APOPKA PLANNING COMMISSION AGENDA
JULY 13, 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 June 13, 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 – Plymouth Harbor, LLC
   From: "County" Rural
   To: "City" Residential Low Suburban (0-3.5 DU/AC)
   Owner/Applicant: Plymouth Harbor, LLC
   Location: West of Plymouth Sorrento Road and north of Yothers Road
   Project: 4.87 +/- acres
   Project Manager: Phil Martinez

2. Change of Zoning – Plymouth Harbor, LLC
   From: T (Transitional) and RSF-1A (Residential Single-Family Estate)
   To: RSF-1B (Residential Single Family–Large Lot District)
   Owner/Applicant: Plymouth Harbor, LLC
   Location: West of Plymouth Sorrento Road and north of Yothers Road
   Project: 29.62+/- acres
   Project Manager: Phil Martinez

3. Comprehensive Plan – Small Scale – Future Land Use Amendment – CHS Management
   From: County Rural
   To: Mixed-Use (Max 2 dwelling units per acre and 1.00 floor area ratio)
   Owner/Applicant: CHS Management Corp.
   Location: North of Ponkan Pines Road and East of Plymouth Sorrento Road
   Project: 8.85 +/- acres
   Project Manager: Phil Martinez

4. Change of Zoning – CHS Management
From: (T) Transitional
To: MU-ES-GT (Mixed-Use – East Shore Gateway Subdistrict)
Owner/Applicant: CHS Management Corp.
Location: North of Ponkan Pines Road and East of Plymouth Sorrento Road
Project: 15.82 +/- acres
Project Manager: Phil Martinez

5. Change of Zoning – 380 Semoran Commerce Place
From: I-L (Light Industrial District)
To: C-R (Regional Commercial District)
Owner/Applicant: RAM SBC LLC
Location: North of E. Semoran Blvd and west of Semoran Commerce Place
Project: 1.85 +/- acres
Project Manager: Phil Martinez

6. Comprehensive Plan – Small Scale – Future Land Use Amendment – Northstar
From: Commercial
To: Industrial (Max 0.6 FAR)
Owner/Applicant: CLPF Cadence Northstar, LLC
Location: North of Ocoee Apopka Road and east of S.R. 451
Project: 8.53 +/- acres
Project Manager: Phil Martinez

7. Change of Zoning – Northstar
From: C-C (Community Commercial)
To: I-L (Light Industrial)
Owner/Applicant: CLPF Cadence Northstar, LLC
Location: North of Ocoee Apopka Road and east of S.R. 451
Project: 1.67 +/- acres
Project Manager: Phil Martinez

SITE PLANS

1. Major Development Plan – Apopka 429
Owner: Cypress Business Park, LLC
Applicant: Kimley-Horn & Associates, c/o Jason A. Lewis
Location: 4670 W Orange Blossom Trail
Project: 246.18 +/- acres
Project Manager: Bobby Howell

2. Major Development Plan – Orlando Beltway East
Owner: Orlando Beltway Associates
Applicant: James Hoffman, P.E., c/o VHB
Location: West side of Plymouth-Sorrento Road, approximately ¼ mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road
Project: 56.51 +/- acres
Project Manager: Bobby Howell

3. Major Development Plan – AdventHealth Fudge Road Complex Phases 1 & 2
Owner: Adventist Health System/Sunbelt Inc.
Applicant: Donald W. McIntosh Associates, Inc. c/o Cameron Houmann, P.E.
Location: 4051 Fudge Road
Project: 53.65 +/- acres
Project Manager: Jean Sanchez

4. Final Development Plan and Plat Approval – Windward Hills
Owner: Windward Hills, LLC c/o FHC Development
Applicant: Luke M. Classon, P.E.
Location: 4145 W. Orange Blossom Trail
Project: 67.76 +/- acres
Project Manager: Bobby Howell

5. Plat – Hamrick Estates
   Owner: Wekiva Pointe, LLC
   Applicant: Geoff Summitt, P.E.
   Location: 3220 Pittman Road
   Project: 55.50 +/- acres
   Project Manager: Bobby Howell

6. Major Development Plan – Plymouth Sorrento Assemblage Subdivision
   Owner: Klepzig Family Trust, Klepzig Dennis R Life Estate, Klepzig Joann Life Estate, Min Sum Cho, Hong Sik Kim and Deok Hwa Kim
   Applicant: Pulte Homes Company, LLC c/o Aaron Struckmeyer
   Location: East of SR 429, west of Plymouth Sorrento Road, and south of Joey McGuckin Road
   Project: 50.79 +/- acres
   Project Manager: Jean Sanchez

7. Replat – Legacy Station Two
   Owner: Urgent Care Developers of Apopka, LLC; 1520 West Orange Blossom LLC; Imaging Center Development of Apopka, LLC
   Applicant: Kilma Weeks Civil Engineering, Inc. c/o Selby G. Weeks, P.E.
   Location: 1480, 1500 and 1520 West Orange Blossom Trail
   Project: 4.38 +/- acres
   Project Manager: Jean Sanchez

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 JUNE 8, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

ABSENT: William Gusler, Robert Ryan and Orange County Public Schools (Non-voting)

STAFF PRESENT: James Hitt, FRA-RA – Community Development Director, Michael Rodriguez – City Attorney, Bobby Howell, AICP – Planning Manager, Phil Martinez – Planner II; Pamela Richmond – Transportation Coordinator, Jean Sanchez – Planner II, Allyson Williams - Planner I, Robert Hippler – IT Director, Robert Shelton - Network Engineer and Susan Bone – City Clerk.

OTHERS PRESENT: Sofia Sierra-Gil, Erika Hughes, Tom Sullivan, Sarah Maier, Monica Sieffert, James Palm, Ben Snyder, Gary Brady, Goody Davis, Bobbie Boeh, Ricky Diaz, Aaron Struckmeyer & Annie Greer.

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 May 11, 2021 at 5:30 p.m.

Motion: **Butch Stanley made a motion to approve the Planning Commission minutes from the regular meeting held on May 11, 2021 at 5:30 p.m. and seconded by Howard Washington. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Butch Stanley and Howard Washington (5/0)**

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

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – LARGE SCALE – FUTURE LAND USE AMENDMENT – EMERSON POINT PHASE II - Chairperson Greene stated this is a request to find the proposed amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommend transmittal of the change in Future Land Use from Residential Multifamily, Commercial and Future Land Use in Progress to Mixed-Use to the Florida Department of Economic Opportunity subject to the findings of the staff report for the property owned by Emerson Point Phase II, LLC and located at 1801 Marden Road, 1890 and 1900 S Hawthorne Avenue.

Staff Presentation: Allyson Williams, Planner I, stated this is a request to find the proposed amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommend transmittal of the change in Future Land Use from Residential Multifamily, Commercial and Future Land Use in Progress to Mixed-Use to the Florida Department of Economic Opportunity.

The subject properties are located on the north side of State Road 414, east of Marden Road, west of Hawthorne Avenue and are approximately 69.95 acres in size. They have zoning designations of Residential Multifamily (RMF), Community Commercial (C-C), and Transitional (T). The applicant is requesting a change in the future land use designation of the property from City Residential Medium, Commercial and Future Land Use in Progress, which permits a maximum density of 10 dwelling unit per acre and 0.25 FAR, to City Mixed-Use, which permits a maximum density of 15 dwelling units per acre and 1.0 FAR. A request to assign a Future Land Use Designation of Mixed-Use is compatible with

the designations assigned to abutting properties to the east which have a Mixed-Use future land use designation. The applicant is requesting the Large-Scale Future Land Use Amendment in order to develop the Marden Road Mixed Use development, a residential subdivision which is intended to consist of single-family residences, townhomes and commercial.

Orange County Public Schools (OCPS) has provided a report that indicates capacity for the proposed development is not available at the elementary school level and is deficient by 4.063 seats at the elementary school level. The property is zoned for the following schools: Wheatley Elementary, Piedmont Lakes Middle, and Wekiva High.

The Development Review Committee finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommends transmittal of the change in Future Land Use from Residential Multifamily, Commercial and Future Land Use in Progress to Mixed-Use to the Florida Department of Economic Opportunity for the property owned by Emerson Point Phase II, LLC and located at 1801 Marden Road, 1890 and 1900 S. Hawthorne Road.

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

Motion: **Howard Washington made a motion to find the proposed amendment consistent with the comprehensive plan and compatible with the character of the surrounding area, and recommend transmittal of the change in Future Land Use from Residential Multifamily, Commercial and Future Land Use in Progress to Mixed-Use to the Florida Department of Economic Opportunity subject to the findings of the staff report for the property owned by Emerson Point Phase II, LLC and located at 1801 Marden Road, 1890 and 1900 S Hawthorne Avenue. Motion seconded by Butch Stanley. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Butch Stanley and Howard Washington (5/0).**

LEGISLATIVE – CHANGE OF ZONING, ASSIGNMENT OF KPI NEIGHBORHOOD OVERLAY DISTRICT, AND APPROVAL OF MASTER PLAN – PLYMOUTH SORRENTO ASSEMBLAGE - Chairperson Greene stated this is a request to find the proposed change of zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from T (Transitional) to KPI-MU (Kelly Park Interchange – Mixed-Use), assignment of the Neighborhood Overlay District, and approval of the Master Plan, based on the findings and facts presented in the staff report and exhibits.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the proposed change of zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, and recommend approval of the proposed Change of Zoning from T (Transitional) to KPI-MU (Kelly Park Interchange – Mixed-Use), assignment of the Neighborhood Overlay District, and approval of the Master Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Klepzig Family Trust, Klepzig Dennis R Life Estate, Klepzig Joann Life Estate, Min Sun Cho, Hong Sik Kim and Deok Hwa Kim and located

East of SR 429, west of Plymouth Sorrento Road and south of Joey McGuckin Road. The tract size is 50.79 +/- acres.

The subject properties are located east of SR 429, west of Plymouth Sorrento Road, and south of Joey McGuckin Road and are located within the 1-mile radius of the interchange of Wekiva Parkway at Kelly Park Road. The properties are currently zoned T (Transitional) and have a recently adopted a future land use designation of Mixed-Use Interchange on May 19, 2021 by Ordinance Number 2822, which allows a maximum density of five dwelling units per acre and floor area ratio (FAR) of 0.5. The applicant is requesting a rezoning from Transition to KPI-MU with a Neighborhood Overlay. The proposed KPI-MU zoning is compatible with the intent of the City's KPI Form-Based Code area.

In addition, the applicant is requesting approval of the accompanying Master Plan. The Master Plan proposes the development of a 179-lot of single-family residences. The residential units will be a mix of minimum lot widths of 34-feet, 40-feet, and 55-feet, and minimum living areas of 1,300 square feet for the lots with 34-feet and 40-feet widths and 1,500 square feet for lots with 55-feet width. There are no minimum or maximum living area standards and lot size requirements in the KPI Form-Based Code area. The applicant has submitted a Major Development Plan detailing the construction of the proposed subdivision which is currently under staff review.

The Development Review Committee finds the proposed change of zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional) to KPI-MU (Kelly Park Interchange – Mixed-Use), assignment of the Neighborhood Overlay District, and approval the Master Plan, based on the findings and facts presented in the 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.

Commissioner Washington inquired about how the community will be accessed. Staff responded that access is currently on Plymouth Sorrento Road and there is a planned cut access to the north.

James Hitt stated that the inter connectivity that is designed in the Kelly Park Interchange form-based code, it will be a spine road that will go up to Publix.

Commissioner Stanley asked if one entrance was normal for 900 single family residences. Mr Hitt responded that a planned secondary entrance is already in the works.

Commissioner Norwood asked if there will be amenities in the project. Staff responded that there will be a pool, cabana, dog park and trail. Details for the amenities are reserved for the Major Development Plan that will be presented at a later time.

Aaron Struckmeyer with Pulte Homes is the applicant and he wanted to clarify that this project is 179 homes, not 900, and he also provided further information about the amenities within the community.

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 find the proposed change of zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from T (Transitional) to KPI-MU (Kelly Park Interchange – Mixed-Use), assignment of the Neighborhood Overlay District, and approval of the Master Plan, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Butch Stanley and Howard Washington (5/0).

LEGISLATIVE – CHANGE OF ZONING, ASSIGNMENT OF KPI NEIGHBORHOOD OVERLAY DISTRICT, AND APPROVAL OF MASTER PLAN – OAKVIEW - Chairperson Greene stated this is a request to find the proposed change of zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from AG (Agriculture District) to KPI-MU (Kelly Park Interchange Mixed-Use District), and to assign the Neighborhood Overlay District, and to approve the Master Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Kent A. Greer and Annie M. Greer and located south of W. Kelly Park Road and east of Round Lake Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find the proposed change of zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from AG (Agriculture District) to KPI-MU (Kelly Park Interchange Mixed-Use District), and to assign the Neighborhood Overlay District, and to approve the Master Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Kent A. Greer and Annie M. Greer and located south of W. Kelly Park Road and east of Round Lake Road. The tract size is 39.6 +/- acres.

The Future Land Use Designation, Mixed Use, was assigned to the property on December 5, 2018 by Ordinance No. 2645. The owner of the subject property is requesting a rezoning from AG (Agriculture District) to KPI-MU (Kelly Park Interchange Mixed Use) with a Neighborhood Overlay. Per the requirements of the Kelly Park Interchange Form Based Code, the applicant is requesting approval of a Master Plan for the subject properties.

In accordance with the requirements of the Kelly Park Interchange Form Based Code, the owner has submitted a Master Plan in conjunction with the rezoning application detailing the development of 113 single-family homes on approximately 39.6 acres. The property is located within the one-mile radius from the SR 429/Kelly Park Road interchange.

The Master Plan proposes development of the property with a total of 113 single-family homes with a proposed minimum living area of 1,600 sq. ft. The proposed minimum lot width is 55-feet. There are no minimum and maximum lot size and living area requirements in the Form Based Code. The Master Plan notes that the subdivision may be developed in more than one phase. The Master Plan details design of the proposed subdivision in accordance with the requirements of the Kelly Park Interchange Form Based Code, and the Neighborhood character zone, which primarily allows single-family homes as permitted uses. The surrounding area consists of single-family residential and agricultural uses.

Access to the site is proposed via W. Kelly Park Road. Four future access points for vehicular and pedestrian traffic have been provided, and one future pedestrian access point is provided between lots

54 and 55. Right-of-way is proposed for dedication along W. Kelly Park Road for turn lanes and a pedestrian walkway.

The Kelly Park Form Based Code requires developments within the Neighborhood overlay to dedicate minimum of 20% of land area for Open Space. 24.52%, or 9.48 acres, has been provided by the applicant. The open space includes a tot lot, open space tracts, and a park.

The Development Review Committee finds the proposed rezoning to Kelly Park Interchange Mixed-Use (KPI-MU), and assignment of a Neighborhood character zone consistent with the Comprehensive Plan and Kelly Park Interchange Form Based Code, and recommends approval of the Oakview Master Plan.

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

MOTION: Linda Laurendeau made a motion to find the proposed change of zoning and Master Plan consistent with the Comprehensive Plan and Land Development Code, and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from AG (Agriculture District) to KPI-MU (Kelly Park Interchange Mixed-Use District), and to assign the Neighborhood Overlay District, and to approve the Master Plan, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Mary Norwood. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Butch Stanley and Howard Washington (5/0).

LEGISLATIVE – CHANGE OF ZONING AND APPROVAL OF THE PD MASTER PLAN – THE RIDGE - Chairperson Greene stated this is a request to recommend approval of the rezoning of The Ridge from RSF-1A (Residential Single Family Estate), C-C (Community Commercial) and MU-ES-GT (Mixed-Use East Shore Gateway) district to PD (Planned Development) and approval of the PD Master Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Troy S. Bronson Family LP; John and Donna Marie Kirkland; Binion Partners, LLC; and Apopka Centerline Development, LLC and located north and south of Boy Scout Road and west of SR 451.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to recommend approval of the rezoning of The Ridge from RSF-1A (Residential Single Family Estate), C-C (Community Commercial) and MU-ES-GT (Mixed-Use East Shore Gateway) district to PD (Planned Development) and approval of the PD Master Plan, based on the findings and facts presented in the staff report and exhibits for the property owned by Troy S. Bronson Family LP; John and Donna Marie Kirkland; Binion Partners, LLC; and Apopka Centerline Development, LLC and located north and south of Boy Scout Road and west of SR 451. The tract size is 366 +/- acres.

The Ridge is a consolidation of fourteen parcels, totaling approximately 366 acres. The properties have current zoning designations of RSF-1A, C-C and MU-ES-GT and have a future land use designation of Mixed-Use. The Ridge is located north and south of Boy Scout Road; west of SR 451, north of SR 414;

and west of SR 429. The proposed change of zoning to PD (Planned Development) is being requested by the applicant, who proposes to construct a mix of industrial, commercial and residential uses.

The Ridge PD Master Plan proposes commercial uses on Parcel 1, portions of Parcels 3 and 6, and Parcel 7, which comprises about 46.7 acres of the total area. Based on the PD Master Plan, the applicant proposes a spine road, Street A, as a parallel facility to Boy Scout Road, leading to Binion Road via the proposed Street B. Parcel 1 is reserved for commercial uses and will be accessed via Ocoee Apopka Road and Boy Scout Road. At the time of development, 20% of Parcel 1 will be required for open space. Parcel 2 is intended to include 340 units of single family detached and townhomes on 79.2 acres. An open space area of 30% will be required for Parcel 2 at the time of development plan submittal. Parcel 2, situated north of Boy Scout Road, has two proposed access points. One of the access points is a boulevard that connects the northern and southern portions through Parcel 4 of the project and the other access is on Boy Scout Road.

Parcel 3 is intended for 300 multi-family units on 16.2 acres, office uses on 10 acres, and commercial uses on 6.3 acres. The open space area provided must be at least 20% of Parcel 3. Single family residential detached units and townhomes are anticipated to be on Parcel 4, which comprises 58.3 acres of the development. Located on the south side of Boy Scout Road, both parcels have access points along Boy Scout Road. Parcel 3 is proposed to have additional access along Ocoee Apopka Road. Meanwhile, Parcel 4 is shown to have access points along Street A and Street B. Additionally, a boulevard will provide a north-south connection within the PD, connecting Parcel 2 and Parcel 4.

The applicant proposes 18-foot wide lot rear loaded townhomes with at least 1,800 square feet of living area that are proposed to be located on Parcels 2 and 4. All proposed townhomes and single family detached units that are less than 50 feet wide will be required to have alley access and be rear loaded. Townhomes shall front a dedicated street and home designs must be submitted and will be reviewed and approved prior to submittal of building permits.

Parcel 5 will accommodate industrial uses, containing about 78.2 acres of the southwest fraction of the project area, adjacent to SR 429. Access points to Parcel 5 are exhibited on the Master Plan along Street A and on Boy Scout Road via Street B. 378 multifamily units and 150,000 square feet of commercial on Parcel 6 will have access to Street B and Binion Road. This portion of the project will be required to provide 20% open space.

Parcel 7 has access on Binion Road and will permit commercial uses and cell tower use on 2.8 acres. This parcel sits west of SR 429 and east of Binion Road and will be required to provide 20% of open space. Parcel 8 is centrally located and reserved for open space and amenity. The parcel is shown to be mostly comprised of the existing lake and will be the location of a larger community amenity area. It will also serve as the location of the stormwater pond and existing wetland.

As part of the amenity package, the applicant is proposing a 12-foot wide pedestrian/bike trail meandering through the north and south portions of the development, is embellished with benches and connects Boy Scout Road and Ocoee Apopka Road. Additionally, picnic areas, open air pavilion, community garden, playground area, dog park and a dock with viewing and fishing pier will be part of the development amenity package.

The applicant has worked with staff to design the site to locate each type of use pragmatically and ensure its compatibility with existing adjacent uses, leaving large spaces for open area, recreation, park amenities, and the pedestrian/bicycle trail.

The Development Review Committee finds the proposed rezoning to PD and the PD Master Plan consistent with the Comprehensive Plan and Land Development Code and recommends approval of The Ridge Rezoning and PD Master Plan.

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.

Commissioner Washington asked who will be taking responsibility to build out Boy Scout Road. He also asked if there will be any traffic control devices installed on Boy Scout Road.

Pamela Richmond, Transportation Coordinator City of Apopka, stated that Boy Scout will not be widened because they are putting in a parallel facility. They are going to put in a signal at Boy Scout Road and Ocoee Apopka Road. There has also been talk with the expressway about ramps to and from the north that would exit the toll road and "T" into this project. She is also currently working with Orange County to widen the road.

Erika Hughes, VHB, 225 East Robinson Orlando, FL 32801 is the applicant for the project and that she and her team are 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 rezoning of The Ridge from RSF-1A (Residential Single-Family Estate), C-C (Community Commercial) and MU-ES-GT (Mixed-Use East Shore Gateway) district to PD (Planned Development) and approval of the PD Master Plan, based on the findings and facts presented in the staff report and exhibits. Motion seconded by Howard Washington. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Butch Stanley and Howard Washington (5/0).

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – SMALL SCALE – FUTURE LAND USE AMENDMENT – GOLDEN GEM PROPERTY - Chairperson Greene stated this is a request to find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend approval of the Future Land Use Map designation from County Rural to City Mixed-Use subject to the findings of the staff report for the property owned by PMDW Ventures, LLC and located at the southwest corner of Sadler Road and Golden Gem Road.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend approval of the Future Land Use Map designation from County Rural to City Mixed-Use. Tract size is 9.86 +/- acres.

The parcel is within the Wekiva Parkway Interchange Vision Plan Area, as depicted in the Future Land

Use Element of the City's Comprehensive Plan, and the Kelly Park Interchange (KPI) Form-Based Code. Policy 20.9, Future Land Use Element of the Comprehensive Plan, requires that a Mixed-Use future a land use designation must be assigned to the property.

The subject parcel is located within the Wekiva Parkway Interchange Vision Plan Area and the one-mile radius from the Wekiva Parkway interchange at Kelly Park Road; therefore, required to adhere to the KPI Form-Based Code. Therefore, the property must comply with Objectives 18 – 20 and related policies within the Future Land Use Element of the Comprehensive Plan and the KPI Form-Based Code. The applicant's request is consistent with the Mixed-Use future land use designation and the Overlay District covering the property within the Vision Plan. The subject parcels will be allowed a minimum density of 5 dwelling units per acre and a maximum density of 10 dwelling units per acre, and a minimum 0.5, maximum 0.75 Floor Area Ratio (FAR) as this property lies within the Transition character zone of the Kelly Park Interchange Form Based Code area.

The Development Review Committee finds the change in Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommends approval of the Future Land Use Map designation from County Rural to City Mixed-Use.

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

MOTION: Mary Norwood made a motion to find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend approval of the Future Land Use Map designation from County Rural to City Mixed-Use subject to the findings of the staff report. Motion seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Butch Stanley and Howard Washington (5/0).

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – SMALL SCALE – FUTURE LAND USE AMENDMENT – PMDW GOLDEN GEM PROPERTY (-066) - Chairperson Greene stated this is a request to find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend approval of the Future Land Use Map designation from County Rural to Mixed-Use subject to the findings of the staff report for the property owned by Carl C. and Donna S. Redder and located on the southwest corner of Sadler Road and Golden Gem Road.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend approval of the Future Land Use Map designation from County Rural to Mixed-Use. The tract size is 1.79 +/- acres.

The parcel is within the Wekiva Parkway Interchange Vision Plan Area, as depicted in the Future Land Use Element of the City's Comprehensive Plan, and the Kelly Park Interchange (KPI) Form-Based Code. Policy 20.9, Future Land Use Element of the Comprehensive Plan, requires that a Mixed-Use future a land use designation must be assigned to the property.

The subject parcel is located within the Wekiva Parkway Interchange Vision Plan Area and the one-mile radius from the Wekiva Parkway interchange at Kelly Park Road; therefore, required to adhere to the KPI Form-Based Code. Therefore, the property must comply with Objectives 18 – 20 and related policies within the Future Land Use Element of the Comprehensive Plan and the KPI Form-Based Code. The applicant's request is consistent with the Mixed-Use future land use designation and the Overlay District covering the property within the Vision Plan. The subject parcels will be allowed a minimum density of 5 dwelling units per acre and a maximum density of 10 dwelling units per acre, and a minimum 0.5, maximum 0.75 Floor Area Ratio (FAR) as this property lies within the Transition character zone of the Kelly Park Interchange Form Based Code area.

The Development Review Committee finds the change in Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommends approval of the Future Land Use Map designation from County Rural to Mixed-Use.

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.

Commissioner Washington asked staff about the Policy 18.2 (described in the next paragraph) and asked why we have not developed zoning for this kind of land use.

Policy 18.2 Prior to rezoning any property within a one-mile radius of the interchange Study Area, the City shall amend its LDC to incorporate development standards that will implement the Vision Plan. This future land use amendment does not include a corresponding proposed zoning category because the City has yet to adopt development standards or form-based code consistent with this policy. Future densities/intensities and design character for the subject properties will be regulated at the time of rezoning once Wekiva Parkway Interchange Vision Plan design standards and form-based code are adopted.

Mr. James Hitt responded that the Vision Plan that this policy mentions was done in 2014 and it is being looked in to. He said that a lot of the things that were brought up in that are not applicable at this stage. The comprehensive plan hasn't been recently updated and we are in the process of that right now.

Jean Sanchez stated that it is saying that we have to come back with a rezoning and a master plan that accompanies it.

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

MOTION: Howard Washington made a motion to find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend approval of the Future Land Use Map designation from County Rural to Mixed-Use subject to the findings of the staff report. Motion seconded by Butch Stanley. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Butch Stanley and Howard Washington (5/0).

LEGISLATIVE – COMPREHENSIVE PLAN AMENDMENT – SMALL SCALE – FUTURE LAND USE AMENDMENT – REDDER, GEM PROPERTY (-085) - Chairperson Greene stated this is a request to find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend approval of the Future Land Use Map designation from County Rural

to Mixed-Use subject to the findings of the staff report for the property owned by Carl C. and Donna S. Redder and located on the southwest corner of Sadler Road and Golden Gem Road.

Staff Presentation: Jean Sanchez, Planner II, stated this is a request to find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend approval of the Future Land Use Map designation from County Rural to Mixed-Use. The tract size is 8.62 +/- acres.

The parcel is within the Wekiva Parkway Interchange Vision Plan Area, as depicted in the Future Land Use Element of the City's Comprehensive Plan, and the Kelly Park Interchange (KPI) Form-Based Code. Policy 20.9, Future Land Use Element of the Comprehensive Plan, requires that a Mixed-Use future a land use designation must be assigned to the property.

The subject parcel is located within the Wekiva Parkway Interchange Vision Plan Area and the one-mile radius from the Wekiva Parkway interchange at Kelly Park Road; therefore, required to adhere to the KPI Form-Based Code. Therefore, the property must comply with Objectives 18 – 20 and related policies within the Future Land Use Element of the Comprehensive Plan and the KPI Form-Based Code. The applicant's request is consistent with the Mixed-Use future land use designation and the Overlay District covering the property within the Vision Plan. The subject parcels will be allowed a minimum density of 5 dwelling units per acre and a maximum density of 10 dwelling units per acre, and a minimum 0.5, maximum 0.75 Floor Area Ratio (FAR) as this property lies within the Transition character zone of the Kelly Park Interchange Form Based Code area.

The Development Review Committee recommends approval to a change in Future Land Use from County Rural to Mixed-Use for the property owned by Carl C. and Donna S. Redder, subject to the information and findings in the staff report.

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

MOTION: Mary Norwood made a motion to find the Future Land Use Designation consistent with the Comprehensive Plan, and the surrounding area and recommend approval of the Future Land Use Map designation from County Rural to Mixed-Use subject to the findings of the staff report. Motion seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Butch Stanley and Howard Washington (5/0).

LEGISLATIVE – CHANGE OF ZONING AND APPROVAL OF THE PD MASTER PLAN – MARDEN ROAD - Chairperson Greene stated this is a request to recommend approval of the rezoning of the subject parcel from Residential Multi-family (RMF), Community Commercial (C-C) and Transitional (T) to PD (Planned Development), and approval of the PD Master Plan and PD Agreement based on the findings and facts presented in the staff report and exhibits for the property owned by Emerson Point Phase II, LLC and located at 1801 Marden Road, 1890 and 1900 S Hawthorne Avenue.

Staff Presentation: Allyson Williams, Planner I, stated this is a request to recommend approval of the rezoning of the subject parcel from Residential Multi-family (RMF), Community Commercial (C-C) and Transitional (T) to PD (Planned Development), and approval of the PD Master Plan and PD Agreement based on the findings and facts presented in the staff report and exhibits. The tract size is 69.65 +/- acres.

The applicant is requesting a rezoning of the property to PD instead of a conventional zoning district to allow protection of the natural environmental features of the property, including wetlands, floodplain conservation, and Karst areas that a conventional zoning districts development criteria on the property would make harder to achieve.

The PD Master Plan proposes a residential subdivision consisting of 225 lots on 69.65 acres with a maximum allowable density of 15 dwelling units per acre. The lots range in size from 55-feet by 120-feet, or 6,600 square feet in area, 60-feet by 120-feet, or 7,200 square feet in area, and 65-feet by 120-feet, or 7,800 square feet in area. The developer is also proposing townhomes 22-feet by 120-feet, or 2,640 square feet in area. 34 lots are 55-feet in width, 25 lots are 60-feet in width, 38 lots are 65-feet in width and 128 lots are 22-feet in width. The 65-foot wide lots are proposed along the northern perimeter of the subdivision to buffer the interior of the site where the 22-foot wide lots are proposed. Access to the site is proposed via full access located on Marden Road and Hawthorne Avenue. The developer is also proposing 1.5 acres of the site to be a commercial outparcel located on the western perimeter near the access point on Marden Road.

Of the 69.65 acres, 26.25 acres are reserved for open space. 8.71 acres are reserved for recreation amenities, featuring an amenity tract which will include a swimming pool, cabana with restrooms, playground with slides, swings, and rock-climbing wall. 10 pocket parks with a combined total of 1.63 acres are also included in the amenity tract. 8.80 acres are reserved for conservation and karst features that are located in the northern and western portion of the site. 6.87 acres are reserved for stormwater retention ponds located along the northern portion of the property. Landscape buffers will be provided in tracts along the Marden Road and Hawthorne Avenue frontages. A 6-foot tall wall will be provided in between the Commercial outparcel and Lot 225 to provide buffering between residential and commercial use.

There is one karst feature located on the site that the plan details preservation of, in accordance with the Comprehensive Plan. This feature is located in the northwestern portion of the site. Open space, wetlands, stormwater ponds and internal streets will be in tracts that are owned and maintained by a Homeowners Association (HOA).

The 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 Marden Road Rezoning, PD Master Plan and PD Agreement.

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.

Commissioner Washington wanted to make a comment to the applicant regarding the access to the project on Martin Road and Hawthorne Ave. He mentioned that Hawthorne Rd is reminiscent of a project that was built next to Rock Springs Ridge Road and the developer wanted to connect to Rock Springs

Ridge Road and it didn't go well. He stated that Hawthorne Ave is hardly developed and he asked the applicant if they have thought about that.

James Palm, Appian Engineering, 2221 Lee Road, stated that the connection to Hawthorne is strictly going to be for emergency access for police and fire. A community meeting was held and the residents in that area didn't want additional trips from their proposed development. The traffic report shows that the bulk of the trips come from Marden Rd and 414.

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

MOTION: Mary Norwood made a motion to recommend approval of the rezoning of the subject parcel from Residential Multi-family (RMF), Community Commercial (C-C) and Transitional (T) to PD (Planned Development), and approval of the PD Master Plan and PD Agreement based on the findings and facts presented in the staff report and exhibits for the property owned by Emerson Point Phase II, LLC and located at 1801 Marden Road, 1890 and 1900 S Hawthorne Avenue. Motion seconded by Linda Laurendeau. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Butch Stanley and Howard Washington (5/0).

LEGISLATIVE – MAJOR DEVELOPMENT PLAN –BINION ROAD MULTIFAMILY - Chairperson Greene stated this is a request to find the Binion Road Multifamily Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan subject to the findings of this staff report for the property owned by Chester S. Peckett Trust and located at 1951 S. Binion Road.

Staff Presentation: Phil Martinez, Planner II, stated this is a request to find the Binion Road Multifamily Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan subject to the findings of this staff report. The tract size is 12.73 +/- acres.

A Major Development Plan has been submitted for the Binion Road Multifamily project, which consists of 180 multifamily units. The future land use designation is Mixed Use, which allows up to 15 dwelling units per acre. The applicant is proposing 14.14 dwelling units per acre. The property is 12.73 acres and located at the northeast corner of Harmon Road and S. Binion Road, specifically at 1951 S. Binion Road. A maximum building height of 45' and a minimum living area of 750 sq. ft. is required in the MU-ES-GT zoning district. The Major Development Plan is consistent with these standards.

The site will have one public access point, off of Harmon Road, and one emergency access point, off of S. Binion Road. The applicant has provided sidewalks along S. Binion Road and Harmon Road. In addition, sidewalks are located throughout the development, creating pedestrian connectivity to the 6 proposed apartment buildings and various amenities.

The Land Development Code requires a minimum of 10% of the development site area to be open space, or 1.27 acres. The applicant has provided 1.97 acres, or 15.48% of the development site area. Open space includes a tree preservation area, stormwater management, a dog park, and community pool. The

applicant has provided perimeter landscaping around the site and foundation landscaping around the building facades that front a parking area or street.

The Development Review Committee recommends approval of the Binion Road Multifamily Major Development plan.

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.

Commissioner Washington asked if there was going to be any type of traffic control at the intersection near the main entrance on Harmon Road and the other project to the south known as Alta East Shore. He wanted to know if someone drive directly from this project straight forward into the other project.

Pamela Richmond stated that is something that they could do because at some point they will be commercial on the south side. The way the turn lanes are set up and the proximity to Binion Road, it doesn't need anymore controls other than the side streets which are coming out of both apartment complexes. The analysis that was conducted showed that it is going to be safe.

Commissioner Washington stated that anyone coming out of one project or the other should come up to a stop sign before they make a turn onto Harmon Road.

Pamela Richmond stated that signs will be on the primary roads.

Commissioner Norwood inquired about how many units this project will have. Staff said 180.

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 find the Binion Road Multifamily Major Development Plan consistent with the Land Development Code, and the Comprehensive Plan, and recommend approval of the Major Development Plan subject to the findings of this staff report for the property owned by Chester S. Peckett Trust and located at 1951 S. Binion Road. Motion seconded by Mary Norwood. Aye votes were cast James Greene, Linda Laurendeau, Mary Norwood, Butch Stanley and Howard Washington (5/0).**

OLD BUSINESS: None

NEW BUSINESS: None

ADJOURNMENT: The meeting adjourned at 6:21 p.m.

_____

James Greene, Chairperson

_____

James K. Hitt, FRA-RA Community Development Director

CITY OF APOPKA
PLANNING COMMISSION

____	CONSENT	MEETING OF:	July 13, 2021
____	BUSINESS	FROM:	Community Development
_X_	PUBLIC HEARING	EXHIBITS:	Land Use Report
____	SITE PLANS		Vicinity Map
____	SPECIAL REPORTS		Future Land Use Map
____	OTHER:		Zoning Map
			Aerial Map
			Capacity Determination Letter

SUBJECT & REQUEST **SMALL-SCALE FUTURE LAND USE AMENDMENT – PLYMOUTH HARBOR, LLC**
FROM: "COUNTY" RURAL
TO: "CITY" RESIDENTIAL LOW SUBURBAN (0-3.5 DU/AC)

SUMMARY:

OWNER:	Plymouth Harbor, LLC
APPLICANT:	Plymouth Harbor, LLC
LOCATION:	West of Plymouth Sorrento Road and North of Yothers Road
PARCEL ID NUMBER:	25-20-27-0000-00-008
EXISTING USE:	Vacant
CURRENT ZONING:	T (Transitional District), RSF-1B is proposed
PROPOSED FLU:	Residential Low Suburban
TRACT SIZE:	4.87 +/- acres

RECOMMENDED MOTION:
Recommend approval of the change of Future Land Use Designation from "County" Rural to "City" Residential Low Suburban, subject to the findings of the Staff Report.

PROJECT SUMMARY: The subject property was annexed into the City on April 3, 2019 by Ordinance No. 2715. The proposed Future Land Use designation of Residential Low Suburban is compatible with the property due to the parcels with a Future Land Use designation of Residential Low Suburban being located in the vicinity. This application is being processed simultaneously with an application to rezone the subject property from T (Transitional District) to RSF-1B (Residential Single-Family – Large Lot 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.d

Low Density Suburban Residential
The primary use shall be residential dwelling units up to 3.5 dwelling units per acre, elementary schools; middle schools, high schools; supporting infrastructure of less than two acres, neighborhood parks.

SCHOOL CAPACITY REPORT: Orange County Public Schools (OCPS) has indicated that capacity for the proposed development is not available at the high school level and is deficient with 2.62 seats at the high school level. The location is served by the following schools: Wolf Lake Elementary, Wolf Lake Middle, and Apopka High School.

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 11, 2021.

PUBLIC HEARING SCHEDULE:
July 13, 2021 - Planning Commission (5:30 pm)
August 4, 2021 - City Council (1:30 pm) - 1st Reading
August 18, 2021 – City Council (7:00 pm) – 2nd Reading

DULY ADVERTISED:
June 25, 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 Residential Low Suburban (0-3.5 du/ac) for the property owned by Plymouth Harbor, LLC.

Recommended Motion: Find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from "County" Rural to "City" Residential Low Suburban, 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:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (City)	Residential Low Suburban	RSF-1A	Single-Family Home
East (City)	Residential Low Suburban	RSF-1A	Single-Family Home
South (City)	Residential Low Suburban	RSF-1A	Mobile Home
West (County)	County Rural	County A-1	S.R. 429

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 Plymouth Sorrento Road.

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 vacant.

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

III. CALCULATIONS:

EXISTING: "County" Rural (1 dwelling unit per 10 acres)
1 D/U X 2.659 p/h = 2 persons

PROPOSED: "City" Residential Low Suburban (0-3.5 DU/AC)
17 D/U x 2.659 p/h = 45 persons

Net Increase = 43 Persons

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

Habitat for species listed as endangered, threatened or of special concern: Per policy 4.1 of the Conservation Element, a habitat study is required for developments ten (10) acres or more in size. This site is greater than ten acres. A habitat study will be required at the time of a development plan application.

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

Potable Water, Reclaimed Water & Sanitary Sewer Analysis: The subject property is located within the City of Apopka service area for potable water, reclaimed water and sanitary service.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: 90 GPD/1000 sf ; 90 GPD /1000 sf
   If the site is not currently served, please indicate the designated service provider: City of Apopka
2. Projected total demand under existing designation: 215 GPD
3. Projected total demand under proposed designation: 3,645 GPD
4. Capacity available: TBD
5. Projected LOS under existing designation: 90 GPD/1000 sf
6. Projected LOS under proposed designation: 90 GPD/1,000 sf
7. Improved/expansions already programmed or needed as a result if proposed amendment: Extension needed

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: 154 GPD/Capita; 154 GPD/Capita
   If the site is not currently served, please indicate the designated service provider: City of Apopka
2. Projected total demand under existing designation: 409 GPD
3. Projected total demand under proposed designation: 6,930 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 154 GPD/Capita
6. Projected LOS under proposed designation: 154 GPD/Capita
7. Improved/expansions already programmed or needed as a result of the proposed amendment: Extension needed
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka
2. If the site is not currently served, please indicate the designated service provider: City of Apopka
3. Projected LOS under existing designation: 4 lbs/ day/ 1000 sf
4. Projected LOS under proposed designation: 4 lbs / day / 1000 sf
5. Improved/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217
Permitting agency: St. John's River Water Management District
Permitted capacity of the water treatment plant(s): 24.141 MGD
Total design capacity of the water treatment plant(s): 33.696 MGD
Availability of distribution lines to serve the property: Yes
Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

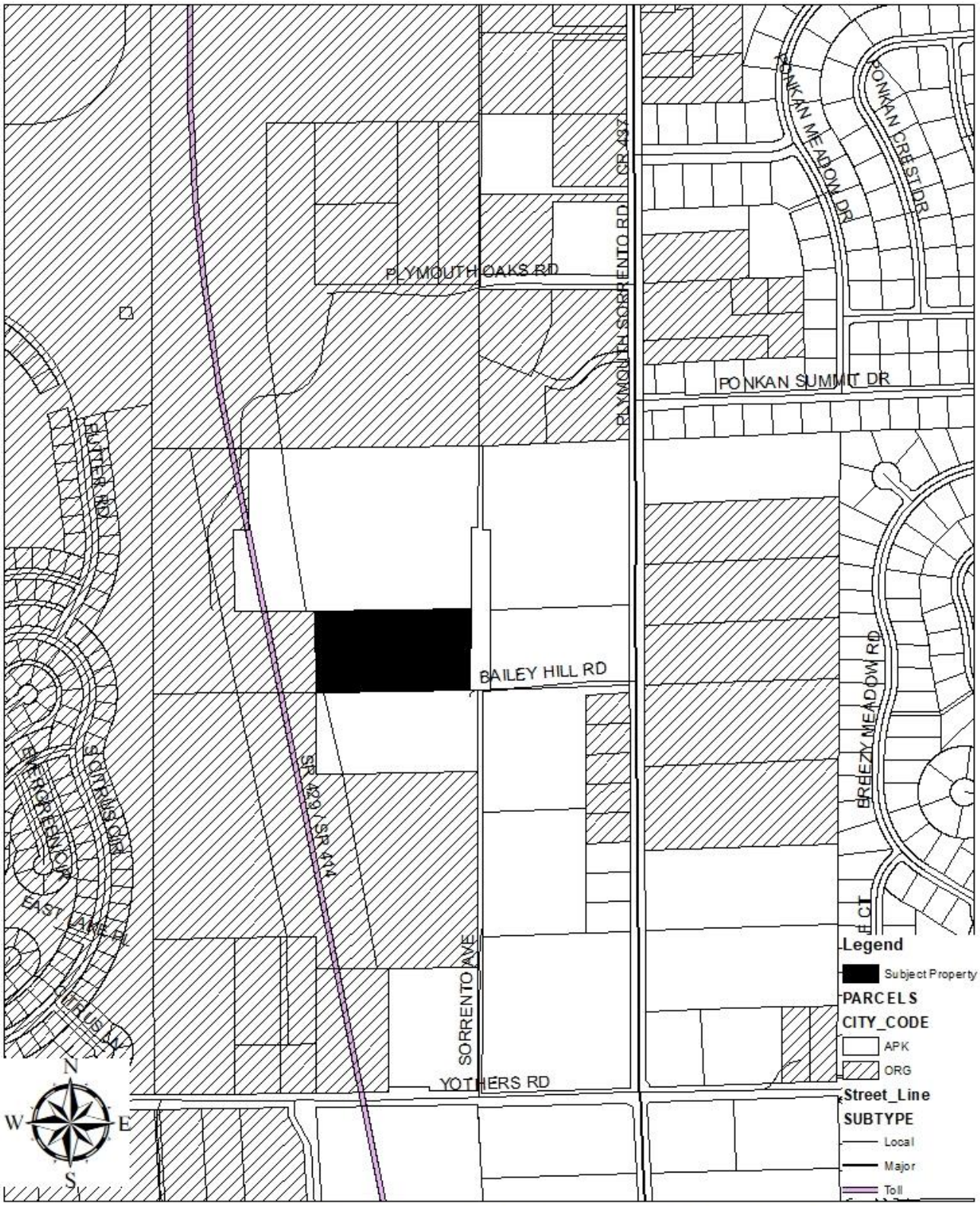
1. Facilities serving the site:
2. Projected LOS under existing designation:
3. Projected LOS under proposed designation:
4. Improvement/expansion:

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita
2. Projected facility under existing designation: 0.006 acres
3. Projected facility under proposed designation: 0.135 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

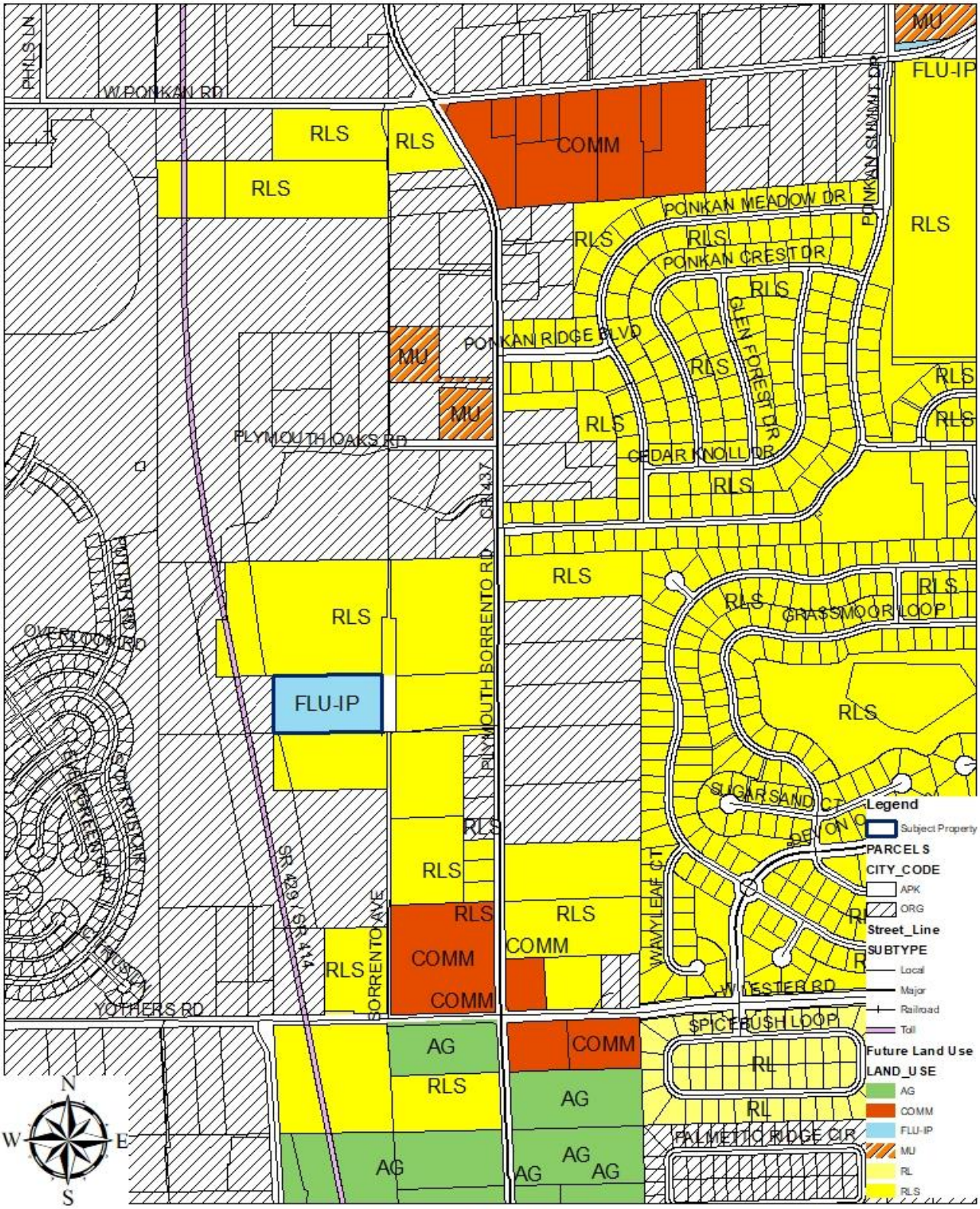
This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Vicinity Map



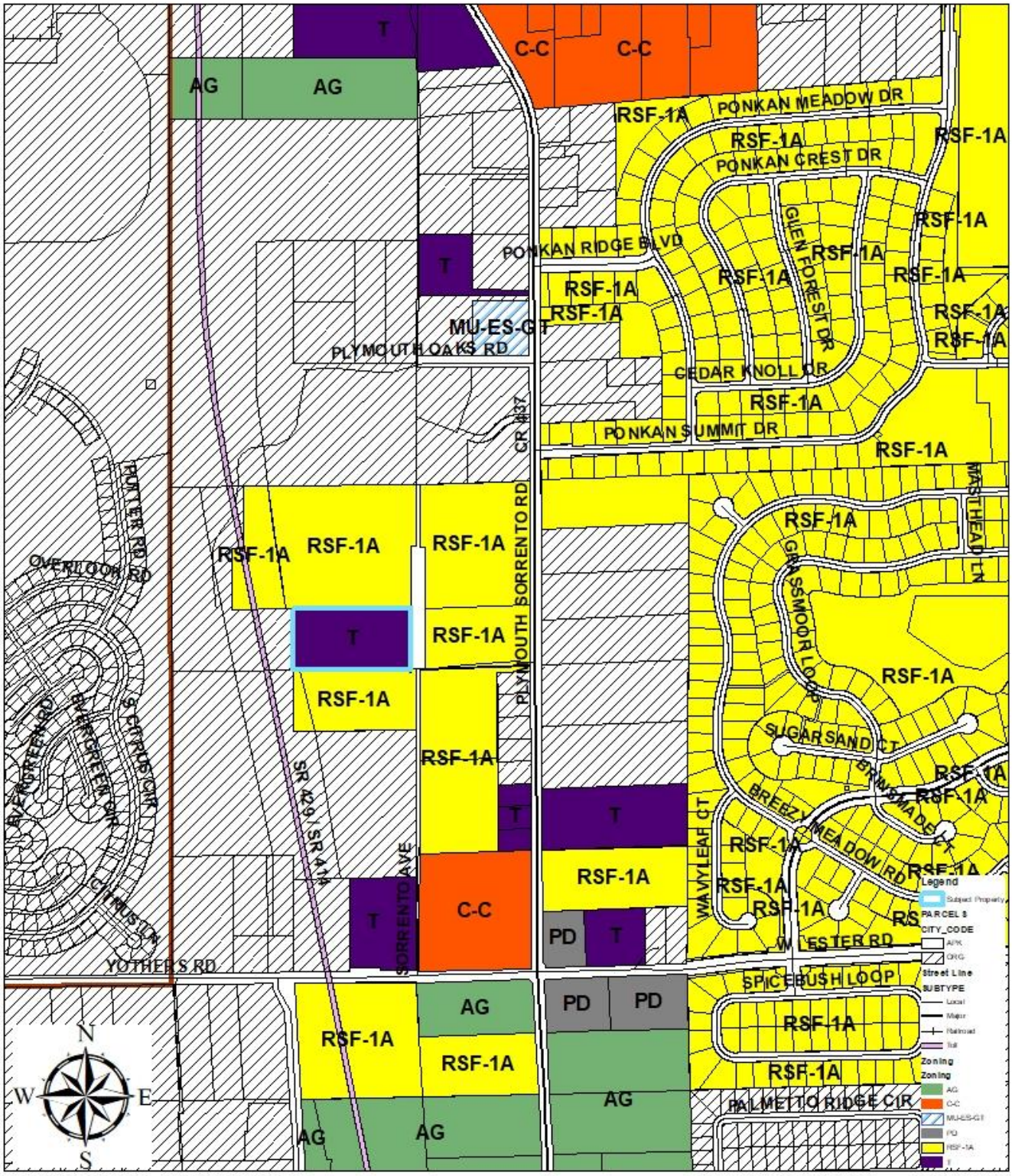
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Future Land Use



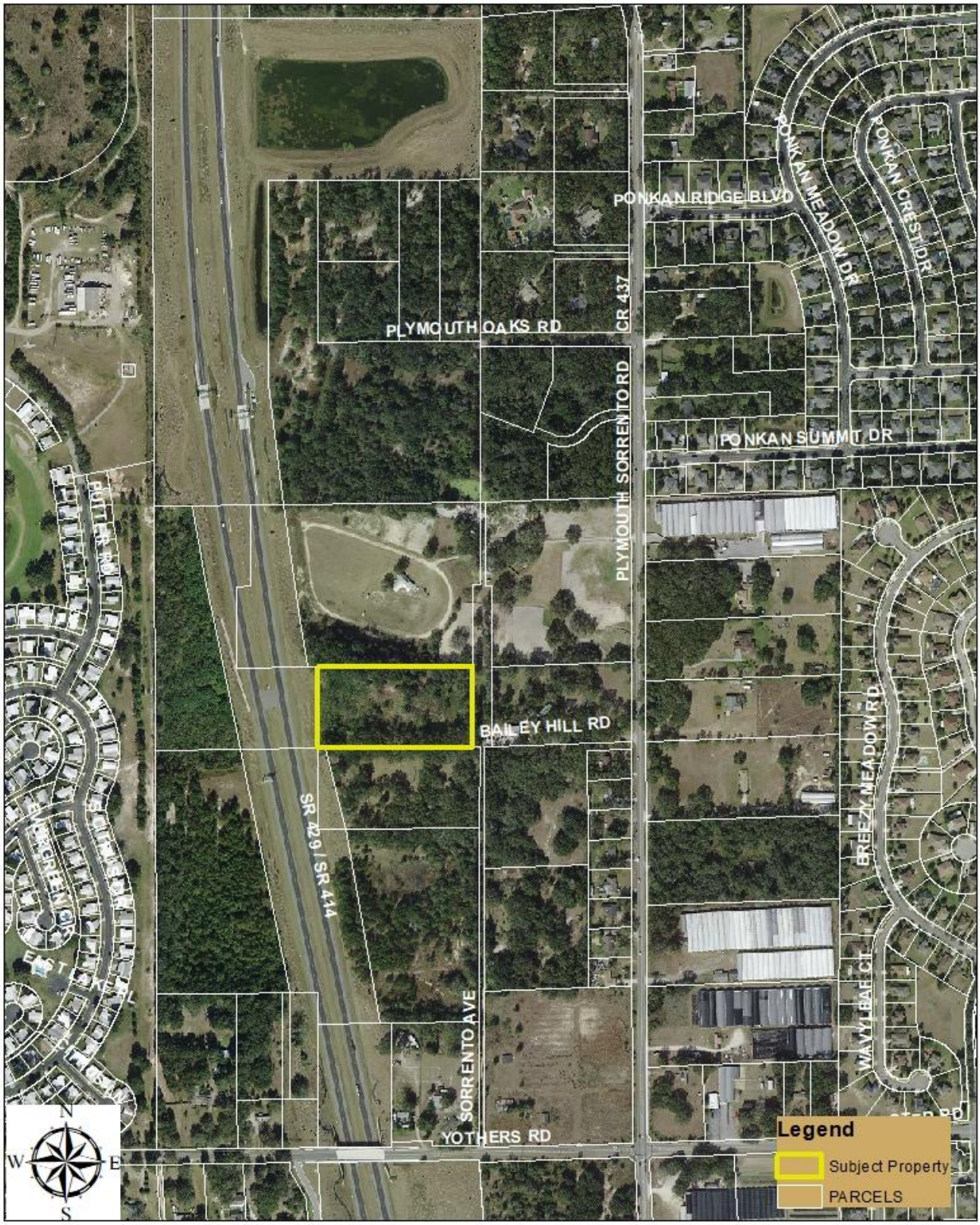
(THIS MAP IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Zoning



(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)

Orange County Public Schools

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

FORMAL SCHOOL CAPACITY DETERMINATION
CAPACITY LETTER

June 10, 2021

VIA E-MAIL: GEOFF@GLSENG.COM
Geoffrey L. Summitt
G L Summitt Engineering, Inc.
3667 Simonton Place
Lake Mary, FL 32746

Application: **APK-21-016 Plymouth Harbor Subdivision**

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:	Plymouth Harbor Subdivision		
OCPS Completed Application Date:	June 3, 2021		
Parcel #(s):	25-20-27-0000-00-008; -021, 30-20-28-0484-00-040; -060		
Requested New Units (#):	SF: 88	MF: 0	TH: 0
Vested Unit(s):	SF: 20	MF: 0	TH: 0
Total Project Units:	108		
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 December 1, 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,

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 June 4, 2021 09:50:56

Project ID: CEA – APK – 21 – 016 Valid Until: December 1, 2021

Project Name:	*PLYMOUTH HARBOR SUBDIVISION*			
Unvested Units	Single Family Units:	20	Vested Units	Single Family Units: 88
	Multi Family Units:	0		Multi Family Units: 0
	Town Homes 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	76	142	36
Reserved Capacity	3	62	18
Adjusted Utilization	138.7%	143.9%	107.5%
Adjusted Available Seats	0	0	0
Analysis of Proposed Development			
Students Generated	3.820	1.900	2.620
Adjusted Utilization	139.1%	144.1%	107.6%
PASS/FAIL	FAIL*	FAIL*	FAIL
Number of Seats to Mitigate	3.820	1.900	2.620

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:	July 13, 2021
____	BUSINESS	FROM:	Community Development
_X_	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 – PLYMOUTH HARBOR, LLC**

FROM: T (TRANSITIONAL DISTRICT) AND RSF-1A (RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT)
TO: RSF-1B (RESIDENTIAL SINGLE-FAMILY - LARGE LOT DISTRICT)

SUMMARY:

OWNER/APPLICANT:	Plymouth Harbor, LLC
PARCEL ID NUMBERS:	25-20-27-0000-00-008, 25-20-27-0000-00-021, 30-20-28-0484-00-040, 30-20-28-0484-00-060
LOCATION:	West of Plymouth Sorrento Road and North of Yothers Road
FUTURE LAND USE:	County Rural and Residential Low Suburban
PROPOSED FUTURE LAND USE:	Residential Low Suburban (0-3.5 dwelling units per acre)
EXISTING USE:	Single Family Homes and Equestrian Facilities
CURRENT ZONING:	T (Transitional District) and RSF-1A (Residential Single-Family Estate District)
PROPOSED ZONING:	RSF-1B (Residential Single-Family - Large Lot District)
TRACT SIZE:	29.62 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING: 87 Dwelling Units PROPOSED: 103 Dwelling Units (At 3.5 dwelling units per acre)

RECOMMENDED ACTION:
Recommend approval of the proposed Change of Zoning from T (Transitional District) and RSF-1A (Residential Single-Family Estate District) to RSF-1B (Residential Single-Family – Large Lot District) for the properties owned by Plymouth Harbor LLC, located west of Plymouth Sorrento Road and north of Yothers Road.

PROJECT SUMMARY: The subject properties consist of approximately 29.62 acres and contain single-family homes and equestrian facilities. The proposed RSF-1B zoning is compatible with the properties due to the RSF-1B zoning being found in the vicinity. The applicant has expressed interest in developing a residential subdivision on the subject properties in accordance with the RSF-1B zoning criteria.

COMPREHENSIVE PLAN COMPLIANCE: The proposed RSF-1B (Residential Single-Family - Large Lot District) zoning is consistent with the existing Residential Low Suburban (Maximum 3.5 dwelling units per acre) Future Land Use Designation. Site development cannot exceed the intensity allowed by policies in the Comprehensive Plan, and cannot exceed more than 3.5 dwelling units per acre.

Policy 3.1.d
The primary use shall be residential dwelling units up to 3.5 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 June 11, 2021.

PUBLIC HEARING SCHEDULE:
July 13, 2021 – Planning Commission (5:30 pm)
August 4, 2021 – City Council (1:30 pm) – 1st Reading
August 18, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:
June 25, 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 T (Transitional District) and RSF-1A (Residential Single-Family Estate District) to RSF-1B (Residential Single-Family – Large Lot District) for the property owned by Plymouth Harbor LLC, located west of Plymouth Sorrento Road and north of Yothers 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 T (Transitional District) and RSF-1A (Residential Single-Family Estate District) to RSF-1B (Residential Single-Family – Large Lot District) for the properties owned by Plymouth Harbor LLC, located west of Plymouth Sorrento Road and north of Yothers 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:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (County)	County Rural	County A-1 and R-CE-2	Vacant
East (City) and (County)	City Residential Low Suburban and County Low Density Residential	City RSF-1A and County R-1AAAA	Plymouth Sorrento Road, Nursery, and Single-Family Homes
South (City)	Residential Low Suburban	RSF-1A	Single-Family Homes
West (County) and (City)	County Rural and City Residential Low Suburban	County A-1 and City RSF-1A	S.R. 429

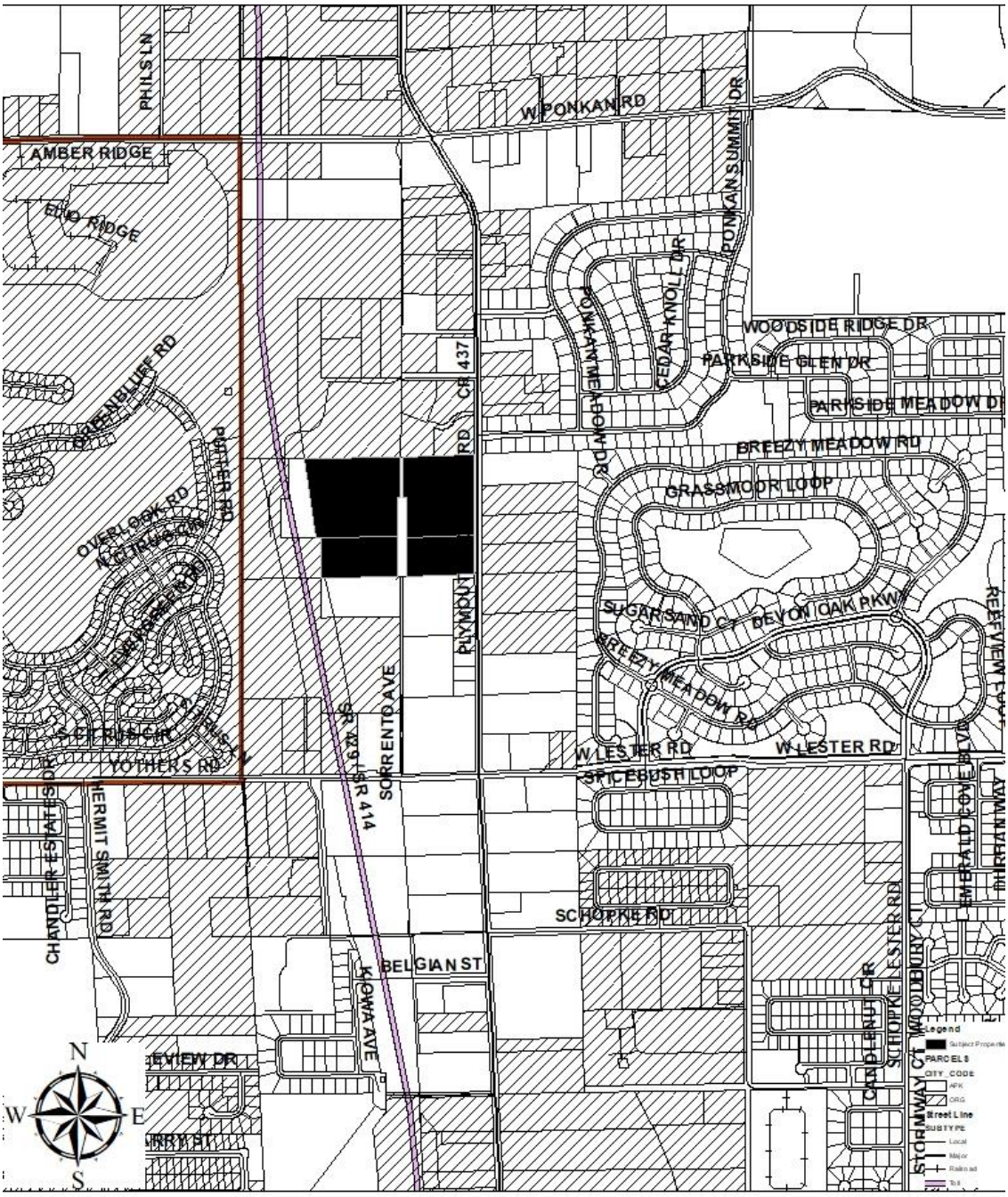
LAND USE & TRAFFIC COMPATIBILITY: The properties are currently accessed from Plymouth Sorrento Road.

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

N

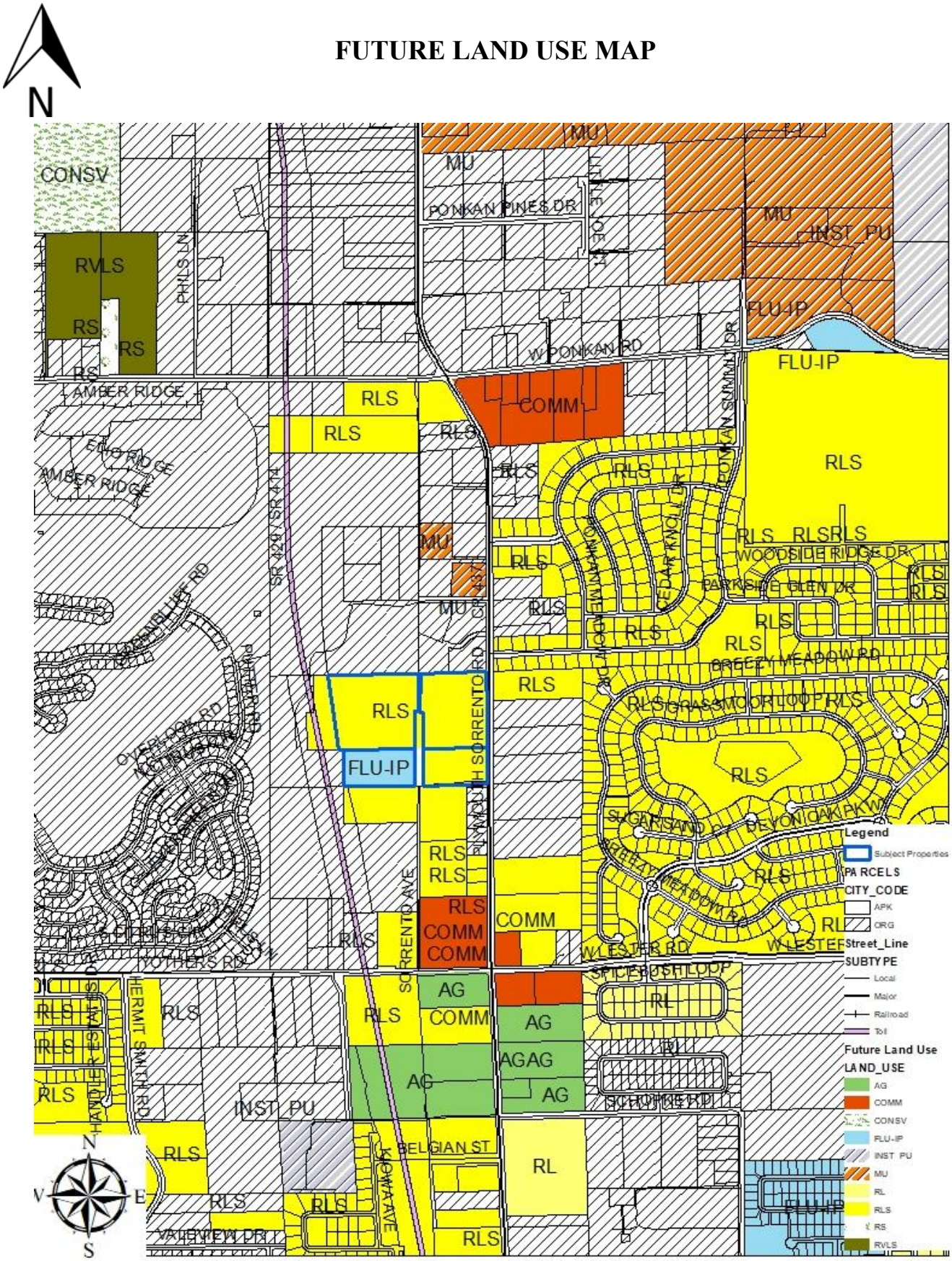
Plymouth Harbor LLC
11.41 +/- acres
Rezoning:
From: T, Transitional District and RSF-1A, Residential Single-Family Estate District
To: RSF-1B, Residential Single-Family – Large Lot District
Parcel ID #: 25-20-27-0000-00-008, 25-20-27-0000-00-021, 30-20-28-0484-00-040, 30-20-28-0484-00-060

VICINITY MAP



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

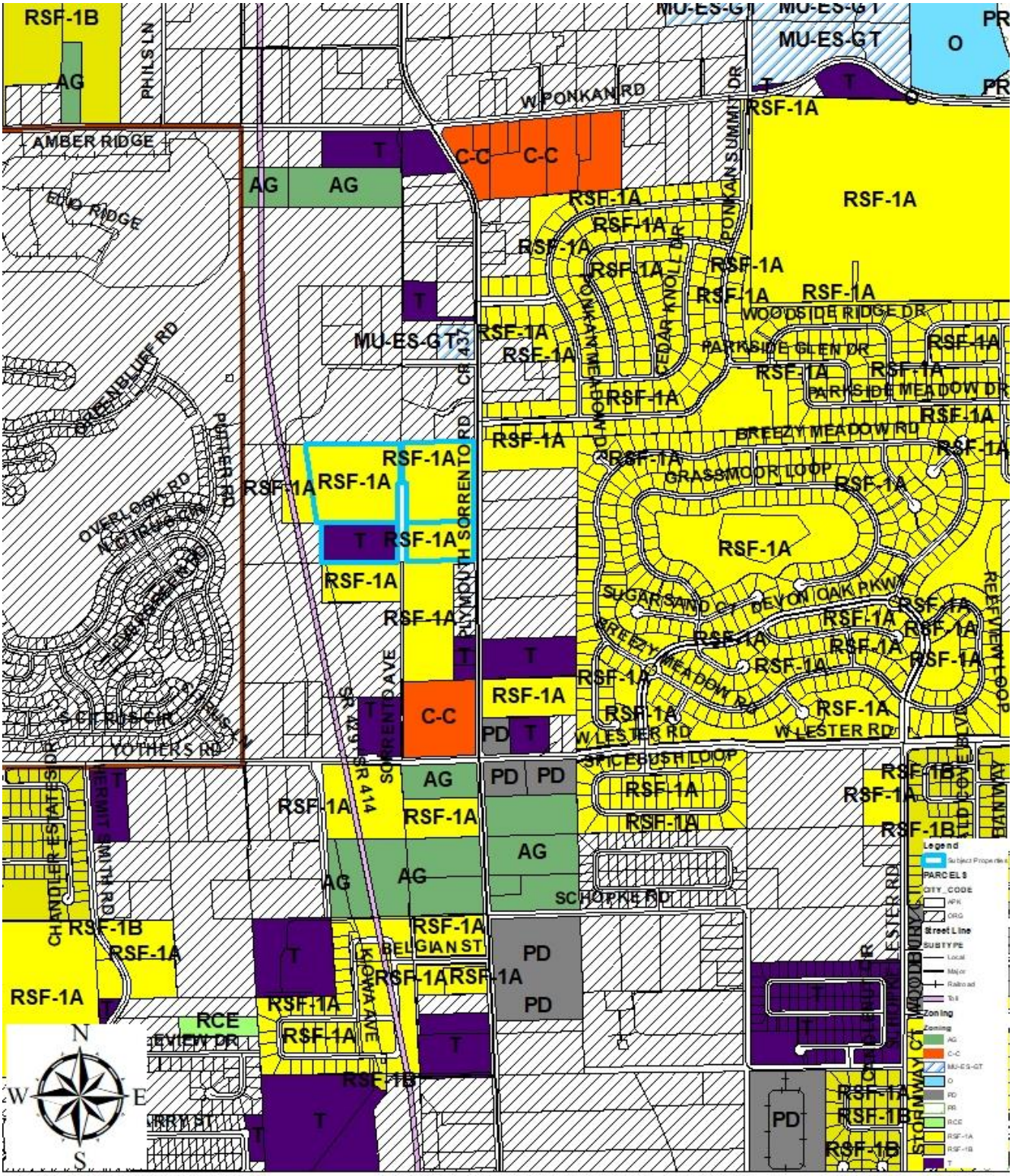
FUTURE LAND USE MAP



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

N

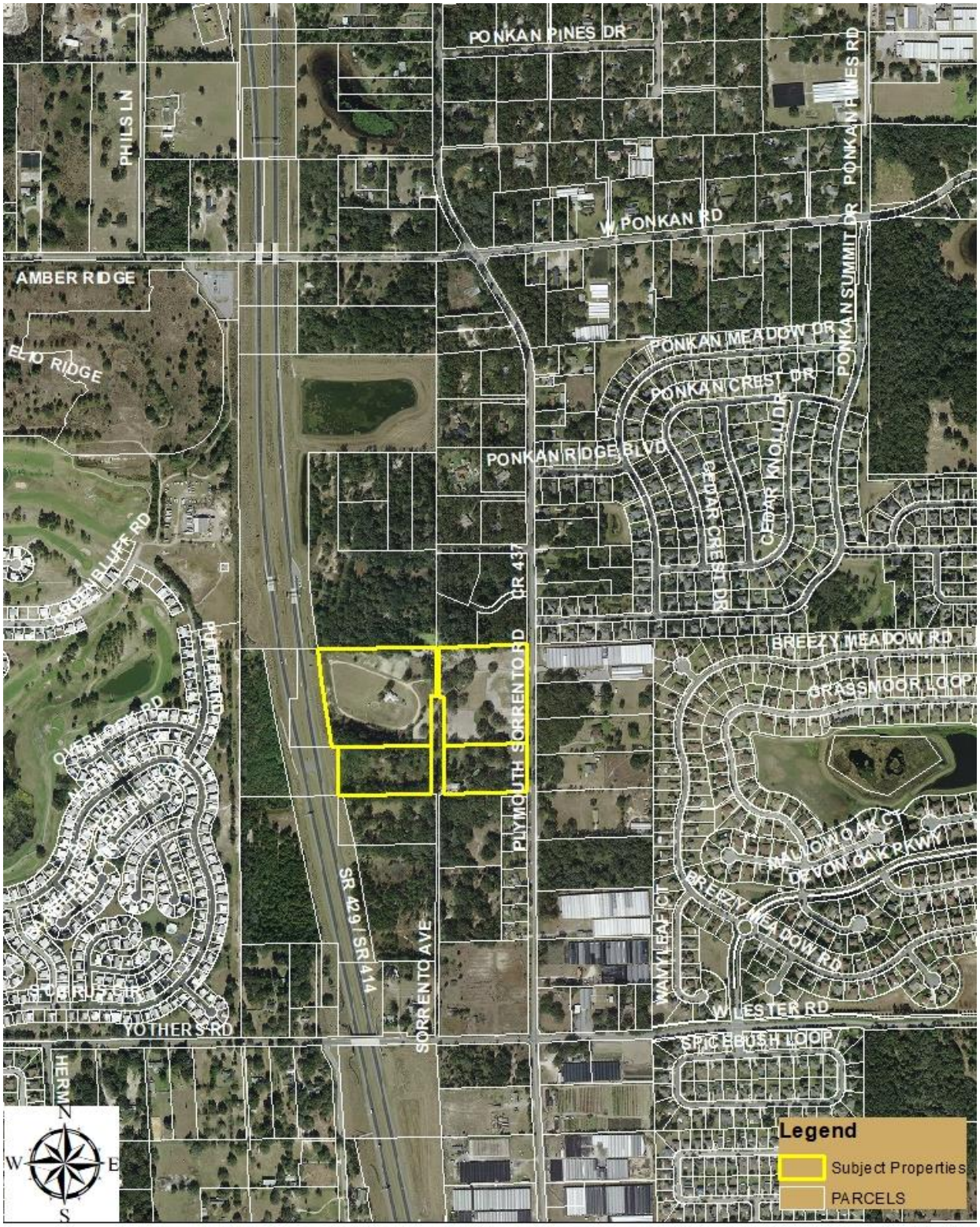
ADJACENT ZONING



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

N

ADJACENT USES



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

CITY OF APOPKA
PLANNING COMMISSION

____	CONSENT	MEETING OF:	July 13, 2021
____	BUSINESS	FROM:	Community Development
X	PUBLIC HEARING	EXHIBITS:	Land Use Report
____	SITE PLAN		Vicinity Map
____	SPECIAL REPORTS		Future Land Use Map
____	OTHER:		Zoning Map
			Aerial Map
			OCPS Capacity Determination Letter

SUBJECT & REQUEST: **SMALL SCALE FUTURE LAND USE AMENDMENT – CHS MANAGEMENT**
FROM: **COUNTY RURAL**
TO: **MIXED-USE (MAX. 2 DWELLING UNITS PER ACRE AND 1.00 FLOOR AREA RATIO)**

SUMMARY:

OWNER:	CHS Management Corp.
APPLICANT:	CHS Management Corp.
LOCATION:	North of Ponkan Pines Road and East of Plymouth Sorrento Road
PARCEL ID NUMBER:	19-20-28-0000-00-016
EXISTING USE:	Vacant
CURRENT ZONING:	T (Transitional District)
TRACT SIZE:	8.85 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING: 1 Dwelling Unit
	PROPOSED: 17 Dwelling Units and 385,506 non-residential sq. ft. +/-

RECOMMENDED MOTION:
Recommend approval of the change of Future Land Use Designation from County Rural to Mixed Use, subject to the findings of the Staff Report.

PROJECT SUMMARY: The proposed "Mixed Use" Future Land Use is compatible with the Mixed-Use Future Land Use designations being found in the vicinity of the subject property. In addition, the proposed Mixed-Use Future Land Use is compatible with the proposed zoning, MU-ES-GT (Mixed-Use East Shore - Gateway Subdistrict).

COMPREHENSIVE PLAN COMPLIANCE: The proposed Mixed-Use future land use designation of the property is compatible with the character of the surrounding area. City Planning Staff supports the Future Land Use Map (FLUM) amendment given the consistency with the Comprehensive Plan policies listed below. Site development cannot exceed the intensity allowed by the Future Land Use policies.

Future Land Use Element

1. **Policy 3.1.r,** The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional and public facilities uses to serve the residential and non-residential needs of special areas of the City. The mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed-use categories.

2. **Policy 3.5,** Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

Transportation Element

1. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, short trip lengths and balanced trip demand.

SCHOOL CAPACITY REPORT: Orange County Public Schools (OCPS) has indicated that capacity for the proposed development on this property is not available at the high school level. Capacity for the proposed development is deficient by 2.227 seats at the high school level. The project, based on its location, is served by the following schools: Wolf Lake Elementary, Wolf Lake Middle, and Apopka High School.

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 11, 2021.

PUBLIC HEARING SCHEDULE:
July 13, 2021 – Planning Commission (5:30 P.M.)
August 4, 2021 – City Council (1:30 P.M.), 1st Reading
August 18, 2021 – City Council (7:00 P.M.), 2nd Reading

DULY ADVERTISED:
June 25, 2021 – Public Notice (Apopka Chief); Property owner(s) were notified of the hearing schedule via U.S. Postal Service mail.

RECOMMENDATION ACTION:

Development Review Committee: Recommends approval of the change in Future Land Use from "County" Rural to "City" Mixed-Use for the property owned by CHS Management Corp., subject to the information and findings in the staff report.

Recommended Motion: Find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from County Rural to Mixed Use, 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:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (County)	County Rural	County RCE-2	Single-Family Residence
East (County)	County Rural	County A-2	Single-Family Residence
South (City)	City Mixed Use	City MU-ES-GT	Vacant
West	N/A	N/A	Plymouth Sorrento Road

II. LAND USE ANALYSIS

The subject property is currently vacant, future development must comply with the Mixed-Use future land use designation and be consistent with the Comprehensive Plan policies.

The proposed Mixed-Use future land use designation is consistent with the general future land use character of the surrounding area.

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

JPA: The City of Apopka and Orange County entered into a Joint Planning Area (JPA) agreement on October 26, 2004. The subject property is located within the "Northern Area" of the JPA. The proposed FLUM Amendment request for a change from County Rural to Mixed Use (MAX. 1.0 FAR, 2 DU/AC) is consistent with the terms of the JPA (Second Amendment). CHS Management Corp. is the property owner, and has been notified of the hearing schedule.

Transportation: Access to the site is from Plymouth Sorrento Road.

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, regarding 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; Objective 19 and 20.
- 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 the parcels appear to occur within an area having a potential for karst features.

Analysis of the relationship of the amendment to the population projections: Based on the adoption of the JPA, the size of the property, and the proposed land use change, the amendment will increase the population by an estimated 45 residents.

III. CALCULATIONS:

ADOPTED: 1 Unit(s) x 2.659 p/h = 2 persons
PROPOSED: 17 Unit(s) x 2.659 p/h = 45 persons and 385,506 square feet of nonresidential

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

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

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: 81 GPD/Capita; 81 GPD/Capita, 90 GPD/1,000sf

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

2. Projected total demand under existing designation: 215 GPD
3. Projected total demand under proposed designation: 34,696 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 81 GPD / Capita
6. Projected LOS under proposed designation: 90 GPD / 1,000sf
7. Improved/expansions already programmed or needed as a result if proposed amendment: Extension required

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: 154 GPD/Capita; 154 GPD/Capita, 200 GPD/1,000sf

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

2. Projected total demand under existing designation: 409 GPD
3. Projected total demand under proposed designation: 77,100 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 154 GPD / Capital
6. Projected LOS under proposed designation: 200 GPD / 1,000sf
7. Improved/expansions already programmed or needed as a result of the proposed amendment: Extension required
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

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

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217
Permitting agency: St. John's River Water Management District
Permitted capacity of the water treatment plant(s): 24.141 MGD
Total design capacity of the water treatment plant(s): 33.696 MGD
Availability of distribution lines to serve the property: Yes
Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

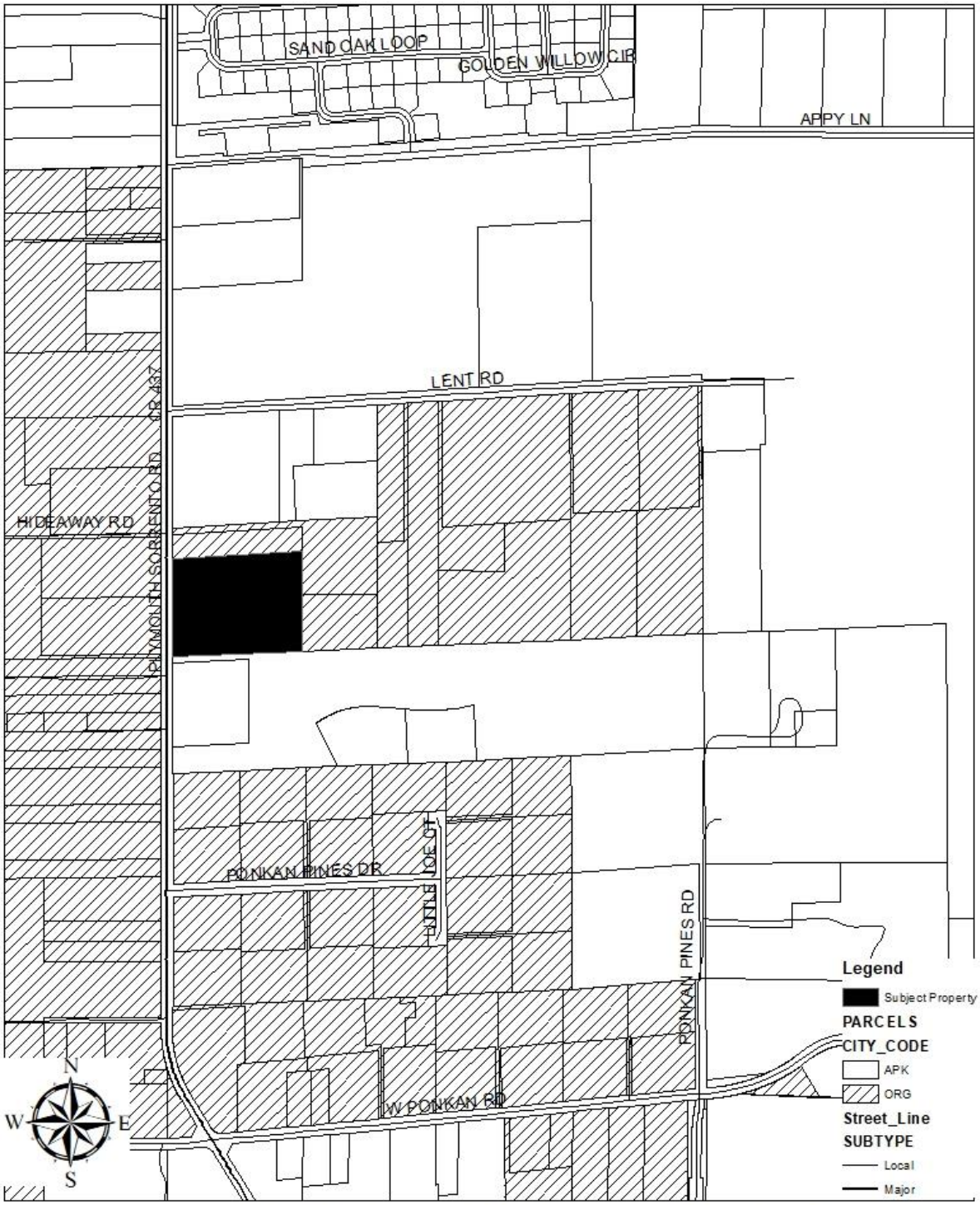
1. Facilities serving the site: _____
2. Projected LOS under existing designation: _____
3. Projected LOS under proposed designation: _____
4. Improvement/expansion: _____

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System; 3 acres / 1000 capita
2. Projected facility under existing designation: 0.006 acres
3. Projected facility under proposed designation: 0.135 acres
4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

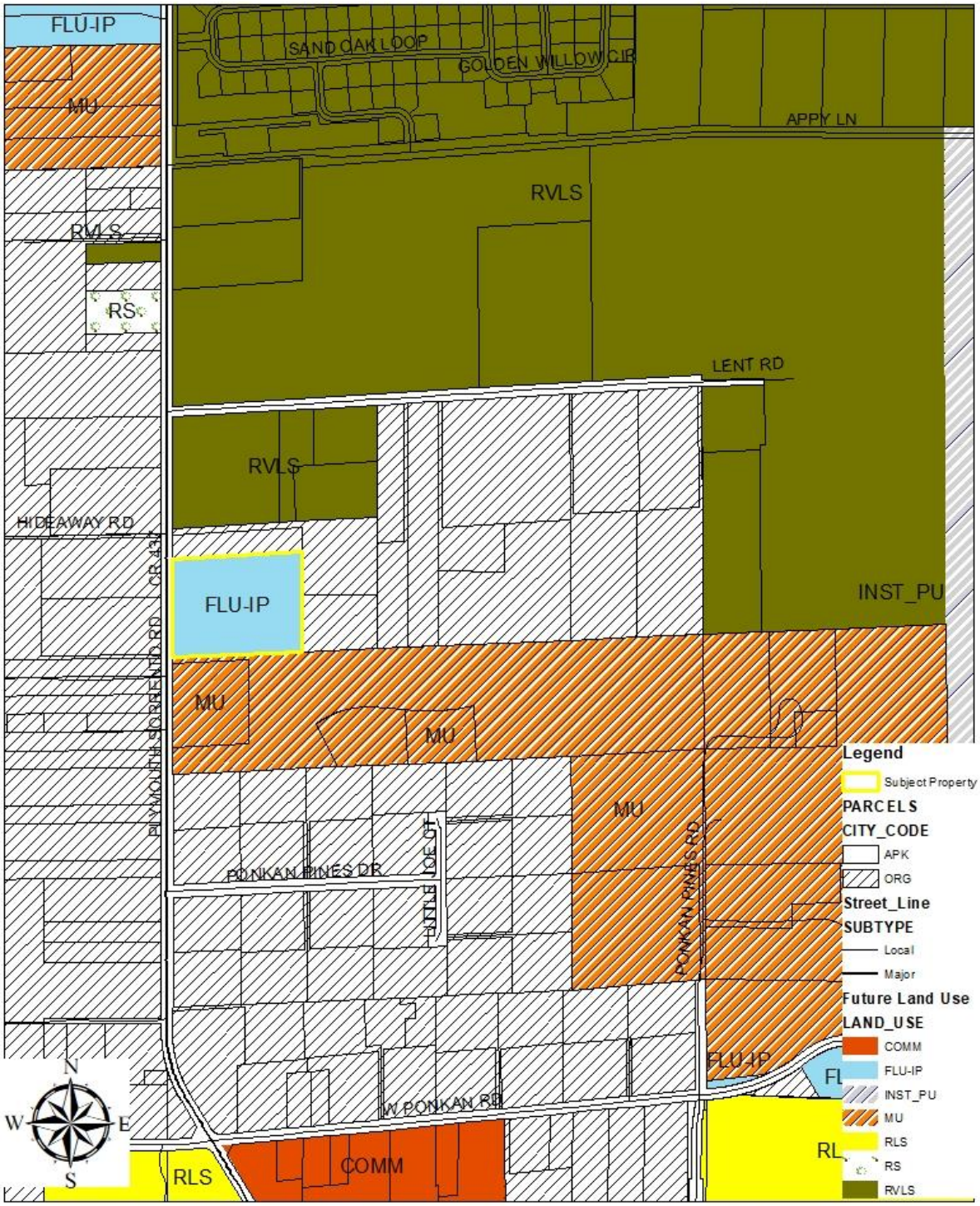
This initial review does not preclude conformance with concurrency requirements at the time of development approval.

Vicinity Map



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

Future Land Use Map



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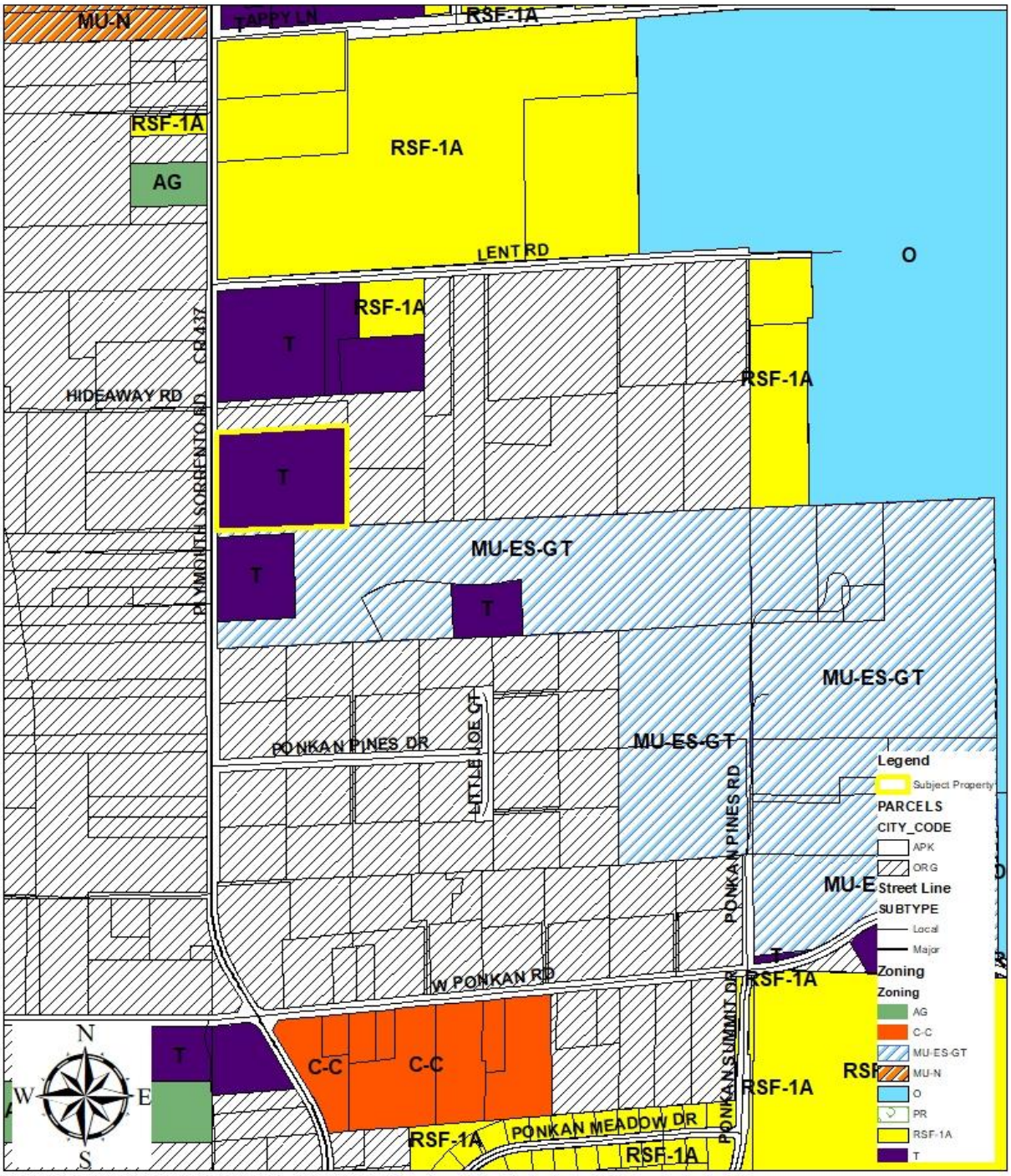
Zoning Map



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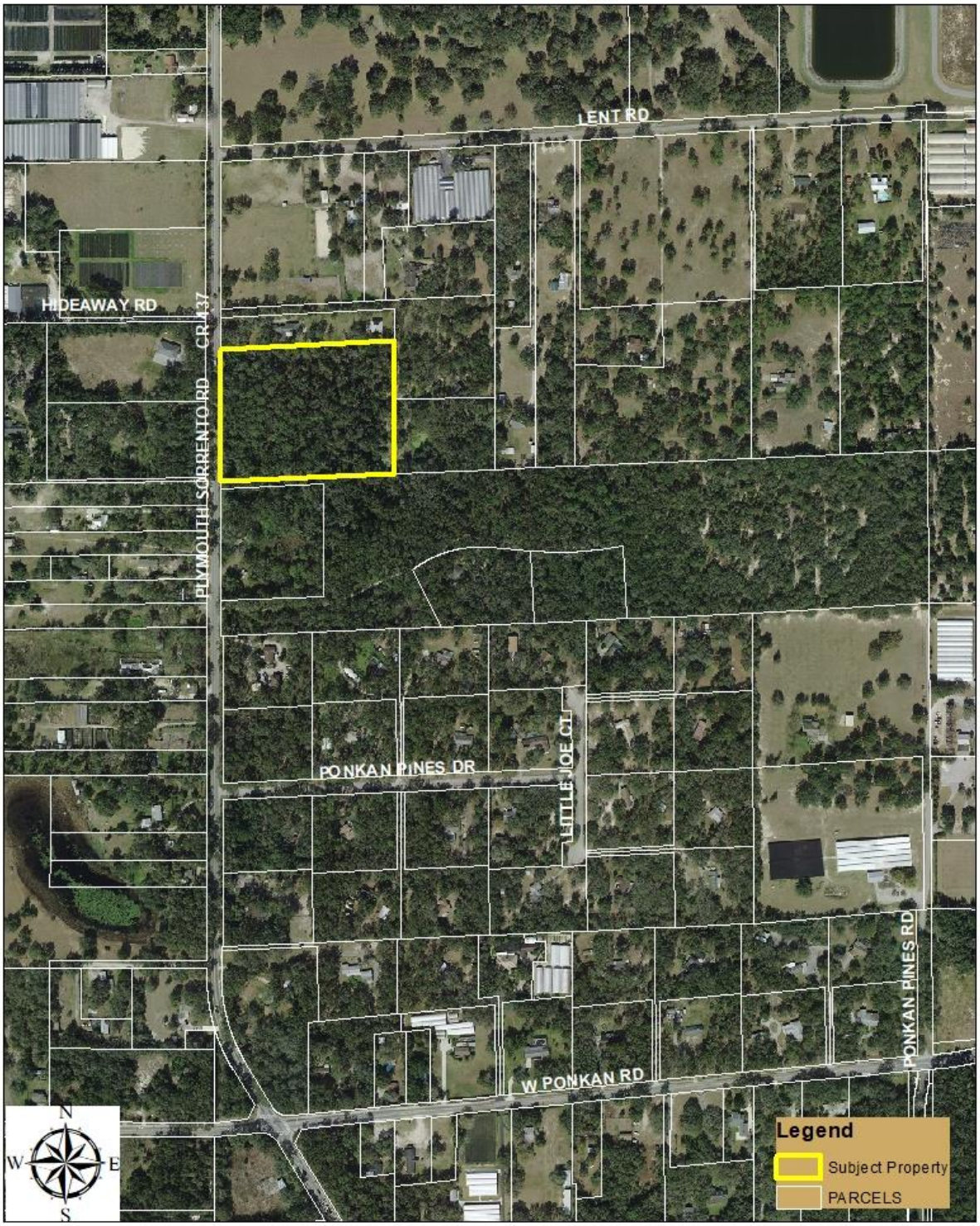
Aerial Map



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

Orange County Public Schools

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

FORMAL SCHOOL CAPACITY DETERMINATION
CAPACITY LETTER - REVISED

June 23, 2021

VIA E-MAIL: SHRI@LANDSMARTCONSULTANTS.COM
Shri Rao
Landsmart Consultants
13639 Glynshel Drive
Winter Garden, FL 34787

Application: **APK-21-013 Hu's Landing Apopka Mixed Use Development**

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:	**Hu's Landing Apopka Mixed Use Development**
OCPS Completed Application Date:	June 4, 2021
Parcel #(s):	28-29-19-0000-00-016 (FLUM) 28-20-19-0000-00-031; 28-20-19-0000-00-005 (Rezoning)
Requested New Units (#):	SF: 17 (FLUM) MF: 0 TH: 0
Vested Unit(s):	SF: 15* MF: 0 TH: 0
Total Project Units:	32 *14 units subject to CEA-APK-18-025 CHS Management Corporation
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 MS	Apopka HS
Jurisdictional Analysis	N/A	N/A	**Apopka – 62.6%** **Unincorporated – 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 December 20, 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,

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 June 23, 2021 10:58:54

Project ID: CEA – APK – 21 – 013 Valid Until: December 20, 2021

Project Name:	*HU'S LANDING APOPKA-MIXED USE DEVELOPMENT*			
Unvested Units	Single Family Units:	17	Vested Units	Single Family Units: 15
	Multi Family Units:	0		Multi Family Units: 0
	Town Homes 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	85	141	36
	Reserved Capacity	3	49	18
	Adjusted Utilization	139.7%	142.7%	107.5%
	Adjusted Available Seats	0	0	0
	Analysis of Proposed Development			
	Students Generated	3.247	1.615	2.227
	Adjusted Utilization	140.1%	142.8%	107.6%
	PASS/FAIL	FAIL*	FAIL*	FAIL
	Number of Seats to Mitigate	3.247	1.615	2.227

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:	July 13, 2021
____	BUSINESS	FROM:	Community Development
_X_	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 – CHS MANAGEMENT**

FROM: T (TRANSITIONAL DISTRICT)
TO: MU-ES-GT (MIXED-USE - EAST SHORE - GATEWAY SUBDISTRICT)

SUMMARY:

OWNER/APPLICANT:	CHS Management Corp.
PARCEL ID NUMBERS:	19-20-28-0000-00-016, 19-20-28-0000-00-005, and 19-20-28-0000-00-031
LOCATION:	North of Ponkan Pines Road and East of Plymouth Sorrento Road
FUTURE LAND USE:	County Rural and City Mixed Use
EXISTING USE:	Manufactured Home
CURRENT ZONING:	T (Transitional District)
PROPOSED ZONING:	MU-ES-GT (Mixed-Use - East Shore – Gateway Subdistrict)
TRACT SIZE:	15.82 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING: 14 Dwelling Units and 303,612 non-residential sq. ft. PROPOSED: 31 Dwelling Units and 689,119 non-residential sq. ft.

RECOMMENDED ACTION:
Recommend approval of the proposed Change of Zoning from T (Transitional District) to MU-ES-GT (Mixed-Use - East Shore – Gateway Subdistrict) for the properties owned by CHS Management Corp., located north of Ponkan Pines Road and East of Plymouth Sorrento Road.

PROJECT SUMMARY: The subject properties were annexed into the City on December 19, 2018 and October 7, 2020 by Ordinance Numbers 2789 and 2696, respectively. The subject properties are approximately 15.82 acres in total and a manufactured home is located on one parcel. The proposed MU-ES-GT zoning is compatible with the property due to the MU-ES-GT zoning being found in the vicinity.

COMPREHENSIVE PLAN COMPLIANCE: The proposed MU-ES-GT (Mixed-Use - East Shore - Gateway Subdistrict) zoning is consistent with the existing and proposed Mixed Use (Maximum 2 dwelling units per acre and 1.0 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 2 dwelling units per acre and 1.0 floor area ratio per Future Land Use Element Policy 3.5 as properties are located north of Ponkan Road.

Future Land Use Element

1. **Policy 3.1.r,** The primary intent of the Mixed-Use land use category is to allow a mixture of residential, office, commercial, industrial, recreation, institutional and public facilities uses to serve the residential and non-residential needs of special areas of the City. The mix of land uses may occur on a single parcel or multiple parcels in the form of: a permitted single use; a vertical combination of different permitted uses; or a horizontal mix of different permitted uses. The intensity of development within the mixed-use land use categories will vary depending on location and surrounding uses. Transit-oriented design elements shall be encouraged to promote multiple modes of transportation in the mixed-use categories.

2. **Policy 3.5,** Residential development north of Ponkan Road and west of Rock Springs Road (Park Avenue) will be restricted to no more than two dwelling units per acre, unless otherwise authorized through the adopted Wekiva Parkway Interchange Plan.

Transportation Element

1. **Policy 4.2** The City of Apopka shall promote, through the implementation of programs such as mixed-use land development, projects that support reduced travel demand, short trip lengths and balanced trip demand.

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 11, 2021.

PUBLIC HEARING SCHEDULE:
July 13, 2021 – Planning Commission (5:30 pm)
August 4, 2021 – City Council (1:30 pm) – 1st Reading
August 18, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:
June 25, 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 T (Transitional District) to MU-ES-GT (Mixed-Use - East Shore - Gateway Subdistrict) for the properties owned by CHS Management Corp., located north of Ponkan Pines 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 T (Transitional District) to MU-ES-GT (Mixed-Use East Shore - Gateway Subdistrict) for the properties owned by CHS Management Corp., located north of Ponkan Pines 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:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (County and City)	County Rural and City Mixed Use	County RCE-2, City MU-ES-GT	Single-Family Home
East (City and County)	County Rural and City Mixed Use	County A-2, City MU-ES-GT	Single-Family Home
South (City and County)	County Rural and City Mixed Use	County A-R and City MU-ES-GT	Single-Family Homes
West (City)	City Mixed Use	City MU-ES-GT	Single-Family Home

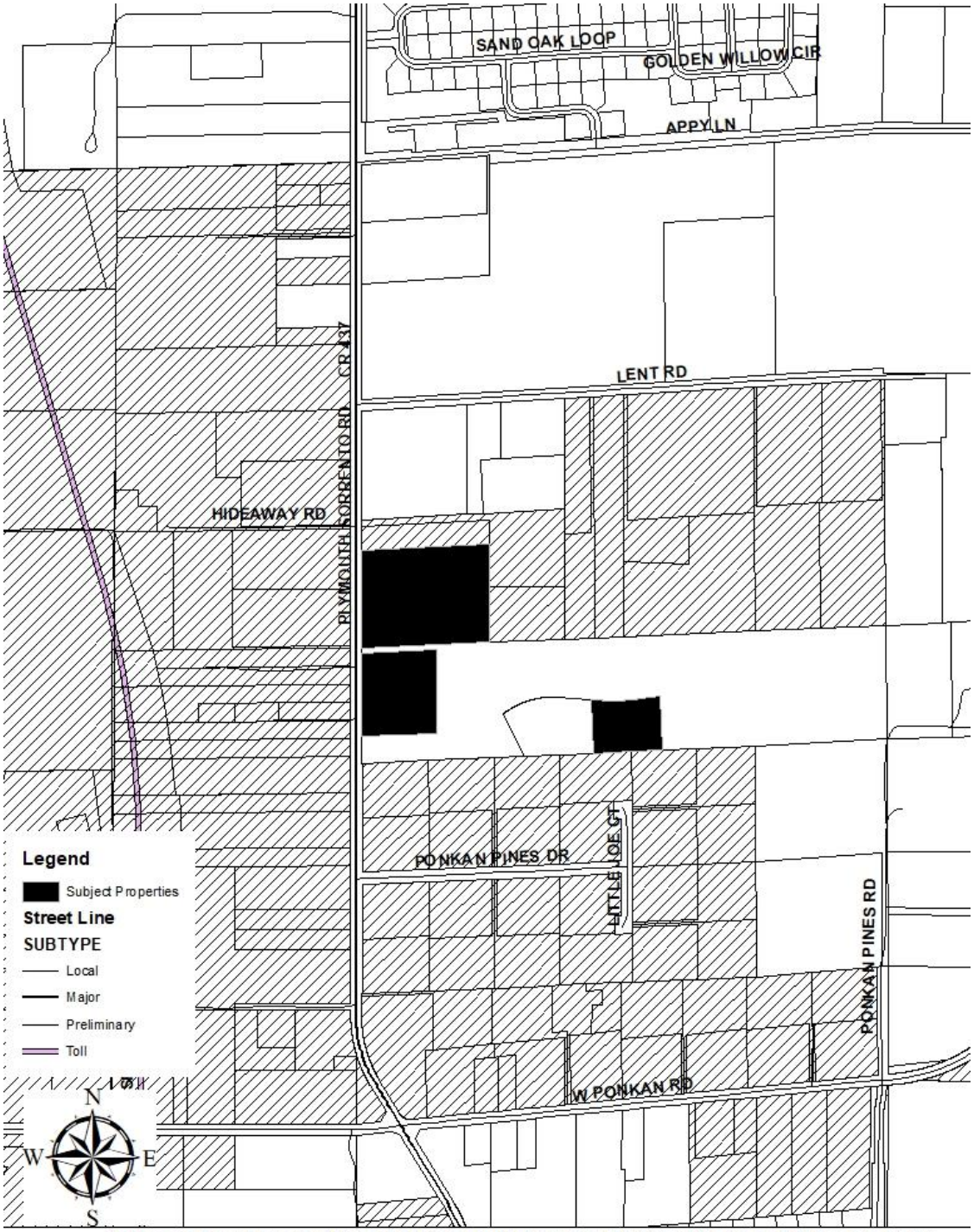
LAND USE & TRAFFIC COMPATIBILITY: The properties are currently accessed from Plymouth Sorrento Road.

COMPREHENSIVE PLAN COMPLIANCE: The proposed MU-ES-GT zoning is consistent with the existing and proposed Future Land Use designation, Mixed Use, and with the character of the surrounding area. Development Plans shall not exceed the density policies in the Comprehensive Plan.

N

CHS Management Corp.
15.82 +/- acres
Rezoning:
From: T, Transitional District
To: MU-ES-GT, Mixed-Use East Shore – Gateway Subdistrict
Parcel IDs #: 19-20-28-0000-00-016, 19-20-28-0000-00-005, and 19-20-28-0000-00-031

VICINITY MAP



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

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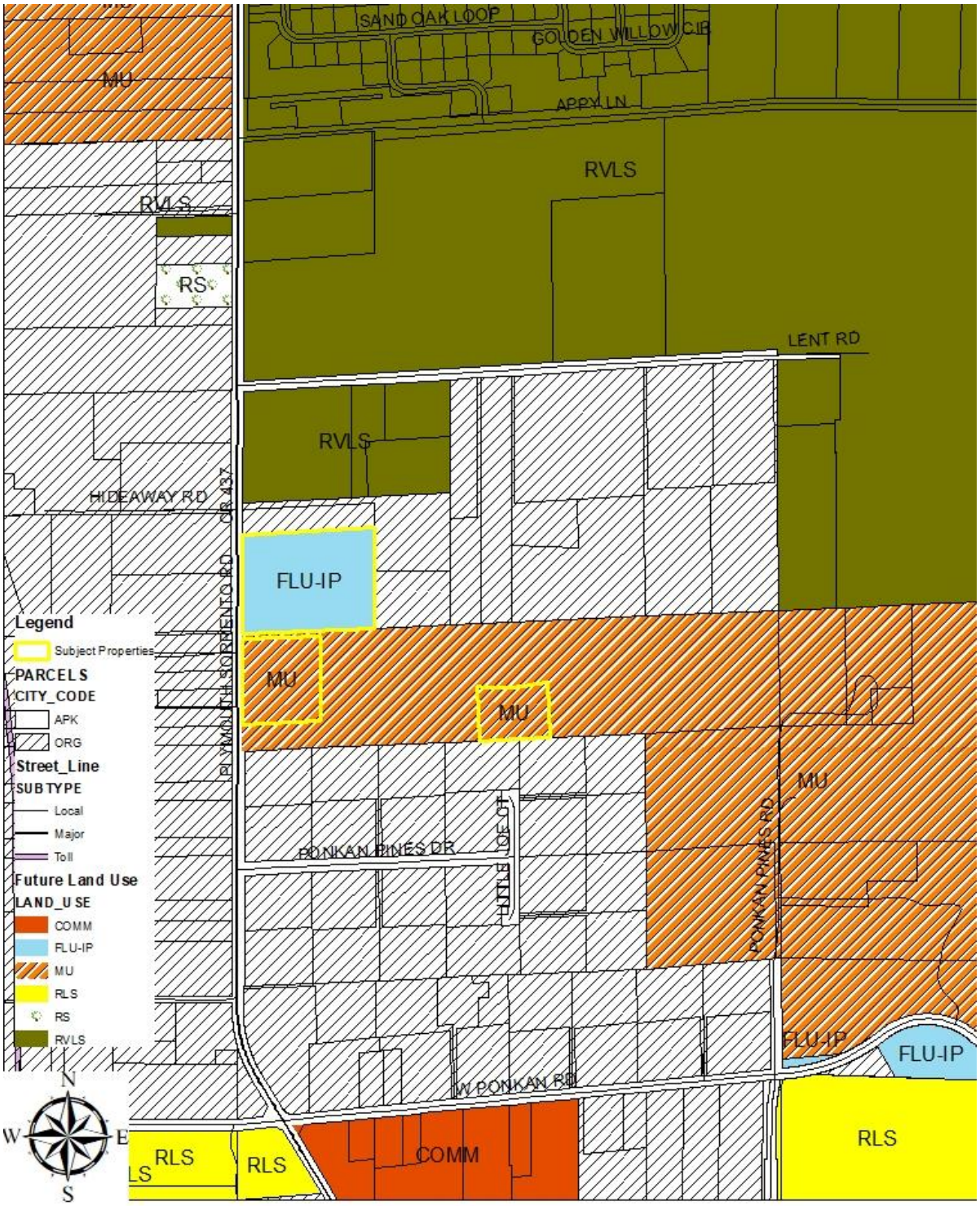
FUTURE LAND USE MAP



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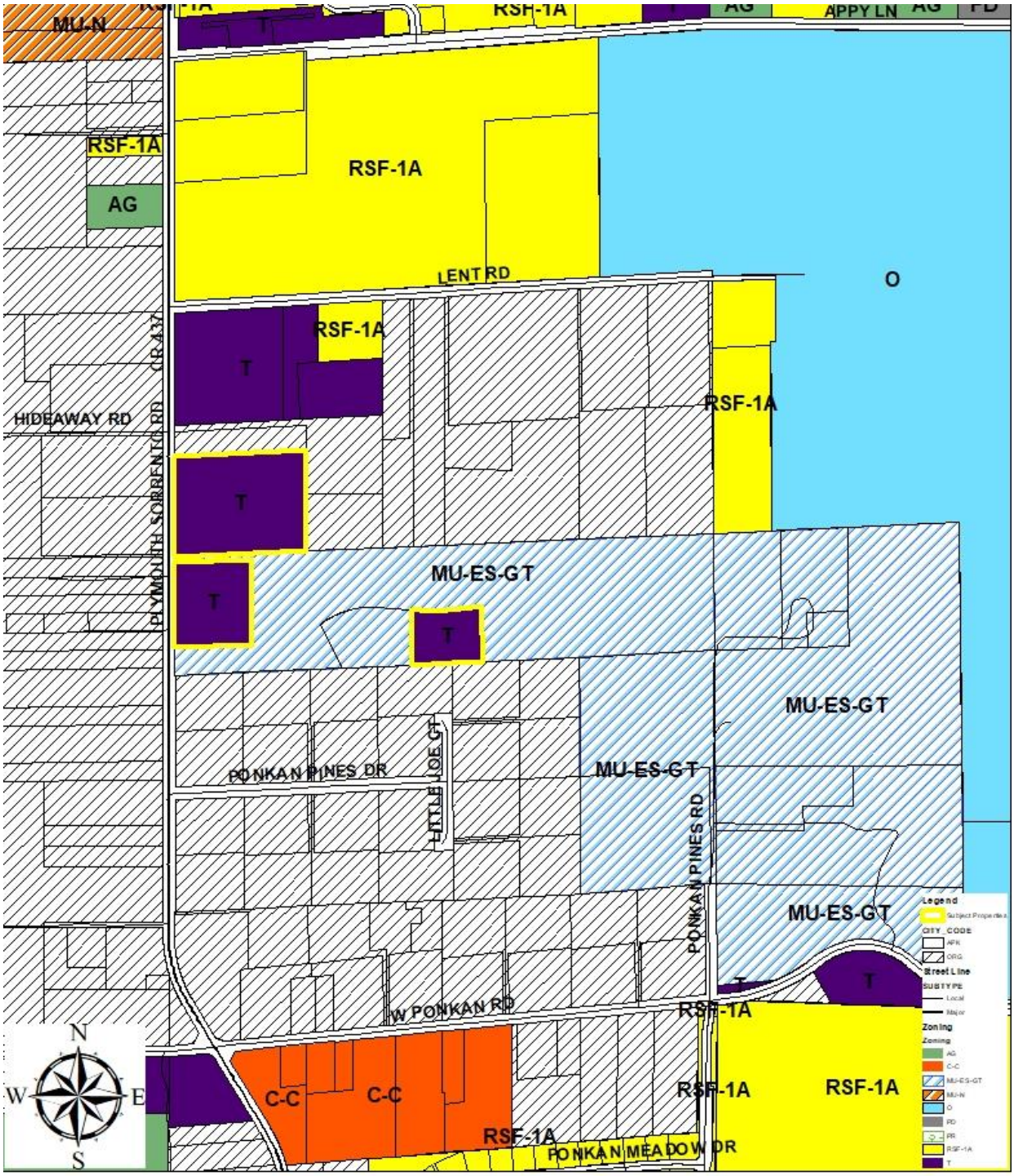
ADJACENT ZONING



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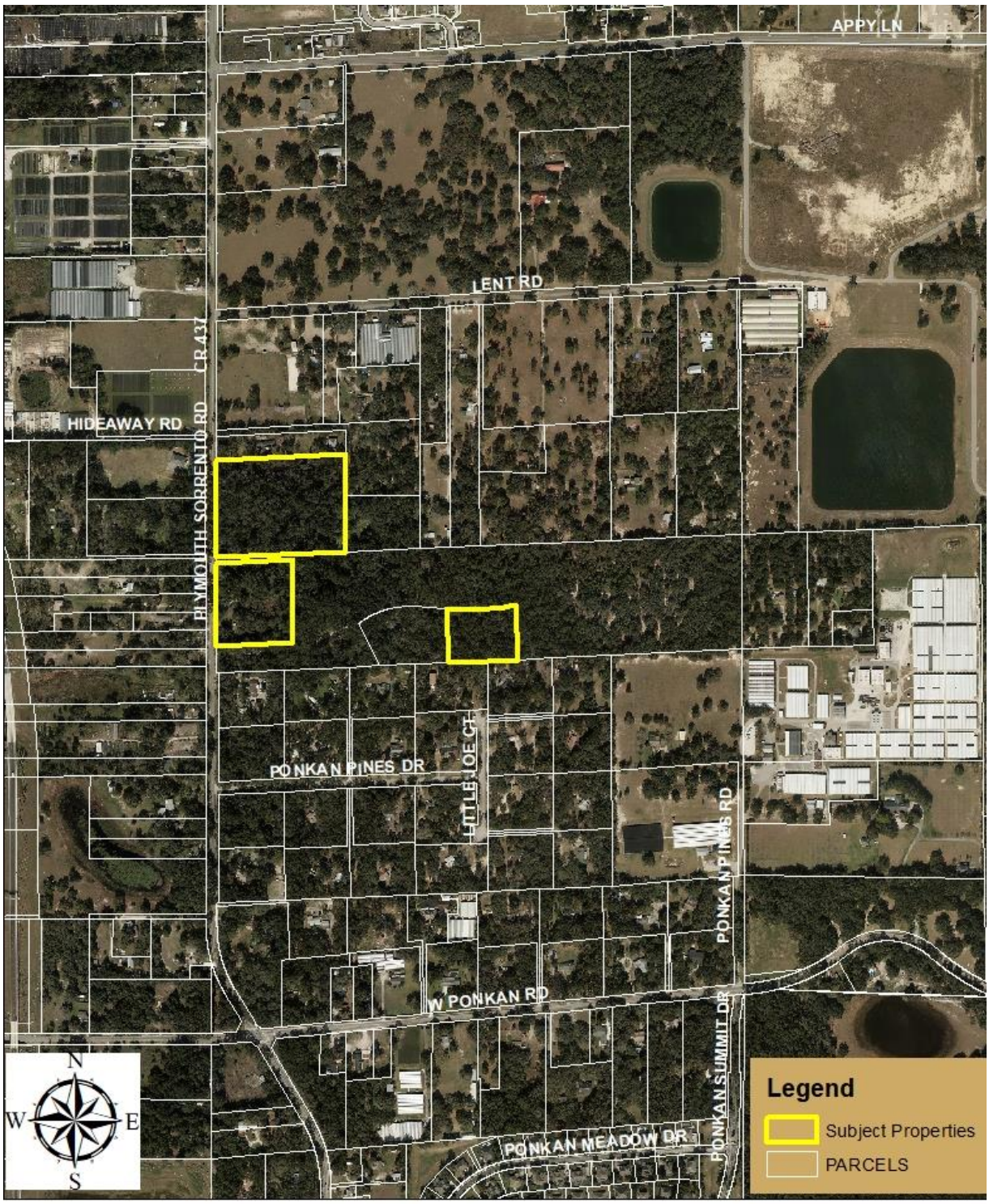
ADJACENT USES



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CITY OF APOPKA
PLANNING COMMISSION

____	CONSENT	MEETING OF:	July 13, 2021
____	BUSINESS	FROM:	Community Development
_X_	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 – 380 SEMORAN COMMERCE PLACE**

FROM: I-L (LIGHT INDUSTRIAL DISTRICT)
TO: C-R (REGIONAL COMMERCIAL DISTRICT)

SUMMARY:

OWNER/APPLICANT:	RAM SBC LLC
PARCEL ID NUMBER:	11-21-28-7900-00-010 (Portion of Parcel)
LOCATION:	North of E. Semoran Blvd and West of Semoran Commerce Place
FUTURE LAND USE:	Commercial
EXISTING USE:	Retail Multi-Tenant Center
CURRENT ZONING:	I-L (Light Industrial District)
PROPOSED ZONING:	C-R (Regional Commercial District)
TRACT SIZE:	1.85 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING: approximately 20,146 non-residential sq. ft. PROPOSED: approximately 20,146 non-residential sq. ft.

RECOMMENDED ACTION:
Recommend approval of the proposed Change of Zoning from I-L (Light Industrial District) to C-R (Regional Commercial District) for the property owned by RAM SBC LLC, located north of E. Semoran Blvd. and West of Semoran Commerce Place.

PROJECT SUMMARY: The subject property was annexed into the City on December 30, 1991 by Ordinance No. 690. The subject area consists of approximately 1.85 acres. The proposed C-R zoning is compatible with the property due to the existing Commercial Future Land Use and C-R zoning being found in the vicinity. The site contains a retail multi-tenant center. The applicant is proposing to rezone the subject area to allow for existing commercial uses that were previously permitted in the I-1 Zoning District (1992 Land Development Code), but are not permitted in the I-L, Light Industrial Zoning District in the 2019 Land Development Code.

COMPREHENSIVE PLAN COMPLIANCE: The proposed C-R (Regional Commercial District) zoning is consistent with the existing Commercial (Maximum 0.25 Floor Area Ratio) Future Land Use Designation. Site development cannot exceed the intensity allowed by policies in the Comprehensive Plan.

Future Land Use Element

Policy 3.1.i

Commercial
Primary uses 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.

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 11, 2021.

PUBLIC HEARING SCHEDULE:
July 13, 2021 – Planning Commission (5:30 pm)
August 4, 2021 – City Council (1:30 pm) – 1st Reading
August 18, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:
June 25, 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 I-L (Light Industrial District) to C-R (Regional Commercial District) for the property owned by RAM SBC LLC, located north of E. Semoran Blvd. and west of Semoran Commerce Place.

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 I-L (Light Industrial District) to C-R (Regional Commercial District) for the property owned by RAM SBC LLC, located north of E. Semoran Blvd. and West of Semoran Commerce Place.

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:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (City)	Industrial	I-L	Industrial Buildings
East (City)	Commercial	C-C	Semoran Commerce Place and Commercial Buildings
South (City)	Commercial	C-R	E. Semoran Blvd. and Commercial Buildings
West (City)	Commercial	PD	Otter Lane and Mullinax Ford

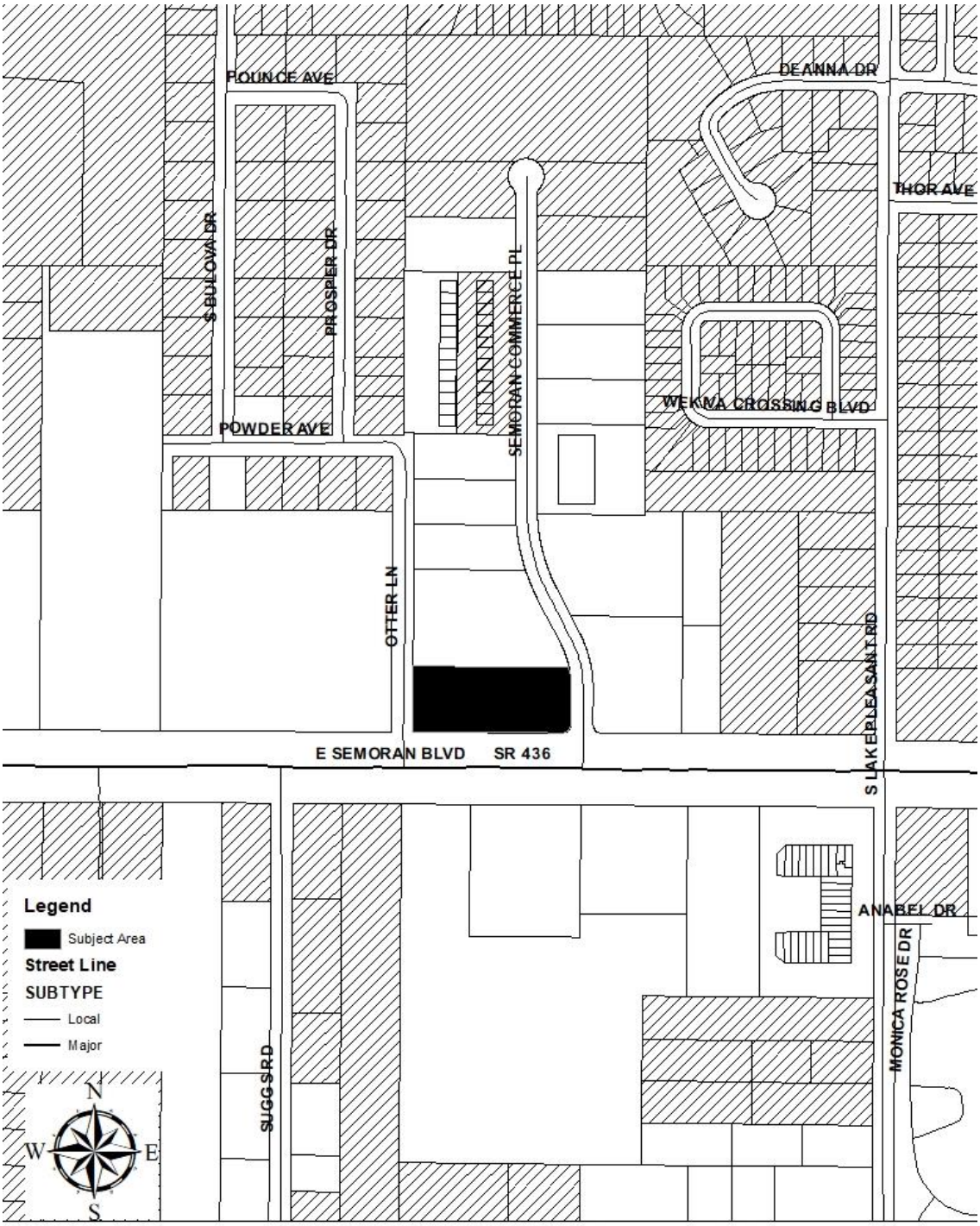
LAND USE & TRAFFIC COMPATIBILITY: The property is currently accessed from Semoran Commerce Place.

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

N

RAM SBC LLC
1.85 +/- acres
Rezoning:
From: I-L, Light Industrial District
To: C-R, Regional Commercial District
Parcel ID #: 11-21-28-7900-00-010 (Portion of Parcel)

VICINITY MAP



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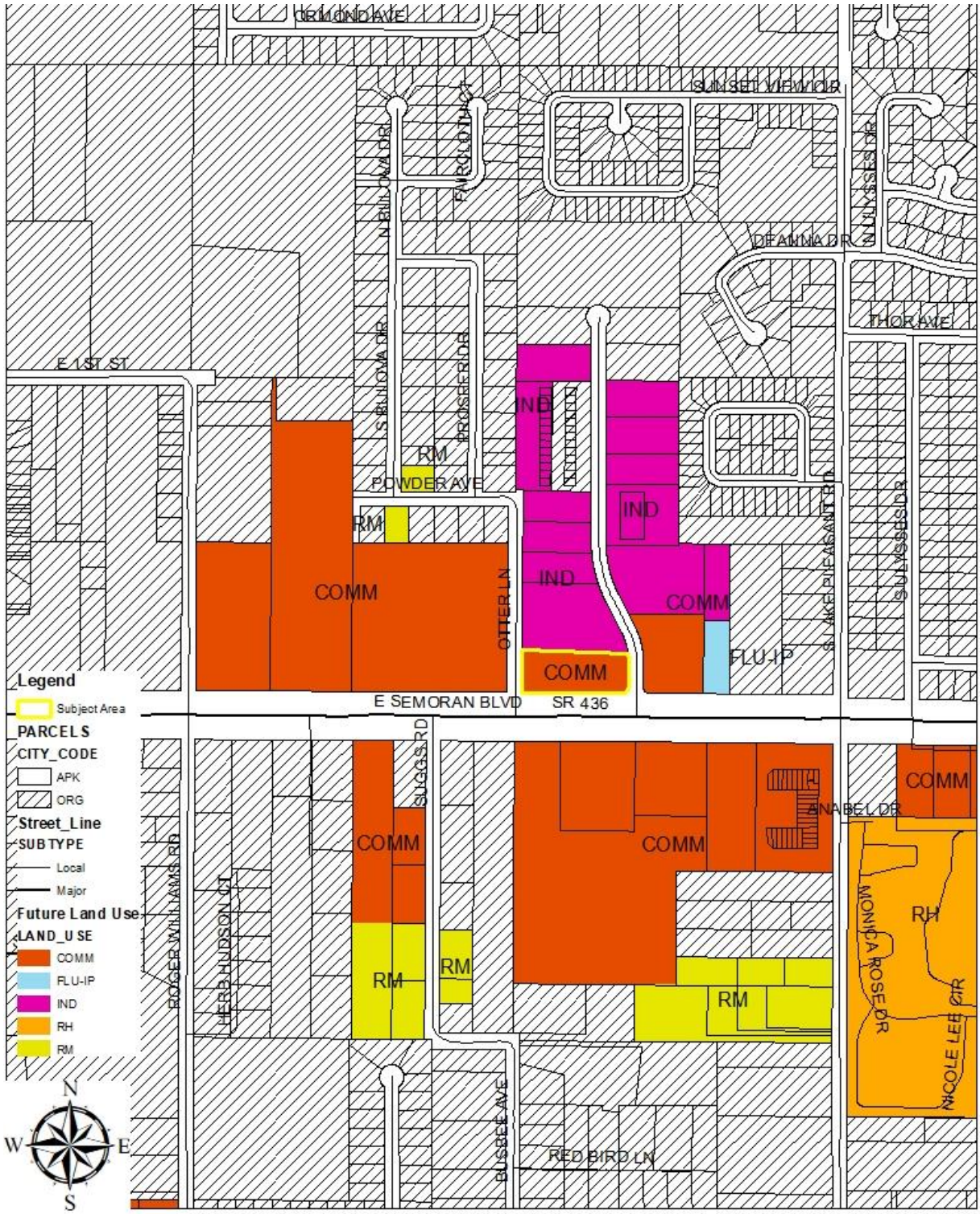
FUTURE LAND USE MAP



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ADJACENT ZONING

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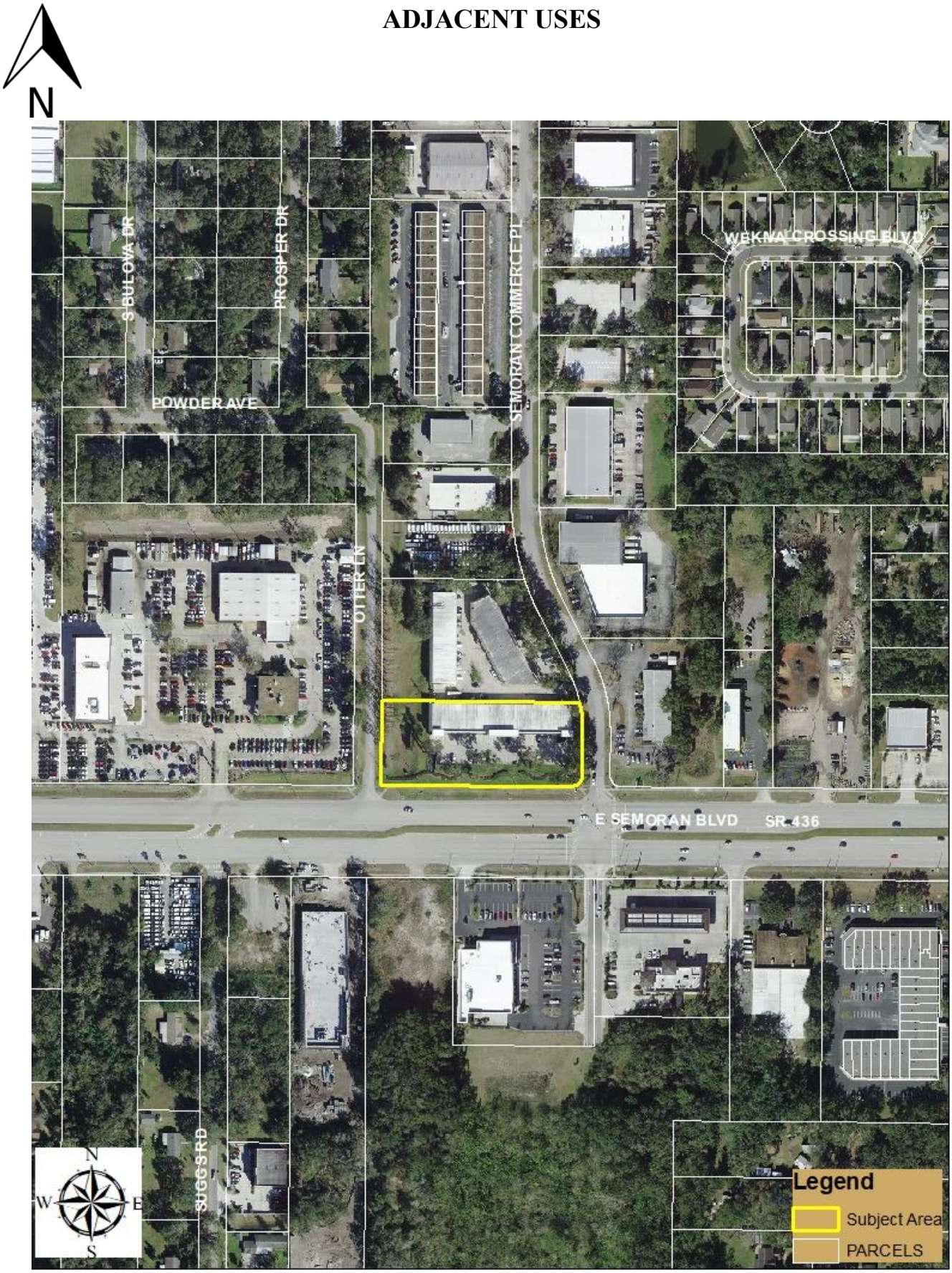
ADJACENT USES



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CITY OF APOPKA
PLANNING COMMISSION

____	CONSENT	MEETING OF:	July 13, 2021
____	BUSINESS	FROM:	Community Development
_X_	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 – NORTHSTAR**
FROM: COMMERCIAL
TO: INDUSTRIAL (MAX. 0.6 FAR)

SUMMARY:

OWNER:	CLPF Cadence Northstar, LLC
APPLICANT:	CLPF Cadence Northstar, LLC
LOCATION:	North of Ocoee Apopka Road and East of S.R. 451
PARCEL ID NUMBERS:	17-21-28-0000-00-016 and portion of 16-21-28-0000-00-004
EXISTING USE:	Vacant, Mobile Home, Wood and Metal Buildings
CURRENT ZONING:	C-C, Community Commercial District and I-L, Light Industrial District
PROPOSED FLU:	Industrial
TRACT SIZE:	8.53 +/- acres

RECOMMENDED MOTION:
Recommend approval of the change of Future Land Use Designation from Commercial to Industrial, subject to the findings of the Staff Report.

PROJECT SUMMARY: The subject property was annexed into the City on July 18, 1990 and December 30, 1991 by Ordinance Numbers 622 and 692, respectively. The proposed Future Land Use designation of Industrial is compatible with the surrounding parcels as properties with a Future Land Use designation of Industrial are located in the vicinity. This application is being processed simultaneously with an application to rezone a portion of the subject area from C-C (Community Commercial District) to I-L (Light Industrial 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 an Industrial Future Land Use Map (FLUM) designation at the subject site:

Future Land Use Element

Policy 3.1.l

Industrial
The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be .60.

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 11, 2021.

PUBLIC HEARING SCHEDULE:
July 13, 2021 - Planning Commission (5:30 pm)
August 4, 2021 - City Council (1:30 pm) - 1st Reading
August 18, 2021 – City Council (7:00 pm) – 2nd Reading

DULY ADVERTISED:
June 25, 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 Industrial (Max. 0.6 FAR) for the property owned by CLPF Cadence Northstar, LLC.

Recommended Motion: Find the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding area, and recommend approval of the change of Future Land Use Designation from Commercial to Industrial, 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:

Direction	***Future Land Use***	***Zoning***	***Present Use***
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

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 Commercial to Industrial is consistent with the terms of the JPA (Second Amendment).

Transportation: The subject property may be accessed from Ocoee Apopka Road.

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 uses of the subject properties are mobile home, wood and metal buildings.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Industrial (Maximum 0.6 Floor Area Ratio). With 2.659 persons per household, the population for the subject parcels is estimated to increase by 0 persons.

III. CALCULATIONS:

EXISTING: Commercial (Maximum 0.25 Floor Area Ratio)
92,891 non-residential sq. ft.

PROPOSED: Industrial (Maximum 0.6 Floor Area Ratio)
222,940 non-residential sq. ft.

Net Increase = 130,049 non-residential sq. ft.

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

Habitat for species listed as endangered, threatened or of special concern: Per policy 4.1 of the Conservation Element, a habitat study is required for developments ten (10) acres or more in size. This site is greater than ten acres. A habitat study will be required at the time of a development plan application.

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

Potable Water, Reclaimed Water & Sanitary Sewer Analysis: The subject property is located within the City of Apopka service area for potable water, reclaimed water and sanitary service.

Sanitary Sewer Analysis

1. Facilities serving the site; current LOS; and LOS standard: 90 GPD/1000 sf ; 90 GPD /1000 sf
   If the site is not currently served, please indicate the designated service provider: City of Apopka
2. Projected total demand under existing designation: 8,361 GPD
3. Projected total demand under proposed designation: 20,061 GPD
4. Capacity available: TBD
5. Projected LOS under existing designation: 90 GPD/1000 sf
6. Projected LOS under proposed designation: 90 GPD/1,000 sf
7. Improved/expansions already programmed or needed as a result if proposed amendment: Extension needed

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 200 GPD/ 1000 sf; 200 GPD/ 1000 sf
   If the site is not currently served, please indicate the designated service provider: City of Apopka
2. Projected total demand under existing designation: 18,580 GPD
3. Projected total demand under proposed designation: 44,580 GPD
4. Capacity available: Yes
5. Projected LOS under existing designation: 200 GPD / 1000 sf
6. Projected LOS under proposed designation: 200 GPD/1,000 sf
7. Improved/expansions already programmed or needed as a result of the proposed amendment: None
8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka
2. If the site is not currently served, please indicate the designated service provider: City of Apopka
3. Projected LOS under existing designation: 4 lbs/ day/ 1000 sf
4. Projected LOS under proposed designation: 4 lbs / day / 1000 sf
5. Improved/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217
Permitting agency: St. John's River Water Management District
Permitted capacity of the water treatment plant(s): 24.141 MGD
Total design capacity of the water treatment plant(s): 33.696 MGD
Availability of distribution lines to serve the property: Yes
Availability of reuse distribution lines available to serve the property: Yes

Drainage Analysis

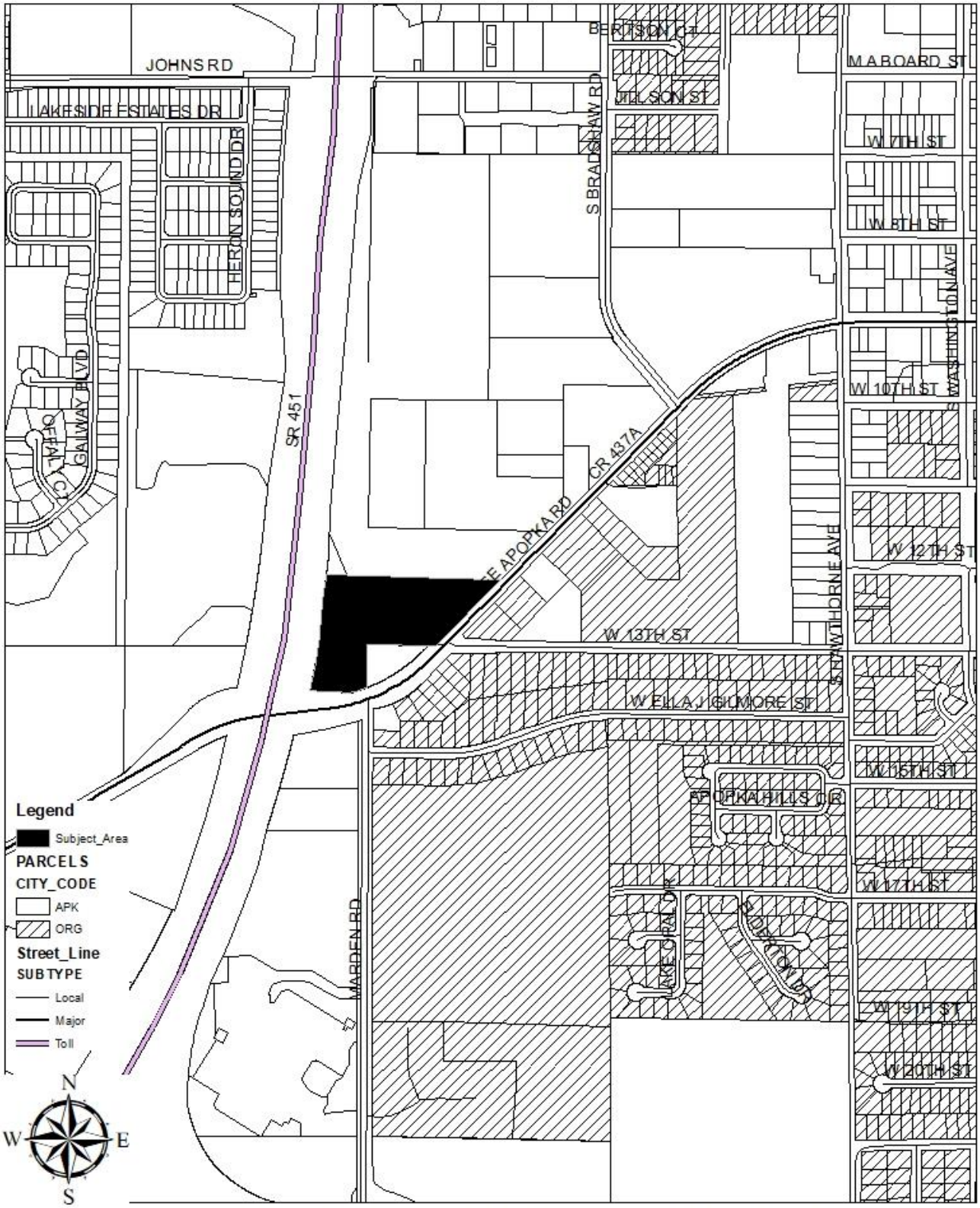
1. Facilities serving the site:
2. Projected LOS under existing designation:
3. Projected LOS under proposed designation:
4. Improvement/expansion:

Recreation

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

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

Vicinity Map



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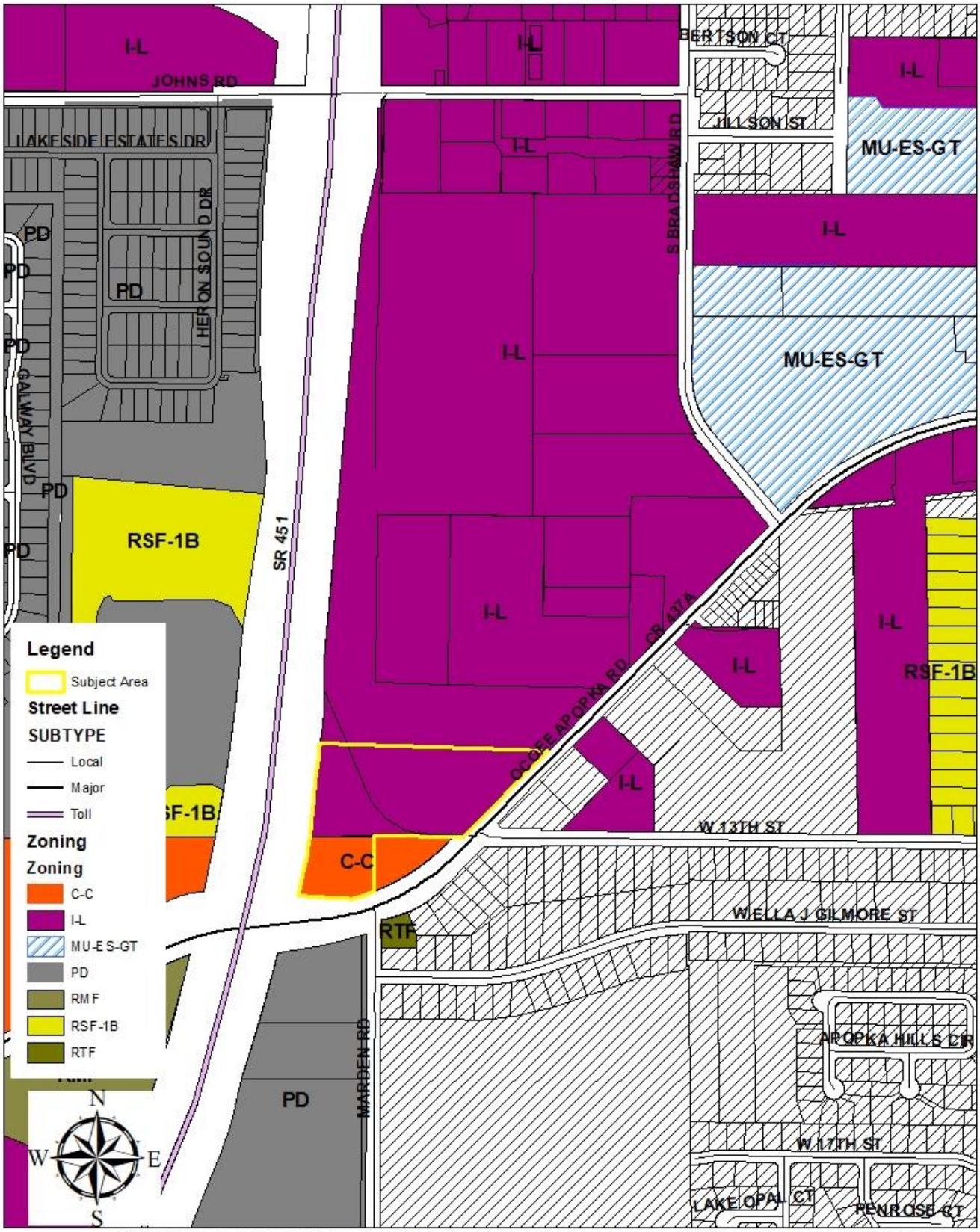
Future Land Use

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

Zoning Map



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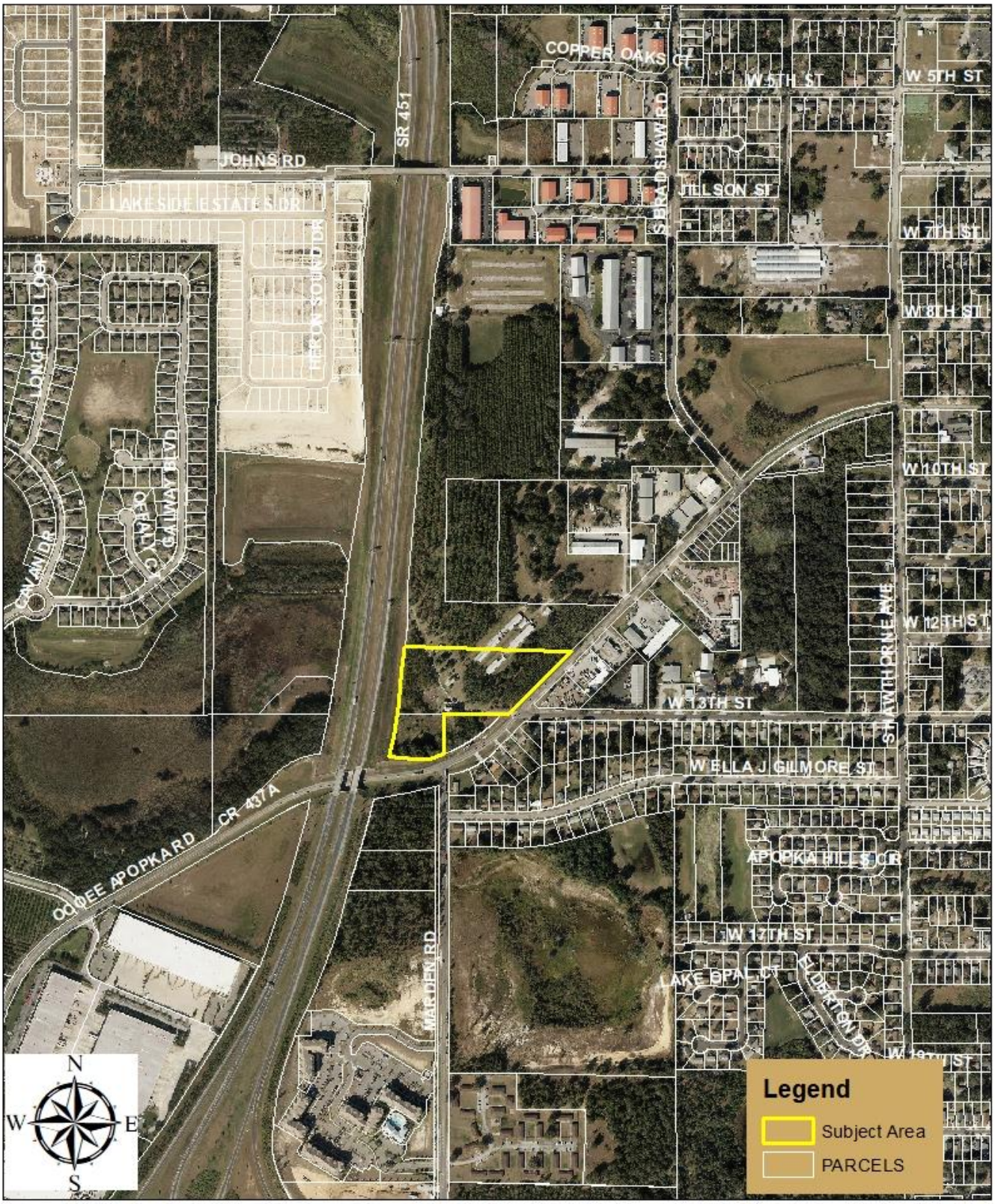
Aerial Map



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CITY OF APOPKA
PLANNING COMMISSION

____	CONSENT	MEETING OF:	July 13, 2021
____	BUSINESS	FROM:	Community Development
_X_	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 – NORTHSTAR**

FROM: C-C (COMMUNITY COMMERCIAL DISTRICT)
TO: I-L (LIGHT INDUSTRIAL DISTRICT)

SUMMARY:

OWNER/APPLICANT:	CLPF Cadence Northstar, LLC
PARCEL ID NUMBERS:	17-21-28-0000-00-016
LOCATION:	North of Ocoee Apopka Road and East of S.R. 451
FUTURE LAND USE:	Commercial
PROPOSED FUTURE LAND USE:	Industrial (Maximum 0.6 Floor Area Ratio)
EXISTING USE:	Vacant
CURRENT ZONING:	C-C (Community Commercial District)
PROPOSED ZONING:	I-L (Light Industrial District)
TRACT SIZE:	1.67 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT:	EXISTING: 18,186 non-residential sq. ft. +/-
	PROPOSED: 43,647 non-residential sq. ft. +/-

RECOMMENDED ACTION:
Recommend approval of the proposed Change of Zoning from C-C (Community Commercial District) to I-L (Light Industrial District) for the property owned by CLPF Cadence Northstar LLC, located North of Ocoee Apopka Road and East of S.R. 451.

PROJECT SUMMARY: The subject property consists of approximately 1.67 acres and is vacant. The proposed I-L zoning is compatible with the properties due to the I-L zoning being found in the vicinity. This application is being processed simultaneously with an application to amend the Future Land Use Designation from Commercial to Industrial for the subject property.

COMPREHENSIVE PLAN COMPLIANCE: The proposed I-L (Light Industrial District) zoning is consistent with the proposed Industrial (Maximum 0.6 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 0.6 Floor Area Ratio. The applicant has submitted a Major Development Plan for an industrial warehousing complex on the subject property and the north adjacent property (Parcel ID: 16-21-28-0000-00-004). The proposed Industrial Future Land Use and I-L, Light Industrial Zoning will create a consistent Future Land Use designation and Zoning district for the proposed Major Development Plan.

Policy 3.1.l
The primary use shall be industrial, intensive commercial, agricultural and business/research parks. Also allowed are public facilities and supporting infrastructure. The use of the Planned Unit Development process shall be encouraged. The maximum floor area ratio shall be .60.

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 11, 2021.

PUBLIC HEARING SCHEDULE:
July 13, 2021 – Planning Commission (5:30 pm)
August 4, 2021 – City Council (1:30 pm) – 1st Reading
August 18, 2021 – City Council (7:00 pm) – 2nd Reading and Adoption

DULY ADVERTISED:
June 25, 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 C-C (Community Commercial District) to I-L (Light Industrial District) for the property owned by CLPF Cadence Northstar LLC, located north of Ocoee Apopka Road and East of S.R. 451.

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 C-C (Community Commercial District) to I-L (Light Industrial District) for the property owned by CLPF Cadence Northstar LLC, located North of Ocoee Apopka Road and East of S.R. 451.

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:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (City)	Commercial (Industrial Proposed)	I-L	Mobile Home, Wood and Metal Buildings
East (City)	Commercial	C-C	Vacant
South (City)	HDR-15 and RM	PD and RTF	Ocoee Apopka Road and Single-Family Homes
West	N/A	N/A	S.R. 451

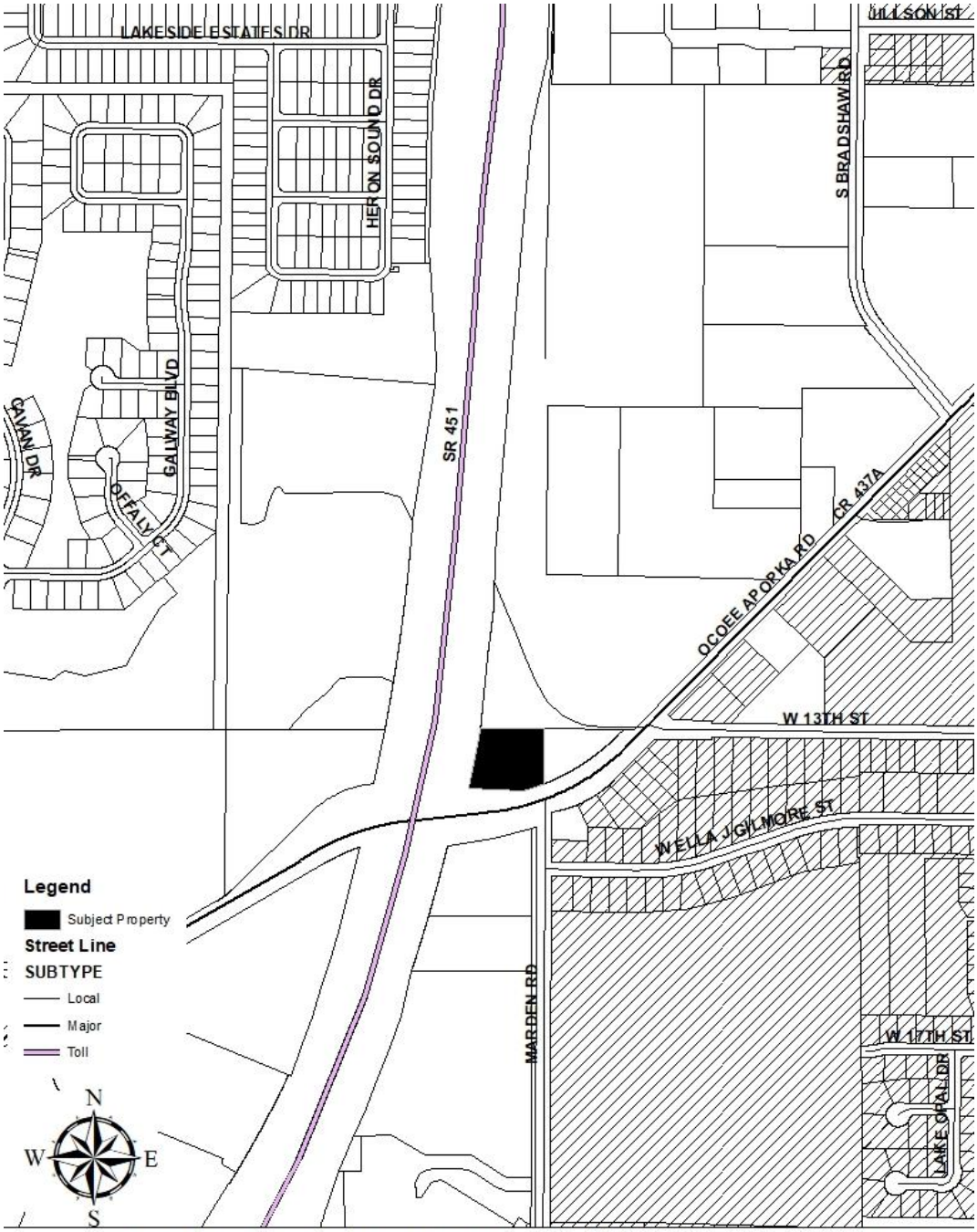
LAND USE & TRAFFIC COMPATIBILITY: The property is currently accessed from Ocoee Apopka Road.

COMPREHENSIVE PLAN COMPLIANCE: The proposed I-L zoning is consistent with the proposed Future Land Use designation, Industrial, and with the character of the surrounding area. Development Plans shall not exceed the density policies in the Comprehensive Plan.

N

Northstar
1.67 +/- acres
Rezoning:
From: C-C, Community Commercial District
To: I-L, Light Industrial District
Parcel ID #: 17-21-28-0000-00-016

VICINITY MAP



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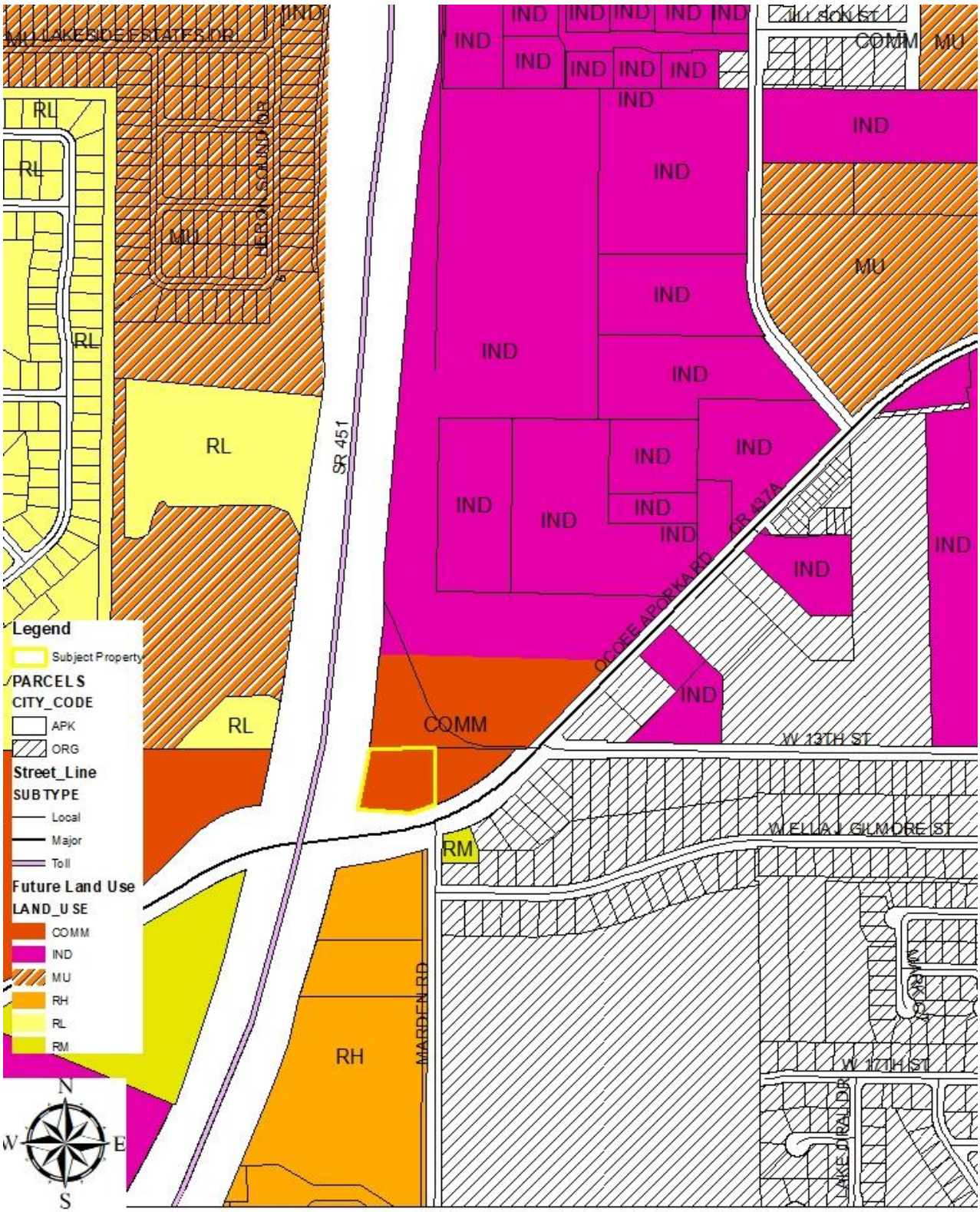
FUTURE LAND USE MAP



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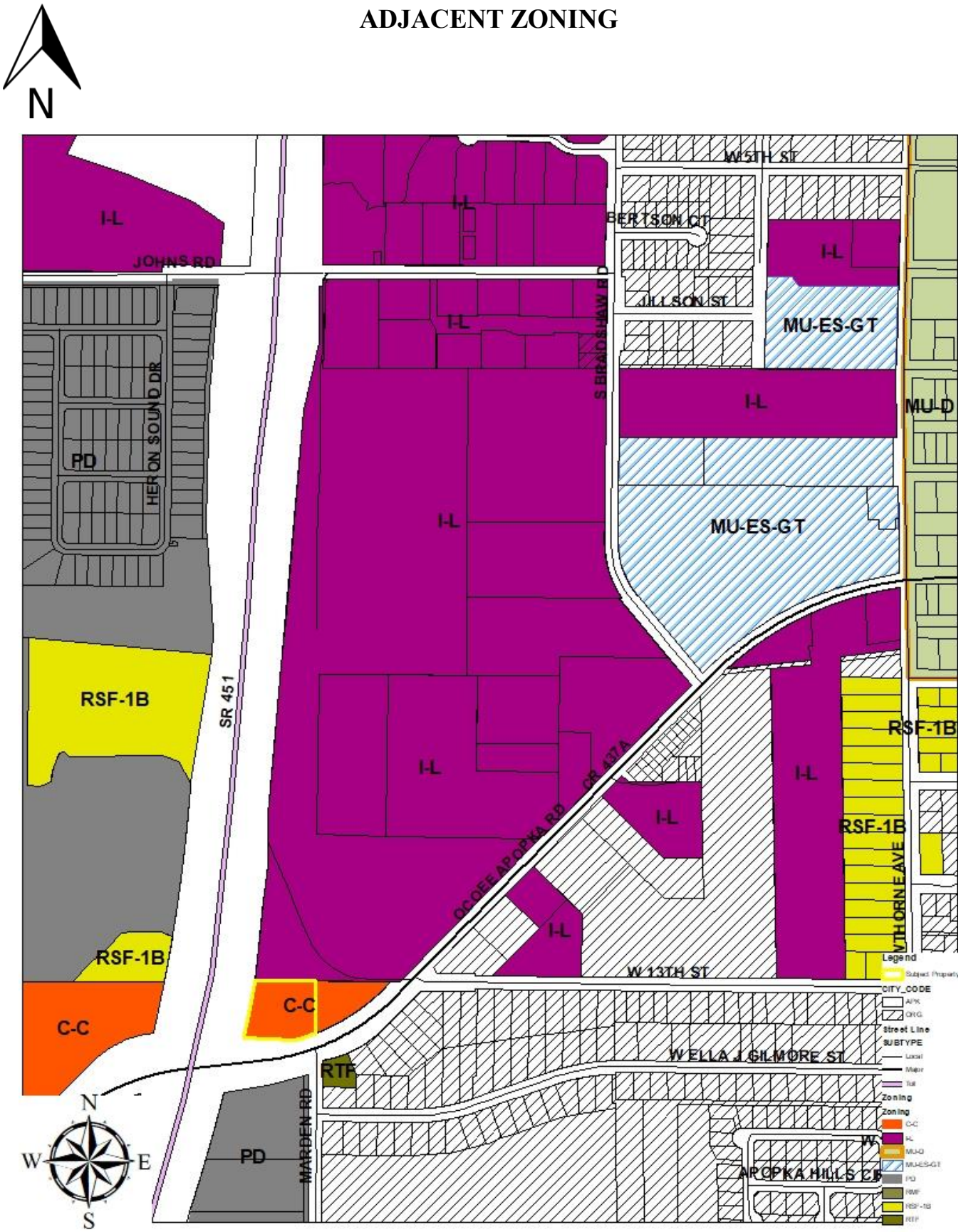
ADJACENT ZONING



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ADJACENT USES

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CITY OF APOPKA
PLANNING COMMISSION

____	CONSENT	MEETING OF:	July 13, 2021
____	BUSINESS	FROM:	Community Development
____	PUBLIC HEARING	EXHIBITS:	Vicinity Map
____	SITE PLAN		Major Development Plan
____	SPECIAL REPORT		
_X_	OTHER: MDP		

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE APOPKA 429 MAJOR DEVELOPMENT PLAN**

SUMMARY:

OWNER:	Cypress Business Park, LLC
APPLICANT:	Kimley-Horn & Associates, c/o Jason A. Lewis
LOCATION:	Southeast of US 441, west of Apopka Airport
PARCEL ID NUMBER:	35-20-27-5220-00-060
EXISTING USE:	Vacant
FLUM DESIGNATION:	Industrial
CURRENT ZONING:	PD (Planned Development)
PROPOSED DEVELOPMENT:	Infrastructure servicing industrial/warehouse development totaling up to 2,471,040 square feet
TRACT SIZE:	246.18 acres
APPLICABLE ORDINANCE:	Ordinance No. 2780 (Rubright PD)

RECOMMENDED MOTION:
Recommend approval of the Apopka 429 Major Development Plan.

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (City)	Industrial	PD	Vacant property
East (City)	Industrial	AIR	Orlando-Apopka Airport
South (County, City)	Mixed-Use	PD	Vacant property
West (County)	Rural	A-1	Lake Apopka Restoration Area

Project Use: The applicant has submitted a Major Development Plan for consideration which details the development of infrastructure servicing a proposed industrial/warehouse development totaling up to 2,471,040 square feet on 246.18 acres. The subject property is located southeast of US 441, west of Apopka Airport. Development is subject to the standards and conditions set forth in PD Ordinance No. 2780 which was adopted on August 19, 2020. The Major Development Plan indicates there is the potential for the development of three warehouse buildings ranging in maximum sizes of 546,000 square feet, 725,040 square feet, and 1,200,000 square feet.

The Major Development Plan only proposes the development of infrastructure and grading for the site, the development of the warehouse buildings depicted on the Plan is not proposed at this time.

Access: The Major Development Plan proposes the construction of an internal road leading 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. Per Ordinance No. 2780, the road will be dedicated to the public. A 5-foot wide sidewalk will be constructed adjacent to the road at the time each building is developed. The intersection of Wesley Road and US 441 is proposed to be a signalized intersection at full project buildout. Additional offsite improvements include extending the existing northbound left turn lane on US 441 460-feet, and extending the existing southbound right turn lane located on US 441 430-feet. Right and left turn lanes leading onto US 441 from Wesley Road are proposed for construction.

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

Landscaping/Open Space: The site is heavily wooded. A tree mitigation payment to the Arbor fund in the amount of $73,480.00 will be required to be paid prior to the issuance of a site clearing permit. The landscape plan proposes the planting of 538 canopy trees along the street consisting of Red Maple, Southern Magnolia, Slash Pine, Live Oak, Sycamore, and Elm. Shrubs consisting of Firebush, Podocarpus, and Viburnum are provided.

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:
July 13, 2021 - Planning Commission, 5:30 pm
July 21, 2020 - City Council, 7:00 pm

RECOMMENDATION ACTION:
Development Review Committee: Recommends approval of the Apopka 429 Major Development Plan.

Recommended Motion: Find the Major Development Plan consistent with the Land Development Code and, and recommend approval of the Apopka 429 Major Development Plan.

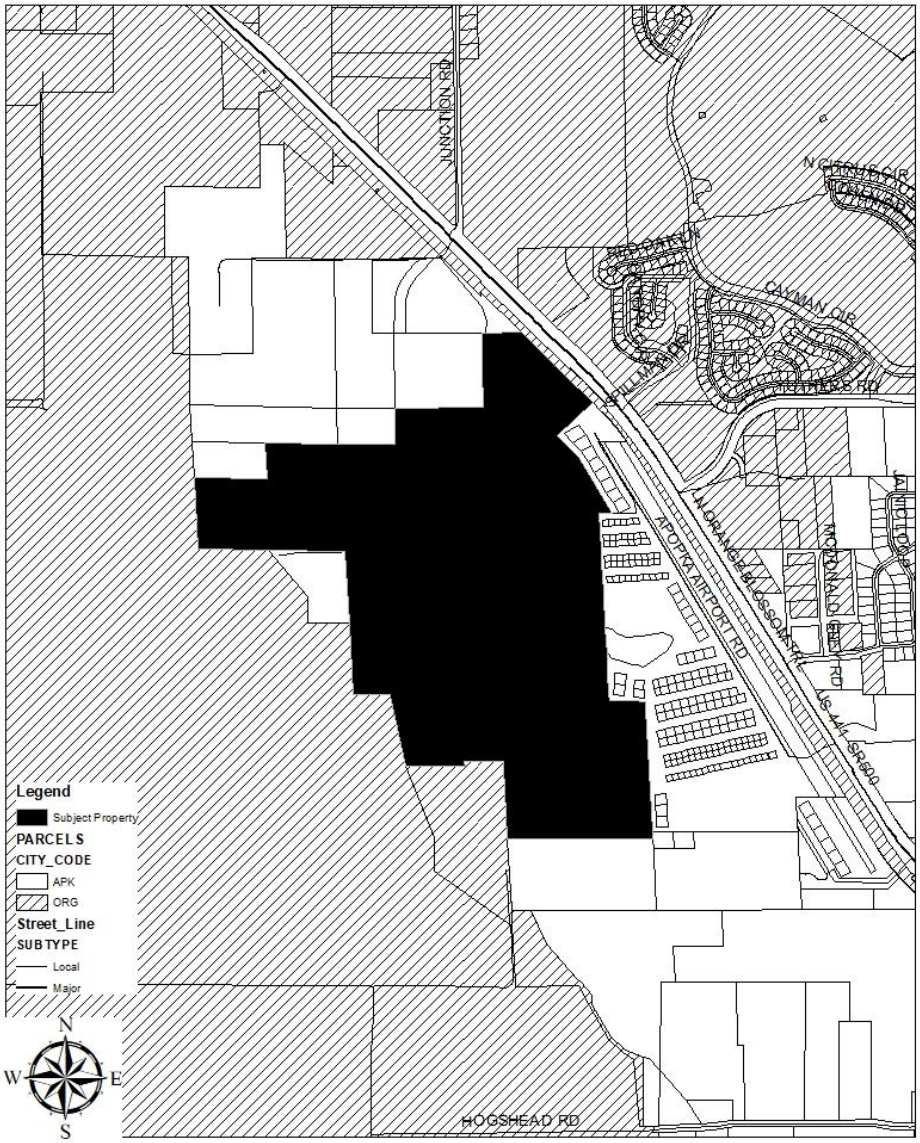
Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code and PD Ordinance.

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.

Project: Apopka 429
Owned by: Cypress Business Park, LLC
Location: Southeast of US 441, west of Apopka Airport
Parcel ID: 35-20-27-5220-00-060

N

VICINITY MAP



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

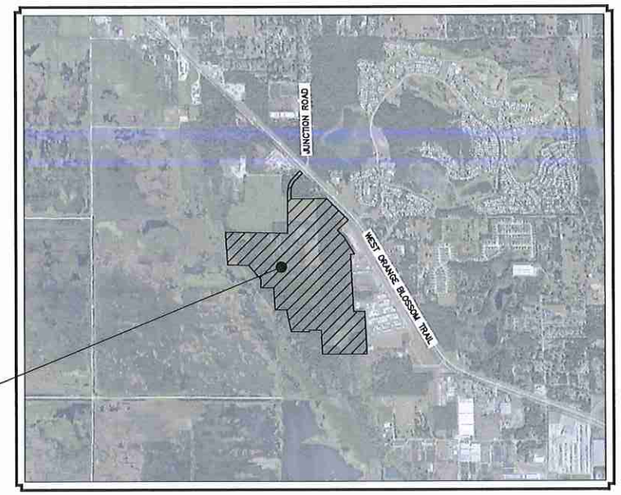
MAJOR DEVELOPMENT PLANS (MDP)

FOR

APOPKA 429

4670 W ORANGE BLOSSOM TRAIL
APOPKA, FL 32703

PARCEL ID: 35-20-27-5220-00-060



VICINITY MAP

N.T.S.

SECTION: 35
TOWNSHIP: 20S
RANGE: 27E

NORTH

PROJECT TEAM:

DEVELOPER:
BLUE STEEL DEVELOPMENT, LLC
215 E MAIN STREET
LAKELAND, FL 33801
CONTACT: AUSTIN JONES
TEL: (863) 581-3685
austin@bluesteeldev.com

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC
116 SOUTH KENTUCKY AVENUE
LAKELAND, FL 33801
CONTACT: JASON A. LEWIS P.E.
TEL: (863) 701-8702
jason.lewis@kimley-horn.com

SURVEYOR:
ELLIS SURVEYS LLC
P.O. BOX 160952
ALTAMONTE SPRINGS, FL 32716
CONTACT: ROBERT ELLIS
TEL: (407) 834-4003

LANDSCAPE ARCHITECT:
KIMLEY- HORN AND ASSOCIATES, INC
1777 MAIN STREET, SUITE 200
SARASOTA, FL 34236
CONTACT: CHRIS CIANFAGLIONE
TEL: (941) 379-7600
chris.cianfaglione@kimley-horn.com

JASON A. LEWIS
LICENSE
No. 62572
STATE OF FLORIDA
PROFESSIONAL ENGINEER

Digitally signed by Jason A Lewis
DN: C=Jason A Lewis, OU=A01410D000001EB952D1CFE00007B54, O=KIMLEY-HORN AND ASSOCIATES INC, C=US
Date: 2021.06.09 17:36:42-04'00'

Sheet List Table

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS PER CITY COMMENTS	DATE	BY
1		3/25/2021	BTR

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116 SOUTH KENTUCKY AVENUE, LAKELAND, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM CA 00000696

Jason A. Lewis, PE State of Florida, Professional Engineer, License No. 62572
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DRAWN BY ___
CHECKED BY ___

COVER SHEET

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-100

Plotted By:Brown, Brianna Sheet Set:APOPKA MDP Layout:C-100 COVER SHEET June 09, 2021 05:24:41pm K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-100 COVER SHEET.dwg
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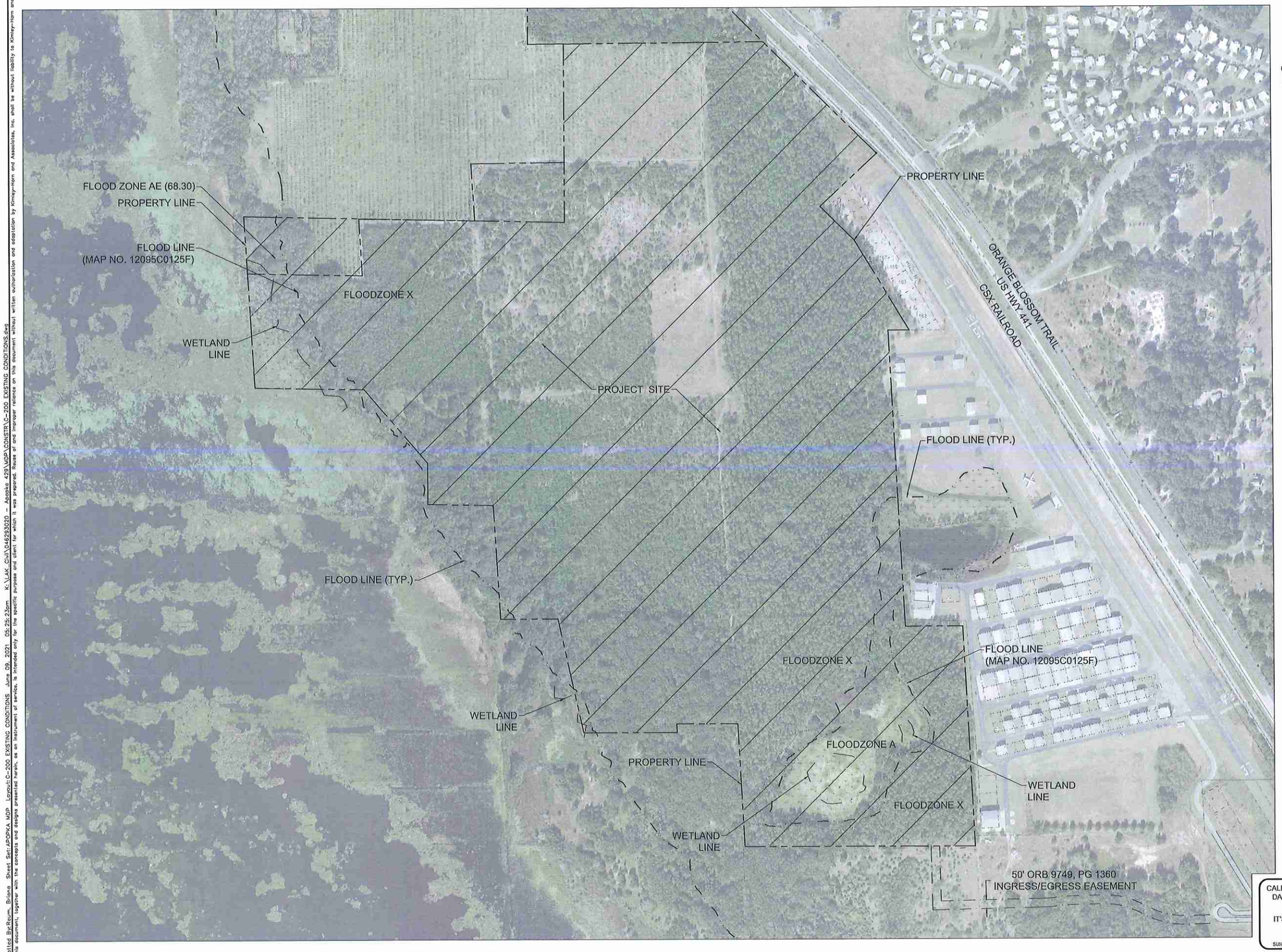

NORTH

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No.	REVISIONS	DATE	BY
1	REVISIONS PER CITY COMMENTS	2/25/2021	BTR

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Jason A. Lewis, PE State of Florida, Professional Engineer, License No. 62572
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EXISTING CONDITIONS

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-200

Plotted By:Ryan, Briana Sheet Set:APOPKA MDP Layout:C-200 EXISTING CONDITIONS June 09, 2021 05:25:23pm K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-200 EXISTING CONDITIONS.dwg
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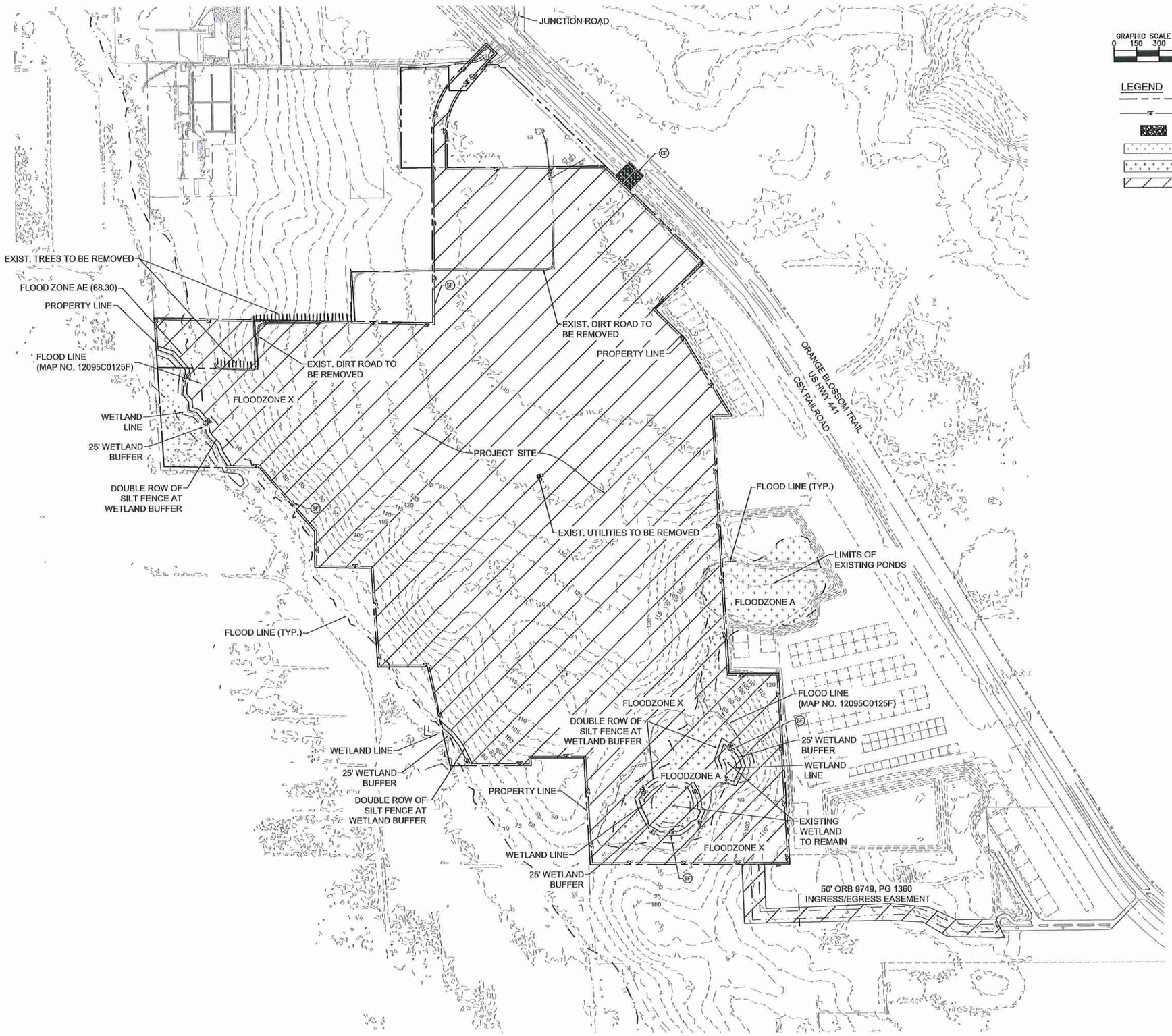

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NORTH

LEGEND

- PROPERTY LINE
- SF SILT FENCE
- CE CONSTRUCTION ENTRANCE
- EXISTING WETLAND
- EXISTING FLOOD ZONE
- PROJECT LIMITS

No.	REVISIONS	DATE	BY
1	REVISIONS PER CITY COMMENTS	2/25/2021	BTR

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Jason A. Lewis, PE State of Florida, Professional Engineer, License No. 62572
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DEMOLITION AND EROSION CONTROL PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-201

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Plotted By:Reum, Briana Sheet Set:APOPKA MDP Layout:C-201 DEMOLITION AND EROSION CONTROL PLAN June 09, 2021 05:25:38am K:\LAK_Civil\046293020 — Apopka 429\MDP\CONSTR\C-202 DEMOLITION AND EROSION CONTROL PLAN.dwg
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CLEARING AND SITE PREPARATION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.
2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SODDED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING ANY EXCESS MATERIAL FROM THE SITE.
5. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.
7. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.
8. THE CONTRACTOR SHALL REMOVE ALL VEGETATION, SURPLUS SOIL, DEMOLITION RUBBLE, AND OTHER UNDESIRABLE MATERIALS. SUCH MATERIALS SHALL BE PROMPTLY HAULED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH GOVERNING LAWS AND CODES.

EROSION AND SEDIMENTATION CONTROL

*CONTRACTOR TO FULL NPDES PERMIT PRIOR TO STARTING CONSTRUCTION

1. GENERAL: ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION. DURING CONSTRUCTION, CLEARED AREAS SHALL BE COVERED BY MULCHES SUCH AS STRAW, HAY AND FILTER FABRIC. ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS OR HAY BALES. THESE SHALL BE MAINTAINED AND MODIFIED DURING THE CONSTRUCTION PROCESS TO MINIMIZE DOWNSTREAM SILTATION. WHEN CONSTRUCTION IS COMPLETED, DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SODDED TO PROPERLY DETAIN THE INTENDED STORM QUANTITIES.
2. PROTECTION AND STABILIZATION OF ON-SITE SOIL STOCKPILES: FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS THAT PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILES MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL ANY UNSTOCKPILED MATERIAL REMAIN MORE THAN THIRTY (30) CALENDAR DAYS AFTER SUBSTANTIAL PROJECT COMPLETION.
3. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOD, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.
4. SEDIMENT BASINS AND SEDIMENT TRAPPING MEASURES: PERIMETER BERMS, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING BODIES OF WATER, MUST BE INSTALLED, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS. SUCH SYSTEMS SHALL BE FULLY OPERATIVE BEFORE ANY OTHER DISTURBANCE OF THE SITE BEGINS. EARTHEN STRUCTURES INCLUDING BUT NOT LIMITED TO BERMS, EARTH FILTERS, DAMS OR DIKES SHALL BE STABILIZED AND PROTECTED FROM DRAINAGE DAMAGE OR EROSION WITHIN ONE WEEK OF INSTALLATION.
5. SWALES, DITCHES AND CHANNELS: CHANNELS LEADING FROM THE SITE SHALL BE SODDED WITH ARGENTINE BAHIA WITHIN THREE (3) DAYS OF EXCAVATION.
6. UNDERGROUND UTILITY CONSTRUCTION: UNDERGROUND UTILITY LINES AND OTHER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
   A. NO MORE THAN 500 LINEAR FEET OF TRENCH SHALL BE OPEN AT ANY ONE TIME;
   B. EXCAVATED MATERIAL SHALL BE CAST TO THE UPHILL SIDE OF TRENCHES AS LONG AS SAFETY AND SPACE CONSIDERATION ALLOW. TRENCH MATERIAL SHALL NOT BE CAST INTO, (OR ONTO THE SLOPE OF) ANY STREAM, CHANNEL, ROAD, DITCH OR WATERWAY.
7. ALL EROSION AND SILTATION CONTROL DEVICES: SHALL BE REGULARLY INSPECTED AND MAINTAINED, (ESPECIALLY AFTER EACH RAINFALL) AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.
8. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO RAIN SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE STORMWATER SYSTEM.
9. APPLICATION RATES AND METHODS FOR USE OF FERTILIZERS AND PESTICIDES AT THE CONSTRUCTION SITE SHALL CONFORM WITH ALL LOCAL AND STATE ORDINANCES. NUTRIENTS SHALL BE APPLIED ONLY AT RATES NECESSARY TO ESTABLISH AND MAINTAIN VEGETATION SUCH THAT DISCHARGES WILL NOT CAUSE OR CONTRIBUTE TO VIOLATIONS OF STATE SURFACE OR GROUNDWATER QUALITY STANDARDS.
10. OFF-SITE VEHICLE TRACKING OF SEDIMENTS AND THE GENERATION OF DUST SHALL BE MINIMIZED BY CONTRACTOR.

BEST MANAGEMENT PRACTICES

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF LOCAL, STATE, AND FEDERAL REGULATIONS. THE PLAN ADDRESSES THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL.
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.
3. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT EROSION AND SEDIMENT CONTROL MANUAL AND AS NECESSARY FOR EACH SPECIFIC APPLICATION.

SECTION 1 GENERAL EROSION CONTROL

1. GENERAL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL POND SLOPE FAILURES. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.
2. CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY USED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY AND/OR OVERSEEDED AND SUFFICIENTLY WATERED TO STABILIZE THE TEMPORARY GROUNDCOVER.
3. BANKS OF RETENTION/DETENTION PONDS SHALL NOT BE CONSTRUCTED STEEPER THAN 4H:1V FROM TOP OF BANK TO TWO FEET BELOW THE CONTROL ELEVATION.
4. A 1-FOOT WIDE STRIP OF SOD SHALL BE PLACED ALONG ALL CURBING AND AROUND ALL INLETS. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.
5. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOD, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING COMPLETION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER REGARDING THE TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

1. SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BEST MANAGEMENT PRACTICES IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.
2. WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.
3. EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
   A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
   B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN IN FDOT INDEX 102. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.
4. HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN SUCH AREAS TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.
5. SILT BARRIERS: ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.
6. PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE BY INSTALLING A TEMPORARY SEDIMENT SUM AS REQUIRED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

SECTION 3 CONTROL OF WIND EROSION

1. WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:
   A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
   B. AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION BARE EARTH AREAS SHALL BE VEGETATED.
   C. ANY TIME DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR THE TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX 102, EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

DEMOLITION NOTES (IF NECESSARY)

1. CONTRACTOR SHALL SUBMIT DEMOLITION SCHEDULE TO OWNER PRIOR TO PROCEEDING WITH DEMOLITION ACTIVITIES.
2. EXTENT OF SITE CLEARING IS SHOWN ON DRAWINGS.
3. SITE DEMOLITION WORK INCLUDES, BUT IS NOT LIMITED TO:
   A. ROADWAY
   B. DRAINAGE AREA
   C. SITE UTILITIES
   D. LANDSCAPING
4. CONDUCT SITE DEMOLITION OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
5. PROVIDE PROTECTION NECESSARY TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS INDICATED ON PLAN "EXISTING TO REMAIN."
6. RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
7. REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF SITE IN A LEGAL MANNER.
8. LOCATE EXISTING ABOVE-GROUND AND UNDERGROUND UTILITIES IN AREAS OF WORK. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING DEMOLITION OPERATION.
9. SHOULD UNCHARTED, OR INCORRECTLY CHARTED, PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING DEMOLITION, CONSULT PROJECT ENGINEER AND UTILITY OWNER FOR IMMEDIATE ACTION.
10. DEMOLISH AND COMPLETELY REMOVE FROM SITE MATERIAL INDICATED ON PLAN OR NOTES "TO BE REMOVED."
11. PROTECT: STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, OTHER FACILITIES FROM DAMAGE CAUSED BY: SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
12. FOR SELECTIVE CLEARING REFER TO LANDSCAPE PLAN.
13. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER. FURTHERMORE, CONTRACTOR SHALL PROVIDE TO THE ENGINEER A PHOTOGRAPH OF PRE-CONSTRUCTION CONDITIONS AND POST-CONSTRUCTION CONDITIONS AS NOTED ON PLANS.
14. CONTRACTOR SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING 100-YEAR STORM EVENTS.

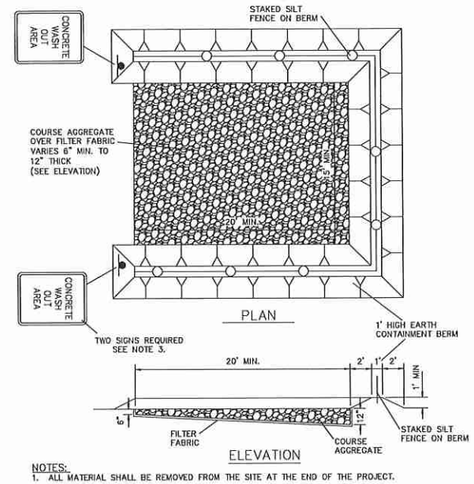
DEWATERING NOTES (IF NECESSARY)

1. DURING THE EXCAVATION OF THE STORMWATER PONDS, THE CONTRACTOR MUST CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE WETLANDS PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.
2. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE DEWATERING BE DIRECTLY INTO ON-SITE WETLANDS.
3. DURING EXCAVATION THE CONTRACTOR SHALL NOT PENETRATE THE EXISTING CLAY LAYER IF PRESENT. IF THE CONTRACTOR ENCOUNTERS THE CLAY LAYER, HE/SHE IS TO PLACE A MINIMUM OF 2 FEET OF SANDY MATERIAL OVER THE CLAY AND TERMINATE THE DEPTH OF THE EXCAVATION.
4. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH A CHEMICAL ADDITIVE SUCH AS ALUM IN ORDER TO PROMOTE THE COAGULATION AND SETTLEMENT OF THE PARTICLES FOR THE WATER TO BECOME LESS TURBID. IF TURBID WATER IS ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBITY AND ALLOW DISCHARGE THAT MEETS AFTER QUALITY STANDARDS.
5. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY TO ENSURE THE WATER WITHIN THE SEDIMENT BASIN BECOMES NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

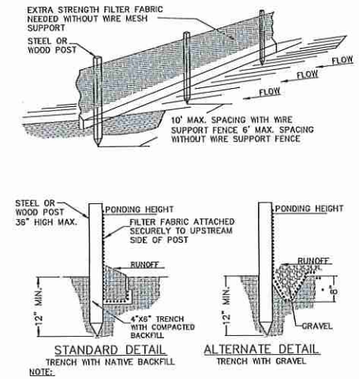
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION ENTRANCE																								
TEMPORARY CONTROL MEASURES																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
BUILDING PAD CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								



NOTES:
1. ALL MATERIAL SHALL BE REMOVED FROM THE SITE AT THE END OF THE PROJECT.
2. AGGREGATE SHALL BE REPLACED AS DIRECTED BY THE ENGINEER OF RECORD AND/OR THE CITY WHEN EXCESSIVE MATERIALS BUILDUP RENDERS THE WASH OUT AREA NO LONGER FUNCTIONAL.
3. SIGNS SHALL BE 18" X 12" MIN. SIZE WITH 2" BLACK LETTERING ON A WHITE BACKGROUND AND MOUNTED A MINIMUM OF 7 FEET ABOVE GRADE FROM THE LOWEST EDGE OF THE SIGN FACE.

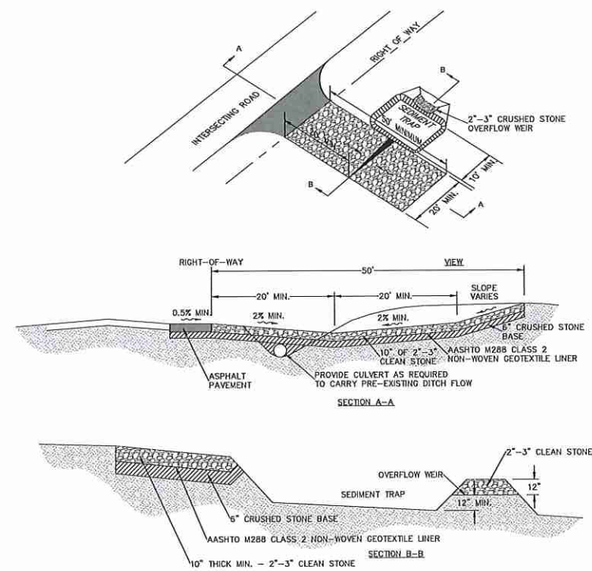
CONCRETE TRUCK WASH OUT AREA

NOT TO SCALE



NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

SILT FENCE DETAIL



NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSIDICTION.

CONSTRUCTION ENTRANCE

NOT TO SCALE

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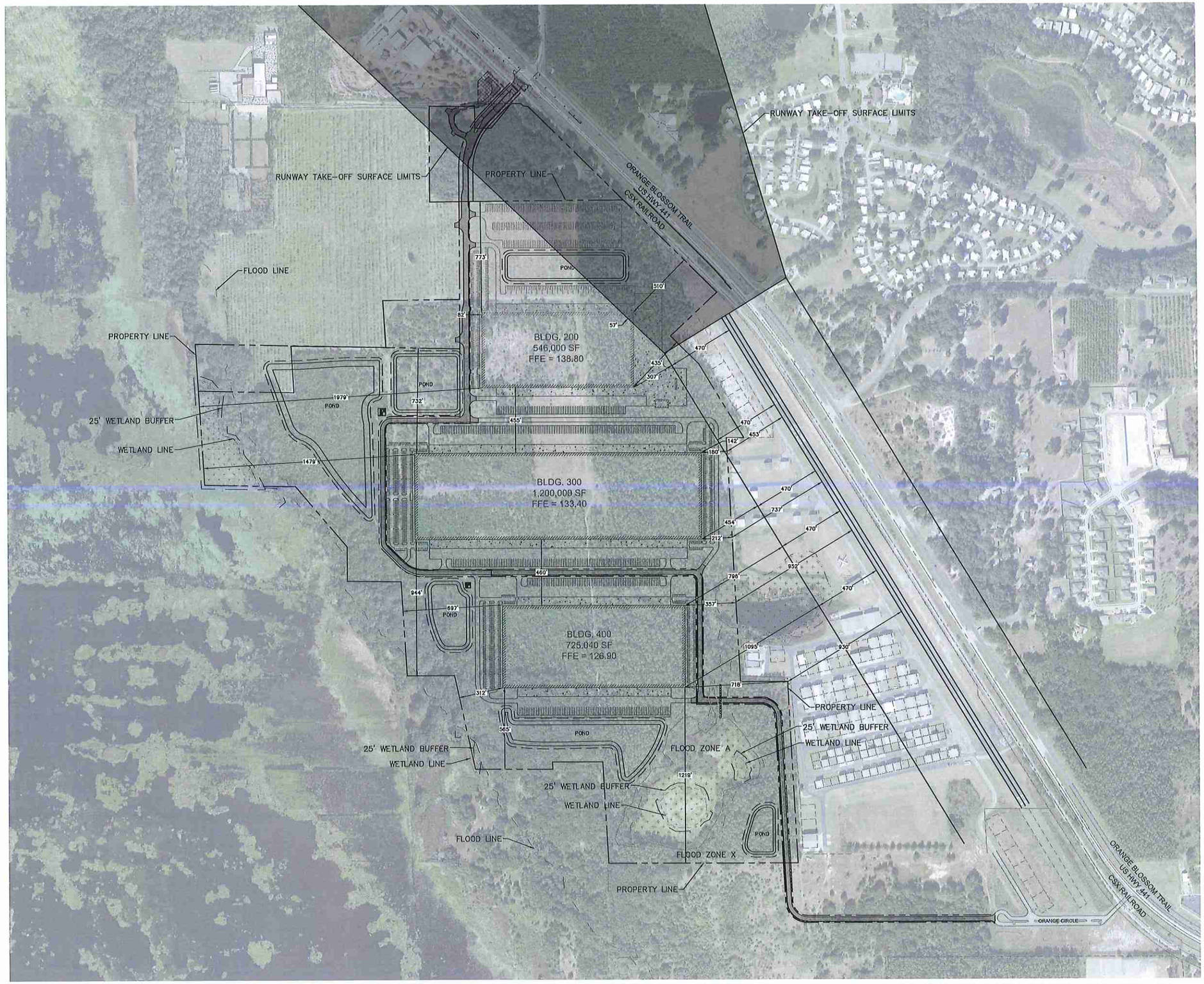
DEMOLITION AND EROSION CONTROL DETAILS

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-202



NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

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AERIAL SITE PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL
DEVELOPMENT, LLC

APOPKA FL

SHEET NUMBER
C-203

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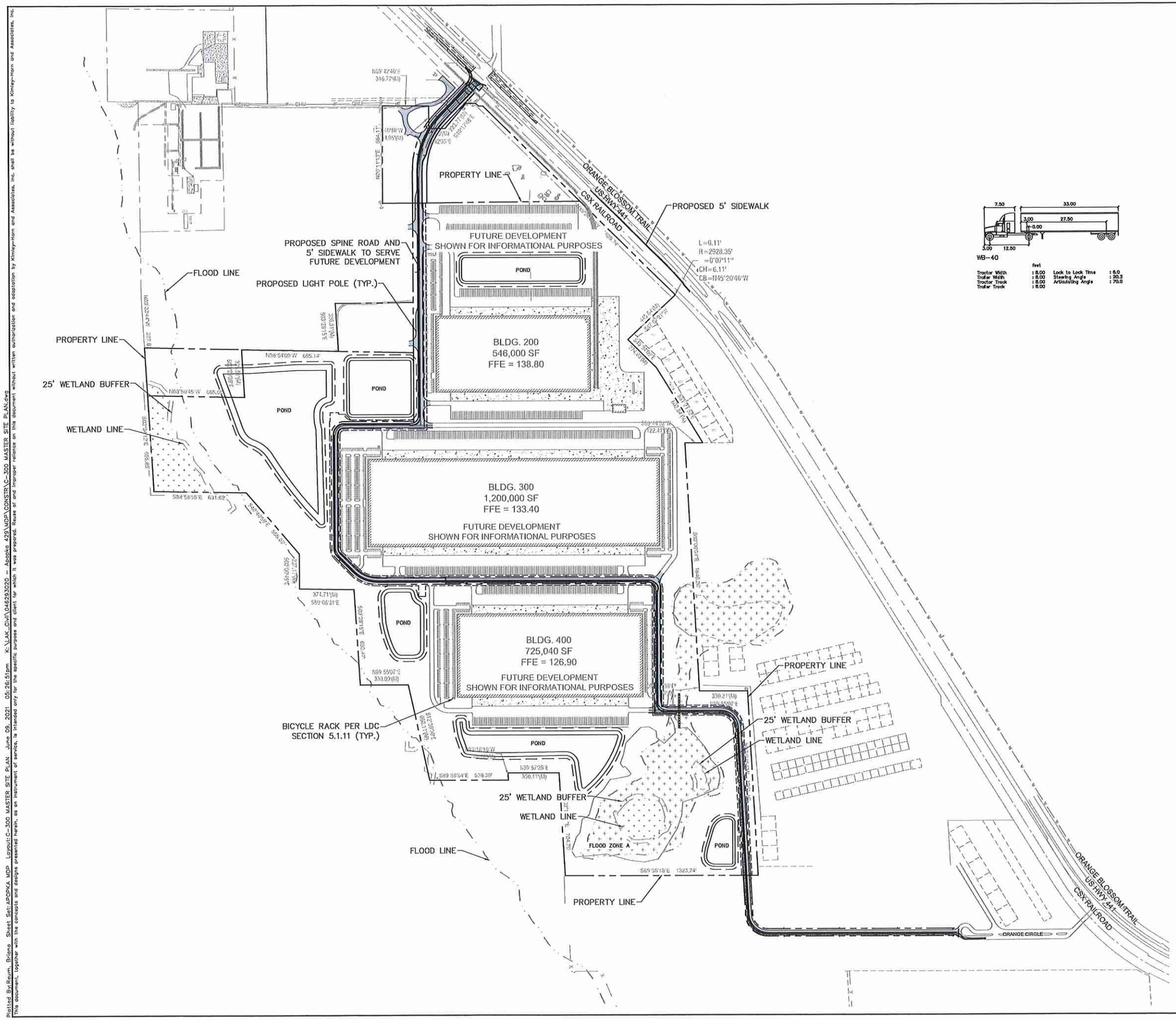

WB-40

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.00	Steering Angle	: 20.3
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.00		

SITE DATA

PROPERTY AREA	10,723,578 SF (246.18 ± AC)
EXISTING ZONING PROPOSED ZONING	I-L (LIGHT INDUSTRIAL DISTRICT) PD (PLANNED DEVELOPMENT)
EXISTING USE PROPOSED USE	VACANT INDUSTRIAL
OPEN SPACE	97% OPEN SPACE

NOTES

1. THE BUILDINGS WILL BE CONSTRUCTED IN SEPARATE PHASES AND THE INFRASTRUCTURE WILL BE CONSTRUCTED IN ONE PHASE.
2. THE MAXIMUM ALLOWABLE F.A.R. IN THE I-L ZONING DISTRICT IS 0.6.
3. NO BUILDINGS ARE PROPOSED AT THIS TIME BUT FUTURE PHASES WILL BE SUBMITTED FOR MDP APPROVAL.
4. CONTRACTOR'S REGISTERED LAND SURVEYOR SHALL REPLACE SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, UPON COMPLETION OF WORK.
5. HANDICAP PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAP SYMBOL AND EACH SPACE SHALL BE PROVIDED WITH A SIGN STATING "PARKING BY DISABLED PERMIT ONLY". ALL HANDICAP ACCESS POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HANDICAP CODES.
6. ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE CITY OF APOPKA.
7. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
9. ALL PARKING LOT DIMENSIONS ARE TO THE FACE OF THE CURB AND/OR CENTER OF STRIPING (EXCEPT WHERE SHOWN).
10. ALL BUILDING DIMENSIONS ARE TO THE FACE OF THE BUILDING.
11. PARKING STALLS TO BE MARKED WITH WHITE PAINT.
12. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
13. LIGHTING TO BE NON-GLARE AND AVOID SPILLAGE INTO ADJACENT PROPERTY.
14. MAINTENANCE OF TRAFFIC (MOT) SET UP MUST BE SUPERVISED BY A CERTIFIED PERSON. MOT SHALL BE PER FDOT STANDARD PLANS #102-600, #102-613, AND #102-616.
15. AS-BUILT PLANS ARE REQUIRED FROM CONTRACTOR AT TIME OF COMPLETION.
16. REMOVAL OF EXISTING CURB AND SIDEWALK TO THE NEAREST JOINT UNLESS OTHERWISE NOTED.
17. FOR ALL SIDEWALKS THE MAXIMUM CROSS SLOPE IS 2.0% AND THE MAXIMUM LONGITUDINAL SLOPE IS 5.0%.
18. ALL CURB RAMPS SHALL BE PER FDOT STANDARD PLANS 522-002 AND PER FLORIDA BUILDING CODE SECTION 11-4.7. TRUNCATED DOMES SHALL BE INSTALLED ON ALL CURB RAMPS.
19. UNLESS OTHERWISE NOTED ALL THE SIGNING AND PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND THE CITY OF APOPKA STANDARDS.
20. ALL BEARINGS SHOWN HEREON ARE ASSUMED BASED ON STATE PLANE FLORIDA EAST (NAD83) COORDINATES.
21. GATES ARE FOR SECURITY PURPOSE AND SHALL REMAIN OPEN DURING OPERATIONAL BUSINESS HOURS.
22. RIBBON CURB SHALL BE PROVIDED BETWEEN PERVIOUS PAVEMENT AND ASPHALT PAVEMENT.
23. DUMPSTER ENCLOSURE DETAILS SHALL MEET LDC 5.7 AND BE INCLUDED IN FDP. DUMPSTER ENCLOSURES ARE REQUIRED REGARDLESS OF WHETHER CITY COLLECTION IS UTILIZED.
24. THE BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE I-L ZONING STANDARDS.
25. THE BUILDING HEIGHT SHALL BE IN ACCORDANCE WITH THE I-L ZONING STANDARDS.
26. THE FAR SHALL BE IN ACCORDANCE WITH THE I-L ZONING STANDARDS, WHICH IS 0.6.
27. PER LDC SECTION 5.11.4 GREEN BUILDING STANDARDS, THE BUILDING SHALL MEET THE MINIMUM AMOUNT OF POINTS REQUIRED (4 POINTS REQUIRED FOR BUILDINGS OVER 25,000 SF)

- ENERGY CONSERVATION - "COOL ROOF" INSTALLATION ON A MINIMUM OF 50% OF THE BUILDINGS. THE COOL ROOF SHALL COVER THE ENTIRE ROOF OF THE BUILDINGS = 1.5 PT
- WATER CONSERVATION AND WATER QUALITY - STORM WATER INFILTRATION THAT CAPTURES 25% OF SITE STORM WATER RUNOFF = 1.0 PT
- TRANSPORTATION - PROVIDING THREE BICYCLE RACKS (24 SPACES) FOR BICYCLE PARKING. NO MINIMUM BICYCLE PARKING REQUIRED FOR INDUSTRIAL USES = 1.5 PT

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MASTER SITE PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-300

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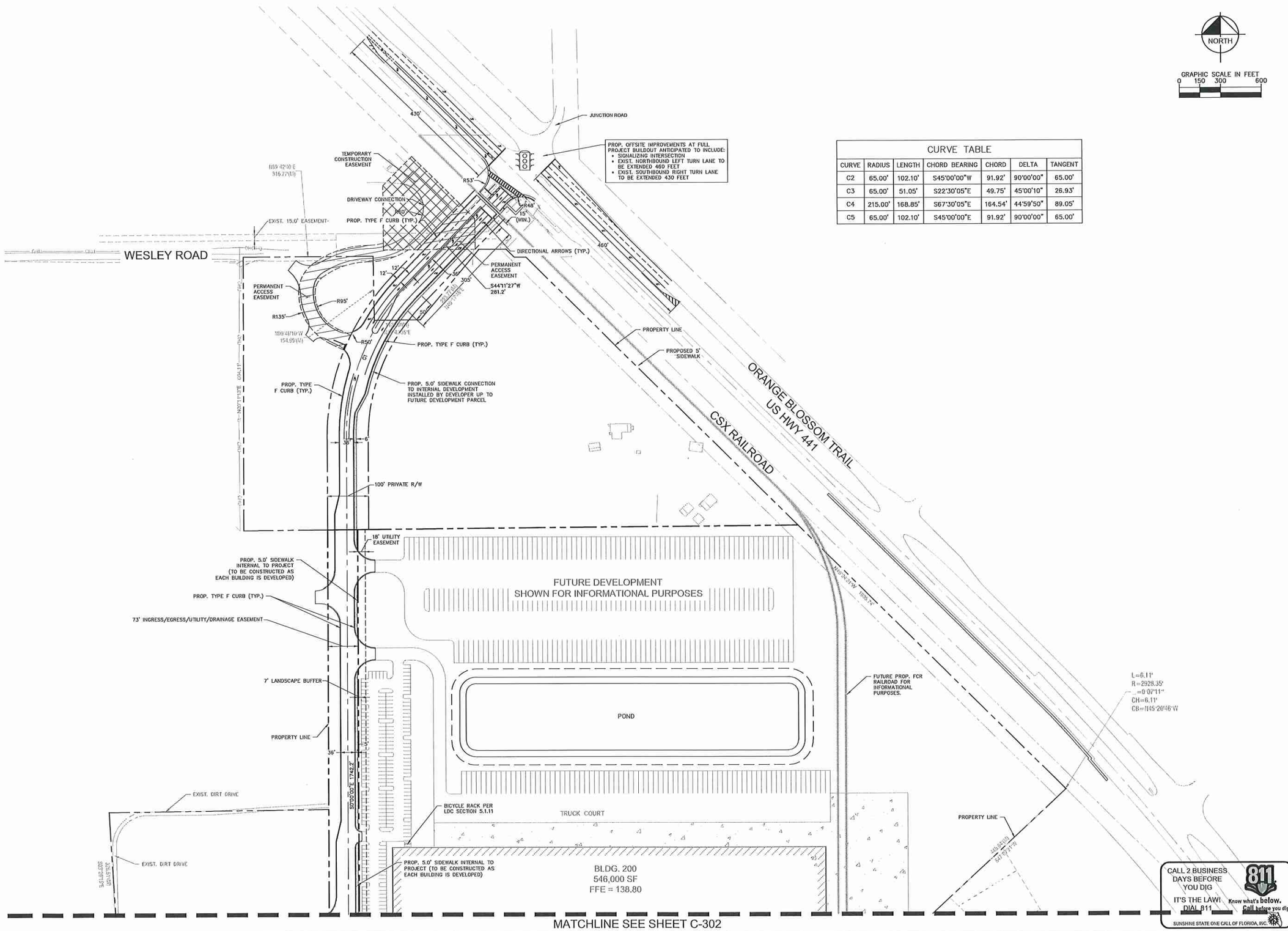

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	65.00'	102.10'	S45°00'00"W	91.92'	90°00'00"	65.00'
C3	65.00'	51.05'	S22°30'05"E	49.75'	45°00'10"	26.93'
C4	215.00'	168.85'	S67°30'05"E	164.54'	44°59'50"	89.05'
C5	65.00'	102.10'	S45°00'00"E	91.92'	90°00'00"	65.00'

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SITE PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-301

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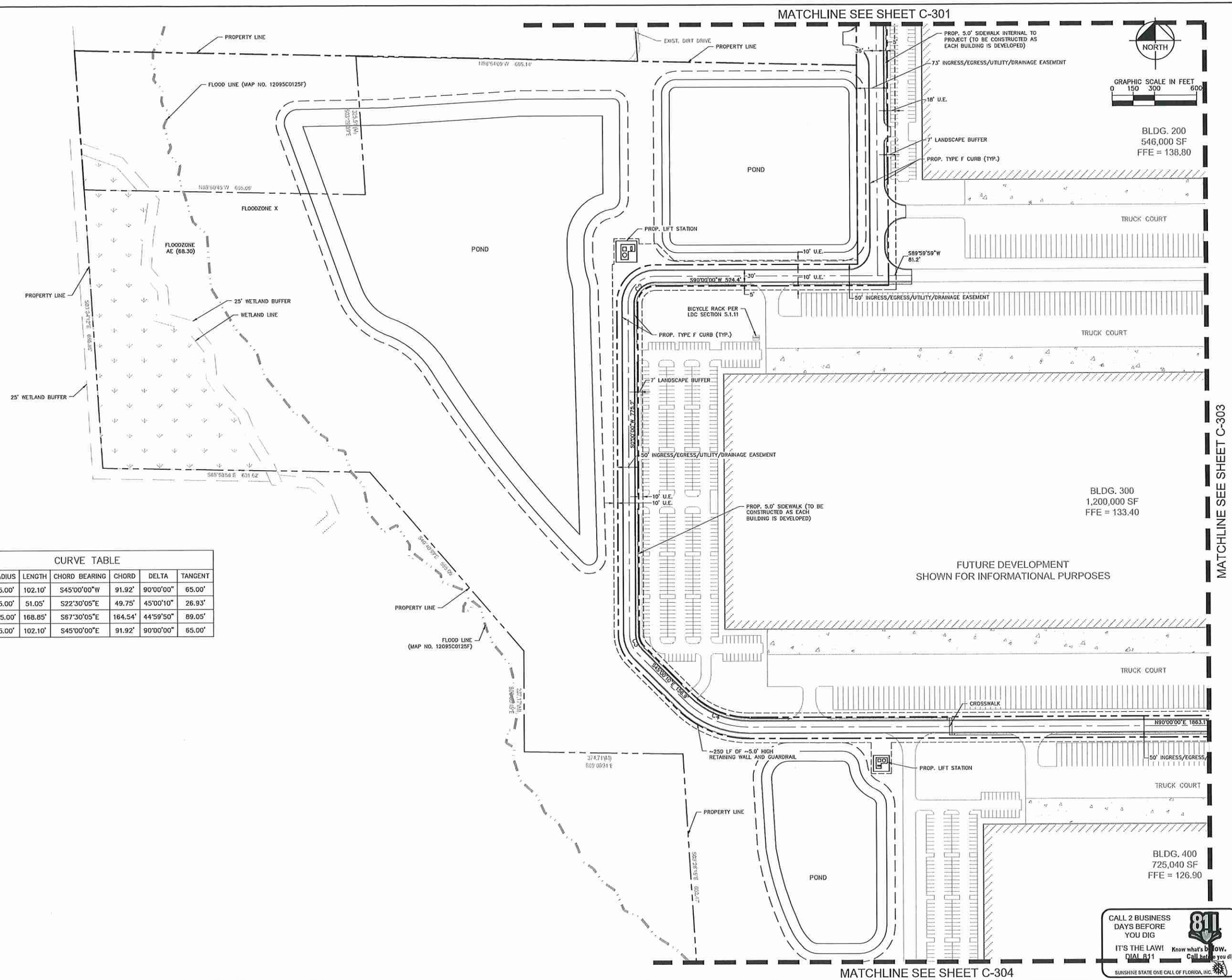

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SITE PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-302

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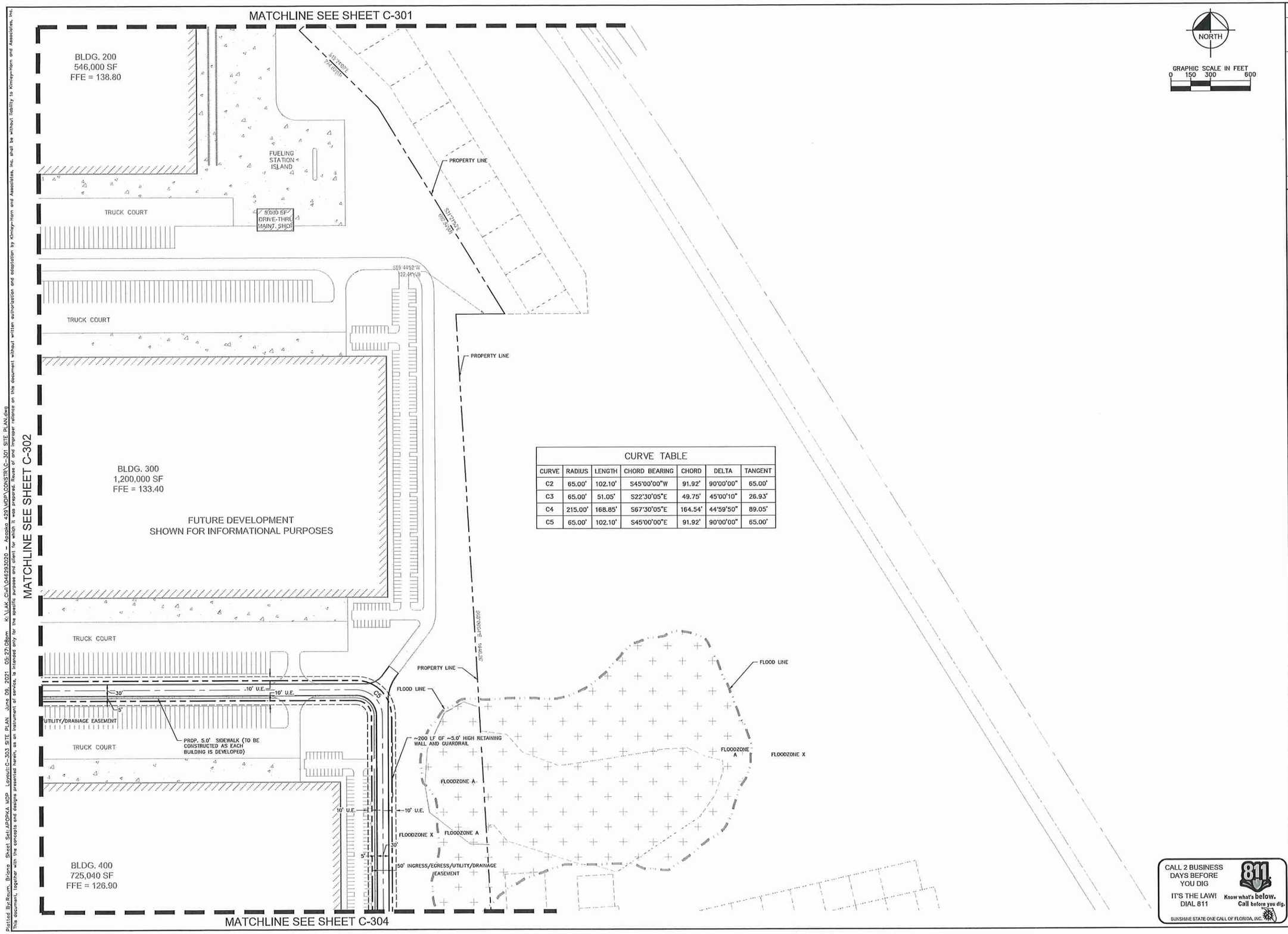

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SITE PLAN

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BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-303

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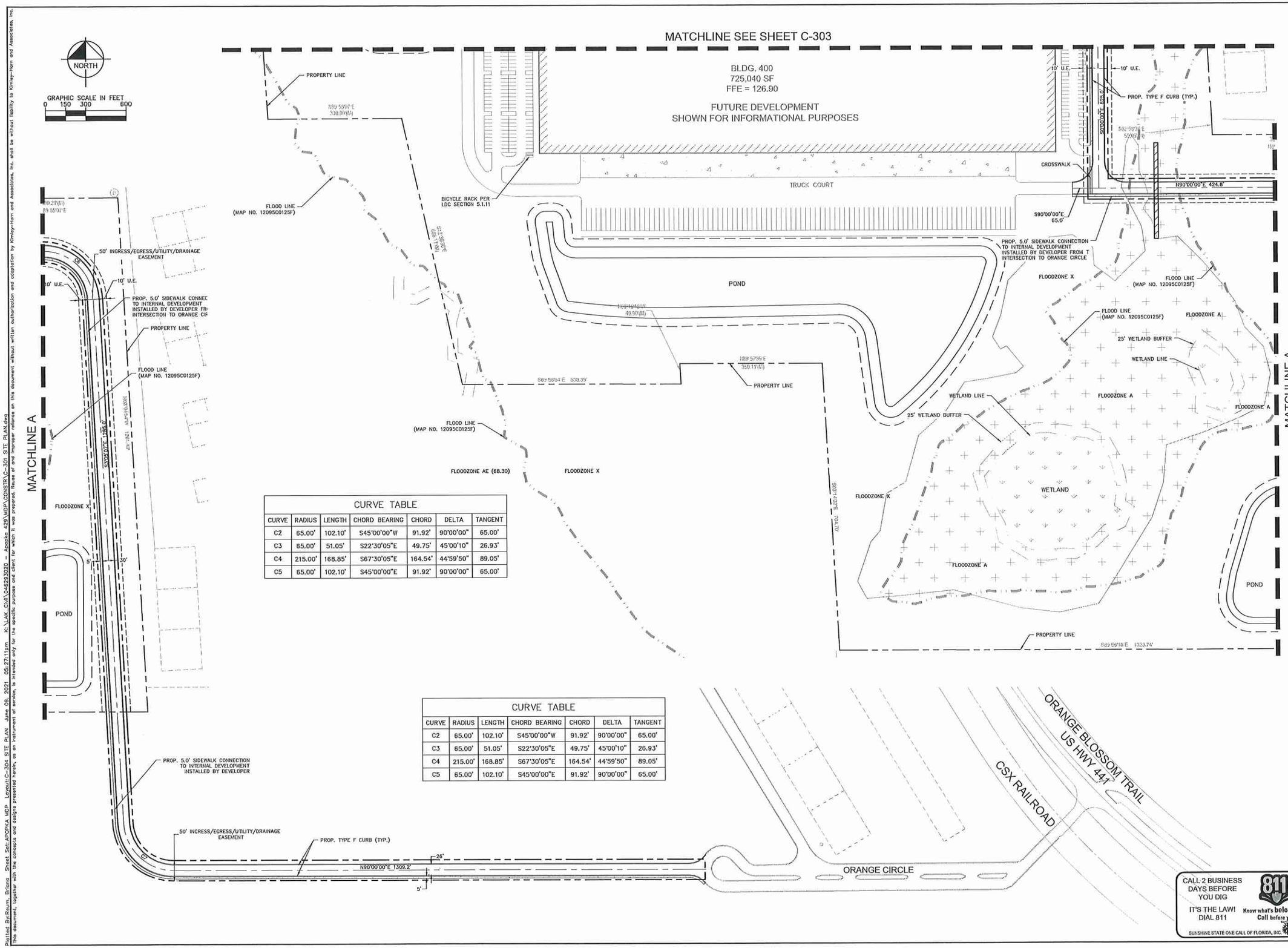

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SITE PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-304

Plotted By:Reum, Briana Sheet Set:APOPKA MDP Layout:C-304 SITE PLAN June 09, 2021 05:27:11pm K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-301 SITE PLAN.dwg
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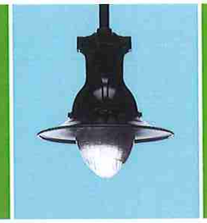
SPINE ROAD LIGHTING

Outdoor Lighting

Clermont LED



Actual fixture may vary from manufacturer. Contact your local region specific details.

The Clermont LED was designed and styled to replicate the luminaires that graced the boulevards during the first half of the 20th century. This classic design will enhance the appearance of your architecture and landscaping while bringing back thoughts of a simpler time. The precise optical systems of the Clermont will provide uniform illumination while emitting the soft glow of streetlights from an earlier era.

LED *(Light Emitting Diode)*	50 | 150 watts
Mounting height	17', 20', 25', 30'
Colors	Black
Poles	Sanibel Promenade
Applications	Neighborhoods Businesses Downtown Streets Parks

For additional information, visit us at duke-energy.com/OutdoorLighting or call us toll free at 866.769.6417.

DUKE ENERGY.

BUILDING A SMARTER ENERGY FUTURE ®

Outdoor Lighting

Clermont LED

Light source: LED *(white)*
Wattage: 50 | 150
Lumens: 6,785 | 14,215
Light pattern: IESNA Type III *(oval)*
IESNA cutoff classification: Cutoff
Color temperature: 4,000K
Warm-up and restrike time: Instant on *(no warm-up or restrike time)*

light distribution pattern

Pole available:

Name	*Mounting height*	*Color*
Concrete	17', 20', 25', 30'	Black

Features	Benefits
Little to no upfront capital cost required	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance included	Eliminates high and unexpected repair bills
Electricity included	Less expensive than metered service
Warranty included	Worry-free
One low monthly cost on your electric bill	Convenience and savings for you
Turnkey operation	Provides hassle-free installation and service
Backed by over 40 years of experience	A name you can trust today ... and tomorrow

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SITE PLAN DETAILS

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-305

Plotted By:Reum, Briana Sheet Set:APOPKA MDP Layout:C-305 SITE PLAN DETAILS June 09, 2021 05:27:11pm K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-301 SITE PLAN.dwg
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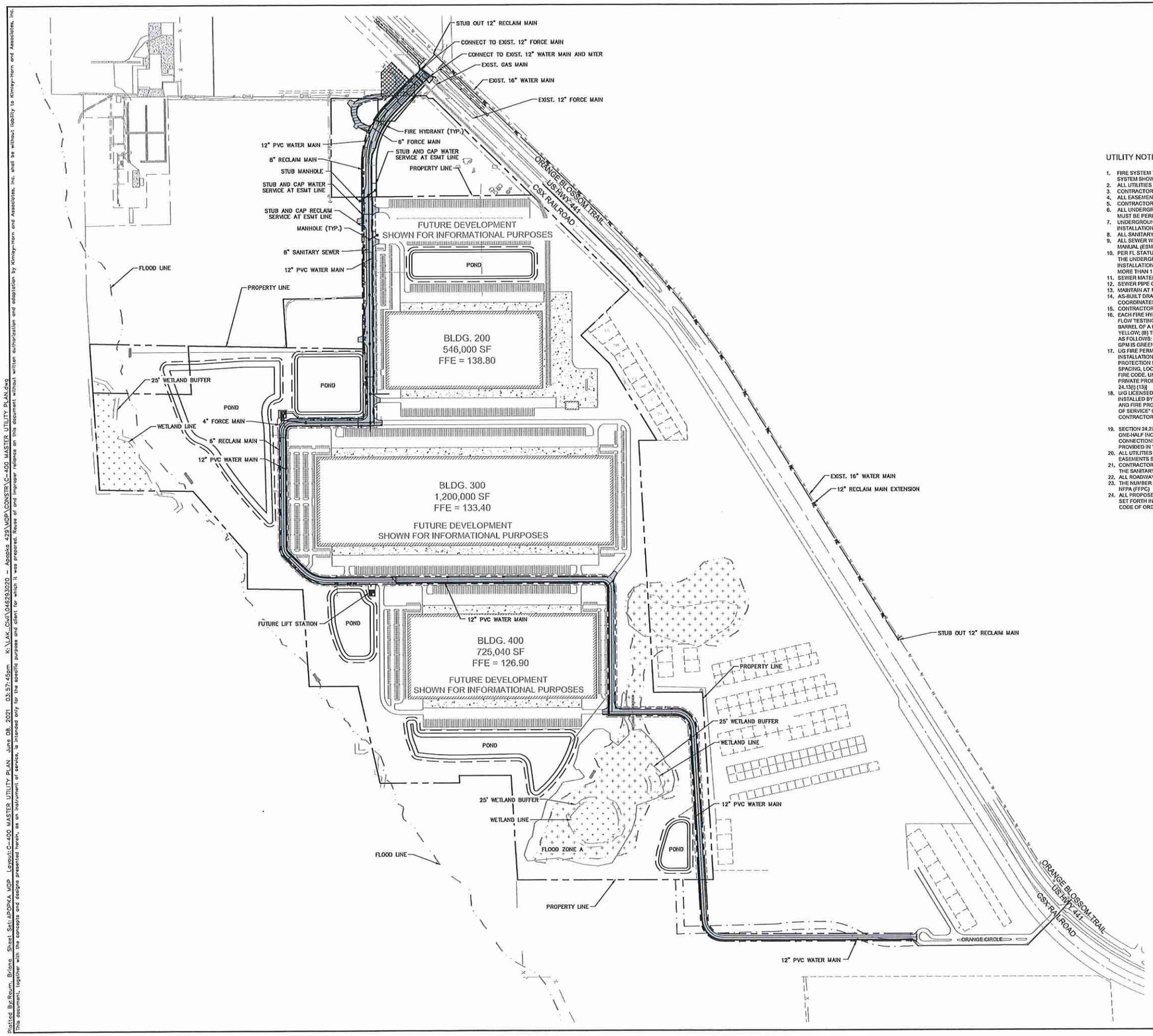

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

UTILITY NOTES:

1. FIRE SYSTEM TO BE DESIGNED AND PERMITTED BY CONSULTANT PROVIDED BY THE CONTRACTOR. FIRE SYSTEM SHOWN BEYOND THE BACKFLOW PREVENTOR IS SHOWN FOR INFORMATIONAL PURPOSES.
2. ALL UTILITIES LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAYS SHALL BE PRIVATELY OWNED AND MAINTAINED.
3. CONTRACTOR TO ADJUST EXISTING UTILITY TOPS TO PROPOSED GRADES.
4. ALL EASEMENTS SHOWN WILL BE RECORDED PRIOR TO FIRST CERTIFICATE OF OCCUPANCY.
5. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
6. ALL UNDERGROUND MAINS SERVING FIRE HYDRANTS OR FIRE PROTECTION SYSTEMS ON PRIVATE PROPERTY MUST BE PERMITTED PRIOR TO INSTALLATION.
7. UNDERGROUND MAINS WILL BE INSTALLED IN ACCORDANCE WITH NFPA 24, 2010 EDITION, "STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES."
8. ALL SANITARY MANHOLES WITH INTERNAL DROPS SHALL BE MINIMUM 5 FEET IN DIAMETER.
9. ALL SEWER WORK SHALL BE IN COMPLIANCE WITH CHAPTER 9 OF THE CITY'S ENGINEERING STANDARDS MANUAL (ESM).
10. PER FL STATUTE 633.334(3), FOR CONTRACTS WRITTEN AFTER JUNE 30, 2005, THE CONTRACTOR WHO INSTALLS THE UNDERGROUND PIPING FROM THE POINT OF SERVICE IS RESPONSIBLE FOR COMPLETING THE INSTALLATION TO THE ABOVE GROUND CONNECTION FLANGE, WHICH BY DEFINITION IN THIS CHAPTER IS NO MORE THAN 1 FOOT ABOVE THE FINISHED FLOOR.
11. SEWER MATERIAL SHALL COMPLY WITH ASTM D3034, SDR 26.
12. SEWER PIPE GASKETS SHALL COMPLY WITH ASTM D3212.
13. MAINTAIN AT MINIMUM 3' OF COVER OVER THE TOP OF ALL PROPOSED SEWER PIPE.
14. AS-BUILT DRAWINGS SHALL COMPLY WITH LAKE COUNTY STANDARDS AND SPECIFICATIONS AND PROVIDE GPS COORDINATES FOR SANITARY STRUCTURES.
15. CONTRACTOR TO REFORM MANHOLE BENCH AND FLOW CHANNEL AT BOTH EXISTING MANHOLES.
16. EACH FIRE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS, AS FOLLOWS UNLESS OTHERWISE SPECIFIED BY THE AHJ: (A) THE BARREL OF A PUBLIC HYDRANT SHALL BE SILVER, AND THE BARREL OF A PRIVATE HYDRANT SHALL BE CHROME YELLOW; (B) THE TOP AND CAPS OF THE HYDRANT SHALL BE PAINTED ACCORDING TO THE AVAILABLE FIRE FLOW AS FOLLOWS: (I) HYDRANTS FLOWING 1,500 GPM OR GREATER IS LIGHT BLUE; (II) HYDRANTS FLOWING 1,000-1,499 GPM IS GREEN.
17. U/G FIRE PERMITS REQUIRED; UNDERGROUND MAIN CONTRACTOR MUST APPLY FOR A FIRE PERMIT FOR THE INSTALLATION OR MODIFICATION OF ANY UNDERGROUND MAINS SERVING FIRE HYDRANTS AND/OR FIRE PROTECTION SYSTEMS PRIOR TO ANY INSTALLATION. HYDRANTS MUST BE IN COMPLIANCE WITH HYDRANT SPACING, LOCATION, DISTRIBUTION, COLOR CODING, AND NEEDED FIRE FLOW MINIMUMS AS SPECIFIED IN CITY FIRE CODE. UNDERGROUND MAINS, COMBINATION AND DEDICATED, AND FIRE HYDRANT INSTALLATIONS ON PRIVATE PROPERTY WILL REQUIRE AN FIR PERMIT AND COMPLIANCE WITH NFPA 24. [CITY FIRE CODE, SECTION 24.130] (13)
18. U/G LICENSED CONTRACTOR; THE PRIVATE DEDICATED UNDERGROUND FIRE MAINS AND FIRE HYDRANTS MUST BE INSTALLED BY A LICENSED FIRE CONTRACTOR CLASS I, II, OR V, COMBINATION FIRE MAINS (SHARED DOMESTIC AND FIRE PROTECTION SERVICE) AND FIRE HYDRANTS UP TO THE DEDICATED FIRE PROTECTION SYSTEM "POINT OF SERVICE" CAN BE INSTALLED BY A LICENSED UNDERGROUND UTILITY/EXCAVATION CONTRACTOR, GENERAL CONTRACTOR, OR PLUMBING CONTRACTOR. [FLORIDA STATUTES 633.021, 633.539, 489.105]
19. SECTION 24.27: ALL CLASS I STANDPIPE SYSTEMS INSTALLED IN THE CITY SHALL BE EQUIPPED WITH A TWO AND ONE-HALF INCH BY ONE AND ONE-HALF INCH REDUCER, AND A CAP WITH ATTACHMENT CHAIN; TWO SIAMESE CONNECTIONS, ONE AT EACH END OF THE BUILDING OR AS REMOTELY LOCATED AS POSSIBLE, SHALL BE PROVIDED IN THE PATH OF FIRE DEPARTMENT ACCESS.
20. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
21. CONTRACTOR TO PROVIDE A TEMPORARY BYPASS OR PUMP TRUCK AT UPSTREAM MANHOLE WHILE PERFORMING THE SANITARY CONNECTION.
22. ALL ROADWAYS AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN
23. THE NUMBER AND PLACEMENT OF REQUIRED FIRE HYDRANTS SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF NFPA (FFPC)
24. ALL PROPOSED WASTE TO THE CITY WASTEWATER COLLECTION SYSTEM WILL NEED TO MEET THE REQUIREMENTS SET FORTH IN THE CITY'S INDUSTRIAL WASTE GUIDELINES, CHAPTER 82, ARTICLE II, SECTION 82.38 OF THE CITY'S CODE OF ORDINANCES.

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No.	REVISIONS	DATE	BY
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MASTER UTILITY PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-400

Plotted By:Reum, Briana Sheet Set:APOPKA MDP Layout:C-400 MASTER UTILITY PLAN June 08, 2021 03:57:45pm K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-400 MASTER UTILITY PLAN.dwg
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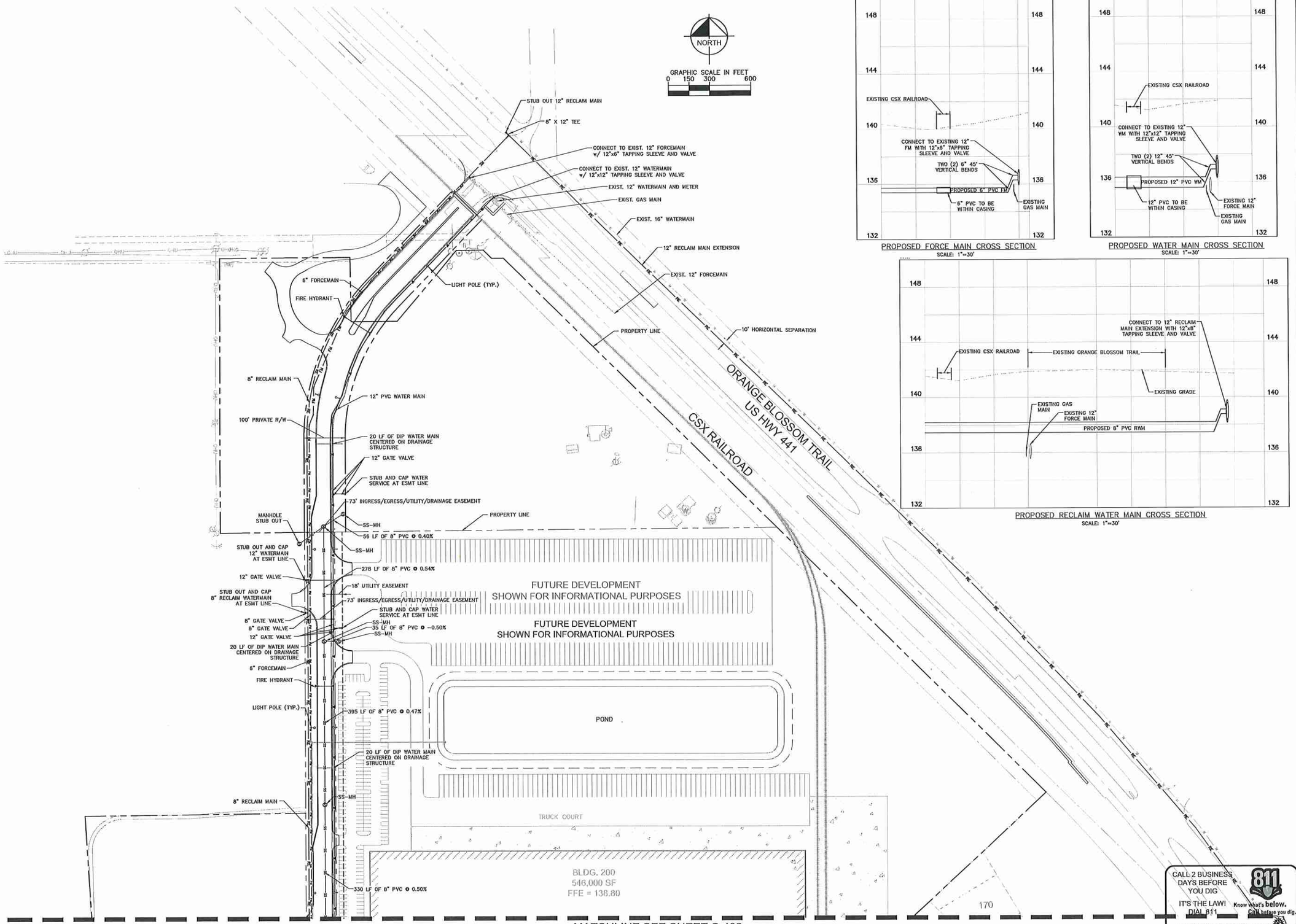

PROPOSED FORCE MAIN CROSS SECTION
SCALE: 1"=30'

PROPOSED WATER MAIN CROSS SECTION
SCALE: 1"=30'

PROPOSED RECLAIM WATER MAIN CROSS SECTION
SCALE: 1"=30'

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UTILITY PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-401

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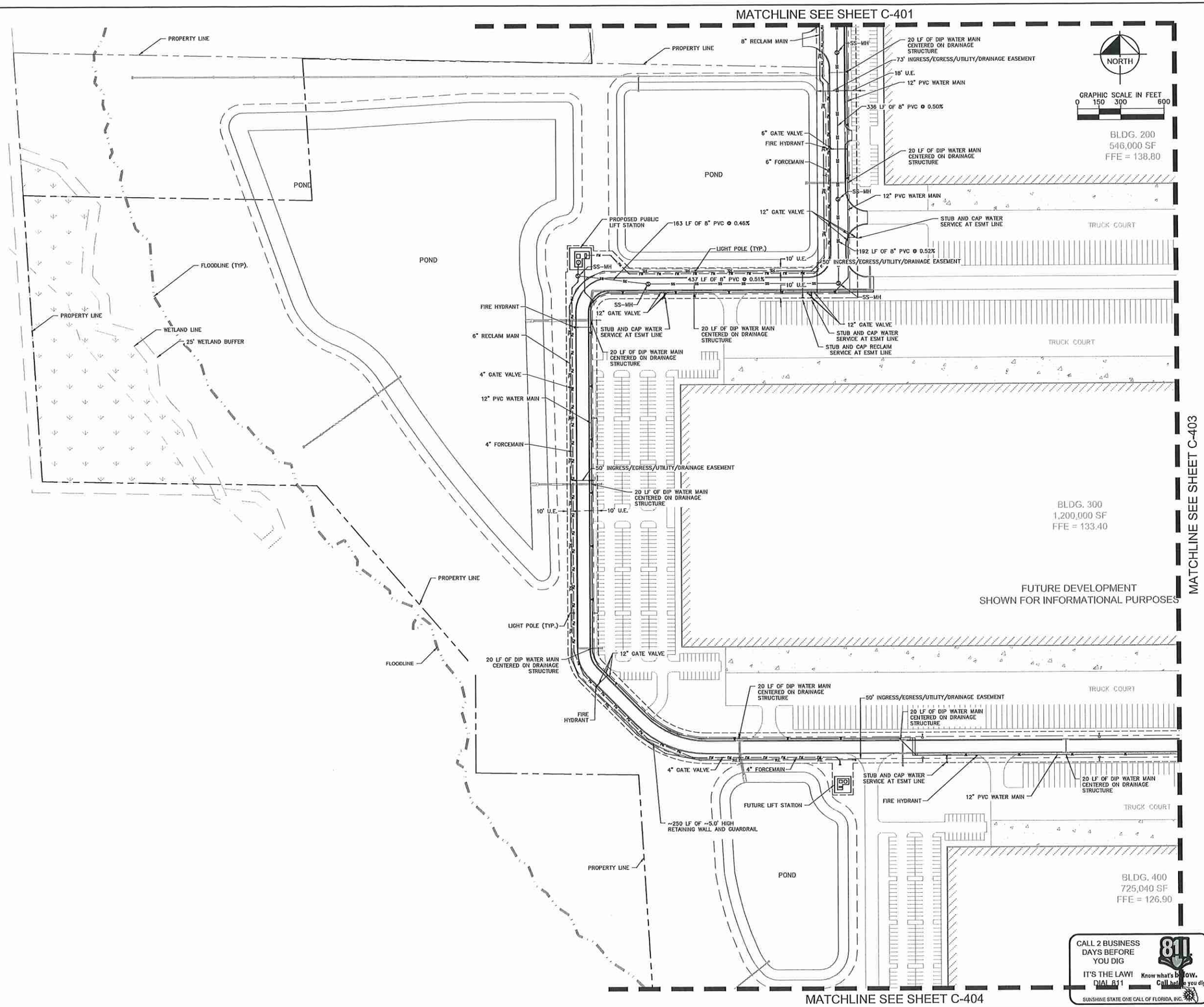

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UTILITY PLAN

APOPKA 429

PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC

APOPKA FL

SHEET NUMBER
C-402

Plotted By:Reum, Briana Sheet Set:APOPKA MDP Layout:C-402 UTILITY PLAN June 08, 2021 03:58:12pm K:\LAK_CWI\046293020 - Apopka 429\MDP\CONSTR\C-401 UTILITY PLAN.dwg
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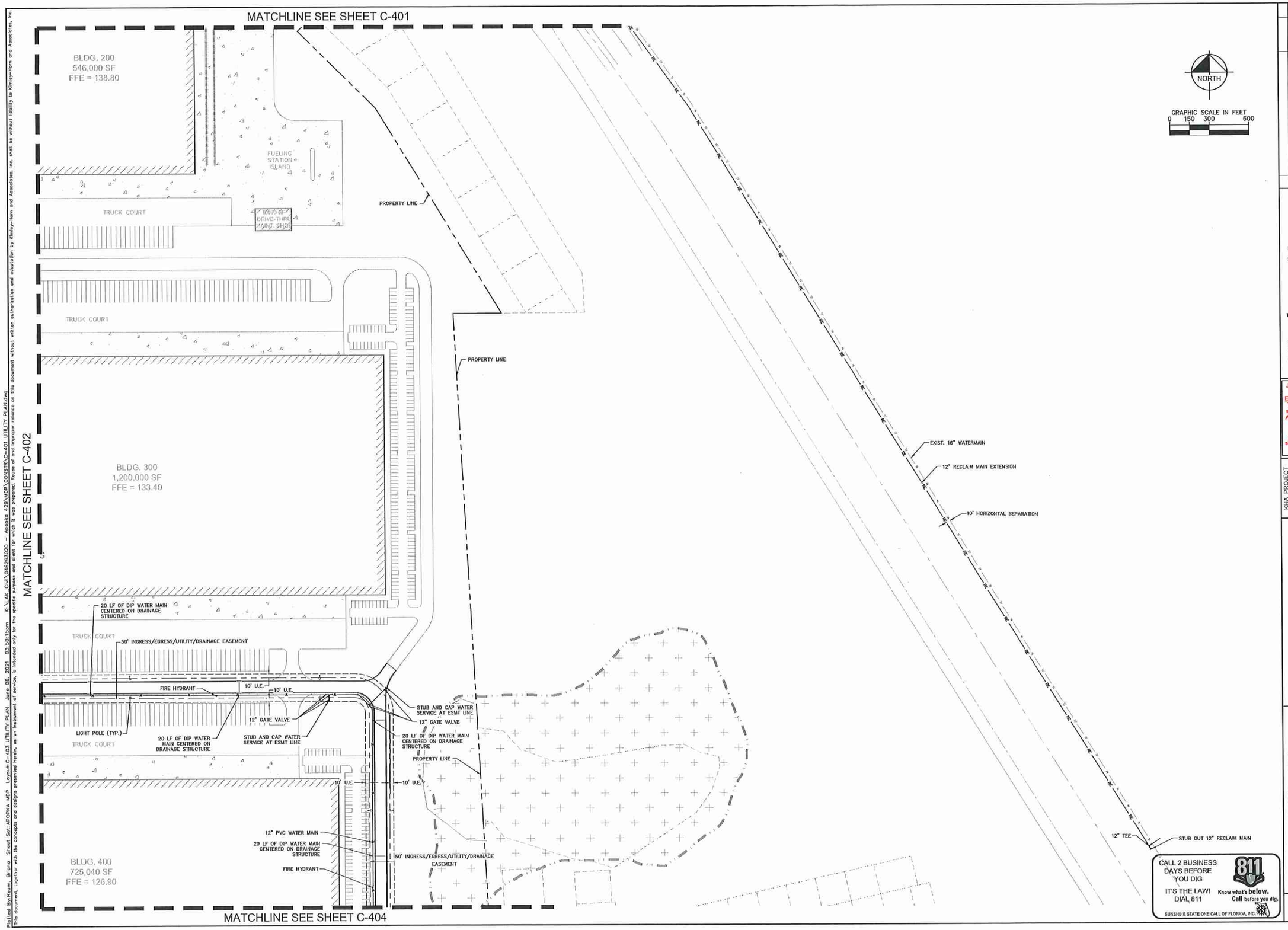

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UTILITY PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-403

Plotted By:Reum, Briana Sheet Set:APOPKA MDP Layout:C-403 UTILITY PLAN June 08, 2021 03:58:15pm K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-401 UTILITY PLAN.dwg
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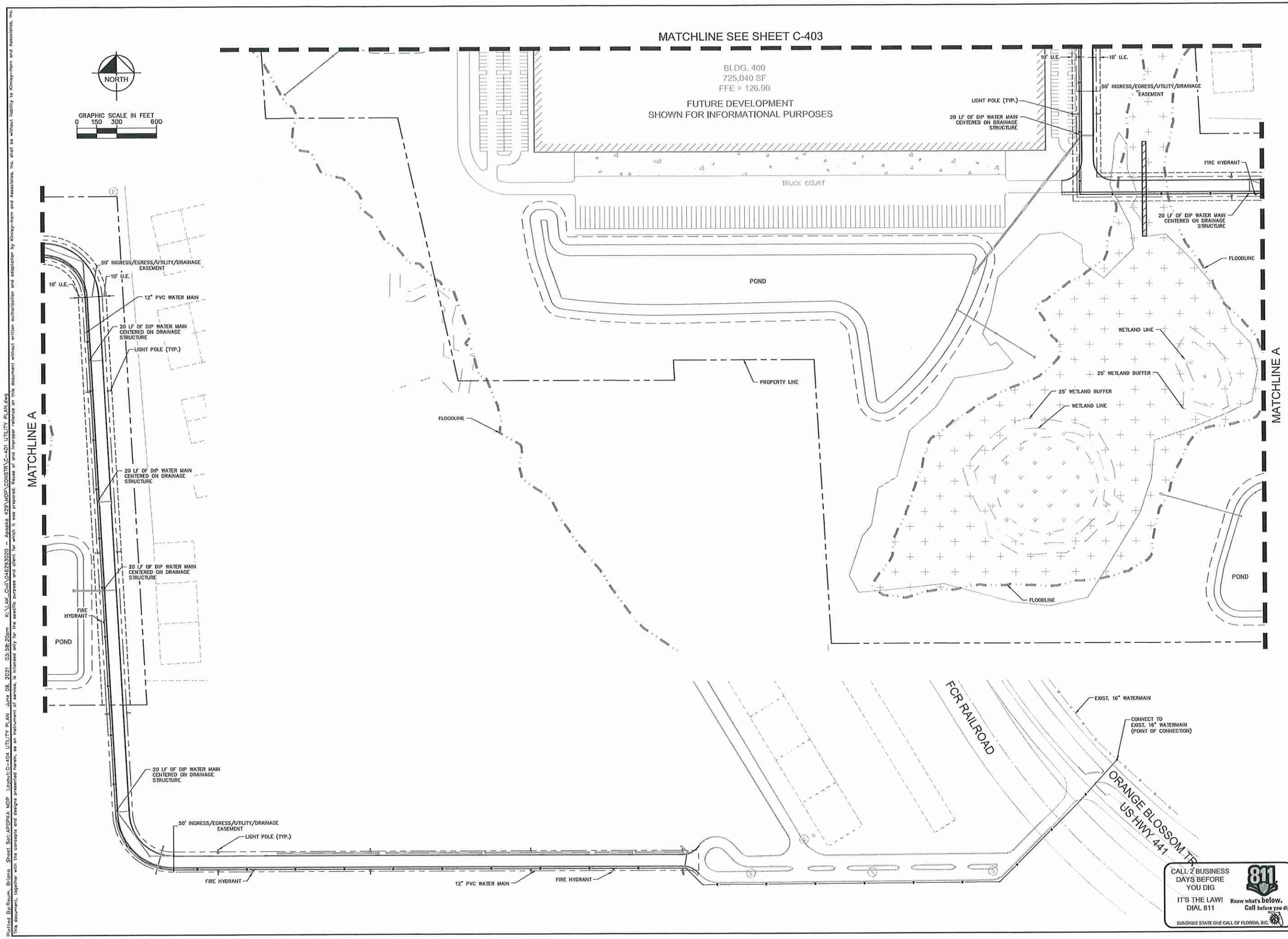

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UTILITY PLAN

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APOPKA FL

SHEET NUMBER
C-404

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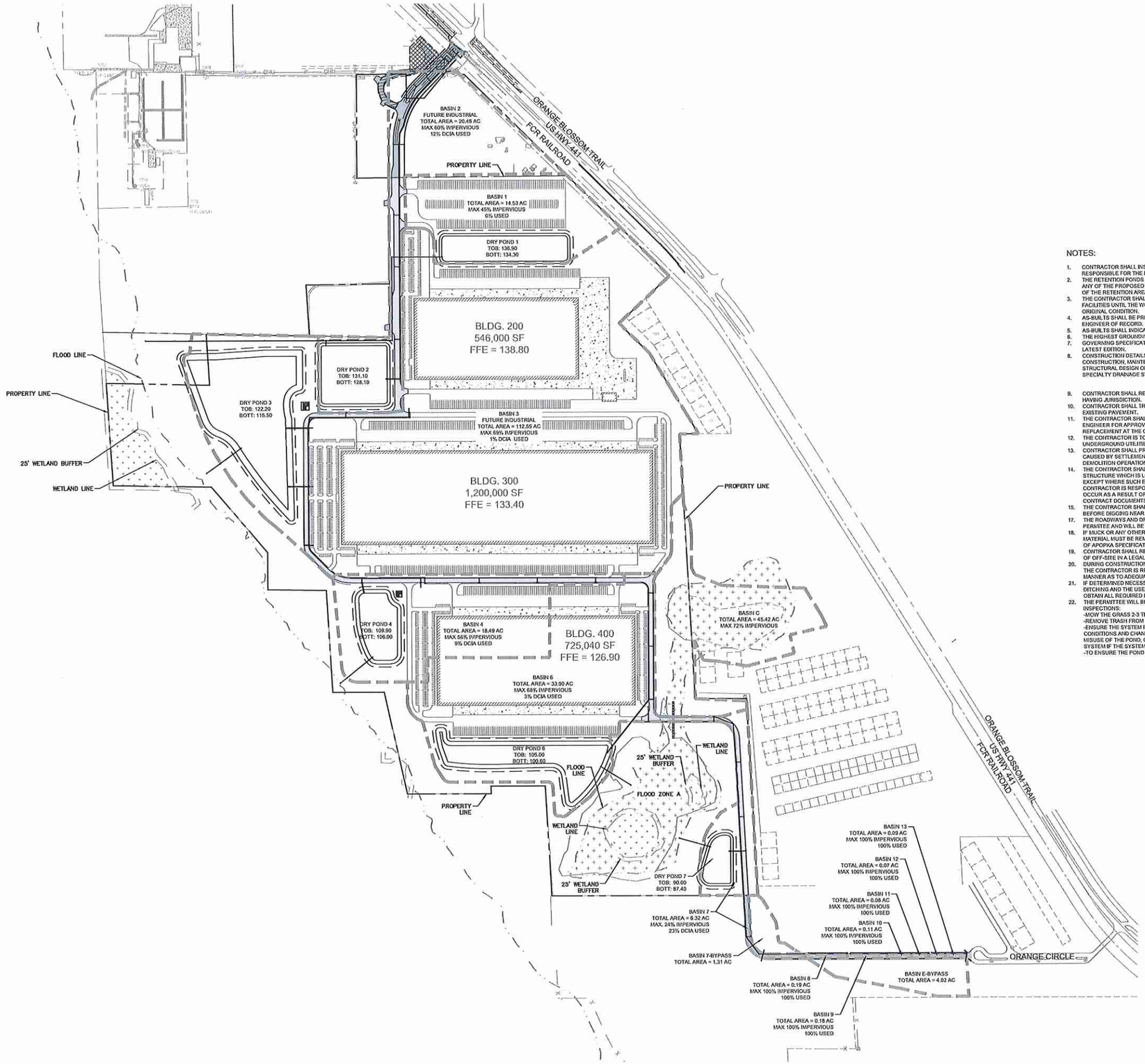

NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

LEGEND

BASIN LINE

NOTE

ALL DISTURBED AREAS TO BE STABILIZED
PER SHEET C-202

NOTES:

1. CONTRACTOR SHALL INSTALL TURBIDITY BARRIERS PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE AND INSPECTION OF SAID TURBIDITY BARRIERS TO ENSURE THEIR PROPER FUNCTION.
2. THE RETENTION PONDS SHALL BE THE FIRST ITEM CONSTRUCTED BEFORE THE BALANCE OF THE SITE IS CLEARED AND BEFORE ANY OF THE PROPOSED CONSTRUCTION BEGINS. SIDE SLOPES FOR THE RETENTION PONDS AND THE AREA ALONG THE BACK SIDE OF THE RETENTION AREA INCLUDING THE CONVEYANCE SWALES SHOULD BE IMMEDIATELY SODDED UPON COMPLETION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS AND RETENTION AND DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
4. AS-BUILTS SHALL BE PREPARED, SIGNED, SEALED AND DATED BY A REGISTERED LAND SURVEYOR AND SUBMITTED TO THE ENGINEER OF RECORD.
5. AS-BUILTS SHALL INDICATE ANY DEPARTURES FROM THE APPROVED PLANS DURING CONSTRUCTION.
6. THE HIGHEST GROUNDWATER WITHIN THE ROADWAY SHALL BE AT LEAST 12" BELOW THE CONCRETE BASE.
7. GOVERNING SPECIFICATIONS: STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION DESIGN STANDARD SPECIFICATIONS, LATEST EDITION.
8. CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF F.D.O.T. 'DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM' IS REFERRED TO FOR THE STRUCTURAL DESIGN OF DRAINAGE STRUCTURES SPECIFIED IN THESE PLANS, AS REFERENCED BY STANDARD INDEX. ALL SPECIALTY DRAINAGE STRUCTURES REQUIRE SEPARATE STRUCTURAL DESIGN, WHICH IS NOT INCLUDED IN THESE PLANS.
9. CONTRACTOR SHALL RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.
10. CONTRACTOR SHALL TRIM, TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
11. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS ON ALL PRECAST AND MANUFACTURED ITEMS TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS OF OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.
13. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATION.
14. THE CONTRACTOR SHALL NOT EXCAVATE, REMOVE, OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE, OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES, OR GRADING SECTIONS ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATION OR REMOVAL IS PROVIDED FOR IN THE CONTRACT, PLANS, OR SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
15. THE CONTRACTOR SHALL CALL (811) SUNSHINE STATE ONE CALL OF FLORIDA FOR FIELD LOCATIONS 2 BUSINESS DAYS BEFORE DIGGING NEAR UNDERGROUND UTILITIES.
17. THE ROADWAYS AND DRAINAGE SYSTEMS WITHIN THIS PROJECT WILL BE PRIVATELY OWNED AND MAINTAINED BY THE PERMITEE AND WILL BE RESPONSIBLE FOR OPERATING AND MAINTAINING THE STORM SEWER SYSTEM IN PERPETUITY.
18. IF MUCK OR ANY OTHER UNSUITABLE MATERIAL IS ENCOUNTERED IN THE TRENCH BED OF THE DRAINAGE PIPES THE MATERIAL MUST BE REMOVED AND BACKFILLED TO A DEPTH (MIN. 2' FEET) WHERE THE MINIMUM COMPACTION PER CITY OF APOPKA SPECIFICATIONS CAN BE OBTAINED.
19. CONTRACTOR SHALL REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF-SITE IN A LEGAL MANNER.
20. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.
21. IF DETERMINED NECESSARY, DEWATERING DURING EXCAVATING/BACKFILLING OPERATIONS MAY BE ACCOMPLISHED BY DITCHING AND THE USE OF SUMP PUMPS AND/OR OTHER METHODS (WELL POINTS), AS NECESSARY. CONTRACTOR TO OBTAIN ALL REQUIRED PERMITS FOR DEWATERING ACTIVITIES THAT MAY BE REQUIRED.
22. THE PERMITTEE WILL BE RESPONSIBLE FOR THE FOLLOWING STORMWATER MANAGEMENT SYSTEM MAINTENANCE AND INSPECTIONS:
    -MOW THE GRASS 2-3 TIMES PER MONTH
    -REMOVE TRASH FROM THE SYSTEM ABOUT ONCE EVERY 2-3 MONTHS
    -ENSURE THE SYSTEM IS INSPECTED WITH A FOCUS ON: THE POND FUNCTIONING AS PERMITTED; POND VEGETATION CONDITIONS AND CHANGE;POND EROSION, SETTLEMENT, CRACKING, AND STABILITY; EVIDENCE OF ENCROACHMENT AND MISUSE OF THE POND, CONDITION OF THE STRUCTURES. REPAIRS SHALL BE MADE TO THE STORMWATER MANAGEMENT SYSTEM IF THE SYSTEM IS NOT FUNCTIONING AS PERMITTED OR ANY OF THE PRECEDING ITEMS NEED ADDRESSING.
    -TO ENSURE THE POND FUNCTIONS PROPERLY, SEDIMENT SHALL BE REMOVED IF IT BUILDS UP MORE THAN 6" WITHIN THE POND

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MASTER DRAINAGE PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-500

Plotted By:Reum, Briana Sheet Set:APOPKA MDP Layout:C-500 MASTER DRAINAGE PLAN June 09, 2021 05:27:37pm K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-500 OVERALL PAVING GRADING AND DRAINAGE PLAN.dwg
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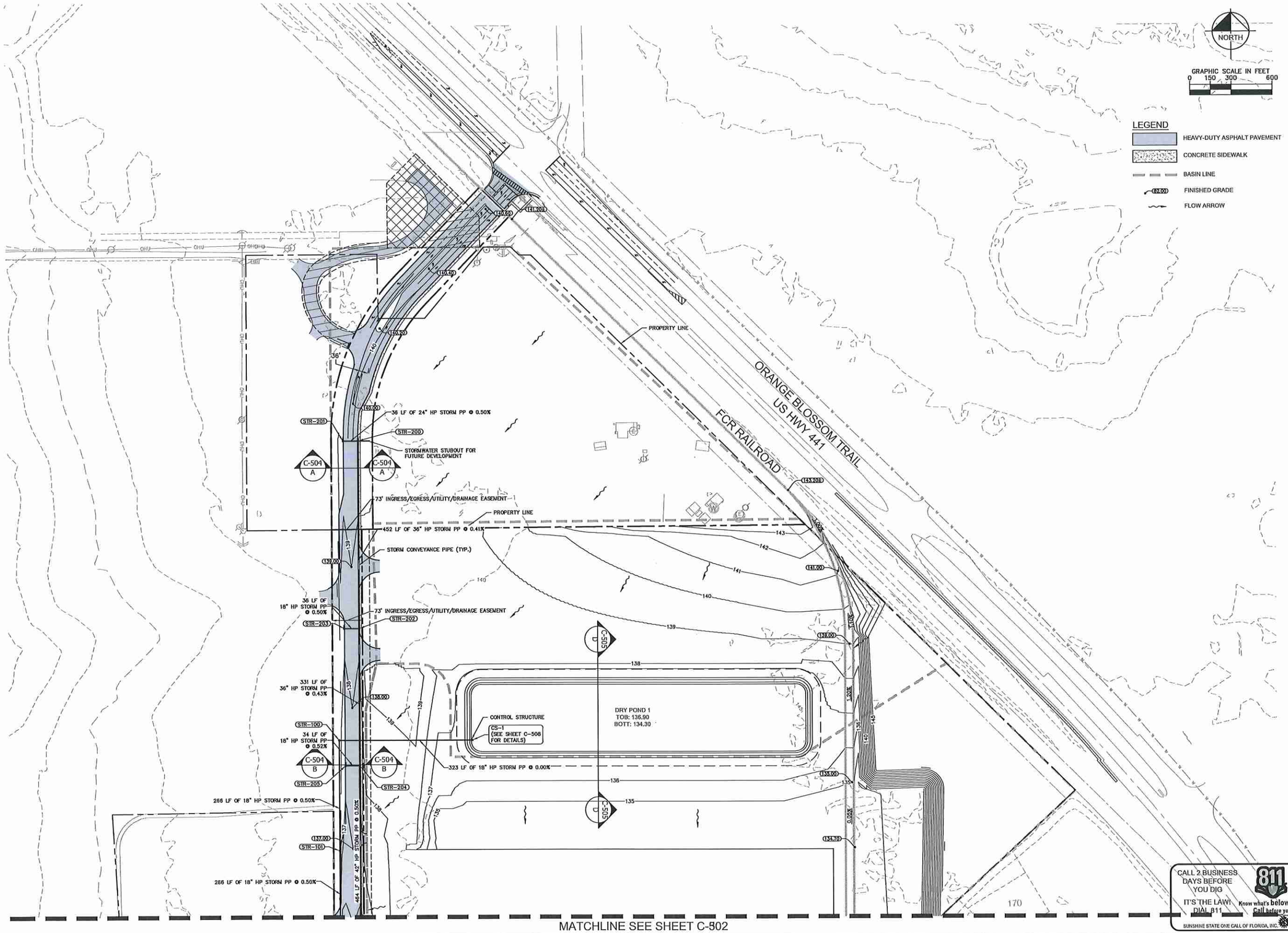

No.	REVISIONS	DATE	BY
1	REVISIONS PER CITY COMMENTS	4/25/2021	BTR

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DATE NOV. 2020
SCALE AS SHOWN
DESIGNED BY
DRAWN BY
CHECKED BY

PAVING GRADING AND DRAINAGE PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-501

Plotted By:Reum, Briana Sheet Set:APOPKA MDP Layout:C-501 PAVING GRADING AND DRAINAGE PLAN June 09, 2021 05:28:04pm K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-501 PAVING GRADING AND DRAINAGE PLAN.dwg
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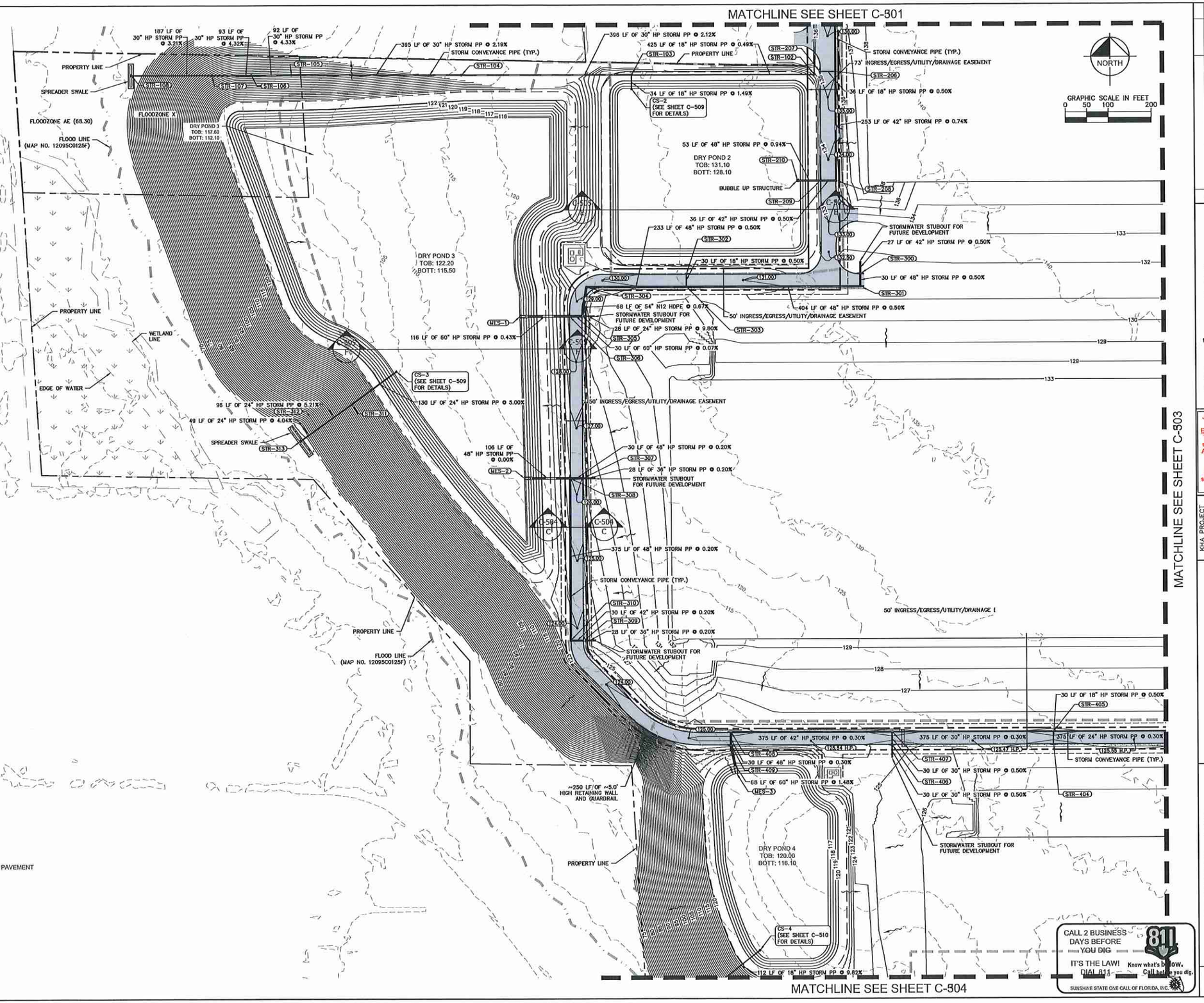

LEGEND

- HEAVY-DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- BASIN LINE
- (87.00) FINISHED GRADE
- FLOW ARROW

No.	REVISIONS	DATE	BY
1	REVISIONS PER CITY COMMENTS	2/25/2021	BTR

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PAVING GRADING AND DRAINAGE PLAN

APOPKA 429

PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC

APOPKA FL

SHEET NUMBER
C-502

Plotted By:Reum, Briana Sheet Set:APOPKA MDP Layout:C-502 PAVING GRADING AND DRAINAGE PLAN June 09, 2021 05:28:09am K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-501 PAVING GRADING AND DRAINAGE PLAN.dwg
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MATCHLINE SEE SHEET C-501

MATCHLINE SEE SHEET C-502

MATCHLINE SEE SHEET C-504

FUELING STATION ISLAND

5,000 SF DRIVE-THRU MAINT. SHOP

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

FLOOD LINE

FLOODZONE A

FLOODZONE X

FLOODZONE A

FLOOD LINE

375 LF OF 24" HP STORM PP @ 0.30%

(125.85 H.P.)

(125.52 H.P.)

(STR-403)

(STR-402)

(STR-401)

(STR-400)

(STR-600)

(STR-601)

30 LF OF 18" HP STORM PP @ 0.50%

30 LF OF 18" HP STORM PP @ 0.50%

30 LF OF 24" HP STORM PP @ 0.50%

~250 LF OF ~5.0' HIGH RETAINING WALL AND GUARDRAIL

345 LF OF 36" HP STORM PP @ 0.50%

(STR-602)

(STR-603)

30 LF OF 24" HP STORM PP @ 0.50%

50' INGRESS/EGRESS/UTILITY/DRAINAGE EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- HEAVY-DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- BASIN LINE
- FINISHED GRADE
- FLOW ARROW

CALL 2 BUSINESS DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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1	REVISIONS PER CITY COMMENTS	2/25/2021	BTR

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PAVING GRADING AND DRAINAGE PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC

APOPKA FL

SHEET NUMBER
C-503

Plotted By:Reum, Briana Sheet Set:APOPKA MDP Layout:C-503 PAVING GRADING AND DRAINAGE PLAN June 09, 2021 05:28:12pm K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-501 PAVING GRADING AND DRAINAGE PLAN.dwg
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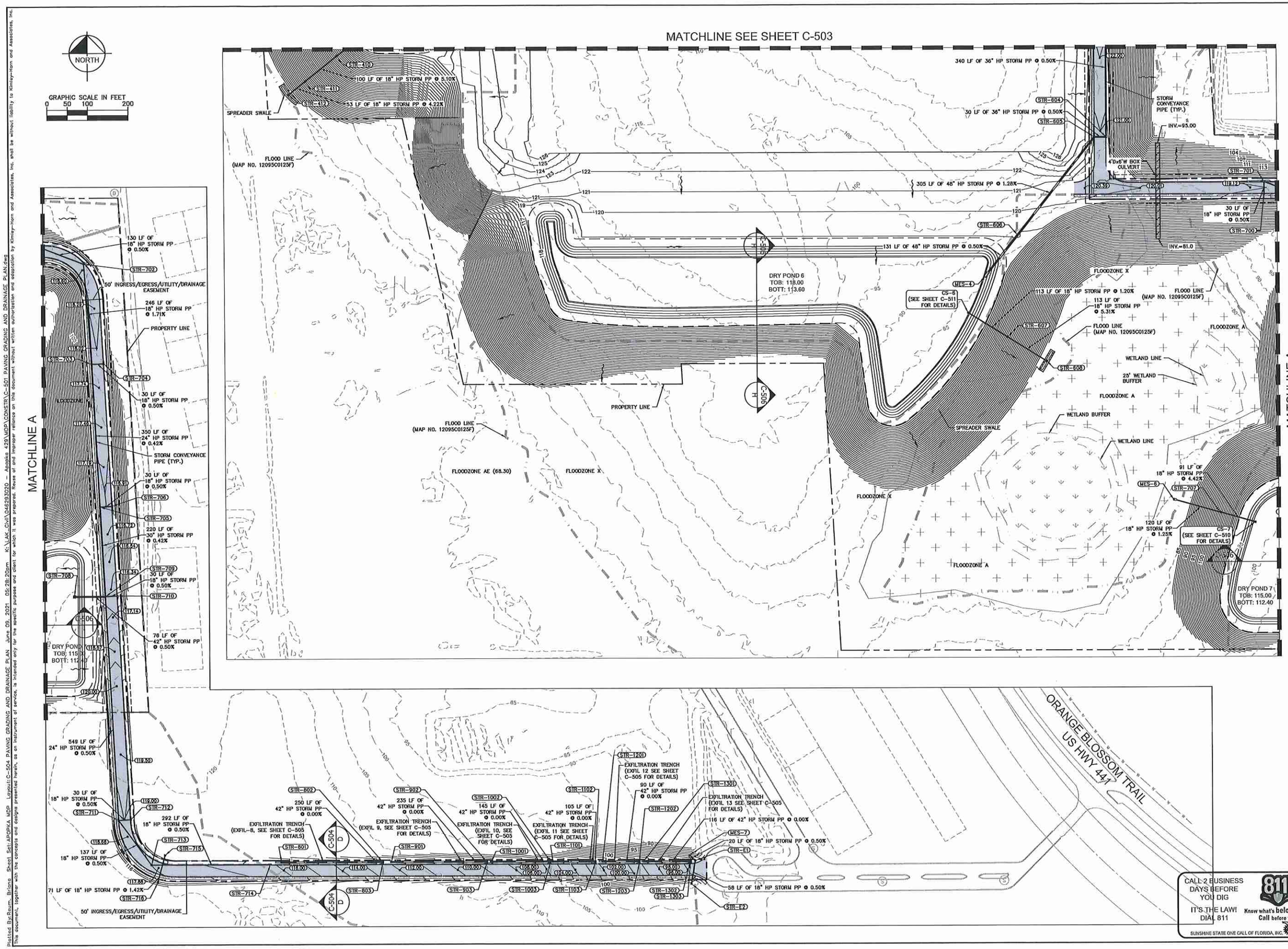

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1	REVISIONS PER CITY COMMENTS	2/25/2021	BTR

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APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-504

Plotted By:Reum, Briana Sheet Set:APOPKA MDP Layout:C-504 PAVING GRADING AND DRAINAGE PLAN June 09, 2021 05:28:20am K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-501 PAVING GRADING AND DRAINAGE PLAN.dwg
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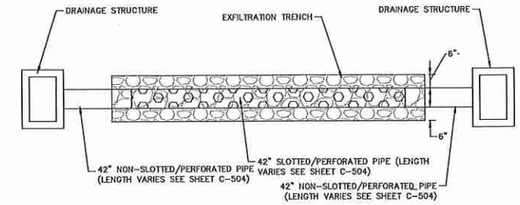
STRUCTURE:	DETAILS:
CS-1	TYPE 'C' INLET RIM: 135.90 INV: 133.75 (W)
CS-2	TYPE 'C' INLET RIM: 129.90 INV: 125.00 (N)
CS-6	TYPE 'C' INLET RIM: 116.40 INV: 95.65 (SE)
CS-7	TYPE 'C' INLET RIM: 113.90 INV: 94.00 (W)
STR-100	STORM MANHOLE RIM: 137.70 INV: 133.75 (E) INV: 133.75 (S)
STR-101	STORM MANHOLE RIM: 137.11 INV: 132.42 (N) INV: 132.42 (S)
STR-102	STORM MANHOLE RIM: 133.74 INV: 131.09 (N) INV: 128.09 (W)
STR-103	STORM MANHOLE RIM: 131.10 INV: 126.00 (E) INV: 120.00 (W) INV: 124.50 (S)
STR-104	STORM MANHOLE RIM: 119.27 INV: 111.60 (E) INV: 108.90 (W)
STR-105	STORM MANHOLE RIM: 107.62 INV: 100.26 (E) INV: 93.50 (W)
STR-106	STORM MANHOLE RIM: 107.25 INV: 89.50 (E) INV: 81.01 (W)
STR-107	STORM MANHOLE RIM: 102.45 INV: 77.00 (E) INV: 71.50 (W)
STR-108	TYPE 'E' INLET RIM: 70.00 INV: 65.50 (E)
STR-200	CURB INLET TYPE '5' – L RIM: 139.53 INV: 132.82 (W) INV: 132.86 (E) INV: 132.32 (S)
STR-201	CURB INLET TYPE '5' – L RIM: 139.53 INV: 133.00 (E)
STR-202	CURB INLET TYPE '5' – L RIM: 138.20 INV: 130.45 (N) INV: 130.00 (W) INV: 130.45 (S)
STR-203	CURB INLET TYPE '5' – L RIM: 138.20 INV: 130.18 (E)
STR-204	CURB INLET TYPE '5' – L RIM: 137.23 INV: 129.02 (N) INV: 128.10 (W) INV: 129.02 (S)
STR-205	CURB INLET TYPE '5' – R RIM: 137.28 INV: 128.28 (E)
STR-206	CURB INLET TYPE '5' – L RIM: 135.07 INV: 126.00 (W) INV: 126.70 (N) INV: 126.70 (S)

STRUCTURE:	DETAILS:
STR-207	CURB INLET TYPE '5' – R RIM: 135.07 INV: 126.18 (E)
STR-208	CURB INLET TYPE '5' – L RIM: 133.31 INV: 124.82 (N) INV: 123.32 (W)
STR-209	CURB INLET TYPE '5' – R RIM: 133.31 INV: 123.14 (E) INV: 122.50 (W)
STR-210	TYPE 'G' INLET RIM: 128.10 INV: 122.00 (E)
STR-300	CURB INLET TYPE '6' RIM: 131.08 INV: 123.79 (S) INV: 123.79 (N)
STR-301	CURB INLET TYPE '6' RIM: 131.08 INV: 123.64 (N) INV: 123.64 (W)
STR-302	CURB INLET TYPE '5' – R RIM: 130.31 INV: 126.77 (S)
STR-303	CURB INLET TYPE '5' – L RIM: 130.31 INV: 121.62 (E) INV: 126.62 (N) INV: 121.62 (W)
STR-304	STORM MANHOLE RIM: 129.48 INV: 120.45 (E) INV: 120.45 (S)
STR-305	CURB INLET TYPE '5' – L RIM: 128.39 INV: 118.99 (E) INV: 118.02 (W) INV: 120.00 (N)
STR-306	CURB INLET TYPE '5' – R RIM: 128.39 INV: 118.00 (E) INV: 116.00 (W)
STR-307	CURB INLET TYPE '5' – L RIM: 125.95 INV: 115.56 (E) INV: 115.56 (W)
STR-308	CURB INLET TYPE '5' – R RIM: 125.95 INV: 115.50 (S) INV: 115.50 (W) INV: 115.50 (E)
STR-309	CURB INLET TYPE '5' – L RIM: 123.52 INV: 116.31 (E) INV: 116.31 (W)
STR-310	CURB INLET TYPE '5' – R RIM: 123.52 INV: 116.25 (E) INV: 116.25 (N)
STR-400	CURB INLET TYPE '6' RIM: 124.80 INV: 120.80 (N)
STR-401	CURB INLET TYPE '6' RIM: 124.80 INV: 120.65 (S) INV: 120.65 (W)
STR-402	CURB INLET TYPE '6' RIM: 124.80 INV: 119.68 (N)
STR-403	CURB INLET TYPE '6' RIM: 124.80 INV: 119.53 (E) INV: 119.53 (W) INV: 119.53 (S)
STR-404	CURB INLET TYPE '6' RIM: 124.80 INV: 118.55 (N)

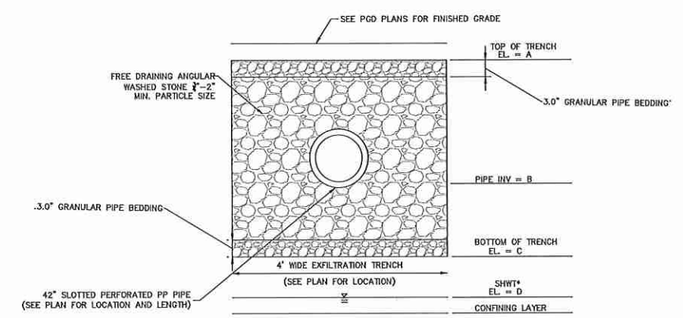
STRUCTURE:	DETAILS:
STR-405	CURB INLET TYPE '6' RIM: 124.80 INV: 118.40 (E) INV: 118.40 (W) INV: 118.40 (S)
STR-406	CURB INLET TYPE '6' RIM: 124.80 INV: 117.43 (S) INV: 117.43 (N)
STR-407	CURB INLET TYPE '6' RIM: 124.80 INV: 117.28 (E) INV: 117.28 (W) INV: 117.28 (S)
STR-408	CURB INLET TYPE '6' RIM: 124.80 INV: 116.15 (E) INV: 116.15 (S)
STR-409	CURB INLET TYPE '6' RIM: 124.80 INV: 116.08 (N) INV: 107.00 (S)
STR-600	CURB INLET TYPE '5' – R RIM: 124.42 INV: 117.70 (E)
STR-601	CURB INLET TYPE '5' – L RIM: 124.42 INV: 117.55 (W) INV: 117.55 (S)
STR-602	CURB INLET TYPE '5' – L RIM: 122.52 INV: 115.85 (N) INV: 115.85 (S) INV: 115.85 (W)
STR-603	CURB INLET TYPE '5' – R RIM: 122.52 INV: 116.00 (E)
STR-604	CURB INLET TYPE '5' – L RIM: 120.62 INV: 114.15 (N) INV: 114.15 (W)
STR-605	CURB INLET TYPE '5' – R RIM: 120.62 INV: 114.00 (E) INV: 113.90 (SW)
STR-606	STORM MANHOLE RIM: 119.07 INV: 110.00 (NE) INV: 99.96 (SW)
STR-607	STORM MANHOLE RIM: 102.45 INV: 80.00 (SE) INV: 94.30 (NW)
STR-608	TYPE 'E' INLET RIM: 77.50 INV: 74.00 (NW)
STR-700	CURB INLET TYPE '5' – R RIM: 118.72 INV: 114.50 (N)
STR-701	CURB INLET TYPE '5' – L RIM: 118.72 INV: 114.35 (S) INV: 114.35 (E)
STR-702	STORM MANHOLE RIM: 118.39 INV: 113.70 (W) INV: 113.70 (S)
STR-703	CURB INLET TYPE '5' – R RIM: 117.61 INV: 109.50 (N) INV: 109.50 (S) INV: 109.50 (E)
STR-704	CURB INLET TYPE '5' – L RIM: 117.61 INV: 109.65 (W)
STR-705	CURB INLET TYPE '6' RIM: 116.62 INV: 108.03 (N) INV: 108.03 (S) INV: 108.10 (E)

STRUCTURE:	DETAILS:
STR-706	CURB INLET TYPE '6' RIM: 116.62 INV: 108.25 (W)
STR-707	STORM MANHOLE RIM: 103.00 INV: 90.00 (E) INV: 82.40 (W)
STR-708	TYPE 'G' INLET RIM: 112.40 INV: 106.62 (E)
STR-709	CURB INLET TYPE '5' – L RIM: 116.03 INV: 107.11 (N) INV: 107.00 (W) INV: 107.10 (E) INV: 107.11 (S)
STR-710	CURB INLET TYPE '5' – R RIM: 116.03 INV: 107.25 (W)
STR-711	CURB INLET TYPE '5' – R RIM: 118.72 INV: 109.86 (E) INV: 109.86 (N) INV: 109.86 (SE)
STR-712	CURB INLET TYPE '5' – L RIM: 118.71 INV: 110.01 (W)
STR-713	STORM MANHOLE RIM: 118.00 INV: 110.54 (E) INV: 110.54 (NW)
STR-714	CURB INLET TYPE '5' – L RIM: 116.17 INV: 112.00 (W)
STR-715	TYPE 'C' INLET RIM: 116.72 INV: 108.14 (S)
STR-716	TYPE 'C' INLET RIM: 114.81 INV: 107.14 (N)
STR-801	STORM MANHOLE RIM: 115.79 INV: 106.64 (E)
STR-802	TYPE 'E' INLET RIM: 112.29 INV: 108.64 (W) INV: 106.64 (S)
STR-803	CURB INLET TYPE '5' – L RIM: 112.29 INV: 106.64 (N)
STR-901	STORM MANHOLE RIM: 112.00 INV: 103.64 (E)
STR-902	TYPE 'E' INLET RIM: 108.71 INV: 103.64 (W) INV: 103.64 (S)
STR-903	CURB INLET TYPE '5' – L RIM: 108.71 INV: 103.64 (N)
STR-1001	STORM MANHOLE RIM: 108.56 INV: 100.66 (E)
STR-1002	TYPE 'E' INLET RIM: 105.48 INV: 100.66 (W) INV: 100.66 (S)
STR-1003	CURB INLET TYPE '5' – L RIM: 105.48 INV: 100.66 (N)

STRUCTURE:	DETAILS:
STR-1101	STORM MANHOLE RIM: 105.30 INV: 97.04 (E)
STR-1102	TYPE 'E' INLET RIM: 102.28 INV: 97.04 (W) INV: 97.04 (S)
STR-1103	CURB INLET TYPE '5' – L RIM: 102.28 INV: 97.04 (N)
STR-1201	STORM MANHOLE RIM: 101.74 INV: 93.51 (E)
STR-1202	TYPE 'E' INLET RIM: 99.14 INV: 93.51 (W) INV: 93.51 (S)
STR-1203	CURB INLET TYPE '5' – L RIM: 99.14 INV: 93.51 (N)
STR-1301	STORM MANHOLE RIM: 98.84 INV: 89.80 (E)
STR-1302	TYPE 'E' INLET RIM: 95.50 INV: 89.80 (W) INV: 89.80 (S)
STR-1303	CURB INLET TYPE '5' – L RIM: 95.50 INV: 89.80 (N)
STR-E1	STORM MANHOLE RIM: 95.68 INV: 90.10 (S) INV: 90.10 (NW)
STR-E2	TYPE 'C' INLET RIM: 94.20 INV: 90.39 (N)



NOTES:
1. MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT INDEX 285.
2. FILTER FABRIC ALL FOUR (4) SIDES OF EXFILTRATION TRENCH WITH 12" OVERLAP AT TOP OF TRENCH.
3. SLOTS OR PERFORATIONS SHALL BE CONSTRUCTED BY THE PIPE MANUFACTURER AND NOT CUT AT THE PROJECT SITE. SLOTS OR PERFORATIONS SHALL MEET FDOT SPECIFICATIONS.



TYPICAL EXFILTRATION TRENCH DETAIL
NOT TO SCALE

*ASSUMED TO BE 0.1' ABOVE CONFINING LAYER

K-H

EXFIL 8	EXFIL 9	EXFIL 10
A = 110.39 FT	A = 107.39 FT	A =
B = 106.64 FT	B = 103.64 FT	B =
C = 105.64 FT	C = 102.64 FT	C =
D = 103.80 FT	D = 100.50 FT	D =

EXFIL 11	EXFIL 12	EXFIL 13
A = 100.78 FT	A = 97.26 FT	A =
B = 97.04 FT	B = 93.51 FT	B =
C = 96.34 FT	C = 92.61 FT	C =
D = 91.50 FT	D = 85.40 FT	D =

104.41 FT
100.66 FT
99.96 FT
97.60 FT

93.55 FT
89.80 FT
89.10 FT
84.00 FT

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811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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CHECKED BY ___

STRUCTURE TABLE DETAILS

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-505

Plotted By:Reum, Briana Sheet Set:APOPKA MDP Layout:C-505 STRUCTURE TABLE DETAILS June 09, 2021 05:28:20pm K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-501 PAVING GRADING AND DRAINAGE PLAN.dwg
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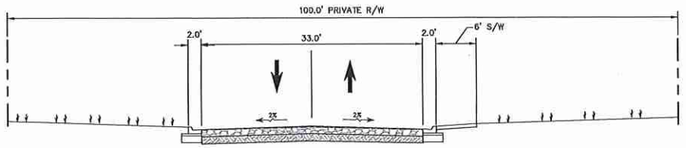
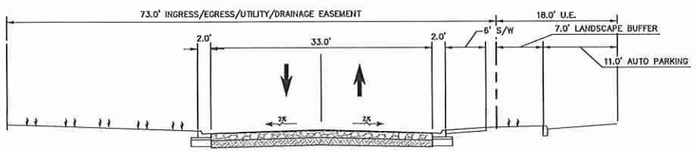
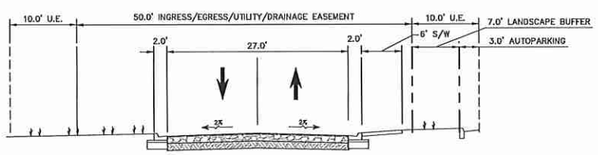


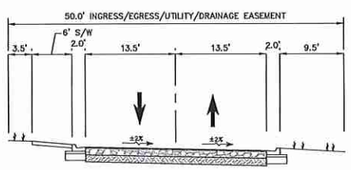
TYPICAL SECTION A-A
N.T.S.



TYPICAL SECTION B-B
N.T.S.



TYPICAL SECTION C-C
N.T.S.



TYPICAL SECTION D-D
N.T.S.

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IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

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DRIVEWAY PROFILES

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-506

Plotted By:Raum, Briana Sheet Set:APOPKA MDP Layout:C-506 DRIVEWAY PROFILES June 09, 2021 05:28:42pm K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-506 PAVING GRADING AND DRAINAGE DETAILS.dwg
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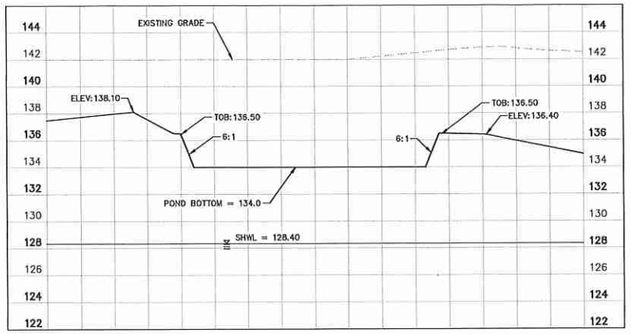
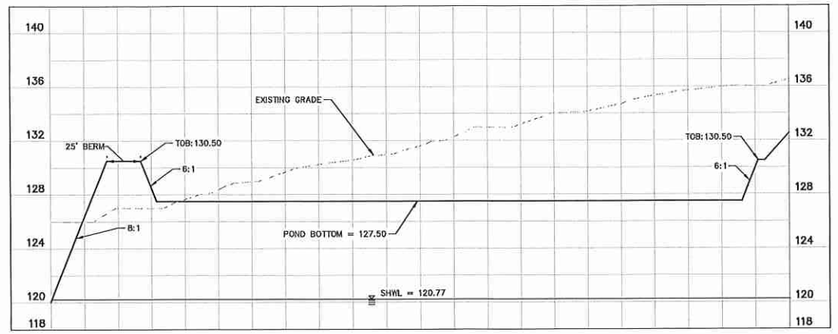


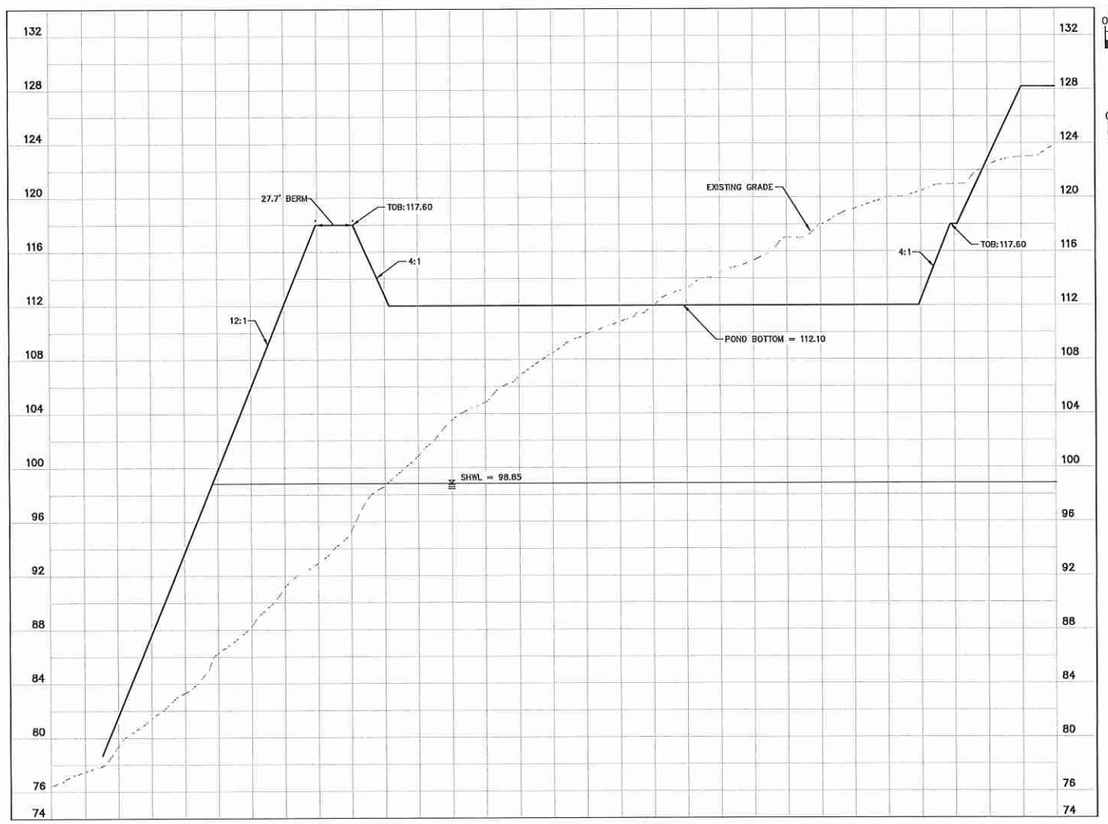
POND 1 - SECTION D



POND 2 - SECTION E

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

0 2.5 5 10
VERTICAL



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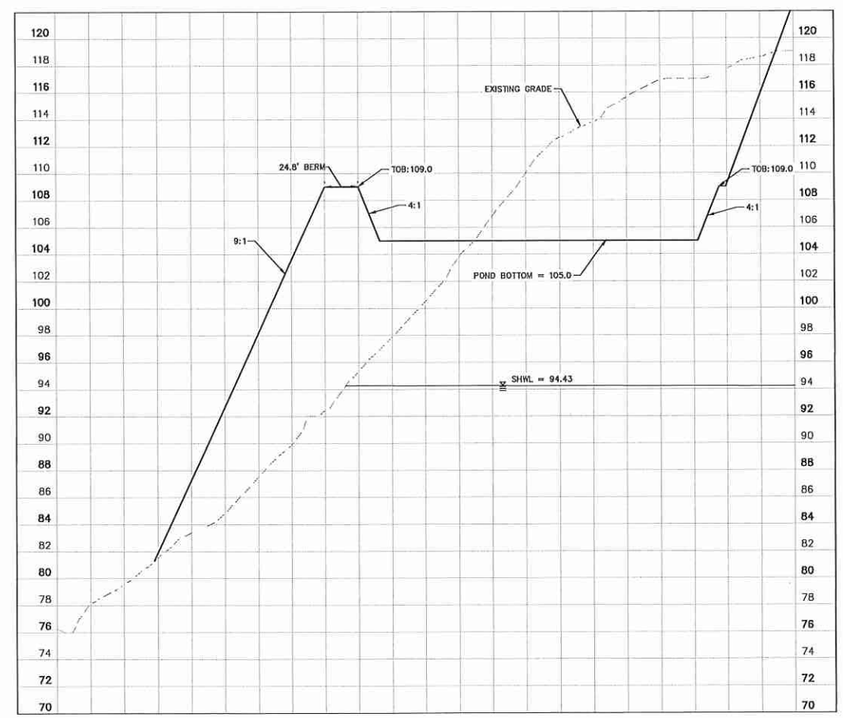

POND 4 - SECTION G

GRAPHIC SCALE IN FEET
0 25 50 100
HORIZONTAL

0 2.5 5 10
VERTICAL

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POND CROSS SECTIONS

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA

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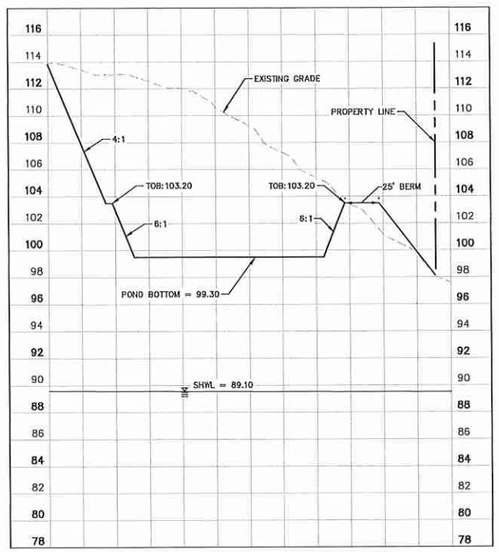
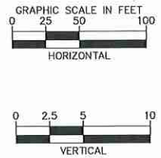
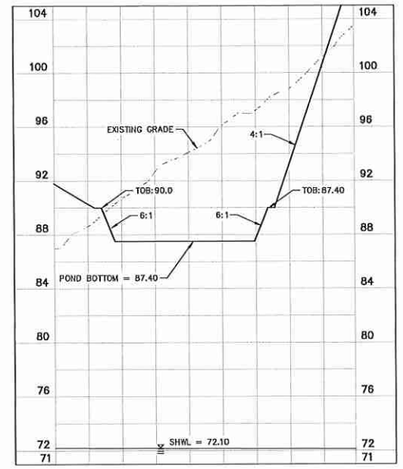


POND 6 - SECTION H





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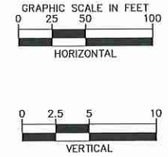

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POND CROSS SECTIONS

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC

APOPKA

SHEET NUMBER
C-508

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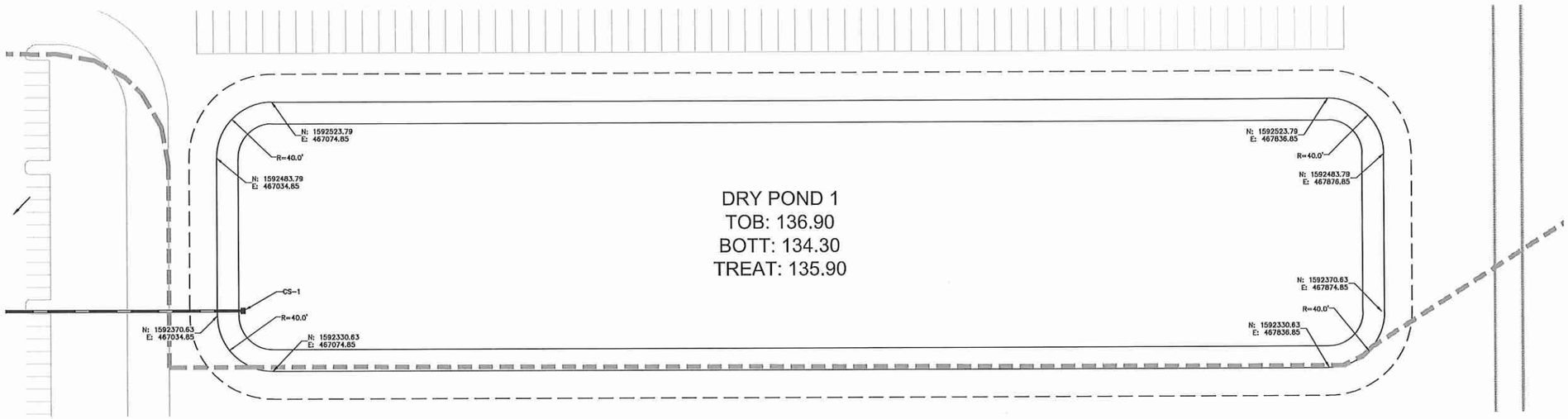
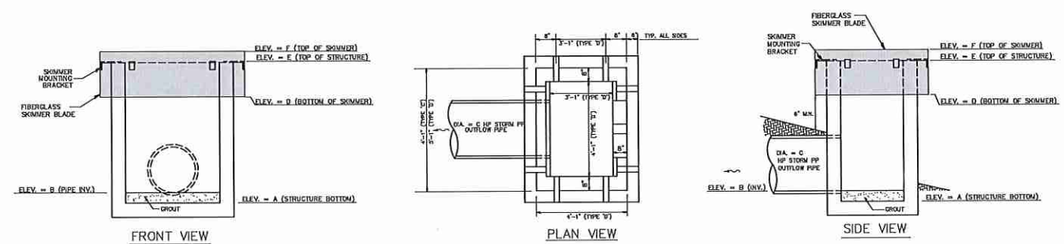


CS-1

A = 133.25 (FL)
B = 133.25 (FL)
C = 18.0 (ID)
D = 131.40 (FL)
E = 136.90 (FL)
F = 138.40 (FL)
STRUCTURE TYPE
TYPE 'D' INLET



CONTROL STRUCTURE
N.T.S.

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POND GEOMETRY AND DETAILS

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-509

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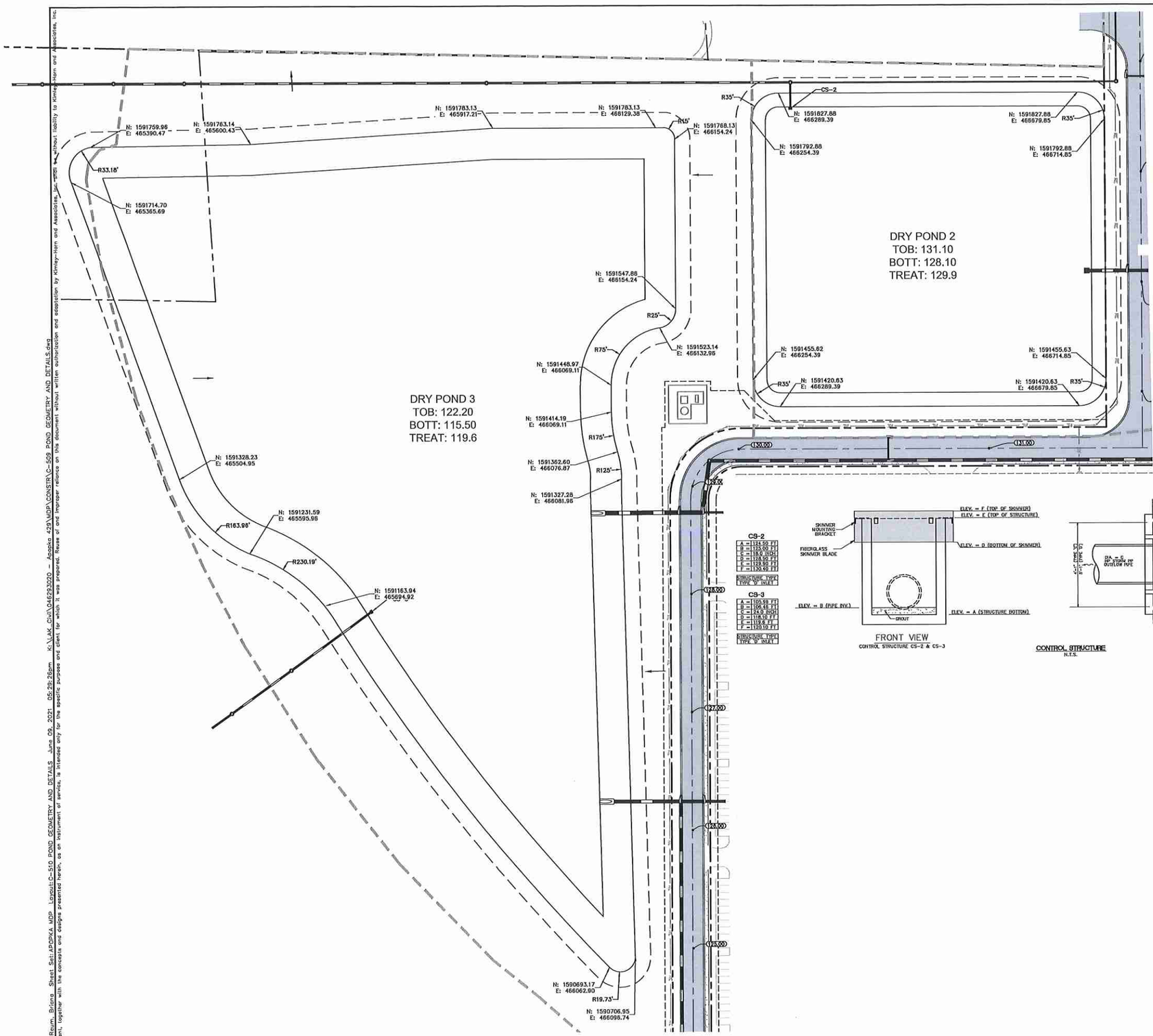
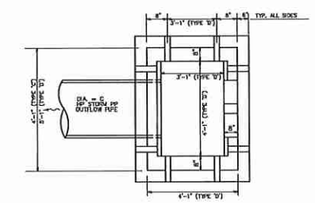


CS-2	
A =	124.50 FT
B =	123.00 FT
C =	18.0 INCH
D =	128.50 FT
E =	129.90 FT
F =	130.40 FT
STRUCTURE TYPE	TYPE 'D' INLET

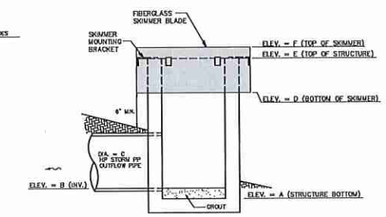
CS-3	
A =	105.98 FT
B =	106.48 FT
C =	24.0 INCH
D =	118.10 FT
E =	119.6 FT
F =	120.10 FT
STRUCTURE TYPE	TYPE 'D' INLET

FRONT VIEW
CONTROL STRUCTURE CS-2 & CS-3



PLAN VIEW

CONTROL STRUCTURE
N.T.S.



SIDE VIEW

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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POND GEOMETRY AND DETAILS

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-510

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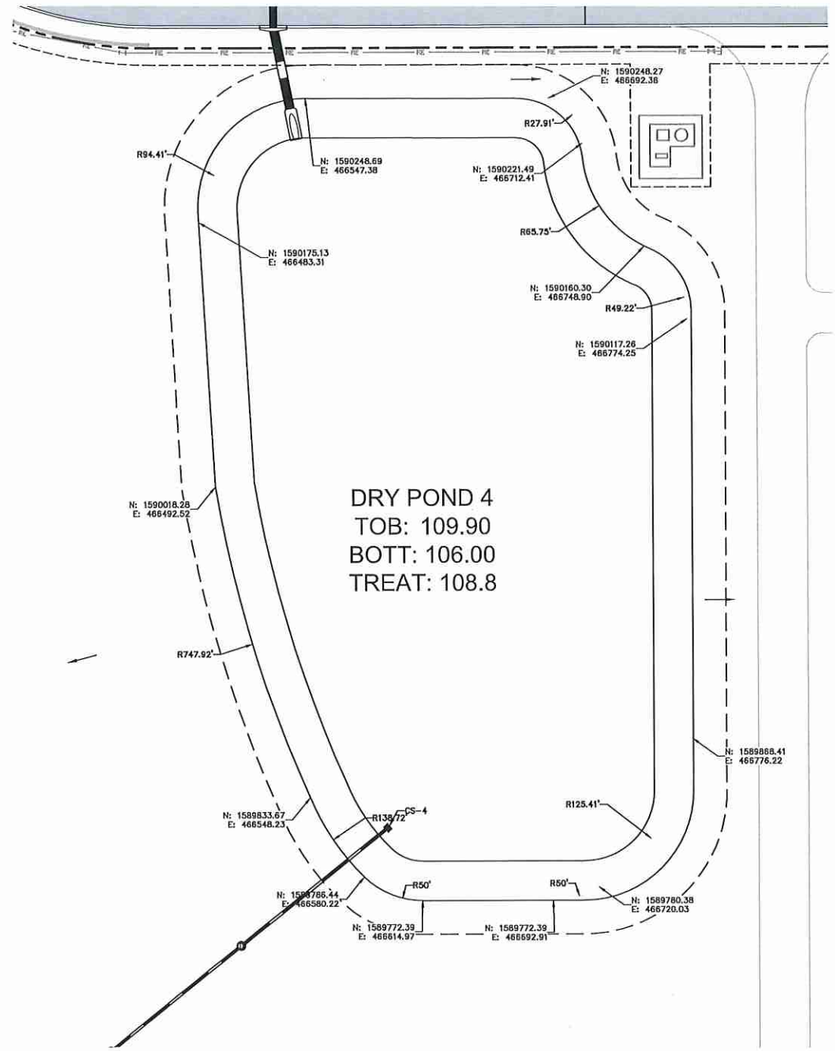
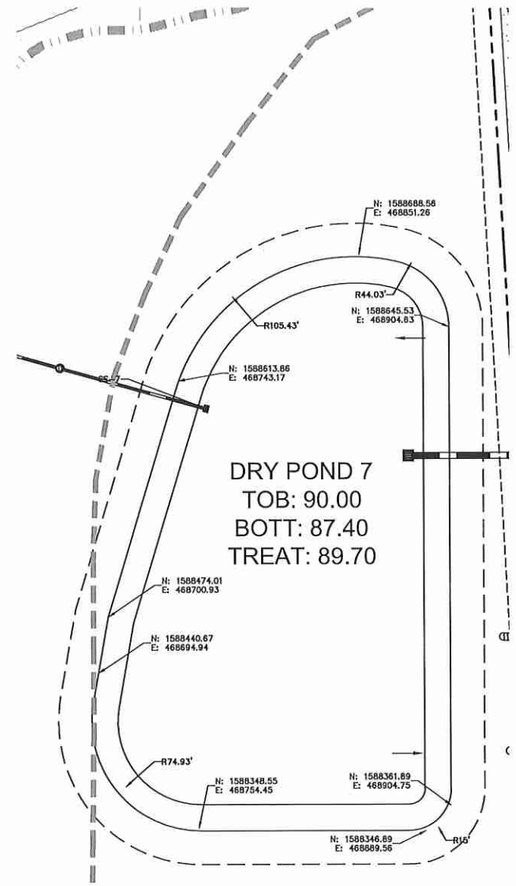


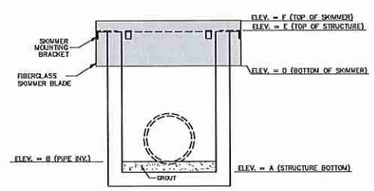


NORTH

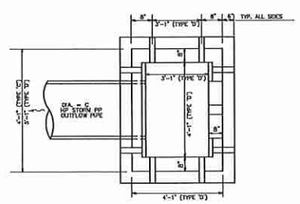
GRAPHIC SCALE IN FEET
0 20 40 80

CS-4	
A =	98.40 FT
B =	98.90 FT
C =	118.0 (NOM)
D =	117.40 FT
E =	118.20 FT
F =	119.20 FT
STRUCTURE TYPE TYPE 'V' INLET	

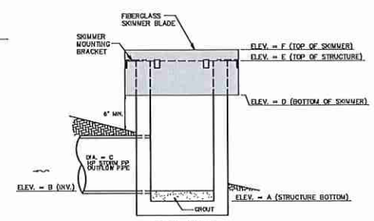
CS-7	
A =	81.90 FT
B =	82.40 FT
C =	118.0 (NOM)
D =	112.40 FT
E =	113.90 FT
F =	114.40 FT
STRUCTURE TYPE TYPE 'V' INLET	



FRONT VIEW
CONTROL STRUCTURE CS-4 & CS-7



PLAN VIEW



SIDE VIEW

CONTROL STRUCTURE
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POND GEOMETRY AND DETAILS

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-511

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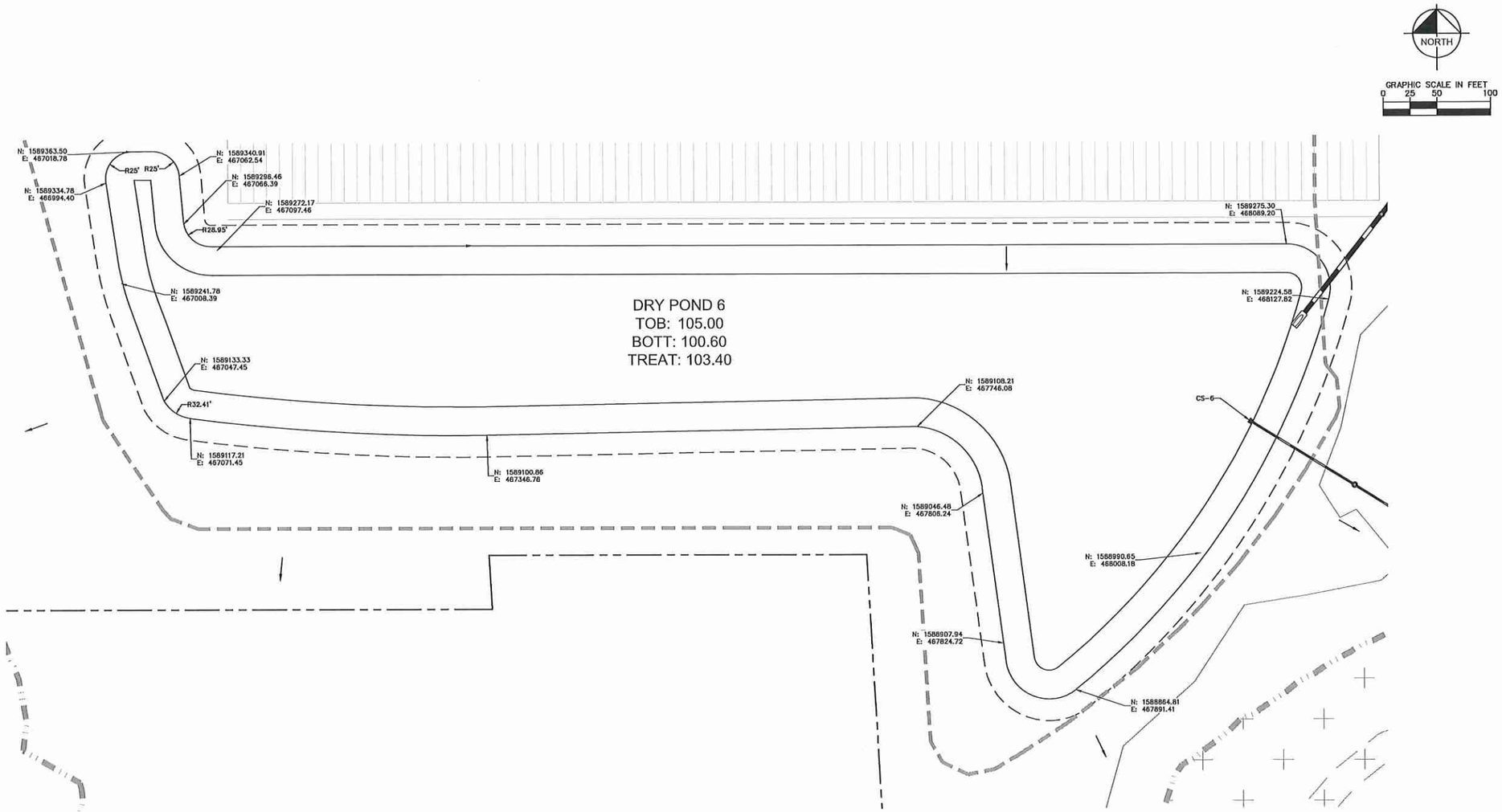
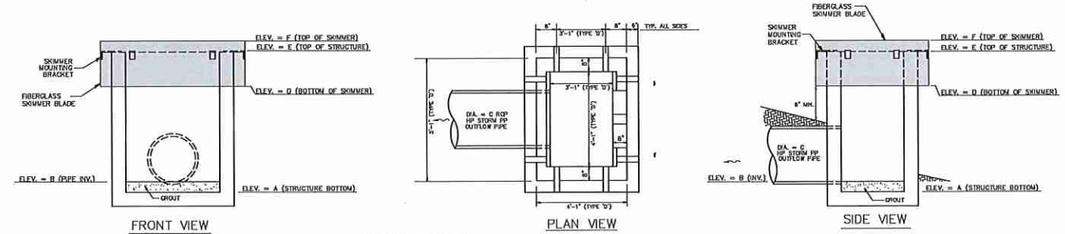


CS-6

A =	93.60 FT
B =	94.30 FT
C =	18.0 INCH
D =	114.90 FT
E =	116.40 FT
F =	116.90 FT

STRUCTURE TYPE
TYPE 'D' INLET



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APOPKA 429
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C-512

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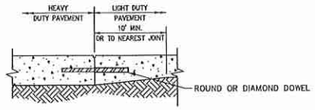
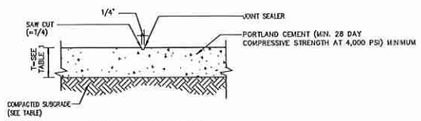
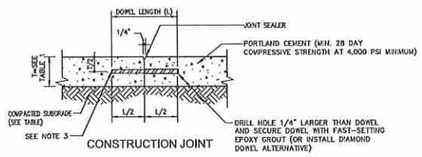


HEAVY DUTY TO LIGHT DUTY PAVEMENT TRANSITION
(AT CONSTRUCTION JOINTS ONLY)



CONTRACTION JOINT



CONSTRUCTION JOINT

CONCRETE PAVING DETAILS
NOT TO SCALE

NOTE:

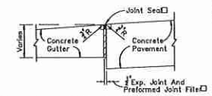
1. ALL EXTERIOR CONCRETE PAVEMENT SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AND SURFACE SHALL HAVE A BROOM FINISH.
2. CONCRETE JOINTS FOR CONSTRUCTION OF CONTRACTION JOINTS SHALL BE ON A 15' MAXIMUM GRID AND CENTERED BETWEEN THE DOCK DOORS.
3. ALL JOINTS SHALL BE DOWELED AND SEALED IN ACCORDANCE WITH ACI 330.2R-17. DOWEL BASKETS SHALL BE USED FOR DOWEL SUPPORT IN ACCORDANCE WITH ACI 330.2R-17 OR DIAMOND DOWELLS INSTALLED IN ACCORDANCE WITH ACI 330.2R-17 ARE AN APPROVED ALTERNATIVE. REFER TO TABLE 2 FOR DIAMOND DOWEL SIZE AND SPACING.
4. CONTRACTOR TO REFER TO ACI 330R-08 FOR COORDINATION OF PAVEMENT JOINT LAYOUT AND DRAINAGE STRUCTURES. CONTRACTOR TO REFER TO APPENDIX C OF ACI 330R-08 FOR PAVEMENT JOINTING AND DESIGN FEATURE DETAILS.
5. IRREGULAR SHAPED SLAB PANELS MAY REQUIRE REINFORCEMENT.

RIGID PAVEMENT SPECIFICATIONS TABLE 1	
MATERIAL	MIN. THICKNESS (INCHES) HEAVY DUTY
PORTLAND CEMENT (CONCRETE 28 DAY COMP. STRENGTH 4,000 PSI MINIMUM)	8
A-3 SUBGRADE COMPACTED TO 98% OF THE ASTM D-1557 MAX DRY DENSITY (LBR-40)*	12

* MINIMUM VALUE OF LBR 20 WHERE NO CONSTRUCTION EQUIPMENT WILL ACCESS SUBGRADE AREAS DURING PAVEMENT CONSTRUCTION

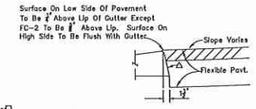
DOWEL SIZE AND SPACING AT JOINTS TABLE 2				
PAVEMENT DEPTH	DIAMOND DOWEL DIMENSIONS CONSTRUCTION JOINT	DIAMOND DOWEL SPACING (CENTER-TO-CENTER)	ROUND DOWEL DIMENSIONS CONSTRUCTION JOINT	ROUND DOWEL SPACING (CENTER-TO-CENTER)
5 to <6 INCHES	1/4" X 4-1/2" X 4-1/2"	18"	3/4" X 10"	12"
6 to <8 INCHES	3/8" X 4-1/2" X 4-1/2"	18"	1" X 13"	12"

* DOWEL SIZE AND SPACING PER TABLE 4.6.2.1 AND TABLE 4.6.3 OF ACI 330.2R-17



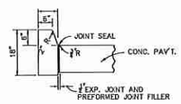
□ Applies to both high and low sides of pavement, low side shown.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT

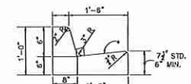


△ Applies to both high and low sides of pavement, low side shown.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT



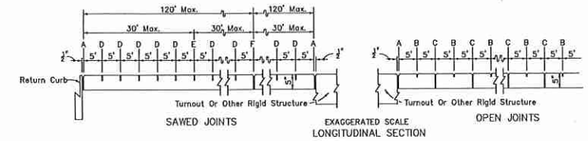
TYPE D
NOT TO SCALE



SURFACE ON LOW SIDE OF PAVEMENT TO BE 1/4" ABOVE LIP OF GUTTER EXCEPT FC-2 TO BE 1/8" ABOVE LIP. SURFACE ON HIGH SIDE TO BE FLUSH WITH GUTTER.

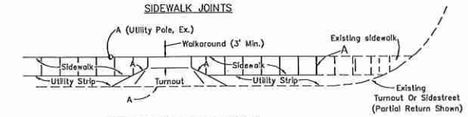
*NOTE: WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

TYPE F CURB
NOT TO SCALE



SAWED JOINTS — EXAGGERATED SCALE LONGITUDINAL SECTION — OPEN JOINTS

SIDEWALK JOINTS



SIDEWALK WITH UTILITY STRIP

JOINT LEGEND

- EXPANSION JOINTS (PREFORMED JOINT FILLER)
- DUMMY JOINTS, TOOLED
- FORMED OPEN JOINTS
- SAW CUT JOINTS, 1/4" DEEP (96 HOUR) MAX. 5' CENTERS
- SAW CUT JOINTS, 1/4" DEEP (12 HOUR) MAX. 30' CENTERS
- EXPANSION JOINT WHEN RUN OF SIDEWALK EXCEEDS 120'
- COLD JOINT WITH BOND BREAKER, TOOLED

FOOTNOTES:

ALL 1/2" JOINTS SHALL BE CONSTRUCTED WITH PREFORMED JOINT FILLER.

* 1/8" OPEN JOINTS PLACED AT EQUAL (20' MAX.) INTERVALS FOR DRIVEWAYS OVER 20' WIDE. JOINTS IN CURB AND GUTTER TO MATCH JOINTS IN DRIVEWAYS.

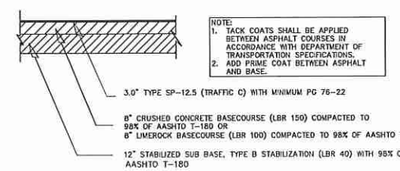
◊ DRIVEWAYS (6" CONCRETE) SHALL BE OF A UNIFORM WIDTH (W) AS SHOWN ON SHT. P-1.

GENERAL NOTES

SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD SPECIFICATION NO. 522 EXCEPT FOR CURB CUT RAMP RUNS WHICH SHALL BE FINISHED IN ACCORDANCE WITH INDEX NO. 304.

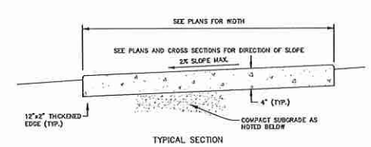
BOND BREAKER MATERIAL CAN BE ANY IMPERMEABLE COATED OR SHEET MEMBRANE OR PREFORMED MATERIAL HAVING A THICKNESS OF NOT LESS THAN 6 MILS NOR MORE THAN 1/2".

CONCRETE SIDEWALK DETAIL
NTS



NOTE:
1. TACK COATS SHALL BE APPLIED BETWEEN ASPHALT COURSES IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
2. ADD PRIME COAT BETWEEN ASPHALT AND BASE.

LOOP ROAD HEAVY DUTY PAVEMENT SECTION
N.T.S.



TYPICAL SECTION

NOTES:

1. PROVIDE EXPANSION JOINTS BETWEEN SIDEWALK AND CURB OR AT ANY OTHER RIGID STRUCTURE.
2. EXPANSION JOINTS SHALL BE PROVIDED AT 120 FT. MAXIMUM SPACING.
3. ULTIMATE COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 3,000 P.S.I. @ 28 DAYS FOR SIDEWALKS.
4. MINIMUM THICKNESS OF GUARDHOUSE SLAB AND BUS SHELTER SLAB SHALL BE 6". ALL OTHER SIDEWALKS TO BE 4".
5. FOR SIDEWALKS OR DRIVEWAYS WITHIN R.O.W., COMPACT SUBGRADE TO 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM1557. COMPACTION OUTSIDE R.O.W. MAY BE 95% OF MAXIMUM DENSITY.

ON-SITE CONCRETE SIDEWALK DETAIL
NOT TO SCALE

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No.	REVISIONS PER CITY COMMENTS	DATE	BY
1		2/25/2021	BTR

REVISIONS

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116 SOUTH KENTUCKY AVE, LAKELAND, FL 33801
PHONE: 863-701-8702
WWW.KIMLEY-HORN.COM CA 00000696

Jason A. Lewis, PE State of Florida, Professional Engineer, License No. 62572
This item has been digitally signed and sealed by Jason A. Lewis, PE on 06/09/2021. Printed Copies of this document are not considered signed and the signature must be verified on any electronic copies.

KHA PROJECT 046293020
DATE NOV. 2020
SCALE AS SHOWN
DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

CONSTRUCTION DETAILS

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
C-513

Plotted By:Reum, Briana Sheet Set:APOPKA MDP Layout:C-513 CONSTRUCTION DETAILS June 09, 2021 05:29:41pm K:\LAK_Civil\046293020 - Apopka 429\MDP\CONSTR\C-513 CONSTRUCTION DETAILS.dwg
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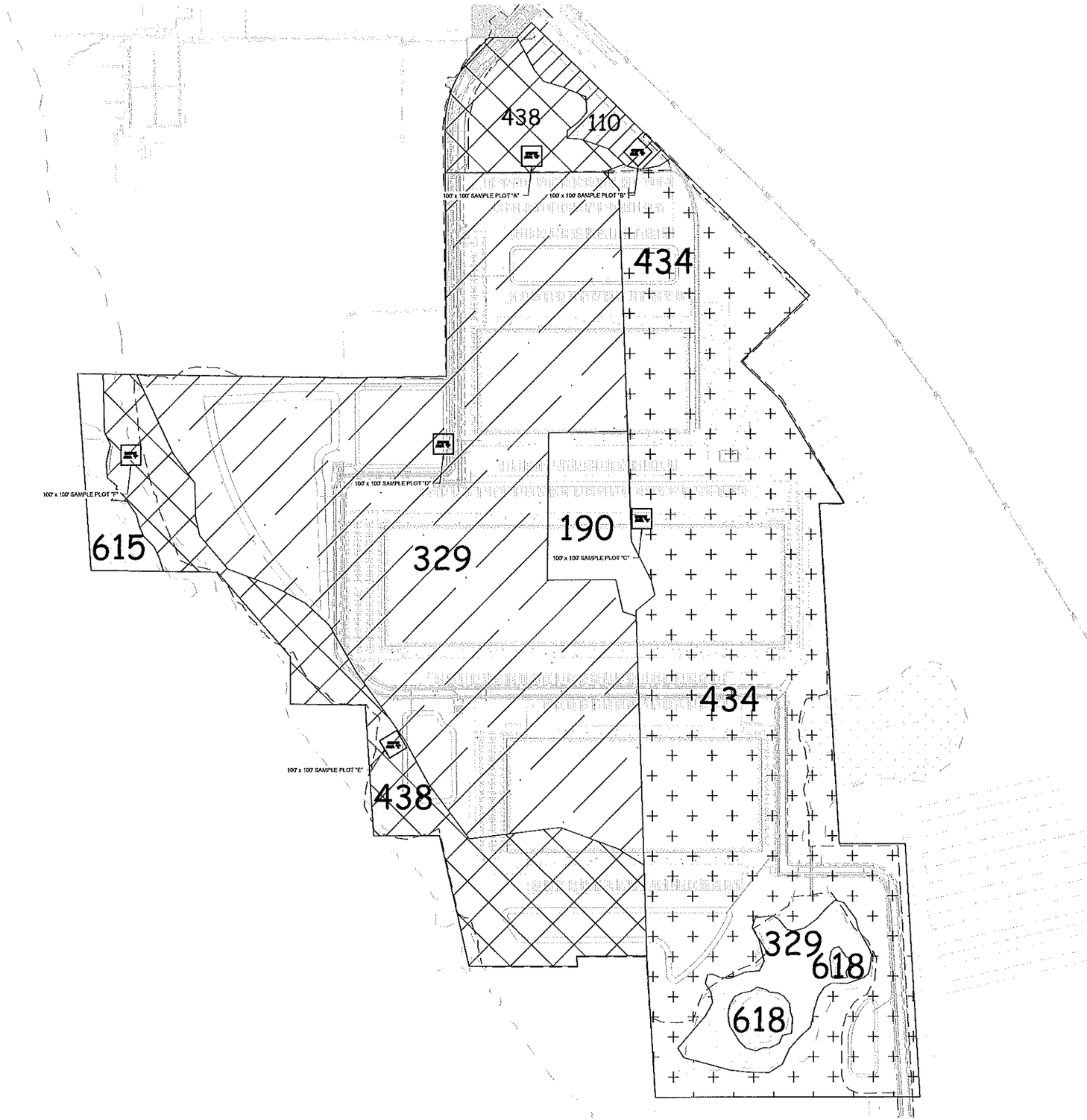

SYMBOL KEY

- BIOME 110: 150,520 SF
- BIOME 438: 1,645,539 SF
- BIOME 434: 4,106,639 SF
- BIOME 329: 4,487,693 SF

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

TREE MITIGATION CALCULATIONS

100' X 100' SAMPLE PLOT (10,000 SF)	QTY OF TREES	QTY OF INCHES
Sample Area "A" (BIOME 438)	13	191
Sample Area "B" (BIOME 110)	21	144
Sample Area "C" (BIOME 434)	7	62
Sample Area "D" (BIOME 329)	15	57
Sample Area "E" (BIOME 438)	13	95
Sample Area "F" (BIOME 438)	8	76
TOTAL	77	625

AVERAGE QTY TREES PER 10,000 SF	13
AVERAGE QTY INCHES PER 10,000 SF	104
Total Disturbed Area: BIOME 438 (Sample Areas 'A', 'E', 'F') - 1,153,491 SF	APPROXIMATE TREES REMOVED: 3,910 APPROXIMATE TOTAL INCHES REMOVED: 41,630"
Total Preserved Area: BIOME 438 (Sample Areas 'A', 'E', 'F') - 492,048 SF	APPROXIMATE TREES PRESERVED: 1,666 APPROXIMATE TOTAL INCHES PRESERVED: 12,368"
Total Disturbed Area: BIOME 110 (Sample Area 'B') - 0 SF	APPROXIMATE TREES REMOVED: 0 APPROXIMATE TOTAL INCHES REMOVED: 0"
Total Preserved Area: BIOME 110 (Sample Area 'B') - 150,520 SF	APPROXIMATE TREES PRESERVED: 315 APPROXIMATE TOTAL INCHES PRESERVED: 2,160"
Total Disturbed Area: BIOME 434 (Sample Area 'C') - 3,704,172 SF	APPROXIMATE TREES REMOVED: 2,590 APPROXIMATE TOTAL INCHES REMOVED: 22,940"
Total Preserved Area: BIOME 434 (Sample Area 'C') - 404,467 SF	APPROXIMATE TREES PRESERVED: 280 APPROXIMATE TOTAL INCHES PRESERVED: 2,480"
Total Disturbed Area: BIOME 329 (Sample Area 'D') - 4,487,693 SF	APPROXIMATE TREES REMOVED: 6,720 APPROXIMATE TOTAL INCHES REMOVED: 25,536"
Total Preserved Area: BIOME 329 (Sample Area 'D') - 0 SF	APPROXIMATE TREES PRESERVED: 0 APPROXIMATE TOTAL INCHES PRESERVED: 0"

NOTE: INVASIVE TREES ARE EXCLUDED FROM ALL MITIGATION CALCULATIONS.

Tree Canopy Retention Calculations

Per Table 5.3.7.B.2.C of the City of Apopka LDC

Total Development Site Area	Total Existing Tree Canopy Coverage Area	Minimum Required Tree Canopy Retention % (I-1 ZONE DISTRICT)	Minimum Required Tree Canopy Area (I-1 ZONE DISTRICT)	Total Retained Canopy Coverage %	Total Retained Canopy Coverage SF
10,744,480 SF	8,595,562 SF (80%)	4%	343,823 SF	19%	1,675,235 SF

Specimen Tree Calculations

Per City of Apopka LDC

Total Specimen Trees	Total Specimen Tree Inches	Total Specimen Trees Removed	Total Specimen Inches Removed	Total Specimen Trees Preserved	Total Specimen Inches Preserved
304	9539	235	7348	69	2191

NOTES:
1. REFER TO SHEET TM-6 FOR TREE DATA TABLES.
2. REFER TO SHEET TM-7 FOR TREE MITIGATION SPECIFICATIONS AND DETAILS.
3. PER COORDINATION WITH CITY OF APOPKA STAFF, CALCULATIONS PROVIDED ABOVE ARE UTILIZED TO MEET THE REQUIREMENTS OF A FULL TREE SURVEY.

Digitally signed by Christopher D Cianfaglione
Date: 2021.03.03 '10:14:21 -05'00'

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WWW.KIMLEY-HORN.COM CA 00000696

REGISTERED LANDSCAPE ARCHITECT CERTIFICATE NO. LA666 STATE OF FLORIDA CHRISTOPHER D. CIANFAGLIONE

DATE: 3/2/2021

KHA PROJECT 046293020
DATE MARCH 2021
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY CDC

BIOME AND SAMPLE PLOT MAP

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
TM-0

Plotted By:Dunn, Matt Sheet Set:046293020 - APOPKA 429 Layout:TM-0 March 02, 2021 11:40:07am K:\SAR_LIBG\046293020 - Apopka 0871\CAD\PlanSheets\TREE MITIGATION PLANS.dwg
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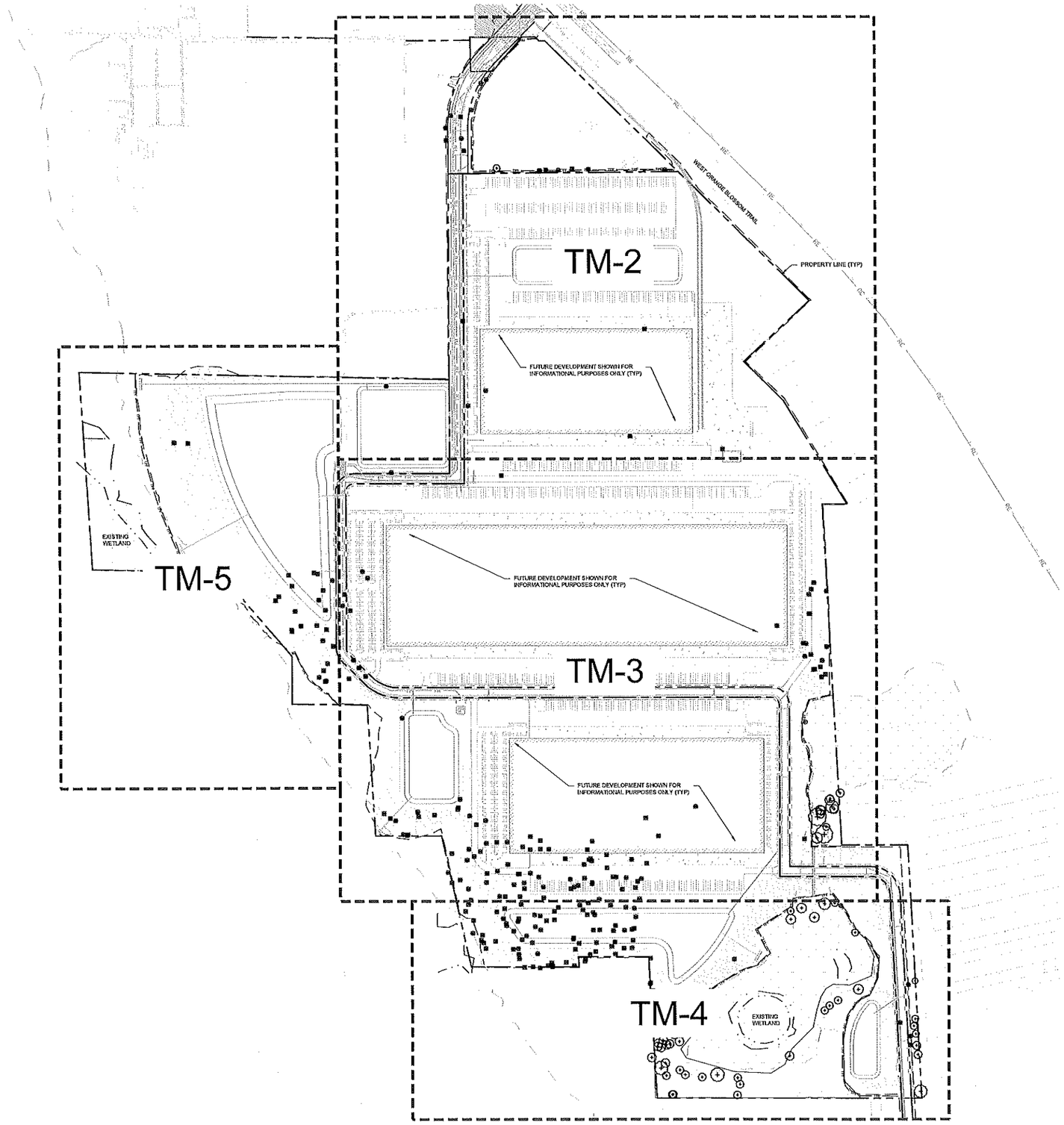

NORTH

GRAPHIC SCALE IN FEET
0 125 250 500

SYMBOL KEY

- SPECIMEN TREE TO BE PRESERVED
- SPECIMEN TREE TO BE REMOVED
- —— TP —— TREE PROTECTION FENCING

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FL LICENSE NUMBER 6667207
DATE: 3/2/2021

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DATE MARCH 2021
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OVERALL TREE MITIGATION PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
TM-1

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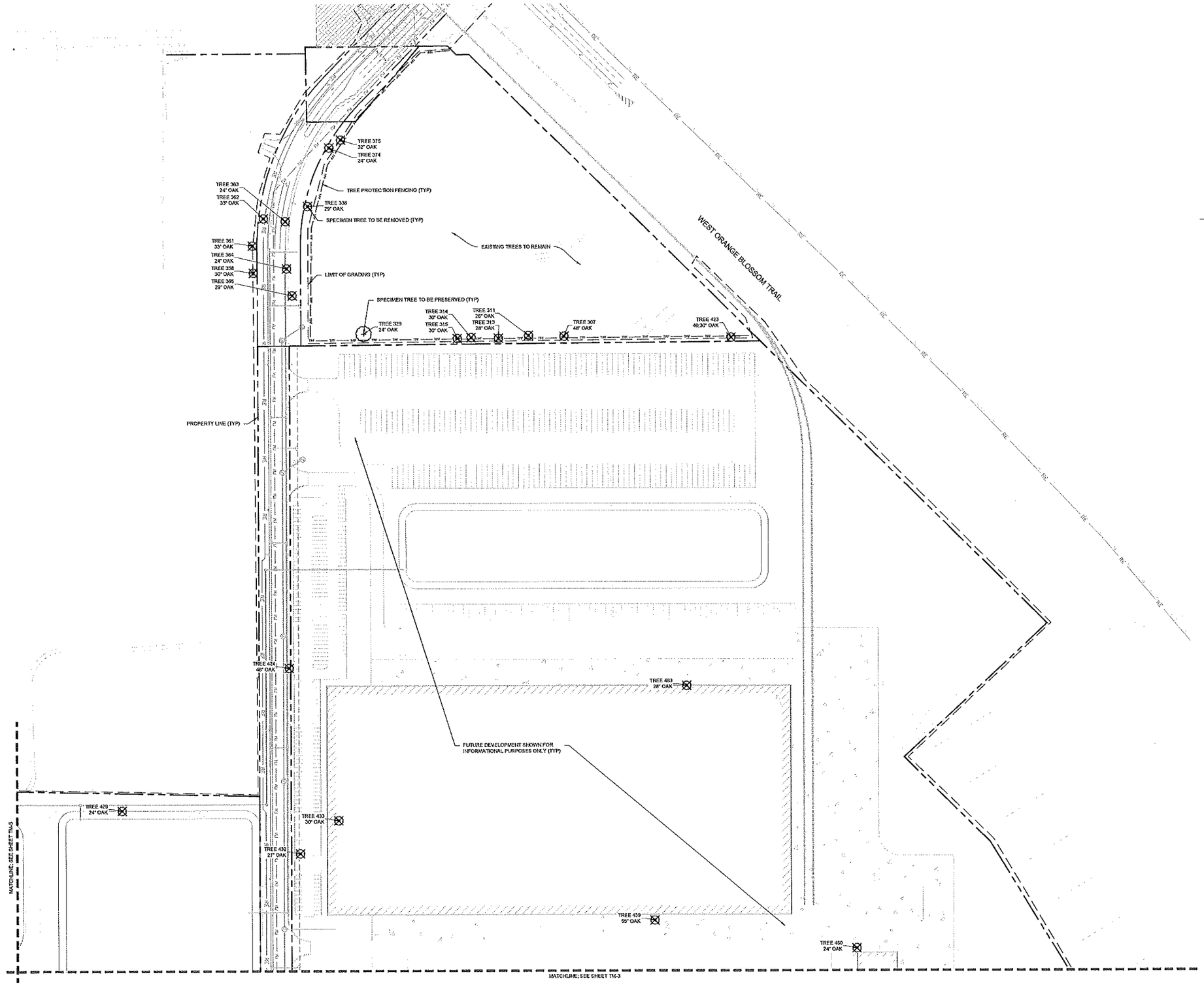

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DATE MARCH 2021
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TREE MITIGATION PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
TM-2

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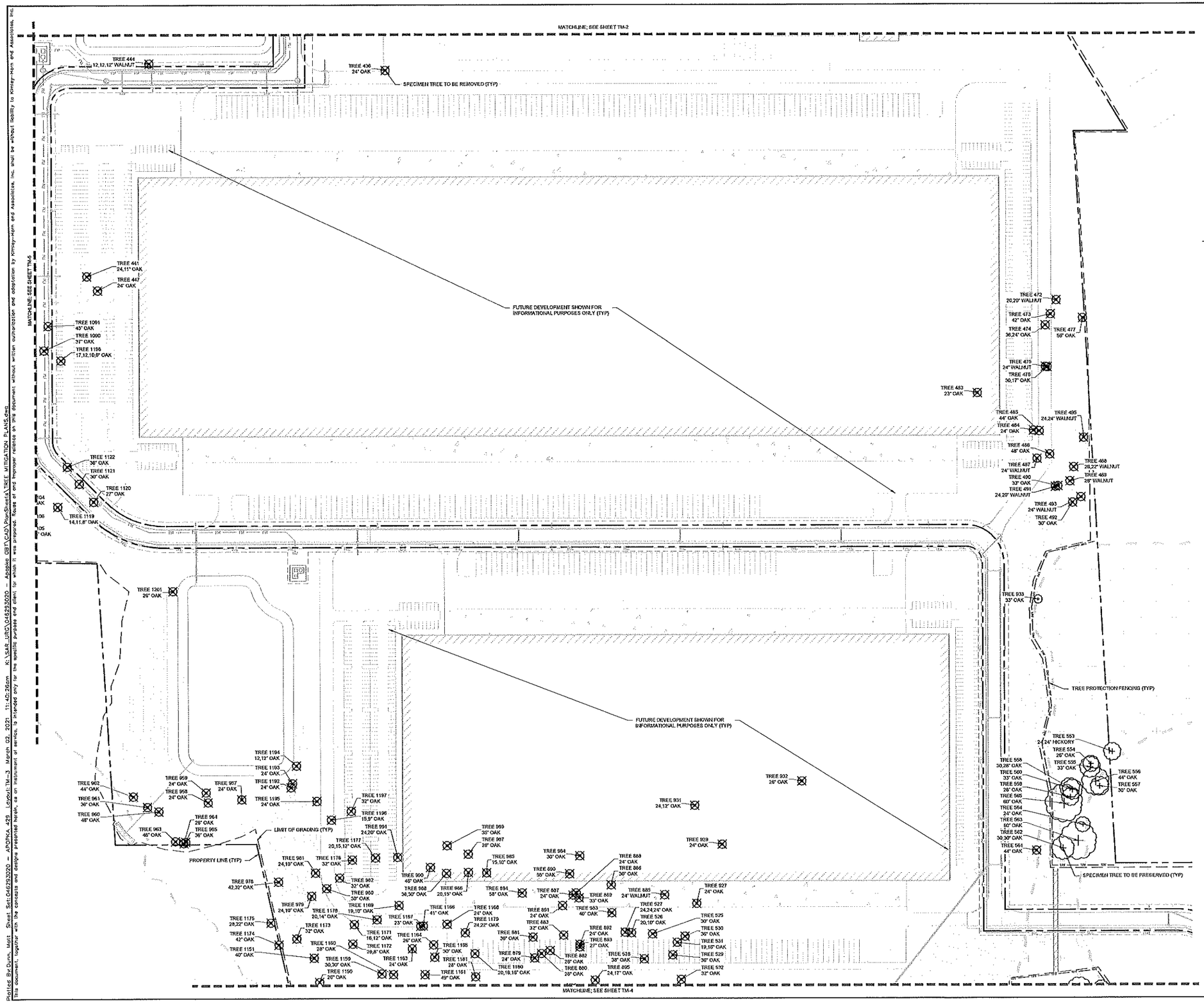

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TREE MITIGATION PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC

APOPKA FL

SHEET NUMBER
TM-3

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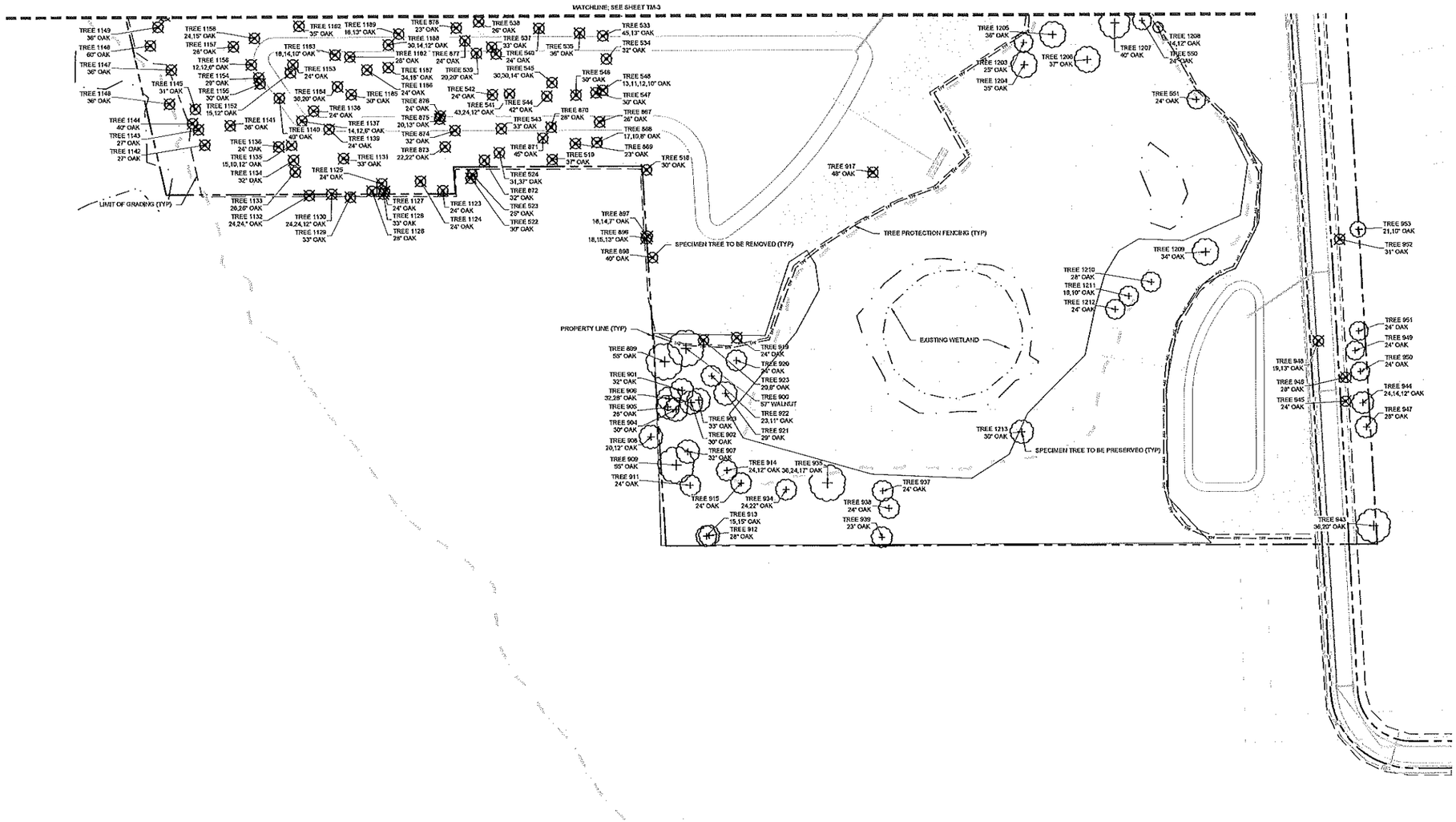

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

SYMBOL KEY

- SPECIMEN TREE TO BE PRESERVED
- SPECIMEN TREE TO BE REMOVED
- TPF — TREE PROTECTION FENCING

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TREE MITIGATION PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
TM-4

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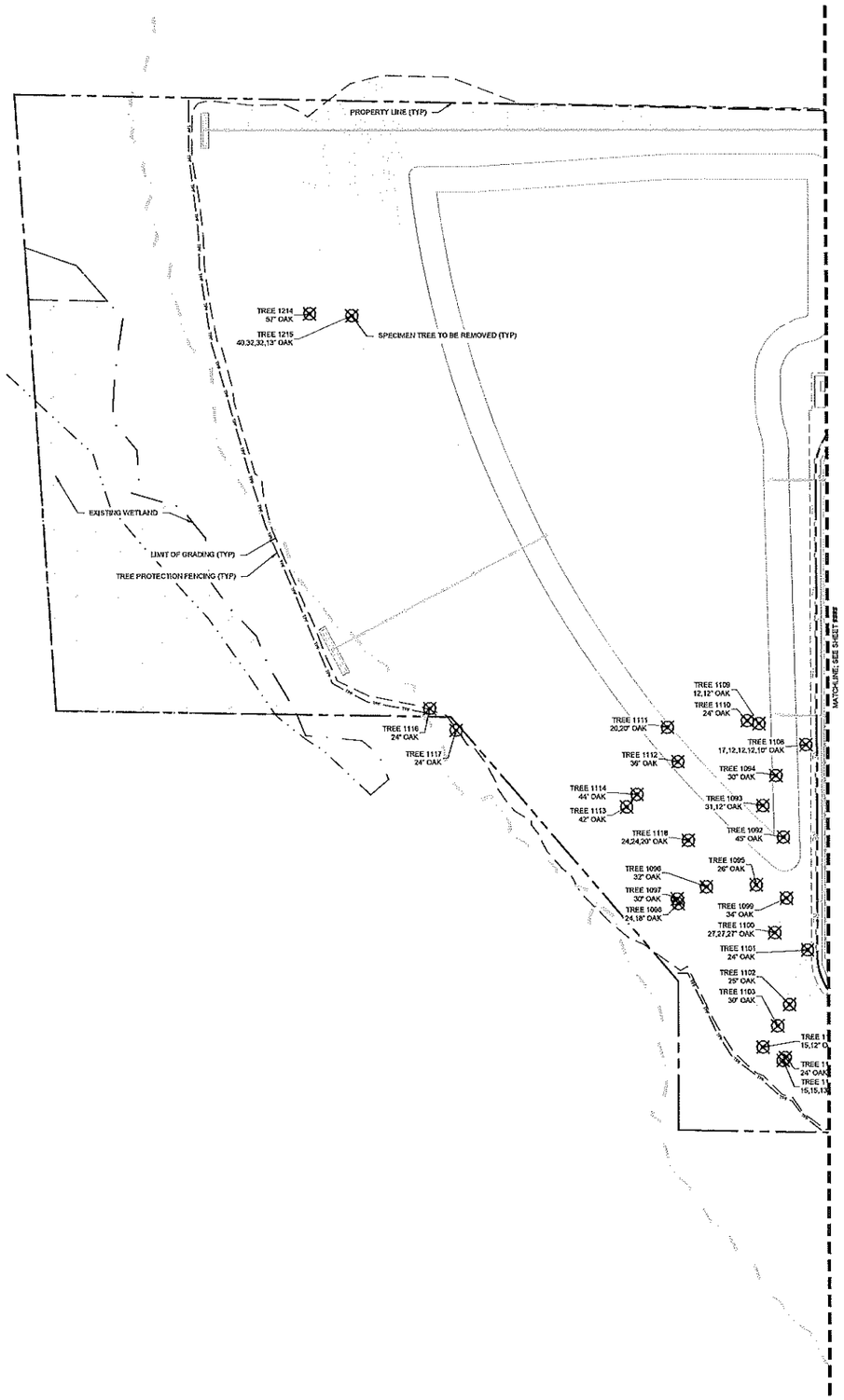

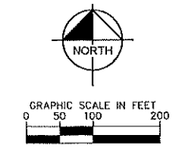

SYMBOL KEY

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- SPECIMEN TREE TO BE REMOVED
- TPF — TREE PROTECTION FENCING

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TREE MITIGATION PLAN

APOPKA 429
PREPARED FOR
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APOPKA FL

SHEET NUMBER
TM-5

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Specimen Tree Data

Tree #	Species	Size (DBH)
307	Oak	48
311	Oak	26
313	Oak	28
314	Oak	30
315	Oak	30
329	Oak	24
338	Oak	29
358	Oak	30
361	Oak	33
362	Oak	33
363	Oak	24
364	Oak	24
365	Oak	29
374	Oak	24
375	Oak	32
423	Oak	40,30
424	Oak	46
429	Oak	24
432	Oak	27
433	Oak	30
436	Oak	24
439	Oak	55
441	Oak	24,11
444	Walnut	12,12,12
447	Oak	24
460	Oak	24
463	Oak	28
472	Walnut	20,20
473	Oak	42
474	Oak	36,24
475	Walnut	24
476	Oak	30,17
477	Oak	56
483	Oak	23
484	Oak	24
485	Oak	44
486	Oak	48
487	Walnut	24
488	Walnut	26,22
489	Walnut	26
490	Oak	33
491	Walnut	24,20
492	Oak	30
493	Walnut	24
495	Walnut	24,24
518	Oak	30
519	Oak	37
522	Oak	30
523	Oak	25
524	Oak	31,37
525	Oak	30
526	Oak	20,10
527	Oak	24,24,24
528	Oak	38
529	Oak	36
530	Oak	36
531	Oak	19,16
532	Oak	32
533	Oak	45,13
534	Oak	32
535	Oak	36
536	Oak	43
537	Oak	33
538	Oak	26
539	Oak	20,20
540	Oak	24
541	Oak	43,24,12
542	Oak	24
543	Oak	33
544	Oak	42
545	Oak	30,30,14
546	Oak	30
547	Oak	30
548	Oak	13,11,12,10
550	Oak	24
551	Oak	24
553	Hickory	24,24
554	Oak	26
555	Oak	33
556	Oak	44
557	Oak	30
558	Oak	30,28
559	Oak	28
560	Oak	33
561	Oak	44
562	Oak	30,30
563	Oak	60
564	Oak	24

Specimen Tree Data

Tree #	Species	Size (DBH)
565	Oak	60
867	Oak	26
868	Oak	17,10,8
869	Oak	23
870	Oak	28
871	Oak	45
872	Oak	32
873	Oak	22,22
874	Oak	32
875	Oak	20,13
876	Oak	24
877	Oak	24
878	Oak	23
879	Oak	24
880	Oak	26
881	Oak	36
882	Oak	26
883	Oak	32
885	Walnut	24
886	Oak	30
887	Oak	24
888	Oak	24
889	Oak	33
890	Oak	55
891	Oak	24
892	Oak	24
893	Oak	27
894	Oak	58
895	Oak	24,17
896	Oak	18,15,13
897	Oak	18,14,7
898	Oak	40
899	Oak	55
900	Walnut	57
901	Oak	32
902	Oak	30
903	Oak	33
904	Oak	30
905	Oak	28
906	Oak	32,28
907	Oak	32
908	Oak	20,12
909	Oak	55
911	Oak	24
912	Oak	28
913	Oak	15,15
914	Oak	24,12
915	Oak	24
917	Oak	48
919	Oak	24
920	Oak	24
921	Oak	29
922	Oak	23,11
923	Oak	20,6
927	Oak	24
929	Oak	24
931	Oak	24,12
932	Oak	26
933	Oak	33
934	Oak	24,22
935	Oak	36,24,17
937	Oak	24
938	Oak	24
939	Oak	23
943	Oak	36,20
944	Oak	24,14,12
945	Oak	24
946	Oak	28
947	Oak	28
948	Oak	19,13
949	Oak	24
950	Oak	24
951	Oak	24
952	Oak	31
953	Oak	21,10
957	Oak	24
958	Oak	24
959	Oak	24
960	Oak	48
961	Oak	36
962	Oak	44
963	Oak	48
964	Oak	26
965	Oak	36
978	Oak	42,32
979	Oak	24,10
980	Oak	30
981	Oak	24,10
982	Oak	32
983	Oak	40

Specimen Tree Data

Tree #	Species	Size (DBH)
984	Oak	30
985	Oak	15,10
986	Oak	20,15
987	Oak	26
988	Oak	36,30
989	Oak	35
990	Oak	46
991	Oak	24,20
1090	Oak	37
1091	Oak	43
1092	Oak	45
1093	Oak	31,12
1094	Oak	30
1095	Oak	26
1096	Oak	32
1097	Oak	30
1098	Oak	24,18
1099	Oak	34
1100	Oak	27,27,27
1101	Oak	24
1102	Oak	25
1103	Oak	30
1104	Oak	15,12
1105	Oak	15,15,13
1106	Oak	24
1108	Oak	17,12,12,12,10
1109	Oak	12,12
1110	Oak	24
1111	Oak	20,20
1112	Oak	36
1113	Oak	42
1114	Oak	44
1116	Oak	24
1117	Oak	24
1118	Oak	24,24,20
1119	Oak	14,11,8
1120	Oak	27
1121	Oak	30
1122	Oak	36
1123	Oak	24
1124	Oak	24
1125	Oak	24
1126	Oak	33
1127	Oak	24
1128	Oak	28
1129	Oak	33
1130	Oak	24,24,12
1131	Oak	33
1132	Oak	24,24
1133	Oak	26,26
1134	Oak	32
1135	Oak	15,10,12
1136	Oak	24
1137	Oak	14,12,6
1138	Oak	24
1139	Oak	24
1140	Oak	40
1141	Oak	38
1142	Oak	27
1143	Oak	27
1144	Oak	40
1145	Oak	31
1146	Oak	36
1147	Oak	36
1148	Oak	60
1149	Oak	36
1150	Oak	26
1151	Oak	40
1152	Oak	15,12
1153	Oak	24
1154	Oak	29
1155	Oak	30
1156	Oak	12,12,6
1157	Oak	28
1158	Oak	24,15
1159	Oak	30,30
1160	Oak	28
1161	Oak	49
1162	Oak	35
1163	Oak	24
1164	Oak	26
1165	Oak	30
1166	Oak	41
1167	Oak	23
1168	Oak	24
1169	Oak	19,10
1171	Oak	16,12
1172	Oak	29,8
1173	Oak	32
1174	Oak	42

Specimen Tree Data

Tree #	Species	Size (DBH)
1175	Oak	28,22
1176	Oak	32
1177	Oak	20,15,12
1178	Oak	20,14
1179	Oak	24,22
1180	Oak	20,16,16
1181	Oak	28
1182	Oak	28
1183	Oak	18,14,10
1184	Oak	36,20
1185	Oak	30
1186	Oak	24
1187	Oak	34,18
1188	Oak	30,14,12
1189	Oak	16,13
1192	Oak	24
1193	Oak	24
1194	Oak	12,12
1195	Oak	24
1196	Oak	15,9
1197	Oak	32
1198	Oak	17,12,10,6
1201	Oak	26
1203	Oak	25
1204	Oak	35
1205	Oak	36
1206	Oak	37
1207	Oak	40
1208	Oak	14,12
1209	Oak	34
1210	Oak	28
1211	Oak	16,10
1212	Oak	24
1213	Oak	30
1214	Oak	57
1215	Oak	40,32,32,13

Sample Area 'A' Tree Data

Species	Size (DBH)
Camphor	4
Camphor	5
Camphor	6
Camphor	6
Camphor	6
Camphor	6
Camphor	6
Camphor	6
Camphor	7
Camphor	8
Camphor	8
Camphor	12
Camphor	14
Camphor	14
Camphor	16
Camphor	24
Chinaberry	4
Oak	4
Oak	4
Oak	4
Oak	5
Oak	8
Oak	8
Oak	19
Oak	20
Oak	23
Oak	24
Oak	24
Oak	24
Oak	24

Sample Area 'B' Tree Data

Species	Size (DBH)
Cherry laurel	12
Golden rain tree	4
Golden rain tree	4
Golden rain tree	4
Golden rain tree	4
Golden rain tree	5
Golden rain tree	7
Golden rain tree	7
Golden rain tree	8
Golden rain tree	15
Oak	4
Oak	4
Oak	4
Oak	4
Oak	4
Oak	5
Oak	5
Oak	5
Oak	6
Oak	6
Oak	6
Oak	6
Oak	7
Oak	8
Oak	8
Oak	8
Oak	8
Oak	12
Oak	12
Oak	18

Sample Area 'C' Tree Data

Species	Size (DBH)
Cherry laurel	5
Cherry laurel	5
Cherry laurel	7
Cherry laurel	8
Cherry laurel	8
Cherry laurel	10
Camphor	4
Camphor	4
Camphor	5
Camphor	5
Camphor	5
Camphor	6
Camphor	6
Camphor	6
Camphor	7
Camphor	8
Camphor	10
Camphor	10
Pine	12
Pine	12
Pine	12
Pine	12
Pine	12
Pine	10
Pine	10

Sample Area 'D' Tree Data

Species	Size (DBH)
Camphor	4
Camphor	4
Camphor	4
Camphor	5
Camphor	6
Cherry laurel	4
Cherry laurel	4
Cherry laurel	9
Chinaberry	7
Hercules club	4
Hercules club	5
Oak	4
Oak	4
Oak	4
Oak	4
Oak	4
Oak	5
Oak	5
Oak	6
Oak	6
Palm	14
Palm	16
Palm	18

Sample Area 'E' Tree Data

Species	Size (DBH)
Chinaberry	4
Chinaberry	4
Chinaberry	4
Chinaberry	4
Chinaberry	4
Chinaberry	4
Chinaberry	5
Chinaberry	8
Chinaberry	8
Chinaberry	10
Chinaberry	15
Oak	4
Oak	4
Oak	5
Oak	6
Oak	6
Oak	6
Oak	6
Oak	7
Oak	7
Oak	8
Oak	10
Oak	12
Oak	14

Sample Area 'F' Tree Data

Species	Size (DBH)
Chinaberry	13
Oak	5
Oak	6
Oak	6
Oak	7
Oak	7
Oak	13
Oak	14
Oak	18
Palm	15

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

No.	REVISIONS	DATE	BY

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CHRISTOPHER D. CIANFAGLONE, PLA
FL LICENSE NUMBER 6667207
DATE: 3/2/2021

KHA PROJECT 046293020
DATE MARCH 2021
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY CDC

TREE DATA TABLES

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
TM-6

Plotted By:Dunn, Matt Sheet Set:046293020 — APOPKA 429 Layout:TM-6 March 02, 2021 11:40:41am K:\SAR_LIB\046293020 — Apopka 0971\047\PlanSheets\TREE MITIGATION PLANS.dwg
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Plotted By:Dunn, Matt Sheet Set:046293020 — APOPKA 429 Layout: TM-7 March 02, 2021 11:40:46am K:\SAR_LFD\046293020 — Apopka OBT\CAD\PlanSheets\TREE
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TREE MITIGATION SPECIFICATIONS

A. GENERAL

1. CONTRACTOR SHALL ADHEAR TO ALL TREE PROTECTION REQUIREMENTS LISTED IN THESE SPECIFICATIONS AND/OR THOSE LISTED IN THE CITY OR COUNTY ZONNING 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 RPMS IS PREFERRED, AND SHALL BE APPROVED BY THE PROJECT ARBORIST. APPROVED EQUIPMENT WILL BE USED TO PERFORM ALL ROOT PRUNING OPERATIONS. A MINIMUM DEPTH OF THREE FEET IS REQUIRED.
3. INSTALL ROOT BARRIER WHERE DESIGNATED. SEE TREE MITIGATION PLAN AND DETAIL SHEETS.
4. THE TRENCH SHALL BE BACKFILLED WITH PREVIOUSLY EXCAVATED SOIL AND COMPACTED IMMEDIATELY.
5. TREES TO BE RELOCATED SHALL BE ROOT PRUNED A MINIMUM OF TWELVE (12) WEEKS PRIOR TO TREE RELOCATION.
6. WHEN THE TREE ROOT ZONE WILL BE DISTURBED, AFFECTED ROOTS MUST BE SEVERED BY CLEAN PRUNING CUTS AT THE POINT WHERE CONSTRUCTION IMPACTS THE ROOTS.

D. CLEARING

1. ANY BRUSH CLEARING REQUIRED WITHIN THE TREE PROTECTION ZONE SHALL BE ACCOMPLISHED WITH HAND-OPERATED EQUIPMENT.
2. CONTRACTOR SHALL CLEAR ALL TREE PROTECTION AREAS OF VINES, SHRUBS, GROUND COVERS, WEEDS, SAPLINGS, AND INVASIVES LISTED ON THE LATEST EDITION OF THE FLORIDA EXOTIC PEST PLANT COUNCIL'S LIST OF INVASIVE SPECIES.
3. PROJECT ARBORIST MUST APPROVE METHODS OTHER THAN HAND CLEARING.
4. A TWO (2) INCH LAYER OF MULCH SHALL BE APPLIED OVER THE SURFACE OF EXPOSED ROOTS OF PROTECTED TREES DURING THE SITE CLEARING PHASE.

E. TREE CANOPY PRUNING

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

1. CONTRACTOR SHALL VISIT THE SITE WITH THE PROJECT ARBORIST TO VERIFY THE EXTENT OF REQUIRED PRUNING.
2. 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).
3. AT LEAST ONE MEMBER OF THE PRUNING CREW SHALL BE AN ISA CERTIFIED ARBORIST.
4. 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.
5. 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".
6. WHERE TEMPORARY CLEARANCE IS NEEDED FOR ACCESS, BRANCHES SHALL BE TIED BACK TO HOLD THEM OUT OF THE CLEARANCE ZONE.
7. NO MORE THAN 20 PERCENT OF LIVE FOLIAGE SHALL BE REMOVED WITHIN ANY TREE.
8. ALL TREES WITHIN THE PROJECT AREA SHALL BE PRUNED AS FOLLOWS:
    a. LIVE BRANCH PRUNING SHOULD BE PERFORMED ONLY WHEN THE DANGER OF INSECT OR DISEASE INFESTATION IS NOT PRESENT.
    b. REMOVE STUBS, CUTTING OUTSIDE THE WOUND WOOD TISSUE THAT HAS FORMED AROUND THE BRANCH.
    c. CLEANING, FOR THE SELECTIVE REMOVAL OF DEAD, DISEASED, BROKEN, OR CROSSING BRANCHES DOWN TO ONE INCH IN DIAMETER OR AS DIRECTED BY THE PROJECT ARBORIST.
    d. PRUNING CUTS LARGER THAN 4 INCHES IN DIAMETER, EXCEPT FOR DEAD WOOD, SHALL BE AVOIDED.
    e. PRUNING CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE.
    f. ALL TREES WITH CROWNS THAT PROJECT INTO PARKING LOT/ROADWAY AREAS SHALL BE RAISED TO 14 FEET ABOVE FINISHED GRADE.
    g. ALL TREES WITH CROWNS THAT PROJECT INTO SIDEWALK AREAS SHALL BE RAISED TO A HEIGHT OF 8 FEET ABOVE FINISHED GRADE.
9. TREES, WHO'S ROOT SYSTEMS WILL BE IMPACTED SHALL RECEIVE THE FOLLOWING PRUNING TO COMPENSATE FOR ROOT LOSS:
    a. THE LOCATION AND SIZE OF BRANCHES FOR REDUCTION SHALL BE DEFINED BY THE PROJECT ARBORIST.
    b. REDUCTION, OR THE SELECTIVE PRUNING TO REDUCE TREE HEIGHT OR SPREAD.
    c. REDUCE END WEIGHT ON HEAVY, HORIZONTAL BRANCHES BY SELECTIVELY REMOVING SMALL DIAMETER BRANCHES, NO GREATER THAN 2 TO 3 INCHES, NEAR THE ENDS OF SCAFFOLD BRANCHES.
    d. RAISING SHALL CONSIST OF SELECTIVE PRUNING TO PROVIDE VERTICAL CLEARANCE.
10. PROPOSED REPLACEMENT TREES
    a. PRUNING SHALL BE LIMITED TO CLEANING.
11. BRUSH SHALL BE CHIPPED AND SPREAD (ONLY WHEN DISEASE OR INSECT INFESTATION IS NOT PRESENT) UNDER/EATH TREES WITHIN THE TREE PROTECTION ZONE TO A MAXIMUM DEPTH OF THREE (3) INCHES, LEAVING THE TRUNK CLEAR OF MULCH.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EXCESS DEBRIS ON A DAILY BASIS.

F. FERTILIZATION

1. CONTRACTOR SHALL COORDINATE FERTILIZATION PLAN, FOLLOWING BEST MANAGEMENT PRACTICES WITH THE PROJECT ARBORIST PRIOR TO COMMENCEMENT OF WORK.
2. EVERY EFFORT SHALL BE MADE TO UTILIZE CHEMICALS OF AN ORGANIC OR BIODEGRADABLE NATURE IN ORDER TO OFFER THE LEAST IMPACT TO THE NATURAL ENVIRONMENT. CONTRACTOR IS RESPONSIBLE FOR MIXING, APPLYING, AND DISPOSAL OF ALL CHEMICALS IN ACCORDANCE WITH STRICT ADHERENCE TO MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH PROJECT ARBORIST FOR FURTHER INSTRUCTION.
3. ONLY TREES AFFECTED BY CONSTRUCTION OR AS SHOWN ON THE TREE MITIGATION PLAN AND TREE INVENTORY SCHEDULE SHALL BE TREATED.
4. TREES SPECIFIED TO RECEIVE FERTILIZER SHALL BE TREATED AS FOLLOWS.
    a. MIX FERTILIZER ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO A TANK WITH AGITATION CAPABILITY.
    b. MIX WETTING AGENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS INTO SAME TANK WITH FERTILIZER. AGITATE MIX.
    c. INJECT THE MIXTURE WITH A HYDRAULIC INJECTION SYSTEM INTO THE UPPER 6-12 INCHES OF SOIL WITH A SOIL PROBE. INJECT AT THE RATE OF ONE THIRD (1/3) GALLON AT EACH INJECTION SITE.
    d. THE CRITICAL ROOT ZONE AREA PLUS 2' BEYOND THE CRITICAL ROOT ZONE SHALL BE INJECTED, BUT NOT BEYOND ROOT PRUNING LOCATIONS.
    e. FERTILIZER SHALL BE INSTALLED PRIOR TO THE INSTALLATION OF ANY AERATION SYSTEMS.
    f. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY THE PROJECT ARBORIST PRIOR TO DISPOSAL.
5. TRANSPLANT INOCULANT & BIOSTIMULANT.
    a. CONTRACTOR SHALL PROVIDE MYCORRHIZAL TRANSPLANT INOCULANT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY THE PROJECT ARBORIST. MIX INOCULANT IN 10' WIDE TOPSOIL RING AROUND THE ROOT BALL.
    b. CONTRACTOR SHALL PROVIDE INJECTABLE MYCORRHIZAL INOCULANT ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND AS RECOMMENDED BY THE PROJECT ARBORIST. AGITATE FOR 10 MINUTES.
    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. EMPTY PRODUCT CONTAINERS SHALL BE STOCKPILED FOR INSPECTION BY PROJECT ARBORIST PRIOR TO DISPOSAL.
7. TRANSPLANT MAINTENANCE
    a. APPROXIMATELY ONE YEAR AFTER PLANTING, THE CONTRACTOR SHALL REFERTILIZE ALL TRANSPLANTS UTILIZING THE SAME PROCEDURES ABOVE.

G. INSECTICIDE

1. NOTIFY PROJECT ARBORIST IF ANY INFESTATION IS NOTICED.
2. FOLLOW PROJECT ARBORIST'S RECOMMENDED PROCEDURES.
3. FOLLOW ALL MANUFACTURERS' RECOMMENDATIONS CONCERNING APPLICATION. READ ALL WARNING LABELS.
4. 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.
5. 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.

J. MACHINE DUG TRANSPLANTING

1. DIG TRANSPLANT-RECEIVING HOLE.
2. SET SPADE DUG ROOT BALL INTO RECEIVING HOLE 4"-6" ABOVE EXISTING GRADE.
3. WASH SAND OR TOPSOIL INTO AIR POCKETS BETWEEN ROOT BALL AND RECEIVING HOLE.
4. INSTALL TOPSOIL RING, 4" HIGH, 10' WIDE, AROUND PERIMETER OF ROOT BALL. MIX MYCORRHIZAL TRANSPLANT INOCULANT INTO TOPSOIL RING PER MANUFACTURER'S SPECIFICATIONS.
5. INSTALL THREE INCHES OF MULCH FROM PERIMETER OF ROOT BALL TO WITHIN 6" OF TREE TRUNK.
6. COVER TOPSOIL RING WITH 1" OF MULCH AND EXTEND MULCH 4"-6" DEEP, AWAY FROM PERIMETER OF ROOT BALL.
7. WATER TRANSPLANT.

K. HOLDING AREA FOR TRANSPLANTS

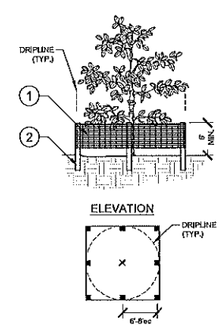
1. HOLDING AREAS SHOULD NOT BE NECESSARY. CONSTRUCTION PHASING SHOULD BE IMPLEMENTED SO THAT TREES ARE IMMEDIATELY RELOCATED TO THEIR PERMANENT LOCATION. COORDINATE WITH PROJECT ARBORIST AS NEEDED.
2. SHOULD A HOLDING AREA BE NECESSARY, TREE PROTECTION FENCING SHALL BE INSTALLED AT THE PERIMETER OF THE ENTIRE AREA.
3. CONTRACTOR SHALL COORDINATE LOCATION AND SPECIFICATIONS OF THE HOLDING AREA WITH PROJECT ARBORIST.
4. CONTRACTOR SHALL SUPPLY TEMPORARY IRRIGATION TO THE HOLDING AREA CONSISTING OF ABOVE GROUND PVC OR POLYETHYLENE PIPE, SPRAY OR ROTOR HEADS (WITH HEAD TO HEAD COVERAGE) AND A CONTROLLER. COORDINATE WITH PROJECT ARBORIST FOR CONTROLLER SETTINGS AND ALTERNATIVE WATERING METHODS.

L. TOPSOIL

1. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
2. ALL TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH.
3. 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.
4. 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.
5. PROJECT ARBORIST SHALL APPROVE ALL TOPSOIL PRIOR TO PLACEMENT.

M. REPAIR OF DAMAGED TREES

1. IF DAMAGE TO ANY TREE SHOULD OCCUR BY ACCIDENT OR NEGLIGENCE DURING THE CONSTRUCTION PERIOD, THE PROJECT ARBORIST SHALL APPRAISE THE DAMAGE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPAIR BY THE CONTRACTOR.
2. IF ANY TREE DESIGNATED TO BE SAVED IS REMOVED FROM THE SITE WITHOUT PERMISSION OF THE OWNER'S REPRESENTATIVE, THE PROJECT ARBORIST SHALL APPRAISE THE TREE AND MAKE RECOMMENDATIONS TO THE OWNER FOR REPLACEMENT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF THE TREE AND ANY FEES THAT MAY BE ASSESSED TO THE OWNER BY THE GOVERNING AGENCY.



1. 6ft 'PERIMETER PLUS' CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/3 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 6' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

1 / TM-7 — TREE PROTECTION FENCING — ELEVATION / PLAN — NTS

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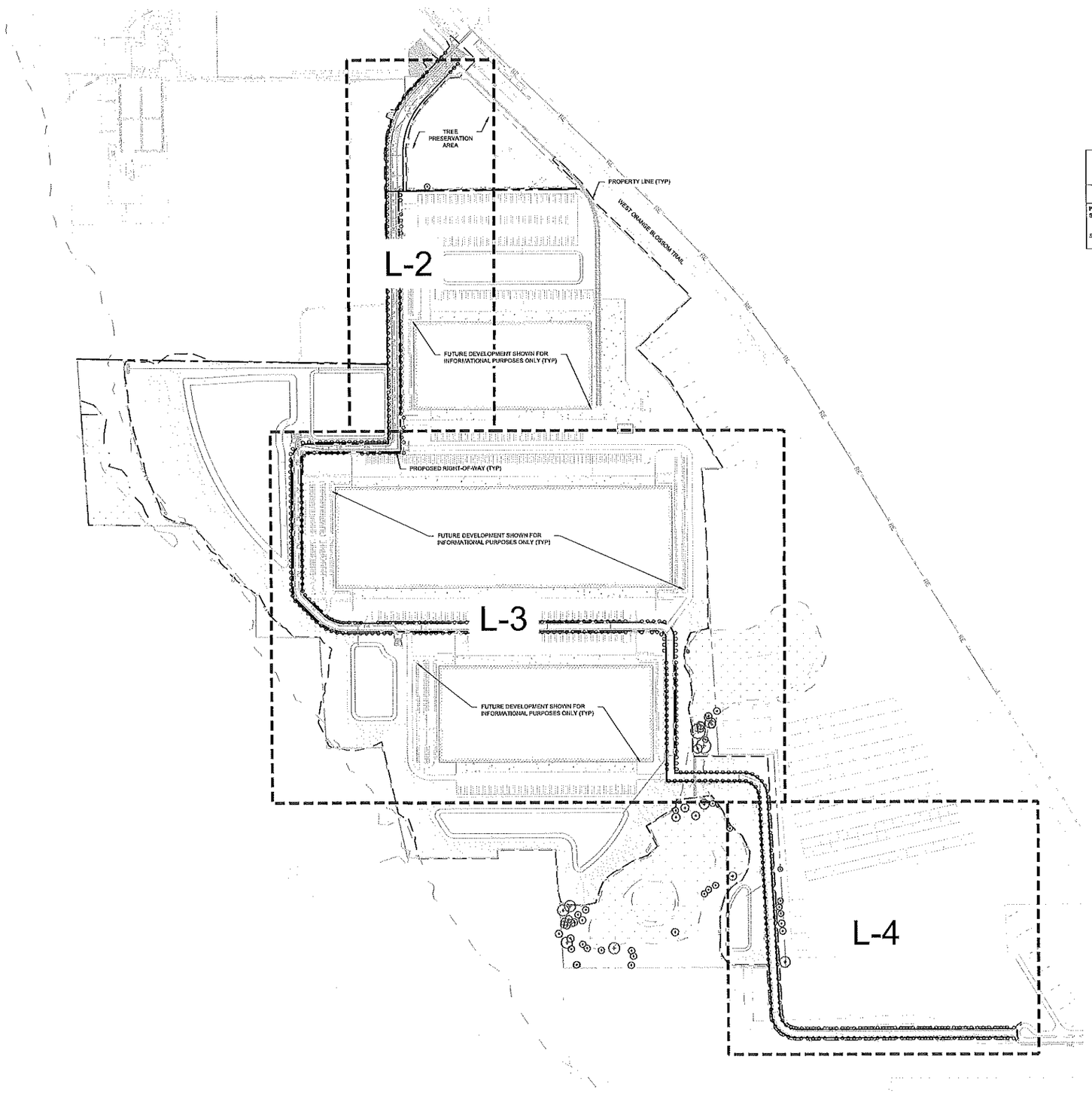
CHRISTOPHER D. CIANFAGLIONE, PLA
FL LICENSE NUMBER 6667207
DATE: 3/2/2021

KHA PROJECT	046293020
DATE	MARCH 2021
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	CDC

TREE MITIGATION SPECIFICATIONS AND DETAILS

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
TM-7



NORTH

GRAPHIC SCALE IN FEET
0 150 300 600

LANDSCAPE CALCULATIONS

PER CITY OF APOPKA LAND DEVELOPMENT CODE

	REQUIRED	PROVIDED
PERIMETER LANDSCAPING ABUTTING A STREET SECTION 5.2.5.A.4	1 CANOPY TREE AND 10 SHRUBS (3' HT MINIMUM) PER 35 LF 9,500 LF / 35 LF = 280 CANOPY TREES 9,500 LF / 35 LF = 280 X 10 = 2,800 SHRUBS 280 X 2 = 560 TOTAL CANOPY TREES (BOTH SIDES OF STREET) 2,800 X 2 = 5,600 TOTAL SHRUBS (BOTH SIDE OF STREET)	538 PROPOSED CANOPY TREES + EXISTING TREES IN TREE PRESERVATION AREA ON SHEET L-2 TO MEET 560 TOTAL CANOPY TREES 5,600 TOTAL SHRUBS PROVIDED

PLANT SCHEDULE

CANOPY TREE — 538
2.5" CAL MIN, 10' HT MIN
ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE
MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S SOUTHERN MAGNOLIA
PINUS ELLIOTTI DENSA / SLASH PINE
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
ULMUS AMERICANA FLORIDANA / FLORIDA ELM

SHRUB — 5,600
7 GAL., 3' HT MIN
HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
MYRCIANTHES FRAGRANS 'COMPACTA' / COMPACT SIMPSON'S STOPPER
PODOCARPUS MACROPHYLLUS / YEW PINE
VIBURNUM OBOVATUM / WALTER'S VIBURNUM

NOTES:
1. 36" DEEP ROOT BARRIER (UB-36-2) BY DEEP ROOT OR EQUAL SHALL BE PROVIDED IN ALL LOCATIONS WHERE PROPOSED TREES ARE WITHIN 9' OF UTILITY LINES AND PROPOSED SIDEWALKS.
2. LANDSCAPE AND IRRIGATION PLANS DESIGNED IN ACCORDANCE WITH CITY ORDINANCE NO. 2009

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CHRISTOPHER D. CIANFAGLONE, PLA
FL LICENSE NUMBER 6667207
DATE: 3/3/2021

KHA PROJECT 046293020
DATE MARCH 2021
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY CDC

OVERALL ROADWAY LANDSCAPE PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
L-1

Plotted By:Harrison, Alisa Sheet Set:046293020 - APOPKA 429 Layout:L-1 March 03, 2021 08:57:30am K:\SAR_LDRD\046293020 - Apopka 429\CAD\PlanSheets\LANDSCAPE PLANS.dwg
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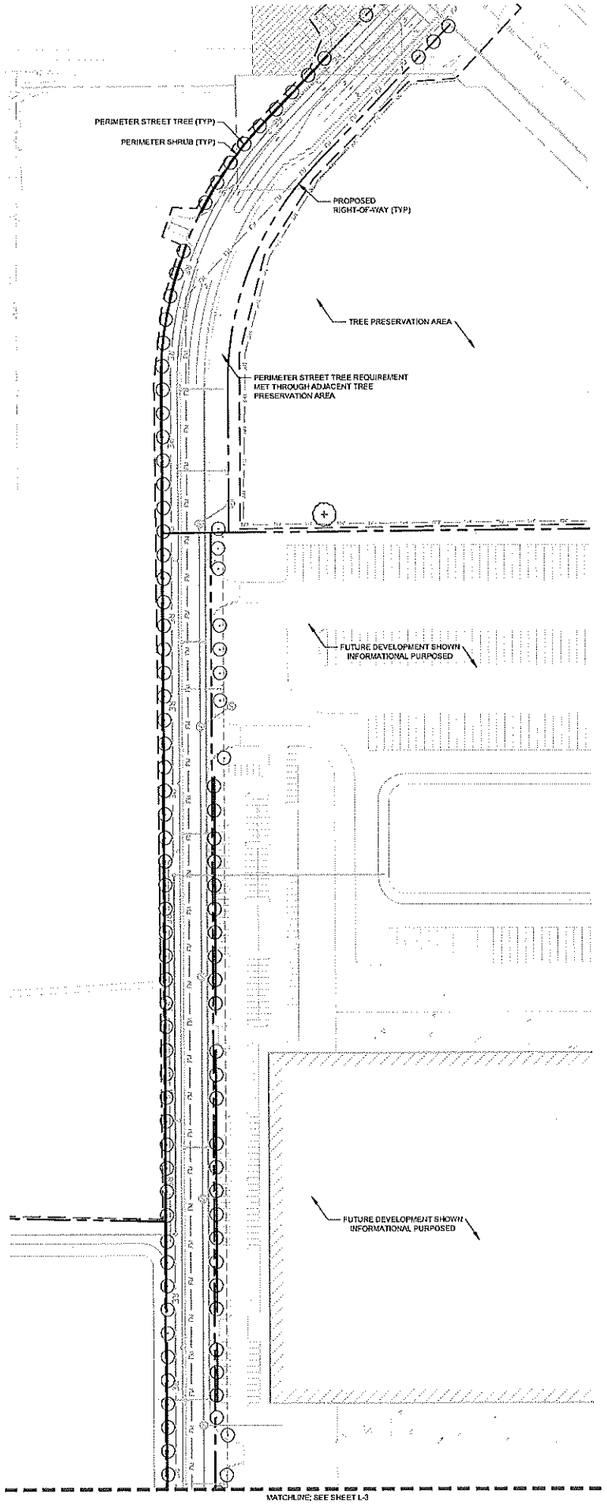

PLANT SCHEDULE

CANOPY TREE
2.5" CAL MIN, 10' HT MIN
ACER RUBRUM 'FLORIDA FLAME' / FLORIDA FLAME RED MAPLE
MAGNOLIA GRANDIFLORA 'BRACKENS BROWN BEAUTY' / BRACKEN'S SOUTHERN MAGNOLIA
PINUS ELLIOTTI DENSA / SLASH PINE
PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE
QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
ULMUS AMERICANA FLORIDANA / FLORIDA ELM

SHRUB
7 GAL, 3' HT MIN
HAMELIA PATENS 'COMPACTA' / DWARF FIREBUSH
MYRCIANTHES FRAGRANS 'COMPACTA' / COMPACT SIMPSON'S STOPPER
PODOCARPUS MACROPHYLLUS / YEW PINE
VIBURNUM OBOVATUM / WALTER'S VIBURNUM

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

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CHRISTOPHER D. CANFAGLIONE, P.L.A.
FL LICENSE NUMBER 6667207
DATE: 3/3/2021

KHA PROJECT 046293020
DATE MARCH 2021
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY CDC

ROADWAY LANDSCAPE PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
L-2

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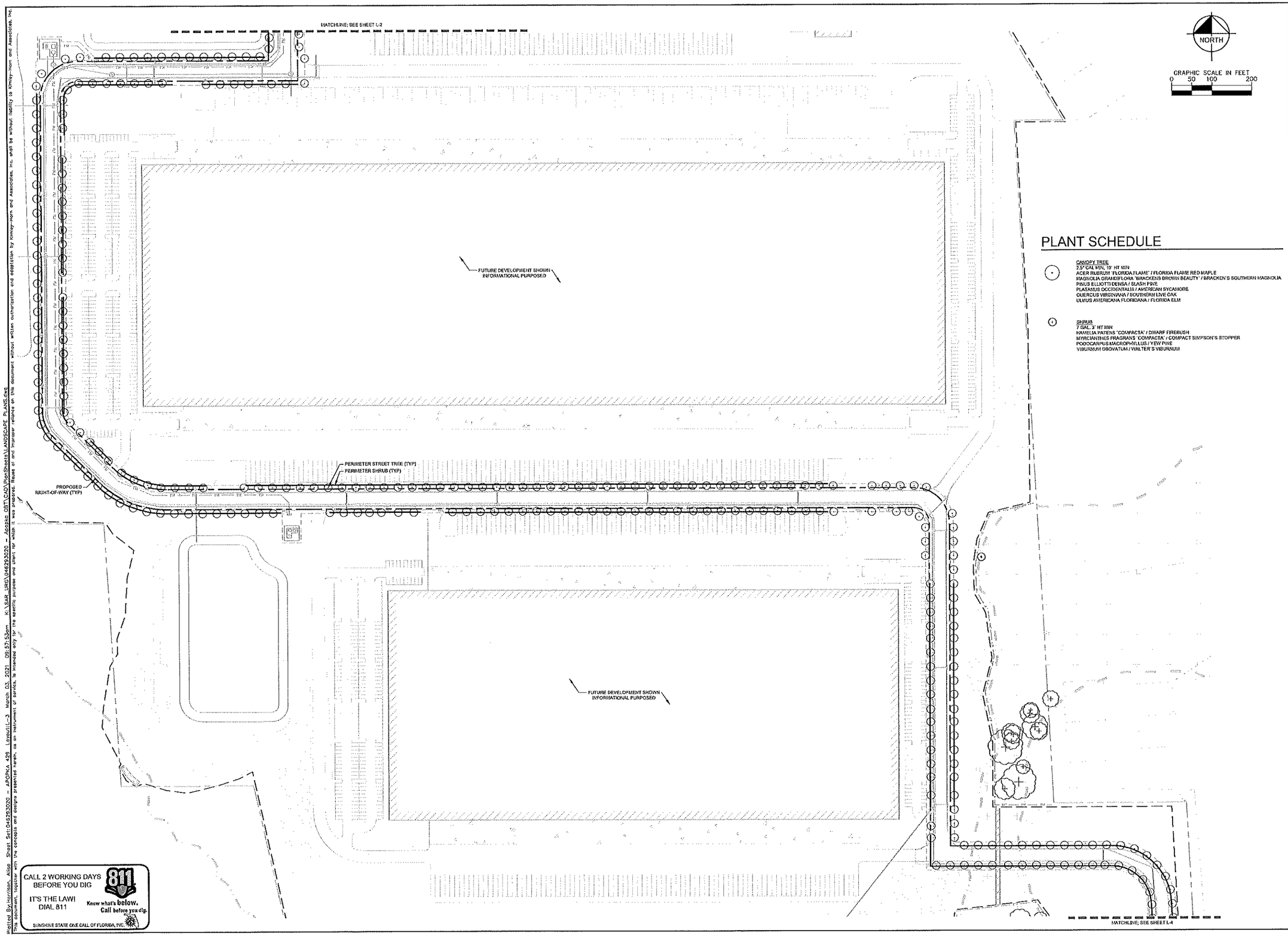

PLANT SCHEDULE

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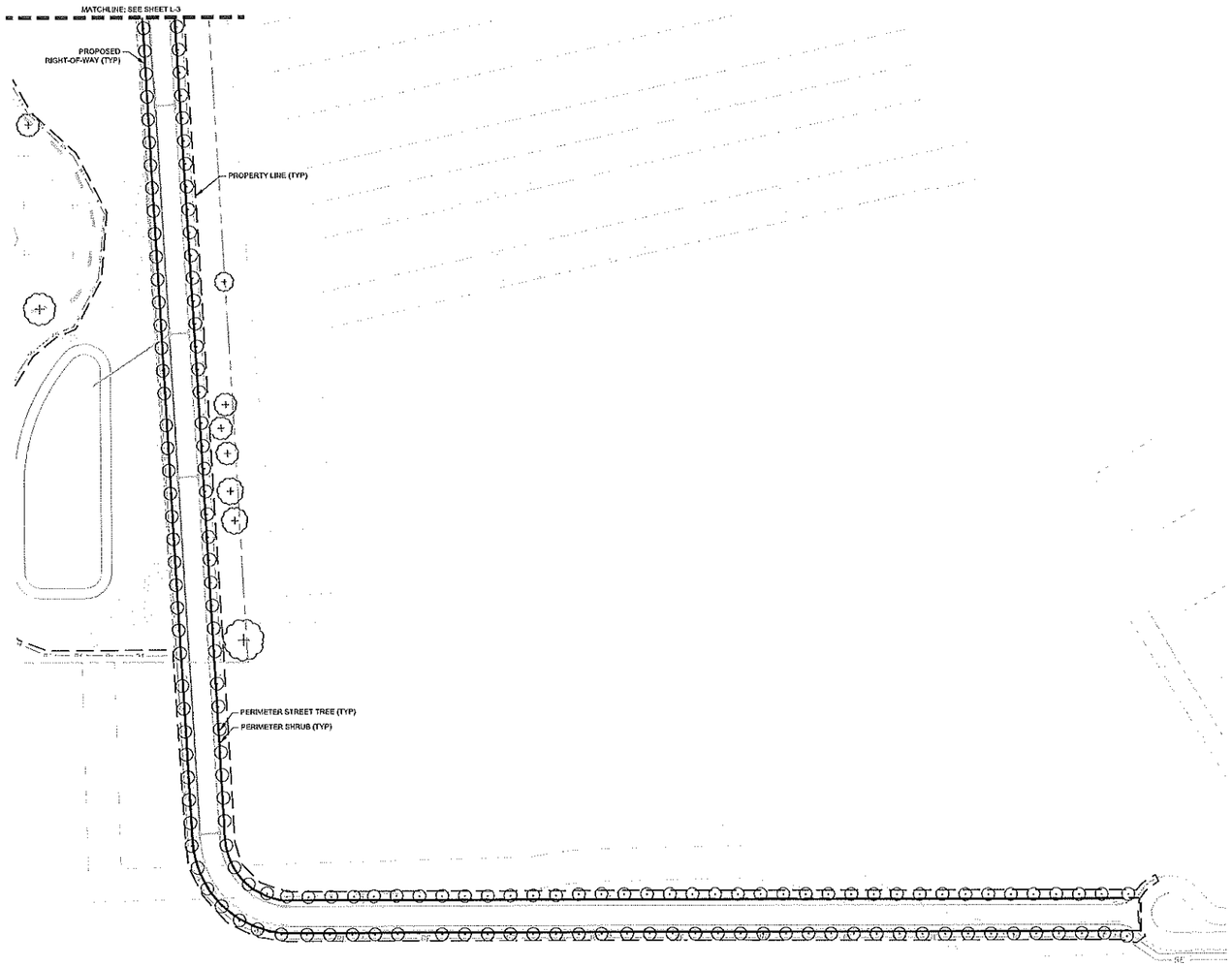
CHRISTOPHER D. CIANFAGLIONE, PLA
FL LICENSE NUMBER 6667207
DATE: 3/3/2021

KHA PROJECT 046293020
DATE MARCH 2021
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY CDC

ROADWAY LANDSCAPE PLAN

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
L-3



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

PLANT SCHEDULE

CANOPY TREE
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ACER RUBRUM "FLORIDA FLAME" / FLORIDA FLAME RED MAPLE
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FL LICENSE NUMBER 6657207
DATE: 3/3/2021

ROADWAY LANDSCAPE PLAN

APOPKA 429
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BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
L-4

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LANDSCAPE NOTES

1. SCOPE OF WORK

1.1. 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 THESE PLANS.

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

1.3. WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.

2. PROTECTION OF EXISTING AND PROPOSED SITE ELEMENTS

2.1. PROTECT ALL EXISTING SITE ITEMS, ALREADY COMPLETED OR ESTABLISHED AND DESIGNATED TO REMAIN FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM THE CONTRACTOR'S WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

2.2. MAINTAIN ALL NECESSARY BMP DEVICES THROUGHOUT THE DURATION OF ALL CONSTRUCTION ACTIVITIES.

2.3. WHERE APPLICABLE, SUBMIT A DETAILED PROJECT SPECIFIC WORK ZONE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE APPROPRIATE REGULATORY AGENCY STANDARDS UNLESS THE WORK REQUIRES NOTHING MORE THAN A DIRECT APPLICATION OF FDOT STANDARD PLANS FOR ROAD AND BRIDGE CONSTRUCTION, INDEX 102-600.

2.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO CONSTRUCTION ACTIVITIES. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UTILITIES IS APPROXIMATE. 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 UTILITIES PRIOR TO CONSTRUCTION; THE SAFETY AND PROTECTION THEREOF; REPAIRING ANY DAMAGE 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. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING WHEN ANY CONFLICT BETWEEN UTILITIES AND THESE PLANS EXIST PRIOR TO PLANTING.

2.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO PLANT MATERIAL EXISTING OR OTHERWISE. THIS SHALL INCLUDE COMPACTION AND SPILLING OF ANY DELETERIOUS MATERIALS WITHIN THE DRIP-LINE OF EXISTING TREES TO REMAIN. PLANT MATERIAL KILLED OR DAMAGED THAT IS MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED WITH LIKE SIZE AND KIND TO THE SATISFACTION OF THE OWNER OR REGULATORY AGENCY AT THE COST TO THE CONTRACTOR.

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

3. SUBMITTALS

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

MATERIAL	SAMPLE SIZE
MULCH	ONE (1) GALLON PLASTIC BAG
SOIL MIXTURE	ONE (1) GALLON PLASTIC BAG
PLANTS	ONE (1) OF EACH VARIETY (OR TAGGED IN NURSERY)

3.2. SUBMIT TESTING RESULTS OF SOIL MIXTURE AS PER SECTION 6 BELOW.

4. PLANT MATERIALS

4.1. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS INDICATED ON THE DRAWINGS AND 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 MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE LANDSCAPE ARCHITECT AND OWNER.

4.2. ALL TREE SPECIES INSTALLED SHALL BE MATCHED IN SIZE AND SHAPE UNLESS NOTED OTHERWISE.

4.3. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, UPON DELIVERY TO THE SITE, DURING PROGRESS OF THE WORK AND/OR AFTER COMPLETION. REJECTED PLANTS SHALL BE REMOVED AND REPLACED IMMEDIATELY.

5. DIGGING AND HANDLING

5.1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. NO PLANT MATERIAL SHALL BE HANDLED BY STEMS.

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

6.1. TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW:

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

6.3. 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.

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

6.5. PLANT TREES 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.

7. WATER

7.1. PROVIDE WATER NECESSARY FOR PLANTING ESTABLISHMENT AND MAINTENANCE. WATER SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS.

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

8. FERTILIZER

8.1. 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.

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

9. MULCH

9.1. MOISTEN MULCH MATERIAL AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF THREE (3) INCHES. CONTRACTOR SHALL CLEAR MULCH FROM WITHIN A SIX (6) INCH RADIUS AROUND TRUNK / STEM FLARE. MULCH SHALL BE SHREDDED, UNDYED MELALEUCA "FLORIMULCH" MULCH.

9.2. PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH PLANTING BED AND TREE RING (SIX (6) FOOT DIAMETER MINIMUM).

10. CONTAINER GROWN STOCK

10.1. CONTAINER GROWN PLANTS SHALL HAVE BEEN GROWN IN ITS 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.

10.2. INSUFFICIENT OR POORLY STRUCTURED ROOT SYSTEMS ARE NOT ACCEPTABLE AND WILL BE REJECTED.

10.3. ROOTS PLUS GROWER (RPG) PRODUCTS SHALL BE USED WHERE SPECIFIED.

11. MATERIALS LIST

11.1. ALL QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR SHALL CONFIRM ALL QUANTITIES PER PLAN PRIOR TO BIDDING AND CONSTRUCTION.

12. FINE GRADING

12.1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING WHICH CONSISTS OF FINAL FINISHED GRADING (INCLUDING ADDITIONAL SOIL MIXTURE AS NEEDED) FOR LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. FINISH GRADE SHALL ACCOUNT FOR THICKNESS OF SOD AND/OR MULCH DEPTH.

12.2. 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.

13. PLANTING PROCEDURES

13.1. CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER DAILY. REMOVE ALL MORTAR, CEMENT, AND TOXIC MATERIAL FROM THE SURFACE OF ALL PLANT BEDS. DO NOT MIX THESE MATERIALS WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

13.2. LOCATE, MAINTAIN AND PROTECT ALL UTILITIES ABOVE AND BELOW GROUND. CALL SUNSHINE STATE ONE CALL OF FLORIDA, INC. (811) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

13.3. NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING OVERHEAD POWER LINES IN ACCORDANCE WITH SETBACK REQUIREMENTS OF FPL'S "RIGHT TREE, RIGHT PLACE" PROGRAM. CONSULT THE UNIVERSITY OF FLORIDA'S "TREES AND POWER LINE" WEBSITE FOR TREE SIZE CATEGORIES.

13.4. NOTIFY LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF CONFLICT(S) EXIST WITH PROPOSED TREE LOCATIONS AND EXISTING / PROPOSED LIGHT POLES. TREES INSTALLED IN CONFLICT WITH LIGHT POLES ARE SUBJECT TO RELOCATION AT THE EXPENSE OF THE CONTRACTOR.

13.5. REMOVE ALL EXISTING AND IMPORTED DELETERIOUS MATERIAL AND 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 AS NEEDED WITH CLEAN SOIL MIXTURE.

13.6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

13.7. EXCAVATE ALL PLANTING PITS IN ACCORDANCE WITH LANDSCAPE DETAILS PROVIDED. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. IF POOR DRAINAGE EXISTS, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IN WRITING. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL ENSURE ELIMINATION OF ALL AIR POCKETS AROUND ROOTS.

13.8. SET TREES AND SHRUBS 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).

13.9. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM UPPER ONE THIRD (1/3) OF ROOT BALLS.

13.10. ALL SUCKER GROWTH AND BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT IN ACCORDANCE WITH ANSI A-300.

13.11. SHRUBS AND GROUND COVER PLANTS SHALL BE SPACED IN ACCORDANCE WITH THE DRAWINGS, LANDSCAPE DETAILS AND AS INDICATED ON THE PLANT LIST.

13.12. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN A PLUMB AND UPRIGHT POSITION.

13.13. FAILURE TO FOLLOW THE ABOVE PLANTING PROCEDURE SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

14. LAWN SODDING

14.1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING NECESSARY TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

14.2. ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS TO A MINIMUM DEPTH OF THREE (3) INCHES. PROVIDE ONE (1) INCH OF TOPSOIL ACROSS ENTIRE LAWN BED AND MIX THROUGHLY INTO TOP FOUR (4) INCHES OF SOIL TO BRING THE GROUND 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 TOPSOIL AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

14.3. HAND RAKE LAWN BED UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

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

14.5. 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.

14.6. 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.

14.7. IMMEDIATELY FOLLOWING SOD LAYING, ROLL LAWN AREAS WITH A LAWN ROLLER AND THEN THOROUGHLY IRRIGATED.

14.8. 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.

14.9. 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 EXCESSIVE HEAT AND MOISTURE.

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

15. CLEANUP

15.1. UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, 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.

16. PLANT MATERIAL MAINTENANCE

16.1. ALL PLANT MATERIAL SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) AS NECESSARY TO INSURE HEALTHY AND VIGOROUS GROWING CONDITIONS BY THE CONTRACTOR UPON DELIVERING TO THE SITE AND UNTIL FINAL ACCEPTANCE OF WORK.

17. FINAL INSPECTION AND ACCEPTANCE OF WORK

17.1. ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE PER MANUFACTURER RECOMMENDATIONS. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

17.2. PROVIDE WATERING/IRRIGATION SCHEDULE FOR ALL PLANT MATERIAL TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

17.3. UPON COMPLETION OF ALL WORK, A FINAL INSPECTION SHALL BE PERFORMED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE. ALL PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT SHALL BE INSPECTED FOR COMPLIANCE WITH THE CONTRACT DOCUMENTS. ANY ITEMS FOUND TO NOT BE IN COMPLIANCE SHALL BE CORRECTED AT THE COST OF THE CONTRACTOR.

18. WARRANTY

18.1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION AND ACCEPTANCE OF THE WORK BY THE OWNER AND/OR OWNER'S REPRESENTATIVE.

18.2. ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION THROUGHOUT 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. ANY REPLACED PLANT MATERIAL SHALL BE SUBJECT TO A NEW ONE (1) YEAR WARRANTY.

18.3. 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.

19. ABBREVIATIONS

B&B -	BALLED AND BURLAPPED
BR -	BARE ROOT
CAL -	CALIPER
CT -	CLEAR TRUNK
DBH -	DIAMETER AT BREAST HEIGHT
FG -	FIELD GROWN
FTG -	FULL TO GROUND
GW -	GREY WOOD
HO -	HARDENED OFF
OA -	OVERALL HEIGHT
RPG -	ROOTS PLUS GROWER

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
Know what's below. Call before you dig.
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No.	REVISIONS	DATE	BY

Kimley»Horn

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KHA PROJECT 046293020
DATE MARCH 2021
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY CDC

CHRISTOPHER D. CIANFAGLIONE, PLA
FL LICENSE NUMBER 6667207
DATE: 3/3/2021

LANDSCAPE SPECIFICATIONS

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
L-5

Plotted By:Harrison, Alisa Sheet Set:046293020 — APOPKA 429 Layout:L-5 March 03, 2021 09:58:05am K:\SAR_URG\046293020 — Apopka OBT\CAD\PlanSheets\LANDSCAPE PLANS.dwg
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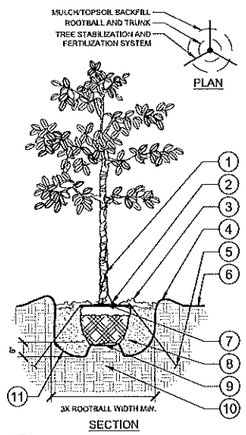
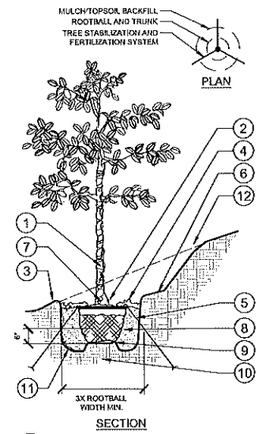


1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3" MINIMUM MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
4. 4" HIGH BERM, FIRMLY COMPACTED.
5. ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. TOP OF ROOTBALL SHALL BE 1" ABOVE FINISHED GRADE. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

1 / L-6 TREE PLANTING
SECTION / PLAN

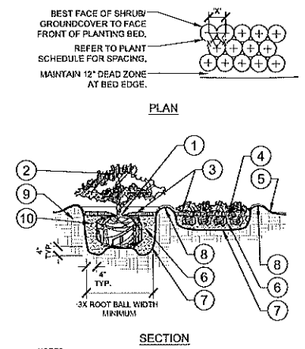


1. TRUNK/ROOT BALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT.
2. 6" DIA. CLEAR OF MULCH AT TRUNK FLARE.
3. 3, 4" HIGH BERM, FIRMLY COMPACTED.
4. 3" MINIMUM OF HARDWOOD BARK MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES SHALL BE 6' DIAMETER (MIN.) OR AS DIRECTED BY OWNER'S REPRESENTATIVE.
5. TERRA TOGGLE EARTH ANCHOR SYSTEM INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
6. 4" MIN. OF TOPSOIL TO BRING TO FINISHED GRADE. (SEE GRADING PLAN)
7. TOP OF ROOTBALL MIN. 1" ABOVE FINISHED GRADE.
8. PREPARED PLANTING SOIL AS SPECIFIED.
9. ROOTBALLS GREATER THAN 24" DIAMETER SHALL BE PLACED ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOTBALLS SMALLER THAN 24" IN DIAMETER MAY SIT ON COMPACTED EARTH.
10. UNDISTURBED NATIVE SOIL.
11. SCARIFY BOTTOM AND SIDES OF PLANTING PIT.
12. CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING.

NOTES:

A. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.
B. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
C. PRUNE ALL TREES IN ACCORDANCE WITH ANSI A-300.

2 / L-6 TREE PLANTING ON A SLOPE
SECTION / PLAN

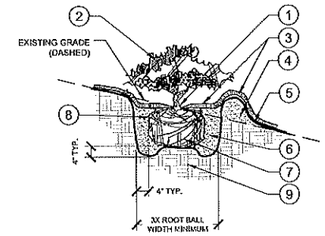


1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT.
3. 3" MULCH LAYER AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES). NOTE: WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY OF PLANTING PIT SIDES AND BOTTOM.
8. 4" HIGH BERM FIRMLY COMPACTED.
9. UNDISTURBED NATIVE SOIL.
10. FERTILIZER TABLETS (MAX 3" DEEP)

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

3 / L-6 SHRUB/GROUNDCOVER PLANTING
SECTION / PLAN
NTS

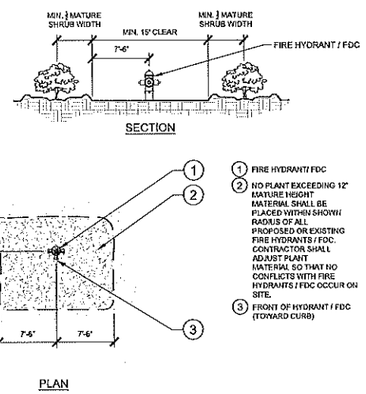


1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" - 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. PRUNE SHRUBS AS DIRECTED BY OWNER'S REPRESENTATIVE.
3. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE SHRUBS ARE PLACED IN MASSES, MULCH SHALL BE SPREAD IN A CONTINUOUS BED.
4. SOIL BERM TO HOLD WATER. TOP OF PLANTING PIT BERM TO BE LEVEL ACROSS PIT. SLOPE DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. MULCH OVER EXPOSED TOPSOIL.
5. FINISHED GRADE (SEE GRADING PLAN)
6. PREPARED PLANTING SOIL AS SPECIFIED. (SEE LANDSCAPE NOTES).
7. SCARIFY SIDES AND BOTTOM OF PLANTING PIT.
8. FERTILIZER TABLETS (MAX 3" DEEP).
9. UNDISTURBED NATIVE SOIL

NOTES:

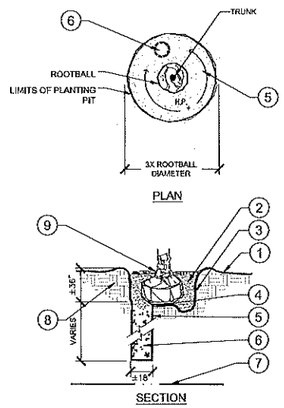
A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.
B. WHEN SHRUBS ARE PRUNED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS / HEIGHT.
C. ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.

4 / L-6 SHRUB/GROUNDCOVER PLANTING ON A SLOPE
SECTION
NTS



1. FIRE HYDRANT/ FDC
2. NO PLANT EXCEEDING 12" MATURE HEIGHT MATERIAL SHALL BE PLACED WITHIN SHOWN RADIUS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS / FDC. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS / FDC OCCUR ON SITE.
3. FRONT OF HYDRANT / FDC (TOWARD CURB)

5 / L-6 SHRUB PLANTING AT FIRE HYDRANT / FIRE DEPARTMENT CONNECTION
SECTION / PLAN
NTS



1. FINISH GRADE (SEE GRADING PLANS).
2. BACKFILL WITH PREPARED PLANTING SOIL MIX AS SPECIFIED.
3. FILTER CLOTH, MIRAFI 500X OR BETTER.
4. SLOPE BOTTOM TO DRAIN.
5. AUGURED HOLE ≤ 18" PENETRATE THROUGH OCCLUDING LAYER TO WATER TABLE OR TO A DEPTH OF 7' TO ASSURE PROPER PERCOLATION.
6. BACKFILL WITH 1/2" - 3/4" GRAVEL TO REQUIRED DEPTH THROUGH OCCLUDING LAYER TO ASSURE PROPER PERCOLATION.
7. WATER TABLE. (DEPTH VARIES)
8. UNDISTURBED NATIVE SOIL.
9. SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOT BALL IS 1" ABOVE FINISHED GRADE.

NOTES:

A. THIS DETAIL SHALL BE IMPLEMENTED WHERE PERCOLATION RATES ARE 2" PER HOUR OR LESS.
B. CONTRACTOR TO PERFORM PERCOLATION TEST AS REQUIRED, AND NOTIFY OWNER/LANDSCAPE ARCHITECT.
C. SEE TYPICAL TREE PLANTING DETAIL THIS SHEET FOR PLANT STAKING.

6 / L-6 POOR DRAINAGE CONDITION
SECTION / PLAN
NTS

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
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CHRISTOPHER D. CIANFAGLONE, PLA
FL LICENSE NUMBER 6667207
DATE: 3/3/2021

KHA PROJECT 046293020
DATE MARCH 2021
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY CDC

LANDSCAPE DETAILS

APOPKA 429
PREPARED FOR
BLUE STEEL DEVELOPMENT, LLC
APOPKA FL

SHEET NUMBER
L-6

Plotted By:Harrison, Allen Sheet Set:046293020 - APOPKA 429 Layout:L-6 March 03, 2021 08:58:07am K:\SAR_LRD\046293020 — Apopka GBT\CAD\PlanSheets\LANDSCAPE PLANS.dwg
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CITY OF APOPKA
PLANNING COMMISSION

____	CONSENT	MEETING OF:	July 13, 2021
____	BUSINESS	FROM:	Community Development
____	PUBLIC HEARING	EXHIBITS:	Vicinity Map
____	SITE PLAN		Major Development Plan
____	SPECIAL REPORT		
_X_	OTHER: MDP		

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE ORLANDO BELTWAY EAST MAJOR DEVELOPMENT PLAN**

SUMMARY:

OWNER:	Orlando Beltway Associates
APPLICANT:	James Hoffman, P.E., c/o VHB
LOCATION:	West side of Plymouth-Sorrento Road, approximately ¼ mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road
PARCEL ID NUMBER:	12-20-27-0000-00-100
EXISTING USE:	Vacant
FLUM DESIGNATION:	Mixed-Use Interchange
CURRENT ZONING:	KPI-MU (Neighborhood and Transition character zones)
PROPOSED DEVELOPMENT:	202 residential units (143 single-family and 59 townhomes)
TRACT SIZE:	56.51 +/- acres

RECOMMENDED MOTION:
Recommend approval of the Orlando Beltway East Major Development Plan.

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (City)	Mixed-Use Interchange	KPI-MU	Bridle Path subdivision
South (County)	Rural	A-1	Single-family residential, agricultural buildings
East (County)	Rural	R-CE	Single-family residential
West	N/A	N/A	SR 429 right-of-way

PROJECT SUMMARY: On October 21, 2020, the City Council approved a rezoning and Master Plan that is consistent with the requirements of the Kelly Park Interchange Form Based Code for the subject property. The subject property is located on the west side of Plymouth-Sorrento Road, approximately one-quarter mile north of the intersection of Kelly Park Road and Plymouth-Sorrento Road, directly to the south of the Bridle Path subdivision.

The applicant has submitted a Major Development Plan for approval to develop a subdivision consisting of 202 single-family residential units, and a 2.4-acre parcel that is reserved for future non-residential development subject to the requirements of the Kelly Park Interchange (KPI) - Form-Based Code. Of the 202 units, 143 are single-family units on 40-foot wide lots with a minimum living area of 1,600 square feet and are located within the Neighborhood character zone. 59 are townhome units with a minimum living area of 1,200 square feet and are located within the Transition character zone. There are no minimum and maximum lot size and living area requirements in the Form-Based Code. All design elements are consistent with the approved Master Plan and the KPI – Form-Based Code.

Number of residential lots:	202 single family homes (143 single-family detached, 59 townhomes), one non-residential lot totaling 2.4 acres in size
Proposed Density:	4.4 du/ac – Neighborhood character zone 5.7 du/ac – Transition character zone
Maximum Density Allowed:	5 du/ac – Neighborhood character zone 10 du/ac – Transition character zone
Lot width:	20-feet Transition character zone 40-feet Neighborhood character zone
Minimum lot size:	4,400 square feet (Neighborhood character zone), 2,200 square feet (Transition character zone)
Minimum house livable area:	1,600 square feet (Neighborhood character zone), 1,200 square feet (Transition character zone)
Setbacks:	
Front:	10-feet (Transition character zone), 15-feet (Neighborhood character zone)
Rear:	5-feet
Side: Garage:	Front loaded recessed 4-feet from primary façade
Parking:	Two spaces per unit located on the lot (enclosed or exterior; FBC does not require enclosed parking), on-street parking provided in the Transition character zone
Amenities:	Community swimming pool, internal trail system providing connection within the Form-Based Code area, bike trail along Plymouth-Sorrento Road.

ACCESS: Access to the site is proposed via Plymouth-Sorrento Road. Vehicular and pedestrian connections are provided to the Bridle Path subdivision to the north, and to the property to the south. A vehicular access point leading to the non-residential portion of the site is located south of lots 77 and 78. A dedication of a 30-foot wide strip for future right-of-way needs for Plymouth-Sorrento Road is detailed on the Master Plan. Within this strip, a 12-foot wide bicycle trail will be constructed by the developer. Right and left turn lanes are provided leading into the site from Plymouth-Sorrento Road.

STORMWATER: Consistent with the approved Master Plan, a dry stormwater pond is located in the central portion of the site in a tract that is dedicated to the homeowners association. Consistent with the approved Master Plan, a walking path is provided around the perimeter of the pond.

RECREATION/OPEN SPACE: Proposed amenities include a community swimming pool, internal trail system providing connections within the Form-Based Code area, and a 12-foot wide bike trail along the Plymouth-Sorrento Road frontage. Consistent with the approved Master Plan, 15.50 acres, or 28-percent of the site is reserved as open space. 20-percent open space is required in the Neighborhood character zone, and 15-percent open space is required in the Transition character zone.

TREE PROGRAM Landscaping including Red Maple, Live Oak, Holly, Date Palm, Cabbage Palmetto, and Philodendron are provided on site.

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:
July 13, 2021 - Planning Commission, 5:30 pm
August 4, 2021 - City Council, 1:30 pm

RECOMMENDATION ACTION:
Development Review Committee: Finds the Major Development Plan to be consistent with the Master Plan and recommends approval of the Orlando Beltway East - Major Development Plan.

Recommended Motion: Find the Major Development Plan consistent with the Land Development Code and Master Plan, and recommend approval of the Orlando Beltway East - Major Development Plan.

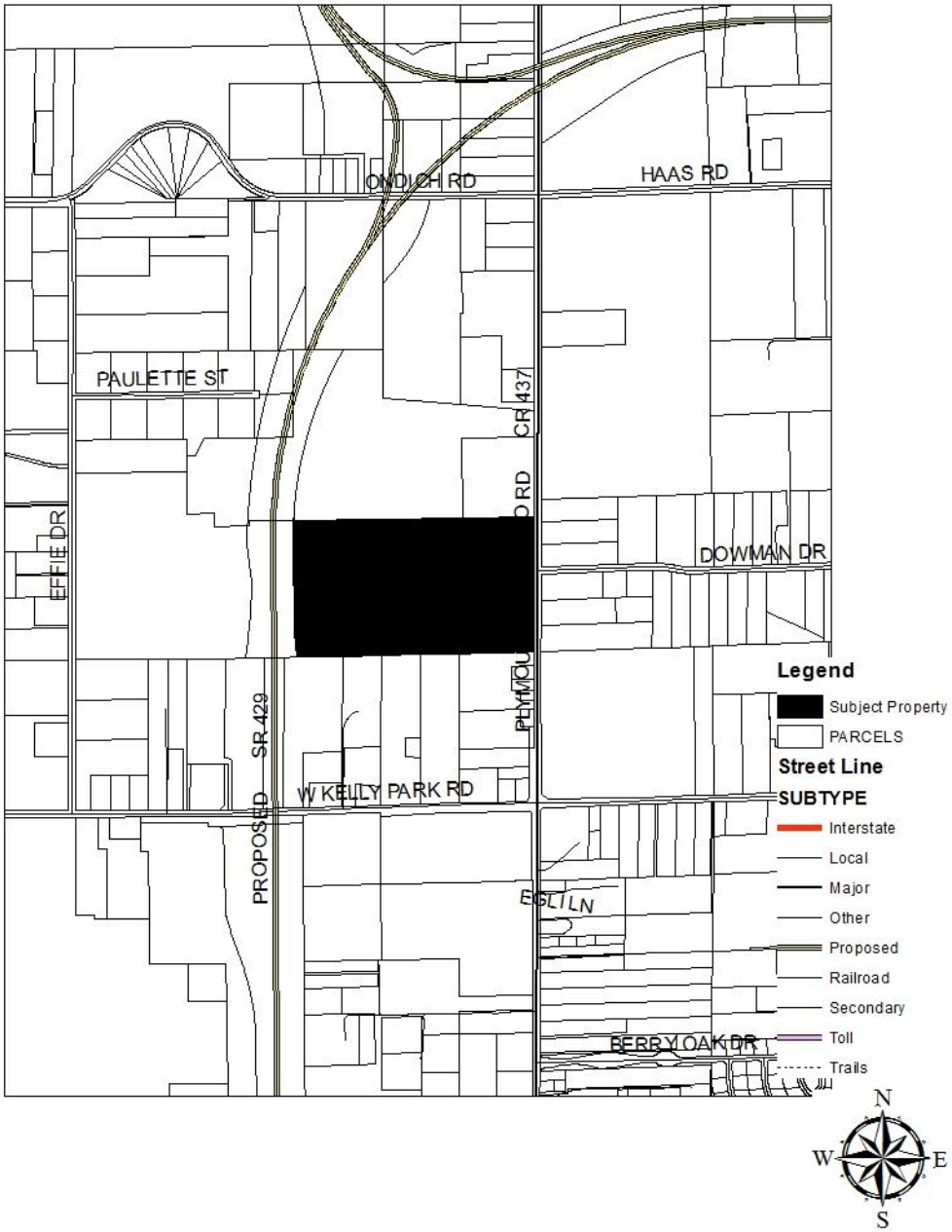
Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code and Master Plan.

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.

Project: Orlando Beltway East
Owned by: Orlando Beltway Associates
Location: West side of Plymouth-Sorrento Road, south of Bridle Path
Parcel ID: 12-20-27-0000-00-100

N

VICINITY MAP

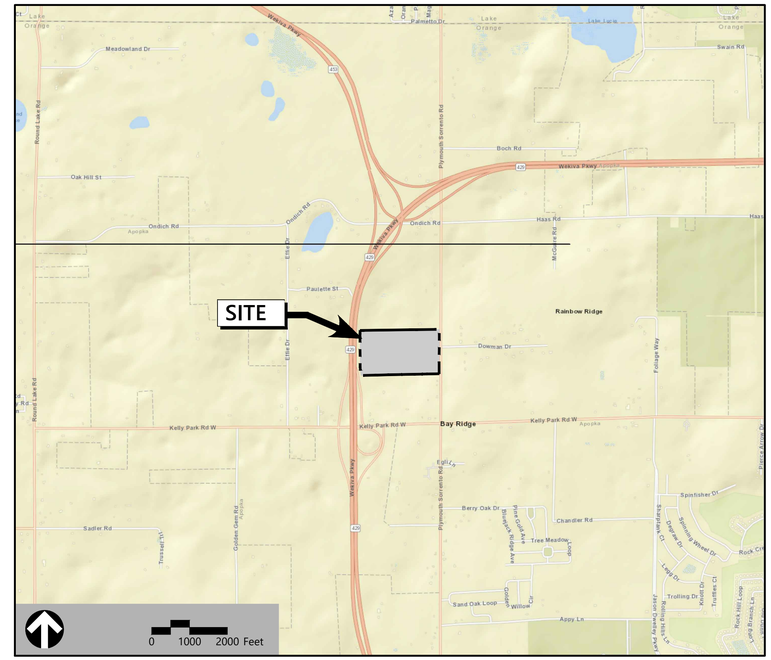


Major Development Plan

Issued for	Site Plan Approval
Date Issued	January 6, 2021
Latest Issue	June 29, 2021

Orlando Beltway - East

City of Apopka, Florida
Parcel ID: 12-20-27-0000-00-100



vhb.com

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

Owner
Orlando Beltway Associates
1516 Hillcrest St., Suite 210
Orlando, Florida 32803

Applicant
D.R. Horton Homes
6200 Lee Vista Blvd., Suite 400
PO Box or Suite No.
Orlando, Florida 32822

Sheet Index

No.	Drawing Title	Latest Issue
C-1	Existing Conditions Plan	January 6, 2021
C-2	Master Site Plan & Site Data	June 29, 2021
C-3	Drainage & Utility Plan	May 11, 2021
C-4	Typical Sections & Details	March 8, 2021
C-5	Fire Access Plan	January 6, 2021
C-6	Tree Removal & Tree Mitigation Plan	March 8, 2021
C-7	Signage, Striping & Pedestrian/Bicycle Plan	June 29, 2021
C-8	Overall Landscape Plan	March 8, 2021
L0.001	Overall Site Plan	June 29, 2021
L2.000	Tree Mit. OA Site	April 23, 2021
L2.101 - L2.103	Tree Removal Plan	April 23, 2021
L3.000	Planting Notes	June 29, 2021
L3.101 - L3.102	Buffer Planting South	April 23, 2021
L3.103	Planting Buffer - East	March 8, 2021
L3.104	Entrance - East	April 23, 2021
4 L3.105	Open Space Landscape Plan	June 29, 2021
L3.201	Cabana Amenity Planting	April 23, 2021
L3.301	Planting Details	March 8, 2021
2 A-1 - A-4	Building Elevations	May 11, 2021

Reference Drawings

No.	Drawing Title	Latest Issue
Sht. 1 of 1	ALTA/NSPS Land Title Survey-Orlando Beltway	June 5, 2019

Community Planner & Civil Engineer
VHB
225 E. Robinson St., Suite 300
Orlando, Florida 32801
P 407.839.4006 · F 407.839.4008

Landscape Architect
Mills Design Group
30 Windsormere Way, Suite 300
Oviedo, Florida 32765
P 407.359.5425

Surveyor
KPM Franklin
1012 Emmett St., Suite A
Kissimmee, Florida 34741
P 407.846.1216

Environmental
Bio-Tech Consulting Inc.
3025 East South St.
Orlando, Florida 32803
P 407.894.5969 · F 407.894.5970

This item has been electronically signed and sealed by James R. Hoffman, P.E. on July 1, 2021 using a Digital Signature.

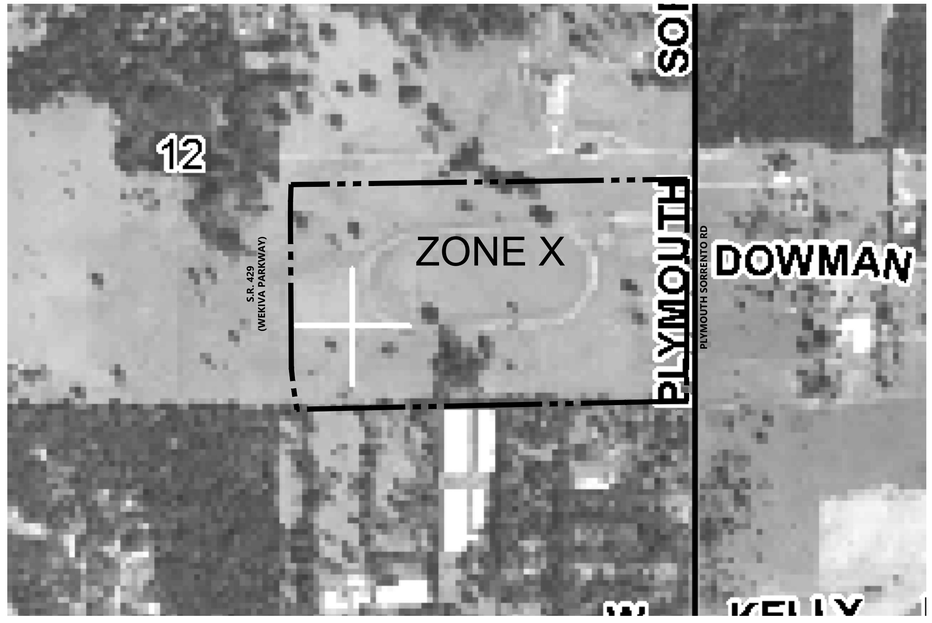
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

3 **PRELIMINARY - NOT FOR CONSTRUCTION**
THIS PRELIMINARY DEVELOPMENT PLAN IS SIGNED AND SEALED AS REQUIRED BY CITY OF APOPKA. THESE PLANS ARE NOT FINAL CONSTRUCTION DOCUMENTS AND ARE NOT INTENDED FOR PERMIT, CONSTRUCTION, OR BIDDING PURPOSES.

JAMES R. HOFFMAN LICENSE NO. 75623 STATE OF FLORIDA PROFESSIONAL ENGINEER
DATE: JUN 29 2021

VHB Project : 63347.00
Issued for : Site Plan Approval

\\VHB.COM\GBL\PROJ\ORLANDO\63347.00 DRHORTON-ORLANDO BELTWAY\CAD\LD\PLANSET\PDP\63347.00-PDP-COV 30 June 2021



FLOODPLAIN MAP

LEGEND

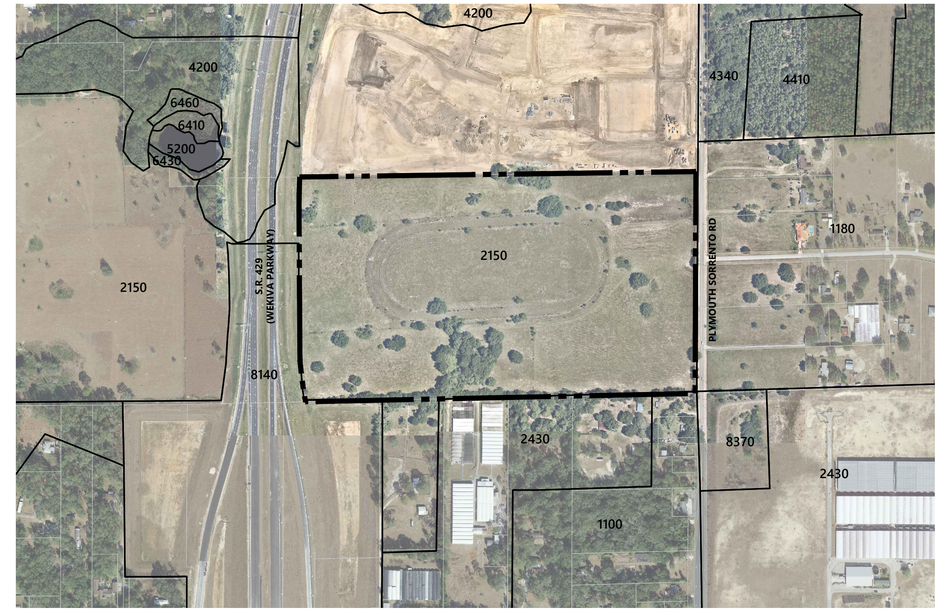
PROJECT BOUNDARY

FLOOD PRONE AREA

FLOODPLAIN SOURCE:
FIRM PANEL NUMBER 12095C0050F
MAP REVISED SEPTEMBER 25, 2009

LEGEND

ZONE A	Base Flood Elevations not determined
Special Flood Hazard Areas Subject to Innundation by the 1% Annual Chance Flood Event	
ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.



AERIAL & EXISTING LAND USE

LEGEND

PROJECT BOUNDARY

FLUCFCS LIMITS

CODE	DESCRIPTION
1100	RESIDENTIAL, LOW DENSITY-LESS THAN 2 DU/ACRE
1180	RESIDENTIAL, RURAL
2150	FIELD CROPS
2430	ORNAMENTALS
4200	UPLAND HARDWOOD FORESTS
4340	UPLAND MIXED CONIFEROUS/HARDWOOD
8140	ROADS AND HIGHWAYS (DIVIDED 4-LANES WITH MEDIANS)
8370	SURFACE WATER COLLECTION BASINS

FLUCFCS SOURCE: SJRWMD, 2014

vhb.com

225 E. Robinson Street
Suite 300
Orlando, FL 32801
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SOILS MAP

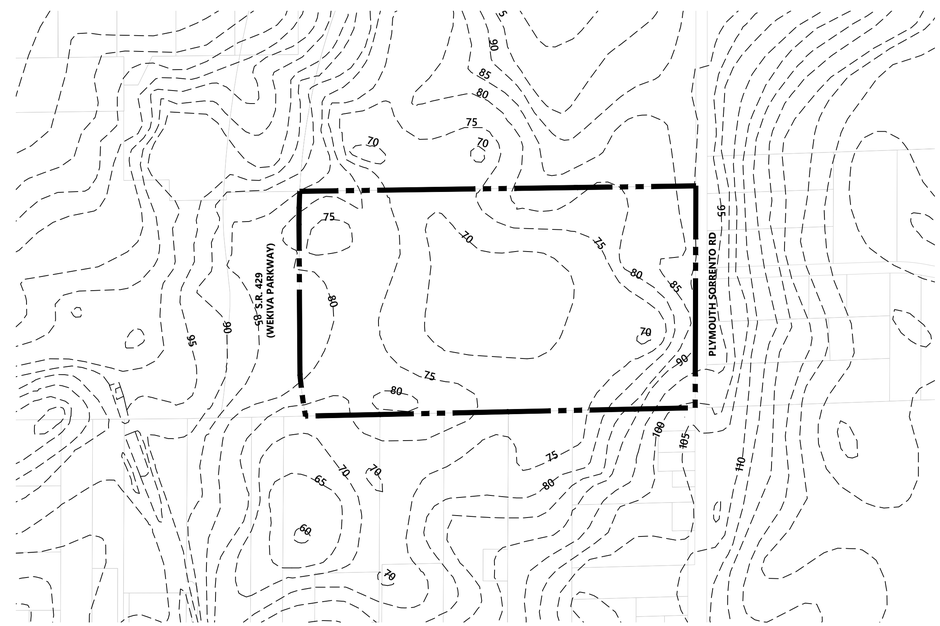
LEGEND

PROJECT BOUNDARY

SOILS BOUNDARY

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

SOURCE:
ORANGE COUNTY GIS, 2017



TOPOGRAPHY

LEGEND

PROJECT BOUNDARY

TOPOGRAPHIC CONTOUR

0 200 400 800 Feet

Orlando Beltway East

Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	03/08/2021	
2	Revised per City comment	05/11/2021	
3	Revised per City comment	06/10/2021	
4	Revised per City comment	06/29/2021	

Designed by LNF
Checked by JRH
Issued for Site Plan Approval
Date Jan. 6, 2021

Not Approved for Construction

Drawing Title
Existing Conditions

This item has been electronically signed and sealed by James R. Hoffman, P.E. on July 1, 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.

JAMES R. HOFFMAN LICENSE NO. 75623 STATE OF FLORIDA PROFESSIONAL ENGINEER

James R. Hoffman, P.E.
P.E. # 75623
DATE: Jun. 29, 2021

Drawing Number
C-1
Sheet of

Project Number
63347.00

Saved Monday, November 30, 2020 1:37:01 PM CGIERLACH Plotted Tuesday, June 29, 2021 7:43:47 AM Catherine Gierlach

GENERAL SITE DATA:

GENERAL:

ZONING	Mixed KPI
PROPOSED UNITS (Included in MDP)	202
TOTAL GROSS ACRES	56.51 Ac.
TOTAL SURFACE WATER ACRES	0.00 Ac.
TOTAL PRESERVED OPEN SPACE	2.32 Ac.
IMPACTED WETLAND ACRES	0.00
TOTAL DEVELOPABLE ACRES	54.19 Ac.
OPEN SPACE	15.46 Ac.
TOTAL STORMWATER PROVIDED	8.00 Ac.
DEDICATED PUBLIC ROW	0.80 Ac.

DEVELOPMENT PLAN CHART

PARCEL ID NUMBER	12-20-27-0000-00-100			
FUTURE LAND USE	1 MIXED-USE			
ZONING	KPI-MU			
ADJACENT FUTURE LAND USE	NORTH: MU	SOUTH: Rural(County)	EAST: Rural(County)	WEST: FLU-IP
ADJACENT ZONING	NORTH: MU-N	SOUTH: R-CE(County)	EAST: R-CE(County)	WEST: T
ACREAGE/SQUARE FOOTAGE	56.51 ac.			
BUILDING HEIGHT (neighborhood district)	PROPOSED: 35'		MAX: 35'	
BUILDING HEIGHT (transition district)	PROPOSED: 3 STORIES		MAX: 3 STORIES	
NET DENSITY (neighborhood district)	PROPOSED: 4.4 Du/ac.		MAX: 5.0 Du/ac.	
NET DENSITY (transition district)	PROPOSED: 5.7 Du/ac.		MAX: 10.0 Du/ac.	
1 MINIMUM INTENSITY (Non-residential)	MIN: 0.5 FAR		MAX: 0.75 FAR	
BUILDING SETBACKS (neighborhood district)	PROPOSED: FRONT: 15'(1)	SIDE: 5'	REAR: 20'(2)	PORCH: 4'
	REQUIRED: FRONT: 15'(1)	SIDE: 5'	REAR: 20'(2)	PORCH: 4'
BUILDING SETBACKS (transition district)	PROPOSED: FRONT: 10'	SIDE: 0'	REAR: 20'(2)	PORCH: 4'
	REQUIRED: FRONT: 15'(1)	SIDE: 5'	REAR: 20'(2)	PORCH: 4'
PARKING SPACES	PROVIDED: 641			
	REQUIRED: 404			
NUMBER OF EMPLOYEES	N/A			
PROPOSED NUMBER OF BEDS	N/A			
WAIVER REQUEST	YES:	NO: X		
VARIANCE REQUEST	YES:	NO: X		
MIN. LOT WIDTH & DEPTH(neighborhood district)	40' x 110'			
MIN. LOT WIDTH & DEPTH(transition district)	20' x 110'			

NOTES:
(1) SEE SECTION SEC. 3.04.06 (10) (a) (1) FOR FRONT LOADED GARAGE DOORS SETBACKS.
(2) MIN. 20' BUILDING SETBACK ASSUMES NO ALLEY. THE MIN. REAR BUILDING SETBACK FOR ALLEYS IS 5'. GARAGES WITH DIRECT ACCESS FROM AN ALLEY SHALL BE SET BACK WITH A MINIMUM OF TEN (22) FEET FROM THE PROPERTY LINE. SEC 3.04.06 (10) (a) (3).
(3) MINIMUM LIVING AREA IS DEFINED AS HEATED AND COOLED AREA OF HOUSE, NOT INCLUDING GARAGES OR OTHER STRUCTURES.

PHASING:

THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

MISCELLANEOUS:

POTABLE WATER SERVICE:	CITY OF APOPKA	
WASTEWATER, RECLAIMED SERVICE:	CITY OF APOPKA	
ELECTRIC SERVICE:	DUKE ENERGY	
FIRE PROTECTION:	CITY OF APOPKA	
SCHOOL AGE POPULATION:	80	(202 UNITS)
AVERAGE DAILY TRAFFIC PER ITE 210 (10TH EDITION):	6,795	
P.M. PEAK HOUR TRIPS:	685	

SIGNAGE:

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

LIGHTING:

LIGHTING SHALL COMPLY WITH ARTICLE II OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

GARBAGE PICKUP:

FRONT LOADED SINGLE-FAMILY UNITS TO BE PICKED UP AT FRONT (R/W), REAR LOADED SINGLE-FAMILY UNITS AND TOWNHOME UNITS TO BE PICKED UP AT REAR ALLEY.

FIRE:

1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION CODE 5th EDITION (2012).
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED DWELLING UNITS. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 NFPA 1 & 101, 2012 EDITION, FFPC 5TH EDITION (2012).
3. NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 SQUARE FEET OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.1.2 OF NFPA 1 & 101, 2012 EDITION, FFPC 5TH EDITION (2012). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY AT LEAST 30 FEET, BUT IN NO CASE SHALL THE FLOW BE LESS THAN 500 GPM PER 18.4.5 NFPA1, 2012 EDITION, FFPC 5TH EDITION (2012).
4. ANY COMMERCIAL STRUCTURE OR RESIDENTIAL BUILDING OF THREE OR MORE STORIES MAY BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER PROTECTION DEPENDING UPON THE BUILDING CONSTRUCTION TYPE, OCCUPANCY CLASSIFICATION, AND ADDITIONAL BUILDING OR FIRE CODE REQUIREMENTS.

ARCHITECTURAL:

BUILDING DESIGN SHALL COMPLY WITH KELLY PARK INTERCHANGE FORM-BASED CODE, SECTION K-BUILDING DESIGN STANDARDS (ADOPTED JUNE 21, 2017).

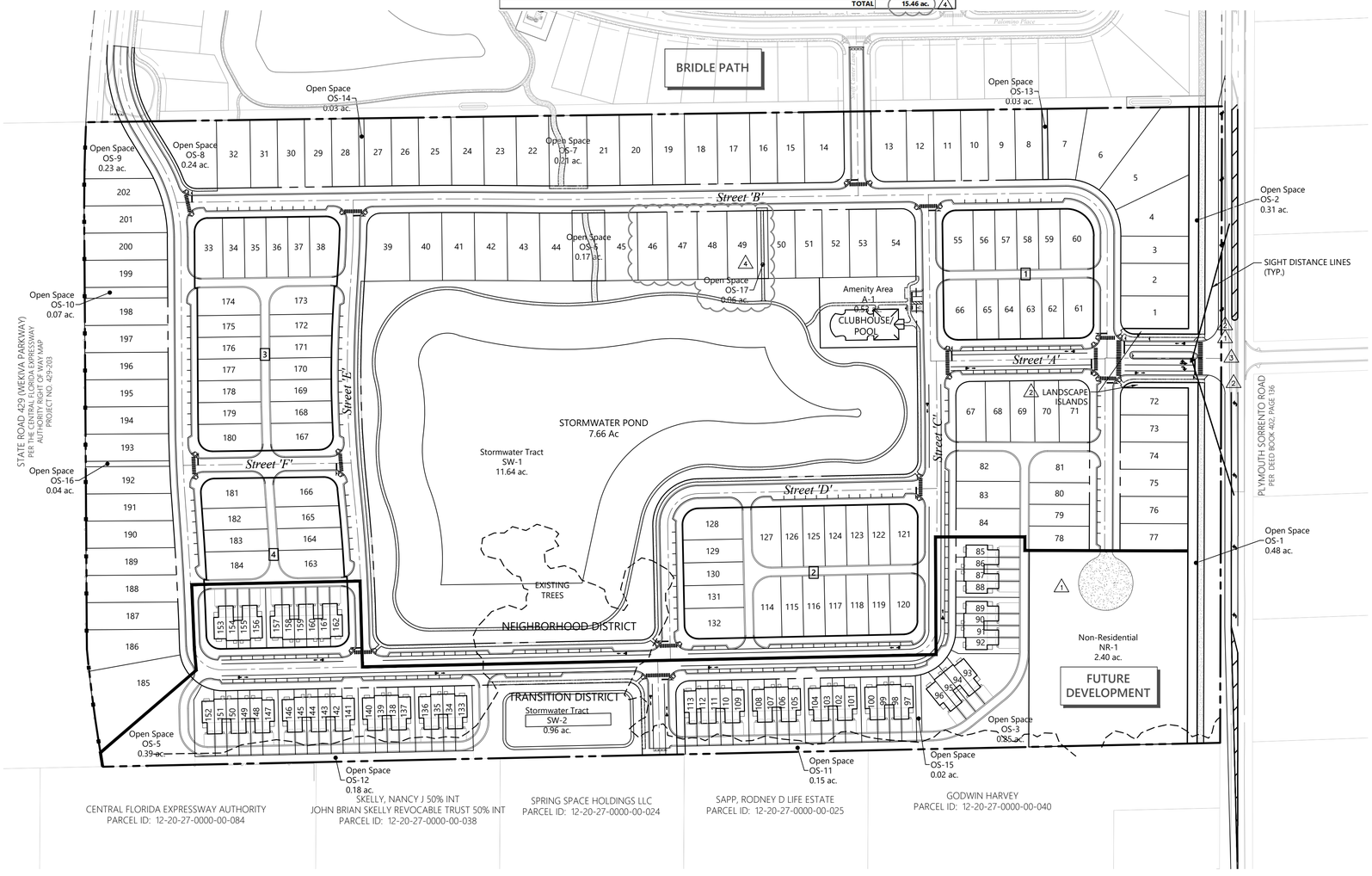
LANDSCAPE:

1. FINAL LANDSCAPE PLANS ARE REQUIRE TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO LANDSCAPE CONSTRUCTION. LANDSCAPE PLANS TO BE IN ACCORDANCE WITH THE KELLY PARK INTERCHANGE FORM-BASED CODE AND SEC 8.06.03 OF THE CITY OF APOPKA'S LAND DEVELOPMENT CODE.

PUBLIC OPEN SPACE CALCULATIONS:

20% REQUIRED PUBLIC OPEN SPACE HAS BEEN ACCOUNTED FOR WITHIN THE POND TRACKS, BUFFERS, AND GREEN SPACE

TOTAL DEVELOPABLE ACRES	REQUIRED (20%) ACRES	OPEN SPACE ACRES	
54.19	10.84	OPEN SPACE TRACT	2.86 ac. 4
		STORMWATER TRACT (SW-1)	11.64 ac.
		STORMWATER TRACT (SW-2)	0.96 ac.
		TOTAL	15.46 ac. 4



OWNERSHIP/MAINTENANCE:

ROADWAYS	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
STORMWATER TRACTS	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA WITH USE AGREEMENT TO ALLOW H.O.A. ABLITY TO MAINTAIN FOR AESTHETIC PURPOSES.
DRAINAGE EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA
UTILITY EASEMENTS	PUBLIC:	TO BE DEDICATED TO THE CITY OF APOPKA
SANITARY SEWER, RECLAIMED WATER & POTABLE WATER SYSTEM	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
PARK TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION
OPEN SPACE TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION
5' SIDEWALK	PUBLIC:	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
TREE PRESERVATION AREA	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION
LANDSCAPE/WALL TRACTS	PRIVATE:	TO BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION

Lot Area Table

Lot Number	Gross Area (Sq.Ft.)	Gross Area (Ac.)	Nominal Lot Width (ft.)
1	7,476.09	0.17	50
2	7,500.00	0.17	50
3	6,250.00	0.14	50
4	10,543.20	0.24	50
5	17,581.95	0.40	50
6	13,277.10	0.30	50
7	8,054.78	0.18	50
8	6,500.00	0.15	50
9	6,500.00	0.15	50
10	6,500.00	0.15	50
11	6,500.00	0.15	50
12	6,500.00	0.15	50
13	8,316.98	0.19	50
14	9,389.22	0.22	50
15	6,500.00	0.15	50
16	6,500.00	0.15	50
17	7,800.00	0.18	50
18	7,800.00	0.18	50
19	7,800.00	0.18	50
20	7,800.00	0.18	50
21	7,798.24	0.18	50
22	7,712.31	0.18	50
23	7,628.15	0.18	50
24	7,555.19	0.17	50
25	7,512.94	0.17	50
26	6,250.26	0.14	50
27	6,250.00	0.14	50
28	6,250.00	0.14	50
29	6,250.00	0.14	50
30	6,250.00	0.14	50
31	6,250.00	0.14	50
32	7,708.84	0.18	50
33	5,610.18	0.13	40
34	4,420.00	0.10	40
35	4,420.00	0.10	40
36	4,420.00	0.10	40
37	4,420.00	0.10	40
38	5,816.11	0.13	40
39	9,879.58	0.23	50
40	7,500.11	0.17	50
41	7,500.70	0.17	50
42	7,501.87	0.17	50
43	7,501.95	0.17	50
44	7,500.78	0.17	50
45	7,500.00	0.17	50
46 4	6,875.00	0.16	50
47	6,875.00	0.16	50
48	6,875.00	0.16	50
49	6,875.00	0.16	50
50	6,250.00	0.14	50
51	6,250.00	0.14	50
52	6,250.00	0.14	50
53	6,250.00	0.14	50
54	8,819.40	0.20	50
55	6,119.04	0.14	40
56	4,415.07	0.10	40
57	4,415.07	0.10	40
58	4,415.07	0.10	40
59	4,415.07	0.10	40
60	6,239.97	0.14	40
61	5,948.09	0.14	40
62	4,400.00	0.10	40
63	4,400.00	0.10	40
64	4,400.00	0.10	40
65	4,400.00	0.10	40
66	6,558.04	0.15	40
67	5,901.65	0.14	40
68	5,015.37	0.12	40
69	5,049.45	0.12	40
70	5,083.52	0.12	40
71	6,300.04	0.14	40
72	6,226.09	0.14	50
73	6,250.00	0.14	50
74	6,250.00	0.14	50
75	6,250.00	0.14	50
76	6,250.00	0.14	50
77	6,250.00	0.14	50
78	4,972.50	0.11	40
79	4,420.00	0.10	40
80	4,420.00	0.10	40
81	6,064.77	0.14	40
82	6,202.03	0.14	40
83	5,850.00	0.13	40
84	6,122.99	0.14	40
85	4,368.00	0.10	22
86	2,574.00	0.06	22
87	2,574.00	0.06	22
88	3,490.51	0.08	22
89	3,490.50	0.08	22
90	2,574.00	0.06	22
91	2,578.80	0.06	22
92	3,596.61	0.08	22
93	7,424.12	0.17	22
94	2,397.09	0.06	22
95	2,397.09	0.06	22
96	5,476.80	0.13	22
97	3,281.39	0.08	22
98	2,640.00	0.06	22
99	2,640.01	0.06	22
100	3,580.00	0.08	22
101	3,580.00	0.08	22
102	2,640.00	0.06	22
103	2,640.01	0.06	22
104	3,580.00	0.08	22
105	3,580.00	0.08	22
106	2,640.00	0.06	22
107	2,640.00	0.06	22
108	3,580.01	0.08	22
109	3,580.00	0.08	22
110	2,640.00	0.06	22

Lot Area Table

Lot Number	Gross Area (Sq.Ft.)	Gross Area (Ac.)	Nominal Lot Width (ft.)
111	2,640.00	0.06	22
112	2,640.00	0.06	22
113	4,345.88	0.10	22
114	5,405.47	0.12	40
115	4,440.00	0.10	40
116	4,440.00	0.10	40
117	4,440.00	0.10	40
118	4,440.00	0.10	40
119	4,440.00	0.10	40
120	5,511.56	0.13	40
121	5,559.68	0.13	40
122	4,440.00	0.10	40
123	4,440.00	0.10	40
124	4,440.00	0.10	40
125	4,440.00	0.10	40
126	4,440.00	0.10	40
127	5,689.01	0.13	40
128	6,186.86	0.14	40
129	4,620.00	0.11	40
130	4,620.00	0.11	40
131	4,620.00	0.11	40
132	6,025.87	0.14	40
133	3,880.02	0.09	22
134	2,640.00	0.06	22
135	2,640.00	0.06	22
136	3,580.01	0.08	22
137	3,580.00	0.08	22
138	2,640.00	0.06	22
139	2,640.00	0.06	22
140	3,580.01	0.08	22
141	3,580.00	0.08	22
142	2,640.00	0.06	22
143	2,640.00	0.06	22
144	2,640.00	0.06	22
145	2,640.00	0.06	22
146	3,580.01	0.08	22
147	3,580.00	0.08	22
148	2,640.00	0.06	22
149	2,640.00	0.06	22
150	2,640.00	0.06	22
151	2,653.27	0.06	22
152	4,575.99	0.11	22
153	3,970.94	0.09	22
154	2,420.00	0.06	22
155	2,420.00	0.06	22
156	3,281.67	0.08	22
157	3,281.67	0.08	22
158	2,420.00	0.06	22
159	2,420.00	0.06	22
160	2,420.00	0.06	22
161	2,420.00	0.06	22
162	3,585.84	0.08	22
163	5,821.58	0.13	40
164	4,717.58	0.11	40
165	4,691.00	0.11	40
166	6,115.89	0.14	40
167	5,530.19	0.13	40
168	4,508.13	0.10	40
169	4,501.23	0.10	40
170	4,503.90	0.10	40
171	4,533.55	0.10	40
172	4,594.41	0.11	40
173	5,762.48	0.13	40
174	5,646.82	0.13	40
175	4,614.05	0.11	40
176	4,612.38	0.11	40
177	4,610.71	0.11	40
178	4,613.26	0.11	40
179	4,637.17	0.11	40
180	5,694.98	0.13	40
181	6,270.91	0.14	40
182	4,706.01	0.11	40
183	4,704.33	0.11	40
184	5,743.57	0.13	40
185	17,296.84	0.40	50
186	10,550.06	0.24	50
187	8,445.00	0.19	50
188	8,351.59	0.19	50
189	8,233.84	0.19	50
190	8,091.73	0.19	50
191	7,927.30	0.18	50
192	7,780.02	0.18	50
193	7,672.13	0.18	50
194	7,640.07	0.18	50
195	7,638.23	0.18	50
196	7,638.23	0.18	50
197	7,638.23	0.18	50
198	7,638.23	0.18	50
199	7,638.23	0.18	50
200	7,637.85	0.18	50
201	7,505.16	0.17	50
202	6,883.07	0.16	50

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Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

LEGEND

PROJECT BOUNDARY
1 BLOCK ID

NOTE:
THE PLAT WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.

PRELIMINARY - NOT FOR CONSTRUCTION
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0 60 120 240 Feet

Orlando Beltway East

Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	03/08/2021	
2	Revised per City comment	05/11/2021	
3	Revised per City comment	06/10/2021	
4	Revised per City comment	06/29/2021	

Designed by LNF
Checked by JRH
Issued for **Site Plan Approval**
Date **Jan. 6, 2021**

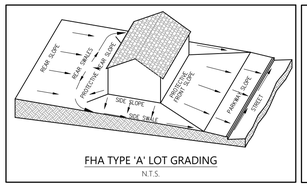
Not Approved for Construction

Drawing Title
Master Site Plan & Site Data

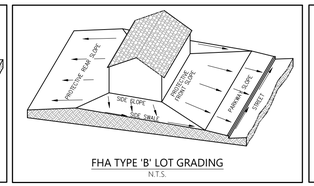
JAMES R. HOFFMAN LICENSE NO. 75623 STATE OF FLORIDA PROFESSIONAL ENGINEER
James R. Hoffman, P.E.
P.E. # 75623
DATE: Jun. 29, 2021

Drawing Number
C-2
Sheet of
Project Number 63347.00

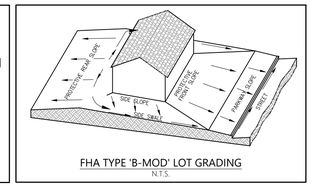
Saved Tuesday, June 29, 2021 7:25:17 AM CGIERLACH Plotted Tuesday, June 29, 2021 8:58:07 AM Catherine Gierlach



FHA TYPE 'A' LOT GRADING
N.T.S.

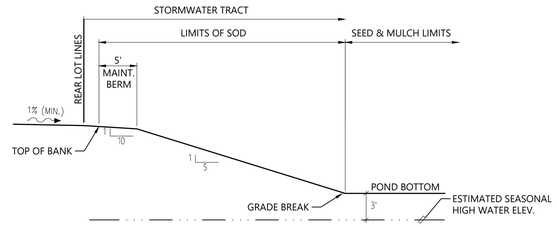


FHA TYPE 'B' LOT GRADING
N.T.S.



FHA TYPE 'B-MOD' LOT GRADING
N.T.S.

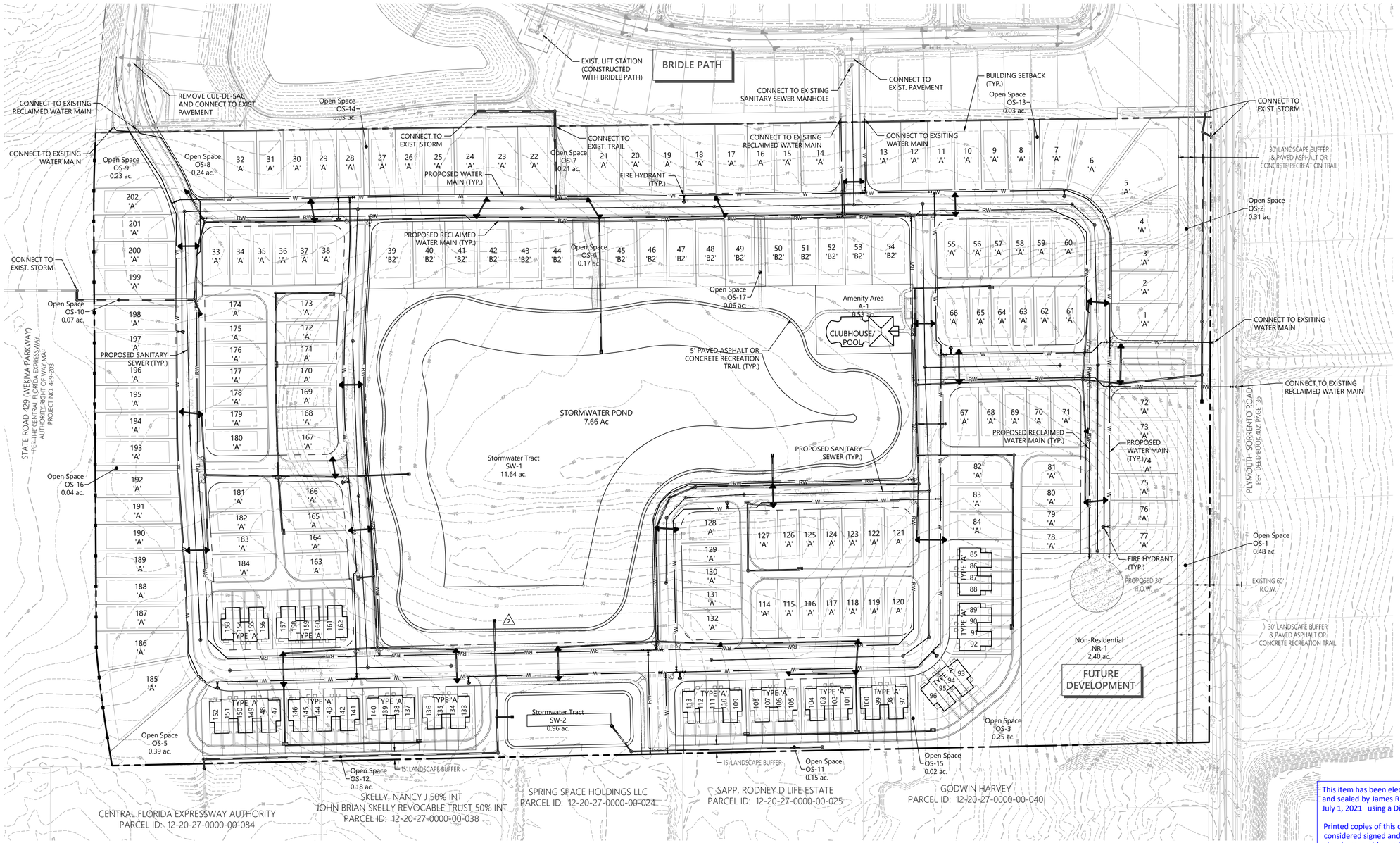
NOTES:
1. LOT GRADING TYPES ARE ASSUMED. FINAL LOT GRADING TO BE DETERMINED WITH ENGINEERING PLANS.
2. FINISH GRADES FOR PROPOSED IMPROVEMENTS SHALL BE DETERMINED WITH ENGINEERING PLANS. FINISHED GRADES MAY VARY FROM EXISTING CONDITIONS BY MORE THAN. 1.
3. PROPOSED GRADES TO TIE INTO EXISTING GRADES AT ALL BOUNDARY CONDITIONS.



POND SLOPES & MAINTENANCE BERMS SHALL BE IN ACCORDANCE WITH CITY OF APOPKA LDC SECTION 6.025.00 D.1.a

Typical Dry Pond Detail

N.T.S.



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Number FL #3932

LEGEND

- PROJECT BOUNDARY
- PROPOSED STORM DRAIN, CURB INLET, MANHOLE
- PROPOSED SANITARY SEWER & MANHOLE
- PROPOSED WATERMAIN & GATE VALVE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED RECLAIMED WATER & GATE VALVE

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0 50 100 200 Feet

Orlando Beltway East

Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	03/08/2021	
2	Revised per City comment	05/11/2021	
3	Revised per City comment	06/10/2021	
4	Revised per City comment	06/29/2021	

Designed by LNF
Checked by JRH
Issued for **Site Plan Approval**
Date Jan. 6, 2021

Not Approved for Construction

Drawing Title
Drainage & Utility Plan

JAMES R. HOFFMAN LICENSE NO. 75623 STATE OF FLORIDA PROFESSIONAL ENGINEER

James R. Hoffman, P.E.
P.E. # 75623
DATE: Jun. 29, 2021

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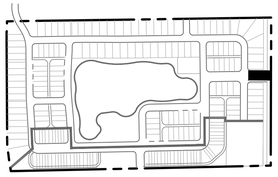
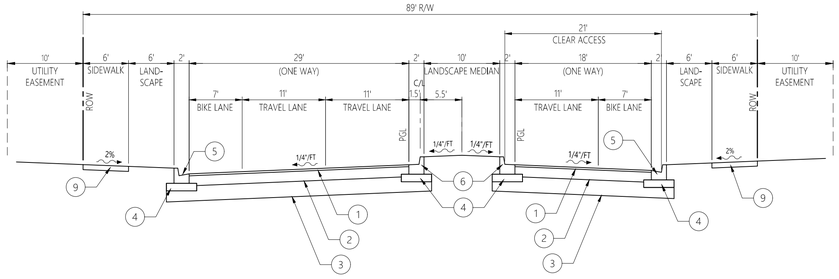
Drawing Number
C-3
Sheet of
Project Number 63347.00

Saved Tuesday, June 29, 2021 7:26:07 AM CGIERLACH Plotted Tuesday, June 29, 2021 7:50:01 AM Catherine Gierlach



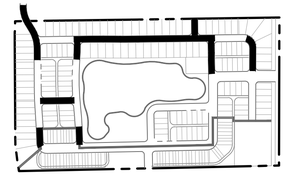
KEY MAP



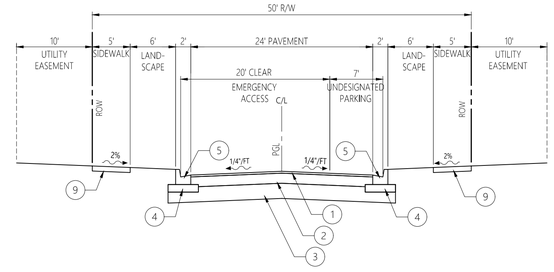
1 STREET TYPE 'A'

A - Typical Entrance Road Section (81' ROW)

N.T.S.



KEY MAP

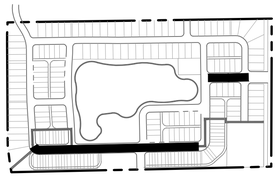


1 STREET TYPE 'E'

NOTE: NO PARKING SIGNAGE SHALL BE PROVIDED ON ONE SIDE OF STREET

B - Typical Road Section - Parking One Side (50' ROW)

N.T.S.



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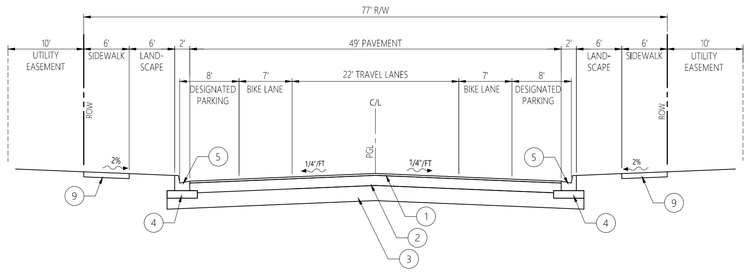
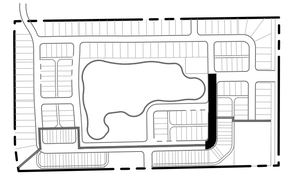


1 STREET TYPE 'D'

C - Typical Road Section - Parking Both Sides (77' ROW)

N.T.S.



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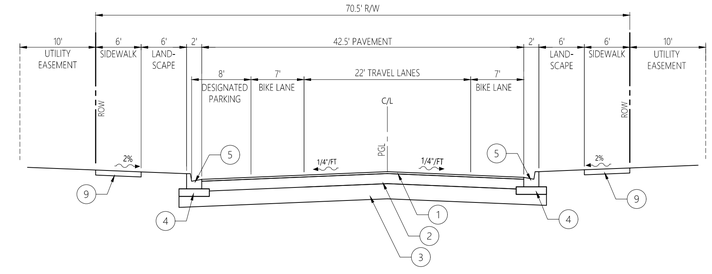
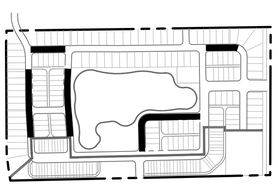


1 STREET TYPE 'D'

D - Typical Road Section - Parking One Side (70.5' ROW)

N.T.S.



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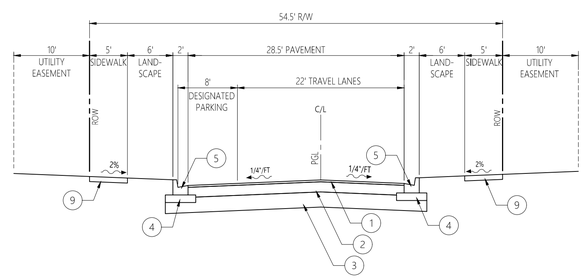
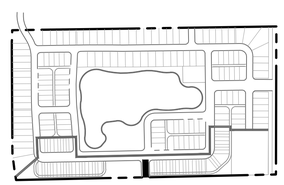


1 STREET TYPE 'E'

E - Typical Road Section - Parking One Side (56.5' ROW)

N.T.S.



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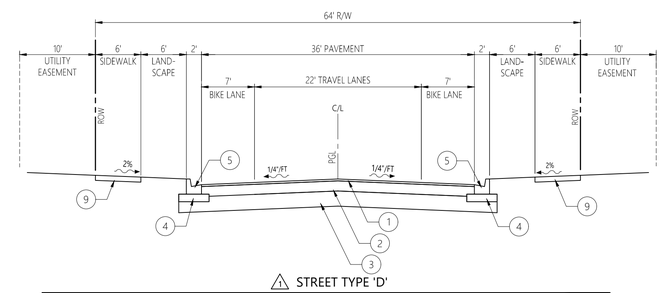
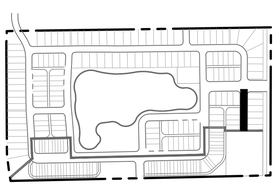


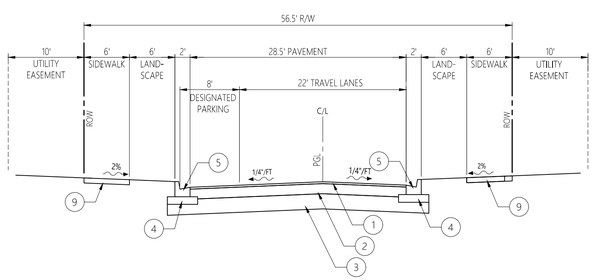
1 STREET TYPE 'D'

F - Typical Road Section (64' ROW)

N.T.S.



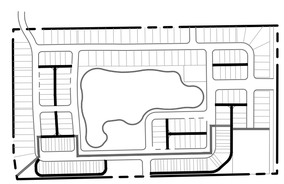
KEY MAP



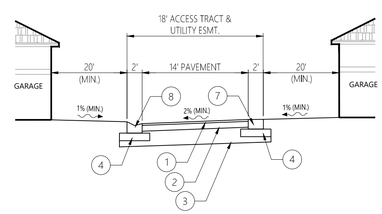
1 STREET TYPE 'E'

G - Typical Road Section - Parking One Side (56.5' ROW)

N.T.S.



KEY MAP



1 ALLEY - STREET TYPE 'F'

NOTES:

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

H - Typical Pavement Section - Alley

N.T.S.

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Number FL #3932

LEGEND:

1. ASPHALT
2. BASE
3. SUBGRADE
4. 6" STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" EACH SIDE TO 50 FBV
5. TYPE 'F' CONC. CURB
6. TYPE 'F' CONC. CURB (MODIFIED)
7. 2' RIBBON CONC. CURB
8. 2' MIAMI CONC. CURB
9. 4" CONC. SIDEWALK (3000 P.S.I.)+

NOTE: FINAL PAVEMENT SECTIONS WILL BE DETERMINED AT TIME OF CONSTRUCTION PLAN SUBMITTAL.

PRELIMINARY - NOT FOR CONSTRUCTION
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Orlando Beltway East

Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	03/08/2021	
2	Revised per City comment	05/11/2021	
3	Revised per City comment	06/10/2021	
4	Revised per City comment	06/29/2021	

Designed by LNF
Checked by JRH
Issued for **Site Plan Approval**
Date Jan. 6, 2021

Not Approved for Construction

Drawing Title
Typical Sections & Details

JAMES R. HOFFMAN LICENSE NO. 75623 STATE OF FLORIDA PROFESSIONAL ENGINEER

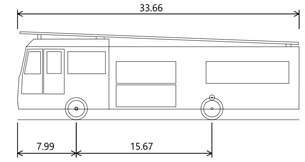
James R. Hoffman, P.E.
P.E. # 75623
DATE: Jun. 29, 2021

Drawing Number
C-4

Sheet of

Project Number
63347.00

Saved Tuesday, April 13, 2021 9:59:09 AM CGIERLACH Plotted Tuesday, June 29, 2021 7:51:20 AM Catherine Gierlach



Overall Length	33.660ft
Overall Width	8.160ft
Overall Body Height	9.830ft
Min Body Ground Clearance	1.363ft
Track Width	8.160ft
Lock-to-lock time	6.00s
Min Centerline Radius	24.110ft
Steering Angle	46.0°

2 AFD Engine/Pumper - Rosenbauer Commander 4000

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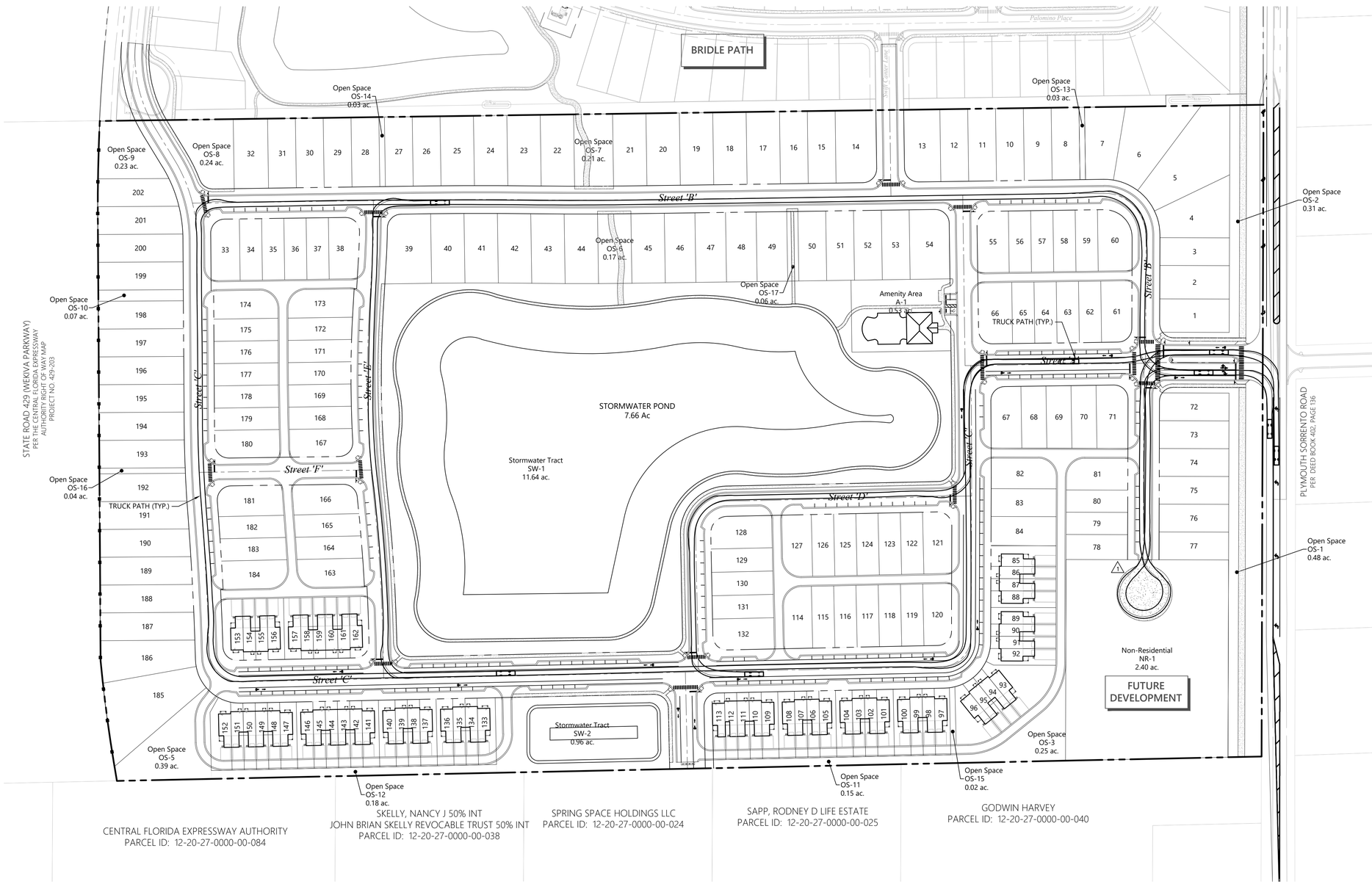
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932



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0 50 100 200 Feet

Orlando Beltway East

Apopka, Florida

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4	Revised per City comment	06/29/2021	

Designed by LNF
Checked by JRH
Issued for **Site Plan Approval**
Date Jan. 6, 2021

Not Approved for Construction

Drawing Title
Fire Access Plan

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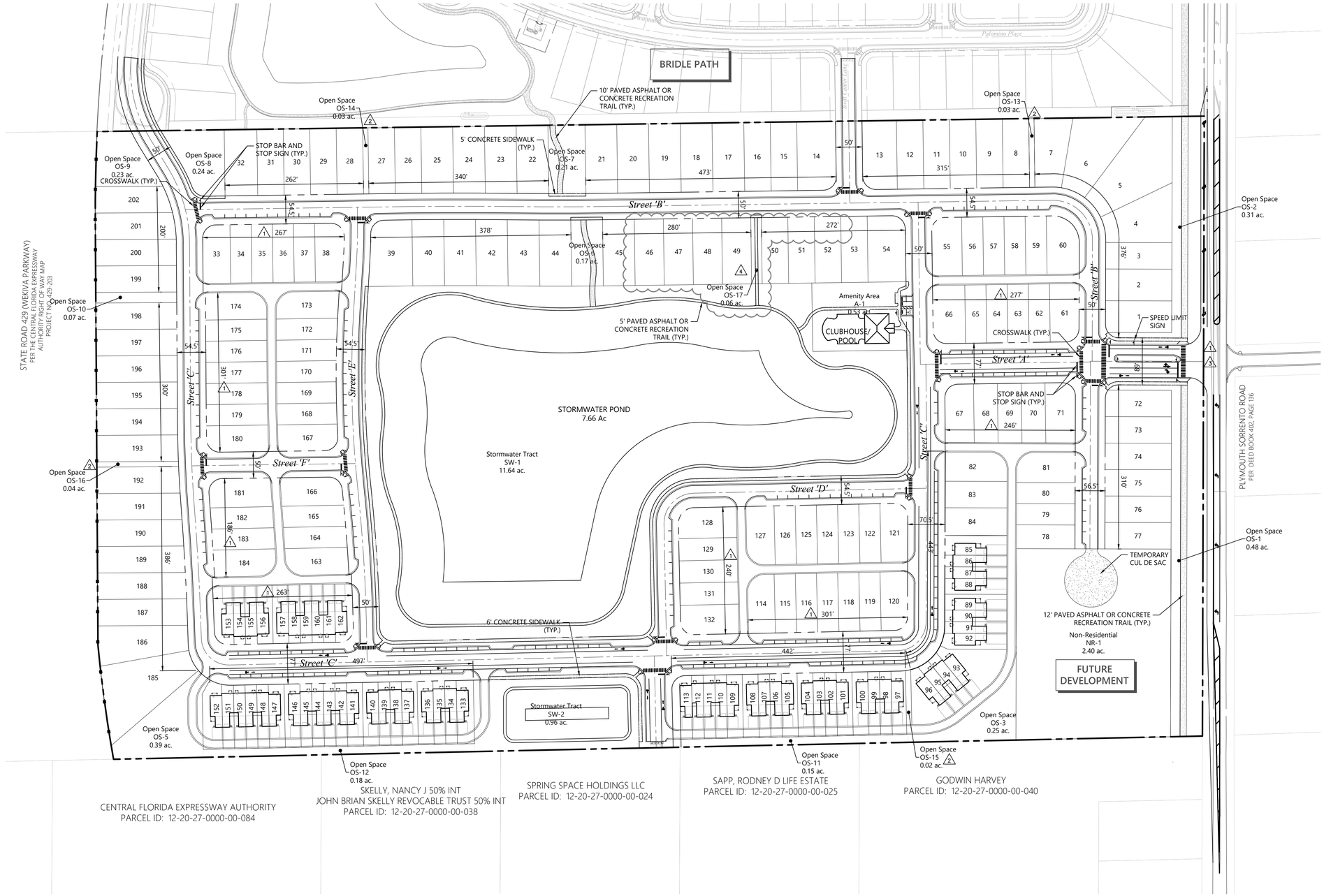
JAMES R. HOFFMAN LICENSE NO. 75623 STATE OF FLORIDA PROFESSIONAL ENGINEER

James R. Hoffman, P.E.
P.E. # 75623
DATE: Jun. 29, 2021

Drawing Number
C-5
Sheet of

Project Number
63347.00

Saved Thursday, June 10, 2021 10:28:14 AM CGIERLACH Plotted Tuesday, June 29, 2021 7:53:00 AM Catherine Gierlach



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Orlando, FL 32801
407.839.4006
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Number FL #3932

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

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0 50 100 200 Feet

Orlando Beltway East

Apopka, Florida

No.	Revision	Date	Appvd.
1	Revised per City comment	03/08/2021	
2	Revised per City comment	05/11/2021	
3	Revised per City comment	06/10/2021	
4	Revised per City comment	06/29/2021	

Designed by LNF
Checked by JRH
Issued for **Site Plan Approval**
Date **Jan. 6, 2021**

Not Approved for Construction

Drawing Title
Signage, Striping & Pedestrian /Bicycle Plan

This item has been electronically signed and sealed by James R. Hoffman, P.E. on July 1, 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.

JAMES R. HOFFMAN LICENSE NO. 75623 STATE OF FLORIDA PROFESSIONAL ENGINEER

James R. Hoffman, P.E.
P.E. # 75623
DATE: Jun. 29, 2021

Drawing Number
C-6
Sheet of

Project Number
63347.00

Saved Tuesday, June 29, 2021 7:30:21 AM CGERLACH Plotted Tuesday, June 29, 2021 7:54:12 AM Catherine Gierlach

D·R·HORTON America's Builder

ARIA

3 Bedrooms, 2 Bathrooms
2-Car Garage, 1,672 Sq. Ft.

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D·R·HORTON America's Builder

CALI

Cali

4 Bedrooms, 2 Baths,
2-Car Garage, 1,828 Sq. Ft.

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Express HOMES

EDISON

Edison

4 Bedrooms, 2 Bathrooms,
2-Car Garage, 1,639 Sq. Ft.

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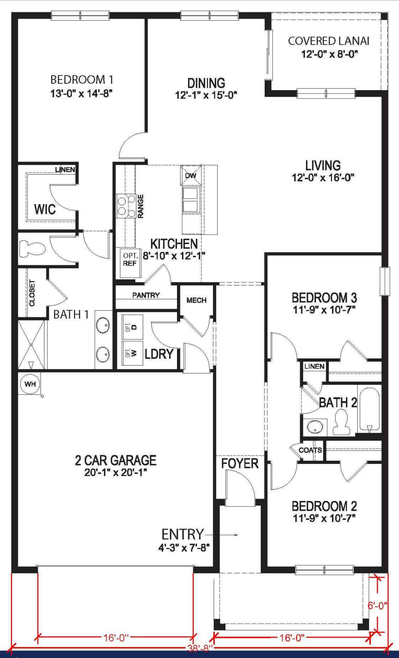
ARIA FLOORPLAN



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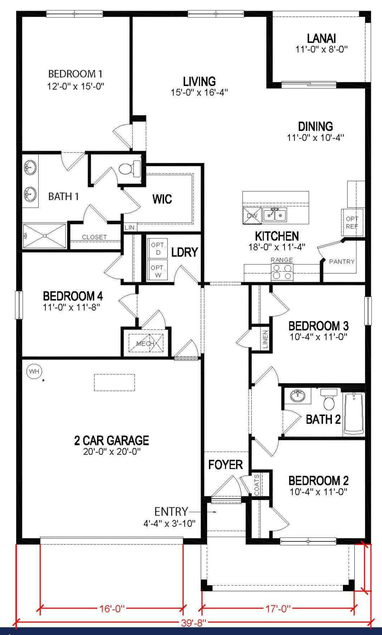
CALI FLOORPLAN



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Express HOMES

EDISON FLOORPLAN

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Orlando Beltway East

Apopka, Florida

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Designed by: LNF
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Date: Jan. 6, 2021

Not Approved for Construction

Drawing Title
Building Elevations

Drawing Number
2 A-1

Sheet of

James R. Hoffman, P.E.
P.E. # 75623
DATE: Jun. 29, 2021

Project Number
63347.00

Saved Thursday, June 10, 2021 10:42:15 AM CGERLACH Plotted Tuesday, June 29, 2021 7:55:54 AM Catherine Gierlach

D·R·HORTON America's Builder

JASPER

Jasper

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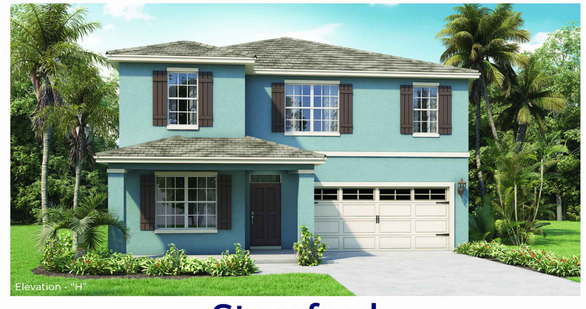
STAMFORD



Stamford

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PARKER

Parker

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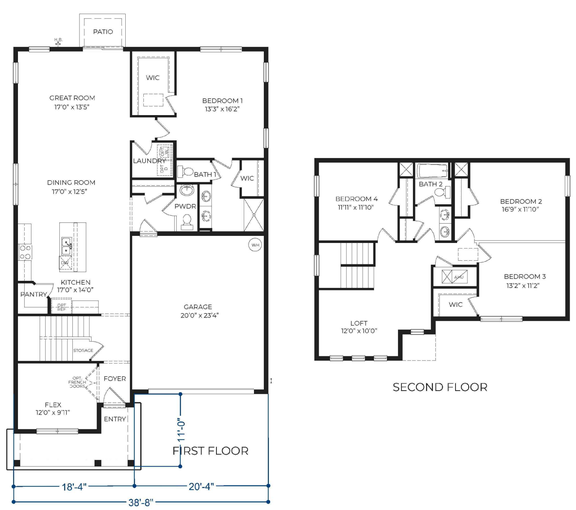
JASPER FLOORPLAN



4 Bedrooms, 2.5 Baths, Flex Space, Loft, 2-Car Garage, 2,607 Sq. Ft.

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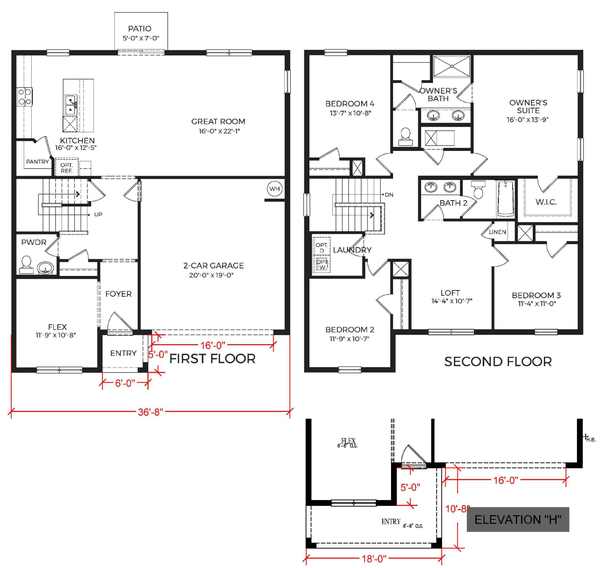
STAMFORD FLOORPLAN



4 Bedrooms, 2.5 Baths, Flex Space, Loft, 2-Car Garage, 2,404 Sq. Ft.

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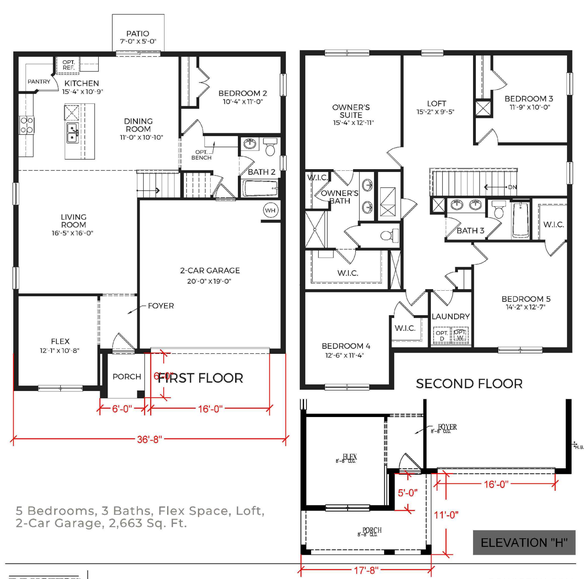
PARKER FLOORPLAN



5 Bedrooms, 3 Baths, Flex Space, Loft, 2-Car Garage, 2,663 Sq. Ft.

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Orlando Beltway East

Apopka, Florida

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Drawing Title
Building Elevations

Drawing Number
2 A-2

Sheet of

James R. Hoffman, P.E.
P.E. # 75623
DATE: Jun. 29, 2021

Project Number 63347.00

Saved Thursday, June 10, 2021 10:42:15 AM CGERLACH Plotted Tuesday, June 29, 2021 7:56:24 AM Catherine Gierlach

D·R·HORTON America's Builder

ABBEY

Abbey

3 Bedrooms, 2 Bathrooms, 2-Car Garage, 1,651 Sq. Ft.

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ENNIS

Ennis

4 Bedrooms, Flex Space, 3 Bathrooms, 2-Car Garage, 2,433 Sq. Ft.

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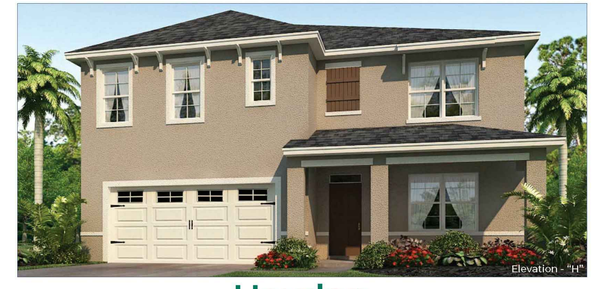
Express HOMES

HAYDEN



Hayden

5 Bedrooms, 3 Bathrooms, 2-Car Garage, 2,601 Sq. Ft.

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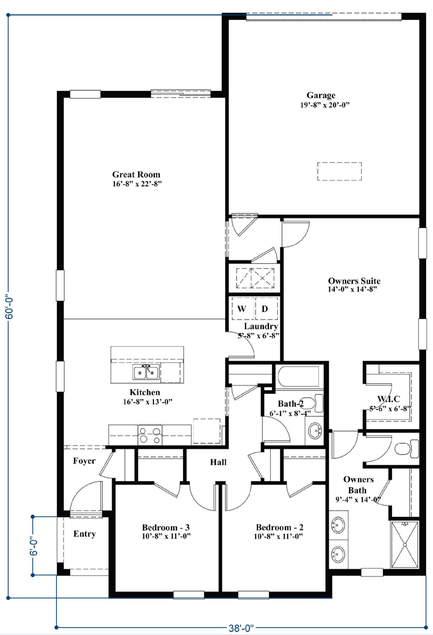
ABBEY FLOORPLAN



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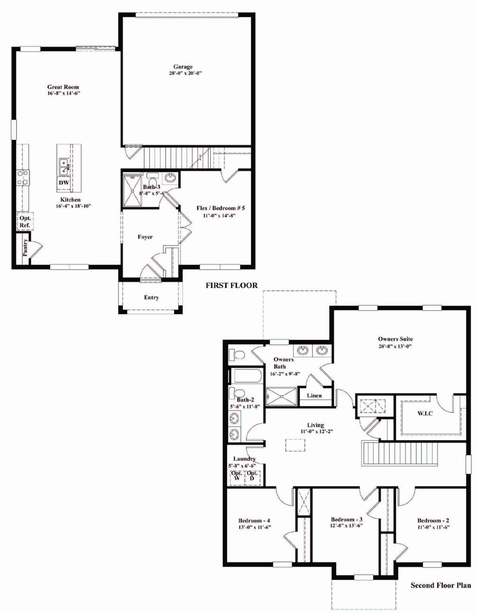
ENNIS FLOORPLAN



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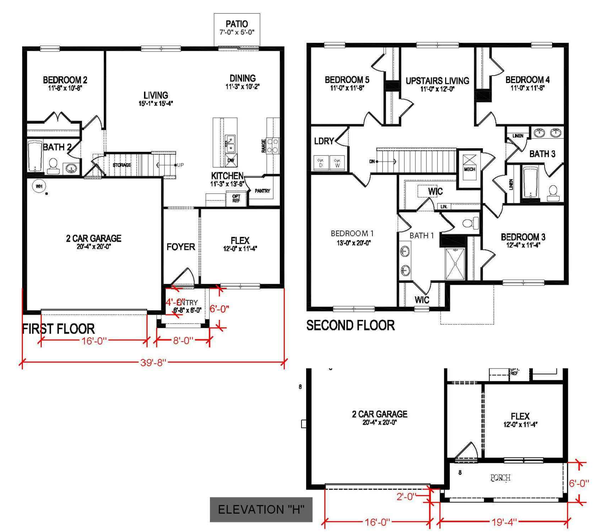
Express HOMES

HAYDEN FLOORPLAN



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Orlando Beltway East

Apopka, Florida

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Drawing Title
Building Elevations

Drawing Number
2 A-3

Sheet of

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Express HOMES

ELLE

Elle

5 Bedrooms, 3.5 Bathrooms, 2-Car Garage, 2,807 Sq. Ft.

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D·R·HORTON America's Builder

IBIS

Ibis & Sandhill

drhorton.com

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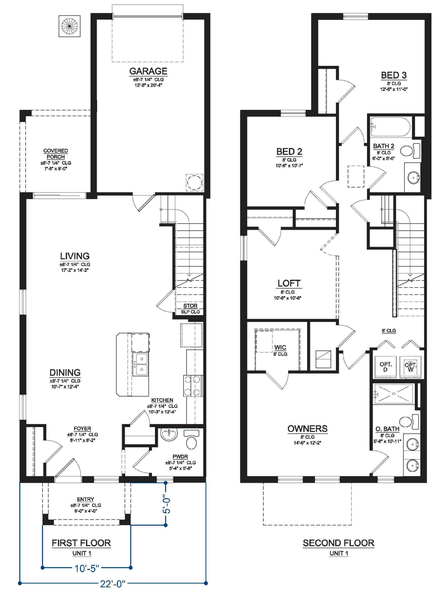
SANDHILL FLOORPLAN



3 Bedrooms, 2.5 Bathrooms, Loft, 1-Car Garage, 1,817 Sq. Ft.

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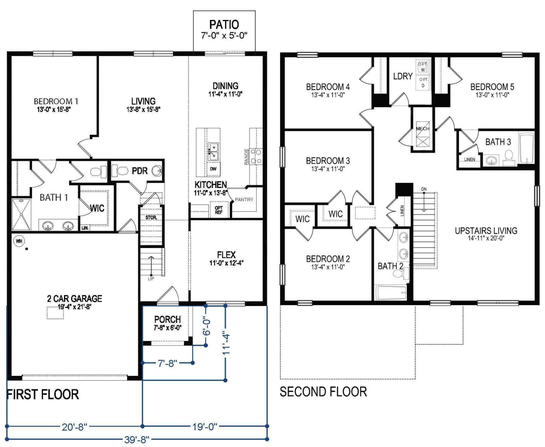
Express HOMES

ELLE FLOORPLAN



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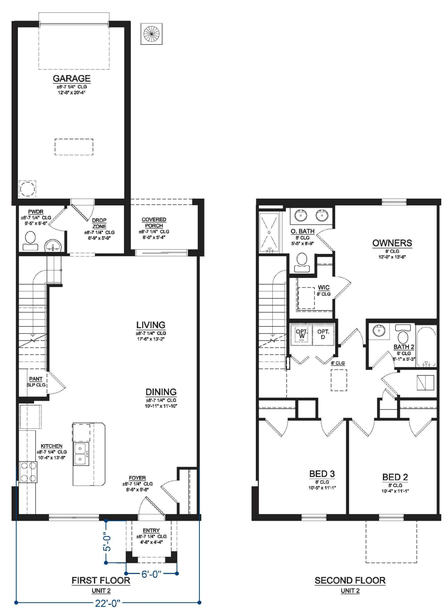
IBIS FLOORPLAN



3 Bedrooms, 2.5 Bathrooms, 1-Car Garage, 1,567 Sq. Ft.

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Green Building Standards	Points	Notes
Orient a minimum of 25 percent of residential dwelling units or lots in the development within 20 percent of east-west axis for maximum passive solar exposure	1.00	70 lots (35%) are oriented east-west. Lots 1-4, 72-92, 128-132, 163-184, 185-202.
Create a soil management plan for development site that promotes stormwater infiltration through improved organic matter content, reduced compaction levels, and increased infiltration capacity	0.50	The entire site is designed to drain to an on-site retention pond that will fully recover through infiltration.
Use vegetation or vegetated structures to shade HVAC units	0.25	2 shrubs per A/C unit will be shown on the final lanscape plans.
Limit turf grass to 40 percent of the landscaped area.	0.50	Grass was limited to 40% for open space areas at the entrance and amenity center. Please see the note on Sheet L3.000 for details.
Use central air conditioners that are Energy Star qualified	0.50	All HVAC's installed on site will be Energy Star qualified.
Install operable windows to allow for natural ventilation in the event of power failures	0.25	All windows will be operable
Install a "cool roof" on a minimum of 50 percent of the dwelling units in a subdivision. The cool roof shall cover the entire roof of the building.	1.50	LP Tech Shield will be used
Preserve large, non-exotic trees on site (Large tree defined as 20 feet or greater in height and 24 inches or greater DBH)	1.00	8 large trees are being preserved. Please see L2.000 for the tree locations.
Total	**5.50**	

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Orlando Beltway East

Apopka, Florida

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Drawing Title
Building Elevations & Standards

Drawing Number
2 A-4

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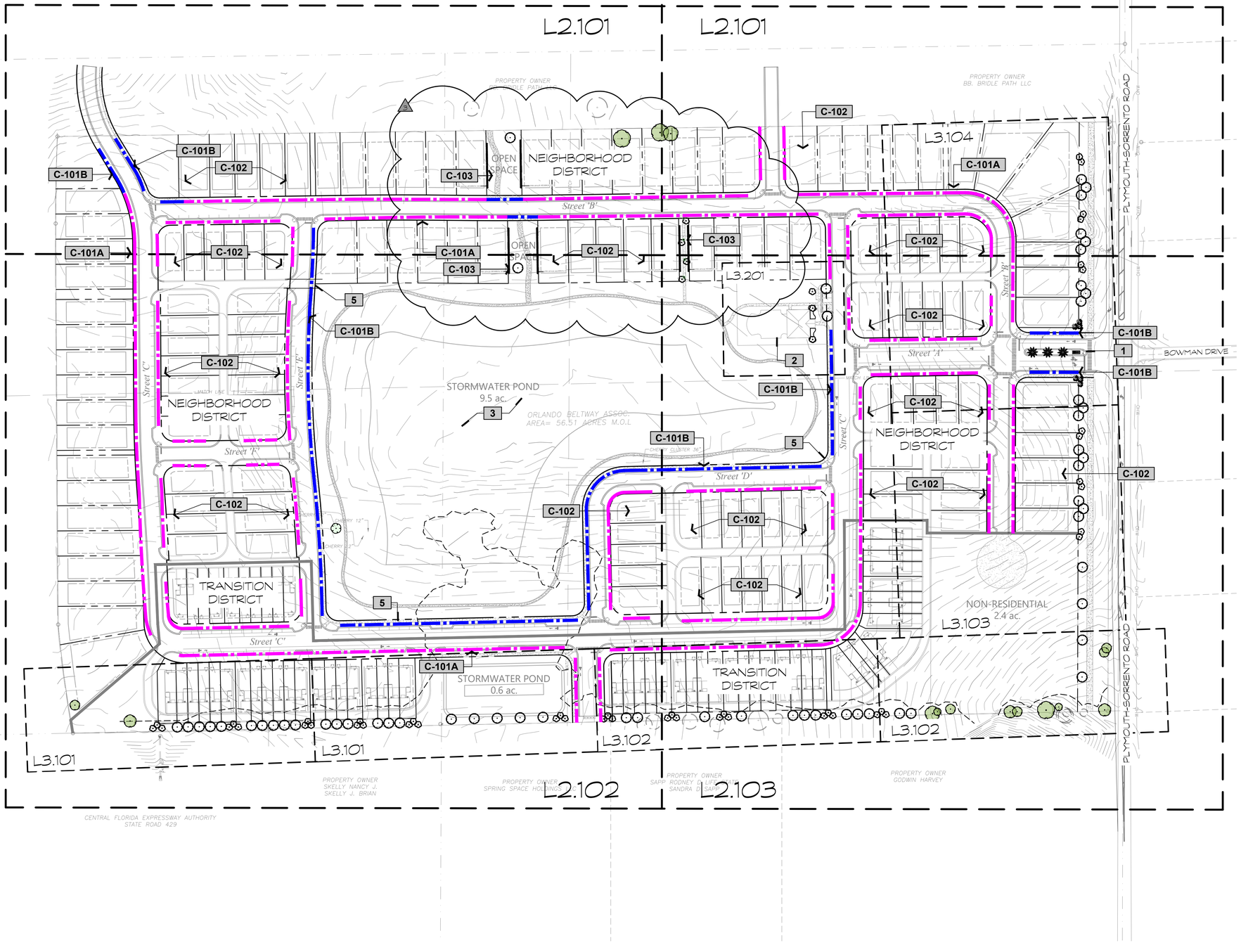

Sheet List Table

Sheet Number	Sheet Title
L0.001	Overall Site Plan
L2.000	Tree Mit. OA Site
L2.101	Tree Removal Plan
L2.102	Tree Removal Plan
L2.103	Tree Removal Plan
L3.000	Planting Notes
L3.101	Buffer Planting South
L3.102	Buffer Planting - South
L3.103	Planting Buffer - East
L3.104	Entrance - East
L3.105	Open Space Landscape Plan
L3.201	Cabana Amentiy Planting
L3.301	Planting Details

LANDSCAPE NOTES / LEGEND

SYMBOL	DESCRIPTION
1	Entrance
2	Cabana Pool Amenity
3	Stormwater Pond
5	Proposed Trail System - Refer to Civil Drawings

SYMBOL	GENERAL DESCRIPTION
C-101A	Lot Street Trees - Residential street trees adjacent to lots must be spaced thirty (30) feet on center and at least twenty-five (25) feet from the intersection of two roads. Setbacks must be adequate to allow for healthy growth of the specimen.
C-101B	Common Area Street Trees - Residential street trees adjacent to common areas / open space must be spaced thirty (30) feet on center and at least twenty-five (25) feet from the intersection of two roads. Setbacks must be adequate to allow for healthy growth of the specimen.
C-102	Each single-family lot is required to plant a minimum of three (3) trees on the lot. The size of the trees must be consistent with the City's Land Development Code requirements.
C-103	Open Space / Trail Corridor Tree and Shrub Plantings

NORTH

0 100 200 300 400 feet

1" = 100'

MILLS DESIGN GROUP
407.359.5425 // MillsDG.com

Consultants:

REV. DATE:	DESCRIPTION:	BY:
1 2022.4.5	Updates Per Comments	AE
2 2022.5.23	Updates Per Comments	AE
3 2022.6.29	Updates Per CVI Comments	AE

Project Name

Wind Rose
(Orlando Beltway - East)
Plymouth Sorrento Rd. & Dowman Dr.
Apopka, Florida

Seal:

COREY J. MILLS
PLA# 6666831

Done

2020.056 Project #:

Sheet Title

Overall Site Plan

Sheet No.

L0.001

DRAWN BY:	DESIGNER:
AP	CM/AE
SCALE:	DATE:
1" = 100'	2020.15

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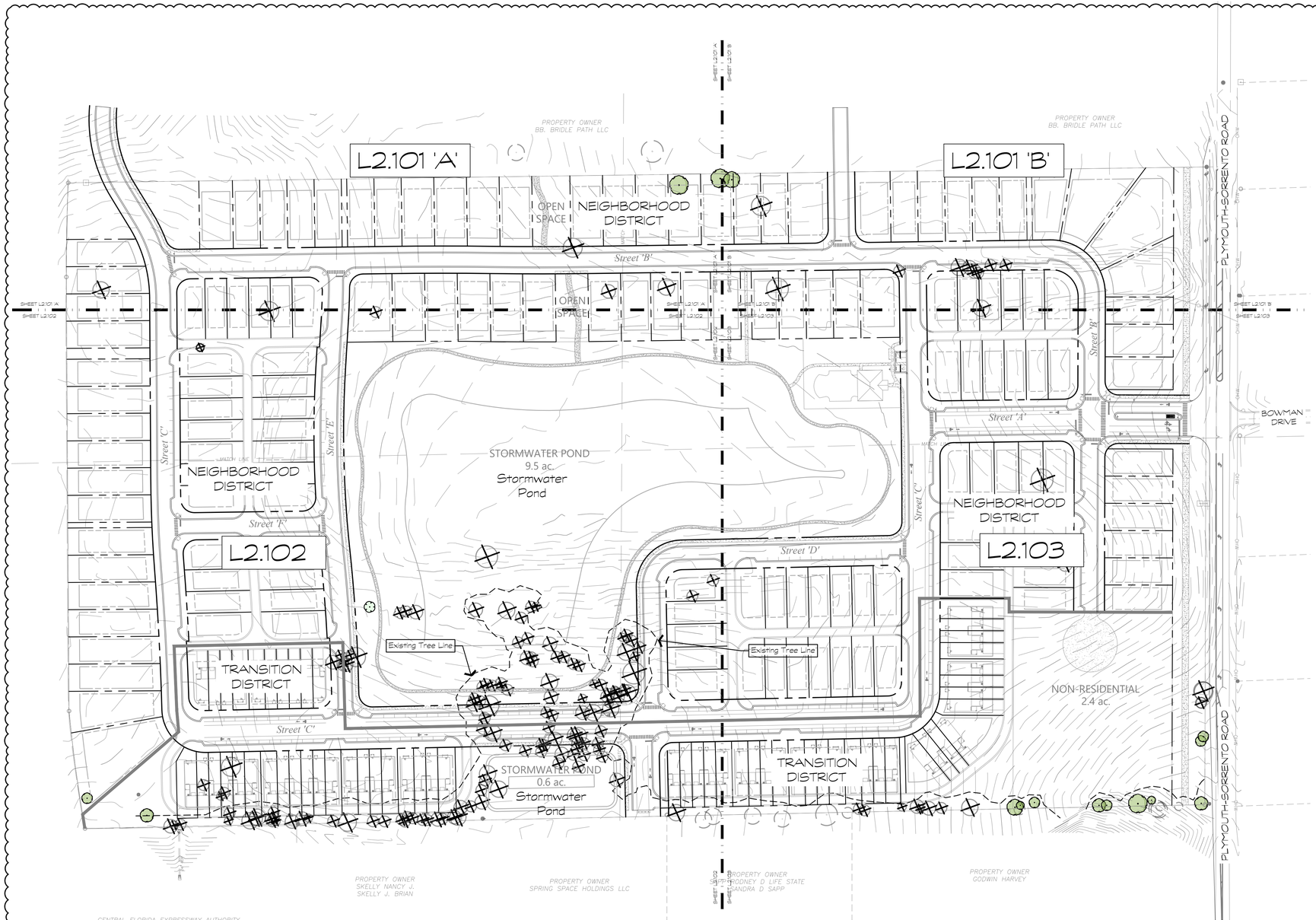

Existing Trees To Remain Summary

Trees	QTY	Total DBH	Canopy Area
Cherry	1	12.0	113.0
Proteted	1	12.0	113.0
Oak	15	394.0	10,415.4
Proteted	7	94.0	1,089.6
Specimen	8	300.0	9,325.8
Grand Total	16	406.0	10,528.4

Trees To Be Removed Summary

Trees	QTY	Total DBH	Total Canopy
Cherry	2	24.0	226.1
Protected	2	24.0	226.1
Oak	152	3,242.0	73,711.5
Protected	77	1,106.0	12,939.9
Specimen	75	2,136.0	60,771.6
Pine	3	72.0	1,356.5
Specimen	3	72.0	1,356.5
Grand Total	157	3,338.0	75,294.1

Replacement Trees

Tree Type	QTY	Cal.	Total Cal
Canopy Trees	57.0	3.0	171.0
Total Street Trees	431.0	3.5	1,508.5
Total Lot trees	456.0	3.5	1,596.0
Grand Totals	**944.0**		**3,275.5**

Arbor Mitigation Calculation

Description	Total DBH/Cal
Specimen Replacement Required *(SPECIMEN INCHES REMOVED)*	2,208.0
No-Specimen Replacement Required *(NON-SPECIMEN INCHES REMOVED)*	1,130.0
TOTAL REPLACEMENT INCHES REQUIRED	3,338.0
(Less) Proposed Inches to be Planted	3,275.5
Total Remaining Trees to be MITIGATED:	62.5
Mitigation Rate per Inch ($10 per inch)/Tree Mitigation Tree Balance:	$ 625.0

Notes:

- Street Tree Count is an estimate only. Subject to change based on Utilities and Site Conditions.
- Street Trees & Lot Trees are provided By Owner.
- Two (2) Understory Trees Equal One (1) Canopy Tree.
- Three (3) Palm Trees Equal One (1) Canopy Tree, Per Kelly Park interchange Form-Based Code
- See Sheet L3.101 For Tree Sizes, Planting Notes, and Proposed Tree and Shrub Quantities.

Existing Trees To Remain

Code	QTY	Common	Botanical	Category	DBH	Total DBH	Canopy Area
PCX	1	Cherry	Prunus spp.	Proteted	12	12	113.0
QX	2	Oak	Quercus spp	Proteted	8	16	100.5
QX	2	Oak	Quercus spp	Proteted	12	24	226.1
QX	3	Oak	Quercus spp	Proteted	18	54	763.0
QX	1	Oak	Quercus spp	Specimen	24	24	452.2
QX	2	Oak	Quercus spp	Specimen	30	60	1,413.0
QX	2	Oak	Quercus spp	Specimen	36	72	2,034.7
QX	3	Oak	Quercus spp	Specimen	48	144	5,425.9

Trees To Be Removed

Code	QTY	Common	Botanical	Category	DBH	Total DBH	Total Canopy
EARX	1	EAR	Enterolobium Spp.	Exiotic	36	36	1,017.4
EARX	1	EAR	Enterolobium Spp.	Exiotic	60	60	2,826.0
PCX	2	Cherry	Prunus spp.	Protected	12	24	226.1
PX	3	Pine	Pinus spp.	Specimen	24	72	1,356.5
QX	17	Oak	Quercus spp	Specimen	8	136	854.1
QX	43	Oak	Quercus spp	Protected	12	516	4,860.7
QX	3	Oak	Quercus spp	Protected	14	42	461.6
QX	5	Oak	Quercus spp	Protected	16	80	1,004.8
QX	26	Oak	Quercus spp	Protected	18	468	6,612.8
QX	22	Oak	Quercus spp	Specimen	24	528	9,947.5
QX	6	Oak	Quercus spp	Specimen	30	180	4,239.0
QX	14	Oak	Quercus spp	Specimen	36	504	14,243.0
QX	5	Oak	Quercus spp	Specimen	40	200	6,280.0
QX	7	Oak	Quercus spp	Specimen	48	336	12,660.5
QX	3	Oak	Quercus spp	Specimen	60	180	8,478.0
QX	1	Oak	Quercus spp	Specimen	72	72	4,069.4

NORTH

0 100 200 300 400 feet

1" = 100'

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Consultants:

REV:	DATE:	DESCRIPTION:	BY:
1	2021.12.3	Update Per Comments	AJE
2	2021.12.23	Update Per Comments	AJE

Project Name
Wind Rose
(Orlando Beltway - East)
Plymouth Sorrento Rd. & Dowman Dr.
Apopka, Florida

Seal:
COREY J MILLS
FL.Lic# 6666831
Date

2020.0068 Project #:

Sheet Title: Tree Mit. OA Site

Sheet No. L2.000

DRAWN BY: AP, AE
SCALE: 1" = 100'
DESIGNER: CH, AE
DATE: 2021.1.5

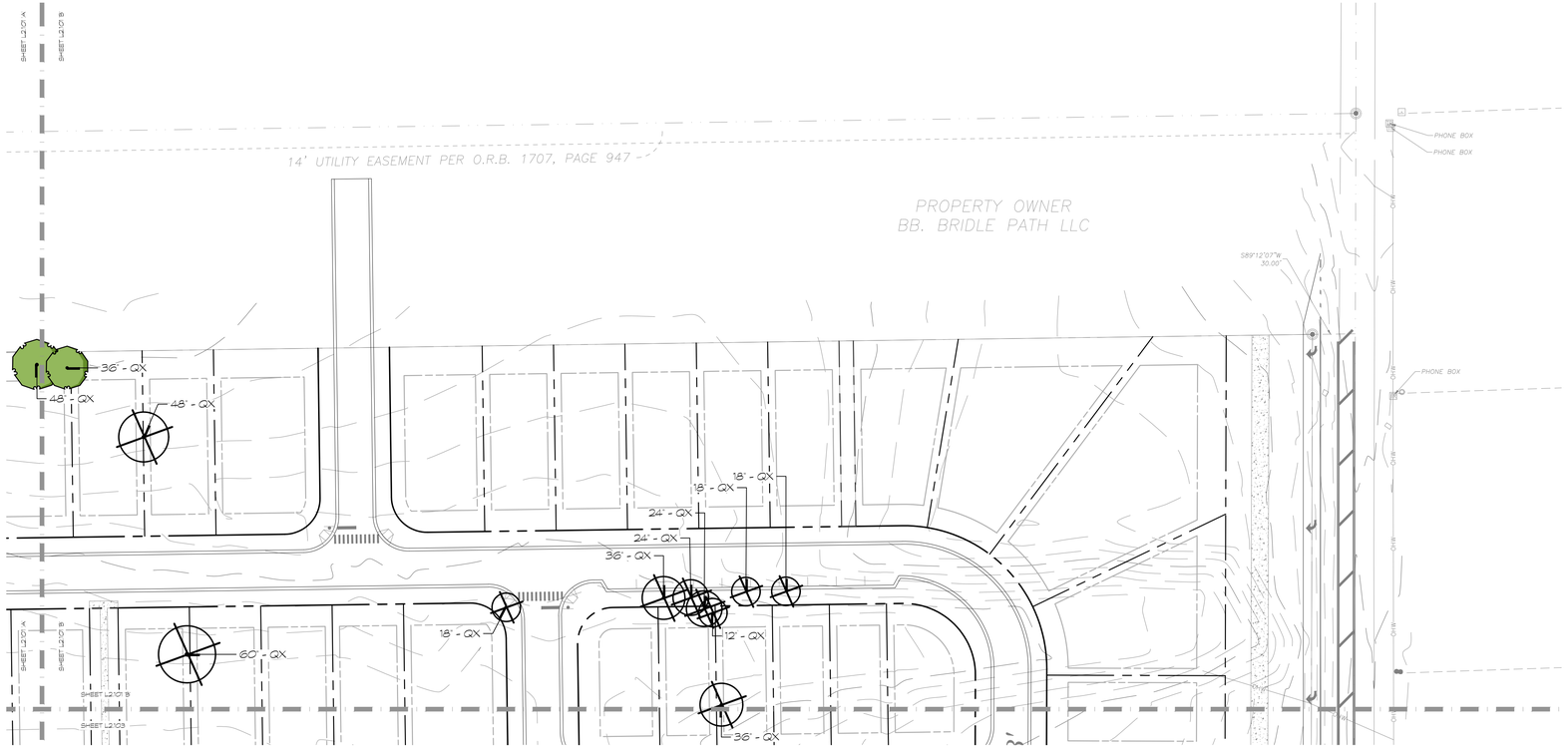
M:\Project Files\DR-BELTWAY-AP-M\Drawings\MDP DRAWINGS\Drawings\L2.000 Overall Tree Mitigaton Plan.dwg,2021-06-29, ----

Tree Legend

Code	Name
EARX	EAR
PCX	Cherry
PX	Pine
QX	Oak

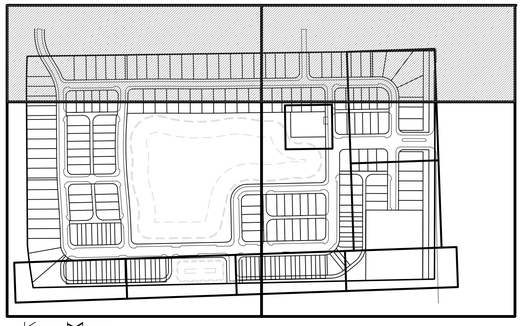
A North Property Line - West

Scale: 1" = 50'



B North Property Line - East

Scale: 1" = 50'



Key Map

NTS

NORTH

0 50 100 150 200 feet

1" = 50'

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407.359.6435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name:
Wind Rose
(Orlando Beltway - East)
Plymouth Sorrento Rd. & Dowman Dr.
Apopka, Florida

Seal:
COREY J. MILLS
FL-AR 0006831
Done

2020.0256.0 Project #:

Sheet Title:
Tree Removal Plan

Sheet No.
L2.101

DRAWN BY: AP
DESIGNER: CM / AE
Scale: 1" = 50'-0"
DATE: 2021.01.05

M:\Project Files\DR-BELTWAY-AP-M\Drawings\MDP DRAWINGS\Drawings\L2.101 Tree Removal Plan - North.dwg,2021-06-29, ----

Tree Legend

Code	Name
EARX	EAR
PCX	Cherry
PX	Pine
QX	Oak

Key Map
NTS

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Consultants:

REV:	DATE:	DESCRIPTION:	BY:
1	2021.4.23	Update Per Comments	AE

Project Name
Wind Rose
(Orlando Beltway - East)
Plymouth Sorrento Rd. & Dowman Dr.
Apopka, Florida

Seal:
COREY J. MILLS
FL-Lic# 6666831
Done

2020.058.0 Project #:

Sheet Title:
Tree Removal Plan

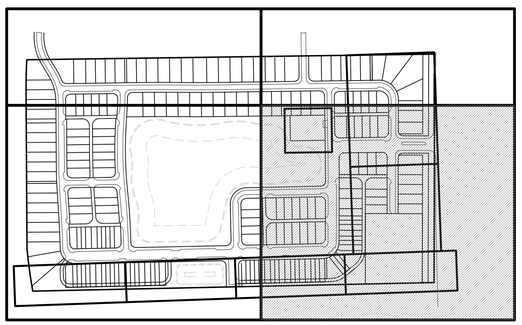
DRAWN BY:	DESIGNER
AP	CH / AE
SCALE	DATE
1" = 50'-0"	2021.01.05

Sheet No.
L2.102

M:\Project Files\DR-BELTWAY-AP-M\Drawings\MDP DRAWINGS\Drawings\L2.101 Tree Removal Plan.dwg,2021-06-29, ----

Tree Legend

EARX	EAR
PCX	Cherry
PX	Pine
QX	Oak



Key Map

NTS

NORTH

0 50 100 150 200 feet

1" = 50'

M:\Project Files\DR-BELTWAY-AP-M\Drawings\MDP DRAWINGS\Drawings\L2.103 Tree Removal Plan.dwg,2021-06-29, ----

MILLS DESIGN GROUP
407.359.6435 // MillsDG.com

Consultants:

REV.DATE: DESCRIPTION: BY:

Project Name
Wind Rose
(Orlando Beltway - East)
Plymouth Sorrento Rd. & Dowman Dr.
Apopka, Florida

Seal:
COREY J MILLS
FL-Lic 0000831
Date

2020.058.0 Project #:

Sheet Title:
Tree Removal Plan

Sheet No.
L2.103

DRAWN BY: AP
DESIGNER: CM / AE
SCALE: 1" = 50'-0"
DATE: 2021.01.05

General Notes

SYMBOL	DESCRIPTION
0-01	Contractor shall familiarize himself/herself with existing site conditions prior to initiating construction. All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted.
0-02	Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and other elements and coordinate with the owner`s representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
0-03	Report any discrepancies between the construction drawings and field conditions to the owner`s representative immediately. Follow the owner`s representative`s instructions on resolving any discrepancies.
0-04	Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor`s own work.
0-05	Contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
0-06	Contractor shall coordinate access and staging areas with the owner`s representative.
0-07	Contractor shall be responsible for all erosion control/protection by locally approved means and maintaining erosion controls already in place. Contractor shall adhere to all governing codes and requirements.
0-08	Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and legally deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by owner`s representative.
0-09	Contractor to coordinate his work with the work of the other contractors working on this project. The Contractor shall verify the condition and completeness of all work performed by others in relation to his/her project work responsibilities including the checking of exisitng elevations or structures prior to initiating construction. The Contractor shall immediately notify the owner`s representative if any of these site conditions are incomplete, missing or damaged. Any adjustments required to the condition, completeness and /or elevation of this work shall be performed by others.

Planting Notes

SYMBOL	DESCRIPTION
3-01	Landscape contractor is responsible for all materials and all work as called for on the Landscape Plans. The Plant List quantities provided are to be used strictly as a guide. It is the Landscape Contractors duty to field verify all quantities and notify any modifications to Mills Design Group (MDG) at the time of bidding.
3-02	All plants must meet Florida No. 1 grade or better as outlined under Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida.
3-03	The Landscape Contractor shall review architectural engineering plans and become thoroughly familiar with surface and subsurface utilities. The Landscape Contractor shall coordinate with other trades to prevent conflicts, and shall coordinate the planting with the irrigation work to assure availability and proper location of irrigation items.
3-04	The Landscape Contractor shall be wholly responsible for stability and plumb condition of all trees and shrubs and be legally liable for any damage caused by instability of any plants. The Landscape Contractor shall determine trees to be staked or guyed. If necessary, guying and staking shall be done by a method approved by MDG prior to installation. It shall be the responsibility of the Landscape Contractor to remove guys and stakes after new root growth is firmly established. Landscape Contractor must remove Burlap from all trees prior to installation.
3-05	The Landscape Contractor shall insure that any of his work will not interrupt any existing or projected on-site drainage patterns. It is Necessary for the Landscape Contractor to Provide Proper drainage in all plant beds, planters and sod areas.
3-06	Grass: All grass shall be recognized Emprie Zoysia Grass. Grass must be weed free at time of install. The Landscape Contractor is responsible for measuring and determining the exact amount required.
3-07	Mulch: All plants shall be dressed with 2`-3` pine bark nuggets. NO CYPRESS MULCH!
3-08	Install Root Barrier in All Planters, and adjacent to all Walls, & Pool Shell. See Detail.

CODE REQUIREMENTS

SYMBOL	SHRUB REQUIREMENTS DESCRIPTION	QTY
C-301	Foundation Planting @ Aminity	
C-302	Green Building Standards - Grass to be limited to 40% for open space areas at the entrance and amenity center.	
C-303	Open Space Shrub Area Plantings	

SYMBOL	TREE REQUIREMENTS DESCRIPTION	QTY
	Canopy Tree - South Buffer - Type B	61
	Canopy Tree - East Buffer - Type A	32
	Canopy Tree - Open Space	3
	Foundation Trees - 1 Ornamental Tree Per 20	3
	Amenity Pool - Parking Lot Tree	2
	Open Space - Understory Tree	6

Buffer Requirments Table

		Required				Provided			
Location	**Length**	**Canopy**	**Undertory**	**Shrubs**	**Canopy**	**Existing**	**Undertory**	**Shrubs**
Type B Buffer - Rate Per 100 Feet		3	0	0				
South Buffer	**2,019**	**61**	**0**	**0**	**49**	**12**		
Type A Buffer - Rate Per 100 Feet		3	0	0				
East Buffer	**1,076**	**32**	**0**	**0**	**30**	**2**		
Building Rate 1 Tree per 20 Feet			1					
Building	**56.0**	**n/a**	**3**	**224**	**n/a**	**n/a**	**3**	**491**
Parking		2	n/a	n/a	2	n/x	n/a	
Totals		95	3.8	224	81	14	3	491

Site Trees

Description	Length/Rate	Canopy Trees
Lot - Street Trees - 1 per 30' To Be Finalized For Finial Deveopment Plan	10,141.0	338
Common Area - Street Trees - 1 per 30' To Be Finalized For Finial Deveopment Plan	2,799.0	93
Total Street Trees	12,940.0	431
Single Family Lot Trees - 3 Per Lot - 152 To be provided by owner	152.0	456
Total Buffer Trees		81
Total Lot & Street Trees		968

Notes:

- Street Tree Count is an estimate only. Subject to change based on Utilities and Site Conditions.
- Street Trees & Lot Trees are provided By Owner.
- Two (2) Understory Trees Equal One (1) Canopy Tree.
- Three (3) Palm Trees Equal One (1) Canopy Tree, Per Kelly Park Interchange Form-Based Code

CONCEPT PLANT SCHEDULE

CANOPY TREE Note: All Canopy Trees must be a minimum 3` Cal. DBH and 8` Ht. at the time of planting. Acer rubrum `Florida Flame` / Florida Flame Red Maple Betula nigra / River Birch Magnolia grandiflora `Brackens Brown Beauty` / Bracken`s Southern Magnolia Quercus virginiana / Southern Live Oak Taxodium distichum / Bald Cypress		60
UNDERSTORY TREE Note: All Understory Trees must be a Min. 2` Cal. DBH at the time of planting. Ilex vomitoria `Pendula` / Weeping Yaupon Holly Ilex x `Robin` / Robin Holly Ilex x attenuata `Eagleston` / Eagleston Holly Lagerstroemia fauriei `Muskogee` / Purple Crape Myrtle Ligustrum japonicum / Japanese Privet		53
SPECIMEN PALM Phoenix dactylifera `Medjool` / Date Palm Phoenix sylvestris / Sylvester Date Palm		4
PALM TREE Sabal palmetto / Cabbage Palmetto Sabal palmetto / Cabbage Palmetto Sabal palmetto / Cabbage Palmetto		7
OPEN SPACE HEDGEROW Muhlenbergia capillaris / Pink Muhly Grass Podocarpus macrophyllus / Podocarpus Viburnum odoratissimum / Sweet Viburnum		187
SHRUB AREAS Azalea x `Fashion` / Fashion Azalea Callistemon citrinus `Little John` / Dwarf Bottle Brush Ilex vomitoria `Schillings` / Schillings Holly Loropetalum chinense rubrum `Red Chocolate` TM / Red Chocolate Plum Loropetalum Muhlenbergia capillaris / Pink Muhly Grass Neomarica caerulea `Regina` / Giant Apostle`s Iris Philodendron x xanadu / Philodendron Plumbago auriculata / Cape Plumbago Rosa x `Knockout` TM / Knockout Rose Schefflera arboricola `Variegata` / Dwarf Variegated Schefflera Zamia pumila / Coontie		491 sf 128 128 128 82 82 128 82 57 82 82 128

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Consultants:

REV. DATE:	DESCRIPTION:	BY:
1 2021.10.13	Updates Per Comments	AP
2 2021.11.23	Updates Per CV Comments	AP
3 2021.12.13	Updates Per CV Comments	AP

Project Name
Wind Rose
(Orlando Beltway - East)
Plymouth Sorrento Rd. & Dowman Dr.
Apopka, Florida

Seal:
COREY J. MILLS
FL-LA# 6666831
Done

2020.058.0 Project #:

Sheet Title:
Planting Notes

Sheet No.
L3.000

DRAWN BY: AP
SCALE: N/A
DESIGNER: CM / AE
DATE: 2021.01.05

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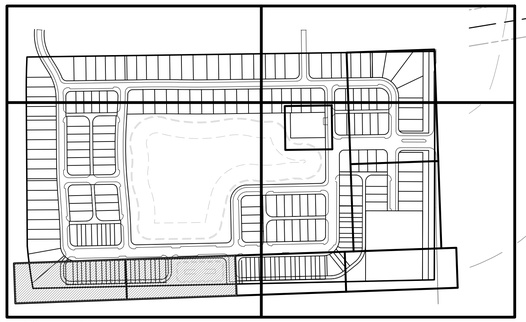
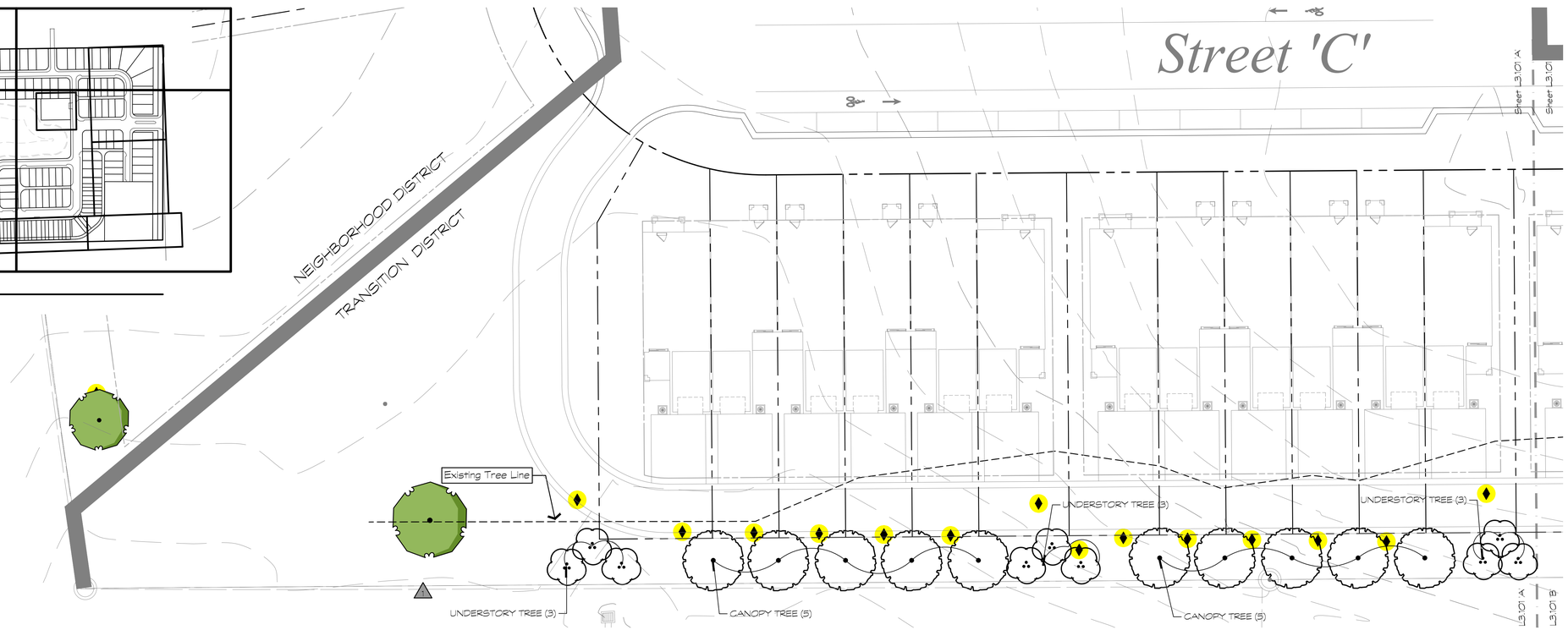


Key Map

NTS



A Buffer

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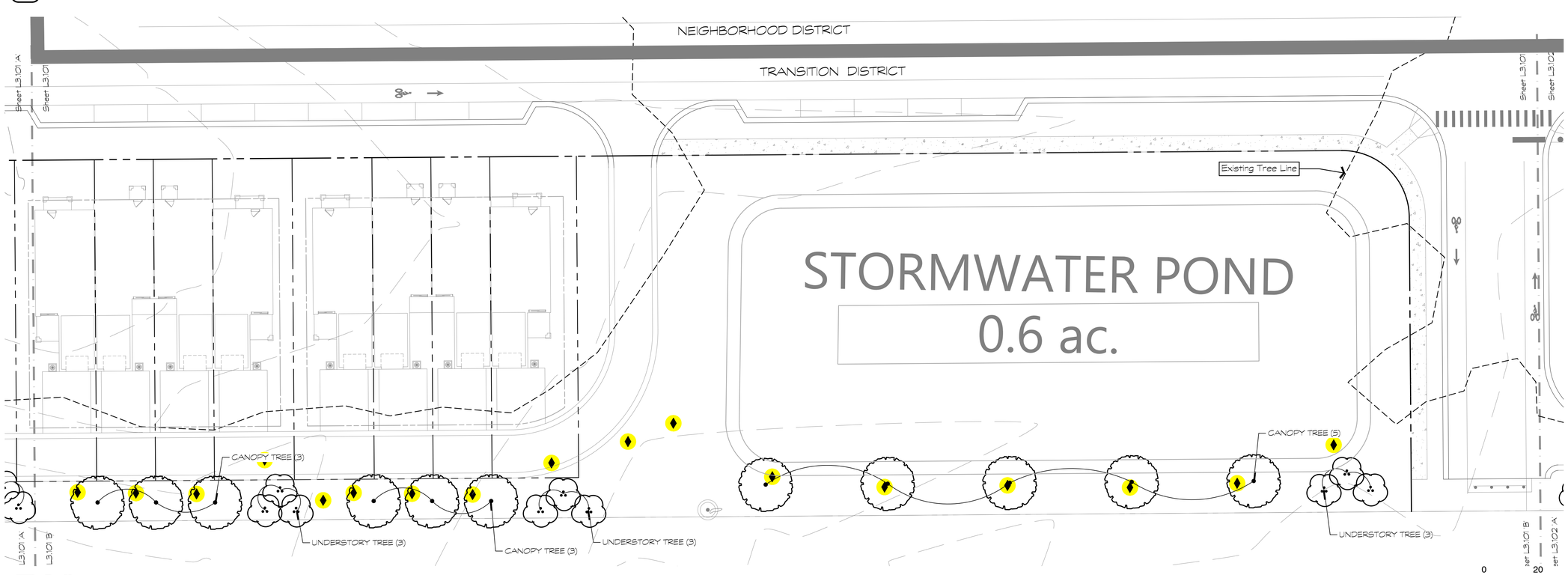

B Buffer

Scale: 1" = 20'

Legend

- Canopy Tree - South Buffer
- Canopy Tree - East Buffer
- Foundation Trees
- Amenity Pool - Parking Lot Tree
- Open Space - Canopy Tree
- Open Space - Understory Tree

CANOPY TREE

UNDERSTORY TREE

SPECIMEN PALM

PALM TREE

NORTH

0 20 40 60 80 feet

1" = 20'

MILLS DESIGN GROUP

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Consultants:

REV:	DATE:	DESCRIPTION:	BY:
1	2022.4.5	Update Per Comments	AJE
2	2024.4.23	Update Per Comments	AJE

Project Name

Wind Rose
(Orlando Beltway - East)
Plymouth Sorrento Rd. & Dowman Dr.
Apopka, Florida

Seal:

COREY J. MILLS
FL-LA# 6666831

Date

2020.058.0 Project #:

Sheet Title:

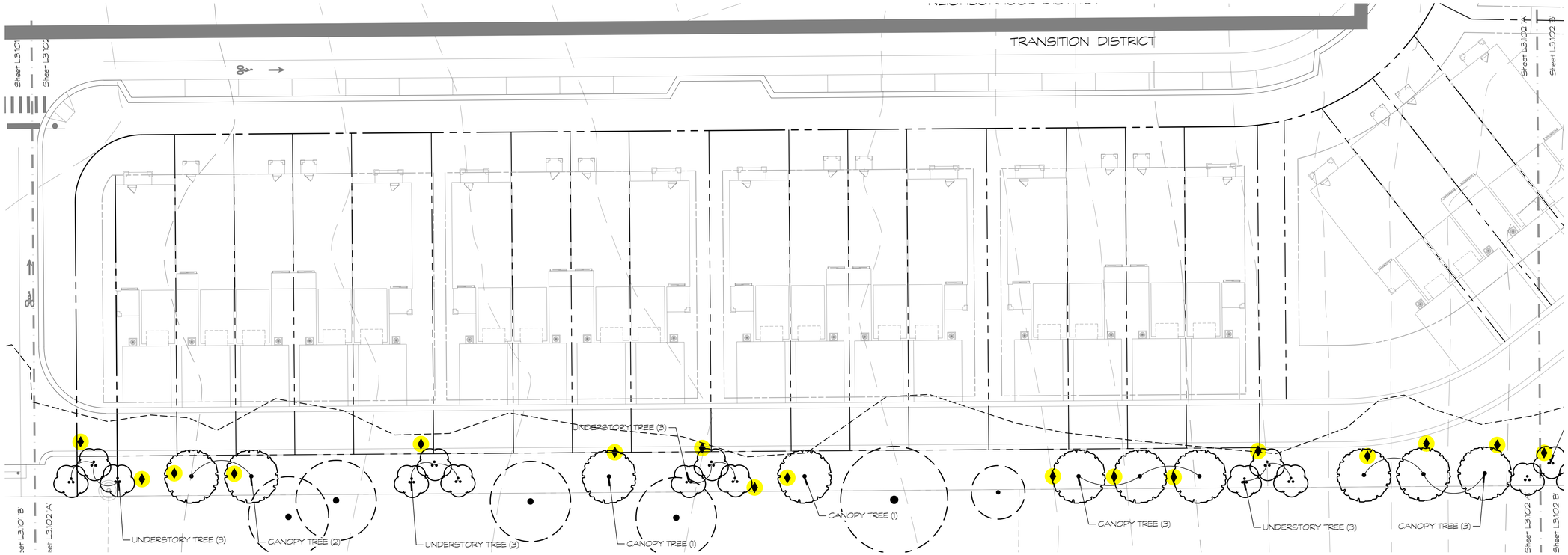
Buffer Planting South

DRAWN BY:	DESIGNER:
AP	CM / AE
SCALE: 1" = 20'-0"	DATE: 2021.01.05

Sheet No:

L3.101

M:\Project Files\DR-BELTWAY-AP-M\Drawings\MDP DRAWINGS\Drawings\L3.101 Landscape Plan.dwg,2021-06-29, ----



A Buffer

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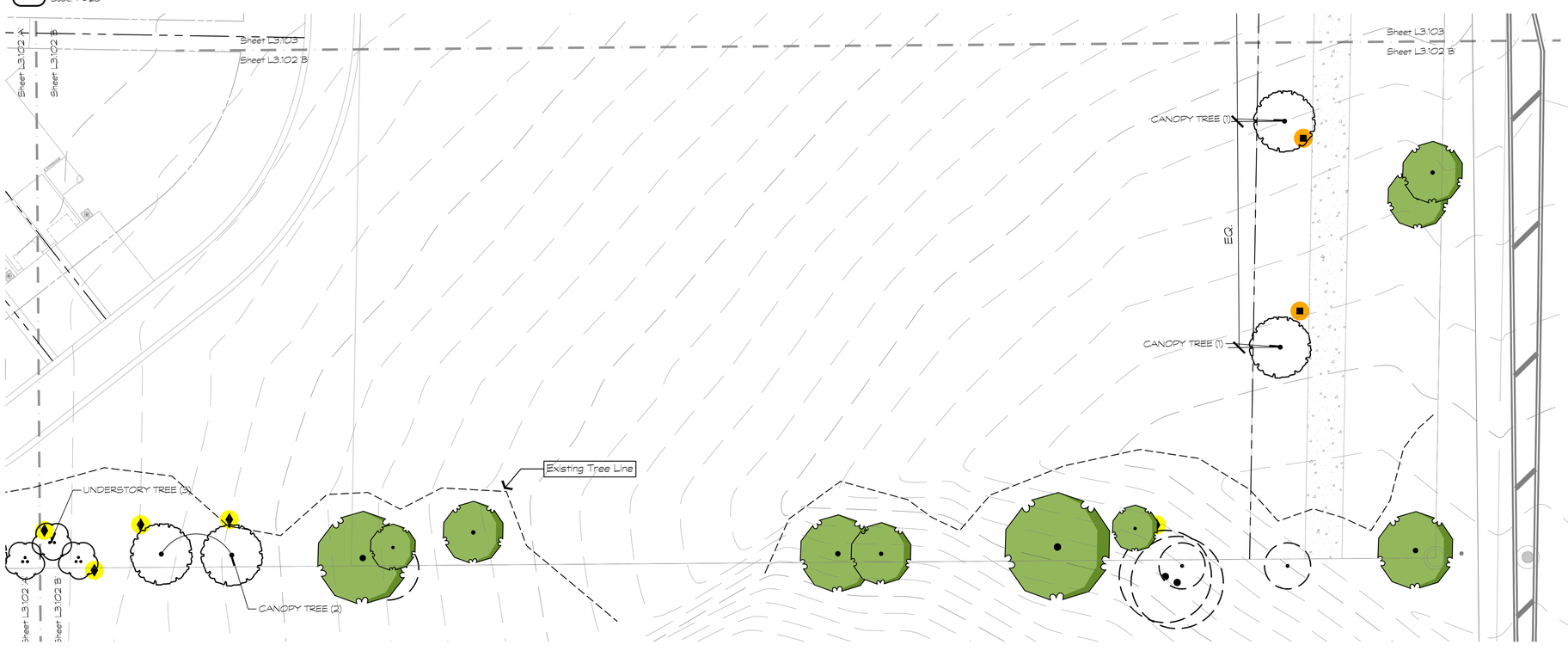

B Buffer

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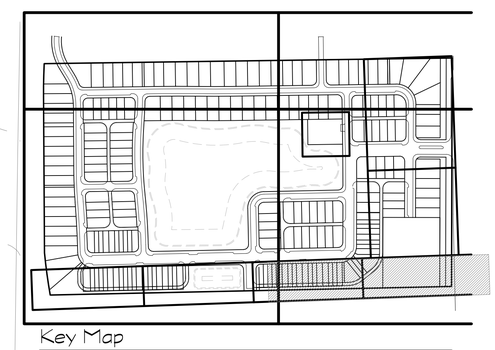

Key Map

NTS

NORTH

0 20 40 60 80 feet

1" = 20'

Legend

- Canopy Tree - South Buffer
- Canopy Tree - East Buffer
- Foundation Trees
- Amenity Pool - Parking Lot Tree
- Open Space - Canopy Tree
- Open Space - Understory Tree

CANOPY TREE

UNDERSTORY TREE

SPECIMEN PALM

PALM TREE

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407.359.6435 // MILLSDG.com

Consultants:

REV DATE: DESCRIPTION: BY:

Project Name
Wind Rose
(Orlando Beltway - East)
Plymouth Sorrento Rd. & Dowman Dr.
Apopka, Florida

Seal:
COREY J. MILLS
FL-LA# 6666831
Date

2020.0586.0 Project #:

Sheet Title:
Buffer Planting - South

Sheet No.
L3.102

DRAWN BY: AP
SCALE: 1" = 20'-0"
DESIGNER: CM / AE
DATE: 2021.01.05

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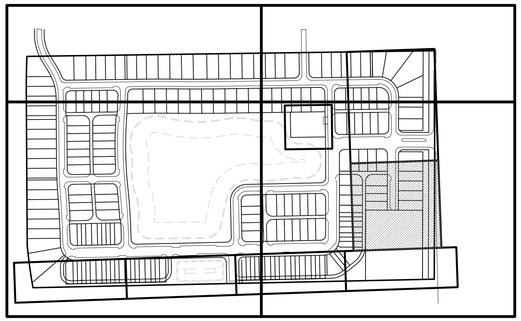

Key Map

NTS

Legend

- Canopy Tree - South Buffer
- Canopy Tree - East Buffer
- Foundation Trees
- Amenity Pool - Parking Lot Tree
- Open Space - Canopy Tree
- Open Space - Understory Tree

CANOPY TREE

UNDERSTORY TREE

SPECIMEN PALM

PALM TREE

NORTH

0 20 40 60 80 feet

1" = 20'

MILLS DESIGN GROUP

407.359.6435 // MillsDG.com

Consultants:

REV. DATE:	DESCRIPTION:	BY:

Project Name

Wind Rose
(Orlando Beltway - East)
Plymouth Sorrento Rd. & Dowman Dr.
Apopka, Florida

Seal:

COREY J MILLS
FL-Lic# 6666831

Date

2020.058.D Project #

Sheet Title:

Planting Buffer - East

Sheet No.	DRAWN BY:	DESIGNER	DATE
L3.103	AP	CM / AE	2021.01.05
	SCALE: 1" = 20'-0"		

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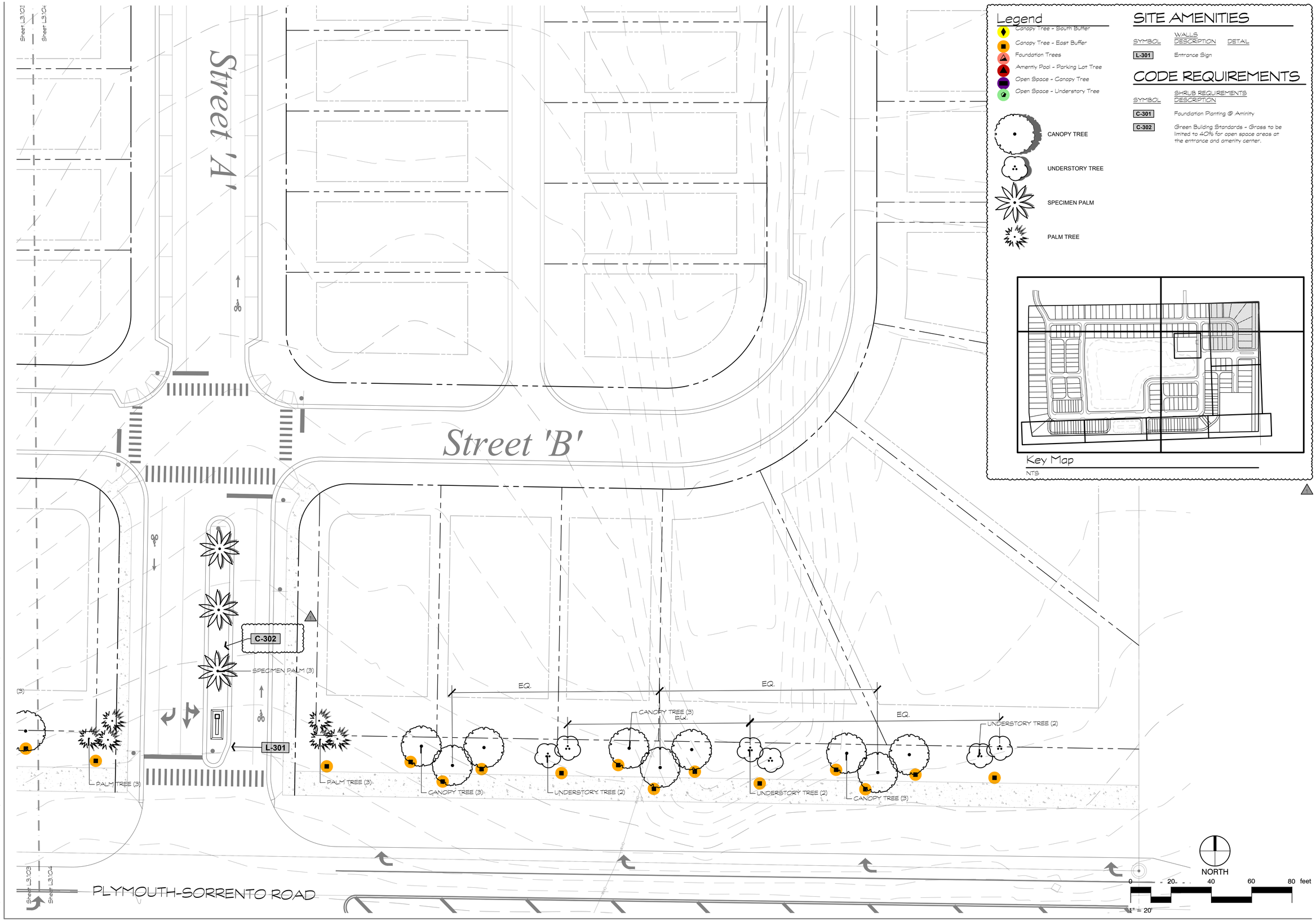

Sheet L3.103
Sheet L3.104
Street 'A'
Street 'B'
C-302
L-301
SPECIMEN PALM (3)
PALM TREE (3)
CANOPY TREE (3)
UNDERSTORY TREE (2)
EQ.
PLYMOUTH-SORRENTO ROAD
NORTH
0 20 40 60 80 feet
1" = 20'
Legend
Canopy Tree - South Buffer
Canopy Tree - East Buffer
Foundation Trees
Amenity Pool - Parking Lot Tree
Open Space - Canopy Tree
Open Space - Understory Tree
CANOPY TREE
UNDERSTORY TREE
SPECIMEN PALM
PALM TREE
SITE AMENITIES
WALLS
SYMBOL DESCRIPTION DETAIL
L-301 Entrance Sign
CODE REQUIREMENTS
SHRUB REQUIREMENTS
SYMBOL DESCRIPTION
C-301 Foundation Planting @ Aminity
C-302 Green Building Standards - Grass to be limited to 40% for open space areas at the entrance and amenity center.
Key Map
NTS
MILLS DESIGN GROUP
407.359.5435 // MILLSDG.com
Consultants:
REV. DATE: DESCRIPTION: BY:
1 2021.4.23 Update Per Comments AE
Project Name
Wind Rose
(Orlando Beltway - East)
Plymouth Sorrento Rd. & Dowman Dr.
Apopka, Florida
Seal:
COREY J. MILLS
FL-LA# 6666831
Done
2020.058.0 Project #:
Sheet Title:
Entrance - East
Sheet No.
L3.104
DRAWN BY: AP
DESIGNER: CM / AE
Scale: 1" = 20'-0"
DATE: 2021.01.05
M:\Project Files\DR-BELTWAY-AP-M\Drawings\MDP DRAWINGS\Drawings\L3.101 Landscape Plan.dwg,2021-06-29, ----

Legend

- Canopy Tree - South Buffer
- Canopy Tree - East Buffer
- Foundation Trees
- Amenity Pool - Parking Lot Tree
- Open Space - Canopy Tree
- Open Space - Understory Tree

CANOPY TREE

UNDERSTORY TREE

SPECIMEN PALM

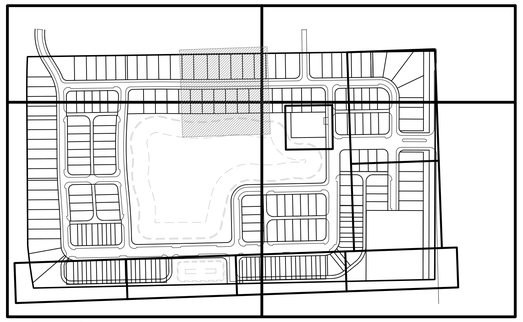
PALM TREE

SITE AMENITIES

SYMBOL	WALLS DESCRIPTION	DETAIL
L-301	Entrance Sign	

CODE REQUIREMENTS

SYMBOL	SHRUB REQUIREMENTS DESCRIPTION
C-301	Foundation Planting @ Aminity
C-302	Green Building Standards - Grass to be limited to 40% for open space areas at the entrance and amenity center.



Key Map

NTS

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Seal:

COREY J MILLS
FL-Lic# 6666631

Date

Project Name

Wind Rose
(Orlando Beltway - East)
Plymouth Sorrento Rd. & Dowman Dr.
Apopka, Florida

2202.DS&D Project #:

Sheet Title:

Open Space Landscape Plan

Sheet No.

L3.105

DRAWN BY:	DESIGNER
AP	CM / AE
Scale:	DATE:
1" = 20'-0"	2022.01.05

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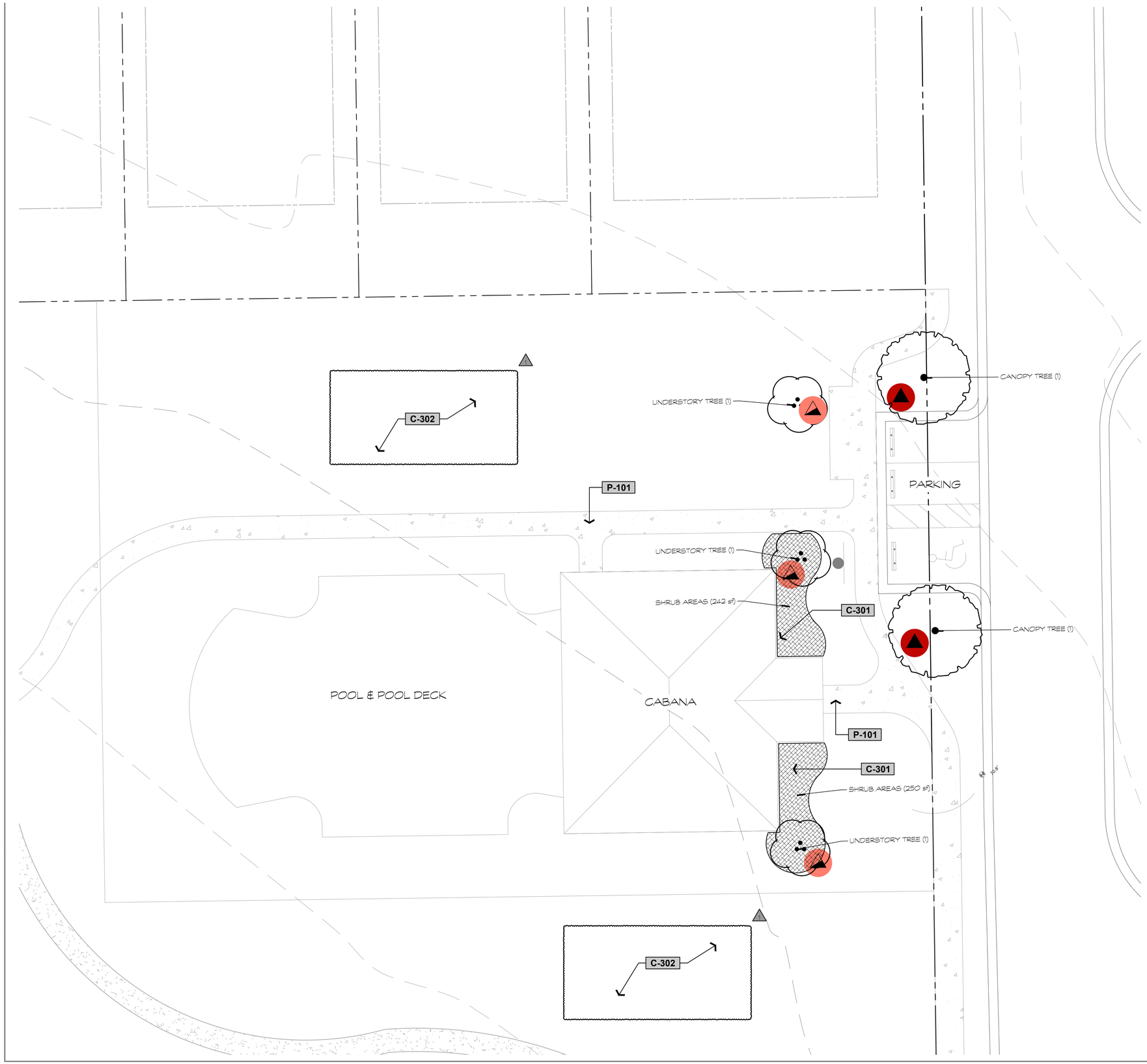

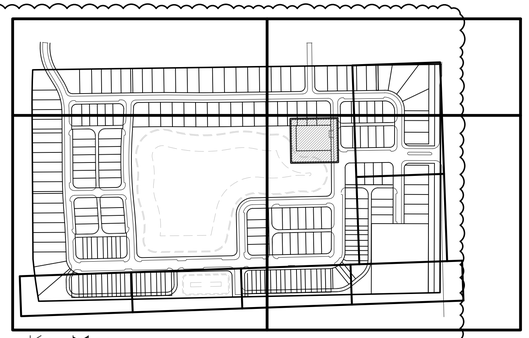

Key Map

NTS

CODE REQUIREMENTS

SYMBOL	SHRUB REQUIREMENTS DESCRIPTION
C-301	Foundation Planting @ Aminity
C-302	Green Building Standards - Grass to be limited to 40% for open space areas at the entrance and amenity center.

SYMBOL	TREE REQUIREMENTS DESCRIPTION
	Foundation Trees - 1 Ornamental Tree Per 20'
	Amentiy Pool - Parking Lot Tree

PAVING SCHEDULE

SYMBOL	POOL AREA DESCRIPTION
P-101	Paver Walk

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV:	DATE:	DESCRIPTION:	BY:
1	2021.4.23	Update Per Comments	AE

Project Name

Wind Rose
(Orlando Beltway - East)
Plymouth Sorrento Rd. & Dowman Dr.
Apopka, Florida

Seal:

COREY J MILLS
FL-Lic# 6666831

Date

2020.058.0 Project #:

Sheet Title:

Cabana Amentiy Planting

Sheet No.

L3.201

DRAWN BY: AE, AP
SCALE: 1" = 10'-0"
DESIGNER: AE, CM
DATE: 2021.1.5

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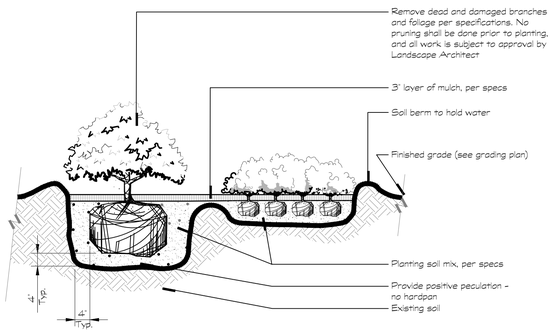
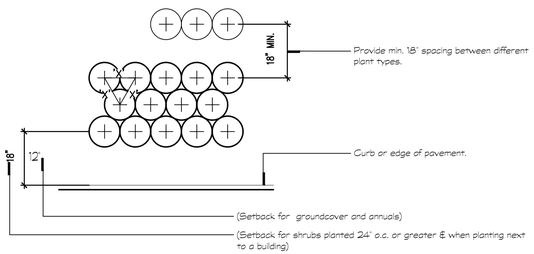


1 SHRUB AND GROUNDCOVER

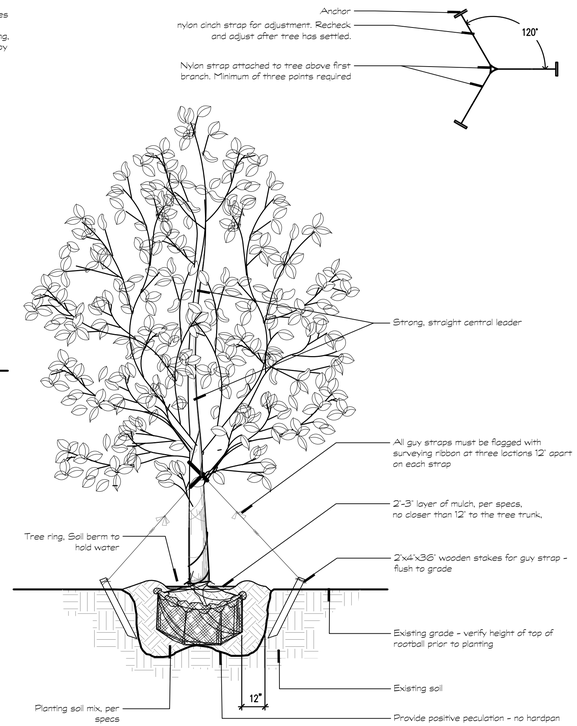
Scale: 3/4" = 1'-0"



NOTE:
All shrubs and groundcover masses to use triangular spacing except where noted refer to plant list for individual plant spacing 'x'.

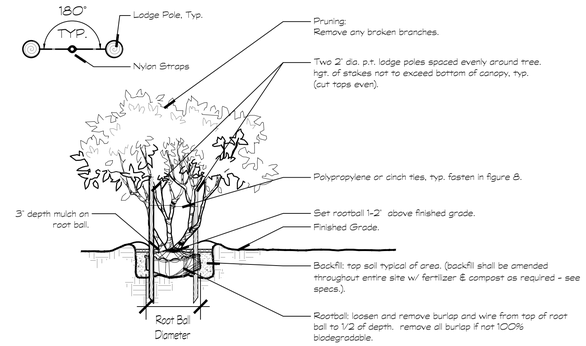
2 TYPICAL PLANT SPACING

Scale: NTS
RefNote:



3 TREE PLANTING & STAKING

Scale: 3/4" = 1'-0"
RefNote:



4 MULTI-TRUNK TREE DETAIL

Scale: NTS
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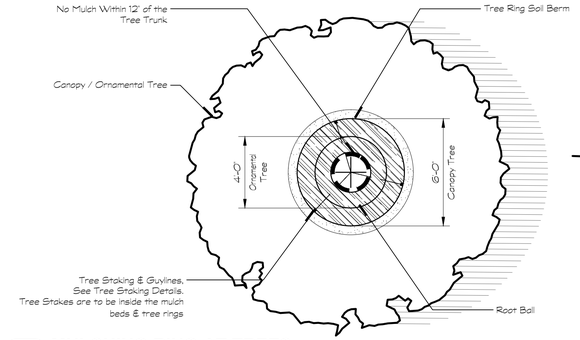

5 MULCHING RING AT TREES

Scale: NTS
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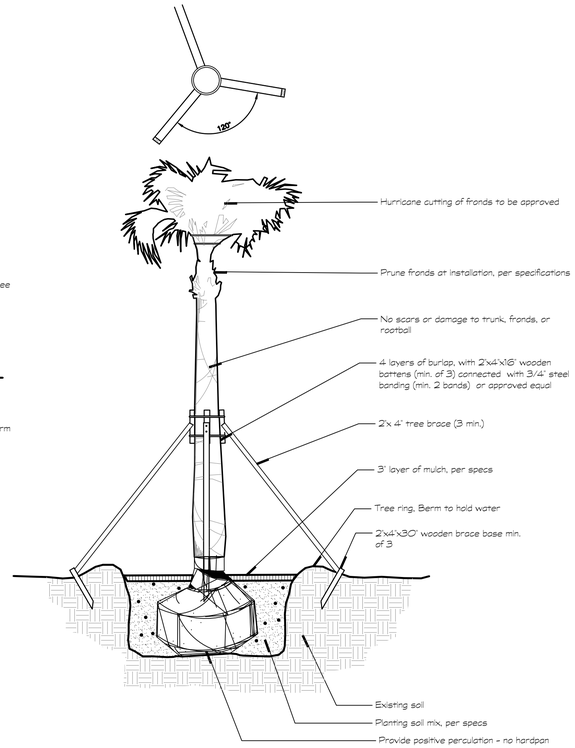
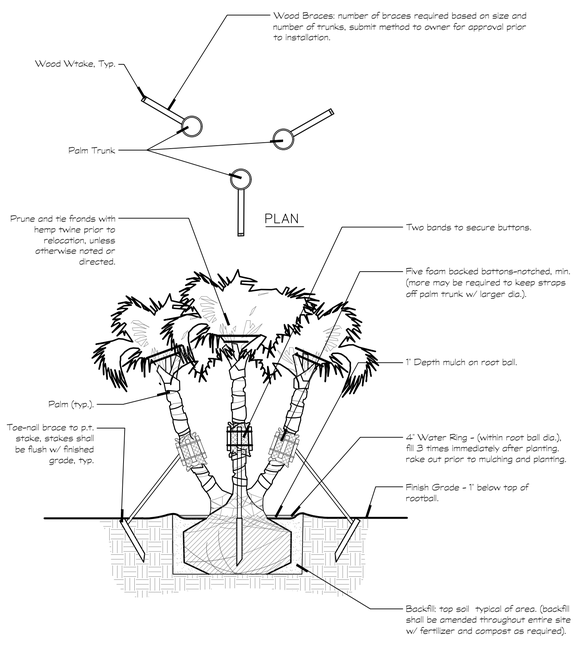


6 PALM PLANTING AND STAKING

Scale: NTS
RefNote:



7 MULTI-TRUNK PALM PLANTING DETAIL

Scale: NTS
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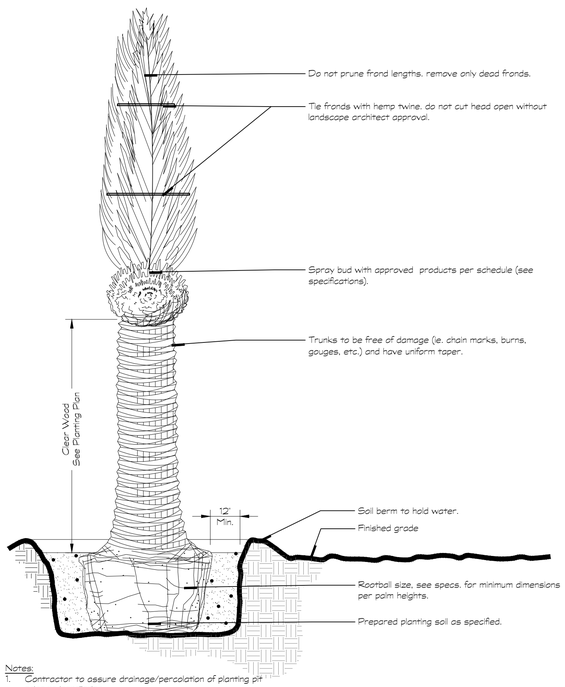
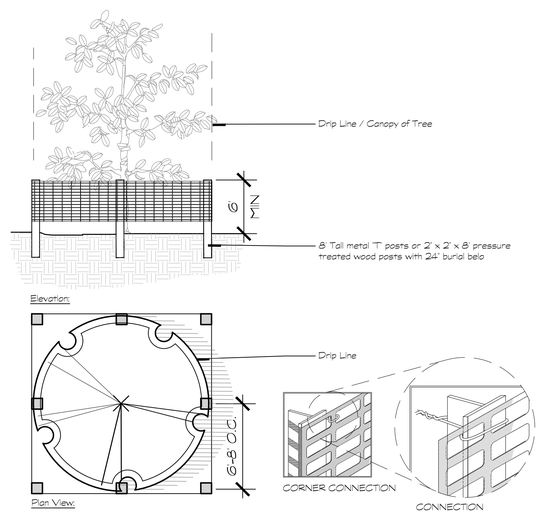


Notes:
1. Contractor to assure drainage/percolation of planting pit prior to installation.
2. Contractor to stake location of palms for landscape architect's approval prior to installation.
3. Stake palms (8+ c.w.) per staking detail.

8 DATE PALM

Scale: NTS
RefNote:



Installation Notes:
A. Post selection should be based on expected strength needs and the length of time fence will be in place. flexible fiberglass rod posts are recommended for parks, athletic events and crowd control installations. metal 't' posts or treated wood posts are typically used for construction and other applications.
B. Posts should be driven into the ground to a depth of 1/4 of the height of the post. for example, a 8' post should be set at least 2' into the ground.
C. Space posts every 6' (min.) to 8' (max.). d. secure fencing to post with nylon cable ties (available from corrwed plastics). wood strips may be also be used to provide additional support and protection between ties and posts.

NOTE: If wire ties are used, avoid direct contact with fence. wire may damage fence over time.

9 TREE PROTECTION

Scale: NTS
RefNote:

MILLS DESIGN GROUP
407.359.5435 // MillsDG.com

Consultants:

REV. DATE: DESCRIPTION: BY:

Project Name
Wind Rose
(Orlando Beltway - East)
Plymouth Sorrento Rd. & Dowman Dr.
Apopka, Florida

Seal:
COREY J. MILLS
FL.Lic 0000831
Date

2020.058.0 Project #:

Sheet Title:
Planting Details

Sheet No.
L3.301

DRAWN BY: AP
DESIGNER: CM / AE
SCALE: N/A
DATE: 2021.01.05

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CITY OF APOPKA
PLANNING COMMISSION

____	CONSENT	MEETING OF:	July 13, 2021
____	BUSINESS	FROM:	Community Development
X	PUBLIC HEARING	EXHIBITS:	Vicinity Map
X	SITE PLAN		Aerial Map
____	SPECIAL REPORTS		Major Development Plan
	OTHER:		Architectural Elevations

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE ADVENTHEALTH FUDGE ROAD COMPLEX PHASES 1 & 2 – MAJOR DEVELOPMENT PLAN**

SUMMARY:

OWNER:	Adventist Health System/Sunbelt Inc.
APPLICANT:	Donald W. McIntosh Associates, Inc. c/o Cameron Houmann, P.E.
PARCEL ID NUMBER:	35-20-27-0000-00-015
LOCATION:	4051 Fudge Road
FUTURE LAND USE:	Industrial (0.6 FAR)
EXISTING USE:	Vacant
ZONING:	I-L (Light Industrial)
TRACT SIZE:	53.65 +/- acres
PROPOSED USE:	Warehouse/Medical Supply Distribution Facilities
FLOOR AREA RATIO:	0.28

RECOMMENDED MOTION:
Recommend approval of the AdventHealth Fudge Road Complex Phases 1 & 2 – Major Development Plan.

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (City)	Mixed-Use	PD (Planned Development); AIR (Orlando Apopka Airport)	Vacant
East (City)	Mixed-Use; Agriculture	PD; AG (Agriculture)	RV Park; Agricultural Facility
South (City)	Industrial and Public Right-of-Way (ROW)	I-L; ROW	Vacant; Hogshead Road; Agricultural Facility
West (City)	Mixed-Use; Industrial	PD; I-L	Single-Family Residence; Agricultural Facility; Vacant

PROJECT SUMMARY: Located south of U.S. 441 and north of Hogshead Road, the AdventHealth Fudge Road Complex Phases 1 & 2 – Major Development Plan (MDP) proposes the development of warehouse/medical supply distribution facilities. Phase 1 is currently undergoing a Construction Site Plan review with the Development Review Committee. The applicant intends to develop a Phase 3 in the future. Phase 1 comprises of 76,168 square feet of building area on 13.912 acres while Phase 2 consists of 76,179 square feet of building area on 25.041 acres. The maximum permitted height of the buildings is 45 feet. The applicant proposes buildings with a height of 35 feet. 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 access along Hogshead Road. The plan also shows an internal spine road providing access from north to south.

A traffic impact analysis was conducted to support this development. The project is projected to generate 1,280 Daily trips and 149 P.M. Peak hour trips. US 441, General Electric Road, Hermit Smith Road and Hogshead Road were analyzed for future Daily and P.M. Peak Hour conditions with the addition of project generated traffic. The analysis demonstrated that all study segments will continue to operate within their capacity and the adopted LOS standard at project buildout.

An operational analysis was conducted for the intersection of US 441 and Hermit Smith Road, US 441 and Orange Circle, Hermit Smith Road and Hogshead Road, Hermit Smith and General Electric Road and Hogshead Road and the site entrance.to assess the impacts of the project generated traffic. The analysis demonstrated that all study intersection will continue to operate within the City’s adopted LOS.

The developer is required to install a right turn lane at the site entrance as required per the City’s LDC. The developer has also agreed to widen the lanes and improve the pavement conditions on Hogshead Road from

the western edge of the project site to Hermit Smith Road. These improvements will be done to City standards and the developer will receive transportation impact fee credits for widening and pavement work.

BUFFER(S)/LANDSCAPING: The applicant proposes Southern Magnolias, Sycamore, Southern Live Oak, Bald Cypress, Japanese Blueberry, Bottle Brush, Yaupon Holly and Crape Myrtle trees within Phases 1 and 2.

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

PUBLIC HEARING SCHEDULE:
July 13, 2021 – Planning Commission, 5:30 p.m.
August 4, 2021 – City Council, 1:30 p.m.

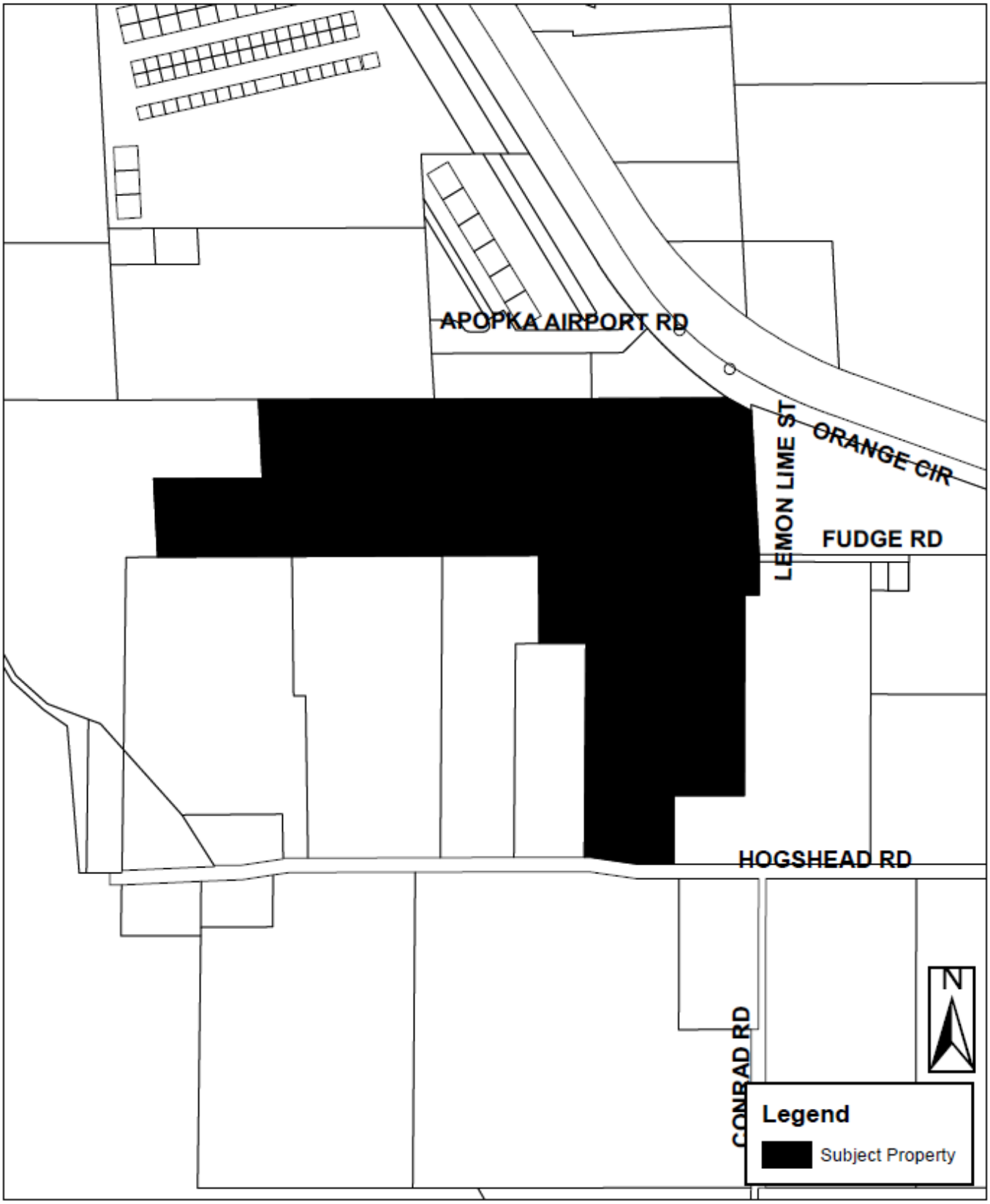
RECOMMENDED MOTION:
Development Review Committee: Recommends approval of the AdventHealth Fudge Road Complex Phases 1 & 2 – Major Development Plan subject to the findings of this staff report.

Planning Commission: Find the AdventHealth Fudge Road Complex Phases 1 & 2 – 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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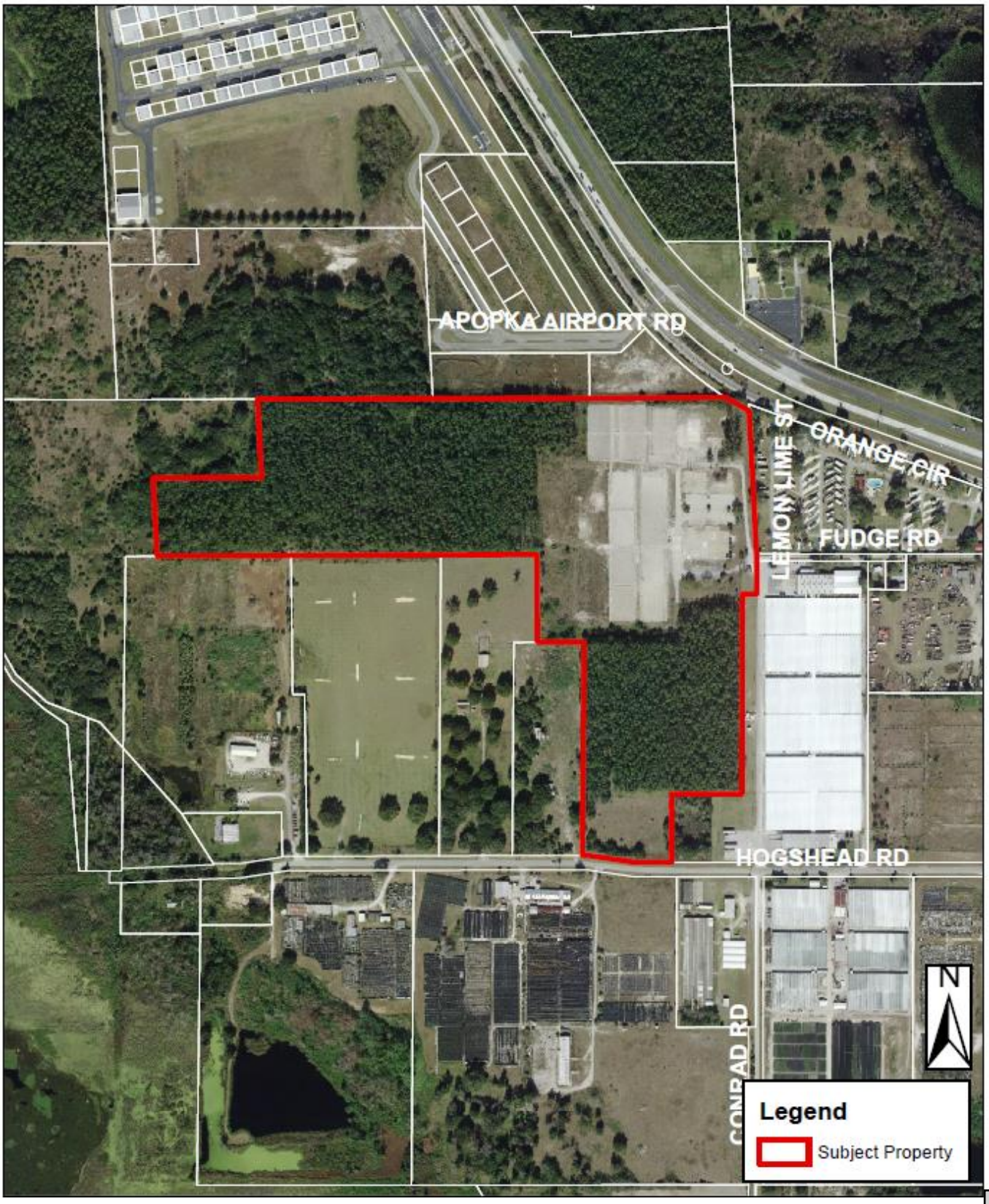
ORANGE CIR
LEMON LIME ST
FUDGE RD
HOGSHEAD RD
CONRAD RD
N
Legend
Subject Property

Aerial


APOPKA AIRPORT RD
LEMON LIME ST
ORANGE CIR
FUDGE RD
HOGSHEAD RD
CONRAD RD
N
Legend
Subject Property

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MAJOR DEVELOPMENT PLAN

AdventHealth - Fudge Road Complex

PHASE 1 & 2

4051 FUDGE RD, APOPKA FL 32703
CITY OF APOPKA, FLORIDA

PREPARED FOR

ADVENTIST HEALTH SYSTEM / SUNBELT INC.
601 EAST ROLLINS STREET
ORLANDO, FL 32803

NOT FOR CONSTRUCTION

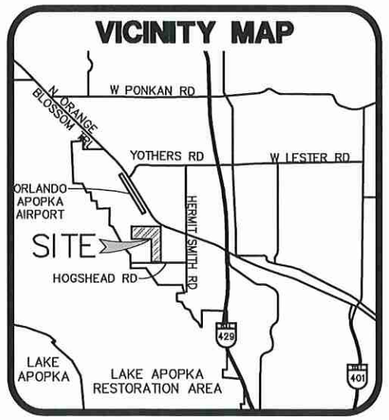
JOHN T. TOWNSEND
FLORIDA P.E. No. 52127
DATE:

John T. Townsend, P.E. State of Florida, Professional Engineer. License No. 52127
This item has been digitally signed and sealed by John T. Townsend, PE on the date indicated here. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Digitally signed by John T Townsend
DN: c=US, O=Florida, dnQualifier=A01410D0000017910A0C447A00007918, cn=John T Townsend
Date: 2021.05.26 15:19:39 -04'00'

AdventHealth

VICINITY MAP



SECTION 35, TOWNSHIP 20 S, RANGE 27 E
PROPERTY APPRAISER PARCEL ID # 35-20-27-0000-00-015

OWNER/APPLICANT:

ADVENTIST HEALTH SYSTEM/SUNBELT INC.
601 EAST ROLLINS STREET
ORLANDO, FLORIDA 32803
PH: 407.303.1159
CONTACT PERSON: RAYMOND MOE, SR. PRJ. MGR.

ENGINEER/SURVEYOR:

DONALD W. MCINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FLORIDA 32789
PH: 407.644.4068
CONTACT PERSON: CAMERON D. HOUMANN, PE

LANDSCAPE ARCHITECTS:

MILLS DESIGN GROUP
30 WINDSORMERE WAY, SUITE 300
OVIEDO, FLORIDA 32765
PH: 407.359.5425
CONTACT PERSON: AARON EMERSON, ASLA

GEOTECHNICAL SERVICES

TERRACON
1675 LEE ROAD
WINTER PARK, FLORIDA 32789
PH: 407.618.8341
CONTACT PERSON: JAY CASPER, P.E.

ARCHITECT

R S & H
301 E. PINE STREET, SUITE 350
ORLANDO, FLORIDA 32801
PH: 407.893.5838
CONTACT PERSON: JEFF SMITH, AIA

REVISED MAY 25, 2021
MARCH 16, 2021

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

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1	COVER SHEET
2	SITE DATA, DEVELOPMENT NOTES AND LEGEND
3	EXISTING CONDITIONS PLAN
4	AERIAL
5	MASTER SITE DEVELOPMENT PLAN
6–8	PRELIMINARY SITE PLAN
9–11	PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN
12	CROSS SECTIONS AND DETAILS
13–15	PRELIMINARY UTILITY PLAN
16	OFFSITE IMPROVEMENTS
17–18	TRUCK MOVEMENT PLAN
L1.001	OVERALL SITE PLAN
L2.001	TREE MIT OA SITE
L2.101–L2.104	TREE MITIGATION
L3.001	OA LANDSCAPE PLAN
L3.101–L3.104	PLANTING PLANS
L3.202–L3.207	PLANTING ENLARGMENTS
L3.301	PLANTING DETAILS
L4.001	IRR. NOTES & SCHEDLES
L4.101–L4.107	IRRIGATION PLAN
L4.301	IRRIGATION DETAILS

AdventHealth – Fudge Road Complex – PHASE 1 & 2 –DP–20566 – 3/16/21 – REVISED 05/25/21

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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. IF A FINAL DEVELOPMENT PLAN ASSOCIATED WITH THIS MAJOR DEVELOPMENT PLAN (MDP) HAS NOT BEEN APPROVED BY THE CITY WITHIN THREE (3) YEARS AFTER THIS APPROVAL, THEN THE APPROVAL OF THIS MDP WILL EXPIRE.

3. ALL PROPOSED DEVELOPMENT IMPROVEMENTS SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS, AS APPLICABLE.

4. THE DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEM SHALL CONFORM TO THE CITY OF APOPKA LAND DEVELOPMENT CODE. DEISGN AND CONSTRUCTION OF THE, WATER AND SEWER SYSTEMS, UTILITIES AND EASEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL.

5. ONSITE UTILITIES ARE SHOWN AS CONCEPTUAL ONLY, FINAL PLACEMENT WILL BE DETERMINED DURING THE FINAL DEVELOPMENT PLAN PROCESS. ALL ONSITE UTILITIES WILL BE PRIVATELY OWNED AND MAINTAINED.

6. 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.

7. PROJECTED UTILITY CONSUMPTION/IMPACTS AND REQUIRED FIRE FLOW:
   PHASES 1 & 2:
   POTABLE WATER DAILY CONSUMPTION = 52,700 GPD (37 GPM)
   REQUIRED FIRE FLOW = 2,000 GPM
   RECLAIMED WATER DAILY CONSUMPTION = 64,000 GPW (22 GPM) (2 DAYS)
   WASTEWATER DAILY GENERATION = 45,170 GPD (31 GPM)
   REFUSE DAILY GENERATION = 902 LBS/DAY

8. IRRIGATION WATER WILL BE SUPPLIED BY POTABLE WATER FROM THE CITY OF APOPKA UNTIL RECLAIMED WATER BECOMES AVAILABLE TO THE SITE.

9. SANITARY WASTE SERVICES WILL BE PROVIDED BY THE CITY OF APOPKA. DURING PHASE 1 A PRIVATE SANITARY LIFT STATION WILL BE INSTALLED WITH FORCE MAIN DISCHARGING EAST TO THE INTERSECTION OF HOGSHEAD ROAD AND HERMIT SMITH ROAD. THE FORCE MAIN WILL CONNECT TO AN EXISTING CITY FORCE MAIN AND WILL BE DEIXCATED TO, OWNED AND MAINTAINED BY THE CITY OF APOPKA.

10. 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 0125F, REVISED SEPTEMBER 25, 2009.

11. PER USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM SOIL SURVEY MAPS THE ONSITE SOILS ARE AS FOLLOWS (SEE MAP BELOW):
    6 – CANDLER-APOPKA FINE SAND, 5-12% SLOPES
    46 – TAVARES-FINE SAND, 0-5% SLOPES
    47 – TAVARES-MILLHOPPER FINE SAND, 0-5% SLOPES
    48 – TAVERES-URBAN LAND COMPLEX, 0-5% SLOPES

12. WETLANDS TOTALING LESS THEN ONE-HALF ACRE, WERE OBSERVED ONSITE, PER THE WETLAND AND THREATENED AND ENDANGERED SPECIES REPORT, PREPARED BY NATURAL SYSTEMS ANALYSIS, INC, DATED MARCH 12, 2021, PROJECT NO. G13.1010.00.

13. 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.

14. PROJECT LANDSCAPING WILL MEET STANDARDS SET FORTH IN SECTION 5.2 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.

15. 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. PHOTOMETRIC PLANS SHALL BE PROVIDED AS PART OF THE MAJOR DEVELOPMENT PLAN PROCESS. 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.

16. PROJECT SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 5.10 OF THE COITY OF APOPKA LAND DEVELOPMENT CODE (LDC).

17. A COMBINATION OF TRASH COMPACTORS AND DUMPSTER WILL PROVIDED FOR REFUSE. REFUSE WILL BE COLLECTED BY LOCAL APPROVED FRANCHISE ON A WEEKLY BASIS AS NEEDED.

18. FIRE RESCUE WILL BE PROVIDED BY THE CITY OF APOPKA FIRE DEPARTMENT. ONSITE FIRE PROTECTION WILL BE PROVIDED WITH A LOOPED FIRE WATER DISTRIBUTION SYSTEM WITH FIRE HYDRANTS. THE BUILDING WILL BE PROTECTED WITH APPROVED AUTOMATIC FIRE SPRINKLER SYSTEMS, FDC's AND ALARM SYSTEMS. FIRE PROTECTION SERVICES WILL BE IN COMPLIANCE WITH THE ADOPTED CITY OF APOPKA FIRE DEPARTMENT STANDARDS AND REQUIREMENTS.

19. NO OUTSIDE STORAGE OF PARTS, SUPPLIES, MATERIALS, GOODS OR EQUIPMENT SHALL BE ALLOWED, UNLESS SCREENED FROM VIEW.

20. ALL ROOF TOP EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTY AND PUBLIC RIGHT-OF-WAYS.

21. SCHOOLS: THIS IS AN INDUSTRIAL DEVELOPMENT, NO RESIDENTIAL USES ARE PROPOSED. PUBLIC SCHOOL CAPACITY IS NOT REQUIRED.

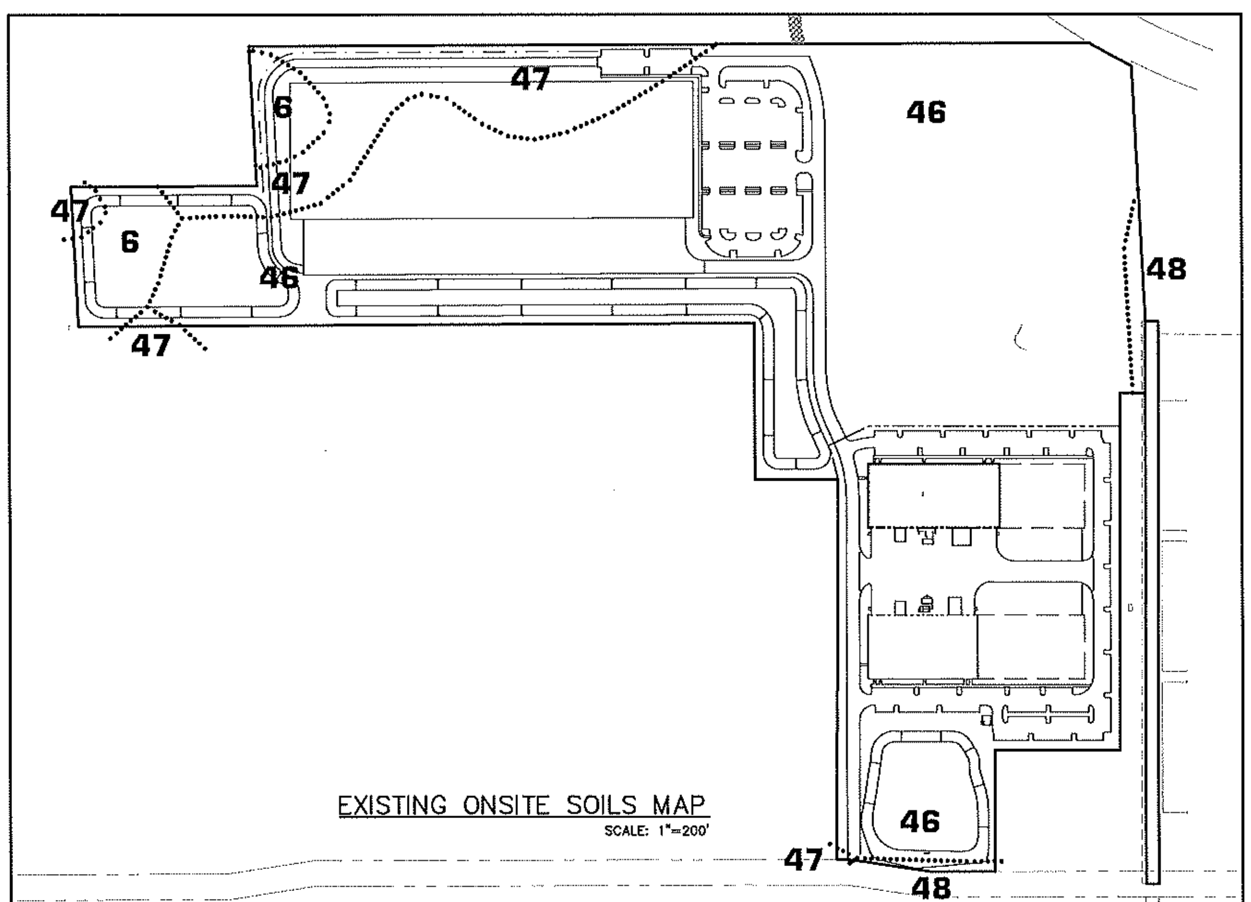
22. PARKS & RECREATION: THIS IS AN INDUSTRIAL DEVELOPMENT, NO RESIDENTIAL USES ARE PROPOSED.

23. FOLLOWING LIST OF PERMITS, BUT NOT LIMITED TO, ARE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION:
    - CITY OF APOPKA FINAL DEVELOPMENT PLAN APPROVAL
    - FDEP POTABLE WATER SYSTEM DISTRIBUTION PERMIT
    - FDEP WASTEWATER COLLECTION SYSTEM PERMIT
    - ST. JOHNS RIVER WATER MANAGEMENT DISTRICT ERP
    - NPDES PERMITTING (INCLUDING NOI AND NOT)

24. THE CITY'S SUSTAINABILITY REQUIREMENTS: PER SECTION 5.11.4.A.2.B OF THE LDC, NON-RESIDENTIAL DEVELOPMENTS PROPOSING MORE THAN 25,000 S.F. OF BUILDING FLOOR AREA SHALL ACHIEVE A MINIMUM OF 4 POINTS FROM THE CITY'S GREEN BUILDING POINT SYSTEM. THE GREEN BUILDING POINTS BEING ACHIEVED BY THIS PROJECT FROM THE MENU OF OPTIONS IN TABLE 5.11.4.B OF THE LDC ARE AS FOLLOWS:

SUSTAINABILITY SUMMARY

OPTION	POINTS ACHIEVED
USE CENTRAL AIR CONDITIONS THAT ARE ENERGY STAR QUALIFIED	0.5 (TO BE DEMONSTRATED AT TIME OF BUILDING PERMIT)
ORIENT AT LEAST 50 PERCENT OF NON-RESIDENTIAL BUILDINGS WITHIN 20% OF EAST-WEST AXIS FOR MAXIMUM SOLAR EXPOSURE	1.50
PROVIDED RAIN GARDENS OR OTHER APPROPRIATE STORM WATER INFILTRATION SYSTEM(S) THAT ACCOMMODATES A MINIMUM OF 25% OF RUNOFF	1.00 (ALL SITE RUNOFF IS BEING MANAGED IN DRY RETENTION PONDS)
EQUIP THE PROJECT WITH AT LEAST ONE ALTERNATIVE INDEPENDENT SOURCE OR ELECTRICITY SUPPLY SO THAT THE PROJECT IS CAPABLE OF OPERATING IF A PRIMARY SOURCE OF POWER EXPERIENCES AN INTERRUPTION	1.00 (ALL BUILDINGS TO BE EQUIPPED WITH GENERATORS TO POWER CRITICAL FACILITIES)
TOTAL	4.00



EXISTING ONSITE SOILS MAP
SCALE: 1"=200'

SITE DATA

1. THIS PROPOSED PROJECTS DEVELOPMENT PLAN IS FOR PHASES 1 AND 2 OVER PORTIONS OF THE EXISTING VACANT LAND WITHIN ADVENTHEALTH'S PROPERTY. THE PROPOSED DEVELOPMENT CONSIST OF CONSTRUCTION AND OPERATION OF WAREHOUSE/MEDICAL SUPPLY DISTRIBUTION FACILITIES. IMPROVEMENTS WILL INCLUDE BUILDINGS, PAVED PARKING AND DRIVE AISLES, SIDEWALKS, ASSOCIATED UTILITIES, AND LANDSCAPING. THE PHASE 3 AREA WILL BE DEVELOPED IN THE FUTURE, REQUIRING A SEPARATE DEVELOPMENT PLAN AT THAT TIME.

2. PROJECT AREA:
   PHASE 1: 606,024.73 SF = 13.912 ACRES
   PHASE 2: 1,090,782.92 SF = 25.041 ACRES
   PHASE 3 (FUTURE): 647,424.80 SF = 14.863 ACRES
   TOTAL LAND AREA: 2,344,232.45 SF = 53.816 ACRES

3. PROJECT ADDRESS: 4051 FUDGE ROAD, APOPKA, FL 32703

4. EXISTING ZONING: I-L, RESTRICTED INDUSTRIAL

5. SURROUNDING ZONING:
   NORTH: MIXED-EC
   EAST SIDE: PUD AND AG
   WEST SIDE: I-L
   SOUTH SIDE: I-L

6. FUTURE LAND USE (FLU) DESIGNATION: INDUSTRIAL

7. SURROUNDING FUTURE LAND USE (FLU): SEE SHEET 4 FOR DETAILS

8. EXISTING LAND USE: VACANT, ABANDONED LANDSCAPE NURSERY (SILVICULTURE)

9. PROPOSED LAND USE: WAREHOUSE/MEDICAL SUPPLY DISTRIBUTION FACILITIES

10. MINIMUM REQUIRED SETBACKS:
    FUDGE ROAD R/W: 25 FT
    SIDE ADJACENT AG PROPERTY: 10 FT
    SIDE ADJACENT I-1 PROPERTY: 10 FT
    REAR : 10 FT
    RAILROAD R/W : 0 OR 10 FT
    ZERO WHEN BUILDING IS DESIGNED FOR RAILROAD LOADING/UNLOADING

11. LANDSCAPE BUFFER YARDS:
    FUDGE ROAD R/W: 25 FT
    ADJACENT TO AGRICULTURAL: 10 FT w/ 6' WALL
    ADJACENT TO RESIDENTIAL: 50 FT w/ 6' WALL
    ADJACENT TO INDUSTRIAL: 10 FT

12. BUILDING SUMMARY:
    PHASE 1: BUILDING 1: 38,833 SF
    BUILDING 1 EXPANSION: 37,335 SF
    BUILDING 2: 46,427 SF
    BUILDING 2 EXPANSION: 29,752 SF
    PHASE 2: BUILDING 3: 303,040 SF
    TOTAL BUILDING: 455,387 SF

13. FLOOR AREA RATIO (FAR):
    ALLOWABLE: 0.60
    PROVIDED (PHASE 1 & 2): 0.28

14. BUILDING HEIGHT:
    ALLOWABLE: 45'
    PROPOSED: 35'-3"

15. REQUIRED VEHICULAR PARKING SPACES SHALL COMPLY WITH SECTION 5.1 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. REQUIRED PARKING IS AS FOLLOWS:

    PHASE 1: (152,347 SF DISTRIBUTION WAREHOUSE) * (2 SPACE/1000 SF) = 305 SPACES
    PHASE 2: (303,040 SF DISTRIBUTION WAREHOUSE) * (2 SPACE/1000 SF) = 606 SPACES

    SEE WAIVER REQUEST LETTER PROVIDED BY ADVENTHEALTH ADDRESSING THE MAXIMUM ANTICIPATED NUMBER OF EMPLOYEES AND REQUIRED PARKING COUNT INFORMATION. THE STANDARD SHIFT WILL BE 150 EMPLOYEES FOR BUILDING 3 (PHASE 2) OPERATIONS. THE PROVIDED 308 PARKING SPACES WILL PROVIDE PARKING FOR 2 SHIFTS TO ALLOW FOR SHIFT PARKING OVERLAP.

    LOADING AREA PARKING, SEE DEVELOPMENT NOTE 24.

16. PROVIDED VEHICLE PARKING:

    PARKING PHASE 1:
    STANDARD PARKING: 295 SPACES
    HANDICAP PARKING: 10 SPACES
    TOTAL PARKING PROVIDED: 305 SPACES

    PARKING PHASE 2:
    STANDARD PARKING: 302 SPACES
    HANDICAP PARKING: 6 SPACES
    TOTAL PARKING PROVIDED: 308 SPACES

17. TRUCK LOADING BERTHS PER CITY CODE PER LDC SECTION 5.1.12 AND TABLE 5.1.12.A:
    BUILDING 1: 4 SPACES REQUIRED 9 SPACES PROVIDED
    BUILDING 2: 5 SPACES REQUIRED 9 SPACES PROVIDED
    BUILDING 3: 31 SPACES REQUIRED 31 SPACES PROVIDED

18. HANDICAPPED PARKING SHALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE (FAC). SECTION 208.2 OUTLINES THE TOTAL REQUIRED ACCESSIBLE PARKING SPACES ON TABLE 208.2.

    REQUIRED HC PARKING: PHASE 1 : 8 SPACES
    PHASE 2 : 8 SPACES

19. REQUIRED OPEN SPACE PER SECTION 5.4.4 OF THE CITY OF APOPKA LDC, IS A MINIMUM OF 5% LAND AREA.
    PHASES 1 & 2
    MINIMUM REQUIRED: (1,696,808 SF * 5%) = 84,840 SF = 1.95 ACRES

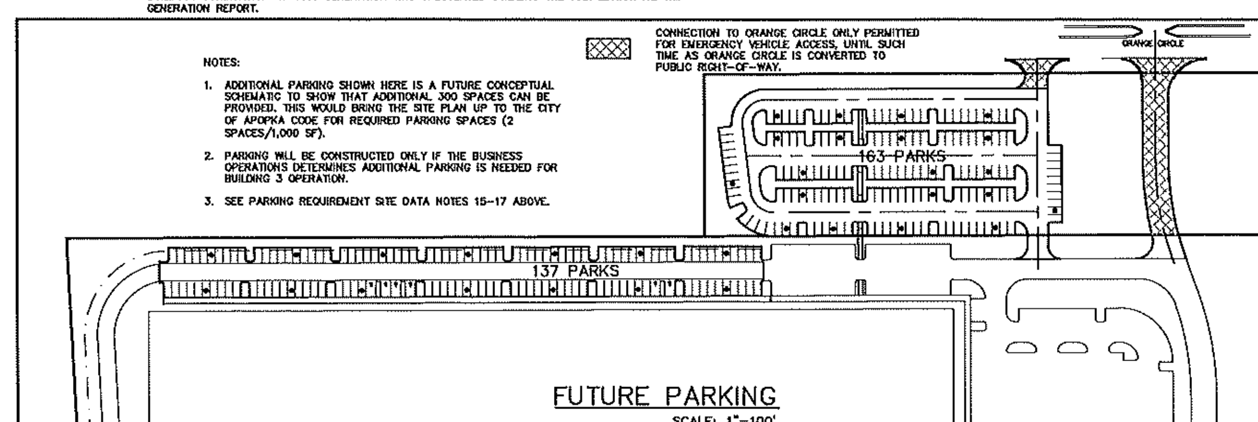
    PROVIDED: 97,514 SF = 2.24 AC (INCLUDES PERIMETER LANDSCAPE AREAS FOR PHASES 1 AND 2, DOES NOT INCLUDE STORMWATER PONDS, INTERNAL LANDSCAPE ISLANDS OR FOUNDATION LANDSCAPE AREAS AROUND BUILDINGS)

20. IMPERVIOUS AREA: THE PROPOSED PROJECT IS NOT WITHIN A PD, THUS NO MAXIMUM IMPERVIOUS SURFACE RATIO CRITERIA APPLIES.
    PHASES 1 & 2
    PROPOSED: BUILDING (FOOTPRINT) = 455,387 SF = 10.45 ACRES = 27.9%
    PAVEMENT, SIDEWALKS ETC. 668,673 SF = 15.35 ACRES = 40.1%
    STABILIZED ACCESS DRIVE = 25,232 SF = 0.58 ACRES = 1.5%
    TOTAL IMPERVIOUS SURFACE = 1,149,292 SF = 26.38 ACRES = 70.5%

21. PER THE TRANSPORTATION IMPACT ASSESSMENT REPORT PREPARED BY LUKE TRANSPORTATION ENGINEERING CONSULTANTS, DATED MATCH 2021, THE PROPOSED LAND USE WILL GENERATE 1,280 DAILY VEHICLE TRIPS ENDS, 132 AM PEAK HOUR VEHICLE TRIP ENDS AND 149 PM PEAK HOUR VEHICLE TRIP ENDS UNDER BUILDOUT CONDITIONS. TRAFFIC GENERATION WAS CALCULATED UTILIZING THE 10th EDITION ITE TRIP GENERATION REPORT.

NOTES:

1. ADDITIONAL PARKING SHOWN HERE IS A FUTURE CONCEPTUAL SCHEMATIC TO SHOW THAT ADDITIONAL 300 SPACES CAN BE PROVIDED. THIS WOULD BRING THE SITE PLAN UP TO THE CITY OF APOPKA CODE FOR REQUIRED PARKING SPACES (2 SPACES/1,000 SF).
2. PARKING WILL BE CONSTRUCTED ONLY IF THE BUSINESS OPERATIONS DETERMINES ADDITIONAL PARKING IS NEEDED FOR BUILDING 3 OPERATION.
3. SEE PARKING REQUIREMENT SITE DATA NOTES 15-17 ABOVE.



FUTURE PARKING
SCALE: 1"=100'

LEGEND

EXISTING	ITEM	PROPOSED
18D	DRAINAGE LINE, SIZE AND CALL-OUT	D
INLET	CURB INLETS	I-1 I-2 I-3 I-4
CB CM MES YD CS	DITCH BOTTOM INLET, YARD INLET, DRAINAGE MANHOLE, CONTROL STRUCTURE AND MITERED END SECTION	I-5 CM-6 MES-8 YD-6A CS-7
	U-TYPE ENDWALL	UEW-9
	STRAIGHT ENDWALL	SEW-10
	WINGED ENDWALL	WEW-11
	FLARED END SECTION	FES-12
	SURFACE DRAINAGE DIRECTION	
	SWALE	
100	CONTOUR ELEVATION	100
N/A	GRADING ELEVATION, HIGH POINT (HP) OR LOW POINT (LP)	HP OR LP
	SLOPE (HORIZ: VERT)	&:1
	FENCE LINE W/ GATE	
8W FH BO	WATER LINE, VALVE, HYDRANT ASSEMBLY, REDUCER AND BLOW-OFF	W FH BO
2"	WATER METER AND MASTER METER ASSEMBLY	
8F PIV	FIRE PROTECTION WATER LINE & SIZE AND POST INDICATOR VALVE	F PIV
N/A	FIRE PROTECTION POINT OF SERVICE	POS
FDC	FIRE DEPARTMENT CONNECTION	FDC
8R BO	RECLAIMED WATER LINE, SIZE, VALVE, REDUCER AND BLOW-OFF	R BO
8R BCI	RECLAIMED WATER LINE & PLUG	R
8S	SANITARY SEWER LINE, SIZE AND CALL-OUT	S
SM CO BCI	SANITARY SEWER MANHOLE, SINGLE SERVICE LATERAL WITH CLEAN-OUT, DOUBLE SERVICE LATERAL, DUCTILE IRON PIPE & SIZE AND PLUG	SM-1 CO S
BSL	BUILDING SETBACK LINE	BSL
N/A	PHASE LINE	
N/A	EDGE OF PAVEMENT RADIUS DIMENSION	25'R
9	NUMBER OF PARKING SPACES	9
	HANDICAP PARKING SPACE W/ SIGN	
	TRAFFIC CONTROL SIGN	
	PAINTED WHITE DIRECTIONAL ARROWS	
N/A	12" WHITE CROSSWALK (F.D.O.T. INDEX 17346) WITH 2' STOP BAR	4' 2' STOP BAR 6' MIN.
N/A	CONCRETE SIDEWALKS AND CURB RAMPS	
N/A	CONCRETE PAVEMENT	
N/A	ASPHALT PAVEMENT	

UTILITY PROVIDERS

CITY OF APOPKA
WATER, WASTEWATER & RECLAIM PUBLIC SERVICES DEPARTMENT
748 EAST CLEVELAND STREET
APOPKA, FL 32704
PH: 407.703.1731

DUKE ENERGY
ELECTRICAL DIVISION
3250 BONNET CREEK PARKWAY, P.O. BOX 10000
LAKE BUENA VISTA, FL 32830
PH: 407.938.6811

CENTURYLINK FLORIDA, INC.
TELECOMMUNICATIONS
33 NORTH MAIN STREET
WINTER GARDEN, FL 34787
PH: 407.814.5293

BRIGHT HOUSE NETWORKS
SPECTRUM
3767 ALL AMERICAN BOULEVARD
ORLANDO, FL 32810
PH: 407.532.8511

LAKE APOPKA NATURAL GAS
NATURAL GAS
1320 WINTER GARDEN-VINELAND ROAD
WINTER GARDEN, FL 34787
PH: 407.656.2734

NO.	DATE	REVISIONS	CHK.
2	5/25/21	REVISED PER CITY DRC COMMENTS	JTT
1	4/29/21	REVISED PER CITY DRC COMMENTS	JTT

NOT FOR CONSTRUCTION

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

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

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	CDH	3/16/21	NTS	20566

MAJOR DEVELOPMENT PLAN

AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
SITE DATA, DEVELOPMENT NOTES AND LEGEND

DRAWING
SHEET 2 OF 18

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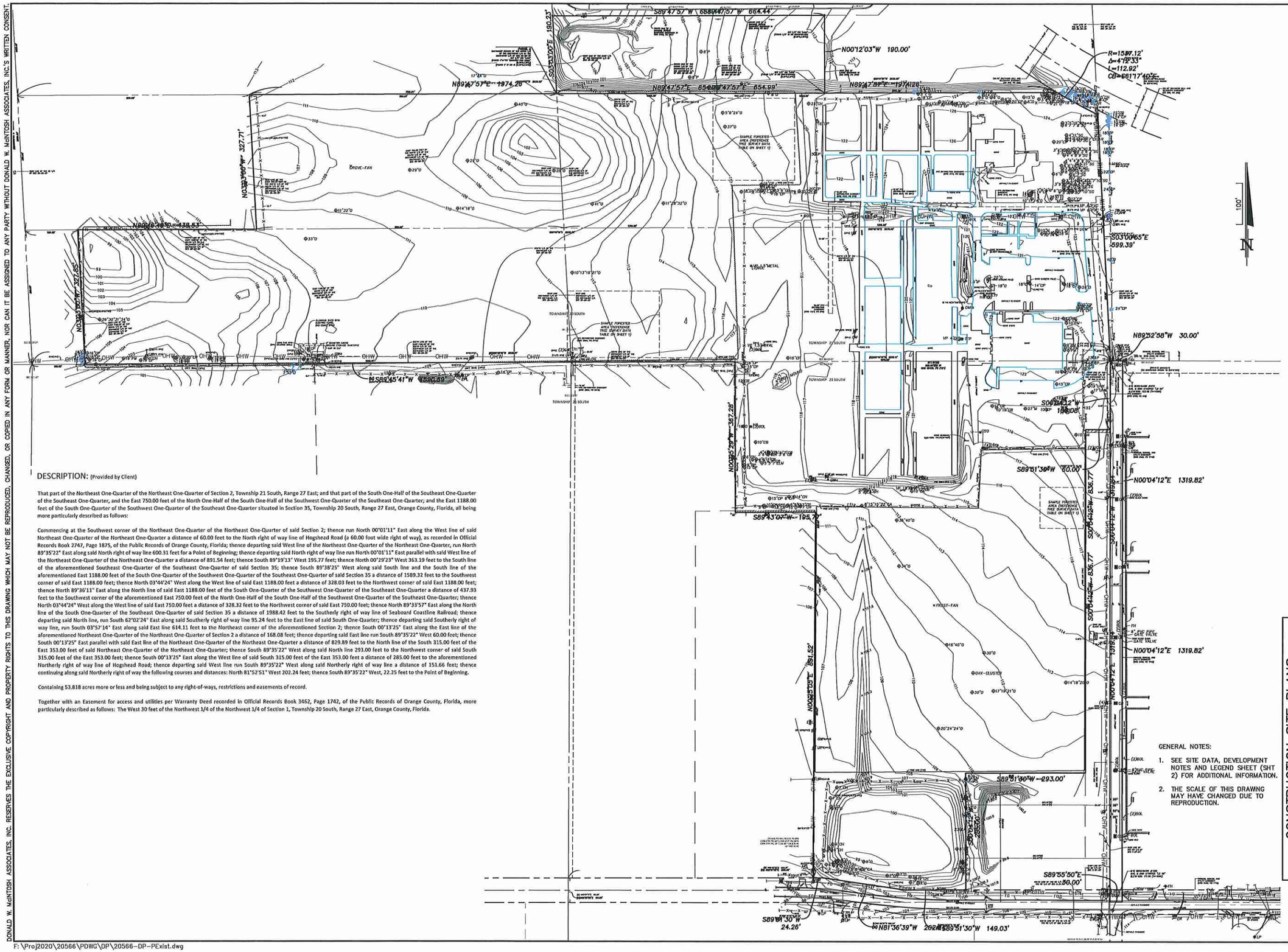

DESCRIPTION: (Provided by Client)

That part of the Northeast One-Quarter of the Northeast One-Quarter of Section 2, Township 21 South, Range 27 East; and that part of the South One-Half of the Southeast One-Quarter of the Southeast One-Quarter, and the East 750.00 feet of the North One-Half of the South One-Half of the Southwest One-Quarter of the Southeast One-Quarter; and the East 1188.00 feet of the South One-Quarter of the Southwest One-Quarter of the Southeast One-Quarter situated in Section 35, Township 20 South, Range 27 East, Orange County, Florida, all being more particularly described as follows:

Commencing at the Southwest corner of the Northeast One-Quarter of the Northeast One-Quarter of said Section 2; thence run North 00°01'11" East along the West line of said Northeast One-Quarter of the Northeast One-Quarter a distance of 60.00 feet to the North right of way line of Hogshead Road (a 60.00 foot wide right of way), as recorded in Official Records Book 2747, Page 1875, of the Public Records of Orange County, Florida; thence departing said West line of the Northeast One-Quarter of the Northeast One-Quarter, run North 89°35'22" East along said North right of way line 600.31 feet for a Point of Beginning; thence departing said North right of way line run North 00°01'11" East parallel with said West line of the Northeast One-Quarter of the Northeast One-Quarter a distance of 891.54 feet; thence South 89°19'13" West 195.77 feet; thence North 00°29'23" West 363.19 feet to the South line of the aforementioned Southeast One-Quarter of the Southeast One-Quarter of said Section 35; thence South 89°38'25" West along said South line and the South line of the aforementioned East 1188.00 feet of the South One-Quarter of the Southwest One-Quarter of the Southeast One-Quarter of said Section 35 a distance of 1589.32 feet to the Southwest corner of said East 1188.00 feet; thence North 03°44'24" West along the West line of said East 1188.00 feet a distance of 328.03 feet to the Northwest corner of said East 1188.00 feet; thence North 89°36'11" East along the North line of said East 1188.00 feet of the South One-Quarter of the Southwest One-Quarter of the Southeast One-Quarter a distance of 437.93 feet to the Southwest corner of the aforementioned East 750.00 feet of the North One-Half of the South One-Half of the Southwest One-Quarter of the Southeast One-Quarter; thence North 03°44'24" West along the West line of said East 750.00 feet a distance of 328.32 feet to the Northwest corner of said East 750.00 feet; thence North 89°33'57" East along the North line of the South One-Quarter of the Southeast One-Quarter of said Section 35 a distance of 1988.42 feet to the Southerly right of way line of Seaboard Coastline Railroad; thence departing said North line, run South 62°02'24" East along said Southerly right of way line 95.24 feet to the East line of said South One-Quarter; thence departing said Southerly right of way line, run South 03°57'14" East along said East line 614.11 feet to the Northeast corner of the aforementioned Section 2; thence South 00°13'25" East along the East line of the aforementioned Northeast One-Quarter of the Northeast One-Quarter of Section 2 a distance of 168.08 feet; thence departing said East line run South 89°35'22" West 60.00 feet; thence South 00°13'25" East parallel with said East line of the Northeast One-Quarter of the Northeast One-Quarter a distance of 829.89 feet to the North line of the South 315.00 feet of the East 353.00 feet of said Northeast One-Quarter of the Northeast One-Quarter; thence South 89°35'22" West along said North line 293.00 feet to the Northwest corner of said South 315.00 feet of the East 353.00 feet; thence South 00°13'25" East along the West line of said South 315.00 feet of the East 353.00 feet a distance of 285.00 feet to the aforementioned Northerly right of way line of Hogshead Road; thence departing said West line run South 89°35'22" West along said Northerly right of way line a distance of 151.66 feet; thence continuing along said Northerly right of way the following courses and distances: North 81°52'51" West 202.24 feet; thence South 89°35'22" West, 22.25 feet to the Point of Beginning.

Containing 53.818 acres more or less and being subject to any right-of-ways, restrictions and easements of record.

Together with an Easement for access and utilities per Warranty Deed recorded in Official Records Book 3462, Page 1742, of the Public Records of Orange County, Florida, more particularly described as follows: The West 30 feet of the Northwest 1/4 of the Northwest 1/4 of Section 1, Township 20 South, Range 27 East, Orange County, Florida.

GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NO.	DATE	REVISIONS	
1	4/29/21	REVISED PER CITY DRC COMMENTS	JTT

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

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

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	CDH	3/16/21	1"=100'	20566

CONSTRUCTION SITE PLANS
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
EXISTING CONDITIONS PLAN

DRAWING

SHEET 3 OF 18

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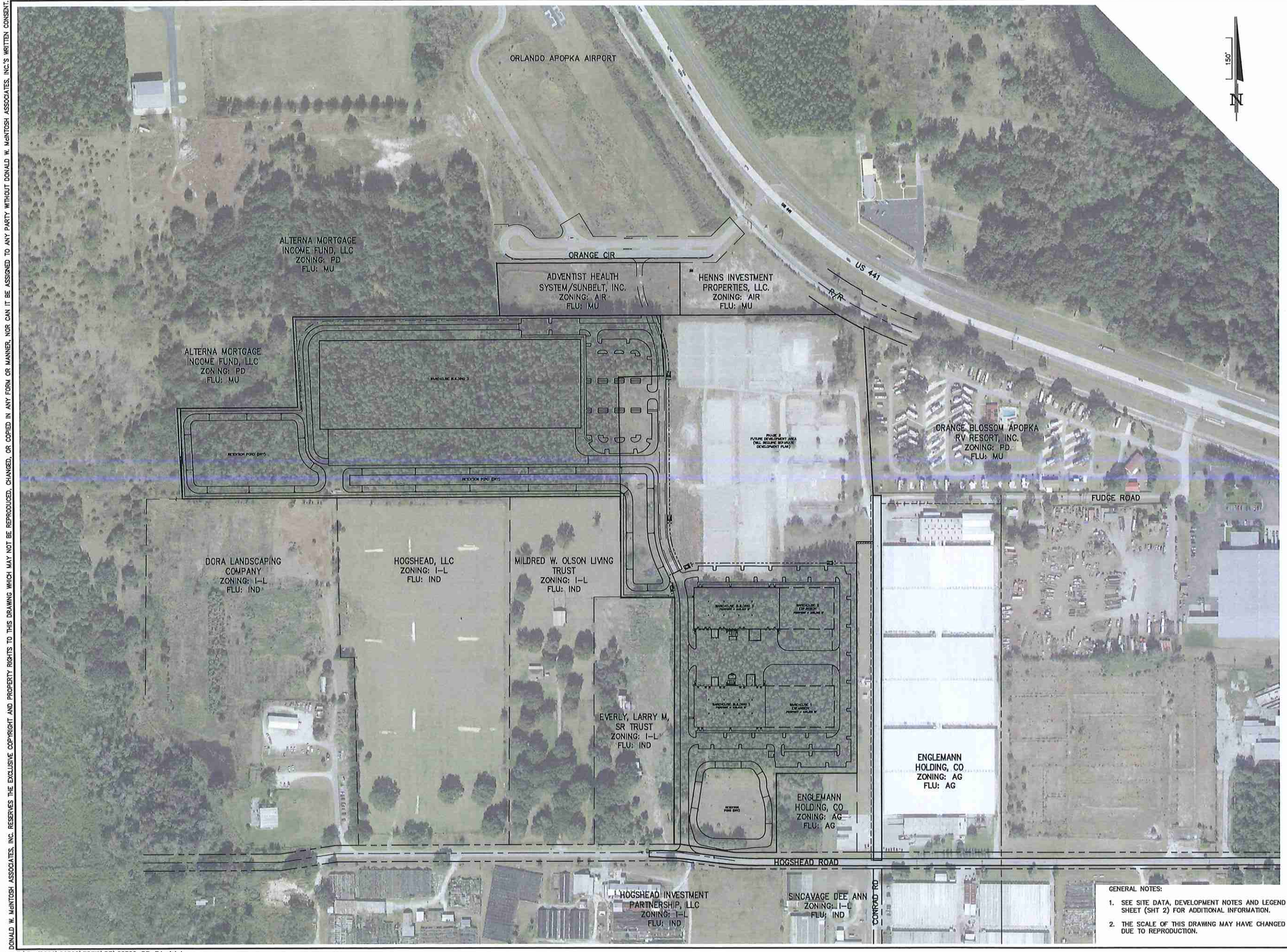

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JOHN T. TOWNSEND
FLORIDA P.E. No. 52127
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2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

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MAB	MAB	CDH	1"=150'	3/16/21	20566

MAJOR DEVELOPMENT PLAN
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
AERIAL

DRAWING

SHEET 4 OF 18

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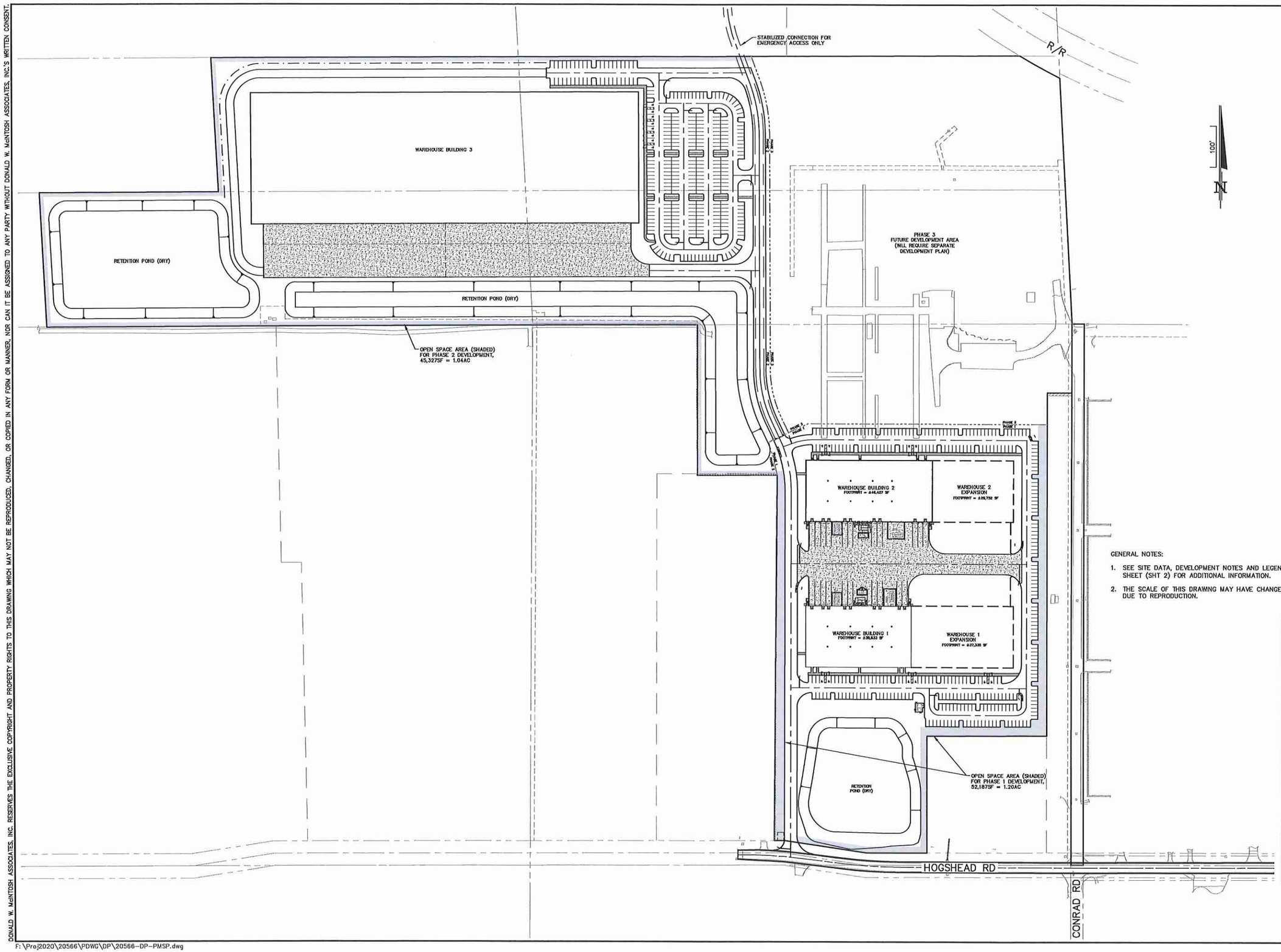

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1	4/29/21	REVISED PER CITY DRC COMMENTS	JTT

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

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ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	CDH	3/16/21	1"=100'	20566

MAJOR DEVELOPMENT PLAN

AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA

MASTER SITE DEVELOPMENT PLAN

DRAWING

SHEET 5 OF 18

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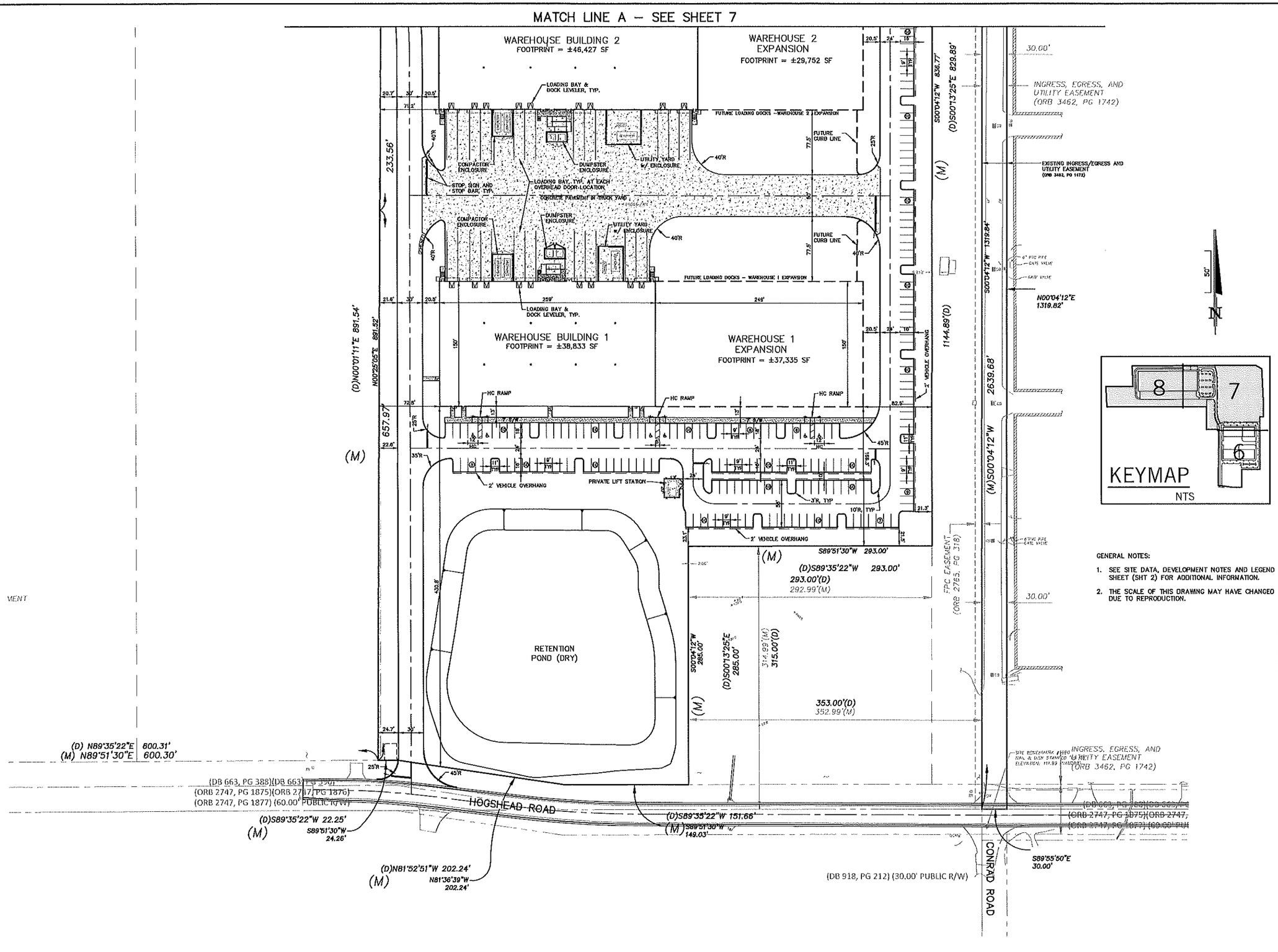

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DATE: _____

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

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MAB	MAB	CDH	3/16/21	1"=50'	20566

MAJOR DEVELOPMENT PLAN
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
PRELIMINARY SITE PLAN

DRAWING

SHEET 6 OF 18

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MATCH LINE B – SEE SHEET 8

(D)N89°33'57"E 1988.42'
N89°47'57"E 1974.26'
2' VEHICLE OVERHANG
(NR)
EMERGENCY ACCESS EXTENDS TO EXISTING ORANGE CIRCLE 20' STABILIZED EMERGENCY ACCESS DRIVE (CONSTRUCT DURING PH 1)
1223.35'
120.00' SOUTHERN BELL AND TELEGRAPH EASEMENT (DB 582, PG 395)
CLF(APU)
96.15'
54.64'
(FKA SEABOARD COASTLINE RAILROAD) (NO DEDICATION KNOWN TO SURVEYOR)
100.00' SOUTHERN TELEGRAPH EASEME (DB 582, PG 365)
50.00'
100.00'
50'
N
KEYMAP
NTS
8
7
6
FPC DISTRIBUTION EASEMENT (ORB 3115, PG 1516)
10.00' FPC DISTRIBUTION EASEMENT (ORB 4127, PG 579)
10.00' FPC DISTRIBUTION EASEMENT (ORB 3637, PG 2511)
10.00'
272.38'
(M)N03°00'55"W 2616.12'
1319.28'
(D)S03°57'14"E 614.11'
S03°00'55"E 599.39'
15.00'
FPC DISTRIBUTION EASEMENT (ORB 3115, PG 1516)
PHASE 3
FUTURE DEVELOPMENT AREA
(WILL REQUIRE SEPARATE DEVELOPMENT PLAN)
327.01'
SITE BENCHMARK #1019
NAIL & DISK STAMPED "LB 68"
ELEVATION: 123.08 (NAVD88)
N89°52'58"W 30.00'
INGRESS, EGRESS, A UTILITY EASEMENT (ORB 3462, PG 174
1319.06'
917.78'(M)
920.66'((D) IN ORB 10439, PG 2121)
FPC DISTRIBUTION EASEMENT (ORB 3584, PG 2416)
10.00'
30.00'
117.5'
FPC EASEMENT (ORB 2765, PG 318)
8.00'
S00°04'12"W 133.87'
(D)S00°13'25"E 168.08'
(PRIVATE DRIVEWA
(NO DEDICATION KNOWN TO SURVEYOR
EXISTING INGRESS/EGRESS AND UTILITY EASEMENT (ORB 3462, PG 1472)
20' STABILIZED EMERGENCY ACCESS DRIVE, CONSTRUCTED DURING PH 1 DEVELOPMENT
END OF ROAD SIGNAGE, MAINTAIN A MINIMUM OF 20' BETWEEN SIGNS FOR FIRE ACCESS, CONSTRUCTED DURING PH 1 DEVELOPMENT, REMOVED DURING PH 2
(D)N00°29'23"W 363.19'
N00°05'29"W 367.28'
FPC DISTRIBUTION EASEMENT (ORB 3584, PG 2416)
10.00'
2' VEHICLE OVERHANG
PHASE 3
PHASE 1
HC RAMP
(D)S89°35'22"W 60.00'
S89°51'30"W 60.00
S89°43'07"W
MATCH LINE A – SEE SHEET 6

GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

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NO.	DATE	REVISIONS	CHK.
1	4/29/21	REVISED PER CITY DRC COMMENTS	JTT

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

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4069

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MAB	MAB	CDH	3/16/21	1"=50'	20566

MAJOR DEVELOPMENT PLAN
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
PRELIMINARY SITE PLAN

DRAWING

SHEET 7 OF 18

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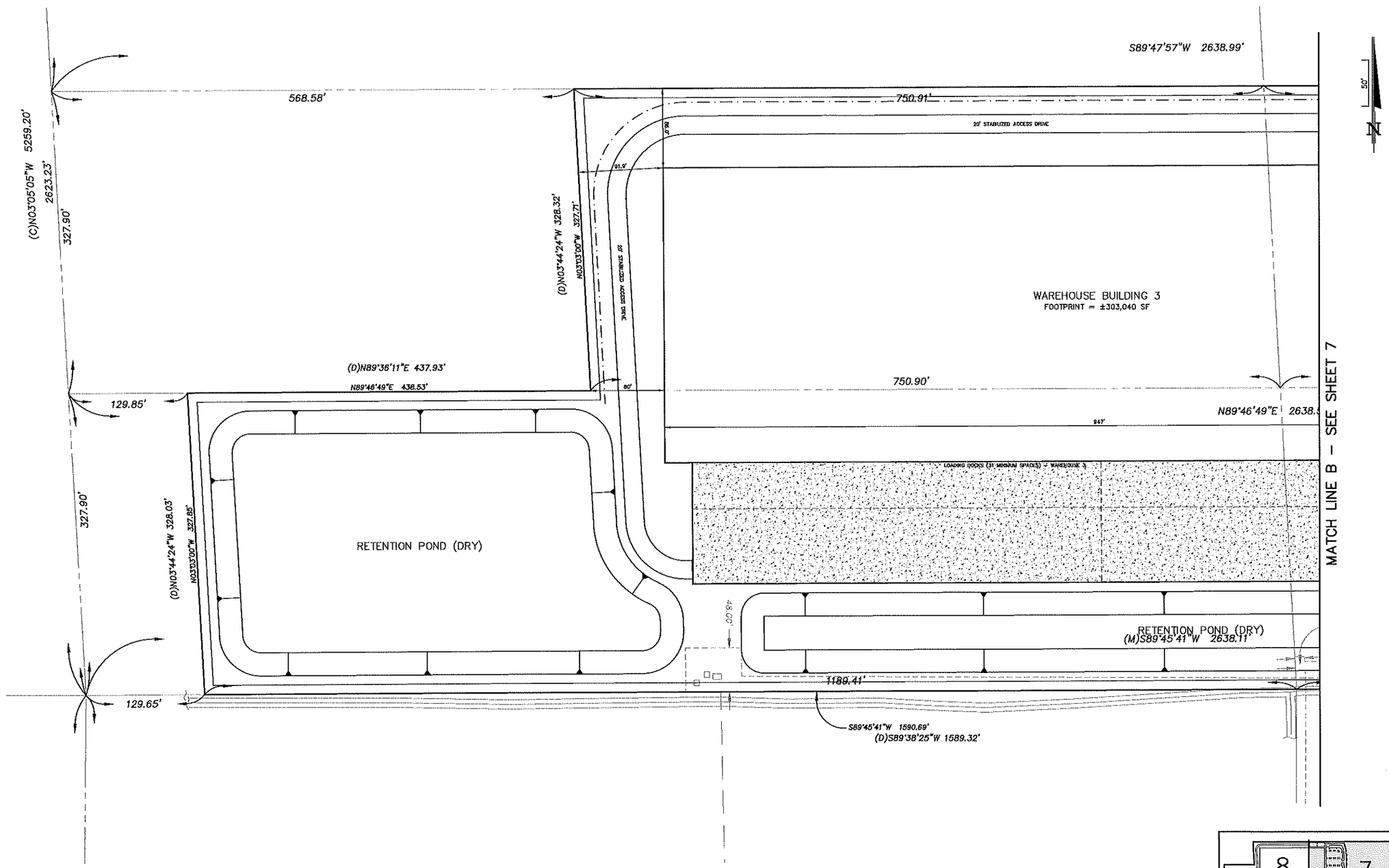

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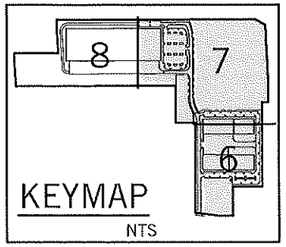

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ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

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MAB	MAB	CDH	3/15/21	1"=50'	20566

MAJOR DEVELOPMENT PLAN
AdventHealth - Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
PRELIMINARY SITE PLAN

DRAWING
SHEET 8 OF 18

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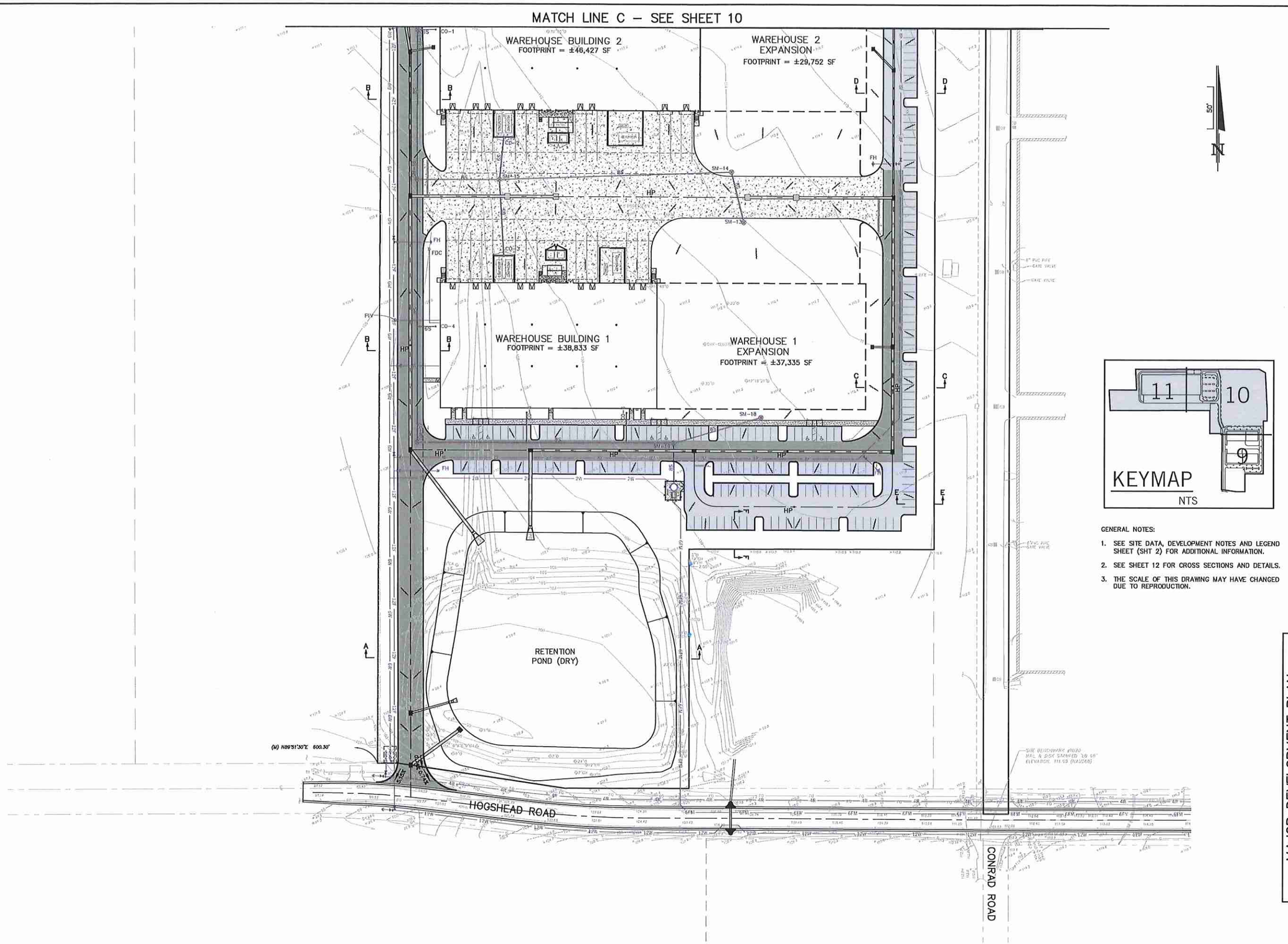

GENERAL NOTES:

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2. SEE SHEET 12 FOR CROSS SECTIONS AND DETAILS.
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DONALD W. McINTOSH ASSOCIATES, INC.
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MAB	MAB	CDH	3/16/21	1"=50'	20566

MAJOR DEVELOPMENT PLAN
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

DRAWING

SHEET 9 OF 18

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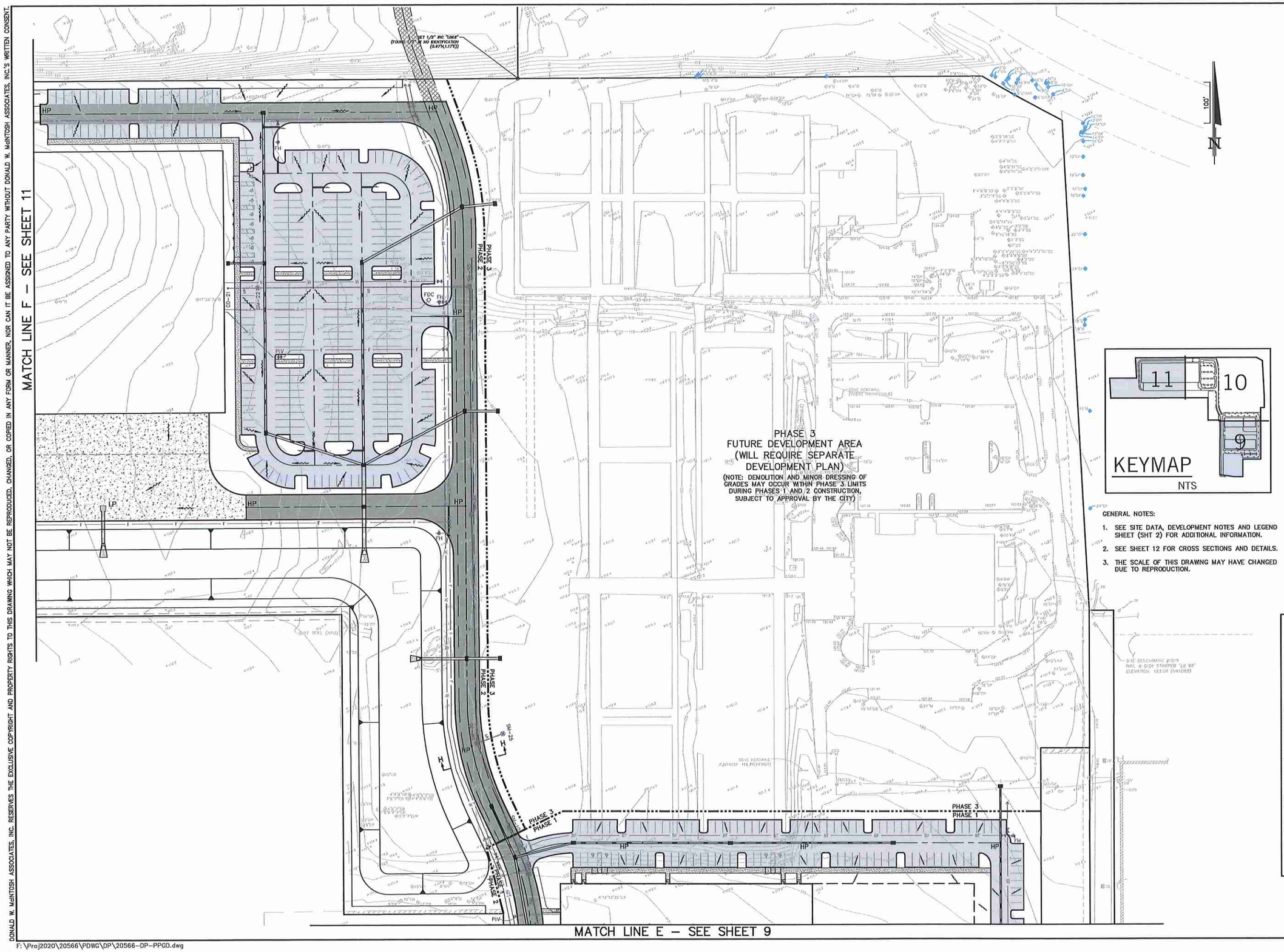

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MAJOR DEVELOPMENT PLAN
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

DRAWING

SHEET 10 OF 18

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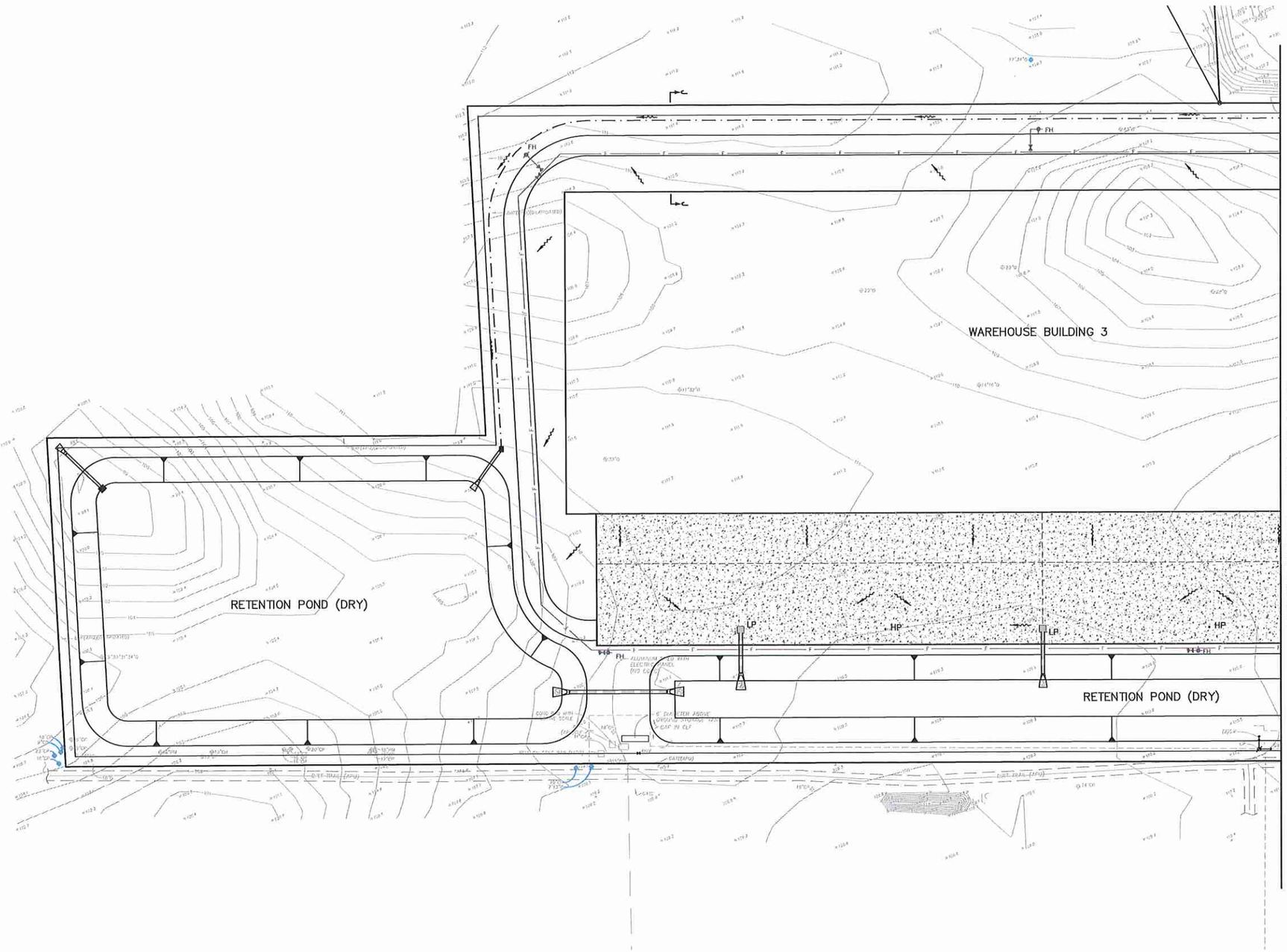

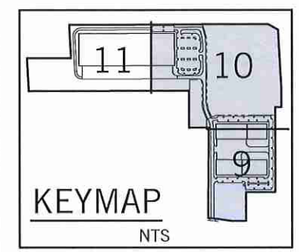

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2. SEE SHEET 12 FOR CROSS SECTIONS AND DETAILS.
3. TOPOGRAPHY PROVIDED ON THE NORTHERN PORTION OF THE PROPERTY WAS OBTAINED FROM ORANGE COUNTY LIDAR INFORMATION. TOPOGRAPHY ON THE SOUTHERN PORTION HAS BEEN SURVEYED BY DWMA.
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2200 PARK AVENUE NORTH, WINTER PARK, FL 32789 407.644.4068

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MAJOR DEVELOPMENT PLAN

AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
PRELIMINARY PAVING, GRADING AND DRAINAGE PLAN

DRAWING

SHEET 11 OF 18

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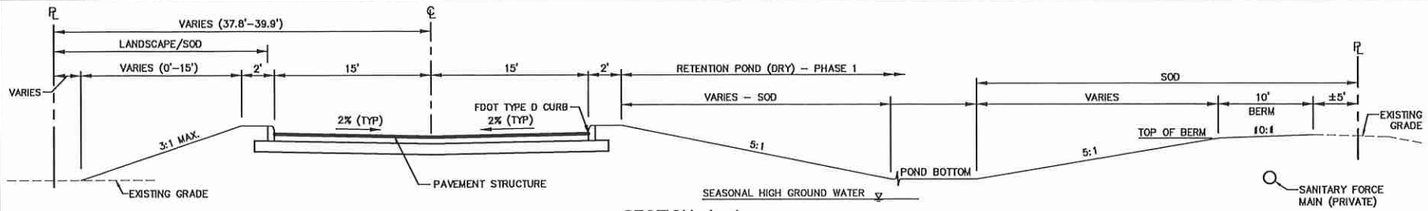
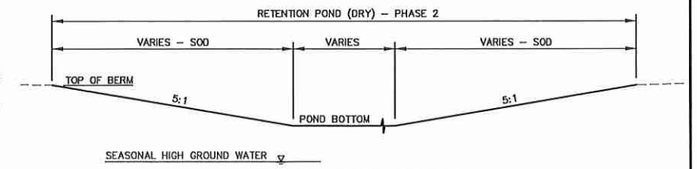
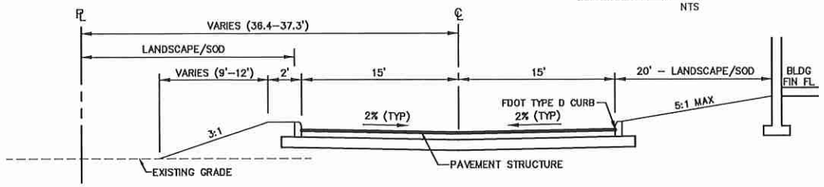


SECTION A–A
NTS



TYPICAL POND SECTION
NTS



SECTION B–B
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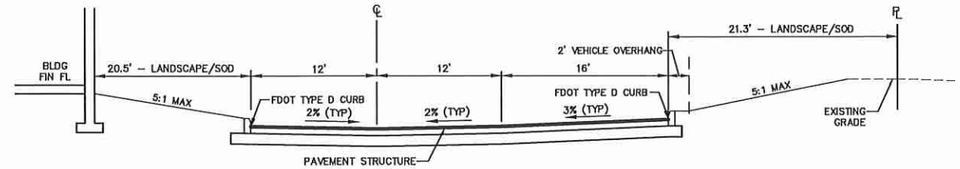
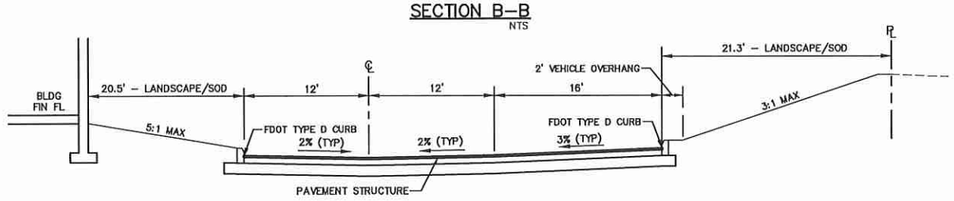


SECTION C–C
NTS



SECTION D–D
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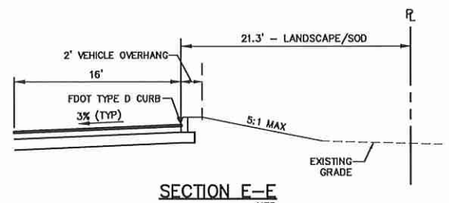

SECTION E–E
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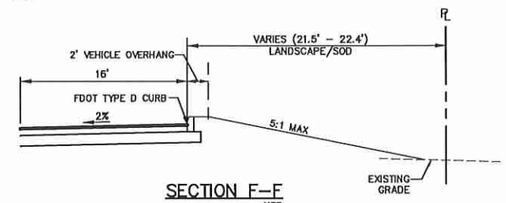
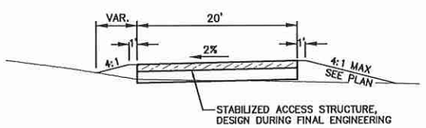
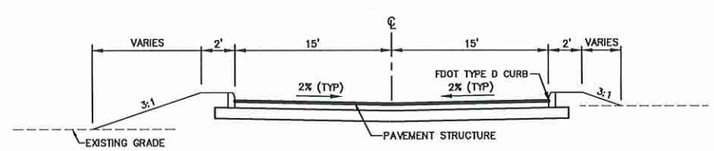


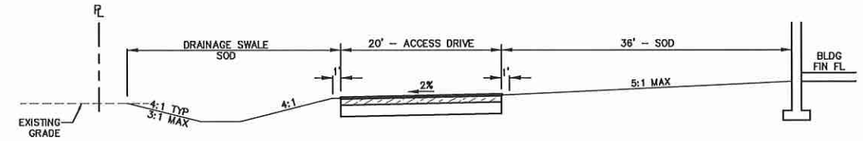
SECTION F–F
NTS



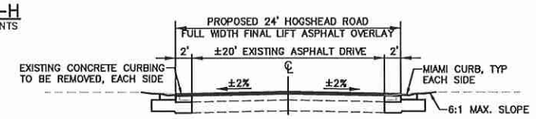
EMERGENCY ACCESS DRIVE SECTION
NTS



SECTION H–H
NTS

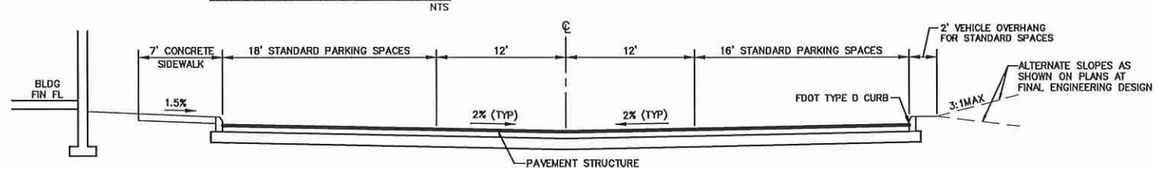


SECTION J–J
NTS

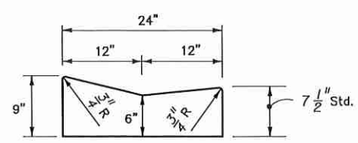


NOTES:
1. EXISTING HOGSHEAD RD TO BE MILLED (±1").
2. INSTALL FULL WIDTH ASPHALT OVERLAY.
3. DETAILS, MATERIALS AND DIMENSIONS WILL BE DETERMINED DURING FINAL ENGINEERING.

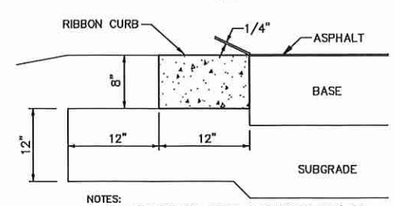
HOGSHEAD ROAD WIDENING
NTS



TYPICAL PARKING AISLE SECTION
NTS

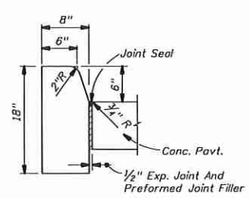


MIAMI CURB & GUTTER
NTS



NOTES:
1. SAW CUT CONTROL JOINTS IN CONCRETE AT 7' O.C.
2. 3500 PSI CONCRETE

RIBBON CURB
NTS



FDOT TYPE D CURB
NTS

STANDARD PAVEMENT STRUCTURE		
MATERIALS	THICKNESS	SPECIFICATIONS
ASPHALT (2nd LIFT)	1"	TYPE SP–9.5 STRUCTURAL COURSE
ASPHALT (1st LIFT)	1"	TYPE SP–9.5 STRUCTURAL COURSE
BASE	6"	LIMEROCK BASE
SUB–GRADE	12"	STABILIZED SUB–GRADE

HEAVY DUTY PAVEMENT STRUCTURE		
MATERIALS	THICKNESS	SPECIFICATIONS
ASPHALT (2nd LIFT)	1"	TYPE SP–9.5 STRUCTURAL COURSE
ASPHALT (1st LIFT)	1–1/2"	TYPE SP–12.5 STRUCTURAL COURSE
BASE	8"	LIMEROCK BASE
SUB–GRADE	12"	STABILIZED SUB–GRADE

CONCRETE PAVEMENT STRUCTURE		
MATERIALS	THICKNESS	SPECIFICATIONS
CONCRETE SURFACE	6"	CONCRETE
SUB–GRADE	12"	COMPACTED SUB–GRADE

EMERGENCY ACCESS DRIVE PAVEMENT STRUCTURE		
MATERIALS	THICKNESS	SPECIFICATIONS
BASE	6"	CRUSH SHELL COMPACTED TO 95% AASHTO T–180 MODIFIED PROCTOR MAX. DRY DENSITY
SUB–GRADE	12"	STABILIZED SUB–GRADE, TYPE B, LBR 40, COMPACTED TO 98% AASHTO T–180 MODIFIED PROCTOR MAX. DRY DENSITY

NOTE: PAVEMENT SECTIONS ARE PRELIMINARY AND MAY BE MODIFIED AT TIME OF CONSTRUCTION SITE PLAN APPROVAL

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	JTT
1	4/29/21	REVISED PER CITY DRC COMMENTS	CMK

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

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

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
NAB	NAB	CDH	3/16/21	1"=50'	20566

MAJOR DEVELOPMENT PLAN
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
CROSS SECTIONS AND DETAILS

DRAWING

SHEET 12 OF 18

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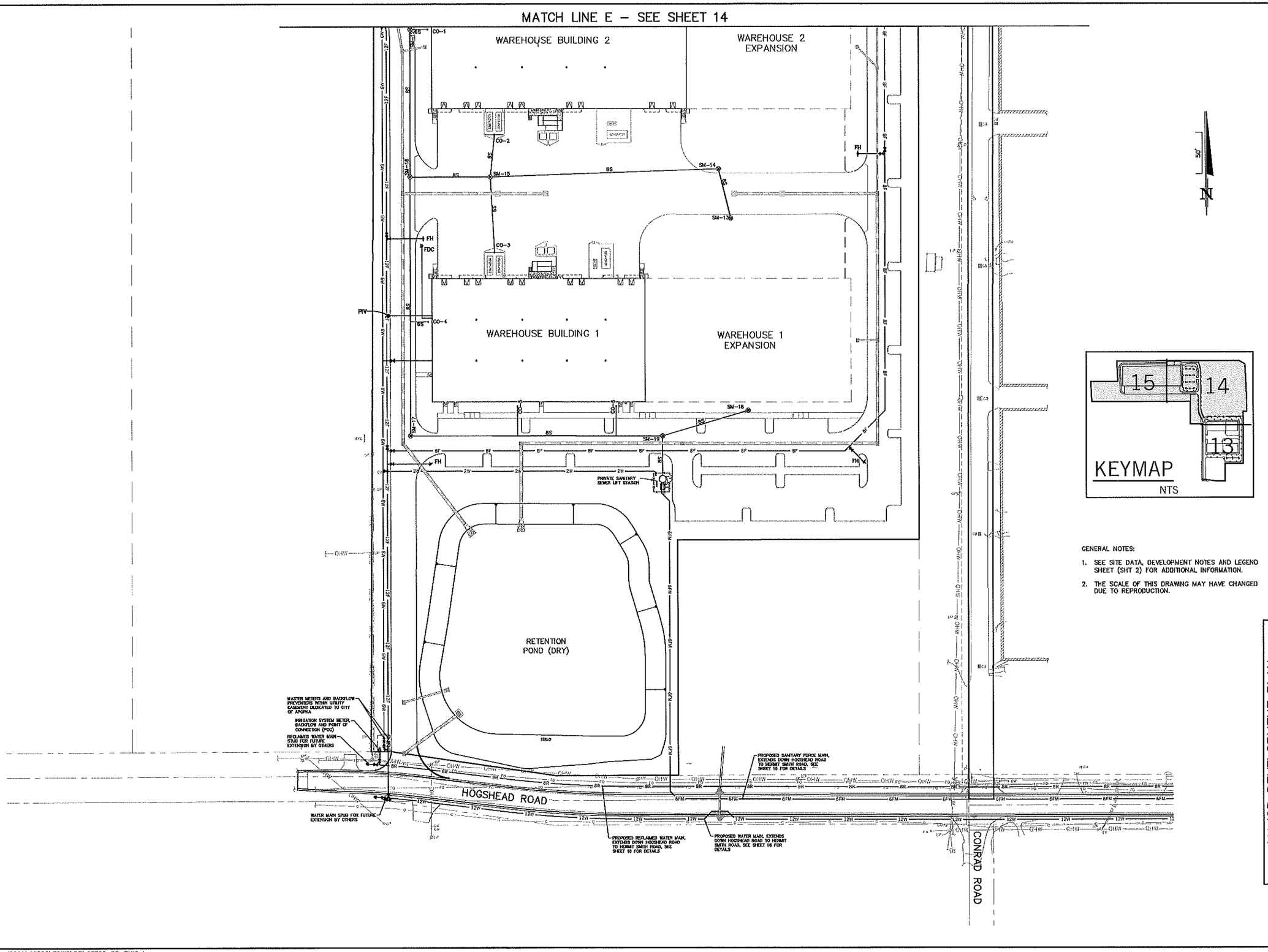

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NO.	DATE	REVISIONS	CHK.
2	5/25/21	REVISED PER CITY DRC COMMENTS	JTT
1	4/28/21	REVISED PER CITY DRC COMMENTS	JTT

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MAJOR DEVELOPMENT PLAN
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
PRELIMINARY UTILITY PLAN

DRAWING

SHEET 13 OF 18

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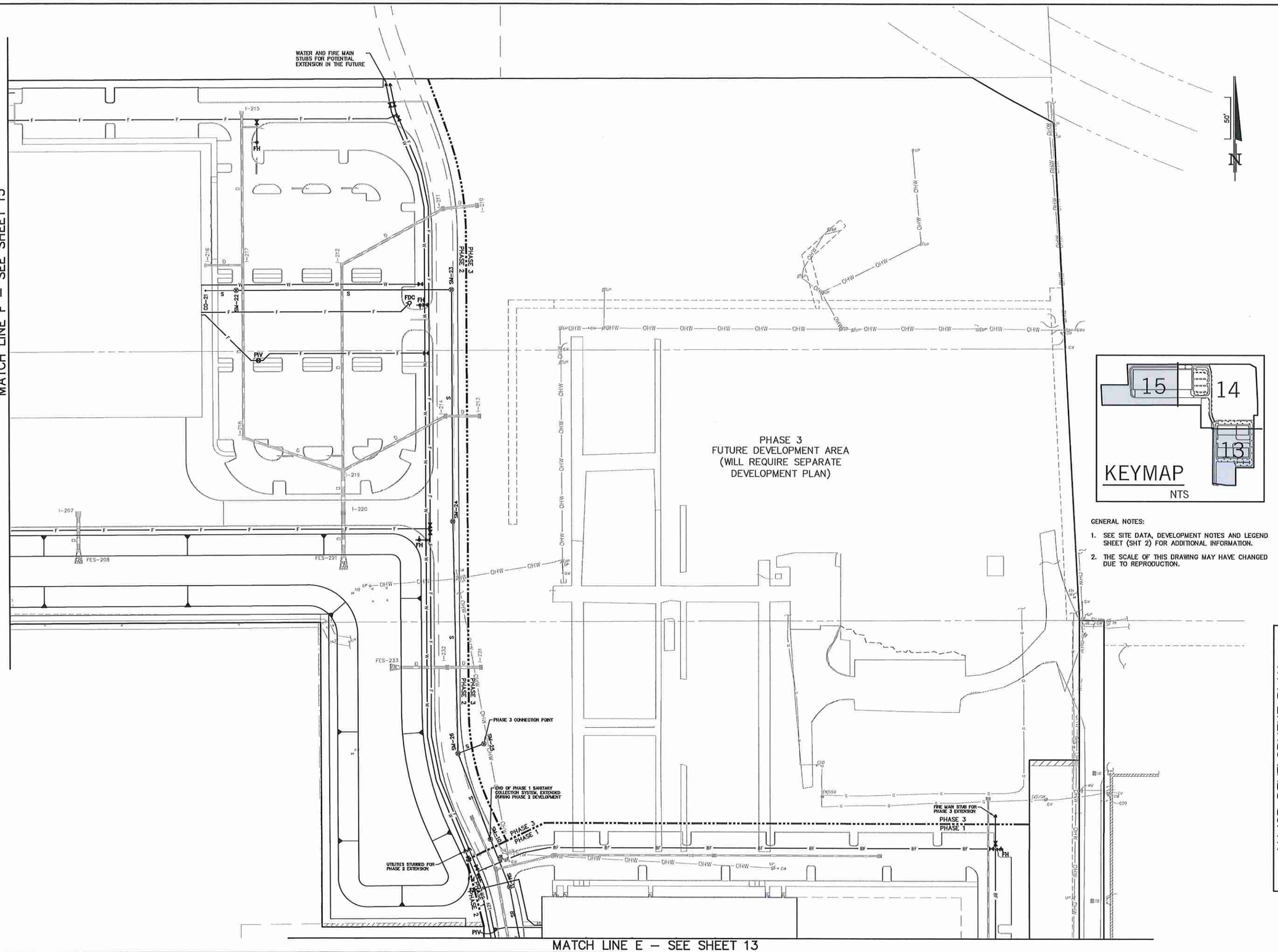

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MAJOR DEVELOPMENT PLAN
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
PRELIMINARY UTILITY PLAN

DRAWING

SHEET 14 OF 18

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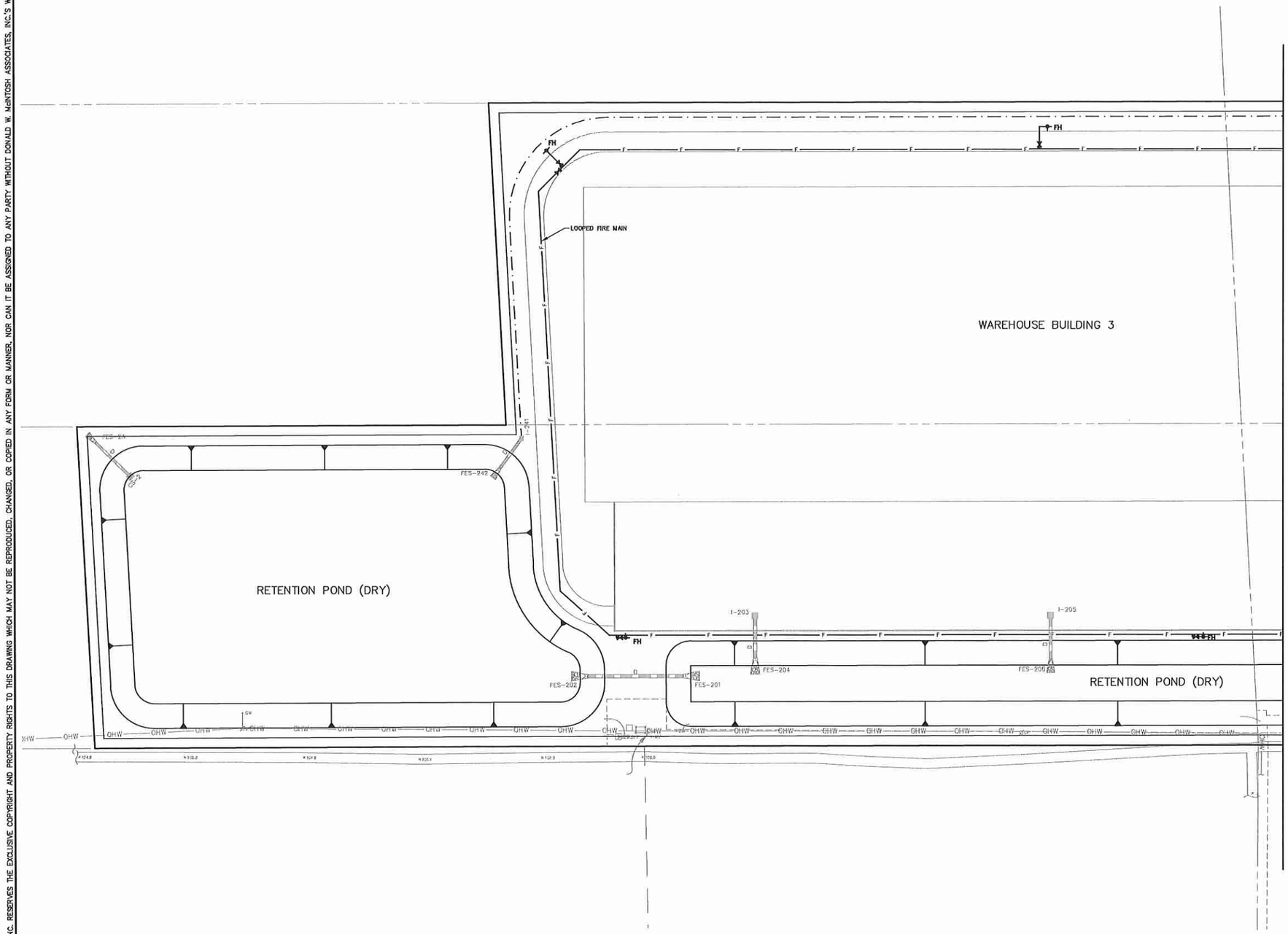

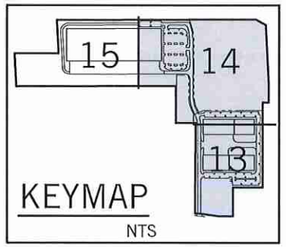

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MAJOR DEVELOPMENT PLAN

AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA

PRELIMINARY UTILITY PLAN

DRAWING

SHEET 15 OF 18

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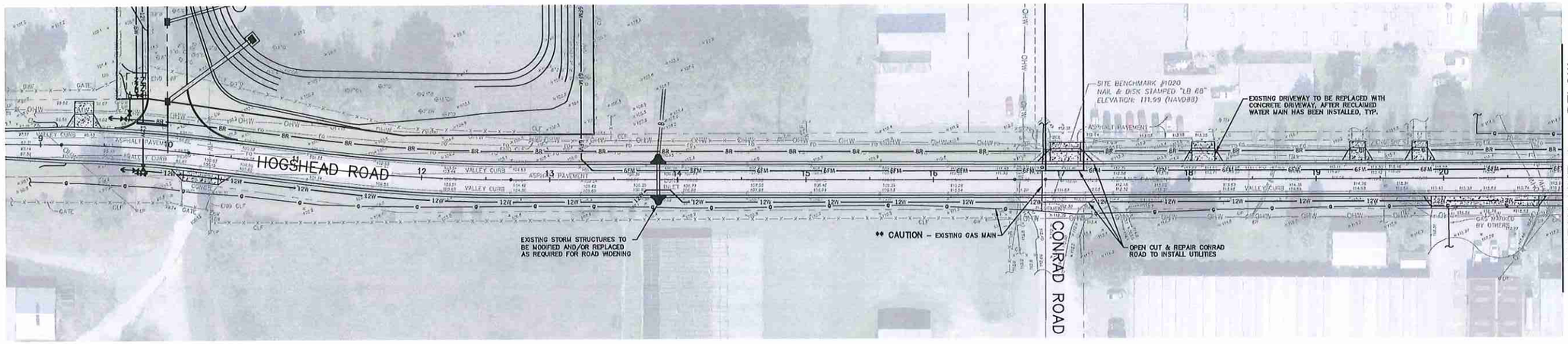

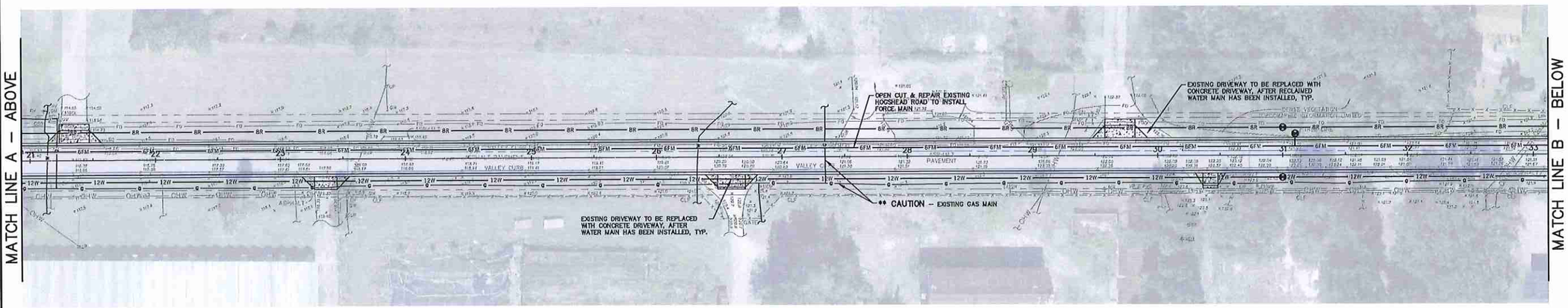

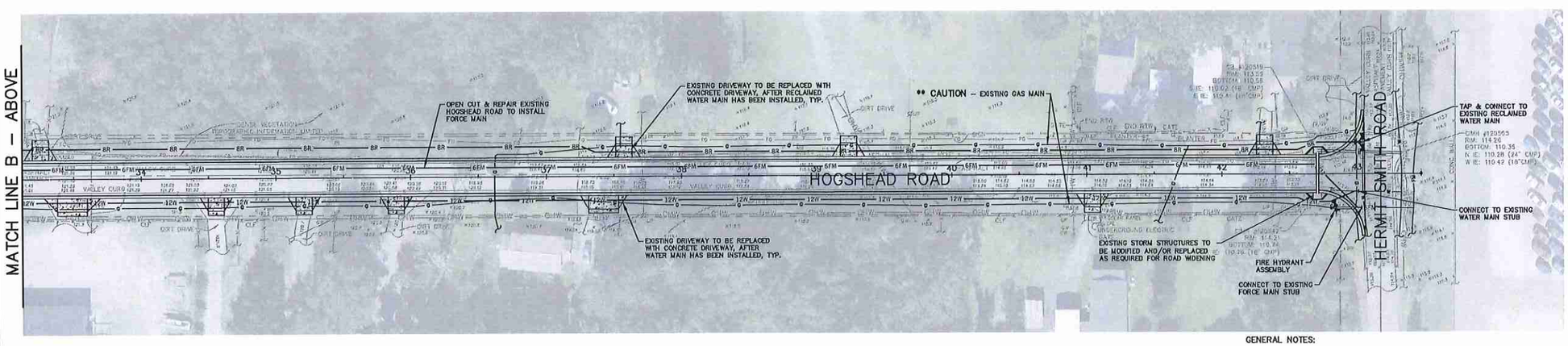

GENERAL NOTES:

1. SEE SITE DATA, DEVELOPMENT NOTES AND LEGEND SHEET (SHT 2) FOR ADDITIONAL INFORMATION.
2. WIDENING OF HOGSHEAD ROAD FROM 20' WIDE TO 24' WIDE FROM HERMIT–SMITH ROAD TO PROJECT ENTRANCE TO BE ELIGIBLE FOR TRANSPORTATION IMPACT FEE CREDITS. A DEVELOPERS AGREEMENT FOR THESE CREDITS WILL BE ENTERED INTO BETWEEN THE CITY OF APOPKA AND ADVENTHEALTH.
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MAJOR DEVELOPMENT PLAN
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
OFFSITE IMPROVEMENTS

DRAWING

SHEET 16 OF 18

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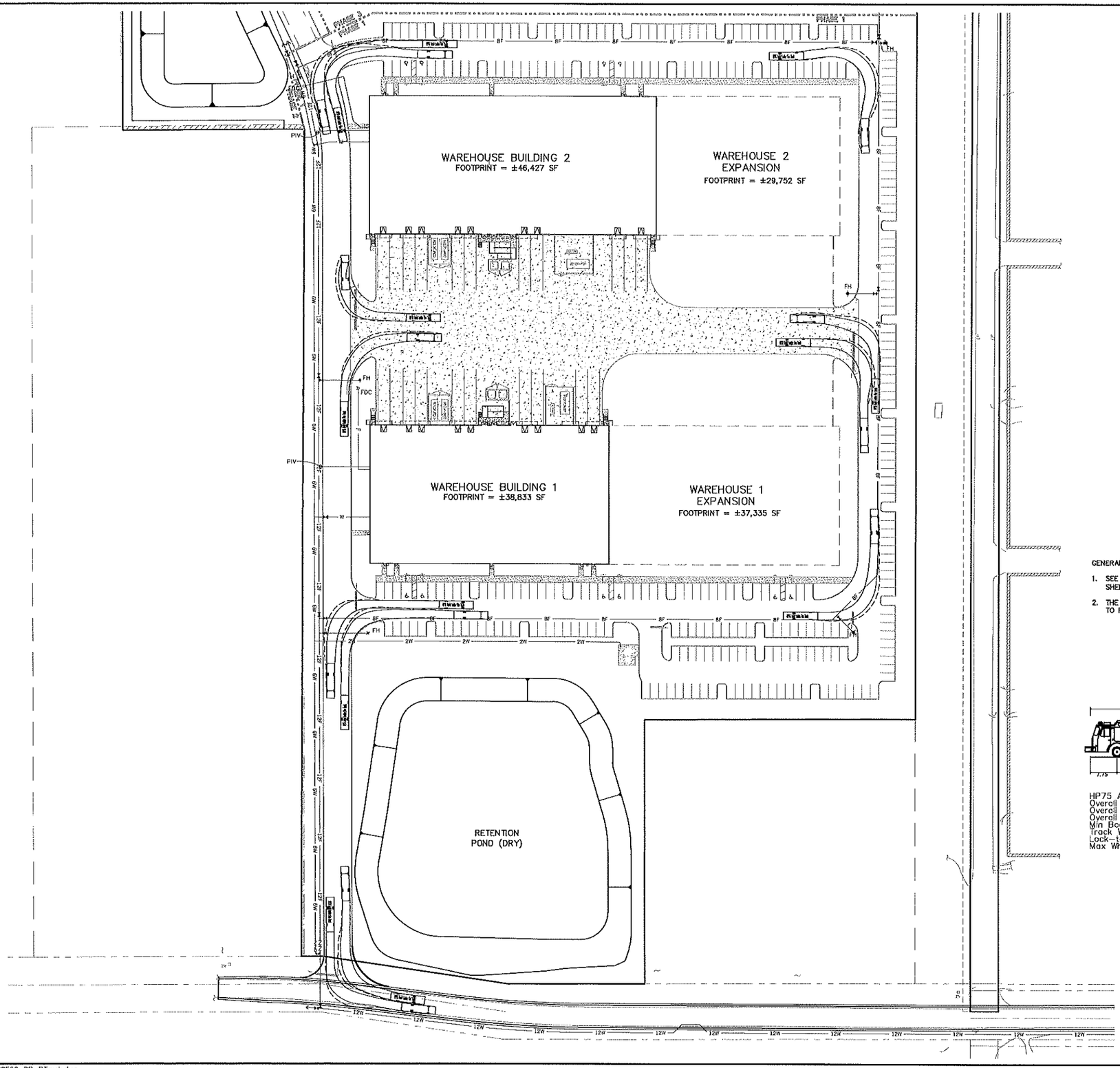

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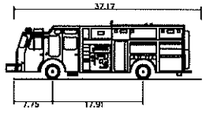

HP75 Aerial Ladder Fire Truck

Overall Length	37.170ft
Overall Width	8.330ft
Overall Body Height	11.425ft
Min Body Ground Clearance	0.702ft
Track Width	8.330ft
Lock-to-lock time	6.00s
Max Wheel Angle	31.80°

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MAJOR DEVELOPMENT PLAN
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA
TRUCK MOVEMENT PLAN

DRAWING

SHEET 17 of 18

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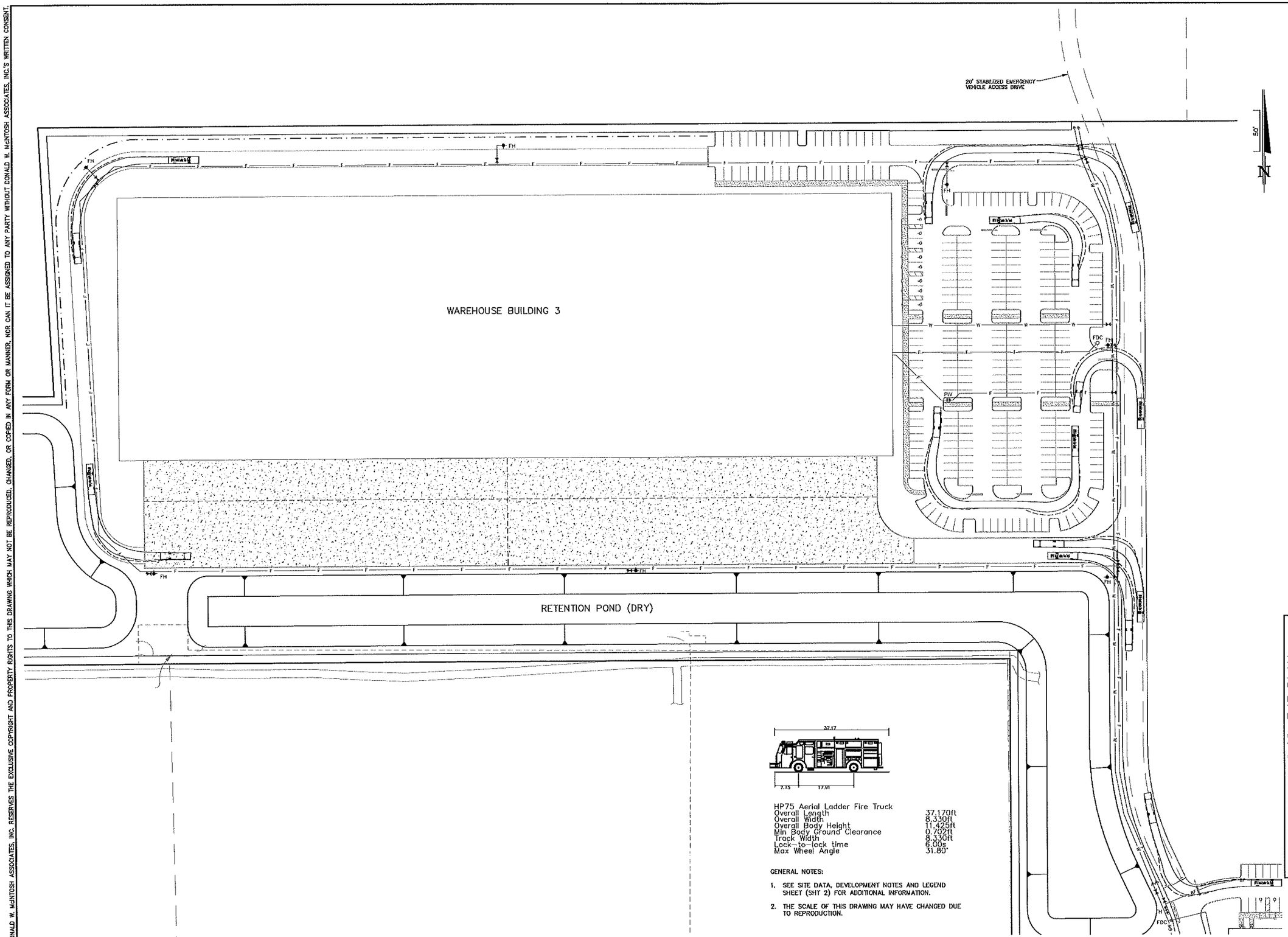

HP75 Aerial Ladder Fire Truck

Overall Length	37.170ft
Overall Width	8.330ft
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Min Body Ground Clearance	0.702ft
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Max Wheel Angle	31.80°

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MAJOR DEVELOPMENT PLAN
AdventHealth – Fudge Road Complex
PHASE 1 & 2
CITY OF APOPKA, FLORIDA

DRAWING
TRUCK MOVEMENT PLAN

SHEET 18 of 18

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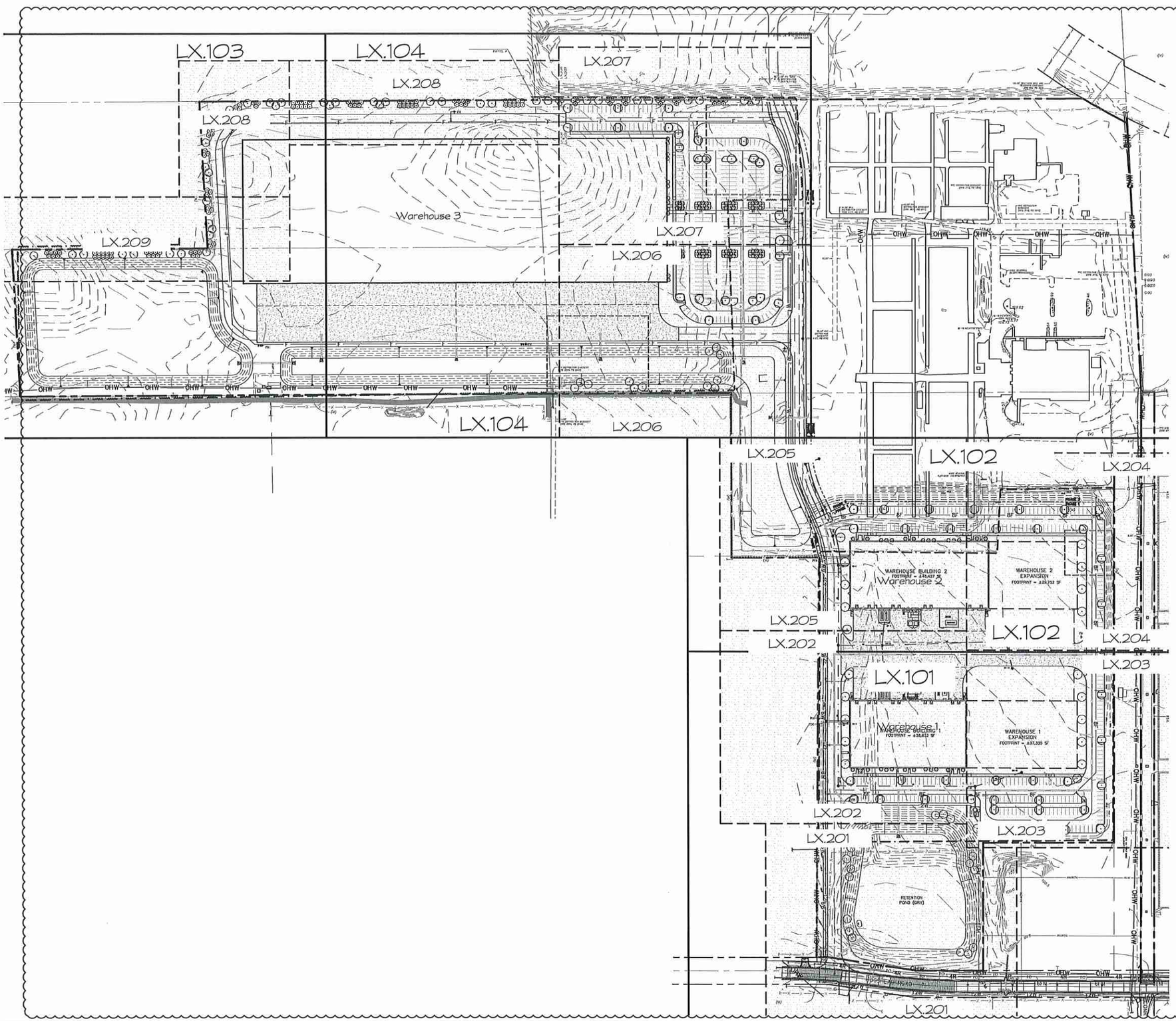

Sheet List Table

#	Sheet Title
Overall Sheets: Phase 1 & 2	
L1.001	Overal Site Plan
Tree Mitigation Sheets: Phase 1 & 2	
L2.001	Tree Mit. OA Site
L2.101	Tree Mitigation
L2.102	Tree Mitigation
L2.103	Tree Mitigation
L2.104	Tree Mitigation
Planting Sheets: Phase 1 & 2	
L3.001	Planting Schedues & Notes
L3.101	Planting Plans
L3.102	Planting Plans
L3.103	Planting Plans
L3.104	Planting Plans
L3.201	Planting Enlargements
L3.202	Planting Enlargments
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L4.107	Irrigation Plan
Irrigation Sheets: Irrigation Details	
L4.301	Irrigation Details

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1 2021.5.3	UPDATES PER COMMENTS	AE

Project Name
AdventHealth
Fudge Road
Apopka, FL

Phase 1 & 2

Sheet Title
Overal Site Plan

2020-016 Project #

Sheet No
L1.001

DRAWN BY:	DESIGNER
AE	AE, CH
Scale	DATE
1" = 100'-0	2021-03-02

Sheet Count: 1 of 30

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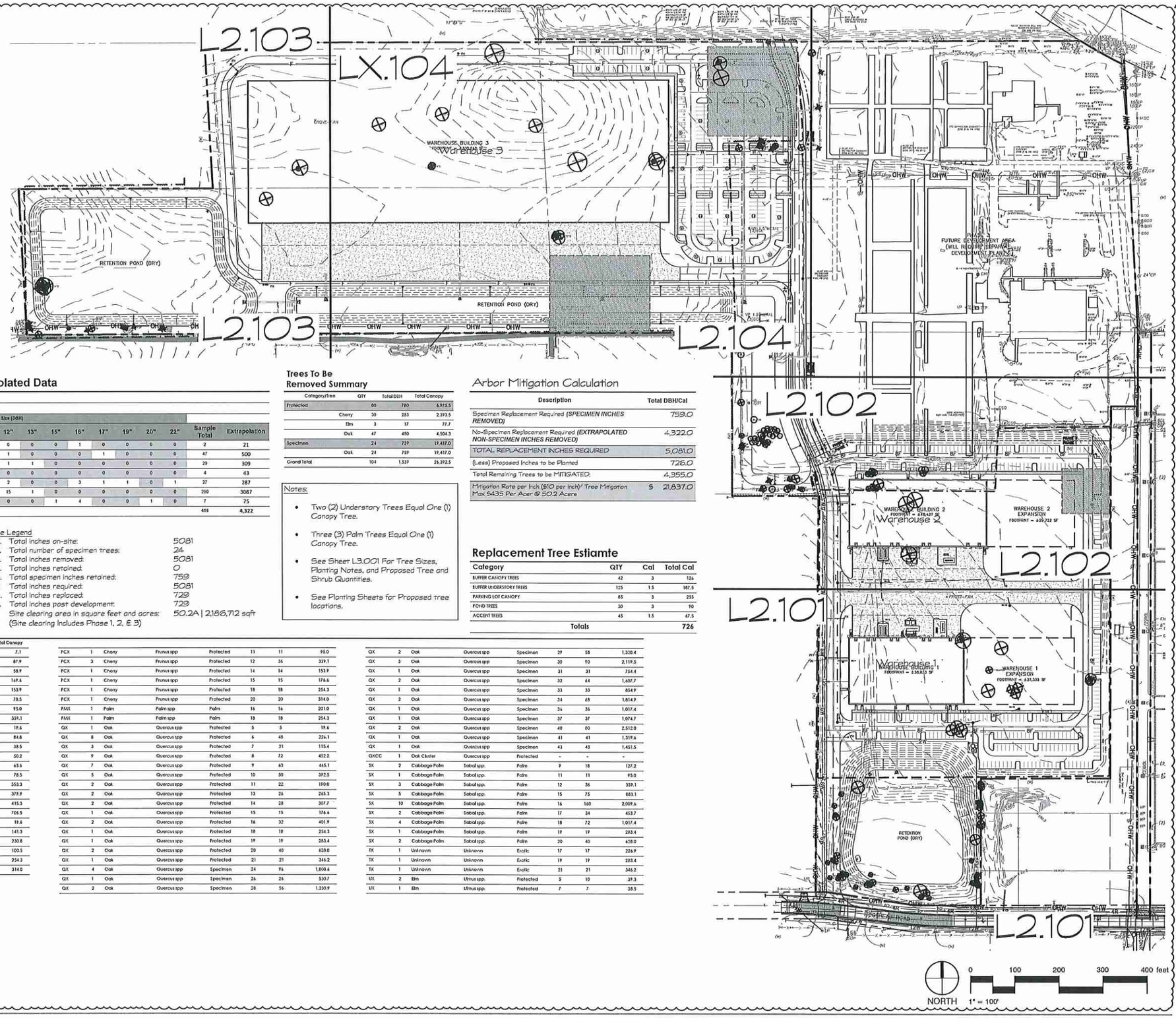

AdventHealth Fudge Road Tree Survey Extrapolated Data

Total Wooded Area	939,255.0	sqft
Sample Wooded Area	88,250.0	sqft

Tree Type	Size (DBH) 6"	7"	8"	9"	10"	11"	12"	13"	15"	16"	17"	19"	20"	22"	Sample Total	Extrapolation
Cabbage Palm	0	0	1	0	0	0	0	0	0	1	0	0	0	0	2	21
Camphor	21	12	7	4	1	0	1	0	0	0	1	0	0	0	47	500
Cherry	7	7	7	3	2	1	1	1	0	0	0	0	0	0	29	309
China Berry	2	1	1	0	0	0	0	0	0	0	0	0	0	0	4	43
Oak	10	5	2	1	1	0	2	0	0	3	1	1	0	1	27	287
Pine	20	56	74	76	36	12	15	1	0	0	0	0	0	0	290	3087
Palm	0	0	0	0	1	0	0	0	1	4	0	0	1	0	7	75
															406	4,322

Trees To Be Removed Summary

Category/Tree		QTY	Total DBH	Total Canopy
Protected		60	760	6,973.5
	Cherry	30	283	2,393.5
	Elm	3	17	77.7
	Oak	47	450	4,504.3
Specimen		24	759	19,417.0
	Oak	24	759	19,417.0
Grand Total		104	1,519	26,392.5

Arbor Mitigation Calculation

Description		Total DBH/Cal
Specimen Replacement Required (SPECIMEN INCHES REMOVED)		759.0
No-Specimen Replacement Required (EXTRAPOLATED NON-SPECIMEN INCHES REMOVED)		4,322.0
TOTAL REPLACEMENT INCHES REQUIRED		5,081.0
(Less) Proposed Inches to be Planted		726.0
Total Remaining Trees to be MITIGATED:		4,355.0
Mitigation Rate per Inch ($10 per Inch)/ Tree Mitigation Max 5435 Per Acer @ 50.2 Acers	5	21,837.0

Tree Area Legend

SAMPLE FORESTED AREA
See Tree Survey For Reference.
See See Landscape Sheets for Mitigation Calculations, L2.000.

Tree Legend

a.	Total inches on-site:	5081
b.	Total number of specimen trees:	24
c.	Total inches removed:	5081
d.	Total inches retained:	0
e.	Total specimen inches retained:	759
f.	Total inches required:	5081
g.	Total inches replaced:	729
h.	Total inches post development:	729
i.	Site clearing area in square feet and acres: (Site clearing includes Phase 1, 2, & 3)	50.2A | 2,186,712 sqft

Notes:

- Two (2) Understory Trees Equal One (1) Canopy Tree.
- Three (3) Palm Trees Equal One (1) Canopy Tree.
- See Sheet L3.001 For Tree Sizes, Planting Notes, and Proposed Tree and Shrub Quantities.
- See Planting Sheets for Proposed tree locations.

Replacement Tree Estiamte

Category	QTY	Cal	Total Cal
BUFFER CANOPY TREES	42	3	126
BUFFER UNDERSTORY TREES	125	1.5	187.5
PARKING LOT CANOPY	85	3	255
POND TREES	30	3	90
ACCENT TREES	45	1.5	67.5
Totals			726

Trees To Be Removed

Code	QTY	Common	Botanical	Category	DBH	Total DBH	Total Canopy
CBX	1	Chinaberry	Melia spp.	Exotic	3	3	7.1
CBX	7	Chinaberry	Melia spp.	Exotic	4	28	87.9
CBX	3	Chinaberry	Melia spp.	Exotic	5	15	58.9
CBX	6	Chinaberry	Melia spp.	Exotic	6	36	169.6
CBX	4	Chinaberry	Melia spp.	Exotic	7	28	153.9
CBX	1	Chinaberry	Melia spp.	Exotic	10	10	78.5
CBX	1	Chinaberry	Melia spp.	Exotic	11	11	95.0
CBX	3	Chinaberry	Melia spp.	Exotic	12	36	339.1
CCX	1	Camphor Tree	Cinnamomum spp	Exotic	5	5	19.6
CCX	3	Camphor Tree	Cinnamomum spp	Exotic	6	18	84.8
CCX	1	Camphor Tree	Cinnamomum spp	Exotic	7	7	38.5
CCX	1	Camphor Tree	Cinnamomum spp	Exotic	8	8	50.2
CCX	1	Camphor Tree	Cinnamomum spp	Exotic	9	9	63.6
CCX	1	Camphor Tree	Cinnamomum spp	Exotic	10	10	78.5
CCX	2	Camphor Tree	Cinnamomum spp	Exotic	15	30	353.3
CCX	1	Camphor Tree	Cinnamomum spp	Exotic	22	22	379.9
CCX	1	Camphor Tree	Cinnamomum spp	Exotic	23	23	415.3
CCX	1	Camphor Tree	Cinnamomum spp	Exotic	30	30	706.5
FCX	1	Cherry	Prunus spp	Protected	5	5	19.6
FCX	5	Cherry	Prunus spp	Protected	6	30	141.3
FCX	6	Cherry	Prunus spp	Protected	7	42	230.8
FCX	2	Cherry	Prunus spp	Protected	8	16	100.5
FCX	4	Cherry	Prunus spp	Protected	9	36	254.3
FCX	4	Cherry	Prunus spp	Protected	10	40	314.0
FCX	1	Cherry	Prunus spp	Protected	11	11	95.0
FCX	3	Cherry	Prunus spp	Protected	12	36	339.1
FCX	1	Cherry	Prunus spp	Protected	14	14	153.9
FCX	1	Cherry	Prunus spp	Protected	15	15	176.6
FCX	1	Cherry	Prunus spp	Protected	18	18	254.3
FCX	1	Cherry	Prunus spp	Protected	20	20	314.0
FMX	1	Palm	Palm spp	Palm	16	16	201.0
FMX	1	Palm	Palm spp	Palm	18	18	254.3
QX	1	Oak	Quercus spp	Protected	5	5	19.6
QX	8	Oak	Quercus spp	Protected	6	48	226.1
QX	3	Oak	Quercus spp	Protected	7	21	115.4
QX	9	Oak	Quercus spp	Protected	8	72	452.2
QX	7	Oak	Quercus spp	Protected	9	63	445.1
QX	5	Oak	Quercus spp	Protected	10	50	392.5
QX	2	Oak	Quercus spp	Protected	11	22	190.0
QX	2	Oak	Quercus spp	Protected	13	26	265.3
QX	2	Oak	Quercus spp	Protected	14	28	307.7
QX	1	Oak	Quercus spp	Protected	15	15	176.6
QX	2	Oak	Quercus spp	Protected	16	32	401.9
QX	1	Oak	Quercus spp	Protected	18	18	254.3
QX	1	Oak	Quercus spp	Protected	19	19	283.4
QX	2	Oak	Quercus spp	Protected	20	40	628.0
QX	1	Oak	Quercus spp	Protected	21	21	346.2
QX	4	Oak	Quercus spp	Specimen	24	96	1,808.6
QX	1	Oak	Quercus spp	Specimen	26	26	530.7
QX	2	Oak	Quercus spp	Specimen	28	56	1,230.9
QX	2	Oak	Quercus spp	Specimen	29	58	1,320.4
QX	3	Oak	Quercus spp	Specimen	30	90	2,119.5
QX	1	Oak	Quercus spp	Specimen	31	31	754.4
QX	2	Oak	Quercus spp	Specimen	32	64	1,607.7
QX	1	Oak	Quercus spp	Specimen	33	33	854.9
QX	2	Oak	Quercus spp	Specimen	34	68	1,814.9
QX	1	Oak	Quercus spp	Specimen	36	36	1,017.4
QX	1	Oak	Quercus spp	Specimen	37	37	1,074.7
QX	2	Oak	Quercus spp	Specimen	40	80	2,512.0
QX	1	Oak	Quercus spp	Specimen	41	41	1,319.6
QX	1	Oak	Quercus spp	Specimen	43	43	1,451.5
QXCC	1	Oak Cluster	Quercus spp	Protected	-	-	-
SX	2	Cabbage Palm	Sabal spp.	Palm	9	18	127.2
SX	1	Cabbage Palm	Sabal spp.	Palm	11	11	95.0
SX	3	Cabbage Palm	Sabal spp.	Palm	12	36	339.1
SX	5	Cabbage Palm	Sabal spp.	Palm	15	75	883.1
SX	10	Cabbage Palm	Sabal spp.	Palm	16	160	2,009.6
SX	2	Cabbage Palm	Sabal spp.	Palm	17	34	453.7
SX	4	Cabbage Palm	Sabal spp.	Palm	18	72	1,017.4
SX	1	Cabbage Palm	Sabal spp.	Palm	19	19	283.4
SX	2	Cabbage Palm	Sabal spp.	Palm	20	40	628.0
TX	1	Unknown	Unknown	Exotic	17	17	226.9
TX	1	Unknown	Unknown	Exotic	19	19	283.4
TX	1	Unknown	Unknown	Exotic	21	21	346.2
UX	2	Elm	Ulmus spp.	Protected	5	10	39.3
UX	1	Elm	Ulmus spp.	Protected	7	7	38.5

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1 2022.5.3 UPDATES PER COMMENTS AE

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Sheet
2022.05 Sheet 8

Sheet Title
Tree Mit. OA Site

Sheet No.
L2.001

DESIGN BY: AE, CH
DATE: 2022-03-0
Scale: 1" = 100'-0"

Sheet Count: 2 of 30

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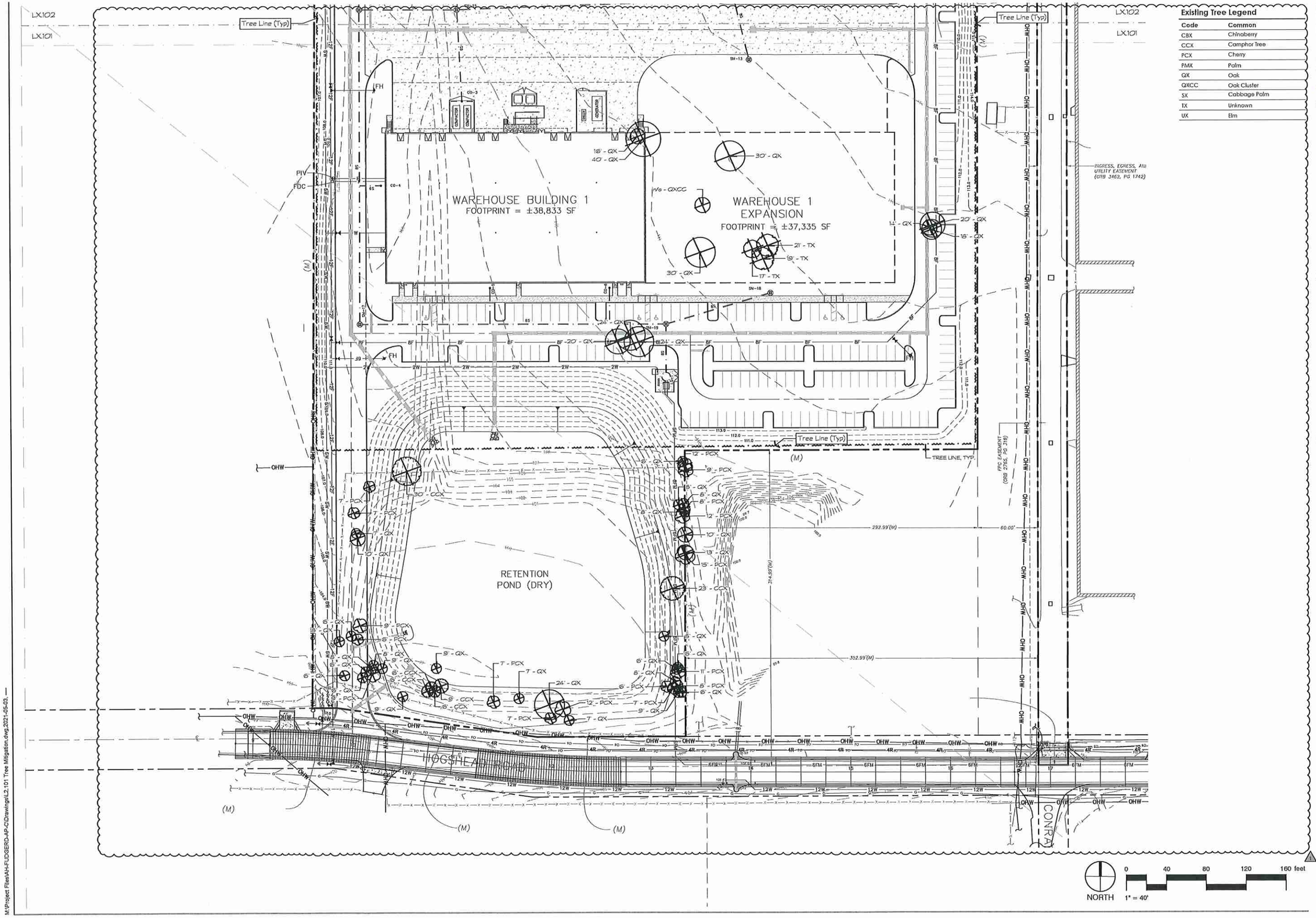

Existing Tree Legend

Code	Common
CBX	Chinaberry
CCX	Camphor Tree
PCX	Cherry
PMX	Palm
QX	Oak
QXCC	Oak Cluster
SX	Cabbage Palm
TX	Unknown
UX	Elm

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1	2022.5.3	UPDATES PER COMMENTS	AE

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Seal:
COREY J. MILLS
PLA# 6666681
Date

2022.051 Project #

Sheet Title
Tree Mitigation

Drawn by: AE
Checked by: AE
Scale: 1"=40'-0"
Date: 2021-03-02

Sheet No.
L2.101

Sheet Count: 3 of 30

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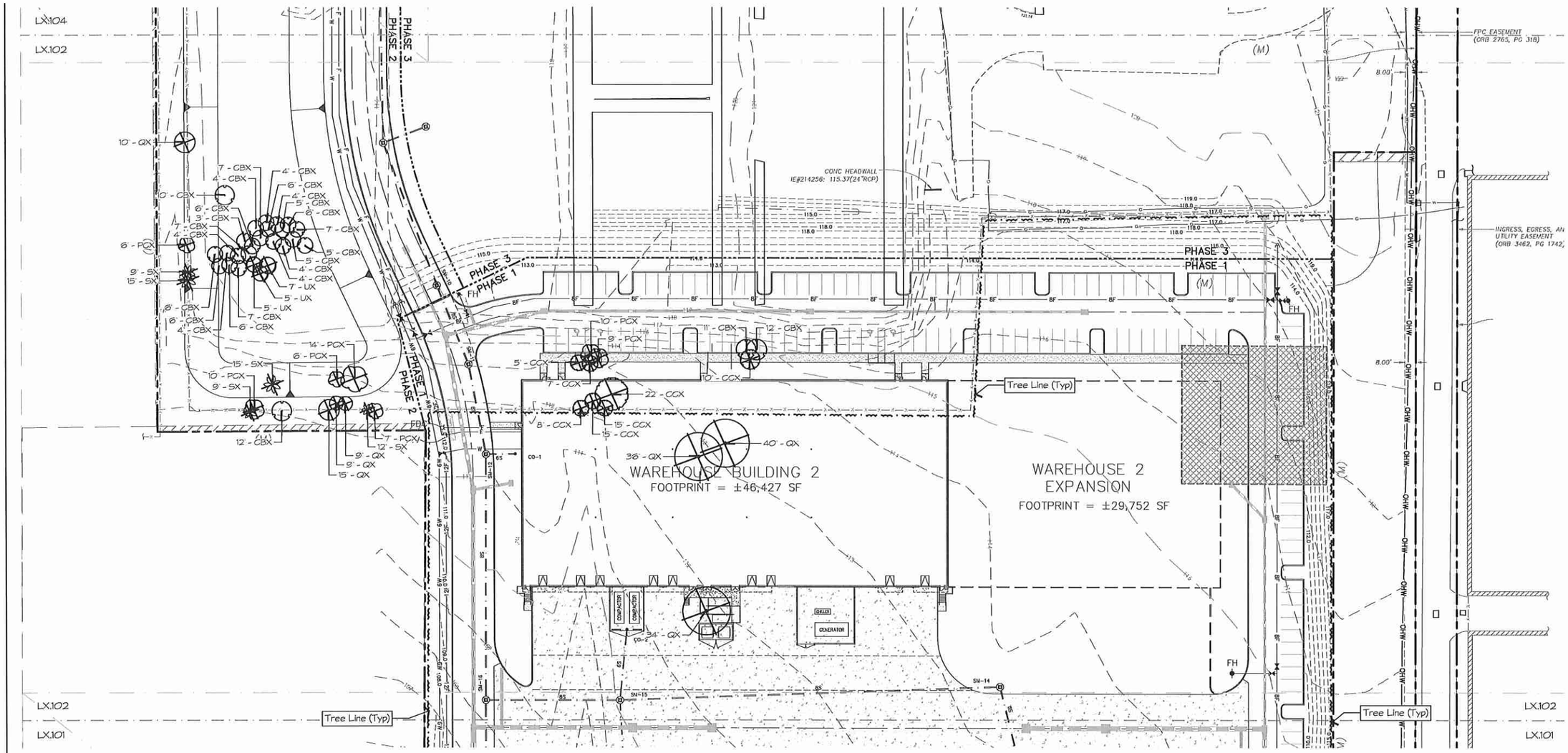

Existing Tree Legend

Code	Common
CBX	Chinaberry
CCX	Camphor Tree
PCX	Cherry
PMX	Palm
QX	Oak
QXCC	Oak Cluster
SX	Cabbage Palm
TX	Unknown
UX	Elm

NORTH 1" = 40'

0 40 80 120 160 feet

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COMMENTS

REV DATE DESCRIPTION BY

Phase 1 & 2

Project Name: AdventHealth
Fudge Road
Apopka, FL

Sheet

2020-031 Project #

Sheet Title: Tree Mitigation

Sheet No: L2.102

DRAWN BY: AE
Scale: 1"=40'-0"

DESIGNER: AE, CM
DATE: 2021-03-02

Sheet Count: 4 of 30

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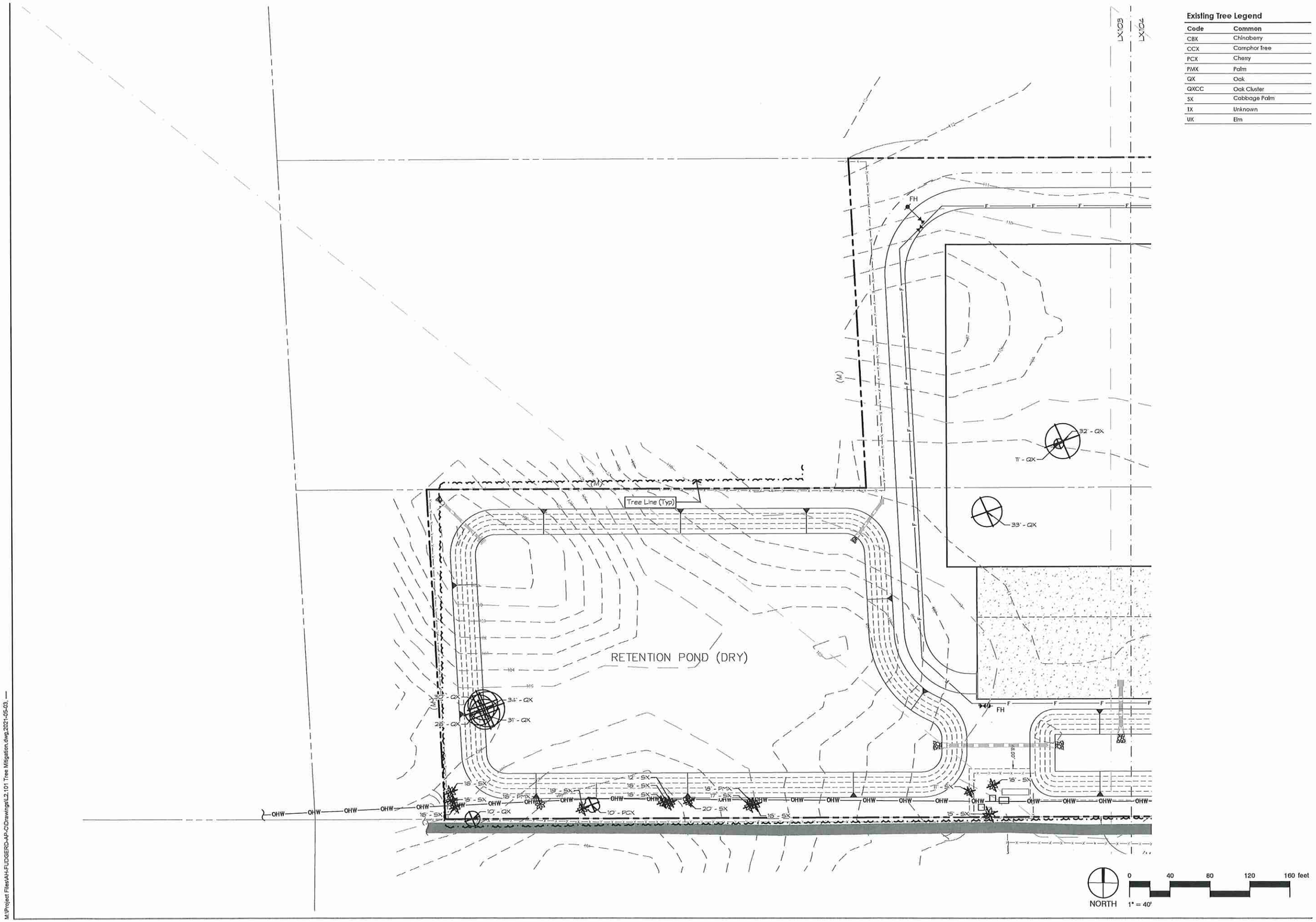

Existing Tree Legend

Code	Common
CBX	Chinaberry
CCX	Camphor Tree
PCX	Cherry
PMX	Palm
QX	Oak
QXCC	Oak Cluster
SX	Cabbage Palm
TX	Unknown
UX	Elm

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REV/DATE:	DESCRIPTION:	BY:

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Sheet

2020.0511 Project #

Sheet Title
Tree Mitigation

Sheet No.
L2.103

DRAWN BY: AE
Scale: 1" = 40'-0"
DESIGNER: AE, CH
DATE: 2022-03-02

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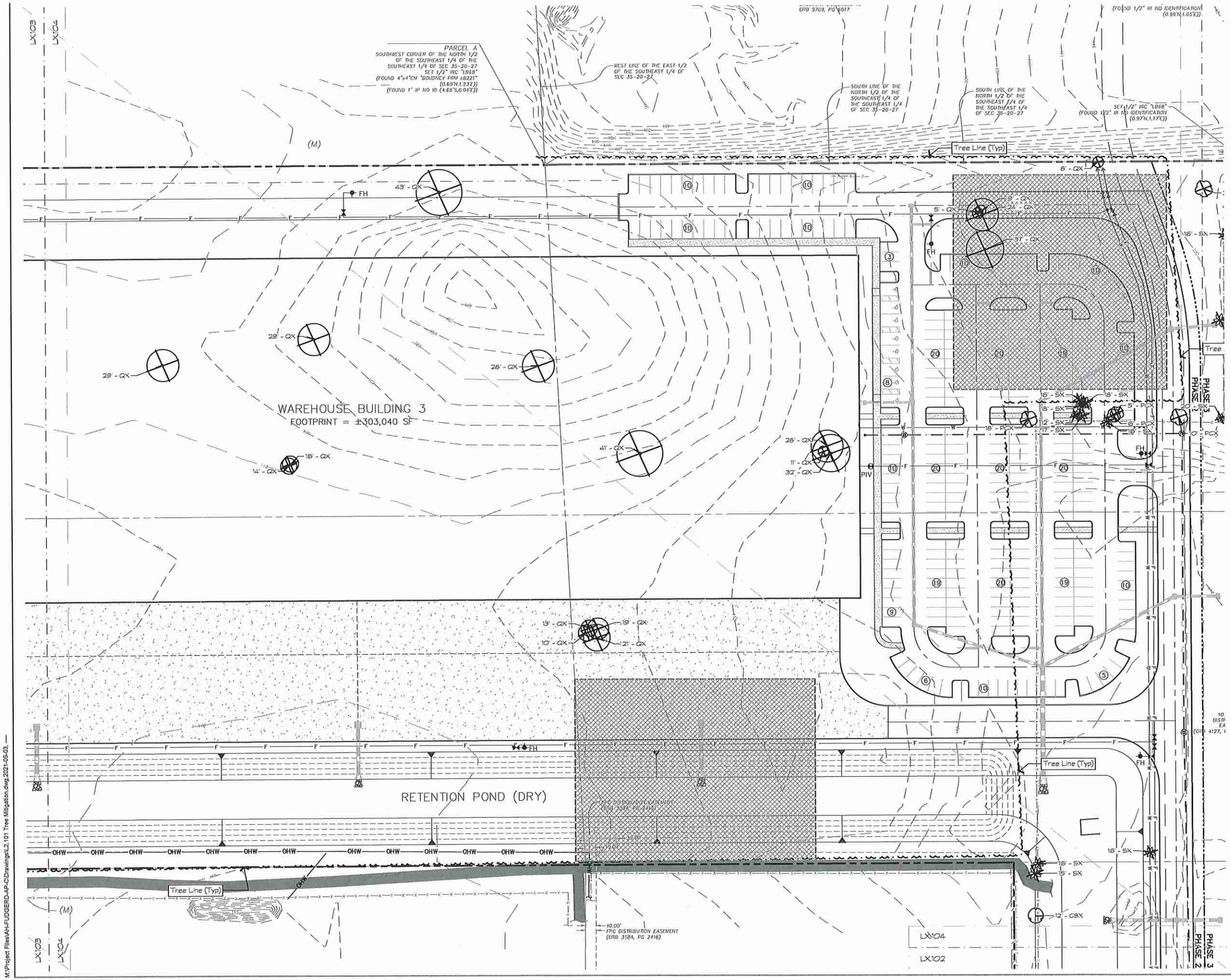
Sheet Count: 5 of 30



Existing Tree Legend

Code	Common
CBX	Chinaberry
CCX	Camphor Tree
PCX	Cherry
PMX	Palm
QX	Oak
QXCC	Oak Cluster
SX	Cabbage Palm
TX	Unknown
UX	Elm

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REV	DATE	DESCRIPTION	BY

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Sheet

0 40 80 120 160 feet
1" = 40'
NORTH

Sheet Title
Tree Mitigation

Sheet No.
L2.104

CREATED BY: AE
SCALE: 1" = 40'-0"
DESIGNER: AE, CM
DATE: 2021-05-03

Sheet Count: 6 of 30

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GENERAL NOTES

SYMBOL	DESCRIPTION
0-01	Contractor shall familiarize himself/herself with existing site conditions prior to initiating construction. All existing site roads, parking lots, curbs, utilities, sewers and other elements to remain shall be fully protected from any damage unless otherwise noted.
0-02	Contractor shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation and other elements and coordinate with the owner's representative prior to initiating operations. Drawings are prepared according to the best information available at the time of preparing these documents.
0-03	Report any discrepancies between the construction drawings and field conditions to the owner's representative immediately. Follow the owner's representative's instructions on resolving any discrepancies.
0-04	Contractor shall coordinate all work with related contractors and with the general construction of the project in order not to impede the progress of the work of others or the contractor's own work.
0-05	Contractor shall provide all necessary safety measures during construction operations to protect the public according to all applicable codes and recognized local practices.
0-06	Contractor shall coordinate access and staging areas with the owner's representative.
0-07	Contractor shall be responsible for all erosion control/protection by locally approved means and maintaining erosion controls already in place. Contractor shall adhere to all governing codes and requirements.
0-08	Contractor shall clean the work areas at the end of each working day. Rubbish and debris shall be collected and legally deposited off-site daily. All materials, products and equipment shall be stored in an organized fashion as directed by owner's representative.
0-09	Contractor to coordinate his work with the work of the other contractors working on this project. The Contractor shall verify the condition and completeness of all work performed by others in relation to his/her project work responsibilities including the checking of existing elevations or structures prior to initiating construction. The Contractor shall immediately notify the owner's representative if any of these site conditions are incomplete, missing or damaged. Any adjustments required to the condition, completeness and /or elevation of this work shall be performed by others.

PLANTING NOTES

SYMBOL	DESCRIPTION
3-01	Landscape contractor is responsible for all materials and all work as called for on the Landscape Plans. The Plant List quantities provided are to be used strictly as a guide. It is the Landscape Contractors duty to field verify all quantities and notify any modifications to Mills Design Group (MDG) at the time of bidding.
3-02	All plants must meet Florida No. 1 grade or better as outlined under Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida.
3-03	The Landscape Contractor shall review architectural engineering plans and become thoroughly familiar with surface and subsurface utilities. The Landscape Contractor shall coordinate with other trades to prevent conflicts, and shall coordinate the planting with the irrigation work to assure availability and proper location of irrigation items.
3-04	The Landscape Contractor shall be wholly responsible for stability and plumb condition of all trees and shrubs and be legally liable for any damage caused by instability of any plants. The Landscape Contractor shall determine trees to be staked or guyed. If necessary, guying and staking shall be done by a method approved by MDG prior to installation. It shall be the responsibility of the Landscape Contractor to remove guys and stakes after new root growth is firmly established. Landscape Contractor must remove Burlap from all trees prior to installation.
3-05	The Landscape Contractor shall insure that any of his work will not interrupt any existing or projected on-site drainage patterns. It is Necessary for the Landscape Contractor to Provide Proper drainage in all plant beds, planters and sod areas.
3-06	Grass: All grass shall be recognized Empire Zoysia Grass. Grass must be weed free at time of install. The Landscape Contractor is responsible for measuring and determining the exact amount required.
3-07	Mulch: All plants shall be dressed with 2"-3" pine bark nuggets. NO CYPRESS MULCH!

CONCEPT PLANT SCHEDULE

BUFFER CANOPY TREES	42		
Magnolia grandiflora 'Brackens Brown Beauty' / Bracken's Southern Magnolia		65 G, 12' - 14' Ht x 6' Sprd., 3" - 3.5", Low, Native	
Platanus occidentalis / American Sycamore		FG, 16' - 18' Ht x 8' - 10' Sprd, 4", 5", Low, Yes	
Quercus virginiana / Southern Live Oak		65 G, 15" - 17' Ht x 7' - 9' Sprd, 3" - 3.5", 6' CT, Low, Native	
Taxodium distichum / Bald Cypress		65 G, 16" - 18' Ht x 8' - 10' Sprd, 3.5", 4", Low, Native	
BUFFER UNDERSTORY TREES	125		
Callistemon viminalis / Weeping Bottle Brush		30 G, 8'-10' Ht. x 4'-5' Sprd., 2", 4", Low, Native	
Elaeocarpus decipiens TM / Japanese Blueberry Tree		65 G, 9' - 11' Ht x 5' - 7' Sprd, 3" - 3.5", 4" - 5", Medium, Non-Native	
Ilex vomitoria 'Pendula' / Weeping Youpon Holly		N/A, 14' Ht. x 8'-9' Sprd., 5", Low, Native	
Lagerstroemia fauriei "Muskogee" / Purple Crape Myrtle		45 G, 10'-12' Ht. x 6'-8' Sprd., 4", Low, Native	
PARKING LOT CANOPY	85		
Acer rubrum 'Florida Flame' / Florida Flame Red Maple		65 G, 13" - 15' Ht x 5' - 7' Sprd, 3" - 3.5", 5", Low, Native	
Quercus virginiana / Southern Live Oak		65 G, 15" - 17' Ht x 7' - 9' Sprd, 3" - 3.5", 6' CT, Low, Native	
POND TREES	30		
Acer rubrum 'Florida Flame' / Florida Flame Red Maple		65 G, 13" - 15' Ht x 5' - 7' Sprd, 3" - 3.5", 5", Low, Native	
Platanus occidentalis / American Sycamore		FG, 16' - 18' Ht x 8' - 10' Sprd, 4", 5", Low, Yes	
Taxodium distichum / Bald Cypress		65 G, 16" - 18' Ht x 8' - 10' Sprd, 3.5", 4", Low, Native	
ACCENT TREES	45		
Building Foundation Trees			
Ilex cornuta 'Nelle R. Stevens' / Nelle R. Stevens		30 G, 6' - 8' Ht x 3' -4' Sprd, Low, Native	
Ilex x 'Robin' / Robin Holly		65 G, 8'-10' Ht. x 4'-5' Sprd., 2" - 2.5", 4" - 5", Low, Native	
Ligustrum japonicum / Japanese Privet		BEB, 8' Ht x 8' Sprd, Medium, Non-Native	
PALM TREES	48		
Sabal palmetto / Cabbage Palmetto		BEB, Varies, Low, Native	
FOUNDATION SHRUB HEDGEROW	135		
Podocarpus macrophyllus 'Pringles' / Dwarf Podocarpus		7 Gal, 24" - 30" OA, High, Non-Native	
Viburnum odoratissimum / Sweet Viburnum		7 Gal, 30" OA, Low, Native	
Viburnum suspensum / Sandankwa Viburnum		7 Gal, 30" OA, Low, Native	
FOUNDATION SHRUB AREA	3,048 sf		
Azalea x "Fashion" / Fashion Azalea	352	3 Gal, 18" OA, Low, Non-Native	25% @ 18" oc
Ilex vomitoria 'Schillings' / Schillings Holly	238	3 Gal, 12" - 15" OA, Low, Native	30% @ 24" oc
Muhlenbergia capillaris / Pink Muhly Grass	153	3 Gal, 24" Ht, Low, Native	30% @ 30" oc
Plumbago auriculata 'Imperial Blue' / Plumbago	77	3 Gal, 18" - 24" OA, High, Non-Native	15% @ 30" oc
PARKING LOT SHRUB AREA	12,268 sf		
Ilex vomitoria 'Schillings' / Schillings Holly	1,116	3 Gal, 12" - 15" OA, Low, Native	35% @ 24" oc
Loropetalum chinense 'Red Chocolate' / Plum Loropetalum	638	3 Gal, 15" - 18" OA, Low, Non-Native	20% @ 24" oc
Muhlenbergia capillaris / Pink Muhly Grass	306	3 Gal, 24" Ht, Low, Native	15% @ 30" oc
Tripsacum dactyloides / Fakahatchee Grass	142	7 Gal, 36" OA, Low, Native	10% @ 36" oc
Zamia pumila / Coontie Cycad	408	3 Gal, 15" - 18" OA, Low, Native	20% @ 30" oc
SOD	187,030 sf		
Paspalum notatum 'Argentine' / Bahia Grass		N/A, N/A, Low, Non-Native	

Landscape Calculations - Trees

Location (Phase 1 & 2)	Length	Required	Provided
Warehouse 1 | 1 Understory Tree per 20'	259	13.0	13
Warehouse 2 | 1 Understory Tree Per 20'	310	15.5	16
Warehouse 3 | 1 Understory Tree Per 20'	320	16.0	16
North Buffer | Canopy Trees - 2 Per 100'	2085	41*	42
North Buffer | Understory Trees - 6 Per 100'	2085	125	125

Landscape Calculations - Shrubs

Location (Phase 1 & 2)	Length	Required	Provided
Warehouse 1 | Foundation Shrub Areas	259	10,360	129
Warehouse 1 - VUA	23,328.0	23,328	2,328
Warehouse 2 | 1 Understory Tree Per 20'	310	12,400	1,380
Warehouse 2 | - VUA	18,200.0	18,200	2027
Warehouse 3 | 1 Understory Tree Per 20'	320	12,800	1,360
Warehouse 3 | - VUA	49,828.0	49,828	571
North Buffer | Shrubs - 15 Per 100'	2085	3128	180

Notes:

- Two (2) Understory Trees Equal One (1) Canopy Tree.
- Three (3) Palm Trees Equal One (1) Canopy Tree.
- See Sheet L3.001 For Tree Sizes, Planting Notes, and Proposed Tree and Shrub Quantities.
- See Planting Sheets for Proposed tree locations.
- When 40 or more trees are required on a site, at least four different species shall be utilized, in roughly equal proportions.
- Florida Friendly Landscaping Guide to Plant Selection & Landscape Design

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Consultants

REV.	DATE:	DESCRIPTION:	BY:

Phase 1 & 2

Project Name: AdventHealth Fudge Road Apopka, FL

Seal:

2020-215 Project #:

Sheet Title: Planting Schedues & Notes

Sheet No.: L3.001

DRAWN BY: AE
CHK: NA
DESIGNER: AE, CH
DATE: 2022-03-09

Sheet Count: 7 of 30

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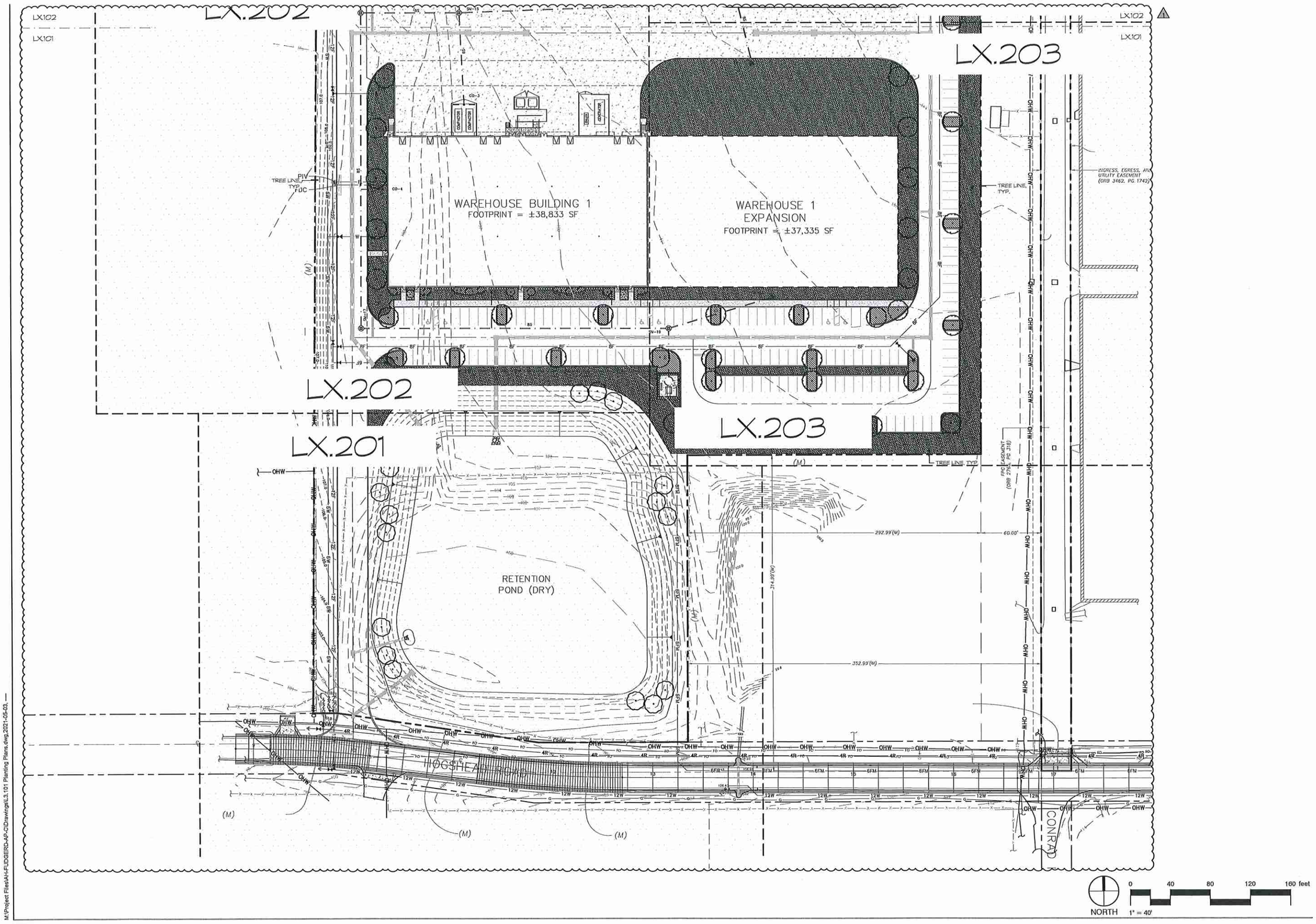

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REV:	DATE:	DESCRIPTION:	BY:
1	2021.03	UPDATES PER COMMENTS	AE

Project Name:
AdventHealth
Fudge Road
Apopka, FL

Phase 1 & 2

Sheet:
Planting Plans

Sheet Title:

Sheet No.: L3.101

DRAWN BY: AE
DESIGNER: AE, CH
Scale: 1" = 40'-0"
Date: 2021-03-03

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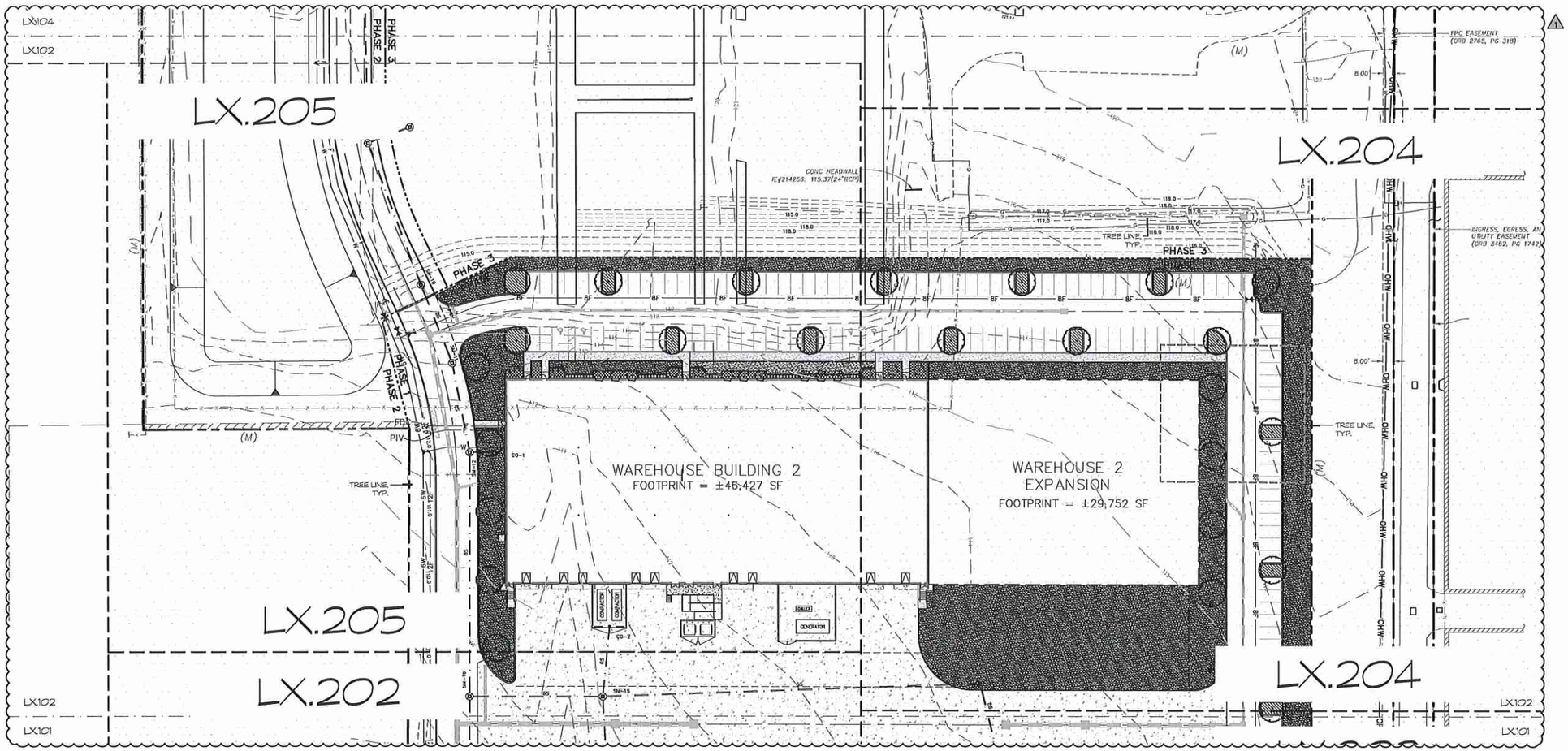

NORTH 1" = 40'

0 40 80 120 160 feet

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REV DATE DESCRIPTION BY
1 2021-05-03 UPDATES PER COMMENTS AE

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Sheet
Sheet Title
Planting Plans
Sheet No.
L3.102
DRAWN BY AE
Scale 1" = 40'-0"
DESIGNER AE, GM
DATE 2021-03-02

Sheet Count: 9 of 30

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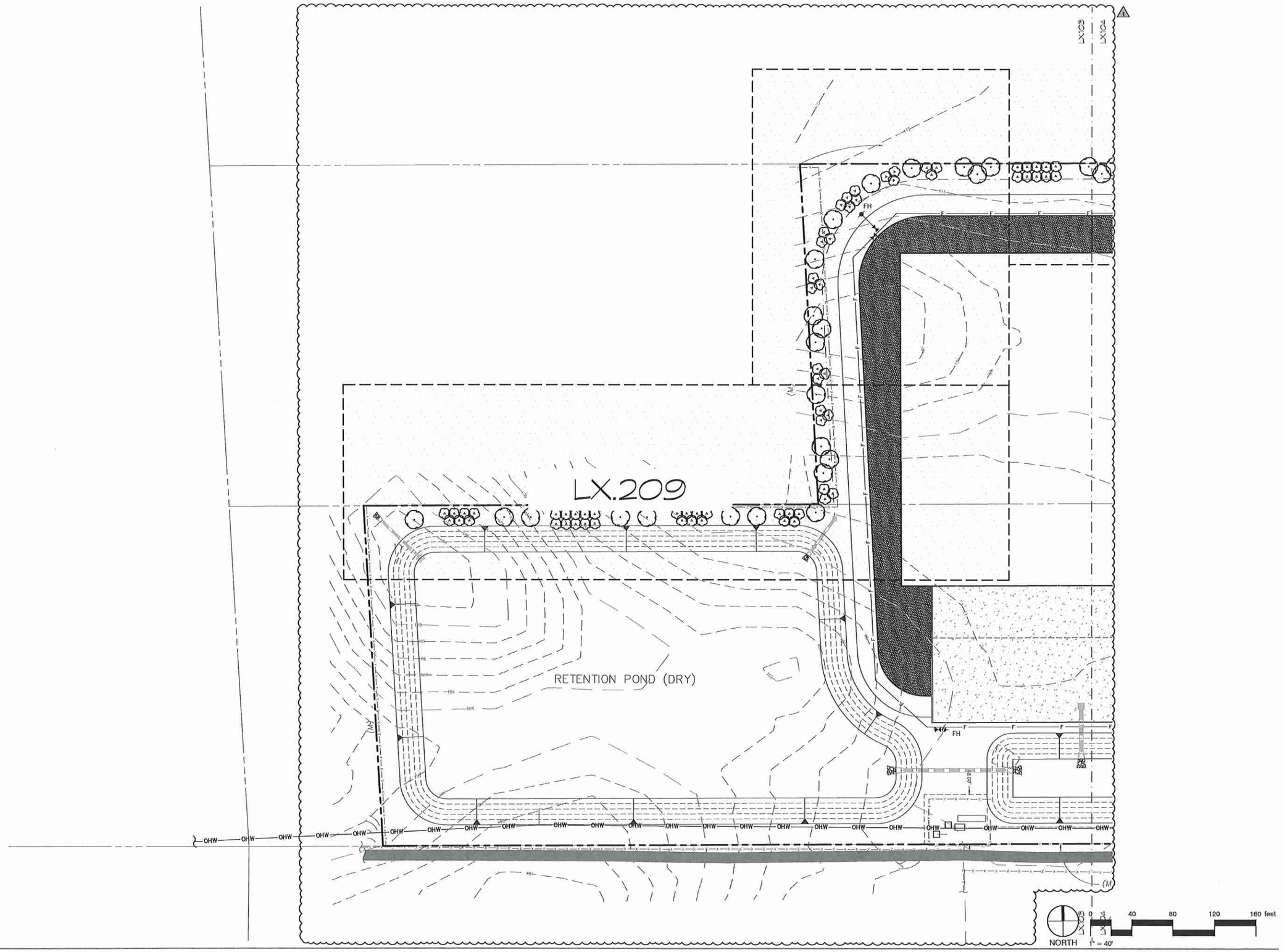

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REV: DATE: DESCRIPTION: BY:
1 2021.5.3 UPDATES PER COMMENTS AE

Project Name
AdventHealth
Fudge Road
Apopka, FL

Phase 1 & 2

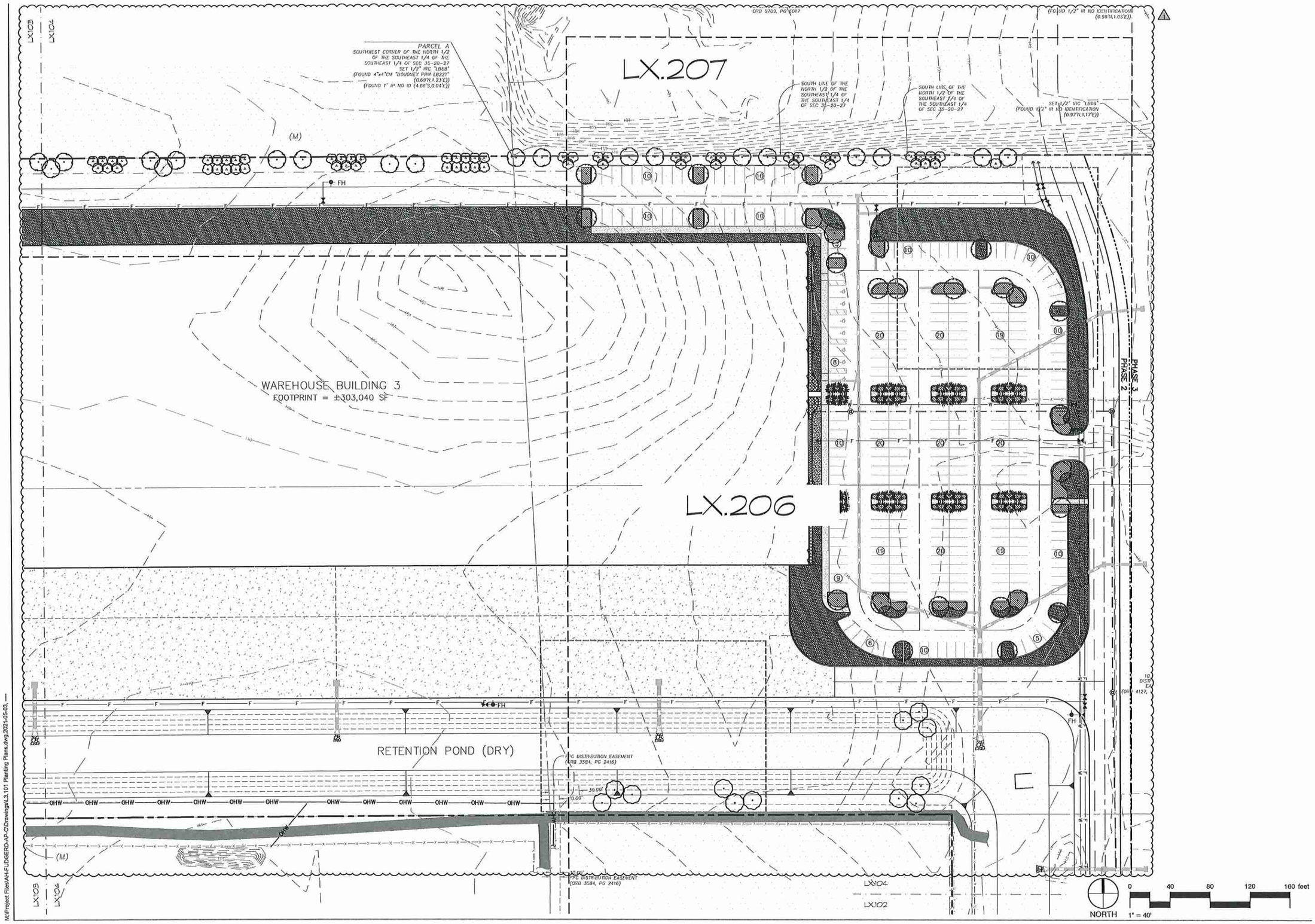
Sheet
2020.015 Project #

Sheet Title
Planting Plans

Sheet No.
L3.103

DRAWN BY: AE
Scale: 1" = 40'-0"
DESIGNER: AE, CH
DATE: 2021-03-02

Sheet Count: 10 of 30



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REV	DATE	DESCRIPTION	BY
1	2021.5.3	UPDATES PER COMMENTS	AE

Phase 1 & 2

Project Name: AdventHealth Fudge Road Apopka, FL

Seal:

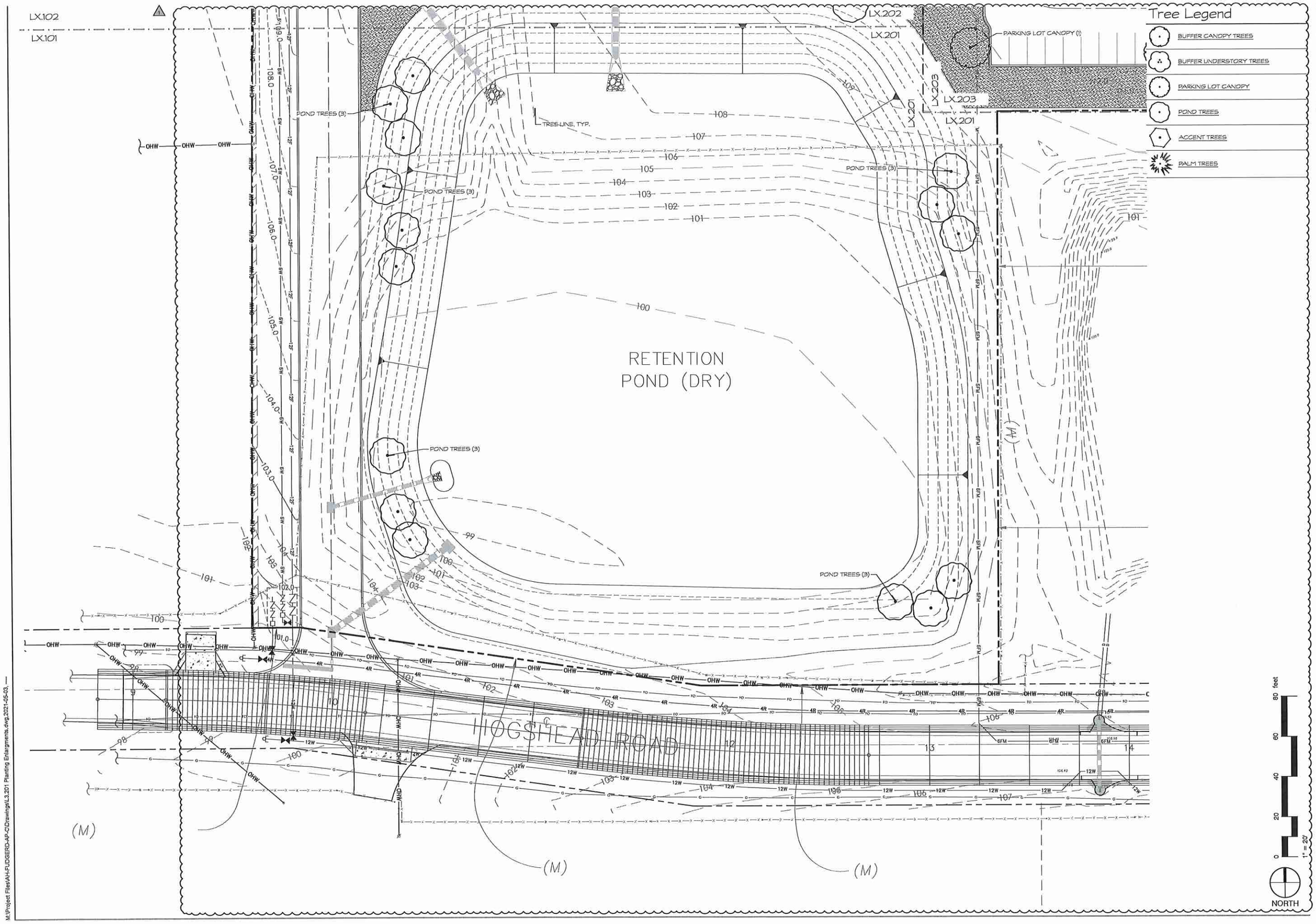
202.015 Project #:

Sheet Title: Planting Plans

Sheet No: L3.104

DESIGN BY: AE
DRAWN BY: AE
CHK'D BY: CH
Scale: 1"=40'-0"
Date: 2021-03-02

Sheet Count: 11 of 30



Tree Legend

- BUFFER CANOPY TREES
- BUFFER UNDERSTORY TREES
- PARKING LOT CANOPY
- POND TREES
- ACCENT TREES
- PALM TREES

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REV.	DATE:	DESCRIPTION:	BY:
1	2022.03	UPDATES PER COMMENTS	AE

Project Name:
AdventHealth
Fudge Road
Apopka, FL

Phase 1 & 2

Seal

2220.015 Project #

Project Title:
Planning Enlargements

Sheet No.
L3.201

DESIGNED BY: AE
DRAWN BY: AE, CH
DATE: 2022-03-09
SCALE: 1" = 20'-0"

Sheet Count: 12 of 30

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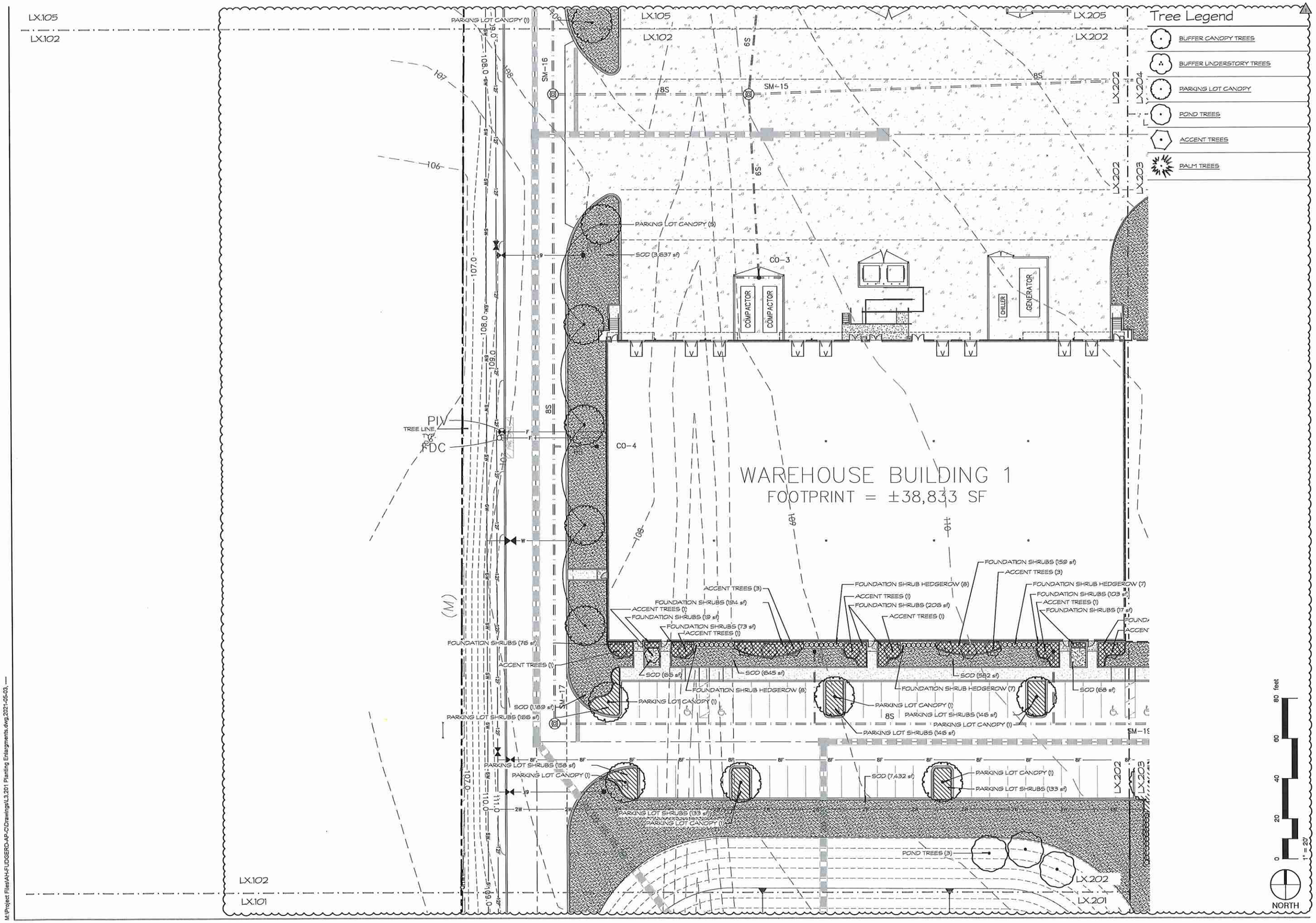

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1 2021.5.3 UPDATES PER COMMENTS AE

Phase 1 & 2

Project Name: AdventHealth Fudge Road Apopka, FL

Sheet: Planting Enlargments

Sheet No. L3.202

DESIGNED BY: AE, CH
DRAWN BY: AE
Date: 2021-03-09
Scale: 1" = 20'-0"

Sheet Count: 13 of 30

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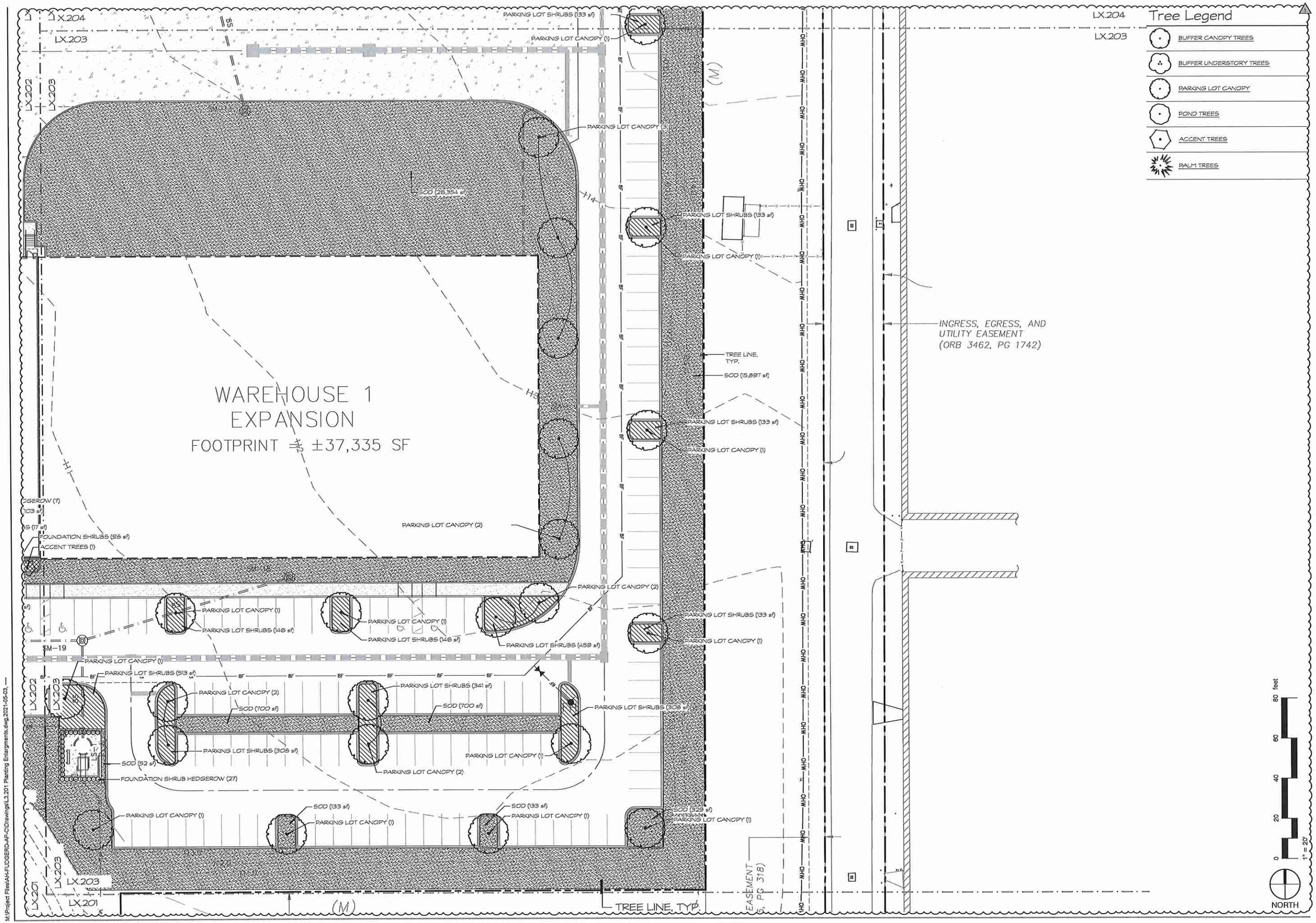

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REV.	DATE:	DESCRIPTION:	BY:
1	2022.03	UPDATES PER COMMENTS	AE

Project Name
AdventHealth
Fudge Road
Apopka, FL

Phase 1 & 2

Sheet Title
Planting Enlargments

Sheet No.
L3.203

DESIGNED BY: AE
DRAWN BY: AE
CHECKED BY: CT
SCALE: 1" = 20'-0"
DATE: 2022-03-29

Sheet Count: 14 of 30

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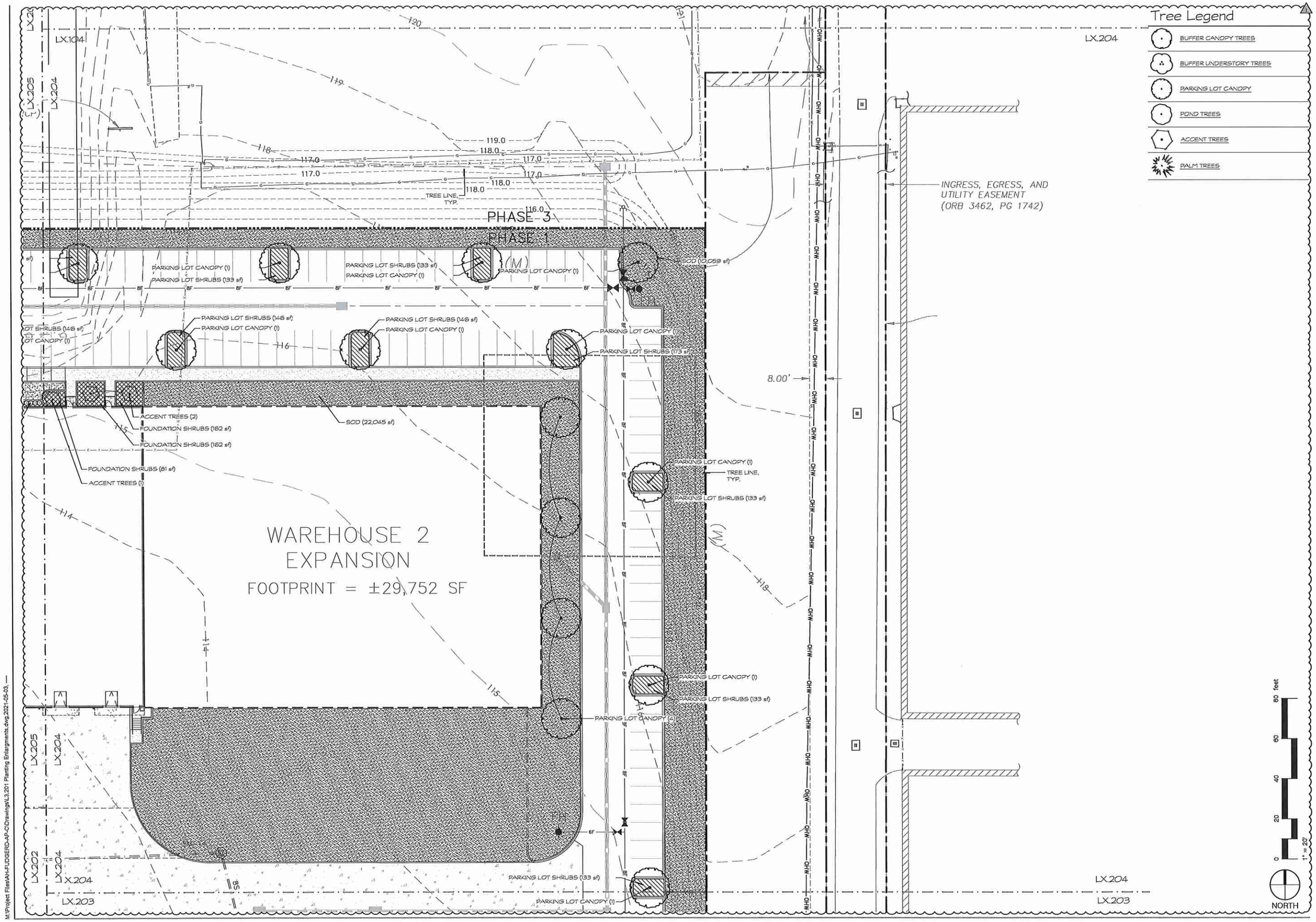

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REV.	DATE:	DESCRIPTION:	BY:
1	2021.5.3	UPDATES PER COMMENTS	AE

Phase 1 & 2

Project Name:
AdventHealth
Fudge Road
Apopka, FL

Sheet:
Planning Enlargments

2020-09 Project #:

Sheet Type:

Sheet No.: L3.204

DRAWN BY: AE
REVIEW: T = 20-0

DESIGNER: AE, CM
DATE: 2021-05-03

Sheet Count: 15 of 30

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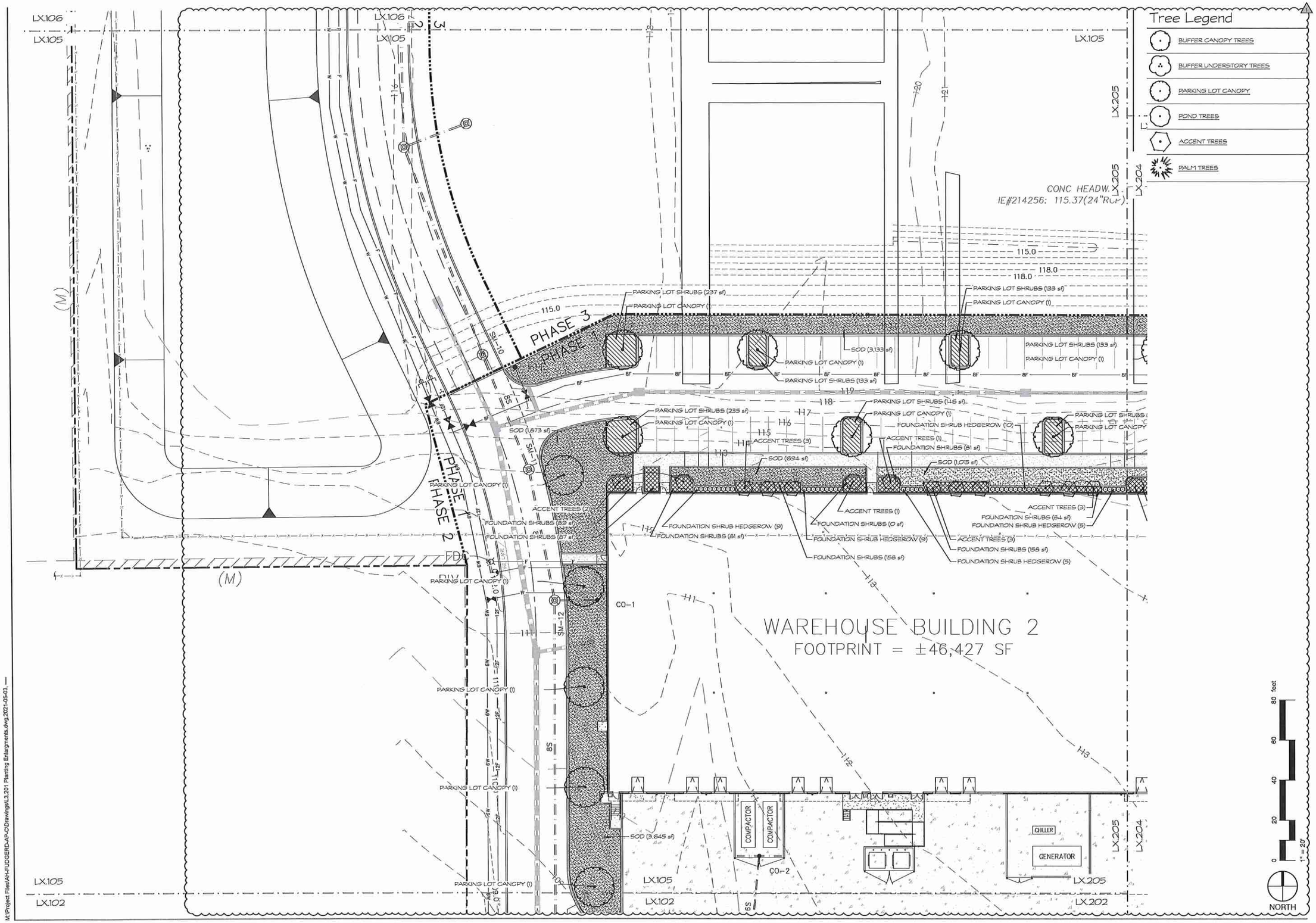

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REV.	DATE:	DESCRIPTION:	BY:
1	2022.5.3	UPDATES PER COMMENTS	AE

Phase 1 & 2

Project Name: AdventHealth
Fudge Road
Apopka, FL

Seal:

Sheet Title: Planting Enlargments

Sheet No: L3.205

DESIGNER: AE
DRAWN BY: AE, CM
Scale: 1" = 20'-0"
DATE: 2021-03-09

Sheet Count: 16 of 30

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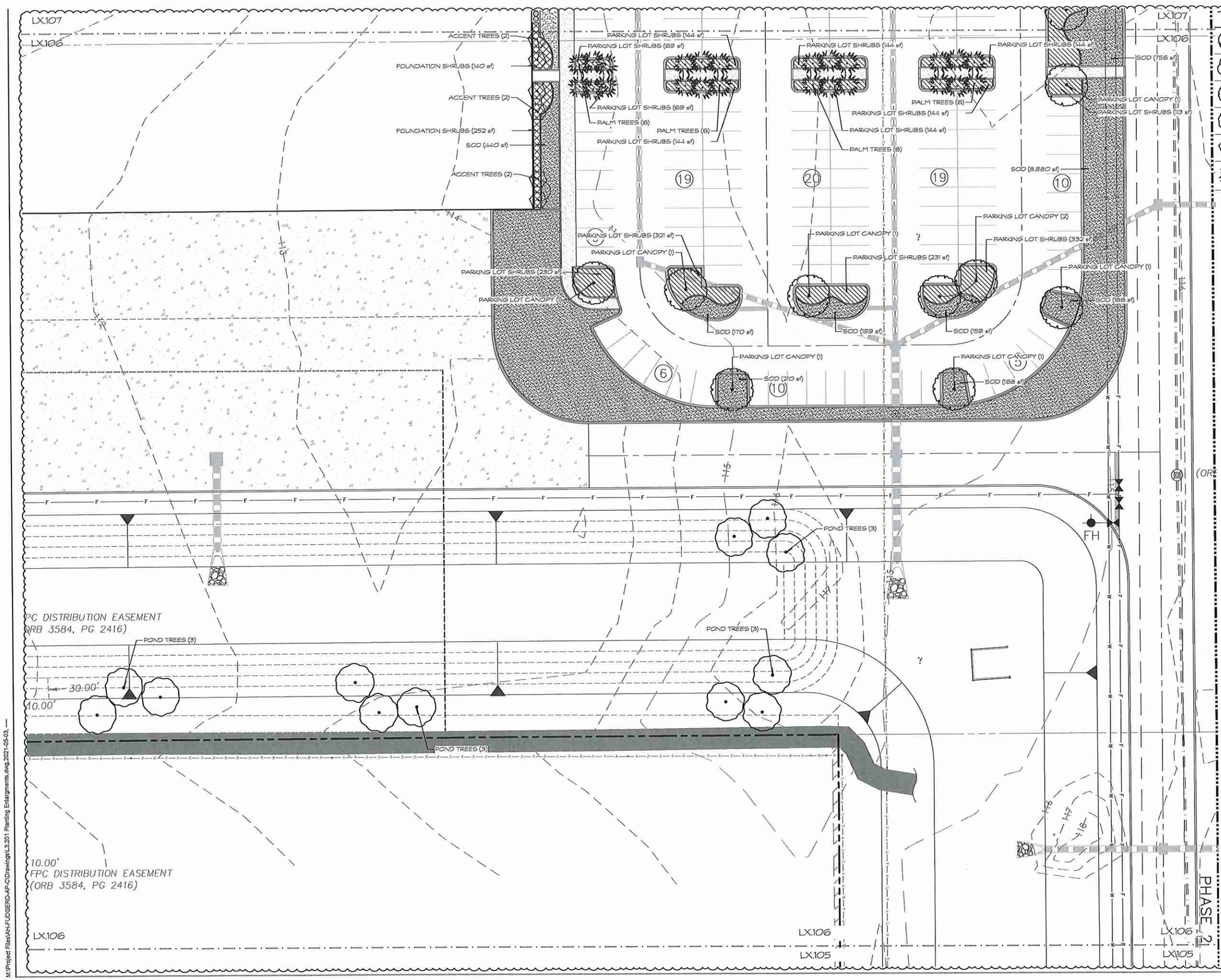

Tree Legend

- BUFFER CANOPY TREES
- BUFFER UNDERSTORY TREES
- PARKING LOT CANOPY
- POND TREES
- ACCENT TREES
- PALM TREES

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REV.	DATE:	DESCRIPTION:	BY:
1	2021.5.3	UPDATES PER COMMENTS	AE

Phase 1 & 2

Project Name: AdventHealth Fudge Road Apopka, FL

Sheet: Planting Enlargments

Sheet Title: Planting Enlargments

Sheet No.: L3.206

DESIGN BY: AE
DRAWN BY: AE
CHECKED BY: AE, CT
DATE: 2021-03-09

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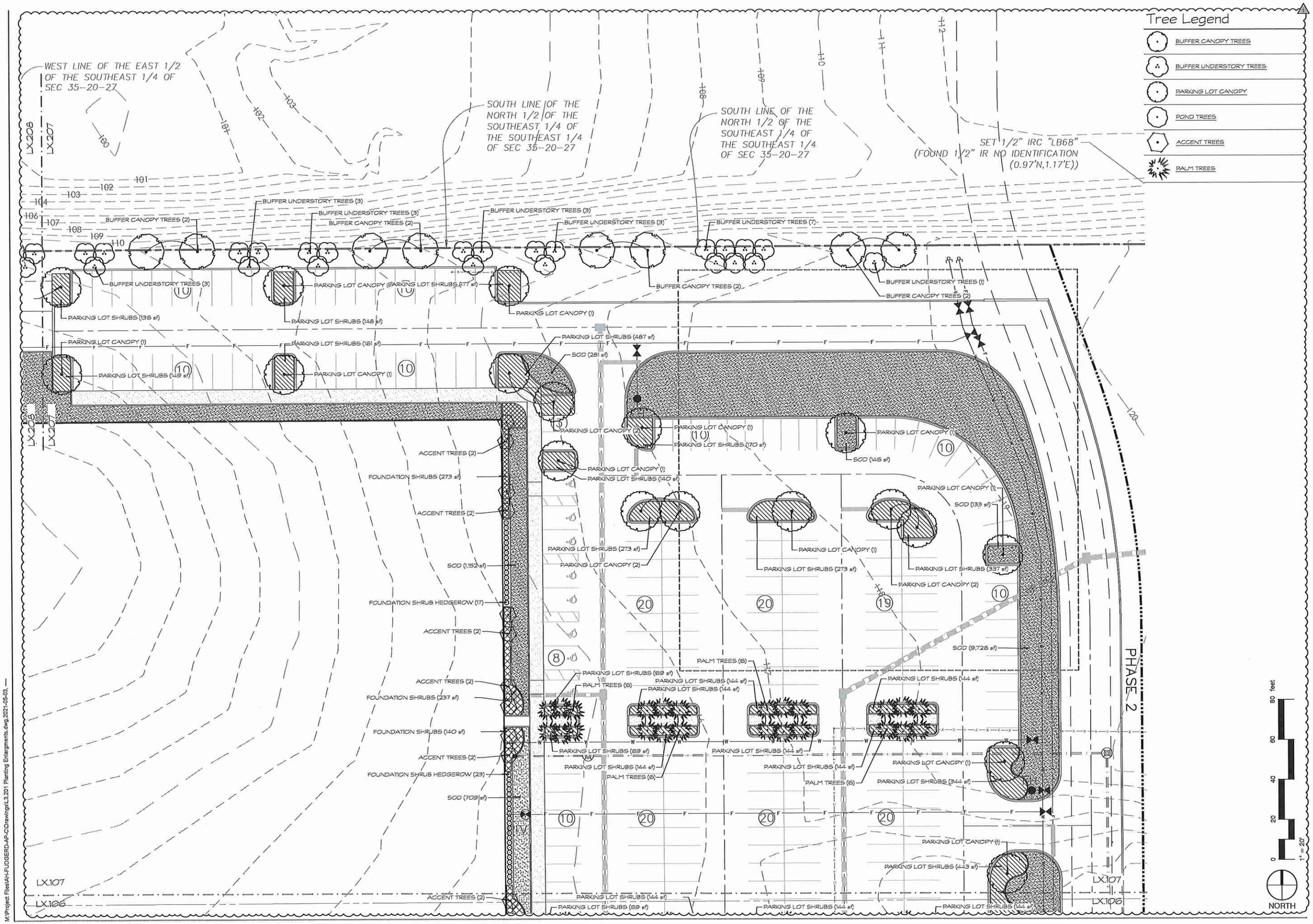

Tree Legend

- BUFFER CANOPY TREES
- BUFFER UNDERSTORY TREES
- PARKING LOT CANOPY
- POND TREES
- ACCENT TREES
- PALM TREES

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REV:	DATE:	DESCRIPTION:	BY:
1	2021.5.3	UPDATES PER COMMENTS	AE

Phase 1 & 2

Project Name: AdventHealth Fudge Road Apopka, FL

Sheet: Planting Enlargements

Sheet No. L3.207

DESIGNED: AE
DRAWN: AE, CH
Scale: 1" = 20'-0"
DATE: 2021-03-09

2020.015 Project #

Sheet Count: 18 of 30

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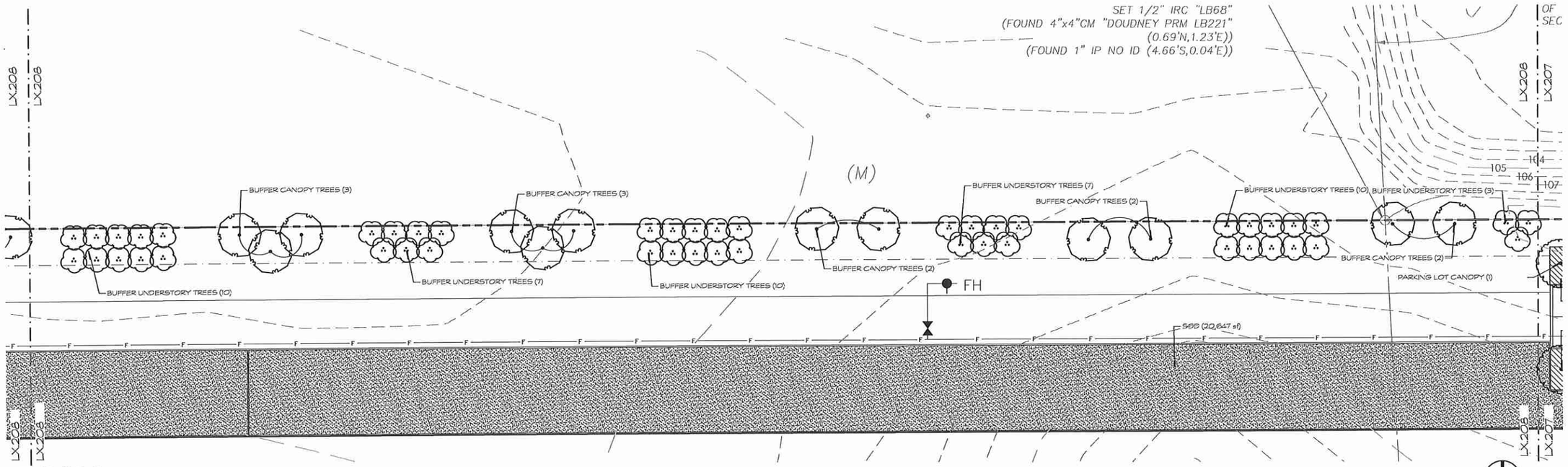

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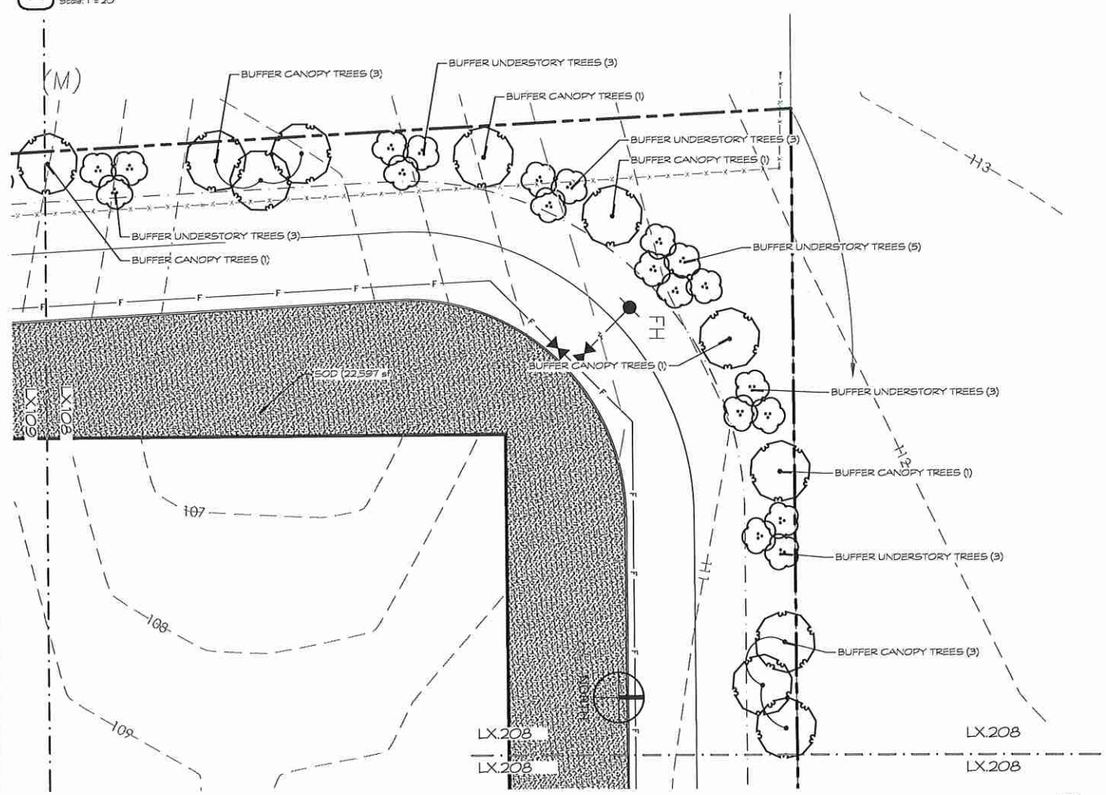
Scale: 1" = 20'



B North Buffer
Scale: 1" = 20'

NORTH

Tree Legend

- BUFFER CANOPY TREES
- BUFFER UNDERSTORY TREES
- PARKING LOT CANOPY
- POND TREES
- ACCENT TREES
- PALM TREES

0 20 40 60 80 feet
1" = 20'

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REV. DATE: DESCRIPTION: BY:

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Sheet

2205.016 Project #

Sheet Title
Planting Enlargements

Sheet No.
L3.208

DRAWN BY: AE
CHECKED BY: AE, CH
Scale: 1" = 20'-0
Date: 2022-03-09

Sheet Count: 19 of 30

M:\Project Files\AH-FUDGE\FD-AP-CD\Drawings\L3.201 Planting Enlargements.dwg,2021-05-03, —

Tree Legend

- BUFFER CANOPY TREES
- BUFFER UNDERSTORY TREES
- PARKING LOT CANOPY
- POND TREES
- ACCENT TREES
- PALM TREES

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REV. DATE: DESCRIPTION: BY:

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Sheet
Planting Enlargments

Sheet No.
L3.209

DESIGN WORK BY: AE
DESIGNER: AE CH
Scale: 1" = 20'-0"
DATE: 2021-03-09

Sheet Count: 20 of 30

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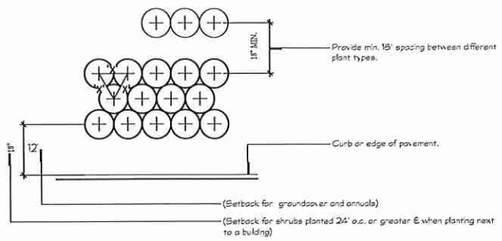
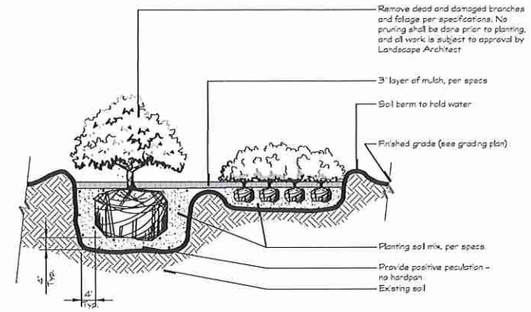


NOTE:
All shrubs and groundcover masses to use triangular spacing except where noted refer to plant list for individual plant spacing 'X'.

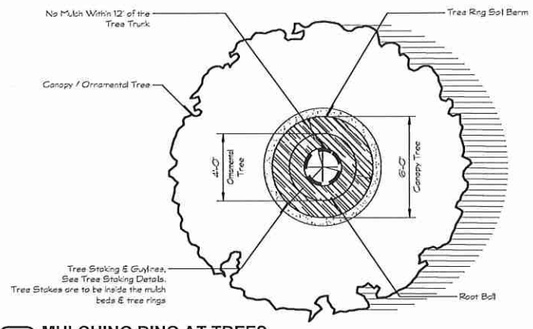
1 TYPICAL PLANT SPACING

Scale: NTS
RefNote:



2 SHRUB AND GROUNDCOVER

Scale: 3/4' = 1'-0'



3 MULCHING RING AT TREES

Scale: NTS
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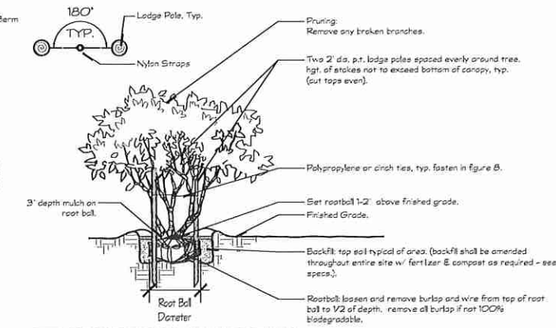
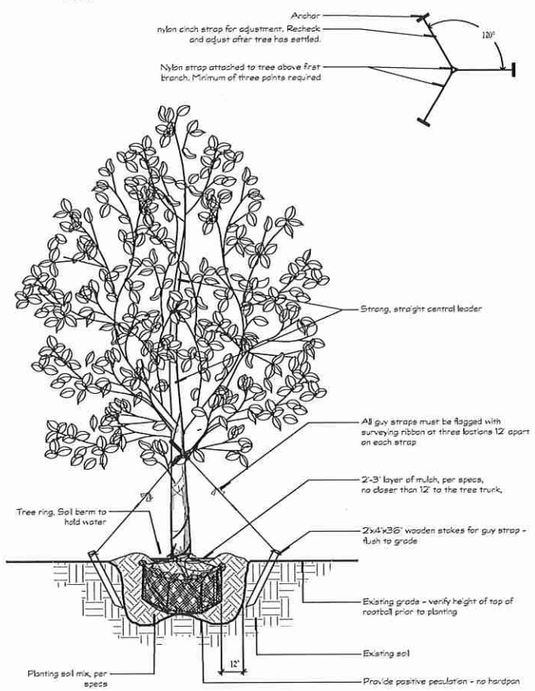


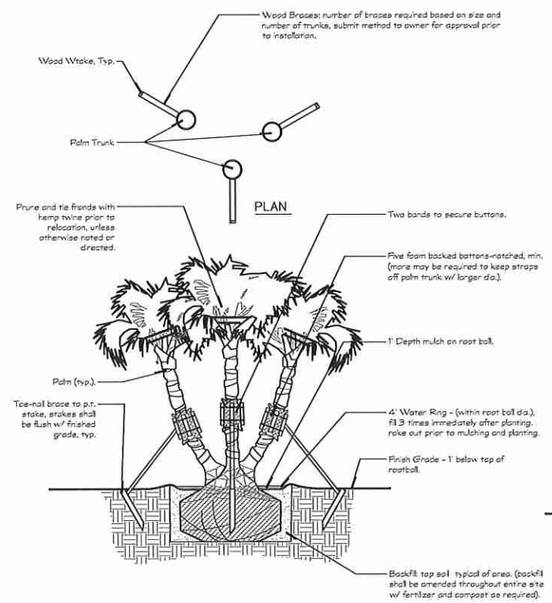
4 MULTI-TRUNK TREE DETAIL

Scale: NTS
RefNote:



5 TREE PLANTING & STAKING

Scale: 3/4' = 1'-0'
RefNote:



6 MULTI-TRUNK PALM PLANTING DETAIL

Scale: NTS
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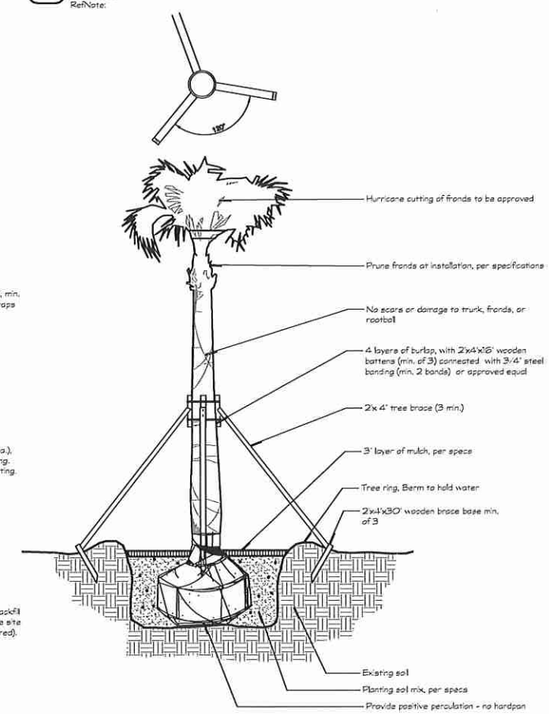

7 PALM PLANTING AND STAKING

Scale: NTS
RefNote:

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REV.DATE:	DESCRIPTION:	BY:

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Sheet

2020-013 Project #

Project Title
Planting Details

Sheet No.
L3.301

DESIGNED BY: AE
DRAWN BY: AE
CHECKED BY: CH
DATE: 2021-03-02
SCALE: N/A

Sheet Count: 21 of 30

IRRIGATION NOTES SCHEDULE

SYMBOL	GENERAL DESCRIPTION
I-101	Irrigation Contractor to locate and protect all underground utilities prior to digging.
I-102	4" - 6" SCH 40 PVC sleeves are to be located as shown on plans. Extend sleeve 18" beyond back of curb or pavement. Sleeves to be located and exposed by the General Contractor prior to start of the irrigation installation. Rocetras will reject all other locations.
I-103	Mainline & all Lateral lines are to be located a minimum of 3' off back of curb/sidewalk. Any sprays or rotors located in this area are to be connected using a flexible swing pipe.
I-104	All mainlines to have a minimum of 18" cover (class 200 PVC pipe), and all lateral piping shall be buried to a minimum depth of 12" cover.
I-105	All laterals and sub-main pipe to have a minimum of 12" (class 200 PVC pipe).
I-106	No rocks, boulders, or other extraneous materials to be used in backfilling trenches.
I-107	All threaded joints to be coated with Teflon Tape or Liquid Teflon.
I-108	All lines to be thoroughly flushed before installation of sprinkler heads.
I-109	Must use products specified on this drawing, unless otherwise approved by the Landscape Architect.
I-110	Refer to landscape plans when renching to avoid tree and shrub locations.
I-111	Trench shall be approved prior to back fill by the Owners Representive or the Landscape Architect.
I-112	Do not willfully install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owners' authorized representative. In the event this notification is not preformed, the irrigation contractor shall assume full responsibility for any revisions.
I-113	All sprinkler equipment not otherwise detailed or specified sahll be installed as per manufacturer's recommendations and specifications.
I-114	All work shall be guaranteed for one year from the date of final acceptance against all defects in equipment rd workmanship.
I-115	The contractor shall complete all work in accordancewith all prevailing laws, codes and regulations.

SYMBOL	POINT OF CONNECTION DESCRIPTION
I-201	Irrigation meter and backflow preventer to be provided by the General Contractor.
I-202	Backflow preventer to be as per local code.
I-203	All pipes, automatic valves, backflow preventer, manual valve and meter to be located within property lines unless otherwise shown. Pipes, valves, etc. shown in county,city,state R.O.W may require maintenance agreement or indemnity agreement.
I-204	Electrical service to all equipment shall be provided to a junction box at the equipment location (By others, not a part of this contract) The irrigation contractor shall be responsible for the final connection from the junction box to all equipment.

SYMBOL	EQUIPMENT DESCRIPTION
I-301	All valves to be located in valve box, with cover at grade. Locate vavle box in the AC / Equipment areas as noted on the plans.
I-302	Automatic controller to be mounted outdoor as indicated on plans.
I-303	Weather Sensor to be located along parapet or as determined by the Project Manager; see Architectural Plans. Ensure Sensor is free from any obstructions.
I-304	All pipe, valves, drip, spray heads, rotors, controllers, and weather sensors are to be installed as per RainBird specifications.
I-305	Control wire shall be 14-1 UF direct burial, colored red for control wires and white for common wires. No cross connection between controllers shall be allowed. Wire splices shall be made only in valve boxes using Rainbird 'Snap-Tite' connectors.
I-306	Pipe Sizes soll conform to those shown on drawings. The smallest lateral pipe size to a single spray or rotor head all be 3/4".
I-307	All shrub beds are to be irrigated using dripline. 6" pop-up height for turf zone rotors and sprays. Rotor nozzle size as indicated on the irrigation plan.

SYMBOL	SYSTEM PERFORMANCE DESCRIPTION
I-401	Contractor shall perform pressure and volume test on irrigation water source over a continuous 24 hour period prior to the commencement of any construction work. Should the available supply not be adequate to meet the demands of the irrigation system as designed the contractor shall contact the landscape architect prior to construction for design modification.
I-402	System has been designed with a 65 PSI min. All spray and rotor bodies to have PRS (In-stem pressure regulation system) as indicated in the legend. Flow adjustments can be made at the zone's valve to compensate for this difference in PSI.
I-403	Pressure regulator required if static water pressure at point of connection for site is greater than 80 psi.
I-404	Irrigation Contractor to field verify that installed irrigation system provides 100% coverage upon completion of installation. If system does not provide 100% coverage the Irrigation Contractor shall revise system to provide 100% coverage prior to Certificate of Occupancy.
I-405	Each irrigation zone shall be programmed to provide 1" of water per week to the landscape. The run times and watering days for irrigation system shall be in compliance with the water management districts guidelines and water restrictions.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	FRICTION LOSS	VALVE LOSS	PSI	PSI @ POC
1	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	20.49	25	3.87	11.1	39.97	41.3
2	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	41.07	40	3.48	3.05	46.53	52.26
3	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	41.07	40	3.5	3.05	46.55	52.26
4	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	41.07	40	3.48	3.05	46.53	52.22
5	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	27.65	40	7.13	3	50.13	51.95
6	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	21.58	25	4.51	11.32	40.82	42.01
7	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	12.51	25	4.36	11	40.35	41.43
8	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	31.95	40	6.61	3	49.61	53.14
9	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	28.54	25	4.25	12.31	41.56	44.12
10	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	34.62	40	7.15	3	50.15	55.95
11	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	34.62	40	6.93	3	49.93	55.71
12	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	34.62	40	7.05	3	50.05	55.82
13	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	6.98	25	4.81	11	40.81	41.67
14	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	21.00	40	1.74	3	44.74	48.52
15	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	21.00	40	1.76	3	44.76	48.56
16	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	11.09	25	3.37	11	39.36	40.91
17	Hunter PGV-151-B-R Angle	1-1/2"	TURF SPRAY	37.31	30	4.97	3	37.98	45.56
18	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	9.22	25	2.57	11	38.57	39.62
19	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	15.57	25	4.75	11	40.75	43.58
20	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	25.31	25	9.01	12.08	40.07	48.93
21	Hunter PGV-151-B-R Angle	1-1/2"	TURF SPRAY	16.75	30	2.1	3	35.1	38.16
22	Hunter ICZ-151-XL-40	1-1/2"	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	12.55	25	2.64	11	38.64	40.09
23	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	45.46	40	2.56	3.27	45.85	59.01
24	Hunter PGV-151-B-R Angle	1-1/2"	TURF ROTATOR (HUNTER)	45.46	40	2.57	3.27	45.84	59.03

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	0.98 in/h	1	63	1,291	645.5
2	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	5,503	2,751
3	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	5,503	2,751
4	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	5,503	2,751
5	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	3,705	1,853
6	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	0.98 in/h	1	63	1,360	679.8
7	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	0.98 in/h	1	63	788.3	394.2
8	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,281	2,141
9	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	0.98 in/h	1	63	1,672	836.0
10	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,639	2,320
11	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,639	2,320
12	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	4,639	2,320
13	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	0.98 in/h	1	63	565.9	283.0
14	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	2,813	1,407
15	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	2,813	1,407
16	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	0.98 in/h	1	63	699.9	349.4
17	Hunter PGV-151-B-R Angle	TURF SPRAY	1.9 in/h	1	32	1,194	597.0
18	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	0.98 in/h	1	63	580.6	290.3
19	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	0.98 in/h	1	63	980.8	490.4
20	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	0.98 in/h	1	63	1,595	797.4
21	Hunter PGV-151-B-R Angle	TURF SPRAY	1.9 in/h	1	32	600.0	300.0
22	Hunter ICZ-151-XL-40	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.	0.98 in/h	1	63	790.9	395.5
23	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	6,092	3,046
24	Hunter PGV-151-B-R Angle	TURF ROTATOR (HUNTER)	0.45 in/h	1	134	6,092	3,046
		TOTALS:			2,302	68,340	34,170

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	SHRUB DRIPLINE 0.6 GPH @ 12" O.C. Dripline with 0.60 gph emitters at 12" O.C., row spacing at 12" O.C.	16,428 s.f.	0.98 in/h	25	164
	TURF ROTATOR (HUNTER) 12' to 30' radius (3.7m-9.1m), triangular spaced, head to head coverage.	80,018 s.f.	0.45 in/h	40	374
	TURF SPRAY 4'-15' radius, triangular spaced, head to head coverage. Rain Bird 1806 - Turf Spray 6.0' Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2 NPT Female Threaded Inlet.	3,511 s.f.	1.9 in/h	30	69

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter ICZ-151-XL-40 Drip Control Zone Kit. 1-1/2" ICV Globe Valve with 1" HY100 filter system. Pressure Regulator: 40psi. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2" inlet x single 2" outlet	10

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Hunter PGV-151-B-R Angle 1-1/2" Plastic Electric Remote Control Valve, for Residential/Light Commercial Use. BSP Threads Inlet/Outlet, With Flow Control. Angle Configuration. Reclaimed Water ID, Purple Handle.	14
C	Hunter I2C-3200-PL 32 Station Outdoor Modular Controller, With three ICM-800 Module. Commercial Use. Plastic Cabinet.	1
R	Hunter MINI-CLIK Rain Sensor, mount as noted	1
M	Water Meter 2" Reclaimed Water Source W/ 2" Meter	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	6,013 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21	3,647 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21	753.8 l.f.

Valve Callout
- #' — Valve Number
- # — Valve Flow
- #" — Valve Size

Landscape and irrigation plan shall be in compliance to 'Water Wise Ordinance No. 2069' as alos outlined in Water-Wise Standards (LDC Section 5.2.5.D).

MILLS DESIGN GROUP
407.359.3428 // MillsDG.com

Consultants

REV:	DATE:	DESCRIPTION:	BY:
1	2022.5.3	UPDATES PER COMMENTS	AE

Phase 1 & 2

Project Name: AdventHealth Fudge Road Apopka, FL

2020.05 Project #:

Seal:

Sheet Title: Irr. Notes & Schedles

Sheet No: L4.001

DRAWN BY: AE | DESIGNER: AE, CM
Scale: N/A | Date: 2021-03-02

Sheet Count: 22 of 30

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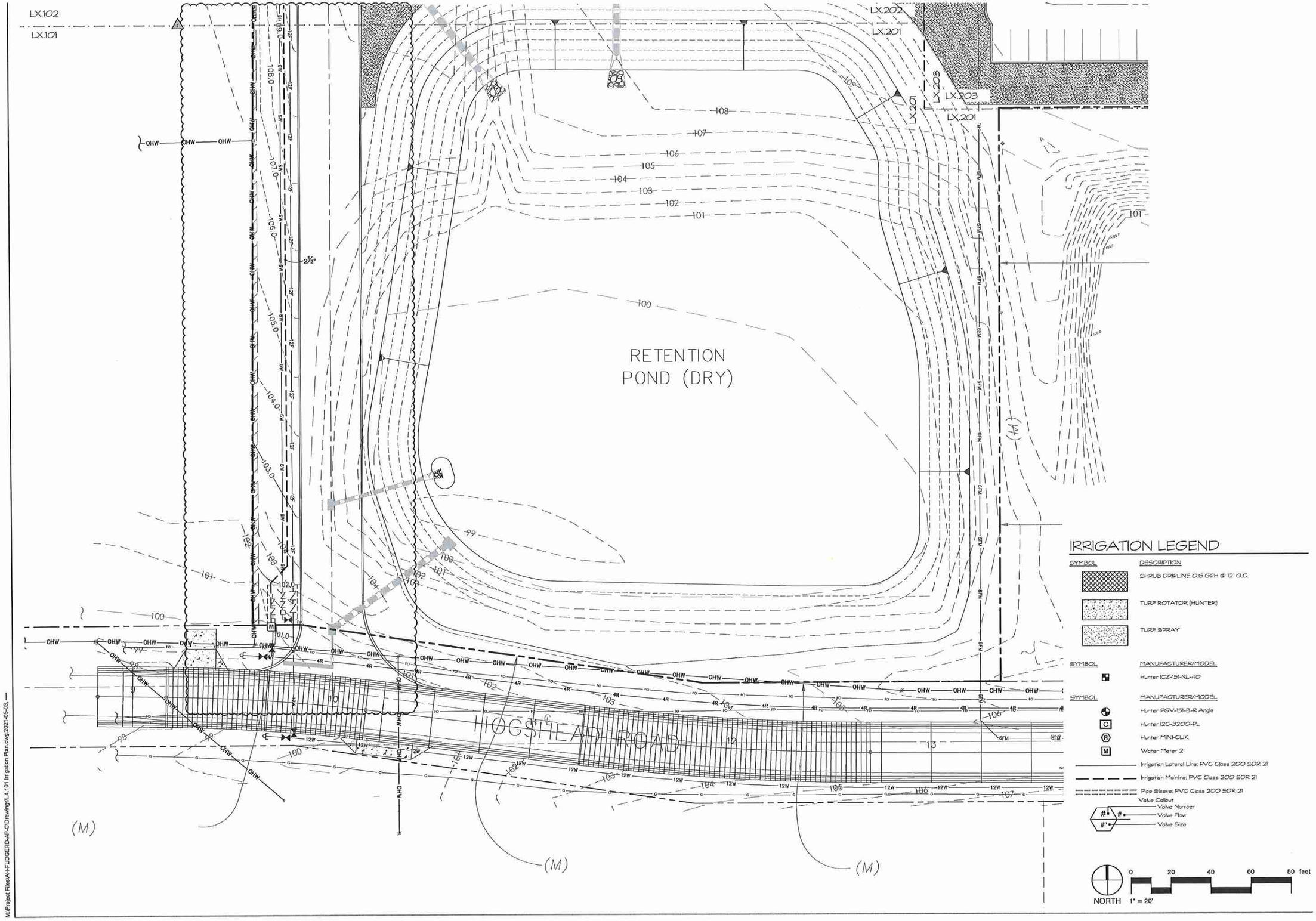

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Consultants

REV. DATE: DESCRIPTION: BY:
1 2021.5.3 UPDATES PER COMMENTS AE

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Seal:

2202.05 Project #

Sheet Title
Irrigation Plan

Sheet No.
L4.101

DRAWN BY: AE
DESIGNER: AE, CPI
Scale: 1" = 20'-0
Date: 2021-03-02

Sheet Count: 23 of 30

201

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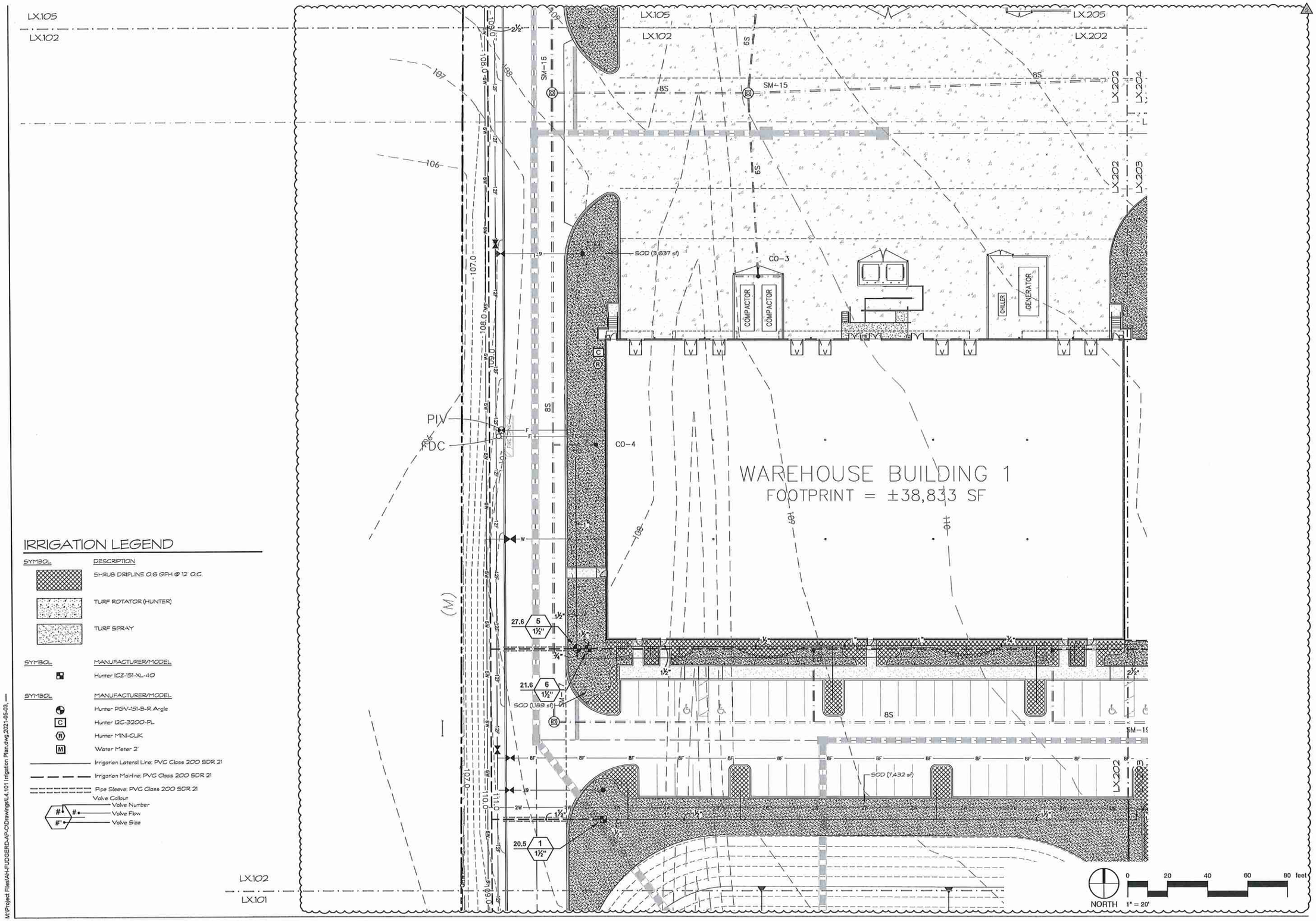

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.
	TURF ROTATOR (HUNTER)
	TURF SPRAY

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-151-XL-40

SYMBOL	MANUFACTURER/MODEL
	Hunter PGV-151-B-R Angle
C	Hunter I2C-3200-PL
R	Hunter MINI-CLIK
M	Water Meter 2"

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

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MILLS DESIGN GROUP
407.359.5422 // MillsDG.com

Consultants

REV. DATE: DESCRIPTION: BY:

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Seal

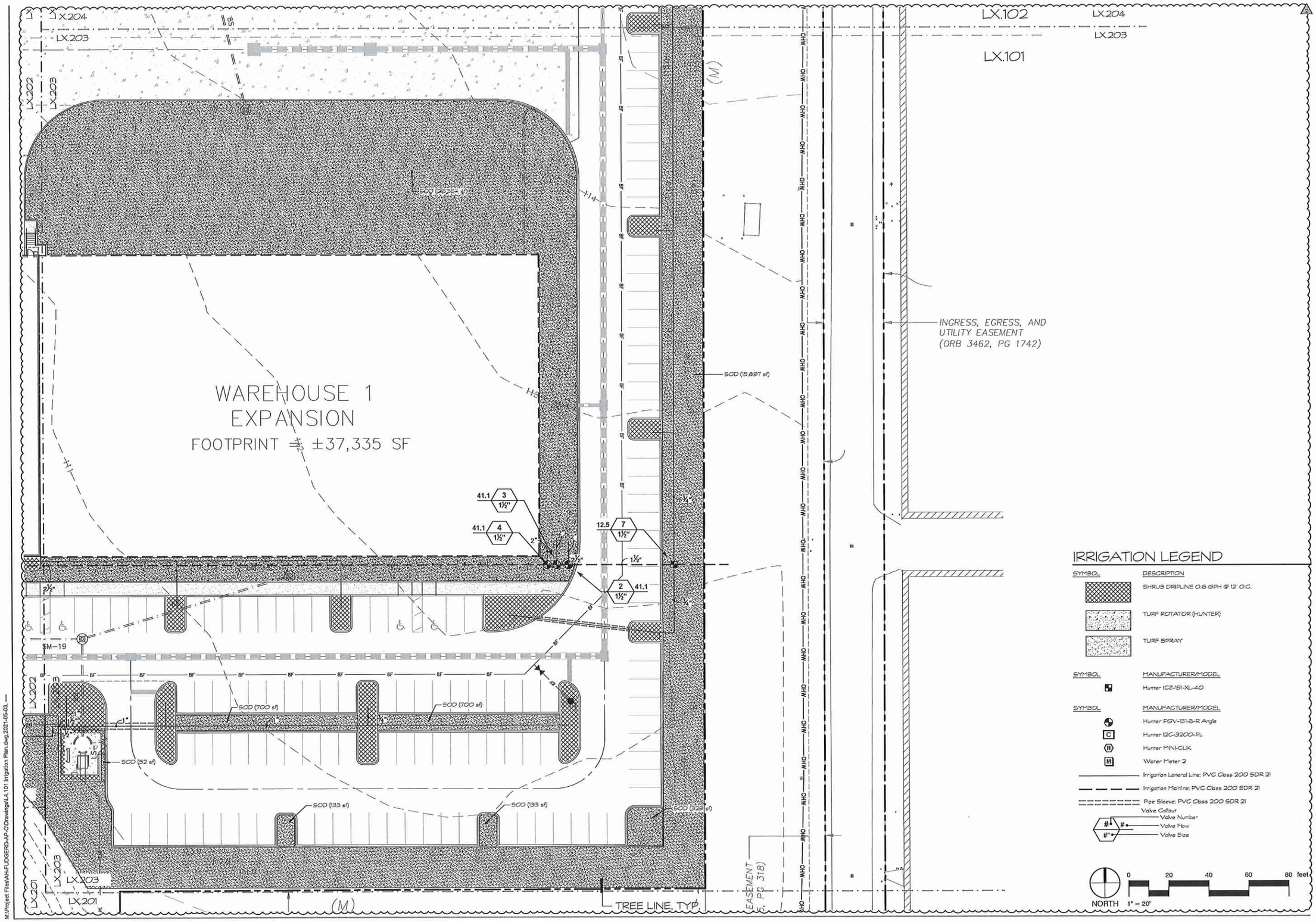
2020-035 Project #

Sheet Title
Irrigation Plan

Sheet No.
L4.102

DRAWN BY: AE
SCALE: 1" = 20'-0"
DESIGNER: AE, GCT
DATE: 2021-05-03

Sheet Count: 24 of 30



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	SHRUB DRIPLINE 0.6 GPH @ 12" O.C.
	TURF ROTATOR (HUNTER)
	TURF SPRAY

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-151-XL-40

SYMBOL	MANUFACTURER/MODEL
	Hunter PGV-151-B-R Angle
C	Hunter I2C-3200-PL
R	Hunter MINI-CLIK
M	Water Meter 2

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

MILLS DESIGN GROUP
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Consultants

REV. DATE: DESCRIPTION: BY:

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Seal

2020.025 Project #

Irrigation Plan

DESIGNER: AE, CH
DATE: 2021-03-02
DRAWN BY: AE
SCALE: 1" = 20'-0

Sheet No.
L4.103

Sheet Count: 25 of 30

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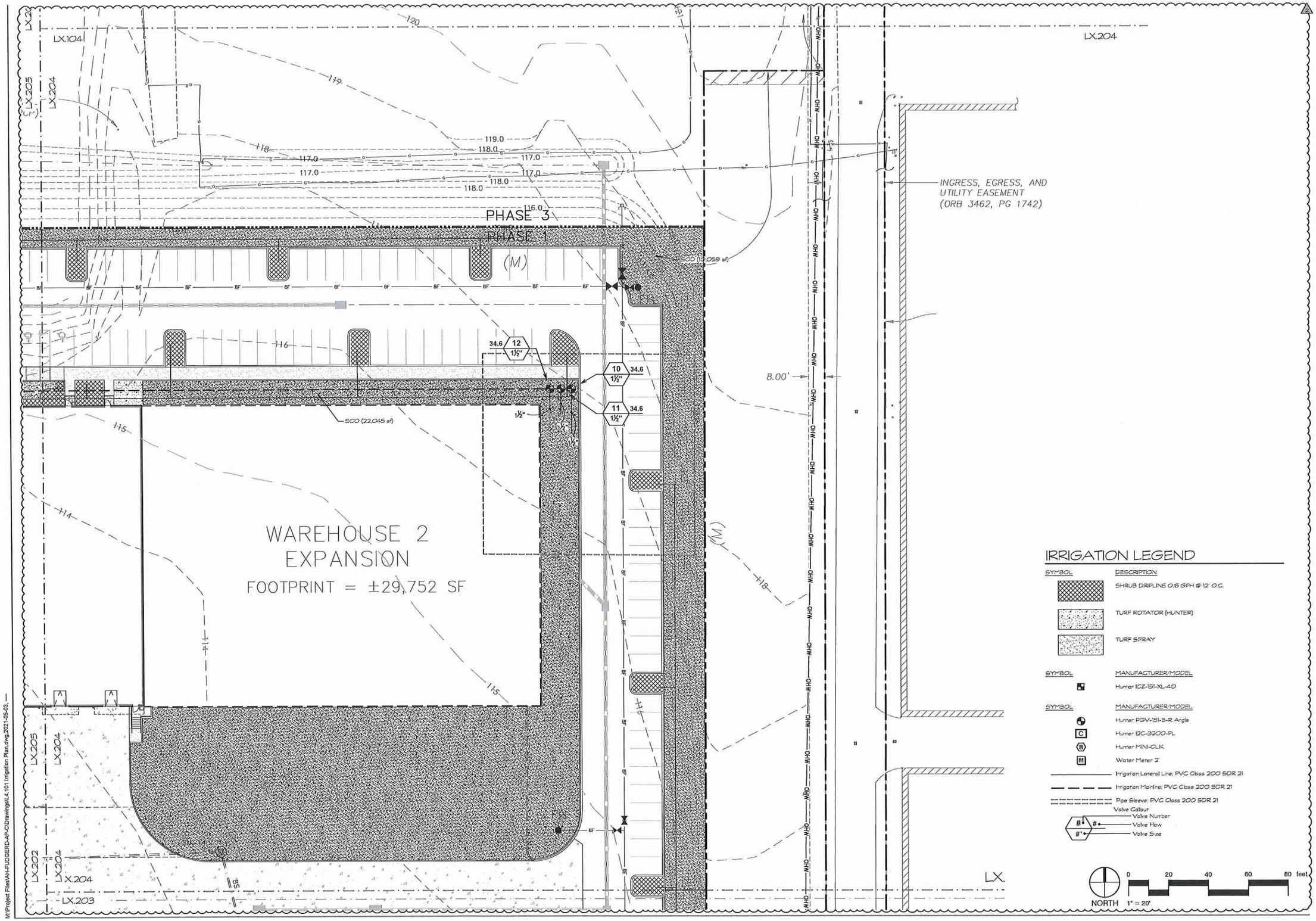

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Consultants

REV.	DATE:	DESCRIPTION:	BY:
1	2021.5.3	UPDATES PER COMMENTS	AE

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Sheet

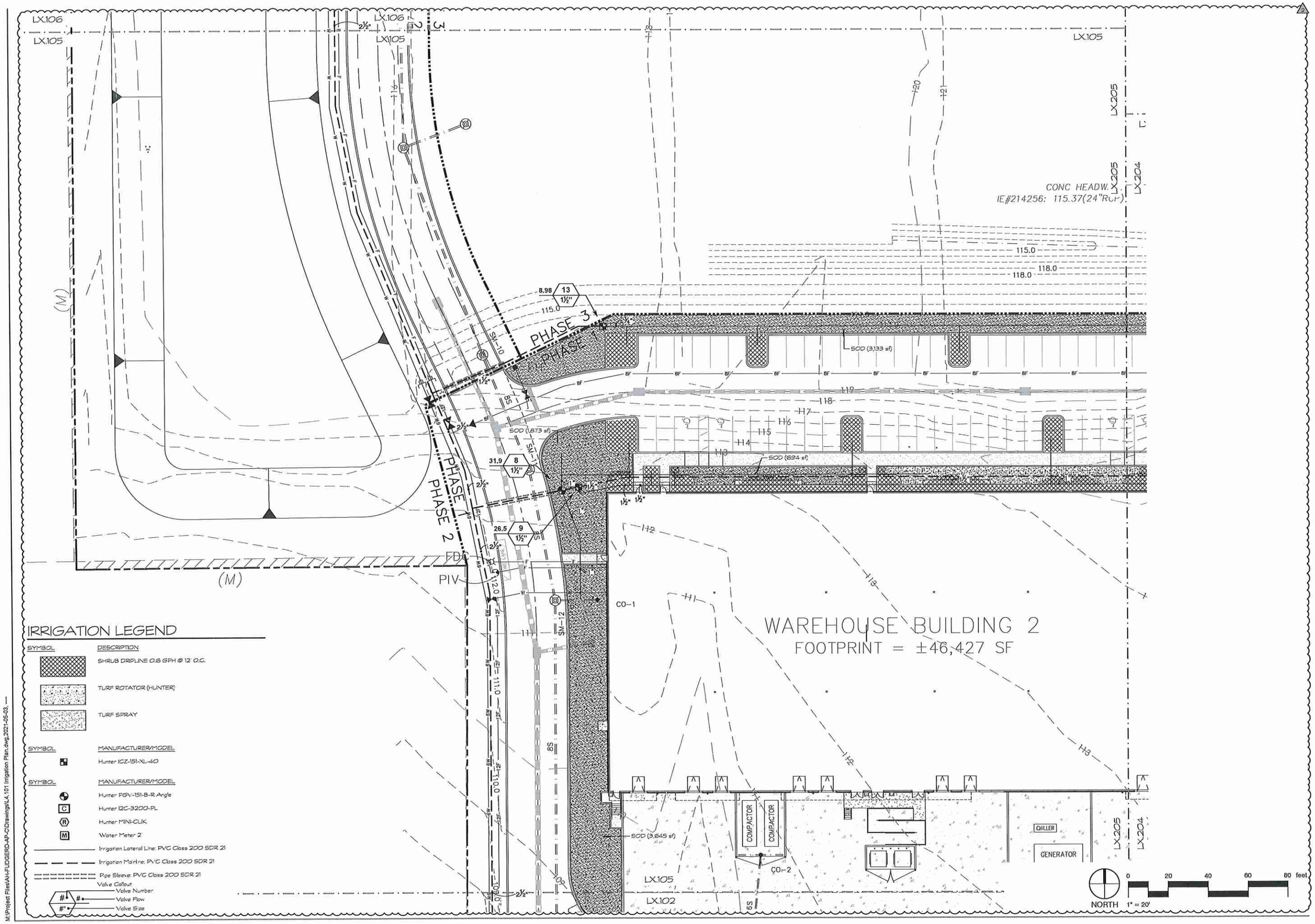
2020.035 Project #

Sheet Title
Irrigation Plan

Sheet No.
L4.104

SCALE: 1" = 20'	DESIGNER: AE
DRAWN BY: AE	CHECKED BY: CH
Date: T = 20-0	Date: 2021-03-02

Sheet Count: 26 of 30



IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.
	TURF ROTATOR (HUNTER)
	TURF SPRAY

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-151-XL-40

SYMBOL	MANUFACTURER/MODEL
	Hunter PGV-151-B-R Angle
C	Hunter I2C-3200-PL
R	Hunter MINI-CLIK
M	Water Meter 2"

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

M:\Project Files\AH-FUDGERD-AP-CI\Drawings\L4.101 Irrigation Plan.dwg,2021-05-03,—

MILLS DESIGN GROUP
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REV. DATE: DESCRIPTION: BY:

Project Name: AdventHealth
Fudge Road
Apopka, FL

Phase 1 & 2

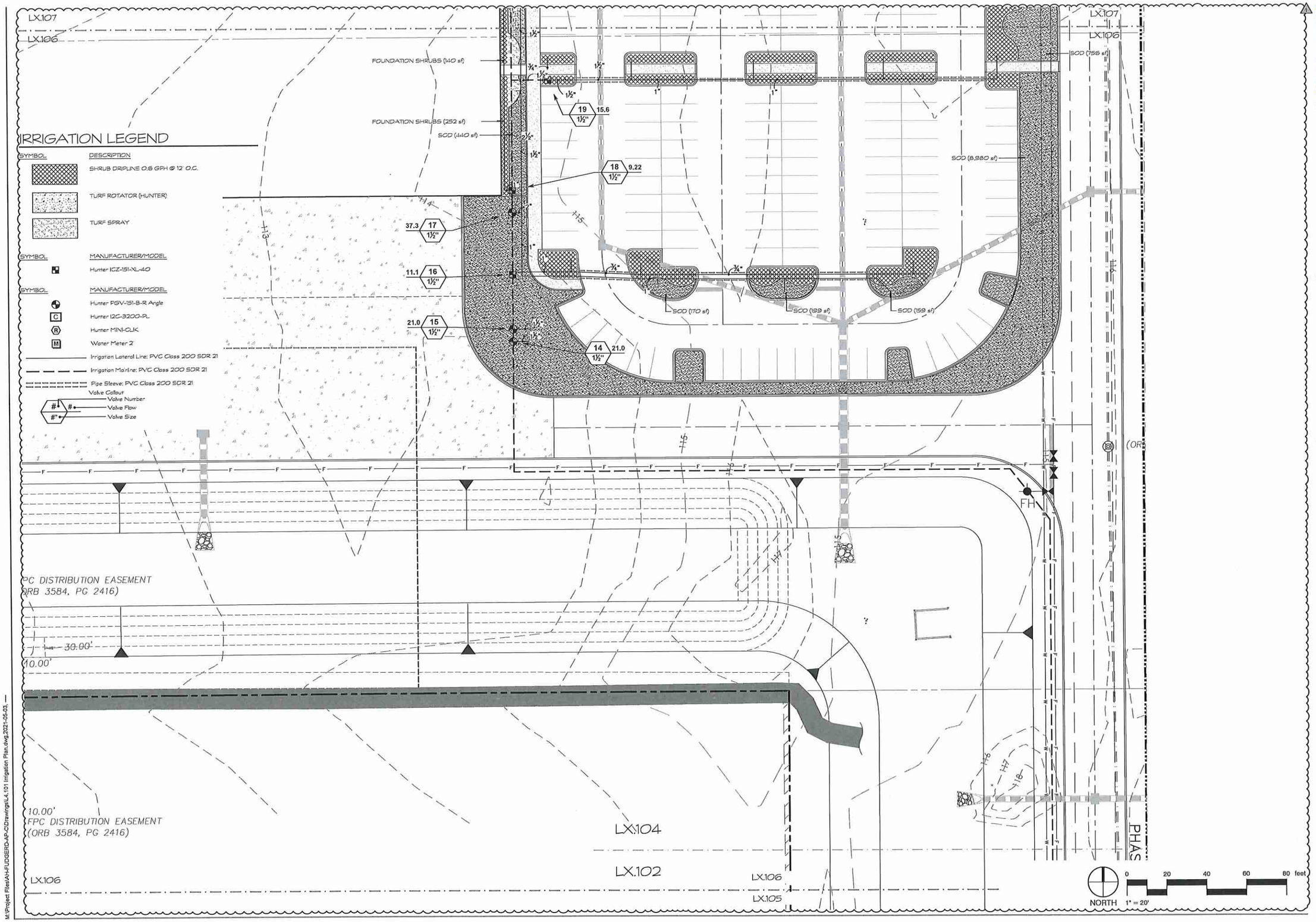
Sheet: Irrigation Plan

2020.015 Project #

Sheet File: L4.105

Drawn by: AE
Scale: 1" = 20'-0"
Checked by: AE, CH
Date: 2021-03-02

Sheet Count: 27 of 30



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REV. DATE: DESCRIPTION: BY:
1 2022.5.3 UPDATES PER COMMENTS AE

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Seal

222.015 Project #

Sheet Title
Irrigation Plan

DRAWN BY: AE
DESIGNER: AE, CFT
Scale: 1" = 20'-0"
Date: 2022-03-02

Sheet No.
L4.106

Sheet Count: 28 of 30

M:\Project Files\AH-FUDGERD-AP-O\Drawings\L4.101 Irrigation Plan.dwg,2021-05-03,—

WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SEC 35-20-27

SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SEC 35-20-27

SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SEC 35-20-27

SET 1/2" IRC "LB68" (FOUND 1/2" IR NO IDENTIFICATION (0.97'N,1.17'E))

SOD (281 sf)

SOD (1,152 sf)

SOD (709 sf)

SOD (9,726 sf)

PHASE 2

IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	SHRUB DRIPLINE 0.6 GPH @ 12' O.C.
	TURF ROTATOR (HUNTER)
	TURF SPRAY

SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-151-XL-40

SYMBOL	MANUFACTURER/MODEL
	Hunter PGV-151-B-R Angle
C	Hunter I2C-3200-PL
R	Hunter MINI-CLIK
M	Water Meter 2"

Irrigation Lateral Line: PVC Class 200 SDR 21

Irrigation Mainline: PVC Class 200 SDR 21

Pipe Sleeve: PVC Class 200 SDR 21

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

NORTH 1" = 20'

0 20 40 60 80 feet

M:\Project Files\AH-FUDGERD-AP-O\Drawings\L4.101 Irrigation Plan.dwg,2021-05-03,

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Consultants

REV:	DATE:	DESCRIPTION:	BY:
1	2021.5.3	UPDATES PER COMMENTS	AE

Phase 1 & 2

Project Name
AdventHealth
Fudge Road
Apopka, FL

Scale:

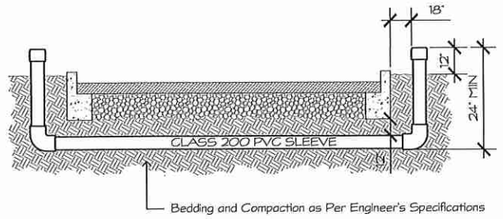
2020.235 Project #

Sheet Title
Irrigation Plan

DRAWN BY:	DESIGNER:
AE	AE, CPI
Scale:	Date:
1" = 20'-0	2021-03-03

Sheet No.
L4.107

Sheet Count: 29 of 30

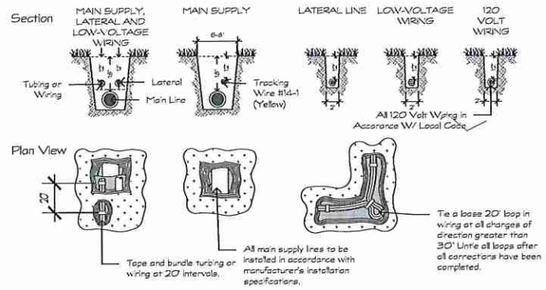


NOTE: INSTALLER OF SLEEVES SHALL BE RESPONSIBLE TO RELOCATE SLEEVES IF NOT PROPERLY INSTALLED.

1 SLEEVING

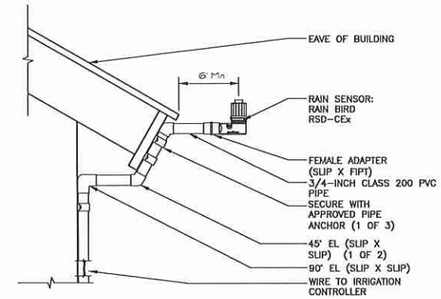
Scale: NTS
RefNote:

NOTE:
1. Contractor to comply with all local codes and ordinances in reference to the installation of pvc piping and low voltage wiring.



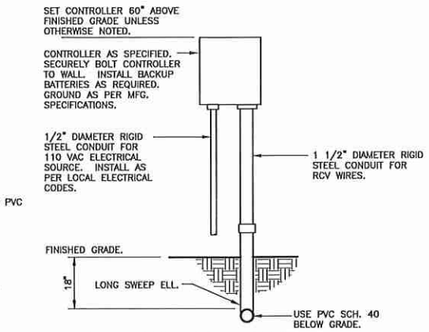
2 TRENCHING

Scale: NTS
RefNote:



3 RAIN SENSOR / WEATHER CONTROLLER

Scale: NTS
RefNote:



4 WALL MOUNT CONTROLLER

Scale: NTS
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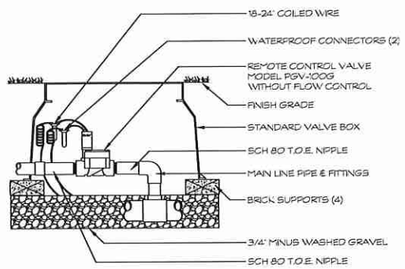
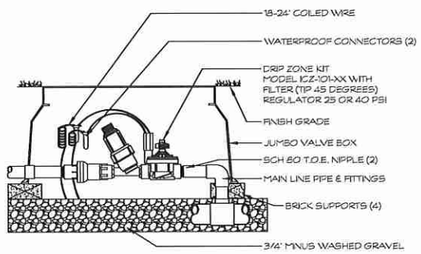


5 PGV GLOBE VALVE WITHOUT FLOW CONTROL

Scale: 1 1/2" = 1'-0"
RefNote:



6 ICZ-101 DRIP CONTROL ZONE

Scale: 1 1/2" = 1'-0"
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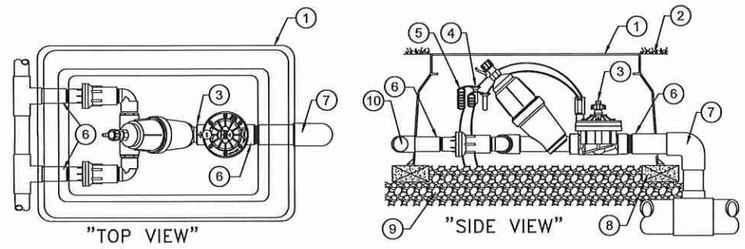
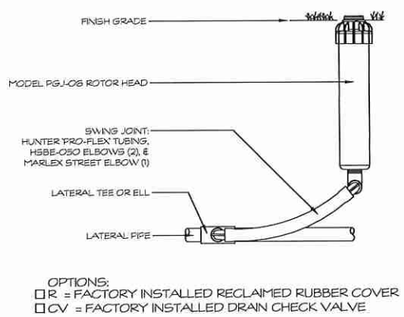


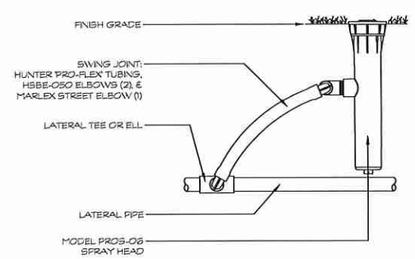
7 ICZ-151-40 DRIP CONTROL KIT

Scale: 1 1/2" = 1'-0"
RefNote:



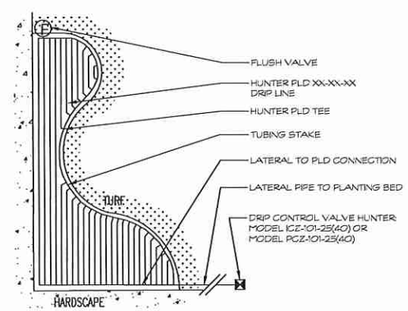
8 PGJ-06 ROTOR HEAD W/ PRO-FLEX TUBING

Scale: 3" = 1'-0"
RefNote:



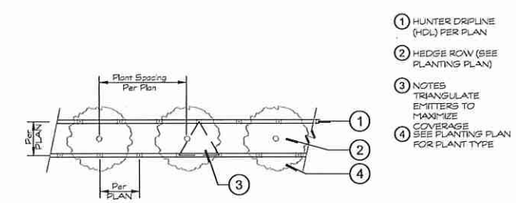
9 PROS-06-SI SPRAY HEAD WITH PRO-FLEX TUBING

Scale: 3" = 1'-0"
RefNote:



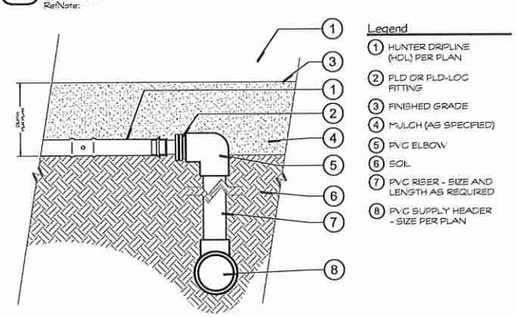
10 CURVILINEAR PLANT BED

Scale: nts
RefNote:



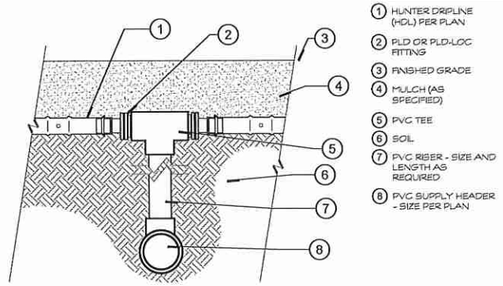
11 DRIP-LINE - HEDGE ROW

Scale: 1 1/2" = 1'-0"
RefNote:



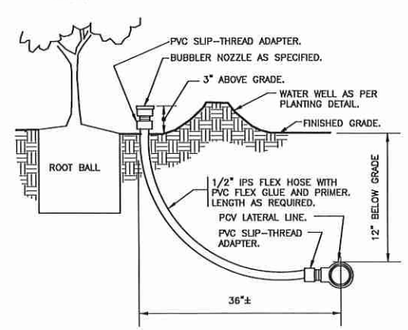
12 HUNTER DRIPLINE - CONNECTION W/ PVC RISER & ELBOW

Scale: NTS
RefNote:



13 HUNTER DRIPLINE - CONNECTION W/ PVC RISER & TEE

Scale: 3" = 1'-0"
RefNote:



14 BUBBLER ON FLEX HOSE RISER

Scale: NTS
RefNote:

M:\Project Files\KH-FUDGERD-AP-CO\Drawings\L4.301 Irrigation Details.dwg,2021-05-03, —

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407.359.8425 // MILLSDG.com

Consultants

REV: DATE: DESCRIPTION: BY:

Phase 1 & 2

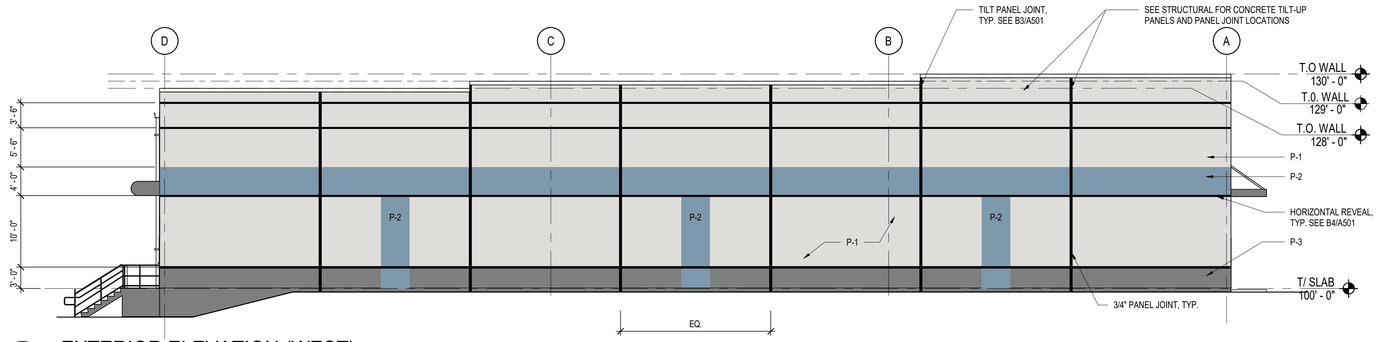
AdventHealth
Fudge Road
Apopka, FL

Seal:

Irrigation Details

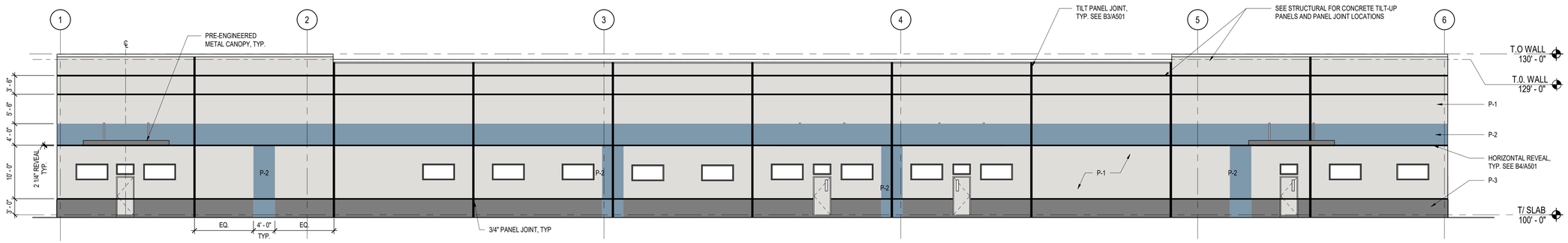
DRAWN BY: AE
DESIGNER: AE-CM
DATE: 2021-03-02
SCALE: N/A
Sheet No. L4.301

Sheet Count: 30 of 30



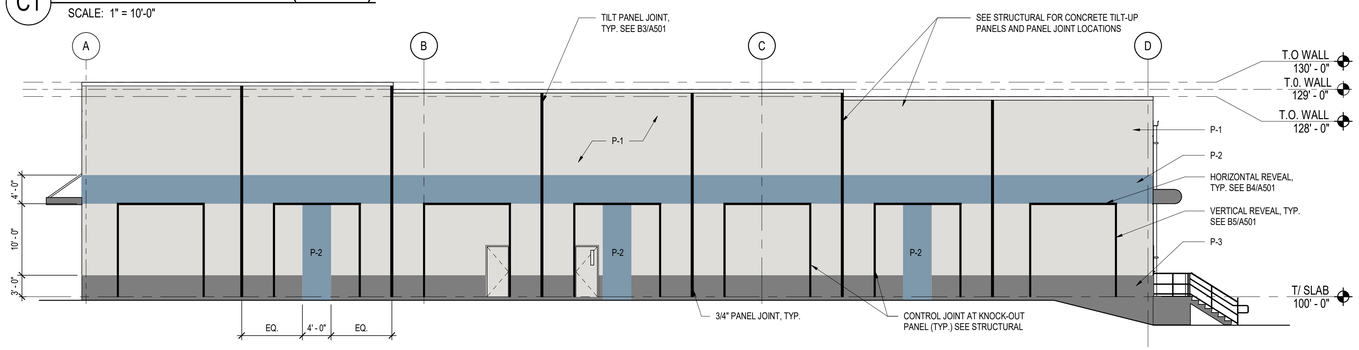
D1 EXTERIOR ELEVATION (WEST)

SCALE: 1" = 10'-0"



C1 EXTERIOR ELEVATION (SOUTH)

SCALE: 1" = 10'-0"



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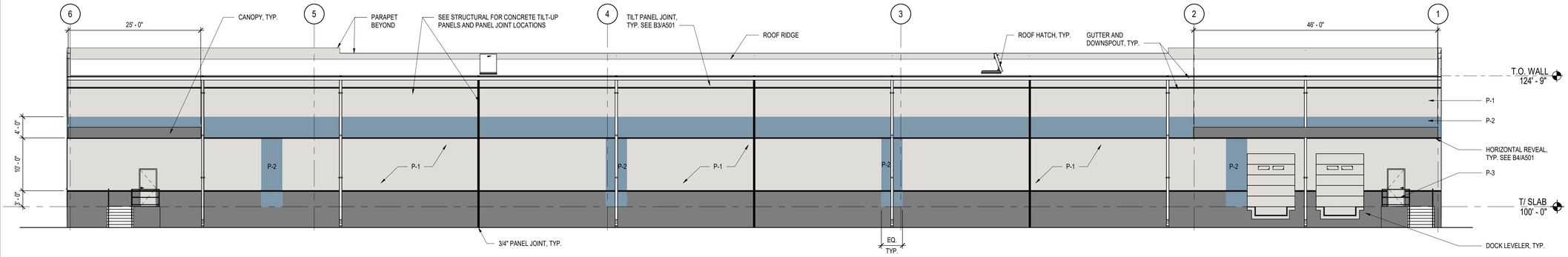
SCALE: 1" = 10'-0"



A1 EXTERIOR ELEVATION (NORTH)

SCALE: 1" = 10'-0"

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Orlando, Florida 32801
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5620 * LCC000210 * GB238

AdventHealth

PROJECT TITLE:

AdventHealth FUDGE ROAD COMPLEX PHASE 1 & 2

PROJECT ADDRESS:

4051 FUDGE ROAD
APOPKA, FL 32703

NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	03/17/2021
REVIEWED BY:	JS
DRAWN BY:	GF
DESIGNED BY:	MW
PROJECT NUMBER:	504-0331-000

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SHEET TITLE:

BUILDING ELEVATIONS

A1.1

PROJECT STATUS:
MAJOR DEVELOPMENT PLAN

3/12/2021 10:32:54 AM C:\Users\hiltgenf\Documents\504033700\0_ARCH_SHELL_CENTRAL_R20_tayl\or.hiltgen.rvt

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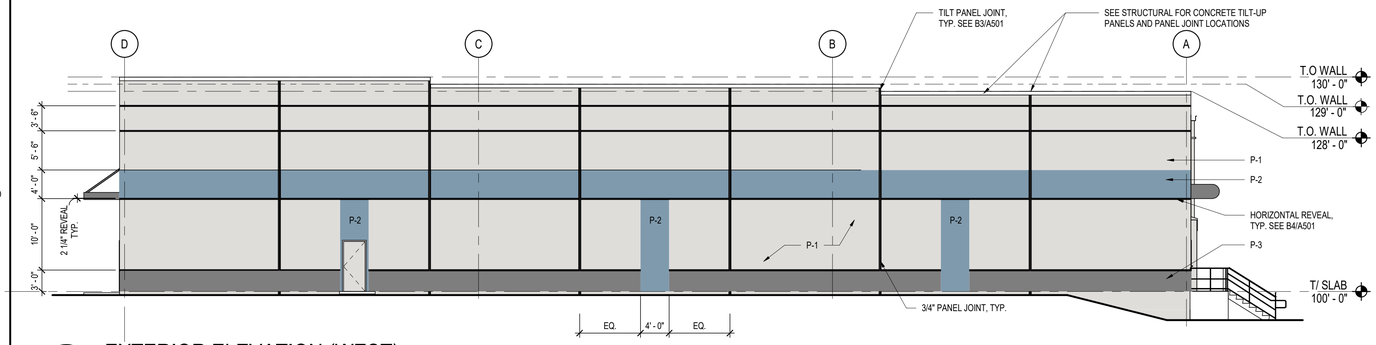
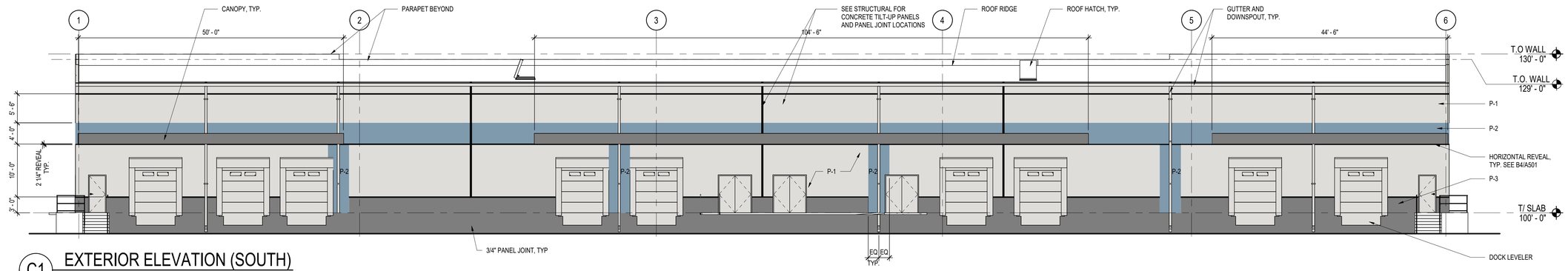


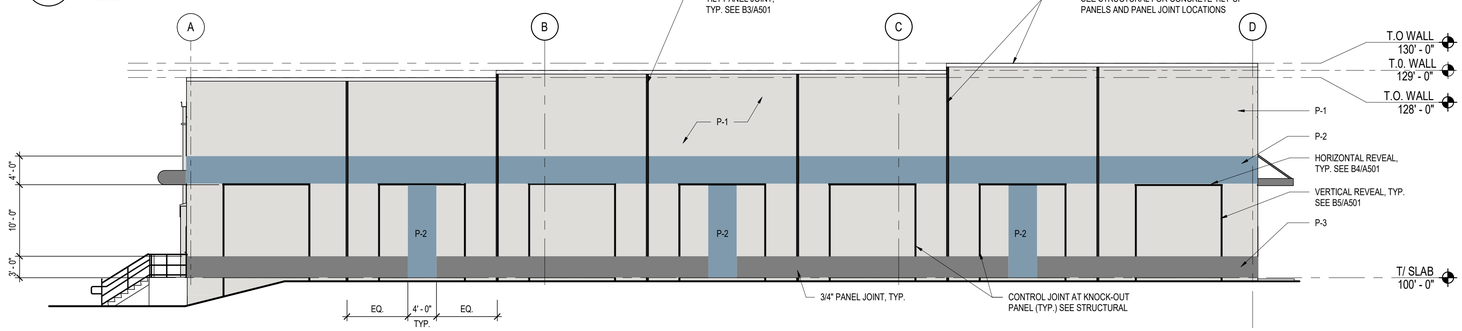
D1 EXTERIOR ELEVATION (WEST)

SCALE: 1" = 10'-0"



C1 EXTERIOR ELEVATION (SOUTH)

SCALE: 1" = 10'-0"



B1 EXTERIOR ELEVATION (EAST)

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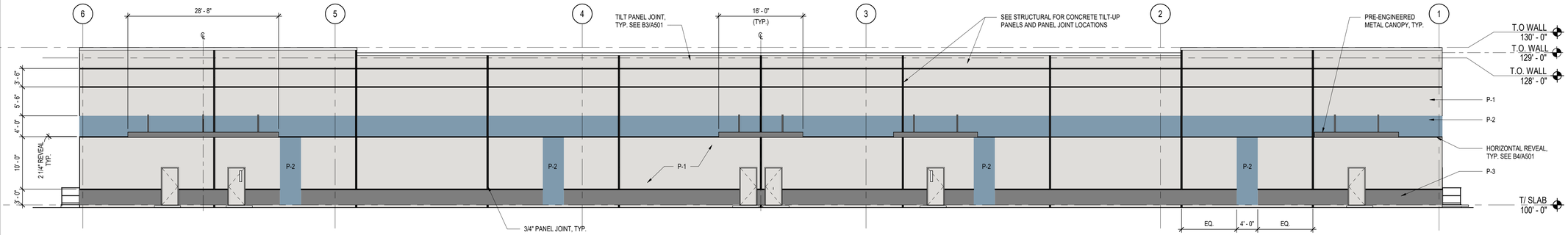

A1 EXTERIOR ELEVATION (NORTH)

SCALE: 1" = 10'-0"

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www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956
5620 * LCC000210 * GB238

AdventHealth

PROJECT TITLE:

AdventHealth FUDGE ROAD COMPLEX PHASE 1 & 2

PROJECT ADDRESS:

4051 FUDGE ROAD
APOPKA, FL 32703

NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	03/17/2021
REVIEWED BY:	JS
DRAWN BY:	TH
DESIGNED BY:	MW
PROJECT NUMBER:	504-0331-000

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SHEET TITLE:

BUILDING ELEVATIONS

A2.1

PROJECT STATUS:
MAJOR DEVELOPMENT PLAN

3/12/2021 10:23:14 AM C:\Users\hilligent\Documents\504033100_002 503A-503B Shell_R20_taylor.hilligen.rvt

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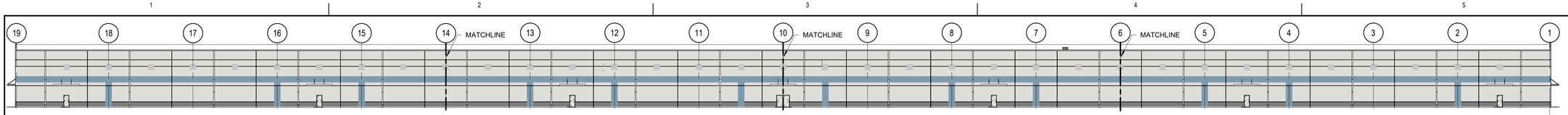
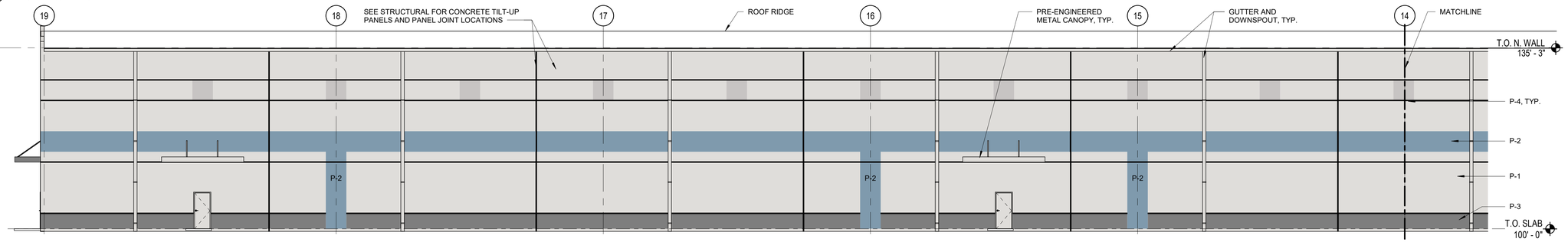


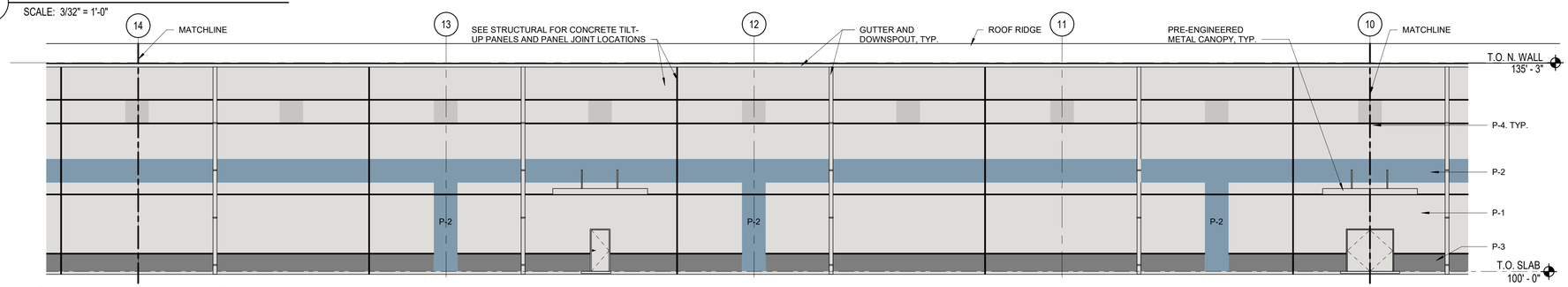
E1 NORTH WALL ELEVATION - FULL ELEVATION

SCALE: 1/32" = 1'-0"



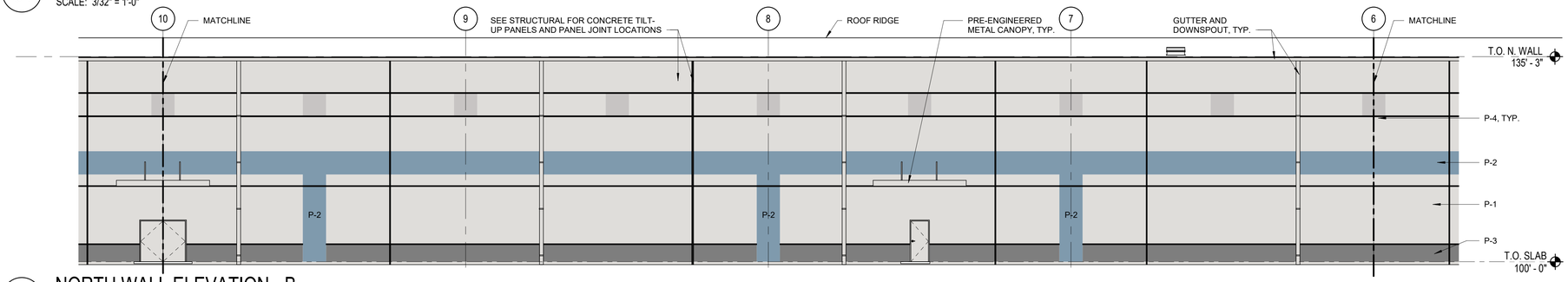
D1 NORTH WALL ELEVATION - D

SCALE: 3/32" = 1'-0"



C1 NORTH WALL ELEVATION - C

SCALE: 3/32" = 1'-0"



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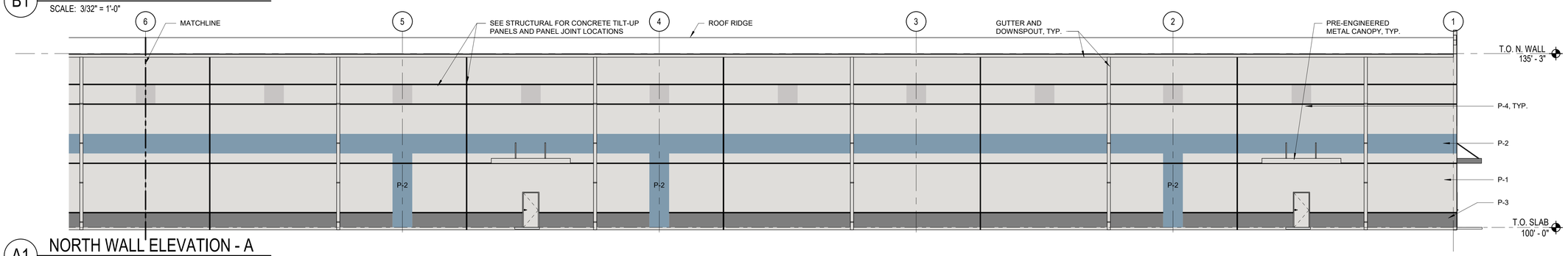
SCALE: 3/32" = 1'-0"



A1 NORTH WALL ELEVATION - A

SCALE: 3/32" = 1'-0"

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5620 * LCC000210 * GB238

AdventHealth

PROJECT TITLE:

AdventHealth FUDGE ROAD COMPLEX PHASE 1 & 2

PROJECT ADDRESS:

4051 FUDGE ROAD
APOPKA, FL 32703

NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	03/17/2021
REVIEWED BY:	JS
DRAWN BY:	TH/GF
DESIGNED BY:	MW/IL
PROJECT NUMBER:	504-0331-000

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SHEET TITLE:

BUILDING ELEVATIONS

A3.1

PROJECT STATUS:
MAJOR DEVELOPMENT PLAN

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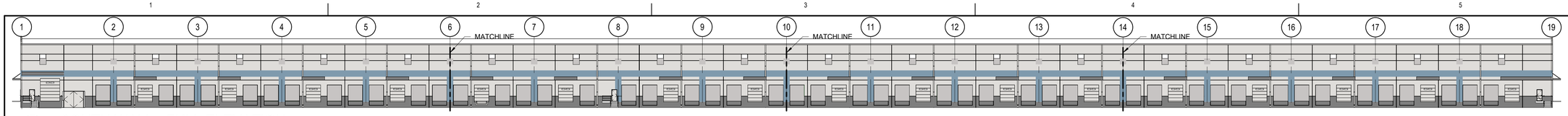
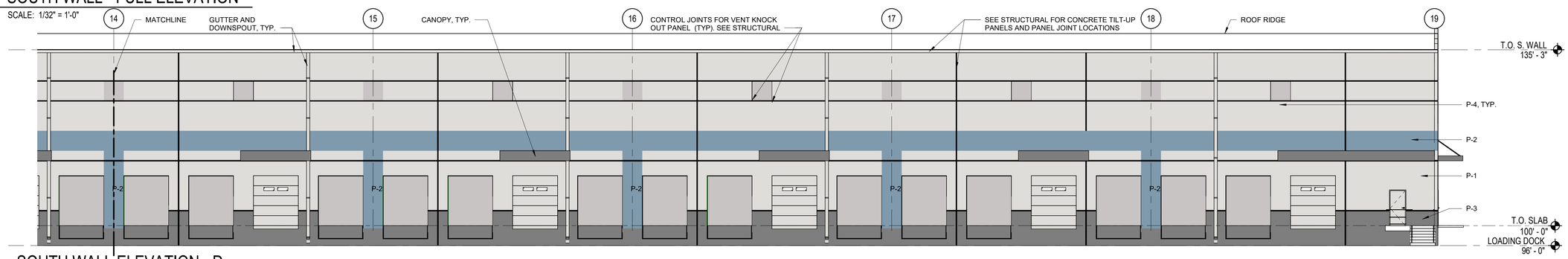
3/12/2021 10:11:33 AM BIM 360://5040331000_AH Apopka Distribution Center/5040331000_001 Warehouse Shell_R20.rvt



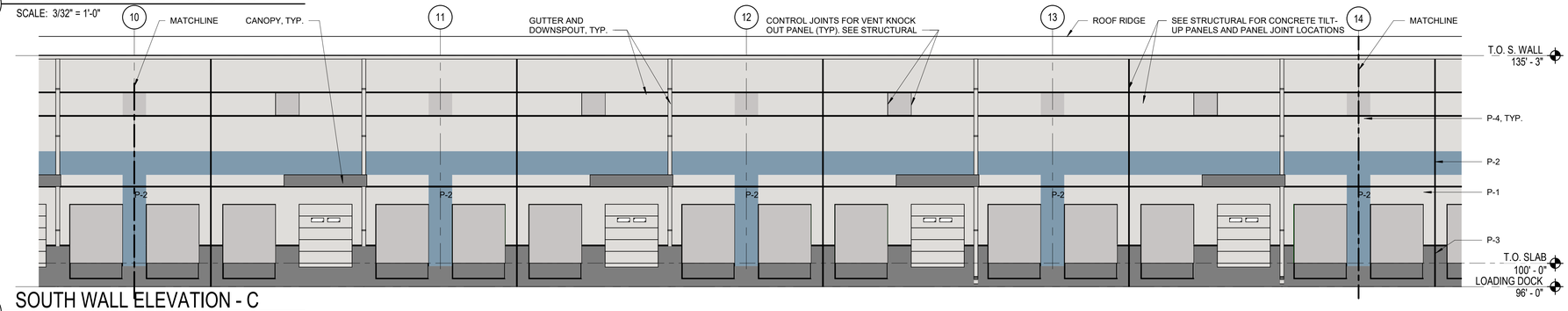
E1 SOUTH WALL - FULL ELEVATION

SCALE: 1/32" = 1'-0"



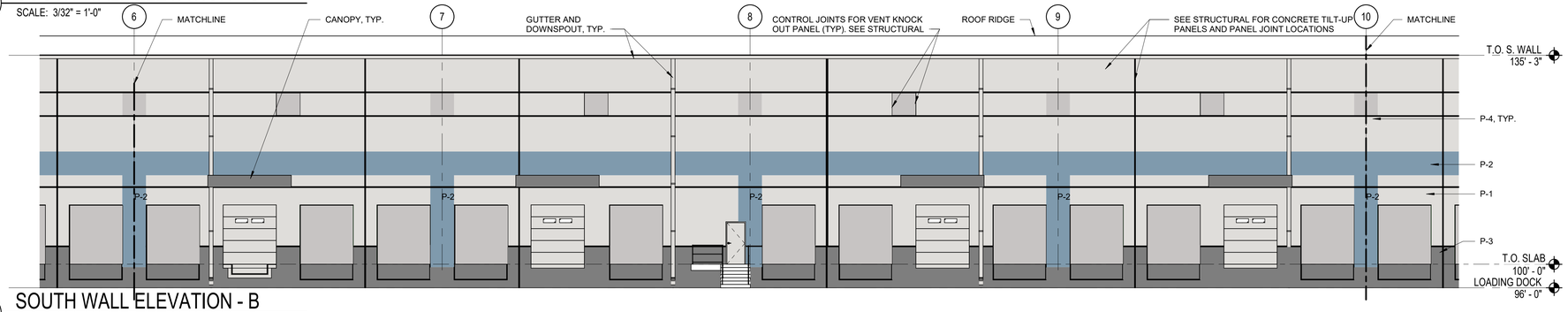
D1 SOUTH WALL ELEVATION - D

SCALE: 3/32" = 1'-0"



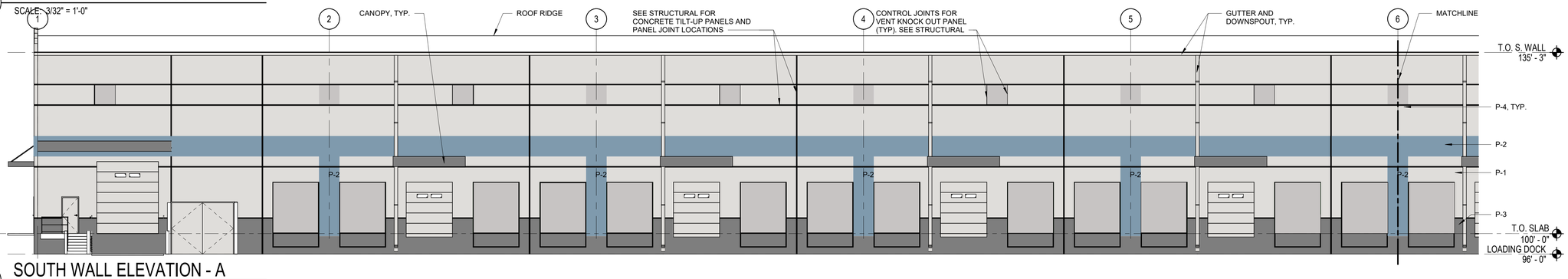
C1 SOUTH WALL ELEVATION - C

SCALE: 3/32" = 1'-0"



B1 SOUTH WALL ELEVATION - B

SCALE: 3/32" = 1'-0"



A1 SOUTH WALL ELEVATION - A

SCALE: 3/32" = 1'-0"

RS&H
301 E. Pine Street, Suite 350
Orlando, Florida 32801
407-893-5600 Fax 407-264-6624
www.rsandh.com
FL Cert. Nos. AAC001886 * IB26000956
5620 * LCC000210 * GB238

AdventHealth

PROJECT TITLE:

AdventHealth FUDGE ROAD COMPLEX PHASE 1 & 2

PROJECT ADDRESS:

4051 FUDGE ROAD
APOPKA, FL 32703

NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	03/17/2021
REVIEWED BY:	JS
DRAWN BY:	TH/GF
DESIGNED BY:	MW/IL
PROJECT NUMBER:	**504-0331-000**

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SHEET TITLE:

BUILDING ELEVATIONS

A3.2

PROJECT STATUS:
MAJOR DEVELOPMENT PLAN

3/12/2021 10:11:36 AM BIM 360://5040331000_AH Apopka Distribution Center/5040331000_001 Warehouse Shell_R20.rvt

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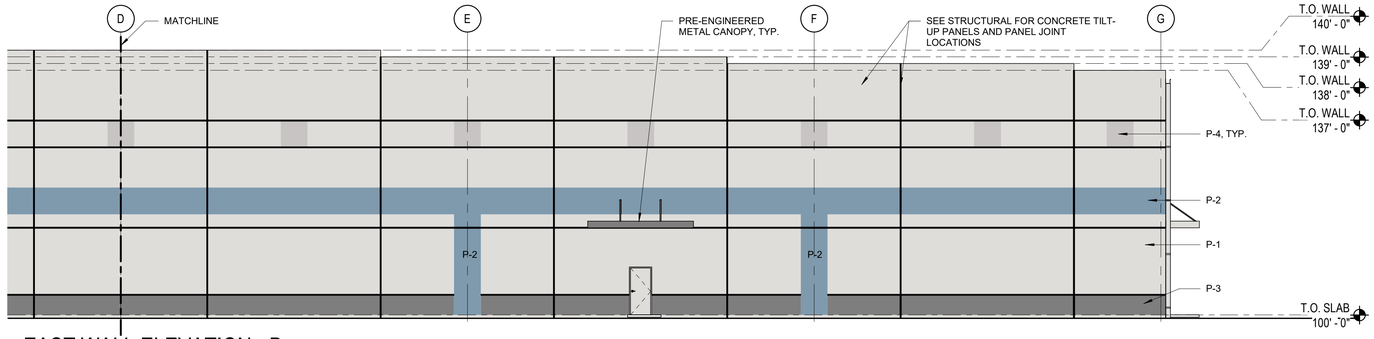
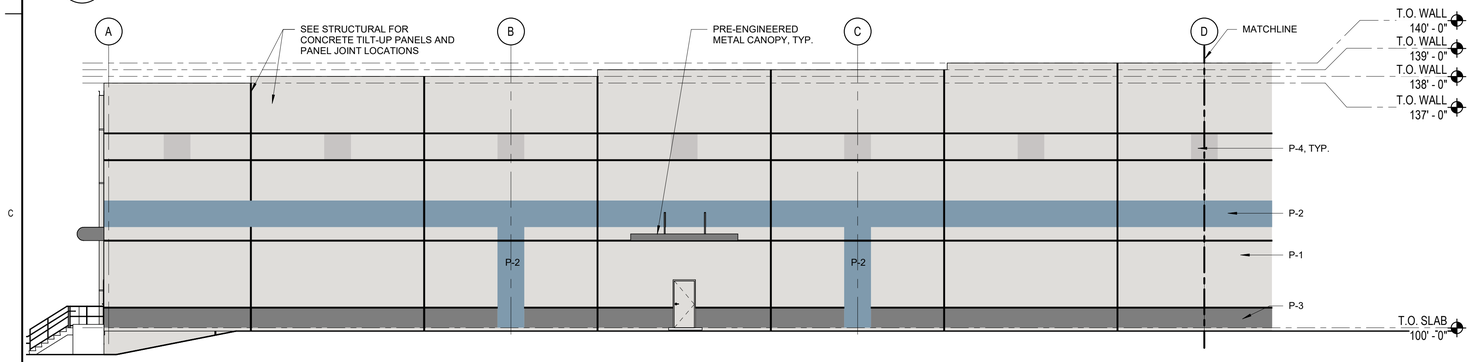


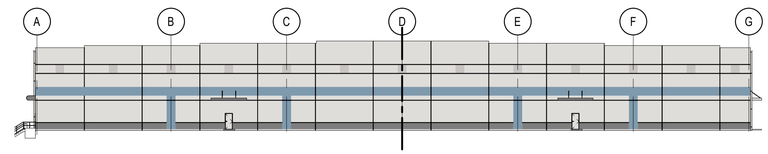
D1 EAST WALL ELEVATION - B

SCALE: 3/32" = 1'-0"



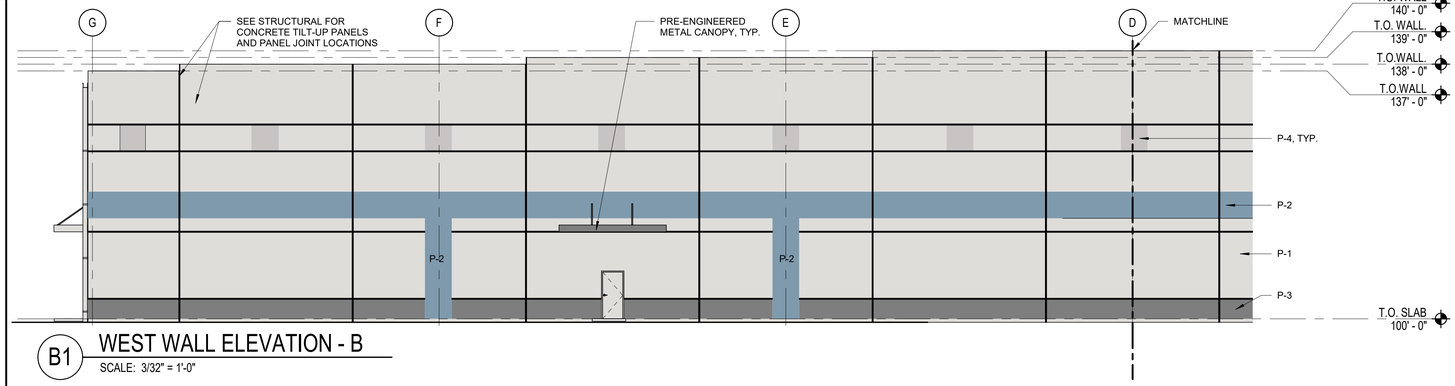
C1 EAST WALL ELEVATION - A

SCALE: 3/32" = 1'-0"



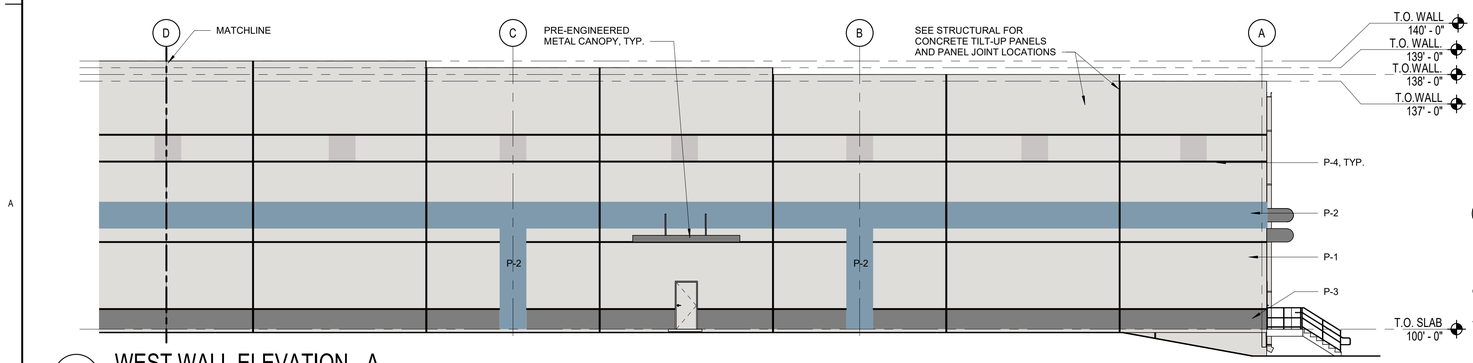
B4 FULL EAST WALL ELEVATION

SCALE: 1/32" = 1'-0"



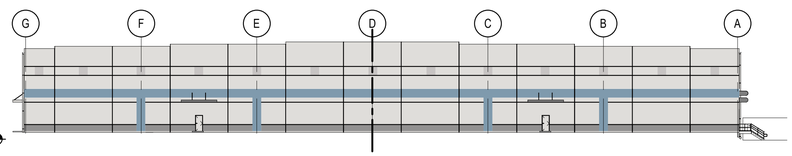
B1 WEST WALL ELEVATION - B

SCALE: 3/32" = 1'-0"



A1 WEST WALL ELEVATION - A

SCALE: 3/32" = 1'-0"



A4 FULL WEST WALL ELEVATION

SCALE: 1/32" = 1'-0"

RS&H
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FL Cert. Nos. AAC001886 * IB26000956
5620 * LCC000210 * GB238

AdventHealth

PROJECT TITLE:

AdventHealth FUDGE ROAD COMPLEX PHASE 1 & 2

PROJECT ADDRESS:

4051 FUDGE ROAD
APOPKA, FL 32703

NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

DATE ISSUED:	03/17/2021
REVIEWED BY:	JS
DRAWN BY:	TH/GF
DESIGNED BY:	MW/IL
PROJECT NUMBER:	**504-0331-000**

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SHEET TITLE:

BUILDING ELEVATIONS

A3.3

PROJECT STATUS:
MAJOR DEVELOPMENT PLAN

3/12/2021 10:11:47 AM BIM 360://5040331000_AH Apopka Distribution Center/5040331000_001 Warehouse Shell_R20.rvt

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CITY OF APOPKA
PLANNING COMMISSION

____	CONSENT	MEETING OF:	July 13, 2021
____	BUSINESS	FROM:	Community Development
____	PUBLIC HEARING	EXHIBITS:	Vicinity Map
____	SITE PLAN		Final Development Plan
____	SPECIAL REPORT		OCPS CMA
_X_	OTHER: FDP/Plat		Ordinance No. 2508

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE WINDWARD HILLS FINAL DEVELOPMENT PLAN AND PLAT**

SUMMARY:

OWNER:	Windward Hills, LLC, c/o FHC Development
APPLICANT:	Luke M. Classon, P.E.
LOCATION:	4145 W. Orange Blossom Trail
PARCEL ID NUMBERS:	36-20-27-0000-00-006, 35-20-27-0000-020, 35-20-27-0000-00-053
EXISTING USE:	Vacant
FLUM DESIGNATION:	Mixed-Use, Low Density Suburban Residential (0-3.5 du/ac)
CURRENT ZONING:	PD (Planned Development)
PROPOSED DEVELOPMENT:	101 single family homes
TRACT SIZE:	67.76 +/- acres
APPLICABLE LDC/ORDINANCE:	1993 Land Development Code, Planned Unit Development Ordinance No. 2508 - adopted August 3, 2016

RECOMMENDED MOTION:
Recommned approval of the Windward Hills - Final Development Plan and Plat.

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (City)	Low Density Suburban Residential	RSF-1B	Chandler Estates subdivision
East (County, City)	Orange County Rural, City Low Density Suburban Residential	Orange County A-1, City R-1AA	Agricultural container nursery
South (County, City)	Orange County Rural, City Mixed-Use	Orange County PD, City PD	International Bible Institute and Seminary, Vacant property
West (City)	None assigned (right-of-way), Industrial	AIR	Right-of-way, Orlando-Apopka Airport

PROJECT SUMMARY: The applicant has submitted a Final Development Plan and Plat for consideration which details the development of 101 single-family units on 67.76 acres. The subject property is located at 4145 W. Orange Blossom Trail. Development is subject to the standards and conditions set forth in PD Ordinance No. 2508 which was adopted on August 3, 2016 under the 1993 Land Development Code, and requires the following:

- The uses permitted within the PUD district shall be: single-family homes and associated accessory uses or structures consistent with land use and development standards established for the R-1A zoning category and Neighborhood Commercial, except where otherwise addressed in this ordinance.

- Development of the property shall occur with the Master Site Plan set forth in Exhibit "A". If a development standard or zoning regulation is not addressed within Exhibit "A", development shall comply with the R-1A zoning standards set forth in the Land Development Code. Where any development standard conflicts between the Apopka Farms Master Plan/Preliminary Development Plan and the Land Development Code, the Master Plan/Preliminary Development Plan shall preside. Any proposed revision to the Master Plan shall be evaluated and processed pursuant to Section 2.02.18.N (Master plan revision), LDC.

The minimum setbacks applicable to this project are:

Setback	**Minimum Standard**
Front	25'
Side	7.5'
Rear	20'
Street corner	15'

Consistent with the requirements of Ordinance No. 2508 and the approved Master Plan/Preliminary Development Plan, a minimum lot width of 70-feet is provided in the subdivision. All other design elements are consistent with the R-1A zoning district standards as detailed in the 1993 Land Development Code.

ACCESS: The proposed subdivision will be accessed via N. Orange Blossom Trail and through the adjacent Chandler Estates subdivision located to the north which is noted on the plat as Windward Hills Boulevard. Consistent with the approved Master Plan, two lots totaling 3.41 acres in size are located adjacent to N. Orange Blossom Trail and are reserved for commercial development. Two neighborhood streets, Lake Bluff Loop and Center Cove Lane will lead to interior subdivision lots located off Windward Hills Boulevard.

STORMWATER: Consistent with the approved Master Plan, stormwater is proposed to be discharged into Tracts H and I. Tract H is located to the south of lots 1-3, and Tract I is located to the south of lots 60-69. These tracts are proposed to be owned and maintained by the homeowners association.

RECREATION: Consistent with the Master Plan, Tract K is one acre in size and is reserved for a Park and Recreation area which consists of a play structure and grassed areas.

BUFFER/TREE PROGRAM: The site is heavily wooded, with Oak trees constituting the majority of vegetation on site. A tree mitigation payment to the Arbor fund in the amount of $141,970.00 will be required to be paid prior to the issuance of a site clearing permit. Street trees will be provided that are spaced 50-feet on center. The landscape plan proposes the planting of 118 Live Oaks, 54 Magnolias, and 65 Sycamore trees.

SCHOOL CAPACITY REPORT: The applicant has obtained a Concurrency Management Agreement (CMA) from Orange County Public Schools (OCPS). The subject property is served by the following schools: Zellwood Elementary, Wolf Lake Middle, and Apopka High.

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

PUBLIC HEARING SCHEDULE:
July 13, 2021 - Planning Commission, 5:30 pm
August 4, 2021 - City Council, 1:30 pm

RECOMMENDATION ACTION:
Development Review Committee: Finds the Final Development Plan and Plat to be consistent with the Master Plan/Preliminary Development Plan and recommends approval of the Windward Hills Final - Development Plan and Plat.

Recommended Motion: Find the Final Development Plan and Plat consistent with the Land Development Code and Master Plan/Preliminary Development Plan, and recommend approval of the Windward Hills - Final Development Plan and Plat.

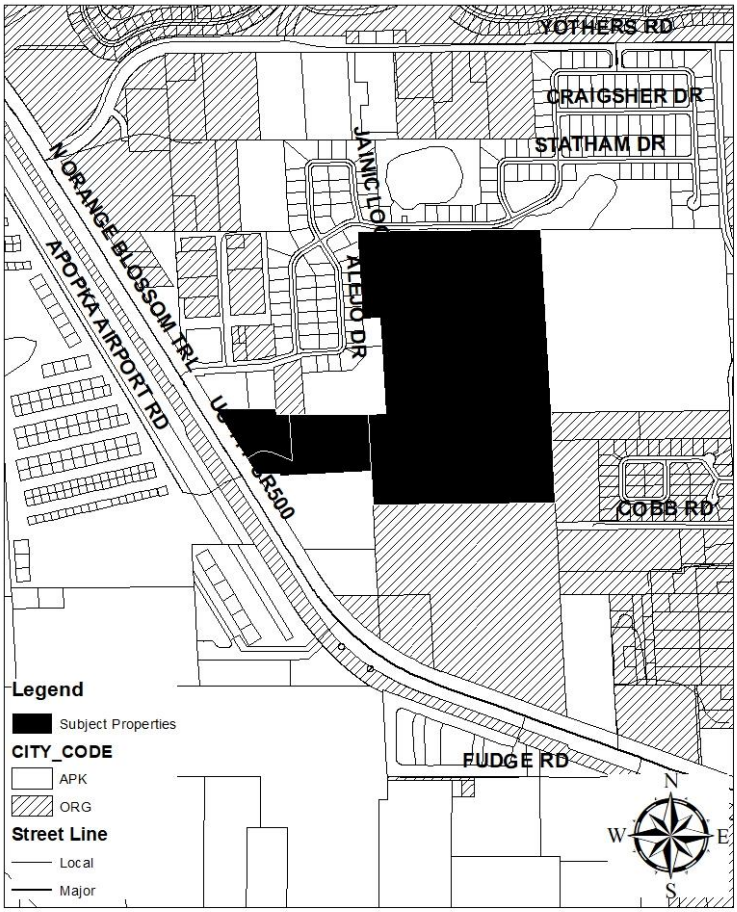
Planning Commission Role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny based on consistency with the Comprehensive Plan and Land Development Code and PD Ordinance.

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.

Project: Windward Hills
Owned by: Windward Hills, LLC, c/o FHC Development
Location: 4145 W. Orange Blossom Trail
Parcel ID: 36-20-27-0000-00-006, 35-20-27-0000-020, 35-20-27-0000-00-053

N

VICINITY MAP



FINAL DEVELOPMENT PLAN
FOR
WINDWARD HILLS
(f.k.a. APOPKA FARMS)
CITY OF APOPKA , FLORIDA

OCPA PARCEL ID'S: 36-20-27-0000-00-006; 35-20-27-0000-00-020; & 35-20-27-0000-00-053

LEGAL DESCRIPTION PER BISHMAN SURVEYING & MAPPING, INC. DATED: MAY, 2018

PARCEL 1:
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

AND

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE SOUTH 489' OF THE WEST 125' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36.

MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼, SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN N.89°27'12"E., ALONG THE SOUTH LINE OF THE SOUTH 489' OF THE WEST 125' OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 125.15 FEET; THENCE N.0°12'25"W., ALONG THE EAST LINE OF SAID SOUTH 489' OF THE WEST 125', A DISTANCE OF 489.83 FEET, TO THE NORTHEAST CORNER OF SAID SOUTH 489' OF THE WEST 125'; THENCE S.89°27' 12"W., ALONG THE NORTH LINE OF SAID SOUTH 489' OF THE WEST 125', A DISTANCE OF 125.15 FEET; THENCE N.0°12'25"W., ALONG THE WEST LINE OF THE AFORESAID SOUTHWEST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 632.58 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; THENCE N.89°27'11"E., ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 1,324.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; THENCE S.00°07'47"E., ALONG THE EAST LINE OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼, A DISTANCE OF 1,321.18 FEET, TO THE SOUTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; THENCE S.02°57'34"E., ALONG THE EAST LINE OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE AFORESAID SECTION 36, A DISTANCE OF 657.81 FEET, TO THE SOUTHEAST CORNER OF SAID NORTH ½; THENCE S.89°37'08"W., ALONG THE SOUTH LINE OF SAID NORTH ½, A DISTANCE OF 1,318.55 FEET, TO THE SOUTHWEST CORNER OF SAID NORTH ½; THENCE N.89°01'02"W. ALONG THE WEST LINE OF SAID NORTH ½, A DISTANCE OF 654.63 FEET TO THE POINT OF BEGINNING.
CONTAINING 57.9 ACRES, MORE OR LESS.

PARCEL 2 (EASEMENT):
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, AS CREATED BY THE INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1167, PAGE 1359; THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LYING NORTH AND EAST OF THE SEABOARD AIR LINE RAILROAD, LESS AND EXCEPT THE SOUTH 2 1/2 ACRES THEREOF; AND ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE LANDS DEEDED TO THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA, BY VIRTUE OF QUIT CLAIM DEED RECORDED IN DEED BOOK 589, PAGE 438, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN WEST 10 CHAINS; THENCE RUN SOUTH 448.89 FEET; THENCE RUN NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID SECTION 411.84 FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 40.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 600.00 FEET THEREOF, AND ALSO LESS AND EXCEPT ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE ROAD RIGHT OF WAY FOR WEST ORANGE BLOSSOM TRAIL (STATE ROAD 500M US HIGHWAY 441) ON WEST.

PROJECT TEAM:

PROPERTY OWNER/DEVELOPER
WINDWARD HILLS, LLC
C/O FHC DEVELOPMENT
ATTN: FRANK CAWTHON
PO BOX 1015
WINDERMERE, FL 34786
PHONE: (407) 925-2667
EMAIL: FRANKCAWTHON@MSN.COM

CIVIL ENGINEER
APPIAN ENGINEERING, LLC
ENGINEER: LUKE M. CLASSON, P.E.
2221 LEE RD., SUITE 17
WINTER PARK, FL 32789
PHONE: (407) 960-5868
EMAIL: LCLASSON@APPIANFL.COM

SURVEYOR
BISHMAN SURVEYING AND MAPPING, INC.
SURVEYOR: ARON BISHMAN, PSM
32 W PLANT ST
WINTER GARDEN, FL 34787
PHONE: (407) 905-8877
EMAIL: ARON@BISHMANSURVEYING.COM

LANDSCAPE ARCHITECT
LANDSCAPE DESIGNS, LLC
ARCHITECT: CARL J. KELLY JR., RLA
4465 GABRIELLA LANE
WINTER PARK, FLORIDA 32792
PHONE: (407) 484-3414
EMAIL: CKELLY1@CFL.RR.COM

ENVIRONMENTAL ENGINEER
BIO-TECH CONSULTING, INC.
ENGINEER: DANIEL GOUGH, P.E.
3025 EAST SOUTH STREET
ORLANDO, FL 32803
PHONE: (407) 894-5969
EMAIL: DANNY@BIO-TECHCONSULTING.COM

GEOTECHNICAL ENGINEER
DEVO ENGINEERING, LLC
ENGINEER: DEVO SEEREERAM, P.E.
5500 ALHAMBRA DR
ORLANDO, FLORIDA 32808
PHONE: (407) 290-2371
EMAIL: DEVO@DEVOENG.COM

TRAFFIC ENGINEER
TRAFFIC PLANNING & DESIGN, INC.
TRAFFIC ENGINEER: TURGUT DERVISH, P.E.
535 VERSAILLES DR
MAITLAND, FLORIDA 32751
PHONE: (407) 628-9955
EMAIL: TURGUT@TPDTRAFFIC.COM

RETAINING WALL CONTRACTOR
ASSOCIATED CONSTRUCTION PRODUCTS, INC
ATTN: TIM CARMICHAEL
25352 WESLEY CHAPEL BLVD.
LUTZ, FL 33559
PHONE: (813) 973-4425
EMAIL: TCARMICHAEL@ACPFL.COM

UTILITY PROVIDERS

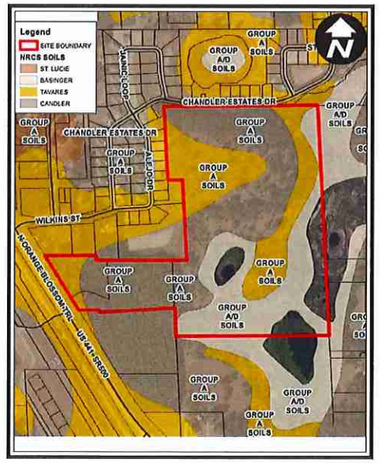
1.	MARVIN USRY JR	BRIGHT HOUSE NETWORKS, LLC	(407) 532-8509
2.	BRIAN BISHOP	CITY OF APOPKA	(407) 703-1685
3.	STEPHANIE OLMO	DUKE ENERGY	(407) 905-3376
4.	ANTONIO GIBSON	LAKE APOPKA NATURAL GAS DISTRICT	(407) 656-2734
5.	GEORGE MCELVAIN	CENTURY LINK	(303) 992-9931
6.	TY LESLIE	CENTURY LINK	(407) 814-5293
7.	CORY LARSEN	OPTICALTEL	(305) 779-5760

NOTES: ⚠

1. ALL ON-SITE LANDSCAPING AND AMENITIES SHALL REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INSPECTION. THE SITE SUPERINTENDENT MUST BE ON SITE.
2. THE DEVELOPMENT IS SUBJECT TO ALL REQUIREMENTS AND STANDARDS OF PUD ORDINANCE No. 2508.
3. ARCHITECTURAL RENDERINGS ARE REQUIRED TO BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE BUILDING PERMIT BEING ISSUED. THE ARCHITECTURE MUST COMPLY WITH THE DEVELOPMENT REVIEW STANDARDS AS NOTED IN THE RESIDENTIAL DESIGN STANDARDS
4. CROSS ACCESS EASEMENTS SHALL BE REQUIRED FOR THE PROPERTY TO THE NORTH OF TRACT 'A' AND THE PROPERTY TO THE SOUTH OF TRACT 'B' WHEN THE FINAL DEVELOPMENT PLANS ARE SUBMITTED FOR THE RESPECTIVE TRACTS.

VICINITY MAP
SCALE: 1" = 1,000'

AERIAL MAP
SCALE: 1" = 300'



SOILS MAP
SCALE: 1" = 300'

FEMA FLOOD MAP
SCALE: 1" = 300'

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43	C6.5	PLAN & PROFILE - STREET 'B' STA 0+00 - 6+50
44	C6.6	PLAN & PROFILE - STREET 'B' STA 6+50 - 13+00
45	C6.7	PLAN & PROFILE - STREET 'B' STA 13+00 - 19+12
46	C6.8	PLAN & PROFILE - STREET 'C' STA 0+00 - 6+45
47	C7.0	CIVIL DETAILS
48	C8.0	DRAINAGE DETAILS
49	C8.1	DRAINAGE DETAILS
50	C9.0	UTILITY DETAILS
51	C9.1	UTILITY DETAILS
52	C9.2	UTILITY DETAILS
53	C9.3	UTILITY DETAILS
54	C10.0	LIFT STATION DETAILS
55	C10.1	LIFT STATION DETAILS
56	C10.2	LIFT STATION DETAILS
57	LS-01	OVERALL LANDSCAPE SITE PLAN
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		ALTA BOUNDARY SURVEY
		TOPOGRAPHIC SURVEY
		ROUTE SURVEY
		TREE SURVEY
		TREE SURVEY INVENTORY

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SHEET 1 OF 63

APPIAN ENGINEERING
2221 LEE ROAD, SUITE 17
WINTER PARK, FLORIDA 32789
(407) 960-5868

BOARD OF PROFESSIONAL ENGINEERING CERTIFICATE NO. 32174

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	SITE PERMIT	08/13/18		
CITY OF APOPKA	RETAINING WALL BUILDING PERMIT			
S.J.R.W.M.D.	ENV. RESOURCE PERMIT (ERP)	08/15/18		
F.D.E.P.	WATER			
F.D.E.P.	WASTEWATER			
F.D.E.P.	NPDES			
F.E.M.A.	CLOMR-F	09/05/18	05/13/19	19-04-3719C
F.D.O.T.	DRIVEWAY/CONNECTION	09/18/18		
F.D.O.T.	DRAINAGE	09/18/18		
F.D.O.T.	UTILITY	09/11/18	09/17/18	2018-H-593-267

REV.	DATE	DESCRIPTION
1	08/28/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 08/27/18
2	09/22/18	SJRWMD COMMENTS (APPLICATION #154761-1) DATED 09/13/18
3	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/26/18
4	12/09/19	SJRWMD COMMENTS (APPLICATION #154761-1) DATED 11/22/19
5	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 01/17/2020
6		
7		
8		
9		

5/21/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Cover Sheet.dwg Plotted:5/21/2020 By:ysanchez

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:

- CITY OF APOPKA, FLORIDA
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- FLORIDA DEPARTMENT OF TRANSPORTATION
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
- FEDERAL EMERGENCY MANAGEMENT AGENCY

2. THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.

3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.

6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.

7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.

8. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE COUNTY ENGINEER FOR APPROVAL.

9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND/OR OWNER OR OWNER'S AGENT.

10. CONTRACTOR SHALL PRESERVE AND PROTECT ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.

11. THE OWNER, OWNER'S AGENT AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS; AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.

12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.

13. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY THEIR MANUFACTURER'S.

14. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.

15. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.

16. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:

    A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;

    B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;

    C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.

17. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.

18. ALL DAMAGE OR LOSS TO ANY PROPERTY CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.

19. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

20. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.

21. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.

22. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.

23. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.

24. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON OR ABOUT THE JOB SITE. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

25. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION. ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.

26. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH THE PROVISIONS OF THIS CONTRACT.

27. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS OF THESE CONSTRUCTION DOCUMENTS.

28. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

29. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.

30. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.

31. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

32. IF ANY TESTING, INSPECTION OR APPROVAL REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

ADDITIONAL NOTES

SURVEYORS NOTES:

1. *NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.*
2. *LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.*
3. *REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.*
4. *BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/ OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, AS BEING N03°21'16"W (ASSUMED).*
5. *THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.*
6. *UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.*
7. *THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM PER NGS BENCHMARK NUMBER "W 429", ELEVATION = 144.84'*
8. *THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) WITH PORTIONS LYING WITHIN ZONE A, (AREAS OF 100 YEAR FLOOD) AS SHOWN HEREON, ACCORDING TO "FIRM" MAP NO. 12095C0120F, DATED SEPTEMBER 25, 2009.*
9. *THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.*

HANDICAP ACCESSIBILITY NOTES:

1. ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.
2. TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.
3. ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.
4. REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.
5. THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.
6. THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.
7. CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.
8. CONTRACTOR TO REFER TO MUNICIPALITY DETAILS AS NEEDED.
9. DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
10. SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
11. CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.
12. ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.
13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FDOT STANDARDS. (INDEX 304, MOST CURRENT EDITION)

RECORD DRAWING AS-BUILT REQUIREMENTS:

AS-BUILT DRAWINGS SHALL BE PREPARED BY AND CERTIFIED (SIGNED AND SEALED) BY A REGISTERED SURVEYOR, AND SHALL BE PROVIDED TO THE ENGINEER OF RECORD UPON COMPLETION OF THE PROJECT SITE IMPROVEMENTS TO PREPARE RECORD DRAWINGS A MINIMUM OF 1 WEEK PRIOR TO CONTRACTORS ATTEMPT FOR FINAL CERTIFICATE OF OCCUPANCY (CO). AS-BUILT DRAWINGS SHALL REFLECT ANY CHANGES TO THE IMPROVEMENTS MADE DURING CONSTRUCTION AND MUST MEET THE MINIMUM REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION AS WELL AS THE CRITERIA OUTLINED BELOW. BOTH THE ORIGINAL DESIGN AND REVISED AS-BUILT DATA, AS APPLICABLE, MUST BE CLEARLY SHOWN. THE SURVEYOR'S AS-BUILT DRAWINGS MUST BE CLEARLY LABELED AS AS-BUILT OR RECORD DRAWING, WHILE THE ENGINEER OF RECORD'S RECORD DRAWINGS SHALL BE CLEARLY LABELED AS RECORD DRAWING AND INCLUDE THE STATEMENT COPIED BELOW ON EVERY SHEET OF THE APPROVED CONSTRUCTION PLANS. THE FOLLOWING INFORMATION, AT A MINIMUM, SHALL BE CERTIFIED ON THE AS-BUILT DRAWINGS:

WATER DISTRIBUTION SYSTEM:

A. LOCATION AND DIMENSIONS OF PIPES, VALVES, FITTINGS, CHANGE OF DIRECTION, AND OTHER ASSOCIATED FACILITIES.

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

A. LOCATION, DIMENSION, AND INVERT ELEVATIONS OF PIPES, MANHOLES (INCLUDING RIM ELEVATION), LIFTSTATION, FORCEMAIN, FITTINGS, CHANGE IN DIRECTION AND OTHER ASSOCIATED FACILITIES.

PAVING AND DRAINAGE SYSTEM:

A. DIMENSIONS AND ELEVATIONS OF ALL DISCHARGE STRUCTURES INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS;

B. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL FILTER, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS;

C. DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AREAS SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;

D. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM;

E. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM;

F. EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;

G. ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

A. ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.

B. ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.

C. ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.

RECORD DRAWING

THIS "RECORD DRAWING" IS BASED ON INFORMATION RECEIVED FROM THE SURVEYOR AS TO LOCATION AND DETAILS OF THE FACILITIES ACTUALLY CONSTRUCTED. THE ENGINEER HAS NOT PROVIDED DETAILED OR CONTINUOUS INSPECTION OF ON-SITE CONSTRUCTION, NOR HAS HE MADE "AS-BUILT" MEASUREMENTS. THE ENGINEER HAS MADE INTERMITTENT VISUAL INSPECTIONS, OBSERVED THAT THE FACILITIES HAVE BEEN REASONABLY INSTALLED IN ACCORDANCE WITH THIS DRAWING.

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SHEET 2 OF 63

REV.	DATE	DESCRIPTION	BY
1	06/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 06/27/18	OSS
2	09/22/18	SJRWMD COMMENTS (APPLICATION #154761-1) DATED 09/13/18	OSS
3	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/28/18	OSS
4	12/09/19	SJRWMD COMMENTS (APPLICATION #154761-1) DATED 11/22/19	OSS
5	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 01/17/2020	OSS

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GENERAL NOTES

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018

SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C1.0

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\General Notes.dwg Modified: 3/10/2020 By: osanchez

ABBREVIATIONS

A	
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION
F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE
H	
HB	HOSE BIBB
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC
I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	METERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD
P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR
MISC	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- SOIL BOUNDARY

SANITARY SEWER

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN
- MANHOLE

POTABLE WATER

- WATER MAIN
- EXISTING VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- CURB INLET
- MANHOLE
- MITERED END
- STORM INLET
- SPOT ELEVATION
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET
- FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- BOUND CORNER
- CONCRETE
- COUNTY ROADS
- INTERSTATE ROADS
- LIGHT POLE
- SIGN
- EDGE OF PAVEMENT W/O CURB
- STATE ROADS
- GUY POLE
- UTILITY POLE
- YARD LIGHT
- GAS MAIN
- OVER HEAD WIRE
- ELECTRIC CABLE OR CONDUIT, BURIED
- UNDERGROUND TELEPHONE CABLE
- EDGE OF PAVEMENT W/CURB

PROPOSED SYMBOLS

LINES

- PROPERTY BOUNDARY
- LOT LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE
- WETLAND LINE
- WETLAND BUFFER LINE
- FENCE
- SILT FENCE
- GUARDRAIL
- ENTRY WALL
- RETAINING WALL
- SWALE
- 81 CONTOUR

SANITARY SEWER

- 100 LF OF 8" PVC @ 0.40% — SANITARY PIPE
- CLEANOUT
- SINGLE SANITARY SERVICE
- DOUBLE SANITARY SERVICE
- MANHOLE
- FORCE MAIN
- PLUG VALVE

POTABLE WATER

- WATER MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- FIRE HYDRANT ASSEMBLY
- METER
- SAMPLE POINT

RECLAIMED WATER

- RECLAIMED WATER MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE

GENERIC UTILITIES

- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- GATE VALVE
- REDUCER

STORM

- 100 LF OF 24" RCP @ 0.20% — STORM PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- STORM INLET
- ×100.00 SPOT ELEVATION

ROADWAY

- CONCRETE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- 10 / C1.0 DETAIL REFERENCE
- LOT TYPE 'A' FFE=100.00 FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- HANDICAP PARKING
- 95 INTERSTATE ROADS
- LIGHT POLE
- 50 STATE ROADS
- SIGN
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- A A CROSS SECTION DETAIL

NOTES:
1. TREE TYPES SHALL BE REFERENCED BY LEGEND ON APPLICABLE DRAWING SHEETS.
2. EXISTING CONSTRUCTION FEATURES MAY BE SCREENED ON DRAWING SHEETS TO PROVIDE CLARITY.

SHEET 3 OF 63

REV.	DATE	DESCRIPTION	BY
A	7/16/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 5/17/2020	CSS
A	11/26/18	CITY OF APOPKA COMMENTS (APPLICATION #154-16-1) DATED 11/26/18	CSS
A	10/15/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 10/15/18	CSS
A	09/19/18	CITY OF APOPKA COMMENTS (APPLICATION #154-16-1) DATED 09/19/18	CSS
A	09/22/18	SUBMIND COMMENTS (APPLICATION #154-16-1) DATED 09/22/18	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 08/27/18	CSS

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2201 Lee Road, Suite 12, Winter Park, Florida 32789

ABBREVIATIONS AND SYMBOLS

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: C. SANCHEZ
DESIGNED: C. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C1.1

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Symbols Sheet.dwg Modified: 7/9/2018 By:csanchez

SURVEYORS NOTES:

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

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.

3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.

4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/ OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, AS BEING N03°21'16"W (ASSUMED).

5. THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.

6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.

7. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM PER NGS BENCHMARK NUMBER "W 429", ELEVATION = 144.84'

8. THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) WITH PORTIONS LYING WITHIN ZONE A, (AREAS OF 100 YEAR FLOOD) AS SHOWN HEREON, ACCORDING TO "FIRM" MAP NO. 12095C0120F, DATED SEPTEMBER 25, 2009.

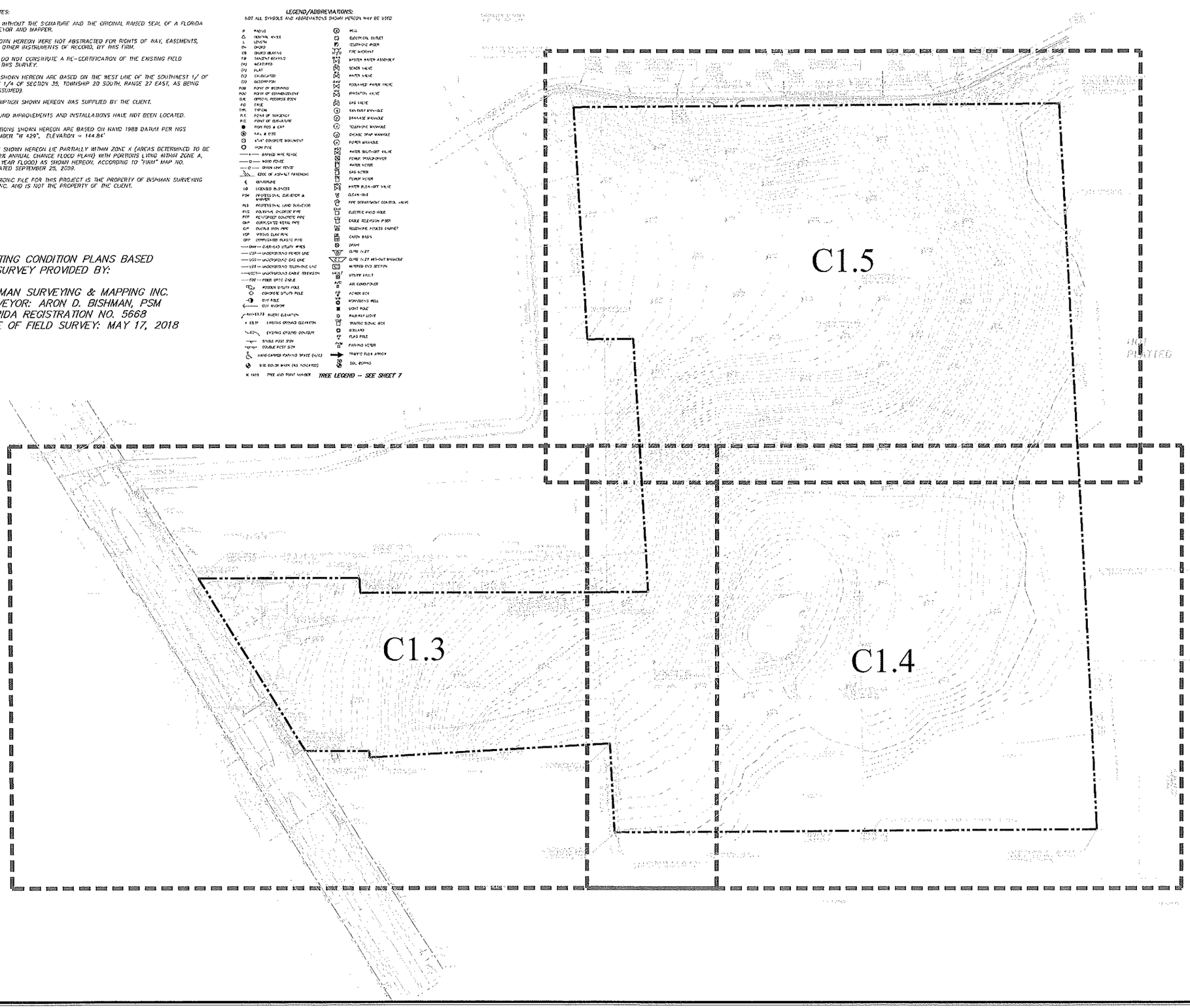
9. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

EXISTING CONDITION PLANS BASED ON SURVEY PROVIDED BY:

BISHMAN SURVEYING & MAPPING INC.
SURVEYOR: ARON D. BISHMAN, PSM
FLORIDA REGISTRATION NO. 5668
DATE OF FIELD SURVEY: MAY 17, 2018

LEGEND/ABBREVIATIONS:
NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

R RADIUS	WELL
Δ CENTRAL ANGLE	ELECTRICAL OUTLET
L LENGTH	TELEPHONE PEDESTAL
CH CHORD	FIRE HYDRANT
CB CHORD BEARING	WATER BACKFLOW ASSEMBLY
TB TANGENT BEARING	SEWER VALVE
(M) MEASURED	WATER VALVE
(F) FIELD	REDUCED PRESSURE PLATE
(C) CALCULATED	IRRIGATION VALVE
(D) DESCRIPTION	GAS VALVE
POB POINT OF BEGINNING	SANITARY MANHOLE
POC POINT OF COMMENCEMENT	DRAINAGE MANHOLE
O.R. OFFICIAL RECORDS BOOK	TELEPHONE MANHOLE
PG PAGE	ELECTRIC MANHOLE
TYP. TYPICAL	FIBER MANHOLE
P.T. POINT OF TANGENCY	WATER SHUT-OFF VALVE
P.C. POINT OF CURVATURE	FENCE TRANSFORMER
PKF PKF NAIL & CAP	WATER METER
NAIL & DISC	GAS METER
PCP PERMANENT CONTROL POINT	PUMP MOTOR
IRON PIPE	WATER BLOW-OFF VALVE
BARBED WIRE FENCE	CLEAN-OUT
WOOD FENCE	FIRE DEPARTMENT CONTROL VALVE
CHAIN LINK FENCE	ELECTRIC HAND HOLE
EDGE OF ASPHALT PAVEMENT	CABLE TELEVISION PEDESTAL
CENTERLINE	TELEPHONE ACCESS CABINET
LB LICENSED BUSINESS	CATCH BASIN
PSM PROFESSIONAL SURVEYOR & MAPPER	DRAIN
PLS PROFESSIONAL LAND SURVEYOR	CURB INLET
PVC POLYVINYL CHLORIDE PIPE	CURB INLET WITH-OUT MANHOLE
RCP REINFORCED CONCRETE PIPE	MITERED END SECTION
CMP CORRUGATED METAL PIPE	UTILITY VAULT
DIP DUCTILE IRON PIPE	AIR CONDITIONER
VCP VITRIFIED CLAY PIPE	ATMOS BOX
CPP CORRUGATED PLASTIC PIPE	MONITORING WELL
OHW OVER-HEAD UTILITY WIRES	LIGHT POLE
UTP UNDERGROUND POWER LINE	PARKING METER
UGG UNDERGROUND GAS LINE	TRAFFIC SIGNAL BOX
UTL UNDERGROUND TELEPHONE LINE	BOLLARD
UCT UNDERGROUND CABLE TELEVISION	FLAG POLE
FOC FIBER OPTIC CABLE	PAYMENT METER
WOODEN UTILITY POLE	TRAFFIC FLOW ARROW
CONCRETE UTILITY POLE	SOIL BORING
GUY POLE	
GUY ANCHOR	
103.33 INVERT ELEVATION	
+ 103.37 EXISTING GROUND ELEVATION	
EXISTING GROUND CONTOUR	
SINGLE POST SIGN	
DOUBLE POST SIGN	
HANDICAPPED PARKING SPACE (H/C)	
SITE BENCH MARK (AS INDICATED)	
X 1003 TREE AND TOPO MARKER	TREE LEGEND – SEE SHEET 7



N
W E
S

GRAPHIC SCALE
120 0 60 120 240
(IN FEET)
1 inch = 120 ft.

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SHEET 4 OF 63

REV.	DATE	DESCRIPTION	BY
A	05/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 01/17/2020	OSS
A	12/06/18	SWFWMD COMMENTS (APPLICATION #154761-1) DATED 11/28/18	OSS
A	11/05/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 11/29/18	OSS
A	09/27/18	SWFWMD COMMENTS (APPLICATION #154761-1) DATED 09/13/18	OSS
A	06/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 06/27/18	OSS

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2221 Lee Road, Suite 17, Winter Park, Florida 32789
APPIAN ENGINEERING LLC CERTIFICATE OF AUTHORIZATION #27889

EXISTING CONDITIONS – OVERALL

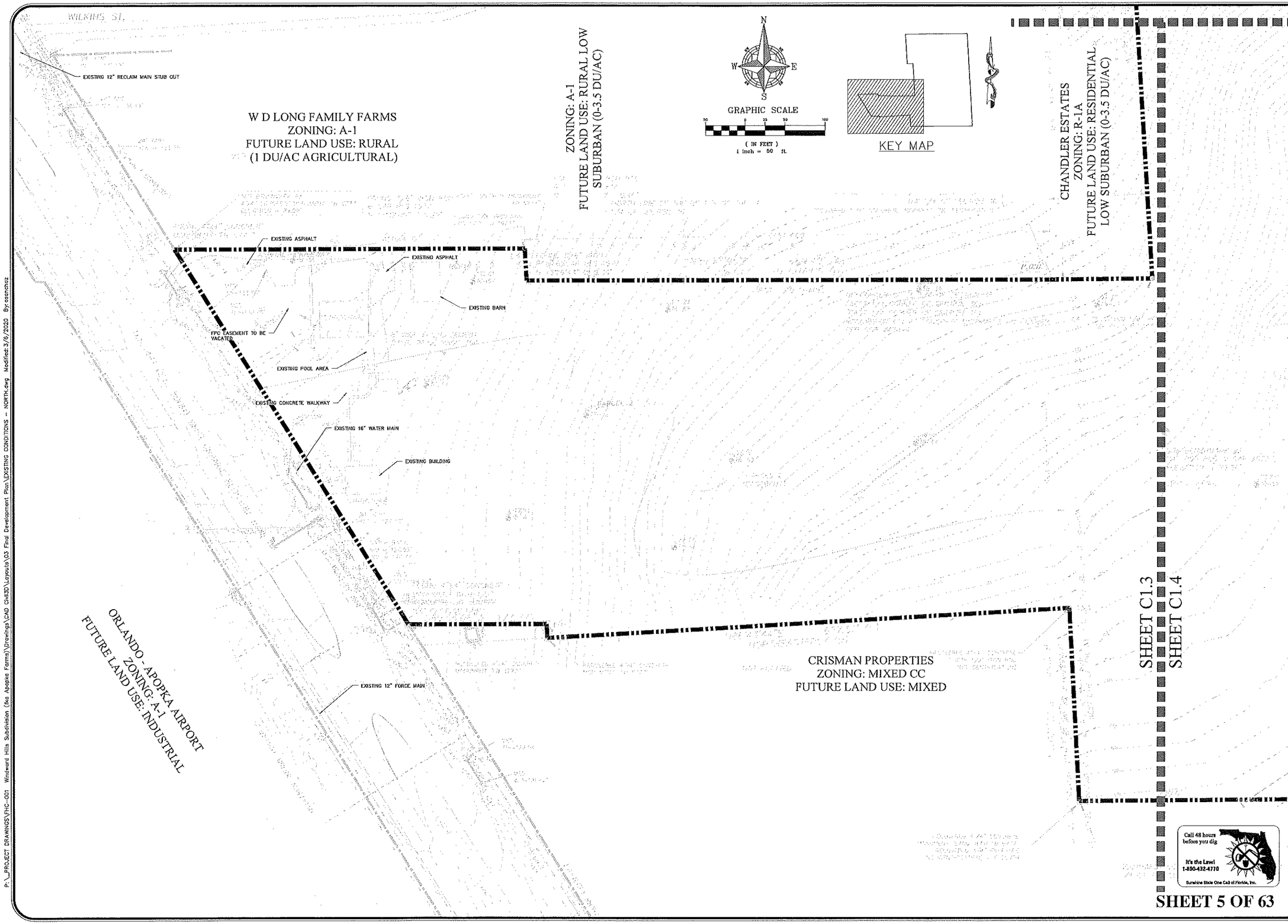
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: 1" = 120'
PROJECT: FHC-001
SHEET: C1.2

5/20/20

P:_PROJECT DRAWINGS\FHC-001 Windward Hills Subdivision (fka Apopka Farms)\Drawings\CAD Civil3D\Layouts\03 Final Development Plan\EXISTING CONDITIONS – NORTH.dwg Modified:3/6/2020 By:osanchez

P:_PROJECT DRAWINGS\FHC-001 Windward Hills Subdivision (fka Apopka Farms)\Drawings\CAD Civil3D\Layouts\03 Final Development Plan\EXISTING CONDITIONS - NORTH.dwg Modified: 3/6/2020 By: esanchez



SHEET 5 OF 63

REV.	DATE	DESCRIPTION	BY
A	05/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PRE-20) DATED 5/17/2020	GSS
A	12/09/19	SUFFRD COMMENTS (APPLICATION #SA18-1) DATED 11/25/19	GSS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PRE-20) DATED 11/26/18	GSS
A	09/06/18	SUFFRD COMMENTS (APPLICATION #SA18-1) DATED 9/4/18	GSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PRE-20) DATED 08/27/18	GSS

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APPIAN ENGINEERING LLC.

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2221 Lake Road, Suite 17, Winter Park, Florida 32789

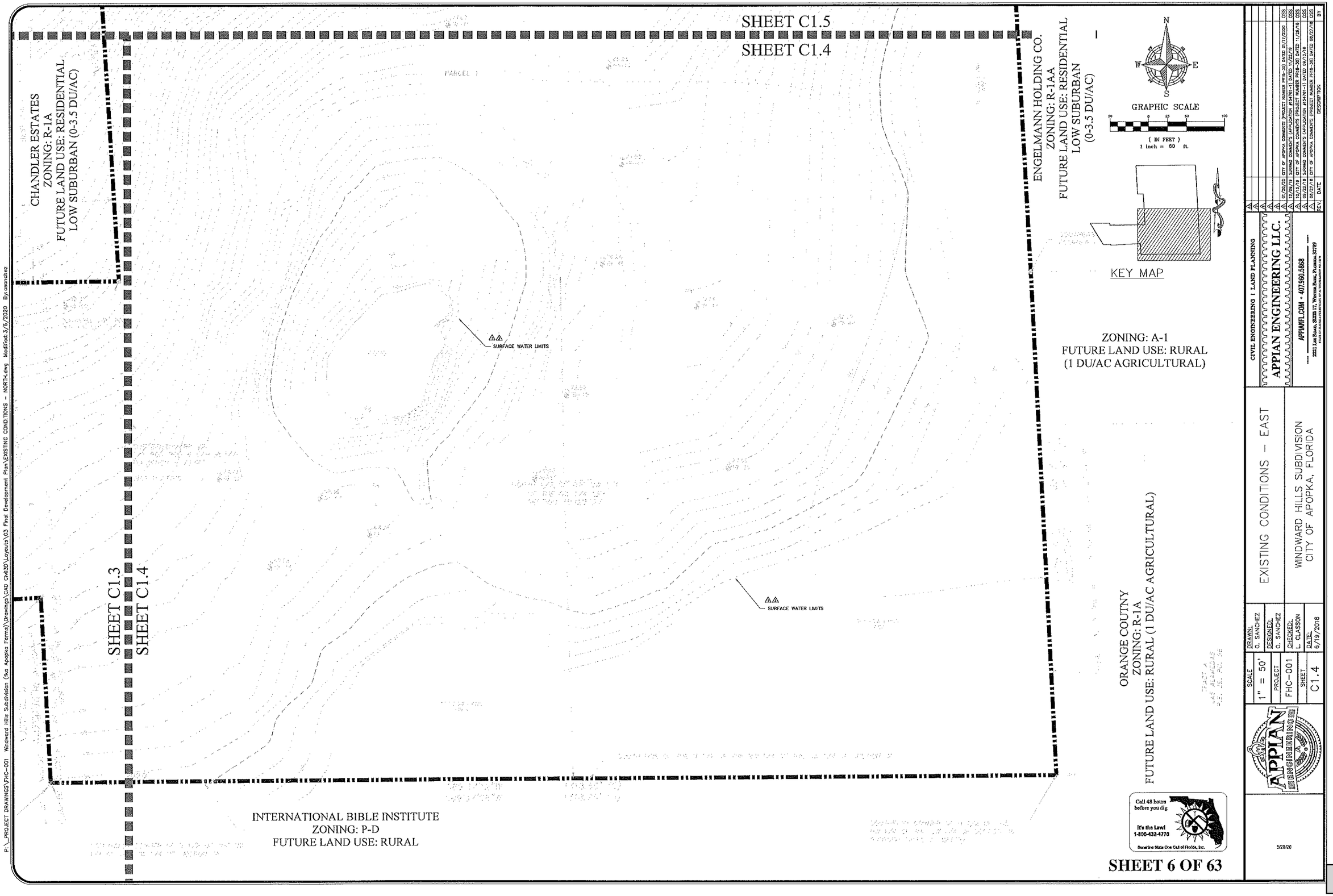
CERTIFICATE OF AUTHORIZATION #29-0000

EXISTING CONDITIONS – WEST

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	G. SANCHEZ
DESIGNED:	G. SANCHEZ
CHECKED:	L. CLASSON
DATE:	6/19/2018
SCALE:	1" = 50'
PROJECT:	FHC-001
SHEET:	C1.3

5/20/20


SHEET C1.5
SHEET C1.4
CHANDLER ESTATES
ZONING: R-1A
FUTURE LAND USE: RESIDENTIAL
LOW SUBURBAN (0-3.5 DU/AC)
ENGELMANN HOLDING CO.
ZONING: R-1AA
FUTURE LAND USE: RESIDENTIAL
LOW SUBURBAN
(0-3.5 DU/AC)
SURFACE WATER LIMITS
SURFACE WATER LIMITS
SHEET C1.3
SHEET C1.4
INTERNATIONAL BIBLE INSTITUTE
ZONING: P-D
FUTURE LAND USE: RURAL
ORANGE COUTNY
ZONING: R-1A
FUTURE LAND USE: RURAL (1 DU/AC AGRICULTURAL)
ZONING: A-1
FUTURE LAND USE: RURAL
(1 DU/AC AGRICULTURAL)
N
W
E
S
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
KEY MAP
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SHEET 6 OF 63
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2221 Lee Road, Suite 17, Winter Park, Florida 32789
EXISTING CONDITIONS – EAST
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA
DRAWN: G. SANCHEZ
DESIGNED: G. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE 1" = 50'
PROJECT FHC-001
SHEET C1.4
5/20/20
01/29/20 CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 6/11/2020 OSS
12/09/19 SURFRAD COMMENTS (APPLICATION #SA18-01) DATED 11/22/19 OSS
10/15/19 CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/26/18 OSS
09/27/18 SURFRAD COMMENTS (APPLICATION #SA18-01) DATED 09/13/18 OSS
06/27/18 CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 06/27/18 OSS
REV. DATE DESCRIPTION BY
P:_PROJECT DRAWINGS\FHC-001 Windward Hills Subdivision (fka Apopka Farms)\Drawings\CAD Civil3D\Layouts\03 Final Development Plan\EXISTING CONDITIONS - NORTH.dwg Modified: 3/6/2020 By: csanchez

CHANDLER ESTATES
ZONING: R-1A
FUTURE LAND USE: RESIDENTIAL LOW SUBURBAN (0-3.5 DU/AC)

EXISTING 8" WATER MAIN

CHANDLER ESTATES DRIVE

TRACT 'T'

TRACT 'S'

TRACT 'U'

EXISTING 6" FORCE MAIN

REVISED TRACT 'S' LOCATION PER RE-PLAT OF CHANDLER ESTATES

REVISED TRACT 'T' LOCATION PER RE-PLAT OF CHANDLER ESTATES

EXISTING 12" RECLAIMED MAIN

SURFACE WATER LIMITS

SURFACE WATER LIMITS

CHANDLER ESTATES
ZONING: R-1A
FUTURE LAND USE: RESIDENTIAL LOW SUBURBAN (0-3.5 DU/AC)

ENGELMANN HOLDING CO.
ZONING: R-1AA
FUTURE LAND USE: RESIDENTIAL LOW SUBURBAN (0-3.5 DU/AC)

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

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SHEET C1.5
SHEET C1.4

REV.	DATE	DESCRIPTION	BY
4	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 8/17/2020	CSS
3	12/09/19	SERWIS COMMENTS (APPLICATION #15410-1) DATED 1/22/19	CSS
2	05/01/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/26/18	CSS
1	09/22/18	SERWIS COMMENTS (APPLICATION #15410-1) DATED 08/13/18	CSS
0	05/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 05/27/18	CSS

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LICENSE CERTIFICATE NUMBER: CA-0000026

EXISTING CONDITIONS – NORTH

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE	DRAWN: C. SANCHEZ
1" = 50'	DESIGNED: C. SANCHEZ
PROJECT	CHECKED: L. CLASSON
FHC-001	DATE: 5/19/2018
SHEET	
C1.5	

5/20/20

P:_PROJECT DRAWINGS\FHC-001 Windward Hills Subdivision (fka Apopka Farms)\Drawings\CAD Civil3D\Layouts\03 Final Development Plan\EXISTING CONDITIONS – NORTH.dwg Modified: 3/6/2020 By: csanchez

EROSION CONTROL NOTES:

AN EROSION CONTROL AGENDA SHALL BE PREPARED BY THE CONTRACTOR. CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF CHECK WEIRS, SEDIMENT BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE SYNTHETIC BALES, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRES TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.

1. STOCKPILING MATERIAL:
NO EXCAVATED MATERIAL SHALL BE STOCKED PILED IN SUCH MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

2. EXPOSED AREA LIMITATION:
THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 5 ACRES SO LONG AS THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENT.

3. INLET PROTECTION:
INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.

4. TEMPORARY SEEDING:
AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN SEVEN DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 LBS. PER ACRE.

5. TEMPORARY SEEDING AND MULCHING:
SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN 4 ABOVE, SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF FOUR INCHES.

6. TEMPORARY GRASSING:
THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERS AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.

7. TEMPORARY REGRASSING:
IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.

8. MAINTENANCE:
ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.

9. DUST ABATEMENT:
DUST SHALL BE CONTROLLED WITH USE OF WATER AND CALCIUM CHLORIDE.

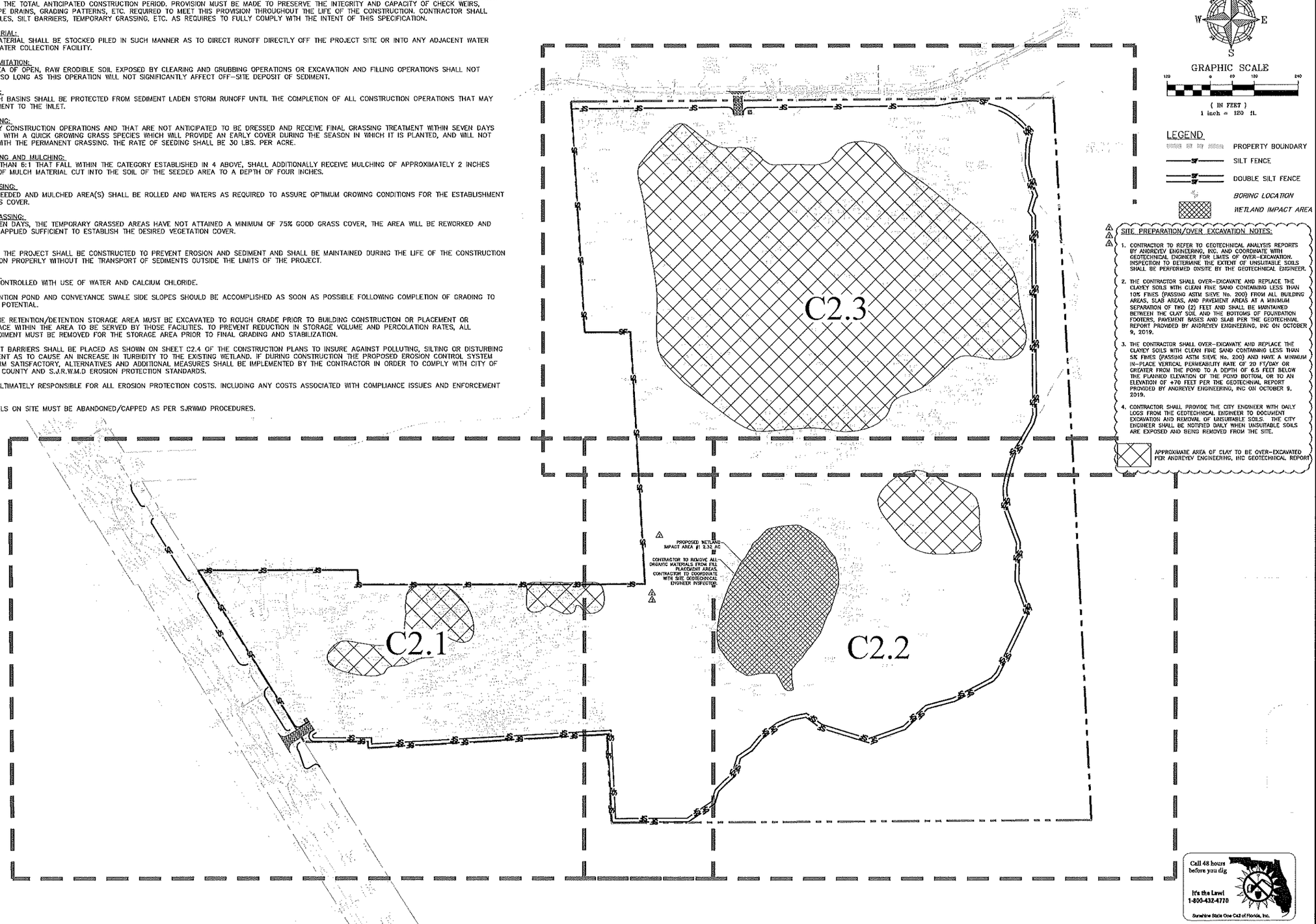
10. SODDING OF RETENTION POND AND CONVEYANCE SWALE SIDE SLOPES SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.

11. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OR IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES. TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES, ALL ACCUMULATED SEDIMENT MUST BE REMOVED FOR THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.

12. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON SHEET C2.4 OF THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY, ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH CITY OF APOPKA, ORANGE COUNTY AND S.J.R.W.M.D EROSION PROTECTION STANDARDS.

13. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS. INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.

14. ANY EXISTING WELLS ON SITE MUST BE ABANDONED/CAPPED AS PER SJRWMD PROCEDURES.



SITE PREPARATION/OVER EXCAVATION NOTES:

1. CONTRACTOR TO REFER TO GEOTECHNICAL ANALYSIS REPORTS BY ANDREYEV ENGINEERING, INC. AND COORDINATE WITH GEOTECHNICAL ENGINEER FOR LIMITS OF OVER-EXCAVATION. INSPECTION TO DETERMINE THE EXTENT OF UNSUITABLE SOILS SHALL BE PERFORMED ONSITE BY THE GEOTECHNICAL ENGINEER.

2. THE CONTRACTOR SHALL OVER-EXCAVATE AND REPLACE THE CLAYEY SOILS WITH CLEAN FINE SAND CONTAINING LESS THAN 10% FINES (PASSING ASTM SIEVE No. 200) FROM ALL BUILDING AREAS, SLAB AREAS, AND PAVEMENT AREAS AT A MINIMUM SEPARATION OF TWO (2) FEET AND SHALL BE MAINTAINED BETWEEN THE CLAY SOIL AND THE BOTTOMS OF FOUNDATION FOOTERS, PAVEMENT BASES AND SLAB PER THE GEOTECHNIAL REPORT PROVIDED BY ANDREYEV ENGINEERING, INC ON OCTOBER 9, 2019.

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SHEET 8 OF 63

REV.	DATE	DESCRIPTION	BY
1	01/20/20	CITY OF APOPKA COMENTS PROJECT NUMBER PR18-30) DATED 8/17/2020	CSS
2	12/09/19	SJRWMD COMENTS (APPLICATION #154761-1) DATED 12/5/19	CSS
3	11/04/19	SJRWMD COMENTS (APPLICATION #154761-1) DATED 10/23/19	CSS
4	09/26/18	SJRWMD COMENTS (APPLICATION #154761-1) DATED 09/13/18	CSS
5	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 08/27/18	CSS

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EROSION CONTROL & DEMO PLAN – OVERALL

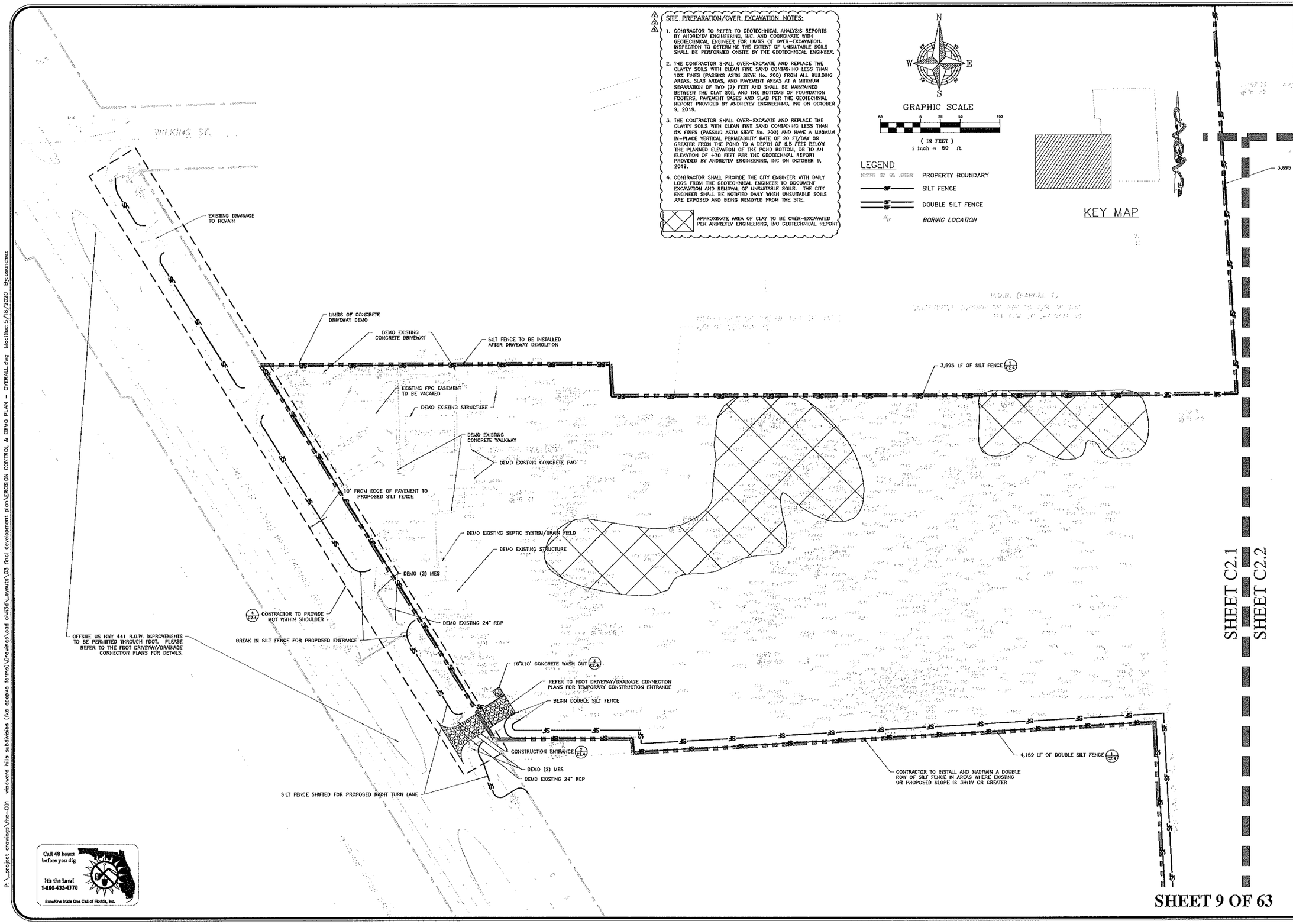
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: C. SANCHEZ
DESIGNED: C. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: 1" = 120'
PROJECT: FHC-001
SHEET: C2.0

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\EROSION CONTROL & DEMO PLAN – OVERALL.dwg Modified:5/18/2020 By:csanchez

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\drawings\cad civil3d\layouts\03 final development plan\EROSION CONTROL & DEMO PLAN - OVERALL.dwg Modified:5/18/2020 By:csanchez



SHEET 9 OF 63

REV.	DATE	DESCRIPTION	BY
A	01/05/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 01/17/2020	CSS
A	10/09/19	SUBMITTAL COMMENTS (APPLICATION #SWM-1) DATED 11/22/19	CSS
A	11/05/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 11/26/18	CSS
A	08/22/18	SUBMITTAL COMMENTS (APPLICATION #SWM-1) DATED 09/21/18	CSS
A	06/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 06/27/18	CSS

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PROFESSIONAL ENGINEERING BUSINESS #29

EROSION CONTROL & DEMO PLAN – WEST

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: C. SANCHEZ
DESIGNED: C. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: 1" = 50'
PROJECT: FHC-001
SHEET: C2.1

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\EROSION CONTROL & DEMO PLAN - OVERALL.dwg Modified:5/18/2020 By:ssanchez

SHEET C2.3

SHEET C2.2

3,695 LF OF SILT FENCE (1/C2.4)

CONTRACTOR TO REMOVE ALL ORGANIC MATERIALS FROM FILL PLACEMENT AREAS. CONTRACTOR TO COORDINATE WITH SITE GEOTECHNICAL ENGINEER INSPECTOR.

PROPOSED WETLAND IMPACT @ 2.32 AC

CONTRACTOR TO INSTALL AND MAINTAIN A DOUBLE ROW OF SILT FENCE IN AREAS WHERE SLOPE IS 3H:1V OR GREATER

(1/C2.4) 4,159 LF OF DOUBLE SILT FENCE

SHEET C2.1

SHEET C2.2

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND

- PROPERTY BOUNDARY
- SILT FENCE
- DOUBLE SILT FENCE
- *BORING LOCATION*
- *WETLAND IMPACT AREA*

KEY MAP

SITE PREPARATION/OVER EXCAVATION NOTES:

1. CONTRACTOR TO REFER TO GEOTECHNICAL ANALYSIS REPORTS BY ANDREYEV ENGINEERING, INC. AND COORDINATE WITH GEOTECHNICAL ENGINEER FOR LIMITS OF OVER-EXCAVATION. INSPECTION TO DETERMINE THE EXTENT OF UNSUITABLE SOILS SHALL BE PERFORMED ONSITE BY THE GEOTECHNICAL ENGINEER.
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APPROXIMATE AREA OF CLAY TO BE OVER-EXCAVATED PER ANDREYEV ENGINEERING, INC GEOTECHNICAL REPORT

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SHEET 10 OF 63

REV.	DATE	DESCRIPTION	BY
1	11/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 11/17/2020	DSS
2	12/28/18	SUPPLEMENTAL APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 12/28/18	DSS
3	09/22/18	SUBMITTAL COMMENTS (APPLICATION #SA18-1) DATED 09/21/18	DSS
4	05/22/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 05/22/18	DSS

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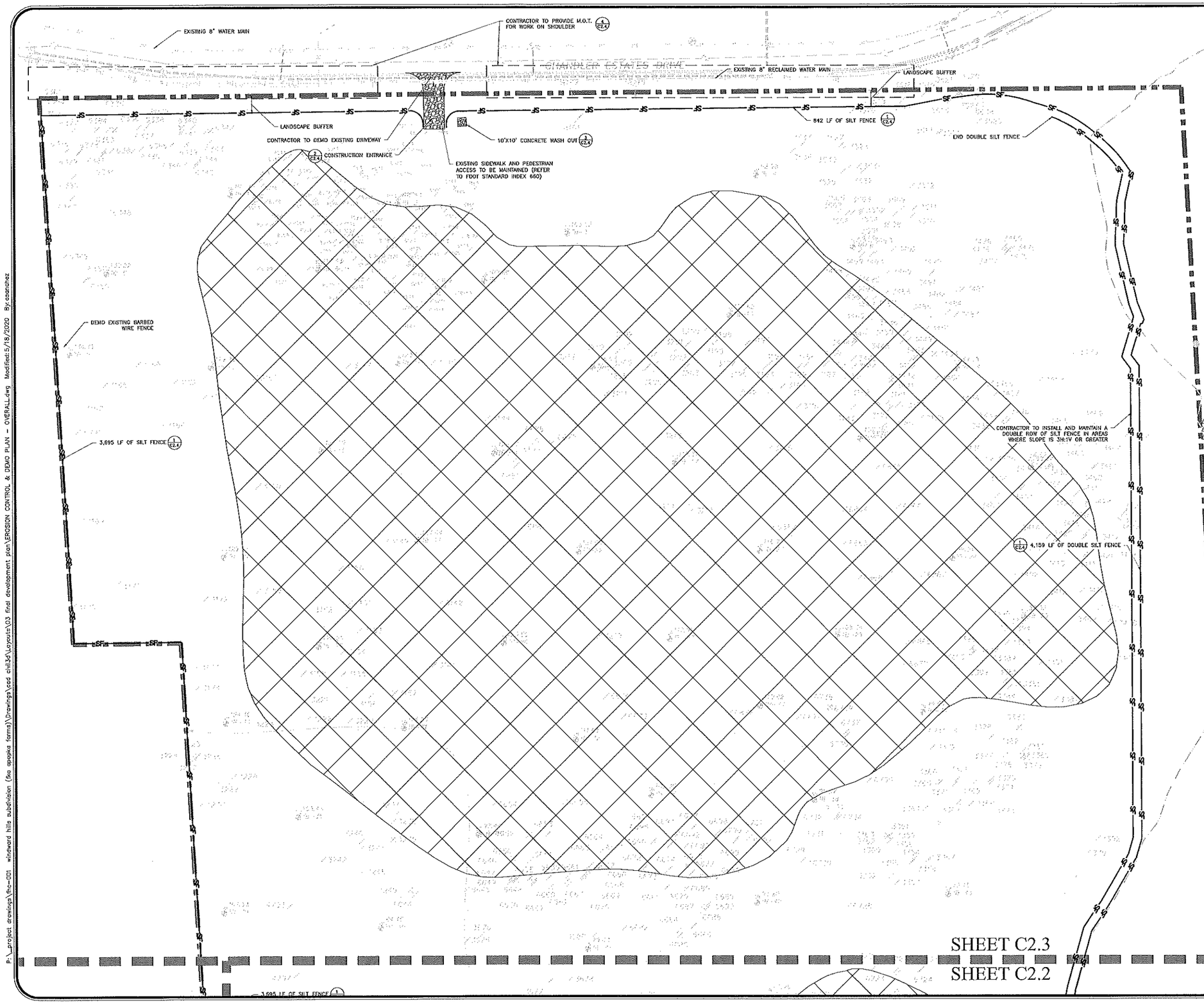
EROSION CONTROL & DEMO PLAN – EAST

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018

SCALE: 1" = 50'
PROJECT: FHC-001
SHEET: C2.2

5/20/20



N
W E
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GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND

PROPERTY BOUNDARY
SILT FENCE
DOUBLE SILT FENCE
BORING LOCATION

KEY MAP

SITE PREPARATION/OVER EXCAVATION NOTES:

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REV.	DATE	DESCRIPTION	BY
A	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 01/17/2020	CSS
A	12/18/18	SURVEYING COMMENTS (APPLICATION #SAR18-1) DATED 11/26/18	CSS
A	10/01/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 09/27/18	CSS
A	08/22/18	SURVEYING COMMENTS (APPLICATION #SAR18-1) DATED 08/13/18	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 08/27/18	CSS

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EROSION CONTROL & DEMO PLAN – NORTH

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

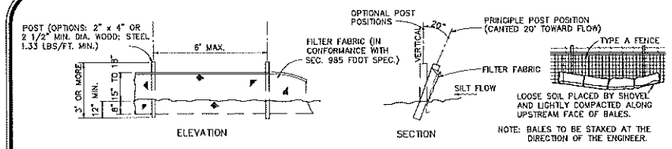
DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018

SCALE: 1" = 50'
PROJECT: FHC-001
SHEET: C2.3

5/20/20

SHEET 11 OF 63

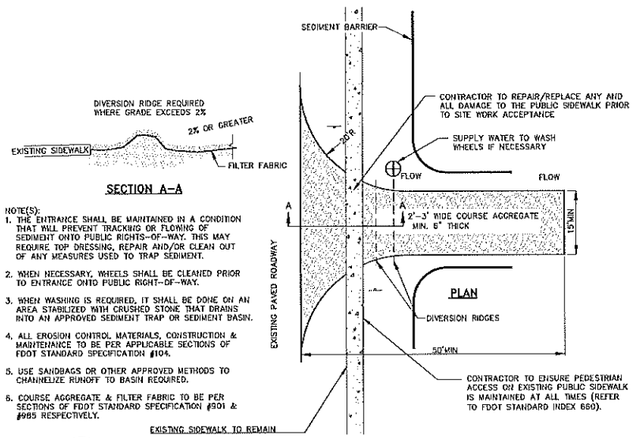
P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\EROSION CONTROL & DEMO PLAN – OVERALL.dwg Modified:5/18/2020 By:osanchez



NOTE

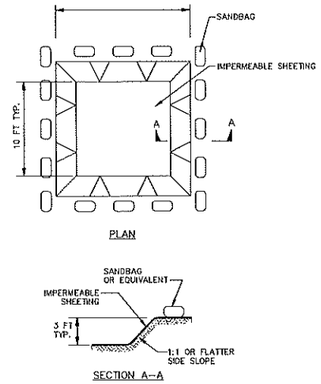
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

1 TYPE III SILT FENCE DETAIL
N.T.S.



NOTE(S):
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. ALL EROSION CONTROL MATERIALS, CONSTRUCTION & MAINTENANCE TO BE PER APPLICABLE SECTIONS OF FDOT STANDARD SPECIFICATION #104.
5. USE SANDBAGS OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN REQUIRED.
6. COURSE AGGREGATE & FILTER FABRIC TO BE PER SECTIONS OF FDOT STANDARD SPECIFICATION #901 & #985 RESPECTIVELY.

2 TEMPORARY CONSTRUCTION ENTRANCE DETAIL – CHANDLER ESTATES RD
N.T.S.

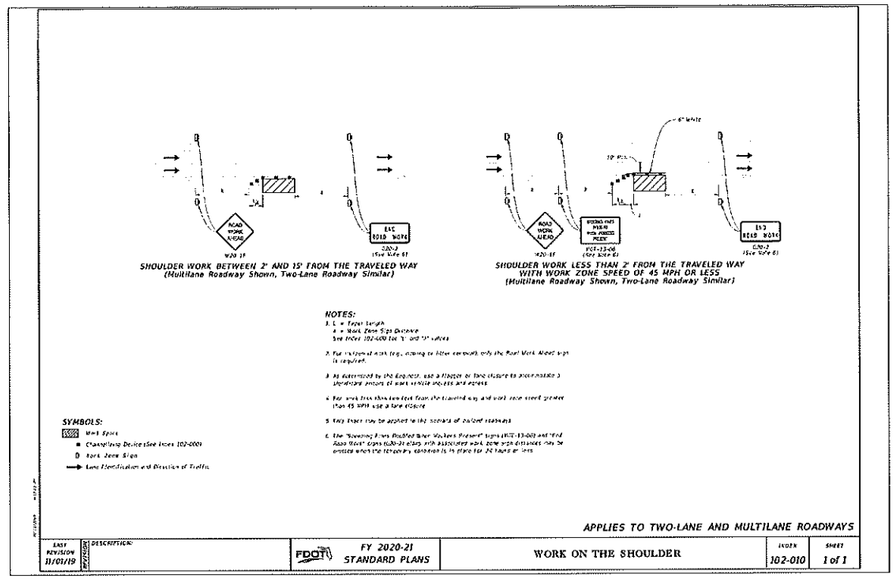


EXCAVATED WASHOUT STRUCTURE

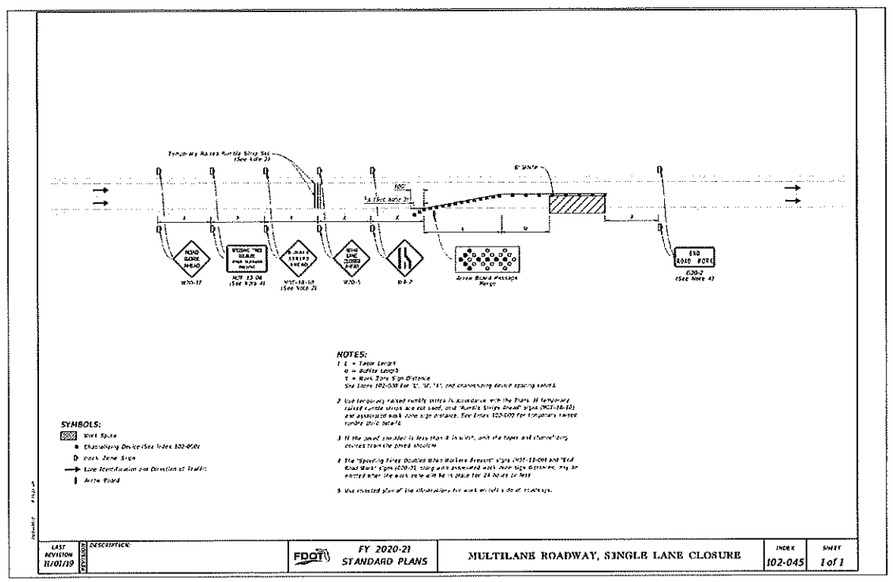
NOTES:

1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, WETLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT, IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL, AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

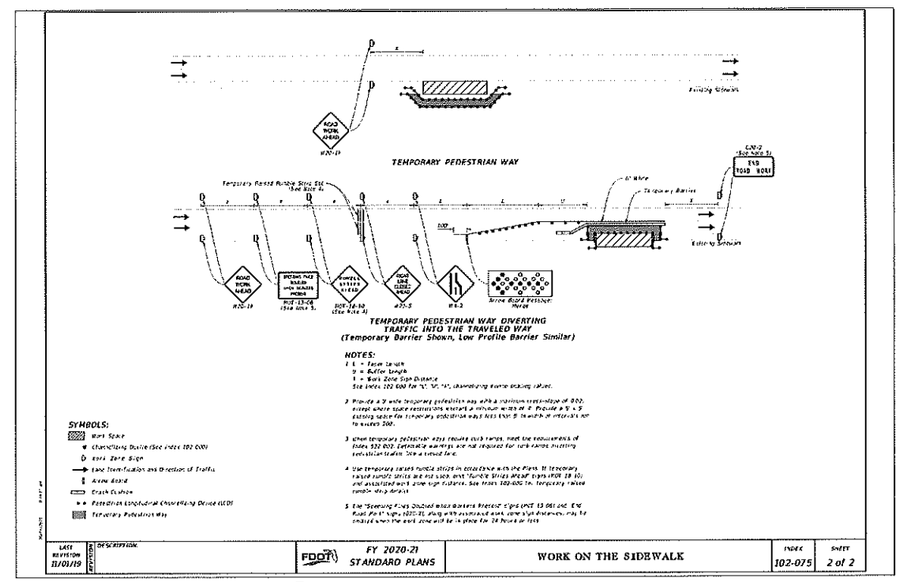
3 CONCRETE WASH OUT
N.T.S.



4 MULTILANE, WORK ON SHOULDER
N.T.S.



5 MULTILANE, WORK WITHIN TRAVEL WAY MEDIAN OR OUTSIDE LANE
N.T.S.



6 PEDESTRIAN CONTROL FOR SIDEWALK CLOSURES
N.T.S.

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SHEET 12 OF 63

REV.	DATE	DESCRIPTION	BY
A	01/30/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 9/17/2020	CSS
A	12/09/19	SERWND COMMENTS (APPLICATION #SA-191-1) DATED 11/22/19	CSS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/26/18	CSS
A	09/25/18	SERWND COMMENTS (APPLICATION #SA-191-1) DATED 09/15/18	CSS
A	08/21/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 08/27/18	CSS

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2231 Lee Road, Suite 12, Winter Park, Florida 32789
EROSION CONTROL & MOT DETAILS
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: C. SANCHEZ
DESIGNED: G. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C2.4

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Erosion Control_M.O.T. Details.dwg Modified:11/11/2019 By:mikliusyrjov

SITE DATA:

OCPA - PARCEL ID #'s:	36-20-27-0000-00-006 35-20-27-0000-00-020 35-20-27-0000-00-053
PROPERTY LOCATION:	4145 W. ORANGE BLOSSOM TRL APOPKA FL, 32712
TOTAL PROPERTY AREA:	67.76 Ac. (2,951,625.60 SF)
NET DEVELOPABLE AREA:	56.15 Ac. (2,445,894.00 SF)
CONSERVATION AREA:	11.61 Ac. (505,731.60 SF)
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE: FIRM PANEL #12095C0125F DATED SEPT. 25, 2009	X & A
FUTURE LAND USE (FLU):	COMMERCIAL/ LOW SUBURBAN RESIDENTIAL
ADJACENT FUTURE LAND USE:	
NORTH	LOW SUBURBAN RESIDENTIAL
SOUTH	MIXED USE
EAST	LOW SUBURBAN RESIDENTIAL
WEST	MIXED USE
ZONING:	PUD
ADJACENT ZONING:	
NORTH	A-1 / R-1A
SOUTH	MIXED -CC / PD
EAST	R-1AA / A-1 / R-1A
WEST	A-1
PUD ZONING REQUIREMENTS:	70'
MINIMUM LOT AREA	9,800 SF
MINIMUM LOT WIDTH	70 ft.
MINIMUM LOT DEPTH	140 ft.
MAXIMUM BUILDING HEIGHT	35 ft.
SETBACKS	
FRONT YARD	25 ft.
SIDE YARD	7.5 ft.
REAR YARD	20 ft.
CORNER SIDE YARD	15* ft.

*IF A CORNER LOT REAR YARD ABUTS A LOTS SIDE YARD, IT MUST HAVE A CORNER SIDE YARD SETBACK EQUIVALENT TO THE FRONT SETBACK OF THE ABUTTING LOT.

MAXIMUM ALLOWED NET DENSITY	3.50 DU/AC
PROPOSED NET DENSITY (101 DU/67.76 AC)	1.49 DU/AC
PROPOSED GROSS DENSITY (101 DU/59.30 AC)	1.70 DU/AC

WATER SERVICE PROVIDED BY CITY OF APOPKA

SEWER SERVICE PROVIDED BY CITY OF APOPKA

RECLAIMED WATER SERVICE PROVIDED BY CITY OF APOPKA

SERVICE DEMANDS:

WATER	(101 DU * 350 GPD/DU)	35,350 GPD
SEWER	(101 DU * 300 GPD/DU)	30,300 GPD
TRAFFIC	(101 DU * 10.91 TRIPS/DU)	1,102 TRIPS

BUILDER/DEVELOPER MUST SUBMIT BUILDING ELEVATIONS AND FLOOR PLANS TO THE CITY OF APOPKA FOR APPROVAL PRIOR TO CONSTRUCTION OF HOMES

RESIDENTIAL ARCHITECTURE MUST COMPLY WITH THE CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES

ALL ROADWAY AND FIRE HYDRANTS MUST BE IN PLACE BEFORE BUILDING CONSTRUCTION BEGINS.

FIRE PROTECTION WILL BE PROVIDED AND DESIGNED TO MEET CITY OF APOPKA AND NFPA REQUIREMENTS.

STORMWATER SYSTEM WILL BE PROVIDED AND DESIGNED TO MEET CITY OF APOPKA AND SJRWMD DRAINAGE REQUIREMENTS.

ALL UTILITY LINES SHALL BE CONSTRUCTED TO MEET CITY OF APOPKA REQUIREMENTS.

UTILITY EASEMENTS DEDICATED TO CITY OF APOPKA SHALL BE PROVIDED OVER ALL WATER, RECLAIM AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.

THE PROJECT CONTAINS ON SITE WETLANDS.

AN HOA SHALL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREA AND FACILITIES.

PARK/RECREATION SPACE SHALL BE A MINIMUM OF 43,560 SF (1.00 AC.) PER APPROVED PUD

PARK/RECREATION AREA TO BE CONSTRUCTED PRIOR TO 25% BUILD OUT OF THE DEVELOPMENT

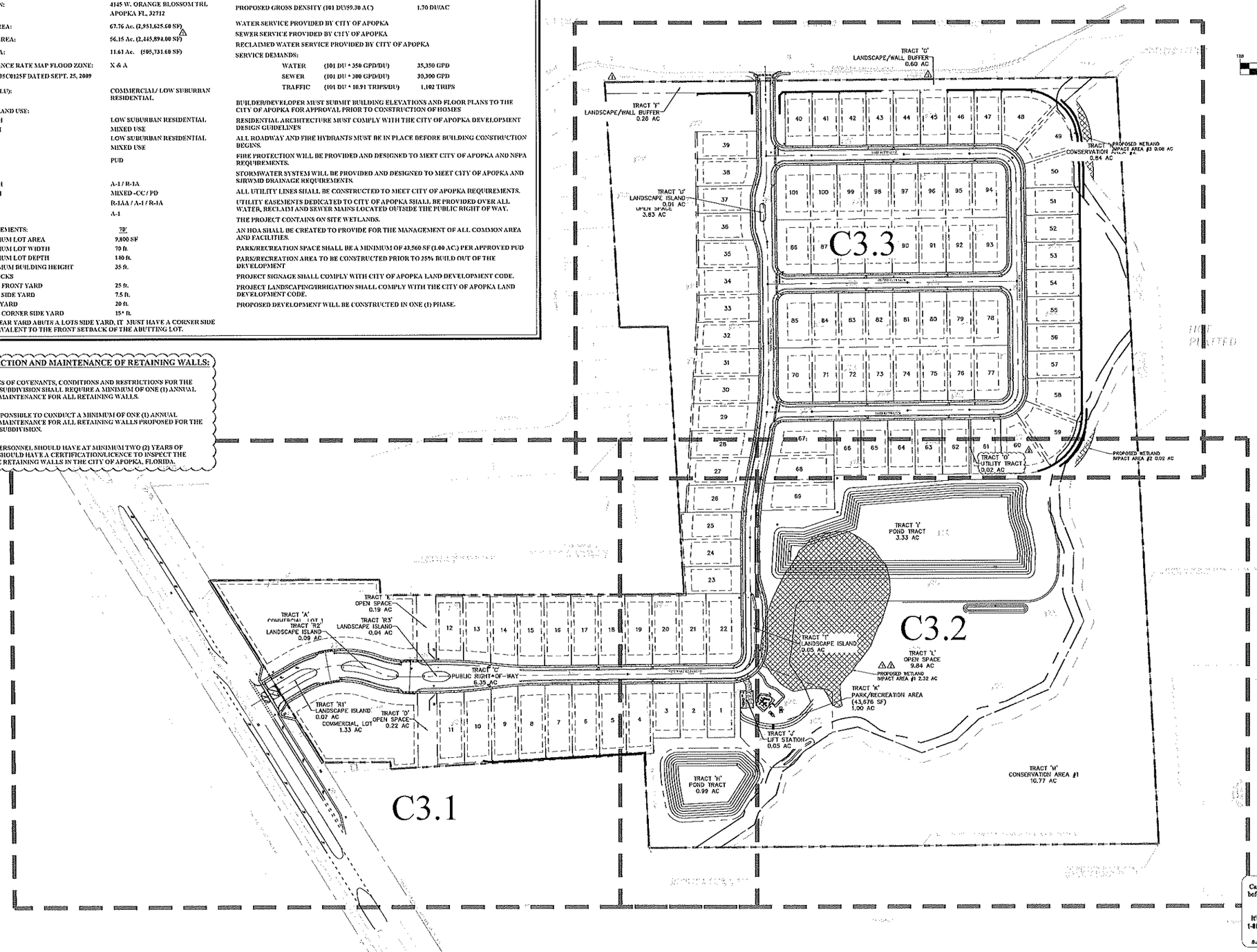
PROJECT SIGNAGE SHALL COMPLY WITH CITY OF APOPKA LAND DEVELOPMENT CODE.

PROJECT LANDSCAPING/IRRIGATION SHALL COMPLY WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE.

PROPOSED DEVELOPMENT WILL BE CONSTRUCTED IN ONE (1) PHASE.

NOTES FOR INSPECTION AND MAINTENANCE OF RETAINING WALLS:

1. THE DECLARATIONS OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE WINDWARD HILLS SUBDIVISION SHALL REQUIRE A MINIMUM OF ONE (1) ANNUAL INSPECTIONS AND MAINTENANCE FOR ALL RETAINING WALLS.
2. HOA SHALL BE RESPONSIBLE TO CONDUCT A MINIMUM OF ONE (1) ANNUAL INSPECTIONS AND MAINTENANCE FOR ALL RETAINING WALLS PROPOSED FOR THE WINDWARD HILLS SUBDIVISION.
3. THE INSPECTION PERSONNEL SHOULD HAVE AT MINIMUM TWO (2) YEARS OF EXPERIENCE AND SHOULD HAVE A CERTIFICATION/LICENCE TO INSPECT THE CONDITION OF THE RETAINING WALLS IN THE CITY OF APOPKA, FLORIDA.



GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

LEGEND

WETLAND IMPACT AREA

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SHEET 13 OF 63

REV.	DATE	BY	DESCRIPTION
4	01/30/20	CSS	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 8/17/2020
3	12/09/19	CSS	SJRWMD COMMENTS (APPLICATION #154701-1) DATED 11/22/19
2	10/15/19	CSS	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/26/18
1	09/26/18	CSS	SJRWMD COMMENTS (APPLICATION #154701-1) DATED 09/5/18
0	08/27/18	CSS	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 08/27/18

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EB-26 LICENSE NUMBER 8191 | CERTIFICATE OF AUTHORIZATION LB-26-26

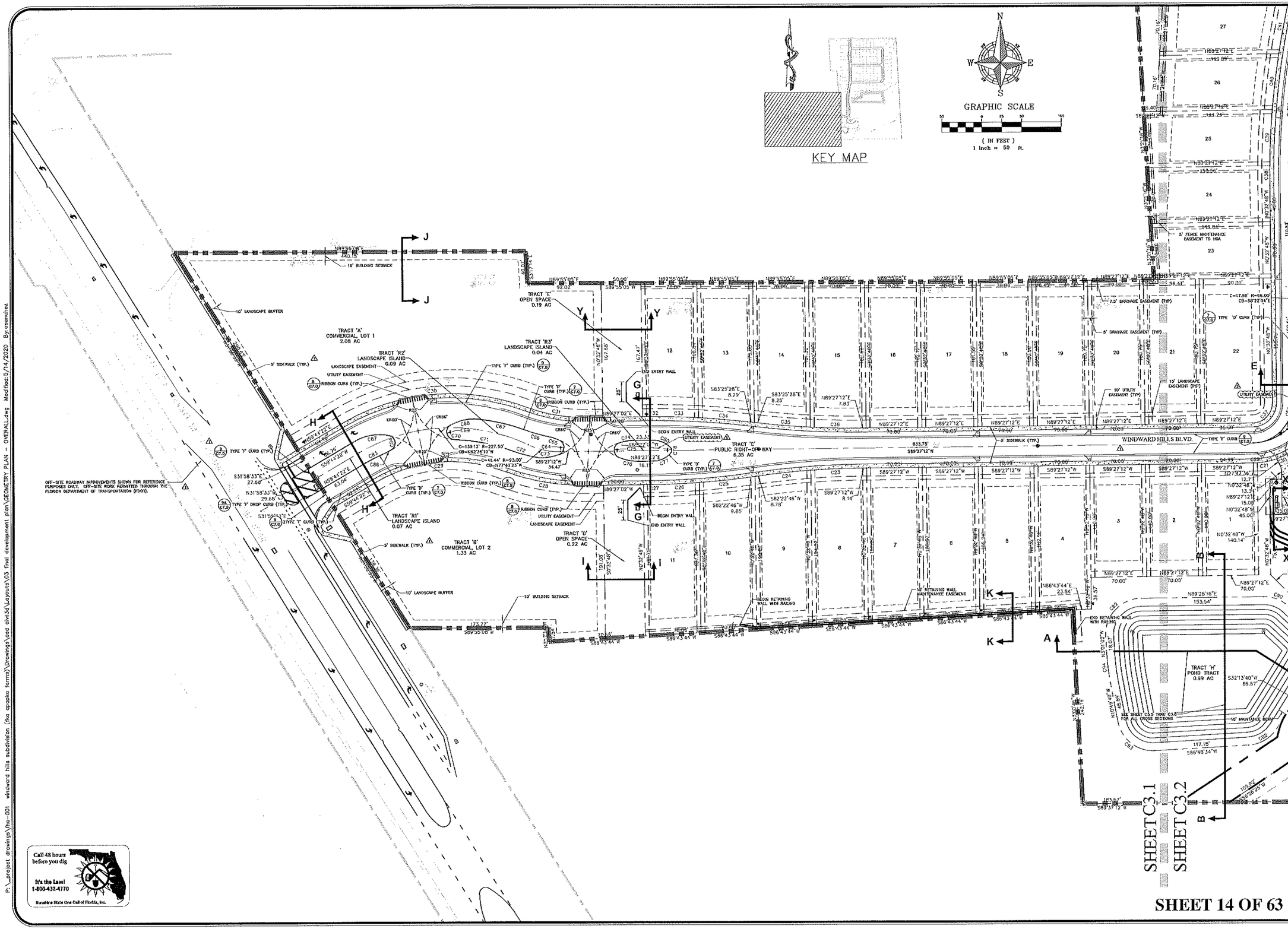
GEOMETRY PLAN – OVERALL

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: 1" = 120'
PROJECT: FHC-001
SHEET: C3.0

5/28/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\drawings\cad civil3d\layouts\03 final development plan\GEOMETRY PLAN – OVERALL.dwg Modified: 5/14/2020 By: osanchez



REV.	DATE	DESCRIPTION	BY
A	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 8/17/2020	OSS
A	12/09/19	SERWIND COMMENTS (APPLICATION #SAN19-1) DATED 11/25/19	OSS
A	09/23/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/26/18	OSS
A	09/22/19	SERWIND COMMENTS (APPLICATION #SAN19-1) DATED 09/13/19	OSS
A	06/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 06/27/18	OSS

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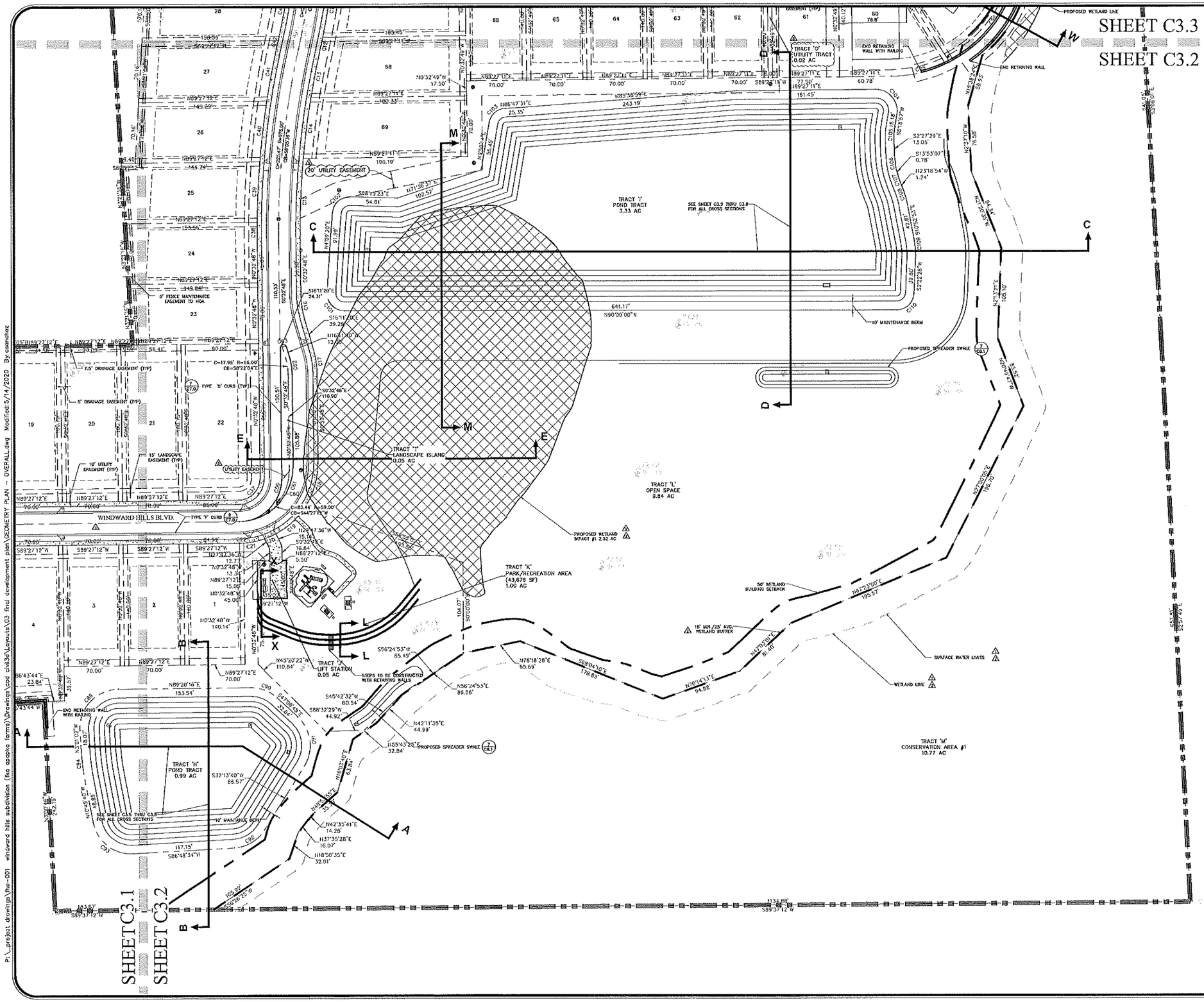
GEOMETRY PLAN – WEST

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ	SCALE: 1" = 50'
DESIGNED: O. SANCHEZ	PROJECT: FHC-001
CHECKED: L. CLASSON	SHEET: C3.1
DATE: 5/19/2018	

5/2020

SHEET 14 OF 63



SHEET 15 OF 63

REV.	DATE	DESCRIPTION	BY
A	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR19-30) DATED 9/17/2020	OSS
A	11/26/19	SURVEY COMMENTS (APPLICATION #SA781-1) DATED 11/26/19	OSS
A	10/16/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR19-30) DATED 11/26/19	OSS
A	09/22/19	SURVEY COMMENTS (APPLICATION #SA781-1) DATED 09/13/19	OSS
A	08/27/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR19-30) DATED 08/27/19	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION #29-0

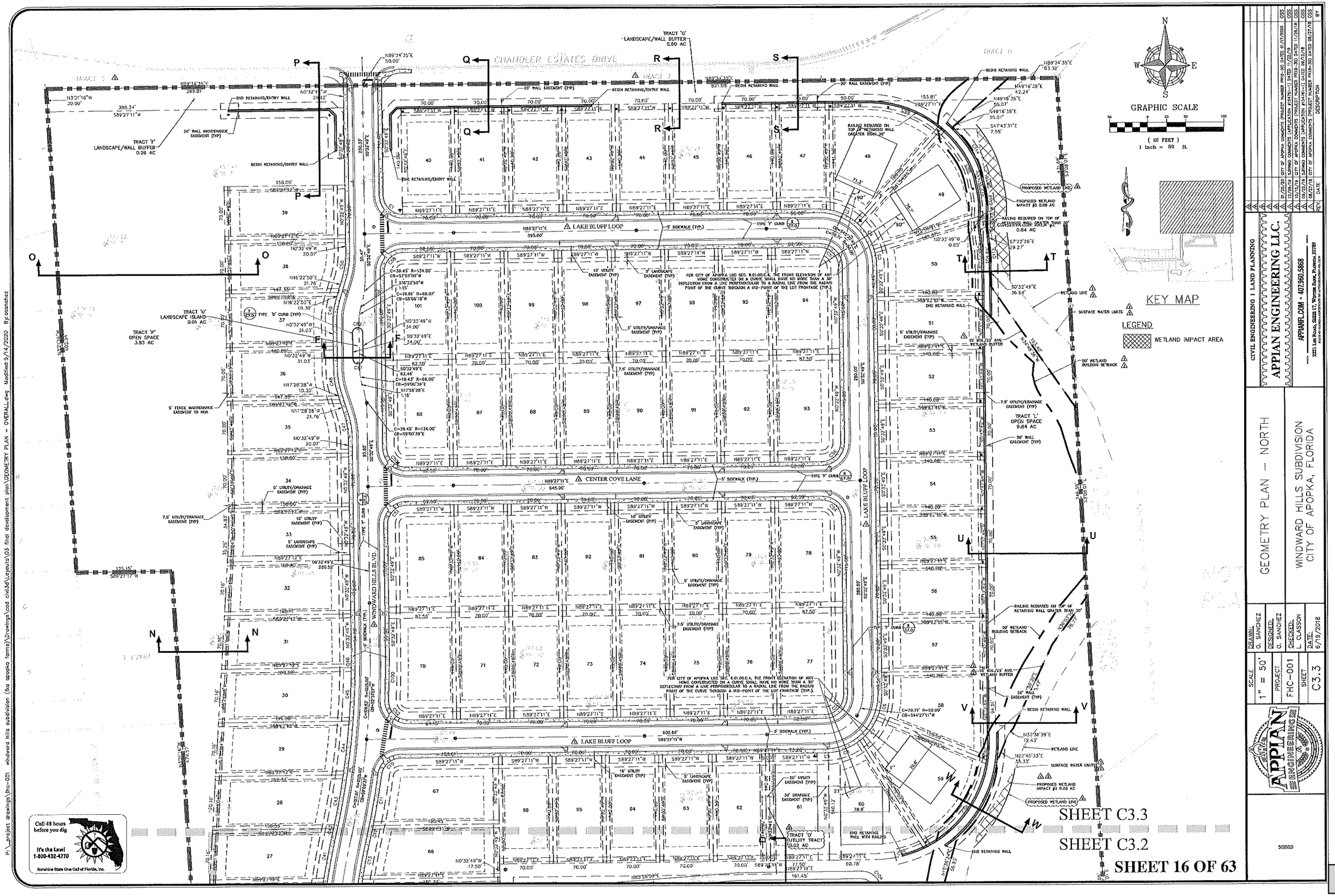
GEOMETRY PLAN – EAST

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: 1" = 50'
PROJECT: FHC-001
SHEET: C3.2

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\GEOMETRY PLAN – OVERALL.dwg Modified: 5/14/2020 By: osanchez



REV.	DATE	DESCRIPTION	BY
4	12/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 9/17/2020	CGS
3	01/09/19	SERVICE COMMENTS (APPLICATION #SA16-1) DATED 11/28/18	CGS
2	10/12/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/26/18	CGS
1	09/25/18	SERVICE COMMENTS (APPLICATION #SA16-1) DATED 09/25/18	CGS
0	06/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 06/27/18	CGS

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GEOMETRY PLAN – NORTH

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	G. SANCHEZ
DESIGNED:	G. SANCHEZ
CHECKED:	L. CLASSON
DATE:	6/19/2018
SCALE	1" = 50'
PROJECT	FHC-001
SHEET	C3.3

5/20/20

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C1	35.36'	S45°32'49"E	25.00'
C2	15.08'	S84°46'43"E	75.00'
C3	39.98'	S63°33'05"E	75.00'
C4	40.00'	S32°37'37"E	75.00'
C5	21.67'	S8°51'14"E	75.00'
C6	29.06'	S10°37'25"W	75.00'
C7	39.05'	S36°53'10"W	75.00'
C8	44.17'	S69°06'12"W	75.00'
C9	4.22'	S87°50'28"W	75.00'
C10	32.63'	S48°43'07"W	25.00'
C11	67.31'	S9°49'16"W	1050.00'
C12	19.71'	S12°11'43"W	1050.00'
C13	58.71'	S11°10'08"W	950.00'
C14	75.86'	S7°28'21"W	950.00'
C15	97.57'	S2°23'49"W	950.00'
C16	27.22'	S8°22'04"E	100.00'
C17	27.22'	S8°22'04"E	100.00'
C18	52.38'	S15°48'34"W	93.00'
C19	48.20'	S47°11'10"W	93.00'
C20	14.49'	S66°40'34"W	93.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C21	24.63'	S78°45'19"W	93.00'
C22	5.01'	S87°54'34"W	93.00'
C23	61.89'	S87°40'49"W	1000.00'
C24	61.55'	S84°08'35"W	1000.00'
C25	60.49'	S84°06'45"W	1000.00'
C26	62.91'	S87°38'53"W	1000.00'
C27	62.91'	S87°38'53"W	1000.00'
C28	107.47'	N80°03'17"W	295.00'
C29	158.42'	S85°05'23"W	185.00'
C30	231.20'	N85°05'23"E	270.00'
C31	76.50'	S80°03'17"E	210.00'
C32	62.29'	S88°45'53"E	1000.00'
C33	62.29'	S88°45'53"E	1000.00'
C34	62.05'	S85°12'08"E	1000.00'
C35	62.08'	S85°12'12"E	1000.00'
C36	62.20'	S88°45'51"E	1000.00'
C37	35.36'	N44°27'12"E	25.00'
C38	24.11'	N0°08'39"E	1000.00'
C39	70.12'	N2°50'40"E	1000.00'
C40	70.59'	N6°52'35"E	1000.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C41	66.90'	N10°48'58"E	1000.00'
C42	4.53'	N12°38'12"E	1000.00'
C43	71.30'	N10°25'49"E	1000.00'
C44	70.51'	N6°22'00"E	1000.00'
C45	70.09'	N2°20'17"E	1000.00'
C46	15.30'	N0°06'31"W	1000.00'
C47	29.44'	N9°00'39"W	100.00'
C48	29.44'	N9°00'39"W	100.00'
C49	29.44'	N7°55'00"E	100.00'
C50	29.44'	N7°55'00"E	100.00'
C51	35.36'	S44°27'11"W	25.00'
C52	36.32'	S43°57'40"E	25.00'
C53	35.36'	N44°27'11"E	25.00'
C54	35.36'	N45°32'49"W	25.00'
C55	35.36'	S45°32'49"E	25.00'
C56	35.36'	N44°27'11"E	25.00'
C57	35.36'	N45°32'49"W	25.00'
C58	35.36'	S44°27'11"W	25.00'
C59	25.24'	S13°52'38"W	50.67'
C60	4.64'	S55°54'02"E	2.33'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C61	43.78'	N19°40'33"E	63.33'
C62	19.14'	N8°22'04"W	70.33'
C63	6.60'	S81°37'56"W	3.33'
C64	17.15'	N2°36'35"E	9.33'
C65	14.17'	N71°00'48"W	59.33'
C66	33.05'	N73°54'11"W	253.64'
C67	57.39'	N76°50'54"W	238.33'
C68	36.31'	S78°25'09"W	59.33'
C69	17.66'	S10°31'23"E	9.33'
C70	6.15'	S84°37'03"E	59.33'
C71	64.23'	S78°54'05"E	212.67'
C72	30.15'	S73°27'39"E	271.10'
C73	34.62'	N86°20'02"E	59.33'
C74	18.75'	S80°21'30"W	59.33'
C75	17.39'	S2°36'35"W	9.33'
C76	25.18'	S78°17'53"E	59.33'
C77	23.76'	N66°07'38"E	30.00'
C78	6.87'	N0°33'47"W	5.00'
C80	23.74'	N67°14'23"W	30.00'
C81	14.00'	N89°27'11"E	7.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C82	14.00'	S89°27'11"W	7.00'
C83	26.65'	N63°19'56"E	212.67'
C84	17.23'	N10°30'35"W	9.33'
C86	10.42'	N61°53'13"E	59.33'
C87	42.91'	S80°56'08"W	59.33'
C89	65.00'	N43°13'05"E	45.00'
C90	33.28'	S68°50'46"E	45.00'
C91	57.47'	S7°27'33"E	45.00'
C92	41.27'	S59°31'07"W	45.00'
C93	59.26'	N52°00'33"W	45.00'
C94	40.86'	N6°55'21"W	300.00'
C100	58.12'	N1°02'20"E	1050.00'
C101	29.29'	N42°55'20"W	20.00'
C102	27.68'	N47°56'58"E	20.00'
C103	24.89'	N48°18'52"E	20.00'
C104	37.98'	S41°06'56"E	25.00'
C105	18.78'	S2°55'44"W	100.00'
C106	19.91'	S8°10'18"E	100.00'
C107	16.44'	S18°36'00"E	100.00'
C108	21.66'	S17°05'53"E	100.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C109	23.08'	S4°15'12"E	100.00'
C110	27.69'	S46°11'14"W	20.00'
C111	120.28'	N27°35'48"E	150.00'
C112	12.86'	S3°57'39"E	108.00'
C113	27.80'	S5°20'19"E	110.00'
C114	66.39'	S30°09'42"E	110.00'

TRACT DATA					
TRACT / LOT	DESCRIPTION	AREA	*BUILDABLE AREA	LOT FRONTAGE	OWNER
TRACT 'A'	COMMERCIAL, LOT 1	2.08 AC	-	-	FHC Development
TRACT 'B'	COMMERCIAL, LOT 2	1.33 AC	-	-	FHC Development
TRACT 'C'	PUBLIC ROW	6.35 AC	-	-	CITY
TRACT 'D'	OPEN SPACE	0.22 AC	-	-	H.O.A.
TRACT 'E'	OPEN SPACE	0.19 AC	-	-	H.O.A.
TRACT 'F'	LANDSCAPE/WALL BUFFER	0.26 AC	-	-	H.O.A.
TRACT 'G'	LANDSCAPE/WALL BUFFER	0.60 AC	-	-	H.O.A.
TRACT 'H'	POND TRACT	0.99 AC	-	-	H.O.A.
TRACT 'I'	POND TRACT	3.33 AC	-	-	H.O.A.
TRACT 'J'	LIFT STATION TRACT	0.04 AC	-	-	CITY
TRACT 'K'	PARK/RECREATION AREA	1.00 AC	-	-	H.O.A.
TRACT 'L'	OPEN SPACE	9.85 AC	-	-	H.O.A.
TRACT 'M'	CONSERVATION AREA #1	10.77 AC	-	-	H.O.A.
TRACT 'N'	CONSERVATION AREA #2	0.81 AC	-	-	H.O.A.
TRACT 'O'	UTILITY TRACT	0.02 AC	-	-	H.O.A.
TRACT 'P'	OPEN SPACE	3.83 AC	-	-	H.O.A.
TRACT 'R1'	LANDSCAPE ISLAND	0.07 AC	-	-	H.O.A.
TRACT 'R2'	LANDSCAPE ISLAND	0.09 AC	-	-	H.O.A.
TRACT 'R3'	LANDSCAPE ISLAND	0.04 AC	-	-	H.O.A.
TRACT 'T'	LANDSCAPE ISLAND	0.05 AC	-	-	H.O.A.
TRACT 'U'	LANDSCAPE ISLAND	0.01 AC			H.O.A.
LOT 1	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 2	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 3	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 4	-	0.29 AC	7,492 SF	70.00 LF	PRIVATE
LOT 5	-	0.30 AC	7,675 SF	70.00 LF	PRIVATE
LOT 6	-	0.30 AC	7,858 SF	70.00 LF	PRIVATE
LOT7	-	0.31 AC	8,042 SF	70.00 LF	PRIVATE
LOT 8	-	0.31 AC	8,197 SF	70.04 LF	PRIVATE
LOT 9	-	0.31 AC	8,136 SF	70.34 LF	PRIVATE
LOT 10	-	0.30 AC	7,892 SF	70.34 LF	PRIVATE
LOT 11	-	0.30 AC	7,839 SF	70.04 LF	PRIVATE
LOT 12	-	0.27 AC	6,747 SF	70.35 LF	PRIVATE
LOT 13	-	0.28 AC	6,950 SF	70.04 LF	PRIVATE
LOT 14	-	0.29 AC	7,345 SF	70.00 LF	PRIVATE
LOT 15	-	0.29 AC	7,560 SF	70.00 LF	PRIVATE
LOT 16	-	0.29 AC	7,557 SF	70.00 LF	PRIVATE
LOT 17	-	0.29 AC	7,526 SF	70.00 LF	PRIVATE
LOT 18	-	0.29 AC	7,495 SF	70.00 LF	PRIVATE
LOT 19	-	0.29 AC	7,468 SF	70.00 LF	PRIVATE
LOT 20	-	0.29 AC	7,466 SF	70.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO TRACT/LOT AREA MINUS THE BUILDING SETBACK AREA

TRACT DATA					
TRACT / LOT	DESCRIPTION	AREA	*BUILDABLE AREA	LOT FRONTAGE	OWNER
LOT 21	-	0.29 AC	7,466 SF	70.00 LF	PRIVATE
LOT 22	-	0.37 AC	7,806 SF	100.00 LF	PRIVATE
LOT 23	-	0.24 AC	5,606 SF	70.12 LF	PRIVATE
LOT 24	-	0.24 AC	5,633 SF	70.59 LF	PRIVATE
LOT 25	-	0.25 AC	5,471 SF	71.43 LF	PRIVATE
LOT 26	-	0.24 AC	5,564 SF	71.30 LF	PRIVATE
LOT 27	-	0.25 AC	5,927 SF	70.53 LF	PRIVATE
LOT 28	-	0.26 AC	6,487 SF	70.09 LF	PRIVATE
LOT 29	-	0.27 AC	6,849 SF	70.00 LF	PRIVATE
LOT 30	-	0.27 AC	6,923 SF	70.00 LF	PRIVATE
LOT 31	-	0.27 AC	6,744 SF	70.00 LF	PRIVATE
LOT 32	-	0.26 AC	6,483 SF	70.00 LF	PRIVATE
LOT 33	-	0.25 AC	6,240 SF	70.00 LF	PRIVATE
LOT 34	-	0.25 AC	6,215 SF	70.00 LF	PRIVATE
LOT 35	-	0.25 AC	6,060 SF	71.37 LF	PRIVATE
LOT 36	-	0.23 AC	5,267 SF	70.87 LF	PRIVATE
LOT 37	-	0.23 AC	5,267 SF	70.87 LF	PRIVATE
LOT 38	-	0.25 AC	6,060 SF	71.37 LF	PRIVATE
LOT 39	-	0.25 AC	6,215 SF	70.00 LF	PRIVATE
LOT 40	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 41	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 42	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 43	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 44	-	0.22 AC	5,225 SF	70.07 LF	PRIVATE
LOT 45	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 46	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 47	-	0.23 AC	5,225 SF	70.00 LF	PRIVATE
LOT 48	-	0.35 AC	9,331 SF	40.47 LF	PRIVATE
LOT 49	-	0.31 AC	8,221 SF	40.49 LF	PRIVATE
LOT 50	-	0.27 AC	6,588 SF	62.24 LF	PRIVATE
LOT 51	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 52	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 53	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 54	-	0.22 AC	5,225 SF	70.02 LF	PRIVATE
LOT 55	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 56	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 57	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 58	-	0.29 AC	7,134 SF	58.76 LF	PRIVATE
LOT 59	-	0.34 AC	9,266 SF	39.51 LF	PRIVATE
LOT 60	-	0.30 AC	6,963 SF	44.83 LF	PRIVATE
LOT 61	-	0.22 AC	5,225 SF	80.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO TRACT/LOT AREA MINUS THE BUILDING SETBACK AREA

TRACT DATA					
TRACT / LOT	DESCRIPTION	AREA	*BUILDABLE AREA	LOT FRONTAGE	OWNER
LOT 62	-	0.25 AC	5,225 SF	72.50 LF	PRIVATE
LOT 63	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 64	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 65	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 66	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 67	-	0.31 AC	6,227 SF	102.87 LF	PRIVATE
LOT 68	-	0.28 AC	7,022 SF	71.57 LF	PRIVATE
LOT 69	-	0.30 AC	7,729 SF	70.71 LF	PRIVATE
LOT 70	-	0.28 AC	5,258 SF	104.80 LF	PRIVATE
LOT 71	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 72	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 73	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 74	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 75	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 76	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 77	-	0.28 AC	5,225 SF	101.77 LF	PRIVATE
LOT 78	-	0.28 AC	5,225 SF	101.77 LF	PRIVATE
LOT 79	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 80	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 81	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 82	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 83	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 84	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 85	-	0.28 AC	5,225 SF	101.77 LF	PRIVATE
LOT 86	-	0.28 AC	5,225 SF	101.77 LF	PRIVATE
LOT 87	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 88	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 89	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 90	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 91	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 92	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 93	-	0.28 AC	5,225 SF	101.77 LF	PRIVATE
LOT 94	-	0.28 AC	5,225 SF	101.77 LF	PRIVATE
LOT 95	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 96	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 97	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 98	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 99	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 100	-	0.22 AC	5,225 SF	70.00 LF	PRIVATE
LOT 101	-	0.28 AC	5,225 SF	101.77 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO TRACT/LOT AREA MINUS THE BUILDING SETBACK AREA

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\GEOMETRY PLAN – OVERALL.dwg Modified: 5/14/2020 By: osanchez

REV.	DATE	DESCRIPTION	BY
	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 01/17/2020	OSS
	12/09/19	SJRWMD COMMENTS (APPLICATION #154761-1) DATED 11/22/19	OSS
	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/26/18	OSS
	09/22/18	SJRWMD COMMENTS (APPLICATION #154761-1) DATED 09/13/18	OSS
	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 08/27/18	OSS

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2221 LEE ROAD, SUITE 17, WINTER PARK, FLORIDA 32789

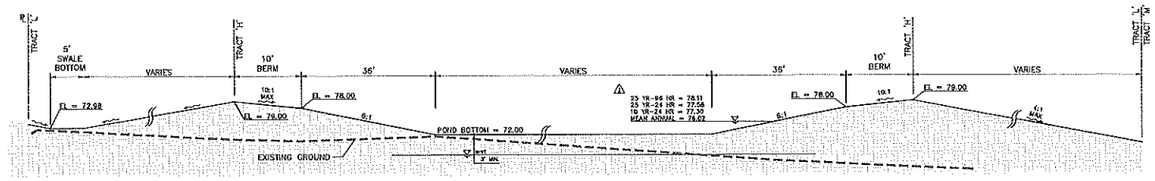
CURVE & TRACT DATA TABLES

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018

SCALE N.T.S.
PROJECT FHC-001
SHEET C3.4

5/20/20



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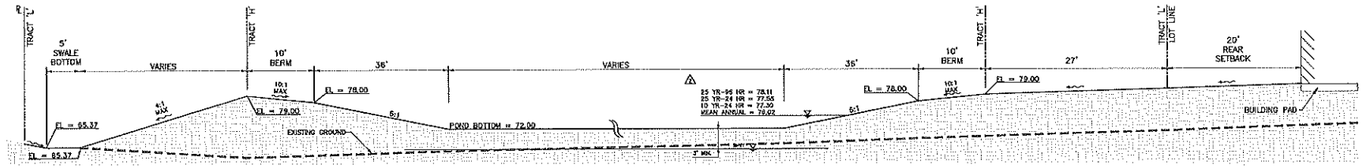

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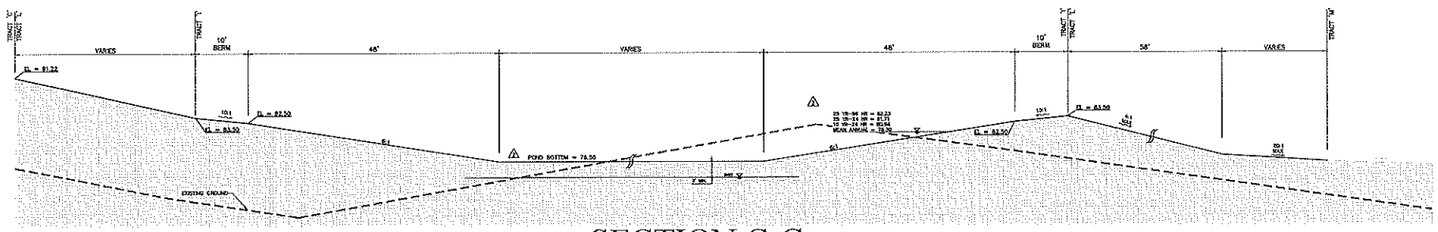

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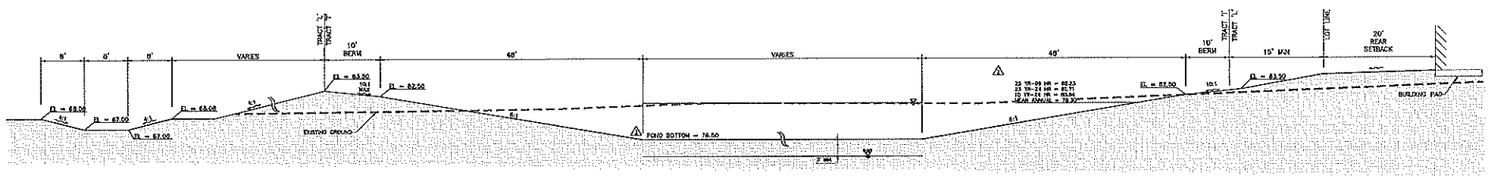

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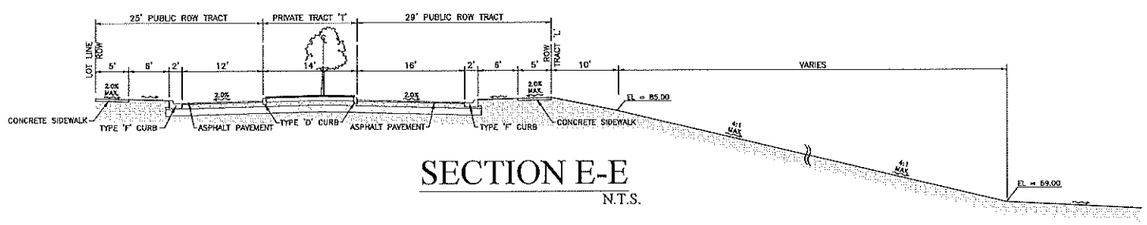

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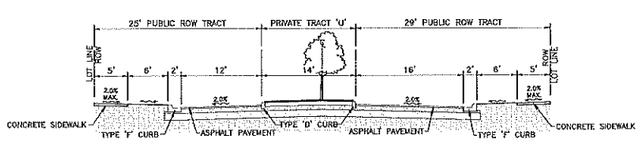

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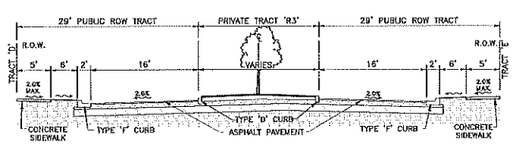

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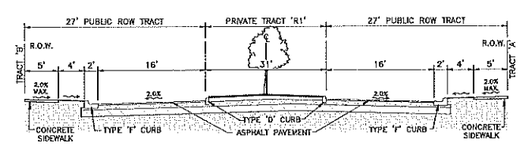

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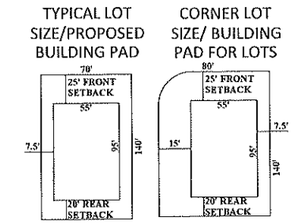
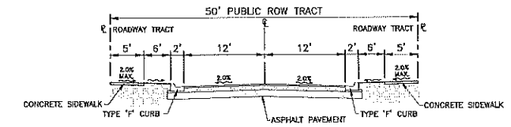
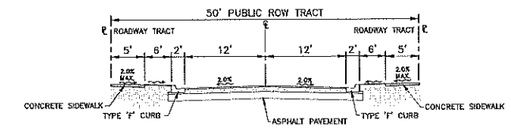




WINDWARD HILLS BLVD.
N.T.S.



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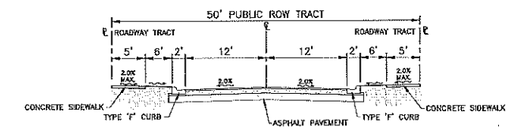

CENTER COVE LANE
N.T.S.

REV.	DATE	DESCRIPTION	BY
1	11/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 10/12/2020	OSS
2	12/08/19	SERWIS COMMENTS (APPLICATION #54761-1) DATED 11/22/19	OSS
3	12/15/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 11/26/18	OSS
4	09/22/18	SERWIS COMMENTS (APPLICATION #54761-1) DATED 09/13/18	OSS
5	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 08/27/18	OSS

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PROUDLY FOR FLORIDA CERTIFICATE OF AUTHORIZATION #26-3291

CROSS SECTIONS

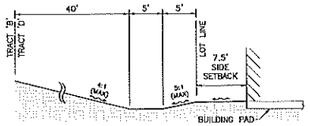
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	G. SANCHEZ
DESIGNED:	G. SANCHEZ
CHECKED:	L. CLASSON
DATE:	6/19/2018
SCALE	N.T.S.
PROJECT	FHC-001
SHEET	C3.5

5/2020

SHEET 18 OF 63

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\civil3d\Layouts\03 final development plan\GEOMETRY PLAN - OVERALL.dwg Modified:5/14/2020 By:osanchez



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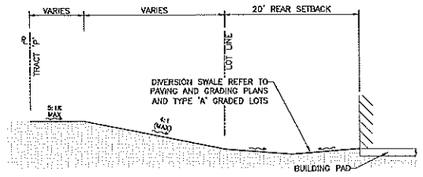

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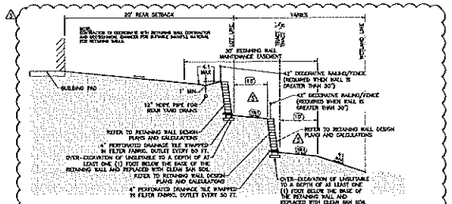

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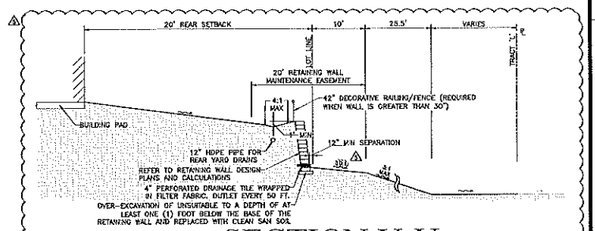

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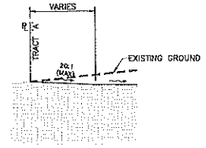

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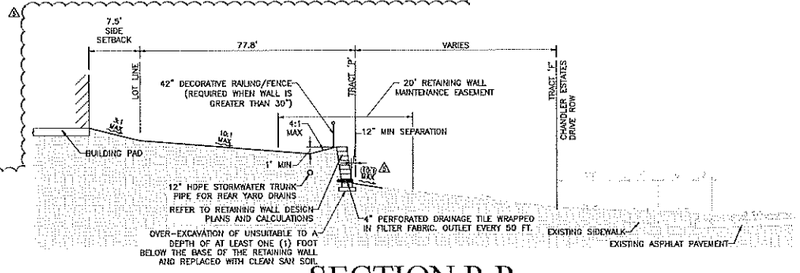

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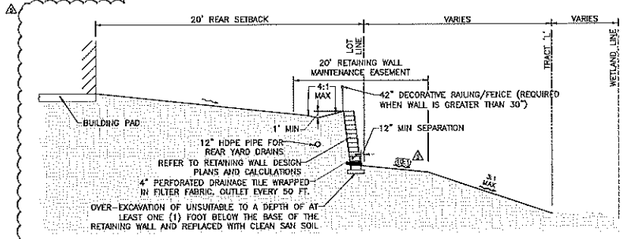

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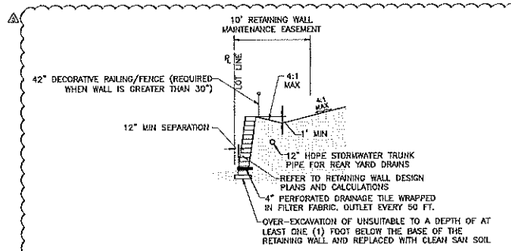

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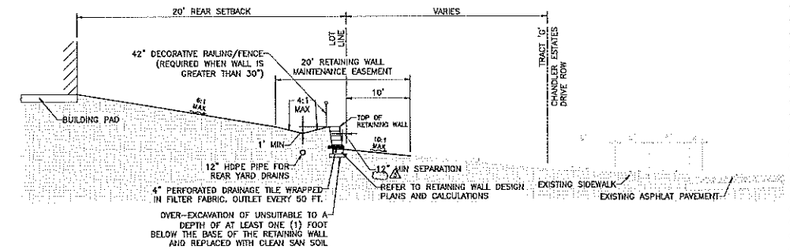

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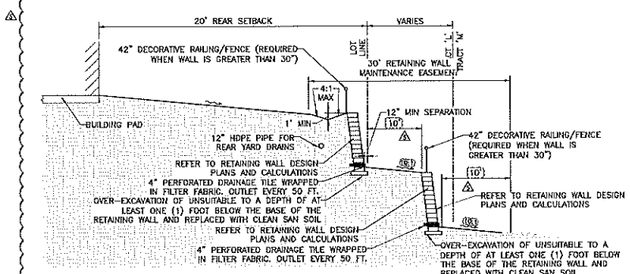

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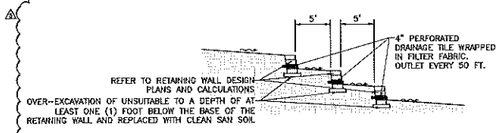

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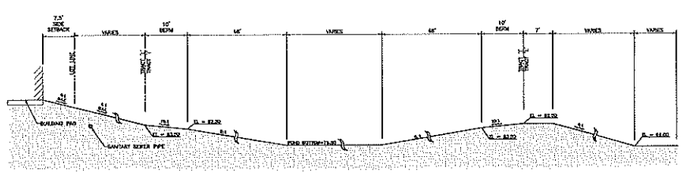

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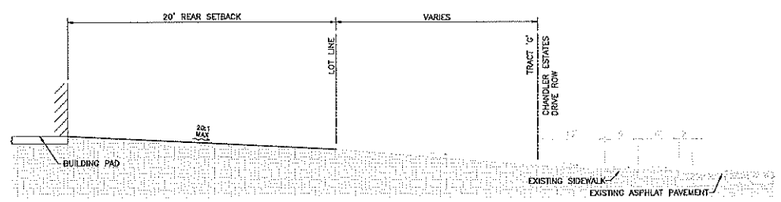

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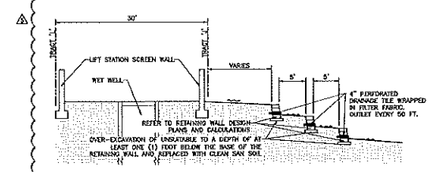

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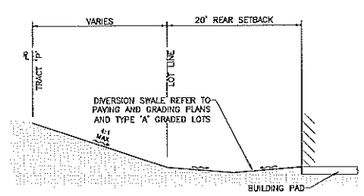
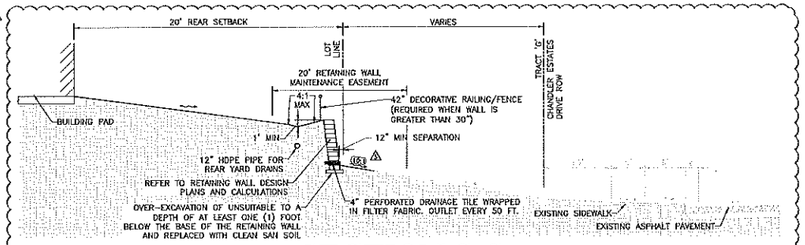


SECTION N-N
N.T.S.



SECTION S-S
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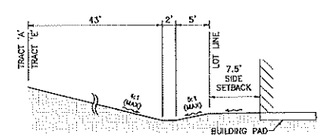

SECTION Y-Y
N.T.S.

SHEET 19 OF 63

REV.	DATE	DESCRIPTION	BY
4			
3			
2			
1			
A	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 01/07/2020	CSS
A	11/26/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 11/26/18	CSS
A	09/13/18	SJRWMD COMMENTS (APPLICATION #154761-1) DATED 09/13/2018	CSS
A	09/22/16	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 09/22/16	CSS
A	09/27/16	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 09/27/16	CSS

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Engineering Business Number 27930

CROSS SECTIONS

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C3.6

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\GEOMETRY PLAN - OVERALL.dwg Modified:5/14/2020 By:osanchez

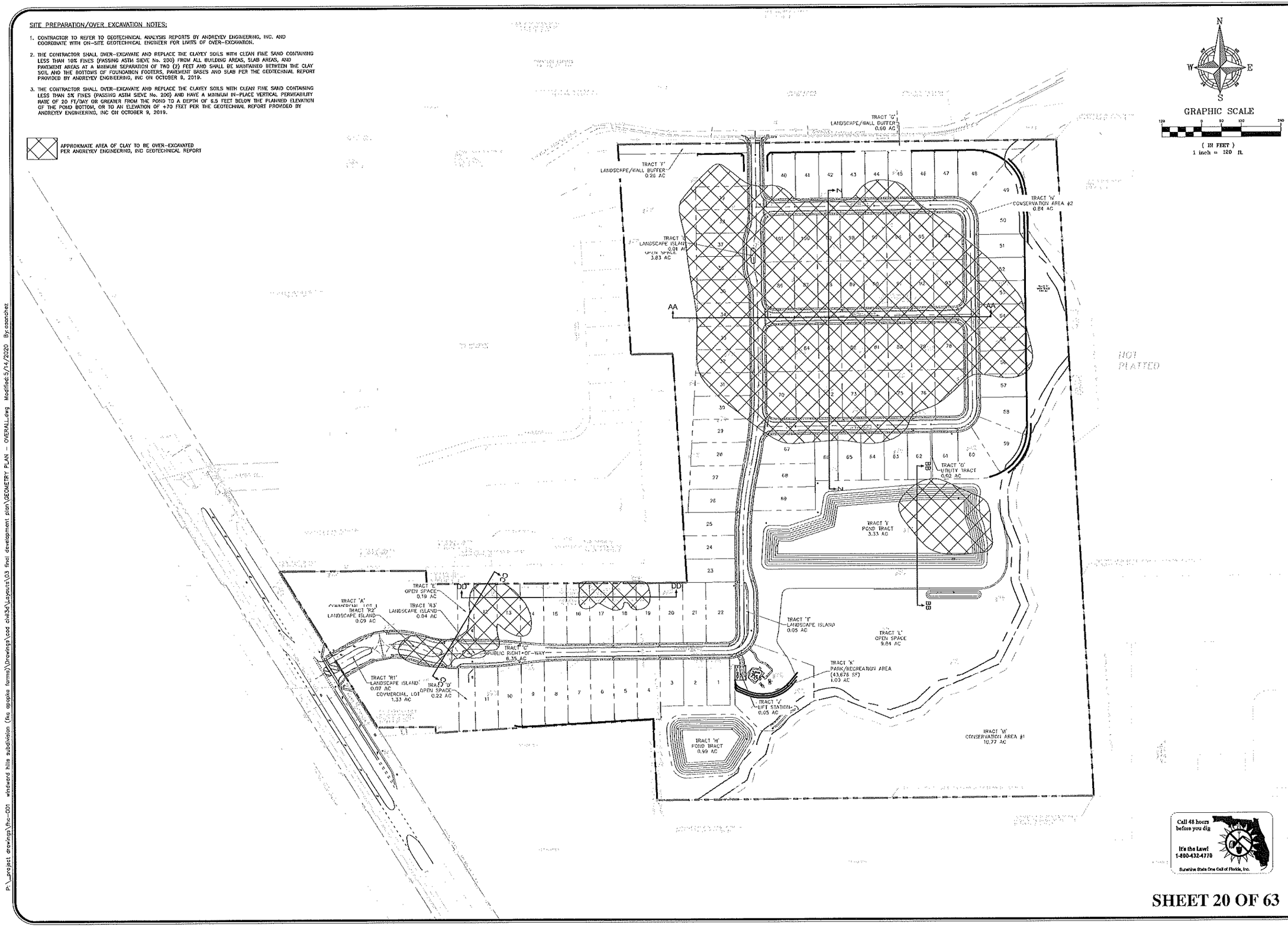
SITE PREPARATION/OVER EXCAVATION NOTES:

1. CONTRACTOR TO REFER TO GEOTECHNICAL ANALYSIS REPORTS BY ANDREYEV ENGINEERING, INC. AND COORDINATE WITH ON-SITE GEOTECHNICAL ENGINEER FOR LIMITS OF OVER-EXCAVATION.

2. THE CONTRACTOR SHALL OVER-EXCAVATE AND REPLACE THE CLAYEY SOILS WITH CLEAN FINE SAND CONTAINING LESS THAN 10% FINES (PASSING ASTM SIEVE No. 200) FROM ALL BUILDING AREAS, SLAB AREAS, AND PAVEMENT AREAS AT A MINIMUM SEPARATION OF TWO (2) FEET AND SHALL BE MAINTAINED BETWEEN THE CLAY SOIL AND THE BOTTOMS OF FOUNDATION FOOTERS, PAVEMENT BASES AND SLAB PER THE GEOTECHNIAL REPORT PROVIDED BY ANDREYEV ENGINEERING, INC ON OCTOBER 9, 2019.

3. THE CONTRACTOR SHALL OVER-EXCAVATE AND REPLACE THE CLAYEY SOILS WITH CLEAN FINE SAND CONTAINING LESS THAN 5% FINES (PASSING ASTM SIEVE No. 200) AND HAVE A MINIMUM IN-PLACE VERTICAL PERMEABILITY RATE OF 20 FT/DAY OR GREATER FROM THE POND TO A DEPTH OF 6.5 FEET BELOW THE PLANNED ELEVATION OF THE POND BOTTOM, OR TO AN ELEVATION OF +70 FEET PER THE GEOTECHNIAL REPORT PROVIDED BY ANDREYEV ENGINEERING, INC ON OCTOBER 9, 2019.

APPROXIMATE AREA OF CLAY TO BE OVER-EXCAVATED PER ANDREYEV ENGINEERING, INC GEOTECHNICAL REPORT



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SHEET 20 OF 63

REV.	DATE	DESCRIPTION	BY
A			
A			
A			
A	6/26/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 06/17/2020	CSS
A	12/06/19	SURWRD COMMENTS (APPLICATION #134781-1) DATED 11/22/19	CSS
A	12/13/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/28/18	CSS
A	09/22/18	SURWRD COMMENTS (APPLICATION #134781-1) DATED 09/13/18	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 08/27/18	CSS

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FIRM CERTIFICATE OF AUTHORIZATION #31,529

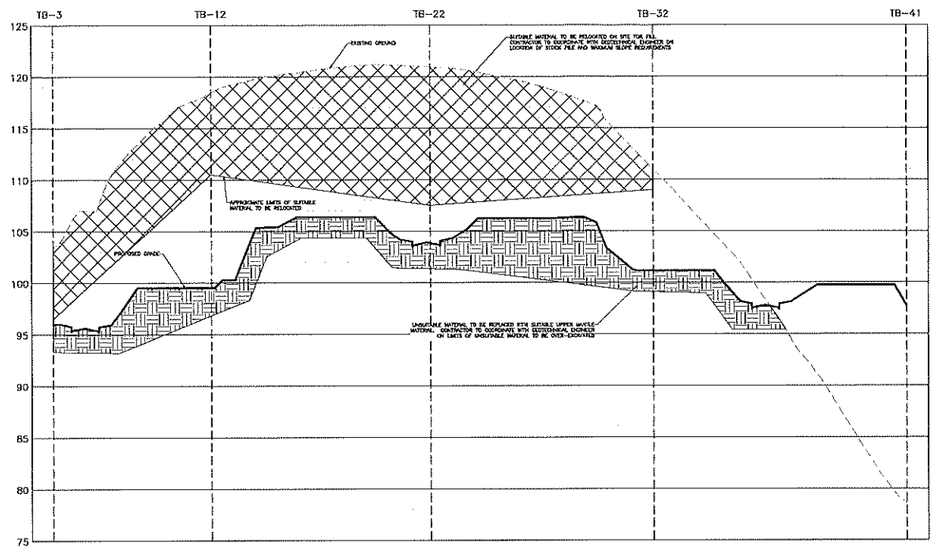
UNSUITABLE SOIL PLAN

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

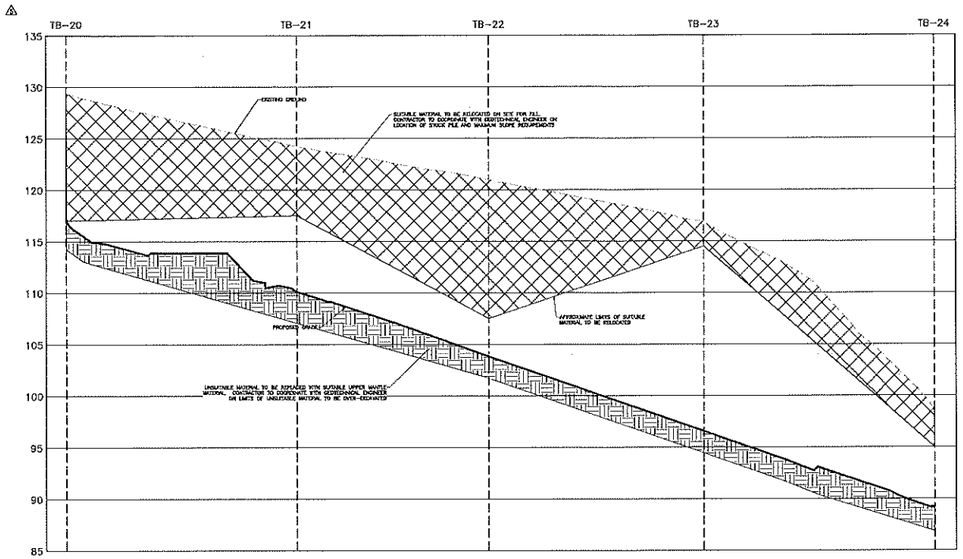
DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: 1" = 120'
PROJECT: FHC-001
SHEET: C3.7

5/20/20

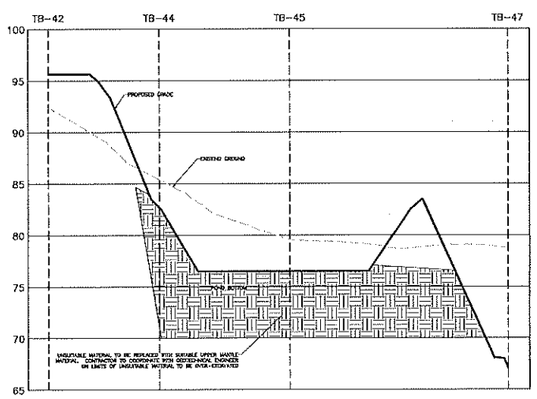
P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\GEOMETRY PLAN - OVERALL.dwg Modified:5/14/2020 By:osanchez



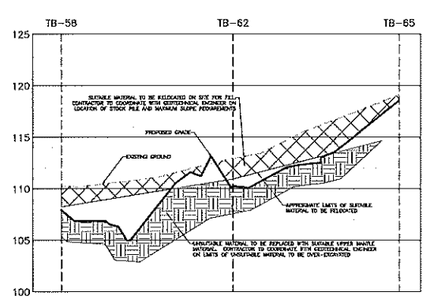
CROSS SECTION Z-Z FOR BORING
TB-3, TB-12, TB-22, TB-32 & TB-41
N.T.S.



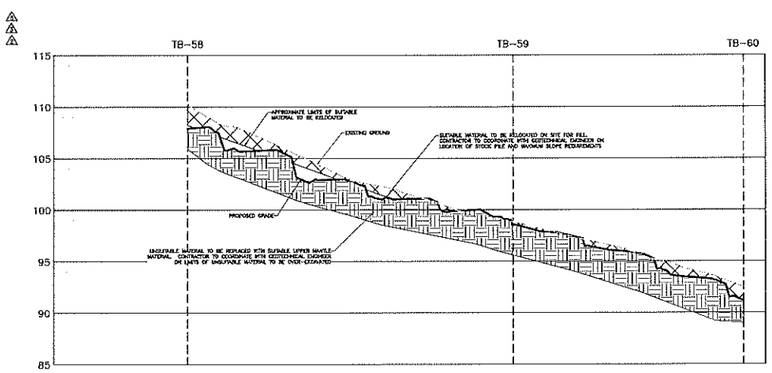
CROSS SECTION AA-AA FOR BORING
TB-20, TB-21, TB-22, TB-23 & TB-24
N.T.S.



CROSS SECTION BB-BB FOR
BORING TB-42, TB-44, TB-45 & TB-47
N.T.S.



CROSS SECTION CC-CC FOR
BORING TB-58, TB-62 & TB-65
N.T.S.



CROSS SECTION DD-DD FOR
BORING TB-58, TB-59 & TB-60
N.T.S.

SHEET 21 OF 63

REV.	DATE	DESCRIPTION	BY
1	12/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 12/17/2020.	CSS
2	11/09/20	SUBMITTAL COMMENTS (PROJECT NUMBER PR18-30) DATED 11/2/2020	CSS
3	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/26/18.	CSS
4	09/26/19	SUBMITTAL COMMENTS (APPLICATION #54781-1) DATED 09/13/19	CSS
5	06/27/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 06/27/19	CSS

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CERTIFICATE OF AUTHORIZATION #27580

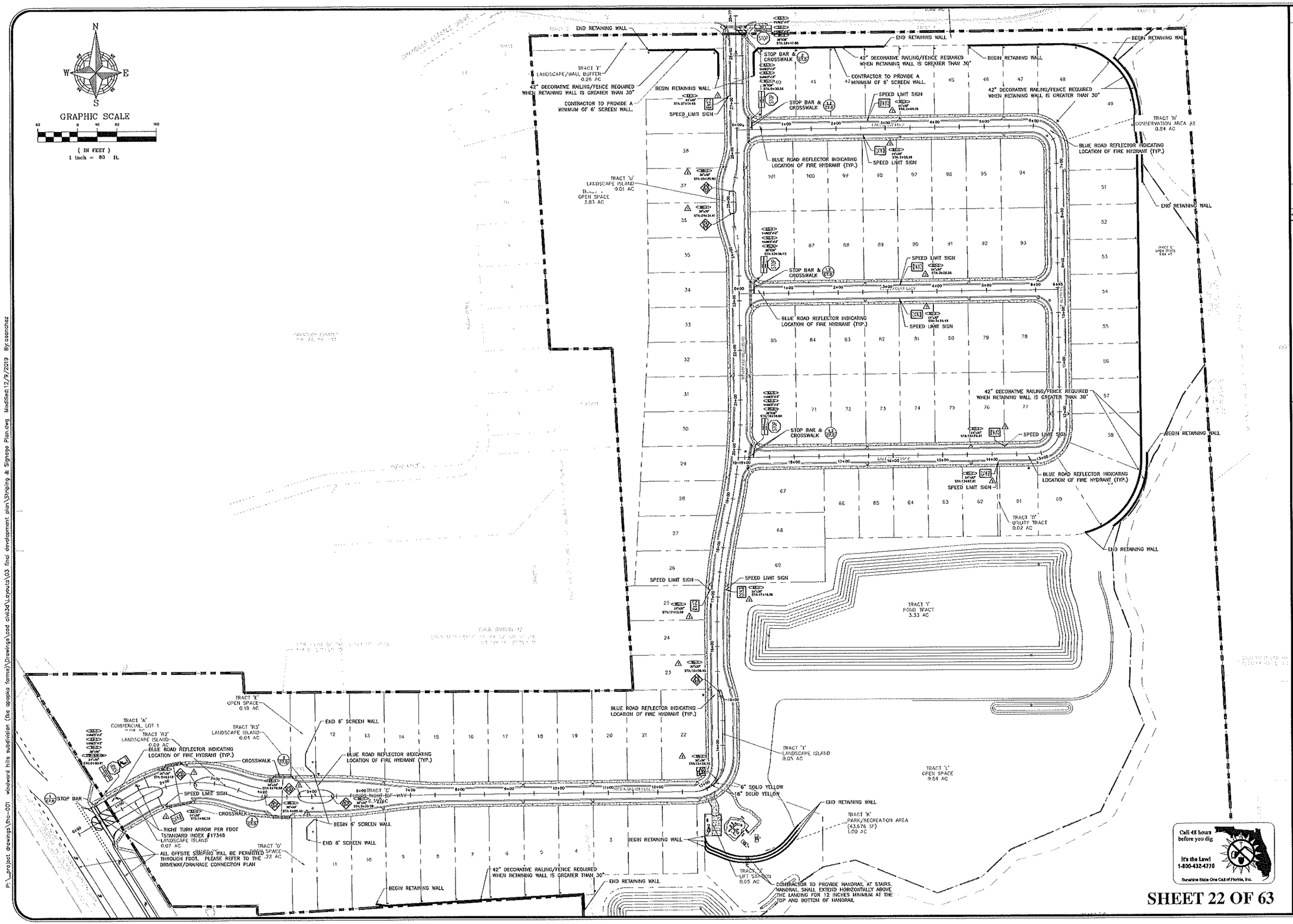
CROSS SECTIONS

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: C. SANCHEZ
DESIGNED: C. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C3.8

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\drawings\cad civil3d\layouts\03 final development plan\GEOMETRY PLAN - OVERALL.dwg Modified:5/14/2020 By:csanchez



REV.	DATE	DESCRIPTION	BY
A			
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A	12/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 12/17/2020	CGS
A	12/03/18	SUBMND COMMENTS (APPLICATION #SA781-1) DATED 11/28/18	CGS
A	10/15/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/28/18	CGS
A	09/22/18	SUBMND COMMENTS (APPLICATION #SA781-1) DATED 09/13/18	CGS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 08/27/18	CGS

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SIGNAGE, STRIPING, WALL & FENCE PLAN

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ	DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON	DATE: 6/19/2018
SCALE: 1" = 80'	PROJECT: FHC-001
SHEET: C3.9	

APPIAN ENGINEERING LLC

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Striping & Signage Plan.dwg Modified:12/9/2019 By:osanchez

GENERAL UTILITY NOTES:

SP#

1. BACTERIOLOGICAL TESTS WITH CHLORINE RESIDUALS INDICATED (TAKEN ON TWO CONSECUTIVE DAYS) SHALL BE CONDUCTED AT EACH POTABLE WATER METER FOR EVERY BUILDING, AT EVERY WET-TAP CONNECTION AND EVERY LOCATION INDICATED WITHIN THESE PLANS. RESULTS OF THE BACTERIOLOGICAL TESTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD IMMEDIATELY UPON COMPLETION. BACTERIOLOGICAL TEST RESULTS SHALL BE CONSIDERED UNACCEPTABLE IF THE TESTS WERE COMPLETED MORE THAN 30 DAYS BEFORE THE ENGINEER RECEIVED THE RESULTS.
2. ALL WATERMAINS SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINISHED GRADE.
3. ALL WATERMAINS AND FIRELINES PIPES SHALL BE RESTRAINED VIA MECHANICAL JOINTS.
4. WATER MAIN PVC PIPES LESS THAN 4 INCHES MUST CONFORM TO THE SPECIFICATIONS OF ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR21 AND MUST BEAR THE NSF LOGO ON EACH INSTALLED LENGTH.
5. UNDERGROUND MARKING TAPE FOR ALL SANITARY FORCEMAINS SHALL BE INSTALLED 4 TO 8 INCHES BELOW THE FINISHED GRADE SURFACE DIRECTLY OVER THE PIPELINE. MARKER TAPE SHALL BE MADE OF AN INERT POLYETHYLENE MATERIAL HAVING A MINIMUM THICKNESS OF 4 MILS AND BE COLOR CODED "SAFETY GREEN".
6. CONTRACTOR SHALL CONDUCT AND PROVIDE RESULTS IMMEDIATELY TO THE ENGINEER OF RECORD FOR PRESSURE AND LEAKAGE TESTS ON THE FORCE MAIN TRUNK LINE ONCE THE PRESSURE SEWER HAS BEEN INSTALLED AND PARTLY BACKFILLED. FINAL BACKFILL AND COMPACTION SHALL NOT COMMENCE UNTIL APPROVAL OF THE PRESSURE AND LEAKAGE TESTS HAS BEEN PROVIDED BY THE ENGINEER OF RECORD.
7. FOLLOWING SATISFACTORY PRESSURE TEST RESULTS, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM APPROPRIATE AGENCIES PRIOR TO PLACING THE SYSTEM INTO SERVICE.
8. FIRE HYDRANTS SHALL BE PLACED A MINIMUM OF 3 FT. AND A MAXIMUM OF 5 FT. FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. NO FENCE, TREE, POST, SHRUB, OR OTHER OBJECT WHICH COULD BLOCK THE HYDRANT FROM NORMAL VIEW OR OBSTRUCT THE HYDRANT'S USE SHALL BE LOCATED WITHIN FOUR (4) FEET OF THE HYDRANT. THE FOUR-AND-ONE-HALF INCH (4-1/2") LARGE VOLUME CONNECTION SHALL FACE THE NEAREST ROADWAY. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINISHED GRADE.
9. ALL FIRE HYDRANT LEADS SHALL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND INCLUDE AUXILARY VALVES.
10. WHEN NECESSARY, DEWATERING SHALL BE PROVIDED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW MAIN BEING LAID.
11. ALL UTILITIES SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
12. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE UTILITY PROVIDER WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T-180 MODIFIED PROCTOR TEST.
13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 12 INCHES ABOVE THE PIPE AND AT 12 INCHES VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
14. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND.
15. ALL WATER VALVES, INCLUDING CONCRETE COLLAR (WITH DEBRIS CAP), SHALL BE ADJUSTED TO FINISHED GRADE AND THE VALVE BOX LID, PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
16. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES WITHOUT THE CITY OF APOPKA UTILITIES INSPECTOR PRESENT.
17. ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE.
18. PIPE USED IN WATER DISTRIBUTION SYSTEMS SHALL BE EITHER POLYVINYL CHLORIDE (PVC), OR DUCTILE IRON PIPE (DIP).

    (a) ALL PVC PIPE OF NOMINAL DIAMETER FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18.
    (b) ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA A21.51/C151 AND HAVE A MINIMUM 350 PRESSURE CLASS RATING
19. PIPE USED IN GRAVITY SEWER CONSTRUCTION SHALL BE POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (DIP). WHERE REFERENCE IS MADE TO AN ASTM, ANSI, OR AASHTO DESIGNATION, IT SHALL BE THE LATEST REVISION.

    (a) PVC GRAVITY SEWER PIPE (4 INCH – 15 INCH), ASTM D3034, SDR 35 – UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46PSI. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI-B-4. ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL AND BE GREEN IN OVERALL COLOR. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
    (b) DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C150, WITH MECHANICAL OR PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF COAL TAR EPOXY SHALL BE PROVIDED WITH A MINIMUM DRY THICKNESS OF 30 MILS. DUCTILE IRON GRAVITY SEWERS, WHERE REQUIRED BY THE UTILITY PROVIDER BASED ON GEOTECHNICAL INVESTIGATIONS, SHALL BE WRAPPED WITH POLYETHYLENE FILM, AWWA C105. SEE APPENDIX C. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE EIGHTEEN (18) FEET.

ADDITIONAL NOTES

1. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH EXISTING MAINS BY THE CONTRACTOR.
2. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.

WATER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA UTILITIES AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WATER DISTRIBUTION SYSTEM.
2. ALL TESTING REQUIRED BY CITY OF APOPKA UTILITIES SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
3. ALL PROPOSED WATER MAINS SHALL BE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
4. PRIOR TO HYDROSTATIC TESTING A PRELIMINARY FLUSHING SHALL BE REQUIRED THROUGH FULL DIAMETER FLUSHING OR SWABBING. PRELIMINARY FLUSHING/SWABBING SHALL BE PERFORMED PER AWWA C651 STANDARD – "DISINFECTING WATER MAINS". ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES ALONG THE TEST SECTION.
5. HYDROSTATIC TESTING SHALL CONSIST OF PRESSURE TEST AND LEAKAGE TEST. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET, UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM THE CITY OF APOPKA UTILITIES. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED.
6. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY CITY OF APOPKA UTILITIES, FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.
7. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD*\sqrt{P}}{148{,}000}$$

WHERE:
L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE, IN INCHES
P = AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH (GAUGE)

8. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN PASSING LIMITS. THE CONTRACTOR SHALL FURNISH ALL THE NECESSARY LABOR, PUMPS, GAUGES AND ALL OTHER ITEMS NECESSARY TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.

SEWER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY SEWAGE GRAVITY COLLECTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM THE CITY OF APOPKA UTILITIES AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WASTEWATER DISTRIBUTION SYSTEM.
2. ALL TESTING REQUIRED BY CITY OF APOPKA UTILITIES SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
3. GRAVITY MAINS SHALL BE INSPECTED WITH CCTV FOR ALIGNMENT, GRADE VARIATIONS, SEPARATED PIPES, LEAKS, DEFLECTION, CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE TO ENSURE OVERALL PIPE INTEGRITY. THE APPROVED CCTV INSPECTION CONTRACTOR SHALL SUBMIT THE REPORT TO THE UTILITIES DEPARTMENT AS REQUIRED.
4. LEAKAGE TESTING FOR GRAVITY MAINS SHALL BE BY LOW-PRESSURE AIR TEST. LEAKAGE TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNI-BELL PVC PIPE ASSOCIATION.
5. EACH GRAVITY MAIN LEAKAGE TEST SECTION SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN ADJACENT MANHOLES.

FDEP UTILITY CONSTRUCTION NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO F.A.C. RULE 62-555.345; DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.
2. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY
3. ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH F.A.C. RULE 62-555.340
4. ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

FDEP UTILITY SEPARATION REQUIREMENTS

(F.A.C. RULE 62-555.314 LOCATION OF PUBLIC WATER SYSTEM MAINS)

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THEOUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
(c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
(d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

(a) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
(b) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND F.A.C. RULE 64E-6.002

LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main; 3 ft. minimum	Water Main; 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum; Water Main
Vacuum Sanitary Sewer	Water Main; 10 ft. preferred, 3 ft. minimum	Water Main; 12 inches preferred, 6 inches minimum	Alternate 3 ft. minimum; Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main; 10 ft. preferred, 6 ft. minimum (3)	Water Main; 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum; Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

SHEET 23 OF 63

REV.	DATE	DESCRIPTION	
A	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 01/17/2020	CSS
A	12/09/19	SJRWMD COMMENTS (APPLICATION #154761-1) DATED 11/22/19	CSS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 11/26/18	CSS
A	09/22/18	SJRWMD COMMENTS (APPLICATION #154761-1) DATED 09/13/18	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 08/27/18	CSS
A			BY

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 6574

UTILITY NOTES

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

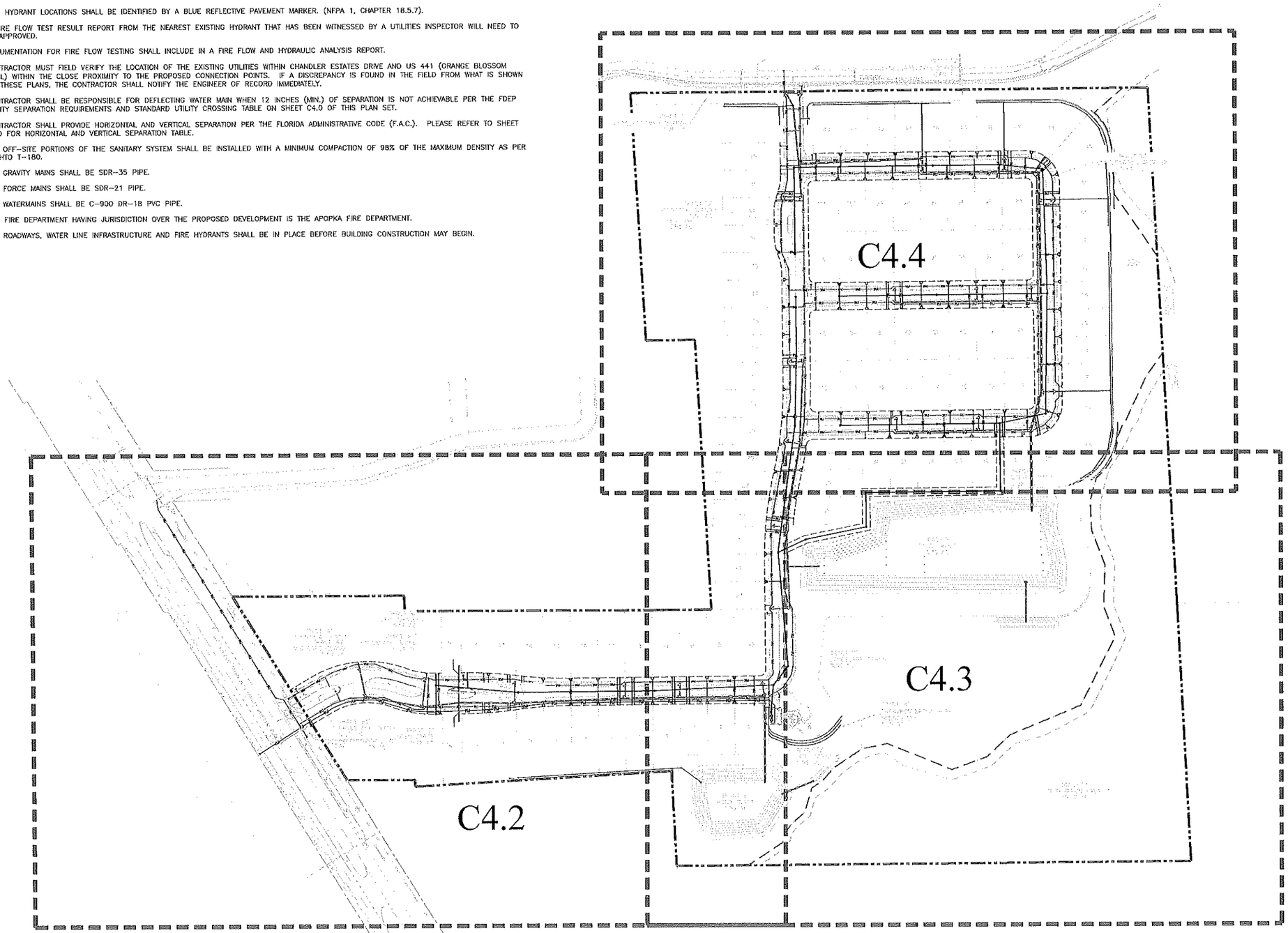
DRAWN: G. SANCHEZ
DESIGNED: G. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C4.0

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka terms)\Drawings\cad civil3d\Layouts\03 final development plan\Utility Notes.dwg Modified: 7/2/2018 By: jbaker

UTILITY NOTES:

1. ALL WATER MAINS LEADING TO A PROPOSED FIRE HYDRANT SHALL BE A MINIMUM OF 8".
2. FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA 1, SECTION 18.4.
3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA1, APPENDIX 1.
4. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, CHAPTER 18.5.7).
5. A FIRE FLOW TEST RESULT REPORT FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE APPROVED.
6. DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE IN A FIRE FLOW AND HYDRAULIC ANALYSIS REPORT.
7. CONTRACTOR MUST FIELD VERIFY THE LOCATION OF THE EXISTING UTILITIES WITHIN CHANDLER ESTATES DRIVE AND US 441 (ORANGE BLOSSOM TRAIL) WITHIN THE CLOSE PROXIMITY TO THE PROPOSED CONNECTION POINTS. IF A DISCREPANCY IS FOUND IN THE FIELD FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING WATER MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE PER THE FDEP UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING TABLE ON SHEET C4.0 OF THIS PLAN SET.
9. CONTRACTOR SHALL PROVIDE HORIZONTAL AND VERTICAL SEPARATION PER THE FLORIDA ADMINISTRATIVE CODE (F.A.C.). PLEASE REFER TO SHEET C4.0 FOR HORIZONTAL AND VERTICAL SEPARATION TABLE.
10. ALL OFF-SITE PORTIONS OF THE SANITARY SYSTEM SHALL BE INSTALLED WITH A MINIMUM COMPACTION OF 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
11. ALL GRAVITY MAINS SHALL BE SDR-35 PIPE.
12. ALL FORCE MAINS SHALL BE SDR-21 PIPE.
13. ALL WATERMAINS SHALL BE C-900 DR-18 PVC PIPE.
14. THE FIRE DEPARTMENT HAVING JURISDICTION OVER THE PROPOSED DEVELOPMENT IS THE APOPKA FIRE DEPARTMENT.
15. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.



N
W E
S

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

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SHEET 24 OF 63

REV.	DATE	DESCRIPTION	BY
4			
3			
2			
1			
4	07/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 07/17/2020	GSS
3	11/26/19	SJRWMD COMMENTS (APPLICATION #154726-1) DATED 11/22/19	GSS
2	12/13/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 11/26/18	GSS
1	09/22/18	SJRWMD COMMENTS (APPLICATION #154726-1) DATED 09/13/18	GSS
0	09/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 09/27/18	GSS

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FIRM CERTIFICATE OF AUTHORIZATION #6,524

UTILITY PLAN - OVERALL

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

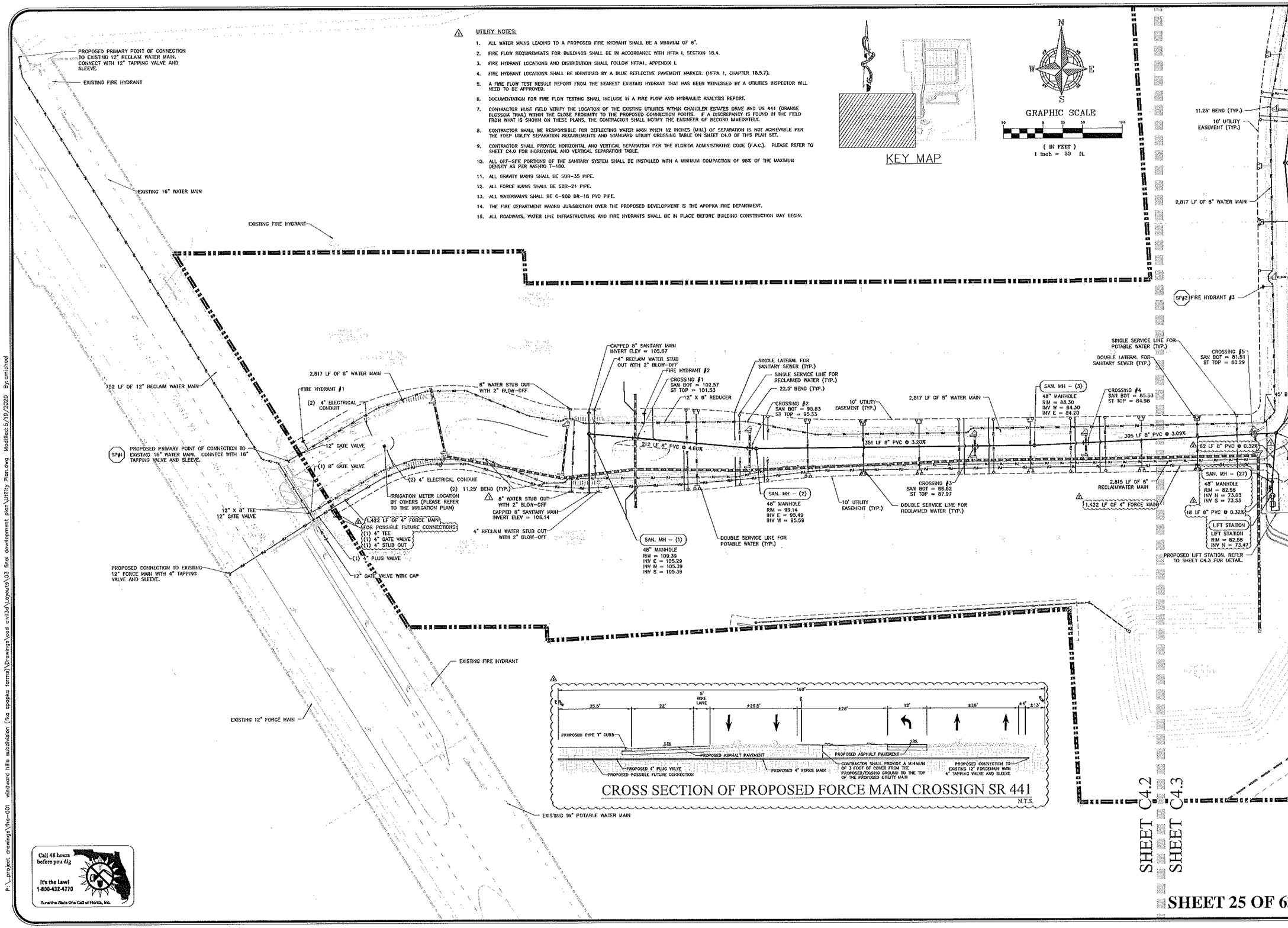
DRAWN: G. SANCHEZ
DESIGNED: G. SANCHEZ
CHECKED: L. CLASSON
DATE: 5/19/2018
SCALE: 1" = 120'
PROJECT: FHC-001
SHEET: C4.1

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Utility Plan.dwg Modified:5/19/2020 By:emichael

UTILITY NOTES:

1. ALL WATER MAINS LEADING TO A PROPOSED FIRE HYDRANT SHALL BE A MINIMUM OF 8".
2. FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA I, SECTION 18.4.
3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA1, APPENDIX I.
4. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, CHAPTER 18.5.7).
5. A FIRE FLOW TEST RESULT REPORT FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE APPROVED.
6. DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE IN A FIRE FLOW AND HYDRAULIC ANALYSIS REPORT.
7. CONTRACTOR MUST FIELD VERIFY THE LOCATION OF THE EXISTING UTILITIES WITHIN CHANDLER ESTATES DRIVE AND US 441 (ORANGE BLOSSOM TRAIL) WITHIN THE CLOSE PROXIMITY TO THE PROPOSED CONNECTION POINTS. IF A DISCREPANCY IS FOUND IN THE FIELD FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING WATER MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE PER THE FDEP UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING TABLE ON SHEET C4.0 OF THIS PLAN SET.
9. CONTRACTOR SHALL PROVIDE HORIZONTAL AND VERTICAL SEPARATION PER THE FLORIDA ADMINISTRATIVE CODE (F.A.C.). PLEASE REFER TO SHEET C4.0 FOR HORIZONTAL AND VERTICAL SEPARATION TABLE.
10. ALL OFF-SITE PORTIONS OF THE SANITARY SYSTEM SHALL BE INSTALLED WITH A MINIMUM COMPACTION OF 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
11. ALL GRAVITY MAINS SHALL BE SDR-35 PIPE.
12. ALL FORCE MAINS SHALL BE SDR-21 PIPE.
13. ALL WATERMAINS SHALL BE C-900 DR-18 PVC PIPE.
14. THE FIRE DEPARTMENT HAVING JURISDICTION OVER THE PROPOSED DEVELOPMENT IS THE APOPKA FIRE DEPARTMENT.
15. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.



REV.	DATE	DESCRIPTION	BY
4	07/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 07/17/2020	CSS
3	12/19/19	SURWD COMMENTS (APPLICATION #54791-1) DATED 11/22/19	CSS
2	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 11/26/18	CSS
1	09/22/18	SURWD COMMENTS (APPLICATION #54791-1) DATED 08/13/18	CSS
0	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 08/27/18	CSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32011

UTILITY PLAN – WEST

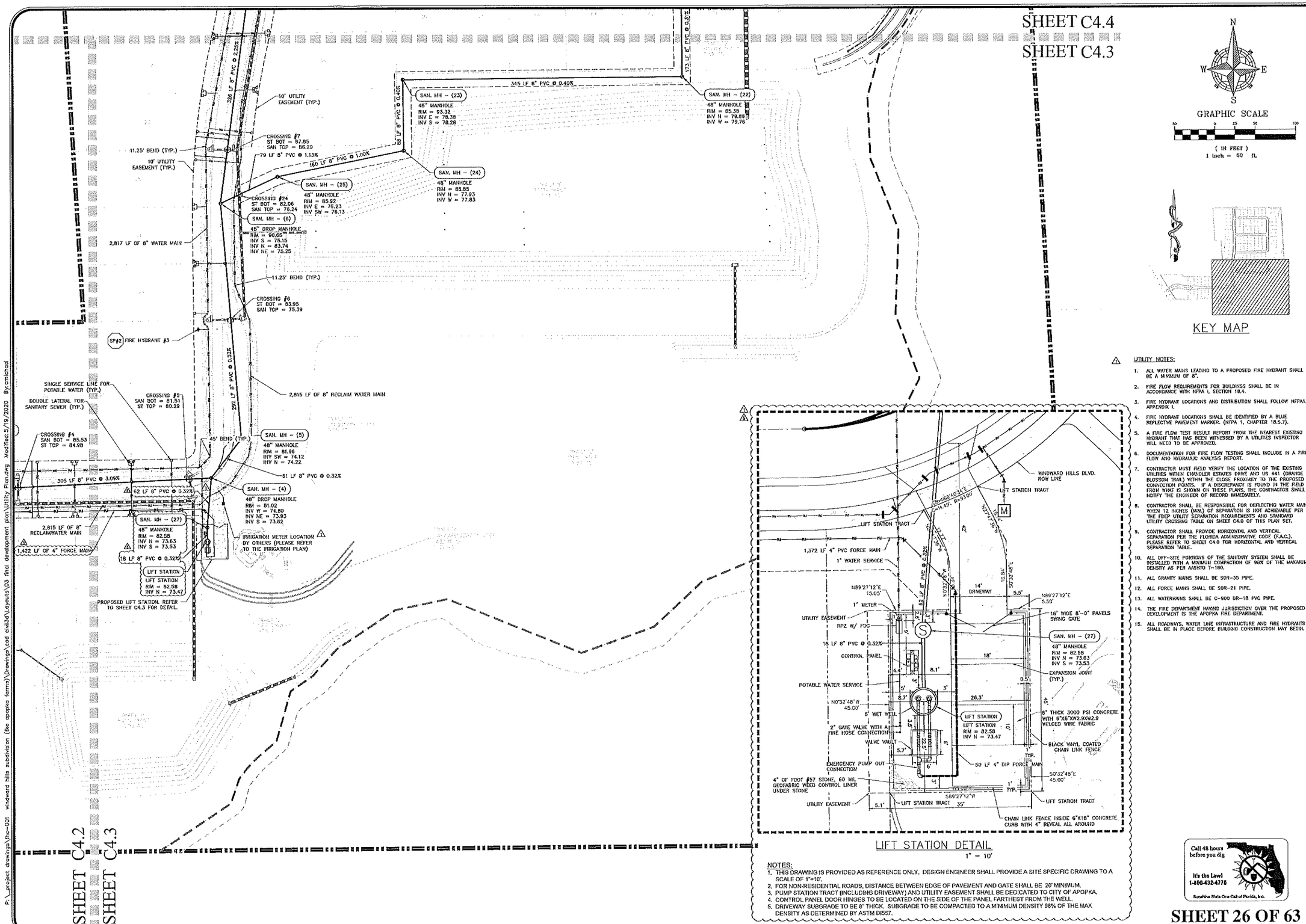
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ	SCALE 1" = 50'
DESIGNED: O. SANCHEZ	PROJECT FHC-001
CHECKED: L. CLASSON	SHEET C4.2
DATE: 6/19/2018	

5/20/20

SHEET 25 OF 63

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Utility Plan.dwg Modified:5/19/2020 By:cmichael



LIFT STATION DETAIL
1" = 10'

NOTES:
1. THIS DRAWING IS PROVIDED AS REFERENCE ONLY. DESIGN ENGINEER SHALL PROVIDE A SITE SPECIFIC DRAWING TO A SCALE OF 1"=10'.
2. FOR NON-RESIDENTIAL ROADS, DISTANCE BETWEEN EDGE OF PAVEMENT AND GATE SHALL BE 20' MINIMUM.
3. PUMP STATION TRACT (INCLUDING DRIVEWAY) AND UTILITY EASEMENT SHALL BE DEDICATED TO CITY OF APOPKA.
4. CONTROL PANEL DOOR HINGES TO BE LOCATED ON THE SIDE OF THE PANEL FARTHEST FROM THE WELL.
5. DRIVEWAY SUBGRADE TO BE 8" THICK. SUBGRADE TO BE COMPACTED TO A MINIMUM DENSITY 98% OF THE MAX DENSITY AS DETERMINED BY ASTM D1557.

UTILITY NOTES:

1. ALL WATER MAINS LEADING TO A PROPOSED FIRE HYDRANT SHALL BE A MINIMUM OF 8".
2. FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA 1, SECTION 18.4.
3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA1, APPENDIX I.
4. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, CHAPTER 18.5.7).
5. A FIRE FLOW TEST RESULT REPORT FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE APPROVED.
6. DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE IN A FIRE FLOW AND HYDRAULIC ANALYSIS REPORT.
7. CONTRACTOR MUST FIELD VERIFY THE LOCATION OF THE EXISTING UTILITIES WITHIN CHANDLER ESTATES DRIVE AND US 441 (ORANGE BLOSSOM TRAIL) WITHIN THE CLOSE PROXIMITY TO THE PROPOSED CONNECTION POINTS. IF A DISCREPANCY IS FOUND IN THE FIELD FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING WATER MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE PER THE FDEP UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING TABLE ON SHEET C4.0 OF THIS PLAN SET.
9. CONTRACTOR SHALL PROVIDE HORIZONTAL AND VERTICAL SEPARATION PER THE FLORIDA ADMINISTRATIVE CODE (F.A.C.). PLEASE REFER TO SHEET C4.0 FOR HORIZONTAL AND VERTICAL SEPARATION TABLE.
10. ALL OFF-SITE PORTIONS OF THE SANITARY SYSTEM SHALL BE INSTALLED WITH A MINIMUM COMPACTION OF 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
11. ALL GRAVITY MAINS SHALL BE SDR-35 PIPE.
12. ALL FORCE MAINS SHALL BE SDR-21 PIPE.
13. ALL WATERMAINS SHALL BE C-900 DR-18 PVC PIPE.
14. THE FIRE DEPARTMENT HAVING JURISDICTION OVER THE PROPOSED DEVELOPMENT IS THE APOPKA FIRE DEPARTMENT.
15. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.

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SHEET 26 OF 63

REV.	DATE	DESCRIPTION	BY
A	05/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 01/17/2020	GSS
A	01/22/19	SJRWMD COMMENTS (APPLICATION #154701-1) DATED 11/22/18	GSS
A	11/26/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 11/26/18	GSS
A	09/13/18	SJRWMD COMMENTS (APPLICATION #154701-1) DATED 09/13/18	GSS
A	06/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 06/27/18	GSS

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PROJECT NUMBER: 2016-0001

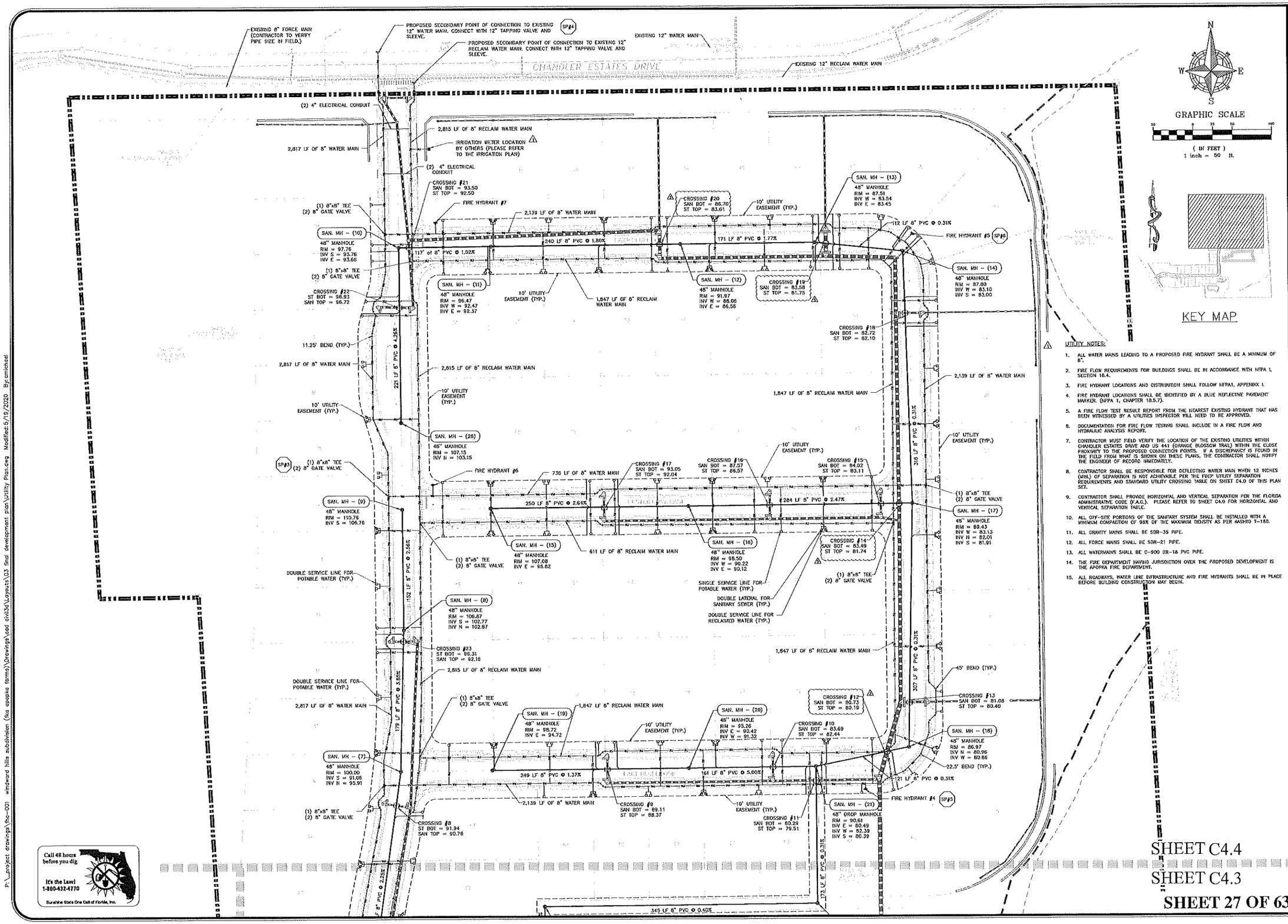
UTILITY PLAN – EAST

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: 1" = 50'
PROJECT: FHC-001
SHEET: C4.3

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\drawings\cad civil3d_layouts\03 final development plan\Utility Plan.dwg Modified:5/19/2020 By:cmichael



UTILITY NOTES:

1. ALL WATER MAINS LEADING TO A PROPOSED FIRE HYDRANT SHALL BE A MINIMUM OF 8".
2. FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA 1, SECTION 18.4.
3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA1, APPENDIX L.
4. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, CHAPTER 18.5.7).
5. A FIRE FLOW TEST RESULT REPORT FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE APPROVED.
6. DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE IN A FIRE FLOW AND HYDRAULIC ANALYSIS REPORT.
7. CONTRACTOR MUST FIELD VERIFY THE LOCATION OF THE EXISTING UTILITIES WITHIN CHANDLER ESTATES DRIVE AND US 441 (ORANGE BLOSSOM TRAIL) WITHIN THE CLOSE PROXIMITY TO THE PROPOSED CONNECTION POINTS. IF A DISCREPANCY IS FOUND IN THE FIELD FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING WATER MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE PER THE FDEP UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING TABLE ON SHEET C4.0 OF THIS PLAN SET.
9. CONTRACTOR SHALL PROVIDE HORIZONTAL AND VERTICAL SEPARATION PER THE FLORIDA ADMINISTRATIVE CODE (F.A.C.). PLEASE REFER TO SHEET C4.0 FOR HORIZONTAL AND VERTICAL SEPARATION TABLE.
10. ALL OFF-SITE PORTIONS OF THE SANITARY SYSTEM SHALL BE INSTALLED WITH A MINIMUM COMPACTION OF 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
11. ALL GRAVITY MAINS SHALL BE SDR-35 PIPE.
12. ALL FORCE MAINS SHALL BE SDR-21 PIPE.
13. ALL WATERMAINS SHALL BE C-900 DR-18 PVC PIPE.
14. THE FIRE DEPARTMENT HAVING JURISDICTION OVER THE PROPOSED DEVELOPMENT IS THE APOPKA FIRE DEPARTMENT.
15. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.

SHEET C4.4

SHEET C4.3

SHEET 27 OF 63

REV.	DATE	DESCRIPTION	BY
4			
3			
2			
1	6/25/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR14-20) DATED 05/27/2020	CGS
0	12/09/19	SJRWMD COMMENTS (APPLICATION #154761-1) DATED 11/22/19	CGS
1	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR14-20) DATED 11/26/18	CGS
2	09/25/18	SJRWMD COMMENTS (APPLICATION #154761-1) DATED 09/13/18	CGS
3	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR14-20) DATED 08/27/18	CGS

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UTILITY PLAN – NORTH

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: 1" = 50'
PROJECT: FHC-001
SHEET: C4.4

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Utility Plan.dwg Modified:5/19/2020 By:cmichael

N
W E
S

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

LEGEND

PROPOSED LIGHT

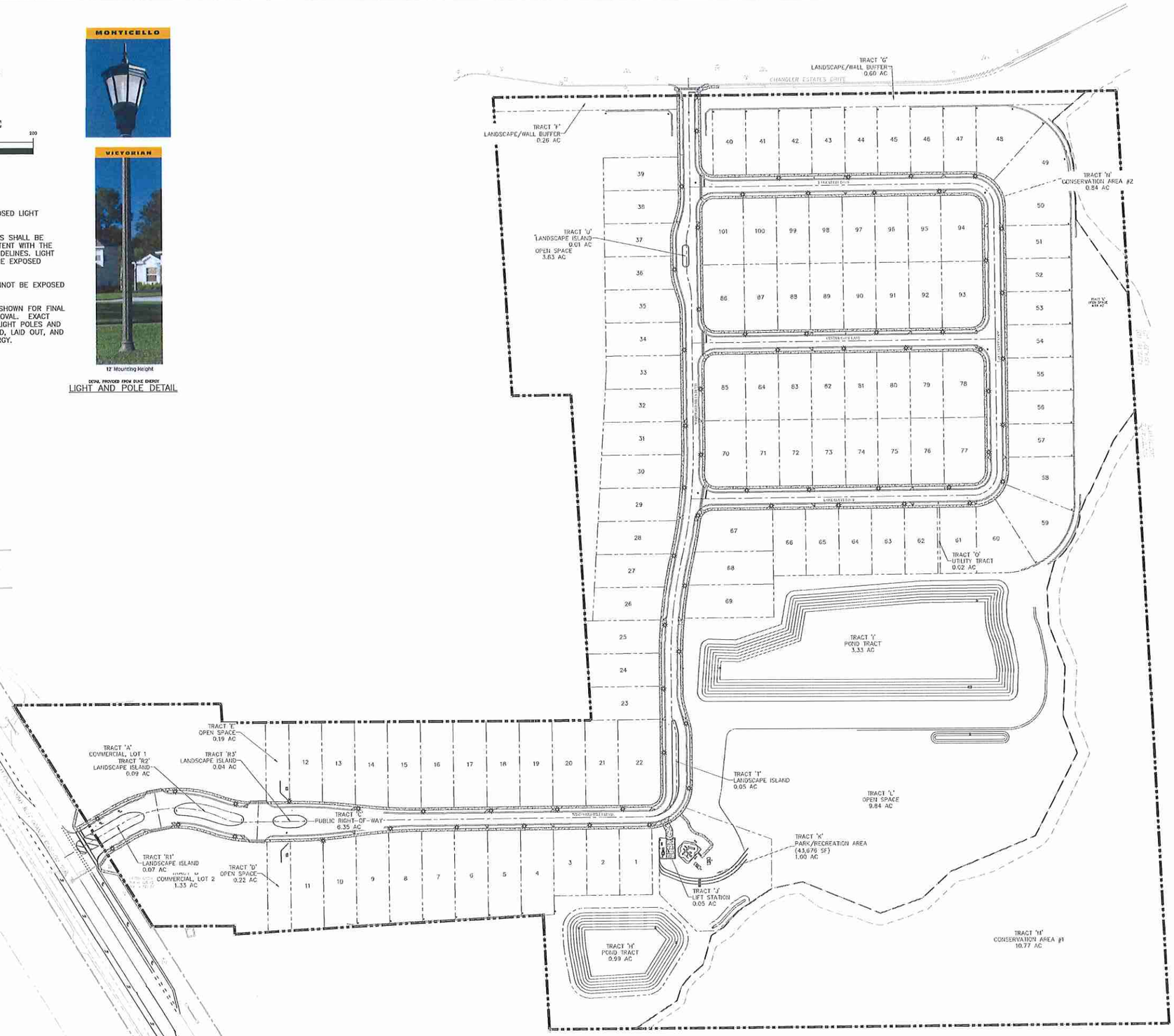
LIGHTING NOTES:

1. STREET LIGHTS AND POLES SHALL BE DECORATIVE TYPE CONSISTENT WITH THE DEVELOPMENT DESIGN GUIDELINES. LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.
2. LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.
3. PROPOSED LIGHT POLES SHOWN FOR FINAL DEVELOPMENT PLAN APPROVAL. EXACT LOCATION AND TYPE OF LIGHT POLES AND FIXTURES TO BE DESIGNED, LAID OUT, AND INSTALLED BY DUKE ENERGY.

12' Mounting Height

DETAIL PROVIDED FROM DUKE ENERGY

LIGHT AND POLE DETAIL



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SHEET 28 OF 63

REV.	DATE	DESCRIPTION	BY
A	01/05/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 01/17/2020	OSS
A	12/09/19	SJRWMD COMMENTS (APPLICATION #154791-1) DATED 11/22/19	OSS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/26/18	OSS
A	09/22/18	SJRWMD COMMENTS (APPLICATION #154791-1) DATED 09/13/18	OSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 08/27/18	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 27574

LIGHTING PLAN

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: G. SANCHEZ
DESIGNED: G. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018

SCALE: 1" = 100'
PROJECT: FHC-001
SHEET: C4.5

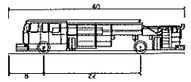
5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Lighting Plan.dwg Modified:12/9/2019 By:osanchez

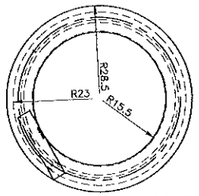
FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF 75 TONS FOR FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18.2.3).

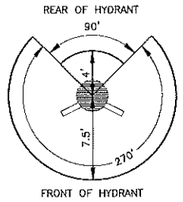
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1,18.2.3, SCPLS TECHNICAL MANUAL)



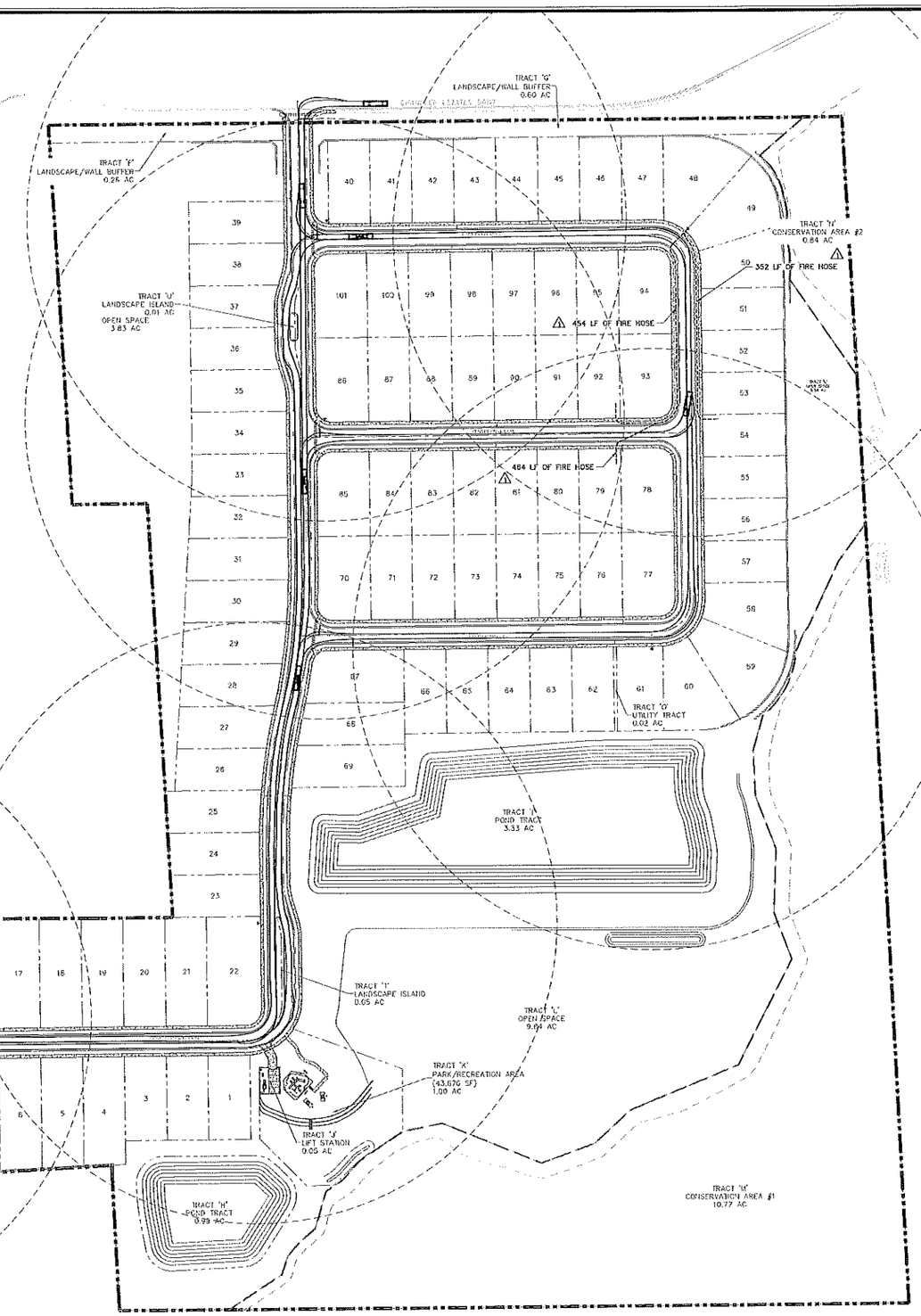
Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



TURNING RADIUS SKETCH



FIRE HYDRANT CLEARANCE DETAIL



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

LEGEND

FIRE HYDRANT 500' RADIUS

FIRE HOSE

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SHEET 29 OF 63

REV.	DATE	DESCRIPTION	BY
4	07/09/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 07/17/2020	GSS
3	12/09/19	SJRWMD COMMENTS (APPLICATION #187101-1) DATED 11/22/19	GSS
2	12/05/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 11/26/18	GSS
1	09/27/18	SJRWMD COMMENTS (APPLICATION #154791-1) DATED 09/13/18	GSS
0	06/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 06/27/18	GSS

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FIRE TRUCK ROUTE PLAN

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ	SCALE: 1" = 100'
DESIGNED: O. SANCHEZ	PROJECT: FHC-001
CHECKED: L. CLASSON	SHEET: C4.6
DATE: 6/19/2018	

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Lighting Plan.dwg Modified:12/9/2019 By:osanchez

GRADING NOTES:

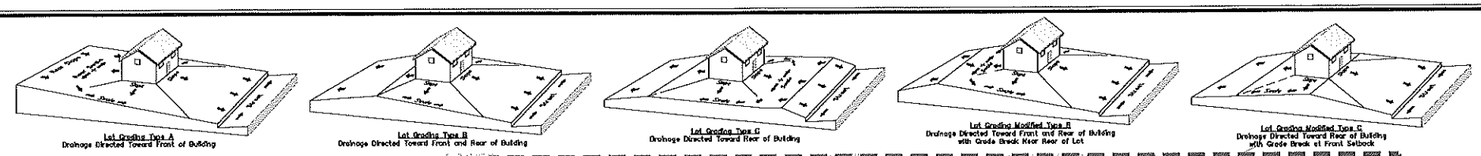
1. FINISHED FLOOR TO BE SET 18" ABOVE THE ELEVATION OF 100 YEAR FLOOD FOR THOSE SITES LOCATED IN SPECIAL FLOOD HAZARD AREA.
2. ALL GRADED LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM DISTANCE OF 5 FEET ON ALL SIDES. THE MAXIMUM SLOPE SHALL NOT EXCEED 25.0%.
3. FINISH FLOORS HAVE A SEPARATION OF 8-INCHES FROM THE DIRT GRADE ADJACENT TO THE BUILDING PAD.
4. PER OWNERS REPRESENTATIVE, A THICKENED EDGE MONOLITHIC FOOTING UP TO 32" IS PERMISSIBLE AS OPPOSED TO A STEM WALL.
5. PROPOSED FINISHED FLOOR WITH A STEM WALL OR THICKENED EDGE MONOLITHIC FOOTING MUST HAVE THE DRIVEWAY BE LOCATED ON HIGH SIDE OF LOT
6. FINISH FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION / DETENTION PONDS
7. REFER TO EROSION CONTROL AND DEMOLITION PLANS FOR OVER EXCAVATION AREAS BASED ON GEOTECHNICAL BORING DATA
8. PER CITY OF APOPKA DESIGN GUIDELINES, NO LOTS SHALL BE ALLOWED TO DRAIN ACROSS ADJACENT LOTS.
9. A SLOPE STABILITY ANALYSIS FOR AREAS WITH A SLOPE OF 3H:1V IS PROVIDED WITH THIS FINAL DEVELOPMENT PLAN SUBMITTAL.
10. THE CONTRACTOR SHALL OVER-EXCAVATE AND REPLACE THE CLAYEY SOILS WITH CLEAN FINE SAND CONTAINING LESS THAN 10% FINES (PASSING ASTM SIEVE No. 200) FROM ALL BUILDING AREAS, SLAB AREAS, AND PAVEMENT AREAS AT A MINIMUM SEPARATION OF TWO (2) FEET AND SHALL BE MAINTAINED BETWEEN THE CLAY SOIL AND THE BOTTOMS OF FOUNDATION FOOTERS, PAVEMENT BASES AND SLAB PER THE GEOTECHNIAL REPORT PROVIDED BY ANDREYEV ENGINEERING, INC ON OCTOBER 9, 2019.
11. THE CONTRACTOR SHALL OVER-EXCAVATE AND REPLACE THE CLAYEY SOILS WITH CLEAN FINE SAND CONTAINING LESS THAN 5% FINES (PASSING ASTM SIEVE No. 200) AND HAVE A MINIMUM IN-PLACE VERTICAL PERMEABILITY RATE OF 20 FT/DAY OR GREATER FROM THE POND TO A DEPTH OF 6.5 FEET BELOW THE PLANNED ELEVATION OF THE POND BOTTOM, OR TO AN ELEVATION OF +70 FEET PER THE GEOTECHNIAL REPORT PROVIDED BY ANDREYEV ENGINEERING, INC ON OCTOBER 9, 2019.

RETAINING WALL NOTES:

1. A 42" DECORATIVE RAILING/FENCE IS REQUIRED FOR ALL PORTIONS OF RETAINING WALLS DESIGNED AT GREATER THAN 30".
2. REFER TO RETAINING WALL STRUCTURAL DESIGN PLANS AND CALCULATIONS BEING SUBMITTED WITH THE FINAL DEVELOPMENT PLANS.

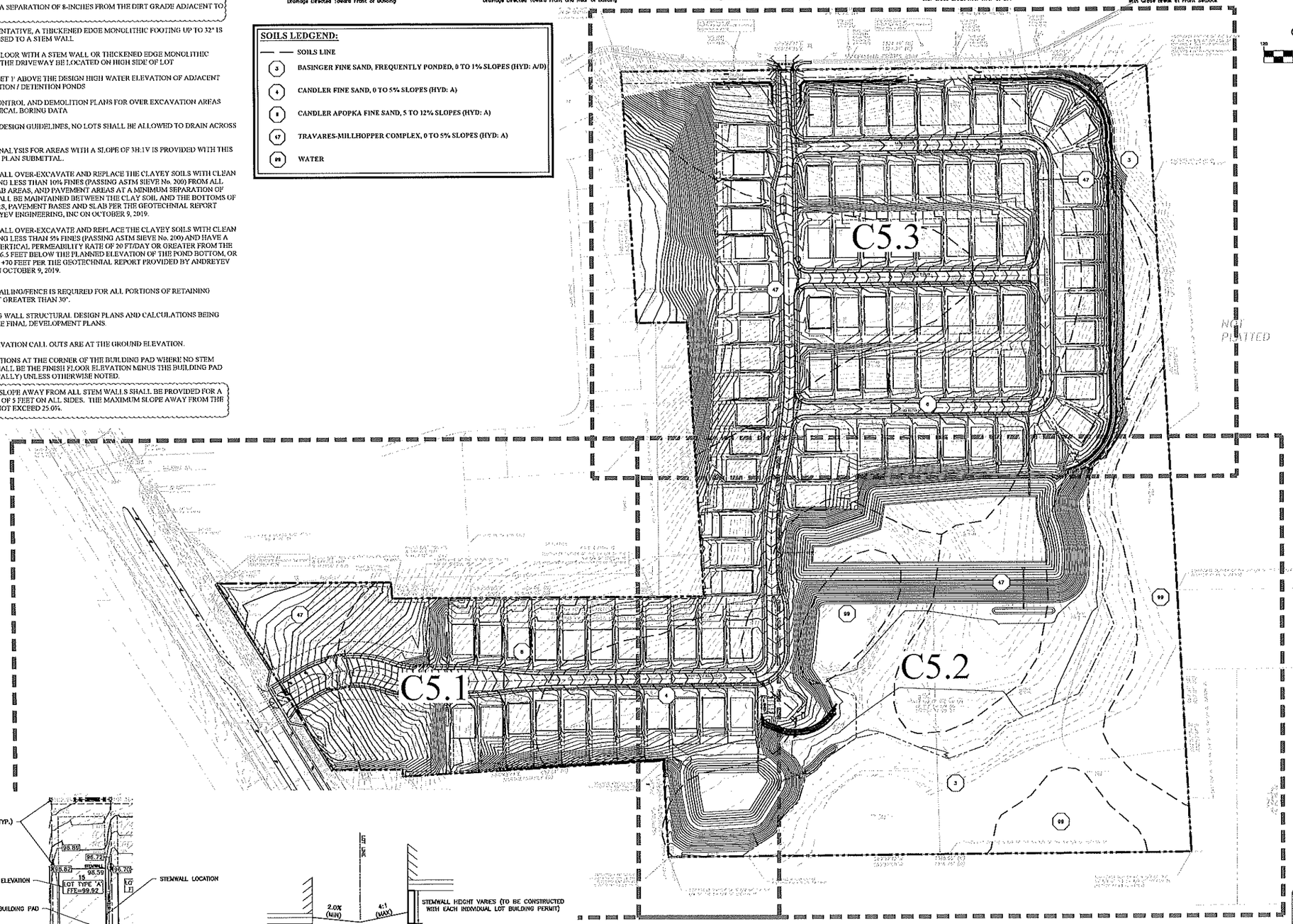
STEM WALL NOTES:

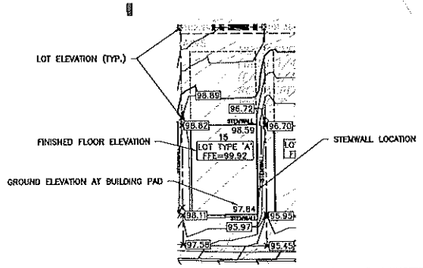
1. ALL STEM WALL ELEVATION CALL OUTS ARE AT THE GROUND ELEVATION.
2. ALL GROUND ELEVATIONS AT THE CORNER OF THE BUILDING PAD WHERE NO STEM WALL IS PRESENT SHALL BE THE FINISH FLOOR ELEVATION MINUS THE BUILDING PAD THICKNESS (8" TYPICALLY) UNLESS OTHERWISE NOTED.
3. A MINIMUM OF 2.0% SLOPE AWAY FROM ALL STEM WALLS SHALL BE PROVIDED FOR A MINIMUM DISTANCE OF 5 FEET ON ALL SIDES. THE MAXIMUM SLOPE AWAY FROM THE STEM WALL SHALL NOT EXCEED 25.0%.



SOILS LEDGEND:

— —	SOILS LINE
3	BASINGER FINE SAND, FREQUENTLY PONDED, 0 TO 1% SLOPES (HYD: A/D)
4	CANDLER FINE SAND, 0 TO 5% SLOPES (HYD: A)
5	CANDLER APOPKA FINE SAND, 5 TO 12% SLOPES (HYD: A)
47	TRAVARES-MILLHOPPER COMPLEX, 0 TO 5% SLOPES (HYD: A)
99	WATER





TYPICAL LOT WITH STEM WALL
N.T.S.

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SHEET 30 OF 63

REV.	DATE	DESCRIPTION	BY
A	01/26/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 12/17/2020	CGS
A	07/02/19	SITE PLAN REVIEW COMPLETION (#19781-1) DATED 11/22/19	CGS
A	12/13/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 11/26/18	CGS
A	09/22/18	SJRWMD COMMENTS (APPLICATION #154781-1) DATED 09/13/18	CGS
A	06/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 06/27/18	CGS

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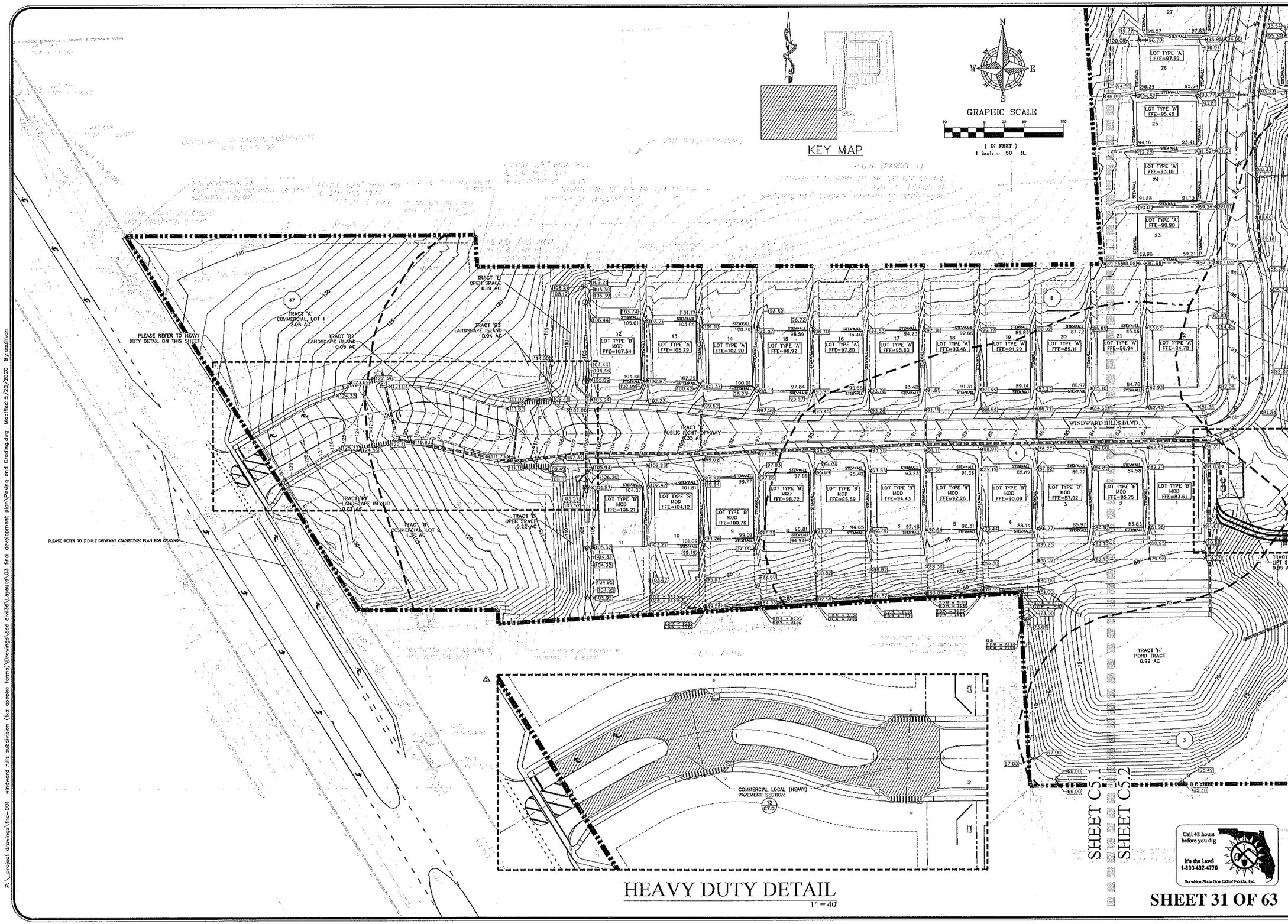
PAVING AND GRADING – OVERALL

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: G. SANCHEZ
DESIGNED: G. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: 1" = 120'
PROJECT: FHC-001
SHEET: C5.0

5/21/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Paving and Grading.dwg Modified: 5/20/2020 By: gsanchez



REV.	DATE	DESCRIPTION	BY
A	01/30/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PH18-20) DATED 01/17/2020	OSS
A	11/26/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PH18-20) DATED 11/26/18	OSS
A	10/03/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PH18-20) DATED 10/03/18	OSS
A	09/26/18	SERWIND COMMENTS (APPLICATION #15476-1) DATED 09/7/2018	OSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PH18-20) DATED 08/27/18	OSS

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PAVING & GRADING – WEST

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ	DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON	DATE: 5/19/2018
SCALE: 1" = 50'	PROJECT: FHC-001
SHEET: C5.1	

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\layouts\03 final development plan\Paving and Grading.dwg Modified:5/20/2020 By:ssullivan

SHEET C5.3

SHEET C5.2

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

KEY MAP

TRACT 'I'
POND TRACT
3.33 AC

TRACT 'T'
LANDSCAPE ISLAND
0.05 AC

TRACT 'L'
OPEN SPACE
9.84 AC

TRACT 'K'
PLEASE REFER TO RETAINING WALL DETAIL ON THIS SHEET
1.00 AC

TRACT 'Y'
LIFT STATION
0.05 AC

TRACT 'N'
POND TRACT
0.99 AC

WINDWARD HILLS BLVD.

SHEET C5.1

SHEET C5.2

LIFT STATION DETAIL
1" = 10'

RETAINING WALL DETAIL
1" = 20'

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SHEET 32 OF 63

REV.	DATE	DESCRIPTION	BY
A	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 01/17/2020	CSS
A	02/04/20	SJRWMD COMMENTS (APPLICATION #387481-1) DATED 11/22/19	CSS
A	03/25/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 11/28/18	CSS
A	09/25/18	SJRWMD COMMENTS (APPLICATION #387481-1) DATED 09/13/18	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 08/27/18	CSS

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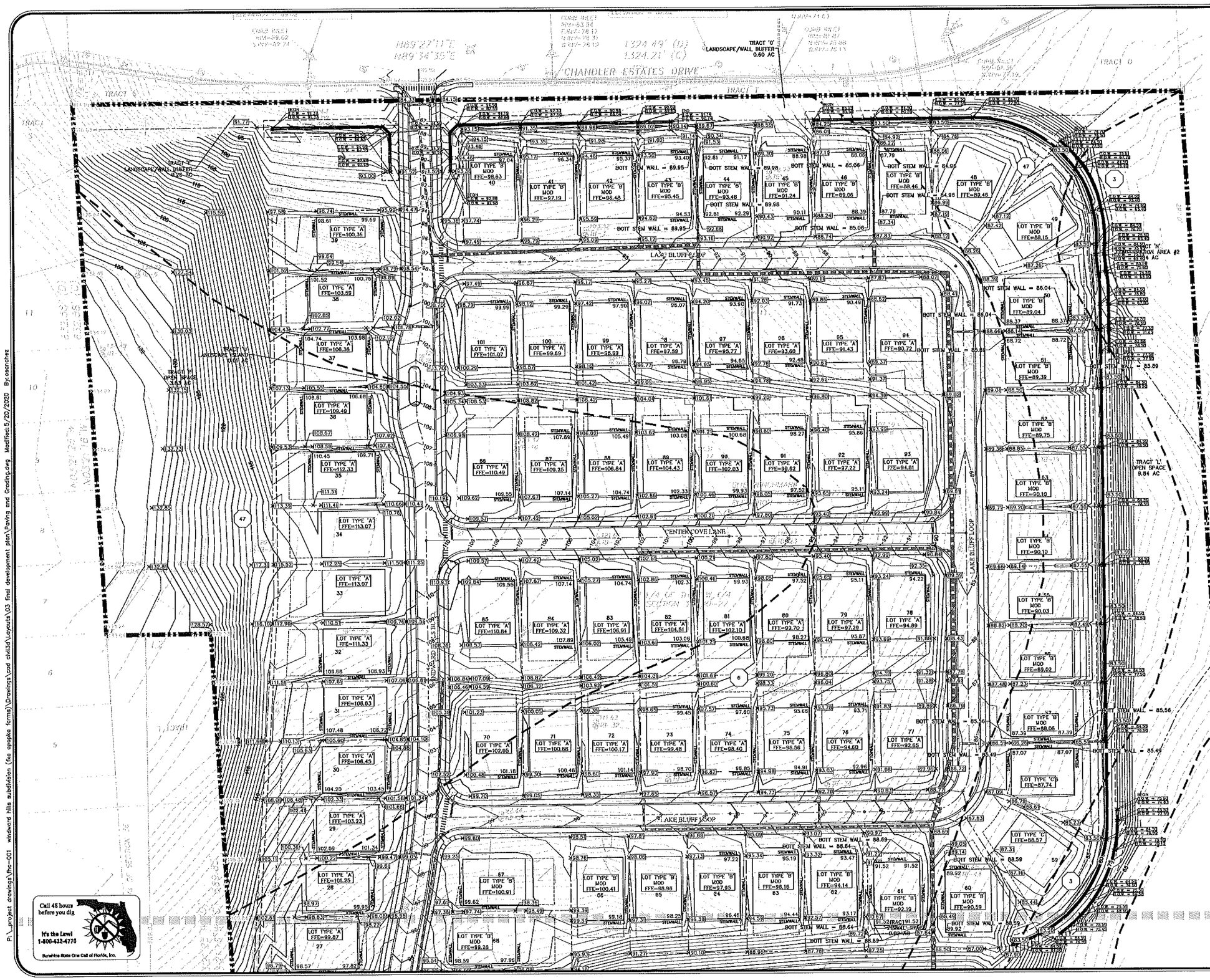
CERTIFICATE OF AUTHORIZATION #27579

PAVING & GRADING – EAST

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: C. SANCHEZ	DESIGNED: C. SANCHEZ
CHECKED: L. CLASSON	DATE: 6/19/2018
SCALE: 1" = 50'	PROJECT: FHC-001
SHEET: C5.2	

5/21/20



SHEET C5.3

SHEET C5.2

SHEET 33 OF 63

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REV.	DATE	DESCRIPTION	BY
A	12/20/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 12/17/2020	CSS
A	11/20/19	CITY OF APOPKA COMMENTS (APPLICATION #2019-1-1) DATED 11/22/19	CSS
A	10/23/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/26/18	CSS
A	9/22/18	SERWD COMMENTS (APPLICATION #2018-1-1) DATED 09/13/18	CSS
A	06/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 06/27/18	CSS

PAVING & GRADING – NORTH

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

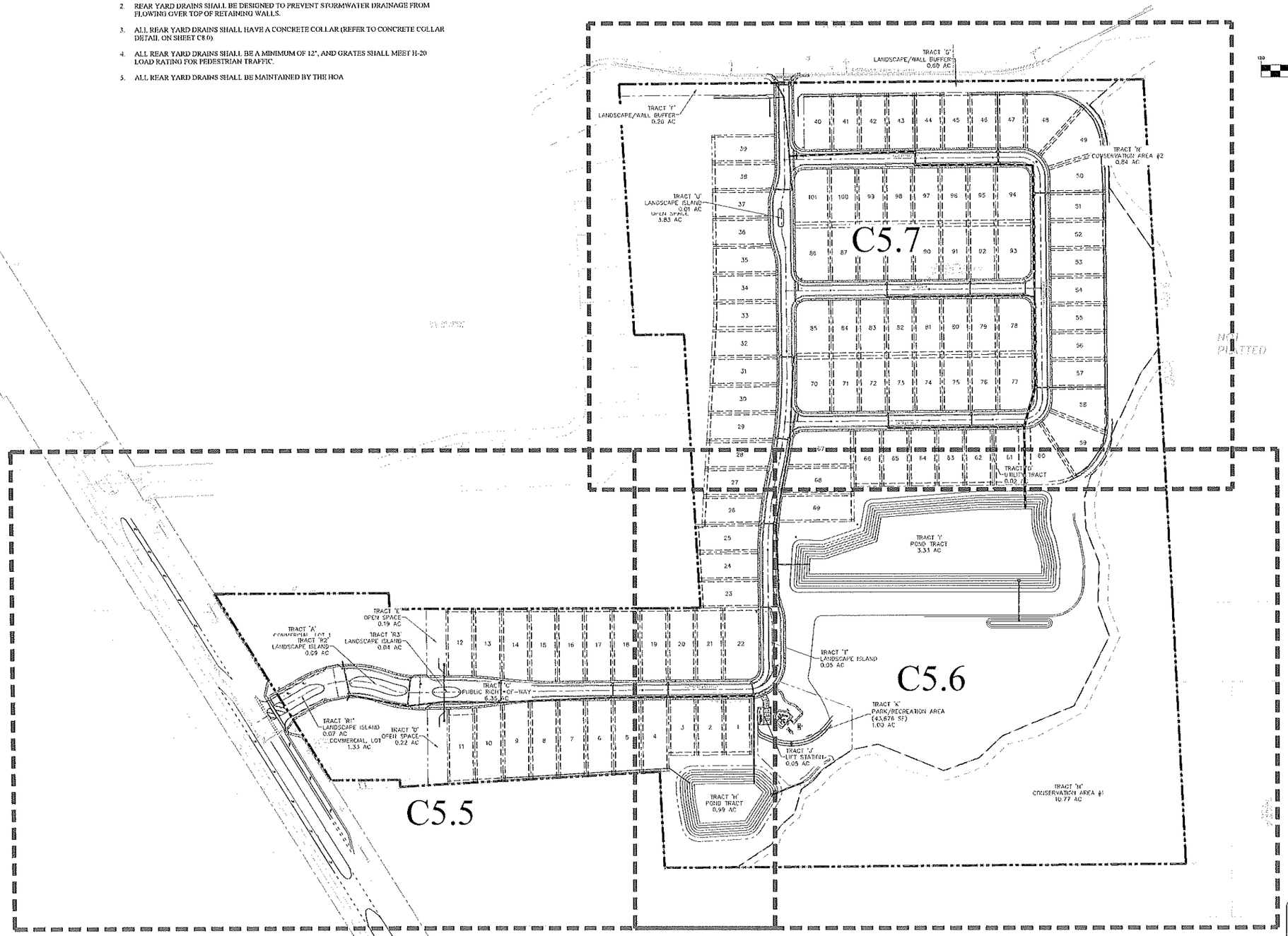
DRAWN:	O. SANCHEZ
DESIGNED:	O. SANCHEZ
CHECKED:	L. CLASSON
DATE:	6/19/2018
SCALE	1" = 50'
PROJECT	FHC-001
SHEET	C5.3

5/21/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d_layouts\03 final development plan\Paving and Grading.dwg Modified:5/20/2020 By:osanchez

REAR YARD DRAIN NOTES:

1. EACH INDIVIDUAL LOT SHALL HAVE A CONVEYANCE SWALE WITH A MINIMUM DEPTH OF ONE FOOT (1') ADJACENT TO A RETAINING WALL.
2. REAR YARD DRAINS SHALL BE DESIGNED TO PREVENT STORMWATER DRAINAGE FROM FLOWING OVER TOP OF RETAINING WALLS.
3. ALL REAR YARD DRAINS SHALL HAVE A CONCRETE COLLAR (REFER TO CONCRETE COLLAR DETAIL ON SHEET C8.0).
4. ALL REAR YARD DRAINS SHALL BE A MINIMUM OF 12", AND GRATES SHALL MEET H-20 LOAD RATING FOR PEDESTRIAN TRAFFIC.
5. ALL REAR YARD DRAINS SHALL BE MAINTAINED BY THE HOA



GRAPHIC SCALE

(IN FEET)
1 inch = 240 ft.

REV.	DATE	DESCRIPTION	BY
A	01/28/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PRH-20) DATED 01/17/2020	CSS
A	02/04/19	SJRWMD COMMENTS (APPLICATION #154101-1) DATED 01/29/19	CSS
A	12/12/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PRH-20) DATED 11/28/18	CSS
A	09/22/18	SJRWMD COMMENTS (APPLICATION #154101-1) DATED 09/12/18	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PRH-20) DATED 08/27/18	CSS

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FIRM CERTIFICATE OF AUTHORIZATION #6,524

DRAINAGE PLAN – OVERALL

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: G. SANCHEZ
DESIGNED: G. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: 1" = 120'
PROJECT: FHC-001
SHEET: C5.4

5/2020

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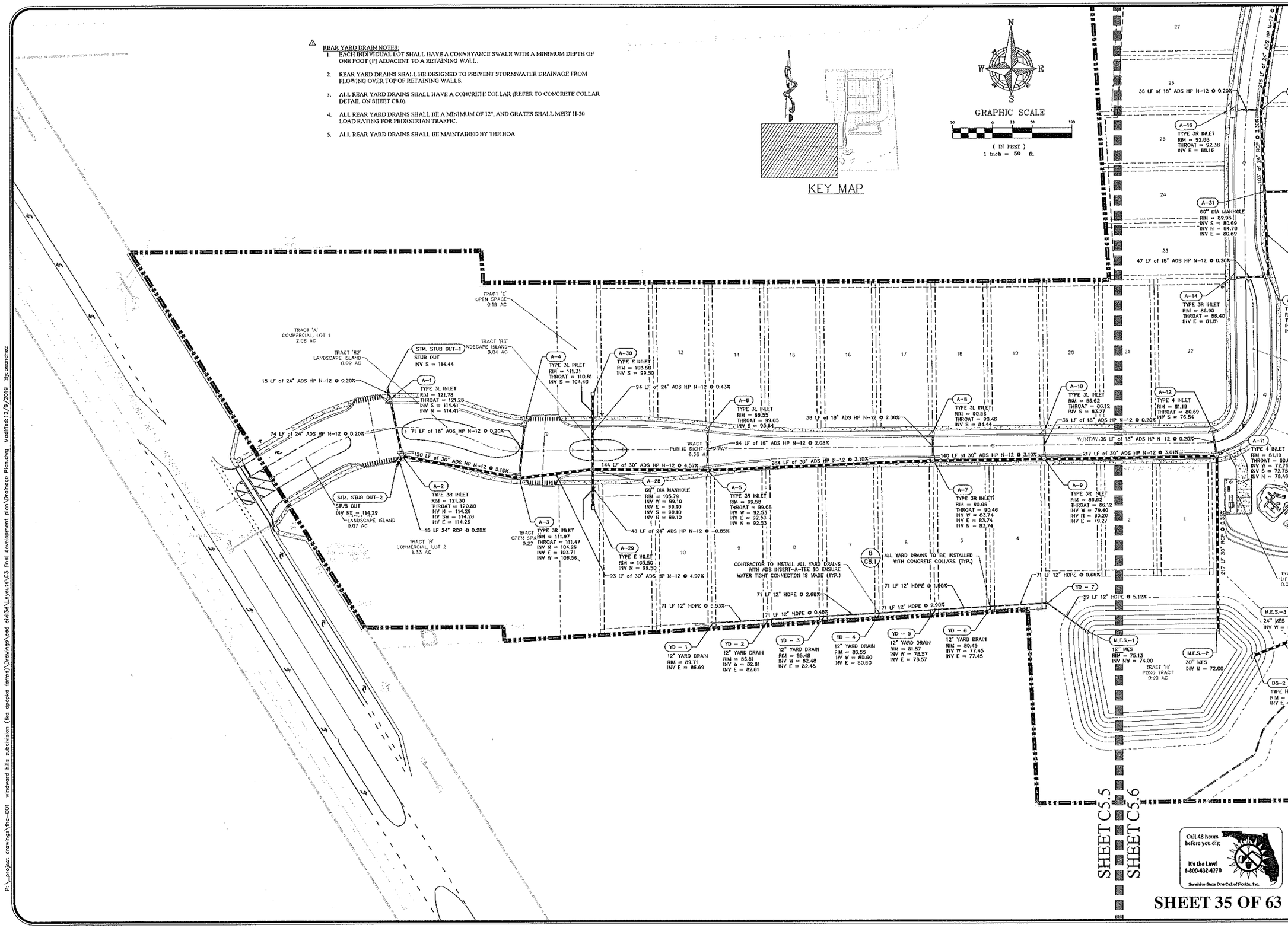
SHEET 34 OF 63

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Drainage Plan.dwg Modified:12/9/2019 By:csanchez

REAR YARD DRAIN NOTES:

1. EACH INDIVIDUAL LOT SHALL HAVE A CONVEYANCE SWALE WITH A MINIMUM DEPTH OF ONE FOOT (1') ADJACENT TO A RETAINING WALL.
2. REAR YARD DRAINS SHALL BE DESIGNED TO PREVENT STORMWATER DRAINAGE FROM FLOWING OVER TOP OF RETAINING WALLS.
3. ALL REAR YARD DRAINS SHALL HAVE A CONCRETE COLLAR (REFER TO CONCRETE COLLAR DETAIL ON SHEET C8.0).
4. ALL REAR YARD DRAINS SHALL BE A MINIMUM OF 12", AND GRATES SHALL MEET H-20 LOAD RATING FOR PEDESTRIAN TRAFFIC.
5. ALL REAR YARD DRAINS SHALL BE MAINTAINED BY THE HOA



SHEET 35 OF 63

REV.	DATE	DESCRIPTION	BY
A	6/26/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 01/17/2020	CGS
A	01/09/19	SWMD COMMENTS (APPLICATION #324261-1) DATED 11/22/18	CGS
A	12/13/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 11/26/18	CGS
A	09/27/18	SWMD COMMENTS (APPLICATION #324261-1) DATED 08/13/18	CGS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 08/27/18	CGS

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FIRM CERTIFICATE OF AUTHORIZATION NO. 32314

DRAINAGE PLAN – WEST

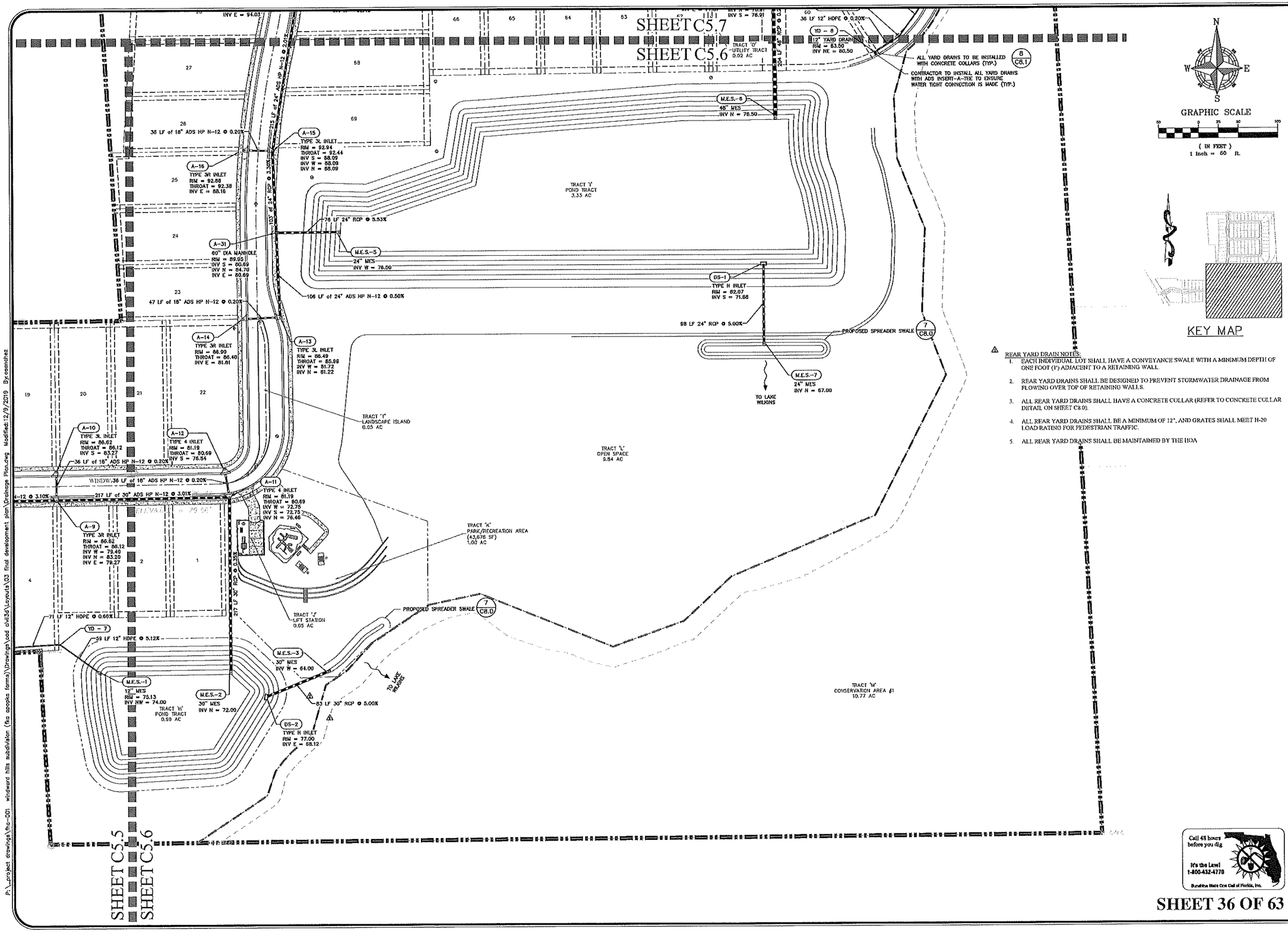
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: C. SANCHEZ
DESIGNED: C. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018

SCALE: 1" = 50'
PROJECT: FHC-001
SHEET: C5.5

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Drainage Plan.dwg Modified:12/9/2019 By:csanchez



REAR YARD DRAIN NOTES:

1. EACH INDIVIDUAL LOT SHALL HAVE A CONVEYANCE SWALE WITH A MINIMUM DEPTH OF ONE FOOT (1') ADJACENT TO A RETAINING WALL.
2. REAR YARD DRAINS SHALL BE DESIGNED TO PREVENT STORMWATER DRAINAGE FROM FLOWING OVER TOP OF RETAINING WALLS.
3. ALL REAR YARD DRAINS SHALL HAVE A CONCRETE COLLAR (REFER TO CONCRETE COLLAR DETAIL ON SHEET C8.0).
4. ALL REAR YARD DRAINS SHALL BE A MINIMUM OF 12", AND GRATES SHALL MEET H-20 LOAD RATING FOR PEDESTRIAN TRAFFIC.
5. ALL REAR YARD DRAINS SHALL BE MAINTAINED BY THE HOA

REV.	DATE	DESCRIPTION	BY
A	01/30/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 01/17/2020	CGS
A	11/02/18	SURVEYOR COMMENTS (FIELD #18780-1) DATED 11/02/18	CGS
A	10/26/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 10/26/18	CGS
A	09/05/18	SURVEYOR COMMENTS (APPLICATION #34181-1) DATED 09/05/18	CGS
A	06/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 06/27/18	CGS

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DRAINAGE PLAN – EAST

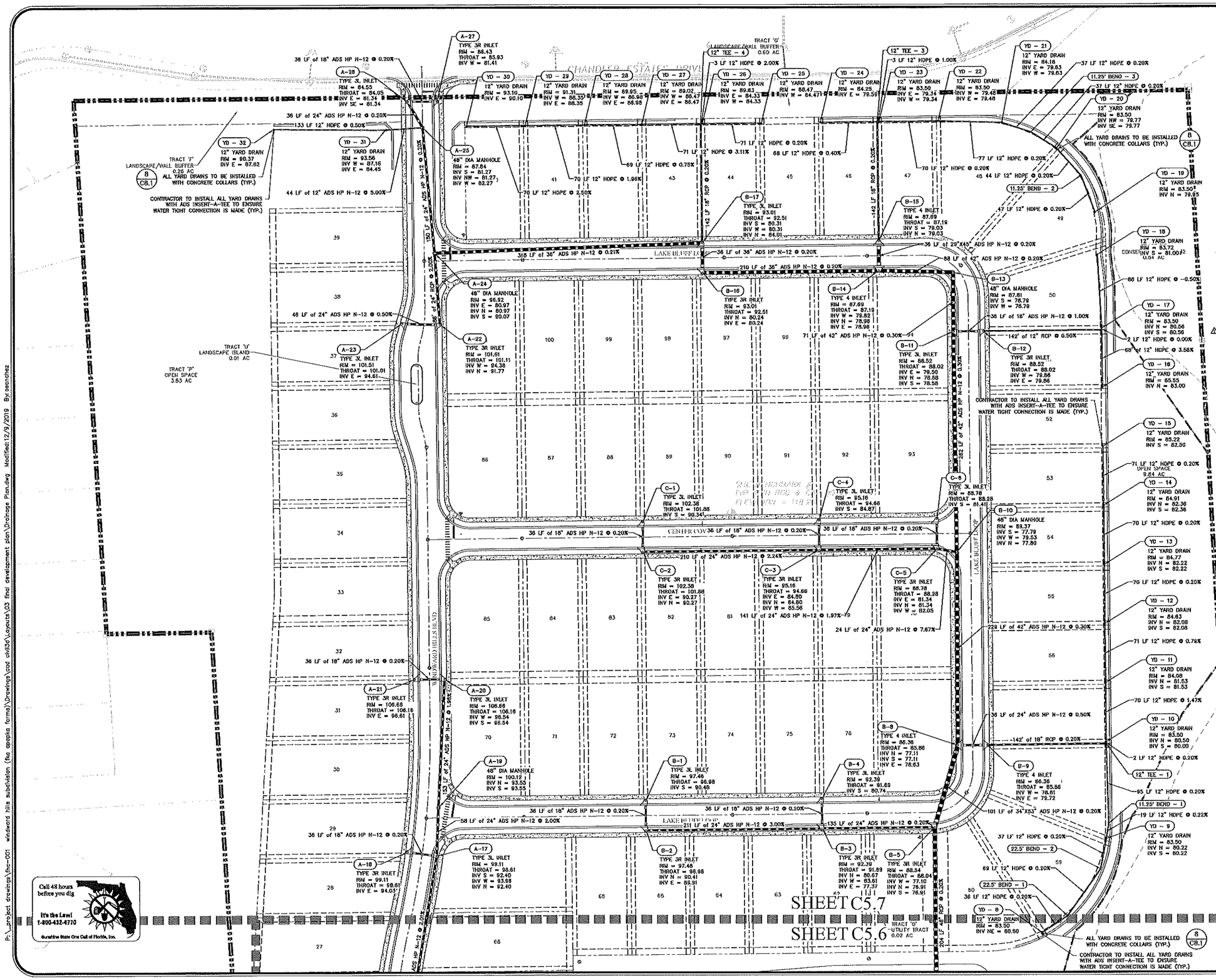
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: G. SANCHEZ
DESIGNED: G. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018

SCALE 1" = 50'
PROJECT FHC-001
SHEET C5.6

5/21/20

SHEET 36 OF 63



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

KEY MAP

REAR YARD DRAIN NOTES:

1. EACH INDIVIDUAL LOT SHALL HAVE A CONVEYANCE SWALE WITH A MINIMUM DEPTH OF ONE FOOT (1') ADJACENT TO A RETAINING WALL.
2. REAR YARD DRAINS SHALL BE DESIGNED TO PREVENT STORMWATER DRAINAGE FROM FLOWING OVER TOP OF RETAINING WALLS.
3. ALL REAR YARD DRAINS SHALL HAVE A CONCRETE COLLAR (REFER TO CONCRETE COLLAR DETAIL ON SHEET C8.0).
4. ALL REAR YARD DRAINS SHALL BE A MINIMUM OF 12", AND GRATES SHALL MEET H-20 LOAD RATING FOR PEDESTRIAN TRAFFIC.
5. ALL REAR YARD DRAINS SHALL BE MAINTAINED BY THE HOA

REV.	DATE	DESCRIPTION	BY
A	07/26/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PRER-30) DATED 07/17/2018	CSS
A	08/17/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PRER-30) DATED 11/22/17	CSS
A	12/12/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PRER-30) DATED 11/28/18	CSS
A	03/22/19	SJRWMD COMMENTS (APPLICATION #354181-1) DATED 02/13/19	CSS
A	06/27/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PRER-30) DATED 06/27/19	CSS

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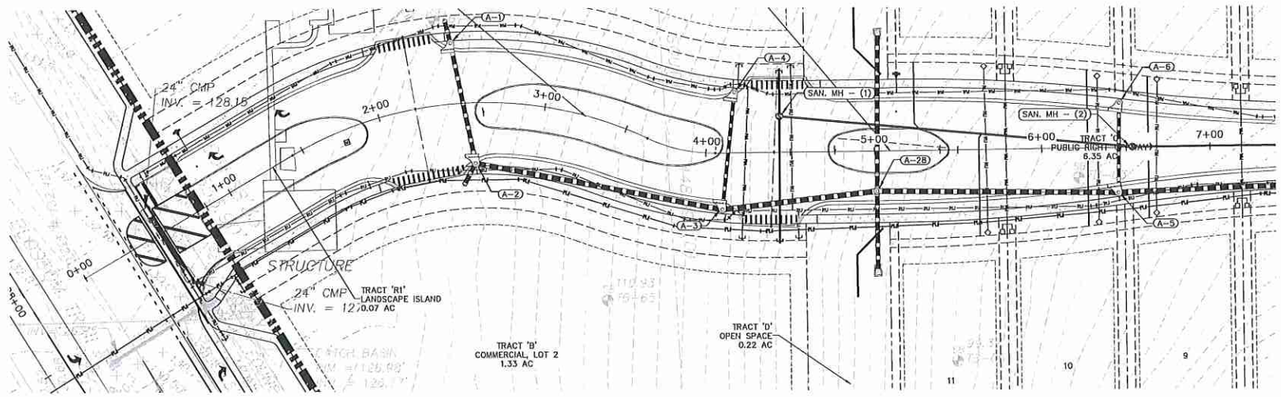
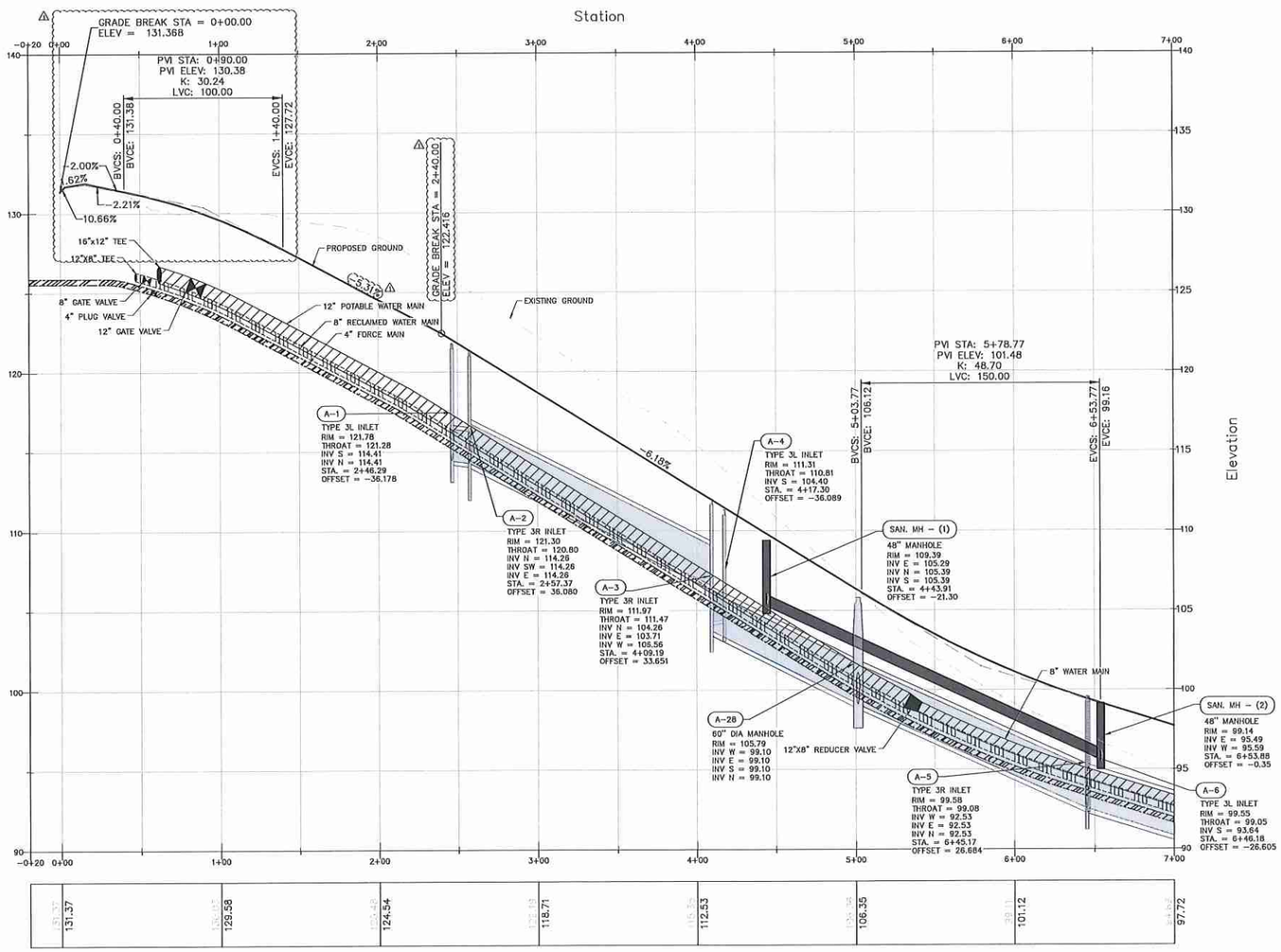
DRAINAGE PLAN – NORTH

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

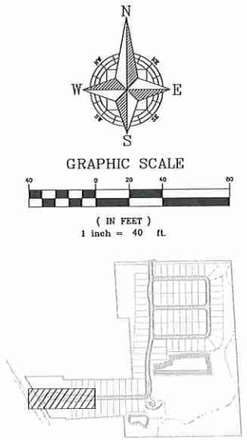
DRAWN: C. SANCHEZ
DESIGNED: C. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: 1" = 50'
PROJECT: FHC-001
SHEET: C5.7

5/21/20





VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'



KEY MAP

REV.	DATE	DESCRIPTION	BY
4			
3			
2			
1	01/29/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 01/17/2020	CSS
0	12/06/18	SJRWMD COMMENTS (APPLICATION #154761-1) DATED 11/22/18	CSS
1	10/15/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 11/26/18	CSS
2	09/22/18	SJRWMD COMMENTS (APPLICATION #154761-1) DATED 09/13/18	CSS
3	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 08/27/18	CSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 9374

PLAN & PROFILE - STREET 'A'
STA 0+00 - 7+00

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE 1" = 40'	DRAWN: O. SANCHEZ
PROJECT FHC-001	DESIGNED: O. SANCHEZ
SHEET C6.0	CHECKED: L. CLASSON
	DATE: 6/19/2018

5/2020

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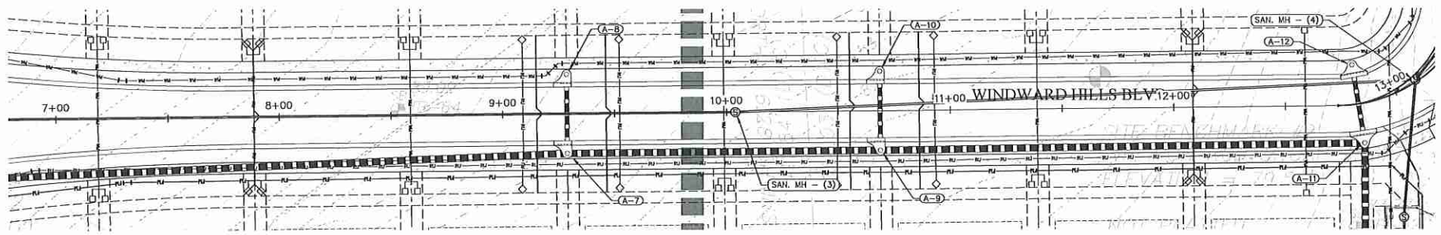
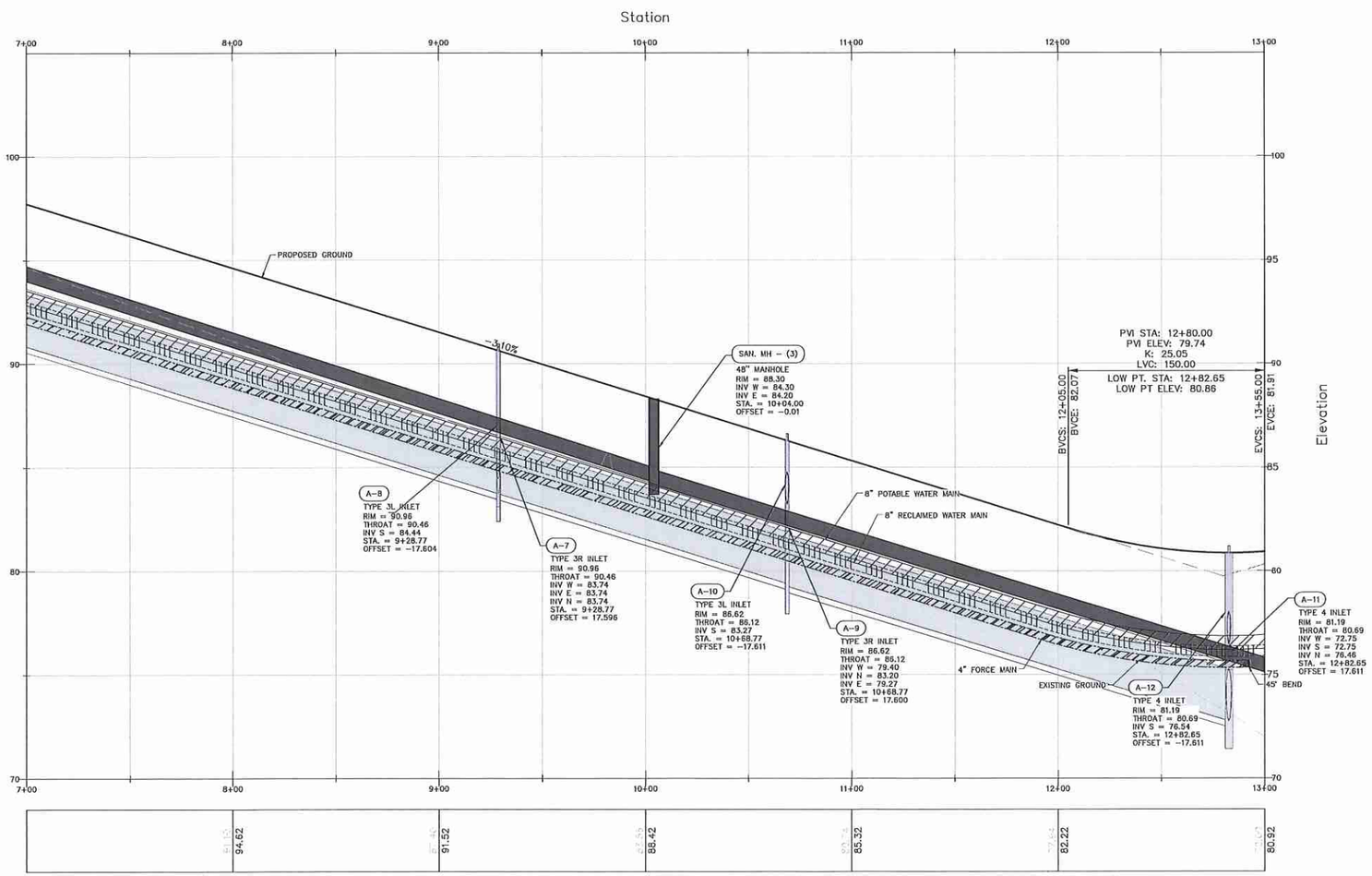
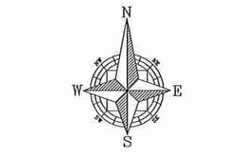
SHEET 38 OF 63

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\drawings\cad civil3d\Layouts\03 final development plan\Plan and Profile.dwg Modified:5/19/2020 By:jwohlfarth





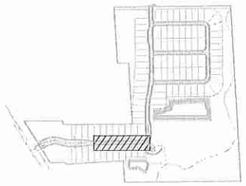
VERTICAL SCALE: 1" = 3'
HORIZONTAL SCALE: 1" = 30'



GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.



KEY MAP

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SHEET 39 OF 63

REV.	DATE	DESCRIPTION	BY
A	01/29/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 01/17/2020	CSS
A	12/09/19	SJRWMD COMMENTS (APPLICATION #154791-1) DATED 11/22/19	CSS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 11/26/18	CSS
A	09/12/18	SJRWMD COMMENTS (APPLICATION #154791-1) DATED 09/13/18	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 08/27/18	CSS

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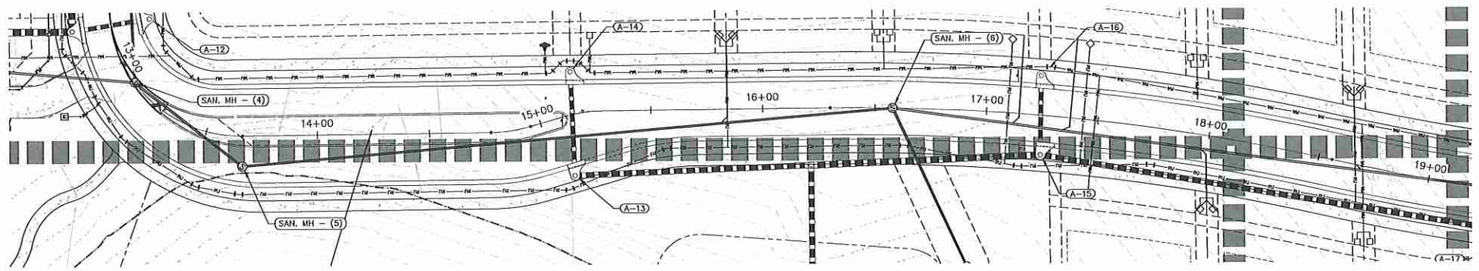
PLAN & PROFILE – STREET 'A'
STA 7+00 – 13+00

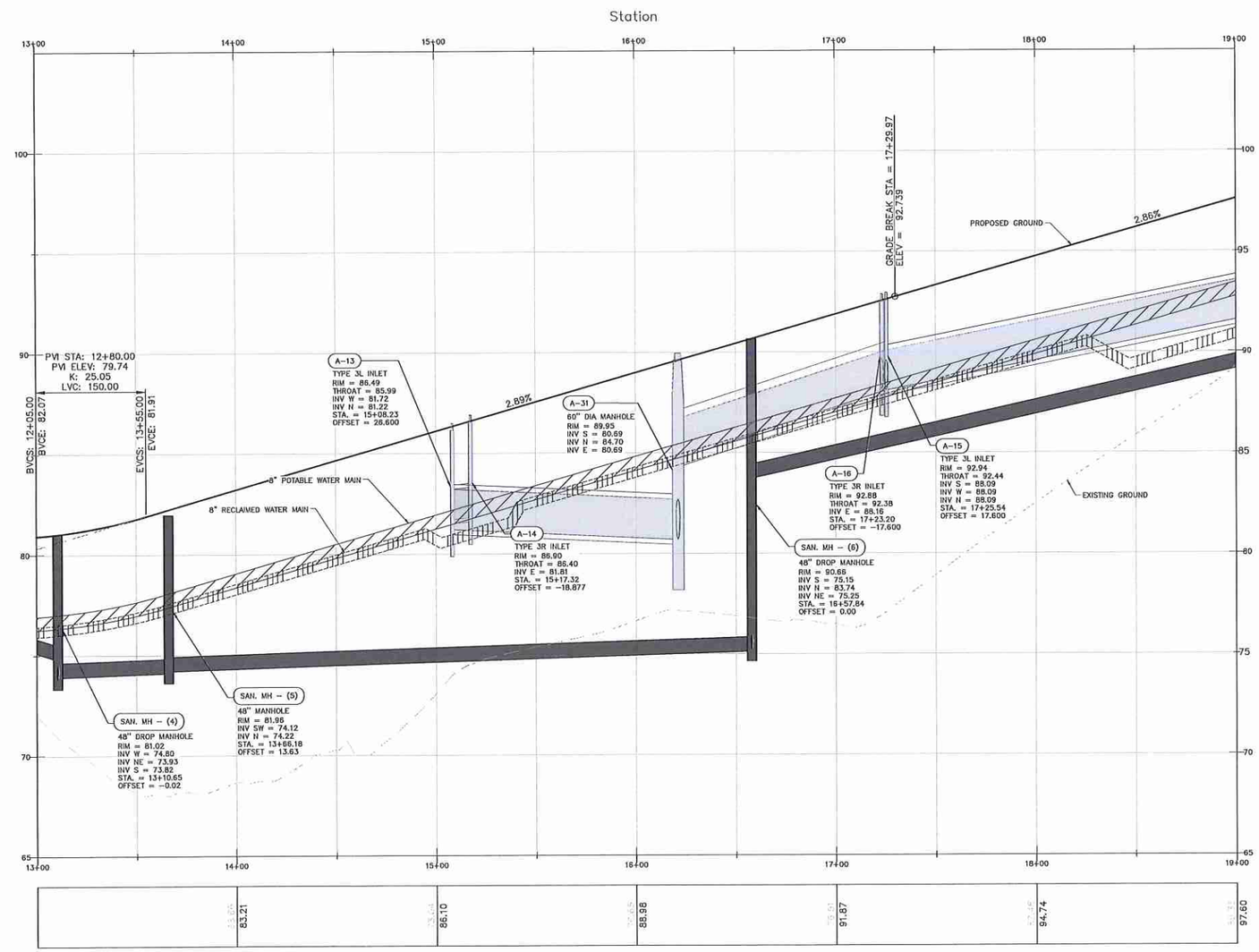
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: G. SANCHEZ	DESIGNED: G. SANCHEZ
CHECKED: L. CLASSON	DATE: 6/19/2018
SCALE: 1" = 30'	PROJECT: FHC-001
SHEET: C6.1	

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Plan and Profile.dwg Modified:5/19/2020 By: jwohlfarth



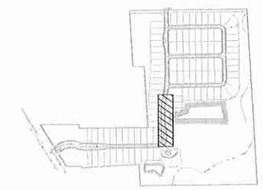


VERTICAL SCALE: 1" = 3'
HORIZONTAL SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.



KEY MAP

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SHEET 40 OF 63

REV.	DATE	DESCRIPTION	BY
A	01/05/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 01/17/2020	CSS
A	12/09/19	SJRWMD COMMENTS (APPLICATION #154781-1) DATED 11/22/19	CSS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 11/26/18	CSS
A	09/22/18	SJRWMD COMMENTS (APPLICATION #154781-1) DATED 09/13/18	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 08/27/18	CSS

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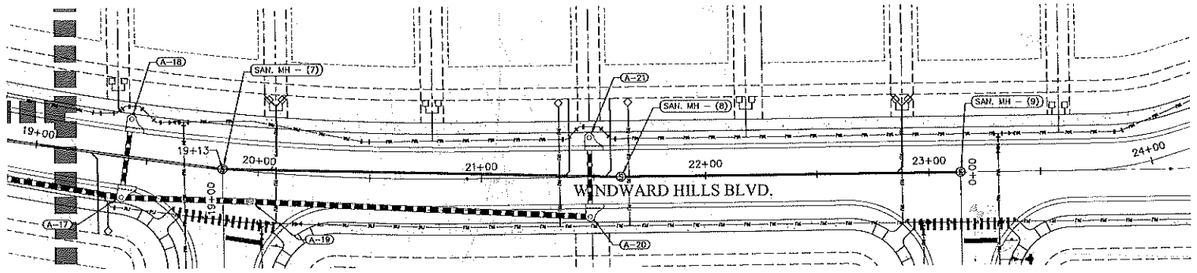
PLAN & PROFILE - STREET 'A'
STA 13+00 - 19+00

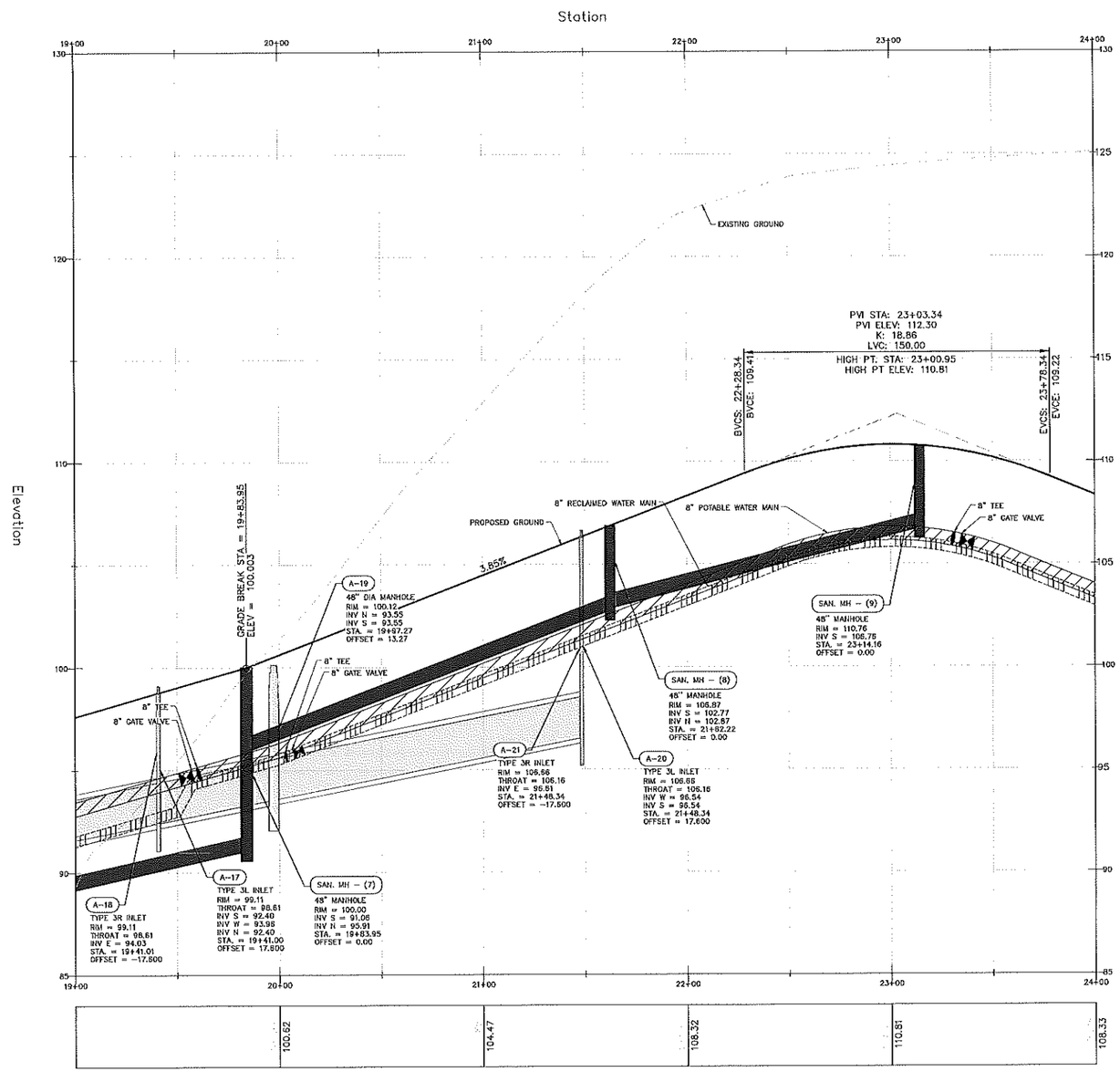
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: C. SANCHEZ
DESIGNED: C. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: 1" = 30'
PROJECT: FHC-001
SHEET: C6.2

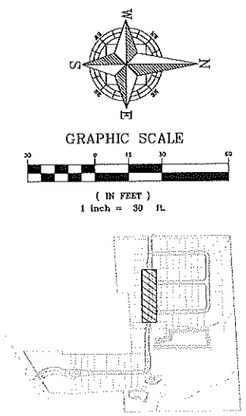
5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Plan and Profile.dwg Modified:5/19/2020 By: jwahlfarth





VERTICAL SCALE: 1" = 3'
HORIZONTAL SCALE: 1" = 30'



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SHEET 41 OF 63

REV.	DATE	DESCRIPTION	BY
A	01/26/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 12/17/2020	CGS
A	12/09/19	SJRWMD COMMENTS (APPLICATION #154751-1) DATED 11/22/19	CGS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 11/26/18	CGS
A	09/22/18	SJRWMD COMMENTS (APPLICATION #154751-1) DATED 09/13/18	CGS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 08/27/18	CGS

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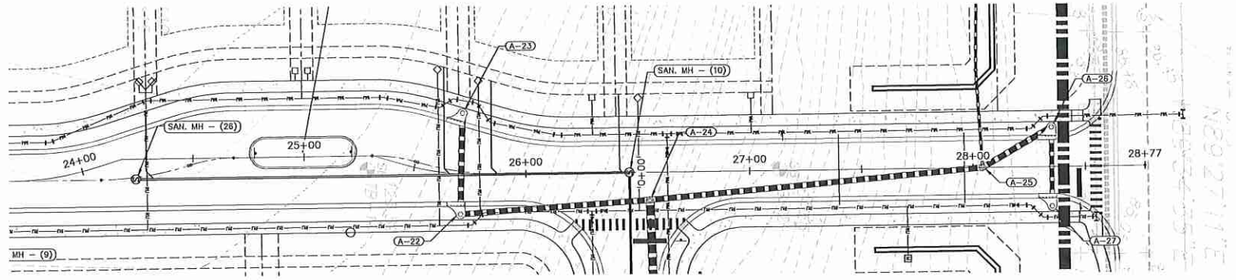
PLAN & PROFILE – STREET 'A'
STA 19+00 – 24+00

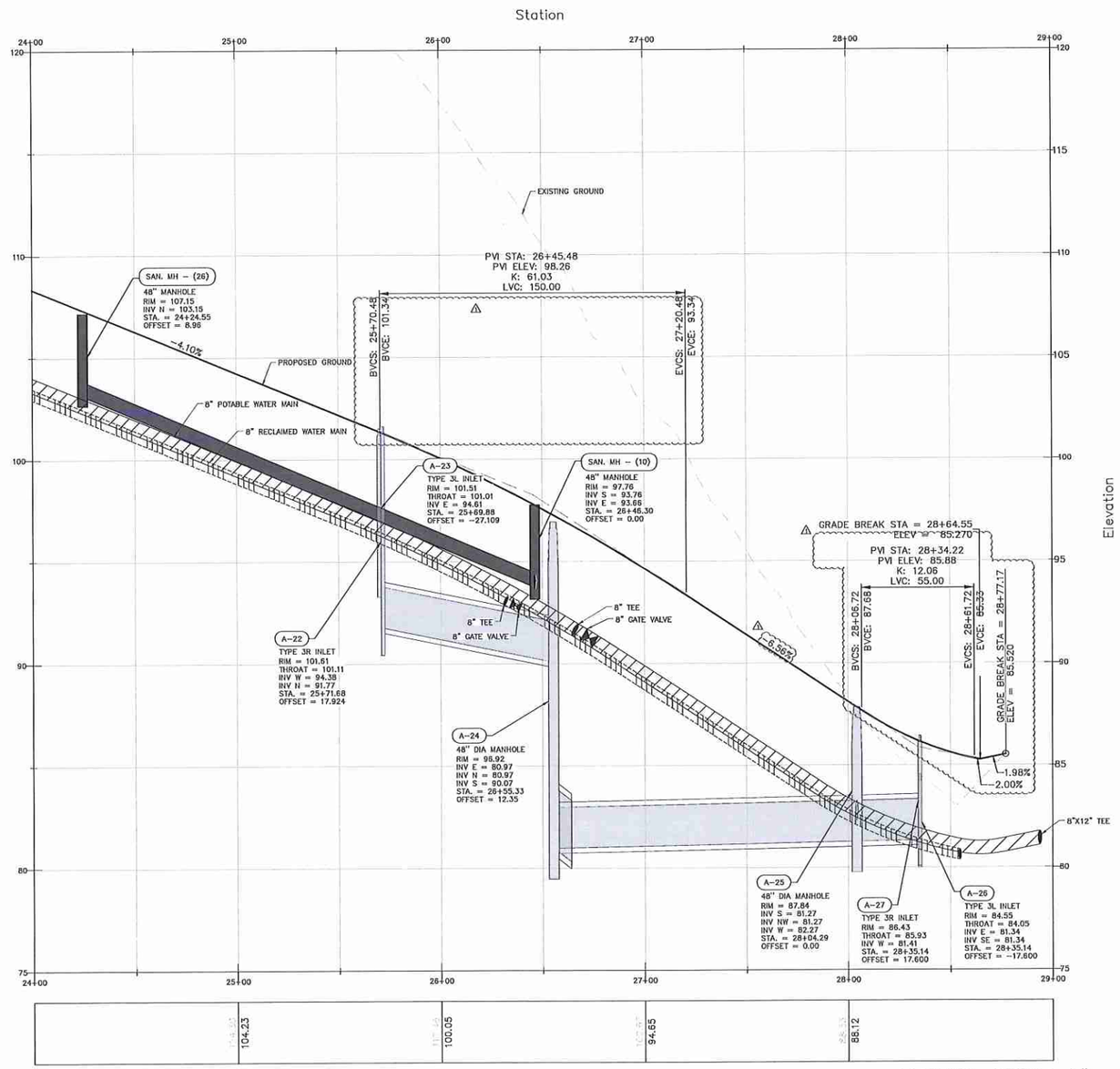
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE	1" = 30'
DRAWN:	O. SANCHEZ
DESIGNED:	O. SANCHEZ
PROJECT	FHC-001
CHECKED:	L. CLASSON
SHEET	C6.3
DATE:	5/19/2018

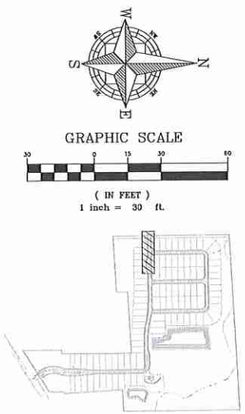
5/2020

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Plan and Profile.dwg Modified:5/19/2020 By: jeohlfarth





VERTICAL SCALE: 1" = 3'
HORIZONTAL SCALE: 1" = 30'



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SHEET 42 OF 63

REV.	DATE	DESCRIPTION	BY
A	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 01/17/2020	GSS
A	12/09/19	SJRWMD COMMENTS (APPLICATION #154791-1) DATED 11/22/19	GSS
A	10/15/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 11/26/18	GSS
A	09/22/18	SJRWMD COMMENTS (APPLICATION #154791-1) DATED 09/13/18	GSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 08/27/18	GSS

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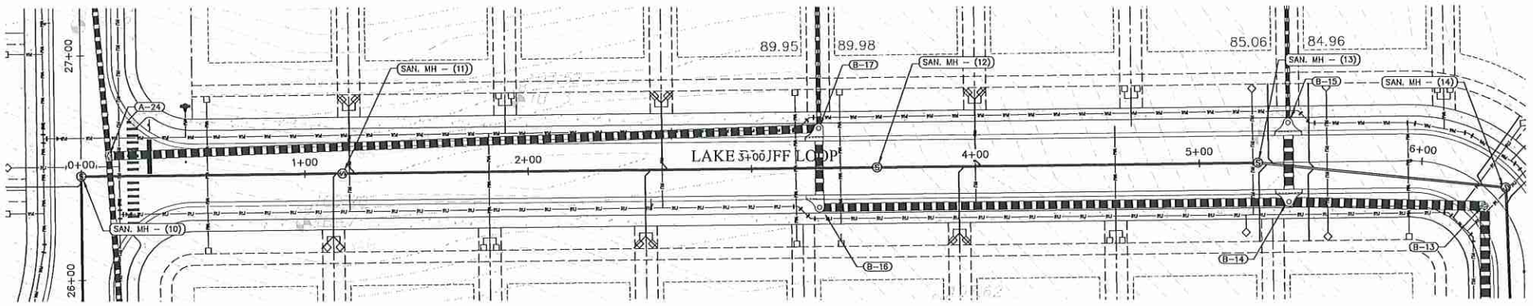
PLAN & PROFILE - STREET 'A'
STA 24+00 - 28+77

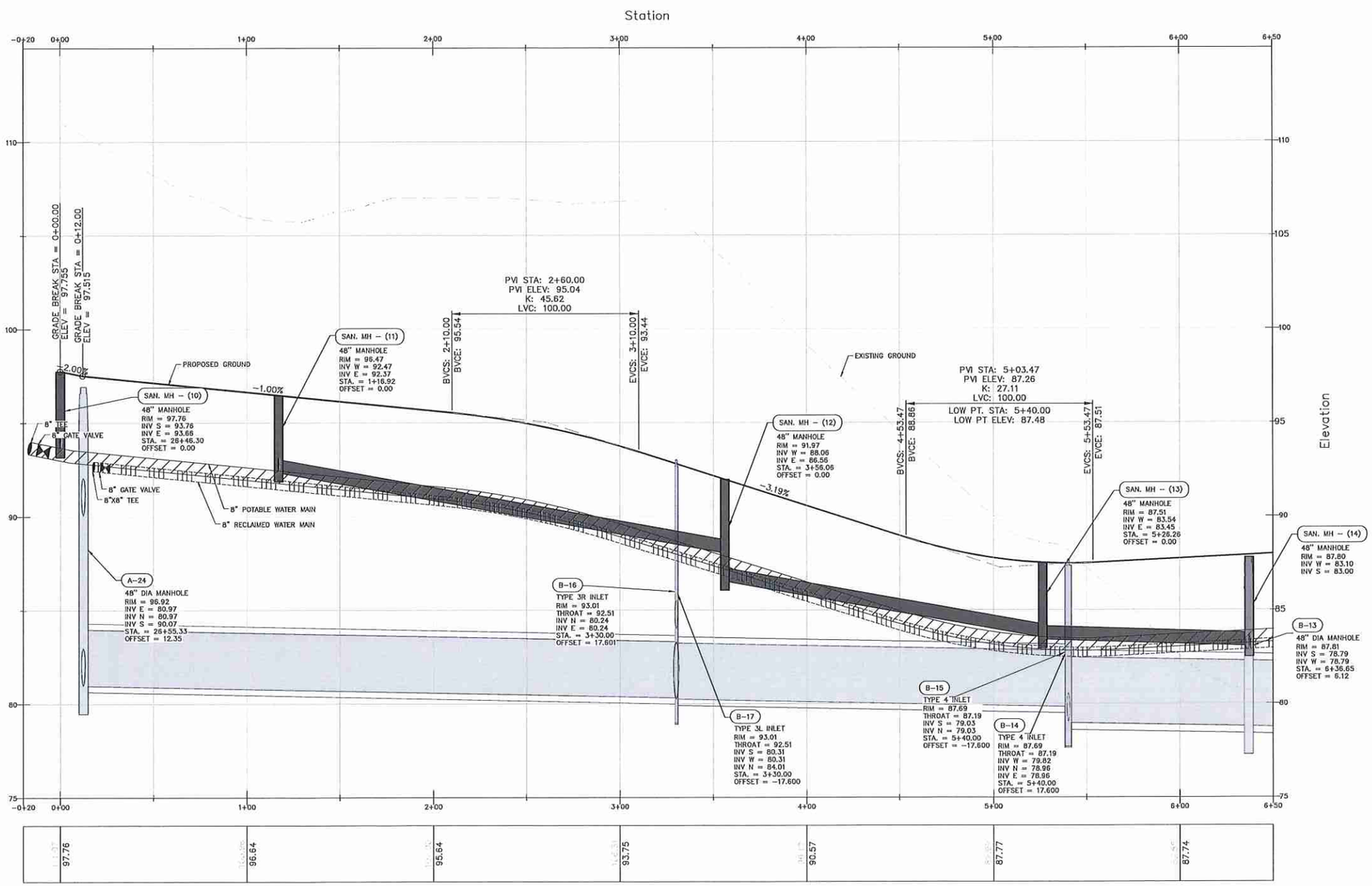
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE 1" = 30'	DRAWN: O. SANCHEZ	DESIGNED: O. SANCHEZ	
PROJECT FHC-001	CHECKED: L. CLASSON		
SHEET C6.4	DATE: 6/19/2018		

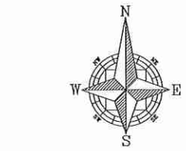
5/2020

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Plan and Profile.dwg Modified:5/19/2020 By: jwohlfarth



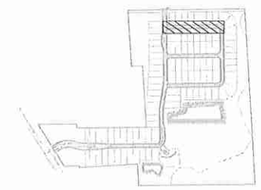


VERTICAL SCALE: 1" = 3'
HORIZONTAL SCALE: 1" = 30'



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.



KEY MAP

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SHEET 43 OF 63

REV.	DATE	DESCRIPTION	
A	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 01/17/2020	CSS
A	12/09/19	SJRWMD COMMENTS (APPLICATION #154791-1) DATED 11/22/19	CSS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 11/26/18	CSS
A	09/22/18	SJRWMD COMMENTS (APPLICATION #154791-1) DATED 09/13/18	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 08/27/18	CSS
			BY

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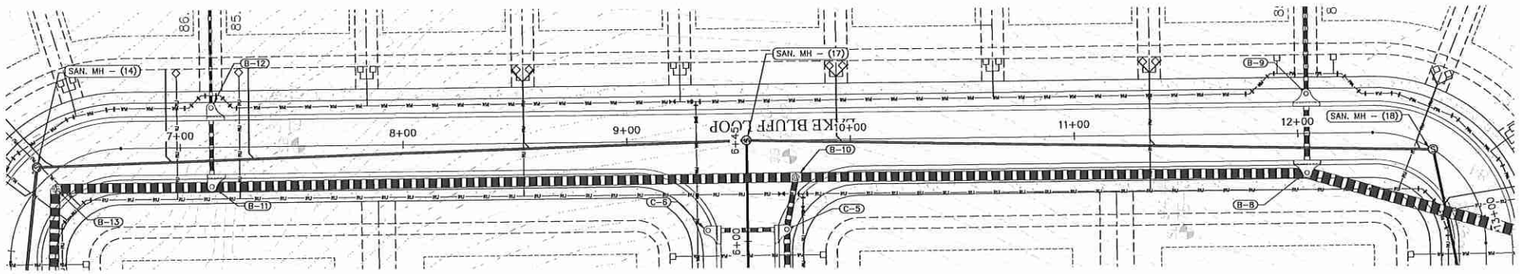
PLAN & PROFILE – STREET 'B'
STA 0+00 – 6+50

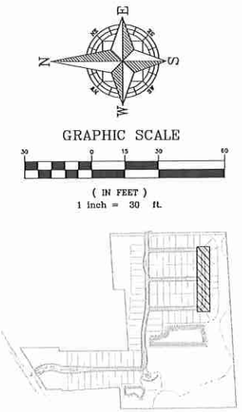
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

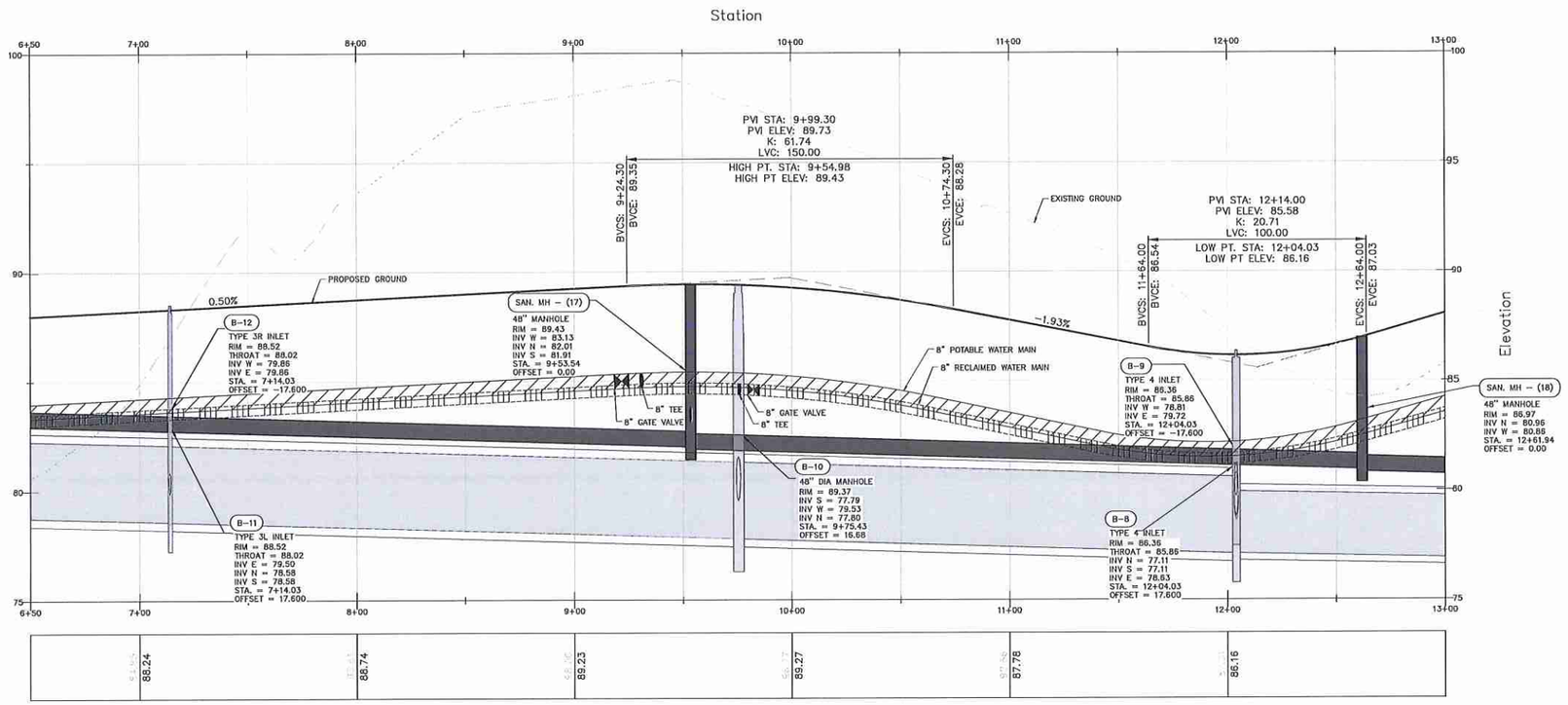
DRAWN: G. SANCHEZ
DESIGNED: G. SANCHEZ
CHECKED: L. CLASSON
DATE: 8/19/2018
SCALE: 1" = 30'
PROJECT: FHC-001
SHEET: C6.5

5/28/20

P:_PROJECT DRAWINGS\FHC-001 Windward Hills Subdivision (fka Apopka Farms)\Drawings\CAD Civil3D\Layouts\03 Final Development Plan\Plan and Profile.DWG Modified:5/21/2020 By:csanchez







VERTICAL SCALE: 1" = 3'
HORIZONTAL SCALE: 1" = 30'

REV.	DATE	DESCRIPTION	BY
A	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 10/17/2020	GSS
A	12/09/19	S.FWMD COMMENTS (APPLICATION #154791-1) DATED 11/22/19	GSS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/26/18	GSS
A	09/22/18	S.FWMD COMMENTS (APPLICATION #154791-1) DATED 09/13/18	GSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 08/27/18	GSS

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PLAN & PROFILE – STREET 'B'
STA 6+50 – 13+00

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: G. SANCHEZ
DESIGNED: G. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018

SCALE: 1" = 30'
PROJECT: FHC-001
SHEET: C6.6

5/26/20

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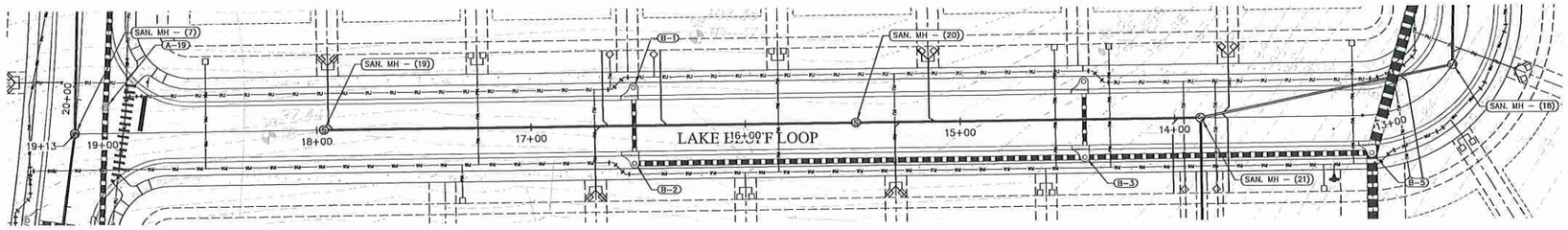
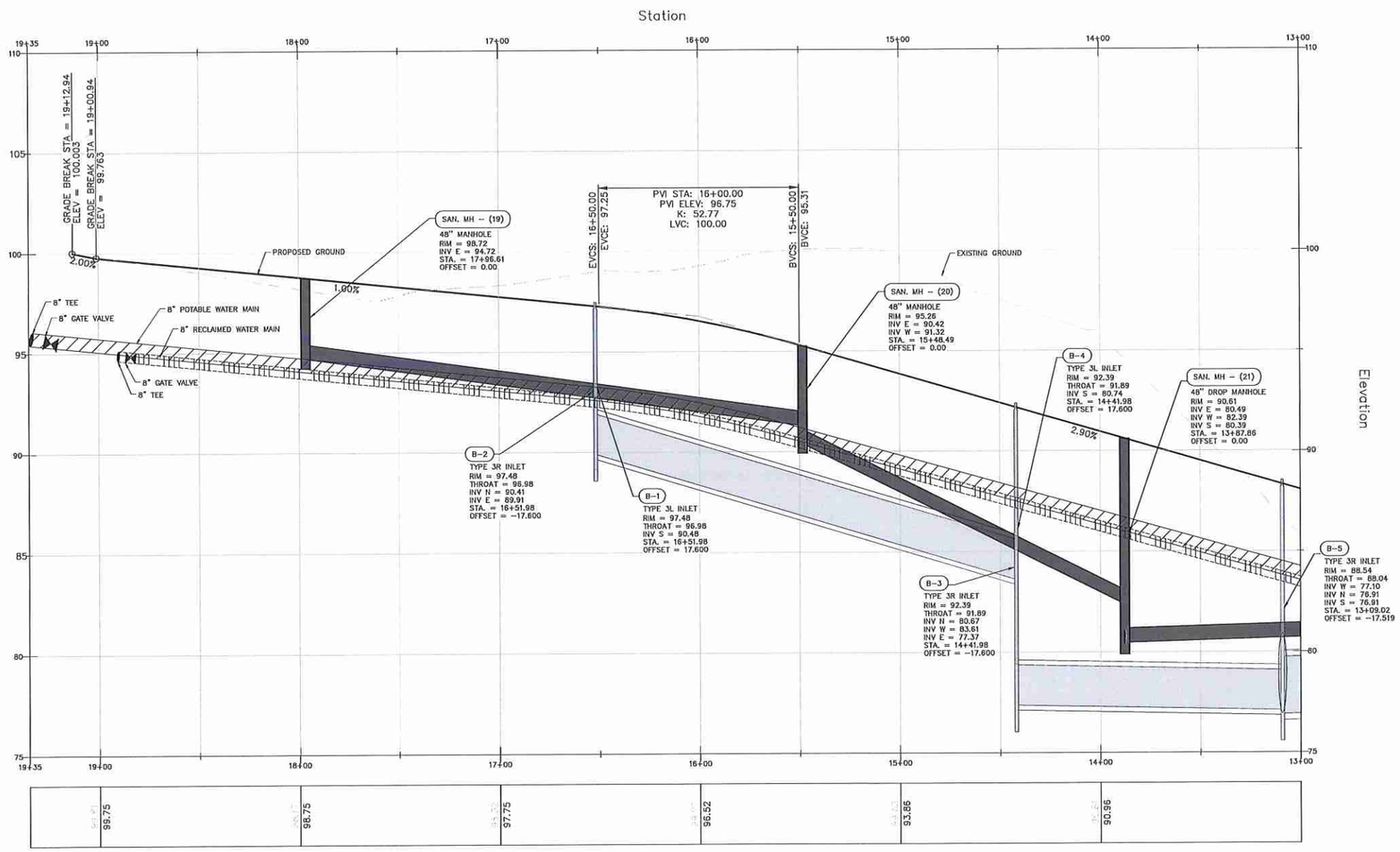
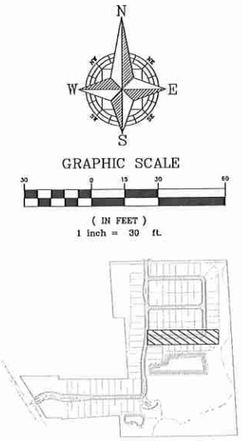
SHEET 44 OF 63

P:_PROJECT DRAWINGS\FHC-001 Windward Hills Subdivision (fka Apopka Farms)\Drawings\CAD Civil3D\Layouts\03 Final Development Plan\Plan and Profile.DWG Modified:5/21/2020 By:csanchez





VERTICAL SCALE: 1" = 3'
HORIZONTAL SCALE: 1" = 30'



REV.	DATE	DESCRIPTION	BY
A	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 10/17/2020	CSS
A	12/09/19	S.JRWD COMMENTS (APPLICATION #154791-1) DATED 11/22/19	CSS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 11/26/18	CSS
A	09/02/18	S.JRWD COMMENTS (APPLICATION #154791-1) DATED 09/13/18	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 08/27/18	CSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 0374

PLAN & PROFILE – STREET 'B'
STA 13+00 – 19+12

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ	DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON	DATE: 6/19/2018
SCALE 1" = 30'	PROJECT FHC-001
SHEET C6.7	

5/28/20

Call 48 hours before you dig
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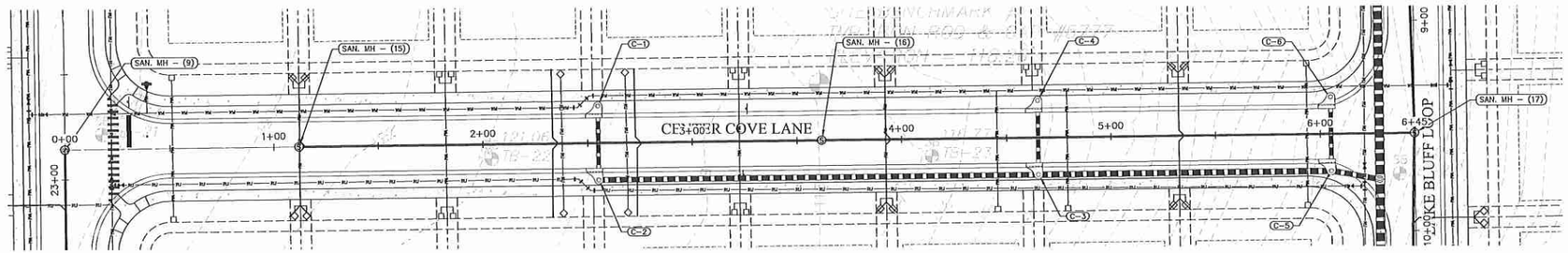
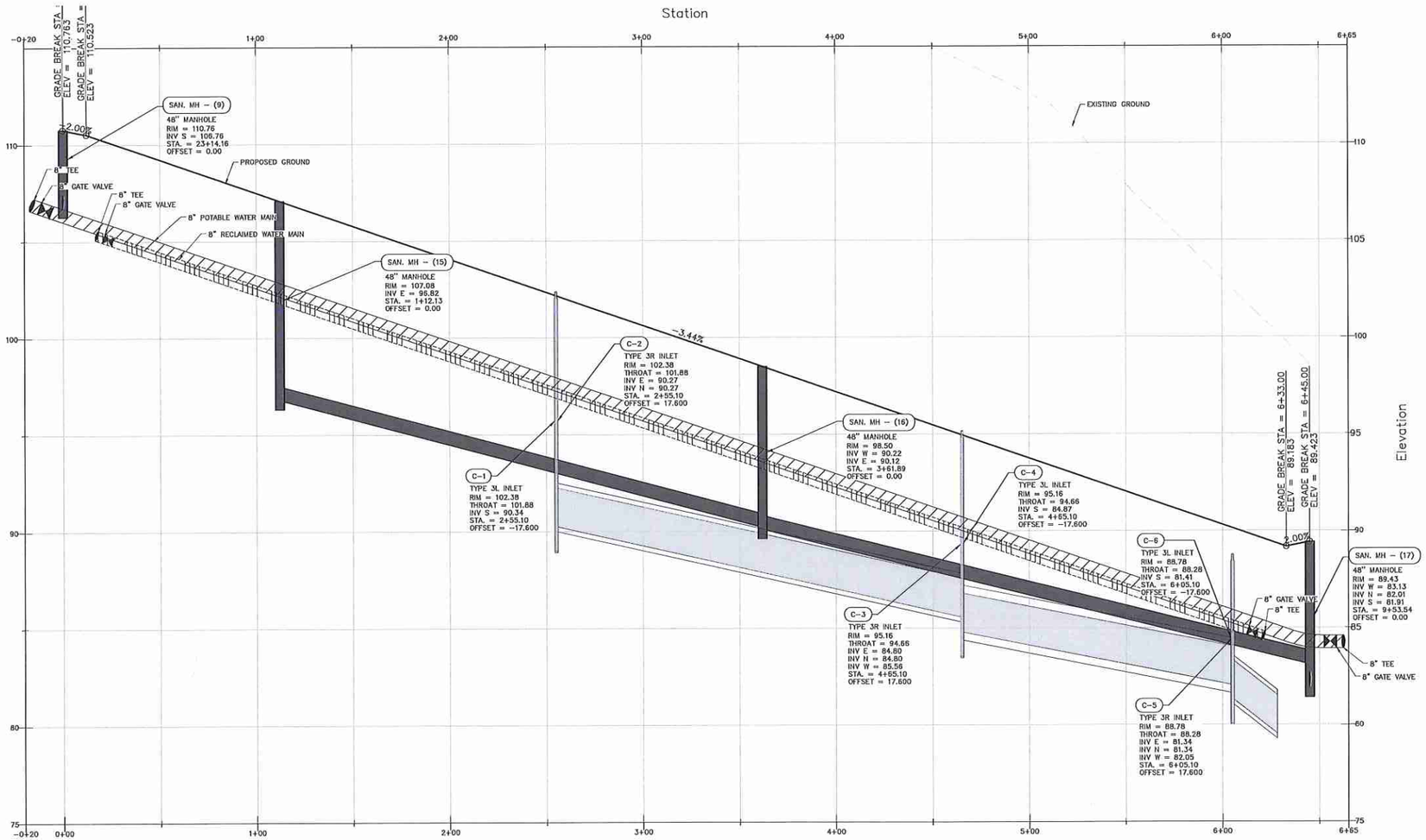
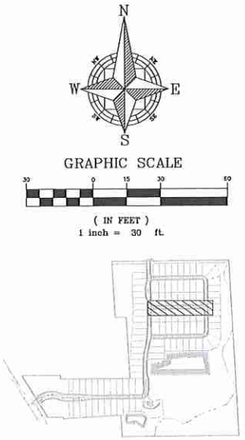
SHEET 45 OF 63

P:_PROJECT DRAWINGS\FHC-001 Windward Hills Subdivision (fka Apopka Farms)\Drawings\CAD Civil3D\Layouts\03 Final Development Plan\Plan and Profile.DWG Modified: 5/21/2020 By: osanchez





VERTICAL SCALE: 1" = 3'
HORIZONTAL SCALE: 1" = 30'



REV.	DATE	DESCRIPTION	BY
A	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 01/17/2020	CSS
A	12/09/19	SJRWMD COMMENTS (APPLICATION #154781-1) DATED 11/22/19	CSS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 11/26/18	CSS
A	09/25/18	SJRWMD COMMENTS (APPLICATION #154781-1) DATED 09/13/18	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 08/27/18	CSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION No. 28174

PLAN & PROFILE – STREET 'C'
STA 0+00 – 6+45

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: C. SANCHEZ
DESIGNED: C. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: 1" = 30'
PROJECT: FHC-001
SHEET: C6.8

5/20/20

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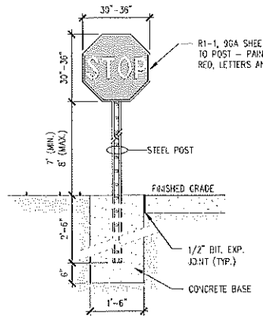
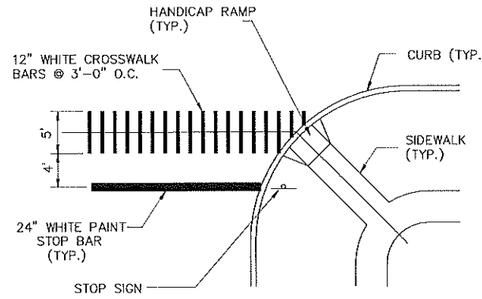
Sunshine State One Call of Florida, Inc.

SHEET 46 OF 63

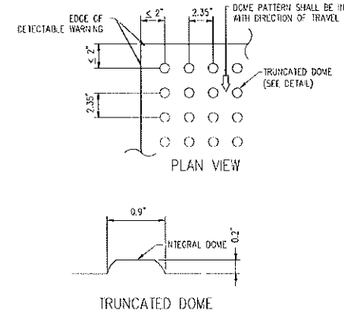
P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Plan and Profile.dwg Modified:5/19/2020 By:jwohlfarth



1 STOP SIGN
N.T.S.



2 INTERSECTION CROSSWALK/ STOP BAR DETAIL
N.T.S.



3 DETECTABLE WARNING
N.T.S.

NOTE:

1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.

2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

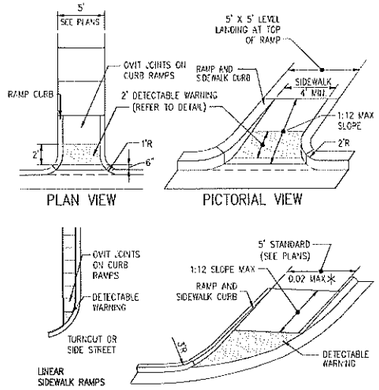
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.

4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK. (SAFETY YELLOW OR BRICK RED)

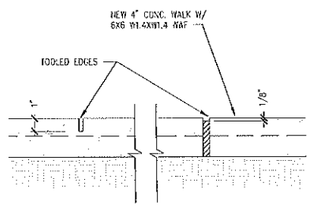
5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC. (ARMOR TILE) OLYMPIC TOWERS, 300 PEARL STREET, SUITE 200, BUFFALO, NY 14202. PHONE: (800) 682-2525

NOTE 1:
REFERENCE FDOT INDEX 304, PAGE 1, GENERAL AND DESIGN NOTES FOR RAMPS IN R.O.W.

NOTE 2:
CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12) CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.



4 HANDICAP END RAMP
3000 PSI (MIN.) CONCRETE N.T.S.

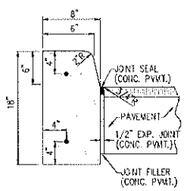


NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.

EXPANSION JOINT (1/4" PREMOLDED ASPHALT STRIP) SHALL BE SET 1/8" BELOW TOP OF WALK.
SCORE MARK (1" DEPTH) SHALL BE 4' (MAX.) O.C.

5 CONCRETE WALK
N.T.S.

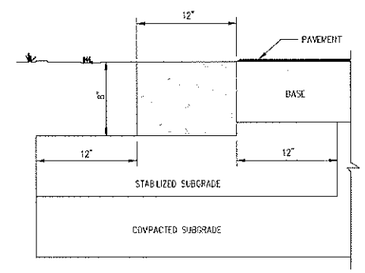
6 NOT USED



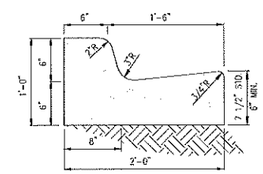
NOTES:

1. COST OF 2-#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDE 2-#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 20'-0" O.C. MAX.
3. CONTRACTION JOINTS – CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 1/3 OF CURB AND GUTTER WITHIN 24 HOURS OF PLACEMENT.
4. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

7 TYPE 'D' CURB
(3,500 PSI (MIN)) N.T.S.



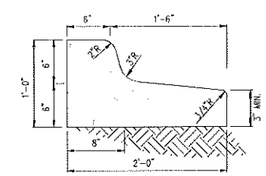
8 RIBBON CURB
3500 PSI (MIN.) N.T.S.



PLAN SYMBOL

NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

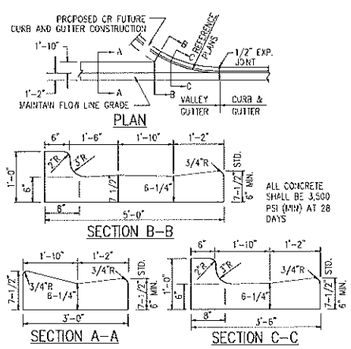
9 TYPE "F" CURB AND GUTTER
N.T.S.



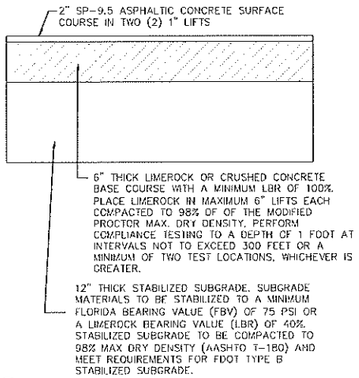
PLAN SYMBOL

NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

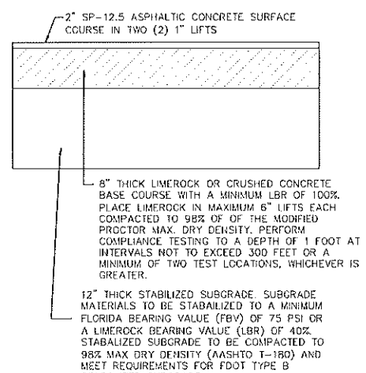
9A TYPE "F" DROP CURB
N.T.S.



10 VALLEY GUTTER N.T.S.
(REFER TO F.D.O.T. INDEX 300)



11 RESIDENTIAL LOCAL (LIGHT) PAVEMENT SECTION
N.T.S.



12 COMMERCIAL LOCAL (HEAVY) PAVEMENT SECTION
N.T.S.

REV.	DATE	DESCRIPTION	BY
A	07/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 07/07/2020	OSS
A	12/09/19	SUBMIT COMMENTS (APPLICATION #154701-1) DATED 11/22/19	OSS
A	12/15/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 11/20/18	OSS
A	09/27/18	SUBMIT COMMENTS (APPLICATION #154701-1) DATED 09/13/18	OSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 08/27/18	OSS

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CIVIL DETAILS

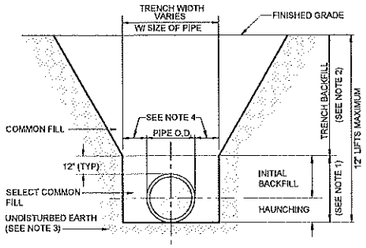
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C7.0

5/20/20

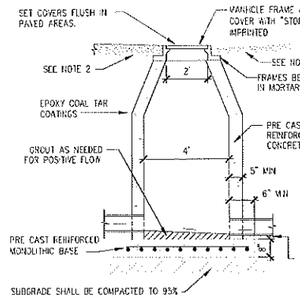
SHEET 47 OF 63

P:_PROJECT DRAWINGS\FHC-001 Windward Hills Subdivision (fka Apopka Farms)\Drawings\CAD Civil3D\Layouts\03 Final Development Plan\Civil Details.dwg Modified:12/9/2019 By:osanchez



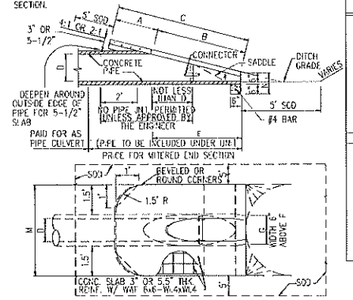
NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING SHALL BE COMPACTED TO 95% (98%) OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. BEDDING ROCK CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT, OR AS DIRECTED BY THE ENGINEER.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.

1 TRENCH DETAIL
N.T.S.



2 MANHOLE
N.T.S.

STORM SEWER PIPE LENGTHS NOTED IN THE DRAWINGS REFLECT ONLY THE PIPE ITSELF. WHERE A MITERED END SECTION IS INSTALLED ON SAID PIPE, ITS ADDITIONAL PIPE LENGTH SHALL BE INCLUDED IN THE COST OF THE MITERED END SECTION.

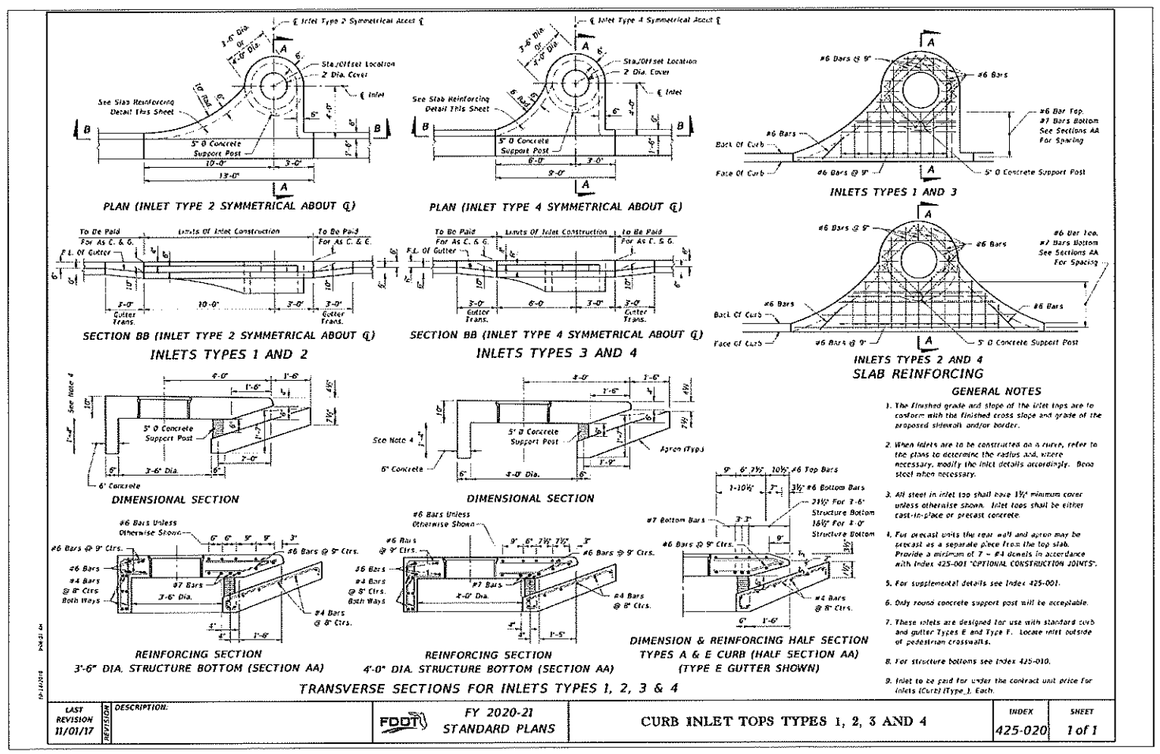


3 MITERED END SECTION (RCP)
FDOT STD. INDEX 272 N.T.S.

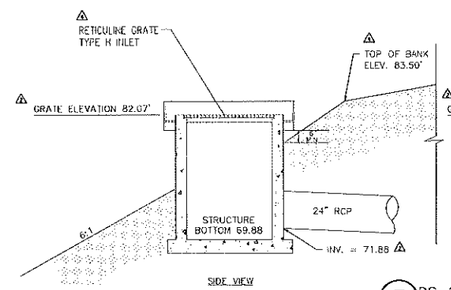
DIMENSIONS AND QUANTITIES

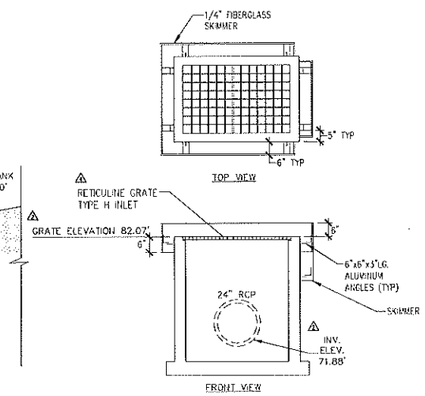
	D	A	B	C	E	F	G	M SINGLE PIPE	M DOUBLE PIPE	M TRIPLE PIPE	M QUAD PIPE
2:1 SLOPE	15"	1.92'	2.18'	4.10'	2.06'	5'	1.22'	4.63'	7.21'	9.79'	12.37'
	18"	1.92'	2.74'	4.71'	2.56'	6	1.41'	4.92'	7.75	10.58'	13.42'
	24"	2.06'	3.85'	5.91'	3.56'	7	1.73	5.50'	8.92'	12.33'	15.75'
	30"	2.15'	4.95'	7.10'	4.56'	8'	2.00'	6.08'	10.33'	14.58'	18.83'
	36"	2.25'	6.08'	8.33'	5.56'	9'	2.24'	6.67'	11.75'	16.83'	21.92'
	42"	2.34'	7.31'	9.55'	6.56'	10'	2.45'	7.25'	13.25'	19.25'	25.25'
	48"	2.43'	8.33'	10.76'	7.56'	11'	2.65'	7.83'	14.58'	21.33'	28.08'
	54"	2.52'	9.44'	11.98'	8.56'	12'	2.83'	8.42'	16.08'	23.75'	31.42'
	60"	2.62'	10.56'	13.18'	9.56'	14'	3.00'	9.00'	17.50'	26.00'	34.50'
	66"	2.71'	11.68'	14.39'	10.56'	15'	3.18'	9.58'	18.75'	27.92'	37.08'
	72"	2.80'	12.80'	15.60'	11.56'	16	3.35'	10.16'	20.16'	30.16'	40.16'
4:1 SLOPE	15"	2.27'	4.09'	6.35'	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.37'
	18"	2.35'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'
	24"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	5.50'	8.92'	12.33'	15.75'
	30"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'
	36"	2.87'	11.31'	14.18'	11.03'	15'	2.24'	6.67'	11.75'	16.83'	21.92'
	42"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	13.25'	19.25'	25.25'
	48"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'
	54"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'
	60"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	9.00'	17.50'	26.00'	34.50'
	66"	3.73'	21.62'	25.35'	21.03'	25'	3.18'	9.58'	18.75'	27.92'	37.08'
	72"	3.91'	22.68'	26.59'	23.03'	27'	3.35'	10.16'	20.16'	30.16'	40.16'

* SLOPE- 4:1 MITER - TO ℄ PIPE FOR PIPES 18" AND SMALLER
2:1 FOR PIPES 24" AND LARGER
2:1 MITER - TO ℄ PIPE FOR PIPES 18" AND SMALLER
1:1 FOR PIPES 24" AND LARGER

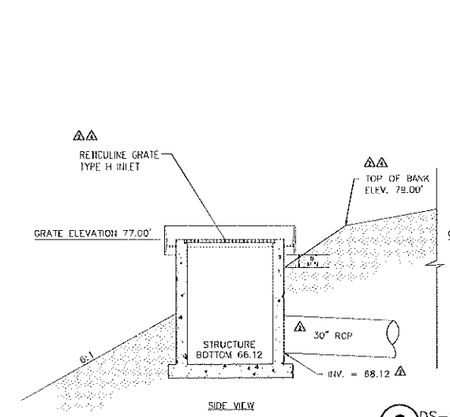


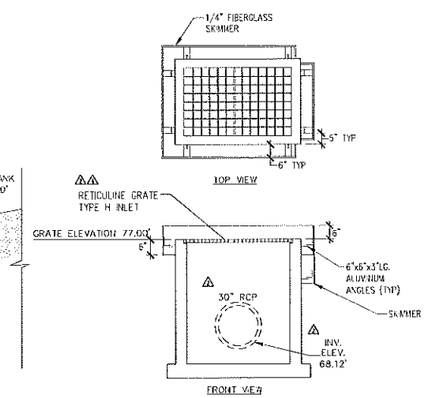
4 TYPE 3 AND 4 INLETS
N.T.S.





5 DS-1 CONTROL STRUCTURE
N.T.S.





6 DS-2 CONTROL STRUCTURE
N.T.S.

SHEET 48 OF 63

REV.	DATE	DESCRIPTION	BY
A	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 01/17/2020	OSS
A	12/06/19	SERWO COMMENTS (APPLICATION #34791-1) DATED 11/22/19	OSS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 11/26/18	OSS
A	09/27/18	SERWO COMMENTS (APPLICATION #34791-1) DATED 08/13/18	OSS
A	06/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 06/27/18	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 0876

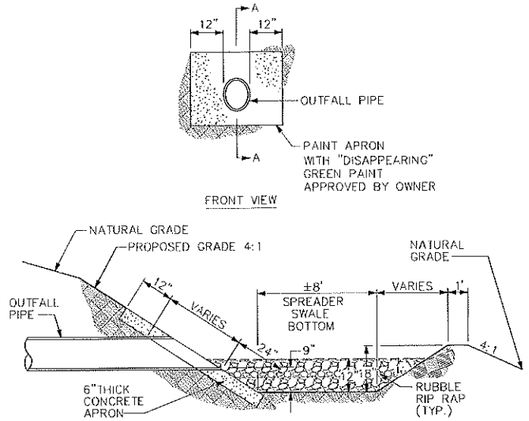
DRAINAGE DETAILS

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

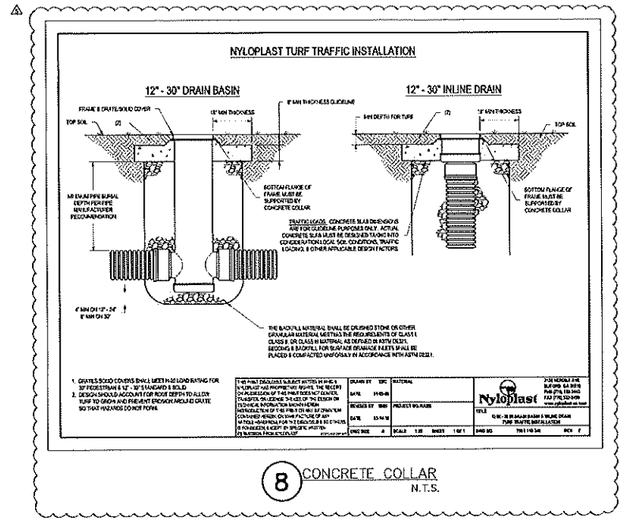
DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C8.0

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Drainage Details.dwg Modified: 2/6/2020 By: osanchez

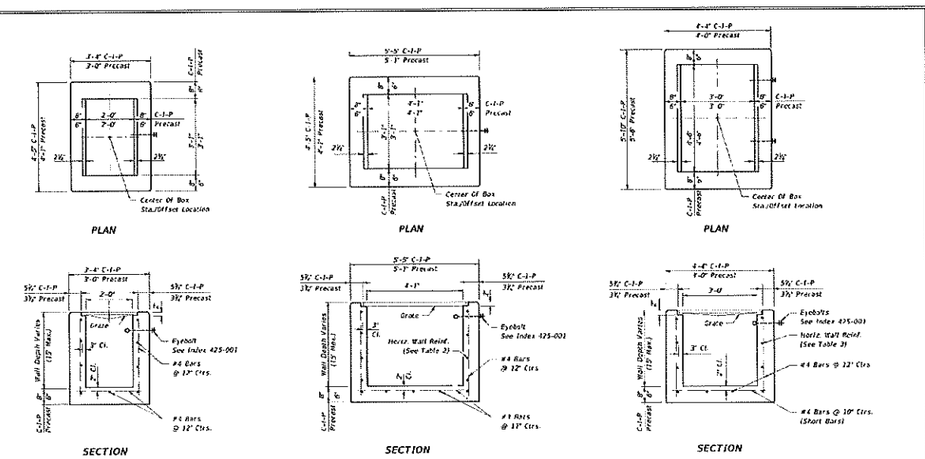


7 SPREADER SWALE DETAIL
N.T.S.



8 CONCRETE COLLAR
N.T.S.

9 NOT USED



HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0'-15'	A12	0.20	12"	8"

TYPE C

Recommended Maximum Pipe Size:
7'-6" Wall - 18" Pipe
3'-1" Wall - 24" Pipe (18" where an 18" pipe enters a 2'-0" wall)

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 2)

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

TYPE D

Recommended Maximum Pipe Size:
3'-1" Wall - 24" Pipe
6'-1" Wall - 36" Pipe

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 3)

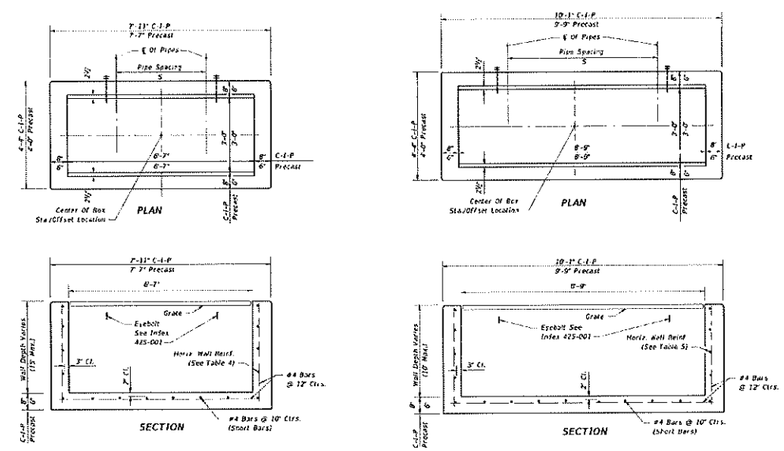
WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0'-5'	A12	0.20	12"	8"
0'-7.5'	A6	0.20	6"	5"
7.5'-10'	B5.5	0.24	5½"	5"
10'-15'	C6.5	0.37	6½"	6"

TYPE E

Recommended Maximum Pipe Size:
3'-0" Wall - 24" Pipe
4'-6" Wall - 36" Pipe

LAST REVISION 11/01/17	REVISION	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E AND H	INDEX 425-052	SHEET 1 of 7

10 TYPE C, D, E, H
N.T.S.



HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 4)

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0'-5'	B5.5	0.24	5½"	5"
5'-7'	C6.5	0.37	6½"	6"
7'-15'	D4.5	0.53	4½"	4"

TYPE H (2 & 3-GRATE INLET)

Recommended Maximum Pipe Size:
3'-0" Wall - 24" Pipe
6'-7" Wall - 1-60" Pipe
Or 2-24" Pipe (S=3'-5')

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 5)

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWR
0'-5'	C3.5	0.31	7½"	3"
5'-10'	D4.5	0.53	4½"	4"

TYPE H (4-GRATE INLET)

Recommended Maximum Pipe Size:
3'-0" Wall - 24" Pipe
8'-9" Wall - 1-78" Pipe
Or 2-30" Pipe (S=4'-3')

GENERAL NOTES
See Sheet 3 of 7.

LAST REVISION 11/01/17	REVISION	DESCRIPTION:	FDOT FY 2020-21 STANDARD PLANS	DITCH BOTTOM INLET TYPES C, D, E AND H	INDEX 425-052	SHEET 2 of 7

REV.	DATE	DESCRIPTION	
4	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 10/17/2020	OSS
3	12/09/19	SUBMD COMMENTS (APPLICATION #154781-1) DATED 11/22/19	OSS
2	10/15/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 11/28/18	OSS
1	09/22/18	SUBMD COMMENTS (APPLICATION #154781-1) DATED 09/13/18	OSS
0	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 08/27/18	OSS

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FFL# 27 FLORIDA CERTIFICATE OF AUTHORIZATION NO. 27574

DRAINAGE DETAILS

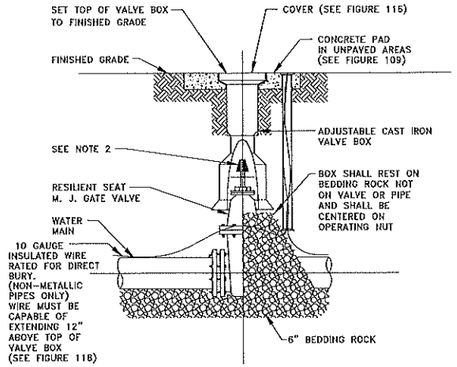
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: C. SANCHEZ
DESIGNED: C. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C8.1

5/20/20

SHEET 49 OF 63

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Drainage Details.dwg Modified: 2/6/2020 By: csanchez

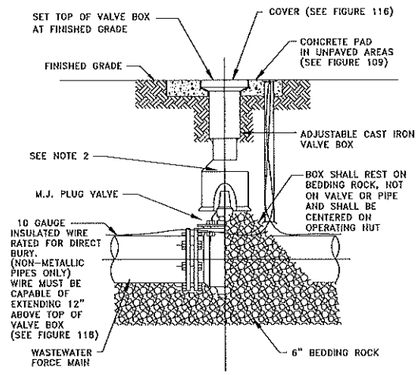


NOTES:

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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

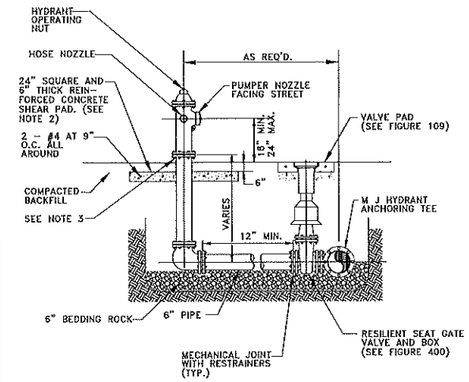


NOTES:

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

PLUG VALVE AND BOX DETAIL

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

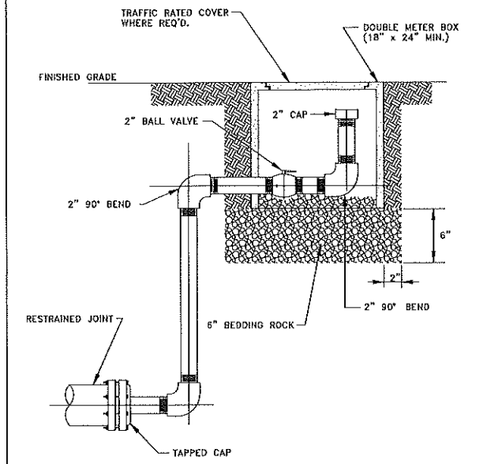


NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

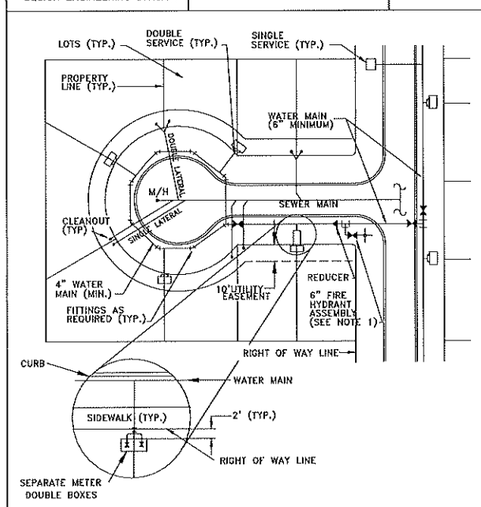


NOTES:

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

BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403

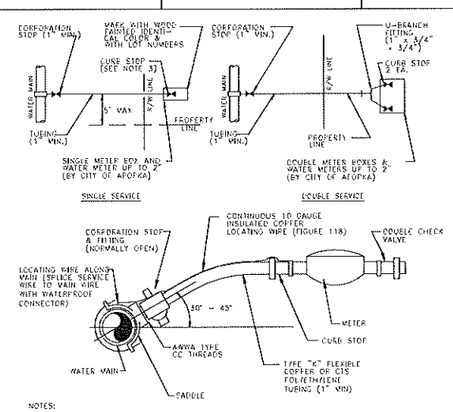


NOTES:

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

TYPICAL SERVICE LOCATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 404

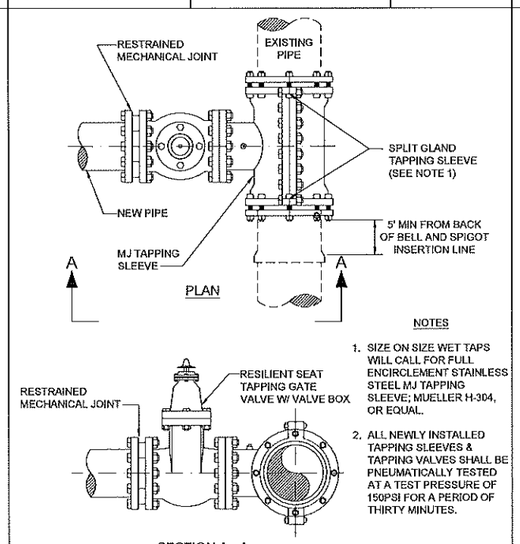


NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405

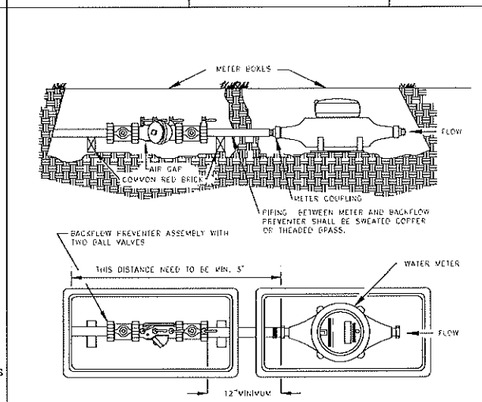


NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406



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

POTABLE WATER SERVICE DETAIL FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 505

REV.	DATE	DESCRIPTION	BY
A	01/28/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 01/17/2020	CGS
A	12/09/19	SERWQ COMMENTS (APPLICATION #154761-1) DATED 11/22/19	CGS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 11/26/18	CGS
A	09/22/18	SERWQ COMMENTS (APPLICATION #154761-1) DATED 09/13/18	CGS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 08/27/18	CGS

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UTILITY DETAILS

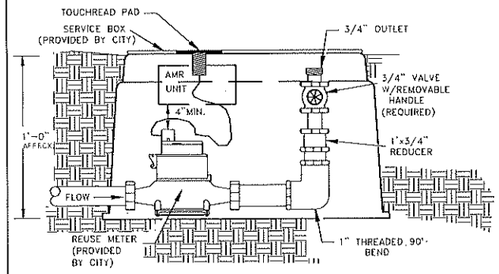
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: G. SANCHEZ
DESIGNED: G. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C9.0

5/20/20

SHEET 50 OF 63

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Utility Details.dwg Modified:7/9/2018 By:csanchez



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

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506

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

	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

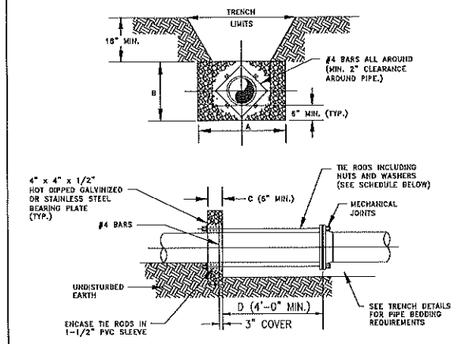
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

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

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



NOTES:

1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 P.S.I.

SCHEDULE OF DIMENSIONS AND MATERIALS *

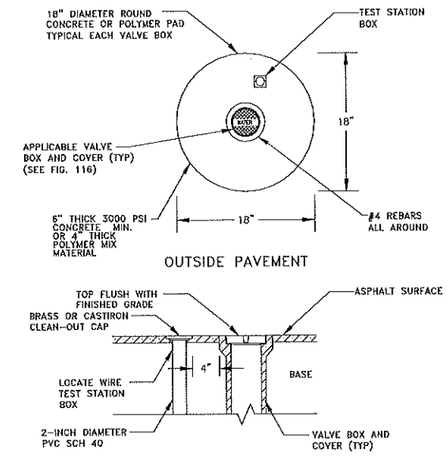
PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	3.0	3.0	1.0		3/4	4
16	4.0	4.0	1.5		3/4	4
20	5.0	5.0	1.5		3/4	6
24	5.0	6.0	1.5		3/4	8

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 3,000 LBS. PER SQ. FT. SOIL RESTRAINT BEARING. (1,500 KPA) SEE NOTE 5

* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

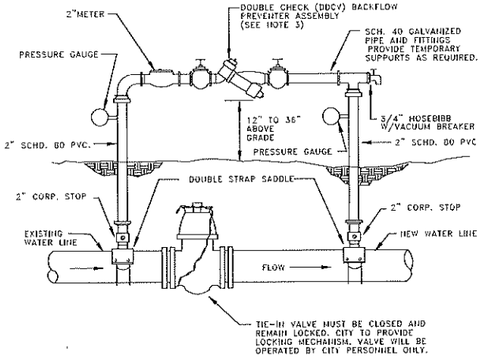
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

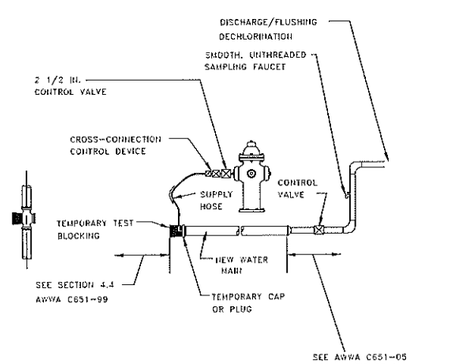


NOTE:

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

TEMPORARY JUMPER CONNECTION

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



NOTE:

1. SEE FIGURE 504C FOR PROCEDURES.

TEMPORARY JUMPER CONNECTION
FROM FIRE HYDRANT

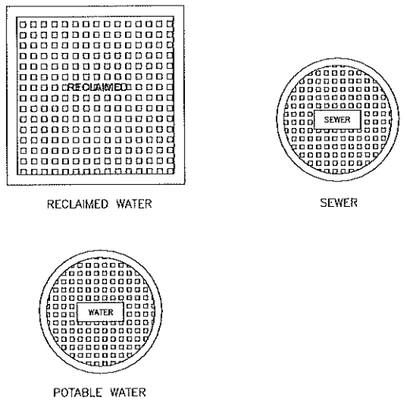
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 B

TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter (2.5 FPS minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is obtained. Thrust blocking and/or restraints shall be provided temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section II of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in valve under very controlled conditions. The following procedures shall be followed:
   A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
   B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit.
   - Flushing shall not be attempted during peak demand hours of the existing water mains.
   - All downstream valves in the system must be open prior to opening the tie-in valve.
   - Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
   - The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
   C. The tie-in valve shall be locked closed by the City personnel until flushing begins.
   D. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personnel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR
TEMPORARY JUMPER CONNECTION

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



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116

REV.	DATE	DESCRIPTION	BY
A	01/28/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 01/17/2020	CGS
A	12/06/18	SJRWMD COMMENTS (APPLICATION #154161-1) DATED 11/29/18	CGS
A	10/15/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 11/28/18	CGS
A	09/21/18	SJRWMD COMMENTS (APPLICATION #154161-1) DATED 09/13/18	CGS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR15-30) DATED 08/27/18	CGS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 27514

UTILITY DETAILS

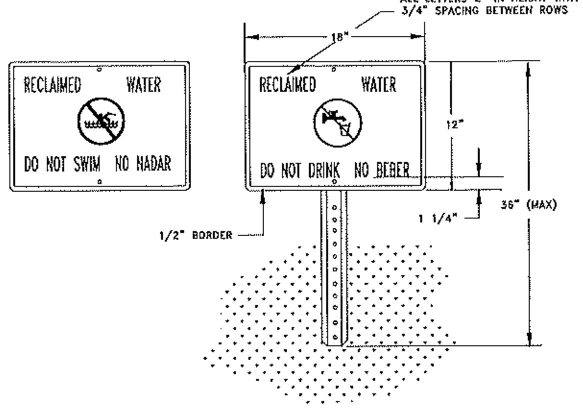
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: G. SANCHEZ
DESIGNED: G. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C9.1

5/20/20

SHEET 51 OF 63

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Utility Details.dwg Modified: 7/9/2018 By: csanchez

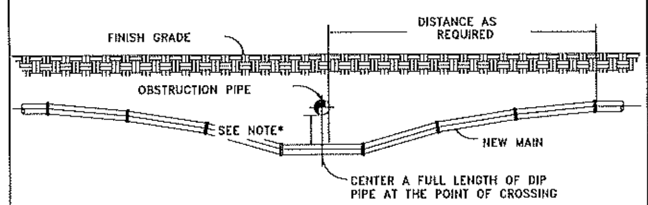


NOTES:

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

RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



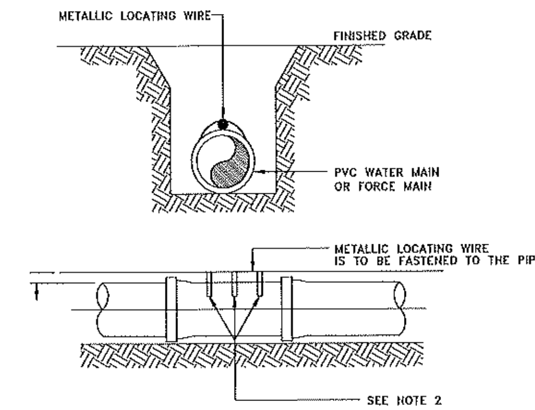
NOTES:

1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

* CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

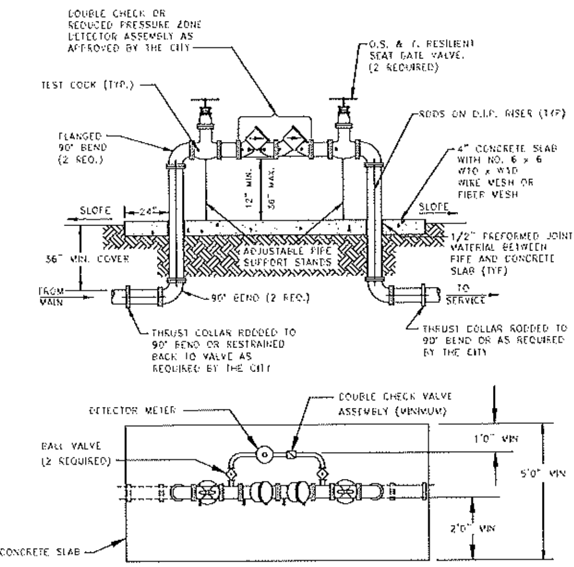


NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE – 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118

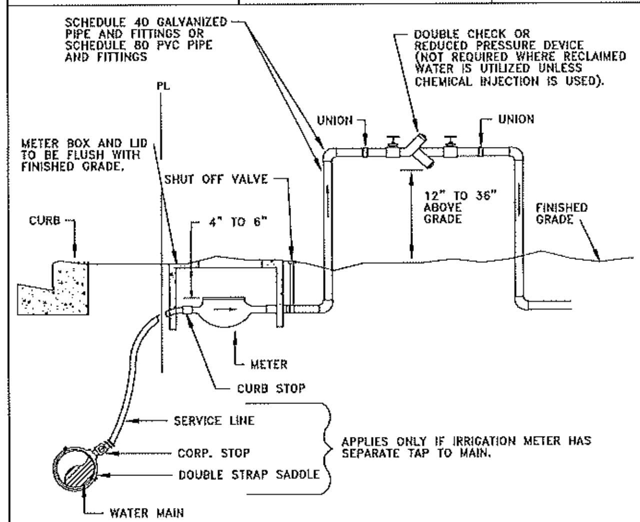


NOTES:
1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL, OR BRASS.

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 B

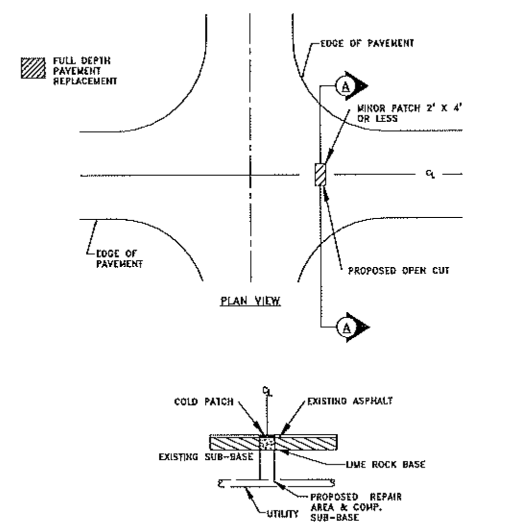


NOTES:

1. A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND BRASS COMPONENTS.
2. METER SHALL BE INSTALLED JUST INSIDE THE ROW LINE OR PROPERTY LINE AND IN NO CASE SHALL IT BE INSTALLED IN THE SIDEWALK OR OTHER PAVED AREAS.
3. DOUBLE CHECK VALVES MAY BE USED AS LONG AS THEIR ARE NO CHEMICALS OR A WELL ON SITE.
4. A PVB DEVICE SHALL BE 12-INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD
5. ALL BACKFLOW PREVENTION DEVICES ARE TO BE AWWA APPROVED.

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

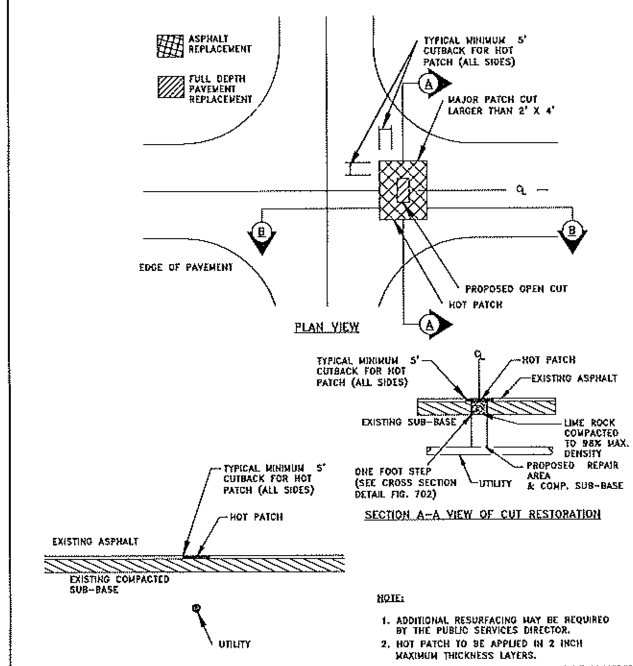


NOTE:

1. PROCTOR OF THE LIME ROCK MUST BE PROVIDED
2. DENSITIES TO BE PROVIDED BY GEOTECHNICAL ENGINEER.

OPEN-CUT DETAIL – MINOR PATCH

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 700



NOTE:

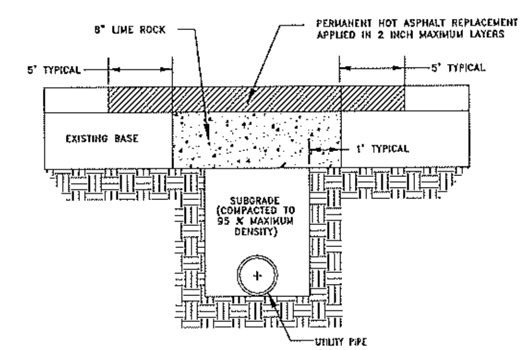
1. ADDITIONAL RESURFACING MAY BE REQUIRED BY THE PUBLIC SERVICES DIRECTOR.
2. HOT PATCH TO BE APPLIED IN 2 INCH MAXIMUM THICKNESS LAYERS.
3. PROCTOR OF THE LIME ROCK MUST BE PROVIDED
4. DENSITIES TO BE PROVIDED BY GEOTECHNICAL ENGINEER.

OPEN-CUT DETAIL – MAJOR PATCH

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 701

NOTE:

SUB-GRADE TO BE COMPACTED TO 95% MAX. DENSITY AS DETERMINED BY AASTHO T-180 CUT TO BE REPLACED WITH 8" LIME ROCK AND COMPACTED TO 98% MAX. DENSITY TO TOP OF EXISTING BASE. CUT AREA TO BE PLATED OR PROTECTED ON THE DAY OF POUR. EXISTING SURFACE TO BE SAW CUT TO AN AREA OF FIVE FEET (5') BEYOND BASE CUT.



GENERAL NOTES:

1. BASE REPLACEMENT SHALL BE 8" LIME ROCK COMPACTED TO 98% MAX. DENSITY.
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AT THE TIME OF REMOVAL.
3. MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1) INCH.
4. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

PAVEMENT RESTORATION:

1. LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
2. CUTS AT INTERSECTIONS OF STREETS GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN RADII, AND ALSO TO A POINT TEN FEET (10') BEYOND THE CUT WHICHEVER IS GREATER.
3. ACTUAL REQUIREMENTS WILL BE AS STATED ON THE APPROVED PERMIT.

LIME ROCK

HOT PATCH

OPEN-CUT CROSS SECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 702

REV.	DATE	DESCRIPTION	BY
1	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 08/27/18	OSS
2	09/22/18	SJRWMD COMMENTS (APPLICATION #154781-1) DATED 09/13/18	OSS
3	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/26/18	OSS
4	12/09/19	SJRWMD COMMENTS (APPLICATION #154781-1) DATED 11/22/19	OSS
5	01/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 01/17/2020	OSS

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UTILITY DETAILS

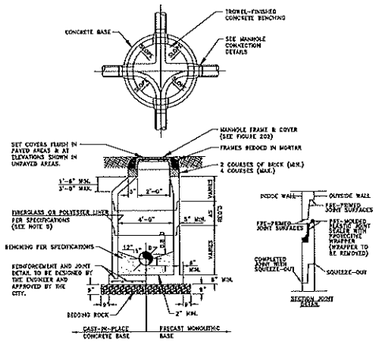
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE	N.T.S.	DRAWN: O. SANCHEZ
PROJECT	FHC-001	DESIGNED: O. SANCHEZ
SHEET	C9.2	CHECKED: L. CLASSON
		DATE: 6/19/2018

5/20/20

SHEET 52 OF 63

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Utility Details.dwg Modified: 7/9/2018 By: osanchez



FORCE MAIN MANHOLE LINER*

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

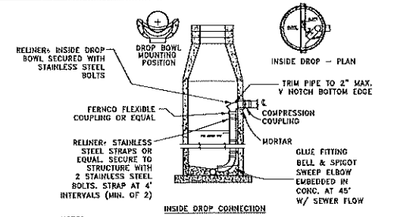
* TO BE COMPLETED BY THE ENGINEER

NOTES:

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

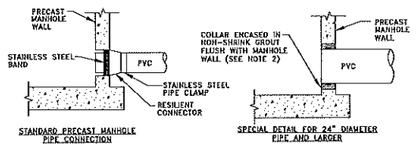
TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

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

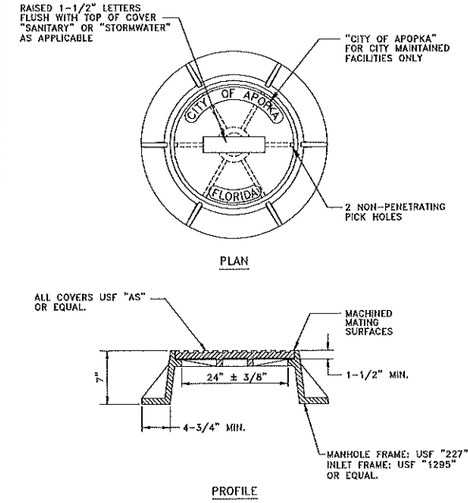


NOTES:

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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

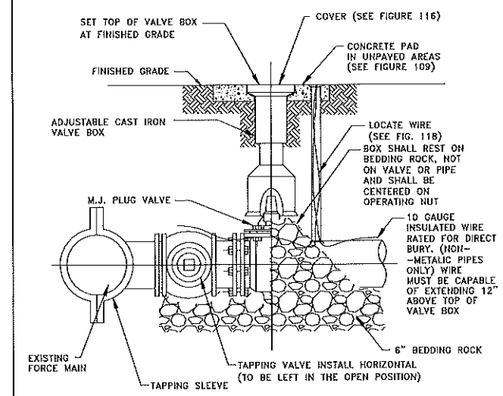


NOTES:

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

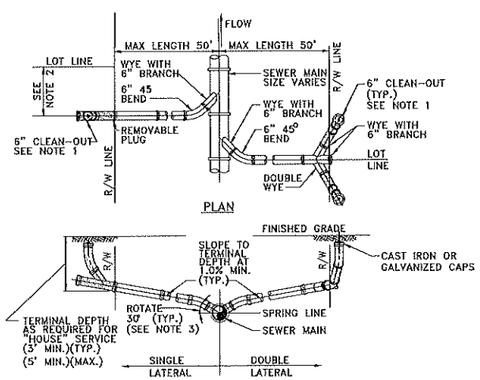
STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

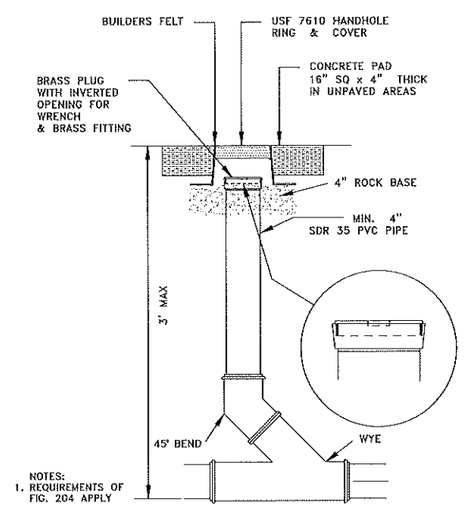


NOTES:

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

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205

REV.	DATE	DESCRIPTION	BY
A	5/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 12/17/2019	CSS
A	12/06/19	SUBMITTAL COMMENTS (APPLICATION #154701-1) DATED 11/22/19	CSS
A	10/15/19	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 11/24/18	CSS
A	09/12/18	SUBMITTAL COMMENTS (APPLICATION #154701-1) DATED 09/13/18	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-20) DATED 08/27/18	CSS

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FIRM CERTIFICATE OF AUTHORIZATION #6,524

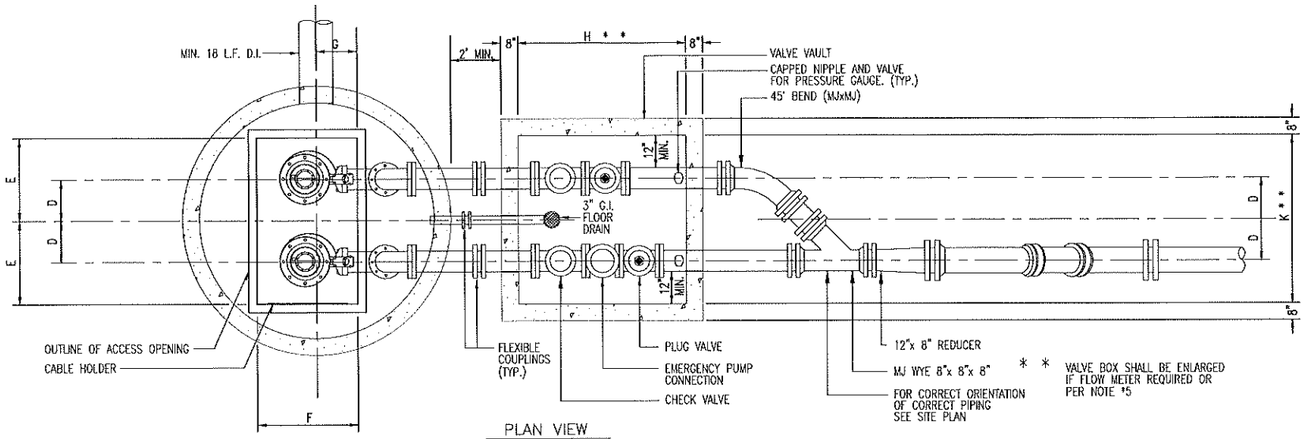
UTILITY DETAILS

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C9.3

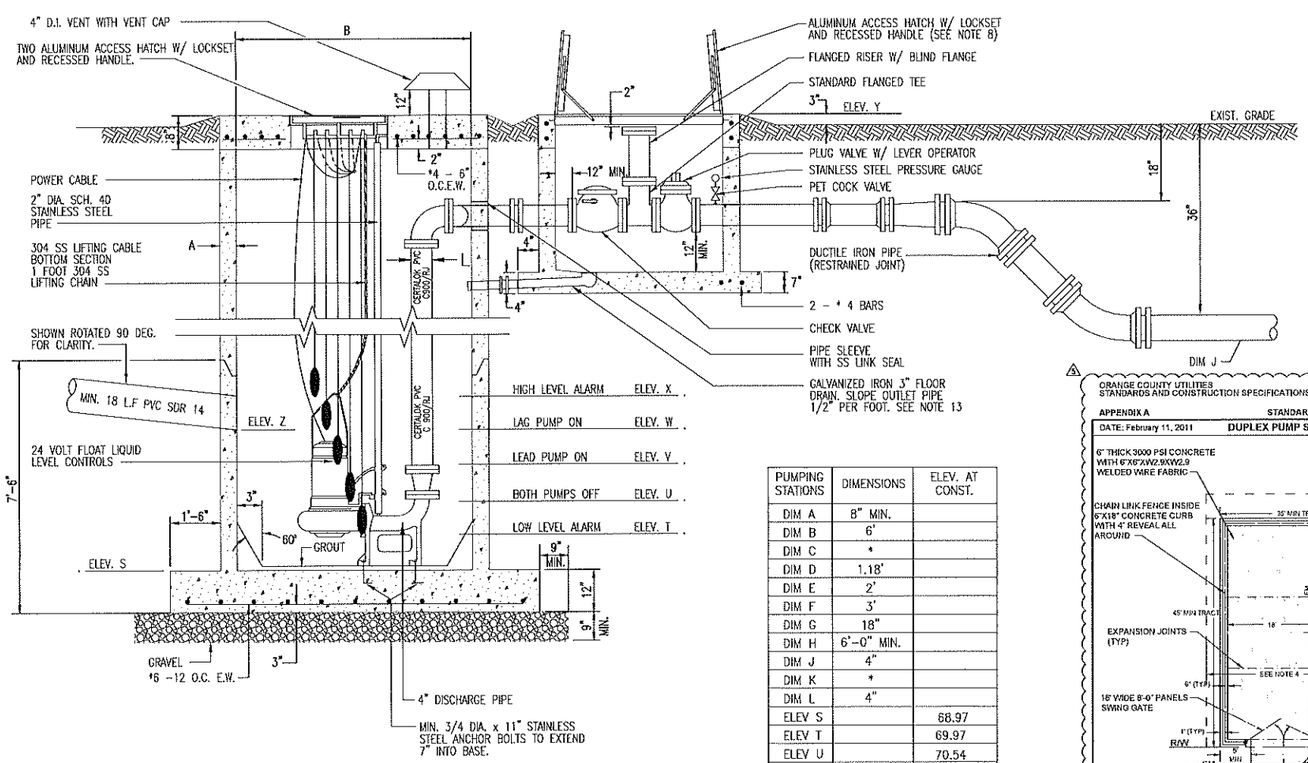
5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\drawings\cad civil3d\Layouts\03 final development plan\Utility Details.dwg Modified: 7/9/2018 By: osanchez



PLAN VIEW

N.T.S.



SECTION VIEW

N.T.S.

PUMP STATION DETAILS
PLANS, SECTION, AND NOTES

(FIG. 301)

PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	8" MIN.	
DIM B	6'	
DIM C	*	
DIM D	1.18'	
DIM E	2'	
DIM F	3'	
DIM G	18"	
DIM H	6'-0" MIN.	
DIM J	4"	
DIM K	*	
DIM L	4"	
ELEV S		68.97
ELEV T		69.97
ELEV U		70.54
ELEV V		72.04
ELEV W		72.54
ELEV X		73.04
ELEV Y		82.58
ELEV Z		73.47

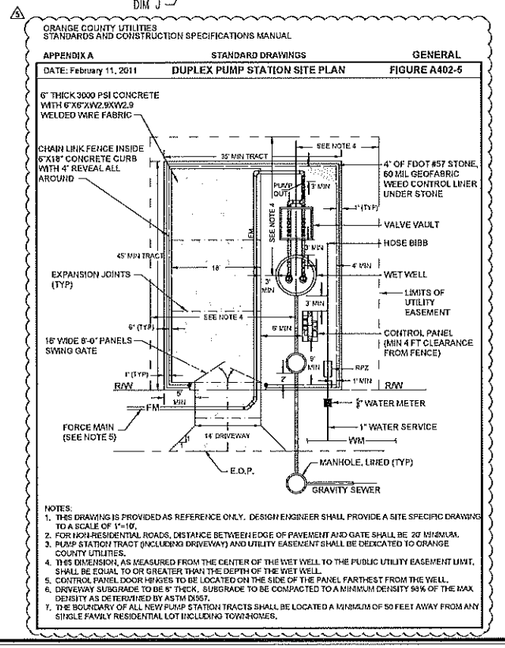
* PER PUMP MANUFACTURERS REQUIREMENT

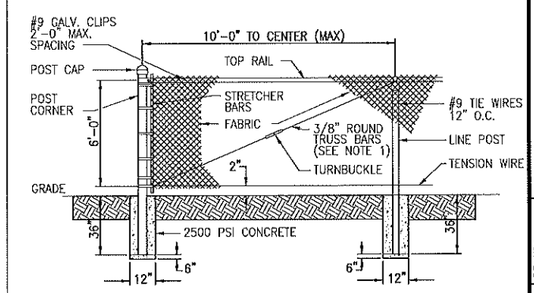
GENERAL NOTES:

1. VALVE VAULT AND WET WELL LIDS SHALL BE COATED WITH 1 COAT OF TNEMEC SERIES 66, COLOR EN03, (2-3 MILS), FOLLOWED BY TOP COAT OF TNEMEC SERIES 73 COLOR EN05 (2-3 MILS) OR EQUAL.
2. WET WELL SHALL BE CONSTRUCTED OF RFP AND MANUFACTURED BY L.F. MANUFACTURING INC. OR MAY BE CONSTRUCTED OF CONCRETE USING THE AGRU-SURE GRIP HDPE/PP-R LINER SYSTEM.
3. INTERIOR OF THE VALVE VAULT, PIPING IN THE VALVE VAULT AND WET WELL SHALL BE COATED WITH COAL TAR EPOXY, TWO COATS 9 MILS EACH. PIPING SHALL BE COATED AFTER INSTALLATION.
4. BASE AND FIRST RISER UNIT TO BE CAST MONOLITHIC. WHEN USING THE AGRU-SURE GRIP LINER SYSTEM.
5. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
6. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
7. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE OR NON-SHRINK GROUT.
8. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
9. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE AND LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
10. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE.
11. PUMPS SHALL BE:

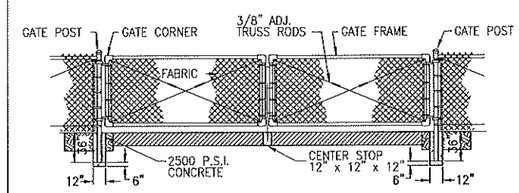
MANUFACTURER: FLYGT ; MODEL: NP3171 SH-275 ; IMP: 275 ; DIA: 195 ;
MM, SPEED: 3530 RPM; DISCHARGE SIZE: 3.94 IN.; VOLTAGE: 460v ;
HZ.: 60 ; PHASE: 3 ; H.P.: 35 ;
MIN. SOLID SIZE: 3 IN.

12. OPERATING CONDITIONS SHALL BE 130 GPM AT 235 FEET TDH.
13. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE STAINLESS STEEL.
14. CONTRACTOR MAY INSTALL A "P" TRAP BETWEEN THE VALVE VAULT AND WET WELL AS AN ALTERNATIVE TO THE FLOOR DRAIN SHOWN.





FENCE DETAIL



DOUBLE SWING GATE DETAIL

NOTES:

1. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A CORNER POST ONLY.

(FIG. 307)

CHAIN LINK FENCE DETAIL

SHEET 54 OF 63

REV.	DATE	DESCRIPTION	BY
A	01/26/16	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 02/17/2020.	CSS
A	10/04/19	SJRWMD COMMENTS (APPLICATION #154701-1) DATED 11/22/19.	CSS
A	12/13/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 11/28/18.	CSS
A	09/21/18	SJRWMD COMMENTS (APPLICATION #154701-1) DATED 09/13/18.	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-30) DATED 08/27/18.	CSS

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APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
5221 Lake Ramp, Suite 13, Winter Park, Florida 32789
FIRM CERTIFICATE OF AUTHORIZATION #31,324

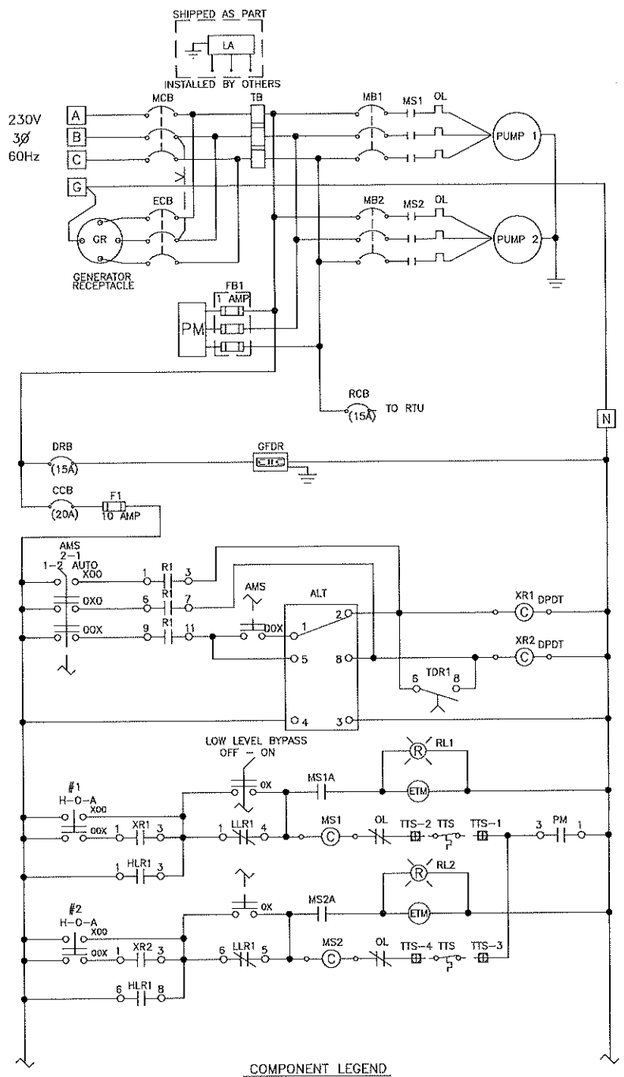
LIFT STATION DETAILS

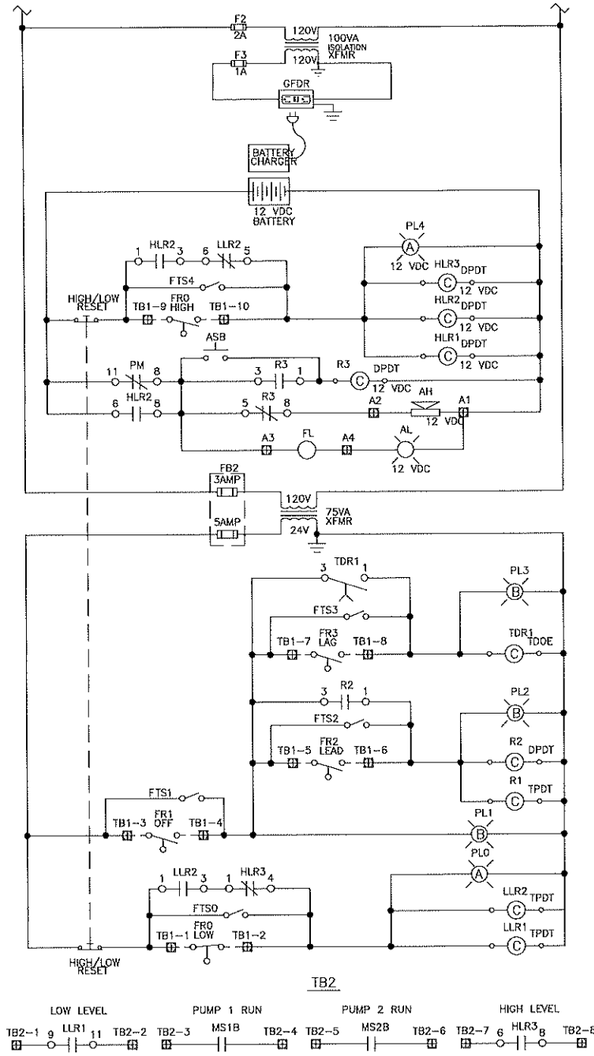
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

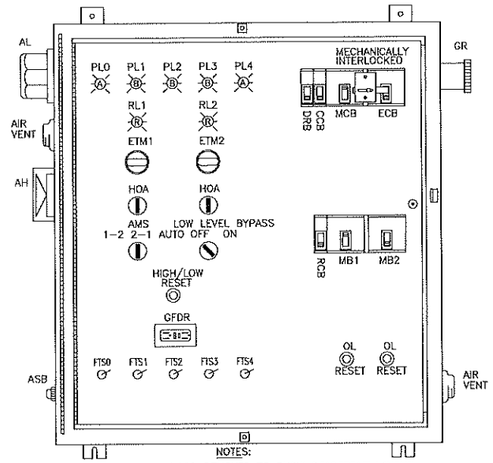
DRAWN: C. SANCHEZ
DESIGNED: C. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C10.0

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Lift Station Details.dwg Modified:3/10/2020 By:csanchez

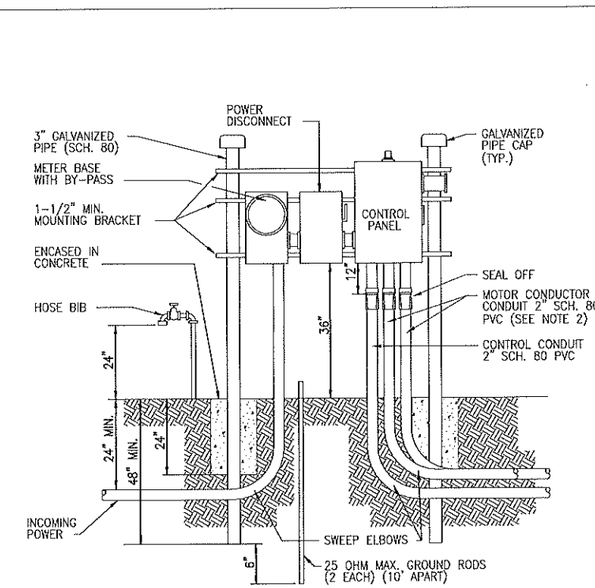






NOTES:

1. OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT NEMA TYPE 3R 304 S.S. ENCL. WITH CONTINUOUS HINGE ALL HARDWARE STAINLESS STEEL TYPICAL, ACTUAL LAYOUT MAY VARY WITH HORSEPOWER
2. SERIES 3 (O-FRAME) CIRCUIT BREAKERS
3. GENERATOR OUTLET FOR 230V - PYLE NATIONAL MODEL JRE4100/460V - CROUSE HINDS MODEL AREA20427.



NOTES:

1. DRAWING IS SHOWN FOR 230 VOLT POWER SUPPLY. THE LOCATION OF METER AND MAIN POWER DISCONNECT SHALL BE REVERSED FOR 480 VOLT SUPPLY.
2. WHEN TWO (2) SEPARATE CONDUCTOR-TYPE MOTORS ARE USED, CONDUIT SHALL BE INCREASED TO 3".
3. POWER SUPPLY SHALL BE UNDERGROUND ON THE LIFT STATION SITE AND SHALL BE 3 PHASE FROM A 3 PHASE SOURCE ONLY.

PUMP STATION CONTROL PANEL INSTALLATION DETAIL

(FIG.302)

COMPONENT LEGEND

AB	ALARM BELL
ACFL	AIR COMPRESSOR FAIL LIGHT
ACR	AIR COMPRESSOR RESET
ACTS	AIR COMPRESSOR TERMINAL STRIP
AH	ALARM HORN
AL	ALARM LIGHT
ALT	ALTERNATOR
AMS	ALTERNATOR MODE SWITCH
ASB	ALARM SILENCE BUTTON
ATS	ALTERNATOR TEST SWITCH
AV	AIR VENT
CCB	CONTROL CIRCUIT BREAKER
CT	CURRENT TRANSFORMER
CVLS	CHECK VALVE LIMIT SWITCH
DPDT	DOUBLE-POLE, DOUBLE-THROW
DR	DISABLE RELAY
DRB	DUPLEX RECEPTACLE BREAKER
DS	DOOR SWITCH
ECB	EMERGENCY CIRCUIT BREAKER
ETM	ELAPSED TIME METER
F	FUSE
FB	FUSE BLOCK
FL	FLASHER
FR	FLOAT REGULATOR
FS	FLOW SWITCH
FTS	FLOAT TEST SWITCH
GFDR	GROUND FAULT DUPLEX RECEPTACLE
GND	EARTH GROUND
GR	GENERATOR RECEPTACLE
HLA	HIGH LEVEL ALARM
HLR	HIGH LEVEL RESET
HOA	HAND-OFF-AUTO SELECTOR SWITCH
ISR	INTRINSICALLY SAFE RELAY
LA	LIGHTNING ARRESTOR
LLR	LOW LEVEL RESET
LTB	LAMP TEST BUTTON
MB	MOTOR BREAKER
MC	MINICAS
MCB	MAIN CIRCUIT BREAKER
MD	MOISTURE DETECTOR
MS	MOTOR STARTER
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
OL	OVERLOAD
PB	POWER BLOCK
PCU	PUMP CONTROL UNIT
PFL	PUMP FAIL LIGHT
PFT	PUMP FAIL TIMER
PL	PILOT LIGHT
POL	POWER ON LIGHT
PM	PHASE MONITOR
PS	PRESSURE SWITCH
R	RELAY
RCB	RTU CIRCUIT BREAKER
RL	RUNNING LIGHT
RTU	REMOTE TELEMETRY UNIT
SC	SURGE CAPACITOR
SDR	STATION DISABLE RELAY
SMC	SMART MOTOR CONTROLLER
SPM	SINGLE PHASE MODULE
SS	SAFETY SWITCH
SSOL	SOLID-STATE OVERLOAD
T	TERMINAL
TB	TERMINAL BLOCK
TD	TIME DELAY
TDODE	TIME DELAY ON DE-ENERGIZE
TDOE	TIME DELAY ON ENERGIZE
TDR	TIME DELAY RELAY
TL	TROUBLE LIGHT
TLS	TROUBLE LIGHT SWITCH
TPDT	TRIPLE-POLE, DOUBLE-THROW
TTS	THERMAL TERMINAL STRIP
XFMR	TRANSFORMER

DUPLEX PUMP CONTROL PANEL
GENERAL LAYOUT & SCHEMATIC
15-HP-230V-3PH-4W--60HZ

CONTROL PANEL AND ELECTRICAL INFORMATION IS FOR CONCEPTUAL PURPOSES. LIFT STATION MANUFACTURER IS REQUIRED TO PROVIDE SIGNED AND SEALED DRAWINGS FROM AND ELECTRICAL ENGINEER FOR CONTROL PANEL AND ELECTRICAL SPECIFICATIONS. THE ENGINEER OF RECORD'S SIGNATURE AND SEAL ON THIS SHEET IS ONLY FOR THE CIVIL ENGINEERING PORTION.

NOTES:

1. CONTRACTOR TO GRADE LIFT STATION SITE SUCH THAT WET WELL AND VALVE VAULT ARE A MIN OF 3" ABOVE SURROUNDING GRADE ELEVATION. ALSO, DRAINAGE IS SLOPED AWAY FROM THESE STRUCTURES.
2. THE ELECTRICAL DETAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND THE SUPPLIER SHALL PROVIDE FINAL SIGNED & SEALED DRAWINGS FOR ALL ELECTRICAL WORK.
3. CONTRACTOR TO VERIFY ELECTRICAL SERVICE PHASE, CURRENT AND VOLTAGE AVAILABILITY AND INCLUDE VERIFICATION OF SUCH IN SHOP DRAWING SUBMITTAL PRIOR TO PURCHASE AND/OR INSTALLATION OF PUMP AND CORRELATED ELECTRICAL LIFT STATION COMPONENTS.

SHEET 55 OF 63

REV.	DATE	DESCRIPTION	BY
A	02/26/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 01/17/2020	CSS
A	01/08/19	SHIRWD COMMENTS (APPLICATION #34781-1) DATED 11/02/18	CSS
A	12/13/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 11/28/18	CSS
A	08/22/18	SHIRWD COMMENTS (APPLICATION #34781-1) DATED 08/13/18	CSS
A	06/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR18-30) DATED 06/27/18	CSS

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APPIAN ENGINEERING LLC.
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2221 Lee Road, Suite 15, Winter Park, Florida 32789
CERTIFICATE OF AUTHORIZATION NO. 26

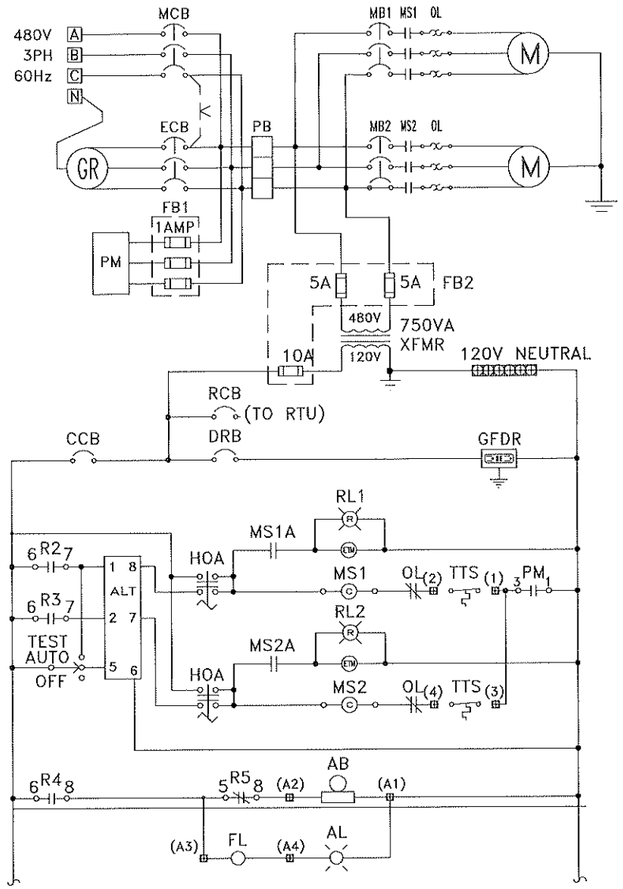
LIFT STATION DETAILS

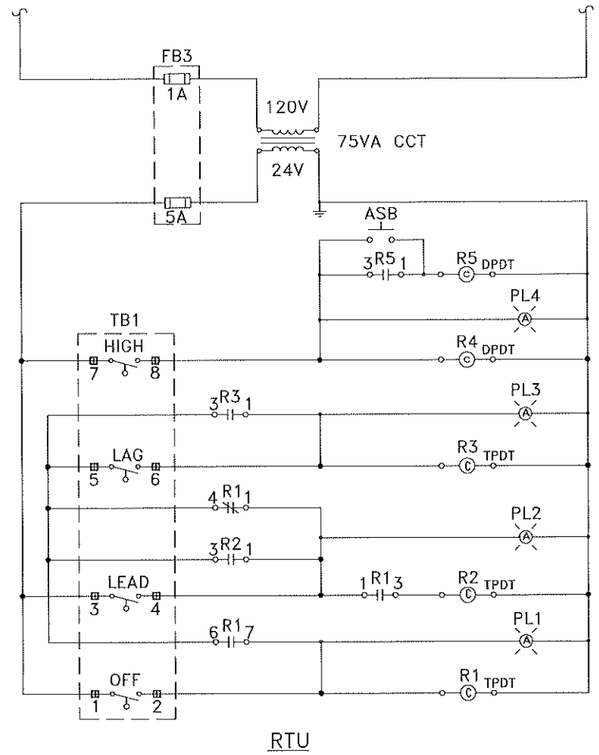
WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C10.1

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\drawings\cad civil3d\layouts\03 final development plan\Lift Station Details.dwg Modified: 3/10/2020 By: osanchez





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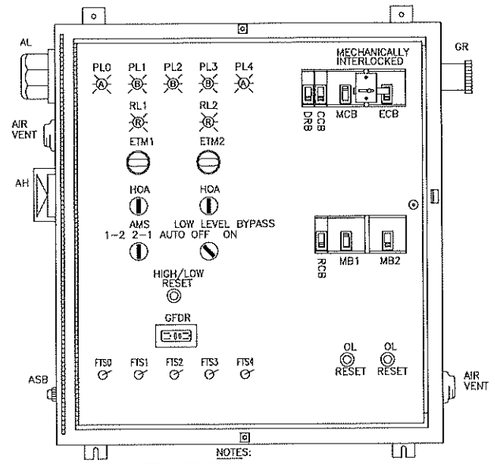
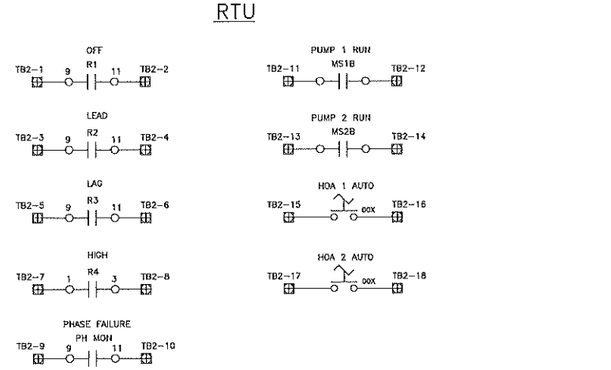


NOTES:
1. OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT NEMA TYPE 3R 304 S.S. ENCL. WITH CONTINUOUS HINGE ALL HARDWARE STAINLESS STEEL TYPICAL, ACTUAL LAYOUT MAY VARY WITH HORSEPOWER

COMPONENT LEGEND

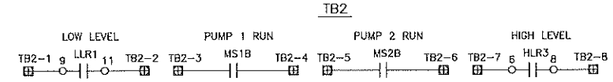
AB	– ALARM BELL	MB	– MOTOR BREAKER
ACFL	– AIR COMPRESSOR FAIL LIGHT	MC	– MINICAS
ACR	– AIR COMPRESSOR RESET	MCB	– MAIN CIRCUIT BREAKER
ACTS	– AIR COMPRESSOR TERMINAL STRIP	MD	– MOISTURE DETECTOR
AH	– ALARM HORN	MS	– MOTOR STARTER
AL	– ALARM LIGHT	NC	– NORMALLY CLOSED
ALT	– ALTERNATOR	NO	– NORMALLY OPEN
AMS	– ALTERNATOR MODE SWITCH	OL	– OVERLOAD
ASB	– ALARM SILENCE BUTTON	PB	– POWER BLOCK
ATS	– ALTERNATOR TEST SWITCH	PCU	– PUMP CONTROL UNIT
AV	– AIR VENT	PFL	– PUMP FAIL LIGHT
CCB	– CONTROL CIRCUIT BREAKER	PFT	– PUMP FAIL TIMER
CT	– CURRENT TRANSFORMER	PL	– PILOT LIGHT
CVLS	– CHECK VALVE LIMIT SWITCH	POL	– POWER ON LIGHT
DPDT	– DOUBLE-POLE, DOUBLE-THROW	PM	– PHASE MONITOR
DR	– DISABLE RELAY	PS	– PRESSURE SWITCH
DRB	– DUPLEX RECEPTACLE BREAKER	R	– RELAY
DS	– DOOR SWITCH	RCB	– RTU CIRCUIT BREAKER
ECB	– EMERGENCY CIRCUIT BREAKER	RL	– RUNNING LIGHT
ETM	– ELAPSED TIME METER	RTU	– REMOTE TELEMETRY UNIT
F	– FUSE	SC	– SURGE CAPACITOR
FB	– FUSE BLOCK	SDR	– STATION DISABLE RELAY
FL	– FLASHER	SMC	– SMART MOTOR CONTROLLER
FR	– FLOAT REGULATOR	SPM	– SINGLE PHASE MODULE
FS	– FLOW SWITCH	SS	– SAFETY SWITCH
FTS	– FLOAT TEST SWITCH	SSOL	– SOLID-STATE OVERLOAD
GFDR	– GROUND FAULT DUPLEX RECEPTACLE	T	– TERMINAL
GND	– EARTH GROUND	TB	– TERMINAL BLOCK
GR	– GENERATOR RECEPTACLE	TD	– TIME DELAY
HLA	– HIGH LEVEL ALARM	TDODE	– TIME DELAY ON DE-ENERGIZE
HLR	– HIGH LEVEL RESET	TDOE	– TIME DELAY ON ENERGIZE
HOA	– HAND-OFF-AUTO SELECTOR SWITCH	TDR	– TIME DELAY RELAY
ISR	– INTRINSICALLY SAFE RELAY	TL	– TROUBLE LIGHT
LA	– LIGHTNING ARRESTOR	TLS	– TROUBLE LIGHT SWITCH
LLR	– LOW LEVEL RESET	TPDT	– TRIPLE-POLE, DOUBLE-THROW
LTB	– LAMP TEST BUTTON	TTS	– THERMAL TERMINAL STRIP
		XFMR	– TRANSFORMER

NOTES:
1. ***CONTRACTOR TO GRADE LIFT STATION SITE SUCH THAT WET WELL AND VALVE VAULT ARE A MIN OF 3" ABOVE SURROUNDING GRADE ELEVATION. ALSO, DRAINAGE IS SLOPED AWAY FROM THESE STRUCTURES.***
2. ***THE ELECTRICAL DETAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND THE SUPPLIER SHALL PROVIDE FINAL SIGNED & SEALED DRAWINGS FOR ALL ELECTRICAL WORK.***
3. ***CONTRACTOR TO VERIFY ELECTRICAL SERVICE PHASE, CURRENT AND VOLTAGE AVAILABILITY AND INCLUDE VERIFICATION OF SUCH IN SHOP DRAWING SUBMITTAL PRIOR TO PURCHASE AND/OR INSTALLATION OF PUMP AND CORRELATED ELECTRICAL LIFT STATION COMPONENTS.***



DUPLEX PUMP CONTROL PANEL
GENERAL LAYOUT & SCHEMATIC
15-HP-480V-3PH-4W--60HZ

TB2



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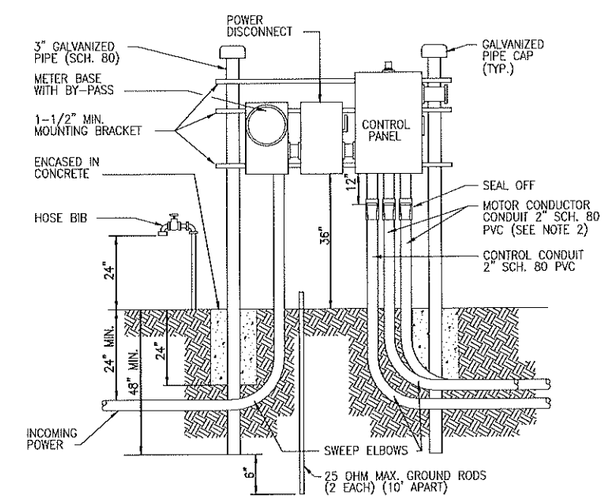

NOTES:
1. DRAWING IS SHOWN FOR 230 VOLT POWER SUPPLY. THE LOCATION OF METER AND MAIN POWER DISCONNECT SHALL BE REVERSED FOR 480 VOLT SUPPLY.
2. WHEN TWO (2) SEPARATE CONDUCTOR-TYPE MOTORS ARE USED, CONDUIT SHALL BE INCREASED TO 3".
3. POWER SUPPLY SHALL BE UNDERGROUND ON THE LIFT STATION SITE AND SHALL BE 3 PHASE FROM A 3 PHASE SOURCE ONLY.

PUMP STATION CONTROL PANEL
INSTALLATION DETAIL

SHEET 56 OF 63

REV.	DATE	DESCRIPTION	BY
A	11/20/20	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 10/17/2020	CSS
A	10/09/19	SERWIS COMMENTS (APPLICATION #34181-1) DATED 11/22/19	CSS
A	10/31/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 11/26/18	CSS
A	09/21/18	SERWIS COMMENTS (APPLICATION #34181-1) DATED 10/15/18	CSS
A	08/27/18	CITY OF APOPKA COMMENTS (PROJECT NUMBER PR16-20) DATED 08/27/18	CSS

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2221 Lee Road, Suite 17, Winter Park, Florida 32789
www.appianengineering.com

LIFT STATION DETAILS

WINDWARD HILLS SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: O. SANCHEZ
CHECKED: L. CLASSON
DATE: 6/19/2018
SCALE: N.T.S.
PROJECT: FHC-001
SHEET: C10.2

5/20/20

P:_project drawings\fhc-001 windward hills subdivision (fka apopka farms)\Drawings\cad civil3d\Layouts\03 final development plan\Lift Station Details.dwg Modified:3/10/2020 By:osanchez

DocuSign Envelope ID: 04A7734A-A40A-43CD-A1F8-1B5A89E875CA

TREE MITTIGATION

LOT TREES REQUIRED:

TOTAL NUMBER OF LOTS:	101
TREE INCHES REQUIRED PER LOT:	9" DBH
TOTAL TREE INCHES REQUIRED:	909" DBH

INDIVIDUAL LOT TREES SHALL CONSIST OF TWO CANOPY TREES AND ONE UNDERSTORY TREE.
INDIVIDUAL LOT TREES SHALL BE INSTALLED WHEN THE LOT IS DEVELOPED.

REPLACEMENT/ REMOVAL TABLE:

Total inches on current, non-altered site:	17,803" dbh
Total number of specimen trees:	146
Total inches removed:	15,445" dbh
Total inches retained:	2,358" dbh
Total Specimen inches retained:	0" dbh
Total inches required:	15,445" dbh
Total inches replaced:	1,248" dbh
Total inches post development:	4,515" dbh
Maximum tree stock formula and calculations:	3,036" dbh/ 4,337" dbh Specimen Trees
Site clearing area in square feet and acres:	2,032,769 SF/ 46.67 AC

NOTES:

1. STREET TREES TO BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.01 OF THE LAND DEVELOPMENT CODE.
3. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
4. IRRIGATION PLANS SHALL BE PROVIDED AT FINAL DEVELOPMENT PLAN SUBMITTAL.
5. IRRIGATION DISTRIBUTION EQUIPMENT SHALL BE 24" FROM VERTICAL STRUCTURES.
6. ALL ON-SITE LANDSCAPING AND AMENITIES REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INSPECTION. THE SITE SUPERINTENDENT MUST BE ON SITE.

LANDSCAPE NOTES:

1. LANDSCAPE AND IRRIGATION PLANS SHALL MEET THE REQUIREMENTS OF ORD. 2069, AND SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS", "PARTS 1 AND 2, BY DIVISION OF PLANT INDUSTRY, FLORIDA", DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
3. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF MINNIE FINE BARK NUGGET MULCH.
4. ALL PROPOSED TREES AND PLANTING BEDS SHALL BE IRRIGATED. SYSTEM WILL BE EQUIPPED WITH AN AUTOMATIC RAIN CUT-OFF SWITCH. RISERS ARE NOT ALLOWED.
5. A MINIMUM OF ONE CANOPY PER 30 FEET ON CENTER IS REQUIRED PER SECTION 3.6 OF THE CITY'S DEVELOPMENT DESIGN GUIDELINES. TO BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
6. ALL DISTURBED AREAS SHALL BE SODDED WITH BAHIA SOD.

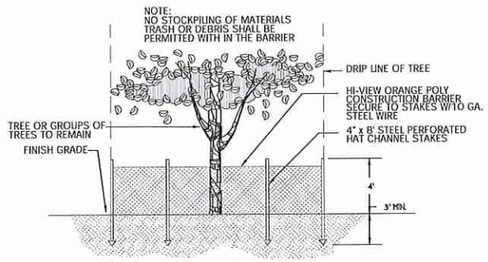
STREET TREE PLANT SCHEDULE:

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
	65	Platanus occidentalis	Sycamore	65 gal	3" DBH	12' HT.	
	118	Quercus virginiana	Southern Live Oak	100 gal	4" DBH	15' HT.	
	54	Magnolia grandiflora	Southern Magnolia	65 gal	3" DBH	12' HT.	

LEGEND

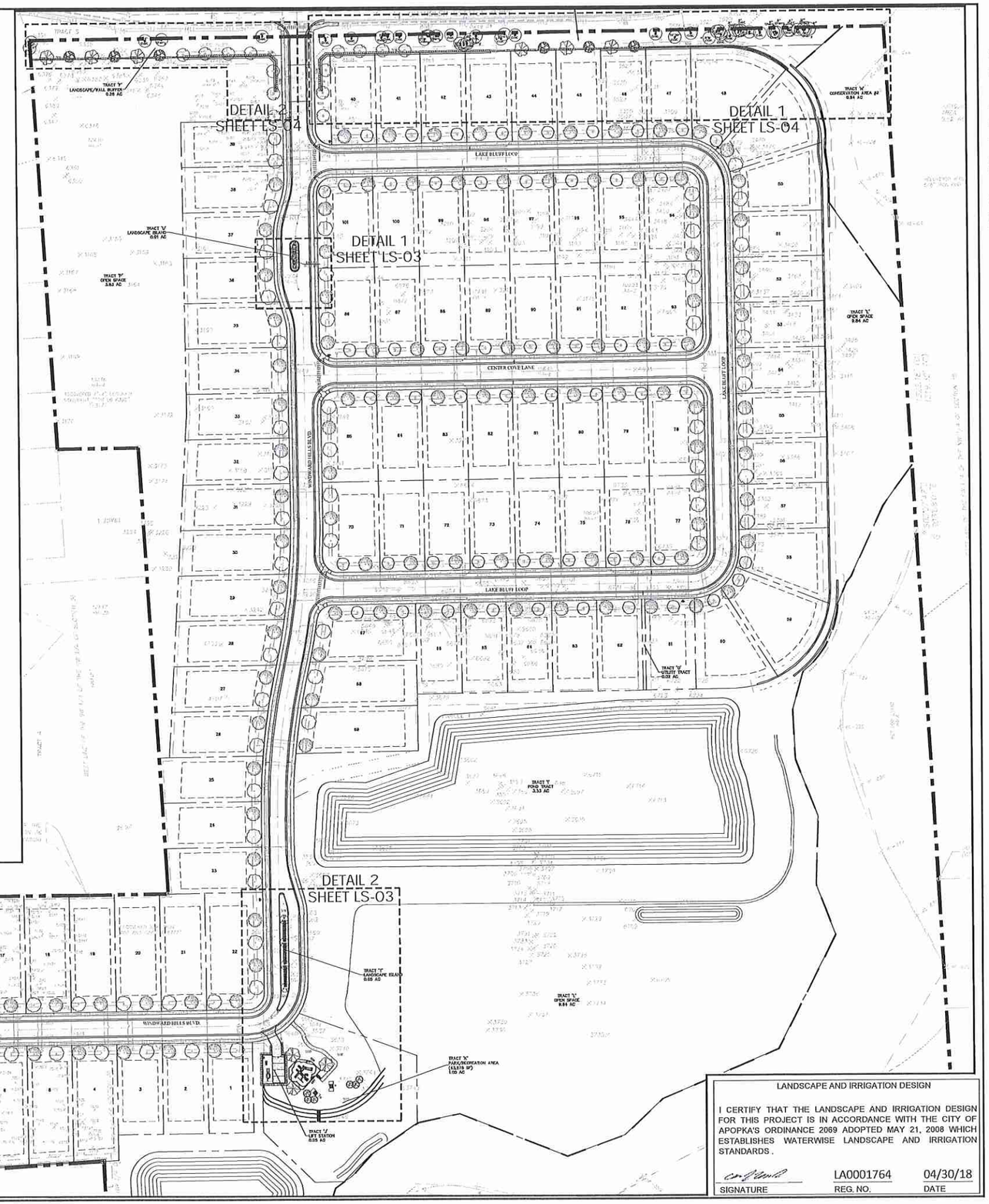
TREES TO BE PRESERVED

X #### TREES TO BE REMOVED



EXISTING TREE PROTECTION DETAIL (1 / LS-01)

Scale: N.T.S.



LANDSCAPE AND IRRIGATION DESIGN

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

SIGNATURE	REG. NO.	DATE
	LA0001764	04/30/18

Landscape Designs, LLC
- Landscape Architecture
- Site Planning

4465 Gabriella Lane
Winter Park, FL 32792
PH: (407) 484-3414
Fx: (407) 671-1604

PROJECT AND OWNER

WINDWARD HILLS SUBDIVISION
City of Apopka
Florida

Appian Engineering
2221 Lee Road, Ste. 17
Winter Park, FL 32789
PH: (407) 960-5868

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA

DocuSigned by:
DocuSigned by:

REG.#: 0001764

PROJECT NO.	APP08.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	04/30/18

ISSUED FOR:
07/12/18 Site Changes
08/05/18 Site Changes
08/30/18 Site Changes
11/02/18 Site Changes
11/16/19 OBT Changes
03/16/20 Lift Station
05/12/20 Site Changes

DRAWING SCALE
0 FT 40' 80' North
SCALE: 1"=80'-0"

DRAWING TITLE
OVERALL LANDSCAPE SITE PLAN

DRAWING NUMBER
LS-01

C:\Jobs\APP08.01-Winward Hills\Landscape\Landscape\CodePlans\WR-LND.dwg

DocuSign Envelope ID: 04A7734A-A40A-43CD-A1F8-1B5A89E875CA

Existing Tree List

NUMBER	DESCRIPTION
1495	6" OAK
1496	13" OAK
1497	15" OAK
1498	8" OAK
1499	18" OAK
1500	10" OAK
1501	12" OAK
1502	10" OAK
1503	10,13" OAK
1504	6" OAK
1505	18" OAK
1506	6" OAK
1507	10" OAK
1508	16" PALM
1509	8,10,15" OAK
1510	8" OAK
1511	8,10" OAK
1512	8" OAK
1522	48" OAK
1523	8" OAK
1524	11" OAK
1545	6" OAK
1546	10" OAK
1547	9" OAK
1548	11" OAK
1549	8" OAK
1550	24" OAK
1551	8" OAK
1552	28" OAK
1553	10" OAK
1554	18" OAK
1555	24" OAK
2075	18" PALM
2076	20" PALM
2077	22" PALM
2078	14" PALM
2079	14" PALM
2080	14" PALM
2081	14" PALM
2082	14" PALM
2083	14" PALM
2084	10" CHERRY
2085	14" PALM
2086	8" CHERRY
2087	10" CHERRY
2088	8,2-10" CAMPHOR SPLIT
2089	16" OAK
2090	6" OAK
2091	8" OAK
2092	10" CHERRY
2093	8" CHERRY
2094	6" CHERRY
2095	6" CHERRY
2096	6" OAK
2097	12" OAK
2098	14" OAK
2099	8" BAY
2100	22" PALM
2101	24" OAK
2102	24" CHERRY
2103	24" PALM
2104	10" CHERRY
2105	24" OAK
2106	18" PALM
2107	6" CHERRY
2108	18" PALM
2109	10" OAK
2110	8" OAK
2111	12" OAK
2112	8" BAY
2113	6" OAK
2114	12" OAK
2115	6" OAK
2116	18" PALM
2117	8" CHERRY
2118	18" PALM
2119	10" OAK
2120	6" OAK
2121	10" CHERRY
2122	24" CHERRY
2123	14" OAK
2124	6" CHERRY
2125	10" CHERRY
2126	10" CHERRY
2127	12" OAK
2128	10" CHERRY
2129	6" BAY"
2130	8" CAMPHOR
2131	8" CHERRY
2132	10" CHERRY
2133	8" CHERRY
2134	10" OAK TR
2135	6" CAMPHOR
2136	2-14" CHERRY SPLIT
2137	6,8" OAK SPLIT
2138	6" OAK
2139	8" OAK
2250	18" PALM
2251	4-10" OAK
2252	3-10" OAK
2253	8" OAK
2254	10" OAK
2255	10" OAK
2256	20" OAK TWIN
2257	6" CHERRY
2258	24" PALM
2259	24" PALM
2260	20" PALM
2261	4,10" OAK
2262	8" OAK
2263	8" OAK
2264	6" OAK
2265	12" OAK TWIN
2266	24" PALM
2267	20" PALM
2268	12" PALM
2269	14" PALM
2270	6" OAK
2271	8" OAK
2272	10" OAK
2273	6" OAK
2274	8" OAK
2275	12" OAK
2276	12" OAK
2277	20" PALM
2278	12" OAK
2279	6" CAMPHER
2280	14" PALM
2281	6" OAK
2282	24" OAK
2283	6" CHERRY
2284	8" OAK
2285	12" OAK
2286	6" OAK
2287	8" OAK
2288	24" OAK
2289	24" PALM
2290	10" CHERRY
2291	36" OAK
2292	20" OAK
2293	6" CHERRY
2294	10" OAK
2295	6" OAK
2296	12" OAK
2297	8" CAMPHER SPLIT
2298	10" OAK
2299	10" OAK
2300	14" OAK
2301	20" OAK
2302	10" OAK
2303	18" OAK
2304	6" OAK
2305	3-24" OAK
2306	18" OAK
2307	8" OAK
2308	6" CHERRY
2311	36" CAMPHER
2313	24" PALM
2314	20" PALM

NUMBER	DESCRIPTION
2315	24" PALM
2316	24" PALM
2319	24" PALM
2320	24" PALM
2321	18" PALM
2324	30" PALM
2325	12" PALM
2326	24" PALM
2327	36" OAK
2328	10" CAMPHER SPLIT
2329	20" PALM
2330	20" PALM
2331	16" PALM
2332	24" PALM
2334	24" PALM
2335	6" CHERRY
2336	36" OAK
2337	24" OAK
2338	14" PALM
2339	12" PALM
2340	14" PALM
2341	28,35" OAK
2342	38" OAK
2343	14" OAK
2344	4-6" CAMPHER SPLIT
2345	12" HACKBERRY
2346	28" OAK
3118	14" PALM
3119	24" CAMPHER
3120	20" OAK
3121	18" OAK
3122	14" PALM
3123	20" OAK
3124	30" OAK
3125	8" OAK
3126	20" OAK
3127	14" CHERRY
3128	14" PALM TWIN
3129	12" PALM
3130	36" OAK
3133	12" PALM
3134	12" PALM
3135	12" PALM
3136	18" PALM
3137	18" PALM
3138	14" OAK
3141	12" OAK TWIN
3142	14" PALM
3144	12" OAK
3145	14" PALM
3147	14" PALM
3149	10" OAK
3150	12" PALM
3151	10" OAK
3152	12" OAK
3153	14" PALM
3154	12" PALM
3155	14" OAK
3156	12" PALM TWIN
3157	14" PALM
3158	10" OAK CLUSTER
3159	10" OAK TWIN
3160	10" OAK
3161	20" CAMPHER
3162	24" OAK
3163	10" OAK TWIN
3164	12" PALM
3165	12" OAK
3166	12" OAK TWIN
3167	12" OAK
3168	18" PALM TWIN
3169	12" PALM
3170	14" PALM
3171	14" PALM
3172	18" OAK
3173	12" PALM
3174	10" PALM
3175	30" OAK
3176	12" OAK
3177	12" PALM
3178	14" OAK
3179	14" PALM
3180	20" OAK
3181	14" PALM
3182	12" PALM
3183	6,2-10" OAK
3184	12" PALM
3185	10" PALM
3186	8" PALM
3187	8" PALM TWIN
3188	8" CHERRY
3189	10" PALM TWIN
3190	20" PALM
3191	18" PALM
3192	10" OAK
3193	10" CHERRY
3194	12" PALM
3195	12" CHERRY
3196	8" CHERRY
3197	6" OAK
3198	10" OAK
3199	10" PALM
3200	10" OAK
3201	10" CHERRY
3202	10" CHERRY
3203	6" CHERRY
3204	6" CHERRY
3205	8" CHERRY DEAD
3206	8" CHERRY
3207	10" PALM TWIN
3208	10" CAMPHER
3209	8" OAK
3210	8" CHERRY
3211	20" CAMPHER
3212	36" CAMPHER
3213	18" PALM
3214	30" CAMPHER
3215	6" CAMPHER
3219	18" PALM
3220	12" PALM
3221	10" PALM TRIPLE
3222	36" OAK
3223	10" PALM
3224	12" PALM
3225	12" PALM
3226	12" PALM
3227	12" PALM
3228	12" PALM
3229	12" PALM
3230	12" PALM
3237	12" PALM
3238	10" PALM
3239	10" PALM
3240	10" PALM
3241	10" PALM
3242	12" OAK
3248	36" OAK
3249	24" OAK
3352	8" OAK
3353	12" OAK
3354	18" PALM
3355	12" PALM
3356	24" OAK
3357	14" PALM
3358	10" OAK SPLIT
3359	6" OAK
3360	10" OAK
3361	8" OAK
3362	8" OAK SPLIT
3363	10" OAK
3364	18" PALM
3365	24" OAK SPLIT
3366	10" OAK
3367	18" PALM
3368	12" OAK
3369	4-10" CAMPHER CLUSTER
3370	12" OAK
3371	14" OAK
3372	18" OAK

NUMBER	DESCRIPTION
3373	20" OAK
3374	10" OAK
3375	10" CHERRY
3376	12" OAK
3377	3-12" PALM
3378	24" OAK
3379	24" OAK
3380	10" OAK
3381	12" OAK
3382	8" OAK
3383	26" OAK
3384	8" CHERRY
3385	16" PALM
3386	16" PALM
3387	26" OAK
3388	24" OAK
3389	18" PALM
3391	12" OAK
3392	8" OAK
3393	10,24" CAMPHER SPLIT
3394	6,8" OAK
3395	6" OAK
3396	10" OAK
3397	10" OAK
3398	12" OAK
3399	12" OAK
3400	20" OAK
3402	6,14" OAK SPLIT
3403	12" OAK TWIN
3404	24" OAK
3405	12" OAK
3406	22" PALM
3407	16" PALM
3408	22" OAK
3409	8" CHERRY
3410	10,2-12" OAK
3411	20" OAK
3412	18" OAK
3413	24" PALM
3414	24" PALM
3415	24" PALM
3416	30" OAK
3417	12" CHERRY
3418	6" OAK
3419	6" OAK
3420	12" OAK
3421	10" OAK
3425	8" OAK
3426	20" OAK
3427	14" OAK
3428	10" CHERRY
3429	14" OAK SPLIT
3430	14" OAK
3431	8" OAK
3432	14" OAK
3433	8" OAK
3434	8" OAK
3435	12" OAK
3436	10" OAK
3437	12" OAK
3438	24" OAK
3439	14" PALM
3440	16" PALM
3441	12" OAK
3442	10" OAK
3443	12" PALM
3444	12" PALM TWIN
3445	10" PALM
3446	12" OAK
3447	14" PALM
3448	14" PALM
3449	10" OAK
3450	12" OAK
3451	8" OAK
3452	14" PALM TWIN
3453	10" PALM
3454	16" OAK
3455	10" OAK
3456	10" OAK
3457	12" OAK
3458	10,12" OAK SPLIT
3459	12" OAK
3460	12" OAK
3461	16" OAK
3462	14" OAK
3464	18" PALM
3465	16" OAK
3466	10" OAK
3467	6" OAK
3468	6" OAK
3469	20" PALM
3470	10,14" OAK SPLIT
3475	16" OAK
3476	10" CHERRY DEAD
3477	10" CHERRY DEAD
3478	10" CHERRY
3479	10" CHERRY
3480	14" OAK
3481	8" OAK
3482	12" OAK
3483	14" OAK
3484	6" OAK
3485	12" OAK
3486	6" CHERRY
3487	10" CHERRY
3488	8" OAK
3489	18" PALM
3490	6" CHERRY
3491	8" OAK
3492	6" CHERRY
3493	10" OAK
3494	14" PALM
3495	8" CHERRY
3496	6" OAK SPLIT
3497	6" OAK
3498	12" PALM
3499	10" OAK
3500	12" OAK
3501	10" CHERRY
3502	15" OAK
3503	8" CHERRY
3504	6" CHERRY
3505	10" OAK
3506	6" OAK
3507	8" CHERRY
3508	8" CHERRY DEAD
3509	10" CHERRY
3510	8" OAK
3511	6" OAK
3512	10" OAK
3513	14" OAK
3514	6" OAK TWIN
3515	12,16" OAK SPLIT
3516	24" OAK SPLIT
3517	10" OAK
3518	4-16" OAK CLUSTER
3519	8" OAK
3520	10" OAK
3521	10" OAK
3522	12" OAK
3523	12" OAK
3525	8" OAK
3526	10" OAK
3527	14" OAK
3528	8" CHERRY
3529	14" PALM
3530	8" CHERRY
3531	6" OAK
3532	6" OAK
3533	10" OAK
3534	10" OAK
3536	8" OAK DEAD
3537	8" OAK
3538	8" OAK DEAD
3539	8" OAK DEAD
3540	18" OAK DEAD
3541	6" OAK SPLIT
3542	6" OAK
3543	6" CHINABERRY

NUMBER	DESCRIPTION
3644	10" OAK DEAD
3645	6,10" CAMPHER SPLIT
3646	10" CHINABERRY
3647	6" CHINABERRY
3648	12" CAMPHER
3649	10" CAMPHER
3650	6" CHINABERRY
3651	6,8" CAMPHER SPLIT
3652	24" CAMPHER
3653	6" CAMPHER
3654	12" RAIN
3655	12,16" CAMPHER SPLIT
3656	2-14" CAMPHER SPLIT
3657	8" RAIN
3658	18" CAMPHER
3659	6" CAMPHER
3660	18,22" CAMPHER SPLIT
3661	6" CHINABERRY
3662	8" RAIN
3663	6" CAMPHER
3664	12" PALM
3665	16" CHERRY DEAD
3666	2-8,10" CAMPHER SPLIT
3667	6" CAMPHER
3668	8" OAK
3669	6" CAMPHER SPLIT
3670	6" CAMPHER
3671	12" CAMPHER
3672	16" CAMPHER
3673	4,2-6" CAMPHER SPLIT
3674	12,16" CHERRY SPLIT
3675	16" PALM
3676	16" PALM
3677	14,16" PALM
3678	16" OAK
3679	16" PALM TWIN
3680	16" PALM TWIN
3681	14" PALM
3682	12" CHERRY
3683	6" CHINABERRY
3684	5,6" CHINESE TALLOW SPLIT
3686	10" CHINESE TALLOW
3687	10" CHERRY SPLIT DEAD
3688	16" PALM
3689	12" CHERRY DEAD
3690	24" OAK SPLIT
3691	20" OAK
3692	8" CAMPHER SPLIT
3693	8" CHERRY
3694	6" CHINABERRY SPLIT
3695	8" CHERRY
3696	8" CHERRY
3697	14" PALM
3698	14" OAK
3699	12" OAK SPLIT DEAD
3700	12" RAIN
3701	14" PALM
3702	12" CHERRY
3703	14" CHERRY
3704	8" CHINABERRY
3705	6" CHERRY DEAD
3706	8" CHINABERRY
3707	2-10" OAK SPLIT DEAD
3708	8" CAMPHER
3709	6,8" CAMPHER SPLIT
3710	10" CAMPHER
3711	8" CHERRY DEAD
3712	14" PALM
3713	8" OAK
3714	5,6" CAMPHER SPLIT
3715	8" CHINABERRY
3716	6" CAMPHER
3717	6" CAMPHER
3718	6" CAMPHER
3719	12" OAK DEAD
3720	12" CAMPHER
3721	26" CAMPHER
3722	5" CHERRY
3723	10,12" CAMPHER SPLIT
3724	2-16" CAMPHER SPLIT
3725	26" OAK DEAD
3726	4,5" CAMPHER SPLIT
3727	10" PALM
3728	14" PALM
3729	14" PALM
3730	12" CHERRY
3731	10" CHERRY
3732	18" PALM
3733	14" PALM
3734	14" PALM
3735	14" OAK
3736	8" CHERRY
3737	6" CHERRY
3738	2-6" CHERRY SPLIT
3739	6" CHERRY
3741	14" PALM
3742	10" CHERRY TWIN
3743	6" CHINABERRY SPLIT
3744	14" PALM
3745	6" CHERRY
3746	8,10" CHERRY SPLIT
3747	10" CHERRY
3748	2-14,16" PALM 4
3764	6" BAY
3772	10" OAK
3773	8" CHERRY
3776	" SPLIT RAIN
3777	6,8" SPLIT RAIN
3778	6" CHERRY
3779	10" RAIN
3780	12" RAIN
3782	42" OAK
3783	14" OAK
3784	10" OAK
3785	14" SPLIT RAIN
3786	6" CHERRY
3788	10,14" OAK
3789	6" OAK
3790	26" OAK
3791	8" OAK
3792	10" OAK
3793	8" OAK
3794	8" OAK
3795	16,30" SPLIT OAK
3796	8" OAK
3797	12" CHERRY
3798	12" CHERRY
3799	10" CHERRY
3800	8" OAK
3802	8" CAMPHER
3803	8" OAK
3805	10" CHERRY
3806	10" SPLIT OAK
3807	8" OAK
3808	12" OAK
3809	10" RAIN
3810	24" OAK
3811	12,24" OAK
3812	8" RAIN
3814	8" OAK
3815	24" OAK
3816	14" RAIN
3817	14" OAK
3818	24" OAK
3819	10" RAIN
3820	12" OAK
3822	18" RAIN
3823	24" RAIN
3824	10" BAY
3825	14" RAIN
3826	8" OAK
3827	12" OAK
3828	8" OAK
3829	10" RAIN
3830	48" CLUSTER RAIN
3831	8" OAK
3832	12" OAK
3833	14" OAK
3834	12" BAY

NUMBER	DESCRIPTION
3835	14" RAIN
3836	26" OAK
3837	18" OAK
3838	72" OAK SPLIT
3839	8" BAY
3840	24" OAK
3842	8" CAMPHOR
3843	14" OAK
3844	10" CHERRY
3845	8" CAMPHOR
3846	8" CAMPHOR
3847	8" BAY
3848	8" BAY
3849	14" BAY
3850	10" RAIN
3851	24,26" OAK SPLIT
3852	8" BAY
3853	6" CAMPHOR
3854	6" CAMPHOR
3855	8" CAMPHOR
3857	8" RAIN
3858	24" OAK
3859	2-16" SPLIT CAMPHOR
3860	12" RAIN
3861	14" OAK
3862	8" BAY
3865	8" BAY
3866	12" OAK
3867	6" BAY
3869	22" CLUSTER RAIN
3870	10" OAK
3871	10" OAK
3872	14" CAMPHOR
3873	18" OAK
3874	14" PALM
3875	12" OAK
3876	8" OAK
3877	18" OAK
3879	8" OAK
3880	8" OAK
3881	8" OAK
3882	2-12" CAMPHER
3883	24" OAK
3884	12" CAMPHER
3885	18" OAK
3886	12" OAK
3887	10" OAK
3888	8" RAIN
3889	18" OAK
3890	10" CHERRY
3892	16" OAK
3893	10" OAK
3894	48" OAK
3895	12" CAMPHOR
3896	12" CAMPHOR
3897	10" OAK
3898	6" OAK
3899	6" OAK
3900	8" OAK
3901	12" CAMPHER
3902	14" OAK
3903	6" OAK
3904	8" CAMPHER
3905	8" OAK
3906	8" CAMPHER
3907	10" CHERRY
3908	14" OAK
3909	12" OAK
3910	14" OAK
3911	12" OAK
3912	12" OAK
3913	6" OAK
3914	14" RAIN
3915	10" OAK
3916	14" RAIN
3918	14" BAY
3919	10" BAY
3920	10" CHERRY
3921	12" CAMPHER
3922	18" CAMPHER
3923	6" CAMPHER
3924	14" RAIN
3925	10" CAMPHER
3926	16" OAK
3927	16" OAK
3928	12" CAMPHER
3929	16" CAMPHER
3930	14" CAMPHER
3931	6" CHINABERRY
3932	8" CHINABERRY
3933	10" RAIN
3934	12" CHERRY
3935	14" OAK
3936	6" CAMPHER
3937	10" CAMPHER
3938	8" CAMPHER
3939	6" CAMPHER
3940	26" OAK
3941	10" OAK
3942	10" CAMPHER
3943	6" BAY
3944	6" CHERRY
3945	12" RAIN
3948	11" OAK
3949	32" OAK
3950	6" OAK
3951	14" OAK
3952	6" OAK
3953	12" CHERRY
3954	8" CHERRY
3956	8" OAK
3957	7" CHERRY
3958	8" OAK
3959	10" OAK
3960	8" OAK
3961	11" OAK
3962	6" RAIN
3963	7" OAK
3964	10" OAK
3965	7" OAK
3967	8" RAIN
3968	10" CHERRY
3969	10" CHERRY
3970	12" RAIN
3971	6" OAK
3972	6" OAK
3973	7" OAK
3974	6" CAMPHOR
3975	12" OAK
3976	12" CAMPHOR
3977	12" CHERRY
3978	10" CAMPHOR
3979	10" CHERRY
3981	8" CHERRY
3982	10" CHERRY
3983	11" OAK
3984	37" OAK
3985	22" OAK
3986	8" CHERRY
3987	8" BAY
3988	8" OAK
3992	8" CHERRY
3993	12" PALM
3994	6" CAMPHOR
3995	6" OAK
3996	10" PALM
3997	10" PALM
3998	8" CHERRY
3999	16" OAK
4000	8" OAK
4001	10" CHERRY
4002	8" CAMPHOR
4003	16" CAMPHOR
4005	8" CAMPHOR
4006	10" CAMPHOR
4007	20" OAK
4008	12" CAMPHOR
4009	8" OAK
4010	12" OAK

NUMBER	DESCRIPTION
4011	10" OAK
4012	12" CAMPHOR
4013	25" OAK
4014	20" CAMPHOR
4015	10" OAK
4016	8" OAK
4017	12" OAK
4018	2-18" SPLIT OAK
4019	8,2-16" OAK
4020	6,16" OAK
4021	14" CAMPHOR
4022	14" CAMPHOR
4023	12" CAMPHOR
4024	12" CAMPHOR
4025	10" OAK
4026	6" BAY
4027	12" OAK
4028	6" CAMPHOR
4030	8" CAMPHOR
4031	10" OAK
4032	10" CAMPHOR
4033	6" CAMPHOR
4034	8" CAMPHOR
4035	6" CAMPHOR
4035	8" CAMPHOR
4038	32" OAK
4039	18" OAK
4041	12" CAMPHOR
4042	12" CAMPHOR
4043	6" CAMPHOR
4047	8" RAIN
4048	6" RAIN
4049	6" SPLIT RAIN
4050	12" CHERRY
4051	8" CAMPHOR
4052	6" BAY
4053	12" RAIN
4054	16" CHERRY
4055	18" CHERRY
4055	10" RAIN
4057	22" PALM
4058	8" RAIN
4059	10" RAIN
4060	8" RAIN
4061	6" RAIN
4062	12" OAK
4063	6" RAIN
4064	10" RAIN
4065	6" RAIN
4066	8" RAIN
4067	12" RAIN
4068	12" RAIN SPLIT
4069	8" RAIN
4070	10" RAIN
4071	8" RAIN
4072	6" RAIN
4073	8,10" RAIN SPLIT
4074	8" CHERRY
4075	12" RAIN
4076	10" RAIN
4077	14" CHERRY
4078	10" RAIN
4079	10" OAK
4080	6" RAIN
4081	6" RAIN
4082	10" RAIN
4083	14" RAIN
4084	8" CHERRY
4085	8" RAIN
4086	10" RAIN
4087	8" RAIN
4088	10" CHERRY
4089	12" RAIN
4090	8" RAIN
4091	22" OAK
4092	8,10,12" RAIN SPLIT
4093	10" RAIN
4094	6" RAIN
4095	6" CAMPHOR
4095	10" RAIN
4097	6" RAIN
4098	8" RAIN
4099	8" RAIN
4100	8" RAIN
4101	8,14" SPLIT RAIN
4102	12" RAIN
4103	6" RAIN
4105	10,16" SPLIT RAIN
4106	18" CHERRY
4107	12" RAIN
4108	20" CAMPHOR
4109	12,14" CAMPHOR SPLIT
4110	8" RAIN
4111	14" OAK
4112	8" CHERRY
4113	28" OAK
4115	8" CHERRY
4116	12" CAMPHOR
4117	10,12" CHERRY SPLIT
4118	16" RAIN
4119	20" OAK
4120	8" OAK
4121	6" OAK
4122	30" OAK
4123	10" OAK
4124	12" OAK
4125	8" CHERRY
4126	10" CAMPHOR
4128	10" CAMPHOR
4129	6" CHERRY
4132	14" CAMPHOR
4133	8" CHERRY
4134	12" CAMPHOR
4137	10" OAK
4138	12" CAMPHOR
4139	10" CAMPHOR
4140	10" CAMPHOR
4141	10" CAMPHOR
4142	10" CAMPHOR
4143	12" CAMPHOR
4144	10" OAK
4146	8" CAMPHOR
4147	8" CAMPHOR
4148	24" CAMPHOR
4149	8" OAK
4150	14" CAMPHOR
4151	8,10,12" CAMPHOR
4152	16" CAMPHOR
4153	10" CAMPHOR
4154	16" CAMPHOR
4155	16" CHERRY
4156	14" RAIN
4157	8" CAMPHOR
4158	6" CAMPHOR
4159	10" OAK
4160	24" OAK
4161	36" CAMPHOR
4162	30" CAMPHOR
4163	12" BAY
4164	10" CAMPHOR
4165	14" CAMPHOR
4166	18" CAMPHOR
4167	10" CAMPHOR
4168	14" CAMPHOR
4170	10" CHERRY
4171	12" CAMPHOR
4172	8" BAY
4173	6" BAY
4174	8" CAMPHOR
4175	14" CAMPHOR
4176	10" SPLIT CAMPHOR
4177	30" OAK
4178	22" OAK
4179	12" CAMPHOR
4180	8" CAMPHOR
4181	12" CAMPHOR
4182	14" CAMPHOR
4183	6" CAMPHOR
4184	16" CAMPHOR

NUMBER	DESCRIPTION
4185	12" OAK
4186	12,20" SPLIT CAMPHOR
4187	10" CAMPHOR
4188	14" CAMPHOR
4189	12" CAMPHOR
4190	10" CAMPHOR
4191	8" CAMPHOR
4192	36" OAK
4193	24" OAK
4194	14" CAMPHOR
4195	18" OAK
4196	12" CAMPHOR
4197	6" CHERRY
4198	20" RAIN
4199	12" CAMPHOR
4200	12" CAMPHOR
4201	18" CAMPHOR
4202	10" CAMPHOR
4203	20" CAMPHOR
4204	12" RAIN
4205	8" CAMPHOR
4206	8" RAIN
4207	14" RAIN
4208	12" RAIN
4209	14" RAIN
4210	16" CHERRY
4211	10" RAIN
4408	10" CHERRY
4409	5-12" CAMPHOR SPLIT
4410	14" CAMPHOR
4411	14" OAK
4412	6" OAK
4413	12" CHERRY
4414	18" CHERRY
4415	10" CAMPHOR
4416	14" OAK
4417	10" CHERRY
4418	10" CHERRY
4419	16" CHERRY
4421	10" CAMPHOR
4422	10" CHERRY
4423	12" OAK
4424	24" OAK
4425	8" OAK
4426	8" CHERRY
4427	6,8" CAMPHOR
4428	8" CAMPHOR
4429	20" OAK
4430	18" CHERRY
4431	10" CHERRY
4432	6" CAMPHOR
4433	6" CAMPHOR
4434	8" CAMPHOR
4435	10" CAMPHOR
4436	10" CAMPHOR
4437	8" CAMPHOR
4438	8" CHERRY
4439	12" CAMPHOR
4440	14" CAMPHOR
4441	16" CAMPHOR
4442	18" CAMPHOR
4443	8,10,12" CAMPHOR
4444	10" CAMPHOR
4445	10" CAMPHOR
4446	8" CAMPHOR
4447	16" CAMPHOR
4448	10" CAMPHOR
4449	12" OAK
4450	6" CAMPHOR
4451	8,10" CAMPHOR
4452	10" CAMPHOR
4453	10" CAMPHOR
4454	8" CAMPHOR
4455	8" CAMPHOR
4456	8" CAMPHOR
4457	10" CAMPHOR
4458	6" CAMPHOR
4459	10" CAMPHOR
4460	16" CAMPHOR
4461	8" CAMPHOR
4462	10" CAMPHOR
4463	8" CAMPHOR
4464	2-10" CAMPHOR
4465	12" CAMPHOR
4466	6" CAMPHOR
4467	12" CAMPHOR
4468	8" CAMPHOR
4469	12" CAMPHOR
4470	6" CAMPHOR
4471	6" CAMPHOR
4472	10" CAMPHOR
4473	10" CAMPHOR
4474	8" CAMPHOR
4475	8" CAMPHOR
4476	8" BAY
4477	6" CAMPHOR
4478	6" BAY
4479	8" CAMPHOR
4480	16" CAMPHOR
4481	10" CAMPHOR
4482	8" CAMPHOR
4483	10" CAMPHOR
4484	8" CAMPHOR
4485	10" CAMPHOR
4486	8" CHERRY
4487	2-12,14" CAMPHOR SPLIT
4488	10" CAMPHOR
4489	12" OAK
4490	6" CAMPHOR
4491	6" CAMPHOR
4492	8" CAMPHOR
4493	2-16" CAMPHOR
4494	10" CAMPHOR SPLIT
4495	12" CAMPHOR
4496	12" CAMPHOR SPLIT
4497	14" CHERRY
4498	10" CAMPHOR
4499	10" CAMPHOR
4500	8,12" CAMPHOR SPLIT
4501	8,10" CAMPHOR SPLIT
4502	8" CAMPHOR
4503	8" CAMPHOR
4504	8" CAMPHOR
4505	8" CAMPHOR SPLIT
4506	8" CAMPHOR
4507	8,10" CAMPHOR SPLIT
4508	12" OAK
4509	10" CAMPHOR
4510	14" CHERRY
4511	30" OAK
4512	10" CAMPHOR
4513	10" OAK
4514	10" OAK
4515	12" OAK
4516	10" CAMPHOR
4517	24" CAMPHOR
4518	24" CHERRY
4519	18" OAK
4520	12" CAMPHOR
4521	6" CAMPHOR SPLIT
4522	6" OAK
4523	8" CHERRY
4524	6" CAMPHOR SPLIT
4525	24" OAK
4526	8" CHERRY
4527	6" CHERRY
4528	8" CAMPHOR SPLIT
4529	6,2-8" CAMPHOR
4530	12" CAMPHOR
4531	18" CAMPHOR
4532	10" CHERRY
4533	8" CHERRY
4534	8" OAK
4535	8" CHERRY
4536	10" CHERRY
4537	6" CAMPHOR
4538	10" LEAFED
4539	2-6,2-8" CAMPHOR SPLIT
4540	8" CHERRY

NUMBER	DESCRIPTION
4541	8" CHERRY
4542	8" OAK
4543	8" OAK SPLIT
4544	8" CHERRY
4545	10,12" CAMPHOR SPLIT
4546	8" CHERRY
4547	6" OAK
4548	6" CAMPHOR
4549	8" CHERRY
4550	6" CHERRY
4551	6,8" CAMPHOR SPLIT
4552	10" OAK
4553	12" OAK
4554	10" OAK
4555	10" CAMPHOR
4556	2-6,8,10" CAMPHOR SPLIT
4557	6" CHINABERRY
4558	6" OAK
4559	6" OAK
4560	6" CAMPHOR
4561	3-6" CAMPHOR
4562	6" OAK
4563	6" CAMPHOR
4564	36" CAMPHOR
4565	6" CAMPHOR
4566	12" CAMPHOR
4567	12" CAMPHOR
4568	6" BAY
4569	8" CAMPHOR
4570	8" BAY
4571	2-8,10,12" CAMPHOR CLUSTER
4572	10,24" CAMPHOR SPLIT
4573	2-6,10" CAMPHOR
4574	12" CAMPHOR
4575	10" CAMPHOR
4576	8" CAMPHOR
4577	6" BAY
4578	6" CAMPHOR
4579	12" OAK
4580	4-8" CAMPHOR CLUSTER
4581	24" CAMPHOR
4582	2-8,3-10" CAMPHOR CLUSTER
4583	24" CAMPHOR
4584	12" CAMPHOR
4585	6" BAY
4586	8" BAY
4587	28" CAMPHOR
4588	10" CHERRY
4589	12" BAY
4590	18" CAMPHOR
4591	8,10" OAK SPLIT
4592	14" CHERRY
4593	3-6,4-8" CAMPHOR CLUSTER
4594	5-6" CAMPHOR CLUSTER
4595	8" OAK
4596	6" BAY
4597	3-6" CAMPHOR CLUSTER
4598	8" OAK
4599	6" OAK
4600	18" CHERRY
4601	8" OAK
4602	10" CHERRY
4603	6" CAMPHOR
4604	6" BAY
4605	8" OAK
4606	10" CAMPHOR
4607	24" CAMPHOR
4608	24" OAK SPLIT
4609	8" OAK
4610	16" OAK
4611	36" OAK
4612	6" OAK
4613	8" CHERRY
4614	12" CHERRY
4615	8" CHERRY
4616	6,4-8" CAMPHOR
4617	18" OAK
4618	28" OAK
4619	2-6" CAMPHOR
4620	6" CAMPHOR
4621	6,10" CAMPHOR
4622	5-8,10" CAMPHOR CLUSTER
4623	10,14" CAMPHOR
4624	15" BAY
4625	8" CHERRY
4626	6" CHERRY
4627	3-8,3-10" CAMPHOR CLUSTER
4628	6" CHERRY
4629	6" CHERRY
4630	6,8" CAMPHOR
4631	6" BAY
4632	10,12" CAMPHOR
4633	8,12,14" CAMPHOR
4634	8" BAY
4635	6,10" CAMPHOR
4636	3-6" CAMPHOR
4637	8" CAMPHOR
4638	6" CAMPHOR
4639	14" CAMPHOR
4640	8" CAMPHOR
4641	10,12" CAMPHOR SPLIT
4642	6" BAY
4643	6,10" CHINABERRY
4644	6" BAY
4645	6" CHERRY
4646	6" BAY
4647	6" CHERRY
4648	8" OAK
4649	3-6" CAMPHOR
4650	18" CAMPHOR
4655	6,8" CAMPHOR SPLIT
4656	12" OAK
4657	12" OAK
4658	14" OAK
4659	2-6,8" OAK SPLIT
4660	8" CHERRY
4661	8" CHERRY
4662	16" OAK
4663	10" OAK
4664	16" CHERRY
4665	12" OAK
4666	10" OAK
4667	8" OAK
4668	12" OAK
4669	12" OAK
4670	42" OAK
4671	16" OAK
4672	6" OAK
4673	14" OAK
4674	16,18,26" OAK SPLIT
4675	8" OAK
4676	10" OAK
4677	8" BAY
4678	10" CHERRY
4679	14" OAK
4680	14" PALM
4681	12" CAMPHOR
4682	10" BAY
4683	6" BAY
4684	14" OAK
4685	14" PALM
4686	8" CAMPHOR
4687	12" OAK
4688	14,18" CAMPHOR SPLIT
4689	26" OAK
4690	24" CAMPHOR
4691	12" CAMPHOR
4692	4,6" CAMPHOR SPLIT
4693	12" CAMPHOR
4694	14" PALM
4695	14" PALM
4696	14" PALM
4697	14" PALM
4698	14" PALM
4699	2-10,2-12" PALM
4700	12" PALM
4701	14" PALM TWIN
4702	16" PALM
4703	24" OAK

NUMBER	DESCRIPTION
4704	10,12,2-14" PALM
4705	14" PALM
4706	14" PALM
4707	14" PALM
4708	14" PALM
4709	20" CAMPHOR
4710	24" OAK
4711	14" PALM
4712	16" PALM
4713	26" OAK
4714	10" OAK
4715	10,12" CAMPHOR SPLIT
4716	6,10" OAK SPLIT
4717	10,12,14" PALM
4718	16" PALM
4719	3-12" PALM
4720	8" CHERRY
4721	6" CHERRY
4722	14" PALM TWIN
4723	12" OAK
4724	12" CHERRY
4725	6" CHERRY
4726	2-8,12" CHERRY
4727	6" CHERRY
4728	10" OAK
4729	10" CHERRY
4730	10" CHERRY
4731	10" CHERRY
4732	12" CHERRY
4733	8" CHERRY
4734	8" CHERRY
4735	12" CHERRY
4736	22" OAK
4737	8,10" CAMPHOR SPLIT
4738	8" CAMPHOR
4739	8" CAMPHOR
4740	8" CAMPHOR
4741	6" CAMPHOR
4742	6" BAY
4743	8" CHERRY
4744	8" CHERRY
4745	6" BAY
4746	8" CHERRY
4748	12" BAY
4749	24" CHINABERRY
4750	6" BAY
4751	6" BAY
4752	12" PALM
4753	12" OAK
4754	10" BAY
4755	12" BAY
4756	10" CAMPHOR
4757	12" CAMPHOR
4758	8" BAY
4759	10,12" CAMPHOR SPLIT
4760	12" CAMPHOR
4761	10,12" PALM
4762	82" CAMPHOR
4763	28" OAK
4764	12" PALM
4765	6,8,12" CAMPHOR SPLIT
4766	8" CAMPHOR
4767	14" OAK
4768	8" CAMPHOR
4769	8" OAK
4770	6" CAMPHOR
4771	6" OAK
4772	10" OAK
4773	10" OAK
4774	8,12" OAK SPLIT
4775	12" OAK
4776	6,12" OAK
4777	8" OAK
4778	12" OAK
4779	12" OAK
4780	6" CAMPHOR SPLIT
4781	12" PALM
4782	64" CAMPHOR
4783	6" OAK
4784	16" PALM
4785	6" CAMPHOR
4786	10" OAK SPLIT
4787	8,2-10" OAK SPLIT
4788	4-12" OAK SPLIT
4789	10" OAK
4790	14" PALM
4791	8" CAMPHOR
4792	8" CAMPHOR
4793	8" BAY
4794	12,14,26" CAMPHOR
4795	8" MAGNOLIA
4796	10" MAGNOLIA
4797	20" OAK
4798	24" OAK
4799	24" OAK
4800	6,8" CAMPHOR
4801	6" OAK
4802	36" OAK
4803	12" CAMPHOR
4998	18,24" OAK SPLIT
5199	12" OAK
5297	36" OAK
5350	12" PALM
5691	10" CAMPHOR
5693	10" OAK
5694	20" OAK
5695	10" OAK
5696	12" OAK
5697	18" OAK
5698	8" OAK
5699	8" OAK
5700	8" OAK
5701	14" OAK
5702	7" OAK
5703	7" OAK
5704	10" OAK
5705	18" OAK
5706	6" OAK
5707	28" OAK
5708	8" OAK
5709	10" OAK
5710	28" OAK
5711	12,15" OAK
5712	10" OAK
5713	12,14" OAK
5714	10" OAK
5715	9" OAK
5716	11" OAK
5717	15" OAK
5718	12" OAK
5719	11" OAK
5720	10" OAK
5721	15" OAK
5722	12" OAK
5723	12" PALM
5724	18" OAK
5725	12" OAK
5726	15" OAK
5727	12" OAK
5728	10" OAK
5729	6" OAK
5730	12" OAK
5731	10" OAK
5733	10" OAK
5734	9" OAK
5735	6,8" OAK
5736	8" OAK
5737	7" OAK
5738	6" OAK
5739	6" OAK
5740	6,18" OAK
5741	14" OAK
5742	12" OAK
5743	10" OAK
5744	6" CAMPHOR
5745	8" OAK
5746	32" OAK
5747	6" CAMPHOR
5748	6,10" CAMPHOR

NUMBER	DESCRIPTION
5749	8" OAK
5750	6" CAMPHOR
5751	8" CAMPHOR
5752	8" CAMPHOR
5753	8" OAK
5754	24" OAK
5755	15" OAK
5756	15" OAK
5757	46" RAIN
5758	6" CAMPHOR
5759	8,12" OAK
5760	6,12" OAK
5761	10" OAK
5762	11" OAK
5763	18" OAK
5764	7" OAK
5765	6" OAK
5766	6" OAK
5768	6" OAK
5769	6" OAK
5770	6" OAK
5771	6" OAK
5772	8" OAK
5773	38" RAIN
5774	8" OAK
5775	6" OAK
5776	6" OAK
5783	26" OAK
5784	16" CAMPHOR
5794	7" OAK
5795	18" RAIN
5796	6,10" OAK
5797	8" OAK
5798	12" OAK
5799	8" CAMPHER
5800	36" OAK
5801	8" OAK
5802	7" OAK
5803	10" OAK
5804	6" OAK
5805	7" OAK
5806	10" OAK
5807	8" CAMPHER
5808	7,10,11" OAK
5809	7" OAK
5810	7" OAK
5811	10" OAK
5812	2-10" OAK
5813	10" OAK
5814	10" OAK"
5815	18" OAK
5816	6" OAK
5817	6" OAK
5818	10" OAK
5821	7" CAMPHER
5822	10" OAK
8001	16" OAK
8002	18" OAK
8003	8" OAK
8004	8" OAK
8005	14" OAK
8006	10,13" OAK
8007	14" OAK
8008	12" OAK
8009	6" OAK
8010	10" OAK
8011	24" OAK
8012	8" CHERRY
8013	18" OAK
8014	12" OAK
8015	18" OAK
8016	13" OAK
8017	20" OAK
8018	16" OAK
8019	8" OAK
8020	12" CHERRY
8021	6" OAK
8022	13" CHERRY
8023	18" OAK
8024	18" PALM
8025	23" OAK
8026	18" PALM
8027	12" OAK
8029	14" OAK
8030	7" CHERRY
8031	8" OAK
8032	6" CHERRY
8033	6" OAK
8034	29" OAK
8035	13" OAK
8036	6" OAK
8037	8" OAK
8038	6" CHERRY
8039	6" CHERRY
8040	6" CHERRY
8041	10" OAK
8042	12" CHERRY
8043	12" CHERRY
8044	8" OAK
8045	12" CHERRY
8046	12" CHERRY
8047	8" OAK
8048	10" OAK
8049	10" OAK
8050	10" OAK
8051	10" OAK
8052	8" CHERRY
8053	16" CHERRY
8054	6" OAK
8055	7" CHERRY
8056	7" OAK
8057	30" OAK
8058	14" CAMPHOR
8059	7" CHERRY
8060	18" OAK
8061	10" CHERRY
8062	15" PALM
8063	6" CHERRY
8064	6" CHERRY
8065	10" CAMPHOR
8066	15" OAK
8067	24" CAMPHOR
8068	10" OAK
8069	19" CAMPHOR
8070	6,10" CHERRY
8071	18" OAK
8072	10" CHERRY
8073	6" CAMPHOR
8074	10" CHERRY
8075	8" CHERRY
8076	6" OAK
8077	11" CAMPHOR
8078	10" OAK
8079	14" CHERRY
8080	8" OAK
8081	14" CHERRY
8082	10" OAK
8083	15" OAK
8084	6" CAMPHOR
8085	6" CAMPHOR
8086	8" CAMPHOR
8087	12" CAMPHOR
8088	6" CAMPHOR
8089	6" CHERRY
8090	7" CHERRY
8091	10" CAMPHOR
8092	8" CAMPHOR
8093	6" CAMPHOR
8094	8" CHERRY
8095	10" CAMPHOR
8096	10" CAMPHOR
8097	12" CHERRY
8098	18" PALM
8099	6" CHERRY
8100	8" CAMPHOR
8101	13" CHERRY
8102	12" OAK
8103	7" CHERRY
8104	7" CHERRY

NUMBER	DESCRIPTION
8105	6" CHERRY
8106	6" OAK
8107	7" OAK
8108	37" OAK
8110	16" OAK
8111	7" OAK
8113	11" OAK
8114	12" CAMPHOR
8115	12" CAMPHOR
8116	7" CHERRY
8117	26" OAK
8118	10" CHERRY
8119	10" OAK
8120	7" CAMPHOR
8121	8" OAK
8122	7" OAK
8123	7" OAK
8124	8" OAK
8125	15" CHERRY
8126	6" OAK
8127	14" OAK
8128	10" OAK
8129	7" CAMPHOR
8130	8" CHERRY
8131	24" OAK
8132	12" CHERRY
8133	6" OAK
8134	6" OAK
8135	28" OAK
8136	8" CAMPHOR
8137	19" OAK
8138	8" CHERRY
8139	26" OAK
8140	16" PALM
8141	18" OAK
8142	16" PALM
8143	6" CAMPHOR
8144	9,10" CAMPHOR
8145	6" CAMPHOR
8146	12" CAMPHOR
8147	19" OAK
8148	10" CHERRY
8149	12" CAMPHOR
8150	10" CAMPHOR
8151	10" OAK
8152	7" CAMPHOR
8153	10" CHERRY
8154	6" CHERRY
8155	14" OAK
8155	14" OAK
8157	33" OAK
8158	12" CHERRY
8159	6" OAK
8160	8" CHERRY
8161	10" OAK
8162	24" OAK
8163	6" CHERRY
8164	10" CHERRY
8165	6" OAK
8166	9" CHERRY
8167	7" OAK
8168	6" CAMPHOR
8169	14" OAK
8170	10" OAK
8171	12" OAK
8172	6" CAMPHOR
8173	18" PALM
8174	18" PALM
8175	6" OAK
8176	12" CHERRY
8177	10" CAMPHOR
8178	10" OAK
8179	8" CHERRY
8180	6" CAMPHOR
8181	11" OAK
8182	18" PALM
8183	8" CHERRY
8184	7" OAK
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8186	14" OAK
8187	7" CHERRY
8188	7" CHERRY
8189	6" OAK
8190	12" PALM
8191	7" CHERRY
8192	7" CHERRY
8193	7" CHERRY
8194	7" CHERRY
8195	9" CHERRY
8196	15" CAMPHOR
8197	10" CAMPHOR
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8199	12" CHERRY
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8209	8" OAK
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8211	6" OAK
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8214	6" CHERRY
8215	7" CHERRY
8216	10" OAK
8217	6" OAK
8218	10" CHERRY
8219	6" CAMPHOR
8220	7,8" CAMPHOR
8221	6" CHERRY
8222	10" CHERRY
8223	6,8" CAMPHOR
8224	10" CHERRY
8225	6" CHERRY
8226	15" RAIN
8227	8" OAK
8228	12" CHERRY
8229	7" CHERRY
8230	6" CHERRY
8231	6" CHERRY
8232	18" OAK
8233	9" OAK
8234	6" OAK
8235	18" PALM
8236	8" CHERRY
8237	8" OAK
8238	8" OAK
8239	16" PALM
8240	8" CHERRY
8241	8" CHERRY
8242	7" CHERRY
8243	19" OAK
8244	7" OAK
8245	10" CHERRY
8246	7" OAK
8247	7" OAK
8248	18" OAK
8249	12" PALM
8250	9" CHERRY
8251	6" OAK
8252	22" OAK
8253	18" PALM
8254	7" OAK
8297	10" CHERRY
8298	10" OAK
8299	42" OAK
8300	8" CAMPHOR

LANDSCAPE AND IRRIGATION DESIGN

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SIGNATURE — REG NO. LA0001764 — DATE 04/30/18

Landscape Designs, LLC
- Landscape Architecture
- Site Planning

4465 Gabriella Lane
Winter Park, FL 32792
PH: (407) 484-3414
Fx: (407) 671-1604

PROJECT AND OWNER

WINDWARD HILLS SUBDIVISION
City of Apopka Florida

Appian Engineering
2221 Lee Road, Ste. 17
Winter Park, FL 32789
PH: (407) 960-5868

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA

DocuSigned by: D9C07E49F0641C...

REG.#: 0001764

PROJECT NO.	APP08.01
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CHECKED BY	CJK
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- 03/16/20 Lift Station
- 05/12/20 Site Changes

DRAWING SCALE

DRAWING TITLE
EXISTING TREE LIST

DRAWING NUMBER
LS-02

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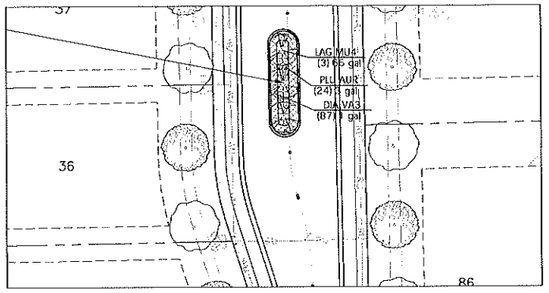
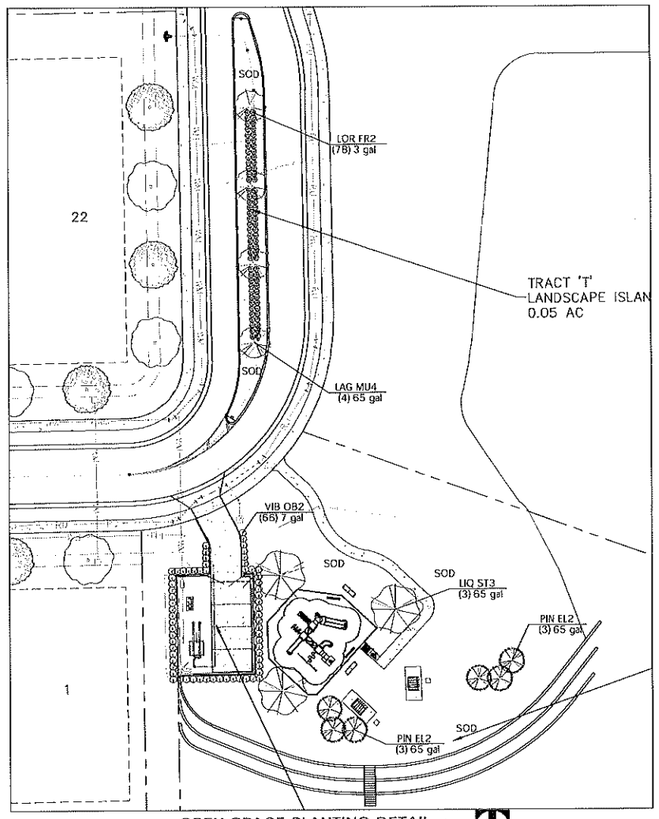
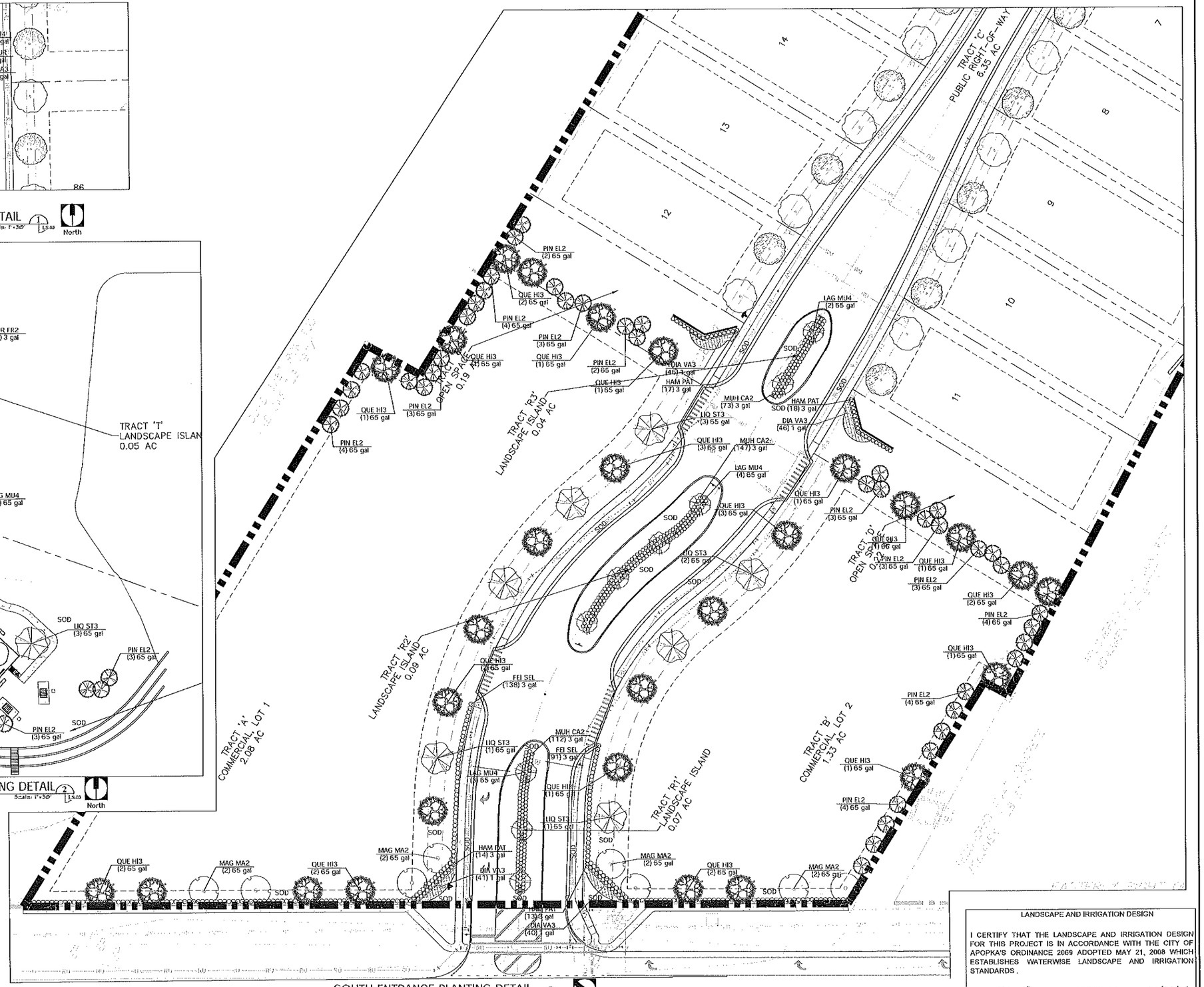


MEDIAN PLANTING DETAIL
Scale: 1"=30'
LS-03
North



OPEN SPACE PLANTING DETAIL
Scale: 1"=30'
LS-03
North



SOUTH ENTRANCE PLANTING DETAIL
Scale: 1"=30'
LS-03
North

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DRAWING SCALE

SCALE: AS SHOWN

DRAWING TITLE

LANDSCAPE PLANTING DETAILS

DRAWING NUMBER

LS-03

SHEET 59 OF 63

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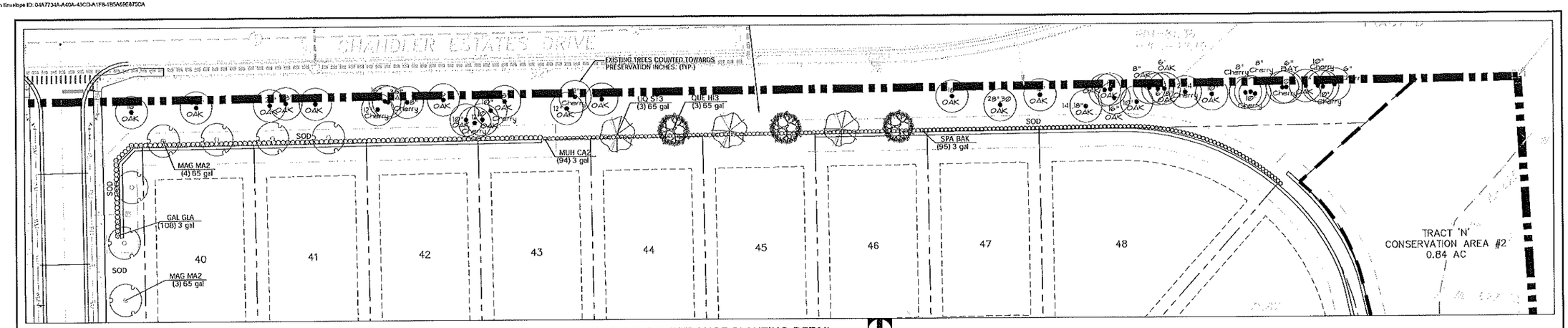
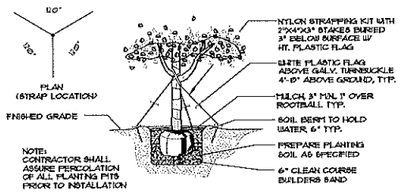
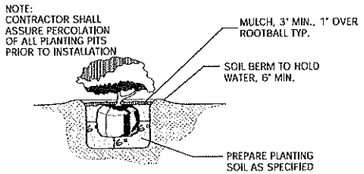


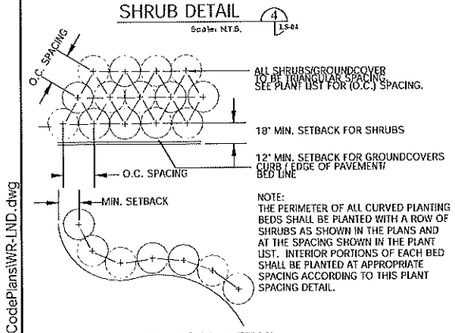
NORTH EAST ENTRANCE PLANTING DETAIL 1 L5-04
Scale: 1"=30'
North



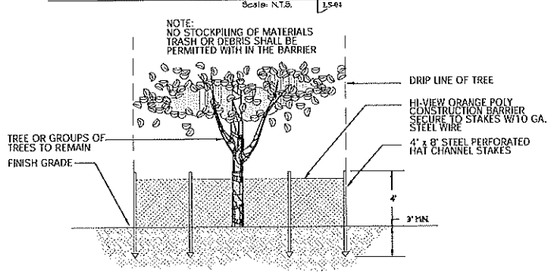
LARGE TREE DETAIL 3 L5-04
Scale: N.T.S.



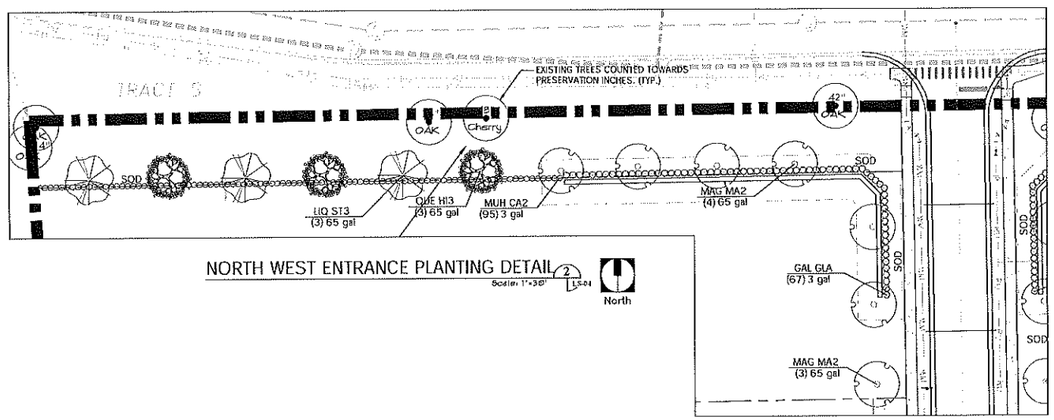
SHRUB DETAIL 4 L5-04
Scale: N.T.S.



PLANT SPACING DETAIL 5 L5-04
Scale: N.T.S.



EXISTING TREE PROTECTION DETAIL 6 L5-04
Scale: N.T.S.



NORTH WEST ENTRANCE PLANTING DETAIL 2 L5-04
Scale: 1"=30'
North

PLANT SCHEDULE

	DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
	LIQ ST3	16	Liquidambar styraciflua	Sweet Gum	65 gal	3" DBH	15' HT.	
STREET TREE	PLA OC2	67	Platanus occidentalis	Sycamore	65 gal	3" DBH	15' HT.	

	EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
	PIN EL2	47	Pinus elliottii `Densa`	Slash Pine	65 gal	3" DBH	12' HT.	
STREET TREE	QUE VI6	118	Quercus virginiana	Southern Live Oak	100 gal	4" DBH	15' HT.	
	QUE HI3	34	Quercus virginiana `Cathedral`	Cathedral Live Oak	65 gal	3"Cal	12' HT.	

	FLOWERING TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
	LAG MU4	16	Lagerstroemia indica `Muskogee`	Multi-Trunked Muskogee Crape Myrtle	65 gal	3.5"Cal	12' HT.	
STREET TREE	MAG GR3	54	Magnolia grandiflora	Southern Magnolia	65 gal	3" DBH	12' HT.	
	MAG MA2	22	Magnolia grandiflora `Majestic Beauty` TM	Southern Magnolia	65 gal	3" DBH	10'-12' HT.	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	REMARKS
FEI SEL	229	Feijoa sellowiana	Pineapple Guava	7 gal			36" ht.x 24"-30" spd., 36" O.C.
GAL GLA	175	Galphimia glauca	Thryalis	3 gal			24"-30" ht. x 24"-30" spd., 36" O.C.
HAM PAT	62	Hamelia patens	Firebush	3 gal			30" ht.x 24"-30" spd., 30" O.C.
LOR FR2	78	Loropetalum chinense rubrum `Ruby`	Loropetalum Ruby	3 gal			24" ht.x 18"-24" spd., 30" O.C.
PLU AUR	24	Plumbago auriculata	Cape Plumbago	3 gal			24" ht.x 18"-24" spd., 30" O.C.
VIB OB2	66	Viburnum obovatum	Walter`s Viburnum	7 gal			36" ht. x 30"-36" spd., 30" O.C.

GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	REMARKS
MUH CA2	524	Muhlenbergia capillaris	Pink Muhly Grass	3 gal			18"-24" ht. x 24"-30" spd., 30" O.C.
SPA BAK	95	Spartina bakeri	Sand Cord Grass	3 gal			30" ht., full, 30" O.C.

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	FIELD2	FIELD3	REMARKS
DIA VA3	260	Dianella revoluta `Variegated`	Variegated Flax Lily	1 gal			12"-15" ht., 5-6 ppp, 24" O.C.

SOD & MISCELLANEOUS ITEMS
MULCH — Mini Pine Bark Nuggets
SOD — Paspalum notatum-Bahia Sod

NOTES:
1. STREET TREES TO BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.01 OF THE LAND DEVELOPMENT CODE.
3. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
4. IRRIGATION PLANS SHALL BE PROVIDED AT FINAL DEVELOPMENT PLAN SUBMITTAL.
5. IRRIGATION DISTRIBUTION EQUIPMENT SHALL BE 24" FROM VERTICAL STRUCTURES.
6. ALL ON-SITE LANDSCAPING AND AMENITIES REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INSPECTION. THE SITE SUPERINTENDENT MUST BE ON SITE.

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS', PARTS 1 AND 2, BY DIVISION OF PLANT INDUSTRY, FLORIDA, DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR OR OWNER'S REPRESENTATIVE, NOT THE LANDSCAPE ARCHITECT, FOR THE NURSERY SELECTION OF PLANT MATERIAL AND TO ENSURE THE HEALTH AND SAFETY OF ALL PLANTS SELECTED.
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PERFORM THE WORK.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ALL DISCREPANCIES AND IMPROPER CONDITIONS (WETNESS, MUCK, DEBRIS, ETC) TO LANDSCAPE ARCHITECT PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND IS RESPONSIBLE FOR ALL SOIL AMENDMENTS TO CONFORM TO SPECIFICATIONS.
5. ALL TREES ON SITE SHOULD BE INSPECTED ANNUALLY AND AFTER ALL STORM EVENTS TO ENSURE THE HEALTH AND SAFETY OF ALL TREES.
6. THE LANDSCAPE CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL CIVIL DRAWING AS THEY RELATE TO PAVING SITE GRADING, AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY) TO PRECLUDE ANY MISUNDERSTANDING AND ENSURE TROUBLE FREE INSTALLATION. THE EXACT LOCATION OF ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES, EXISTING UNDERGROUND SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR SHALL PROTECT UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL AND SHALL BE RESPONSIBLE FOR THERE REPLACEMENT IF DAMAGED BY HIM.
7. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF MINNIE PINE BARK NUGGET MULCH.
8. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES ON THE PLANT LIST AND THE PLANS, THE PLAN SHALL TAKE PRECEDENT.

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DRAWING SCALE

SCALE: AS SHOWN

DRAWING TITLE

LANDSCAPE DETAILS & PLANT LIST

DRAWING NUMBER

LS-04

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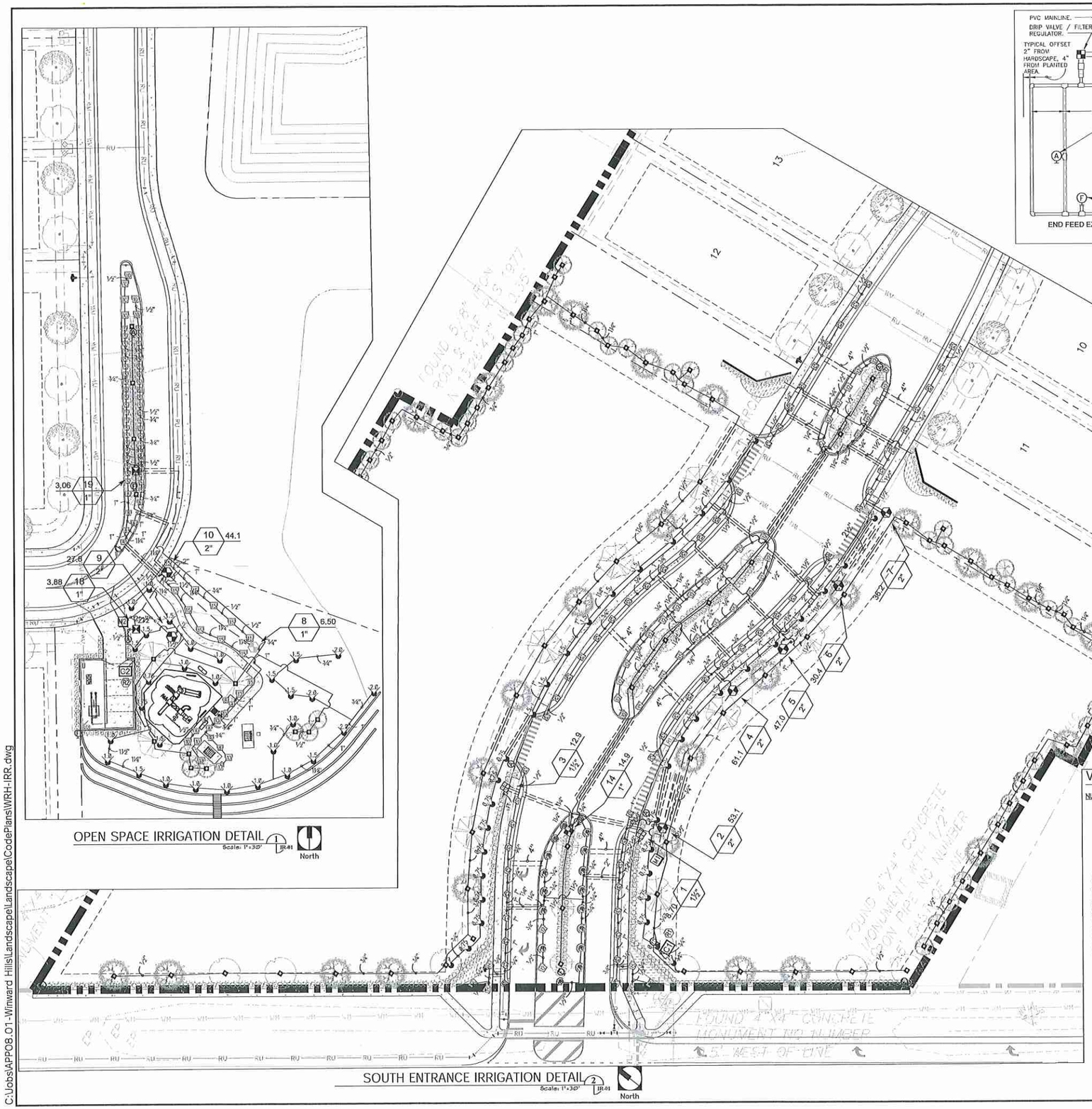
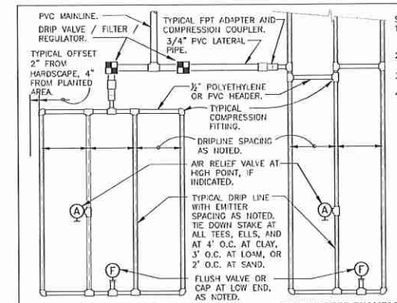
OPEN SPACE IRRIGATION DETAIL 1 IR-01
Scale: 1"=30'
North



SOUTH ENTRANCE IRRIGATION DETAIL 2 IR-01
Scale: 1"=30'
North



SLOPED CONDITION NOTE:
1. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
2. SPACING AS NOTED ON TOP ⅔ OF SLOPE.
3. SPACING AT BOTTOM ⅓ AS NOTED PLUS 25%.
4. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE BOTTOM ⅓ SEPARATELY.

TYPICAL DRIPLINE LAYOUT DETAIL

MAXIMUM LATERAL LENGTH (FEET)

PSI	EMITTER FLOW RATE GPH 12" SPACING 0.6	12" SPACING 0.9	18" SPACING 0.6	18" SPACING 0.9	24" SPACING 0.6	24" SPACING 0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)

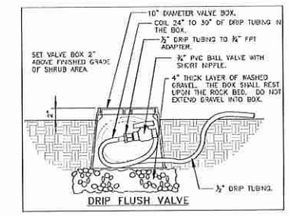
EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE 0.6	0.9
12	12	0.96	.44
18	18	0.69	.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)

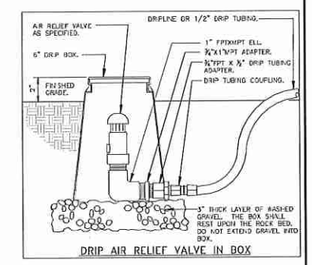
EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE

	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	5.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI



DRIP FLUSH VALVE



DRIP AIR RELIEF VALVE IN BOX

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-150-COM	1-1/2"	Area for Dripline	8.70		30.85		0.54 in/h
2	Rain Bird PE9B-PRS-D	2"	Turf Spray	53.14		38.77		0.99 in/h
3	Rain Bird XCZ-150-COM	1-1/2"	Area for Dripline	12.91		31.15		0.54 in/h
4	Rain Bird PE9B-PRS-D	2"	Turf Spray	61.09		41.68	47.30	1.08 in/h
5	Rain Bird PE9B-PRS-D	2"	Bubbler	47.00		40.98		15.32 in/h
6	Rain Bird PE9B-PRS-D	2"	Turf Rotor	30.38		35.43	38.51	0.57 in/h
7	Rain Bird PE9B-PRS-D	2"	Turf Spray	36.18		41.51		1.18 in/h
8	Rain Bird PE9B-PRS-D	1"	Bubbler	6.50		36.71	38.85	15.32 in/h
9	Rain Bird PE9B-PRS-D	2"	Turf Rotor	27.77		35.77	38.31	0.46 in/h
10	Rain Bird PE9B-PRS-D	2"	Turf Spray	44.11		42.21	45.73	0.91 in/h
11	Rain Bird PE9B-PRS-D	2"	Turf Spray	34.10		41.35	44.14	0.88 in/h
12	Rain Bird PE9B-PRS-D	1-1/2"	Bubbler	14.50		34.23		15.32 in/h
13	Rain Bird PE9B-PRS-D	2"	Turf Rotor	55.12		35.28	42.11	0.46 in/h
14	Rain Bird XCZ-100-PRF-BF	1"	Area for Dripline	14.85		35.10		0.54 in/h
15	Rain Bird XCZ-150-COM	1-1/2"	Area for Dripline	2.91		30.59		0.54 in/h
16	Rain Bird XCZ-150-COM	1-1/2"	Area for Dripline	8.99		30.92		0.54 in/h
17	Rain Bird XCZ-150-COM	1-1/2"	Area for Dripline	16.08		32.72		0.54 in/h
18	Rain Bird XCZ-LF-100-PRF	1"	Area for Dripline	3.88		40.83	41.46	0.54 in/h
19	Rain Bird XCZ-LF-100-PRF	1"	Area for Dripline	3.06		38.80	40.50	0.54 in/h
	Common Wire				1,496			

DISTRIBUTION EQUIPMENT SHALL BE 24" FROM VERTICAL STRUCTURES

LANDSCAPE AND IRRIGATION DESIGN

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SIGNATURE	REG. NO.	DATE
	LA0001764	04/30/18

Landscape Designs, LLC
- Landscape Architecture
- Site Planning

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PROJECT AND OWNER

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CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA

Docu Signed by:
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DRAWN BY	CJK
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DRAWING SCALE

SCALE: AS SHOWN

DRAWING TITLE
IRRIGATION SITE PLANS

DRAWING NUMBER
IR-01

SHEET 61 OF 63

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
EST 1ES WS ES 2ES	Rain Bird 1806-PRS-NP 15 Strip Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non Potable Purple Cap.	61	30	
O H F	Rain Bird 1806-PRS-NP 5 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non Potable Purple Cap.	49	30	
O H F	Rain Bird 1806-PRS-NP 8 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non Potable Purple Cap.	27	30	
O T H F	Rain Bird 1806-PRS-NP 10 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non Potable Purple Cap.	14	30	
O T H 15 F	Rain Bird 1806-PRS-NP 12 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non Potable Purple Cap.	42	30	
O T H 15 F	Rain Bird 1806-PRS-NP 15 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet. Pressure Regulating. With Non Potable Purple Cap.	54	30	
1403 1405 1401 1404	Rain Bird 1400-1400 Flood Flood Bubbler	154	30	

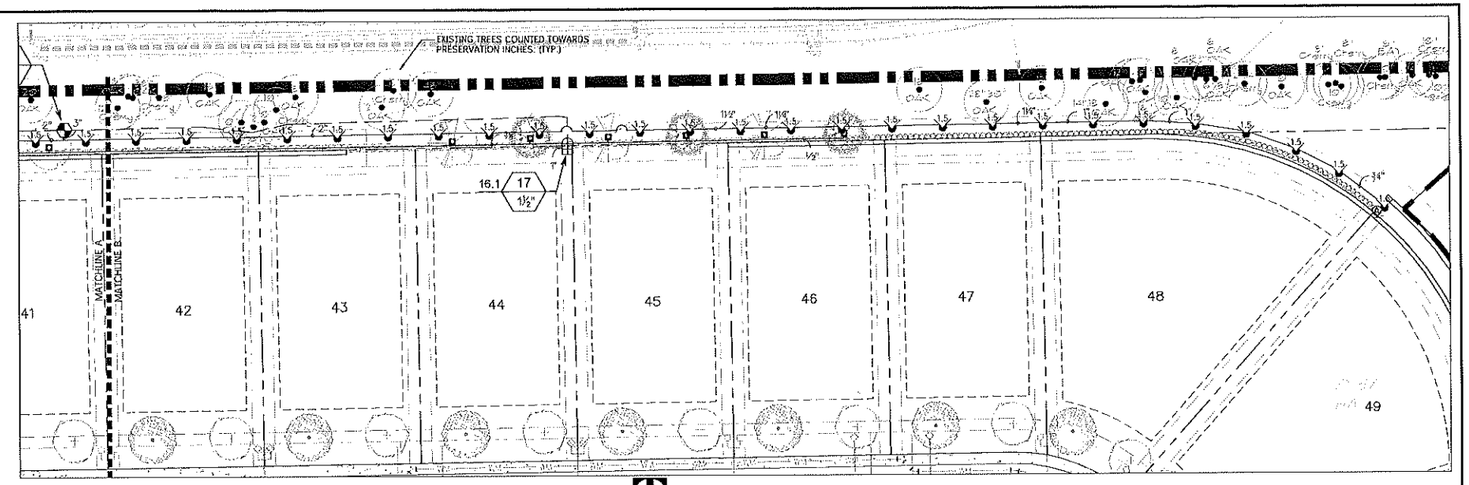
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
6.5	Rain Bird 8504-PC-NP Turf Rotor, 4" popup, adjustable and full circle, with non-potable cover	14	25	0.54	15'
13	Rain Bird 8504-PC-NP Turf Rotor, 4" popup, adjustable and full circle, with non-potable cover	15	25	0.77	20'
15	Rain Bird 8504-PC-NP Turf Rotor, 4" popup, adjustable and full circle, with non-potable cover	81	25	1.06	25'
23	Rain Bird 8504-PC-NP Turf Rotor, 4" popup, adjustable and full circle, with non-potable cover	4	25	1.40	27'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY.
	Rain Bird XCZ-100-PRF-BF Drip Control Kit, 1" DV valve, 1" pressure regulating back flush filter.	1
	Rain Bird XCZ-LF-100-PRF Drip Control Kit, 1" Low Flow valve, 3/4" pressure regulating 83Y filter and 30psi pressure regulator.	2
	Rain Bird XCZ-150-COM High flow control zone kit with 1-1/2" PESB valve, two 1" filters and two 40psi pressure regulators.	5
	Rain Bird MDCFPGAP Dripline Flush Valve purple cap in compression fitting coupler.	8
	Rain Bird AR Valve Kit 1" Air Relief Valve kit with 6" drip valve box.	8
	Area to Receive Dripline Rain Bird LD-06-24 Landscape Dripline with 0.6gph emitters at 24" o.c. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern.	12,694 s.f.

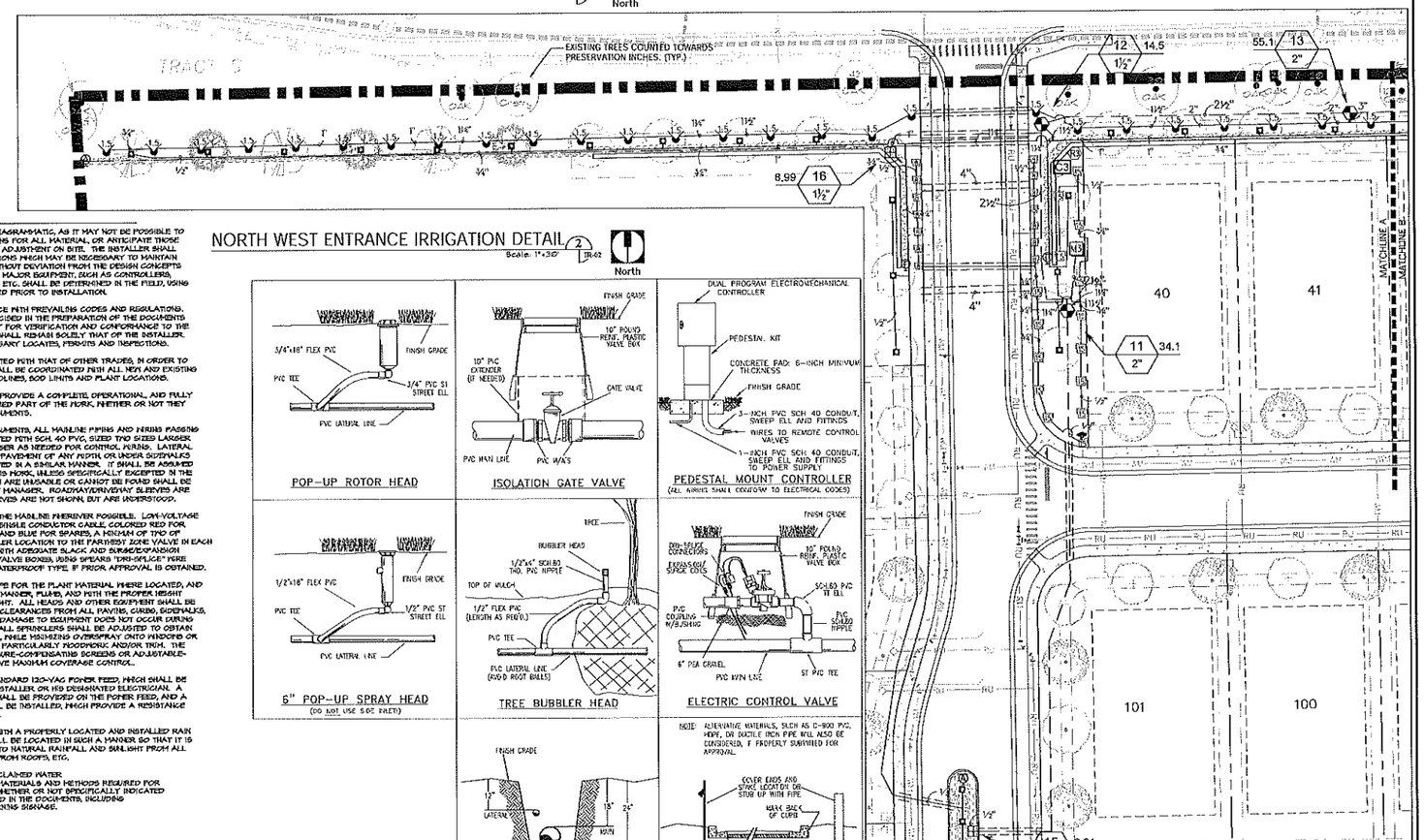
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY.
	Rain Bird PESB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration, With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	11
C1	Rain Bird ESP-SMQ-SS Irrigation Controller, 8 stations, with stainless steel pedestal mount.	1
C2	Rain Bird ESP-SMQ-SS Irrigation Controller, 8 stations, with stainless steel pedestal mount.	1
C3	Rain Bird ESP-SMQ-SS Irrigation Controller, 8 stations, with stainless steel pedestal mount.	1
R1	Rain Bird RSD-BEx (2) Rain Sensor, with bracket, extension wire	1
R2	Rain Bird RSD-BEx (2) Rain Sensor, with bracket, extension wire	1
R3	Rain Bird RSD-BEx (2) Rain Sensor, with bracket, extension wire	1
M1	Water Meter 2" RE-USE METER	1
M2	Water Meter 2" RE-USE METER	1
M3	Water Meter 2" RE-USE METER	1
	Irrigation Lateral Line: Polyethylene and PVC Class 200 Polyethylene SDR-7 up to 1-1/4", then PVC Class 200 SDR 21 for 1-1/2" and larger. Only lateral transition pipe sizes 3/4" and above are indicated on the plan, with all others being 1/2" in size.	10,658 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21	1,486 l.f.
	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	1,471 l.f.

Valve Callout
- Valve Number
- Valve Flow
- Valve Size

NOTES:
1. ALL PIPE SIZES SHALL NOT EXCEED A VELOCITY OF 5/ SEC.
2. ALL HEADS SHALL BE MIN. 4" FROM PAVED SURFACES
3. USE PRESSURE COMPENSATING SCREENS TO ADJUST NOZZLE RADIUS WERE NECESSARY



NORTH EAST ENTRANCE IRRIGATION DETAIL 1 IR-02
Scale: 1"=30'
North



NORTH WEST ENTRANCE IRRIGATION DETAIL 2 IR-02
Scale: 1"=30'
North

GENERAL NOTES

1) THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AS IT MAY NOT BE POSSIBLE TO ACCURATELY DEPICT THE EXACT LOCATIONS FOR ALL MATERIAL, OR ANTICIPATE THOSE IN-FIELD VARIATIONS WHICH MAY REQUIRE ADJUSTMENT ON SITE. THE INSTALLER SHALL BE EXPECTED TO MAKE MINOR MODIFICATIONS WHICH MAY BE NECESSARY TO MAINTAIN COMPLETE AND ACCURATE COVERAGE, WITHOUT DEVIATION FROM THE DESIGN CONCEPTS OR INTENT. THE FINAL LOCATIONS OF ALL MAJOR EQUIPMENT, SUCH AS CONTROLLERS, VALVES, SUPPLY CONNECTIONS, MAINLINES, ETC. SHALL BE DETERMINED IN THE FIELD, USING THE DRAWINGS AS A GUIDE, AND APPROVED PRIOR TO INSTALLATION.

2) ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS. ALTHOUGH DUE DILIGENCE HAS BEEN EXERCISED IN THE PREPARATION OF THE DOCUMENTS TO AVOID CONFLICTS, THE RESPONSIBILITY FOR VERIFICATION AND CONFORMANCE TO THE PARTICULAR CODES FOR THIS LOCATION SHALL REMAIN SOLELY THAT OF THE INSTALLER. THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.

3) ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. THE INSTALLATION SHALL BE COORDINATED WITH ALL NEW AND EXISTING IMPROVEMENTS, AND WITH THE ACTUAL BEDLINES, BOD LIMITS AND PLANT LOCATIONS.

4) ALL MATERIAL AND LABOR REQUIRED TO PROVIDE A COMPLETE OPERATIONAL, AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS.

5) UNLESS SPECIFICALLY STATED IN THE DOCUMENTS, ALL MAINLINE PIPING AND WIRING PASSING UNDER PAVED SURFACES SHALL BE SLEEVED WITH SCH. 40 PVC, SIZED TWO SIZES LARGER THAN THE CONTAINED PIPE, OR 1" OR LARGER AS NEEDED FOR CONTROL WIRING. LATERAL PIPING PASSING UNDER TRAFFIC-BEARING PAVEMENT OF ANY WIDTH, OR UNDER BUILDINGS 5' OR WIDTH OR GREATER, SHALL BE SLEEVED IN A SIMILAR MANNER. IT SHALL BE ASSUMED THAT ALL SLEEVING IS TO BE PART OF THIS WORK, UNLESS SPECIFICALLY EXCEPTED IN THE DOCUMENTS. ANY NEEDED SLEEVES WHICH ARE UNMARKED OR CANNOT BE LOCATED SHALL BE REPORTED IMMEDIATELY TO THE PROJECT MANAGER. ROADWAY/DRIVEWAY SLEEVES ARE SHOWN ON THIS DRAWING. SIDEWALK SLEEVES ARE NOT SHOWN, BUT ARE UNDERSTOOD.

6) CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHEREVER POSSIBLE. LOW-VOLTAGE WIRING SHALL BE UL#14-1 PVC JACKETED, SINGLE CONDUCTOR CABLE, COLORED RED FOR "HOT" WIRES, WHITE FOR VALVE COMMON, AND BLUE FOR SPARES, A MINIMUM OF TWO OF WHICH SHALL BE RUN FROM THE CONTROLLER LOCATION TO THE FARTHEST ZONE VALVE IN EACH DIRECTION. WIRES SHALL BE INSTALLED WITH ADEQUATE SLACK AND SURGE/EXPANSION LOOPS, AND SHALL BE SPLICED ONLY IN VALVE BOXES, USING SPEARS "DRI-SPLICE" WIRE CONNECTORS AND SEALANT, OR OTHER WATERPROOF TYPE, IF PRIOR APPROVAL IS OBTAINED.

7) ALL HEADS SHALL BE OF THE PROPER TYPE FOR THE PLANT MATERIAL WHERE LOCATED, AND SHALL BE INSTALLED IN THE PRESCRIBED MANNER, PLUMB, AND WITH THE PROPER HEIGHT WITH RESPECT TO GRADE AND PLANT HEIGHT. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCES FROM ALL PAVING, CURBS, SIDEWALKS, WALLS, AND OTHER OBSTACLES, SO THAT DAMAGE TO EQUIPMENT DOES NOT OCCUR DURING LANDSCAPE MAINTENANCE OPERATIONS. ALL SPRINKLERS SHALL BE ADJUSTED TO OBTAIN MAXIMUM COVERAGE OF PLANT MATERIAL, WHILE MINIMIZING OVERSPRAY ONTO WINDOWS OR WALLS, OR OTHER IMPROVED SURFACES, PARTICULARLY MOODYONIC AND/OR TINT. THE INSTALLER SHALL UTILIZE SUITABLE PRESSURE-COMPENSATING SCREENS OR ADJUSTABLE-ARC NOZZLES WHERE REQUIRED TO ACHIEVE MAXIMUM COVERAGE CONTROL.

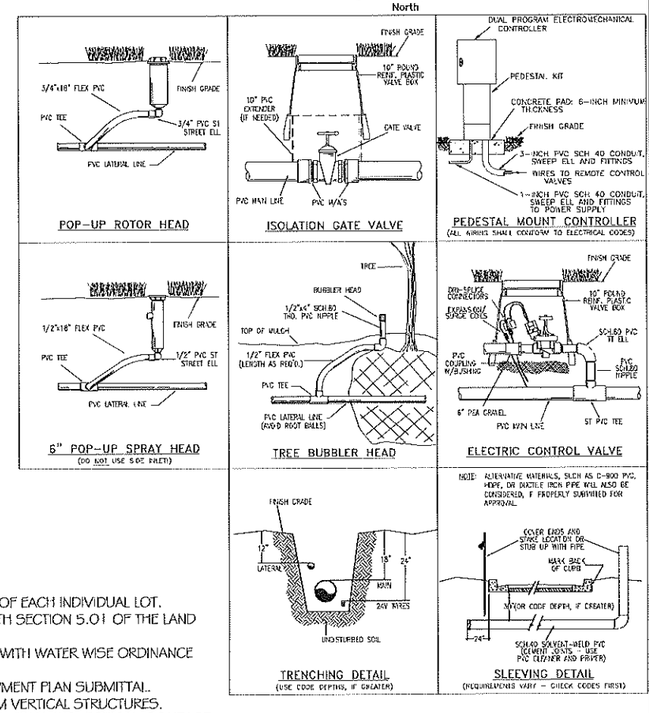
8) EACH CONTROLLER SHALL REQUIRE A STANDARD 120-VAC POWER FEED, WHICH SHALL BE COORDINATED AND HOOKED UP BY THE INSTALLER OR HIS DESIGNATED ELECTRICIAN. A 3-WAY POWER INPUT SURGE ARRESTOR SHALL BE PROVIDED ON THE POWER FEED, AND A DEDICATED GROUND ROD OR RODS SHALL BE INSTALLED, WHICH PROVIDE A RESISTANCE OF NO GREATER THAN 10 OHMS TO EARTH.

9) EACH CONTROLLER SHALL BE EQUIPPED WITH A PROPERLY LOCATED AND INSTALLED RAIN SHUTOFF DEVICE (RAIN-CLIK 10), WHICH SHALL BE LOCATED IN SUCH A MANNER SO THAT IT IS UNOBSTRUCTED AND DIRECTLY EXPOSED TO NATURAL RAINFALL AND SUNLIGHT FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM ROOFS, ETC.

10) THIS INSTALLATION SHALL BE APPLIED RECLAIMED WATER. THE WORK SHALL INCLUDE ANY AND ALL MATERIALS AND METHODS REQUIRED FOR THE APPROVED INSTALLATION THEREOF, WHETHER OR NOT SPECIFICALLY INDICATED WHETHER OR NOT SPECIFICALLY INDICATED IN THE DOCUMENTS, INCLUDING THE INSTALLATION OF ANY REQUIRED WARNING SIGNAGE.

CITY NOTES:

1. STREET TREES TO BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.01 OF THE LAND DEVELOPMENT CODE.
3. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
4. IRRIGATION PLANS SHALL BE PROVIDED AT FINAL DEVELOPMENT PLAN SUBMITTAL.
5. IRRIGATION DISTRIBUTION EQUIPMENT SHALL BE 24" FROM VERTICAL STRUCTURES.
6. ALL ON-SITE LANDSCAPING AND AMENITIES REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INSPECTION. THE SITE SUPERINTENDENT MUST BE ON SITE.



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DRAWING SCALE

SCALE: AS SHOWN

DRAWING TITLE
IRRIGATION SITE PLANS & DETAILS

DRAWING NUMBER
IR-02

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STRUCTURAL DESIGN CRITERIA:

A. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE GOVERNING PROVISIONS OF THE FOLLOWING CODES, STANDARDS AND SPECIFICATIONS.
1. FLORIDA BUILDING CODE - 2017 EDITION
2. ASCE 7-02 MIN. DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
3. ACI 318-02, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
4. ACI 530-99, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
5. AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, A.S.D., NINTH EDITION.
6. AWS D11 STRUCTURAL WELDING CODE - STEEL.
7. SPECIFICATIONS FOR ALUMINUM STRUCTURES, FOURTH EDITION.
8. AWS D12 STRUCTURAL WELDING CODE - ALUMINUM

B. SUPERIMPOSED DESIGN LOADS:
LIVE LOADS (MIN) DEAD LOADS:
GENERAL: 20 PSF DEAD WEIGHT
WIND LOADS: DESIGN WIND SPEED: 140 MPH
MEAN ROOF HEIGHT: 15 FEET
EXPOSURE = B
STRUCTURE: SIGN, CF=1.2, G=.85
DESIGN WIND PRESSURE: 22 PSF

C. FOUNDATIONS:
1. ASSUMED SAFE BEARING PRESSURE = 2,000 PSF.
2. ALL UNSUITABLE SOIL SHALL BE REMOVED AND REPLACED WITH CLEAN STRUCTURAL FILL, PLACED IN LOOSE LAYERS NOT EXCEEDING EIGHT (8") INCHES AND COMPACTED TO 95% (ASTM D698 - STANDARD PROCTOR) OF MAX. DRY DENSITY.
3. CONTRACTOR SHALL PREPARE THE SUBSURFACE SOILS PER THE GEOTECHNICAL REQUIREMENTS STIPULATED IN GEOTECHNICAL REPORT.

GENERAL:

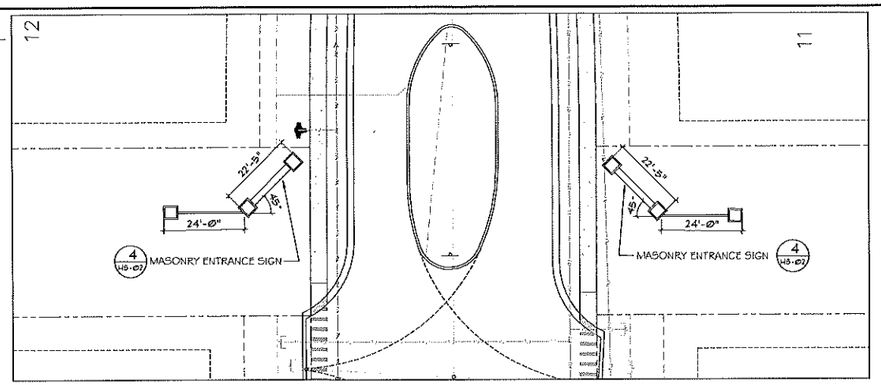
A. ALL DIMENSIONS AND PLACEMENTS SPECIFIED WITHIN THIS DRAWING ARE TO BE VERIFIED BY OWNER PRIOR TO INSTALLATION.
B. ALL ELEVATIONS ARE REFERENCED TO FINISHED GRADE EL. 100.00' = 0'-0". ALL ELEVATIONS SHOWN ON PLANS ARE REFERENCED TO THIS DATUM UNLESS NOTED.
C. THE GENERAL CONTRACTOR SHALL FIELD MEASURE ALL DIMENSIONS MARKED (V.I.F.) PRIOR TO FABRICATION OR START OF CONSTRUCTION.
D. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN STRENGTH WITHOUT THE PRIOR NOTIFICATION OF THE STRUCTURAL ENGINEER.
E. THE GENERAL CONTRACTOR SHALL COORDINATE ALL OTHER DISCIPLINES FOR ANY ITEMS WHICH EFFECT THE STRUCTURAL DRAWINGS.
F. TEMPORARY BRACING, GUY WIRES, ETC., SHALL BE USED WHERE NECESSARY TO ADEQUATELY RESIST ALL CONSTRUCTION LOADS.
G. INSURE POSITIVE DRAINAGE IN ALL AREAS.
H. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROPOSED WALLS/COLUMNS AND EXISTING UTILITIES.

CAST-IN-PLACE REINFORCED CONCRETE:

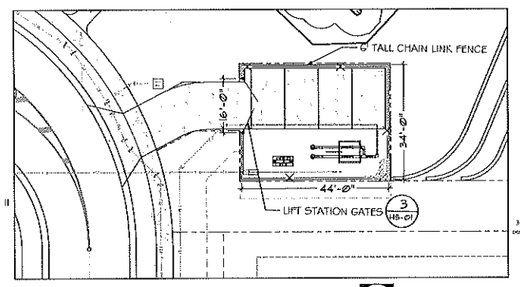
A. ALL CONCRETE WORK SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-02/318R-02).
B. ALL CONCRETE WORK SHALL ALSO CONFORM TO ALL APPLICABLE SECTIONS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
C. MINIMUM 28 DAY COMPRESSIVE STRENGTH:
- CONCRETE WALKS, SIDEWALK BANDING, BENCH FOUNDATIONS AND HANDICAP RAMPS: CLASS I
- CONCRETE SIDEWALKS SUBSLABS AND INTEGRAL BANDING: CLASS I
- CONCRETE CURB, CURB AND GUTTER, 6" DRIVEWAY BANDING, HEADER CURB AND VALLEY GUTTER: CLASS II
- CONCRETE STREET LIGHT POLE AND TRAFFIC POLE BASES, AND TREE GRATE COLLARS: CLASS II
D. SLUMPS PER F.D.O.T. STANDARD SPECIFICATIONS.
E. REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 (6"x6", 2.1 WWF.)
F. TERMINATE ALL DISCONTINUED TOP BARS WITH 180 DEGREE STANDARD HOOK UNLESS OTHERWISE NOTED.
G. AT CHANGES IN DIRECTION OF CONCRETE WALLS, STRIP FOOTINGS AND BOND BEAMS, PROVIDE CORNER BARS AT SAME SIZE AND SPACING AS HORIZONTAL STEEL.
H. METAL EXPANSION CAPS: TO BE FURNISHED WITH ONE END OF EACH DOWEL BAR IN EXPANSION JOINTS. CAPS TO BE A MINIMUM OF 3" IN LENGTH, WITH ONE END CLOSED, TO ALLOW BAR MOVEMENT OF NOT LESS THAN 1 INCH, UNLESS OTHERWISE INDICATED. PLASTIC COATED DOWEL BARS MAY BE USED IF APPROVED BY ENGINEER.
I. JOINT MATERIAL: JOINT SEALER IS TO BE GRAY SONOLASTIC SL1, MANUFACTURED BY REXNORD CHEMICAL PRODUCTS, INC., MINNEAPOLIS, MN, OR APPROVED EQUAL.
J. CONTRACTION JOINTS: TO BE PROVIDE TO A DEPTH 1/4 OF CONCRETE THICKNESS, AS FOLLOWED.
1. TOOLED JOINTS:
2. SAWED JOINTS IF REQUIRED, TO BE CUT INTO HARDENED CONCRETE AS SOON AS SURFACE WILL NOT BE TORN, ABRASED, OR OTHERWISE DAMAGED BY CUTTING ACTION.
3. CONTRACTION JOINTS ARE TO BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB FOR WALKS, INTERVALS NOT TO EXCEED 10 FEET.
4. CONTRACTION JOINTS FOR CONCRETE BANDING IN THE STREET AND SIDEWALK SHALL BE AT 10 FOOT INTERVALS (MAX).
K. CONSTRUCTION JOINTS:
WHERE PLACEMENT OPERATIONS ARE STOPPED FOR A PERIOD OF MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH POURS TERMINATE AT EXPANSION JOINTS.
L. EXPANSION JOINTS:
1. PROVIDE EXPANSION JOINTS BETWEEN ABUTTING CONCRETE CURBS, WALKS, WALLS COLUMNS, AND OTHER NON YIELDING MATERIALS, UNLESS OHTERWISE INDICATED ON HARDSCAPE DETAILS.
2. FOR CURB AND GUTTER WORK EXPANSION JOINTS SHALL BE PLACED AT EVERY ONE HUNDRED LINEAR FEET.
3. ALL EXPOSED EXPANSION JOINT MATERIALS SHALL BE RECESSED 1/4 INCH AND SEALED WITH THE JOINT SEALER AS SPECIFIED.
M. CONCRETE FINISHES:
1. AFTER STRIKING OFF AND CONSOLIDATING CONCRETE, SMOOTH THE SURFACE BY SCREEDING AND FLOATING. USE HAND METHODS ONLY WHERE MECHANICAL FLOATING IS NOT POSSIBLE. ADJUST THE FLOATING TO COMPACT THE SURFACE AND PRODUCE A UNIFORM TEXTURE. THE USE OF ADDITIONAL WATER WILL BE PROHIBITED IN ALL PHASES OF THE FINISHING.
2. AFTER FLOATING, TEST SURFACE FOR TRUENESS WITH A 10 FOOT STRAIGHTEDGE. DISTRIBUTE CONCRETE AS REQUIRED TO REMOVE SURFACE IRREGULARITIES, AND REFLOAT REPAIRED AREAS TO PROVIDE A CONTINUOUS SMOOTH FINISH.
3. WORK EDGES OF GUTTERS, BACK TOP EDGE OF CURB, SCORE LINES AND FORMED JOINTS WITH AN EDGERING TOOL AND ROUND TO 1/2" RADIUS, UNLESS OTHERWISE INDICATED ON HARDSCAPE DETAILING. ELIMINATE ANY TOOL MARKS ON CONCRETE SURFACE.
4. AFTER COMPLETION OF FLOATING, AND WHEN EXCESS MOISTURE OR SURFACE SHEEN HAS DISAPPEARED, COMPLETE SURFACE FINISHING AS SPECIFIED ON DETAIL(S).
5. DO NOT REMOVE FORMS FOR 24 HOURS AFTER CONCRETE HAS BEEN PLACED. AFTER FORM REMOVAL, CLEAN ENDS OF JOINTS AND POINT-UP ANY MINOR HONEYCOMBED AREAS. REMOVE AND REPLACE AREAS OR SECTIONS WITH MAJOR DEFECTS.
6. FINISH SURFACE CONTRACTION JOINTS AT THE END OF ALL EDGES AND AT LOCATIONS SHOWN ON PLANS.
N. GENERAL: CONSTRUCT EXPANSION, CONTRACTION AND CONSTRUCTION JOINTS TRUE TO LINE WITH FACE PERPENDICULAR TO SURFACE OF CONCRETE, UNLESS OTHERWISE INDICATED ON HARDSCAPE DETAILS. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO THE CENTERLINE, UNLESS OTHERWISE INDICATED.

CONCRETE MASONRY

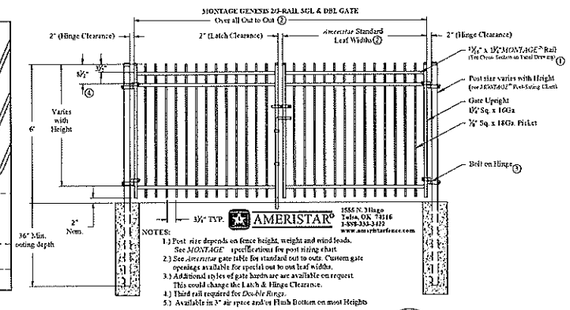
A. DESIGN CRITERIA: ACI 530-99/ASCE 5-99, ACI 530.1-99/ASCE 6-99.
B. HOLLOW UNITS: MIN. 4000 PSI @ 28 DAYS, MIN. 45% SOLID, ASTM C 90, GRADE N, HIGH STRENGTH BLOCK, NORMAL WEIGHT. f'm=2500 PSI.
C. MORTAR: ASTM C 270, TYPE S, MIN. 1800 PSI @ 28 DAYS, 3/8" FULL BEDDING, REMOVE MORTAR PROTRUDING INTO CELL CAVITIES TO BE REINFORCED AND GROUTED.
D. GROUT: ASTM C 476, MIN. 2500 PSI @ 28 DAYS, 3/8" AGGREGATE MAX, 8"-10" SLUMP.
E. REINFORCEMENT:
1. HORIZONTAL JOINTS: STD. DUR-O-WALL @ 16" O.C. USE PREFABRICATED CORNERS AND TEES @ WALL INTERSECTIONS, OVERLAP DISCONTINUED ENDS AND EXTEND INTO COLUMNS 12" MIN.
2. VERTICAL AND HORIZONTAL REINFORCEMENT: ASTM 615, GRADE 60, TYP. @ WALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND @ WALL ENDS, HOOK TOP OF ALL DISCONTINUED BARS, LAP CONT. REINF. 48 BAR DIA. U.N.O.
3. USE BAR SPACERS IN EVERY 4TH COURSE WHERE CELLS ARE TO BE GROUTED.
F. PROVIDE CLEANOUT OPENINGS FOR EACH GROUTED CELL. G. HIGH LIFT GROUTING SHALL BE USED WITH A MAXIMUM POUR OF 12'-0" IN 4' MAX. LIFTS WITH ONE HOUR BETWEEN LIFTS. VIBRATE EACH LIFT AND RECONSOLIDATE PREVIOUS LIFT AFTER PLACING NEXT LIFT. VERTICAL CORES TO BE FILLED WITH GROUT SHALL HAVE A MINIMUM CLEAR DIMENSION OF 3"x3". H. WHERE EXPANSION ANCHOR BOLTS ARE SET IN MASONRY WALLS, FILL BLOCK CELLS WITH GROUT FOR BOLTED COURSE AND TWO COURSES BELOW ANCHOR ELEVATION.



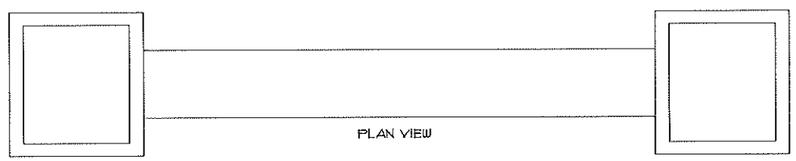
SOUTH RESIDENTIAL ENTRANCE DETAIL 1 HS-01
Scale: 1"=20'



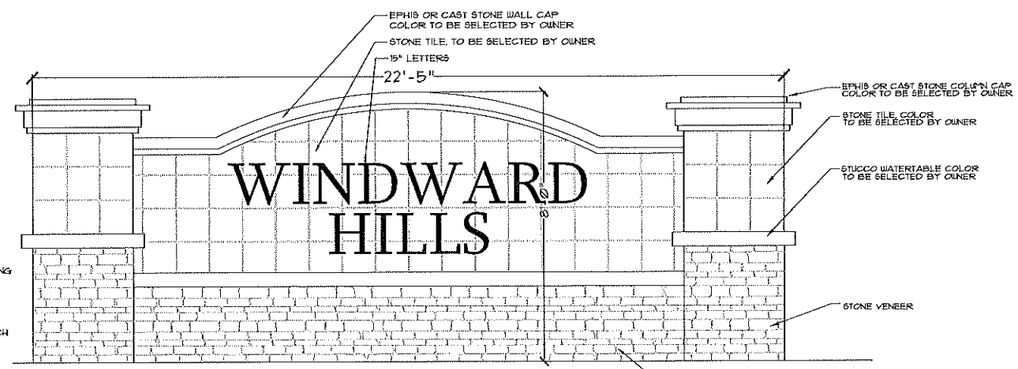
SOUTH RESIDENTIAL ENTRANCE DETAIL 2 HS-01
Scale: 1"=20'



Lift Station Gates 3 H-01
SCALE: N.T.S



PLAN VIEW



SIDE VIEW
Entry Sign Elevation 4 HS-01
SCALE: 1/2" = 1'-0"

Landscape Designs, LLC
- Landscape Architecture
- Site Planning

4465 Gabriella Lane
Winter Park, FL 32792
PH: (407) 484-3414
Fx: (407) 671-1604

PROJECT AND OWNER

WINDWARD HILLS SUBDIVISION
City of Apopka
Florida

Appian Engineering
2221 Lee Road, Ste. 17
Winter Park, FL 32789
PH: (407) 960-5868

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA

REG.#: 0001764

PROJECT NO.	APP08.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	04/30/18

ISSUED FOR:
07/12/18 Site Changes
08/05/18 Site Changes
08/30/18 Site Changes
11/02/18 Site Changes
11/16/19 OBT Changes
03/16/20 Lift Station
05/12/20 Site Changes

DRAWING SCALE:

SCALE: AS SHOWN

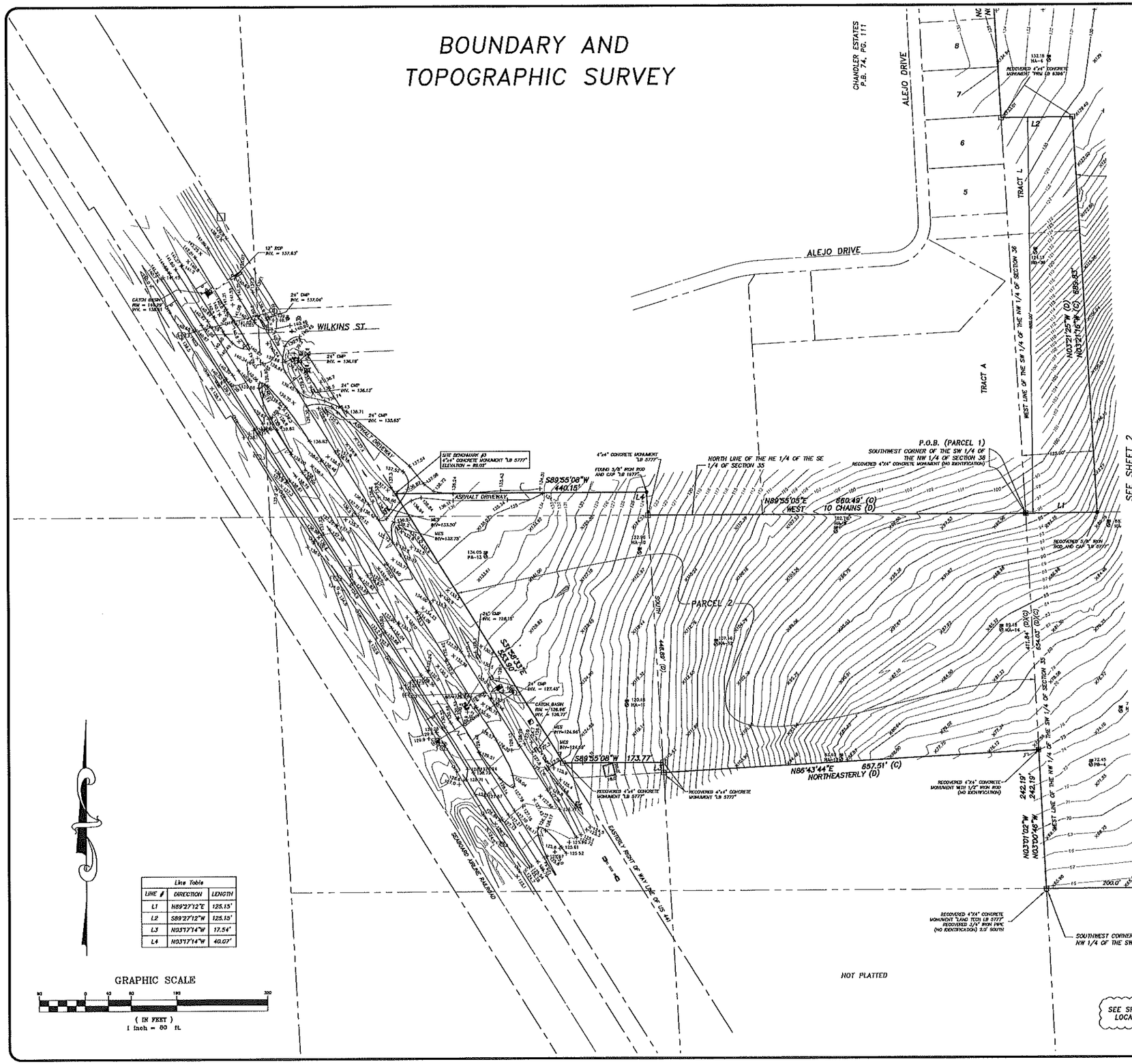
DRAWING TITLE
HARDSCAPE DETAILS

DRAWING NUMBER
HS-01

SHEET 63 OF 63

C:\Jobs\APP08.01-Winward Hills\Landscape\Landscape\CodePlans\WR-HRS.dwg

BOUNDARY AND TOPOGRAPHIC SURVEY



Line Table		
LINE #	DIRECTION	LENGTH
L1	N89°27'12"E	125.15'
L2	S89°27'12"W	125.15'
L3	N03°17'14"W	17.54'
L4	N03°17'14"W	40.07'

DESCRIPTION: (PER DEED)

PARCEL 1:
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

AND

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE SOUTH 689' OF THE WEST 125' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36.

More particularly Described as:

Beginning at the SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼, SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, said point being the POINT OF BEGINNING; thence run N.89°27'12"E., along the South line of the SOUTH 689' OF THE WEST 125' OF SAID SOUTHWEST ¼ OF THE NORTHWEST 1/4, a distance of 125.15 feet; thence N.03°21'25"W., along the East line of said South 689' of the West 125', a distance of 689.63 feet, to the NORTHEAST corner of said South 689' of the West 125'; thence S.89°27' 12"W., along the North line of said South 689' of the West 125', a distance of 125.15 feet; thence N.03°21'25"W., along the West line of the aforesaid SOUTHWEST ¼ OF THE NORTHWEST ¼, a distance of 632.58 feet to the NORTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; thence N.89°27'11"E., along the North line of said SOUTHWEST ¼ OF THE NORTHWEST ¼, a distance of 1,324.49 feet to the NORTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; thence S.03°07'47"E., along the East line of said SOUTHWEST ¼ OF THE NORTHWEST ¼, a distance of 1,322.18 feet, to the SOUTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; thence S.02°57'34"E., along the East line of the North ½ of the NORTHWEST ¼ OF THE SOUTHWEST ¼ of the aforesaid SECTION 36, a distance of 657.81 feet, to the SOUTHEAST CORNER OF SAID NORTH ½; thence S.89°37'08"W., along the SOUTH LINE OF SAID NORTH ½ , a distance of 1,318.75 feet, to the SOUTHWEST CORNER OF SAID NORTH ½; thence N.03°01'02"W. along the WEST LINE OF SAID NORTH ½ , a distance of 654.03 feet to the POINT OF BEGINNING.
Containing 57.9 acres, more or less.

PARCEL 2 (EASEMENT):
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, AS CREATED BY THE INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7167, PAGE 1399; THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LYING NORTH AND EAST OF THE SEABOARD AIR LINE RAILROAD, LESS AND EXCEPT THE SOUTH 2 1/2 ACRES THEREOF; AND ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE LANDS DEEDED TO THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA, BY VIRTUE OF QUIT CLAIM DEED RECORDED IN DEED BOOK 589, PAGE 426, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN WEST 10 CHAINS; THENCE RUN SOUTH 448.89 FEET; THENCE RUN NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID SECTION 411.84 FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE SOUTH 40.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 660.00 FEET THEREOF, AND ALSO LESS AND EXCEPT ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE ROAD RIGHT OF WAY FOR WEST ORANGE BLOSSOM TRAIL (STATE ROAD 500M US HIGHWAY 441) ON WEST.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/ OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, AS BEING N03°21'16"W (ASSUMED).
5. THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.
6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
7. THE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988 DATUM PER NGS BENCHMARK NUMBER "W 429", ELEVATION = 144.84'
8. THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) WITH PORTIONS LYING WITHIN ZONE A (AREAS OF 100 YEAR FLOOD) AS SHOWN HEREON, ACCORDING TO "FIRM" MAP NO. 12095C0120F, DATED SEPTEMBER 25, 2009.
9. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

#	RADIUS		WELL
Δ	CENTRAL ANGLE		ELECTRICAL OUTLET
L	LENGTH		TELEPHONE RISER
CH	CHORD		FIRE HYDRANT
CB	CHORD BEARING		MASTER WATER ASSEMBLY
TB	TANGENT BEARING		SENSOR VALVE
(M)	MEASURED		WATER VALVE
(F)	FIELD		RECLAIMED WATER VALVE
(C)	CALCULATED		IRRIGATION VALVE
(D)	DESCRIPTION		GAS VALVE
POB	POINT OF BEGINNING		SANITARY MANHOLE
POC	POINT OF COMMENCEMENT		DRAINAGE MANHOLE
O.R.	OFFICIAL RECORDS BOOK		TELEPHONE MANHOLE
PG	PAGE		GREASE TRAP MANHOLE
TYP.	TYPICAL		POWER MANHOLE
P.T.	POINT OF TANGENCY		WATER SHUT-OFF VALVE
P.C.	POINT OF CURVATURE		POWER TRANSFORMER
	IRON ROD & CAP		WATER METER
	AXL & DISC		GAS METER
	4"x4" CONCRETE MONUMENT		POWER METER
	IRON PIPE		WATER SHUT-OFF VALVE
	BARBED WIRE FENCE		CLEAN-OUT
	WOOD FENCE		FIRE DEPARTMENT CONNECT. VALVE
	CHAIN LINK FENCE		ELECTRIC HAND HOLE
	EDGE OF ASPHALT PAVEMENT		CABLE TELEVISION RISER
℄	CENTERLINE		TELEPHONE ACCESS CABINET
LB	LICENSED BUSINESS		CATCH BASIN
PSM	PROFESSIONAL SURVEYOR & MAPPER		DRAIN
PLS	PROFESSIONAL LAND SURVEYOR		CURB INLET
PVC	POLYVINYL CHLORIDE PIPE		CURB INLET WITHOUT MANHOLE
RCP	REINFORCED CONCRETE PIPE		MITERED END SECTION
CMP	CORRUGATED METAL PIPE		UTILITY VAULT
DIP	DUCTILE IRON PIPE		AIR CONDITIONER
VCP	VITRIFIED CLAY PIPE		POWER BOX
CPP	CORRUGATED PLASTIC PIPE		MONITORING WELL
—OHW—	OVERHEAD UTILITY WIRES		LIGHT POLE
—UGP—	UNDERGROUND POWER LINE		WALKWAY LIGHT
—UGG—	UNDERGROUND GAS LINE		TRAFFIC SIGNAL BOX
—UGT—	UNDERGROUND TELEPHONE LINE		BOLLARD
—UGCT—	UNDERGROUND CABLE TELEVISION		FLAG POLE
—FOC—	FIBER OPTIC CABLE		PARKING METER
	WOODEN UTILITY POLE		TRAFFIC FLOW ARROW
	CONCRETE UTILITY POLE		SOIL BORING
	GUY POLE		TREE LEGEND → SEE SHEET 7
	GUY ANCHOR		
80.15	RIVER ELEVATION		
+ 69.51	EXISTING GROUND ELEVATION		
70	EXISTING GROUND CONTOUR		
	SINGLE POST SIGN		
	DOUBLE POST SIGN		
	HANDICAPPED PARKING SPACE (V/E)		
	SITE BENCH MARK (AS INDICATED)		
X 1855	TREE AND POINT NUMBER		

SHEET 1 OF 7

SECTION 35 & 36 TOWNSHIP 20 SOUTH RANGE 27 EAST

BISHMAN Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
32 W. PLANT STREET WINTER GARDEN, FL 34787
Phone No. 407.905.8877 Fax No. 407.905.8875
ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

REVISIONS:

JOB NUMBER: 17154.000

SURVEY DATE:	05-17-2018
FIELD BY:	T.CONWAY
FIELD BOOK:	1708 / 1802
PAGES:	43 - 46
FIELD FILE:	17154TC.NAF
DRAWING FILE:	17154-4.DWG

BOUNDARY AND TOPOGRAPHIC SURVEY

SEE SHEET 3

ALEJO DRIVE

TRACT A

TRACT L

PARCEL 1

PARCEL 2

NOT PLATTED

NORTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 35

P.O.B. (PARCEL 1)
SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 36
RECOVERED 4"x4" CONCRETE MONUMENT (NO IDENTIFICATION)

N89°55'05"E (C)
WEST 660.49' (C)
10 CHAINS (D)

N88°43'44"E (C)
NORTHEASTERLY (D)
857.51' (C)

WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 36

N03°12'15"W (C)
N03°12'16"W (D)
689.22'

N03°01'02"W
N03°00'46"W
242.19'
242.19'

WEST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35

SW 1/4 OF THE NW 1/4 OF SECTION 35-20-27

EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF SECT

SOUTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 36 (CORNER FALLS IN WATER)

SOUTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 36

NORTH 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35-20-27

S03°57'34"E
S03°57'49"E
657.81' (C)
657.81' (D)

EAST LINE OF THE NW 1/4 OF THE SW 1/4 OF SECTION 35

SOUTH LINE OF THE N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 36

S89°37'12"W
S89°37'08"W
1318.55' (C)
1318.75' (D)

200.0'

SOUTHEAST CORNER OF N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 36 (CORNER FALLS IN WATER)

SOUTHWEST CORNER OF N 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 36

RECOVERED 4"x4" CONCRETE MONUMENT "LANG TECH LB 5777"
RECOVERED 3/4" IRON PIPE
(NO IDENTIFICATION) 2.0' SOUTH

RECOVERED WITNESS CORNER
5/8" IRON ROD AND CAP "LB 5777"

RECOVERED 4"x4" CONCRETE MONUMENT "LB 5777"

RECOVERED 4"x4" CONCRETE MONUMENT WITH 1/2" IRON ROD
(NO IDENTIFICATION)

RECOVERED 5/8" IRON ROD AND CAP "LB 5777"

NOT PLATTED

NOT PLATTED

NOT PLATTED

TRACT A
LAS ALAMEDAS
P.B. 29, PG. 56

WET LOW LYING AREA

WET LOW LYING AREA

WET LOW LYING AREA

Line Table		
LINE #	DIRECTION	LENGTH
L1	N89°27'12"E	125.15'
L2	S89°27'12"W	125.15'
L3	N03°17'14"W	17.54'
L4	N03°17'14"W	40.07'

GRAPHIC SCALE
40 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

LEGEND/ABBREVIATIONS:
NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

R RADIUS
Δ CENTRAL ANGLE
L LENGTH
CH CHORD
CB CHORD BEARING
T.B. TANGENT BEARING
(M) MEASURED
(P) PLAT
(C) CALCULATED
(D) DESCRIPTION
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
O.R. OFFICIAL RECORDS BOOK
PG. PAGE
TYP. TYPICAL
P.T. POINT OF TANGENCY
P.C. POINT OF CURVATURE
IRON ROD & CAP
PAL & ERG
4"x4" CONCRETE MONUMENT
IRON PIPE
BARBED WIRE FENCE
WOOD FENCE
CHAIN LINK FENCE
EDGE OF ASPHALT PAVEMENT
CENTERLINE
LB LICENSED BUSINESS
PSM PROFESSIONAL SURVEYOR & MAPPER
PLS PROFESSIONAL LAND SURVEYOR
PVC POLYVINYL CHLORIDE PIPE
RCP REINFORCED CONCRETE PIPE
CMP CORRUGATED METAL PIPE
DIP DUCTILE IRON PIPE
VCP VITRIFIED CLAY PIPE
CPP CORRUGATED PLASTIC PIPE
OHP — OVERHEAD UTILITY WIRES
UGP — UNDERGROUND POWER LINE
UGG — UNDERGROUND GAS LINE
UGT — UNDERGROUND TELEPHONE LINE
UGCT — UNDERGROUND CABLE TELEVISION
FOC — FIBER OPTIC CABLE
WOODEN UTILITY POLE
CONCRETE UTILITY POLE
GUY POLE
GUY ANCHOR
INV=69.73 INVERT ELEVATION
+ 68.31 EXISTING GROUND ELEVATION
60 EXISTING GROUND CONTOUR
SINGLE POST SIGN
DOUBLE POST SIGN
HANDICAPPED PARKING SPACE (H/C)
SITE SIGNS MAPS (AS NOTED)
X 1833 TREE AND POINT NUMBER
WELL
ELECTRICAL OUTLET
TELEPHONE RISER
FIRE HYDRANT
MASTER WATER ASSEMBLY
SENSOR VALVE
WATER VALVE
RECLAIMED WATER VALVE
IRRIGATION VALVE
GAS VALVE
SANITARY MANHOLE
DRAINAGE MANHOLE
TELEPHONE MANHOLE
GREASE TRAP MANHOLE
POWER MANHOLE
WATER SHUT-OFF VALVE
POWER TRANSFORMER
WATER METER
GAS METER
POWER METER
WATER BLOW-OFF VALVE
CLEAN-OUT
FIRE DEPARTMENT CONTROL VALVE
ELECTRIC HAND HOLE
CABLE TELEVISION RISER
TELEPHONE ACCESS CABINET
CATCH BASIN
DRAIN
CURB INLET
CURB INLET WITHOUT MANHOLE
MITERED END SECTION
UTILITY VAULT
AIR CONDITIONER
POWER BOX
MONITORING WELL
LIGHT POLE
RAILWAY LIGHT
TRAFFIC SIGNAL BOX
BOLLARD
FLAG POLE
PARKING METER
SEPTIC FLOW ARROW
SOIL BORING

TREE LEGEND – SEE SHEET 4

SEE SHEETS 4–7 FOR TREE LOCATIONS AND DETAILS

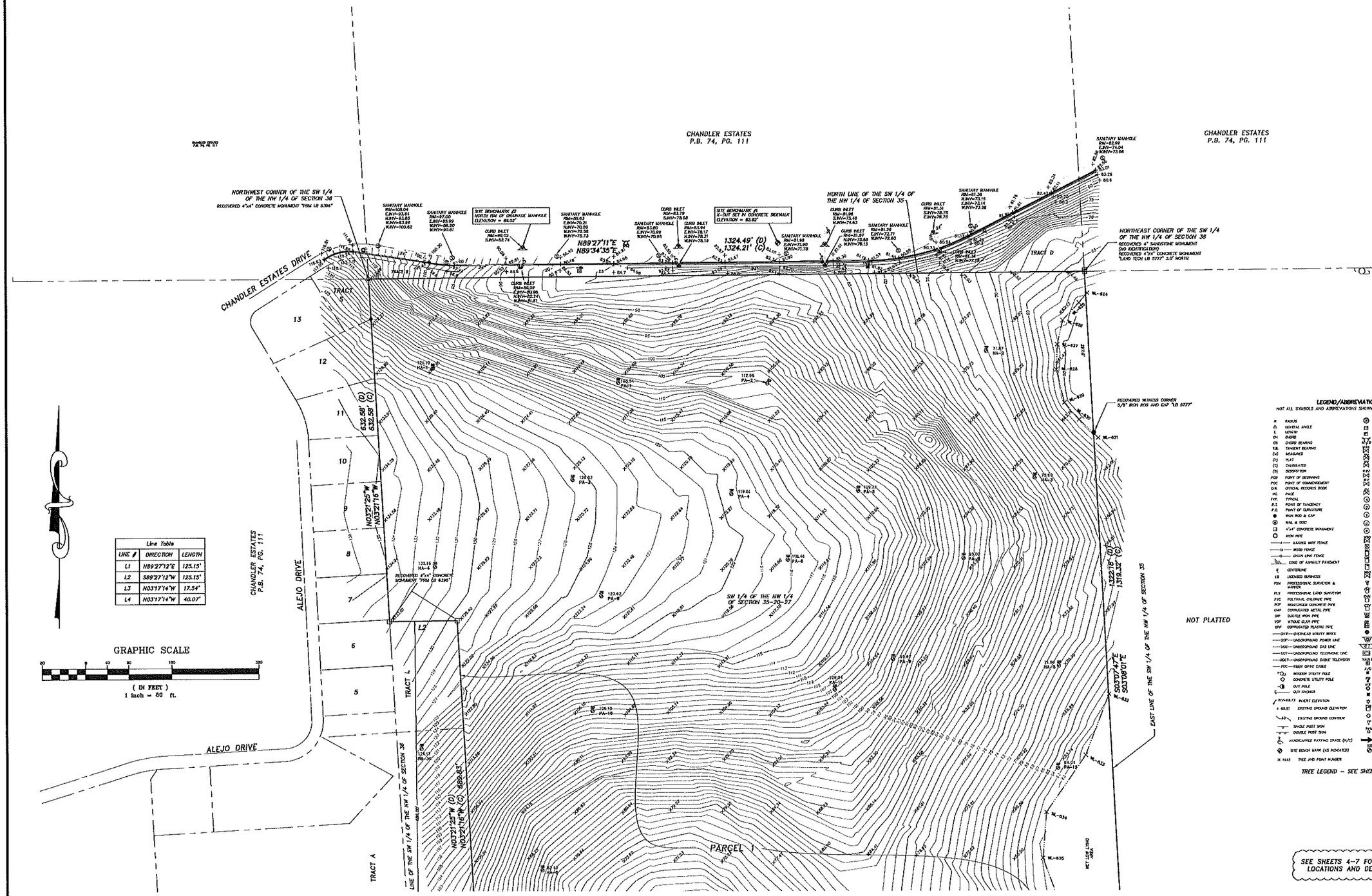
SHEET 2 OF 7

SECTION 35 & 36
TOWNSHIP 20 SOUTH
RANGE 27 EAST

BISHMAN Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
32 W. PLANT STREET
WINTER GARDEN, FL 34787
Phone No. 407.905.8877
Fax No. 407.905.8875

JOB NUMBER: 17154.000
DRAWING FILE: 17154-4.DWG

BOUNDARY AND TOPOGRAPHIC SURVEY



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LEGEND/ABBREVIATIONS:
NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

- R — RADIUS
- Δ — CENTRAL ANGLE
- L — LENGTH
- CH — CHORD
- CB — CHORD BEARING
- T.B. — TANGENT BEARING
- (M) — MEASURED
- (P) — PLAT
- (C) — CALCULATED
- (D) — DESCRIPTION
- POB — POINT OF BEGINNING
- POC — POINT OF COMMENCEMENT
- O.R. — OFFICIAL RECORDS BOOK
- PG — PAGE
- TYP. — TYPICAL
- P.T. — POINT OF TANGENCY
- P.C. — POINT OF CURVATURE
- IRON ROD & CAP
- NAIL & DISC
- 4"x4" CONCRETE MONUMENT
- IRON PIPE
- BARBED WIRE FENCE
- WOOD FENCE
- CHAIN LINK FENCE
- EDGE OF ASPHALT PAVEMENT
- ℄ — CENTERLINE
- LB — LICENSED BUSINESS
- PSM — PROFESSIONAL SURVEYOR & MAPPER
- PLS — PROFESSIONAL LAND SURVEYOR
- PVC — POLYVINYL CHLORIDE PIPE
- RCP — REINFORCED CONCRETE PIPE
- CMP — CORRUGATED METAL PIPE
- DIP — DUCTILE IRON PIPE
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- CPP — CORRUGATED PLASTIC PIPE
- OHW — OVERHEAD UTILITY WIRES
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- FOC — FIBER OPTIC CABLE
- WOODEN UTILITY POLE
- CONCRETE UTILITY POLE
- GUY POLE
- GUY ANCHOR
- 69.71 — INVERT ELEVATION
- + 68.51 — EXISTING GROUND ELEVATION
- 62 — EXISTING GROUND CONTOUR
- SINGLE POST SIGN
- DOUBLE POST SIGN
- HANDICAPPED PARKING SPACE (H/C)
- SITE BENCH MARK (AS INDICATED)
- X 1633 — TREE AND POINT NUMBER
- HOLE
- ELECTRICAL OUTLET
- TELEPHONE RISER
- FIRE HYDRANT
- MASTER WATER ASSEMBLY
- SEWER VALVE
- WATER VALVE
- RECLAIMED WATER VALVE
- IRRIGATION VALVE
- GAS VALVE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- TELEPHONE MANHOLE
- GREASE TRAP MANHOLE
- POWER MANHOLE
- WATER SHUT-OFF VALVE
- POWER TRANSFORMER
- WATER METER
- GAS METER
- POWER METER
- WATER BLOW-OFF VALVE
- CLEAN-OUT
- FIRE DEPARTMENT CONTROL VALVE
- ELECTRIC HAND HOLE
- CABLE TELEVISION RISER
- TELEPHONE ACCESS CABINET
- CATCH BASIN
- DRAIN
- CURB INLET
- CURB INLET WITHOUT MANHOLE
- MITERED END SECTION
- UTILITY VAULT
- AIR CONDITIONER
- POWER BOX
- MONITORING WELL
- LIGHT POLE
- WALKWAY LIGHT
- TRAFFIC SIGNAL BOX
- BOLLARD
- FLAG POLE
- PARKING METER
- TRAFFIC FLOW ARROW
- SOIL BORING

TREE LEGEND – SEE SHEET 4

SEE SHEETS 4–7 FOR TREE LOCATIONS AND DETAILS

SHEET 3 OF 4

SECTION 7
TOWNSHIP 20 SOUTH
RANGE 27 EAST

BISHMAN
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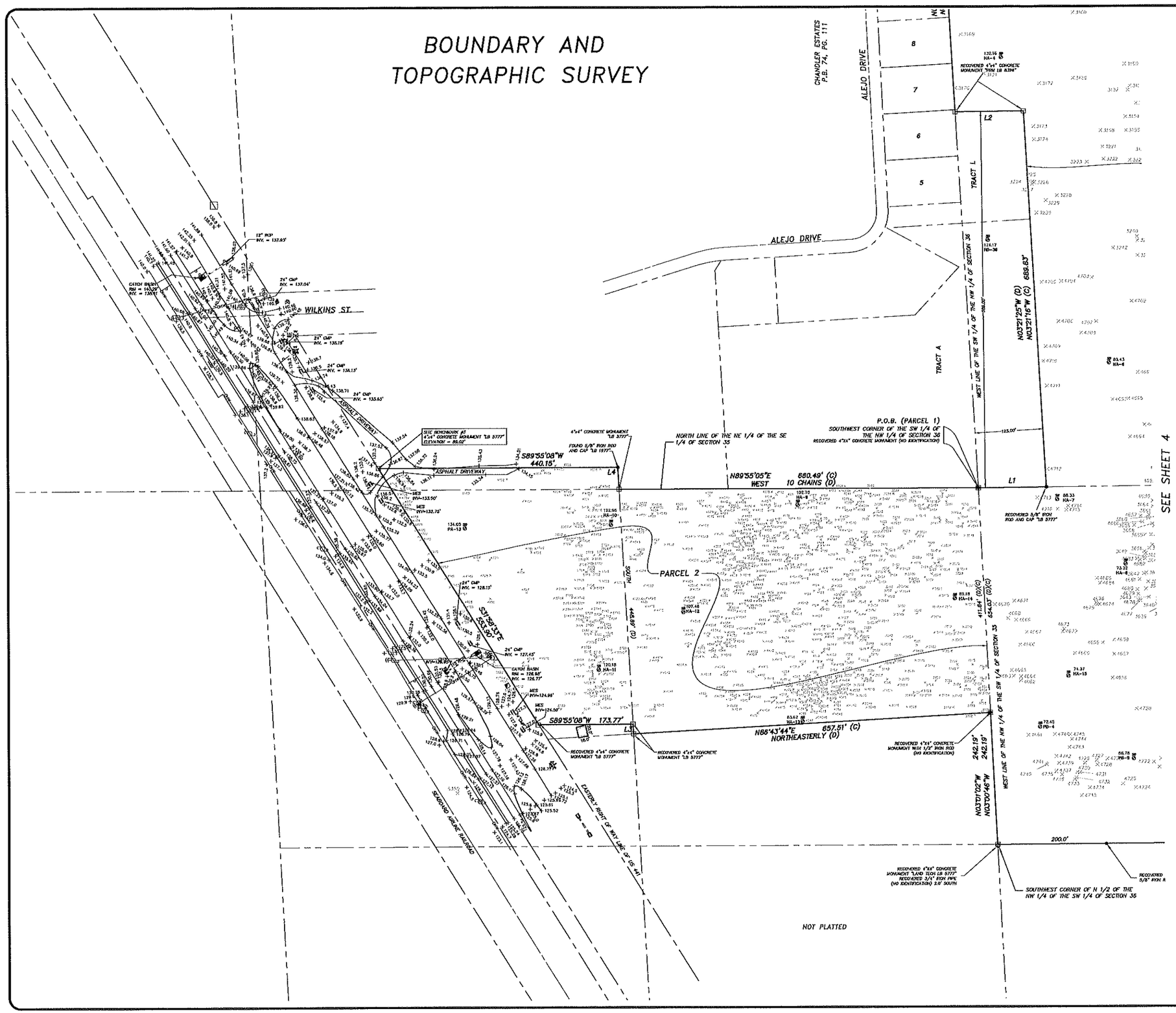
JOB NUMBER: 17154.000
DRAWING FILE: 17154-4.DWG

BOUNDARY AND TOPOGRAPHIC SURVEY



GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

LEGEND/ABBREVIATIONS:
NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

R	RADIUS
Δ	CENTRAL ANGLE
L	LENGTH
CH	CHORD
CB	CHORD BEARING
T.B.	TANGENT BEARING
(M)	MEASURED
(P)	PLAT
(C)	CALCULATED
(D)	DESCRIPTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
O.R.	OFFICIAL RECORDS BOOK
P.G.	PAGE
TYP.	TYPICAL
P.I.	POINT OF INTERSECT
P.C.	POINT OF CURVATURE
●	IRON ROD & CAP
⊗	NAIL & DISC
□	4"x4" CONCRETE MONUMENT
○	IRON PIPE
—x—	BARBED WIRE FENCE
—o—	WOOD FENCE
—o—	CHAIN LINK FENCE
	EDGE OF ASPHALT PAVEMENT
℄	CENTERLINE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
PLS	PROFESSIONAL LAND SURVEYOR
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
DIP	DUCTILE IRON PIPE
VCP	VITRIFIED CLAY PIPE
CPP	CORRUGATED PLASTIC PIPE
—OHW—	OVERHEAD UTILITY WIRES
—UGP—	UNDERGROUND POWER LINE
—UGG—	UNDERGROUND GAS LINE
—UGT—	UNDERGROUND TELEPHONE LINE
—UGCT—	UNDERGROUND CABLE TELEVISION
—FOC—	FIBER OPTIC CABLE
	WOODEN UTILITY POLE
	CONCRETE UTILITY POLE
	GUY POLE
	GUY ANCHOR
NGVD=18.73	NGVD ELEVATION
+ 18.31	EXISTING GROUND ELEVATION
18	EXISTING GROUND CONTOUR
	SINGLE POST SIGN
	DOUBLE POST SIGN
	HANDICAPPED PARKING SPACE (H/C)
	SITE BENCH MARK (AS INDICATED)
X 13.53	SPOT ELEVATION POINT MARKER
	WELL
	ELECTRICAL OUTLET
	TELEPHONE PEDESTAL
	FIRE HYDRANT
	MASTER WATER ASSEMBLY
	SEWER VALVE
	WATER VALVE
	RECLAIMED WATER VALVE
	IRRIGATION VALVE
	GAS VALVE
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	TELEPHONE MANHOLE
	GREASE TRAP MANHOLE
	POWER MANHOLE
	WATER SHUT-OFF VALVE
	POWER TRANSFORMER
	WATER METER
	GAS METER
	POWER METER
	WATER BLOW-OFF VALVE
	CLEAN-OUT
	FIRE DEPARTMENT CONTROL VALVE
	ELECTRIC HAND HOLE
	CABLE TELEVISION RISER
	TELEPHONE ACCESS CABINET
	CATCH BASIN
	DRAIN
	CURB INLET
	CURB INLET WITHOUT BUBBLER
	MITERED END SECTION
VALVE	UTILITY VAULT
A/C	AIR CONDITIONER
	POWER BOX
	MONITORING WELL
	LIGHT POLE
	WALKWAY LIGHT
	TRAFFIC SIGNAL BOX
	BILLBOARD
	FLAG POLE
	PARKING METER
	DIRECTIONAL FLOW ARROW
	SOIL BORING

TREE LEGEND – SEE SHEET 7

SHEET 4 OF 7

SECTION 35 & 36
TOWNSHIP 20 SOUTH
RANGE 27 EAST

BISHMAN
Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
32 W. PLANT STREET Phone No. 407.905.8877
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

JOB NUMBER: 17154.000
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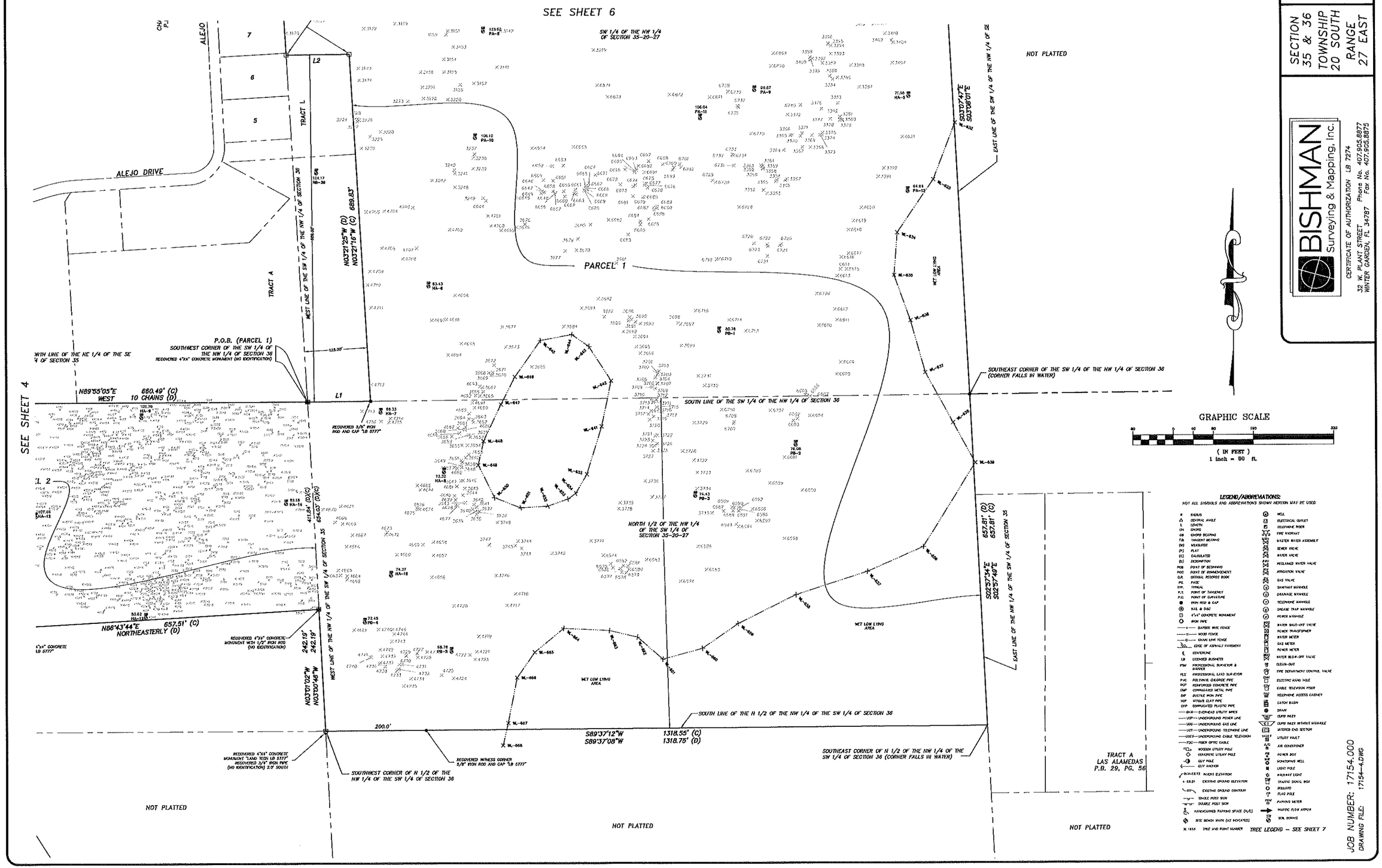
BOUNDARY AND TOPOGRAPHIC SURVEY



SHEET 5 OF 7

SECTION 35 & 36
TOWNSHIP 20 SOUTH
RANGE 27 EAST

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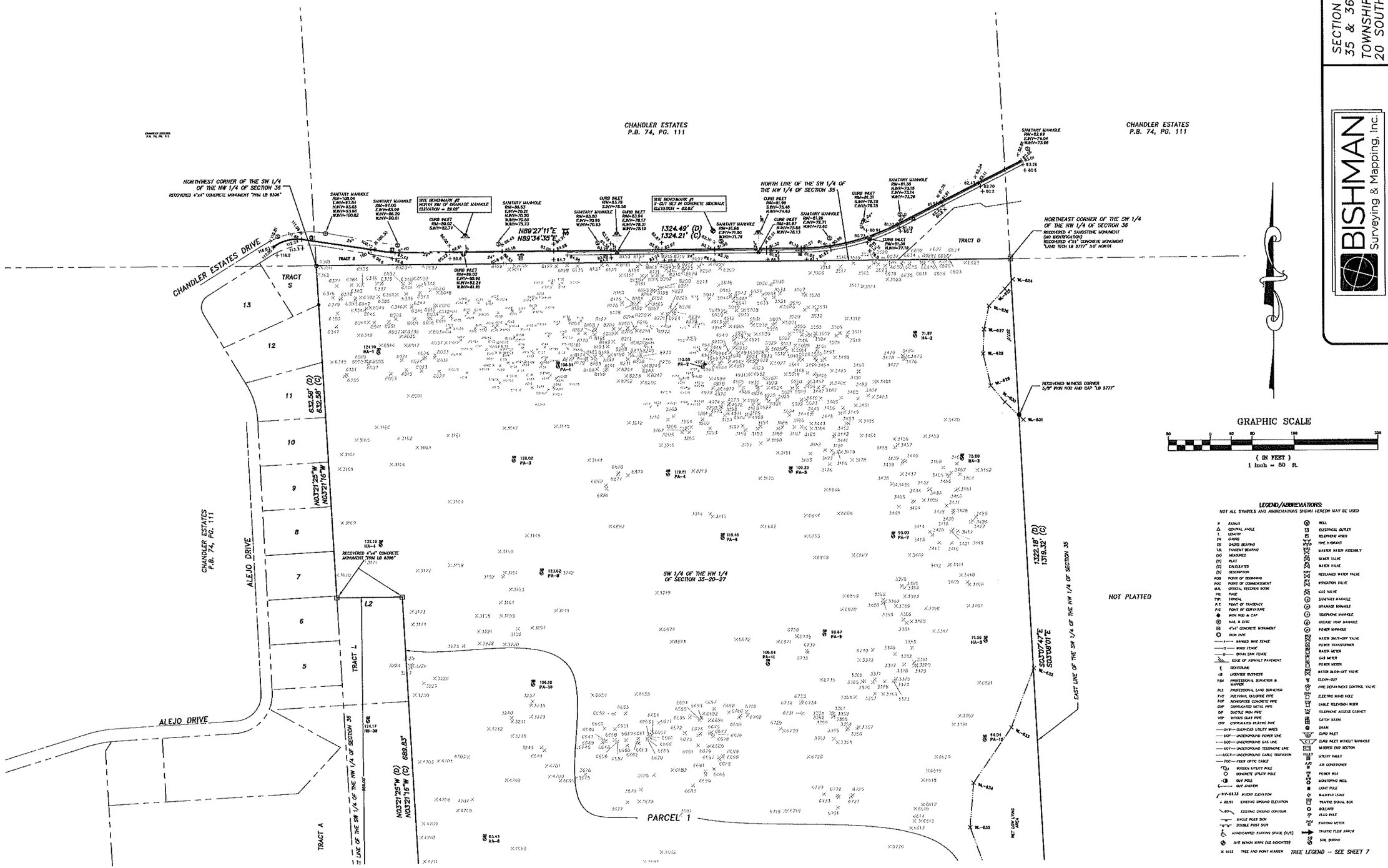

SHEET 6 OF 7

SECTION 35 & 36
TOWNSHIP 20 SOUTH
RANGE 27 EAST

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JOB NUMBER: 17154.000
DRAWING FILE: 17154-4.DWG

BOUNDARY AND TOPOGRAPHIC SURVEY

TREE LEGEND

NUMBER	DESCRIPTION
1495	6" OAK
1496	13" OAK
1497	15" OAK
1498	8" OAK
1499	18" OAK
1500	10" OAK
1501	12" OAK
1502	10" OAK
1503	10,13" OAK
1504	6" OAK
1505	18" OAK
1506	6" OAK
1507	10" OAK
1508	18" PALM
1509	8,10,15" OAK
1510	8" OAK
1511	8,10" OAK
1512	6" OAK
1522	48" OAK
1523	8" OAK
1524	11" OAK
1545	6" OAK
1546	10" OAK
1547	9" OAK
1548	11" OAK
1549	8" OAK
1550	24" OAK
1551	8" OAK
1552	28" OAK
1553	10" OAK
1554	18" OAK
1555	24" OAK
2075	18" PALM
2076	20" PALM
2077	22" PALM
2078	14" PALM
2079	14" PALM
2080	14" PALM
2081	14" PALM
2082	14" PALM
2083	14" PALM
2084	10" CHERRY
2085	14" PALM
2086	8" CHERRY
2087	10" CHERRY
2088	8,2-10" CAMPHOR SPLIT
2089	16" OAK
2090	6" OAK
2091	8" OAK
2092	10" CHERRY
2093	6" CHERRY
2094	6" CHERRY
2095	6" CHERRY
2096	6" OAK
2097	12" OAK
2098	14" OAK
2099	8" BAY
2100	22" PALM
2101	24" OAK
2102	24" CHERRY
2103	24" PALM
2104	10" CHERRY
2105	24" OAK
2106	18" PALM
2107	6" CHERRY
2108	18" PALM
2109	10" OAK
2110	8" OAK
2111	12" OAK
2112	8" BAY
2113	6" OAK
2114	12" OAK
2115	8" OAK
2116	18" PALM
2117	8" CHERRY
2118	18" PALM
2119	10" OAK
2120	6" OAK
2121	10" CHERRY
2122	24" CHERRY
2123	14" OAK
2124	6" CHERRY
2125	10" CHERRY
2126	10" CHERRY
2127	12" OAK
2128	10" CHERRY
2129	6" BAY"
2130	8" CAMPHOR
2131	8" CHERRY
2132	10" CHERRY
2133	8" CHERRY
2134	10" OAK TR
2135	6" CAMPHOR
2136	2-14" CHERRY SPLIT
2137	6,8" OAK SPLIT
2138	6" OAK
2139	8" OAK
2250	18" PALM
2251	4-10" OAK
2252	3-10" OAK
2253	8" OAK
2254	10" OAK
2255	10" OAK
2256	20" OAK TWIN
2257	6" CHERRY
2258	24" PALM
2259	24" PALM
2260	20" PALM
2261	4,10" OAK
2262	8" OAK
2263	8" OAK
2264	6" OAK
2265	12" OAK TWIN
2266	24" PALM
2267	20" PALM
2268	12" PALM
2269	14" PALM
2270	6" OAK
2271	8" OAK
2272	10" OAK
2273	6" OAK
2274	8" OAK
2275	12" OAK
2276	12" OAK
2277	20" PALM
2278	12" OAK
2279	6" CAMPHER
2280	14" PALM
2281	6" OAK
2282	24" OAK
2283	6" CHERRY
2284	6" OAK
2285	12" OAK
2286	6" OAK
2287	8" OAK
2288	24" OAK
2289	24" PALM
2290	10" CHERRY
2291	36" OAK
2292	20" OAK
2293	6" CHERRY
2294	10" OAK
2295	6" OAK
2296	12" OAK
2297	8" CAMPHER SPLIT
2298	10" OAK
2299	10" OAK
2300	14" OAK
2301	20" OAK
2302	10" OAK
2303	18" OAK
2304	6" OAK
2305	3-24" OAK
2306	18" OAK
2307	8" OAK
2308	6" CHERRY
2311	36" CAMPHER
2313	24" PALM
2314	20" PALM

NUMBER	DESCRIPTION
2315	24" PALM
2316	24" PALM
2319	24" PALM
2320	24" PALM
2321	18" PALM
2324	30" PALM
2325	12" PALM
2326	24" PALM
2327	35" OAK
2328	10" CAMPHER SPLIT
2329	20" PALM
2330	20" PALM
2331	18" PALM
2332	24" PALM
2334	24" PALM
2335	6" CHERRY
2336	35" OAK
2337	24" OAK
2338	14" PALM
2339	12" PALM
2340	14" PALM
2341	28,36" OAK
2342	38" OAK
2343	14" OAK
2344	4-8" CAMPHER SPLIT
2345	12" HACKBERRY
2346	28" OAK
3118	14" PALM
3119	24" CAMPHER
3120	20" OAK
3121	18" OAK
3122	14" PALM
3123	20" OAK
3124	30" OAK
3125	8" OAK
3126	20" OAK
3127	14" CHERRY
3128	14" PALM TWIN
3129	12" PALM
3130	35" OAK
3133	12" PALM
3134	12" PALM
3135	12" PALM
3136	18" PALM
3137	18" PALM
3138	14" OAK
3141	12" OAK TWIN
3142	14" PALM
3144	12" OAK
3145	14" PALM
3147	14" PALM
3149	10" OAK
3150	12" PALM
3151	10" OAK
3152	12" OAK
3153	14" PALM
3154	12" PALM
3155	14" OAK
3156	12" PALM TWIN
3157	14" PALM
3158	10" OAK CLUSTER
3159	10" OAK TWIN
3160	10" OAK
3161	20" CAMPHER
3162	24" OAK
3163	10" CAMP TWIN
3164	12" PALM
3165	12" OAK
3166	12" OAK TWIN
3167	12" OAK
3168	18" PALM TWIN
3169	12" PALM
3170	14" PALM
3171	14" PALM
3172	18" OAK
3173	12" PALM
3174	10" PALM
3175	30" OAK
3176	12" OAK
3177	12" PALM
3178	14" OAK
3179	14" PALM
3180	20" OAK
3181	14" PALM
3182	12" PALM
3183	6,2-10" OAK
3184	12" PALM
3185	10" PALM
3186	8" PALM
3187	8" PALM TWIN
3188	8" CHERRY
3189	10" PALM TWIN
3190	20" PALM
3191	18" PALM
3192	10" OAK
3193	10" CHERRY
3194	12" PALM
3195	12" CHERRY
3196	8" CHERRY
3197	6" OAK
3198	10" OAK
3199	10" PALM
3200	10" OAK
3201	10" CHERRY
3202	10" CHERRY
3203	6" CHERRY
3204	6" CHERRY
3205	8" CHERRY DEAD
3206	8" CHERRY
3207	10" PALM TWIN
3208	10" CAMPHER
3209	8" OAK
3210	8" CHERRY
3211	20" CAMPHER
3212	38" CAMPHER
3213	18" PALM
3214	30" CAMPHER
3215	6" CAMPHER
3219	18" PALM
3220	12" PALM
3221	10" PALM TRIPLE
3222	38" OAK
3223	10" PALM
3224	12" PALM
3225	12" PALM
3226	12" PALM
3227	12" PALM
3228	12" PALM
3229	12" PALM
3230	12" PALM
3237	12" PALM
3238	10" PALM
3239	10" PALM
3240	10" PALM
3241	10" PALM
3242	12" OAK
3248	35" OAK
3249	24" OAK
3352	8" OAK
3353	12" OAK
3354	18" PALM
3355	12" PALM
3356	24" OAK
3357	14" PALM
3358	10" OAK SPLIT
3359	8" OAK
3360	10" OAK
3361	8" OAK
3362	8" OAK SPLIT
3363	10" OAK
3364	18" PALM
3365	24" OAK SPLIT
3366	10" OAK
3367	18" PALM
3368	12" OAK
3369	4-10" CAMPHER CLUSTER
3370	12" OAK
3371	14" OAK
3372	18" OAK

NUMBER	DESCRIPTION
3373	30" OAK
3374	10" OAK
3375	10" CHERRY
3376	12" OAK
3377	3-12" PALM
3378	24" OAK
3379	24" OAK
3380	10" OAK
3381	12" OAK
3382	8" OAK
3383	26" OAK
3384	8" CHERRY
3385	16" PALM
3386	15" PALM
3387	26" OAK
3388	24" OAK
3389	18" PALM
3391	12" OAK
3392	8" OAK
3393	10,24" CAMPHER SPLIT
3394	6,6" OAK
3395	8" OAK
3396	10" OAK
3397	10" OAK
3398	12" OAK
3399	12" OAK
3400	20" OAK
3402	6,14" OAK SPLIT
3403	12" OAK TWIN
3404	24" OAK
3405	12" OAK
3406	22" PALM
3407	18" PALM
3408	22" OAK
3409	8" CHERRY
3410	10,2-12" OAK
3411	20" OAK
3412	18" OAK
3413	24" PALM
3414	24" PALM
3415	24" PALM
3416	30" OAK
3417	12" CHERRY
3418	6" OAK
3419	6" OAK
3420	12" OAK
3421	10" OAK
3425	8" OAK
3426	20" OAK
3427	14" OAK
3428	10" CHERRY
3429	14" OAK SPLIT
3430	14" OAK
3431	8" OAK
3432	14" OAK
3433	8" OAK
3434	8" OAK
3435	12" OAK
3436	10" OAK
3437	12" OAK
3438	24" OAK
3439	14" PALM
3440	16" PALM
3441	12" OAK
3442	10" OAK
3443	12" PALM
3444	12" PALM TWIN
3445	10" PALM
3446	12" OAK
3447	14" PALM
3448	14" PALM
3449	10" OAK
3450	12" OAK
3451	8" OAK
3452	14" PALM TWIN
3453	10" PALM
3454	16" OAK
3455	10" OAK
3456	10" OAK
3457	12" OAK
3458	10,12" OAK SPLIT
3459	12" OAK
3460	12" OAK
3461	16" OAK
3462	14" OAK
3464	18" PALM
3465	16" OAK
3466	10" OAK
3467	8" OAK
3468	8" OAK
3469	20" PALM
3470	10,14" OAK SPLIT
3475	16" OAK
3476	10" CHERRY DEAD
3477	10" CHERRY DEAD
3478	10" CHERRY
3479	10" CHERRY
3480	14" OAK
3481	8" OAK
3482	12" OAK
3483	14" OAK
3484	6" OAK
3485	12" OAK
3486	6" CHERRY
3487	10" CHERRY
3488	8" OAK
3489	18" PALM
3490	6" CHERRY
3491	8" OAK
3492	6" CHERRY
3493	10" OAK
3494	14" PALM
3495	8" CHERRY
3496	6" OAK SPLIT
3497	6" OAK
3498	12" PALM
3499	10" OAK
3500	12" OAK
3501	10" CHERRY
3502	16" OAK
3503	8" CHERRY
3504	8" CHERRY
3505	10" OAK
3506	6" OAK
3507	8" CHERRY
3508	8" CHERRY DEAD
3509	10" CHERRY
3510	8" OAK
3511	6" OAK
3512	10" OAK
3513	14" OAK
3514	6" OAK TWIN
3515	12,16" OAK SPLIT
3516	24" OAK SPLIT
3517	10" OAK
3518	4-16" OAK CLUSTER
3519	8" OAK
3520	10" OAK
3521	10" OAK
3522	12" OAK
3523	12" OAK
3525	8" OAK
3526	10" OAK
3527	14" OAK
3528	8" CHERRY
3529	14" PALM
3530	8" CHERRY
3531	6" OAK
3532	6" OAK
3533	10" OAK
3534	10" OAK
3636	8" OAK DEAD
3637	8" OAK
3638	8" OAK DEAD
3639	8" OAK DEAD
3640	18" OAK DEAD
3641	8" OAK SPLIT
3642	6" OAK
3643	6" CHINABERRY

NUMBER	DESCRIPTION
3644	10" OAK DEAD
3645	6,10" CAMPHER SPLIT
3646	10" CHINABERRY
3647	6" CHINABERRY
3648	12" CAMPHER
3649	10" CAMPHER
3650	6" CHINABERRY
3651	6,8" CAMPHER SPLIT
3652	24" CAMPHER
3653	6" CAMPHER
3654	12" RAIN
3655	12,16" CAMPHER SPLIT
3656	2-14" CAMPHER SPLIT
3657	8" RAIN
3658	18" CAMPHER
3659	6" CAMPHER
3660	18,22" CAMPHER SPLIT
3661	6" CHINABERRY
3662	8" RAIN
3663	6" CAMPHER
3664	12" PALM
3665	16" CHERRY DEAD
3666	2-6,10" CAMPHER SPLIT
3667	6" CAMPHER
3668	8" OAK
3669	6" CAMPHER SPLIT
3670	6" CAMPHER
3671	12" CAMPHER
3672	18" CAMPHER
3673	4,2-6" CAMPHER SPLIT
3674	12,18" CHERRY SPLIT
3675	16" PALM
3676	16" PALM
3677	14,16" PALM
3678	16" OAK
3679	16" PALM TWIN
3680	16" PALM TWIN
3681	14" PALM
3682	12" CHERRY
3683	6" CHINABERRY
3684	5,6" CHINESE TALLOW SPLIT
3686	10" CHINESE TALLOW
3687	10" CHERRY SPLIT DEAD
3688	16" PALM
3689	12" CHERRY DEAD
3690	24" OAK SPLIT
3691	20" OAK
3692	6" CAMPHER SPLIT
3693	8" CHERRY
3694	6" CHINABERRY SPLIT
3695	8" CHERRY
3696	6" CHERRY
3697	14" PALM
3698	14" OAK
3699	12" OAK SPLIT DEAD
3700	12" RAIN
3701	14" PALM
3702	12" CHERRY
3703	14" CHERRY
3704	8" CHINABERRY
3705	6" CHERRY DEAD
3706	8" CHINABERRY
3707	2-10" OAK SPLIT DEAD
3708	8" CAMPHER
3709	6,8" CAMPHER SPLIT
3710	10" CAMPHER
3711	8" CHERRY DEAD
3712	14" PALM
3713	8" OAK
3714	5,6" CAMPHER SPLIT
3715	8" CHINABERRY
3716	6" CAMPHER
3717	6" CAMPHER
3718	6" CAMPHER
3719	12" OAK DEAD
3720	12" CAMPHER
3721	26" CAMPHER
3722	6" CHERRY
3723	10,12" CAMPHER SPLIT
3724	2-16" CAMPHER SPLIT
3725	26" OAK DEAD
3726	4,5" CAMPHER SPLIT
3727	10" PALM
3728	14" PALM
3729	14" PALM
3730	12" CHERRY
3731	10" CHERRY
3732	18" PALM
3733	14" PALM
3734	14" PALM
3735	14" OAK
3736	8" CHERRY
3737	6" CHERRY
3738	2-6" CHERRY SPLIT
3739	6" CHERRY
3741	14" PALM
3742	10" CHERRY TWIN
3743	6" CHINABERRY SPLIT
3744	14" PALM
3745	6" CHERRY
3746	8,10" CHERRY SPLIT
3747	10" CHERRY
3748	2-14,18" PALM 4
3764	6" BAY
3772	10" OAK
3773	8" CHERRY
3776	" SPLIT RAIN
3777	6,8" SPLIT RAIN
3778	6" CHERRY
3779	10" RAIN
3780	12" RAIN
3782	24" OAK
3783	14" OAK
3784	10" OAK
3785	14" SPLIT RAIN
3786	8" CHERRY
3788	10,14" OAK
3789	8" OAK
3790	26" OAK
3791	8" OAK
3792	10" OAK
3793	6" OAK
3794	6" OAK
3795	16,30" SPLIT OAK
3796	8" OAK
3797	12" CHERRY
3798	12" CHERRY
3799	10" CHERRY
3800	8" OAK
3802	6" CAMPHER
3803	8" OAK
3805	10" CHERRY
3806	10" SPLIT OAK
3807	8" OAK
3808	12" OAK
3809	10" RAIN
3810	24" OAK
3811	12,24" OAK
3812	8" RAIN
3814	8" OAK
3815	24" OAK
3816	14" RAIN
3817	14" OAK
3818	24" OAK
3819	10" RAIN
3820	12" OAK
3822	18" RAIN
3823	24" RAIN
3824	10" BAY
3825	14" RAIN
3826	8" OAK
3827	12" OAK
3828	8" OAK
3829	10" RAIN
3830	48" CLUSTER RAIN
3831	6" OAK
3832	12" OAK
3833	14" OAK
3834	12" BAY

NUMBER	DESCRIPTION
3835	14" RAIN
3836	26" OAK
3837	18" OAK
3838	72" OAK SPLIT
3839	8" BAY
3840	24" OAK
3842	8" CAMPHOR
3843	14" OAK
3844	10" CHERRY
3845	8" CAMPHOR
3846	8" CAMPHOR
3847	8" BAY
3848	8" BAY
3849	14" BAY
3850	10" RAIN
3851	24,26" OAK SPLIT
3852	8" BAY
3853	6" CAMPHOR
3854	6" CAMPHOR
3855	8" CAMPHOR
3857	8" RAIN
3858	24" OAK
3859	2-16" SPLIT CAMPHOR
3860	12" RAIN
3861	14" OAK
3862	8" BAY
3863	8" BAY
3866	12" OAK
3867	6" BAY
3869	22" CLUSTER RAIN
3870	10" OAK
3871	10" OAK
3872	14" CAMPHOR
3873	18" OAK
3874	14" PALM
3875	12" OAK
3876	8" OAK
3877	18" OAK
3879	8" OAK
3880	8" OAK
3881	8" OAK
3882	2-12" CAMPHER
3883	24" OAK
3884	12" CAMPHER
3885	18" OAK
3886	12" OAK
3887	10" OAK
3888	8" RAIN
3889	18" OAK
3890	10" CHERRY
3892	16" OAK
3893	10" OAK
3894	48" OAK
3895	12" CAMPHOR
3896	12" CAMPHOR
3897	10" OAK
3898	8" OAK
3899	8" OAK
3900	8" OAK
3901	12" CAMPHER
3902	14" OAK
3903	6" OAK
3904	8" CAMPHER SPLIT
3905	8" OAK
3906	8" CAMPHER
3907	10" CHERRY
3908	14" OAK
3909	12" OAK
3910	14" OAK
3911	12" OAK
3912	12" OAK
3913	6" OAK
3914	14" RAIN
3915	10" OAK
3916	14" RAIN
3918	14" BAY
3919	10" BAY
3920	10" CHERRY
3921	12" CAMPHER
3922	18" CAMPHER
3923	6" CAMPHER
3924	14" RAIN
3925	10" CAMPHER
3926	16" OAK
3927	15" OAK
3928	12" CAMPHER
3929	16" CAMPHER
3930	14" CAMPHER
3931	8" CHINABERRY
3932	8" CHINABERRY
3933	10" RAIN
3934	12" CHERRY
3935	14" OAK
3936	6" CAMPHER
3937	10" CAMPHER
3938	8" CAMPHER
3939	6" CAMPHER
3940	26" OAK
3941	10" OAK
3942	10" CAMPHER
3943	6" BAY
3944	8" CHERRY
3945	12" RAIN
3948	11" OAK
3949	32" OAK
3950	6" OAK
3951	14" OAK
3952	6" OAK
3953	12" CHERRY
3954	8" CHERRY
3956	8" OAK
3957	7" CHERRY
3958	10" OAK
3959	10" OAK
3960	8" OAK
3961	11" OAK
3962	6" RAIN
3963	7" OAK
3964	10" OAK
3965	7" OAK
3967	8" RAIN
3968	10" CHERRY
3969	10" CHERRY
3970	12" RAIN
3971	8" OAK
3972	8" OAK
3973	7" OAK
3974	8" CAMPHOR
3975	12" OAK
3976	12" CAMPHOR
3977	12" CHERRY
3978	10" CAMPHOR
3979	10" CHERRY
3981	10" CHERRY
3982	10" CHERRY
3983	11" OAK
3984	32" OAK
3985	22" OAK
3986	8" CHERRY
3987	8" BAY
3988	8" OAK
3992	8" CHERRY
3993	12" PALM
3994	6" CAMPHOR
3995	8" OAK
3996	10" PALM
3997	10" PALM
3998	8" CHERRY
3999	16" OAK
4000	8" OAK
4001	10" CHERRY
4002	8" CAMPHOR
4003	16" CAMPHOR
4005	8" CAMPHOR
4006	10" CAMPHOR
4007	20" OAK
4008	12" CAMPHOR
4009	8" OAK
4010	12" OAK

NUMBER	DESCRIPTION
4011	10" OAK
4012	12" CAMPHOR
4013	25" OAK
4014	20" CAMPHOR
4015	10" OAK
4016	8" OAK
4017	12" OAK
4018	2-18" SPLIT OAK
4019	8,2-16" OAK
4020	6,16" OAK
4021	14" CAMPHOR
4022	14" CAMPHOR
4023	12" CAMPHOR
4024	12" CAMPHOR
4025	10" OAK
4026	6" BAY
4027	12" OAK
4028	6" CAMPHOR
4030	8" CAMPHOR
4031	10" OAK
4032	10" CAMPHOR
4033	6" CAMPHOR
4034	8" CAMPHOR
4035	6" CAMPHOR
4036	8" CAMPHOR
4038	32" OAK
4039	18" OAK
4041	12" CAMPHOR
4042	12" CAMPHOR
4043	6" CAMPHOR
4047	8" RAIN
4048	8" RAIN
4049	6" SPLIT RAIN
4050	12" CHERRY
4051	8" CAMPHOR
4052	6" BAY
4053	12" RAIN
4054	16" CHERRY
4055	18" CHERRY
4056	10" RAIN
4057	22" PALM
4058	8" RAIN
4059	10" RAIN
4060	8" RAIN
4061	8" RAIN
4062	12" OAK
4063	6" RAIN
4064	10" RAIN
4065	6" RAIN
4066	8" RAIN
4067	12" RAIN
4068	12" RAIN SPLIT
4069	8" RAIN
4070	10" RAIN
4071	8" RAIN
4072	6" RAIN
4073	8,10" RAIN SPLIT
4074	8" CHERRY
4075	12" RAIN
4076	10" RAIN
4077	14" CHERRY
4078	10" RAIN
4079	10" OAK
4080	8" RAIN
4081	6" RAIN
4082	10" RAIN
4083	14" RAIN
4084	8" CHERRY
4085	8" RAIN
4086	10" RAIN
4087	8" RAIN
4088	10" CHERRY
4089	12" RAIN
4090	8" RAIN
4091	22" OAK
4092	8,10,12" RAIN SPLIT
4093	10" RAIN
4094	6" RAIN
4095	6" CAMPHOR
4096	10" RAIN
4097	6" RAIN
4098	6" RAIN
4099	8" RAIN
4100	8" RAIN
4101	8,14" SPLIT RAIN
4102	12" RAIN
4103	8" RAIN
4105	10,16" SPLIT RAIN
4106	18" CHERRY
4107	12" RAIN
4108	20" CAMPHOR
4109	12,14" CAMPHOR SPLIT
4110	8" RAIN
4111	14" OAK
4112	8" CHERRY
4113	28" OAK
4115	8" CHERRY
4116	12" CAMPHOR
4117	10,12" CHERRY SPLIT
4118	18" RAIN
4119	20" OAK
4120	8" OAK
4121	8" OAK
4122	30" OAK
4123	10" OAK
4124	12" OAK
4125	8" CHERRY
4126	10" CAMPHOR
4128	10" CAMPHOR
4129	8" CHERRY
4132	14" CAMPHOR
4133	8" CHERRY
4134	12" CAMPHOR
4137	10" OAK
4138	12" CAMPHOR
4139	10" CAMPHOR
4140	10" CAMPHOR
4141	10" CAMPHOR
4142	10" CAMPHOR
4143	12" CAMPHOR
4144	10" OAK
4146	8" CAMPHOR
4147	8" CAMPHOR
4148	24" CAMPHOR
4149	8" OAK
4150	14" CAMPHOR
4151	8,10,12" CAMPHOR
4152	16" CAMPHOR
4153	10" CAMPHOR
4154	16" CAMPHOR
4155	16" CHERRY
4156	14" RAIN
4157	8" CAMPHOR
4158	8" CAMPHOR
4159	10" OAK
4160	24" OAK
4161	36" CAMPHOR
4162	30" CAMPHOR
4163	12" BAY
4164	10" CAMPHOR
4165	14" CAMPHOR
4166	18" CAMPHOR
4167	10" CAMPHOR
4168	14" CAMPHOR
4170	10" CHERRY
4171	12" CAMPHOR
4172	8" BAY
4173	6" BAY
4174	8" CAMPHOR
4175	14" CAMPHOR
4176	10" SPLIT CAMPHOR
4177	30" OAK
4178	22" OAK
4179	12" CAMPHOR
4180	8" CAMPHOR
4181	12" CAMPHOR
4182	14" CAMPHOR
4183	6" CAMPHOR
4184	16" CAMPHOR

NUMBER	DESCRIPTION
4185	12" OAK
4186	12,20" SPLIT CAMPHOR
4187	10" CAMPHOR
4188	14" CAMPHOR
4189	12" CAMPHOR
4190	10" CAMPHOR
4191	8" CAMPHOR
4192	38" OAK
4193	24" OAK
4194	14" CAMPHOR
4195	18" OAK
4196	12" CAMPHOR
4197	6" CHERRY
4198	20" RAIN
4199	12" CAMPHOR
4200	12" CAMPHOR
4201	18" CAMPHOR
4202	10" CAMPHOR
4203	20" CAMPHOR
4204	12" RAIN
4205	6" CAMPHOR
4206	8" RAIN
4207	14" RAIN
4208	12" RAIN
4209	14" RAIN
4210	18" CHERRY
4211	10" RAIN
4408	10" CHERRY
4409	5-12" CAMPHOR SPLIT
4410	14" CAMPHOR
4411	14" OAK
4412	8" OAK
4413	12" CHERRY
4414	18" CHERRY
4415	10" CAMPHOR
4416	14" OAK
4417	10" CHERRY
4418	10" CHERRY
4419	16" CHERRY
4421	10" CAMPHOR
4422	10" CHERRY
4423	12" OAK
4424	24" OAK
4425	8" OAK
4426	8" CHERRY
4427	6,8" CAMPHOR
4428	8" CAMPHOR
4429	20" OAK
4430	18" CHERRY
4431	10" CHERRY
4432	6" CAMPHOR
4433	6" CAMPHOR
4434	8" CAMPHOR
4435	10" CAMPHOR
4436	10" CAMPHOR
4437	8" CAMPHOR
4438	8" CHERRY
4439	12" CAMPHOR
4440	14" CAMPHOR
4441	18" CAMPHOR
4442	18" CAMPHOR
4443	8,10,12" CAMPHOR
4444	10" CAMPHOR
4445	10" CAMPHOR
4446	8" CAMPHOR
4447	16" CAMPHOR
4448	10" CAMPHOR
4449	12" OAK
4450	6" CAMPHOR
4451	8,10" CAMPHOR
4452	10" CAMPHOR
4453	10" CAMPHOR
4454	8" CAMPHOR
4455	8" CAMPHOR
4456	8" CAMPHOR
4457	10" CAMPHOR
4458	6" CAMPHOR
4459	10" CAMPHOR
4460	18" CAMPHOR
4461	8" CAMPHOR
4462	10" CAMPHOR
4463	8" CAMPHOR
4464	2-10" CAMPHOR
4465	12" CAMPHOR
4466	6" CAMPHOR
4467	12" CAMPHOR
4468	8" CAMPHOR
4469	12" CAMPHOR
4470	8" CAMPHOR
4471	6" CAMPHOR
4472	10" CAMPHOR
4473	10" CAMPHOR
4474	8" CAMPHOR
4475	8" CAMPHOR
4476	8" BAY
4477	6" CAMPHOR
4478	6" BAY
4479	8" CAMPHOR
4480	18" CAMPHOR
4481	10" CAMPHOR
4482	8" CAMPHOR
4483	10" CAMPHOR
4484	8" CAMPHOR
4485	10" CAMPHOR
4487	2-12,14" CAMPHOR SPLIT
4488	10" CAMPHOR
4489	12" OAK
4490	6" CAMPHOR
4491	6" CAMPHOR
4492	8" CAMPHOR
4493	2-16" CAMPHOR
4494	10" CAMPHOR SPLIT
4495	12" CAMPHOR
4496	12" CAMPHOR SPLIT
4497	14" CHERRY
4498	10" CAMPHOR
4499	10" CAMPHOR
4500	8,12" CAMPHOR SPLIT
4501	8,10" CAMPHOR SPLIT
4502	8" CAMPHOR
4503	8" CAMPHOR
4504	8" CAMPHOR
4505	8" CAMPHOR SPLIT
4506	8" CAMPHOR
4507	8,10" CAMPHOR SPLIT
4508	12" OAK
4509	10" CAMPHOR
4510	14" CHERRY
4511	30" OAK
4512	10" CAMPHOR
4513	10" OAK
4514	10" OAK
4515	12" OAK
4516	10" CAMPHOR
4517	24" CAMPHOR
4518	24" CHERRY
4519	18" OAK
4520	12" CAMPHOR
4521	8" CAMPHOR SPLIT
4522	6" OAK
4523	8" CHERRY
4524	8" CAMPHOR SPLIT
4525	24" OAK
4526	8" CHERRY
4527	6" CHERRY
4528	8" CAMPHOR SPLIT
4529	6,2-8" CAMPHOR
4530	12" CAMPHOR
4531	18" CAMPHOR
4532	10" CHERRY
4533	8" CHERRY
4534	8" OAK
4535	8" CHERRY
4536	10" CHERRY
4537	6" CAMPHOR
4538	10" LEAFED
4539	2-6,2-8" CAMPHOR SPLIT
4540	8" CHERRY

NUMBER	DESCRIPTION
4541	8" CHERRY
4542	8" OAK
4543	8" OAK SPLIT
4544	8" CHERRY
4545	10,12" CAMPHOR SPLIT
4546	8" CHERRY
4547	6" OAK
4548	6" CAMPHOR
4549	6" CHERRY
4550	6" CHERRY
4551	6,8" CAMPHOR SPLIT
4552	10" OAK
4553	12" OAK
4554	10" OAK
4555	10" CAMPHOR
4556	2-6,8,10" CAMPHOR SPLIT
4557	6" CHINABERRY
4558	6" OAK
4559	6" OAK
4560	6" CAMPHOR
4561	3-6" CAMPHOR
4562	6" OAK
4563	6" CAMPHOR
4564	36" CAMPHOR
4565	6" CAMPHOR
4566	12" CAMPHOR
4567	12" CAMPHOR
4568	6" BAY
4569	8" CAMPHOR
4570	8" BAY
4571	2-8,10,12" CAMPHOR CLUSTER
4572	10,24" CAMPHOR SPLIT
4573	2-6,10" CAMPHOR
4574	12" CAMPHOR
4575	10" CAMPHOR
4576	8" CAMPHOR
4577	6" BAY
4578	6" CAMPHOR
4579	12" OAK
4580	4-8" CAMPHOR CLUSTER
4581	24" CAMPHOR
4582	2-6,3-10" CAMPHOR CLUSTER
4583	24" CAMPHOR
4584	12" CAMPHOR
4585	8" BAY
4586	8" BAY
4587	28" CAMPHOR
4588	10" CHERRY
4589	12" BAY
4590	18" CAMPHOR
4591	8,10" OAK SPLIT
4592	14" CHERRY
4593	3-6,4-8" CAMPHOR CLUSTER
4594	5-6" CAMPHOR CLUSTER
4595	8" OAK
4596	8" BAY
4597	3-6" CAMPHOR CLUSTER
4598	6" OAK
4599	6" OAK
4600	16" CHERRY
4601	8" OAK
4602	10" CHERRY
4603	6" CAMPHOR
4604	6" BAY
4605	8" OAK
4606	10" CAMPHOR
4607	24" CAMPHOR
4608	24" OAK SPLIT
4609	8" OAK
4610	16" OAK
4611	35" OAK
4612	6" OAK
4613	8" CHERRY
4614	12" CHERRY
4615	8" CHERRY
4616	6,4-8" CAMPHOR
4617	18" OAK
4618	28" OAK
4619	2-6" CAMPHOR
4620	6" CAMPHOR
4621	6,10" CAMPHOR
4622	5-8,10" CAMPHOR CLUSTER
4623	10,14" CAMPHOR
4624	15" BAY
4625	8" CHERRY
4626	8" CHERRY
4627	3-8,3-10" CAMPHOR CLUSTER
4628	6" CHERRY
4629	6" CHERRY
4630	6,8" CAMPHOR
4631	6" BAY
4632	10,12" CAMPHOR
4633	8,12,14" CAMPHOR
4634	8" BAY
4635	8,10" CAMPHOR
4636	3-6" CAMPHOR
4637	8" CAMPHOR
4638	6" CAMPHOR
4639	14" CAMPHOR
4640	8" CAMPHOR
4641	10,12" CAMPHOR SPLIT
4642	6" BAY
4643	6,10" CHINABERRY
4644	6" BAY
4645	6" CHERRY
4646	6" BAY
4647	6" CHERRY
4648	8" OAK
4649	3-6" CAMPHOR
4650	18" CAMPHOR
4655	6,8" CAMPHOR SPLIT
4656	12" OAK
4657	12" OAK
4658	14" OAK
4659	2-6,6" OAK SPLIT
4660	8" CHERRY
4661	8" CHERRY
4662	16" OAK
4663	10" OAK
4664	16" CHERRY
4665	12" OAK
4666	10" OAK
4667	8" OAK
4668	12" OAK
4669	12" OAK
4670	42" OAK
4671	16" OAK
4672	6" OAK
4673	14" OAK
4674	18,18,28" OAK SPLIT
4675	8" OAK
4676	10" OAK
4677	8" BAY
4678	10" CHERRY
4679	14" OAK
4680	14" PALM
4681	12" CAMPHOR
4682	10" BAY
4683	6" BAY
4684	14" OAK
4685	14" PALM
4686	8" CAMPHOR
4687	12" OAK
4688	14,18" CAMPHOR SPLIT
4689	26" OAK
4690	24" CAMPHOR
4691	12" CAMPHOR
4692	4,6" CAMPHOR SPLIT
4693	12" CAMPHOR
4694	14" PALM
4695	14" PALM
4696	14" PALM
4697	14" PALM
4698	14" PALM
4699	2-10,2-12" PALM
4700	12" PALM
4701	14" PALM TWIN
4702	16" PALM
4703	24" OAK

NUMBER	DESCRIPTION
4704	10,12,2-14" PALM
4705	14" PALM
4706	14" PALM
4707	14" PALM
4708	14" PALM
4709	20" CAMPHOR
4710	24" OAK
4711	14" PALM
4712	16" PALM
4713	26" OAK
4714	10" OAK
4715	10,12" CAMPHOR SPLIT
4716	6,10" OAK SPLIT
4717	10,12,14" PALM
4718	16" PALM
4719	3-12" PALM
4720	8" CHERRY
4721	6" CHERRY
4722	14" PALM TWIN
4723	12" OAK
4724	12" CHERRY
4725	6" CHERRY
4726	2-8,12" CHERRY
4727	6" CHERRY
4728	10" OAK
4729	10" CHERRY
4730	10" CHERRY
4731	10" CHERRY
4732	12" CHERRY
4733	8" CHERRY
4734	8" CHERRY
4735	12" CHERRY
4736	22" OAK
4737	8,10" CAMPHOR SPLIT
4738	6" CAMPHOR
4739	8" CAMPHOR
4740	8" CAMPHOR
4741	6" CAMPHOR
4742	6" BAY
4743	8" CHERRY
4744	8" CHERRY
4745	6" BAY
4746	8" CHERRY
4748	12" BAY
4749	24" CHINABERRY
4750	6" BAY
4751	6" BAY
4752	12" PALM
4753	12" OAK
4754	10" BAY
4755	12" BAY
4756	10" CAMPHOR
4757	12" CAMPHOR
4758	8" BAY
4759	10,12" CAMPHOR SPLIT
4760	12" CAMPHOR
4761	10,12" PALM
4762	82" CAMPHOR
4763	28" OAK
4764	12" PALM
4765	6,8,12" CAMPHOR SPLIT
4766	8" CAMPHOR
4767	14" OAK
4768	8" CAMPHOR
4769	8" OAK
4770	8" CAMPHOR
4771	8" OAK
4772	10" OAK
4773	10" OAK
4774	8,12" OAK SPLIT
4775	12" OAK
4776	6,12" OAK
4777	8" OAK
4778	12" OAK
4779	12" OAK
4780	8" CAMPHOR SPLIT
4781	12" PALM
4782	64" CAMPHOR
4783	6" OAK
4784	16" PALM
4785	6" CAMPHOR
4786	10" OAK SPLIT
4787	8,2-10" OAK SPLIT
4788	4-12" OAK SPLIT
4789	10" OAK
4790	14" PALM
4791	8" CAMPHOR
4792	8" CAMPHOR
4793	8" BAY
4794	12,14,26" CAMPHOR
4795	8" MAGNOLIA
4796	10" MAGNOLIA
4797	20" OAK
4798	24" OAK
4799	24" OAK
4800	6,8" CAMPHOR
4801	6" OAK
4802	35" OAK
4803	12" CAMPHOR
4998	18,24" OAK SPLIT
5199	12" OAK
5297	35" OAK
5350	12" PALM
5691	10" CAMPHOR
5693	10" OAK
5694	20" OAK
5695	10" OAK
5696	12" OAK
5697	18" OAK
5698	8" OAK
5699	8" OAK
5700	8" OAK
5701	14" OAK
5702	7" OAK
5703	7" OAK
5704	10" OAK
5705	18" OAK
5706	6" OAK
5707	28" OAK
5708	8" OAK
5709	10" OAK
5710	28" OAK
5711	12,15" OAK
5712	10" OAK
5713	12,14" OAK
5714	10" OAK
5715	9" OAK
5716	11" OAK
5717	15" OAK
5718	12" OAK
5719	11" OAK
5720	10" OAK
5721	15" OAK
5722	12" OAK
5723	12" PALM
5724	18" OAK
5725	12" OAK
5726	13" OAK
5727	10" OAK
5728	10" OAK
5729	6" OAK
5730	12" OAK
5731	10" OAK
5733	10" OAK
5734	9" OAK
5735	6,8" OAK
5736	8" OAK
5737	7" OAK
5738	6" OAK
5739	6" OAK
5740	6,18" OAK
5741	14" OAK
5742	12" OAK
5743	10" OAK
5744	6" CAMPHOR
5745	8" OAK
5746	32" OAK
5747	6" CAMPHOR
5748	6,10" CAMPHOR

NUMBER	DESCRIPTION
5749	8" OAK
5750	6" CAMPHOR
5751	8" CAMPHOR
5752	8" CAMPHOR
5753	8" OAK
5754	24" OAK
5755	13" OAK
5756	15" OAK
5757	46" RAIN
5758	6" CAMPHOR
5759	8,12" OAK
5760	6,12" OAK
5761	10" OAK
5762	11" OAK
5763	16" OAK
5764	7" OAK
5765	6" OAK
5766	6" OAK
5768	6" OAK
5769	6" OAK
5770	6" OAK
5771	6" OAK
5772	8" OAK
5773	38" RAIN
5774	6" OAK
5775	6" OAK
5776	6" OAK
5783	26" OAK
5784	18" CAMPHOR
5794	7" OAK
5795	18" RAIN
5796	8,10" OAK
5797	8" OAK
5798	12" OAK
5799	8" CAMPHER
5800	36" OAK
5801	8" OAK
5802	7" OAK
5803	10" OAK
5804	6" OAK
5805	7" OAK
5806	10" OAK
5807	8" CAMPHER
5808	7,10,11" OAK
5809	7" OAK
5810	7" OAK
5811	10" OAK
5812	2-10" OAK
5813	10" OAK
5814	10" OAK*
5815	18" OAK
5816	6" OAK
5817	8" OAK
5818	10" OAK
5821	7" CAMPHER
5822	10" OAK
8001	16" OAK
8002	18" OAK
8003	8" OAK
8004	8" OAK
8005	14" OAK
8006	10,13" OAK
8007	14" OAK
8008	12" OAK
8009	6" OAK
8010	10" OAK
8011	24" OAK
8012	8" CHERRY
8013	18" OAK
8014	12" OAK
8015	18" OAK
8016	13" OAK
8017	20" OAK
8018	15" OAK
8019	8" OAK
8020	12" CHERRY
8021	6" OAK
8022	13" CHERRY
8023	18" OAK
8024	18" PALM
8025	23" OAK
8026	18" PALM
8027	12" OAK
8029	14" OAK
8030	7" CHERRY
8031	8" OAK
8032	6" CHERRY
8033	6" OAK
8034	29" OAK
8035	13" OAK
8036	6" OAK
8037	8" OAK
8038	6" CHERRY
8039	6" CHERRY
8040	6" CHERRY
8041	10" OAK
8042	12" CHERRY
8043	12" CHERRY
8044	8" OAK
8045	12" CHERRY
8046	12" CHERRY
8047	8" OAK
8048	10" OAK
8049	10" OAK
8050	10" OAK
8051	10" OAK
8052	8" CHERRY
8053	16" CHERRY
8054	6" OAK
8055	7" CHERRY
8056	7" OAK
8057	30" OAK
8058	14" CAMPHOR
8059	7" CHERRY
8060	18" OAK
8061	10" CHERRY
8062	18" PALM
8063	6" CHERRY
8064	8" CHERRY
8065	10" CAMPHOR
8066	15" OAK
8067	24" CAMPHOR
8068	10" OAK
8069	12" CAMPHOR
8070	8,10" CHERRY
8071	18" OAK
8072	10" CHERRY
8073	6" CAMPHOR
8074	10" CHERRY
8075	8" CHERRY
8076	6" OAK
8077	11" CAMPHOR
8078	10" OAK
8079	14" CHERRY
8080	6" OAK
8081	14" CHERRY
8082	10" OAK
8083	18" OAK
8084	6" CAMPHOR
8085	6" CAMPHOR
8086	8" CAMPHOR
8087	12" CAMPHOR
8088	6" CAMPHOR
8089	6" CHERRY
8090	7" CHERRY
8091	10" CAMPHOR
8092	8" CAMPHOR
8093	8" CAMPHOR
8094	8" CHERRY
8095	10" CAMPHOR
8096	10" CAMPHOR
8097	12" CHERRY
8098	18" PALM
8099	6" CHERRY
8100	8" CAMPHOR
8101	13" CHERRY
8102	12" OAK
8103	7" CHERRY
8104	7" CHERRY

NUMBER	DESCRIPTION
8105	6" CHERRY
8106	6" OAK
8107	7" OAK
8109	37" OAK
8110	48" OAK
8111	7" OAK
8113	11" OAK
8114	12" CAMPHOR
8115	12" CAMPHOR
8116	7" CHERRY
8117	26" OAK
8118	10" CHERRY
8119	10" OAK
8120	7" CAMPHOR
8121	8" OAK
8122	7" OAK
8123	7" OAK
8124	8" OAK
8125	15" CHERRY
8126	6" OAK
8127	14" OAK
8128	10" OAK
8129	7" CAMPHOR
8130	8" CHERRY
8131	24" OAK
8132	12" CHERRY
8133	6" OAK
8134	6" OAK
8135	28" OAK
8136	8" CAMPHOR
8137	19" OAK
8138	8" CHERRY
8139	26" OAK
8140	16" PALM
8141	18" OAK
8142	18" PALM
8143	6" CAMPHOR
8144	9,10" CAMPHOR
8145	6" CAMPHOR
8146	12" CAMPHOR
8147	19" OAK
8148	10" CHERRY
8149	12" CAMPHOR
8150	10" CAMPHOR
8151	10" OAK
8152	7" CAMPHOR
8153	10" CHERRY
8154	6" CHERRY
8155	14" OAK
8156	14" OAK
8157	33" OAK
8158	12" CHERRY
8159	6" OAK
8160	8" CHERRY
8161	10" OAK
8162	24" OAK
8163	6" CHERRY
8164	10" CHERRY
8165	6" OAK
8166	9" CHERRY
8167	7" OAK
8168	6" CAMPHOR
8169	14" OAK
8170	10" OAK
8171	12" OAK
8172	6" CAMPHOR
8173	18" PALM
8174	18" PALM
8175	6" OAK
8176	12" CHERRY
8177	10" CAMPHOR
8178	10" OAK
8179	8" CHERRY
8180	6" CAMPHOR
8181	11" OAK
8182	16" PALM
8183	8" CHERRY
8184	7" OAK
8185	14" OAK
8186	14" OAK
8187	7" CHERRY
8188	7" CHERRY
8189	6" OAK
8190	12" PALM
8191	7" CHERRY
8192	7" CHERRY
8193	7" CHERRY
8194	7" CHERRY
8195	9" CHERRY
8196	15" CAMPHOR
8197	10" CAMPHOR
8198	6" CHERRY
8199	12" CHERRY
8200	7" OAK
8201	6" OAK
8202	9" CHERRY
8204	8" OAK
8205	12" PALM
8206	10" OAK
8207	6" CHERRY
8208	8" CHERRY
8209	8" OAK
8210	12" CHERRY
8211	6" OAK
8212	18" OAK
8213	7" OAK
8214	6" CHERRY
8215	7" CHERRY
8216	10" OAK
8217	6" OAK
8218	10" CHERRY
8219	6" CAMPHOR
8220	7,8" CAMPHOR
8221	6" CHERRY
8222	10" CHERRY
8223	6,8" CAMPHOR
8224	10" CHERRY
8225	6" CHERRY
8226	15" RAIN
8227	8" OAK
8228	12" CHERRY
8229	7" CHERRY
8230	6" CHERRY
8231	6" CHERRY
8232	18" OAK
8233	9" OAK
8234	6" OAK
8235	18" PALM
8236	8" CHERRY
8237	8" OAK
8238	8" OAK
8239	16" PALM
8240	6" CHERRY
8241	8" CHERRY
8242	7" CHERRY
8243	19" OAK
8244	7" OAK
8245	10" CHERRY
8246	7" OAK
8247	7" OAK
8248	18" OAK
8249	12" PALM
8250	9" CHERRY
8251	6" OAK
8252	22" OAK
8253	18" PALM
8254	7" OAK
8297	10" CHERRY
8298	10" OAK
8299	42" OAK
8300	8" CAMPHOR

SHEET 7 OF 7

SECTION 35 & 36 TOWNSHIP 20 SOUTH RANGE 27 EAST

BISHMAN Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
32 W. PLANT STREET WINTER GARDEN, FL 34787
Phone No. 407.905.8877 Fax No. 407.905.8875

JOB NUMBER: 17154.000
DRAWING FILE: 17154-4.DWG

WINDWARD HILLS

A PART OF SECTIONS 35 AND 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, AND THAT PART OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ALL IN ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36; THENCE RUN N89°27'12"E, ALONG THE SOUTH LINE OF THE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36, 125.15 FEET TO A LINE 125.00 FEET EAST OF, WHEN MEASURED PERPENDICULAR TO, THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN N03°21'16"W PARALLEL WITH SAID WEST LINE, 689.83 FEET TO A POINT 689.00 FEET NORTH OF, WHEN MEASURED PERPENDICULAR TO, THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S89°27'12"W PARALLEL WITH SAID SOUTH LINE, 125.15 FEET TO THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN N03°21'16"W, ALONG SAID WEST LINE 632.54 FEET, TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN N89°34'35"E, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 1324.21 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S03°08'01"E, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 1319.32 FEET THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE RUN S02°57'49"E, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, 657.81 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN S89°37'12"W, ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 1318.55 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE RUN N03°00'46"W, ALONG THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, 242.19 FEET; THENCE RUN S86°43'44"W, 657.51 FEET; THENCE RUN N03°17'14"W, 17.54 FEET; THENCE RUN S89°55'08"W, 173.77 FEET, TO THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. 441 (S.R. 500) AKA WEST ORANGE BLOSSOM TRAIL; THENCE RUN N31°58'33"W, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, 554.03 FEET; THENCE RUN N89°55'08"E, 440.15 FEET; THENCE RUN S03°17'14"E, 40.07 FEET, TO THE NORTH LINE OF AFORESAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN N89°55'05"E, ALONG SAID NORTH LINE 498.45 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 67.705 ACRES MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/ OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, AS BEING N03°21'16"W (ASSUMED).

2. LOT LINES ARE RADIAL UNLESS NOTED WITH (NR) FOR NON-RADIAL.

3. TRACTS A AND B (COMMERCIAL TRACTS), SAID TRACTS ARE FOR FUTURE DEVELOPMENT AND CURRENTLY OWNER IN FEE SIMPLE BY WINDWARD HILLS, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

4. TRACT C, PUBLIC RIGHT OF WAY IS HEREBY DEDICATED TO THE CITY OF APOPKA FOR THE PERPETUAL USE OF THE PUBLIC.

5. TRACTS D, E, L AND P, OPEN SPACE TRACT, ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE WINDWARD HILLS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, WITH A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF APOPKA, OVER THESE TRACTS, ALSO BE A DRAINAGE EASEMENT IN FAVOR OF ST. JOHN'S WATER MANAGEMENT DISTRICT.

6. TRACTS F AND G, LANDSCAPE/WALL BUFFER TRACT, ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE WINDWARD HILLS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT.

7. TRACTS H AND I, POND TRACTS, ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE WINDWARD HILLS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, WITH A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF APOPKA, OVER THE ENTIRE TRACT.

8. TRACT J, LIFT STATION TRACT, IS HEREBY DEDICATED TO THE CITY OF APOPKA FOR THE PERPETUAL USE OF THE PUBLIC.

9. TRACT K, PARK/RECREATION TRACT, IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE WINDWARD HILLS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT.

10. TRACTS M AND N, CONSERVATION TRACTS, ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE WINDWARD HILLS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, THERE SHALL BE A CONSERVATION EASEMENT OVER SAID TRACTS DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE CITY OF APOPKA.

11. TRACT O, UTILITY TRACT,IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE WINDWARD HILLS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT.

12. TRACTS R1, R2, R3, T AND U, LANDSCAPE ISLANDS, ARE HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE WINDWARD HILLS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT (TRACTS Q AND S ARE LEFT OUT INTENTIONALLY).

13. THERE IS A 10.00 FOOT UTILITY EASEMENT RESERVED ALONG THE FRONT OF ALL LOTS AND TRACTS ADJACENT TO THE RIGHT OF WAY.

14. THERE IS A 5.00 FOOT DRAINAGE EASEMENT RESERVED ALONG THE SIDE OF ALL LOT LINES.

15. THERE IS A 7.50 FOOT DRAINAGE EASEMENT RESERVED ALONG THE REAR OF ALL LOT LINES.

16. THERE IS A VARIABLE WIDTH WALL EASEMENT LYING WITHIN LOTS 40 THROUGH 60 AND A VARIABLE WIDTH WALL EASEMENT LYING WITHIN TRACTS G, L, M, AND N THAT ARE DEDICATED TO AND SHALL BE MAINTAINED BY THE WINDWARD HILLS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT.

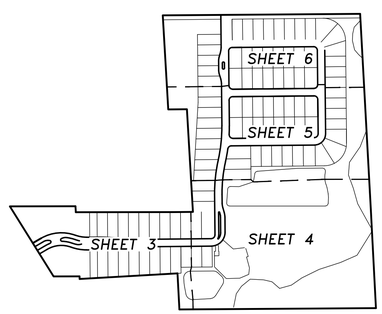
17. THE DRAINAGE EASEMENTS ARE DEDICATED TO AND SHALL BE MAINTAINED BY THE WINDWARD HILLS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT.

18. ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IN WHICH CASE THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

19. THERE ARE 101 LOTS AND 25 TRACTS IN THIS SUBDIVISION.

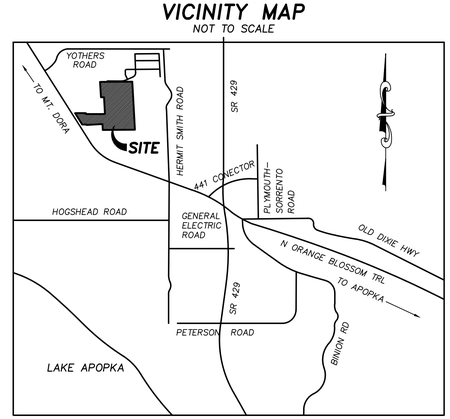
SHEET INDEX

SHEET 1 OF 7 – DEDICATION, DESCRIPTION AND NOTES
SHEET 2 OF 7 – OVERALL BOUNDARY AND KEY MAP
SHEETS 3 THROUGH 7 – LOT AND TRACT GEOMETRY



KEY MAP

VICINITY MAP
NOT TO SCALE



LEGEND

Δ	CENTRAL ANGLE
R	RADIUS LENGTH
L	ARC LENGTH
T	TANGENT LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVE
PCC	POINT OF COMPOUND CURVE
RP	RADIUS POINT
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
(R)	RADIAL
O.R.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.B.	PLAT BOOK
℄	CENTERLINE
LB	LICENSED BUSINESS
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
LE	LANDSCAPE EASEMENT
(TYP.)	TYPICAL
R/W	RIGHT OF WAY
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
—+—	DENOTES CHANGE IN DIRECTION
FE	FENCE EASEMENT
WE	WALL EASEMENT

NOTES:

■ DENOTES RECOVERED 4"X4" CONCRETE MONUMENT "LB 5777", UNLESS NOTED OTHERWISE.

⊡ DENOTES SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT "PRM LB 7274", UNLESS NOTED OTHERWISE.

◉ DENOTES SET PERMANENT CONTROL POINT, A NAIL AND DISC "PCP LB 7274", UNLESS NOTED OTHERWISE.

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

BISHMAN Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
32 W. PLANT STREET Phone No. 407.905.8877
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

PLAT BOOK PAGE

WINDWARD HILLS
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE LIMITED LIABILITY COMPANY NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE UTILITY EASEMENTS, TRACT J (LIFT STATION TRACT) TRACT C (RIGHT OF WAY TRACT), BEING, WINDWARD HILL BOULEVARD, LAKE BLUFF LOOP AND CENTER COVER LANE SHOWN HEREON TO THE PERPETUAL USE OF THE PUBLIC, UNLESS OTHERWISE NOTED.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _____.

WINDWARD HILLS, LLC
P.O. BOX 1015
WINDERMERE, FLORIDA 34786

BY: _____
FRANK H. CAWTHON, JR., MANAGER

SIGNED AND SEALED IN THE PRESENCE OF:

_____ _____
PRINT NAME: PRINT NAME:

STATE OF _____
COUNTY OF _____

THIS IS TO CERTIFY, THAT ON _____, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED FRANK H. CAWTHON, JR., AS MANAGER OF WINDWARD HILLS, LLC, WHO DID NOT TAKE AN OATH AND WHO IS PERSONALLY KNOWN BY ME TO BE THE INDIVIDUAL AND OFFICER DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER THEREUNTO DULY AUTHORIZED

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER CERTIFIES THAT I HAVE PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUES; AND THAT SAID LAND IS LOCATED IN, THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

Dated: _____ Signed _____

BISHMAN SURVEYING AND MAPPING, INC. ARON D. BISHMAN, P.S.M.
32 WEST PLANT STREET Florida Registration No. 5668
WINTER GARDEN, FLORIDA 34787 Licensed Business No. 7274

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON _____, THE CITY COUNCIL THE CITY OF APOPKA APPROVED THE FOREGOING PLAT.

ATTEST:

_____ _____
BRYAN NELSON, MAYOR CITY CLERK

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS EXAMINED AND APPROVED BY

_____
RICHARD EARP, CITY ENGINEER

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE APOPKA PLANNING COMMISSION OF THE CITY OF APOPKA.

_____ _____
CHAIRMAN DATE

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

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

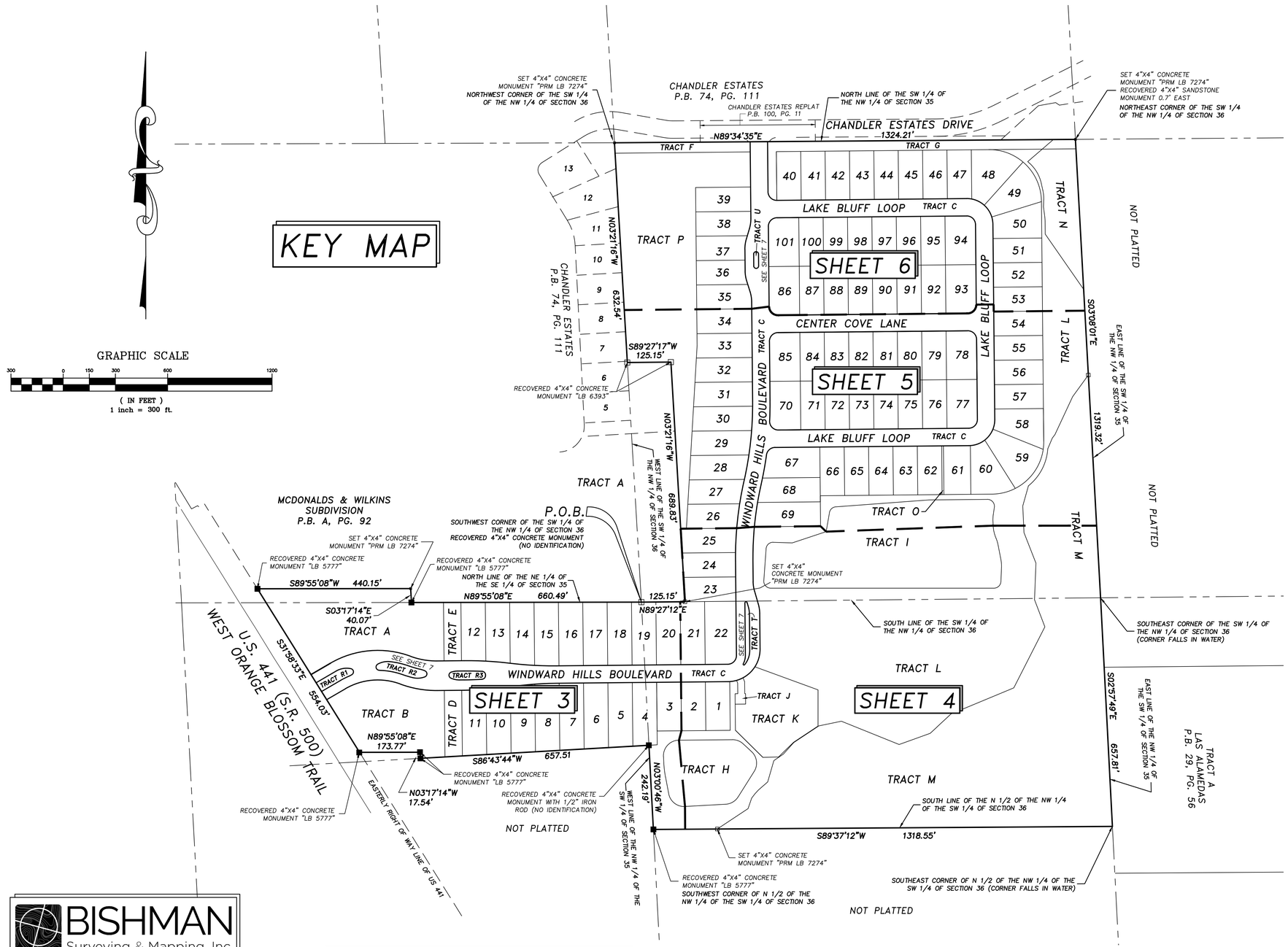
_____ _____
RALPH A. NIETO, P.S.M. DATE
NIETO WHITTAKER SURVEYING, LLC
REGISTRATION NO. 6025

CERTIFICATE OF APPROVAL BY THE COUNTY COMPTROLLER

I HEREBY CERTIFY THAT THE FORGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____ AS FILE NO. _____ COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA BY_____.

WINDWARD HILLS

A PART OF SECTIONS 35 AND 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



BISHMAN
Surveying & Mapping, Inc.

CERTIFICATE OF AUTHORIZATION LB 7274

32 W. PLANT STREET Phone No. 407.905.8877
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

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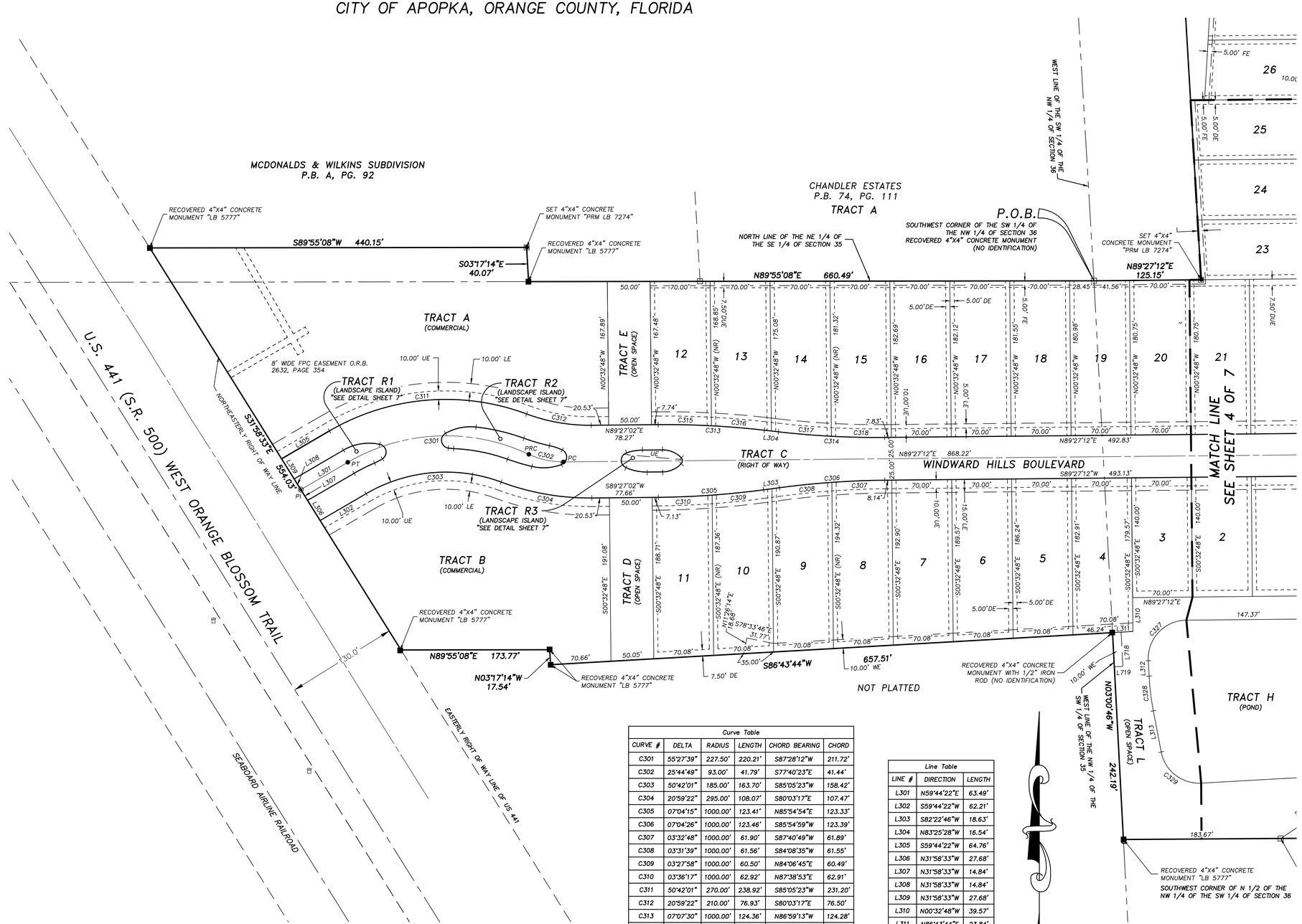
WINDWARD HILLS

A PART OF SECTIONS 35 AND 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C301	55°27'39"	227.50'	220.21'	S87°28'12"W	211.72'
C302	25°44'49"	93.00'	41.79'	S77°40'23"E	41.44'
C303	50°42'01"	185.00'	163.70'	S85°05'23"W	158.42'
C304	20°59'22"	295.00'	108.07'	S80°03'17"E	107.47'
C305	07°04'15"	1000.00'	123.41'	N85°54'54"E	123.33'
C306	07°04'26"	1000.00'	123.46'	S85°54'59"W	123.39'
C307	03°32'48"	1000.00'	61.90'	S87°40'49"W	61.89'
C308	03°31'39"	1000.00'	61.56'	S84°08'35"W	61.55'
C309	03°27'58"	1000.00'	60.50'	N84°06'45"E	60.49'
C310	03°36'17"	1000.00'	62.92'	N87°38'53"E	62.91'
C311	50°42'01"	270.00'	238.92'	S85°05'23"W	231.20'
C312	20°59'22"	210.00'	76.93'	S80°03'17"E	76.50'
C313	07°07'30"	1000.00'	124.36'	N86°59'13"W	124.28'
C314	07°07'20"	1000.00'	124.30'	S86°59'08"E	124.22'
C315	03°34'10"	1000.00'	62.30'	N88°45'53"W	62.29'
C316	03°33'20"	1000.00'	62.06'	N85°12'08"W	62.05'
C317	03°33'27"	1000.00'	62.09'	S85°12'12"E	62.08'
C318	03°33'52"	1000.00'	62.21'	S88°45'51"E	62.20'
C327	92°28'15"	45.00'	72.63'	S43°13'05"W	65.00'
C328	07°48'37"	300.00'	40.90'	S06°55'21"E	40.86'
C329	82°21'47"	45.00'	64.69'	S52°00'33"E	59.26'

Line Table		
LINE #	DIRECTION	LENGTH
L301	N59°44'22"E	63.49'
L302	S59°44'22"W	62.21'
L303	S82°22'46"W	18.63'
L304	N83°25'28"W	16.54'
L305	S59°44'22"W	64.76'
L306	N31°58'33"W	27.68'
L307	N31°58'33"W	14.84'
L308	N31°58'33"W	14.84'
L309	N31°58'33"W	27.68'
L310	N00°32'48"W	39.57'
L311	N86°43'44"E	23.84'
L312	S03°01'02"E	18.07'
L313	S10°49'40"E	48.89'
L718	N03°00'46"W	40.00'
L719	S86°43'44"W	10.00'

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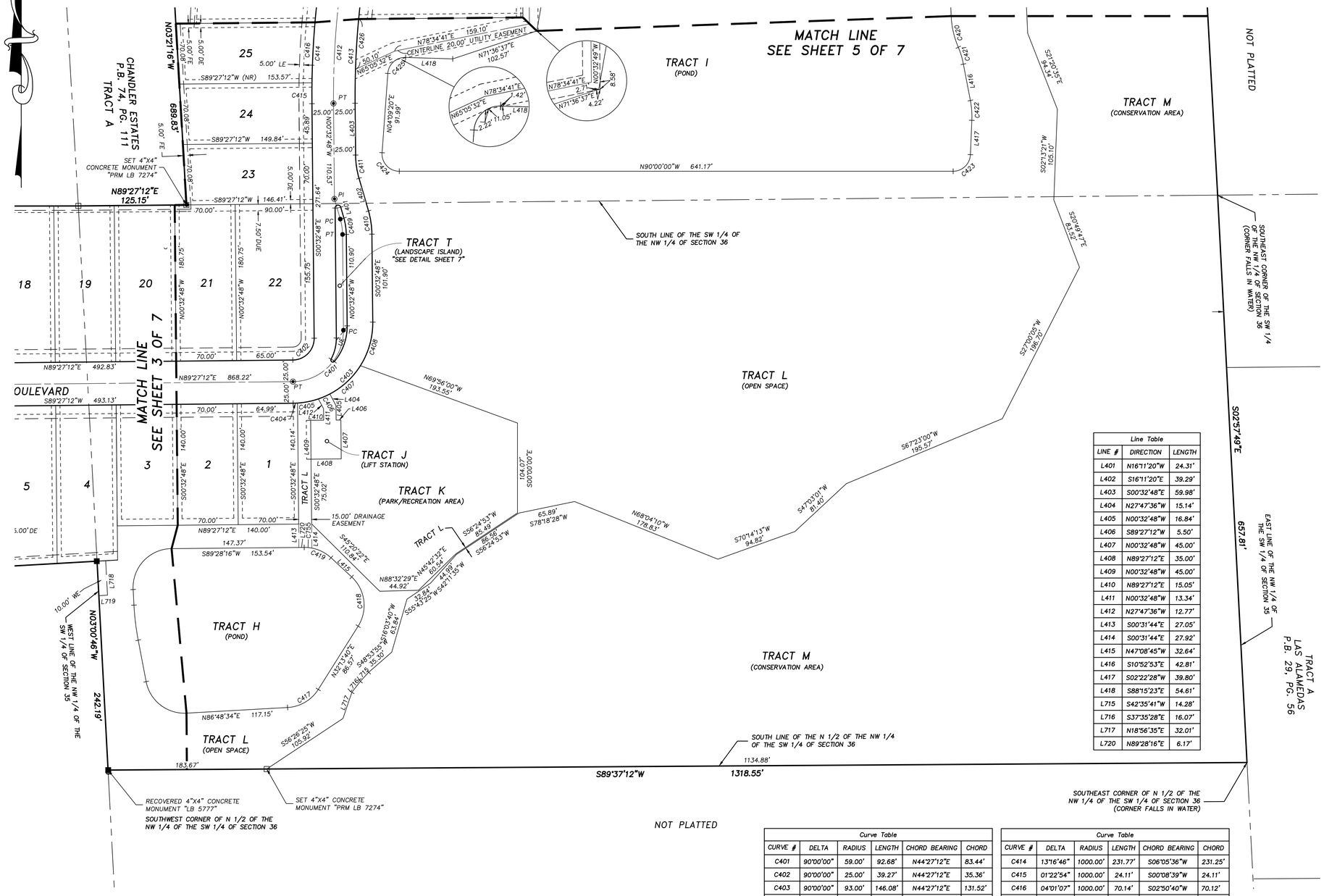
BISHMAN Surveying & Mapping, Inc.
CERTIFICATE OF AUTHORIZATION LB 7274
32 W. PLANT STREET Phone No. 407.905.8877
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

PLAT BOOK PAGE

WINDWARD HILLS

A PART OF SECTIONS 35 AND 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



Line Table		
LINE #	DIRECTION	LENGTH
L401	N16°11'20"W	24.31'
L402	S16°11'20"E	39.29'
L403	S00°32'48"E	59.98'
L404	N27°47'36"W	15.14'
L405	N00°32'48"W	16.84'
L406	S89°27'12"W	5.50'
L407	N00°32'48"W	45.00'
L408	N89°27'12"E	35.00'
L409	N00°32'48"W	45.00'
L410	N89°27'12"E	15.05'
L411	N00°32'48"W	13.34'
L412	N27°47'36"W	12.77'
L413	S00°31'44"E	27.05'
L414	S00°31'44"E	27.92'
L415	N47°08'45"W	32.64'
L416	S10°52'53"E	42.81'
L417	S02°22'28"W	39.80'
L418	S88°15'23"E	54.61'
L715	S42°35'41"W	14.28'
L716	S37°35'28"E	16.07'
L717	N18°56'35"E	32.01'
L720	N89°28'16"E	6.17'

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C401	90°00'00"	59.00'	92.68'	N44°27'12"E	83.44'
C402	90°00'00"	25.00'	39.27'	N44°27'12"E	35.36'
C403	90°00'00"	93.00'	146.08'	N44°27'12"E	131.52'
C404	03°05'17"	93.00'	5.01'	N87°54'34"E	5.01'
C405	15°13'02"	93.00'	24.70'	N78°45'24"E	24.63'
C406	08°56'18"	93.00'	14.51'	N66°40'45"E	14.49'
C407	30°02'26"	93.00'	48.76'	N47°11'23"E	48.21'
C408	32°42'57"	93.00'	53.10'	N15°48'41"E	52.38'
C409	15°38'32"	66.00'	18.02'	N08°22'04"W	17.96'
C410	15°38'32"	100.00'	27.30'	N08°22'04"W	27.22'
C411	15°38'32"	100.00'	27.30'	S08°22'04"E	27.22'
C412	13°16'46"	975.00'	225.98'	S06°05'36"W	225.47'
C413	05°16'46"	950.00'	97.61'	S02°23'49"W	97.57'

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C414	13°16'46"	1000.00'	231.77'	S06°05'36"W	231.25'
C415	01°22'54"	1000.00'	24.11'	S00°08'39"W	24.11'
C416	04°01'07"	1000.00'	70.14'	S02°50'40"W	70.12'
C417	54°34'54"	45.00'	42.87'	N59°31'07"E	41.27'
C418	79°22'25"	45.00'	62.34'	N07°27'33"W	57.47'
C419	43°24'04"	45.00'	34.09'	N68°50'46"W	33.28'
C420	20°53'56"	101.95'	37.19'	S12°54'27"E	36.98'
C421	13°16'21"	88.37'	20.47'	N16°43'15"W	20.42'
C422	13°15'21"	100.00'	23.14'	N04°15'12"W	23.08'
C423	87°37'32"	20.00'	30.59'	N46°11'14"E	27.69'
C424	94°09'20"	20.00'	32.87'	S42°55'20"E	29.29'
C425	87°35'17"	20.00'	30.57'	S47°56'58"W	27.68'
C426	03°31'08"	950.00'	58.34'	N03°34'51"E	58.34'
C755	11°19'17"	45.00'	8.89'	N84°53'10"W	8.88'

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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WINDWARD HILLS

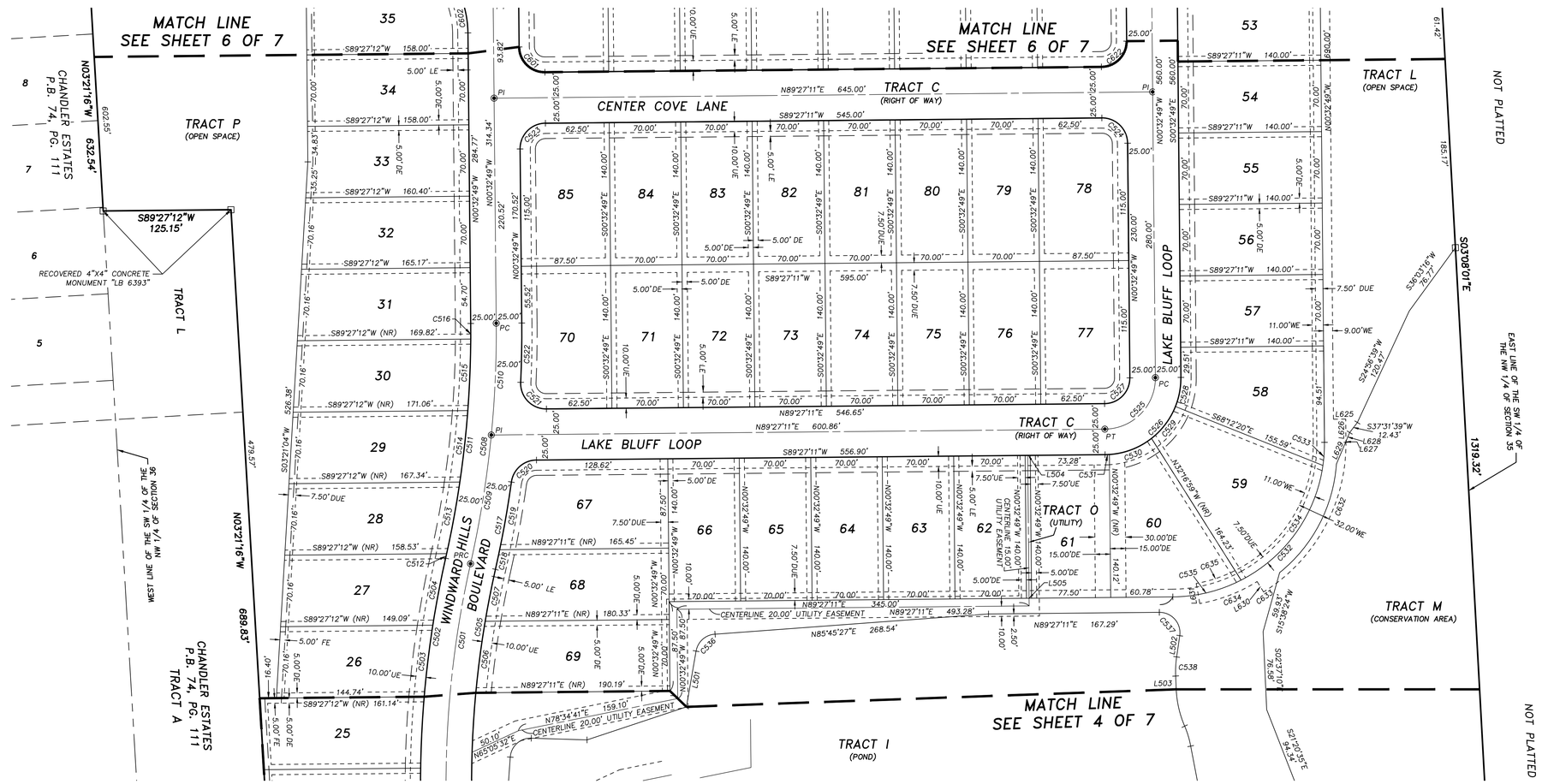
A PART OF SECTIONS 35 AND 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C501	13°16'46"	975.00'	225.98'	S06°05'36"W	225.47'
C502	13°16'46"	1000.00'	231.77'	S06°05'36"W	231.25'
C503	04°02'44"	1000.00'	70.61'	S06°52'35"W	70.59'
C504	03°50'02"	1000.00'	66.91'	S10°48'58"W	66.90'
C505	13°16'46"	950.00'	220.18'	S06°05'36"W	219.69'
C506	04°15'52"	950.00'	70.71'	S07°28'21"W	70.69'
C507	03°07'41"	950.00'	51.87'	S11°10'08"W	51.86'
C508	13°16'48"	1025.00'	237.58'	N06°05'35"E	237.04'
C509	07°08'56"	1025.00'	127.89'	N09°09'31"E	127.81'
C510	06°07'53"	1025.00'	109.69'	N02°31'07"E	109.63'
C511	13°16'48"	1000.00'	231.78'	N06°05'35"E	231.26'
C512	00°15'34"	1000.00'	4.53'	N12°36'12"E	4.53'
C513	04°05'11"	1000.00'	71.32'	N10°25'49"E	71.30'
C514	04°02'27"	1000.00'	70.53'	N06°22'00"E	70.51'
C515	04°01'00"	1000.00'	70.10'	N02°20'17"E	70.09'

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C516	00°52'36"	1000.00'	15.30'	N00°06'31"W	15.30'
C517	04°44'55"	1050.00'	87.02'	N10°21'31"E	87.00'
C518	01°04'31"	1050.00'	19.71'	N12°11'43"E	19.71'
C519	03°40'24"	1050.00'	67.32'	N09°49'16"E	67.31'
C520	81°28'07"	25.00'	35.55'	S48°43'07"W	32.63'
C521	93°10'18"	25.00'	40.65'	S43°57'40"E	36.32'
C522	03°10'18"	1050.00'	58.12'	N01°02'20"E	58.12'
C523	90°00'00"	25.00'	39.27'	S44°27'11"W	35.36'
C524	90°00'00"	25.00'	39.27'	N45°32'49"W	35.36'
C525	90°00'00"	50.00'	78.54'	N44°27'11"E	70.71'
C526	90°00'00"	75.00'	117.81'	N44°27'11"E	106.07'
C527	90°00'00"	25.00'	39.27'	N44°27'11"E	35.36'
C528	22°20'30"	75.00'	29.25'	N10°37'25"E	29.06'
C529	30°11'00"	75.00'	39.51'	N36°53'10"E	39.05'
C530	34°15'05"	75.00'	44.83'	N69°06'12"E	44.17'

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C531	03°13'26"	75.00'	4.22'	N87°50'28"E	4.22'
C532	90°00'00"	150.00'	235.62'	N44°27'11"E	212.13'
C533	08°41'10"	150.00'	22.74'	N03°47'46"E	22.72'
C534	54°46'35"	150.00'	143.40'	N35°31'38"E	138.00'
C535	26°32'15"	150.00'	69.48'	N76°11'03"E	68.86'
C536	76°57'16"	20.00'	26.86'	S48°18'52"W	24.89'
C537	98°51'46"	20.00'	34.51'	N41°06'56"W	30.39'
C538	10°46'26"	100.00'	18.80'	S02°55'44"W	18.78'
C632	53°23'21"	171.00'	159.34'	N26°11'08"E	153.64'
C633	5°13'38"	171.00'	15.60'	N55°29'37"E	15.59'
C634	21°47'22"	159.00'	60.47'	N69°00'07"E	60.10'
C635	16°34'07"	139.00'	40.20'	N71°36'44"E	40.06'

Line Table		
LINE #	DIRECTION	LENGTH
L501	N09°50'14"E	55.45'
L502	S08°18'57"W	21.02'
L503	S02°27'29"E	13.05'
L504	N89°27'11"E	5.00'
L505	N89°27'11"E	5.00'
L625	S89°27'11"W	12.00'
L626	S00°32'49"E	21.84'
L627	S00°32'49"E	0.84'
L628	S22°45'33"W	9.41'
L629	S22°45'33"W	23.92'
L630	N31°53'34"W	12.00'
L631	N10°06'12"W	20.00'



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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

WINDWARD HILLS

A PART OF SECTIONS 35 AND 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

Curve Table

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C601	90°00'00"	25.00'	39.27'	S45°32'49"E	35.36'
C602	16°55'39"	100.00'	29.54'	N09°00'39"W	29.44'
C603	16°55'39"	100.00'	29.54'	S09°00'39"E	29.44'
C604	16°55'39"	134.00'	39.59'	N09°00'39"W	39.45'
C605	16°55'39"	66.00'	19.50'	S09°00'39"E	19.43'
C606	16°32'32"	66.07'	19.07'	S08°06'18"W	19.01'
C607	16°55'39"	134.00'	39.59'	N07°55'00"E	39.45'
C608	16°55'39"	100.00'	29.54'	S07°55'00"W	29.44'
C609	16°55'39"	100.00'	29.54'	N07°55'00"E	29.44'
C610	90°00'00"	25.00'	39.27'	S45°32'49"E	35.36'
C611	90°00'00"	25.00'	39.27'	S44°27'11"W	35.36'

Curve Table

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C612	90°00'00"	25.00'	39.27'	N45°32'49"W	35.36'
C613	90°00'00"	50.00'	78.54'	N45°32'49"W	70.71'
C614	90°00'00"	75.00'	117.81'	N45°32'49"W	106.07'
C615	11°32'13"	75.00'	15.10'	N84°46'43"W	15.08'
C616	30°55'02"	75.00'	40.47'	N63°33'05"W	39.98'
C617	30°55'55"	75.00'	40.49'	N32°37'37"W	40.00'
C618	16°36'50"	75.00'	21.75'	N08°51'14"W	21.67'
C619	90°00'00"	150.00'	235.62'	N45°32'49"W	212.13'
C620	40°53'39"	150.00'	107.06'	N70°06'00"W	104.80'
C621	49°06'21"	150.00'	128.56'	N25°06'00"W	124.66'
C622	90°00'00"	25.00'	39.27'	N44°27'11"E	35.36'

Curve Table

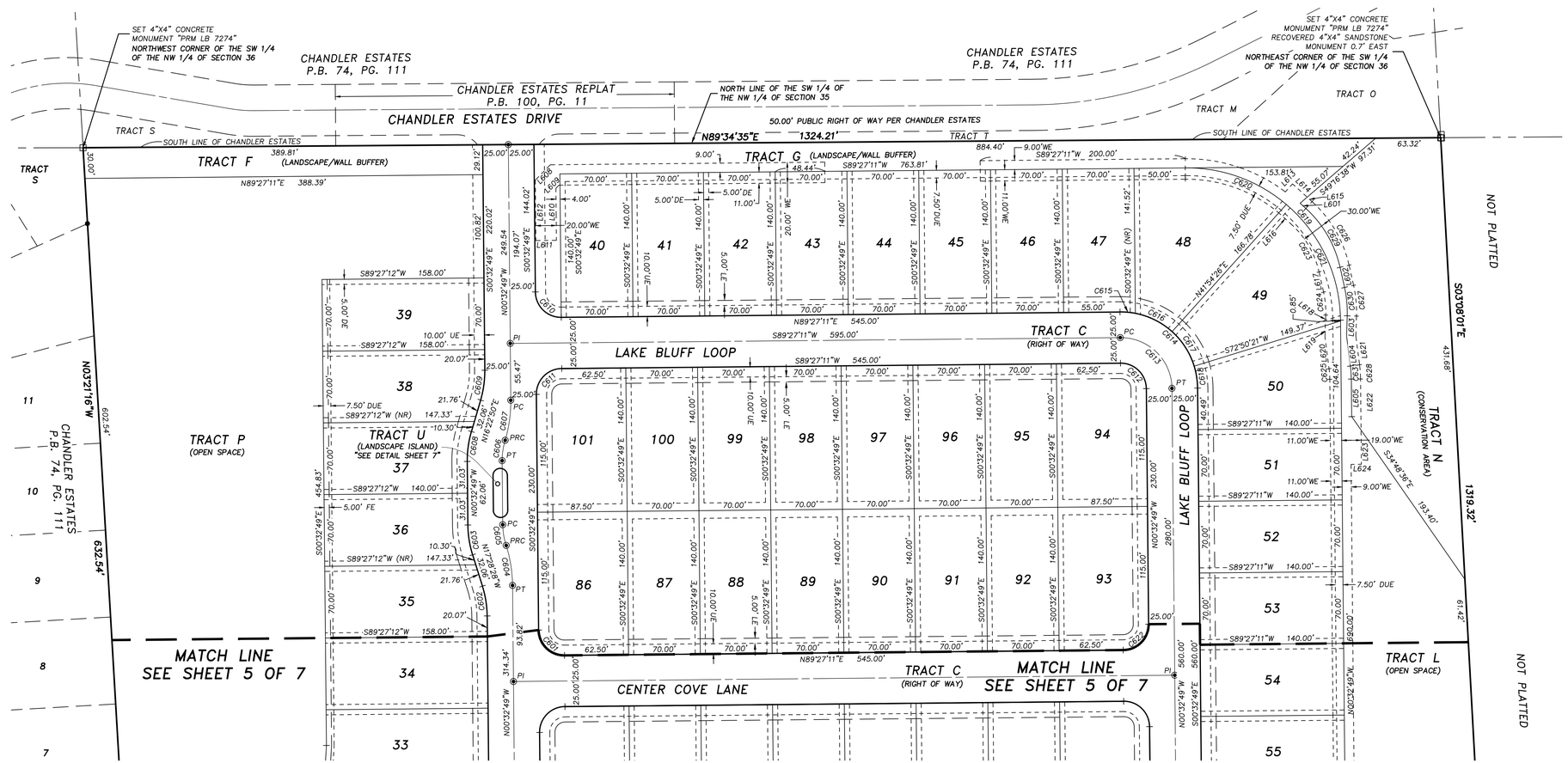
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C623	35°07'38"	89.00'	54.56'	N30°09'42"W	53.71'
C624	14°31'08"	89.00'	22.55'	N05°20'19"W	22.49'
C625	6°49'38"	87.00'	10.37'	N03°57'39"W	10.36'
C626	35°07'38"	119.00'	72.96'	N30°09'42"W	71.82'
C627	14°31'08"	119.00'	30.15'	N05°20'19"W	30.07'
C628	6°49'38"	117.00'	13.94'	N03°57'39"W	13.93'
C629	35°07'38"	110.00'	67.44'	N30°09'42"W	66.39'
C630	14°31'08"	110.00'	27.87'	N05°20'19"W	27.80'
C631	6°49'38"	108.00'	12.87'	N03°57'39"W	12.86'

Line Table

LINE #	DIRECTION	LENGTH
L601	S47°43'31"E	7.55'
L602	S12°35'53"E	20.19'
L603	S01°55'15"W	19.95'
L604	S07°22'28"E	29.27'
L605	S00°32'49"E	36.64'
L606	S37°31'39"W	12.43'
L607	S22°45'33"W	33.33'
L608	S44°27'11"W	20.87'
L609	N44°27'11"E	4.30'
L610	N00°32'49"W	26.09'
L611	N89°27'11"E	20.00'
L612	S00°32'49"E	24.69'
L613	S42°16'29"W	10.60'

Line Table

LINE #	DIRECTION	LENGTH
L614	S47°43'31"E	19.29'
L615	S47°43'31"E	6.44'
L616	S47°43'31"E	16.67'
L617	S12°35'53"E	20.19'
L618	S01°55'15"W	10.36'
L619	S01°55'15"W	11.29'
L620	S07°22'28"E	30.98'
L621	S07°22'28"E	28.54'
L622	S00°32'49"E	49.86'
L623	S00°32'49"E	33.38'
L624	N89°28'19"E	10.00'



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GRAPHIC SCALE

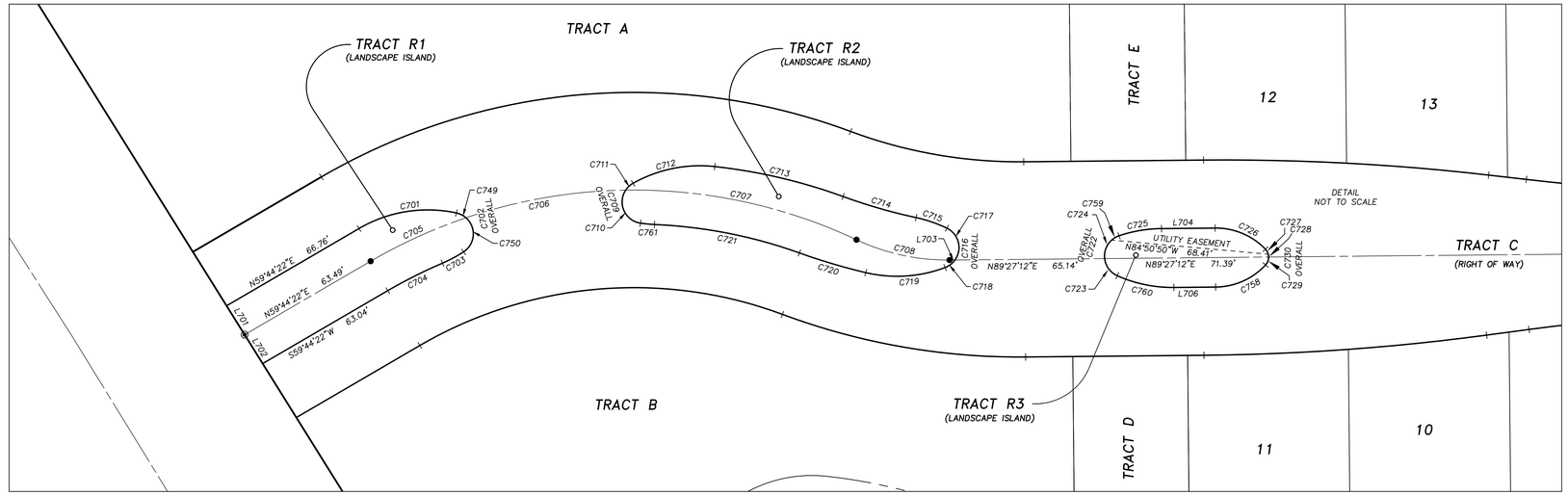
60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

PLAT BOOK	PAGE

WINDWARD HILLS

A PART OF SECTIONS 35 AND 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



GRAPHIC SCALE

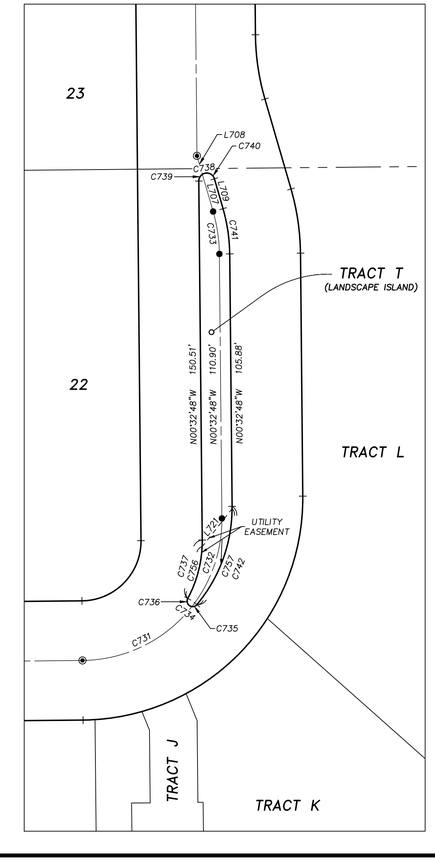
30 0 15 30 60 120

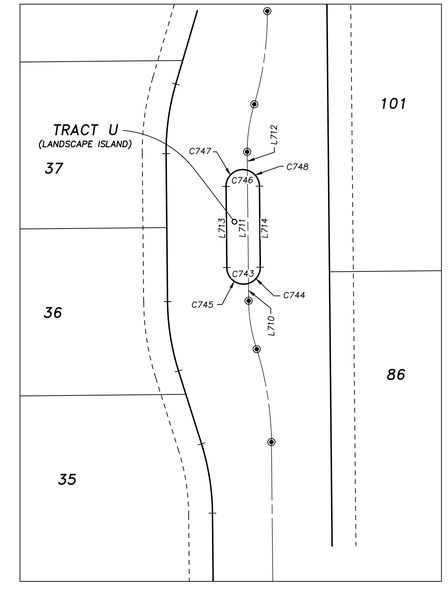
(IN FEET)
1 inch = 30 ft.

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C701	42°23'31"	59.33'	43.90'	S80°56'08"W	42.91'
C702	134°43'03"	9.33'	21.95'	N10°30'35"W	17.23'
C703	10°04'34"	59.33'	10.43'	N61°53'13"E	10.42'
C704	07°11'07"	212.67'	26.67'	S63°19'56"W	26.65'
C705	11°30'23"	227.50'	45.69'	S65°29'34"W	45.61'
C706	17°51'15"	227.50'	70.89'	S80°10'23"W	70.61'
C707	26°06'01"	227.50'	103.63'	N77°50'59"W	102.74'
C708	25°44'49"	93.00'	41.79'	S77°40'23"E	41.44'
C709	142°14'59"	9.33'	23.17'	S10°31'23"E	17.66'
C710	115°22'46"	9.33'	18.79'	S23°57'30"E	15.78'
C711	26°52'13"	9.33'	4.38'	S47°10'00"W	4.34'
C712	35°38'06"	59.33'	36.90'	S78°25'09"W	36.31'
C713	13°49'48"	238.33'	57.53'	N76°50'54"W	57.39'
C714	7°56'22"	238.67'	33.07'	S73°54'11"E	33.05'
C715	13°43'08"	59.33'	14.21'	N71°00'48"W	14.17'
C716	133°31'38"	9.33'	21.75'	N02°36'35"E	17.15'
C717	99°55'22"	9.33'	16.28'	N14°11'33"W	14.29'
C718	33°36'16"	9.33'	5.47'	N52°34'16"E	5.40'
C719	33°55'15"	59.33'	35.13'	N86°20'02"E	34.62'
C720	6°29'24"	266.33'	30.17'	S73°27'39"E	30.15'
C721	17°22'17"	212.67'	64.48'	N78°54'05"W	64.23'
C722	137°18'48"	9.33'	22.37'	S02°36'35"W	17.39'
C723	59°27'10"	9.33'	9.68'	S36°19'13"E	9.26'
C724	55°02'25"	9.33'	8.97'	S20°55'34"W	8.63'

Curve Table					
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C725	18°11'05"	59.33'	18.83'	S80°21'30"W	18.75'
C726	46°37'11"	30.00'	24.41'	N67°14'23"W	23.74'
C727	28°57'33"	5.00'	2.53'	N29°27'01"W	2.50'
C728	14°16'55"	5.00'	1.25'	N07°49'47"W	1.24'
C729	43°29'33"	5.00'	3.80'	N21°03'27"E	3.70'
C730	86°44'01"	5.00'	7.57'	S00°33'47"E	6.87'
C731	51°20'26"	59.00'	52.87'	N63°46'59"E	51.12'
C732	38°39'34"	59.00'	39.81'	N18°46'59"E	39.06'
C733	15°38'32"	66.00'	18.02'	N08°22'04"W	17.96'
C734	168°24'11"	2.33'	6.86'	S55°54'02"E	4.64'
C735	58°13'17"	2.33'	2.37'	N69°00'31"E	2.27'
C736	110°10'54"	2.33'	4.49'	S26°47'24"E	3.83'
C737	28°50'51"	50.67'	25.51'	N13°52'38"E	25.24'
C738	164°21'28"	3.33'	9.56'	S81°37'56"W	6.60'
C739	56°54'01"	3.33'	3.31'	S27°54'13"W	3.18'
C740	107°27'27"	3.33'	6.25'	N69°55'03"W	5.37'
C741	15°38'32"	70.33'	19.20'	N08°22'04"W	19.14'
C742	40°26'40"	63.33'	44.71'	N19°40'33"E	43.78'
C743	180°00'00"	7.00'	21.99'	N89°27'11"E	14.00'
C744	73°23'54"	7.00'	8.97'	N36°09'08"E	8.37'
C745	106°36'06"	7.00'	13.02'	S53°50'52"E	11.22'
C746	180°00'00"	7.00'	21.99'	S89°27'11"W	14.00'
C747	106°36'06"	7.00'	13.02'	S52°45'13"W	11.22'
C748	73°23'54"	7.00'	8.97'	N37°14'47"W	8.37'
C749	28°51'25"	9.33'	4.70'	N63°26'24"W	4.65'
C750	105°51'38"	9.33'	17.24'	N03°55'07"E	14.89'
C756	25°37'48"	50.68'	22.67'	N15°29'09"E	22.48'
C757	39°34'10"	63.33'	43.74'	N20°06'48"E	42.88'
C758	46°38'48"	30.00'	24.42'	N66°07'38"E	23.76'
C759	22°49'12"	9.33'	3.72'	S59°51'23"W	3.69'
C760	24°30'15"	59.33'	25.37'	S78°17'53"E	25.18'
C761	05°56'21"	59.33'	6.15'	S84°37'03"E	6.15'

Line Table		
LINE #	DIRECTION	LENGTH
L701	N31°58'33"W	14.84'
L702	N31°58'33"W	14.84'
L703	N89°27'12"E	2.37'
L704	N89°27'02"E	23.33'
L706	S89°27'02"W	18.19'
L707	N16°11'20"W	16.23'
L708	N16°11'20"W	8.08'
L709	N16°11'20"W	13.05'
L710	N00°32'49"W	7.32'
L711	N00°32'49"W	47.42'
L712	N00°32'49"W	7.74'
L713	S00°32'49"E	34.00'
L714	N00°32'49"W	34.00'
L721	N38°11'47"E	20.36'





BISHMAN
Surveying & Mapping, Inc.

CERTIFICATE OF AUTHORIZATION LB 7274

32 W. PLANT STREET Phone No. 407.905.8877
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

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

After recording return to:

Jamie Boerger, AICP
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, Florida 32809

DOC# 20190370478
06/17/2019 11:49:30 AM Page 1 of 18
Rec Fee: $154.50
Deed Doc Tax: $0.00
DOR Admin Fee: $0.00
Intangible Tax: $0.00
Mortgage Stamp: $0.00
Phil Diamond, Comptroller
Orange County, FL
SA - Ret To: ORANGE COUNTY PUBLIC SCHO

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

SCHOOL CONCURRENCY MITIGATION AGREEMENT
APK-18-009
Apopka Farms
Parcel ID 35-20-27-0000-00-020; -053; -006

THIS SCHOOL CONCURRENCY MITIGATION AGREEMENT ("Agreement"), is entered into by **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA** a body corporate and political subdivision of the State of Florida, ("School Board"); **CITY OF APOPKA**, a municipal corporation of the State of Florida, ("City") and **WINDWARD HILLS, LLC**, a Florida limited liability company, whose address is P.O. Box 1015, Windermere, Florida 34786 (collectively, the "Applicant"), collectively referred to herein as the "Parties."

RECITALS:

WHEREAS, the School Board, Orange County, and the municipalities within Orange County have entered into that certain "Amended and Restated Interlocal Agreement For Public School Facility Planning and Implementation of Concurrency" (the "Interlocal Agreement"), and

WHEREAS, pursuant to Section 16.6 of the Interlocal Agreement, an applicant submitting a School Concurrency Determination Application for approval of a Site Plan that will generate additional students in a School Concurrency Service Area in which there is insufficient Available School Capacity to accommodate the anticipated additional students must enter into a Proportionate Share Mitigation Agreement to prevent school overcrowding attributable to the anticipated additional students generated by the Residential Development as specified in the Interlocal Agreement;

WHEREAS, an Applicant must submit the School Concurrency Determination Application along with a Development Analysis which identifies the proposed location of the Residential Development, the number of Residential Units that will be created, a phasing schedule (if applicable), a map demonstrating land use and zoning classifications for the Applicant's property, as well as all other information required pursuant to Section 16.5 of the Interlocal Agreement, to the City; and

WHEREAS, Applicant is the fee simple owner, or authorized agent of the owner, of that certain tract of land, as more particularly described on **Exhibit "A,"** attached hereto and

APPROVED
School Board Meeting: 11/13/18
Agenda Item: 16.01

incorporated herein by reference (the "Property"), the location of which is illustrated by a map attached hereto as **Exhibit "B,"** and incorporated herein by reference; and

WHEREAS, the Applicant has submitted a School Concurrency Determination Application and Development Analysis to the City in connection with a proposal to obtain approval for a plat in order to develop up to 101 single family Residential Units on the Property (the "Project") and the City has forwarded the School Concurrency Determination Application and Development Analysis to the School Board; and

WHEREAS, the School Board has reviewed and evaluated the Applicant's School Concurrency Determination Application and Development Analysis as required by Section 18.6 of the Interlocal Agreement, and has determined that based on the current adopted Level of Service standards for the School Concurrency Service Areas within which the Property is located and the anticipated new School Capacity that will be available in the first three (3) years of the current District Facilities Work Program to serve the proposed Residential Development, there is insufficient Available School Capacity at the middle school level to serve the new single-family Residential Units within the School Concurrency Service Areas for the Project or within adjacent School Concurrency Service Areas as determined by an Adjacency Review; and

WHEREAS, approving the School Concurrency Determination Application without requiring Proportionate Share Mitigation for the impacts of the proposed Project will either create or worsen school overcrowding in the applicable School Concurrency Service Areas; and

WHEREAS, the Applicant has agreed to enter into this Agreement with the School Board and City to provide Proportionate Share Mitigation proportionate to the demand for Public School Facilities to be created by the Project, as more particularly set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

1. INCORPORATION OF RECITALS. The foregoing recitals are true and correct and are hereby incorporated into this Agreement by reference as if fully set forth herein.

2. DEFINITION OF MATERIAL TERMS. Any capitalized terms used herein but not defined shall have the meaning attributed to such term in the Interlocal Agreement.

3. LEGALLY BINDING COMMITMENT. This Agreement constitutes a legally binding commitment by the Applicant to mitigate for the impacts of the new Residential Units for which the Applicant is seeking approval pursuant to the School Concurrency Determination Application and is intended to satisfy the requirements of Florida law and the Orange County Code.

4. PROPORTIONATE SHARE MITIGATION. The Parties hereby agree that the Applicant shall provide Proportionate Share Mitigation in order to meet the demand for School Capacity created by the Project and to provide additional capacity for middle school students, as follows, in accordance with Section 19.2 of the Interlocal Agreement:

Payment in the amount of TWO HUNDRED FIFTY NINE THOUSAND FIVE HUNDRED SEVENTY THREE AND 54/100 DOLLARS ($259,573.54) to cover the Proportionate Share Mitigation associated with providing the necessary school capacity for the Project (the "Proportionate Share") to the School Board. Such payment shall be due and payable prior to the time the plat for the Property is approved and has been calculated in accordance with the formula found in Section 17.2 of the Interlocal Agreement. To the extent the Applicant's proposed Residential Development is subject to a Capacity Enhancement Agreement, any capacity enhancement mitigation paid pursuant to such agreement will be applied as a credit to the Proportionate Share Mitigation required for the Project. Such credit will be subtracted from the total Proportionate Share Mitigation required pursuant to this Agreement and the Interlocal Agreement.

5. USE OF PROPORTIONATE SHARE. The School Board shall direct the Proportionate Share to a School Capacity improvement identified in the capital improvement schedule in the five (5) year district work plan of the School Board's District Facilities Work Program which mitigates the impacts from the proposed Residential Development. If such a School Capacity improvement does not exist in the District Facilities Work Program, the School Board may, in its sole discretion, add a School Capacity improvement to its District Facilities Work Program to mitigate the impacts from the Project, as provided in Section 17.6 of the Interlocal Agreement.

6. IMPACT FEE CREDIT. The Proportionate Share Mitigation paid pursuant to Section 4 of this Agreement shall be credited against the School Impact Fee on a dollar for dollar basis at fair market value, up to the amount of the School Impact Fee Credit (hereinafter defined).

Upon payment of the Proportionate Share Mitigation., the School Board shall notify the City to establish a School Impact Fee credit account in the amount of TWO HUNDRED TWO THOUSAND ONE HUNDRED SIXTEEN AND 33/100 DOLLARS ($202,116.33) based upon 23.00 Equivalent Residential Units (as defined in Section 30-622 of the Orange County Code)("Impact Fee Credit Amount"). Applicant shall not be entitled to a credit or refund for any portion of the Proportionate Share Mitigation in excess of the Impact Fee Credit Amount.

7. ISSUANCE OF SCHOOL CONCURRENCY RECOMMENDATION. Upon final execution of this Agreement by all Parties hereto, this Agreement will serve as the Applicant's Capacity Encumbrance Letter in accordance with Section 16.7 of the Interlocal Agreement.

8. SCHOOL CAPACITY ENCUMBRANCE AND RESERVATION. Upon final execution of this Agreement by all Parties hereto, this Agreement will serve as the Applicant's Capacity Encumbrance Letter that School Capacity will be available for the Project. This is in accordance with Section 16.6(g) of the Interlocal Agreement.

At such time as Applicant has prepaid the School Impact Fees further described in Section 6 of this Agreement, and paid the applicable installment(s) of the School Capacity Reservation Fee described in Section 9 below, School Capacity shall be reserved for 101 single family Residential Units; if the Applicant fails to make any of the required School Capacity Reservation Fee payments described in Paragraph 9 below or if this Agreement is terminated,

such reserved School Capacity shall lapse and be returned to the applicable Concurrency Service Area.

9. CAPACITY RESERVATION FEE. The Applicant shall also be required to pay a School Capacity Reservation Fee for the Project in accordance with Section 30-599 of the Orange County Code. The Applicant shall pay the School Capacity Reservation Fee further described below.

a. 1st Installment due within six (6) months of the Effective Date of this Agreement: $ 295,728.00

b. 2nd Installment due 18 months from the Effective Date of this Agreement: $295,728.00

c. 3rd Installment due 30 months from the Effective Date of this Agreement: $295,728.00

Notwithstanding the schedule provided by this Section, Applicant may prepay any or all of the School Capacity Reservation Fees in advance. School Capacity Reservation Fees paid pursuant to this Agreement shall be credited towards School Impact Fees as provided in Section 30-599 of the County Code. Additionally, Applicant may apply the Impact Fee Credit Amount against any one of the foregoing installment payments.

10. TERMINATION. This Agreement shall terminate and Applicant shall forfeit any administrative fees paid, as well as any capacity encumbered or reserved under the following circumstances, unless the City and the School Board agree to an extension of the Applicant's School Concurrency Mitigation Agreement:

a. The Applicable Local Government does not approve the Plat within one hundred eighty (180) days from approval of the Site Plan by the City Council. In such event, all Proportionate Share Mitigation paid by the Applicant shall be refunded to the Applicant by the School Board.

b. The Applicant fails to proceed in good faith and secure at least one Building Permit for a unit other than a model home within three (3) years of recording of the plat. In such case, this Agreement shall be terminated and any encumbered or reserved school capacity shall be returned to its applicable capacity bank. The Applicant will not be entitled to a refund of any portion of the Proportionate Share Mitigation paid under this Agreement, and will only be entitled to receive a 90% refund of the Capacity Reservation Fee.

11. COVENANTS RUNNING WITH THE LAND. This Agreement shall be binding, and shall inure to the benefit of the heirs, legal representatives, successors, and assigns of the parties, and shall be a covenant running with the Property and be binding upon the successors and assigns of the Owner and upon any person, firm, corporation, or entity who may become the successor in interest to the Property.

12. NOTICES. Any notice delivered with respect to this Agreement shall be in writing and be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States

Mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or to such other address or other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

School Board	School Board of Orange County, Florida Attn: Superintendent 445 West Amelia Street Orlando, Florida 32801
With a Copy to:	Orange County Public Schools Attn: Facilities Planning Department 6501 Magic Way, Building 200 Orlando, Florida 32809
Applicant:	Windward Hills, LLC Attn: Frank Cawthon P.O. Box 1015 Windermere, Florida 34786
With a Copy to:	Shutts & Bowen, LLP Attn: Juli James 300 S. Orange Avenue, Suite 1600 Orlando, Florida 32801
City:	City of Apopka Attn: Planning Department 120 E. Main Street Apopka, Florida 32703

13. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

14. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates, and shall not be deemed to be a continuing or future waiver.

15. EXHIBITS. All Exhibits attached hereto are a part of this Agreement and are fully incorporated herein by this reference.

16. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be binding upon the parties hereto unless in writing and executed by all the Parties to this Agreement. School Board does hereby confer upon the Superintendent, or Superintendent's designee, the authority to amend this Agreement, provide any consent, notice or approval set forth herein or otherwise exercise any right or election of the

School Board granted or reserved herein, without formal approval from School Board, provided such amendment or consent does not substantially alter or modify the terms herein. Further, the Superintendent, or Superintendent's designee, shall have the authority, without further approval from the School Board, to finalize the form of all agreements, assignments, and similar documents set forth in this Agreement, and the School Board's signature of those agreements, assignments, and similar documents is hereby authorized. The extension of any payment or deadline required hereunder for less than one (1) year shall not be considered to substantially alter or modify the terms herein. If, in the sole judgment of School Board, such amendment or consent does substantially alter or amend this Agreement, then School Board shall have the option of declaring the amendment or consent void *ab initio,* thus rendering the amendment or consent without any legal force and effect.

17. ASSIGNMENT, TRANSFER OF RIGHTS. The Applicant may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property; provided, however, that any such assignment shall be in writing and shall require the prior written consent of all of the Parties hereto, which consent shall not be unreasonably withheld, conditioned, or delayed. Such consent may be conditioned upon the receipt by the other parties hereto of the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicant's obligations with regard to Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the Parties with a copy of the written assignment within ten (10) days of the date of execution of same.

The School Board hereby consents to the assignment of this Agreement to KB Home Orlando LLC, a Delaware limited liability company, and by signing the Joinder and Consent to this Agreement, KB Home Orlando LLC, for itself and on behalf of any affiliate that may become an assignee of this Agreement, hereby agrees upon acquisition of the Property to agree to all rights and obligations of Applicant hereunder and further agrees to assume and comply with all conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicant's obligations with regard to the applicable Capacity Reservation Fees and Proportionate Share Mitigation under this Agreement, including, without limitation, under Sections 4, 6 and Section 9 of this Agreement.

18. COUNTERPARTS. This Agreement may be signed in counterparts, each of which may be deemed an original, and all of which together constitute one and the same agreement.

19. RECORDING OF THIS AGREEMENT. The School Board agrees to record this Agreement, at Applicant's expense, in the Public Records of Orange County, Florida.

20. ENTIRE AGREEMENT. This Agreement sets forth the entire agreement among the Parties with respect to the subject matter addressed herein, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

21. SEVERABILITY. If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be

stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

22. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and in accordance with the Orange County Code and venue for any action to enforce the provisions of this Agreement shall be in the Ninth Judicial Circuit Court in and for Orange County, Florida.

23. ATTORNEY'S FEES. In the event any party hereto brings an action or proceeding, including any counterclaim, cross-claim, or third party claim, against any other party hereto arising out of this Agreement, each party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney fees.

24. EFFECTIVE DATE. The effective date of this Agreement shall be the date when the last one of the parties has properly executed this Agreement as determined by the date set forth immediately below their respective signatures (the "Effective Date").

25. PRE-PAYMENT, MITIGATION & CAPACITY RESERVATION FORMS. This Agreement requires the Applicant to pay a Proportionate Share Mitigation and a portion of the Capacity Reservation Fee prior to the recording of a Plat. The form attached hereto as **Exhibit "C,"** must be completed and returned to the School Board's Facilities Planning Department with all fees due hereunder, including, but not limited to, applicable Capacity Reservation Fees and Proportionate Share Mitigation. This form must be completed and returned to the Facilities Planning Department, in addition to all fees payable pursuant to the terms of this Agreement, to satisfy Sections 4 and Section 9 of this Agreement.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

"SCHOOL BOARD"

Signed and sealed in the presence of:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Print Name: Marlin Gutierrez

By: _____
William E. Sublette, Chairman

Print Name: Maribel Pagan

Date: 12.11.18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 11th day of December, 2018, by William E. Sublette, Chairman of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.

MARGARITA C. RIVERA
MY COMMISSION # GG061688
EXPIRES January 10, 2021

NOTARY PUBLIC OF FLORIDA
Print Name: Margarita Rivera
Commission No.: _____
Expires: _____

AFFIX NOTARY STAMP

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

Signed and sealed in the presence of:

Print Name: Marlin Gutierrez

Print Name: Maritza Pagan

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Attest: _____
Barbara M. Jenkins, Ed.D. as its Secretary and Superintendent

Dated: 12-11-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 11th day of December, 2018, by Barbara M. Jenkins, ED.D.as Superintendent The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.

SUSAN M. ADAMS
MY COMMISSION # GG 272973
EXPIRES: November 9, 2022
Bonded Thru Notary Public Underwriters

AFFIX NOTARY STAMP

NOTARY PUBLIC OF FLORIDA
Print Name: Susan M. Adams
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County Public School's Chief Facilities Officer

John T. Morris
Chief Facilities Officer

Date: 11/25, 2018

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

Laura L. Kelly, Staff Attorney III/Planning and Real Estate

Date: Nov. 15, 2018

"APPLICANT"

Signed and sealed in the presence of:

Print Name: DONALD CURCIO

Kathy Moorehead
Print Name: Kathy Moorehead

WINDWARD HILLS, LLC, a Florida limited liability company

By:
Print Name: FRANK H. CAWTHON, JR.
Title: MANAGER

Date: Sept. 26, 2018

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 26th day of September, 2018, by Frank H. Cawthon, Jr. as Manager of Windward Hills, LLC, a Florida limited liability company, on behalf of the organization. He/~~she~~ is personally known to me or has produced _____ (type of identification) as identification.

NOTARY PUBLIC STATE OF FLORIDA
KATHY O. MOOREHEAD
MY COMMISSION # FF 202607
EXPIRES: April 22, 2019
Bonded Thru Budget Notary Services

AFFIX NOTARY STAMP

Kathy O Moorehead
NOTARY PUBLIC OF FLORIDA
Print Name: Kathy O. Moorehead
Commission No.: FF 202607
Expires: 4-22-19

"CITY"

CITY OF APOPKA, FLORIDA, a municipal corporation of the State of Florida.

By: Mayor

Print Name Bryan Nelson

Title: Mayor

Date: 11-7-18

ATTEST:

By:

Deputy City Clerk

Date: 11/7/18

{Corporate Seal}

JOINDER AND CONSENT

KB Home Orlando LLC, a Delaware limited liability company, hereby joins in and consents to the above School Concurrency Mitigation Agreement, School Board Application Number APK-18-009 (the "Agreement"), for itself and on behalf of any affiliate of KB Home Orlando LLC that receives an assignment of the Agreement, and further agrees upon acquisition of the Property to agree to all rights and obligations of Applicant hereunder and further agrees to assume and comply with all conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicant's obligations with regard to the applicable Capacity Reservation Fees and Proportionate Share Mitigation under this Agreement, including, without limitation, under Sections 4, 6 and Section 9 of this Agreement

WITNESSES:

Print Name: Drew Abel

Print Name: Miraida Lare

KB HOME ORLANDO LLC, a Delaware limited liability company

By: _____

Print Name: JIM REINERT

Title: VICE PRESIDENT LAND ACQUISITION

STATE OF FLORIDA)
) SS:
COUNTY OF ORANGE)

Before me on Oct. 23, 2018, personally appeared Jim Reinert, as VP Land Acq. of KB Home Orlando LLC, a Delaware limited liability company, who ✓ is personally known to me or _____ has produced _____ as identification, and who acknowledged that he/she signed the above instrument as his/her free and voluntary act.

_____
Notary Public

Miraida Lare
Name Printed, Typed or Stamped

Notary Public State of Florida
Miraida Lare
My Commission FF 906557
Expires 08/04/2019

Certificate No._____

Exhibit "A" – Legal Description

PARCEL 1:

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 20 South, Range 27 East, Orange County, Florida.

AND

The Southwest 1/4 of the Northwest 1/4 of Section 36, Township 20 South, Range 27 East, Orange County, Florida, Less and Except the South 689 feet of the West 125 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 36.

More particularly described as:

Beginning at the Southwest corner of the Southwest 1/4 of the Northwest 1/4, Section 36, Township 20 South, Range 27 East, Orange County, Florida, said point being the Point of Beginning; thence run North 89 degrees 27 minutes 12 seconds East, along the South line of the South 689 feet of the West 125 feet of said Southwest 1/4 of the Northwest 1/4, a distance of 125.15 feet; thence North 03 degrees 21 minutes 25 seconds West, along the East line of said South 689 feet of the West 125 feet, a distance of 689.83 feet to the Northeast corner of said South 689 feet of the West 125 feet; thence South 89 degrees 27 minutes 12 seconds West, along the North line of said South 689 feet of the West 125 feet, a distance of 125.15 feet; thence North 03 degrees 21 minutes 25 seconds West, along the West line of the aforesaid Southwest 1/4 of the Northwest 1/4, a distance of 632.58 feet to the Northwest comer of said Southwest 1/4 of the Northwest 1/4; thence North 89 degrees 27 minutes 11 seconds East, along the North line of said Southwest 1/4 of the Northwest 1/4, a distance of 1,324.49 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4; thence South 03 degrees 07 minutes 47 seconds East, along the East line of said Southwest 1/4 of the Northwest 1/4, a distance of 1,322.18 feet to the Southeast corner of said Southwest 1/4 of the Northwest 1/4; thence South 02 degrees 57 minutes 34 seconds East, along the East line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the aforesaid Section 36, a distance of 657.81 feet to the Southeast corner of said North 1/2; thence South 89 degrees 37 minutes 08 seconds West, along the South line of said North 1/2, a distance ofl,318.75 feet to the Southwest corner of said North 1/2; thence North 03 degrees 01 minute 02 seconds West, along the West line of said North 1/2, a distance of 654.03 feet to the Point of Beginning.

PARCEL 2:

The West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 20 South, Range 27 East, Orange County, Florida, lying North and East of the Seaboard Air Line Railroad, Less and Except the South 2 1/2 acres thereof. Also, Less and Except that portion of the above lands conveyed to the State Road Department of the State of Florida, by virtue of Quit Claim Deed recorded in Deed Book 589, Page 426, Public Records of Orange County, Florida.

AND

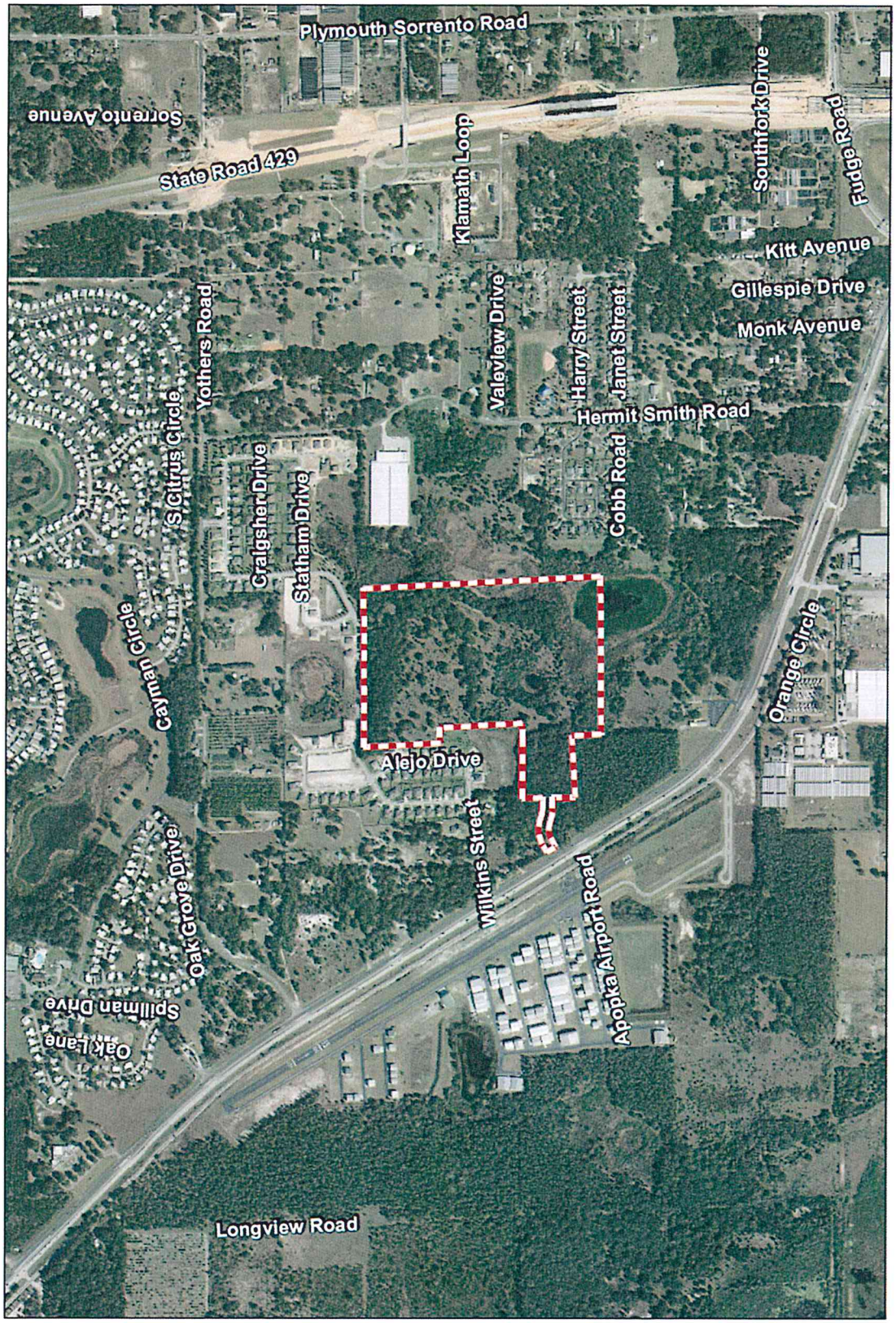
Begin at the Northeast comer of the Southeast 1/4 of Section 35, Township 20 South, Range 27 East, Orange County, Florida, thence run West 10 chains; thence run South 448.89 feet; thence run Northeasterly to a point on the East line of said Section 411.84 feet South of the Point of Beginning; thence run North to the Point of Beginning.

AND

The South 40.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 27 East, Orange County, Florida, Less and Except the East 660.00 feet thereof. Also, Less and Except any

portion of the subject property lying within the road right-of-way for West Orange Blossom Trail (State Road 500, US Highway 441) on West.

Exhibit "B" – Map



Jurisdiction: City of Apopka
School Board Dist.: # 7
Parcel ID: 35-20-27-0000-00-020; -053; -006
Acreage: +/- 67.73 ac

Schools
ES: Zellwood
MS: Wolf Lake
HS: Apopka

APK-18-009
Apopka Farms

Facilities Planning
Orange County Public Schools

CAPACITY RESERVATION FEE & MITIGATION FORM

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

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

Contact: Jamie Boerger, AICP
(407) 317-3700 x2022391
Jamie.DiLuzioBoerger@ocps.net

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

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

Exhibit "C"-Forms

CAPACITY RESERVATION FEE & MITIGATION FORM

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

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

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

_____	_____	_____
Signature of Applicant	Print Name of Applicant	Date

Exhibit "C"-Forms

CAPACITY RESERVATION FEE & MITIGATION FORM

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

Footnotes:

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

ORDINANCE NO. 2508

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM MIXED-CC AND R-1A TO PLANNED UNIT DEVELOPMENT (PUD\MIXED-CC\COMMERCIAL\RESIDENTIAL) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED NORTH OF ORANGE BLOSSOM TRAIL AND SOUTH OF CHANDLER ESTATES DRIVE, COMPRISING 67.73 ACRES, MORE OR LESS AND OWNED BY CARTER-ORANGE 67 HWY 441 LAND TRUST (APOPKA FARMS); PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage the 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, the City of Apopka has requested a change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, the proposed Planned Unit Development (PUD/Mixed Use Commercial/Residential) 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 Unit Development (PUD/Mixed Use Commercial/Residential), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

A. The uses permitted within the PUD district shall be: single family homes and associated accessory uses or structures consistent with land use and development standards established for the R-1A zoning category and Neighborhood Commercial, except where otherwise addressed in this ordinance.

B. Development of the property shall occur consistent with the Master Site Plan set forth in Exhibit "A". If a development standard or zoning regulation is not addressed within Exhibit "A", development shall comply with the R-1A zoning standards set forth in the Land Development Code. Where any development standard conflicts between the Apopka Farms Master Plan\Preliminary Development Plan and the Land Development Code, the Master Plan\Preliminary Development Plan shall preside. Any proposed revision to the Master Plan shall be evaluated and processed pursuant to Section 2.02.18.N. (Master plan revision), LDC.

C. If a Final Development Plan associated with the PUD district has not been approved by the City within three years after approval of these Master Plan provisions, the approval of the Master Plan\Preliminary Development Plan provisions will expire. At such time, the City Council may:

1. Permit a single six-month extension for submittal of the required Final Development Plan;

2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Site 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 property, being situated in the City of Apopka, Florida, is hereby Planned Unit Development (PUD/R-1A) as defined in the Apopka Land Development Code.

Legal Description:

PARCEL 1:

The North ½ of the Northwest ¼ of the Southwest ¼ of Section 36, Township 20 South, Range 27 East, Orange County, Florida.

AND

The Southwest ¼ of the Northwest ¼ of Section 36, Township 20 South, Range 27 East, Orange County, Florida, Less and Except the South 689 feet of the West 125 feet of the Southwest ¼ of the Northwest ¼ of said Section 36.

More particularly described as:

Beginning at the Southwest corner of the Southwest ¼ of the Northwest ¼, Section 36, Township 20 South, Range 27 East, Orange County, Florida said point being the Point of Beginning; thence run North 89 degrees 27 Minutes 12 seconds East, along the South line of the South 689 feet of the West 125 feet of said Southwest ¼ of the Northwest ¼, a distance of 125.15; thence North 03 degrees 21 minutes 25 seconds West, along the East line of Said South 689 feet of the West 125 feet, a distance of 689.83 feet to the Northeast corner of said South 689feet of the West 125 feet; thence South 89 degrees 27 minutes 12 seconds West, along the North line of said South 689 feet of the West 125 feet, a distance of 125.15 feet; thence North 03 degrees 21 minutes 25 seconds West, along the West line of the aforesaid Southwest ¼ of the Northwest 1/4, a distance of 632.58 feet to the Northwest corner of said Southwest ¼ of the Northwest ¼; thence North 89 degrees 27 minutes 11 seconds East, along the North line of said Southwest ¼ of the Northwest ¼, a distance of 1,324.49 feet to the Northeast corner of said Southwest ¼ of the Northwest ¼;thence South 03 degrees 07 minutes 47 seconds East, along the East line of said Southwest ¼ Of the Northwest ¼, a distance of 1,322.18 feet to the Southeast corner of said Southwest ¼ of the Northwest ¼; thence South 02 degrees 57 minutes 34 seconds East, along the East line of the North ½ of the Northwest ¼ of the Southwest ¼ of the aforesaid Section 36, a distance of 657.81 feet to the Southeast corner of said North ½;thence South 89 degrees 37 minutes 08 seconds West, along the South line of said North ½, a distance of 1,318.75 feet to the Southwest corner of said North ½; thence North 03 degrees 01 minute 02 seconds West, along the West line of Said North ½, a distance of 654.03 feet to the Point of Beginning.

PARCEL 2:

The West ½ of the Northeast ¼ of the Southeast ¼ of Section 35, Township 20 South, Range 27 East, Orange County, Florida, lying North and East of the Seaboard Air Line Railroad Less and Except the South 2 ½ acres Thereof. Also, less and except that portion of the above lands conveyed to the State Road Department of the State of Florida by virtue of Quit Claim Deed recorded in Deed Book 589, Page 426, Public Records of Orange County, Florida.

AND

Begin at the Northeast corner of the Southeast ¼ of Section 35, Township 20 South, Range 27 East, Orange County, Florida, thence run West 10 chains thence run South 448.89 feet

thence run Northeasterly to a point on the East line of said Section 411.84 feet South of the Point of Beginning; thence run North to the Point of Beginning.

AND

The South 40.00 feet of the Southeast ¼ of the Northeast ¼ of Section 35, Township 20 South, Range 27 East, Orange County, Florida Less and Except the East 660.00 fee thereof Also, Less and Except any portion of the Subject property lying within the road right-of-way for West Orange Blossom Trail(State Road 500, US Highway 441)on West.

Parcel ID Nos.: 35-20-27-0000-00-020; 35-20-27-0000-00-053 & 35-20-27-0000-00-~~060~~ 006 8/4/16 lg
Combined Acreage 67.73 +/- Acres

Section III. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section IV. 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 V. 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 VI. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VII. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: July 20, 2016

READ SECOND TIME
AND ADOPTED: August 3, 2016

Joseph E. Kilsheimer, Mayor

ATTEST:

Linda Goff, City Clerk

DULY ADVERTISED: June 24, 2016
July 22, 2016

APOPKA FARMS

Apopka, Florida

Master Plan/Preliminary Development Plan (PDP)

FEBRUARY 1, 2016
REVISED: APRIL 21, 2016
REVISED: MAY 31, 2016

OWNER

CARTER - ORANGE 67 HWY 441 LAND TRUST
P.O. BOX 568821
ORLANDO, FLORIDA 32856-8821
CONTACT: DARYL M. CARTER
EMAIL: DCARTER@MAURYCARTER.COM
PHONE: (407) 581-6205

APPLICANT/ LAND PLANNER

JAVIER E. OMANA, CNU-a
CPH, Inc.
1117 EAST ROBINSON STREET
ORLANDO, FLORIDA 32801
EMAIL: JOMANA@CPHCORP.COM
PHONE: (407) 425-0452
FAX: (407) 648-1036

ENGINEER

ALLEN C. LANE, P.E.
CPH, Inc.
1117 EAST ROBINSON STREET
ORLANDO, FLORIDA 32801
EMAIL: ALANE@CPHCORP.COM
PHONE: (407) 425-0452
FAX: (407) 648-1036

SURVEYOR

LAND TECH SURVEYING AND MAPPING CORP.
350 SOUTH CENTRAL AVENUE
OVIEDO, FLORIDA 32765
EMAIL: MANAGER@SURVEYMAP.NET
PHONE: (407) 365-1036
FAX: (407) 365-1638

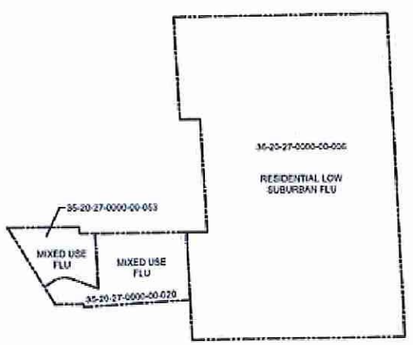
UTILITIES

WATER: CITY OF APOPKA
SEWER: CITY OF APOPKA
CABLE: BRIGHTHOUSE NETWORKS
PHONE: CENTURY LINK
ELECTRIC: DUKE ENERGY
GAS: LAKE APOPKA NATURAL GAS
GARBAGE COLLECTION: WASTEPRO

VICINITY MAP

N.T.S.

LEGAL DESCRIPTION



KEY MAP / FUTURE LAND USE

N.T.S.

PROJECT DESCRIPTION

THE SUBJECT PARCEL IS APPROXIMATELY 67.73 ACRES ON THE NORTHEAST SIDE OF US 441.

THE CURRENT ZONING IS MIXED-CC / R-1A AND THE CURRENT FUTURE LAND USE IS MIXED USE / RESIDENTIAL LOW SUBURBAN.

THE SUBJECT PARCEL PROPOSED ZONING IS PUD (PLANNED UNIT DEVELOPMENT)

SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS
3	PUD REZONE - MASTER PLAN
4	CONCEPT TRACT MAP
5-7	PRELIMINARY DEVELOPMENT PLAN (UTILITIES/DRAINAGE)
8	DEVELOPMENT DESIGN STANDARDS
9-15	BOUNDARY SURVEY AND LEGAL DESCRIPTION
LA-1	PRELIMINARY LANDSCAPE PLAN
LA-2	PRELIMINARY LANDSCAPE PLAN
LA-3	LANDSCAPE DETAILS
LA-4	LANDSCAPE DETAILS

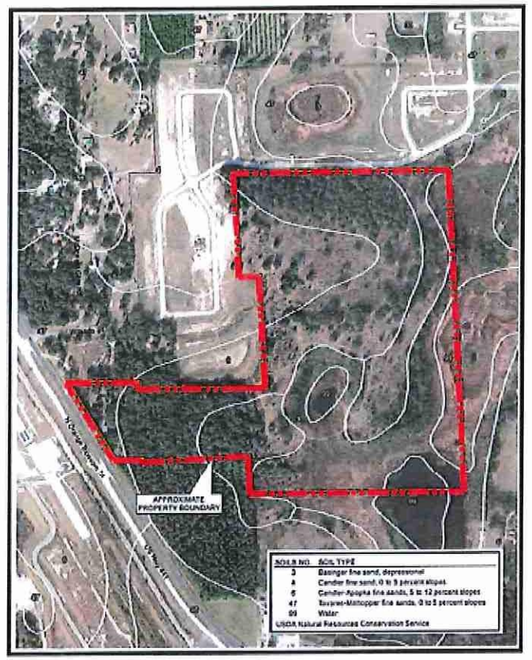
cph Engineers Planners Landscape Architects Surveyors Construction Management
www.cphengineers.com
1117 East Robinson Street, Orlando, FL 32801
Phone 407.425.0452 Fax 407.648.1036

"NOTICE"
THIS SET OF PLANS IS NOT VALID FOR CONSTRUCTION PURPOSES WITHOUT BEING STAMPED "APPROVED FOR CONSTRUCTION BY CPH ENGINEERS, INC." PLANS WITHOUT THIS STAMP ARE GIVEN FOR INFORMATIONAL PURPOSES ONLY.
THE USE OF THESE PLANS MAY HAVE BEEN SUBSIDIZED BY REPRODUCTION PROCESSES. THIS MAY BE CONSIDERED WHEN DEALING ANY REPRODUCED PLANS FOR THE PURPOSE OF COLLECTING DATA.

ACTIVITY	NAME	DATE	NO	DATE	REVISION	APPVD.
DESIGNED BY	FNI	2/1/16		4/21/2016	REVISED PER 2/29/16 DRC COMMENTS	
DRAWN BY	FNI	2/1/16		5/31/2016	REVISED PER 4/27/16 DRC COMMENTS	
CHECKED BY	JEO	2/1/16				
APPROVED BY	JEO	2/1/16				
REGISTRATION NO.						

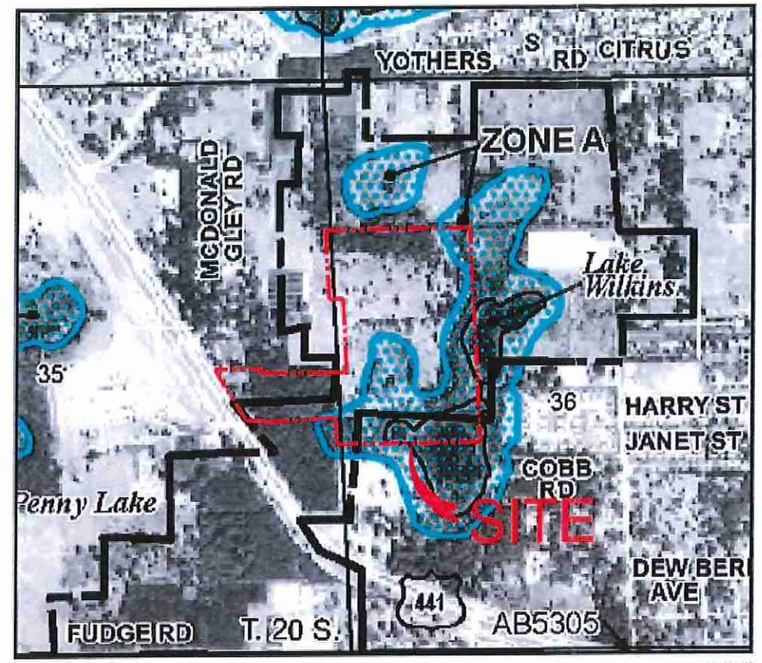
SCALE: NONE
DATE: MARCH 11, 2016
JOB NO.: M17601
FILE: COVER

SHEET NO. 1



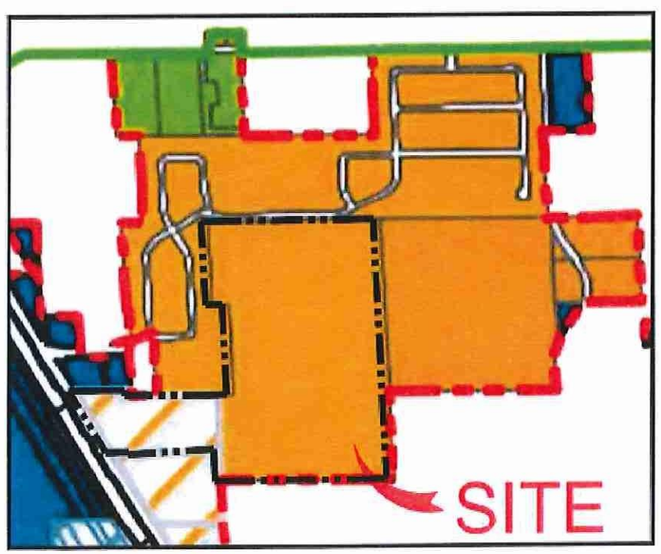
SOILS MAP
SCALE: N.T.S.

PRELIMINARY VEGETATION AND LAND USE MAP
SCALE: N.T.S.



FEMA FLOOD MAP
SCALE: 1"=600'

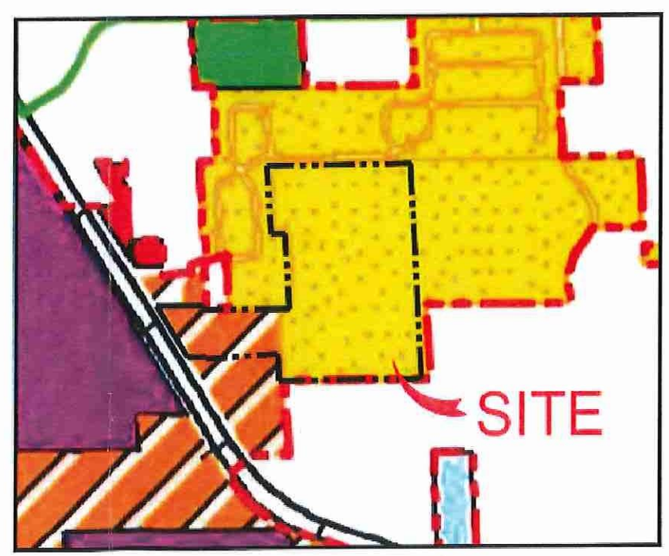
Panel No. 12095C0125H
Dated 9-25-2009



ZONING MAP
SCALE: 1"=600'

Legend

- JPA Boundary
- City Boundary
- AG
- AG-ESTATES
- R-1
- R-1A
- R-1AA
- R-1AAA
- MHP
- MHS
- PO1
- CN
- C-1
- C-2
- C-3
- PR
- PUD
- MIXED-CC
- MIXED-EC
- I-1
- I-2
- R-2
- R-3
- RCE-1
- ZIP(A-1)
- ZIP(A-2)
- ZIP(R-1)
- ZIP(R-1A)
- ZIP(R-1AA)



FUTURE LAND USE MAP
SCALE: 1"=600'

Legend

- City Boundary
- JPA Boundary
- Agriculture
- Agriculture Estates
- Agriculture Homestead
- Rural Settlement
- Res. Estates
- Res. Very Low Suburban
- Res. Low Suburban
- Res. Low
- Res. Medium Low
- Res. Medium
- Res. High
- Mixed Use
- MU*
- Office
- Commercial
- COMM*
- Industrial
- Industrial*
- Institutional/Public Use
- Conservation
- Parks/Recreation
- ANNEX

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• Texas

ENGINEER P.E. REG#

No.	Date	Revision	By
1			
2			
3			
4			
5			
6	5-31-16	REVISED PER 4-27-16 DRC COMMENTS	
7	4-21-16	REVISED PER 2-10-16 DRC COMMENTS	

Designed by:	FNI		
Drawn by:	FNI		
Checked by:	JEO		
Approved by:	JEO		
Scale:	NOTED		
Date:	2-1-16		
Job No.:	M17801		

©2016

Plans Prepared By:
CPH, Inc.
1117 E. Robinson St.
Orlando, FL 32801
Ph: 407.425.0452
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA26000926
Landscape Lic. No. LC0000288

EXISTING CONDITIONS

APOPKA FARMS
M.L. CARTER PROPERTY
APOPKA, FLORIDA

Sheet No.
2

KEY MAP / FUTURE LAND USE

N.T.S.

PROJECT NOTES

PARCEL ID #'S:	35-20-27-0000-00-020; 35-20-27-0000-00-053; 35-20-27-0000-00-006
FUTURE LAND USE:	MIXED USE / RESIDENTIAL LOW SUBURBAN
EXISTING ZONING:	MIXED CC / R-1A
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD) WITH R-1 UNDERLYING ZONING CRITERIA
CURRENT USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL / COMMERCIAL (DUPLEX RESIDENTIAL UNITS ARE NOT PERMITTED)
TOTAL SITE AREA:	67.71 AC±

LEGEND

- 10' MIN. LANDSCAPE BUFFERYARD, 1 TREE/25 LF., PAVED AREAS SHALL PROVIDE A CONTINUOUS HEDGE OR BERM OR COMBINATION THEREOF.
- 10' MIN. LANDSCAPE BUFFERYARD WITH 6' HIGH MASONRY WALL
- 5' MIN. LANDSCAPE BUFFERYARD
- 5' MIN. LANDSCAPE BUFFERYARD WITH 6' HIGH BRICK, STONE OR DECORATIVE BLOCK WALL
- 10' MINIMUM LANDSCAPE BUFFERYARD

PHASING (PHASING REFERS TO VERTICAL CONSTRUCTION)

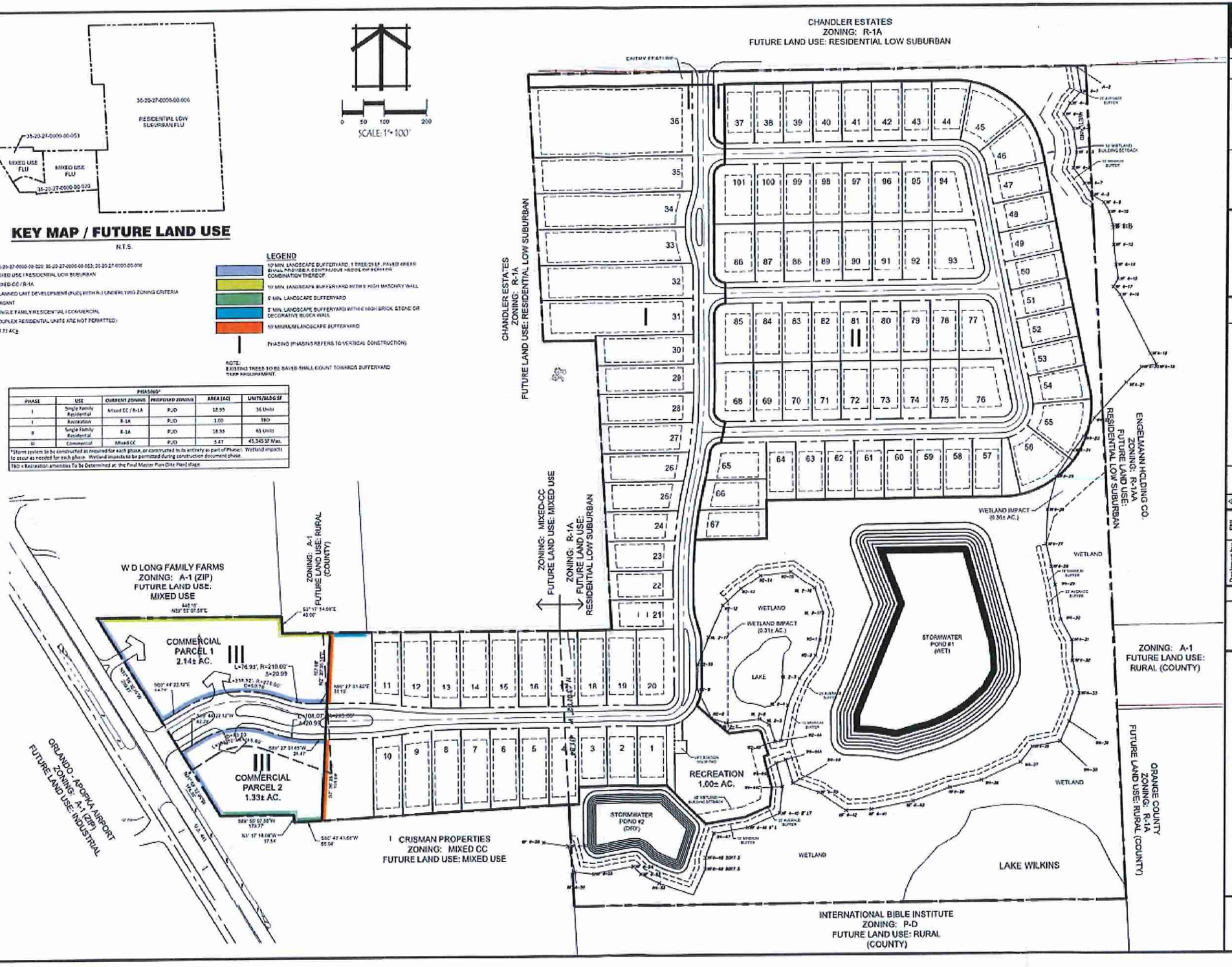
NOTE:
EXISTING TREES TO BE SAVED SHALL COUNT TOWARDS BUFFERYARD TREE REQUIREMENT.

PHASING*

PHASE	USE	CURRENT ZONING	PROPOSED ZONING	AREA (AC)	UNITS/BLDG SF
I	Single Family Residential	Mixed CC / R-1A	PUD	18.95	36 Units
I	Recreation	R-1A	PUD	1.00	TBD
II	Single Family Residential	R-1A	PUD	18.55	65 Units
III	Commercial	Mixed CC	PUD	5.47	41,345 SF Max.

*Storm system to be constructed as required for each phase, or constructed in its entirety as part of Phase I. Wetland impacts to occur as needed for each phase. Wetland impacts to be permitted during construction document phase.

TBD = Recreation amenities To Be Determined at the Final Master Plan (Site Plan) stage.



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• Connecticut
• Maryland
• Texas

No.	Date	Revision	By
1	5-31-16	REVISED PER 4-27-16 DRC COMMENTS	JEO
2	4-21-10	REVISED PER 2-10-10 DRC COMMENTS	

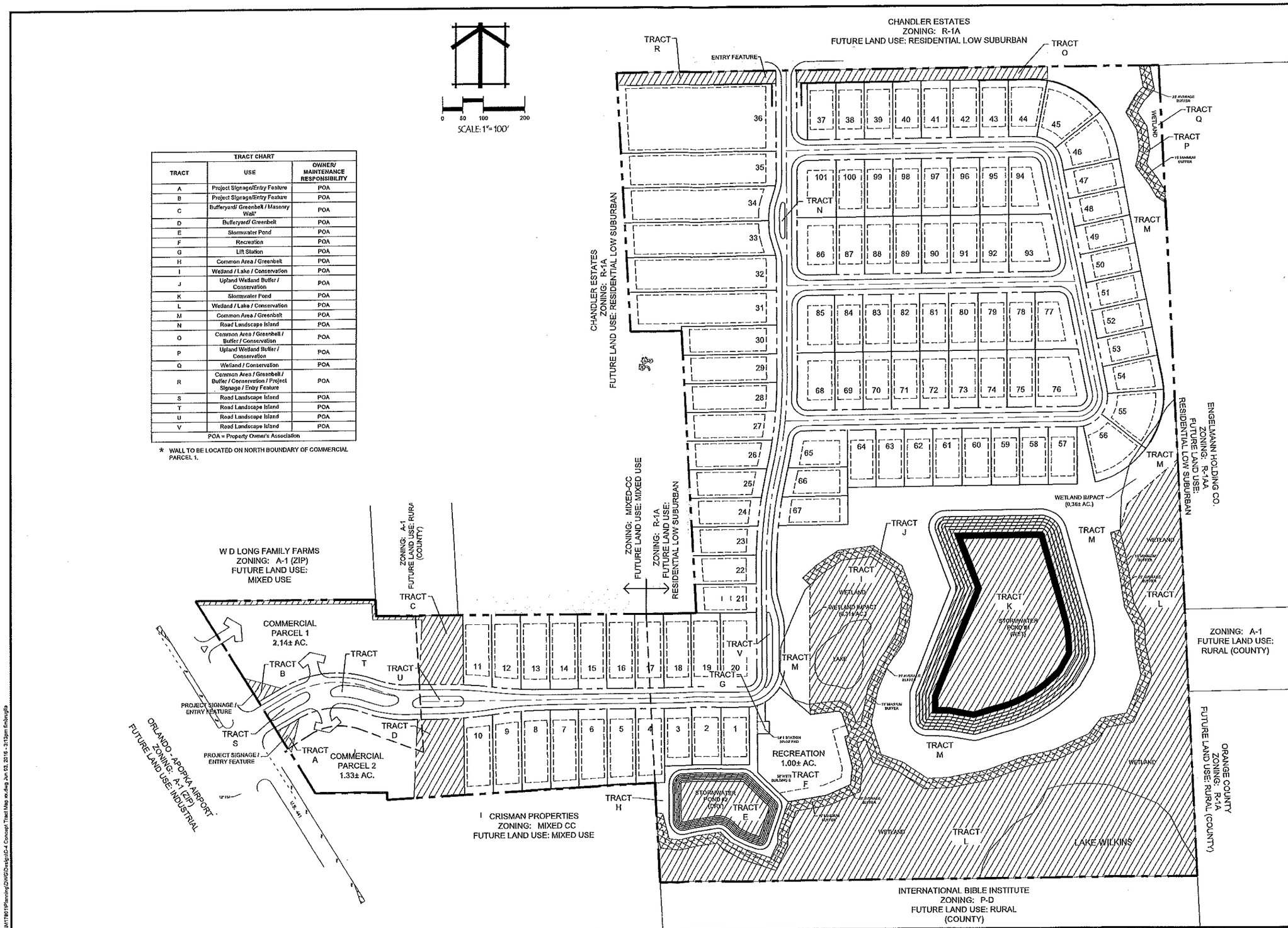
Designed by:	FNI
Drawn by:	FNI
Checked by:	JEO
Approved by:	JEO
Scale:	1" = 100'
Date:	2-1-16
Job No.:	IM17901
© 2016	

Plans Prepared By:
CPH, Inc.
117 E. Robinson St.
Orlando, FL 32801
Ph: 407.423.0432
Licensed:
Eng. C.O.A. No. 3215
Survey L.B. No. 7165
Arch. Lic. No. AA26000526
Landscp. Lic. No. LC26000299

PUD REZONE - MASTER PLAN

APOPKA FARMS
M.L. CARTER PROPERTY
APOPKA, FLORIDA

Sheet No.
3



TRACT CHART		
TRACT	USE	OWNER/ MAINTENANCE RESPONSIBILITY
A	Project Signage/Entry Feature	POA
B	Project Signage/Entry Feature	POA
C	Bufferyard/ Greenbelt / Masonry Wall*	POA
D	Bufferyard/ Greenbelt	POA
E	Stormwater Pond	POA
F	Recreation	POA
G	Lift Station	POA
H	Common Area / Greenbelt	POA
I	Wetland / Lake / Conservation	POA
J	Upland Wetland Buffer / Conservation	POA
K	Stormwater Pond	POA
L	Wetland / Lake / Conservation	POA
M	Common Area / Greenbelt	POA
N	Road Landscape Island	POA
O	Common Area / Greenbelt / Buffer / Conservation	POA
P	Upland Wetland Buffer / Conservation	POA
Q	Wetland / Conservation	POA
R	Common Area / Greenbelt / Buffer / Conservation / Project Signage / Entry Feature	POA
S	Road Landscape Island	POA
T	Road Landscape Island	POA
U	Road Landscape Island	POA
V	Road Landscape Island	POA
POA = Property Owner's Association		

* WALL TO BE LOCATED ON NORTH BOUNDARY OF COMMERCIAL PARCEL 1.

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ENGINEER, P.E. REG.#

No.	Date	Revision	By
1	5-31-16	REVISED PER 4-27-16 DRC COMMENTS	JEO
2	4-21-16	REVISED PER 2-10-16 DRC COMMENTS	

Designed by:	FNI
Drawn by:	FNI
Checked by:	JEO
Approved by:	JEO
Scale:	1" = 100'
Date:	2-1-16
Job No.:	M17801
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CONCEPT TRACT MAP

APOPKA FARMS
M.L. CARTER PROPERTY
APOPKA, FLORIDA

Sheet No.
4

J:\M17801\Planning\DWG\Design\CC-4 Concept Tract Map xx.dwg Jun 03, 2016 - 3:13pm fmbrugis

ZONING: R-1A
FUTURE LAND USE: RESIDENTIAL LOW SUBURBAN

ENTRY FEATURE

ZONING: R-1A
FUTURE LAND USE: RESIDENTIAL LOW SUBURBAN

WETLAND

LEGEND
- WATER MAIN
- SEWER MAIN
- RECLAIMED WATER MAIN (RWM)
- FORCE MAIN

MATCH SHEET C-6

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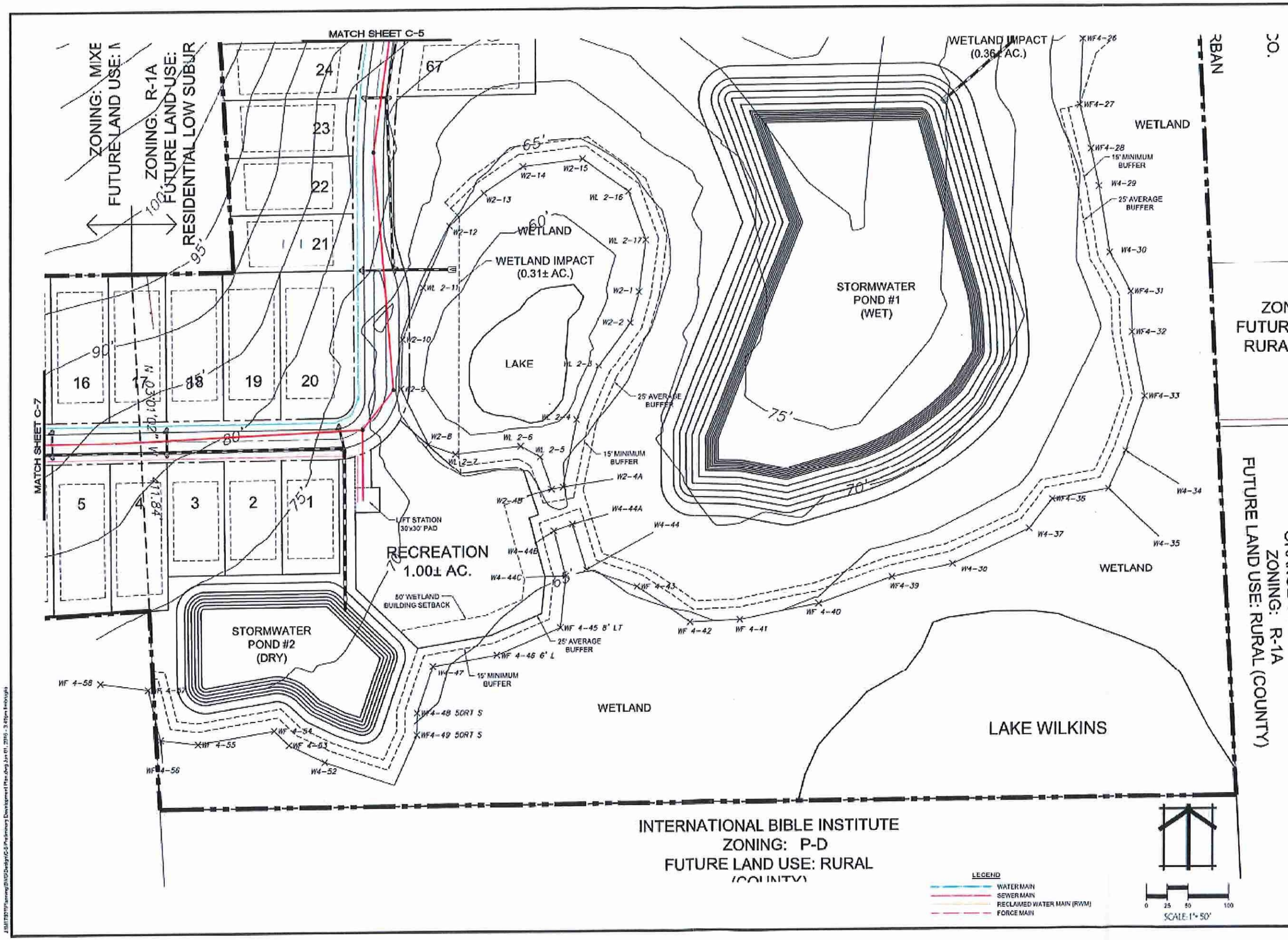
PRELIMINARY DEVELOPMENT PLAN
UTILITIES / DRAINAGE

APOPKA FARMS
M.L. CARTER PROPERTY
APOPKA, FLORIDA

Sheet No.
5



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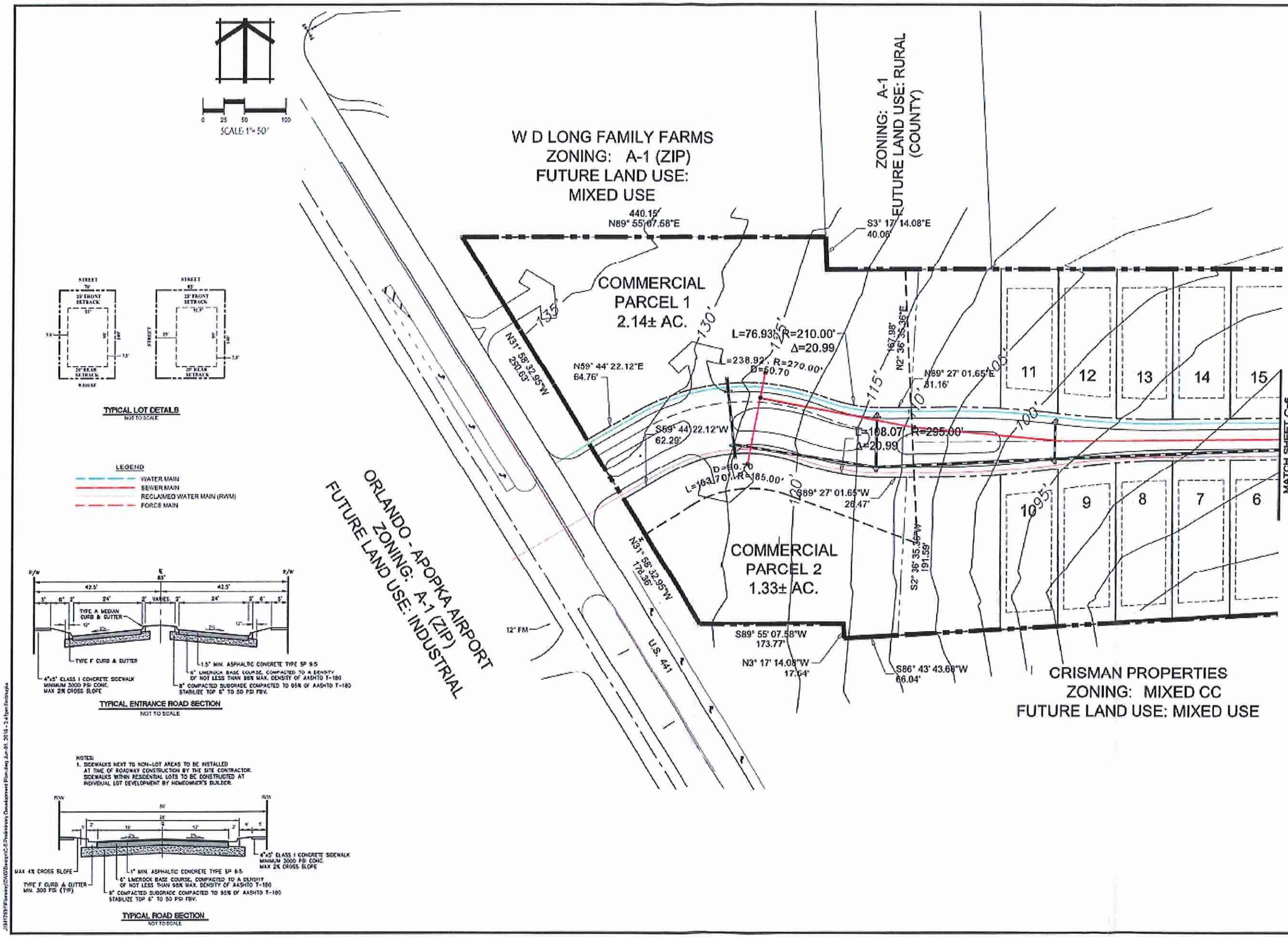
PRELIMINARY DEVELOPMENT PLAN
UTILITIES / DRAINAGE

APOPKA FARMS
M.L. CARTER PROPERTY
APOPKA, FLORIDA

Sheet No.
6



NOTES:
1. SIDEWALKS NEXT TO NON-LOT AREAS TO BE INSTALLED AT TIME OF ROADWAY CONSTRUCTION BY THE SITE CONTRACTOR. SIDEWALKS WITHIN RESIDENTIAL LOTS TO BE CONSTRUCTED AT INDIVIDUAL LOT DEVELOPMENT BY HOMEOWNER'S BUILDER.

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PRELIMINARY DEVELOPMENT PLAN
UTILITIES / DRAINAGE

APOPKA FARMS
M.L. CARTER PROPERTY
APOPKA, FLORIDA

Sheet No.
7

Lot No.	Lot Size in SF	Lot Size in Ac	Frontage of Lot
1	9,800	0.22	70 LF
2	9,800	0.22	70 LF
3	9,800	0.22	70 LF
4	12,740	0.29	70 LF
5	12,973	0.30	70 LF
6	13,207	0.30	70 LF
7	13,440	0.31	70 LF
8	13,620	0.31	70 LF
9	13,518	0.31	70 FL
10	13,209	0.30	70 LF
11	12,007	0.28	70 LF
12	12,486	0.29	70 LF
13	12,725	0.29	70 LF
14	12,715	0.29	70 LF
15	12,715	0.29	70 LF
16	12,715	0.29	70 LF
17	12,715	0.29	70 LF
18	12,715	0.29	70 LF
19	12,715	0.29	70 LF
20	16,065	0.37	90 LF
21	10,340	0.37	70 LF
22	10,592	0.24	70 LF
23	10,965	0.25	70 LF
24	11,678	0.27	70 LF
25	12,743	0.29	70 LF
26	14,011	0.32	70 LF
27	15,008	0.35	70 LF
28	15,653	0.36	70 LF
29	15,986	.0.37	70 LF
30	16,227	0.37	70 LF
31	32,042	0.74	85 LF
32	31,008	0.71	85 LF
33	30,304	0.7	85 LF
34	30,659	0.7	85 LF
35	32,072	0.74	85 LF
36	63,294	1.46	165 LF
37	9,800	0.22	70 LF
38	9,800	0.22	70 LF
39	9,800	0.22	70 LF
40	9,800	0.22	70 LF
41	9,800	0.22	70 LF
42	9,800	0.22	70 LF
43	9,800	0.22	70 LF
44	11,661	0.23	70 LF
45	14,517	0.35	53 LF
46	12,904	0.31	59 LF
47	9,800	0.22	70 LF
48	9,800	0.22	70 LF
49	9,800	0.22	70 LF
50	9,800	0.22	70 LF
51	9,800	0.22	70 LF

Lot No.	Lot Size in SF	Lot Size in Ac	Frontage of Lot
52	9,800	0.22	70 LF
53	9,800	0.22	70 LF
54	9,800	0.22	70 LF
55	14,517	0.34	53 LF
56	14,517	0.33	53 LF
57	9,800	0.22	70 LF
58	9,800	0.22	70 LF
59	9,800	0.22	70 LF
60	9,800	0.22	70 LF
61	9,800	0.22	70 LF
62	9,800	0.22	70 LF
63	9,800	0.22	70 LF
64	9,800	0.22	70 LF
65	12,170	0.33	90 LF
66	10,665	0.29	70 LF
67	11,538	0.31	70 LF
68	12,531	0.29	90 LF
69	9,800	0.22	70 LF
70	9,800	0.22	70 LF
71	9,800	0.22	70 LF
72	9,800	0.22	70 LF
73	9,800	0.22	70 LF
74	9,800	0.22	70 LF
75	9,800	0.22	70 LF
76	16,219	0.37	125 LF
77	12,501	0.28	80 LF
78	9,800	0.22	70 LF
79	9,800	0.22	70 LF
80	9,800	0.22	70 LF
81	9,800	0.22	70 LF
82	9,800	0.22	70 LF
83	9,800	0.22	70 LF
84	9,800	0.22	70 LF
85	12,465	0.29	90 LF
86	13,165	0.3	90 LF
87	9,800	0.22	70 LF
88	9,800	0.22	70 LF
89	9,800	0.22	70 LF
90	9,800	0.22	70 LF
91	9,800	0.22	70 LF
92	9,800	0.22	70 LF
93	16,262	0.37	125 LF
94	12,544	0.29	80 LF
95	9,800	0.22	70 LF
96	9,800	0.22	70 LF
97	9,800	0.22	70 LF
98	9,800	0.22	70 LF
99	9,800	0.22	70 LF
100	9,800	0.22	70 LF
101	13,165	0.3	90 LF

COMMERCIAL DEVELOPMENT STANDARDS		
	PROPOSED	REQUIRED
Max. Intensity	0.30 FAR	0.30 FAR
Min. Yards		
Front (US-441)	10 FT	10 FT
Side (External Boundary)	10 FT	10 FT
Side (Internal ROW)	30 FT	30 FT
Rear	30 FT	30 FT
Max. Building Height	35 FT	35 FT
Permitted Uses	BARBER AND BEAUTY SHOPS	
	BANKS	
	BOOK AND STATIONARY AND NEWSSTANDS	
	CLINICS, EXCEPT ANIMAL	
	CONFECTIONERY AND ICE CREAM STORES	
	CONVENIENCE STORE WITH NO EAT-IN FACILITIES	
	DANCE AND MUSIC STUDIOS	
	DELICATESSENS, WITH NO EAT-IN FACILITIES	
	DRUG AND SUNDRY STORES	
	FLORIST AND GIFT SHOPS	
	HOBBY AND CRAFT SHOPS	
	LAUNDRY AND DRY CLEANING PICKUP STATIONS	
	OFFICES, BUSINESS AND PROFESSIONAL	
	PHOTOGRAPHIC STUDIOS	
	RESTAURANTS WITH FULL TABLE SERVICE; SMOKE OR ODORS CANNOT LEAVE PROPERTY; OUTDOOR SEATING ALLOWED IF LOCATED ON THE SOUTH SIDE OF BUILDING AND COVERED BY A PORCH ROOF	
	SHOE REPAIR SHOPS	
	TAILORING SHOPS	
	~~TOBACCO SHOPS~~ Per Council 8/3/16	
	SIMILAR NEIGHBORHOOD COMMERCIAL USES	
Prohibited Uses	SERVICE STATIONS	
	DRIVE-THRU RESTAURANTS	
	FUNERAL HOMES	
	PARKING GARAGES OR LOTS	
	NEW OR USED CAR LOTS OR SALES ROOMS	
	HOTELS AND MOTELS	
	ANIMAL CLINICS	
	SELF-SERVICE LAUNDRY	
	BARS AND/OR COCKTAIL LOUNGES	
	BAKERIES	
	PLUMBING SHOPS	
	APPLICANCE STORES	
	AUTO PARTS STORES	
	DRIVE-THRUS	
	TATOO PARLORS	

Tobacco Shops Per Council 8/3/16

OPEN SPACE					
	REQUIRED	PROPOSED			
TOTAL ACREAGE	REQUIRED OPEN SPACE1 (%/AC)	PARK/ RECREATION (AC)	COMMON AREA/ GREENBELT/ BUFFER (AC)	STORMWATER PONDS/ WETLANDS/ LAKE2 (AC)	TOTAL OPEN SPACE PROPOSED (AC)
67.73	20% (13.55)	1.00	11.19	1.36	13.55

Notes:
1 Per PUD standards, Section 2.02.18.C.19.b.(1)(a)and (3).
2 Shall not account for more than 50% of the total open space required, or 6.78 acres.

RESIDENTIAL DEVELOPMENT STANDARDS		
	PROPOSED	REQUIRED
Total Lots	101	N/A
Maximum Density / Intensity		
Residential Low Suburban (RLS) (88 DU/55.53 AC1)	1.6 DU/AC	3.5 DU/AC
Mixed Use (MU) (13 DU/6.35 AC2)	2.0 DU/AC	7.5 DU/AC
	FAR will not exceed Max.	.60 FAR
Min. Lot Area	9,800 SF	7,500 SF
Min. Lot Width	70 FT	70 FT
Min. Living Area		
Lots 1-3,18-30,46-101	1,600 SF	1,600 SF
Lots 4-17	2,000 SF	2,000 SF
Lots 31-45	2,200 SF	2,200 SF
Min. Yards		
Front	25 FT	25 FT
Side	7.5 FT	7.5 FT
Rear	20 FT	20 FT
Corner	25 FT	25 FT
Accessory Structure Rear	10 FT	10 FT
Max. Building Height	35 FT	35 FT
Notes:		
1 Total RLS area less lake area (57.91 AC - 2.38 AC = 55.53 AC).		
2 Total MU area less commercial area (9.82 AC - 3.47 AC = 6.35 AC).		

FUTURE LAND USE / ZONING / ACREAGE / DWELLING UNITS					
PARCEL ID	FUTURE LAND USE	CURRENT ZONING	PROPOSED ZONING	ACREAGE / SF	DWELLING UNITS
35-20-27-0000-00-053	Mixed Use	Mixed CC	PUD	3.28 / 142,876.8	N/A
35-20-27-0000-00-020	Mixed Use	Mixed CC	PUD	6.54 / 284,882.4	13*
36-20-27-0000-00-006	Residential Low Suburban	R1-A	PUD	57.91 / 2,522,559.6	88*
TOTAL				67.73 / 2,950,318.8	101

*The parcel line bisects lots 4 and 17. Each half was combined to equal one (1) lot.

ACREAGE SUMMARY	
USE	ACREAGE
Residential (Lots 1-103)	29.75
Commercial	3.47
Park / Recreation	1.00
Right-of-Way	6.80
Stormwater Pond	5.41
Wetlands	7.69
Lake	2.38
Common Area / Greenbelt / Buffer1	11.19
Lift Station	0.04
TOTAL	67.73
Note:	
1 Includes 0.67 AC wetland impact area.	

ADJACENT FUTURE LAND USE & ZONING1		
	FUTURE LAND USE	ZONING
NORTH	Mixed Use/ Rural (County)/ Residential Low Suburban	A-1 /A-1 (County)/ R-1A
EAST	Residential Low Suburban/ Rural (County)	R-1AA/A-1 (County)/ R-1A (County)
SOUTH	Mixed Use/ Rural (County)	Mixed CC/PD (County)
WEST	Industrial	A-1
Note:		
1 Based on overall site.		

RECREATION	
REQUIRED	3.6 acres per 1,000 projected population
	2.6 persons per household
	101 households x 2.6 persons per household = 263 persons
	263 persons/1,000 proj pop x 3.6 acres = .55 ACRE
PROVIDED	1.0 ACRE

PROJECT DESIGN GUIDELINES

I. SPECIFIC ALLOWABLE USES

A. PROJECT SHALL CONSIST OF COMMERCIAL AND RESIDENTIAL USES.

B. RESIDENTIAL USES SHALL BE RESTRICTED TO DETACHED SINGLE FAMILY UNITS WITH ANCILLARY USES. NO DUPLEX-TYPE UNITS ARE ALLOWED.

C. LOTS ABUTTING CHANDLER ESTATES SUBDIVISION SHALL HAVE A MINIMUM FLOOR AREA OF 2,200 SF (LOTS 31-45). LOTS WITHIN THE MIXED-CC ZONING DISTRICT SHALL HAVE A MINIMUM FLOOR AREA OF 2,000 SF (LOTS 4-17). ALL OTHER LOTS SHALL HAVE A MINIMUM FLOOR AREA OF 1,600 SF.

D. HOUSE DESIGN STANDARDS CONSIST OF:

1. EACH HOUSE SHALL HAVE A PORTICO/COVERED FRONT PORCH AT FRONT ELEVATION. SAID FEATURE MAY ENCROACH FRONT SETBACK BY SIX (6) FEET.
2. HOUSING DESIGN SHALL CONFORM WITH CITY OF APOPKA DESIGN DEVELOPMENT GUIDELINES TO THE MAXIMUM PRACTICAL EXTENT.
3. ONE-STORY HOMES SHALL ALLOW FOR A FRONT ENTRY GARAGE PROVIDED IT DOES NOT EXCEED 50% OF FRONT FACADE. (MAX. OF TWO-CAR GARAGE)
4. FOR TWO-STORY HOMES, THREE-CAR GARAGES ARE ALLOWED PROVIDED AREA ABOVE GARAGE IS OCCUPIED FLOOR OR DORMERS FORM PART OF ROOF STRUCTURE.
5. ALL FRONT ENTRY GARAGES SHALL BE SETBACK 30 FEET FROM FRONT LOT LINE.
6. NO BOOKEND FRONT ENTRY GARAGES ALLOWED ON OPPOSING SIDES OF A HOUSE UNLESS ONE GARAGE IS A CARRIAGE ENTRY GARAGE.
7. SIDE ENTRY GARAGES SHALL HAVE WINDOWS FACING STREET.
8. REAR OF HOUSES (ABUTTING COMMON PROPERTY LINE) VISIBLE FROM CHANDLER ESTATES SHALL INCORPORATE DESIGN ELEMENT SUCH AS SHUTTERS, CORNICE AROUND WINDOWS, ETC.
9. DETACHED GARAGES ALLOWED (TO BE LOCATED AT REAR OF LOT).
10. A/C CONDENSER UNITS, POOL EQUIPMENT AND OTHER EQUIPMENT MAY BE LOCATED WITHIN SIDEYARD SETBACK AREA PROVIDED SAID UNITS ARE SCREENED FROM STREETS WITH LANDSCAPE AND/OR OPAQUE FENCING.
11. STORAGE SHEDS NOT ALLOWED.
12. SWIMMING POOLS MUST BE IN-GROUND TYPE. ABOVE-GROUND POOLS PROHIBITED.
13. MAIL DELIVERY FOR ALL LOTS SHALL OCCUR AT MAIL KIOSK. MAIL KIOSK DESIGN TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.
14. ARCHITECTURAL DESIGN/THEME TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.
15. INDIVIDUAL LOT FRONT AND REAR FENCING STANDARDS TO BE DETERMINED AT FINAL DEVELOPMENT PLAN STAGE.

E. COMMERCIAL STANDARDS:

IN ADDITION TO APPLICABLE CITY-MANDATED COMMERCIAL GUIDELINES, THE COMMERCIAL COMPONENTS OF APOPKA FARMS SHALL INCLUDE:

1. OFFICE BUILDINGS SHALL HAVE RESIDENTIAL ARCHITECTURE DESIGN APPEARANCE, HAVE A PITCHED ROOF AND SHALL BE LIMITED TO NO MORE THAN TWO (2) STORIES WITH 75 FEET OF THE PROJECT'S RESIDENTIAL COMPONENT.
2. FLOOR AREA RATIO (FAR) SHALL BE A MAXIMUM OF .30.

II. UTILITIES AND INFRASTRUCTURE

A. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA.

B. RECLAIM WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA (DESIGNED TO CITY STANDARDS).

C. STORM WATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF APOPKA AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

D. A FINAL DRAINAGE REPORT AND SOILS REPORT WILL BE SUBMITTED WITH FINAL DEVELOPMENT PLANS.

E. SANITARY SERVICE WILL BE PROVIDED BY THE CITY OF APOPKA (DESIGNED TO CITY STANDARDS).

F. UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY OF APOPKA.

G. DRAINAGE EASEMENTS TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION UNLESS OTHERWISE ACCEPTED BY THE CITY OF APOPKA.

H. ALL STORM WATER AND UTILITY PIPES MAY BE MOVED TO SAVE EXISTING TREES IN THE RIGHT-OF-WAY TO MAXIMUM EXTENT POSSIBLE.

I. ON-SITE STREETS ARE TO BE CONSTRUCTED PER CITY OF APOPKA STANDARDS.

J. A SIGNAGE PLAN WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN SUBMITTAL.

K. STABILIZED ACCESS ROADWAYS AND FIRE HYDRANTS MUST BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.

L. SOLID WASTE COLLECTION AND PUBLIC SAFETY (POLICE AND FIRE) PROVIDED BY THE CITY OF APOPKA.

M. PROJECT STREETS ARE PUBLIC.

N. FIVE (5) FOOT WIDE SIDEWALKS TO BE CONSTRUCTED ADJACENT TO INTERNAL ROADS THROUGHOUT THE ENTIRE PROJECT IN COMPLIANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE (TO BE PROVIDED AT FINAL DEVELOPMENT PLAN).

O. POWER SERVICE WITHIN THE DEVELOPMENT SHALL BE UNDERGROUND. NO OVERHEAD SERVICE WILL BE ALLOWED.

P. VEHICULAR, PEDESTRIAN AND ACCENT LIGHTING SHALL SUBSTANTIALLY CONFORM TO SECTION 3.10 - LIGHTING OF THE CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES.

Q. STREET NAMES SHALL BE APPROVED BY ORANGE COUNTY EMERGENCY MANAGEMENT DIVISION PRIOR TO ACCEPTANCE BY CITY OF APOPKA.

R. ALL STREET SUFFIXES SHALL BE IN ACCORDANCE WITH SECTION 6.02.02.

S. DECORATIVE-TYPE FENCING TO BE PROVIDED AROUND STORMWATER PONDS IF REQUIRED BY WATER MANAGEMENT DISTRICT. (CHAIN LINK OR WOODEN STOCKADE FENCING PROHIBITED.)

T. UTILITY AND DRAINAGE DETAILS TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.

III. HARDSCAPE, LANDSCAPE AND SITE LIGHTING

A. LANDSCAPE AND IRRIGATION PLANS SHALL BE SUBMITTED AS PART OF THE FINAL DEVELOPMENT PLAN STAGE AND SHALL BE DESIGNED IN ACCORDANCE WITH LAND DEVELOPMENT CODE ARTICLE V AND WATER-WISE ORDINANCE #2069.

B. ALL REASONABLE AND PRACTICAL MEASURES SHALL BE TAKEN TO PRESERVE 24"+ SPECIMEN TREES LOCATED OUTSIDE OF BUILDING PADS AND RIGHTS-OF-WAY. TREE MITIGATION PLAN TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.

C. STREET TREES TO BE PLANTED IN EASEMENT TO BE SHOWN ON FINAL PLAT. SAID EASEMENT TO BE LOCATED BEHIND THE UTILITY EASEMENT IN FRONT OF EACH LOT.

D. PER LAND DEVELOPMENT CODE ARTICLE V, A TREE REMOVAL AND REPLACEMENT PLAN IS REQUIRED. SAID PLAN(S) ARE TO BE SUBMITTED AS PART OF THE FINAL DEVELOPMENT PLAN SUBMITTAL. NO ENGINEERING APPROVAL SHALL BE GRANTED BY THE CITY OF APOPKA UNLESS THIS CONDITION IS SATISFIED.

E. LANDSCAPE PALETTE/THEME IS TO BE ESTABLISHED AT FINAL DEVELOPMENT PLAN STAGE. LANDSCAPE SHALL INCORPORATE NATIVE VEGETATION TO MAXIMUM EXTENT POSSIBLE.

F. ALL BUFFER WALLS SHALL BE LOCATED IN SEPARATE TRACT (TO BE DEPICTED ON FINAL PLAT) AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR SIMILAR ENTITY.

G. LANDSCAPE BUFFERS AND OPEN SPACE AREAS TO BE PLACED IN TRACTS TO BE DEPICTED ON FINAL PLAT.

H. DETAILS OF BUFFER WALLS, SIGNAGE AND OTHER HARDSCAPE FEATURES TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.

I. STYLE OF STREET LIGHT POLES AND FIXTURES TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE TO BE DETERMINED BY ARCHITECTURAL THEME.

J. DECORATIVE RESIDENTIAL COMMUNITY SIGN WITH LANDSCAPE IS TO BE LOCATED AT EACH PROJECT ENTRANCE.

K. CONSIDERATION SHALL BE GIVEN TO MAINTAIN EXISTING NATURAL VEGETATION TO THE GREATEST EXTENT POSSIBLE ALONG THE NORTHERN PORTION OF THE SITE ADJACENT TO CHANDLER ESTATES. THIS AREA WILL BE PLACED IN A TRACT TO BE MAINTAINED AND PROTECTED BY THE PROPERTY OWNER'S ASSOCIATION.

IV. ENVIRONMENTAL, RECREATIONAL AND MISCELLANEOUS ITEMS

A. RECREATIONAL AMENITIES SHALL BE OF A TYPE AND SIZE CONSISTENT WITH SIMILAR RESIDENTIAL COMMUNITIES. SPECIFIC DETAILS OF SAID AMENITIES TO BE PROVIDED AT THE FINAL DEVELOPMENT PLAN STAGE.

B. PARK AND/OR RECREATIONAL AMENITIES TO BE CONSTRUCTED PRIOR TO 25 PERCENT "BUILD OUT" OF A RESIDENTIAL DEVELOPMENT PHASE.

C. WETLANDS AND WETLAND UPLAND BUFFERS SHALL BE PLACED IN CONSERVATION EASEMENT/TRACT.

D. IN THE EVENT THAT GOPHER TORTOISE(S) ARE PRESENT ON-SITE, THE APPLICANT WILL OBTAIN THE APPROPRIATE PERMIT THROUGH FFWCC PRIOR TO ON-SITE CLEARING OR GRADING ACTIVITY.

E. THE APPLICANT SHALL OBTAIN THE APPROPRIATE APPROVALS FROM USFWS PRIOR TO ON-SITE CLEARING OR GRADING ACTIVITY (IF REQUIRED) TO ADDRESS THE PRESENCE OF THE SAND SKINKS (IF FOUND).

F. AN EROSION PROTECTION/CONTROL PLAN SHALL BE SUBMITTED WITH FINAL DEVELOPMENT PLAN STAGE.

G. PROPERTY OWNER'S ASSOCIATION SHALL MAINTAIN ALL COMMON AREAS, FENCES, WALLS, RETENTION AREAS, OPEN SPACE AND CONSERVATION AREAS.

H. THE CITY OF APOPKA SHALL BE RESPONSIBLE FOR STREET MAINTENANCE, STREET LIGHTING AND INFRASTRUCTURE ELEMENTS LOCATED WITHIN PUBLIC RIGHTS-OF-WAY.

I. INDIVIDUAL LOT ARBOR/CLEARING PERMIT SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

J. PROJECT ACREAGE SUBJECT TO CHANGE PENDING FINAL DEVELOPMENT PLAN STAGE REVIEW AND APPROVAL.

K. OUTDOOR STORAGE AREAS (BOATS, TRAILERS, AND RECREATIONAL VEHICLES) ARE PROHIBITED. TEMPORARY PARKING OF SUBJECT EQUIPMENT SHALL BE SUBJECT TO CITY CODE.

L. EVIDENCE OF COORDINATION WITH LYNX PLANNING DEPARTMENT SHALL BE PROVIDED AS PART OF THE FINAL DEVELOPMENT PLAN SUBMITTAL.

M. TOT LOT EQUIPMENT AND PARK BENCHES WILL BE PLACED WITHIN RECREATION TRACT F.

V. GENERAL

A. THE LAND DEVELOPMENT CODE AND CITY DEVELOPMENT DESIGN GUIDELINES SHALL APPLY EXCEPT WHERE ZONING, DEVELOPMENT OR ARCHITECTURAL STANDARDS ARE ADDRESSED WITHIN THE MASTER PLAN OR PUD ORDINANCE.

B. THE APOPTED PUD ZONING ORDINANCE FOR THIS PROJECT MAY PROVIDE ADDITIONAL ZONING, DEVELOPMENT OR ARCHITECTURAL STANDARDS.

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• Texas

No.	Date	Revision	By
1	5-31-16	REVISED PER 4-27-16 DRC COMMENTS	JEO
2	4-21-16	REVISED PER 2-10-16 DRC COMMENTS	

ENGINEER, P.E. REG#

Designed by: FNI
Drawn by: FNI
Checked by: JEO
Approved by: JEO
Scale: 1" = 100'
Date: 2-1-16
Job No.: M17801
© 2016

Plans Prepared By:
CPH, Inc.
1117 E. Robinson St.
Orlando, FL 32801
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Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA26000926
Landscp. Lic. No. LC0000398

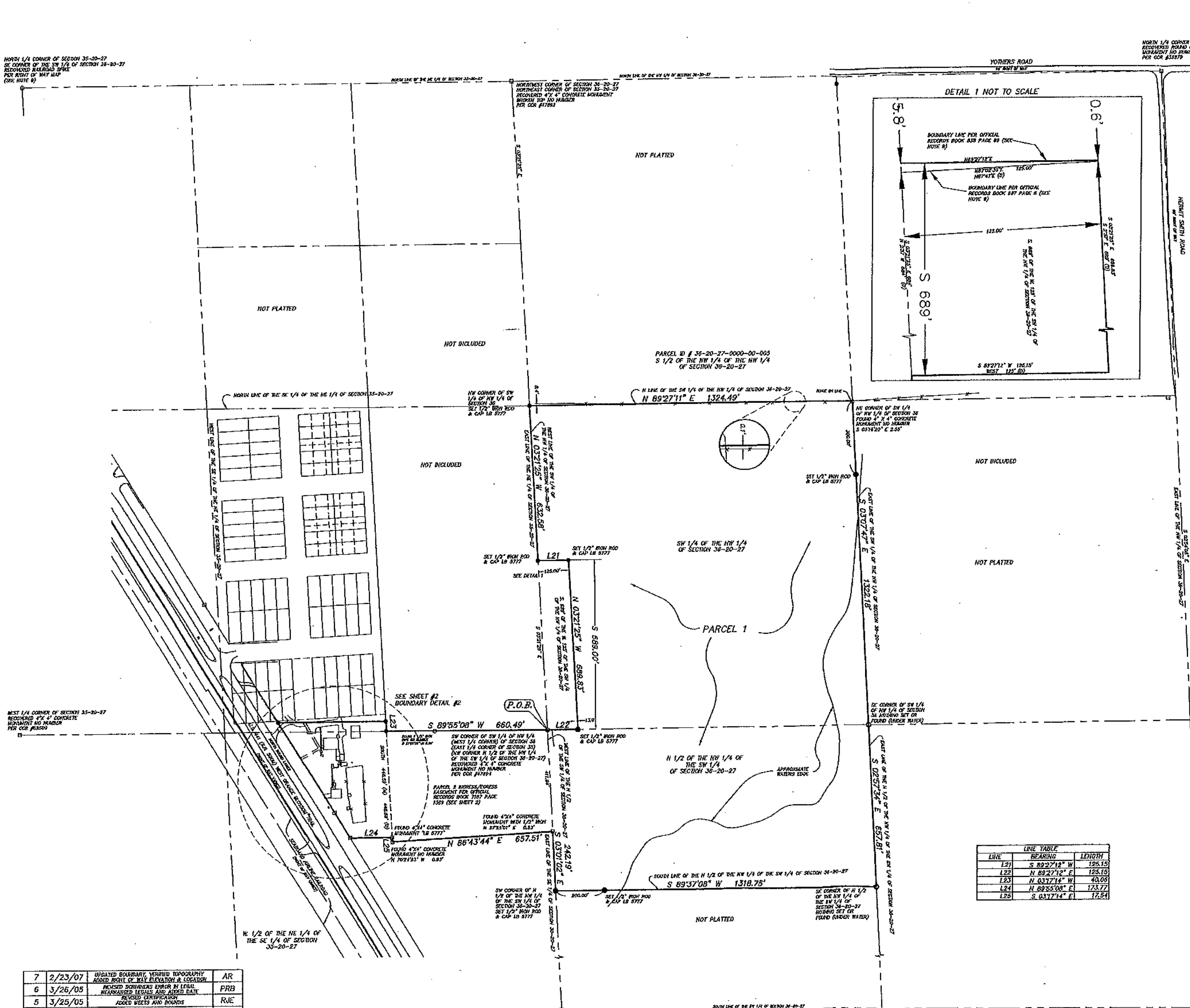
DEVELOPMENT DESIGN STANDARDS

APOPKA FARMS
M.L. CARTER PROPERTY
APOPKA, FLORIDA

Sheet No.
8

J:\M17801\Planning\DWG\Design\C-8 Design Development Standards.dwg Jun 03, 2016 - 1:07pm fmbragila

THIS SURVEY CONSISTS OF SEVEN SHEETS AND IS ONLY VALID IN ITS ENTIRETY



LINE TABLE		
LINE	BEARING	LENGTH
L21	S 89°27'12" W	125.15
L22	N 89°27'12" E	125.15
L23	N 03°17'14" W	40.06
L24	N 89°55'08" E	173.77
L25	S 03°17'14" E	17.54

NORTH PER GPS SURVEY

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

LEGAL DESCRIPTION: (PER DEED)

PARCEL 1:
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.
AND
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE SOUTH 689' OF THE WEST 125' OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36.

More particularly Described as:

LEGAL DESCRIPTION (Written by Surveyor)

Beginning at the SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼, SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, said point being the POINT OF BEGINNING; thence run N.89°27'12"E., along the South line of the SOUTH 689' OF THE WEST 125' OF SAID SOUTHWEST ¼ OF THE NORTHWEST 1/4, a distance of 125.15 feet; thence N.03°21'25"W., along the East line of said South 689' of the West 125', a distance of 689.83 feet, to the NORTHEAST corner of said South 689' of the West 125'; thence S.89°27'12"W., along the North line of said South 689' of the West 125', a distance of 125.15 feet; thence N.03°21'25"W., along the West line of the aforesaid SOUTHWEST ¼ OF THE NORTHWEST ¼, a distance of 632.58 feet to the NORTHWEST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; thence N.89°27'11"E., along the North line of said SOUTHWEST ¼ OF THE NORTHWEST ¼, a distance of 1,324.49 feet to the NORTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; thence S.03°07'47"E., along the East line of said SOUTHWEST ¼ OF THE NORTHWEST ¼, a distance of 1,322.18 feet, to the SOUTHEAST CORNER OF SAID SOUTHWEST ¼ OF THE NORTHWEST ¼; thence S.02°57'34"E., along the East line of the North ½ of the NORTHWEST ¼ OF THE SOUTHWEST ¼ of the aforesaid SECTION 36, a distance of 657.81 feet, to the SOUTHEAST CORNER OF SAID NORTH ½; thence S.89°37'08"W., along the SOUTH LINE OF SAID NORTH ½, a distance of 1,318.75 feet, to the SOUTHWEST CORNER OF SAID NORTH ½; thence N.03°01'02"W. along the WEST LINE OF SAID NORTH ½, a distance of 654.03 feet to the POINT OF BEGINNING.
Containing 57.9 acres, more or less.

PARCEL 2 (EASEMENT):
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, AS CREATED BY THE INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 7167, PAGE 1399;
THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LYING NORTH AND EAST OF THE SEABOARD AIR LINE RAILROAD, LESS AND EXCEPT THE SOUTH 2 1/2 ACRES THEREOF; AND ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE LANDS DEEDED TO THE STATE ROAD DEPARTMENT OF THE STATE OF FLORIDA, BY VIRTUE OF QUIT CLAIM DEED RECORDED IN DEED BOOK 589, PAGE 426, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
TOGETHER WITH:
BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN WEST 10 CHAINS; THENCE RUN SOUTH 448.89 FEET; THENCE RUN NORTHEASTERLY TO A POINT ON THE EAST LINE OF SAID SECTION 411.84 FEET SOUTH OF THE POINT OF BEGINNING; THENCE RUN NORTH TO THE POINT OF BEGINNING.
TOGETHER WITH:
THE SOUTH 40.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 650.00 FEET THEREOF, AND ALSO LESS AND EXCEPT ANY PORTION OF THE SUBJECT PROPERTY LYING WITHIN THE ROAD RIGHT OF WAY FOR WEST ORANGE BLOSSOM TRAIL (STATE ROAD 500M US HIGHWAY 441) ON WEST.

LEGEND

- P.O.B. = POINT OF BEGINNING
- CCR = CERTIFIED CORNER RECORD
- (D) = PER DEED
- INV = INVERT ELEVATION
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- D-1 = DRAINAGE STRUCTURE IDENTIFICATION
- = UTILITY POLE
- = GUY WIRE
- = MITERED END SECTION
- WM = WATER METER
- = FIRE HYDRANT
- = WATER VALVE
- = SIGN
- PH = TELEPHONE RISER
- EL = ELECTRIC RISER
- X 110.73 = SPOT ELEVATION
- X 6251 = TREE NUMBER
- o/h = OVER HEAD UTILITY LINE
- UFO = UNDER GROUND FIBER OPTIC
- UGT = UNDER GROUND TELEPHONE LINE
- W = UNDER GROUND WATER LINE
- SS = UNDER GROUND SANITARY SEWER LINE
- X = WIRE FENCE

UNLESS NOTED OTHERWISE

SHEET INDEX

SHHET 1 OF 7 BOUNDARY INFORMATION
SHEET 2 OF 7 TOPOGRAPHY INFORMATION & BOUNDARY DETAIL
SHEET 3 OF 7 TREE SURVEY
SHEET 4 OF 7 TREE SURVEY DETAIL
SHEET 5 OF 7 TREE TABLE
SHEET 6 AND 7 OF 7 STATE ROAD 441 DATA

SURVEYOR'S REPORT:
1) Bearings are based on: the North Line of the Northwest 1/4 of Section 36, being N 89°27'09" E. The bearing of this survey was determined by a high precision GPS survey using Ashtech Promark 2 receivers differentially corrected and processed using Ashtech Solution Software Version 2.50.
2) Vertical Datum is based on: NOAA Benchmark Designation W 429 and PID AB5308 elevation being 144.84' (NAVD 88), per NGS Data Sheet. All contours and elevations depicted hereon is based NGVD 29. The benchmark elevation was converted from NAVD 88 to NGVD 29 utilizing Corpscon Software.
3) The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record.
4) No underground installations, foundation footings, or improvements have been located except as noted.
5) There may be additional restrictions that are not recorded on this survey that may be found in the public records of this county.
6) There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
7) Improvements within their specific easements have not been located as a part of this survey.
8) Right of way map for Section No. 7302-107 for Road No. 600, Orange County, Florida, with approved date 4-24-67 was utilized to identify the North 1/4 corner of Section 35-20-27 depicted hereon.
9) Bearings have been rotated to fit Bearings referenced hereon. (see note 1).
10) The descriptions of the trees shown hereon are based on the common knowledge of survey field personnel. Only basic common names are provided. In most cases, trees that appeared dead were not located. The tree identifications shown hereon are not warranted nor guaranteed. Any discrepancies should be referred to a professional specifically trained in the field of botany.
11) The topography depicted hereon is per a previous survey prepared by this firm circa 2002. The topography within the boundary limits have been field verified on February, 2007. The contours outside the boundary limits are per previous survey due to the fact that the neighboring property on the north and west of subject property are under construction as of date.

CERTIFICATION:
I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AND MAPPING IN THE STATE OF FLORIDA in accordance with Ch.61G17-6, Florida Administrative Code.

LAND TECH
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350 S. Central Ave., Oviedo, FL 32765
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Fax (407) 365-1839
Licensed Business No. 5777

P.R. (Rick) Burns
Professional Land Surveyor Florida Registration No. 4702
"Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper"

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR:
INSITE DEVELOPERS, INC.
APOPKA FARMS, LLC
ZIMMERMAN, KISER & SUTCLIFFE, P.A.
FLORIDA BANK OF COMMERCE

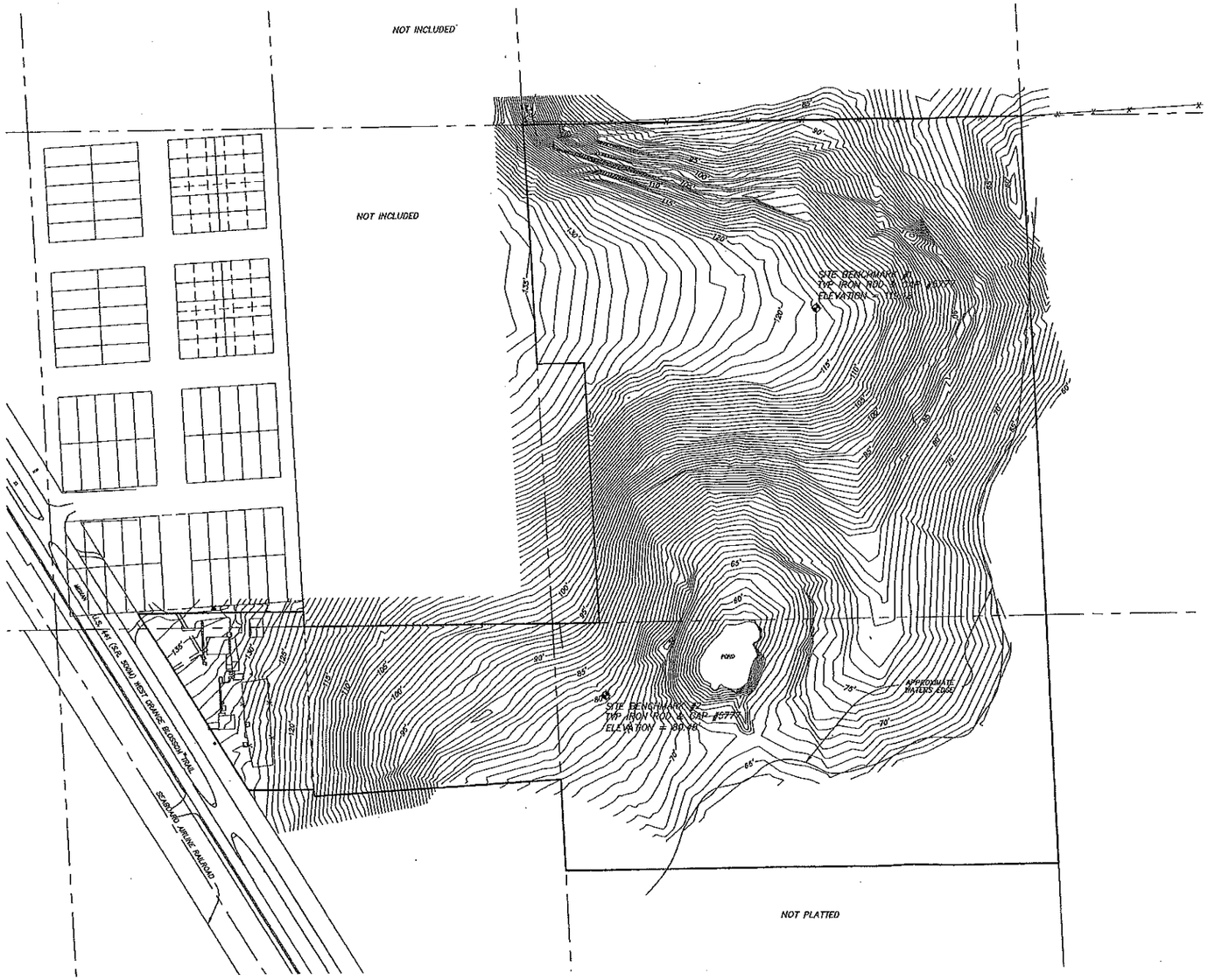
DATE OF FIELD SURVEY	JOB No.	FIELD BY	REVISED: SEE REVISION BLOCK
12/17/02	02096	RH/ER	
SCALE	DRAWN BY	CHECKED BY	
1" = 200'	AR	PRB	

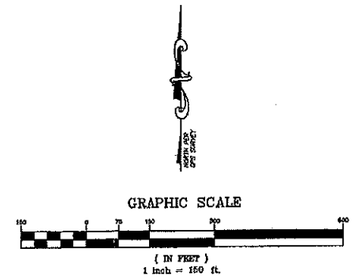
02096

7	2/23/07	UPDATED BOUNDARY, VERIFIED TOPOGRAPHY ADDED RIGHT OF WAY ELEVATION & LOCATION	AR
6	3/26/05	REVISED SCRIVENERS ERROR IN LEGAL REARRANGED LEGALS AND ADDED DATE	PRB
5	3/25/05	REVISED CERTIFICATION ADDED MEETS AND BOUNDS	RJE
4	3/10/05	REVISED TO REFLECT CHANGES IN AMMENDED & RESTATED TITLE COMMITMENT	DAR
3	11/15/04	ADDED STRUCTURES & FENCE EASEMENT PARCEL 2	AR
2	11/01/04	ORIGINAL DATE OF SURVEY EASEMENT PARCEL 2	AR
1	12/17/02	DATE OF ORIGINAL SURVEY PARCEL 1	AR
NO.	DATE	DESCRIPTION	BY

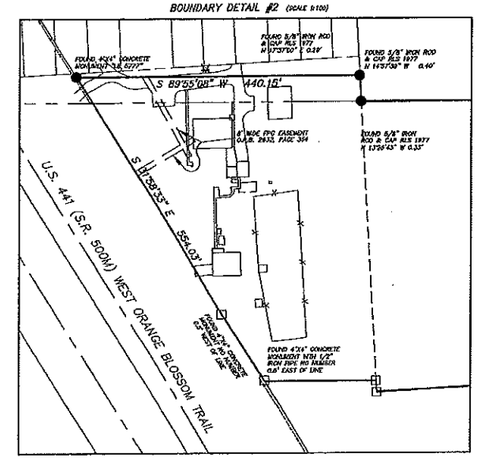
F:\02\02096\BORNSTEIN\dwg\02096.25 BNDY.dwg 2/28/2007 1:18:33 PM EST

THIS SURVEY CONSISTS OF SEVEN SHEETS AND IS ONLY VALID IN ITS ENTIRETY





BOUNDARY DETAIL #2 (SCALE 1:100)



LEGEND

P.O.B. = POINT OF BEGINNING
CCR = CERTIFIED CORNER RECORD
(D) = PER DEED
INV = INVERT ELEVATION
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
D-1 = DRAINAGE STRUCTURE IDENTIFICATION
= UTILITY POLE
= GUY WIRE
= MITERED END SECTION
= WATER METER
= FIRE HYDRANT
= WATER VALVE
= SIGN
= TELEPHONE RISER
= ELECTRIC RISER
X 120.73 = SPOT ELEVATION
X 0321 = TREE MARKER
o/h = OVER HEAD UTILITY LINE
UFO = UNDER GROUND FIBER OPTIC
UGT = UNDER GROUND TELEPHONE LINE
UE = UNDER GROUND WATER LINE
SS = UNDER GROUND SANITARY SEWER LINE
= WIRE FENCE

UNLESS NOTED OTHERWISE

SURVEYOR'S REPORT:

1) Bearings are based on: the North Line of the Northwest 1/4 of Section 38, being N 89°37'00" E. The bearing of this survey was established by a high precision GPS survey using Ashtech Promark 2 receivers differentially corrected and processed using Ashtech Solution Software Version 2.50.
2) Vertical Datum is based on: NGS4 Benchmark Designation W 419 and PID AB5506 elevation being 144.86' (NAVD 88), per NGS Data Sheet. All horizontal and elevations depicted hereon is based NGVD 29. The benchmark elevation was converted from NAVD 88 to NGVD 29 utilizing Dynacon Software.
3) The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record.
4) No underground installations, foundation footings, or improvements have been located except as noted.
5) There may be additional restrictions that are not recorded on this survey that may be found in the public records of this county.
6) There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
7) Improvements within their specific easements have not been located as a part of this survey.
8) Right of way map for Section No. 7600-107 for Road No. 500, Orange County, Florida, with approved date 6-26-57 was utilized to identify the North 1/4 corner of Section 38-20-27 depicted hereon.
9) Bearings here been rotated to fit bearings referenced hereon. (see note 1).
10) The description of the trees shown hereon are based on the common knowledge of survey field personnel. Only basic common names are provided. In most cases, trees that appeared dead were not located. The tree identifications shown hereon are not warranted nor guaranteed. Any discrepancies should be referred to a professional specifically trained in the field of botany.
11) The topography depicted hereon is per a previous survey prepared by this firm since 2003. The topography within the boundary limits have been field verified on February 2007. The contours outside the boundary limits are per previous survey due to the fact that the neighboring property on the north and west of subject property are under construction as of date.

CERTIFICATION:
I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conform to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AND MAPPING IN THE STATE OF FLORIDA in accordance with Chapter 61G17-6, Florida Administrative Code.

NO.	DATE	DESCRIPTION	BY
7	2/23/07	UPDATED BOUNDARY, VERIFIED TOPOGRAPHY, ADDED RIGHT OF WAY ELEVATION & LOCATION	AR
6	3/26/05	REVISED SURVEYORS ERROR IN LEGAL, REARRANGED LEGEND AND ADDED DATE	PRB
5	3/25/05	REVISED CERTIFICATION ADDED MONTS AND BOUNDS	RJE
4	3/10/05	REVISED TO REFLECT CHANGES IN ANNOMONS & RESTATED TITLE COMMITMENT	DAR
3	11/15/04	ADDED STRUCTURES & FENCE EASEMENT PARCEL 2	AR
2	11/01/04	ORIGINAL DATE OF SURVEY EASEMENT PARCEL 2	AR
1	12/17/02	DATE OF ORIGINAL SURVEY PARCEL 1	AR

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Voice (407) 365-1836
Fax. (407) 365-1838
Licensed Business No. 5717

P.L.S. (Gary) Burns
Professional Land Surveyor Florida Registration No. 4702
"Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper"

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR:
INSITE DEVELOPERS, INC.
APOPKA FARMS, LLC
ZIMMERMAN, KISER & SUTCLIFFE, P.A.
FLORIDA BANK OF COMMERCE

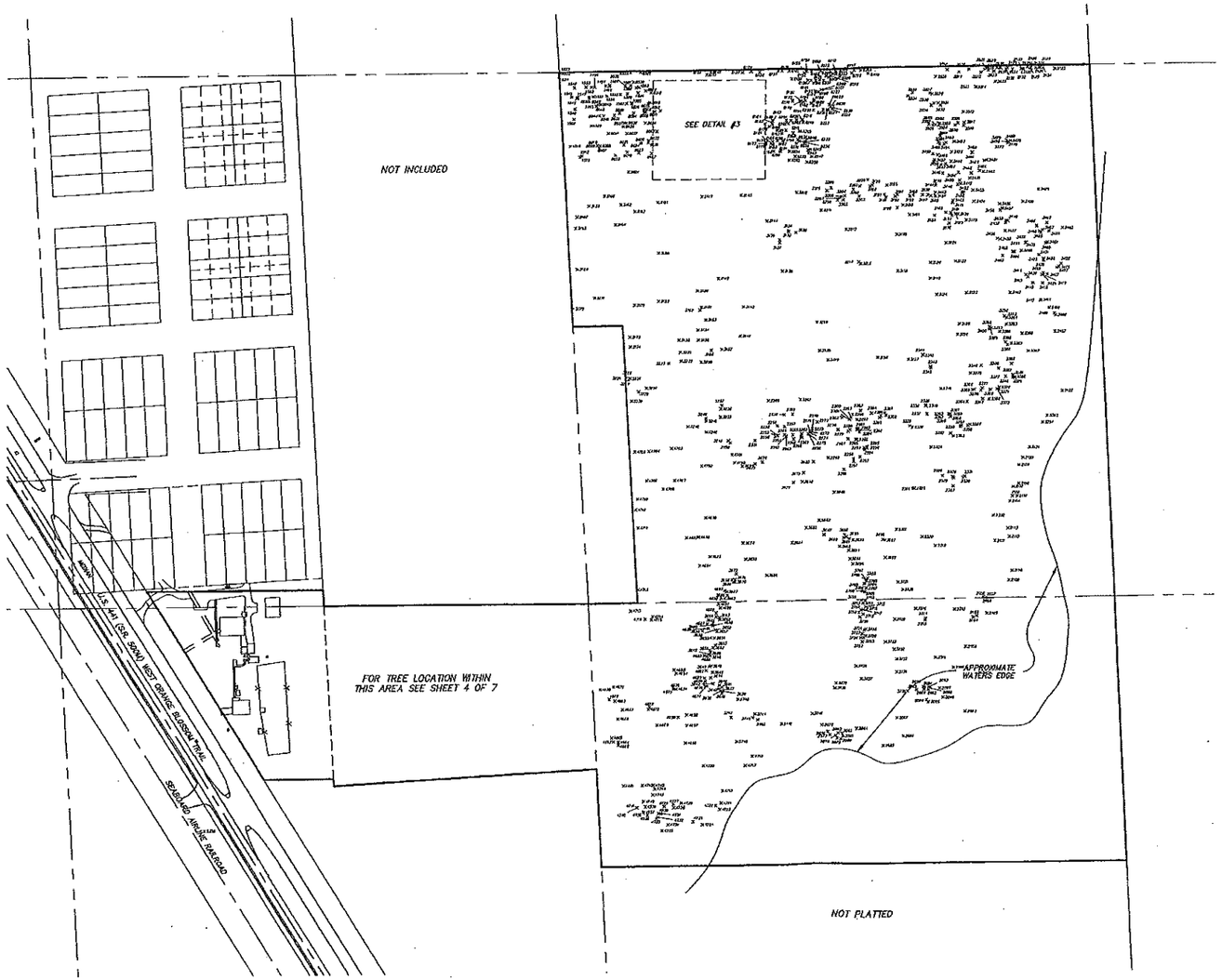
DATE OF FIELD SURVEY	JOB No.	FIELD BK.	REVISED SEE REVISION BLOCK
12/17/02	02096	185/60	
SCALE 1" = 150'	DRAWN BY AR	CHECKED BY PRB	

02096

F:\02\02095\BOUNDARY\dwg\02095.25 BOUY.dwg 2/23/2007 5:15:33 PM EST

THIS SURVEY CONSISTS OF SEVEN SHEETS AND IS ONLY VALID IN ITS ENTIRETY

TREE SURVEY

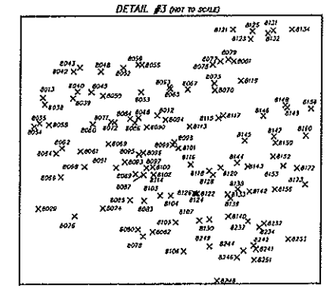


GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

DETAIL #3 (NOT TO SCALE)



LEGEND

P.O.B. = POINT OF BEGINNING
COR = CERTIFIED CORNER RECORD
(D) = PER DEED
INV = INVERT ELEVATION
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
O-1 = ORGANIC STRUCTURE IDENTIFICATION
= UTILITY POLE
= GUY WIRE
= MITERED END SECTION
WM = WATER METER
FH = FIRE HYDRANT
= WATER VALVE
= SIGN
PH = TELEPHONE RISER
= ELECTRIC RISER
X 126.73 = SPOT ELEVATION
X 8231 = TREE NUMBER
o/h = OVER HEAD UTILITY LINE
UFO = UNDER GROUND FIBER OPTIC
UCT = UNDER GROUND TELEPHONE LINE
W = UNDER GROUND WATER LINE
SS = UNDER GROUND SANITARY SEWER LINE
X = WIRE FENCE

UNLESS NOTED OTHERWISE

SURVEYOR'S REPORT:

1) Bearings are based on: the North line of the Northeast 1/4 of Section 36, being N 88°27'09" E. The bearing of this survey was determined by a high precision GPS survey using Ashtech Promark 2 receivers differentially corrected and processed using Ashtech Solution Software Version 2.55.
2) Vertical Datum is based on: NGS Benchmark Designation W 429 and PID AB5326 elevation being 144.84' (NAVD 88), per NGS Data Sheet. All contours and elevations depicted hereon is based NGVD 29. The backsight elevation was converted from NAVD 88 to NGVD 29 utilizing Corpscon Software.
3) This Survey has not abstracted the lands shown hereon for easements and/or rights of way of record.
4) No underground installations, foundation footings, or improvements have been located except as noted.
5) There may be additional restrictions that may be found in the public records of this county.
6) There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
7) Improvements within 10.0' specific easements have not been located as a part of this survey.
8) Right of way map for Section No. 7202-102 for Road No. 500, Orange County, Florida, with approved date 4-24-67 was utilized to identify the North 1/4 corner of Section 36-20-27 depicted hereon.
9) Bearings have been related to Ft. Bearings referenced hereon. (see note 1).
10) The description of the trees shown hereon are based on the common knowledge of survey field personnel. Only basic common names are provided in most cases. Trees that appeared dead were not located. The tree identifications shown hereon are not warranted nor guaranteed. Any discrepancies should be referred to a professional specifically trained in the field of botany.
11) The topography depicted hereon is per a previous survey prepared by this firm circa 2002. The topography within the boundary limits have been field verified on February, 2002. The contours outside the boundary limits are per previous survey due to the fact that the adjoining property to the north and west of subject property are under construction as of date.

CERTIFICATION:
I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the CURRENT TECHNICAL STANDARDS FOR LAND SURVEYING AND MAPPING IN THE STATE OF FLORIDA in accordance with 5J-17.051-.052, Florida Administrative Code.

NO.	DATE	DESCRIPTION	BY
7	2/23/07	UPDATED BOUNDARY, VERIFIED TOPOGRAPHY, ADDED RIGHT OF WAY ELEVATION & LOCATION	AR
6	3/26/05	REVISED SURVEYORS LOGO IN LEGAL, REARRANGED LEGALS AND ADDED DATE	PRB
5	3/25/05	REVISED CERTIFICATION, ADDED MEETS AND BOUNDS	RJE
4	3/10/05	REVISED TO REFLECT CHANGES IN AMENDED & RESTATED TITLE COMMITMENT	DAR
3	11/15/04	ADDED STRUCTURES & FENCE EASEMENT PARCEL 2	AR
2	11/01/04	ORIGINAL DATE OF SURVEY EASEMENT PARCEL 2	AR
1	12/17/02	DATE OF ORIGINAL SURVEY PARCEL 1	AR

LAND TECH
SURVEYING & MAPPING CORP.
300 S. Orange Ave., Orlando, FL 32801
P.O. Box 621993, Orlando, FL 32862
Voice (407) 343-1036
Fax (407) 343-1815
Licensed Business No. 5777

R.H. (Rick) Burke
Professional Land Surveyor Florida Registration No. 4702
"Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper"

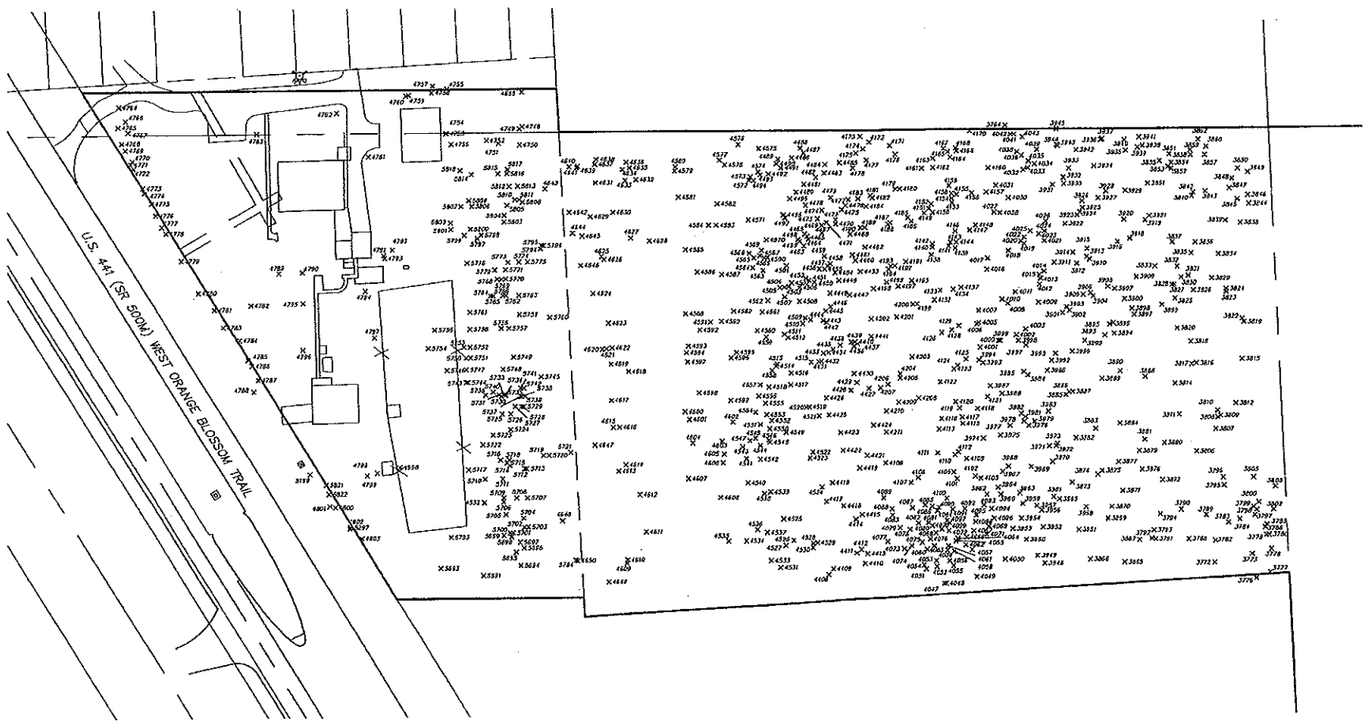
BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR:
INSITE DEVELOPERS, INC.
APOPKA FARMS, LLC
ZIMMERMAN, KISER & SUTCLIFFE, P.A.
FLORIDA BANK OF COMMERCE

DATE OF FIELD SURVEY	JOB No.	FIELD BK.	REVISED: SEE REVISION BLOCK
12/17/02	02096	001/ERA	
SCALE: 1" = 150'	DRAWN BY: AR	CHECKED BY: DRB	

02096

THIS SURVEY CONSISTS OF SEVEN SHEETS AND IS ONLY VALID IN ITS ENTIRETY

TREE SURVEY



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

LEGEND

P.O.B. = POINT OF BEGINNING
CCR = CERTIFIED CORNER RECORD
(D) = PER DEED
BM = BENCH ELEVATION
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= UTILITY POLE
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= UNDER GROUND FIBER OPTIC
= UNDER GROUND TELEPHONE LINE
= UNDER GROUND WATER LINE
= UNDER GROUND SANITARY SEWER LINE
= WIRE FENCE

UNLESS NOTED OTHERWISE

SURVEYOR'S REPORT:

1) Bearings are based on: the North line of the Northwest 1/4 of Section 34, being N 89°37'59" E. The bearing of this survey was determined by a high precision GPS survey using Ashtech Promark X receivers differentially corrected and processed using Ashtech Solution Software Version 2.50.
2) Vertical Datum is based on: NGVD Benchmark Designation W 418 and PID AB5306 elevation being 164.87' (NGVD 88). per HOS Data Sheet. All contours and elevations depicted hereon is based NGVD 88. The benchmark elevation was converted from NGVD 88 to NGVD 29 using Corpscon Software.
3) The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record.
4) No underground installations, foundation footings, or improvements have been located except as noted.
5) There may be additional restrictions that are not recorded on this survey that may be found in the public records of this county.
6) There is no evidence on the ground of use of the property which might support a possible claim of easement other than those shown on the survey.
7) Improvements which their specific easements have not been located as a part of this survey.
8) Right of way map for Section No. 7003-107 for Road No. 500, Orange County, Florida, with approved date 6-24-57 was utilized to Modify the North 1/4 corner of Section 35-20-27 depicted hereon.
9) Bearings have been rotated to fit Bearings referenced hereon. (see note 1).
10) The descriptions of the trees shown hereon are based on the common knowledge of survey field personnel. Only basic common names are provided. In most cases, trees that appeared dead were not located. The tree descriptions shown hereon are not warranted nor guaranteed. Any discrepancies should be referred to a professional specifically trained in the field of botany.
11) The topography depicted hereon is per a previous survey prepared by this firm since 2002. The topography within the boundary limits have been field verified in February 2007. The contours outside the boundary limits are per previous survey due to the fact that the adjoining property on the north and west of subject property are under construction as of date.

CERTIFICATION:
I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conform to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AND MAPPING IN THE STATE OF FLORIDA in accordance with Chapter 61G17-6, Florida Administrative Code.

NO.	DATE	DESCRIPTION	BY
7	2/23/07	UPDATED BOUNDARY, VERIFIED TOPOGRAPHY ADDED RIGHT OF WAY ELEVATION & LOCATION	AR
6	3/26/05	REVISED COORDINATES EXPRESSED IN LOCAL REARRANGED LEGALS AND ADDED DATE	PRB
5	3/25/05	REVISED CERTIFICATION ADDED MEETS AND BOUNDS	RJE
4	3/10/05	REVISED TO REFLECT CHANGES IN AMENDED & RESTATED TITLE COMMITMENT	DAR
3	11/15/04	ADDED STRUCTURES & FENCE EASEMENT PARCEL 2	AR
2	11/01/04	ORIGINAL DATE OF SURVEY EASEMENT PARCEL 2	AR
1	12/17/02	DATE OF ORIGINAL SURVEY PARCEL 1	AR

LAND TECH
SURVEYING & MAPPING CORP.
300 S. Calvert Ave., Oviedo, Fl 32765
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P.R. (Rick) Burke
Professional Land Surveyor Florida Registration No. 4303
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR:
INSITE DEVELOPERS, INC.
APOPKA FARMS, LLC
ZIMMERMAN, KISER & SUTCLIFFE, P.A.
FLORIDA BANK OF COMMERCE

DATE OF FIELD SURVEY	JOB No.	FIELD BOOK / PAGE	REVISED: SEE REVISION BLOCK
12/17/02	02096	DBA / 80	
SCALE: 1" = 60'	DRAWN BY: AR	CHECKED BY: PRB	

02096

f:\cd\02096\CONSTRUCT\f-9\02096.25 DWG,4x2 2/23/2007 1:18:33 PM EST

THIS SURVEY CONSISTS OF SEVEN SHEETS AND IS ONLY VALID IN ITS ENTIRETY

TREE TABLE

NUMBER	DESCRIPTION
1495	6" OAK
1496	13" OAK
1497	15" OAK
1498	8" OAK
1499	16" OAK
1500	10" OAK
1501	12" OAK
1502	10" OAK
1503	10,13" OAK
1504	6" OAK
1505	18" OAK
1506	6" OAK
1507	10" OAK
1508	16" PALM
1509	8,10,15" OAK
1510	8" OAK
1511	8,10" OAK
1512	6" OAK
1522	48" OAK
1523	8" OAK
1524	11" OAK
1545	6" OAK
1546	10" OAK
1547	9" OAK
1548	11" OAK
1549	8" OAK
1550	24" OAK
1551	8" OAK
1552	28" OAK
1553	10" OAK
1554	18" OAK
1555	24" OAK
2075	18" PALM
2076	20" PALM
2077	22" PALM
2078	14" PALM
2079	14" PALM
2080	14" PALM
2081	14" PALM
2082	14" PALM
2083	14" PALM
2084	10" CHERRY
2085	14" PALM
2086	8" CHERRY
2087	10" CHERRY
2088	8,2-10" CAMPHOR SPLIT
2089	16" OAK
2090	6" OAK
2091	8" OAK
2092	10" CHERRY
2093	8" CHERRY
2094	6" CHERRY
2095	6" CHERRY
2096	6" OAK
2097	12" OAK
2098	14" OAK
2099	8" BAY
2100	22" PALM
2101	24" OAK
2102	24" CHERRY
2103	24" PALM
2104	10" CHERRY
2105	24" OAK
2106	18" PALM
2107	6" CHERRY
2108	18" PALM
2109	10" OAK
2110	6" OAK
2111	12" OAK
2112	8" BAY
2113	8" OAK
2114	12" OAK
2115	8" OAK
2116	18" PALM
2117	8" CHERRY
2118	18" PALM
2119	10" OAK
2120	6" OAK
2121	10" CHERRY
2122	24" CHERRY
2123	14" OAK
2124	6" CHERRY
2125	10" CHERRY
2126	10" CHERRY
2127	12" OAK
2128	10" CHERRY
2129	6" BAY
2130	8" CAMPHOR
2131	8" CHERRY
2132	10" CHERRY
2133	8" CHERRY
2134	10" OAK TR
2135	6" CAMPHOR
2136	2-14" CHERRY SPLIT
2137	6,8" OAK SPLIT
2138	6" OAK
2139	8" OAK
2250	18" PALM
2251	4-10" OAK
2252	3-10" OAK
2253	8" OAK
2254	18" OAK
2255	10" OAK
2256	20" OAK TWIN
2257	8" CHERRY
2258	24" PALM
2259	24" PALM
2260	20" PALM
2261	4,10" OAK
2262	8" OAK
2263	8" OAK
2264	6" OAK
2265	12" OAK TWIN
2266	24" PALM
2267	20" PALM
2268	12" PALM
2269	14" PALM
2270	6" OAK
2271	8" OAK
2272	10" OAK
2273	6" OAK
2274	8" OAK
2275	12" OAK
2276	12" OAK
2277	20" PALM
2278	12" OAK
2279	8" CAMPHER
2280	14" PALM
2281	8" OAK
2282	24" OAK
2283	6" CHERRY
2284	8" OAK
2285	12" OAK
2286	6" OAK
2287	8" OAK
2288	24" OAK
2289	24" PALM
2290	10" CHERRY
2291	36" OAK
2292	20" OAK
2293	6" CHERRY
2294	10" OAK
2295	6" OAK
2296	12" OAK
2297	8" CAMPHER SPLIT
2298	10" OAK
2299	10" OAK
2300	14" OAK
2301	20" OAK
2302	10" OAK
2303	16" OAK
2304	8" OAK
2305	3-24" OAK
2306	18" OAK
2307	8" OAK
2308	6" CHERRY
2311	36" CAMPHER
2313	24" PALM
2314	20" PALM

NUMBER	DESCRIPTION
2315	24" PALM
2316	24" PALM
2319	24" PALM
2320	24" PALM
2321	18" PALM
2324	30" PALM
2325	12" PALM
2326	24" PALM
2327	36" OAK
2328	10" CAMPHER SPLIT
2329	20" PALM
2330	20" PALM
2331	16" PALM
2332	24" PALM
2334	24" PALM
2335	6" CHERRY
2336	35" OAK
2337	24" OAK
2338	14" PALM
2339	12" PALM
2340	14" PALM
2341	28,36" OAK
2342	33" OAK
2343	14" OAK
2344	4-6" CAMPHER SPLIT
2345	12" HACKBERRY
2346	28" OAK
3118	14" PALM
3119	24" CAMPHER
3120	20" OAK
3121	18" OAK
3122	14" PALM
3123	20" OAK
3124	30" OAK
3125	8" OAK
3126	20" OAK
3127	14" CHERRY
3128	14" PALM TWIN
3129	12" PALM
3130	36" OAK
3133	12" PALM
3134	12" PALM
3135	12" PALM
3136	18" PALM
3137	18" PALM
3138	14" OAK
3141	12" OAK TWIN
3142	14" PALM
3144	12" OAK
3145	14" PALM
3147	14" PALM
3149	10" OAK
3150	12" PALM
3151	10" OAK
3152	12" OAK
3153	14" PALM
3154	12" PALM
3155	14" OAK
3156	12" PALM TWIN
3157	14" PALM
3158	10" OAK CLUSTER
3159	10" OAK TWIN
3160	10" OAK
3161	20" CAMPHER
3162	24" OAK
3163	10" CANF TWIN
3164	12" PALM
3165	12" OAK
3166	12" OAK TWIN
3167	12" OAK
3168	18" PALM TWIN
3169	12" PALM
3170	14" PALM
3171	14" PALM
3172	18" OAK
3173	12" PALM
3174	10" PALM
3175	30" OAK
3176	12" OAK
3177	12" PALM
3178	14" OAK
3179	14" PALM
3180	20" OAK
3181	14" PALM
3182	12" PALM
3183	6,2-10" OAK
3184	12" PALM
3185	10" PALM
3186	8" PALM
3187	6" PALM TWIN
3188	6" CHERRY
3189	10" PALM TWIN
3190	20" PALM
3191	18" PALM
3192	10" OAK
3193	10" CHERRY
3194	12" PALM
3195	12" CHERRY
3196	8" CHERRY
3197	6" OAK
3198	10" OAK
3199	10" PALM
3200	10" OAK
3201	10" CHERRY
3202	10" CHERRY
3203	8" CHERRY
3204	8" CHERRY
3205	8" CHERRY DEAD
3206	8" CHERRY
3207	10" PALM TWIN
3208	10" CAMPHER
3209	8" OAK
3210	6" CHERRY
3211	20" CAMPHER
3212	36" CAMPHER
3213	18" PALM
3214	30" CAMPHER
3215	8" CAMPHER
3219	18" PALM
3220	12" PALM
3221	10" PALM TRIPLE
3222	36" OAK
3223	10" PALM
3224	12" PALM
3225	12" PALM
3226	12" PALM
3227	12" PALM
3228	12" PALM
3229	12" PALM
3230	12" PALM
3237	12" PALM
3238	10" PALM
3239	10" PALM
3240	10" PALM
3241	10" PALM
3242	12" OAK
3248	38" OAK
3249	24" OAK
3352	8" OAK
3353	12" OAK
3354	18" PALM
3355	12" PALM
3356	24" OAK
3357	14" PALM
3358	10" OAK SPLIT
3359	6" OAK
3360	10" OAK
3361	8" OAK
3362	8" OAK SPLIT
3363	10" OAK
3364	18" PALM
3365	24" OAK SPLIT
3366	10" OAK
3367	18" PALM
3368	12" OAK
3369	4-10" CAMPHER CLUSTER
3370	12" OAK
3371	14" OAK
3372	18" OAK

NUMBER	DESCRIPTION
3373	30" OAK
3374	10" OAK
3375	10" CHERRY
3376	12" OAK
3377	3-12" PALM
3378	24" OAK
3379	24" OAK
3380	10" OAK
3381	12" OAK
3382	8" OAK
3383	26" OAK
3384	8" CHERRY
3385	16" PALM
3386	15" PALM
3387	26" OAK
3388	24" OAK
3389	18" PALM
3391	12" OAK
3392	8" OAK
3393	10,24" CAMPHER SPLIT
3394	6,8" OAK
3395	6" OAK
3396	10" OAK
3397	10" OAK
3398	12" OAK
3399	12" OAK
3400	20" OAK
3402	6,14" OAK SPLIT
3403	12" OAK TWIN
3404	24" OAK
3405	12" OAK
3406	22" PALM
3407	16" PALM
3408	22" OAK
3409	8" CHERRY
3410	10,2-12" OAK
3411	20" OAK
3412	18" OAK
3413	24" PALM
3414	24" PALM
3415	24" PALM
3416	30" OAK
3417	12" CHERRY
3418	8" OAK
3419	6" OAK
3420	12" OAK
3421	10" OAK
3425	8" OAK
3426	20" OAK
3427	14" OAK
3428	10" CHERRY
3429	14" OAK SPLIT
3430	14" OAK
3431	8" OAK
3432	14" OAK
3433	8" OAK
3434	8" OAK
3435	12" OAK
3436	10" OAK
3437	12" OAK
3438	24" OAK
3439	14" PALM
3440	15" PALM
3441	12" OAK
3442	10" OAK
3443	12" PALM
3444	12" PALM TWIN
3445	10" PALM
3446	12" OAK
3447	14" PALM
3448	14" PALM
3449	10" OAK
3450	12" OAK
3451	6" OAK
3452	14" PALM TWIN
3453	10" PALM
3454	16" OAK
3455	10" OAK
3456	10" OAK
3457	12" OAK
3458	10,12" OAK SPLIT
3459	12" OAK
3460	12" OAK
3461	15" OAK
3462	14" OAK
3464	18" PALM
3465	16" OAK
3466	10" OAK
3467	8" OAK
3468	6" OAK
3469	20" PALM
3470	10,14" OAK SPLIT
3475	16" OAK
3476	10" CHERRY DEAD
3477	10" CHERRY DEAD
3478	10" CHERRY
3479	10" CHERRY
3480	14" OAK
3481	8" OAK
3482	12" OAK
3483	14" OAK
3484	8" OAK
3485	12" OAK
3486	6" CHERRY
3487	10" CHERRY
3488	8" OAK
3489	18" PALM
3490	6" CHERRY
3491	8" OAK
3492	6" CHERRY
3493	10" OAK
3494	14" PALM
3495	8" CHERRY
3496	6" OAK SPLIT
3497	6" OAK
3498	12" PALM
3499	10" OAK
3500	12" OAK
3501	10" CHERRY
3502	16" OAK
3503	8" CHERRY
3504	6" CHERRY
3505	10" OAK
3506	6" OAK
3507	8" CHERRY
3508	8" CHERRY DEAD
3509	10" CHERRY
3510	8" OAK
3511	6" OAK
3512	10" OAK
3513	14" OAK
3514	6" OAK TWIN
3515	12,16" OAK SPLIT
3516	24" OAK SPLIT
3517	10" OAK
3518	4-16" OAK CLUSTER
3519	8" OAK
3520	10" OAK
3521	10" OAK
3522	12" OAK
3523	12" OAK
3525	8" OAK
3526	10" OAK
3527	14" OAK
3528	8" CHERRY
3529	14" PALM
3530	8" CHERRY
3531	6" OAK
3532	6" OAK
3533	10" OAK
3534	10" OAK
3536	8" OAK DEAD
3537	8" OAK
3538	8" OAK DEAD
3539	8" OAK DEAD
3540	16" OAK DEAD
3541	6" OAK SPLIT
3542	6" OAK
3543	6" CHINABERRY

NUMBER	DESCRIPTION
3644	10" OAK DEAD
3645	8,10" CAMPHER SPLIT
3646	10" CHINABERRY
3647	6" CHINABERRY
3648	12" CAMPHER
3649	10" CAMPHER
3650	6" CHINABERRY
3651	6,8" CAMPHER SPLIT
3652	24" CAMPHER
3653	6" CAMPHER
3654	12" RAIN
3655	12,16" CAMPHER SPLIT
3656	2-14" CAMPHER SPLIT
3657	8" RAIN
3658	18" CAMPHER
3659	6" CAMPHER
3660	18,22" CAMPHER SPLIT
3661	6" CHINABERRY
3662	8" RAIN
3663	6" CAMPHER
3664	12" PALM
3665	16" CHERRY DEAD
3666	2-8,10" CAMPHER SPLIT
3667	6" CAMPHER
3668	8" OAK
3669	6" CAMPHER SPLIT
3670	6" CAMPHER
3671	12" CAMPHER
3672	16" CAMPHER
3673	4,2-6" CAMPHER SPLIT
3674	12,16" CHERRY SPLIT
3675	16" PALM
3676	18" PALM
3677	14,18" PALM
3678	16" OAK
3679	16" PALM TWIN
3680	16" PALM TWIN
3681	14" PALM
3682	12" CHERRY
3683	6" CHINABERRY
3684	5,6" CHINESE TALLOW SPLIT
3686	10" CHINESE TALLOW
3687	10" CHERRY SPLIT DEAD
3688	15" PALM
3689	12" CHERRY DEAD
3690	24" OAK SPLIT
3691	20" OAK
3692	8" CAMPHER SPLIT
3693	8" CHERRY
3694	6" CHINABERRY SPLIT
3695	8" CHERRY
3696	8" CHERRY
3697	14" PALM
3698	14" OAK
3699	12" OAK SPLIT DEAD
3700	12" RAIN
3701	14" PALM
3702	12" CHERRY
3703	14" CHERRY
3704	8" CHINABERRY
3705	6" CHERRY DEAD
3706	8" CHINABERRY
3707	2-10" OAK SPLIT DEAD
3708	8" CAMPHER
3709	6,6" CAMPHER SPLIT
3710	10" CAMPHER
3711	8" CHERRY DEAD
3712	14" PALM
3713	8" OAK
3714	5,6" CAMPHER SPLIT
3715	8" CHINABERRY
3716	6" CAMPHER
3717	6" CAMPHER
3718	6" CAMPHER
3719	12" OAK DEAD
3720	12" CAMPHER
3721	26" CAMPHER
3722	6" CHERRY
3723	10,12" CAMPHER SPLIT
3724	2-18" CAMPHER SPLIT
3725	26" OAK DEAD
3726	4,5" CAMPHER SPLIT
3727	10" PALM
3728	14" PALM
3729	14" PALM
3730	12" CHERRY
3731	10" CHERRY
3732	18" PALM
3733	14" PALM
3734	14" PALM
3735	14" OAK
3736	8" CHERRY
3737	6" CHERRY
3738	2-5" CHERRY SPLIT
3739	6" CHERRY
3741	14" PALM
3742	10" CHERRY TWIN
3743	6" CHINABERRY SPLIT
3744	14" PALM
3745	6" CHERRY
3746	8,10" CHERRY SPLIT
3747	10" CHERRY
3748	2-14,16" PALM 4
3764	8" BAY
3772	10" OAK
3775	8" CHERRY
3776	" SPLIT RAIN
3777	6,8" SPLIT RAIN
3778	8" CHERRY
3779	10" RAIN
3780	12" RAIN
3782	42" OAK
3783	14" OAK
3784	10" OAK
3785	14" SPLIT RAIN
3786	6" CHERRY
3788	10,14" OAK
3789	6" OAK
3790	26" OAK
3791	8" OAK
3792	10" OAK
3793	8" OAK
3794	8" OAK
3795	16,30" SPLIT OAK
3796	8" OAK
3797	12" CHERRY
3798	12" CHERRY
3799	10" CHERRY
3800	8" OAK
3802	8" CAMPHER
3803	8" OAK
3805	10" CHERRY
3806	10" SPLIT OAK
3807	8" OAK
3808	12" OAK
3809	10" RAIN
3810	24" OAK
3811	12,24" OAK
3812	8" RAIN
3814	8" OAK
3815	24" OAK
3816	14" RAIN
3817	14" OAK
3818	24" OAK
3819	10" RAIN
3820	12" OAK
3822	18" RAIN
3823	24" RAIN
3824	10" BAY
3825	14" RAIN
3826	8" OAK
3827	12" OAK
3828	8" OAK
3829	10" RAIN
3830	48" CLUSTER RAIN
3831	8" OAK
3832	12" OAK
3833	14" OAK
3834	12" BAY

NUMBER	DESCRIPTION
3835	14" RAIN
3836	26" OAK
3837	18" OAK
3838	72" OAK SPLIT
3839	8" BAY
3840	24" OAK
3842	8" CAMPHOR
3843	14" OAK
3844	10" CHERRY
3845	8" CAMPHOR
3846	8" CAMPHOR
3847	8" BAY
3848	8" BAY
3849	14" BAY
3850	10" RAIN
3851	24,26" OAK SPLIT
3852	8" BAY
3853	6" CAMPHOR
3854	6" CAMPHOR
3855	8" CAMPHOR
3857	8" RAIN
3858	24" OAK
3859	2-16" SPLIT CAMPHOR
3860	12" RAIN
3861	14" OAK
3862	8" BAY
3865	8" BAY
3866	12" OAK
3867	4" BAY
3869	22" CLUSTER RAIN
3870	10" OAK
3871	10" OAK
3872	14" CAMPHOR
3873	18" OAK
3874	14" PALM
3875	12" OAK
3876	8" OAK
3877	18" OAK
3879	8" OAK
3880	8" OAK
3881	8" OAK
3882	2-12" CAMPHER
3883	24" OAK
3884	12" CAMPHER
3885	18" OAK
3886	12" OAK
3887	10" OAK
3888	8" RAIN
3889	18" OAK
3890	10" CHERRY
3892	18" OAK
3893	10" OAK
3894	48" OAK
3895	12" CAMPHOR
3896	12" CAMPHOR
3897	10" OAK
3898	6" OAK
3899	6" OAK
3900	8" OAK
3901	12" CAMPHER
3902	14" OAK
3903	6" OAK
3904	8" CAMPHER SPLIT
3905	8" OAK
3906	8" CAMPHER
3907	10" CHERRY
3908	14" OAK
3909	12" OAK
3910	14" OAK
3911	12" OAK
3912	12" OAK
3913	6" OAK
3914	14" RAIN
3915	10" OAK
3916	14" RAIN
3918	14" BAY
3919	10" BAY
3920	10" CHERRY
3921	12" CAMPHER
3922	18" CAMPHER
3923	6" CAMPHER
3924	14" RAIN
3925	10" CAMPHER
3926	16" OAK
3927	18" OAK
3928	12" CAMPHER
3929	16" CAMPHER
3930	14" CAMPHER
3931	8" CHINABERRY
3932	8" CHINABERRY
3933	10" RAIN
3934	12" CHERRY
3935	14" OAK
3936	6" CAMPHER
3937	10" CAMPHER
3938	8" CAMPHER
3939	6" CAMPHER
3940	25" OAK
3941	10" OAK
3942	10" CAMPHER
3943	8" BAY
3944	6" CHERRY
3945	12" RAIN
3948	11" OAK
3949	32" OAK
3950	8" OAK
3951	14" OAK
3952	6" OAK
3953	12" CHERRY
3954	6" CHERRY
3956	8" OAK
3957	7" CHERRY
3958	8" OAK
3959	10" OAK
3960	8" OAK
3961	11" OAK
3962	6" RAIN
3963	7" OAK
3964	10" OAK
3965	7" OAK
3967	8" RAIN
3968	10" CHERRY
3969	10" CHERRY
3970	12" RAIN
3971	6" OAK
3972	6" OAK
3973	7" OAK
3974	8" CAMPHOR
3975	12" OAK
3976	12" CAMPHOR
3977	12" CHERRY
3978	10" CAMPHOR
3979	10" CHERRY
3981	8" CHERRY
3982	10" CHERRY
3983	11" OAK
3984	32" OAK
3985	22" OAK
3986	8" CHERRY
3987	8" BAY
3988	8" OAK
3992	8" CHERRY
3993	12" PALM
3994	6" CAMPHOR
3995	6" OAK
3996	10" PALM
3997	10" PALM
3998	8" CHERRY
3999	15" OAK
4000	8" OAK
4001	10" CHERRY
4002	8" CAMPHOR
4003	15" CAMPHOR
4005	8" CAMPHOR
4006	10" CAMPHOR
4007	20" OAK
4008	12" CAMPHOR
4009	8" OAK
4010	12" OAK

NUMBER	DESCRIPTION
4011	10" OAK
4012	12" CAMPHOR
4013	25" OAK
4014	20" CAMPHOR
4015	10" OAK
4016	8" OAK
4017	12" OAK
4018	2-18" SPLIT OAK
4019	8,2-18" OAK
4020	6,18" OAK
4021	14" CAMPHOR
4022	14" CAMPHOR
4023	12" CAMPHOR
4024	12" CAMPHOR
4025	10" OAK
4026	6" BAY
4027	12" OAK
4028	6" CAMPHOR
4030	8" CAMPHOR
4031	10" OAK
4032	10" CAMPHOR
4033	8" CAMPHOR
4034	6" CAMPHOR
4035	6" CAMPHOR
4036	8" CAMPHOR
4038	32" OAK
4039	18" OAK
4041	12" CAMPHOR
4042	12" CAMPHOR
4043	6" CAMPHOR
4047	8" RAIN
4048	8" RAIN
4049	6" SPLIT RAIN
4050	12" CHERRY
4051	8" CAMPHOR
4052	6" BAY
4053	12" RAIN
4054	16" CHERRY
4055	18" CHERRY
4056	10" RAIN
4057	22" PALM
4058	8" RAIN
4059	10" RAIN
4060	8" RAIN
4061	6" RAIN
4062	12" OAK
4063	6" RAIN
4064	10" RAIN
4065	6" RAIN
4066	8" RAIN
4067	12" RAIN
4068	12" RAIN SPLIT
4069	8" RAIN
4070	10" RAIN
4071	8" RAIN
4072	6" RAIN
4073	8,10" RAIN SPLIT
4074	8" CHERRY
4075	12" RAIN
4076	10" RAIN
4077	14" CHERRY
4078	10" RAIN
4079	10" OAK
4080	6" RAIN
4081	6" RAIN
4082	10" RAIN
4083	14" RAIN
4084	8" CHERRY
4085	8" RAIN
4086	10" RAIN
4087	8" RAIN
4088	10" CHERRY
4089	12" RAIN
4090	8" RAIN
4091	22" OAK
4092	8,10,12" RAIN SPLIT
4093	10" RAIN
4094	6" RAIN
4095	6" CAMPHOR
4096	10" RAIN
4097	8" RAIN
4098	8" RAIN
4099	8" RAIN
4100	8" RAIN
4101	8,14" SPLIT RAIN
4102	12" RAIN
4103	6" RAIN
4105	10,15" SPLIT RAIN
4106	18" CHERRY
4107	12" RAIN
4108	20" CAMPHOR
4109	12,14" CAMPHOR SPLIT
4110	8" RAIN
4111	14" OAK
4112	8" CHERRY
4113	28" OAK
4115	8" CHERRY
4116	12" CAMPHOR
4117	10,12" CHERRY SPLIT
4118	16" RAIN
4119	20" OAK
4120	8" OAK
4121	8" OAK
4122	30" OAK
4123	10" OAK
4124	12" OAK
4125	6" CHERRY
4126	10" CAMPHOR
4128	10" CAMPHOR
4129	6" CHERRY
4132	14" CAMPHOR
4133	8" CHERRY
4134	12" CAMPHOR
4137	10" OAK
4138	12" CAMPHOR
4139	10" CAMPHOR
4140	10" CAMPHOR
4141	10" CAMPHOR
4142	10" CAMPHOR
4143	12" CAMPHOR
4144	10" OAK
4146	8" CAMPHOR
4147	8" CAMPHOR
4148	24" CAMPHOR
4149	8" OAK
4150	14" CAMPHOR
4151	8,10,12" CAMPHOR
4152	16" CAMPHOR
4153	10" CAMPHOR
4154	16" CAMPHOR
4155	16" CHERRY
4156	14" RAIN
4157	8" CAMPHOR
4158	6" CAMPHOR
4159	10" OAK
4160	24" OAK
4161	36" CAMPHOR
4162	30" CAMPHOR
4163	12" BAY
4164	10" CAMPHOR
4165	14" CAMPHOR
4166	18" CAMPHOR
4167	10" CAMPHOR
4168	14" CAMPHOR
4170	10" CHERRY
4171	12" CAMPHOR
4172	8" BAY
4173	6" BAY
4174	8" CAMPHOR
4175	14" CAMPHOR
4176	10" SPLIT CAMPHOR
4177	30" OAK
4178	22" OAK
4179	12" CAMPHOR
4180	8" CAMPHOR
4181	12" CAMPHOR
4182	14" CAMPHOR
4183	8" CAMPHOR
4184	16" CAMPHOR

NUMBER	DESCRIPTION
4185	12" OAK
4186	12,20" SPLIT CAMPHOR
4187	10" CAMPHOR
4188	14" CAMPHOR
4189	12" CAMPHOR
4190	10" CAMPHOR
4191	8" CAMPHOR
4192	36" OAK
4193	24" OAK
4194	14" CAMPHOR
4195	18" OAK
4196	12" CAMPHOR
4197	6" CHERRY
4198	20" RAIN
4199	12" CAMPHOR
4200	12" CAMPHOR
4201	18" CAMPHOR
4202	10" CAMPHOR
4203	20" CAMPHOR
4204	12" RAIN
4205	8" CAMPHOR
4206	8" RAIN
4207	14" RAIN
4208	12" RAIN
4209	14" RAIN
4210	16" CHERRY
4211	10" RAIN
4408	10" CHERRY
4409	5-12" CAMPHOR SPLIT
4410	14" CAMPHOR
4411	14" OAK
4412	6" OAK
4413	12" CHERRY
4414	18" CHERRY
4415	10" CAMPHOR
4416	14" OAK
4417	10" CHERRY
4418	10" CHERRY
4419	16" CHERRY
4421	10" CAMPHOR
4422	10" CHERRY
4423	12" OAK
4424	24" OAK
4425	6" OAK
4426	8" CHERRY
4427	6,8" CAMPHOR
4428	8" CAMPHOR
4429	20" OAK
4430	18" CHERRY
4431	10" CHERRY
4432	6" CAMPHOR
4433	6" CAMPHOR
4434	8" CAMPHOR
4435	10" CAMPHOR
4436	10" CAMPHOR
4437	8" CAMPHOR
4438	8" CHERRY
4439	12" CAMPHOR
4440	14" CAMPHOR
4441	18" CAMPHOR
4442	18" CAMPHOR
4443	8,10,12" CAMPHOR
4444	10" CAMPHOR
4445	10" CAMPHOR
4446	8" CAMPHOR
4447	16" CAMPHOR
4448	10" CAMPHOR
4449	12" OAK
4450	6" CAMPHOR
4451	8,10" CAMPHOR
4452	10" CAMPHOR
4453	10" CAMPHOR
4454	8" CAMPHOR
4455	8" CAMPHOR
4456	8" CAMPHOR
4457	10" CAMPHOR
4458	8" CAMPHOR
4459	10" CAMPHOR
4460	16" CAMPHOR
4461	8" CAMPHOR
4462	10" CAMPHOR
4463	8" CAMPHOR
4464	2-10" CAMPHOR
4465	12" CAMPHOR
4466	6" CAMPHOR
4467	12" CAMPHOR
4468	8" CAMPHOR
4469	12" CAMPHOR
4470	6" CAMPHOR
4471	8" CAMPHOR
4472	10" CAMPHOR
4473	10" CAMPHOR
4474	8" CAMPHOR
4475	8" CAMPHOR
4476	8" BAY
4477	8" CAMPHOR
4478	6" BAY
4479	8" CAMPHOR
4480	16" CAMPHOR
4481	10" CAMPHOR
4482	8" CAMPHOR
4483	10" CAMPHOR
4484	8" CAMPHOR
4485	10" CAMPHOR
4486	8" CHERRY
4487	2-12,14" CAMPHOR SPLIT
4488	10" CAMPHOR
4489	12" OAK
4490	8" CAMPHOR
4491	6" CAMPHOR
4492	8" CAMPHOR
4493	2-16" CAMPHOR
4494	10" CAMPHOR SPLIT
4495	12" CAMPHOR
4496	12" CAMPHOR SPLIT
4497	14" CHERRY
4498	10" CAMPHOR
4499	10" CAMPHOR
4500	8,12" CAMPHOR SPLIT
4501	8,10" CAMPHOR SPLIT
4502	8" CAMPHOR
4503	8" CAMPHOR
4504	8" CAMPHOR
4505	8" CAMPHOR SPLIT
4506	8" CAMPHOR
4507	8,10" CAMPHOR SPLIT
4508	12" OAK
4509	10" CAMPHOR
4510	14" CHERRY
4511	30" OAK
4512	10" CAMPHOR
4513	10" OAK
4514	10" OAK
4515	12" OAK
4516	10" CAMPHOR
4517	24" CAMPHOR
4518	24" CHERRY
4519	18" OAK
4520	12" CAMPHOR
4521	6" CAMPHOR SPLIT
4522	6" OAK
4523	8" CHERRY
4524	6" CAMPHOR SPLIT
4525	24" OAK
4526	8" CHERRY
4527	6" CHERRY
4528	8" CAMPHOR SPLIT
4529	5,2-8" CAMPHOR
4530	12" CAMPHOR
4531	18" CAMPHOR
4532	10" CAMPHOR
4533	8" CHERRY
4534	8" OAK
4535	8" CHERRY
4536	10" CHERRY
4537	8" CAMPHOR
4538	10" LEAFED
4539	2-6,2-8" CAMPHOR SPLIT
4540	8" CHERRY

NUMBER	DESCRIPTION
4541	8" CHERRY
4542	8" OAK
4543	8" OAK SPLIT
4544	8" CHERRY
4545	10,12" CAMPHOR SPLIT
4546	6" CHERRY
4547	6" OAK
4548	6" CAMPHOR
4549	8" CHERRY
4550	6" CHERRY
4551	6,8" CAMPHOR SPLIT
4552	10" OAK
4553	12" OAK
4554	10" OAK
4555	10" CAMPHOR
4556	2-8,8,10" CAMPHOR SPLIT
4557	6" CHINABERRY
4558	6" OAK
4559	6" OAK
4560	6" CAMPHOR
4561	3-6" CAMPHOR
4562	6" OAK
4563	6" CAMPHOR
4564	35" CAMPHOR
4565	6" CAMPHOR
4566	12" CAMPHOR
4567	12" CAMPHOR
4568	6" BAY
4569	8" CAMPHOR
4570	8" BAY
4571	2-8,10,12" CAMPHOR CLUSTER
4572	10,24" CAMPHOR SPLIT
4573	2-6,10" CAMPHOR
4574	12" CAMPHOR
4575	10" CAMPHOR
4576	8" CAMPHOR
4577	8" BAY
4578	6" CAMPHOR
4579	12" OAK
4580	4-8" CAMPHOR CLUSTER
4581	24" CAMPHOR
4582	2-8,3-10" CAMPHOR CLUSTER
4583	24" CAMPHOR
4584	12" CAMPHOR
4585	6" BAY
4586	8" BAY
4587	28" CAMPHOR
4588	10" CHERRY
4589	12" BAY
4590	18" CAMPHOR
4591	8,10" OAK SPLIT
4592	14" CHERRY
4593	3-6,4-8" CAMPHOR CLUSTER
4594	5-8" CAMPHOR CLUSTER
4595	8" OAK
4596	6" BAY
4597	3-8" CAMPHOR CLUSTER
4598	8" OAK
4599	8" OAK
4600	18" CHERRY
4601	8" OAK
4602	10" CHERRY
4603	8" CAMPHOR
4604	6" BAY
4605	8" OAK
4606	10" CAMPHOR
4607	24" CAMPHOR
4608	24" OAK SPLIT
4609	8" OAK
4610	18" OAK
4611	36" OAK
4612	6" OAK
4613	8" CHERRY
4614	12" CHERRY
4615	8" CHERRY
4616	6,4-8" CAMPHOR
4617	18" OAK
4618	28" OAK
4619	2-8" CAMPHOR
4620	6" CAMPHOR
4621	6,10" CAMPHOR
4622	5-8,10" CAMPHOR CLUSTER
4623	10,14" CAMPHOR
4624	15" BAY
4625	8" CHERRY
4626	6" CHERRY
4627	3-8,3-10" CAMPHOR CLUSTER
4628	6" CHERRY
4629	6" CHERRY
4630	6,8" CAMPHOR
4631	6" BAY
4632	10,12" CAMPHOR
4633	8,12,14" CAMPHOR
4634	8" BAY
4635	8,10" CAMPHOR
4636	3-6" CAMPHOR
4637	8" CAMPHOR
4638	8" CAMPHOR
4639	14" CAMPHOR
4640	8" CAMPHOR
4641	10,12" CAMPHOR SPLIT
4642	6" BAY
4643	6,10" CHINABERRY
4644	8" BAY
4645	8" CHERRY
4646	6" BAY
4647	6" CHERRY
4648	8" OAK
4649	3-6" CAMPHOR
4650	18" CAMPHOR
4655	6,8" CAMPHOR SPLIT
4656	12" OAK
4657	12" OAK
4658	14" OAK
4659	2-6,8" OAK SPLIT
4660	8" CHERRY
4661	8" CHERRY
4662	16" OAK
4663	10" OAK
4664	16" CHERRY
4665	12" OAK
4666	10" OAK
4667	8" OAK
4668	12" OAK
4669	12" OAK
4670	42" OAK
4671	16" OAK
4672	6" OAK
4673	14" OAK
4674	16,18,28" OAK SPLIT
4675	8" OAK
4676	10" OAK
4677	8" BAY
4678	10" CHERRY
4679	14" OAK
4680	14" PALM
4681	12" CAMPHOR
4682	10" BAY
4683	6" BAY
4684	14" OAK
4685	14" PALM
4686	8" CAMPHOR
4687	12" OAK
4688	14,18" CAMPHOR SPLIT
4689	26" OAK
4690	24" CAMPHOR
4691	12" CAMPHOR
4692	4,8" CAMPHOR SPLIT
4693	12" CAMPHOR
4694	14" PALM -
4695	14" PALM
4696	14" PALM
4697	14" PALM
4698	14" PALM
4699	2-10,2-12" PALM
4700	12" PALM
4701	14" PALM TWIN
4702	16" PALM
4703	24" OAK

NUMBER	DESCRIPTION
4704	10,12,2-14" PALM
4705	14" PALM
4706	14" PALM
4707	14" PALM
4708	14" PALM
4709	20" CAMPHOR
4710	24" OAK
4711	14" PALM
4712	16" PALM
4713	26" OAK
4714	10" OAK
4715	10,12" CAMPHOR SPLIT
4716	6,10" OAK SPLIT
4717	10,12,14" PALM
4718	16" PALM
4719	3-12" PALM
4720	8" CHERRY
4721	8" CHERRY
4722	14" PALM TWIN
4723	12" OAK
4724	12" CHERRY
4725	6" CHERRY
4726	2-8,12" CHERRY
4727	6" CHERRY
4728	10" OAK
4729	10" CHERRY
4730	10" CHERRY
4731	10" CHERRY
4732	12" CHERRY
4733	8" CHERRY
4734	8" CHERRY
4735	12" CHERRY
4736	22" OAK
4737	8,10" CAMPHOR SPLIT
4738	8" CAMPHOR
4739	8" CAMPHOR
4740	8" CAMPHOR
4741	6" CAMPHOR
4742	8" BAY
4743	8" CHERRY
4744	8" CHERRY
4745	6" BAY
4746	8" CHERRY
4748	12" BAY
4749	24" CHINABERRY
4750	6" BAY
4751	6" BAY
4752	12" PALM
4753	12" OAK
4754	10" BAY
4755	12" BAY
4756	10" CAMPHOR
4757	12" CAMPHOR
4758	8" BAY
4759	10,12" CAMPHOR SPLIT
4760	12" CAMPHOR
4761	10,12" PALM
4762	82" CAMPHOR
4763	28" OAK
4764	12" PALM
4765	6,8,12" CAMPHOR SPLIT
4766	8" CAMPHOR
4767	14" OAK
4768	8" CAMPHOR
4769	8" OAK
4770	6" CAMPHOR
4771	6" OAK
4772	10" OAK
4773	10" OAK
4774	8,12" OAK SPLIT
4775	12" OAK
4776	6,12" OAK
4777	8" OAK
4778	12" OAK
4779	12" OAK
4780	6" CAMPHOR SPLIT
4781	12" PALM
4782	64" CAMPHOR
4783	6" OAK
4784	15" PALM
4785	6" CAMPHOR
4786	10" OAK SPLIT
4787	8,2-10" OAK SPLIT
4788	4-12" OAK SPLIT
4789	10" OAK
4790	14" PALM
4791	8" CAMPHOR
4792	8" CAMPHOR
4793	8" BAY
4794	12,14,26" CAMPHOR
4795	8" MAGNOLIA
4796	10" MAGNOLIA
4797	20" OAK
4798	24" OAK
4799	24" OAK
4800	6,8" CAMPHOR
4801	6" OAK
4802	36" OAK
4803	12" CAMPHOR
4998	18,24" OAK SPLIT
5199	12" OAK
5297	35" OAK
5350	12" PALM
5591	10" CAMPHOR
5593	10" OAK
5594	20" OAK
5695	10" OAK
5696	12" OAK
5697	18" OAK
5698	8" OAK
5699	8" OAK
5700	8" OAK
5701	14" OAK
5702	7" OAK
5703	7" OAK
5704	10" OAK
5705	18" OAK
5706	6" OAK
5707	28" OAK
5708	8" OAK
5709	10" OAK
5710	28" OAK
5711	12,15" OAK
5712	10" OAK
5713	12,14" OAK
5714	10" OAK
5715	9" OAK
5716	11" OAK
5717	15" OAK
5718	12" OAK
5719	11" OAK
5720	10" OAK
5721	15" OAK
5722	12" OAK
5723	12" PALM
5724	18" OAK
5725	12" OAK
5726	15" OAK
5727	12" OAK
5728	10" OAK
5729	6" OAK
5730	12" OAK
5731	10" OAK
5733	10" OAK
5734	9" OAK
5735	6,8" OAK
5736	8" OAK
5737	7" OAK
5738	6" OAK
5739	8" OAK
5740	6,18" OAK
5741	14" OAK
5742	12" OAK
5743	10" OAK
5744	6" CAMPHOR
5745	8" OAK
5746	32" OAK
5747	6" CAMPHOR
5748	6,10" CAMPHOR

NUMBER	DESCRIPTION
5749	8" OAK
5750	6" CAMPHOR
5751	8" CAMPHOR
5752	8" CAMPHOR
5753	8" OAK
5754	24" OAK
5755	15" OAK
5756	15" OAK
5757	48" RAIN
5758	6" CAMPHOR
5759	8,12" OAK
5760	8,12" OAK
5761	10" OAK
5762	11" OAK
5763	18" OAK
5764	7" OAK
5765	6" OAK
5766	6" OAK
5768	6" OAK
5769	6" OAK
5770	6" OAK
5771	6" OAK
5772	8" OAK
5773	38" RAIN
5774	8" OAK
5775	8" OAK
5776	6" OAK
5783	25" OAK
5784	18" CAMPHOR
5785	7" OAK
5795	18" RAIN
5796	8,10" OAK
5797	8" OAK
5798	12" OAK
5799	8" CAMPHER
5800	38" OAK
5801	8" OAK
5802	7" OAK
5803	10" OAK
5804	8" OAK
5805	7" OAK
5806	10" OAK
5807	8" CAMPHER
5808	7,14,11" OAK
5809	7" OAK
5810	7" OAK
5811	10" OAK
5812	2-10" OAK
5813	10" OAK
5814	10" OAK*
5815	18" OAK
5816	8" OAK
5817	6" OAK
5818	10" OAK
5821	7" CAMPHER
5822	10" OAK
8001	16" OAK
8002	18" OAK
8003	8" OAK
8004	8" OAK
8005	14" OAK
8006	10,13" OAK
8007	14" OAK
8008	12" OAK
8009	6" OAK
8010	10" OAK
8011	24" OAK
8012	8" CHERRY
8013	18" OAK
8014	12" OAK
8015	18" OAK
8016	13" OAK
8017	20" OAK
8018	16" OAK
8019	8" OAK
8020	12" CHERRY
8021	6" OAK
8022	13" CHERRY
8023	18" OAK
8024	18" PALM
8025	23" OAK
8026	18" PALM
8027	12" OAK
8029	14" OAK
8030	7" CHERRY
8031	8" OAK
8032	6" CHERRY
8033	6" OAK
8034	29" OAK
8035	13" OAK
8036	6" OAK
8037	8" OAK
8038	6" CHERRY
8039	6" CHERRY
8040	6" CHERRY
8041	10" OAK
8042	12" CHERRY
8043	12" CHERRY
8044	8" OAK
8045	12" CHERRY
8046	12" CHERRY
8047	8" OAK
8048	10" OAK
8049	10" OAK
8050	10" OAK
8051	10" OAK
8052	8" CHERRY
8053	16" CHERRY
8054	6" OAK
8055	7" CHERRY
8056	7" OAK
8057	30" OAK
8058	14" CAMPHOR
8059	7" CHERRY
8060	18" OAK
8061	10" CHERRY
8062	18" PALM
8063	6" CHERRY
8064	6" CHERRY
8065	10" CAMPHOR
8066	15" OAK
8067	24" CAMPHOR
8068	10" OAK
8069	19" CAMPHOR
8070	8,10" CHERRY
8071	18" OAK
8072	10" CHERRY
8073	6" CAMPHOR
8074	10" CHERRY
8075	8" CHERRY
8076	6" OAK
8077	11" CAMPHOR
8078	10" OAK
8079	14" CHERRY
8080	8" OAK
8081	14" CHERRY
8082	10" OAK
8083	18" OAK
8084	6" CAMPHOR
8085	6" CAMPHOR
8086	8" CAMPHOR
8087	12" CAMPHOR
8088	8" CAMPHOR
8089	8" CHERRY
8090	7" CHERRY
8091	10" CAMPHOR
8092	8" CAMPHOR
8093	6" CAMPHOR
8094	8" CHERRY
8095	10" CAMPHOR
8096	10" CAMPHOR
8097	12" CHERRY
8098	18" PALM
8099	8" CHERRY
8100	8" CAMPHOR
8101	13" CHERRY
8102	12" OAK
8103	7" CHERRY
8104	7" CHERRY

NUMBER	DESCRIPTION
8105	6" CHERRY
8106	6" OAK
8107	7" OAK
8109	37" OAK
8110	46" OAK
8111	7" OAK
8113	11" OAK
8114	12" CAMPHOR
8115	12" CAMPHOR
8116	7" CHERRY
8117	28" OAK
8118	10" CHERRY
8119	10" OAK
8120	7" CAMPHOR
8121	8" OAK
8122	7" OAK
8123	7" OAK
8124	8" OAK
8125	15" CHERRY
8126	6" OAK
8127	14" OAK
8128	10" OAK
8129	7" CAMPHOR
8130	8" CHERRY
8131	24" OAK
8132	12" CHERRY
8133	8" OAK
8134	6" OAK
8135	28" OAK
8136	8" CAMPHOR
8137	19" OAK
8138	8" CHERRY
8139	28" OAK
8140	18" PALM
8141	18" OAK
8142	16" PALM
8143	8" CAMPHOR
8144	8,10" CAMPHOR
8145	6" CAMPHOR
8146	12" CAMPHOR
8147	19" OAK
8148	10" CHERRY
8149	12" CAMPHOR
8150	10" CAMPHOR
8151	10" OAK
8152	7" CAMPHOR
8153	10" CHERRY
8154	8" CHERRY
8155	14" OAK
8156	14" OAK
8157	33" OAK
8158	12" CHERRY
8159	6" OAK
8160	8" CHERRY
8161	10" OAK
8162	24" OAK
8163	6" CHERRY
8164	10" CHERRY
8165	6" OAK
8166	9" CHERRY
8167	7" OAK
8168	6" CAMPHOR
8169	14" OAK
8170	10" OAK
8171	12" OAK
8172	8" CAMPHOR
8173	18" PALM
8174	16" PALM
8175	6" OAK
8176	12" CHERRY
8177	10" CAMPHOR
8178	10" OAK
8179	8" CHERRY
8180	8" CAMPHOR
8181	11" OAK
8182	18" PALM
8183	8" CHERRY
8184	7" OAK
8185	14" OAK
8186	14" OAK
8187	7" CHERRY
8188	7" CHERRY
8189	8" OAK
8190	12" PALM
8191	7" CHERRY
8192	7" CHERRY
8193	7" CHERRY
8194	7" CHERRY
8195	9" CHERRY
8196	15" CAMPHOR
8197	10" CAMPHOR
8198	6" CHERRY
8199	12" CHERRY
8200	7" OAK
8201	6" OAK
8202	9" CHERRY
8204	8" OAK
8205	12" PALM
8206	10" OAK
8207	8" CHERRY
8208	6" CHERRY
8209	8" OAK
8210	12" CHERRY
8211	6" OAK
8212	18" OAK
8213	7" OAK
8214	6" CHERRY
8215	7" CHERRY
8216	10" OAK
8217	6" OAK
8218	10" CHERRY
8219	6" CAMPHOR
8220	7,8" CAMPHOR
8221	6" CHERRY
8222	10" CHERRY
8223	6,8" CAMPHOR
8224	10" CHERRY
8225	6" CHERRY
8226	15" RAIN
8227	8" OAK
8228	12" CHERRY
8229	7" CHERRY
8230	6" CHERRY
8231	6" CHERRY
8232	18" OAK
8233	9" OAK
8234	6" OAK
8235	16" PALM
8236	8" CHERRY
8237	8" OAK
8238	8" OAK
8239	16" PALM
8240	8" CHERRY
8241	8" CHERRY
8242	7" CHERRY
8243	19" OAK
8244	7" OAK
8245	10" CHERRY
8246	7" OAK
8247	7" OAK
8248	18" OAK
8249	12" PALM
8250	9" CHERRY
8251	6" OAK
8252	22" OAK
8253	18" PALM
8254	7" OAK
8297	10" CHERRY
8298	10" OAK
8299	42" OAK
8300	8" CAMPHOR

NO.	DATE	DESCRIPTION	BY
7	2/23/07	UPDATED BOUNDARY, VERIFIED TOPOGRAPHY ADDED RIGHT OF WAY ELEVATION & LOCATION	AR
6	3/26/05	REVISED SCRIVENERS ERROR IN LEGAL REARRANGED LEGALS AND ADDED DATE	PRB
5	3/25/05	REVISED CERTIFICATION ADDED METES AND BOUNDS	RJE
4	3/10/05	REVISED TO REFLECT CHANGES IN AMMENDED & RESTATED TITLE COMMITMENT	DAR
3	11/15/04	ADDED STRUCTURES & FENCE EASEMENT PARCEL 2	AR
2	11/01/04	ORIGINAL DATE OF SURVEY EASEMENT PARCEL 2	AR
1	12/17/02	DATE OF ORIGINAL SURVEY PARCEL 1	AR

SURVEYOR'S REPORT:

1) Bearings are based on: the North Line of the Northeast 1/4 of Section 36, being N 89°27'09" E. The bearing of this survey was determined by a high precision GPS survey using Ashtech Promark 2 receivers differentially corrected and processed using Ashtech Solution Software Version 2.50.
2) Vertical Datum is based on: NOAA Benchmark Designation W 429 and PID AB5308 elevation being 144.64' (NAVD 88), per NGS Data Sheet. All contours and elevations depicted hereon is based NGVD 29. The benchmark elevation was converted from NAVD 88 to NGVD 29 utilizing Corpscon Software.
3) The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record.
4) No underground installations, foundation footings, or improvements have been located except as noted.
5) There may be additional restrictions that are not recorded on this survey that may be found in the public records of this county.
6) There is no evidence on the ground of use of the property which might suggest a possible claim of easement other than those shown on the survey.
7) Improvements within their specific easements have not been located as a part of this survey.
8) Right of way map for Section No. 7502-107 for Road No. 500, Orange County, Florida, with approved date 4-24-57 was utilized to identify the North 1/4 corner of Section 35-20-27 depicted hereon.
9) Bearings have been rotated to El Bearings referenced hereon. (see note 1).
10) The descriptions of the trees shown hereon are based on the common knowledge of survey field personnel. Only basic common names are provided. In most cases, trees that appeared dead were not located. The tree identifications shown hereon are not warranted nor guaranteed. Any discrepancies should be referred to a professional specifically trained in the field of botany.
11) The topography depicted hereon is per a previous survey prepared by this firm circa 2002. The topography within the boundary limits have been field verified on February, 2007. The contours outside the boundary limits are per previous survey due to the fact that the neighboring property on the north and west of subject property are under construction as of date.

CERTIFICATION:
I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AND MAPPING IN THE STATE OF FLORIDA in accordance with Ch.61G17-6, Florida Administrative Code.

LAND TECH
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Licensed Business No. 5777

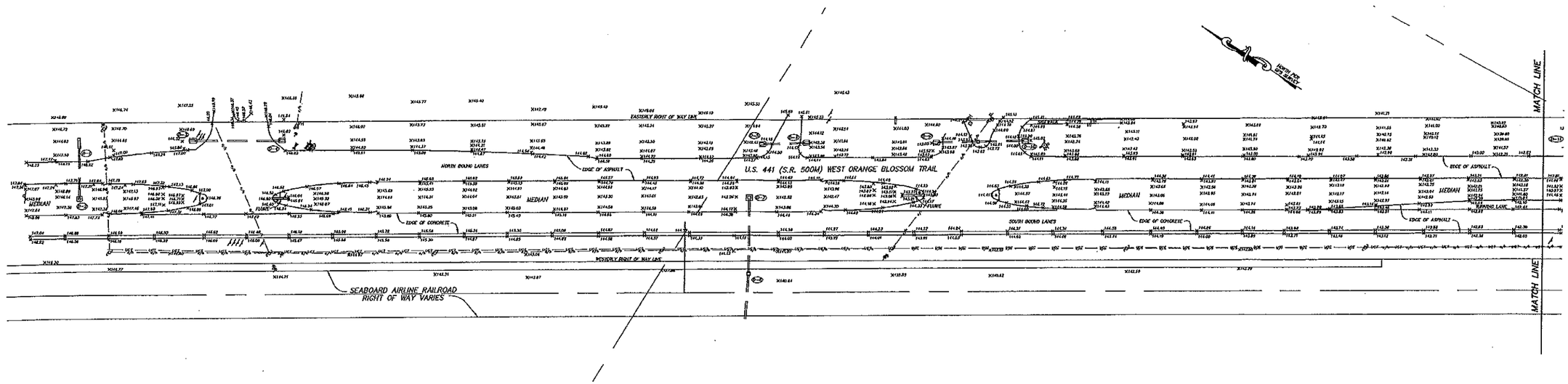
P.R. (Rick) Burks
Professional Land Surveyor Florida Registration No. 4702
"Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper"

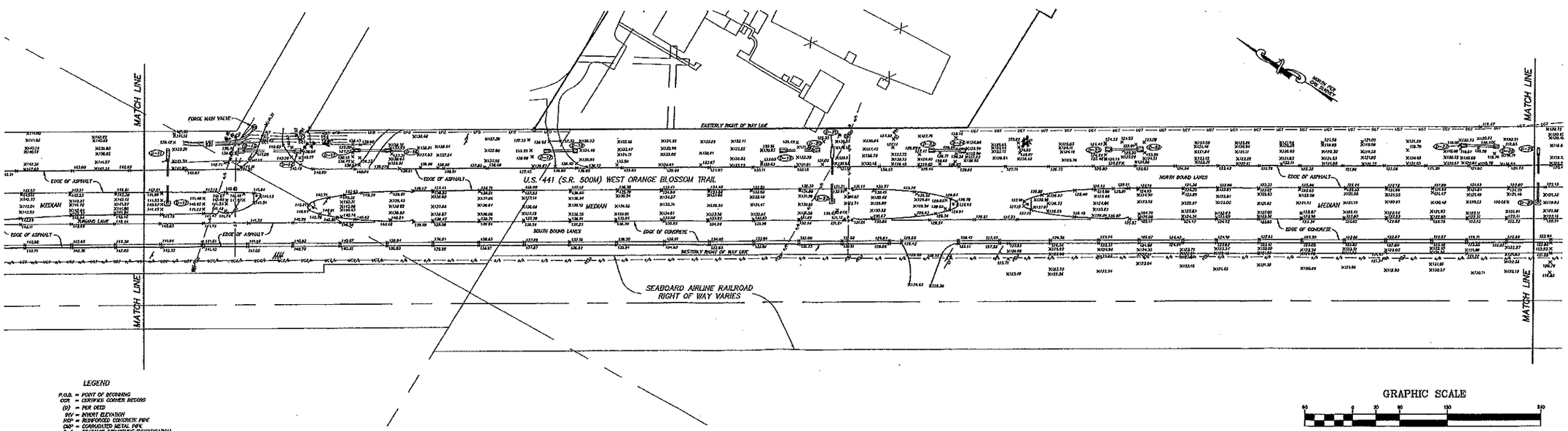
BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR:
INSITE DEVELOPERS, INC.
APOPKA FARMS, LLC
ZIMMERMAN, KISER & SUTCLIFFE, P.A.
FLORIDA BANK OF COMMERCE

DATE OF FIELD SURVEY	JOB No.	FIELD BY	REVISIONS SEE REVISION BLOCK
12/17/02	02096	RB/ER	
SCALE: 1" = 150'	DRAWN BY: AR	CHECKED BY: PRB	

02096

THIS SURVEY CONSISTS OF SEVEN SHEETS AND IS ONLY VALID IN ITS ENTIRETY





LEGEND

- P.O.B. = POINT OF BEGINNING
- COR = CERTIFIED CORNER RECORD
- (D) = PER DEED
- INV = INVERT ELEVATION
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- D-1 = DRAINAGE STRUCTURE IDENTIFICATION
- = UTILITY POLE
- = GUY WIRE
- = MITERED END SECTION
- = WATER METER
- = FIRE HYDRANT
- = WATER VALVE
- = SIGN
- = TELEPHONE RISER
- = ELECTRIC RISER
- X 123.73 = SPOT ELEVATION
- X 6265 = TREE NUMBER
- = OVER HEAD UTILITY LINE
- = UNDER GROUND FIBER OPTIC
- = UNDER GROUND TELEPHONE LINE
- = UNDER GROUND WATER LINE
- = UNDER GROUND SANITARY SEWER LINE
- = WIRE FENCE

UNLESS NOTED OTHERWISE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NO.	DATE	DESCRIPTION	BY
7	2/23/07	UPDATED BOUNDARY, VERIFIED TOPOGRAPHY, ADDED RIGHT OF WAY ELEVATION & LOCATION	AR
6	3/26/05	REVISED SURROUNDING DRIVE IN LOCAL ALIGNMENTS LEGEND AND ADDED DATE	PRB
5	3/25/05	REVISED CERTIFICATION ADDED SHEETS AND BOUNDS	RAE
4	3/10/05	REVISED TO REFLECT CHANGES IN MOVEMENT & RESTATED TITLE COMMITMENT	DAR
3	11/15/04	ADDED STRUCTURES & FENCE EASEMENT PARCEL 2	AR
2	11/01/04	ORIGINAL DATE OF SURVEY EASEMENT PARCEL 2	AR
1	12/17/02	DATE OF ORIGINAL SURVEY PARCEL 1	AR

SURVEYOR'S REPORT:

1) Bearings are based on the North line of the Northeast 1/4 of Section 36, being N 89°27'09" E. The bearing of this survey was determined by a high precision GPS survey using Ashtech Prominet & receivers differentially corrected and processed using Ashtech Solutions Software Version 2.50.
2) Vertical Datum is based on: NGAA Benchmark Designation W 436 and PID LB5306 elevation being 144.84' (NAVD 88), per NGS Data Sheet. All contours and elevations displayed hereon is based NAVD 88. The Benchmark elevation was converted from NGVD 29 to NAVD 88 using Corpscon Software.
3) The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record.
4) No underground installations, foundation footings, or improvements have been located except as noted.
5) There may be additional restrictions that are not recorded on this survey that may be found in the public records of this county.
6) There is no evidence on the ground of one of the property which might suggest a possible claim of easement other than those shown on this survey.
7) Improvements which that specific easements have not been located as a part of this survey.
8) Right of way map for Section No. 7500-107 for Road No. 600, Orange County, Florida, was approved date 4-24-37 was utilized to identify the North 1/4 corner of Section 35-20-27 depicted hereon.
9) Bearings have been related to GI Bearings referenced hereon. (see note 1).
10) The descriptions of the lines shown hereon are based on the common knowledge of survey field personnel. Only basic common knowledge is provided. In most cases, lines that appeared dead were not located. The line identifications shown hereon are not warranted nor guaranteed. Any discrepancies should be referred to a professional specifically trained in the field of survey.
11) The topography displayed hereon is per a previous survey prepared by this firm circa 2002. The topography within the boundary limits have been field verified on February 2007. The contours outside the boundary limits are per previous survey due to the fact that the adjoining property on the north and west of subject property are under construction as of date.

CERTIFICATION:
I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AND MAPPING IN THE STATE OF FLORIDA in accordance with: CHAPTER-4, Florida Administrative Code.

LAND TECH
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350 S. Crystal Ave., Oviedo, FL 32765
P.O. Box 635893, Oviedo, FL 32761
Voice (407) 365-1058
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Licensed Business No. 3777

P.R. (Bob) Burns
Professional Land Surveyor Florida Registration No. 4782
"Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper"

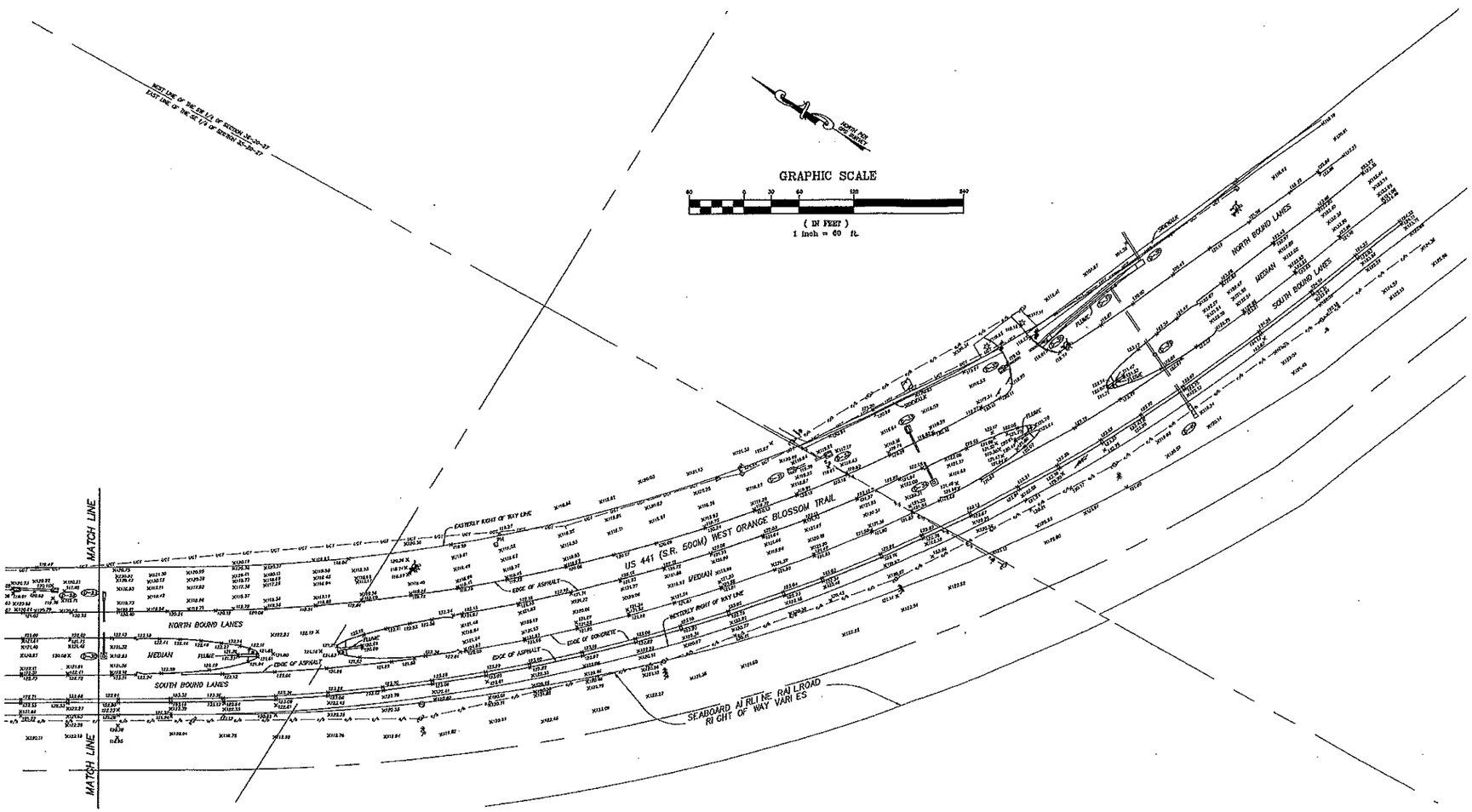
BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR:
INSITE DEVELOPERS, INC.
APOPKA FARMS, LLC
ZIMMERMAN, KISER & SUTCLIFFE, P.A.
FLORIDA BANK OF COMMERCE

DATE OF FIELD SURVEY	JOB No.	FIELD BK.	PROVIDED SEE HEADER BLOCK
12/17/02	02096	069/80	
SCALE	DRAWN BY	CHECKED BY	
1" = 60'	AOE	PRB	

02096

F:\02\02096\BOPPSTCH\dwg\02096.25 BNDY.dwg 2/23/2007 1:19:33 PM EST

THIS SURVEY CONSISTS OF SEVEN SHEETS AND IS ONLY VALID IN ITS ENTIRETY



DRAINAGE STRUCTURES		
NUMBER	ELEVATION	SIZE/TYPE
D-1	INLET TOP = 145.19' SW INV = 143.99'	18" RCP
D-2	INLET TOP = 145.46' NE INV = 143.69'	18" RCP
D-3	MITERED END SECTION INV = 143.65'	24" RCP
D-4	MITERED END SECTION INV = 143.55'	24" RCP
D-5	MITERED END SECTION INV = 141.71'	18" CMP
D-6	MITERED END SECTION INV = 141.65'	18" CMP
D-7	INLET TOP = 142.25' SW INV = 139.63'	24" RCP
D-8	INLET TOP = 139.30' NE INV = 135.16' SW INV = 135.13'	24" RCP 24" RCP
D-9	MITERED END SECTION INV = 141.21'	18" CMP
D-10	MITERED END SECTION INV = 141.17'	18" CMP
D-11	MITERED END SECTION INV = 138.74'	15" RCP
D-12	INLET TOP = 141.09' NE INV = 139.40'	15" RCP
D-13	MITERED END SECTION INV = 137.91'	24" CMP
D-14	MITERED END SECTION INV = 137.69'	24" CMP
D-15	MITERED END SECTION INV = 136.71'	24" CMP
D-16	MITERED END SECTION INV = 136.34'	24" CMP
D-17	MITERED END SECTION INV = 134.18'	24" CMP
D-18	MITERED END SECTION INV = 133.69'	24" CMP
D-19	MITERED END SECTION INV = 128.68'	24" CMP
D-20	MITERED END SECTION INV = 128.29'	24" CMP
D-21	INLET TOP = 128.91' SW INV = 127.85'	18" RCP
D-22	INLET TOP = 129.67' NE INV = 127.66'	18" RCP
D-23	MITERED END SECTION INV = 125.66'	24" CMP
D-24	MITERED END SECTION INV = 125.34'	24" CMP
D-25	MITERED END SECTION INV = 122.77'	24" CMP
D-26	MITERED END SECTION INV = 122.39'	24" CMP
D-27	MITERED END SECTION INV = 117.61'	24" CMP
D-28	MITERED END SECTION INV = 117.61'	24" CMP
D-29	INLET TOP = 118.64' SW INV = 117.04'	18" RCP
D-30	INLET TOP = 119.96' NE INV = 117.44'	18" RCP
D-31	MITERED END SECTION INV = 116.38'	24" CMP
D-32	MITERED END SECTION INV = 116.22'	24" CMP
D-33	MITERED END SECTION INV = 116.32'	18" RCP
D-34	INLET TOP = 120.07' NE INV = 116.74'	15" RCP
D-35	MITERED END SECTION INV = 116.05'	18" RCP
D-36	MITERED END SECTION INV = 114.56'	18" RCP
D-37	HEADWALL INV = 109.58'	24" RCP
D-38	INLET TOP = 109.72' NE INV = 105.24' NW INV = 105.37'	24" RCP FLUME
D-39	INLET TOP = 121.02' NE INV = 113.94' SW INV = 114.04'	24" RCP
D-40	MITERED END SECTION NE INV = 118.45'	24" RCP

LEGEND

- P.O.B. = POINT OF BEGINNING
- CCR = CERTIFIED CORNER RECORD
- (R) = PER DEED
- INV = INVERT ELEVATION
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- D-1 = DRAINAGE STRUCTURE IDENTIFICATION
- = UTILITY POLE
- = GUY WIRE
- = MITERED END SECTION
- = WATER METER
- = FIRE HYDRANT
- = WATER VALVE
- = WELL
- = TELEPHONE RISER
- = ELECTRIC RISER
- X 110.73 = SPOT ELEVATION
- X 8291 = TREE NUMBER
- = OVER HEAD UTILITY LINE
- = UNDER GROUND FIBER OPTIC
- = UNDER GROUND TELEPHONE LINE
- = UNDER GROUND WATER LINE
- = UNDER GROUND SANITARY SEWER LINE
- = BOSC FENCE

UNLESS NOTED OTHERWISE

SURVEYOR'S REPORT:

1) Bearings are based on the North line of the Northwest 1/4 of Section 35, being N 89°37'00" E. The bearing of this survey was determined by a high precision GPS survey using Ashtech Proxrec 2 receivers differentially corrected and processed using Ashtech Solution Software Version 2.55.
2) Vertical datum is based on NGS Benchmark Designation W 459 and PID AB5306 elevation being 144.84' (NGVD 88), per NGS Data Sheet. All contours and elevations cited herein is based NGVD 29. The benchmark elevation was converted from NAVD 88 to NGVD 29 utilizing Corpcon Software.
3) The Surveyor has not abstracted the lands shown hereon for easements and/or rights of way of record.
4) No underground installations, foundation footings, or improvements have been located except as noted.
5) There may be additional restrictions that are not recorded on this survey that may be found in the public records of this county.
6) There is no evidence on the ground of use of the property which might support a possible claim of easement other than those shown on the survey.
7) Improvements which that specific easements have not been located are a part of this survey.
8) Right of way map for Section No. 7002-107 for Road No. 600, Orange County, Florida, with approval date 4-24-57 was utilized to identify the North 1/4 corner of Section 35-20-27 depicted hereon.
9) Bearings have been rotated to Al Backup referenced hereon. (see note 1).
10) The descriptions of the trees shown hereon are based on the common knowledge of survey field personnel. Only both common names are provided in most cases. Trees that appeared dead were not located. The tree identifications shown hereon are not warranted nor guaranteed. Any interpretation should be referred to a professional qualifiedly trained in the field of botany.
11) The topography depicted hereon is per a previous survey prepared by this firm circa 2002. The topography within the boundary limits have been field verified on February, 2007. The contours outside the boundary limits are per previous survey due to the fact that the adjoining property on the north and west of subject property are under construction as of date.

CERTIFICATION:
I hereby certify that the survey represented on this map was made under my direction on the date shown based on the information furnished to me as noted and conforms to the MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AND MAPPING IN THE STATE OF FLORIDA in accordance with Chapter 61G17-6, Florida Administrative Code.

LAND TECH
SURVEYING & MAPPING CORP.
300 S. Central Ave., Oviedo, FL 32765
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Licensed Business No. 5777

F.R. (Rick) Duma
Professional Land Surveyor Florida Registration No. 4781
"Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper"

BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR:
INSITE DEVELOPERS, INC.
APOPKA FARMS, LLC
ZIMMERMAN, KISER & SUTCLIFFE, P.A.
FLORIDA BANK OF COMMERCE

DATE OF FIELD SURVEY	JOB NO.	FIELD BK.	REVISED SEE REVISION BLOCK
12/17/02	02096	009/60	
SCALE: 1" = 60'	DRAWN BY: AB	CHECKED BY: PRB	

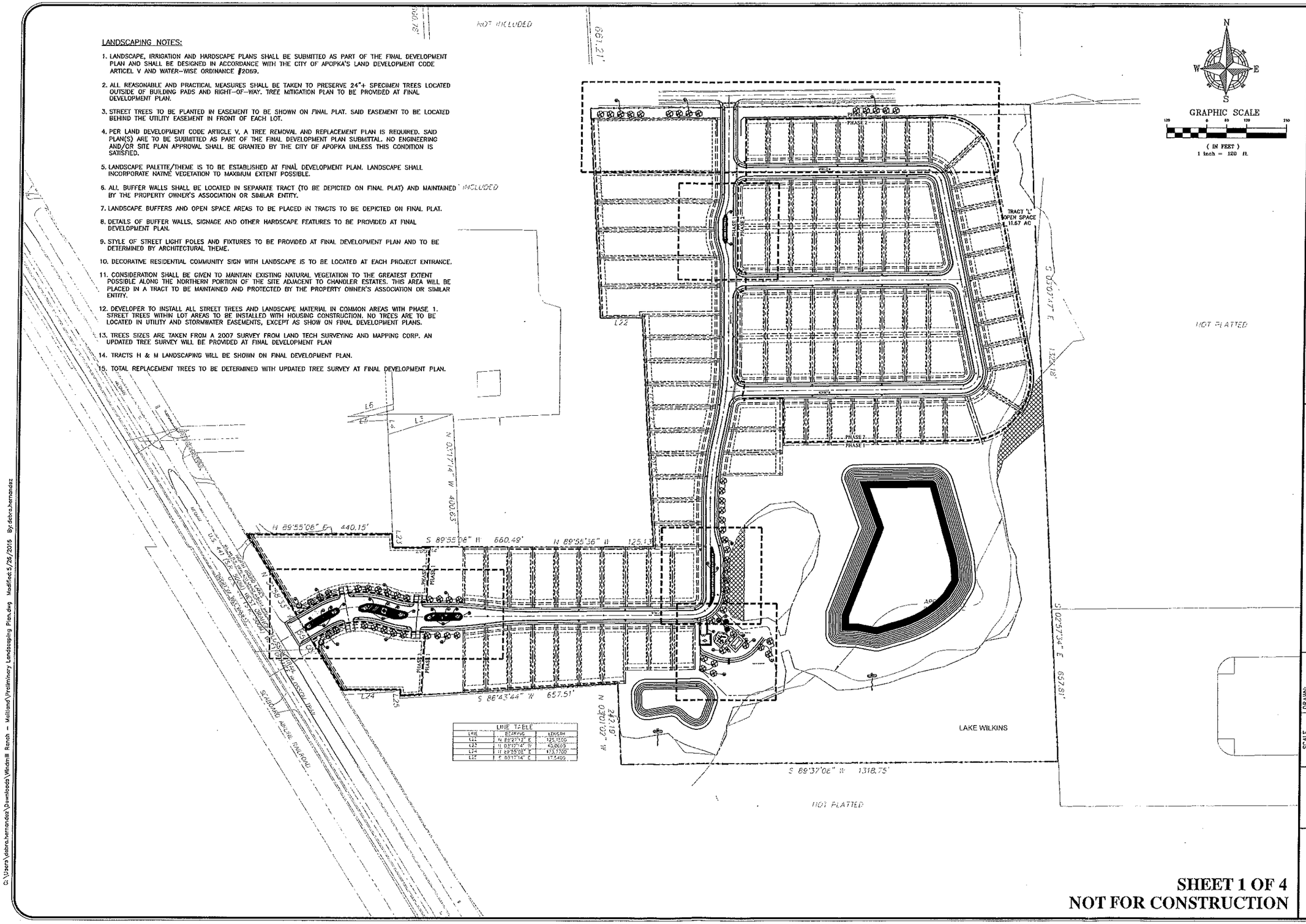
02096

NO.	DATE	DESCRIPTION	BY
7	2/23/07	UPDATED BOUNDARY, REVISED TOPOGRAPHY ADDED INSET OF MAY ELEVATION & LOCATION	AR
6	3/26/05	REVISED SURVEYORS ERROR IN LEGAL HEADBOARD LEGALS AND ADDED DATE	PRB
5	3/25/05	REVISED CERTIFICATION ADDED MCES AND BOUNDS	RJE
4	3/10/05	REVISED TO REFLECT CHANGES IN ANNOTATED & RESTATED TITLE COMMITMENT	DAR
3	11/15/04	ADDED STRUCTURES & FENCE EASEMENT PARCEL 2	AR
2	11/01/04	ORIGINAL DATE OF SURVEY EASEMENT PARCEL 2	AR
1	12/17/02	DATE OF ORIGINAL SURVEY PARCEL 1	AR

F:\02\02096\BOUNDSTP\dwg\02096-35 BKDY.dwg 2/23/2007 1:15:33 PM EST

LANDSCAPING NOTES:

1. LANDSCAPE, IRRIGATION AND HARDSCAPE PLANS SHALL BE SUBMITTED AS PART OF THE FINAL DEVELOPMENT PLAN AND SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF APOPKA'S LAND DEVELOPMENT CODE ARTICEL V AND WATER-WISE ORDINANCE #2069.
2. ALL REASONABLE AND PRACTICAL MEASURES SHALL BE TAKEN TO PRESERVE 24"+ SPECIMEN TREES LOCATED OUTSIDE OF BUILDING PADS AND RIGHT-OF-WAY. TREE MITIGATION PLAN TO BE PROVIDED AT FINAL DEVELOPMENT PLAN.
3. STREET TREES TO BE PLANTED IN EASEMENT TO BE SHOWN ON FINAL PLAT. SAID EASEMENT TO BE LOCATED BEHIND THE UTILITY EASEMENT IN FRONT OF EACH LOT.
4. PER LAND DEVELOPMENT CODE ARTICLE V, A TREE REMOVAL AND REPLACEMENT PLAN IS REQUIRED. SAID PLAN(S) ARE TO BE SUBMITTED AS PART OF THE FINAL DEVELOPMENT PLAN SUBMITTAL. NO ENGINEERING AND/OR SITE PLAN APPROVAL SHALL BE GRANTED BY THE CITY OF APOPKA UNLESS THIS CONDITION IS SATISFIED.
5. LANDSCAPE PALETTE/THEME IS TO BE ESTABLISHED AT FINAL DEVELOPMENT PLAN. LANDSCAPE SHALL INCORPORATE NATIVE VEGETATION TO MAXIMUM EXTENT POSSIBLE.
6. ALL BUFFER WALLS SHALL BE LOCATED IN SEPARATE TRACT (TO BE DEPICTED ON FINAL PLAT) AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR SIMILAR ENTITY.
7. LANDSCAPE BUFFERS AND OPEN SPACE AREAS TO BE PLACED IN TRACTS TO BE DEPICTED ON FINAL PLAT.
8. DETAILS OF BUFFER WALLS, SIGNAGE AND OTHER HARDSCAPE FEATURES TO BE PROVIDED AT FINAL DEVELOPMENT PLAN.
9. STYLE OF STREET LIGHT POLES AND FIXTURES TO BE PROVIDED AT FINAL DEVELOPMENT PLAN AND TO BE DETERMINED BY ARCHITECTURAL THEME.
10. DECORATIVE RESIDENTIAL COMMUNITY SIGN WITH LANDSCAPE IS TO BE LOCATED AT EACH PROJECT ENTRANCE.
11. CONSIDERATION SHALL BE GIVEN TO MAINTAIN EXISTING NATURAL VEGETATION TO THE GREATEST EXTENT POSSIBLE ALONG THE NORTHERN PORTION OF THE SITE ADJACENT TO CHANDLER ESTATES. THIS AREA WILL BE PLACED IN A TRACT TO BE MAINTAINED AND PROTECTED BY THE PROPERTY OWNER'S ASSOCIATION OR SIMILAR ENTITY.
12. DEVELOPER TO INSTALL ALL STREET TREES AND LANDSCAPE MATERIAL IN COMMON AREAS WITH PHASE 1. STREET TREES WITHIN LOT AREAS TO BE INSTALLED WITH HOUSING CONSTRUCTION. NO TREES ARE TO BE LOCATED IN UTILITY AND STORMWATER EASEMENTS, EXCEPT AS SHOW ON FINAL DEVELOPMENT PLANS.
13. TREES SIZES ARE TAKEN FROM A 2007 SURVEY FROM LAND TECH SURVEYING AND MAPPING CORP. AN UPDATED TREE SURVEY WILL BE PROVIDED AT FINAL DEVELOPMENT PLAN
14. TRACTS H & M LANDSCAPING WILL BE SHOWN ON FINAL DEVELOPMENT PLAN.
15. TOTAL REPLACEMENT TREES TO BE DETERMINED WITH UPDATED TREE SURVEY AT FINAL DEVELOPMENT PLAN.



LINE TABLE		
LINE	BEARING	LENGTH
L22	N 89°21'12" E	125.1500
L23	N 03°17'14" W	45.0000
L24	N 89°55'06" E	173.7700
L25	S 03°17'14" E	17.5400

SHEET 1 OF 4
NOT FOR CONSTRUCTION

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2300 PARK CENTRAL BLVD. N. SUITE 150 POMPANO BEACH, FL 33064 (954) 788-3500
ORLANDO POMPANO BEACH

REV.	DATE	DESCRIPTION	BY

OVERALL PRELIMINARY LANDSCAPING PLAN
PRELIMINARY DEVELOPMENT PLAN

APOPKA FARMS
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: L. CLASSON
CHECKED: R. WOHLFARTH
DATE: 5/26/2016

SCALE 1" = 120'
PROJECT 100505
SHEET PL-1

IBI GROUP
FLORIDA ENGINEERING BUSINESS NO. 2946

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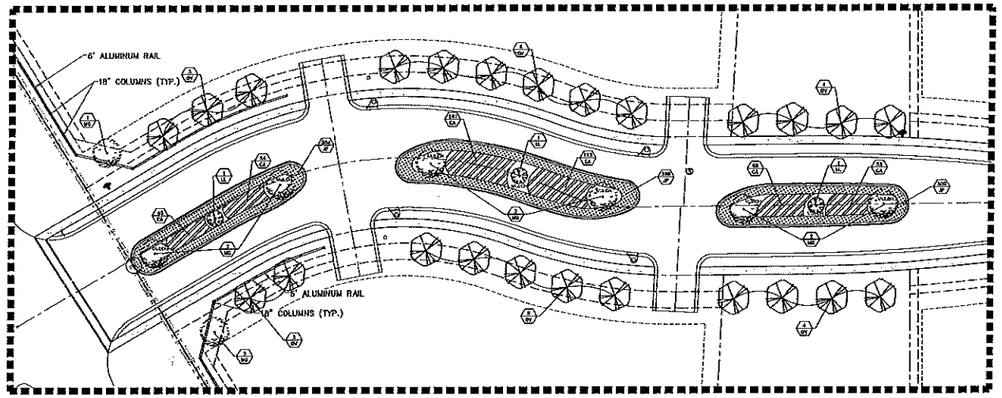
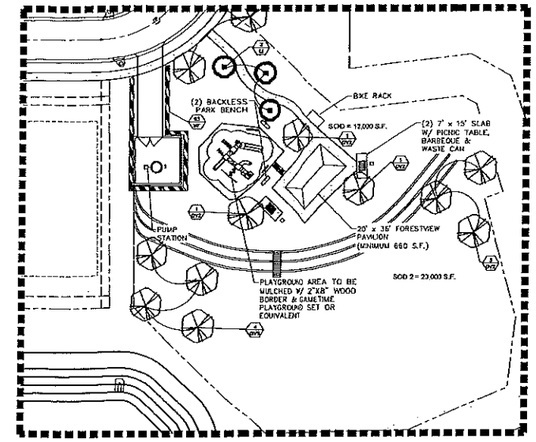
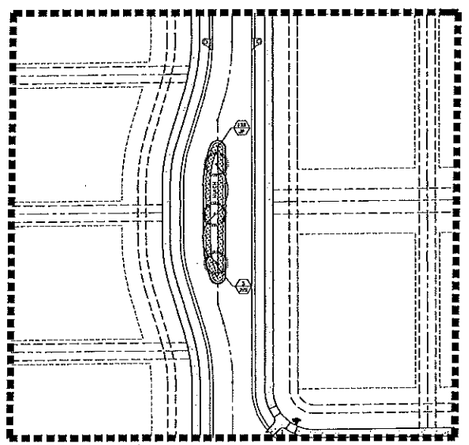


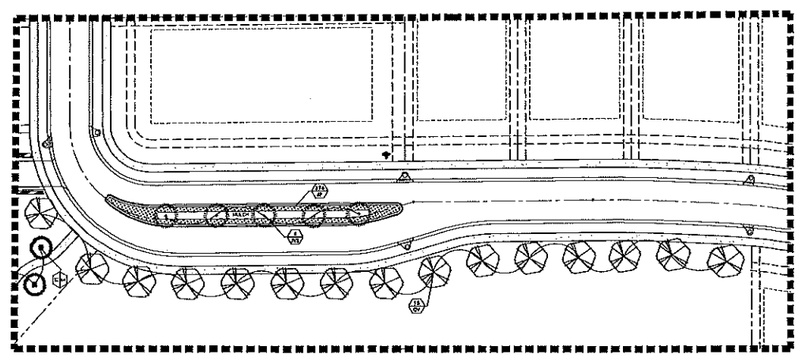
MAIN ENTRANCE LANDSCAPING
1" = 40'



PARK/RECREATION LANDSCAPING
1" = 40'



TRAFFIC MEDIAN LANDSCAPING
1" = 40'



TRAFFIC MEDIAN LANDSCAPING
1" = 40'

Apopka Farms

PLANT MATERIALS LIST — **Hardiness Zone 9b**

Native plants and ecological communities as determined by the *FDOACS, UFMRS, FDEP-Florida Land Use Cover Classification System.*
Xeriscape principles as determined by the *South Florida Water Management District "Waterwise" Xeriscape Plant Guide*
Compliance for planting adjacent to overhead electrical wires as determined by *Florida Power & Light Administrative Services.*

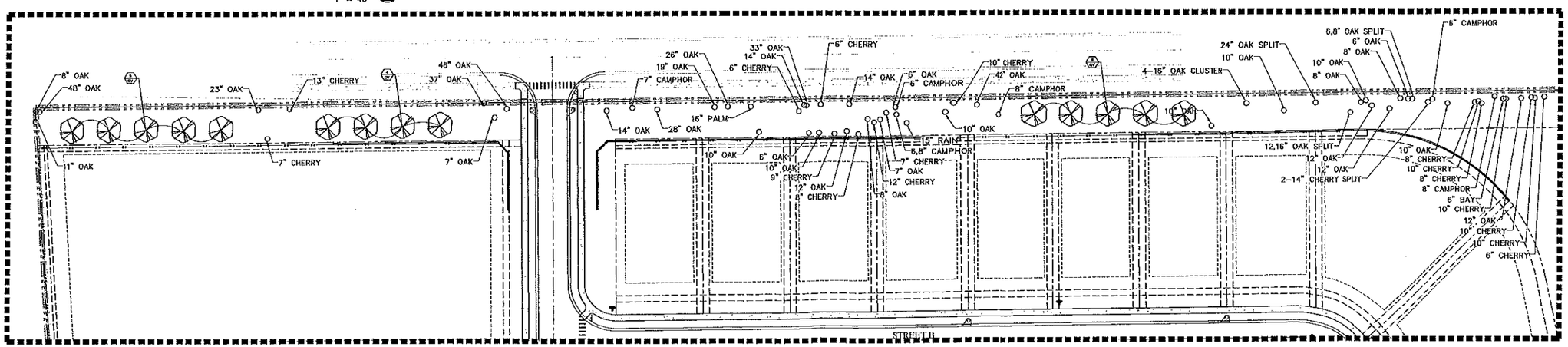
Key	Scientific Name	Common Name	Native	Xeri	Height x Spread / Description	Spacing	Qty	SUBT
	LARGE TREES	greater than 30 ft at maturity						
QV	Quercus virginiana	Live Oak	Yes	High	Min. 14' high, min. 2-1/2" cal., 4-1/2' CT., field grown	per plan	53	
QV2	Quercus virginiana	Live Oak	Yes	High	Min. 16' - 18' high, min. 4" cal., 4-1/2' CT., field grown			
JVS	Juniperus virginiana s ficicola	Southern Red Cedar	Yes	High	14' high x 6' spread, 2-1/2" cal., 3' CT., field grown	per plan	8	
MG	Magnolia grandiflora "D.D. Blanchard"	Southern Magnolia "D.D. Blanchard"	Yes	Mod.	Min. 14' high, min. 2-1/2" cal., 4-1/2' CT., field grown	per plan	8	69
	SMALL TREES	less than 20 ft at maturity						
LI	Lagerstroemia indica "Natchez"	Crape Myrtle - white	No	High	10' high x 6' spread, multi-trunk (3-4 trunks max), 3' CT, field grown or container	per plan	3	
LL	Ligustrum lucidum	Glossy Privet	No	High	10' high x 6' spread, multi-trunk (3-4 trunks max), 3' CT, field grown or container	per plan	3	6
	SHRUBS							
JP	Juniperus horizontalis "wiltonii"	Blue Rug Juniper	No	High	12" OA spread, full, 1 gal.	24" OC	1,406	
MF	Myrtle nhes fragrans	Simpson's Stopper	Yes	High	36" high x 20" spread, full to base, 7 gal.	30" OC	76	
CA	Callicarpa americana	Beautyberry	Yes	High	24" OA, full to base, 7 gal.	30" OC	430	1,912
	SOD							
SOD	Stenotaphrum secundatum	St. Augustine	N/A	N/A	full, thick sod base, no yellowing	per s.f.	12,000	
SOD2	Paspalum notatum	Bahia Grass	N/A	N/A		per s.f.	20,000	
							Total	1,987

NOTE: ALL AREAS INDICATED FOR SOD SHALL BE INSTALLED WITH ST. AUGUSTINE "FLORITAM" SOD UNLESS ALTERNATE NOTED.

NOTE: ALL PLANTS SHALL BE INSTALLED AT SIZE INDICATED UNDER THE SPECIFICATIONS. CONTAINER SIZE LISTED IS FOR REFERENCE OR ESTIMATING ONLY.

Total Native Plants 145
Native % of Total 7.3%

Total Drought Tolerant Plants 1,987
Drought Tol. % of Total 100.0%



ENTRANCE LANDSCAPING
1" = 40'

SHEET 2 OF 4
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A			
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ORLANDO POMPANO BEACH

PRELIMINARY LANDSCAPING PLAN
PRELIMINARY DEVELOPMENT PLAN

APOPKA FARMS
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: L. CLASSON
CHECKED: R. WOHLFARTH
DATE: 5/26/2016
SCALE: N.T.S.
PROJECT: 100505
SHEET: PL-2

IBI GROUP
FLORIDA ENGINEERING BUSINESS NO. 2966

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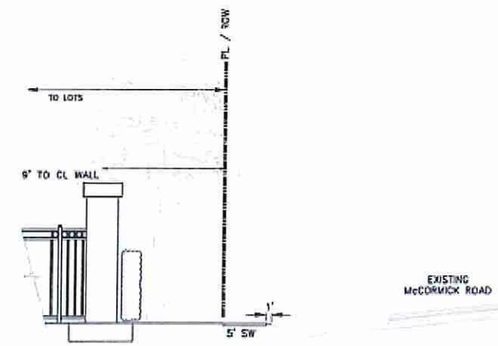
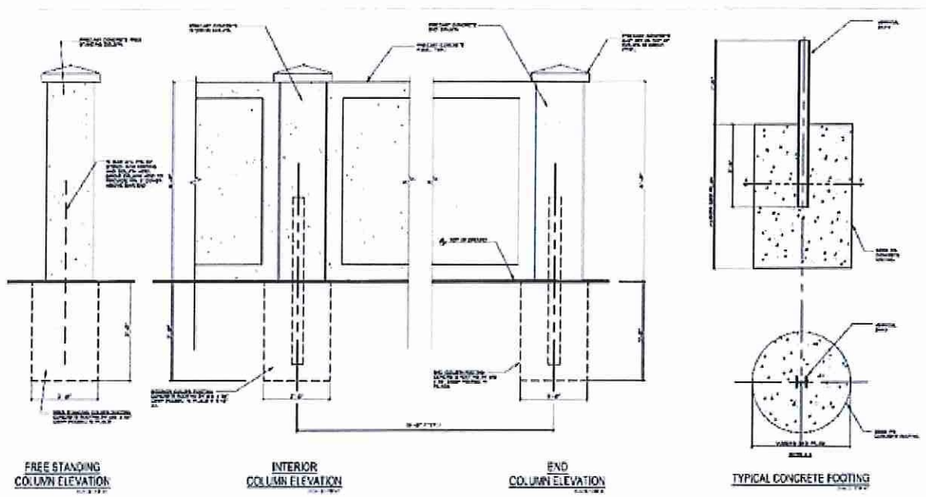
1 STACKED STONE PANEL RESIDENTIAL WALL DETAIL

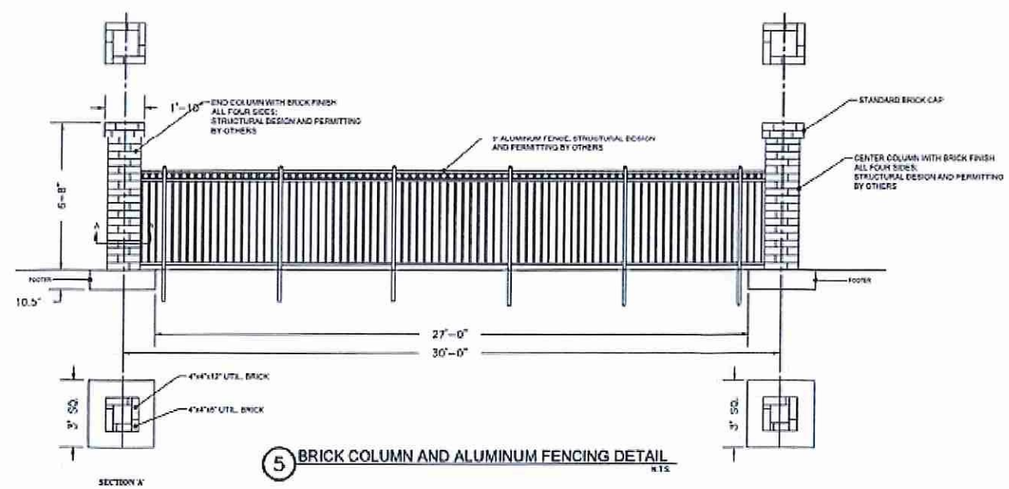
2 ENTRANCE DETAIL



3 TYPICAL BUFFER SECTION
N.T.S.



4 TYPICAL 6' WALL SECTION
N.T.S.



5 BRICK COLUMN AND ALUMINUM FENCING DETAIL
N.T.S.

SHEET 3 OF 4
NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION	BY
A			
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SUITE 100
POMPANO BEACH, FLORIDA 33064
(954) 974-2200
ORLANDO
POMPANO BEACH

PRELIMINARY LANDSCAPING DETAILS
PRELIMINARY DEVELOPMENT PLAN

APOPKA FARMS
CITY OF APOPKA, FLORDA

DRAWN: O. SANCHEZ
DESIGNED: L. CLASSON
CHECKED: R. WOHLFARTH
DATE: 5/26/2016
SCALE: N.T.S.
PROJECT: 100505
SHEET: PL-3

IBI GROUP
FLORIDA ENGINEERING BUSINESS NO. 2604

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1 HEAVY DUTY TUFFCLAD PICNIC TABLE
MODEL 28014, BY GAMETIME - GREEN
N.T.S.

2 TUFFCLAD BENCH MODEL 28003, BY GAMETIME - GREEN
N.T.S.

3 DELUXE WAIST-HI GRILL, MODEL 60, BY GAMETIME
N.T.S.

NOTE:
PLAY SET COLOR SCHEME: FOREST
BLACKWOOD FOREST MODEL 19203,
BY GAMETIME,

4 BLACKWOOD FOREST PLAY SET
MODEL 19203, BY GAMETIME,
FOREST COLOR SCHEME
N.T.S.

5 7' LONG LOOP BIKE RACK
MODEL F7700, BY GAMETIME - GREEN
N.T.S.

6 LITTER RECEPTACLE
BY GAMETIME, MODEL TBD
N.T.S.

7 COMMUNITY MEETING STRUCTURE PAVILION
20' x 36', BY AMISH GAZEBOS
N.T.S.

SHEET 4 OF 4
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY

IBI GROUP (FLORIDA) INC.
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SUITE 110
POMPANO BEACH, FLORIDA 33064
(954) 974-2200
POMPANO BEACH

PRELIMINARY LANDSCAPING DETAILS
PRELIMINARY DEVELOPMENT PLAN

APOPKA FARMS
CITY OF APOPKA, FLORIDA

DRAWN: G. SANCHEZ
DESIGNED: L. CLASSON
CHECKED: R. WOHLFARTH
DATE: 5/26/2016
SCALE: N.T.S.
PROJECT: 100505
SHEET: PL-4

IBI GROUP
FLORIDA ENGINEERING BUSINESS NO. 3966

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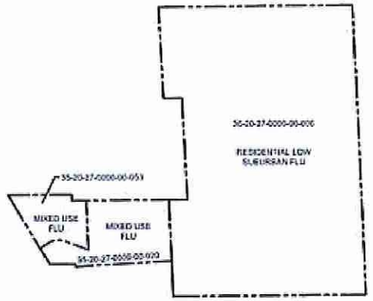
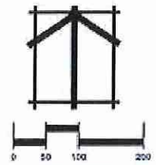


KEY MAP / FUTURE LAND USE

N.T.S.



PROJECT NOTES

PARCEL ID #'S:	35-20-27-0000-00-020; 35-20-27-0000-00-053; 35-20-27-0000-00-000
FUTURE LAND USE:	MIXED USE / RESIDENTIAL LOW SUBURBAN
EXISTING ZONING:	MIXED-CC / R-1A
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD) WITH R-1 / UNDERLYING ZONING CRITERIA
CURRENT USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL / COMMERCIAL (DUPLEX RESIDENTIAL UNITS ARE NOT PERMITTED)
TOTAL SITE AREA:	67.73 AC±

LEGEND

- 10 MIN. LANDSCAPE BUFFERYARD, 1 TREE/35 LF, PAVED AREAS SHALL PROVIDE A CONTINUOUS HEDGE OR BERM OR COMBINATION THEREOF.
- 10 MIN. LANDSCAPE BUFFERYARD WITH 6' HIGH MASONRY WALL
- 8' MIN. LANDSCAPE BUFFERYARD
- 5' MIN. LANDSCAPE BUFFERYARD WITH 6' HIGH BRICK, STONE OR DECORATIVE BLOCK WALL
- 10' MINIMUM LANDSCAPE BUFFERYARD

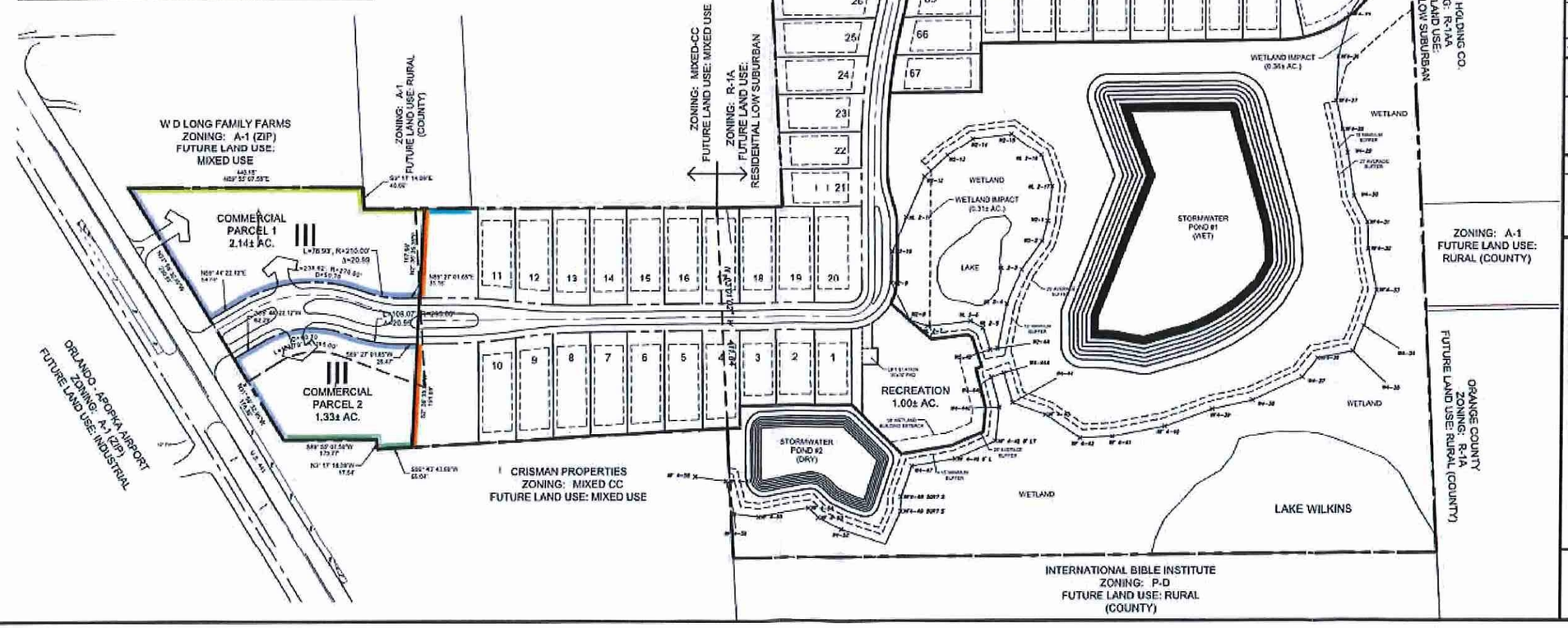
PHASING (PHASING REFERS TO VERTICAL CONSTRUCTION)

NOTE:
EXISTING TREES TO BE SAVED SHALL COUNT TOWARDS BUFFERYARD TYPE REQUIREMENT

PHASING*

PHASE	USE	CURRENT ZONING	PROPOSED ZONING	AREA (AC)	UNITS/BLDG SF
I	Single Family Residential	Mixed CC / R-1A	PUD	18.99	38 Units
I	Recreation	R-1A	PUD	1.00	TBD
II	Single Family Residential	R-1A	PUD	18.93	83 Units
III	Commercial	Mixed CC	PUD	3.47	45,845 SF Max

*Stormsystem to be constructed as required for each phase, or constructed in its entirety as part of Phase I. Wetland impacts to occur as needed for each phase. Wetland impacts to be permitted during construction document phase.
TBD = Recreation amenities To Be Determined at the Final Master Plan/Site Plan Stage



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- Connecticut
- Maryland
- Texas

No.	Date	Revision	By
1	4-21-16	REVISED PER 4-27-16 DRC COMMENTS	JED
2	5-31-16	REVISED PER 2-10-16 DRC COMMENTS	

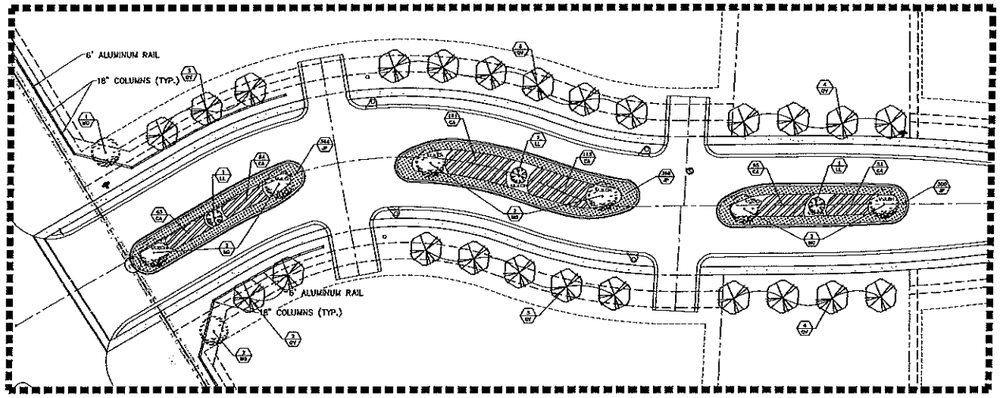
Designed by:	FNI
Drawn by:	FNI
Checked by:	JEO
Approved by:	JEO
Scale:	1" = 100'
Date:	2-1-16
Job No.:	M17801

Plans Prepared By:
CPH, Inc.
11117 E. Robinson St.
Orlando, FL 32801
Ph. 407.423.0152
Licenses:
Eng. C.O.A. No. 2215
Survey L.B. No. 7143
Arch. LC No. AR2600026
Landscp. Lic. No. LC1100224

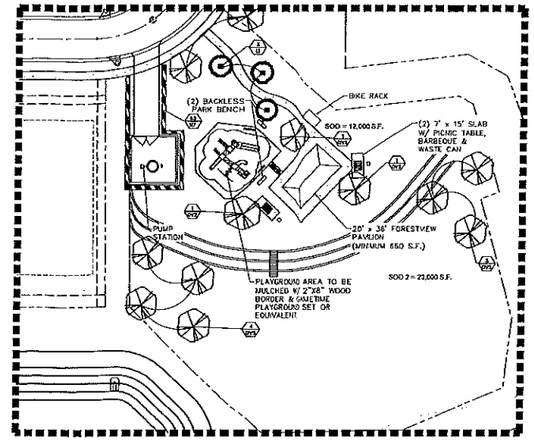
PUD REZONE - MASTER PLAN

APOPKA FARMS
M.L. CARTER PROPERTY
APOPKA, FLORIDA

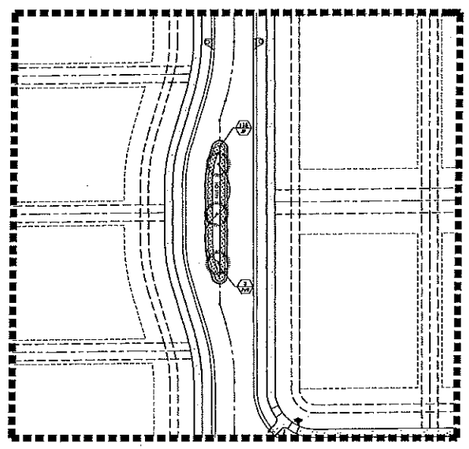
Sheet No.
3



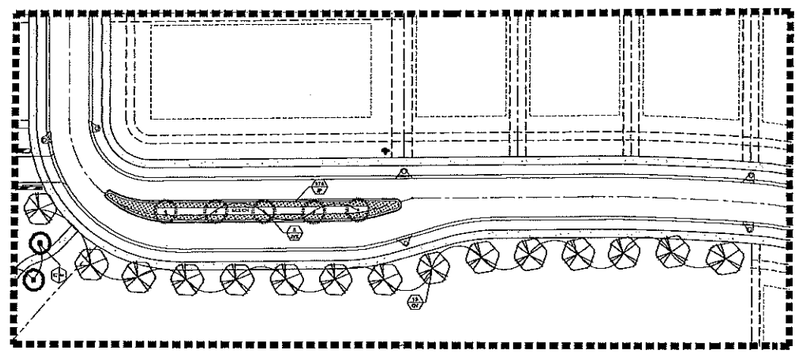
MAIN ENTRANCE LANDSCAPING
1" = 40'



PARK/RECREATION LANDSCAPING
1" = 40'



TRAFFIC MEDIAN LANDSCAPING
1" = 40'



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Apopka Farms

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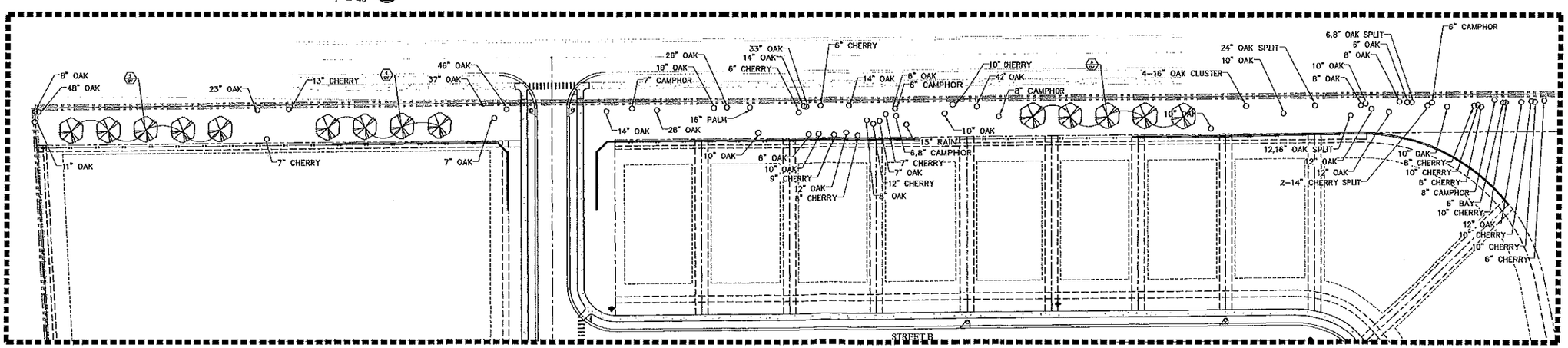
SOD2	Paspalum notatum	Bahia Grass	N/A	N/A		per s.f.	23,000	
							Total	1,987

NOTE: ALL AREAS INDICATED FOR SOD SHALL BE INSTALLED WITH ST. AUGUSTINE "FLORITAM" SOD UNLESS ALTERNATE NOTED.

NOTE: ALL PLANTS SHALL BE INSTALLED AT SIZE INDICATED UNDER THE SPECIFICATIONS. CONTAINER SIZE LISTED IS FOR REFERENCE OR ESTIMATING ONLY.

Total Native Plants 145
Native % of Total 7.3%

Total Drought Tolerant Plants 1,987
Drought Tol. % of Total 100.0%



ENTRANCE LANDSCAPING
1" = 40'

SHEET 2 OF 4
NOT FOR CONSTRUCTION

IBI GROUP (FLORIDA) INC.
ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS PLANNERS ENVIRONMENTAL CONSULTANTS
2300 MAITLAND CENTER PARKWAY SUITE 101 MAITLAND, FLORIDA 32751 (407) 647-1835
2200 PARK CENTRAL BLVD. N. SUITE 110 POMPANO BEACH, FLORIDA 33064 (954) 917-6200
ORLANDO POMPANO BEACH

REV.	DATE	DESCRIPTION	BY
A			
A			
A			
A			
A			
A			

PRELIMINARY LANDSCAPING PLAN
PRELIMINARY DEVELOPMENT PLAN

APOPKA FARMS
CITY OF APOPKA, FLORIDA

DRAWN: O. SANCHEZ
DESIGNED: L. CLASSON
CHECKED: R. WOHLFARTH
DATE: 5/26/2016
SCALE: N.T.S.
PROJECT: 100505
SHEET: PL-2

IBI GROUP
FLORIDA ENGINEERING BUSINESS NO. 2966

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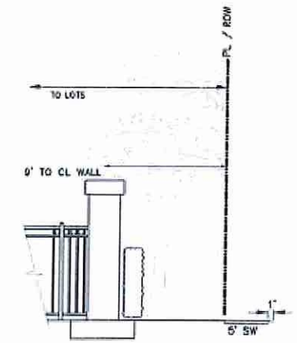
1 STACKED STONE PANEL RESIDENTIAL WALL DETAIL

2 ENTRANCE DETAIL



3 TYPICAL BUFFER SECTION
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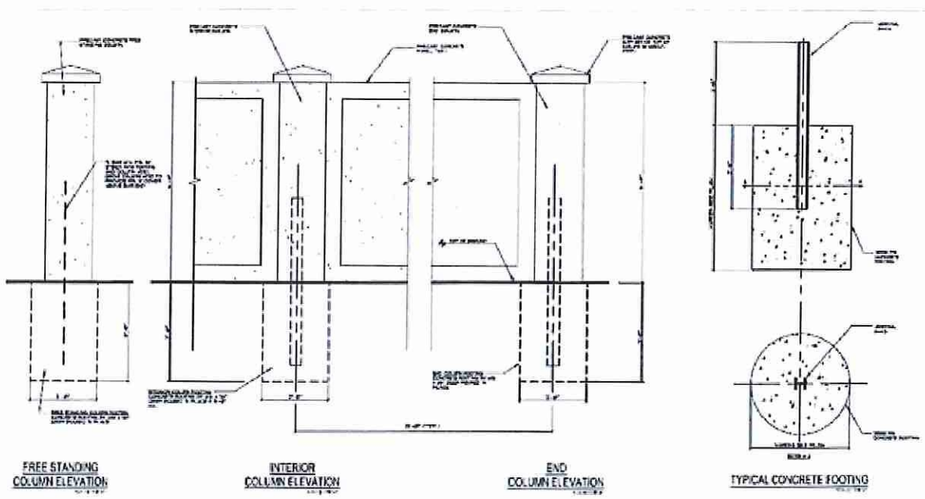
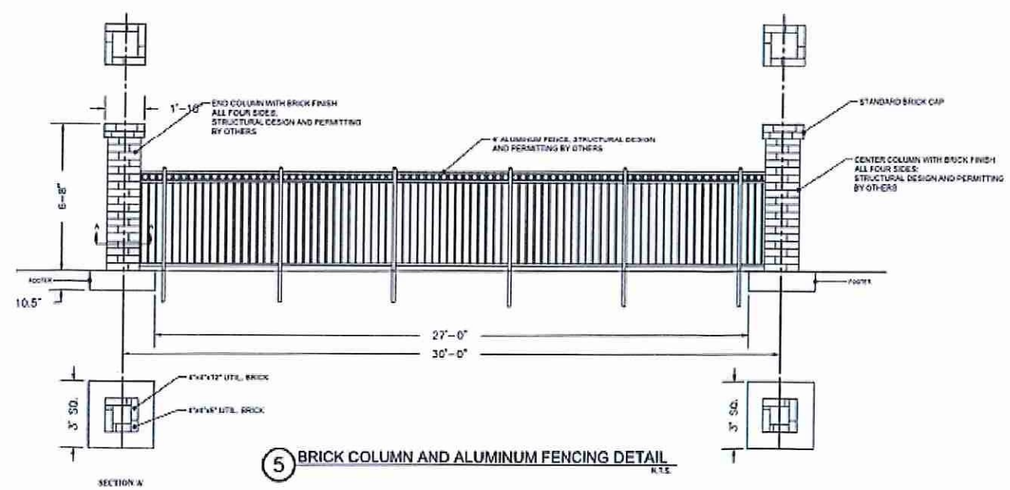


4 TYPICAL 6' WALL SECTION
N.T.S.



5 BRICK COLUMN AND ALUMINUM FENCING DETAIL
N.T.S.

SHEET 3 OF 4
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY

IBI GROUP (FLORIDA) INC.
ENGINEERS PLANNERS
LANDSCAPE ARCHITECTS SURVEYORS ENVIRONMENTAL CONSULTANTS
2300 MAITLAND CENTER PARKWAY SUITE 207
MAITLAND, FLORIDA 32751
(407) 660-1737
2200 PARK CENTRAL BLVD. N.
SUITE 200
POMPANO BEACH, FLORIDA 33064
(954) 974-0200
ORLANDO POMPANO BEACH

PRELIMINARY LANDSCAPING DETAILS
PRELIMINARY DEVELOPMENT PLAN

APOPKA FARMS
CITY OF APOPKA, FLORDA

DRAWN: O. SANCHEZ
DESIGNED: L. GLASSON
CHECKED: R. MOHLFARTH
DATE: 5/26/2016
SCALE: N.T.S.
PROJECT: 100505
SHEET: PL-3

IBI GROUP
FLORIDA ENGINEERING BUSINESS NO. 2369

C:\Users\debra.hernandez\Downloads\Windmill Ranch - Maitland\Preliminary Landscaping Plan.dwg Modified: 5/26/2016 By: debra.hernandez

EXHIBIT "H"		
APOPKA FARMS PUD COMMERCIAL DEVELOPMENT AND USE STANDARDS		
	PROPOSED	**REQUIRED**
Max. Intensity	0.30 FAR	0.30 FAR
Min. Yards		
Front (US-441)	10 FT	10 FT
Side (External Boundary)	10 FT	10 FT
Side (Internal ROW)	30 FT	30 FT
Rear	30 FT	30 FT
Max. Building Height	35 FT	35 FT
Permitted Uses	BARBER AND BEAUTY SHOPS	
	BANKS	
	BOOK AND STATIONARY AND NEWSSTANDS	
	CLINICS, EXCEPT ANIMAL	
	CONFECTIONERY AND ICE CREAM STORES	
	CONVENIENCE STORE WITH NO EAT-IN FACILITIES	
	DANCE AND MUSIC STUDIOS	
	DELICATESSENS, WITH NO EAT-IN FACILITIES	
	DRUG AND SUNDRY STORES	
	FLORIST AND GIFT SHOPS	
	HOBBY AND CRAFT SHOPS	
	LAUNDRY AND DRY CLEANING PICKUP STATIONS	
	OFFICES, BUSINESS AND PROFESSIONAL	
	PHOTOGRAPHIC STUDIOS	
	RESTAURANTS WITH FULL TABLE SERVICE; SMOKE OR ODORS CANNOT LEAVE PROPERTY; OUTDOOR SEATING ALLOWED IF LOCATED ON THE SOUTH SIDE OF BUILDING AND COVERED BY A PORCH ROOF	
	SHOE REPAIR SHOPS	
	TAILORING SHOPS	
	SIMILAR NEIGHBORHOOD COMMERCIAL USES	
Prohibited Uses	SERVICE STATIONS	
	DRIVE-THRU RESTAURANTS	
	FUNERAL HOMES	
	PARKING GARAGES OR LOTS	
	NEW OR USED CAR LOTS OR SALES ROOMS	
	HOTELS AND MOTELS	
	ANIMAL CLINICS	
	SELF-SERVICE LAUNDRY	
	BARS AND/OR COCKTAIL LOUNGES	
	BAKERIES	
	PLUMBING SHOPS	
	APPLICANCE STORES	
	AUTO PARTS STORES	
	DRIVE-THRUS	
	TATOO PARLORS	
	TOBACCO SHOPS	

EXHIBIT "H"
APOPKA FARMS
DEVELOPMENT STANDARDS

PROJECT DESIGN GUIDELINES

I. SPECIFIC ALLOWABLE USES

A. PROJECT SHALL CONSIST OF COMMERCIAL AND RESIDENTIAL USES.

B. RESIDENTIAL USES SHALL BE RESTRICTED TO DETACHED SINGLE FAMILY UNITS WITH ANCILLARY USES. NO DUPLEX-TYPE UNITS ARE ALLOWED.

C. LOTS ABUTTING CHANDLER ESTATES SUBDIVISION SHALL HAVE A MINIMUM FLOOR AREA OF 2,200 SF (LOTS 31-45). LOTS WITHIN THE MIXED-CC ZONING DISTRICT SHALL HAVE A MINIMUM FLOOR AREA OF 2,000 SF (LOTS 4-17). ALL OTHER LOTS SHALL HAVE A MINIMUM FLOOR AREA OF 1,600 SF.

D. HOUSE DESIGN STANDARDS CONSIST OF:

1. EACH HOUSE SHALL HAVE A PORTICO/COVERED FRONT PORCH AT FRONT ELEVATION. SAID FEATURE MAY ENCROACH FRONT SETBACK BY SIX (6) FEET.

2. HOUSING DESIGN SHALL CONFORM WITH CITY OF APOPKA DESIGN DEVELOPMENT GUIDELINES TO THE MAXIMUM PRACTICAL EXTENT.

3. ONE-STORY HOMES SHALL ALLOW FOR A FRONT ENTRY GARAGE PROVIDED IT DOES NOT EXCEED 50% OF FRONT FAÇADE. (MAX. OF TWO-CAR GARAGE).

4. FOR TWO-STORY HOMES, THREE-CAR GARAGES ARE ALLOWED PROVIDED AREA ABOVE GARAGE IS OCCUPIED FLOOR OR DORMERS FORM PART OF ROOF STRUCTURE.

5. ALL FRONT ENTRY GARAGES SHALL BE SETBACK 30 FEET FROM FRONT LOT LINE.

6. NO BOOKEND FRONT ENTRY GARAGES ALLOWED ON OPPOSING SIDES OF A HOUSE UNLESS ONE GARAGE IS A CARRIAGE ENTRY GARAGE.

7. SIDE ENTRY GARAGES SHALL HAVE WINDOWS FACING STREET.

8. REAR OF HOUSES (ABUTTING COMMON PROPERTY LINE) VISIBLE FROM CHANDLER ESTATES SHALL INCORPORATE DESIGN ELEMENT SUCH AS SHUTTERS, CORNICE AROUND WINDOWS, ETC.

9. DETACHED GARAGES ALLOWED (TO BE LOCATED AT REAR OF LOT).

10. A/C CONDENSER UNITS, POOL EQUIPMENT AND OTHER EQUIPMENT MAY BE LOCATED WITHIN SIDEYARD SETBACK AREA PROVIDED SAID UNITS ARE SCREENED FROM STREETS WITH LANDSCAPE AND/OR OPAQUE FENCING.

11. STORAGE SHEDS NOT ALLOWED.

12. SWIMMING POOLS MUST BE IN-GROUND TYPE. ABOVE-GROUND POOLS PROHIBITED.

13. MAIL DELIVERY FOR ALL LOTS SHALL OCCUR AT MAIL KIOSK. MAIL KIOSK DESIGN TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.

14. ARCHITECTURAL DESIGN/THEME TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.

15. INDIVIDUAL LOT FRONT AND REAR FENCING STANDARDS TO BE DETERMINED AT FINAL DEVELOPMENT PLAN STAGE.

E. COMMERCIAL STANDARDS:

IN ADDITION TO APPLICABLE CITY-MANDATED COMMERCIAL GUIDELINES, THE COMMERCIAL COMPONENTS OF APOPKA FARMS SHALL INCLUDE:

1. OFFICE BUILDINGS SHALL HAVE RESIDENTIAL ARCHITECTURE DESIGN APPEARANCE, HAVE A PITCHED ROOF AND SHALL BE LIMITED TO NO MORE THAN TWO (2) STORIES WITH 75 FEET OF THE PROJECT'S RESIDENTIAL COMPONENT.

2. FLOOR AREA RATIO (FAR) SHALL BE A MAXIMUM OF .30.

II. UTILITIES AND INFRASTRUCTURE

A. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA.

B. RECLAIM WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA (DESIGNED TO CITY STANDARDS).

C. STORM WATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF APOPKA AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

D. A FINAL DRAINAGE REPORT AND SOILS REPORT WILL BE SUBMITTED WITH FINAL DEVELOPMENT PLANS.

E. SANITARY SERVICE WILL BE PROVIDED BY THE CITY OF APOPKA (DESIGNED TO CITY STANDARDS).

F. UTILITY EASEMENTS SHALL BE DEDICATED TO THE CITY OF APOPKA.

G. DRAINAGE EASEMENTS TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION UNLESS OTHERWISE ACCEPTED BY THE CITY OF APOPKA.

H. ALL STORM WATER AND UTILITY PIPES MAY BE MOVED TO SAVE EXISTING TREES IN THE RIGHT-OF-WAY TO MAXIMUM EXTENT POSSIBLE.

I. ON-SITE STREETS ARE TO BE CONSTRUCTED PER CITY OF APOPKA STANDARDS.

J. A SIGNAGE PLAN WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN SUBMITTAL.

K. STABILIZED ACCESS ROADWAYS AND FIRE HYDRANTS MUST BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.

L. SOLID WASTE COLLECTION AND PUBLIC SAFETY (POLICE AND FIRE) PROVIDED BY THE CITY OF APOPKA.

M. PROJECT STREETS ARE PUBLIC.

N. FIVE (5) FOOT WIDE SIDEWALKS TO BE CONSTRUCTED ADJACENT TO INTERNAL ROADS THROUGHOUT THE ENTIRE PROJECT IN COMPLIANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE (TO BE PROVIDED AT FINAL DEVELOPMENT PLAN).

O. POWER SERVICE WITHIN THE DEVELOPMENT SHALL BE UNDERGROUND. NO OVERHEAD SERVICE WILL BE ALLOWED.

P. VEHICULAR, PEDESTRIAN AND ACCENT LIGHTING SHALL SUBSTANTIALLY CONFORM TO SECTION 3.10 - LIGHTING OF THE CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES.

Q. STREET NAMES SHALL BE APPROVED BY ORANGE COUNTY EMERGENCY MANAGEMENT DIVISION PRIOR TO ACCEPTANCE BY CITY OF APOPKA.

R. ALL STREET SUFFIXES SHALL BE IN ACCORDANCE WITH SECTION 6.02.02.

S. DECORATIVE-TYPE FENCING TO BE PROVIDED AROUND STORMWATER PONDS IF REQUIRED BY WATER MANAGEMENT DISTRICT. (CHAIN LINK OR WOODEN STOCKADE FENCING PROHIBITED).

T. UTILITY AND DRAINAGE DETAILS TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.

U. ALL ROAD SIGNAGE AND MARKINGS WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.

III. HARDSCAPE, LANDSCAPE AND SITE LIGHTING

A. LANDSCAPE AND IRRIGATION PLANS SHALL BE SUBMITTED AS PART OF THE FINAL DEVELOPMENT PLAN STAGE AND SHALL BE DESIGNED IN ACCORDANCE WITH LAND DEVELOPMENT CODE ARTICLE V AND WATER-WISE ORDINANCE #2069.

B. ALL REASONABLE AND PRACTICAL MEASURES SHALL BE TAKEN TO PRESERVE 24"+ SPECIMEN TREES LOCATED OUTSIDE OF BUILDING PADS AND RIGHTS-OF-WAY. TREE MITIGATION PLAN TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.

C. STREET TREES TO BE PLANTED IN EASEMENT TO BE SHOWN ON FINAL PLAT. SAID EASEMENT TO BE LOCATED BEHIND THE UTILITY EASEMENT IN FRONT OF EACH LOT.

D. PER LAND DEVELOPMENT CODE ARTICLE V, A TREE REMOVAL AND REPLACEMENT PLAN IS REQUIRED. SAID PLAN(S) ARE TO BE SUBMITTED AS PART OF THE FINAL DEVELOPMENT PLAN SUBMITTAL. NO ENGINEERING APPROVAL SHALL BE GRANTED BY THE CITY OF APOPKA UNLESS THIS CONDITION IS SATISFIED.

E. LANDSCAPE PALETTE/THEME IS TO BE ESTABLISHED AT FINAL DEVELOPMENT PLAN STAGE. LANDSCAPE SHALL INCORPORATE NATIVE VEGETATION TO MAXIMUM EXTENT POSSIBLE.

F. ALL BUFFER WALLS SHALL BE LOCATED IN SEPARATE TRACT (TO BE DEPICTED ON FINAL PLAT) AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION OR SIMILAR ENTITY.

G. LANDSCAPE BUFFERS AND OPEN SPACE AREAS TO BE PLACED IN TRACTS TO BE DEPICTED ON FINAL PLAT.

H. DETAILS OF BUFFER WALLS, SIGNAGE AND OTHER HARDSCAPE FEATURES TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE.

I. STYLE OF STREET LIGHT POLES AND FIXTURES TO BE PROVIDED AT FINAL DEVELOPMENT PLAN STAGE TO BE DETERMINED BY ARCHITECTURAL THEME.

J. DECORATIVE RESIDENTIAL COMMUNITY SIGN WITH LANDSCAPE IS TO BE LOCATED AT EACH PROJECT ENTRANCE.

K. CONSIDERATION SHALL BE GIVEN TO MAINTAIN EXISTING NATURAL VEGETATION TO THE GREATEST EXTENT POSSIBLE ALONG THE NORTHERN PORTION OF THE SITE ADJACENT TO CHANDLER ESTATES. THIS AREA WILL BE PLACED IN A TRACT TO BE MAINTAINED AND PROTECTED BY THE PROPERTY OWNER'S ASSOCIATION.

IV. ENVIRONMENTAL, RECREATIONAL AND MISCELLANEOUS ITEMS

A. RECREATIONAL AMENITIES SHALL BE OF A TYPE AND SIZE CONSISTENT WITH SIMILAR RESIDENTIAL COMMUNITIES. SPECIFIC DETAILS OF SAID AMENITIES TO BE PROVIDED AT THE FINAL DEVELOPMENT PLAN STAGE.

B. PARK AND/OR RECREATIONAL AMENITIES TO BE CONSTRUCTED PRIOR TO 25% "BUILD OUT" OF A RESIDENTIAL DEVELOPMENT PHASE.

C. WETLANDS AND WETLAND UPLAND BUFFERS SHALL BE PLACED IN CONSERVATION EASEMENT/TRACT.

D. IN THE EVENT THAT GOPHER TORTOISE(S) ARE PRESENT ON-SITE, THE APPLICANT WILL OBTAIN THE APPROPRIATE PERMIT THROUGH FFWCC PRIOR TO ON-SITE CLEARING OR GRADING ACTIVITY.

E. THE APPLICANT SHALL OBTAIN THE APPROPRIATE APPROVALS FROM USFWS PRIOR TO ON-SITE CLEARING OR GRADING ACTIVITY (IF REQUIRED) TO ADDRESS THE PRESENCE OF THE SAND SKINKS (IF FOUND).

F. AN EROSION PROTECTION/CONTROL PLAN SHALL BE SUBMITTED WITH FINAL DEVELOPMENT PLAN STAGE.

G. PROPERTY OWNER'S ASSOCIATION SHALL MAINTAIN ALL COMMON AREAS, FENCES, WALLS, RETENTION AREAS, OPEN SPACE AND CONSERVATION AREAS.

H. THE CITY OF APOPKA SHALL BE RESPONSIBLE FOR STREET MAINTENANCE, STREET LIGHTING AND INFRASTRUCTURE ELEMENTS LOCATED WITHIN PUBLIC RIGHTS-OF-WAY.

I. INDIVIDUAL LOT ARBOR/CLEARING PERMIT SHALL BE REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

J. PROJECT ACREAGE SUBJECT TO CHANGE PENDING FINAL DEVELOPMENT PLAN STAGE REVIEW AND APPROVAL.

K. OUTDOOR STORAGE AREAS (BOATS, TRAILERS, AND RECREATIONAL VEHICLES) ARE PROHIBITED. TEMPORARY PARKING OF SUBJECT EQUIPMENT SHALL BE SUBJECT TO CITY CODE.

L. EVIDENCE OF COORDINATION WITH LYNX PLANNING DEPARTMENT SHALL BE PROVIDED AS PART OF THE FINAL DEVELOPMENT PLAN SUBMITTAL.

M. TOT LOT EQUIPMENT AND PARK BENCHES WILL BE PLACED WITHIN RECREATION TRACT F.

V. GENERAL

A. THE LAND DEVELOPMENT CODE AND CITY DEVELOPMENT DESIGN GUIDELINES SHALL APPLY EXCEPT WHERE ZONING, DEVELOPMENT OR ARCHITECTURAL STANDARDS ARE ADDRESSED WITHIN THE MASTER PLAN OR PUD ORDINANCE.

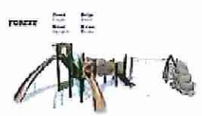
B. THE APOPTED PUD ZONING ORDINANCE FOR THIS PROJECT MAY PROVIDE ADDITIONAL ZONING, DEVELOPMENT OR ARCHITECTURAL STANDARDS.

1 HEAVY DUTY TUFFCLAD PICNIC TABLE
MODEL 28014, BY GAMETIME - GREEN
N.T.S.

2 TUFFCLAD BENCH MODEL 28003, BY GAMETIME - GREEN
N.T.S.

3 DELUXE WAIST-HI GRILL, MODEL 60, BY GAMETIME
N.T.S.

NOTE:
PLAY SET COLOR SCHEME: FOREST
BLACKWOOD FOREST MODEL 19203,
BY GAMETIME,



4 BLACKWOOD FOREST PLAY SET
MODEL 19203, BY GAMETIME,
FOREST COLOR SCHEME
N.T.S.

5 7' LONG LOOP BIKE RACK
MODEL F7700, BY GAMETIME - GREEN
N.T.S.

6 LITTER RECEPTACLE
BY GAMETIME, MODEL TBD
N.T.S.

7 COMMUNITY MEETING STRUCTURE PAVILION
20' x 36', BY AMISH GAZEBOS
N.T.S.

SHEET 4 OF 4
NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	BY

IBI GROUP (FLORIDA) INC.
ENGINEERS LANDSCAPE ARCHITECTS
SURVEYORS ENVIRONMENTAL CONSULTANTS
PLANNERS
2301 MAITLAND CENTER PARKWAY SUITE 100 MAITLAND, FLORIDA 32751 (407) 834-1702
2300 NW CORPORATE BLVD. N. SUITE 240 BOCA RATON, FLORIDA 33431 (561) 994-2200
ORLANDO POMPANO BEACH

PRELIMINARY LANDSCAPING DETAILS
PRELIMINARY DEVELOPMENT PLAN

APOPKA FARMS
CITY OF APOPKA, FLORIDA

SCALE: N.T.S.
PROJECT: 100505
SHEET: PL-4
DRAWN: D. SANCHEZ
DESIGNED: L. CASSON
CHECKED: R. WOHLFART
DATE: 5/26/2015

IBI GROUP
FLORIDA ENGINEERING BUSINESS NO. 2066

G:\Mary\Jobs\Homeowners\Groveland\Winemill Ranch - Kelling\Preliminary Landscaping Plan.dwg Modified:5/26/2015 By:ebrahmancer

CITY OF APOPKA
PLANNING COMMISSION

____	CONSENT	MEETING OF:	July 13, 2021
____	BUSINESS	FROM:	Community Development
____	PUBLIC HEARING	EXHIBITS:	Vicinity Map
____	SITE PLAN		Plat
____	SPECIAL REPORT		OCPS CEL
_X_	OTHER: Plat		

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE HAMRICK ESTATES (FKA ROCK SPRINGS PRESERVE) PLAT**

SUMMARY:

OWNER:	Wekiva Pointe, LLC
APPLICANT:	Geoff Summitt, P.E.
LOCATION:	3220 Pittman Road
PARCEL ID NUMBER:	20-20-28-0000-00-022
EXISTING USE:	Vacant
FLUM DESIGNATION:	Residential Very Low Suburban, Mixed-Use (maximum 2 du/ac per Future Land Use Element Policy 3.5 as property is north of Ponkan Road)
CURRENT ZONING:	RSF-1A (Residential Single-Family Estate), MU-ES-GT (Mixed Use-East Shore-Gateway)
PROPOSED DEVELOPMENT:	111 single family homes
TRACT SIZE:	55.50 +/- acres
APPLICABLE LDC:	2019

RECOMMENDED MOTION:
Recommend approval of the Hamrick Estates Plat.

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North	"City" Residential Estate (1 du/ac) "County" Rural (1du/10 ac)	"City" PD (Planned Development), "County" A-1 (Agriculture)	Rock Springs Ridge subdivision, Vacant property
East	"City" Residential Estate (1 du/ac)	"City" PD (Planned Development)	Rock Springs Ridge subdivision
South	"City" Mixed-Use (0-10 du/ac, superseded by Future Land Use Element Policy 3.5 which permits no more than 2 du/ac north of Ponkan Road)	"City" Mixed-Use-East-Shore Gateway (MU-ES-GT)	Vacant property
West	"City" Residential Estate (1 du/ac), Mixed-Use (0-10 du/ac, superseded by Future Land Use Element Policy 3.5 which permits no more than 2 du/ac north of Ponkan Road), "County" Rural (1du/10 ac)	"City" RSF-1A (Residential Single-Family Estate), "County" A-1 (Agriculture)	Vacant property

Project Use: The applicant has submitted a Plat for consideration which details the development of 111 single-family units on 55.50 acres. The subject property is located west of Mt. Stirling Avenue, east of Pittman Road, and north of Ponkan Road. The property has two zoning designations, RSF-1A (Residential Single-Family Estate) and MU-ES-GT (Mixed Use-East Shore-Gateway). The plat is consistent with the approved Major Development Plan, Construction Site Plan, and Florida Statute 177, Platting.

The minimum setbacks applicable to this project are:

Setback	**Minimum Standard**
Front	25'
Side	10'
Rear	25'
Street corner	25'

Access: The subject property is proposed to be accessed via Pittman Road, a 60-foot wide right-of-way, which connects to Ponkan Road. All lots within the subdivision will be accessed via two internal roadways that will be dedicated to the City of Apopka. A stubout is proposed to the south of lot 54 to allow future connection to the property to the east at such time it develops. This property is not located within the Rock Springs Ridge subdivision. Per Section 2.a of the Development Agreement dated April 15, 2019, no vehicular connection will be provided onto Mt. Stirling Avenue, a public right-of-way which is located to the east of the subject property within the Rock Springs Ridge subdivision.

Stormwater: Consistent with the approved Major Development Plan, two tracts for stormwater retention, noted as Tracts "F" and "H" are located in the northern and central portion of the site. The retention ponds are located in tracts that are owned and maintained by the homeowners association with easements that are dedicated to the City of Apopka.

Recreation/Open Space: Consistent with the approved Major Development Plan, a tot lot is provided as an active recreational amenity. Passive recreational areas are provided within a tree save area located on the eastern portion of the property. Additional passive recreational areas are located within the stormwater management facilities that are noted within Tracts "F" and "H", a 0.20 acre open space area noted as Tract "B", a 0.40 acre open space area noted as Tract "C", and a 7.77 acre open space area noted as Tract "D". Tract "E" is noted as a perimeter open space and buffer area and utility easement that is dedicated to the homeowners association with an easement dedicated to the City of Apopka.

SCHOOL CAPACITY REPORT: The applicant has obtained a Capacity Encumbrance Letter (CEL) from Orange County Public Schools (OCPS). The subject property is served by the following schools: Wolf Lake Elementary, Wolf Lake Middle, and Apopka High.

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

PUBLIC HEARING SCHEDULE:
July 13, 2021 - Planning Commission, 5:30 pm
July 21, 2021 - City Council, 7:00 pm

RECOMMENDATION ACTION:
Development Review Committee: Finds the Plat to be consistent with the Major Development Plan and Construction Site Plan and recommends approval of the Hamrick Estates Plat.

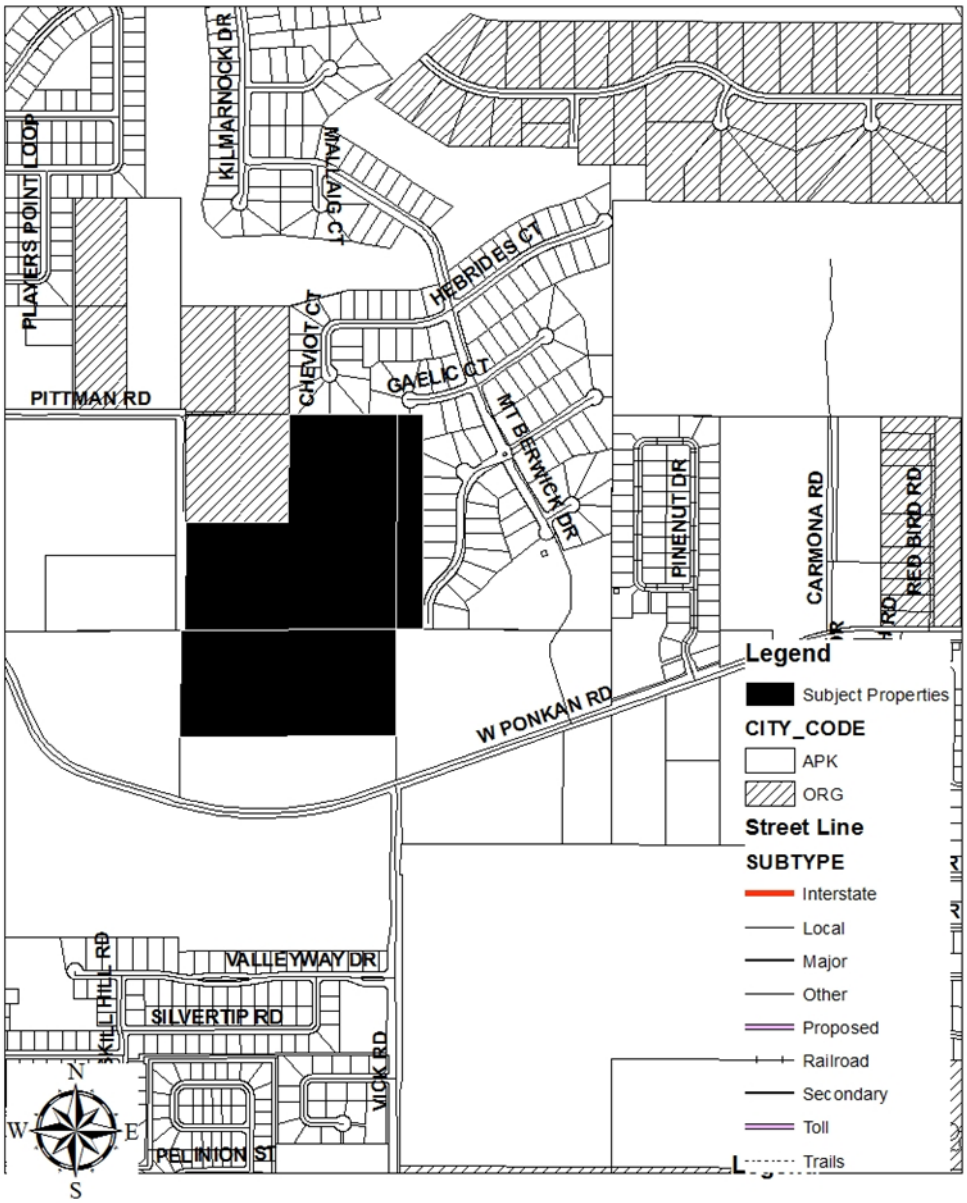
Recommended Motion: Find the Plat consistent with the Land Development Code and Major Development Plan, and recommend approval of the Hamrick Estates Plat.

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

Project: Hamrick Estates
Owned by: Wekiva Pointe, LLC
Location: 3220 Pittman Road
Parcel ID: 20-20-28-0000-00-022

N

VICINITY MAP



Sheet 1 of 2

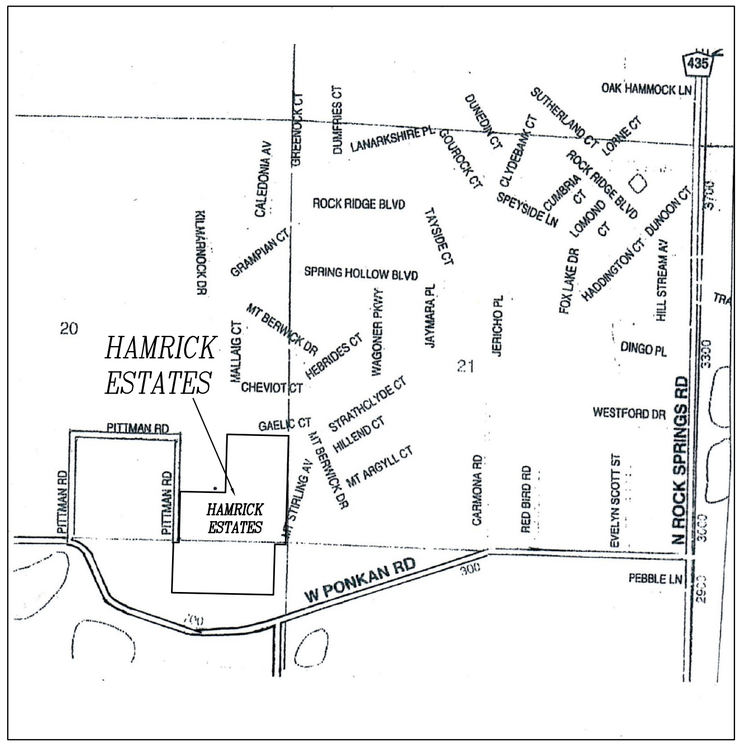
HAMRICK ESTATES

SECTIONS 20, 21 AND 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

DESCRIPTION: That part of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 20 South, Range 28 East, Orange County, Florida and also that part the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 20 South, Range 28 East, Orange County, Florida and also that part of the West 1/8 of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 20 South, Range 28 East, Orange County, Florida, being more particularly described as:

Beginning at the Northeast corner of Section 29, Township 20 South, Range 28 East run S00°11'42"W, 662.66 feet along the East line of the Northeast 1/4 of said Section 29 to the South line of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 29; Thence S89°42'10"W, 1334.30 feet along said South line to the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 29; Thence N00°18'50"E, 661.12 feet to the Northwest corner of the Northeast 1/4 ofthe Northeast 1/4 of said Section 29, said corner lies on the South right of way line of Pittman Road recorded in Official Records Book 1895, Pages 719 and 723, Public Records of Orange County, Florida; Thence N89°38'09"E, 30.00 feet along said South right of way line to the East right of way line of Pittman Road; Thence N00°01'13"E, 668.28 feet along said East right of way line to the South line of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 20 South, Range 28 East, Orange County, Florida; Thence N89°46'10"E, 637.10 feet along said South line to the East line of the Northwest 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 20; Thence N00°06'00"E, 665.37 feet along said East line to the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 20, said North line also being the South line of ROCK SPRINGS RIDGE PHASE II, recorded in Plat Book 42, Pages 55 through 59, Public Records of Orange County, Florida; Thence N89°57'30"E, 667.99 feet along said North line to the Northwest corner of the West 1/8 of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 20 South, Range 28 East, Orange County, Florida; Thence S89°41'22"E, 166.10 feet along said North line, also being the South line of ROCK SPRINGS RIDGE PHASE IIto the Northeast corner of the West 1/8 of the Southwest 1/4 of the Southwest 1/4 of said Section 21; Thence S00°09'30"W, 1,328.46 feet along the East line of the West 1/8 of the Southwest 1/4 of the Southwest 1/4 of said Section 21, said East line also being the West line of said ROCK SPRINGS RIDGE PHASE II to the South line of the West 1/8 of the Southwest 1/4 of the Southwest 1/4 of said Section 21; Thence N89°40'46"W, 166.00 feet along said South line to the Point of Beginning.

CONTAINING 2,416,022 SQUARE FEET= 55.464 ACRES MORE OR LESS



LOCATION MAP (NOT TO SCALE)

Surveyor's Notes:

1. Development on this property depicted on this plat is subject to the requirements of Chapter 59, The Concurrency Management Ordinance of the City of Apopka, which governs the City's ability to issue buiilding permits on this property. Approval of this plat shall not be deemed to provide any vested rights, except as to those matters depicted hereon, that are consistent with the requirements of Chapter 177, Florida Statutes, or where required by the City of Apopka as a condition of platting.
2. The basis of bearing is based on the West line of ROCK SPRINGS RIDGE PHASE II, recorded in Plat Book 42, Pages 55-59, Orange County, Florida being N00°09'06"E.
3. State plane coordinates shown hereon are based on the Florida State Plane Coordinate System, and their computed values shall be subordinate to the monuments, bearings and distances shown on this plat.
4. All platted utility easement shall provide that such easements shall also be easements for the construction, installation, maintenance and operation of cable television services; provided, however, no such construction, installation, maintenance andoperation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility.
5. Tracts "A", "B", "C", "G" and "J" are reserved for Open Space and are to be owned and maintained by the Home Owners Association.
6. Tract "D" is reserved for Open Space and Recreation Area and is to be owned and maintained by the Home Owners Association.
7. Tract "E" is reserved for Open Space, Buffer Area and Utility Easement and is to be owned and maintained by the Home Owners Association.
8. A utility easement in favor of the City of Apopka is granted over the entirety of Tract "E".
9. Tracts "F" and "H" are reserved for Storm Water Retention and are to be owned and maintained by the Home Owners Association.

DOMINICK F. CAVONE
LICENSE
NO. 2005
STATE OF
FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

CAVONE, INC.
LAND SURVEYORS AND MAPPERS
300 SOUTH RONALD REAGAN BOULEVARD
LONGWOOD, FLORIDA 32750-5499
TELEPHONE (407) 830-9080
E-MAIL: CAVONE @ CFL.RR.COM

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

JOINDER & CONSENT TO PLAT
for
HAMRICK ESTATES

THE UNDERSIGNED
hereby certifies that it is the holder of a mortgage or other encumbrance upon the lands described in the foregoing caption to the plat and that the undersigned hereby joins in and consents to the platting of a subdivision of the lands described by the owner thereof, and agrees that its mortgage, lien or other encumbrance, which is recorded in Official Records Book , Page in the Public Records of Orange County, Florida shall be subordinated to the above plat.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its seal affixed hereto

on this_____day of_____, 20_____

Signed and sealed in the presence of:

WITNESS:

Name: _____ By: _____

Print: _____ Print: _____

Title: _____

Name: _____

Print: _____

STATE OF_____COUNTY OF_____

THIS IS TO CERTIFY, that on the_____ day of _____,20____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared

_____, as _____
of the above named corporation personally known to me, or who produced

_____as identification, as the individual and officer described in and who executed the foregoing instrument and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized; that the official seal of said corporation is duly affixed thereto; and who did/did not take an oath;

WITNESS my hand and official seal, this___day of_____,20_____

_____
NOTARY PUBLIC

NOTARY SEAL

_____
Print Name
MY COMMISSION EXPIRES

PLAT BOOK PAGE

DEDICATION
FOR
HAMRICK ESTATES

KNOW ALL MEN BY THESE PRESENTS, that Wekiva Pointe, LLC, a Florida Limited Liabilty Company being the owner in fee simple of the lands described in the foregoing caption to this plat does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the streets and easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, this owner has caused these presents to be signed and attested to by the officer named below.

hereto on _____

By_____
Robert N. Wallen, Manager

Signed and sealed in the presence of:

_____ _____
Printed Name

_____ _____
Printed Name

STATE OF FLORIDA COUNTY OF ORANGE

THIS IS TO CERTIFY , that on_____
before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared

to me known to be the person described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed as such Owner there unto duly authorized, that the official seal of said Limited Liability Company affixed hereto; and that the said dedication is the act and deed of said Limited Liability Company for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

_____
NOTARY PUBLIC and NUMBER

My commission expires_____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.
Dated:

Signed_____
SURVEYORS NAME: Dominick F. Cavone
REGISTRATION NUMBER: 2005
REGISTRATION NUMBER OF LEGAL ENTITY: LB5073

CAVONE, Inc.
300 South Ronald Reagan Boulevard
Longwood, Florida 32750

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on the _____
_____approved the foregoing plat.

_____
MAYOR

Attest:_____
CITY CLERK

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION CHAIRMAN

Examined and Approved_____
Date

_____
Chairman of Planning Commission

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved_____
Date

_____
City Engineer

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Reviewed for conformity to Florida State Statute 177

_____
City Surveyor Date

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records

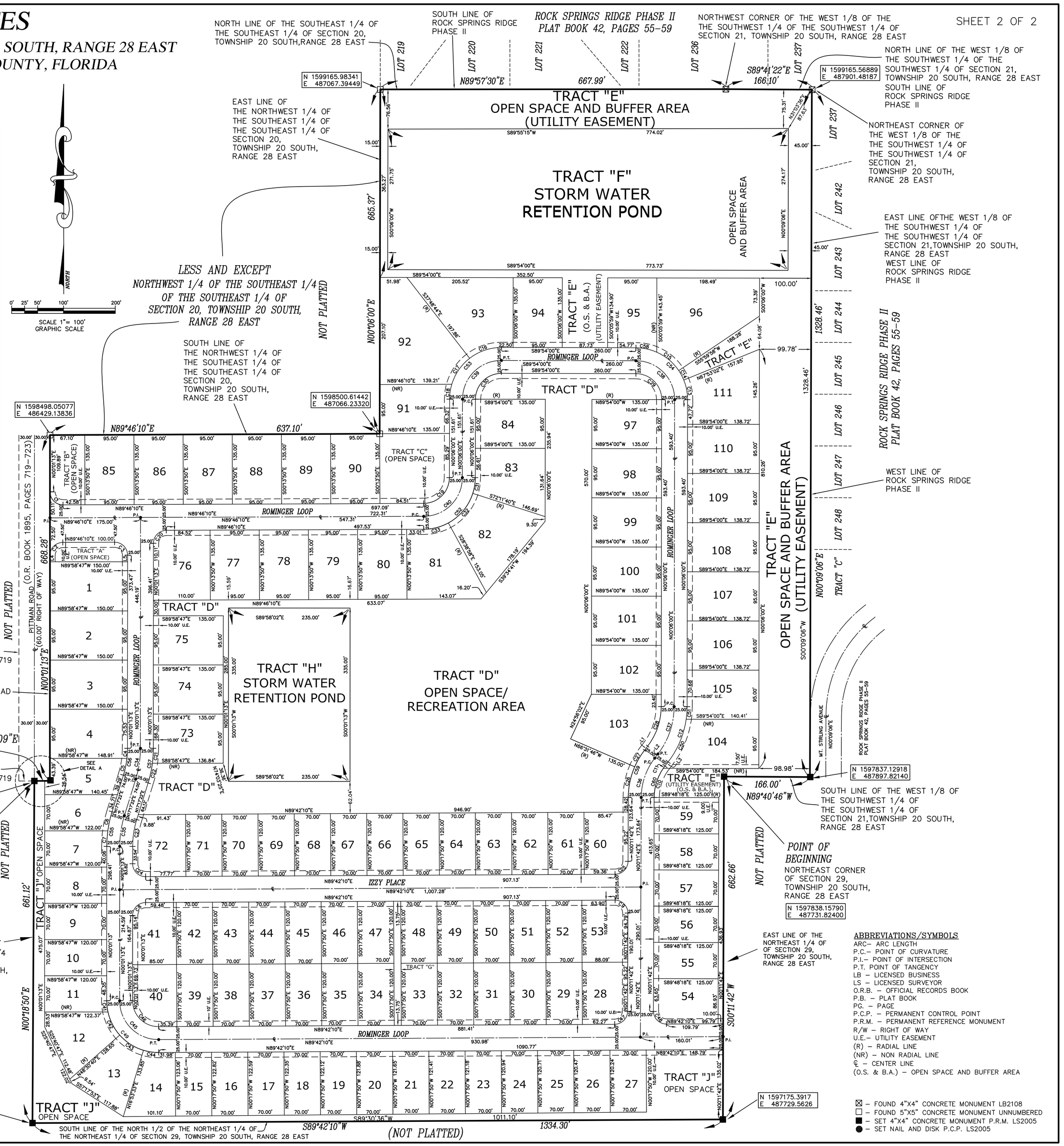
on_____AS FILE NO._____

County Comptroller in and for Orange County, Florida_____

By_____

HAMRICK ESTATES

SECTIONS 20, 21 AND 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD	CHORD BEARING	TANGENT
C1	39.38	25.00	90°15'03"	35.43	S45°06'18"E	25.11
C2	39.16	25.00	89°44'53"	35.28	N44°53'51"E	24.89
C3	39.38	25.00	90°15'07"	35.43	N45°06'18"W	25.11
C4	19.51	175.00	6°23'12"	19.50	N03°12'49"E	9.76
C5	33.24	175.00	10°52'57"	33.19	N11°50'54"E	16.67
C6	37.78	225.00	9°37'18"	37.74	S12°28'43"W	18.94
C7	30.03	225.00	7°38'51"	30.01	S03°50'39"W	15.04
C8	39.13	25.00	89°40'57"	35.26	S44°51'41"W	24.86
C9	39.48	25.00	90°29'32"	35.51	N45°03'44"W	25.22
C10	59.84	100.00	34°16'59"	58.96	N17°26'32"W	30.84
C11	5.53	100.00	3°10'06"	5.53	N36°06'47"E	2.77
C12	114.83	175.00	37°35'49"	112.79	S18°53'54"W	59.57
C13	38.78	100.00	22°13'18"	38.54	S11°00'46"E	19.64
C14	20.72	100.00	11°52'12"	20.68	S28°03'25"E	10.40
C15	56.18	100.00	32°11'11"	55.44	S50°05'06"E	28.85
C16	66.17	100.00	37°54'43"	64.97	S71°08'38"W	34.35
C17	61.80	100.00	35°24'39"	60.82	S34°29'01"W	31.92
C18	29.11	100.00	16°40'47"	29.01	S08°26'23"W	14.66
C19	78.25	50.00	89°40'11"	70.51	N44°56'05"E	49.71
C20	39.16	25.00	89°44'57"	35.28	S44°53'42"W	24.89
C21	28.78	225.00	7°19'43"	28.76	N03°41'05"E	14.41
C22	39.04	225.00	9°56'26"	38.99	N12°19'09"E	19.57
C23	52.75	175.00	17°16'09"	52.55	S08°39'18"W	26.57
C24	39.41	25.00	90°19'03"	35.45	S45°08'19"E	25.14
C25	39.36	25.00	90°12'23"	35.42	N45°17'26"E	25.09
C26	60.44	150.00	23°12'40"	60.77	S11°54'14"W	30.81
C27	37.15	150.00	14°13'38"	37.25	N35°05'03"E	18.72
C28	80.56	125.00	37°35'49"	80.56	N18°53'54"E	42.55
C29	78.54	50.00	90°00'00"	70.71	N44°54'00"W	50.00
C30	78.54	50.00	90°00'00"	70.71	S45°06'00"W	50.00
C31	30.90	100.00	17°42'20"	30.78	N08°57'10"E	15.58
C32	76.00	100.00	43°32'42"	74.18	N39°34'41"E	39.94
C33	49.60	100.00	28°25'08"	49.09	N75°33'36"E	25.32
C34	60.28	200.00	17°16'09"	60.05	N08°39'18"E	30.37
C35	60.28	200.00	17°16'09"	60.05	S08°39'18"W	30.37
C36	81.74	125.00	37°28'03"	80.29	S19°00'59"W	42.39
C37	98.42	150.00	37°35'49"	96.67	N18°53'54"E	51.06
C38	117.81	75.00	90°00'00"	106.07	N44°54'00"W	75.00
C39	117.81	75.00	90°00'00"	106.07	S45°06'00"W	75.00
C40	117.38	75.00	89°40'11"	105.76	N44°56'05"E	74.57
C41	21.83	100.00	12°30'22"	21.78	S06°13'58"E	10.96
C42	50.62	100.00	29°00'11"	50.08	S26°59'15"E	25.86
C43	55.18	100.00	31°37'06"	54.49	S57°17'54"E	28.31
C44	30.00	100.00	17°11'23"	29.89	S81°42'08"E	15.11
C45	118.23	75.00	90°19'03"	106.36	S45°08'19"E	75.42
C46	78.82	50.00	90°19'03"	70.91	S45°08'19"E	50.28
C47	39.06	25.00	89°30'28"	35.20	N44°56'56"E	24.79
C48	38.64	25.00	88°33'07"	34.84	S46°10'06"E	24.28
C49	157.63	100.00	90°19'03"	141.81	S45°08'19"E	24.28
C50	90.44	175.00	29°36'37"	89.44	N82°53'31"E	46.25
C51	24.39	175.00	7°59'13"	24.38	S04°05'36"W	12.22
C52	156.50	100.00	89°40'04"	141.01	N44°56'05"E	99.43
C53	157.08	100.00	90°00'00"	141.42	N45°06'00"E	100.00
C54	157.08	100.00	90°00'00"	141.42	N44°54'00"E	100.00
C55	67.82	225.00	17°16'09"	67.56	N08°39'18"E	34.17
C56	52.75	175.00	17°16'09"	52.54	N08°39'18"E	26.57
C57	67.82	225.00	17°16'09"	67.56	N08°39'18"E	34.17
C58	41.40	100.00	23°43'19"	41.11	S78°02'21"E	21.00
C59	98.10	150.00	37°28'03"	96.35	S19°00'59"W	50.87
C60	65.38	100.00	37°28'03"	64.22	N19°00'59"E	33.91

LINE TABLE		
LINE	CHORD	CHORD BEARING
L1	10.18	S37°41'50"W
L2	10.18	S37°41'50"W
L3	10.18	S37°41'50"W
L4	12.50	N00°01'13"E
L5	12.94	N00°01'13"E

ABBREVIATIONS/SYMBOLS

ARC– ARC LENGTH
P.C.– POINT OF CURVATURE
P.I.– POINT OF INTERSECTION
P.T. POINT OF TANGENCY
LB – LICENSED BUSINESS
LS – LICENSED SURVEYOR
O.R.B. – OFFICIAL RECORDS BOOK
P.B. – PLAT BOOK
PG. – PAGE
P.C.P. – PERMANENT CONTROL POINT
P.R.M. – PERMANENT REFERENCE MONUMENT
R/W – RIGHT OF WAY
U.E.– UTILITY EASEMENT
(R) – RADIAL LINE
(NR) – NON RADIAL LINE
℄ – CENTER LINE
(O.S. & B.A.) – OPEN SPACE AND BUFFER AREA

☒ – FOUND 4"X4" CONCRETE MONUMENT LB2108
□ – FOUND 5"X5" CONCRETE MONUMENT UNNUMBERED
■ – SET 4"X4" CONCRETE MONUMENT P.R.M. LS2005
● – SET NAIL AND DISK P.C.P. LS2005

TOMICK CAVONE LICENSE NO. 2005 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

CAVONE, INC.
LAND SURVEYORS AND MAPPERS
300 SOUTH RONALD REAGAN BOULEVARD
LONGWOOD, FLORIDA 32750-5499
TELEPHONE (407) 830-9080
E-MAIL: CAVONE @ CFL.RR.COM
REGISTRATION NUMBER OF LEGAL ENTITY: LB5073

Orange County Public Schools

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

SCHOOL CONCURRENCY DETERMINATION
CAPACITY ENCUMBRANCE LETTER

May 1, 2020

VIA E-MAIL: JASON.SEARL@GRAY-ROBINSON.COM
Jason W. Searl
Gray Robinson. P.A.
301 East Pine Street, Suite 1400
Orlando, FL 32801

ACTION: RECOMMENDATION FOR APPROVAL for Application APK-20-006

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

Type of Development Application	☒ Preliminary Plat/ Site Plan/ Functional Equivalent ☐ Amendment or Extension of CEL
Development Application #:	TBD
Project Name:	Rock Springs Preserve (aka Hamrick Estates)
OCPS Completed Application Date:	April 21, 2020
Parcel #(s):	20-20-28-0000-00-022
Requested Units (#):	Total: 103 SF: 103 MF: 0 TH: 0
School Board District:	# 7

Detailed Capacity Analysis: **Attachment A**

Upon review of the above-named application for School Concurrency Determination, the Department of Facilities Planning of Orange County Public Schools finds this application is approved based on sufficient school capacity at the affected Concurrency Service Areas (CSA) to support the development of 103 single-family residential units.

This determination expires on **October 28, 2020**. In the event this project does not possess a signed and notarized determination by the expiration date but still intends to move forward in the development process, the Applicant must resubmit the application and application fees, and be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

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

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

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

2. The Applicant must reserve capacity for the total units in the project in order to formally reserve school concurrency. As of the date of this CEL, the total School Capacity Reservation Fees for this project is $904,752.00, and shall be paid in accordance with the schedule below. Payment must be made using the Capacity Reservation Fee & Mitigation Form in Attachment B of this letter.

CAPACITY RESERVATION FEE SCHEDULE	
1st Installment Due On or Prior to October 28, 2020	$ 301,584.00
2nd Installment Due On or Prior to October 28, 2021	$ 301,584.00
3rd Installment Due On or Prior to October 28, 2022	$ 301,584.00
TOTAL	**$ 904,752.00**
Capacity reservation fees are NOT impact fees. However, capacity reservation fees should be applied as a credit toward school impact fees at the time of building permit issuance.	

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

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

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

Sincerely,

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

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

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

Acknowledgement of Conditions of Approval

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

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

Signed By Applicant: _____ Date: _____

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

Printed Name:_____

Notary Public, State of _____

(Notary Seal)

Commission No._____

Commission expires:_____

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

Attachment A

Facilities Planning
Orange County Public Schools

School Concurrency Determination

User ID #: 109591 May 1, 2020 15:07:41

Project ID: CMA-APK-20-006 Valid Until: October 28, 2020

Project Name:	*ROCK SPRINGS PRESERVE (AKA HAMRICK ESTATES)*		
Unvested Units	Single Family Units: 103	Multi Family Units: 0	Town Homes Units: 0

Concurrency			
School Level	Elementary	Middle	High
CSA:	DD		
School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
Analysis of Existing Conditions			
CSA Capacity (2019-2020)	1,638	1,150	3,232
Enrollment (2019-2020)	1,069	1,451	3,422
Utilization (2019-2020)	65.3%	126.2%	105.9%
LOS Standard	110.0%	100.0%	100.0%
Available Seats	733	0	0
Analysis of Reserved Capacity			
Encumbered Capacity	0	85	36
Reserved Capacity	17	51	18
Adjusted Utilization	66.3%	138.0%	107.5%
Adjusted Available Seats	716	0	0
Analysis of Proposed Development			
Students Generated	19.673	9.785	13.493
Adjusted Utilization	67.5%	138.9%	108.0%
PASS/FAIL	PASS	FAIL*	FAIL
Number of Seats to Mitigate	0.000	9.785	13.493

Adjacency			
School Level	Elementary	Middle	High
CSA:	DD		
School:	WOLF LAKE ES	WOLF LAKE MS	WEKIVA HS
Analysis of Existing Conditions			
School Capacity (2019-2020)	1,638	1,150	2,797
Enrollment (2019-2020)	1,069	1,451	2,089
Utilization (2019-2020)	65.3%	126.2%	74.7%
LOS Standard	110.0%	100.0%	100.0%
Available Seats	733	0	708
Analysis of Reserved Capacity			
Encumbered Capacity	0	85	36
Reserved Capacity	17	51	18
Adjusted Utilization	66.3%	138.0%	76.6%
Adjusted Available Seats	716	0	654
Analysis of Proposed Development			
Students Generated	19.673	9.785	13.493
Adjusted Utilization	67.5%	138.9%	77.1%
PASS/FAIL	PASS	FAIL*	PASS
Number of Seats to Mitigate	0.000	9.785	0.000

WOLF LAKE ES
WOLF LAKE MS - *PASS SCHEDULED FOR RELIEF IN 2022.
APOPKA HS

Attachment B

CAPACITY RESERVATION FEE & MITIGATION FORM

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

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

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

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

CAPACITY RESERVATION FEE & MITIGATION FORM

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

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

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

_____	_____	_____
Signature of Applicant	Print Name of Applicant	Date

CAPACITY RESERVATION FEE & MITIGATION FORM

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

Footnotes:

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

Orange County Public Schools

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

SCHOOL CONCURRENCY DETERMINATION
CAPACITY ENCUMBRANCE LETTER

May 17, 2021

VIA E-MAIL: GEOFF@GLSENG.COM
Geoffrey L. Summitt
G L Summitt Engineering, Inc.
3667 Simonton Place
Lake Mary, FL 32746

ACTION: RECOMMENDATION FOR APPROVAL for Application APK-21-012

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

Type of Development Application	☒ Preliminary Plat/ Site Plan/ Functional Equivalent ☐ Amendment or Extension of CEL
Development Application #:	TBD
Project Name:	Rock Springs Preserve
OCPS Completed Application Date:	May 5, 2021
Parcel #(s):	20-20-28-0000-00-022
Requested Units (#):	Total: 8* SF: 8 MF: 0 TH: 0 *Rock Springs Preserve additional units (CEL-APK-20-006)
School Board District:	# 7

Detailed Capacity Analysis: **Attachment A**

Upon review of the above-named application for School Concurrency Determination, the Department of Facilities Planning of Orange County Public Schools finds this application is approved based on sufficient school capacity at the affected Concurrency Service Areas (CSA) to support the development of 8 single family residential units.

This determination expires on **November 9, 2021**. In the event this project does not possess a signed and notarized determination by the expiration date but still intends to move forward in the development process, the Applicant must resubmit the application and application fees, and be reevaluated by OCPS. In addition, should the scope of the project change (e.g., modification of unit count and/or unit type), a new determination will be required.

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

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

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

Orlando Florida 32809

2. The Applicant must reserve capacity for the total units in the project in order to formally reserve school concurrency. As of the date of this CEL, the total School Capacity Reservation Fees for this project is $70,272.00, and shall be paid in accordance with the schedule below. Payment must be made using the Capacity Reservation Fee & Mitigation Form in Attachment B of this letter.

CAPACITY RESERVATION FEE SCHEDULE	
1st Installment Due On or Prior to November 9, 2021	$ 23,424.00
2nd Installment Due On or Prior to November 9, 2022	$ 23,424.00
3rd Installment Due On or Prior to November 9, 2023	$ 23,424.00
TOTAL	**$ 70,272.00**
Capacity reservation fees are NOT impact fees. However, capacity reservation fees should be applied as a credit toward school impact fees at the time of building permit issuance.	

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

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

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

Sincerely,

Christopher Mills, AICP
Administrator, Facilities Planning

VJ/cm

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

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

Acknowledgement of Conditions of Approval

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

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

Signed By Applicant: _____ Date: _____

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

Printed Name:_____

Notary Public, State of _____

(Notary Seal)

Commission No._____

Commission expires:_____

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

Attachment A

Facilities Planning
Orange County Public Schools

School Concurrency Determination

User ID #: 109591 May 13, 2021 13:33:12

Project ID: CMA-APK-21-012 Valid Until: November 9, 2021

Project Name:	ROCK SPRINGS PRESERVE		
Unvested Units	Single Family Units: 8	Multi Family Units: 0	Town Homes Units: 0

Concurrency			
School Level	Elementary	Middle	High
CSA:	DD		
School:	WOLF LAKE ES	WOLF LAKE MS	APOPKA HS
Analysis of Existing Conditions			
CSA Capacity (2019-2020)	1,638	1,150	3,232
Enrollment (2019-2020)	1,069	1,451	3,422
Utilization (2019-2020)	65.3%	126.2%	105.9%
LOS Standard	110.0%	100.0%	100.0%
Available Seats	733	0	0
Analysis of Reserved Capacity			
Encumbered Capacity	74	118	36
Reserved Capacity	3	62	18
Adjusted Utilization	70.0%	141.8%	107.5%
Adjusted Available Seats	656	0	0
Analysis of Proposed Development			
Students Generated	1.528	0.760	1.048
Adjusted Utilization	70.1%	141.9%	107.6%
PASS/FAIL	PASS	FAIL*	FAIL
Number of Seats to Mitigate	0.000	0.760	1.048

Adjacency			
School Level	Elementary	Middle	High
CSA:	DD		
School:	WOLF LAKE ES	WOLF LAKE MS	WEKIVA HS
Analysis of Existing Conditions			
School Capacity (2019-2020)	1,638	1,150	2,797
Enrollment (2019-2020)	1,069	1,451	2,089
Utilization (2019-2020)	65.3%	126.2%	74.7%
LOS Standard	110.0%	100.0%	100.0%
Available Seats	733	0	708
Analysis of Reserved Capacity			
Encumbered Capacity	74	118	229
Reserved Capacity	3	62	83
Adjusted Utilization	70.0%	141.8%	85.8%
Adjusted Available Seats	656	0	396
Analysis of Proposed Development			
Students Generated	1.528	0.760	1.048
Adjusted Utilization	70.1%	141.9%	85.9%
PASS/FAIL	PASS	FAIL*	PASS
Number of Seats to Mitigate	0.000	0.760	0.000

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

Attachment B

CAPACITY RESERVATION FEE & MITIGATION FORM

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

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

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

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

CAPACITY RESERVATION FEE & MITIGATION FORM

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

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

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

_____	_____	_____
Signature of Applicant	Print Name of Applicant	Date

CAPACITY RESERVATION FEE & MITIGATION FORM

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

Footnotes:

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

Orange County Public Schools

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

September 3, 2020

Jason Searl
Gray Robinson
301 East Pine Street, Suite 1400
Orlando, FL 32801

Re: Extension of School Concurrency Determination Capacity Encumbrance Letter for Wekiva Pointe, LLC, Pursuant to Declaration of State of Emergency for Rock Springs Preserve (AKA Hamrick Estates), #APK-20-006

Dear Jason,

The School Board of Orange County, Florida ("School Board") is in receipt of the correspondence dated August 10, 2020 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 Concurrency Determination Capacity Encumbrance Letter, #APK-20-006 for the project known as Rock Springs Preserve (AKA Hamrick Estates) in the City of Orlando ("CEL") in accordance with the following schedule:

Executive Order	Incident	Date Issued	Expiration Date	Extension Period	Original CEL Expiration Date	New CEL Expiration Date
20-52, 20-114, 20-166	COVID-19	3/9/2020	9/5/2020	6 mos. + 180 days	October 28, 2020	October 25, 2021

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, AICP, Facilities Planning, OCPS

CITY OF APOPKA
PLANNING COMMISSION

____	CONSENT	MEETING OF:	July 13, 2021
____	BUSINESS	FROM:	Community Development
X	PUBLIC HEARING	EXHIBITS:	Vicinity Map
X	SITE PLAN		Aerial Map
____	SPECIAL REPORTS		Major Development Plan
____	OTHER:		OCPS Capacity Determination

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE PLYMOUTH SORRENTO ASSEMBLAGE SUBDIVISION – MAJOR DEVELOPMENT PLAN**

SUMMARY:

OWNER:	Klepzig Family Trust, Klepzig Dennis R Life Estate, Klepzig Joann Life Estate, Min Sun Cho, Hong Sik Kim and Deok Hwa Kim
APPLICANT:	Pulte Homes Company, LLC c/o Aaron Struckmeyer
PARCEL ID NUMBERS:	13-20-27-0000-00-001, 13-20-27-0000-00-022, 13-20-27-0000-00-062, 13-20-27-0000-00-058, 13-20-27-0000-00-019, 13-20-27-0000-00-020 and 13-20-27-0000-00-021
LOCATION:	East of SR 429, west of Plymouth Sorrento Road, and south of Joey McGuckin Road
FUTURE LAND USE:	Mixed-Use Interchange (5 dwelling units/acre and/or 0.5 FAR)
EXISTING USE:	Nursery, Single Family Homes and Vacant
ZONING:	KPI-MU (Kelly Park Interchange – Mixed-Use, Neighborhood character zone)
TRACT SIZE:	50.79 +/- acres
PROPOSED:	179 Single Family Detached Units

RECOMMENDED MOTION:
Recommend approval of the Plymouth Sorrento Assemblage Subdivision – Major Development Plan.

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North	Residential Low Suburban, Residential Very Low Suburban, Mixed-Use	AG (Agriculture), Transitional	Single Family Residences
East	Rural Settlement, Residential Very Low Suburban, Plymouth Sorrento Road Right-of-Way (ROW)	RSF-1A (Residential Single-Family– Estate), AG (Agriculture), ROW	Vacant, Oak Ridge Phase II Residential Subdivision
South (City, County)	Mixed-Use (City), Rural (County)	Mixed Use- Interchange Zoning District with Neighborhood Overlay (MU-N), County A-2 (Farmland Rural District)	Vacant
West	SR 429	N/A	SR 429

PROJECT SUMMARY: Located in the southern terminus of the Kelly Park Interchange (KPI) – Form-Based Code area, the Plymouth Sorrento Assemblage Residential Subdivision – Major Development Plan (MDP) proposes the development of 179 single-family residences. The residential units will be a mix of minimum lot widths of 34-feet, 40-feet, and 55-feet. Minimum living areas of 1,300 square feet for the lots with 34-feet and 40-feet widths and 1,500 square feet for lots with 55-feet width are provided. There are no minimum or maximum lot width or living area requirements for developments within the KPI – Form-Based Code area. The properties have a recently adopted a future land use designation of Mixed-Use Interchange on May 19, 2021 by Ordinance Number 2822, which allows a maximum density of five dwelling units per acre and/or floor area ratio (FAR) of 0.5.

The applicant is dedicating a 30-foot wide strip along Plymouth Sorrento for future right-of-way widening. While 20% of the site is required to be open space, the plan proposes 11.92 acres of open space, which is 23% of the site. The MDP shows an 8-foot wide multi-purpose trail along Plymouth Sorrento Road and internal to the site, a passive park path with benches along the perimeter of the stormwater pond on the southwest portion of the subdivision, a pool and cabana, passive park, as well as, a recreational field.

ACCESS/TRANSPORTATION: The Plymouth Sorrento Assemblage Residential Subdivision will have access via a full access driveway on Plymouth Sorrento Road. The plan also shows a connection to future development on the north, to the planned thoroughfare that will to Kelly Park Road.

A traffic impact analysis was conducted to support this development. The project is anticipated to generate 1,831 trips per day, of which 183 will occur in the P.M. Peak Hour. Plymouth Sorrento Road, Appy Lane, Golden Gem Road and Kelly Park Road were analyzed for future Daily and P.M. Peak Hour conditions with the addition of project generated traffic. The analysis demonstrated that all study segments will continue to operate within their capacity and the adopted LOS standard at project buildout.

An operational analysis was conducted for the intersection of Plymouth Sorrento and Kelly Park Road, Plymouth Sorrento and Ponkan Road, and Plymouth Sorrento and the site access to assess the impacts of the project generated traffic. The analysis demonstrated that all study intersection will continue to operate within the City's adopted LOS.

The developer is required to install a right turn lane and left turn lane at the site entrance on Plymouth Sorrento road in accordance to City LDC.

BUFFER(S)/LANDSCAPING: A 6-foot tall wall within a 10-foot wide landscape buffer is proposed along Plymouth Sorrento Road that includes shrubs and alternating Bottle Brush and Ligustrum trees. A 25-foot wide landscape buffer on the southern property boundary, consisting of 6-foot tall opaque fence, Live Oaks and Viburnum shrubs is provided. Red Maple, Dahoon Holly, Live Oaks, Sycamore and Ligustrum Trees are placed around the Stormwater pond and passive path. Allee and Drake Elms embellish the subdivision streets while the subdivision entrance is adorned with Ribbon Palms, Dahoon Holly trees and a 12-foot tall decorative art element is provided on the entrance median.

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

PUBLIC HEARING SCHEDULE:
July 13, 2021 – Planning Commission (5:30 pm)
August 4, 2021 – City Council (1:30 pm)

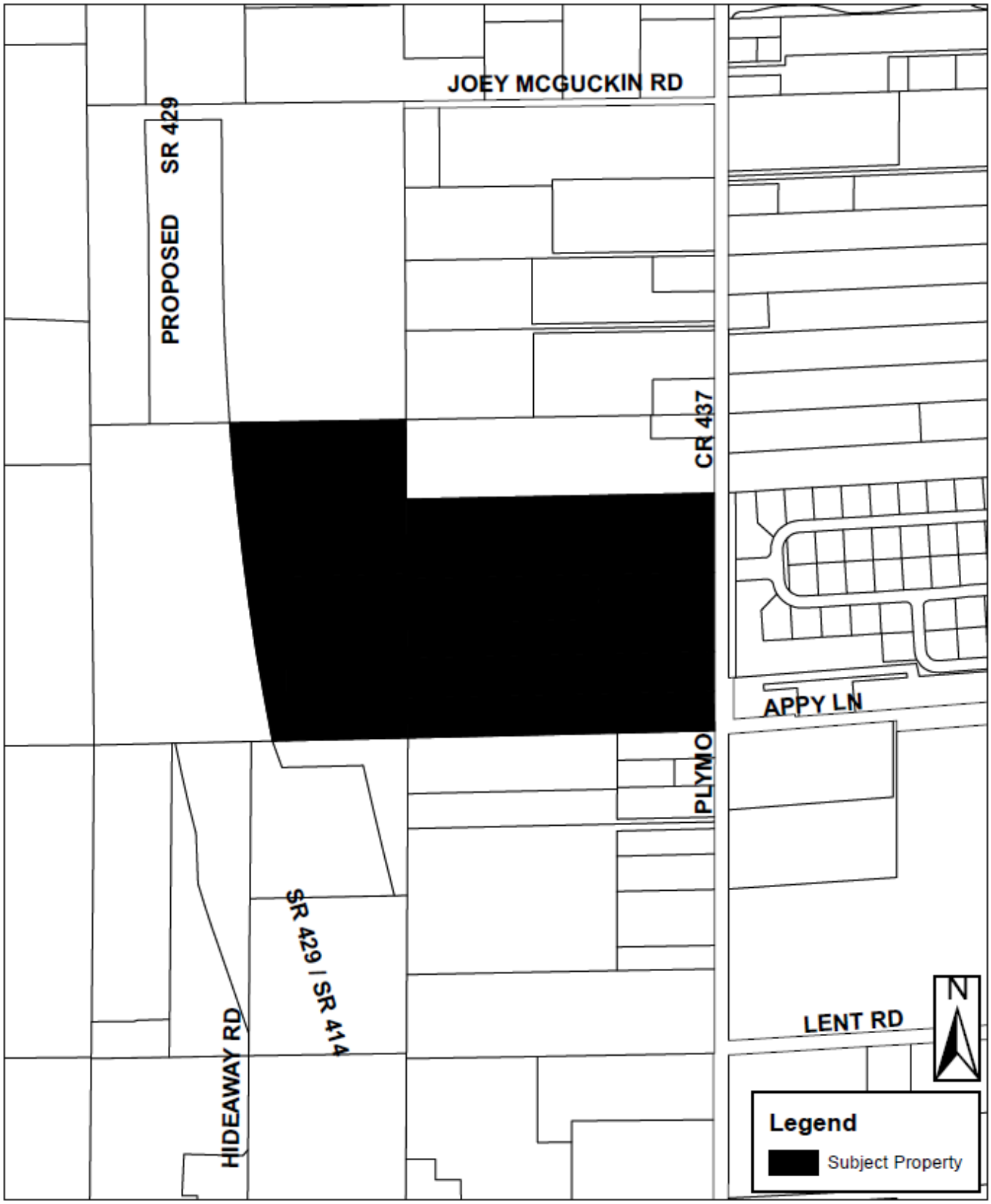
RECOMMENDED MOTION:
Development Review Committee: Recommends approval of the Plymouth Sorrento Assemblage – Major Development Plan subject to the findings of this staff report.

Planning Commission: Find the Plymouth Sorrento Assemblage – 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.

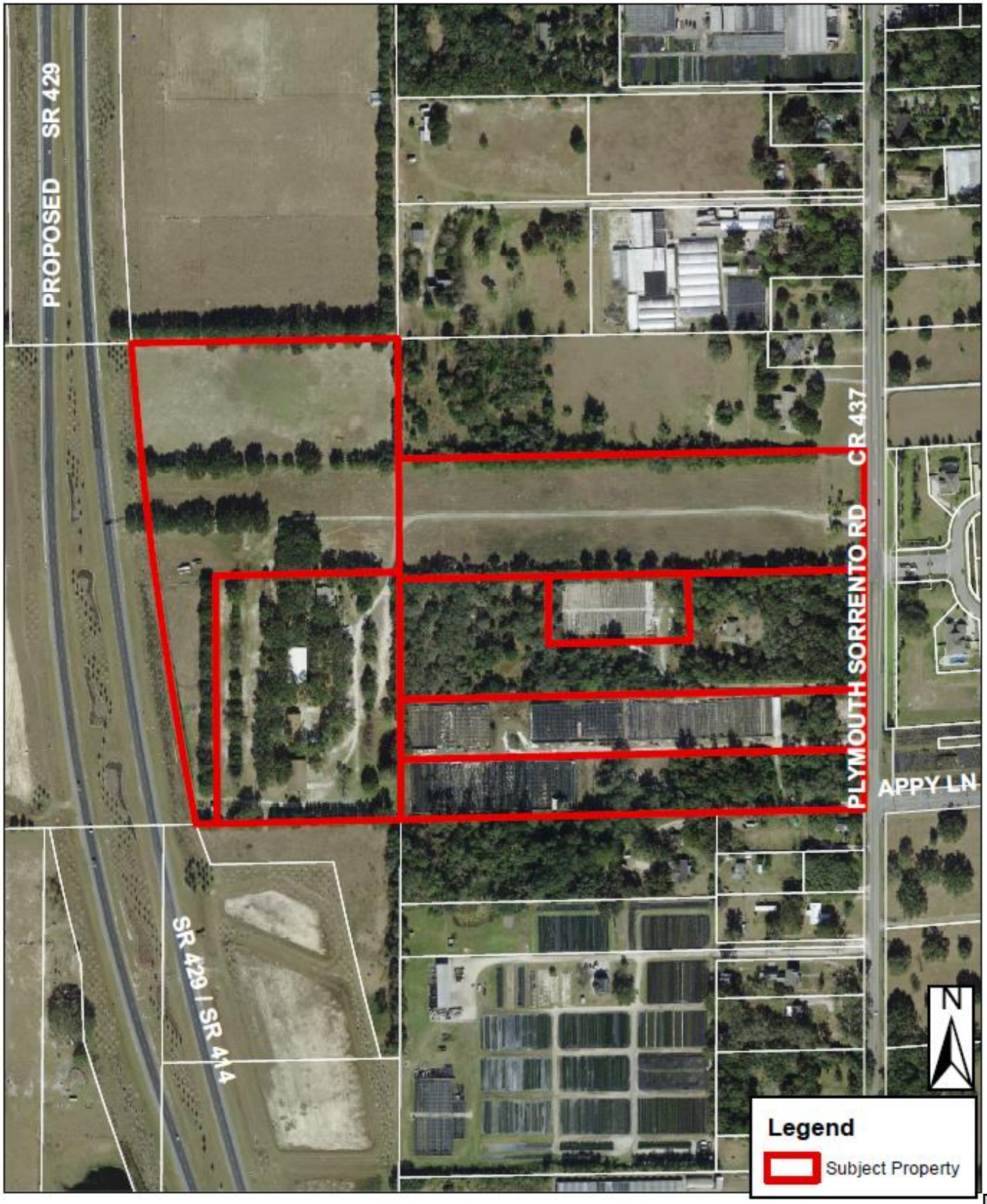
Planning Commission Role: To advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code.

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


JOEY MCGUCKIN RD
PROPOSED SR 429
CR 437
APPY LN
PLYMO
SR 429 / SR 414
HIDEAWAY RD
LENT RD
N
Legend
Subject Property

Aerial


PROPOSED SR 429
SR 429 / SR 414
PLYMOUTH SORRENTO RD CR 437
APPY LN
N
Legend
Subject Property

LEGAL DESCRIPTION PER ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS
DATED: AUGUST 8, 2020

LEGAL DESCRIPTION: TITLE COMMITMENT NUMBER 20014708

PARCEL I: (FEE SIMPLE ESTATE)

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 2: (FEE SIMPLE ESTATE)

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, LYING SITUATE AND BEING IN ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE CERTAIN LANDS DESCRIBED IN STIPULATED ORDER OF TAKING AS TO PARCEL 195 DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A FOUND 1/2" IRON ROD WITH NO IDENTIFICATION IN A WELL BOX MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 41 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1898.16 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 41 MINUTES 17 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 752.80 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00 DEGREES 38 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1350.93 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER;THENCE DEPARTING SAID WEST LINE RUN NORTH 88 DEGREES 57 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, AS MONUMENTED AND OCCUPIED, A DISTANCE OF 587.31 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11317.16 FEET, A CHORD DISTANCE OF 1356.29 FEET AND A CHORD BEARING OF SOUTH 07 DEGREES 38 MINUTES 48 SECONDS EAST; THENCE DEPARTING SAID NORTH LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 14 SECONDS, A DISTANCE OF 1357.10 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (NON-EXCLUSIVE EASEMENT ESTATE)

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 2 CREATED IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 3531, PAGE 1473, AND CORRECTED BY CORRECTIVE QUICK CLAIM DEED RECORDED IN O.R. BOOK 10483, PAGE 4863, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS: A 50 FOOT EASEMENT LYING 25 FEET ON EITHER SIDE OF THE EAST/WEST CENTER LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA.

LEGAL DESCRIPTION: TITLE COMMITMENT NUMBER 20014711

THE LAND IS DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 114 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, LESS ROAD RIGHT-OF-WAY LYING IN ORANGE COUNTY, FLORIDA.

TOGETHER WITH: TITLE COMMITMENT ORDER NUMBER 8707698

PARCEL 1:

THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST (LESS ROAD RIGHT-OF-WAY ON EAST), PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

PARCEL 2:

THE NORTH 1/2 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

MAJOR DEVELOPMENT PLAN

FOR

PLYMOUTH SORRENTO ASSEMBLAGE

CITY OF APOPKA, FLORIDA

OCPA PARCEL ID#s: 13-20-27-0000-00-001 , 13-20-27-0000-00-019, 13-20-27-0000-00-020, 13-20-27-0000-00-021, 13-20-27-0000-00-022, 13-20-27-0000-00-058 & 13-20-27-0000-00-062

SHEET INDEX

1	C0.0	COVER
2	C1.0	ABBREVIATIONS & SYMBOLS
3	C1.1	EXISTING CONDITIONS - OVERALL
4	C1.2	EXISTING CONDITIONS - EAST
5	C1.3	EXISTING CONDITIONS - SOUTH
6	C1.4	EXISTING CONDITIONS - NORTH
7	C1.5	OFFSITE EXISTING CONDITIONS - PLYMOUTH SORRENTO ROAD
8	C1.6	OFFSITE EXISTING CONDITIONS - APPY LANE
9	C2.0	KPI-MU MASTER PLAN
10	C2.1	KPI-MU DEVELOPMENT STANDARDS
11	C2.2	PHASING PLAN
##	C3.0	OVERALL GEOMETRY PLAN
##	C3.1	GEOMETRY PLAN - EAST
##	C3.2	GEOMETRY PLAN - SOUTH
##	C3.3	GEOMETRY PLAN - NORTH
##	C3.4	CURVE & LOT DATA TABLE
##	C3.5	CROSS SECTIONS
##	C3.6	OFFSITE IMPROVEMENTS
19	C4.0	OVERALL UTILITY & DRAINAGE PLAN
20	C4.1	UTILITY & DRAINAGE PLAN - EAST
21	C4.2	UTILITY & DRAINAGE PLAN - SOUTH
22	C4.3	UTILITY & DRAINAGE PLAN - NORTH
23	C4.4	OFFSITE UTILITY PLAN - PLYMOUTH SORRENTO ROAD
24	C4.5	OFFSITE UTILITY PLAN - APPY LANE
25	C4.6	LIGHTING PLAN
26	C4.7	FIRE TRUCK ROUTE PLAN
27	C5.0	OVERALL PAVING & GRADING PLAN
28	C5.1	PAVING & GRADING PLAN - EAST
29	C5.2	PAVING & GRADING PLAN - SOUTH
##	C5.3	PAVING & GRADING PLAN - NORTH
31	LS-01	KEY PLAN
32	LS-02	TREE MITIGATION PLAN
33	LS-03	TREE MITIGATION PLAN
34	LS-04	TREE MITIGATION PLAN
35	LS-05	EXISTING TREE LIST
36	LS-06	LANDSCAPE PLAN
37	LS-07	LANDSCAPE PLAN
38	LS-08	LANDSCAPE PLAN
39	LS-09	LANDSCAPE DETAILS
40		ALTA SURVEY
41		TOPOGRAPHIC & BOUNDARY SURVEY
42		TOPOGRAPHIC & BOUNDARY SURVEY
43		TREE SURVEY
44		TREE SURVEY LIST

VICINITY MAP
SCALE: 1" = 2,000'

PROJECT TEAM:

PROPERTY OWNERS
DENNIS AND JOANN KLEPZIG
4140 PLYMOUTH SORRENTO ROAD
APOPKA, FL 32712

CHO MIN SUN
4068 PLYMOUTH SORRENTO ROAD
APOPKA, FL 32712

HONG S. AND DEOK H. KIM
4046 PLYMOUTH SORRENTO ROAD
APOPKA, FL 32712

APPLICANT/DEVELOPER
PULTE HOME COMPANY, LLC.
CONTACT: AARON STRUCKMEYER, P.E.
4901 VINELAND ROAD, SUITE 500
ORLANDO, FL 32811
PHONE: (407) 661-2201
EMAIL: AARON.STRUCKMEYER@PULTEGROUP.COM

ENGINEER
APPIAN ENGINEERING, LLC
ENGINEER: LUKE M. CLASSON, P.E.
2221 LEE RD, SUITE 27
WINTER PARK, FL 32789
PHONE: (407) 960-5868
EMAIL: LCLASSON@APPIANFL.COM

SURVEYOR
ALLEN & COMPANY, INC.
SURVEYOR: JAMES RICKMAN, P.S.M.
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
PHONE: (407) 654-5355
EMAIL: JIM@ALLEN-COMPANY.COM

LANDSCAPE ARCHITECT
FOSTER CONANT & ASSOCIATES
ARCHITECT: RICK CONANT, RLA
100 WEST LUCERNE CIRCLE, SUITE 401
ORLANDO, FL 32801
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BIO-TECH CONSULTING, INC.
ENVIRONMENTALIST: STEPHEN BUTLER
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NATIVE GEOSCIENCE, INC.
ENGINEER: BRIAN W. JORY, P.E.
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TRAFFIC & MOBILITY CONSULTANTS, LLC
ENGINEER: MOHAMMED ABDALLAH, P.E.
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ORLANDO, FLORIDA 32803
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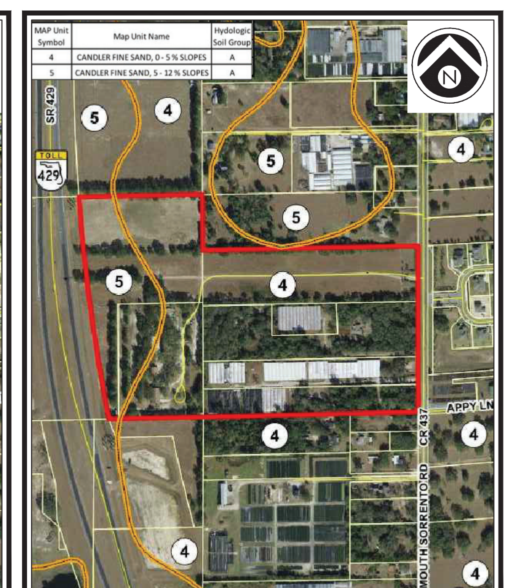
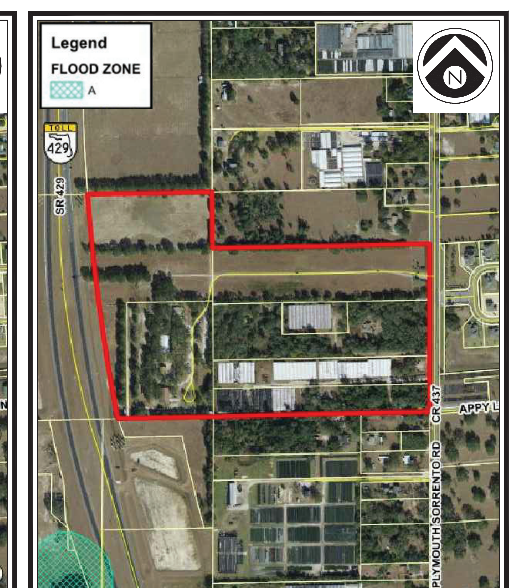
EMAIL: MNA@TRAFFICMOBILITY.COM

AERIAL MAP
SCALE: 1" = 400'



SOILS MAP
SCALE: 1" = 400'



FEMA FLOOD MAP
SCALE: 1" = 400'

UTILITY PROVIDERS

WATER/SEWER/RECLAIMED:
CITY OF APOPKA
748 E. CLEVELAND STREET
APOPKA, FLORIDA 32703
CONTACT:VLADIMIR SIMONOVSKI, P.E.
PHONE: (407) 703-1731

SOLID WASTE COLLECTION:
CITY OF APOPKA
748 EAST CLEVELAND STREET
APOPKA, FLORIDA 32703
PHONE: (407) 703-1731

GAS:
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND ROAD
WINTER GARDEN, FLORIDA 34787
CONTACT:PATRICK NUGGEN
PHONE: (407) 656-2734

CABLE:
CHARTER COMMUNICATIONS
(A.K.A. SPECTRUM)
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: TRACEY DOMOSTOY
PHONE: (407) 532-8509

TELEPHONE/FIBER:
CENTURY LINK
33 NORTH MAIN STREET, ROOM 144
WINTER GARDEN, FLORIDA 34787
CONTACT: BILLY HAGER
PHONE: (407) 814-5329

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(A.K.A. SPECTRUM)
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POWER:
DUKE ENERGY
3250 BONNETT CREEK ROAD
PO BOX 10000
LAKE BUENA VISTA, FLORIDA 32830
CONTACT: JENNIFER NAZARIAN
PHONE: (407) 938-6611

SHEET 1 OF 44
NOT FOR CONSTRUCTION

APPIAN ENGINEERING

2221 LEE ROAD, SUITE 27
WINTER PARK, FLORIDA 32789
(407) 960-5868

BOARD OF PROFESSIONAL
ENGINEERING CERTIFICATE
NO. 32174

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.

REV.	DATE	DESCRIPTION
1	05/19/2021	CITY OF APOPKA DRC COMMENTS DATED 05/19/2021
2		
3		
4		
5		
6		
7		
8		
9		
10		

LUKE MARTIN CLASSON LICENSE No 77066 STATE OF FLORIDA PROFESSIONAL ENGINEER
Digitally signed by Luke M Classon
Luke M Classon

P:_PROJECT DRAWINGS\PUL-017 Klepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\COVER SHEET.dwg Plotted:5/21/2021 By:ssierragil

ABBREVIATIONS

A

A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH

B

BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE

C

CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER

D

DBL	DOUBLE
DEG OR '	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY

E

E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F

F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING

G

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE

H

HB	HOSE BIBB
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC

I

I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT

J

JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

L

L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL

M

MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING

N

N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P

PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER

Q

Q	FLOW RATE

R

R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN

S

S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM

T

T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL

U

UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE

V

VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

W

W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Y

YD	YARD
YR	YEAR

MISC

&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- SOIL BOUNDARY

SANITARY SEWER

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN
- MANHOLE

POTABLE WATER

- WATER MAIN
- EXISTING VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- CURB INLET
- MANHOLE
- MITERED END
- STORM INLET
- SPOT ELEVATION
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET
- FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- BOUND CORNER
- CONCRETE
- COUNTY ROADS
- INTERSTATE ROADS
- LIGHT POLE
- SIGN
- EDGE OF PAVEMENT W/O CURB
- STATE ROADS
- GUY POLE
- UTILITY POLE
- YARD LIGHT
- GAS MAIN
- OVER HEAD WIRE
- ELECTRIC CABLE OR CONDUIT, BURIED
- UNDERGROUND TELEPHONE CABLE
- EDGE OF PAVEMENT W/CURB

PROPOSED SYMBOLS

LINES

- PROPERTY BOUNDARY
- LOT LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE
- WETLAND LINE
- WETLAND BUFFER LINE
- FENCE (x)
- SILT FENCE (SF)
- GUARDRAIL
- ENTRY WALL
- RETAINING WALL
- SWALE
- CONTOUR (81)

SANITARY SEWER

- SANITARY PIPE (100 LF OF 8" PVC @ 0.40%)
- CLEANOUT
- SINGLE SANITARY SERVICE
- DOUBLE SANITARY SERVICE
- MANHOLE (S)
- FORCE MAIN (FM)
- PLUG VALVE

POTABLE WATER

- WATER MAIN (WM)
- FIRE MAIN (FIRE)
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- METER (M)
- SAMPLE POINT (SP#)

RECLAIMED WATER

- RECLAIMED WATER MAIN (RU)
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE

GENERIC UTILITIES

- 11 1/2' BEND
- 22 1/2' BEND
- 45' BEND
- 90' BEND
- TEE
- CROSS
- GATE VALVE
- REDUCER

STORM

- STORM PIPE (100 LF OF 24" RCP @ 0.20%)
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE (D)
- MITERED END SECTION
- STORM INLET

ROADWAY & GRADING

- CONCRETE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- DETAIL REFERENCE (10 / C1.0)
- SPOT ELEVATION (100.00)
- FINISHED FLOOR ELEVATION W/ FHA LOT TYPE (LOT TYPE 'A' FFE=100.00)
- HANDICAP PARKING
- INTERSTATE ROADS (95)
- LIGHT POLE
- STATE ROADS (50)
- SIGN
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- CROSS SECTION DETAIL (A A)

NOTES:
1. TREE TYPES SHALL BE REFERENCED BY LEGEND ON APPLICABLE DRAWING SHEETS.
2. EXISTING CONSTRUCTION FEATURES MAY BE SCREENED ON DRAWING SHEETS TO PROVIDE CLARITY.

SHEET 2 OF 44
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 LEE ROAD, SUITE 27, WINTER PARK, FLORIDA 32789

ABBREVIATIONS & SYMBOLS
MAJOR DEVELOPMENT PLAN
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL
DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON
DATE: 5/21/21
SCALE: N.T.S.
PROJECT: PUL-017
SHEET: C1.0

P:_PROJECT DRAWINGS\PUL-017 Klepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\ABBREVIATIONS & SYMBOLS.dwg Modified: 4/29/2021 By: ssierragil

LEGEND & ABBREVIATIONS

- FENCE LINE (AS NOTED)
- OVERHEAD UTILITY
- LIMITED ACCESS LINE
- IRRIGATION VALVE
- ELECTRIC BOX
- WATER VALVE
- RECLAIMED WATER VALVE
- GUY WIRE
- WELL
- HOSE BIB
- WOOD POWER/UTILITY POLE
- CLEAN OUT
- METAL LIGHT POLE
- PHONE RISER
- ELECTRIC METER

- CENTRAL ANGLE
- RADIUS
- LENGTH
- CHORD BEARING
- CHORD DISTANCE
- FOUND IRON ROD OR IRON PIPE AS SHOWN
- FOUND 4"X 4" CONCRETE MONUMENT NUMBERED AS SHOWN
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- OFFICIAL RECORDS BOOK
- PAGE
- PROFESSIONAL SURVEYOR & MAPPER
- LICENSED SURVEYOR
- SPOT ELEVATION
- GUY POLE

- PLAT BOOK
- RIGHT OF WAY
- DEED BOOK
- DESCRIBED
- MEASURED
- HOG WIRE FENCE
- FIBER OPTIC CABLE
- UNKNOWN VALVE TYPE
- VAULT
- BORING LOCATION
- IRRIGATION BOX
- SIGN
- MAILBOX

EXCEPTIONS AS THEY APPEAR IN THE TITLE COMMITMENT: NUMBER 20014708

7. EASEMENT CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 114, PAGE 10, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. EASEMENT IS APPURTENANT TO THE SUBJECT PROPERTY AND IS SHOWN HEREON

8. EASEMENT AGREEMENT RECORDED IN O.R. BOOK 920, PAGE 378, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

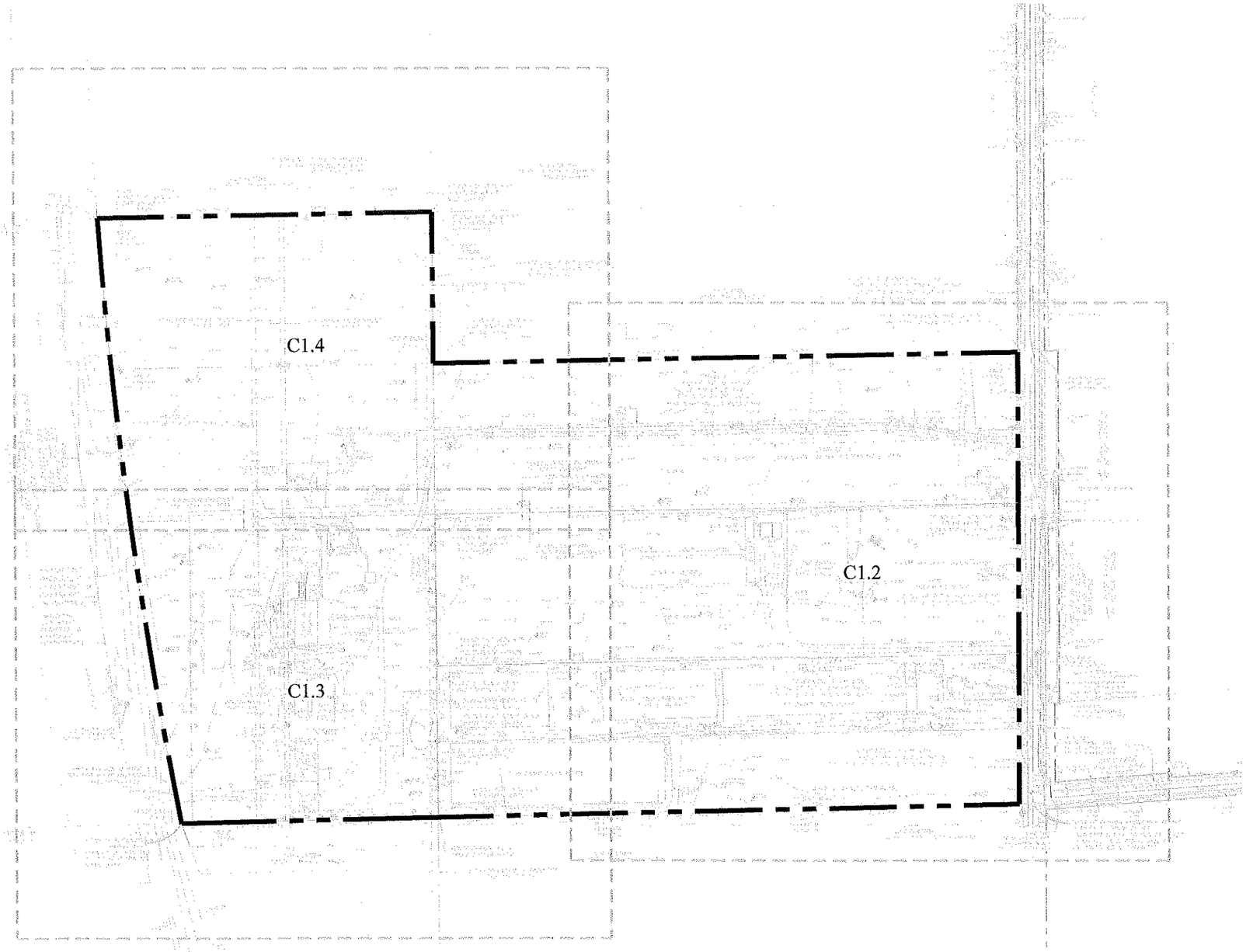
9. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 3255, PAGE 1811, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

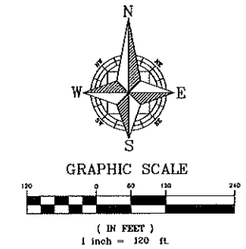
10. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 3283, PAGE 1538, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

11. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 5024, PAGE 1593, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

12. EASEMENT CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 3531, PAGE 140, AS CORRECTED BY CORRECTIVE QUIT CLAIM DEED RECORDED IN O.R. BOOK 10483, PAGE 4863, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

13. RESERVATIONS OF RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY, IN FAVOR OF ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY PURSUANT TO STIPULATED ORDER OF TAKING AS TO PARCEL 195 RECORDED IN O.R. BOOK I 0752, PAGE 5936, O.R. BOOK I 0752, PAGES 9151 AND IN O.R. INSTRUMENT #20160407152, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. IS CONTIGUOUS TO THE SUBJECT PROPERTY AND IS SHOWN HEREON.





EXCEPTIONS AS THEY APPEAR IN THE TITLE COMMITMENT: NUMBER 20014711

7. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED MAY 9, 1974, IN O.R. BOOK 2527, PAGE 503, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

8. SCHOOL MITIGATION AGREEMENT FOR CAPACITY ENHANCEMENT RECORDED IN O.R. INSTRUMENT #20190162348, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

EXCEPTIONS AS THEY APPEAR IN THE TITLE ORDER: NUMBER 8707698

6. SCHOOL MITIGATION AGREEMENT FOR CAPACITY ENHANCEMENT RECORDED AS OFFICIAL RECORDS INSTRUMENT #20190162348, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 00°01'59" WEST.

2. THE "LEGAL DESCRIPTION" HEREON AND THE LANDS SURVEYED ARE IN ACCORD WITH THE DESCRIPTION PROVIDED IN THE COMMITMENT TO INSURE TITLE, COMMITMENT NO. 20014708 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

3. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.

4. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

6. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, VISIBLE ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND UTILITIES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.

7. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

8. THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12017G0110F, MAP NO. 12095C119F, MAP REVISED SEPTEMBER 25, 2009 AND COMMUNITY PANEL NO. 12017G0125F, MAP NO. 12095C125F, MAP REVISED SEPTEMBER 25, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

9. THERE WAS NO VISUAL EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WITHIN THE SURVEYED LANDS.

10. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY DEPARTMENT OF ENGINEERING VERTICAL DATUM, BENCHMARK NUMBER S1374026 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), ELEVATION BEING 107.222'.

11. WHILE CONDUCTING THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF WETLANDS WITHIN THE SURVEYED LANDS.

12. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

13. THE SURVEYOR WAS NOT PROVIDED A ZONING REPORT WHICH WOULD INCLUDE SETBACK OR RESTRICTIONS AFFECTING THE SUBJECT PROPERTY.

14. THERE EXIST NUMEROUS IRRIGATION LINES THROUGH OUT THE PORTIONS OF THE LANDS USED AS A NURSERY THAT WERE NOT LOCATED.

15. THE PARCELS OF PROPERTY DEPICTED ON THE SURVEY ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITH NO GAPS, GORES, OVERLAPS OR HIATUSES.

16. THERE ARE NO GAPS, GORES, OVERLAPS, OR HIATUSES BETWEEN THE PROPERTY AND THE PUBLIC RIGHT-OF-WAY DEPICTED ON THE SURVEY

17. THE LANDS DESCRIBED IN THAT CERTAIN STIPULATED ORDER OF TAKING AS TO PARCEL 195 BEING THE SAME HEREON AS MEASURED IS CONTIGUOUS TO PARCEL 1, DESCRIBED IN TITLE COMMITMENT NUMBER 20014708, WITH NO GAPS, GORES, OVERLAPS OR HIATUS.

18. WE HAVE EXAMINED THE FURNISHED COMMITMENTS TO INSURE TITLE, COMMITMENT NO. 20014708, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, REVISED MARCH 25, 2020 AT 4:21 P.M. COMMITMENT NO. 20014711, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, REVISED DATE MARCH 25, 2020 AT 3:29 P.M. AND ORDER NO. 8707698, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT DATE AUGUST 13, 2020 AT 11:00 P.M. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B-II", OF THE COMMITMENTS HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

SHEET 3 OF 44
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	05/19/21	CITY OF APOPKA SRC COMMENTS DATED 05/17/2021	MZ

CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLC.
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2221 Lee Road, Suite 27, Winter Park, Florida 32789
EB0027267 | LICENSED CERTIFICATE OF AUTHORIZATION NUMBER

OVERALL EXISTING CONDITIONS
MAJOR DEVELOPMENT PLAN
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL
DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON
DATE: 5/21/21
SCALE: 1" = 120'
PROJECT: PUL-017
SHEET: C1.1

P:_PROJECT DRAWINGS\PUL-017 Klepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\EXISTING CONDITIONS.dwg Modified: 4/29/2021 By: ssierragil

P:_PROJECT DRAWINGS\PUL-017 Klepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\EXISTING CONDITIONS.dwg Modified: 4/29/2021 By: ssierragil

SHEET C1.5

SHEET C1.2

SHEET C1.3 SHEET C1.4

SHEET C1.2

SHEET C1.2

SHEET C1.6

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

REV.	DATE	DESCRIPTION	BY
A			
A			
A			
A			
A			
A			
A	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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EXISTING CONDITIONS – EAST

MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE

CITY OF APOPKA, FLORIDA

SCALE	1" = 50'
PROJECT	PUL-017
SHEET	C1.2
DRAWN:	S. SIERRA-GIL
DESIGNED:	J. WOHLFARTH
CHECKED:	L. CLASSON
DATE:	5/21/21

APPIAN ENGINEERING

SHEET 4 OF 44

NOT FOR CONSTRUCTION

SHEET C1.4

SHEET C1.3

SHEET C1.3

SHEET C1.2

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

REV.	DATE	DESCRIPTION	BY
A			
A			
A			
A			
A			
A			
A	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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EXISTING CONDITIONS – SOUTH

MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

SCALE 1" = 50'	DRAWN: S. SIERRA-GIL
PROJECT PUL-017	DESIGNED: J. WOHLFARTH
SHEET C1.3	CHECKED: L. CLASSON
	DATE: 5/21/21

SHEET 5 OF 44
NOT FOR CONSTRUCTION

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P:_PROJECT DRAWINGS\PUL-017 Klepzig and Cha Properties\Drawings\CAD Civil3D\Layouts\G4 MDP\EXISTING CONDITIONS.dwg Modified: 4/29/2021 By: ssierragil

SHEET C1.4

SHEET C1.3

SHEET C1.4

SHEET C1.2

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

REV.	DATE	DESCRIPTION	BY
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A	05/10/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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2221 Lake Row, Suite 27, Winter Park, Florida 32789

FLICC OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 8374

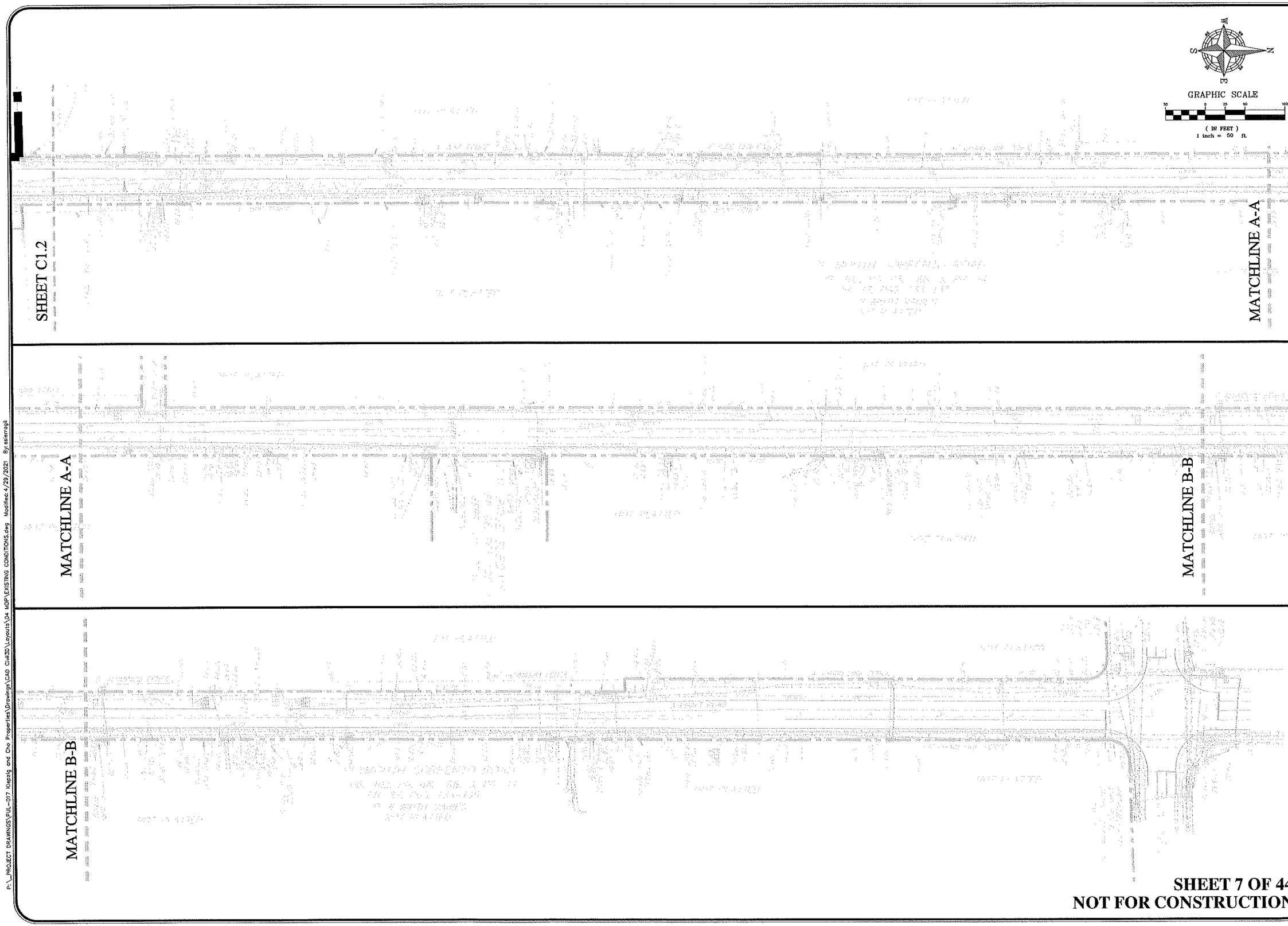
EXISTING CONDITIONS – NORTH

MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

SCALE: 1" = 50'	DRAWN: S. SIERRA-GIL	DESIGNED: J. WOHLFARTH	CHECKED: L. CLASSON
PROJECT: PUL-017	SHEET: C1.4	DATE: 5/21/21	

SHEET 6 OF 44
NOT FOR CONSTRUCTION



SHEET 7 OF 44
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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CERTIFICATE OF AUTHORIZATION NUMBER 27000

OFFSITE EXISTING CONDITIONS – PLYMOUTH SORRENTO ROAD
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

SCALE	DRAWN: S. SIERRA-GIL
1" = 50'	DESIGNED: J. WOHLFARTH
PROJECT PUL-017	CHECKED: L. CLASSON
SHEET C1.5	DATE: 5/21/21

P:_PROJECT DRAWINGS\PUL-017 Kupzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\EXISTING CONDITIONS.dwg Modified: 4/29/2021 By: sslerrogil

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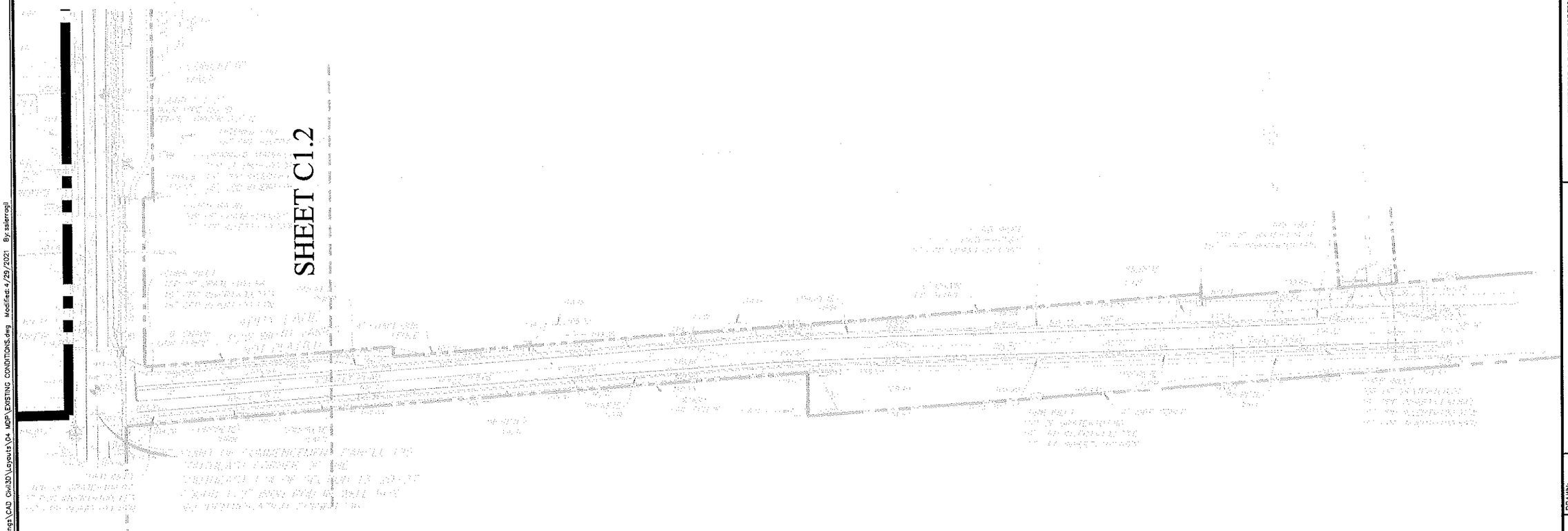

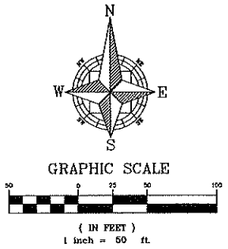

SHEET 8 OF 44
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A			
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A			
A	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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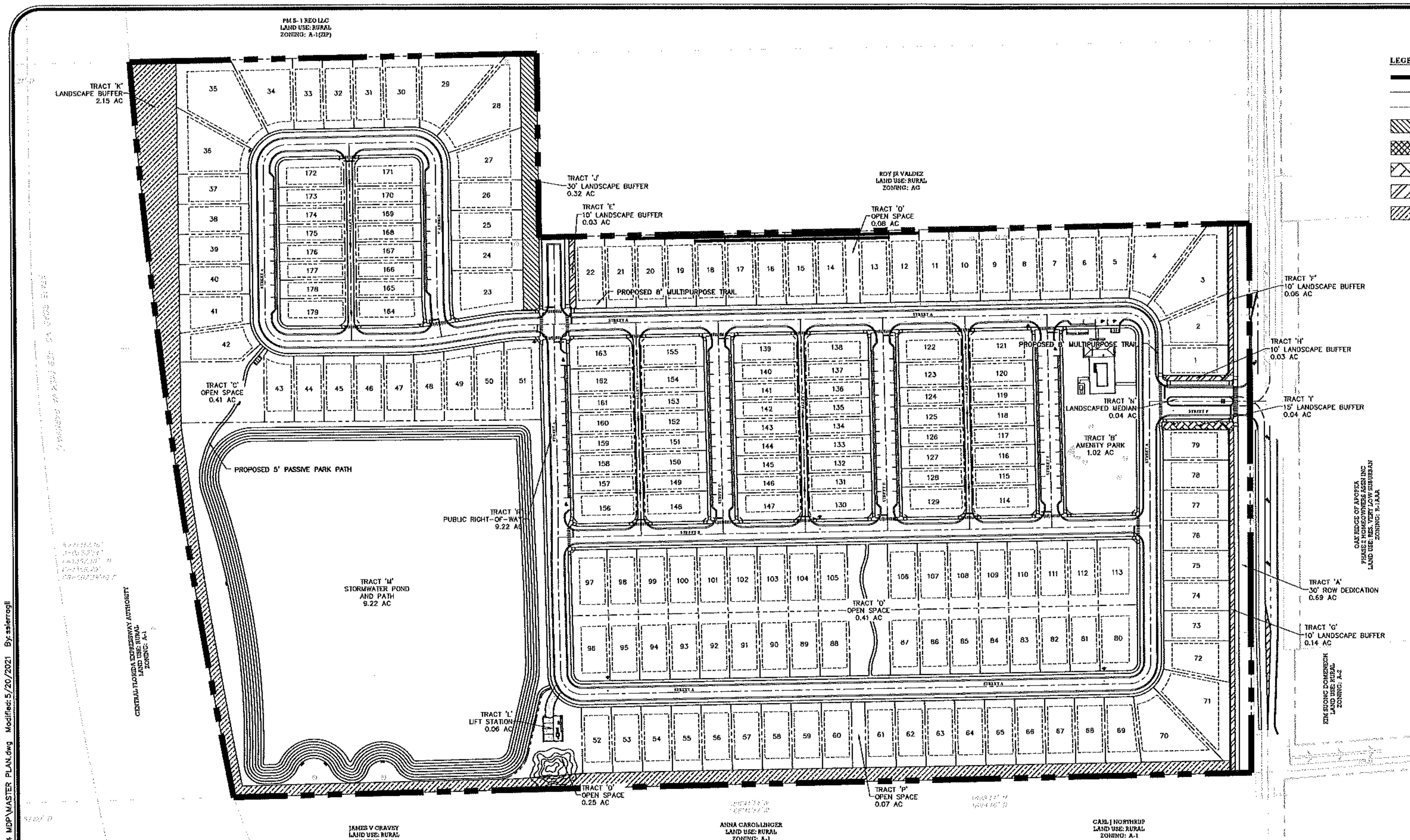
FILE OF FLORIDA CERTIFICATE OF AUTHORIZATION #6,684

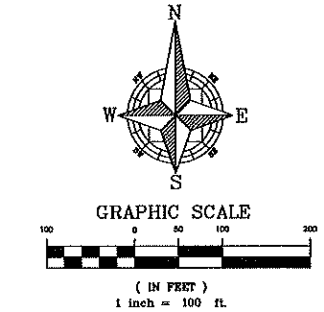
OFFSITE EXISTING CONDITIONS – APPY LANE
MAJOR DEVELOPMENT PLAN
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

SCALE	1" = 50'
PROJECT	PUL-017
SHEET	C1.6
DRAWN:	S. SIERRA-GIL
DESIGNED:	J. WOHLFARTH
CHECKED:	L. CLASSON
DATE:	5/21/21



LEGEND

- PROPERTY BOUNDARY
- LOT LINES
- SETBACKS
- 30' LANDSCAPE BUFFER
- 20' LANDSCAPE BUFFER
- 15' LANDSCAPE BUFFER
- 10' LANDSCAPE BUFFER
- LANDSCAPE BUFFER



OVERALL SITE DATA:

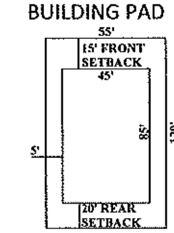
OCPA - PARCEL ID #:	13-20-27-0000-00-001 13-20-27-0000-00-019 13-20-27-0000-00-020 13-20-27-0000-00-021 13-20-27-0000-00-022 13-20-27-0000-00-058 13-20-27-0000-00-062
TOTAL PROPERTY AREA:	50.77 Ac.
PROJECT IMPROVEMENT AREA	50.08 Ac.
DEDICATED COUNTY RIGHT-OF-WAY AREA	0.69 Ac.
TOTAL DEVELOPABLE AREA:	50.08 Ac.

THIS DEVELOPMENT SHALL BE CONSTRUCTED IN TWO PHASES

PARCEL DATA

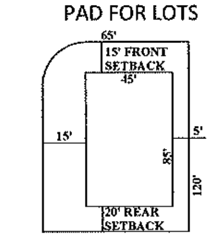
PARCEL	TOTAL PARCEL AREA				OWNER
13-20-27-0000-00-001	30.80	AC	1,341,412	SF	DENNIS & JOANN KLEPZIG
13-20-27-0000-00-022					DENNIS & JOANN KLEPZIG
13-20-27-0000-00-062					DENNIS & JOANN KLEPZIG
13-20-27-0000-00-019	9.99	AC	435,334	SF	MIN SUN CHO
13-20-27-0000-00-058					MIN SUN CHO
13-20-27-0000-00-020	9.98	AC	434,737	SF	HONG SIK & DEOK HWA KIM
13-20-27-0000-00-021					HONG SIK & DEOK HWA KIM
TOTAL	50.77	AC	2,211,483	SF	PULTE HOME COMPANY, LLC

TYPICAL 55' LOT SIZE/PROPOSED BUILDING PAD



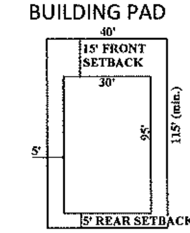
6,600 SF (0.15 AC.)

CORNER LOT SIZE/ BUILDING PAD FOR LOTS



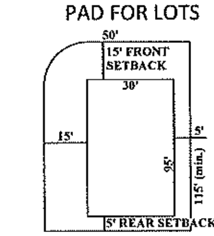
7,752 SF (0.18 AC.)

TYPICAL 40' LOT SIZE/PROPOSED BUILDING PAD



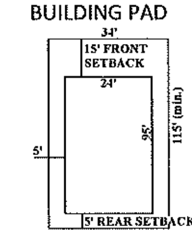
4,600 SF (0.11 AC.)

CORNER LOT SIZE/ BUILDING PAD FOR LOTS



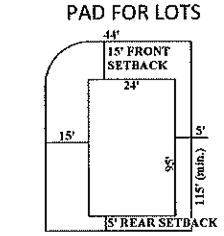
5,653 SF (0.13 AC.)

TYPICAL 34' LOT SIZE/PROPOSED BUILDING PAD



3,910 SF (0.09 AC.)

CORNER LOT SIZE/ BUILDING PAD FOR LOTS



5,012 SF (0.12 AC.)

SITE DATA (KLEPZIG PROPERTIES):

OCPA - PARCEL ID #:	13-20-27-0000-00-001 13-20-27-0000-00-022 13-20-27-0000-00-062	
PARCEL AREA:	30.80 Ac.	
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:	X	
FIRM PANEL #12095C0125F DATED SEPT. 25, 2009 & #12095C0110F DATED SEPT. 25, 2009		
EXISTING ZONING:	T	
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	NEIGHBORHOOD OVERLAY DISTRICT	
PROPOSED ZONING:	KPI MU	
ADJACENT ZONING:		
NORTH	T, AG	
SOUTH	T, A-2, MU-N	
EAST	T, AG, MU-N, RSF-1A	
WEST	T, AG	
EXISTING FUTURE LAND USE (FLU):	FLU-IP	
PROPOSED FUTURE LAND USE (FLU):	MU	
ADJACENT FUTURE LAND USE (FLU):		
NORTH	FLU-IP, MU, RS	
SOUTH	FLU-IP, MU, RURAL	
EAST	FLU-IP, MU, RS, RVLS	
WEST	FLU-IP, RURAL	
PROPOSED MINIMUM LOT REQUIREMENTS (34' LOT / 40' LOT / 55' LOT):	REAR-LOADED	FRONT LOADED
MINIMUM LOT AREA	3,910 SF	6,600 SF
MINIMUM LOT WIDTH	34 ft.	55 ft.
MINIMUM LOT DEPTH	115 ft.	120 ft.
MAXIMUM BUILDING HEIGHT	35 ft. (2-story)	35 ft. (2-story)
SETBACKS		
FRONT PORCH	10 ft. min.	10 ft. min.
FRONT/STREET SIDE	15 ft. min./30 ft. max.	15 ft. min./30 ft. max.
REAR	5 ft. min.	20 ft. min.
SIDE	5 ft. min.	5 ft. min.
FRONT GARAGE	N/A	20 ft. min.
REAR GARAGE	18 ft. min.	N/A

SITE DATA (CHO PROPERTIES):

OCPA - PARCEL ID #:	13-20-27-0000-00-019 13-20-27-0000-00-058	
PARCEL AREA:	9.99 Ac.	
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:	X	
FIRM PANEL #12095C0110F DATED SEPT. 25, 2009		
EXISTING ZONING:	MU-N	
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	NEIGHBORHOOD OVERLAY DISTRICT	
PROPOSED ZONING:	KPI MU	
ADJACENT ZONING:		
NORTH	MU-N, T	
SOUTH	MU-N	
EAST	MU-N, RSF-1A	
WEST	MU-N, T	
EXISTING FUTURE LAND USE (FLU):	MU	
PROPOSED FUTURE LAND USE (FLU):	MU	
ADJACENT FUTURE LAND USE (FLU):		
NORTH	MU, FLU-IP	
SOUTH	MU	
EAST	MU, RVLS	
WEST	MU, FLU-IP	
PROPOSED MINIMUM LOT REQUIREMENTS (34' LOT / 40' LOT / 55' LOT):	REAR-LOADED	FRONT LOADED
MINIMUM LOT AREA	3,910 SF	6,600 SF
MINIMUM LOT WIDTH	34 ft.	55 ft.
MINIMUM LOT DEPTH	115 ft.	120 ft.
MAXIMUM BUILDING HEIGHT	35 ft. (2-story)	35 ft. (2-story)
SETBACKS		
FRONT PORCH	10 ft. min.	10 ft. min.
FRONT/STREET SIDE	15 ft. min./30 ft. max.	15 ft. min./30 ft. max.
REAR	5 ft. min.	20 ft. min.
SIDE	5 ft. min.	5 ft. min.
FRONT GARAGE	N/A	20 ft. min.
REAR GARAGE	18 ft. min.	N/A

SITE DATA (KIM PROPERTIES):

OCPA - PARCEL ID #:	13-20-27-0000-00-020 13-20-27-0000-00-021	
PARCEL AREA:	9.98 Ac.	
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:	X	
FIRM PANEL #12095C0110F DATED SEPT. 25, 2009		
EXISTING ZONING:	MU-N	
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	NEIGHBORHOOD OVERLAY DISTRICT	
PROPOSED ZONING:	KPI MU	
ADJACENT ZONING:		
NORTH	MU-N	
SOUTH	MU-N, A-2	
EAST	RSF-1A, ZIP A-2	
WEST	T	
EXISTING FUTURE LAND USE (FLU):	MU	
PROPOSED FUTURE LAND USE (FLU):	MU	
ADJACENT FUTURE LAND USE (FLU):		
NORTH	MU	
SOUTH	MU, RURAL	
EAST	RVLS	
WEST	FLU-IP	
PROPOSED MINIMUM LOT REQUIREMENTS (34' LOT / 40' LOT / 55' LOT):	REAR-LOADED	FRONT LOADED
MINIMUM LOT AREA	3,910 SF	6,600 SF
MINIMUM LOT WIDTH	34 ft.	55 ft.
MINIMUM LOT DEPTH	115 ft.	120 ft.
MAXIMUM BUILDING HEIGHT	35 ft. (2-story)	35 ft. (2-story)
SETBACKS		
FRONT PORCH	10 ft. min.	10 ft. min.
FRONT/STREET SIDE	15 ft. min./30 ft. max.	15 ft. min./30 ft. max.
REAR	5 ft. min.	20 ft. min.
SIDE	5 ft. min.	5 ft. min.
FRONT GARAGE	N/A	20 ft. min.
REAR GARAGE	18 ft. min.	N/A

OPEN SPACE TABLE

OPEN SPACE REQUIRED (20%)	10.02 AC	20.00%
PROPOSED OPEN SPACE		
AMENITY PARK	1.02 AC	2.04%
OPEN SPACE	1.15 AC	2.30%
LANDSCAPE BUFFER	2.84 AC	5.66%
STORMWATER POND (75% MAX)	6.92 AC	13.81%
TOTAL	11.92 AC	23.81%

PROPOSED AMENITIES:
- 8' MULTIPURPOSE TRAIL
- 5' PASSIVE PARK PATH
- POOL AND CABANA
- RECREATIONAL FIELD
- PASSIVE PARK

TRACT DATA

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
TRACT 'A'	30' ROW DEDICATION	0.69 AC	30,118 SF	COUNTY
TRACT 'B'	AMENITY PARK	1.02 AC	44,556 SF	H.O.A.
TRACT 'C'	OPEN SPACE	0.41 AC	17,863 SF	H.O.A.
TRACT 'D'	OPEN SPACE	0.25 AC	10,897 SF	H.O.A.
TRACT 'E'	10' LANDSCAPE BUFFER	0.03 AC	1,420 SF	H.O.A.
TRACT 'F'	10' LANDSCAPE BUFFER	0.06 AC	2,784 SF	H.O.A.
TRACT 'G'	10' LANDSCAPE BUFFER	0.14 AC	6,268 SF	H.O.A.
TRACT 'H'	10' LANDSCAPE BUFFER	0.03 AC	1,253 SF	H.O.A.
TRACT 'I'	15' LANDSCAPE BUFFER	0.04 AC	1,902 SF	H.O.A.
TRACT 'J'	30' LANDSCAPE BUFFER	0.32 AC	14,032 SF	H.O.A.
TRACT 'K'	LANDSCAPE BUFFER	2.15 AC	93,718 SF	H.O.A.
TRACT 'L'	LIFT STATION	0.06 AC	2,406 SF	CITY
TRACT 'M'	STORMWATER POND AND PATH	9.22 AC	401,625 SF	H.O.A.
TRACT 'N'	LANDSCAPED MEDIAN	0.04 AC	1,674 SF	H.O.A.
TRACT 'O'	OPEN SPACE	0.41 AC	17,760 SF	H.O.A.
TRACT 'P'	OPEN SPACE	0.07 AC	3,000 SF	H.O.A.
TRACT 'Q'	OPEN SPACE	0.08 AC	3,300 SF	H.O.A.
TRACT 'R'	PUBLIC RIGHT-OF-WAY	9.22 AC	401,469 SF	CITY

SHEET 9 OF 44
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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2221 Lee Road, Suite 27, Winter Park, Florida 32789

KPI-MU MASTER PLAN
MAJOR DEVELOPMENT PLAN
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL
DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON
DATE: 5/21/21
SCALE 1" = 100'
PROJECT PUL-017
SHEET C2.0

P:_PROJECT DRAWINGS\PUL-017 Klepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\MASTER PLAN.dwg Modified: 5/20/2021 By: ssierragil

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PLYMOUTH SORRENTO ASSEMBLAGE MASTER PLAN DEVELOPMENT STANDARDS

A. Design Standards

1. LOT CRITERIA:

Description	Single-Family Detached 34' & 40' Lots (Rear-Loaded)	Single-Family Detached 55' Lot (Front-Loaded)
Front Porch(2)	3' min.	3' min.
Front/Street Side Setback	Minimum: 15' Maximum: 30'	Minimum: 15' Maximum: 30'
Rear Setback	5' min.	20' min.
Side Setback	5' min.	5' min.
Garage Front Setback	-	20' min.
Garage Rear Setback(3)	18' min.	-
Min. Average Lot Area	3,910 SF	6,600 SF
Min. Lot Width	34'	55'
Min. Lot Depth	115'	120'
Max. Lot Coverage	75%	75%
Max. Building Height	35'/2 Stories	35'/2 Stories
Min. Living Area	1,300 SF	1,500 SF

(1) See Master Plan sheet for depiction of conceptual typical site plans.
(2) Front porch requirements and setback as allowed per Kelly Park Interchange Form-Based Code Section J.1 and K.2(g)(v).
(3) Rear garages are allowed per Kelly Park Interchange Form-Based Code Section K.2(g)(iv).

B. Architectural, Buildings, and Accessory Structures

1. Architectural design shall meet the intent of City of Apopka Kelly Park Interchange Form-Base Code or unless otherwise stated.
2. All lots shall have detached single-family homes.
3. Each individual single-family home shall have a minimum of two (2) bedrooms.
4. All front-loaded lots shall have minimum two (2) car garages.
5. All rear-loaded lots shall have a minimum one (1) car garage.
6. Mail delivery for all lots within Plymouth Sorrento Assemblage shall occur at cluster mailbox units. Approval from the Postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
7. AC condenser units & similar equipment shall be placed in the side yard area. Units & similar equipment shall be placed with a minimum three (3) feet setback from side property line. Units shall be screened from side streets with landscaping or opaque fencing.
8. Storage sheds or similar storage facilities shall not be allowed.
9. Swimming pools shall be allowed on all front-loaded lots.
10. Swimming pools shall not be allowed on rear-loaded lots.
11. Architectural Design Standards:
    a) Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of to the City of Apopka's Kelly Park Interchange Form-Based Code except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent

architectural value. Substantial deviations from architectural rendering must be approved by City Council.
    b) Front facade materials such as cultured stone veneer, stucco, wood plank, and fiber cement siding may be utilized to be consistent with the applicable Architectural Style.
    c) Minimum roof pitch over the main house and garage shall be 5/12. Roof pitch over porches shall be a minimum of 4/12.
    d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall compliment the color scheme of the house.
    e) Aluminum fascia and soffit shall be standard for all houses. Fascia and soffit color shall compliment the color scheme of the house.
    f) Trim around windows and doors shall be painted a different color from the body of the house. Doors may be painted either the same as the trim or separate accent color.
    g) Concrete or pavers shall be installed in rear yard driveways, lead walks, porches, and porticos.
12. Front Building Entrance Elevation Design Standards:
    a) Front building entrance shall feature a minimum four (4) feet deep (per Kelly Park Interchange Form-Base Code Section J.4 Figure 16) porches & porticos flush or projecting beyond front wall or similar feature. Porches shall be a minimum width of four (4) feet and a minimum clear height of eight (8) feet.
    b) Front garages shall be limited to projecting 1'-0" in front of conditioned living area or habitable front porch with a minimum depth of 5'-0".
    c) Garage frontage shall be limited to 50%. Frontage is determined by garage door width.
    d) Front porches and porticos may be at grade level or elevated.
    e) Should any home's front elevation comprise less than the required 10% of windows, the front door shall be predominantly made of glass.
    f) Identical model plan type shall not be constructed on neighboring lots who share a side yard property boundary line or are directly across the street without a different elevation type.
    g) Identical exterior paint schemes shall not be applied on neighboring lots who share a side yard property boundary line or are directly across the street.
    h) Specific elevations style types shall have similar wall finishes, window grid patterns, window banding & trim, roof lines and slopes, etc. Applied to each lot width model plan type front elevations.
    i) Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from exterior elevations must be approved by City Council.
13. Individual Lot Front & Rear Yard Fencing Standards:
    a) Fencing is prohibited in front yards.
    b) Maximum height of a fence shall be six (6) feet above final grade or six (6) inches less than the community common wall height, whichever is less. No fence shall exceed the height of an abutting common area wall.
    c) Fencing at rear yards of rear alley loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
    d) Fencing at street corner lot side yards shall be setback a minimum of ten (10) feet from the street side property line.

C. Utilities and Infrastructure

1. Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.

2. Reclaimed water service shall be provided by the City of Apopka. The reclaimed water system shall be designed to City of Apopka standards.
3. Stormwater management system shall be designed to comply with the design standards of the City of Apopka and the St. Johns River Water Management District.
4. A final drainage report and soils report will be submitted with the Construction Site Plan.
5. Sanitary service shall be provided by the City of Apopka. The sanitary system shall be designed to City of Apopka standards.
6. Utility easements shall be dedicated to the City of Apopka.
7. Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
8. All stormwater and utility pipes may be moved to save existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
9. On-site streets are to be constructed per City of Apopka standards.
10. Stabilized access roadways and fire hydrants must be in place before building construction may begin.
11. Solid waste collection and public safety (police and fire) shall be provided by the City of Apopka.
12. The internal Street Type E (Neighborhood) right-of-way is to be public.
13. The internal Street Type F (Alley) right-of-way is to be private.
14. Five-foot (5') wide sidewalks are to be constructed adjacent to internal roads throughout the entire project in compliance with the City of Apopka Kelly Park Interchange Form-Base Code unless otherwise noted. Sidewalk alignment may be adjusted at Construction Site Plan to preserve existing trees.
15. An eight-foot (8') multipurpose trail is to be constructed as shown on the Master Plan.
16. Garages shall be accessed from the adjacent Street Type F (Alley) at the rear of the lot for all rear-loaded lots.
17. Power service within the development shall be underground. No overhead service will be allowed.
18. Vehicular, Pedestrian and Accent lighting shall substantially conform to the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e).

D. Recreation and Open Space

1. Required project open space shall be a minimum of 20% of the developed site area in accordance with City of Apopka Kelly Park Interchange Form-Base Code per Section Q Table 13.
2. Required project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.
3. Tract 'B' shall be an approximate 1.00-acre Park/Amenity Tract. A specific park site plan showing amenities/equipment shall be provided with the Construction Site Plan. Park amenities shall include a cabana with restrooms, a swimming pool, a playground, and cluster mailboxes at a minimum. The swimming pool and deck area shall be a minimum of 2,500 SF and water area a minimum of 750 SF. Documentation/calculations that the proposed pool size complies with state health standards will be provided at the Building Permit Application.

E. Buffers and Landscaping

1. A ten-foot (10') buffer for entry wall and landscaping will be provided along Plymouth Sorrento Road. This tract shall be dedicated to and maintained by the H.O.A.
2. A minimum ten-foot (10') buffer for landscaping will be provided on both sides of the entrance to the subdivision through Tract 'R'. These tracts shall be dedicated to and maintained by the H.O.A.

3. A buffer with a minimum width of twenty (20) feet shall be provided along State Road 429 and the southern property boundary. This tract shall be dedicated to and maintained by the H.O.A.
4. A thirty-foot (30') buffer will be provided along the rear of Lots 23 through 28 for landscaping purposes. This tract shall be dedicated to and maintained by the H.O.A.
5. The design of all buffer tracts shall follow the City of Apopka Kelly Park Interchange Form-Base Code Section M. Landscaping & Hardscape Plans shall be provided at Construction Site Plan.
6. Entrance feature and community sign details will be provided with the Construction Site Plan.
7. Final landscape plans for the buffer areas along the proposed main entrance at Plymouth Sorrento Road shall be provided with the Construction Site Plan.
8. Tree Planting Conditions. Minimum of two (2) new trees shall be planted per residential lot. The new trees shall be a minimum of three (3) inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any. Trees within the Street Type E (Neighborhood) shall be medium canopy trees at forty (40) feet minimum spacings, understory trees at twenty (20) feet minimum spacing per City of Apopka Kelly Park Interchange Form-Base Code Section P.3 Table 12.
9. Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designate to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silt fencing or other similar techniques accepted by the City Engineer.

F. Maintenance and Plat

1. Plymouth Sorrento Assemblage Homeowners' Association shall maintain common areas including all fences/walls and landscaping within said common areas.
2. The Construction Site Plan shall include the plat document, and the plat shall be in final form.
3. The City of Apopka shall be responsible for maintenance of Street Type E (Neighborhood), on-street parallel parking spaces, street lighting, stormwater collection systems and utilities (potable water main, reclaimed water main, force main, etc.) within the public rights-of-way of Plymouth Sorrento Assemblage.

G. Wetlands and Environmental

1. There are no wetland areas within the site.
2. According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095-C-0125-F, dated September 25, 2009 & 12095-C-0110F, dated September 25, 2009, the entire site of the proposed development is located within Unshaded Zone 'X' (areas determined to outside the 500-year floodplain).
3. An erosion control plan will be submitted with the Construction Site Plan.
4. Tree removal, tree replacement, and landscaping shall comply with the City of Apopka Kelly Park Interchange Form-Base Code Section M.
5. Individual lot arbor/clearing permit is required prior to clearing or grading of any lot or issuance of building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

H. Development Condition Continuity

The KPI-MU Development Standards shall be printed within the KPI-MU Master Plan and the Construction Site Plan.

I. Signage

Signage shall comply with the City of Apopka Kelly Park Interchange Form-Base Code.

J. Lighting

Lighting shall comply with the City of Apopka's Kelly Park Interchange Form-Base Code Section P.4(e). Street and parking area or pedestrian path light poles shall be decorative type. Details will be provided with the Construction Site Plan.

K. Garbage Pickup

1. Garbage of rear-loaded single-family units shall be picked up at the adjacent Street Type F (Alley) along the rear of the lots.

L. Miscellaneous

1. Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
2. All acreages are subject to change with Construction Site Plan and Preliminary Plat review and approval.
3. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the H.O.A. documents.
4. All lots with rear alley access shall have uniform address numbers on the front and rear facades of the residence.

REV.	DATE	DESCRIPTION	BY
1	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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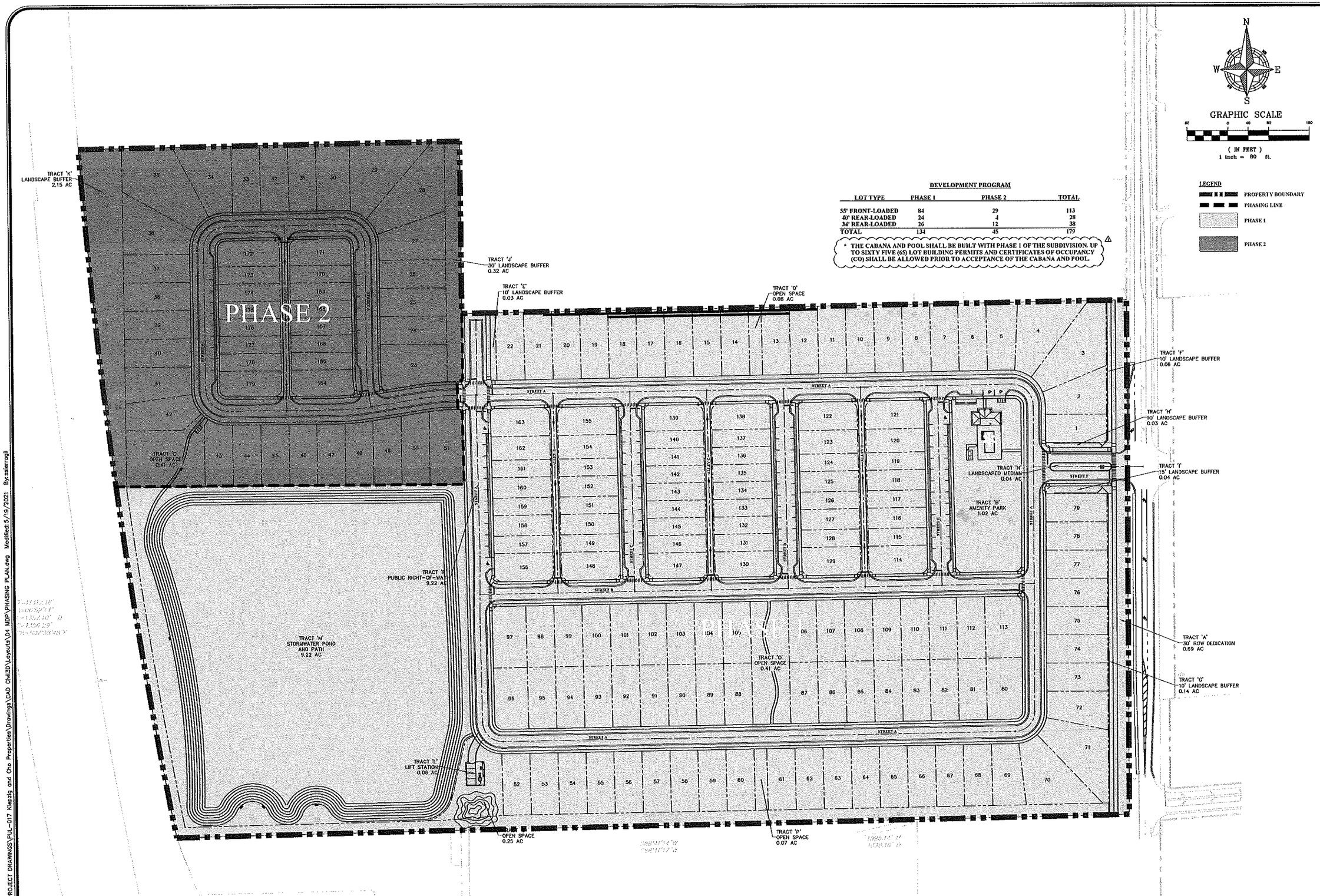
APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 Lee Road, Suite 27, Winter Park, Florida 32789

KPI–MU DEVELOPMENT STANDARDS
MAJOR DEVELOPMENT PLAN
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL
DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON
DATE: 5/21/21

SCALE: N.T.S.
PROJECT: PUL–017
SHEET: C2.1

SHEET 10 OF 44
NOT FOR CONSTRUCTION



DEVELOPMENT PROGRAM

LOT TYPE	PHASE 1	PHASE 2	TOTAL
55' FRONT-LOADED	84	29	113
40' REAR-LOADED	24	4	28
34' REAR-LOADED	26	12	38
TOTAL	134	45	179

* THE CABANA AND POOL SHALL BE BUILT WITH PHASE 1 OF THE SUBDIVISION. UP TO SIXTY FIVE (65) LOT BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY (CO) SHALL BE ALLOWED PRIOR TO ACCEPTANCE OF THE CABANA AND POOL.

REV.	DATE	DESCRIPTION	BY
A			
A			
A			
A			
A			
A			
A	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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APPIAN ENGINEERING LLC.
APPIANFL.COM - 407.960.5868
2221 East Robin, Suite 221, Winter Park, Florida 32789
FL CERTIFICATE OF AUTHORIZATION No. 8679

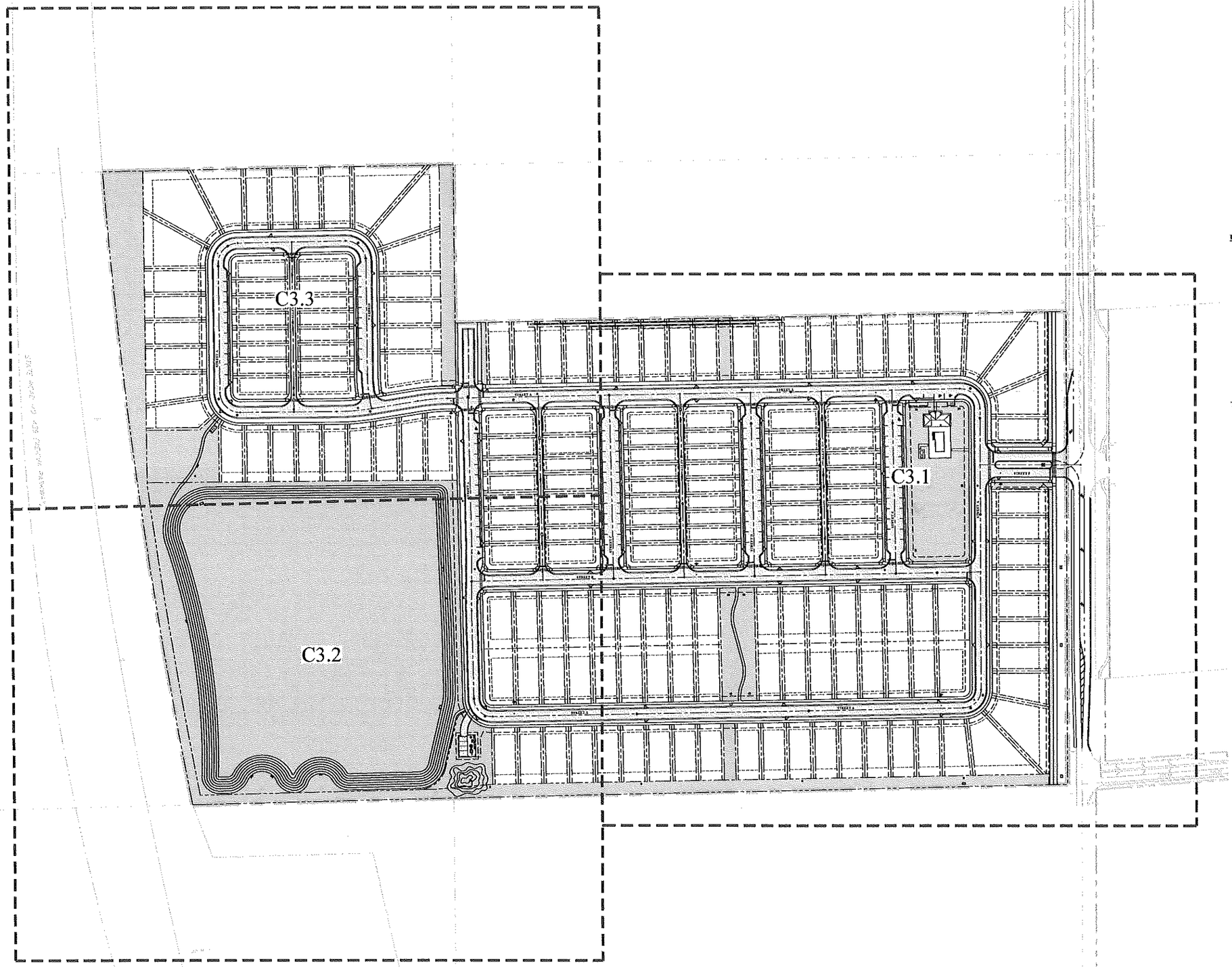
PHASING PLAN
MAJOR DEVELOPMENT PLAN

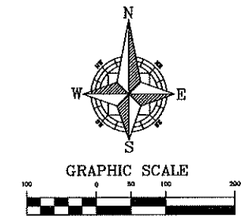
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL	DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON	DATE: 5/21/21
SCALE: 1" = 80'	PROJECT: PUL-017
SHEET: C2.2	

SHEET 11 OF 44
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-017 Kiepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\PHASING PLAN.dwg Modified:5/19/2021 By:ssierragil





LEGEND

PAVEMENT

OPEN SPACE

PROPOSED GREEN BUILDING STANDARDS:

ENERGY CONSERVATION	
- USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED	0.50 pt.
PASSIVE SOLAR	
- ORIENT 50% OF LOTS WITHIN 20-PERCENT OF EAST-WEST AXIS	1.50 pt.
VEGETATION	
- PRESERVE 1-5 LARGE, NON-EXOTIC TREES ON SITE	0.50 pt.
TRANSPORTATION	
- PROVIDE MORE BICYCLE PARKING THAN REQUIRED	1.00 pt.
RESILIENCY TO NATURAL HAZARDS	
- ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION	0.50 pt.
- INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES	0.25 pt.
TOTAL:	4.25 pt.

REV.	DATE	DESCRIPTION	BY
A	06/16/21	CITY OF APOPKA DSC COMMENTS DATED 05/17/2021	MZ

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2221 Lee Road, Suite 27, Winter Park, Florida 32789
Firm of Record Certificate of Authorization #6,635

OVERALL GEOMETRY PLAN
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

SCALE 1" = 100'	DRAWN: S. SIERRA-GIL	DESIGNED: J. WOHLFARTH
PROJECT PUL-017	CHECKED: L. CLASSON	DATE: 5/21/21
SHEET C3.0		

SHEET 12 OF 44
NOT FOR CONSTRUCTION

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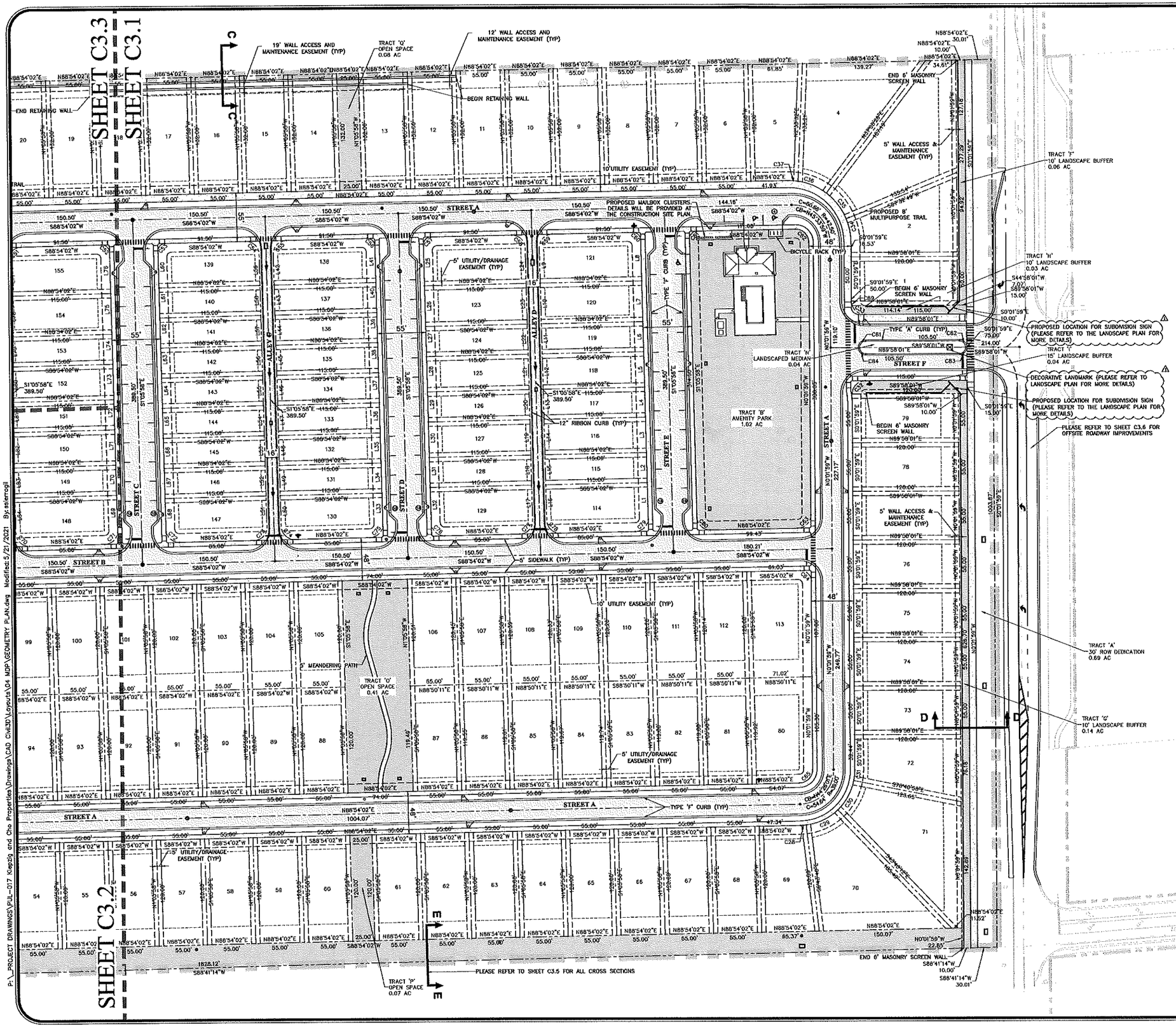

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SHEET 13 OF 44
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	05/19/21	CITY OF APOPKA, DRC COMMENTS DATED 05/17/2021	MZ

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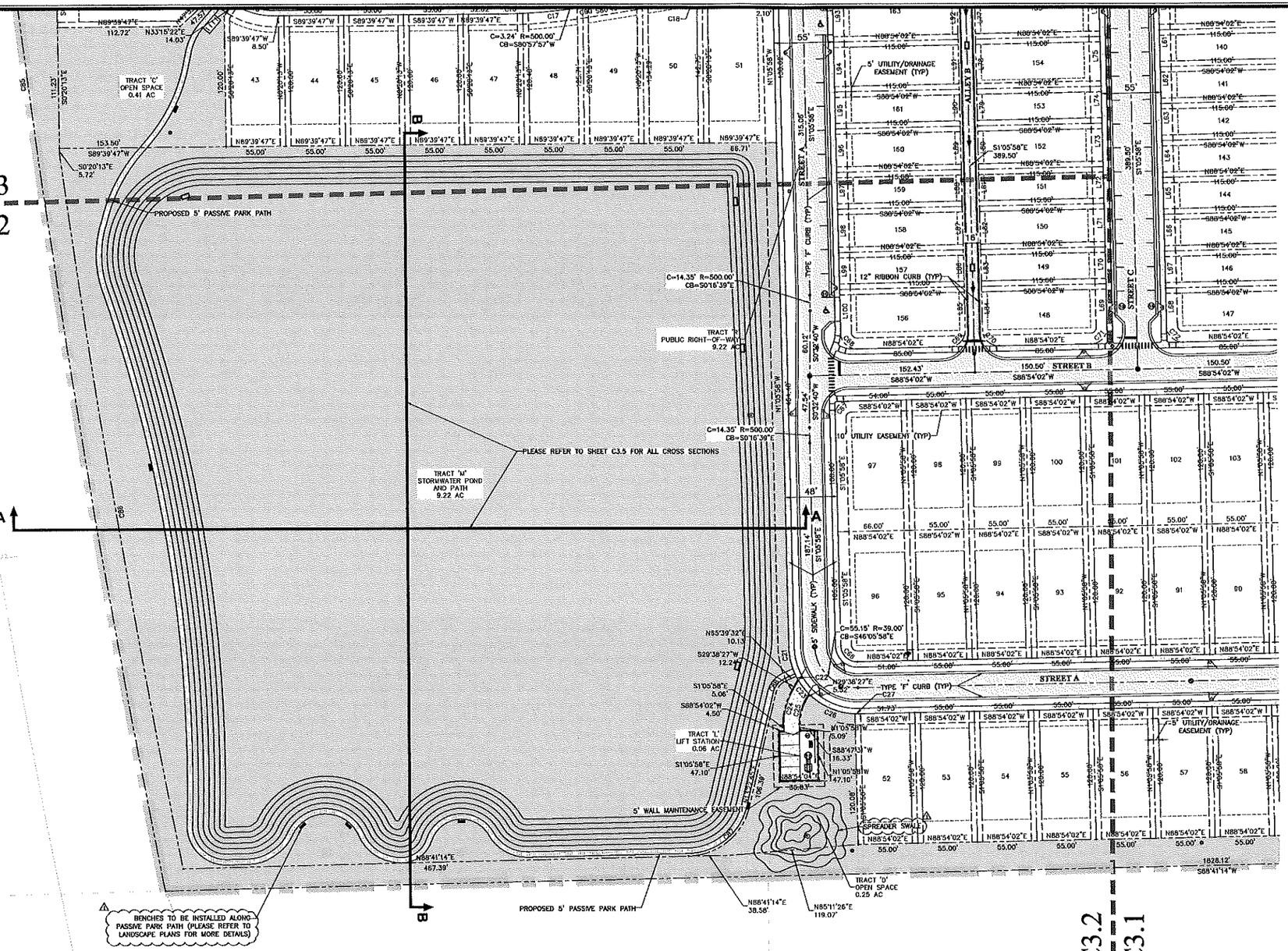
APPIAN ENGINEERING LLC.
APPIANEL.COM • 407.960.5868
2221 East Winter Park Road, Orlando, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION #6-2681

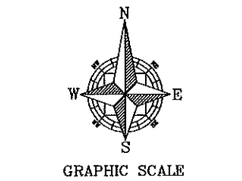
GEOMETRY PLAN – EAST
MAJOR DEVELOPMENT PLAN
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

SCALE 1" = 50'	DRAWN: S. SIERRA-GIL	DESIGNED: J. WOHLFARTH	CHECKED: L. CLASSON
PROJECT PUL-017	SHEET C3.1	DATE: 5/21/21	

SHEET C3.3
SHEET C3.2

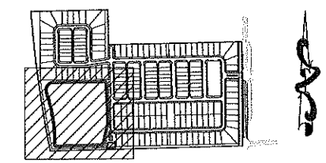


SHEET C3.2
SHEET C3.1



GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.



KEY MAP

REV.	DATE	DESCRIPTION	BY
A	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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APPIAN ENGINEERING LLC.
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2221 Lake Rogers, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 30174

GEOMETRY PLAN – SOUTH
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL	DESIGNED: J. WOHLFARTH	CHECKED: L. CLASSON	DATE: 5/21/21
SCALE 1" = 50'	PROJECT PUL-017	SHEET C3.2	

SHEET 14 OF 44
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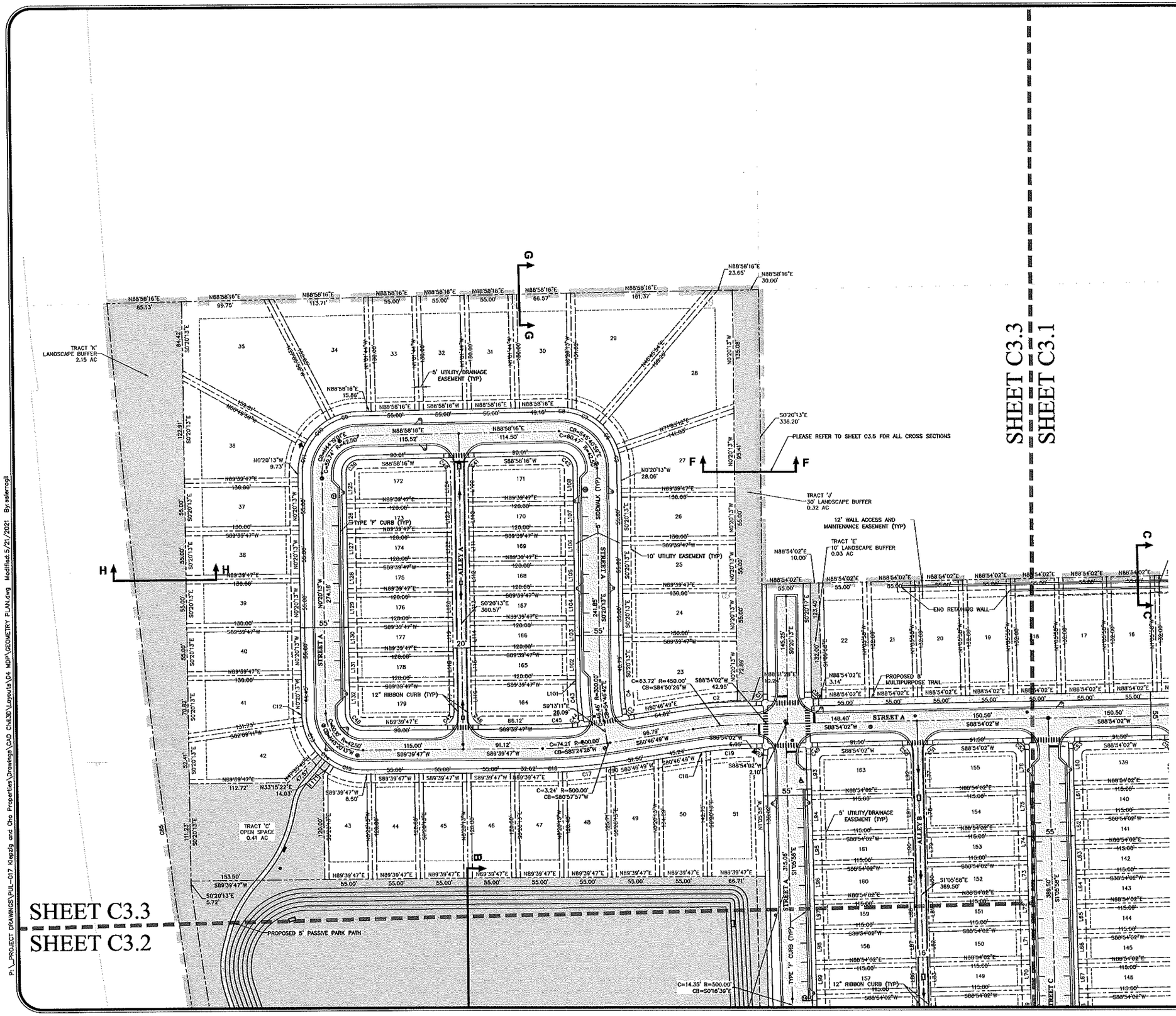

N
W E
S

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

KEY MAP

REV.	DATE	DESCRIPTION	BY
A	05/14/21	CITY OF APOPKA, DRC COMMENTS DATED 04/27/2021	MJZ

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APPIAN ENGINEERING LLC.

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2221 Lake Beauty Drive, Suite 101, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION #6 3674

GEOMETRY PLAN – NORTH

MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE

CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL

DESIGNED: J. WOHLFARTH

CHECKED: L. CLASSON

DATE: 5/21/21

SCALE 1" = 50'

PROJECT PUL-017

SHEET C3.3

SHEET 15 OF 44

NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-017 Kiepzig and Ohio Properties\Drawings\CAD Civil3D\Layouts\04 MDP\GEOMETRY PLAN.dwg Modified:5/21/2021 By:salerrogil

P:_PROJECT DRAWINGS\PUL-017 Klepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\GEOMETRY PLAN.dwg Modified: 5/21/2021 By: ssierragil

Curve Table

Curve #	Chord Length	Chord Direction	Radius
C1	11.56'	N42°30'06"E	8.50'
C2	55.37'	N84°06'16"E	477.50'
C3	12.24'	S53°08'42"E	8.50'
C4	32.01'	S3°42'13"E	272.50'
C5	22.64'	N9°38'31"W	70.00'
C6	36.57'	N34°05'27"W	70.00'
C7	34.73'	N63°35'57"W	70.00'
C8	15.93'	N84°29'46"W	70.00'
C9	31.58'	S75°56'09"W	70.00'
C10	40.62'	S46°02'06"W	70.00'
C11	35.65'	S14°24'58"W	70.00'
C12	9.17'	S4°05'31"E	70.00'
C13	41.58'	S25°07'33"E	70.00'
C14	17.47'	S49°34'28"E	70.00'
C15	40.46'	S73°32'26"E	70.00'
C16	22.39'	N88°26'49"E	527.50'
C17	55.25'	S84°13'46"W	527.50'
C18	10.41'	S81°29'10"W	422.50'
C19	49.44'	S85°32'46"W	422.50'
C20	12.02'	N46°05'58"W	8.03'
C21	27.82'	N13°51'27"W	63.00'
C22	3.35'	N28°08'18"W	63.00'
C23	17.35'	N37°34'40"W	63.00'
C24	32.34'	S14°16'14"W	61.00'
C25	23.85'	N14°16'14"E	45.00'
C26	45.80'	N66°48'32"W	63.00'
C27	3.27'	N89°36'41"W	63.00'
C28	6.19'	S86°05'11"W	63.00'
C29	39.92'	S64°48'04"W	63.00'
C30	37.90'	S28°49'25"W	63.00'

Curve Table

Curve #	Chord Length	Chord Direction	Radius
C31	12.46'	S5°38'31"W	63.00'
C32	21.21'	S44°58'01"W	15.00'
C33	17.32'	S54°46'07"E	15.00'
C34	27.22'	S11°14'35"E	70.00'
C35	36.71'	S37°39'22"E	70.00'
C36	34.88'	S67°17'10"E	70.00'
C37	11.46'	S86°24'22"E	70.00'
C38	12.10'	S45°43'56"E	8.50'
C39	21.08'	S44°19'01"W	15.00'
C40	21.34'	N45°40'59"W	15.00'
C41	21.08'	S44°19'01"W	15.00'
C42	21.34'	N45°40'59"W	15.00'
C43	39.49'	N3°47'37"W	327.50'
C44	12.32'	N39°10'42"E	8.50'
C45	33.44'	N87°38'06"E	472.50'
C46	21.21'	S45°20'13"E	15.00'
C47	21.21'	N44°39'47"E	15.00'
C48	21.21'	S45°20'13"E	15.00'
C49	12.02'	S43°54'02"W	8.50'
C50	21.21'	N46°05'58"W	15.00'
C51	21.21'	S43°54'02"W	15.00'
C52	12.02'	N46°05'58"W	8.50'
C53	12.02'	S43°54'02"W	8.50'
C54	21.21'	N46°05'58"W	15.00'
C55	21.21'	S43°54'02"W	15.00'
C56	12.02'	N46°05'58"W	8.50'
C57	12.02'	S43°54'02"W	8.50'
C58	21.21'	N46°05'58"W	15.00'
C59	21.21'	S43°54'02"W	15.00'
C60	12.02'	N46°05'58"W	8.50'

Curve Table

Curve #	Chord Length	Chord Direction	Radius
C61	12.02'	S43°54'02"W	8.50'
C62	21.41'	N45°33'59"W	15.00'
C63	21.01'	N44°26'01"E	15.00'
C64	17.13'	N45°33'59"W	12.00'
C65	21.01'	N44°26'01"E	15.00'
C66	21.21'	S46°05'58"E	15.00'
C67	16.97'	S43°54'02"W	12.00'
C68	21.21'	S46°05'58"E	15.00'
C69	21.21'	N43°54'02"E	15.00'
C70	21.21'	S46°05'58"E	15.00'
C71	21.21'	N43°54'02"E	15.00'
C72	21.21'	S46°05'58"E	15.00'
C73	21.21'	N43°54'02"E	15.00'
C74	21.21'	S46°05'58"E	15.00'
C75	21.21'	N43°54'02"E	15.00'
C76	21.21'	S46°05'58"E	15.00'
C77	21.21'	N43°54'02"E	15.00'
C78	21.21'	S46°05'58"E	15.00'
C79	21.21'	N43°54'02"E	15.00'
C80	21.21'	S46°05'58"E	15.00'
C81	10.14'	S44°58'01"W	7.17'
C82	10.14'	N45°01'59"W	7.17'
C83	10.14'	N44°58'01"E	7.17'
C84	10.14'	S45°01'59"E	7.17'
C85	1356.58'	N7°38'42"W	11317.16'
C86	666.96'	S9°18'15"E	11297.16'
C87	73.31'	N51°01'59"E	60.00'
C88	15.42'	N39°31'09"E	17.50'
C89	5.07'	S9°46'07"E	15.00'
C90	4.12'	S81°00'14"W	527.50'

Line Table

Line #	Length	Direction
L1	40.000	N1° 05' 58"W
L2	34.000	N1° 05' 58"W
L3	40.000	N1° 05' 58"W
L4	34.000	N1° 05' 58"W
L5	40.000	N1° 05' 58"W
L6	34.000	N1° 05' 58"W
L7	46.000	N1° 05' 58"W
L8	46.500	N1° 05' 58"W
L9	40.000	S1° 05' 58"E
L10	46.000	S1° 05' 58"E
L11	34.000	S1° 05' 58"E
L12	40.000	S1° 05' 58"E
L13	34.000	S1° 05' 58"E
L14	40.000	S1° 05' 58"E
L15	34.000	S1° 05' 58"E
L16	40.000	S1° 05' 58"E
L17	40.000	N1° 05' 58"W
L18	34.000	N1° 05' 58"W
L19	40.000	N1° 05' 58"W
L20	34.000	N1° 05' 58"W
L21	40.000	N1° 05' 58"W
L22	34.000	N1° 05' 58"W
L23	46.000	N1° 05' 58"W
L24	40.000	N1° 05' 58"W
L25	46.500	S1° 05' 58"E
L26	46.000	S1° 05' 58"E
L27	34.000	S1° 05' 58"E
L28	40.000	S1° 05' 58"E
L29	34.000	S1° 05' 58"E
L30	40.000	S1° 05' 58"E

Line Table

Line #	Length	Direction
L31	34.000	S1° 05' 58"E
L32	40.000	S1° 05' 58"E
L33	35.000	N1° 05' 58"W
L34	34.000	N1° 05' 58"W
L35	34.000	N1° 05' 58"W
L36	34.000	N1° 05' 58"W
L37	34.000	N1° 05' 58"W
L38	34.000	N1° 05' 58"W
L39	34.000	N1° 05' 58"W
L40	34.000	N1° 05' 58"W
L41	41.500	N1° 05' 58"W
L42	35.000	S1° 05' 58"E
L43	34.000	S1° 05' 58"E
L44	34.000	S1° 05' 58"E
L45	34.000	S1° 05' 58"E
L46	34.000	S1° 05' 58"E
L47	34.000	S1° 05' 58"E
L48	34.000	S1° 05' 58"E
L49	34.000	S1° 05' 58"E
L50	35.000	S1° 05' 58"E
L51	35.000	N1° 05' 58"W
L52	34.000	N1° 05' 58"W
L53	34.000	N1° 05' 58"W
L54	34.000	N1° 05' 58"W
L55	34.000	N1° 05' 58"W
L56	34.000	N1° 05' 58"W
L57	34.000	N1° 05' 58"W
L58	34.000	N1° 05' 58"W
L59	35.000	N1° 05' 58"W
L60	41.500	S1° 05' 58"E

Line Table

Line #	Length	Direction
L61	34.000	S1° 05' 58"E
L62	34.000	S1° 05' 58"E
L63	34.000	S1° 05' 58"E
L64	34.000	S1° 05' 58"E
L65	34.000	S1° 05' 58"E
L66	34.000	S1° 05' 58"E
L67	34.000	S1° 05' 58"E
L68	35.000	S1° 05' 58"E
L69	40.000	N1° 05' 58"W
L70	34.000	N1° 05' 58"W
L71	40.000	N1° 05' 58"W
L72	34.000	N1° 05' 58"W
L73	40.000	N1° 05' 58"W
L74	34.000	N1° 05' 58"W
L75	46.000	N1° 05' 58"W
L76	46.500	N1° 05' 58"W
L77	40.000	S1° 05' 58"E
L78	46.000	S1° 05' 58"E
L79	34.000	S1° 05' 58"E
L80	40.000	S1° 05' 58"E
L81	34.000	S1° 05' 58"E
L82	40.000	S1° 05' 58"E
L83	34.000	S1° 05' 58"E
L84	40.000	S1° 05' 58"E
L85	40.000	N1° 05' 58"W
L86	34.000	N1° 05' 58"W
L87	40.000	N1° 05' 58"W
L88	34.000	N1° 05' 58"W
L89	40.000	N1° 05' 58"W
L90	34.000	N1° 05' 58"W

Line Table

Line #	Length	Direction
L91	46.000	N1° 05' 58"W
L92	40.000	N1° 05' 58"W
L93	46.500	S1° 05' 58"E
L94	46.000	S1° 05' 58"E
L95	34.000	S1° 05' 58"E
L96	40.000	S1° 05' 58"E
L97	34.000	S1° 05' 58"E
L98	40.000	S1° 05' 58"E
L99	34.000	S1° 05' 58"E
L100	40.000	S1° 05' 58"E
L101	0.808	N0° 20' 13"W
L102	33.890	N0° 20' 13"W
L103	34.000	N0° 20' 13"W
L104	34.000	N0° 20' 13"W
L105	34.000	N0° 20' 13"W
L106	34.000	N0° 20' 13"W
L107	34.000	N0° 20' 13"W
L108	37.154	N0° 20' 13"W
L109	36.067	S0° 20' 13"E
L110	34.000	S0° 20' 13"E
L111	34.000	S0° 20' 13"E
L112	34.000	S0° 20' 13"E
L113	34.000	S0° 20' 13"E
L114	34.000	S0° 20' 13"E
L115	33.890	S0° 20' 13"E
L116	35.914	S0° 20' 13"E
L117	35.180	N0° 20' 13"W
L118	34.000	N0° 20' 13"W
L119	34.000	N0° 20' 13"W
L120	34.000	N0° 20' 13"W

Line Table

Line #	Length	Direction
L121	34.000	N0° 20' 13"W
L122	34.000	N0° 20' 13"W
L123	34.000	N0° 20' 13"W
L124	36.087	N0° 20' 13"W
L125	35.000	S0° 20' 13"E
L126	34.000	S0° 20' 13"E
L127	34.000	S0° 20' 13"E
L128	34.000	S0° 20' 13"E
L129	34.000	S0° 20' 13"E
L130	34.000	S0° 20' 13"E
L131	34.000	S0° 20' 13"E
L132	35.180	S0° 20' 13"E

LOT DATA TABLE

LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
1	0.15 AC	6,586 SF	3,825 SF	55.00 LF	PRIVATE
2	0.19 AC	8,472 SF	5,039 SF	43.92 LF	PRIVATE
3	0.33 AC	14,277 SF	9,348 SF	37.15 LF	PRIVATE
4	0.28 AC	12,367 SF	7,913 SF	35.25 LF	PRIVATE
5	0.17 AC	7,611 SF	4,605 SF	53.40 LF	PRIVATE
6	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
7	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
8	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
9	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
10	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
11	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
12	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
13	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
14	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
15	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
16	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
17	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
18	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
19	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
20	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
21	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
22	0.17 AC	7,260 SF	4,365 SF	55.00 LF	PRIVATE
23	0.24 AC	10,375 SF	5,692 SF	94.48 LF	PRIVATE
24	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
25	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
26	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
27	0.22 AC	9,587 SF	5,952 SF	50.80 LF	PRIVATE
28	0.33 AC	14,578 SF	9,625 SF	37.00 LF	PRIVATE
29	0.32 AC	13,920 SF	9,005 SF	35.10 LF	PRIVATE
30	0.20 AC	8,562 SF	5,296 SF	65.12 LF	PRIVATE
31	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
32	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
33	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
34	0.25 AC	10,732 SF	6,743 SF	47.71 LF	PRIVATE
35	0.39 AC	16,974 SF	11,591 SF	41.21 LF	PRIVATE
36	0.26 AC	11,321 SF	7,154 SF	45.78 LF	PRIVATE
37	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
38	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
39	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
40	0.16 AC	7,150 SF	4,275 SF	55.00 LF	PRIVATE
41	0.19 AC	8,094 SF	4,929 SF	53.63 LF	PRIVATE
42	0.19 AC	8,203 SF	5,325 SF	42.22 LF	PRIVATE
43	0.16 AC	6,791 SF	3,970 SF	49.54 LF	PRIVATE
44	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
45	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
46	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
47	0.15 AC	6,604 SF	3,827 SF	55.01 LF	PRIVATE
48	0.15 AC	6,743 SF	3,936 SF	55.27 LF	PRIVATE
49	0.16 AC	7,149 SF	4,266 SF	55.67 LF	PRIVATE
50	0.17 AC	7,622 SF	4,653 SF	55.65 LF	PRIVATE
51	0.22 AC	9,542 SF	5,038 SF	70.00 LF	PRIVATE
52	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
53	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
54	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
55	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
56	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
57	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
58	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
59	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
60	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
61	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
62	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
63	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
64	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
65	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
66	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
67	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
68	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
69	0.16 AC	7,136 SF	4,182 SF	53.53 LF	PRIVATE
70	0.29 AC	12,452 SF	7,797 SF	40.62 LF	PRIVATE
71	0.30 AC	12,916 SF	8,178 SF	38.50 LF	PRIVATE
72	0.18 AC	7,701 SF	4,553 SF	51.94 LF	PRIVATE
73	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
74	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
75	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
76	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
77	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
78	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
79	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
80	0.19 AC	8,343 SF	4,238 SF	77.35 LF	PRIVATE
81	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
82	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
83	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
84	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
85	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
86	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
87	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
88	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
89	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
90	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
91	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
92	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
93	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
94	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
95	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
96	0.18 AC	7,872 SF	3,910 SF	74.56 LF	PRIVATE
97	0.18 AC	7,889 SF	3,910 SF	72.85 LF	PRIVATE
98	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
99	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
100	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
101	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
102	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
103	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
104	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
105	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
106	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
107	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
108	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
109	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
110	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
111	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
112	0.15 AC	6,600 SF	3,825 SF	55.00 LF	PRIVATE
113	0.20 AC	8,625 SF	4,436 SF	80.10 LF	PRIVATE
114	0.14 AC	6,228 SF	3,325 SF	63.56 LF	PRIVATE
115	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
116	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
117	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
118	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
119	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
120	0.12 AC	5,290 SF	3,135 SF	46.00 LF	PRIVATE
121	0.14 AC	6,261 SF	3,325 SF	59.85 LF	PRIVATE
122	0.14 AC	6,261 SF	3,325 SF	59.85 LF	PRIVATE
123	0.12 AC	5,290 SF	3,420 SF	46.00 LF	PRIVATE
124	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
125	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
126	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
127	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
128	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
129	0.14 AC	6,228 SF	3,325 SF	63.56 LF	PRIVATE
130	0.13 AC	5,653 SF	2,850 SF	58.56 LF	PRIVATE
131	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
132	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
133	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
134	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
135	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

LOT DATA TABLE

LOT NUMBER	LOT AREA (AC)	LOT AREA (SF)	*BUILDABLE AREA	LOT FRONTAGE	OWNER
136	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
137	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
138	0.13 AC	5,686 SF	2,850 SF	54.85 LF	PRIVATE
139	0.13 AC	5,686 SF	2,850 SF	54.85 LF	PRIVATE
140	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
141	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
142	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
143	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
144	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
145	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
146	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
147	0.13 AC	5,653 SF	2,850 SF	58.56 LF	PRIVATE
148	0.14 AC	6,228 SF	3,325 SF	63.56 LF	PRIVATE
149	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
150	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
151	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
152	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
153	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
154	0.12 AC	5,290 SF	3,135 SF	46.00 LF	PRIVATE
155	0.14 AC	6,261 SF	3,325 SF	59.85 LF	PRIVATE
156	0.14 AC	6,228 SF	3,325 SF	63.56 LF	PRIVATE
157	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
158	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
159	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
160	0.11 AC	4,600 SF	2,850 SF	40.00 LF	PRIVATE
161	0.09 AC	3,910 SF	2,280 SF	34.00 LF	PRIVATE
162	0.12 AC	5,290 SF	3,420 SF	46.00 LF	PRIVATE
163	0.14 AC	6,261 SF	3,325 SF	59.85 LF	PRIVATE
164	0.14 AC	6,081 SF	3,106 SF	54.10 LF	PRIVATE
165	0.09 AC	4,067 SF	2,400 SF	34.00 LF	PRIVATE
166	0.09 AC	4,080 SF	2,400 SF	34.00 LF	PRIVATE
167	0.09 AC	4,080 SF	2,400 SF	34.00 LF	PRIVATE
168	0.09 AC	4,080 SF	2,400 SF	34.00 LF	PRIVATE
169	0.09 AC	4,080 SF	2,400 SF	34.00 LF	PRIVATE
170	0.09 AC	4,080 SF	2,400 SF	34.00 LF	PRIVATE
171	0.14 AC	6,097 SF	3,155 SF	60.89 LF	PRIVATE
172	0.14 AC	5,969 SF	3,060 SF	58.38 LF	PRIVATE
173	0.09 AC	4,080 SF	2,400 SF	34.00 LF	PRIVATE
174	0.09 AC	4,080 SF	2,400 SF	34.00 LF	PRIVATE
175	0.09 AC	4,080 SF	2,400 SF	34.00 LF	PRIVATE
176	0.09 AC	4,080 SF	2,400 SF	34.00 LF	PRIVATE
177	0.09 AC	4,080 SF	2,400 SF	34.00 LF	PRIVATE
178	0.09 AC	4,080 SF	2,400 SF	34.00 LF	PRIVATE
179	0.14 AC	5,925 SF	3,018 SF	58.74 LF	PRIVATE

* BUILDABLE AREA IS EQUAL TO LOT AREA MINUS THE BUILDINGS SETBACK AREA

SHEET 16 OF 44

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	05/18/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

CIVIL ENGINEERING I LAND PLANNING
APPIAN ENGINEERING LLC.
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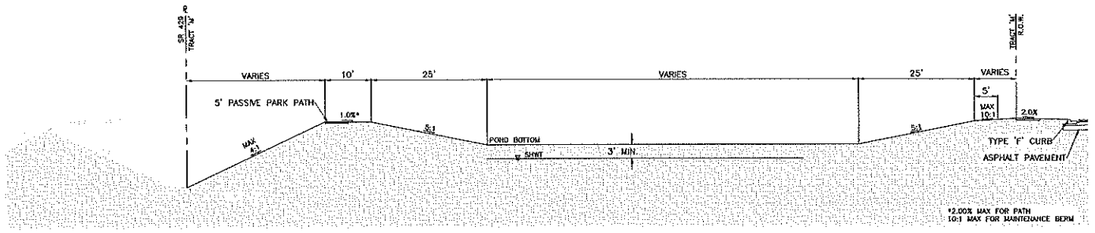
2221 Lee Road, Suite 27, Winter Park, Florida 32789
State of Florida Certificate of Authorization No. 32774

CURVE, LINE, AND DATA TABLE
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL
DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON
DATE: 5/21/21

SCALE: N.T.S.
PROJECT: PUL-017
SHEET: C3.4



SECTION A-A

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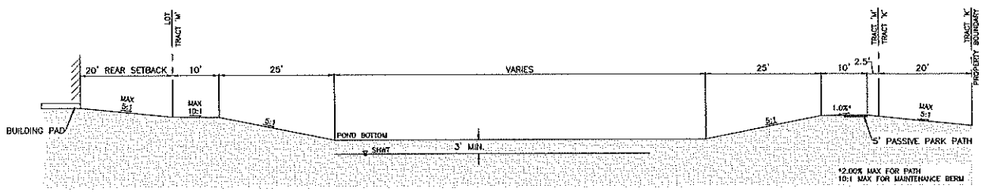

SECTION B-B

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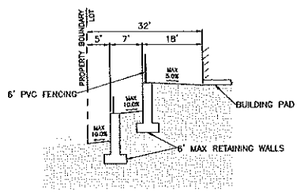

SECTION C-C

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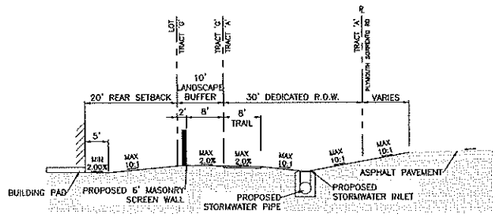

SECTION D-D

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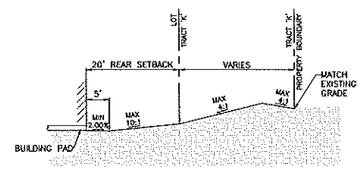

SECTION E-E

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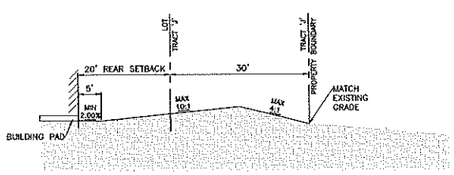

SECTION F-F

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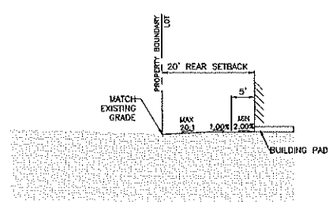

SECTION G-G

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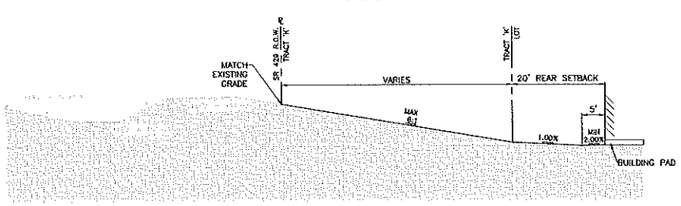

SECTION H-H

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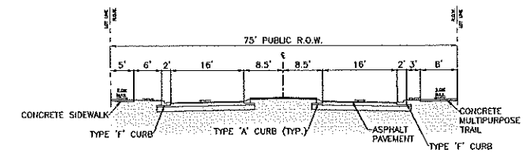
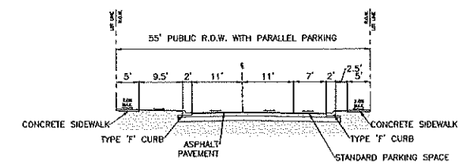


MAIN ENTRANCE

N.T.S.



55' R.O.W. TYPICAL SECTION

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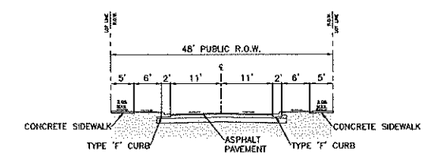

48' R.O.W. TYPICAL SECTION

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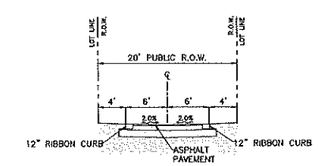
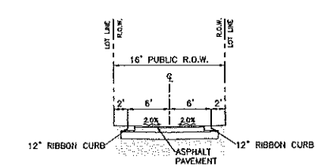


20' ALLEY TYPICAL SECTION

N.T.S.



16' ALLEY TYPICAL SECTION

N.T.S.

SHEET 17 OF 44
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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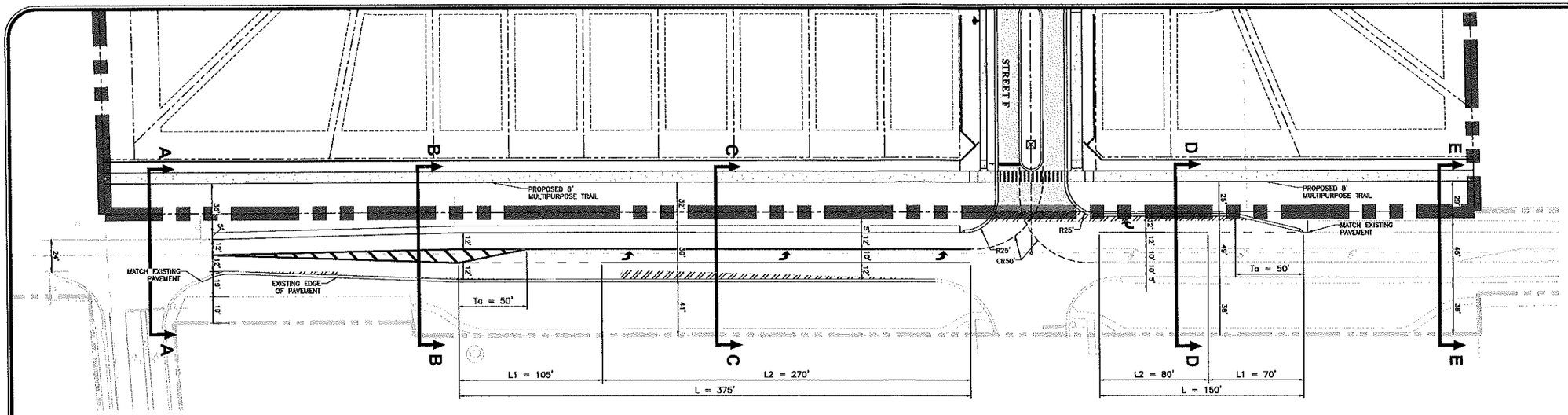
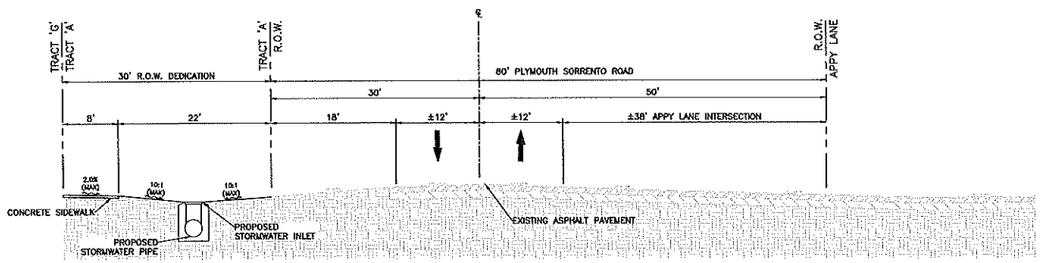
2221 Lake Baldwin, Suite 21, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION #6,626

CROSS SECTIONS
MAJOR DEVELOPMENT PLAN
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL
DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON
DATE: 5/21/21
SCALE: N.T.S.
PROJECT: PUL-017
SHEET: C3.5

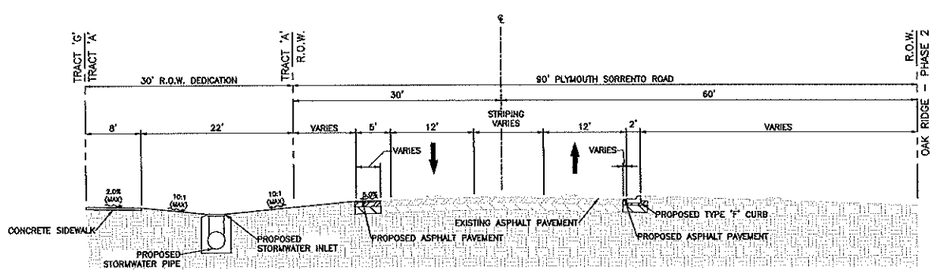
P:_PROJECT DRAWINGS\PUL-017 Klepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\GEOMETRY PLAN.dwg Modified:5/21/2021 By:ssierrogil





SECTION A-A

N.T.S.



SECTION B-B

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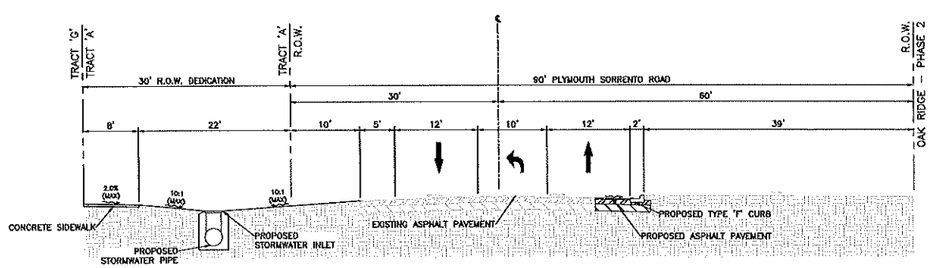
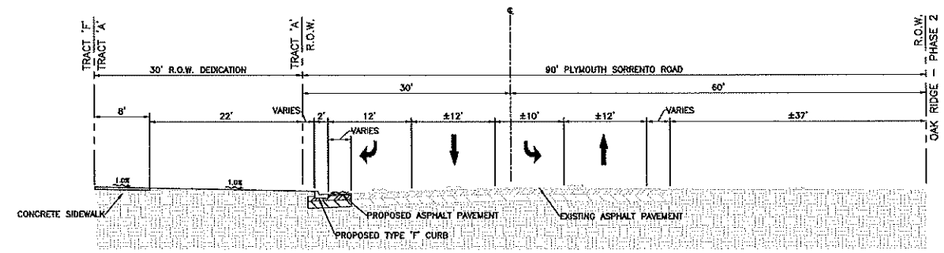


SECTION C-C

N.T.S.



SECTION D-D

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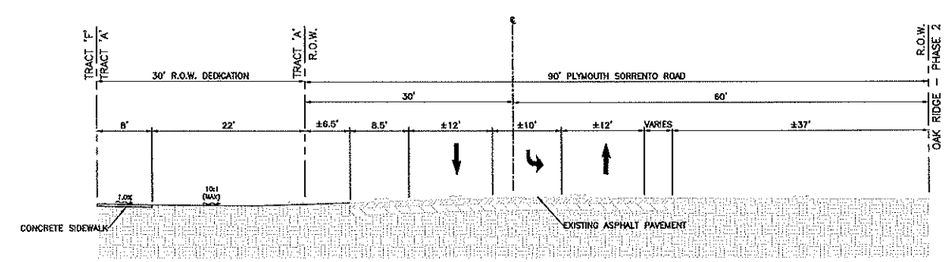

SECTION E-E

N.T.S.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

PLYMOUTH SORRENTO RD WIDENING

KEY MAP

REV.	DATE	DESCRIPTION	BY
A	06/16/21	CITY OF APOPKA DRC COMMENTS 2ND RD.	MZ
A	08/17/2021		BY

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CERT OF AUTH. CERTIFICATE OF AUTHORIZATION #6 031

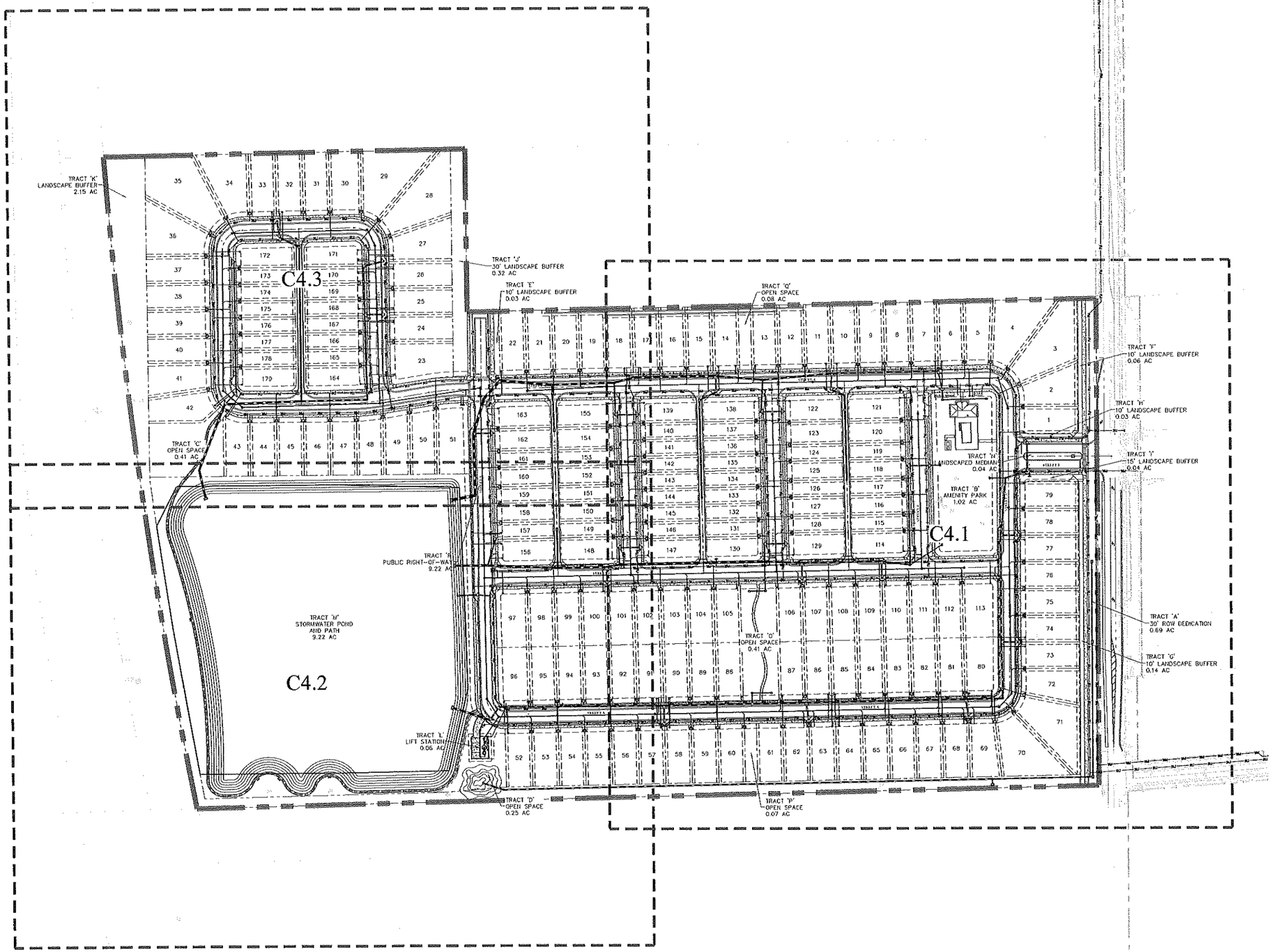
OFFSITE IMPROVEMENTS
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL
DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON
DATE: 5/21/21
SCALE: 1" = 40'
PROJECT: PUL-017
SHEET: C3.6

SHEET 18 OF 44
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-017 Kiepig and Ohs Properties\Drawings\CAD Civil3D\Layouts\04 MDP\OFFSITE IMPROVEMENT PLAN.dwg Modified:5/4/2021 By:salerogil



N
W E
S

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

REV.	DATE	DESCRIPTION	BY
A			
A			
A			
A			
A			
A			
A			
A	05/19/21	CITY OF APOPKA, DRC COMMENTS DATED 05/17/2021	MJZ

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2221 Lee Road, Suite 27, Winter Park, Florida 32789

LICENSE NUMBER CERTIFICATE OF AUTHORIZATION #29-3874

OVERALL UTILITY & DRAINAGE PLAN

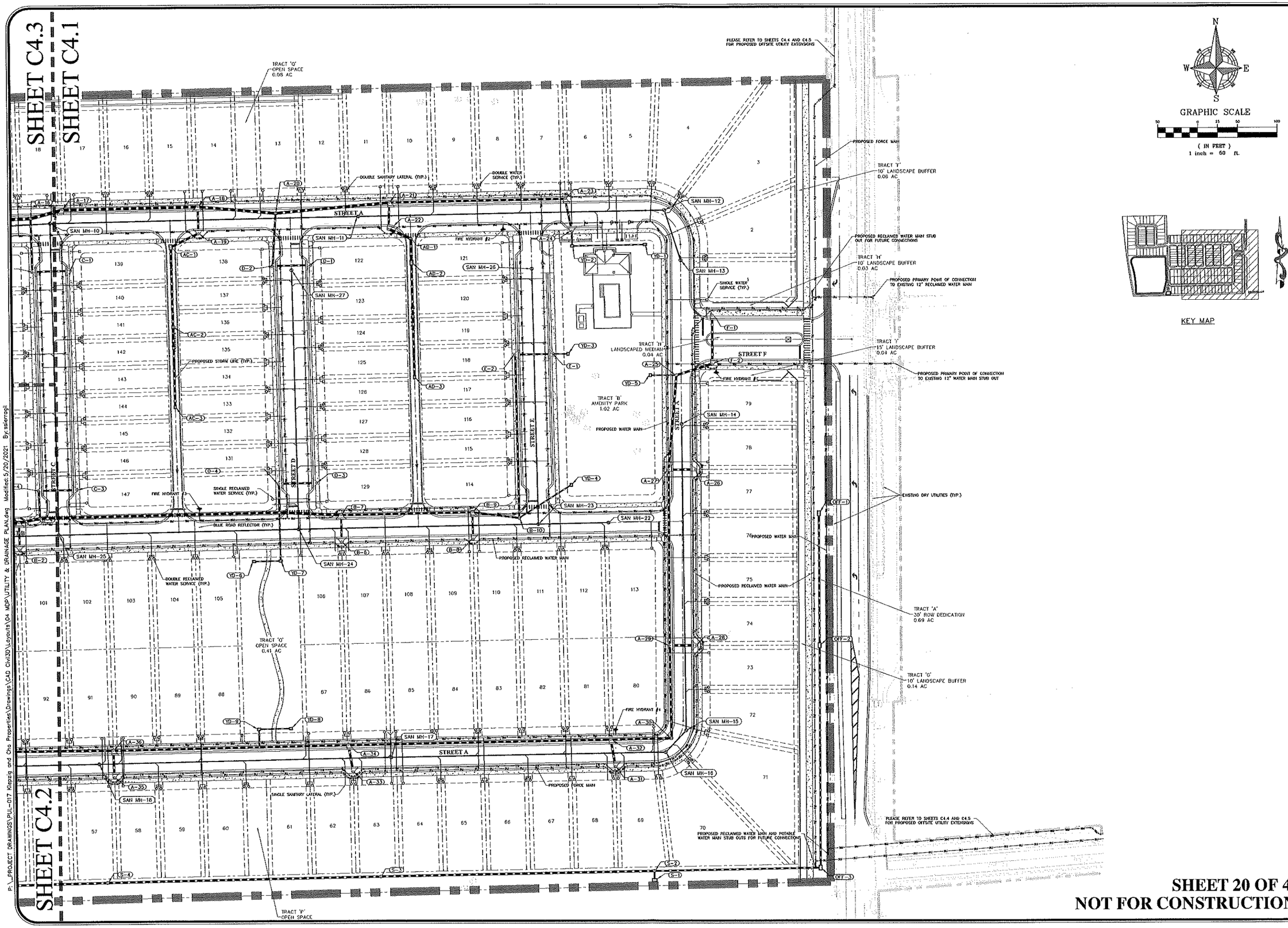
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL	DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON	DATE: 5/21/21
SCALE: 1" = 100'	PROJECT: PUL-017
SHEET: C4.0	

SHEET 19 OF 44
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-017 Klepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\UTILITY & DRAINAGE PLAN.dwg Modified:5/20/2021 By:sslerrogil



SHEET 20 OF 44
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
A	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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APPIAN ENGINEERING LLC.

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2221 Lake Rolo, Suite 27, Winter Park, Florida 32789

CERTIFICATE OF AUTHORIZATION #6,

UTILITY & DRAINAGE PLAN – EAST

MAJOR DEVELOPMENT PLAN

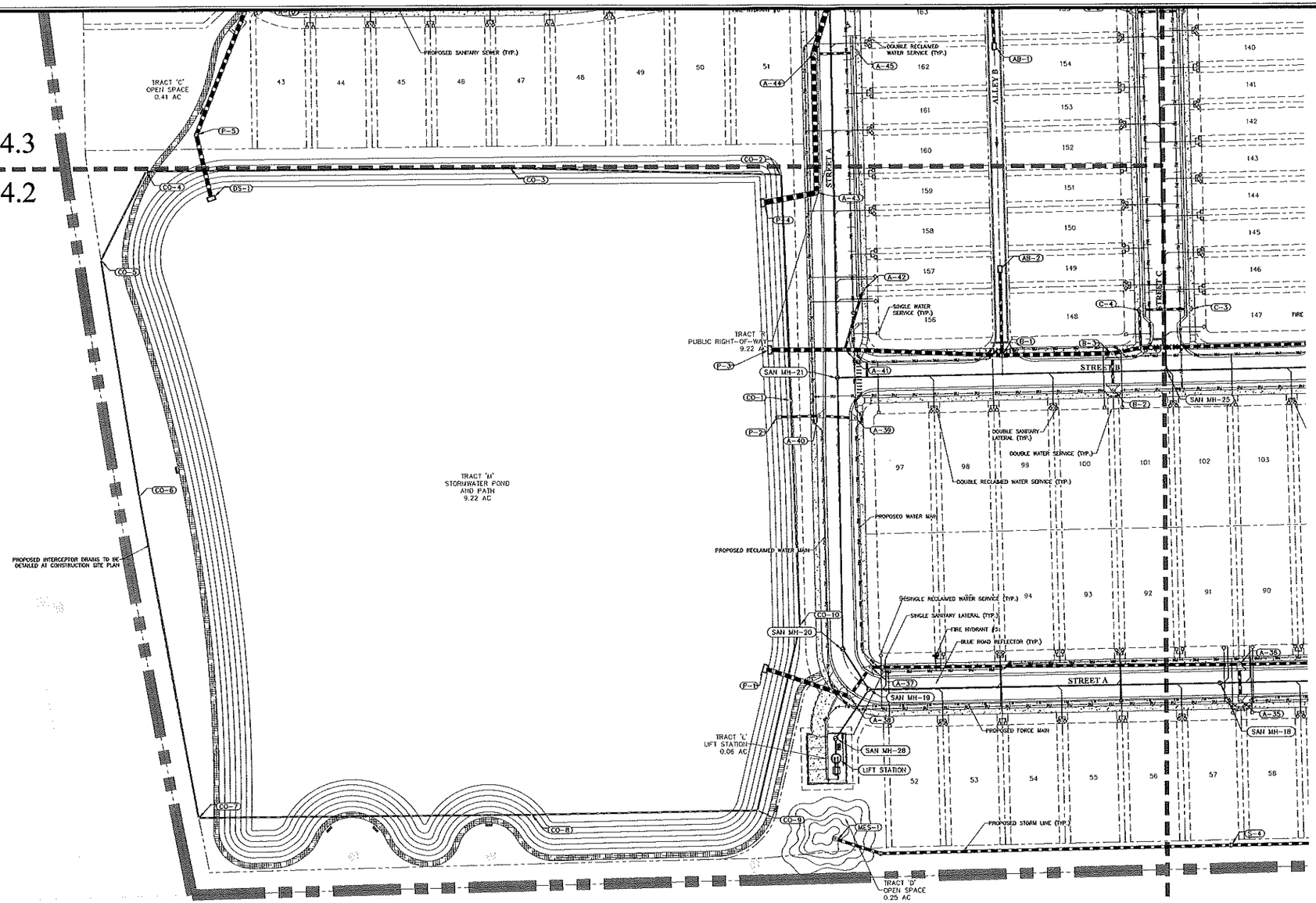
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL	DESIGNED: J. WOHLFARTH	CHECKED: L. CLASSON	DATE: 5/21/21
SCALE 1" = 50'	PROJECT PUL-017	SHEET C4.1	

P:_PROJECT DRAWINGS\PUL-017 Kitezig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\UTILITY & DRAINAGE PLAN.dwg Modified: 5/20/2021 By:ssierragil

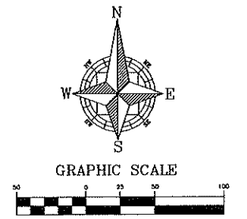
SHEET C4.3

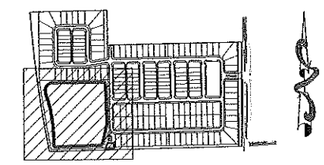
SHEET C4.2



SHEET C4.2

SHEET C4.1





KEY MAP

REV.	DATE	DESCRIPTION	BY
A	05/17/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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APPIAN ENGINEERING LLC.

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2221 Lake Row, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 28174

UTILITY & DRAINAGE PLAN – SOUTH

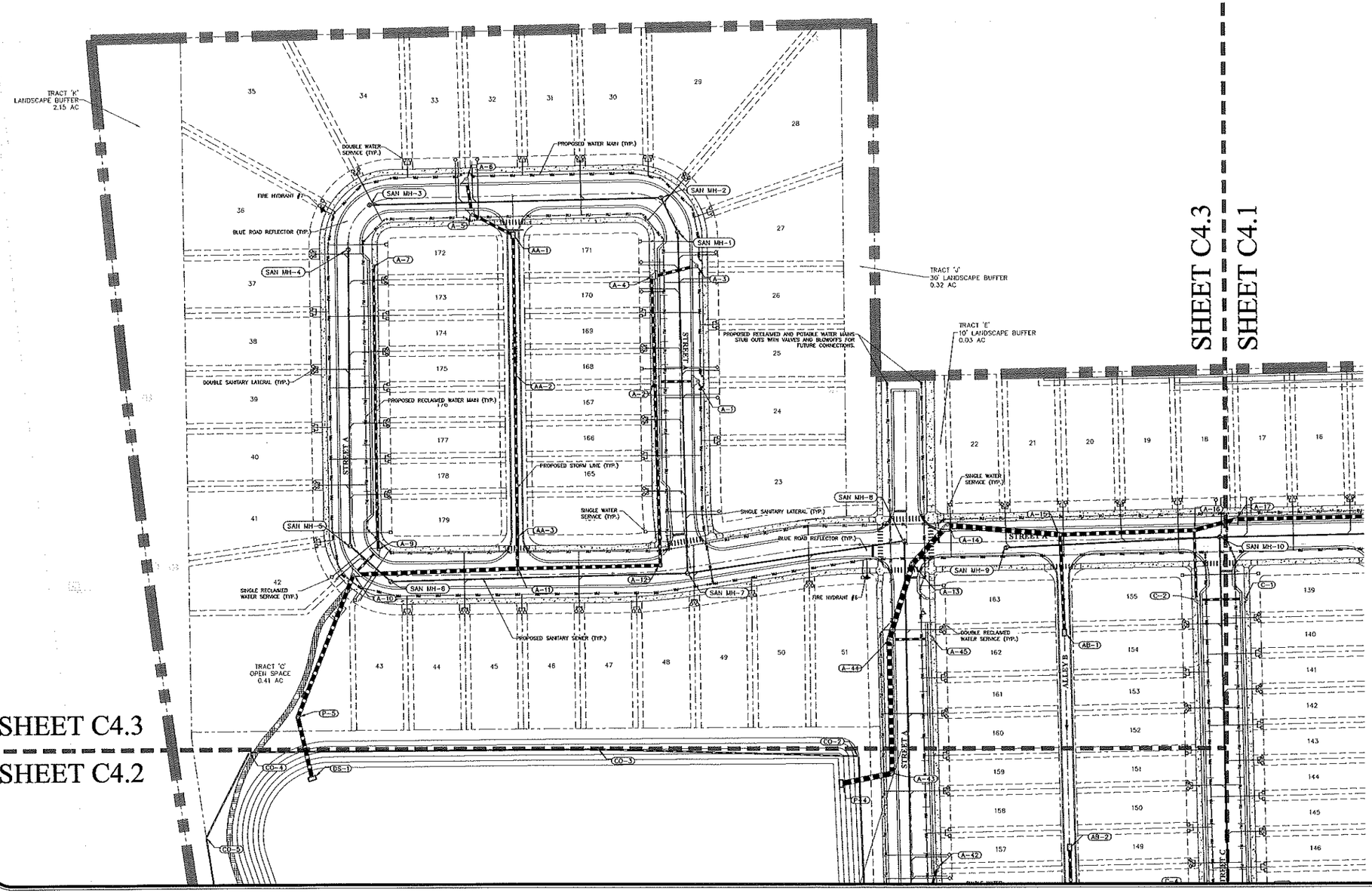
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

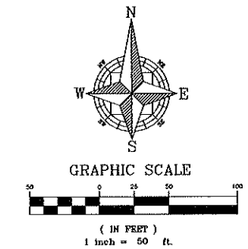
DRAWN: S. SIERRA-GIL	SCALE: 1" = 50'
DESIGNED: J. WOHLFARTH	PROJECT: PUL-017
CHECKED: L. CLASSON	SHEET: C4.2
DATE: 5/21/21	

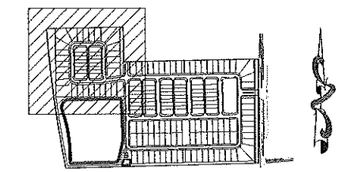
P:_PROJECT DRAWINGS\PUL-017 Klenzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\UTILITY & DRAINAGE PLAN.dwg Modified:5/20/2021 By:ssierragil

SHEET 21 OF 44
NOT FOR CONSTRUCTION



SHEET C4.3
SHEET C4.1





KEY MAP

REV.	DATE	DESCRIPTION	
A			
A			
A			
A			
A			
A			
A			
A	05/18/21	CITY OF APOPKA DRC COMMENTS PA732	MZ
			BY

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 6614

UTILITY & DRAINAGE PLAN – NORTH

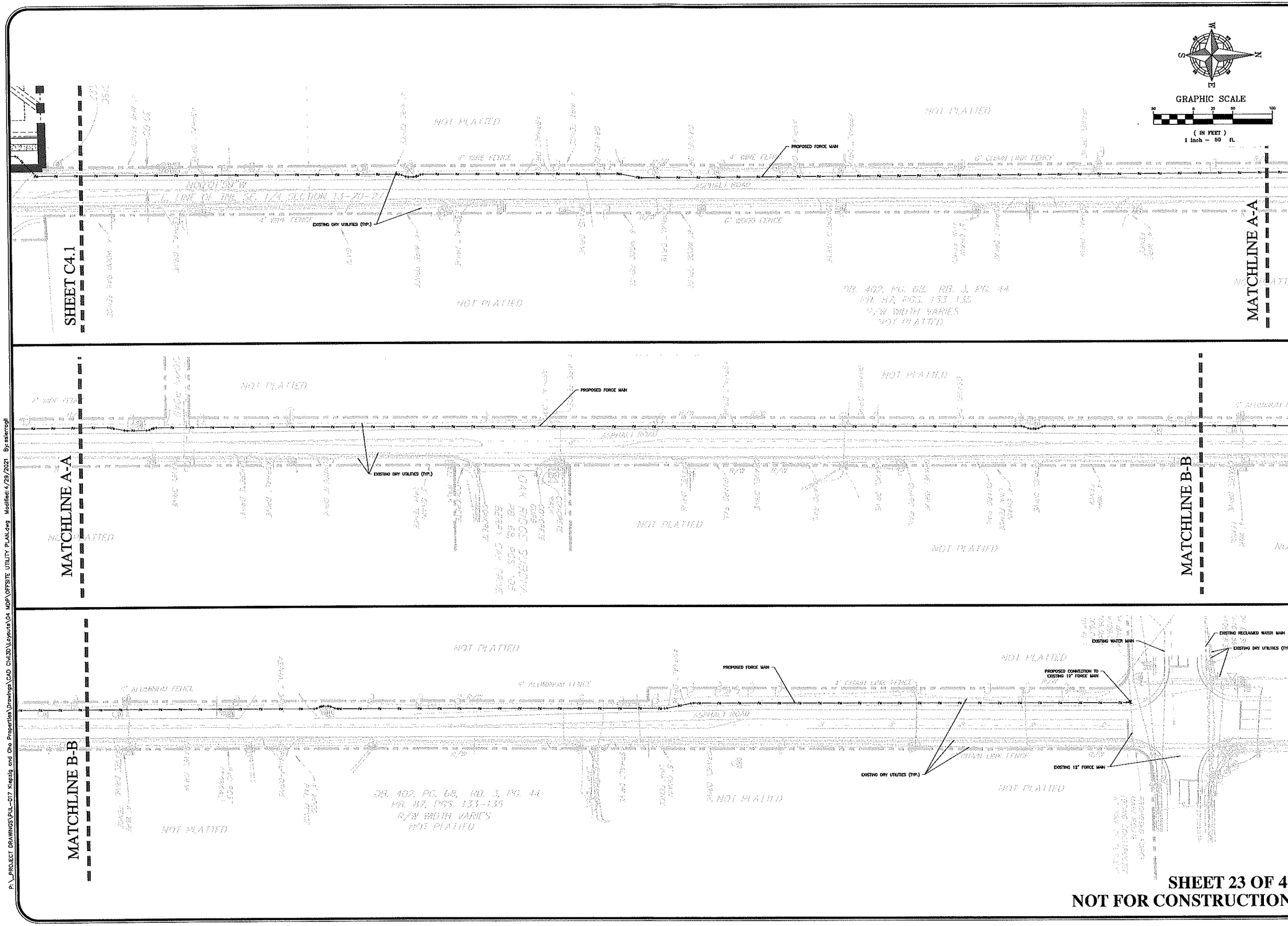
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL	DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON	DATE: 5/21/21
SCALE 1" = 50'	PROJECT PUL-017
SHEET C4.3	

SHEET 22 OF 44
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-017 Klepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\UTILITY & DRAINAGE PLAN.dwg Modified:5/20/2021 By:sslerrogil



P:_PROJECT DRAWINGS\PUL-017 Kepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\OFFSITE UTILITY PLAN.dwg Modified: 4/29/2021 By: sallerroll

REV.	DATE	DESCRIPTION	BY
A	05/19/21	CITY OF APOPKA DRC COMMENTS 04/07/2021	MZ

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2221 Lake Ranch, Suite 27, Winter Park, Florida 32789

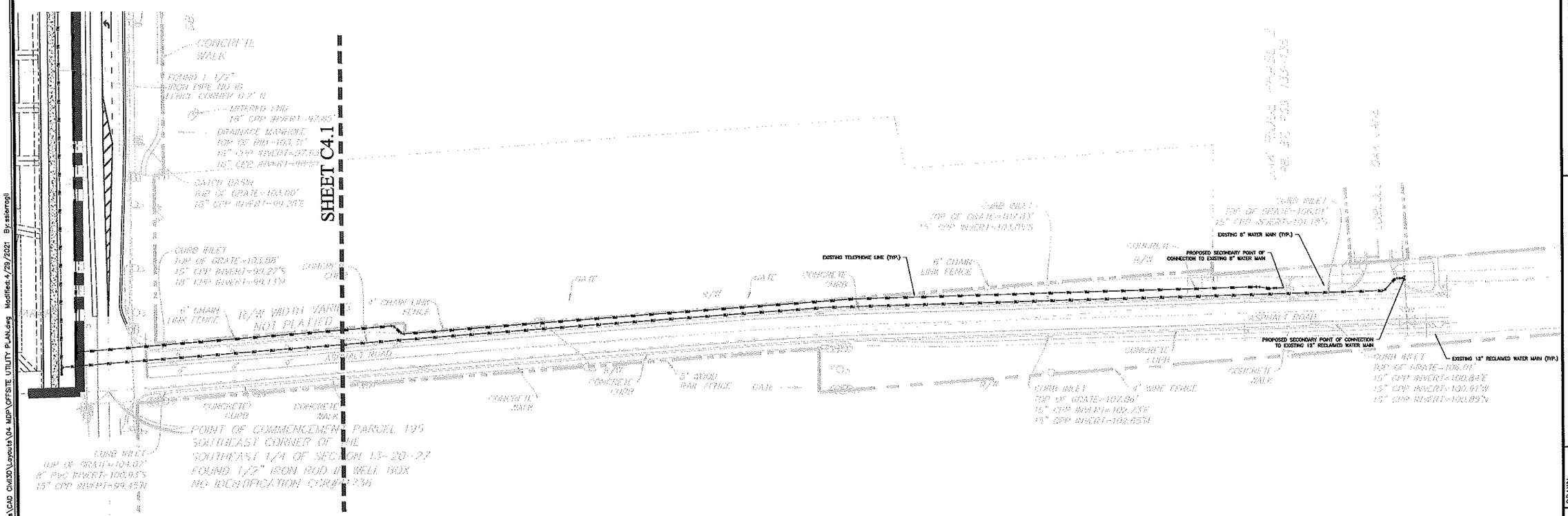
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 31214

OFFSITE UTILITY PLAN – PLYMOUTH SORRENTO ROAD MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

SCALE	1" = 50'
PROJECT	PUL-017
SHEET	C4.4
DRAWN:	S. SIERRA-GIL
DESIGNED:	J. WOHLFARTH
CHECKED:	L. CLASSON
DATE:	5/21/21

SHEET 23 OF 44
NOT FOR CONSTRUCTION



N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

REV.	DATE	DESCRIPTION	BY
A	05/10/21	CITY OF APOPKA DRC COMMENTS DATED 05/7/2021	MZ

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APPLIAN ENGINEERING LLC.

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2221 Lake Baldwin, Suite 27, Winter Park, Florida 32789

CERTIFICATE NUMBER OF AUTHORIZATION 34,324

OFFSITE UTILITY PLAN – APPY LANE

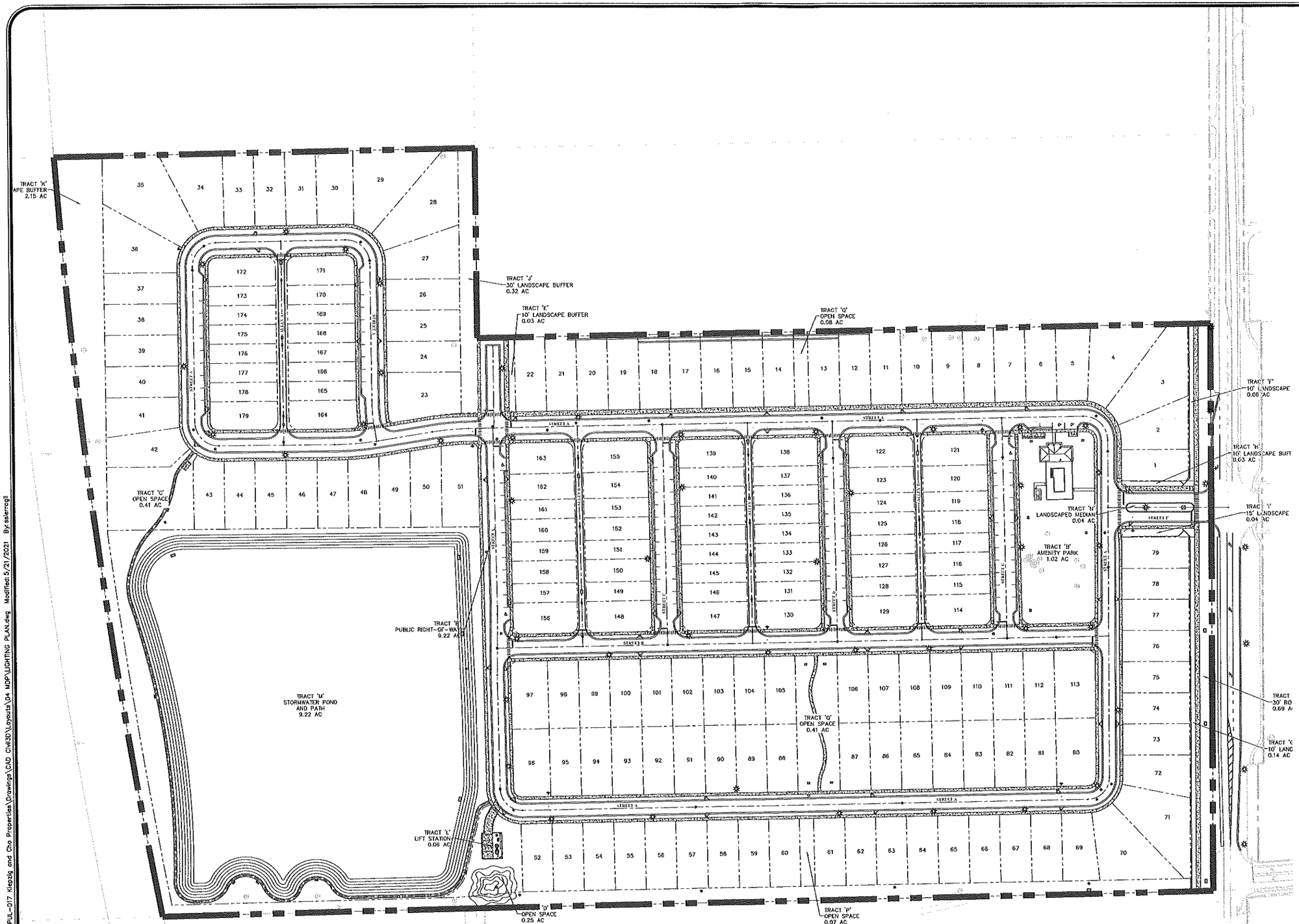
MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL	DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON	DATE: 5/21/21
SCALE: 1" = 50'	PROJECT: PUL-017
SHEET: C4.5	

SHEET 24 OF 44
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-017 Kiepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\OFFSITE UTILITY PLAN.dwg Modified:4/29/2021 By:ssierragil



N
W E
S

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

LEGEND

PROPOSED LIGHT POLE

LIGHTING NOTES:

1. STREET LIGHTS POLES SHALL BE DECORATIVE TYPE CONSISTENT WITH THE DEVELOPMENT DESIGN GUIDELINES. LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.
2. PROPOSED LIGHT POLES SHOWN FOR PLAN APPROVAL. EXACT LOCATION AND TYPE OF LIGHT POLES TO BE DESIGNED, LAID OUT, AND INSTALLED BY DUKE ENERGY.

LIGHT AND POLE DETAIL

REV	DATE	DESCRIPTION	BY
A	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

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2221 Lake Ruby, Suite 127, Winter Park, Florida 32789

LIGHTING PLAN

MAJOR DEVELOPMENT PLAN

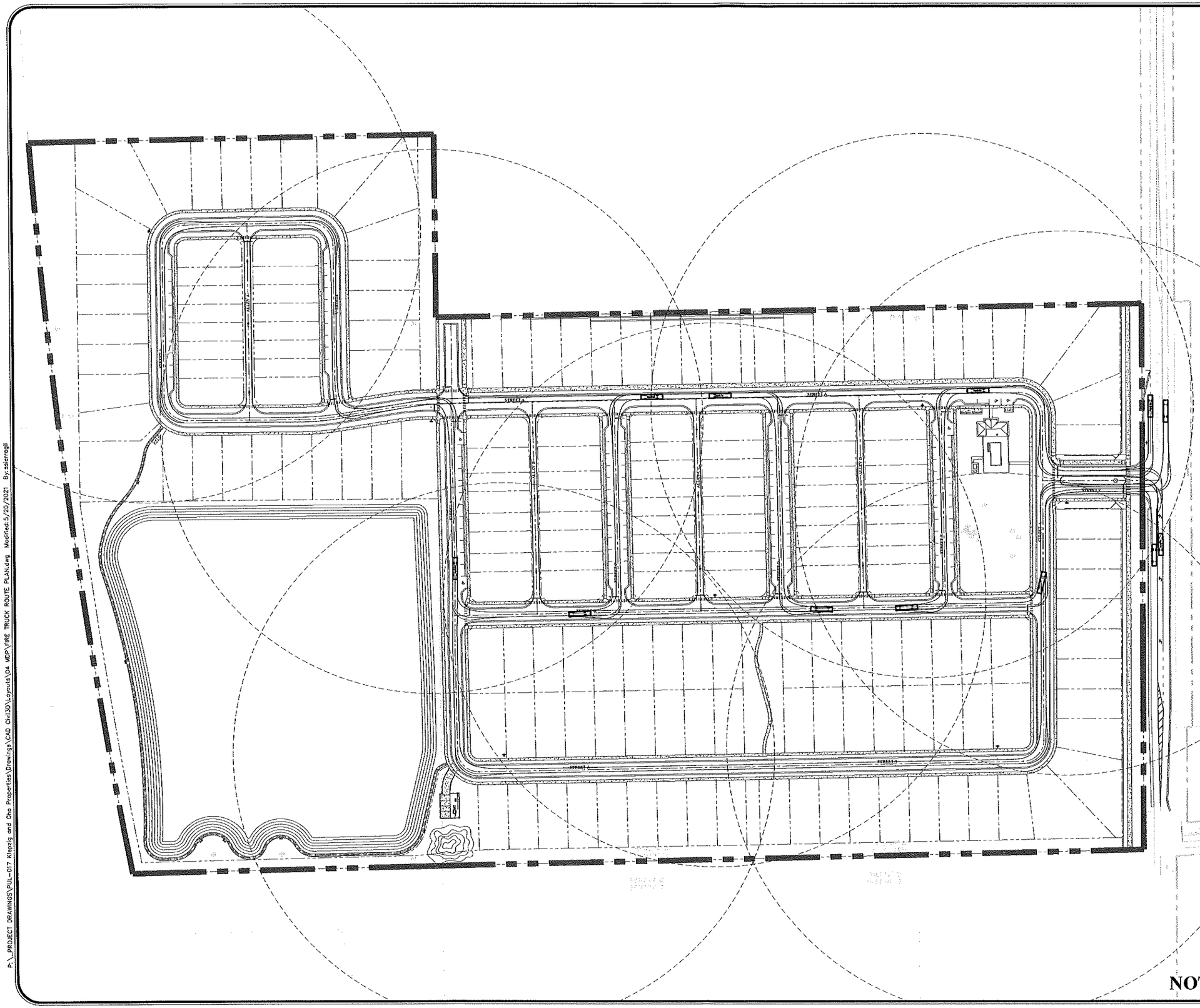
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL
DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON
DATE: 5/21/21

SCALE: 1" = 80'
PROJECT: PUL-017
SHEET: C4.6

SHEET 25 OF 44
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-017 Kitzpig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\LIGHTING PLAN.dwg Modified:5/21/2021 By:sslerrag



N
W E
S

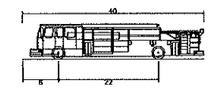
GRAPHIC SCALE

60 0 40 80 160

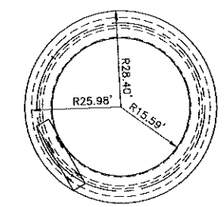
(IN FEET)
1 inch = 80 ft.

LEGEND

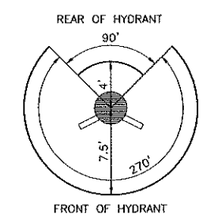
- - - - FIRE HYDRANT 500' RADIUS



Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.005
Max Wheel Angle	45.00°



TURNING RADIUS SKETCH



FIRE HYDRANT CLEARANCE DETAIL

FIRE ACCESS NOTES: ⚠

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18.2.3.4.2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1,18.5.10.1)
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BULDING CONSTRUCTION CAN BEGIN.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENTIAL HOMES.
5. CONTRACTOR SHALL FOLLOW THE CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

SHEET 26 OF 44
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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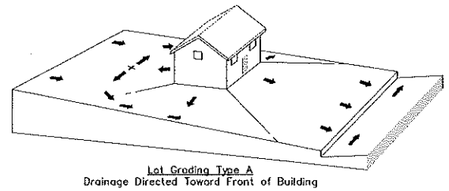
FIRE TRUCK ROUTE PLAN
MAJOR DEVELOPMENT PLAN

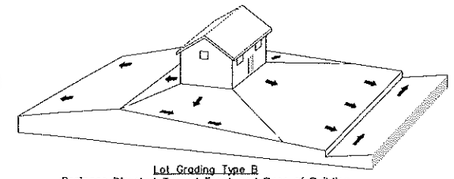
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL
DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON
DATE: 5/21/21
SCALE: 1" = 80'
PROJECT: PUL-017
SHEET: C4.7

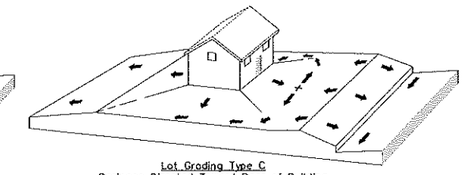
P:_PROJECT DRAWINGS\PUL-017 Kitsprig and Cha Properties\Drawings\CAD Civil3D\Layouts\04 MDP\FIRE TRUCK ROUTE PLAN.dwg Modified:5/20/2021 By:ssierragil



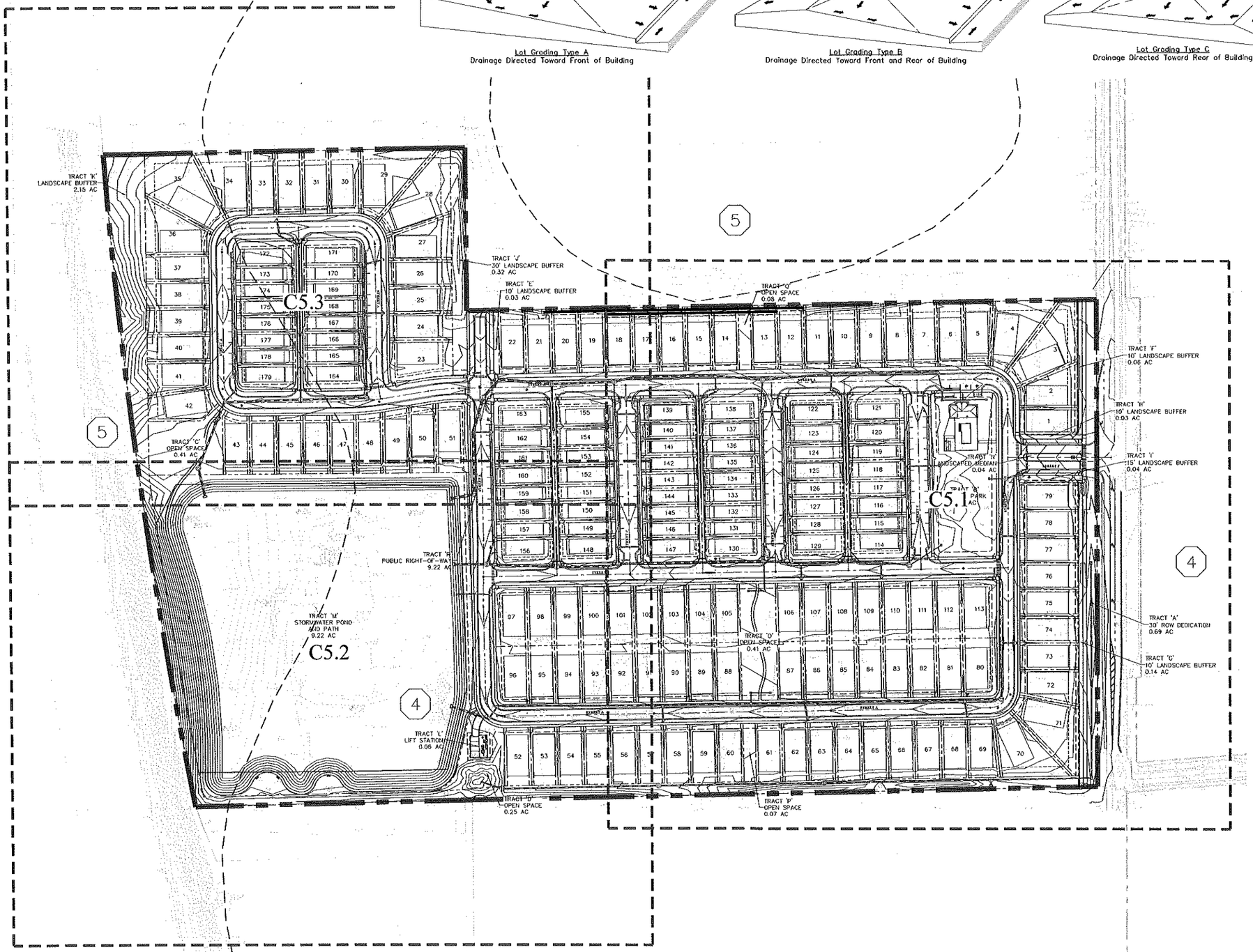
Lot Grading Type A
Drainage Directed Toward Front of Building



Lot Grading Type B
Drainage Directed Toward Front and Rear of Building



Lot Grading Type C
Drainage Directed Toward Rear of Building



N
W E
S

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

SOILS LEDGEND:

—— ——	SOILS LINE
4	CANDLER FINE SAND, 0 TO 5% SLOPES (HYD: A)
5	CANDLER FINE SAND, 5 TO 12% SLOPES (HYD: A)

GRADING NOTES:

1. ALL GRADED LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES
2. FINISH FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION / DETENTION PONDS
3. ADDITIONAL GEOTECHNICAL DATA TO BE PROVIDED AT CONSTRUCTION SITE PLAN TO DETERMINE OVEREXCAVATION AREAS.
4. PER CITY OF APOPKA DESIGN GUIDELINES, NO LOTS SHALL BE ALLOWED TO DRAIN ACROSS ADJACENT LOTS.

RETAINING WALL NOTES:

1. A 42" DECORATIVE RAILING/FENCE IS REQUIRED FOR ALL PORTIONS OF RETAINING WALLS DESIGNED AT GREATER THAN 30".

REV.	DATE	DESCRIPTION	BY
A	05/19/21	CITY OF APOPKA ENG COMMENTS DATED 05/17/2021	MZ

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LC-26 OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 8274

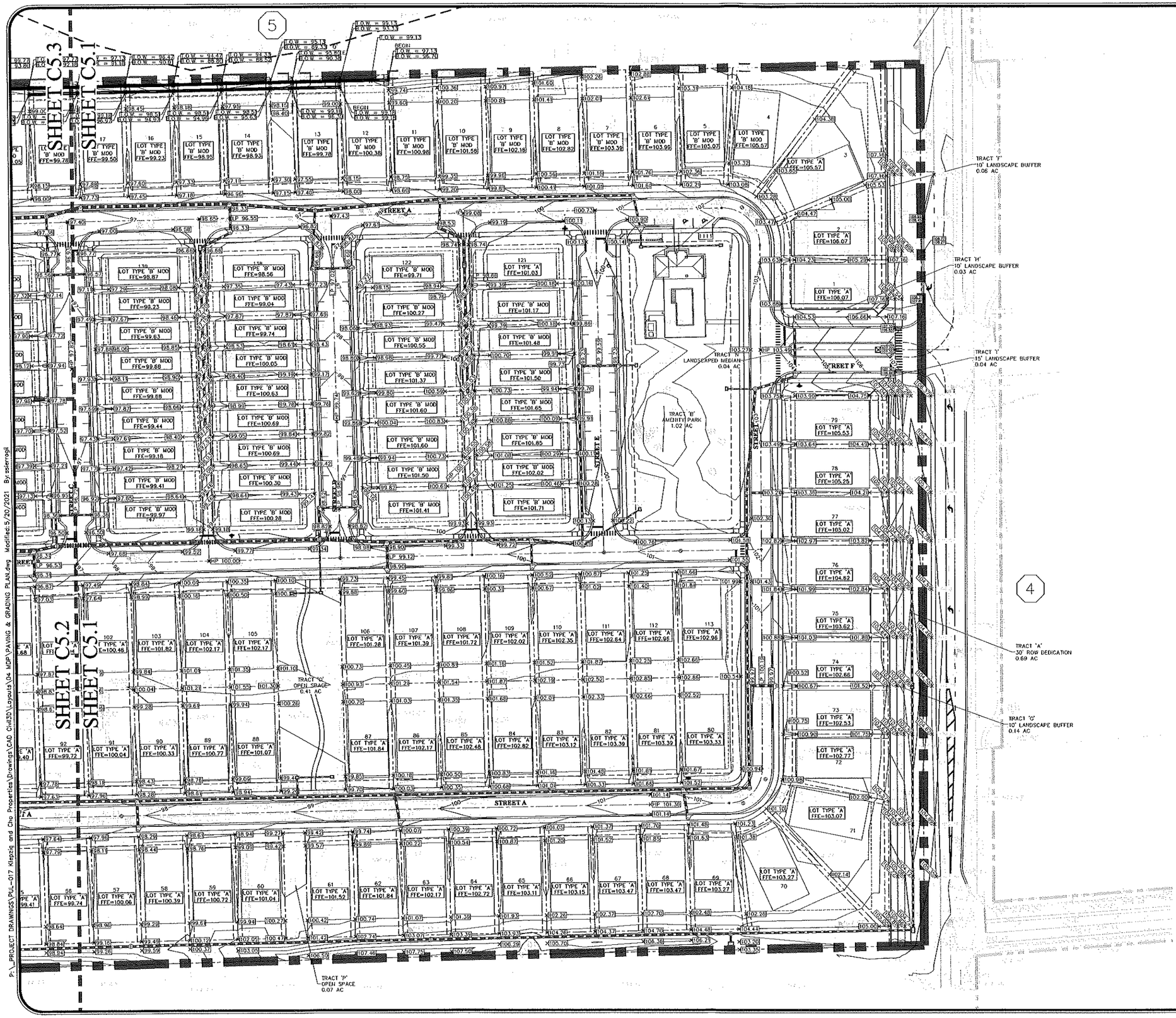
OVERALL PAVING & GRADING PLAN
MAJOR DEVELOPMENT PLAN

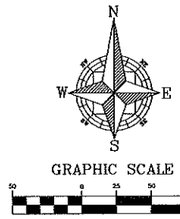
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

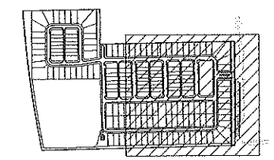
DRAWN: S. SIERRA-GIL	DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON	DATE: 5/21/21
SCALE 1" = 100'	PROJECT PUL-017
SHEET C5.0	

SHEET 27 OF 44
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-017 Klepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\PAVING & GRADING PLAN.dwg Modified: 5/20/2021 By: ssierragil







KEY MAP

REV	DATE	DESCRIPTION	BY
A	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/07/2021	MZ

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LICENSE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 8291

PAVING & GRADING PLAN – EAST

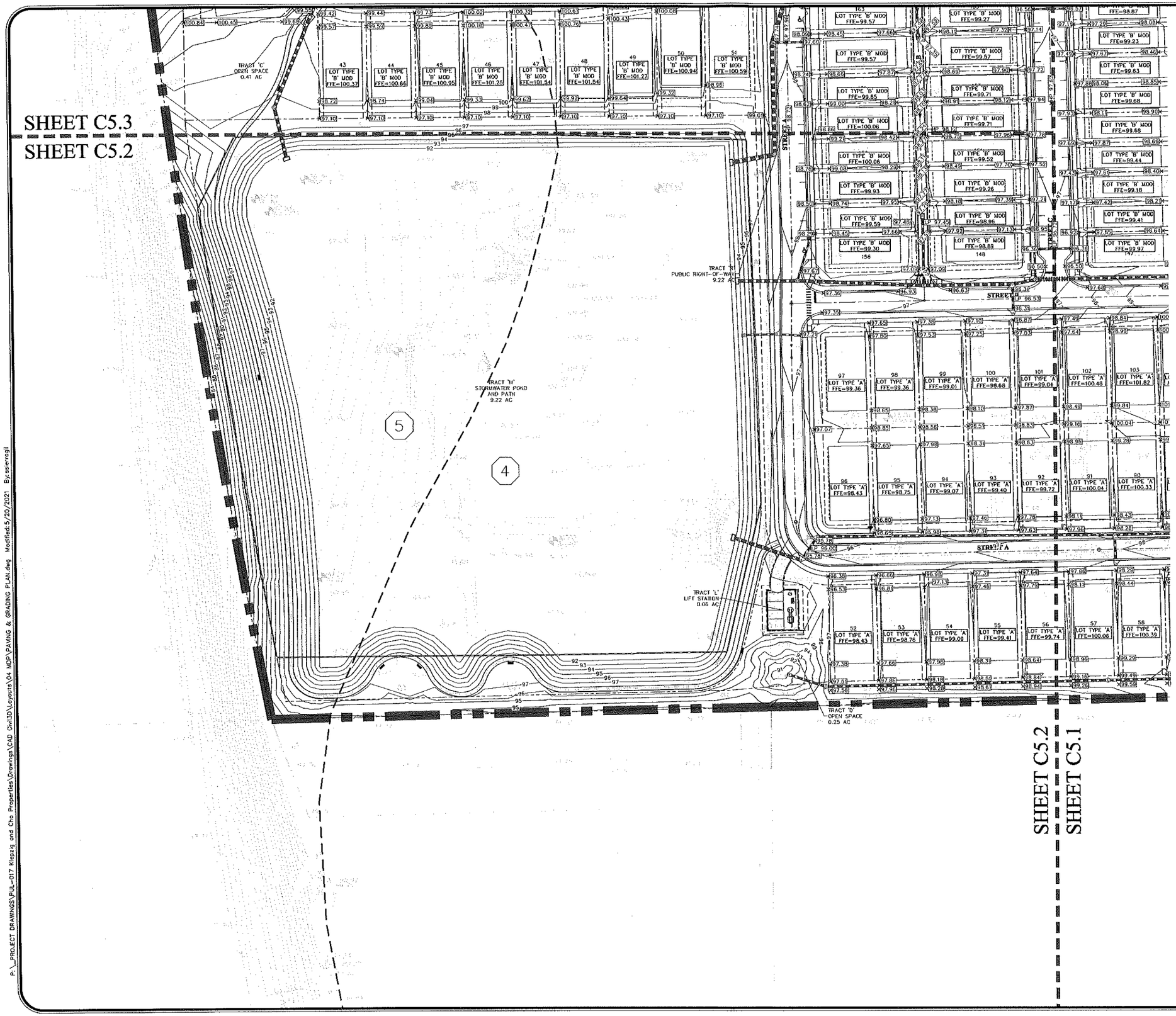
MAJOR DEVELOPMENT PLAN

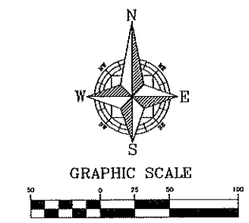
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

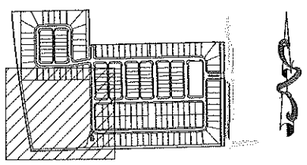
DRAWN: S. SIERRA-GIL	DESIGNED: J. WOHLFARTH
CHECKED: L. CLASSON	DATE: 5/21/21
SCALE: 1" = 50'	PROJECT: PUL-017
SHEET: C5.1	

SHEET 28 OF 44
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-017 Klepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\PAVING & GRADING PLAN.dwg Modified:5/20/2021 By:ssierrogil







KEY MAP

REV	DATE	DESCRIPTION	
A	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 04/17/2021	MZ
A			BY

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PAVING & GRADING PLAN – SOUTH

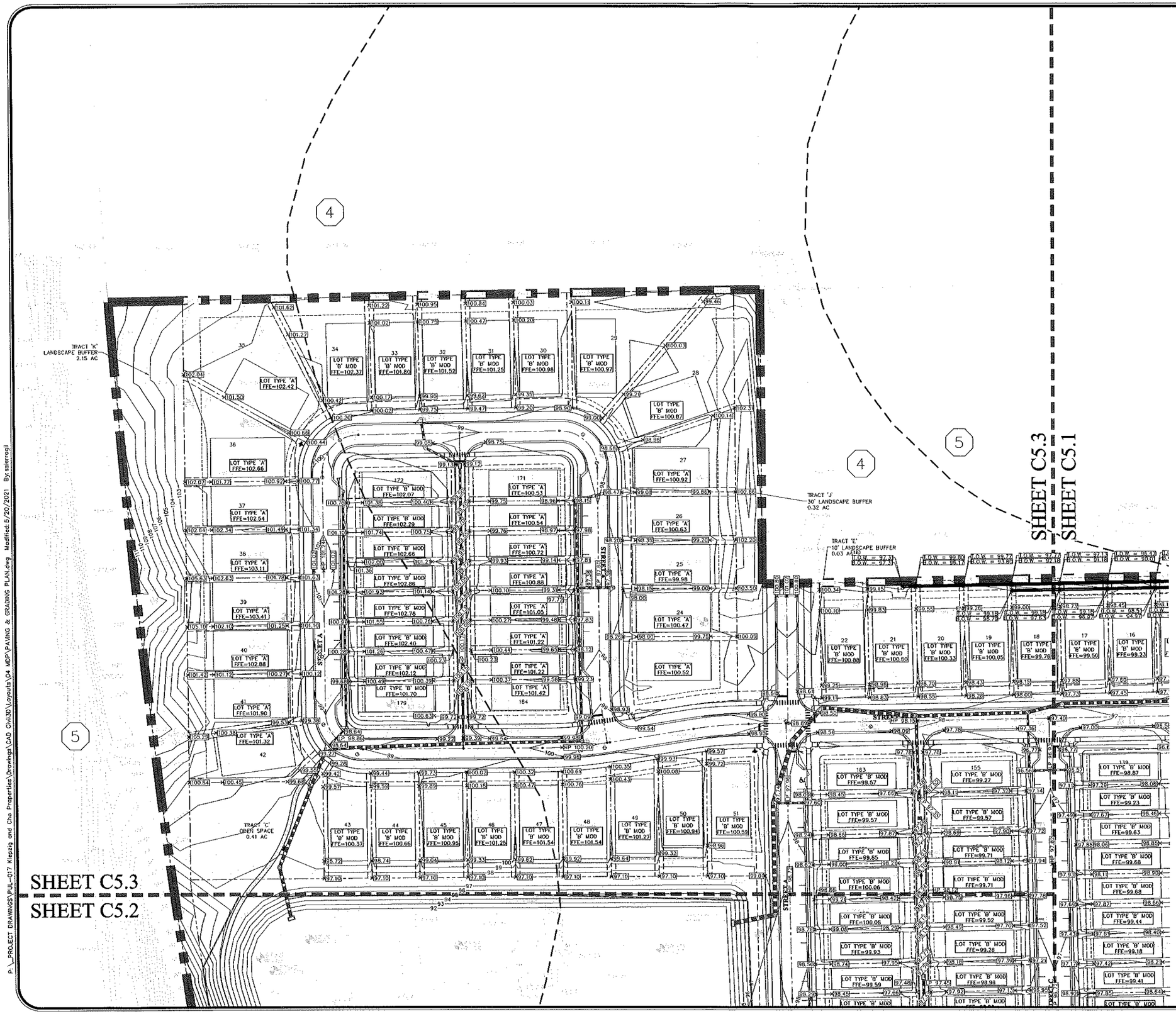
MAJOR DEVELOPMENT PLAN

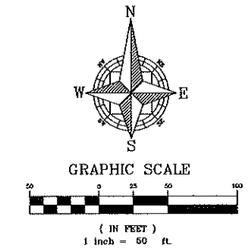
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FLORIDA

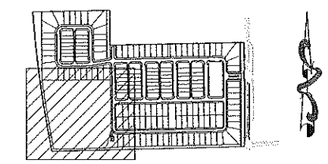
SCALE	1" = 50'
PROJECT	PUL-017
SHEET	C5.2
DRAWN:	S. SIERRA-GIL
DESIGNED:	J. WOHLFARTH
CHECKED:	L. CLASSON
DATE:	5/21/21

SHEET 29 OF 44
NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-017 Klepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\PAVING & GRADING PLAN.dwg Modified:5/20/2021 By:sierragil







KEY MAP

REV.	DATE	DESCRIPTION	BY
A	05/19/21	CITY OF APOPKA DRC COMMENTS DATED 05/17/2021	MZ

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Form of Florida Certificate of Authorization No. 8614

PAVING & GRADING – NORTH

MAJOR DEVELOPMENT PLAN

PLYMOUTH SORRENTO ASSEMBLAGE

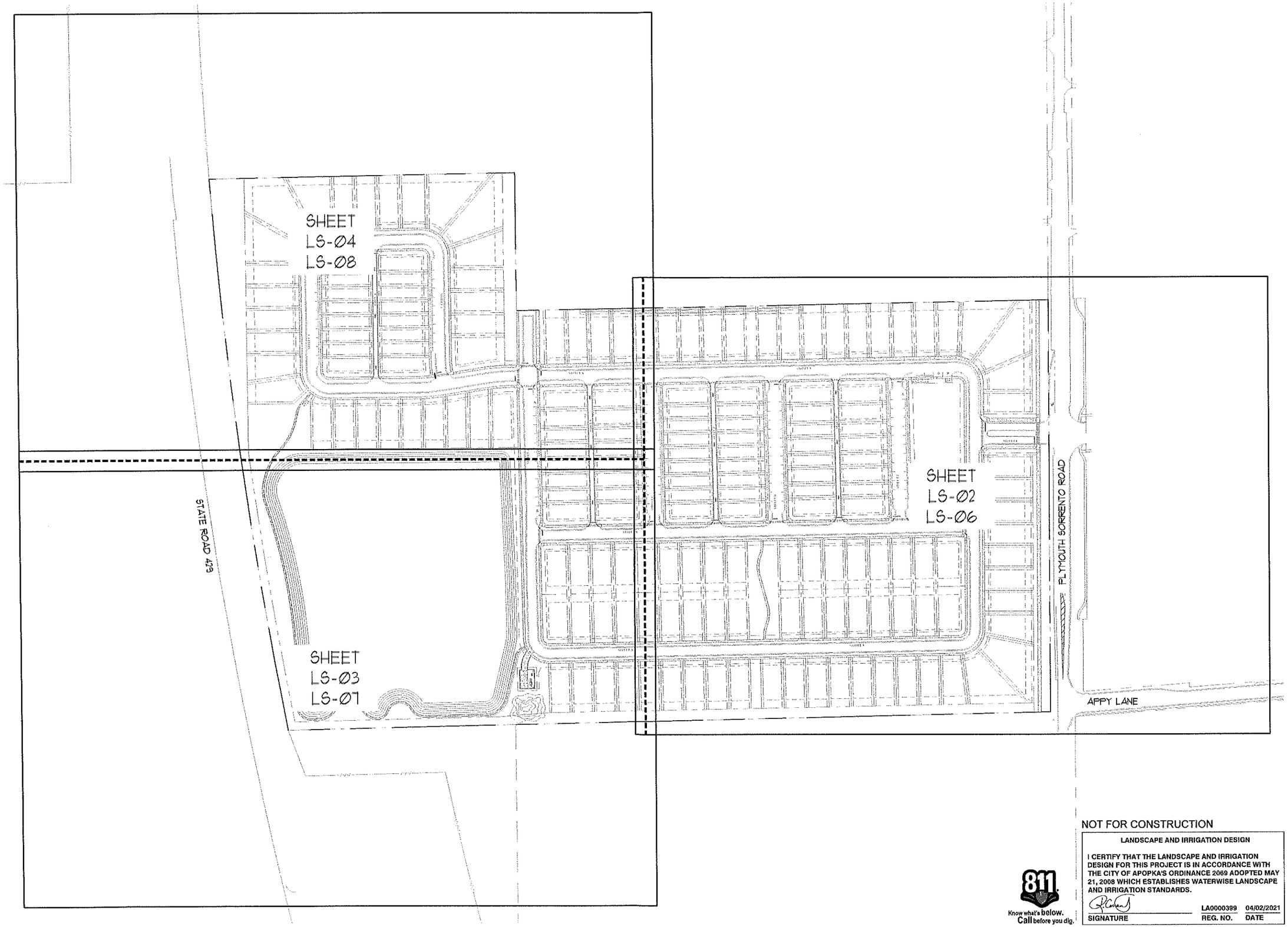
CITY OF APOPKA, FLORIDA

DRAWN: S. SIERRA-GIL	DESIGNED: J. WOHLFARTH	CHECKED: L. CLASSON	DATE: 5/21/21
SCALE 1" = 50'	PROJECT PUL-017	SHEET C5.3	

SHEET 30 OF 44

NOT FOR CONSTRUCTION

P:_PROJECT DRAWINGS\PUL-017 Kiepzig and Cho Properties\Drawings\CAD Civil3D\Layouts\04 MDP\PAVING & GRADING PLAN.dwg Modified:5/20/2021 By:ssierragil



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Revisions

Ø4/1/2021 MAJOR DEVELOPMENT PLAN SUBMITTAL

Ø5/1/2021 RESUBMITTAL

Project

PLYMOUTH SORRENTO ASSEMBLAGE

CITY OF APOPKA, FL

KEY PLAN

Date: Ø4/21/2021

Scale: 1" = 1ØØ'-Ø"

Drawn: JM Checked: RC

File Name: APAS-LSØ1.DWG

North

Sheet LS-Ø1

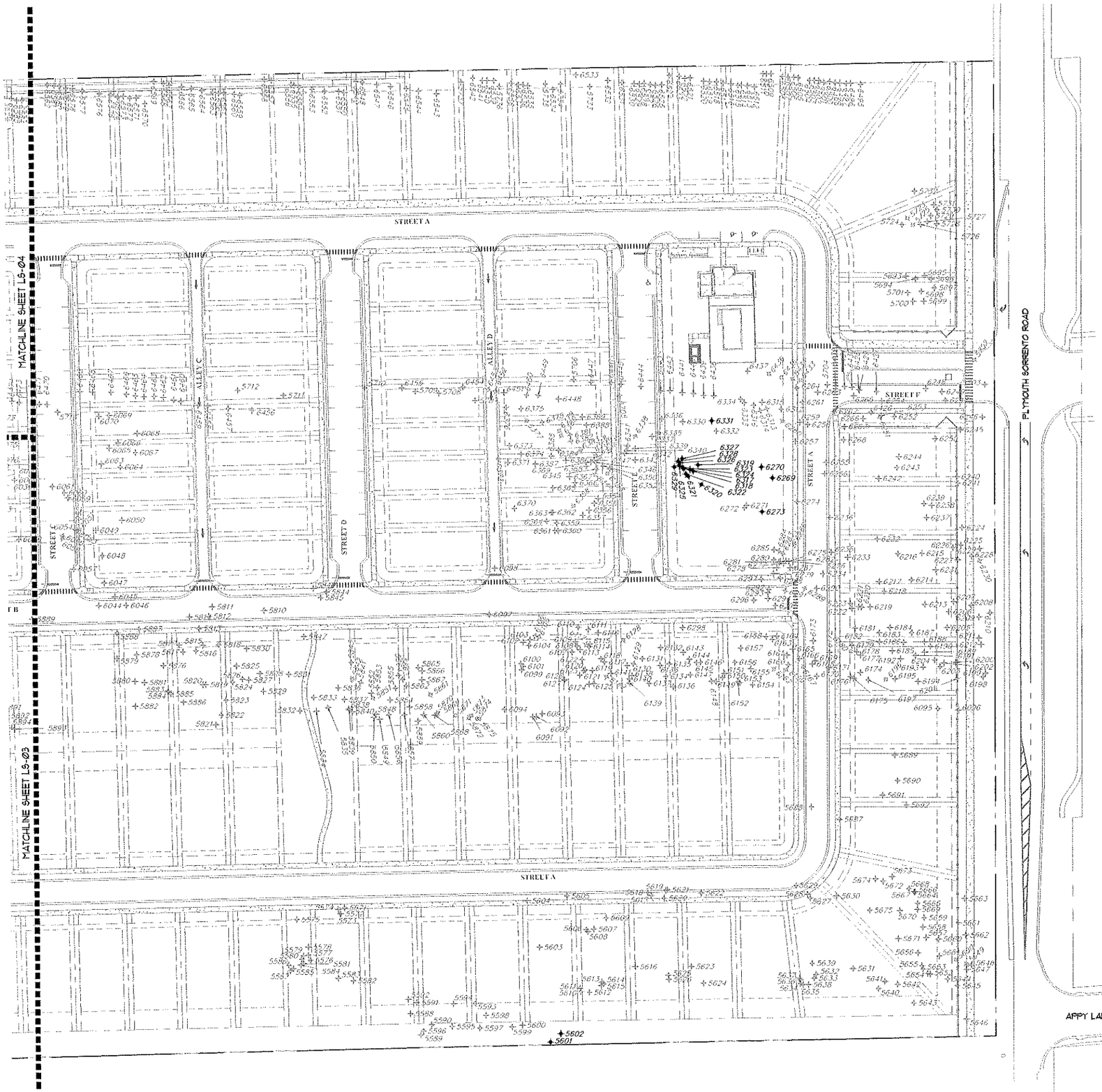
NOT FOR CONSTRUCTION

LANDSCAPE AND IRRIGATION DESIGN

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

SIGNATURE	REG. NO.	DATE
	LA0000399	04/02/2021

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



LEGEND

6624 ✦	TREE TO BE PRESERVED
5739 +	TREE TO BE REMOVED

SEE SHEET L5-05 FOR TREE LIST

TREE MITIGATION CALCULATIONS

SITE CLEARING AREA IN SQUARE FEET AND ACRES	2,181,485	S.F.
	50	AC.
TOTAL NON-SPECIMEN INCHES ON SITE	15,752	D.B.H. INCHES
TOTAL NUMBER OF SPECIMEN TREES (NATIVES 24" D.B.H. AND GREATER) ON SITE	51	TREES
TOTAL SPECIMEN INCHES ON SITE	1,557	D.B.H. INCHES
TOTAL INCHES ON SITE	**17,309**	**D.B.H. INCHES**
TOTAL NON-SPECIMEN INCHES REMOVED	15,552	D.B.H. INCHES
TOTAL NUMBER OF SPECIMEN TREES (NATIVES 24" D.B.H. AND GREATER) REMOVED	43	TREES
TOTAL SPECIMEN INCHES REMOVED	1,310	D.B.H. INCHES
TOTAL INCHES REMOVED	**16,862**	**D.B.H. INCHES**
TOTAL NON-SPECIMEN INCHES RETAINED	200	D.B.H. INCHES
TOTAL NUMBER OF SPECIMEN TREES (NATIVES 24" D.B.H. AND GREATER) RETAINED	8	TREES
TOTAL SPECIMEN INCHES RETAINED	247	D.B.H. INCHES
TOTAL INCHES RETAINED	**447**	**D.B.H. INCHES**
TOTAL INCHES REQUIRED	**16,415**	**D.B.H. INCHES**
SITE/STREET TREE INCHES PROVIDED	2,267	CAL. INCHES
LOT TREE INCHES PROVIDED	1,790	CAL. INCHES
TOTAL INCHES REPLACED	**4,057**	**CAL. INCHES**
REPLACEMENT INCHES DEFICIT *	**12,358**	**D.B.H. INCHES**
TOTAL INCHES POST DEVELOPMENT	**4,057**	**CAL. INCHES**

* DEFICIT TO BE REDUCED WITH ADDITIONAL REPLACEMENT TREES ON FINAL MDP AND/OR SHORTFALL WILL BE INVESTED IN TREE BANK

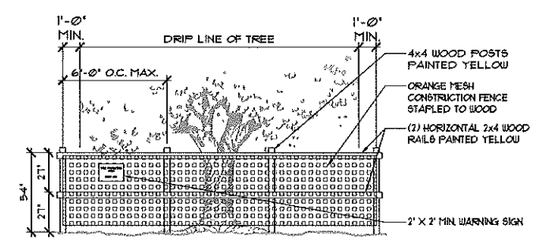
TREE PROTECTION REQUIREMENTS

PER CITY OF APOPKA LDC SECTION 5.3.9. - TREE PROTECTION DURING CONSTRUCTION.

A. OWNER'S RESPONSIBILITY. DURING CONSTRUCTION, THE LANDOWNER OR DEVELOPER SHALL BE RESPONSIBLE FOR THE ERECTION OF ANY AND ALL BARRIERS NECESSARY TO PROTECT TREES WITHIN A TREE PROTECTION AREA OR OTHER EXISTING VEGETATION TO BE RETAINED FROM DAMAGE BOTH DURING AND AFTER CONSTRUCTION.

B. TREE PROTECTION FENCING

1. WHERE REQUIRED, TREES WITHIN THE TREE PROTECTION AREA, SHALL BE FENCED WITH A STURDY AND VISIBLE FENCE BEFORE GRADING OR OTHER DEVELOPMENT ACTIVITY BEGINS. FENCING SHALL BE ERECTED NO CLOSER THAN ONE LINEAR FOOT TO THE TREE'S DRIP LINE. THE DIRECTOR SHALL CONSIDER THE EXISTING SITE CONDITIONS IN DETERMINING THE EXACT LOCATION OF TREE PROTECTION FENCING. NOTHING SHALL PREVENT THE USE OF ALTERNATIVE TREE PROTECTION MEASURES, AS APPROVED BY THE DIRECTOR.
2. TYPE OF FENCING. ALL FENCING REQUIRED BY THIS SECTION SHALL BE A MINIMUM FOUR FEET HIGH AND BE MADE OF DURABLE CONSTRUCTION (I.E., CHAIN LINK OR WOODEN POST WITH 2X4 WIRE MESH). POSTS SHALL BE LOCATED NO MORE THAN TEN FEET ON-CENTER. CHAIN LINK OR WIRE FENCING UTILIZED AS TREE PROTECTION FENCING SHALL NOT BE REQUIRED TO BE VINYL COATED. PASSIVE FORMS OF TREE PROTECTION MAY BE UTILIZED TO DELINEATE TREE PROTECTION AREAS THAT ARE REMOTE FROM AREAS OF LAND DISTURBANCE. THESE MUST BE SURROUNDED BY FENCING, CONTINUOUS ROPE, OR DURABLE TAPING (MINIMUM FOUR INCHES WIDE).
3. SIGNAGE. SIGNS SHALL BE INSTALLED ON THE TREE PROTECTION FENCE VISIBLE ON ALL SIDES OF THE FENCED-IN AREA AT A RATE OF AT LEAST ONE FOR EVERY 150 LINEAR FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF TWO FEET BY TWO FEET AND SHALL CONTAIN THE FOLLOWING LANGUAGE: 'TREE PROTECTION AREA: KEEP OUT.'
4. INSPECTION. ALL TREE PROTECTION MEASURES SHALL BE INSPECTED AND APPROVED BY THE DIRECTOR PRIOR TO START OF ANY LAND DISTURBING ACTIVITIES. FAILURE TO HAVE TREE PROTECTION MEASURES IN PLACE PRIOR TO LAND DISTURBANCE (OTHER THAN SURVEYING) IS A VIOLATION OF THIS LDC.
5. WHEN REQUIRED, NO CONSTRUCTION, GRADING, EQUIPMENT, OR MATERIAL STORAGE, OR ANY OTHER ACTIVITY SHALL BE ALLOWED WITHIN THE FENCED AREA. FENCING SHALL BE MAINTAINED UNTIL AFTER THE FINAL SITE INSPECTION.



TREE PROTECTION BARRICADE DETAIL

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

LANDSCAPE AND IRRIGATION DESIGN

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

SIGNATURE	REG. NO.	DATE
	LA0000399	04/02/2021

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Seal

Revisions

04/01/2021 MAJOR DEVELOPMENT PLAN SUBMITTAL

05/11/2021 RESUBMITTAL

Project

PLYMOUTH SORRENTO ASSEMBLAGE

CITY OF APOPKA, FL

TREE MITIGATION PLAN

Date: 04/21/2021

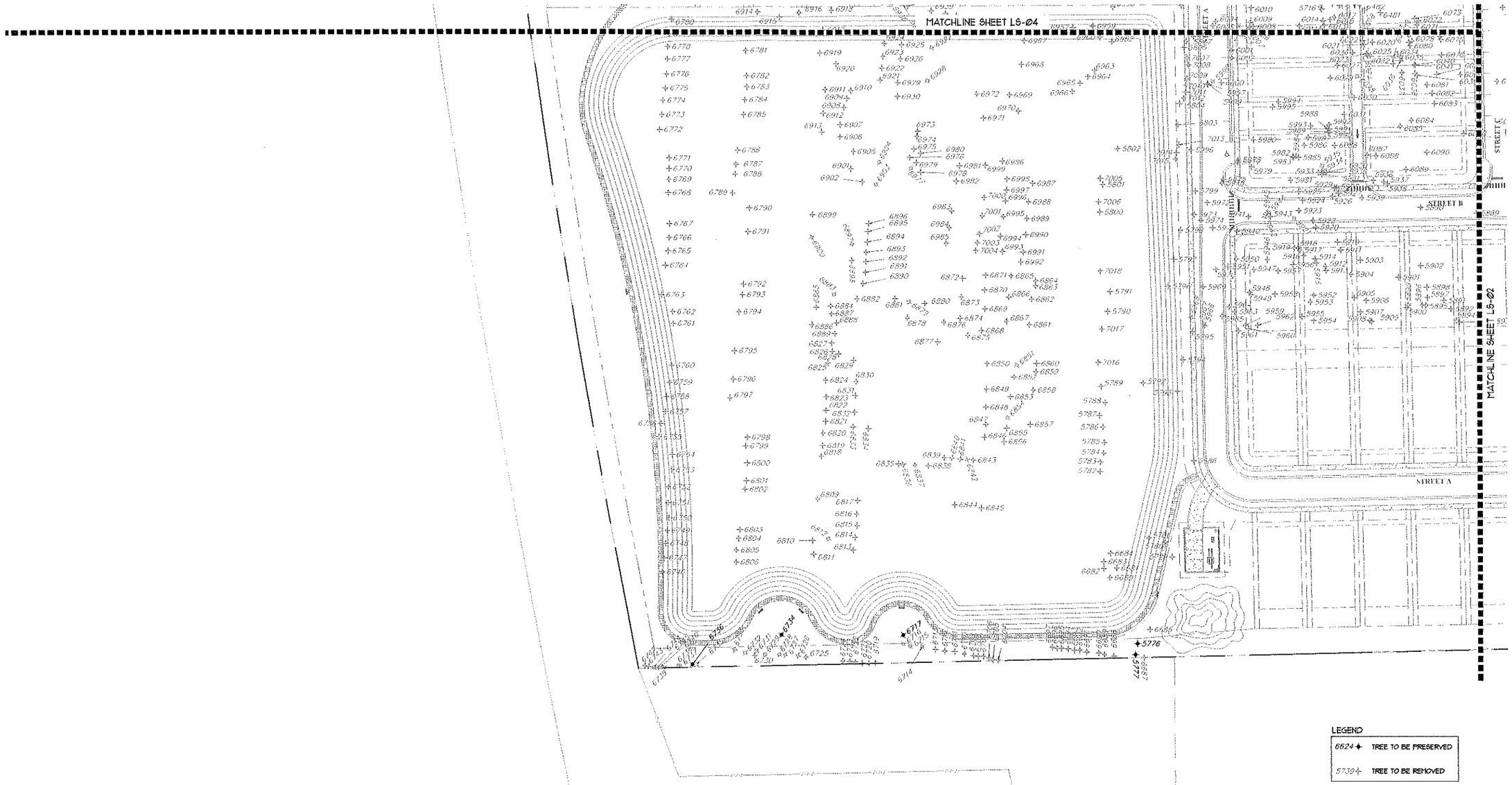
Scale: 1" = 50'-0"

Drawn: JM Checked: RC

File Name: APA9-L502.DWG

North

Sheet: LS-02



LEGEND

6624 ✦	TREE TO BE PRESERVED
5732✦	TREE TO BE REMOVED

SEE SHEET LS-05 FOR TREE LIST

NOT FOR CONSTRUCTION

LANDSCAPE AND IRRIGATION DESIGN

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SIGNATURE	REG. NO.	DATE
	LA0000399	04/02/2021

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Seal

Revisions

04/21/2021 MAJOR DEVELOPMENT PLAN SUBMITTAL

05/21/2021 RESUBMITTAL

Project

PLYMOUTH SORRENTO ASSEMBLAGE

CITY OF APOPKA, FL

TREE MITIGATION PLAN

Date: 04/21/2021

Scale: 1" = 50'-0"

Drawn: JM Checked: RC

File Name: APA6-L503.DWG

North

Sheet: LS-403

NOT FOR CONSTRUCTION

LANDSCAPE AND IRRIGATION DESIGN

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	LA0000399	04/02/2021

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

FOSTER CONANT & ASSOCIATES

100 West Lucerne Circle
Suite 401
Orlando, Florida 32801

Phone (407) 648-2225
www.fosterconant.com

Seal

Revisions

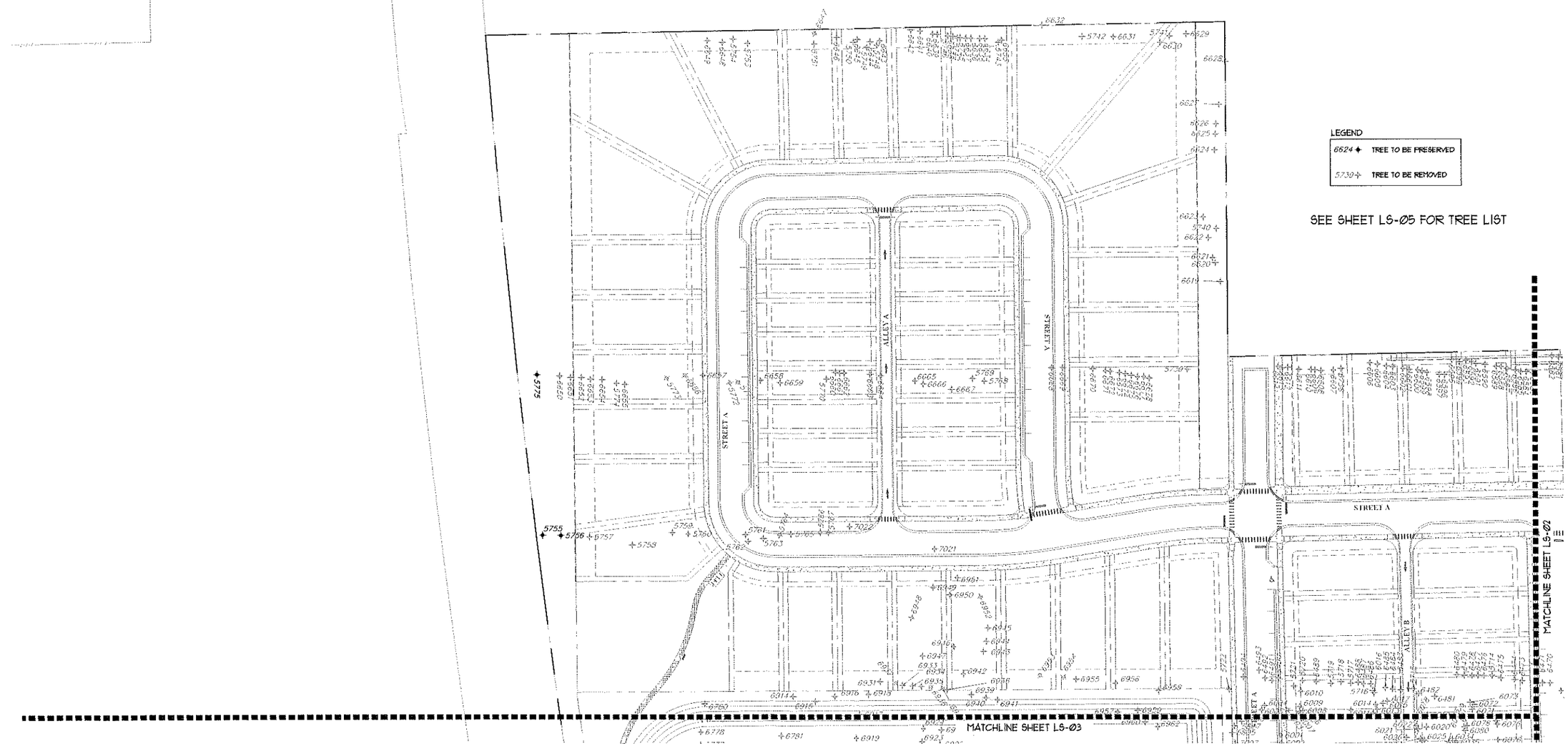
04/01/2021 MAJOR DEVELOPMENT PLAN SUBMITTAL

05/11/2021 RESUBMITTAL

Project

PLYMOUTH SORRENTO ASSEMBLAGE

CITY OF APOPKA, FL



LEGEND

6624 ✦	TREE TO BE PRESERVED
5739 +	TREE TO BE REMOVED

SEE SHEET L5-05 FOR TREE LIST

TREE MITIGATION PLAN

Date: 04/21/2021

Scale: 1" = 50'-0"

Drawn: JM Checked: RC

File Name: APAS-L504.DWG

North

Sheet: LS-404

5571	13	OAK
5572	11	OAK
5573	22	OAK
5574	13	OAK
5575	6	OAK
5576	11	OAK
5577	9	OAK
5578	13	OAK
5579	6	OAK
5580	6	OAK
5581	7	OAK
5582	30	OAK
5583	28	OAK
5584	10	OAK
5585	11	OAK
5586	9	OAK
5587	12	OAK
5588	20-11	OAK
5589	6	OAK
5590	16	OAK
5591	16	OAK
5592	8	OAK
5593	17	OAK
5594	17	PINE
5595	12	OAK
5596	9-5	OAK
5597	16	OAK
5598	6	OAK
5599	15	OAK
5600	12	OAK
5601 *	12	OAK
5602 *	22-19	OAK
5603	18-13	OAK
5604	19-17-14	OAK
5605	6	OAK
5606	7	OAK
5607	8	OAK
5608	8	OAK
5609	17	OAK
5610	7	OAK
5611	6	OAK
5612	11	OAK
5613	9	OAK
5614	9	OAK
5615	14	OAK
5616	7	OAK
5617	17	PINE
5618	10	OAK
5619	6	OAK
5620	6	OAK
5621	9	OAK
5622	10	PALM
5623	22-18-15	OAK
5624	21	OAK
5625	10-8	OAK
5626	16-16-16-15	OAK
5627	8	OAK
5628	12-6	OAK
5629	17	OAK
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5631	19	OAK
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6477	6	ELM
6478	7	ELM
6479	12	ELM
6480	9	ELM
6481	7-6	ELM
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6483	9	ELM
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6493	7-4	ELM
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6495	16	ELM
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6503	10	ELM
6504	8-6-5	ELM
6505	10	ELM
6506	10	ELM
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6513	8	ELM
6514	14	ELM
6515	10	ELM
6516	9	ELM
6517	11	ELM
6518	9	ELM
6519	9-8	ELM
6520	13	ELM
6521	6	ELM
6522	18	ELM
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6524	15	ELM
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6536	7-7	ELM
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6567	14	ELM
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6569	13	ELM
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6572	11	ELM
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6595	12	ELM
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6598	12	ELM
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6600	7	ELM
6601	8	ELM
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6607	8	ELM
6608	7	ELM
6609	9	ELM
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6611	9	ELM
6612	10	ELM
6613	8	ELM
6614	11	ELM
6619	9	ELM
6620	10	ELM
6621	10	ELM
6622	10	ELM
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6629	8	ELM
6630	6	ELM

6631	12	ELM
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6637	6	MAPLE
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6641	7	ELM
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6643	6	ELM
6644	6	ELM
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6656	11	ELM
6657	9	ELM
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6659	15	ELM
6660	8	ELM
6661	8	ELM
6662	8	ELM
6663	12	ELM
6664	11	ELM
6665	11	ELM
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6692	6	ELM
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6695	9	ELM
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6697	9-9	ELM
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6705	6	ELM
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6707	12	ELM
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6709	6	ELM
6710	12	ELM
6711	12	ELM
6712	13	ELM
6713	12	ELM
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6715	7	ELM
6716	6	ELM
6717 *	26	OAK
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6720	6	ELM
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6724	12	ELM
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6726	9	ELM
6727	12	ELM
6728	7	ELM
6729	11	ELM
6730	14	ELM
6731	12	OAK
6732	9	ELM
6733	15	ELM
6734 *	37	OAK
6735	14	ELM
6736 *	13-12	OAK
6737	7	OAK
6738	7	ELM

6739	7	ELM
6740	7	ELM
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6743	8	ELM
6744	8	ELM
6745	10	ELM
6746	22	OAK
6747	12	OAK
6748	19	OAK
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6750	20	OAK
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6757	17	OAK
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6759	11-8	OAK
6760	21	OAK
6761	18	OAK
6762	21	OAK
6763	12	OAK
6764	16	OAK
6765	22	OAK
6766	13	OAK
6767	22	OAK
6768	25	OAK
6769	11	OAK
6770	8	OAK
6771	18	OAK
6772	11	MAPLE
6773	6	OAK
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6785	13	ELM
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6792	15	ELM
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6795	16	ELM
6796	11-9	ELM
6797	26-22	OAK
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6802	40	ELM
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6841	8	ELM
6842	13	OAK
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6844	24	OAK
6845	13	MAPLE
6846	19	OAK
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6853	12-12	OAK
6854	17	OAK
6855	10-6	OAK
6856	15	OAK
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6858	20	OAK
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6861	10	MAPLE
6862	6	OAK
6863	14-9	OAK
6864	12	MAPLE
6865	14	OAK
6866	10	OAK
6867	10-10-9	OAK
6868	14	OAK
6869	20	OAK
6870	12	MAPLE
6871	17	OAK
6872	17	OAK
6873	11	OAK
6874	12	OAK
6875	10	ELM
6876	16	OAK
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6878	13	OAK
6879	15	OAK
6880	22	OAK
6881	12	OAK
6882	23-17	OAK
6883	17	OAK
6884	6	OAK
6885	20	OAK
6886	9	MAPLE
6887	11-5	OAK
6888	10	PINE
6889	22	OAK
6890	13	OAK
6891	11-9	OAK
6892	9	OAK
6893	11	OAK
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6896	15-11	OAK
6897	17	OAK
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6899	11	ELM
6900	10	ELM
6901	26-14	OAK
6902	13	OAK
6903	15	OAK
6904	15	OAK
6905	27-24	OAK
6906	7	MAPLE
6907	9	MAPLE
6908	8	MAPLE
6909	7	ELM
6910	7	MAPLE
6911	10-8	ELM
6912	10	MAPLE
6913	7	MAPLE
6914	11	MAPLE
6915	12	MAPLE
6916	8	MAPLE
6917	15	MAPLE
6918	10	ELM
6919	7	MAPLE
6920	8	MAPLE
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6922	13	OAK
6923	20	OAK
6924	16-10	OAK
6925	15	OAK
6926	20	OAK
6927	16	OAK
6928	14	OAK
6929	17	OAK
6930	11	OAK
6931	6	ELM
6932	12	ELM
6933	9	ELM
6934	7	ELM
6935	9	ELM
6936	10	ELM
6937	6	ELM
6938	9	ELM
6939	9	ELM

6940	6	ELM
6941	13	ELM
6942	18-12	OAK
6943	14	OAK
6944	18	OAK
6945	10-7	OAK
6946	20	OAK
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6948	19	OAK
6949	16	OAK
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6951	31	OAK
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6953	25	OAK
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6961	10	PINE
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6968	16	PALM
6969	10-8	OAK
6970	14	OAK
6971	21-13	OAK
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6973	9	ELM
6974	26	OAK
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6978	9	PALM
6979	9	PALM
6980	11	PALM
6981	20	OAK
6982	15	OAK
6983	20	OAK
6984	16	OAK
6985	14	OAK
6986	12-10	OAK
6987	12	OAK
6988	19	OAK
6989	9	MAPLE
6990	14	OAK
6991	14	OAK
6992	8	MAPLE
6993	14	OAK
6994	19	OAK
6995	11-10	OAK
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6997	11	OAK
6998	12	OAK
6999	15-13	OAK
7000	25	OAK
7001	18	OAK
7002	10	ELM
7003	8	OAK
7004	12	MAPLE
7005	11	ELM
7006	9	ELM
7007	6	ELM
7008	10	ELM
7009	7	ELM
7010	6	ELM
7011	7	ELM
7012	7	ELM
7013	7	ELM
7014	8	ELM
7015	7	ELM
7016	12	ELM
7017	12	ELM
7018	11	ELM
7021	8	ELM
7022	14	ELM

* TREE TO BE PRESERVED

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

NOT FOR CONSTRUCTION

LANDSCAPE AND IRRIGATION DESIGN

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

SIGNATURE | LA0000399 REG. NO. | 04/02/2021 DATE

FOSTER CONANT & ASSOCIATES

100 West Lucerne Circle
Suite 401
Orlando, Florida 32801

Phone (407) 648-2225
www.fosterconant.com

Seal

Revisions

04/21/2021 MAJOR DEVELOPMENT PLAN SUBMITTAL

1 05/21/2021 RESUBMITTAL

Project

PLYMOUTH SORRENTO ASSEMBLAGE

CITY OF APOPKA, FL

EXISTING TREE LIST

Date: 04/21/2021

Scale:

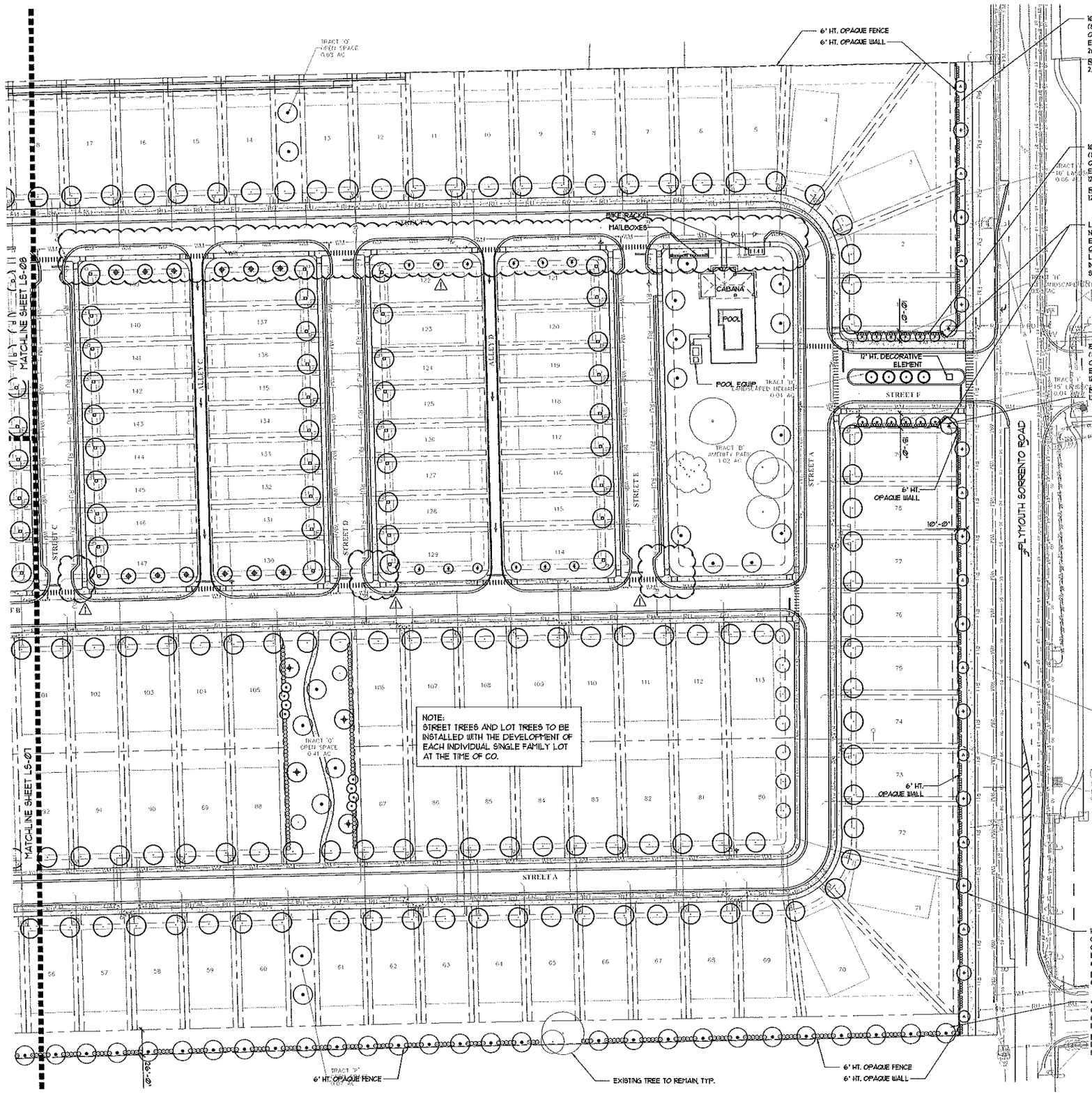
Drawn: JM Checked: RC

File Name: APAS-LS05.DWG

North

Sheet

LS-05



10' WIDE TYPE D OPAQUE BUFFER (SCREENING REAR OF LOTS FROM ROW) OPTION 3 - 6' HT. OPAQUE WALL PLUS (20) EVERGREEN SHRUBS PER 100 L.F.
267 L.F. / 100 = 267

REQUIRED	PROVIDED
267 X 20 = 53 SHRUBS	60 SHRUBS

10' WIDE TYPE D OPAQUE BUFFER (SCREENING SIDE OF LOT FROM ROW) OPTION 3 - 6' HT. OPAQUE WALL PLUS (20) EVERGREEN SHRUBS PER 100 L.F.
120 L.F. / 100 = 120

REQUIRED	PROVIDED
120 X 20 = 24 SHRUBS	32 SHRUBS

LDC SEC. 5.10, AND LDC APPENDIX A, PART O.
NUMBER OF SIGNS: ONE RESIDENTIAL SUBDIVISION ENTRANCE SIGN ON EACH SIDE OF AN ENTRANCE OR ONE IN THE MEDIAN
LOCATION: MINIMUM 50 FEET FROM THE INTERSECTION OF TWO STREETS
SIZE: FACE- 100 S.F. MAX, HEIGHT- 6' HT. MAX.

5' WIDE TYPE D OPAQUE BUFFER (SCREENING SIDE OF LOT FROM ROW) OPTION 3 - 6' HT. OPAQUE WALL PLUS (20) EVERGREEN SHRUBS PER 100 L.F.
120 L.F. / 100 = 120

REQUIRED	PROVIDED
120 X 20 = 24 SHRUBS	33 SHRUBS

10' WIDE TYPE D OPAQUE BUFFER (SCREENING REAR OF LOTS FROM ROW) OPTION 3 - 6' HT. OPAQUE WALL PLUS (20) EVERGREEN SHRUBS PER 100 L.F.
622 L.F. / 100 = 622

REQUIRED	PROVIDED
622 X 20 = 124 SHRUBS	133 SHRUBS

+/- 25' WIDE TYPE B AESTHETIC BUFFER OPTION 1 - PER 100 L.F.: (3) CANOPY TREES, (10) UNDERSTORY TREES AND (12) SHRUBS
1191 L.F. / 100 = 1191

REQUIRED	PROVIDED
1191 X 3 = 36 CANOPY	36 CANOPY
1191 X 12 = 143 SHRUBS	184 SHRUBS

CODE NOTES

1. STREET TREES AND LOT TREES TO BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.2 OF THE LAND DEVELOPMENT CODE AND SECTION M OF THE MU-KPI FORM BASED CODE.
3. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
4. IRRIGATION PLANS SHALL BE PROVIDED AT FINAL MDP SUBMITTAL.
5. SELECTION OF PLANT SPECIES SHALL BE MADE BASED UPON FLORIDA FRIENDLY LANDSCAPE CONCEPTS OUTLINED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS (FYN) HANDBOOK AND AS IDENTIFIED IN THE UF/IFAS PUBLISHED FLORIDA FRIENDLY PLANT LIST (CURRENT EDITION).
6. UNLESS EXEMPTED BY THE CITY, NO MORE THAN 50% OF THE GREEN SPACE AREA OR ONE-HALF ACRE, WHICHEVER IS SMALLER, MAY BE PLANTED WITH A LAWN GRASS THAT HAS A RATING OF 'LOW' IN REGARDS TO DROUGHT TOLERANCE AS IDENTIFIED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
7. THERE IS NO LIMIT ON THE GREEN SPACE AREA THAT MAY BE PLANTED WITH A LAWN GRASS HAVING A RATING OF 'MEDIUM' OR BETTER AS IDENTIFIED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
8. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND IN ACCORDANCE WITH ACCEPTED AND PROPER PLANTING PROCEDURES.
9. INSTALLED PLANTS SHALL CONFORM TO OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA NO. 1 AS PROVIDED IN THE MOST CURRENT EDITION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS' PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
10. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF MINI PINE BARK NUGGET MULCH.

CENTRAL FLORIDA REGION 'FLORIDA-FRIENDLY' PLANT LIST*

CANOPY TREES	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION
	83	QUERCUS VIRGINIANA	LIVE OAK	3" D.B.H. MIN, 12'-14' HT.
	82	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" D.B.H. MIN, 10'-12' HT.
	107	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	3" D.B.H. MIN, 12'-14' HT.
	11	PLATANUS OCCIDENTALIS	SYCAMORE	3" D.B.H. MIN, 12'-14' HT.
	7	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3" D.B.H. MIN, 12'-14' HT.
	23	ACER RUBRUM	RED MAPLE	3" D.B.H. MIN, 12'-14' HT.
	17	TAXODIUM DISTICHUM	BALD CYPRESS	3" D.B.H. MIN, 8'-10' HT.
	15	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	3" D.B.H. MIN, 12'-14' HT.
UNDERSTORY TREES	**QTY.**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**
	31	ILEX CASSINE	DAHOON HOLLY	2" D.B.H. MIN, 12'-14' HT.
	51	LAGERSTROEMIA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	2" D.B.H. MIN, 8'-10' HT., STD.
	50	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	2" D.B.H. MIN, 8'-10' HT., F.T.G.
	12	TABEBUIA IMPETIGINOSA	PURPLE TRUMPET TREE	2" D.B.H. MIN, 12'-14' HT.
	10	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	2" D.B.H. MIN, 8'-10' HT., STD.
	16	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	2" D.B.H. AGGR. MIN, 8'X8'
	11	MYRICA CERIFERA	WAX MYRTLE	2" D.B.H. AGGR. MIN, 10'-12' HT.
PALM TREES	**QTY.**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**
	2	PHOENIX SYLVESTRIS	SILVER DATE PALM	16' CT., 20'-22' SPRD., HEAVY
	4	LIVISTONA DECORA	RIBBON PALM	12' CT., CLEAN TRUNK
SHRUBS	**QTY.**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**
	443	ILEX CORNUTA 'BURFORDII NANA' VIBURNUM ODORATISSIMUM LIGUSTRUM JAPONICUM	DWARF BURFORD HOLLY SWEET VIBURNUM LIGUSTRUM	24" HT. X 24"-28" SPRD., 48" O.C.
	330	VIBURNUM SUSPENSUM PITTOSPORUM TOBIRA	SANDANKWA VIBURNUM PITTOSPORUM	24" HT X 18"-24" SPRD., 36" O.C.

*ALL PLANT MATERIALS ARE CHOSEN FROM THE FLORIDA-FRIENDLY PLANT DATABASE (CENTRAL FLORIDA REGION) AS MAINTAINED BY THE UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES (UF/IFAS)

NOTE: TREES WILL BE MEASURED AT D.B.H. CANOPY TREES SHALL BE A MINIMUM 3" D.B.H. AND 8' HT. UNDERSTORY TREES SHALL BE A MINIMUM 2" D.B.H. IN ADDITION, TO COUNT TOWARDS EXISTING TREE MITIGATION, ALL TREES SHALL ALSO BE A MINIMUM 3" CALIPER. CONTRACTOR TO MEET OR EXCEED BOTH REQUIREMENTS.

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	LA0000399	04/02/2021

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Seal

Revisions
04/01/2021 MAJOR DEVELOPMENT PLAN SUBMITTAL
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Project
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FL

LANDSCAPE PLAN

Date: 04/21/2021
Scale: 1" = 50'-0"
Drawn: JM
Checked: RC
File Name: APA5-LS06.DWG
North

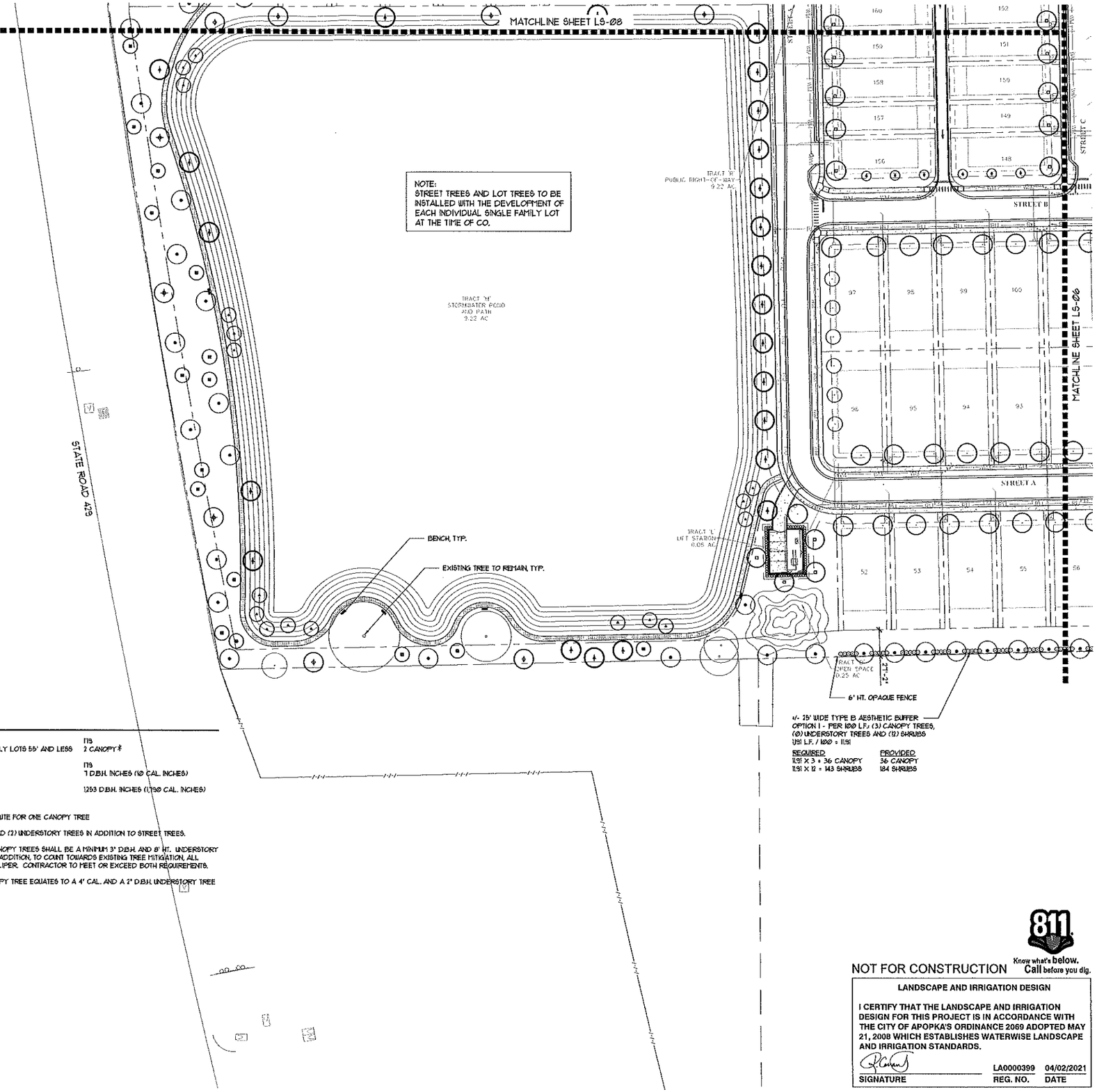
Sheet
LS-06

CENTRAL FLORIDA REGION 'FLORIDA-FRIENDLY' PLANT LIST*

CANOPY TREES	QTY.	BOTANICAL NAME	COMMON NAME	SPECIFICATION
	83	QUERCUS VIRGINIANA	LIVE OAK	3" D.B.H. MIN, 12'-14' HT.
	82	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" D.B.H. MIN, 10'-12' HT.
	101	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	3" D.B.H. MIN, 12'-14' HT.
	11	PLATANUS OCCIDENTALIS	SYCAMORE	3" D.B.H. MIN, 12'-14' HT.
	1	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3" D.B.H. MIN, 12'-14' HT.
	23	ACER RUBRUM	RED MAPLE	3" D.B.H. MIN, 12'-14' HT.
	11	TAXODIUM DISTICHUM	BALD CYPRESS	3" D.B.H. MIN, 8'-10' HT.
	15	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	3" D.B.H. MIN, 12'-14' HT.
UNDERSTORY TREES	**QTY.**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**
	31	ILEX CASSINE	DAHOON HOLLY	2" D.B.H. MIN, 12'-14' HT.
	81	LAGERSTROEMIA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	2" D.B.H. MIN, 8'-10' HT, STD.
	140	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	2" D.B.H. MIN, 8'-10' HT, F.T.G.
	12	TABEBUIA IMPETIGINOSA	PURPLE TRUMPET TREE	2" D.B.H. MIN, 12'-14' HT.
	10	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	2" D.B.H. MIN, 8'-10' HT, STD.
	16	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	2" D.B.H. AGGR. MIN, 8'X8'
	11	MYRICA CERIFERA	WAX MYRTLE	2" D.B.H. AGGR. MIN, 10'-12' HT.
PALM TREES	**QTY.**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**
	2	PHOENIX SYLVESTRIS	SILVER DATE PALM	16' CT, 20'-22' SPRD, HEAVY
	4	LIVISTONA DECORA	RIBBON PALM	12' CT, CLEAN TRUNK
SHRUBS	**QTY.**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**
	443	ILEX CORNUTA 'BURFORDII NANA' VIBURNUM ODORATISSIMUM LIGUSTRUM JAPONICUM	DWARF BURFORD HOLLY SWEET VIBURNUM LIGUSTRUM	24" HT. X 24"-28" SPRD., 48" O.C.
	330	VIBURNUM SUSPENSUM PITTOSPORUM TOBIRA	SANDANKWA VIBURNUM PITTOSPORUM	24" HT X 18"-24" SPRD., 30" O.C.

*ALL PLANT MATERIALS ARE CHOSEN FROM THE FLORIDA-FRIENDLY PLANT DATABASE (CENTRAL FLORIDA REGION) AS MAINTAINED BY THE UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND AGRICULTURAL SCIENCES (UF/IFAS)

NOTE: TREES WILL BE MEASURED AT D.B.H. CANOPY TREES SHALL BE A MINIMUM 3" D.B.H. AND 8' HT. UNDERSTORY TREES SHALL BE A MINIMUM 2" D.B.H. IN ADDITION, TO COUNT TOWARDS EXISTING TREE MITIGATION, ALL TREES SHALL ALSO BE A MINIMUM 3" CALIPER. CONTRACTOR TO MEET OR EXCEED BOTH REQUIREMENTS.



CODE NOTES

1. STREET TREES AND LOT TREES TO BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 6.2 OF THE LAND DEVELOPMENT CODE AND SECTION M OF THE MU-KPI FORM BASED CODE.
3. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
4. IRRIGATION PLANS SHALL BE PROVIDED AT FINAL MDP SUBMITTAL.
5. SELECTION OF PLANT SPECIES SHALL BE MADE BASED UPON FLORIDA FRIENDLY LANDSCAPE CONCEPTS OUTLINED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS (FYN) HANDBOOK AND AS IDENTIFIED IN THE UF/IFAS PUBLISHED FLORIDA FRIENDLY PLANT LIST (CURRENT EDITION).
6. UNLESS EXEMPTED BY THE CITY, NO MORE THAN 50% OF THE GREEN SPACE AREA OR ONE-HALF ACRE, WHICHEVER IS SMALLER, MAY BE PLANTED WITH A LAWN GRASS THAT HAS A RATING OF 'LOW' IN REGARDS TO DROUGHT TOLERANCE AS IDENTIFIED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
7. THERE IS NO LIMIT ON THE GREEN SPACE AREA THAT MAY BE PLANTED WITH A LAWN GRASS HAVING A RATING OF 'MEDIUM' OR BETTER AS IDENTIFIED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS PROGRAM.
8. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND WORKMANLIKE MANNER AND IN ACCORDANCE WITH ACCEPTED AND PROPER PLANTING PROCEDURES.
9. INSTALLED PLANTS SHALL CONFORM TO OR EXCEED THE MINIMUM STANDARDS FOR FLORIDA NO. 1 AS PROVIDED IN THE MOST CURRENT EDITION OF 'GRADES AND STANDARDS FOR NURSERY PLANTS' PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
10. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF MINI FINE BARK NUGGET MULCH.

LOT TREE CALCULATION

TOTAL NUMBER OF LOTS	119
TOTAL TREES REQUIRED ON SINGLE FAMILY LOTS 55' AND LESS	2 CANOPY*
TOTAL NUMBER OF LOTS 55' AND LESS	119
TOTAL INCHES PROVIDED ON EACH LOT	7 D.B.H. INCHES (10 CAL. INCHES)
TOTAL LOT TREE INCHES PROVIDED	1,253 D.B.H. INCHES (1,790 CAL. INCHES)

NOTES:
* TWO UNDERSTORY TREES MAY SUBSTITUTE FOR ONE CANOPY TREE

EACH LOT TO HAVE (1) CANOPY TREE AND (2) UNDERSTORY TREES IN ADDITION TO STREET TREES.

TREES WILL BE MEASURED AT D.B.H. CANOPY TREES SHALL BE A MINIMUM 3" D.B.H. AND 8' HT. UNDERSTORY TREES SHALL BE A MINIMUM 2" D.B.H. IN ADDITION, TO COUNT TOWARDS EXISTING TREE MITIGATION, ALL TREES SHALL ALSO BE A MINIMUM 3" CALIPER. CONTRACTOR TO MEET OR EXCEED BOTH REQUIREMENTS.

CALCULATIONS ASSUME A 3" D.B.H. CANOPY TREE EQUATES TO A 4" CAL. AND A 2" D.B.H. UNDERSTORY TREE EQUATES TO A 3" CAL.

NOT FOR CONSTRUCTION

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LANDSCAPE AND IRRIGATION DESIGN

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

SIGNATURE	REG. NO.	DATE
	LA0000399	04/02/2021

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Revisions
04/12/2021 MAJOR DEVELOPMENT PLAN SUBMITTAL
05/12/2021 RESUBMITTAL

Project
PLYMOUTH SORRENTO ASSEMBLAGE
CITY OF APOPKA, FL

LANDSCAPE PLAN

Date: 04/21/2021
Scale: 1" = 50'-0"
Drawn: JM
Checked: RC
File Name: APA5-LS01.DWG
North

Sheet: LS-07

CODE NOTES

1. STREET TREES AND LOT TREES TO BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.2 OF THE LAND DEVELOPMENT CODE AND SECTION M OF THE MU-KPI FORM BASED CODE.
3. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
4. IRRIGATION PLANS SHALL BE PROVIDED AT FINAL MDP SUBMITTAL.
5. SELECTION OF PLANT SPECIES SHALL BE MADE BASED UPON FLORIDA FRIENDLY LANDSCAPE CONCEPTS OUTLINED IN THE UF/IFAS FLORIDA YARDS AND NEIGHBORHOODS (FYN) HANDBOOK AND AS IDENTIFIED IN THE UF/IFAS PUBLISHED FLORIDA FRIENDLY PLANT LIST (CURRENT EDITION).
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CALCULATIONS ASSUME A 3" D.B.H. CANOPY TREE EQUATES TO A 4" CAL. AND A 2" D.B.H. UNDERSTORY TREE EQUATES TO A 3" CAL.

NOTE:
STREET TREES AND LOT TREES TO BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL SINGLE FAMILY LOT AT THE TIME OF CO.

30'+ WIDE TYPE C SEMI-OPAQUE BUFFER
(SCREENING REAR OF LOTS FROM R.O.W.)
OPTION 3 - 6' HT. OPAQUE FENCE
PLUS (15) EVERGREEN SHRUBS PER 100 L.F.
549 L.F. / 100 = 5.49

REQUIRED	PROVIDED
5.49 X 15 = 82 SHRUBS	82 SHRUBS

6' HT. OPAQUE FENCE

6' HT. OPAQUE FENCE

30' WIDE TYPE C SEMI-OPAQUE BUFFER
(SCREENING REAR OF LOTS FROM R.O.W.)
OPTION 3 - 6' HT. OPAQUE FENCE
PLUS (15) EVERGREEN SHRUBS PER 100 L.F.
465 L.F. / 100 = 4.65

REQUIRED	PROVIDED
4.65 X 15 = 70 SHRUBS	70 SHRUBS

10' WIDE TYPE C SEMI-OPAQUE BUFFER
(SCREENING SIDE OF LOT FROM R.O.W.)
OPTION 3 - 6' HT. OPAQUE FENCE
PLUS (15) EVERGREEN SHRUBS PER 100 L.F.
125 L.F. / 100 = 1.25

REQUIRED	PROVIDED
1.25 X 15 = 19 SHRUBS	19 SHRUBS

TRACT 'K'
LANDSCAPE BUFFER
2.15 AC

TRACT 'J'
30' LANDSCAPE BUFFER
0.32 AC

TRACT 'E'
10' LANDSCAPE BUFFER
0.03 AC

TRACT 'C'
OPEN SPACE
0.41 AC

EXISTING TREE TO REMAIN, TYP.

6' HT. OPAQUE FENCE

6' HT. OPAQUE FENCE

30'-0"

10'-0"

34'-8"

STATE ROAD 429

STREET A

ALLEY A

ALLEY B

MATCHLINE SHEET LS-06

MATCHLINE SHEET LS-01

CENTRAL FLORIDA REGION 'FLORIDA-FRIENDLY' PLANT LIST*

CANOPY TREES	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
	83	QUERCUS VIRGINIANA	LIVE OAK	3" D.B.H. MIN, 12'-14' HT.
	82	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	3" D.B.H. MIN, 10'-12' HT.
	187	ULMUS PARVIFOLIA 'ALLEE'	ALLEE ELM	3" D.B.H. MIN, 12'-14' HT.
	11	PLATANUS OCCIDENTALIS	SYCAMORE	3" D.B.H. MIN, 12'-14' HT.
	7	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	3" D.B.H. MIN, 12'-14' HT.
	23	ACER RUBRUM	RED MAPLE	3" D.B.H. MIN, 12'-14' HT.
	11	TAXODIUM DISTICHUM	BALD CYPRESS	3" D.B.H. MIN, 8'-10' HT.
	15	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	3" D.B.H. MIN, 12'-14' HT.
UNDERSTORY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**
	31	ILEX CASSINE	DAHOON HOLLY	2" D.B.H. MIN, 12'-14' HT.
	51	LAGERSTROEMIA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	2" D.B.H. MIN, 8'-10' HT, STD.
	50	ILEX 'NELLIE R. STEVENS'	NELLIE STEVENS HOLLY	2" D.B.H. MIN, 8'-10' HT, F.T.G.
	12	TABEBUIA IMPETIGINOSA	PURPLE TRUMPET TREE	2" D.B.H. MIN, 12'-14' HT.
	10	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH	2" D.B.H. MIN, 8'-10' HT, STD.
	16	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	2" D.B.H. AGGR. MIN, 8'X8'
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PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**
	2	PHOENIX SYLVESTRIS	SILVER DATE PALM	16' CT, 20'-22' SPRD, HEAVY
	4	LIVISTONA DECORA	RIBBON PALM	12' CT, CLEAN TRUNK
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SPECIFICATION**
	443	ILEX CORNUTA 'BURFORDII NANA' VIBURNUM ODORATISSIMUM LIGUSTRUM JAPONICUM	DWARF BURFORD HOLLY SWEET VIBURNUM LIGUSTRUM	24" HT. X 24"-28" SPRD, 48" O.C.
	330	VIBURNUM SUSPENSUM PITTOSPORUM TOBIRA	SANDANKWA VIBURNUM PITTOSPORUM	24" HT X 18"-24" SPRD, 30" O.C.

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LANDSCAPE PLAN

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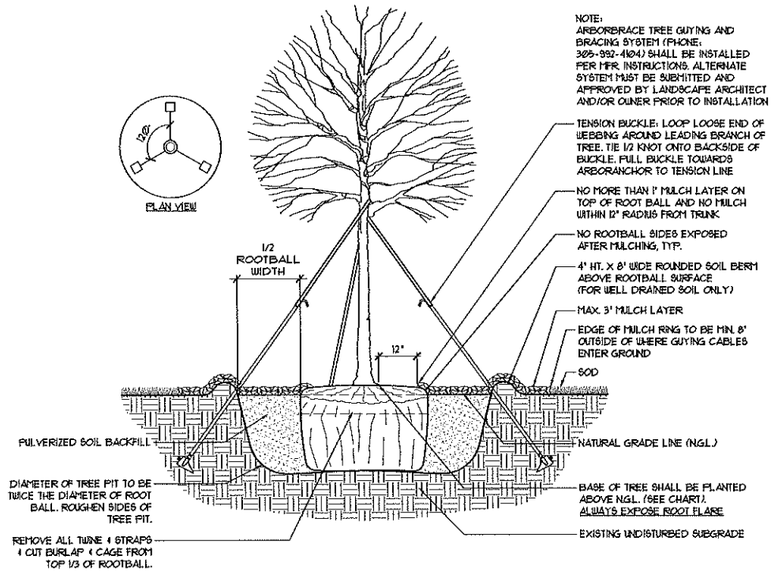
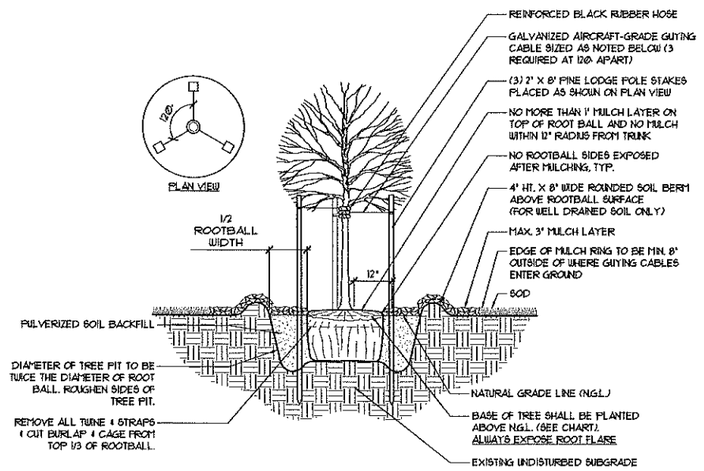


LARGE TREE PLANTING DETAIL - BALL & BURLAP

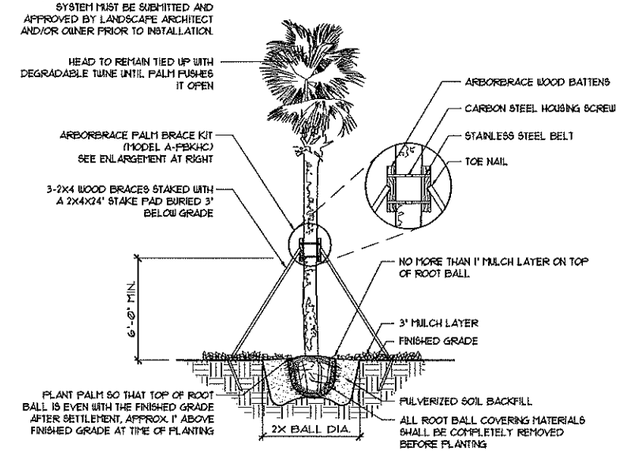
SCALE : N.T.S.



SMALL TREE PLANTING DETAIL - CONTAINER

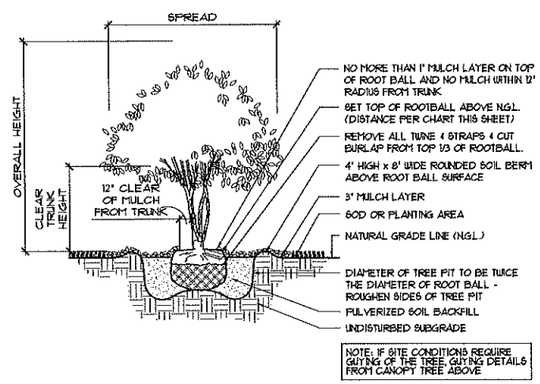
(NOTE: TO BE UTILIZED FOR TREES 12' IN HEIGHT AND UNDER)

SCALE : N.T.S.



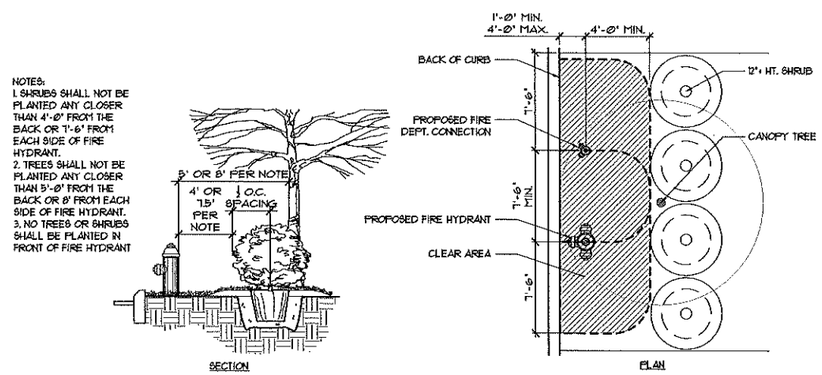
REGENERATED SABAL PALM PLANTING DETAIL

SCALE : N.T.S.



MULTI-TRUNK PLANTING DETAIL

SCALE : N.T.S.

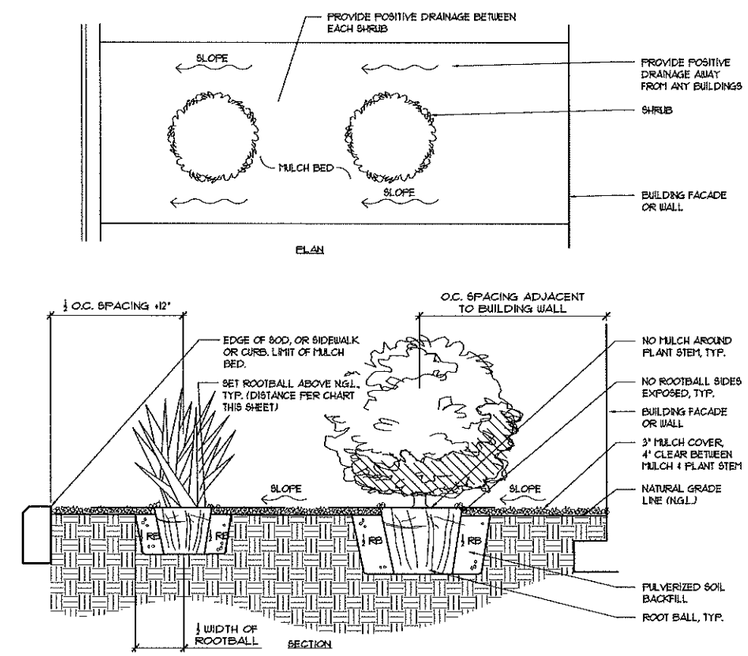


PLANTING SHRUBS AND TREES ADJACENT TO HYDRANT

SCALE : N.T.S.

TOP OF PLANT ROOTBALL IN RELATION TO NATURAL GRADE LINE (N.G.L.)								
CONTAINER SIZE	1-3 GAL.		5-7 GAL.		15-65 GAL.		100 GAL.	
SOILS	DRY	WET	DRY	WET	DRY	WET	DRY	WET
ROOTBALL HT. ABOVE N.G.L.	1"	1-1/2"	1-1/2"	2"	3"	3-1/2"	3-1/2"	4"

PLANTING DEPTH CHART FOR TREES AND SHRUBS



SHRUB PLANTING DETAIL

SCALE : N.T.S.

NOT FOR CONSTRUCTION

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Seal

Revisions

04/01/2021 MAJOR DEVELOPMENT PLAN SUBMITTAL

05/11/2021 RESUBMITTAL

Project

PLYMOUTH SORRENTO ASSEMBLAGE

CITY OF APOPKA, FL

LANDSCAPE DETAILS

Date: 04/21/2021

Scale:

Drawn: JM

Checked: RC

File Name: APA5-LS09.DWG

North

Sheet

LS-409

LEGAL DESCRIPTION: TITLE COMMITMENT NUMBER 20014708

PARCEL I: (FEE SIMPLE ESTATE)

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 2: (FEE SIMPLE ESTATE)

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, LYING SITUATE AND BEING IN ORANGE COUNTY, FLORIDA.

LESS AND EXCEPT THOSE CERTAIN LANDS DESCRIBED IN STIPULATED ORDER OF TAKING AS TO PARCEL 195 DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1/2" IRON ROD WITH NO IDENTIFICATION IN A WELL BOX MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 41 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13, A DISTANCE OF 1898.16 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 41 MINUTES 17 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 752.80 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00 DEGREES 38 MINUTES 22 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1350.93 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE DEPARTING SAID WEST LINE RUN NORTH 88 DEGREES 57 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER, AS MONUMENTED AND OCCUPIED, A DISTANCE OF 587.31 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11317.16 FEET, A CHORD DISTANCE OF 1356.29 FEET AND A CHORD BEARING OF SOUTH 07 DEGREES 38 MINUTES 48 SECONDS EAST; THENCE DEPARTING SAID NORTH LINE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06 DEGREES 52 MINUTES 14 SECONDS, A DISTANCE OF 1357.10 FEET TO THE POINT OF BEGINNING.

PARCEL 3: (NON-EXCLUSIVE EASEMENT ESTATE)

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 2 CREATED IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 3531, PAGE 1473, AND CORRECTED BY CORRECTIVE QUICK CLAIM DEED RECORDED IN O.R. BOOK 10483, PAGE 4863, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS: A 50 FOOT EASEMENT LYING 25 FEET ON EITHER SIDE OF THE EAST/WEST CENTER LINE OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA.

LEGAL DESCRIPTION: TITLE COMMITMENT NUMBER 20014711

THE LAND IS DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 114 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, LESS ROAD RIGHT-OF-WAY LYING IN ORANGE COUNTY, FLORIDA.

TOGETHER WITH: TITLE COMMITMENT ORDER NUMBER 8707698

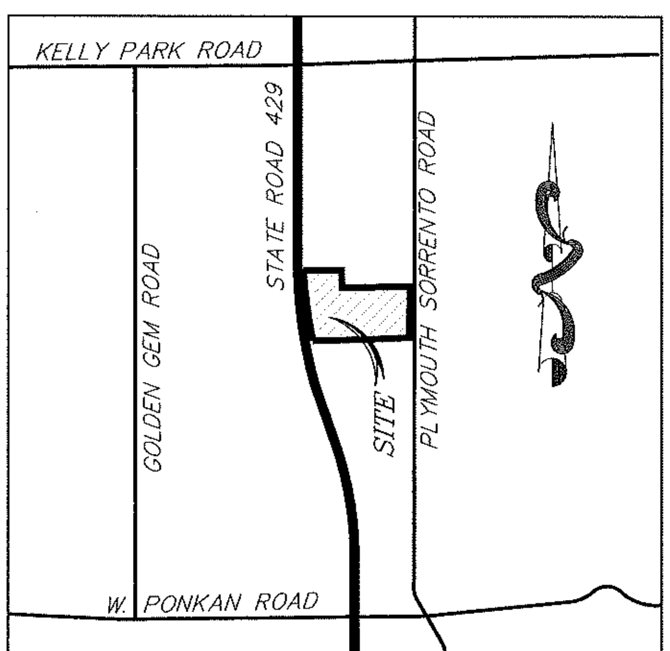
PARCEL 1:

THE SOUTH 1/2 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST (LESS ROAD RIGHT-OF-WAY ON EAST), PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

PARCEL 2:

THE NORTH 1/2 OF THE SOUTH 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



LOCATION MAP NOT TO SCALE

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING NORTH 00°01'59" WEST.
2. THE "LEGAL DESCRIPTION" HEREON AND THE LANDS SURVEYED ARE IN ACCORD WITH THE DESCRIPTION PROVIDED IN THE COMMITMENT TO INSURE TITLE, COMMITMENT NO. 20014708 PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
3. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
4. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, VISIBLE ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND UTILITIES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
7. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
8. THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1201790110F, MAP NO. 12095C110F, MAP REVISED SEPTEMBER 25, 2009 AND COMMUNITY PANEL NO. 1201790125F, MAP NO. 12095C125F, MAP REVISED SEPTEMBER 25, 2009.
   THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
9. THERE WAS NO VISUAL EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WITHIN THE SURVEYED LANDS.
10. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY DEPARTMENT OF ENGINEERING VERTICAL DATUM, BENCHMARK NUMBER S1374026 NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88), ELEVATION BEING 107.222'.
11. WHILE CONDUCTING THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF WETLANDS WITHIN THE SURVEYED LANDS.
12. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
13. THE SURVEYOR WAS NOT PROVIDED A ZONING REPORT WHICH WOULD INCLUDE SETBACK OR RESTRICTIONS AFFECTING THE SUBJECT PROPERTY.
14. THERE EXIST NUMEROUS IRRIGATION LINES THROUGH OUT THE PORTIONS OF THE LANDS USED AS A NURSERY THAT WERE NOT LOCATED.
15. THE PARCELS OF PROPERTY DEPICTED ON THE SURVEY ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITH NO GAPS, GORES, OVERLAPS OR HIATUSES.
16. THERE ARE NO GAPS, GORES, OVERLAPS, OR HIATUSES BETWEEN THE PROPERTY AND THE PUBLIC RIGHT-OF-WAY DEPICTED ON THE SURVEY
17. THE LANDS DESCRIBED IN THAT CERTAIN STIPULATED ORDER OF TAKING AS TO PARCEL 195 BEING THE SAME HEREON AS MEASURED IS CONTIGUOUS TO PARCEL 1, DESCRIBED IN TITLE COMMITMENT NUMBER 20014708, WITH NO GAPS, GORES, OVERLAPS OR HIATUS.
18. WE HAVE EXAMINED THE FURNISHED COMMITMENTS TO INSURE TITLE, COMMITMENT NO. 20014708, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, REVISED MARCH 25, 2020 AT 4:21 P.M. COMMITMENT NO. 20014711, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, REVISED DATE MARCH 25, 2020 AT 3:29 P.M. AND ORDER NO. 8707698, PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT DATE AUGUST 13, 2020 AT 11:00 P.M. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B-II", OF THE COMMITMENTS HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

EXCEPTIONS AS THEY APPEAR IN THE TITLE COMMITMENT: NUMBER 20014708

7. EASEMENT CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 114, PAGE 10, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. EASEMENT IS APPURTENANT TO THE SUBJECT PROPERTY AND IS SHOWN HEREON
8. EASEMENT AGREEMENT RECORDED IN O.R. BOOK 920, PAGE 378, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
9. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 3255, PAGE 1811, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
10. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 3283, PAGE 1538, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
11. DISTRIBUTION EASEMENT TO FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 5024, PAGE 1593, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
12. EASEMENT CONTAINED IN WARRANTY DEED RECORDED IN O.R. BOOK 3531, PAGE 140, AS CORRECTED BY CORRECTIVE QUIT CLAIM DEED RECORDED IN O.R. BOOK 10483, PAGE 4863, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
13. RESERVATIONS OF RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW TO, FROM OR ACROSS ANY STATE ROAD 429 RIGHT OF WAY PROPERTY WHICH MAY OTHERWISE ACCRUE TO ANY PROPERTY ADJOINING SAID RIGHT OF WAY, IN FAVOR OF ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY PURSUANT TO STIPULATED ORDER OF TAKING AS TO PARCEL 195 RECORDED IN O.R. BOOK I 0752, PAGE 5936, O.R. BOOK I 0752, PAGES 9151 AND IN O.R. INSTRUMENT #20160407152, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. IS CONTIGUOUS TO THE SUBJECT PROPERTY AND IS SHOWN HEREON.

EXCEPTIONS AS THEY APPEAR IN THE TITLE COMMITMENT: NUMBER 20014711

7. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED MAY 9, 1974, IN O.R. BOOK 2527, PAGE 503, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.
8. SCHOOL MITIGATION AGREEMENT FOR CAPACITY ENHANCEMENT RECORDED IN O.R. INSTRUMENT #20190162348, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

EXCEPTIONS AS THEY APPEAR IN THE TITLE ORDER: NUMBER 8707698

6. SCHOOL MITIGATION AGREEMENT FOR CAPACITY ENHANCEMENT RECORDED AS OFFICIAL RECORDS INSTRUMENT #20190162348, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS BLANKET IN NATURE.

TO: PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, DENNIS R. KLEPZIG AND JO ANN KLEPZIG, MIN SUN CHO, STOREY LAW GROUP, P.A., HONG SIK KIM AND DEOK HWA KIM, DHN ATTORNEYS, P.A., SHUTTS & BOWEN LLP. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 8, 11, 13, 16 AND 19 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON JANUARY 29, 2021

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY OF KLEPZIG APOPKA PROPERTY
SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

FOR: PULTE HOME

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M #5633

DATE	REVISIONS
3/25/21	ADD MISSING DRAINAGE
3/15/21	ADDRESS COMMENTS
2/12/21	ADD SUE INFORMATION
2/2/21	ADD TREE SURVEY
1/14/21	ADD ROUTE SURVEY

JOB #: 20200078
DATE: AUGUST 8, 2020
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: SM
DRAWN BY: SEJ
CHECKED BY: MR

SHEET 1 OF

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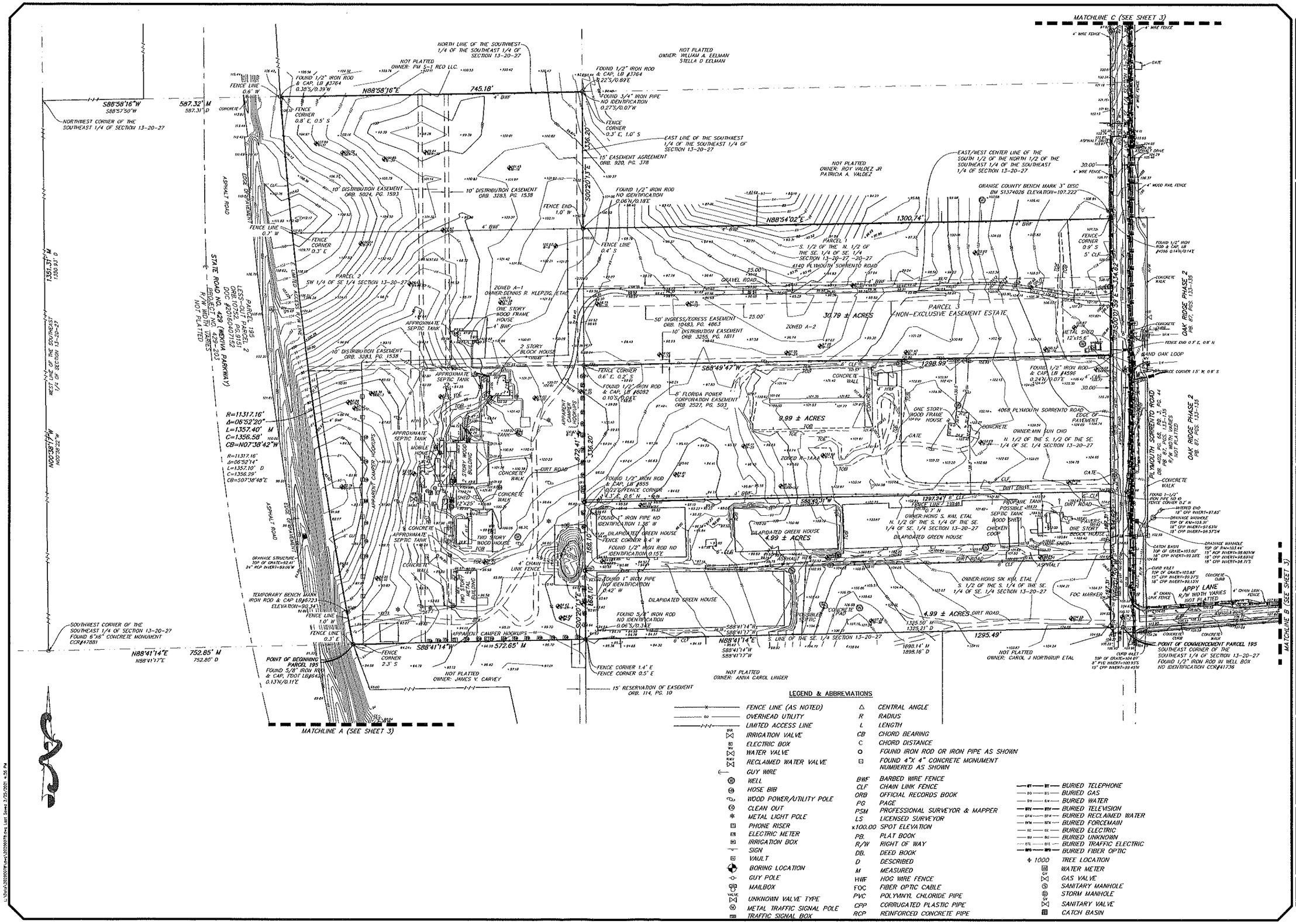

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ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY OF KLEPZIG APOPKA PROPERTY

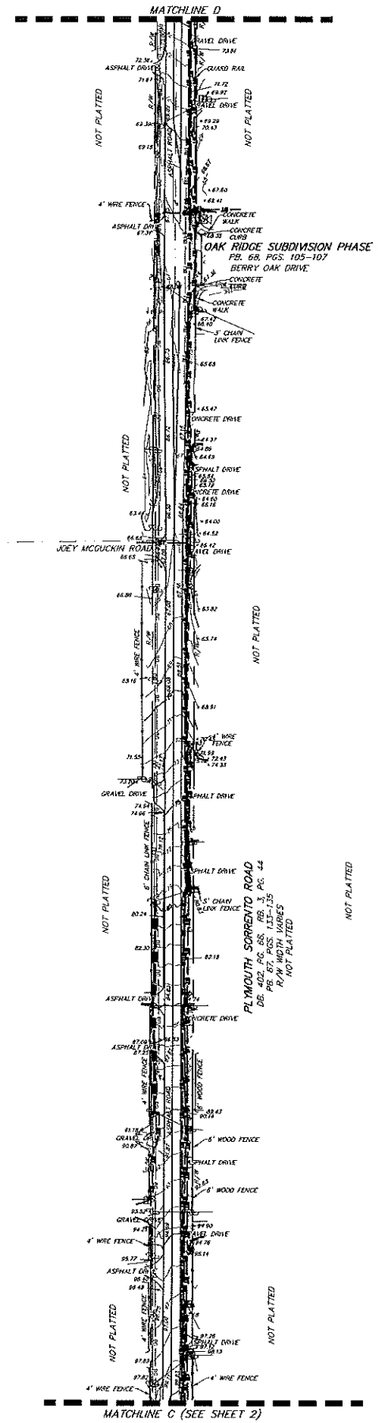
SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

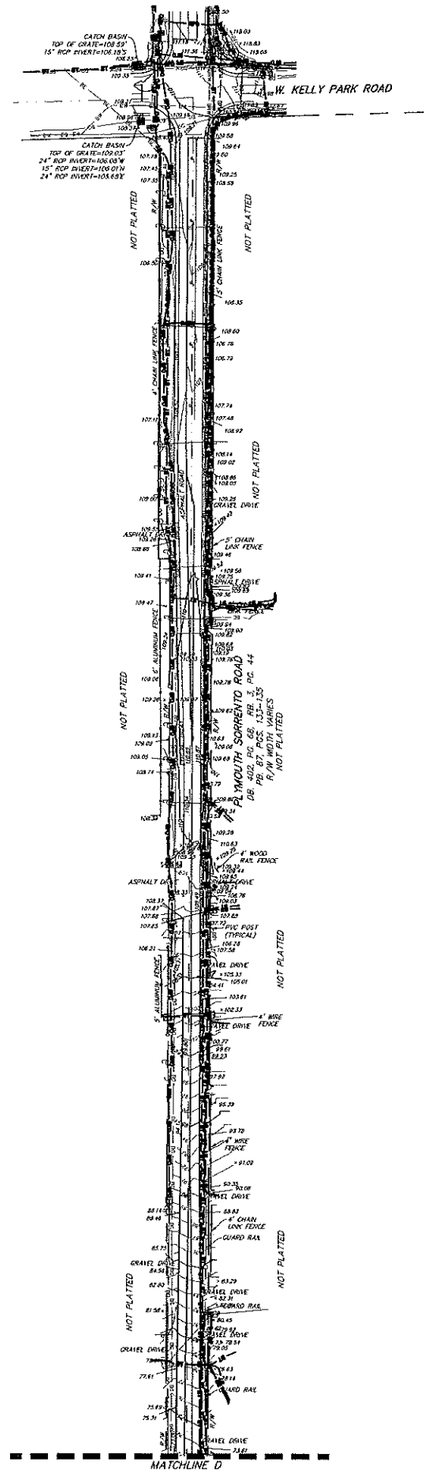
FOR: PULTE HOME

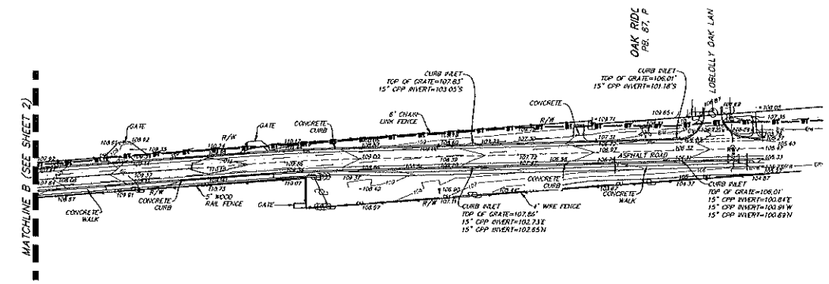
DATE	REVISIONS

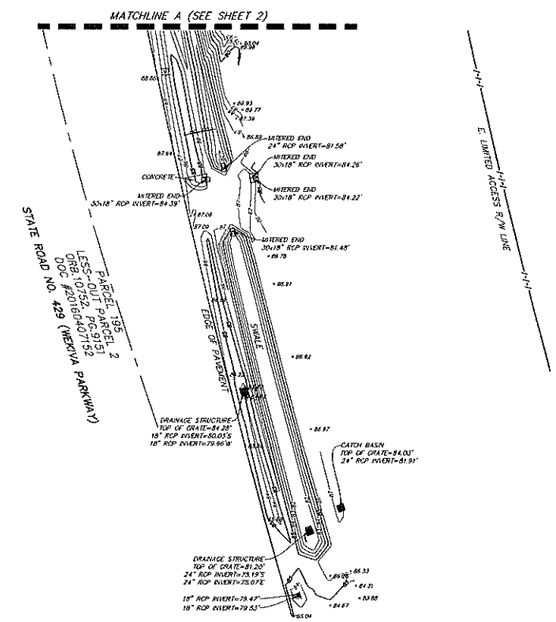
JOB # 20200078
DATE: AUGUST 8, 2020
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: SM
DRAWN BY: SEJ
CHECKED BY: MR

SHEET 2 OF 411









LEGEND & ABBREVIATIONS

- FENCE LINE (AS NOTED)
- OVERHEAD UTILITY
- LIMITED ACCESS LINE
- IRRIGATION VALVE
- ELECTRIC BOX
- WATER VALVE
- RECLAIMED WATER VALVE
- GUY WIRE
- WELL
- HOSE BIB
- WOOD POWER/UTILITY POLE
- CLEAN OUT
- METAL LIGHT POLE
- PHONE RISER
- ELECTRIC METER
- IRRIGATION BOX
- SIGN
- VAULT
- BORING LOCATION
- GUY POLE
- MAILBOX
- UNKNOWN VALVE TYPE
- METAL TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL BOX

△	CENTRAL ANGLE
R	RADIUS
L	LENGTH
CB	CHORD BEARING
C	CHORD DISTANCE
O	FOUND IRON ROD OR IRON PIPE AS SHOWN
⊡	FOUND 4"X 4" CONCRETE MONUMENT NUMBERED AS SHOWN
BWF	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
PSM	PROFESSIONAL SURVEYOR & MAPPER
LS	LICENSED SURVEYOR
x100.00	SPOT ELEVATION
PB.	PLAT BOOK
R/W	RIGHT OF WAY
DB.	DEED BOOK
D	DESCRIBED
M	MEASURED
HWF	HOG WIRE FENCE
FOC	FIBER OPTIC CABLE
PVC	POLYVINYL CHLORIDE PIPE
CPP	CORRUGATED PLASTIC PIPE
RCP	REINFORCED CONCRETE PIPE

- BURIED TELEPHONE
- BURIED GAS
- BURIED WATER
- BURIED TELEVISION
- BURIED RECLAIMED WATER
- BURIED FORCEMAIN
- BURIED ELECTRIC
- BURIED UNKNOWN
- BURIED TRAFFIC ELECTRIC
- BURIED FIBER OPTIC
- 1000 TREE LOCATION
- WATER METER
- GAS VALVE
- SANITARY MANHOLE
- STORM MANHOLE
- SANITARY VALVE
- CATCH BASIN

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ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY OF KLEPZIG APOPKA PROPERTY

SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

FOR: PULTE HOME

DATE	REVISIONS

JOB # 20200078
DATE: AUGUST 8, 2020
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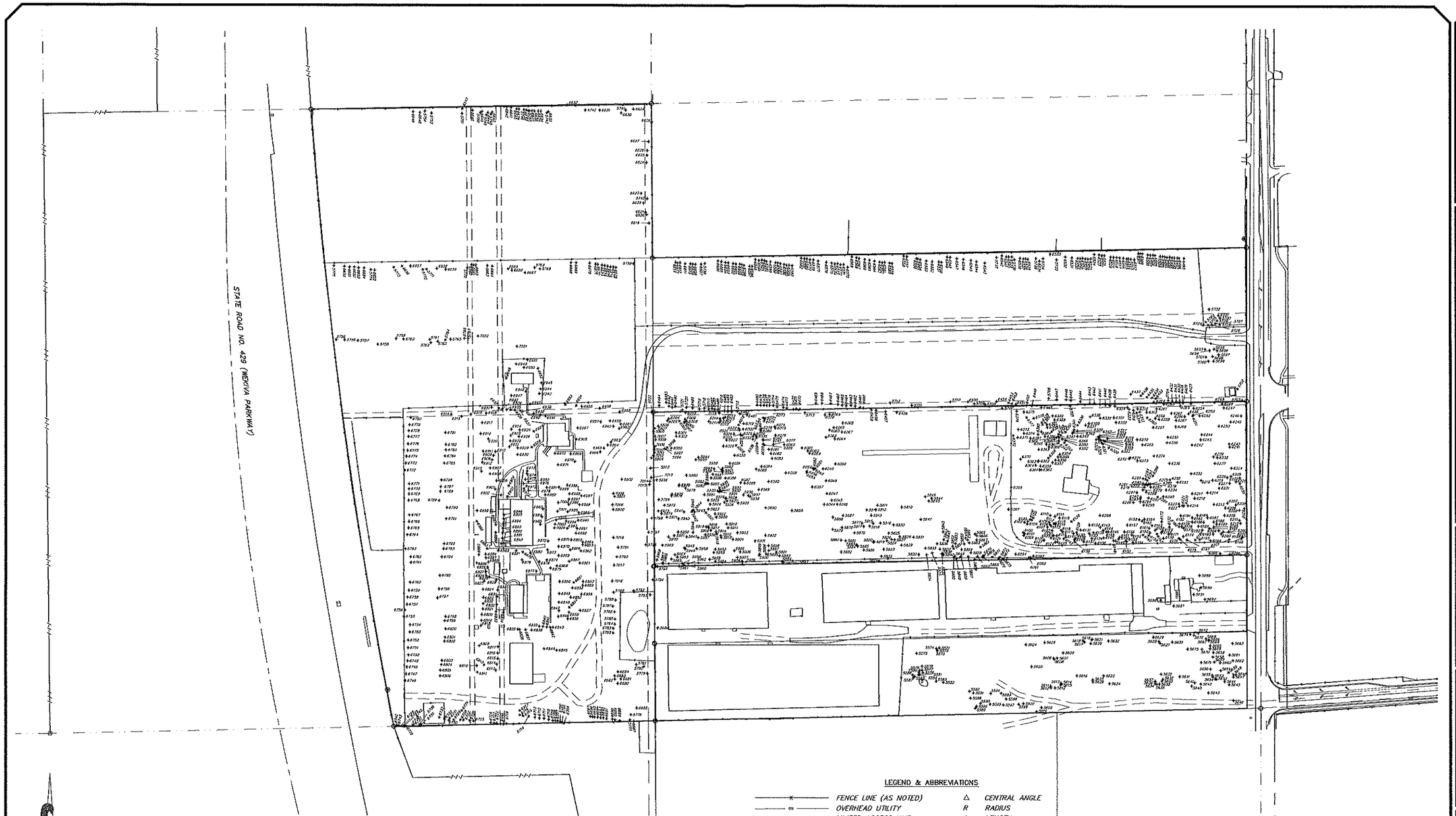

LEGEND & ABBREVIATIONS

FENCE LINE (AS NOTED)		Δ	CENTRAL ANGLE
OVERHEAD UTILITY		R	RADIUS
LIMITED ACCESS LINE		L	LENGTH
IRRIGATION VALVE	IRR	CB	CHORD BEARING
ELECTRIC BOX		C	CHORD DISTANCE
WATER VALVE	W	O	FOUND IRON ROD OR IRON PIPE AS SHOWN
RECLAIMED WATER VALVE	RWV	⊡	FOUND 4"X 4" CONCRETE MONUMENT NUMBERED AS SHOWN
GUY WIRE		BWF	BARBED WIRE FENCE
WELL		CLF	CHAIN LINK FENCE
HOSE BIB		ORB	OFFICIAL RECORDS BOOK
WOOD POWER/UTILITY POLE		PG	PAGE
CLEAN OUT		PSM	PROFESSIONAL SURVEYOR & MAPPER
METAL LIGHT POLE		LS	LICENSED SURVEYOR
PHONE RISER		x100.00	SPOT ELEVATION
ELECTRIC METER		PB.	PLAT BOOK
IRRIGATION BOX		R/W	RIGHT OF WAY
SIGN		DB.	DEED BOOK
VAULT		D	DESCRIBED
BORING LOCATION		M	MEASURED
GUY POLE		HWF	HOG WIRE FENCE
MAILBOX		FOC	FIBER OPTIC CABLE
UNKNOWN VALVE TYPE	VALVE	PVC	POLYVINYL CHLORIDE PIPE
METAL TRAFFIC SIGNAL POLE		CPP	CORRUGATED PLASTIC PIPE
TRAFFIC SIGNAL BOX		RCP	REINFORCED CONCRETE PIPE
		1000	TREE LOCATION
		WM	WATER METER
		GV	GAS VALVE
		S	SANITARY MANHOLE
		D	STORM MANHOLE
		SV	SANITARY VALVE
		B	CATCH BASIN

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TREE SURVEY
OF
KLEPZIG APOPKA PROPERTY
SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

FOR: PULTE HOME

DATE	REVISIONS

JOB # 20200078
DATE: AUGUST 8, 2020
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: SM
DRAWN BY: SEJ
CHECKED BY: MR

TREE TABLE

POINT NUMBER	DESCRIPTION
5571	13" OAK
5572	11" OAK
5573	22" OAK
5574	13" OAK
5575	6" OAK
5576	11" OAK
5577	9" OAK
5578	13" OAK
5579	6" OAK
5580	6" OAK
5581	7" OAK
5582	30" OAK
5583	28" OAK
5584	10" OAK
5585	11" OAK
5586	9" OAK
5587	12" OAK
5588	20-11" OAK
5589	6" OAK
5590	16" OAK
5591	16" OAK
5592	8" OAK
5593	17" OAK
5594	17" PINE
5595	12" OAK
5596	9-5" OAK
5597	16" OAK
5598	6" OAK
5599	15" OAK
5600	12" OAK
5601	12" OAK
5602	22-19" OAK
5603	18-13" OAK
5604	19-17-14" OAK
5605	6" OAK
5606	7" OAK
5607	8" OAK
5608	8" OAK
5609	17" OAK
5610	7" OAK
5611	6" OAK
5612	11" OAK
5613	9" OAK
5614	9" OAK
5615	14" OAK
5616	7" OAK
5617	17" PINE
5618	10" OAK
5619	6" OAK
5620	6" OAK
5621	9" OAK
5622	10" PALM
5623	22-18-15" OAK
5624	21" OAK
5625	10-8" OAK
5626	16-16-16-15" OAK
5627	8" OAK
5628	12-6" OAK
5629	17" OAK
5630	13" OAK
5631	19" OAK
5632	11" OAK
5633	7" OAK
5634	12-9" OAK
5635	7" OAK
5636	6" OAK
5637	7" OAK
5638	14" OAK
5639	8" OAK
5640	8" OAK
5641	8" OAK
5642	9" OAK
5643	10" OAK
5644	12" OAK
5645	22" OAK
5646	12" OAK
5647	8" OAK
5648	7" OAK
5649	6" OAK
5650	19" OAK
5651	16" OAK
5652	13" OAK
5653	6" OAK
5654	8" OAK
5655	13" OAK
5656	8" OAK
5657	12" OAK
5658	12" OAK
5659	8" OAK
5660	6" OAK
5661	13" OAK
5662	8" OAK
5663	8" OAK
5664	14" OAK
5665	15" OAK
5666	13" OAK
5667	6" OAK
5668	17" OAK
5669	10" OAK
5670	17" OAK
5671	6" OAK
5672	10" OAK
5673	6" OAK
5674	16" OAK
5675	19" OAK
5686	26-17" OAK
5687	24" OAK
5688	30" OAK
5689	32" OAK
5690	24" OAK
5691	29" OAK
5692	18" OAK
5693	8" PALM
5694	7" PALM
5695	8" PALM
5696	7" PALM
5697	8" PALM
5698	8" PALM
5699	7" PALM
5700	7" PALM
5701	7" PALM
5702	16-12-12" OAK
5703	18" OAK
5704	14" OAK
5705	10" OAK
5706	13" OAK
5707	8" OAK
5708	6" OAK
5709	24" OAK
5710	27" OAK
5711	27" OAK
5712	17-13" OAK
5713	26" OAK
5714	16-12" OAK
5715	12" OAK

POINT NUMBER	DESCRIPTION
5716	8-8" OAK
5717	10" OAK
5718	14" OAK
5719	14" OAK
5720	13" OAK
5721	8" OAK
5722	16" OAK
5723	7" PALM
5724	7" PALM
5725	6" PALM
5726	6" PALM
5727	7" PALM
5728	7" PALM
5729	7" PALM
5730	7" PALM
5731	7" PALM
5732	8" PALM
5733	24" OAK
5734	19" OAK
5735	21" OAK
5736	15" OAK
5737	32" OAK
5738	7" OAK
5739	30" OAK
5740	8" PINE
5741	18" OAK
5742	12" PINE
5743	13" PINE
5744	12" PINE
5745	12" PINE
5746	18-12-10" OAK
5748	11" MAPLE
5749	16" PINE
5750	9" PINE
5751	18-15" OAK
5753	8" PINE
5754	7" PINE
5755	18" OAK
5756	27" OAK
5757	17" OAK
5758	28-23" OAK
5759	16" OAK
5760	33" OAK
5761	22-18" OAK
5762	12" OAK
5763	31" OAK
5764	21" OAK
5765	23-19" OAK
5766	8-3" OAK
5767	34" OAK
5768	20" OAK
5769	22-18" OAK
5770	29" OAK
5771	40" OAK
5772	23" OAK
5773	25-18" OAK
5774	16-13" OAK
5775	26-15" OAK
5776	18" OAK
5777	20-15" OAK
5779	12" OAK
5780	15" OAK
5781	16" OAK
5782	12" MAPLE
5783	12" MAPLE
5784	6" MAPLE
5785	15" MAPLE
5786	11" MAPLE
5787	12" MAPLE
5788	8" MAPLE
5789	11" MAPLE
5790	13-13" OAK
5791	19" OAK
5792	15" PINE
5793	15-9" OAK
5794	24" OAK
5795	13-11-9-9" OAK
5796	14" OAK
5797	14" OAK
5798	13" OAK
5799	15-10" OAK
5800	12-11" OAK
5801	8" MAPLE
5802	20" OAK
5803	10-10-9" OAK
5804	15" OAK
5805	25" OAK
5806	27" OAK
5807	10" PINE
5810	10" OAK
5811	15" OAK
5812	7" OAK
5813	8" OAK
5814	13" OAK
5815	17" PINE
5816	7" OAK
5817	11-5-5" OAK
5818	14" PINE
5819	19" OAK
5820	9" OAK
5821	24" OAK
5822	17" OAK
5823	10" OAK
5824	8" OAK
5825	10" OAK
5826	7" OAK
5827	16" PINE
5828	8-4" OAK
5829	6" OAK
5830	8" OAK
5831	11" OAK
5832	12" PINE
5833	9" OAK
5834	6" OAK
5835	7" OAK
5836	16" OAK
5837	9" OAK
5838	10" OAK
5839	8" OAK
5840	6" OAK
5841	9" OAK
5842	10" OAK
5843	16-11-7" OAK
5844	22" OAK
5845	7" OAK
5846	13" OAK
5847	7" OAK
5848	12" OAK
5849	6" OAK
5850	7" OAK
5851	7" OAK
5852	8" OAK
5853	7" OAK
5854	6" OAK
5855	6" OAK

POINT NUMBER	DESCRIPTION
5856	6" OAK
5857	12" OAK
5858	7-6" OAK
5859	10" OAK
5860	9-7" OAK
5861	7" OAK
5862	6" OAK
5863	10" OAK
5864	8" OAK
5865	7-6" OAK
5866	10" OAK
5867	7" OAK
5868	12" OAK
5869	6" OAK
5870	7" OAK
5871	11-8-5" OAK
5872	19-10" OAK
5873	7-6" OAK
5874	10-8" OAK
5875	10-5" OAK
5876	7" OAK
5877	7" OAK
5878	6" OAK
5879	9" OAK
5880	15-15-13" OAK
5881	6" OAK
5882	12" OAK
5883	6" OAK
5884	7" OAK
5885	6" OAK
5886	8" OAK
5887	25-8" OAK
5888	12" OAK
5889	21" OAK
5890	31" OAK
5891	6" OAK
5892	12" OAK
5893	8" OAK
5894	9" OAK
5895	8-8" OAK
5896	10" OAK
5897	10" OAK
5898	6" OAK
5899	8" OAK
5900	8" OAK
5901	6" OAK
5902	6" OAK
5903	6" OAK
5904	7" OAK
5905	10" OAK
5906	7" OAK
5907	10" OAK
5908	6" OAK
5909	7" OAK
5910	9-5" OAK
5911	9" OAK
5912	6" OAK
5913	11-7" OAK
5914	8" OAK
5915	7" OAK
5916	8" OAK
5917	8" OAK
5918	9" OAK
5919	6" OAK
5920	9" OAK
5921	8-8-7-5" OAK
5922	7" OAK
5923	6" OAK
5924	7" OAK
5925	13-13" OAK
5926	6" OAK
5927	10" OAK
5928	8" OAK
5929	9" OAK
5930	9" OAK
5931	6" OAK
5932	7" OAK
5933	6" OAK
5934	11-5" OAK
5935	6" OAK
5936	13" OAK
5937	12-7" OAK
5938	8" OAK
5939	12-6" OAK
5940	9-7" OAK
5941	9" OAK
5942	12" OAK
5943	6" OAK
5944	6" OAK
5945	6-6" OAK
5946	9" OAK
5947	10-8" OAK
5948	14" OAK
5949	8" OAK
5950	10" OAK
5951	7" OAK
5952	8" OAK
5953	11" OAK
5954	7" OAK
5955	6" OAK
5956	9-9" OAK
5957	6" OAK
5958	9" OAK
5959	9" OAK
5960	10" OAK
5961	13" OAK
5962	9" OAK
5963	7" OAK
5964	6" OAK
5965	7" OAK
5966	9" OAK
5967	6" OAK
5968	9" OAK
5969	9" OAK
5970	22-21-18" OAK
5971	18-15" OAK
5972	8" OAK
5973	9" OAK
5974	6" OAK
5975	6" OAK
5976	7" OAK
5977	7" OAK
5978	7" OAK
5979	7-6-5" OAK
5980	12-8" OAK
5981	8" OAK
5982	8-6" OAK
5983	6" OAK
5984	8" OAK
5985	9" OAK
5986	9" OAK
5987	7" OAK
5988	6" OAK
5989	6" OAK
5990	8" OAK

POINT NUMBER	DESCRIPTION
5991	8" OAK
5992	9-9" OAK
5993	17-6" OAK
5994	12" OAK
5995	6" OAK
5996	8" OAK
5997	11" OAK
5998	12" OAK
5999	7-7" OAK
6000	5-6" OAK
6001	7" OAK
6002	6" OAK
6003	13" OAK
6004	7-6" OAK
6005	8-6" OAK
6006	7" OAK
6007	6" OAK
6008	6" OAK
6009	13-7" OAK
6010	8" OAK
6011	25" OAK
6012	9" OAK
6013	11" OAK
6014	7" OAK
6015	10" OAK
6016	6" OAK
6017	7" OAK
6018	13-12-8-7" OAK
6019	6" OAK
6020	8" OAK
6021	6" OAK
6022	7" OAK
6023	6" OAK
6024	6" OAK
6025	6" OAK
6026	6" OAK
6027	14-11" OAK
6028	6-5" OAK
6029	12-11-8" OAK
6030	10" OAK
6031	12-12" OAK
6032	7" OAK
6033	6" OAK
6034	8" OAK
6035	6" OAK
6036	6" OAK
6037	6" OAK
6038	6" OAK
6039	6" OAK
6040	6" OAK
6041	7" OAK
6044	6" OAK
6045	9-8" OAK
6046	6" OAK
6047	23" OAK
6048	8" OAK
6049	11" OAK
6050	21" OAK
6051	8" OAK
6052	12-11" OAK
6053	8" OAK
6054	8" OAK
6055	17-10" OAK
6056	13" OAK
6057	13" OAK
6058	7" OAK
6059	10-6" OAK
6060	7-6" OAK
6061	21" OAK
6062	10" OAK
6063	8" OAK
6064	6-5" OAK
6065	7" OAK
6066	15" OAK
6067	8-6" OAK
6068	13" OAK
6069	8" OAK
6070	8-8" OAK
6071	7" OAK
6072	6" OAK
6073	6" OAK
6074	17" OAK
6075	12-8-6" OAK
6076	7" OAK
6077	6" OAK
6078	6" OAK
6079	7" OAK
6080	6" OAK
6081	6" OAK
6082	13" OAK
6083	6" OAK
6084	6" OAK
6085	17" OAK
6086	6" OAK
6087	6" OAK
6088	6" OAK
6089	12" OAK
6090	7" OAK
6091	9" OAK
6092	8" OAK
6093	22" OAK
6094	6" OAK
6095	17-11" OAK
6096	16" OAK
6097	19" OAK
6098	14" PINE
6099	15-12" OAK
6100	13" OAK
6101	7" OAK
6102	7-6" OAK
6103	9" OAK
6104	6" OAK
6105	6" OAK
6106	6" OAK
6107	9" OAK
6108	8" OAK
6109	6" OAK
6110	8" OAK
6111	9" OAK
6112	8" OAK
6113	6" OAK
6114	6" OAK
6115	10" OAK
6116	10" OAK
6117	14" OAK
6118	6" OAK
6119	9" OAK
6120	9" OAK
6121	6" OAK
6122	6" OAK
6123	6" OAK
6124	7" OAK
6125	10" OAK
6126	6" OAK
6127	6" OAK

POINT NUMBER	DESCRIPTION
6128	9" OAK
6129	7" OAK
6130	8" OAK
6131	7" OAK
6132	15" OAK
6133	6" OAK
6134	9" OAK
6135	9" OAK
6136	6" OAK
6137	7" OAK
6138	6" OAK
6139	6" OAK
6140	10" OAK
6141	10" OAK
6142	6" OAK
6143	8" PINE
6144	19" OAK
6145	14" OAK
6146	7" OAK
6147	6" OAK
6148	9" OAK
6149	9" OAK
6150	8" OAK
6151	8" OAK
6152	7-5" OAK
6153	6" OAK
6154	6" OAK
6155	6-6" OAK
6156	11-8" OAK
6157	7" OAK
6158	8" OAK
6159	8" OAK
6160	6" OAK
6161	6" OAK
6162	8" OAK
6163	11" OAK
6164	8" OAK
6165	13" OAK
6166	9" OAK
6167	16" OAK
6168	14" OAK
6169	8" OAK
6170	6" OAK
6171	6" OAK
6172	17" OAK
6173	12" OAK
6174	9-7" OAK
6175	6" OAK
6176	6" OAK
6177	7" OAK
6178	9" OAK
6179	6" OAK
6180	11" OAK
6181	11" OAK
6182	9" OAK
6183	10" OAK
6184	10" OAK
6185	9" OAK
6186	11" OAK
6187	12" OAK
6188	8" OAK
6189	8" OAK
6190	7" OAK
6191	14" OAK
6192	6" OAK
6193	7-6" OAK
6194	8-5" OAK
6195	9-9" OAK
6196	8" OAK
6197	6" OAK
6198	16" OAK
6199	13" OAK
6200	6" OAK
6201	14" OAK
6202	6" OAK
6203	6" OAK
6204	6" OAK
6205	8-6" OAK
6206	7" OAK
6207	22" OAK
6208	6" OAK
6209	6" OAK
6210	6" OAK
6211	6" OAK
6212	6" OAK
6213	10" OAK
6214	12" OAK
6215	9" OAK
6216	13" OAK
6217	12" OAK
6218	6" OAK
6219	9" OAK
6220	7" OAK
6221	8" OAK
6222	12" OAK
6223	6" OAK
6224	13" OAK
6225	15" OAK
6226	6" OAK
6227	14" OAK
6228	12" OAK
6229	11" OAK
6230	22" OAK
6231	15" OAK
6232	14-13" OAK
6233	18" OAK
6234	16-11-7" OAK
6235	6" PINE
6236	15" OAK
6237	13" OAK
6238	9" OAK
6239	12" OAK
6240	7" OAK
6241	6" OAK
6242	22" OAK
6243	6" OAK
6244	6" OAK
6245	13" OAK
6246	6" OAK
6247	27" OAK
6248	16" OAK
6249	12" OAK
6250	22-18" OAK
6251	6" OAK
6252	7" OAK
6253	6" OAK
6254	8" OAK
6255	17" OAK
6256	18-8" OAK
6257	17" OAK
6258	6" OAK
6259	12" PINE
6260	15" OAK
6261	15" PINE
6262	13" PINE

POINT NUMBER	DESCRIPTION
6263	13" OAK
6264	9" OAK
6265	10" OAK
6266	6" OAK
6267	6" OAK
6268	8" OAK
6269	21" OAK
6270	17" OAK
6271	10" OAK
6272	12" OAK
6273	17-15" OAK
6274	6" OAK
6275	11" OAK
6276	13" OAK
6277	10" OAK
6278	11" OAK
6279	16" OAK
6280	8" OAK
6281	9" OAK
6282	6" OAK
6283	13" OAK
6284	8" OAK
6285	13" OAK
6286	6" OAK
6287	12" OAK
6288	9" OAK
6289	12" OAK
6290	10" OAK
6291	12" OAK
6292	18" OAK
6293	17" OAK
6294	7" OAK
6295	8" OAK
6296	6" OAK
6297	15" OAK
6298	11" PINE
6312	13" PINE
6313	12" PINE
6314	8" OAK
6315	14" PINE
6316	12" PINE
6317	11" OAK
6318	7" OAK
6319	7" OAK
6320	8" OAK
6321	13" OAK
6322	17" OAK
6323	11" OAK
6324	12" OAK
6325	12" OAK
6326	6" OAK
6327	7" OAK
6328	8" OAK
6329	7" OAK
6330	11" PINE
6331	24" OAK
6332	10" PINE
6333	8" OAK
6334	6" OAK
6335	18" OAK
6336	7" PINE
6337	13" OAK
6338	10" OAK
6339	7" OAK
6340	10" OAK
6341	6" OAK
6342	12" PINE
6343	7" OAK
6344	16-6" OAK
6345	13-11" OAK
6346	6" OAK
6347	11" OAK
6348	6" OAK
6349	9" OAK
6350	6" OAK
6351	6" OAK
6352	6" OAK
6353	8" OAK
6354	7" OAK
6355	7" OAK
6356	15" OAK
6357	7" OAK
6358	15" OAK
6359	6" OAK
6360	10" OAK
6361	8" OAK
6362	14" PINE
6363	6" OAK
6364	13" PINE
6365	14" OAK
6366	8" PINE
6367	7" OAK
6368	6" OAK
6369	12" OAK
6370	16" PINE
6371	11-7" OAK
6372	13" PINE
6373	20" OAK
6374	20" OAK
6375	10" OAK
6376	24" OAK
6377	6" OAK
6378	9" OAK
6379	8" OAK
6380	12" OAK
6381	12" OAK
6382	14-9" OAK
6383	12" PINE
6384	11" OAK
6385	15-8-7" OAK
6386	16" OAK
6387	13" OAK
6388	17" OAK
6389	11" OAK
6426	13" ELM
6427	9" ELM
6428	8" ELM
6429	9" OAK
6430	9" ELM
6431	9" ELM
6432	6" ELM
6433	7" ELM
6434	9" ELM
6435	7" ELM
6436	7" ELM
6437	12" ELM
6438	10" ELM
6439	10" ELM
6440	9" ELM
6441	9" ELM
6442	8" ELM
6443	7" ELM
6444	6" ELM
6445	9" ELM
6446	8" ELM

POINT NUMBER	DESCRIPTION
6447	8" ELM
6448	9" ELM
6449	9" ELM
6450	8" ELM
6451	8-5" ELM
6452	9" ELM
6453	10" ELM
6454	13-8-6-5" ELM
6455	16-6" ELM
6456	15" ELM
6457	10-6-5" ELM
6458	10" ELM
6459	9" ELM
6460	12" ELM
6461	9" ELM
6462	13" ELM
6463	11" ELM
6464	9" ELM
6465	8" ELM
6466	13" ELM
6467	11-6" ELM
6468	15" ELM
6469	8" ELM
6470	10" ELM
6471	13" ELM
6472	6" ELM
6473	15" ELM
6474	9" ELM
6475	7" ELM
6476	6" ELM
6477	6" ELM
6478	7" ELM
6479	12" ELM
6480	9" ELM
6481	7-6" ELM
6482	12" ELM
6483	9" ELM
6484	9" ELM
6485	6" ELM
6486	6" ELM
6487	6" ELM
6488	7" ELM
6489	7" ELM
6490	7-4" ELM
6491	7" ELM
6492	8" ELM
6493	7-4" ELM
6494	10" ELM
6495	16" ELM
6496	12" ELM
6497	10" ELM
6498	8" ELM
6499	7" ELM
6500	9" ELM
6501	11" ELM
6502	7-4" ELM
6503	10" ELM
6504	8-6-5" ELM
6505	10" ELM
6506	10" ELM
6507	8" ELM
6508	17" ELM
6509	13" ELM
6510	9" ELM
6511	9" ELM
6512	12" ELM
6513	8" ELM
6514	14" ELM
6515	10" ELM
6516	9" ELM
6517	11" ELM
6518	9" ELM
6519	9-8" ELM
6520	13" ELM
6521	6" ELM
6522	18" ELM
6523	6" ELM
6524	15" ELM
6525	9" ELM
6526	7" ELM
6527	8" ELM
6528	8" ELM
6529	9" ELM
6530	11" ELM
6531	6" ELM
6532	6" ELM
6533	9" ELM
6534	11" ELM
6535	6" ELM
6536	7-7" ELM
6537	8" ELM
6538	7" ELM
6539	11" ELM
6540	12" ELM
6541	7" ELM
6542	8-5" ELM
6543	11" ELM
6544	6" ELM
6545	9" ELM
6546	13" ELM
6547	12" ELM
6548	13-7-5" ELM
6549	6" ELM
6550	10" ELM
6551	8" ELM
6552	12" ELM
6553	11" ELM
6554	11" ELM
6555	7" ELM
6556	10" ELM
6557	11" ELM
6558	9" ELM
6559	16" ELM
6560	10" ELM
6561	7" ELM
6562	13" ELM
6563	12" ELM
6564	10" ELM
6565	13" ELM
6566	13" ELM
6567	14" ELM
6568	9" ELM
6569	13" ELM
6570	6" ELM
6571	11" ELM
6572	11" ELM
6573	10" ELM
6574	13" ELM
6575	9" ELM
6576	10" ELM
6577	8" ELM
6578	8-7" ELM
6579	16" ELM
6580	10" ELM
6581	13" ELM

POINT NUMBER	DESCRIPTION
6582	10" ELM
6583	8-4" ELM
6584	14" ELM
6585	9" ELM
6586	6" ELM
6587	12" ELM
6588	8" ELM
6589	11" ELM
6590	11-6" ELM
6591	15" ELM
6592	9" ELM
6593	8" ELM
6594	11" ELM
6595	12" ELM
6596	8" ELM
6597	12" ELM
6598	12" ELM
6599	8" ELM
6600	7" ELM
6601	8" ELM
6602	10" ELM
6603	14" ELM
6604	10" ELM
6605	7" ELM
6606	6" ELM
6607	8" ELM
6608	7" ELM
6609	9" ELM
6610	8-5" ELM
6611	9" ELM
6612	10" ELM
6613	8" ELM
6614	11" ELM
6619	9" ELM
6620	10" ELM
6621	10" ELM
6622	10" ELM
6623	13" ELM
6624	9" ELM
6625	13" ELM
6626	10" ELM
6627	12-11" ELM
6628	11" ELM
6629	8" ELM
6630	6" ELM
6631	12" ELM
6632	14" ELM
6633	7" ELM
6634	6" ELM
6635	7-6" ELM
6636	7" ELM
6637	6" MAPLE
6638	7" ELM
6639	7" ELM
6640	6" ELM
6641	7" ELM
6642	8" ELM
6643	6" ELM
6644	6" ELM
6645	6" ELM
6646	9" ELM
6647	6" ELM
6648	6" ELM
6649	12" ELM
6650	8" ELM
6651	10" ELM
6652	10" ELM
6653	11" ELM
6654	8" ELM
6655	9" ELM
6656	11" ELM
6657	9" ELM
6658	12" ELM
6659	15" ELM
6660	8" ELM
6661	8" ELM
6662	8" ELM
6663	12" ELM
6664	11" ELM
6665	11" ELM
6666	10" ELM
6667	7" ELM
6668	15" ELM
6669	12" ELM
6670	12" ELM
6671	11" ELM
6672	9" ELM
6673	9" ELM
6674	7" ELM
6675	7" ELM
6676	6" ELM
6677	10" ELM
6678	6" ELM
6680	18" ELM
6681	11" ELM
6682	10" ELM
6683	12-6" ELM
6684	17" ELM
6685	8-8" ELM
6687	11" ELM
6688	7" ELM
6689	12" ELM
6690	9" ELM
6691	10" ELM
6692	6" ELM
6693	10" ELM
6694	8" ELM
6695	9" ELM
6696	8" ELM
6697	9-9" ELM
6704	6" ELM
6705	6" ELM
6706	10" ELM
6707	12" ELM
6708	9" ELM
6709	6" ELM
6710	12" ELM
6711	12" ELM
6712	13" ELM
6713	12" ELM
6714	9-8" ELM
6715	7" ELM
6716	6" ELM
6717	26" OAK
6719	8-6" ELM
6720	6" ELM
6721	8" ELM
6722	13" ELM
6723	10" ELM
6724	12" ELM
6725	13" ELM
6726	9" ELM
6727	12" ELM
6728	7" ELM
6729	11" ELM

POINT NUMBER	DESCRIPTION
6730	14" ELM
6731	12" OAK
6732	9" ELM
6733	15" ELM
6734	37" OAK
6735	14" ELM
6736	13-12" OAK
6737	7" OAK
6738	7" ELM
6739	7" ELM
6740	7" ELM
6742	19-7-7" ELM
6743	8" ELM
6744	8" ELM
6745	10" ELM
6746	22" OAK
6747	12" OAK
6748	19" OAK
6749	10" OAK
6750	20" OAK
6751	18" OAK
6752	12" OAK
6753	17" OAK
6754	19" MAPLE
6755	8" OAK
6756	22" OAK
6757	17" OAK
6758	16" OAK
6759	11-8" OAK
6760	21" OAK
6761	18" OAK
6762	21" OAK
6763	12" OAK
6764	16" OAK
6765	22" OAK
6766	13" OAK
6767	22" OAK
6768	25" OAK
6769	11" OAK
6770	8" OAK
6771	16" OAK
6772	11" MAPLE
6773	6" OAK
6774	27" OAK
6775	6" OAK
6776	15" OAK
6777	12" OAK
6778	21" OAK
6779	11" OAK
6780	20" OAK
6781	26" OAK
6782	8" ELM
6783	6-6" ELM
6784	10" ELM
6785	13" ELM
6786	17" MAPLE
6787	7-4" ELM
6788	12-12" MAPLE
6789	22" MAPLE
6790	20" ELM
6791	15" OAK
6792	15" ELM
6793	12" ELM
6794	17" ELM
6795	16" ELM
6796	11-9" ELM
6797	26-22" OAK
6798	6-5" ELM
6799	13" ELM
6800	15" ELM
6801	10-6" ELM
6802	11-11-10-8" ELM
6803	14" ELM
6804	11-9" ELM
6805	18" MAPLE
6806	12" ELM
6809	40" OAK
6810	22" OAK
6811	9-6" ELM
6812	19" OAK
6813	19" OAK
6814	22" OAK
6815	16" OAK
6816	18" OAK
6817	16" OAK
6818	16" OAK
6819	10-6" ELM
6820	18" OAK
6821	12" OAK
6822	14" OAK
6823	13" OAK
6824	12" OAK
6825	15" OAK
6826	10" OAK
6827	8" ELM
6828	12" OAK
6829	23-12" OAK
6830	12" OAK
6831	12" OAK
6832	17" OAK
6833	9" OAK
6834	19" OAK
6835	11" OAK
6836	9" ELM
6837	15-11" OAK
6838	18-14" OAK
6839	7" ELM
6840	7" ELM
6841	8" ELM
6842	13" OAK
6843	13" ELM
6844	24" OAK
6845	13" MAPLE
6846	19" OAK
6847	12" OAK
6848	14" OAK
6849	10" MAPLE
6850	13" MAPLE
6851	6-5" MAPLE
6852	16" OAK
6853	12-12" OAK
6854	9-8" OAK
6855	10-6" OAK
6856	15" OAK
6857	9-7" MAPLE
6858	20" OAK
6859	9" MAPLE
6860	10" MAPLE
6861	10" MAPLE
6862	6" OAK
6863	14-9" OAK
6864	12" MAPLE
6865	14" OAK
6866	10" OAK
6867	10-10-9" OAK

POINT NUMBER	DESCRIPTION
6868	8-6" OAK
6869	20" OAK
6870	12" MAPLE
6871	17" OAK
6872	17" OAK
6873	11" OAK
6874	12" OAK
6875	10" ELM
6876	16" OAK
6877	8" ELM
6878	13" OAK
6879	15" OAK
6880	22" OAK
6881	12" OAK
6882	23-17" OAK
6883	7-5-5" OAK
6884	6" OAK
6885	20" OAK
6886	9" MAPLE
6887	11-5" OAK
6888	10" PINE
6889	9-8-5" OAK
6890	13" OAK
6891	11-9" OAK
6892	9" OAK
6893	6-5" OAK
6894	11" OAK
6895	14" OAK
6896	15-11" OAK
6897	17" OAK
6898	11" OAK
6899	11" ELM
6900	10" ELM
6901	26-14" OAK
6902	13" OAK
6903	15" OAK
6904	15" OAK
6905	27-24" OAK
6906	7" MAPLE
6907	9" MAPLE
6908	8" MAPLE
6909	7" ELM
6910	7" MAPLE
6911	10-8" ELM
6912	10" MAPLE
6913	7" MAPLE
6914	11" MAPLE
6915	12" MAPLE
6916	8" MAPLE
6917	15" MAPLE
6918	10" ELM
6919	7" MAPLE
6920	8" MAPLE
6921	17" OAK
6922	13" OAK
6923	20" OAK
6924	16-10" OAK
6925	15" OAK
6926	20" OAK
6927	16" OAK
6928	14" OAK
6929	17" OAK
6930	11" OAK
6931	6" ELM
6932	12" ELM
6933	9" ELM
6934	7" ELM
6935	9" ELM
6936	10" ELM
6937	6" ELM
6938	9" ELM
6939	9" ELM
6940	6" ELM
6941	13" ELM
6942	18-12" OAK
6943	14" OAK
6944	18" OAK
6945	10-7" OAK
6946	20" OAK
6947	35" OAK
6948	19" OAK
6949	16" OAK
6950	18" OAK
6951	31" OAK
6952	18-18" OAK
6953	25" OAK
6954	13" OAK
6955	17" OAK
6956	24" OAK
6957	24" OAK
6958	21" OAK
6959	11" PINE
6960	10" PINE
6961	10" PINE
6962	16" PINE
6963	7-4-4" ELM
6964	15" ELM
6965	9-6-5" ELM
6966	5-5-4-4" ELM
6967	18" PALM
6968	16" PALM
6969	10-8" OAK
6970	14" OAK
6971	21-13" OAK
6972	22-15" OAK
6973	9" ELM
6974	26" OAK
6975	10-10" OAK
6976	17" OAK
6977	10" PALM
6978	9" PALM
6979	9" PALM
6980	11" PALM
6981	20" OAK
6982	15" OAK
6983	20" OAK
6984	16" OAK
6985	14" OAK
6986	12-10" OAK
6987	12" OAK
6988	19" OAK
6989	9" MAPLE
6990	14" OAK
6991	7-7" OAK
6992	8" MAPLE
6993	14" OAK
6994	19" OAK
6995	11-10" OAK
6996	12" OAK
6997	11" OAK
6998	12" OAK
6999	15-13" OAK
7000	25" OAK
7001	9-9" OAK
7002	10" ELM

POINT NUMBER	DESCRIPTION
7003	8" OAK
7004	12" MAPLE
7005	11" ELM
7006	9" ELM
7007	6" ELM
7008	10" ELM
7009	7" ELM
7010	6" ELM
7011	7" ELM
7012	7" ELM
7013	7" ELM
7014	8" ELM
7015	7" ELM
7016	12" ELM
7017	12" ELM
7018	11" ELM
7021	8" ELM
7022	14" ELM

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356

TREE SURVEY
OF
KLEPZIG APOPKA PROPERTY
SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

FOR: PULTE HOME

REVISIONS | DATE

JOB #: 20200078
DATE: AUGUST 8, 2020
SCALE: 1"=100'
CALC BY: SEJ
FIELD BY: SM
DRAWN BY: SEJ
CHECKED BY: MR

SHEET 5 O

L:\Data\20200078\dwg\20200078.dwg Last Saved 3/25/2021 4:56 PM

Orange County Public Schools

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

FORMAL SCHOOL CAPACITY DETERMINATION
CAPACITY LETTER - REVISED

March 2, 2021

VIA E-MAIL: LCLASSON@APPIANFL.COM
Luke M. Classon
Appian Engineering, LLC
2221 Lee Road
Suite 17
Winter Park, FL 32789

Application: **APK-21-004 Plymouth Sorrento Assemblage**

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:	**Plymouth Sorrento Assemblage**		
OCPS Completed Application Date:	March 1, 2021		
Parcel #(s):	13-20-27-0000-00-001; -019; -020; -021; -022; -058; -062		
Requested New Units (#):	SF: 115	MF: 0	TH: 0
Vested Unit(s):	SF: 64	MF: 10	TH: 0
Total Project Units:	179		
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 MS	Apopka HS
Jurisdictional Analysis	N/A	N/A	**Apopka – 62.6%** **Unincorporated – 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 August 28, 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,

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 March 1, 2021 12:00:57

Project ID: CEA – APK – 21 – 004 Valid Until: August 28, 2021

Project Name:	*PLYMOUTH SORRENTO ASSEMBLAGE (AKA KLEPZIG, CHO, AND KIM*			
Unvested Units	Single Family Units:	115	Vested Units	Single Family Units: 64
	Multi Family Units:	0		Multi Family Units: 0
	Town Homes 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	74	126	36
Reserved Capacity	9	71	18
Adjusted Utilization	139.1%	143.3%	107.5%
Adjusted Available Seats	0	0	0
Analysis of Proposed Development			
Students Generated	21.965	10.925	15.065
Adjusted Utilization	141.8%	144.2%	108.0%
PASS/FAIL	FAIL*	FAIL*	FAIL
Number of Seats to Mitigate	21.965	10.925	15.065

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:	July 13, 2021
X	PUBLIC HEARING	FROM:	Community Development
____	SITE PLAN	EXHIBITS:	Vicinity Map
____	SPECIAL REPORTS		Aerial Map
X	OTHER: Plat		Replat

SUBJECT & REQUEST: **RECOMMEND APPROVAL OF THE LEGACY STATION TWO– REPLAT**

SUMMARY:

OWNERS:	Urgent Care Developers of Apopka, LLC; 1520 West Orange Blossom LLC; Imaging Center Development of Apopka, LLC
APPLICANT:	Klima Weeks Civil Engineering, Inc. c/o Selby G. Weeks, P.E.
PARCEL ID NUMBERS:	05-21-28-5037-03-000; 05-21-28-5037-02-000; 05-21-28-5037-01-000
LOCATION:	1480, 1500 and 1520 West Orange Blossom Trail
FUTURE LAND USE:	Commercial (0.25 FAR)
EXISTING USE:	Healthcare Clinic; Imaging Center and (Proposed) Restaurant and Dental Office
ZONING:	C-C (Community Commercial
TRACT SIZE:	4.38 +/- acres

RECOMMENDED MOTION:
Recommend approval of the Legacy Station Two – Replat.

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (State)	Public Right-of-Way (ROW)	ROW	SR 441
East (City)	Commercial	C-C (Community Commercial)	Hotel and Restaurant
South (County and City)	Industrial and Residential Low	IND-4 (Heavy Industrial District) and RSF-1B (Residential Single-Family– Large Lot)	Railroad and Single-Family Residential Subdivision
West (City)	Commercial	C-C	Multi-tenant Retail Center and Retention Pond

PROJECT SUMMARY: This is a request to approve the Legacy Station – Plat, which redraws the lot boundaries for two of the three lots in the subdivision. Lot 1 has been approved for an urgent care center, Lot 2 is currently undergoing development review for a restaurant and dental office, and Lot 3 has been approved for a imaging center. This replat also depicts two 10-foot wide underground easements already established under separate documents.

ACCESS/TRANSPORTATION: Each lot will have access to U.S. 441 via an access easement depicted on the plat. Additional access easements are provided to each lot property owner for the maintenance of the master stormwater pond.

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

PUBLIC HEARING SCHEDULE:
July 13, 2021 – Planning Commission (5:30 pm)
July 21, 2021 – City Council (7:00 pm)

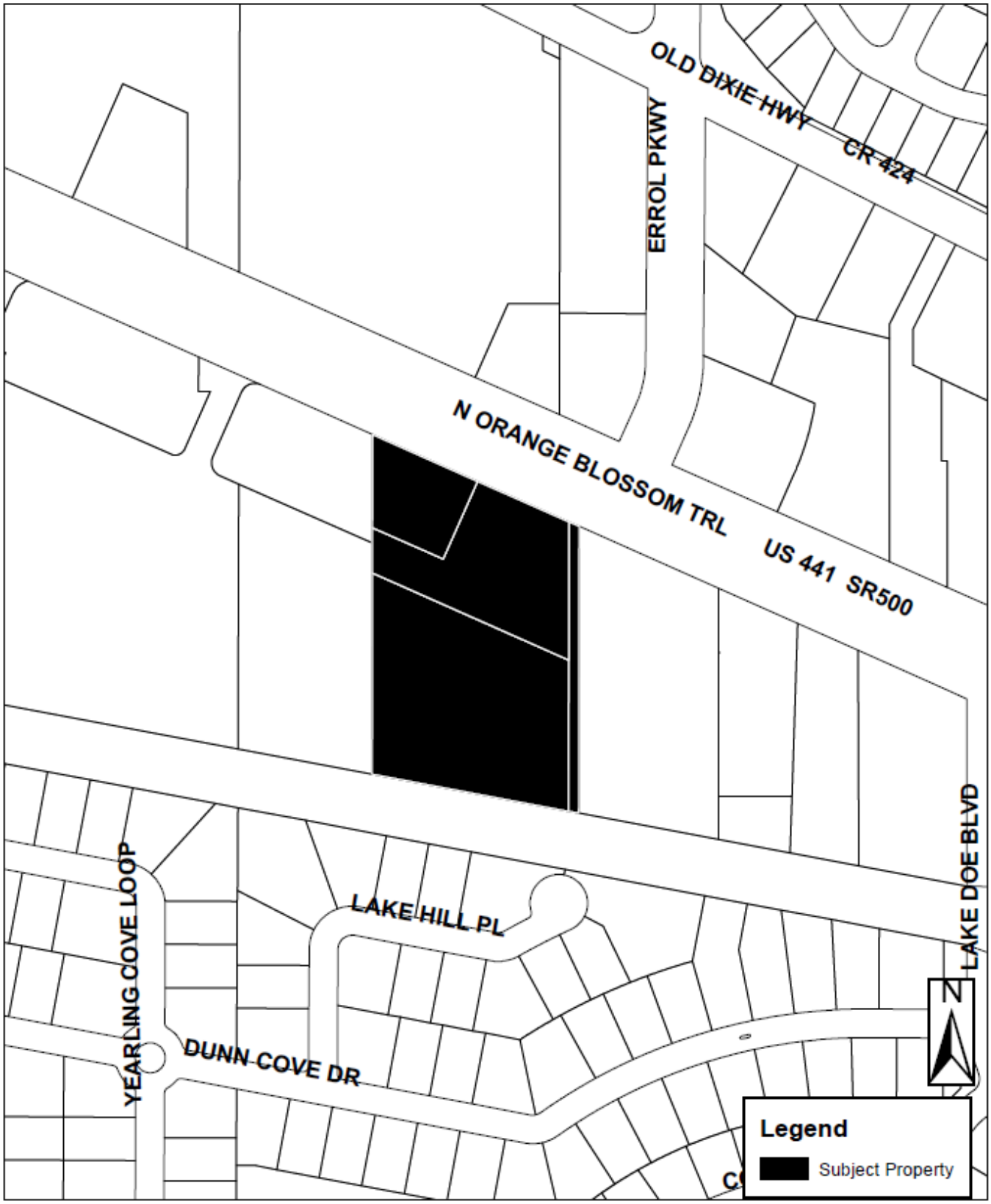
RECOMMENDED MOTION:
Development Review Committee: Recommends approval of the Legacy Station Two – Replat, subject to the review and approval of the City Surveyor and City Engineer.

Planning Commission: Find the Legacy Station Two – Replat consistent with the Land Development Code, and the Comprehensive Plan, and recommended approval of the Replat subject to the review and approval of the City Surveyor and City Engineer.

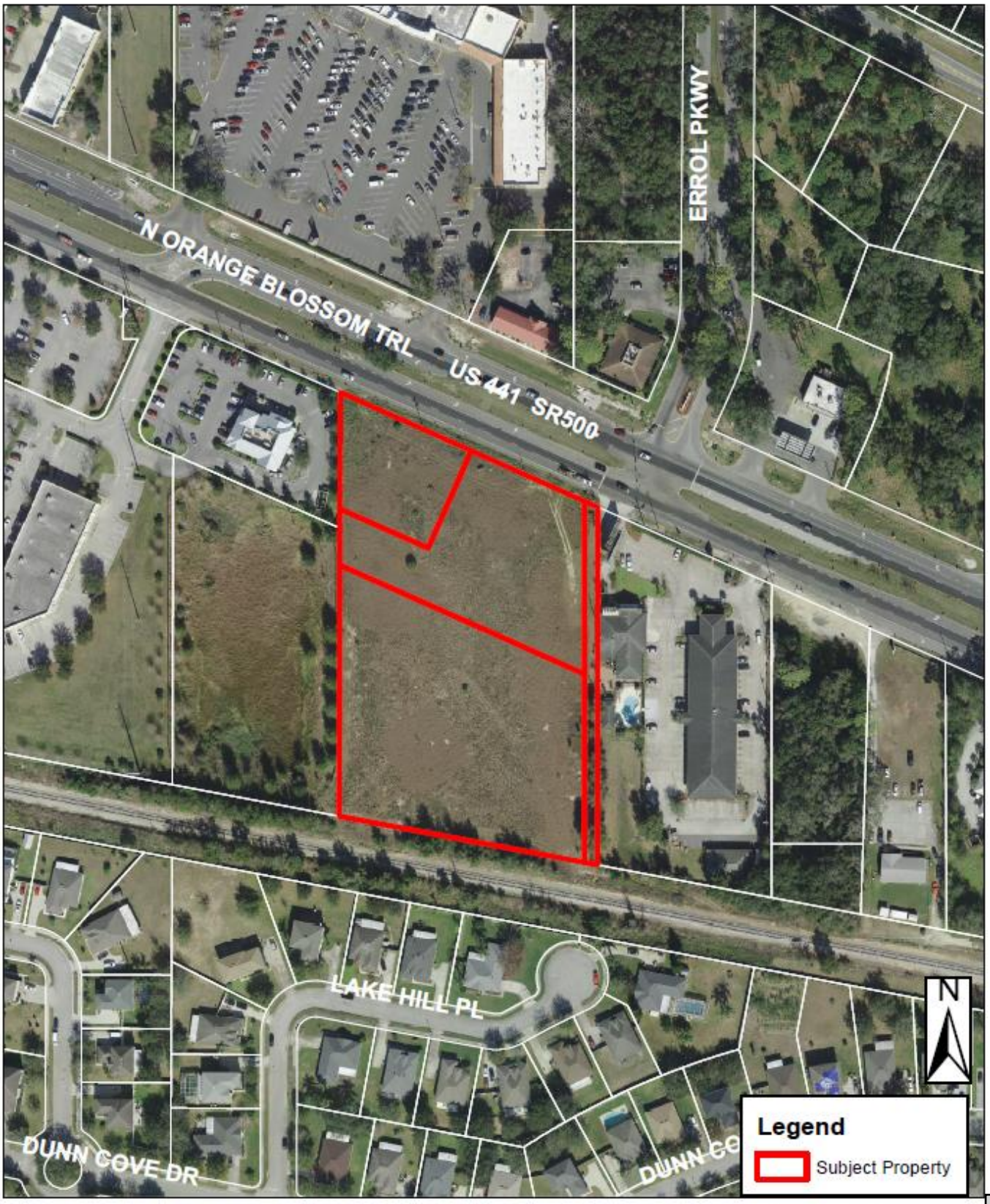
Planning Commission Role: To advise the City Council to approve, deny, or approve with conditions based on consistency with the Comprehensive Plan and Land Development Code

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

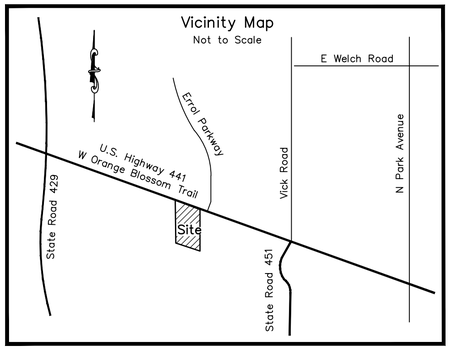

OLD DIXIE HWY
CR 424
ERROL PKWY
N ORANGE BLOSSOM TRL
US 441 SR500
LAKE DOE BLVD
LAKE HILL PL
YEARLING COVE LOOP
DUNN COVE DR
N
Legend
Subject Property

Aerial


N ORANGE BLOSSOM TRL
US 441 SR500
ERROL PKWY
LAKE HILL PL
DUNN COVE DR
N
Legend
Subject Property

Legacy Station Two

A Replat of Legacy Station of Plat Book 101, Page 55, Public Records of Orange County, Florida City of Apopka, Orange County, Florida Section 5, Township 21 South, Range 28 East



Property Description

A parcel of land being a portion of the Southeast 1/4 of the Southwest ¼ of Section 5, Township 21 South, Range 28 East, Orange County, Florida, more particularly described as follows:

COMMENCE at the South 1/4 corner of Section 5, Township 21 South, Range 28 East, Orange County, Florida, thence North 00°03'18" East, along the East line of the Southwest 1/4 of said Section 5, a distance of 482.33 feet to the South right of way line of U.S. Highway 441 (State Road 500), a 163.00 foot wide right of way per Florida Department of Transportation Right of Way Map Section 7502.105; thence North 65°59'32" West, along said South right of way line, a distance of 802.40 feet to the Northwest corner of a parcel of land described in that certain Deed of Trustee recorded in Official Records Book 9254, Page 320, Public Records of Orange County, Florida and POINT OF BEGINNING; thence, departing said South right of way line, South 00°04'18" West, along the West line of said parcel of land, a distance of 497.81 feet to the North line of Seaboard Systems Railroad, a 100.00 foot wide railroad right of way; thence North 79°16'29" West, along the North right of way line of said Seaboard Systems Railroad, a distance of 365.77 feet to a point on the West line of the East 325.31' of the West 558.00' of the Southeast 1/ 4 of the Southwest 1/4 of said Section 5; thence North 00°08'46" East, along said West line, a distance of 589.42 feet to the South right of way line of said U.S. Highway 441; thence South 65°59'32" East, along the South right of way line of said U.S. Highway 441, a distance of 392.45 feet to the POINT OF BEGINNING.

Contains 4.482 acres, more or less.

Notes

1. Bearings shown hereon are based on the East line of Southwest 1/4 of Section 5, Township 21 South, Range 28 East, Orange County, Florida being assumed as North 00°03'18" East.

2. The lands described on this plat is subject to that certain Declaration of Easements, Covenants and Restrictions for Legacy Station as recorded in Document Number 20190679629 of the Public Records of Orange County, Florida.

3. The Access Easement shown on Lot 2 is a perpetual, non–exclusive private easement for the benefit of the owners of Lots 1 and 3 for vehicular and pedestrian ingress and egress purposes.

4. All platted Utility Easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This paragraph shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Further, such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

Abbreviations and Legend

FDOT denotes Florida Department of Transportation

S.R. denotes State Road

R/W denotes right of way

O.R. denotes Official Records Book

P.B. denotes Plat Book

Pg. denotes Page

PRM denotes permanent reference monument

PSM denotes Professional Surveyor and Mapper

LB denotes Licensed Business

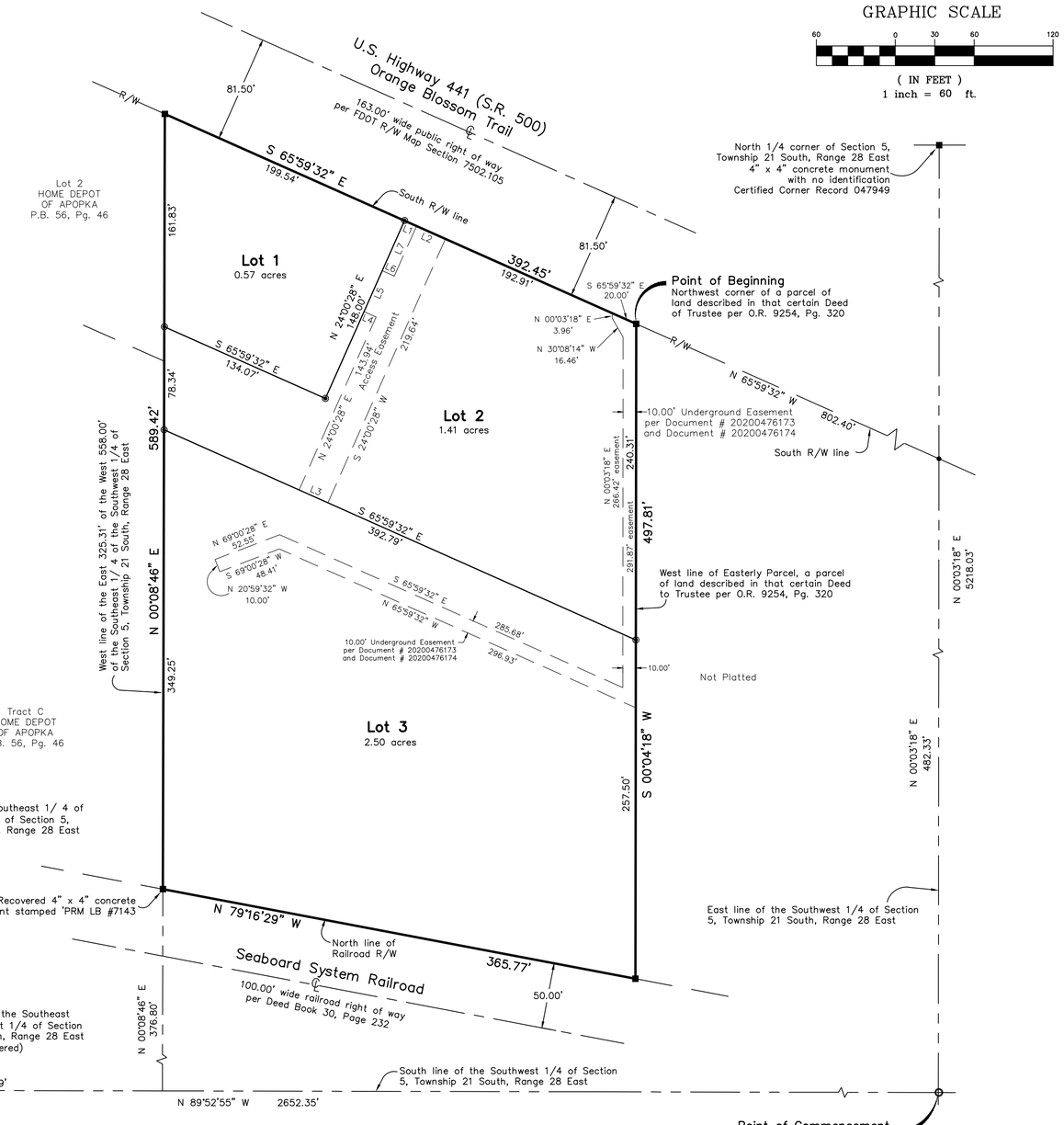
■ denotes Set 4" x 4" concrete monument and disk stamped 'PRM – PSM 5205', unless otherwise noted

◉ denotes set 5/8" iron rod with plastic cap or nail and disk stamped 'PSM 5205'

• denotes change of direction – no monument set or recovered

℄ denotes centerline

Easement Line Table		
Line	Bearing	Distance
L1	S 65°59'32" E	10.00'
L2	S 65°59'32" E	24.00'
L3	N 65°59'32" W	24.00'
L4	N 65°59'32" W	10.00'
L5	N 24°00'28" E	34.00'
L6	S 65°59'32" E	10.00'
L7	N 24°00'28" E	41.70'



Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number – LB–7874
Post Office Box 771065, Winter Garden, Florida 34777–1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 654–6183
www.benchmarksurveyingandmapping.com

Notice:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

PLAT BOOK PAGE

Legacy Station Two

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and no part of this plat is dedicated to the public.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by the officer named below on _____.

1520 West Orange Blossom, LLC, a Florida limited liability company

By: _____

Print name:_____ Title: _____

Signed in the presence of:

Sign Name: _____ Sign Name:_____

Print Name: _____ Print Name:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____day of _____, 2021, by _____ of 1520 West Orange Blossom, LLC, a Florida limited liability company on behalf of the company. He [is personally known to me] [has produced _____as identification]

Notary Signature _____

Printed Notary Name _____

Commission # _____

Expiration Date _____

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and no part of this plat is dedicated to the public.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by the officer named below on _____.

Urgent Care Developers of Apopka, LLC, a Florida limited liability company

_____

Print name:_____ Title: _____

Signed in the presence of:

Sign Name: _____ Sign Name:_____

Print Name: _____ Print Name:_____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____day of _____, 2021, by _____ of Urgent Care Developers of Apopka, LLC, a Florida limited liability company on behalf of the company. He [is personally known to me] [has produced _____as identification]

Notary Signature _____

Printed Notary Name _____

Commission # _____

Expiration Date _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and Professional Land Surveyor, does hereby certify that on September 8, 2018, he completed the survey of said lands shown in the foregoing plat and said survey was made under his responsible direction and that the permanent reference monuments have been placed as required by Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Florida.

Signed _____ Date _____
Billy Joe Jenkins, Jr.
Florida Professional Surveyor and Mapper License Number 5205

Benchmark Surveying and Mapping, LLC
Certificate of Authorization Number 7874
3110 Red Fox Run, Kissimmee, Florida 34746
P.O. Box 771065, Winter Garden, Florida 34777–1065

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the City Council approved the foregoing plat.

_____
Mayor Date

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and approved:
_____
City Engineer Date

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW BOARD

THIS IS TO CERTIFY, That on_____the foregoing plat was approved by the Apopka Land Development Review Committee

By: _____
Chairman

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part I of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signed: _____
Printed name: Andrew Perry, P.S.M. 6124 Date
Southeastern Surveying and Mapping Corp.
6500 All American Blvd., Orlando, Florida 32810

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as File No. _____

_____

County Comptroller in and for Orange County, Florida.

By:_____