non-adjustable available, consult factory.
www.alslighting.us • TEL: (800) 586-7788 • FAX: (800) 586-6386 • info@alslighting.us
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CALCULATION SUMMARY						
LABEL	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
700 HERMIT	FC	1.76	9.3	0.0	N.A	N.A
SIDE WALK	FC	2.31	4.3	1.2	1.93	3.58

LUMINAIRE SCHEDULE					
SYMBOL	QTY	LABEL	LLF	DESCRIPTION	LUM. LUMENS
	1	A	0.903	P4-300-40K-4M-SR-DB-XX	39699
	9	C	0.903	P4-200-40K-4M-WM-DB-XX	24635
	1	D	0.903	WP120-40K-NC-DB-XX	13616
	2	B	0.903	P4-200-40K-3M-SR-DB-XX	25151
	2	E	0.903	P4-200-40K-3M-SR-DB-XX	25151

PROPOSED INDUSTRIAL BUILDING FOR :

E-100

700 HERMIT SMITH ROAD - APOPKA, FLORIDA

FOR : THE McNULTY GROUP INC.

REVISIONS

DATE	FILE	DRN	PHASE
1	2	3	1
2			2

ADDITIONAL

DATE	FILE	DRN	PHASE
1	2	3	1
2			2

CA

Architectural Resource Group, Inc.

299 Loraine Drive Suite 2003 • Altamonte Springs, FL 32714 • (407) 774-6700

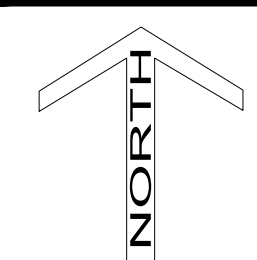
SHEET PROJECT

SET NO.

SHT.

OF

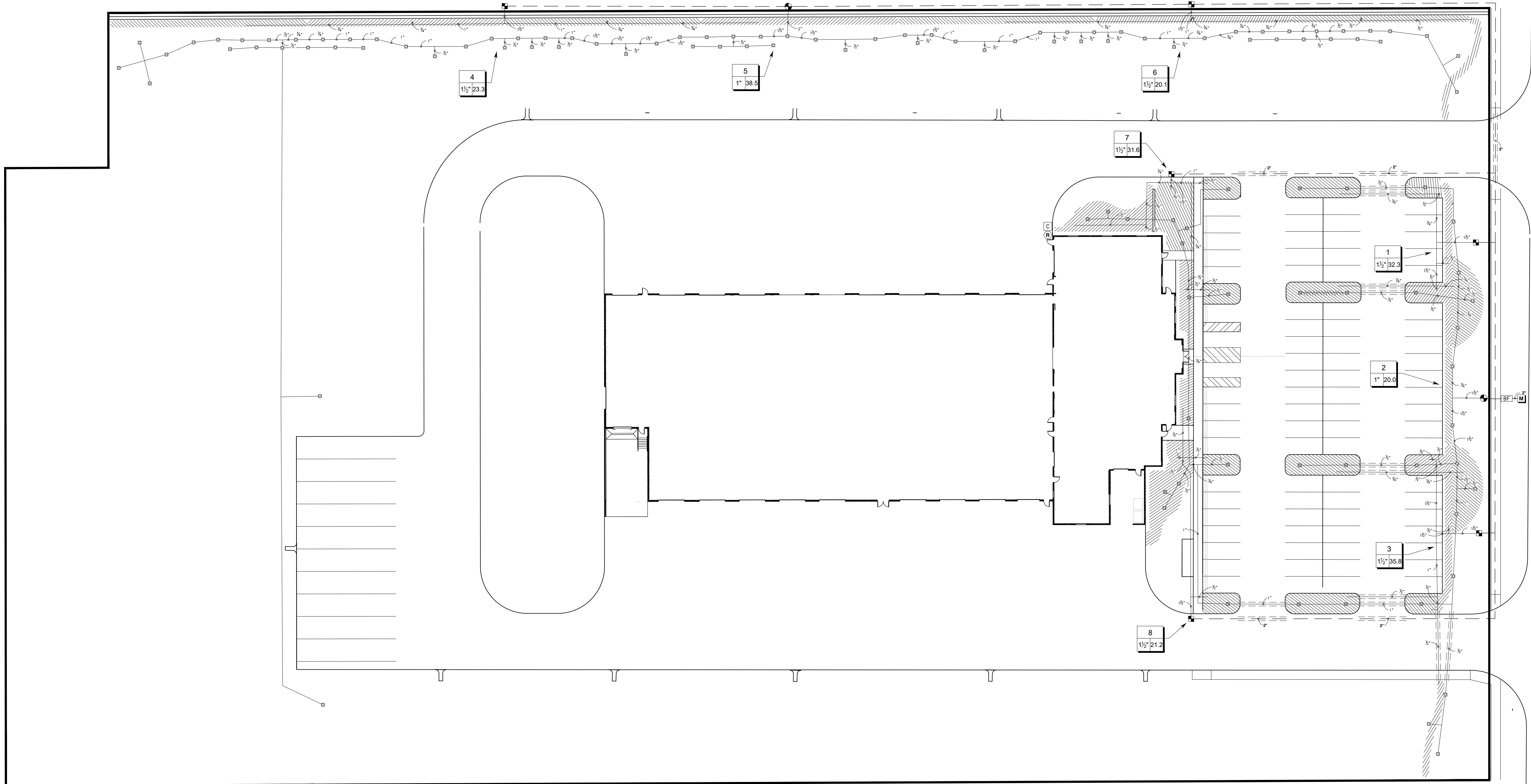
131



Drawing Number: 1496-02
Originated From: 1496-01
Date: June 8, 2021
Scale: 1"=30'
Drawn By: JMA
Layout: 24"x36"

Irrigation Plan

Apopka Truck Facility
Apopka, Florida



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
	Rain Bird 1800-1400 Flood 1401 Fixed flow rate (0.25-2.0GPM), full circle bubbler, 1/2" FIPT.	117	30
	Rain Bird XZC-150-PRB-COM 1-1/2" High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm.	6	
	Area to Receive Dripline Rain Bird XFD-09-12-NP XFD On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF Insert fittings.	11,246 l.f.	
	Rain Bird PESBR-PRS-D 1" 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, Purple Flow Control Handle, and Pressure Regulator Module.	2	
	Febco 765 2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" (305MM) above highest downstream outlet and the highest point in the downstream piping.	1	

	Rain Bird ESP8LXME-LXMM with (02) ESPLXMSM4 16 Station Capable Commercial Controller. Mounted on a Powder-Coated Metal Cabinet. Without flow sensing.	1
	Rain Bird WR2-RFC Wireless Rain and Freeze Sensor Combo, includes 1 receiver and 1 rain/freeze sensor transmitter.	1
	Water Meter 2"	1
	Irrigation Lateral Line: PVC Class 160 SDR 26 1/2"	
	Irrigation Lateral Line: PVC Class 160 SDR 26 3/4"	
	Irrigation Lateral Line: PVC Class 160 SDR 26 1"	
	Irrigation Lateral Line: PVC Class 160 SDR 26 1 1/2"	
	Irrigation Lateral Line: PVC Class 160 SDR 26 2"	
	Irrigation Mainline: PVC Schedule 40 2"	
	Pipe Sleeve: PVC Schedule 80	

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	HEADS	DESIGN PSI	PSI	PSI @ POC	PRECIP
1	Rain Bird XZC-150-PRB-COM	1-1/2"	Area for Dripline	32.30	2,152 l.f.	30	47.09	52.28	1.44 in/h
2	Rain Bird PESBR-PRS-D	1"	Bubbler	20.00	40	30	37.88	41.6	1.7 in/h
3	Rain Bird XZC-150-PRB-COM	1-1/2"	Area for Dripline	35.78	2,385 l.f.	30	51.37	56.8	1.44 in/h
4	Rain Bird XZC-150-PRB-COM	1-1/2"	Area for Dripline	23.25	1,550 l.f.	30	42.33	49.79	1.44 in/h
5	Rain Bird PESBR-PRS-D	1"	Bubbler	39.00	78	30	45.41	57.65	1.7 in/h
6	Rain Bird XZC-150-PRB-COM	1-1/2"	Area for Dripline	20.09	1,337 l.f.	30	43.57	48.66	1.45 in/h
7	Rain Bird XZC-150-PRB-COM	1-1/2"	Area for Dripline	31.62	2,108 l.f.	30	47.86	54.69	1.44 in/h
8	Rain Bird XZC-150-PRB-COM	1-1/2"	Area for Dripline	21.17	1,411 l.f.	30	40.37	45.28	1.44 in/h

NOTES:

PIPE ROUTING AND VALVE LOCATIONS ARE DIAGRAMMATICAL ONLY.
IRRIGATION CONTRACTOR IS TO AVOID ANY CONFLICT WITH THE TREE AND SHRUB PLANTINGS.
ALL MAINLINES ARE TO BE sch. 40 P.V.C. OF THE SIZE NOTED
ALL LATERALS ARE TO BE sch. 160 P.V.C. OF THE SIZE NOTED.
ALL HEADS TO HAVE RECLAIMED WATER USE INDICATORS.
ALL PIPES SHALL BE PURPLE IN COLOR TO DENOTE USE OF RECLAIMED WATER.
ALL PAVEMENT CROSSINGS ARE TO BE MADE IN SLEEVES THAT ARE TWO PIPE SIZES LARGER THAN THE CROSSING.
NO IRRIGATION HEADS TO BE LOCATED WITHIN 24" OF ANY BUILDING.
EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.
A RAIN SENSOR IS TO BE INSTALLED
DESIGN PRESSURE IS 60 PSI WITH 120 GALLONS PER MINUTE AT THE POINT OF CONNECTION.
FIELD TESTS INDICATING LESS PRESSURE OR FLOW WILL REQUIRE THE DESIGNER TO BE CONTACTED FOR ADJUSTMENTS.
IRRIGATION IS DESIGNED IN ACCORDANCE WITH CITY ORDINANCE NO. 2069.



SUBJECT & REQUEST: RECOMMEND APPROVAL OF THE ORLANDO APOPKA COMMERCE CENTER – MAJOR DEVELOPMENT PLAN

Recommend approval of the Orlando Apopka Commerce Center – Major Development Plan.

PLANNING COMMISSION – SEPTEMBER 14, 2021**ORLANDO APOPKA COMMERCE CENTER – MAJOR DEVELOPMENT PLAN****RELATIONSHIP TO ADJACENT PROPERTIES:**

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	“County” Industrial	“County” IND-2 & IND-3	Cowart Mulch Supply & Woodlands
East (City and County)	“City” Industrial & “County” Commercial, Low Density Residential, & Rural Settlement 1/1	“City” AIR & “County” P-D	Orlando-Apopka Airport, Place of Worship, Zellwood Station
South (City & County)	“City” Mixed Use & “County” Rural	“City” PD & “County” A-1	Woodlands
West (County)	“County” Rural	“County” A-1	Lake Apopka Restoration Area

PROJECT SUMMARY: The applicant has submitted a Major Development Plan for four warehouse buildings totaling 1,241,790 square feet in area that will be developed in two phases within the Apopka 429 subdivision. The subject property is located at west of US 441 and southwest of Wesley Road and is approximately 90.93 acres in size. The property is zoned PD (Planned Development) and is located within the Rubright PD. Development of the subject property is in accordance with the Rubright PD Master Plan and Land Development Code.

The minimum setbacks applicable to this project are as follows:

Setback	Min. Standard
Front	10-feet
Side	10-feet
Rear	10-feet

ACCESS/TRANSPORTATION: The site will be accessed via a newly constructed road leading into the site from US 441. This road will lead from Orange Circle, which is the access road leading into the Apopka Airport, to the west, and then to the north to connect to US 441 adjacent to Wesley Road. Three access points will be provided leading into the site.

STORMWATER: Stormwater is proposed to be discharged into five ponds that are located throughout the Apopka 429 subdivision. The ponds will be owned and maintained by a master Property Owners Association (POA).

BUFFER(S)/LANDSCAPING: The applicant proposes Live Oaks, Winged Elms, and Southern Magnolia within the development.

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

PUBLIC HEARING SCHEDULE:

September 14, 2021 – Planning Commission, 5:30 p.m.

RECOMMENDED MOTION:

Development Review Committee: Recommends approval of the Orlando Apopka Commerce Center – Major Development Plan subject to the findings of this staff report and exhibits.

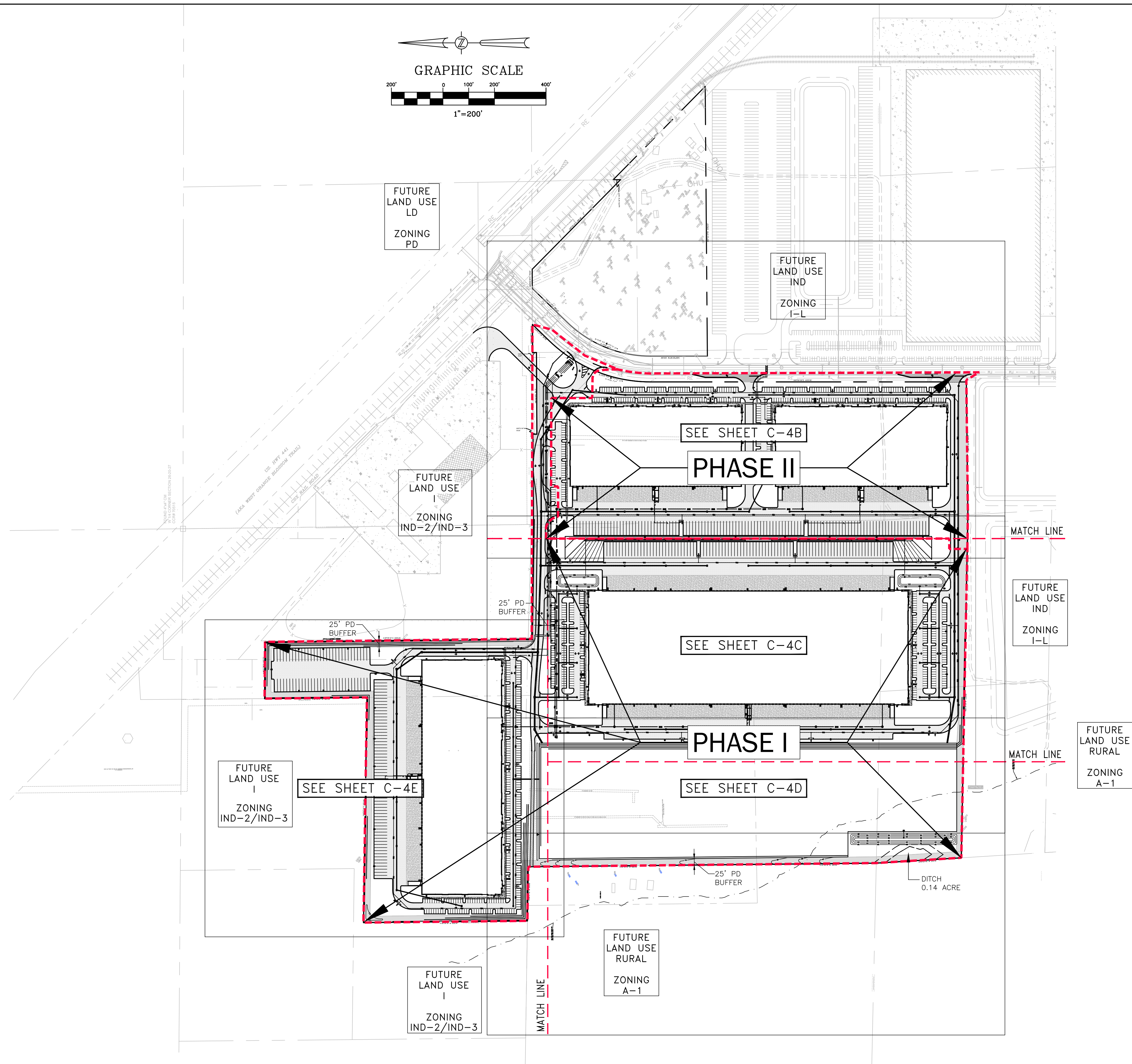
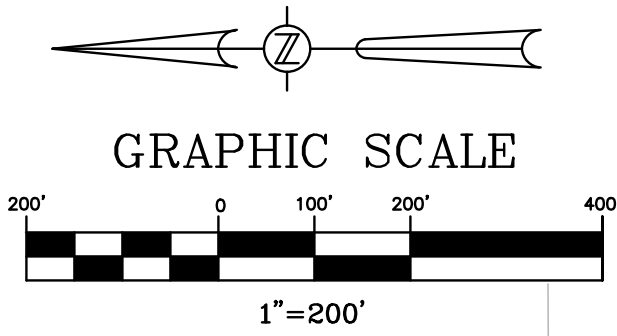
Planning Commission: Find the Orlando Apopka Commerce Center – Major Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Major Development Plan, based on the findings and facts presented in the staff report and exhibits.

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 quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

VICINITY MAP





SITE LEGEND	
	CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	OPEN SPACE AREA
	PROPERTY LINE
	WETLAND LIMITS

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

05/24/2021	PER CITY COMMENTS DATED 04/12/2021	JT	SJS
06/22/2021	PER CITY COMMENTS DATED 06/07/2021	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
ORLANDO APOPKA COMMERCE CENTER
WESLEY ROAD
APOPKA, FLORIDA



FLORIDA
ENGINEERING
GROUP

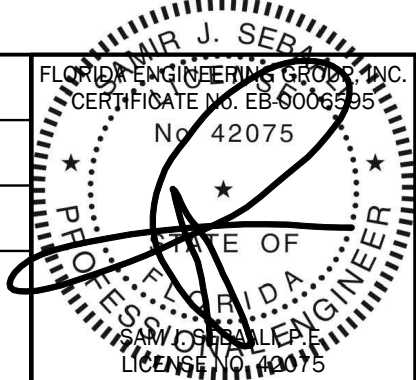
Engineering the Future

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

www.feg-inc.us

OVERALL SITE PLAN			
DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS

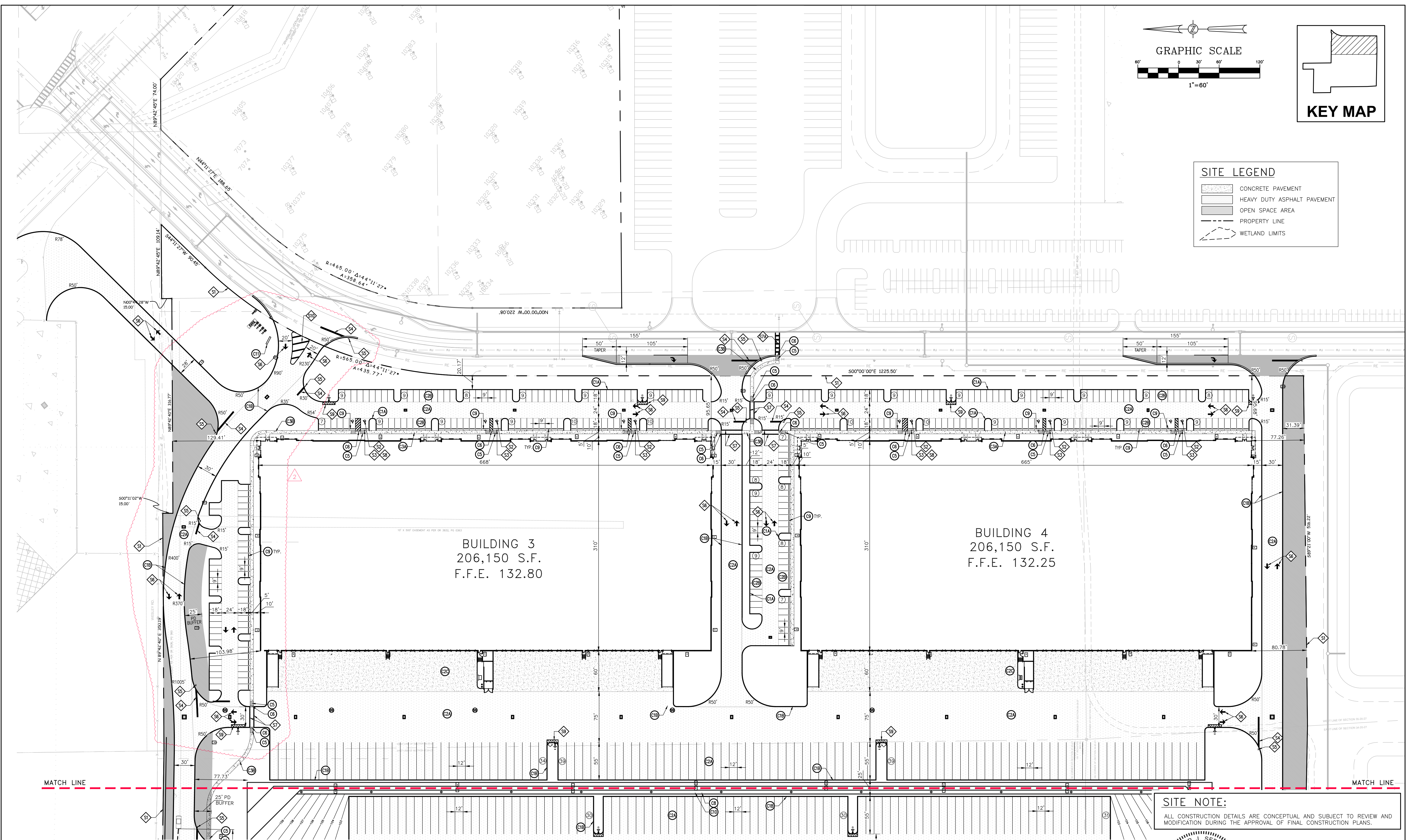
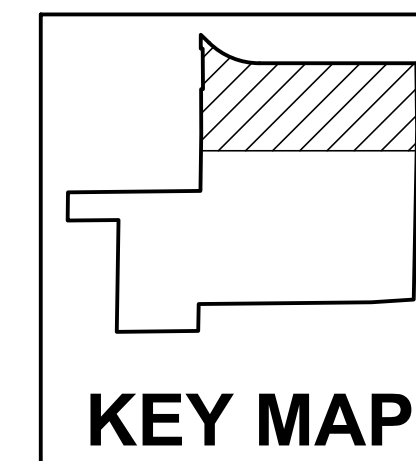
PROJECT NO. 20-164
SCALE 1"=200'
DATE MARCH 4, 2021
SHEET NO. C-4A
SHEET 7 OF 38



6/22/2021

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALL, P.E. ON MARCH 4, 2021 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.



6/22/2021

	05/24/2021	△	PER CITY COMMENTS DATED 04/12/2021	JT	SJS
	06/22/2021	△	PER CITY COMMENTS DATED 06/07/2021	JT	SJS
	DATE		REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
ORLANDO APOPKA COMMERCE CENTER
WESLEY ROAD
APOPKA, FLORIDA

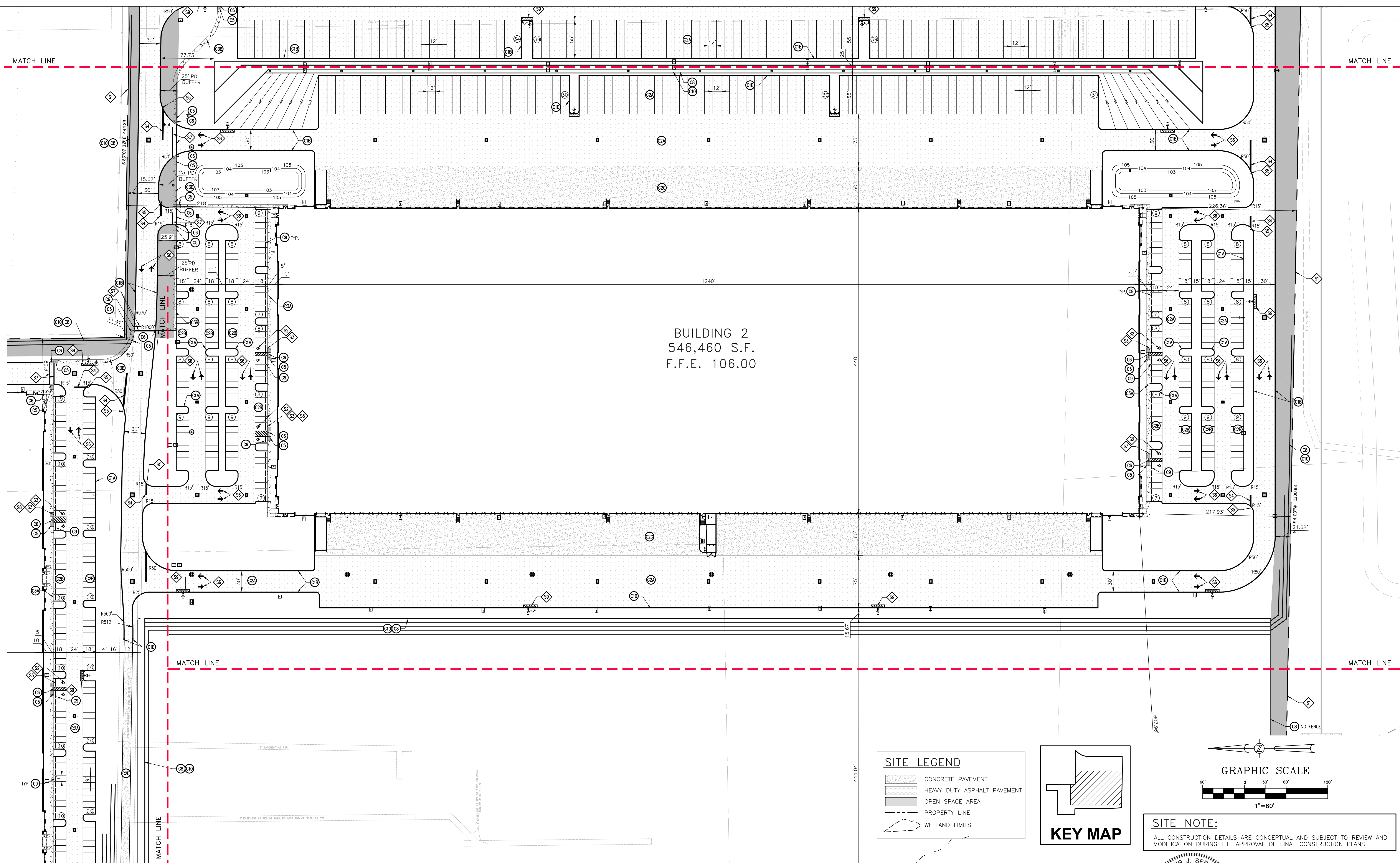


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Fax: 407-895-0325

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PRELIMINARY SITE GEOMETRY PLAN (1 OF 4)			
DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS

PROJECT NO.	20-164
SCALE	1"=60'
DATE	MARCH 4, 2021
SHEET NO.	C-4B
SHEET 8	OF 38



05/24/2021	1	PER	CITY	COMMENTS	DATED	04/12/2021	JT	SJS
06/22/2021	2	PER	CITY	COMMENTS	DATED	06/07/2021	JT	SJS
DATE				REVISIONS			BY	CHECKED

MAJOR DEVELOPMENT PLAN
ORLANDO APOPKA COMMERCE CENTER
WESLEY ROAD
APOPKA, FLORIDA



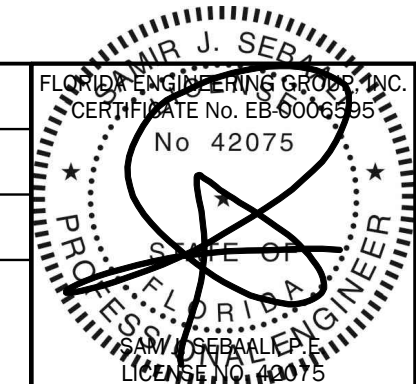
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PRELIMINARY SITE GEOMETRY PLAN
(2 OF 4)

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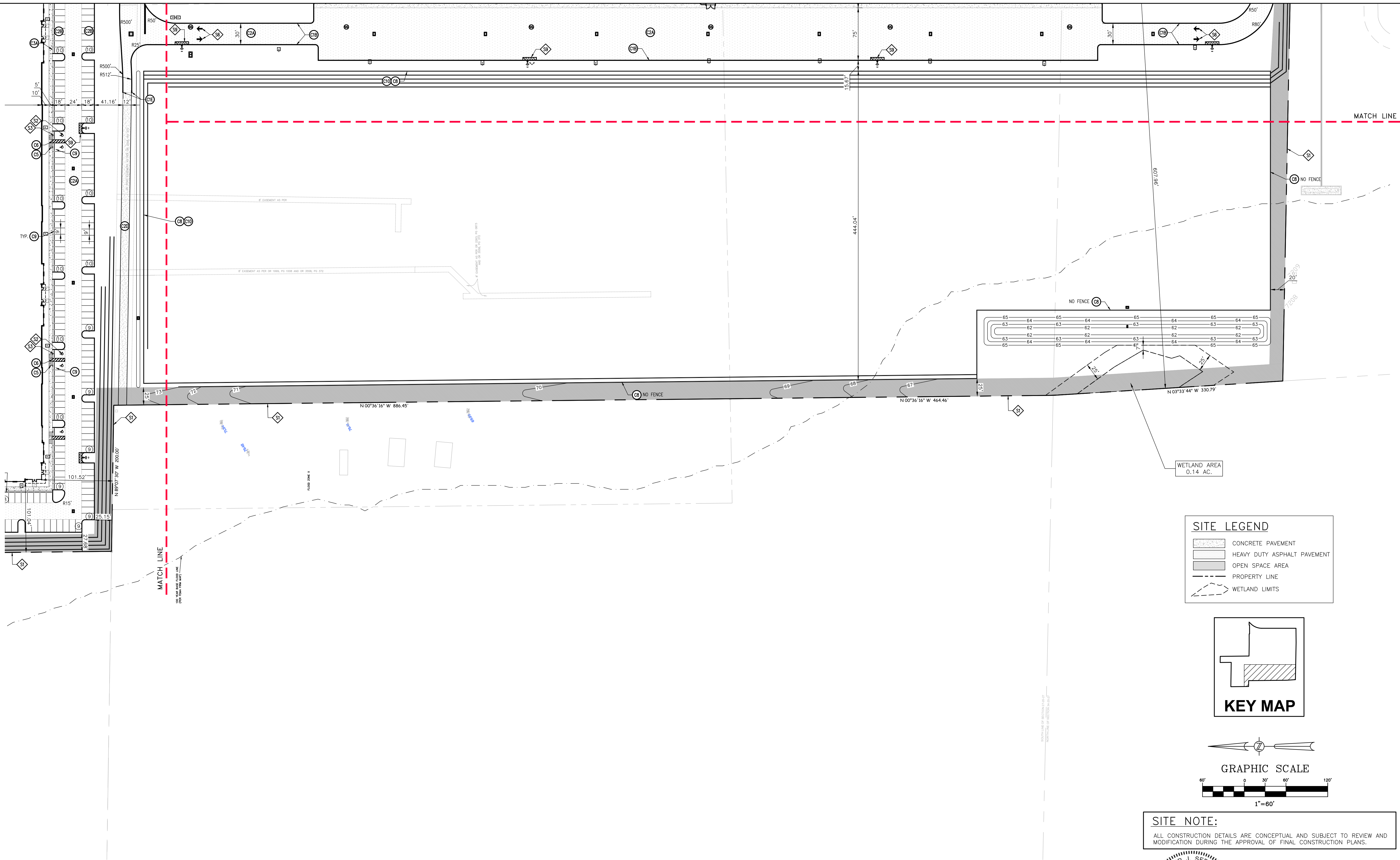
PROJECT NO.	20-164
SCALE	1"=60'
DATE	MARCH 4, 2021
SHEET NO.	C-4C
SHEET 9	OF 38



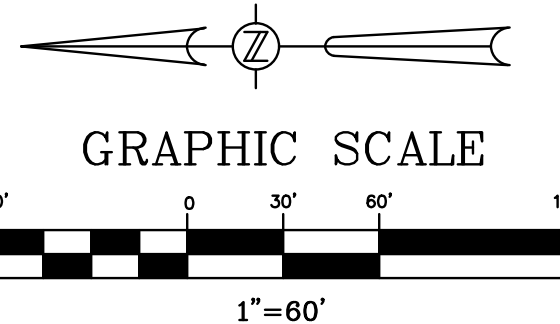
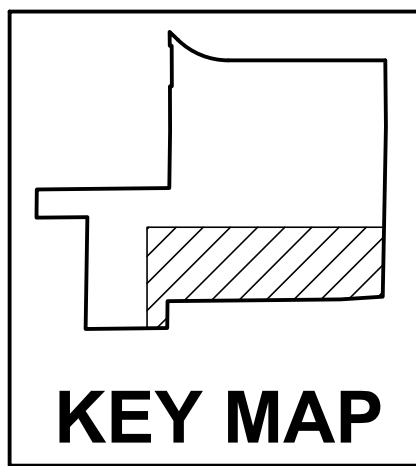
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SITE LEGEND	
	CONCRETE PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	OPEN SPACE AREA
	PROPERTY LINE
	WETLAND LIMITS



SITE NOTE:
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05/24/2021	PER CITY COMMENTS DATED 04/12/2021	JT	SJS
06/22/2021	PER CITY COMMENTS DATED 06/07/2021	JT	SJS
DATE	REVISIONS	BY	CHECKED

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ORLANDO APOPKA COMMERCE CENTER
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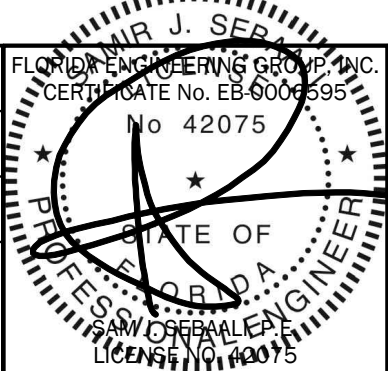


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PRELIMINARY SITE GEOMETRY PLAN
(3 OF 4)

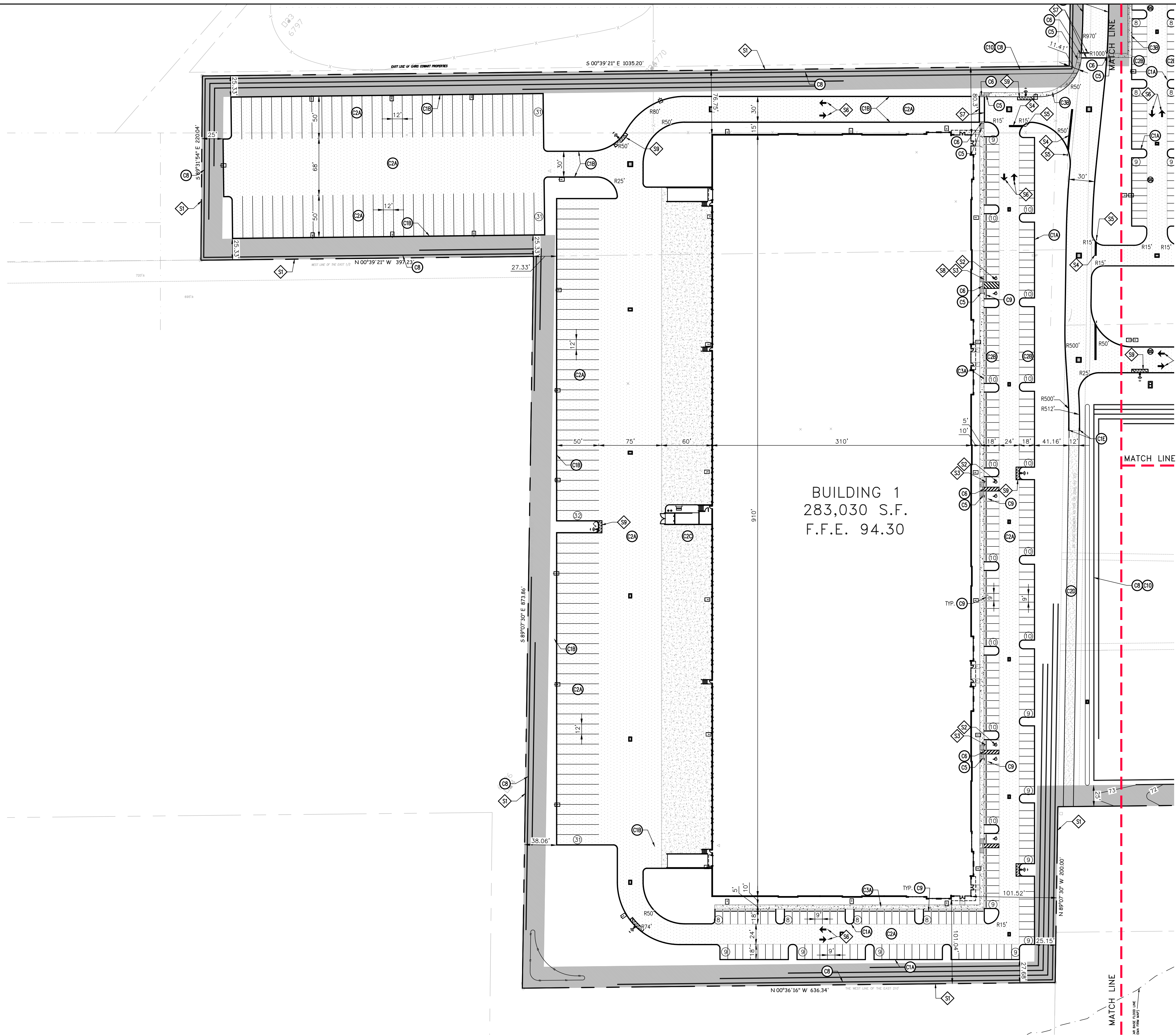
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PROJECT NO. 20-164
SCALE 1"=60'
DATE MARCH 4, 2021
SHEET NO. C-4D
SHEET 10 OF 38



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SITE LEGEND

- CONCRETE PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- OPEN SPACE AREA
- PROPERTY LINE
- WETLAND LIMITS

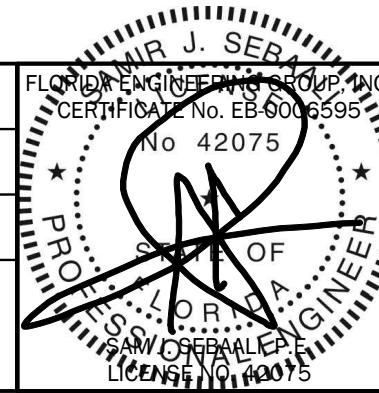
KEY MAP

GRAPHIC SCALE

1"=60'

SITE NOTE:

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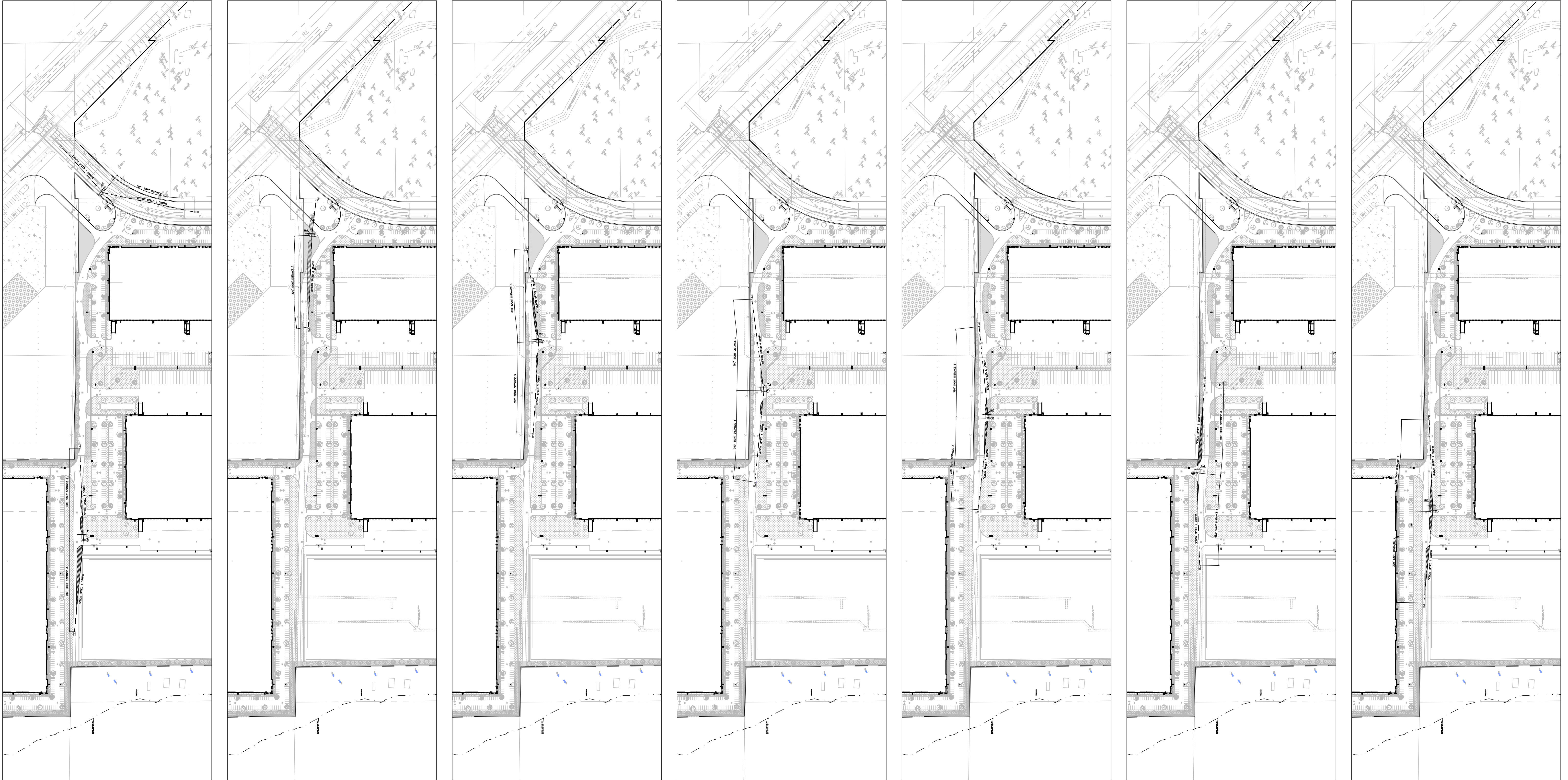
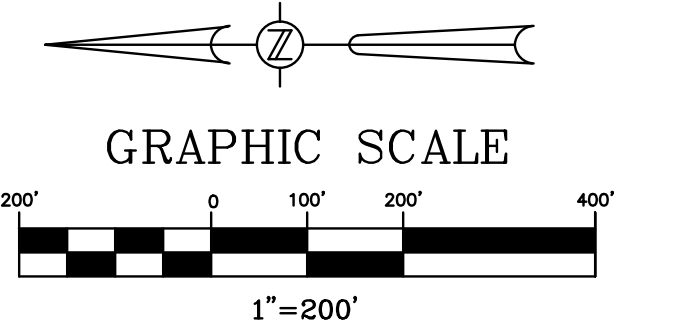
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Engineering the Future

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PRELIMINARY SITE GEOMETRY PLAN
(4 OF 4)

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 20-164
SCALE 1"=60'
DATE MARCH 4, 2021
SHEET NO. C-4E
SHEET 11 OF 38



SITE NOTE:
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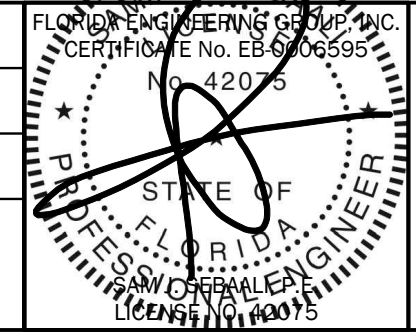
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PRELIMINARY SIGHT DISTANCE PLAN			
DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS

PROJECT NO. 20-164
SCALE NOTED
DATE MARCH 4, 2021
SHEET NO. C-4F
SHEET 12 OF 38



6/22/2021

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- 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 LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S7. CROSSWALK STRIPING PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S7A. HIGH EMPHASIS CROSSWALK STRIPING PER 2018 F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S8. VAN ACCESSIBLE SIGN MOUNTED BELOW HANDICAP ACCESSIBLE SIGN.
- S9. FIRE LANE STRIPING AND SIGN.

C1A. 6" HEAD CURB, TYPICAL.

C1B. F.D.O.T. TYPE "D" CURB PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.

C1C. F.D.O.T. TYPE "F" CURB & GUTTER PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.

C1D. F.D.O.T. 3' VALLEY GUTTER PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.

C1E. 3' TRANSITION CURB.

C2A. ASPHALT PAVEMENT. HEAVY-DUTY IN DRIVE AISLES. (SEE DETAIL 1 ON THIS SHEET. 2)

C2B. ASPHALT PAVEMENT. LIGHT-DUTY IN PARKING SPACES. (SEE DETAILS 3 ON THIS SHEET. 2)

C2C. CONCRETE PAVEMENT. (SEE DETAILS 3 ON THIS SHEET. 2)

C2D. STABILIZED GRAVEL DRIVEWAY.

C3A. MONOLITHIC CURB & SIDEWALK, TYPICAL.

C3B. CONCRETE SIDEWALK, TYPICAL.

C4. F.D.O.T. CURB CUT RAMPS PER LATEST F.D.O.T. STANDARD PLANS INDEX 522-002, FOR HANDICAP ACCESS. ROADWAY @ ALL SIDEWALK CROSSINGS NOT TO EXCEED 2% CROSS SLOPE, TYPICAL.

C5. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.

C6. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.

C7. 12'x10' DUMPSTER W/ 6' CONCRETE PAD & 6' HIGH BLOCK WALL ENCLOSURE ON 3 SIDES.

C8. RETAINING WALL, BY OTHERS. COORDINATE WALL LIMITS WITH GRADING PLANS, ARCHITECTURAL PLANS & STRUCTURAL DESIGN PLANS.

C9. WHEELSTOP PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.

C10. 6' TALL DECORATIVE ALUMINUM FENCE/ RAILING ON TOP OF WALL FOR ALL RETAINING WALL AREAS EXCEEDING 30" IN HEIGHT.

C11. MONUMENT SIGN.

THIS PROJECT WILL BE CONSTRUCTED IN TWO PHASES. PHASE I TO INCLUDE MASS GRADING OF THE SITE, WESLEY ROAD IMPROVEMENTS AND CONSTRUCTION OF BUILDINGS 1 AND 2 ALONG WITH RELATED SITE INFRASTRUCTURE. PHASE II TO INCLUDE CONSTRUCTION OF BUILDINGS 3 AND 4 ALONG WITH RELATED SITE INFRASTRUCTURE.

FLOOD ZONE "X AND AE" PER FEMA F.I.R.M. PANEL 12095C0125F DATED: 09/25/2009.

2 - ARCHBOLD FINE SAND; 3 - BASINGER FINE SAND; 6 - CANDLER APOPKA FINE SANDS; 9 - CANOVA MUCK; 34 - POMELLO FINE SAND; 46 - TAVERES FINE SAND; 47 - TAVERES-MILLHOPPER COMPLEX; 54 - ZOLFO FINE SAND

THERE IS A 0.14 ACRE WETLAND/ SURFACE WATER ON-SITE WHICH WILL NOT BE IMPACTED.

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

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

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

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

3. ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF S18°51'04"W UNLESS OTHERWISE INDICATED WITH A "*" OR BEARING.

PROPERTY LOCATION: 4910 & 5101 WESLEY ROAD, APOPKA, FL 32703

PROPERTY FUTURE LAND USE DESIGNATION: IND-INDUSTRIAL
PROPERTY ZONING: PD (UNDERLYING I-L LIGHT INDUSTRIAL)

EXISTING USE:	VACANT
PROPOSED USE:	WAREHOUSING (NO OUTSIDE STORAGE)
PROJECT AREA:	90.93 ACRES
PROPOSED GROSS FLOOR AREA:	
BUILDING 1	283,030 S.F.
BUILDING 2	546,460 S.F.
BUILDING 3	206,150 S.F.
BUILDING 4	206,150 S.F.
TOTAL	1,241,790 S.F.

ALLOWABLE FLOOR AREA RATIO IN THE I-L ZONING DISTRICT: 2 0.60
PROPOSED FLOOR AREA RATIO: 0.31

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
FRONT (EAST)	10'	FRONT (EAST)	95'
SIDE (NORTH)	10'	SIDE (NORTH)	129'
SIDE (SOUTH)	10'	SIDE (SOUTH)	77'
REAR (WEST)	10' OR 30' ABUTTING RESIDENTIAL	REAR (WEST)	101'

MAXIMUM ALLOWABLE BUILDING HEIGHT	BUILDING HEIGHT PROPOSED
50'	48'-6"

IIB, SPRINKLERED

PROPOSED USE	ABUTTING USE	REQUIRED BUFFER	PROPOSED BUFFER
INDUSTRIAL FRONT (EAST) (US HWY 441)	PD SINGLE-FAMILY SUBDIVISION	D - 15'	20'
INDUSTRIAL SIDE (NORTH)	INDUSTRIAL	25' PD PERIMETER	25*
INDUSTRIAL SIDE (SOUTH)	AGRICULTURAL/INDUSTRIAL	D - 15'/NONE	19'
INDUSTRIAL REAR (WEST)	AGRICULTURAL	25' PD PERIMETER	25*

*REQUIRED 25' PD PERIMETER BUFFER REQUIRED PER RUBRIGHT PD PLAN. 25' PROVIDED SOUTH OF COMMON DRIVEWAY PER RUBRIGHT PD MASTER PLAN.

PARKING REQUIRED PHASE I
BUILDING 1

WAREHOUSING (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.) (5 FOR FIRST 3,000 S.F. + 280,030/3,000) =	99 SPACES
TOTAL PARKING REQUIRED	99 SPACES
ACCESSIBLE SPACES REQUIRED TO BE RESERVED FOR HANDICAP	4 SPACES

BUILDING 2	
WAREHOUSING (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.) (5 FOR FIRST 3,000 S.F. + 543,460/3,000) =	187 SPACES
TOTAL PARKING REQUIRED	187 SPACES
ACCESSIBLE SPACES REQUIRED TO BE RESERVED FOR HANDICAP	6 SPACES

PARKING REQUIRED PHASE II	
BUILDING 3	
WAREHOUSING (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.) (5 FOR FIRST 3,000 S.F. + 203,145/3,000) =	73 SPACES
TOTAL PARKING REQUIRED	73 SPACES
ACCESSIBLE SPACES REQUIRED TO BE RESERVED FOR HANDICAP	3 SPACES

BUILDING 4	
WAREHOUSING (1 SPACE PER 600 S.F. FOR FIRST 3,000 S.F. PLUS 1 SPACE PER ADDITIONAL 3,000 S.F.) (5 FOR FIRST 3,000 S.F. + 203,145/3,000) =	73 SPACES
TOTAL PARKING REQUIRED	73 SPACES
ACCESSIBLE SPACES REQUIRED TO BE RESERVED FOR HANDICAP	3 SPACES

PARKING PROVIDED PHASE 1	
BUILDING 1	
STANDARD PARKING SPACES	244 SPACES
ACCESSIBLE PARKING	6 SPACES
VAN ACCESSIBLE PARKING	1 SPACES
TOTAL PARKING PROVIDED	251 SPACES
TRAILER PARKING PROVIDED	125 SPACES

BUILDING 2	
STANDARD PARKING SPACES	268 SPACES
ACCESSIBLE PARKING	7 SPACES
VAN ACCESSIBLE PARKING	1 SPACES
TOTAL PARKING PROVIDED	276 SPACES
TRAILER PARKING PROVIDED	91 SPACES

PARKING PROVIDED PHASE II	
BUILDING 3	
STANDARD PARKING SPACES	165 SPACES
ACCESSIBLE PARKING	5 SPACES
VAN ACCESSIBLE PARKING	1 SPACES
TOTAL PARKING PROVIDED	171 SPACES
TRAILER PARKING PROVIDED	56 SPACES

BUILDING 4	
STANDARD PARKING SPACES	186 SPACES
ACCESSIBLE PARKING	5 SPACES
VAN ACCESSIBLE PARKING	1 SPACES
TOTAL PARKING PROVIDED	192 SPACES
TRAILER PARKING PROVIDED	56 SPACES

20% OF THE PARKING IN EACH PHASE SHALL BE PERVIOUS PAVEMENT

BUILDING FOOTPRINT	1,241,790 S.F.		
PAVING	1,297,560 S.F.		
SIDEWALK	22,137 S.F.		
IMPERVIOUS AREA	2,561,487 S.F.	58.80 AC.	64.67 %
PERVIOUS AREA	1,399,377 S.F.	32.13 AC.	35.33 %
TOTAL SITE AREA	3,960,864 S.F.	90.93 AC.	100.00 %

OPEN SPACE AREA REQUIRED PER LDC 5.4.4. (ONLY PERIMETER BUFFERS COUNTED)			5.00%
OPEN SPACE AREA PROVIDED PER LDC 5.4.4. (ONLY PERIMETER BUFFERS COUNTED)	204,961 S.F.	4.70 AC.	5.17%

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
- PLANT GRASS TO BE LIMITED TO 40% OF THE LANDSCAPED AREA. 0.50 POINT
- PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.11.1, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT AT LEAST ONE BICYCLE PARKING STANDARDS IN SECTION 5.1 - 0.50 POINT

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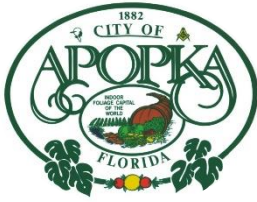
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SCALE	NOTED		
DATE	MARCH 4, 2021		
SHEET NO.	C-4G		
SHEET 13	OF 38		

6/22/2021

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CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT	MEETING OF:	September 14, 2021
☐ BUSINESS	FROM:	Community Development
☐ PUBLIC HEARING	EXHIBITS:	Vicinity Map
☐ SITE PLAN		Parcel Table
☐ SPECIAL REPORT		Major Development Plan
☒ OTHER: MDP		Master Plan
		Ordinance No. 2840
		Master Development Agreement
		Transportation Impact Fee Credit Agreement
		Utility Impact Fee Credit Agreement

<u>SUBJECT & REQUEST:</u>	RECOMMEND APPROVAL OF THE FLORIDIAN TOWN CENTER PHASE 1 MAJOR DEVELOPMENT PLAN
--------------------------------------	---

SUMMARY:

OWNER:	Collier Bengé Land Joint Venture LLC
APPLICANT:	John Townsend, P.E., Donald W. MacIntosh Associates, Inc.
LOCATION:	North of W. Orange Blossom Trail and West of S.R. 429
PARCEL ID NUMBER:	See Parcel ID Table
EXISTING USES:	Undeveloped land and abandoned nursery
FLUM DESIGNATION:	Commercial and High Density Residential - 15
CURRENT ZONING:	PD (Planned Development)
PROPOSED DEVELOPMENT:	Multi-Family Complex (300 Units)
TRACT SIZE:	43.6 acres +/- (Phase 1 Acreage)
APPLICABLE ORDINANCE:	Ordinance No. 2840

RECOMMENDED MOTION:

Find the Major Development Plan consistent with the Land Development Code and recommend approval of the Floridian Town Center Phase 1 Major Development Plan.

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County and City)	County Rural and City Residential Low Suburban	County R-1 and City RSF-1A, RSF-1B	Stanton Ridge, Valeview and Plymouth Hills Subdivisions
East (County and City)	County Rural and City Residential Low Suburban	County A-1 and City T	S.R. 429
South (County and City)	County Rural and City Mixed-Use	County A-1 and City MU-ES-GT	U.S. 441 Connector Road and Single-Family Homes
West (County)	County Rural	County A-1, R-1	Shiloh Missionary Baptist Church and Single-Family Homes

Project Use: The applicant has submitted a Major Development Plan for consideration. The Major Development Plan details the development of a multi-family complex, comprising of 300 dwelling units and infrastructure servicing a proposed mixed-use development, consisting of an estimated 73.93 acres. The subject area is located north of US 441 and west of State Route 429. Development is subject to the standards and conditions set forth in PD Ordinance No. 2840 and the Floridian Town Center Master Development Agreement, Transportation Impact Fee Credit Agreement, and Utility Impact Fee Credit Agreement, which were adopted on August 18, 2021.

The Major Development Plan proposes the development includes mass grading the entire site, developing apartments on Parcel 4, associated utilities, and developing portions of the public rights-of-way, with associated utility improvements. Future developments on the other parcels will require a separate development plan review.

Access: The Major Development Plan proposes the construction of an internal road, Floridian Town Center Boulevard. This boulevard is planned to intersect with the S.R. 429 Connector Road. The development is also proposed to be connected via Southfork Road and Kiowa Avenue. Kiowa Avenue is a street in the existing, north-adjacent Stanton Ridge property. The proposed roads will be dedicated to the public, with the exception of the internal roadways in the gated apartment complex. A portion of the private roadways are outside of the apartment complex gates. These private roadway segments connect to Kiowa Avenue and Floridian Town Center Boulevard. 5-foot wide concrete sidewalks are proposed on the west side of Kiowa Avenue, the east and west side of Floridian Town Center Boulevard, the south side of Southfork Road, extending to Plymouth Sorrento Road, and the north side of Southfork Road, extending to the east-end of Parcel 2.

Stormwater: Stormwater is proposed to be discharged into six ponds that are located throughout the site. The ponds will be owned and maintained by a master Property Owners Association (POA), with the exception of Tract C1, which is proposed to be owned by the City and maintained by the Property Owners Association.

Landscaping/Open Space: The landscape plan proposes the planting of 12 different tree species, including Live Oaks, Southern Magnolias, and Bald Cypress. Proposed shrub species include Podocarpus and Viburnums. Open space in the apartment complex includes a pool, clubhouse, and landscape buffers.

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:

September 14, 2021 - Planning Commission, 5:30 pm

October 6, 2021 - City Council, 1:30 pm

RECOMMENDATION ACTION:

Development Review Committee: Recommends approval of the Floridian Town Center Phase 1 Major Development Plan.

Recommended Motion: Find the Major Development Plan consistent with the Land Development Code and recommend approval of the Floridian Town Center Phase 1 Major Development Plan.

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 Ordinance.

Project: Floridian Town Center Phase 1 Major Development Plan
Owned by: Collier Bengel Land Joint Venture LLC
Location: North of W. Orange Blossom Trail and West of S.R. 429

VICINITY MAP



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

PARCEL TABLE

PARCEL #	Property Owner
27-20-36-0000-00-093	COLLIER BENGÉ LAND JOINT VENTURE LLC
27-20-36-0000-00-075	COLLIER BENGÉ LAND JOINT VENTURE LLC
27-20-36-0000-00-052	COLLIER BENGÉ LAND JOINT VENTURE LLC
27-20-36-0000-00-068	COLLIER BENGÉ LAND JOINT VENTURE LLC
27-20-36-0000-00-074	COLLIER BENGÉ LAND JOINT VENTURE LLC
27-20-36-0000-00-048	COLLIER BENGÉ LAND JOINT VENTURE LLC
27-20-36-0000-00-085	COLLIER BENGÉ LAND JOINT VENTURE LLC
28-21-06-7172-16-020	COLLIER BENGÉ LAND JOINT VENTURE LLC
28-21-06-7172-16-040	COLLIER BENGÉ LAND JOINT VENTURE LLC
28-21-06-7172-16-051	COLLIER BENGÉ LAND JOINT VENTURE LLC
28-21-06-7172-16-070	COLLIER BENGÉ LAND JOINT VENTURE LLC
28-21-06-7172-16-060	COLLIER BENGÉ LAND JOINT VENTURE LLC
28-21-06-7172-16-050	COLLIER BENGÉ LAND JOINT VENTURE LLC
27-20-36-0000-00-066	COLLIER BENGÉ LAND JOINT VENTURE LLC
28-21-06-7172-16-030	COLLIER BENGÉ LAND JOINT VENTURE LLC
27-20-36-0000-00-047	COLLIER BENGÉ LAND JOINT VENTURE LLC
27-20-36-0000-00-083	COLLIER BENGÉ LAND JOINT VENTURE LLC

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MAJOR DEVELOPMENT PLAN - PHASE 1

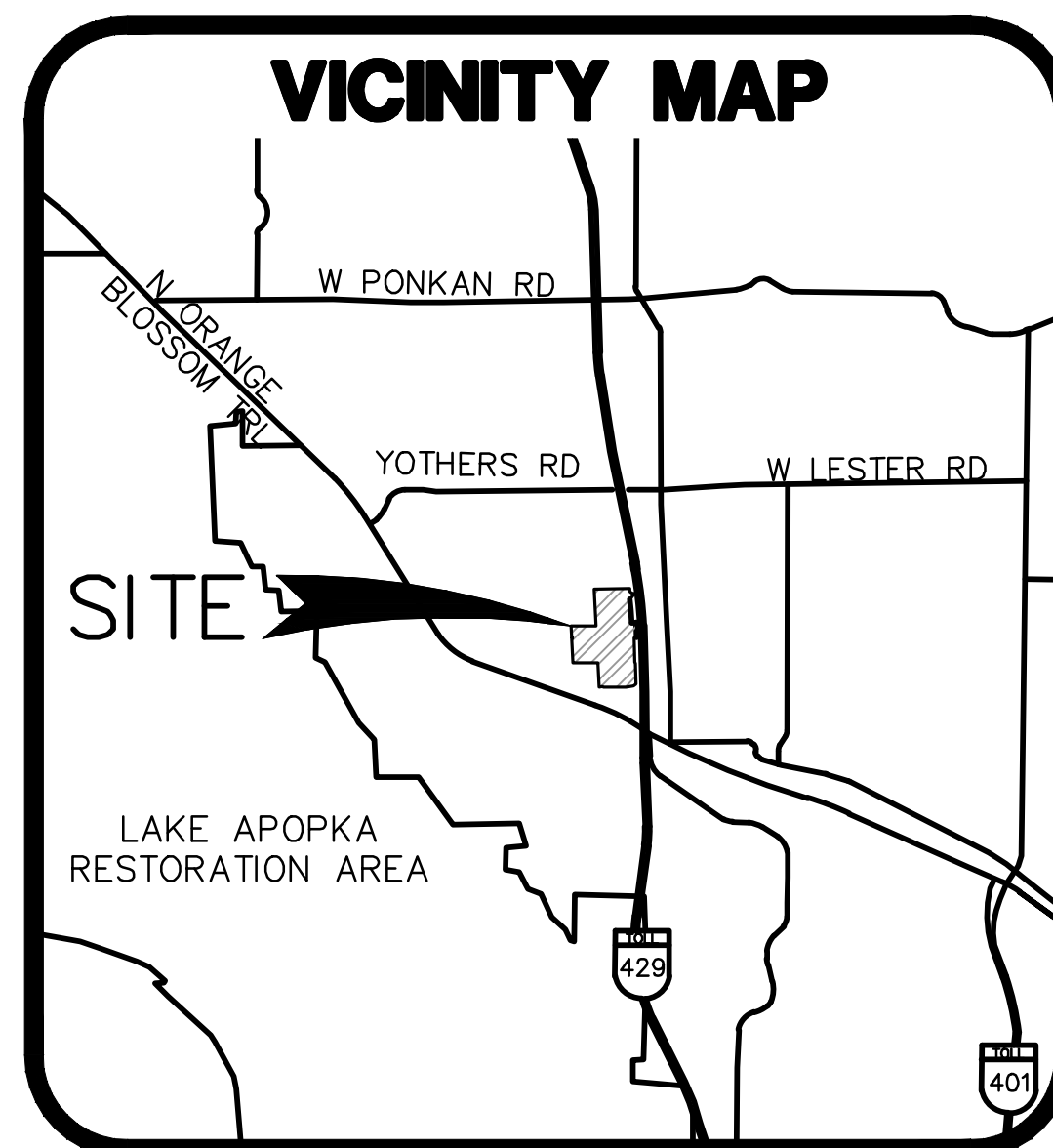
FLORIDIAN TOWN CENTER

(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

PREPARED FOR

COLLIER BENGE LAND JOINT VENTURE, LLC
220 NORTH MAIN STREET
GAINESVILLE, FL 32601
PH: 352.375.2152



SECTION 36, TOWNSHIP 20 S, RANGE 27 E,
SECTION 31, TOWNSHIP 20 S, RANGE 28 E

PROPERTY APPRAISER PARCEL ID #

06-21-28-7172-05-002, 06-21-28-7172-16-020, 06-21-28-7172-16-030,
06-21-28-7172-16-040, 06-21-28-7172-16-050, 06-21-28-7172-16-051,
06-21-28-7172-16-060, 06-21-28-7172-16-070, 36-20-27-0000-00-047,
36-20-27-0000-00-048, 36-20-27-0000-00-052, 36-20-27-0000-00-066,
36-20-27-0000-00-068, 36-20-27-0000-00-074, 36-20-27-0000-00-075,
36-20-27-0000-00-083, 36-20-27-0000-00-085, 36-20-27-0000-00-093

OWNER/APPLICANT

COLLIER BENGE LAND JOINT VENTURE, LLC
220 NORTH MAIN STREET
GAINESVILLE, FLORIDA 32601
Ph: 352.375.2152

ENGINEER/SURVEYOR

DONALD W. MCINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FLORIDA 32789
Ph: 407.644.4068
CONTACT PERSON: JOHN T. TOWNSEND, PE

ARCHITECT

FORUM ARCHITECTURE & INTERIOR DESIGN, INC.
237 S. WESTMONTE DRIVE, SUITE 220
ALTAMONTE SPRINGS, FL 32714
PH: 407.830.1400

PLANNERS/LANDSCAPE ARCHITECTS

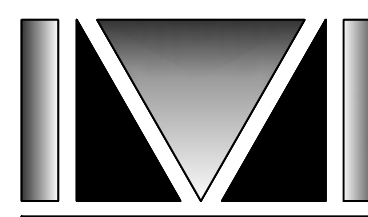
GAI CONSULTANTS, INC.
618 E. SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
Ph: 321.319.3069

GEOTECHNICAL SERVICES

DEVO ENGINEERING
5500 ALHAMBRA DRIVE
ORLANDO, FLORIDA 32808
Ph: 407.290.2371

SHEET INDEX

1	COVER SHEET
2	SITE DATA & DEVELOPMENT NOTES
3	AERIAL, SOILS & FLUCCS
4	OVERALL DEVELOPMENT PLAN
5-9	MASTER DEVELOPMENT PLAN
10-14	PRELIMINARY PAVING, GRADING, AND UTILITIES PLAN
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18	OFFSITE UTILITIES
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E16.03-E16.04	SITE PHOTOMETRICS
OS-1	OPEN SPACE PLAN
S-1	SIGNAGE PLAN



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

REVISED JULY 1, 2021
FEBRUARY 16, 2021

NOT FOR CONSTRUCTION

JOHN T. TOWNSEND
FLORIDA P.E. No. 52127
DATE: _____

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DEVELOPMENT NOTES

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING FINAL DEVELOPMENT PLANS APPROVAL PROCESS.
2. ALL PROPOSED DEVELOPMENT IMPROVEMENTS SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF TRANSPORTATION AND CENTRAL FLORIDA EXPRESSWAY AUTHORITY (CFX) REQUIREMENTS.
3. THE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEMS, WATER AND SEWER SYSTEMS, UTILITIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL.
4. ONSITE UTILITIES ARE SHOWN AS CONCEPTUAL ONLY, FINAL PLACEMENT WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN PROCESS.
5. ALL PROPOSED UTILITIES (ELECTRICAL, CABLE TV, GAS, TELEPHONE, ETC.) SHALL BE INSTALLED UNDERGROUND. APPURTENANCES TO THESE SYSTEMS THAT ARE REQUIRED TO BE ABOVE GROUND SHALL BE EFFECTIVELY SCREENED.
6. SANITARY WASTE SERVICES WILL BE PROVIDED BY THE CITY OF APOPKA.
7. STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED FOR ONSITE AND DESIGN WILL BE DETERMINED WITH THE FINAL DEVELOPMENT PLAN PROCESS.
8. THIS SITE IS LOCATED IN ZONE X FLOOD HAZARD ZONE, OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FEMA/FIRM MAP, ORANGE COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 12095C 0125E, REVISED SEPTEMBER 25, 2009.
9. PER USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM SOIL SURVEY MAPS THE ONSITE SOILS ARE SHOWN ON SHEET 3, AERIAL.
10. NO EXISTING JURISDICTIONAL WETLANDS OR OTHER POTENTIAL ENVIRONMENTAL CONDITIONS WERE OBSERVED ONSITE, PER THE ECOLOGICAL ASSESSMENT REPORT PREPARED BY BIO-TECH CONSULTING, INC.
11. NO KNOWN EXISTING HISTORICAL STRUCTURES OR OTHER CULTURALLY SIGNIFICANT ARTIFACTS WERE OBSERVED ONSITE.
12. PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN SECTION 2.09.19(D)(21) OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. LANDSCAPE AND IRRIGATION SHALL BE IN COMPLIANCE WITH "WATER WISE ORDINANCE 2069". UNLESS OTHERWISE APPROVED BY THE CITY.
13. PROJECT LIGHTING WILL MEET STANDARDS SET FORTH IN THE CITY OF APOPKA LAND DEVELOPMENT CODE (LDC) AND THE CITY'S DEVELOPMENT DESIGN GUIDELINES, UNLESS OTHERWISE APPROVED BY THE CITY. ALL LIGHT POLES (PARKING AND PEDESTRIAN) SHALL BE DECORATIVE IN STYLE WITH BASE FLUSH WITH GROUND (NO BOLLARD MOUNTED LIGHTS). PEDESTRIAN SCALED LIGHTING SHALL BE PROVIDED ALONG ALL SIDEWALKS LEADING TO THE BUILDING AND ALONG THE CONCRETE SHARED PATHS.
14. PROJECT SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE MASTER SIGN PLAN APPROVED BY THE CITY OF APOPKA WITH THE PUD APPROVAL.
15. FOR PARCEL 4 A TRASH COMPACTOR IS PROVIDED FOR REFUSE COLLECTION. REFUSE WILL BE COLLECTED BY LOCAL APPROVED FRANCHISE ON A WEEKLY BASIS.

GREEN BUILDING POINTS PROGRAM		
DESCRIPTION	POINTS EARNED	NOTES
LOCATION		
DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND THAT IS NOT CONTAMINATED (SITE RE-USE)	0.50	
ENERGY CONSERVATION		
USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED.	0.50	
USE VEGETATION OR VEGETATED STRUCTURES TO SHADE HVAC UNITS	0.25	
VEGETATION		
PRESERVE LARGE, NON-EXOTIC TREES ON SITE (HEIGHT>20' AND DBH>24")	1.00	
LIMIT TURF GRASS TO 40 PERCENT OF THE LANDSCAPED AREA	0.50	
BUILDING MATERIALS		
SOURCE A MINIMUM OF 25% BY COST, OF CONSTRUCTION MATERIALS FROM RECYCLED PRODUCTS OR PRODUCTS MANUFACTURED, EXTRACTED, HARVESTED, OR RECOVERED WITHIN 250 MILES OF THE SITE	1.50	
TRANSPORTATION		
PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1, OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS ARE MET	0.50	
PROVIDE A MINIMUM OF TWO ELECTRIC VEHICLE (EV) LEVEL 2 CHARGING STATIONS THAT ARE MADE AVAILABLE IN A PARKING STRUCTURE OR OFF-STREET PARKING LOT TO THOSE USING THE BUILDING	0.50	
RESILIENCY TO NATURAL HAZARDS		
ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION (BFE)	0.50	
TOTAL		
	5.75	

16. FIRE RESCUE WILL BE PROVIDED BY THE CITY OF APOPKA FIRE DEPARTMENT. THE FIRE DEPARTMENT STATION 4 IS APPROXIMATELY 1.3 MILES FROM THE DEVELOPMENT. AT 2750 W. ORANGE AVE, APOPKA FL. ONSITE FIRE PROTECTION WILL BE PROVIDED WITH A LOOPED WATER DISTRIBUTION SYSTEM WITH FIRE HYDRANTS. ADDITIONALLY THE BUILDINGS WILL BE PROTECTED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEMS, FDC% AND REMOTE MONITORING ALARM SYSTEM. FIRE PROTECTION SERVICES WILL BE IN COMPLIANCE WITH THE ADOPTED CITY OF APOPKA FIRE DEPARTMENT STANDARDS AND REQUIREMENTS.
17. NO OUTSIDE STORAGE OF PARTS, SUPPLIES, MATERIALS, GOODS OR EQUIPMENT SHALL BE ALLOWED, UNLESS SCREENED FROM VIEW.
18. ALL ROOF TOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTY AND PUBLIC RIGHT-OF-WAYS.
19. IF A FINAL DEVELOPMENT PLAN ASSOCIATED WITH THIS MAJOR DEVELOPMENT PLAN HAS NOT BEEN APPROVED BY THE CITY WITHIN THREE (3) YEARS AFTER APPROVAL, THEN THE APPROVAL OF THIS MAJOR DEVELOPMENT PLAN WILL EXPIRE.
20. SCHOOLS:

WITHIN THE MULTI-FAMILY PORTION (APARTMENT) (300 UNITS x 0.281 STUDENTS/ UNIT) = 84 STUDENTS

WITHIN THE COMMERCIAL DEVELOPMENT NO RESIDENTIAL USES ARE PROPOSED. PUBLIC SCHOOL CAPACITY IS NOT REQUIRED.
21. RECREATION FOR PARCEL 4 PHASE 1 DEVELOPMENT WILL BE PROVIDED BY A RESIDENTS CLUB HOUSE, POOL AREA, AND PASSIVE OPEN SPACE PROVIDED, PER THE APPROVED PUD MASTER PLAN REQUIREMENTS.
22. FOLLOWING LIST OF PERMITS, BUT NOT LIMITED TO, ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION:

• CITY OF APOPKA FINAL DEVELOPMENT PLAN APPROVAL

• FLORIDA DEPARTMENT OF TRANSPARATION RIGHT-OF-WAY UTILITY PERMIT

• CENTRAL FLORIDA EXPRESSWAY AUTHORITY (CFX) DRAINAGE CONNECTION PERMIT

• FDEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT

• FDEP WASTEWATER COLLECTION SYSTEM PERMIT

• ST. JOHNS RIVER WATER MANAGEMENT ERP

• NPDES PERMITTING (INCLUDING NOI AND NOT)
27. PRIOR TO COMMENCING CLEARING AND GRADING ACTIVITIES, A PERMIT/LETTER FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION MUST BE RECEIVED, WITH A COPY FORWARDED TO THE CITY OF APOPKA, FOR APPROVAL OF A GOPHER TORTOISE SURVEY AND ANY REQUIRED REMEDIAL ACTIVITY.

CUMULATIVE DEVELOPMENT PROGRAM

PARCEL/TRACK	USE	AREA (AC)	IMPERVIOUS (AC)	IMP. %	PERVIOUS (AC)	PER. %	OWN AND MAINTAIN	NOTES
PARCEL 1	COMMERCIAL RETAIL	4.004	0.069	1.72	3.935	98.3	POA	
PARCEL 2	COMMERCIAL RETAIL	6.626	0.052	0.78	6.574	98.2	POA	
PARCEL 3	HOTEL, COMMERCIAL RETAIL	3.119	0.000	0.00	3.119	100.0	POA	
PARCEL 4	MULTI-FAMILY APARTMENTS	22.121	10.560	47.7	11.561	52.3	POA	
PARCEL 4 (FUTURE)	MULTI-FAMILY/FLEX SPACE	8.265	0.000	0.0	8.265	100.0	POA	
PARCEL 5	FLEX SPACE	2.727	0.015	0.6	2.712	98.4	POA	
PARCEL 6	YMCA, COMMERCIAL	5.621	0.000	0.0	5.621	100.0	POA	
PARCEL 7	ASSISTED LIVING FACILITIES	6.181	0.000	0.0	6.181	100.0	POA	
TRACT B	OPEN SPACE	0.100	0.000	0.0	0.100	100.0	POA	
TRACT C1	STORMWATER MANAGEMENT / OPEN SPACE	1.844	0.042	2.3	1.802	97.7	CITY OWNED / POA MAINTAINED	
TRACT C2	OPEN SPACE	0.326	0.006	1.8	0.320	98.2	CITY OWNED / POA MAINTAINED	
TRACT D	STORMWATER MANAGEMENT / OPEN SPACE	1.959	0.000	0.0	1.959	100.0	POA	
TRACT E	STORMWATER MANAGEMENT / OPEN SPACE	1.397	0.000	0.0	1.397	100.0	POA	
TRACT F	OPEN SPACE	2.493	0.000	0.0	2.493	100.0	POA	
TRACT G	STORMWATER MANAGEMENT / OPEN SPACE	3.938	0.000	0.0	3.938	100.0	POA	
TRACT LS	SANITARY LIFT STATION	0.078	0.061	78.2	0.017	21.8	CITY	
FLORIDIAN TOWN CENTER R/W SOUTHERN PORTION	CITY ROAD RIGHT-OF-WAY	1.445	1.206	83.5	0.239	16.5	CITY	
MAIN ENTRANCE OFF 429 CONNECTOR ROAD	CITY ROAD RIGHT-OF-WAY	0.308	0.204	66.2	0.104	33.8	CITY	
FLORIDIAN TOWN CENTER R/W NORTHERN PORTION, SOUTHFORK AND KIOWA AVE R/W	CITY ROAD RIGHT-OF-WAY	4.031	1.970	48.9	2.061	51.1	CITY	
WILLIAMS FAMILY COURT R/W	CITY ROAD RIGHT-OF-WAY	0.257	0.157	61.1	0.100	38.9	CITY	
EXISTING SOUTHFORK ROAD R/W	CITY ROAD RIGHT-OF-WAY	0.790	0.424	53.7	0.366	46.3	CITY	
TOTALS (1)		77.630	14.77	19.0	62.864	81.0		
1. TOTAL LAND BEING DEVELOPED AS PART OF THIS PROJECT. THIS INCLUDES SOME LAND OWNED BY THE CITY OF APOPKA. TOTALS SHOWN ARE SITE WIDE ACCUMULATIVE NUMBERS.								
2. PERCENT FOR IMPERVIOUS AND PERVIOUS AREAS SHOWN TRACT BY TRACT.								

SITE DATA

1. THE PROPOSED PROJECT IS MULTI-FAMILY AND COMMERCIAL DEVELOPMENT OF EXISTING ABANDON AGRICULTURAL NURSERIES AND VACANT PROPERTY. IMPROVEMENTS WILL OCCUR IN MULTIPLE PHASES. CONSISTING OF MASS GRADING, CONSTRUCTION OF BUILDINGS, PAVED PARKING AND DRIVE AISLES, SIDEWALKS, ASSOCIATED UTILITIES, AND LANDSCAPING.
- THIS PROPOSED DEVELOPMENT PLAN INCLUDES MASS GRADING THE ENTIRE PROPERTY, PARCEL 4 APARTMENT DEVELOPMENT AND ASSOCIATED UTILITIES, DEVELOPMENT OF PORTIONS OF THE PUBLIC RIGHT-OF-WAYS WITH UTILITIES IMPROVEMENTS AS SHOWN WITHIN THIS PLAN SET. ALL OTHER PARCELS AND FUTURE WORK WILL REQUIRE SEPARATE MAJOR DEVELOPMENT PLAN APPROVALS THROUGH THE CITY OF APOPKA.
2. PROJECT AREAS: 73.93 ACRES (FLORIDIAN TOWN CENTER) 3.70 ACRES (CITY OF APOPKA LAND)
3. PROJECT ADDRESS: 429 CONNECTOR ROAD, APOPKA, FL
4. EXISTING ZONING: PUD – PLANNED UNIT DEVELOPMENT
5. PROPOSED ZONING: PUD – PLANNED UNIT DEVELOPMENT
6. SURROUNDING ZONING: NORTH: EAST SIDE: S.R. 429 EXPRESSWAY WEST SIDE: SOUTH SIDE:
7. FUTURE LAND USE (FLU) DESIGNATION: COMM AND HDR
8. EXISTING LAND USE: UNDEVELOPED LAND AND ABANDON NURSERY
9. PROPOSED LAND USE: RESIDENTIAL (PHASE 1)
10. SETBACKS (PARCEL 4): KIOWA AVENUE: 15 FT NORTH PROPERTY LINE: 25 FT WEST PROPERTY LINE: 25 FT SOUTH PROPERTY LINE: 15 FT PARKING SETBACK: 25 FT FROM SINGLE FAMILY
11. MAXIMUM RESIDENTIAL UNITS: 752 UNITS PROPOSED RESIDENTIAL UNITS (PHASE 1): 300 UNITS
12. BUILDING INFORMATION: ALLOWABLE HEIGHT: 50' HEIGHT, 4 STORIES PROVIDED HEIGHT: 39'-6" APARTMENT BUILDING MINIMUM LIVING SPACE: 750 SQUARE FEET MINIMUM BUILDING SEPARATION: 40'
13. REQUIRED VEHICULAR PARKING SPACES FOR PARCEL 4 DEVELOPMENT SHALL COMPLY WITH THE APPROVED PUD MASTER PLAN REQUIREMENTS. PARKING IS AS FOLLOWS:

PARKING (300 APARTMENT UNITS) * (1.7 SPACE/UNIT) = 510 SPACES GUESS PARKING: (300 UNITS) * (1 SPACE/10 UNITS) = 30 SPACES TOTAL REQUIRED PARKING = 540 SPACES

HANDICAP PARKING SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE (FAC). SECTION 208.2 OUTLINES THE TOTAL REQUIRED HANDICAP PARKING SPACES ON TABLE 208.2, REQUIRING 2% OF THE REQUIRED NUMBER, EQUATING TO 11 HC SPACES.
14. PROVIDED VEHICLE PARKING FOR PARCEL 4:

PARKING STANDARD PARKING (INSIDE GATES): 645 SPACES HANDICAP PARKING (INSIDE GATES): 17 SPACES ELECTRIC CAR PARKING/CHARGING STATIONS: 4 SPACES GUESS PARKING (OUTSIDE GATES): 13 SPACES HANDICAP PARKING (OUTSIDE GATES): 1 SPACE TOTAL PARKING PROVIDED: 680 SPACES
15. REQUIRED BICYCLE PARKING: (300 APARTMENT UNITS) * (SHORT TERM 1 SPACE / 20 UNITS) = 15 SPACES (300 APARTMENT UNITS) * (LONG TERM 1 SPACE / 4 UNITS) = 75 SPACES (GREEN BUILDING REQUIRES 5% ADDITIONAL) * (90 SPACES) = 5 SPACES TOTAL REQUIRED BICYCLE PARKING SPACES = 95 SPACES
16. PROVIDED BICYCLE PARKING: (11 LOCATIONS) * (10 SPACES PER LOCATION) = 110 SPACES
17. REQUIRED OPEN SPACE PER THE APPROVED PUD MASTER PLAN, A TOTAL OF 30% OPEN SPACE IS REQUIRED CUMULATIVELY OVER THE ENTIRE FLORIDIAN TOWN CENTER LAND DEVELOPMENT AREA. SEE SHEET OS-1 FOR CALCULATIONS OF REQUIRED AND PROVIDED OPEN SPACE.
18. IMPERVIOUS AREA: MAXIMUM ALLOWABLE IMPERVIOUS SURFACE RATIO IS 70% FOR PARCEL 4; 80% FOR ALL OTHER PARCELS (1-5) WITHIN FLORIDIAN TOWN CENTER PUD.

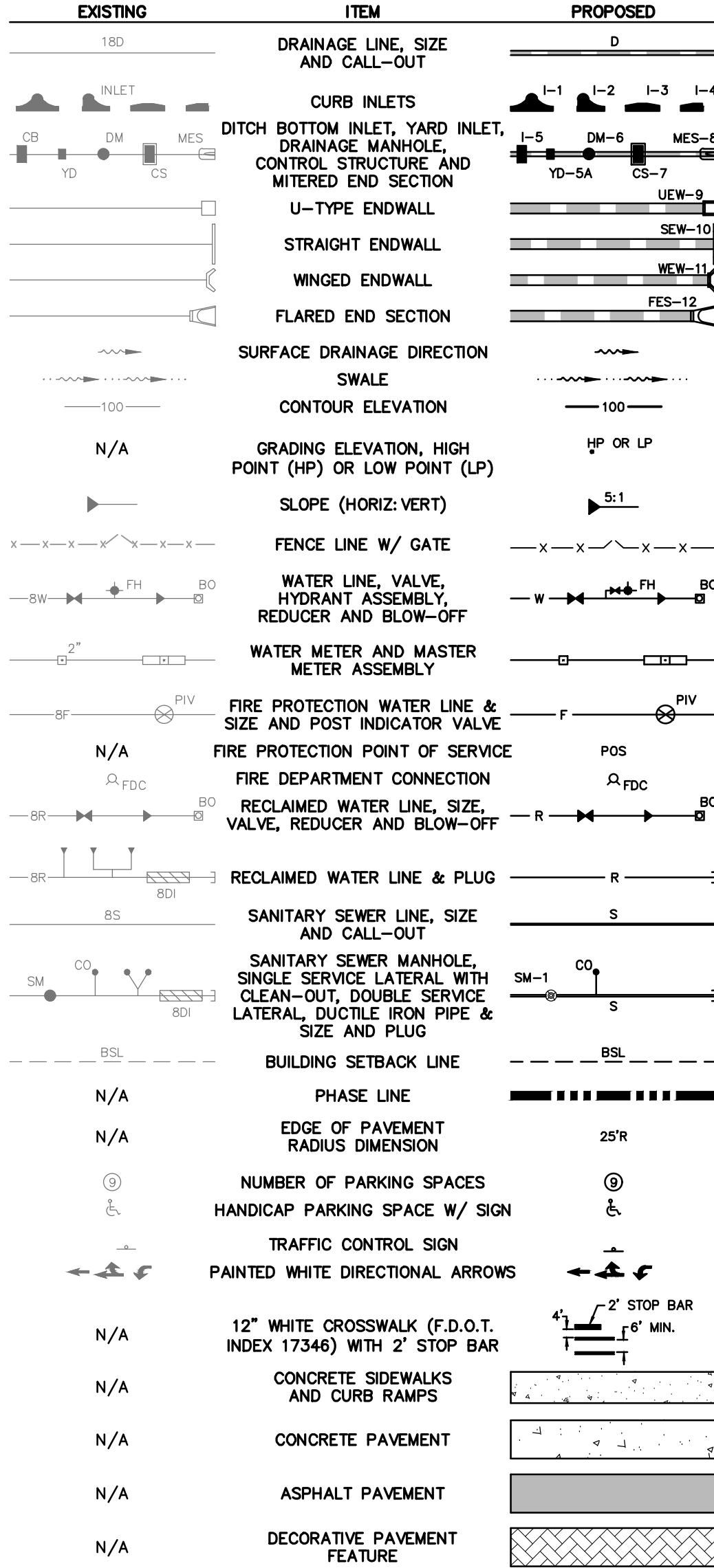
MAXIMUM ALLOWED: (30.38 AC (PARCEL 4) * 70%) = 21.270 ACRES

PROPOSED PARCEL 4 BREAKDOWN: APARTMENT BUILDING (FOOTPRINT) = 128,753 SF = 2.96 ACRES CLUB HOUSE, POOL AND COMPACTOR = 19,489 SF = 0.45 ACRES PAVEMENT, SIDEWALKS ETC. = 311,857 SF = 7.16 ACRES TOTAL IMPERVIOUS SURFACE = 460,099 SF = 10.56 ACRES

PROPOSED RIGHT-OF-WAYS: PAVEMENT, SIDEWALKS, CURBS, ETC. = 172,541 SF = 3.96 ACRES
19. TRANSPORTATION IMPACT

TRANSPORTATION IMPACT TABLE												
ITE CODE	LANDUSE	SIZE	DAILY		AM PEAK HOUR			PM PEAK HOUR				
			RATE	TRIPS	RATE	TOTAL	ENTER	EXIT	RATE	TOTAL	ENTER	EXIT
221	MULTI-FAMILY APARTMENTS	300 DU	5.44	1632	0.36	108	28	80	0.44	132	81	51

LEGEND



UTILITY PROVIDERS

CITY OF APOPKA

WATER, WASTEWATER & RECLAIM PUBLIC SERVICES DEPARTMENT
748 EAST CLEVELAND STREET
APOPKA, FL 32703
PH: 407.703.1731

DUKE ENERGY

ELECTRICAL DIVISION
452 EAST CROWN POINT ROAD
WINTER GARDEN, FL 32787
PH: 407.905.3302
FAX: 407.905.3365

CENTURYLINK FLORIDA, INC.

TELECOMMUNICATIONS
33 NORTH MAIN STREET
WINTER GARDEN, FL 34787
PH: 407.814.5351
FAX: 407.814.5320

BRIGHT HOUSE NETWORKS

CABLE TV
65 SOUTH KELLER ROAD
ORLANDO, FL 32810
PH: 407.215.5505
FAX: 407.215.5758

LAKE APOPKA NATURAL GAS

NATURAL GAS
1320 WINTER GARDEN VINELAND RD
WINTER GARDEN, FL 34787
PH: 407.656.2734
FAX: 407.410.7024

NOT FOR CONSTRUCTION

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088

FLORIDIAN TOWN CENTER
(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

SITE DATA & DEVELOPMENT NOTES

DRAWING

SHEET

2 of 24

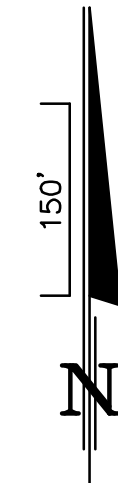
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GENERAL NOTES:

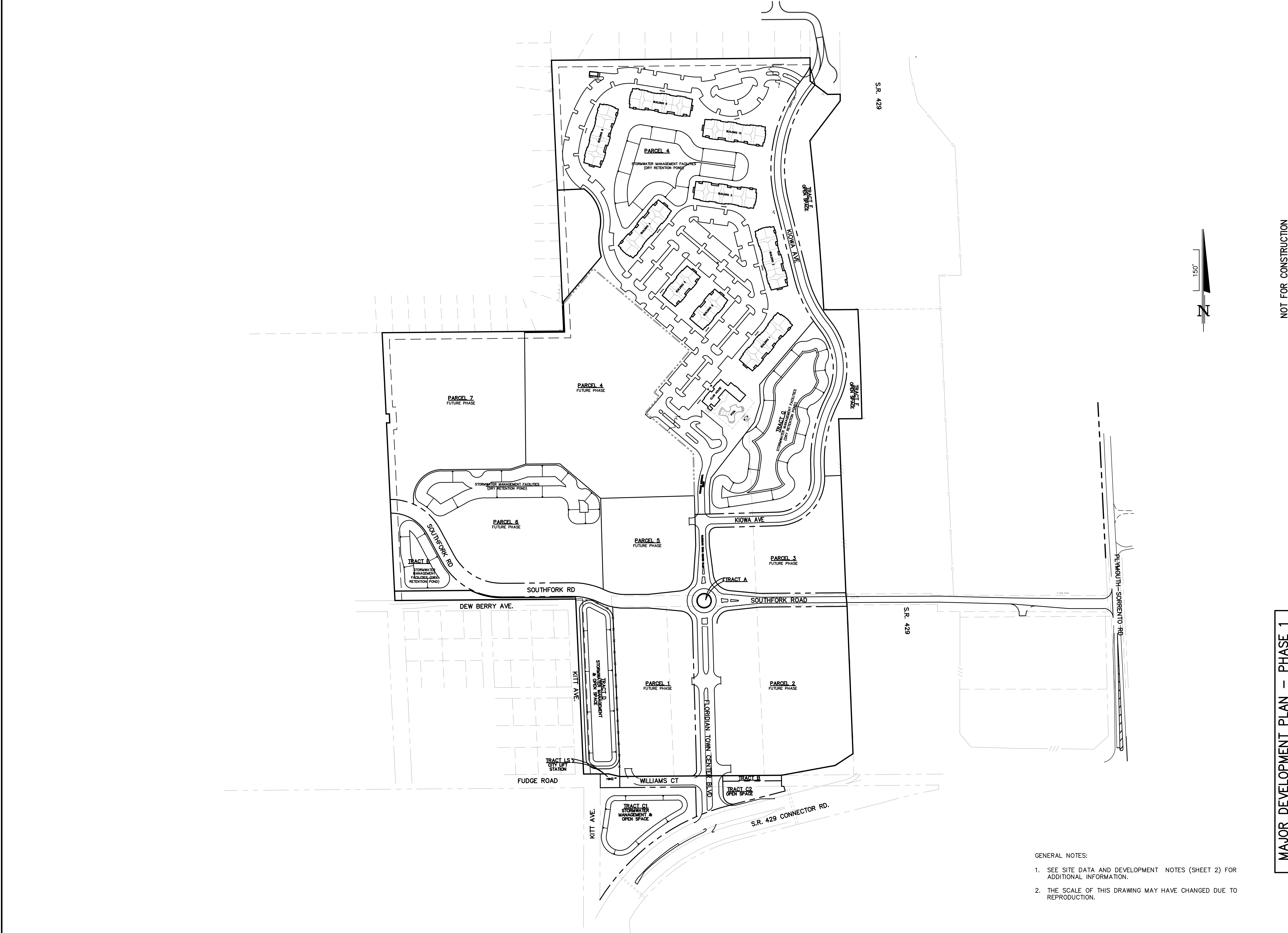
- SEE SITE DATA AND DEVELOPMENT NOTES (SHEET 2) FOR ADDITIONAL INFORMATION.
- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

- SOILS LEGEND**
- 4 - CANDLER FINE SANDS, 0%-5% SLOPES
 - 5 - CANDLER FINE SANDS, 5%-12% SLOPES
 - 7 - CANDLER URBAN LAND COMPLEX, 0%-5% SLOPES
 - 46 - TAVARES FINE SAND, 0%-5% SLOPES
 - 47 - TAVARES-MILLHOPPER FINE SANDS, 0%-5% SLOPES
- LEGEND**
- EXISTING SOILS LIMITS, PER USDA NATURAL RESOURCES CONSERVATION SERVICE MAPS

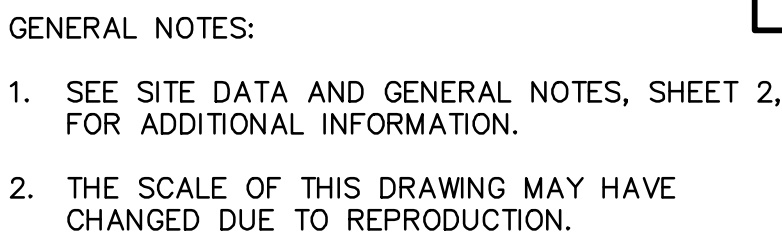


DRAWING	MAJOR DEVELOPMENT PLAN - PHASE 1				NOT FOR CONSTRUCTION										
	FLORIDIAN TOWN CENTER (aka: 429 WEST) CITY OF APOPKA, FLORIDA AERIAL, SOILS & FLUCCS				DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068										
SHEET	3 OF 24				DRAWN BY MAB	DESIGNED BY MAB	CHECKED BY JTT	DATE 2/16/21	SCALE 1"=150'	JOB NUMBER 18161	JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____	NO.	DATE	REVISIONS	CHK.

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DRAWING	MAJOR DEVELOPMENT PLAN – PHASE 1		NOT FOR CONSTRUCTION									
	FLORIDIAN TOWN CENTER (aka: 429 WEST) CITY OF APOPKA, FLORIDA		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088									
SHEET 4 OF 24	OVERALL DEVELOPMENT PLAN		DESIGNED BY MAB	CHECKED BY JTT	DATE 2/16/21	SCALE 1"=150'	JOB NUMBER 18161	JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____	NO.	DATE	REVISIONS	CHK.



FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA
MASTER DEVELOPMENT PLAN

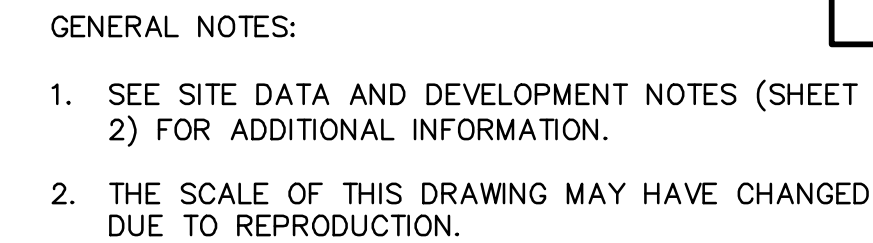
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MASTER DEVELOPMENT PLAN

JOHN T. TOWNSEND				
FLORIDA P.E. No. 52127				
	1	7/1/21	ADDED BIKE RACKS & E CAR PARKING/CHARGING	JTT
DATE:	NO.	DATE	DESCRIPTION	CHK

MATCH LINE - SEE SHEET 9

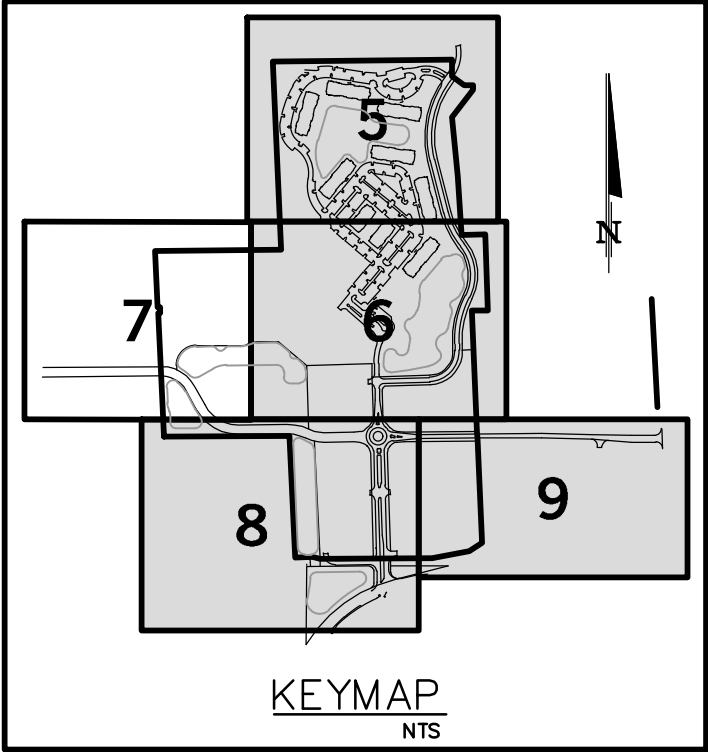
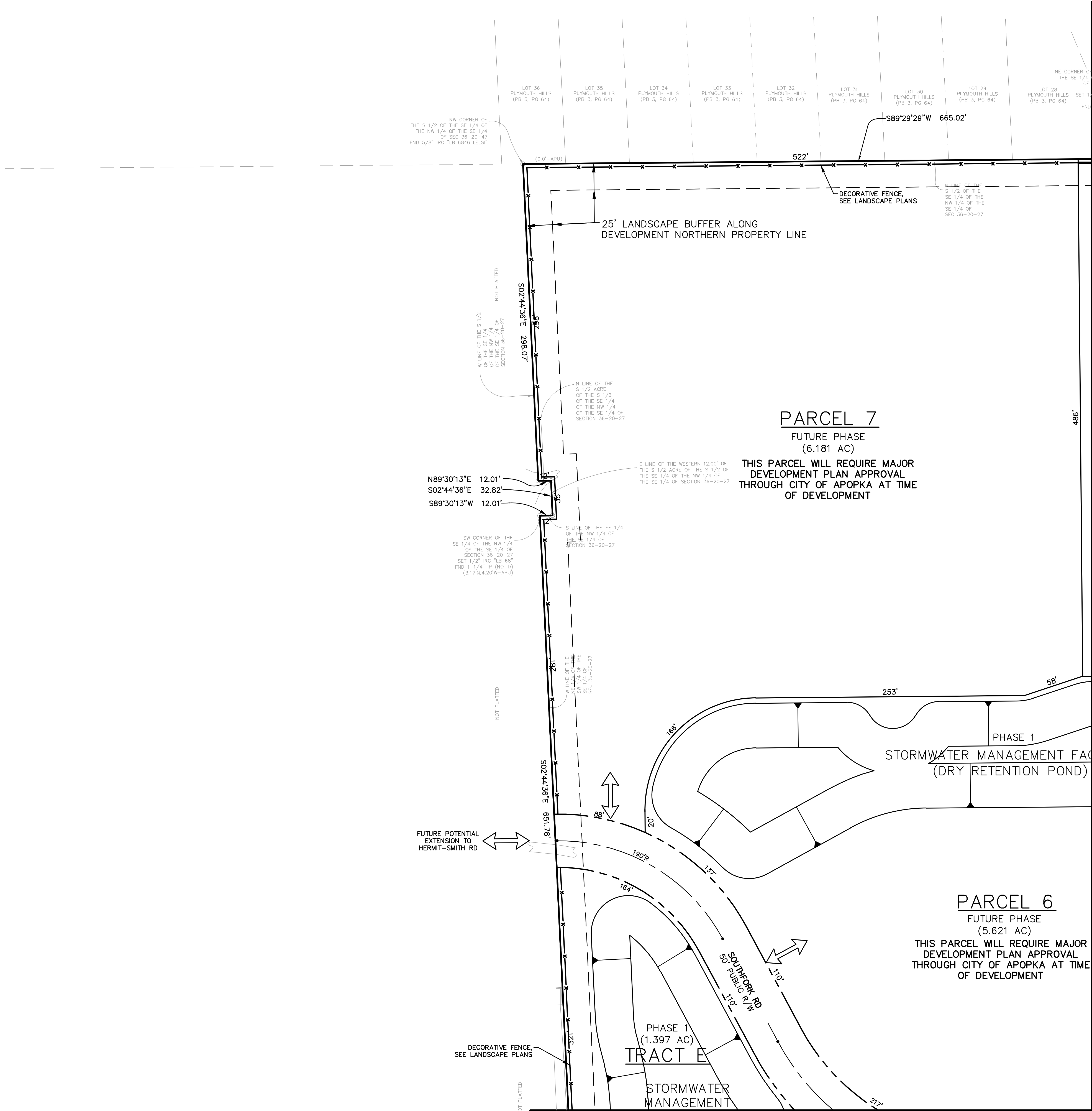
MATCH LINE - SEE SHEET 7



MAJOR DEVELOPMENT PLAN – PHASE 1

[illegible]1

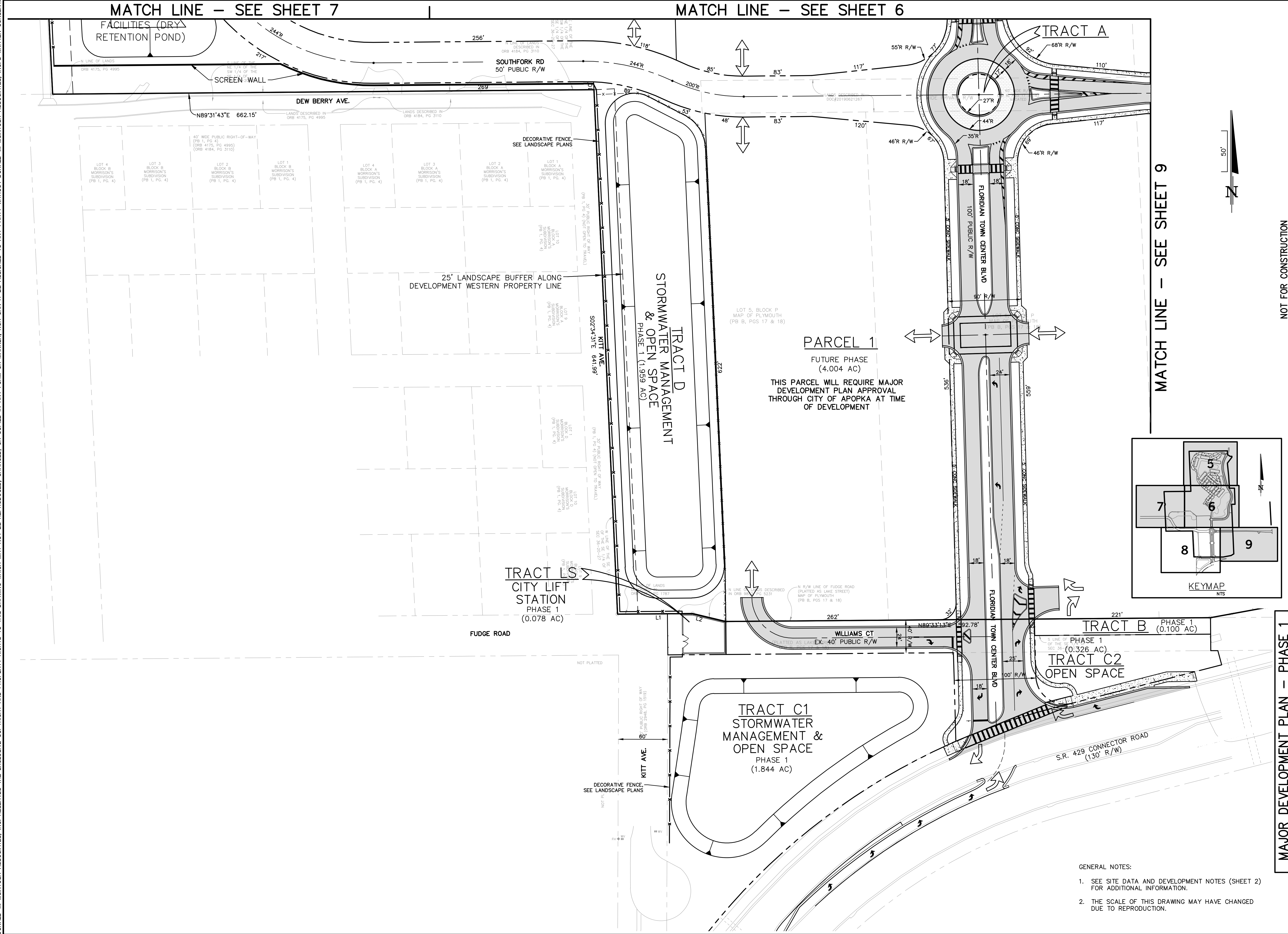
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- GENERAL NOTES:
- SEE SITE DATA AND DEVELOPMENT NOTES (SHEET 2) FOR ADDITIONAL INFORMATION.
 - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

DRAWING	MAJOR DEVELOPMENT PLAN – PHASE 1		NOT FOR CONSTRUCTION																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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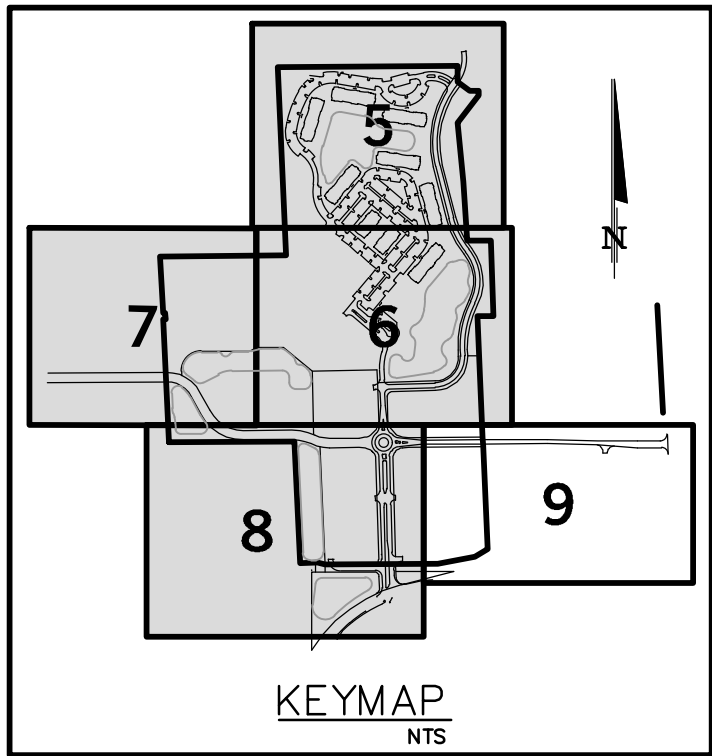
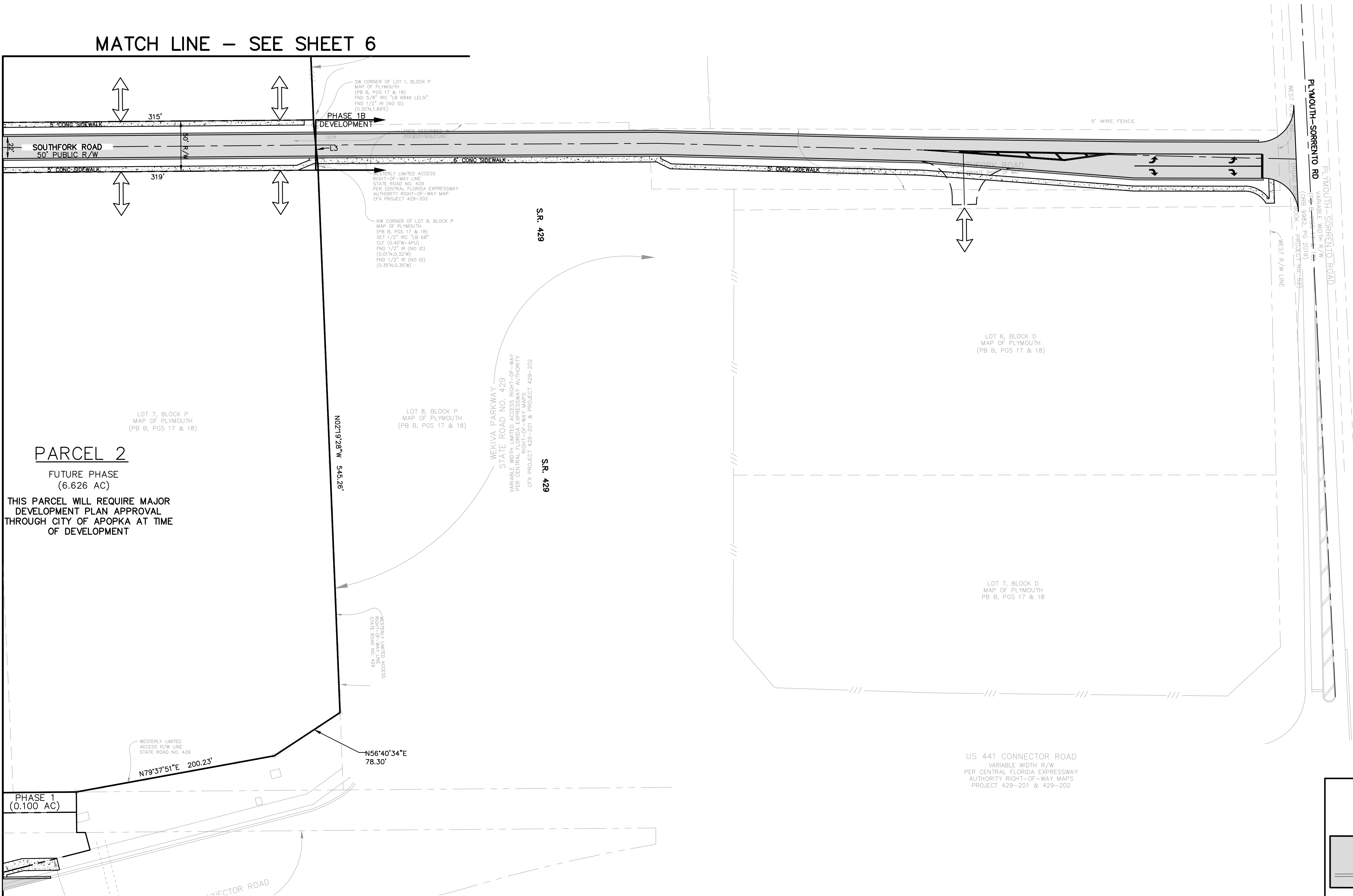


DRAWING	MAJOR DEVELOPMENT PLAN — PHASE 1				NOT FOR CONSTRUCTION			
	FLORIDIAN TOWN CENTER (aka: 429 WEST) CITY OF APOPKA, FLORIDA				DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068			
SHEET	MASTER DEVELOPMENT PLAN				JOHN T. TOWNSEND FLORIDA P.E. No. 52127			
	8 of 24				DATE: _____ NO. _____ REVISIONS _____ CHK. _____			

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MATCH LINE – SEE SHEET 8

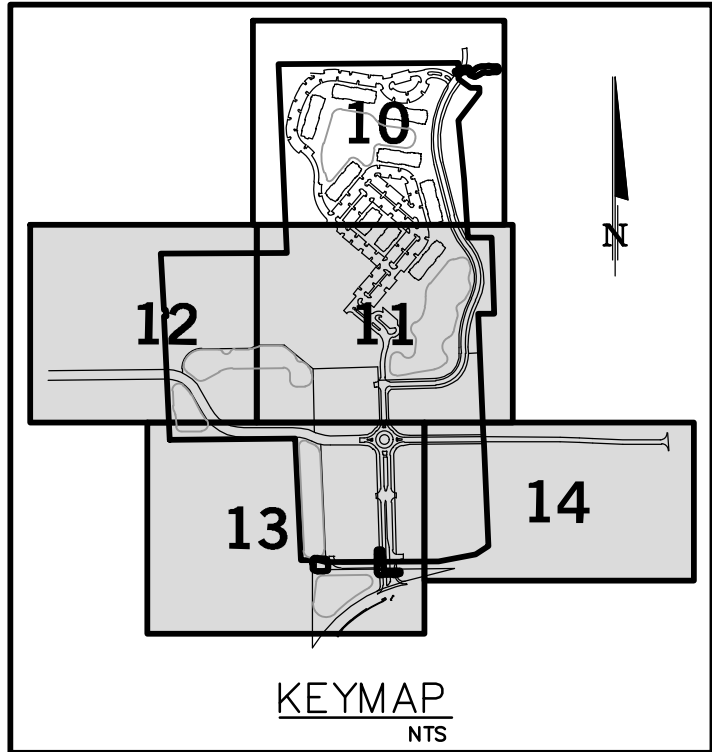
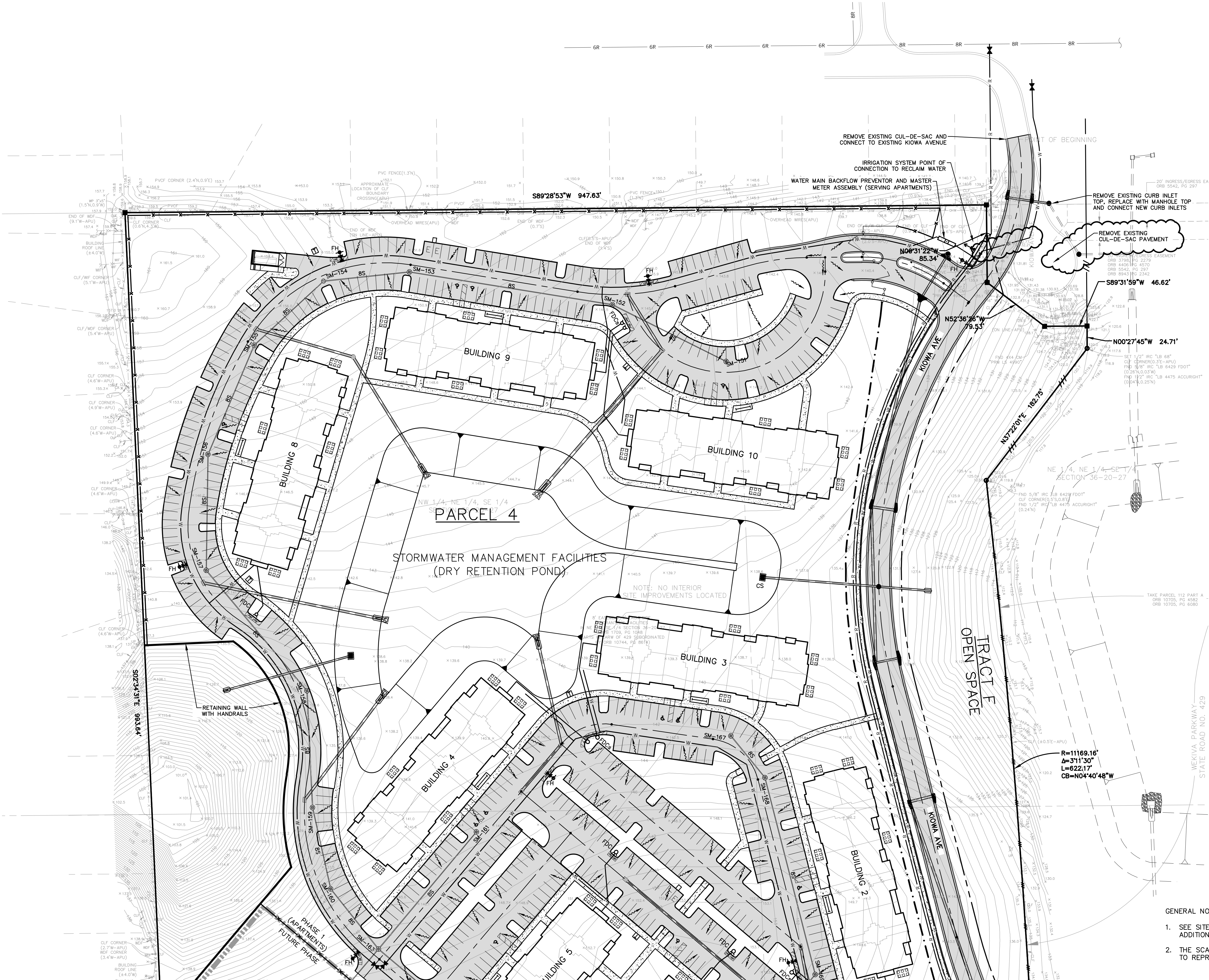
MATCH LINE – SEE SHEET 6



- GENERAL NOTES:
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 - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

DRAWING	MAJOR DEVELOPMENT PLAN – PHASE 1		NOT FOR CONSTRUCTION									
	FLORIDIAN TOWN CENTER (aka: 429 WEST) CITY OF APOPKA, FLORIDA			DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068				JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____				
DESIGNED BY MAB				CHECKED BY JTT	DATE 2/16/21	SCALE 1"=50'	JOB NUMBER 18161					
SHEET 9 OF 24	MASTER DEVELOPMENT PLAN											
			REVISIONS									
		CHK.										

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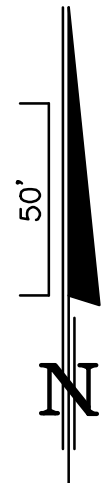
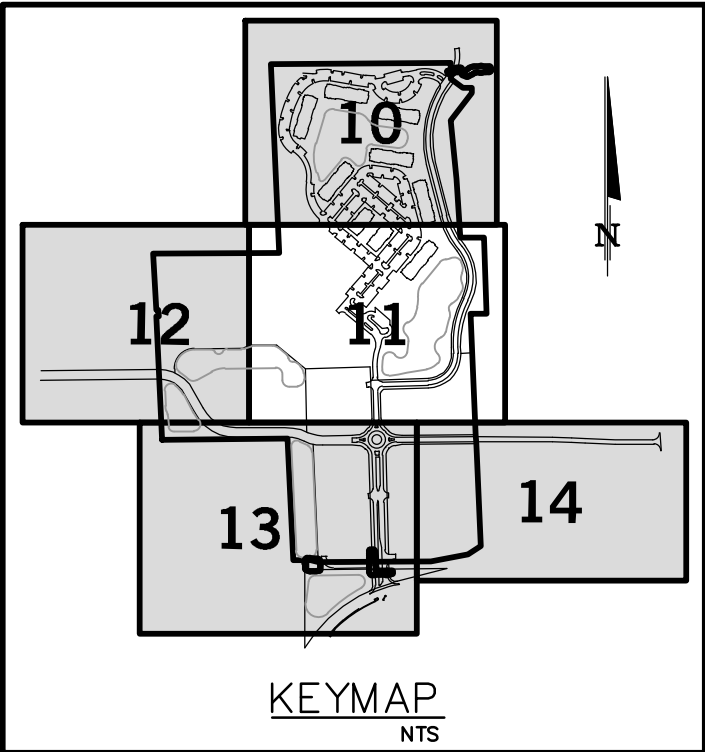
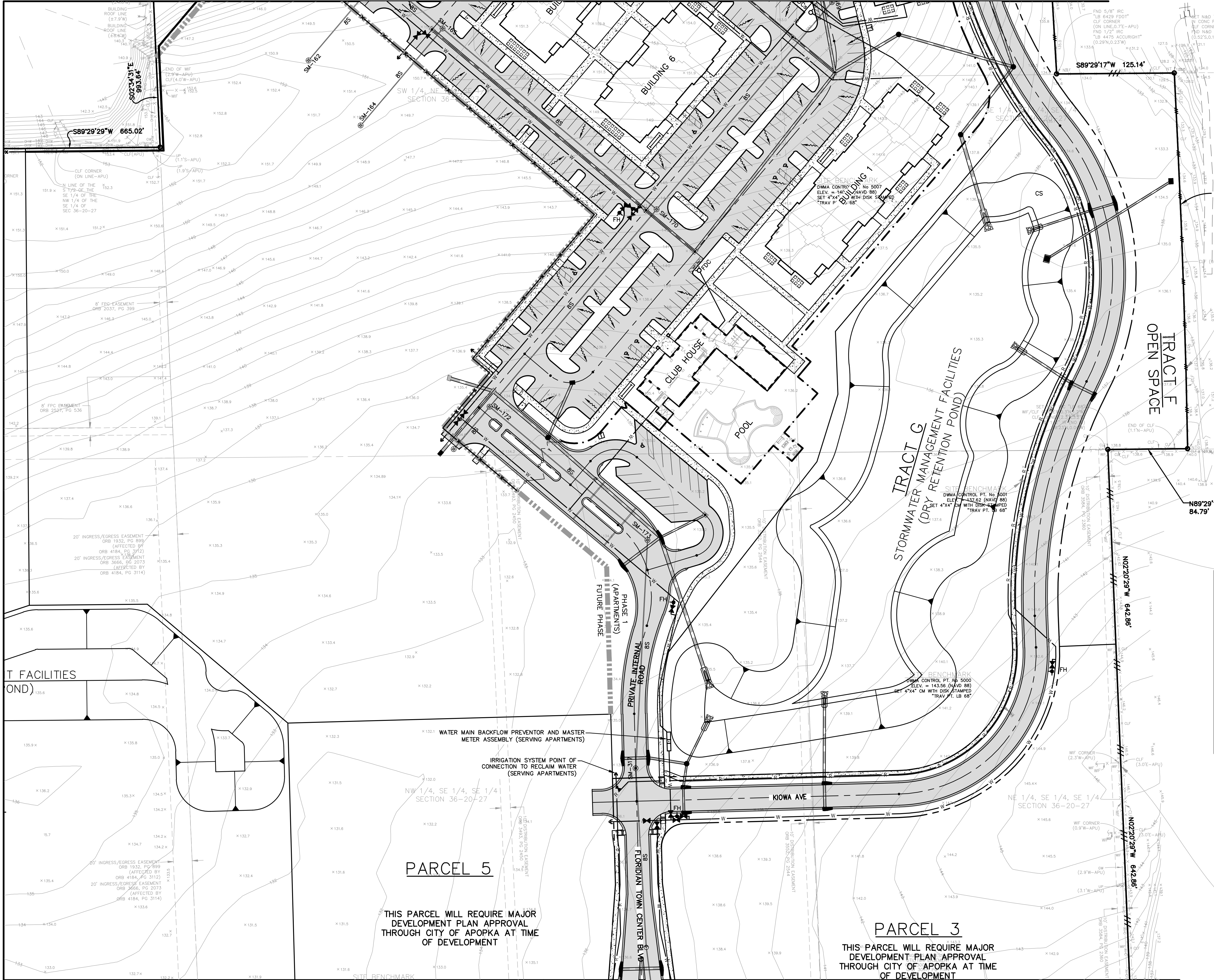
- GENERAL NOTES:
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 - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

MATCH LINE – SEE SHEET 11

DRAWING	MAJOR DEVELOPMENT PLAN – PHASE 1				NOT FOR CONSTRUCTION					
	FLORIDIAN TOWN CENTER (aka: 429 WEST) CITY OF APOPKA, FLORIDA PRELIMINARY PAVING, GRADING, AND UTILITIES PLAN				DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2800 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088					
SHEET 10 of 24	DESIGNED BY MAB	CHECKED BY JTT	DATE 2/16/21	SCALE 1"=50'	JOB NUMBER 18161	JOHN T. TOWNSEND FLORIDA P.E. No. 52127				
						DATE	NO.			
						1	5/10/21	PER DRC COMMENTS DATED 4/26/21	JTT	CHK
								REVISIONS		

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MATCH LINE – SEE SHEET 12



MATCH LINE – SEE SHEET 13

MATCH LINE – SEE SHEET 14

GENERAL NOTES:

- SEE SITE DATA AND GENERAL NOTES, SHEET 2, FOR ADDITIONAL INFORMATION.
- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

DRAWING	MAJOR DEVELOPMENT PLAN – PHASE 1	NOT FOR CONSTRUCTION											
SHEET 11 of 24	FLORIDIAN TOWN CENTER (aka: 429 WEST) CITY OF APOPKA, FLORIDA PRELIMINARY PAVING, GRADING, AND UTILITIES PLAN		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068				JOHN T. TOWNSEND FLORIDA P.E. No. 52127		NO.		DATE		CHK.
			DESIGNED BY MAB		CHECKED BY JTT		SCALE 1"=50'		JOB NUMBER 18161		DATE: 		



NOT FOR CONSTRUCTION



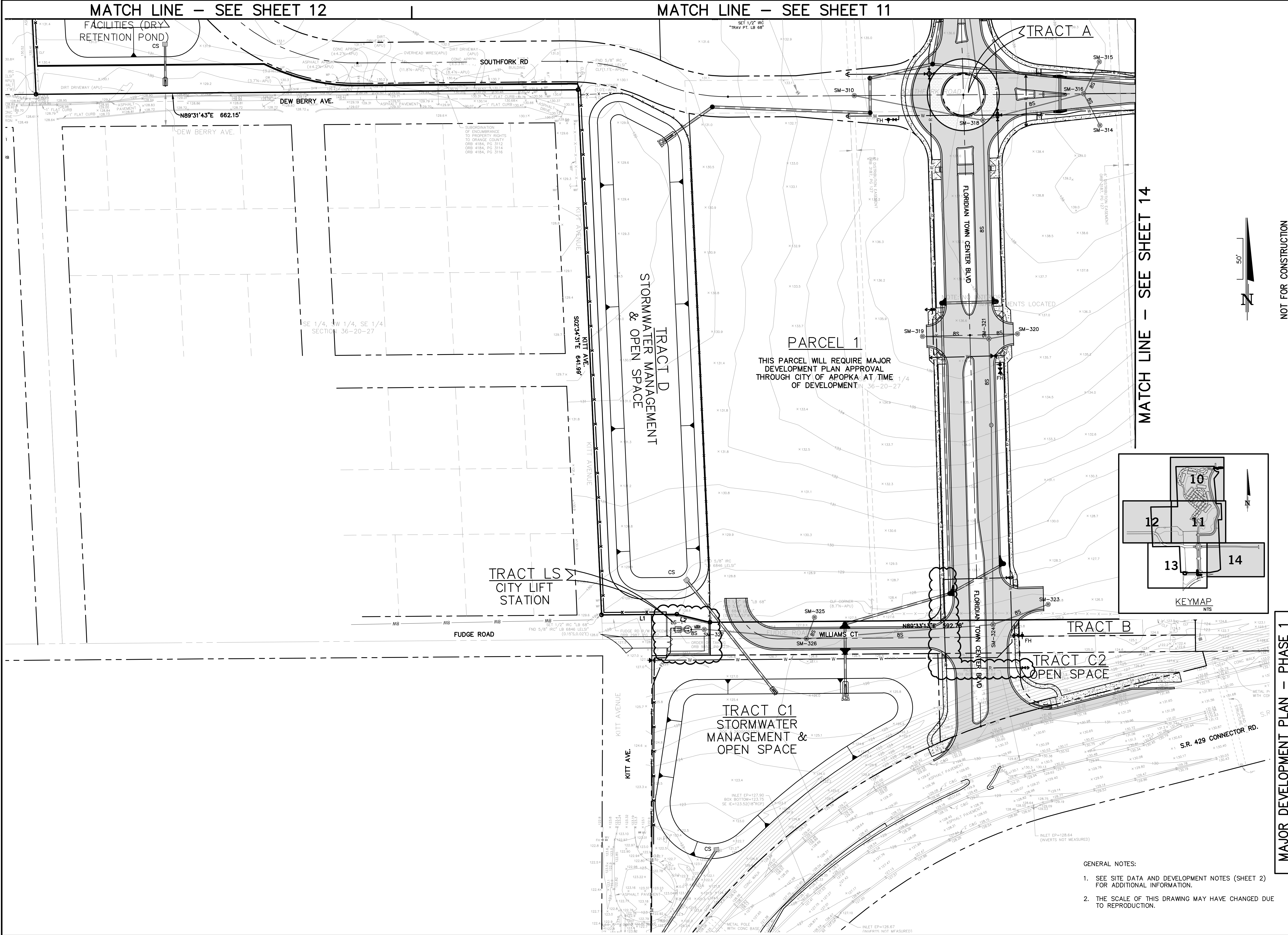
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.544.4068

PRELIMINARY PAVING, GRADING, AND UTILITIES PLAN

SHEET
12 OF 24

[illegible]

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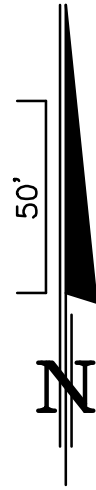
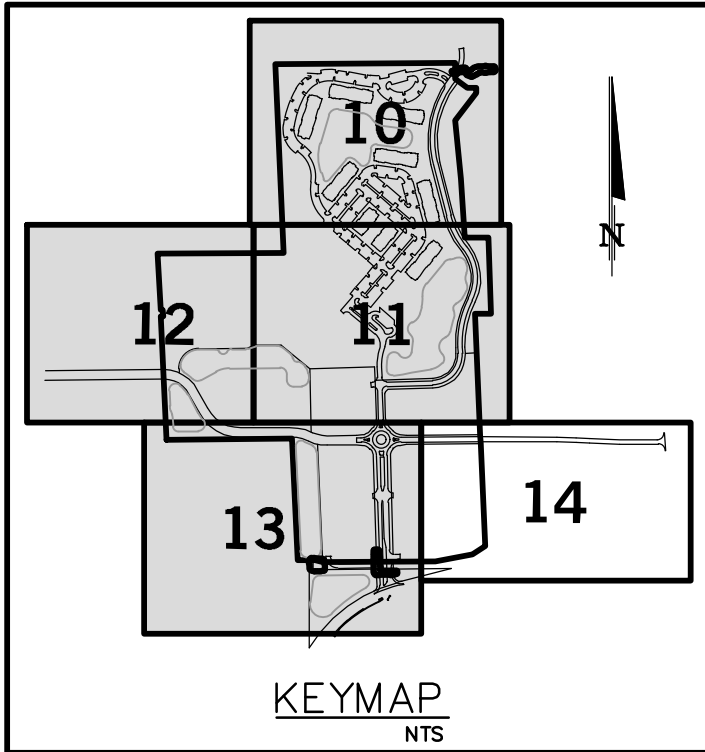
- GENERAL NOTES:
1. SEE SITE DATA AND DEVELOPMENT NOTES (SHEET 2) FOR ADDITIONAL INFORMATION.
 2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

	MAJOR DEVELOPMENT PLAN – PHASE 1										NOT FOR CONSTRUCTION																					
DRAWING	FLORIDIAN TOWN CENTER (aka: 429 WEST) CITY OF APOKA, FLORIDA										 DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088																					
SHEET 13 of 24	PRELIMINARY PAVING, GRADING, AND UTILITIES PLAN										DRAWN BY MAB		DESIGNED BY MAB		CHECKED BY JTT		DATE 2/16/21		SCALE 1"=50'		JOB NUMBER 18161		JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____									
																							1		6/10/21		PER DRC COMMENTS DATED 4/26/21		JTT			
																							NO.		DATE		REVISIONS		CHK			

DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.

MATCH LINE – SEE SHEET 13

MATCH LINE – SEE SHEET 11



- GENERAL NOTES:
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 - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

DRAWING	MAJOR DEVELOPMENT PLAN – PHASE 1										NOT FOR CONSTRUCTION																																																	
	FLORIDIAN TOWN CENTER (aka: 429 WEST) CITY OF APOPKA, FLORIDA PRELIMINARY PAVING, GRADING, AND UTILITIES PLAN										 DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068										JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____																																							
											DRAWN BY MAB CHECKED BY JTT DATE 2/16/21 SCALE 1"=50' JOB NUMBER 18161																																																	
SHEET																																																												
14 of 24																																																												



1. SEE SITE DATA AND DEVELOPMENT NOTES (SHEET 2) FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

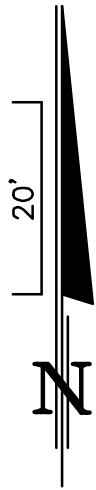
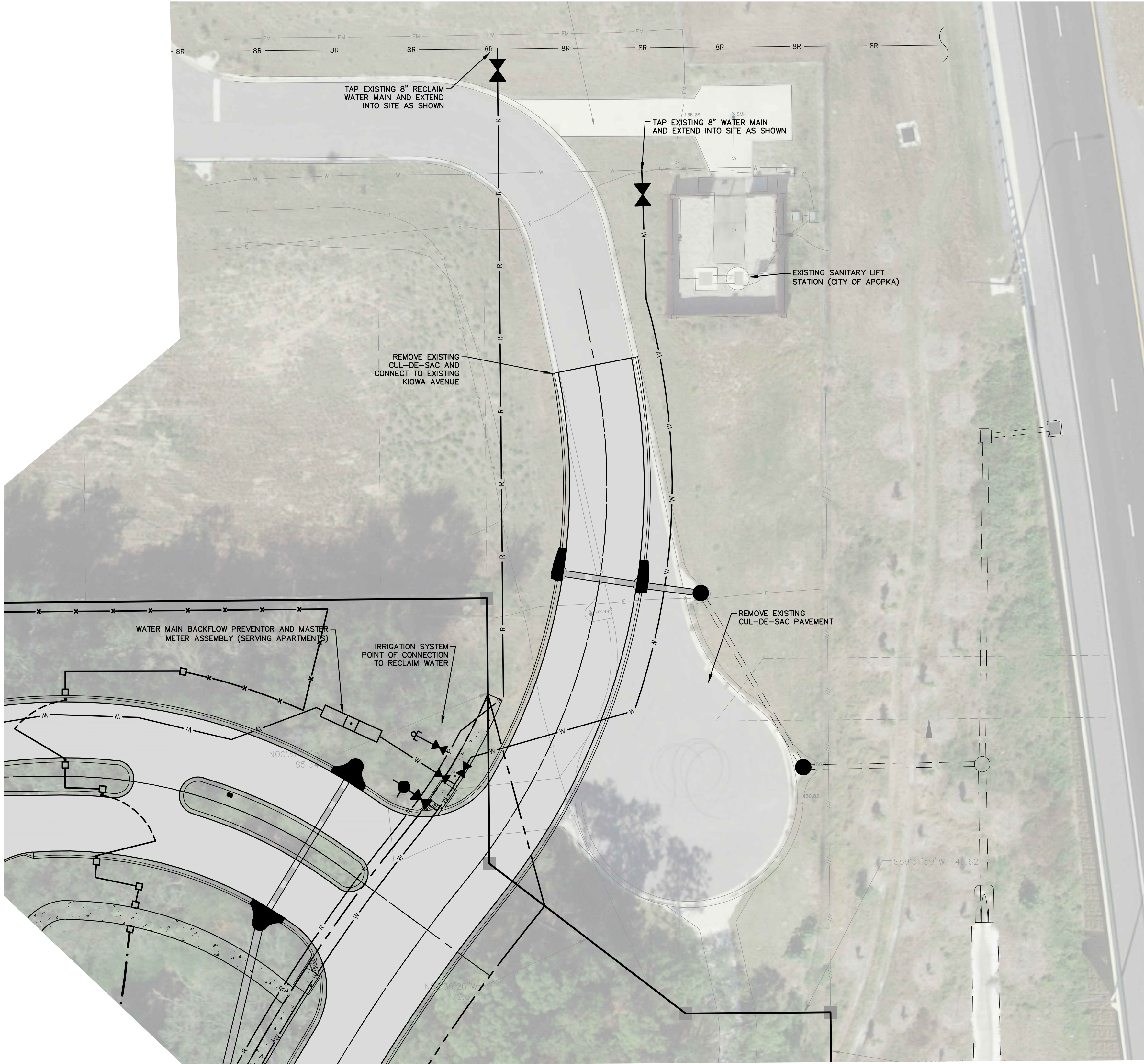
MAJOR DEVELOPMENT PLAN – PHASE 1

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

TYPICAL SECTIONS

SHEET
15 OF 24

16



- GENERAL NOTES:
1. SEE SITE DATA AND GENERAL NOTES, SHEET 2, FOR ADDITIONAL INFORMATION.
 2. THESE PLANS ARE PRELIMINARY, NOT FOR CONSTRUCTION.
 3. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

DRAWING	MAJOR DEVELOPMENT PLAN – PHASE 1		NOT FOR CONSTRUCTION			
	FLORIDIAN TOWN CENTER (aka: 429 WEST) CITY OF APOPKA, FLORIDA		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088			
SHEET	OFFSITE IMPROVEMENTS		JOHN T. TOWNSEND FLORIDA P.E. No. 52127		DATE: _____	
	16 of 24		JOB NUMBER 18161		NO. _____	
		DESIGNED BY MAB	CHECKED BY JTT	DATE 2/16/21	SCALE 1"=30'	REVISIONS
						CHK.



- ## MAJOR DEVELOPMENT PLAN – PHASE 1



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

NOT FOR CONSTRUCTION

JOB NUMBER
19161

SCALE
1" = 30'

DATE 2/16/21

IT
CHECKED BY

DESIGNED BY
MAD

DRAWN BY
MAD

CONTENTS

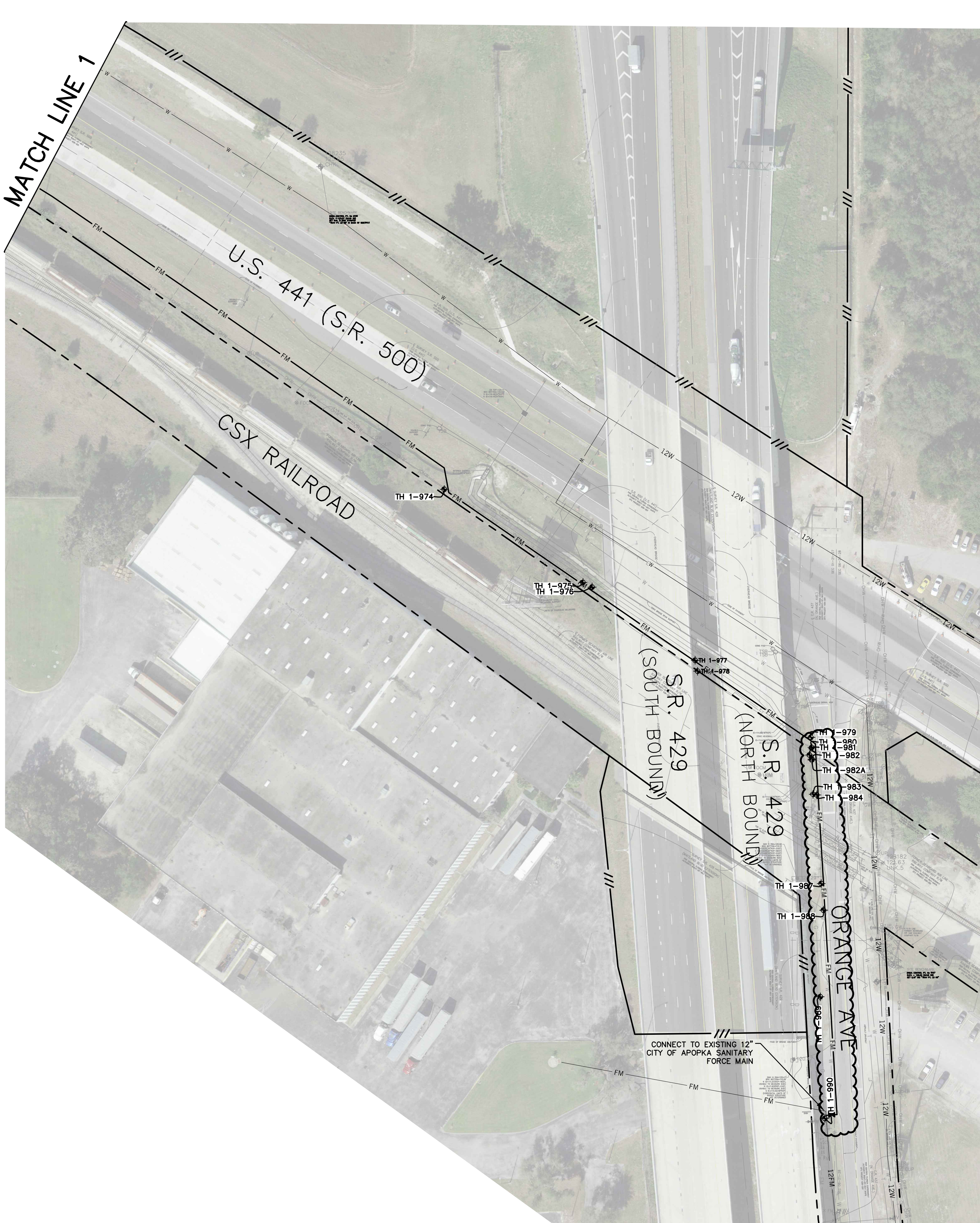
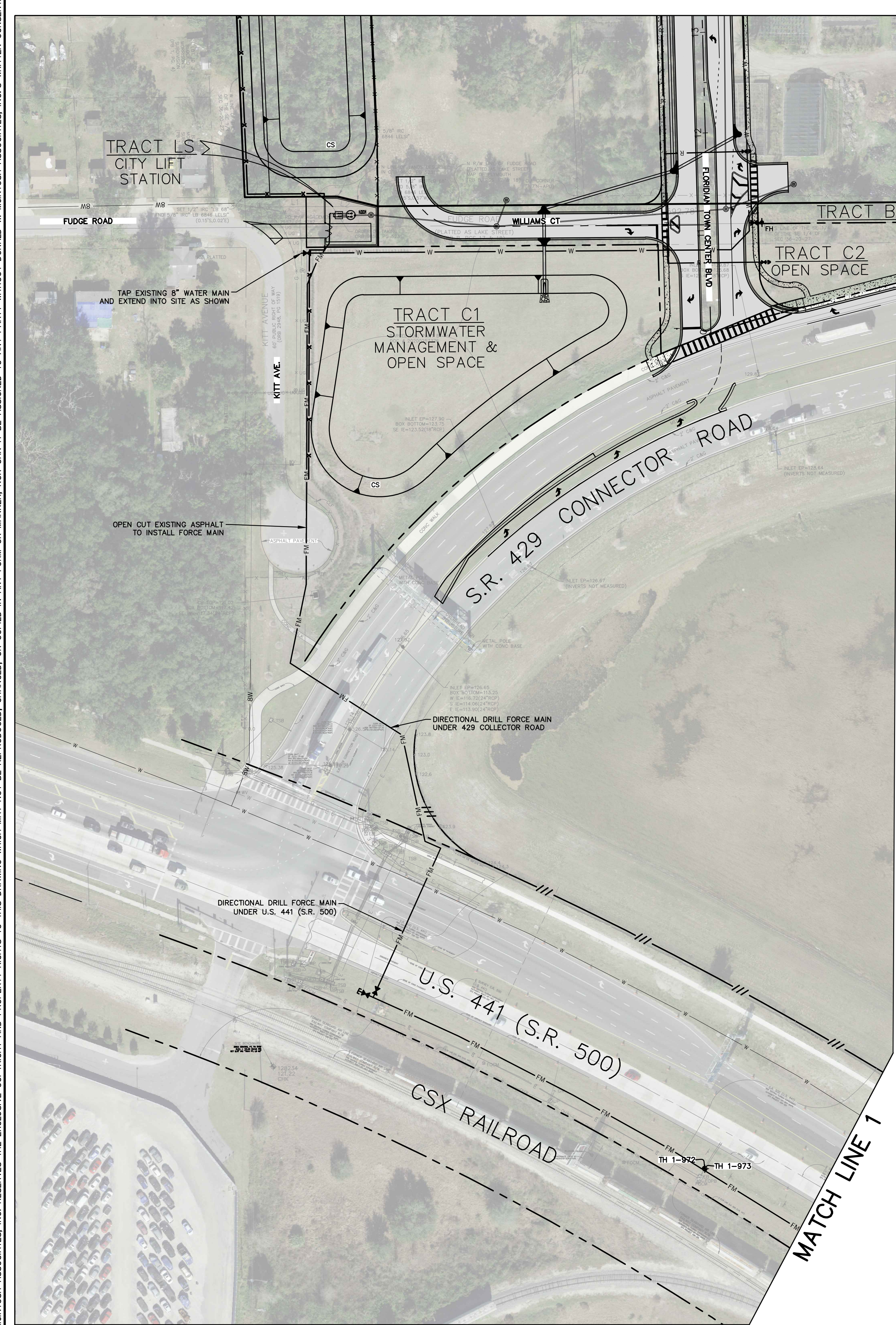
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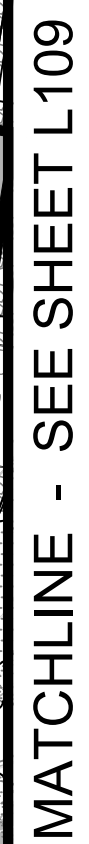


- GENERAL NOTES:
- SEE SITE DATA AND DEVELOPMENT NOTES (SHEET 2) FOR ADDITIONAL INFORMATION.
 - THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

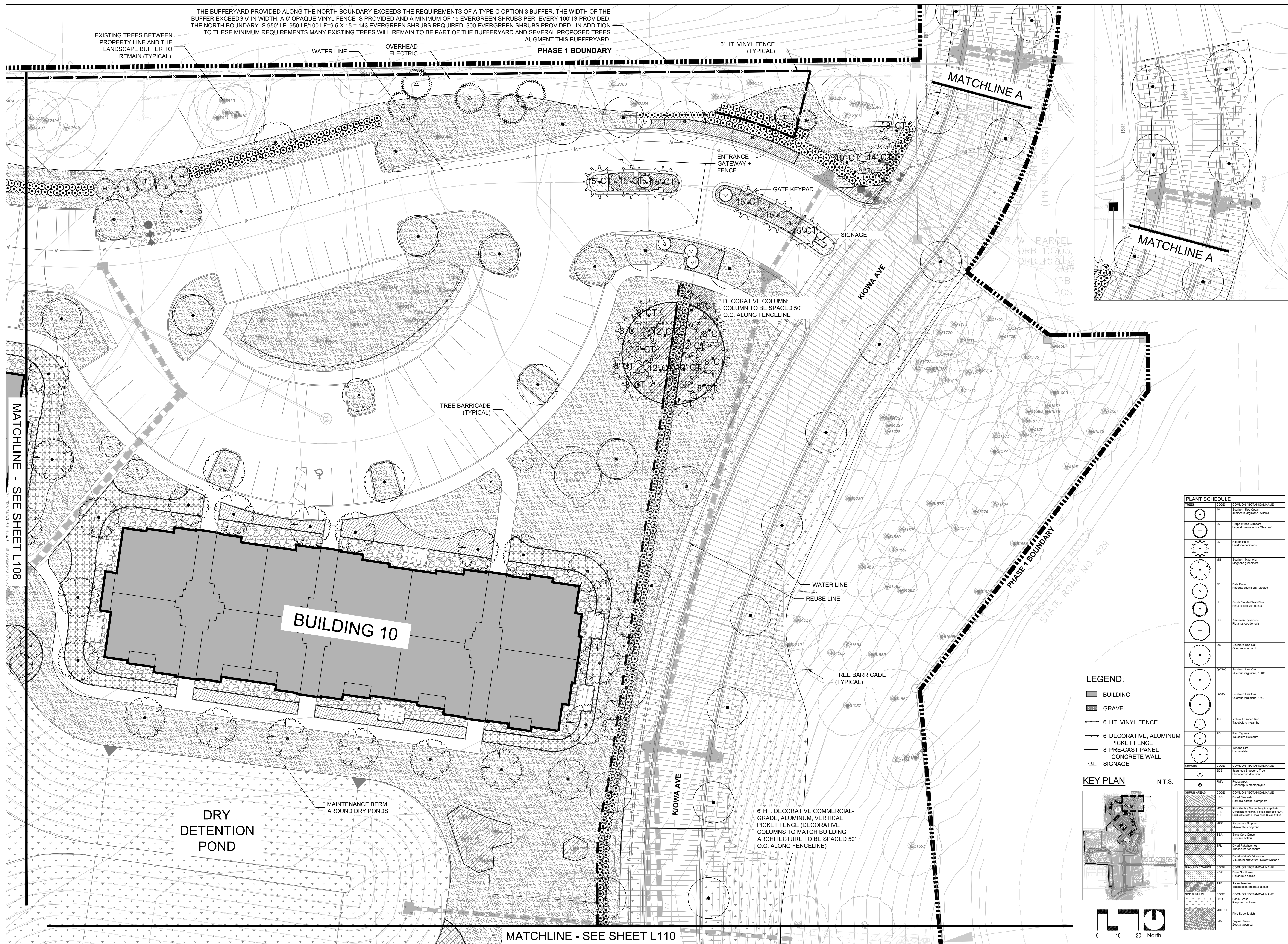
DRAWING	MAJOR DEVELOPMENT PLAN - PHASE 1		NOT FOR CONSTRUCTION	
	FLORIDIAN TOWN CENTER (aka: 429 WEST) CITY OF APOPKA, FLORIDA		DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4088	
SHEET	OFFSITE UTILITIES		JOHN T. TOWNSEND FLORIDA P.E. No. 52127 DATE: _____	
	18 of 24		JOB NUMBER 18161	
		DESIGNED BY MAB	CHECKED BY JTT	DATE 2/16/21
			SCALE 1"=50'	
				PER DRC COMMENTS DATED 4/26/21
				NO. DATE REVISIONS
				1 5/10/21
				JTT
				CHK

PLANT SCHEDULE		
TREES	CODE	COMMON / BOTANICAL NAME
	JV	Japanese Red Cedar <i>Juniperus virginiana 'Scoloi'</i>
	LN	Grape Myrtle Standard <i>Lagerstromia indica 'Natchez'</i>
	LD	Robon Palm <i>Livistona decapens</i>
	MS	Southern Magnolia <i>Magnolia grandiflora</i>
	PD	Date Palm <i>Phoenix dactylifera 'Medjool'</i>
	PE	South Florida Shale Pine Pinus elliotii var. densa
	PO	American Sycamore <i>Sycamore occidentalis</i>
	QS	Shrummer Red Oak <i>Quercus shumardii</i>
	QV100	Southern Live Oak <i>Quercus virginiana, 100G</i>
	QV65	Southern Live Oak <i>Quercus virginiana, 45G</i>
	TC	Yale Trumpet Tree <i>Tubaeosa chrysantha</i>
	TD	Bald Cypress <i>Taxodium distichum</i>
	UA	Winged Elm <i>Ulmus alatus</i>
SHRUBS		COMMON / BOTANICAL NAME
	EDS	Japanese Blueberry Tree <i>Enicocorymbium decapens</i>
	PSA	Podocarpus <i>Podocarpus macrocarpa</i>
	HC	Hameli plant <i>Hamelia patens 'Compacta'</i>
MCA		COMMON / BOTANICAL NAME
	MC1	Pink Mandy / Muehlenbergia capillaris
	MC2	Common Anemone / Forest Tolerant (40%) <i>Rubus odoratus (30%)</i>
	MC3	Slimy or Slender / Slender (40%)
	MC4	Sand Cord Grass <i>Spartina alterniflora</i>
	MC5	Deep Water / Water (40%)
	MC6	Deep Water / Water (40%)
	MC7	Deep Water / Water (40%)
	MC8	Deep Water / Water (40%)
	MC9	Deep Water / Water (40%)
	MC10	Deep Water / Water (40%)
	MC11	Deep Water / Water (40%)
	MC12	Deep Water / Water (40%)
	MC13	Deep Water / Water (40%)
	MC14	Deep Water / Water (40%)
	MC15	Deep Water / Water (40%)
	MC16	Deep Water / Water (40%)
	MC17	Deep Water / Water (40%)
	MC18	Deep Water / Water (40%)
	MC19	Deep Water / Water (40%)
	MC20	Deep Water / Water (40%)
	MC21	Deep Water / Water (40%)
	MC22	Deep Water / Water (40%)
	MC23	Deep Water / Water (40%)
	MC24	Deep Water / Water (40%)
	MC25	Deep Water / Water (40%)
	MC26	Deep Water / Water (40%)
	MC27	Deep Water / Water (40%)
	MC28	Deep Water / Water (40%)
	MC29	Deep Water / Water (40%)
	MC30	Deep Water / Water (40%)
	MC31	Deep Water / Water (40%)
	MC32	Deep Water / Water (40%)
	MC33	Deep Water / Water (40%)
	MC34	Deep Water / Water (40%)
	MC35	Deep Water / Water (40%)
	MC36	Deep Water / Water (40%)
	MC37	Deep Water / Water (40%)
	MC38	Deep Water / Water (40%)
	MC39	Deep Water / Water (40%)
	MC40	Deep Water / Water (40%)
	MC41	Deep Water / Water (40%)
	MC42	Deep Water / Water (40%)
	MC43	Deep Water / Water (40%)
	MC44	Deep Water / Water (40%)
	MC45	Deep Water / Water (40%)
	MC46	Deep Water / Water (40%)
	MC47	Deep Water / Water (40%)
	MC48	Deep Water / Water (40%)
	MC49	Deep Water / Water (40%)
	MC50	Deep Water / Water (40%)
	MC51	Deep Water / Water (40%)
	MC52	Deep Water / Water (40%)
	MC53	Deep Water / Water (40%)
	MC54	Deep Water / Water (40%)
	MC55	Deep Water / Water (40%)
	MC56	Deep Water / Water (40%)
	MC57	Deep Water / Water (40%)
	MC58	Deep Water / Water (40%)
	MC59	Deep Water / Water (40%)
	MC60	Deep Water / Water (40%)
	MC61	Deep Water / Water (40%)
	MC62	Deep Water / Water (40%)

THE BUFFERYARD PROVIDED
ALONG THE WEST
BOUNDARY EXCEEDS THE
REQUIREMENTS OF A TYPE
C OPTION 3 BUFFER. THE
WIDTH OF THE BUFFER
EXCEEDS 5' IN WIDTH & 6'
OPAQUE VINYL FENCE IS
PROVIDED AND A MINIMUM
OF 15 EVERGREEN SHRUBS
PER EVERY 100' IS
PROVIDED. THE WEST
BOUNDARY IS 915' LF. 915
LF @ 9.15 IS 15
EVERGREEN SHRUBS
REQUIRED; 236 EVERGREEN
SHRUBS PROVIDED. IN
ADDITION TO THESE
MINIMUM REQUIREMENTS
MANY EXISTING TREES WILL
REMAIN TO BE REQUIRED.
BUFFERYARD AND SEVERAL
PROPOSED TREES
AUGMENT THIS
BUFFERYARD.



168



PLANT SCHEDULE		
TREES	CODE	COMMON / BOTANICAL NAME
	JV	Swollen Root Cedar <i>Juniperus virginiana</i> 'Silloa'
	LN	Crape Myrtle Standard <i>Lagerstromia indica</i> 'Natchez'
	LD	Ribbon Palm <i>Livistona decapens</i>
	MS	Southern Magnolia <i>Magnolia grandiflora</i>
	PD	Date Palm <i>Phoenix dactylifera</i> 'Medjool'
	PE	South Florida Slash Pine <i>Pinus elliottii</i> var. <i>densa</i>
	PO	American Sycamore <i>Platanus occidentalis</i>
	QS	Quarant Red Oak <i>Quercus shumardii</i>
	QV100	Southern Live Oak <i>Quercus virginiana</i> , 100G
	QV65	Southern Live Oak <i>Quercus virginiana</i> , 65G
	TC	Yellow Trumpet Tree <i>Tubaeum chinensis</i>
	TD	Ball Cypress <i>Taxodium distichum</i>
	UA	Winged Elm <i>Ulmus alatus</i>
SHRUBS	CODE	COMMON / BOTANICAL NAME
	EDB	Japanese Blueberry Tree <i>Eleagnus japonica</i> 'decipens'
	PSMA	Podocarpus <i>Podocarpus macrophyllum</i>
SHRUB AREAS	CODE	COMMON / BOTANICAL NAME
	JPC	Jewell Palm <i>Hamelia patens</i> 'Compacta'
	MCA	Pink Mahoe / Mulberrylegue capelin <i>Copaiba latifolia</i> 'Florida Teakwood' (40%)
	RSR	Redbay <i>Rubus odoratus</i> 'Scented Sweet' (40%)
	GR	Impatiens x Stoppel <i>Impatiens</i> 'Stoppel'
	UA	Sand Cord Grass <i>Scirpus balticus</i>
	TFI	Red T. Aulacostoma <i>Taxodium distichum</i>
	VOD	Water Walnut x Yucca <i>Yucca filamentosa</i> 'Yucca Water'
GROUND COVERS	CODE	COMMON / BOTANICAL NAME
	HOE	Heart Sorrel <i>Hebena cordata</i>
	TAS	Heart Sorrel <i>Trachypogon distichum</i>
SEO & MULCH	CODE	COMMON / BOTANICAL NAME
	PNL	Parrot Palm <i>Parrot palm</i>
	MA	Pine Straw Mulch
	JA	Royal Grass <i>Zoysia japonica</i>

DRAWING L109 SHEET 10 OF 43	DEVELOPMENT PLANS	 619 E. SOUTH STREET SUITE 700 ORLANDO, FL 32801 407 423-5586 A GCM CONSULTANTS, INC. SERVICE GROUP CERTIFICATE OF AUTHORIZATION: ES0001	DESIGNED BY _____ ID# _____	CHECKED BY _____ AGW _____	DATE 10/23/2020	SCALE 1" = 20'	JOB NUMBER A180675.02	ANNE G. WEST P.L.A. No. 8667082 DATE: _____	1 NO. DATE	PER DRC COMMENTS DATED 4/26/21 REVISIONS	CHK.
	FLORIDIAN TOWN CENTER (aka: 429 WEST) CITY OF APOPKA, FLORIDA LANDSCAPE PLAN										

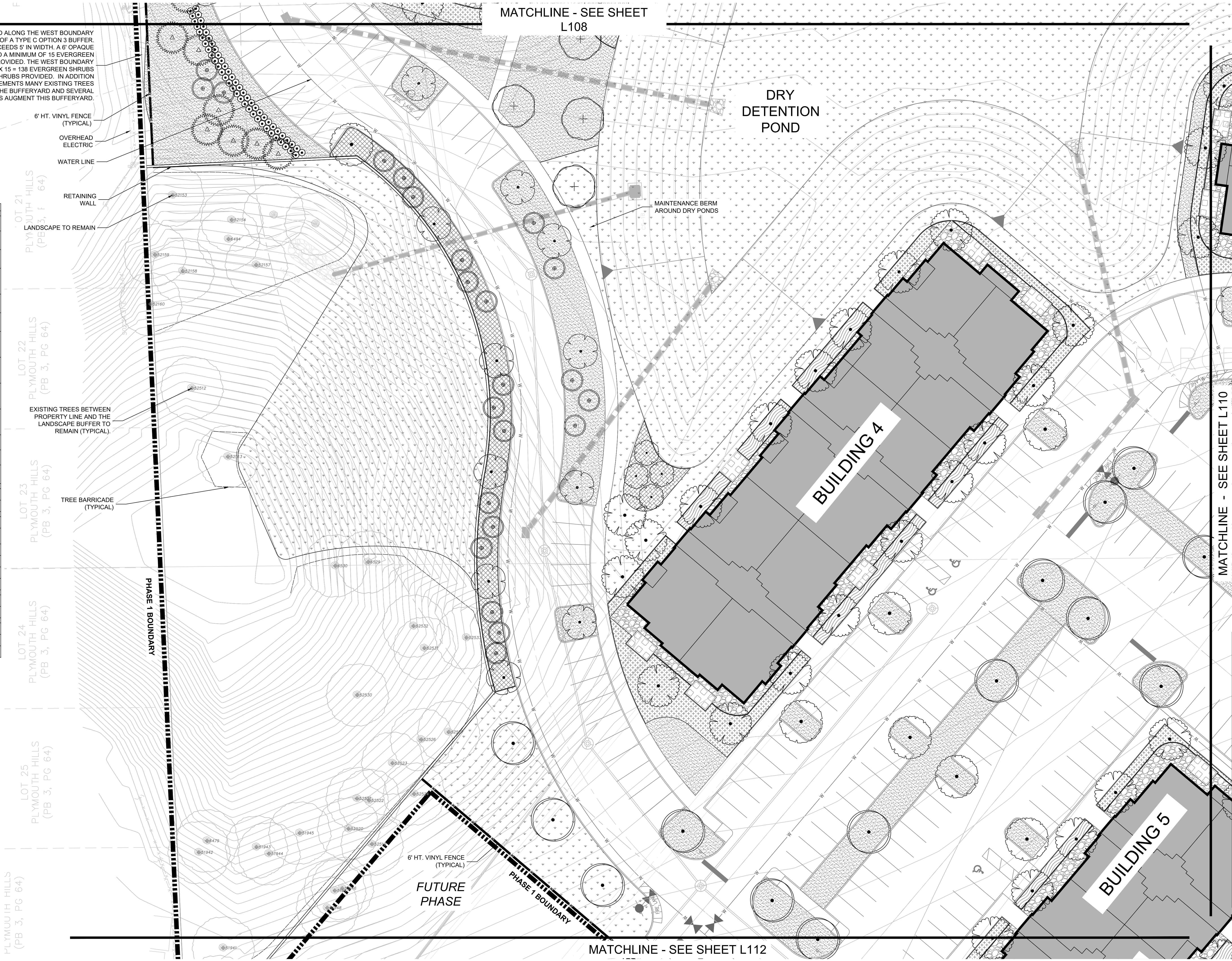
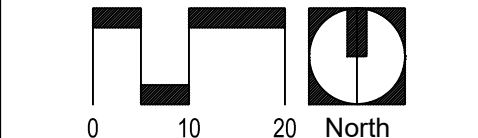
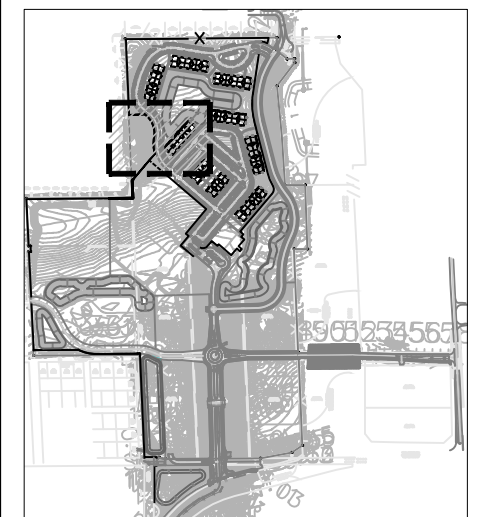
THE BUFFERYARD PROVIDED ALONG THE WEST BOUNDARY EXCEEDS THE REQUIREMENTS OF A TYPE C OPTION 3 BUFFER. THE WIDTH OF THE BUFFER EXCEEDS 5' IN WIDTH. A 6' OPAQUE VINYL FENCE IS PROVIDED AND A MINIMUM OF 15 EVERGREEN SHRUBS PER EVERY 100' IS PROVIDED. THE WEST BOUNDARY IS 915' L.F. 915 L.F. / 15 X 15 = 138 EVERGREEN SHRUBS REQUIRED. 236 EVERGREEN SHRUBS PROVIDED. IN ADDITION TO THESE MINIMUM REQUIREMENTS MANY EXISTING TREES WILL REMAIN TO BE PART OF THE BUFFERYARD AND SEVERAL PROPOSED TREES AUGMENT THIS BUFFERYARD.

PLANT SCHEDULE		
TREES	CODE	COMMON / BOTANICAL NAME
+	JV	Southern Red Cedar <i>Juniperus virginiana 'Skyscraper'</i>
+	LN	Cape Myrtle Standard <i>Laguncularia indica 'Nectar'</i>
+	LD	Ribbon Palm <i>Livistona decaplex</i>
+	MS	Southern Magnolia <i>Magnolia grandiflora</i>
+	PD	Dani Palm <i>Phoenix cyclopica 'Medior'</i>
+	PE	South Florida Slash Pine <i>Pinus elliotii var. densa</i>
+	PO	American Sycamore <i>Platanus occidentalis</i>
+	QB	Shumard Red Oak <i>Quercus shumardi</i>
+	QV100	Southern Live Oak <i>Quercus virginiana</i> , 100'
+	QV45	Southern Live Oak <i>Quercus virginiana</i> , 45'
+	TC	Yellow Trumpet Tree <i>Lobelia chinensis</i>
+	TD	Bald Cypress <i>Taxodium distichum</i>
+	UA	Winged Elm <i>Ulmus alatus</i>
SHRUBS	CODE	COMMON / BOTANICAL NAME
+	IDE	Japanese Barberry Tree <i>Elaeagnus decora</i>
+	PMA	Podocarpus <i>Podocarpus macrophylla</i>
SHRUB BARRICADES	CODE	COMMON / BOTANICAL NAME
+	HPC	Deer Fescue <i>Hemlock patens 'Compacta'</i>
+	MCA	Pink Mandy Maltreatment <i>Conocarpus bonariensis 'Florida Pink'</i> (80%)
+	CTL	Florida Pink Maltreatment <i>Conocarpus bonariensis 'Florida Pink'</i> (20%)
+	RTR	Impatiens 'Nagasaki' <i>Myrsine laevis</i>
+	MFR	Sand Cord Grass <i>Spartina patens</i>
+	SBA	Deer Fescue <i>Hemlock patens 'Compacta'</i>
+	VOD	Deer Fescue <i>Hemlock patens 'Compacta'</i>
SHRUB COVER	CODE	COMMON / BOTANICAL NAME
+	HDE	Dune Sunflower <i>Helianthus scaberrimus</i>
+	TAS	Asian Jasmine <i>Trochodendron araliifolium</i>
ROCK & MULCH	CODE	COMMON / BOTANICAL NAME
+	PMO	Pine Straw Mulch
+	ZJA	Zoya Grass <i>Zoysia japonica</i>

LEGEND:

- BUILDING
- GRAVEL
- 6' HT. VINYL FENCE
- 6' DECORATIVE, ALUMINUM PICKET FENCE
- 8' PRE-CAST PANEL CONCRETE WALL
- SIGNAGE

KEY PLAN N.T.S.



DEVELOPMENT PLANS

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

DRAWING
L111

LANDSCAPE PLAN

SHEET
12 OF 43

SHEET

COMMUNITY SOLUTIONS GROUP

618 E. SOUTH STREET
SUITE 700
APOPKA, FL 32001
407.423.4398

ANNE G. WEST
P.L.A. No. 6667082
DATE: _____

DESIGNED BY

CHK.

1

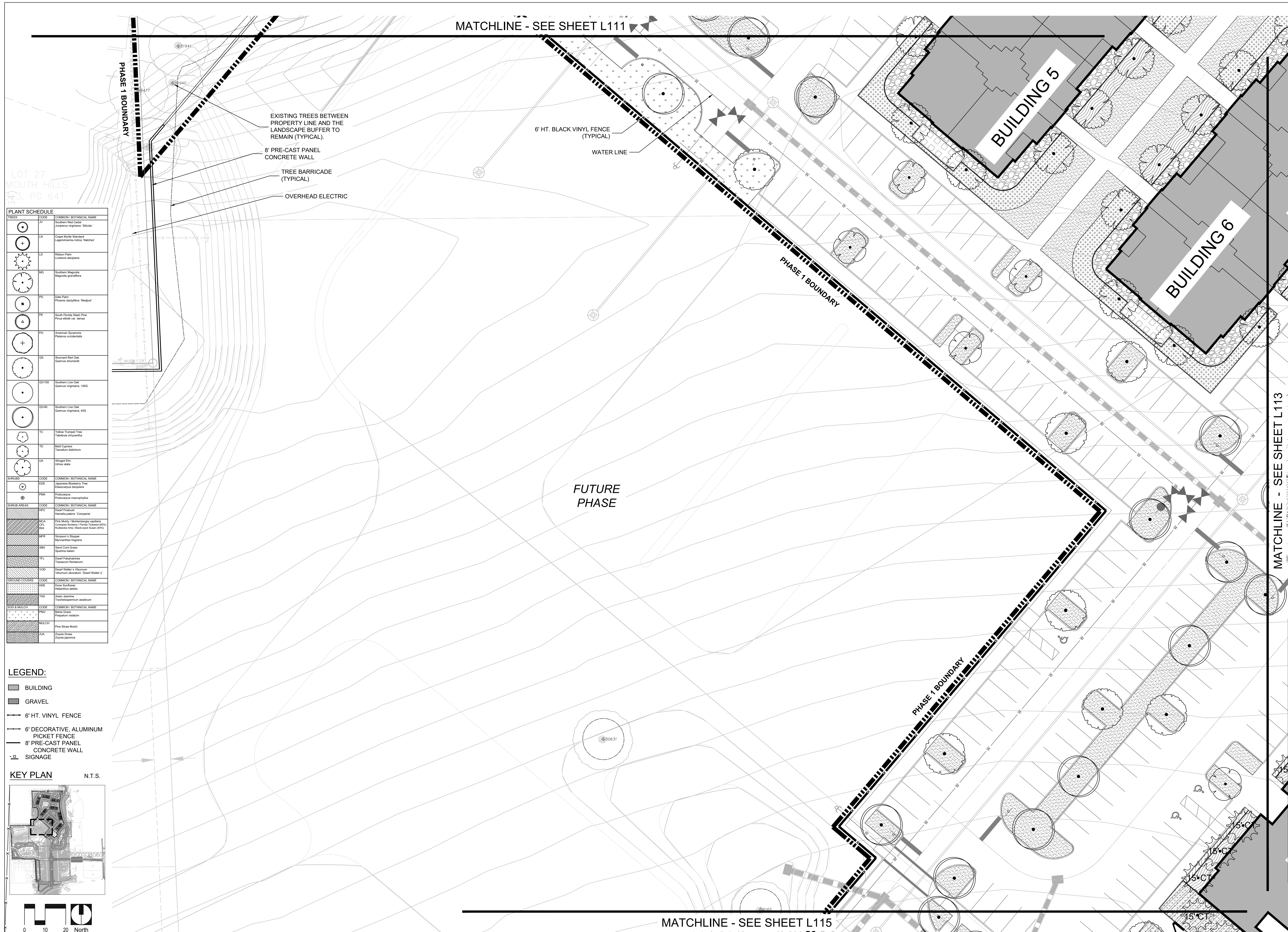
6/10/2021

PER DRC COMMENTS DATED 7/26/21

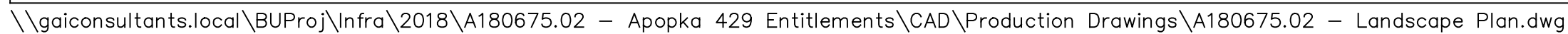
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DATE

REVISIONS



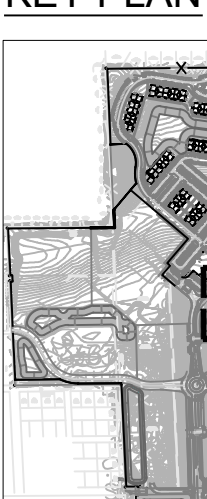
DRAWING	DEVELOPMENT PLANS					
L112	FLORIDIAN TOWN CENTER (aka: 429 WEST) CITY OF APOPKA, FLORIDA					
SHEET	LANDSCAPE PLAN					
3 OF 43						



LEGEND:

	BUILDING
	GRAVEL
	6" HT. VINYL FENCE
	6" DECORATIVE, ALUMINUM PICKET FENCE
	8" PRE-CAST PANEL CONCRETE WALL
	SIGNAGE

KEY PLAN N.T.S.

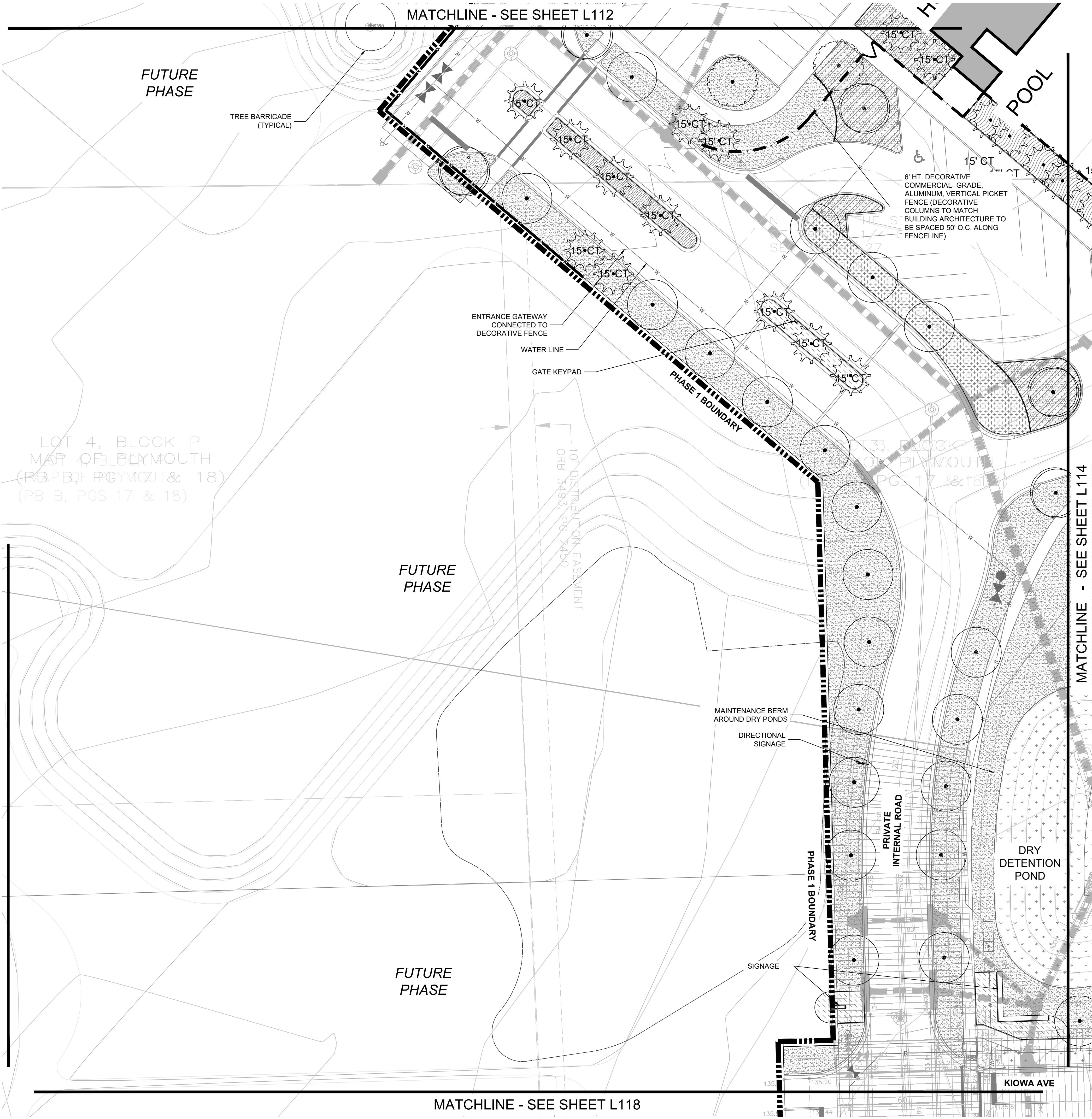
174

PLANT SCHEDULE		
TREES	CODE	COMMON / BOTANICAL NAME
	JV	Southern Red Cedar Juniperus virginiana 'Stela'
	LN	Crape Myrtle Standard Lagerthornia indica 'Natchez'
	LD	Ribbon Palm Livistona decurva
	MS	Southern Magnolia Magnolia grandiflora
	PD	Dani Palm Phoenix dactyloides 'Medjool'
	PE	South Florida Slash Pine Pinus elliotii var. densa
	PO	American Sycamore Platanus occidentalis
	QS	Shumard Red Oak Quercus shumardi
	QV100	Southern Live Oak Quercus virginiana, 100'
	QV45	Southern Live Oak Quercus virginiana, 45'
	TC	Yellow Trumpet Tree Tabebuia chrysantha
	TD	Bald Cypress Taxodium distichum
	UA	Winged Elm Ulmus alata
SHRUBS	CODE	COMMON / BOTANICAL NAME
	EDJ	Japanese Blueberry Tree Elaeagnus decora
	PMA	Podocarpus Podocarpus macrophyllum
SHRUB AREAS	CODE	COMMON / BOTANICAL NAME
	HPC	Dwarf Ficus Ficus patens 'Compacta'
	MCA	Pink Mink / Multicoreopsis ciliolata Conocarpus forsteri / Florida Yucca (80%)
	CTL	Florida Yucca (80%)
	RTR	Rustle Palm / Black-eyed Susan (40%)
	MFR	Impatiens / Stinger Myrsine laetifolia
	SBA	Sand Cord Grass Spartina patens
	TFL	Dwarf Ficus Ficus patens 'Compacta'
	VOD	Dwarf Water / Viburnum Viburnum ciliatum 'Dwarf Water'
GROUND COVER	CODE	COMMON / BOTANICAL NAME
	HDE	Dune Sunflower Helianthus scaberrimus
	TAS	Asian Jasmine Trachelospermum asiaticum
ROCK & MULCH	CODE	COMMON / BOTANICAL NAME
	PMO	Pine Grass Paspalum notatum
	MULCH	Pine Straw Mulch
	ZJA	Zoya Grass Zoysia japonica

LEGEND:

- BUILDING
- GRAVEL
- 6' HT. VINYL FENCE
- 6' DECORATIVE, ALUMINUM PICKET FENCE
- 8' PRE-CAST PANEL CONCRETE WALL
- SIGNAGE

KEY PLAN N.T.S.



618 E. SOUTH STREET
SUITE 700
APOPKA, FL 32601
407.423.4398

COMMUNITY SOLUTIONS GROUP

DESIGNED BY
IDM

CHECKED BY
AGW

DATE
10/23/2020

SCALE
1" = 20'

JOB NUMBER
A180675.02

ANNE G. WEST
P.L.A. No. 6667082
DATE

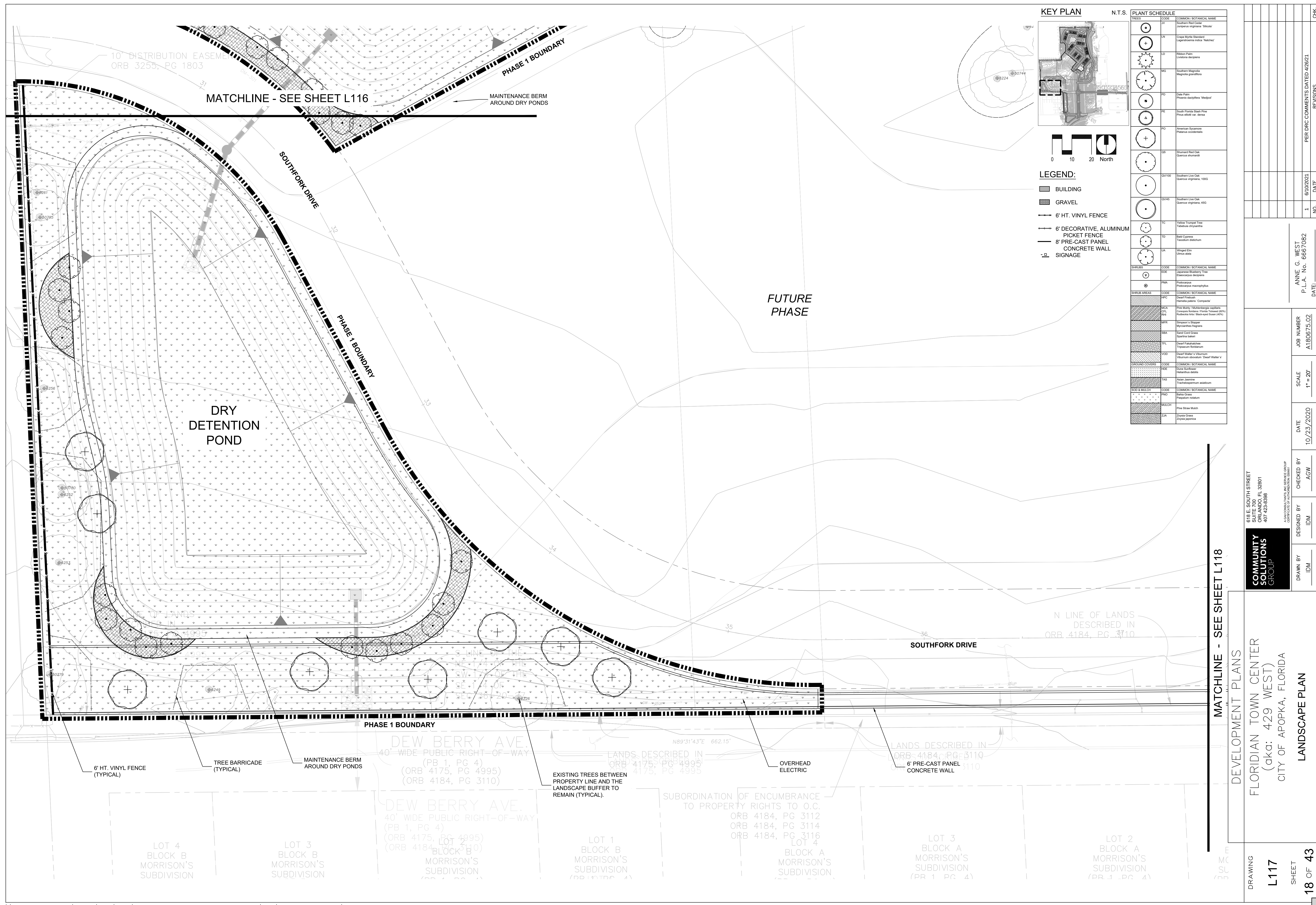
DEVELOPMENT PLANS
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

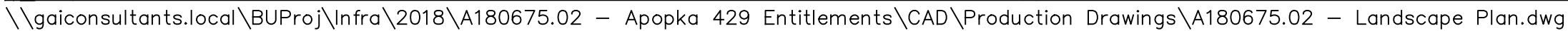
LANDSCAPE PLAN

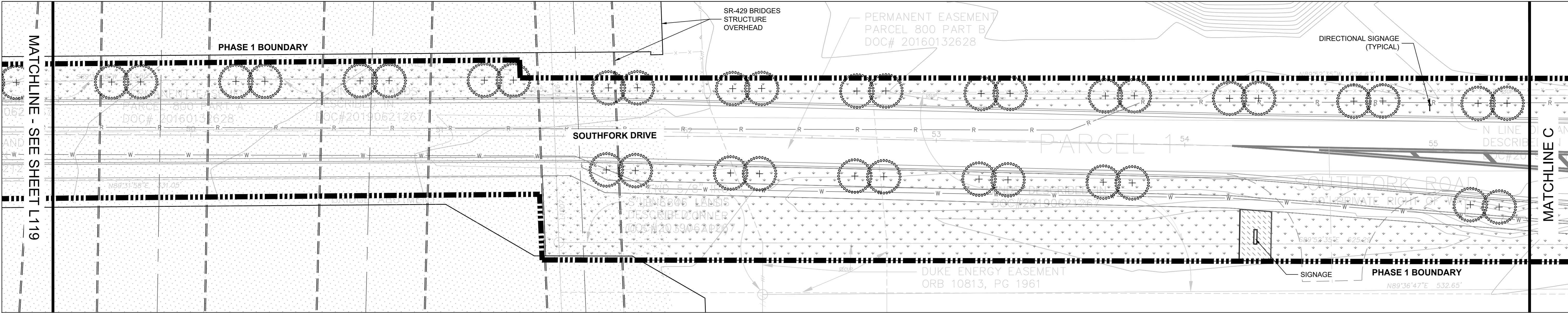
DRAWING
L115

SHEET
16 OF 43

NO.	1	DATE	6/10/2021	PER DRC COMMENTS DATED 4/26/21	CHK.
REVISIONS					





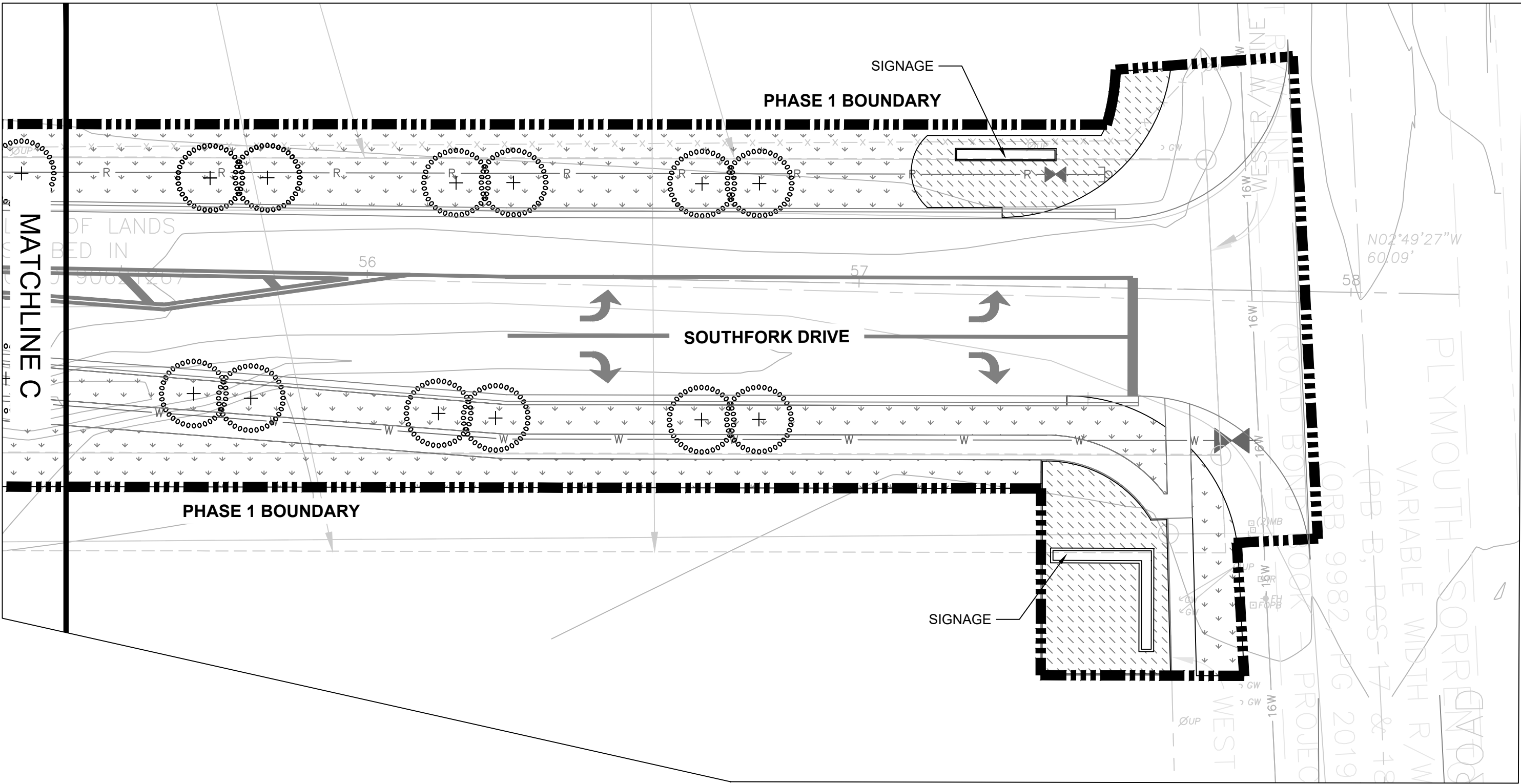


PLANT SCHEDULE		
TREES	CODE	COMMON / BOTANICAL NAME
	LV	Southern Live Oak Quercus virginiana
	LN	Grape Myrtle Standard Lagerströmia indica 'Natchez'
	LD	Redbud Palm Livistonia decipiens
	MD	Southern Magnolia Magnolia grandiflora
	PD	Gate Palm Phoenix caroliniana 'Medjool'
	PE	South Florida Slash Pine Pinus elliotii var. densa
	PO	American Sycamore Platanus occidentalis
	QB	Burford Red Oak Quercus burfordii
	QV100	Southern Live Oak Quercus virginiana, 100%
	QV45	Southern Live Oak Quercus virginiana, 45%
	TC	Yellow Trumpet Tree Tabebuia chrysantha
	TD	Bald Cypress Taxodium distichum
	UA	Winged Elm Ulmus alata
SHRUBS	CODE	COMMON / BOTANICAL NAME
	EDE	Japanese Blueberry Tree Eriobotrya decipiens
	PMX	Photocarpus Photocarpus macrophyllus
SHRUB AREAS	CODE	COMMON / BOTANICAL NAME
	WPC	Dwarf Ficus Ficus patens 'Compact'
	MCA	Pink Murraya (Muhlenbergia capillaris) Conocarpus bonariensis (Pinkie Tolerant 40%)
	RSB	Rubusida hirta (Black-eyed Susan 40%)
	MFR	Empress's Elms Metastelma fragrans
	SEA	Beard Cord Grass Spartina bakeri
	VTL	Dwarf Ficus Ficus patens 'Compact'
	VOD	Dwarf Ficus Ficus patens 'Compact'
GROUND COVERS	CODE	COMMON / BOTANICAL NAME
	HEE	Dune Sunflower Helianthus debilis
	PAS	Asian Jasmine Trachelospermum asiaticum
SED & MULCH	CODE	COMMON / BOTANICAL NAME
	PMO	Beard Cord Grass Spartina bakeri
	MULCH	Pine Straw Mulch
	ZJA	Zoysia Grass Zoysia japonica

LEGEND:

- BUILDING
- GRAVEL
- 6' HT. VINYL FENCE
- 6' DECORATIVE, ALUMINUM PICKET FENCE
- 8' PRE-CAST PANEL CONCRETE WALL
- SIGNAGE

KEY PLAN N.T.S.



DEVELOPMENT PLANS

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

LANDSCAPE PLAN

DRAWING

L120

SHEET

21 OF 43

COMMUNITY SOLUTIONS GROUP

618 E. SOUTH STREET
SUITE 700
APOPKA, FL 32001
407.423.4398

DESIGNED BY
IDM

CHECKED BY
AGW

DATE
10/23/2020

SCALE
1" = 20'

JOB NUMBER
A180675.02

ANNE G. WEST
P.L.A. No. 6667082
DATE: _____

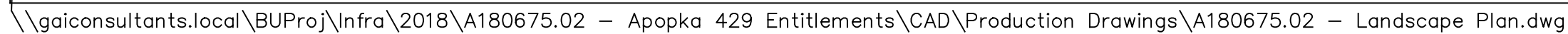
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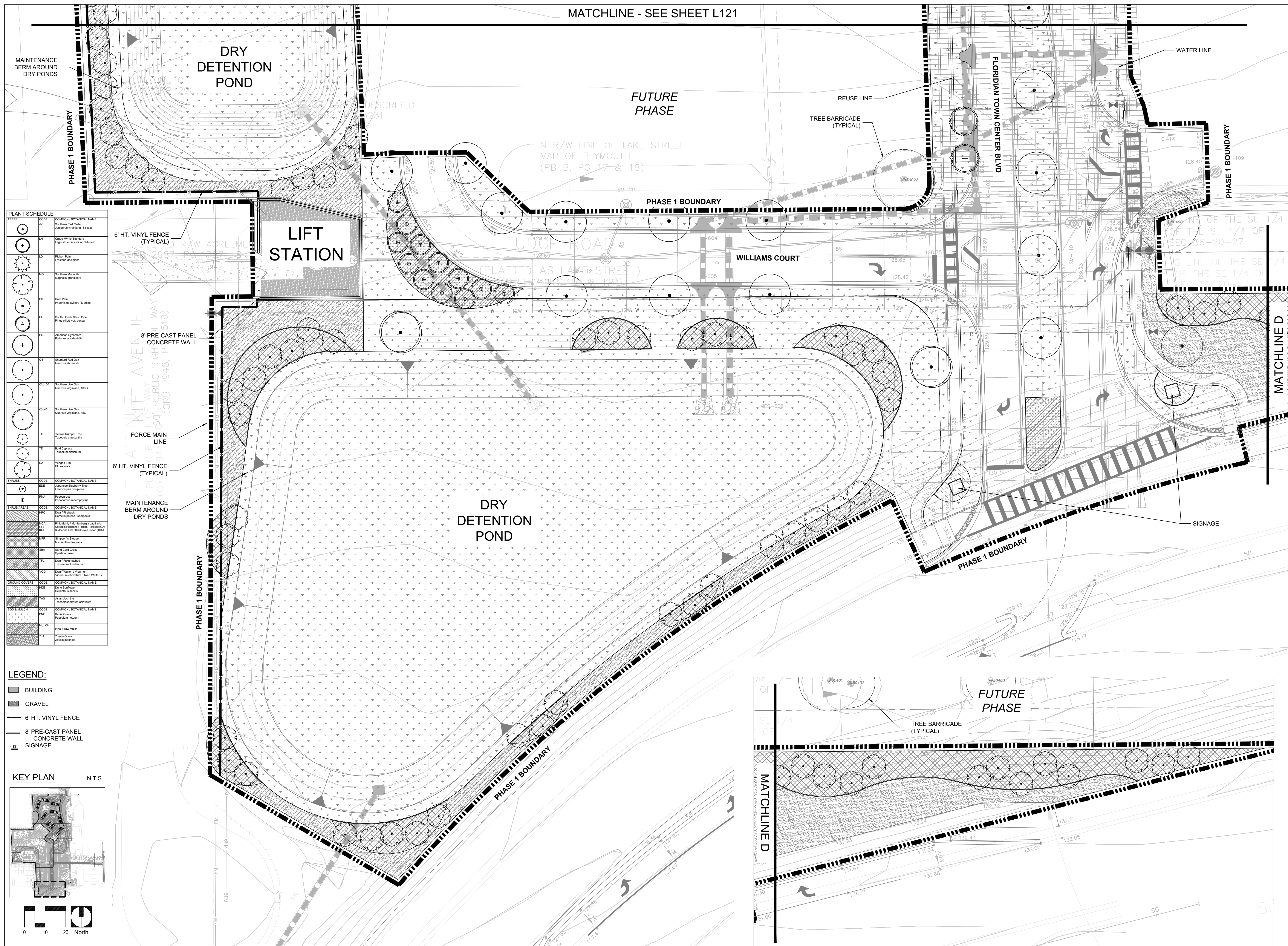
DATE 6/10/2021

PER DRC COMMENTS DATED 4/26/21

REVISIONS

CHK.



[illegible]

Scale: 1" = 96"



4 Rear Elevation

1/8" = 1'-0"



3 Left Elevation

1/8" = 1'-0"



2 Right Elevation

1/8" = 1'-0"



1 Front Elevation

1/8" = 1'-0"

**Floridian
Town Center**

City of Apopka, FL
10/02/2020
Andrew Scott Roark
AR97193

**Preliminary - Not
For Construction**

SET DISTRIBUTIONS:

△ SHEET REVISIONS:

PROJECT NO. 3844

Building Type I

Exterior Elevations

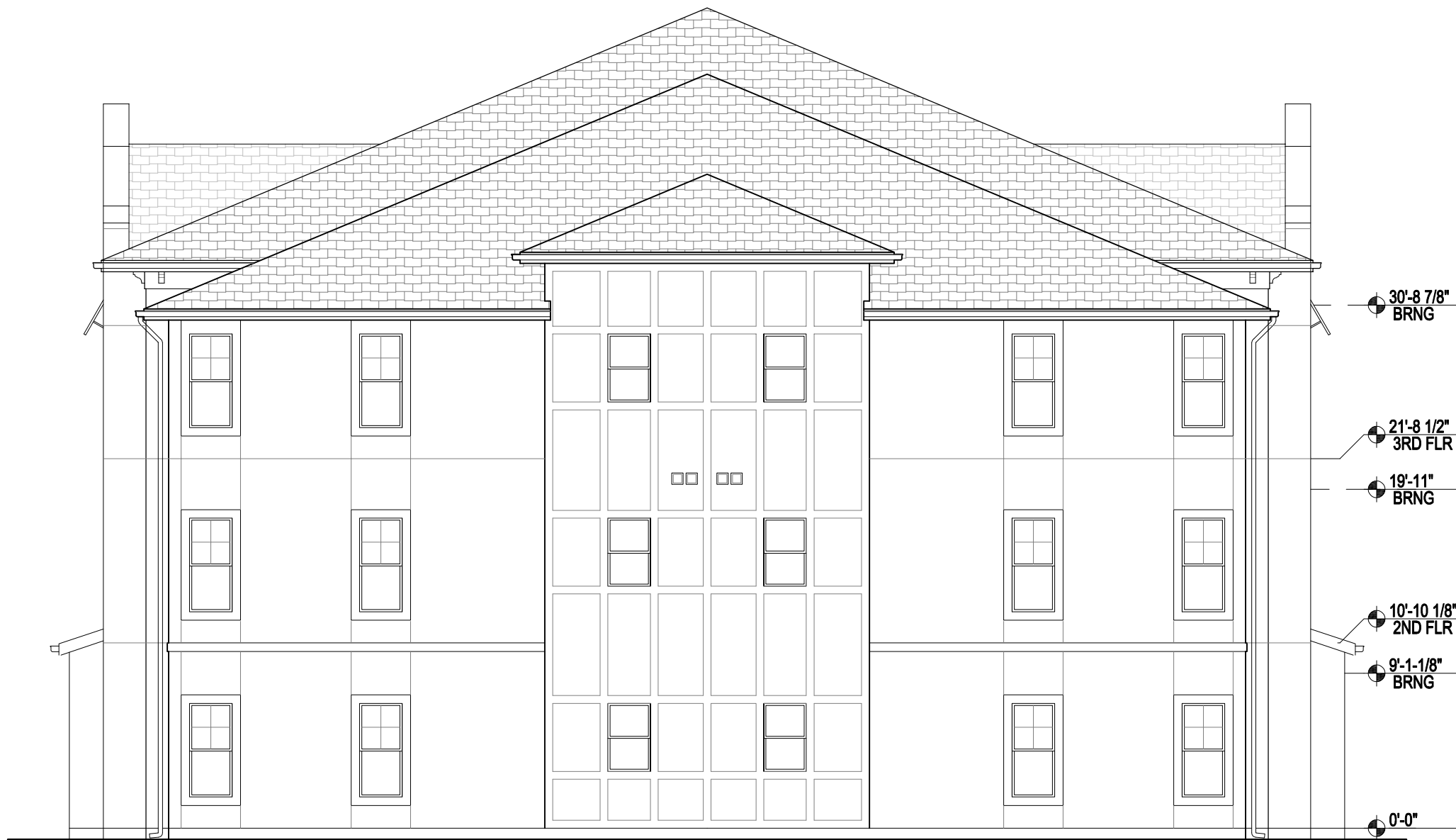
A6.11

Scale: 1" = 96"



4 Rear Elevation

1/8" = 1'-0"



3 Left Elevation

1/8" = 1'-0"



2 Right Elevation

1/8" = 1'-0"



1 Front Elevation

1/8" = 1'-0"

Floridian Town Center

City of Apopka, FL

10/02/2020
Andrew Scott Roark
AR97193

**Preliminary - Not
For Construction**

SET DISTRIBUTIONS:

△ SHEET REVISIONS:

PROJECT NO. 3844

Building Type II

Exterior Elevations

A6.21

Floridian Town Center

City of Apopka, FL

10/07/2020
Andrew Scott Roark
AR97193

SET DISTRIBUTIONS:

SHEET REVISIONS:

PROJECT NO. 3844

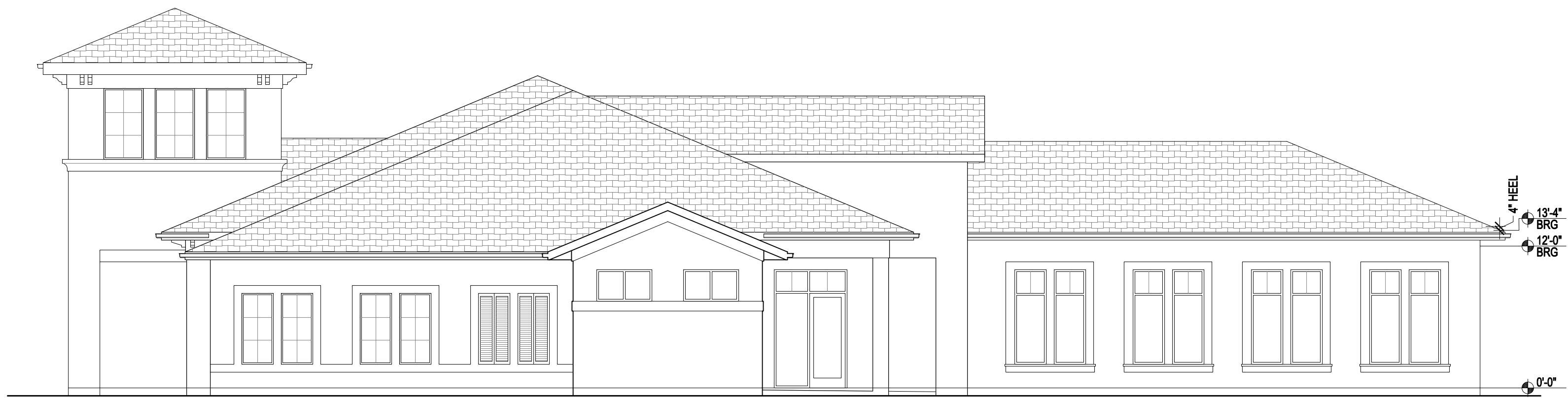
Clubhouse

Exterior Elevations

A17.61



4 Left Elevation

$$1/8'' = 1'-0''$$


3 Right Elevation

1/8" = 1'-0'

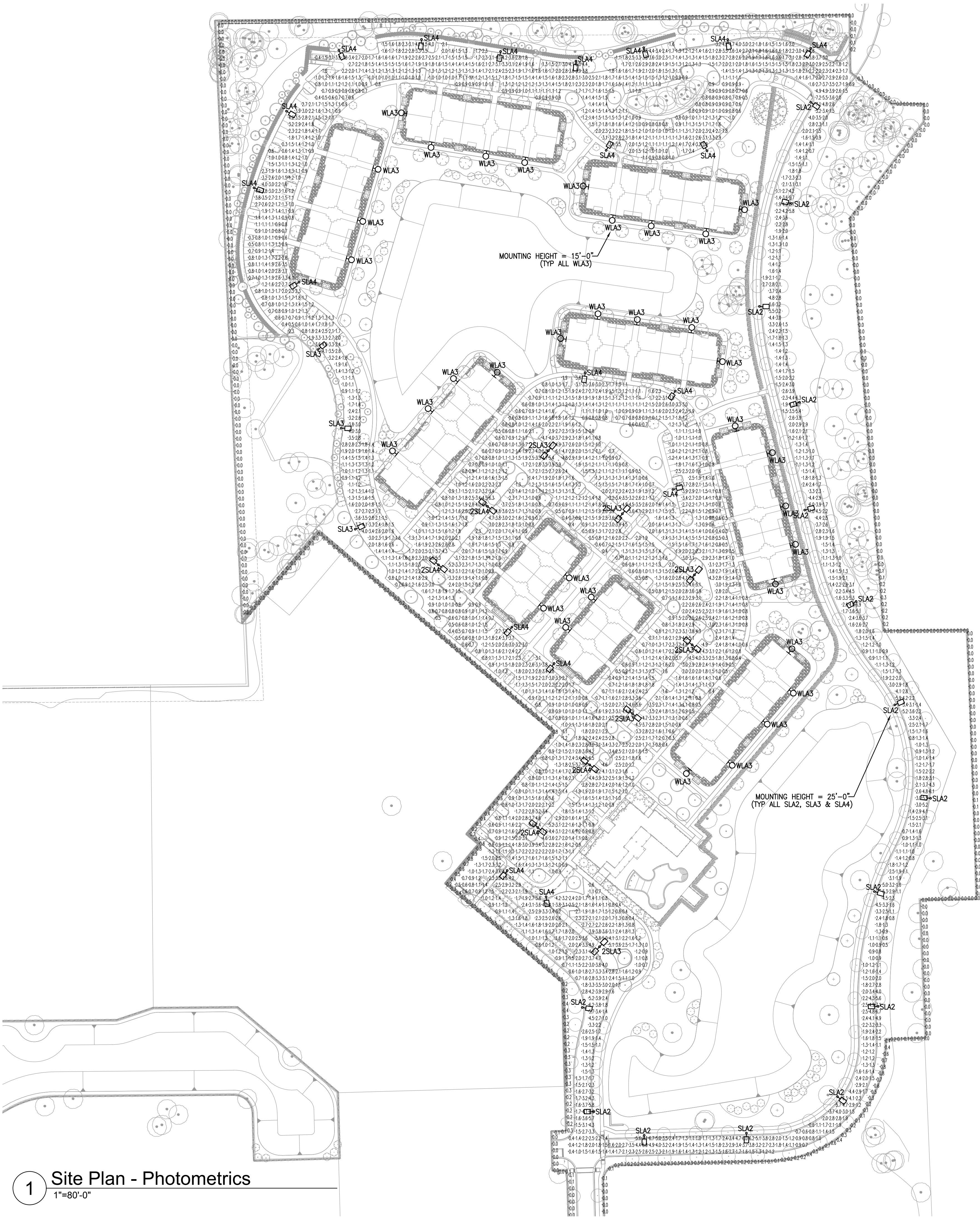


2 Rear Elevation

$$\frac{1}{8}'' = 1'-0'$$


1 Front Elevation

1/8" = 1'-0'



SITE LIGHTING FIXTURE SCHEDULE								
MARK	DESCRIPTION	MANUFACTURER	MODEL	VOLTS	LAMP		FIXTURE	
					QTY	WATTS	MODEL	WATTS
SLA2	LED AREA LIGHT WITH TYPE 2 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	PHILLIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-2-UNV-CM30-BK	UNV	1	159	LED	159
SLA3	LED AREA LIGHT WITH TYPE 3 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	PHILLIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-3-UNV-CM30-BK	UNV	1	159	LED	159
SLA4	LED AREA LIGHT WITH TYPE 4 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	PHILLIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-4-UNV-CM30-BK	UNV	1	159	LED	159
2SLA3	(2) LED AREA LIGHTS WITH TYPE 3 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED BACK-TO-BACK 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	PHILLIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-3-UNV-CM30-BK	UNV	2	159	LED	318
2SLA4	(2) LED AREA LIGHTS WITH TYPE 4 DIST., INTEGRAL DIMMING AND 4000K COLOR TEMP. MOUNTED BACK-TO-BACK 25'-0" AFG ON 32' DIRECT BURIAL CONCRETE POLE	PHILLIPS GARDCO	ECF-S-48L-1A-NW-G2-AR-4-UNV-CM30-BK	UNV	2	159	LED	318
WLA3	LED WALL MOUNTED LIGHT WITH TYPE 3 DIST. AND 4000K COLOR TEMP. MOUNTED 15'-0" AFG	PHILLIPS GARDCO	111L-16L-550-NW-G2-3-UNV-PCB-BK	UNV	1	29	LED	29

NOTES:
DIVISION 16 CONTRACTOR SHALL VERIFY ALL FIXTURE MANUFACTURERS, TYPES, OPTIONS AND FINISHES WITH OWNER/ARCHITECT/INTERIOR DESIGNER PRIOR TO ORDERING.

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	15	SLA2	SINGLE	N.A.	0.950	ECF-S-48L-1A-NW-G2-2
	3	SLA3	SINGLE	N.A.	0.950	ECF-S-48L-1A-NW-G2-3
	19	SLA4	SINGLE	N.A.	0.950	ECF-S-48L-1A-NW-G2-4
	35	WLA3	SINGLE	N.A.	0.950	111L-16L-550-NW-G2-3
	6	2SLA3	BACK-BACK	N.A.	0.950	ECF-S-48L-1A-NW-G2-3
	4	2SLA4	BACK-BACK	N.A.	0.950	ECF-S-48L-1A-NW-G2-4

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Parking & Drive Area	Illuminance	Fc	1.88	7.4	0.3	6.27
Property Line	Illuminance	Fc	0.11	0.9	0.0	N.A.

FORUM

ARCHITECTURE & INTERIOR DESIGN, INC.

PLANNING | ARCHITECTURE | INTERIOR DESIGN

237 s. westmonte drive, suite 220
altamonte springs, fl 32714
phone: 407.830.1400
fax: 407.830.4143
AA0002731
www.forumarchitecture.com

Floridian
Town Center

City of Ocala, FL
JLC20.0211.00

Preliminary - Not
For Construction

Blake Lawrence Suddeth
P.E.# 69060

SET DISTRIBUTIONS:

SHEET REVISIONS:

EDITED BY: MJR/BSL
PROJECT NO. 3844

JL & CO

Joseph, Lawrence & Co
Consulting Engineers

1180 HARWOOD AVE, SUITE 3000
ALTAMONTE SPRINGS, FLORIDA 32714
TEL. 321.972.4466
WWW.JLCENG.COM
CA NO. 28730

Site Plan
Photometrics

E16.03

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Floridian Town Center

City of Ocala, FL

JLC20.0211.00

Preliminary - Not For Construction

Blake Lawrence Suddeth
P.E. #: 69060

SET DISTRIBUTIONS:

SHEET REVISIONS:

EDITED BY: MJR/BSL

PROJECT NO. 3844



Joseph, Lawrence & Co.
Consulting Engineers
1800 HARWOOD AVE., SUITE 3000
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 321.972.4466
WWW.JLCENG.COM
CA NO. 28730

Site Fixture
Cutsheets

E16.04



The Philips Gardco EcoForm Gen-2 combines economy with performance in an LED area luminaire. Capable of delivering up to 26,400 lumens or more in a compact, low profile LED luminaire, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems available for further energy savings.

Ordering guide

example: ECF-S-64L-900-NW-G2-AR-S-120-HIS-MGY

Prefix	Number of LEDs	Drive Current	LED Color-Generation	Mounting	Distribution	Voltage	Options	Motion sensing	Photo-sensing	Electrical	Luminaire	Finish
ECF-S	48L	1A	NW-G2	AR	3	UNV	CM30					BK
ECF-S	32L 32 LEDs (2 modules)	550 550mA	NW-G2 Warm White 3000K, 90 CRI Generation 1	AR Arm Mount (standard)	Type 2 2-20° Rotated right 270°	120 120V 240 240V 277 277V 480 480V UNV 120-277V (0-10V)	DO 0-10V External dimming (by other) DCC Dual Circuit Control FMS Field Adaptable SW Interface module for StarLine™ LLC2 Integral module with 42 lens LC4 Integral module with 84 lens DynaDriver Automatic Profile Dimming SF Slip Filter Mount 4 Type 4 4-90° Rotated with 90° WS Wall mount with surface conduit near entry permitted RAM Retrofit arm mount kit	IMB2 Photo integrated with F1 lens† IMB2 LEDs integrated with F1 lens† IMRO Photo-mounted motion sensor† Photo-mounted				

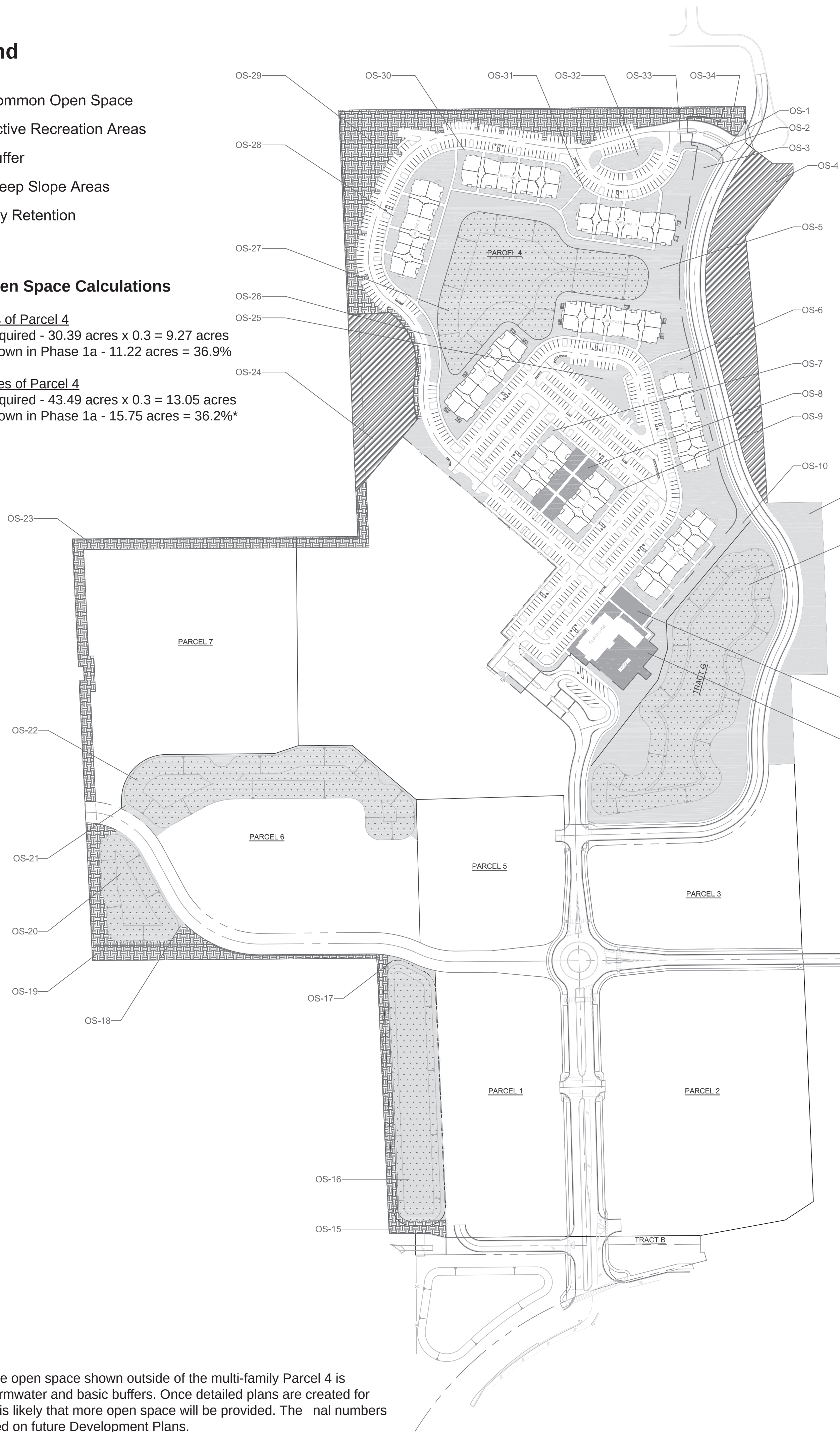
Legend

- Common Open Space
- Active Recreation Areas
- Buffer
- Steep Slope Areas
- Dry Retention

Required Open Space Calculations

Inside the Gates of Parcel 4
Open Space Required - 30.39 acres x 0.3 = 9.27 acres
Open Space Shown in Phase 1a - 11.22 acres = 36.9%

Outside the Gates of Parcel 4
Open Space Required - 43.49 acres x 0.3 = 13.05 acres
Open Space Shown in Phase 1a - 15.75 acres = 36.2%*



Common Open Space



Active Recreation



Buffer



Dry Retention



Steep Slope Area



OPEN SPACE INSIDE OF GATE			OPEN SPACE OUTSIDE OF GATE		
PARCEL NO.	AREA (ACRES)	DESCRIPTION	PARCEL NO.	AREA (ACRES)	DESCRIPTION
OS-5	1.77	Common Open Space	OS-1	0.00	Common Open Space
OS-6	0.75	Common Open Space	OS-2	0.02	Common Open Space
OS-7	0.08	Common Open Space	OS-3	0.18	Common Open Space
OS-8	0.20	Active Recreation Areas	OS-4	1.56	Steep Slope Areas
OS-9	0.08	Common Open Space	OS-10	1.81	Common Open Space
OS-13	0.08	Active Recreation Areas	OS-11	0.93	Common Open Space
OS-14	3.30	Active Recreation Areas	OS-12	2.71	Dry Retention
OS-25	0.20	Common Open Space	OS-15	1.08	Buffer
OS-26	0.07	Common Open Space	OS-16	1.35	Dry Retention
OS-27	2.21	Dry Retention	OS-17	0.20	Common Open Space
OS-28	0.33	Common Open Space	OS-18	0.04	Common Open Space
OS-29	1.57	Buffer	OS-19	1.08	Buffer
OS-30	0.22	Common Open Space	OS-20	0.69	Dry Retention
OS-31	0.20	Common Open Space	OS-21	0.19	Common Open Space
OS-32	0.14	Common Open Space	OS-22	1.81	Dry Retention
OS-33	0.02	Common Open Space	OS-23	0.81	Buffer
TOTAL	11.22		OS-24	1.10	Steep Slope Areas
			OS-34	0.19	Buffer
			TOTAL	15.75	

*Note: Most of the open space shown outside of the multi-family Parcel 4 is comprised of stormwater and basic buffers. Once detailed plans are created for future phases, it is likely that more open space will be provided. The final numbers will be established on future Development Plans.

NOT FOR CONSTRUCTION

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.425.8388
A GAO CONSULTANTS INC SERVICE GROUP
CERTIFICATE OF AUTHORIZATION 000011

COMMUNITY SOLUTIONS GROUP

PHASE 1 MAJOR DEVELOPMENT PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

OPEN SPACE AND RECREATION PLAN

DRAWING
OS-1
SHEET

JOB NUMBER
A180675.02

SCALE

DATE
06/10/2021

CHECKED BY

DESIGNED BY

DRAWN BY

NO.

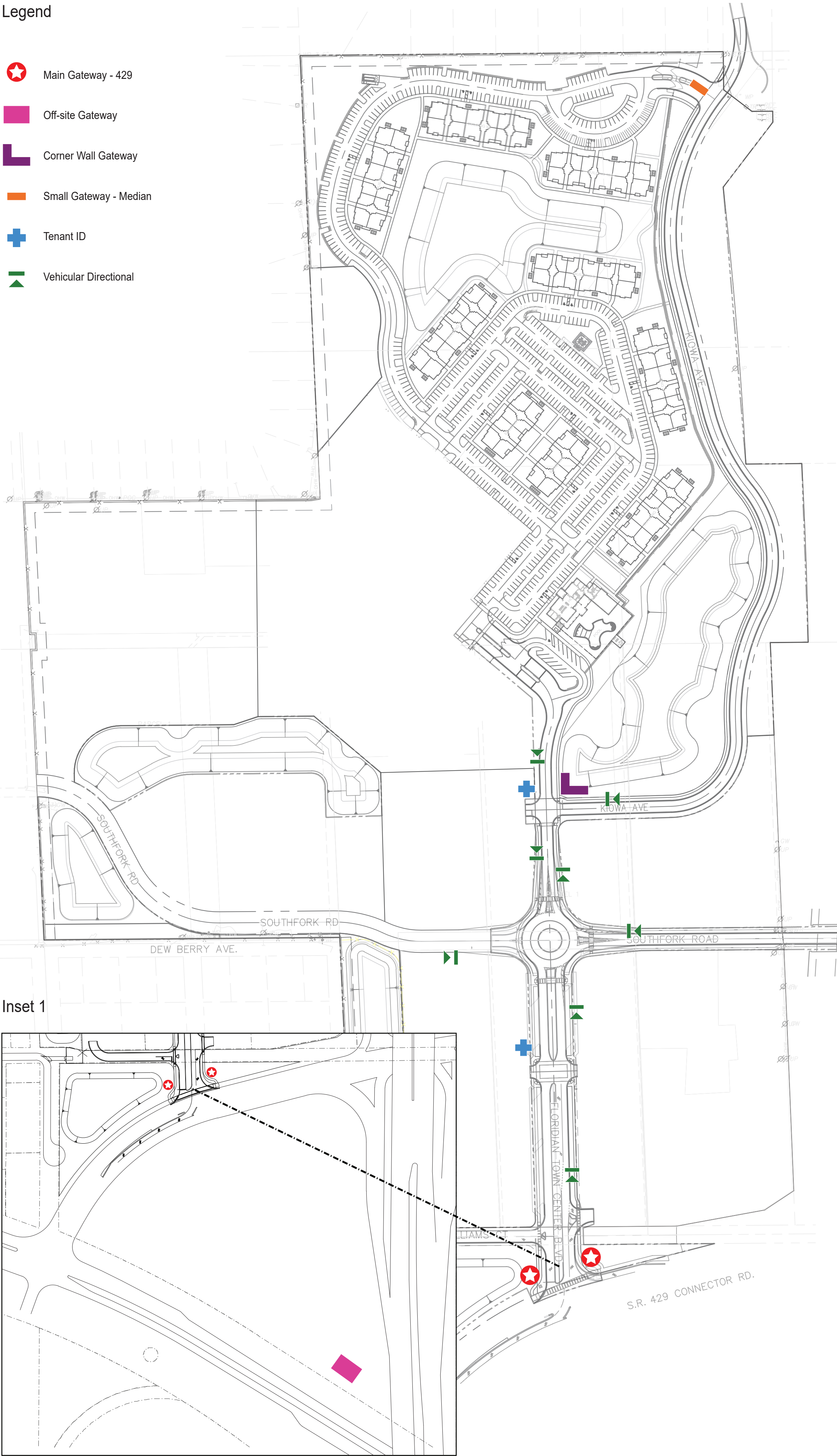
DATE

REVISIONS

CHK.

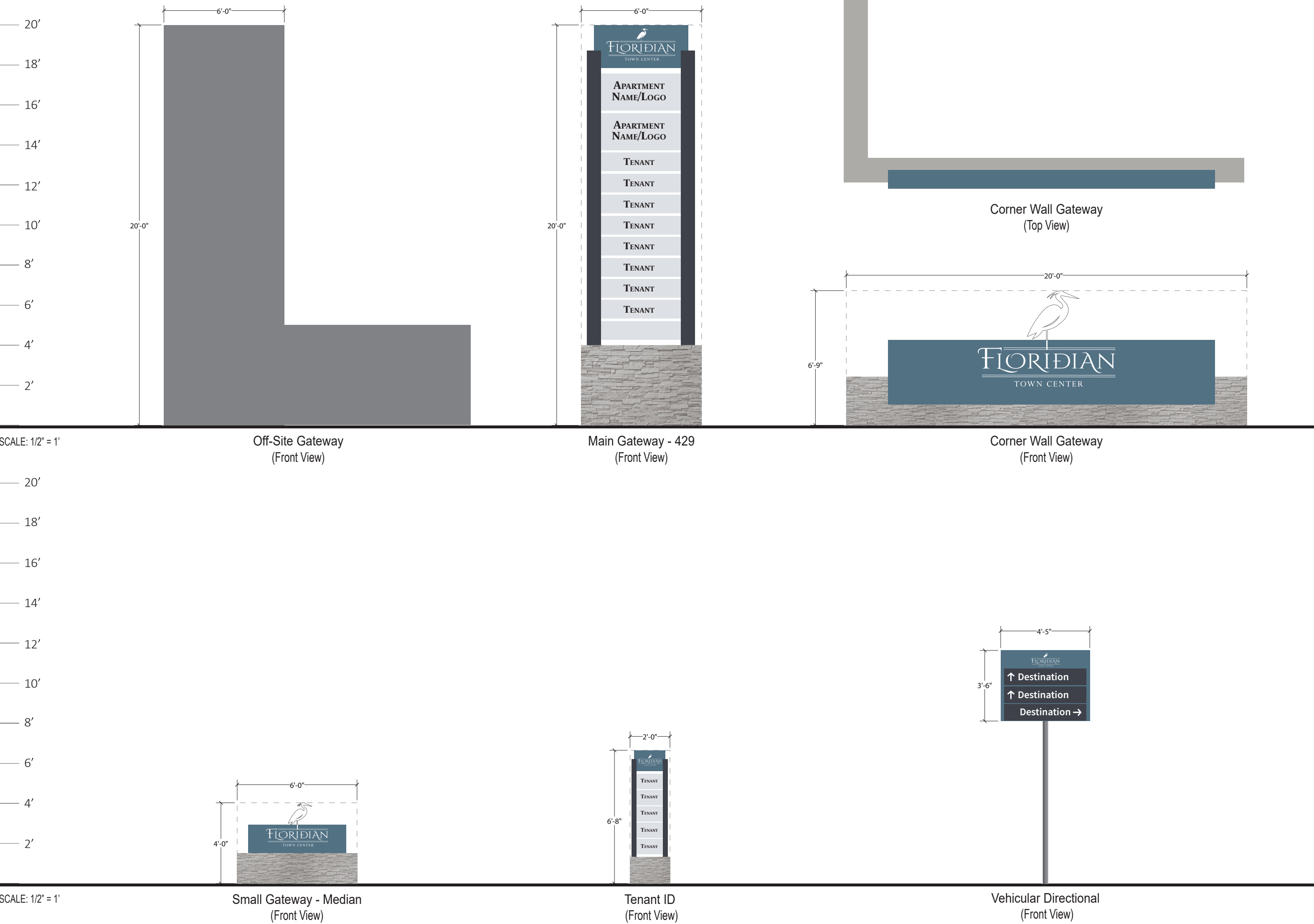
Legend

- Main Gateway - 429
- Off-site Gateway
- Corner Wall Gateway
- Small Gateway - Median
- Tenant ID
- Vehicular Directional



Inset 1

Proposed Sign Palette

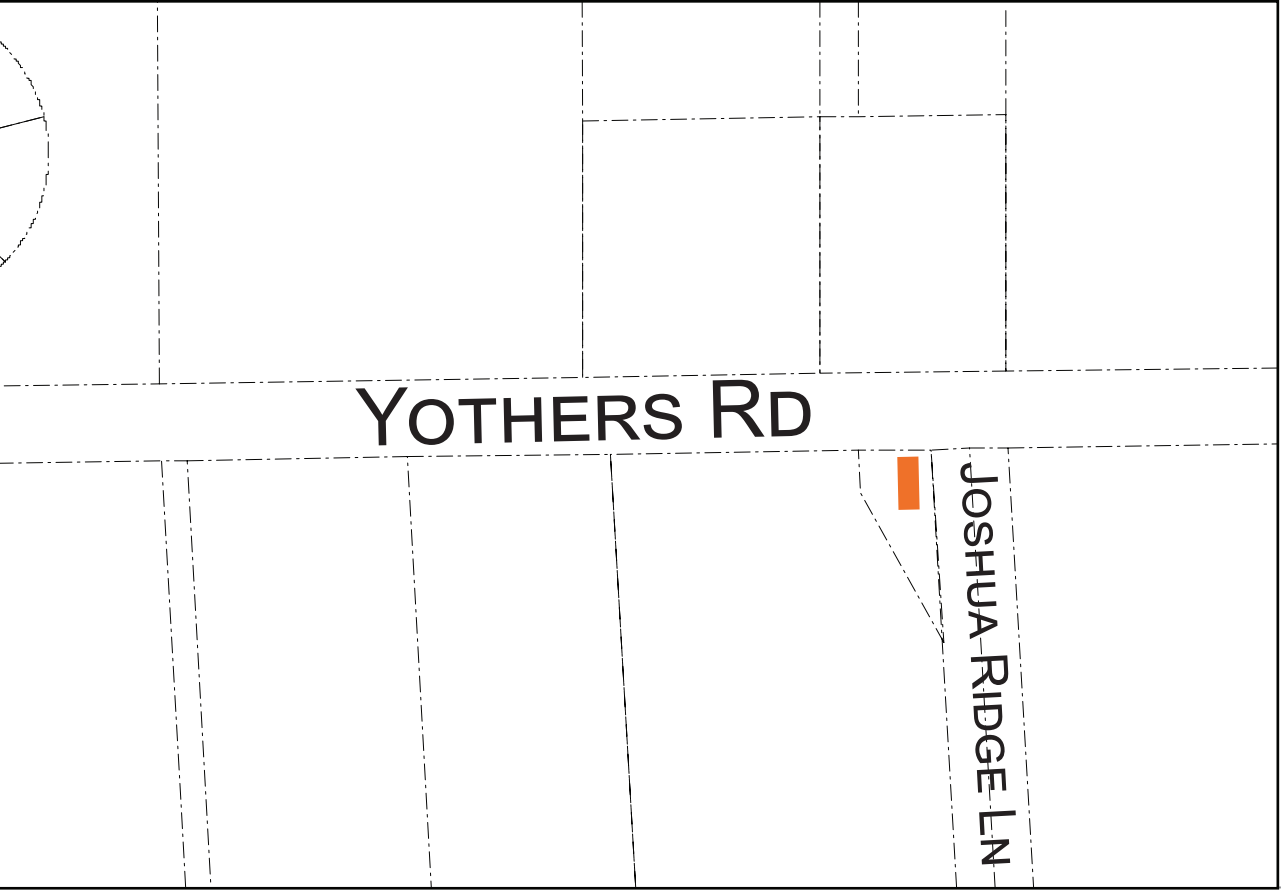


Note: The signage design illustrated above is preliminary and shows design intent. Final approved signs may differ slightly in materials and color. The proposed sign palette illustrates maximum dimensions of proposed signs

Inset 2



Inset 3

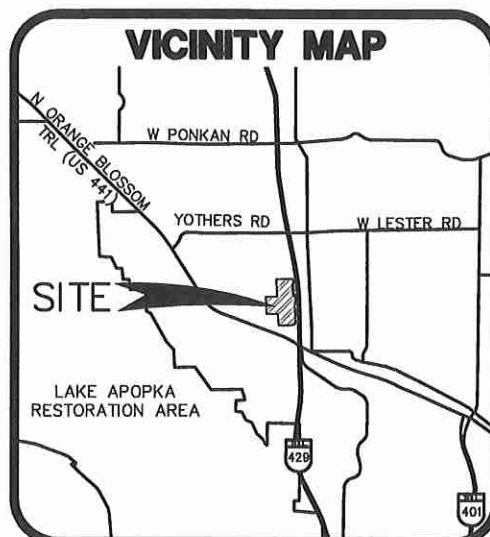


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CITY OF APOPKA DEVELOPMENT REVIEW COMMITTEE Compliance Review Per Land Development Code		
DEPARTMENT	NAME	DATE
ENGINEERING	<i>[Signature]</i>	4-7-21
FIRE	<i>[Signature]</i>	4/9/21
BUILDING	<i>[Signature]</i>	4-1-2021
PLANNING/ZONING	<i>[Signature]</i>	4/8/2021
POLICE	<i>[Signature]</i>	4/29/2021
PUBLIC SERVICES/ UTILITIES	<i>[Signature]</i>	4/12/2021
REVIEW/APPROVAL(S) REQUIRED		DATE
Development Review Committee	Yes ☐ No ☐	
Planning Commission	Yes ☐ No ☐	
City Council	Yes ☐ No ☐	

THIS REVIEW / APPROVAL DOES NOT GRANT
PERMISSION TO VIOLATE OR WAIVE ANY
APPLICABLE CITY CODE.

THIS PLAN MUST BE KEPT ON JOB SITE.



SECTION 36, TOWNSHIP 20 S, RANGE 27 E,
SECTION 31, TOWNSHIP 20 S, RANGE 28 E
PROPERTY APPRAISER PARCEL ID #

06-21-28-7172-05-002, 06-21-28-7172-16-020, 06-21-28-7172-16-030,
06-21-28-7172-16-040, 06-21-28-7172-16-050, 06-21-28-7172-16-051,
06-21-28-7172-16-060, 06-21-28-7172-16-070, 36-20-27-0000-00-047,
36-20-27-0000-00-048, 36-20-27-0000-00-052, 36-20-27-0000-00-066,
36-20-27-0000-00-068, 36-20-27-0000-00-074, 36-20-27-0000-00-075,
36-20-27-0000-00-083, 36-20-27-0000-00-085, 36-20-27-0000-00-093

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER (aka: 429 WEST)

CITY OF APOPKA, FLORIDA

PREPARED FOR

COLLIER BENGE LAND JOINT VENTURE, LLC
220 NORTH MAIN STREET
GAINESVILLE, FL 32601
PH: 352.375.2152



OWNER/APPLICANT

COLLIER BENGE LAND JOINT VENTURE, LLC
220 NORTH MAIN STREET
GAINESVILLE, FLORIDA 32601
Ph: 352.375.2152

ENGINEER/SURVEYOR

DONALD W. MCINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FLORIDA 32789
Ph: 407.644.4068
CONTACT PERSON: JOHN T. TOWNSEND, PE

PLANNERS/LANDSCAPE ARCHITECTS

GAI CONSULTANTS, INC.
618 E. SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
Ph: 321.319.3069

GEOTECHNICAL SERVICES

DEVO ENGINEERING
5500 ALHAMBRA DRIVE
ORLANDO, FLORIDA 32808
Ph: 407.290.2371

REVISED MARCH 22, 2021
OCTOBER 30, 2020



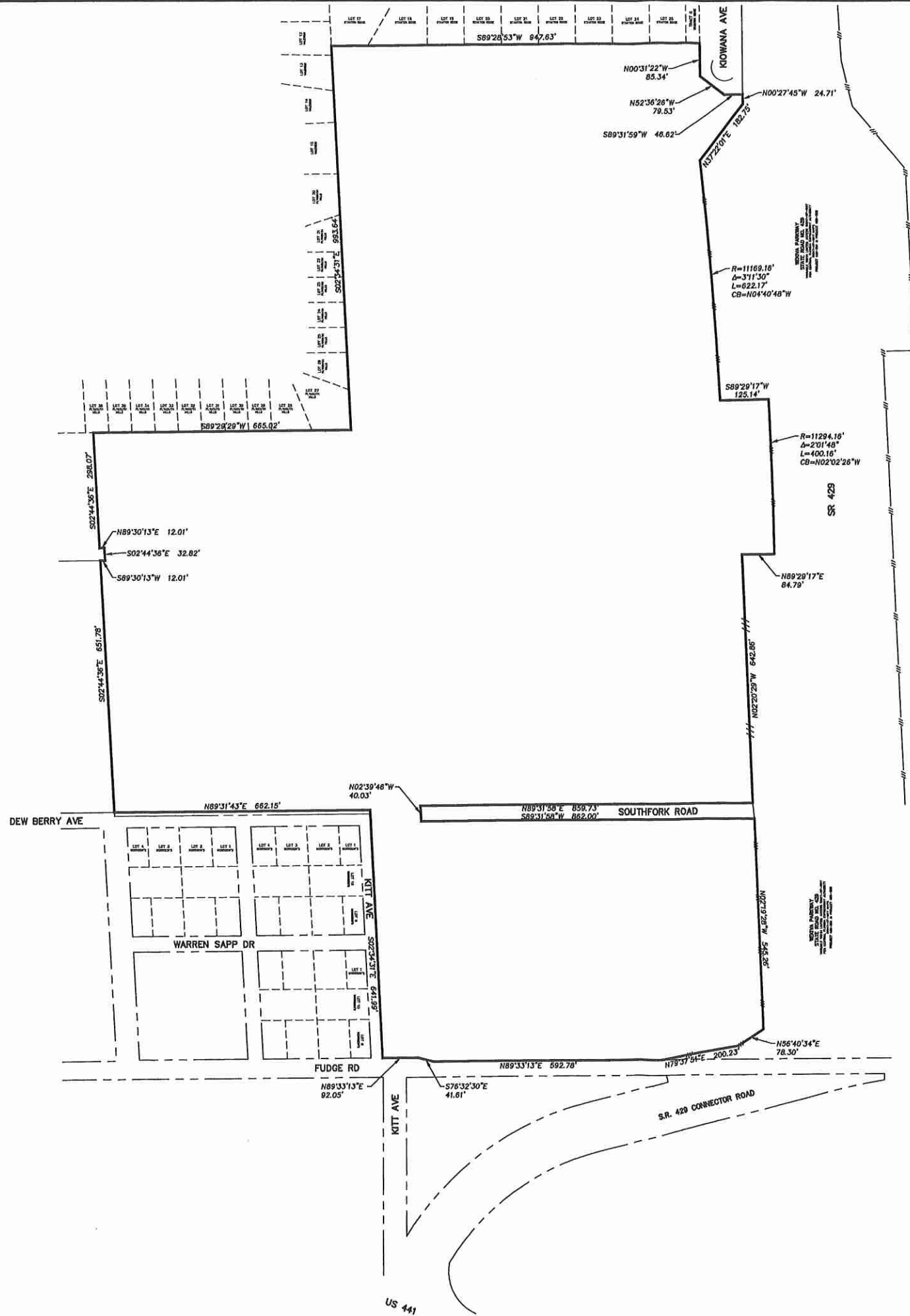
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

SHEET INDEX

- | | |
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| 2 | BOUNDARY AND LEGAL DESCRIPTION |
| 3 | AERIAL, EXISTING SOILS & FLUCCS |
| 4 | EXISTING AND PROPOSED ZONING & FLU MAP |
| 5 | OVERALL MASTER PLAN AND PHASING PLAN |
| 6 | DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS |
| 7 | MASTER PLAN - NORTH |
| 8 | MASTER PLAN - MID SECTION |
| 9 | MASTER PLAN - SOUTH & SOUTHFORK ROAD IMPROVEMENTS |
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| B-1 | BUFFER PLAN |
| OS-1 | OPEN SPACE PLAN |
| S-1 | SIGNAGE PLAN |



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DESCRIPTION:

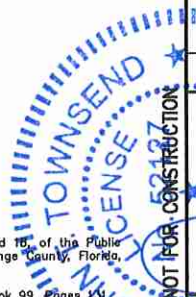
That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 134 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plot of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plot of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 298.07 feet to the North line of the South 1/2 acre of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said West line run N89°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02°44'36"E along said East line, 32.82 feet to the South line of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said East line run S89°30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.76 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 682.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run S02°34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2387, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89°33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'13"E along said North right-of-way line, 592.76 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of-way line run N79°37'51"E along said Westerly limited access right-of-way line, 200.23 feet; thence N56°40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9984, Page 3691, of the Public Records of Orange County, Florida; thence N02°19'28"W along said Westerly limited access right-of-way line, 545.26 feet to the Northwest corner of Lot 8, Block P, according to said plat of MAP OF PLYMOUTH, and the South line of lands described in Official Records Document Number 20190621267, of the Public Records of Orange County, Florida; thence departing said Westerly limited access right-of-way line, run S89°31'58"W along said South line, 862.00 feet to the Southwest corner of said lands described in Official Records Document Number 20190621267, for a distance 40.03 feet to the Northwest corner of said lands described in Official Records Document Number 20190621267; thence N89°31'58"E along the North line of said lands described in Official Records Document Number 20190621267, for a distance of 859.73 feet to the Southwest corner of Lot 1, Block P, according to said plat of MAP OF PLYMOUTH and the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10808, Page 4332, of the Public Records of Orange County, Florida; thence departing said North line run N02°20'29"W along said Westerly limited access right-of-way line, 642.86 feet; thence N89°29'17"E along said Westerly limited access right-of-way line, 84.79 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10784, Page 480, of the Public Records of Orange County, Florida and a non-tangent curve concave Westerly having a radius of 11294.16 feet and a chord bearing of N02°02'28"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 02°01'48" for a distance of 400.16 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10705, Page 6080, of the Public Records of Orange County, Florida and a non-tangent line; thence S89°29'17"W along said Westerly limited access right-of-way line, 125.14 feet to a non-tangent curve concave Westerly having a radius of 11189.16 feet and a chord bearing of N04°40'48"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 03°11'30" for a distance of 822.17 feet to a non-tangent line; thence N37°22'01"E along said Westerly limited access right-of-way line, 182.75 feet; thence N00°27'45"W along said Westerly limited access right-of-way line, 24.71 feet to the Southeast corner of the aforesaid plot of STANTON RIDGE; thence departing said Westerly limited access right-of-way line run the following courses and distances along the aforesaid South line of the plot of STANTON RIDGE: S89°31'59"W, 46.82 feet; N52°36'26"W, 79.53 feet; N00°31'22"W, 85.34 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, scale factor of 0.99997293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Containing 73.931 acres more or less when calculated in ground dimensions.
Being subject to any rights-of-way, restrictions, conditions and easements of record.

GENERAL NOTES:

- THIS IS NOT A SURVEY AND IS SHOWN FOR GENERAL INFORMATION ONLY. FOR ADDITIONAL INFORMATION SEE THE BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY D.W.M.A., PROVIDED UNDER SEPARATE COVER WITH THIS SUBMITTAL PACKAGE.
- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER

(aka: 429 WEST)

CITY OF APOPKA, FLORIDA

BOUNDARY AND LEGAL DESCRIPTION

DRAWING

192

6

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

JOHN T. TOWNSEND
PLANNERS SURVEYORS
No. 50423
DATE: 10/30/20

DESIGNED BY: MAB
CHECKED BY: JTT
DATE: 10/30/20
SCALE: 1"=150'
JOB NUMBER: 18161

REVISED PER CITY COMMENTS
DATE: 2/11/21
NO. 1
JTT
CHK

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LEGEND

- EXISTING SOILS LIMITS, PER USDA NATURAL RESOURCES CONSERVATION SERVICE MAPS
- EXISTING LAND USE DATA, PER SJRWMD

FLUCCS CODE LEGEND

- 1100 - RESIDENTIAL 1/2 ACRE
- 1180 - RESIDENTIAL 2 ACRE
- 1200 - RESIDENTIAL 1/4 ACRE
- 2110 - IMPROVED PASTURES
- 2430 - ORNAMENTALS
- 4340 - UPLAND MIXED CONIFEROUS
- 8140 - ROADS AND HIGHWAYS
- 8370 - SURFACE WATER COLLECTION BASINS

SOILS LEGEND

- 4 - CANDLER FINE SANDS, 0%-5% SLOPES
- 5 - CANDLER FINE SANDS, 5%-12% SLOPES
- 7 - CANDLER URBAN LAND COMPLEX, 0%-5% SLOPES
- 46 - TAVARES FINE SAND, 0%-5% SLOPES
- 47 - TAVARES-MILLHOPPER FINE SANDS, 0%-5% SLOPES

GENERAL NOTES:

1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

AERIAL, EXISTING SOILS & FLUCCS

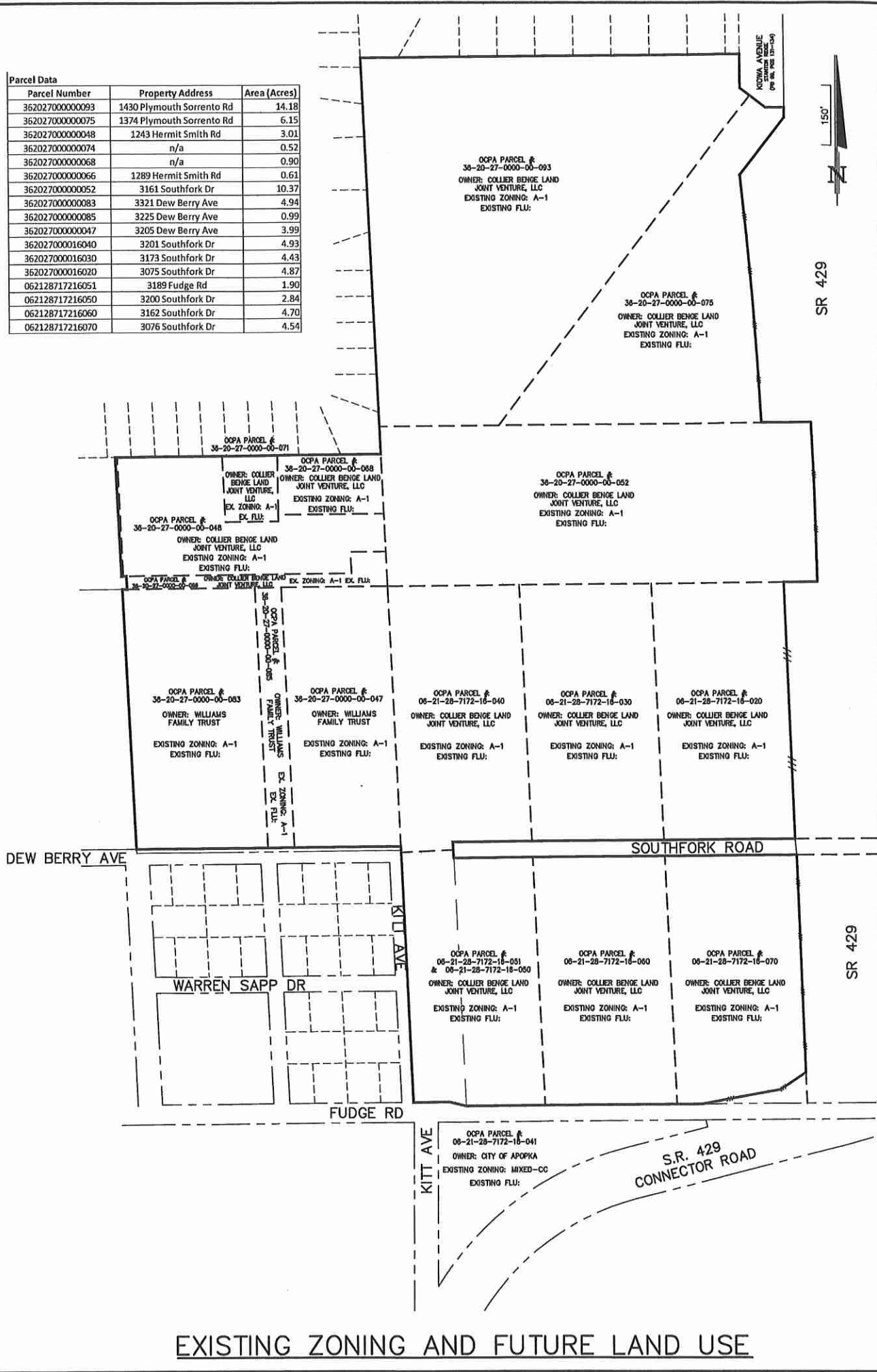
DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.0888

DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER	DATE	REVISED PER CITY COMMENTS	DATE	NO.	REVISIONS	CHK.
MAB	JTT	10/30/20	1"=150'	18161	10/30/20			1	2/11/21	JTT
MAB										CHK

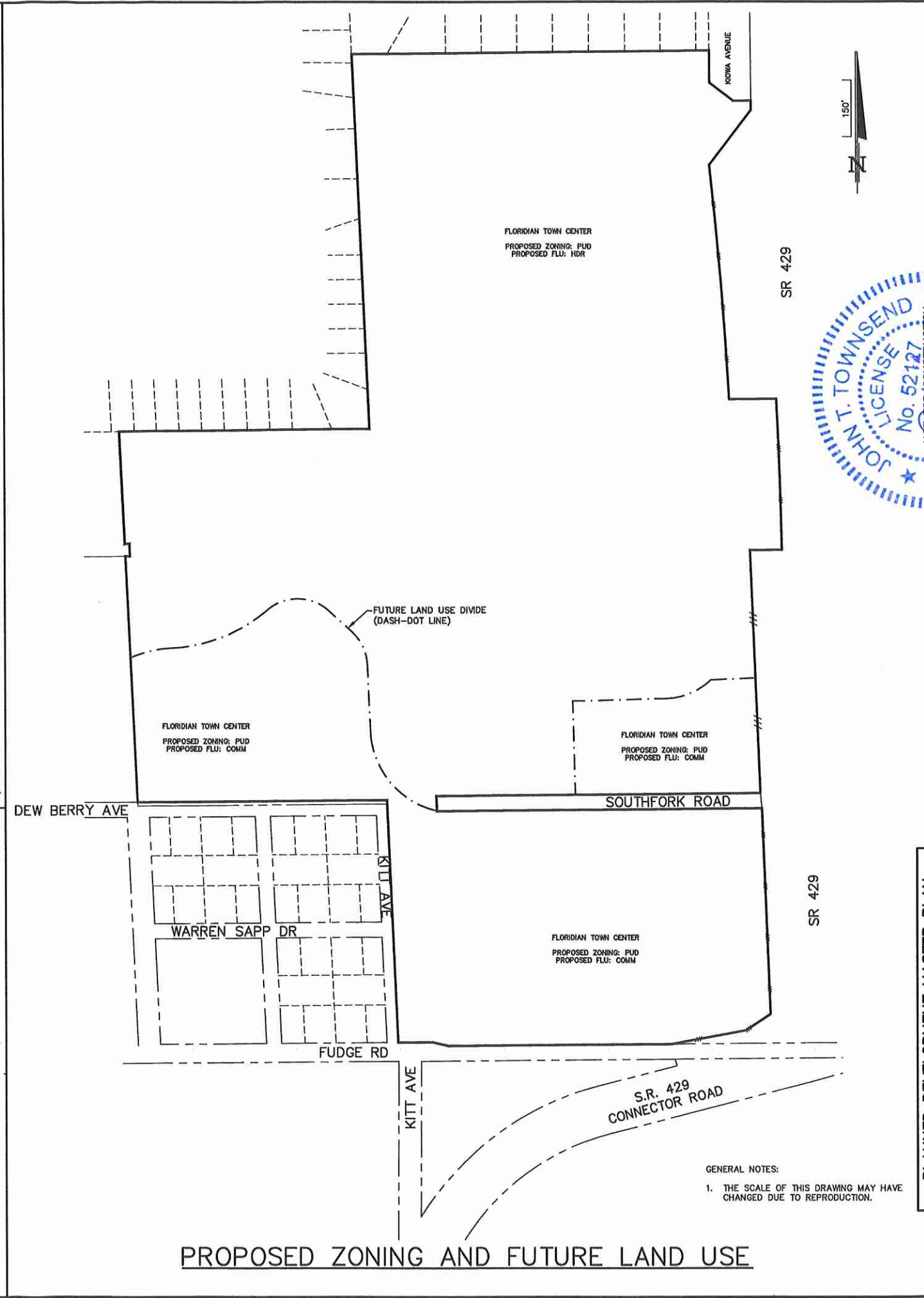
DRAWING

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Parcel Number	Property Address	Area (Acres)
36202700000093	1430 Plymouth Sorrento Rd	14.18
36202700000075	1374 Plymouth Sorrento Rd	6.15
36202700000048	1243 Hermit Smith Rd	3.01
36202700000074	n/a	0.52
36202700000068	n/a	0.90
36202700000066	1289 Hermit Smith Rd	0.61
36202700000052	3161 Southfork Dr	10.37
36202700000083	3321 Dew Berry Ave	4.94
36202700000085	3225 Dew Berry Ave	0.99
36202700000047	3205 Dew Berry Ave	3.99
362027000016040	3201 Southfork Dr	4.93
362027000016030	3173 Southfork Dr	4.43
362027000016020	3075 Southfork Dr	4.87
062128717216051	3189 Fudge Rd	1.90
062128717216050	3200 Southfork Dr	2.84
062128717216060	3162 Southfork Dr	4.70
062128717216070	3076 Southfork Dr	4.54



EXISTING ZONING AND FUTURE LAND USE

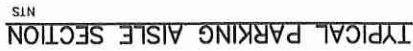
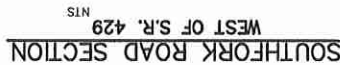
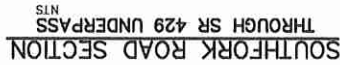
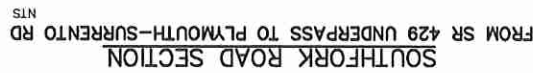


PROPOSED ZONING AND FUTURE LAND USE

GENERAL NOTES:
1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.



DRAWING	PLANNED DEVELOPMENT MASTER PLAN	FLORIDIAN TOWN CENTER (aka: 429 WEST) CITY OF APOPKA, FLORIDA EXISTING AND PROPOSED ZONING & FLU MAP	DONALD W. MCINTOSH ASSOCIATES, INC. ENGINEERS 2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.944.4088 PLANNERS SURVEYORS JOHN T. TOWNSEND FLORIDA P.E. NO. 52127 DATE: 10/30/20	DESIGNED BY	MAB	CHECKED BY	JTT	DATE	10/30/20	SCALE	1"=150'	JOB NUMBER	18161	NO.	1	DATE	2/1/21	REVISED PER CITY COMMENTS	JTT	CHK
				194	6															



PLANNED DEVELOPMENT MASTER PLAN
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA
DEVELOPMENT NOTES, DATA TABLES
AND TYPICAL ROAD SECTIONS

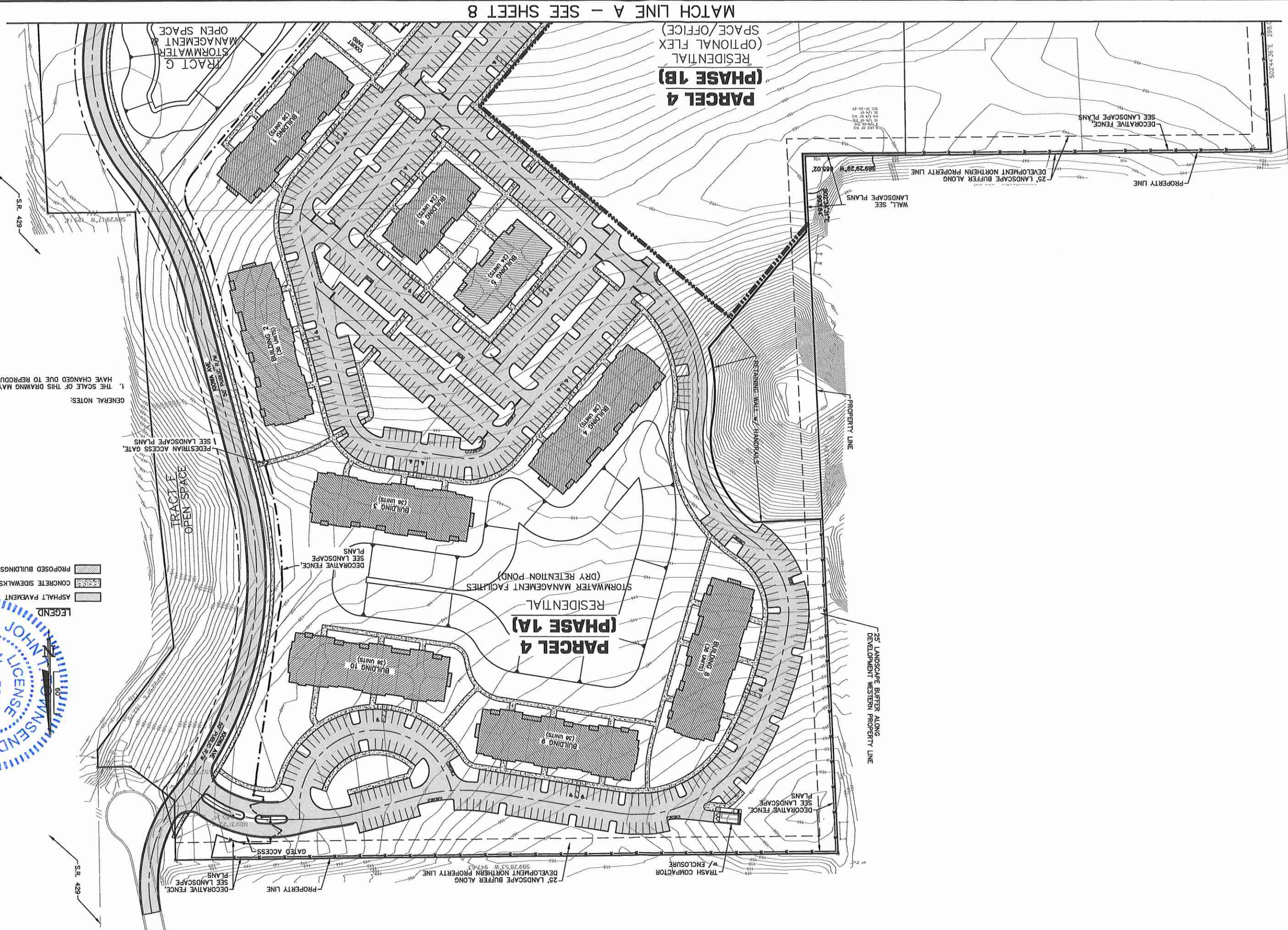
JOHN T. TOWNSEND
No. 52127
NOT FOR CONSTRUCTION
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
No. 12000
JAMES R. RIVEROUS
644-4068
108 NUMBER
18161
APR 11, 2005
OFFICE E. No. 82127
05-2-3-41
DATE

NO.	DATE
1	2/17/05
2	3/17/05
3	4/17/05
4	5/17/05
5	6/17/05
6	7/17/05
7	8/17/05
8	9/17/05
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98	3/17/13
99	4/17/13
100	5/17/13

[illegible]

DONALD W. MCINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. MCINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.

F:\Proj2018\18161\PDWG\Mixed Use Master Plan\18161-MUMF-MP.dwg



MATCH LINE A - SEE SHEET 8

PARCEL 4
(PHASE 1B)
RESIDENTIAL
(OPTIONAL FLEX
SPACE/OFFICE)

PARCEL 4
(PHASE 1A)
RESIDENTIAL
(DRY RETENTION POND)

TRACT G
STORMWATER
MANAGEMENT
OPEN SPACE

TRACT F
OPEN SPACE

GENERAL NOTES:

1. THE SCALE OF THIS DRAWING MAY
HAVE CHANGED DUE TO REPRODUCTION.

LEGEND
[Hatched Box] PROPOSED BUILDINGS
[Stippled Box] CONCRETE SIDEWALKS
[Solid Line] ASPHALT PAVEMENT

S.R. 429

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOKA, FLORIDA
MASTER PLAN - NORTH



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS
PLANNERS
SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.646.4066

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	10/30/20	1"=60'	18161

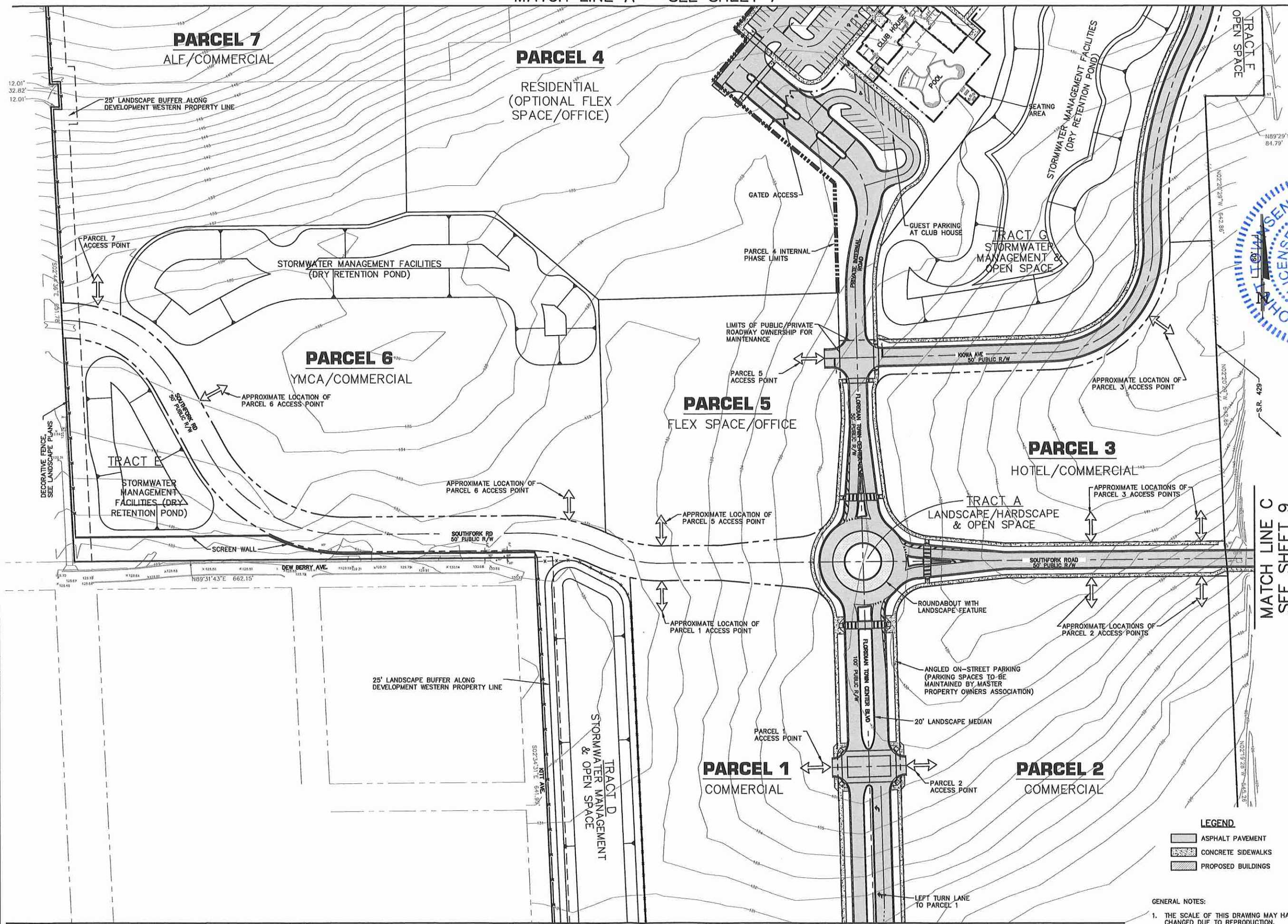


NO.	DATE	REVISIONS
1	2/11/21	REVISED PER CITY COMMENTS
2		
3		
4		
5		
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9		
10		

SHEET
7 OF 15

DRAWING

MATCH LINE B - SEE SHEET 9



GENERAL NOTES:

1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

MATCH LINE C
SEE SHEET 9

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

MASTER PLAN – MID SECTION

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4658

DRAWN BY MAB	DESIGNED BY MAB	CHECKED BY JTT	DATE 10/30/20	SCALE 1"=60'	JOB NUMBER 18161
-----------------	--------------------	-------------------	------------------	-----------------	---------------------

STATE OF
FLORIDA
JOHN T. TOWNSEND
FLORIDA P.E. No. 52122
DATE 10-3-2021

JOHN L. TOWNSEND
FLORIDA P.E. No. 52127
03-2-21

DATE _____

2/11/21	REVISED PER CITY COMMENTS

[illegible][illegible]

CHK	
-----	--

MATCH LINE B - SEE SHEET 8

25' LANDSCAPE BUFFER ALONG DEVELOPMENT WESTERN PROPERTY LINE

TRACT I.S. CITY LIFT STATION

FUDGE ROAD

PARCEL 1 ACCESS POINT

LIMITS OF PUBLIC/PRIVATE ROADWAY OWNERSHIP FOR MAINTENANCE

WILLIAMS CT. EX. 40' PUBLIC R/W

20' LANDSCAPE/MEDIAN

PARCEL 2 ACCESS POINT (RIGHT-IN/RIGHT-OUT)

RIGHT TURN LANE TO PARCEL 2

TRACT C2 OPEN SPACE

EXISTING 12' CONC. SIDEWALK

S.R. 429 CONNECTOR RD.

RIGHT-OUT ONLY ACCESS POINT

TRACT C1 STORMWATER MANAGEMENT & OPEN SPACE

RIGHT TURN ONLY

FOR DEVELOPMENT ENTRANCE SIGN FEATURES, SEE SIGN PLANS FOR INFORMATION

EXISTING 12' CONC. SIDEWALK

PROPOSED LEFT TURN LANE INTO FLORIDIAN TOWN CENTER BOULEVARD

LEFT TURN ACCESS POINT

EXISTING GRASSED MEDIAN

RIGHT-IN ACCESS POINT

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALKS
- PROPOSED BUILDINGS

JOHN T. TOWNSEND
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

MATCH LINE C SEE SHEET 8

SR 429

APPROXIMATE LOCATION OF ACCESS

5' SIDEWALK TO BE CONSTRUCTED FROM SOUTHFORK ROAD, SOUTH TO EXISTING 12' TRAIL AT COLLECTOR ROAD, CONCURRENT WITH DEVELOPMENT OF ADJACENT PARCEL 08-21-28-7172-04-060. SHOULD ADJACENT PARCEL DEVELOPMENT BE DELAYED, THEN SIDEWALK CONSTRUCTION SHALL BE DONE CONCURRENT WITH PLYMOUTH-SORRENTO ROAD TURN LANE IMPROVEMENTS

PARCEL 08-21-28-7172-04-060

PLYMOUTH-SORRENTO RD

5' WIRE FENCE

NORTHBOUND LEFT TURN LANE AND SOUTHBOUND RIGHT TURN LANE ON PLYMOUTH-SORRENTO ROAD TO BE PROVIDED AT TIME OF PARCELS 1-3 DEVELOPMENT

GENERAL NOTES:

- THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

PLANNED DEVELOPMENT MASTER PLAN

GENERAL NOTES:

1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

**FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA
MASTER PLAN – SOUTH &
SOUTHFORK ROAD IMPROVEMENTS**

200

5

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

ENGINEERS PLANNERS

DRAWN BY	DESIGNED BY
----------	-------------

CHECKED BY

DATE _____

SCALE

JOB NUMBER

JOHN P. ...

INSEND 52127

1

1133

1101

10

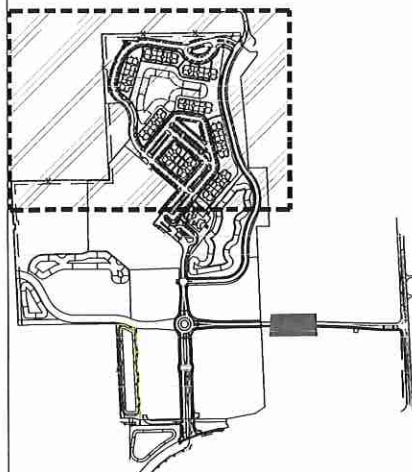


LEGEND:

- STREET TREE
- OFF-STREET VEHICULAR PARKING AREA TREE
- OPEN SPACE TREE
- FOUNDATION PLANTING CANOPY TREE
- FOUNDATION PLANTING UNDERSTORY TREE
- BUFFER UNDERSTORY TREE
- LANDSCAPE FEATURE
- SOD OR SEED & MULCH
- DRY RETENTION POND
- BUILDING
- 6' HT. VINYL FENCE
- 6' DECORATIVE, ALUMINUM PICKET FENCE
- 6' PRE-CAST PANEL CONCRETE WALL

NOTES:

- LANDSCAPE & IRRIGATION DESIGN FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069, ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.
- ALL TREE SPECIES AND CALIPER SHALL COMPLY WITH THE CITY OF APOPKA LANDSCAPE REQUIREMENTS.



KEY PLAN
N.T.S.



PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

LANDSCAPE PLAN

DRAWING

L1

SHEET

201

5

10

DESIGNED BY: JNT
CHECKED BY: AGW
DATE: 10/23/2020
SCALE: 1"=60'

618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407-423-8588

COMMUNITY
SOLUTIONS
GROUP

DATE

10/23/2020

SCALE

1"=60'

JOB NUMBER

18067513

DATE

10/23/2020

CHK

DATE

10/23/2020

MATCH LINE - SEE SHEET L1



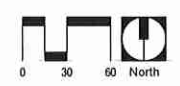
NOTES:

1. LANDSCAPE & IRRIGATION DESIGN FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2009, ADOPTED MAY 21, 2009 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.
2. ALL TREE SPECIES AND CALIPER SHALL COMPLY WITH THE CITY OF APOPKA LANDSCAPE REQUIREMENTS.

LEGEND:

- STREET TREE
- OFF-STREET VEHICULAR PARKING AREA TREE
- OPEN SPACE TREE
- FOUNDATION PLANTING CANOPY TREE
- FOUNDATION PLANTING UNDERSTORY TREE
- BUFFER UNDERSTORY TREE
- LANDSCAPE FEATURE
- SOD OR SEED & MULCH
- DRY RETENTION POND
- BUILDING
- 6' HT. VINYL FENCE
- 6' DECORATIVE, ALUMINUM PICKET FENCE
- 6' PRE-CAST PANEL CONCRETE WALL

KEY PLAN
N.T.S.



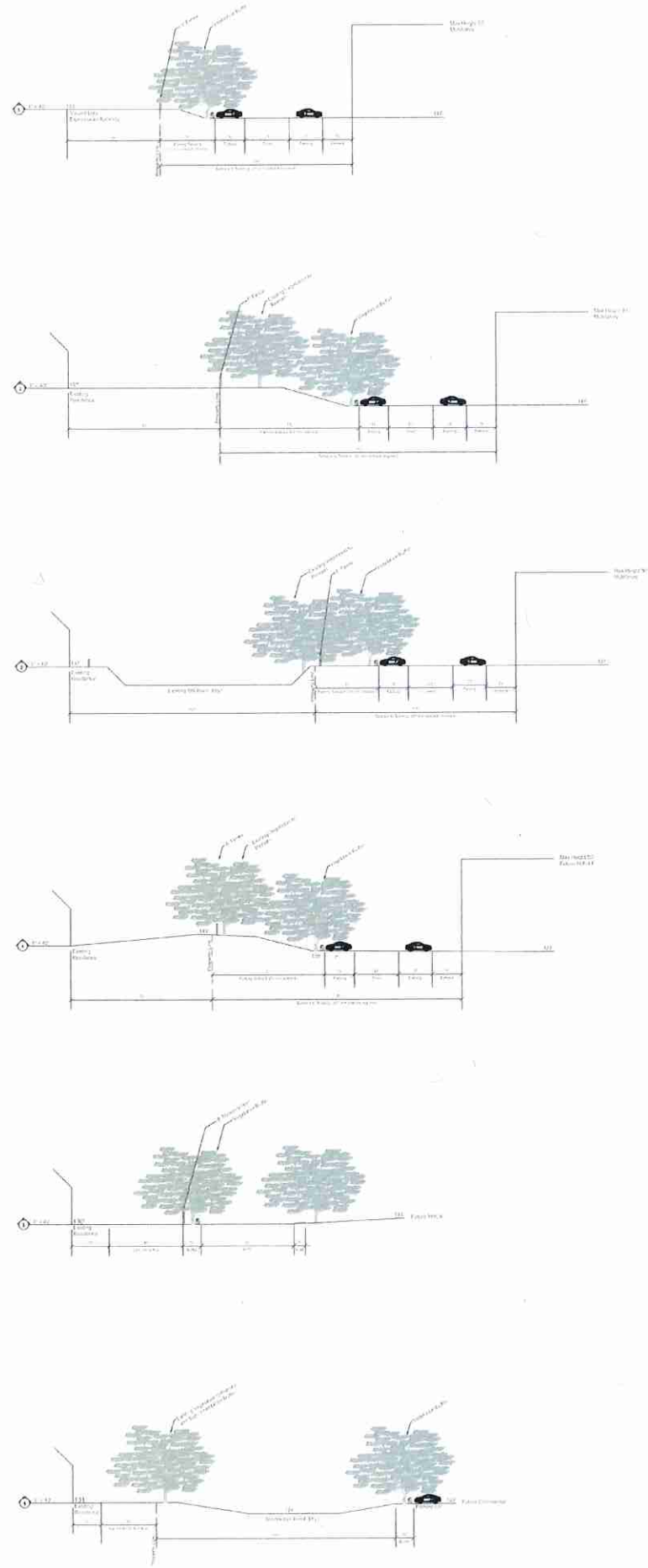
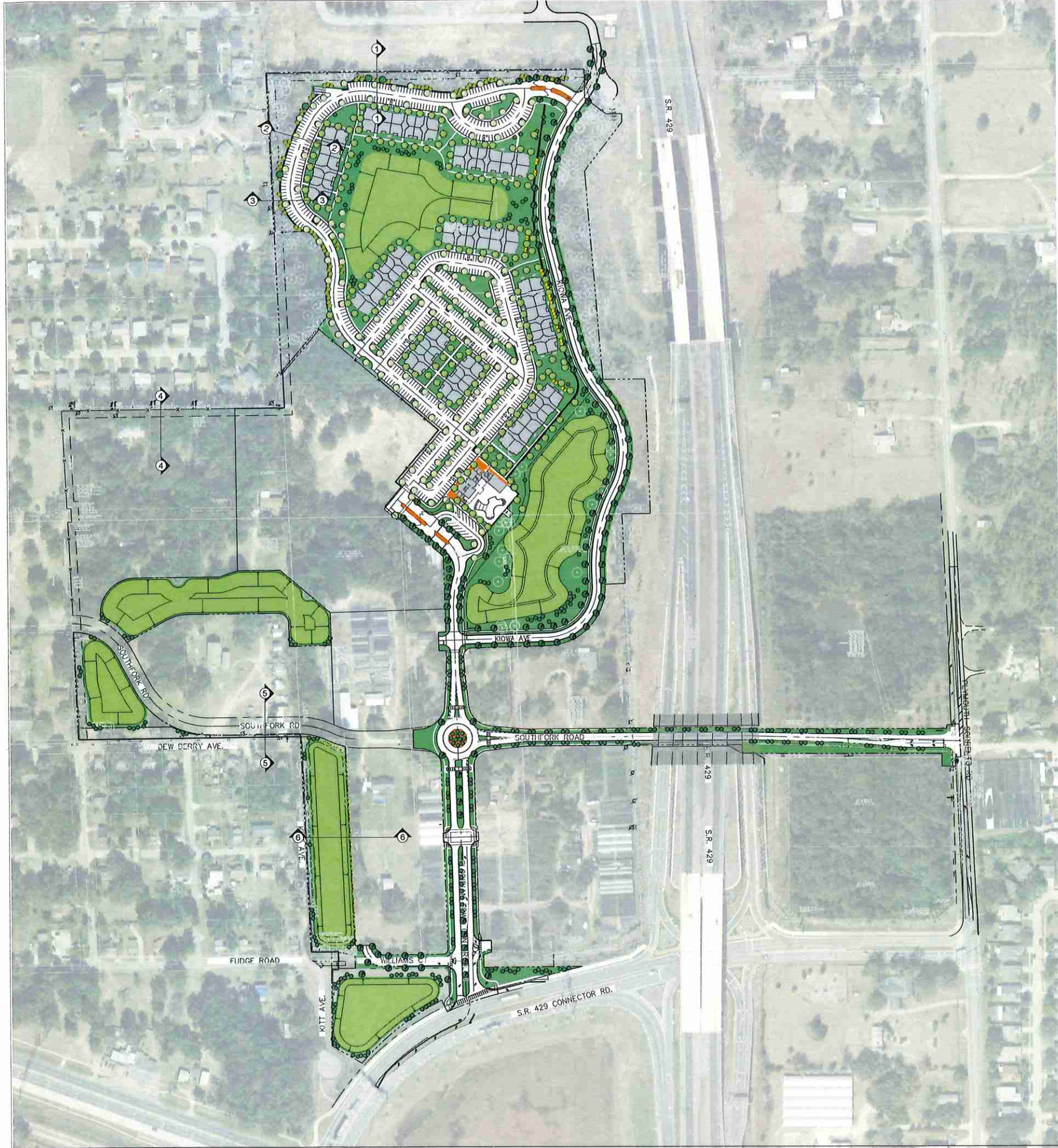
MATCH LINE A - SEE SHEET L3



COMMUNITY SOLUTIONS GROUP
618 E. SOUTH STREET
SUITE 700
ORLANDO, FL 32801
407.423.6386

PLANNED DEVELOPMENT MASTER PLAN
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA
LANDSCAPE PLAN

DRAWING	L2	SHEET	202
DATE	10/23/2020	CHECKED BY	AGW
DESIGNED BY	JNT	DRAWN BY	JNT
SCALE	1"=60'	JOB NUMBER	A180675.02
DATE	10/23/2020	DATE	10/23/2020
REVISIONS			
CHK.			



PLANNED DEVELOPMENT MASTER PLANS

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

BUFFER PLAN

618 E. SOUTH STREET
APOPKA, FLORIDA 32001
407-423-4396

COMMUNITY
SOLUTIONS
GROUP

DESIGNED BY: CHECKED BY: DATE: 02/10/2021

SCALE: SHEET NUMBER: A180675-02

NOT FOR CONSTRUCTION

DRAWING
B-1

Legend

- Common Open Space
- Active Recreation Areas
- Buffer
- Steep Slope Areas
- Dry Retention

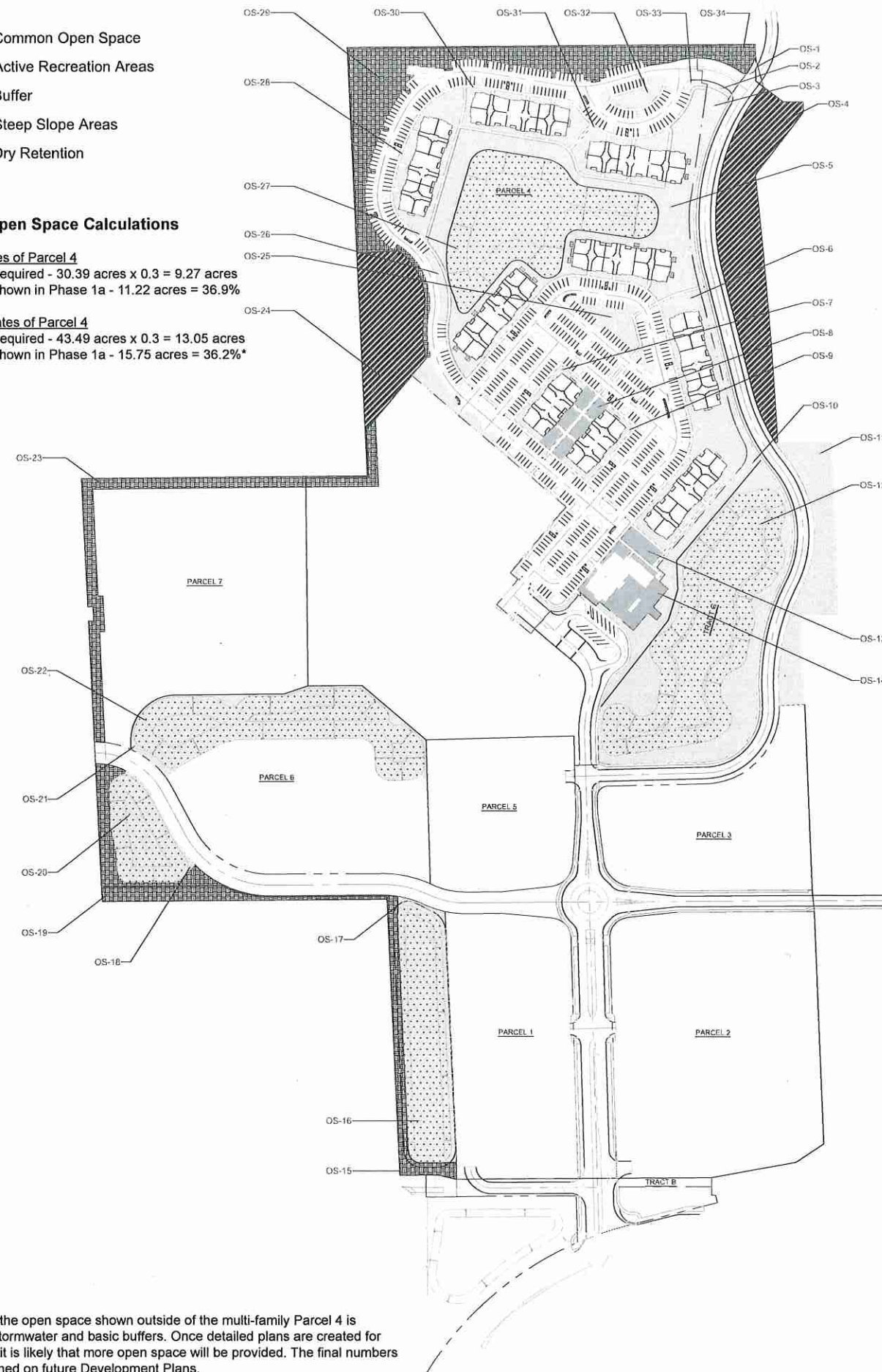
Required Open Space Calculations

Inside the Gates of Parcel 4

Open Space Required - 30.39 acres x 0.3 = 9.27 acres
Open Space Shown in Phase 1a - 11.22 acres = 36.9%

Outside the Gates of Parcel 4

Open Space Required - 43.49 acres x 0.3 = 13.05 acres
Open Space Shown in Phase 1a - 15.75 acres = 36.2%*



Common Open Space



Active Recreation



Buffer



Dry Retention



Steep Slope Area



OPEN SPACE INSIDE OF GATE			OPEN SPACE OUTSIDE OF GATE		
PARCEL NO.	AREA (ACRES)	DESCRIPTION	PARCEL NO.	AREA (ACRES)	DESCRIPTION
OS-5	1.77	Common Open Space	OS-1	0.00	Common Open Space
OS-6	0.75	Common Open Space	OS-2	0.02	Common Open Space
OS-7	0.08	Common Open Space	OS-3	0.18	Common Open Space
OS-8	0.20	Active Recreation Areas	OS-4	1.56	Steep Slope Areas
OS-9	0.08	Common Open Space	OS-10	1.81	Common Open Space
OS-13	0.08	Active Recreation Areas	OS-11	0.93	Common Open Space
OS-14	3.30	Active Recreation Areas	OS-12	2.71	Dry Retention
OS-25	0.20	Common Open Space	OS-15	1.08	Buffer
OS-26	0.07	Common Open Space	OS-16	1.35	Dry Retention
OS-27	2.21	Dry Retention	OS-17	0.20	Common Open Space
OS-28	0.33	Common Open Space	OS-18	0.04	Common Open Space
OS-29	1.57	Buffer	OS-19	1.08	Buffer
OS-30	0.22	Common Open Space	OS-20	0.69	Dry Retention
OS-31	0.20	Common Open Space	OS-21	0.19	Common Open Space
OS-32	0.14	Common Open Space	OS-22	1.81	Dry Retention
OS-33	0.02	Common Open Space	OS-23	0.81	Buffer
TOTAL	11.22		OS-24	1.10	Steep Slope Areas
			OS-34	0.19	Buffer
			TOTAL	15.75	

*Note: Most of the open space shown outside of the multi-family Parcel 4 is comprised of stormwater and basic buffers. Once detailed plans are created for future phases, it is likely that more open space will be provided. The final numbers will be established on future Development Plans.

NOT FOR CONSTRUCTION

C19 E. SOUTH STREET
SUITE 200
ORLANDO, FL 32801
407.421.4399

COMMUNITY
SOLUTIONS
GROUP

PLANNED DEVELOPMENT MASTER PLANS

FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA

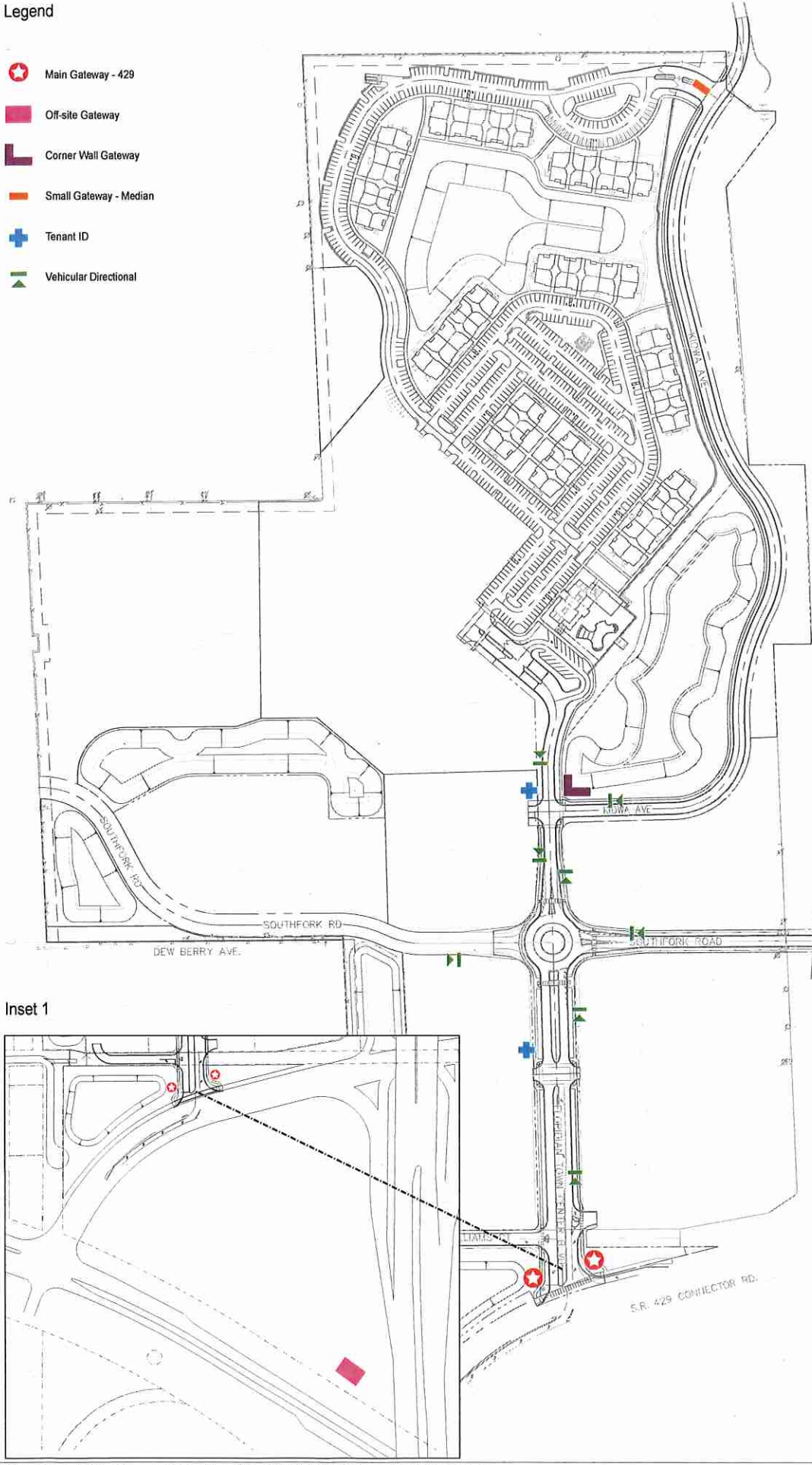
OPEN SPACE AND RECREATION PLAN

DRAWING
OS-1

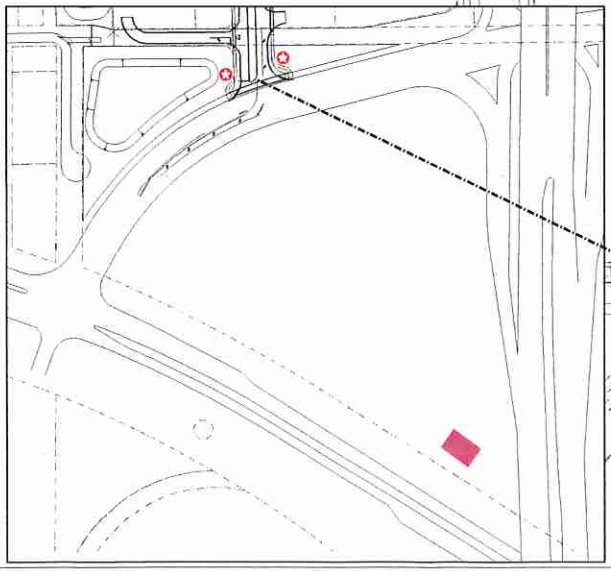
SHEET
205

Legend

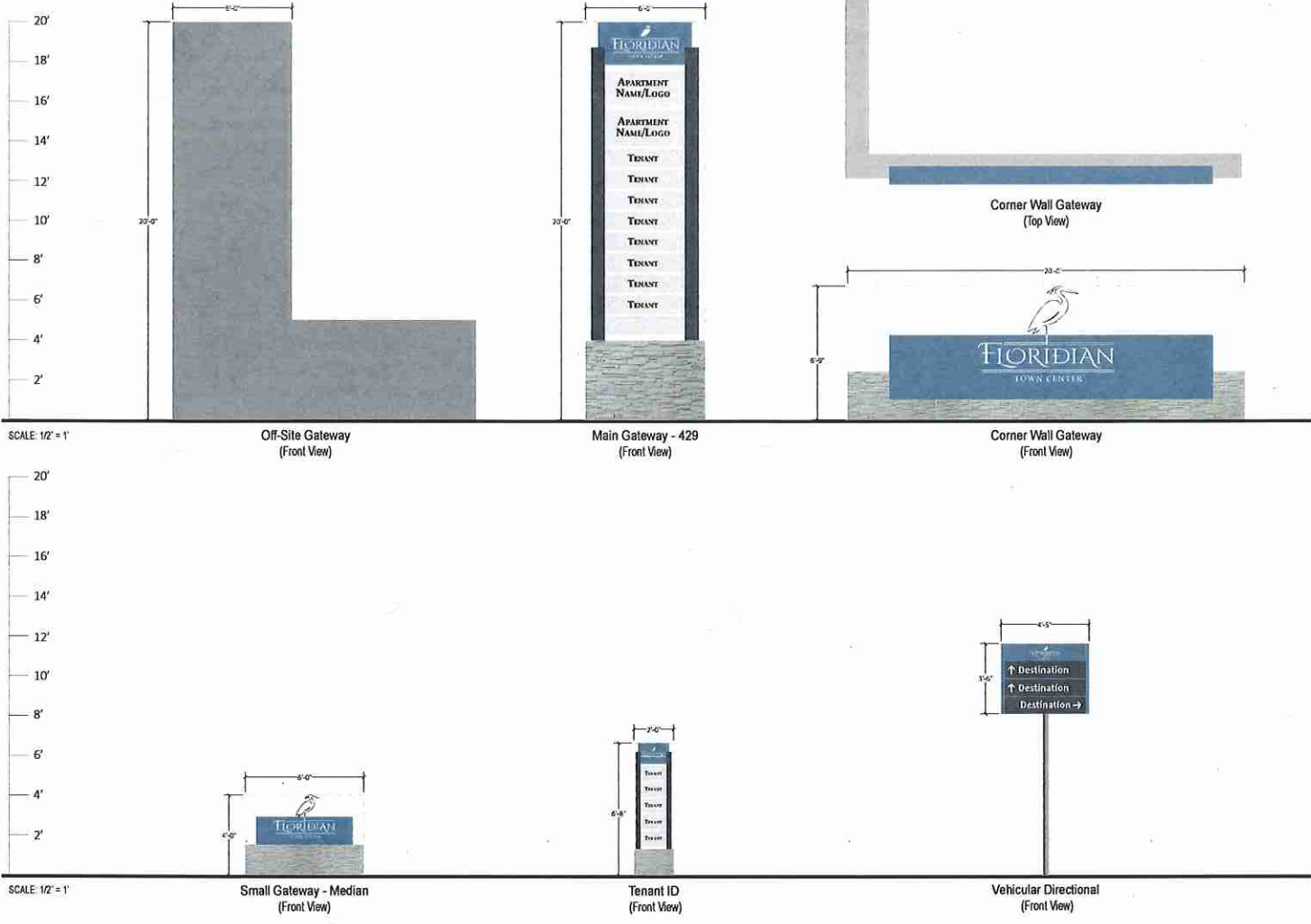
- Main Gateway - 429
- Off-site Gateway
- Corner Wall Gateway
- Small Gateway - Median
- Tenant ID
- Vehicular Directional



Inset 1

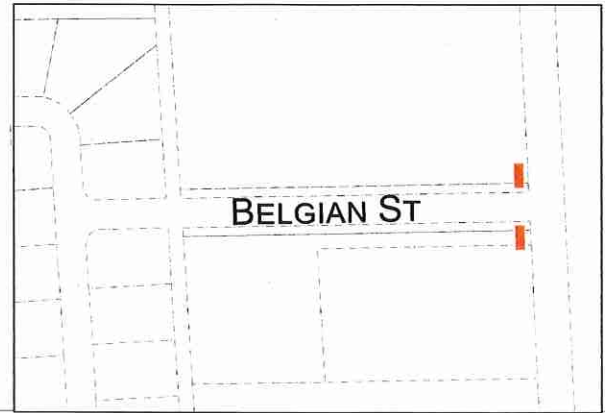


Proposed Sign Palette

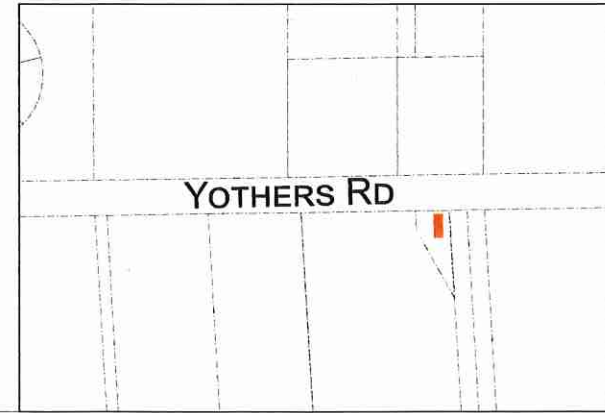


Note: The signage design illustrated above is preliminary and shows design intent. Final approved signs may differ slightly in materials and color. The proposed sign palette illustrates maximum dimensions of proposed signs

Inset 2



Inset 3



NOT FOR CONSTRUCTION

618 E SOUTH STREET
SUITE 200
APOPKA, FL 32801
407.422.4598
COMMUNITY SOLUTIONS GROUP

DEVELOPMENT PLANS
FLORIDIAN TOWN CENTER
(aka: 429 WEST)
CITY OF APOPKA, FLORIDA
S-1 SIGNAGE PLAN

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AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM TRANSITIONAL (T) TO PLANNED DEVELOPMENT (PD), FOR CERTAIN REAL PROPERTY LOCATED NORTH OF W. ORANGE BLOSSOM TRAIL AND WEST OF S.R. 429, COMPRISING 73.93 ACRES MORE OR LESS, AND OWNED BY COLLIER BENGE LAND JOINT VENTURE LLC; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, Andrew McCown, GAI Consultants, Inc. has requested a change in zoning on said property as identified in Section II of this ordinance, and legally described in Exhibit A attached hereto; and

WHEREAS, the proposed Planned Development (PD) zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

NOW THEREFORE, BE IT ORDAINED, by the City Council of the City of Apopka, Florida, as follows:

SECTION I: That the zoning classification of the following described property be designated as Planned Development (PD), as defined in the Apopka Land Development Code, and with the following development standards and provisions, and subject to the following zoning provisions:

- A. Development of the property shall occur consistent with the Master Plan set forth in Exhibit B, attached hereto. Where any development standard conflicts between the Master Plan and the Land Development Code, the Master Plan shall preside. Any proposed revision to the Master Plan shall be evaluated and processed pursuant to the Land Development Code
- B. A PD Agreement prepared in accordance with LDC Section 3.7.2.F.2 shall be approved by the City Council.
- C. The uses permitted and prohibited within the PD District are those noted on the Master Plan.
- D. If a Plat associated with the PD district has not been approved by the City within three years after approval of these Master Plan provisions, the approval of the Master Plan provisions will expire. At such time, the City Council may:

1. Permit a single six-month extension for submittal of the required Minor or Major Development Plan;
2. Allow the PD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or
3. Rezone the property to a more appropriate zoning classification.

SECTION II: That the zoning classification of the following described properties, attached hereto as Exhibit A and incorporated herein, being situated in the City of Apopka, Florida, is hereby amended from Transitional (T) to Planned Development (PD), as defined in the Apopka Land Development Code.

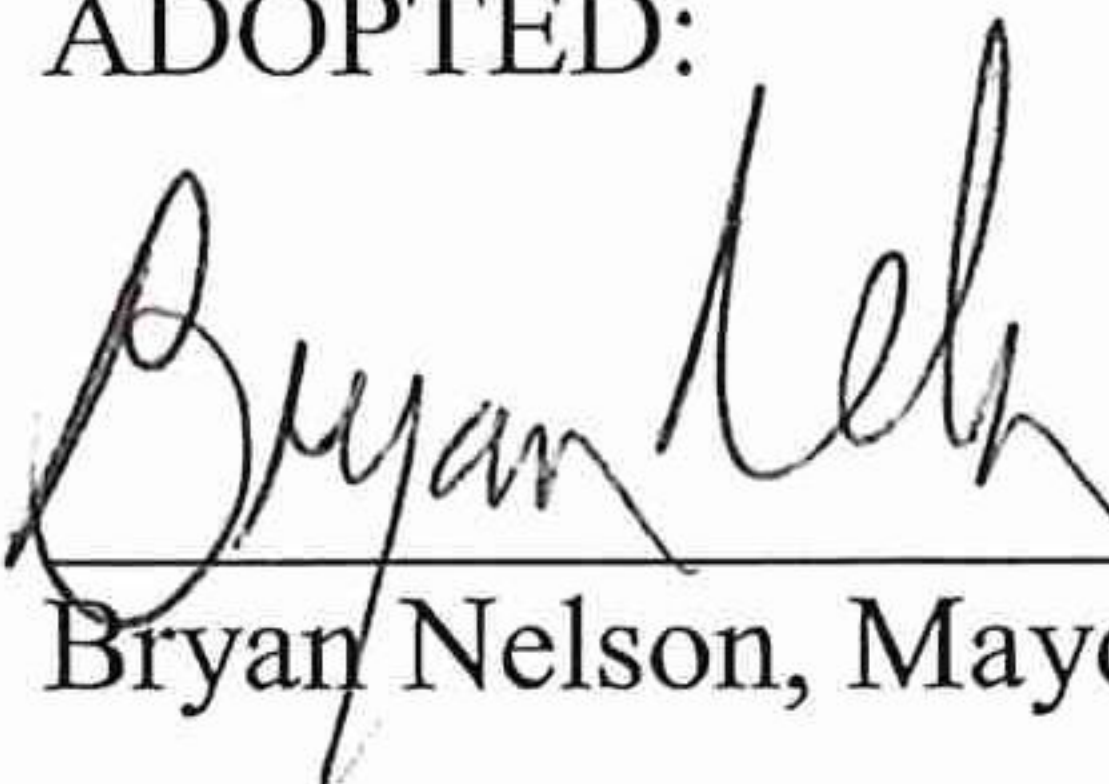
SECTION III: AUTHORITY OF COMMUNITY DEVELOPMENT DIRECTOR. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

SECTION IV: SEVERABILITY. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

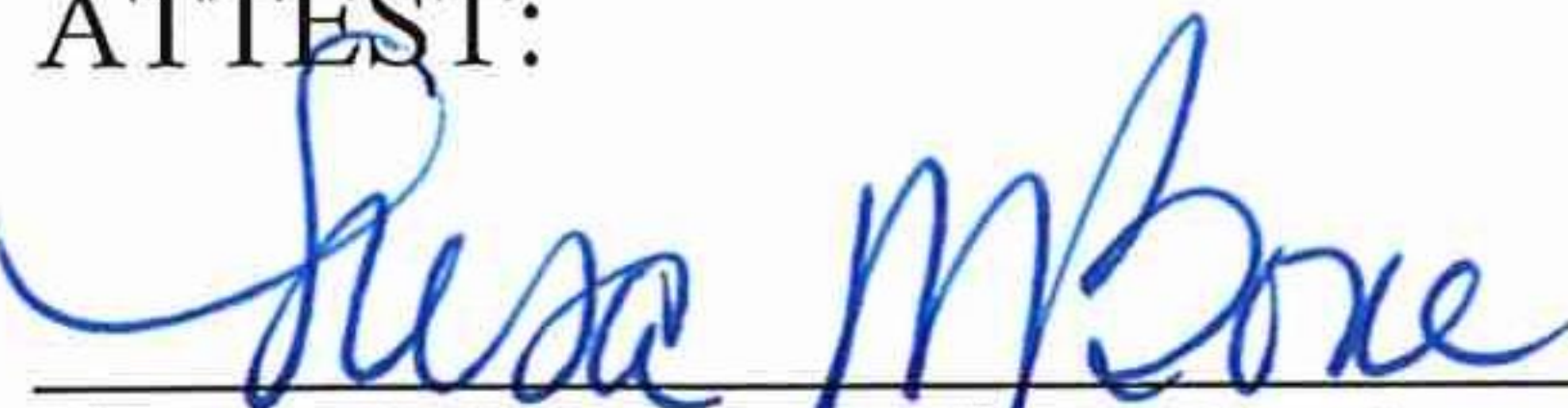
SECTION V: That this Ordinance shall take effect upon the effective date of Ordinance No. 2840.

READ FIRST TIME: June 2, 2021

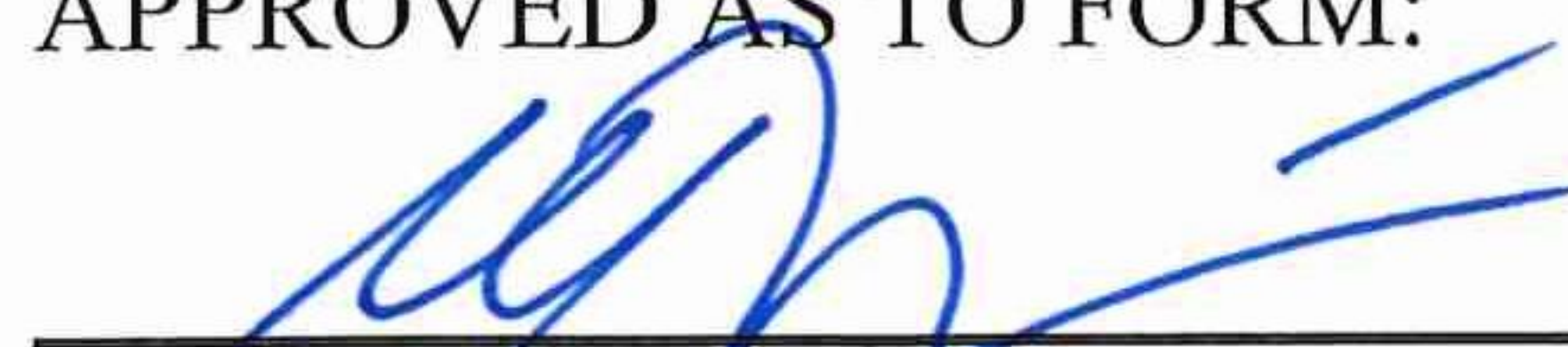
READ SECOND TIME AND
ADOPTED:

 August 18, 2021
Bryan Nelson, Mayor

ATTEST:


Susan M. Bone, City Clerk

APPROVED AS TO FORM:


Michael A. Rodriguez, City Attorney

DULY ADVERTISED: April 30, 2021 and June 4, 2021

Exhibit "A" Legal Description

DESCRIPTION:

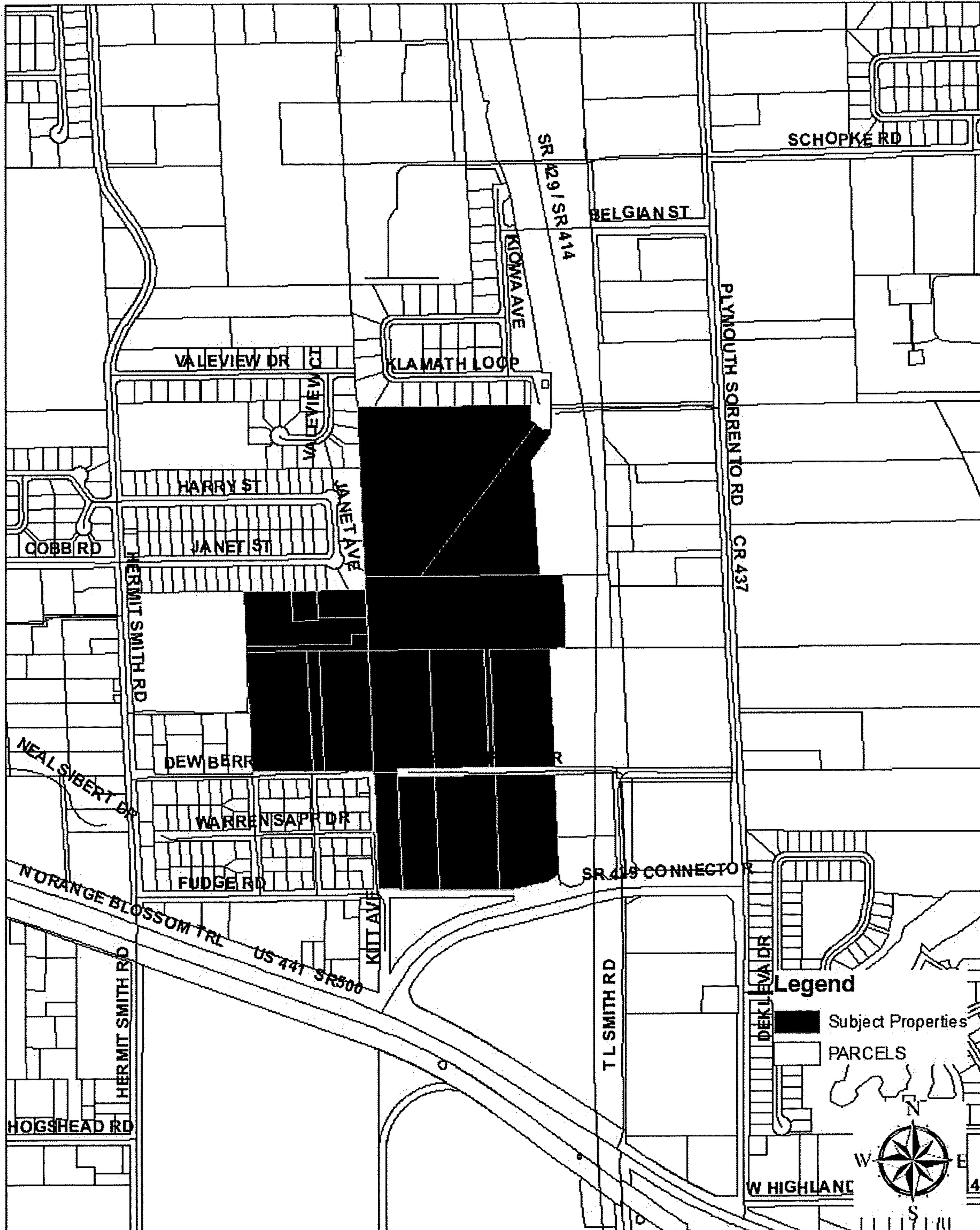
That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plat of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 298.07 feet to the North line of the South 1/2 acre of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said West line run N89°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02°44'36"E along said East line, 32.82 feet to the South line of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said East line run S89°30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.78 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 662.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run S02°34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2987, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89°33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'13"E along said North right-of-way line, 592.78 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of-way line run N79°37'51"E along said Westerly limited access right-of-way line, 200.23 feet; thence N56°40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9964, Page 3691, of the Public Records of Orange County, Florida; thence N02°19'28"W along said Westerly limited access right-of-way line, 545.26 feet to the Northwest corner of Lot 8, Block P, according to said plat of MAP OF PLYMOUTH, and the South line of lands described in Official Records Document Number 20190621267, of the Public Records of Orange County, Florida; thence departing said Westerly limited access right-of-way line, run S89°31'58"W along said South line, 862.00 feet to the Southwest corner of said lands described in Official Records Document Number 20190621267; thence N02°39'46"W along the West line of said lands described in Official Records Document Number 20190621267, for a distance 40.03 feet to the Northwest corner of said lands described in Official Records Document Number 20190621267; thence N89°31'58"E along the North line of said lands described in Official Records Document Number 20190621267, for a distance of 859.73 feet to the Southwest corner of Lot 1, Block P, according to said plat of MAP OF PLYMOUTH and the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10808, Page 4332, of the Public Records of Orange County, Florida; thence departing said North line run N02°20'29"W along said Westerly limited access right-of-way line, 642.86 feet; thence N89°29'17"E along said Westerly limited access right-of-way line, 84.79 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10764, Page 480, of the Public Records of Orange County, Florida and a non-tangent curve concave Westerly having a radius of 11294.16 feet and a chord bearing of N02°02'26"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 02°01'48" for a distance of 400.16 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10705, Page 4582, of the Public Records of Orange County, Florida and as described in Official Records Book 10705, Page 6080, of the Public Records of Orange County, Florida and a non-tangent line; thence S89°29'17"W along said Westerly limited access right-of-way line, 125.14 feet to a non-tangent curve concave Westerly having a radius of 11169.16 feet and a chord bearing of N04°40'48"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 03°11'30" for a distance of 622.17 feet to a non-tangent line; thence N37°22'01"E along said Westerly limited access right-of-way line, 182.75 feet; thence N00°27'45"W along said Westerly limited access right-of-way line, 24.71 feet to the Southeast corner of the aforesaid plat of STANTON RIDGE; thence departing said Westerly limited access right-of-way line run the following courses and distances along the aforesaid South line of the plat of STANTON RIDGE: S89°31'59"W, 46.62 feet; N52°36'26"W, 79.53 feet; N00°31'22"W, 85.34 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, scale factor of 0.99997293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Containing 73.931 acres more or less when calculated in ground dimensions.

Being subject to any rights-of-way, restrictions, conditions and easements of record.

Vicinity Map



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

Exhibit “B”

THIS DOCUMENT PREPARED BY
AND RETURN TO:

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

MASTER DEVELOPMENT AGREEMENT (FLORIDIAN TOWN CENTER)

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

WITNESSETH:

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

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

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

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

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

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

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

AGREEMENT

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

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

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

- a. Hotel. A hotel use not to exceed 120 rooms and all rooms must have entry only through the interior of the hotel building. A restaurant will be permitted at the hotel but must be interior to the hotel or connected by a covered walkway. Restaurant facilities must be managed or leased by the hotel owner. Any hotel shall demonstrate character and attributes common to the definition of such hotels and shall be furnished in a themed, stylish and/or aspirational manner.
- b. Day care, adult or child.
- c. Assisted Living Facility, Independent Living Facility, or Senior Housing.
- d. Residential. The City and the Developer agree that in the event nonresidential development does not occur on the Flex Space Parcel, Developer shall be permitted to convert the flex space to develop multi-family residential units on the Flex Space Parcel to the extent and limited to a maximum residential density of fifteen (15) units per acre for the entire area of the Project pursuant to the Future Land Use

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

- e. Professional or Office Buildings.
- f. Medical Office Building.
- g. Vertical Mixed-Use Buildings. Professional or office uses on the first floor and apartments on the upper floors.

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

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

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

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

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

9. **Commercial Uses.**

- a. Permitted uses. Any commercial use allowed under the City’s Land Development Code (or equivalent) and ordinances shall be permitted within Parcels 1, 2, 3, 5 and 6 or other portions of the Project now or hereafter designated a retail or commercial use.
- b. Prohibited uses. Notwithstanding anything to the contrary herein, the Project shall prohibit the uses set forth on **Exhibit “F”** attached hereto and expressly incorporated herein by this reference.
- c. Ability to close streets. Within the commercial and retail areas of the Project, the Developer and the Master Association shall have the right and be permitted to close parking areas, streets and roadways within one (1) or more Parcels for special events, fairs, street fairs, farmers markets and other events at the Project (“**Special Events**”) in a manner otherwise consistent with City codes, ordinances, and regulations including the required prior notification to all necessary City and County agencies; provided, however, access shall be maintained at all times to Parcel 4 and other non-retail and commercial Parcels.
- d. Outdoor dining. Within the commercial and retail areas of the Project, outdoor dining shall be permitted, including tables set up and service at all times on sidewalks, walkways and, in the case of Special Events, in the roadways in a manner otherwise consistent with City codes, ordinances, and regulations including the required prior notification to all necessary City and County agencies.

10. **Signage.**

- a. On-Site Signage. On-site signage shall be permitted on the Property as set forth herein and as provided in the PD. Signs and other forms of advertising in the Developer's discretion within the Property shall be allowed during the Project development, for sale and leasing during any sale and leasing period for the Project or individual Parcels and at other times on a temporary basis.
- b. Special Events. The Developer and the Master Association shall be permitted to place directional and event signs within the Project for Special Events.
- c. Directional Signage. The Developer shall have the right to place directional signage and similar signage within the Project, in Developer's discretion.
- d. Off-Site Signage. The Developer shall be entitled to locate off-site signage as depicted on **Exhibit "G"** attached hereto and expressly incorporated herein by this reference.

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

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

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

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

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

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

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

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

18. **Notices.**

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

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

With a copy to: _____

Email: _____
Telephone: () _____

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

and

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

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

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

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

19. **Miscellaneous Provisions.**

- a. **Entire Agreement.** This Agreement constitutes the complete and entire understanding and agreement between City and Developer concerning or with respect to the topics addressed in this Agreement and supersede any and all prior or contemporaneous covenants, agreements, undertakings, statements, representations or warranties, whether written or oral, of any Party hereto concerning or with respect thereto.
- b. **Relationship of the Parties.** This Agreement does not evidence the creation of, nor shall it be construed as creating a partnership or joint venture between the City and Developer. Developer cannot create an obligation or responsibility on behalf of City or bind City in any manner. Each Party is acting for its own account, and it has made its own independent decisions to enter into this Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each Party acknowledges that none of the other Parties hereto is acting as a fiduciary for or as an adviser to it in respect of this Agreement or any responsibility or obligation contemplated herein.
- c. **Agency.** Developer and City, and their agents, contractors and subcontractors, shall perform all activities described in this Agreement as independent entities and not as agents of one another.
- d. **Sovereign Immunity.** Nothing contained in this Agreement shall be construed as a waiver of City's right to sovereign immunity for tort claims under and subject to § 768.28, *Florida Statutes*.
- e. **Captions, Section and Paragraph Headings.** Captions, section and paragraph headings contained in this Agreement are for convenience of reference only and are in no way intended, and shall in no way be deemed, to define, describe, extend or limit the scope, content or intent of this Agreement or of any particular term, provision, section or paragraph hereof.
- f. **Modification, Amendment or Termination.** This Agreement may not be changed, modified, amended or terminated except as expressly set forth in a separate writing signed by both of the Parties to this Agreement or their respective successors in interest or title.
- g. **Recording in Public Records.** Developer shall ensure that this Agreement and the Transportation Agreement are recorded among the public records of Orange County, Florida promptly after the execution of the Agreement and Transportation Agreement by all Parties.

- h. **Indemnification.** Developer hereby indemnifies and holds City and its elected and appointed officials, employees and agents harmless from and against any and all claims (at law or in equity), disputes, lawsuits, injuries, damages, attorneys' fees and all adverse matters in any way arising out of or relating to the risks assumed by Developer under this Agreement.
- i. **Default.** Failure by a Party to perform any of its obligations hereunder shall constitute default hereunder, entitling the non-defaulting Party to terminate this Agreement or to pursue the remedies of specific performance, injunctive relief or damages as set forth in this Agreement. Prior to termination of this Agreement, the non-defaulting Party exercising such right shall first provide the defaulting Party with written notice specifying such default and the actions needed to cure same, in reasonable detail. Upon receipt of said notice, the defaulting Party shall be provided thirty (30) day opportunity within which to cure such default.
- j. **Bankruptcy.** In the event (a) an order or decree is entered appointing a receiver for Developer or its assets or (b) a petition is filed by Developer for relief under federal bankruptcy laws or any other similar law or statute of the United States, which action is not dismissed, vacated or discharged within sixty (60) days after the filing thereof, then City shall have the right to terminate immediately this Agreement.
- k. **No Liability or Monetary Remedy.** Notwithstanding anything herein to the contrary, Developer and City, on behalf of themselves, and their respective successors and assigns, hereby agree that neither Party shall be liable to the other for any direct, indirect, special, punitive or consequential damages, including but not limited to, damages based on loss of service, revenues, profits or business opportunities, and hereby waive any and all claims and causes of action for the recovery of such direct, indirect, special, punitive or consequential damages.
- l. **Governing Law; Binding Effect.** This Agreement and the construction, interpretation and enforcement thereof shall be construed in accordance with and governed by the laws of the State of Florida and shall be binding upon, inure to the benefit of and be enforceable by the Parties hereto and their respective successors in interest or title.
- m. **Venue.** The location for settlement of any and all claims, controversies, or disputes, arising out of or relating to any part of this Agreement, or any breach hereof, shall be Orange County, Florida.
- n. **Construction of Agreement.** The fact that any one of the Parties to this Agreement shall have drafted or structured or shall be deemed to have drafted or structured this Agreement or any particular term or provision of this Agreement shall not be considered by any court or other tribunal in the construction or interpretation of this Agreement or any particular term or provision of this Agreement, either in favor or to the disadvantage of such Party.

- o. **Severability.** If any of the terms, provisions, covenants or conditions set forth in this Agreement or the application thereof to any particular circumstance shall be held by any Court having jurisdiction to be illegal, invalid or unenforceable under applicable law, the remainder of this Agreement shall not be affected thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent otherwise permitted by law.
- p. **Counterparts.** This Agreement may be executed in two or more counterparts, each of which shall be and be taken to be an original, and are collectively but one instrument.
- q. **Time of the Essence.** Time, and timely performance, is of the essence of this Agreement and of the covenants and provisions hereunder. When a date upon which a specified event shall occur or be performed falls upon a weekend or legal holiday, the time allowed for the event or performance to occur shall be extended to 5:00 p.m. on the next succeeding business day. For purposes of this Agreement, a “business day” shall mean any weekday that the banks in the county in which the Property is located are open for business (thereby excluding Saturdays, Sundays and legal holidays).
- r. **Statutory Development Agreement.** This Agreement is not a statutory development agreement pursuant to Chapter 163, Florida Statutes (Florida Local Government Development Agreement Act), and is being entered into by the City pursuant to the City’s home rule authority.

Witnesses:

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

Printed Name: _____

By: _____
Name: _____
Title: _____

Printed Name: _____

[NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE]

STATE OF FLORIDA
COUNTY OF _____

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

Print Name: _____
Notary Public
My Commission Expires: _____
Commission Number: _____

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF APOPKA

By: _____
Bryan Nelson, Mayor

ATTEST:

Susan Bone, City Clerk

Approved as to Form:

Michael A. Rodríguez, City Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

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

Print Name: _____
Notary Public
My Commission Expires: _____
Commission Number: _____

Exhibit "A"

Legal Description of Property

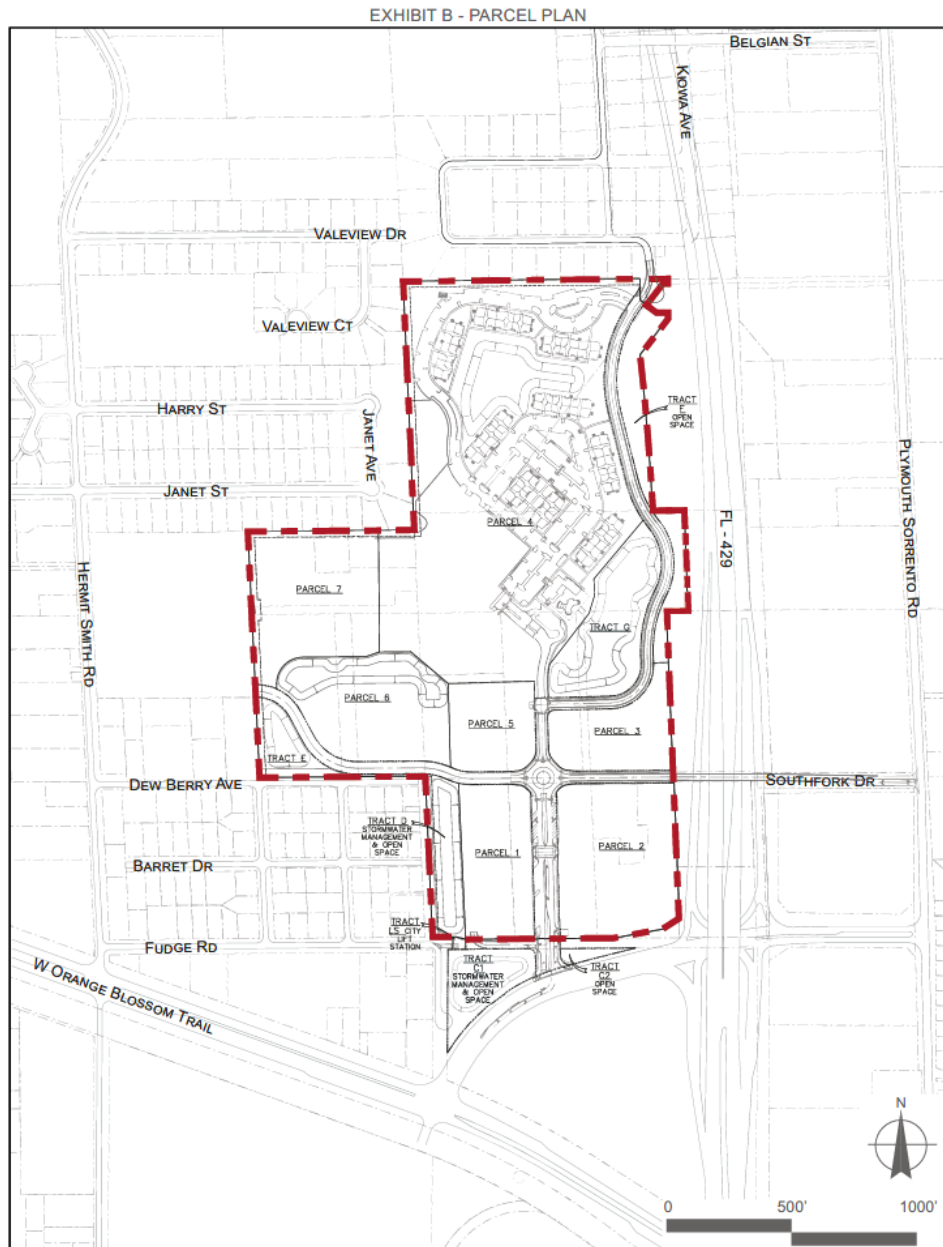
That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plat of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 298.07 feet to the North line of the South 1/2 acre of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said West line run N89°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02°44'36"E along said East line, 32.82 feet to the South line of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said East line run S89°30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.78 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 662.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run so2°34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2987, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89°33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'13"E along said North right-of-way line, 592.78 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of-way line run N79°37'51 "E along said Westerly limited access right-of-way line, 200.23 feet; thence N56°40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book

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

Exhibit “B”

Parcel Plan



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
CITY OF APOPKA, FL
EXHIBIT B - PARCEL PLAN

11.20.2020

Exhibit “C”

Permitted Use Table

EXHIBIT C - PERMITTED USE TABLE

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

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

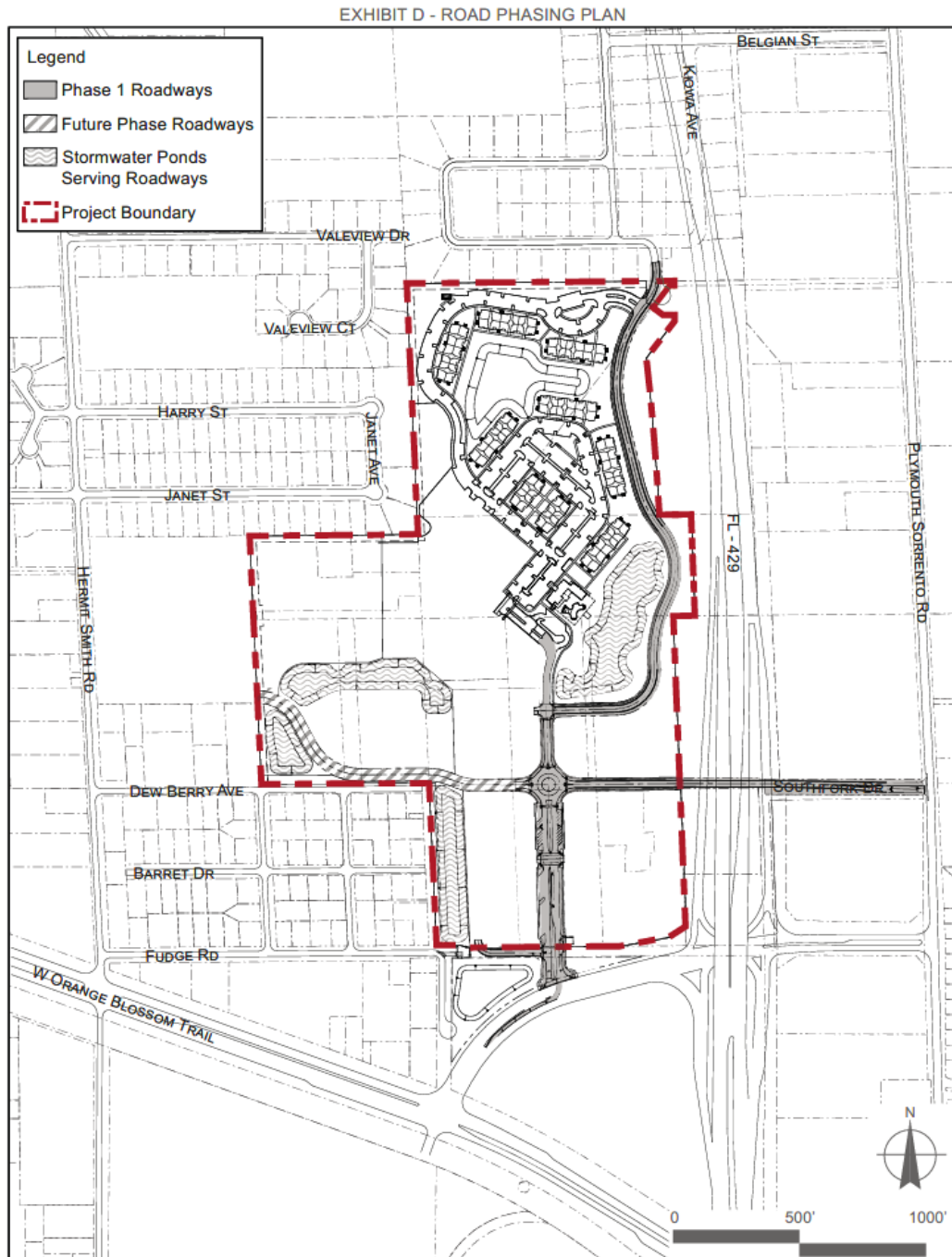
2. Only indoor, climate controlled self-service storage shall be permitted. No outdoor self-service storage will be permitted.

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



Exhibit “D”

Road Phasing Plan



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

11.20.2020

Exhibit “E”

Transportation Impact Fee Credit Agreement

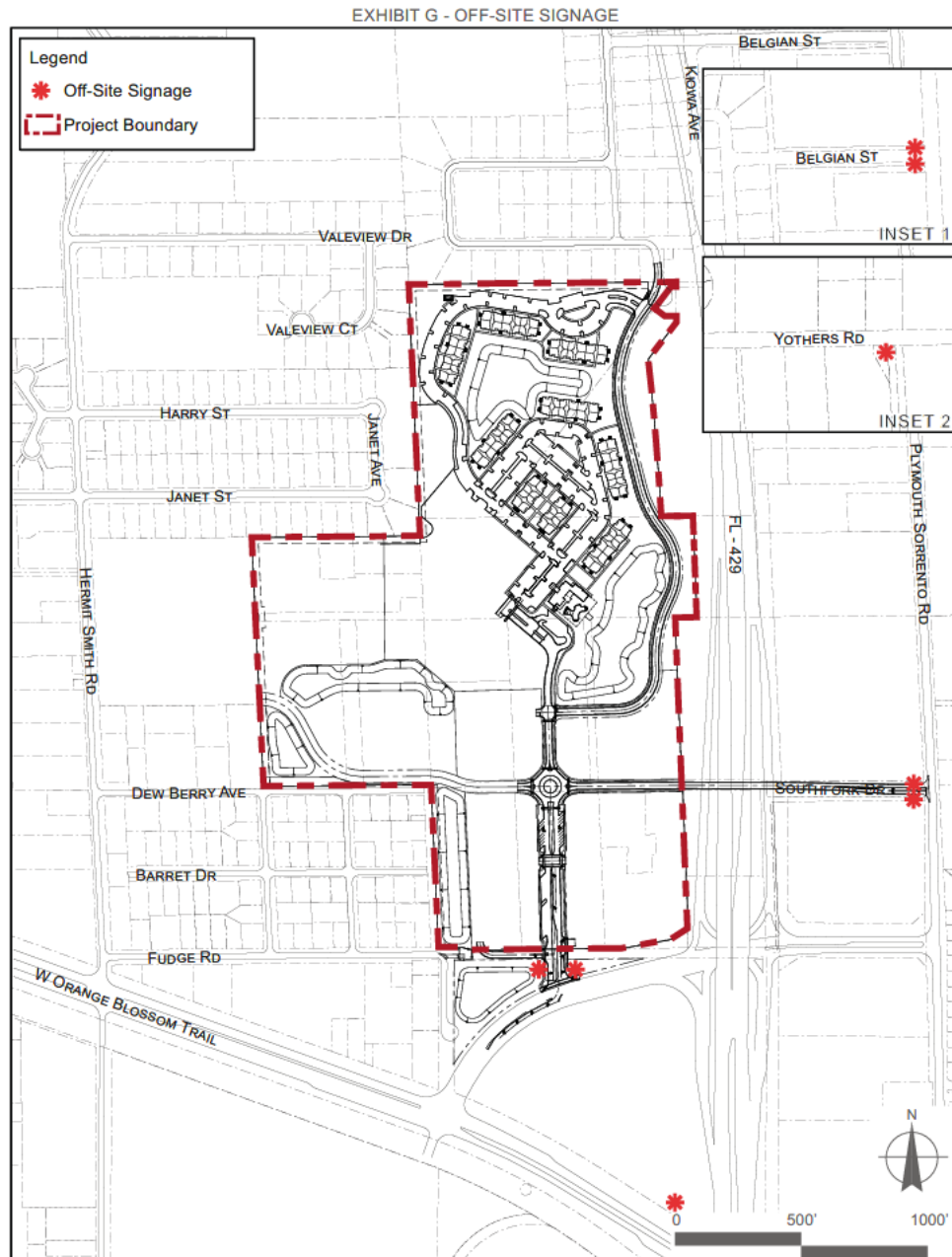
Exhibit “F”

Prohibited Uses

- A. An operation primarily used as warehouse operation or any assembling, manufacturing, distilling, refining, smelting, agricultural, or mining operation.
- B. Any self-service storage facilities that are not climate controlled.
- C. Any outdoor storage of automobiles, recreational vehicles, or boats.
- D. Any "second hand" store, any operation selling "surplus" or "salvage" goods, or pawn shop.
- E. Any mobile home park, trailer court, labor camp, junkyard, or stockyard; but this prohibition is not applicable to the temporary use of construction trailers during periods of construction, reconstruction or maintenance.
- F. Any dumping, disposing, incineration or reduction of garbage, but this prohibition does not apply to (i) garbage compactors or other garbage collection areas or facilities located near the rear of any building, or (ii) recycling centers that may be required by Governmental Requirements.
- G. Any fire sale, bankruptcy sale (unless pursuant to a court order) or auction house operation.
- H. Any central laundry, dry cleaning plant, or laundromat, but this restriction is not intended to prevent the operation of an on-site service oriented solely to pickup and delivery of clothing by the ultimate consumer, with no washing or processing facilities within the Project, as the same may be found in retail shopping centers in the metropolitan area where the Project is located.
- I. Any (i) automobile, truck, trailer, or recreational vehicle sales, leasing, or display operation, (ii) car wash, or (iii) body shop repair operation.
- J. Any bowling alley or skating rink.
- K. Any mortuary or funeral home.
- L. Any establishment selling or exhibiting obscene or sexually explicit material.
- M. Any establishment selling or exhibiting illicit drugs or related paraphernalia.
- N. A strip club.
- O. Any massage parlor or similar establishment (but the provision of therapeutic massages as part of a first-class health or beauty spa operation or by professional health care providers is permitted).
- P. Any flea market, amusement or video arcade, pool or billiard hall, or dance hall.
- Q. Any training or educational facility, including: beauty schools, barber colleges, reading rooms, places of instruction, or other operations catering primarily to students or trainees rather than to customers, but this prohibition is not applicable to on-site employee training by an occupant incidental to the conduct of its business at the Project.
- R. Any gambling facility or operation, including: off-track or sports betting parlor; table games such as blackjack or poker; slot machines, video poker/blackjack/keno machines or similar devices; or bingo hall.

Exhibit "G"

Off-Site Signage

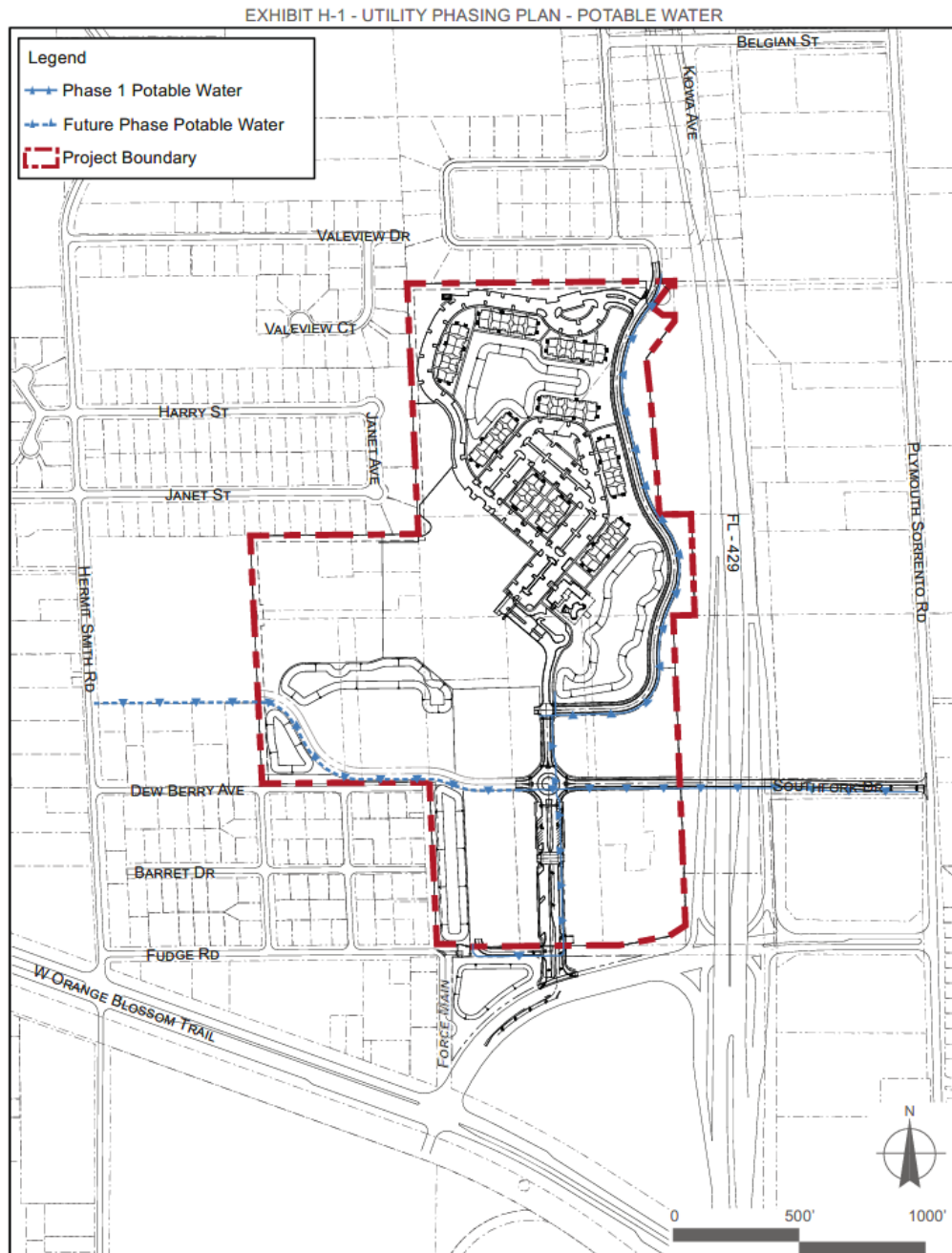


FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
CITY OF APOPKA, FL
EXHIBIT G - OFF-SITE SIGNAGE

11.20.2020

Exhibits “H-1”/”H-2”/”H-3”

Utility Phasing Plans



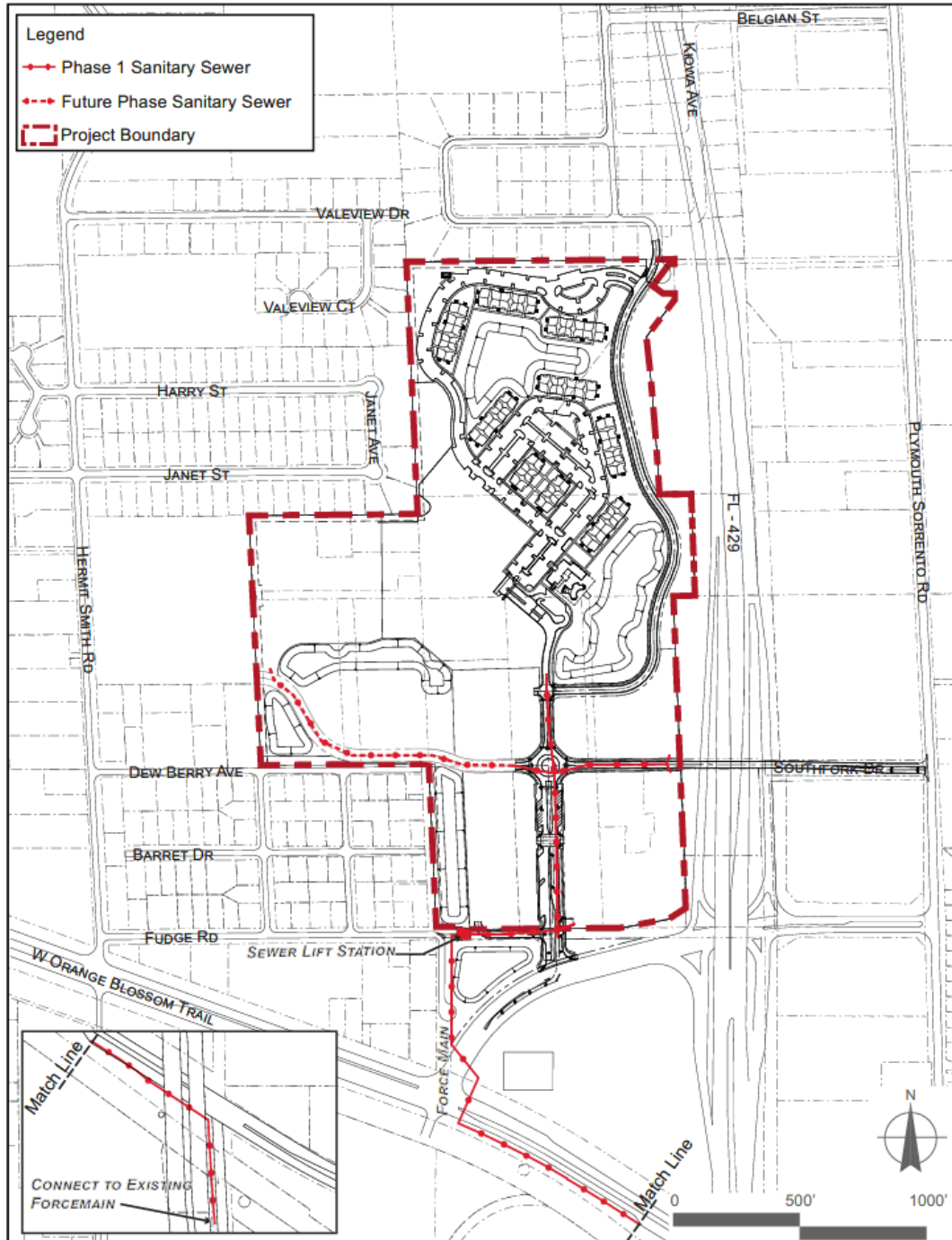
FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT

CITY OF APOPKA, FL

EXHIBIT - H-1 - UTILITY PHASING PLAN - POTABLE WATER

11.20.2020

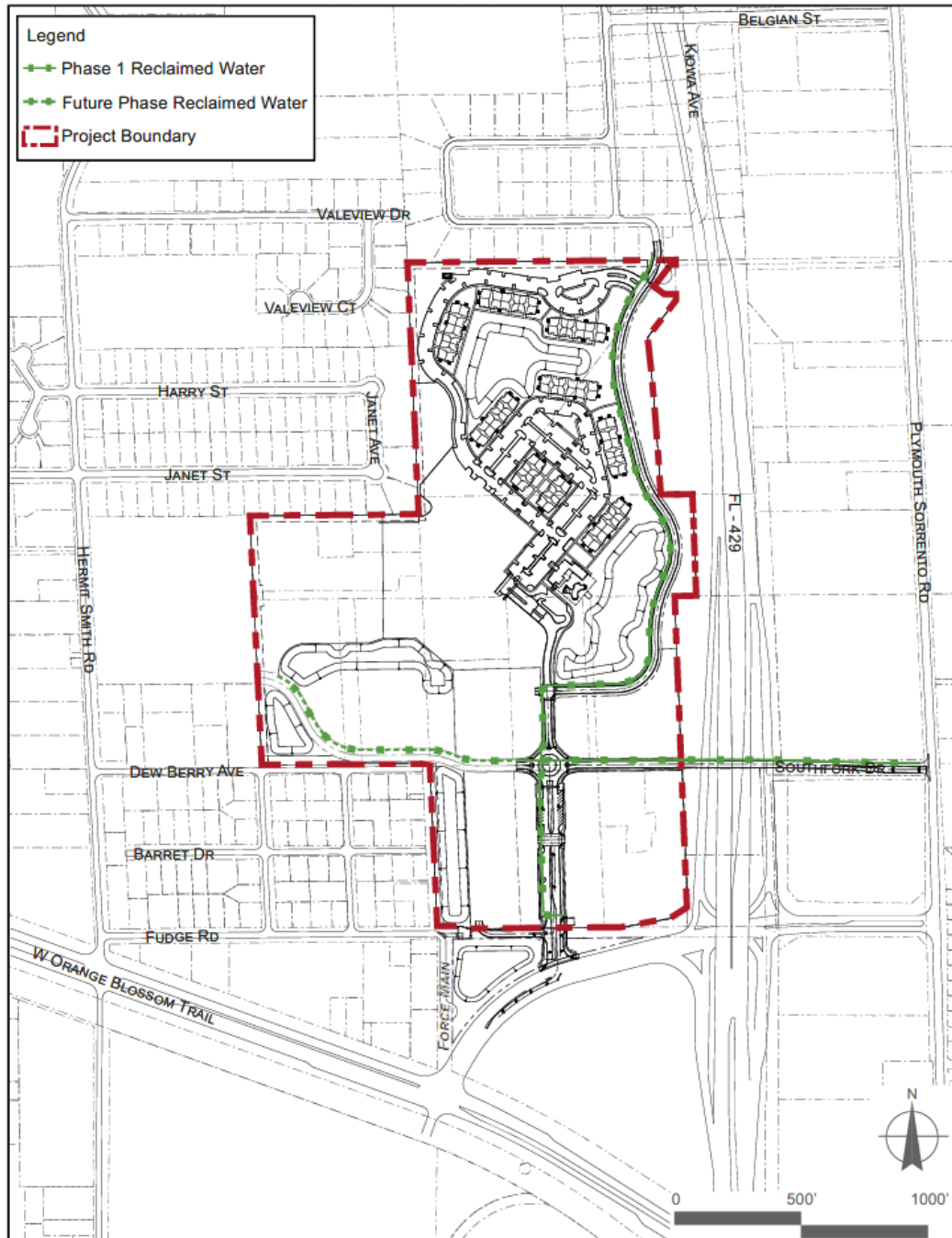
EXHIBIT H-2 - UTILITY PHASING PLAN - SANITARY SEWER



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

11.20.2020

EXHIBIT H-3 - UTILITY PHASING PLAN - RECLAIMED WATER



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
CITY OF APOPKA, FL

EXHIBIT H-3 - UTILITY PHASING PLAN - RECLAIMED WATER

11.20.2020

Exhibit “I”

Utility Impact Fee Credit Agreement

Exhibit “J”

Existing Structures Eligible for Impact Fees Credit

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

THIS DOCUMENT PREPARED BY
AND RETURN TO:

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

**TRANSPORTATION IMPACT FEE
CREDIT AGREEMENT
(FLORIDIAN TOWN CENTER)**

THIS TRANSPORTATION IMPACT FEE CREDIT AGREEMENT (hereinafter, the “**Agreement**”) is entered into this _____ day of _____, 2021 (the “**Effective Date**”) by and between the **City of Apopka**, a Florida municipal corporation organized and existing pursuant to the laws of the State of Florida with an address of 120 East Main Street, Apopka, Florida 32703 (hereinafter, the “**City**”) and **Collier Benge Land Joint Venture, LLC**, a Florida limited liability company with an address of 220 N. Main Street, Gainesville, FL 32601 (hereinafter, the “**Developer**”).

WITNESSETH:

WHEREAS, Developer is the owner of real property in the City of Apopka, Orange County, Florida consisting approximately of 73.87 acres and generally located west of Florida State Road 429 and north of U.S. 441/Orange Blossom Trail, as more particularly described in **Exhibit “A”** attached hereto and incorporated herein (hereinafter, the “**Property**”); and

WHEREAS, Developer intends to develop the Property as Floridian Town Center, a City-approved Planned Development (hereinafter, the “**Project**”); and

WHEREAS, in conjunction with the Development of the Project, Developer will design and construct certain public transportation improvements (“**Transportation Improvements**”) as shown on **Exhibit “B”** attached hereto and incorporated herein; and City services easement lying adjacent to the Transportation Improvements to be granted to the City by Developer for stormwater, sidewalks, and general utilities (the “**Service Easement**”) (the Transportation Improvements and Service Easement, collectively, the “**Right-of-Way**”);

WHEREAS, the Transportation Improvements will consist of the construction of and/or improvement to Kiowa Avenue, Town Center Boulevard, South Fork Drive, SR 429 Connector Road, and Plymouth Sorrento Road and connection to Yothers Road (should additional parcels be incorporated into the PD for Floridian Town Center necessitating such connection), with attendant improvements including all site work (cut, fill, and stabilization), stormwater management, curbs and gutters, pavement, contribution of land and such Land Development Code minimum landscaping improvements along the Right-of-Way as would be required for delivery of a

completed Transportation Improvement, which are non-site related improvements to the road network, or on-site or site adjacent arterial roads that are not attributable to traffic generated by the Project; and

WHEREAS, Chapter 22 of the Code of Ordinances of the City of Apopka (hereinafter, the “**Transportation Impact Fee Ordinance**”) provides developers may propose to enter into impact fee agreement with the City to permit or recognize the cost of construction of specific improvements to the road network as a credit against the applicable transportation impact fees; and

WHEREAS, the Transportation Impact Fee Ordinance provides that such credits shall be an amount equal to the costs of non-site related transportation improvements to the road network including onsite and adjacent arterial roads and major collectors that are not attributable to the traffic generated by the Project; and

WHEREAS, the Transportation Impact Fee Ordinance further provides that credits are available for the contribution of land, money, or services for non-site related transportation improvements to the major road network including on-site and site adjacent arterial roads and major collectors; and

WHEREAS, the Transportation Impact Fee Ordinance further provides that credits are available for the cost of land for non-site-related roadway improvements previously contributed, paid for or committed to by the applicant or his predecessor in interest as a condition of any development permit issued by the city, including on-site and adjacent arterial roads and major collectors; and

WHEREAS, the Developer and the City wish to delineate and confirm the transportation impact fee credits due for the dedication of land for the Transportation Improvements and for the construction and/or funding of the Transportation Improvements related to the Project (hereinafter “**Transportation Impact Fee Credits**” or “**Credits**”);

NOW, THEREFORE, in consideration of the mutual promises set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer and City agree as follows:

AGREEMENT

1. Recitals. The Recitals set forth in the preamble to this Agreement are true and correct and are incorporated herein by this reference as if fully set out below.

2. Transportation Improvements. Developer is solely responsible for the design, permitting, and construction of the Transportation Improvements. Developer shall ensure that said design and construction occurs consistent with all applicable laws, rules, and regulations, including standards developed by the Florida Department of Transportation in accordance with Section

336.045, *Florida Statutes*. Developer shall have ten (10) years from the Effective Date of this Agreement to construct the Transportation Improvements or will lose the right to apply for Credits.

a. Acceptance by the City. Upon completion of the Transportation Improvements, the Developer may request in writing that the City conduct an inspection for the purposes of accepting the Transportation Improvements for ownership and maintenance (“**Developer’s Notice**”). Upon completion of its inspection, the City shall notify the Developer of its determination in writing within thirty (30) days of Developer’s Notice to the City. If the City determines that all work has been completed in conformance with the permitted construction plans and any other applicable construction, permitting, or engineering requirements, the City may notify Developer in writing of its intent to accept the Transportation Improvements for ownership and maintenance. Upon receipt of the City’s written notification, Developer shall cause its contractor(s) to submit a final completion certification of the Transportation Improvements. This certification shall be accompanied by the As-Built drawings as well as any necessary warranties, waivers and releases from contractors, subcontractors, and suppliers, test certifications, operation manuals and documentation of approval of the construction by governmental authorities having jurisdiction other than the City, if any. Upon the City’s review of the certification and supporting documents, the City shall notify the Developer in writing of its acceptance or denial of the Transportation Improvements for ownership and maintenance. As a condition of the City’s acceptance of the Transportation Improvements, the Developer shall: (i) dedicate or convey the Transportation Improvements to the City; (ii) dedicate or convey to the City the Road Right-of-Way; and (iii) grant to the City the Service Easements The Right-of-Way shall be conveyed to the City, by standard fee simple deed with respect to the Road Right-of-Way, and by standard City easement with respect to the easement, all conveyances warranting marketable title and being free and clear of any and all liens, encumbrances, or mortgages, within ten (10) days of the City’s acceptance of the Transportation Improvements for ownership and maintenance.

b. Warranty. Upon the City’s acceptance of the Transportation Improvements, Developer shall obtain from its contractor(s) for the Transportation Improvements a one-year warranty (in a form reasonably acceptable to the City) on the materials and work performed. The City shall be named as an additional beneficiary on the warranty. The commencement date of the warranty shall be the date upon which the Transportation Improvements are accepted by the City in subparagraph (a) above, unless otherwise agreed to by the parties.

3. Transportation Impact Fee Credits for Improvements. In consideration of Developer’s conveyance, at no cost to the City, of the Transportation Improvements, which is more than what will be attributable to traffic generated by the Project, the City agrees to award to Developer Transportation Impact Fee Credits in an amount equal to one hundred percent (100%) of all costs incurred for the design, engineering, permitting, environmental mitigation (if any), procurement of land, and construction of the Transportation Improvements consistent with the depiction of the Transportation Improvements in the attached **Exhibit “B.”** The Impact Fee Credits received by Developer shall be limited to the amounts Utility Impact Fees generated

by the new construction within the Floridian Town Center and paid by any Developer, operator or other Contract Purchaser to the City of Apopka. The initial area of Impact Fee Credits is defined on **Exhibit “B.”**, however this area may be expanded by the Developer if any contiguous land parcels are added to the Floridian Town Center. Any improvements that are identified in the City of Apopka CIP program shall be eligible to be credited to the improvements constructed by Developer and shall be paid as soon as the CIP funds for that improvement are released by the City of Apopka.

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

5. Impact Fee Credit and Reimbursement. The Developer may apply for a credit and/or reimbursement from the City based upon a percentage of work completed by delivering to the City a certification by a third party licensed Professional Engineer indicating the percentage of work completed, through the date of the certification, which credit and/or reimbursement shall be available to Developer upon inspection, approval, and acceptance by the City. The Developer shall pay transportation impact fees pursuant to Transportation Impact Fee Ordinance until the City’s first approval of a portion of the credit entitlement under this Agreement. During construction, such transportation impact fee credit shall accrue, and or reimbursement paid to the Developer in an amount equal to 100% of the costs associated with shall be available for approval and acceptance by the City.

6. Utility Infrastructure Upgrades as Transportation Improvements. Any installation and/or construction of utility infrastructure that is needed for Transportation Improvements that is a benefit to the Project and minimizes the future expense of utility infrastructure construction, which is not otherwise eligible for impact fee credit under the Utility Impact Fee Credit Agreement can be pursued for Credits under this Agreement. Notwithstanding the foregoing, Developer shall not be entitled to Credits for the same item of work under both the Utility Impact Fee Credit Agreement and this Agreement.

7. Assignment of Transportation Impact Fee Credits by Developer. The Transportation Impact Fee Credits shall be fully transferrable and assignable by Developer in accordance with this Section 7. An assignment of Transportation Impact Fee Credits can only be assigned once, not including any collateral assignments in favor of a bank, a community development district created pursuant to Chapter 190, *Florida Statutes*, or other unit of local special purpose government.

8. City Contributions. The City has purchased sections of roadway and/or parcels of land from Central Florida Expressway Authority (“CFX”), which will be used in the development of the Project. The funds spent by the City in acquiring the right-of-way from CFX for 1/8th of South Fork Drive and the 429 Connector Road parcel shall not be eligible for Credits to Developer under this Agreement.

9. Financial Accounting. All financial records of Developer pertaining to this Agreement shall be maintained according to generally accepted accounting principles. A separate project shall be created in the accounting records to account for the Transportation Improvements costs. The financial records shall enable ready identification of all Transportation Improvements costs.

10. Subcontracts. Developer shall be responsible for all work performed and all expenses incurred in connection with the Transportation Improvements. It is understood by the Developer that the City will not be liable to the subcontractor(s) for any expenses or liabilities incurred under any subcontract and that the Developer shall be solely liable to its subcontractor(s).

11. Independent Contractors. Developer, its agents, contractor, subcontractors, or engineers shall perform all activities that are outlined in this Agreement as independent entities and not as agents, employees, or representatives of the City, or their employees or representatives. Nothing herein operates to impose any obligation, responsibility, or liability upon the City with respect to the Transportation Improvements prior to the date of dedication to the City of the Transportation Improvements as contemplated in Section 2(a) of this Agreement.

12. Indemnification. Developer shall indemnify, release, and hold harmless the City , its agents, employees, and elected and appointed officials, from and against all liability, claims, damages, losses, and expenses (including all costs and attorneys' fees), arising out of or relating from this Agreement, and the design, permitting, and construction of the Transportation Improvements, or which are caused in whole or in part, directly or indirectly, by the negligence or willful misconduct of Developer or any of its contractors, subcontractors, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable. This provision shall survive the termination of this Agreement but only to the extent of covering acts or omissions occurring prior to the date of dedication of the Transportation Improvements. Nothing in this Agreement operates to waive the City's sovereign immunity or the limits of liability established under § 768.28, *Florida Statutes*.

13. Use and Transfer of Impact Fee Credits. The Credits granted pursuant to this Agreement may be freely transferred to successors and assigns of Developer but only to be used in connection with the development of the Project.

14. Legal Validity. No statements, representations, warranties, either written or oral from whatsoever source arising, except as expressly stated in this Agreement, shall have any legal validity between the parties or be binding upon any of them. The parties acknowledge that this Agreement contains the entire understanding and agreement of the parties. No modifications hereof shall be effective unless made in writing and executed by the parties with the same formalities as this Agreement is executed.

15. Terms. All terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective assigns, successors, legal representatives, heirs, and beneficiaries, as applicable.

16. No Waiver. This Agreement does not, in any way, constitute a waiver of City's rights to approve and/or regulate development of the Property in accordance with the Code of Ordinances of the City of Apopka and any other applicable laws or regulations.

17. Interpretation. The headings contained in this Agreement are for reference purposes only and will not affect in any way the meaning or interpretation of this Agreement.

18. Legal Counsel. All the parties to this Agreement acknowledge that they have had ample opportunity to seek and consult with independent legal counsel prior to executing this Agreement and all parties represent and warrant that they have sought such independent legal advice or counsel or have knowingly or voluntarily waived this right.

19. Negotiation. The parties to this Agreement acknowledge that all terms of this Agreement were negotiated at arm's length and all documents executed in connection herewith were prepared and executed without undue influence exerted by any party. Further, this Agreement was drafted jointly by all parties and no party is entitled to the benefit of any rule of construction with respect to the interpretation of any terms, conditions, or provisions of this Agreement in favor of or against any person or party that drafted this Agreement.

20. Entire Agreement. This Agreement constitutes the entire Agreement between the parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements; provided, however, that it does not supersede the Code of Ordinances of the City of Apopka.

21. Release. At such time as the terms, obligations, and conditions of this Agreement have been met, the parties hereto agree to execute a document in recordable form, stating that said terms, obligations, and conditions have been satisfied.

22. Severability. If any term or provision of this Agreement is deemed unenforceable by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect so long as the purpose and the intent of the Agreement may be achieved.

23. Governing Law. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and all duly adopted ordinances, regulations, and policies of the City now in effect and those hereinafter adopted. The location for settlement of any and all claims, controversies, or disputes arising out of or relating to any part of this Agreement or any breach hereof shall be Orange County, Florida.

24. Due Diligence. All parties to this Agreement covenant that they shall immediately commence all reasonable action necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement.

25. Binding Effect. This Agreement, once effective, shall run with the Property described herein and shall be binding upon and enforceable by and against the parties hereto and their beneficiaries, heirs, successors, and assigns.

26. Notices.

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

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

With a copy to: _____

Email: _____
Telephone: () _____

Developer: Collier Benge Land Joint Venture, LLC
Attention: Nathan S. Collier
220 N. Main Street
Gainesville, Florida 32601
Email: legal@colliercompanies.com
Telephone (352) 375-2152

and

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

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

27. Effective Date. This Agreement shall become effective upon its execution by all parties.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed in its name and the City, acting by and through its Mayor and City Council, has caused this instrument to be executed in its name by the Mayor, its seal hereunto affixed and attested by the City Clerk, on the day and year first written above.

Witnesses:

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

Printed Name:_____

By: _____
Name: _____
Title: _____

Printed Name:_____

STATE OF FLORIDA
COUNTY OF _____

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

Print Name: _____
Notary Public
My Commission Expires: _____
Commission Number: _____

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF APOPKA

By: _____

ATTEST:

_____, City Clerk

Approved as to Form:

_____, City Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

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

Print Name: _____
Notary Public
My Commission Expires: _____
Commission Number: _____

Exhibit "A"

Legal Description of Property

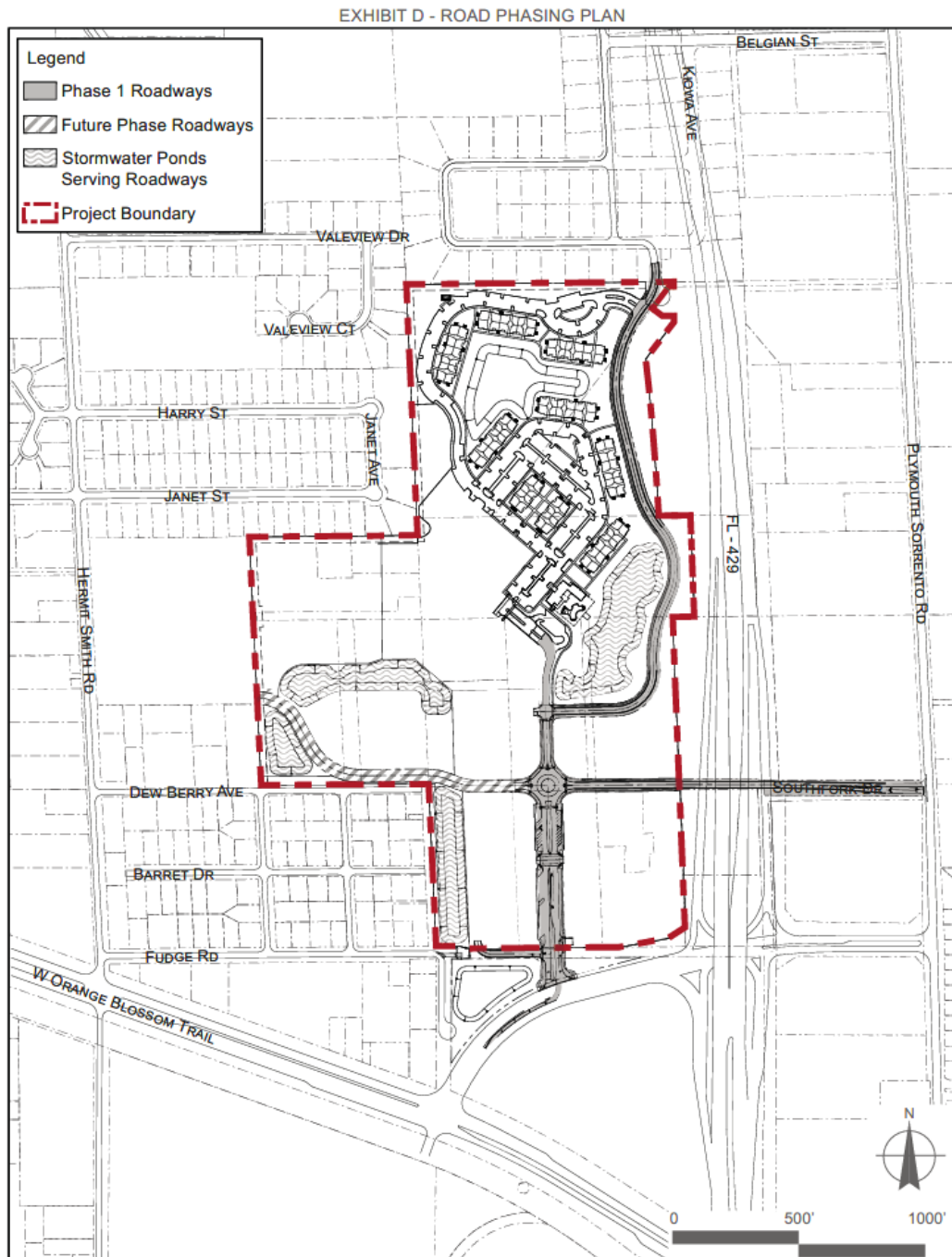
That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plat of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 298.07 feet to the North line of the South 1/2 acre of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said West line run N89°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02°44'36"E along said East line, 32.82 feet to the South line of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said East line run S89°30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.78 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 662.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run so2°34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2987, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89°33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'13"E along said North right-of-way line, 592.78 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of-way line run N79°37'51 "E along said Westerly limited access right-of-way line, 200.23 feet; thence N56°40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book

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

Exhibit “B”

Depiction of Transportation Improvements



FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT

CITY OF APOPKA, FL

EXHIBIT D - ROAD PHASING PLAN

11.20.2020

Exhibit “C”

Existing Structures Eligible for Impact Fees Credit

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

THIS DOCUMENT PREPARED BY
AND RETURN TO:

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

**UTILITY IMPACT FEE
CREDIT AGREEMENT**

THIS UTILITY IMPACT FEE CREDIT AGREEMENT (hereinafter, the “**Agreement**”) is entered into this _____ day of _____, 2021 by and between the **City of Apopka, Florida**, a municipal corporation organized and existing pursuant to the laws of the State of Florida with an address of 120 East Main Street, Apopka, Florida 32703 (hereinafter, the “**City**”) and **Collier Benge Land Joint Venture, LLC**, a Florida limited liability company with an address of 220 North Main Street, Gainesville, FL 32601 (hereinafter, the “**Developer**”).

WITNESSETH:

WHEREAS, Developer is the owner of real property in the City of Apopka, Orange County, Florida consisting of approximately 73.87 acres and generally located west of Florida State Road 429 and north of U.S. 441/Orange Blossom Trail, as more particularly described in **Exhibit “A”** attached hereto and incorporated herein (hereinafter, the “**Property**”); and

WHEREAS, Developer intends to develop the Property as Floridian Town Center, a City-approved Planned Development (hereinafter, the “**Project**”); and

WHEREAS, in conjunction with the development of the Project, Developer will design and construct certain public utility infrastructure improvements (“**Utility Improvements**”) as shown on **Exhibit “B”** attached hereto and incorporated herein, consisting of: increasing offsite force main, sewer and water infrastructure, and such other public utilities required by the City as otherwise consistent with the depictions on Exhibit B; and

WHEREAS, the City has agreed to enter into impact fee agreement with the Developer to permit or recognize the cost of construction of specific utility improvements as a credit against the applicable utility impact fees; and

WHEREAS, Developer and City agree to recognize those costs of construction of the Utility Improvements as a credit against the applicable utility impact fees;

WHEREAS, the Developer wish to delineate and confirm the utility impact fee credits due for the dedication of land for the Utility Improvements and for the construction of the Utility Improvements related to the project (hereinafter “**Utility Impact Fee Credits**” or “**Credits**”);

NOW, THEREFORE, in consideration of the mutual promises set forth in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer and City agree as follows:

AGREEMENT

1. Recitals. The Recitals set forth in the preamble to this Agreement are true and correct and are incorporated herein by this reference as if fully set out below.

2. Utility Improvements. Developer is solely responsible for the design, permitting, and construction of the Utility Improvements. Developer shall ensure that said design and construction occurs consistent with all applicable laws, rules, and regulations. Developer shall have ten (10) years from the Effective Date of this Agreement to construct the Utility Improvements or will lose the right to apply for Credits.

- a. Construction of Utility Line Improvements. Developer shall design, engineer, permit, construct and/or install the Utility Line Improvements and complete the same at its sole initial cost and expense prior to issuance of the first certificate of occupancy for the Project. Developer shall post a performance bond or other financial assurance acceptable to City in an amount equal to 110% of the estimated cost of the Utility Improvements as provided herein, and shall otherwise comply with the terms of Section 5.15 of the Land Development Code. Such performance bond or other financial assurance may be combined with the performance bond or other financial assurance assuring the completion of other Development Improvements. Utility Line Improvements necessary to reach and serve the Property shall be considered extensions.
- b. Acceptance by the City. Upon completion of the Utility Improvements, the Developer may request in writing that the City conduct an inspection for the purposes of accepting the Utility Improvements for ownership and maintenance (“**Developer’s Notice**”). Upon completion of its inspection, the City shall notify the Developer of its determination in writing within thirty (30) days of Developer’s Notice to the City. If the City determines that all work has been completed in conformance with the permitted construction plans and any other applicable construction, permitting, or engineering requirements, the City may notify Developer in writing of its intent to accept the Utility Improvements for ownership and maintenance. Upon receipt of the City’s written notification, Developer shall cause its contractor(s) to submit a final completion certification of the Utility Improvements. This certification shall be accompanied by the record drawings as well as any necessary warranties, waivers and releases from contractors, subcontractors, and suppliers, test certifications, operation manuals and documentation of approval of the construction by governmental authorities having jurisdiction other than the City, if any. Upon the City’s review of the certification and supporting documents, the City shall notify the Developer in writing of its acceptance or denial of the Utility Improvements for ownership

and maintenance. As a condition of the City's acceptance of the Utility Improvements, the Developer shall: (i) dedicate or convey the Utility Improvements to the City; (ii) and grant to the City Service Easement(s). The Utility Improvements shall be conveyed to the City, by standard fee simple deed, and by standard City easement with respect to the easement, all conveyances warranting marketable title and being free and clear of any and all liens, encumbrances, or mortgages, within ten (10) days of the City's acceptance of the Utility Improvements for ownership and maintenance.

- c. **Warranty.** Upon the City's acceptance of the Utility Improvements, Developer shall obtain from its contractor(s) for the Utility Improvements a one-year warranty (in a form reasonably acceptable to the City) on the materials and work performed. The City shall be named as an additional beneficiary on the warranty. The commencement date of the warranty shall be the date upon which the Utility Improvements are completed.

3. **Utility Impact Fee Credits for Improvements.** In consideration of Developer's conveyance, at no cost to the City, of the Utility Improvements, which is more than what will be attributable to anticipated use generated by the Project, the City agrees to award Developer Impact Fee Credits in an amount equal to one hundred percent (100%) of all Utility Impact Fees generated by the project, for the design, engineering, permitting, environmental mitigation (if any), procurement of land, and construction of the Utility Improvements consistent with the depiction of the Utility Improvements in the attached **Exhibit "B."** The Impact Fee Credits received by Developer shall be limited to the amounts Utility Impact Fees generated by the new construction within the Floridian Town Center and paid by any Developer, operator or other Contract Purchaser to the City of Apopka. The initial area of Impact Fee Credits is defined on **Exhibit "B."**, however this area may be expanded by the Developer if any contiguous land parcels are added to the Floridian Town Center. Any offsite improvements that are required by City of Apopka shall be eligible for Impact Fee Credits to the Developer if Developer constructs the improvements. Any improvements that are identified in the City of Apopka CIP program shall be eligible to be credited to the improvements constructed by Developer and shall be paid as soon as the CIP funds for that improvement are released by the City of Apopka.

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

5. **Impact Fee Credit and Reimbursement.** The Developer may apply for a credit or reimbursement from the City based upon a percentage of work completed by delivering to the City a certification by a third party licensed Professional Engineer indicating the percentage of work completed, through the date of the certification, which credit or reimbursement shall be available to Developer upon inspection, approval, and acceptance by the City. The Developer shall pay Utility Impact Fees pursuant to Code of Ordinances of the City of Apopka until the City's first approval of a portion of the credit entitlement under this Agreement. During construction, such Utility Impact Fee Credit shall accrue, and or reimbursement paid to the Developer in an amount

equal to 100% of the costs associated with shall be available for approval, and acceptance by the City.

6. Utility Infrastructure Upgrades as Transportation Improvements. Any installation and/or construction of utility infrastructure that is needed for Transportation Improvements that is a benefit to the Project and minimizes the future expense of utility infrastructure construction, which is not otherwise eligible for impact fee credit under the Utility Impact Fee Credit Agreement can be pursued for Credits under this Agreement. Notwithstanding the foregoing, Developer shall not be entitled to Credits for the same item of work under both the Utility Impact Fee Credit Agreement and this Agreement.

7. Assignment of Utility Impact Fee Credits by Developer. The Utility Impact Fee Credits shall be fully transferrable and assignable by Developer in accordance with this Section 7. An assignment of Utility Impact Fee Credits can only be assigned once, not including any collateral assignments in favor of a bank, a community development district created pursuant to Chapter 190, *Florida Statutes*, or other unit of local special purpose government.

8. Financial Accounting. All financial records of Developer pertaining to this Agreement shall be maintained according to generally accepted accounting principles. A separate project shall be created in the accounting records to account for the Utility Improvements costs. The financial records shall enable ready identification of all Utility Improvements costs.

9. Subcontracts. Developer shall be responsible for all work performed and all expenses incurred in connection with the Utility Improvements. It is understood by the Developer that the City will not be liable to the subcontractor(s) for any expenses or liabilities incurred under any subcontract and that the Developer shall be solely liable to its subcontractor(s).

10. Independent Contractors. Developer, its agents, contractor, subcontractors, or engineers shall perform all activities that are outlined in this Agreement as independent entities and not as agents, employees, or representatives of the City, or their employees or representatives. Nothing herein operates to impose any obligation, responsibility, or liability upon the City with respect to the Utility Improvements prior to the date of dedication to the City of the Utility Improvements as contemplated in Section 2(a) of this Agreement.

11. Indemnification. Developer shall indemnify, release, and hold harmless the City, its agents, employees, and elected and appointed officials, from and against all liability, claims, damages, losses, and expenses (including all costs and attorneys' fees), arising out of or relating from this Agreement, and the design, permitting, and construction of the Utility Improvements, or which are caused in whole or in part, directly or indirectly, by the negligence or willful misconduct of Developer or any of its contractors, subcontractors, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable. This provision shall survive the termination of this Agreement but only to the extent of covering acts or omissions occurring prior to the date of dedication of the Utility Improvements. Nothing in this Agreement operates to waive the City's sovereign immunity or the limits of liability established under § 768.28, *Florida Statutes*.

12. Use and Transfer of Impact Fee Credits. The Credits granted pursuant to this Agreement may be freely transferred to successors and assigns of Developer but only to be used in connection with the development of the Project.

13. Legal Validity. No statements, representations, warranties, either written or oral from whatsoever source arising, except as expressly stated in this Agreement, shall have any legal validity between the parties or be binding upon any of them. The parties acknowledge that this Agreement contains the entire understanding and agreement of the parties. No modifications hereof shall be effective unless made in writing and executed by the parties with the same formalities as this Agreement is executed.

14. Terms. All terms and provisions of this Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective assigns, successors, legal representatives, heirs, and beneficiaries, as applicable.

15. No Waiver. This Agreement does not, in any way, constitute a waiver of City's rights to approve and/or regulate development of the Property in accordance with the Code of Ordinances of the City of Apopka and any other applicable laws or regulations.

16. Interpretation. The headings contained in this Agreement are for reference purposes only and will not affect in any way the meaning or interpretation of this Agreement.

17. Legal Counsel. All the parties to this Agreement acknowledge that they have had ample opportunity to seek and consult with independent legal counsel prior to executing this Agreement and all parties represent and warrant that they have sought such independent legal advice or counsel or have knowingly or voluntarily waived this right.

18. Negotiation. The parties to this Agreement acknowledge that all terms of this Agreement were negotiated at arm's length and all documents executed in connection herewith were prepared and executed without undue influence exerted by any party. Further, this Agreement was drafted jointly by all parties and no party is entitled to the benefit of any rule of construction with respect to the interpretation of any terms, conditions, or provisions of this Agreement in favor of or against any person or party that drafted this Agreement.

19. Entire Agreement. This Agreement constitutes the entire Agreement between the parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements; provided, however, that it does not supersede the Code of Ordinances of the City of Apopka.

20. Release. At such time as the terms, obligations, and conditions of this Agreement have been met, the parties hereto agree to execute a document in recordable form, stating that said terms, obligations, and conditions have been satisfied.

21. Severability. If any term or provision of this Agreement is deemed unenforceable by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect so long as the purpose and the intent of the Agreement may be achieved.

22. Governing Law. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and all duly adopted ordinances, regulations, and policies of the City now in effect and those hereinafter adopted. The location for settlement of any and all claims, controversies, or disputes arising out of or relating to any part of this Agreement or any breach hereof shall in be Orange County, Florida.

23. Due Diligence. All parties to this Agreement covenant that they shall immediately commence all reasonable action necessary to fulfill their obligations hereunder and shall diligently pursue the same throughout the existence of this Agreement.

24. Binding Effect. This Agreement, once effective, shall run with the Property described herein and shall be binding upon and enforceable by and against the parties hereto and their beneficiaries, heirs, successors, and assigns.

25. Notices.

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

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

With a copy to: _____

Email: _____
Telephone: () _____

Developer: Collier Benge Land Joint Venture, LLC
Attention: Nathan Collier
220 N. Main Street
Gainesville, Florida 32601
Email: legal@colliercompanies.com
Telephone (352) 375-2152

and

Collier Benge Land Joint Venture, LLC
6 of 9

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

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

26. Effective Date. This Agreement shall become effective upon its execution by all parties.

IN WITNESS WHEREOF, Developer has caused this instrument to be executed in its name and the City, acting by and through its Mayor and City Council, has caused this instrument to be executed in its name by the Mayor, its seal hereunto affixed and attested by the City Clerk, on the day and year first written above.

Witnesses:

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

Printed Name: _____

By: _____
Name: _____
Title: _____

Printed Name: _____

[SIGATURES CONTINUED ON FOLLOWING PAGES]

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF _____

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

Print Name: _____
Notary Public
My Commission Expires: _____
Commission Number: _____

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF APOPKA

By: _____

ATTEST:

_____, City Clerk

Approved as to Form:

_____, City Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

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

Print Name: _____
Notary Public
My Commission Expires: _____
Commission Number: _____

Exhibit "A"

Legal Description of Property

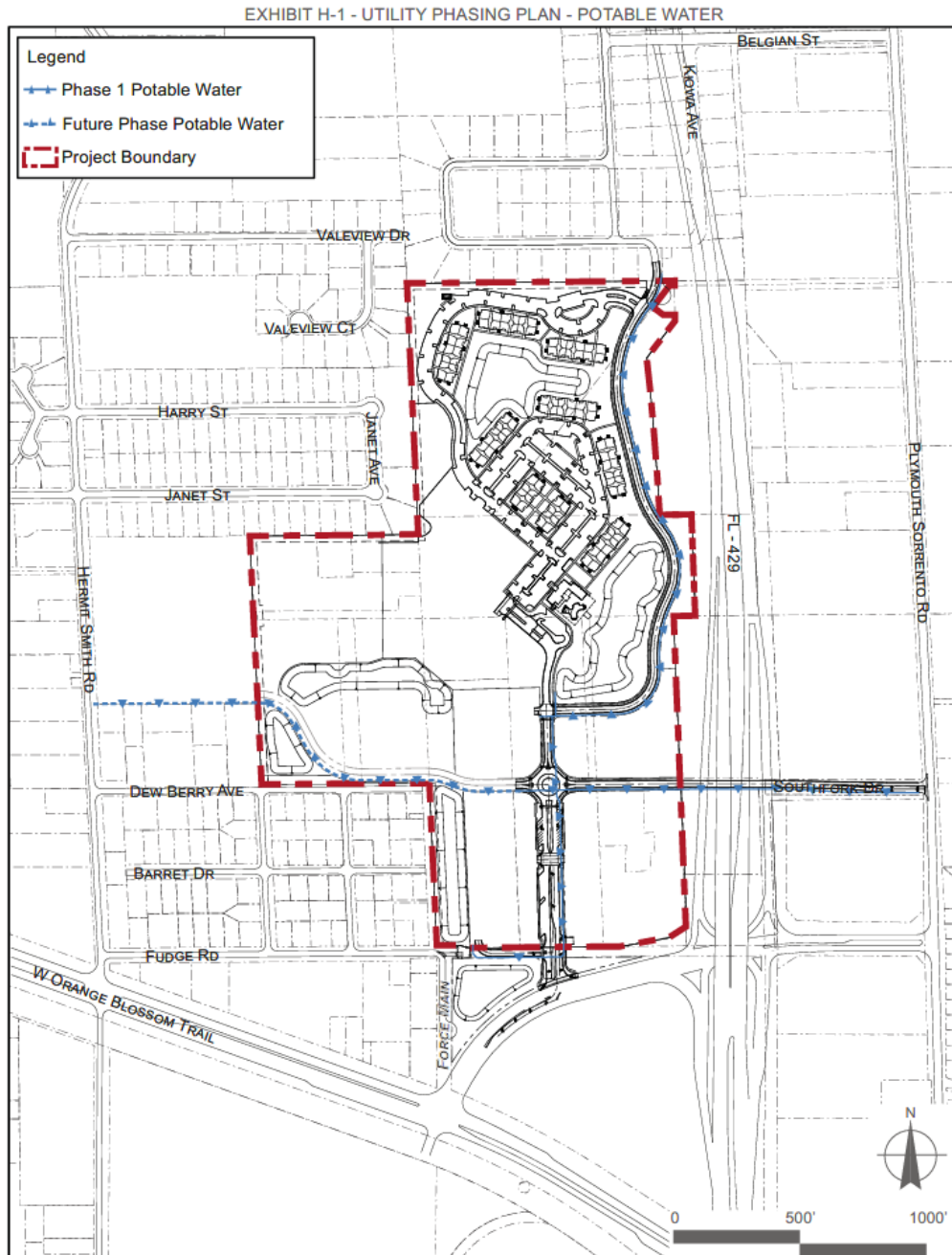
That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plat of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 298.07 feet to the North line of the South 1/2 acre of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said West line run N89°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02°44'36"E along said East line, 32.82 feet to the South line of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said East line run S89°30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.78 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 662.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run S02°34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2987, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89°33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'13"E along said North right-of-way line, 592.78 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of-way line run N79°37'51"E along said Westerly limited access right-of-way line, 200.23 feet; thence N56°40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly

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

Exhibit “B”

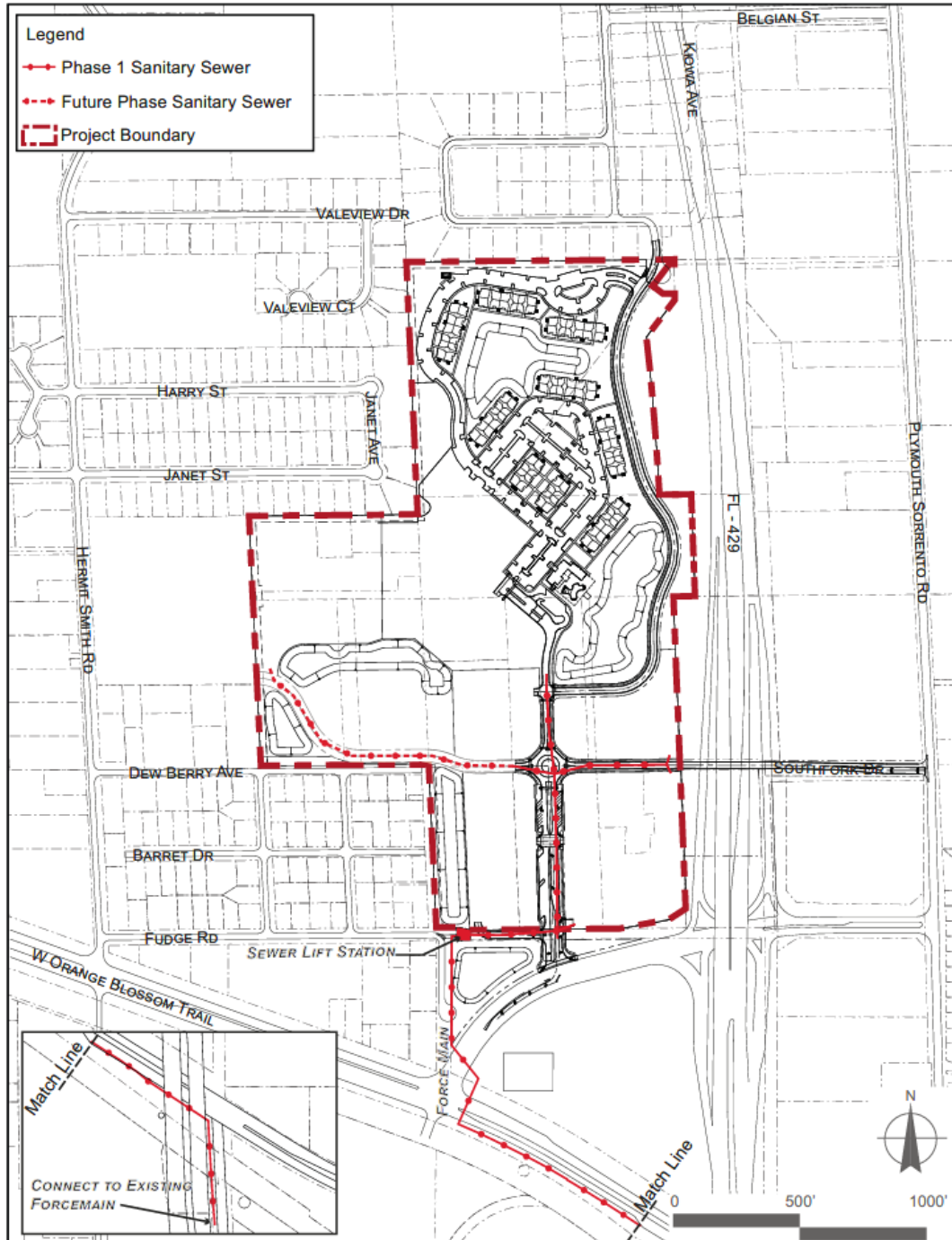
Depiction of Utility Improvements



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

11.20.2020

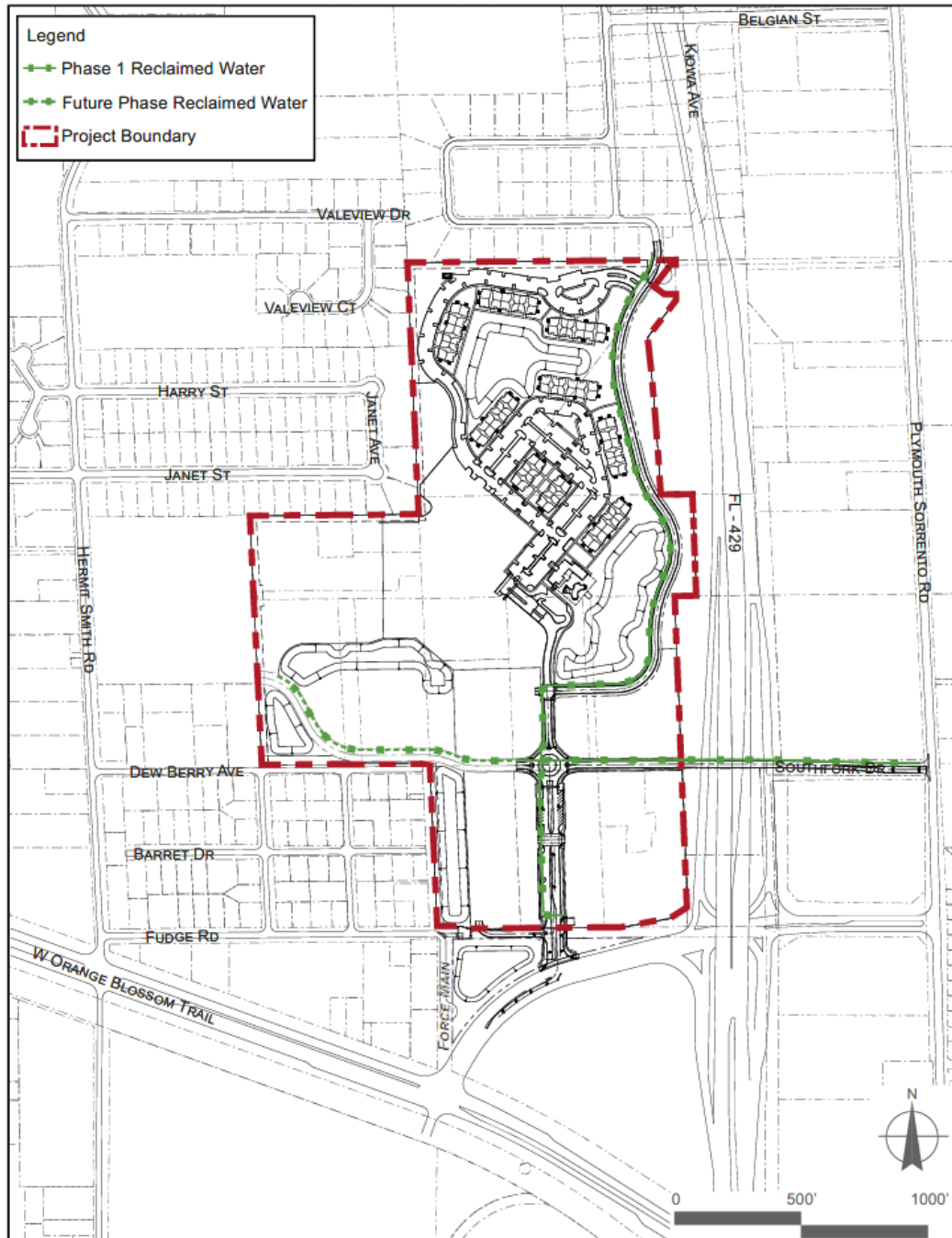
EXHIBIT H-2 - UTILITY PHASING PLAN - SANITARY SEWER



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

11.20.2020

EXHIBIT H-3 - UTILITY PHASING PLAN - RECLAIMED WATER



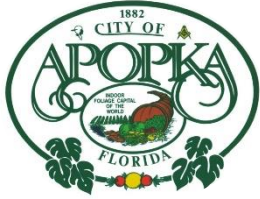
FLORIDIAN TOWN CENTER DEVELOPMENT AGREEMENT
 CITY OF APOPKA, FL
 EXHIBIT H-3 - UTILITY PHASING PLAN - RECLAIMED WATER

11.20.2020

Exhibit “C”

Existing Structures Eligible for Impact Fees Credit

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



CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT
☐ BUSINESS
☐ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORT
☒ OTHER: MDP

MEETING OF: September 14, 2021
FROM: Community Development
EXHIBITS: Aerial Map
Major Development Plan
Architectural Elevations

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE NORTHSTAR LOGISTICS CENTER MAJOR DEVELOPMENT PLAN**

SUMMARY:

OWNERS: CLPF Cadence Northstar LLC
APPLICANT: Florida Engineering Group, Inc., Sam Sebaali, P.E.
LOCATION: North of Ocoee Apopka Road and East of S.R. 451
PARCEL ID NUMBERS: 16-21-28-0000-00-004 and 17-21-28-0000-00-016
EXISTING USE: Vacant, Mobile Home, Wood and Metal Buildings
FLUM DESIGNATION: Industrial
CURRENT ZONING: I-L (Light Industrial)
PROPOSED DEVELOPMENT: Warehouse, totaling 761,240 square feet
TRACT SIZE: 55.19 acres +/-
APPLICABLE LDC: 2019

RECOMMENDED ACTION: Find the Major Development Plan consistent with the Land Development Code and recommend approval of the Northstar Logistics Major Development Plan.

PLANNING COMMISSION – SEPTEMBER 14, 2021
HERMIT SMITH WAREHOUSE – 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	I-L	Industrial Buildings
East (City and County)	City Commercial and County Industrial	City C-C County C-3	Industrial Buildings
South (City)	Residential High – 15 and Residential Medium	C-C, PD, and RTF	Single-Family Homes
West	N/A	N/A	S.R. 451

PROJECT USE: The applicant has submitted a Major Development Plan for an industrial warehouse complex, proposed to be constructed in two phases, with 5 warehouse buildings. The 5 warehouse buildings total 761,240 square feet in area. The subject properties are located north of Ocoee Apopka Road and east of S.R. 451 and are approximately 55.19 acres in size. The site is designed in accordance with the requirements of the Land Development Code.

ACCESS/PARKING: The site will be accessed via Ocoee Apopka Road via two full access points which are located along the southern boundary of the proposed development. Right and left turn lanes will be constructed leading into the site at both access points. A total of 217 parking spaces are provided in Phase 1, of which, 11 are accessible parking spaces. 426 parking spaces are provided in Phase 2, of which, 18 are accessible parking spaces.

STORMWATER: The plan depicts 4 stormwater retention ponds, 3 are proposed to be located at the southern portion of the site, and one is proposed to be located at the northwestern area of the site. Pursuant to Land Development Code Section 6.7.4, the applicant is requesting a waiver to allow chain link fencing to enclose a portion of the stormwater ponds. The fencing near Ocoee Apopka Road is 5-foot tall black aluminum material, and the rear fencing is 5-foot tall black vinyl coated chain link. This placement of vinyl-coated chain link fencing is in accordance with Section 4.6 of the Development Design Guidelines.

LANDSCAPING/OPEN SPACE: The Land Development Code requires a minimum of 5 percent open space for properties zoned I-L (Light Industrial District). The perimeter landscape buffers provide a total of 6.2 percent open-space. These perimeter landscape buffers include Winged Elms, Live Oaks, and Crepe Myrtles, with shrub species including Viburnums.

TRANSPORTATION: A Traffic Impact Analysis (TIA) was submitted for this project that assessed the impacts on the transportation facilities within one mile of the site. The project is anticipated to generate 1,066 daily trips, and of those trips, 76 are projected to occur during the PM Peak Hour. The following roadway segments were analyzed for capacity in the study: Ocoee Apopka Road: from Keene Road to Boy Scout Road, from Boy Scout Road to Bradshaw Road, from Bradshaw Road to Central Avenue, Boy Scout Road: from Binion Road to Ocoee Apopka Road, and Marden Road: from Ocoee Apopka Road to Keene Road.

PLANNING COMMISSION – SEPTEMBER 14, 2021
HERMIT SMITH WAREHOUSE – MAJOR DEVELOPMENT PLAN
PAGE 3

The roadway segments analysis demonstrates that the roadway segments are operating within their adopted capacities under the existing and buildout conditions.

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

September 14, 2021 - Planning Commission, 5:30 pm

October 6, 2021 - City Council, 1:30 pm

RECOMMENDATION ACTION:

Development Review Committee: Finds the Major Development Plan consistent with the Land Development Code.

Recommended Motion: Find the Major Development Plan consistent with the Land Development Code and recommend approval of the Northstar Logistics Major Development Plan.

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.

Project: Northstar Logistics Center
Owned by: CLPF Cadence Northstar LLC
Location: North of Ocoee Apopka Road and East of S.R. 451
Parcel ID#s: 16-21-28-0000-00-004 and 17-21-28-0000-00-016

269

MAJOR DEVELOPMENT PLAN NORTHSTAR LOGISTICS CENTER 1200 OCOEE APOPKA RD. APOPKA, FLORIDA

OWNER/APPLICANT: CLPF CADENCE NORTHSTAR LLC
301 E. PINE STREET, SUITE 750
ORLANDO, FL 32801
PHONE: (407) 489-0042
EMAIL: TODD@CADENCEPARTNERSLLC.COM

ARCHITECT: C4 ARCHITECTURE
135 WEST CENTRAL BOULEVARD SUITE 400
ORLANDO, FL 32801
PHONE: (407) 363-6136 EXT. 203
EMAIL: DREYES@C4ARCHTECTURE.COM

GEOTECHNICAL: PROFESSIONAL SERVICE INDUSTRIES, INC
1748 33RD STREET
ORLANDO, FL 32839
PHONE: (407) 304-5560
FAX: (407) 304-5561

SURVEYOR: ALTAMAX SURVEYING
910 BELLE AVENUE, SUITE 1100
CASSELBERRY, FL 32708
PHONE: (407) 677-0200

UTILITY COMPANIES

WATER:	(407) 703-1731	CITY OF APOPKA
SEWER:	(407) 703-1731	CITY OF APOPKA
ELECTRIC:	(800) 778-9140	DUKE ENERGY
TELEPHONE:	(855) 742-6062	CENTURYLINK
CABLE:	(407) 832-9626	CENTRAL FLORIDA EXPRESSWAY AUTHORITY
CABLE:	(800) 624-9675	MCI
GAS:		LAKE APOPKA NATURAL GAS DISTRICT

PARCEL I.D. No.'s

16-21-28-0000-00-122 16-21-28-0000-00-238
16-21-28-0000-00-004 17-21-28-0000-00-016

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.



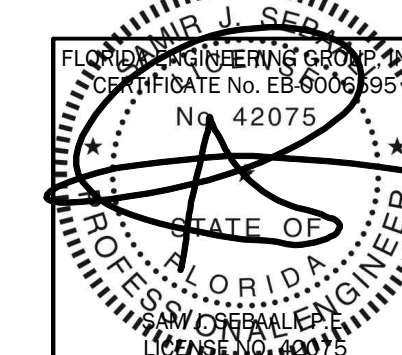
Engineering the Future

PLAN INDEX

- C-1 COVER SHEET
- C-2A BOUNDARY & TOPOGRAPHIC SURVEY (1 OF 9)
- C-2B BOUNDARY & TOPOGRAPHIC SURVEY (2 OF 9)
- C-2C BOUNDARY & TOPOGRAPHIC SURVEY (3 OF 9)
- C-2D BOUNDARY & TOPOGRAPHIC SURVEY (4 OF 9)
- C-2E BOUNDARY & TOPOGRAPHIC SURVEY (5 OF 9)
- C-2F BOUNDARY & TOPOGRAPHIC SURVEY (6 OF 9)
- C-2G BOUNDARY & TOPOGRAPHIC SURVEY (7 OF 9)
- C-2H BOUNDARY & TOPOGRAPHIC SURVEY (8 OF 9)
- C-2I BOUNDARY & TOPOGRAPHIC SURVEY (9 OF 9)
- C-3A SITE DEMOLITION, TREE REMOVAL, TREE PRESERVATION AND STORMWATER POLLUTION PREVENTION PLAN
- C-3B SITE DEMOLITION AND STORMWATER POLLUTION PREVENTION NOTES
- C-3C SITE TREE REMOVAL AND PRESERVATION CHART
- C-4A OVERALL SITE PLAN
- C-4B PRELIMINARY SITE GEOMETRY PLAN (1 OF 3)
- C-4C PRELIMINARY SITE GEOMETRY PLAN (2 OF 3)
- C-4D PRELIMINARY SITE GEOMETRY PLAN (3 OF 3)
- C-4E PRELIMINARY SITE GEOMETRY NOTES
- C-4F TURN LANES MARKING AND STRIPING PLAN
- C-5A PRELIMINARY SITE PAVING, GRADING, AND DRAINAGE PLAN (1 OF 3)
- C-5B PRELIMINARY SITE PAVING, GRADING, AND DRAINAGE PLAN (2 OF 3)
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- C-5D PRELIMINARY SITE PAVING, GRADING, AND DRAINAGE NOTES
- C-6A PRELIMINARY SITE UTILITY PLAN (1 OF 3)
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- C-7A SITE CROSS SECTIONS (1 OF 4)
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- C-9 PRELIMINARY LIFT STATION PLAN DETAILS
- L-1 PRELIMINARY SITE LANDSCAPE AND SIGHT DISTANCE PLAN (1 OF 3)
- L-2 PRELIMINARY SITE LANDSCAPE AND SIGHT DISTANCE PLAN (2 OF 3)
- L-3 PRELIMINARY SITE LANDSCAPE AND SIGHT DISTANCE PLAN (3 OF 3)
- L-4 PRELIMINARY SITE LANDSCAPE NOTES

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

www.feg-inc.us



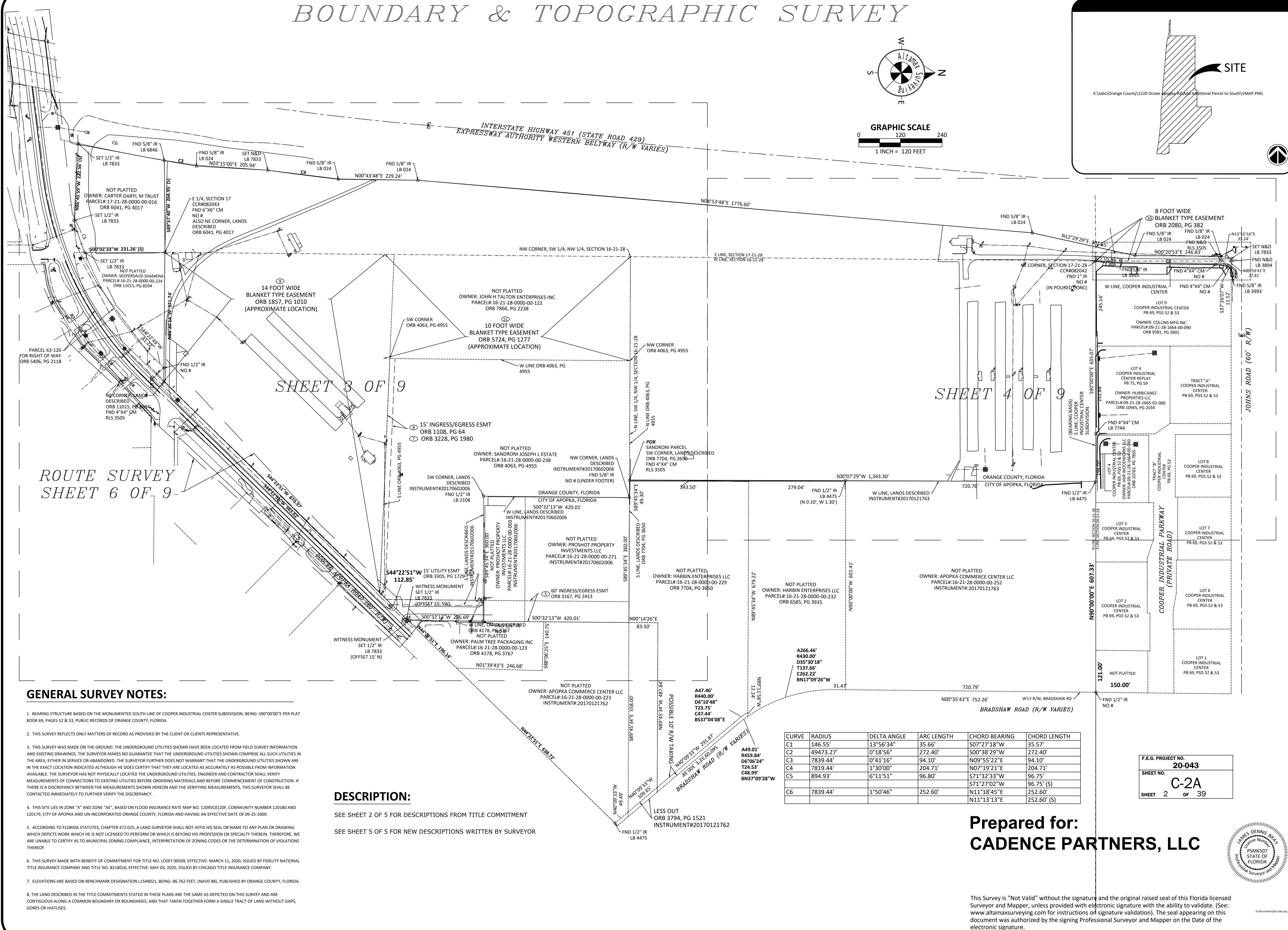
THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBAALI, P.E. ON APRIL 14, 2021 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

7/6/2021

SAM J. SEBAALI, P.E.
LICENSE NO. 42075

BOUNDARY & TOPOGRAPHIC SURVEY



BB - BOTTOM OF BANK
BC - BACK OF CURB
BHM - BUILDING HEIGHT MEASUREMENT
BM - BENCHMARK
B - BURIED
E - BURIED ELECTRIC
A - CENTRAL ANGLE
CBW - CONCRETE BLOCK WALL
CC - COVERED CONCRETE
CF - CONCRETE FUME
CHW - CONCRETE HEADWALL
CLF - CHAIN LINK FENCE
C - CENTERLINE
CMP - CORRUGATED METAL PIPE
CO - CLEAN OUT
CONC - CONCRETE
COVD - CONCRETE
CP - CONCRETE PAD
CW - CONCRETE WALL
(D) - DESCRIBED
DB - DRED BOOK
DE - DRAINAGE EASEMENT
DI - DOT INLET
DP - DUMPSTER PAD
DW - DRIVEWAY
EM - ELECTRIC METER
EB - ELECTRIC BOX
ESMT - EASEMENT
EPT - EDGE OF PAVEMENT
FIRM - FLOOD INSURANCE RATE MAP
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FL - FLOW LINE
FND - FOUND
FOC - FIBER OPTIC CABLE BOX
F - FIBER OPTIC CABLE LINE
G - GAS LINE
GM - GAS METER
GV - GAS VALVE
GWA - GUY WIRE ANCHOR
HP - HANDICAP PARKING
INV - INVERT ELEVATION
IP - IRON PIPE
IR - IRON ROD
J - JUNCTION BOX
L - ARC LENGTH
L - LIGHT POLE
LA - LANDSCAPED AREA
(M) - MEASURED
MF - METAL FENCE
ML - METAL LID
MS - METAL SHED
M - MITERED END SECTION
MW - MONITORING WELL
N&D - NAIL AND DISK
NAVD - NORTH AMERICAN VERTICAL DATUM
NGVD - NATIONAL GEODETIC VERTICAL DATUM
NTS - NOT TO SCALE
OL - ON LINE
ORB - OFFICIAL RECORDS BOOK
OW - OVERHEAD WIRE CABLE
DWK - OVERHEAD WALKWAY
(P) - PLAT
PB - PLAT BOOK
PC - POINT OF CURVATURE
PDOT - PER DEPARTMENT OF TRANSPORTATION R/W MAP
PEP - PER ENGINEERING PLANS
PAGE - PAGE
PI - POINT OF INTERSECTION
POB - POINT OF BEGINNING
POC - POINT OF COMMENCEMENT
IPS - PARKING SPACES
PT - POINT OF TANGENCY
PVC - PLASTIC PIPE
R - RAMP
RCP - REINFORCED CONCRETE PIPE
RW - REUSE WATER METER
RW - REUSE WATER VALVE
R/W - RIGHT OF WAY
S - SANITARY MANHOLE
(S) - AS SURVEYED
S - SHOWN FOR DIRECTION ONLY
SN - SIGN
SWF - STOCK WIRE FENCE
00.00 - SPOT ELEVATION
STORM - STORM DRAIN LINE
STORM - STORM INLET
STORM - STORM MANHOLE
T - TELEPHONE POLE
TB - TOP OF BANK
TP - TRAFFIC SIGN
TR - TRANSFORMER/JUNCTION BOX
TS - TELEPHONE RISE
TSV - TRAFFIC SIGNAL BOX
TSW - TRAFFIC SIGNAL WIRE
TV - CABLE TV RISER
TYP - TYPICAL
UE - UTILITY EASEMENT
UP - UTILITY POLE
W - WATER LINE
WF - WOOD FENCE
WD - WOOD DECK
WS - WOOD SHED
WV - WATER VALVE
W - WATER METER
W - WATER VALVE
- EASEMENT NUMBER

ADDRESS:
1220 OCOEE APOPKA ROAD
APOPKA, FL 32703

JOB NO. 903475
CF NO. ORG-16-21-28-ADD PARCEL-ADD RW
FIELD DATE: 05-28-2020
SCALE: VARIES
DRAWN BY: PJT

Date:	Description	By:
12-15-2020	Addition Legal Descriptions	PJT
12-16-2020	Add Parcel 17-21-28-0000-00-016	PJT
02-25-2021	Add Additional Title & Address Comments	PJT
03-23-2021	Add Tree Survey & Route Survey	PJT
04-02-2021	Add Traffic Stripes	PJT

Date: _____ Description: _____ By: _____

Altamax Surveying
910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

James D. Bray, PSM 6507

SHEET 1 OF 9

GENERAL SURVEY NOTES:

- BEARING STRUCTURE BASED ON THE MONUMENTED SOUTH LINE OF COOPER INDUSTRIAL CENTER SUBDIVISION; BEING: S90°00'00"E PER PLAT BOOK 69, PAGES 52 & 53, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
- THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ENGINEER AND CONTRACTOR SHALL VERIFY MEASUREMENTS OF CONNECTIONS TO EXISTING UTILITIES BEFORE ORDERING MATERIALS AND BEFORE COMMENCEMENT OF CONSTRUCTION. IF THERE IS A DISCREPANCY BETWEEN THE MEASUREMENTS SHOWN HEREON AND THE VERIFYING MEASUREMENTS, THIS SURVEYOR SHALL BE CONTACTED IMMEDIATELY TO FURTHER VERIFY THE DISCREPANCY.
- THIS SITE LIES IN ZONE "X" AND ZONE "AE", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0120F, COMMUNITY NUMBER 120180 AND 120179, CITY OF APOPKA AND UNINCORPORATED ORANGE COUNTY, FLORIDA AND HAVING AN EFFECTIVE DATE OF 09-25-2009.
- ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.
- THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE NO. LOSEY 00509, EFFECTIVE: MARCH 11, 2020, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND TITLE NO. 8218016, EFFECTIVE: MAY 03, 2020, ISSUED BY CHICAGO TITLE INSURANCE COMPANY.
- ELEVATIONS ARE BASED ON BENCHMARK DESIGNATION L1549021, BEING: 86.762 FEET, (NAVD 88), PUBLISHED BY ORANGE COUNTY, FLORIDA.
- THE LAND DESCRIBED IN THE TITLE COMMITMENTS STATED IN THESE PLANS ARE THE SAME AS DEPICTED ON THIS SURVEY AND ARE CONTIGUOUS ALONG A COMMON BOUNDARY OR BOUNDARIES, AND THAT TAKEN TOGETHER FORM A SINGLE TRACT OF LAND WITHOUT GAPS, GORES OR HIATUSES.

DESCRIPTION:

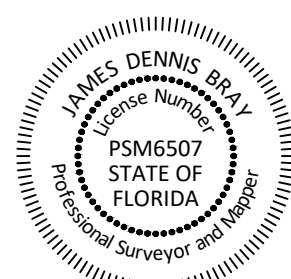
SEE SHEET 2 OF 5 FOR DESCRIPTIONS FROM TITLE COMMITMENT

SEE SHEET 5 OF 5 FOR NEW DESCRIPTIONS WRITTEN BY SURVEYOR

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	146.55'	13°56'34"	35.66'	S07°27'18"W	35.57'
C2	49473.27'	0°18'56"	272.40'	S00°38'29"W	272.40'
C3	7839.44'	0°41'16"	94.10'	N09°55'22"E	94.10'
C4	7819.44'	1°30'00"	204.71'	N07°19'21"E	204.71'
C5	894.93'	6°11'51"	96.80'	S71°32'33"W	96.75'
				S71°27'02"W	96.75' (S)
C6	7839.44'	1°50'46"	252.60'	N11°18'45"E	252.60'
				N11°13'13"E	252.60' (S)

Prepared for:
CADENCE PARTNERS, LLC

This Survey is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions of signature validation). The seal appearing on this document was authorized by the signing Professional Surveyor and Mapper on the Date of the electronic signature.



K:\Documents\204 Code.pdf

BOUNDARY & TOPOGRAPHIC SURVEY

DESCRIPTION:

Fidelity National Title Insurance Company's Commitment Number: Losey 00509

PARCEL 1:

The West 1/2 of the Northwest 1/4 of the Northwest 1/4 and that part of the Southwest 1/4 of the Northwest 1/4, less the North 681 feet measured along the West line of Section nine, lying West of State Road 437, in Section 16, Township 21 South, Range 28 East;

that part of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 lying South of Clay road and East of the expressway, in Section 8, Township 21 South, Range 28 East;

that part of the Northeast 1/4 of Section 17, Township 21 South, Range 28 East lying East of the expressway;

That part of the South 420 feet of Block C, Bradshaw and Thompsons Addition to Apopka City, according to the plat thereof, as recorded in Plat Book B, Page 25, of the Public Records of Orange County, Florida, described as:

Begin at 6" concrete monument at the Southwest corner of Section 9, Township 21 South, Range 28 East, Orange County, Florida, being the Southwest corner of land conveyed by Official Records Book 6807, Page 4653, to Michael R. and Sharon L. Cooper; Thence run N.00010°32' E. along the West line of said Section 9 for a distance of 390.00 feet; thence run S.89°52'46" E., along Johns Road and the North line of the aforementioned lands of Michael R. and Sharon L. Cooper, for a distance of 20.85 feet; thence run S.37°33'40" W. for a distance of 11.52 feet to the point of curvature of a curve concave Easterly, having a radius of 146.55 feet; Thence run Southerly, from a radial bearing of 5.75° 26'52" E., along the arc of said curve, through a central angle of 13° 56'34", for an arc length of 36.06 feet to the point of reverse curvature of a curve concave Westerly, having a radius of 49,473.27 feet; Thence run Southerly along the arc of said curve through a central angle of 00° 18'56" for an arc length of 272.40 feet; thence run S. 05°13'19" W. for a distance of 73.49 feet to the Point of Beginning.

LESS AND EXCEPT any portion taken in that certain Order of Taking recorded in Official Records Book 5487, Page 1547, Public Records of Orange County, Florida.

PARCEL 2:

Begin at the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 28 East, Orange County, Florida; run thence North 89°42'13" East, 300 feet, along the North line of the Southwest 1/4 of the Northwest 1/4, thence South 692.30 feet; thence North 88°08'19" West, 300.16 feet, to a point on the West line of said Southwest 1/4 of the Northwest 1/4, thence North 681 feet to the Point of Beginning.

NOTE: A legal description is not available on the public records for Parcel 1. Most of the legal description for Parcel 1 was taken from the Property Appraisers' description of the subject property, which is not a valid source. The description shown herein CANNOT be used in the preparation of the document to be insured. A description that correctly and fully describes the Exhibit A property taken from a property prepared survey should be used.

SCHEDULE B-II:

Fidelity National Title Insurance Company's Commitment Number Losey 00509

Resolution Number 653 of Southwest Florida Water Management District Realigning the Boundaries of the Oklawaha River Basin, Resolution No. 653, recorded in Official Records Book 2735, Page 539, Public Records of Orange County I Florida.

(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

8. Easement recorded in Official Records Book 1308, Page 64, Public Records of Orange County, Florida.

(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

9. Easement in favor of Florida Power Corporation recorded in Official Records Book 1857, Page 1010, Public Records of Orange County, Florida.

(AFFECTS SUBJECT PROPERTY AS A 14.00 FOOT WIDE BLANKET TYPE DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION, LYING 7.00 FEET ON EITHER SIDE OF THEIR FACILITIES - ANY ABOVE GROUND INDICATION OF GRANTEE'S FACILITIES ARE SHOWN HEREON)

10. Easement in favor of Florida Power Corporation recorded in Official Records Book 2086, Page 382, Public Records of Orange County, Florida.

(AFFECTS SUBJECT PROPERTY AS A 14.00 FOOT WIDE BLANKET TYPE DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION, LYING 4.00 FEET ON EITHER SIDE OF THEIR FACILITIES - ANY ABOVE GROUND INDICATION OF GRANTEE'S FACILITIES ARE SHOWN HEREON)

11. Distribution Easement in favor of Florida Power Corporation recorded in Official Records Book 5724, Page 1277, Public Records of Orange County, Florida.

(AFFECTS SUBJECT PROPERTY AS A 10.00 FOOT WIDE BLANKET TYPE DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION, LYING 5.00 FEET ON EITHER SIDE OF THEIR FACILITIES - ANY ABOVE GROUND INDICATION OF GRANTEE'S FACILITIES ARE SHOWN HEREON)

DESCRIPTION:

Chicago Title Insurance Company's Commitment Number 8218016

From the Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 28 East, Public Records of Orange County, Florida, run North 89°42'13" East, 300 feet along the North line of said Southwest 1/4 of the Northwest 1/4 for the Point of Beginning; thence run North 89°42'13" East 753.90 feet along said North line of the Southwest 1/4 of the Northwest 1/4, thence South 636.76 feet to a point on the Northwestern right of way line of State Road No. 437, thence South 43°50'03" West 112.85 feet along said right of way line of State Road No. 437, thence North 88°08'19" West 676.09 feet, thence North 692.30 feet to the Point of Beginning.

Less: The South 320 feet of North 420 feet of East 360 feet of West 1053.19 feet of Southwest 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 28 East, Public Records of Orange County, Florida.

And Less: North 100 feet of North 420 feet of East 360 feet of West 1053.19 feet of Southwest 1/4 of the Northwest 1/4 of Section 16, Township 21 South, Range 28 East, Public Records of Orange County, Florida.

SCHEDULE B-II:

Chicago Title Insurance Company's Commitment Number 8218016

5. Easement for ingress and egress over the East 60 feet as contained in Warranty Deed recorded January 26, 1981 in Official Records Book 3167, Page 2413.

(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

6. Consent to Annexation to the City of Apopka recorded October 2, 1981 in Official Records Book 3228, Page 1980.

(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)

7. Easement for ingress and egress over the South 15 feet of property as contained in Consent to Annexation to the City of Apopka recorded October 2, 1981 in Official Records Book 3228, Page 1980.

(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

8. Utility Easement to the City of Apopka recorded August 25, 1982 in Official Records Book 3305, Page 1729.

(AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON)

DESCRIPTION:

First American Title Insurance Company's Commitment Number 2037-5059418

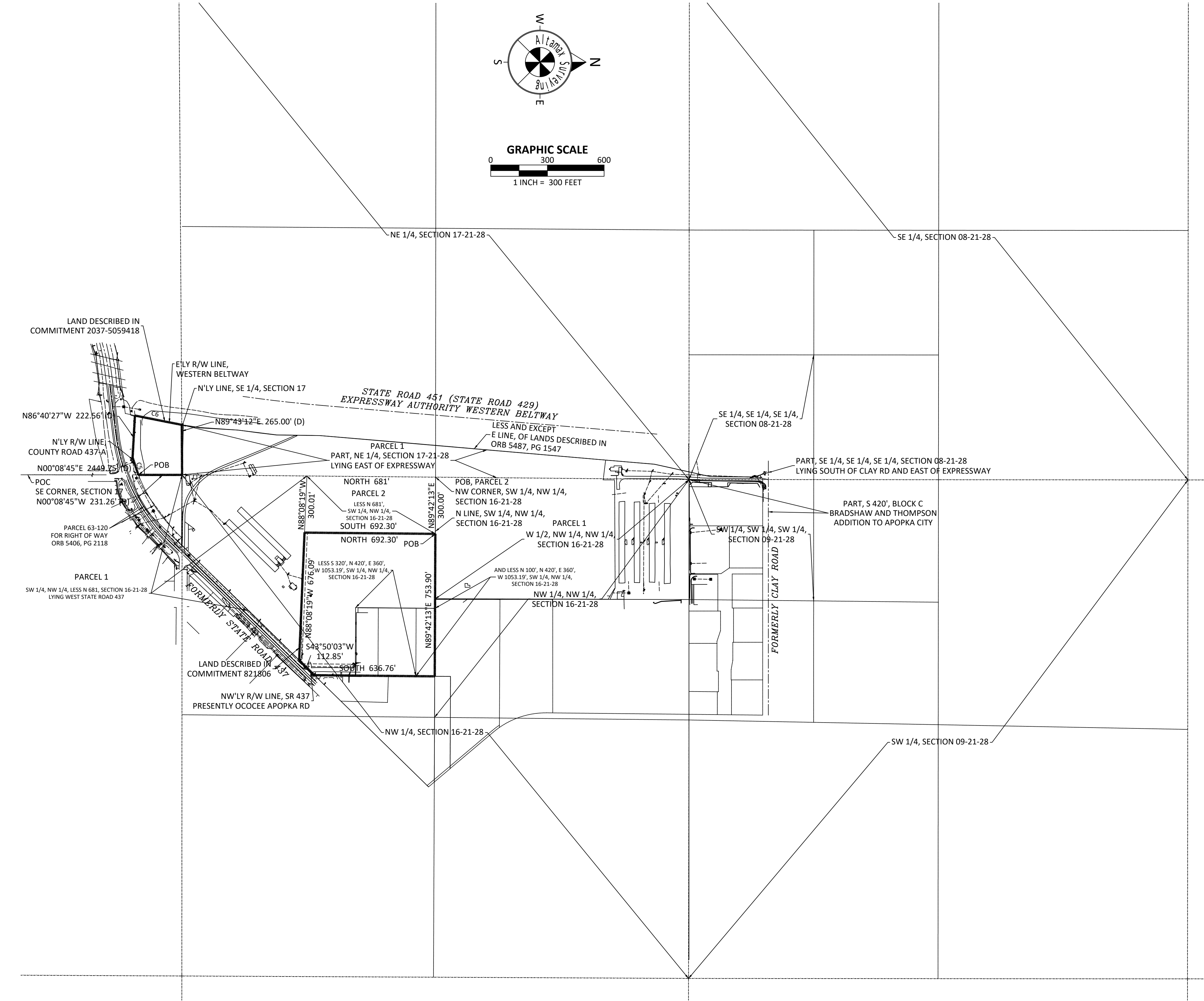
A parcel of land located in the SE 1/4 of Section 17, T21S, R28E, Orange County, Florida, being more particularly described as follows:

Thence Southwesterly along a curve to the right, being also along the Northerly right-of-way line of said County Road 437-A, an arc distance of 96.80 feet (said curve having a radius of 894.93', a delta angle of 6°11'51" and a chord bearing and distance of S71°32'33"W, 96.75 feet) to a point; thence continuing along the Northerly right-of-way line of said County Road 437-A, N88°40'27"W a distance of 222.56 feet to its intersection with the Easterly right-of-way line of said Western Beltway; thence leaving the Northerly right-of-way line of said County Road 437-A, North easterly along a curve to the left, being also along the Easterly right-of-way line of said Western Beltway, an arc distance of 252.61 feet (said curve having a radius of 7839.44 feet, a delta angle of 1°50'46" and a chord bearing and distance of N11°18'45"E, 252.60 feet) to a point on the North line of said SE 1/4; thence leaving the Easterly right-of-way line of said Western Beltway, N89°43'12"E along the Northerly line of said SE 1/4, a distance of 265.00 feet to the Northeast corner of said SE 1/4; thence leaving the Northerly line of said SE 1/4, S00°08'45"W along the Easterly line of said SE 1/4, a distance of 231.26 feet to the point of beginning.

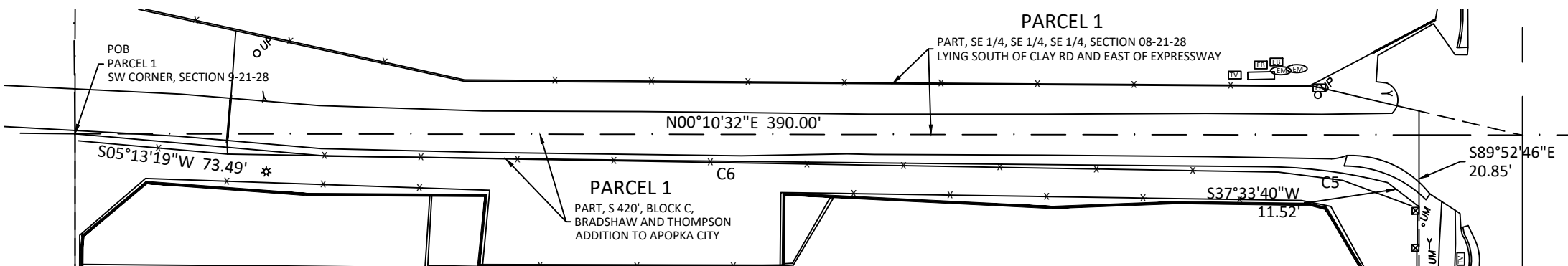
SCHEDULE B-II:

First American Title Insurance Company's Commitment Number 2037-5059418

NONE LISTED



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C5	894.93'	6°11'51"	96.80'	N71°32'33"E	96.75' (D)
				N71°27'02"E	96.75' (S)
C6	7839.44'	1°50'46"	252.60'	N11°18'45"E	252.60' (D)
				N11°13'13"E	252.60' (S)



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C5	146.55'	13°56'34"	36.06'
C6	49473.27'	0°18'56"	272.40'

- BB - BOTTOM OF BANK
- BC - BACK OF CURB
- BFP - BACKFLOW PREVENTER
- BHM - BUILDING HEIGHT MEASUREMENT
- BM - BENCHMARK
- BO - BOLLARD
- E - BURIED ELECTRIC
- A - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CF - CONCRETE FLOWLINE
- CHW - CONCRETE HEADWALL
- CLF - CHAIN LINK FENCE
- C - CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- COVD - CONCRETE
- CP - CONCRETE PAD
- CW - CONCRETE WALL
- (D) - DESCRIBED
- DB - DRAINAGE EASEMENT
- DE - DRAINAGE EASEMENT
- DI - DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- EM - ELECTRIC METER
- ES - ELECTRIC BOX
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FIRM - FLOOD INSURANCE RATE MAP
- FFE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- FL - FLOW LINE
- FND - FOUND
- FOC - FIBER OPTIC CABLE BOX
- F - FIBER OPTIC CABLE LINE
- G - GAS LINE
- GM - GAS METER
- GV - GAS VALVE
- GWA - GUY WIRE ANCHOR
- H - HANDICAP PARKING
- HR - HANDICAP PARKING
- INV - INVERT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- JB - JUNCTION BOX
- L - ARC LENGTH
- L - LIGHT POLE
- LKA - LANDSCAPED AREA
- (M) - MEASURED
- MF - METAL FENCE
- ML - METAL LID
- MS - METAL SHED
- MS - MITERED END SECTION
- MON - MONITORING WELL
- N&D - NAIL AND DISK
- NAD - NORTH AMERICAN VERTICAL DATUM
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NTS - NOT TO SCALE
- OL - ON LINE
- ORB - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- DWK - OVERHEAD WALKWAY
- (P) - PLAT
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- PC - POINT OF CURVATURE
- PDOT - PER DEPARTMENT OF TRANSPORTATION R/W MAP
- PEP - PER ENGINEERING PLANS
 PG | PAGE || PI | POINT OF INTERSECTION |
| PI | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| IPS | PARKING SPACES |
| PT | POINT OF TANGENCY |
| PVC | PLASTIC PIPE |
| R | CURVE RADIUS |
| RP | RAMP |
| RCP | REINFORCED CONCRETE PIPE |
| RW | REUSE WATER METER |
| RWL | REUSE WATER LINE |
| RW | RIGHT OF WAY |
| R/W | SANITARY MANHOLE |
| (S) | AS SURVEYED |
| S | SHOW FOR DIRECTION ONLY |
| SN | SIGN |
| SWF | STOCK WIRE FENCE |
| 00.00 | SPOT ELEVATION |
| SD | STORM/RAIN LINE |
| SI | STORM INLET |
| SM | STORM MANHOLE |
| TL | TELEPHONE LINE |
| TL | TOP OF BANK |
| TP | TRAFFIC POLE |
| TS | TRAFFIC SIGN |
| TR | TRANSFORMER/JUNCTION BOX |
| TR | TELEPHONE RISE |
| TSB | TRAFFIC SIGNAL BOX |
| TSW | TRAFFIC SIGNAL WIRE |
| TV | CABLE TV RISER |
| TYP | TYPICAL |
| UE | UTILITY EASEMENT |
| UP | UTILITY POLE |
| WL | WATER LINE |
| WF | WOOD FENCE |
| WD | WOOD DECK |
| WS | WOOD SHED |
| WV | WATER VALVE |
| WM | WATER METER |
| # | NUMBER |
| # | EASEMENT NUMBER |

ADDRESS:

1220 OCOEE APOPKA ROAD
APOPKA, FL 32703

JOB NO. 903475

CF NO. ORG-16-21-28-ADD PARCEL-ADD RW

FIELD DATE: 05-28-2020

SCALE: VARIES

DRAWN BY: PJT

F.E.G. PROJECT NO.

20-043

SHEET NO.

C-2B

SHEET 3

OF 39

Altamax Surveying

910 Belle Avenue, Suite 1100

Casselberry, FL 32708

Phone: 407-677-0200

Licensed Business No. 7833

www.altamaxsurveying.com

X:\Documents\2018 Code.png

BOUNDARY & TOPOGRAPHIC SURVEY

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	146.55'	13°56'34"	35.66'	S07°27'18"W	35.57'
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C6	7839.44'	1°50'46"	252.60'	S71°27'02"W	96.75' (S)
				N11°18'45"E	252.60' (S)

INTERSTATE HIGHWAY 451 (STATE ROAD 429)
EXPRESSWAY AUTHORITY WESTERN BELTWAY (R/W VARIES)

BB	BOTTOM OF BANK
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BHM	BUILDING HEIGHT MEASUREMENT
BM	BENCHMARK
BN	BOLLARD
E	BURIED ELECTRIC
CA	CENTRAL ANGLE
CW	CONCRETE BLOCK WALL
CC	COVERED CONCRETE
CF	CONCRETE FUME
CHW	CONCRETE HEADWALL
CL	CHAIN LINK FENCE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
COVD	CONCRETE
CP	CONCRETE PAD
CW	CONCRETE WALL
(D)	DESCRIBED
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DI	DOT INLET
DP	DUMPSTER PAD
DW	DRIVEWAY
EM	ELECTRIC METER
ES	ELECTRIC BOX
ESMT	EASEMENT
EP	EDGE OF PAVEMENT
FIRM	FLOOD INSURANCE RATE MAP
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FND	FOUND
FOC	FIBER OPTIC CABLE BOX
F	FIBER OPTIC CABLE LINE
G	GAS LINE
GM	GAS METER
GV	GUY WIRE ANCHOR
H	HANDICAP PARKING
HP	HANDICAP PARKING
INV	INVERT ELEVATION
IP	IRON PIPE
IR	IRON ROD
JB	JUNCTION BOX
J	JUNCTION
LA	LANDSCAPED AREA
(M)	MEASURED
MF	METAL FENCE
ML	METAL LID
MS	METAL SHED
M	METERED END SECTION
MON	MONITORING WELL
N&D	NAIL AND DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NTS	NOT TO SCALE
OL	ON LINE
ORB	OFFICIAL RECORDS BOOK
OW	OVERHEAD WIRE
DWK	OVERHEAD WALKWAY
P	POINT OF BEGINNING
PB	PLAY BOX
PC	POINT OF CURVATURE
PDOT	PER DEPARTMENT OF TRANSPORTATION R/W MAP
PEP	PER ENGINEERING PLANS
PG	PAGE
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PPS	PARKING SPACES
PT	POINT OF TANGENCY
PVC	PLASTIC PIPE
R	RAMP
RCP	REINFORCED CONCRETE PIPE
RW	REUSE WATER VALVE
RU	REUSE WATER LINE
R/W	RIGHT OF WAY
S	SEWER
S&D	SHOW FOR DIRECTION ONLY
SN	SIGN
SWF	STOCK WIRE FENCE
00.00	SPOT ELEVATION
ST	STORM DRAIN LINE
ST	STORM INLET
ST	STORM MANHOLE
TP	TELEPHONE POLE
TP	TELEPHONE RISE
TS	TRAFFIC SIGN
TSR	TRAFFIC SIGNAL BOX
TSW	TRAFFIC SIGNAL WIRE
TV	CABLE TV RISER
TYP	TYPICAL
UE	UTILITY EASEMENT
UP	UTILITY POLE
W	WATER LINE
WF	WOOD FENCE
WD	WOOD DECK
WS	WOOD SHED
W	WATER METER
W	WATER VALVE
#	NUMBER
#	EASEMENT NUMBER

ADDRESS:
1220 OCOEE APOKA ROAD
APOKA, FL 32703

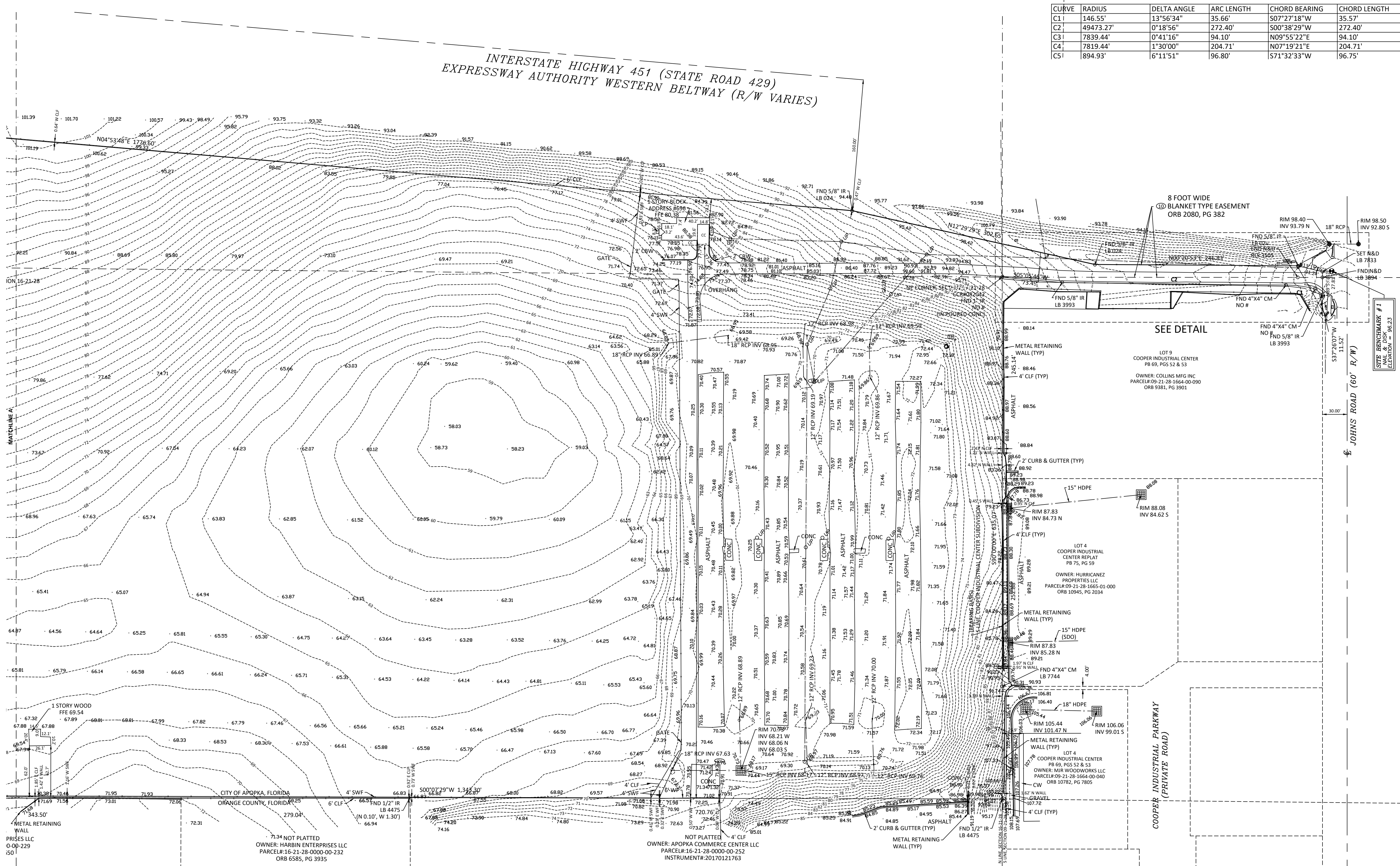
JOB NO. 903475
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FIELD DATE: 05-28-2020
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DRAWN BY: PIT

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SHEET NO.
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SHEET 4 OF 39

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SHEET 3 OF 9

BOUNDARY & TOPOGRAPHIC SURVEY



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- RP - RAMP
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- RU - REUSE WATER METER
- RU - REUSE WATER VALVE
- RU - REUSE WATER LINE
- R/W - RIGHT OF WAY
- SAN - SANITARY MANHOLE
- SANITARY LINE
- (S) - AS SURVEYED
- SIO - SHOWN FOR DIRECTION ONLY
- SN - SIGN
- SWF - STOCK WIRE FENCE
- 00.00 - SPOT ELEVATION
- STORM/RAIN LINE
- STORM INLET
- STORM MANHOLE
- TELEPHONE LINE
- TELEPHONE RISE
- TP - TOP OF BANK
- TR - TRANSFORMER/JUNCTION BOX
- TS - TELEPHONE RISE
- TSR - TRAFFIC SIGNAL BOX
- TSW - TRAFFIC SIGNAL WIRE
- TV - CABLE TV RISER
- TYP - TYPICAL
- UE - UTILITY EASEMENT
- UP - UTILITY POLE
- W - WATER LINE
- WF - WOOD FENCE
- WD - WOOD DECK
- WS - WOOD SHED
- W - WATER METER
- W - WATER VALVE
- # - NUMBER
- # - EASEMENT NUMBER

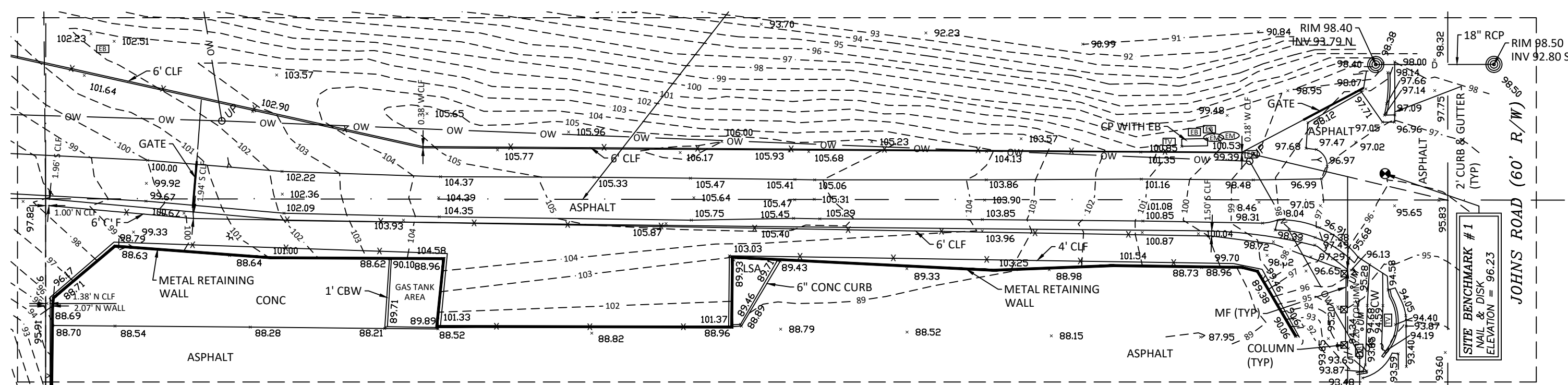
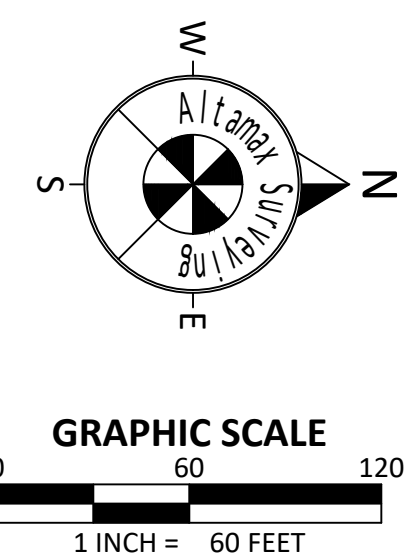
ADDRESS:
1220 OCOEE APOPKA ROAD
APOPKA, FL 32703

JOB NO. 903475
CF NO. ORG-16-21-28-ADD PARCEL-ADD RW
FIELD DATE: 05-28-2020
SCALE: VARIES
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F.E.G. PROJECT NO.
20-043
SHEET NO.
C-2D
SHEET 5 OF 39

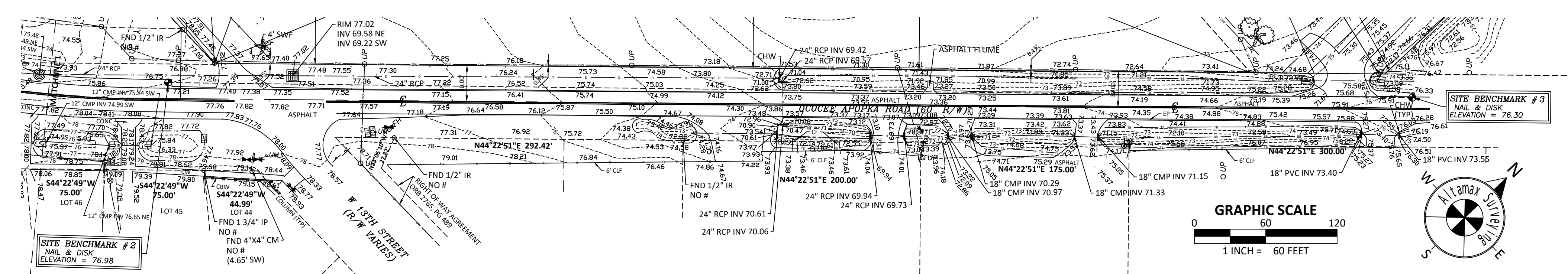
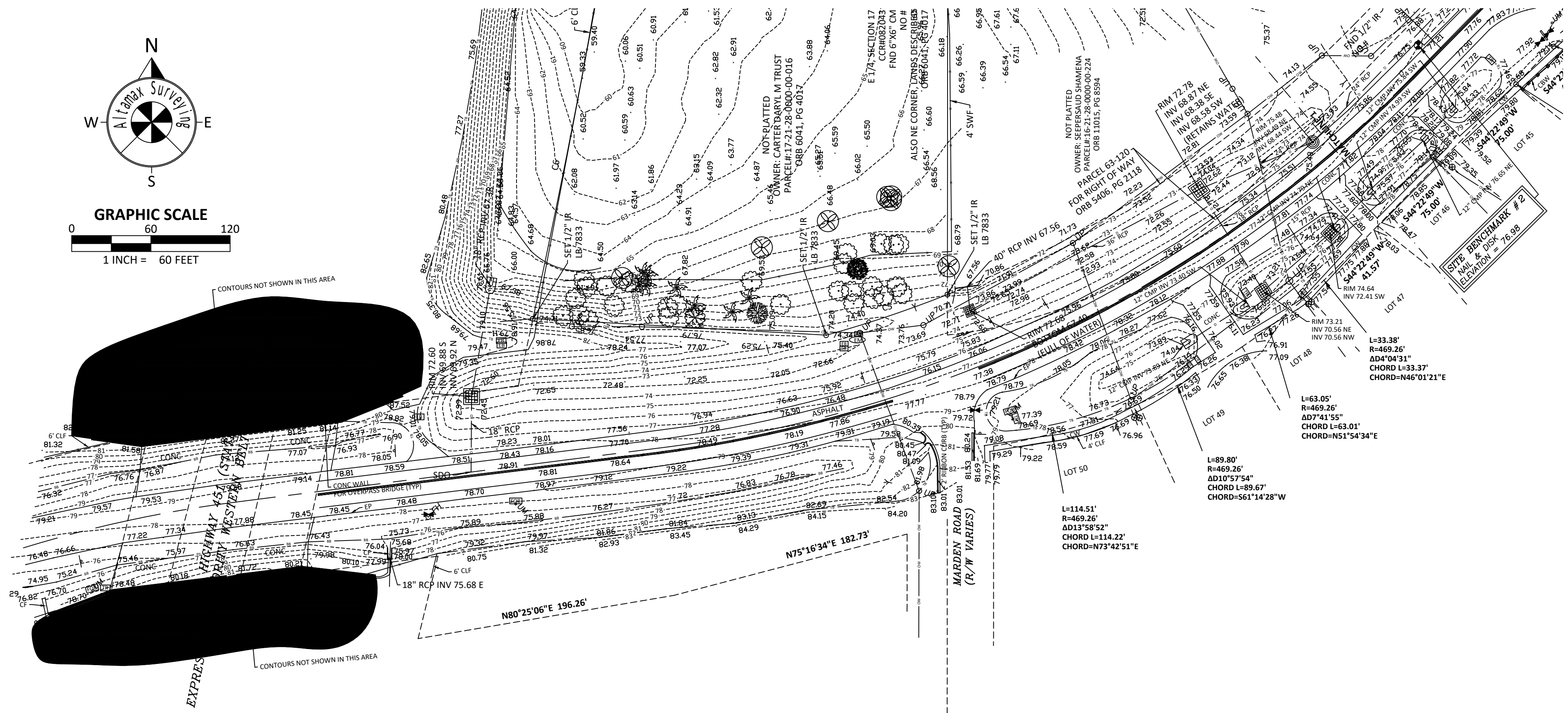
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SHEET 4 OF 9



DETAIL
(SCALE 1" = 30')

TOPOGRAPHIC ROUTE SURVEY



BB	BOTTOM OF BANK
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BHM	BUILDING HEIGHT MEASUREMENT
BM	BENCHMARK
BO	ROLL-ON
E	BURIED ELECTRIC
A	CENTRAL ANGLE
CBW	CONCRETE BLOCK WALL
CC	COVERED CONCRETE
CF	CONCRETE FLUME
CHW	CONCRETE HEADWALL
CLF	CHAIN LINK FENCE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
COVD	CONCRETE
CP	CONCRETE PAD
CW	CONCRETE WALL
(D)	DESCRIBED
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DI	DOT INLET
DP	DUMPSTER PAD
DW	DRIVEWAY
EM	ELECTRIC METER
EB	ELECTRIC BOX
ESMT	EASEMENT
EP	EDGE OF PAVEMENT
FIRM	FLOOD INSURANCE RATE MAP
FFE	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FND	FOUND
FOC	FIBER OPTIC CABLE BOX
F	FIBER OPTIC CABLE LINE
G	GAS LINE
GM	GAS METER
GV	GAS VALVE
GWA	GUY WIRE ANCHOR
HP	HANDICAP PARKING
INV	INVERT ELEVATION
IP	IRON PIPE
IR	IRON ROD
JB	JOINT BOX
L	ARC LENGTH
L&P	LIGHT POLE
L&A	LANDSCAPED AREA
(M)	MEASURED
MF	METAL FENCE
ML	METAL LID
MS	METAL SHED
MFS	MITTERED END SECTION
MON	MONITORING WELL
N&D	NAIL AND DISK
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NTS	NOT TO SCALE
OL	ON LINE
ORR	OFFICIAL RECORDS BOOK
OW	OVERHEAD WIRE
DWK	OVERHEAD WALKWAY
(P)	PLAT
PB	PLAT BOOK
PC	POINT OF CURVATURE
PDOT	PER DEPARTMENT OF TRANSPORTATION R/W MAP
PE	PER ENGINEERING PLANS
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
RPS	PARKING SPACES
PT	POINT OF TANGENCY
PVC	PLASTIC PIPE
R	CURVE RADIUS
RP	RAMP
RCP	REINFORCED CONCRETE PIPE
RW	REUSE WATER VALVE
RW	REUSE WATER LINE
R/W	RIGHT OF WAY
S	SANITARY MANHOLE
(S)	AS SURVEYED
S&D	SHOWN FOR DIRECTION ONLY
SN	SIGN
SWF	STOCK WIRE FENCE
00.00	SPOT ELEVATION
ST	STORM/RAIN LINE
ST	STORM INLET
ST	STORM MANHOLE
TP	TELEPHONE LINE
TP	TOP OF BANK
TP	TRAFFIC POLE
TP	TRAFFIC SIGN
TR	TRANSFORMER/JUNCTION BOX
TSR	TRAFFIC SIGNAL BOX
TSW	TRAFFIC SIGNAL WIRE
TV	CABLE TV RISER
TYP	TYPICAL
UE	UTILITY EASEMENT
UP	UTILITY POLE
W	WATER LINE
WF	WOOD FENCE
WD	WOOD DECK
WS	WOOD SHED
WM	WATER METER
WV	WATER VALVE
#	NUMBER
#	EASEMENT NUMBER

ADDRESS:
1220 OCOEE APOPKA ROAD
APOPKA, FL 32703

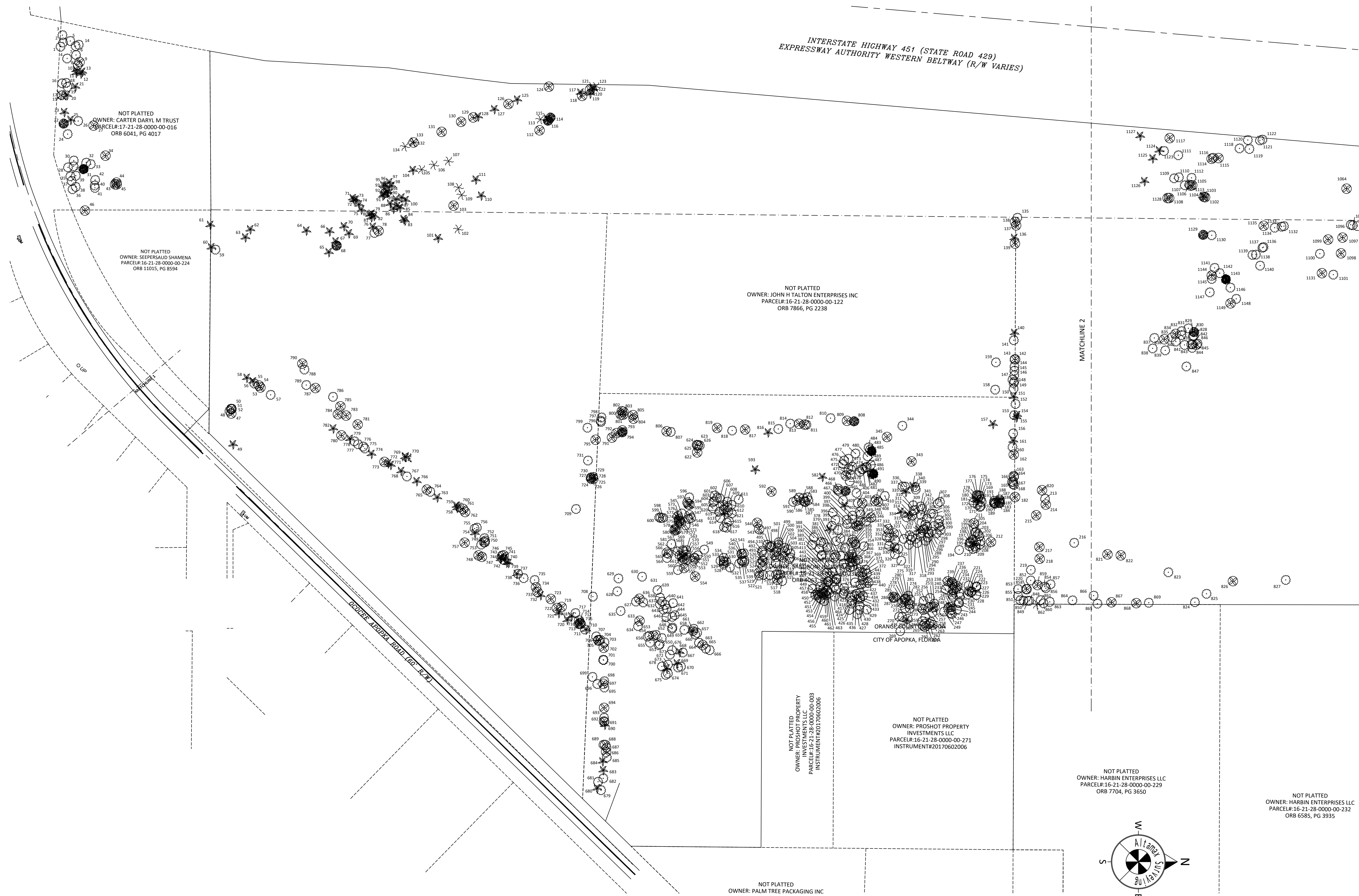
JOB NO. 903475
CF NO. ORG-16-21-18-ADD PARCEL-ADD RW
FIELD DATE: 05-28-2020
SCALE: VARIAS
DRAWN BY: PJT

F.E.G. PROJECT NO.
20-043
SHEET NO.
C-2F
SHEET 7 OF 39

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SHEET 6 OF 9

TREE SURVEY



BB	BOTTOM OF BANK
BC	BACK OF CURB
BFP	BACKFLOW PREVENTER
BHM	BUILDING HEIGHT MEASUREMENT
BM	BENCHMARK
B	BOLLARD
E	BURIED ELECTRIC
A	CENTRAL ANGLE
CBW	CONCRETE BLOCK WALL
CC	COVERED CONCRETE
CF	CONCRETE FLUME
CHW	CONCRETE HEADWALL
CLF	CHAIN LINK FENCE
CL	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CONC	CONCRETE
COVD	COVD
CP	CONCRETE PAD
CW	CONCRETE WALL
(D)	DESCRIBED
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DI	DOT INLET
DP	DUMPSTER PAD
DW	DRIVEWAY
EM	ELECTRIC METER
EB	ELECTRIC BOX
ESMT	EASEMENT
EP	EDGE OF PAVEMENT
FIRM	FLOOD INSURANCE RATE MAP
FFE	FINISHED FLOOR ELEVATION
FI	FIRE HYDRANT
FL	FLOW LINE
FND	FOUND
FOC	FIBER OPTIC CABLE BOX
F	FIBER OPTIC CABLE LINE
G	GAS LINE
GM	GAS METER
GV	GAS VALVE
GWA	GUY WIRE ANCHOR
HP	HANDICAP PARKING
HR	HANDICAP PARKING
INV	INVERT ELEVATION
IP	IRON PIPE
IR	IRON ROD
JB	STORM JUNCTION BOX
L	ARC LENGTH
LP	LIGHT POLE
LSA	LANDSCAPED AREA
(M)	MEASURED
MF	METAL FENCE
ML	METAL LID
MS	METAL SHED
MFS	METER END SECTION
MON	MONITORING WELL
N&D	N&D
NAD83	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NTS	NOT TO SCALE
OL	ON LINE
ORB	OFFICIAL RECORDS BOOK
OW	OVERHEAD WIRE
OWK	OVERHEAD WALKWAY
(P)	PLAT
PB	PLAT BOOK
PC	POINT OF CURVATURE
PDOT	PER DEPARTMENT OF TRANSPORTATION R/W MAP
PEP	PER ENGINEERING PLANS
PG	PAGE
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PPS	PARKING SPACES
PT	POINT OF TANGENCY
PVC	PLASTIC PIPE
R	CURVE RADIUS
RP	RAMP
RCP	REINFORCED CONCRETE PIPE
RW	REUSE WATER METER
RW	REUSE WATER VALVE
R/W	RIGHT OF WAY
S	SHANTY MANHOLE
S	SANITARY LINE
(S)	AS SURVEYED
S200	SHOWN FOR DIRECTION ONLY
SN	SIGN
SWF	STOCK WIRE FENCE
00.00	SPOT ELEVATION
DI	STORM/RAIN LINE
DI	STORM INLET
DI	STORM MANHOLE
TEL	TELEPHONE LINE
TP	TOP OF BANK
TP	TRAFFIC POLE
TS	TRAFFIC SIGN
TR	TRANSFORMER/JUNCTION BOX
TR	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
TSW	TRAFFIC SIGNAL WIRE
TV	CABLE TV RISER
TYP	TYPICAL
UE	UTILITY EASEMENT
UP	UTILITY POLE
W	WATER LINE
WF	WOOD FENCE
WD	WOOD DECK
WS	WOOD SHED
W	WATER METER
WV	WATER VALVE
#	NUMBER
#	EASEMENT NUMBER

ADDRESS:
1220 OCOEE APOPKA ROAD
APOPKA, FL 32703

JOB NO. 903475
CF NO. ORG-16-21-28-ADD PARCEL-ADD RW
FIELD DATE: 05-28-2020
SCALE: VARIES
DRAWN BY: PJT

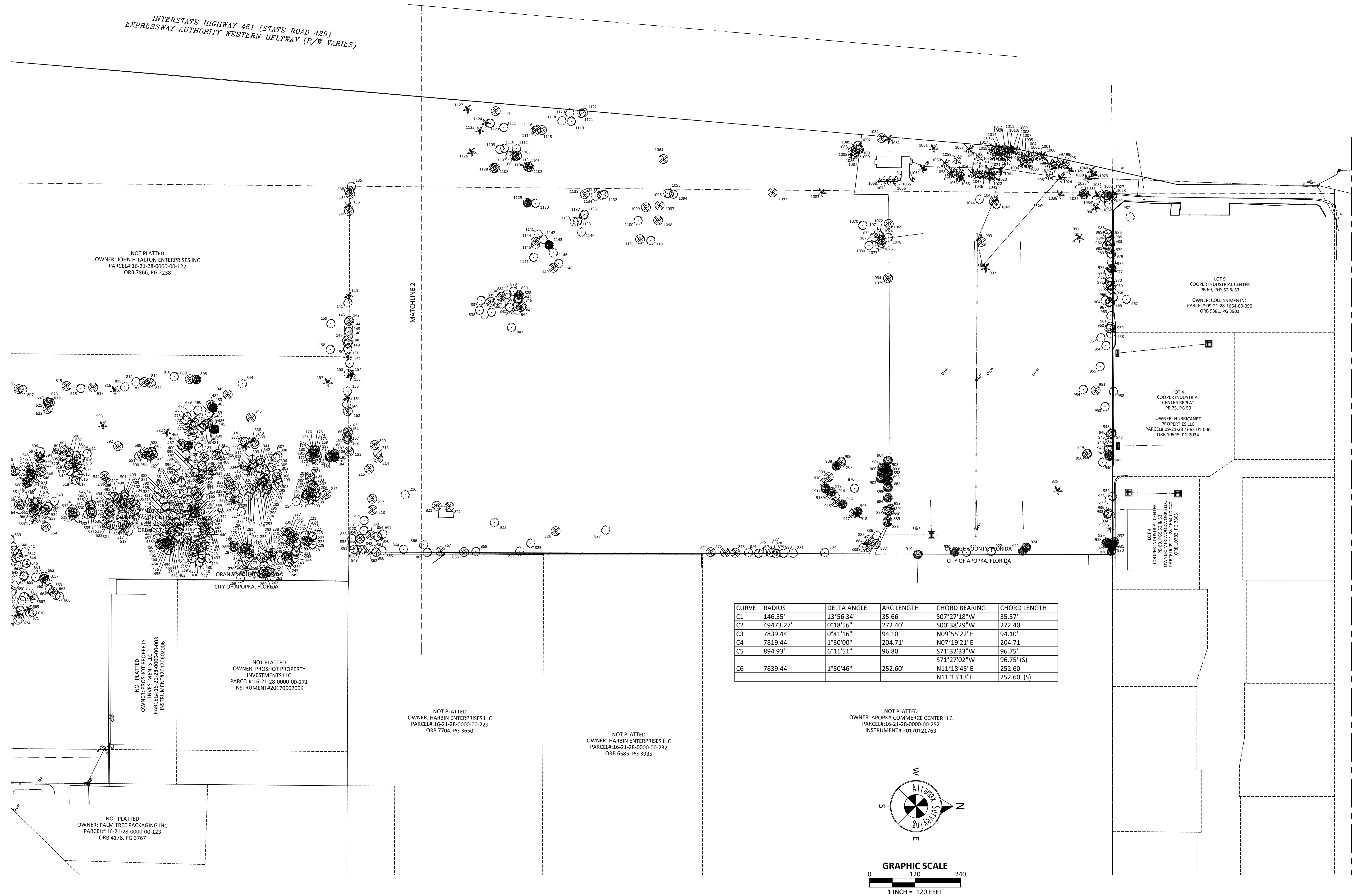
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SHEET 8 OF 39

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SHEET 7 OF 9

TREE SURVEY



- BB - BOTTOM OF BANK
- BC - BACK OF CURB
- BFP - BACKFLOW PREVENTER
- BHM - BUILDING HEIGHT MEASUREMENT
- BM - BENCHMARK
- BN - BOLLARD
- E - BURIED ELECTRIC
- A - CENTRAL ANGLE
- CBW - CONCRETE BLOCK WALL
- CC - COVERED CONCRETE
- CF - CONCRETE FUME
- CHW - CONCRETE HEADWALL
- CLF - CHAIN LINK FENCE
- CL - CENTERLINE
- CM - CONCRETE MONUMENT
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- COVD - COVD
- CP - CONCRETE PAD
- CW - CONCRETE WALK
- (D) - DESCRIBED
- DB - DRED BOOK
- DE - DRAINAGE EASEMENT
- DI - DOT INLET
- DP - DUMPSTER PAD
- DW - DRIVEWAY
- EM - ELECTRIC METER
- ES - ELECTRIC BOX
- ESMT - EASEMENT
- EP - EDGE OF PAVEMENT
- FIRM - FLOOD INSURANCE RATE MAP
- FFE - FINISHED FLOOR ELEVATION
- FH - FIRE HYDRANT
- FL - FLOW LINE
- FND - FOUND
- FOC - FIBER OPTIC CABLE BOX
- F - FIBER OPTIC CABLE LINE
- G - GAS LINE
- GM - GAS METER
- GV - GAS VALVE
- GWA - GUY WIRE ANCHOR
- HP - HANDICAP PARKING
- HR - HANDICAP RAMP
- INV - INVERT ELEVATION
- IP - IRON PIPE
- IR - IRON ROD
- JB - JUNCTION BOX
- L - ARC LENGTH
- LP - LIGHT POLE
- LRA - LANDSCAPED AREA
- (M) - MEASURED
- MF - METAL FENCE
- ML - METAL LID
- MS - METAL SHED
- M - MITERED END SECTION
- MON - MONITORING WELL
- N&D - NAIL AND DISK
- NAVD - NORTH AMERICAN VERTICAL DATUM
- NGVD - NATIONAL GEODETIC VERTICAL DATUM
- NTS - NOT TO SCALE
- OL - ON LINE
- ORB - OFFICIAL RECORDS BOOK
- OW - OVERHEAD WIRE
- DWK - OVERHEAD WALKWAY
- (P) - PLAT
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 PDOT - PER DEPARTMENT OF TRANSPORTATION R/W MAP | PEP - PER ENGINEERING PLANS | PG - PAGE | PI - POINT OF INTERSECTION | POB - POINT OF BEGINNING | POC - POINT OF COMMENCEMENT | RPS - PARKING SPACES | PT - POINT OF TANGENCY | PVC - PLASTIC PIPE | R - CURVE RADIUS | RP - RAMP | RCP - REINFORCED CONCRETE PIPE | RWM - REUSE WATER METER | RWL - REUSE WATER LINE | R/W - RIGHT OF WAY | SM - SANITARY MANHOLE | SL - SANITARY LINE | (S) - AS SURVEYED | S200 - SHOWN FOR DIRECTION ONLY | SN - SIGN | SWF - STOCK WIRE FENCE | SE - SPOT ELEVATION | SD - STORM/RAIN LINE | SI - STORM INLET | SMH - STORM MANHOLE | TEL - TELEPHONE LINE | TP - TOP OF BANK | TRF - TRAFFIC POLE | TS - TRAFFIC SIGN | TRF - TRANSFORMER/JUNCTION BOX | TR - TELEPHONE RISE | TSL - TRAFFIC SIGNAL BOX | TSW - TRAFFIC SIGNAL WIRE | TV - CABLE TV RISER | TYP - TYPICAL | UE - UTILITY EASEMENT | UP - UTILITY POLE | WL - WATER LINE | WF - WOOD FENCE | WD - WOOD DECK | WS - WOOD SHED | WM - WATER METER | WV - WATER VALVE | # - NUMBER | # - EASEMENT NUMBER |

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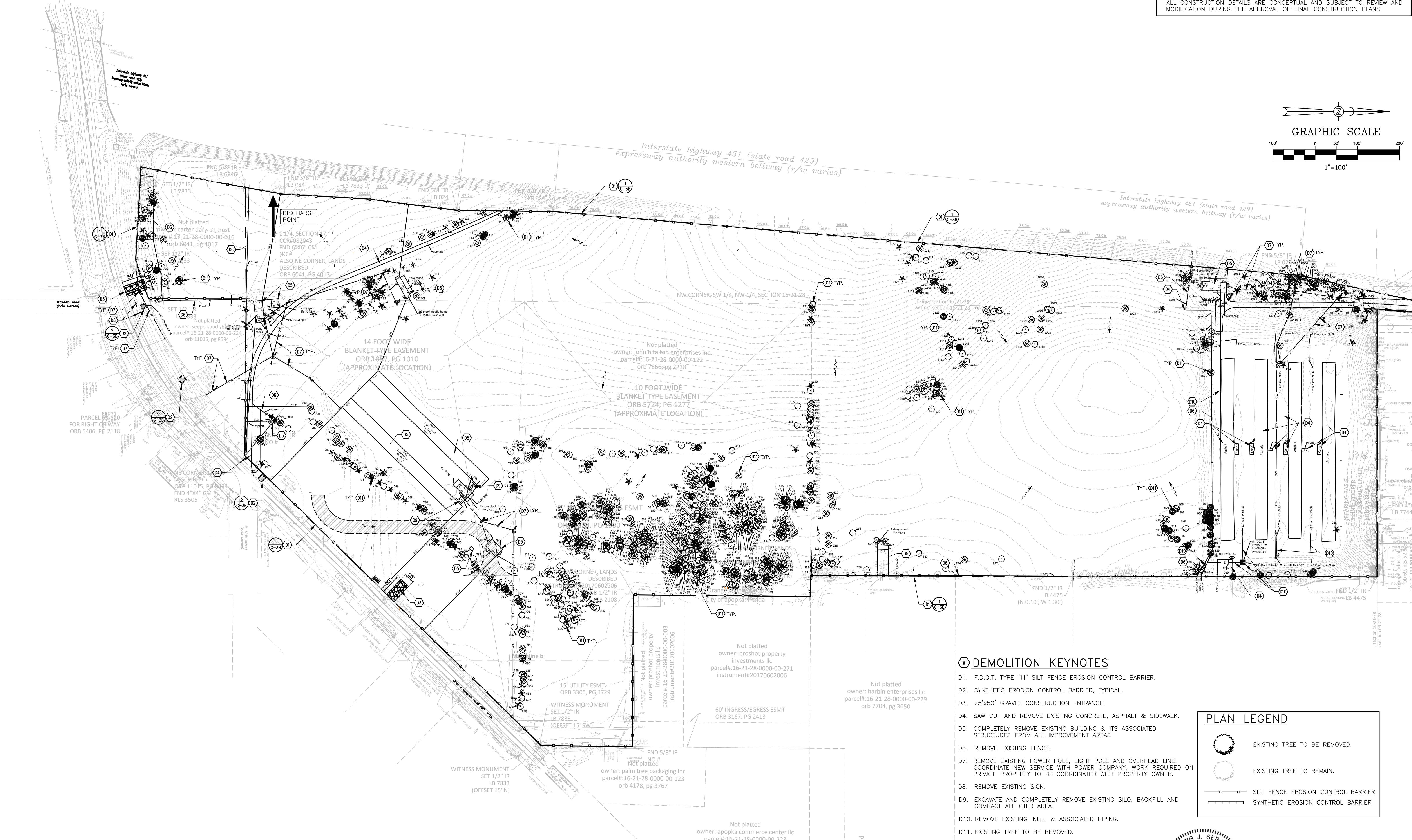
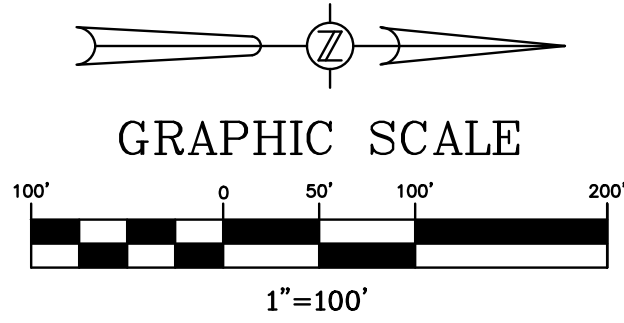
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SHEET 9 OF 39

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TREE SURVEY

TREE CHART			TREE CHART			TREE CHART			TREE CHART			TREE CHART			TREE CHART			TREE CHART			TREE CHART			TREE CHART			TREE CHART			TREE CHART			TREE CHART			TREE CHART		
Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type			
1	6"	LAUREL	101	6"	PALM	201	6"	OAK	301	7"	OAK	401	11"	OAK	501	5"	OAK	601	4"	OAK	701	11"	OAK	801	14"	CHERRY	901	6"	CAMPFOR	1001	6"	PINE	1102	11"	CHERRY			
2	9"	LAUREL	102	9"	UNIDENTIFIED	202	4"	OAK	302	4"	OAK	402	9"	OAK	502	4"	OAK	602	8"	OAK	702	7"	CHERRY	802	12"	CHERRY	902	15"	CAMPFOR	1002	5"	PINE	1103	11"	CHERRY			
3	16"	LAUREL	103	9"	CHERRY	203	4"	OAK	303	4"	OAK	403	9"	CHERRY	503	8"	OAK	603	7"	OAK	703	16"	OAK	803	7"	CHERRY	903	10"	CAMPFOR	1003	8"	PINE	1104	14"	PALM			
4	7"	LAUREL	104	16"	PALM	204	4"	OAK	304	7"	OAK	404	10"	CHERRY	504	4"	CHERRY	604	8"	OAK	704	8"	OAK	804	9"	CHERRY	904	10"	CAMPFOR	1004	4"	PINE	1105	12"	CHERRY			
5	15"	LAUREL	105	9"	UNIDENTIFIED	205	5"	OAK	305	4"	OAK	405	12"	PALM	505	4"	OAK	605	7"	OAK	705	9"	CHERRY	805	10"	CHERRY	905	15"	CAMPFOR	1005	12"	PINE	1106	6"	OAK			
6	6"	LAUREL	106	9"	UNIDENTIFIED	206	7"	OAK	306	4"	OAK	406	12"	OAK	506	8"	OAK	606	8"	OAK	706	7"	CHERRY	806	10"	CHERRY	906	6"	LAUREL	1006	8"	PINE	1107	6"	OAK			
7	5"	LAUREL	107	8"	UNIDENTIFIED	207	5"	OAK	307	5"	OAK	407	12"	OAK	507	5"	OAK	607	12"	CHERRY	707	8"	OAK	807	10"	LAUREL	907	7"	CHERRY	1007	10"	PINE	1108	12"	CHERRY			
8	8"	LAUREL	108	9"	UNIDENTIFIED	208	10"	CHERRY	308	8"	OAK	408	12"	OAK	508	9"	CHERRY	608	10"	OAK	708	16"	OAK	808	18"	CAMPFOR	908	5"	CAMPFOR	1008	6"	PINE	1109	5"	OAK			
9	6"	CHERRY	109	7"	UNIDENTIFIED	209	9"	OAK	309	6"	OAK	409	20"	CHERRY	509	7"	OAK	609	11"	OAK	709	37"	OAK	809	14"	CHERRY	909	7"	CHERRY	1009	6"	PINE	1110	11"	OAK			
10	14"	PALM	110	10"	PALM	210	15"	OAK	310	6"	OAK	410	11"	OAK	510	6"	OAK	610	10"	OAK	710	14"	PALM	810	6"	LAUREL	910	7"	CHERRY	1010	4"	PINE	1111	12"	OAK			
11	15"	PALM	111	13"	PALM	211	10"	CHERRY	311	8"	OAK	411	4"	OAK	511	16"	CHERRY	611	5"	OAK	711	12"	OAK	811	9"	OAK	911	7"	CAMPFOR	1011	6"	PINE	1112	10"	OAK			
12	13"	PALM	112	12"	CHERRY	212	6"	CHERRY	312	4"	OAK	412	4"	OAK	512	9"	CHERRY	612	5"	CHERRY	712	8"	CHERRY	812	18"	CHERRY	912	5"	CAMPFOR	1012	7"	PINE	1113	20"	CHERRY			
13	15"	PALM	113	9"	UNIDENTIFIED	213	8"	LAUREL	313	5"	CHERRY	413	4"	OAK	513	5"	OAK	613	9"	PALM	713	10"	CHERRY	813	6"	CHERRY	913	14"	CHERRY	1013	4"	PINE	1114	4"	CHERRY			
14	4"	LAUREL	114	16"	CAMPFOR	214	8"	CHERRY	314	15"	PALM	414	6"	OAK	514	4"	OAK	614	15"	OAK	714	8"	CHERRY	814	4"	LAUREL	914	6"	LAUREL	1014	6"	PINE	1115	5"	CHERRY			
15	10"	LAUREL	115	16"	PALM	215	8"	CHERRY	315	31"	OAK	415	5"	OAK	515	8"	OAK	615	6"	CHERRY	715	6"	CHERRY	815	8"	LAUREL	915	10"	CHERRY	1015	6"	PINE	1116	4"	LAUREL			
16	10"	LAUREL	116	16"	CAMPFOR	216	10"	OAK	316	12"	PALM	416	6"	OAK	516	5"	OAK	616	6"	OAK	716	10"	CHERRY	816	15"	PALM	916	4"	CAMPFOR	1016	10"	PINE	1117	8"	CHERRY			
17	10"	PINE	117	9"	PALM	217	10"	CHERRY	317	4"	OAK	417	6"	OAK	517	12"	CHERRY	617	6"	OAK	717	21"	OAK	817	8"	CHERRY	917	5"	CHERRY	1017	11"	PINE	1118	8"	LAUREL			
18	8"	LAUREL	118	12"	CHERRY	218	10"	CHERRY	318	5"	OAK	418	4"	OAK	518	6"	OAK	618	6"	OAK	718	15"	PALM	818	10"	LAUREL	918	5"	PINE	1018	7"	PINE	1119	6"	LAUREL			
19	8"	LAUREL	119	13"	PALM	219	11"	OAK	319	4"	OAK	419	10"	OAK	519	6"	OAK	619	10"	OAK	719	9"	CHERRY	819	8"	CHERRY	919	12"	CAMPFOR	1019	4"	PINE	1120	12"	LAUREL			
20	14"	PALM	120	7"	CHERRY	220	4"	OAK	320	5"	OAK	420	8"	OAK	520	6"	OAK	620	10"	OAK	720	17"	PALM	820	6"	CHERRY	920	13"	CAMPFOR	1020	8"	PINE	1121	10"	LAUREL			
21	14"	PALM	121	12"	PALM	221	4"	OAK	321	5"	OAK	421	5"	OAK	521	6"	OAK	621	5"	OAK	721	15"	PALM	821	10"	CHERRY	921	5"	OAK	1021	5"	PINE	1122	7"	LAUREL			
22	12"	CAMPFOR	122	12"	PALM	222	4"	OAK	322	5"	OAK	422	6"	OAK	522	6"	OAK	622	8"	CHERRY	722	12"	CHERRY	822	5"	CHERRY	922	8"	LAUREL	1022	12"	PINE	1123	25"	OAK			
23	15"	PALM	123	13"	UNIDENTIFIED	223	5"	OAK	323	5"	OAK	423	4"	OAK	523	9"	CHERRY	623	12"	OAK	723	20"	CHERRY	823	32"	OAK	923	8"	CAMPFOR	1023	12"	PALM	1124	15"	PALM			
24	15"	OAK	124	12"	CHERRY	224	4"	OAK	324	8"	OAK	424	5"	OAK	524	4"	OAK	624	12"	OAK	724	5"	OAK	824	15"	OAK	924	10"	CAMPFOR	1024	12"	PALM	1125	15"	PALM			
25	14"	PALM	125	12"	PALM	225	9"	CHERRY	325	8"	OAK	425	8"	OAK	525	4"	OAK	625	15"	CHERRY	725	10"	OAK	825	5"	LAUREL	925	12"	PALM	1025	12"	PALM	1126	16"	PALM			
26	34"	OAK	126	8"	CHERRY	226	6"	OAK	326	4"	OAK	426	8"	OAK	526	5"	OAK	626	12"	OAK	726	13"	PALM	826	8"	CHERRY	926	12"	CAMPFOR	1026	12"	PALM	1127	16"	PALM			
27	8"	CHERRY	127	14"	PALM	227	4"	OAK	327	7"	OAK	427	5"	OAK	527	9"	CHERRY	627	20"	OAK	727	7"	OAK	827	10"	OAK	927	5"	CAMPFOR	1027	8"	CHERRY	1128	15"	CHERRY			
28	11"	OAK	128	15"	PALM	228	14"	OAK	328	6"	OAK	428	12"	OAK	528	8"	OAK	628	11"	OAK	728	13"	PALM	828	5"	LAUREL	928	4"	OAK	1028	10"	CHERRY	1129	14"	CAMPFOR			
29	16"	OAK	129	6"	CHERRY	229	6"	OAK	329	5"	OAK	429	8"	OAK	529	12"	CHERRY	629	8"	OAK	729	8"	OAK	829	4"	LAUREL	929	10"	CAMPFOR	1029	15"	OAK	1130	11"	OAK			
30	6"	LAUREL	130	12"	CHERRY	230	8"	OAK	330	14"	PALM	430	6"	OAK	530	8"	OAK	630	8"	OAK	730	8"	OAK	830	10"	CAMPFOR	930	11"	CAMPFOR	1030	8"	CHERRY	1131	5"	CHERRY			
31	12"	MAGNOLIA	131	14"	CHERRY	231	8"	OAK	331	5"	OAK	431	4"	OAK	531	6"	OAK	631	16"	OAK	731	7"	OAK	831	9"	LAUREL	931	13"	CAMPFOR	1031	6"	CHERRY	1132	13"	OAK			
32	12"	OAK	132	6"	CHERRY	232	8"	OAK	332	10"	CHERRY	432	5"	OAK	532	5"	OAK	632	34"	OAK	732	17"	PALM	832	6"	LAUREL	932	8"	CAMPFOR	1032	6"	OAK	1133	17"	OAK			
33	25"	OAK	133	6"	UNIDENTIFIED	233	19"	CHERRY	333	12"	CHERRY	433	6"	OAK	533	6"	OAK	633	7"	CHERRY	733	8"	CHERRY	833	2"	OAK	933	11"	OAK	1033	15"	PALM	1134	6"	OAK			
34	6"	CHERRY	134	11"	UNIDENTIFIED	234	6"	CHERRY	334	10"	PALM	434	13"	OAK	534	4"	OAK	634	8"	OAK	734	7"	CHERRY	834	13"	CHERRY	934	8"	OAK	1034	6"	OAK	1135	8"	CHERRY			
35	6"	LAUREL	135	8"	OAK	235	6"	CHERRY	335	15"	PALM	435	4"	OAK	535	4"	OAK	635	8"	OAK	735	29"	OAK	835	7"	LAUREL	935	20"	OAK	1035	15"	PALM	1136	16"	OAK			
36	15"	OAK	136	5"	PALM	236	6"	CHERRY	336	5"	OAK	436	7"	OAK	536	4"	LAUREL	636	6"	CHERRY	736	17"	OAK	836	8"	CHERRY	936	20"	OAK	1036	10"	CHERRY	1137	16"	OAK			

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



DEMOLITION KEYNOTES

D1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER.

D2. SYNTHETIC EROSION CONTROL BARRIER, TYPICAL.

D3. 25'x50' GRAVEL CONSTRUCTION ENTRANCE.

D4. SAW CUT AND REMOVE EXISTING CONCRETE, ASPHALT & SIDEWALK.

D5. COMPLETELY REMOVE EXISTING BUILDING & ITS ASSOCIATED STRUCTURES FROM ALL IMPROVEMENT AREAS.

D6. REMOVE EXISTING FENCE.

D7. REMOVE EXISTING POWER POLE, LIGHT POLE AND OVERHEAD LINE. COORDINATE NEW SERVICE WITH POWER COMPANY. WORK REQUIRED ON PRIVATE PROPERTY TO BE COORDINATED WITH PROPERTY OWNER.

D8. REMOVE EXISTING SIGN.

D9. EXCAVATE AND COMPLETELY REMOVE EXISTING SILO. BACKFILL AND COMPACT AFFECTED AREA.

D10. REMOVE EXISTING INLET & ASSOCIATED PIPING.

D11. EXISTING TREE TO BE REMOVED.

PLAN LEGEND

EXISTING TREE TO BE REMOVED.

EXISTING TREE TO REMAIN.

SILT FENCE EROSION CONTROL BARRIER

SYNTHETIC EROSION CONTROL BARRIER

05/25/2021	1 PER CITY COMMENTS DATED 05/03/2021	JT	SJS	MAJOR DEVELOPMENT PLAN NORTHSTAR LOGISTICS CENTER 1200 OCOEE APOPKA RD. 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 DEMOLITION, TREE REMOVAL, TREE PRESERVATION AND STORMWATER POLLUTION PREVENTION PLAN				PROJECT NO.	20-043		THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALLI, P.E. ON APRIL 14, 2021 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.
07/06/2021	2 PER CITY COMMENTS DATED 06/14/2021	JT	SJS								SCALE	1"=100'		
											DATE	APRIL 14, 2021		
											SHEET NO.	C-3A		
											SHEET 11	of 39		
DATE	REVISIONS	BY	CHECKED				DESIGNED BY	SJS	DRAWN BY	JT	CHECKED BY	SJS	APPROVED BY	SJS

EROSION CONTROL SITE DESCRIPTION NOTES:

1. THE PROPOSED CONSTRUCTION ACTIVITY WILL ENTAIL THE CLEARING & GRUBBING OF AN APPROXIMATELY 55.19 ACRE SITE LOCATED AT 1200 OCOEE APOPKA ROAD, APOPKA, FLORIDA FOR CONSTRUCTION OF FIVE WAREHOUSE BUILDINGS WITH ASSOCIATED PARKING, DRAINAGE & UTILITIES.
2. THE SEQUENCE OF SOILS DISTURBANCE ACTIVITY IS AS FOLLOWS:
- A. INSTALL SILT FENCE AS SHOWN ON THE PLANS & PROVIDE TREE PROTECTION ON SITE, IF APPLICABLE.
- B. ROUGH GRADE PROPOSED POND AREA(S) OR TEMPORARY SEDIMENTATION BASIN(S).
- C. CLEAR & GRUB THE AREA TO BE DISTURBED. ENSURE THAT DRAINAGE FROM SITE DURING CONSTRUCTION IS CONVEYED TO THE POND(S) OR TEMPORARY SEDIMENTATION BASIN(S).
- D. PLACE FILL ON-SITE TO BRING THE SITE UP TO THE PROPOSED GRADES.
- E. BEGIN COMPACTION / STABILIZATION PROCESS.
3. THE TOTAL SITE AREA IS 55.19 ACRES & THE AREA TO BE DISTURBED IS 55.19 ACRES.
4. THE EXISTING SOIL CONSIST OF 3-- BASINGER FINE SAND; 4&5-- CANDLER FINE SAND; 17-- FLORIDANA MUCKY FINE SAND; 47-- TAVARES-MILLHOPPER COMPLEX. THE QUALITY OF THE STORMWATER DISCHARGE IS CONSISTENT W/ THE RUNOFF GENERATED BY A COMMERCIAL SITE.
5. THE TOTAL DRAINAGE AREA FOR THE PROJECT IS APPROXIMATELY 55.19 ACRES.
6. THE LATITUDE & LONGITUDE FOR THE DISCHARGE POINT IS LAT: 28°39'42.71"N LONG: 81°31'35.61"W. THE ON-SITE RETENTION PONDS ARE DESIGNED TO RECEIVE RUNOFF FROM THE PROJECT & DISCHARGE TO THE RECEIVING SYSTEM CONSISTING OF LAKE FULLER.

7. WASTE DISPOSAL SHALL BE IMPLEMENTED IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. ALL TRUCKS EXITING THE SITE WILL BE HOSED, ITS LOAD COVERED and THE COVER PROPERLY SECURED. THE STORAGE, APPLICATION, GENERATION & MIGRATION OF ALL FERTILIZERS, HERBICIDES, PESTICIDES & TOXIC MATERIAL SHALL BE IN ACCORDANCE W/ LOCAL, STATE & FEDERAL REGULATIONS.
8. CONTRACTOR SHALL IDENTIFY THE INDIVIDUAL(S) RESPONSIBLE FOR THE WEEKLY & REQUIRED INSPECTIONS. A REPORTING SYSTEM ENTAILING THE ITEMS TO BE INSPECTED & THEIR CONDITION SHOULD BE DOCUMENTED & PLACED IN A DEDICATED FILING SYSTEM THAT WILL REMAIN ON THE PROJECT SITE, ACCESSIBLE TO THE CONSTRUCTION TEAM & TO THE F.D.E.P. INSPECTORS.
9. INSPECTIONS: CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER AFTER EACH RAINFALL GREATER THAN 0.5 INCH. A RAIN GAUGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNT. THE CONTRACTOR SHALL DETERMINE THE EFFECTIVENESS OF EROSION AND SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & REGULATIONS GOVERNING POLLUTION OF THE ENVIRONMENT & SHALL IMPLEMENT ALL MEASURES NEEDED TO ENSURE ADEQUATE EROSION & SEDIMENT CONTROL DURING THE ENTIRE DURATION OF CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO CITY OF APOPKA, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, & FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS. INSTALLATION OF SILT FENCES & TURBIDITY BARRIERS SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS & STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
2. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORTATION OF SILT & SEDIMENTS OFF THE PROJECT SITE OR INTO ADJACENT WATER BODIES OR WETLANDS.
3. THE CONTRACTOR SHALL PREPARE & IMPLEMENT AN EROSION CONTROL PLAN AS PART OF THE SCOPE OF WORK COVERED BY THESE PLANS. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION & SEDIMENT TRANSPORT DURING CONSTRUCTION. THE FLORIDA DEVELOPMENT MANUAL "A GUIDE TO SOUND LAND & WATER MANAGEMENT" MAY BE USED AS REFERENCE FOR RECOMMENDED BEST MANAGEMENT PRACTICES RELATED TO EROSION & SEDIMENT CONTROL.
4. THE CONTRACTOR SHALL SUBMIT THE EROSION CONTROL PLAN TO THE OWNER FOR APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
5. ALL EROSION & SEDIMENT CONTROL MEASURES WHICH ARE NECESSARY TO LIMIT THE TRANSPORT OF SILTS & SEDIMENTS TO OUTSIDE THE LIMITS OF THE WORK AREA OR TO WATER BODIES OR WETLANDS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES & IMPLEMENT STRUCTURAL MEASURES AS NEEDED TO PREVENT EROSION & SEDIMENT TRANSPORT FROM THE WORK AREAS. THE FOLLOWING ARE MINIMUM RECOMMENDED GUIDELINES TO BE IMPLEMENTED DURING CONSTRUCTION AS PART OF THE EROSION & SEDIMENT CONTROL PLAN:
- A. STOCKPIILING OF MATERIAL
- NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
- B. EXPOSED AREA LIMITATION & PROTECTION
- THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING & GRUBBING OPERATIONS, OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF OFF-SITE SEDIMENT TRANSPORT. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING EFFECTIVE EROSION & SEDIMENT CONTROL MEASURES SUCH AS SILT SCREENS, SYNTHETIC BALES, TURBIDITY BARRIERS, SWALES, OR A COMBINATION OF THESE & OTHER MEASURES AS WARRANTED.
- C. INLET PROTECTION
- INLETS & CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT LOADEN STORMWATER RUNOFF BY PROVIDING A COMBINATION OF SILT SCREENS, SYNTHETIC BALES, FILTER FABRIC COVERS OR OTHER MEASURES AS NECESSARY TO CONTROL THE TRANSPORT OF SEDIMENT.
- D. TEMPORARY GRASSING
- AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED AS TO NOT ALTER OR COMPLETE WITH PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES OF LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF 4 INCHES. THE SEEDED OR SEEDED & MULCHED AREAS SHALL BE ROLLED & WATERED AS NEEDED TO ENSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. IF AFTER 14 DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% OF GOOD GRASS COVER, THE AREAS WILL BE REWORKED & ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER. REWORKED & ADDITIONAL SEED APPLIED.
- E. MAINTENANCE
- EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED DURING THE ENTIRE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION & CONTROL MEASURES ON A DAILY BASIS & 24 HOURS FOLLOWING RAINFALL EVENTS (0.5" OR GREATER) & IMMEDIATELY REPAIR ANY OBSERVED DAMAGED CONTROLS. ALL EROSION & SEDIMENT CONTROLS SHALL BE MAINTAINED AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
6. AREAS OF SOILS DISTURBANCE IS LIMITED TO THE AREA WITHIN THE SILT FENCE LIMITS AS SHOWN ON THIS PLAN.
7. ALL DISTURBED PERVIOUS AREAS WILL BE SODDED, UNLESS OTHERWISE NOTED.
8. NO WETLANDS & SURFACE WATERS EXIST ON THIS PROJECT.

DUST CONTROL & PREVENTION:

- THE SURFACE AREA OF OPEN, RAW ERODIBLE SOILS EXPOSED BY CLEARING & GRUBBING OPERATIONS, OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF DUST PRODUCTION. IN ADDITION,
1. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING DUST CONTROL CONTROL MEASURES SUCH AS STABILIZING EXPOSED SOILS USING VEGETATION, MULCHING, SPRAY-ON ADHESIVES, CALCIUM CHLORIDE, WET SUPPRESSION (WATERING) AND STONE/GRAVEL LAYERING AS APPLICABLE FOR THE PROJECT AND DEEMED NECESSARY BY THE CONTRACTOR TO CONTROL DUST.
2. ONSITE VEHICLE TRAFFIC SHOULD BE LIMITED TO A MAXIMUM 15 MPH SPEED, AND THE NUMBER AND ACTIVITY OF VEHICLES SHOULD BE CONTROLLED AT ANY GIVEN TIME.
3. A MOBILE UNIT SHOULD BE AVAILABLE TO APPLY WATER TO CONTROL DUST WHEN NEEDED.
4. COVERS SHALL BE PROVIDED FOR ALL HAUL TRUCKS TRASPORTING MATERIALS THAT CONTRIBUTE TO DUST.
5. IF CHEMICAL STABILIZATION METHOD IS USED, THE CHEMICALS SHOULD BE APPROVED FOR USE BY THE APPROPRIATE REGULATORY AGENCIES AND SHALL NOT CREATE ANY ADVERSE IMPACTS TO STORMWATER, PLANT LIFE, WATER BODIES, GROUNDWATER, OR FISH AND WILDLIFE.

DEMOLITION NOTES

1. THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES & OTHER FEATURES ARE SHOWN ON THE PLANS ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY FEG OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROPOSED WORK.
2. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
3. THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFFSITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
4. ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
5. ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T-180). REFER TO GEOTECHNICAL REPORT FOR SPECIFIC COMPACTION REQUIREMENTS UNDER BUILDING & OTHER STRUCTURES.
6. ALL EXISTING CONCRETE TO BE REMOVED SHALL BE SAWCUT & REMOVED @ THE FIRST AVAILABLE GOOD JOINT & REPLACED TO MATCH EXISTING.
7. THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17-153 F.S. REQUIRES THAT AN EXCAVATOR NOTIFIES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1-800-432-4770 FOR SUNSHINE LOCATES. F.S. 556.101 THROUGH 111.
8. CONTRACTOR TO PROVIDE TREE PROTECTION AROUND TREES TO REMAIN AS REQUIRED BY THE LOCAL JURISDICTION.

SOIL TRACKING PREVENTION

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT THE LOCATION SHOWN ON THE PLANS. TRAFFIC FROM UNSTABILIZED AREAS OF CONSTRUCTION SHALL BE DIRECTED THRU THE STPD BARRIER. FLAGGING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT & DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED & APPROVED BY THE ENGINEER &/OR CITY OF APOPKA PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE & CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER &/OR CITY OF APOPKA.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT & ARE UNSUITABLE.
5. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.

EROSION CONTROLS FOR NON STORMWATER DISCHARGES:

A) WASTE DISPOSAL:

WASTE MATERIAL:

ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A METAL DUMPSTER WHICH WILL BE MAINTAINED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY IN CITY OF APOPKA. THE DUMPSTER WILL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS OFTEN AS NECESSARY TO NOT CAUSE ON-SITE DISPOSAL OF WASTE. THE TRASH WILL BE HAULED TO AN APPROVED CITY OF APOPKA LANDFILL. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

HAZARDOUS WASTE:

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR HAZARDOUS WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY LOCAL REGULATION.

B) OFFSITE VEHICLE TRACKING:

A GRAVEL CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

NOTES:

1. ALL EXCESS FILL MATERIAL SHALL BE HAULED OFFSITE.
2. SEDIMENTATION CONTROLS AND BMPs SHALL PREVENT STORMWATER RUNOFF WITH TURBIDITY GREATER THAN 29 NTUS FROM LEAVING THE CONSTRUCTION SITE.

NPDES NOTE

A NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) IS REQUIRED FOR THE PROJECT. UNLESS OBTAINED BY THE OWNER, THE CONTRACTOR SHALL APPLY AND OBTAIN A NOI NPDES PRIOR TO START OF CONSTRUCTION ACTIVITIES.

CONTRACTOR ACKNOWLEDGEMENT:

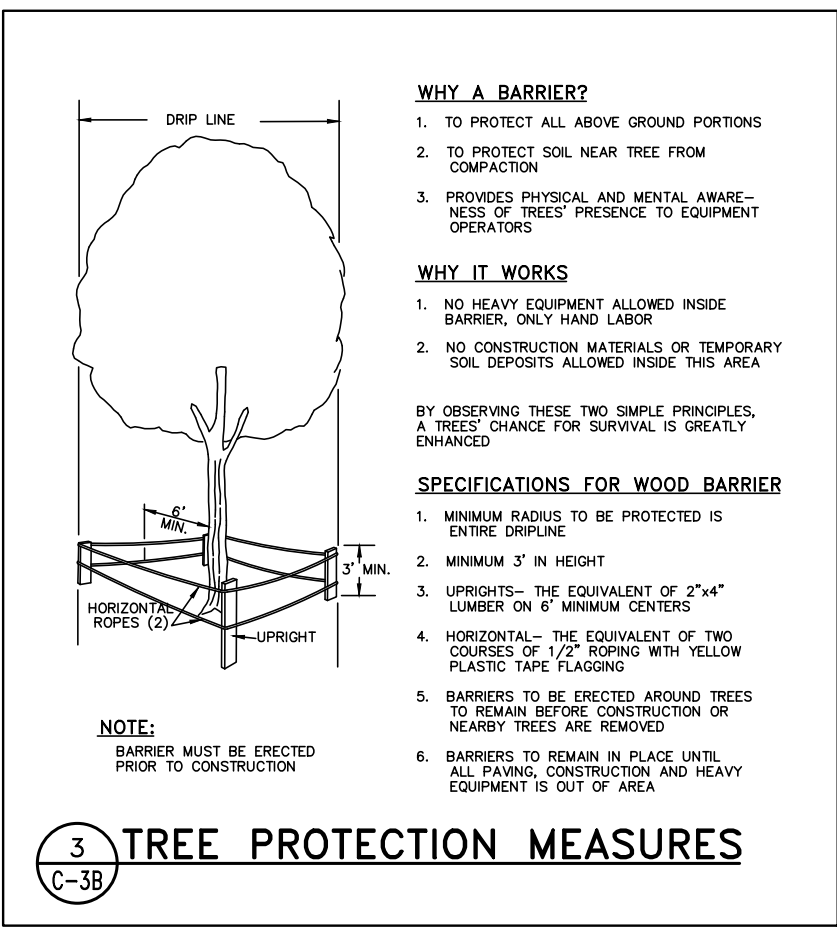
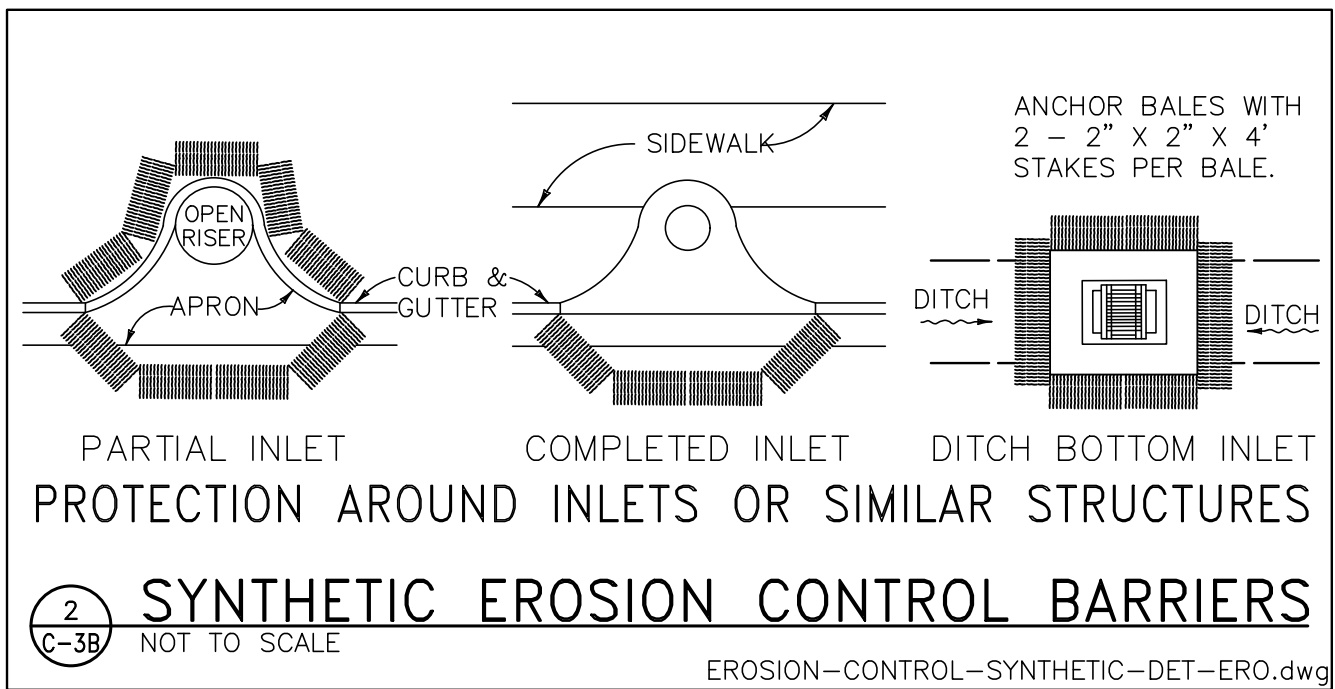
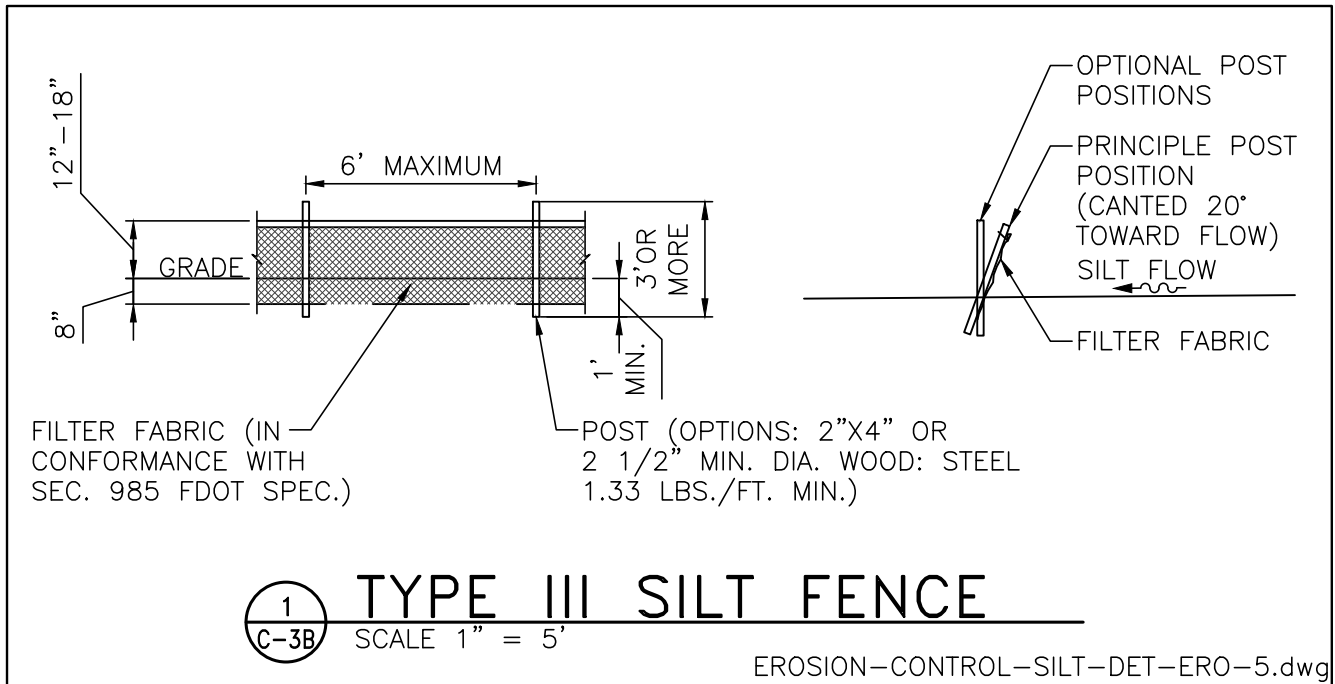
THIS PLAN HAS BEEN PREPARED UNDER THE DIRECTION AND KNOWLEDGE. I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION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

DATE: _____

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

SITE NOTE:

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



05/25/2021	PER CITY COMMENTS DATED 05/03/2021	JT	SJS
07/06/2021	PER CITY COMMENTS DATED 06/14/2021	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
NORTHSTAR LOGISTICS CENTER
1200 OCOEE APOPKA RD.
APOPKA, FLORIDA

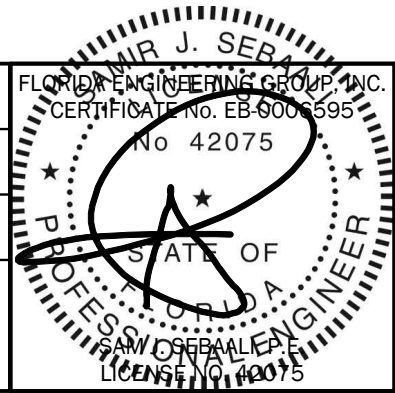


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

SITE DEMOLITION AND STORMWATER
POLLUTION PREVENTION NOTES

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 20-043
SCALE NOTED
DATE APRIL 14, 2021
SHEET NO. C-3B
SHEET 12 OF 39



1/6/2021

THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY SAM J. SEBALK, P.E. ON APRIL 14, 2021 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.

TREES TO REMAIN

TREE CHART			TREE CHART		
Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type
1	6"	LAUREL	985	8"	OAK
2	9"	LAUREL	986	8"	OAK
3	15"	LAUREL	987	8"	OAK
4	7"	LAUREL	988	6"	OAK
5	15"	LAUREL	989	5"	OAK
6	6"	LAUREL	1027	8"	CHERRY
14	4"	LAUREL	1028	10"	CHERRY
16	10"	LAUREL	1029	15"	OAK
266	11"	OAK	1030	8"	CHERRY
259	7"	OAK	1031	6"	CHERRY
260	9"	OAK	1032	6"	OAK
261	9"	OAK	1037	12"	PALM
262	7"	OAK	1038	8"	PALM
263	4"	OAK	1082	8"	CHERRY
264	5"	OAK	1081	18"	PALM
265	6"	OAK	1120	12"	LAUREL
269	8"	OAK	1121	10"	LAUREL
892	8"	CHERRY	1122	7"	LAUREL
824	15"	OAK			
848	8"	OAK			
849	5"	OAK			
850	5"	OAK			
890	10"	OAK			
854	10"	OAK			
855	20"	OAK			
867	10"	CHERRY			
868	10"	CHERRY			
869	12"	LAUREL			
874	12"	OAK			
880	10"	OAK			
861	8"	OAK			
862	6"	UNIDENTIFIED			
863	4"	OAK			
871	8"	CHERRY			
872	5"	CHERRY			
873	6"	CHERRY			
875	8"	OAK			
876	6"	OAK			
877	6"	OAK			
878	5"	OAK			
879	6"	OAK			
881	8"	OAK			
882	8"	OAK			
926	12"	CAMPHOR			
927	5"	CAMPHOR			
928	4"	OAK			
929	10"	CAMPHOR			
930	11"	CAMPHOR			
931	13"	CAMPHOR			
932	8"	CAMPHOR			
933	11"	OAK			
934	8"	OAK			
935	20"	OAK			
936	20"	OAK			
937	11"	UNIDENTIFIED			
938	11"	OAK			
939	15"	OAK			
940	8"	OAK			
941	12"	CAMPHOR			
942	14"	OAK			
943	15"	OAK			
944	12"	OAK			
945	4"	OAK			
946	12"	OAK			
947	8"	CHERRY			
948	12"	OAK			
949	11"	OAK			
950	8"	CHERRY			
951	11"	CHERRY			
952	10"	OAK			
953	8"	LAUREL			
954	8"	LAUREL			
955	8"	LAUREL			
956	19"	OAK			
957	18"	OAK			
958	32"	OAK			
959	10"	OAK			
960	10"	OAK			
961	14"	OAK			
962	9"	OAK			
963	9"	OAK			
964	8"	OAK			
965	6"	OAK			
966	8"	OAK			
967	11"	OAK			
968	4"	OAK			
969	8"	OAK			
970	8"	LAUREL			
971	9"	OAK			
972	12"	CHERRY			
973	6"	OAK			
974	7"	LAUREL			
975	11"	OAK			
976	11"	OAK			
977	9"	CAMPHOR			
978	6"	OAK			
979	7"	OAK			
990	8"	OAK			
981	4"	OAK			
982	6"	OAK			
983	8"	OAK			
984	10"	OAK			
TOTAL INCHES			1,238"		
TOTAL TREES			116		

TREES TO BE REMOVED

TREE CHART			TREE CHART		
Tree ID#	DBH Size	Tree Type	Tree ID#	DBH Size	Tree Type
27	8"	CHERRY	1065	8"	UNIDENTIFIED
52	8"	CHERRY	1066	8"	UNIDENTIFIED
107	8"	UNIDENTIFIED	1067	8"	UNIDENTIFIED
126	8"	CHERRY	1068	8"	UNIDENTIFIED
135	8"	OAK	1069	8"	CHERRY
137	8"	CHERRY	1078	8"	OAK
139	8"	CHERRY	1135	8"	CHERRY
153	8"	OAK	225	9"	CHERRY
176	8"	OAK	93	9"	CHERRY
182	8"	CHERRY	102	9"	UNIDENTIFIED
199	8"	OAK	103	9"	CHERRY
214	8"	CHERRY	105	9"	UNIDENTIFIED
215	8"	CHERRY	106	9"	UNIDENTIFIED
256	8"	OAK	108	9"	UNIDENTIFIED
270	8"	OAK	113	9"	UNIDENTIFIED
274	8"	CHERRY	147	9"	OAK
275	8"	OAK	165	9"	LAUREL
276	8"	OAK	166	9"	LAUREL
284	8"	CHERRY	167	9"	LAUREL
285	8"	CHERRY	175	9"	OAK
286	8"	CHERRY	181	9"	OAK
287	8"	OAK	189	9"	OAK
291	8"	CHERRY	195	9"	OAK
308	8"	OAK	209	9"	OAK
311	8"	OAK	347	9"	OAK
324	8"	OAK	246	9"	OAK
325	8"	OAK	250	9"	CHERRY
230	8"	OAK	257	9"	OAK
231	8"	OAK	357	9"	OAK
232	8"	OAK	368	9"	OAK
240	8"	OAK	402	9"	OAK
503	8"	OAK	403	9"	CHERRY
506	8"	OAK	472	9"	OAK
515	8"	OAK	475	9"	OAK
353	8"	OAK	498	9"	OAK
360	8"	OAK	508	9"	CHERRY
361	8"	OAK	512	9"	OAK
378	8"	OAK	523	9"	CHERRY
600	8"	OAK	527	9"	CHERRY
602	8"	OAK	682	9"	OAK
604	8"	OAK	705	9"	CHERRY
606	8"	OAK	719	9"	CHERRY
613	9"	PALM	749	9"	CHERRY
622	8"	CHERRY	787	9"	CHERRY
629	8"	OAK	804	9"	CHERRY
630	8"	OAK	811	9"	OAK
634	8"	OAK	1034	10"	OAK
635	8"	OAK	1036	10"	CHERRY
643	8"	OAK	1076	9"	OAK
646	8"	OAK	1080	9"	OAK
648	8"	OAK	1092	6"	CHINABERRY
649	8"	OAK	1117	8"	CHERRY
650	8"	OAK			
852	8"	OAK			
853	8"	OAK			
854	8"	OAK			
856	8"	OAK			
857	8"	OAK			
858	8"	CHERRY			
836	8"	CHERRY			
885	8"	CHERRY			
678	8"	OAK			
528	8"	OAK			
530	8"	OAK			
420	8"	OAK			
425	8"	OAK			
426	8"	OAK			
429	8"	OAK			
449	8"	OAK			
451	8"	OAK			
454	8"	OAK			
455	8"	OAK			
474	8"	OAK			
537	8"	OAK			
540	8"	CHERRY			
559	8"	OAK			
560	8"	CHERRY			
561	8"	CHERRY			
564	8"	OAK			
572	8"	OAK			
573	8"	OAK			
374	8"	CHERRY			
578	8"	CHERRY			
589	8"	OAK			
594	8"	CHERRY			
595	8"	CHERRY			
599	8"	CHERRY			
689	8"	OAK			
693	8"	OAK			
704	8"	OAK			
707	8"	OAK			
712	8"	CHERRY			
714	8"	CHERRY			
729	8"	OAK			
730	8"	OAK			
733	8"	CHERRY			
785	8"	CHERRY			
790	8"	CHERRY			
817	8"	CHERRY			
819	8"	CHERRY			
826	8"	CHERRY			
889	8"	CHERRY			
892	8"	OAK			
TOTAL INCHES			1,279		
TOTAL TREES			152		

SPECIMEN TREES
TO BE REMOVED
24" & LARGER

Tree ID#	DBH Size	Tree Type
26	OAK	34"
33	OAK	25"
59	OAK	36"
315	OAK	31"
345	CHERRY	26"
386	OAK	24"
632	OAK	34"
653	CHERRY	25"
663	CHERRY	24"
735	OAK	29"
796	OAK	42"
798	OAK	36"
823	OAK	32"
870	OAK	52"
709	OAK	37"
1044	OAK	26"
1070	OAK	32"
1095	OAK	28"
1096	OAK	25"
1100	OAK	27"
1101	OAK	20"
1123	OAK	25"
1141	OAK	44"
1142	OAK	40"
TOTAL INCHES		755"
TOTAL TREES		24

TREE MITIGATION:

TOTAL TREE REMOVAL: 176 TREES

PROPOSED TREE MITIGATION: 176 TREES
(770 CANOPY TREES TO BE PLANTED AS
SHOWN ON LANDSCAPE PLAN AND 116
TREES TO REMAIN). FOR A NET TOTAL
OF 886 TREES.

SITE NOTE:

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

05/25/2021	△ PER CITY COMMENTS DATED 05/03/2021	JT	SJS
07/06/2021	△ PER CITY COMMENTS DATED 06/14/2021	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
NORTHSTAR LOGISTICS CENTER
1200 OCOEE APOPKA RD.
APOPKA, FLORIDA



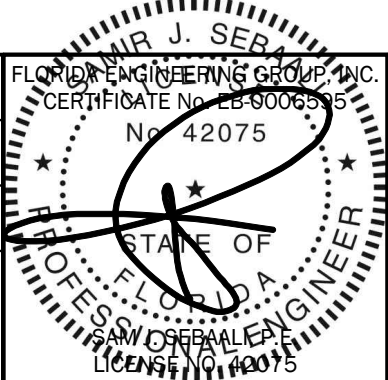
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

SITE TREE REMOVAL AND TREE
PRESERVATION CHART

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 20-043	SCALE NOTED
DATE APRIL 14, 2021	SHEET NO. C-3C
	SHEET 14 OF 39

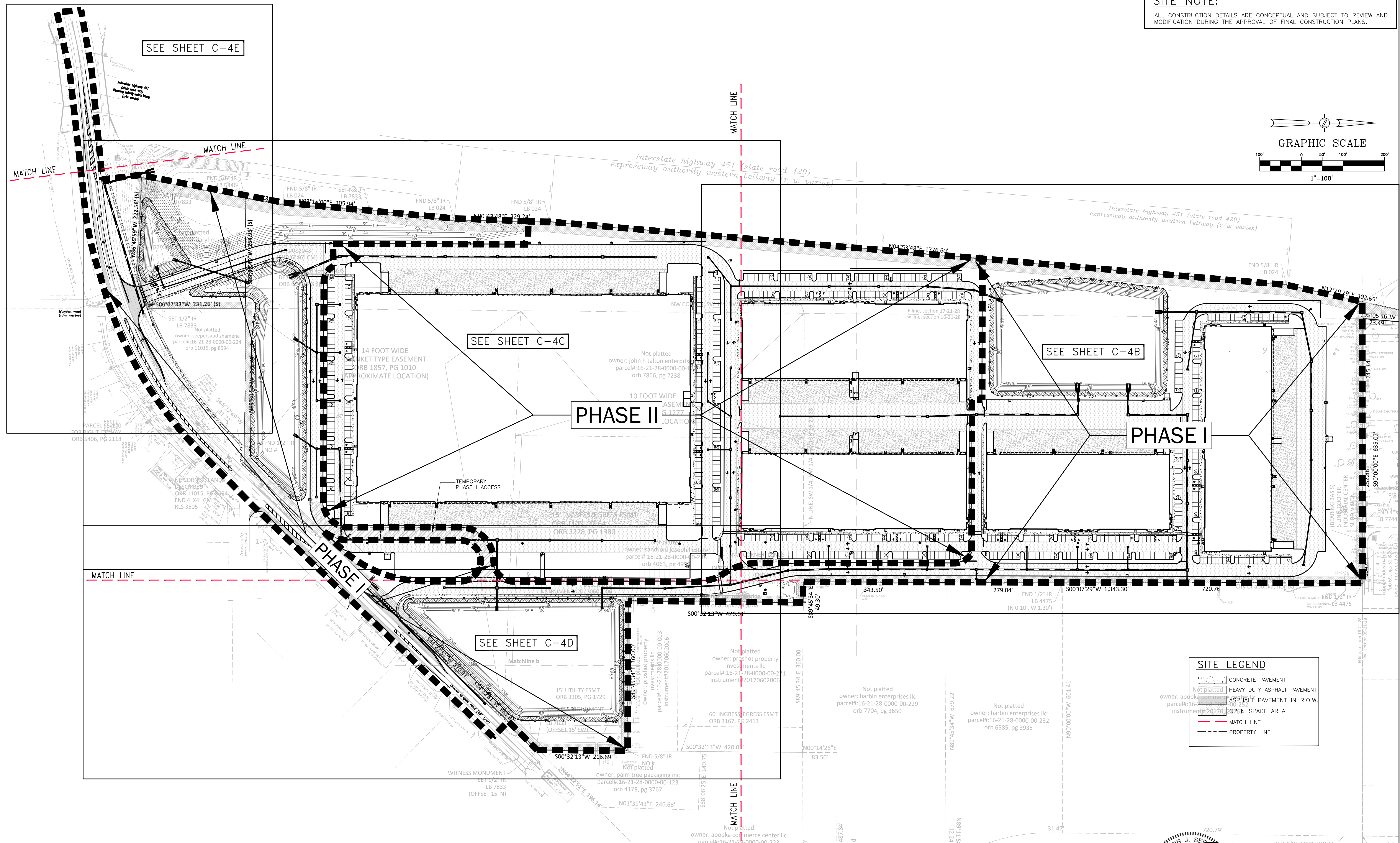
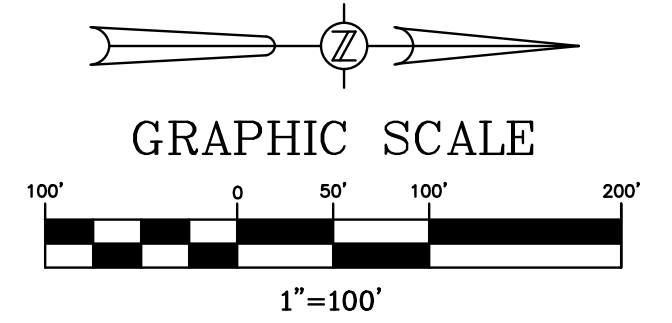


7/6/2021

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05/25/2021		PER CITY COMMENTS DATED 05/03/2021	JT	SJS
07/06/2021		PER CITY COMMENTS DATED 06/14/2021	JT	SJS
DATE		REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
NORTHSTAR LOGISTICS CENTER
1200 OCOEE APOPKA RD.
APOPKA, FLORIDA



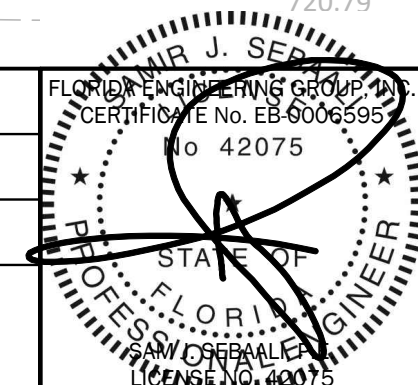
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

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OVERALL SITE PLAN

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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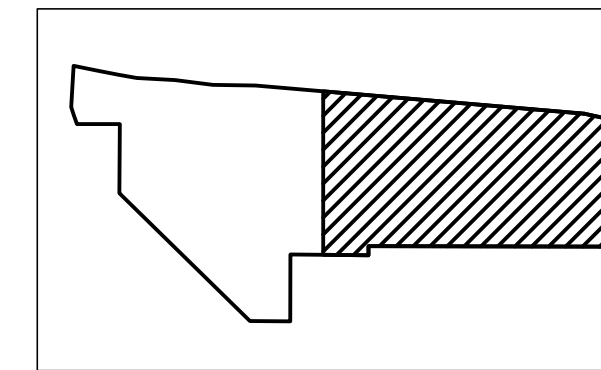
PROJECT NO.	20-043
SCALE	1"=100'
DATE	APRIL 14, 2021
SHEET NO.	C-4A
SHEET 15	OF 39



7/6/2021

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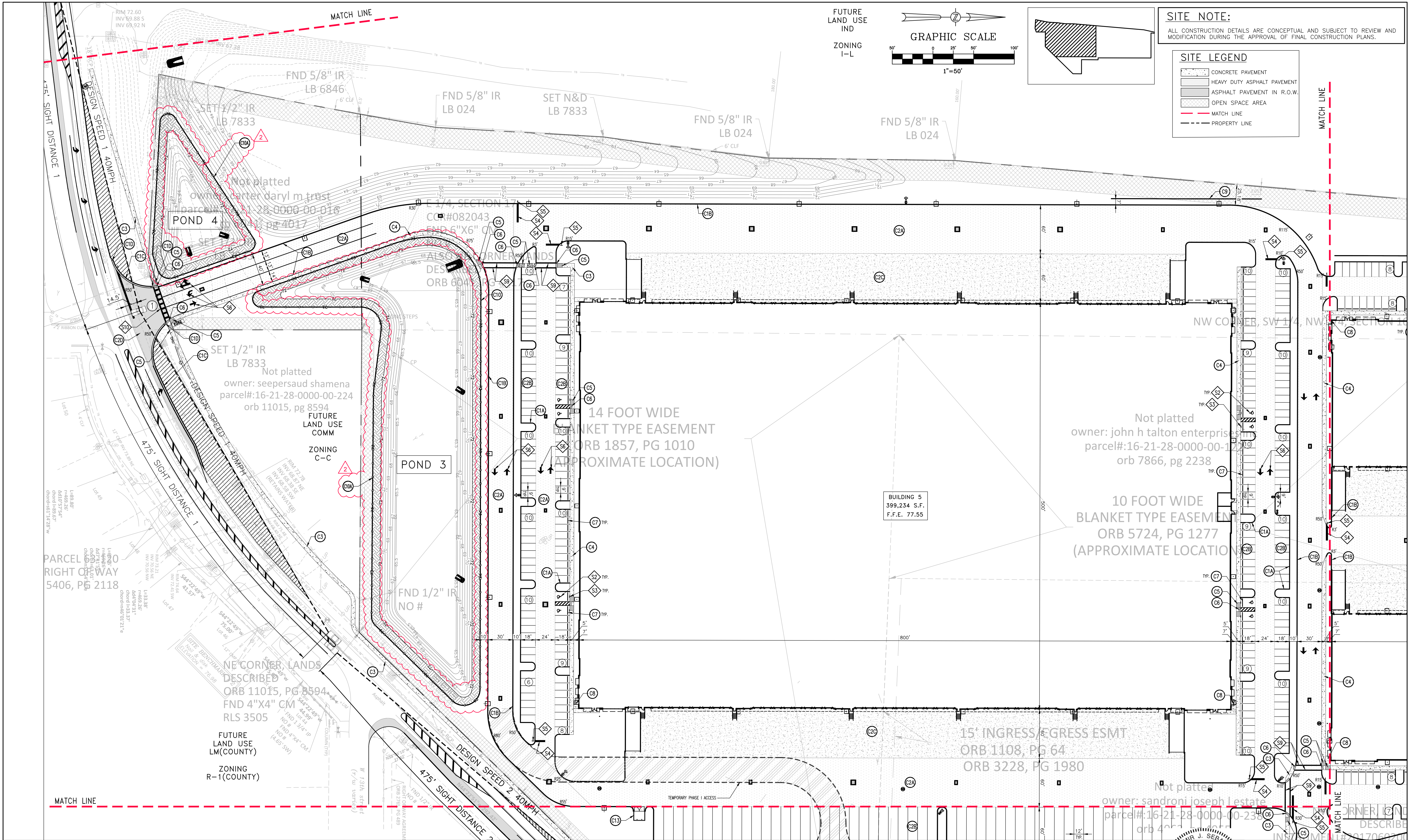
 CONCRETE PAVEMENT
 HEAVY DUTY ASPHALT PAVEMENT
 ASPHALT PAVEMENT IN R.O.W.
 OPEN SPACE AREA
 MATCH LINE
 PROPERTY LINE



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0-043 Geometry.dwg



05/25/2021	PER CITY COMMENTS DATED 05/03/2021	JT	SJS
07/06/2021	PER CITY COMMENTS DATED 06/14/2021	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
NORTHSTAR LOGISTICS CENTER
1200 OCOEE APOPKA RD.
APOPKA, FLORIDA

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ENGINEERING
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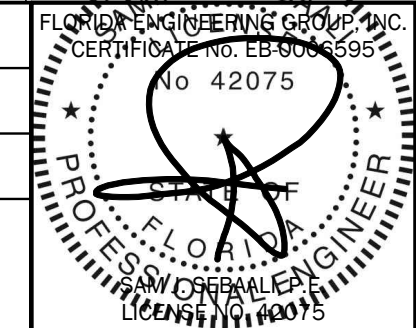
5127 S. Orange Avenue, Suite 200
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Fax: 407-895-0325

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PRELIMINARY SITE GEOMETRY PLAN
(2 OF 3)

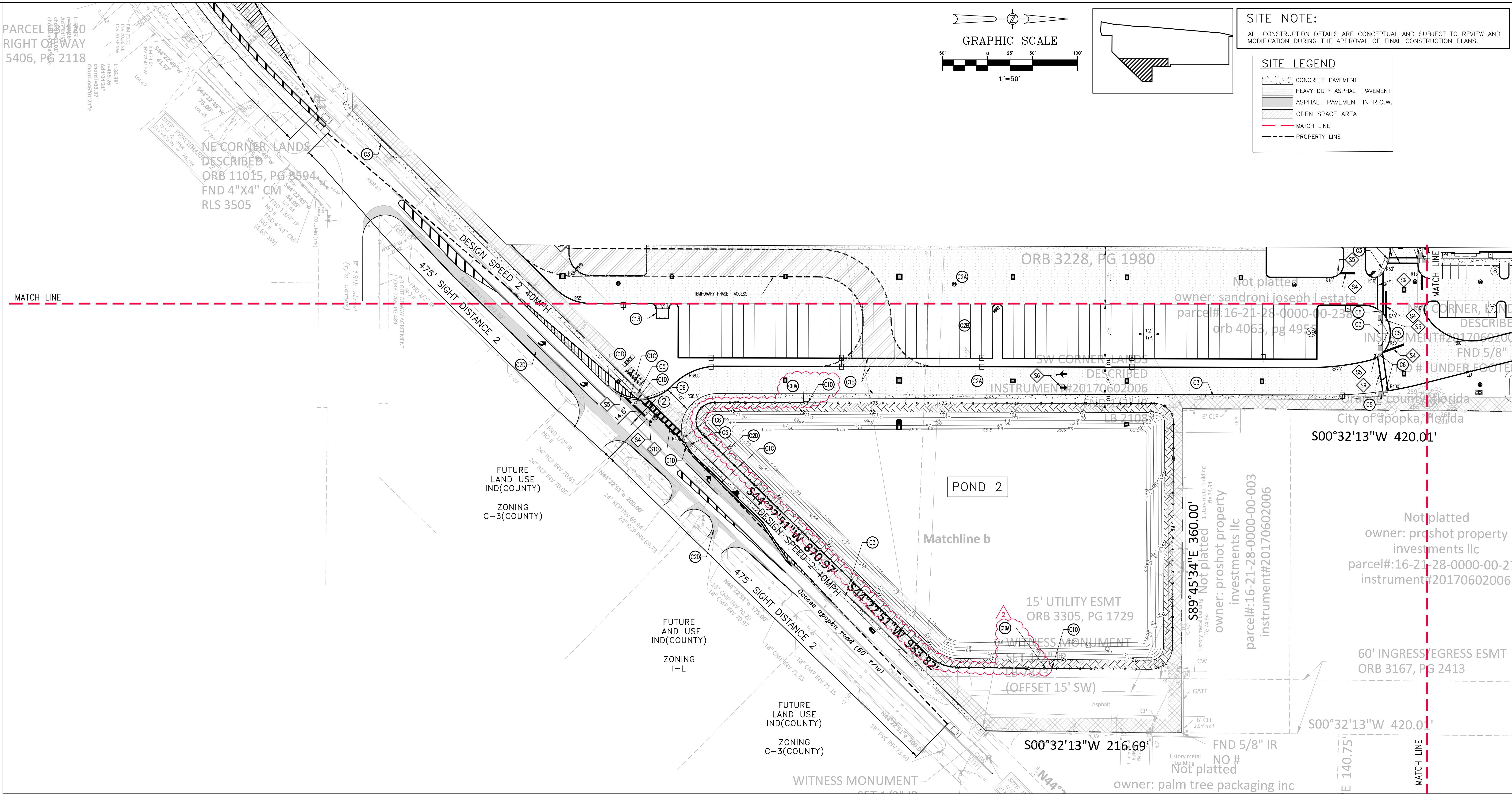
DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO.	20-043
SCALE	1"=50'
DATE	APRIL 14, 2021
SHEET NO.	C-4C
SHEET 17	OF 39



7/6/2021

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07/06/2021	PER CITY COMMENTS DATED 06/14/2021	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
NORTHSTAR LOGISTICS CENTER
1200 OCOEE APOPKA RD.
APOPKA, FLORIDA

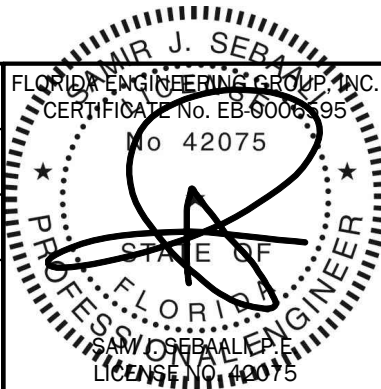


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Phone: 407-895-0324
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PRELIMINARY SITE GEOMETRY PLAN
(3 OF 3)

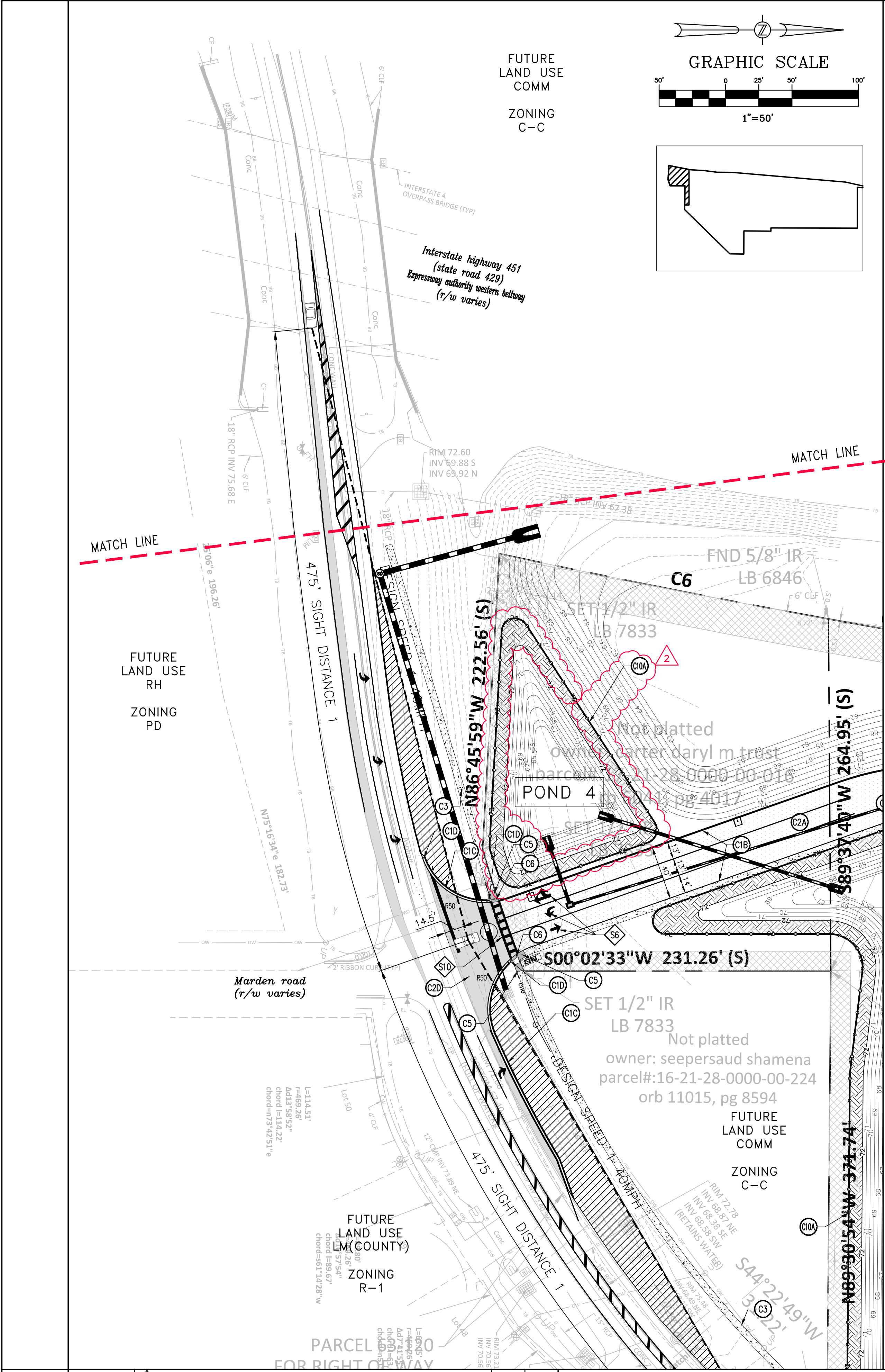
DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO. 20-043
SCALE 1"=50'
DATE APRIL 14, 2021
SHEET NO. C-4D
SHEET 18 OF 39



7/6/2021

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SIDEWALK NOTE:

ALL SIDEWALK SHALL COMPLY WITH SECTION 5.13.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. ADA ACCESSIBLE CURB CUT RAMP SHALL BE PROVIDED AT ALL STREET AND DRIVEWAY CROSSINGS IN ACCORDANCE WITH CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL AND FDOT SPECIFICATIONS.

WAIVER REQUEST:

A WAIVER IS REQUESTED FROM SECTION 6.7.4 TO ALLOW THE USE OF CHAIN LINK FENCE AROUND THE RETENTION PONDS. THE CODE PROHIBITS THE USE OF CHAIN LINK FENCE UNLESS A WAIVER IS GRANTED BY CITY COUNCIL. JUSTIFICATION: THE FENCING PROPOSED IS BLACK VINYL COATED CHAIN LINK FENCE, WHICH IS APPROPRIATE BASED ON THE NATURE OF THE PROJECT AND THE LOCATION OF THE FENCING.

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 AT LEAST 3 OF THE BUILDINGS - 1.50 POINTS
- PROVIDE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED - 0.50 POINT, THE DEV
- 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

FLOOD_ZONE

FLOOD_ZONE "X" AND PORTIONS OF_ZONE "AE" PER FEMA F.I.R.M. PANEL 12095C0120F DATED: 09/25/2009.

SOILS

3- BASINGER FINE SAND; 4&5- CANDLER FINE SAND; 17- FLORIDANA MUCKY FINE SAND 47- TAVARES-MILLHOPPER COMPLEX

WETLAND STATEMENT

THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE PROJECT SITE.

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.

INDUSTRIAL DESIGN STANDARDS NOTE

THE PROJECT SHALL COMPLY WITH THE INDUSTRIAL DESIGN STANDARDS SET FORTH IN APPENDIX D SECTION 5 AND ARTICLE 5 OF THE CITY 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

1. ALL CURB RADI ARE TO BE 5.0', TYPICAL. UNLESS NOTED OTHERWISE. EXCEPTION: RADII @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
2. LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.
3. LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.

ACCESS NOTE

A SIGNAL WILL BE INSTALLED AT THE MAIN ENTRANCE ON OCOEE APOPKA ROAD AND MARDEN ROAD.

SIGNAL NOTE

A SIGNAL WILL BE INSTALLED AT THE MAIN ENTRANCE ON OCOEE APOPKA ROAD AND MARDEN ROAD BASED ON A DEVELOPER'S AGREEMENT TO ESTABLISH COST REIMBURSEMENT WITH THE CITY OF APOPKA.

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 AT LEAST 3 OF THE BUILDINGS - 1.50 POINTS. THE DEVELOPER WILL BE INSTALLING A .60 MIL FIRESTONE ULTRAPLY TPO WHITE ROOFING MEMBRANE WHICH IS A SUSTAINABLE ROOFING SOLUTION FOR A WIDE RANGE OF BUILDING TYPES
- 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 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 LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S7. 6" WHITE LINE.
- S8. 18" WHITE LINE.
- S9. CROSSWALK STRIPING PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S10. HIGH EMPHASIS CROSSWALK STRIPING PER 2018 F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.

⦿ SITE CONSTRUCTION KEYNOTES

- C1A. 6" HEAD CURB, TYPICAL.
- C1B. F.D.O.T. TYPE "D" CURB PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
- C1C. F.D.O.T. TYPE "F" CURB & GUTTER PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
- C1D. 3' TRANSITION CURB.
- C2A. ASPHALT PAVEMENT. HEAVY-DUTY IN DRIVE AISLES.
- C2B. ASPHALT PAVEMENT. LIGHT-DUTY IN PARKING SPACES.
- C2C. CONCRETE PAVEMENT.
- C2D. ASPHALT PAVEMENT IN R.O.W.
- C3. CONCRETE SIDEWALK, TYPICAL.
- C4. MONOLITHIC CURB & SIDEWALK, TYPICAL.
- C5. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
- C6. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.
- C7. WHEELSTOP PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
- C8. BICYCLE PAD AND RACKS (6 SPACES).
- C9. RETAINING WALL, BY OTHERS. COORDINATE WALL LIMITS WITH GRADING PLANS, ARCHITECTURAL PLANS & STRUCTURAL DESIGN PLANS.
- C10. 5' TALL BLACK VINYL COATED CHAIN LINK FENCE.
- C10A. 5' TALL BLACK DECORATIVE ALUMINUM FENCE.
- C11. DUMPSTER ENCLOSURE.

SITE DATA

PROPERTY LOCATION: 1220 OCOEE APOPKA ROAD, APOPKA, FL 32703

PROPERTY FUTURE LAND USE DESIGNATION: IND-INDUSTRIAL AND COMM-COMMERCIAL*
PROPERTY ZONING: I-L - LIGHT INDUSTRIAL AND C-C - COMMUNITY COMMERCIAL*

*A FUTURE LAND USE MAP AMENDMENT AND A REZONING REQUEST ARE CURRENTLY BEING PROCESSED TO CHANGE THE SOUTHERN 8.53 ACRES, FROM COMM TO IND FUTURE LAND USE AND THE C-C ZONING TO I-L.

EXISTING USE: VACANT/WAREHOUSING
PROPOSED USE: WAREHOUSING
PROJECT AREA: 55.19 ACRES

PROPOSED GROSS FLOOR AREA: 761,240 S.F.

ALLOWABLE FLOOR AREA RATIO: 0.40
PROPOSED FLOOR AREA RATIO: 0.32

BUILDING SETBACKS (REQUIRED)		BUILDING SETBACKS (PROPOSED)	
FRONT (EAST)	10'	FRONT (EAST)	74'
SIDE (NORTH)	10'	SIDE (NORTH)	217'
SIDE (SOUTH)	10'	SIDE (SOUTH)	122'
REAR (WEST)	10'	REAR (WEST)	111'

MAXIMUM ALLOWABLE BUILDING HEIGHT: 45'
BUILDING HEIGHT PROPOSED: 43'

BUILDING CONSTRUCTION TYPE: T.B.D., SPRINKLERED

BUFFER YARDS

PROPOSED USE	INTENSITY ADJUSTING USE	REQUIRED BUFFER	PROPOSED BUFFER
INDUSTRIAL	FRONT (EAST)	N/A	15'
INDUSTRIAL	SIDE (NORTH)	N/A	86'
INDUSTRIAL	SIDE (SOUTH)	D-25'	25'
INDUSTRIAL	REAR (WEST)	D-25'	25'

PARKING

BUILDING 1	
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	33 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP	2 SPACES
BICYCLE PARKING	6 SPACES

BUILDING 2	
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	31 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP	2 SPACES
BICYCLE PARKING	6 SPACES

BUILDING 3	
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	37 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP	2 SPACES
BICYCLE PARKING	6 SPACES

BUILDING 4	
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	37 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP	2 SPACES
BICYCLE PARKING	6 SPACES

BUILDING 5	
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	137 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP	8 SPACES
BICYCLE PARKING	12 SPACES

PARKING PROVIDED PHASE 1	
BUILDING 1	STANDARD PARKING SPACES
HANDICAP PARKING	8 SPACES
TOTAL PARKING PROVIDED	110 SPACES
LOADING BERTHS:	35

BUILDING 2	
STANDARD PARKING SPACES	102 SPACES
HANDICAP PARKING	5 SPACES
TOTAL PARKING PROVIDED	107 SPACES
LOADING BERTHS:	27

PARKING PROVIDED PHASE II	
BUILDING 3	STANDARD PARKING SPACES
HANDICAP PARKING	8 SPACES
TOTAL PARKING PROVIDED	100 SPACES
LOADING BERTHS:	34

BUILDING 4	
STANDARD PARKING SPACES	96 SPACES
HANDICAP PARKING	5 SPACES
TOTAL PARKING PROVIDED	101 SPACES
LOADING BERTHS:	34

BUILDING 5	
STANDARD PARKING SPACES	217 SPACES
HANDICAP PARKING	8 SPACES
TOTAL PARKING PROVIDED	225 SPACES
TRAILER PARKING PROVIDED	58 SPACES
LOADING BERTHS:	92

PERVIOUS PARKING: 20% OF THE PARKING IN EACH PHASE SHALL BE PERVIOUS PAVEMENT.

SITE AREA CALCULATIONS

BUILDING 1 FOOTPRINT	86,924 S.F.	
BUILDING 2 FOOTPRINT	79,724 S.F.	
BUILDING 3 FOOTPRINT	97,679 S.F.	
BUILDING 4 FOOTPRINT	97,679 S.F.	
BUILDING 5 FOOTPRINT	395,234 S.F.	
PAVING	819,606 S.F.	
SIDEWALK	27,663 S.F.	
IMPERVIOUS AREA	1,608,509 S.F.	36.93 AC.
PERVIOUS AREA	795,559 S.F.	18.26 AC.
TOTAL SITE AREA	2,404,068 S.F.	55.19 AC.

OPEN SPACE AREA REQUIRED PER LDC 5.4.4 (ONLY PERIMETER BUFFERS COUNTED): 5.0 %
OPEN SPACE AREA PROVIDED PER LDC 5.4.4 (ONLY PERIMETER BUFFERS COUNTED): 3.47 AC. 6.2 %

SITE NOTE:

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

05/25/2021	PER CITY COMMENTS DATED 05/03/2021	JT	SJS
07/06/2021	PER CITY COMMENTS DATED 06/14/2021	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
NORTHSTAR LOGISTICS CENTER
1200 OCOEE APOPKA RD.
APOPKA, FLORIDA

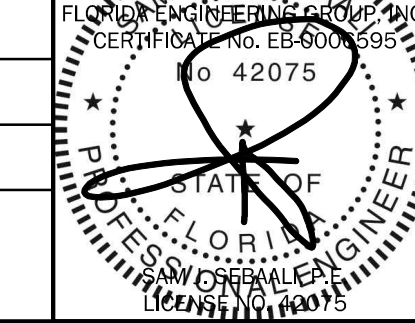


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PRELIMINARY SITE GEOMETRY NOTES

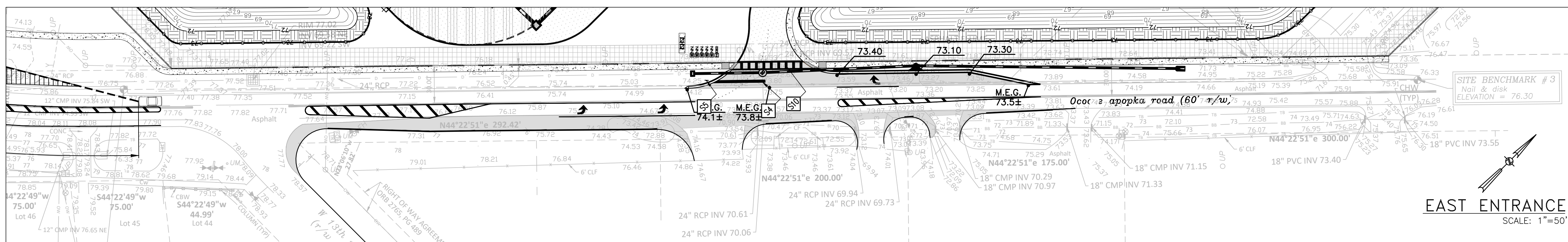
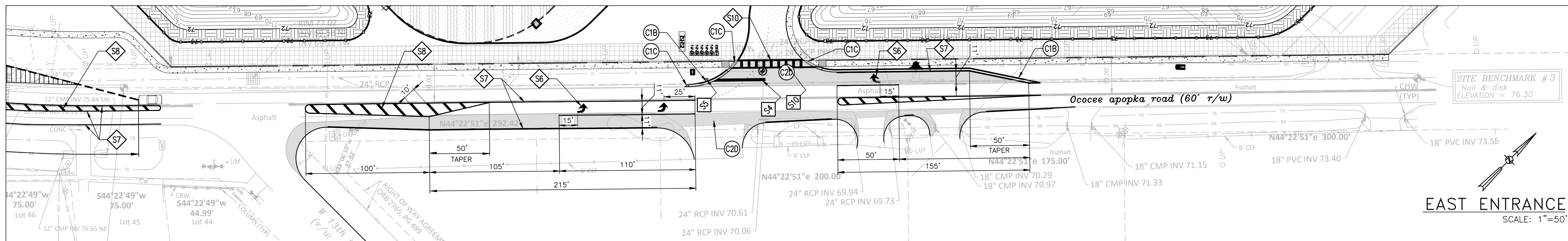
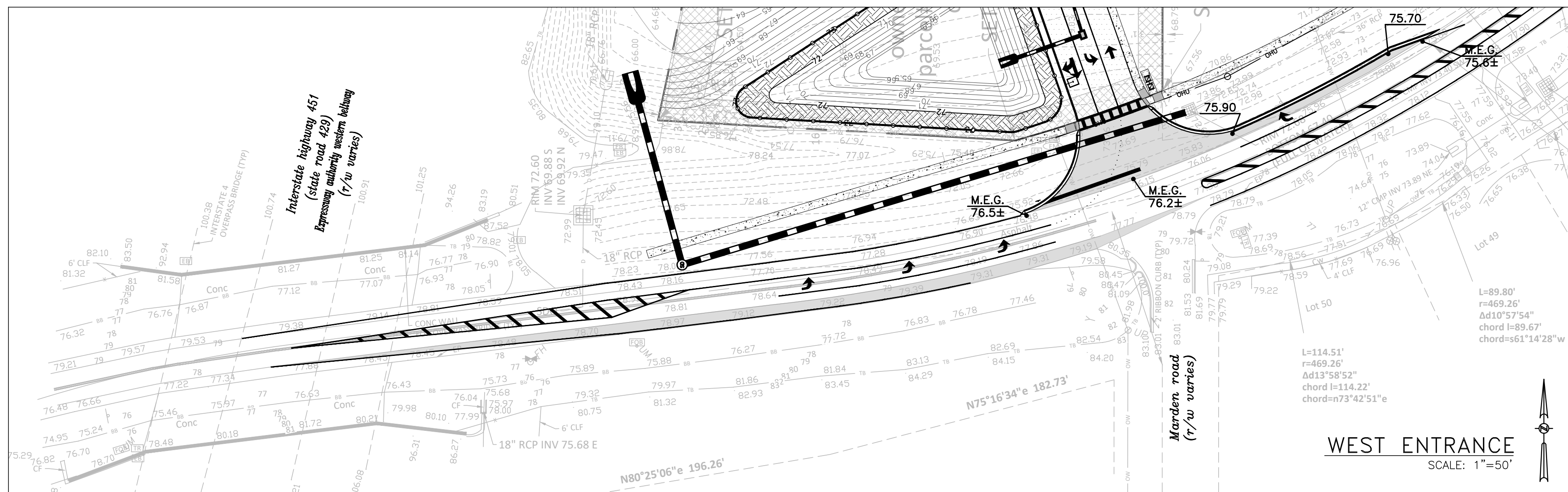
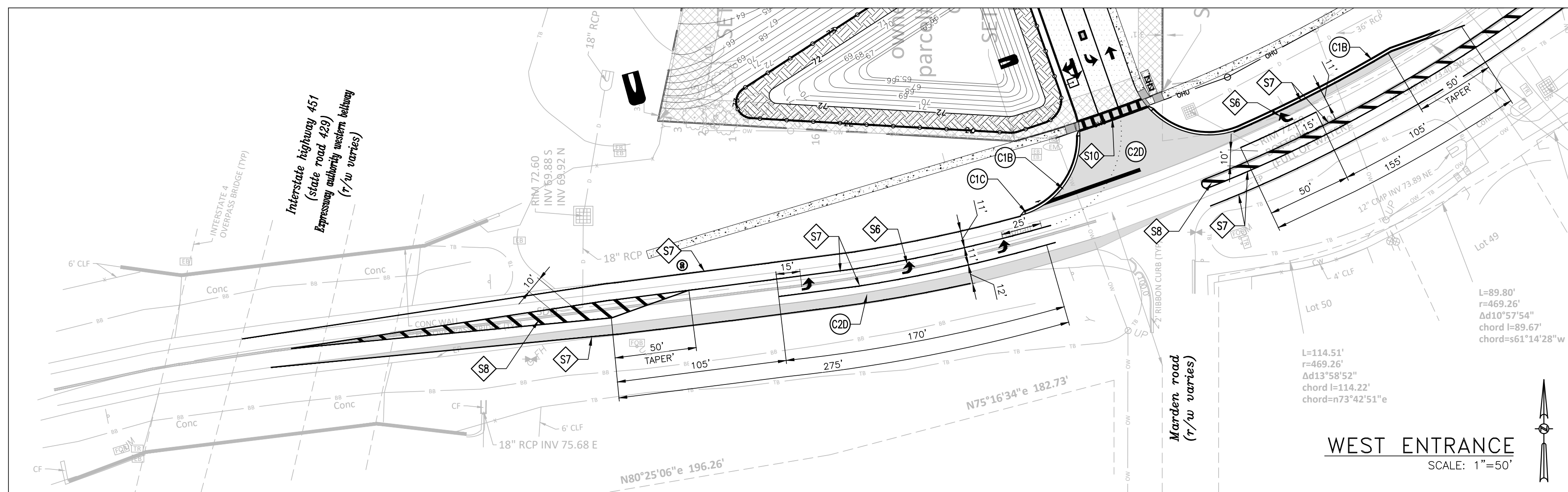
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SJS	JT	SJS	SJS

PROJECT NO.	20-043
SCALE	NOTED
DATE	APRIL 14, 2021
SHEET NO.	C-4E
SHEET 19	OF 39



7/6/2021

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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 LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S7. 6" WHITE LINE.
- S8. 18" WHITE LINE.
- S9. CROSSWALK STRIPING PER LATEST F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.
- S10. HIGH EMPHASIS CROSSWALK STRIPING PER 2018 F.D.O.T. STANDARD PLANS INDEX 711-001, TYPICAL.

SITE CONSTRUCTION KEYNOTES

- C1A. 6" HEAD CURB, TYPICAL.
- C1B. F.D.O.T. TYPE "D" CURB PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
- C1C. F.D.O.T. TYPE "T" CURB & GUTTER PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
- C1D. 3' TRANSITION CURB.
- C2A. ASPHALT PAVEMENT. HEAVY-DUTY IN DRIVE AISLES.
- C2B. ASPHALT PAVEMENT. LIGHT-DUTY IN PARKING SPACES.
- C2C. CONCRETE PAVEMENT.
- C2D. ASPHALT PAVEMENT IN R.O.W.
- C3. CONCRETE SIDEWALK, TYPICAL.
- C4. MONOLITHIC CURB & SIDEWALK, TYPICAL.
- C5. HANDICAP ACCESS RAMP WITH A MAXIMUM 12:1 SLOPE, TYPICAL.
- C6. DETECTABLE WARNING SURFACE PER FLORIDA BUILDING CODE 2004.
- C7. WHEELSTOP PER LATEST F.D.O.T. STANDARD PLANS INDEX 520-001, TYPICAL.
- C8. BICYCLE RACK.
- C9. RETAINING WALL, BY OTHERS. COORDINATE WALL LIMITS WITH GRADING PLANS, ARCHITECTURAL PLANS & STRUCTURAL DESIGN PLANS.
- C10. 5' TALL BLACK VINYL COATED CHAIN LINK FENCE.
- C10A. BLACK DECORATIVE ALUMINUM FENCE. 2
- C11. DUMPSTER ENCLOSURE.

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

05/25/2021	△	PER CITY COMMENTS DATED 05/03/2021	JT	SJS
07/06/2021	△	PER CITY COMMENTS DATED 06/14/2021	JT	SJS
DATE		REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
NORTHSTAR LOGISTICS CENTER
1200 OCOEE APOPKA RD.
APOPKA, FLORIDA



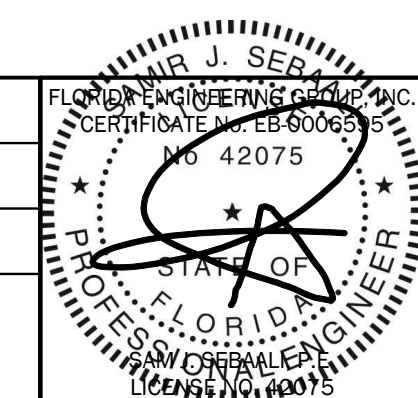
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PRELIMINARY TURN LANES PLAN

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO.	20-043
SCALE	NOTED
DATE	APRIL 14, 2021
SHEET NO.	C-4F
SHEET 20	OF 39



7/6/2021

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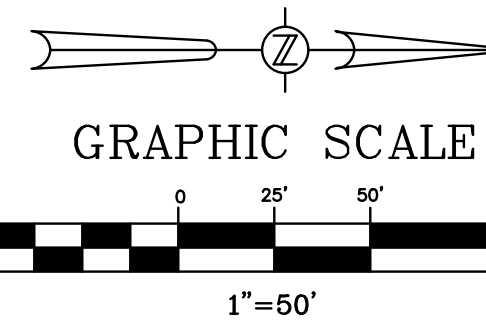
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SITE DRAINAGE KEYNOTES

- D1. F.D.O.T. DRAINAGE INLET, TYPICAL.
D2. F.D.O.T. MITERED END SECTION PER LATEST F.D.O.T. STANDARD PLANS INDEX 430-021, TYPICAL.
D3. F.D.O.T. STORM DRAINAGE MANHOLE PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-001, TYPICAL.
D4. EXISTING INLET.

GRADING KEYNOTES

- G1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.



SITE NOTE:

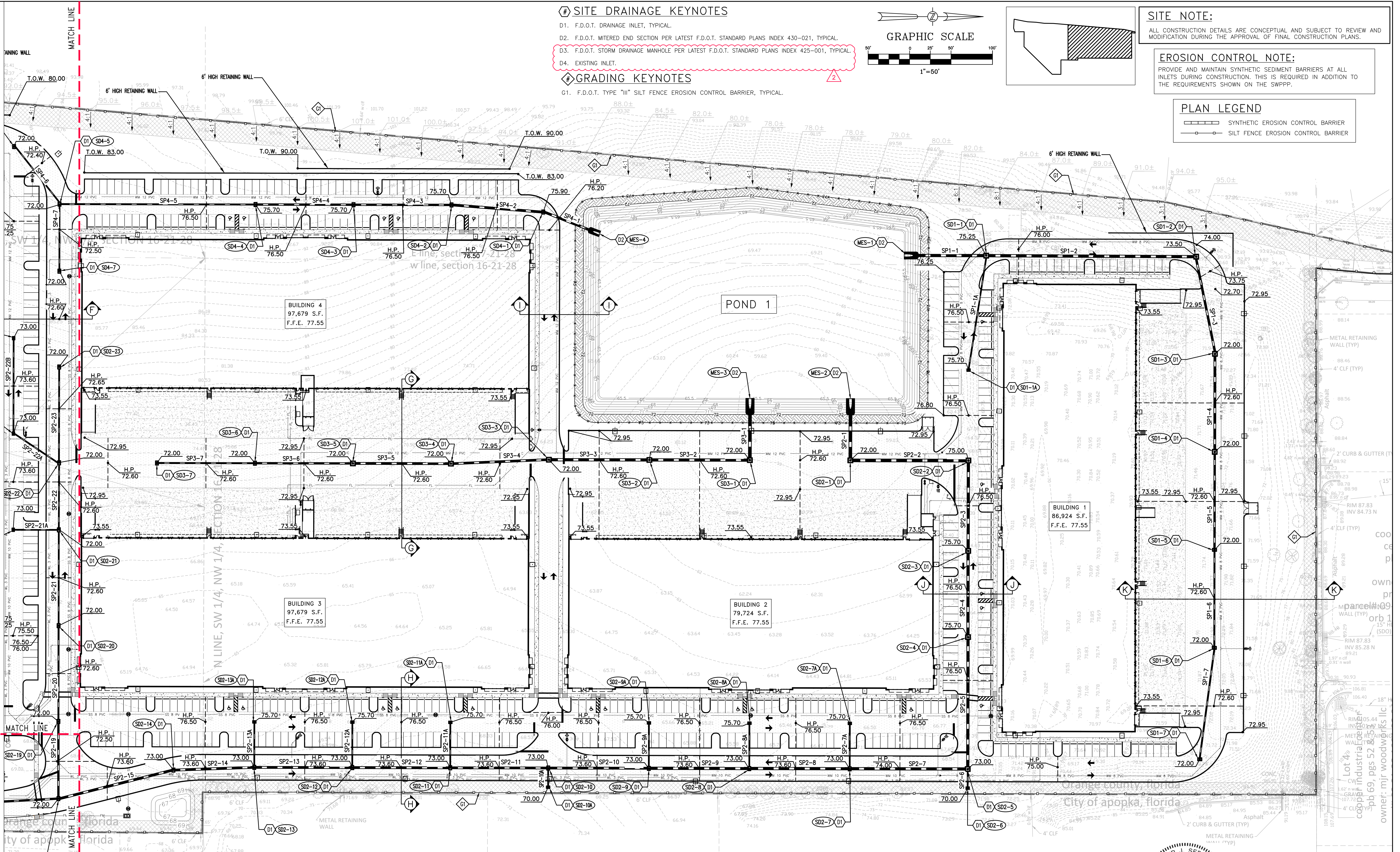
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EROSION CONTROL NOTE:

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

PLAN LEGEND

- SYNTHETIC EROSION CONTROL BARRIER
SILT FENCE EROSION CONTROL BARRIER



05/25/2021	PER CITY COMMENTS DATED 05/03/2021	JT	SJS
07/06/2021	PER CITY COMMENTS DATED 06/14/2021	JT	SJS
DATE	REVISIONS	BY	CHECKED

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NORTHSTAR LOGISTICS CENTER
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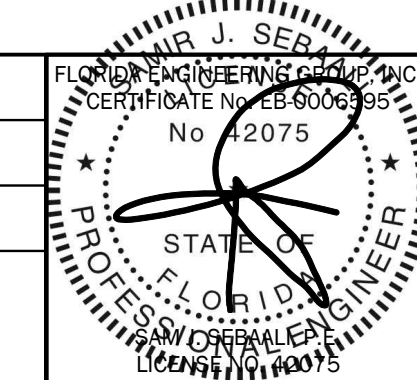


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PRELIMINARY SITE PAVING GRADING
AND DRAINAGE PLAN (1 OF 3)

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO.	20-043
SCALE	1"=50'
DATE	APRIL 14, 2021
SHEET NO.	C-5A
SHEET 21	OF 39



7/6/2021

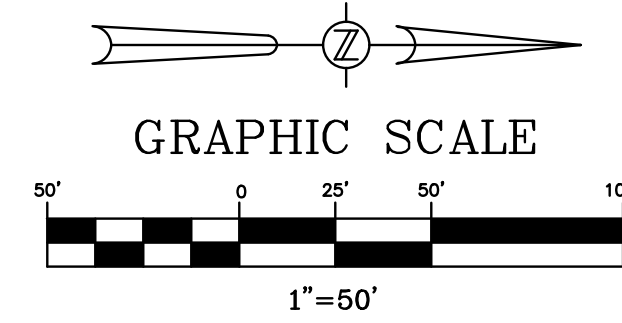
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SITE DRAINAGE KEYNOTES

- D1. F.D.O.T. DRAINAGE INLET, TYPICAL.
D2. F.D.O.T. MITERED END SECTION PER LATEST F.D.O.T. STANDARD PLANS INDEX 430-021, TYPICAL.
D3. F.D.O.T. STORM DRAINAGE MANHOLE PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-001, TYPICAL.
D4. EXISTING INLET.

GRADING KEYNOTES

- G1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.

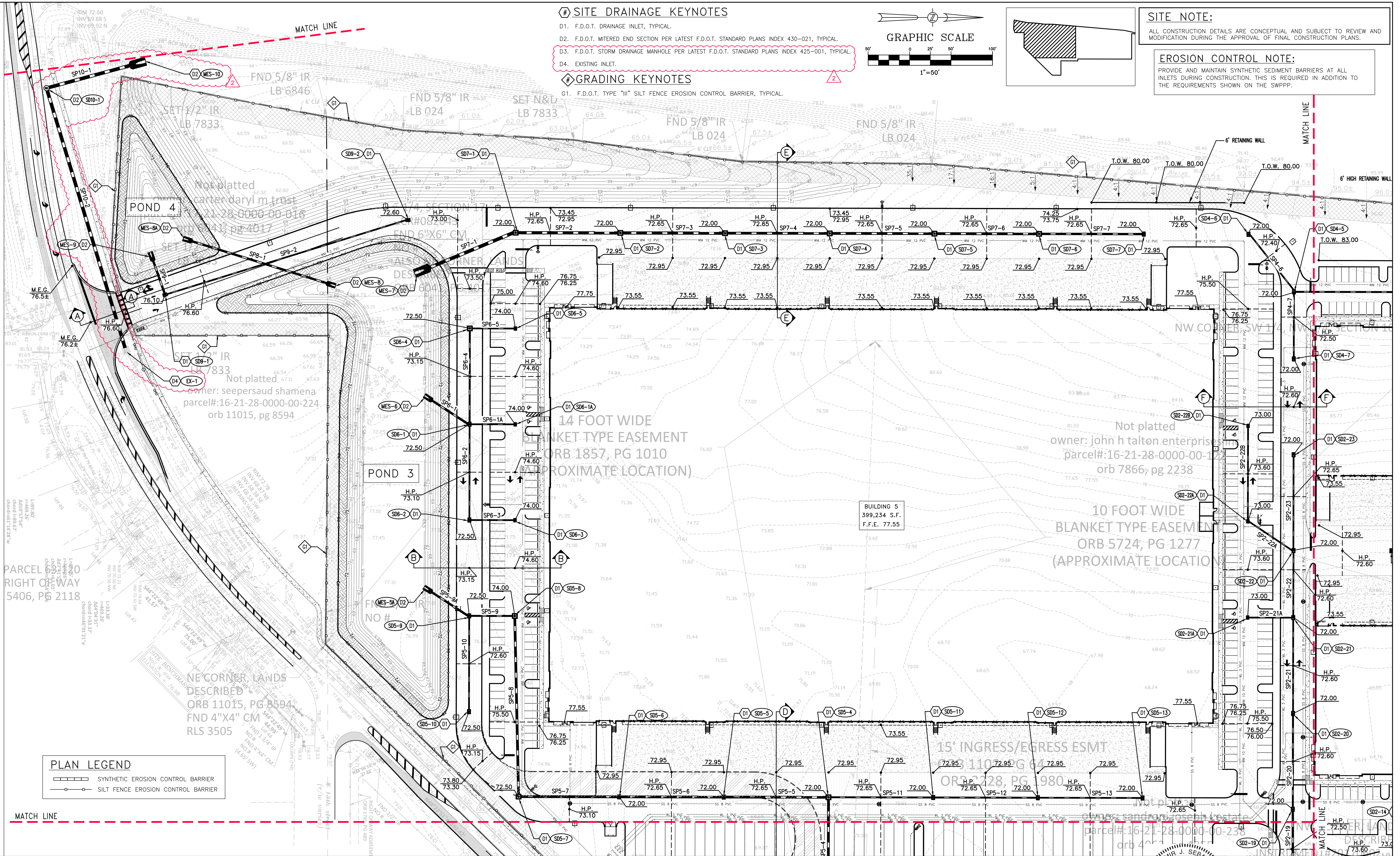


SITE NOTE:

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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.



PLAN LEGEND

- SYNTHETIC EROSION CONTROL BARRIER
SILT FENCE EROSION CONTROL BARRIER

05/25/2021	PER CITY COMMENTS DATED 05/03/2021	JT	SJS
07/06/2021	PER CITY COMMENTS DATED 06/14/2021	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
NORTHSTAR LOGISTICS CENTER
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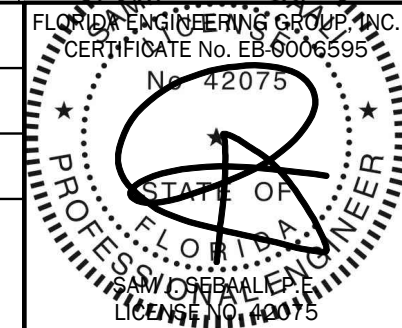


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PRELIMINARY SITE PAVING GRADING
AND DRAINAGE PLAN (2 OF 3)

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

PROJECT NO. 20-043
SCALE 1"=50'
DATE APRIL 14, 2021
SHEET NO. C-5B
SHEET 22 OF 39



7/6/2021

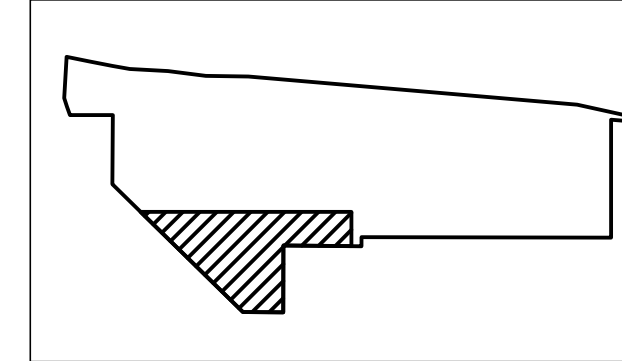
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D1. F.D.O.T. DRAINAGE INLET, TYPICAL.

D2. F.D.O.T. MITERED END SECTION PER LATEST F.D.O.T. STANDARD PLANS INDEX 430-021, TYPICAL.

D3. F.D.O.T. STORM DRAINAGE MANHOLE PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-001, TYPICAL.

D4. EXISTING INLET.

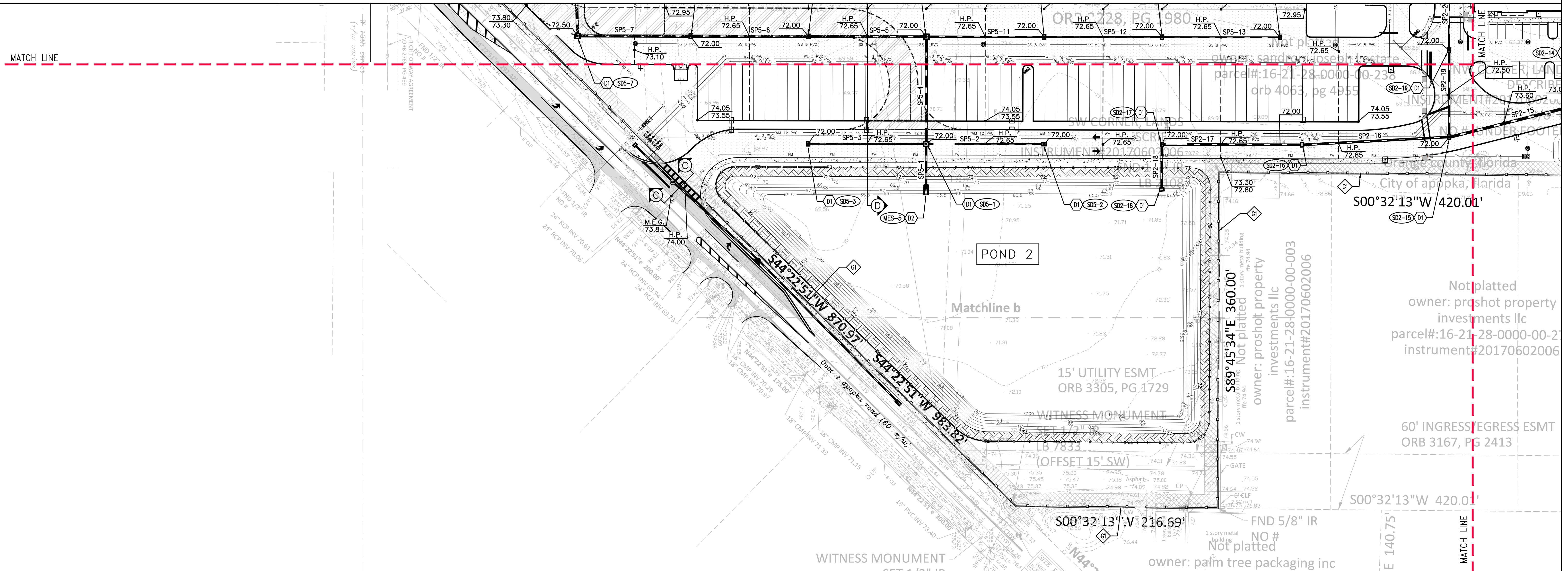


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PROVIDE AND MAINTAIN SYNTHETIC SEDIMENT BARRIERS AT ALL INLETS DURING CONSTRUCTION. THIS IS REQUIRED IN ADDITION TO THE REQUIREMENTS SHOWN ON THE SWPPP.

G1. F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.

 SYNTHETIC EROSION CONTROL BARRIER
 SILT FENCE EROSION CONTROL BARRIER



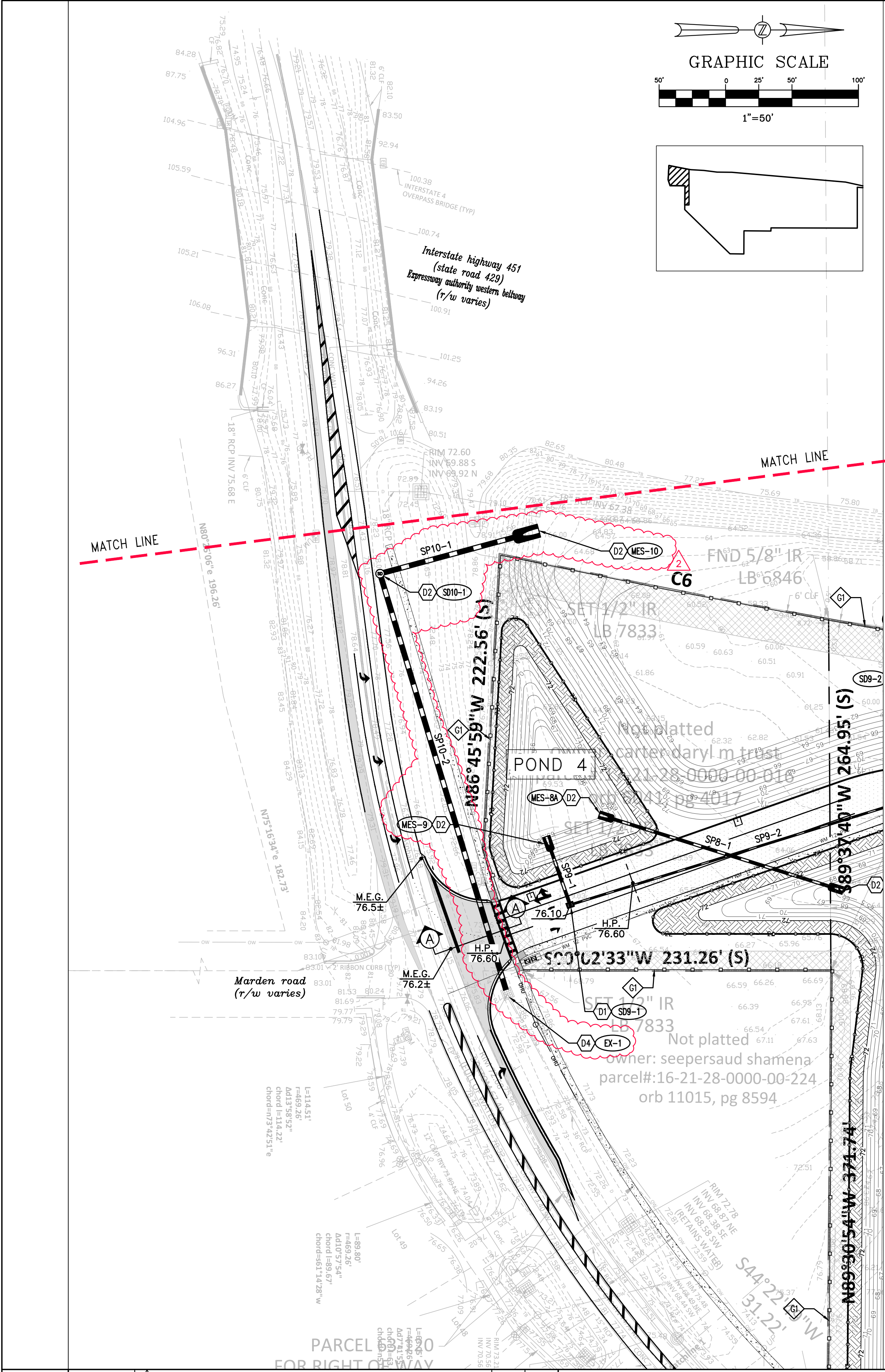
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STORM DRAINAGE PIPE CHART				
DESIGNATION	PIPE LENGTH (LINEAR FEET)	FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER	
SP1-1	97	MES-1	SD1-1	
SP1-1A	136	SD1-1	SD1-1A	
SP1-2	249	SD1-1	SD1-2	
SP1-3	114	SD1-2	SD1-3	
SP1-4	113	SD1-3	SD1-4	
SP1-5	114	SD1-4	SD1-5	
SP1-6	115	SD1-5	SD1-6	
SP1-7	132	SD1-6	SD1-7	

SP2-1	72	MES-2	SD2-1
SP2-2	137	SD2-1	SD2-2
SP2-3	104	SD2-2	SD2-3
SP2-4	100	SD2-3	SD2-4
SP2-5	155	SD2-4	SD2-5
SP2-6	20	SD2-5	SD2-6
SP2-7	139	SD2-5	SD2-7
SP2-7A	52	SD2-7	SD2-7A
SP2-8	119	SD2-7	SD2-8
SP2-8A	52	SD2-8	SD2-8A
SP2-9	119	SD2-8	SD2-9
SP2-9A	52	SD2-9	SD2-9A
SP2-10	119	SD2-9	SD2-10
SP2-10A	20	SD2-10	SD2-10A
SP2-11	116	SD2-10	SD2-11
SP2-11A	52	SD2-11	SD2-11A
SP2-12	116	SD2-11	SD2-12
SP2-12A	52	SD2-12	SD2-12A
SP2-13	116	SD2-12	SD2-13
SP2-13A	52	SD2-13	SD2-13A
SP2-14	95	SD2-13	SD2-14
SP2-15	140	SD2-14	SD2-15
SP2-16	155	SD2-15	SD2-16
SP2-17	148	SD2-16	SD2-17
SP2-18	45	SD2-17	SD2-18
SP2-19	89	SD2-15	SD2-19
SP2-20	112	SD2-19	SD2-20
SP2-21	112	SD2-20	SD2-21
SP2-21A	53	SD2-21	SD2-21A
SP2-22	77	SD2-21	SD2-22
SP2-22A	64	SD2-22	SD2-22A
SP2-22B	112	SD2-22A	SD2-22B
SP2-23	112	SD2-22	SD2-23

SP3-1	72	MES-3	SD3-1
SP3-2	116	SD3-1	SD3-2
SP3-3	116	SD3-2	SD3-3
SP3-4	113	SD3-3	SD3-4
SP3-5	113	SD3-4	SD3-5
SP3-6	114	SD3-5	SD3-6
SP3-7	115	SD3-6	SD3-7

STORM DRAINAGE PIPE CHART				
DESIGNATION	PIPE LENGTH (LINEAR FEET)	FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER	
SP4-1	72	MES-4	SD4-1	
SP4-2	109	SD4-1	SD4-2	
SP4-3	116	SD4-2	SD4-3	
SP4-4	116	SD4-3	SD4-4	
SP4-5	234	SD4-4	SD4-5	
SP4-6	86	SD4-5	SD4-6	
SP4-7	77	SD4-6	SD4-7	

SP5-1	52	MES-5	SD5-1
SP5-2	122	SD5-1	SD5-2
SP5-3	122	SD5-2	SD5-3
SP5-4	110	SD5-3	SD5-4
SP5-5	122	SD5-4	SD5-5
SP5-6	124	SD5-5	SD5-6
SP5-7	117	SD5-6	SD5-7
SP5-8	213	SD5-7	SD5-8
SP5-9	52	SD5-8	SD5-9
SP5-9A	63	SD5-9	MES-5A
SP5-10	112	SD5-9	SD5-10
SP5-11	122	SD5-4	SD5-12
SP5-12	124	SD5-12	SD5-13
SP5-13	124	SD5-13	SD5-14

SP6-1	64	MES-6	SD6-1
SP6-1A	53	SD6-1	SD6-1A
SP6-2	112	SD6-1	SD6-2
SP6-3	53	SD6-2	SD6-3
SP6-4	112	SD6-1	SD6-4
SP6-5	52	SD6-4	SD6-5

SP7-1	129	MES-7	SD7-1
SP7-2	121	SD7-1	SD7-2
SP7-3	121	SD7-2	SD7-3
SP7-4	121	SD7-3	SD7-4
SP7-5	121	SD7-4	SD7-5
SP7-6	121	SD7-5	SD7-6
SP7-7	122	SD7-6	SD7-7

SP8-1	193	MES-8	MES-8A
SP9-1	53	MES-9	SD9-1
SP9-2	303	SD9-1	SD9-2

SP10-1	121	MES-10	SD10-1
SP10-2	324	SD10-1	EX-1

SITE DRAINAGE KEYNOTES

- F.D.O.T. DRAINAGE INLET, TYPICAL.
- F.D.O.T. MITERED END SECTION PER LATEST F.D.O.T. STANDARD PLANS INDEX 430-021, TYPICAL.
- F.D.O.T. STORM DRAINAGE MANHOLE PER LATEST F.D.O.T. STANDARD PLANS INDEX 425-001, TYPICAL.
- EXISTING INLET.

GRADING KEYNOTES

- F.D.O.T. TYPE "III" SILT FENCE EROSION CONTROL BARRIER, TYPICAL.

CONCRETE CONSTRUCTION NOTES

- 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. ATTENDEE: 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.
- 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 ASSISTANT.
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 WEDES 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/CONTRACTION 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 IN WRITING APPROVAL FROM THE EOR BEYOND THE 12-HR TIME LIMIT.
i. EARLY-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 IMPREGATED 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.
- 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 JOINTS 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 USED. JOINTS SHALL BE PREPARED BY FOLLOWING MANUFACTURER'S RECOMMENDATIONS PRIOR TO SEALING.

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:

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07/06/2021	PER CITY COMMENTS DATED 06/14/2021	JT	SJS
DATE	REVISIONS	BY	CHECKED

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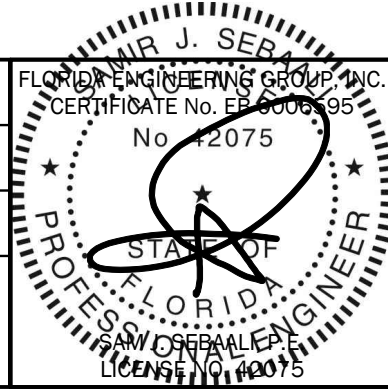


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PRELIMINARY SITE PAVING GRADING AND DRAINAGE NOTES

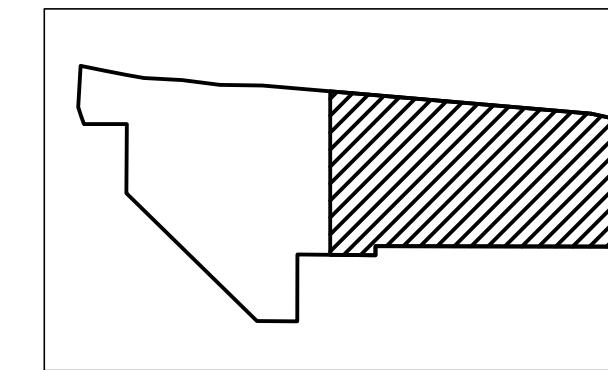
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PROJECT NO. 20-043	SCALE NOTED
DATE APRIL 14, 2021	SHEET NO. C-5D
	SHEET 24 OF 39

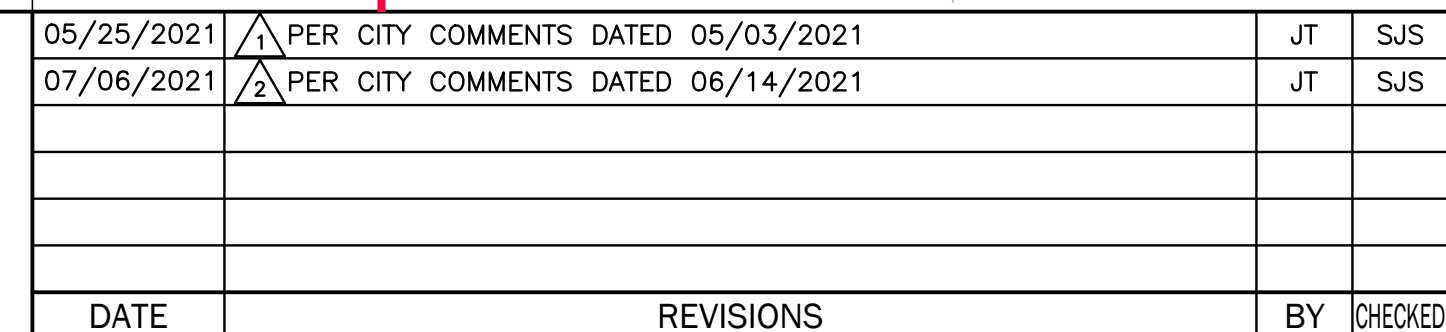


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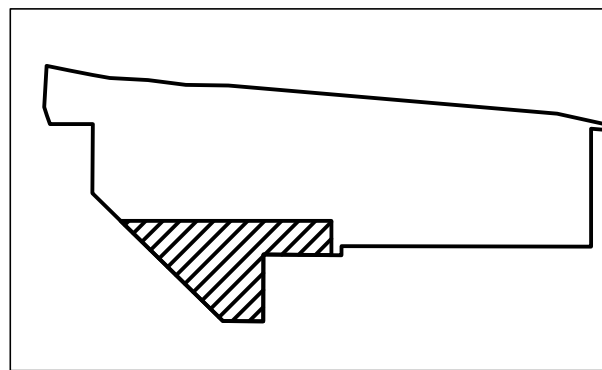
PRELIMINARY SITE UTILITY PLAN (1 OF 3)

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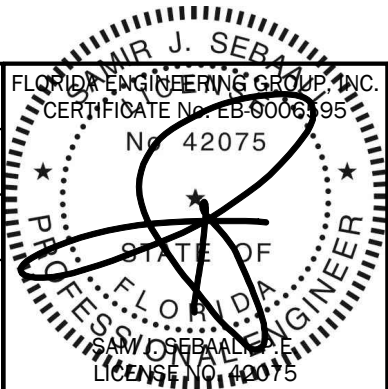


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PRELIMINARY SITE UTILITY PLAN (3 OF 3)

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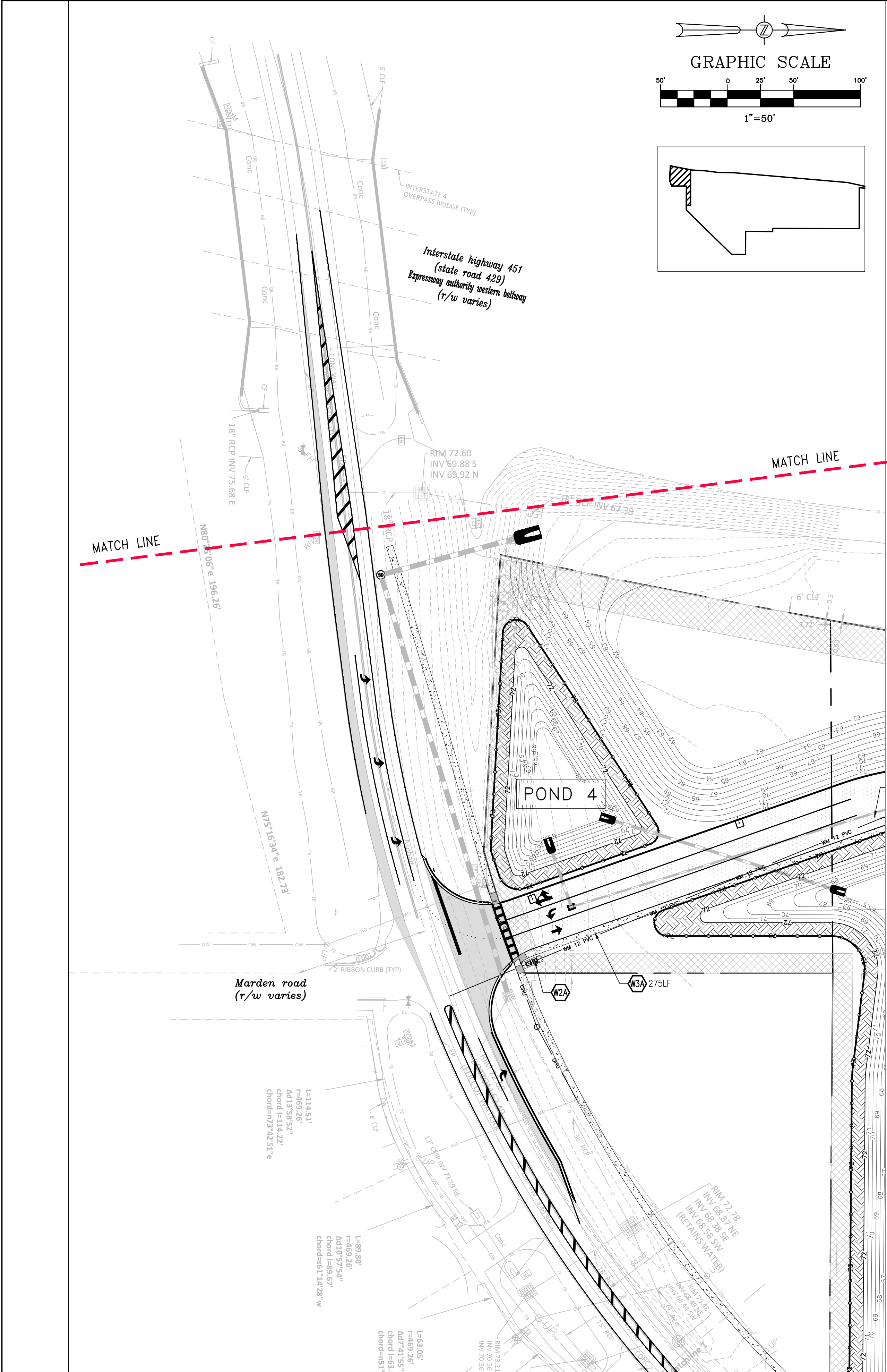
PROJECT NO.	20-043
SCALE	1"=50'
DATE	APRIL 14, 2021
SHEET NO.	C-6C
SHEET 27	OF 39



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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 PH. # 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 & FLUO 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.

FIRE NOTES

1. ALL ROADWAYS AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. THE NUMBER AND PLACEMENT OF REQUIRED FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF NFPA (FFPC)
3. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.
4. PROJECT SHALL MEET CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.
5. BUILDINGS WILL BE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEM.
6. BUILDINGS MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM.
7. WE WILL REQUIRE A REMOTE FDC FOR THE FIRE SPRINKLER SYSTEM, LESS THAN 20 FEET FROM A HYDRANT.
8. PROVIDE FIRE LANES AT EACH FDC LOCATION AND HYDRANT.
9. MUST PROVIDE A LOCK BOX NEAR THE FRONT DOOR AFD WILL PROVIDE THE INFORMATION.
10. MAY REQUIRE A FIRE PUMP DEPENDING ON CALCULATIONS.

WATER UTILITY KEYNOTES

- W1. CONNECT TO EXISTING WATER MAIN.
- W2A. REDUCED 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. RECLAIMED IRRIGATION METER.
- W12. RECLAIMED IRRIGATION SERVICE REDUCED PRESSURE BACKFLOW PREVENTER.
- W13. CONNECT TO EXISTING 18" DI RECLAIMED WATER MAIN.

SANITARY SEWER UTILITY KEYNOTES

- S1. CONNECT TO EXISTING SANITARY FORCE MAIN STUBOUT.
- S2. SANITARY SEWER FORCE MAIN LINE.
- S3. PRIVATE SANITARY SEWER LIFT STATION.
- S4. SANITARY SEWER MANHOLE.
- S5. SANITARY CLEAN-OUT. SEE PLAN FOR INVERT.
- S6. SANITARY SEWER LINE @1%. SEE PLAN FOR LENGTH.

SANITARY SEWER STRUCTURE LEGEND

SS-1 SANITARY MANHOLE TOP ELEV. = 72.50 INV. ELEV. = 59.90 E INV. ELEV. = 60.00 W	SS-2 SANITARY MANHOLE TOP ELEV. = 74.15 INV. ELEV. = 60.66 E INV. ELEV. = 60.76 N INV. ELEV. = 60.76 S	SS-3 SANITARY MANHOLE TOP ELEV. = 76.00 INV. ELEV. = 62.94 S INV. ELEV. = 63.04 N
SS-4 SANITARY MANHOLE TOP ELEV. = 75.80 INV. ELEV. = 65.68 S INV. ELEV. = 65.78 N INV. ELEV. = 66.78 W	SS-5 SANITARY MANHOLE TOP ELEV. = 76.40 INV. ELEV. = 67.52 S INV. ELEV. = 67.80 N	SS-6 SANITARY MANHOLE TOP ELEV. = 72.10 INV. ELEV. = 61.17 N INV. ELEV. = 61.27 S INV. ELEV. = 61.27 W
SS-7 SANITARY MANHOLE TOP ELEV. = 72.50 INV. ELEV. = 61.75 E INV. ELEV. = 61.85 W INV. ELEV. = 67.80 N*	SS-8 SANITARY MANHOLE TOP ELEV. = 72.30 INV. ELEV. = 62.84 W INV. ELEV. = 62.94 E	SS-9 SANITARY MANHOLE TOP ELEV. = 72.20 INV. ELEV. = 64.63 S INV. ELEV. = 67.80 N*
SS-10 SANITARY MANHOLE TOP ELEV. = 72.70 INV. ELEV. = 62.05 N INV. ELEV. = 62.15 S INV. ELEV. = 64.00 W	SS-11 SANITARY MANHOLE TOP ELEV. = 72.70 INV. ELEV. = 64.40 N INV. ELEV. = 64.50 S	SS-12 SANITARY MANHOLE TOP ELEV. = 73.20 INV. ELEV. = 66.75 N INV. ELEV. = 66.85 W

FIRE FLOW CALCULATIONS:

FIRE AREA CONSIDERED: WAREHOUSE
TYPE OF CONSTRUCTION: II-B
AUTOMATIC SPRINKLERS BUILDING: YES
TOTAL LARGEST FLOOR AREA: 399,234 S.F.
NUMBER OF STORIES: 1
FIRE FLOW REQUIRED: (NFPA ANNEX H) 8,000 G.P.M. (BUILDING WITHOUT FIRE SPRINKLER PROTECTION)
AUTOMATIC FIRE SPRINKLER CREDIT: 6,000 G.P.M. (75%)
FIRE FLOW NEEDED 2,000 G.P.M. (MINIMUM 2,000 G.P.M. FOR AN INDUSTRIAL PROJECT)
FIRE HYDRANTS REQUIRED: TWO (2) HYDRANTS (PER ANNEX H-TABLE I.3)
FIRE HYDRANTS PROVIDED: SEVEN (7) HYDRANTS WITHIN 450 FT TRAVEL DISTANCE FROM BUILDING.

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 407-703-1718.
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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05/25/2021	PER CITY COMMENTS DATED 05/03/2021	JT	SJS
07/06/2021	PER CITY COMMENTS DATED 06/14/2021	JT	SJS
DATE	REVISIONS	BY	CHECKED

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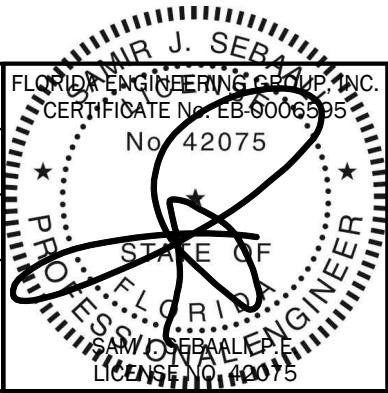


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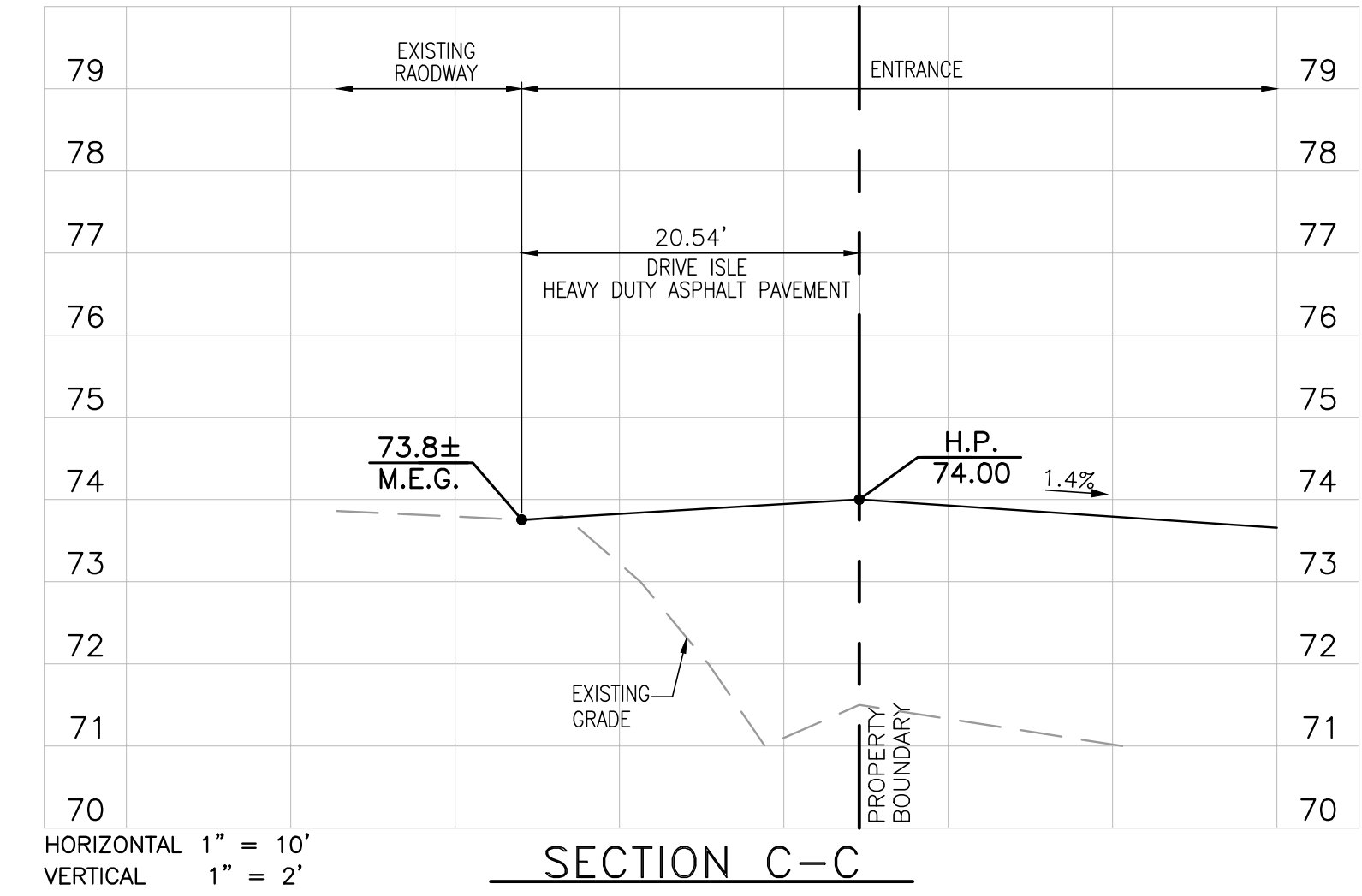
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PROJECT NO. 20-043	SCALE NOTED
DATE APRIL 14, 2021	SHEET NO. C-6D
	SHEET 28 OF 39

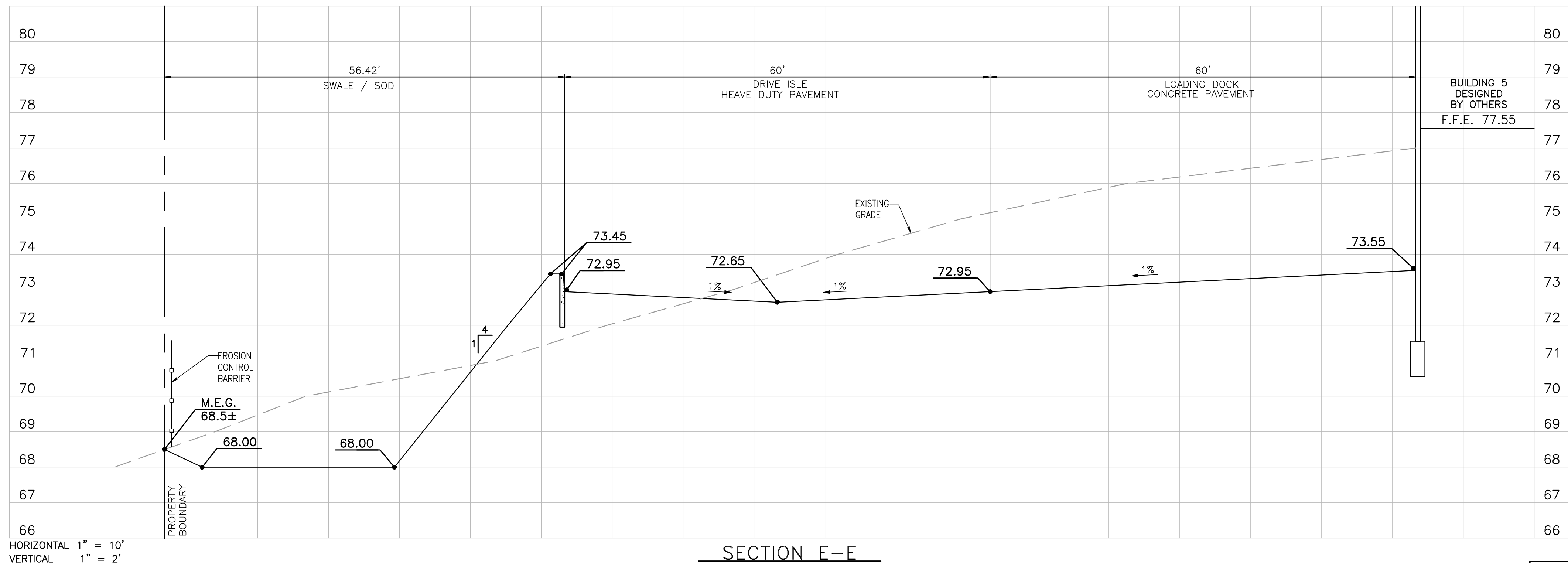
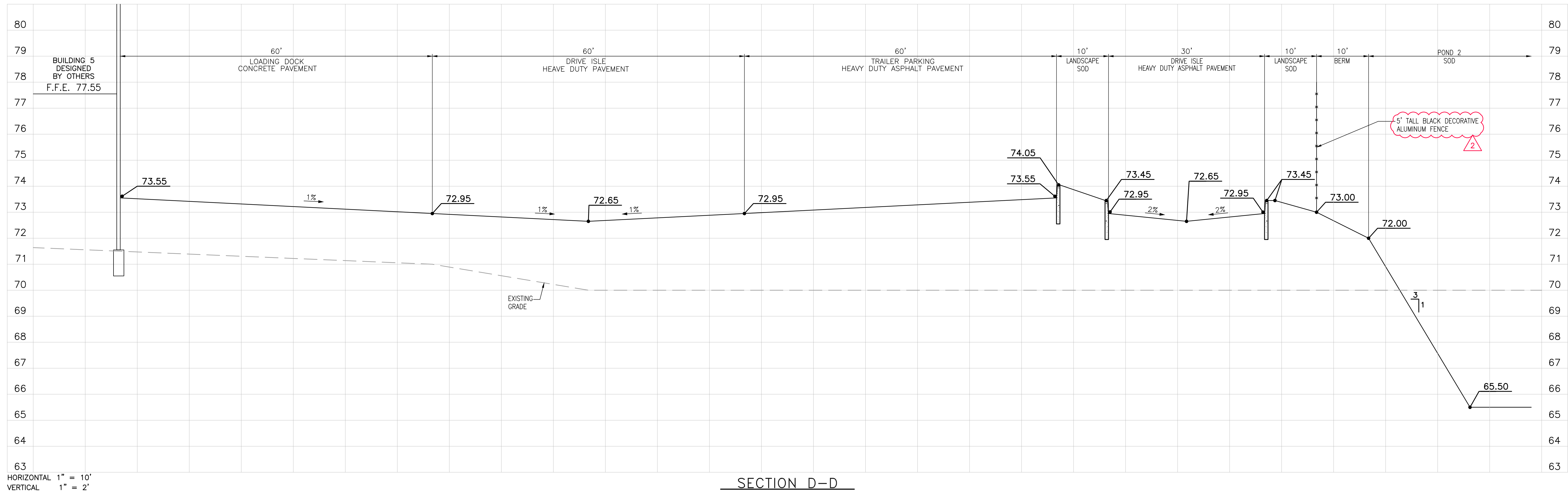


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						DATE	APRIL 14, 2021		
						SHEET NO.	C-7A		
						SHEET 29	OF 39		
DATE	REVISIONS	BY	CHECKED	DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY		
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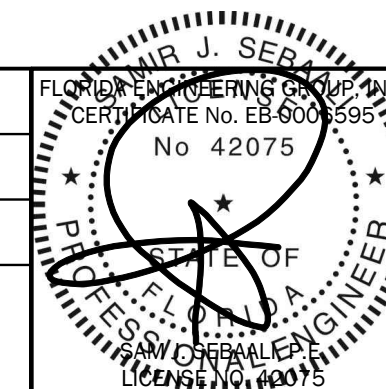


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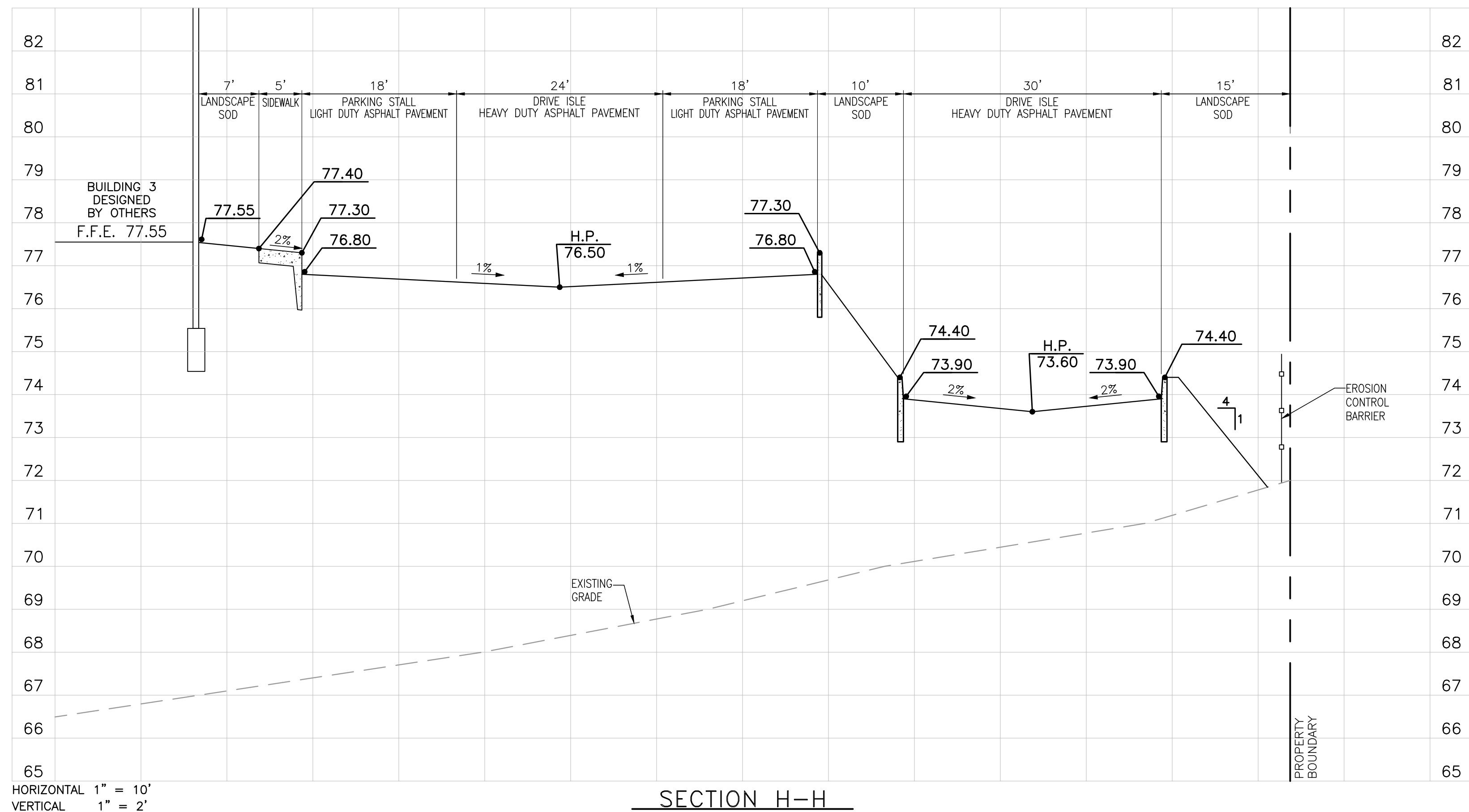
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20-043
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C-7B
SHEET 30 OF 39



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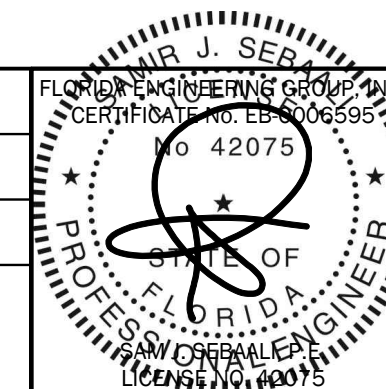
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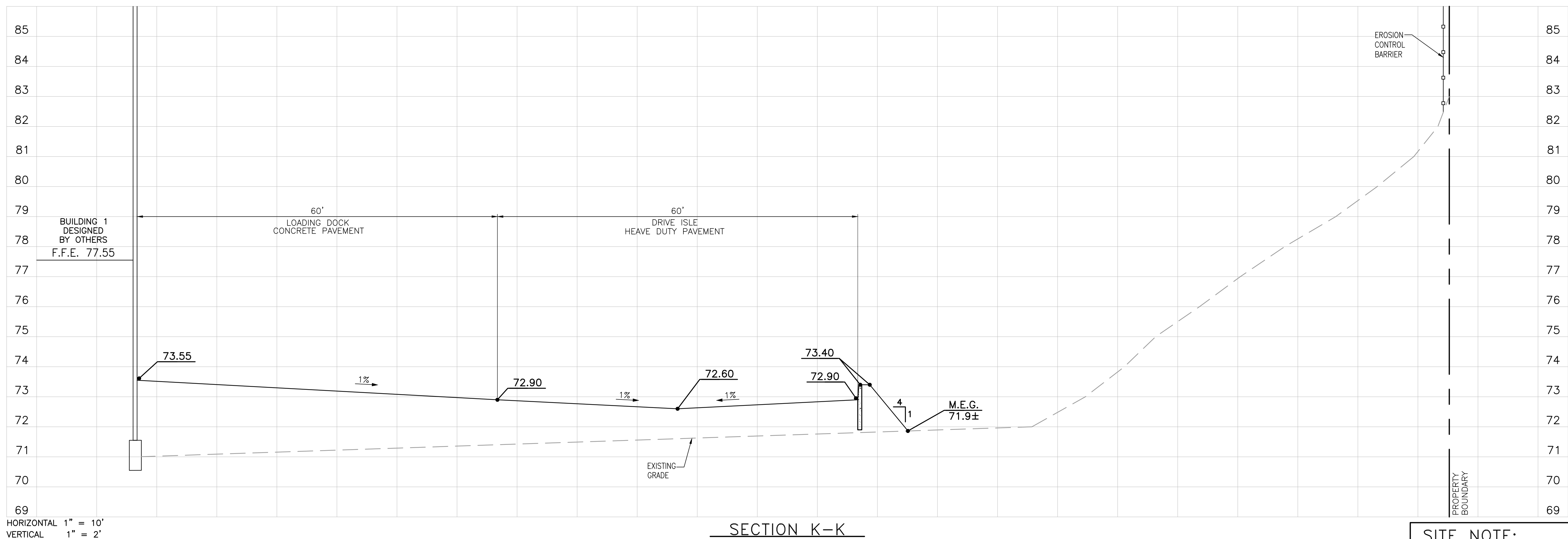
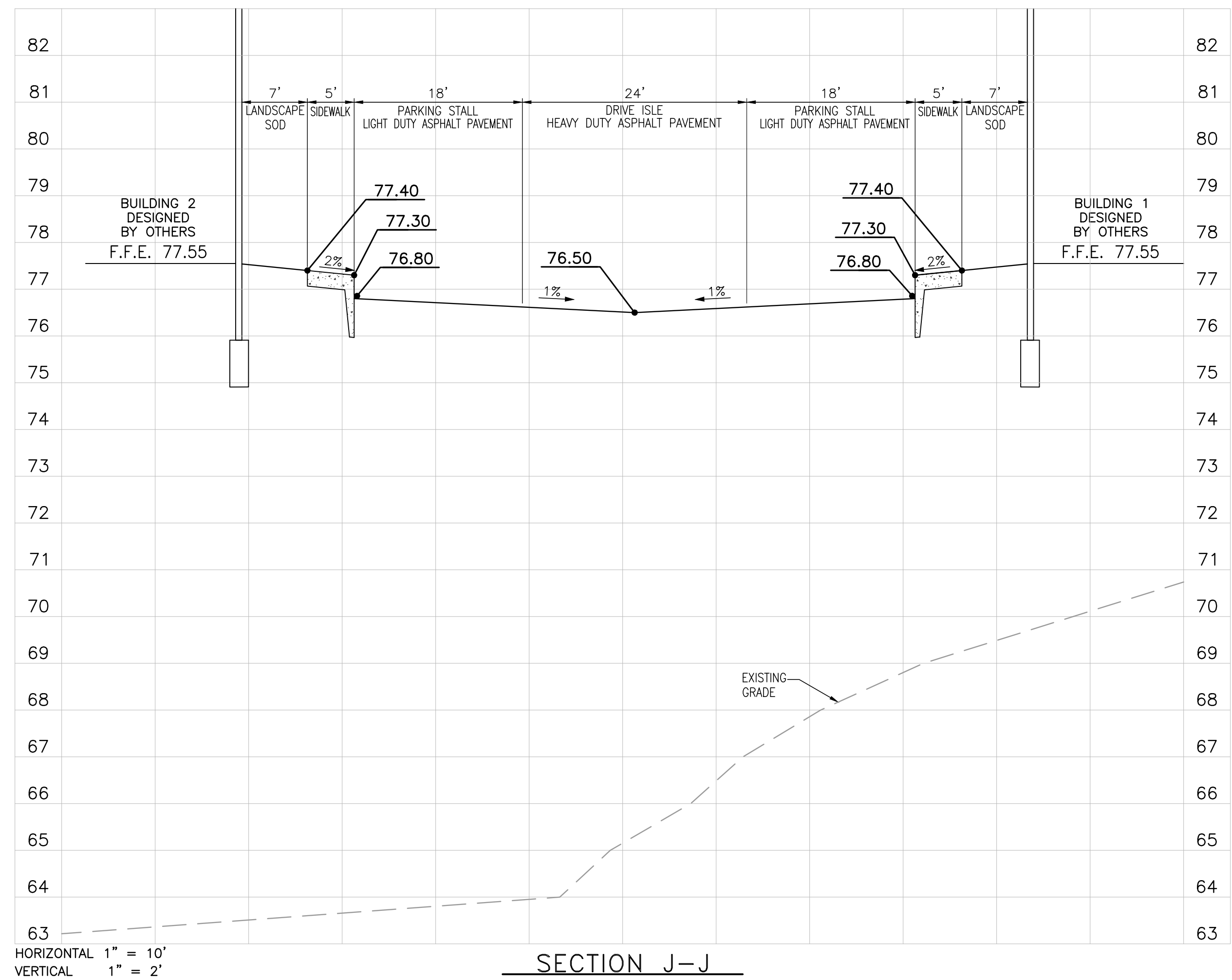
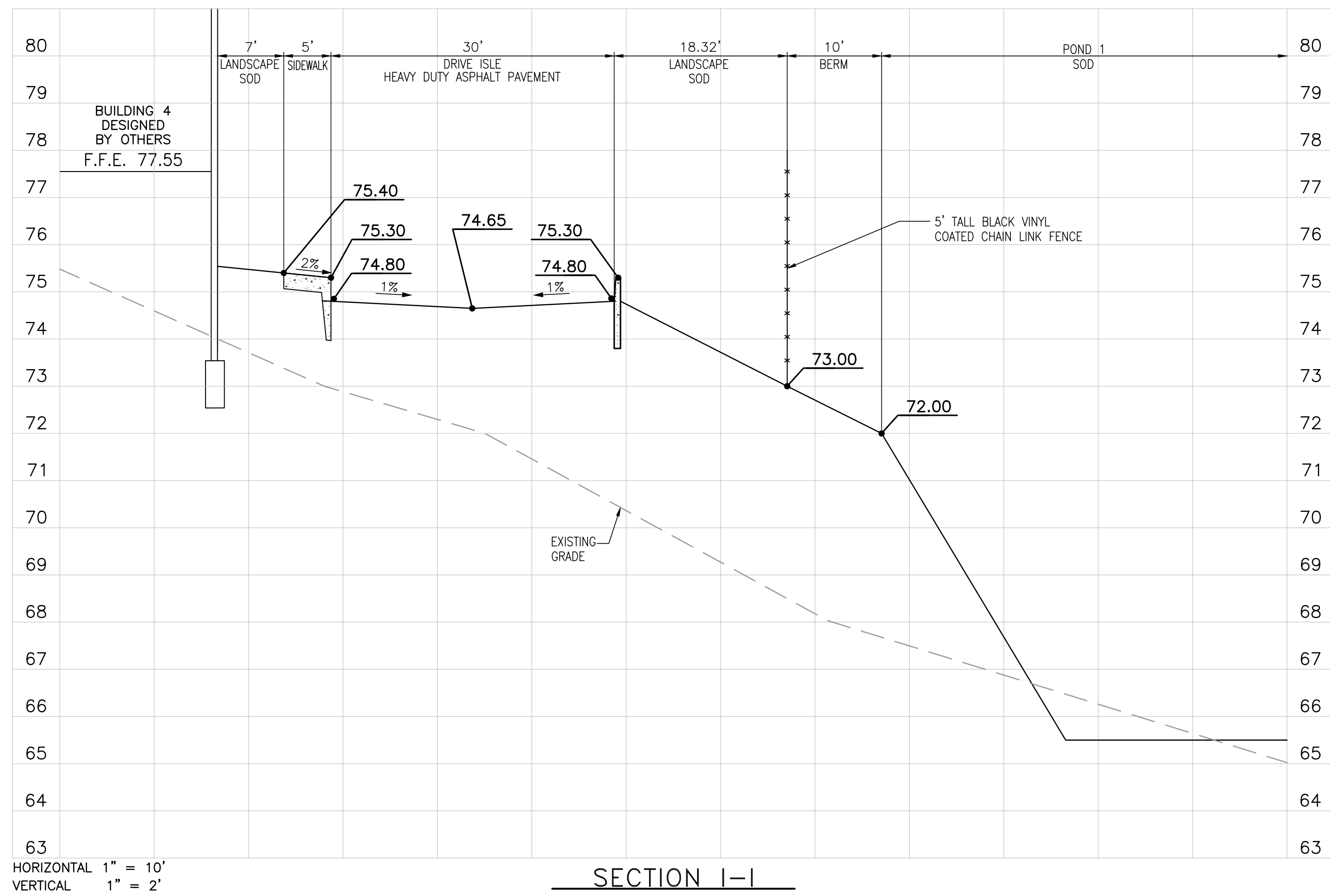
PROJECT NO.	20-043
SCALE	NOTED
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SHEET NO.	C-7C
SHEET 31	OF 39



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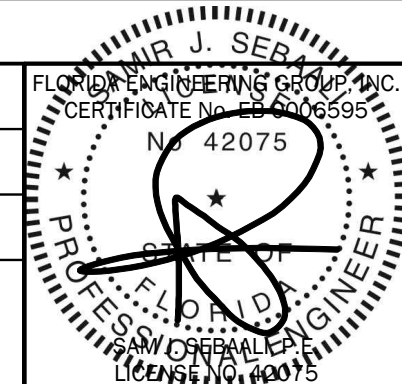


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PROJECT NO. 20-043
SCALE NOTED
DATE APRIL 14, 2021
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SHEET 32 OF 39

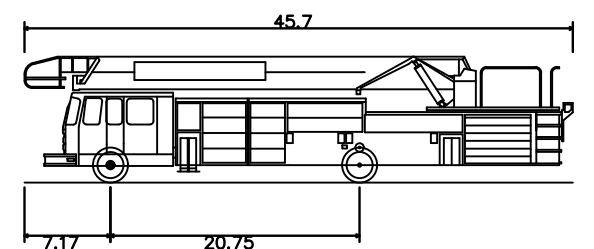
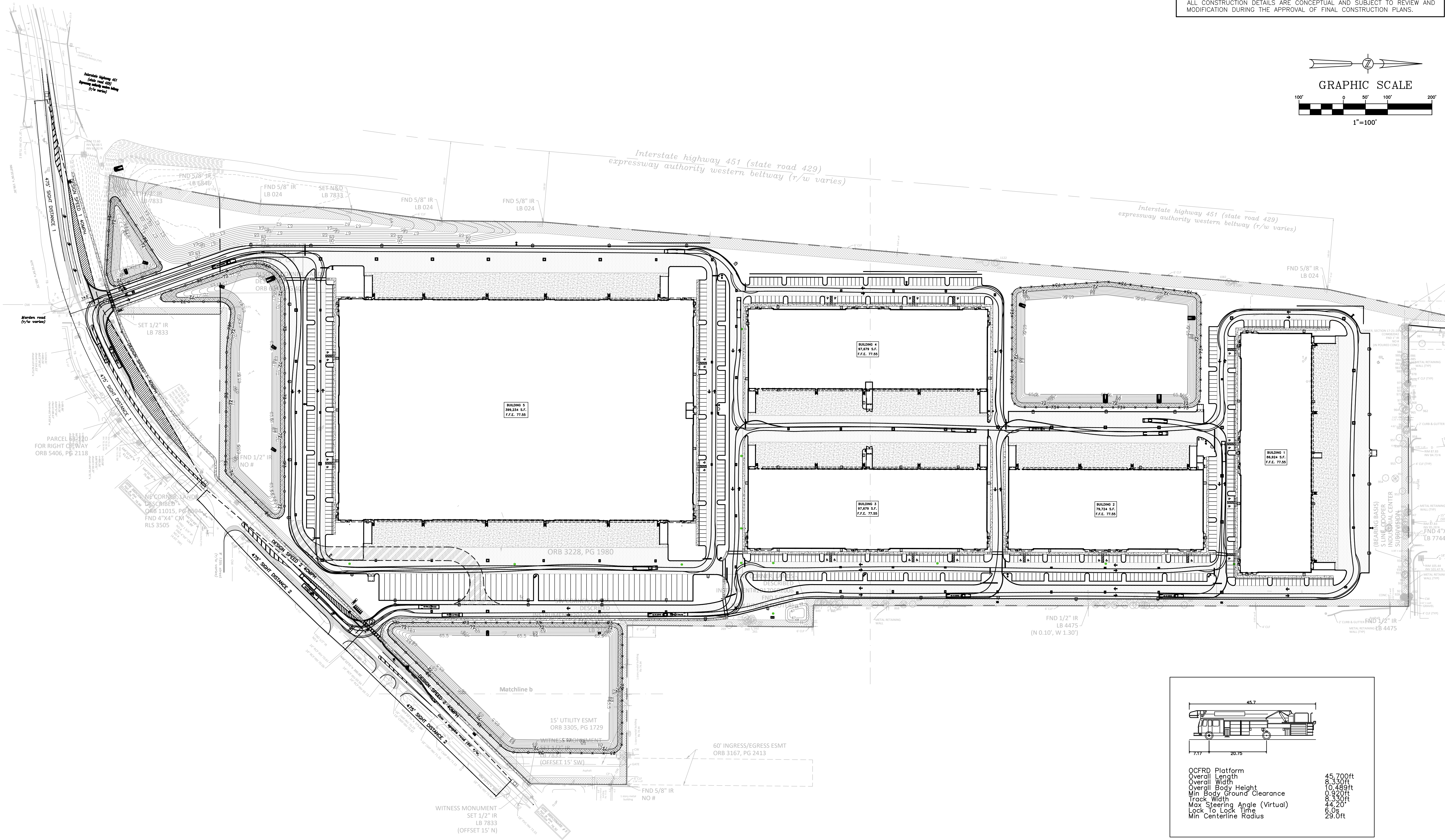
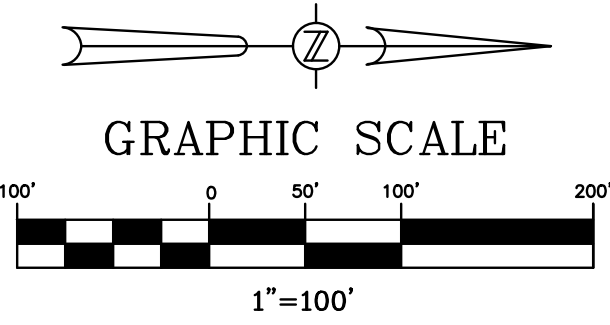


7/6/2021

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



OCFRD Platform	45.700ft
Overall Length	8.330ft
Overall Width	10.489ft
Overall Body Height	0.920ft
Min Body Ground Clearance	8.330ft
Track Width	44.20'
Max Steering Angle (Virtual)	6.0s
Lock To Lock Time	29.0ft
Min Centerline Radius	

05/25/2021	PER CITY COMMENTS DATED 05/03/2021	JT	SJS
07/06/2021	PER CITY COMMENTS DATED 06/14/2021	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
NORTHSTAR LOGISTICS CENTER
1200 OCOEE APOPKA RD.
APOPKA, FLORIDA

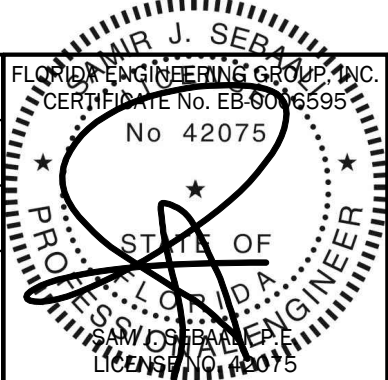


5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

FIRE TRUCK AND AUTOTURN PLAN
(1 OF 2)

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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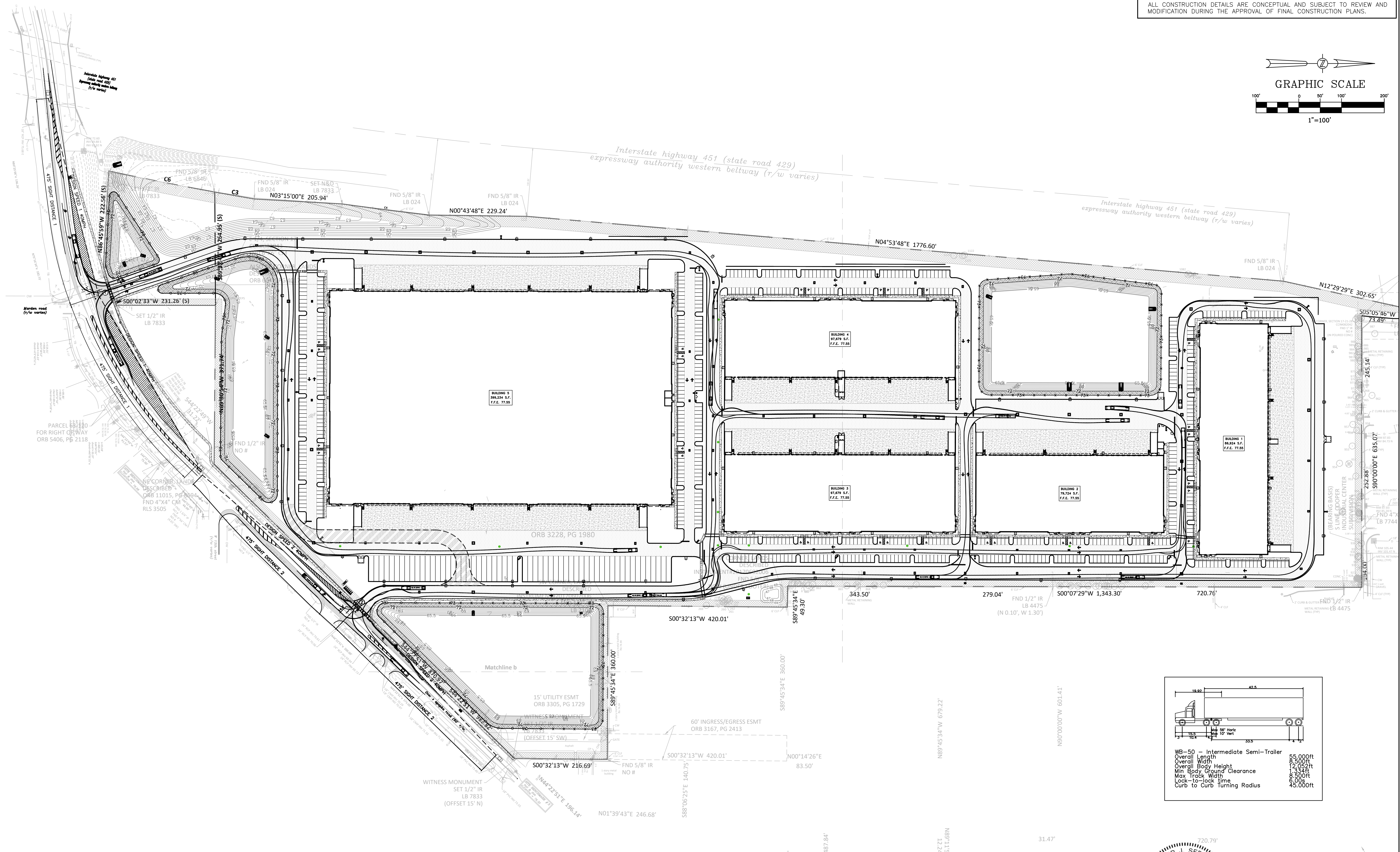
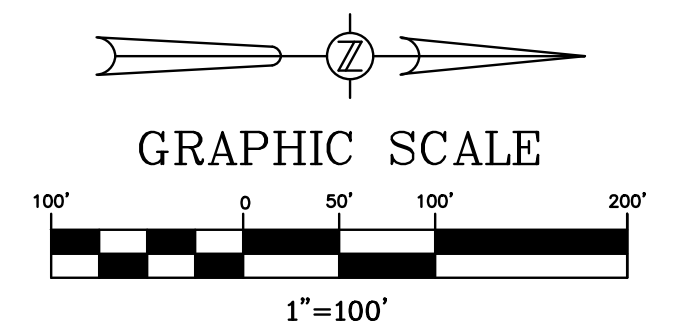
PROJECT NO. 20-043
SCALE 1"=100'
DATE APRIL 14, 2021
SHEET NO. C-8A
SHEET 33 OF 39



7/6/2021

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05/25/2021		PER	CITY	COMMENTS	DATED	05/03/2021	JT	SJS
07/06/2021		PER	CITY	COMMENTS	DATED	06/14/2021	JT	SJS
DATE				REVISIONS			BY	CHECKED

MAJOR DEVELOPMENT PLAN
NORTHSTAR LOGISTICS CENTER
1200 OCOEE APOPKA RD.
APOPKA, FLORIDA



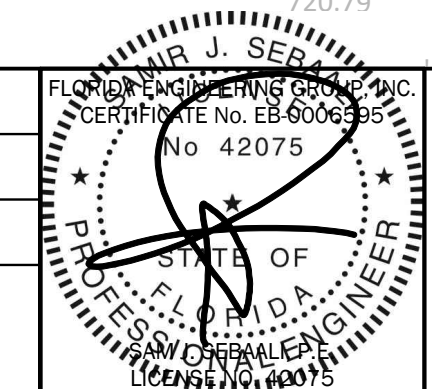
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

FIRE TRUCK AND AUTOTURN PLAN
(2 OF 2)

DESIGNED BY SJS	DRAWN BY JT	CHECKED BY SJS	APPROVED BY SJS
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PROJECT NO.	20-043
SCALE	1"=100'
DATE	APRIL 14, 2021
SHEET NO.	C-8B
SHEET 34	OF 39



7/6/2021

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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. 407-265-9963)

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 RCBBSAH 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 motors 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 within 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 appurtances shall be made of AISI 304SS.

A 304SS slide/latch assembly shall be provided tor 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.

18" 24"

PRIVATE

SANITARY SEWER

PUMP STATION

IN CASE OF EMERGENCY CONTACT THE FOLLOWING NUMBERS:

FACILITY OWNED BY:

NAME: _____

PHONE NUMBER: _____

FACILITY MAINTAINED BY:

NAME: _____

PHONE NUMBER: _____

STATION NUMBER: _____

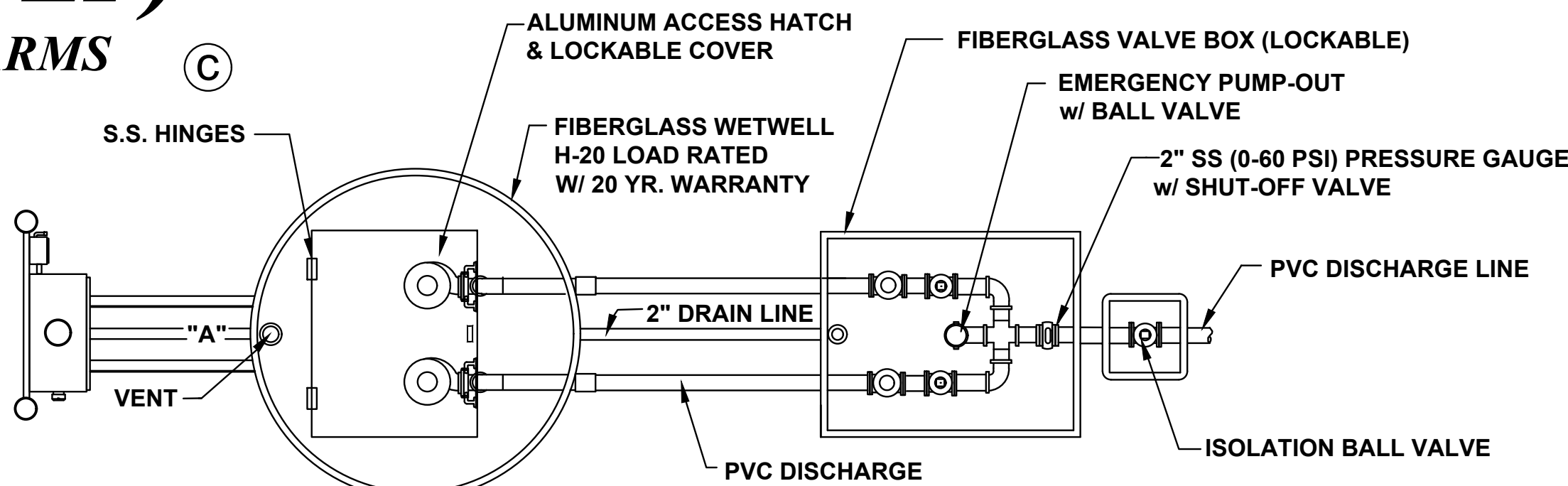
NOTE: CONTRACTOR MUST SUPPLY INFORMATION SIGN AT START-UP.

PUMP DATA		ELEVATIONS	
	CONDITION #1		
PRIMARY PUMP CAPACITY		TOP OF WETWELL	72.50
PRIMARY TDH		INLET INVERT	59.75
PUMP MANUFACTURER		HIGH LEVEL ALARM (HLA)	59.25
PUMP MODEL #		2nd PUMP ON (LAG)	
R.P.M.		1st PUMP ON (LEAD)	
HORSEPOWER		PUMPS OFF (OFF)	
ELECTRICAL/ VOLTS / PHASE		BOTTOM OF WETWELL	
PUMP DISCHARGE SIZE		WETWELL DIAMETER	48"
IMPELLER SIZE			

NOTES:

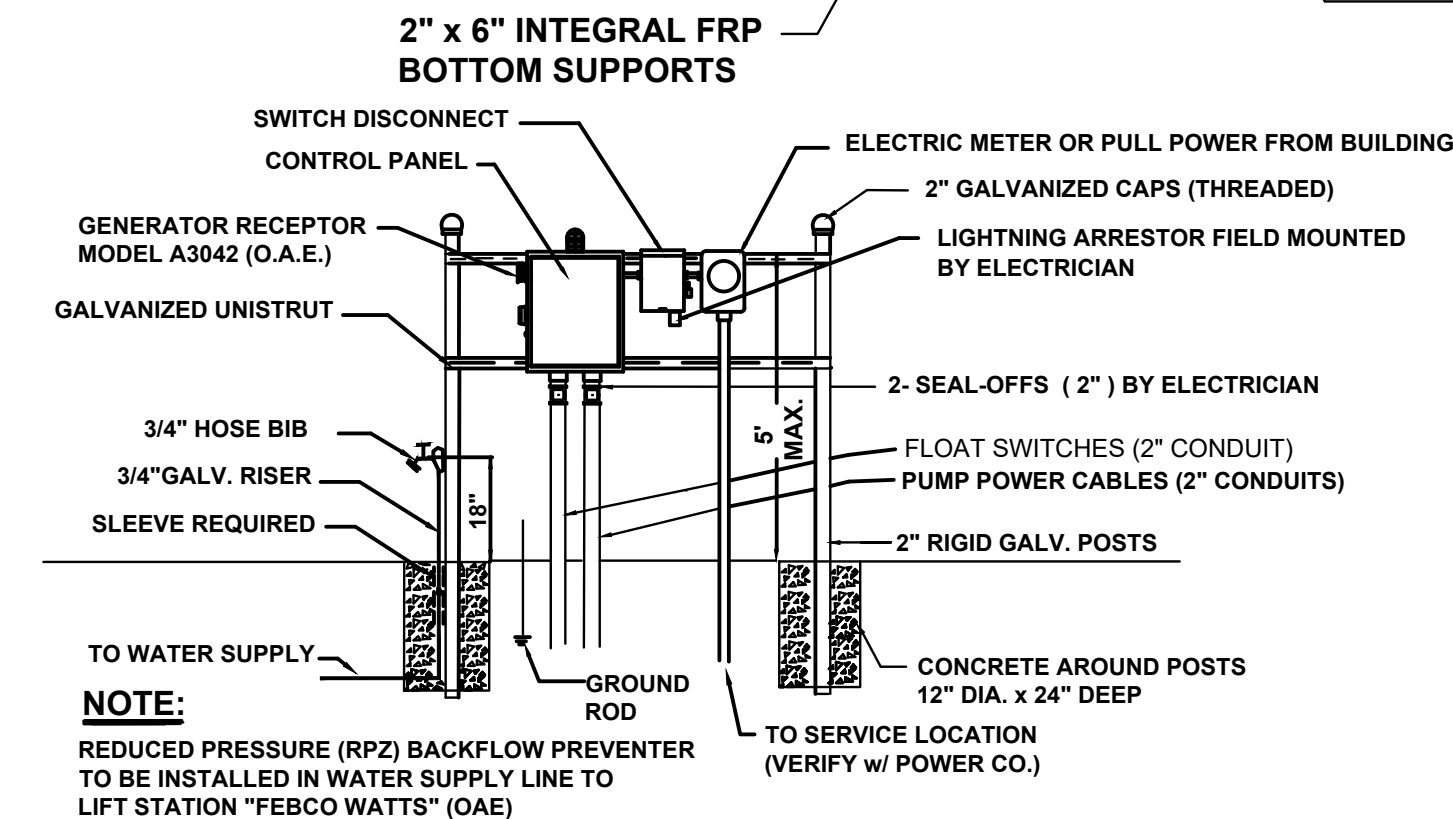
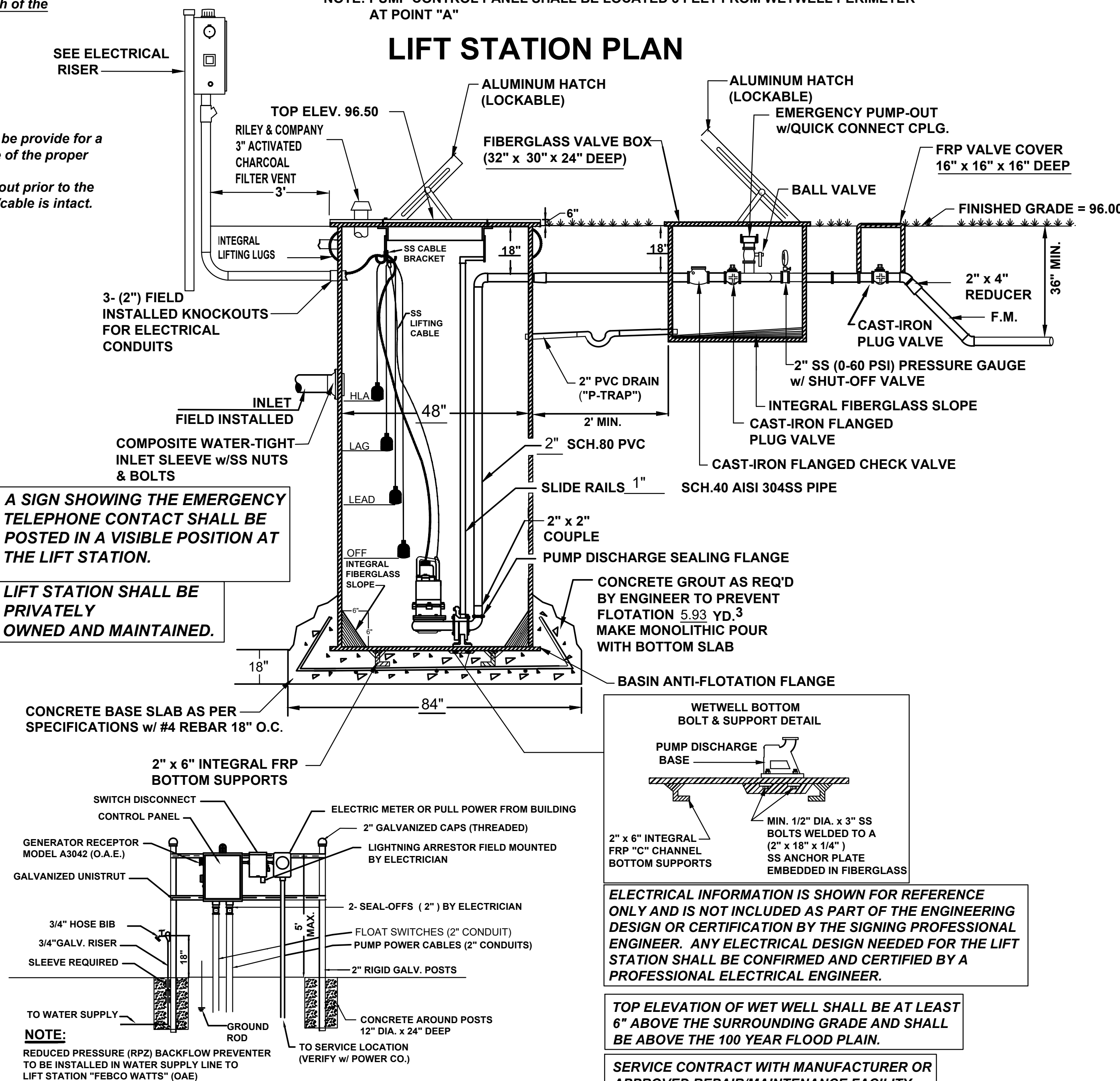
- Water service with hose bibb and reduced pressure backflow preventer to be installed near lift station. (See Electrical Riser Illustration)
- System shall be operated and maintained to provide uninterrupted service as required by DEP Chapter 62-604.500.
- Approved Operation & Maintenance Manual(O&M) shall be kept available for operation and maintenance personnel
- A weather resistant emergency contact sign shall be installed at the lift station and made visible to the public (Lettering shall be min. 2" in height.
- 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 for the complete system.

RILEY & CO. / H-20 GP 11-13-20



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

LIFT STATION PLAN



* ELECTRICIAN NOTES:

- * 1. DRAWING NOT TO SCALE
- * 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
- * 3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
- * 4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
- * 5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
- * 6. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

ELECTRICAL INFORMATION IS SHOWN FOR REFERENCE ONLY AND IS NOT INCLUDED AS PART OF THE ENGINEERING DESIGN OR CERTIFICATION BY THE SIGNING PROFESSIONAL ENGINEER. ANY ELECTRICAL DESIGN NEEDED FOR THE LIFT STATION SHALL BE CONFIRMED AND CERTIFIED BY A PROFESSIONAL ELECTRICAL ENGINEER.

TOP ELEVATION OF WET WELL SHALL BE AT LEAST 6" ABOVE THE SURROUNDING GRADE AND SHALL BE ABOVE THE 100 YEAR FLOOD PLAIN.

SERVICE CONTRACT WITH MANUFACTURER OR APPROVED REPAIR/MAINTENANCE FACILITY.

LIFT STATION MUST HAVE - EMERGENCY PUMP-OUT, AUDIBLE ALARM, VISIBLE SIGN WITH RESPONSIBLE PARTY AND OWNER CONTACT INFORMATION AND AN AUTO-DIALER PROGRAMMED WITH THE RESPONSIBLE PARTY'S 24-HR/DAY PHONE NUMBER.

05/25/2021	PER CITY COMMENTS DATED 05/03/2021	JT	SJS
07/06/2021	PER CITY COMMENTS DATED 06/14/2021	JT	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
NORTHSTAR LOGISTICS CENTER
1200 OCOEE APOPKA RD.
APOPKA, FLORIDA



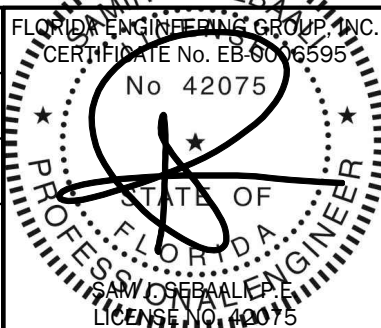
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

PRELIMINARY LIFT STATION

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

PROJECT NO.	20-043
SCALE	NOTED
DATE	APRIL 14, 2021
SHEET NO.	C-7A
SHEET 35	OF 39



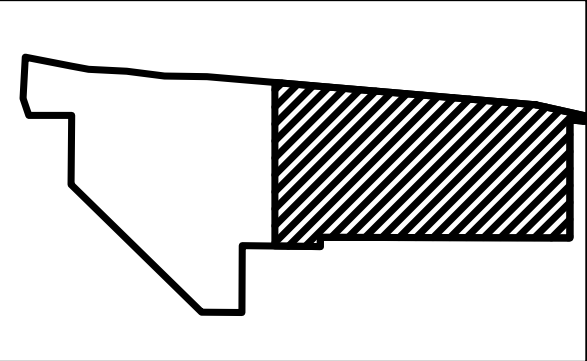
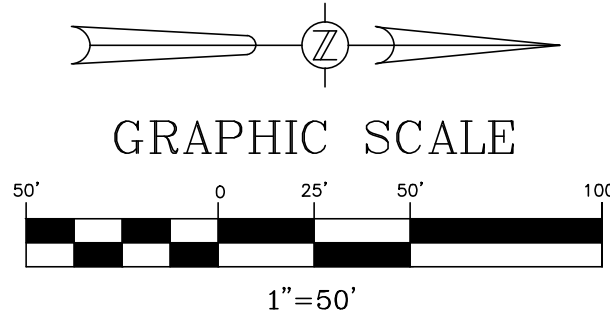
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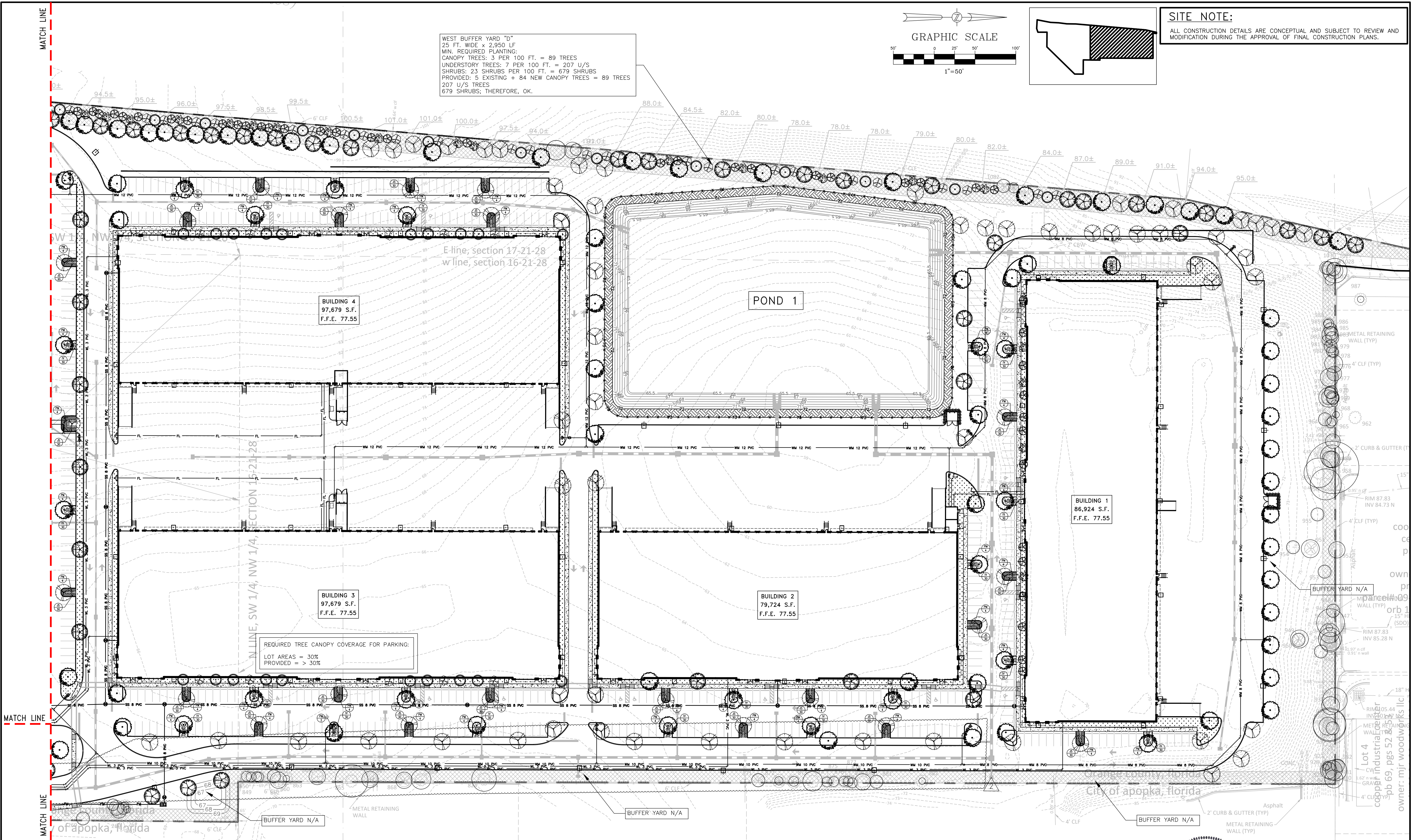
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MATCH LINE

WEST BUFFER YARD "D"
25 FT. WIDE x 2,950 LF
MIN. REQUIRED PLANTING:
CANOPY TREES: 3 PER 100 FT. = 89 TREES
UNDERSTORY TREES: 7 PER 100 FT. = 207 U/S
SHRUBS: 23 SHRUBS PER 100 FT. = 679 SHRUBS
PROVIDED: 5 EXISTING + 84 NEW CANOPY TREES = 89 TREES
207 U/S TREES
679 SHRUBS; THEREFORE, OK.



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MATCH LINE

MATCH LINE

05/25/2021	PER CITY COMMENTS DATED 05/03/2021	JT	SJS
06/28/2021	PER CITY COMMENTS DATED 06/14/2021	RA	SJS
DATE	REVISIONS	BY	CHECKED

MAJOR DEVELOPMENT PLAN
NORTHSTAR LOGISTICS CENTER
1200 OCOEE APOPKA RD.
APOPKA, FLORIDA

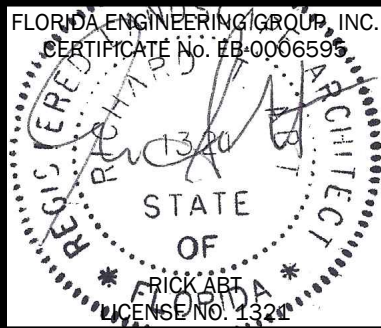


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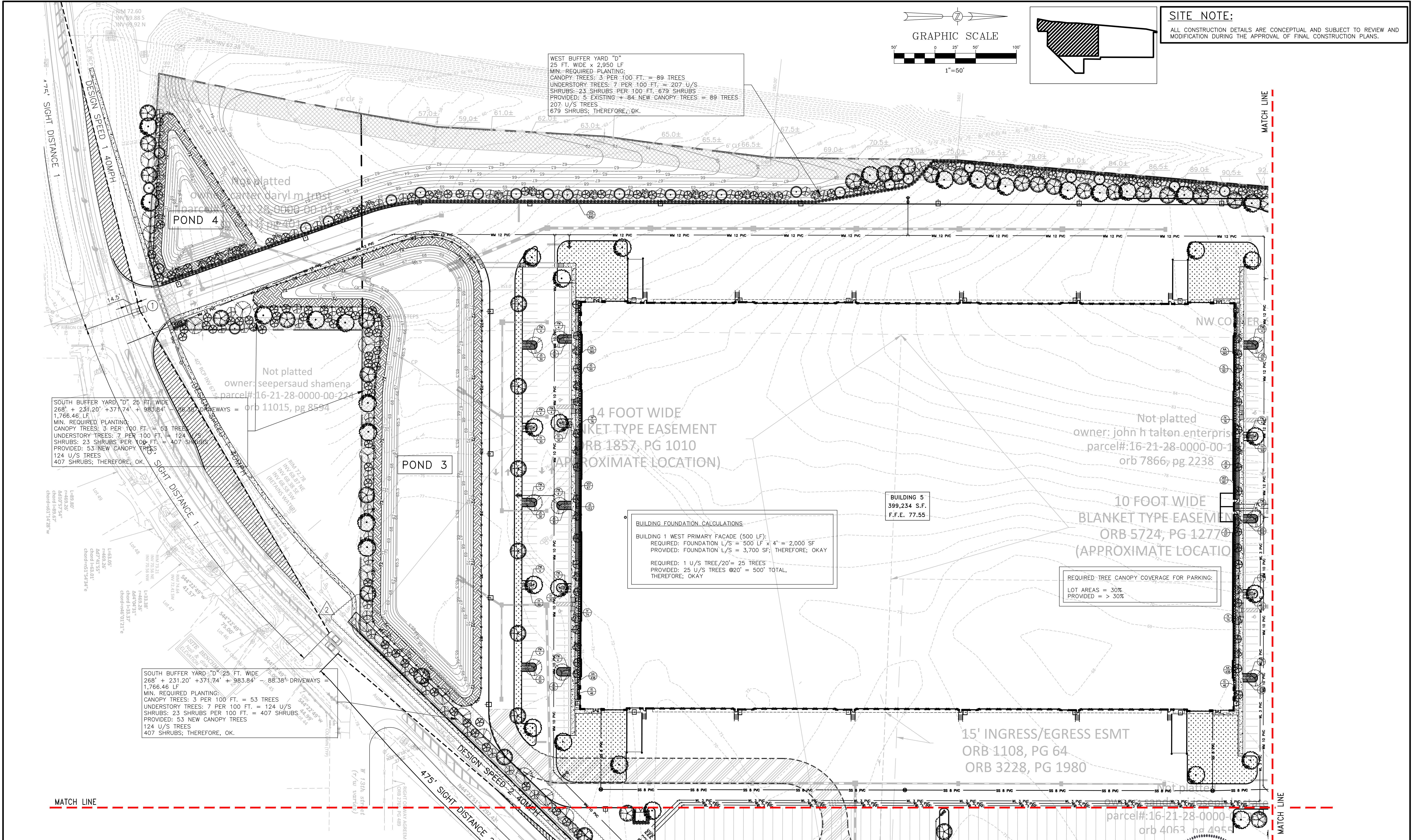
PRELIMINARY LANDSCAPE PLAN (1 OF 3)

DESIGNED BY RTA	DRAWN BY RTA	CHECKED BY RTA	APPROVED BY RTA
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PROJECT NO. 20-043
SCALE 1"=50'
DATE APRIL 14, 2021
SHEET NO. L-1
SHEET 35 OF 38

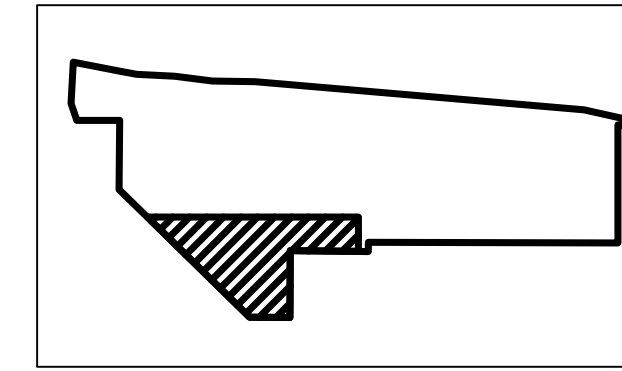
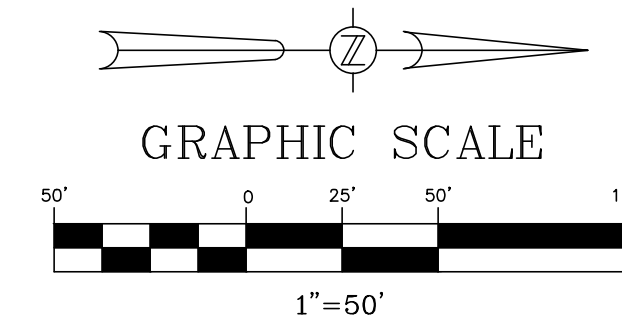


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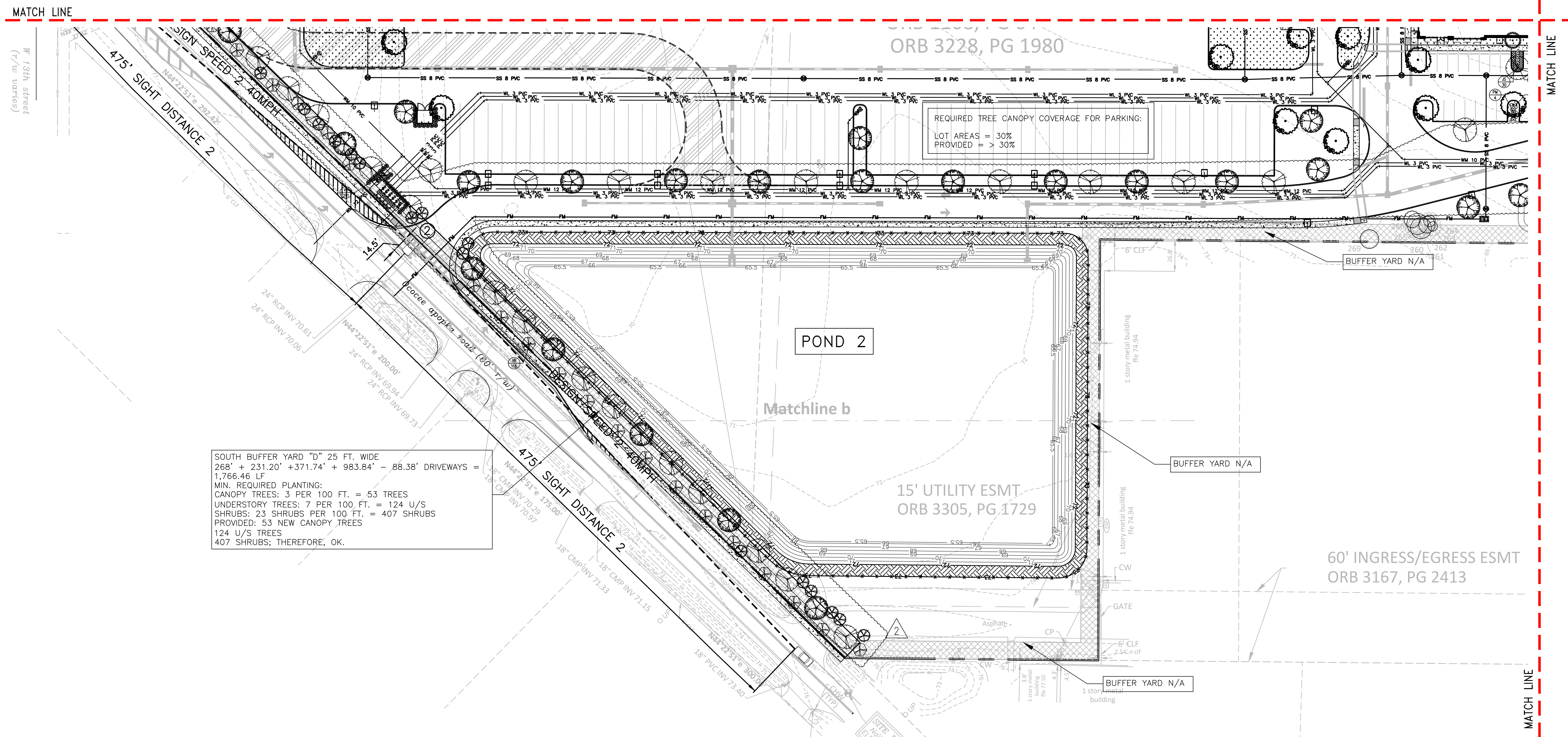


05/25/2021		PER CITY COMMENTS DATED 05/03/2021		JT	SJS
06/28/2021		PER CITY COMMENTS DATED 06/14/2021		RA	SJS
DATE		REVISIONS		BY	CHECKED

MAJOR DEVELOPMENT PLAN NORTHSTAR LOGISTICS CENTER 1200 OCOEE APOPKA RD. 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	PRELIMINARY LANDSCAPE PLAN (2 OF 3)		PROJECT NO. 20-043 SCALE 1"=50' DATE APRIL 14, 2021 SHEET NO. L-2 SHEET 36 OF 38	FLORIDA ENGINEERING GROUP, INC. CERTIFICATE NO. 09-000655 STATE OF FLORIDA REGISTERED PROFESSIONAL ENGINEER NO. 12,345	THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RICK AIT ON APRIL 14, 2021 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.
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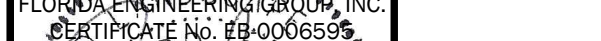


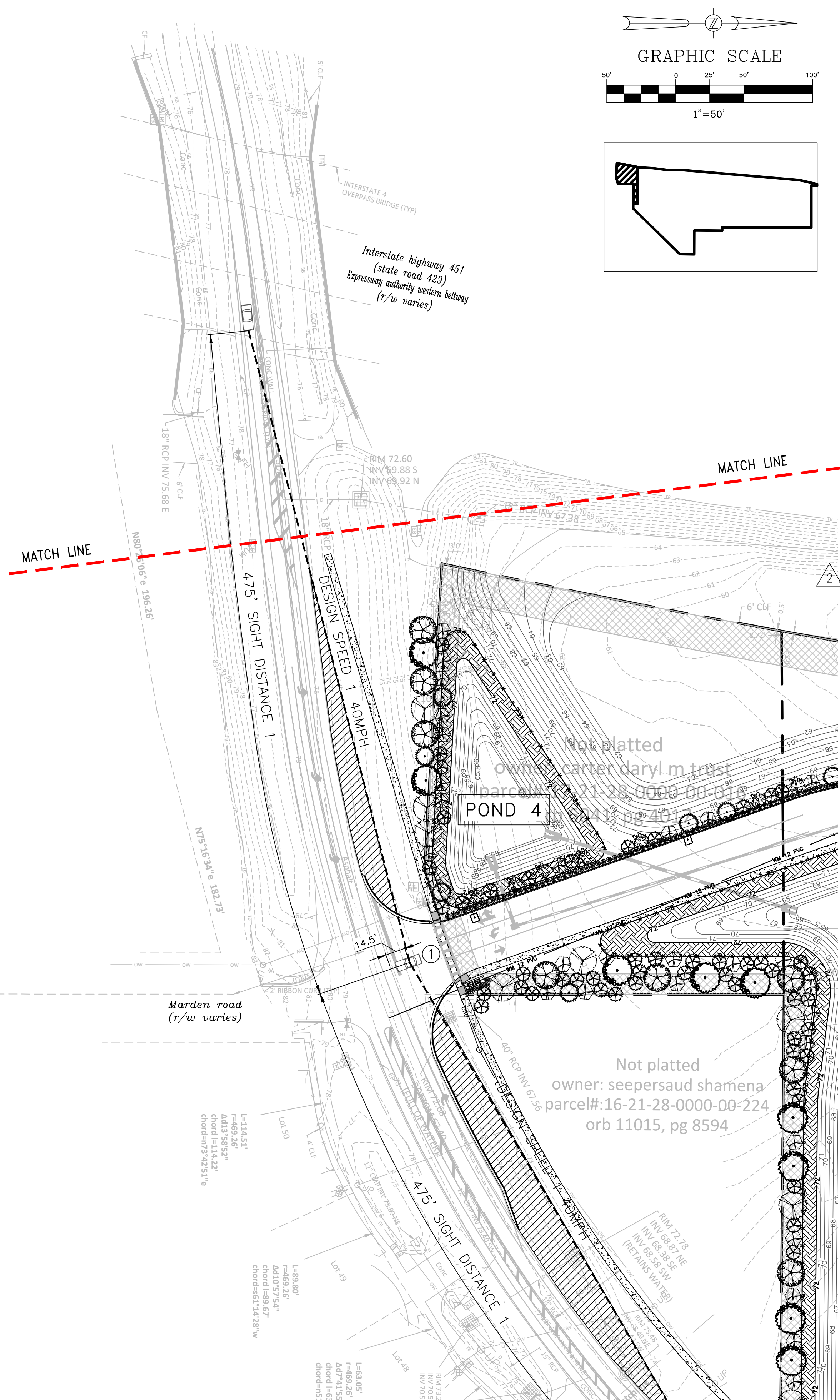
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SOUTH BUFFER YARD "D" 25 FT. WIDE
268' + 231.20' + 371.74' + 983.84' - 88.38' DRIVEWAYS =
1,766.46 LF
MIN. REQUIRED PLANTING:
CANOPY TREES: 3 PER 100 FT. = 53 TREES
UNDERSTORY TREES: 7 PER 100 FT. = 124 U/S
SHRUBS: 23 SHRUBS PER 100 FT. = 407 SHRUBS
PROVIDED: 53 NEW CANOPY TREES
124 U/S TREES
407 SHRUBS; THEREFORE, OK.

REQUIRED TREE CANOPY COVERAGE FOR PARKING:
LOT AREAS = 30%
PROVIDED = > 30%

05/25/2021	PER CITY COMMENTS DATED 05/03/2021	JT	SJS	MAJOR DEVELOPMENT PLAN NORTHSTAR LOGISTICS CENTER 1200 OCOEE APOPKA RD. 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 LANDSCAPE PLAN (3 OF 3)				PROJECT NO.	20-043		THIS ITEM, INCLUDING ANY BOUND SHEETS, HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY RICK AIT ON APRIL 14, 2021 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.
06/28/2021	PER CITY COMMENTS DATED 06/14/2021	RA	SJS								SCALE	1"=50'		
											DATE	APRIL 14, 2021		
											SHEET NO.	L-3		
											SHEET 37	OF 38		
DATE	REVISIONS	BY	CHECKED				DESIGNED BY	RTA	DRAWN BY	RTA	CHECKED BY	RTA	APPROVED BY	RTA



FLORIDA FRIENDLY LANDSCAPE SCHEDULE

TREES						
SYMBOL	ABR.	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	QUANTITY	REMARKS
	QV	QUERCUS VIRGINIA 'HIGH RISE'	HIGH RISE LIVE OAK	12" HT. 2" CAL.	145	SINGLE STRAIGHT TRUNK
	QL	QUERCUS LAURIFOLIA	LAUREL OAK	10"-12" HT. 2" CAL.	107	SINGLE STRAIGHT TRUNK
	UA	ULMUS ALATA	WINGED ELM	8' HT. 2.5" CAL.	98	SINGLE STRAIGHT TRUNK
	MG	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	8'-10' HT.	59	SINGLE STRAIGHT TRUNK
	LL	LIGUSTRUM LUCIDUM	TREE LIGUSTRUM	10'- HT.	57	SPECIMEN MULTI TRUNK
	IC	ILEX CASSINE	DAHOON HOLLY	8'-10" HT. 2" CAL.	182	SINGLE STRAIGHT TRUNK
	LI	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	10' HT	122	MULTI TRUNK 3-5 TRUNKS MIN.
	VB	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	36" HT. 30" O.C.	X	FULL
	PM	PODOCARPUS MACROPHYLLUS	PODOCARPUS	3 GAL., 36" HT. 30" O.C.	X	FULL
	IG	ILEX GLABRA	GALBERRY	3 GAL., 12"x15" 30" O.C.	X	
	RI	INDIAN HAWTHORN	RAPHIOLEPIS INDICA ALBA	3 GAL 12"x15" 30" O.C.	X	
	JS	PARSONS JUNIPER	JUNIPERUS CHINENSIS	3 GAL. 24" O.C.	X	FULL
	TA	DWARF ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL. 12" O.C.	X	
	IV	SCHELLINGS DWARF	ILEX VOMITORIA	3 GAL 12"x15" 24" O.C.	X	
	ZP	COONTIE	ZAMIA PUMILA	3 GAL. 18" O.C.	X	FULL
	AA	AGAPANTHUS AFRICANUS	BLUE LILY OF THE NILE	1 GAL. 12" O.C.	X	
	SOD	BAHIA SOD	*NO MORE THAN 60% OF ALL LANDSCAPE AREA SHALL BE IRRIGATED SOD. THE BAHIA SOD IS NOT PROPOSED TO BE IRRIGATED			

FLORIDA NATIVE PLANTS
PLANT LIST EXCEEDS 80% NATIVE PLANT MATERIALS IN QUANTITIES AND COVERAGE.

PARKING LANDSCAPE CALCULATIONS	
PARKING SPACES TOTAL PROVIDED:	730 SPACES
REQUIRED TREES: 2 PER 10 PARKING SPACE;	73 X 2 = 146 TREES
PROVIDED TREES:	770 TREES
THEREFORE:	OKAY

TREE PROTECTION MEASURES

1. STAKE TO BE SET AT THE BASE OF THE TRUNK OF THE TREE TO BE PROTECTED. STAKE TO BE SET AT THE BASE OF THE TRUNK OF THE TREE TO BE PROTECTED. STAKE TO BE SET AT THE BASE OF THE TRUNK OF THE TREE TO BE PROTECTED.

SHRUB PLANTING

FORM SAUCER WITH 2" CONT. RIM. MULCH. SPECIFIED PLANTING MIX. WATER & TAMP TO REMOVE AIR POCKETS.

MULTI-TRUNK TREE STAKES

2" x 1/2" HARDWOOD STAKES. STAKE TO BE SET AT THE BASE OF THE TRUNK OF THE TREE TO BE PROTECTED. STAKE TO BE SET AT THE BASE OF THE TRUNK OF THE TREE TO BE PROTECTED.

TREE PLANTING VERTICAL STAKES

PLANT SO THAT TOP OF ROOT BALL IS 1" BELOW THE FINISHED GRADE. PLANT SO THAT TOP OF ROOT BALL IS 1" BELOW THE FINISHED GRADE. PLANT SO THAT TOP OF ROOT BALL IS 1" BELOW THE FINISHED GRADE.

LANDSCAPE NOTES

- IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLAN, THE PLAN SHALL CONTROL. THE LANDSCAPE CONTRACTOR SHALL NOTIFY FEG OF ANY DISCREPANCY PRIOR TO ISSUANCE OF BIDS.
- ALL NEW PLANTINGS MUST COMPLY WITH THE SIZES AND QUANTITIES SHOWN IN THE PLANT LIST. ALL PLANTS MUST COMPLY WITH THE APPLICABLE JURISDICTIONAL CODE. PER THE FLORIDA GUIDES AND STANDARDS MANUAL ALL NEW TREES SHALL HAVE THEIR CALIPER MEASURED AT 6" ABOVE GRADE FOR ALL TREES UP TO AND INCLUDING 4" CALIPER TREES AND 12" ABOVE GRADE FOR ALL LARGER TREES.
- ALL PLANTING BEDS AND TREE SAUCERS TO HAVE ORGANIC MULCH TO A DEPTH OF 2" MINIMUM. AREAS WITH SLOPES GREATER THAN 4:1 SHALL HAVE MULCH RINGS OR TERRACED IN LONGER BEDS DESIGNED TO CAPTURE WATER AND REDUCE EROSION. TOPS OF MULCH RINGS OR TERRACES ARE TO BE LEVEL WITH RESPECT TO GRADE AND MULCH ON THE HIGH SIDE OF THE PLANTS.
- A TWELVE MONTH WARRANTY IS TO BE PROVIDED FOR ALL NEW PLANT MATERIALS STARTING FROM THE DATE OF FINAL CERTIFICATE OF OCCUPANCY OR ACCEPTANCE BY THE OWNER. WARRANTY CAN EXCLUDE PLANTS LOST DUE TO ACTS OF GOD OR VANDALISM. REPLACEMENT OF DEAD OR UNHEALTHY PLANT MATERIALS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR WITHIN 30 DAYS OF NOTIFICATION IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN.
- ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS SHALL BE FULLY SODDED ASIDE FROM DEFINED PLANTING BEDS. SOD SHALL BE FREE OF WEEDS AND NOXIOUS PESTS OR DISEASES. DISTURBED AREAS OUTSIDE OF PROJECT LIMITS SHALL BE SEEDED AND MULCHED UNLESS STEEPER THAN 5:1. PROVIDE SOD ON SLOPES STEEPER THAN 5:1. ALL DRY PONDS CAN BE SEEDED AND MULCHED ON THE BOTTOMS AND SIDE SLOPES. WET PONDS ARE TO BE SODDED DOWN TO THE DESIGNED HIGH WATER LINE.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC., WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.
- GRADE, DRESS AND SOD OR SEED AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE TO PREVENT EROSION.
- ALL PLANT MATERIAL SHALL BE SET BACK FROM THE BACK OF CURBS OR PAVEMENT. SET TREES 3 FEET BACK FROM CURBS.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING IF THERE ARE ANY INVASIVE OR EXOTIC TREES LOCATED ON THE SITE AND IS REQUIRED TO REMOVE ALL INVASIVE SPECIES PER THE LOCAL JURISDICTION'S INVASIVE SPECIES LIST LOCATED IN THEIR CODE OF ORDINANCES. GENERAL CONTRACTOR TO CONFIRM WITH THE LANDSCAPE INSTALLER THAT NO INVASIVE OR EXOTIC PLANT MATERIALS EXIST ON SITE. INFORM LANDSCAPE ARCHITECT IF ANY OF THESE PLANTS EXIST.
- ANY PRUNING OF EXISTING TREES OR VEGETATION TO REMAIN AS A LANDSCAPE ELEMENT MUST BE CONDUCTED BY A CERTIFIED ARBORIST HOLDING A CURRENT CREDENTIAL WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). ALL PRUNING SHALL CONFORMING TO THE ANSI A300 STANDARDS, PART 1; PRUNING. THE SPECIFICATIONS FOR PRUNING SHALL BE DETERMINED BY THE CERTIFIED ARBORIST OR A PERSON QUALIFIED TO CREATE PRUNING SPECIFICATIONS ACCORDING TO THE ANSI STANDARD. THE GREATEST EMPHASIS IN PRUNING SHALL BE THE SAFETY, HEALTH AND WELFARE OF THE TRAVELING OR PEDESTRIAN TRAFFIC ESPECIALLY AS IT RELATES TO PEOPLE OR PROPERTY WITHIN THE FAILURE FOOTPRINT OF THE TREE OR VEGETATION TO BE PRUNED. WHEN THERE ARE EXISTING TREES OR VEGETATION TO REMAIN, CONTRACTOR SHALL EMPLOY A CERTIFIED TREE SURGEON TO SELECTIVELY PRUNE AND TRIM ALL EXISTING PLANT MATERIALS TO PROVIDE A BALANCED APPEARANCE WHILE ALSO ELIMINATING ANY INTERFERENCE WITH THE NEW CONSTRUCTION OR SAFETY, VISIBILITY CORRIDORS.
- IRRIGATION (100% COVERAGE) SHALL BE PROVIDED IN ALL NEWLY PROPOSED PLANTING AREAS IN ACCORDANCE WITH THE JURISDICTIONAL LAND DEVELOPMENT CODE. SEE SHEET L-4, IRRIGATION PLAN FOR SPECIFICS.

05/25/2021

PER CITY COMMENTS DATED 05/03/2021

JT

SJS

06/28/2021

PER CITY COMMENTS DATED 06/14/2021

RA

SJS

DATE

REVISIONS

BY

CHECKED

MAJOR DEVELOPMENT PLAN
NORTHSTAR LOGISTICS CENTER
1200 OCOEE AOPKA RD.
AOPKA, 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

PRELIMINARY LANDSCAPE
NOTES AND DETAILS

DESIGNED BY
RTA

DRAWN BY
RTA

CHECKED BY
RTA

APPROVED BY
RTA

PROJECT NO.
20-043

SCALE
NOTED

DATE
APRIL 14, 2021

SHEET NO.
L-4

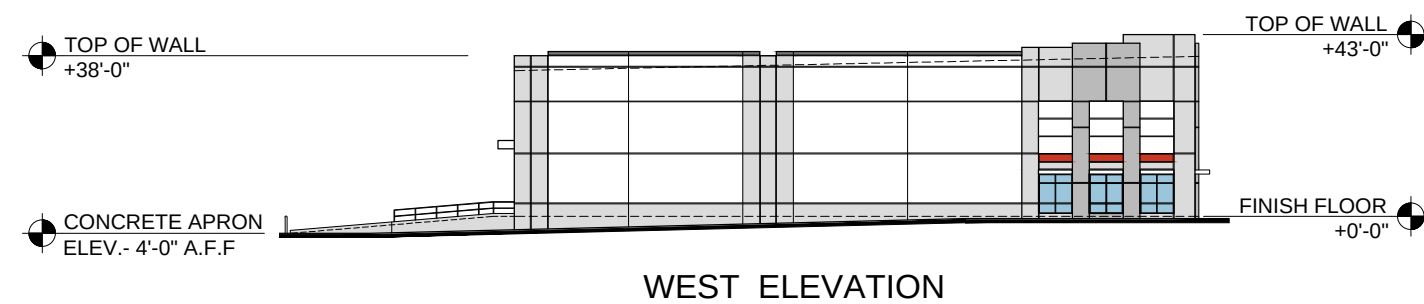
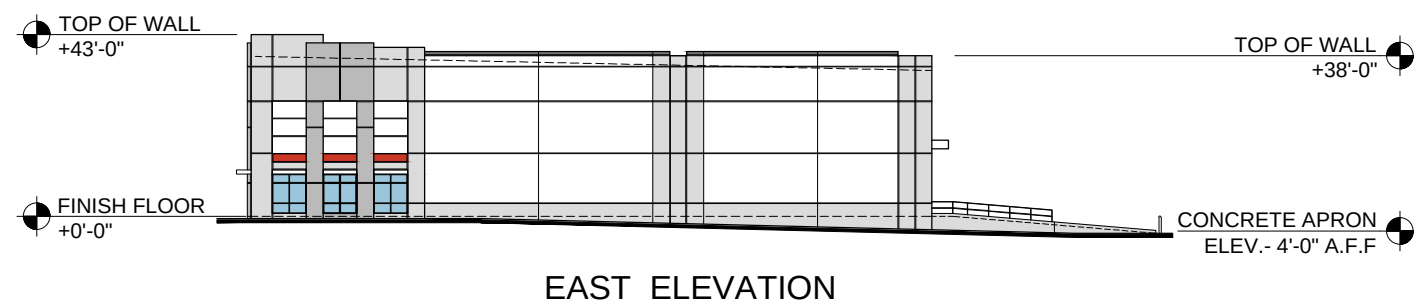
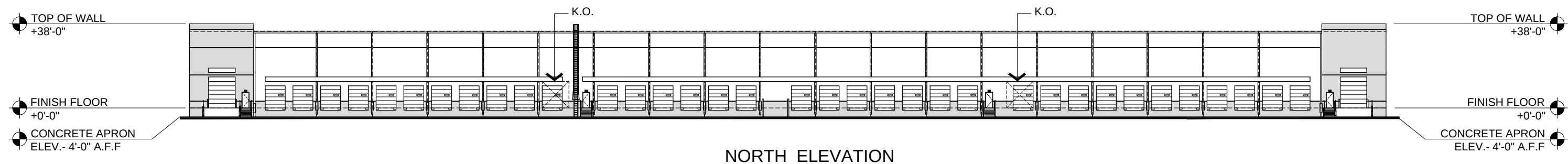
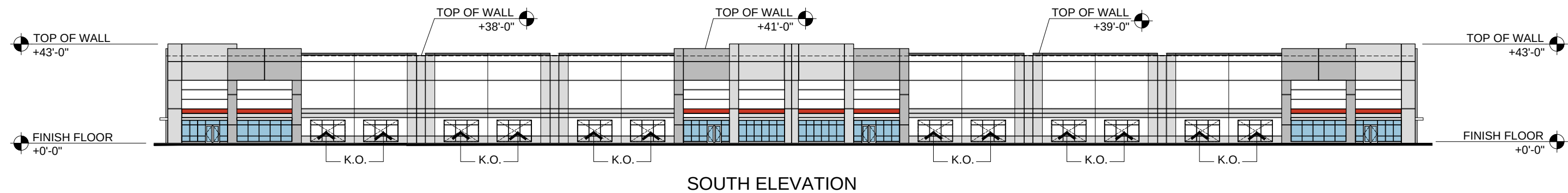
SHEET 38
OF 38

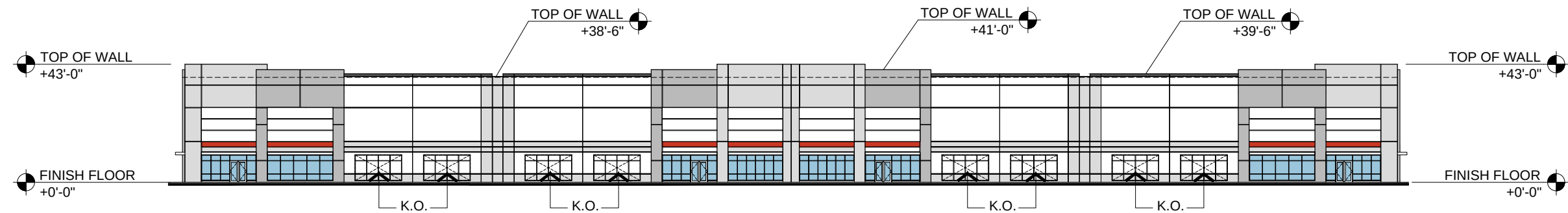
FLORIDA ENGINEERING GROUP, INC.
CERTIFICATE NO. FE-0006595
STATE OF
FLORIDA

THIS ITEM, INCLUDING ANY BOUND SHEETS,
HAS BEEN ELECTRONICALLY SIGNED AND
SEALED BY FEG ART ON APRIL 14, 2021
USING A DIGITAL SIGNATURE.
PRINTED COPIES OF THIS DOCUMENT ARE
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AND THE SIGNATURE MUST BE VERIFIED
ON ANY ELECTRONIC COPIES.

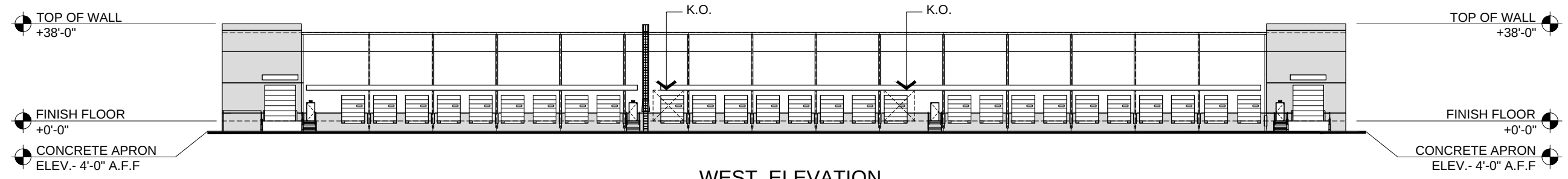
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307

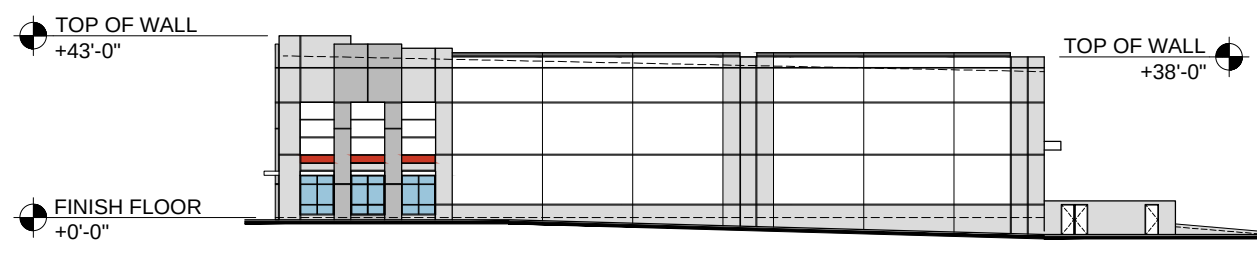




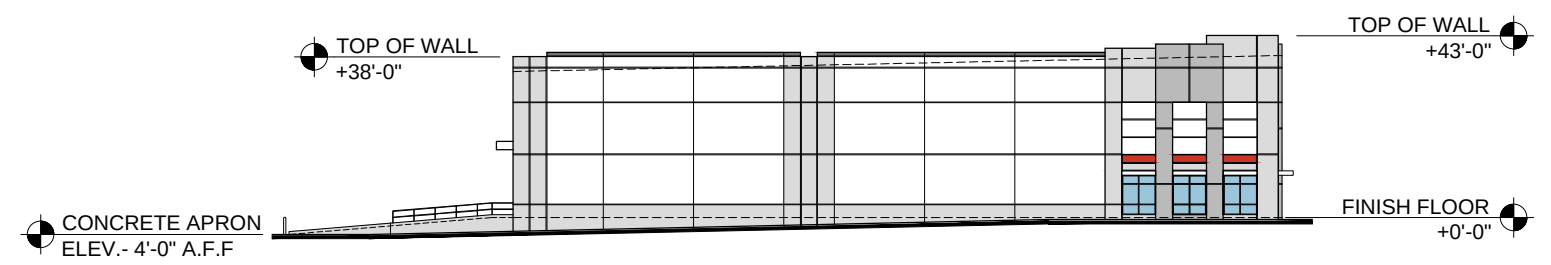
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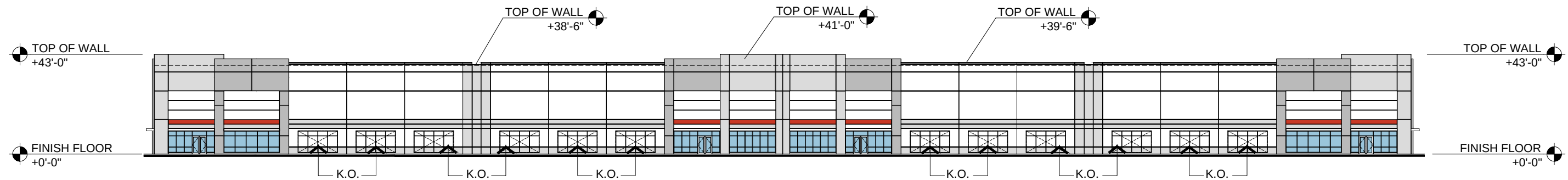
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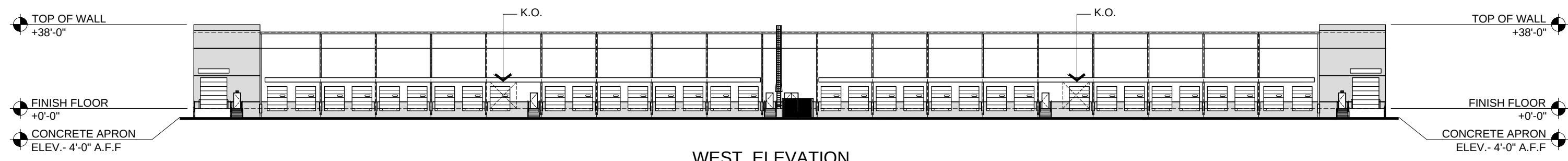
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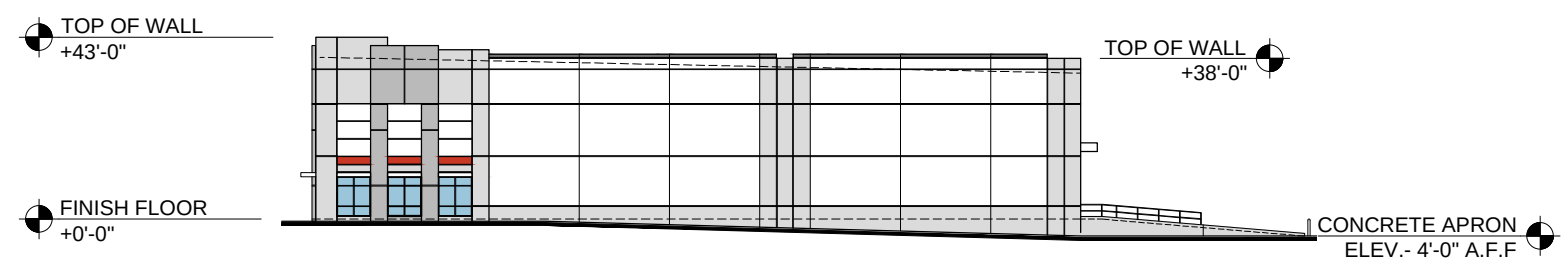
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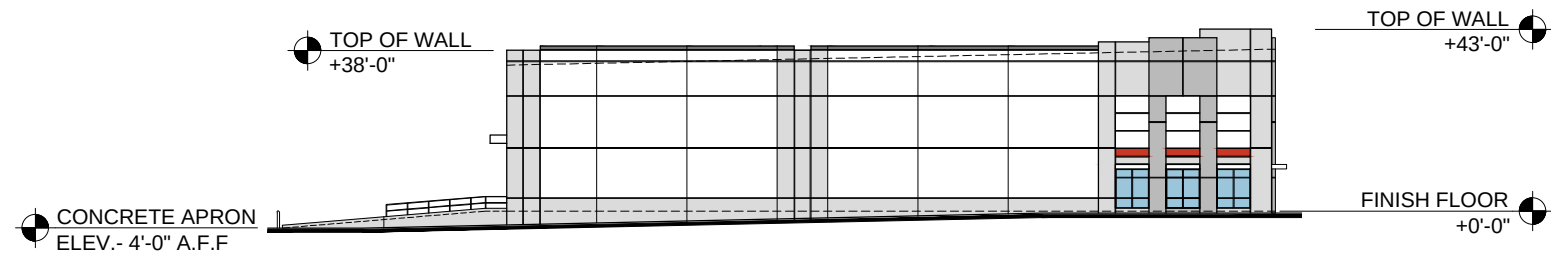
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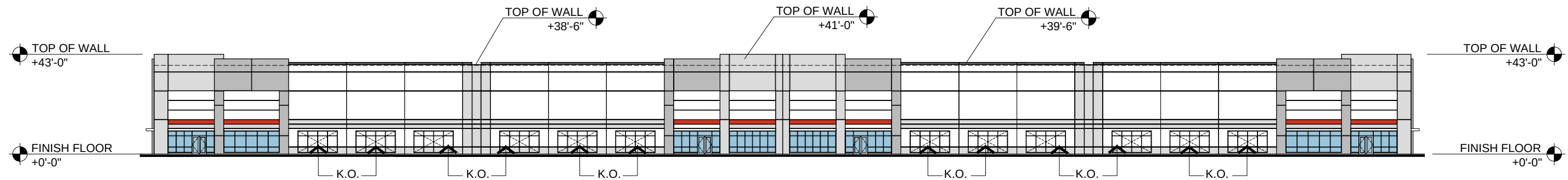
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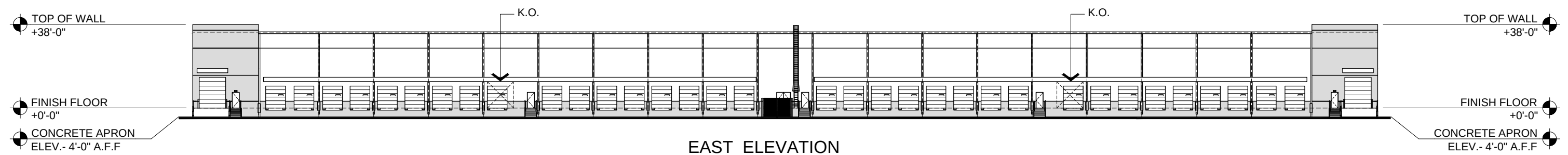
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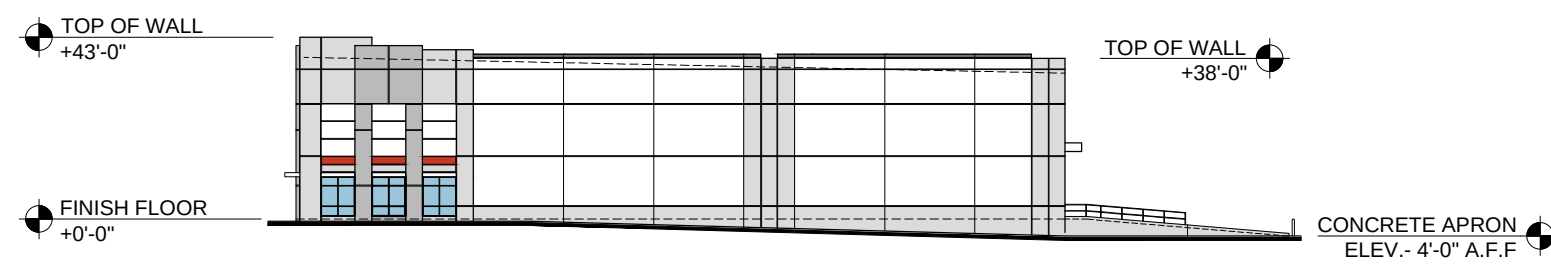
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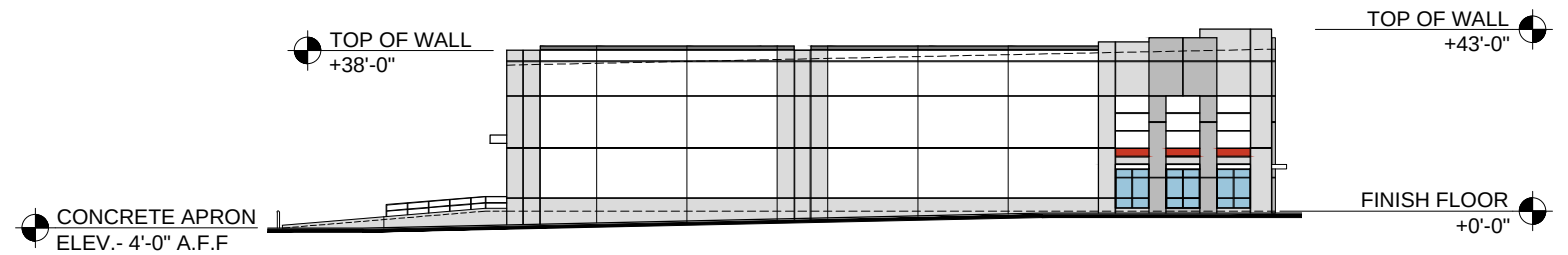
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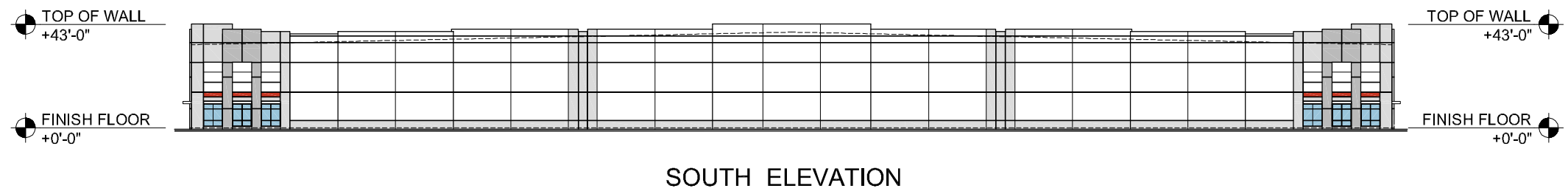
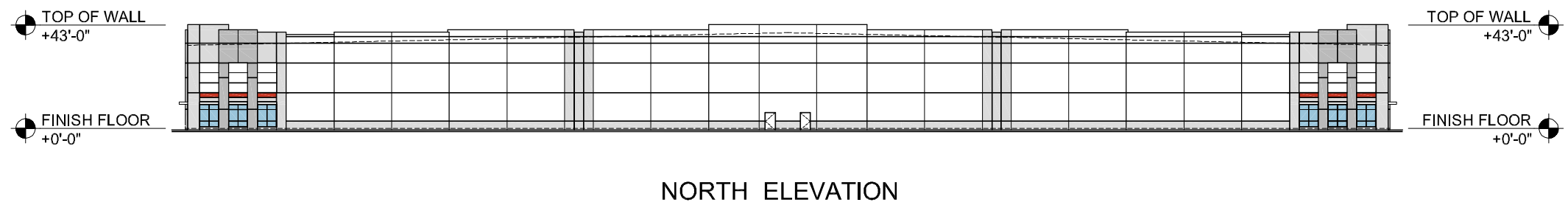
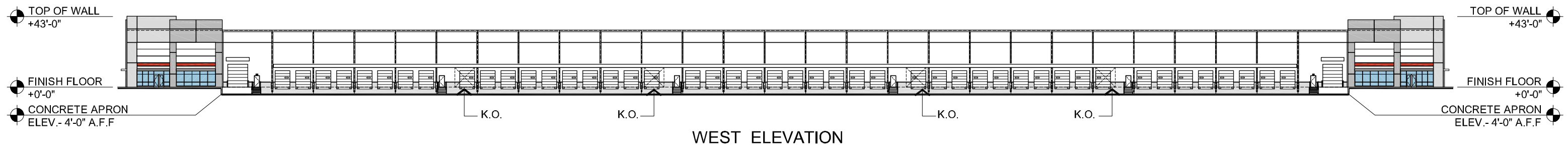
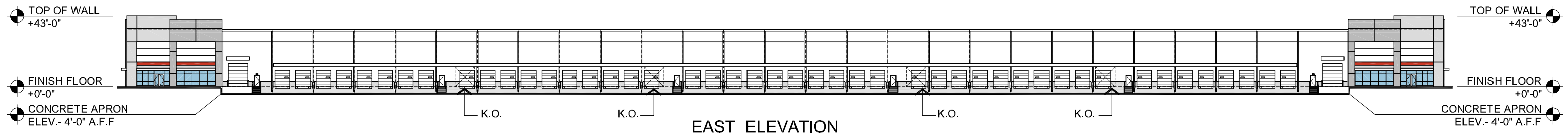
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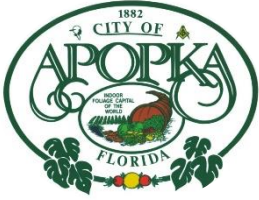


SOUTH ELEVATION



NORTH ELEVATION





CITY OF APOPKA PLANNING COMMISSION

☐ CONSENT
☐ BUSINESS
☐ PUBLIC HEARING
☐ SITE PLAN
☐ SPECIAL REPORT
☒ OTHER: MDP

MEETING OF: September 14, 2021
FROM: Community Development
EXHIBITS: Vicinity Map
Aerial Map
Major Development Plan

SUBJECT & REQUEST: RECOMMEND APPROVAL OF THE APEX APOPKA MAJOR DEVELOPMENT PLAN

SUMMARY:

OWNER: Binion Road, LLC

APPLICANT: Chris Leppert, P.E., Kimley Horn and Associates, Inc.

PARCEL ID NUMBERS: 18-21-28-0000-00-016 and 19-21-28-0000-00-010

LOCATION: North of Harmon Road and East of S. Binion Road

FUTURE LAND USE: Mixed Use (Max. 15 dwelling units per acre)

EXISTING USE: Warehouse

CURRENT ZONING: MU-ES-GT (Mixed-Use East Shore-Gateway Subdistrict)

TRACT SIZE: 18.98 +/- acres

RECOMMENDED ACTION:

Find the Apex Apopka Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan.

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North	Mixed Use	PD	Vacant
East	Mixed Use	T	S.R. 429
South	Mixed Use	MU-ES-GT	Vacant
West	Mixed Use	MU-ES-GT	S. Binion Road

PROJECT SUMMARY: A Major Development Plan has been submitted for the Apex Apopka project, which consists of 284 multifamily units and is located north of Harmon Road and east of S. Binion Road. The future land use designation is Mixed Use, which allows up to 15 dwelling units per acre. Pursuant to Land Development Code Section 2.5.5 – Relief. B. Administrative Adjustment, a maximum adjustment of 10 percent of the maximum allowable height of the building may be issued. An administrative adjustment was issued to the subject properties to allow a maximum building height of 49 feet and 5 inches. A minimum living area of 750 square feet is required in the MU-ES-GT zoning district. The Major Development Plan proposes a maximum building height of 49 feet and 5 inches and a minimum living area of 750 square feet.

ACCESS: The site will have one gated access point, off of S. Binion Road, and one emergency, gated access point, also off of S. Binion Road. The applicant has provided sidewalks along S. Binion Road. In addition, sidewalks are located throughout the development, creating pedestrian connectivity to the six proposed apartment buildings and various amenities.

According to the Traffic Impact Analysis, a right and left turn lane will be provided as part of the improvements on Harmon Road. Land Development Code Section 5.16.5.B.3.d.2 requires right turn lanes at each driveway when the speed limit equals or exceeds 35 miles per hour or if the development will generate 100 or more right-turn movements during the peak hour.

STORMWATER: Stormwater retention areas are provided at the central and northern areas of the site. Per the City Engineer, the stormwater pond designs meet the City’s Land Development Code.

LANDSCAPING/OPEN SPACE: The Land Development Code requires a minimum of 10% of the development site area to be open space, or 1.9 acres. The applicant has provided 10.7 acres of the development site area. Open space includes a community pool, stormwater management, and perimeter landscaping, and a plaza. The applicant has provided perimeter landscaping around the site and foundation landscaping around the building facades. Southern Magnolias, Live Oaks and Viburnum are provided on site. A 10-foot wide power transmission easement is located at the northern perimeter of the subject area. Pursuant to Land Development Code section 5.2.6, the applicant has proposed to install the perimeter landscaping and fencing outside of the easement to avoid conflicts with the existing utility lines.

PUBLIC HEARING SCHEDULE:

September 14, 2021 - Planning Commission (5:30 pm)

October 6, 2021 - City Council (1:30 pm)

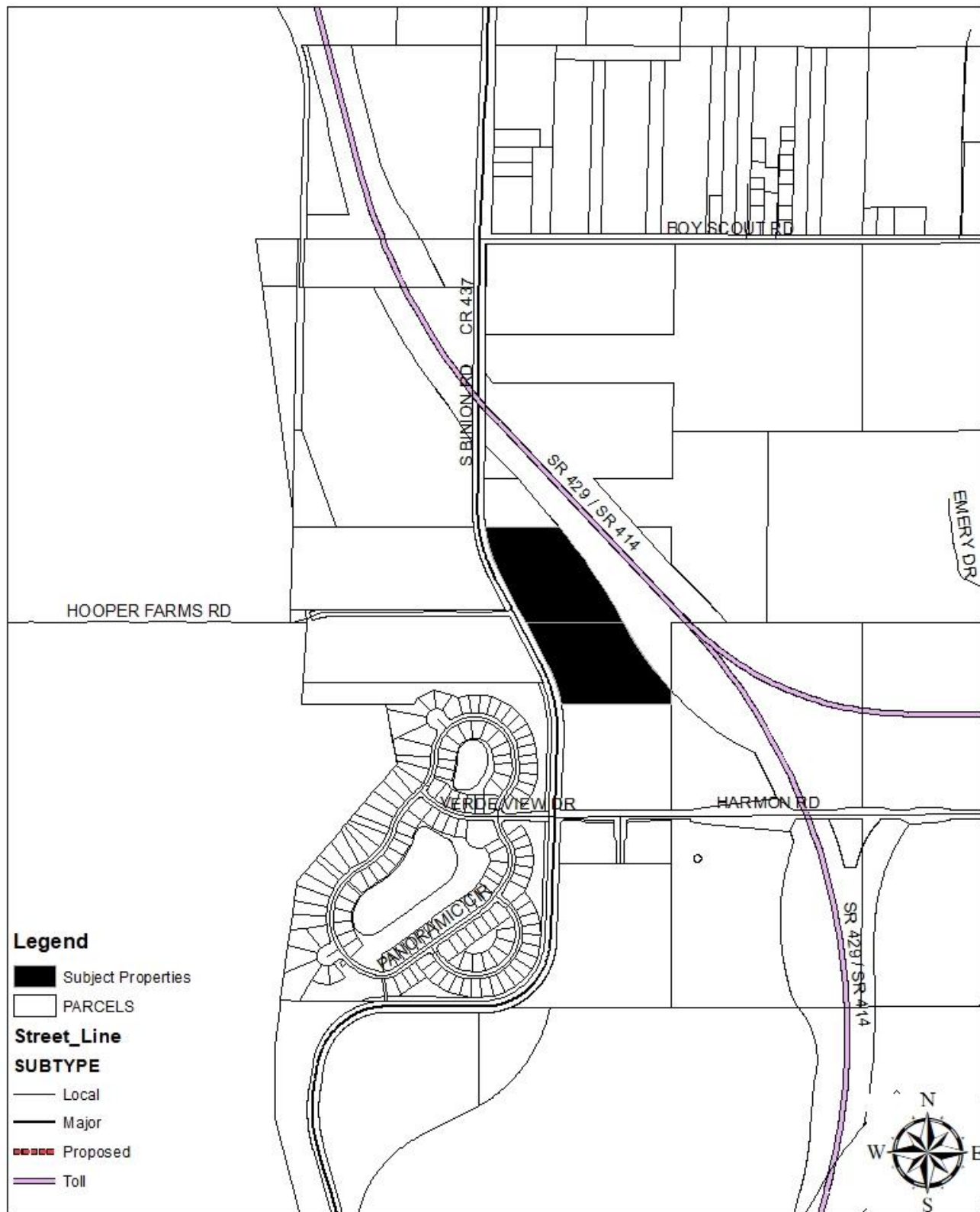
RECOMMENDATION ACTION:

Development Review Committee: Recommends approval of the Apex Apopka Major Development Plan.

Planning Commission Recommendation: Find the Apex Apopka Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan.

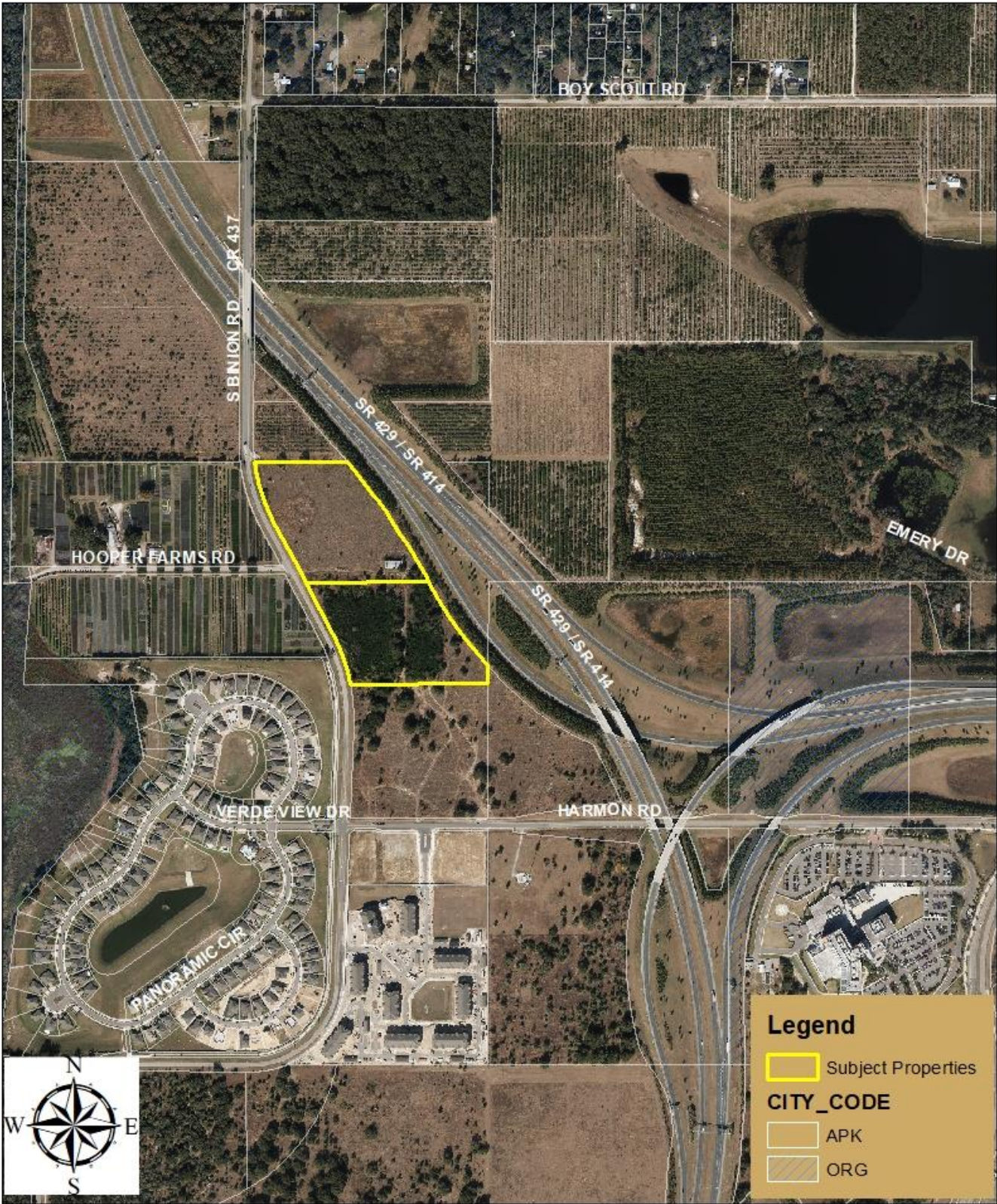
Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

Vicinity Map



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

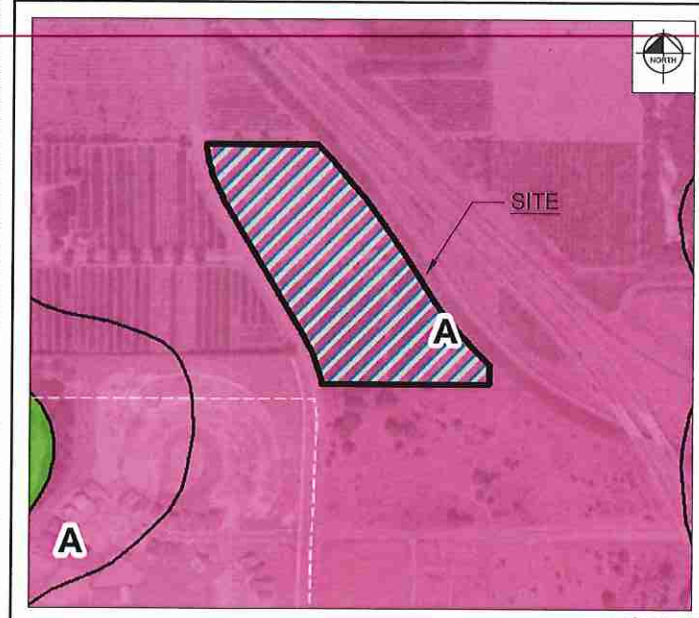
Aerial Map



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

Drawing name: \\kimley-horn.com\FL\ORL\ORL_Civil\149627005-S. Binion Multifamily\CADD\MDP\PlanSheets\MDP0.0-COVER.dwg MDP0.0-COVER Aug 09, 2021 2:39pm by: Jared Wolber

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SOILS MAP

CITY OF APOPKA DEVELOPMENT REVIEW COMMITTEE Compliance Review Per Land Development Code

DEPARTMENT	NAME	DATE
ENGINEERING	[Signature]	8-11/21
FIRE	[Signature]	8-11/21
BUILDING	[Signature]	8-11-2021
PLANNING/ZONING	[Signature]	8/12/2021
POLICE	[Signature]	8/12/2021
PUBLIC SERVICES	[Signature]	8/12/2021
UTILITIES	[Signature]	8/12/2021

REVIEW APPROVALS REQUIRED

City Council	Yes ☐ No ☐	DATE
Planning Commission	Yes ☐ No ☐	
City Council	Yes ☐ No ☐	

**THIS REVIEW / APPROVAL DOES NOT GRANT
PERMISSION TO VIOLATE OR WAIVE ANY
APPLICABLE CITY CODE.
THIS PLAN MUST BE KEPT ON JOB SITE.**

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (PROVIDED IN TITLE COMMITMENT)
PARCEL 1:

The South 1/2 of the Southwest 1/4 of the Southeast 1/4 East of Road (less that part of the South 91 feet of the West 1193 feet thereof East of Road), Section 18, Township 21 South, Range 28 East, Orange County, Florida.

PARCEL 2:

Begin at a point in the center of the clay road 228 feet, more or less, East of the West line of the SW 1/4 of the SE 1/4 of Section 18, Township 21 South, Range 28 East, and 91 feet North of the Section line between Sections 18 and 19 in said Township and Range; thence run East 965 feet, more or less, to a point on the East line of the West 1/2 of the SE 1/4 of the NE 1/4 of Section 18, thence South 91 feet to Section line, thence East 1/4 of the NE 1/4 of Section 19, Township 21 South, Range 28 East, to the Northeast corner of the NW 1/4 of the NE 1/4 of Section 19, Township 21 South, Range 28 East, along the East line of said forty, for a point of beginning; thence run South 385.55 feet; thence West, parallel with Section line 784 feet, more or less, to center of clay road, thence Northwesterly along clay road 422.8 feet, more or less, to the Northeast corner of the NW 1/4 of the NE 1/4 of Section 19, thence South 178.2 feet South of Section line between Sections 18 and 19, thence East, parallel with said Section line, 907.8 feet, more or less, to the point of beginning.

LESS AND EXCEPT FROM PARCELS 1 AND 2 ABOVE, that part taken in and by the recorded Order of Taking recorded December 18, 2006 in Official Records Book 9022, Page 2447, of the Public Records of Orange County, Florida, and being further described as follows:

PARCEL 207
LIMITED ACCESS RIGHT OF WAY

A TRACT OR PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST 1/4 OF SECTION 18 AND THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4, THENCE N89°54'24"E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 321.49 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 437 (BINION ROAD) AS DESCRIBED IN ROAD PLAT BOOK 1, PAGES 40-43, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH LINE S27°40'34"E ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 323.25 FEET TO THE POINT OF CURVATURE; THENCE 294.51 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 995.37 FEET, A CENTRAL ANGLE OF 16°57'10" AND A CHORD BEARING OF S 19°11'59" E TO A POINT ON THE SOUTH LINE OF THE NORTH 563.75 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE N89°55'04"E ALONG SAID SOUTH LINE A DISTANCE OF 760.08 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19; THENCE N00°01'36"E ALONG SAID EAST LINE A DISTANCE OF 98.14 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE N39°59'44"W A DISTANCE OF 150.45 FEET TO THE POINT OF CURVATURE; THENCE NORTHWESTERLY 391.96 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1842.98 FEET, A CENTRAL

ANGLE OF 12°11'08" AND A CHORD BEARING OF N33°54'10"W TO THE POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 831.47 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3896.00 FEET, A CENTRAL ANGLE OF 12°13'40" AND A CHORD BEARING OF N33°55'26"W TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE N89°56'05"E ALONG SAID NORTH LINE A DISTANCE OF

543.76 FEET; THENCE LEAVING SAID NORTH LINE S42°01'53"E A DISTANCE OF 356.16 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE S00°33'49"W ALONG SAID EAST LINE A DISTANCE OF

398.90 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 18; THENCE S00°01'36"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19 A DISTANCE OF 465.79 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY SR 414 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY.

MAJOR DEVELOPMENT PLAN

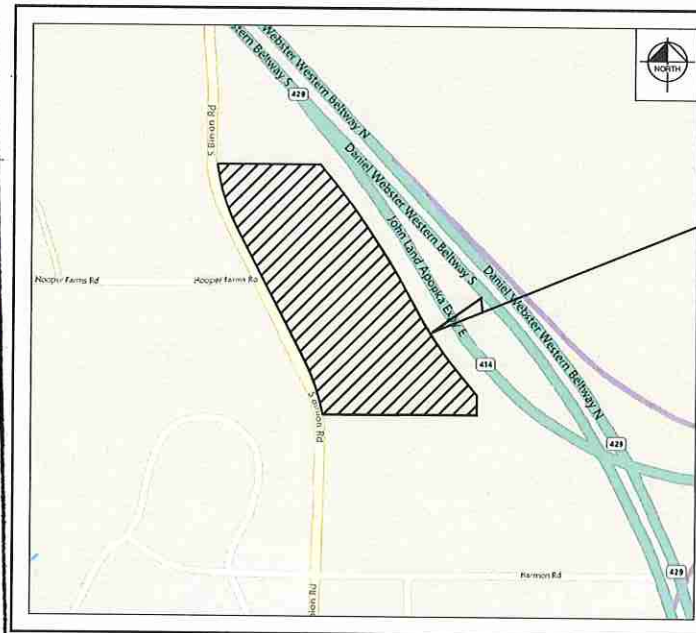
FOR APEX APOPKA

ORANGE COUNTY PARCEL I.D. #'s:
18-21-28-0000-00-016
19-21-28-0000-00-010

APOPKA, FLORIDA
AUGUST 9, 2021



AERIAL VICINITY MAP N.T.S.



SECTION 20, TOWNSHIP 21S, RANGE 29E LOCATION MAP N.T.S.

PROJECT AREA

PROJECT TEAM

OWNER/DEVELOPER
FLOURNOY PARTNERS
233 12TH STREET, SUITE 500
COLUMBUS, GA 31901
CONTACT: JAKE FLOURNOY
PHONE: (708) 464-6180
EMAIL: JAKE@FLOURNOYPARTNERS.COM

SURVEYOR
PEC SURVEYING AND MAPPING, INC.
2100 ALAFAYA TRAIL, SUITE 203
OVIEDO, FL 32765
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PHONE: (407) 542-4967
EMAIL: DW@PECONLINE.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES
189 S. ORANGE AVENUE, SUITE 1000
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GEOTECHNICAL
ARDAMAN & ASSOCIATES, INC.
8008 S. ORANGE AVENUE
ORLANDO, FL 32809
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PHONE: (407) 855-3660
EMAIL: CCUNNINGHAM@ARDAMAN.COM

ARCHITECT
GEHEBER LEWIS ASSOCIATES
1325 LOGAN CIRCLE NW
ATLANTA, GA 30318
CONTACT: CRAIG VINSON
PHONE: (470) 355-4379
EMAIL: CVINSON@GLAATL.COM



CHRISTOPHER C. LEPPERT
FL PE No. 90200

PREPARED BY
Kimley-Horn

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APEX APOPKA
8/9/2021
ENGINEER'S PROJECT No. 149627005
REVISIONS:



R = 3098.00'
A = 127°54'
L = 831.46'
C = 829.98'
CB = N33°55'27"W

R = 1842.88
Δ = 1271'09"
L = 391.97
C = 391.23
CS = 53354'10"

TOTAL SITE AREA:	18.98 ACRES
ZONING:	MU-ES-GT
FUTURE LAND USE:	MIXED-USE (MU)
PROPOSED USE:	MULTI-FAMILY
MAXIMUM BUILDING HEIGHT:	49' 5"
PROPOSED BUILDING HEIGHT:	< 49' 5" (4 STORIES)
MINIMUM LIVING AREA:	750 SF

MULTIFAMILY UNIT MIX:	
1 BEDROOM:	114 UNITS
2 BEDROOM:	127 UNITS
3 BEDROOM:	43 UNITS
TOTAL UNITS:	284 UNITS

REQUIRED PARKING:
MULTIFAMILY (1 SPACE / 1 STUDIO OR 1 BEDROOM UNIT)
(1.35 SPACES / ALL OTHER UNITS)
(0.1 VISITOR SPACES / RESIDENT SPACES)

0.1 VISITOR SPACES X 344 SPACES:	35 SPACES
TOTAL PARKING SPACES REQUIRED:	379 SPACES

STANDARD SPACES:	351 SPACES
GARAGE SPACES:	58 SPACES
TANDEM SPACES:	17 SPACES
ADA SPACES:	22 SPACES
VISITOR SPACES:	35 SPACES
TOTAL SPACES PROVIDED:	483 SPACES

SHORT-TERM BICYCLE PARKING REQUIRED:	15 SPACES
LONG-TERM BICYCLE PARKING REQUIRED:	71 SPACES
SHORT-TERM BICYCLE PARKING PROVIDED:	16 SPACES
LONG-TERM BICYCLE PARKING PROVIDED:	71 SPACES

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP)

4. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND

OR MAINTAIN THE ON-SITE PRIVATE WATER, RECLAIMED WATER OR WASTEWATER SYSTEMS. FIRE FLOWS AND HYDRANT INFORMATION SHOWN THE PLANS SHALL BE COORDINATED WITH CITY OF APOPKA FIRE RESCUE.

6. ANY MISCELLANEOUS GARBAGE, WASTE AND CONSTRUCTION DEBRIS OR DEMOLITION DEBRIS, OR WASTE MATERIAL FOUND ON SITE DURING CLEARING AND GRADING SHALL BE PROPERLY DISPOSED OF OFF-SITE ACCORDING

IMPERILED SPECIES (ENDANGERED, THREATENED, OR SPECIES OF SPECIAL CONCERN). THE APPLICANT IS RESPONSIBLE TO DETERMINE THE PRESENCE OF THESE CONCERN AND TO VERIFY AND OBTAIN, IF NECESSARY, ANY

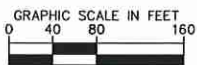
B. ALL CURB RAMPS AND SIDEWALKS AT PROJECT ENTRANCES WILL BE FDOT AND ADA COMPLIANT, WHERE REQUIRED.

THIS DEVELOPMENT WILL BE CONSTRUCTED IN ONE (1) PHASE.

3. Central AC – Energy Star Certified – 0.50
4. Create a soil management plan for development site that promotes stormwater infiltration through improved organic matter content,

5. Provide a minimum of two electric vehicle (EV) level 3 charging stations that are made available in a parking structure or off-street parking lot to those using the building -0.75 -Locations

post-flood recovery, design the facility to be protected and operable at the water levels represented by a 0.2% annual chance (500-year) flood -1.00 - The sanitary sewer pump station is a critical facility that has been designed to remain operational in the



KEY MAP
SCALE: 1" = 1000'

UTILITY SERVICE:
CITY OF AROPKA SHALL NOT OWN, OPERATE OR MAINTAIN THE ON-SITE

BE SUBMITTED SHOWING THAT THE PROPOSED WATER, WASTEWATER AND, RECLAIMED WATER SYSTEMS HAVE BEEN SIZED TO SUPPORT THE ENTIRE PROJECT.

FLOOD ZONE:
 BASED ON FEMA FLOOD MAP 12095C0120F, DATED SEPTEMBER 25, 2009
 SHOWS THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X AREAS

ALL EXTERIOR SITE LIGHTING SHALL COMPLY WITH SECTION 5.6 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE AND ALL CURRENT APPLICABLE CITY OF APOPKA STANDARDS.

FIRE PROTECTION:

VERTICAL DATUM:
ORANGE COUNTY BENCHMARK GIS-0478 ALLISON. SURVEY DISK ON TOP

PROPERTY LINE



PROPOSED BUILDING

OPEN SPACE

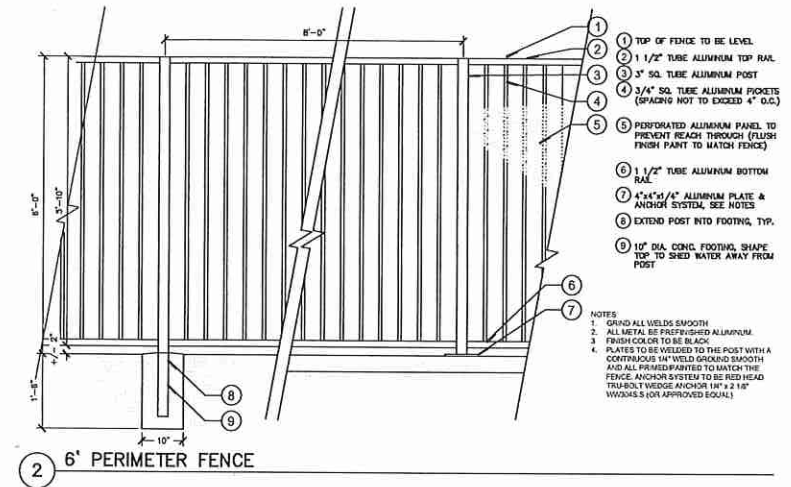
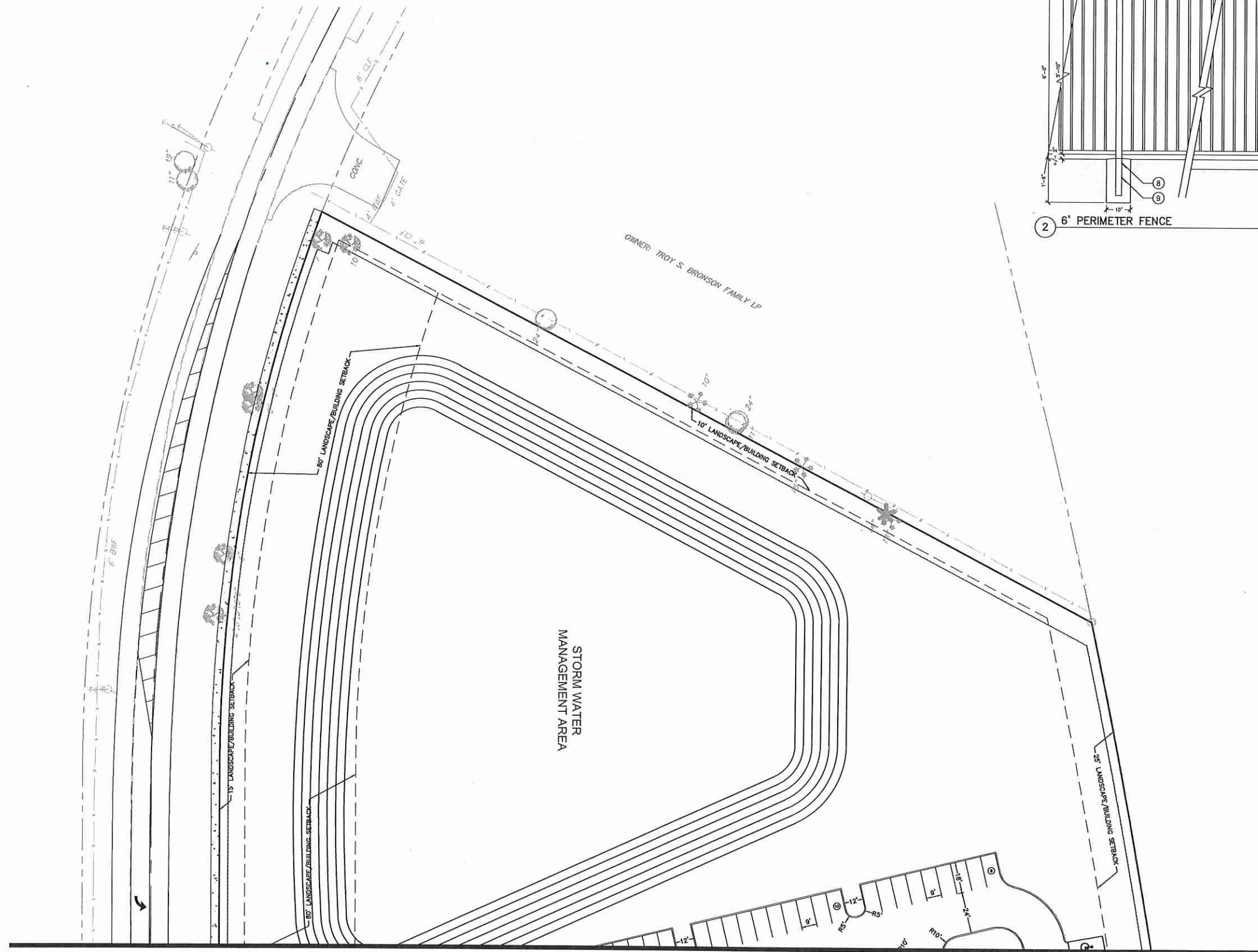
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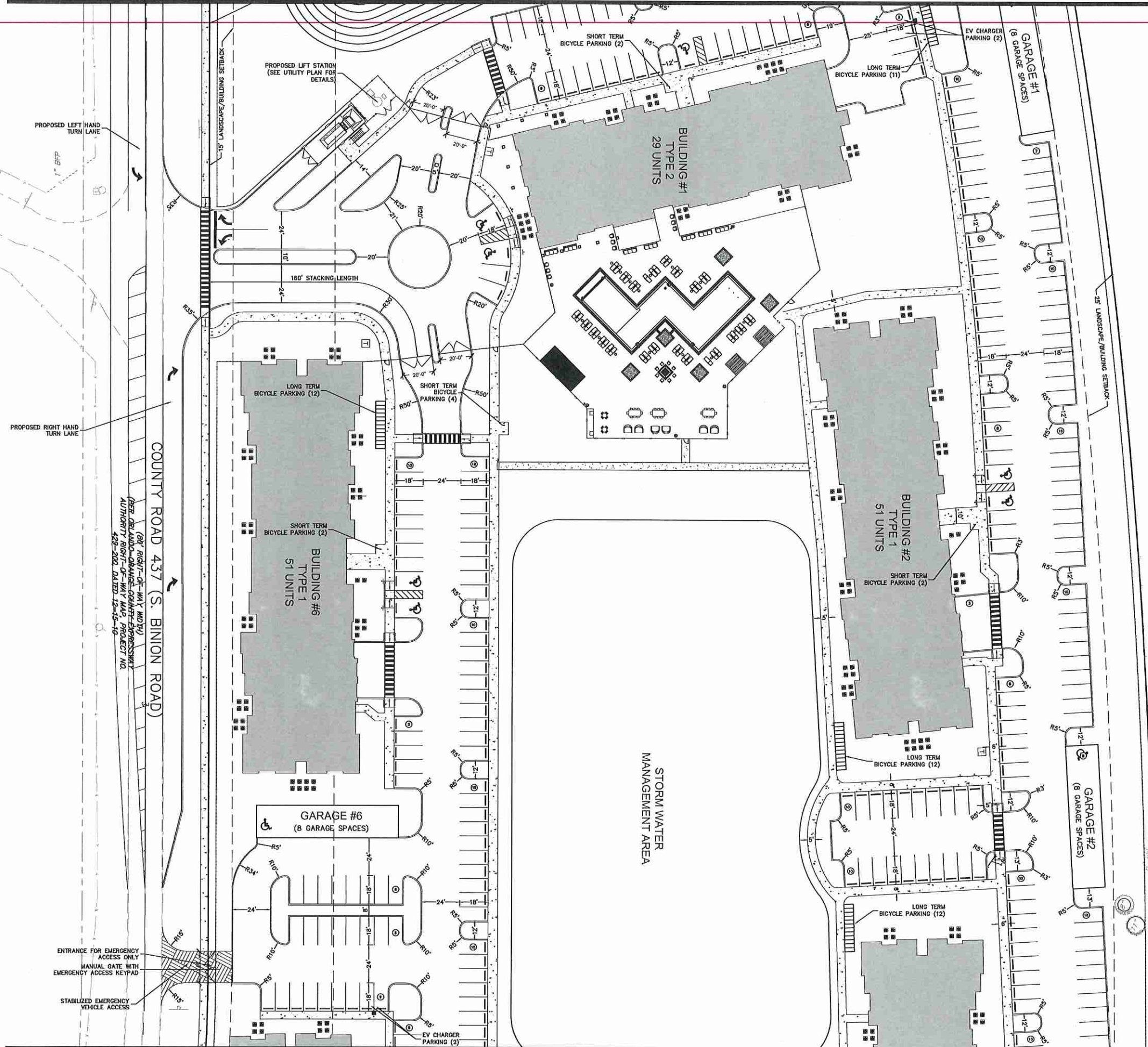
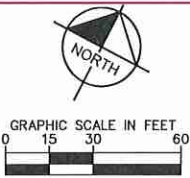
APEX APOPKA

319

SHEET NUMBER
MDP1.0



MATCHLINE SEE SHEET MDP1.1



MATCHLINE SEE SHEET MDP1.3

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KHA PROJECT
149627005
DATE
8/9/2021
SCALE AS SHOWN
DESIGNED BY BAC
DRAWN BY BAC
CHECKED BY CCL

SITE PLAN

APEX APOPKA

FLORIDA

APOPKA

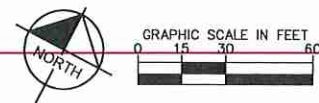
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SHEET NUMBER
MDP1.2

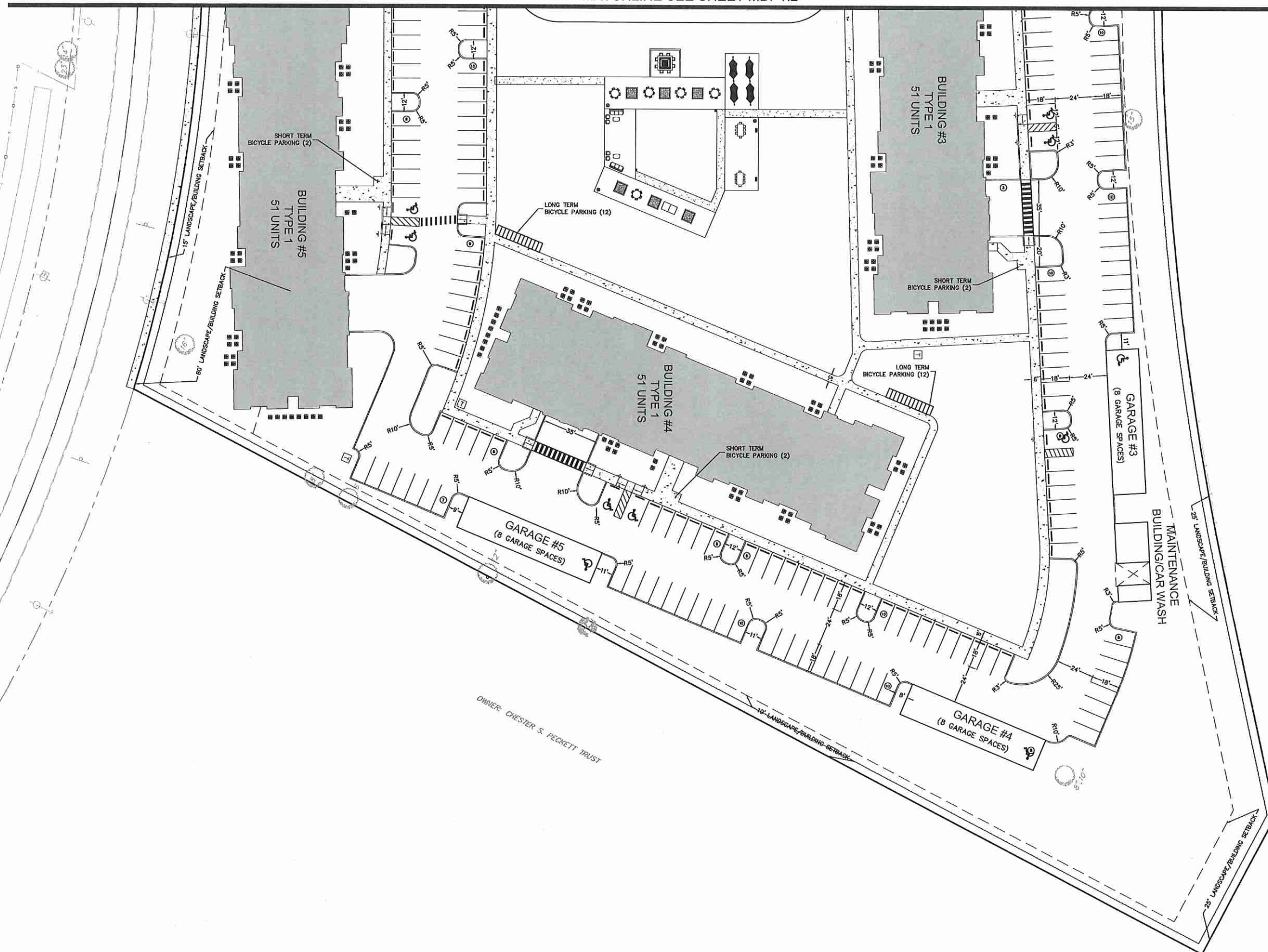
NO.	REVISIONS	DATE	BY

NOTES:

1. STABILIZED EMERGENCY VEHICLE ACCESS
SHOULD BE T124 TUFF TRACK ENGINEERED
PERMEABLE PAYER GRASS SURFACE OR APPROVED
FOIAL

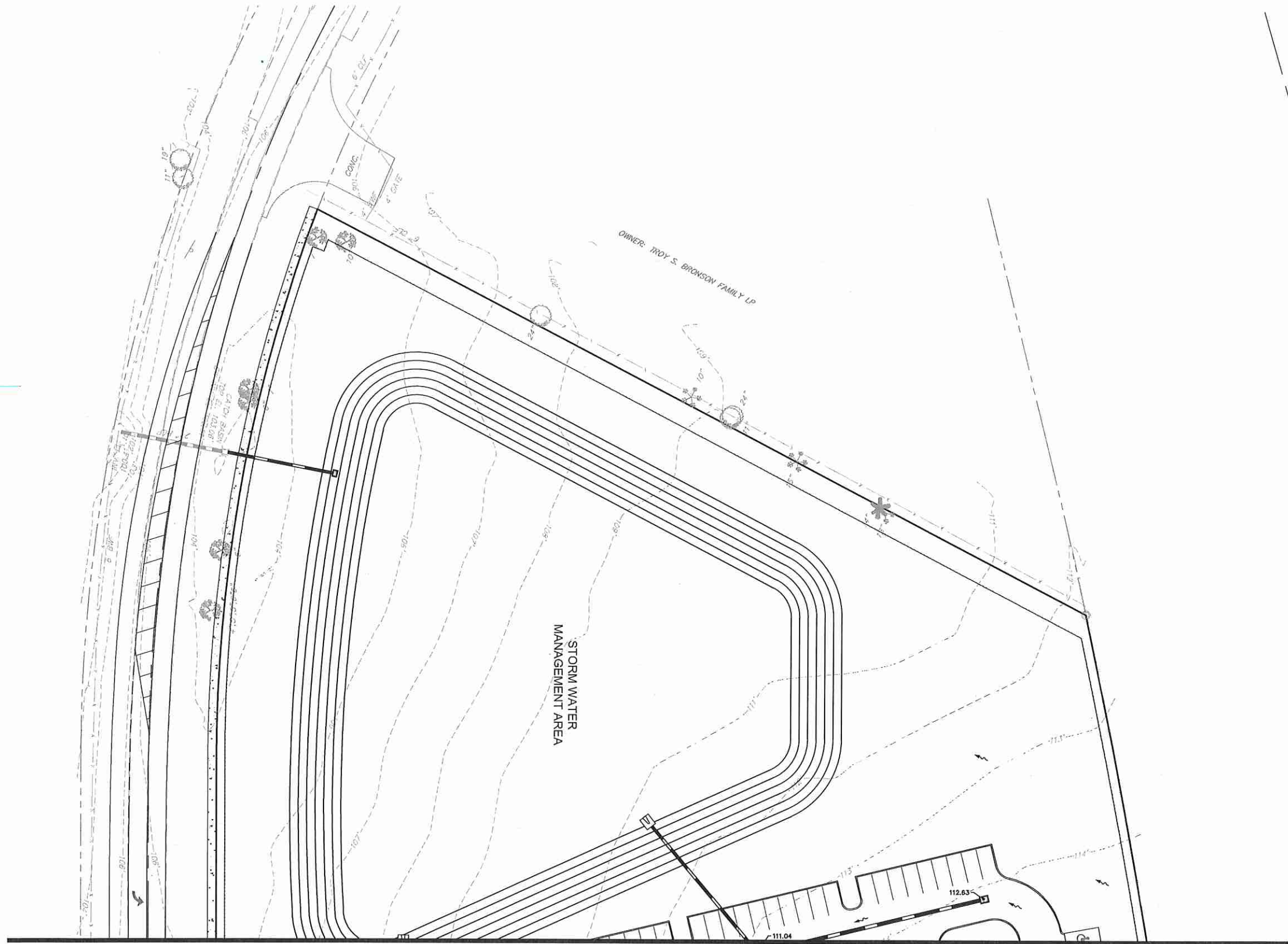


MATCHLINE SEE SHEET MDP1.2



SHEET NUMBER		MDP1.3	
APEX APOPKA		FLORIDA	
SITE PLAN		KMA PROJECT 149627005 DATE 8/9/2021 SCALE AS SHOWN DESIGNED BY BAC DRAWN BY BAC CHECKED BY CCL DATE 8/9/2021	
APOPKA 322		LICENSED PROFESSIONAL LANDSCAPE ARCHITECT CHRISTOPHER LEPPER 13020 13020	
APEX APOPKA		Kimley»»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 696	
No.		REVISIONS	
DATE		BY	

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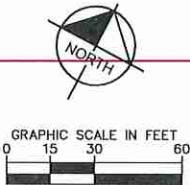


LEGEND

- EXISTING CONTOUR
- PROPOSED ELEVATION
- PROPOSED STORM PIPE
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED DIRECTION OF SURFACE WATER RUNOFF

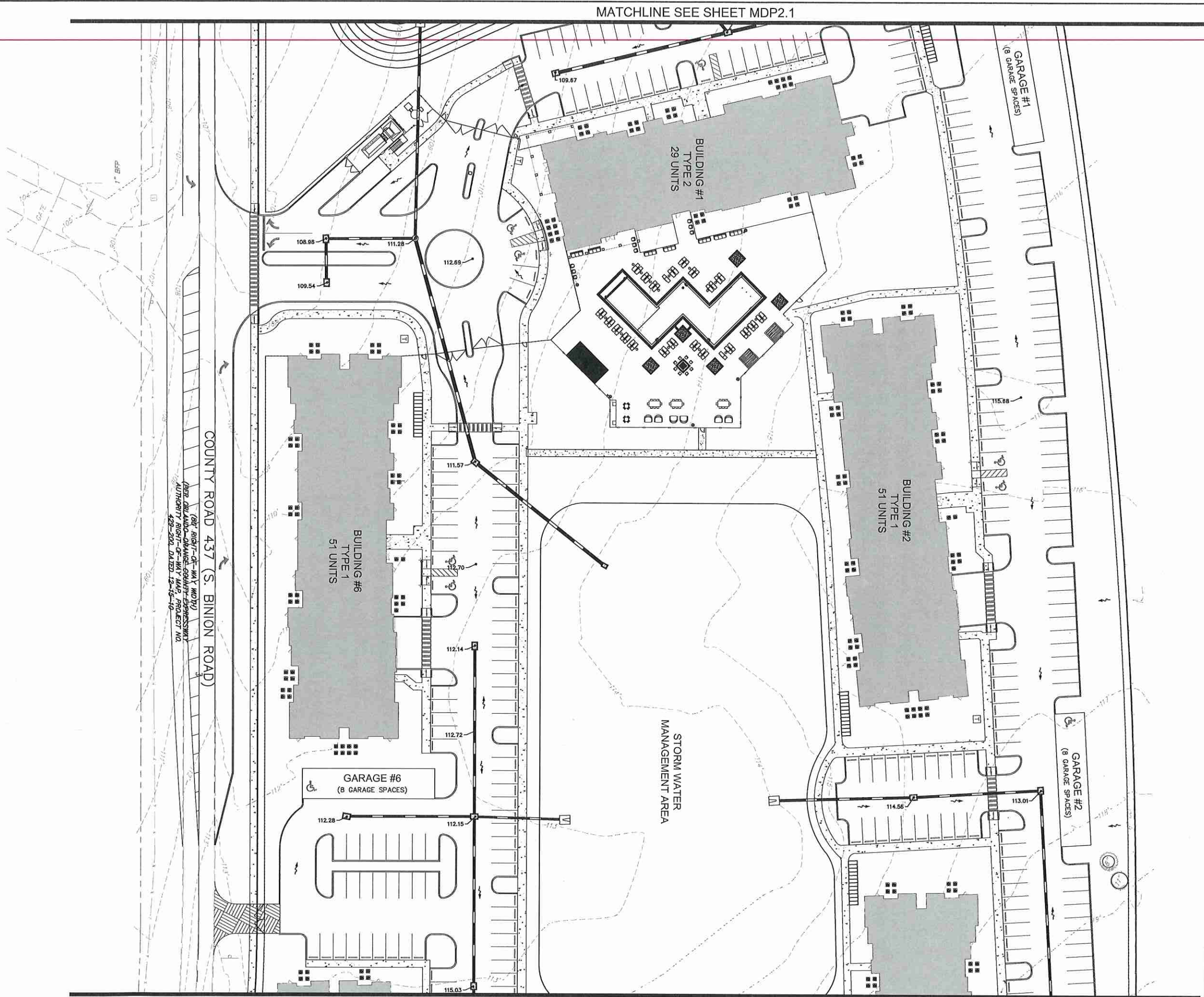
NOTES:

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).



KHA PROJECT 149627005		KHA PROJECT 149627005		KHA PROJECT 149627005	
DATE 8/9/2021		DATE 8/9/2021		DATE 8/9/2021	
SCALE AS SHOWN		SCALE AS SHOWN		SCALE AS SHOWN	
DESIGNED BY BAC		DESIGNED BY BAC		DESIGNED BY BAC	
DRAWN BY BAC		DRAWN BY BAC		DRAWN BY BAC	
CHECKED BY CCL		CHECKED BY CCL		CHECKED BY CCL	
PROJECT APEX APOPKA		PROJECT APEX APOPKA		PROJECT APEX APOPKA	
SHEET NUMBER MDP2.1		SHEET NUMBER MDP2.1		SHEET NUMBER MDP2.1	
FLORIDA		FLORIDA		FLORIDA	
APOPKA		APOPKA		APOPKA	
323		323		323	
PAVING AND GRADING PLAN		PAVING AND GRADING PLAN		PAVING AND GRADING PLAN	
KIMLEY-HORN		KIMLEY-HORN		KIMLEY-HORN	
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REVISIONS		REVISIONS		REVISIONS	
DATE		DATE		DATE	
BY		BY		BY	

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LEGEND

- EXISTING CONTOUR
- PROPOSED ELEVATION
- PROPOSED STORM PIPE
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED DIRECTION OF SURFACE WATER RUNOFF

NOTES:

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).

GRAPHIC SCALE IN FEET

0 15 30 60

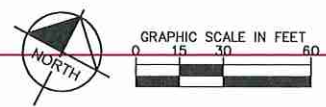
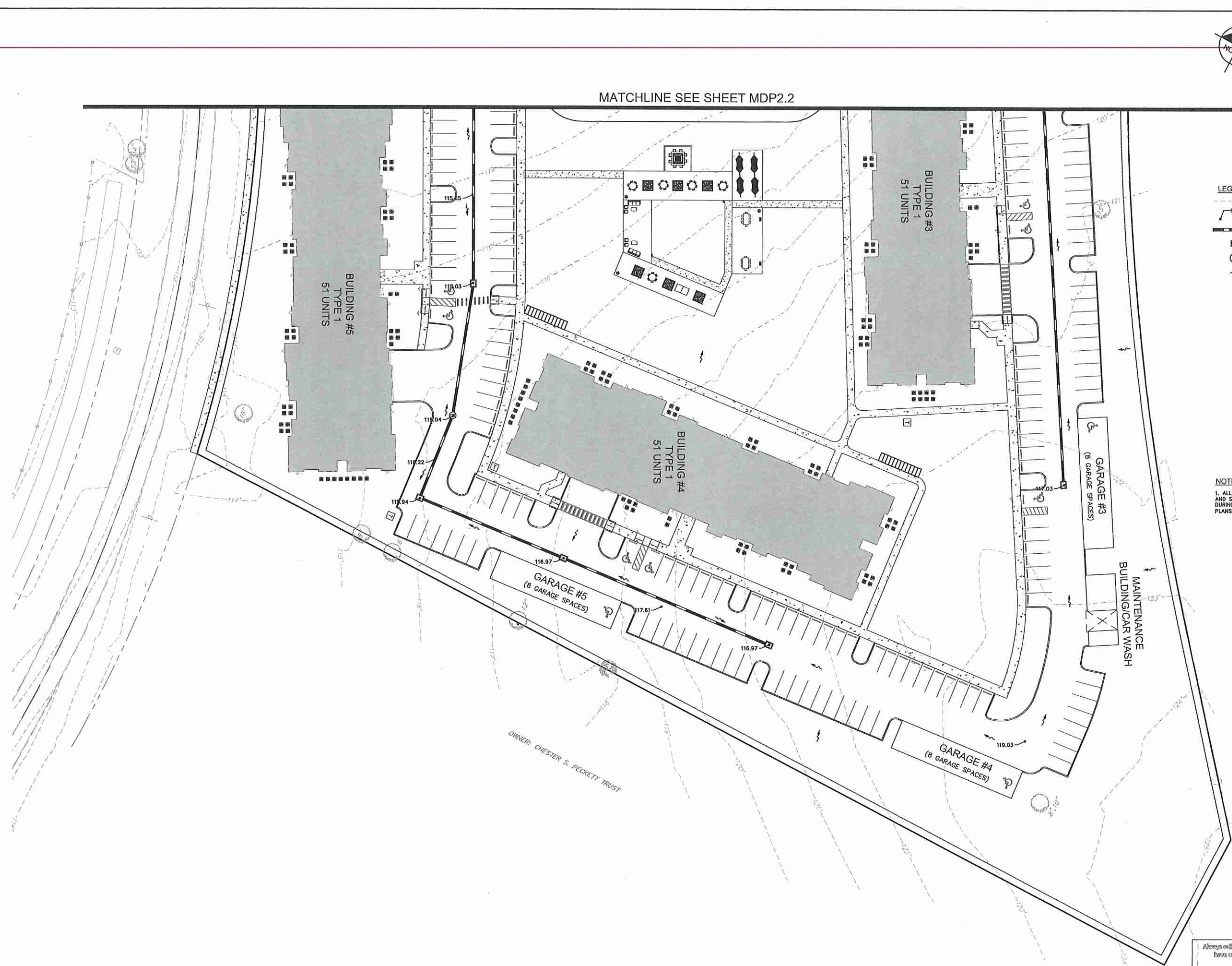
NORTH

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Kimley»Horn		APEX APOPKA		FLORIDA	
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KHA PROJECT 149627005		DATE 8/9/2021		SHEET NUMBER MDP2.2	
SCALE AS SHOWN		DESIGNED BY BAC		CHECKED BY CCL	
DRAWN BY BAC		DATE		BY	
REVISIONS		DATE		BY	

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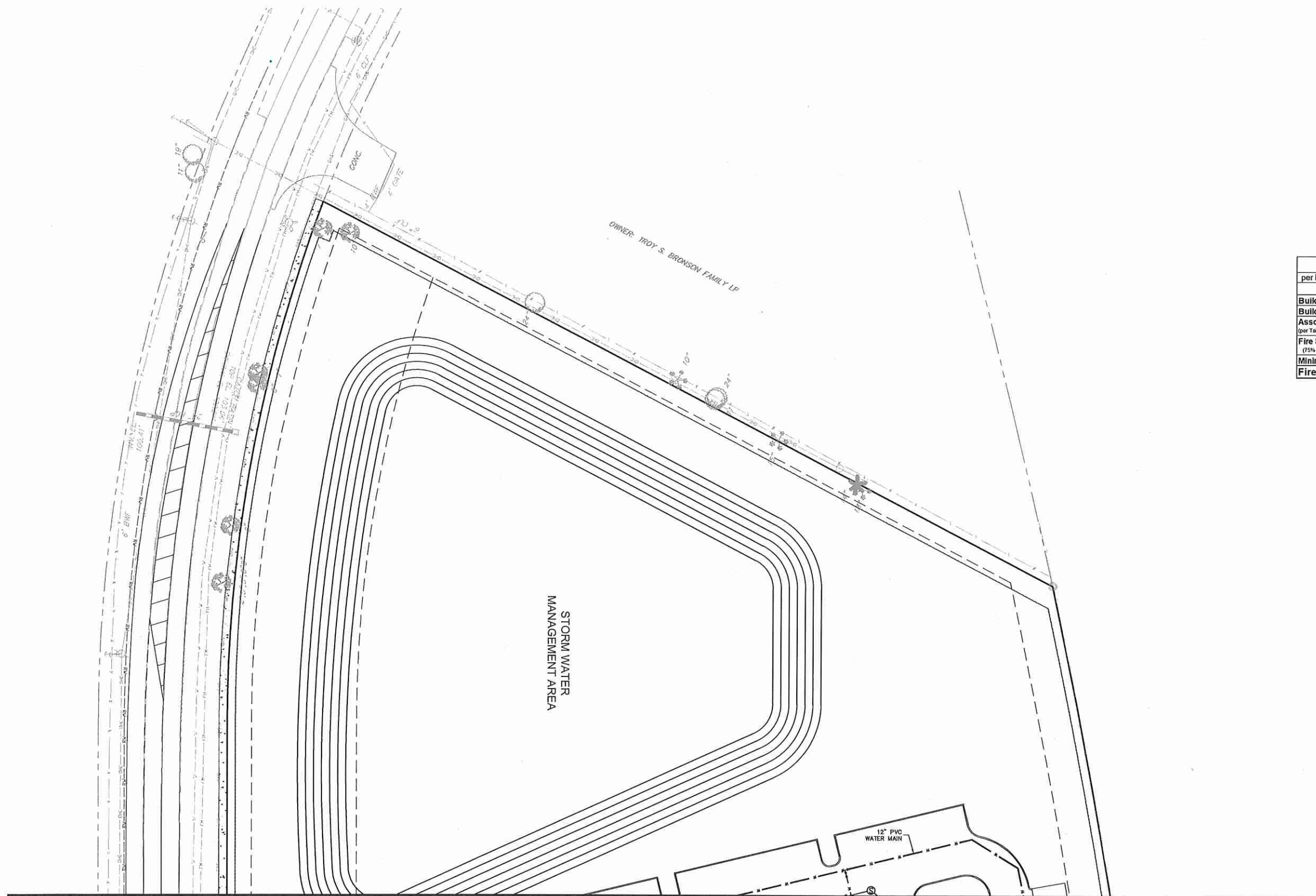
- LEGEND**
- EXISTING CONTOUR
 - PROPOSED ELEVATION
 - PROPOSED STORM PIPE
 - PROPOSED CURB INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED DIRECTION OF SURFACE WATER RUNOFF

NOTES:
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).

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		PAVING AND GRADING PLAN						
APEX APOPKA	FLORIDA							
SHEET NUMBER MDP2.3								

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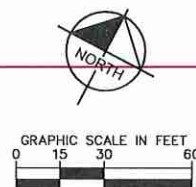


MATCHLINE SEE SHEET MDP3.2

NOTES:

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
2. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
3. ALL FIRE HYDRANTS MUST MAINTAIN 36" CLEAR AROUND.

Multi-Family Building E	
per NFPA 1 Uniform Fire Code Handbook, 2018 Edition	
Building Fire Area (SF) =	35,544
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow= (per Table H-1.1 of the 1979 Uniform Fire Code Handbook)	5,000
Fire Sprinkler - Yes or No= (15% fee sprinkler credit, if applicable)	YES
Minimum Fire Flow per NFPA=	1,250 GPM
Fire Flow Provided=	1,250 GPM



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АРЕХ АРОРКА

UTILITY PLAN

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KHA PROJECT 149627005	DATE 8/9/2021	SCALE AS SHOWN	DESIGNED BY BAC	DRAWN BY BAC	CHECKED BY COL
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El Orinda

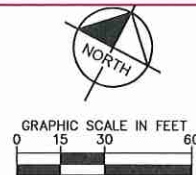
АРОРКА

SHEET NUMBER
MDP3.1

326

REVISIONS

	DATE	BY
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Multi-Family Building E per NFPA 1 Uniform Fire Code Handbook, 2018 Edition	
Building Fire Area (SF) =	35,544
Building Type (per NFPA 220) =	V(000)
Associated Min. Required Fire Flow= (per Table H-5.1 of the NFPA Uniform Fire Code Handbook)	5,000
Fire Sprinkler - Yes or No= (75% fire sprinkler credit, if applicable)	YES
Minimum Fire Flow per NFPA=	1,250 GPM
Fire Flow Provided=	1,250 GPM

UTILITY PLAN

APEX АРОРКА

FLORIDA

АРОРКА

327

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LICENSED PROFESSIONAL
 CHRISTOPHER C. LEPPER
 LICENSE NUMBER
 1902001
 8/9/2012

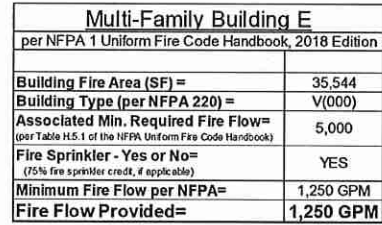
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REVISIONS

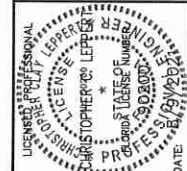
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32

1



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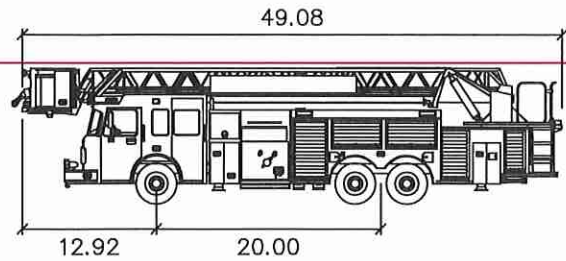
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149627005	8/9/2021							

АРОРКА

SHEET NUMBER
MDP3.3

328

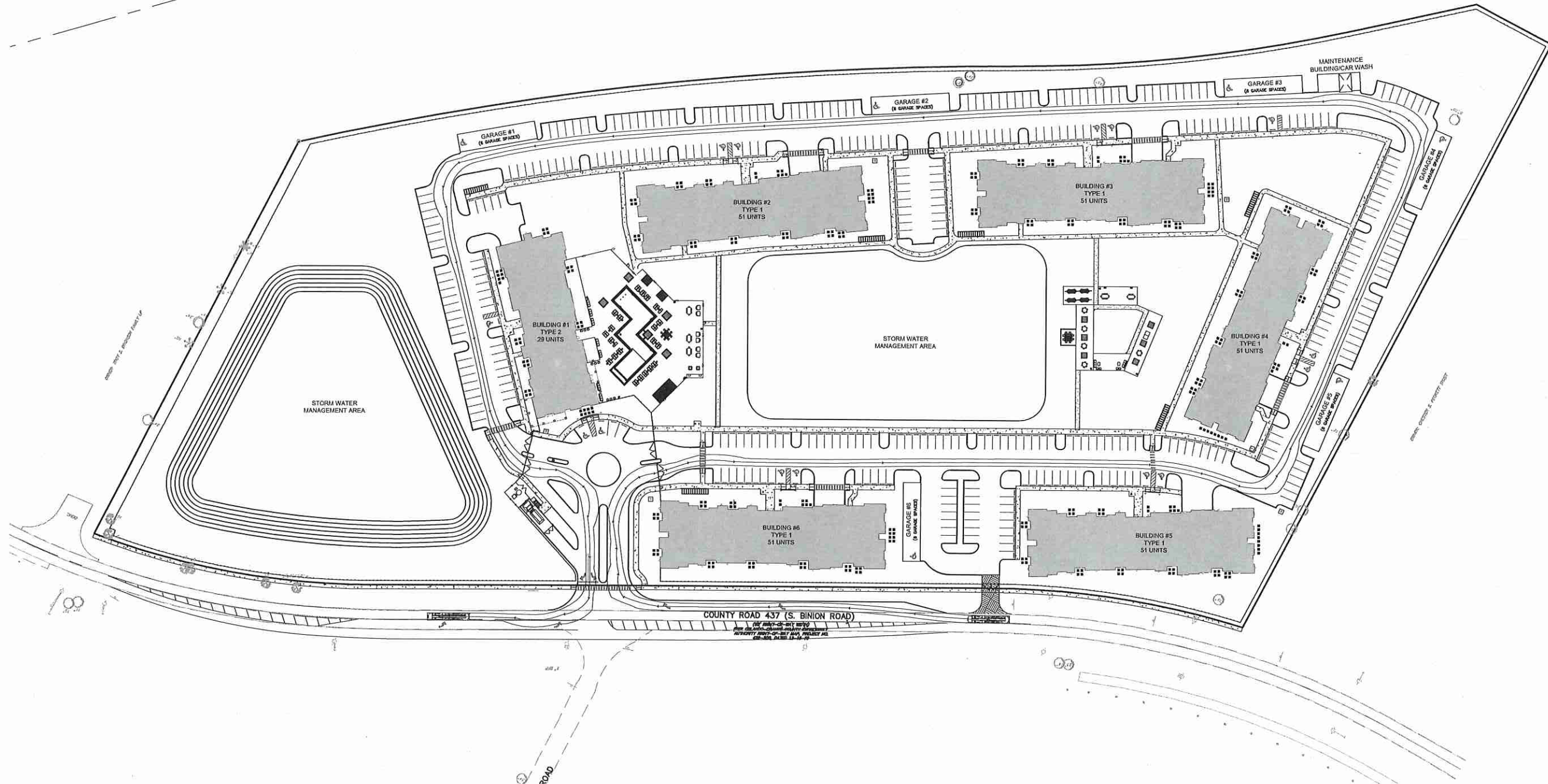
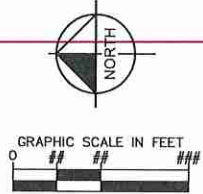
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Smeal Platform RM 100ft

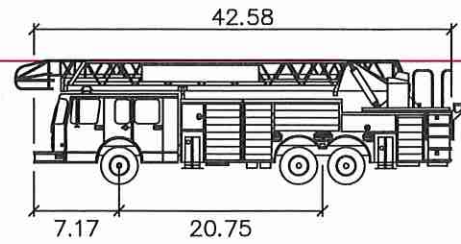
feet
Width : 8.33
Track : 7.83
Lock to Lock Time : 6.0
Steering Angle : 48.0

- NOTES:
1. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
 2. FIRE HYDRANTS TO BE LOCATED WITHIN 500 FEET OF ALL MULTI-FAMILY RESIDENCES AND IDENTIFIED WITH A BLUE ROADWAY REFLECTOR MARKING.
 3. CONSTRUCTION TO FOLLOW FLORIDA STATUTE 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
 4. DEVELOPMENT TO FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.



KHA PROJECT 149627005	DATE 8/9/2021	SCALE AS SHOWN	DESIGNED BY BAC	DRAWN BY BAC	CHECKED BY CCL	DATE 8/9/2021	Licensure Seal of Christopher J. Leffler, Professional Engineer, License No. 12000, State of Florida	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 696	REVISIONS	DATE	BY
TRUCK ROUTING PLAN											
APEX APOPKA									FLORIDA		
APOPKA									329		
SHEET NUMBER MDP4.0											

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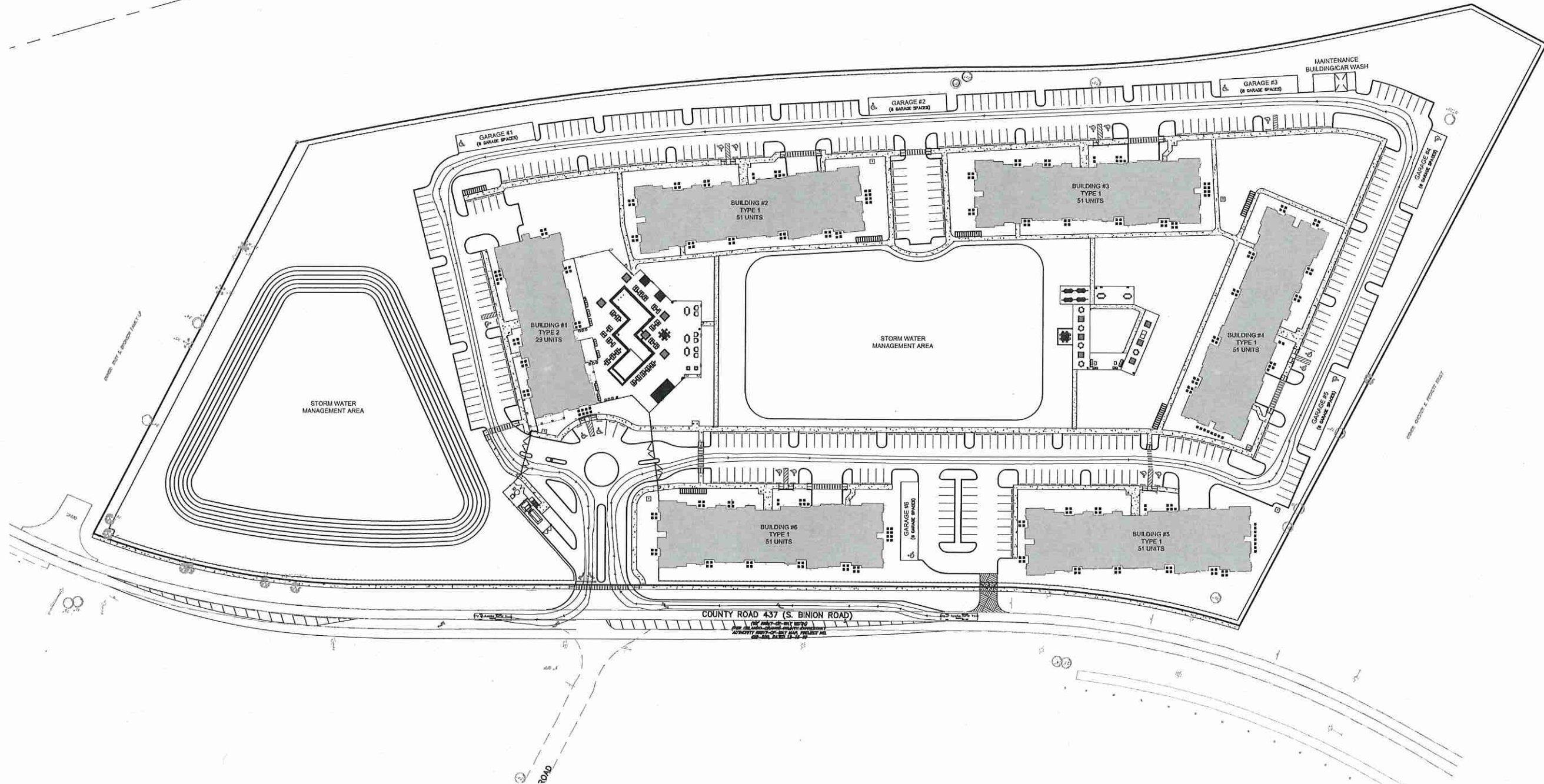
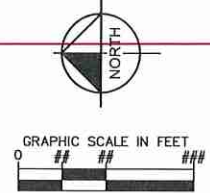


City of Apopka Aerial Truck

	feet
Width	: 8.00
Track	: 6.72
Lock to Lock Time	: 6.0
Steering Angle	: 41.7

NOTES:

1. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. FIRE HYDRANTS TO BE LOCATED WITHIN 500 FEET OF ALL MULTI-FAMILY RESIDENCES AND IDENTIFIED WITH A BLUE ROADWAY REFLECTOR MARKING.
3. CONSTRUCTION TO FOLLOW FLORIDA STATUTE 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
4. DEVELOPMENT TO FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.



Kimley»Horn
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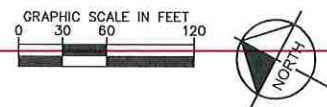
KHA PROJECT	149627005
DATE	8/9/2021
SCALE	AS SHOWN
DESIGNED BY	BAC
DRAWN BY	BAC
CHECKED BY	CCL
DATE	8/9/2021

TRUCK ROUTING
PLAN

APEX APOPKA
APOPKA
FLORIDA

Always call 811 two full business days before you dig to have
underground utilities located and marked.





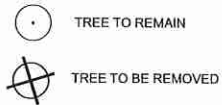
TREE MITIGATION CALCULATIONS				
Number	DBH	SPECIES	STATUS	Specimen
100	28	CHERRY	REMOVE	Yes
101	16	UNKNOWN	REMOVE	-
102	8	CAMPHOR	REMOVE	-
103	11	CAMPHOR	REMOVE	-
104	7	UNKNOWN	REMOVE	-
105	18	PALM	REMOVE	-
106	17	PalM	REMOVE	-
107	16	OAK	REMOVE	-
108	30	OAK	REMOVE	Yes
109	17	PALM	REMOVE	-
110	11	CAMPHOR	REMOVE	-
111	14	PALM	REMOVE	-
112	13	OAK	REMOVE	-
113	8	OAK	REMAIN	-
114	11	OAK	REMAIN	-
115	15	OAK	REMAIN	-
116	13	OAK	REMOVE	-
117	9	OAK	REMOVE	-
118	7	OAK	REMOVE	-
119	12	OAK	REMOVE	-
120	18	OAK	REMOVE	-
121	23	OAK	REMOVE	-
122	11	OAK	REMOVE	-
123	13	OAK	REMOVE	-
124	14	OAK	REMOVE	-
125	6	CAMPHOR	REMOVE	-
126	12	OAK	REMOVE	-
127	14	OAK	REMOVE	-
128	8	OAK	REMOVE	-
129	18	OAK	REMOVE	-
130	9	OAK	REMOVE	-
131	14	OAK	REMOVE	-
132	6	CHERRY TREE	REMOVE	-

Number	DBH	SPECIES	STATUS	Specimen
133	9	OAK	REMOVE	-
134	9	CAMPHOR	REMOVE	-
135	9	CHERRY	REMOVE	-
136	6	CHERRY	REMOVE	-
137	13	OAK	REMOVE	-
138	7	CHINABERRY	REMOVE	-
139	10	OAK	REMOVE	-
140	6	CHINABERRY	REMOVE	-
141	7	CAMPHOR	REMOVE	-
142	11	OAK	REMOVE	-
143	13	OAK	REMOVE	-
144	14	OAK	REMOVE	-
145	20	OAK	REMOVE	-
146	10	OAK	REMOVE	-
147	8	CHINABERRY	REMOVE	-
148	30	OAK	REMOVE	Yes
149	8	OAK	REMOVE	-
150	48	OAK	REMOVE	Yes
151	12	OAK	REMOVE	-
152	6	OAK	REMOVE	-
153	7	OAK	REMOVE	-
154	13	CHINABERRY	REMOVE	-
155	18	CHINABERRY	REMOVE	-
156	7	OAK	REMOVE	-
157	7	CHINABERRY	REMOVE	-
158	7	OAK	REMOVE	-
159	9	CHINABERRY	REMOVE	-
160	7	CHINABERRY	REMOVE	-
161	12	CHINABERRY	REMOVE	-
162	17	CHINABERRY	REMOVE	-
163	8	OAK	REMAIN	-
164	6	OAK	REMAIN	-
165	8	OAK	REMOVE	-

Number	DBH	SPECIES	STATUS	Specimen
166	6	OAK	REMOVE	-
167	6	OAK	REMOVE	-
168	11	OAK	REMOVE	-
169	12	OAK	REMAIN	-
170	7	OAK	REMOVE	-
171	13	OAK	REMOVE	-
172	22	oak	REMOVE	-
173	14	OAK	REMOVE	-
174	23	OAK	REMOVE	-
175	18	OAK	REMOVE	-
176	36	OAK	REMOVE	Yes
177	30	CAMPHOR	REMOVE	Yes
178	12	CAMPHOR	REMOVE	-
179	8	OAK	REMOVE	-
180	8	CAMPHOR	REMOVE	-
181	13	CHINABERRY	REMOVE	-
182	6	CAMPHOR	REMAIN	-
183	7	OAK	REMOVE	-
184	10	OAK	REMOVE	-
185	10	OAK	REMOVE	-
186	7	OAK	REMOVE	-
187	7	CHINABERRY	REMOVE	-
188	17	CHINABERRY	REMOVE	-
189	7	CAMPHOR	REMOVE	-
190	23	OAK	REMOVE	-
191	17	OAK	REMOVE	-
192	18	OAK	REMAIN	-
193	13	OAK	REMOVE	-
194	6	OAK	REMOVE	-
195	11	OAK	REMOVE	-
196	10	OAK	REMOVE	-
197	10	OAK	REMOVE	-
198	9	OAK	REMOVE	-

Number	DBH	SPECIES	STATUS	Specimen
199	8	OAK	REMOVE	-
200	8	OAK	REMOVE	-
201	6	CAMPHOR	REMOVE	-
202	12	CAMPHOR	REMOVE	-
203	8	OAK	REMOVE	-
204	8	OAK	REMOVE	-
205	17	OAK	REMOVE	-
206	11	OAK	REMOVE	-
207	6	OAK	REMOVE	-
208	12	OAK	REMOVE	-
209	19	OAK	REMOVE	-
210	15	OAK	REMOVE	-
211	7	OAK	REMOVE	-
212	8	OAK	REMOVE	-
213	11	OAK	REMOVE	-
214	10	OAK	REMOVE	-
215	12	CHINABERRY	REMOVE	-
216	18	OAK	REMOVE	-
217	37	OAK	REMOVE	-
218	24	OAK	REMOVE	-
219	11	OAK	REMOVE	-
220	13	CHERRY	REMAIN	-
221	14	PALM	REMAIN	-
222	10	CAMPHOR	REMAIN	-
223	7	CAMPHOR	REMAIN	-
224	16	OAK	REMAIN	-

LEGEND



TREE CANOPY COVERAGE TABLE			
	SQUARE FEET	ACRES	PERCENT
TOTAL SITE AREA	826,333	18.97	100%
EXISTING CANOPY AREA	49,103	1.13	5.94%
REQUIRED CANOPY TO REMAIN	5,166	0.12	10.52%
CANOPY AREA BEING REMAIN	5,983	0.14	12.18%

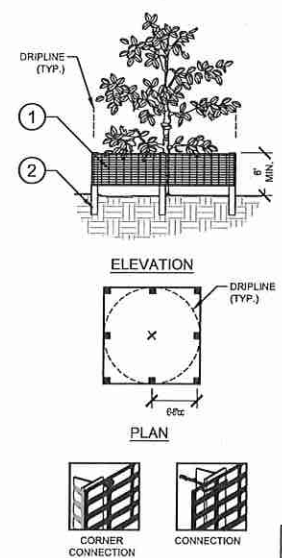
TREE REMOVAL TABLE		
	TREES	INCHES
TOTAL TREES ON SITE	124	1584
TOTAL TREES TO BE REMOVED	112	1473
TOTAL TREES TO BE REMAIN	13	170
TOTAL TREE INCHES TO BE MITIGATED		1303

TREE REPLACEMENT TABLE		
	TREES	INCHES
TOTAL MITIGATION REQUIRED		1303
TOTAL TREES TO BE PLANTED ON SITE	261	887
CANOPY TREES (3" CAL)	155	465
UNDERSTORY & ACANT TREES (2" CAL)	106	422
NET MITIGATION INCHES OWED		416
TOTAL FEE TO BE PAID (\$169 PER INCH)		\$69,776

TOTAL FEE TO BE PAID (\$10 PER INCH) \$ 4,116

TOTAL FEE TO BE PAID WILL BE ADJUSTED AT THE SUBSEQ. SUBMITTAL AS ADDITIONAL ENHANCED LANDSCAPE WILL BE ADDED.

SPECIMEN TREE TABLE		
	TREES	INCHES
SPECIMEN TREES ON SITE	6	202
SPECIMEN TREES TO BE REMOVED	6	202
SPECIMEN TREES TO BE PRESERVED	0	0



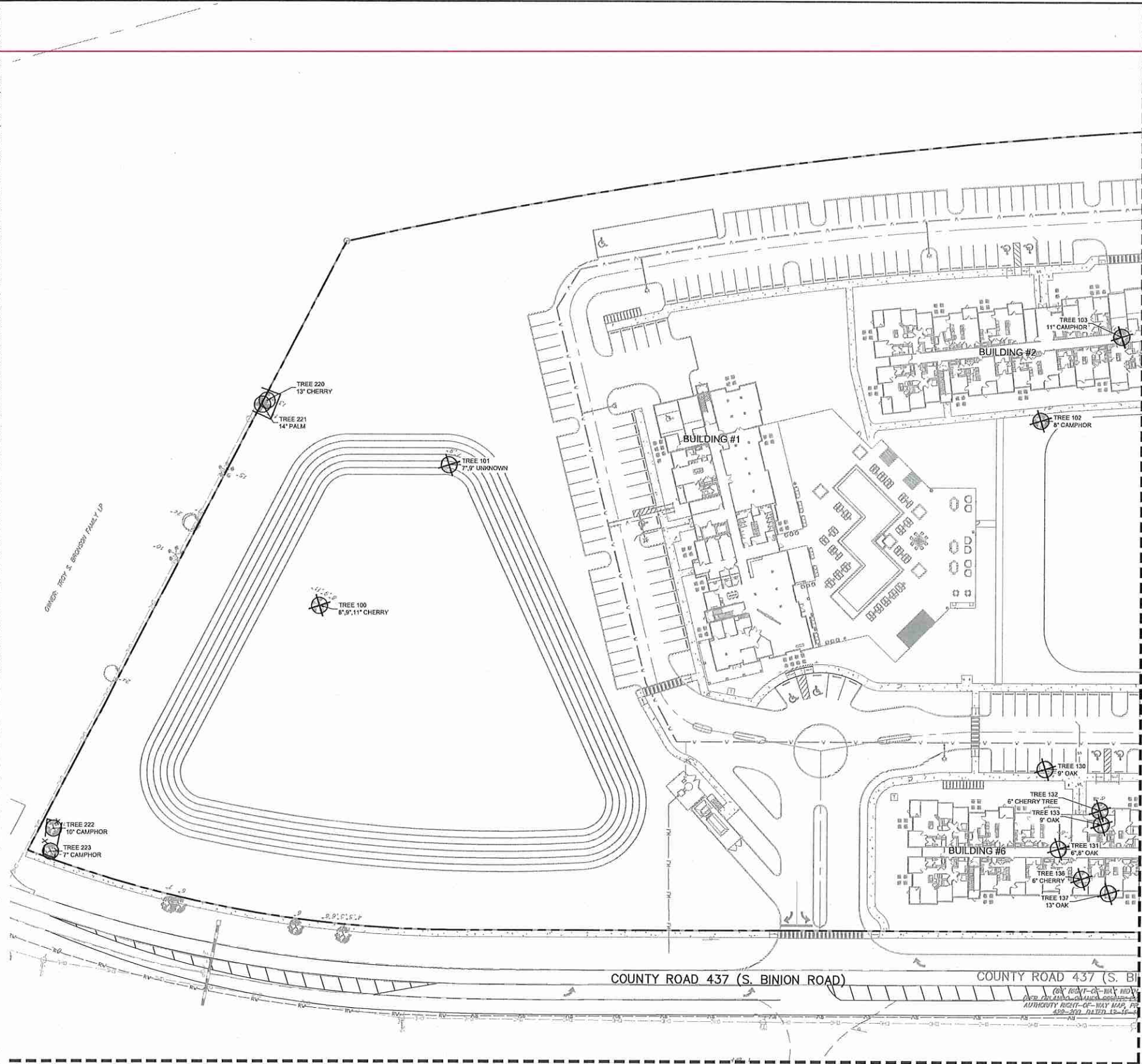
- ① 6" H* PERIMETER PLUS* CONSTRUCTION FENCE BY CONVEX PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
- ② 6" TALL METAL "T" POSTS OR 2" x 2" x 6' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

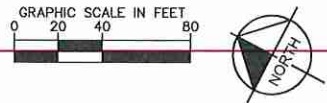
- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PERMANENT INSTALLATIONS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
- C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.)
- D. SECURE FENCING TO POSTS WITH NYLON CABLE TIES (AVAILABLE FROM CORROD PLASTICS). WOOD STRIPS MAY ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

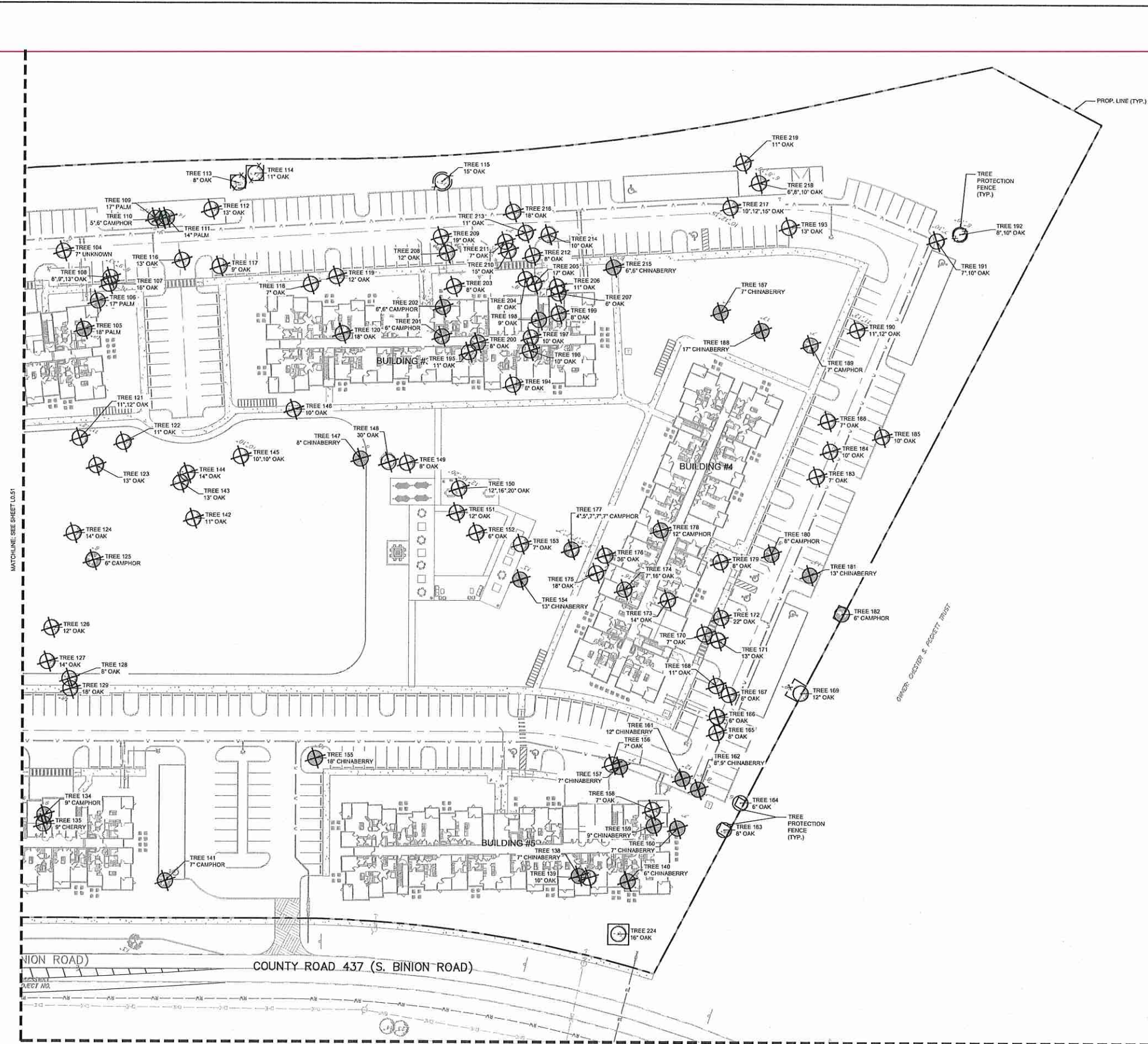
Plotted By: Zhena, Jim, Sheet: S:\BionomF_CDD, Layout: L0.51, August 09, 2021, 01:28:45pm, K:\ORL_Cool\149627005-S. Binion, Multifamily\CADD\MDP\Projects\L0.50-TREE MITIGATION PLAN.dwg
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- NOTES:
- PLEASE SEE L0.50 FOR TREE MITIGATION CALCULATIONS, TREE CANOPY COVERAGE TABLE, TREE REMOVAL TABLE, TREE REPLACEMENT TABLE, & SPECIMEN TREE TABLE.
- LEGEND
- TREE TO REMAIN
 - TREE TO BE REMOVED



APEX APOPKA	FLORIDA	TREE MITIGATION PLAN	KHA PROJECT 149627005	DATE 8/9/2021	SCALE AS SHOWN	DESIGNED BY JIZ	DRAWN BY JIZ	CHECKED BY KHA	DATE 8/9/2021	No.	REVISIONS	DATE	BY
Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 696													



GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 20, 40, and 80 feet. The bar is divided into four equal segments, each representing 20 feet. The segments are colored: the first (0-20) is white, the second (20-40) is black, the third (40-60) is white, and the fourth (60-80) is black.



NOTES:

1. PLEASE SEE L0 50 FOR TREE MITIGATION CALCULATIONS, TREE CANOPY COVERAGE TABLE, TREE REMOVAL TABLE, TREE REPLACEMENT TABLE, & SPECIMEN TREE TABLE.

LEGEND



TREE TO REMAIN



TREE TO BE REMOVED

Kimley»»Horn

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LICENSED PROFESSIONAL

KHA PROJECT
149627005

DATE 11/2/2001

1707/6/8	AS SHOWN
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SIGNED BY	JJZ
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AWN BY

TREE MITIGATION
PLAN

АРЕХ АРОРКА

FLORIDA

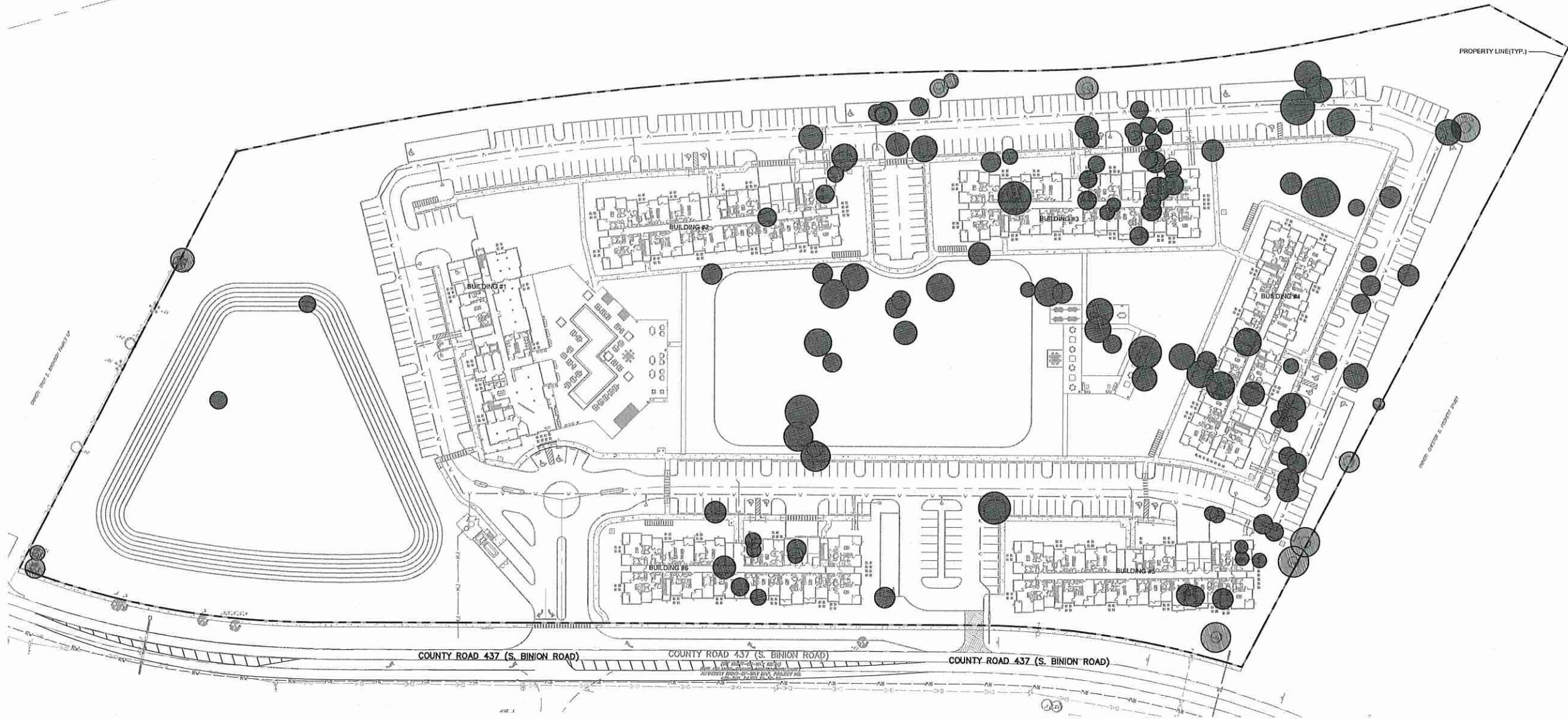
АРОРКА

SHEET NUMBER
L0.52

333

333

Plotted By: Zheng, Jim Sheet Set: S. Binion Multi-Family L0.53 August 09, 2021 01:29:08pm K:\OR_Civil\190627005-S. Binion Multi-Family\CADD\MDP\Drawings\L0.53-TREE MITIGATION PLAN.dwg
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TREE CANOPY COVERAGE

TOTAL SITE AREA: 826,333 SF
TOTAL EXISTING CANOPY COVERAGE: 48,103 SF

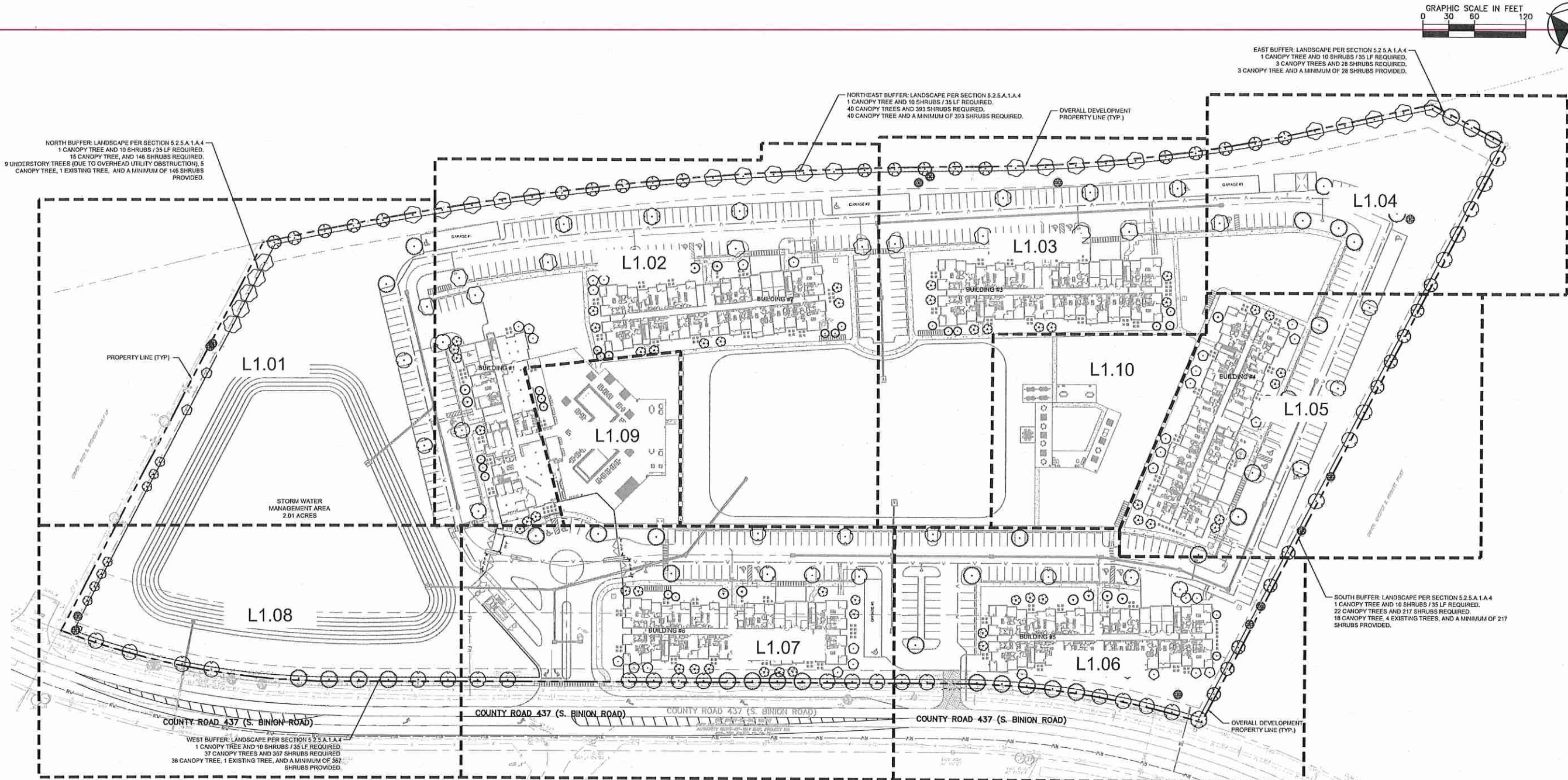
- TREE CANOPY AREA TO BE PRESERVED: 5,983 SF
- TREE CANOPY AREA TO BE REMOVED: 43,120 SF

GRAPHIC SCALE IN FEET
0 30 60 120



SHEET NUMBER L0.53	APEX APOPKA APOPKA FLORIDA	TREE CANOPY COVERAGE	KHA PROJECT 149627005 DATE 8/9/2021 SCALE AS SHOWN DESIGNED BY JUZ DRAWN BY JUZ CHECKED BY KHA	LICENSED PROFESSIONAL DATE 8/9/2021	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1811 WWW.KIMLEY-HORN.COM REGISTRY No. 696	REVISIONS		No.	DATE		BY

Plotted By: Zhen, Jim, Street Set: S. Binion Rd., August 09, 2021, 01:28:30pm, K:\ORL_Civil\149627005-S. Binion Multi-Unit\A000\DWG\Plan\Sheet\11.00-LANDSCAPE PLAN.dwg, K:\ORL_Civil\149627005-S. Binion Multi-Unit\A000\DWG\Plan\Sheet\11.00-LANDSCAPE PLAN.dwg, This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. No part of this document may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without written authorization and approval by Kimley-Horn and Associates, Inc. and be without liability to Kimley-Horn and Associates, Inc.



LANDSCAPE NOTES:

- ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
- ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

GRAPHIC SCALE IN FEET
0 30 60 120



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KHA PROJECT
149627005

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JUZ

DRAWN BY
NAA

CHECKED BY
KHA

DATE
8/9/2021

LICENSED PROFESSIONAL

KHA PROJECT
149627005

DATE
8/9/2021

SCALE AS SHOWN

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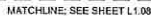
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KHA PROJECT
149627005

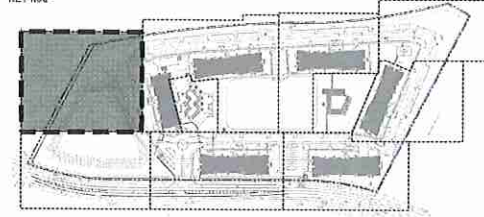
DATE
8/9/2021

SCALE AS SHOWN

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MATCHLINE; SEE SHEET L1.02



TREES	CODE	COMMON NAME
	ET	EXISTING TREE TO REMAIN
PALM TREES	CODE	COMMON NAME
	SP	SABAL PALM
UNDERSTORY TREES	CODE	COMMON NAME
	ED	JAPANESE BLUEBERRY TREE
	LI	CRAPE MYRTLE
	LL	GLOSSY PRIVET
SHADE TREES	CODE	COMMON NAME
	AF	AUTUMN BLAZE RED MAPLE
	MB	BRACKEN'S SOUTHERN MAGNOLIA
	OS	SHUMARD RED OAK
	OV	SOUTHERN LIVE OAK
	UE	ALLEE LACEBARK ELM
SHRUBS	CODE	COMMON NAME
	FS	FLORIDA PRIVET
	HC	DWARF FIREBUSH
	JD	DWARF YAUPOH HOLLY
	PI	PLUMBAGO
	PM	PODOCARPUS
	RA	WHITE INDIAN HAWTHORN
	ST	VARIEGATED SCHEFFLERA
	VO2	SWEET VIBURNUM
	ZF	COONTEE PALM
SHRUB AREAS	CODE	COMMON NAME
	MC	PINK MUHLY
	PH	WHITE FOUNTAIN GRASS
	TN	DWARF FAKAHATCHEE GRASS
GROUND COVERS	CODE	COMMON NAME
	AA	LILY OF THE Nile
	AE	PERENNIAL PEANUT
	DV	FLAX LILY
	EB	DWARF MORNING GLORY 'BLUE MY MIND'
	TM	MINIMA JASMINE
MISC. MULCH	BOTANICAL/COMMON NAME	
	CYPRESS MULCH (DESIGNER BROWN)	
500	PASPALUM NOTATUM 'ARGENTEA' BAHIA GRASS	
500 2	STENOTAPHRUM SECUNDATUM 'FLORITAM'	

OWNER: TROY S. BRONSON FAMILY LP

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KHA PROJECT
14000700

DATE 8/8/2001

SCALE AS SHOWN
8/9/2019

DESIGNED BY JJZ

DRAWN BY	NAA
CHECKED BY	KHA

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CODE MINIMUM
LANDSCAPE PLAN

APEX APOPKA

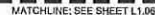
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АРОРКА

SHEET NUMBER
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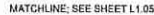


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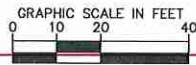
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 Plotted By: zheng, jim
 Sheet Set: S-BinionMK - CD3
 Layout: L1.04
 August 09, 2021 01:30:28pm
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MISC. MULCH	<u>BOTANICAL/COMMON NAME</u> CYPRESS MULCH (DESIGNER BROWN)
SOD	PASPALUM NOTATUM 'ARGENTINE'/BAHIA GRASS
SOD 2	STENOTAPHRUM SECUNDATUM 'FLORITAM'

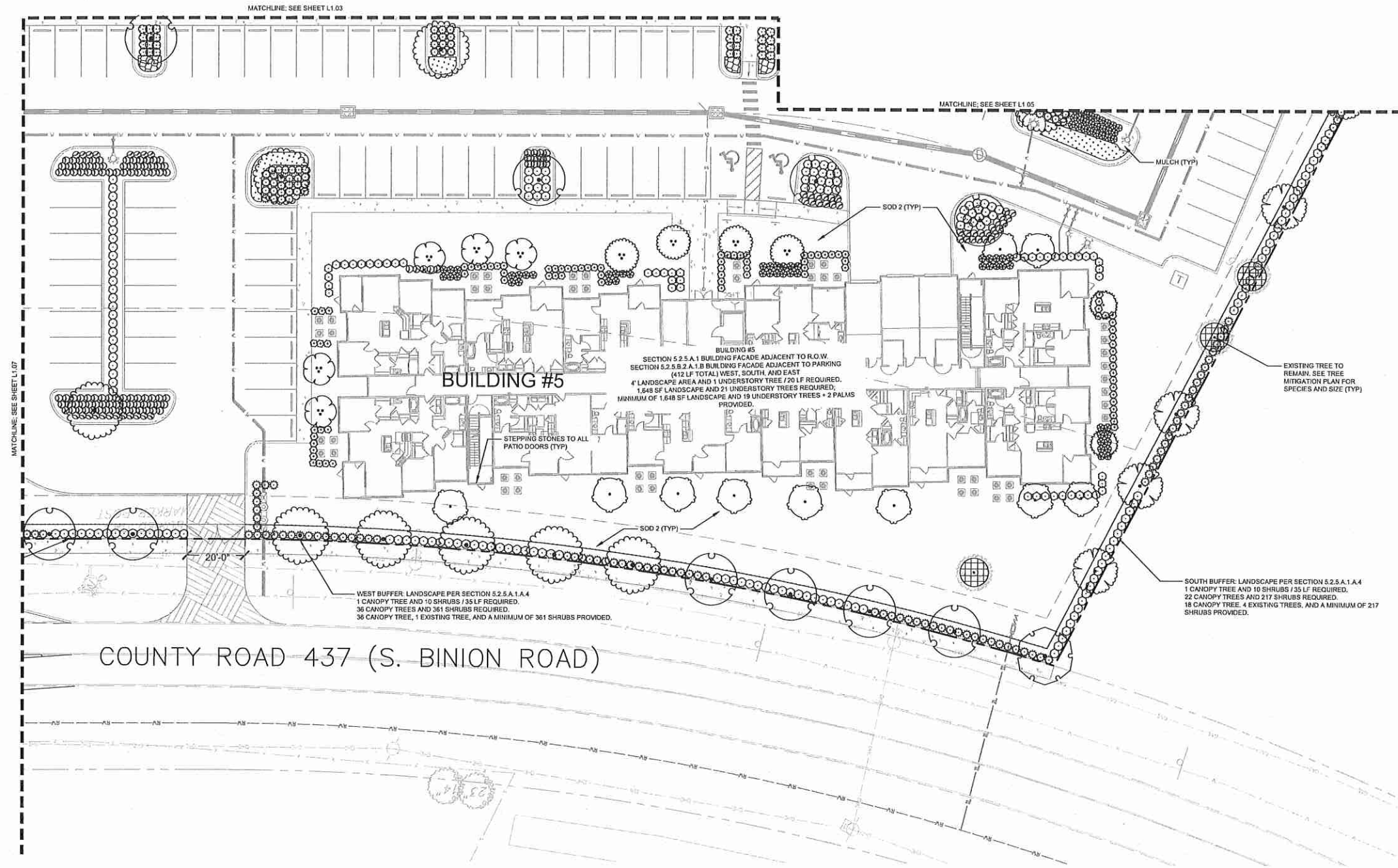
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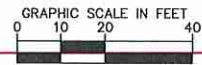
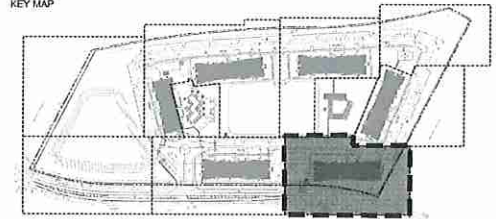
	TREES	CODE	COMMON NAME
ET	EXISTING TREE TO REMAIN		
	PALM TREES	CODE	COMMON NAME
SP	SABAL PALM		
	UNDERSTORY TREES	CODE	COMMON NAME
ED	JAPANESE BLUEBERRY TREE		
	LI	GRAPE MYRTLE	
	LL	GLOSSY PRIVET	
	SHADE TREES	CODE	COMMON NAME
AF	AUTUMN BLAZE RED MAPLE		
	MB	BRACKEN'S SOUTHERN MAGNOLIA	
	QS	SHUMARD RED OAK	
	QV	SOUTHERN LIVE OAK	
	UE	ALLEE LACEBARK ELM	
	SHRUBS	CODE	COMMON NAME
FS	FLORIDA PRIVET		
	HC	DWARF FIREBUSH	
	ID	DWARF YAUPOH HOLLY	
	PI	PLUMBAGO	
	PM	PODOCARPUS	
	RA	WHITE INDIAN HAWTHORN	
	ST	VARIEGATED SCHEFFLERA	
	VO2	SWEET VIBURNUM	
	ZF	COONTIE PALM	
	SHRUB AREAS	CODE	COMMON NAME
MC	PINK MULCH		
	PH	WHITE FOUNTAIN GRASS	
	TN	DWARF FAKAHATCHEE GRASS	
	GROUND COVERS	CODE	COMMON NAME
AA	LILY OF THE NILE		
	AE	PERENNIAL PEANUT	
	DV	FLAX LILY	
	EB	DWARF MORNING GLORY 'BLUE MY MIND'	
	TM	MINIMA JASMINE	
	MISC. MULCH	BOTANICAL/COMMON NAME	CYPRESS MULCH (DESIGNER BROWN)
SOD	PASPALUM NOTATUM 'ARGENTINE'/BAHIA GRASS		
SOD 2	STENOTAPHRUM SECUNDATUM 'FLORITAM'		

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Plotted By: Zheeng Jim, Sheet Title: S. Binion Road, Date: August 09, 2021, 01:30:58pm, K:\ORL_Civil\149627005-S. Binion Road\149627005-100-LANDSCAPE PLAN.dwg, K:\ORL_Civil\149627005-S. Binion Road\149627005-100-LANDSCAPE PLAN.dwg
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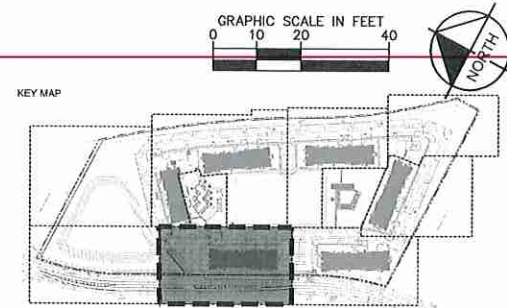
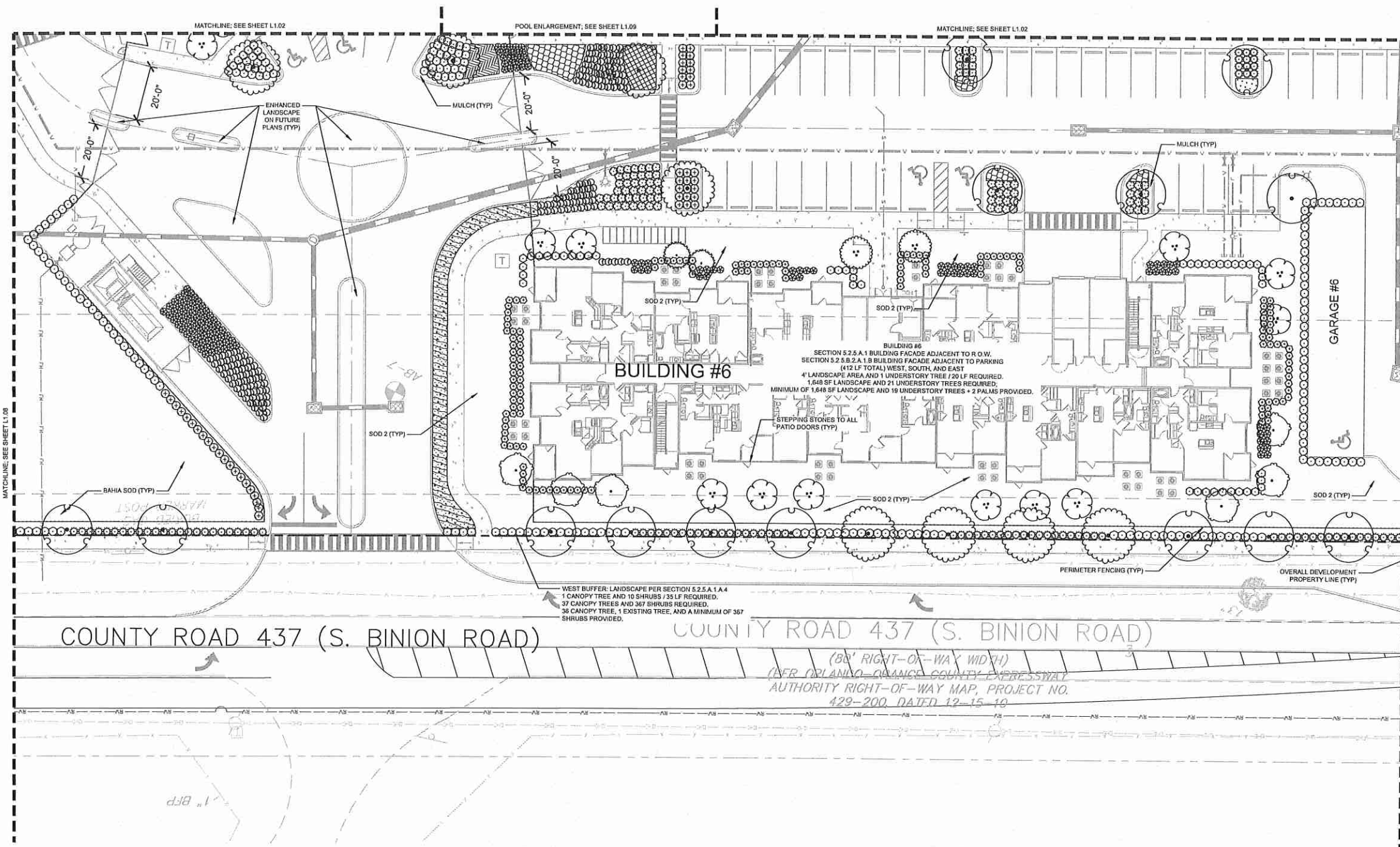
KEY MAP



PLANT SCHEDULE (CODE REQUIRED)

TREES	CODE	COMMON NAME
	ET	EXISTING TREE TO REMAIN
PALM TREES	CODE	COMMON NAME
	SP	SABAL PALM
UNDERSTORY TREES	CODE	COMMON NAME
	ED	JAPANESE BLUEBERRY TREE
	LI	GRAPE MYRTLE
	LL	GLOSSY PRIVET
SHADE TREES	CODE	COMMON NAME
	AF	AUTUMN BLAZE RED MAPLE
	MB	BRACKEN'S SOUTHERN MAGNOLIA
	QS	SHUMARD RED OAK
	QV	SOUTHERN LIVE OAK
	UE	ALLEE LACEBARK ELM
SHRUBS	CODE	COMMON NAME
	FS	FLORIDA PRIVET
	HC	DWARF FIREBUSH
	ID	DWARF YAUPOON HOLLY
	PI	PLUMBAGO
	PM	PODOCARPUS
	RA	WHITE INDIAN HAWTHORN
	ST	VARIEGATED SCHEFFLERA
	VO2	SWEET VIBURNUM
	ZF	COONTIE PALM
SHRUB AREAS	CODE	COMMON NAME
	MC	PINK MUHLY
	PH	WHITE FOUNTAIN GRASS
	TN	DWARF FAKAHATCHEE GRASS
GROUND COVERS	CODE	COMMON NAME
	AA	LILY OF THE NILE
	AE	PERENNIAL PEANUT
	DV	FLAX LILY
	EB	DWARF MORNING GLORY 'BLUE MY MIND'
	TM	MINIMA JASMINE
MISC.	CODE	COMMON NAME
MULCH		CYPRESS MULCH (DESIGNER BROWN)
SOD		PASPALUM NOTATUM 'ARGENTINE' BAHIA GRASS
SOD 2		STENOTAPHRUM SECUNDATUM 'FLORITAM'

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LICENSED PROFESSIONAL		KHA PROJECT 149627005 DATE 8/9/2021 SCALE AS SHOWN DESIGNED BY JAZ DRAWN BY NAA CHECKED BY KHA DATE 8/9/2021	
APEX APOPKA		FLORIDA	
CODE MINIMUM LANDSCAPE PLAN		SHEET NUMBER L1.06	
342		DATE BY	

PLANT SCHEDULE (CODE REQUIRED)

<u>TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>
	ET	EXISTING TREE TO REMAIN
<u>PALM TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>
	SP	SABAL PALM
<u>UNDERSTORY TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>
	ED	JAPANESE BLUEBERRY TREE
	LI	CRAPE MYRTLE
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<u>SHADE TREES</u>	<u>CODE</u>	<u>COMMON NAME</u>
	AF	AUTUMN BLAZE RED MAPLE
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	OS	SHUMARD RED OAK
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SOD 2	STENOTAPHRUM SECUNDATUM 'FLORITAM'	

CODE MINIMUM
LANDSCAPE PLAN

APEX APOPKA

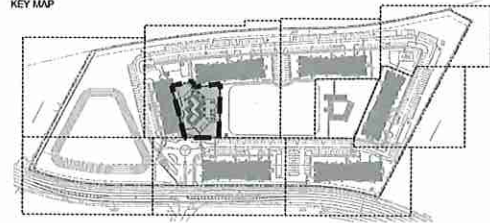
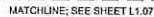
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MISC.	BOTANICAL/COMMON NAME
MULCH	CYPRESS MULCH (DESIGNER BROWN)
SOD	PASPALUM NOTATUM 'ARGENTINE'/BAHIA GRASS
SOD 2	STENOTAPHRUM SECUNDATUM 'FLORITAM'

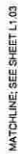
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DATE 8/9/2021	SCALE AS SHOWN	DESIGNED BY JJZ	DATE: 8/9/2021
		DRAWN BY NAA	
		CHECKED BY KHA	



TREES	CODE	COMMON NAME
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PALM TREES	CODE	COMMON NAME
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	AA	LILY OF THE NILE
	AE	PERENNIAL PEANUT
	DV	FLAX LILY
	EB	DWARF MORNING GLORY 'BLUE MY MIND'
	TM	MINIMA JASMINE
MISC. MULCH	BOTANICAL COMMON NAME	
	CYPRESS MULCH (DESIGNER BROWN)	
SOD	PASPALUM NOTATUM 'ARGENTINE' / BAHIA GRASS	
SOD 2	STENOTAPHRUM SECUNDATUM 'FLORITAM'	

345

Plotted By: Walber, Jared Sheet Set: APEX Apopka Layout: L1.10 August 10, 2021 10:53:01am K:\ORL_Civil\149627005-S. Binion Multifamily CADD\MDP\Plansheets\L1.00-LANDSCAPE PLAN.dwg



PLANT SCHEDULE (CODE REQUIRED)		
TREES	CODE	COMMON NAME
	ET	EXISTING TREE TO REMAIN
PALM TREES	CODE	COMMON NAME
	SP	SABAL PALM
UNDERSTORY TREES	CODE	COMMON NAME
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MISC. MULCH	BOTANICAL/COMMON NAME	
SOD	CYPRESS MULCH (DESIGNER BROWN)	
SOD 2	PASPALUM NOTATUM 'ARGENTINE'/BAHIA GRASS	
	STENOTAPHRUM SECUNDATUM 'FLORITAM'	

SHEET NUMBER L1.10	APEX APOPKA FLORIDA	LANDSCAPE ENLARGEMENT	KHA PROJECT 145627005	LICENSED PROFESSIONAL	Kimley»»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-888-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 696	No. _____ REVISIONS _____ DATE _____
			DATE 8/10/2021 SCALE AS SHOWN DESIGNED BY JJZ DRAWN BY NAA CHECKED BY KHA DATE: 8/10/2021			

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PLANT SCHEDULE (CODE REQUIRED)

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ET	13	EXISTING TREES TO REMAIN SEE TREE MITIGATION PLAN FOR SPECIES AND SIZE. CONTRACTOR LIBLE FOR DAMAGES	EXISTING TREE TO REMAIN	-	-	-
PALM TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	SP	22	SABAL PALMETTO STRAIGHT, SLICK, HURRICANE CUT, FL #1	SABAL PALM	FG	-	12" - 18" C.T.
UNDERSTORY TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ED	36	ELAEOCARPUS DECIPENS SINGLE STRAIGHT LEADER, FL#1, FULL TO BASE	JAPANESE BLUEBERRY TREE	FG	2" CAL MIN	7 HT., 4" SP
	LI	57	LAGERSTROEMIA INDICA X 'MUSKOGEE' MULTI-TRUNK, 3-TRUNK MIN, FL#1	CRAPE MYRTLE	FG	5" CAL TOT.	12' HT., 6' S
	LL	13	LIGUSTRUM LUCIDUM MULTI-TRUNK, 3 TRUNK MIN., 3' C.T. MIN.	GLOSSY PRIVET	FG	5" CAL TOT.	6 HT., 8' SP
SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AF	45	ACER x FREEMANII 'JEFFERSRED' SINGLE, STRAIGHT, FULL, FL#1	AUTUMN BLAZE RED MAPLE	FG	3" CAL MIN	10' HT., 4' S
	MB	30	MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' SINGLE, STRAIGHT, FULL, FL#1	BRACKEN'S SOUTHERN MAGNOLIA	FG	3" CAL MIN	10' HT., 4' S
	OS	37	QUERCUS SHUMARDII SINGLE, STRAIGHT, FULL, FL#1	SHUMARD RED OAK	FG	3" CAL MIN	10' HT., 4' S
	OV	8	QUERCUS VIRGINIANA SINGLE, STRAIGHT, FULL, FL#1	SOUTHERN LIVE OAK	FG	3" CAL MIN	10' HT., 4' S
	UE	35	ULMUS PARVIFOLIA 'EMER II' TM SINGLE, STRAIGHT, FULL, FL#1	ALLEE LACEBARK ELM	FG	3" CAL MIN	10' HT., 4' S
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	FS	770	FORESTIERA SEGREGATA FULL, FL #1	FLORIDA PRIVET	7 GAL	36" OC	36" HT MIN
	HC	538	HAMELIA PATENS 'FIREFLY' FULL, FL#1	DWARF FIREBUSH	3 GAL	30" OC	18" FULL
	ID	274	ILEX VOMITORIA 'SCHILLINGS DWARF' FULL, FL #1	DWARF YAUPOH HOLLY	3 GAL	36" OC	12" FULL
	PI	190	PLUMBAGO AURICULATA 'IMPERIAL BLUE' FULL, FL#1	PLUMBAGO	3 GAL	36" OC	16" FULL
	PM	718	PODOCARPUS MACROPHYLLUS FULL, FL#1	PODOCARPUS	7 GAL	30" OC	36" HT MIN
	RA	201	RHAPHIDOLEPIS INDICA 'ALBA' FULL, FL #1	WHITE INDIAN HAWTHORN	3 GAL	30" OC	18" FULL
	ST	110	SCHEFFLERA ARBORICOLA 'TRINETTE' FULL, FL #1	VARIEGATED SCHEFFLERA	3 GAL	36" OC	16" FULL
	VO2	998	VIBURNUM ODORATISSIMUM FULL, FL#1	SWEET VIBURNUM	7 GAL	36" OC	36" FULL
	ZF	379	ZAMIA FLORIDANA FULL, FL#1	COONIE PALM	3 GAL	30" OC	16" FULL
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	MC	27	MUHLENBERGIA CAPILLARIS FULL, FL #1	PINK MUHLY	3 GAL	18" FULL	30" OC
	PH	51	PENNISETUM SETACEUM 'ALBA' FULL, FL #1	WHITE FOUNTAIN GRASS	3 GAL	18" FULL	30" OC
	TN	124	TRIPSACUM DACTYLOIDES NANA FULL, FL #1	DWARF FAKAHATCHEE GRASS	3 GAL	18" HT MIN	30" OC
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	AA	101	AGAPANTHUS AFRICANUS FULL, FL #1	LEY OF THE NILE	1 GAL	14" FULL	24" OC
	AE	480	ARACHIS GLABRATA 'ECOTURF' FULL, FL #1	PERENNIAL PEANUT	1 GAL	10" SPRD	18" OC
	DV	169	DIANELLA TASMANICA 'VARIEGATA' FULL, FL #1	FLAX LILY	1 GAL	12" FULL	24" OC
	EB	319	EVOLVULUS NUTTALLIANUS 'BLUE DAZE' FULL, FL #1	DWARF MORNING GLORY 'BLUE MY MIND'	1 GAL	12" SPRD MIN	18" OC
	TM	248	TRACHELOSPERMUM ASIATICUM 'MINIMA' FULL, FL #1	MINIMA JASMINE	1 GAL	12" FULL	12" OC
MISC	QTY	BOTANICAL/COMMON NAME	SPECIFICATIONS				
MULCH	TBD	CYPRESS MULCH (DESIGNER BROWN)	3" DEPTH MINIMUM. SHREDDED, FREE OF WEEDS/INVASIVE PLANT MATERIAL				
SOD	TBD	PASPALUM NOTATUM 'ARGENTINE' BAHIA GRASS	ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE				
SOD 2	TBD	STENOTAPHRUM SECUNDATUM 'FLORITAM'	ROLLED TIGHT, 100% WEED/INSECT/DISEASE FREE				

CODE MINIMUM LANDSCAPE CALCULATIONS

PER "CITY OF APOPKA" LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
BUILDING FOUNDATION LANDSCAPE SECTION 5.2.5.A.1 BUILDING FACADE ADJACENT TO R.O.W. (AND) SECTION 5.2.5.B.2.A.1.B BUILDING FACADE ADJACENT TO PARKING	BUILDING 1 - 356 LF (WEST, SOUTH, AND EAST FACADES) 1,424 SF OF LANDSCAPE REQ. (4" WIDTH LANDSCAPE AREA) 18 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING 6 - 412 LF (WEST, SOUTH, AND EAST FACADES) 1,648 SF OF LANDSCAPE REQ. (4" WIDTH LANDSCAPE AREA) 21 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING 2 - 412 LF (NORTH, WEST, AND EAST) 1,648 SF OF LANDSCAPE REQ. (4" WIDTH LANDSCAPE AREA) 21 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING 3 - 338 LF (NORTH AND WEST FACADE) 1,332 SF OF LANDSCAPE REQ. (4" WIDTH LANDSCAPE AREA) 17 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING 4 - 412 LF (WEST, SOUTH, AND EAST) 1,648 SF OF LANDSCAPE REQ. (4" WIDTH LANDSCAPE AREA) 21 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF) BUILDING 5 - 412 LF (WEST, SOUTH, AND EAST FACADE) 1,648 SF OF LANDSCAPE REQ. (4" WIDTH LANDSCAPE AREA) 21 UNDERSTORY TREES REQ. (1 UNDERSTORY TREE / 20 LF)	BUILDING 1 1,560 SF OF LANDSCAPE 12 UNDERSTORY TREES + 6 PALMS BUILDING 6 1,760 SF OF LANDSCAPE 19 UNDERSTORY TREES + 2 PALMS BUILDING 2 1,760 SF OF LANDSCAPE 15 UNDERSTORY TREES + 6 PALMS BUILDING 3 1,535 SF OF LANDSCAPE 11 UNDERSTORY TREES + 6 PALMS BUILDING 4 1,760 SF OF LANDSCAPE 21 UNDERSTORY TREES BUILDING 5 1,760 SF OF LANDSCAPE 19 UNDERSTORY TREES + 2 PALMS
INTERIOR VUA LANDSCAPE SECTION 5.2.5.B.2	10% OF VUA AREA TO BE LANDSCAPED (307,534 SF) 1 TREE + 1 TREE PER 10 PARKING SPACES (468 PARKING SPACES) 30% OF VUA COVERED BY MATURE TREE CANOPY 307,534 SF VUA X .1 = 30,754 SF LANDSCAPE REQUIRED 468 SPACES / 10 = 46.8 SHADE TREES REQUIRED 307,534 SF VUA X .3 = 92,260 SF OF MATURE TREE CANOPY COVERAGE	32,800 SF LANDSCAPE AREA PROVIDED 53 SHADE TREES PROVIDED 94,207 SF PROVIDED 16 RED MAPLES - 1256 SF MATURE CANOPY SIZE 12 SHUMARD RED OAKS - 1236 SF MATURE CANOPY SIZE 7 LIVE OAKS - 9025 SF MATURE CANOPY SIZE 19 ELM - 1256 SF MATURE CANOPY SIZE
PERIMETER VUA LANDSCAPING SECTION 5.2.5.B.2	CONTINUOUS 36" HT. EVERGREEN HEDGE ROW WHERE PARKING AREA IS LOCATED ADJACENT TO A STREET	CONTINUOUS 36" HT. EVERGREEN HEDGE ALONG PARKING LOT S. BINION ROAD
PERIMETER LANDSCAPING SECTION 5.2.5.A.1.A.4	1 CANOPY TREE AND 10 SHRUBS (36" HT. MIN.) PER 35 LF (OR FRACTION THEREOF) OF PROPERTY PERIMETER NORTHEAST BUFFER - 1,374 LF 40 SHADE TREES REQUIRED 393 SHRUBS REQUIRED NORTH BUFFER - 510 LF 15 SHADE TREES REQUIRED 146 SHRUBS REQUIRED WEST BUFFER - 1,262 LF 38 SHADE TREES 361 SHRUBS REQUIRED SOUTH BUFFER - 780 LF 22 SHADE TREES 217 SHRUBS REQUIRED EAST BUFFER - 68 LF 3 CANOPY TREES 28 SHRUBS REQUIRED	40 SHADE TREES MINIMUM OF 393 SHRUBS PROVIDED 9 UNDERSTORY TREES (DUE TO OVERHEAD UTILITY CONFLICT) 5 SHADE TREES + 1 EXISTING SHADE TREE MINIMUM OF 146 SHRUBS PROVIDED 35 SHADE TREES + 1 EXISTING TREE MINIMUM OF 367 SHRUBS PROVIDED 18 SHADE TREES + 4 EXISTING TREES MINIMUM OF 217 SHRUBS PROVIDED 3 SHADE TREES MINIMUM OF 28 SHRUBS PROVIDED

LANDSCAPE NOTES:

- ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY.
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
- ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
- ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
- TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
- ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

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LICENSED PROFESSIONAL

KHA PROJECT
149627005

DATE
8/9/2021

SCALE
AS SHOWN

DESIGNED BY
JUZ

DRAWN BY
NAA

CHECKED BY
KHA

DATE:
8/9/2021

CODE MINIMUM
LANDSCAPE SCHEDULE
AND CODE
CALCULATIONS

APEX APOPKA

FLORIDA

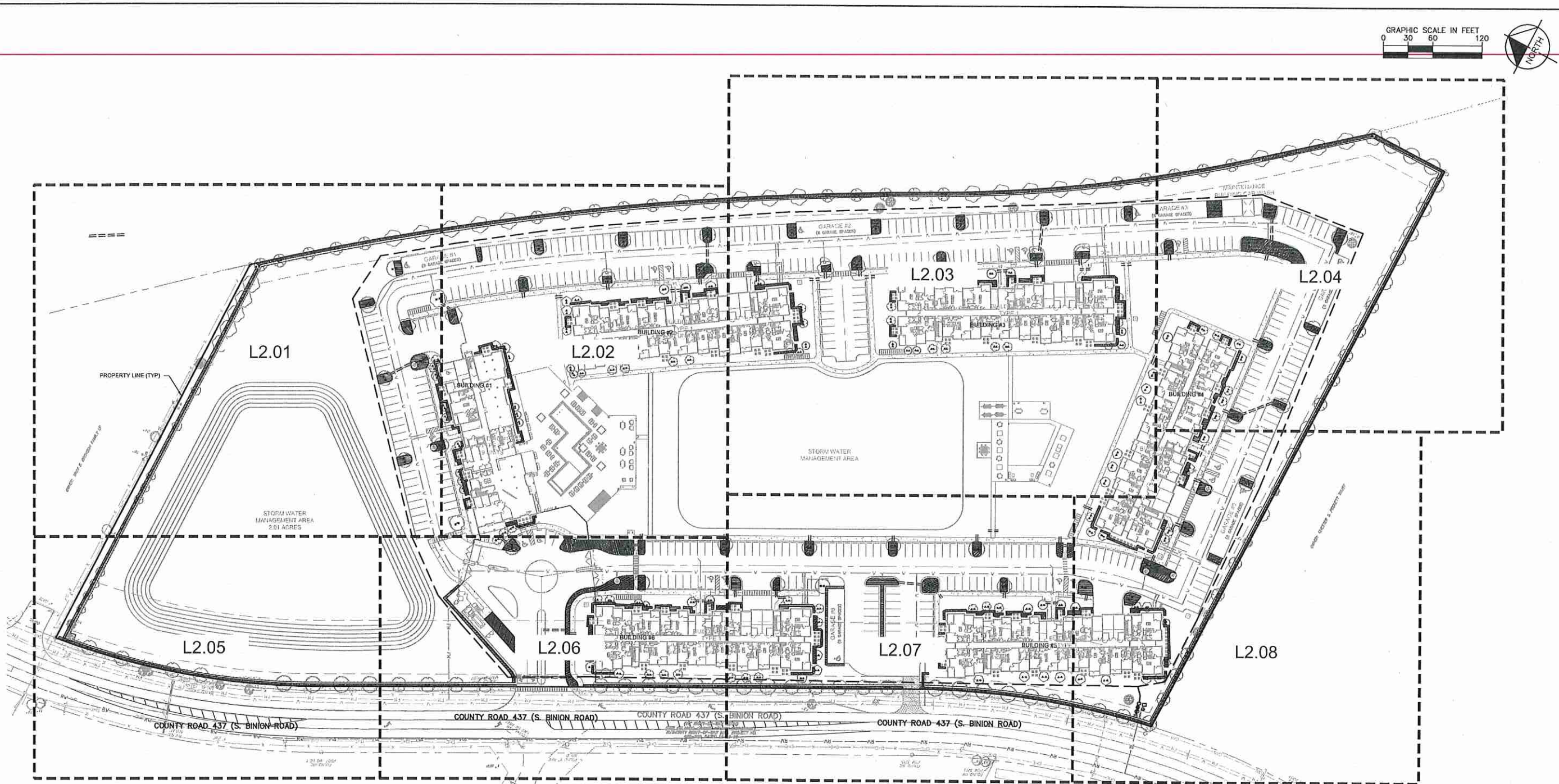
APOPKA

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- SCOPE OF WORK
1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT DESIGN STANDARDS, INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FDOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR: REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE TO THE RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
- C. PROTECTION OF EXISTING PLANT MATERIALS
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC.. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR. THE REPLACEMENT SHALL BE: (1) ONE INCH OR GREATER IN CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED. LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.
- D. MATERIALS
1. GENERAL
- MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
- | MATERIAL | SAMPLE SIZE |
|-------------|--|
| MULCH | ONE (1) CUBIC FOOT |
| TOPSOIL MIX | ONE (1) CUBIC FOOT |
| PLANTS | ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY) |
2. PLANT MATERIALS
- a. PLANT SPECIES AND SIZE SHALL COMPLY TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NEAR OR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNERS REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
- b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
- c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION OF THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.
- E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)
1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.
2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNERS REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- a. TOPSOIL, FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.
- b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.
2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL, ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.
- F. WATER
1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- * WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- G. FERTILIZER
- CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.
- * FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.
- H. MULCH
1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANTS CROWN (BASE). MULCH SHALL BE: FLORIMULCH® EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH MATERIAL UNLESS SPECIFIED OTHERWISE.
2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, WINE BED, AND TREE PIT (6" MINIMUM) PLANTED UNDER THIS CONTRACT.
- I. DIGGING AND HANDLING
1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING. AS NECESSARY UNTIL PLANTING PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTRAP" OR EQUIVALENT) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

- PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
4. PROTECTION OF PALMS: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING TABLE.
5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- J. CONTAINER GROWN STOCK
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
4. RFG= "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.
- K. COLLECTED STOCK
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- L. NATIVE STOCK
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.
- M. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- N. FINE GRADING
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOIL AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS, AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.
- O. PLANTING PROCEDURES
1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR QUESTIONABLE MATTER DAILY. ALL MORTAR, GROUT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND WATER, SANITARY, SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPROVED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTING AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.
4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEALED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSESS PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOFT PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW FLOW HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL. APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL. APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.
12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL AIR IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, AND MORE WET SOIL MIXTURE. DO NOT COVER TOP OF HOLE WITH SOIL MIXTURE. ALL BURLAP, ROPES, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT, ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A300.
14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIMEN REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" OF THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND WAIVE TO MAINTAIN AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S DIRECTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)
- P. LAWN SODDING
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL.

- PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
4. SODDING
- a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED, IMMEDIATELY FOLLOWING SOD LAYING. THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZER INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
6. LAWN MAINTENANCE
- a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADEING IF NECESSARY).
- b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- Q. CLEANUP
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
- R. PLANT MATERIAL MAINTENANCE
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- S. FINAL INSPECTION AND ACCEPTANCE OF WORK
- FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.
- T. WARRANTY
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.



IRRIGATION NOTES

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, EQUIPMENT QUANTITIES, ETC. PRIOR TO BEGINNING WORK.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
3. THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
4. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
5. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
6. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE WILL NOT ALLOW SYSTEM MODIFICATION TO BE POSSIBLE.
7. IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
8. WHERE APPLICABLE IRRIGATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEYOND LANDSCAPE AREAS.
9. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
10. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES.
11. IRRIGATION CONTRACTOR SHALL REVIEW WATERING PROCEDURES FOR IRRIGATION SYSTEM WITH OWNER'S REPRESENTATIVE.
12. ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.
13. CONTRACTOR TO PROVIDE PERMANENT BENCH-MARKS ON ALL CURB LINES AT RELATED SLEEVE LOCATIONS (TYP).
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO MINIMIZE ROOT DISTURBANCE IN EXISTING TREES.
15. IRRIGATION SPRAYS AND ROTORS ARE NOT COMBINED ON THE SAME CONTROL VALVE CIRCUIT - LANDSCAPE BEDS AND TURF ON SEPARATE CIRCUITS.
16. MATCH PRECIPITATION RATES WITH ANY HEADS THAT ARE REPLACED.
17. COORDINATE/DISCUSS PROJECT LIMITS WITH GENERAL CONTRACTOR TO ENSURE ALL IRRIGATION EQUIPMENT IS INSTALLED WITHIN PROJECT AREA.
18. NOT ALL NECESSARY SLEEVES SHOWN. INSTALL WHERE NECESSARY AND COORDINATE WITH OTHER DISCIPLINES TO AVOID CONFLICTS AND FACILITATE THE CONSTRUCTION PROCESS.

IRRIGATION SCHEDULE

<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	<u>PSI</u>
 1401  1402  1404  1408	RAIN BIRD 1800-1400 FLOOD 1401 FIXED FLOW RATE (0.25-2.0GPM), FULL CIRCLE BUBBLER, 1/2" FIPT,	570	20
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12 XFD ON-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE, 5.0 GPM EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN, UV RESISTANT. SPECIFY XF INSERT FITTINGS.	36,488	S.F.
<u>SYMBOL</u>	<u>MANUFACTURER/MODEL/DESCRIPTION</u>	<u>QTY</u>	
	RAIN BIRD PEB-PRS-D 1-1/2" 1, 1-1/2, 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1	
	FEBCO 825Y 1-1/2" REDUCED PRESSURE BACKFLOW PREVENTER	1	
	RAIN BIRD ESPULXMEF-LXWM-LXUMPPED WITH (02) ESPLXUMSM12 32 STATION CAPABLE COMBINATION VALVE CONTROLLER. MOUNTED ON A POWDER-COATED METAL PEDESTAL. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES.	1	
	RAIN BIRD RSD-4EX RAIN SENSOR, WITH METAL LATCHING BRACKET, EXTENSION WIRE	1	
	RAIN BIRD FS-153-P 1-1/2" FLOW SENSOR FOR USE WITH RAIN BIRD MAXIMOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.0 GPM TO 100.0 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1	
	WATER METER 1-1/2"	1	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	3,199	L.F.
	PIPE SLEEVE: PVC SCHEDULE 40	1,052	L.F.

NOTE: IF SOURCE TO BE RECLAIMED (NON-POTABLE) ALL EQUIPMENT TO BE INDICATED AS SUCH AND PURPLE IN COLOR. FOLLOW ALL LOCAL JURISDICTION STANDARDS FOR RECLAIMED IRRIGATION SYSTEMS.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.

CONTRACTOR TO AVOID INTERFERENCE WITH ALL UNDERGROUND UTILITIES (EXISTING AND PROPOSED). CONTRACTOR TO COORDINATE WITH OTHER DISCIPLINES FOR LOCATION OF ALL EXISTING AND PROPOSED UTILITIES.

LATERAL SHOWN FOR CLARITY. LATERAL TO BE PLACED IN ADJACENT GREEN SPACE (TYP).

CONTRACTOR TO PERMANENTLY MARK ALL SLEEVE CROSSINGS AT ASSOCIATED TOPS OF CURB (TYP).

COORDINATE/DISCUSS PROJECT LIMITS WITH GENERAL CONTRACTOR TO ENSURE ALL IRRIGATION EQUIPMENT IS INSTALLED WITHIN PROJECT AREA.

NOT ALL NECESSARY SLEEVES SHOWN.
INSTALL WHERE NECESSARY AND
COORDINATE WITH OTHER DISCIPLINES TO
AVOID CONFLICTS AND FACILITATE THE
CONSTRUCTION PROCESS.

CONTRACTOR TO ADJUST ALL OVERHEAD
SPRAY HEADS TO ENSURE MINIMAL
OVER-SPRAY OCCURS ON ANY HARDSCAPE
SURFACE (TYP).

COORDINATE WITH CONTRACTOR FOR INSTALLATION LOCATION OF IRRIGATION WATER METER AND ASSOCIATED APPURTENANCES (BACKFLOW, FLOW SENSOR, MASTER CONTROL VALVE, BOOSTER PUMP, ETC.). ALL EQUIPMENT TO BE LOCATED OUTSIDE IN GREEN SPACE

PROPOSED IRRIGATION CONTROLLER - PROVIDE ELECTRICAL POWER & CONDUIT FROM POWER SOURCE, BETWEEN CONTROLLER & WATER METER AND TO ANY ASSOCIATED APPURTENANCES.

CONTROLLER & RAIN SENSOR TO BE LOCATED OUTSIDE IN GREEN SPACE, SCREENED FROM THE PUBLIC VIEW. AVOID OVERHEAD OBSTRUCTIONS AND OVERSPRAY ASSOCIATED WITH RAIN SENSOR.

ALL DRIP ZONES TO HAVE MINIMUM 12" SETBACK (CLEAR-ZONE) BETWEEN DRIPLINE AND SOD EDGE

MAINLINE & VALVES SHOWN FOR CLARITY.
INSTALL MAINLINE AND VALVE 6" FROM B.O.C
WHEN POSSIBLE. COORDINATE WITH OTHER
DISCIPLINES TO AVOID CONFLICTS (TYP).

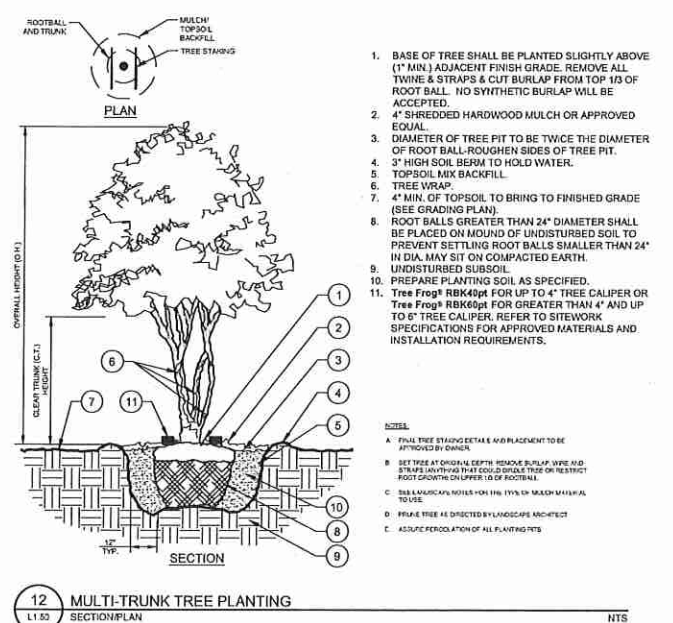
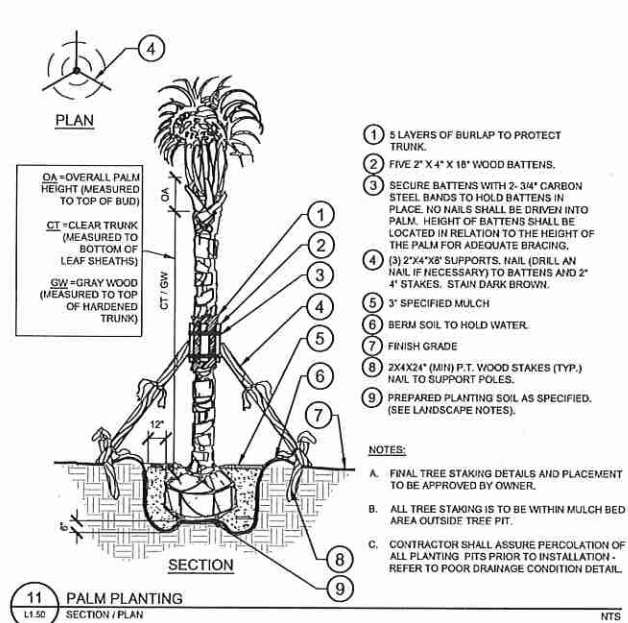
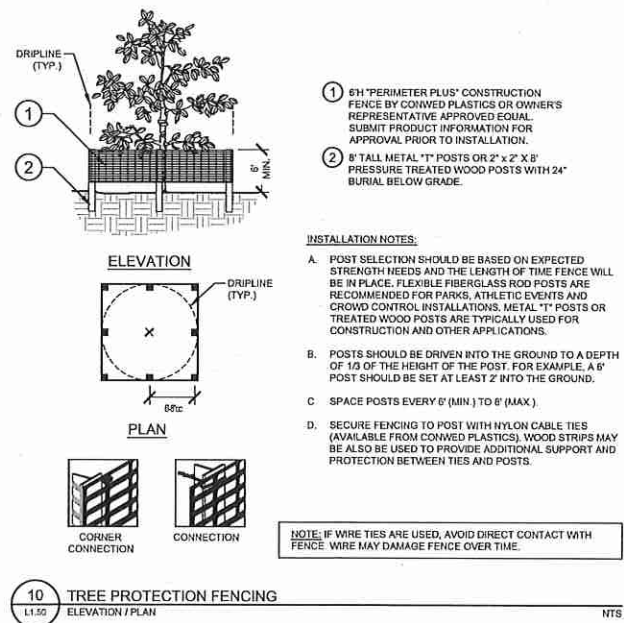
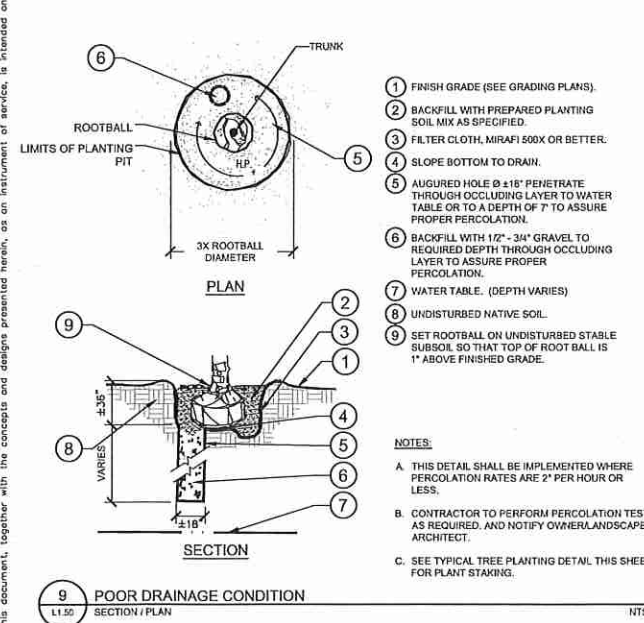
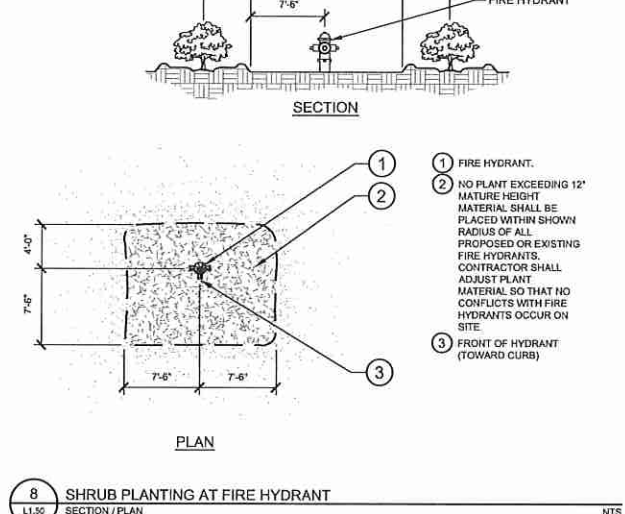
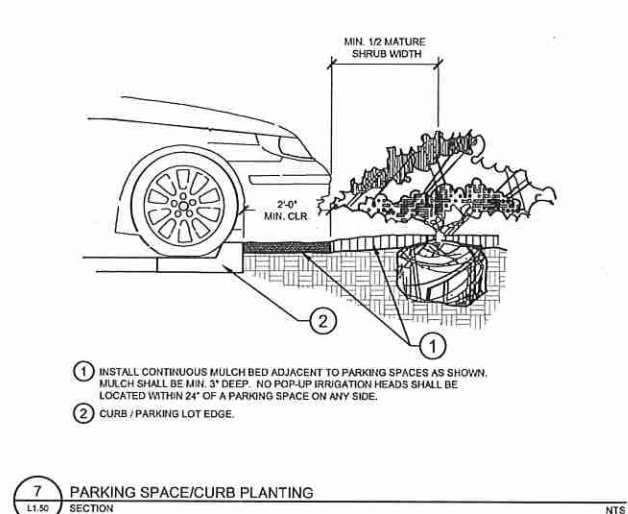
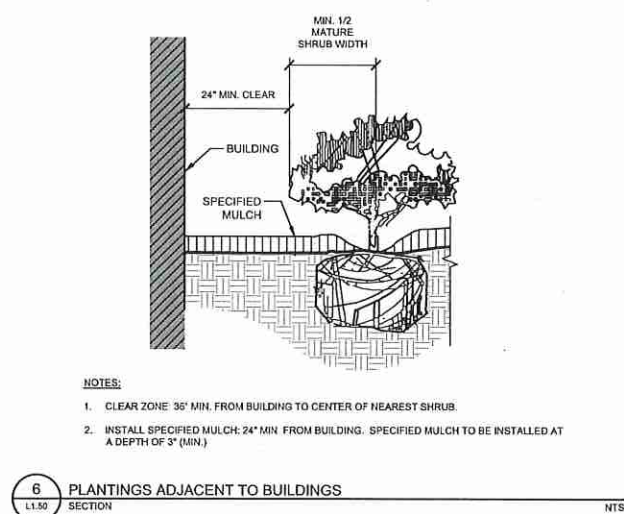
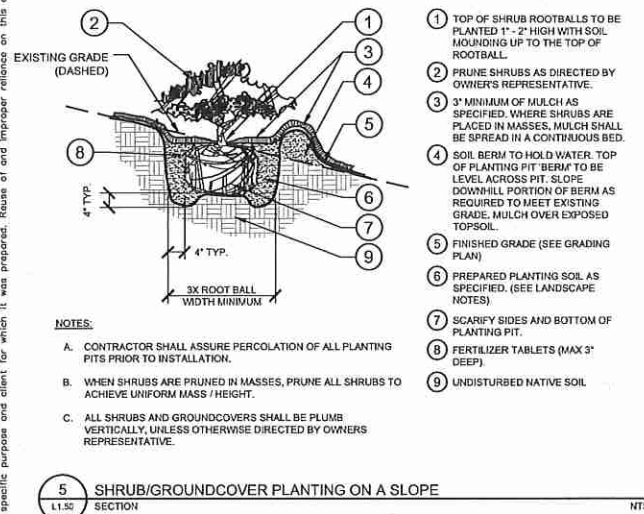
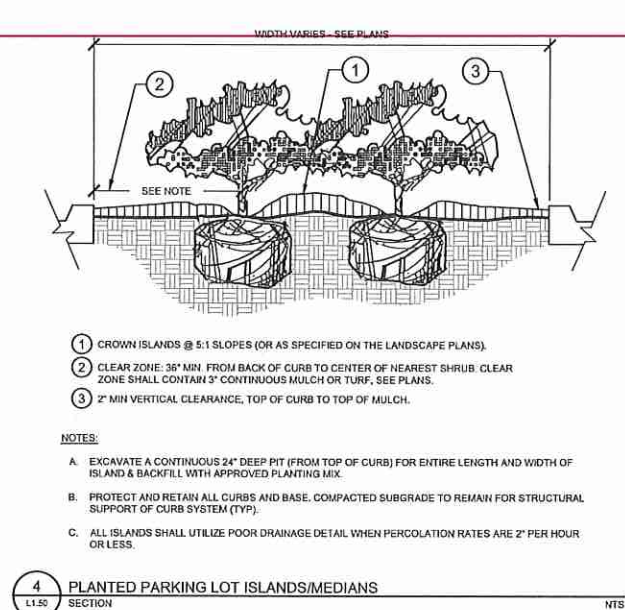
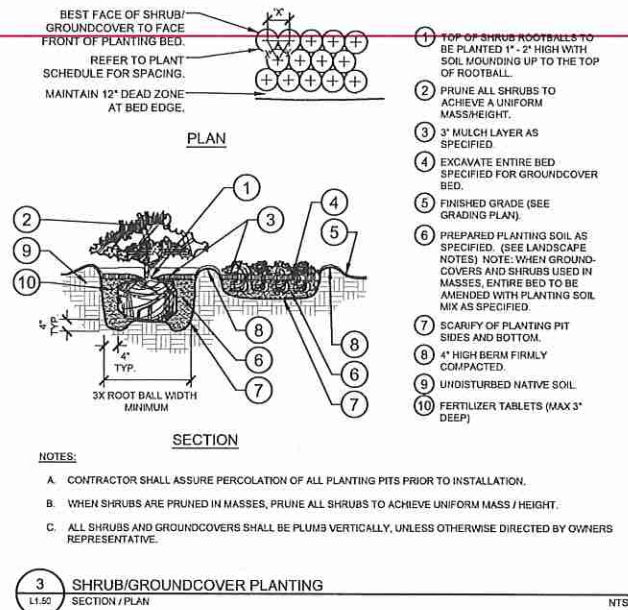
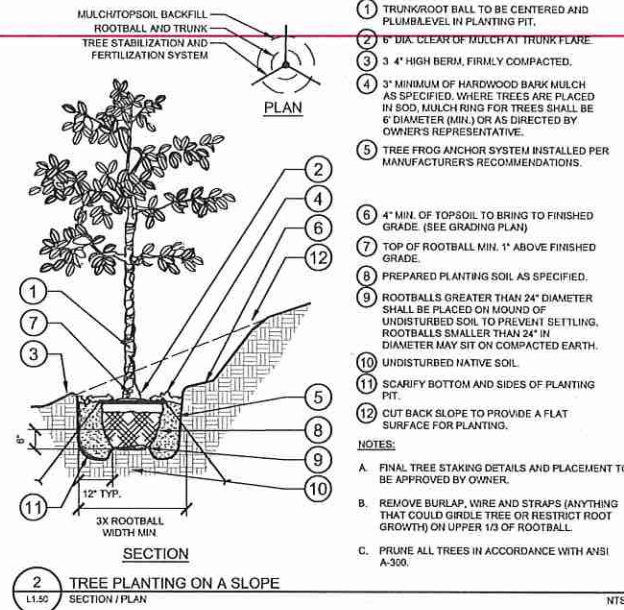
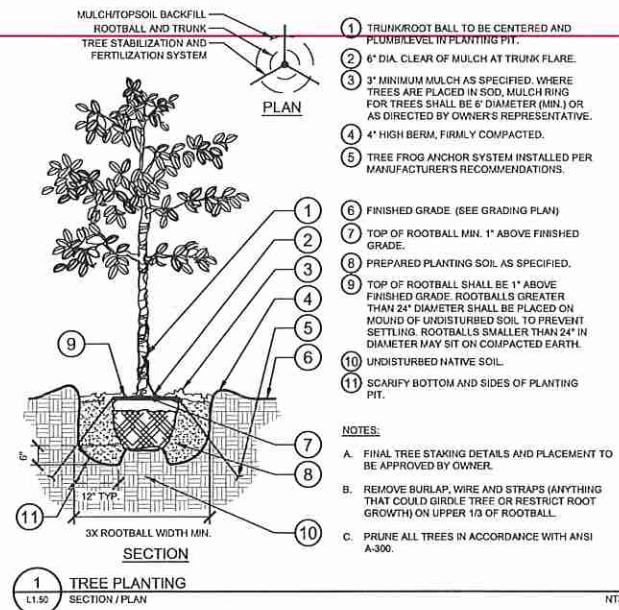
FLOW TOTALS:	
Area for Drip/line:	547.6
Bubbler:	218.5
Total:	766.1 GPM

LANDSCAPE NOTES:

1. ALL LANDSCAPE MATERIAL TO BE FLORIDA GRADE #1 OR BETTER QUALITY.
2. ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL.
3. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
4. ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ADJACENT TO THE WORK AREA 2) TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, ADJUTANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING TO MAINTAIN HEALTHY PLANT CONDITIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE WARRANTY PERIOD.
11. ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO SUBSTANTIAL COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR WARRANTY PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
13. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
14. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES, AND SHALL BE FLORIDA NO. 1 OR BETTER AS GIVEN IN "GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I AND II," STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
15. ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
16. ALL LANDSCAPE AREAS WILL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM.
17. TREE SUPPORT MATERIALS ARE TO BE REMOVED FROM EACH TREE ONCE IT IS "ESTABLISHED" (AS APPROVED BY THE LANDSCAPE ARCHITECT).
18. ALL PLANT SPECIFICATIONS IN THE PLANT SCHEDULE SHALL BE CONSIDERED THE MINIMUM ALLOWABLE SPECIFICATIONS. CONTRACTOR SHALL PROCURE PLANT MATERIALS AND UPSIZE AS NECESSARY TO MEET THE MOST STRINGENT SPECIFICATION.

SHEET NUMBER
L1.11

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Plotted By: Zhong, Jin Street: Sun, S. Bricks&Mortar, CD, Lovett, L1.51 August 09, 2021 12:33:34pm K:\ORL_Civil\149627005-S. Brian Mullikin\CD\149627005-150-LANDSCAPE DETAILS.dwg
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GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS SPECIFIED HEREIN.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARDS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FOOT DESIGN STANDARDS. INDEX 600. IF A DIRECT APPLICATION OF INDEX 600 IS PROPOSED, THE CONTRACTOR SHALL SUBMIT IN WRITING A STATEMENT INDICATING THE STANDARD INDEX AND PAGE NUMBER NO LESS THAN 10 BUSINESS DAYS PRIOR TO START OF CONSTRUCTION. WHEN A DIRECT APPLICATION OF FOOT STANDARD INDEX 600 IS NOT ACCEPTABLE A PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A FLORIDA PROFESSIONAL ENGINEER WHO HAS SUCCESSFULLY COMPLETED ADVANCED TRAINING IN MAINTENANCE OF TRAFFIC, AS DEFINED BY FDOT FOR APPROVAL BY THE COUNTY ENGINEER'S REPRESENTATIVE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNER OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE ACCURACY AND COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA, LOCATING ALL UNDERGROUND FACILITIES DURING CONSTRUCTION, THE SAFETY AND PROTECTION THEREOF, REPAIRING ANY DAMAGE THERE TO RESULTING FROM THE WORK. THE COST OF ALL WILL BE CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

C. PROTECTION OF EXISTING PLANT MATERIALS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS EQUIPMENT OPERATION. INCLUDES PROTECTION BY DRIVING OR PARKING INSIDE THE DRIPLINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIPLINE. NO MATERIALS SHALL BE BURNED ON SITE. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF THREE HUNDRED DOLLARS (\$300) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL. FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
2. SEE TREE MITIGATION PLAN AND NOTES, IF APPLICABLE.

D. MATERIALS

1. GENERAL

MATERIAL SAMPLES LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) CUBIC FOOT
TOPSOIL MIX	ONE (1) CUBIC FOOT
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

2. PLANT MATERIALS

a. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.

b. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

c. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW.

2. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW. CONTRACTOR TO SUBMIT SAMPLES AND PH TESTING RESULTS OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

a. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER, FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND HAVE A PH BETWEEN 5.5 AND 7.0.

b. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND.

2. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE - AT WHICH POINT THE CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

F. WATER

1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC., IF SUCH WATER IS NOT AVAILABLE AT THE SITE. THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

* WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

* FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

1. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF THREE (3) INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). MULCH SHALL BE "FLORIMULCH," EUCALYPTUS MULCH, OR SIMILAR SUSTAINABLY HARVESTED MULCH UNLESS SPECIFIED OTHERWISE.

2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT (6" MINIMUM) PLANTED UNDER THIS CONTRACT.

I. DIGGING AND HANDLING

1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING. AS NECESSARY UNTIL PLANTING PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO THE SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("VILTRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED (B&B), AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS: ONLY A MINIMUM OF FROIDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FROIDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.

5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

J. CONTAINER GROWN STOCK

1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

4. RPO+ "ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.

N. FINE GRADING

1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES, IF APPLICABLE.

O. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATERIAL. DAILY, ALL WORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36" OR TO NATIVE SOIL. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE POOR DRAINAGE CONDITION PLANTING DETAIL.

4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN, INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

5. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED OR APPROPRIATELY HEATED IN FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACK FILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE RELATION MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACK FILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET, ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY CERTIFIED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. MATERIALS INSTALLED SHALL MEET MINIMUM SPECIFIER REQUIREMENTS OR QUANTITIES SHOWN ON PLANS, WHICHEVER IS GREATER. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6". REMOVE AND DISPOSE ALL DEBRIS. MAX TOP 4" PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE PROJECT LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.

16. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER, (AS ALLOWED BY JURISDICTIONAL AUTHORITY).

P. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS BY MEANS OF A SOD CUTTER TO A DEPTH OF THREE (3) INCHES, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

b. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

c. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE

a. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"x12") UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

T. WARRANTY

1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED (INCLUDING SOD) BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.

2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.

3. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE AND IRRIGATION MAINTENANCE, THE CONTRACTOR SHOULD VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE (1) YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

LICENSED PROFESSIONAL

KHA PROJECT
149627005

DATE
04/23/2021

SCALE AS SHOWN

DESIGNED BY JJZ

DRAWN BY JJZ

CHECKED BY KHA

DATE: 8/9/2021

LANDSCAPE SPECIFICATIONS

APEX APOPKA

FLORIDA

354

SHEET NUMBER

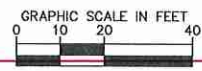
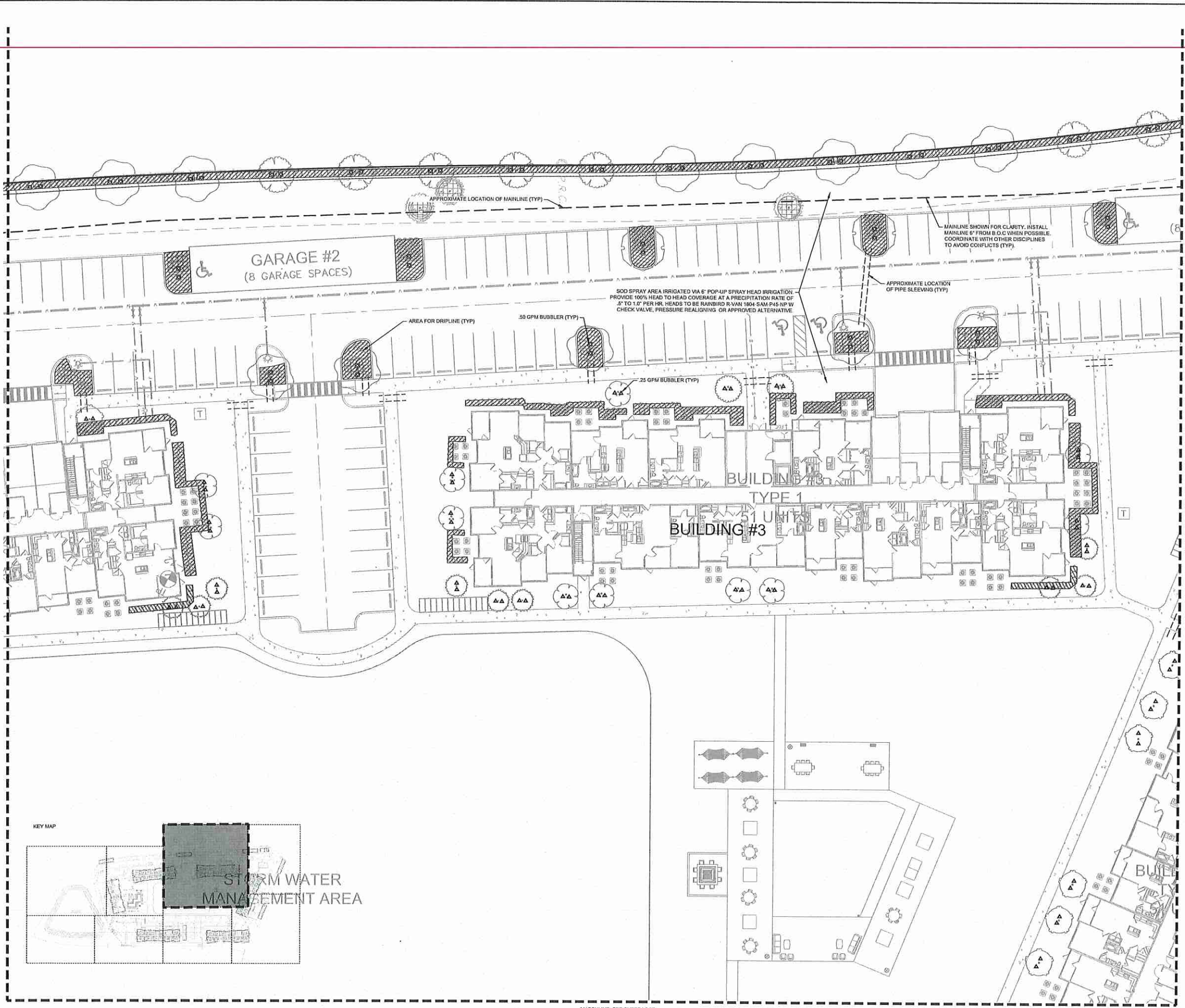
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REVISIONS

DATE BY

No.

Plotted By: Zhang, Jim. Save Set: S. Broomfield, CDS. Layout: L2.03. August 03, 2021. 12:39:48pm. K:\ORL_CAD\146627005-S. Broomfield\Multimedia\CADD\MDP\Drawings\L2.03-IRRIGATION PLAN.dwg
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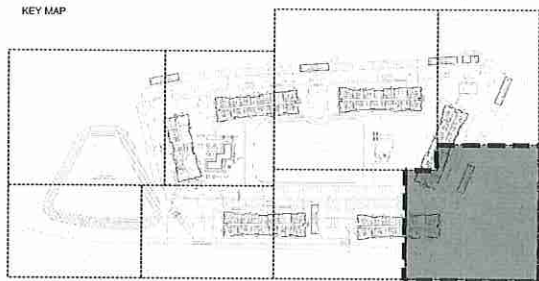


IRRIGATION SYMBOL KEY	
SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD 1600-1400 FLOOD 1401
SYMBOL	MANUFACTURER/MODEL
	AREA TO RECEIVE DRIPLINE RAIN BIRD XFD-09-12
SYMBOL	MANUFACTURER/MODEL
	RAIN BIRD PEB-PRS-D 1-1/2"
	RAIN BIRD ESP/EXEF-LXMM-LXWMPD WITH (02) ESPLXMSM12
	RAIN BIRD RSD-BEX
	RAIN BIRD FS-150-P
	WATER METER 1-1/2"
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC SCHEDULE 40

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KHA PROJECT 149627005		DATE 04/23/2021		SCALE AS SHOWN		DESIGNED BY JIZ		DRAWN BY JIZ							
CHECKED BY		KHA		DATE 8/9/2021											
APEX APOPKA		FLORIDA		IRRIGATION PLAN											
SHEET NUMBER L2.03		APOPKA		358											



KHA PROJECT 149627005	LICENSED PROFESSIONAL	
DATE 04/23/2021		
SCALE AS SHOWN		
DESIGNED BY JJZ		
DRAWN BY JJZ		
CHECKED BY KHA	DATE 8/9/2021	



SYMBOL

▲ 1401 ▲ 1402 ▲ 1404 □ 1408

SYMBOL



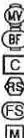
MANUFACTURER/MODEL

RAIN BIRD 1600-1400 FLOOD 1401

MANUFACTURER/MODEL

AREA TO RECEIVE DRIPLINE
RAIN BIRD XFD-09-12

SYMBOL



MANUFACTURER/MODEL

RAIN BIRD PEB-PRS-D 1-1/2"
FERCO 82SY 1-1/2"
RAIN BIRD ESPLXMEF-L3XM-LXMMPD WITH (02) ESPLXMS12
RAIN BIRD RSD-BEX
RAIN BIRD FS-150-P
WATER METER 1-1/2"
IRRIGATION MAINLINE: PVC SCHEDULE 40
PIPE SLEEVE: PVC SCHEDULE 40

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IRRIGATION PLAN

SHEET NUMBER
L2.08

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IRRIGATION SYSTEM NOTES:

1. THE IRRIGATION MAINLINE LAYOUT IS DIAGRAMMATIC. ANY CHANGES MADE IN THE IRRIGATION MAINLINE DUE TO FIELD CONDITIONS OR CONTRACTOR'S SUBMITTED DESIGN SHALL BE IN ACCORDANCE WITH THESE STANDARDS.
 2. SET SPRAY HEADS 6" AND ROTORS 12" IN FROM BACK OF CURB OR 24" IF PAVEMENT HAS NO CURB.
 3. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR PERFORMING ALL NECESSARY MODIFICATIONS REQUIRED TO MEET THE SCHEMATIC INTENT OF THESE PLANS PRIOR TO SUBMITTING PROPOSAL. THESE PLANS OUTLINE THE OVERALL LAYOUT THE SYSTEM AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ZONE THE SYSTEM ACCORDINGLY BASED ON FLOW AND PRESSURE AVAILABLE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE FOLLOWING BUT NOT LIMITED TO AVAILABLE FLOW, AVAILABLE PRESSURE, CONNECTION ASSEMBLY, CAPACITY OF THE SYSTEM.
 4. CONTRACTOR TO PROVIDE NEW AUTOMATIC CONTROLLER FOR PROPOSED SYSTEM (NO BATTERY OPERATED CONTROLLERS ALLOWED). COORDINATE LOCATION WITH OWNER.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AUTOMATIC RAIN SENSOR. COORDINATE LOCATION WITH OWNER.
 6. IRRIGATION SHALL NOT BE COMBINED ON A SINGLE ZONE AND SHALL BE ZONED ACCORDING TO IRRIGATION TYPE, PRECIPITATION RATE, AND THE SYSTEM'S AVAILABLE WATER / PRESSURE. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO OWNER FOR REVIEW PRIOR TO INSTALLATION.
 7. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
 8. CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
 9. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.
 10. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
 11. CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
 12. PRODUCTS SHALL BE AS SPECIFIED OR APPROVED EQUAL.
- PRE-APPROVED MANUFACTURERS:
1. Toro
 2. Hunter
 3. Rainbird
13. IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
 14. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED WITHIN SCH. 40 PVC 2x SIZE OF PIPE AND FREE OF STONES/DEBRIS. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS.
 15. MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.
 16. THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
 17. ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES.
 18. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SCH. 40 PVC SLEEVES. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
 19. NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB". LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
 20. THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
 21. ELECTRIC SERVICE TO THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.
 22. ALL 24 VAC WIRING FROM DECODER TO VALVE SHALL BE OF DIRECT BURIAL COPPER WIRE. MAXIMUM LENGTH OF WIRE FROM DECODER TO VALVE SHALL NOT EXCEED 400 FEET. AS FOLLOWS:
CONTROL WIRES - #14
COMMON WIRES - #14
 23. ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VDS VALVE BOXES AS FOLLOWS:
-RECTANGULAR 12"x12" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).
 24. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB WHEN NEXT TO A ROADWAY. (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).
 25. HEADS, LATERALS, EMITTERS, AND VALVES ARE NOT SHOWN, BUT ARE NECESSARY FOR A FULLY FUNCTIONING IRRIGATION SYSTEM.
 26. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
 27. IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
 28. ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN ONE HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE WILL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 6.9 GPH EMITTERS, 12" O.C. WITH 12" LINE SPACING AT A MINIMUM.
 29. ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS. IF REQUIRED, ALL WIRING FOR A TWO WIRE PATH SHALL BE WITH RED/BLUE TWISTED PAIR 14 AWG. ELECTRIC CONTROL LINES FROM THE DECODER TO THE SOLENOID VALVES SHALL BE TWISTED PAIR 18 AWG. ALL DECODERS SHALL BE GROUNDED EVERY 1,000 L.F. OR EVERY 10 DEVICES. ALL WIRE SHALL BE FURNISHED IN MINIMUM 2,500' REELS AND SPLICING SHALL BE MINIMIZED. BURY SPLICE KIT. ALL 24 VOLT WIRING SHALL BE DONE IN ACCORDANCE WITH EXISTING CODES. SPLICING SHALL BE IN VALVE BOXES OR CONTROLLERS ONLY. IRRIGATION SYSTEM CONTROL SHALL BE TWO WIRE PATH. CONTRACTOR SHALL FOLLOW ALL MANUFACTURER'S REQUIREMENTS FOR THIS INSTALLATION. TWO WIRE SYSTEM SHALL HAVE 2-WAY COMMUNICATIONS FIELD PROGRAMMABILITY, STATION SPECIFICATIONS AND INTEGRATED SURGE PROTECTION.
 30. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1½" ELECTRICAL CONDUIT.
 31. SMALLEST DIAMETER LATERAL PIPE SHALL BE ¾".
 32. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1.05" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE.
 33. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH EXISTING, OR PRESERVED PLANT COMMUNITIES. DO NOT TRENCH THROUGH EXISTING ROOT SYSTEMS OF ANY VEGETATION INTENDED TO BE PRESERVED.
 34. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
 35. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR TO THE CONDITION DENOTED ON THE LANDSCAPE PLAN.
 36. IRRIGATION PIPING INSTALLED UNDER ROADS AND SIDEWALKS SHALL BE IN SCHEDULE 40 PVC SLEEVING AT 2X THE PIPE SIZE. ALL SLEEVING SHALL BE FREE OF STONES AND DEBRIS.
 37. IRRIGATION SOURCE TO BE EITHER WELL, POTABLE, OR NON-POTABLE WATER. IRRIGATION CONTRACTOR TO VERIFY SOURCE PRIOR TO DESIGN.
 38. POINT OF CONNECTION TO BE DETERMINED BY OWNER. IRRIGATION SYSTEM CONNECTIONS TO THE LOCAL JURISDICTION SERVICE SHALL COMPLY WITH ALL APPLICABLE CODES.
 39. IRRIGATION CONNECTION MAY REQUIRE BACKFLOW PREVENTION. VERIFY WITH LOCAL JURISDICTION.
 40. IRRIGATION SYSTEM SHALL COMPLY WITH THE LOCAL JURISDICTION LAND DEVELOPMENT CODE.

KHA PROJECT 149627005		DATE 04/23/2021		SCALE AS SHOWN		DESIGNED BY JUZ		DRAWN BY JUZ		CHECKED BY KHA		DATE 8/9/2021		LICENSED PROFESSIONAL		Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 189 S. ORANGE AVENUE, SUITE 1000, ORLANDO, FL 32801 PHONE: 407-898-1511 WWW.KIMLEY-HORN.COM REGISTRY No. 696		No.		REVISIONS		DATE		BY	
IRRIGATION SPECIFICATIONS														APEX APOPKA		FLORIDA		SHEET NUMBER L2.51		365					



OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy, $\pm 0.2\%$ copper) provides excellent casting properties. The supporting structure surface is milled flat (surface variance $\pm .002$) to facilitate assembly. The casting process produces a fine grain structure with separate optical and electrical compartments. The optical compartment is designed to support the LED array and support arm assembly. Minimum wall thickness is .118".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy, $\pm 0.2\%$ copper) provides excellent casting properties. The supporting electrical compartment and a flat surface on the top of the arm to support the LED array are milled flat (surface variance $\pm .002$) to facilitate assembly. The casting process produces a fine grain structure with separate optical and electrical compartments. The electrical compartment is designed to support the LED array and support arm assembly. Minimum wall thickness is .118".

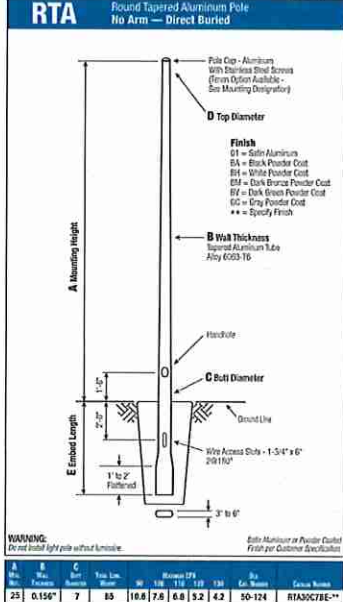
LED OPTICS
The LED array is arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed in a clear epoxy lens. The LED array is mounted on the PCB panel either to meet an IRIG requirement, in asymmetric distributions, or in a standard 5x7 array. The LED array is mounted on the PCB panel output towards the three sides and functions on a house side output.

Each LED structure is sealed to the PCB over an emitter and all electrical connections are sealed. The LED array is mounted on the PCB panel of Panels in standard layouts have the same electrical connections and are produced by standard methods distributions. Panels are produced by standard methods distributions. Panels are produced by standard methods distributions.



*BIC PENDING AS OF 7/19

U.S. Architectural Lighting 400 West 10th Street, Suite 1000, Dallas, TX 75201
Phone (214) 224-2200 Fax (214) 224-2204
www.usalighting.com

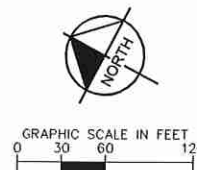


C	D	E
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Landfill Lighting Luminaire Schedule									
Symbol	MANUFACT	Qty	Label	Arrangement	Description	LLF	Lum. Wats	Lum. Lumens	BUG Rating
	U.S. ARCHITECTURAL LIGHTING	4	SLA	SINGLE	R2H M-PLD-B-W-4LED-1050mA-WW-VOLT-TPR-FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	1165.5	17335	B5-UG-63
	U.S. ARCHITECTURAL LIGHTING	14	SLB	SINGLE	R2H M-PLD-V-F-T 4LED-1050mA-WW-VOLT-TPR-FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	1565.5	16227	B5-UG-63
	U.S. ARCHITECTURAL LIGHTING	9	SLB-HS	SINGLE	R2H M-PLD-V-F-T 4LED-1050mA-WW-HS-VOLT-TPR-FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	1565.5	17335	B1-UG-63
	U.S. ARCHITECTURAL LIGHTING	1	SLG2	BACK-BACK	R2H M-PLD-V-SQ-W-4LED-1050mA-WW-VOLT-TPR-FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE	1.000	156.5	16550	B5-UG-63

Landreth Lighting Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Parking Lots	Illuminance	Fc	1.55	4.5	0.6	2.58

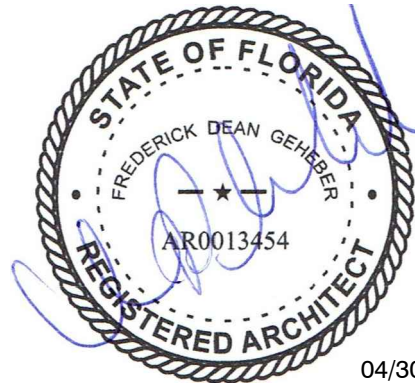


RELEASE DATES:

REV # DATE DESCRIPTION

04/30/21 80% HUD REVIEW

STAMP:



CLIENT:

JAKE FLOURNOY
233 12TH STREET
SUITE 900
COLUMBUS, GA 31901

PROJECT:

BINION ROAD
APOPKA, FL 33837

DRAWING TITLE:

BUILDING TYPE I
FRONT ELEVATION

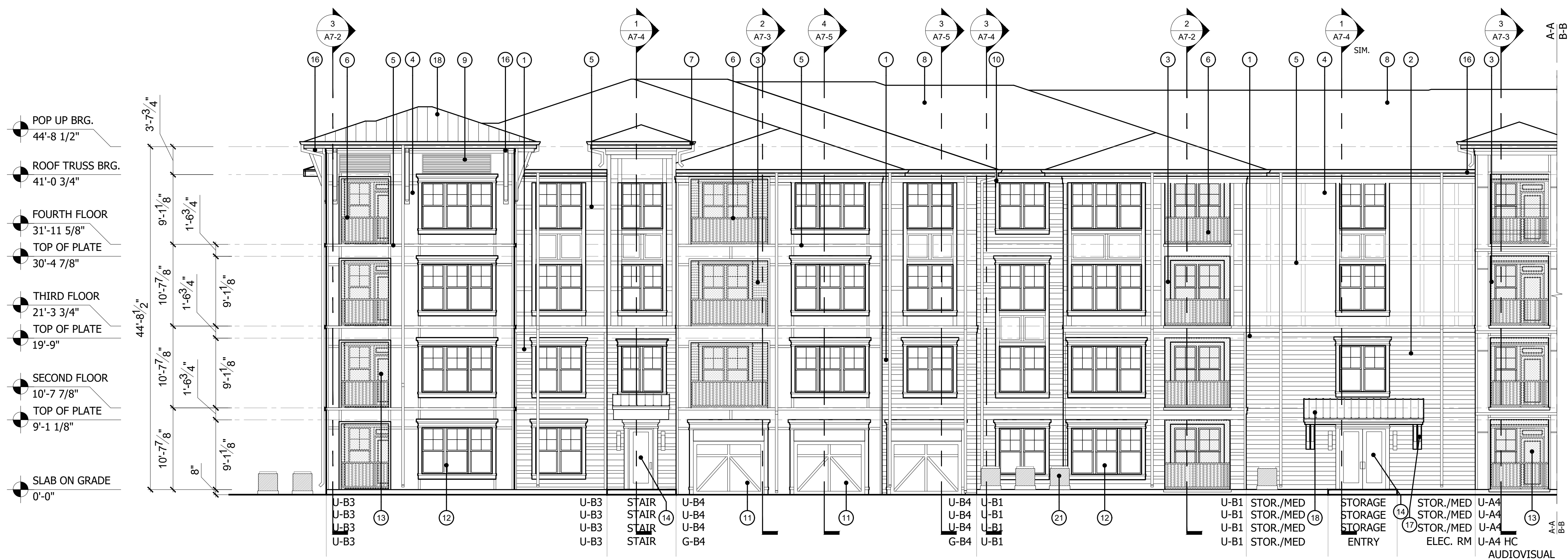
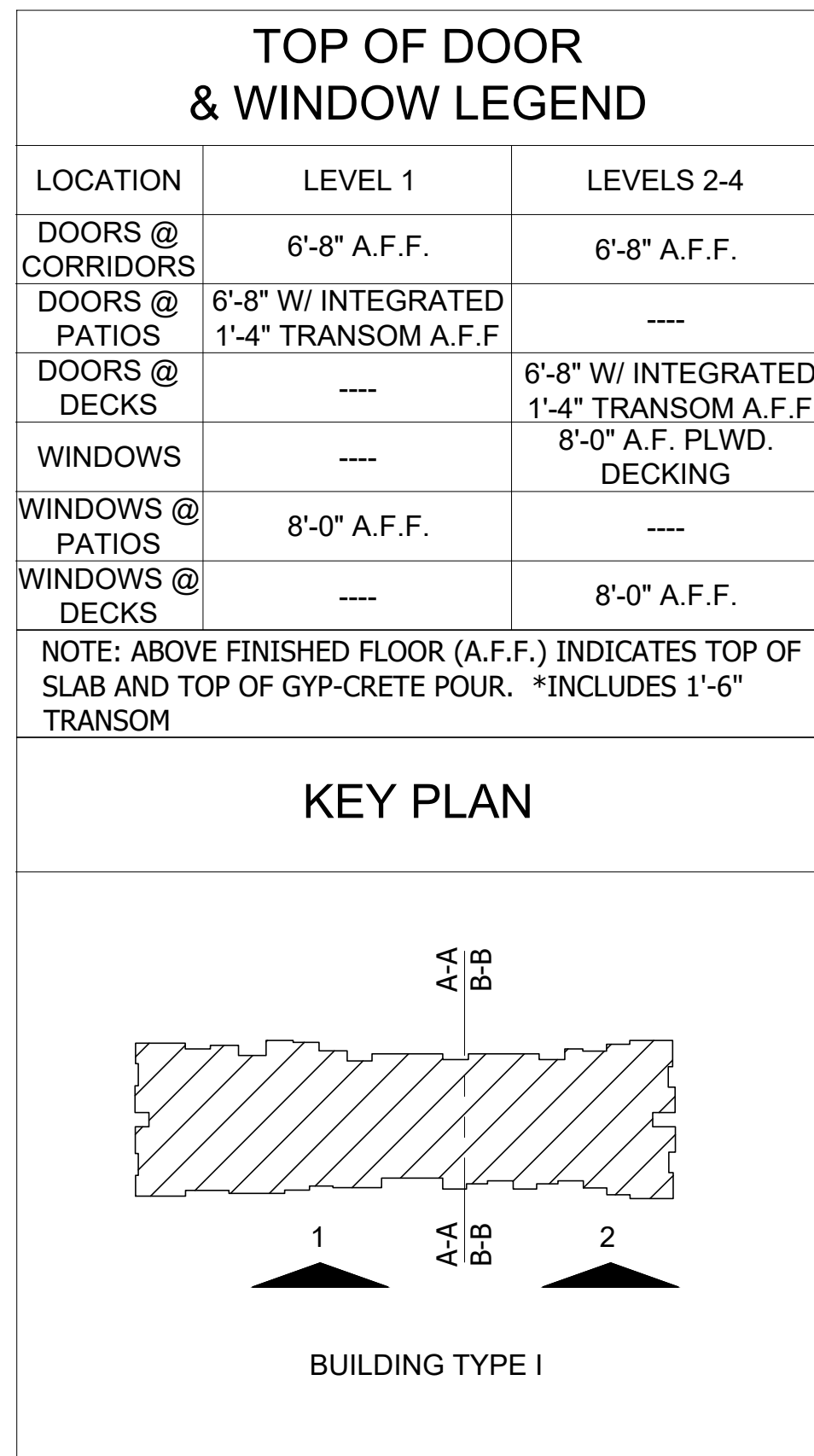
DRAWN BY: CV, JM, CW CHECKED BY: CV, FG

SCALE: AS NOTED DATE: 04/30/2021

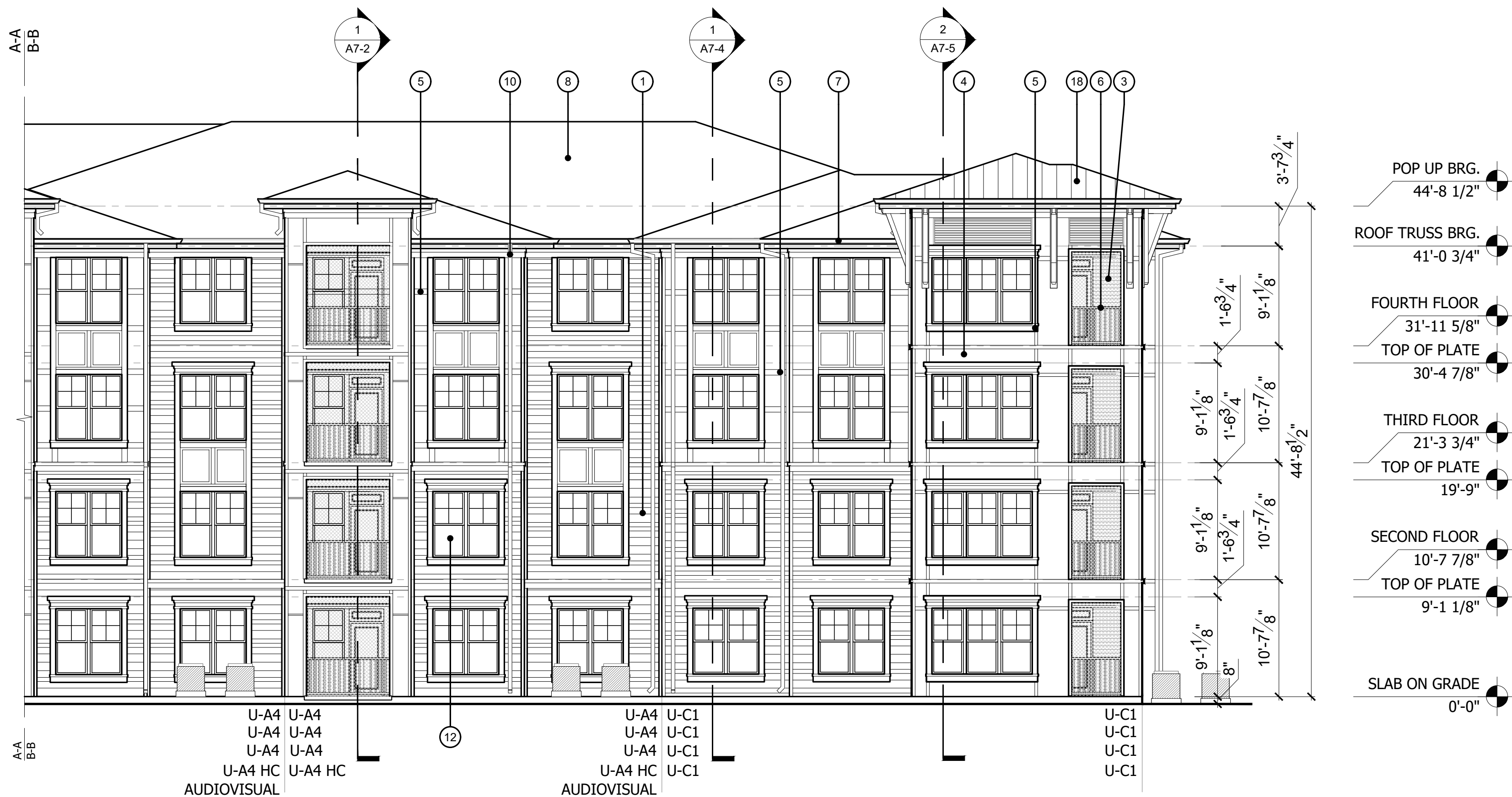
PROJECT NUMBER: 2021

DRAWING NUMBER:

A5-1.1

BUILDING TYPE I
1 FRONT ELEVATION (A)
A5-1.1 1/8"=1'-0"

ELEVATION KEYNOTES	
1	FIBER CEMENT SIDING - VARIED
2	FIBER CEMENT SIDING - 8" EXPOSURE
3	FIBER CEMENT SIDING - 4" EXPOSURE
4	FIBER CEMENT PANEL
5	FIBER CEMENT BOARD TRIM
6	GUARD RAIL TO BE A MIN. 42" HIGH
7	6" GUTTER
8	ASPHALT SHINGLE ROOF
9	LOUVERS
10	ALUM. DOWNSPOUT (COORDINATE W/EXHAUST VENTS)
11	GARAGE DOOR - SEE DOOR SCHEDULES ON A2-0 & FOR SIZE AND TYPE
12	VINYL WINDOW
13	BALCONY DOOR W/ TRANSOM
14	STOREFRONT DOOR
15	STOREFRONT WINDOW
16	BRACKET #1
17	BRACKET #2
18	STANDING SEAM METAL ROOF
19	FAUX SHUTTER
20	NOT USED
21	VHAC CONDENSER UNITS - SEE MECH. PLANS FOR ACTUAL LOCATION

BUILDING TYPE I
2 FRONT ELEVATION (B)
A5-1.1 1/8"=1'-0"

TOP OF DOOR
& WINDOW LEGEND

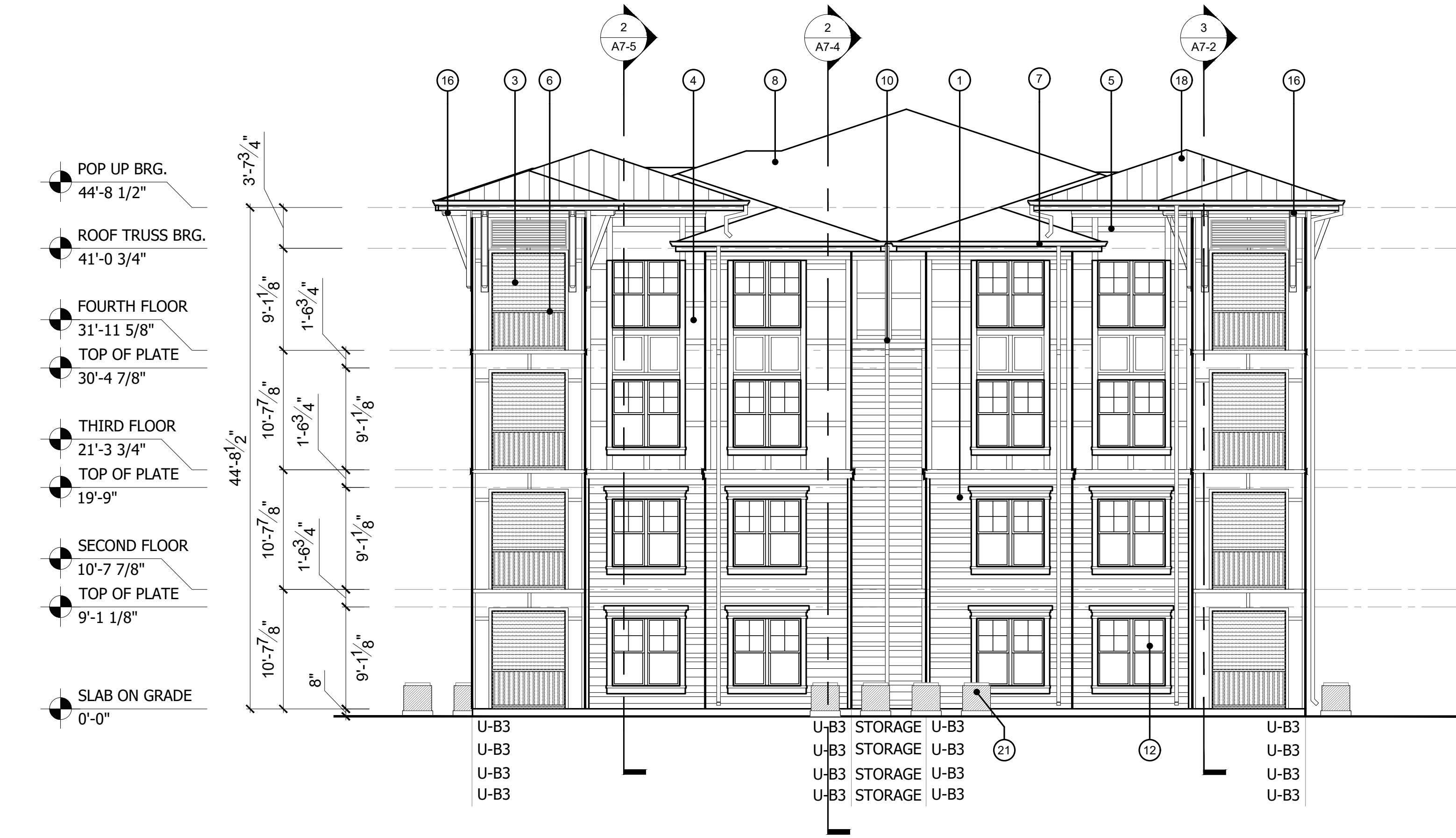
LOCATION	LEVEL 1	LEVELS 2-4
DOORS @ CORRIDORS	6'-8" A.F.F.	6'-8" A.F.F.
DOORS @ PATIOS	6'-8" W/ INTEGRATED 1'-4" TRANSOM A.F.F	----
DOORS @ DECKS	----	6'-8" W/ INTEGRATED 1'-4" TRANSOM A.F.F
WINDOWS	----	8'-0" A.F. PLWD. DECKING
WINDOWS @ PATIOS	8'-0" A.F.F.	----
WINDOWS @ DECKS	----	8'-0" A.F.F.

NOTE: ABOVE FINISHED FLOOR (A.F.F.) INDICATES TOP OF SLAB AND TOP OF GYP-CRETE POUR. *INCLUDES 1'-6" TRANSOM

KEY PLAN

BUILDING TYPE I

ELEVATION KEYNOTES	
1	FIBER CEMENT SIDING - VARIED
2	FIBER CEMENT SIDING - 8" EXPOSURE
3	FIBER CEMENT SIDING - 4" EXPOSURE
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13	BALCONY DOOR W/ TRANSOM
14	STOREFRONT DOOR
15	STOREFRONT WINDOW
16	BRACKET #1
17	BRACKET #2
18	STANDING SEAM METAL ROOF
19	FAUX SHUTTER
20	NOT USED
21	VHAC CONDENSER UNITS - SEE MECH. PLANS FOR ACTUAL LOCATION



1 BUILDING TYPE I
SIDE ELEVATION (LEFT)
A5-1.3 1/8"=1'-0"



2 BUILDING TYPE I
SIDE ELEVATION (RIGHT)
A5-1.3 1/8"=1'-0"



GLA-ATL, LLC

649 11TH STREET
ATLANTA, GA 30318
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RELEASE DATES:

REV	#	DATE	DESCRIPTION
		04/30/21	80% HUD REVIEW

STAMP:



CLIENT:

JAKE FLOURNOY
233 12TH STREET
SUITE 900
COLUMBUS, GA 31901

PROJECT:

BINION ROAD
APOPKA, FL 33837

DRAWING TITLE:

BUILDING TYPE I
SIDE ELEVATIONS

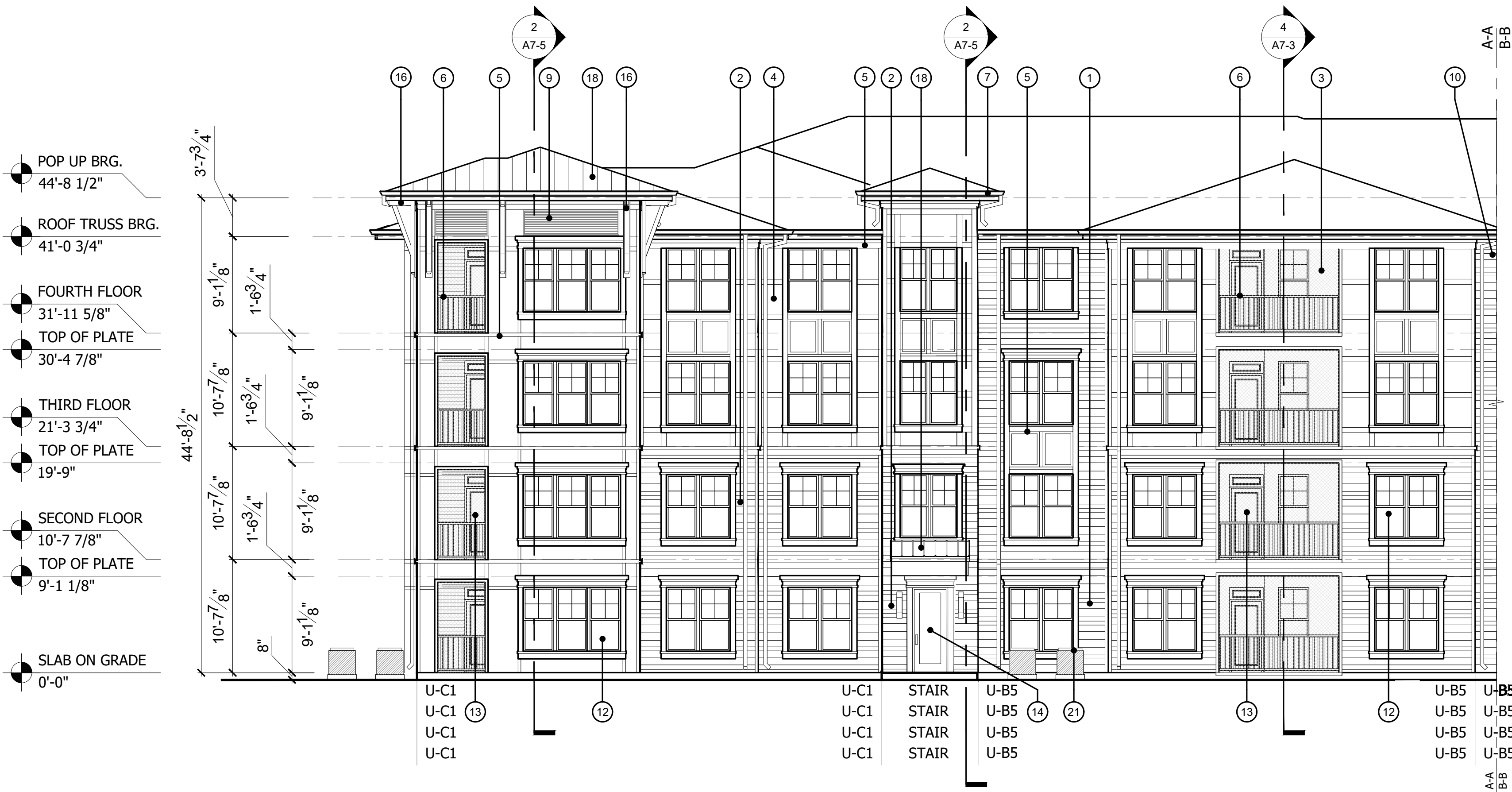
DRAWN BY: CV, JM, CW
CHECKED BY: CV, FG

SCALE: AS NOTED
DATE: 04/30/2021

PROJECT NUMBER: 2021

DRAWING NUMBER:

A5-1.2
368
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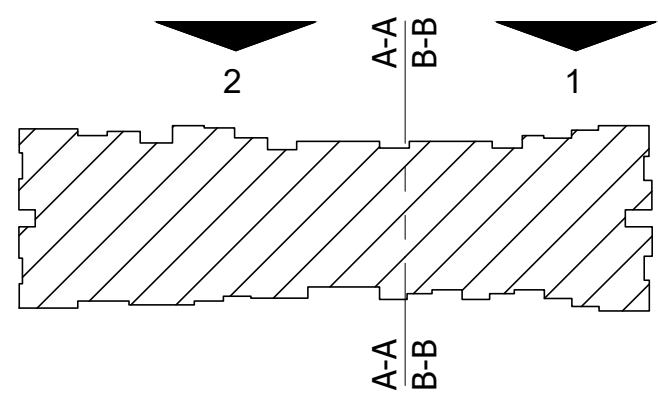


TOP OF DOOR & WINDOW LEGEND

LOCATION	LEVEL 1	LEVELS 2-4
DOORS @ CORRIDORS	6'-8" A.F.F.	6'-8" A.F.F.
DOORS @ PATIOS	6'-8" W/ INTEGRATED 1'-4" TRANSOM A.F.F.	----
DOORS @ DECKS	----	6'-8" W/ INTEGRATED 1'-4" TRANSOM A.F.F.
WINDOWS	----	8'-0" A.F. PLWD. DECKING
WINDOWS @ PATIOS	8'-0" A.F.F.	----
WINDOWS @ DECKS	----	8'-0" A.F.F.

NOTE: ABOVE FINISHED FLOOR (A.F.F.) INDICATES TOP OF SLAB AND TOP OF GYP-CRETE POUR. *INCLUDES 1'-6" TRANSOM

KEY PLAN



BUILDING TYPE I

ELEVATION KEYNOTES

1	FIBER CEMENT SIDING - VARIED
2	FIBER CEMENT SIDING - 8" EXPOSURE
3	FIBER CEMENT SIDING - 4" EXPOSURE
4	FIBER CEMENT PANEL
5	FIBER CEMENT BOARD TRIM
6	GUARD RAIL TO BE A MIN. 42" HIGH
7	6" GUTTER
8	ASPHALT SHINGLE ROOF
9	LOUVERS
10	ALUM. DOWNSPOUT (COORDINATE W/EXHAUST VENTS)
11	GARAGE DOOR - SEE DOOR SCHEDULES ON A2-0 & FOR SIZE AND TYPE
12	VINYL WINDOW
13	BALCONY DOOR W/ TRANSOM
14	STOREFRONT DOOR
15	STOREFRONT WINDOW
16	BRACKET #1
17	BRACKET #2
18	STANDING SEAM METAL ROOF
19	FAUX SHUTTER
20	NOT USED
21	VHAC CONDENSER UNITS - SEE MECH. PLANS FOR ACTUAL LOCATION

1
A5-1.3 BUILDING TYPE I
REAR ELEVATION (B)
1/8"=1'-0"



2
A5-1.3 BUILDING TYPE I
REAR ELEVATION (A)
1/8"=1'-0"



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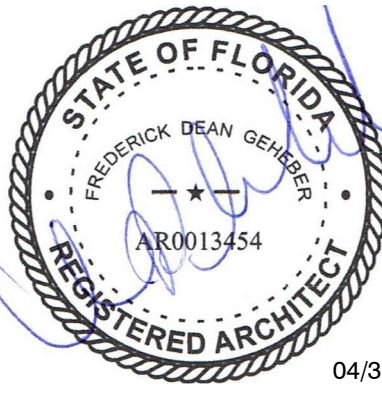
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JAKE FLOURNOY
233 12TH STREET
SUITE 900
COLUMBUS, GA 31901

PROJECT:

BINION ROAD
APOPKA, FL 33837

DRAWING TITLE:

BUILDING TYPE I
REAR ELEVATION

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SCALE: AS NOTED
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PROJECT NUMBER: 2021

DRAWING NUMBER:

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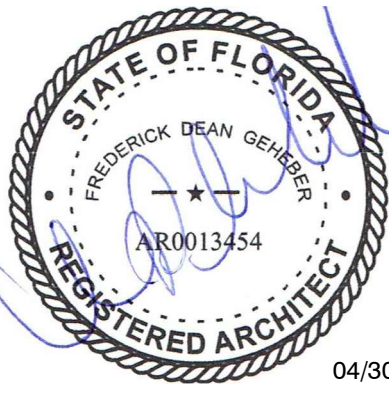
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JAKE FLOURNOY
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SUITE 900
COLUMBUS, GA 31901

PROJECT:

BINION ROAD
APOPKA, FL 33837

DRAWING TITLE:

BUILDING TYPE II
FRONT ELEVATION

DRAWN BY: CV, JM, CW
CHECKED BY: CV, FG

SCALE: AS NOTED
DATE: 04/30/2021

PROJECT NUMBER: 2021

DRAWING NUMBER:

A5-2.1

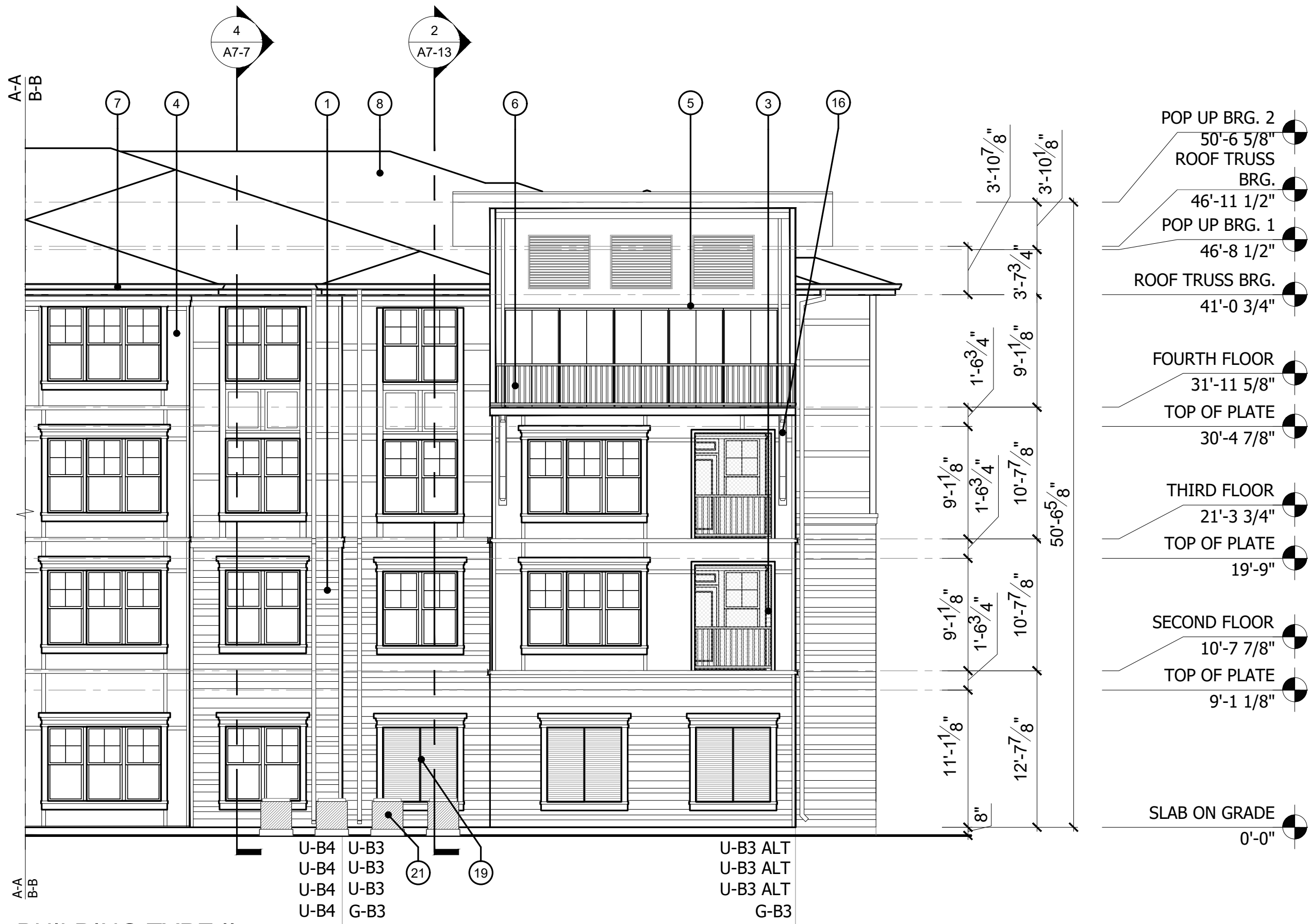
RELEASED FOR CONSTRUCTION



1
A5-2.1
BUILDING TYPE II
FRONT ELEVATION (A)
1/8"=1'-0"

TOP OF DOOR & WINDOW LEGEND		
LOCATION	LEVEL 1	LEVELS 2-4
DOORS @ CORRIDORS	6'-8" A.F.F.	6'-8" A.F.F.
DOORS @ PATIOS	6'-8" W/ INTEGRATED 1'-4" TRANSOM A.F.F.	----
DOORS @ DECKS	----	6'-8" W/ INTEGRATED 1'-4" TRANSOM A.F.F. 8'-0" A.F. PLWD. DECKING
WINDOWS	----	----
WINDOWS @ PATIOS	8'-0" A.F.F.	----
WINDOWS @ DECKS	----	8'-0" A.F.F.
NOTE: ABOVE FINISHED FLOOR (A.F.F.) INDICATES TOP OF SLAB AND TOP OF GYP-CRETE POUR. *INCLUDES 1'-6" TRANSOM		
KEY PLAN		

ELEVATION KEYNOTES	
1	FIBER CEMENT SIDING - VARIED
2	FIBER CEMENT SIDING - 8" EXPOSURE
3	FIBER CEMENT SIDING - 4" EXPOSURE
4	FIBER CEMENT PANEL
5	FIBER CEMENT BOARD TRIM
6	GUARD RAIL TO BE A MIN. 42" HIGH
7	6" GUTTER
8	ASPHALT SHINGLE ROOF
9	LOUVERS
10	ALUM. DOWNSPOUT (COORDINATE W/EXHAUST VENTS)
11	GARAGE DOOR - SEE DOOR SCHEDULES ON A2-0 & FOR SIZE AND TYPE
12	VINYL WINDOW
13	BALCONY DOOR W/ TRANSOM
14	STOREFRONT DOOR
15	STOREFRONT WINDOW
16	BRACKET #1
17	BRACKET #2
18	STANDING SEAM METAL ROOF
19	FAUX SHUTTER
20	NOT USED
21	VHAC CONDENSER UNITS - SEE MECH. PLANS FOR ACTUAL LOCATION



2
A5-2.1
BUILDING TYPE II
FRONT ELEVATION (B)
1/8"=1'-0"

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233 12TH STREET
SUITE 900
COLUMBUS, GA 31901

PROJECT:

BINION ROAD
APOPKA, FL 33837

DRAWING TITLE:

BUILDING TYPE II SIDE ELEVATIONS

DRAWN BY: CV, JM, CW CHECKED BY: CV, FG

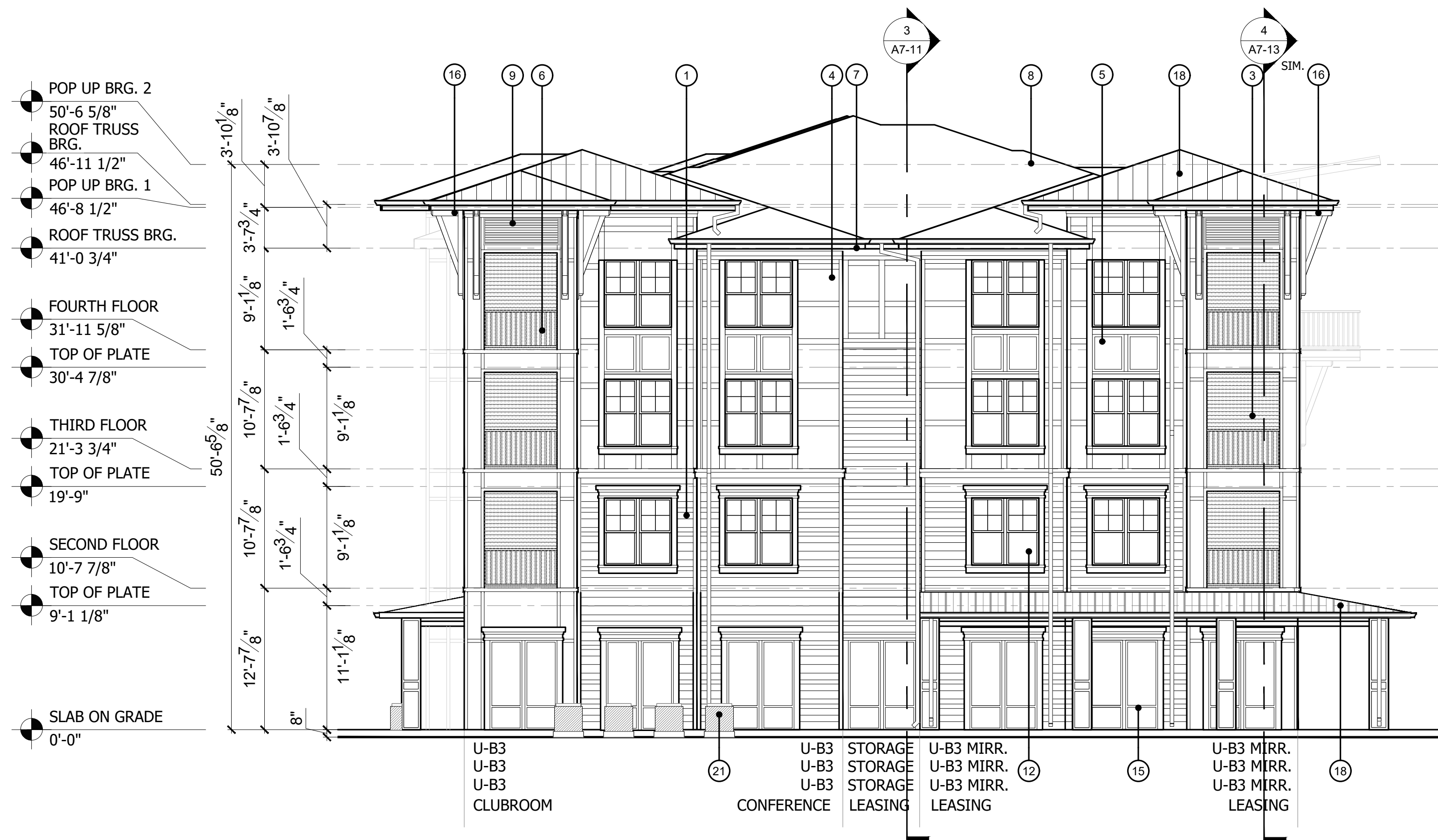
SCALE:	DATE:
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PROJECT NUMBER: 2021

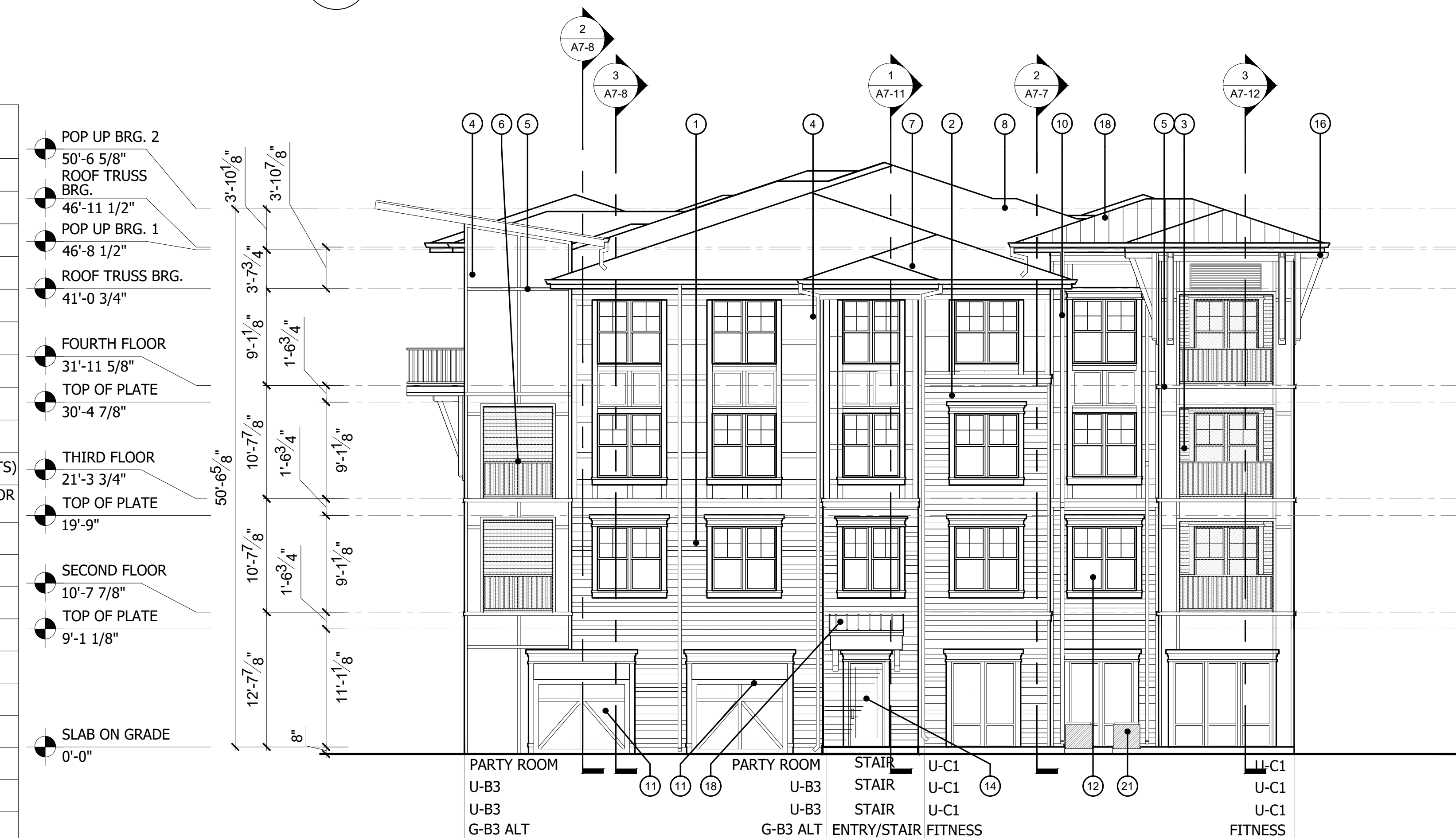
DRAWING NUMBER:

A5-2.2

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1 BUILDING TYPE II SIDE ELEVATION (LEFT)
A5-2.2 1/8"=1'-0"



2 BUILDING TYPE II SIDE ELEVATION (RIGHT)
A5-2.2 1/8"=1'-0"

TOP OF DOOR & WINDOW LEGEND		
LOCATION	LEVEL 1	LEVELS 2-4
DOORS @ CORRIDORS	6'-8" A.F.F.	6'-8" A.F.F.
DOORS @ PATIOS	6'-8" W/ INTEGRATED 1'-4" TRANSOM A.F.F	----
DOORS @ DECKS	----	6'-8" W/ INTEGRATED 1'-4" TRANSOM A.F.F.
WINDOWS	----	8'-0" A.F. PLWD. DECKING
WINDOWS @ PATIOS	8'-0" A.F.F.	----
WINDOWS @ DECKS	----	8'-0" A.F.F.

NOTE: ABOVE FINISHED FLOOR (A.F.F.) INDICATES TOP OF SLAB AND TOP OF GYP-CRETE POUR. *INCLUDES 1'-6" TRANSOM

KEY PLAN

BUILDING TYPE II

ELEVATION KEYNOTES	
1	FIBER CEMENT SIDING - VARIED
2	FIBER CEMENT SIDING - 8" EXPOSURE
3	FIBER CEMENT SIDING - 4" EXPOSURE
4	FIBER CEMENT PANEL
5	FIBER CEMENT BOARD TRIM
6	GUARD RAIL TO BE A MIN. 42" HIGH
7	6" GUTTER
8	ASPHALT SHINGLE ROOF
9	LOUVERS
10	ALUM. DOWNSPOUT (COORDINATE W/EXHAUST VENTS)
11	GARAGE DOOR - SEE DOOR SCHEDULES ON A2-0 & FOR SIZE AND TYPE
12	VINYL WINDOW
13	BALCONY DOOR W/ TRANSOM
14	STOREFRONT DOOR
15	STOREFRONT WINDOW
16	BRACKET #1
17	BRACKET #2
18	STANDING SEAM METAL ROOF
19	FAUX SHUTTER
20	NOT USED
21	VHAC CONDENSER UNITS - SEE MECH. PLANS FOR ACTUAL LOCATION

POP UP BRG. 2
50'-6 5/8"

ROOF TRUSS BRG.
46'-11 1/2"

POP UP BRG. 1
46'-8 1/2"

ROOF TRUSS BRG.
41'-0 3/4"

FOURTH FLOOR
31'-11 5/8"

TOP OF PLATE
30'-4 7/8"

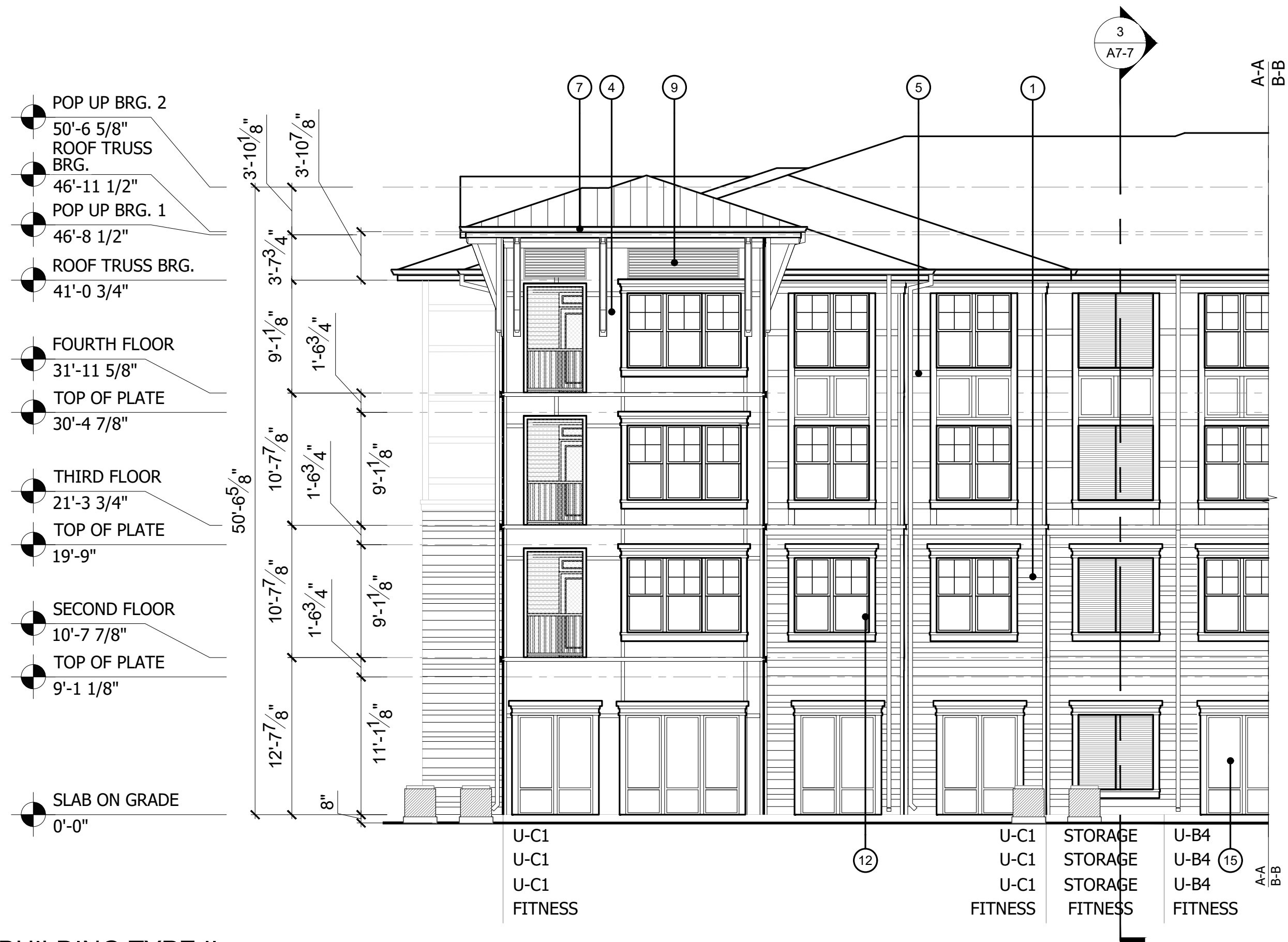
THIRD FLOOR
21'-3 3/4"

TOP OF PLATE
19'-9"

SECOND FLOOR
10'-7 7/8"

TOP OF PLATE
9'-1 1/8"

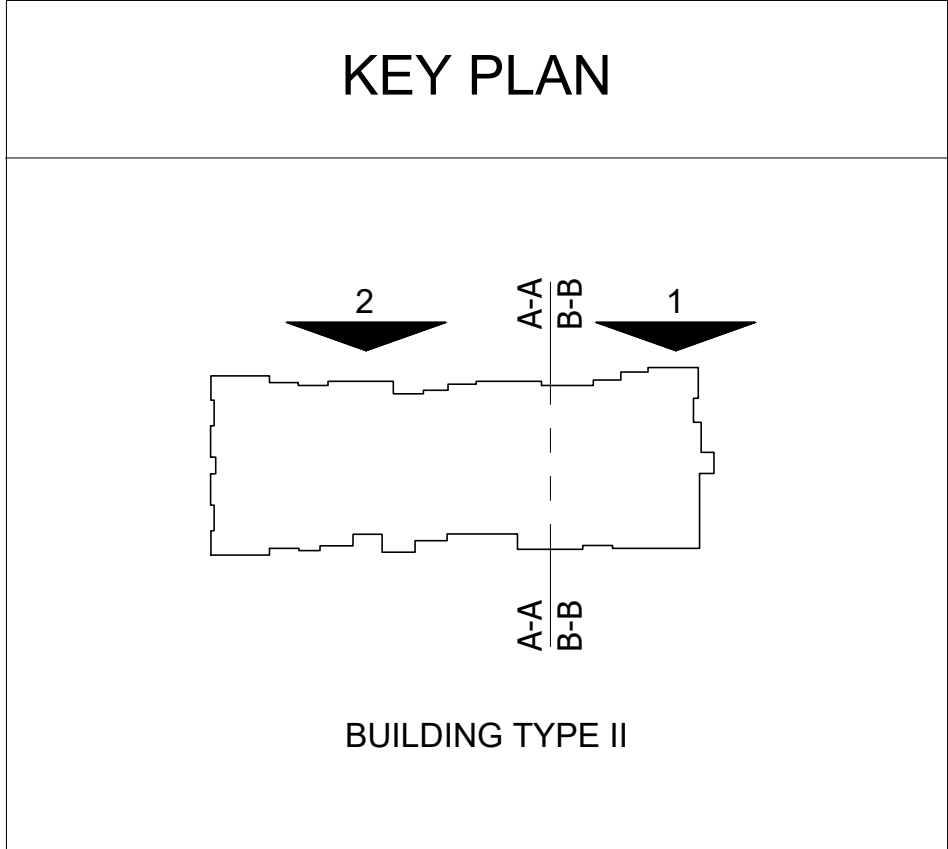
SLAB ON GRADE
0'-0"



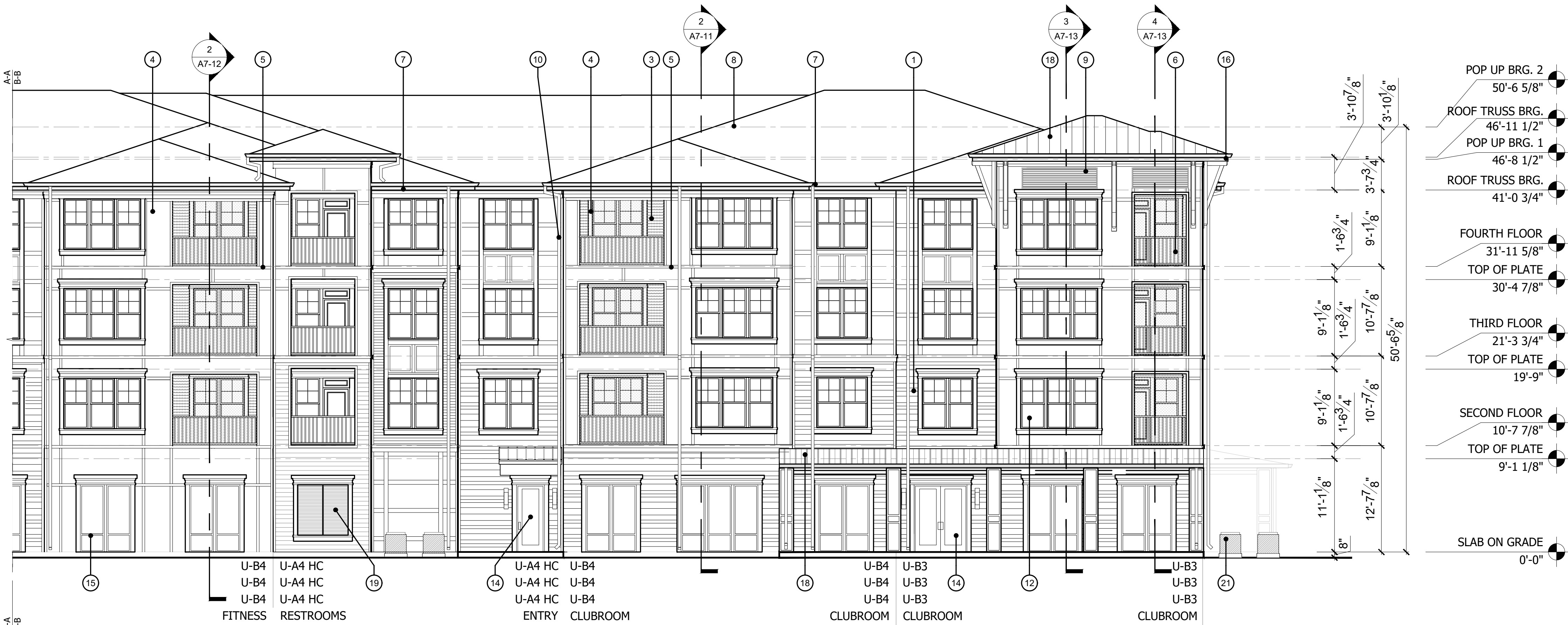
1
A5-2.3 1/8"=1'-0"

**BUILDING TYPE II
REAR ELEVATION (A)**

TOP OF DOOR & WINDOW LEGEND		
LOCATION	LEVEL 1	LEVELS 2-4
DOORS @ CORRIDORS	6'-8" A.F.F.	6'-8" A.F.F.
DOORS @ PATIOS	6'-8" W/ INTEGRATED 1'-4" TRANSOM A.F.F	----
DOORS @ DECKS	----	6'-8" W/ INTEGRATED 1'-4" TRANSOM A.F.F 8'-0" A.F. PLWD. DECKING
WINDOWS @ PATIOS	8'-0" A.F.F.	----
WINDOWS @ DECKS	----	8'-0" A.F.F.
NOTE: ABOVE FINISHED FLOOR (A.F.F.) INDICATES TOP OF SLAB AND TOP OF GYP-CRETE POUR. *INCLUDES 1'-6" TRANSOM		



ELEVATION KEYNOTES	
1	FIBER CEMENT SIDING - VARIED
2	FIBER CEMENT SIDING - 8" EXPOSURE
3	FIBER CEMENT SIDING - 4" EXPOSURE
4	FIBER CEMENT PANEL
5	FIBER CEMENT BOARD TRIM
6	GUARD RAIL TO BE A MIN. 42" HIGH
7	6" GUTTER
8	ASPHALT SHINGLE ROOF
9	LOUVERS
10	ALUM. DOWNSPOUT (COORDINATE W/EXHAUST VENTS)
11	GARAGE DOOR - SEE DOOR SCHEDULES ON A2-0 & FOR SIZE AND TYPE
12	VINYL WINDOW
13	BALCONY DOOR W/ TRANSOM
14	STOREFRONT DOOR
15	STOREFRONT WINDOW
16	BRACKET #1
17	BRACKET #2
18	STANDING SEAM METAL ROOF
19	FAUX SHUTTER
20	NOT USED
21	VHAC CONDENSER UNITS - SEE MECH. PLANS FOR ACTUAL LOCATION



2
A5-2.3 1/8"=1'-0"

**BUILDING TYPE II
REAR ELEVATION (B)**



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CLIENT:

JAKE FLOURNOY
233 12TH STREET
SUITE 900
COLUMBUS, GA 31901

PROJECT:

BINION ROAD
APOPKA, FL 33837

DRAWING TITLE:

**BUILDING TYPE II
REAR ELEVATION**

DRAWN BY:	CHECKED BY:
CV, JM, CW	CV, FG

SCALE:	DATE:
AS NOTED	04/30/2021

PROJECT NUMBER:	2021
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DRAWING NUMBER:

A5-2.3

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CLIENT:

JAKE FLOURNOY
233 12TH STREET
SUITE 900
COLUMBUS, GA 31901

PROJECT:

BINION ROAD
APOPKA, FL 33837

DRAWING TITLE:

AMENITY INTERIOR ELEVATIONS

DRAWN BY: CV, JM, CW
CHECKED BY: CV, FG

SCALE:	DATE:
AS NOTED	04/30/202

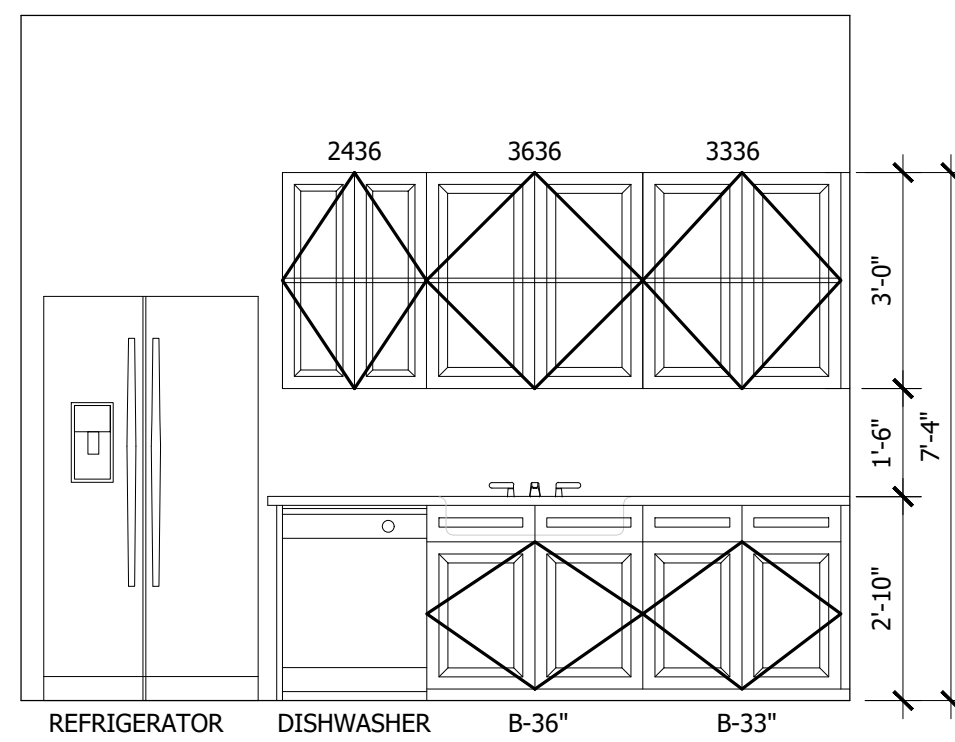
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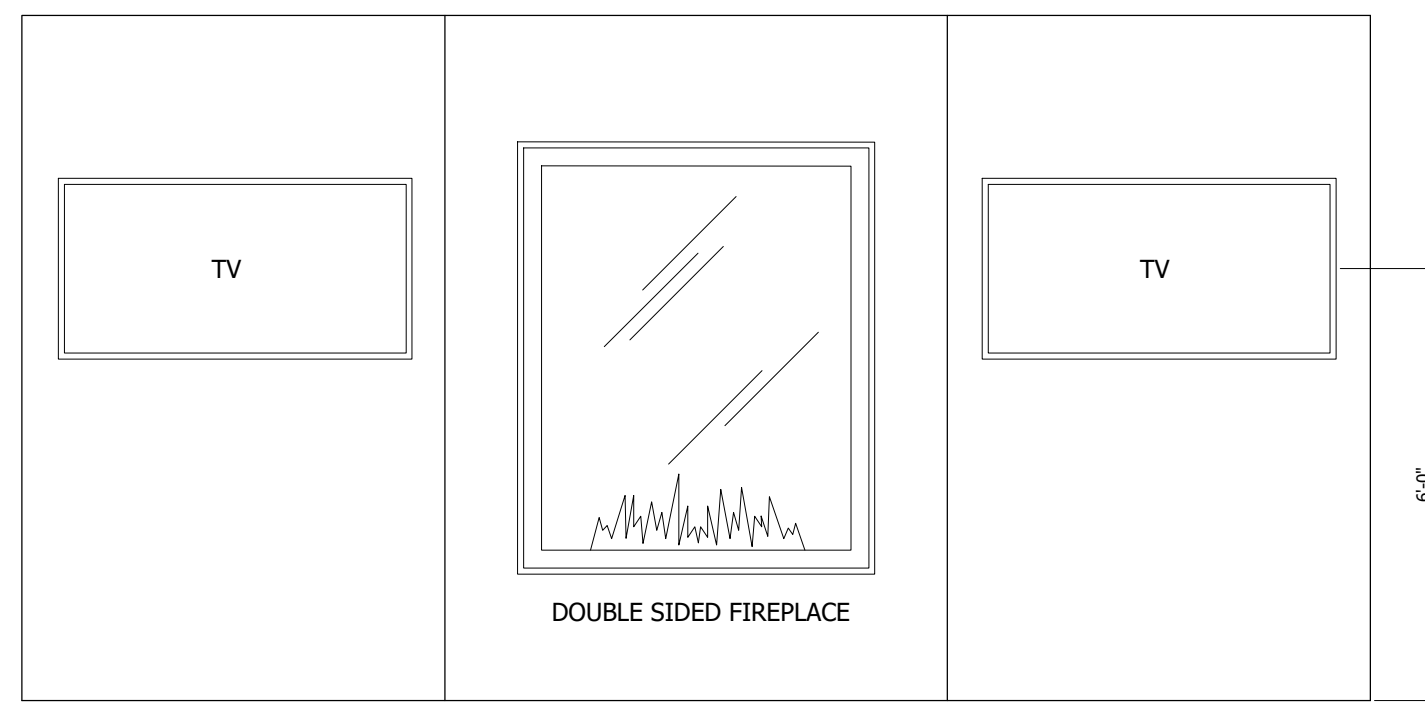
AM-1.5

373

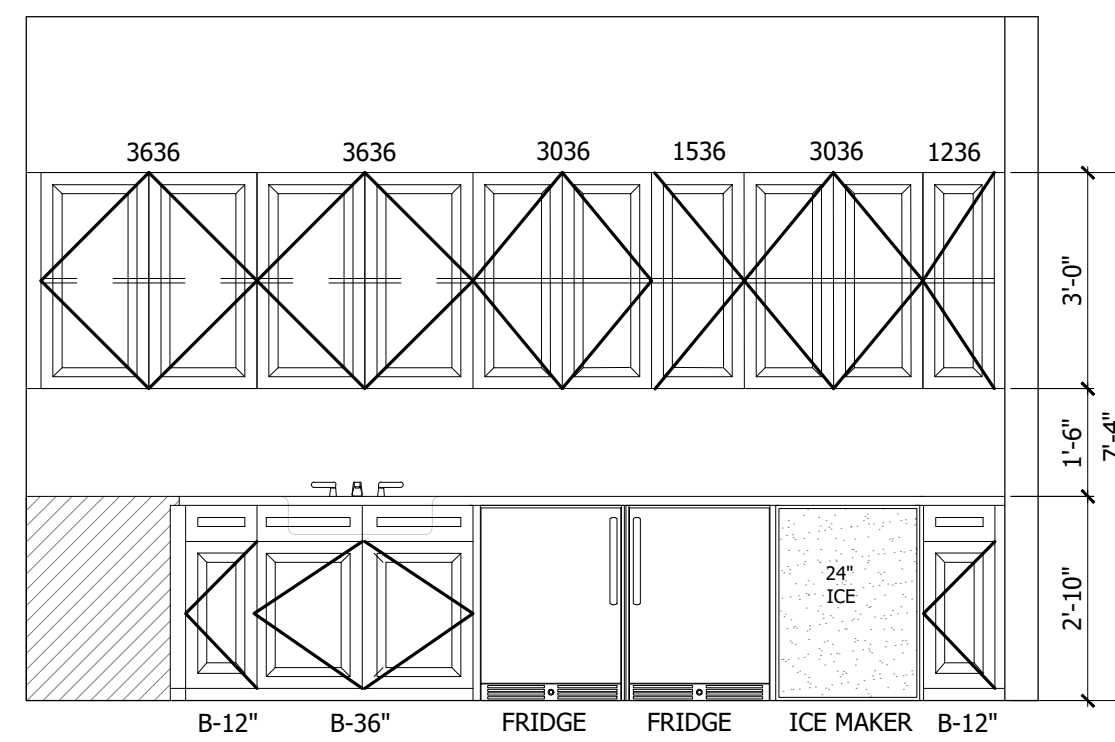
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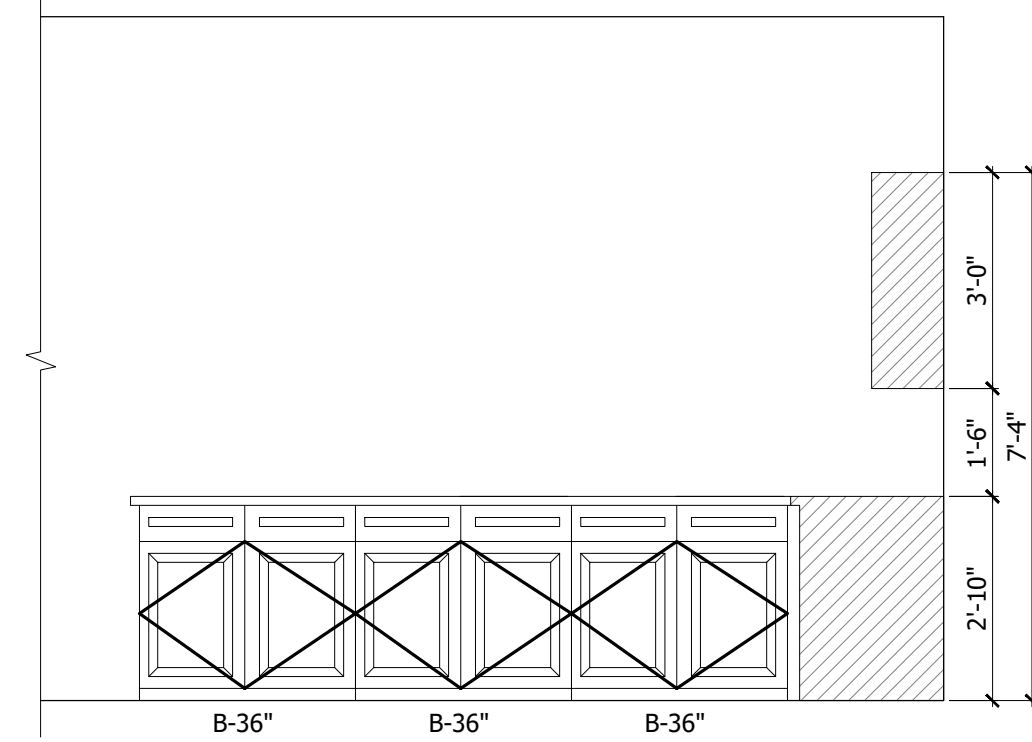
1 WORKROOM
AM-1.5 3/8"=1'-0"



2 CLUBROOM
AM-1.5 3/8"=1'-0"



3 CAFE
AM-1.5 3/8"=1'-0"



4 CAFE
AM-1.5 3/8"=1'-0"

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COLUMBUS, GA 31901

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APOPKA, FL 33837

DRAWING TITLE:

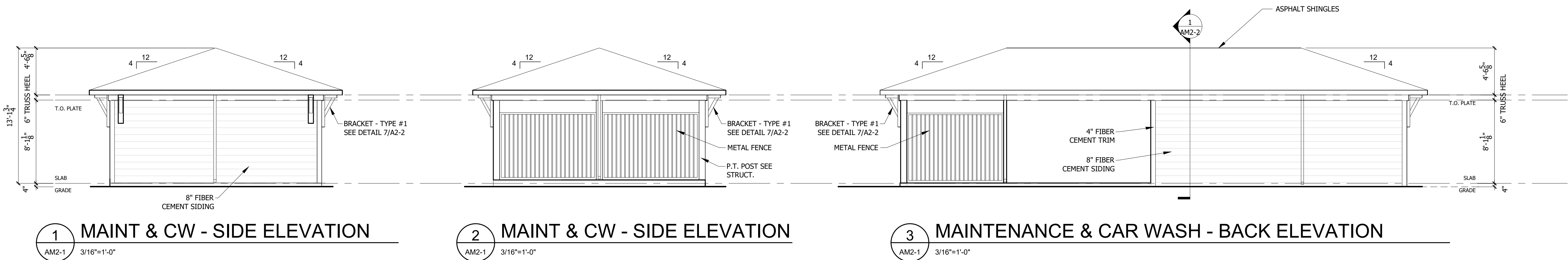
MAINTENANCE PLANS,
ELEVATIONS AND ROOF
PLANDRAWN BY: CV, JM, CW
CHECKED BY: CV, FGSCALE: AS NOTED
DATE: 04/30/2021

PROJECT NUMBER: 2021

DRAWING NUMBER:

AM2-1

RELEASED FOR CONSTRUCTION



1 MAINT & CW - SIDE ELEVATION

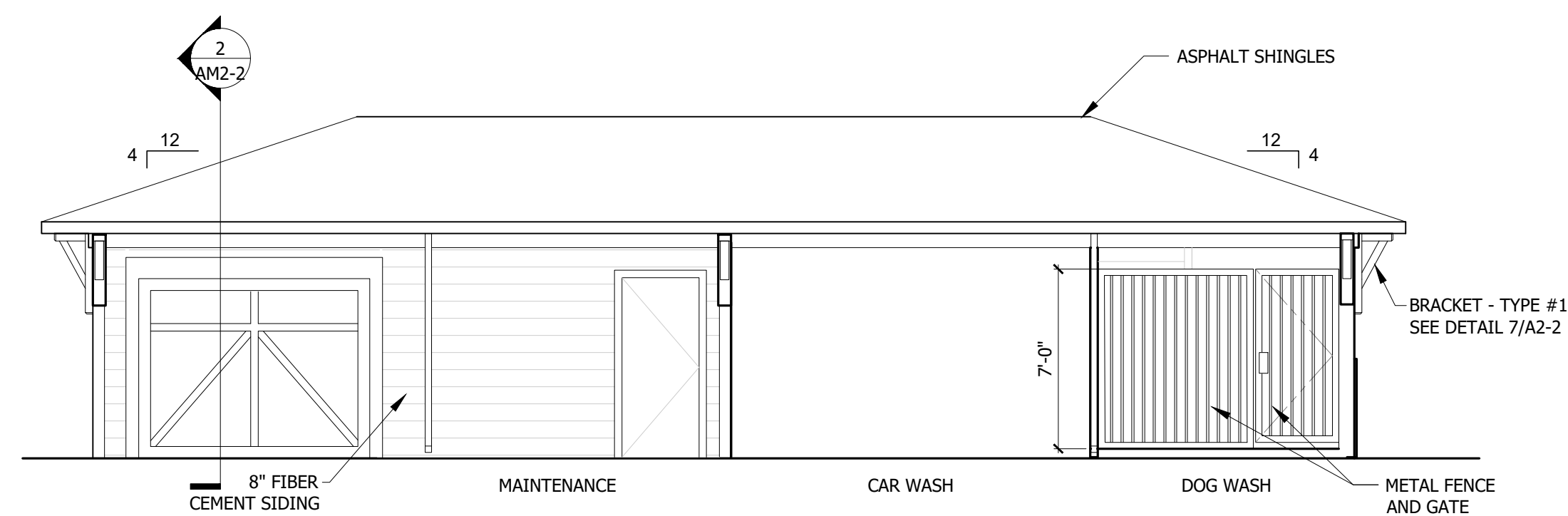
AM2-1 3/16"=1'-0"

2 MAINT & CW - SIDE ELEVATION

AM2-1 3/16"=1'-0"

3 MAINTENANCE & CAR WASH - BACK ELEVATION

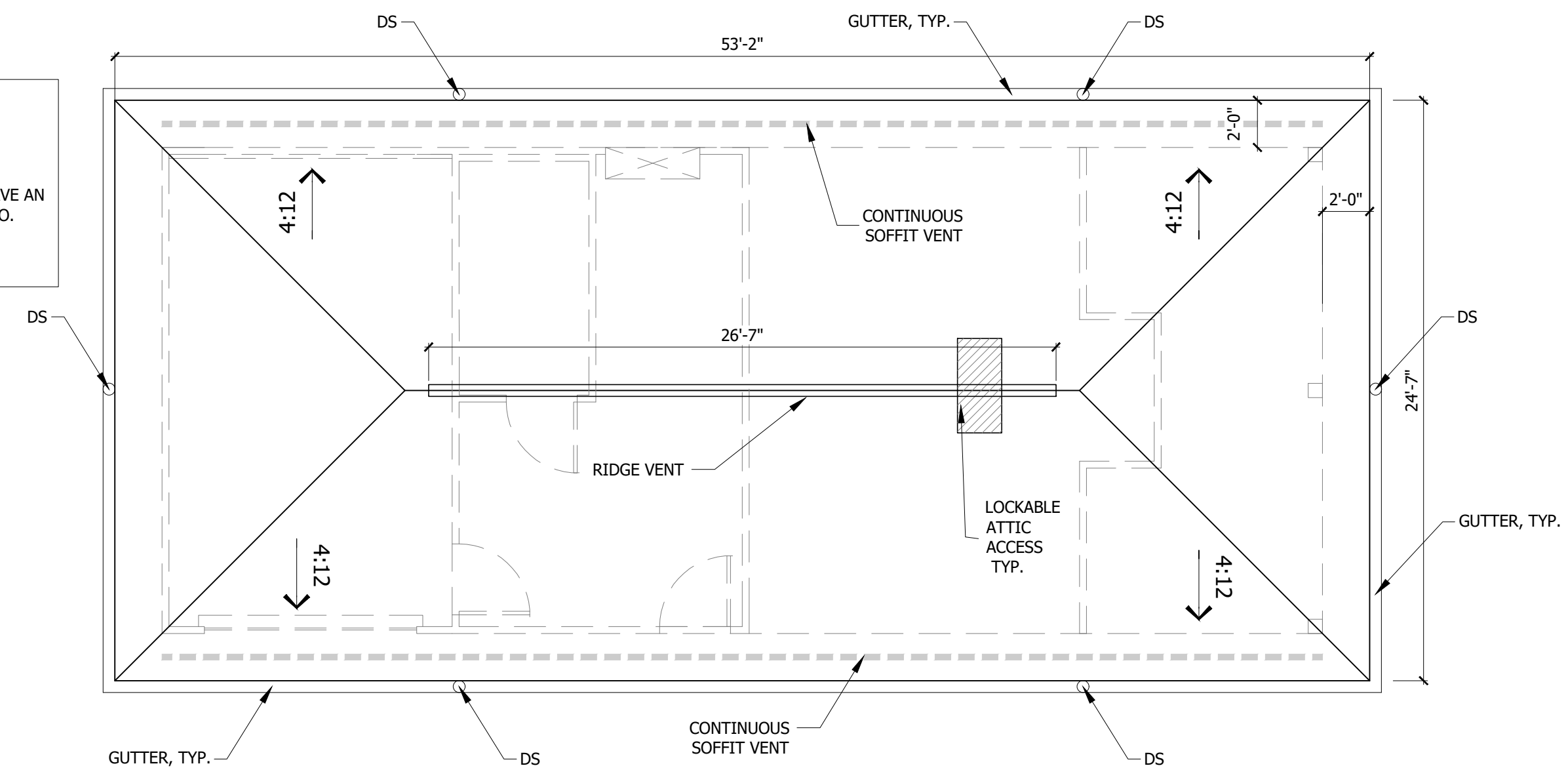
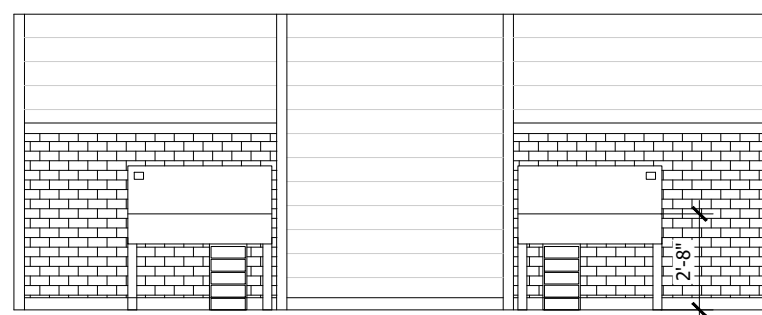
AM2-1 3/16"=1'-0"



4 MAINTENANCE & CAR WASH - FRONT ELEVATION

AM2-1 3/16"=1'-0"

- ROOF NOTES:
1. ROOFING SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS TO ARCHITECTS ON ALL ROOFING DETAILS BEFORE CONSTRUCTION
 2. HIGH TEMP ICE AND WATER SHIELD 18" EACH WAY AT ALL ROOF INTERSECTIONS, VALLEYS AND ROOF TO WALL INTERSECTIONS
 3. ALL ROOFS SUPPORTED BY A TOP PLATE AT +8'-1 1/8" A.F.F. WILL HAVE AN OVERHANG DISTANCE OF 2'-0" BEYOND FACE OF STUD WALL, U.N.O.
 4. ATTIC VENT CALCULATIONS BASED ON FBC
 5. ADD 15# FELT UNDERLAYMENT



5 DOG WASH ELEVATION

AM2-1 3/16"=1'-0"

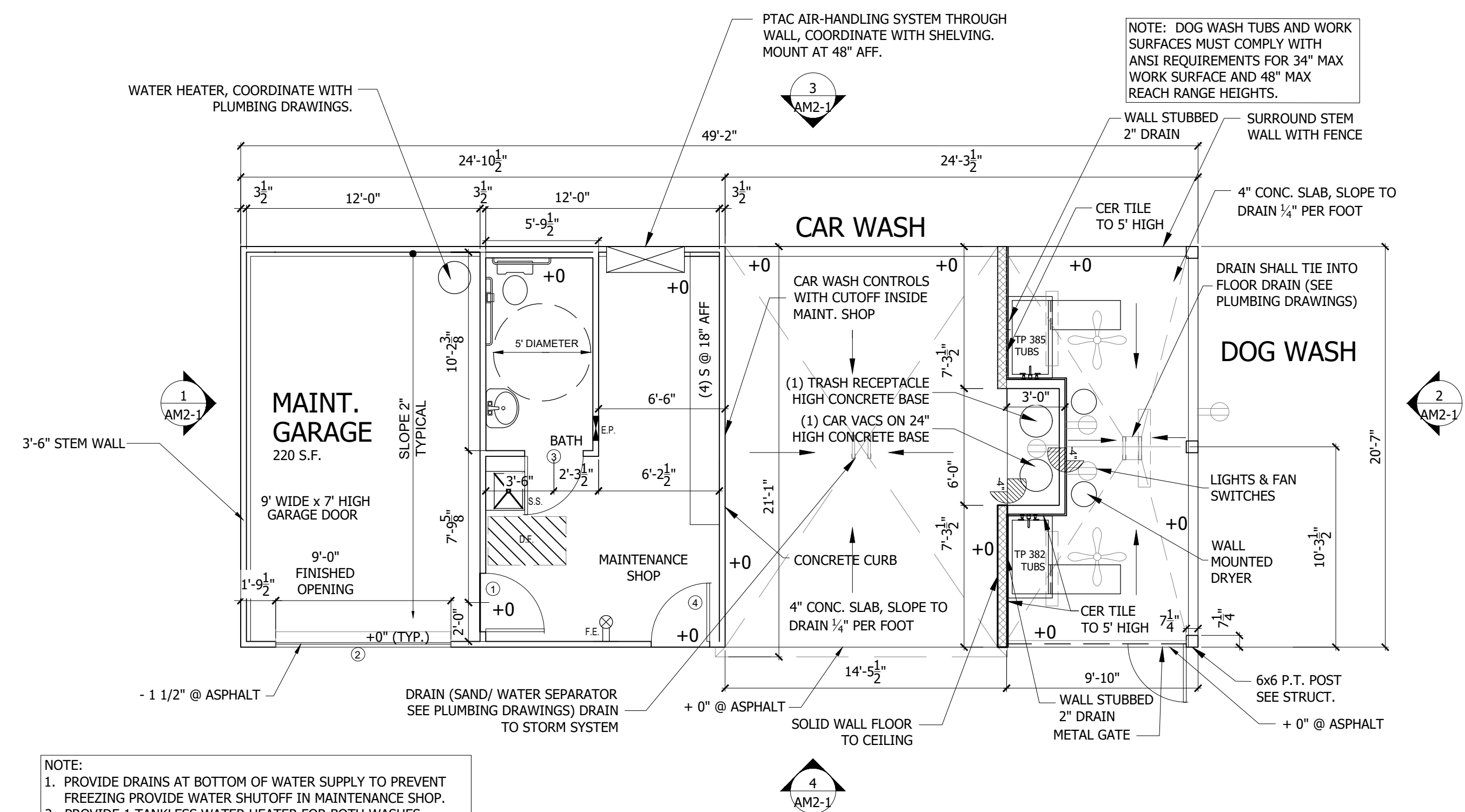
6 MAINTENANCE & CAR WASH - ROOF PLAN

AM2-1 3/16"=1'-0"

DOOR SCHEDULE - DETACHED GARAGES & MAINTENANCE					
DOOR NO.	SIZE	THICKNESS	STYLE	LOCATION	HARDWARE
1	3'-0" x 6'-8"	1 3/4"	HOLLOW CORE MASONITE, INSULATED, FLUSH	MAINTENANCE GARAGE TO SHOP	1 1/2" PAIR BUTTS, LATCH SET W/ KEYED DEADBOLT, 1/2" MAX. HEIGHT ALUM. HC THRESHOLD
2	9'-0" x 7'-0"	N/A	GARAGE DOOR, METAL	GARAGE	STANDARD MANUFACTURER'S HARDWARE, LOCKS AND AUTOMATIC OPENER.
3	3'-0" x 6'-8"	1 3/4"	HOLLOW CORE MASONITE, FLUSH	BATHROOM	1 1/2" PAIR BUTTS, PRIVACY SET, 1/2" MAX. HEIGHT ALUM. HC THRESHOLD
4	3'-0" x 6'-8"	1 3/4"	HOLLOW CORE MASONITE, INSULATED, FLUSH	MAINTENANCE SHOP ENTRY	1 1/2" PAIR BUTTS, LATCH SET W/ KEYED DEADBOLT, 1/2" MAX. HEIGHT ALUM. HC THRESHOLD

LEGEND	
	LOCKABLE ATTIC ACCESS HATCH
	RIDGE/HIP VENT
	GUTTER & DOWNSPOUT
	CONTINUOUS SOFFIT VENT

ATTIC VENTILATION CALCULATION DATA MAINTENANCE & CAR WASH	
SOFFIT VENT = 9 S.I./ L.F. RIDGE VENT = 16 S.I./L.F.	TOTAL ROOF AREA = S.F. S.F./300 = MAX. S.F. REQ.
REQUIRED ROOF VENTING	PROVIDED VENT (S.I.)
TOTAL ROOF AREA 'A' = 1,307 S.F. 1,307 S.F. / 300 = 4.36 S.F.	RIDGE VENT (26'-7"x16") = 416 S.I. (19.62 L.F. REQ.) SOFFIT VENT 98'X9" = 882 S.I. TOTAL VENT = 1,202 S.I.
4.36 S.F. X 144 = 627.84 S.I. / 2 = 313.92 S.I.=UPPER VENT	

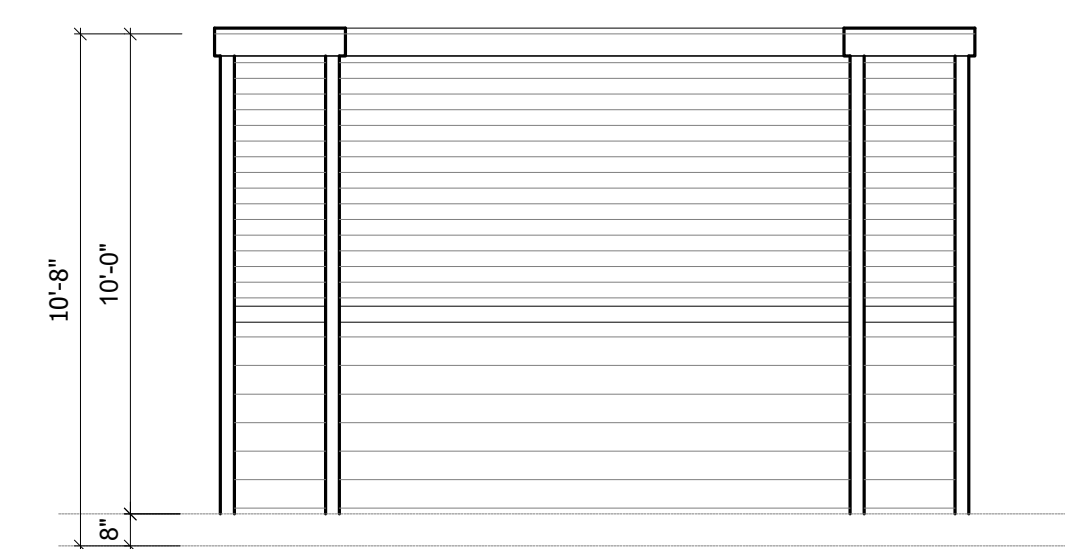
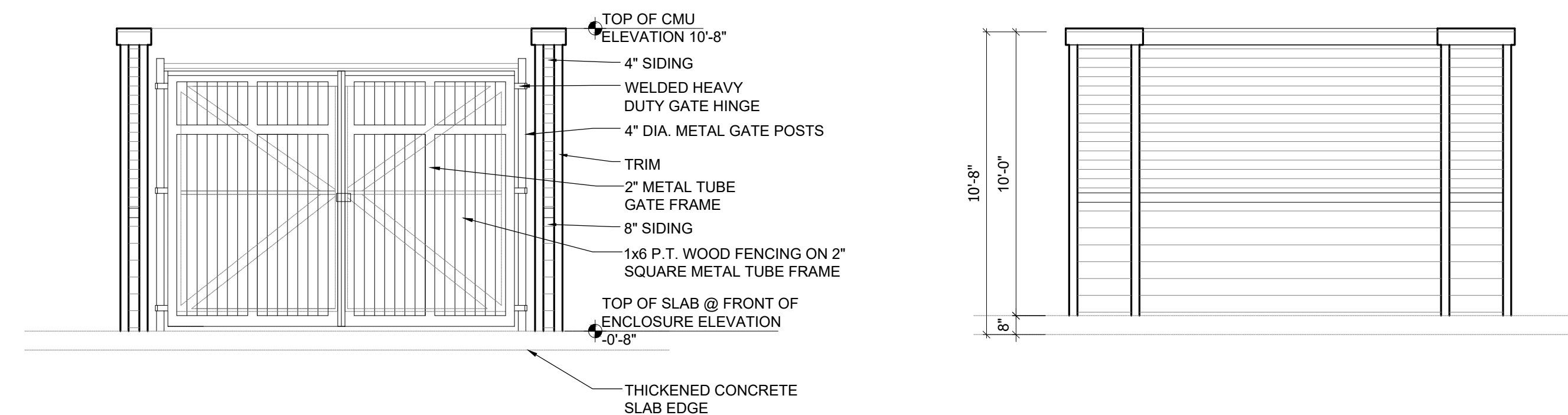
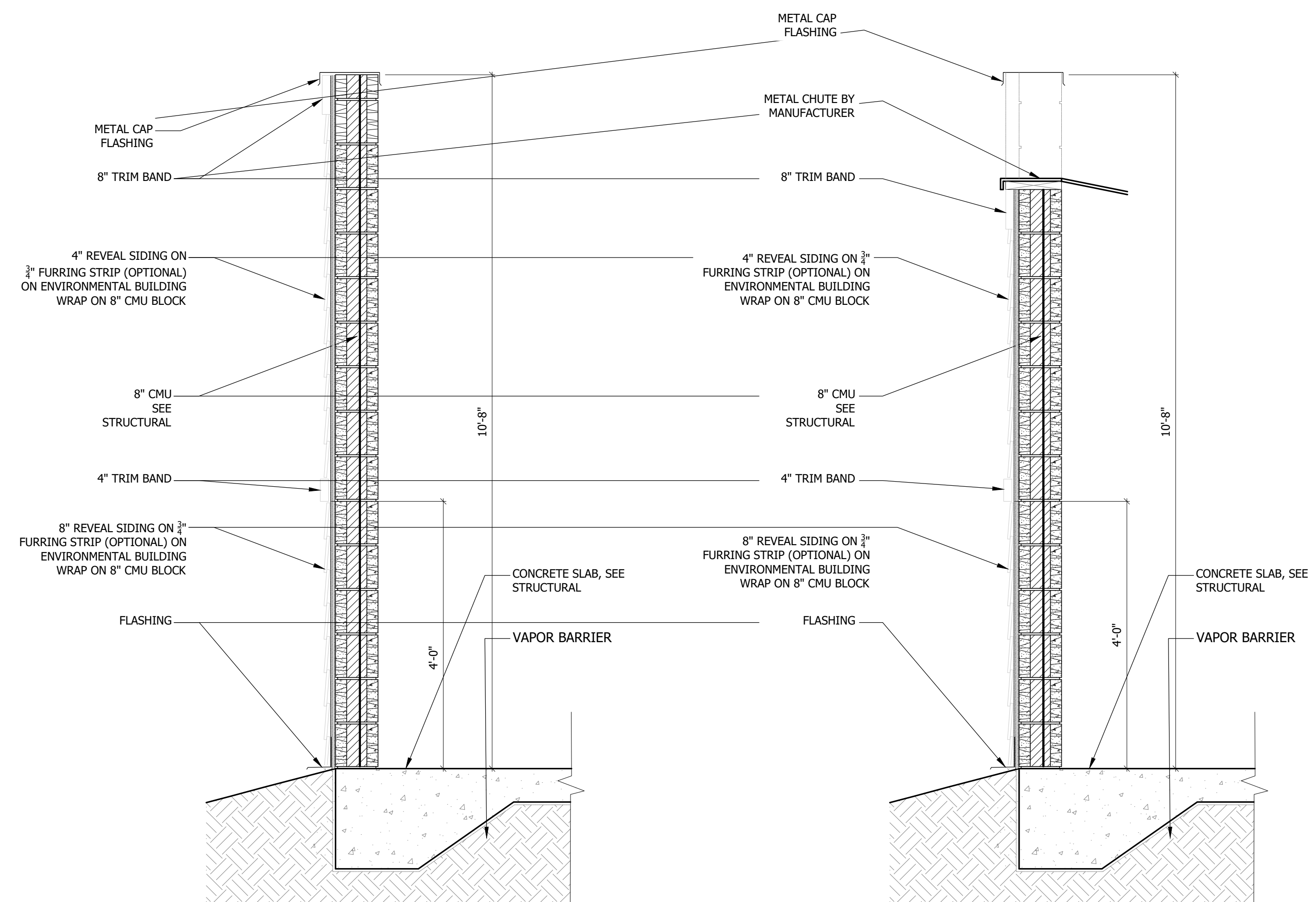
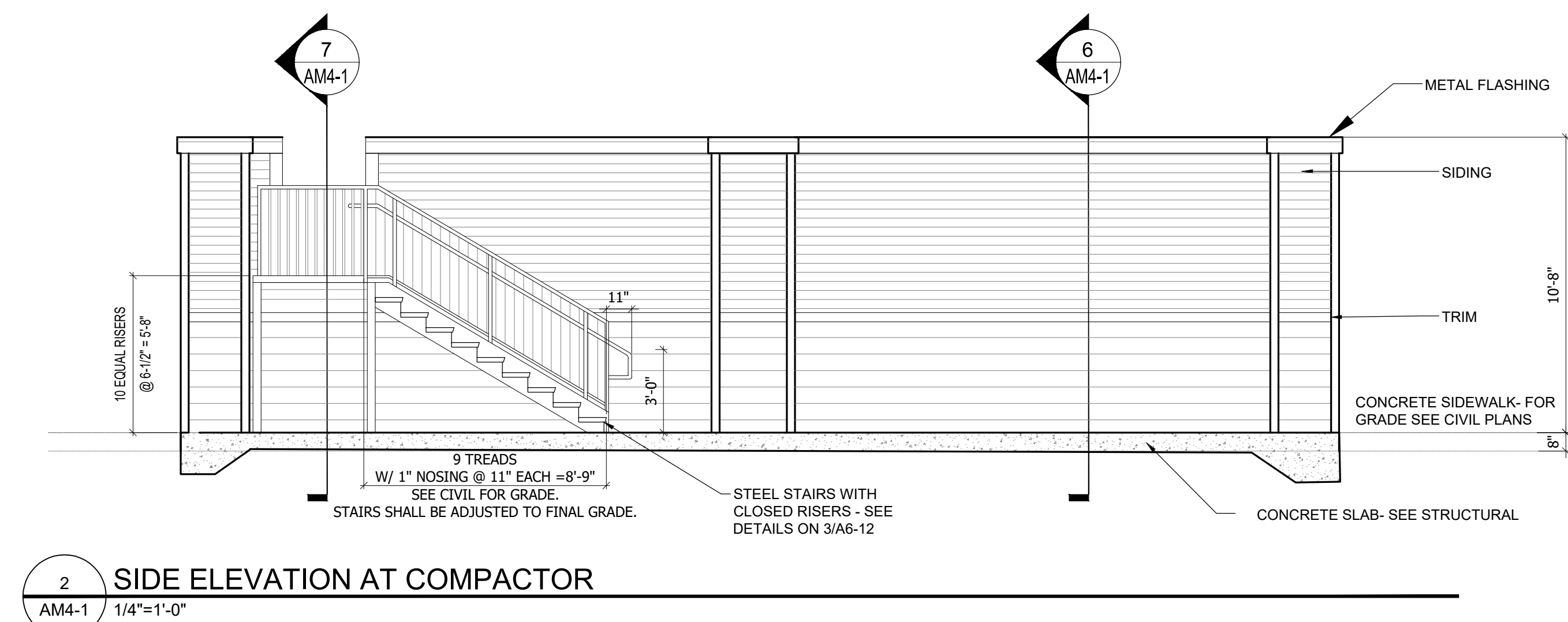
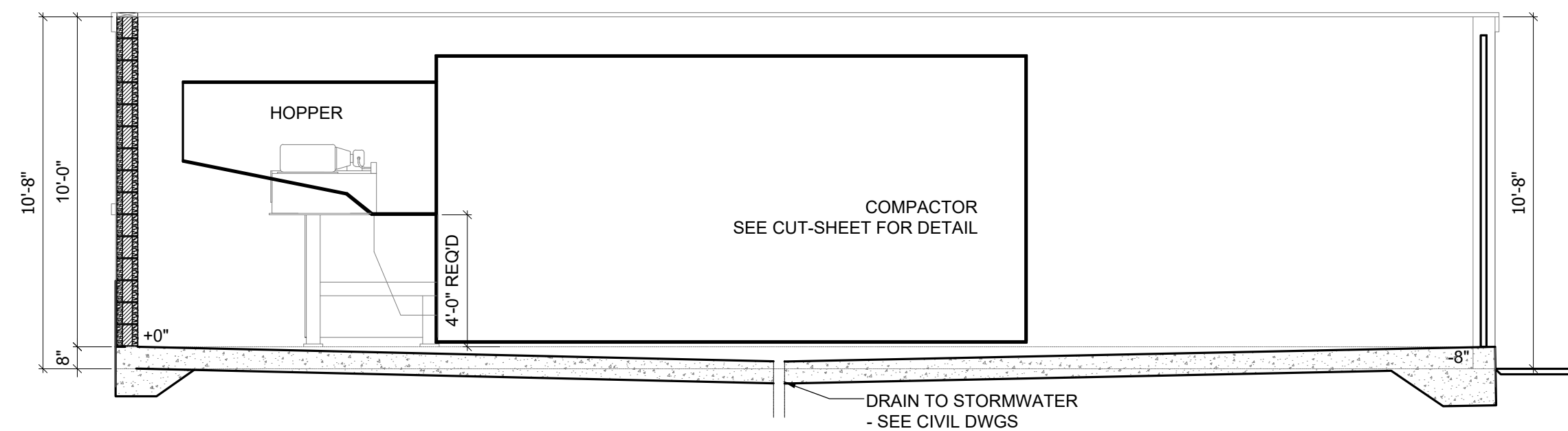
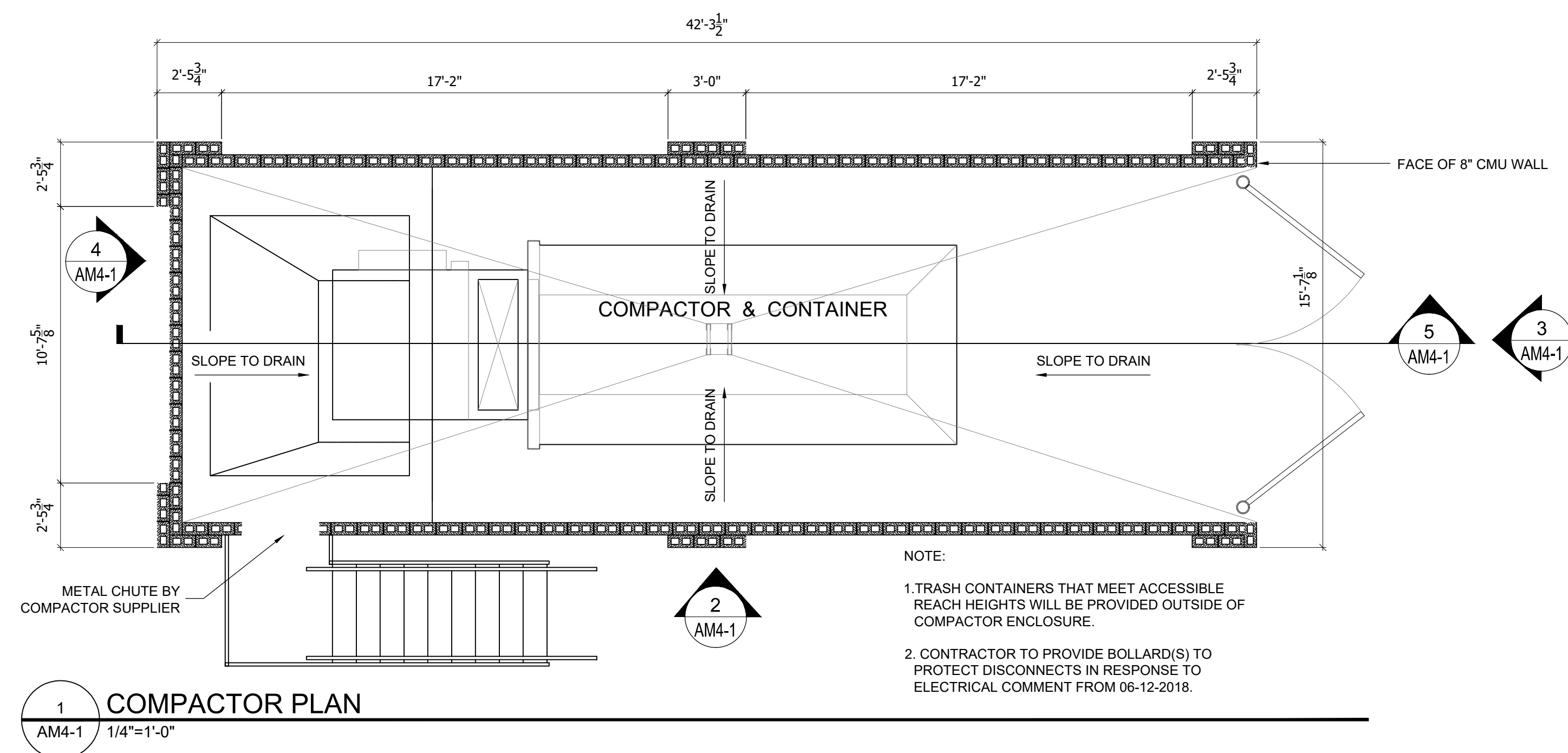


- NOTE:
1. PROVIDE DRAINS AT BOTTOM OF WATER SUPPLY TO PREVENT FREEZING PROVIDE WATER SHUTOFF IN MAINTENANCE SHOP.
 2. PROVIDE 1 TANKLESS WATER HEATER FOR BOTH WASHES.
 3. 1/4:12 SLOPE FOR ALL FLOOR DRAIN LOCATIONS AND FLOOR DRAINS TO NOT EXCEED 1/4"
 4. CONTRACTOR TO VERIFY THAT ALL CARWASH EQUIPMENT SHALL BE FLORIDA ACCESSIBLE APPROVED AND BE MOUNTED W/IN ACCESSIBLE REACH RANGES.

7 MAINTENANCE & CAR WASH - FLOOR PLAN

AM2-1 3/16"=1'-0"

BRACKET - TYPE #2



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RELEASE DATES:

[illegible]

STAMP:



CLIENT:

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PROJECT:

BINION ROAD
APOPKA, FL 33837

DRAWING TITLE:

TRASH COMP. PLANS,
ELEVS. & SECTIONS

DRAWN BY: CV, JM, CW CHECKED BY: CV, FG

SCALE:	DATE:
AS NOTED	04/30/2021

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