

Apopka Planning Commission Agenda

July 9, 2019 5:30 PM

APOPKA CITY HALL COUNCIL CHAMBERS

CALL TO ORDER

OPENING AND INVOCATION

APPROVAL OF MINUTES

- 1 Approve minutes of the Planning Commission meeting held June 11, 2019

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 Commission, you must fill out an Intent to Speak form and provide it to the Recording Secretary 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 Commission. 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 Planning Commission.

If you wish to appear before the Planning Commission, please submit a "Notice of Intent to Speak" card to the Recording Secretary.

PUBLIC HEARING

1. Special Exception – Central Florida Preparatory School
Project: Emerson Point Associates, LLLP
Location: West of Marden Road, north of S.R. 414
Project Manager: Phil Martinez

SITE PLANS

1. Final Development Plan – Wash City Apopka
Project: Wash City, LLC, c/o Harold Chenoweth
Location: 1860 and 1880 East Semoran Boulevard
Project Manager: Jean Sanchez
2. Major/Preliminary Development Plan – Alta East Shore
Project: Go Growth One, LLC, c/o Michael Kirchner, President
Location: 2001 and 2209 South Binion Road
Project Manager: Jean Sanchez
3. Plat – Vistas at Waters Edge, Phase 2
Project: M/I Homes of Orlando, LLC
Location: West of the South Binion Road and Marden Road Intersection
Project Manager: Bobby Howell

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by the 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 Council Chambers or exit the 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 11, 2019, AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS, APOPKA, FLORIDA.

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

ABSENT: John Sprinkle, Orange County Public Schools (Non-voting)

STAFF PRESENT: Joseph Byrd – City Attorney, James Hitt, FRA-RA – Community Development Director, David Moon, AICP - Planning Manager, Bobby Howell, AICP – Senior Planner, Phil Martinez – Planner I, and Jeanne Green – Recording Secretary.

OTHERS PRESENT: Tim Grogan, Frank Bombeeck, Bob Jankun, Nick Vanherpen, Tom Sullivan, Teresa Sargeant

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 14, 2019, at 5:30 p.m.

Motion: Butch Stanley made a motion to approve the Planning Commission minutes from the regular meeting held on May 14, 2019, at 5:30 p.m. and seconded by Robert Ryan. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0)

PRELIMINARY DEVELOPMENT PLAN – AVIAN POINTE PARCLE B1 – Chairperson Greene stated this is a request to find the Preliminary Development Plan consistent with the Avian Pointe Planned Unit Development Master Plan and the Land Development Code; and to recommend approval of the Avian Pointe Parcel B1 Preliminary Development Plan for the property owned by Apopka Clear Lake Investments, LLC, and located south of Peterson Road and east of SR 429.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item.

Staff Presentation: Bobby Howell, AICP, Senior Planner, stated this is a request to find the Preliminary Development Plan consistent with the Avian Pointe Planned Unit Development Master Plan and the Land Development Code; and to recommend approval of the Avian Pointe Parcel B1 Preliminary Development Plan for the property owned by Apopka Clear Lake Investments, LLC, and located south of Peterson Road and east of SR 429. The applicant is NV5, Inc., c/o Jason P. Mahoney, P.E. The existing use is vacant land and the proposed use is 118 townhomes. The future land use designation is Residential Medium and the current zoning is PD (Planned Development). The tract size is 14.495 +/- acres. The 1993 Land Development Code and the Avian Pointe Planned Unit Development Master Plan (Ord. No. 2671) apply to this project.

The applicant has submitted a Preliminary Development Plan detailing the development of 118 townhome units on 14.495 acres. The subject property is located on Parcel B1 within the Avian Pointe PD, which is located south of Peterson Road and west of SR 429. The Avian Pointe PD allows for the development of 758 residential units consisting of single-family, townhomes, and apartment units.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JUNE 11, 2019, AT 5:30 P.M.

Additional uses within the PD includes a shared use recreation area, and a flex use parcel consisting of either a school or daycare facility, senior housing facility, or a 100 room boutique hotel. Consistent with the approved PD Master Plan, two story townhomes in six and eight unit buildings with a minimum living area of 1,300 square feet, and one car garages are provided in the Parcel B1 development.

Two ingress/egress access points for the development are located along Grand Avian Parkway that will lead into the development. Grand Avian Parkway is the spine road that is detailed within the Avian Pointe PUD that connects Lust Road to Peterson Road and will allow road access to all proposed developments within the PD. The internal roadway network of the proposed subdivision is comprised of private rights-of-way that consist of 32-foot and 38-foot wide alleys, and 54-foot and 72-foot wide streets. All proposed alleys and streets are located in tracts that are owned and maintained by a homeowners' association. On-street parking is proposed on the 54-foot and 72-foot wide streets. All townhome units are proposed as rear loaded, with garages located in the rear of the units. The townhome units located on lots 1-78 will have frontage on a mews, which is an internal common area that is owned and maintained by the homeowners' association, and will be accessed via Harrier Court, Anhingus Court, and Aythya Way. Lots 79-94 will have frontage on Gallinule Drive, and will be accessed via Harrier Court. Lots 95-118 will have frontage on Grand Avian Parkway, and will be accessed via Harrier Court. On street parking will be provided on Gallinule Drive and Harrier Court. Vehicular and pedestrian connections are provided to the remainder of the PD via Grand Avian Parkway.

One tract for stormwater retention is located in the southwestern corner of the development north of the clubhouse and pool. It is located in a tract that is owned and maintained by the homeowners' association.

Consistent with the approved PD Master Plan, a community park and recreation area will be provided on Parcel B4 that will be owned and maintained by the master Avian Pointe homeowners' association. Included within the recreation facility is a tot lot, restrooms, basketball courts, multi-purpose sports field, and parking area. This facility is accessible to all residents within the PD and will be accessed via Grand Avian Parkway. A pool and clubhouse is proposed to be constructed on Parcel B1. These amenities will be located in a tract that is owned and maintained by the homeowners' association. As detailed in the PD, residents of Parcel B1 will have joint access to the pool/clubhouse with the residents of Parcel A, the single-family detached subdivision, and Parcel B3, and additional townhome subdivision that is proposed.

Consistent with the approved PD Master Plan a 25-foot wide landscape buffer/open space tract is provided along the northern side of the development to help buffer the proposed subdivision from the adjacent property to the north. Street trees will be provided along the internal roadways within the development.

The below conditions set forth in the Avian Ponte Development Agreement and Transportation Agreement are applicable to this phase of the Avian Pointe PD Master Plan.

1. (Paragraph 3, D.A.) The Avian Pointe Master Association must be established prior to the issuance of the first building permit.
2. (Paragraph 7, D.A.) The Community Park, Phase 4-B, of the PD, is not required to be completed until the issuance of the 220th residential building permit, or one year after the construction of the elementary school.
3. (Paragraph 8, D.A.) Clubhouse and pool within Phase B-1 must be completed prior to the issuance of the 125th building permit for the single family or townhome phases.

MINUTES OF THE PLANNING COMMISSION REGULAR MEETING HELD ON JUNE 11, 2019, AT 5:30 P.M.

4. (Paragraph 11, D.A.). Developer shall submit a document for review by City staff demonstrating common design themes for utility and equipment located within common areas or private and public roadways, entrance features, including but not limited to decorative street light poles, street name theme, and park benches\ furniture. Entrance features and landscape plans for the roundabout shall also be submitted for review by City staff.
5. (Paragraph 12, D.A) Prior to issuance of the first residential building permit, Developer must submit a performance bond for the clubhouse\ pool and the common park area improvements, and for the spine road and internal roads.

A School Capacity Enhancement Agreement was obtained from OCPS at the time of the rezoning application. School Concurrence must be satisfied prior to City Council approval of the Final Development Plan.

The County was notified at the time of the subdivision plan for this property through the DRC agenda distribution.

The Development Review Committee finds the Preliminary Development Plan consistent with the Avian Pointe PD Master Plan and recommends approval of the Avian Pointe Parcel B1 Preliminary Development Plan.

Staff recommends the Planning Commission find the Preliminary Development Plan consistent with the Avian Pointe PD Master Plan and the Land Development Code, and recommend approval of the Avian Pointe Parcel B1 Preliminary Development Plan.

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 PUD Master Plan.

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.

In response to questions by Ms. Laurendeau, Mr. Howell stated the City entered into a transportation agreement for ingress/egress on Peterson Road and all issues were addressed.

David Moon, AICP, Planning Manager, stated Peterson Road and King Street will connect on the northeast side of the project. On the west side, Peterson Road will connect with Grand Avian Parkway. As a part of the agreement between the City and the applicant, Peterson Road will connect to Lust Road on the south side. Lust Road then becomes Binion Road to the east.

In response to a question by Mr. Ryan, Mr. Howard stated the garage setbacks are 20 feet.

The petitioner did not have a presentation.

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 Preliminary Development Plan consistent with the Avian Pointe Planned Unit Development Master Plan and the Land Development Code; and to recommend approval of the Avian Pointe Parcel B1 Preliminary Development Plan for the property owned by Apopka Clear Lake Investments, LLC, and located south of Peterson Road and east of SR 429. Motion seconded by Linda Laurendeau. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-

0). (Vote taken by poll.)

PRELIMINARY DEVELOPMENT PLAN – AVIAN POINTE PARCEL B4 – Chairperson Greene stated this is a request to find the Preliminary Development Plan consistent with the Avian Pointe Planned Unit Development Master Plan and the Land Development Code; and to recommend approval of the Avian Pointe Parcel B4 Preliminary Development Plan for the property owned by Apopka Clear Lake Investments, LLC, and located south of Peterson Road, east of SR 429, and north of Clearwater Lake.

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

Chairperson Greene asked if the Commission members had any ex parte communications to divulge regarding this item.

Staff Presentation: Mr. Howell stated this is a request to find the Preliminary Development Plan consistent with the Avian Pointe Planned Unit Development Master Plan and the Land Development Code; and to recommend approval of the Avian Pointe Parcel B4 Preliminary Development Plan for the property owned by Apopka Clear Lake Investments, LLC, and located south of Peterson Road, east of SR 429, and north of Clearwater Lake. The applicant is NV5, Inc., c/o Jason P. Mahoney, P.E. The existing use is vacant land and the proposed use is a shared use recreational parcel for the Avian Pointe PD. The future land use designation is Residential Medium Density and the current zoning is PD (Planned Development). The tract size is 7.04 +/- acres. The 1993 Land Development Code and the Avian Pointe Planned Unit Development Master Plan (Ord. No. 2671) apply to this project.

The applicant has submitted a Preliminary Development Plan detailing the development of a shared use recreational area on 7.04 acres for the Avian Pointe PD. The subject property is located on Parcel B4 within the Avian Pointe PD, which is located south of Peterson Road and west of SR 429. The Avian Pointe PD allows for the development of 758 residential units consisting of single-family, townhomes, and apartment units. Additional uses within the PD includes the proposed shared use recreation area, and a flex use parcel consisting of either a school or daycare facility, senior housing facility, or a 100 room boutique hotel. Consistent with the approved PD Master Plan, the shared use recreational parcel consists of a tot lot, restrooms, basketball courts, multi-purpose sports field, and parking area. This facility is accessible to all residents within the PD and will be accessed via Grand Avian Parkway, and will be owned and maintained by the master Avian Pointe homeowner's association.

Two ingress/egress access points allowing vehicular and pedestrian access are located along Grand Avian Parkway. Grand Avian Parkway is the spine road that is detailed within the Avian Pointe PD that connects Lust Road to Peterson Road and will allow road access to all proposed developments within the PD. A parking area consisting of 51 parking spaces is provided, of which two are handicap parking spaces. Vehicular and pedestrian connections are provided to the remainder of the PD via Grand Avian Parkway. Gated pedestrian access will be provided to allow access to Parcel B5, which is located to the south of the subject property.

Stormwater retention is located on the southern and western portions of the site. The stormwater retention pond will be owned and maintained by the master Avian Pointe homeowner's association. Additionally, a lift station dedicated to the City of Apopka will be located on the northwestern corner of the site. The lift station will be accessed via a 15-foot wide temporary stabilized access road. Consistent with the approved PD Master Plan, landscaping consisting of Live Oaks, Sylvester Palm, Red Maple, Bald Cypress and Walter's Viburnum is provided on site.

The below conditions set forth in the Avian Pointe Development Agreement and Transportation

Agreement are applicable to this phase of the Avian Pointe PD Master Plan.

1. (Paragraph 3, D.A.) The Avian Pointe Master Association must be established prior to the issuance of the first building permit (residential).
2. (Paragraph 7, D.A.) The Community Park, Phase 4-B, of the PD, is not required to be completed until the issuance of the 220th residential building permit, or one year after the construction of the elementary school.
3. (Paragraph 11, D.A.). Developer shall submit a document for review by City staff demonstrating common design themes for utility and equipment located within common areas or private and public roadways, entrance features, including but not limited to decorative street light poles, street name theme, and park benches\ furniture. Entrance features and landscape plans for the roundabout shall also be submitted for review by City staff.
4. (Paragraph 10.b, D.A.). School. A public or private school utilizing serving school age children from grades kindergarten (including pre-school) to 12th grade. Any middle school (7th, 8th, or 9th grades) or high school (9th, 10th, 11th, or 12th grades) is a permissible use within Phase B-5 may be required by the City to submit an updated traffic impact analysis. In the event that the Flex Space Phase is developed as a school use, the Master Association shall, upon the request of the school, enter into a shared use agreement with the owner of the school property to enable the school to utilize a portion of the Recreational Area Phase during normal school hours. Such use agreement shall set forth an obligation of the owner of the school property to participate in the maintenance costs of the Shared Recreational Area Phase (Parcel B-4) and Phase B-5 on a fair share basis to be agreed upon between the parties. The shared use agreement shall ensure the school has use of the Shared Recreation Area during school hours and during organized school activities. Additionally, upon request from the City or Orange County Public Schools, Developer or the Master Association shall dedicate a 15-foot-wide pedestrian easement to the City and Orange County Public Schools. [Applicable portion underscored]

Since this is a recreational tract for a residential subdivision, school capacity issues are not required to be addressed.

The County was notified at the time of the subdivision plan for this property through the DRC agenda distribution.

The Development Review Committee finds the Preliminary Development Plan consistent with the Avian Pointe PD Master Plan and recommends approval of the Avian Pointe Parcel B4 Preliminary Development Plan.

Staff recommends the Planning Commission find the Preliminary Development Plan consistent with the Avian Pointe PD Master Plan and the Land Development Code, and recommend approval of the Avian Pointe Parcel B4 Preliminary Development Plan.

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 PUD Master Plan.

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.

The petitioner did not have a presentation.

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 Preliminary Development Plan consistent with the Avian Pointe Planned Unit Development Master Plan and the Land Development Code; and to recommend approval of the Avian Pointe Parcel B4 Preliminary Development Plan for the property owned by Apopka Clear Lake Investments, LLC, and located south of Peterson Road, east of SR 429, and north of Clearwater Lake. Motion seconded by Butch Stanley. Aye votes were cast by James Greene, Linda Laurendeau, William Gusler, Mary Norwood, Robert Ryan, and Butch Stanley (6-0). (Vote taken by poll.)

OLD BUSINESS

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

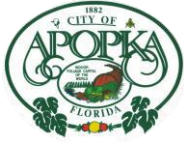
NEW BUSINESS

School Concurrency: Joseph Byrd, City Attorney, reminded the Planning Commission that at the May meeting he stated he would provide them information about school concurrency. Due to his schedule and an office move he has been unable to provide that information. He would get them the information as soon as he is able.

ADJOURNMENT: The meeting was adjourned at 5:42 p.m.

James Greene, Chairperson

James K. Hitt, FRA-RA
Community Development Director



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: July 9, 2019
FROM: Community Development
EXHIBITS: Vicinity Map
Adjacent Future Land Use Map
Adjacent Zoning Map
Aerial Map
Special Exception Site Plan
Special Exception Lighting Plan
Building Exterior Renderings
Market/Need Study
Marden Ridge PUD Ordinance

SUBJECT: SPECIAL EXCEPTION AND SPECIAL EXCEPTION SITE PLAN –
CENTRAL FLORIDA PREPARATORY SCHOOL

REQUEST: APPROVE A SPECIAL EXCEPTION AND SPECIAL EXCEPTION SITE
PLAN TO ALLOW AN ELEMENTARY, MIDDLE, AND HIGH SCHOOL IN
A COMMERCIAL FUTURE LAND USE DESIGNATION

SUMMARY:

OWNER: Emerson Point Associates, LLLP

APPLICANT: Appian Engineering, c/o Luke M. Classon, P.E.

LOCATION: West of Marden Road, north of S.R. 414

PARCEL ID NUMBER: 17-21-28-5501-01-000

LAND USE: Commercial

ZONING: Planned Development (Marden Ridge PUD)

EXISTING USE: Vacant

PROPOSED USE: Private Elementary, Middle, and High School

TRACT SIZE: 6.39 acres +/-

LAND DEV. CODE: 1993

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

ADDITIONAL COMMENTS: The property is presently assigned a Future Land Use Designation of “Commercial”. For the Commercial Future Land Use Designation, elementary -- pursuant to Policy 3.1.i, Future Land Use Element, Apopka Comprehensive Plan (attached as an exhibit) -- elementary, middle, and high schools require an approved Special Exception. The proposed school facility is an estimated 40,000 sq. ft. for classrooms and administrative offices together with a 13,000 sq. ft. gym, amounting to a floor area ratio (FAR) of .19 and a total building floor area of approximately 53,000 sq. ft. A tot-lot is located north-adjacent of the school facility. No other outdoor recreation or athletic facility are proposed within the school site boundaries.

The development is proposed to be accessed from Marden Road via two access driveways. Upon entry of the northern driveway, vehicles will proceed to a series of drop-off lanes. The southern driveway leads to a parking area. With an estimated full time student enrollment of 600 students and 40 employees, 220 parking spaces are proposed to be provided. A 15’ bufferyard is proposed at the northern property line, with the exception of the stormwater pond. A 6’ masonry wall is proposed at the northern boundary of the parcel and a decorative, black, aluminum fence is proposed at western, southern, and eastern boundaries. A traffic impact analysis is required at the time of the development plan application.

- A. Relationship to Adjacent Properties: Zoning and existing land use assigned to adjacent and nearby properties appears in the below exhibits. The character of the area surrounding the subject property is described as follows:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential High	PD	Marden Ridge Apartments
East (City)	Commercial	C-C	Undeveloped
South (City)	Mixed Use	MU-ES-GT	S.R. 414 and Emerson North Townhomes
West (City)	Industrial	I-L	S.R. 429 and the Northwest Distribution Center (Warehousing)

- B. Special Exception Distance Separation Standard. “All special exception uses shall be located a minimum of 1,000 feet from any other existing like use in non-residential districts, and 1,500 feet in residential districts.” (Article II, Section 2.00.00, 5. Special Exceptions. B1). The proposed school is more than 1,500 feet from any other private or public elementary, middle, or high school. The nearest school to the proposed private school is Phyllis Wheatley Elementary.
- C. Special Exception Development Standards. Article II of the Land Development Code establishes development standards specific to special exceptions. These standards are intended to reduce any impacts from the proposed special exception use on adjacent properties. After review of the Development Plan for the Special Exception, staff finds that the applicant has met the intent of the regulations stated in Article II, Section 2.02.01 General, (5), Special Exceptions.
- D. Special Exception Conditions of Use.
1. The location of driveway connections to Marden Road is approximate and shall not be determined until the development plan and associated traffic impact analysis are approved by the City.
 2. A multi-use trail along Marden Road shall appear on the development plan similar to that provided within the first phase of the Marden Ridge Planned Unit Development.
 3. At the time of the development plan application:
 - a. The drop-off zone at the west side of the building shall provide details for a pedestrian crossing system from the outer drop-off lanes to the sidewalk next to the building.

- b. The parking lot and drive aisles will be designed in such a manner as to stage the maximum number vehicles possible during peak dropping off or picking up times to reduce the possibility of vehicles backing up onto Marden Road.
4. In the situation the City determines that traffic generated from the school experiences backup or safety concerns on Marden Road during school drop-off and pick-up times, the Apopka Chief of Police may require that law enforcement officer(s) be present to direct traffic. The cost to have law enforcement officers present to direct traffic at Marden Road for activities occurring at the school site shall be at the expense of the school.
5. The Special Exception applies for a private school offering education to students from pre-school through 12th grade for a maximum enrollment of 600 full-time student equivalency students. (FTE)
6. Outdoor storage or display of equipment or materials shall not be allowed.
7. School buses and vans parked overnight shall be parked in designated parking areas, designated bus lanes or special bus parking spaces denoted on the development plan.
8. Vehicles for the school or other activities occurring at the school property shall not park within the right-of-way for Marden Road, and shall not be parked on adjacent or nearby property unless approved by the property owner in a written agreement.
9. Banners, flags, or signs shall not be placed on the building or school property unless authorized through a City sign permit or as permitted by the sign code.
10. Outdoor school activities and site maintenance shall not occur between the hours of 10 p.m. and 7:00 a.m.
11. Portable buildings for classrooms or other purposes shall not be stored or used at the school property.
12. The Development Plan for the school site, including parking requirements, shall be consistent with the Land Development Code and as stipulated within the Conditions of Approval.

DULY ADVERTISED:

June 28, 2019 - Public Hearing Notice

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval for a Special Exception and Special Exception Site Plan to allow an elementary, middle, and high school within the Commercial Future Land Use Designation, subject to the Special Exception Conditions of Use within the staff report.

Recommended Motion: Approve a Special Exception to allow an elementary, middle, and high school, subject to the Special Exception Conditions of Use within the staff report for Central Florida Preparatory School on the property owned by Emerson Point Associates, LLLP, and located west of Marden Road, north of S.R. 414.

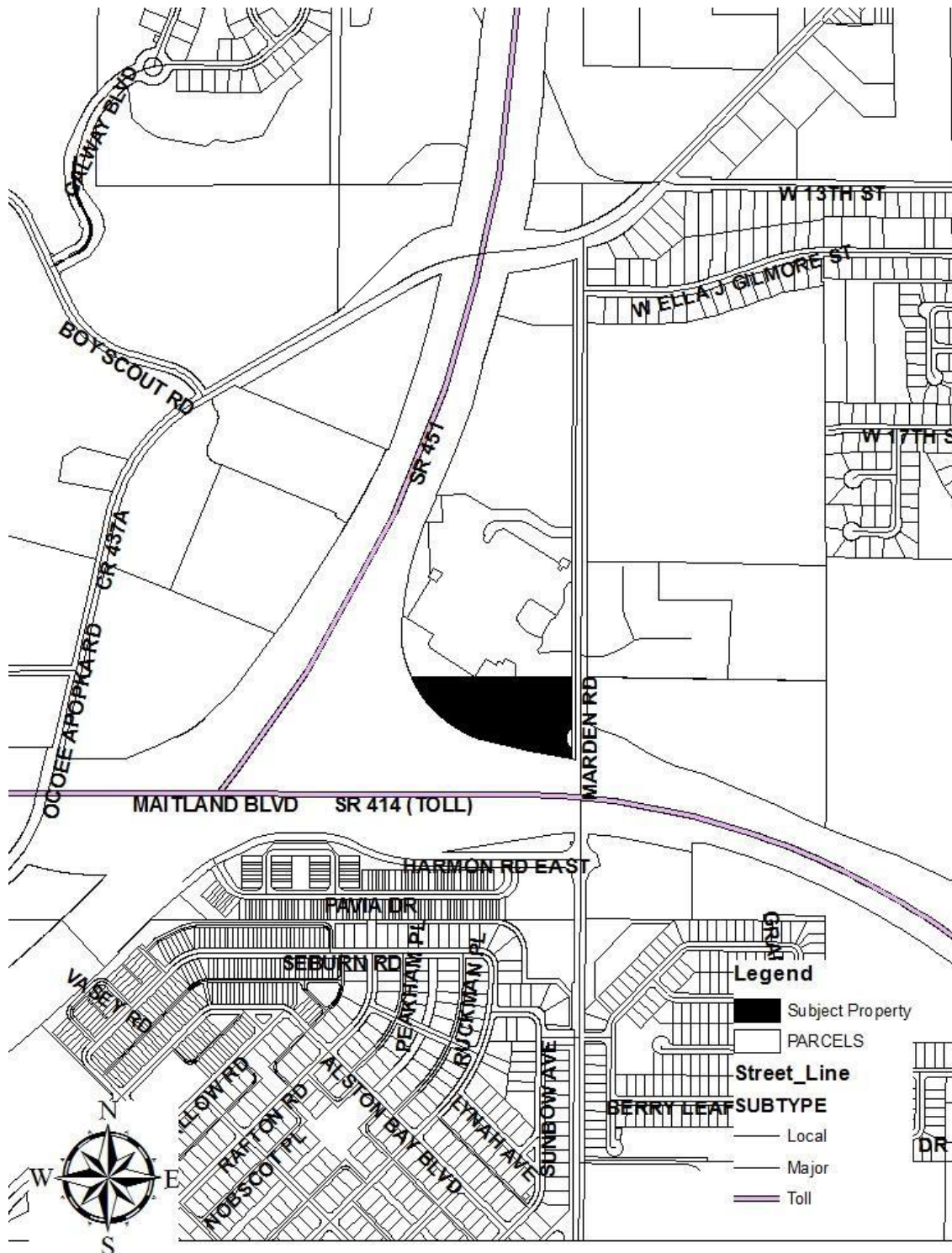
Planning Commission Role - Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development, Article XI, Section 11.05.D.1 the Planning Commission has the authority to take final action on a special exception application. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

**CENTRAL FLORIDA PREPARATORY SCHOOL
SPECIAL EXCEPTION**

6.39 +/- Acres

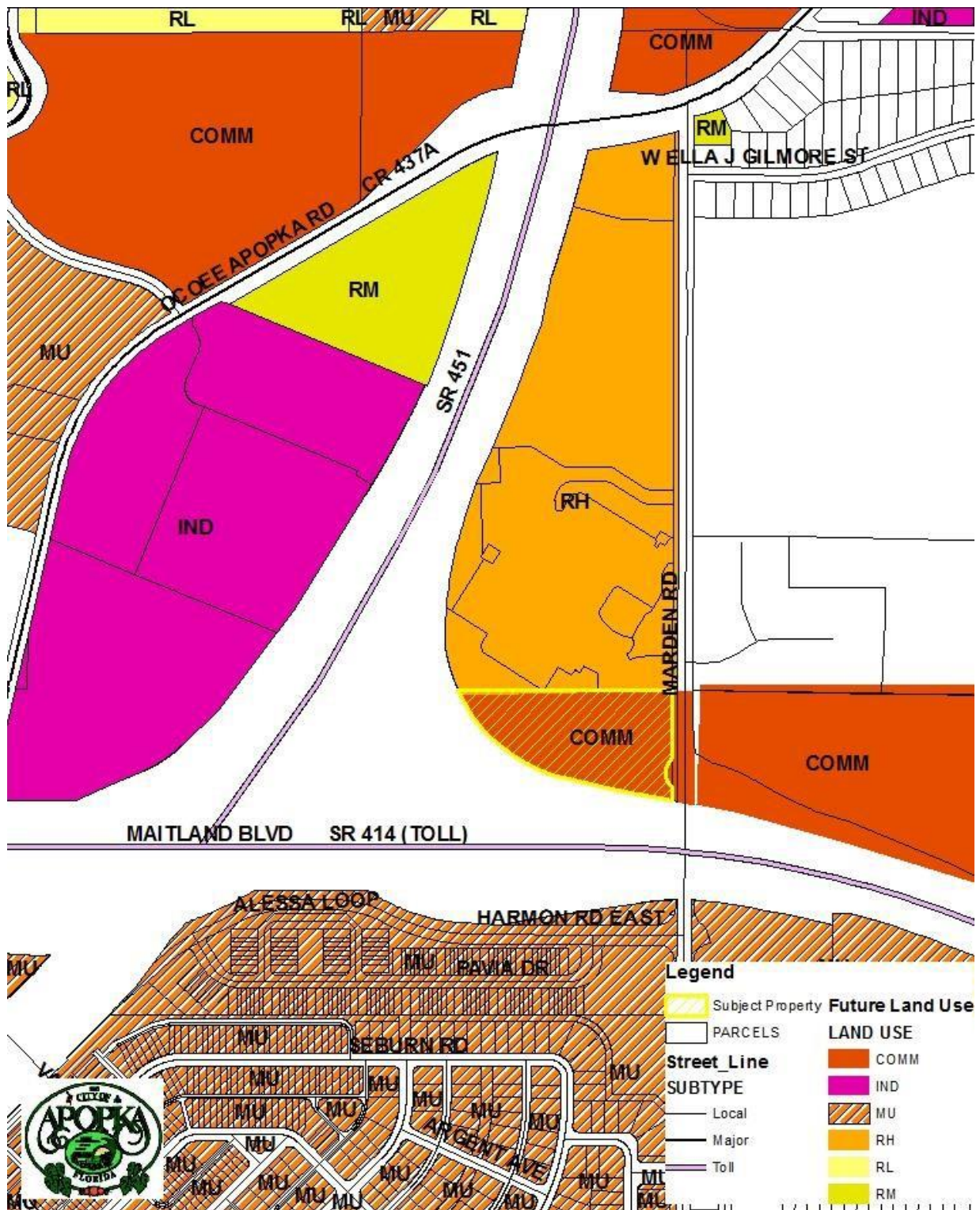
Parcel IDs #: 17-21-28-5501-01-000

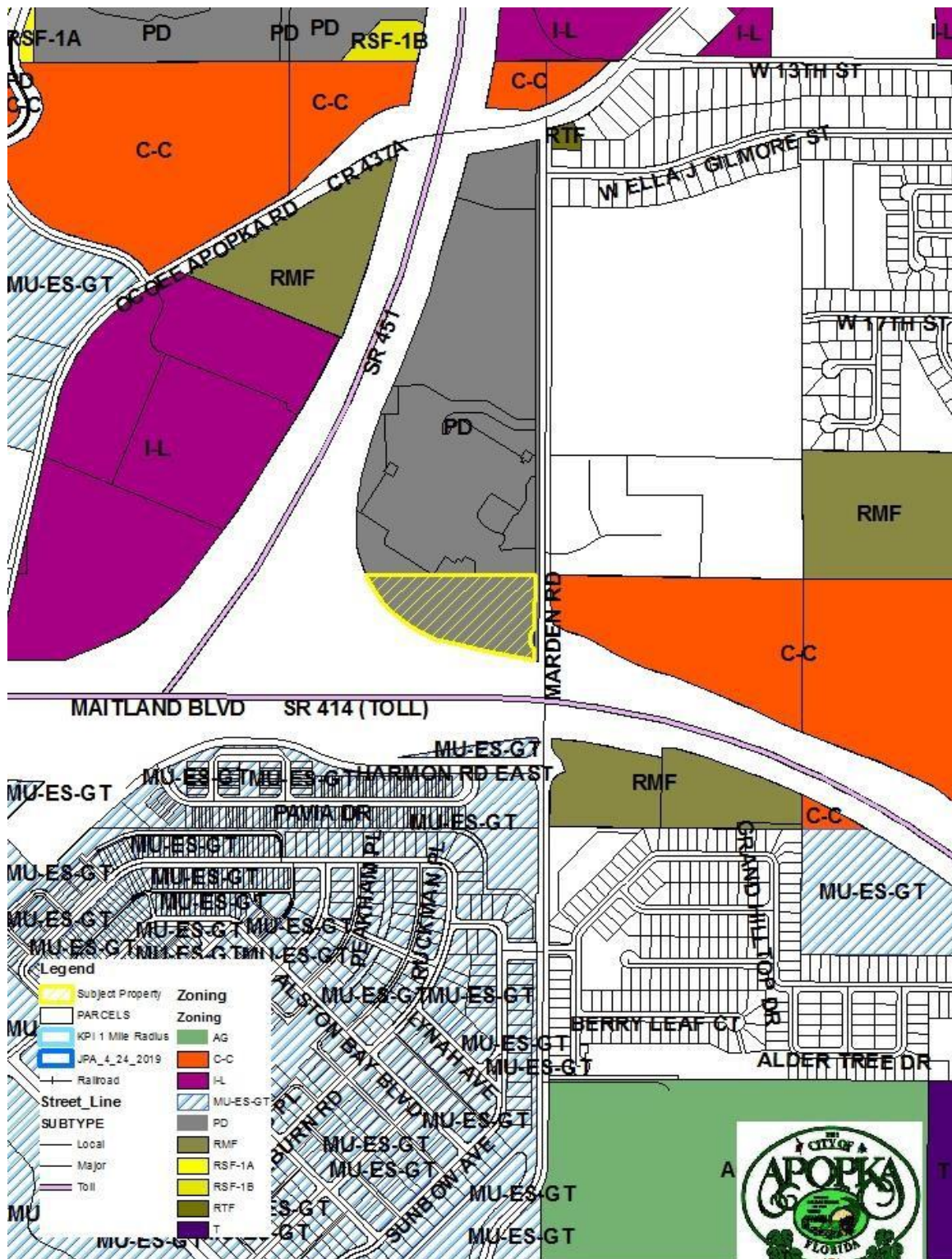
VICINITY MAP





ADJACENT FUTURE LAND USE MAP



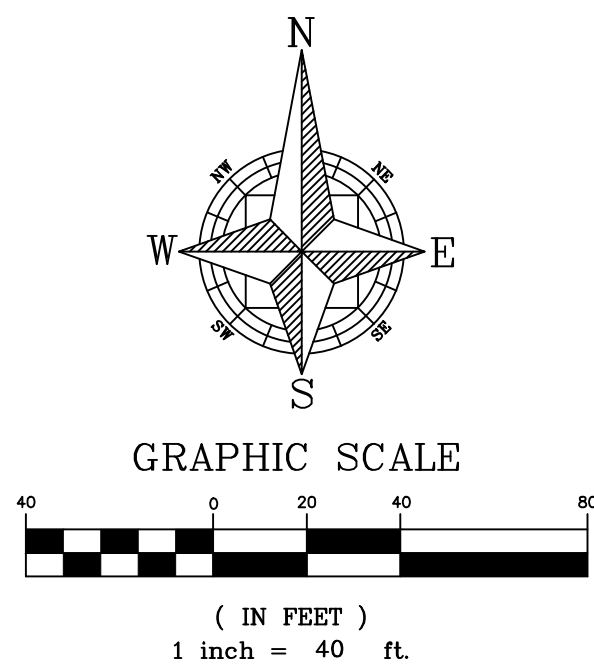




ADJACENT USES



P:\PROJECT DRAWINGS\MMI-006 Central FL Preparatory School\Drawings\CAD Civil3D\Layouts\01 Exhibits\2019-05-30 - Special Exception Site Plan Revision\Site Plan.dwg Modified:5/17/2019 By:sierregil Plotted By:siera-gil



CONCEPT PLAN PROVIDED BY:
APPIAN ENGINEERING, LLC

FOR INFORMATION REGARDING
THIS CONCEPT PLAN CONTACT:

LUKE CLASSON P.E.
OFFICE: 407-960-5868
CELL: 407-451-5718

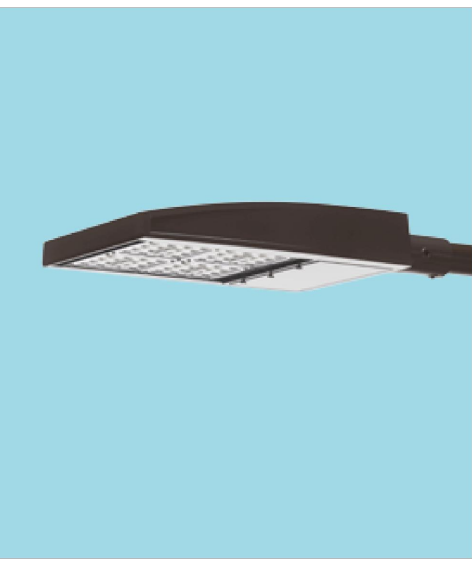
SITE DATA:

OCPS -PARCEL ID #:	17-21-28-5501-01-000
PROPERTY ADDRESS:	MARDEN ROAD APOPKA, FL 32703
TOTAL PROPERTY AREA:	±6.39 Ac
EXISTING FUTURE LAND USE:	COMMERCIAL
EXISTING ZONING:	PUD
MAXIMUM BUILDING HEIGHT:	35'
PEOPLE CALCULATIONS:	
TOTAL BUILDING AREA	±53,000 SQ. FT.
NUMBER OF STUDENTS	600 STUDENTS
NUMBER OF EMPLOYEES	40 EMPLOYEES
PARKING SPACES REQUIRED:	165
(31 CLASSROOMS*4) + (124 HS STUDENT / 3)	
PARKING SPACES PROVIDED:	
ACCESSIBLE SPACES	6
STANDARD SPACES	134
OVERFLOW QUEUE LANE	80
TOTAL:	220

- NOTES:**
1. A LIGHTING PLAN SHALL BE PROVIDED AT FINAL DEVELOPMENT PLAN.
 2. ALL BUFFERYARDS AND LANDSCAPING SHALL MEET SPECIAL EXCEPTION REQUIREMENTS PER ARTICLE II. 2.02.01 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.



CIVIL ENGINEERING LAND PLANNING		SPECIAL EXCEPTION SITE PLAN MARDEN RIDGE LOT 1		DRAWN: S. SIERRA-GIL		SCALE 1" = 40'		APPIAN ENGINEERING		NOT FOR CONSTRUCTION	
APPIAN ENGINEERING LLC.		CENTRAL FLORIDA PREP SCHOOL CITY OF APOPKA, FLORIDA		DESIGNED: L. CLASSON		PROJECT MMI-006		APPIAN ENGINEERING		5/30/19	
APPIANENGINEERING.COM • 407.960.5868		2231 Las Road, Suite 17, Winter Park, Florida 32789		CHECKED: L. CLASSON		SHEET C1.0		APPIAN ENGINEERING		5/30/19	
DATE OF FLORIDA CERTIFICATE OF AUTHORITY: 05/17/2019				DATE: 5/30/2019				APPIAN ENGINEERING		5/30/19	
REV.				DATE				APPIAN ENGINEERING		5/30/19	
DESCRIPTION				BY				APPIAN ENGINEERING		5/30/19	



LED (Light Emitting Diode)	213 421 watts
Mounting height	20' – 35'
Color	Dark bronze Black
Poles	Tenon top concrete Decorative concrete



DUKE ENERGY®

Outdoor Lighting
Shoebox LED

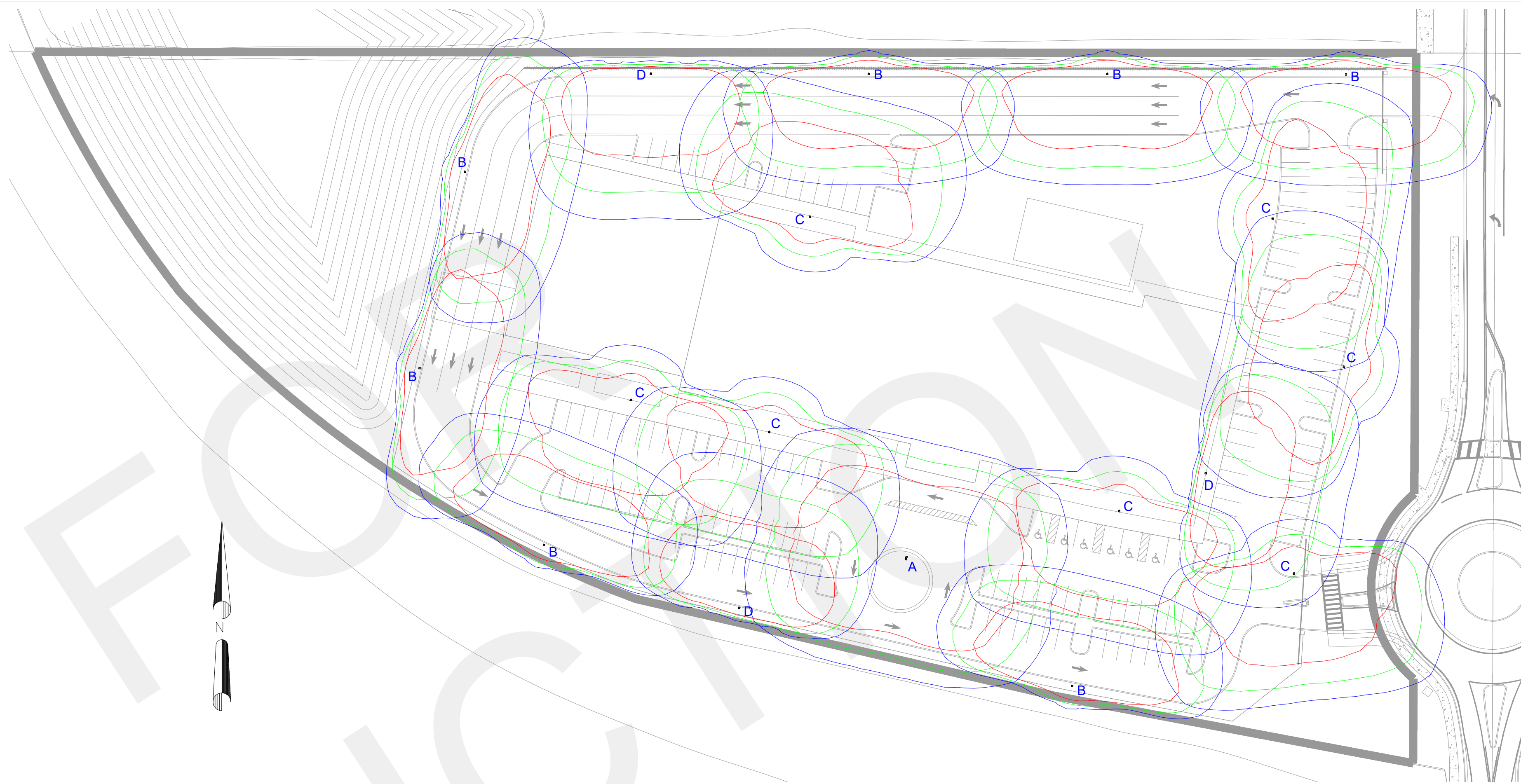
Figure 1 consists of three vertically stacked diagrams, each representing a different light distribution pattern. The top diagram, labeled 'Type V', shows a central bright spot surrounded by concentric rings of decreasing brightness. The middle diagram, labeled 'Type IV', shows a bright central area with a dark horizontal band across the middle. The bottom diagram, labeled 'Type III', shows a bright central area with a dark horizontal band across the middle and a dark outer ring.

Name	Mounting height	Color
Tenon top concrete	20' – 35'	Gray
Decorative concrete	20' – 35'	Bronze

*2' raised foundation available when required.

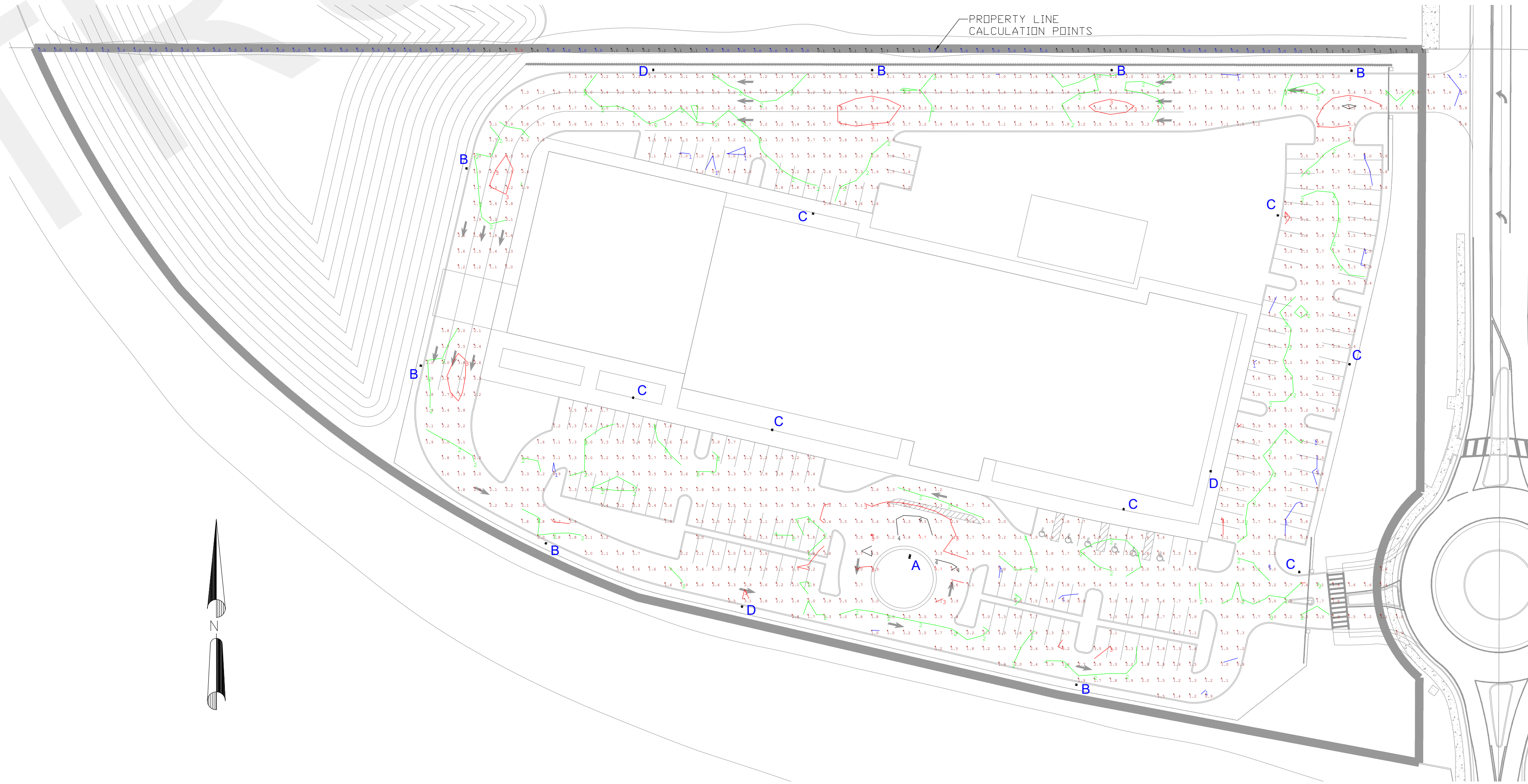
Symbol	Label	Qty	LLF	Description	Wattage	Catalog Number	Lamp	Color
	A	1	0.950	213W TYPE III LED SHOEBOX (QTY. 2)	426	GAN-AE-04-LED-U-T3R	LED LIGHT ENGINE	BLACK
	B	7	0.950	213W TYPE III LED SHOEBOX WITH HOUSE SIDE SHIELD	213	GAN-AE-04-LED-U-T3R-HSS	LED LIGHT ENGINE	BLACK
	C	7	0.950	213W TYPE IV LED SHOEBOX	213	GAN-AE-04-LED-U-T4W	LED LIGHT ENGINE	BLACK
	D	3	0.950	213W TYPE IV LED SHOEBOX WITH HOUSE SIDE SHIELD	213	GAN-AE-04-LED-U-SL4-HSS	LED LIGHT ENGINE	BLACK

Calculation Summary							
Label	Symbol	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drives	+	Fc	2.05	4.7	0.7	2.93	6.71



Photometric Template Coverage

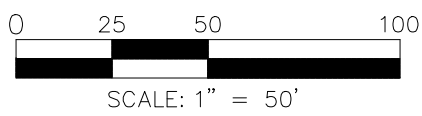
Scale : 1" = 50'



Overall Site Photometry

Scale : 1" = 50'

PRELIMINARY



Outdoor Lighting Solutions
3300 Exchange Place

[illegible]

Proprietary & Confidential. This document together with the concepts and designs presented herein, is presented as an instrument of service, is the sole property of Duke Energy, and is intended only for the specific purpose and prospective client as stated in the file block of this drawing. Any use, copying, reproduction or disclosure of the drawing, design or information contained herein by the prospective customer or other entities, including without limitation architects, engineers, or equipment manufacturers hereby expressly prohibited and shall not be permitted absent prior written consent from, and payment of compensation to Duke Energy. Duke Energy disclaims any liability or responsibility for any unauthorized use of or reliance on this document.

Central Florida Prep School - Site Lighting Plan

City of Apopka, FL

Designer
Christopher Cordell

Date
June 21, 2019

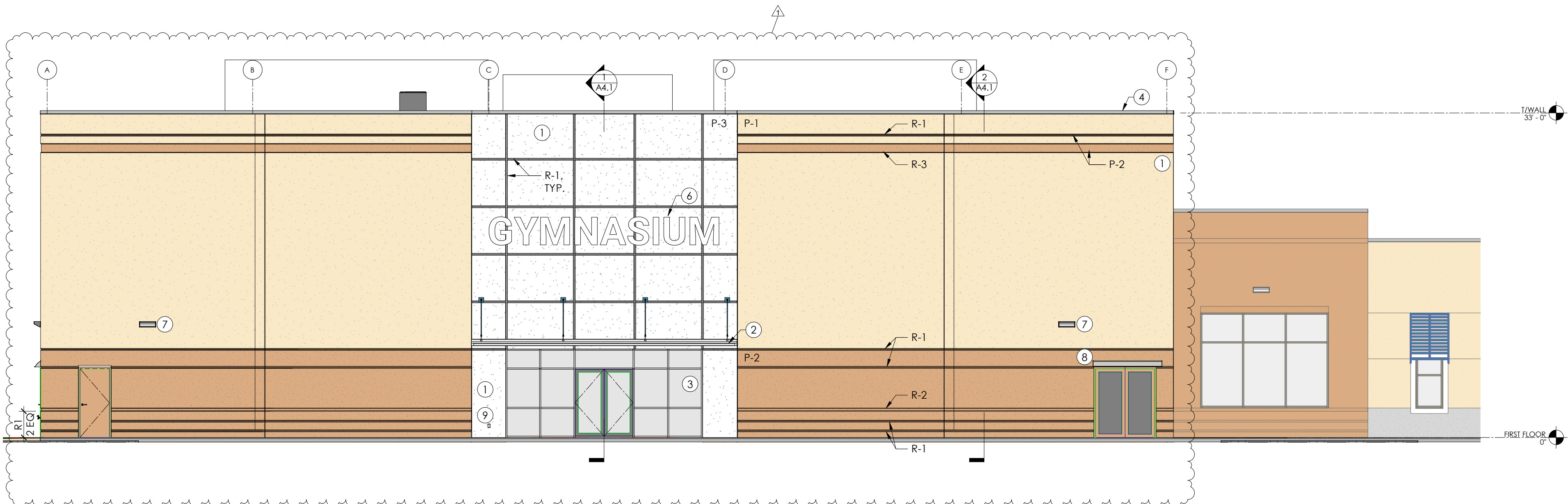
Scale
1" = 50'

Drawing No.

SLC-01

1 of 1

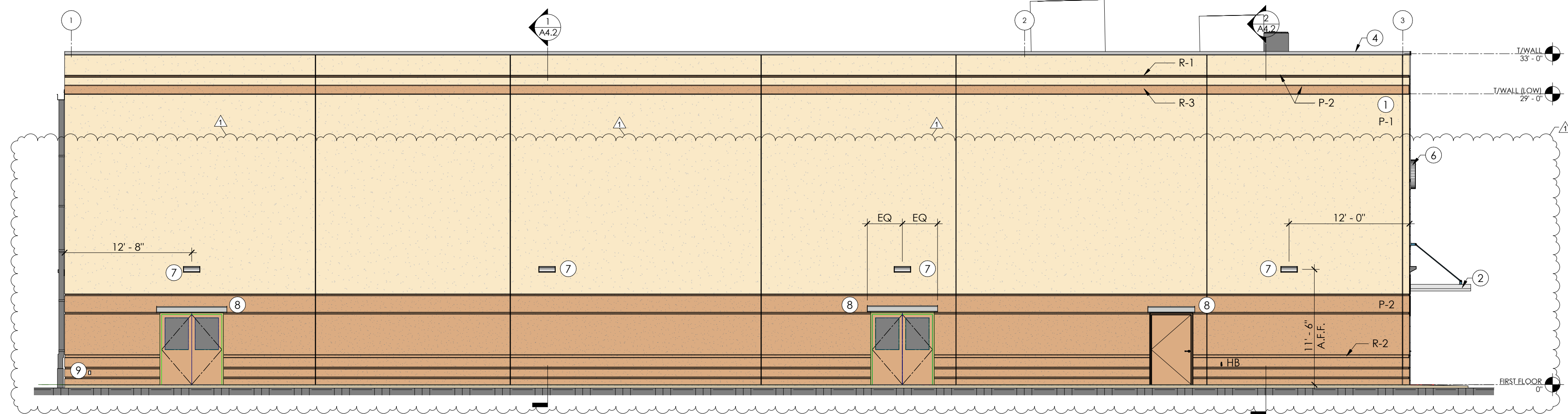
ALL REDOOR, SPECIFICATIONS, COMPUTER FILES, FIELD DATA AND OTHER DOCUMENTATION PREPARED BY KASPER ARCHITECTURE & DEVELOPMENT, INC. (KAD) IS INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF KAD. KAD SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT THEREIN. THE DRAWINGS SHALL NEVER BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF KAD.



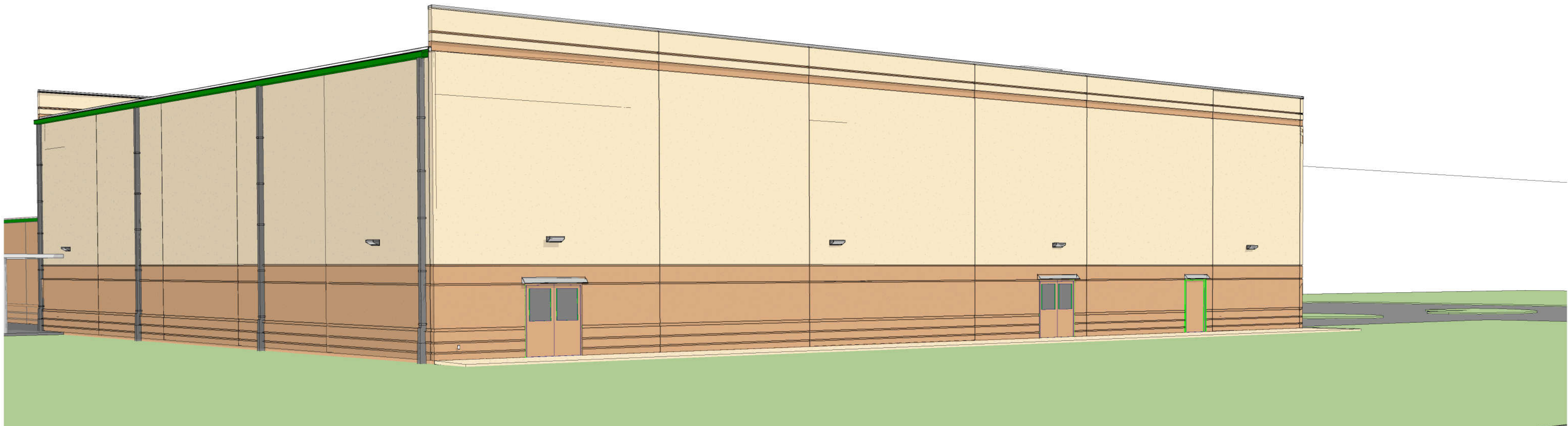
1 SOUTH ELEVATION
1/8" = 1'-0"



2 SOUTH PERSPECTIVE



3 WEST ELEVATION
1/8" = 1'-0"



4 WEST PERSPECTIVE

ELEVATION KEYNOTES:

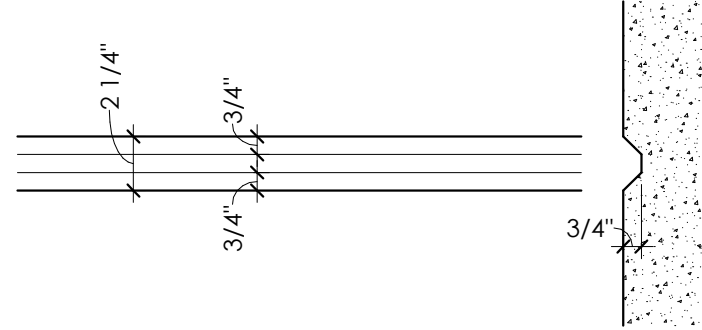
- 1 TEXTURED CONCRETE TILT PANEL, SEE WALL SECTIONS
- 2 PRE-ENG. ALUMINUM CANOPY ON ANGLE BRACKETS WITH WHITE FINISH, SEE ROOF PLAN
- 3 ALUMINUM STOREFRONT SYSTEM, REFER TO GLAZING SCHEDULE FOR ADD'L INFO
- 4 PRE-FINISHED METAL COPING
- 5 PRE-FINISHED ALUMINUM GUTTER & DOWNSPOUT, COLOR TO BE SELECTED BY ARCHITECT
- 6 SIGNAGE ATTACHED TO BUILDING FACE
- 7 LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS FOR ADD'L INFO
- 8 DOOR CANOPY BY DOORBRIM OR APPROVED EQUAL, COLOR TO BE SELECTED FROM MFR. FULL LINE
- 9 GFCI OUTLET - SEE ELECTRICAL DRAWINGS
- 10 ROOF ACCESS LADDER - PROVIDE REQUIRED FALL RESTRAINT ACCOMMODATION

EXTERIOR PAINT COLORS:

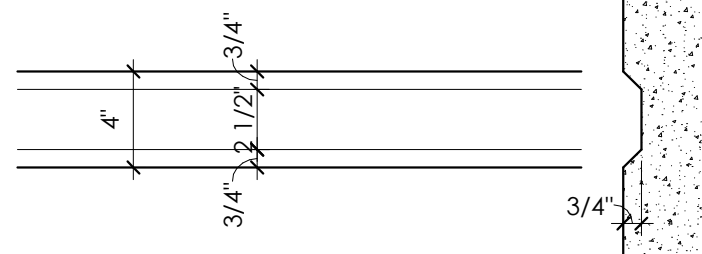
- P-1 BEIGE PAINT TO MATCH EXISTING ADJACENT BUILDING
- P-2 BROWN PAINT TO MATCH EXISTING ADJACENT BUILDING
- P-3 WHITE PAINT TO MATCH EXISTING ADJACENT BUILDING
- P-4 DARK BROWN PAINT AS ACCENT COLOR

REVEALS:

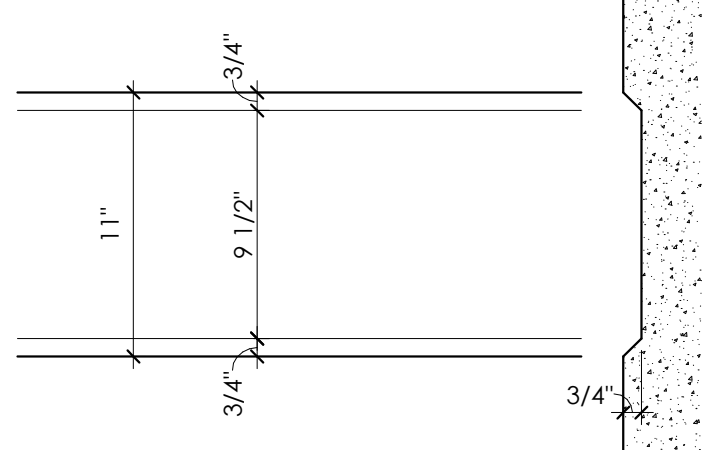
REVEAL TYPE 1 (R1) TYPICAL, U.N.O.



REVEAL TYPE 2 (R2)

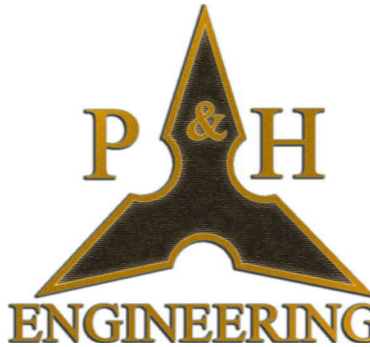


REVEAL TYPE 3 (R3)



10175 Fortune Parkway, Suite 701
Jacksonville, FL 32256
p 904.683.9201 f 904.683.9702

www.kasperarch.com
FL License No.: AA26000802



ERIK C. KASPER AR#0017162

PINEAPPLE OF PALM BAY HS GYMNASIUM

NW MINTON RD, PALM
BAY, FL 32907

PROJECT NO.: 19003

DATE: MARCH 18, 2019

PRIOR ISSUES:

1 04/11/2019 ASI - 1

EXTERIOR ELEVATIONS

A3.1

DRAWN BY: TS
CHECKED BY: EK

PERMIT SET



A Private Non-Profit School
Pre-K through 12th Grade

Fully Accredited
Gold Seal School
AISF, SACS, CITA

MAILING ADDRESS:

Post Office Box 817
Gotha, FL 34734

PHYSICAL ADDRESS:

1450 Citrus Oaks Avenue
Gotha, FL 34734

TELEPHONE:

(407) 290-8073

FAX:

(407) 298-6443

EMAIL ADDRESS:

email@cfprep.org

WEBSITE:

www.cfprep.org

June 28, 2019

City of Apopka
David Moon

Dear Mr. Moon:

Thank you for your consideration of our school. I am extremely excited to begin a relationship with the City of Apopka and the families who reside in your community.

Central Florida Preparatory School, which will be located in the Emerson Point/East Shore area of Apopka, will be a single story structure serving children from toddlers through grade 12. CFP has always been proud of our student achievement and our focus on community. Our students have consistently scored in the above average range on achievement tests and our SAT and ACT test scores for college entrance are some of the highest in the state.

Central Florida Preparatory School has been delivering a high standard of education since 1990. We have remained a "hidden gem" in the community, largely because space has limited our growth, and now feel that it is time to move into an area that will give our school the opportunity to build a facility that will advance the academic and extracurricular offerings our students need and our families want.

With our new chosen location at Emerson Point on Marden Road, and the expressway as our frontage, we anticipate being the crown jewel in the growing community of Apopka. We have already graduated students who have been accepted into colleges such as Florida State, University of Florida, University of Central Florida, University of Tennessee, University of Miami, USMMA (United States Merchant Marine Academy), University of Southern California, Texas State, Rollins College, and many more.

CFP at Emerson Point will be the home to approximately 600 students. Our school will serve a full Montessori preschool and college preparatory K through 12 program. It will be a completely well-rounded educational facility to enhance the development of a growing 21st century community of learners, with programs such as: Robotics, Bio-Medical, Calculus, STEAM Lab, Arts, Music and Drama, and Engineering. Along with a full complement of sports programs, the students of Apopka will be ensured to develop into the best possible versions of themselves. We currently have Equestrian, Soccer, Volleyball, Basketball, Track and Field, Tennis, Flag Football, and plan to continue to add to our program as the needs of our student body changes.

I am sure you are well aware of the rapid growth of your community and the need to offer quality private education to your residents. I have attached for your review a copy of the Demographic Profile conducted by ESRI for 2019. As one of the fastest growing cities in the state, it is critical to have the highest standard of education, and CFP is excited to offer this to the City of Apopka.

Currently, Apopka has many schools in the area of development that are underperforming, and proposed new public schools are many years away from being built. This poses a problem for developers and new home buyers looking for a home in the surrounding area. There is a great need for quality schools that will help to advance growth and provide the educational excellence developers and new home buyers are seeking before making the commitment to purchase/or develop in this area of Apopka. New Developments such as the AdventHealth hospital, nearly 750 new homes slated for the area in the near future, and the extension of the condominium complex on Marden are just a few of the new developments in the vicinity of the proposed school. We see Central Florida Preparatory School as a vital part of the growth plan for the area and a win-win for the school, the City of Apopka, and the surrounding community.

I would like to thank the City of Apopka and the leaders of the community for their support of this school and assure you Central Florida Preparatory School will provide the community with one of the finest educations in the state.

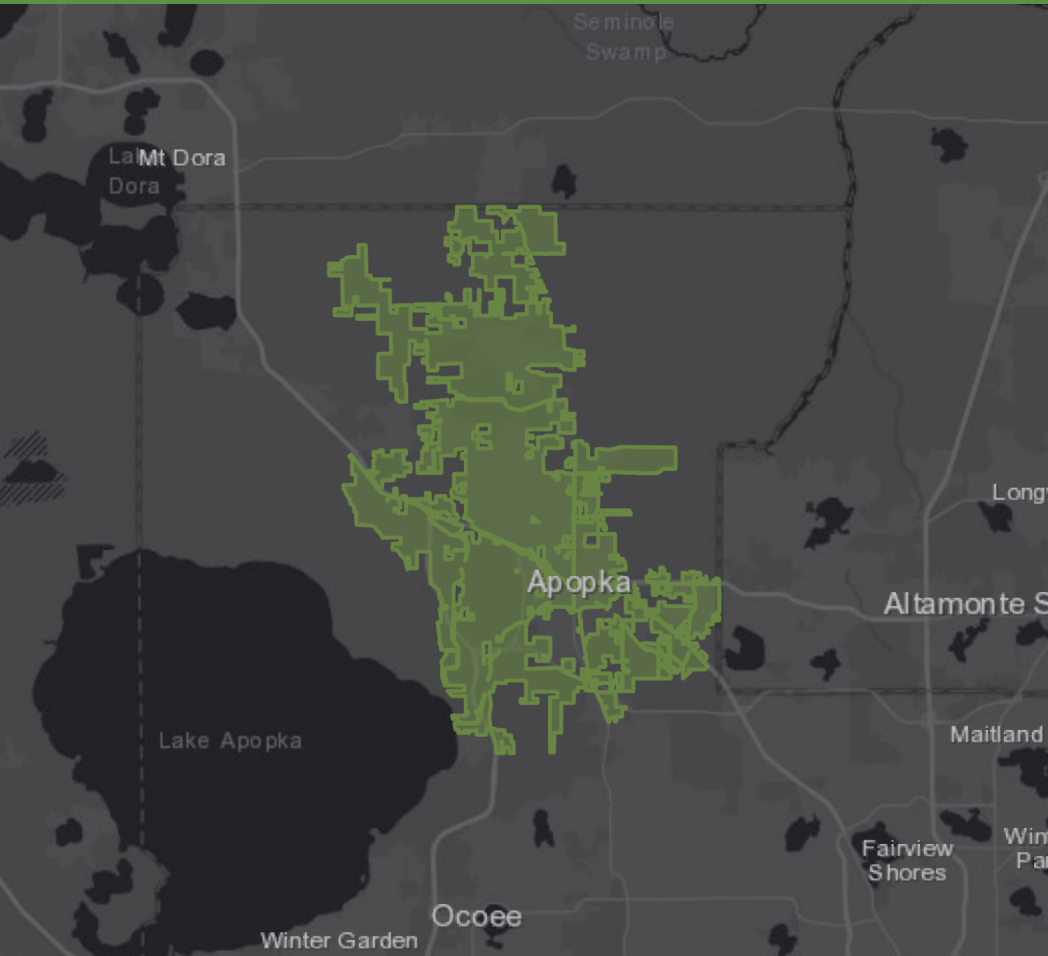
Respectfully,

A handwritten signature in black ink that reads "Rowena B. Flanders". The signature is written in a cursive, flowing style.

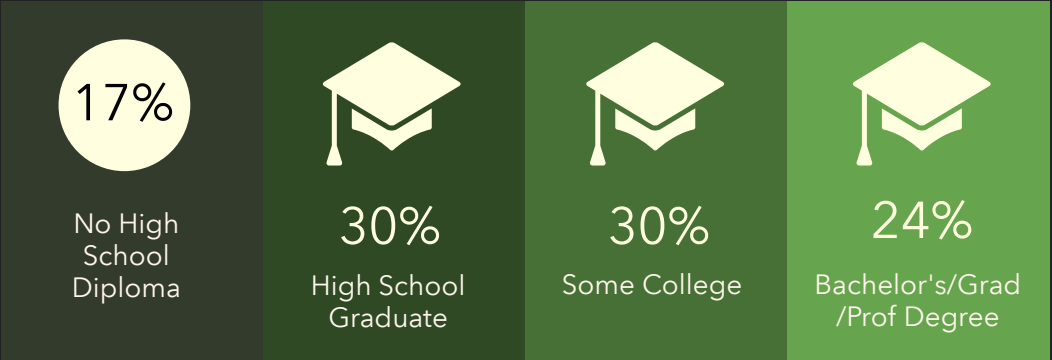
Rowena B. Flanders
President Board of Directors

DEMOGRAPHIC PROFILE

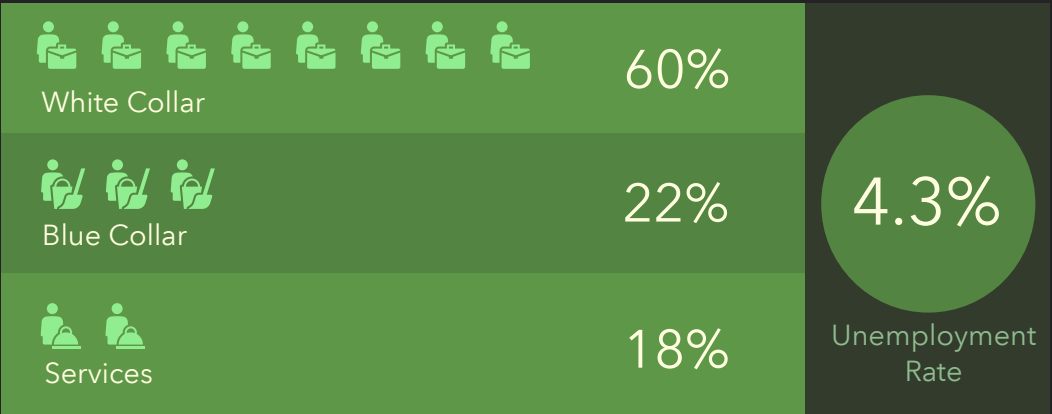
Apopka City, FL
Geography: Place



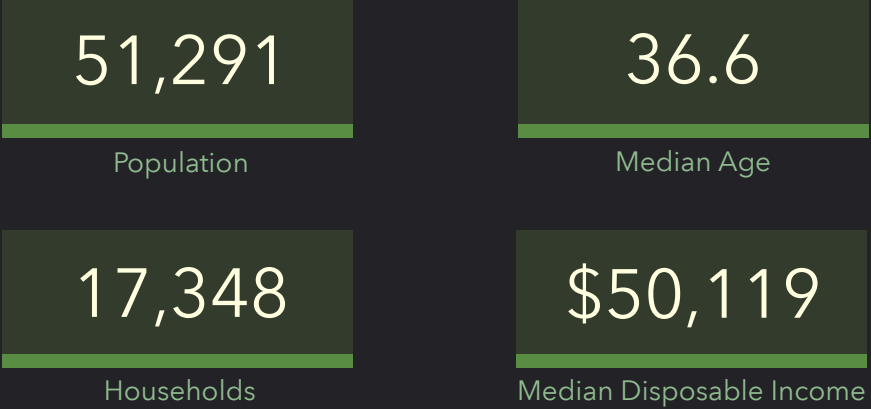
EDUCATION



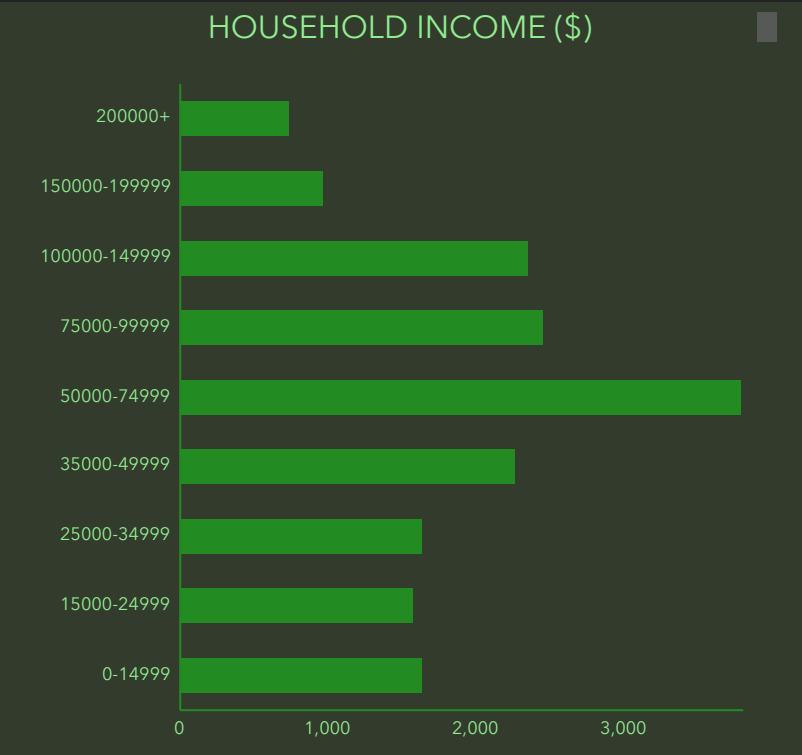
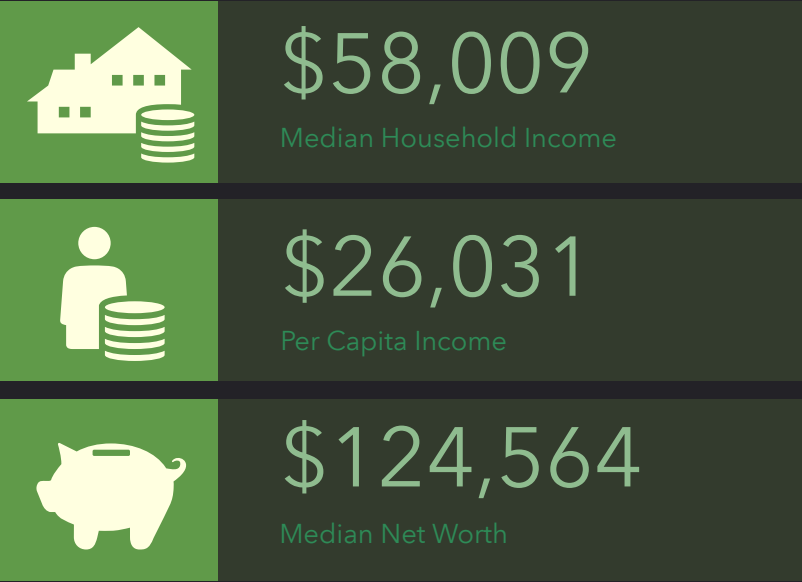
EMPLOYMENT



KEY FACTS



INCOME





Executive Summary

Apopka City, FL
Apopka City, FL (1201700)
Geography: Place

Prepared by Esri

Apopka city, ...

Population

2000 Population	29,554
2010 Population	41,614
2018 Population	51,291
2023 Population	56,752
2000-2010 Annual Rate	3.48%
2010-2018 Annual Rate	2.57%
2018-2023 Annual Rate	2.04%
2018 Male Population	48.9%
2018 Female Population	51.1%
2018 Median Age	36.6

In the identified area, the current year population is 51,291. In 2010, the Census count in the area was 41,614. The rate of change since 2010 was 2.57% annually. The five-year projection for the population in the area is 56,752 representing a change of 2.04% annually from 2018 to 2023. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 36.6, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	58.6%
2018 Black Alone	24.2%
2018 American Indian/Alaska Native Alone	0.4%
2018 Asian Alone	3.0%
2018 Pacific Islander Alone	0.1%
2018 Other Race	10.1%
2018 Two or More Races	3.6%
2018 Hispanic Origin (Any Race)	30.4%

Persons of Hispanic origin represent 30.4% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	10,542
2010 Households	14,382
2018 Total Households	17,348
2023 Total Households	19,080
2000-2010 Annual Rate	3.15%
2010-2018 Annual Rate	2.30%
2018-2023 Annual Rate	1.92%
2018 Average Household Size	2.95

The household count in this area has changed from 14,382 in 2010 to 17,348 in the current year, a change of 2.30% annually. The five-year projection of households is 19,080, a change of 1.92% annually from the current year total. Average household size is currently 2.95, compared to 2.88 in the year 2010. The number of families in the current year is 13,059 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

June 24, 2019



Executive Summary

Apopka City, FL
Apopka City, FL (1201700)
Geography: Place

Prepared by Esri

Apopka city, ...

Median Household Income

2018 Median Household Income	\$58,009
2023 Median Household Income	\$66,990
2018-2023 Annual Rate	2.92%

Average Household Income

2018 Average Household Income	\$76,822
2023 Average Household Income	\$92,893
2018-2023 Annual Rate	3.87%

Per Capita Income

2018 Per Capita Income	\$26,031
2023 Per Capita Income	\$31,250
2018-2023 Annual Rate	3.72%

Households by Income

Current median household income is \$58,009 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$66,990 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$76,822 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$92,893 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$26,031 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$31,250 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	11,124
2000 Owner Occupied Housing Units	8,118
2000 Renter Occupied Housing Units	2,424
2000 Vacant Housing Units	582
2010 Total Housing Units	15,730
2010 Owner Occupied Housing Units	11,161
2010 Renter Occupied Housing Units	3,221
2010 Vacant Housing Units	1,348
2018 Total Housing Units	18,303
2018 Owner Occupied Housing Units	12,994
2018 Renter Occupied Housing Units	4,354
2018 Vacant Housing Units	955
2023 Total Housing Units	19,944
2023 Owner Occupied Housing Units	14,635
2023 Renter Occupied Housing Units	4,445
2023 Vacant Housing Units	864

Currently, 71.0% of the 18,303 housing units in the area are owner occupied; 23.8%, renter occupied; and 5.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 15,730 housing units in the area - 71.0% owner occupied, 20.5% renter occupied, and 8.6% vacant. The annual rate of change in housing units since 2010 is 6.96%. Median home value in the area is \$219,679, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.52% annually to \$248,749.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

June 24, 2019

- (1) All primary uses
- (2) All special exception uses
- (3) Retail commercial uses at a rate not in excess of 50 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

Policy 3.1.h

High Density Residential

The primary use shall be residential dwelling units up to 15 dwelling unit per acre; elementary schools; middle schools, high schools; supporting infrastructure of less than five acres.

Special exception uses shall include:

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

Planned Development uses may include:

- (1) All primary uses
- (2) All special exception uses
- (3) Retail commercial uses at a rate not in excess of 50 square feet of gross floor area per residential unit in the PUD. Commercial uses must be completely internalized within the PUD.
- (4) Other uses deemed compatible with and complementary to the other proposed master planned uses and the surrounding neighborhoods

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.

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

Special exception uses shall include:

- 1) Institutional land uses of five acres or more
- 2) Elementary schools, middle schools and high schools
- 3) Supporting infrastructure and public facilities of five acres or more

Planned Unit Development uses may include:

- 1) All primary land uses
- 2) All special exception uses
- 3) Multifamily development of up to fifteen dwelling units per acre, when located within a primary use structure
- 4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

Policy 3.1.j

Office

Primary uses shall be for business and professional offices or institutional land uses with a maximum floor area ratio of .30 gross floor area. Public facilities or utilities of less than five acres shall also be primary uses.

Special exception uses shall include:

- 1) Commercial land uses may be permitted at a rate of 25 square feet of gross floor area ratio per 1,000 square feet of office building
- 2) Elementary schools, middle schools, and high schools, supporting infrastructure and public facilities of five acres or more

Planned Unit Development uses may include:

- (1) All primary land uses
- (2) All special exception uses
- (3) Single family or multifamily residential development at a maximum density of 15 units per acre, when located in a primary use structure
- (4) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

Policy 3.1.k

Central Business District Overlay

ORDINANCE NO. 2434

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM R-3 (18.05 +/- ACRES) AND C-1 (6.43 +/- ACRES) TO PLANNED UNIT DEVELOPMENT (PUD/R-3/C-1) (TOTAL 42.17 +/- ACRES) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED BETWEEN S.R. 451 AND MARDEN ROAD, SOUTH OF OCOEE APOPKA ROAD, AND NORTH OF THE APOPKA EXPRESSWAY (S.R. 414), COMPRISING 42.17 +/- ACRES MORE OR LESS, AND OWNED BY EMERSON POINT ASSOCIATES, LLLP; 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/R-3/C-1) 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/R-3 and C-1), as defined in the Apopka Land Development Code and delineated within the Marden Ridge Apartments – Phase 1B Master Site Plan (Exhibit “A”), and with the following Master Plan provisions subject to the following zoning provisions:

- A. The uses permitted within the PUD district shall be: R-3 within 34.14 +/- acres and C-1 commercial of 6.43 +/- acres.
- B. Development of the property shall occur consistent with the Master Site Plan set forth in Exhibit “A” and Development standards set forth within Exhibit “B.” If a development standard or zoning regulation is not addressed within Exhibit “B”, development shall comply with the R-3 and C-1 zoning standards set forth in the Land Development Code for the areas of the Master Site Designated for those zoning categories. Where any development standard conflicts between the Marden Ridge Phase 1B Master Site Plan and the Land Development Code, the Master Site Plan shall preside. Any proposed revision to the Master Site 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 two years after approval of these Master Plan provisions, the approval of the Master Site Plan\PD 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.
- D. The following PUD development standards shall apply to the development of the subject property:
1. Development standards are established within the PUD/PDP Master Site Plan.
 2. Maximum building height of a residential apartment building is sixty (60) feet.
 3. Unless otherwise addressed within the PUD Master Site Plan development standards, the R-3 and C-1 zoning standards will apply to the subject property where such zoning categories are designated within the Master Site Plan.

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-3/C-1), as defined in the Apopka Land Development Code.

Legal Description:

A parcel of land lying in Sections 17 and 20, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows: Commence at the Northeast corner of Emerson Park as recorded in Plat Book 68, Pages 1 through 17, of the Public Records of Orange County, Florida, also being a point on the Westerly right of way line of Marden Road; thence run N 00°15'45"E along said Westerly right of way line for a distance of 867.57 feet to the Point of Beginning; thence departing said Westerly right of way line run the following courses and distances; N 79°02'18" W for a distance of 250.77 feet; thence run N 76°57'36" W for a distance of 271.66 feet to a point on a non-tangent curve concave Northeasterly and having a radius of 750.00 feet; thence from a tangent bearing of N 69°25'55" W run Northwesterly along said curve through a central angle of 26°46'44" for an arc distance of 350.53 feet to a point on a non-tangent curve concave Northeasterly and having a radius of 725.00 feet; thence from a tangent bearing of N 38°02'17" W run Northwesterly along said curve through a central angle of 27°58'31" for an arc distance of 353.99 feet to a point on a non-tangent curve concave Easterly and having a radius of 1500.00 feet; thence from a tangent bearing of N 01°44'32" W run Northerly along said curve through a central angle of 20°26'35" for an arc distance of 535.20 feet to a point of tangency; thence run N 18°04'20" E for a distance of 159.98 feet to a point on the Easterly right of way line of County Road 429 (Western Beltway) per Order of Taking recorded in Official Records Book 5442, page 3947, of the Public Records of Orange County, Florida, also being a point on a non-tangent curve concave Northwesterly and having a radius of 7829.44 feet; thence from a tangent bearing of N 24°29'43" E run Northeasterly along said Easterly right of way line and said curve through a central angle of 5°02'40" for an arc distance of 689.30 feet; thence continuing along said Easterly right of way line run N 13°07'16" E for a distance of 205.68 feet to a point on a non-tangent curve concave Northwesterly and having a radius of 7809.44 feet; thence from a tangent bearing of N 17°57'03" E run Northeasterly along said curve through a central angle of 3°51'29" for an arc distance of 525.85 feet to a point on the Southerly right of way line of County Road 437-A (Ocoee Apopka Road) per Official Records Book 5442, page 3947, of

ORDINANCE NO. 2434
PAGE 3

afore said Public Records of Orange County, Florida; thence departing aforesaid Easterly right of way line run N 80,33'42" E along said Southerly right of way line for a distance of 196.20 feet; thence continuing along said Southerly right of way line run N 75,23'21" E for a distance of 182.73 feet to a point on aforesaid Westerly right of way line of Marden Road; thence departing said Southerly right of way line run S 00*08'34"W for a distance of 2270.18 feet; thence continuing along said Westerly right of way line run S 00*15'45"W for a distance of 452.54 feet to afore said Point of Beginning.

Parcel ID No.: 17-21-28-0000-00-029

Combined Acreage 42.17 +/- 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. The Community Development Director shall not accept an application for a development plan until such time the property owner addresses school capacity enhancement review with Orange County Public Schools.

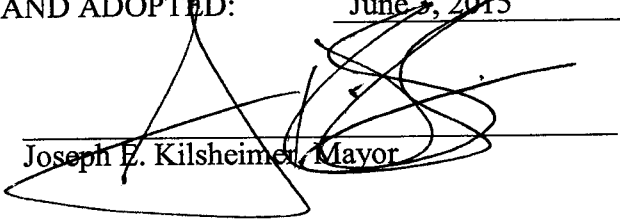
Section V. That if any section or portion of a section or subsection of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or portion of section or subsection or part of this ordinance.

Section VI. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VII. That this Ordinance shall take effect immediately.

READ FIRST TIME: May 20, 2015

READ SECOND TIME
AND ADOPTED: June 3, 2015



Joseph E. Kilsheimer, Mayor

ATTEST:



Linda Goff, City Clerk

DULY ADVERTISED:

April 24, 2015
May 22, 2015

SITE PLAN (NORTH)

MARDEN RIDGE APARTMENTS - PHASE 1B

MASTER SITE PLAN/PRELIMINARY DEVELOPMENT PLAN

APOPKA, FLORIDA

C3.20

PROJECT NO. 2023.03

DATE: 03/18/2023

SCALE: 1" = 50'

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT
6	ISSUED FOR PERMIT
7	ISSUED FOR PERMIT
8	ISSUED FOR PERMIT
9	ISSUED FOR PERMIT
10	ISSUED FOR PERMIT

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

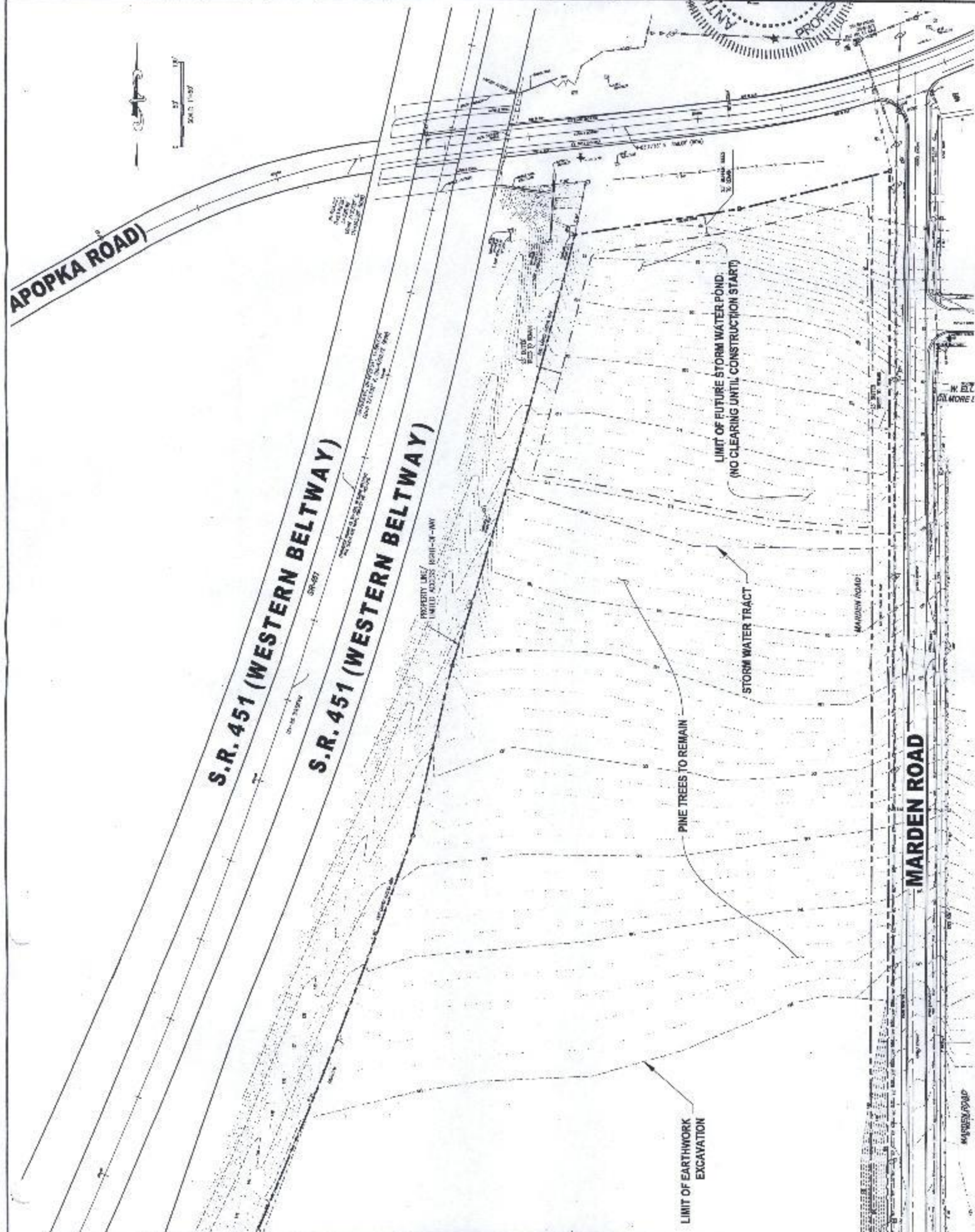
DATE: 03/18/2023

PROFESSIONAL SEAL

NO. 97370

STATE OF FLORIDA

LAND SURVEYOR



MATCHLINE SEE SHT. C3.10 FOR CONTINUATION

C3.20

LANDSCAPE REQUIREMENTS

- SITE AREA**
 101,264 SF 1 TREES/2,000 SF
 REQUIRED - 50 TREES
 PROVIDED - 50 TREES
- 210 JN'S 1 UNIT/ANT**
 REQUIRED - 210 TREES
 PROVIDED - 210 TREES
- NORTH BUILDING - PHASE II**
 NO SUPPLEMENT REQUIRED
- EAST BATTERY BATES**
 154 LF
 50 LF LESS ACCESS DRIVE
 REQUIRED - 38 CANOPY TREES
 PROVIDED - 38 CANOPY TREES
 CONTINUOUS HEDGE
- WEST BUILDING - PHASE II**
 10,700 LF
 50 LF
 REQUIRED - 40 CANOPY TREES
 PROVIDED - 40 CANOPY TREES
 CONTINUOUS HEDGE
- SOUTH BUILDING**
 NO TREES REQUIRED
- NUMBER LANDSCAPE REQUIREMENT**
 1/4" - 25% OF (1/4" OF AREA REQUIRED)
 REQUIRED - 25% OF
 PROVIDED - 33% OF
- PARKING SPACES - 341 (1/4" OF 250 SPACES)**
 REQUIRED - 2 TREES
 PROVIDED - 10 TREES
- BUILDING LANDSCAPE REQUIREMENT**
 BUILDING LENGTH 750 LF
 LANDSCAPE AREA (50% OF BUILDING LENGTH) X
 REQUIRED - 50 SF
 PROVIDED - 10,000 SF
 TREES (1 TREE/200 SF)
 REQUIRED - 5 TREES
 PROVIDED - 2 TREES

LANDSCAPE AND IRRIGATION DESIGN
 I HEREBY CERTIFY THAT THE LANDSCAPE AND
 IRRIGATION DESIGN FOR THIS PROJECT IS IN
 ACCORDANCE WITH THE CITY OF JACKSONVILLE
 ORDINANCE 2008-00001 ADOPTED MAY 2, 2008
 WHICH ESTABLISHES WATER USE, LANDSCAPE
 AND IRRIGATION STANDARDS.

SIGNATURE _____ REG. NO. _____ DATE _____
 I HEREBY CERTIFY THAT THE DESIGN
 IS IN ACCORDANCE WITH THE CITY OF JACKSONVILLE
 ORDINANCE 2008-00001 ADOPTED MAY 2, 2008
 WHICH ESTABLISHES WATER USE, LANDSCAPE
 AND IRRIGATION STANDARDS.

LANDSCAPE PLAN (SOUTH)

MASTER SITE PLAN/PRELIMINARY DEVELOPMENT PLAN

APOPKA, FLORIDA

DATE: 11-20-15

DESIGNER: A/M/C

PROJECT: 15-001

SCALE: 1" = 10'

LA.01

PROJECT: 15-001

DATE: 11-20-15

DESIGNER: A/M/C

REVISIONS

NO.	DATE	DESCRIPTION
1	11-20-15	ISSUED FOR PERMIT

DESIGNER

PROJECT

DATE

LA.01

PROJECT

DATE

EXHIBIT "B"
Marden Ridge Apartments Master Site Plan Development Standards

A. DEVELOPMENT STANDARDS (SHEET C2.10)

SIGNAGE: All signage shall comply with City of Apopka codes, and FDOT MUTCD.

LIGHTING: Lighting shall comply with City of Apopka codes. Illumination plan required at final development plan.

STORMWATER: Stormwater management system will be designed to comply with City of Apopka code and the requirements of the St. Johns River Water Management District and approved with the final development plans.

WATER AND SEWER: Sewer and water to be provided via private onsite system connected to the City of Apopka utilities water main, sewer force main and reclaim water main within the Marden Road right of way. Lift station will be owned and maintained by the City of Apopka. The lift station tract will be deeded to the city.

RECREATIONAL FACILITIES:

1. All recreational facilities will be owned and maintained by the owner of the apartment complex owner.
2. Lock boxes for emergency access shall be provided for pool building/patio and office building.
3. Final details for court type and layout, tot lot, picnic and other equipment will be provided for city approval on the final development plans.
4. Final pool sizing and design shall be provided at the time of final development plans.
5. A letter from the Fl. Dept. of Health (or appropriate agency) must be submitted to community development department at time of final dev. plan to affirm the minimum size of the pool.
6. Recreational program to include, at minimum, the following: bark park, tot lot, picnic and gathering areas, BBQ locations and other equipment. Final recreation equipment details to be provided with Final Development Plan.

ACCESS & TRAFFIC GENERATION: Access to the public road system will be via Marden Road. The maximum projected traffic generation for this project is 287 pm peak hour trips per the site trip generation manual, 7th edition, for land use 220 - apartments.

PEDESTRIAN ACCESS: Sidewalks to be 5' wide unless otherwise noted on plans.

AMENITIES: To assure that quality residential development is constructed, the following amenities are proposed and will be included with the project:

1. Clubhouse will include wireless high speed internet, business center, fitness center, kitchen area with stoves, refrigerator and microwave and resort-style swimming pool with outdoor fireplace.
2. Apartment units will include energy-efficient appliances, full size washer and dryer available in 2 and 3 bedroom apartments, full or stacked washer and dryer available in 1 bedroom apartments, walk-in

closets, bicycle trails, bicycle racks, bicycle and storage areas, granite counter tops, 9-foot ceilings. No coin laundry center allowed.

3. Security surveillance to be provided at Final Development Plan at entrance way per City of Apopka.

PARKING AREAS: In accordance with City of Apopka regulations, 20% of parking spaces shall have pervious parking surface at time of final development plan.

DEVELOPMENT DESIGN STANDARD:

1. Architectural design and color of multi-family buildings will be internally compatible.
2. All service and storage areas must be screened from public view.
3. All equipment (including roof top) and utility boxes must be fully screened (including the back of the building).

MONUMENT SIGN: At time of final development, monument and sign easement shall be dedicated to the City of Apopka entry feature detail will be provided with final development plan.

MULTI-USE TRAIL: Maintenance authority and ownership of multi-use trail to be determined at the Final Development Plan.

LAND AREA FOR CONSTRUCTION:

1. 6.64 acres commercial (clear, mass grade, vertical constr. - including 0.21 acres ROW dedication) 35.53 acres of r-3 (clear, mass grade, construct joint use pond, vertical construction - including 1.04 acres for row dedication)
2. Note that existing Marden Road right of way is 60'. Future right of way dedication is shown in this set of plans and will include 20' on either side making the future right of way 100'. The traffic study shows a proposed future row dedication of 25' which is incorrect.
3. "Future" residential and commercial phases, as designated within Exhibit "A", proceed to a preliminary development plan or final development without need to amend this PUD ordinance. Development within the "Future" residential and commercial phases shall occur consistent with the Land Development Code. Apartment buildings in the "Future" phase shall be limited to a height of sixty (60) feet and four stories.

PHASING INTENT OF THE PROJECT:

The project will be constructed in multiple phases, consisting of Phase 1A - mass grading plans and Phase 1B, the preliminary development plans herein. Anything beyond phase 1B site development will be identified as future development. Mass Grading plans must be approved by the City.

Construction dates are to be determined, due to the construction schedule of the SR 414 interchange. The apartments are to be completed within 90 days of interchange construction.

Future construction will follow at a later date.

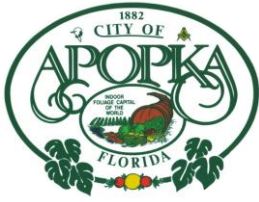
APARTMENT UNIT MIX:

1. One bedroom units -- maximum 20% of the total residential apartments
2. Three bedroom units -- minimum 10 % of the total residential apartments
3. Proposed apartment unit mix is provided in the table below but may be revised if unit mix complies with the one- and three-bedroom standards above.

PROPOSED UNITS: MULTIFAMILY RESIDENTIAL APARTMENTS						
Unit Mix Phase 1B	Building Number	Building Height	# Of 3 Bedroom Units	# of 2 Bedroom Units	# of 1 Bedroom Units	Total
TYPE I	1, 5	58'	8 X 2	28 X 2	16 X 2	52 X 2
TYPE II	2, 3, 4	58'	8 X 3	40 X 3	8 X 3	56 X 3
TOTALS:			56	176	40	272







CITY OF APOPKA PLANNING COMMISSION

<u>X</u>	PUBLIC HEARING	MEETING OF:	July 9, 2019
<u> </u>	SITE PLAN	FROM:	Community Development
<u> </u>	SPECIAL REPORTS	EXHIBITS:	Aerial Map
<u>X</u>	OTHER: Final Development Plan		Final Development Plan
			Wash City Apopka Site Plan
			Special Exception

SUBJECT: WASH CITY APOPKA – FINAL DEVELOPMENT PLAN

**REQUEST: RECOMMEND APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR
WASH CITY APOPKA**

SUMMARY:

OWNER/APPLICANT:	Wash City, LLC c/o Harold Chenoweth
ENGINEER:	Aspire Engineering, Inc. c/o Ravi Alur, P.E., LEED AP
LOCATION:	1860 and 1880 East Semoran Boulevard
PARCEL ID NUMBER(S):	12-21-28-8398-00-020 and 12-21-28-8398-00-030
FUTURE LAND USE:	Commercial
ZONING:	C-C (Community Commercial) and Special Exception for a car wash (February 12, 2019)
EXISTING USE:	Vacant
PROPOSED USE(S):	Car Wash Facility
TRACT SIZE:	2.05 +/- acres; 89,130 +/- square feet
BUILDING SIZE:	5,510 square feet
FLOOR AREA RATIO:	Proposed 0.062
LAND DEVELOPMENT CODE:	1993

DISTRIBUTION

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

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (State)	Public Right-of-Way (ROW)	ROW	SR 436
East (City)	Commercial	C-C	Restaurant (Fast Food)
South (City)	Residential High	RMF (Residential Multi-Family)	Recreation Tract A for Willow Lake Apartments
West (City)	Commercial	C-C	Vacant

PROJECT SUMMARY: The Wash City Apopka Final Development Plan is a Site Plan proposing a building 5,510 square feet in size for a car wash use. Vacuum Spaces and Employee parking spaces are located north of the car wash building. On February 12, 2019, the Planning Commission approved a Special Exception to allow car wash facility use on this site. The minimum setbacks applicable to this project, and as approved by the Special Exception are:

Setback	Min. Standard
Front	50' from centerline of ROW or 10' from property line
Side	10'
Rear	15'

PARKING: A total of eight parking spaces are required and the applicant is proposing twelve spaces including two accessible spaces.

ACCESS: Full access to the site will be provided on SR 436/Semoran Boulevard via a private drive aisle.

TRANSPORTATION IMPACTS: Per the Land Development Code, a transportation impact analysis (TIA) was not required for this development as it generates under 400 daily trips.

STORMWATER: The proposed downstream stormwater management system design meets the requirements of the City's Land Development Code, based on the review of the City Engineer.

LANDSCAPING/BUFFER: A 6-foot high wall lines the 30-foot wide southern boundary adjacent to the Willow Lake Apartments recreation tract. There is a 5-foot wide landscaped buffer adjacent to the northern boundary line that includes Sweet Gum and Red Cedar trees with a Viburnum hedge that is required to be 36" tall at the time of planting. Elm and Sycamore trees are alternately placed in the parking islands.

SPECIAL EXCEPTION CONDITIONS OF USE: The following conditions apply to the use of the Wash City site, as approved by the Planning Commission of February 12, 2019:

1. Hours of operation are limited to 6 am to 10 pm.
2. Hedges and trees, in accordance with code, must be planted and maintained on the north, west, and east bufferyards. Hedges must 36 inches in height and on center at time of planting.

3. The vacuum service area canopy shall have a hard roof, and all landscaping shall be maintained to screen the vacuum service area from adjacent properties and public roads.
4. If the car wash business has vacated the parcel for more than 180 consecutive days, the property owner shall remove the equipment and canopy within the vacuum service area within thirty (30) days after receiving written notice from the City.
5. This Special Exception authorization expires if (a) the applicant fails to obtain a certificate of occupancy or a business tax receipt within five years from the date of the Special Exception approval; and (b) the Special Exception Use has vacated the parcel for more than 180 consecutive days.

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

PUBLIC HEARING SCHEDULE:

July 9, 2019 - Planning Commission, 5:30 p.m.

August 8, 2019 - City Council, 1:30 p.m.

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Wash City Apopka Final Development Plan subject to the Conditions of Use for the Special Exception, and the findings of this staff report.

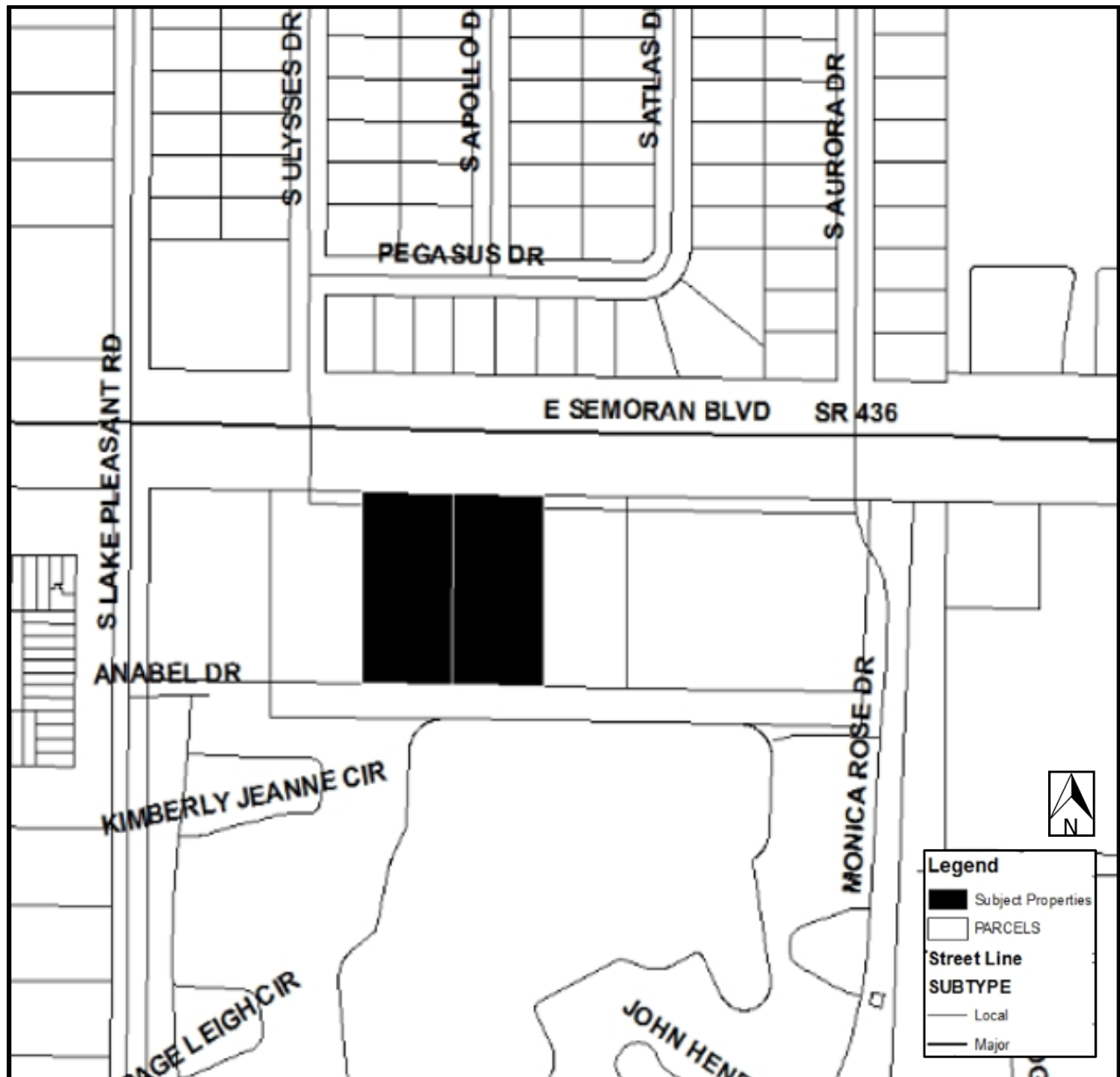
Planning Commission: Find the Wash City Apopka Final Development Plan consistent with the Comprehensive Plan and Land Development Code, and recommend approval of the Final Development Plan, subject to the Conditions of Use for the Special Exception, and the findings of this staff report.

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

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

Project Name: Wash City Apopka – Final Development Plan
Owner/Applicant: Wash City, LLC c/o Harold Chenoweth
Engineer: Aspire Engineering, Inc. c/o Ravi Alur, P.E., LEED AP
Parcel I.D. Number(s): 12-21-28-8398-00-020 and 12-21-28-8398-00-030
Property Address: 1860 and 1880 East Semoran Boulevard
Total Acreage: 2.05 +/- acres

VICINITY MAP



AERIAL MAP



SECTION 12, TOWNSHIP 21 S., RANGE 28 E. CITY OF APOPKA, FLORIDA

LOTS 2 AND 3, SUMMERSET WADARVILLE LOT 2 REPLAT, A
SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT BOOK 31, PAGES 100 AND 101, OF THE PUBLIC RECORDS
OF ORANGE COUNTY, FLORIDA.

OWNER/DEVELOPER - CWG3, LLC.
HAROLD CHENOWETH, AUTHORIZED MEMBER
2710 PEMBERTON DRIVE
APOPKA, FL 32703
PHONE: 813-649-9561
E-MAIL: rcalto@creativeconvenience.com

ENGINEER - RAVI ALUR, PE
ASPIRE ENGINEERING INC.
1023 PROFESSIONAL PARK DRIVE
BRANDON, FL 33511
PHONE: 813-571-2850
E-MAIL: aspireeng@yahoo.com

SURVEYOR - ALEX THOMPSON, P.L.S.
EXTREME SURVEYING OF FLORIDA, INC.
29340 WHODIN ROAD
WESLEY CHAPEL, FL 33545
PHONE: 813-973-2092
E-MAIL: alex@extreme-surveying.com

POTABLE WATER - CITY OF APOPKA
AND SANITARY SEWER - 150 E 5th St, Apopka, FL 32703
CONTACT: JAY DAVOLL, P.E.
PHONE: 407-703-1731
E-MAIL: JDAVOLL@APOPKA.NET

FIRE SERVICE
AND
SOLID WASTE

- APOPKA FIRE RESCUE
150 E 5th St, Apopka, FL 32703
PHONE: 407-703-1758
E-MAIL: CCARNESALE@APOPKA.NET

ELECTRIC SERVICE - FLORIDA POWER AND LIGHT
420 State Rte 415, Osteen, FL 32764
PHONE: (800) 226-3545

TELEPHONE SERVICE - SPECTRUM NETWORKS
30432 SR 54, WESLEY CHAPEL, FL 33543
CONTACT: MIKE KIKER
PHONE: 813-882-0522
E-MAIL: michael.kiker@mybrighthouse.com

A map of the Apopka, Florida area. A black dot marks the location of 1800 E Semoran Blvd, Apopka, FL 32003. The map shows major roads including I-4 (toll road) and SR 500. Surrounding areas include Mount Dora, Mount Plymouth, Mount Zion, and Orlando. Water bodies like Lake Apopka and Lake Nona are also visible.

PARCEL IDS: 12-21-28-3398-00-020 & 12-21-28-3398-00-030
 LATITUDE: 38° 40' 20", LONGITUDE: 81° 28' 23"
 FLOOD ZONE: FLOOD ZONE 1
 COMMUNITY PANEL NO. 1209500140F
 MAP REVISED: SEPTEMBER 25, 2009

PROJECT SUMMARY & SITE DATA:

	PROPOSED
TOTAL BUILDING AREA	5,510 SF (0.2X)
TOTAL ASPHALT/CONCRETE AREA	57,990 SF (65.1X)
TOTAL IMPERVIOUS AREA	63,500 SF (71.3X)
TOTAL GREEN AREA	25,630 SF (28.7X)
TOTAL SITE AREA	89,130 SF (2.05 ACRES)

ENC: 5,510/89,130 = 0.062

<u>ZONING:</u> C-1	<u>PROPOSED USE:</u> CARWASH WITH VACUUMS
<u>SETBACK:</u>	<u>PROPOSED</u>
FRONT (SR 436)	227.4 FT
SIDE (WEST)	101.5 FT
SIDE (EAST)	53.4 FT
REAR (SOUTH)	30.0 FT

MAXIMUM BUILDING HEIGHTS PROPOSED: 30 FEET (1-STORY)
(FROM GRADE TO PEAK OF THE STRUCTURE)
PARKING CALCULATIONS:
PARKING REQUIRED = 1 SPACE PER 200 SF OF OFFICE + 3 SPACES/BAY

VACUUM SPACES ARE NOT CONSIDERED AS REQUIRED PARKING SPACES

DUMPSTERS NOTES: 1. ALL DUMPSTERS TO BE SCREENED PER CITY OF APOPKA LOG
2. ALL DUMPSTERS WILL BE SCREENED FROM VIEW BY AN

ENCLOSURE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE FRONT OF THE PRIMARY BUILDING.

PROPOSED SIGNAGE, LIGHTING, ARCHITECTURAL ELEVATIONS AND LANDSCAPING SHALL BE PER CITY OF APOKYA LAND DEVELOPMENT CODE.

SPECIAL EXCEPTION CONDITIONS OF APPROVAL:

1. Hours of operation are limited to 8 am to 10 pm.
2. Hedges and trees, in accordance with code, must be planted and

maintained on the north, west, and east bufferyards. Hedges must be 36 inches in height and on center at time of planting.

3. This Special Exception authorization expires if (a) the applicant fails to obtain a Certificate of Occupancy or a Business Tax Receipt within

five years from the date of the Special Exception approval; and (b) Special Exception Use has vacated the parcel for more than 180

Special Exception: SSS has vacated the parcel for more than 100 consecutive days

ENGINEERS * PLANNERS

CHIEFS AND PLANNERS

C-1	COVER SHEET
C-2	BEST MANAGEMENT PRACTICES FOR EROSION CONTROL
C-3	EXISTING CONDITIONS
C-4	SITE GEOMETRY PLAN
C-5	PAVING, GRADING, DRAINAGE AND CONSTRUCTION SURFACE WATER MANAGEMENT PLAN
C-6	UTILITY PLAN
C-7	LANDSCAPE PLAN
C-8 TO C-10	SITE DETAILS
C-11	NOTES AND SPECIFICATIONS
IR-1	IRRIGATION LAYOUT
SLP	SITE LIGHT/PHOTOMETRICS PLAN

DIMENSION INFORMATION SHOULD NOT BE OBTAINED BY SCALING THE PLANS. DIMENSION INFORMATION NOT PROVIDED HEREIN CAN BE OBTAINED BY CONTACTING ASPIRE ENGINEERING, INC. AT (813)571-2850

"INVESTIGATE BEFORE YOU EXCAVATE"



CALL SUNSHINE @ 1-800-432-4770

FL. STATUTE 553.851 (1979) REQUIRES A
MIN. OF 2 DAYS AND MAX. OF 5
DAYS NOTICE BEFORE YOU EXCAVATE.

RAVI S.V. ALUR P.E. #50583

DATE: _____

C-1

LAST REVISED MARCH 20, 2019
PROJECT NO. 18-036

1023 PROFESSIONAL PARK DR., BRANDON, FL 33511, Ph: (813)571-2850; Fax: (813)571-1753



ASPIRE ENGINEERING, INC. - CONSULTING ENGINEERS * PLANNERS
ENGINEERING EXCELLENCE DELIVERED

Ravi S Alur

Digitally signed by Ravi S Alur
DN: c=US, ou=Aspire Engineering Inc, ou=Aspire Engineering Inc,
cn=Ravi S Alur,
0.9.2342.19200300.100.1.1=A0109800000015252251FBA00001496
Date: 2010.06.11 10:51:33 -0400

BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

1. SITE DESCRIPTION

(1) NATURE OF CONSTRUCTION ACTIVITY:
CONSTRUCT CAR WASH BUILDING, PARKING AND ASSOCIATED UTILITIES AND STORMWATER POND.

(2) SEQUENCE OF MAJOR SOIL DISTURBING ACTIVITIES:
THE CONTRACTOR SHALL USE THIS SHEET ALONG WITH A DETAILED CONSTRUCTION SCHEDULE TO INDICATE DATES OF MAJOR GRADING ACTIVITIES AND DETERMINE SEQUENCES OF TEMPORARY AND PERMANENT SOIL DISTURBING ACTIVITIES ON ALL PORTIONS OF THE PROJECT. THE CONTRACTOR WILL BE REQUIRED TO MODIFY THE PLAN OR MATERIALS TO ADAPT TO SEASONAL VARIATIONS, CONSTRUCTION ACTIVITY VARIATIONS, OR AS DIRECTED BY THE ENGINEER. APPLICABLE EROSION DEVICES AND IMPLEMENTATION PROCEDURES ARE SUPPLIED IN THE FOOT ROADWAY DESIGN STANDARD INDEXES 100 THROUGH 108. THE ENGINEER IS RESPONSIBLE FOR DETERMINING IF ANY MODIFICATIONS OR ADDITIONAL CONTROLS ARE REQUIRED AND TO OBTAIN DEPLOYMENT SCHEDULES FOR THE IMPLEMENTATION OF ALL ADDITIONAL EROSION CONTROL DEVICES FROM THE CONTRACTOR.

(3) GENERAL NOTES:
(a) ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO BEGINNING WORK.
(b) INSTALL SILT FENCE WHERE LISTED ON THIS PLAN FOR PERIMETER CONTROLS BEFORE THE LAND IS DISTURBED.
(c) COVER OR STABILIZE DISTURBED AREAS AS SOON AS POSSIBLE.
(d) DO NOT DISTURB AN AREA UNTIL IT IS NECESSARY FOR CONSTRUCTION TO PROCEED.
(e) TIME CONSTRUCTION ACTIVITIES TO LIMIT IMPACT FROM SEASONAL CLIMATE CHANGES OR WEATHER EVENTS.
(f) DO NOT REMOVE PERIMETER CONTROLS UNTIL AFTER ALL UPSTREAM AREAS ARE FULLY STABILIZED AND PERMANENT GRASSING OR PAVEMENT IS ESTABLISHED.
(g) ALL EXISTING DRAINAGE STRUCTURES AND PROPOSED INLETS SHALL BE PROTECTED FROM ALLOWING SEDIMENTATION TO ENTER THE DRAINAGE STRUCTURES

(4) PROJECT AREAS:
THE ESTIMATED TOTAL SITE AREA IS APPROXIMATELY 2.1 ACRES. THE ESTIMATED AREA THAT WILL BE DISTURBED DURING CONSTRUCTION ACTIVITIES IS APPROXIMATELY 2.1 ACRES.

(5) DESCRIPTION OF SOIL OR QUALITY OF DISCHARGE:
THE MAJORITY OF THE SOIL WITHIN THE PROJECT LIMITS IS URBAN SOIL WITH A DEPTH OF SEASONAL HIGH WATER TABLE OF 2.5 FT.

(6) ESTIMATED DRAINAGE AREA AND AVERAGE SLOPE OF DRAINAGE AREA: 2.1 ACRES AND 2.0%

(7) RECEIVING WATERS:
THE ON-SITE RUNOFF IS CONVEYED THROUGH STORM SEWER SYSTEM INTO FOOT STORMWATER SYSTEM. THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO PREVENT UNAUTHORIZED MATERIALS FROM ENTERING THE COLLECTION SYSTEMS.

(8) OUTFALL LOCATION: LATITUDE: 28° 40' 20"; LONGITUDE: 81° 28' 28"

(9) THERE ARE NO WETLAND IMPACTS.

(10) DESCRIPTION OF STORM WATER MANAGEMENT:
(a) PRESENTLY, THE EXISTING STORM SEWER SYSTEM CONVEYS DRAINAGE FLOWS INTO FOOT STORMWATER SYSTEM.
(b) DRAINAGE IMPROVEMENTS INCLUDE A NEW STORM SEWER SYSTEM INCLUDING INLETS, PIPES AND PONDS.
(c) THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO PREVENT UNAUTHORIZED MATERIALS FROM ENTERING THE WATERWAYS.

II. CONTROLS

EROSION AND SEDIMENT CONTROLS

(1) WATER QUALITY MONITORING SHALL BE CONDUCTED BY THE CONTRACTOR. UPON THE OBSERVATION THAT THE WATER QUALITY IS BEING VIOLATED BY THE CONTRACTOR'S ACTIVITIES, MONITORING LOCATIONS SHALL BE DESIGNATED BY THE PROJECT ENGINEER. THE CONTRACTOR WILL BE RESPONSIBLE FOR MONITORING ANY ACTIVITIES FOR VIOLATION OF WATER QUALITY STANDARDS AS THEY RELATE TO TURBIDITY (29NTU'S ABOVE BACKGROUND). MONITORING OF WATER QUALITY SHALL BE CONDUCTED A MINIMUM OF TWICE DAILY FOR ANY EARTHWORK ACTIVITIES WITHIN THE STRUCTURE IMPROVEMENT AREA. MONITORING WILL BE ACCOMPLISHED BY RECORDING TURBIDITY READINGS FROM THE CENTER OF THE STREAM, ONE (1) UPSTREAM OF THE ACTIVITY AND ONE (1) DOWNSTREAM OF THE EROSION CONTROL DEVICES, BUT WITHIN CLOSE PROXIMITY TO THE PROJECT SEAWALL. IF WATER QUALITY STANDARDS ARE VIOLATED, CONSTRUCTION SHOULD BE STOPPED IMMEDIATELY AND EROSION CONTROL DEVICES REEVALUATED BY THE ENGINEER PRIOR TO ANY CONTINUATION OF ACTIVITY. MONITORING ACTIVITIES AND TURBIDITY READINGS SHALL BE RECORDED ON THE CONSTRUCTION INSPECTION REPORT AND CONTINUED UNTIL TURBIDITY READINGS FALL BELOW AN ACCEPTABLE LEVEL (29NTU'S ABOVE BACKGROUND). WATER QUALITY MONITORING MAY BE CONDUCTED DURING ANY PHASE OF CONSTRUCTION AS DIRECTED BY THE ENGINEER.

(2) STABILIZATION PRACTICES:
STABILIZATION MEASURES, SUCH AS SODDING OR SEEDING SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE SHALL THE TIME BE GREATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES.

(3) STRUCTURAL PRACTICES INCLUDE:
(a) SILT FENCES (PREFERRED)
(b) HAY BALES (OPTIONAL)
(c) ROCK BAGS (OPTIONAL)
(d) SOIL TRACKING PREVENTION DEVICES AT CONSTRUCTION ENTRANCES/EXITS
(e) STAKED TURBIDITY BARRIER (OPTIONAL AT OUTFALL POINTS ALONG SEAWALL)

(4) SILT FENCE LOCATIONS:
(a) SILT FENCE SHALL BE USED ALONG THE LENGTH OF THE PROJECT WHERE THERE IS POTENTIAL FOR SEDIMENT TO BE DIRECTED OFF-SITE.
(b) STOCKPILE AREAS SHALL INCLUDE SILT FENCE AROUND THE PERIMETER.

(5) ROCK BAG LOCATIONS:
ROCK BAGS SHALL BE PLACED AROUND THE PERIMETER OF INLET GRATES LOCATED IN GUTTERED SECTIONS.

(6) CONSTRUCTION ENTRANCES/EXITS:
SOIL TRACKING PREVENTION DEVICES (INDEX 108) SHALL BE PROVIDED FOR BOTH ON-SITE AND OFF-SITE LOCATIONS OF STOCKPILED OR EXCAVATED MATERIAL, IF IMMEDIATELY ADJACENT TO A PUBLIC ROADWAY. THE ENGINEER SHALL BE RESPONSIBLE FOR MODIFYING THE SYSTEM OR PROCEDURES AS NEEDED.

III. OTHER CONTROLS:

(1) WASTE DISPOSAL:
(a) THE CONTRACTOR WILL PROVIDE LITTER CONTROL AND COLLECTION WITHIN THE PROJECT BOUNDARIES DURING CONSTRUCTION.
(b) ALL FERTILIZER AND CHEMICAL CONTAINERS SHALL BE DISPOSED OF BY THE CONTRACTOR ACCORDING TO EPA'S STANDARD PRACTICES AS DETAILED BY THE MANUFACTURER.
(c) NO SOLID MATERIALS, INCLUDING BUILDING AND CONSTRUCTION MATERIALS, SHALL BE DISCHARGED TO THE YBOR CHANNEL OR BURIED ON SITE.
(d) ALL SANITARY WASTE WILL BE COLLECTED FROM PORTABLE UNITS BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY STATE REGULATIONS.
(2) OFF-SITE VEHICLE TRACKING -- WILL BE CONTROLLED BY THE FOLLOWING METHODS:
(a) LOADED HAUL TRUCKS ARE TO BE COVERED BY A TARPULIN AT ALL TIMES.
(b) EXCESS DIRT ON ROAD WILL BE REMOVED DAILY.
(c) STABILIZED CONSTRUCTION ENTRANCES/EXITS SHALL BE PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS.

(3) STATE AND LOCAL REGULATIONS: PERMITS WILL BE REQUIRED FROM THE FOLLOWING AGENCIES:
(a) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP)
(b) CITY OF APOPKA, FLORIDA
(c) ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD)
(d) FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)

(4) APPLICATION OF FERTILIZERS AND PESTICIDES:
FERTILIZERS AND PESTICIDES WILL BE USED ON THIS PROJECT IN ACCORDANCE WITH 2004 "FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 570, 575, OR 577, AT THE DISCRETION OF THE CONTRACTOR WITH THE COORDINATION OF THE ENGINEER.

(5) NON-STORM WATER (INCLUDING SPILL REPORTING):
THE CONTRACTOR WILL PROVIDE THE ENGINEER WITH AN EROSION CONTROL PLAN THAT WILL INCLUDE SPILL CONTAINMENT, REPORTING, AND RESPONSES. THE PLAN SHALL SPECIFY WHAT MANAGEMENT PRACTICES AND CONTAINMENT METHODS WILL BE USED TO PREVENT POTENTIAL POLLUTANTS (FUEL, LUBRICANTS, HERBICIDES, ETC.) FROM SPILLING ONTO THE SOIL OR INTO THE SURFACE WATERS, IF A SPILL DOES OCCUR, OR IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED, CONTACT THE OWNER(S) AND THE AUTHORITIES IMMEDIATELY.

IV. MAINTENANCE:

(1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIRS OF EROSION AND SEDIMENT CONTROL DEVICES, AND REMOVAL OF EROSION AND SEDIMENT CONTROL DEVICES WHEN NOTICE OF TERMINATION IS MAILED.
(2) INSTALLATION, MAINTENANCE, REPAIR, AND REMOVAL REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION SHALL BE INCLUDED IN THE COSTS OF THE PROJECT.
(3) THE FOLLOWING PRACTICES WILL BE USED TO MAINTAIN EROSION AND SEDIMENT CONTROLS:
(a) GENERAL PRACTICES -- ALL CONTROL MEASURES WILL BE MAINTAINED DAILY BY THE CONTRACTOR. ALL CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF NOTICE OF NEED TO REPAIR.
(b) STRUCTURAL PRACTICES -- BUILD UP SEDIMENT WILL BE REMOVED FROM SILT FENCE WHEN IT HAS REACHED ONE HALF OF THE HEIGHT OF THE FENCE. SODDING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH. HAY BALES SHALL BE REPLACED EVERY THREE (3) MONTHS OR WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE. SILT FENCES SHALL BE REPLACED EVERY TWELVE (12) MONTHS OR WHEN IT HAS SERVED ITS USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM WATER FLOW OR DRAINAGE. STABILIZED CONSTRUCTION ENTRANCES SHALL BE MAINTAINED TO PREVENT CLOGGING OF ROCK BEDDING WHICH MAY IMPEDE THE USEFULNESS OF THE STRUCTURE.

V. INSPECTION:

(1) THE CONTRACTOR SHALL INSTALL AND MAINTAIN RAIN GAUGES ON THE PROJECT SITE AND RECORD WEEKLY RAINFALL. ALL CONTROL MEASURES WILL BE MAINTAINED BY THE CONTRACTOR.
(2) ALL EROSION AND WATER POLLUTION ABATEMENT AND CONTROL MEASURES WILL BE INSPECTED DAILY BY CONTRACTOR'S PERSONNEL WHO ARE F.D.E.P. CERTIFIED STORM WATER MANAGEMENT INSPECTORS.
(3) THE CONTRACTOR SHALL COMPLETE ALL SWPPP INSPECTION REPORT FORMS REQUIRED FOR THE NPDES PERMIT.

VI. TRACKING AND REPORTING:

(1) THE CONTRACTOR SHALL SUBMIT A WEEKLY REPORT TO THE ENGINEER DOCUMENTING THE DAILY INSPECTIONS AND MAINTENANCE OR REPAIRS TO THE SEDIMENT CONTROL DEVICES. THE CONTRACTOR SHALL MAINTAIN ALL REQUIRED REPORTS AND COMPLETE ALL SWPPP INSPECTION FORMS.
(2) PREPARATION OF ALL THE CONTRACTOR'S REPORTS OF INSPECTION, MAINTENANCE AND REPAIRS REQUIRED FOR THE CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION, SHALL BE INCLUDED IN THE COSTS OF THE PROJECT.

VII. NOTICE OF TERMINATION (NOT)

(1) A NOTICE OF TERMINATION (NOT) WILL BE SUBMITTED BY THE CONTRACTOR TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AFTER THE CONSTRUCTION HAS BEEN COMPLETED AND THE SITE HAS UNDERGONE FINAL STABILIZATION.

BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS

OWNER: _____

SIGNED: _____

NAME AND TITLE: _____

ADDRESS: _____

DATE: _____

CONTRACTORS CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH, THE TERMS AND CONDITIONS OF THE STATE OF FLORIDA GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS BEST MANAGEMENT PRACTICES FOR EROSION CONTROL PREPARED THEREUNDER.

NAME	TITLE	COMPANY NAME, ADDRESS, PHONE NO. AND E-MAIL ADDRESS	DATE

NOTICE OF INTENT (NOI)

A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES" (NOI) IS REQUIRED FOR THIS SITE SINCE THE PROJECT AREA IS GREATER THAN ONE ACRE IN SIZE. CONTRACTOR SHALL OBTAIN THE NOI FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 48 HOURS BEFORE THE CONSTRUCTION START. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREPARE A DETAILED SITE SPECIFIC STORMWATER POLLUTION PREVENTION PLAN (SPPPP) MEETING FDEP REQUIREMENTS, MAINTAIN AND PERFORM INSPECTIONS AS REQUIRED BY SPPPP.

DATE: _____
Ravi S. Alur, P.E.
DATE: _____

NO.	REVISIONS	DATE
1.	SUBMIT TO CO. FOOT & SPREAD	3/7/19

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813) 571-2850, FAX: (813) 571-1753, E-mail: aspireseng@aspiro.com

WASH CITY APOPKA
SECTION 12, TOWNSHIP 21 S., RANGE 28 E.
CITY OF APOPKA, FLORIDA

BEST MANAGEMENT PRACTICES FOR EROSION CONTROL

DATE: 09/28/2018

DESIGNED BY: RA

DRAWN BY: RA

CHECKED BY: RA

FILE NAME: 18036SITE

PROJECT #: 18-036

SHEET:

C-2

Ravi S Alur

Digitally signed by Ravi S Alur
DN: cn=US, o=Aspire Engineering Inc, ou=Aspire Engineering Inc, cn=Ravi S Alur, c=US, 1.3.242.1.3200306.1001.1=A010980000015252231FBA00001496
Date: 2019.06.11 10:51:57 -0400

-EXISTING FIRE HYDRANT

T.B.M. 2
S.P.K./DISK
ELEV= 84.45'

ASPHALT PAVEMENT

O.R. BOOK 1934, PAGE 971 &
O.R. BOOK 1888, PAGE 847

E. SEMORAN BOULEVARD
S.R. 436

FOLIO 12-21-28-8398-00-010
FELICE LADESERNA REVOCABLE TRUST
INSTRUMENT NO. 20170359184
VACANT
ZONING: C-1

LOT 1

TEMPORARY CONSTRUCTION
ENTRANCE. SEE DETAILS,
THIS SHEET

LOT 3

FOLIO 12-21-28-8398-00-040
ORION VENTURE XII FLORIDA, LLC
O.R. 11030, PAGE 7926
1960 E. SEMORAN BOULEVARD
LONG LOHN SILVER RESTAURANT
ZONING: C-1
LOT 4

Florida Erosion and Sediment Control Inspector's Manual

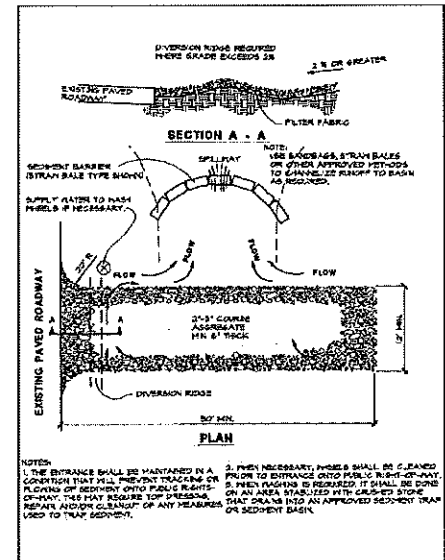


Plate 4.03a Temporary Gravel Construction Entrance

Source: ErosionDraw

EX. LEGEND & ABBREVIATIONS

(1) EXISTING MEASUREMENT	(10) UNDERGROUND SANITARY	(20) UNDERGROUND DRAIN
(2) EXISTING CONCRETE	(11) UNDERGROUND PHONE	(21) UNDERGROUND WATER
(3) EXISTING ASPHALT	(12) UNDERGROUND GAS	(22) UNDERGROUND ELECTRIC
(4) EXISTING GRAVEL	(13) UNDERGROUND CABLE	(23) UNDERGROUND FIBER
(5) EXISTING SAND	(14) UNDERGROUND SLOPE	(24) UNDERGROUND LIGHT
(6) EXISTING GRAVEL	(15) UNDERGROUND SLOPE	(25) UNDERGROUND LIGHT
(7) EXISTING GRAVEL	(16) UNDERGROUND SLOPE	(26) UNDERGROUND LIGHT
(8) EXISTING GRAVEL	(17) UNDERGROUND SLOPE	(27) UNDERGROUND LIGHT
(9) EXISTING GRAVEL	(18) UNDERGROUND SLOPE	(28) UNDERGROUND LIGHT
(10) EXISTING GRAVEL	(19) UNDERGROUND SLOPE	(29) UNDERGROUND LIGHT
(11) EXISTING GRAVEL	(20) UNDERGROUND SLOPE	(30) UNDERGROUND LIGHT
(12) EXISTING GRAVEL	(21) UNDERGROUND SLOPE	(31) UNDERGROUND LIGHT
(13) EXISTING GRAVEL	(22) UNDERGROUND SLOPE	(32) UNDERGROUND LIGHT
(14) EXISTING GRAVEL	(23) UNDERGROUND SLOPE	(33) UNDERGROUND LIGHT
(15) EXISTING GRAVEL	(24) UNDERGROUND SLOPE	(34) UNDERGROUND LIGHT
(16) EXISTING GRAVEL	(25) UNDERGROUND SLOPE	(35) UNDERGROUND LIGHT
(17) EXISTING GRAVEL	(26) UNDERGROUND SLOPE	(36) UNDERGROUND LIGHT
(18) EXISTING GRAVEL	(27) UNDERGROUND SLOPE	(37) UNDERGROUND LIGHT
(19) EXISTING GRAVEL	(28) UNDERGROUND SLOPE	(38) UNDERGROUND LIGHT
(20) EXISTING GRAVEL	(29) UNDERGROUND SLOPE	(39) UNDERGROUND LIGHT
(21) EXISTING GRAVEL	(30) UNDERGROUND SLOPE	(40) UNDERGROUND LIGHT
(22) EXISTING GRAVEL	(31) UNDERGROUND SLOPE	(41) UNDERGROUND LIGHT
(23) EXISTING GRAVEL	(32) UNDERGROUND SLOPE	(42) UNDERGROUND LIGHT
(24) EXISTING GRAVEL	(33) UNDERGROUND SLOPE	(43) UNDERGROUND LIGHT
(25) EXISTING GRAVEL	(34) UNDERGROUND SLOPE	(44) UNDERGROUND LIGHT
(26) EXISTING GRAVEL	(35) UNDERGROUND SLOPE	(45) UNDERGROUND LIGHT
(27) EXISTING GRAVEL	(36) UNDERGROUND SLOPE	(46) UNDERGROUND LIGHT
(28) EXISTING GRAVEL	(37) UNDERGROUND SLOPE	(47) UNDERGROUND LIGHT
(29) EXISTING GRAVEL	(38) UNDERGROUND SLOPE	(48) UNDERGROUND LIGHT
(30) EXISTING GRAVEL	(39) UNDERGROUND SLOPE	(49) UNDERGROUND LIGHT
(31) EXISTING GRAVEL	(40) UNDERGROUND SLOPE	(50) UNDERGROUND LIGHT
(32) EXISTING GRAVEL	(41) UNDERGROUND SLOPE	(51) UNDERGROUND LIGHT
(33) EXISTING GRAVEL	(42) UNDERGROUND SLOPE	(52) UNDERGROUND LIGHT
(34) EXISTING GRAVEL	(43) UNDERGROUND SLOPE	(53) UNDERGROUND LIGHT
(35) EXISTING GRAVEL	(44) UNDERGROUND SLOPE	(54) UNDERGROUND LIGHT
(36) EXISTING GRAVEL	(45) UNDERGROUND SLOPE	(55) UNDERGROUND LIGHT
(37) EXISTING GRAVEL	(46) UNDERGROUND SLOPE	(56) UNDERGROUND LIGHT
(38) EXISTING GRAVEL	(47) UNDERGROUND SLOPE	(57) UNDERGROUND LIGHT
(39) EXISTING GRAVEL	(48) UNDERGROUND SLOPE	(58) UNDERGROUND LIGHT
(40) EXISTING GRAVEL	(49) UNDERGROUND SLOPE	(59) UNDERGROUND LIGHT
(41) EXISTING GRAVEL	(50) UNDERGROUND SLOPE	(60) UNDERGROUND LIGHT
(42) EXISTING GRAVEL	(51) UNDERGROUND SLOPE	(61) UNDERGROUND LIGHT
(43) EXISTING GRAVEL	(52) UNDERGROUND SLOPE	(62) UNDERGROUND LIGHT
(44) EXISTING GRAVEL	(53) UNDERGROUND SLOPE	(63) UNDERGROUND LIGHT
(45) EXISTING GRAVEL	(54) UNDERGROUND SLOPE	(64) UNDERGROUND LIGHT
(46) EXISTING GRAVEL	(55) UNDERGROUND SLOPE	(65) UNDERGROUND LIGHT
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(48) EXISTING GRAVEL	(57) UNDERGROUND SLOPE	(67) UNDERGROUND LIGHT
(49) EXISTING GRAVEL	(58) UNDERGROUND SLOPE	(68) UNDERGROUND LIGHT
(50) EXISTING GRAVEL	(59) UNDERGROUND SLOPE	(69) UNDERGROUND LIGHT
(51) EXISTING GRAVEL	(60) UNDERGROUND SLOPE	(70) UNDERGROUND LIGHT
(52) EXISTING GRAVEL	(61) UNDERGROUND SLOPE	(71) UNDERGROUND LIGHT
(53) EXISTING GRAVEL	(62) UNDERGROUND SLOPE	(72) UNDERGROUND LIGHT
(54) EXISTING GRAVEL	(63) UNDERGROUND SLOPE	(73) UNDERGROUND LIGHT
(55) EXISTING GRAVEL	(64) UNDERGROUND SLOPE	(74) UNDERGROUND LIGHT
(56) EXISTING GRAVEL	(65) UNDERGROUND SLOPE	(75) UNDERGROUND LIGHT
(57) EXISTING GRAVEL	(66) UNDERGROUND SLOPE	(76) UNDERGROUND LIGHT
(58) EXISTING GRAVEL	(67) UNDERGROUND SLOPE	(77) UNDERGROUND LIGHT
(59) EXISTING GRAVEL	(68) UNDERGROUND SLOPE	(78) UNDERGROUND LIGHT
(60) EXISTING GRAVEL	(69) UNDERGROUND SLOPE	(79) UNDERGROUND LIGHT
(61) EXISTING GRAVEL	(70) UNDERGROUND SLOPE	(80) UNDERGROUND LIGHT
(62) EXISTING GRAVEL	(71) UNDERGROUND SLOPE	(81) UNDERGROUND LIGHT
(63) EXISTING GRAVEL	(72) UNDERGROUND SLOPE	(82) UNDERGROUND LIGHT
(64) EXISTING GRAVEL	(73) UNDERGROUND SLOPE	(83) UNDERGROUND LIGHT
(65) EXISTING GRAVEL	(74) UNDERGROUND SLOPE	(84) UNDERGROUND LIGHT
(66) EXISTING GRAVEL	(75) UNDERGROUND SLOPE	(85) UNDERGROUND LIGHT
(67) EXISTING GRAVEL	(76) UNDERGROUND SLOPE	(86) UNDERGROUND LIGHT
(68) EXISTING GRAVEL	(77) UNDERGROUND SLOPE	(87) UNDERGROUND LIGHT
(69) EXISTING GRAVEL	(78) UNDERGROUND SLOPE	(88) UNDERGROUND LIGHT
(70) EXISTING GRAVEL	(79) UNDERGROUND SLOPE	(89) UNDERGROUND LIGHT
(71) EXISTING GRAVEL	(80) UNDERGROUND SLOPE	(90) UNDERGROUND LIGHT
(72) EXISTING GRAVEL	(81) UNDERGROUND SLOPE	(91) UNDERGROUND LIGHT
(73) EXISTING GRAVEL	(82) UNDERGROUND SLOPE	(92) UNDERGROUND LIGHT
(74) EXISTING GRAVEL	(83) UNDERGROUND SLOPE	(93) UNDERGROUND LIGHT
(75) EXISTING GRAVEL	(84) UNDERGROUND SLOPE	(94) UNDERGROUND LIGHT
(76) EXISTING GRAVEL	(85) UNDERGROUND SLOPE	(95) UNDERGROUND LIGHT
(77) EXISTING GRAVEL	(86) UNDERGROUND SLOPE	(96) UNDERGROUND LIGHT
(78) EXISTING GRAVEL	(87) UNDERGROUND SLOPE	(97) UNDERGROUND LIGHT
(79) EXISTING GRAVEL	(88) UNDERGROUND SLOPE	(98) UNDERGROUND LIGHT
(80) EXISTING GRAVEL	(89) UNDERGROUND SLOPE	(99) UNDERGROUND LIGHT
(81) EXISTING GRAVEL	(90) UNDERGROUND SLOPE	(100) UNDERGROUND LIGHT

EX. STORM TABLE

C.I.-1 (CURB INLET)	C.I.-10 (CULVERT INLET)
TOP ELEV= 84.32'	TOP ELEV= 82.12'
18" RCP S. IN. EL= 78.67'	18" RCP S. IN. EL= 79.32'
C.I.-2 (CURB INLET)	C.I.-11 (CULVERT INLET)
TOP ELEV= 84.18'	TOP ELEV= 81.83'
18" RCP S. IN. EL= 78.29'	18" RCP S. IN. EL= 74.50'
C.I.-3 (CURB INLET)	C.I.-12 (CULVERT INLET)
TOP ELEV= 83.71'	TOP ELEV= 81.45'
18" RCP S. IN. EL= 75.01'	18" RCP S. IN. EL= 74.52'
C.I.-4 (CURB INLET)	C.I.-13 (CULVERT INLET)
TOP ELEV= 83.55'	TOP ELEV= 81.11'
18" RCP S. IN. EL= 73.15'	18" RCP S. IN. EL= 73.12'
C.I.-5 (CURB INLET)	C.I.-14 (CULVERT INLET)
TOP ELEV= 83.21'	TOP ELEV= 80.77'
18" RCP S. IN. EL= 72.51'	18" RCP S. IN. EL= 71.25'
C.I.-6 (CURB INLET)	C.I.-15 (CULVERT INLET)
TOP ELEV= 82.96'	TOP ELEV= 80.43'
18" RCP S. IN. EL= 71.52'	18" RCP S. IN. EL= 71.52'
C.I.-7 (CURB INLET)	C.I.-16 (CULVERT INLET)
TOP ELEV= 82.71'	TOP ELEV= 80.09'
18" RCP S. IN. EL= 71.52'	18" RCP S. IN. EL= 71.52'
C.I.-8 (CURB INLET)	C.I.-17 (CULVERT INLET)
TOP ELEV= 82.46'	TOP ELEV= 79.75'
18" RCP S. IN. EL= 71.52'	18" RCP S. IN. EL= 71.52'
C.I.-9 (CURB INLET)	C.I.-18 (CULVERT INLET)
TOP ELEV= 82.21'	TOP ELEV= 79.41'
18" RCP S. IN. EL= 71.52'	18" RCP S. IN. EL= 71.52'

EX. TREE LEGEND

1"	ONE INCH AND SIZE
2"	TWO INCHES AND SIZE
3"	THREE INCHES AND SIZE
4"	FOUR INCHES AND SIZE
5"	FIVE INCHES AND SIZE
6"	SIX INCHES AND SIZE
7"	SEVEN INCHES AND SIZE
8"	EIGHT INCHES AND SIZE
9"	NINE INCHES AND SIZE
10"	TEN INCHES AND SIZE
11"	ELEVEN INCHES AND SIZE
12"	TWELVE INCHES AND SIZE
13"	THIRTEEN INCHES AND SIZE
14"	FOURTEEN INCHES AND SIZE
15"	FIFTEEN INCHES AND SIZE
16"	SIXTEEN INCHES AND SIZE
17"	SEVENTEEN INCHES AND SIZE
18"	EIGHTEEN INCHES AND SIZE
19"	NINETEEN INCHES AND SIZE
20"	TWENTY INCHES AND SIZE
21"	TWENTY ONE INCHES AND SIZE
22"	TWENTY TWO INCHES AND SIZE
23"	TWENTY THREE INCHES AND SIZE
24"	TWENTY FOUR INCHES AND SIZE
25"	TWENTY FIVE INCHES AND SIZE
26"	TWENTY SIX INCHES AND SIZE
27"	TWENTY SEVEN INCHES AND SIZE
28"	TWENTY EIGHT INCHES AND SIZE
29"	TWENTY NINE INCHES AND SIZE
30"	THIRTY INCHES AND SIZE

LEGEND: (AS APPLICABLE)

PROPOSED PARKING SPACE COUNT	EXISTING ELEVATION
PROPOSED GRADE	PROPOSED SURFACE
PROPOSED HIGH POINT IN PAVEMENT	EXISTING
EXISTING	SILT SCREENING (EROSION CONTROL)
EXISTING	EX. TREE TO BE REMOVED
PROPOSED CONCRETE	EXISTING CONTOURS

Ravi S Alur

Digitally signed by Ravi S Alur
DN: cn=US, ou=Aspire Engineering Inc., ou=Aspire Engineering Inc.,
o=Ravi S Alur, 0.9.2342.19200300.100.1.1=A0109060000015252517BA00001496
Date: 20190611 10:52:32 -0400

WASH CITY APOPKA
SECTION 12, TOWNSHIP 21 S., RANGE 28 E.
CITY OF APOPEA, FLORIDA

EXISTING
CONDITIONS

DATE:	09/28/2018
DESIGNED BY:	RA
DRAWN BY:	RA
CHECKED BY:	RA
FILE NAME:	18036SITE
PROJECT #:	18-036
SHEET:	C-3

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33811
TEL: (813) 571-2850, FAX: (813) 571-1753, E-mail: engineering@aspireinc.com

DATE: 3/7/19
REV: 1
SUBMIT TO: COA, FDOT & SRMD
REV: 2
REV: 3
REV: 4
REV: 5
REV: 6
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FOLIO 12-21-28-8398-00-010
FELICE LADESEBNA REVOCABLE TRUST
INSTRUMENT NO. 20170359184
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ZONING: C-1 +792
LOT 1

RAMI ALUR, P.E.
AUTHORIZED AGENT
ASPIRE ENGINEERING, INC.
1023 PROFESSIONAL PARK DR.
BRANDON, FL 33511
PHONE: 813-571-2850

FLOOD ZONE: X
COMMUNITY PANEL NO. 1209500140F
MAP REVISED: SEPTEMBER 25, 2009

MAINTENANCE & OPERATION INSTRUCTIONS:
1. ALL ON-SITE PORTION OF THE STORMWATER SYSTEM SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY.
2. WHERE VEGETATION OR DEBRIS ON SEDIMENT HAS ACCUMULATED IN SUCH A MANNER AS TO INTERFERE WITH THE FREE FLOW OF WATER OR ADEQUATE FUNCTIONING OF DRAINAGE FACILITIES, THE OWNER SHALL REMOVE THE DEBRIS OR OBSTRUCTION SO AS TO ALLOW THE DRAINAGE SYSTEM TO FUNCTION AS PERMITTED.

EROSION & SEDIMENT CONTROL
(1) EXCAVATION OF RETENTION AREAS AND FLOOD PLAIN COMPENSATION AREAS PRIOR TO CONSTRUCTION TO BE RECONSTRUCTED AFTER CONSTRUCTION.
(2) RETENTION AREA AND FLOOD PLAIN COMPENSATION AREA SLOPE SHALL BE SLOPED. ALL OTHER EXCAVATIONS OR GRADING WORK SHALL BE GRASSED AS SOON AS POSSIBLE AFTER FINAL GRADING.
(3) ALL POSSIBLE EFFORTS SHALL BE MADE TO CONTROL EROSION AND SEDIMENT TRANSPORT DURING AND AFTER CONSTRUCTION.
(4) STAKED HAYBALES OF FILTER FABRIC SALT FENCE SHALL BE CONSTRUCTED (FOR DETAILS) AT SPECIFIED LOCATIONS PRIOR TO EXCAVATING OR GRADING TO REMAIN UNTIL VEGETATION ESTABLISHES.
(5) EXCAVATE THE RETENTION AREAS IN TWO (2) PHASES. PHASE ONE EXCAVATE TO 4' OF ITS FINAL DEPTH PRIOR TO CONSTRUCTION. PHASE TWO, EXCAVATE TO ITS FINAL DEPTH AFTER FINAL CONSTRUCTION.
(6) PLACE HAYBALES ON FILTER FABRIC AROUND THE PERIMETER OF ALL NEW AND EXISTING KLETS, PILES AND DRAINAGE STRUCTURES, TO PERMANENTLY VEGETATION ESTABLISHES.

LAKE/POND EXCAVATION NOTE:
NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE, AND NO SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA. EPC MUST BE CONTACTED PRIOR TO ANY EXCAVATION OF CLAYEY SOIL MATERIALS. A CONFINING LAYER, 5 FEET OF UNDISTURBED SOIL, MUST BE LEFT ABOVE THE LIMESTONE.

ROOF DRAIN NOTES:
CONTRACTOR TO DIVERT ALL ROOF RUNOFF TO THE PROPOSED STORMWATER SYSTEM

ELEVATION DATUM NOTE:
ELEVATIONS SHOWN HEREIN ARE BASED ON NAVD 1988.
NAVD 1929 TO NAVD 1988 CONVERSION (PER NATIONAL GEODETIC SURVEY):
ELEVATION IN NAVD 1929, FEET = (ELEVATION IN NAVD 1988 + 0.95) FEET

ELEVATION NOTES:
ALL ELEVATIONS ARE TO TOP OF ASPHALT ELEVATIONS UNLESS OTHERWISE NOTED: ADD 6" TO THE ASPHALT ELEVATION TO OBTAIN TOP OF SIDEWALK AND CURB.

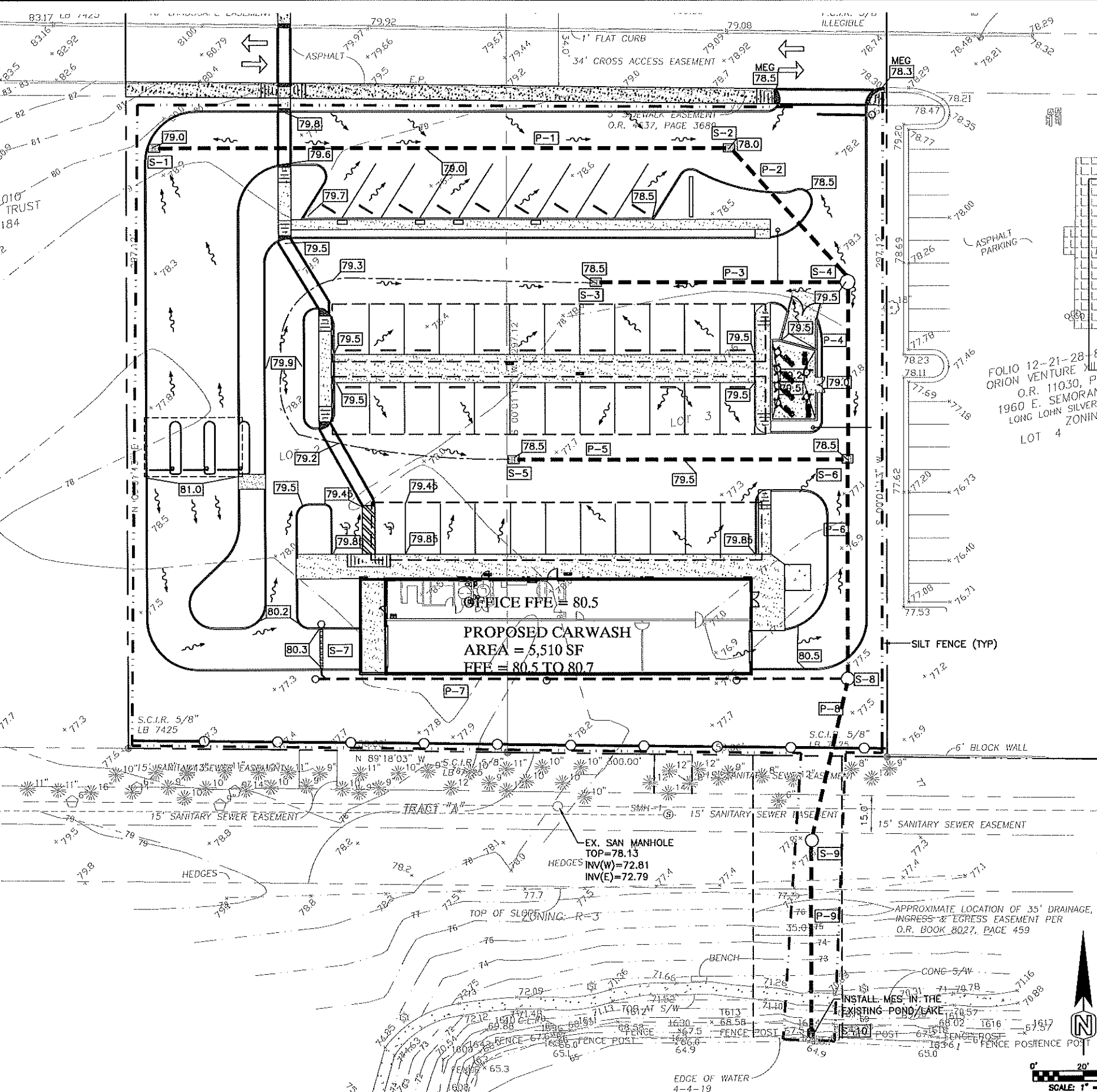
STORM SEWER STRUCTURE CHART			
STRUCTURE #	TOP ELE.	INVERT ELE.	TYPE
S-1	78.3	78.0	TYPE 0 INLET W/ TRAFFIC BEARING GRATE (FOOT INDEX 425-082)
S-2	78.0	78.7	TYPE 0 INLET W/ TRAFFIC BEARING GRATE (FOOT INDEX 425-082)
S-3	78.5	78.3	TYPE 0 INLET W/ TRAFFIC BEARING GRATE (FOOT INDEX 425-082)
S-4	78.5	78.2 (W)	STORM MANHOLE (FOOT INDEX 425-001)
S-5	78.5	78.0	TYPE 0 INLET W/ TRAFFIC BEARING GRATE (FOOT INDEX 425-082)
S-6	78.5	78.5	STORM MANHOLE (FOOT INDEX 425-001)
S-7	80.4	78.4	18" IF NEEDED R-4936-CA TYPE A GRATE WITH 8" END PIPE
S-8	78.5	78.0	STORM MANHOLE (FOOT INDEX 425-001)
S-9	77.8	74.0	STORM MANHOLE (FOOT INDEX 425-001)
S-10		67.0	MES; PER FOOT INDEX 430-021

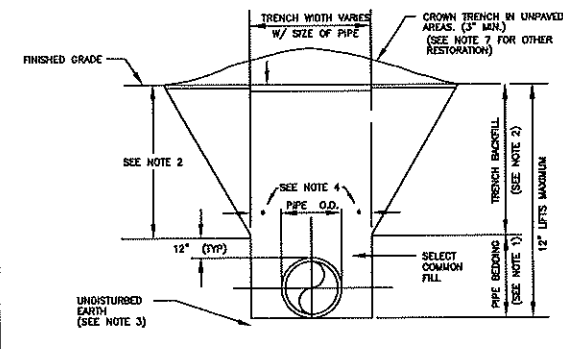
STORM SEWER PIPE CHART			
PPE #	LENGTH (FT)	SLOPE (X)	TYPE AND SIZE OF PIPE
P-1	224	0.13	12"x10" ERCP
P-2	67	0.15	12"x10" ERCP
P-3	85	0.1	12"x10" ERCP
P-4	66	0.15	18" RCP
P-5	181	0.33	12"x10" ERCP
P-6	84	0.8	18" RCP
P-7	210	0.5	18" RCP
P-8	62	1.8	18" RCP
P-9	60	8.75	18" RCP

EX. LEGEND & ABBREVIATIONS			
(1) EXISTING MEASUREMENT	(2) EXISTING MEASUREMENT	(3) EXISTING MEASUREMENT	(4) EXISTING MEASUREMENT
(5) EXISTING MEASUREMENT	(6) EXISTING MEASUREMENT	(7) EXISTING MEASUREMENT	(8) EXISTING MEASUREMENT
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(97) EXISTING MEASUREMENT	(98) EXISTING MEASUREMENT	(99) EXISTING MEASUREMENT	(100) EXISTING MEASUREMENT

EX. STORM TABLE			
C-1-1 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-2 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-3 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-4 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-5 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-6 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-7 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-8 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-9 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-10 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-11 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-12 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-13 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-14 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-15 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-16 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-17 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-18 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-19 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00
C-1-20 (CURB INLET)	TOP ELE. = 78.00	18" RCP S. INV. EL. = 78.00	18" RCP N. INV. EL. = 78.00

LEGEND: (AS APPLICABLE)			
(1) PROPOSED PAVING SPACE COUNT	(2) PROPOSED GRADE	(3) PROPOSED SURFACE DRAINAGE FLOW ARROW	(4) PROPOSED HIGH POINT IN PAVEMENT
(5) EXISTING	(6) EXISTING	(7) EXISTING	(8) EXISTING
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(97) EXISTING	(98) EXISTING	(99) EXISTING	(100) EXISTING





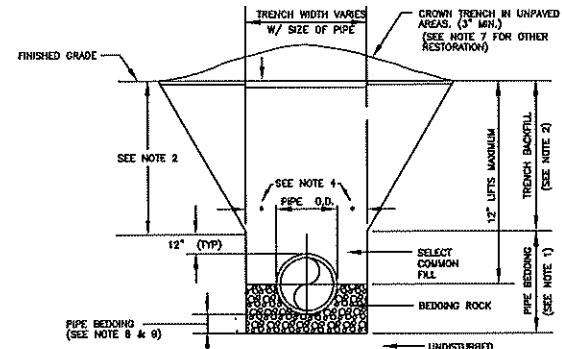
- NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS TO AASHTO T-180.
 3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
 4. (1) 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
 8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
 9. ALL UNPAVED DISTURBED AREAS SHALL BE SOODED TO MATCH ADJACENT DOMINANT GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 100



- NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
 3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
 4. (1) 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
 5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
 7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 15" AND LARGER.
 8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
 9. ALL UNPAVED DISTURBED AREAS SHALL BE SOODED TO MATCH ADJACENT DOMINANT GRASS SPECIES.
 10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 101

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 10'

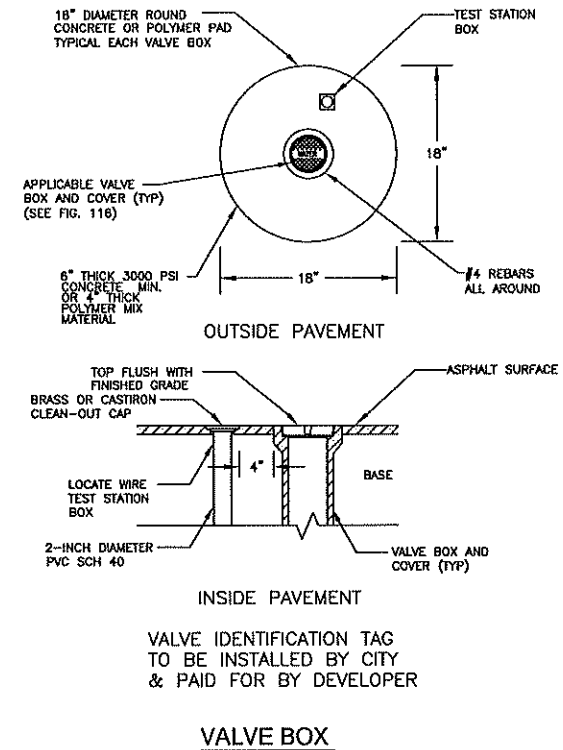
- NOTES:
1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE, FM FITTINGS TO BE LINED WITH PROTECTO 401.
 2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
 3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH 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.**
SOIL DESIGNATION: S.W. AND S.D.
LAYING CONDITIONS: 3
** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
 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

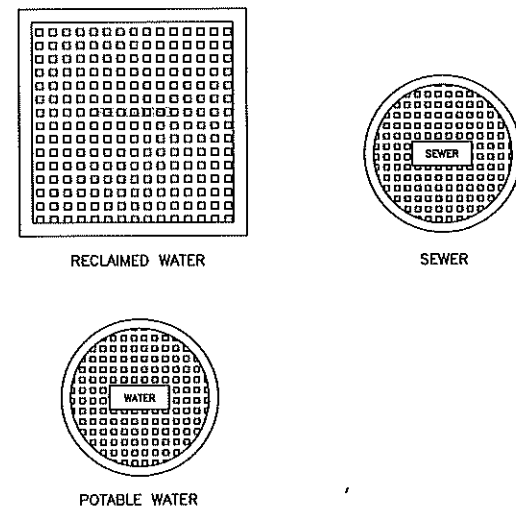
FIG. 105



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 109

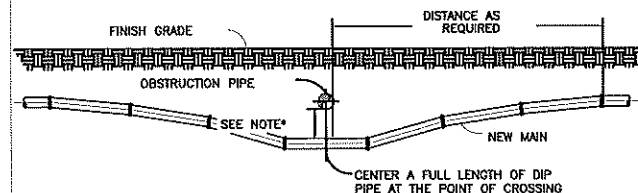


TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 116



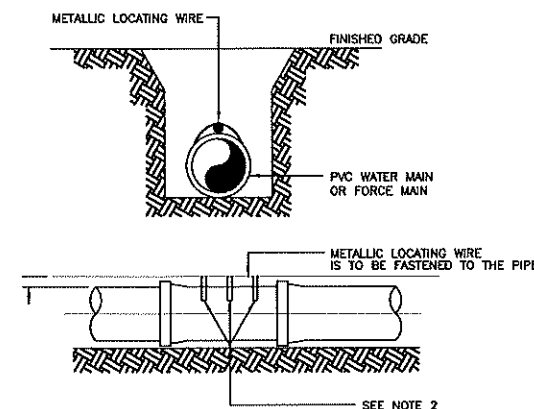
- NOTES:
1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
 2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
 3. SEE ENCASUREMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.
- * CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 117



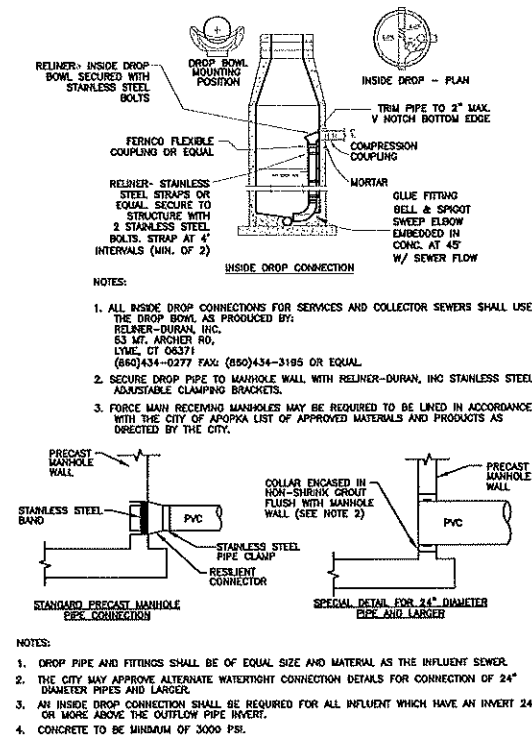
- NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HOPE - 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
 2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED 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



MANHOLE CONNECTION DETAILS

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 201

DATE: 3/12/10
SUBMIT TO O&M & S&M

REVISIONS
1. SUBMIT TO O&M & S&M

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33811
TEL: (813) 971-2880, FAX: (813) 971-1753, E-mail: aspires@aspires.com

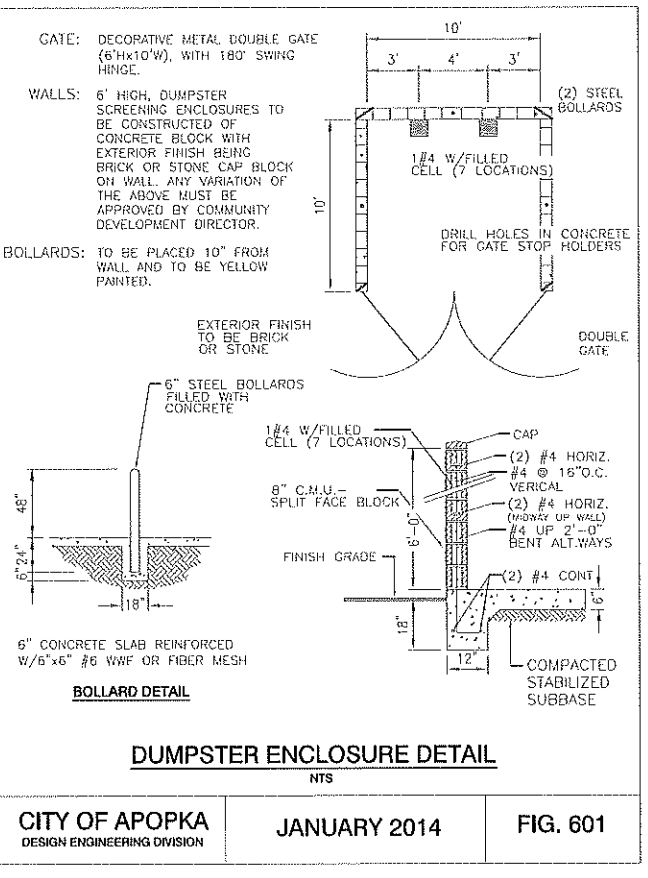
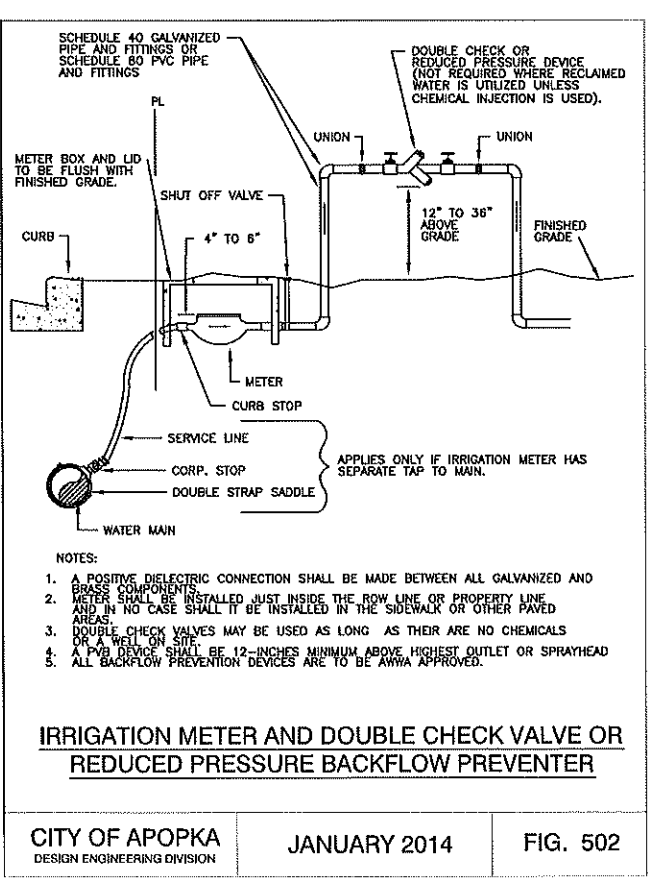
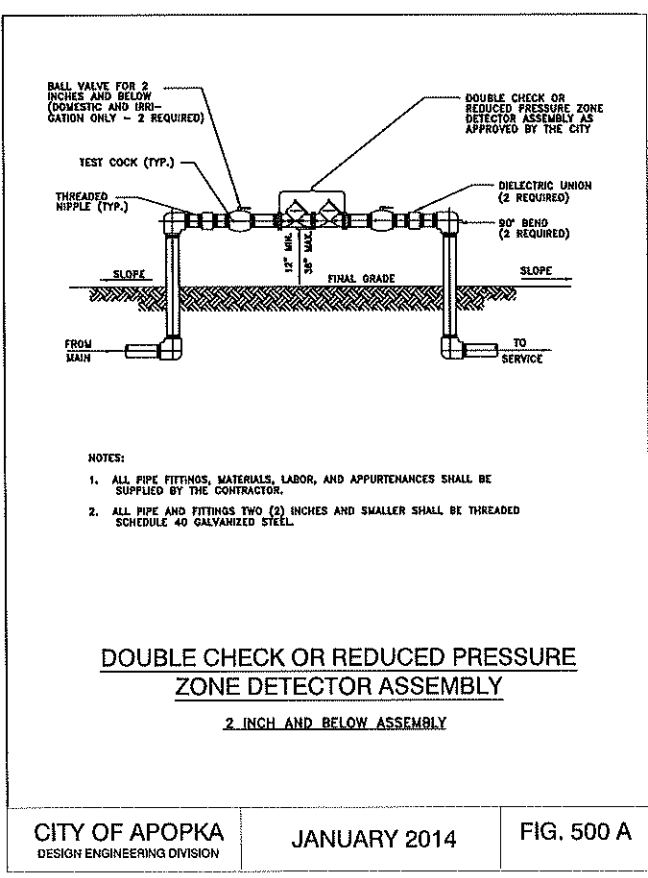
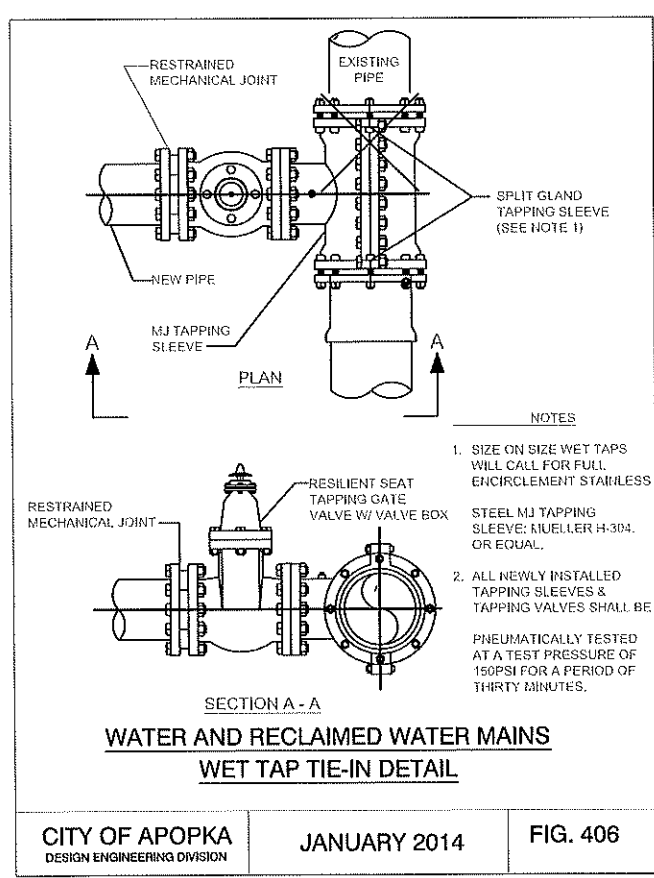
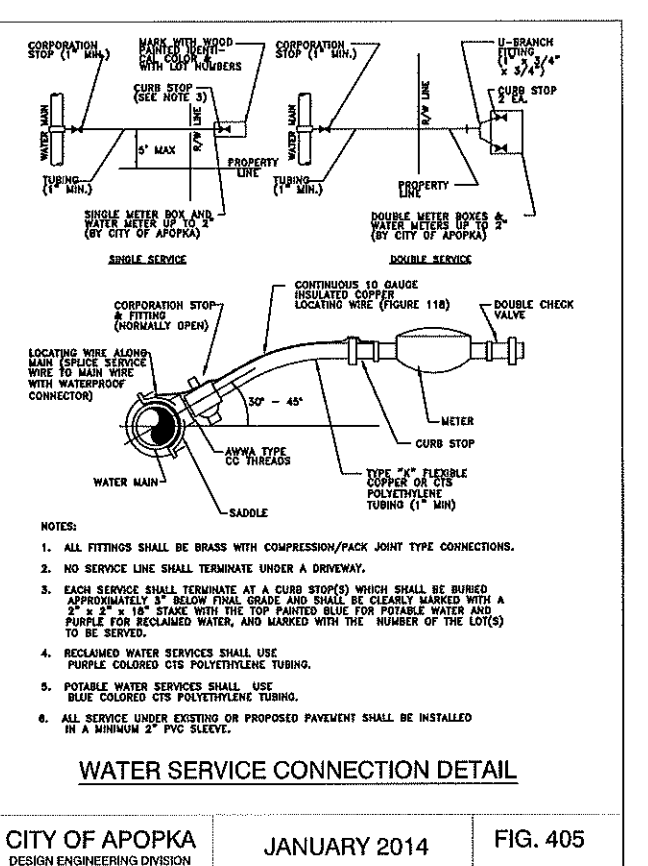
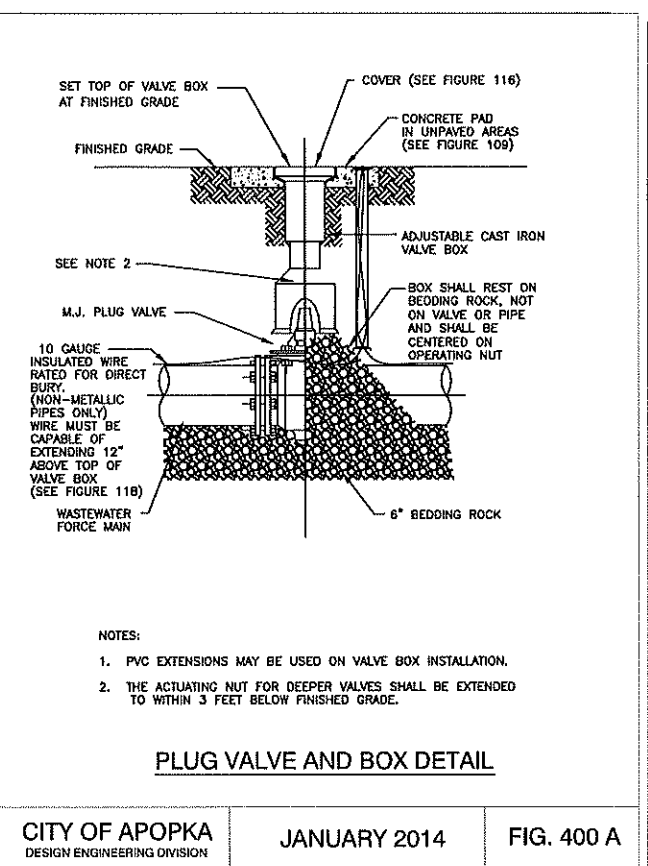
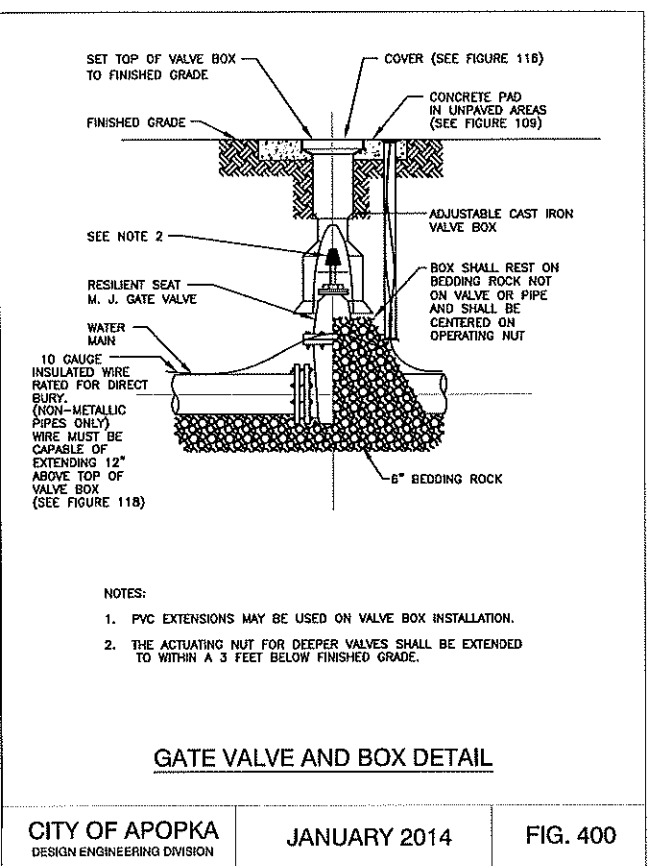
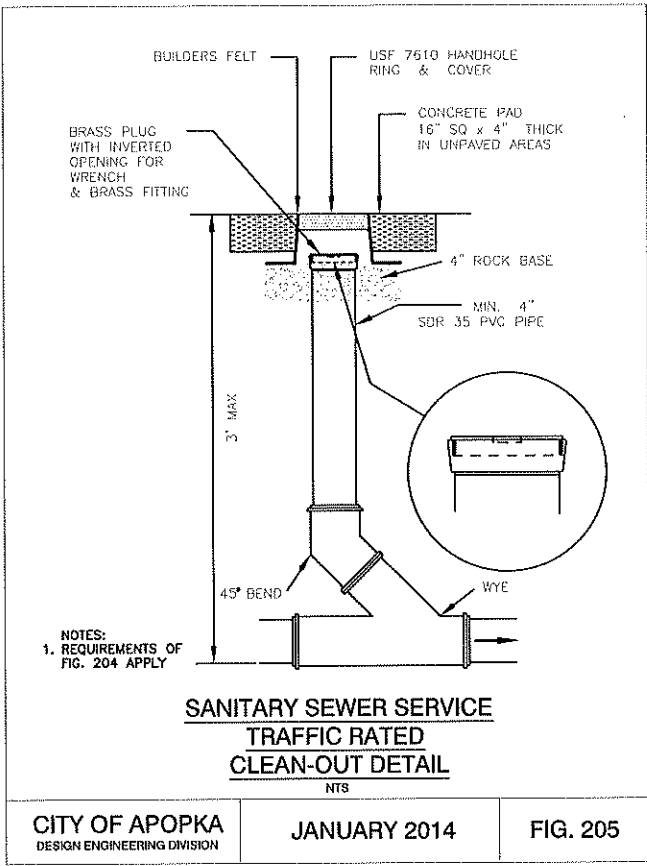
WASH CITY APOPKA
SECTION 12, TOWNSHIP 21 S., RANGE 28 E.
CITY OF APOPKA, FLORIDA

SITE DETAILS

DATE: 09/28/2018
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 18036SITE
PROJECT #: 18-036
SHEET: C-9

Ravi S Alur

Digitally signed by Ravi S Alur
DN: c=US, o=Aspire Engineering Inc, ou=Aspire Engineering Inc,
cn=Ravi S Alur,
0.9.2342.19200300.100.1.1=A010280000001525251F8A0001496
Date: 2019.06.11 10:55:36 -0400



ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
 1023 PROFESSIONAL PARK DR. BRANCO, FL 33511
 TEL: (813) 971-2850, FAX: (813) 971-1732 E-mail: engineering@aspi.com

WASH CITY APOPKA
SECTION 12, TOWNSHIP 21 S., RANGE 28 E.
 CITY OF APOPKA, FLORIDA

SITE DETAILS

NO.	REVISED	DATE	BY	CHECKED	DATE	BY	CHECKED	DATE	BY	CHECKED	DATE
1.	SUBMIT TO GSA, FOOT & SHOWN	3/2/20									

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

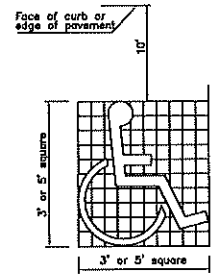
FIG. 205

Ravi S Alur
Digitally signed by Ravi S Alur
 DN: cn=US, o=Aspire Engineering Inc, ou=Aspire Engineering Inc,
 cn=Ravi S Alur,
 0.9.2342.19200000.100.1.1=A010900000001525251FBA00001496
 Date: 2019.06.11 10:56:10 -0400

18-038
 SHEET: **C-10**

NOTES:

1. METAL POST TO BE GALVANIZED, ALL BOLTS, NUTS, WASHERS AND BUSHES MUST BE GALVANIZED.
2. CONCRETE FOR FOUNDATION SHALL BE PORTLAND CEMENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
3. SIGN SHALL BE ERECTED WITHIN 10 DAYS AFTER BEGINNING OF THE WORK. SIGNAGE AND BARRIERS APPLIED TO A STREET ALONGSIDE HIGHWAY (LAW) BY THROUGHOUT THE PROJECT.
4. MESSAGE LETTERING SHALL BE UPPER CASE (BLOCK LETTERS) 1.5" HIGH IN ACCORDANCE WITH MINIMUM ON HIGHWAY TRAFFIC CONTROL DESIGN, EXCEPT AS NOTED ON SHEET 2 OF 2.
5. THE SIGN IS COMPOSED OF TWO ELEMENTS, A WHITE WHEELCHAIR SYMBOL (WHEELCHAIR SHOULD ALWAYS FACE RIGHT) ON A BLUE BACKGROUND, INTERNATIONAL BLUE IN COLOR (DIN 1515, BLUE COLOR FILLING).
6. SIGN POST SHALL BE MIN. 2'-0" CLEAR FROM BACK OF CURB.
7. THE USE OF BARRIERS IN AREAS WHERE THERE ARE SPACES ARE ACCEPTABLE FOR PROTECTING BARRIERS.
8. MINIMUM HEIGHT OF ACCESSIBLE PARKING SPACE SHALL BE PER FLORIDA ACCESSIBILITY BUILDING CODE SECTION 4.3.3.



MANDATORY
White on Blue Background

DISABLED PARKING / MARKING TYPICAL DETAILS

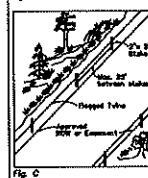
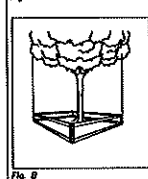
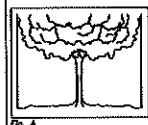
DRAWING NO. TD-1
SHEET NO. 1 OF 2

GENERAL NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF APOPKA STANDARDS AND SPECIFICATIONS.
2. LOCATIONS OF EXISTING UTILITIES AND FACILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON TYPICAL DATA AND RECORD INFORMATION. CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. CONTRACTOR SHALL VERIFY EXISTING LOCATIONS AND ELEVATIONS OF ALL UTILITIES AND FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONSULT WITH THE ENGINEER BEFORE MAKING ANY AND ALL INTERPRETATIONS OF THE PLANS. THIS IN NO WAY RELIEVES THE CONTRACTOR OF HIS RESPONSIBILITY FOR CONSTRUCTING THE PROJECT TO ACCOMPLISH THE INTENT OF THE PLANS.
4. CONTRACTOR SHALL REPLACE ALL PAVED, STABILIZED EARTH, DRAINAGE, SOILWORK, ETC. WITH THE SAME TYPE OF MATERIAL REMOVED DURING CONSTRUCTION OF ANY IMPROVEMENTS SHOWN ON THESE PLANS. REPAIR AND REPLACEMENT OF ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THE WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ORIGINAL CONDITIONS PRIOR TO CONSTRUCTION UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. ALL SURVEY CONTROLS EXISTING AND/OR PROVIDED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR, COST TO BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION IS TO BE ALLOWED.
5. ALL EXISTING CONTROL MARKERS MUST BE COMPLETE BEFORE CONSTRUCTION ACTIVITIES CAN BEGIN.
6. EROSION/STABILIZATION CONTROL: THE CONTRACTOR IS TO PROVIDE EROSION CONTROL/STABILIZATION BARRIERS (HAY BALES OR SILTATION CURTAINS) IF REQUIRED, TO PREVENT EROSION OF THE ADJACENT PROPERTY, STREET, STORM SEWERS AND WATERWAYS. IN ADDITION, THE CONTRACTOR SHALL PLACE STORM MULCH OR OTHER EROSION CONTROL ON THE GROUND AS REQUIRED. IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE, IF IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE CARRYOVER OF EARTH WILL BE INCURRED BY THE CONTRACTOR, COMPENSATORY DAMAGES SHALL BE INCURRED BY THE CONTRACTOR AND SHALL BE PAID TO THE SUFFICIENCY OF THE ENGINEER LOCAL AUTHORITIES.
7. CONTRACTOR SHALL CONTACT ALL OWNERS OF UTILITIES, EASEMENTS AND/OR RIGHTS-OF-WAY, PUBLIC OR PRIVATE, PRIOR TO ANY WORK IN OR OVER THESE AREAS.
8. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL NOTIFY THE VARIOUS UTILITY COMPANIES WITH AT LEAST 48 HOURS ADVANCE NOTICE FOR UTILITY VERIFICATION.
9. UNLESS OTHERWISE RECOMMENDED BY THE SOIL ENGINEER, EXCAVATIONS AND EMBANKMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF FOOT SECTION 151, TO ACHIEVE THE PLAN ELEVATIONS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
11. PRIOR TO STARTING CONSTRUCTION THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY REAL SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AGENCIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL OBLIGATE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK INVIOLATED BY ANY REGULATORY AGENCY.
12. ALL DISTURBED AREAS SHALL BE RESTORED WITH SEED AND MULCH AS NOTED ON THE LANDSCAPE PLAN. DISTURBED AREAS WITHIN 1/4" SHALL BE SOODED.
13. SEE GRADING AND DRAINAGE PLAN FOR PAVING GRADING & UTILITY NOTES.
14. ANY TREE NOT DESIGNATED FOR REMOVAL FROM THE SITE AND IS REMOVED BY THE CONTRACTOR WILL RESULT IN THE CONTRACTOR HAVING TO EITHER COMPENSATE THE OWNER FOR SIMILAR REPLACEMENT OF TREES DESTROYED, OR REPLACEMENT OF EARTH, SIZE AND SPECIES OF TREE REMOVED. FURTHER, ANY ADDITIONAL REQUIREMENTS OF ANY REGULATORY AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. COMPENSATORY DAMAGES AGAINST THE CONTRACTOR ARE NOT LIMITED IN THIS SITUATION.

ALL TREES SHOULD BE BARRICADED MEETING THE SPECIFICATIONS AS ILLUSTRATED ON THE ATTACHED DIAGRAM.

Protective barriers are used during land alteration and construction activities to protect trees and natural areas to be retained on a site.
Protective barriers must be erected around TREES to be retained within an area where land alteration and construction activities will occur as well as along NATURAL AREAS where such areas are adjacent to permitted land alteration and construction activities. A PROTECTIVE BARRIER must remain in place until the land alteration and construction activities are completed or until commencement of grade finishing and seeding. No ground disturbances must occur within the barricaded area.



1. TREES - To restrict access into the area within the DRAINAGE of a tree, a physical structure not less than 3 feet in height, composed of wood or other suitable material, is placed around the tree at the DRAINAGE, except where land alteration or construction activities are approved within the drainage.
2. THE DRAINAGE of a tree is the imaginary, vertical line that extends downward from the outermost tip of the tree's branches to the ground. Fig. A.

BARRIER SPECIFICATIONS FOR TREES

Four corner upright stakes of no less than 2" x 2" lumber connected by horizontal members of no less than 1' x 4" lumber or upright stakes spaced at 5' intervals of no less than 2" x 2" lumber connected by all screen fabric or material of comparable durability. Fig. B.

1. NATURAL AREAS - To restrict access into areas where land alteration and construction activities are not authorized, a physical structure not less than 3 feet in height is placed along the perimeter of such areas.

BARRIER SPECIFICATIONS FOR NATURAL AREAS

Upright stakes of no less than 2" x 2" lumber spaced no more than 25' apart and connected by fabric draped with plastic or screening type of regular intervals of 5'-10'. Fig. C. Other methods of construction will be considered depending upon the characteristics of the site.

WHY A BARRIER

1. To protect all above ground portions of trees and other significant vegetation from mechanical damage.
2. To protect root systems from compaction.
3. To provide awareness of protected areas to equipment operators.

WHY IT WORKS

A tree's chance for survival is greatly enhanced if no construction materials, heavy equipment or stockpiling of soil is allowed inside the barrier; only hand labor.

TREE PROTECTION TYPICAL DETAILS

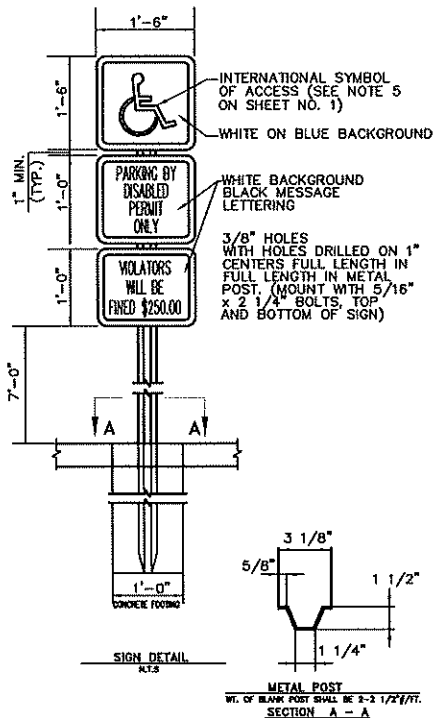
REVISION DATE:

LANDSCAPE NOTES:

1. Represents existing trees to be barricaded and saved. Barricades shall consist of 2"x2" lumber spaced no more than 5 feet connected by all fence equivalent. Barricades shall be erected at the dripline of the tree to be saved when possible. Stem wall shall be constructed as necessary to protect trees being saved. If the amount of fill exceeds 2 feet tree walls shall be constructed.
2. All plants must be healthy, vigorous material, free of pests and diseases.
3. All plants shall be Florida Grade No. 1 or better.
4. All plants must be container-grown or balled and burlap and shall be protected from the elements during the course of the work. The landscape contractor is responsible for reporting any and all damage to utilities, structures, etc. equipment, etc.; which occurs as a result of the landscape contractor.
5. All plants shall be burlap-wrapped.
6. Prior to construction the landscape contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. The landscape contractor is responsible for reporting any and all damage to utilities, structures, etc. equipment, etc.; which occurs as a result of the landscape contractor.
7. All trees must be guyed and staked as shown in the details.
8. The landscape contractor is responsible for verifying all quantities shown on these plans, before pricing the work.
9. All planting shall be done in accordance with acceptable Horticultural practices. This is to include proper planting mix, plant bed and tree pit preparation, pruning, staking or guying, watering, spraying, fertilization, planting and adequate maintenance until acceptance by the owner.
10. The landscape contractor is responsible for fully maintaining all planting (including but not limited to: watering, spraying, mulching, fertilizing, etc.) or planting areas and trees until the work is accepted in total by the landscape architect and the owner.
11. All plants shall be guaranteed for 90 days from final inspection and acceptance. All trees shall be guaranteed an additional 180 days.
12. All plants are subject to approval by the owner or owner's representative. Prior to planting, all trees must be approved by the owner or owner's representative.
13. All plants and planting areas must be completely mulched as specified with three (3) inches of Cypress Mulch.
14. Standards set forth in "American Standards for Nursery Stock" represent guideline specifications only and shall constitute MINIMUM quality requirements for plant material.
15. All landscaped areas shall be provided with an irrigation system that supplies 100 percent coverage to all required landscaping plant material. The irrigation system may consist of an automatic or manual underground system, drip system, quick coupling valves, or hose lines within 50 feet of all required landscaping plant material.
16. The irrigation system shall be designed to minimize root disturbance to existing trees and other vegetation to be retained. No irrigation is required within these areas.
17. All proposed shrubs shall be of sufficient height so that they are a minimum of 24" above the finished pavement elevation of the parking area adjacent to said shrub.
18. All tree roots existing within approved improvement areas and originating from a protected tree, shall be removed clean of the limits of the preserved area where indicated on the approved construction plans. The root pruning equipment selected will be equivalent to a Dwyer Root Cutter.
19. All trees to remain must be protected by tree protection barricades meeting the minimum standards shown on the attached diagram (i.e. S&P Fence). Protective barricades shall remain in place until land alteration and construction activities are complete.
20. Any tree not designated for removal from the site and is removed by the contractor will result in the contractor having to either compensate the owner for similar replacement of (tree's) destroyed, or replacement of identical size and species of tree removed. Further, any additional requirements by regulatory agencies having jurisdiction over such matters will be incurred by the contractor. Compensatory damages against the contractor are not limited in this situation.
21. No more than 50% of the Landscape area may be planted with the shallow-rooted (i.e., St. Augustine) turf grass varieties.
22. Stabilization shall be done by using vegetative ground cover.
23. ALL NEWLY DEVELOPED AND REDEVELOPED ABOVE GROUND UTILITY APPURTENANCES VISIBLE FROM THE PUBLIC RIGHT-OF-WAY, INCLUDING PEDESTALS, UTILITY METERS, TRANSFORMERS, BACK-FLOW PREVENTION DEVICES ETC., SHALL BE SCREENED PER CITY OF APOPKA LDC. PLANT LOCATION MUST BE CONSIDERATE OF REQUIRED SPATIAL SEPARATION FROM A FIRE FLOW PROTECTION APPLIANCE IN ACCORDANCE TO THE UNIFORM FIRE CODE.

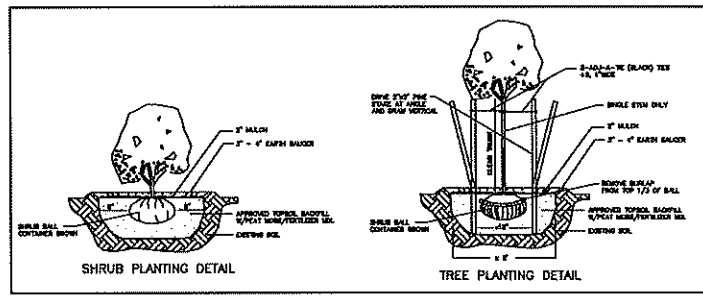
CITY OF APOPKA LANDSCAPE NOTES:

1. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE CITY OF APOPKA LAND DEVELOPMENT CODE SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, WITHIN THE DRAINAGE OF A TREE REMAINING ON SITE, UNLESS OTHERWISE APPROVED BY THE ADMINISTRATION, IT SHALL BE UNLAWFUL TO REMOVE VEGETATION, EXCEPT BY HAND, BY GRUBBING OR TO PLACE SAW, DEBRIS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIALS, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRAINAGE OF A TREE TO REMAIN ON SITE.
3. PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E. HAY BALES, BARRIERS, SOODINGS AND SANDBAGS) SHALL BE PROVIDED, AS NECESSARY TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
4. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETECT SOIL DISTURBANCE. SOODING, PLUGGING, PROPPING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SOODING MAY BE REQUIRED IN AREAS OF EROSION PRONE SOIL ARE WHERE SLOPES ARE GREATER THAN 6:1.
5. NO FILLING, EXCAVATION, OR CONSTRUCTION OF PERMANENT STRUCTURES OR OTHER IMPROVEMENTS MAY OCCUR WITHIN THE WETLAND CONSERVATION AREA OR 30 FOOT SETBACK EXCEPT AS SPECIFIED IN THE CITY OF APOPKA LAND DEVELOPMENT CODE.
6. PRUNING OF A GRAND OAK, WITH THE EXCEPTION OF MINOR PRUNING, IS PROHIBITED UNLESS CONDUCTED IN ACCORDANCE WITH THE ANSI-A-300 PRUNING STANDARDS, AND PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS (ASCA). A NOTARIZED AFFIDAVIT AFFIRMING AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST WILL CONDUCT OR PROVIDE ON-SITE SUPERVISION OF THE PRUNING SHALL BE SUBMITTED TO THE CITY PRIOR TO THE PRUNING OF A GRAND OAK. AN ISA CERTIFIED ARBORIST OR AN ASCA REGISTERED CONSULTING ARBORIST CONTRACTED BY A PROPERTY OWNER TO PRUNE A GRAND OAK SHALL ASSUME FULL RESPONSIBILITY FOR ALL PRUNING ACTIVITIES DETERMINED IN NONCOMPLIANCE WITH STANDARDS SPECIFIED WITHIN THE LAND DEVELOPMENT CODE.
7. MINOR PRUNING: THE PRUNING OF A TREE BY THE REMOVING BRANCHES MEASURED NO GREATER THAN THREE INCHES IN DIAMETER AT THE POINT OF CONNECTION TO A SUPPORTING BRANCH AND IN ACCORDANCE TO THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.



DISABLED PARKING / SIGNING TYPICAL DETAILS

TRANSPORTATION TECHNICAL MANUAL



SHRUB PLANTING DETAIL

TREE PLANTING DETAIL

DATE: 09/28/2018
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 180365ITE

PROJECT #: 18-036
SHEET: C-11

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
1023 PROFESSIONAL PARK DR. BRANDOL, FL 33011
TEL: (813) 971-2800, FAX: (813) 971-1752, E-mail: engineering@aspiresh.com

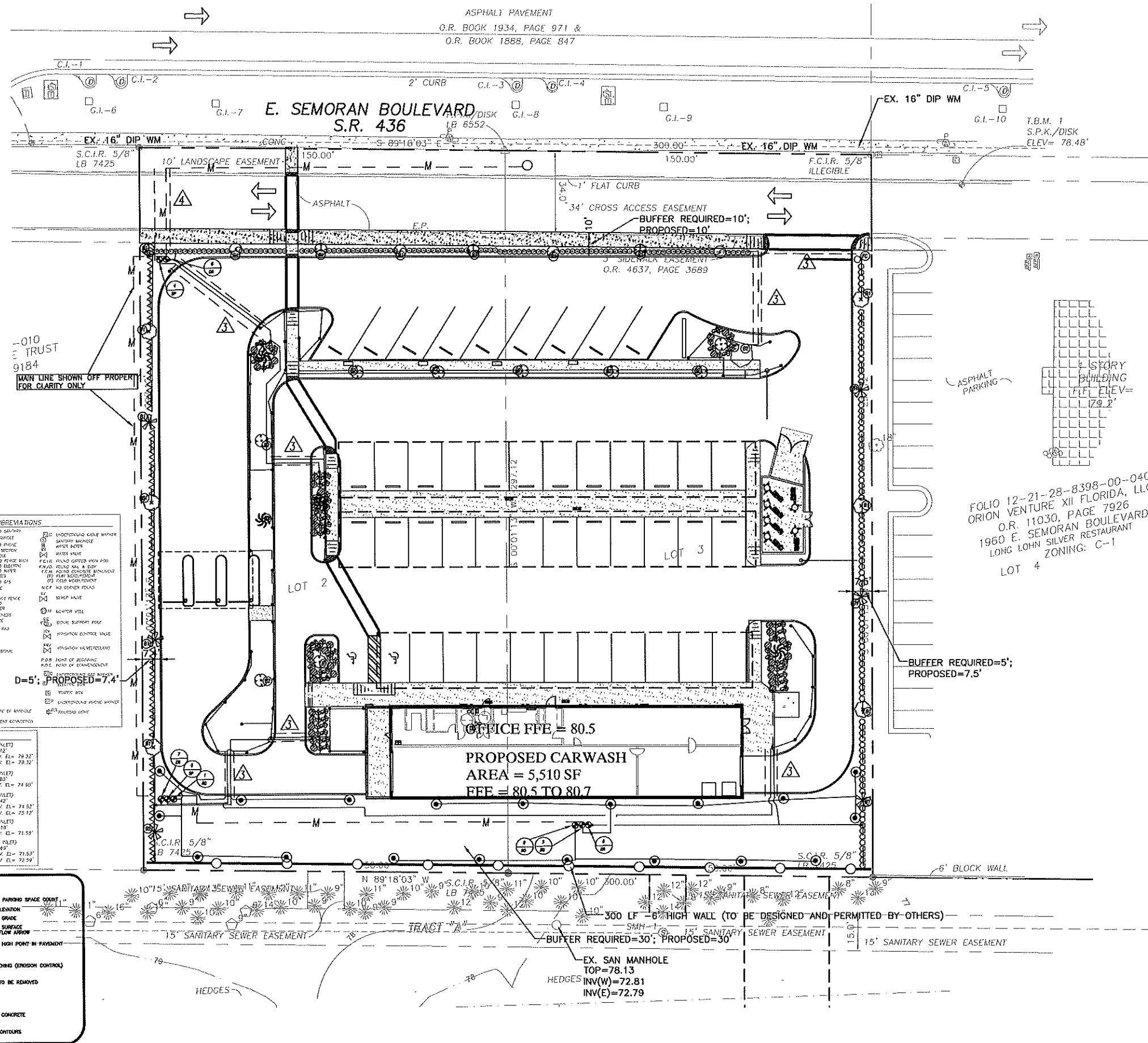
WASH CITY APOPKA
SECTION 12, TOWNSHIP 21 S., RANGE 28 E.
CITY OF APOPKA, FLORIDA

NOTES AND
SPECIFICATIONS

DATE: 09/28/2018
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 180365ITE
PROJECT #: 18-036
SHEET: C-11

Ravi S Alur

Digitally signed by Ravi S Alur
DN: cn=Ravi S Alur, o=Aspire Engineering Inc, ou=Aspire Engineering Inc, email=Ravi.S.Alur@aspire-engineering.com, c=US
c: 2342.192.0300.100.1.1=A010808000001525231F8A00001496
Date: 2019.06.11 10:56:44 -0400



- NOTES:**
1. LATERAL PIPING IS PR160, INSTALLER NOT TO EXCEED 5 FPS
 2. AUTOMATIC ELECTRIC VALVES WILL BE INSTALLED IN CARSON, 10\"/>
 3. WIRE CONNECTIONS TO THE ELECTRIC VALVES ARE TO BE MADE WITH RAINBIRD ST-03 UL WIRE CONNECTORS AND PT-05 SEALANT, (OR EQUAL)
 4. ELECTRICAL WIRE IS TO BE TYPE UF 600 VOLT 14 AWG -2 WIRE CABLE. INSTALL SEPARATE CABLE IN ALTERNATE COLOR AS SPARE
 5. TAPE ALL CONTROL WIRE TO MAINLINE AT 10' INTERVALS.
 6. ALL MAIN PIPING SHALL BE INSTALLED A MINIMUM OF 12\"/>
 7. UNLESS OTHERWISE INDICATED, ALL SLEEVES ARE TO BE SCH. 40 PVC AND TWO SIZES LARGER THAN THE PIPE TO BE SLEEVED. NO SLEEVE SHALL BE SMALLER THAN 2\"/>
 8. PVC PURPLE PRIMER MUST BE USED ON ALL MAIN PIPE PRIOR TO CONNECTING PIPE WITH PVC CEMENT. NO OTHER CEMENTER SHALL BE ACCEPTABLE.
 9. IRRIGATION TRENCHES SHALL BE OCCUPIED BY IRRIGATION PIPE ONLY. DO NOT SHARE TRENCHES WITH OTHER UTILITIES.
 10. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS FOR WORK SPECIFIED ON THESE PLANS AND IN THE SPECIFICATIONS. BACKFLOW CERTIFICATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
 11. CONTRACTOR SHALL ABIDE BY ALL LOCAL AND STATE CODES IN THE INSTALLATION OF WORK.
 12. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO STARTING WORK.
 13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REPAIR AND RESTORATION OF PAVEMENT, SOIL AREAS, AND ALL OTHER AREAS THAT ARE THE RESULT OF DAMAGE RESULTING FROM IRRIGATION WORK (INCLUDING SEPTIC TANK DRAINFIELDS).

- LEGEND:**
- HUNTER POP-UP SPRAY - VARIOUS NOZZLE
 - HUNTER ROTOR - 2.7 gpm
 - MICROJET BUBBLER/STAKE TIE AT DRIPLINE FEED
 - HUNTER .1 GPM TIED TO SPRAY LINE
 - DRIPLINE FLUSH POINT IN 6\"/>
 - HOSE BIB FOR ESTABLISHMENT/PAINT RED NON-POTABLE
 - DRIP LINE POINT OF CONNECTION
 - LD09-12 R/B LANDSCAPE DRIP LINE (DBL LINE)
 - 1 1/2\"/>
 - LATERAL PIPING (SIZE TO 5 FPS OR LESS)
 - W NEW WELL WITH 2HP PUMP, 35GPM @ 50PSI
 - WB NEW PVB BACKFLOW
 - C HUNTER 2 WIRE 12 ZONE CAPACITY
 - R RAIN SENSOR, WIRELESS

- EX TREE LEGEND**
- EX. TREE AND SIZE
 - VISUALIZATION TREE AND SIZE
 - PALM TREE AND SIZE
 - PINE TREE AND SIZE
 - BANANA TREE AND SIZE

EX LEGEND & ABBREVIATIONS

1. CALCULATED MEASUREMENT	10. UNDERGROUND SANITARY	19. UNDERGROUND GAS MAIN
2. POINT OF REF. MEASUREMENT	11. TELEPHONE MANHOLE	20. SANITARY MANHOLE
3. CONCRETE	12. UNDERGROUND FENCE	21. WHITE WATER
4. EDGE OF PAVEMENT	13. UNDERGROUND FENCE BOX	22. WHITE WATER
5. MATTRESS	14. UNDERGROUND FENCE BOX	23. FLOOD GATED HIGH FLOW
6. CURB	15. UNDERGROUND ELECTRIC	24. FLOOD GATED HIGH FLOW
7. EXIST. MANHOLE	16. UNDERGROUND ELECTRIC	25. FLOOD GATED HIGH FLOW
8. EXIST. MANHOLE	17. UNDERGROUND ELECTRIC	26. FLOOD GATED HIGH FLOW
9. EXIST. MANHOLE	18. UNDERGROUND ELECTRIC	27. FLOOD GATED HIGH FLOW

EX STORM TABLE

C1-1 (CUTS INLET)	C1-6 (GRATE INLET)
TOP ELEV. 81.25	TOP ELEV. 81.25
18\"/>	18\"/>
C1-2 (CUTS INLET)	C1-7 (GRATE INLET)
TOP ELEV. 81.15	TOP ELEV. 81.15
18\"/>	18\"/>
C1-3 (CUTS INLET)	C1-8 (GRATE INLET)
TOP ELEV. 81.05	TOP ELEV. 81.05
18\"/>	18\"/>
C1-4 (CUTS INLET)	C1-9 (GRATE INLET)
TOP ELEV. 80.95	TOP ELEV. 80.95
18\"/>	18\"/>
C1-5 (CUTS INLET)	C1-10 (GRATE INLET)
TOP ELEV. 80.85	TOP ELEV. 80.85
18\"/>	18\"/>

- LEGEND: (AS APPLICABLE)**
- PROPOSED PARKING SPACE COUNT
 - EXISTING ELEVATION
 - PROPOSED GRADE
 - PROPOSED SURFACE DRAINAGE FLOW ARROW
 - PROPOSED HIGH POINT IN PAVEMENT
 - EXISTING
 - SALT SCORCHING (EROSION CONTROL)
 - EX. TREE TO BE REMOVED
 - PROPOSED CONCRETE
 - EXISTING CONTOURS

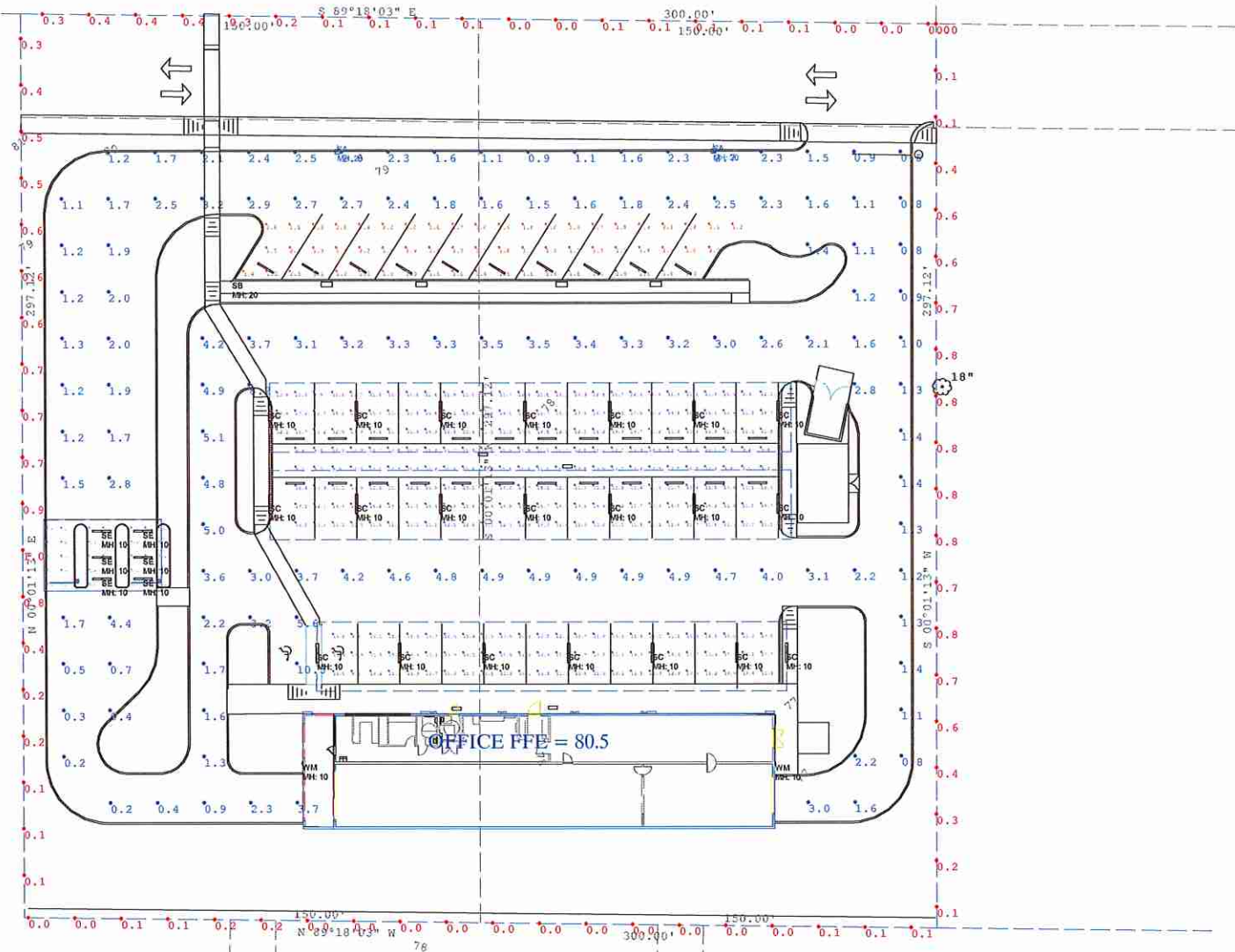
FOLIO 12-21-28-8398-00-040
ORION VENTURE XII FLORIDA, LLC
O.R. 11030, PAGE 7926
1960 E. SEMORAN BOULEVARD
LONG LOHN SILVER RESTAURANT
ZONING: C-1

ASPIRE ENGINEERING, INC.
CONSULTING ENGINEERS - PLANNERS
1023 PROFESSIONAL PARK DR., BRANDON, FL 33511
TEL: (813) 571-3550, FAX: (813) 571-1753, E-mail: aspireeng@bellsouth.com

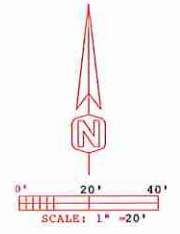
WASH CITY APOKA
SECTION 12, TOWNSHIP 21 S., RANGE 28 E.
CITY OF APOKA, FLORIDA

IRRIGATION LAYOUT

DATE: 09/28/2018
DESIGNED BY: RA
DRAWN BY: RA
CHECKED BY: RA
FILE NAME: 18036SITE
PROJECT #: 18-036
SHEET: IR-1



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens (MANUFAC)
SA	2	SA	SINGLE	0.900	ECF-S-32L-100-NY-G3-4-HIS	7105 PHILIPS GARDCO
SC	21	SC	SINGLE	0.900	BS100LED4PHGTLOWT40120V-27V-	6191 BEGHELLI
SB	1	SB	SINGLE	0.900	ECF-S-32L-100-NY-G2-3	6661 SIKIMFY GARDCO
WM	2	WM	SINGLE	0.900	LPW-16-30-NY-G3-4	3364 STONCO / KEEHE
SE	8	SE	SINGLE	0.900	BX310LED4SAWT40120-27V-S	1348 BEGHELLI
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
CANOPY AREAS	Illuminance	Fc	12.36	17.7	9.2	1.34
DRIVE-THRU	Illuminance	Fc	10.82	18.0	2.2	4.92
PARKING	Illuminance	Fc	1.98	3.4	1.6	1.24
PROPERTY LINE	Illuminance	Fc	0.30	1.0	0.0	N/A
ROAD	Illuminance	Fc	2.43	10.5	0.2	12.15



SLP -SITE LIGHTING/PHOTOMETRICS PLAN

View_1:Plan Rotated 0 Tilted 0
Not to Scale



Project:
CAR WASH AOPKA

Disclaimer:
SESCO Lighting, Tampa provides this photometric report for purposes of comparison within the SESCO Lighting, Tampa product line only. The information provided is based upon manufacturer's industry procedures.
This laboratory performance will always differ from that observed in the field due to a great number of variables, both known (installation methods, power quality, lamping, recoverable, and non-recoverable light loss factors, etc.)
In general, SESCO Lighting Tampa schedules numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire single or grouped. As such, specific design decisions must be thoroughly based upon experience, consultation with the manufacturer and above all, common sense.

Notes:
1) EXACT MOUNTING HEIGHTS TO BE DETERMINED BY OTHERS.
2) MOUNTING HEIGHT IS ASSUMED A.P.F. OR A.P.O. UNLESS NOTED
3) CALCULATIONS ASSUME INITIAL HORIZONTAL FOOTCANDLES

Sales Person: Megan Hoggard

Designed By: Megan Hoggard
Date: 4/25/2019
Scale:

#	Date	Comments

Ravi S Alur

Digitally signed by Ravi S Alur
DN: c=US, o=Aspire Engineering Inc, ou=Aspire Engineering Inc, cn=Ravi S Alur, 0.9.2342.19200300.100.1.1=A0109800000015252251FBA0001496
Date: 2019.06.11 10:58:18 -04'00'



CITY OF APOPKA PLANNING COMMISSION

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

MEETING OF: February 12, 2019
FROM: Community Development
EXHIBITS: Vicinity Map
Adjacent Zoning Map
Aerial Map
Site Plan
Elevations

SUBJECT: SPECIAL EXCEPTION AND SITE PLAN – WASH CITY

REQUEST: APPROVAL OF THE SPECIAL EXCEPTION REQUEST AND SITE PLAN FOR WASH CITY

SUMMARY:

OWNER: Felice Ladesernia Revocable Trust

APPLICANT: S. Brent Spain, Esquire

LOCATION: 1860 & 1880 E. Semoran Blvd.

PARCEL ID NUMBER: 12-21-28-8398-00-030 & 12-21-28-8398-00-020

LAND USE: Commercial

ZONING: Retail Commercial District (C-1)

EXISTING USE: Vacant

PROPOSED USE: Car Wash

TRACT SIZE: 2.04 acres +/-

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

ADDITIONAL COMMENTS: The property is presently assigned a Future Land Use Designation of “Commercial”. Within the C-1 (Retail Commercial District) zoning category, a car wash facility is a use that requires an approved Special Exception. The proposed car wash facility is comprised of 5,510 sq. ft. of building space, amounting to a floor area ratio (FAR) of .062. Vacuum Spaces and Employee parking spaces are located north of the car wash building. The development is proposed to be accessed from S.R. 436, leading to a private driveway, defined as a private, cross access easement on the recorded “Summerset Wadaville Lot 2 Replat”. A 10’ bufferyard is proposed at the front property line, with 5 feet bufferyard required on the side lot lines. The applicant is proposing a 6’ wide bufferyard on the west side and a 7.5’ wide bufferyard on the east side.

- A. Relationship to Adjacent Properties: Zoning and existing land use assigned to adjacent and nearby properties appears in the below exhibits. The character of the area surrounding the subject property is described as follows:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (County)	Low Density Residential	R-1	Wekiwa Manor Section 2 Single Family Res.
East (City)	Commercial	C-1	Long John Silvers restaurant\Pep Boys Auto
South (City)	Residential High	R-3	Willow Lake Apartments
West (City)	Commercial	C-1	Vacant Commercial Lot

- B. Special Exception Distance Separation Standard. “All special exception uses shall be located a minimum of 1,000 feet from any other existing like use in non-residential districts, and 1,500 feet in residential districts.” (Article II, Section 2.00.00, 5. Special Exceptions. B1). The proposed car wash is more than 1,500 feet from any other car wash businesses.
- C. Special Exception Development Standards. Article II of the Land Development Code establishes development standards specific to special exceptions. These standards are intended to reduce any impacts from the proposed special exception use on adjacent properties. After review of the Development Plan for the Special Exception, staff finds that the applicant has met the intent of the regulations stated in Article II, Section 2.02.01 General, (5), Special Exceptions.

The parking requirement for this use is one space for each 200 sq. ft. of office plus 3 spaces per bay.

A lighting plan, landscape plan, and sign plan, will be provided during the Site Plan Approval Process (i.e. Preliminary Development Plan and/or Final Development Plan).

Hedges are proposed at the north, west, and east property lines while a 6’ masonry wall exists on the southern property line.

- C. Special Exception Conditions of Use.

1. Hours of operation are limited to 6 am to 10 pm.
2. Hedges and trees, in accordance with code, must be planted and maintained on the north, west, and east bufferyards. Hedges must 36 inches in height and on center at time of planting.
3. The vacuum service area canopy shall have a hard roof, and all landscaping shall be maintained to screen the vacuum service area from adjacent properties and public roads.

4. If the car wash business has vacated the parcel for more than 180 consecutive days, the property owner shall remove the equipment and canopy within the vacuum service area within thirty (30) days after receiving written notice from the City.
5. This Special Exception authorization expires if (a) the applicant fails to obtain a certificate of occupancy or a business tax receipt within five years from the date of the Special Exception approval; and (b) the Special Exception Use has vacated the parcel for more than 180 consecutive days.

DULY ADVERTISED:

February 1, 2019 - Public Hearing Notice

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval for a Special Exception and Special Exception Site Plan to allow a car wash within the C-1 zoning district, subject to the Special Exception conditions within the staff report and the site plan.

Recommended Motion: Approve a Special Exception and Special Exception Site Plan to allow a car wash, subject to the Special Exception Conditions of Use, at 1860 and 1880 E. Semoran Blvd.

Planning Commission Role - Pursuant to the City of Apopka Code of Ordinances, Part III, Land Development, Article XI, Section 11.05.D.1 the Planning Commission has the authority to take final action on a special exception application. Therefore, the Planning Commission may approve, deny or approve with conditions this application. An applicant may appeal the Planning Commission action to the City Council.

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.

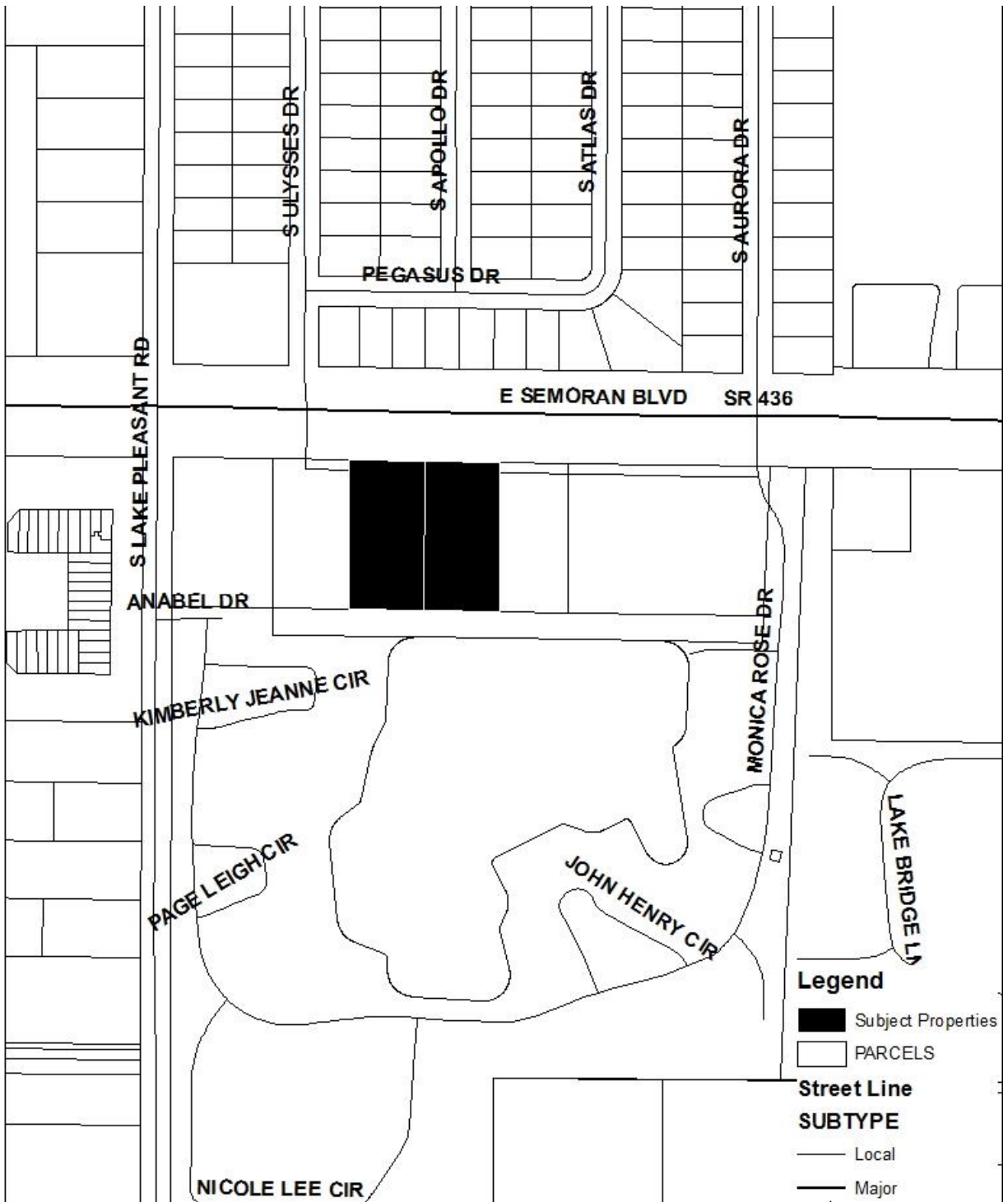


**WASH CITY
SPECIAL EXCEPTION**

2.04 +/- Acres

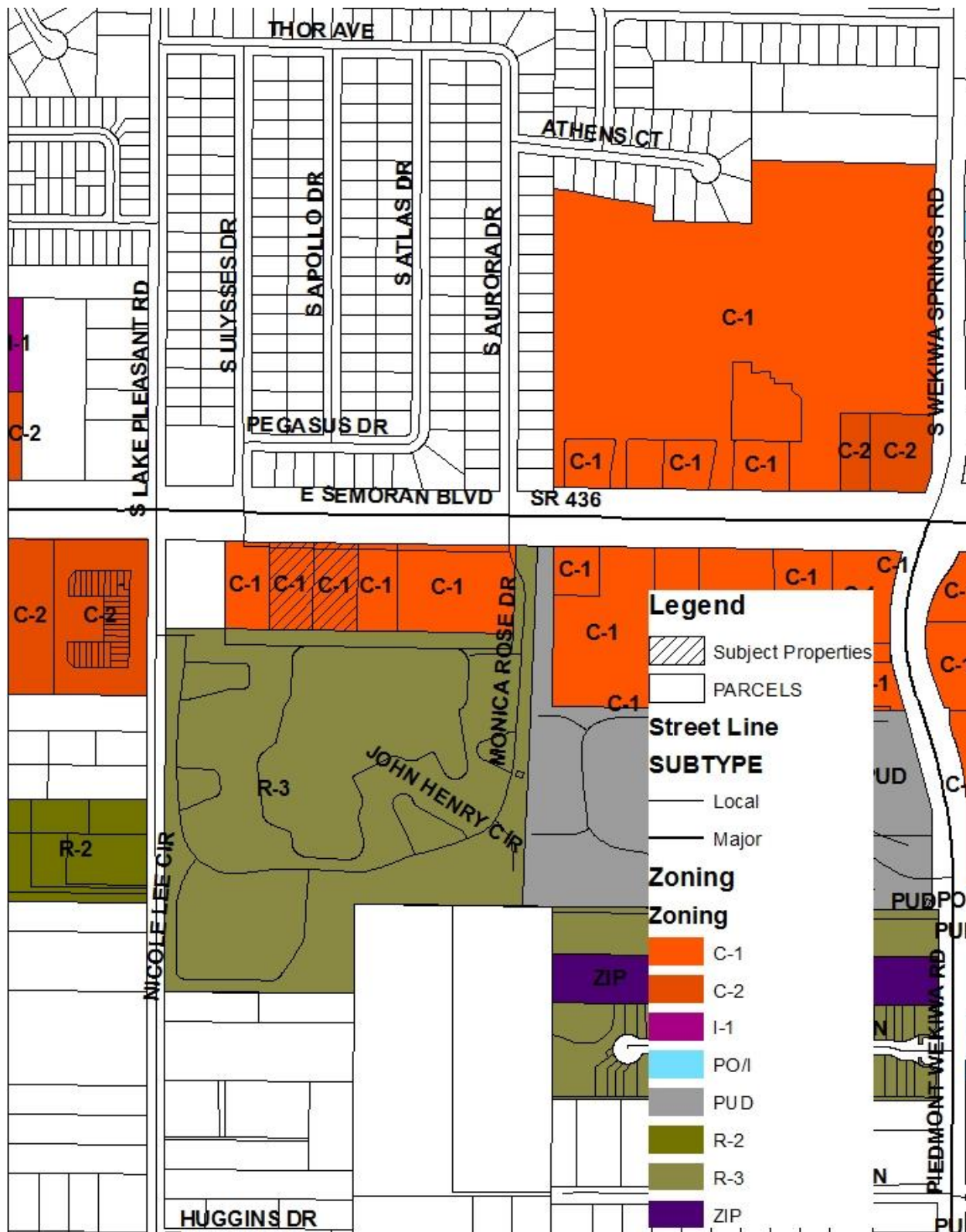
Parcel IDs #: 12-21-28-8398-00-030 & 12-21-28-8398-00-020

VICINITY MAP



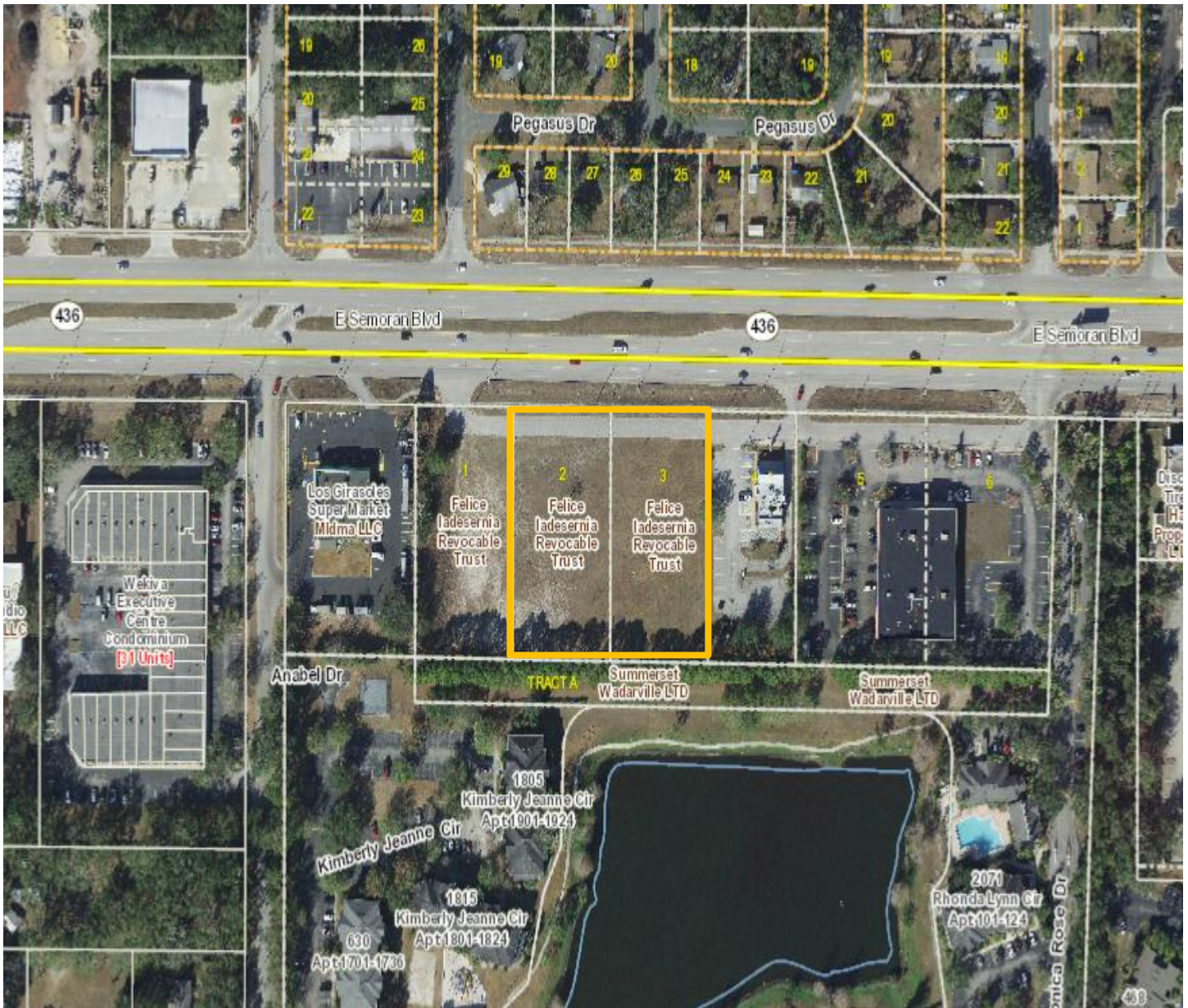


ADJACENT ZONING MAP





ADJACENT USES



**CITY OF APOPKA
PLANNING COMMISSION**

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Public Right-of-Way (ROW)	ROW	Harmon Road
East (City)	Mixed-Use	MU-ES-GT	Communications Tower
South (City)	Institutional/Public Use	O (Office)	Vacant
West (City)	Mixed-Use	MU-ES-GT	Vistas at Water's Edge Residential Subdivision

PROJECT SUMMARY: The Alta East Shore – Major/Preliminary Development Plan is a mixed-use development within the Mixed-Use East Shore-Gateway (MU-ES-GT) zoning district. The project consists of 285-unit multi-family residential gated community and two commercial outparcels. The commercial outparcels are located in the northern portion of the site and are proposed as future developments. The commercial outparcels will be developed under separate submittals in the future. The Alta East Shore project consists of nine apartment buildings and the following units:

Type of Unit	# of Bedroom Units
One-Bedroom Units	127
Two-Bedroom Units	122
Three-Bedroom Units	36

This project is subject to the following setback standards within the MU-ES-GT zoning district:

Setback	Min. Standard
Front	15' minimum/80' maximum
Side	10'
Rear	25'
Corner	25'

PARKING: A total of 369 parking spaces are required and the applicant is proposing 520 spaces including 13 accessible spaces. The applicant provides justification in their residential parking evaluation for proposing 41% over the required number of spaces for this site, while Code restricts parking spaces proposal at 25% over the number required. The parking evaluation, provided by the applicant and accepted by Staff, considers anticipated parking shortage, as well as, parking standards established by the American Planning Association (APA), the Institute of Transportation Engineers (ITE), and the Urban Land Institute (ULI) based on the proposed one-, two- and three-bedroom units.

ACCESS: Access to this project and the future outparcels is via Harmon Road with intent of pedestrian cross access to future commercial outparcels. There is also right-in and right-out access proposed on Binion Road.

RECREATION AND OPEN SPACE: The applicant proposes recreation areas that include, a pool, cabana and dog park. Additionally, three retention ponds will be designed as amenities. A minimum 10-foot wide multi-modal recreation trail will be provided along Harmon Road.

Per Future Land Use Element 3.1.r, (Mixed-Use) of the Comprehensive Plan, the minimum open space requirement is 15%. Approximately 17.5% of the Alta East Shore PDP, apartments and commercial lands combined, is designated as open space.

TRANSPORTATION IMPACTS: A transportation impact analysis (TIA) was conducted for this project to assess its impacts on the surrounding roadway segments and intersections within a one-mile radius of the project per the City's adopted TIA methodology. Included in the analysis was Ocoee-Apopka Road from Keene Road to Boy Scout; Binion Road from Ocoee-Apopka Road to Boy Scout Road; Boy Scout Road from Binion Road to Ocoee-Apopka Road; and Harmon Road from Ocoee-Apopka Road to Binion Road. Intersections analyzed included Binion Road and Harmon Road; Ocoee-Apopka Road and Harmon Road; Ocoee-Apopka Road and Binion Road; SR 414 On-Ramp and Marden Road; Access to the site on Harmon Road; and Access to the site on Binion Road. A left turn lane warrant study for the Harmon Road access and a right turn lane warrant for the Binion Road access were also conducted. Buildout year was assumed to be 2022.

The project will generate 2,115 daily trips and 151 P.M. Peak Hour trips. The addition of these project trips to the study roadways will not cause the Level of Service (LOS) to fall below the City's adopted LOS. The analysis demonstrates sufficient capacity exists on the study roadways segments and study intersections to accommodate the addition of trips generated by this project. All study roadway segments and intersections will continue to operate at or above the City's adopted Level of Service.

The results of the turn lane analyses conducted by the applicant indicate right and left turn lanes are not warranted; however, a westbound left turn deceleration lane is recommended by the applicant on Harmon Road at the project access. Left and right turn lanes at both site entrances are required per Section 5.16.5.B.3.d.2 of the City's Land Development Code. Even though turn lanes are not warranted, the requirement to provide them can only be waived by City Council.

STORMWATER: The stormwater management system includes on-site retention areas, on the northern and central portions of the site. The stormwater ponds designs meets the City's Land Development Code.

LANDSCAPING/BUFFER: The development entrance from Harmon Road is lined with canopy trees such as Southern Magnolias, Red Maple and Live Oaks every 40-feet on center. The recreation area that includes a pool and cabana are embellished with palm trees and canopy trees. The apartment buildings are adorned with understory trees such as Crape Myrtle, Holly, and Japanese Blueberry trees. A canopy type tree is placed on each parking island. A four-foot wide foundation planting area is provided between buildings and parking spaces.

CONDITIONS OF APPROVAL: The Alta East Shore Major/Preliminary Development Plan are subject to the following conditions of approval:

1. A minimum of 53 parking spaces shall be installed with pervious surface based on Comprehensive Plan, Future Land Use Element Policy Section 16.2.
2. Right turn lanes at the Binion Road and Harmon Road driveway intersections shall be provided as part of the access improvements according to Section 5.16.5(d)(2) of the Land Development Code.

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

PUBLIC HEARING SCHEDULE:

July 9, 2019 - Planning Commission, 5:30 p.m.

July 17, 2019 - City Council, 7:00 p.m.

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Alta East Shore – Major/Preliminary Development Plan, subject to the conditions of approval and findings of this staff report.

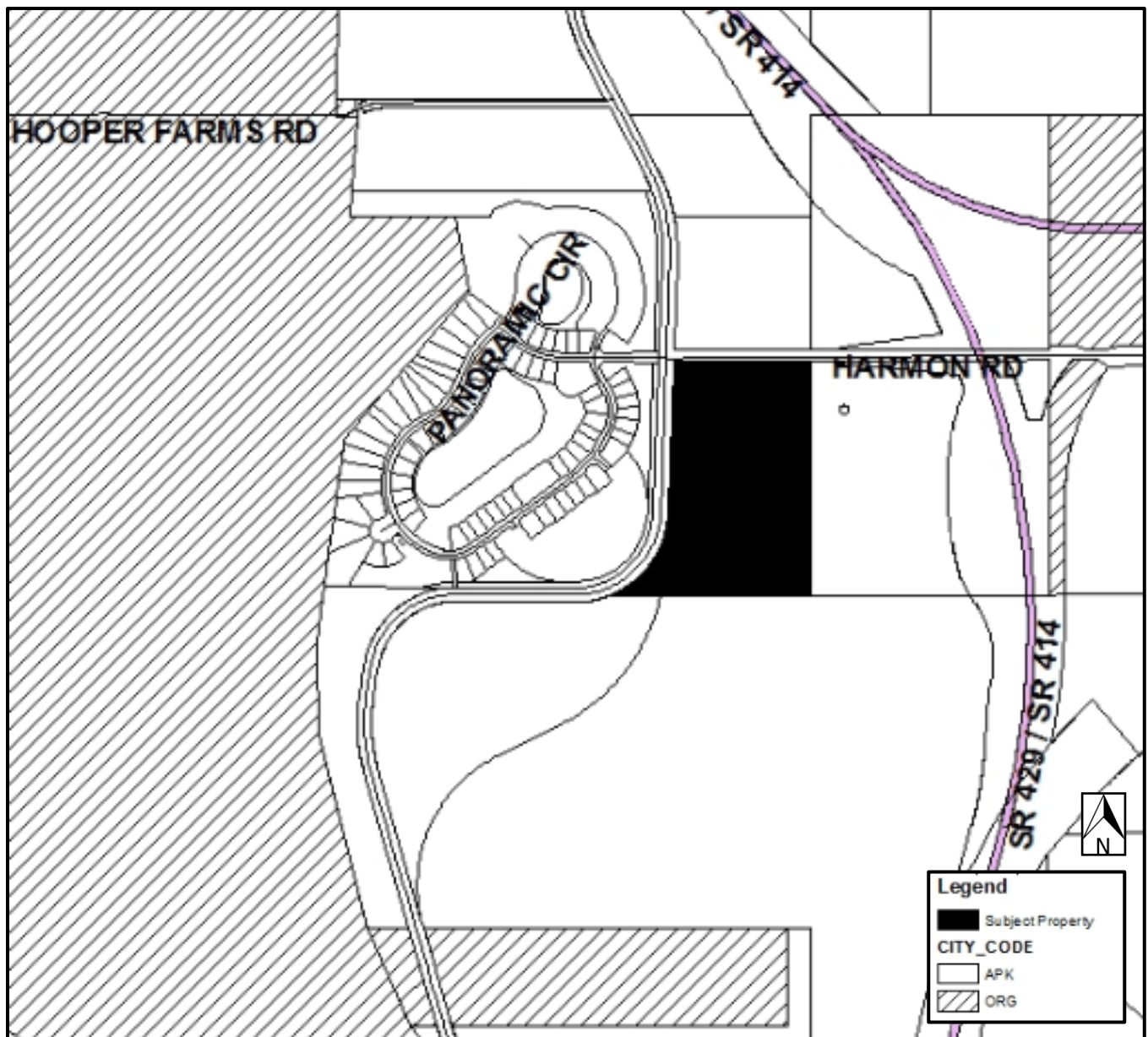
Planning Commission: Find the Alta East Shore – Major/Preliminary Development Plan consistent with the Comprehensive Plan and 1993 Land Development Code; and recommend approval of the Major/Preliminary Development Plan, subject to the conditions of approval and findings of this staff report for the property owned by Go Growth One, LLC c/o Michael Kirchner, President, and located at 2001 and 2209 South Binion Road.

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.

Project Name: Alta East Shore – Major/Preliminary Development Plan
Owner: Go Growth One, LLC c/o Michael Kirchner, President
Applicant: WP South Acquisitions, LLC c/o Bryan F. Borland, Vice President
Engineer: Madden, Moorhead & Stokes, Inc. c/o David Stokes, P.E.
Parcel I.D. Number(s): 19-21-28-0000-00-019 and 19-21-28-0000-00-025
Property Address: 2001 and 2209 South Binion Road
Total Acreage: 24.23 +/- acres

VICINITY MAP



AERIAL MAP



MAJOR/PRELIMINARY DEVELOPMENT PLAN
FOR
ALTA EAST SHORE

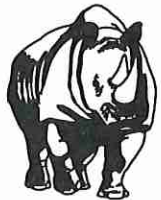
PARCELS: 19-21-28-0000-00-019, 19-21-28-0000-00-025
SECTIONS 29 AND 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST
2001 AND 2209 S BINION ROAD
CITY OF APOPKA, FLORIDA
FOR
WOOD PARTNERS
636 WEST YALE STREET
ORLANDO, FL 32804
PHONE: (407) 982-2516

LEGAL DESCRIPTION:

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EASTERLY OF STATE ROAD 437 (BINION ROAD) AND SOUTHERLY OF HARMON ROAD, IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, CONTAINING 24.41 ACRES, MORE OR LESS PER SURVEY.

INDEX OF SHEETS

SHEET	SHEET TITLE
C-001	COVER SHEET
SV-01 - SV-02	BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
C-002	SYMBOLS & ABBREVIATIONS
C-003	EXISTING CONDITIONS PLAN
C-004	DEVELOPMENT DATA & NOTES
C-005	SITE PLAN
C-100	OVERALL SUBDIVISION PLAN
C-101 - C-102	SUBDIVISION PLANS
C-200 - C-201	UTILITY PLANS
C-300 - C-301	DRAINAGE PLANS
C-400 - C-401	VEHICULAR CIRCULATION PLAN
C-500	TYPICAL SECTIONS
L-COVER	LANDSCAPE & IRRIGATION COVER SHEET
RA.01 - RA.02	RECREATION PLAN
L.00	LANDSCAPE REFERENCE PLAN
L.01 - L.09	LANDSCAPE PLANS
LD.01	LANDSCAPE PLANT LIST
LD.02	LANDSCAPE DETAILS
LD.03	LANDSCAPE SPECIFICATIONS
IR.01	IRRIGATION MAINLINE ROUTING PLAN
IRD.01	IRRIGATION NOTES & DETAILS



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

PROJECT TEAM MEMBERS:

OWNER:
GOORWITH ONE LLC
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WINTER PARK, FL 32789
PHONE: (407) 443-4134
CONTACT: MICHAEL KROHNER

SURVEYOR:
HAMILTON ENGINEERING AND SURVEYING, INC.
775 WARNER LANE
ORLANDO, FL 32803
PHONE: (407) 362-5929

LANDSCAPE ARCHITECT:
LAND RESOURCE DESIGN GROUP
821 SE 16TH PLACE
OCALA, FL 34471
PHONE: (352) 477-2700
CONTACT: JIM BAILEY, PLA

GEOTECHNICAL:
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5904 HAMPTON OAKS PARKWAY, SUITE F
TAMPA, FL 33610
PHONE: (813) 971-1862
CONTACT: ANDRES F. ALBERDI, P.E.

DEVELOPER:
WOOD PARTNERS
636 WEST YALE STREET
ORLANDO, FL 32804
PHONE: (407) 982-2516
CONTACT: BRYAN BORLAND

ENGINEER:
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431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FL 32751
PHONE: (407) 629-8330
CONTACT: DAVID STOKES, PE

ENVIRONMENTAL:
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MAITLAND, FL 32751
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CONTACT: WARREN F. NICHOLS, P.E.

ARCHITECT:
CHARLAN BROOK AND ASSOCIATES
1770 PENNEL STREET
MAITLAND, FL 32751
PHONE: (407) 660-8900
CONTACT: GRACE GARDINER, AIA

UTILITY PROVIDERS:

WATER:
CITY OF APOPKA
120 E. MAIN STREET
APOPKA, FL 32704
PHONE: (407) 703-1731
CONTACT: KEVIN BECOTTE, PE

WASTE WATER:
CITY OF APOPKA
120 E. MAIN STREET
APOPKA, FL 32704
PHONE: (407) 703-1731
CONTACT: KEVIN BECOTTE, PE

PHONE:
CENTURY LINK
33 NORTH MAIN STREET
WINTER GARDEN, FL 34787
PHONE: (407) 814-5351
CONTACT: DAVID BIVENS

POWER:
DUKE ENERGY
275 POKKAN ROAD
APOPKA, FL 32712
PHONE: (407) 938-6990
CONTACT: ROO RODRIGUEZ

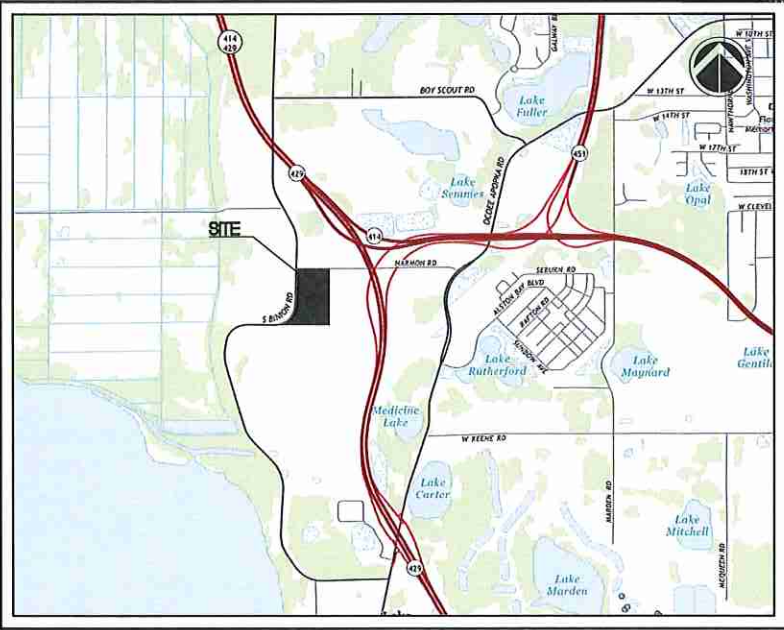
RECLAIMED WATER:
CITY OF APOPKA
120 E. MAIN STREET
APOPKA, FL 32704
PHONE: (407) 703-1731
CONTACT: KEVIN BECOTTE, PE

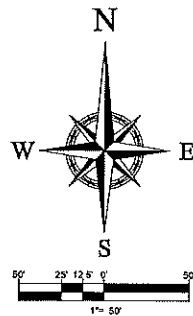
SOLID WASTE:
CITY OF APOPKA
120 E. MAIN STREET
APOPKA, FL 32704
PHONE: (407) 703-1731
CONTACT: KEVIN BECOTTE, PE

CABLE:
CHARTER SPECTRUM
3767 ALL AMERICAN BLVD.
ORLANDO, FL 32810
PHONE: (407) 532-8511
CONTACT: TRACEY DONOSTOY

NATURAL GAS:
LAKE APOPKA NATURAL GAS
1320 WINTER GARDEN VINELAND RD.
WINTER GARDEN, FL 34787
PHONE: (407) 656-2754 EXT. 104
CONTACT: EVERETT HOLMES

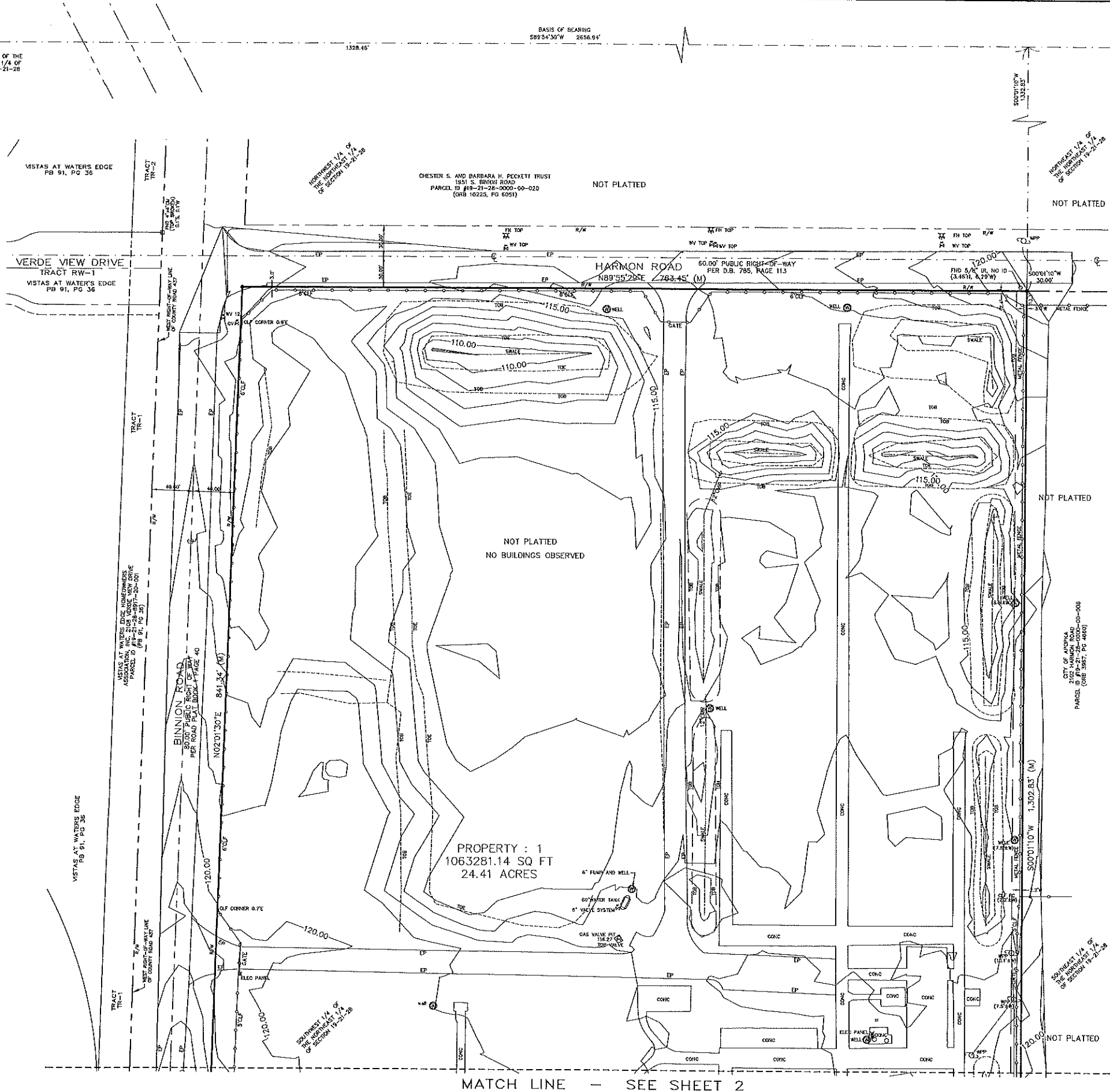
VICINITY MAP
1" = 2,000'





Legend: (AS APPLICABLE)

- SET CAPPED IRON ROD
- SET PARKER-KALON NAIL & DISK
- FOUND 4"x4" CONCRETE MONUMENT
- AS NOTED
- FOUND IRON ROD OR AS NOTED
- EP EDGE OF PAVEMENT
- EP FENCE (AS NOTED)
- EP OVERHEAD UTILITY LINE
- EP BACK FLOW PREVENTER
- EP CLEAN OUT
- EP FIRE HYDRANT
- EP GAS METER
- EP LIGHT POLE
- EP METERED END SECTION (MES)
- EP REVERSE WATER VALVE
- EP SANITARY SEWER MANHOLE
- EP SANITARY SEWER GATE VALVE
- EP SIGN
- EP TRAFFIC SIGNAL BOX
- EP UTILITY POLE
- EP VERTICAN PEDESTAL
- EP WATER METER
- EP WATER SERVICE
- EP WATER VALVE
- EP BARBED-WIRE FENCE
- EP BOUNDARY
- EP CABLE TELEVISION VAULT
- EP CERTIFIED CORNER RECORD
- EP CHAIN LINK FENCE
- EP CM CONCRETE MONUMENT
- EP CORRUGATED METAL PIPE
- EP CONCRETE
- EP CORRUGATED PLASTIC PIPE
- EP ELECTRIC BOX
- EP ELECTRIC
- EP ELEVATION
- EP EDGE OF PAVEMENT
- EP FOUND
- EP IRON PIPE & CAP
- EP IRON ROD & CAP
- EP IRON PIPE
- EP IRON ROD
- EP NAIL & DISK
- EP PAIRROAD SPIKE
- EP GUY ANCHOR
- EP HMO WIRE FENCE
- EP IRRIGATION CONTROL VALVE
- EP IDENTIFICATION
- EP LICENSED BUSINESS
- EP INVERT ELEVATION
- EP LIGHT
- EP METAL FENCE
- EP NORTH AMERICAN VERTICAL DATUM
- EP NATIONAL GEODETIC VERTICAL DATUM
- EP OVERHEAD UTILITY LINE
- EP OFFICIAL RECORD BOOK
- EP PLAT BOOK
- EP PAGES
- EP POINT OF BEGINNING
- EP POINT OF COMMENCEMENT
- EP POINT OF TANGENCY
- EP PERMANENT REFERENCE MONUMENT
- EP REINFORCED CONCRETE PIPE
- EP RIGHT-OF-WAY
- EP SECTION
- EP SEWER VALVE
- EP SIDEWALK
- EP TELEPHONE PEDESTAL
- EP TOP OF BANK
- EP TOP OF SLOPE
- EP UTILITY POLE
- EP RADIAL LINE
- EP NON-RADIAL LINE
- EP NON-TANGENT
- CC CALCULATED
- CC PER DEED
- CC PER FIELD
- CC PER PLAT
- CC RADIUS
- CC ARC LENGTH
- CC CENTRAL ANGLE
- CC CHORD BEARING
- CC CHORD DISTANCE
- N NORTH
- NE EAST
- SE SOUTH
- SW WEST
- NE NORTH-EAST
- SE SOUTH-EAST
- SW SOUTH-WEST
- NW NORTH-WEST



NOTICE:
THIS SURVEY, AS SHOWN HEREON IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE SURVEY

LEGAL DESCRIPTION (AS PROVIDED BY CLIENT):

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LYING EASTERLY OF STATE ROAD 437 (BINION ROAD) AND SOUTHERLY OF HARMON ROAD, IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, HAVING A BEARING OF S89°54'30"W, AN ASSUMED MERIDIAN.
 - 2) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
 - 3) MONUMENT OFFSET DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL DIRECTIONS FROM BOUNDARY CORNERS RELATIVE TO THE BEARING BASIS (I.E., N 0.15' = NORTH 0.15').
 - 4) UNLESS OTHERWISE SHOWN AND DEPICTED HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
 - 5) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
 - 6) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE BY HAMILTON ENGINEERING & SURVEYING, INC. TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
 - 7) TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
 - 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - 9) THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILTON ENGINEERING & SURVEYING, INC. AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
 - 10) FENCE OWNERSHIP NOT DETERMINED.
 - 11) PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
 - 12) THE LANDS DESCRIBED HEREIN CONTAIN 24.41 ACRES MORE OR LESS.
 - 13) THE SUBJECT PARCEL OF LAND WAS FORMERLY USED AS A NURSERY AND CONTAINED NUMEROUS GREENHOUSES AND APPURTENANCES. THERE ARE IRRIGATION PIPING AND STUB-UPS THAT EXIST THROUGHOUT THE SITE THAT SERVED THE GREENHOUSES WHICH HAVE NOT BEEN LOCATED FOR THIS SURVEY.
 - 14) REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
 - 15) THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEAN AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - 16) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE.
 - 17) NO VISIBLE EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - 18) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - 19) THE DATE OF SIGNATURE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.
- COPYRIGHT 2018 - HAMILTON ENGINEERING & SURVEYING, INC.

Certified to:
WP SOUTH ACQUISITIONS, L.L.C., a Georgia limited liability company;
FIRST AMERICAN TITLE INSURANCE COMPANY;
Gogrowth One, LLC, a Florida limited liability company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11, 13, 14, 15, 17, and 19 of Table A thereof. The field work was completed on OCTOBER 15, 2018. Date of field work: OCTOBER 22, 2018.

I hereby certify that this survey, subject to the surveyor's notes contained hereon, meets the applicable "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 46-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Date of field work: July 02, 2018.

PAUL TRINIA, PSM
FLORIDA REGISTRATION NO. 5244
CERTIFICATE OF AUTHORIZATION NO. LB 7013
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

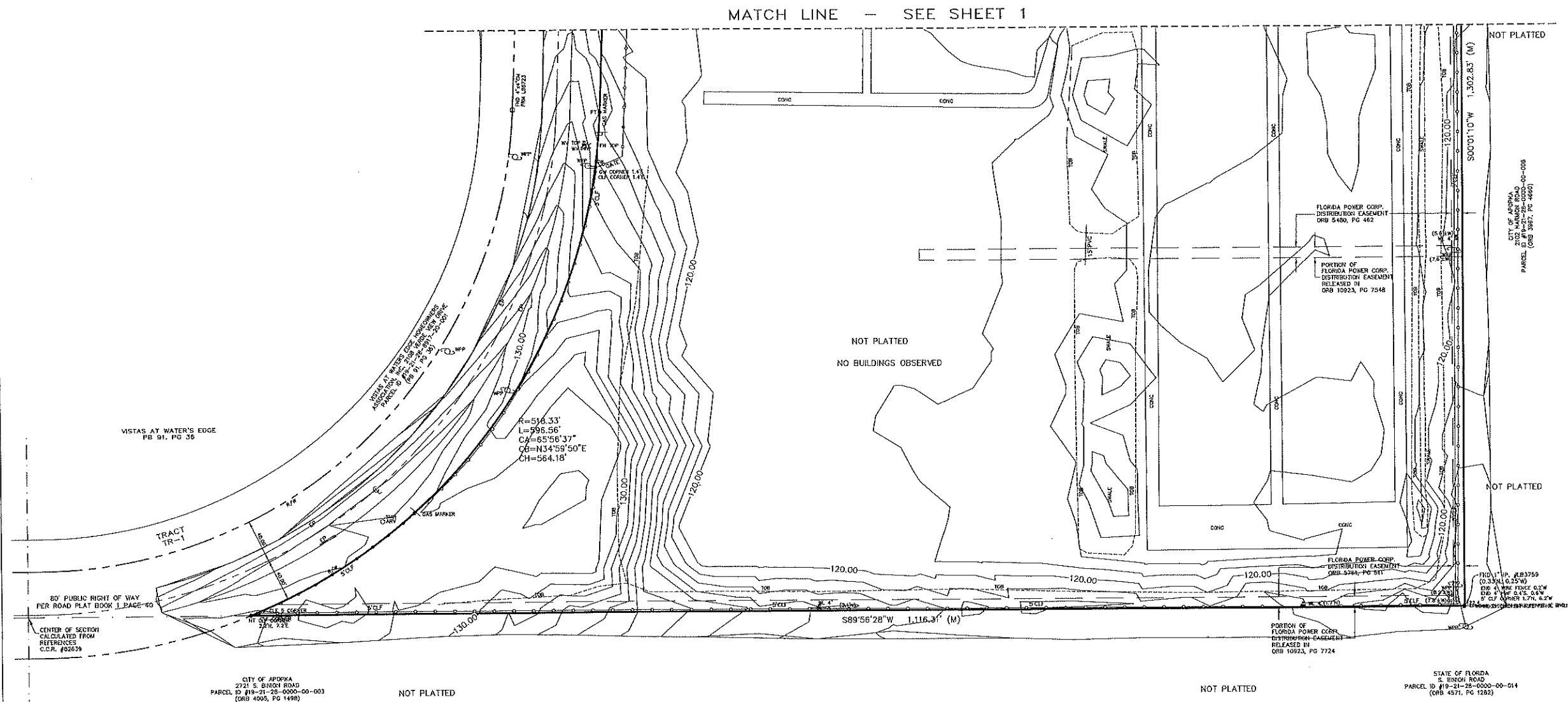
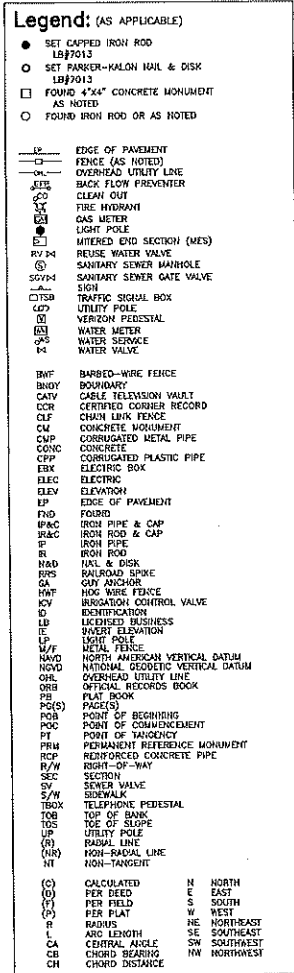
HAMILTON
ENGINEERING & SURVEYING, INC.
775 WARDER LANE
SUITE 100
ORLANDO, FLORIDA 32835
TEL: 407.362.5529
FAX: 407.362.5526
US POST

TOPOGRAPHIC SURVEY

WP SOUTH ACQUISITIONS, LLC
2001 & 2209 S. BINION ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SHEET TITLE:

PREPARED FOR:	WP SOUTH ACQUISITIONS, LLC
FIELD BOOK/PAGE:	N/A
QUALITY CONTROL FIELD:	PT
QUALITY CONTROL OFFICE:	PT
DRAWN BY:	PT
CHECKED BY:	JASON
SHEET NO.:	53632.0004
SECTION:	31-25-26
SURVEY DATE:	10/15/2018
NOT VALID WITHOUT ALL SHEETS	1 of 2



NOTICE:
THIS SURVEY, AS SHOWN HEREON IN ITS GRAPHIC FORM, IS
THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED
HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN
AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE
SURVEY.

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY

WP SOUTH ACQUISITIONS, LLC
2001 & 2209 S. BINION ROAD
APOPKA, ORANGE COUNTY, FLORIDA

SHEET TITLE:

PREPARED FOR: WP SOUTH ACQUISITIONS, LLC

FIELD BOOK/PAGE: N/A

QUALITY CONTROL FIELD: PT

QUALITY CONTROL OFFICE: PT

TRANS BY: PT PARTY CHIEF: JASON

NO. 3 53632.0004

SEC TWP RANG: 31-25-25

SURVEY DATE: 10/15/2018

NOT VALID WITHOUT ALL SHEETS

F		P	
FAC	FRAME AND COVER	PC	POINT OF CURVATURE
FD	FLOOR DRAIN	PCC	POINT OF COMPOUND CURVATURE
FDM	FOUNDATION	PCP	POCKETED PIPE
FOOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PFPG	PROFILE GRADE POINT
FT	FEET	PI	POINT OF INTERSECTION
FTG	FINISHED FLOOR	P/A	PROPERTY LINE
FG	FINISHED GRADE	POB	POINT OF BEGINNING
FH	FIRE HYDRANT	POJ	PUSH ON JOINT
FIM	FURNISH AND INSTALL	PP	POWER POLE
FI	FIGURE	PR	PHONE RISER
FIN	FINISHED	PRC	POINT OF REVERSE CURVATURE
FIT	FITTING	PRSS	PRESSURE
FL	FENCE LINE	PROJ	PROJECT
FLR	FLOOR	PROPSD	PROPOSED
FLX	FLEXIBLE	PRVC	POINT OF REVERSE VERTICAL CURVE
FLG	FLANGE	PFS	POUNDS PER SQUARE FOOT
FPM	FEET PER MINUTE	PB	POUNDS PER SQUARE INCH
FPH	FEET PER HOUR	PT	POINT OF TANGENCY
FTM	FEET PER SECOND	PVC	POLYVINYL CHLORIDE
FTS	FEET/FOOT	PVMT	PAVEMENT
FTG	FOOTING	PWR	POWER
G		Q	
GA	GALLON	Q	FLOW RATE
GALV	GALVANIZED	R	RADIUS
GM	GAS MAIN	RCP	REINFORCED CONCRETE PIPE
GPM	GALLONS PER HOUR	RCFA	REINFORCED CONCRETE PIPE ARCH
GPD	GALLONS PER DAY	RD	ROAD
QPM	GALLONS PER MINUTE	RUY	ROADWAY
GR	GALLONS PER SECOND	RED	REDUCER
GRD	GROUND GRADE	REF	REFLECTOR
GA	GALVANIZED STEEL PIPE	RENF	REINFORCED
GV	GATE VALVE	REQD	REQUIRED
GV&B	GATE VALVE AND BOX	REVS	REVERSE/REVISION
GW	GUT WARE	RPM	REVOLUTIONS PER MINUTE
GWT	GROUND WATER TABLE	RR	RAILROAD
H		RBT	RIGHT
HB	HUGE BUBB	RV	RELIEF VALVE
HDP	HIGH DENSITY POLYETHYLENE	R/W	RIGHT-OF-WAY
HDM	HARDWARE	RWM	RELIEF WATER MAIN
HOA	HOME OWNERS ASSOCIATION	S	
HOMR	HORIZONTAL	S	SOUTH
HP	HORSEPOWER	SAN	SANITARY SEWER
HR	HOUR	SPLSH	SPLASH BLOCK
HT	HEIGHT	SCH	SCHEDULE
HW	HEADWALL	SOD	SIDE DRAIN
HWL	HIGH WATER LEVEL	SODN	SIDE DRAIN
HWY	HIGHWAY	SE	SOUTHEAST
HYD	HYDRAULIC	SEC	SECTION
I		SEA	SHEET
I-4	INTERSTATE HIGHWAY	SHGW	SHOULDER HIGH GROUND WATER TABLE
INT	INTERSECTION	SI	SIMILAR
ID	INSIDE DIAMETER	S/L	SIDEWALK
IS	INSIDE FACE	SL	SLOPE
IN	INCHES	SM	SHEET METAL
INL	INLET	SPEC	SPECIFICATION(S)
INST	INSTALL	SQ	SQUARE
IP	IRON PIPE	SO IN	SQUARE INCHES
IR	IRON RAIL	SO FT	SQUARE FEET
IRT	INTERSECT/INTERSECTION	SO YD	SQUARE YARD(S)
INV	INVERT	SR	STATE ROAD
J		SS	STAINLESS STEEL
J	JUNCTION BOX	ST	STREET
JCT	JUNCTION	STA	STATION
JO	JOIST	STD	STANDARD
JO	JOINT	STL	STEEL
K		STR	STRUCTURE
K	LENGTH	STS	STORM SEWER
LAT	LATITUDE	SUP	SUPPORT
LATL	LATERAL	SUSP	SUSPENSION/SUSPENSION
LB	POUND	SVC	SERVICE
LF	LINEAR FEET/FOOT	SW	SOUTHWEST
LG	LONG	SWK	SEWALK
LN	LINE(S)	SYM	SYMBOL(S)
LNP	LIGHT POLE	SYMS	SYMMETRICAL
LONG	LONG	SYS	SYSTEM
LT	LEFT	T	
LWL	LOW WATER LEVEL	T	TANGENT
M		TB	TURBULENCE
MAINT	MAINTENANCE	T&B	TOP AND BOTTOM
MATL	MATERIAL	TBM	TEMPORARY BENCH MARK
MAX	MAXIMUM	TC	TIME OF CONCENTRATION
MCH	MECHANICAL	TD	TRENCH DRAIN
MER	METERED END	TDH	TOTAL DYNAMIC HEAD
MFR	MANUFACTURER	TECH	TECHNICAL/TECHNICAL
MFL	MANHOLE GALLONS PER DAY	TEMP	TEMPORARY
MR	MANHOLE	TL	TERMINAL LAMP/POLE
MHC	MANHOLE COVER	TOB	TOP OF BULK
MWHL	MEAN HIGH WATER LEVEL	TOC	TOP OF CURB
MN	MINIMUM	TOD	TOP OF SLOPE
MSG	MISCELLANEOUS	TOT	TOTAL
MJ	MISCELLANEOUS JOINT	TS	TOP OF SLOPE
MPL	METAL LIGHT POLE	TWP	TOWNSHIP
MWHL	MEAN LOW WATER LEVEL	TY	TYPICAL
MON	MONUMENT	U	
MPS	MILES PER HOUR	UD	UNDERDRAIN
MST	MEAN SEA LEVEL	UG	UNDERGROUND
MTG	MEETING	UNL	UNLESS OTHERWISE NOTED
N		UTC	UNDERGROUND TELEPHONE CABLE
N	NORTH	V	
N	NORTH	VB	VALVE BOX
NA	NOT APPLICABLE	VC	VERTICAL CURVE
N&C	NAIL AND CAP	VCP	VERTIFIED CLAY PIPE
NE	NORTHEAST	VERT	VERTICAL
NG	NATURAL GROUND	VPC	VERTICAL POINT OF CURVE
NC	NOT IN CONTRACT	VPI	VERTICAL POINT OF INTERSECTION
NR	NUMBER	VPT	VERTICAL POINT OF TANGENCY
NO	OR	W	
NOM	NOMINAL	W	WEST
NIS	NOT TO SCALE	W/	WITH

LINES			
	CENTER LINE		BUILDING LINE
	WIRE FENCE		CONTOURS
	CHAIN LINK FENCE		RAILROAD TRACKS
	WOOD FENCE		GAS MAIN
	GUARDRAIL		UNDERGROUND ELECTRIC
	EXISTING PLATS		UNDERGROUND TELEPHONE
	RETAINING WALL		OVERHEAD ELECTRIC
	RIGHT-OF-WAY LINE		OVERHEAD TELEPHONE
	SHORELINE		UNDERGROUND CABLE TELEVISION
	SWALE		EASEMENT

	SANITARY SEWER LINE		FORCE MAIN
	CLEANOUT		MANHOLE
WATER & REUSE WATER			
	WATER MAIN DIP PIPE		WATER VALVE
	REUSE WATER MAIN		FIRE HYDRANT
	BACKFLOW PREVENTOR		WATER METER

	STORM SEWER		FOOT TYPE 1 INLET
	MANHOLE		FOOT TYPE 2 INLET
	MITERED END		FOOT TYPE 3 INLET
	STORM INLET		FOOT TYPE 4 INLET
	FOOT TYPE 6 INLET		FOOT TYPE 5 INLET

	BENCHMARK		GUY POLE		BRICK PAVERS
	RECOVERED 4x4 CM		WOOD UTILITY POLE		DIRT ROAD
	SET 4x4 CM		CONCRETE UTILITY POLE		8" MAPLE TREE
	SET IRON ROD		ELECTRIC MANHOLE		8" OAK TREE
	RECOVERED IRON ROD		TELEPHONE MANHOLE		8" PINE TREE
	CONCRETE		TELEPHONE RISER		8" PALM TREE
	COUNTY ROADS		ELECTRIC BOX / TRANSFORMER		8" MISC. TREE
	INTERSTATE ROADS		WELL		
	STATE ROADS		MONITORING WELL		
	WOOD AND/OR METAL LIGHT POLE		DUMPSTER		
	CONCRETE LIGHT POLE		RR CROSSING SIGN		
	YARD LIGHT		RR CROSSING GATE		
	MISCELLANEOUS SIGN		TRAFFIC SIGNAL POLE		
	SECTION CORNER		SATELLITE DISH		
	EDGE OF PAVEMENT W/O CURB		GUY WIRE		
	EDGE OF PAVEMENT W/CURB		HANDICAP PARKING		
			SPOT ELEVATION		

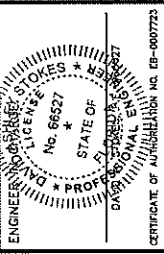
LINES		STORM DRAIN	
	BOUNDARY		100 LF STS 24 HDPE @ 0.20%
	CONSERVATION SETBACK		100 LINEAR FEET STORM PIPE 24" HIGH DENSITY POLYETHYLENE PIPE @ 0.20%
	CENTER LINE		UNDERDRAIN 6" HDPE PIPE
	CHAIN LINK FENCE		DRAINAGE FLOW DIRECTION
	CONTOUR		FOOT INLET TYPE 1
	EASEMENT		FOOT INLET TYPE 2
	FENCE		FOOT INLET TYPE 3
	GUARDRAIL		FOOT INLET TYPE 4
	LOT LINE		FOOT INLET TYPE 5
	PROPERTY LINE		FOOT INLET TYPE 6
	RETAINING WALL		MANHOLE
	RIGHT-OF-WAY LINE		MITERED END SECTION
	SETBACK LINE		SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
	SHORELINE		SPOT ELEVATION
	SWALE		STORM INLET
	TREE LINE		

	100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE		BOUND CORNER
	CLEANOUT		CONCRETE
	DOUBLE SANITARY SERVICE		COUNTY ROADS
	FORCE MAIN PVC PIPE		DETAIL REFERENCE
	MANHOLE		DUMPSTER PAD
		FF=0R.76	
			FINISHED FLOOR ELEVATION

	WATER MAIN DIP PIPE		HANDICAP PARKING
	1 1/2' BEND		INTERSTATE ROADS
	22 1/2' BEND		LIGHT POLE
	45' BEND		SIGHTS
	90' BEND		SECTION CORNER
	TEE		STATE ROADS
	CROSS		SILT FENCE
	CHECK VALVE		TRAFFIC FLOW PAVEMENT MARKING
	DOUBLE DETECTOR CHECK VALVE		UTILITY POLE
	DOUBLE WATER SERVICE		BLDG OR STRUCTURE
	GATE VALVE		TYPE F CURB & GUTTER
	FIRE HYDRANT		MIAMI CURB
	METER		CROSS SECTION DETAIL
	REDUCER		
	BLOWOFF		
	BACKFLOW PREVENTER		
	SAMPLE POINT		
	UNDERDRAIN CLEANOUT		
	RECLAIM WATER MAIN		
	DOUBLE REUSE WATER SERVICE		



WOOD PARTNERS
636 WEST YALE STREET
ORLANDO, FL 32804
(407) 982-2516



DATE	REVIEWS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

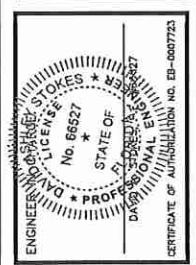
JOB # 18062
DATE: 04/29/2019
SCALE: N.T.S.
DESIGNED BY: EBY
DRAWN BY: TB
APPROVED BY: DAS

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MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

EXISTING CONDITIONS PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY
FLORIDA

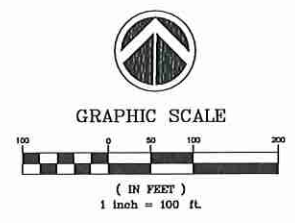
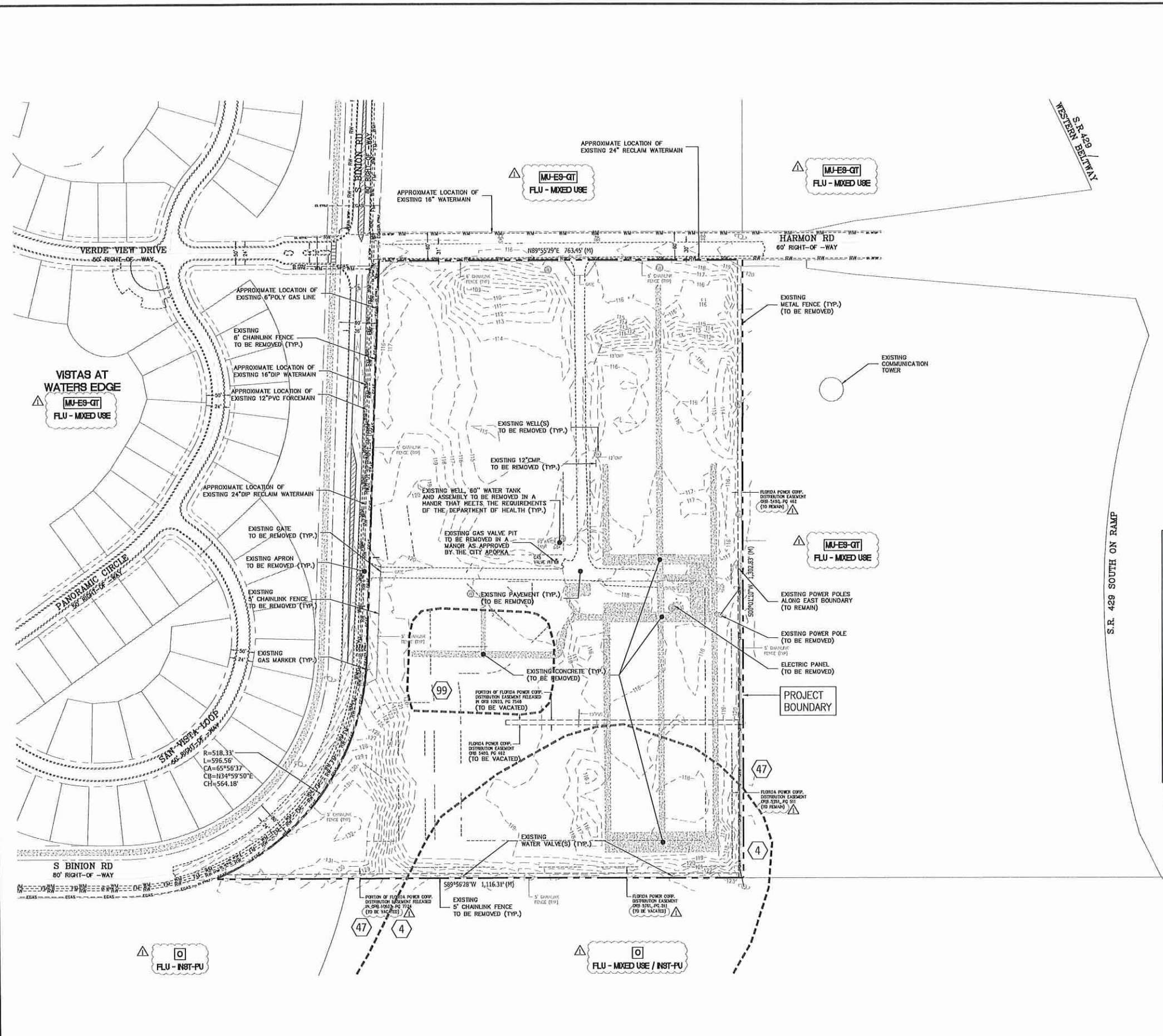
WOOD PARTNERS
636 WEST YALE STREET
ORLANDO, FL 32804
(407) 982-2516



DATE	REVISIONS
06/04/2019	PER STAFF COMMENTS DATED 06/03/19
07/01/2019	
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JOB # 18062
DATE: 04/29/2019
SCALE: 1"=100'
DESIGNED BY: BJB
DRAWN BY: TJB
APPROVED BY: DAS

C-003



LEGEND

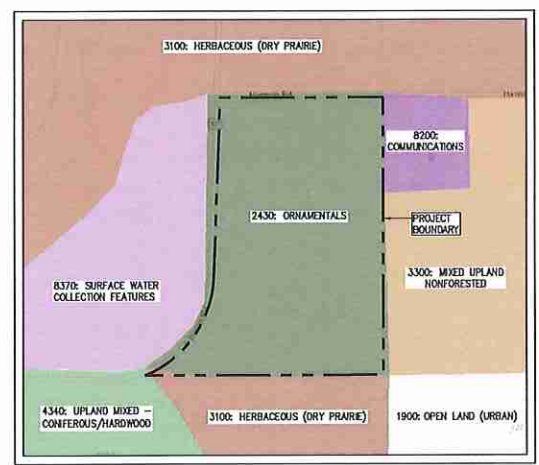
MU-E8-QT ZONING
FLU - MIXED USE FUTURE LAND USE

FEMA NOTE
PER FEMA FIRM PANEL NO. 12095C0120F, PANEL 120 OF 750, DATED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY IS DESIGNATED ZONE X. AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOILS LEGEND

SOIL NUMBER	SOIL NAME	HYDROLOGIC GROUP
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES	A
47	TAVARES-MILHOPPER COMPLEX, 0 TO 5 PERCENT SLOPES	A
99	WATER	-

SOURCE: USDA, NATURAL RESOURCE CONSERVATION SERVICE - ORANGE COUNTY, FLORIDA 2019



FLUCFCS MAP
SCALE: 1"=400'

FUTURE LAND USE	MIXED USE
ZONING	MIXED-USE-EAST SHORE-GATEWAY (MU-ES-GT)
GROSS LAND AREA	24.41 ACRES
TRAIL DEDICATION (TRACTS TD-1 & TD-2)	0.18 ACRES
NET DEVELOPABLE LAND AREA	24.23 ACRES
MIXED-USE COMMERCIAL LAND AREA	4.84 ACRES
MIXED-USE MULTI-FAMILY RESIDENTIAL LAND AREA	19.39 ACRES
PROPOSED MULTI-FAMILY UNITS	285 UNITS
MAXIMUM DENSITY (ALLOWED)	UP TO 15 DU/AC
MULTI-FAMILY RESIDENTIAL DENSITY	14.7 DU/AC

PHASE 1, MULTI-FAMILY RESIDENTIAL	
MULTI-FAMILY RESIDENTIAL LAND AREA	19.39 ACRES
NET DEVELOPABLE AREA	19.39 ACRES
NUMBER OF UNITS	285 UNITS
DENSITY, MAX. (DU/AC) [ALLOWED]	15 DU/AC ⁽¹⁾⁽²⁾
DENSITY, MULTI-FAMILY RESIDENTIAL (DU/AC) [PROPOSED]	14.7 DU/AC
FAR, MIN. & MAX.	NOT APPLICABLE
LOT AREA, MIN.	8,000 SF
LIVING AREA, MIN.	1,000 SF
LOT WIDTH, MIN.	100'
BUILDING WIDTH IN BUILD-TO-ZONE, MIN. (% OF LOT WIDTH)	60 ⁽¹⁾
BUILDING HEIGHT, MAX.	45'
SETBACKS	
FRONT YARD, MIN. & MAX.	15' MIN. / 80' MAX. ⁽¹⁾
SIDE YARD, MIN.	10' ⁽¹⁾
CORNER SIDE YARD, MIN.	20'
REAR YARD, MIN.	25'
ACCESSORY STRUCTURES, MIN.	15' FROM BOUNDARY

- ## **MIXED-USE COMMERCIAL DEVELOPMENT STANDARDS**

COMMERCIAL OUTPARCEL 1, FUTURE DEVELOPMENT	
COMMERCIAL OUTPARCEL 1 LAND AREA	2.66 ACRES
NET DEVELOPABLE AREA	2.88 ACRES
DENSITY, MAX. (DU/AC)	NOT APPLICABLE
FAR, MIN. & MAX.	0.25 MIN. / 1.0 MAX. ^(b)
LOT AREA, MIN.	7,500 SF
LIVING AREA, MIN.	NOT APPLICABLE
LOT WIDTH, MIN.	75'
BUILDING WIDTH IN BUILD-TO-ZONE, MIN. (% OF LOT WIDTH)	60' ^(b)
BUILDING HEIGHT, MAX.	45'
SETBACKS	
FRONT YARD, MIN. & MAX.	15' MIN. / 80' MAX. ^(b)
SIDE YARD, MIN.	10' ^(b)
CORNER SIDE YARD, MIN.	20'
REAR YARD, MIN.	10'

COMMERCIAL OUTPARCEL 2, FUTURE DEVELOPMENT	
COMMERCIAL OUTPARCEL 2 LAND AREA	2.18 ACRES
NET DEVELOPABLE AREA	2.18 ACRES
DENSITY, MAX. (DU/AC)	NOT APPLICABLE
FAR, MIN. & MAX.	0.25 MIN. / 1.0 MAX ⁽¹⁾
LOT AREA, MIN.	7,500 SF
LIVING AREA, MIN.	NOT APPLICABLE
LOT WIDTH, MIN.	75'
BUILDING WIDTH IN BUILD-TO-ZONE, MIN. [% OF LOT WIDTH]	60' ⁽¹⁾
BUILDING HEIGHT, MAX.	45'
SETBACKS	
FRONT YARD, MIN. & MAX.	15' MIN. / 80' MAX. ⁽¹⁾
SIDE YARD, MIN.	10' ⁽¹⁾
CORNER SIDE YARD, MIN.	20'
REAR YARD, MIN.	10'

- ### OWNERSHIP / MAINTENANCE

POND TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY EITHER A PROPERTY OWNER'S ASSOCIATION (P.O.A.) OR PROPERTY MANAGEMENT GROUP WITH A USE AGREEMENT TO ALLOW CITY OF APOPKA THE ABILITY TO MAINTAIN DRAINAGE STRUCTURES.
DRAINAGE EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA WITH A USE AGREEMENT TO ALLOW P.O.A. OR PROPERTY MANAGEMENT GROUP THE ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES.
UTILITY, WALL, AND LANDSCAPE EASEMENTS	PUBLIC / PRIVATE	TO BE OWNED AND MAINTAINED BY P.O.A. OR PROPERTY MANAGEMENT GROUP WITH UTILITY DEDICATIONS TO OTHER PRIVATE UTILITY COMPANIES. UTILITIES WITHIN THE EASEMENT TO BE OWNED AND MAINTAINED BY OTHER PRIVATE ENTITIES.
WATER AND RECLAIMED WATER	PRIVATE	TO BE OWNED AND MAINTAINED BY P.O.A. OR PROPERTY MANAGEMENT GROUP
SANITARY SEWER AND FORCEMAIN	PRIVATE	TO BE OWNED AND MAINTAINED BY P.O.A. OR PROPERTY MANAGEMENT GROUP
DOG PAK TRACT	PRIVATE	TO BE OWNED AND MAINTAINED BY P.O.A. OR PROPERTY MANAGEMENT GROUP
BUFFER TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY P.O.A. OR PROPERTY MANAGEMENT GROUP
LIFT STATION TRACT	PRIVATE	TO BE OWNED AND MAINTAINED BY P.O.A. OR PROPERTY MANAGEMENT GROUP

POTABLE WATER SERVICE	CITY OF APOPKA UTILITIES
RECLAIMED WATER SERVICE	CITY OF APOPKA UTILITIES
WASTEWATER SERVICE	CITY OF APOPKA UTILITIES
ELECTRIC SERVICE	DUKE ENERGY
CABLE	SPECTRUM
TELECOMMUNICATIONS	CENTURY LINK
NATURAL GAS	LAKE APOPKA NATURAL GAS
FIRE PROTECTION	CITY OF APOPKA

PHASE	PROPOSED USE	SPACES REQUIRED
FUTURE DEVELOPMENT	COMMERCIAL OUTPARCEL 1	PER TABLE 5.1.6.A, BASED ON PROPOSED PERMITTED USE
FUTURE DEVELOPMENT	COMMERCIAL OUTPARCEL 2	PER TABLE 5.1.6.A, BASED ON PROPOSED PERMITTED USE

PHASE	PROPOSED USE	NUMBER OF UNITS	REQUIRED SPACES PER UNIT	REQUIRED SPACES
1	MULTI-FAMILY DWELLING, STUDIO & 1 BEDROOM UNITS	127	1.00	127
	MULTI-FAMILY DWELLING, ALL OTHER UNITS	158	1.35	213
	MULTI-FAMILY DWELLING, VISITOR SPACE PER UNIT	285	0.10	29
TOTAL PARKING REQUIRED:				369
3	DISABLED ACCESSIBLE PARKING REQUIRED	2% OF TOTAL PARKING		7

PHASE	PROPOSED USE	NUMBER OF UNITS	PROVIDED SPACES PER UNIT	PROVIDED SPACES
1	MULTI-FAMILY DWELLING, STUDIO & 1 BEDROOM UNITS	127	1.72	218
	MULTI-FAMILY DWELLING, ALL OTHER UNITS	158	1.72	272
	MULTI-FAMILY DWELLING, VISITOR SPACE PER UNIT	285	0.10	30
		TOTAL PARKING PROVIDED		520
1	DISABLED ACCESSIBLE PARKING PROVIDED		2.5% OF TOTAL PARKING	13

PHASE	PROPOSED USE	BICYCLE SPACES REQUIRED
FUTURE DEVELOPMENT	MULTI-FAMILY DWELLING, SHORT-TERM	PER TABLE 5.1.11.C.2, BASED ON PROPOSED PERMITTED USE
	MULTI-FAMILY DWELLING, LONG-TERM	PER TABLE 5.1.11.C.2, BASED ON PROPOSED PERMITTED USE

PHASE	PROPOSED USE	NUMBER OF UNITS	REQUIRED SPACES PER UNIT	REQUIRED SPACES
1	MULTI-FAMILY DWELLING, SHORT-TERM	285	1 PER 20	15
	MULTI-FAMILY DWELLING, LONG-TERM (GARAGE BAY)	285	1 PER 4	72
TOTAL BICYCLE PARKING REQUIRED:				87

PHASE	PROPOSED USE	NUMBER OF UNITS	PROVIDED SPACES PER UNIT	PROVIDED SPACES
1	MULTI-FAMILY DWELLING, SHORT-TERM	285	1 PER 20	16
	MULTI-FAMILY DWELLING, LONG-TERM (GARAGE BAY)	285	1 PER 4	72
TOTAL BICYCLE PARKING PROVIDED:				88

Phase	ITE Code	Land Use	Number of Dwelling Units	DAILY		PM PEAK HOUR			
				Weekday Trips Per Unit	Total Generated Daily Trips	PM Peak Hour Trips Per Unit	Total Generated PM Hour Trips	PM In	PM Out
1	220	MULTI-FAMILY HOUSING	285	7.42	2,115	0.53	151	95	56
TOTAL:			285	-	2,115	-	151	95	56

OCPS SCHOOLS FOR MIXED-USE MULTI-FAMILY RESIDENTIAL

Student Population per Orange County Public Schools				
School Type	School Name	Multi-Family Units	Multiplier per OCPS	Student Population
Elementary Students	Apopka Elementary	285	0.149	42
Middle School Students	Wolf Lake Middle	285	0.063	18
High School Students	Wekiva High	285	0.070	20
Totals:			0.281	80

OPEN SPACE REQUIRED = 7.5% OF DEVELOPMENT SITE AREA

PHASE	PROPOSED USE	NET DEVELOPABLE AREA	OPEN SPACE REQUIRED
FUTURE DEVELOPMENT	COMMERCIAL OUTPARCEL 1	2.66	0.20
FUTURE DEVELOPMENT	COMMERCIAL OUTPARCEL 2	2.18	0.16
1	MULTI-FAMILY RESIDENTIAL	19.39	1.45
TOTAL OPEN SPACE REQUIRED:			1.82

PHASE	TRACTS		AREA PROVIDED
1	B-1	BUFFER	0.24
	B-2	BUFFER	1.05
	DP-1	DOG PARK	0.09
	P-1	STORMWATER POND	1.22
	TD-1	TRAIL DEDICATION 1	0.10
	TD-2	TRAIL DEDICATION 2	0.08
TOTAL OPEN SPACE PROVIDED:			2.78

DEVELOPMENT NOTES

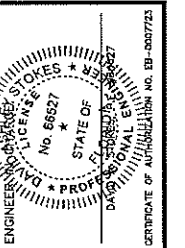
1. ALL ACREAGE SHOWN ARE SUBJECT TO CHANGE DURING WITH FINAL ENGINEERING AND FINAL PLAT REVIEW AND APPROVAL.
2. THIS PROJECT SHALL BE DEVELOPED IN MULTIPLE PHASE. THE MULTI-FAMILY RESIDENTIAL PORTION OF THE PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE AND COMMERCIAL OUT-PARCELS WILL SUBMIT A DEVELOPMENT PLAN UNDER SEPARATE SUBMITTAL.
3. EITHER A MANDATORY PROPERTY OWNER'S ASSOCIATION (POA) OR PROPERTY MANAGEMENT GROUP SHALL BE CREATED TO PROVIDE FOR OWNERSHIP AND MAINTENANCE OF ALL COMMON AREAS AND TRACTS WITHIN THE DEVELOPMENT THAT ARE NOT DEDICATED OR OWNED BY THE CITY OF APOPKA.
4. BLANKET EASEMENTS SHALL BE PROVIDED OVER THE MULTI-FAMILY RESIDENTIAL DEVELOPMENT FOR UTILITIES, STORMWATER MANAGEMENT, AND ACCESS PURPOSES AND SHALL BE REELECTED ON THE FINAL PLAT.
5. MULTI-FAMILY RESIDENTIAL PORTION OF THE PROJECT SHALL BE GATED. SEE VEHICULAR CIRCULATION PLAN (SHEETS C400-C401) FOR ADDITIONAL GATED ACCESS NOTES.
6. COMMUNITY IDENTIFICATION SIGNAGE SHALL COMPLY WITH APPLICABLE CITY OF APOPKA LAND DEVELOPMENT CODE REQUIREMENTS.
7. ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.
9. MULTI-FAMILY RESIDENTIAL RECREATION FACILITIES SHALL BE FOR THE PRIVATE USE OF RESIDENTS ONLY AND OWNED AND MAINTAINED BY EITHER A MANDATORY PROPERTY OWNER'S ASSOCIATION (POA) OR PROPERTY MANAGEMENT GROUP.
10. PROJECT SHALL BE SERVICED BY A MASTER STORMWATER MANAGEMENT SYSTEM DESIGNED TO MEET CITY OF APOPKA CODE AND APPLICABLE SAINT JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
11. POWER SERVICE WITHIN THE DEVELOPMENT TO BE UNDERGROUND. NO OVERHEAD SERVICE SHALL BE PROVIDED EXCEPT FOR AN EXISTING 10' FLORIDA POWER EASEMENT ALONG THE EAST PROPERTY LINE THAT SERVES ADJACENT SOUTHERN PARCELS. EXISTING OVERHEAD POWER LINES ALONG EAST PROPERTY LINE SHALL REMAIN IN THE CURRENT CONDITION.
12. UTILITY LOCATIONS SHOWN ARE SUBJECT TO CHANGE DURING THE FINAL ENGINEERING PROCESS BASED ON SIZING, MATERIAL, REQUIRED SPACING, CAPACITIES AND DESIGN CALCULATIONS.
13. THE FINAL DEVELOPMENT PLAN SHALL INCLUDE THE PLAT DOCUMENT. THE PLAT DOCUMENT SHALL INCLUDE A DEDICATED UTILITY EASEMENT TO THE CITY OF APOPKA FOR THE MAINTENANCE OF WATER, RECLAIMED WATER, AND SEWER SERVICE LINES.
14. A CONCURRENCY MITIGATION AGREEMENT (CMA) WITH ORANGE COUNTY PUBLIC SCHOOLS IS CURRENTLY IN PROCESS. THIS PROJECT WAS FOUND TO HAVE INSUFFICIENT SCHOOL CAPACITY PER CAPACITY ENCUMBRANCE LETTER (CMA-APK-19-008), DATED APRIL 11, 2019.
15. A MAIL KIOSK WILL BE PROVIDED FOR THE MULTI-FAMILY DEVELOPMENT WITHIN THE COMMUNITY'S CLUBHOUSE.
16. AN OUTDOOR LIGHTING PLAN IS REQUIRED TO BE PROVIDED AT FDP AND MUST MEET DEVELOPMENT DESIGN GUIDELINES.
17. ANY WORK PERFORMED WITHIN THE BINION ROAD RIGHT-OF-WAY WILL REQUIRE A COUNTY PERMIT.



DEVELOPMENT DATA AND NOTES
FOR
ALTA EAST SHORE
CITY/COUNTY
FLORIDA

WOOD PARTNERS
636 WEST YALE STREET

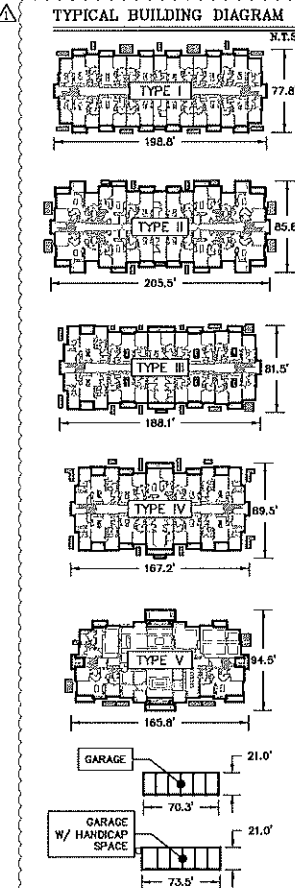
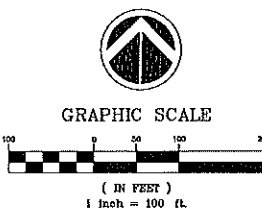
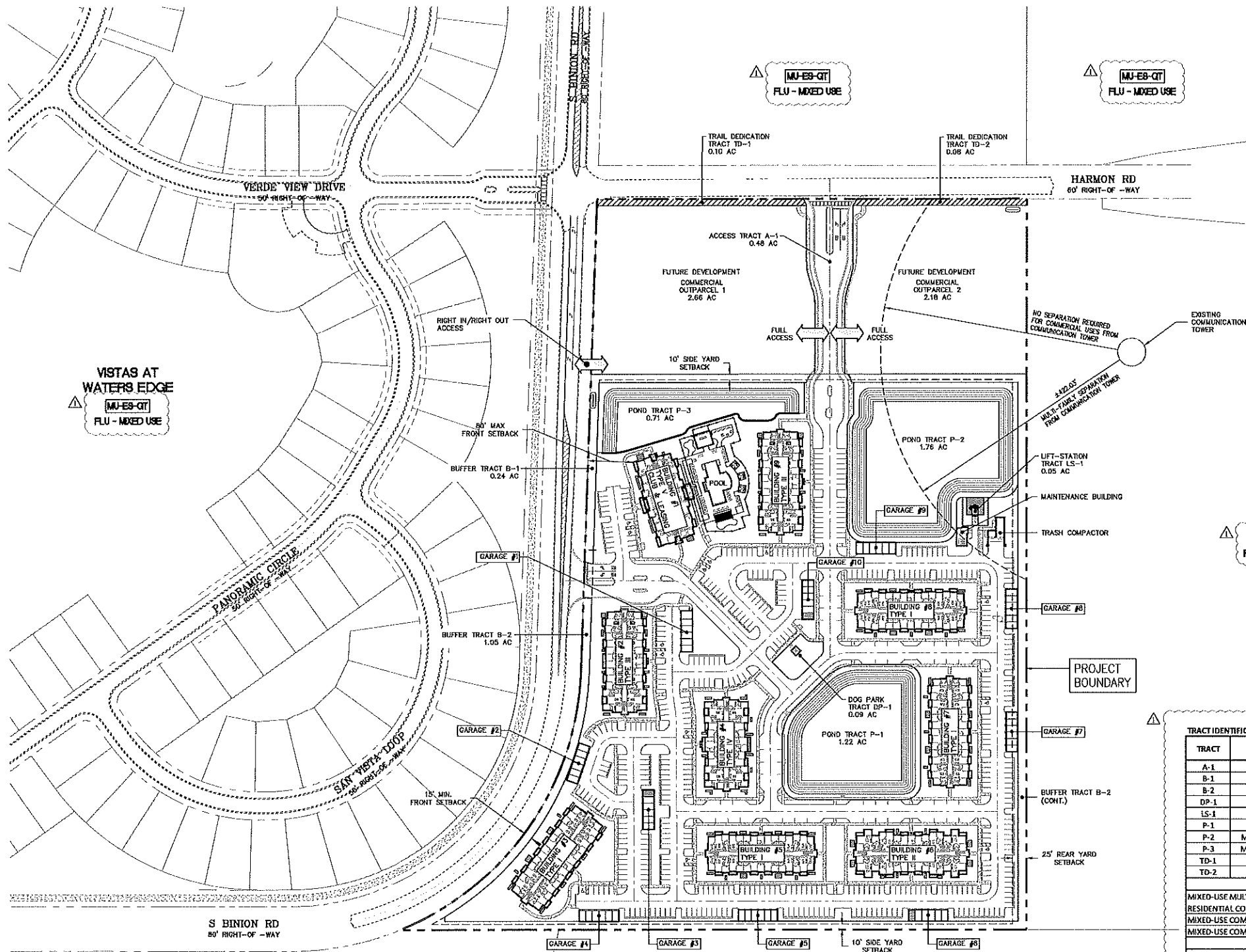
IRLANDO, FL 32804
(407) 982-2516



DATE	REVISIONS
06/04/18	PER STAFF COMMENTS DATED 05/13/18
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JOB # _____ 18062
DATE: _____ 04/29/2019
SCALE: _____ HTS
DESIGNED BY: _____ BW
DRAWN BY: _____ TB
APPROVED BY: _____ DAS

C-004



TRACT IDENTIFICATION TABLE					
TRACT	USE	PHASE	OWNERSHIP	MAINTENANCE	AREA (ACREAGE)
A-1	ACCESS	1	POA	POA	0.48
B-1	BUFFER	1	POA	POA	0.24
B-2	BUFFER	1	POA	POA	1.05
DP-1	DOG PARK	1	POA	POA	0.09
LS-1	LIFT-STATION	1	POA	POA	0.05
P-1	STORMWATER POND	1	POA	POA	1.22
P-2	MASTER STORMWATER POND	1	POA	POA	1.76
P-3	MASTER STORMWATER POND	1	POA	POA	0.71
TD-1	TRAIL DEDICATION 1	1	CITY OF APOPKA	CITY OF APOPKA	0.10
TD-2	TRAIL DEDICATION 2	1	CITY OF APOPKA	CITY OF APOPKA	0.08
SUBTOTAL:					5.78
MIXED-USE MULTI-FAMILY RESIDENTIAL COMMON AREA		1	POA	POA	13.79
MIXED-USE COMMERCIAL OUT-PARCEL 1		FUTURE DEV.	PROPERTY OWNER	PROPERTY OWNER	2.66
MIXED-USE COMMERCIAL OUT-PARCEL 2		FUTURE DEV.	PROPERTY OWNER	PROPERTY OWNER	2.18
SUBTOTAL:					18.63
GROSS LAND AREA:					24.41

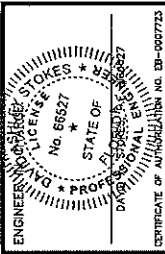
(*) EITHER A MANDATORY PROPERTY OWNER'S ASSOCIATION (POA) OR PROPERTY MANAGEMENT GROUP SHALL BE CREATED TO PROVIDE FOR MANAGEMENT OF ALL COMMON AREAS AND TRACTS WITHIN THE DEVELOPMENT THAT ARE NOT DEDICATED OR OWNED BY THE CITY OF APOPKA.

MULTI-FAMILY RESIDENTIAL BUILDING BREAKDOWN				
BUILDING NUMBER	BUILDING TYPE	1 BEDROOM UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS
1	TYPE V, CLUBHOUSE & LEASING	4	14	0
2	TYPE III	5	18	6
3	TYPE I	19	17	0
4	TYPE IV	17	0	12
5	TYPE I	19	17	0
6	TYPE II	20	4	12
7	TYPE I	19	17	0
8	TYPE I	19	17	0
9	TYPE III	5	18	6
TOTALS:		127	122	36



SITE PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY

WOOD PARTNERS
638 WEST YALE STREET
ORLANDO, FL 32804
(407) 982-2516



NO.	DATE	REVISIONS
1	04/29/2019	ISSUED FOR PERMIT

JOB # 18062
DATE: 04/29/2019
SCALE: 1"=100'
DESIGNED BY: BIL
DRAWN BY: TJB
APPROVED BY: DAS

C-005

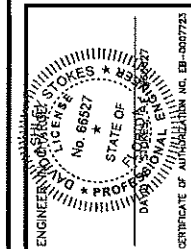


431 E. Horatio Avenue
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Maitland, Florida 32751
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SUBDIVISION PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY FLORIDA

WOOD PARTNERS

WEST YALE STREET
LANDO, FL 32804
(407) 982-2516



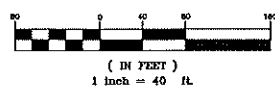
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JOB # _____ 18062
DATE: _____ 04/29/2019
SCALE: _____ 1"=40'
DESIGNED BY: _____ BW
DRAWN BY: _____ TB
APPROVED BY: _____ DAS

C-102



GRAPHIC SCALE



LEGEND

- | | |
|----------|---|
| A | 24" WHITE CROSS WALK MARKING x 6' WIDTH,
PER FDOT INDEX 17346 |
| B | 24" WHITE STOP LINE MARKING,
PER FDOT INDEX 17346 |
| C | 6" WHITE PARKING STRIPE MARKING,
PER FDOT INDEX 17346 |
| D | HAND-CAPPED ACCESSIBLE PARKING SPACE
WITH ACCESSIBLE MARKINGS, PER FDOT
INDEX 17346 |
| E | WHITE TURN LANE USE ARROW
PER FDOT INDEX 17346 |
| F | WHITE "ONLY" MARKING
PER FDOT INDEX 17346 |
| 1 | "STOP" SIGN (R1-1) |
| 2 | "HANDICAP PARKING" SIGN (FTP-25) |
| ← | VEHICULAR TRAFFIC PATTERN |

~~VISTAS AT
WATERS EDGE~~

U - MIXED USE

FOR CONT. SEE SHEET C100

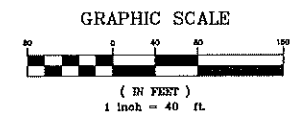
MU-ES-G
FLU - MIXED

— 9'x18' PARKING SPACE (TYP.)

25' REAR YARD
SETBACK

— BUFFER TRACT B-2
(CONT.)

EXISTING
10' FLORIDA



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
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UTILITY PLAN
FOR
ALTA EAST SHORE
FLORIDA
CITY/COUNTY

WOOD PARTNERS
636 WEST YALE STREET
ORLANDO, FL 32804
(407) 962-2510

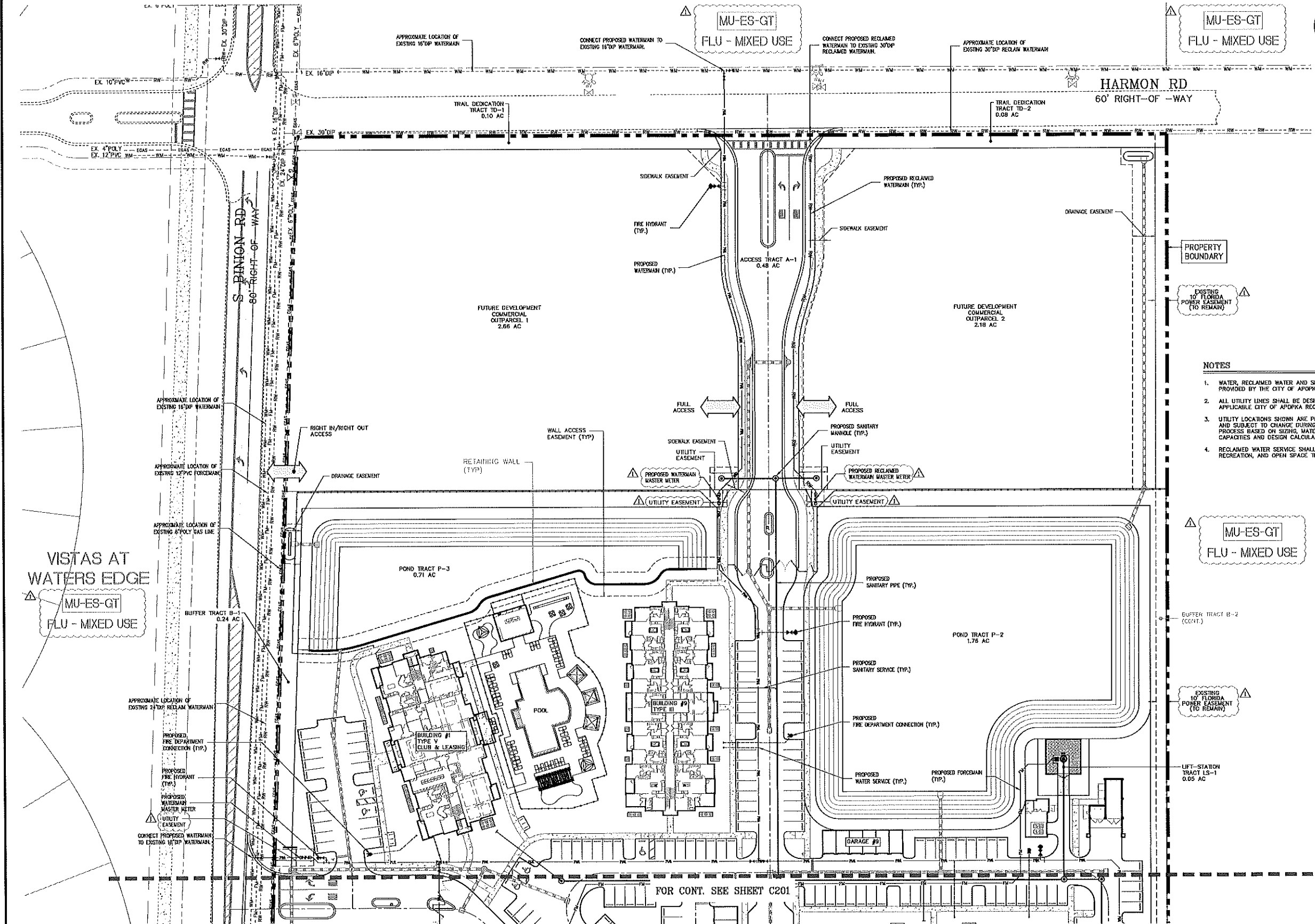


NO.	DATE	REVISIONS
1	06/24/2019	PER CIVIL COMMENTS DATED 06/23/19
2	01/29/2018	
3	01/29/2018	
4	01/29/2018	
5	01/29/2018	
6	01/29/2018	
7	01/29/2018	
8	01/29/2018	
9	01/29/2018	
10	01/29/2018	

JOB # 18052
DATE: 01/29/2018
SCALE: 1"=40'
DESIGNED BY: B/J
DRAWN BY: T/B
APPROVED BY: DAS

C-200

H:\Data\18052\Eng\Major Dev Plan\2000_LP_18052.dwg Jun 4, 2019 2:04 PM



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



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

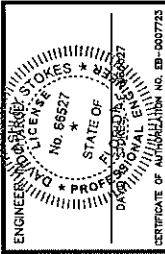


MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 629-8330

UTILITY PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY: FLORIDA

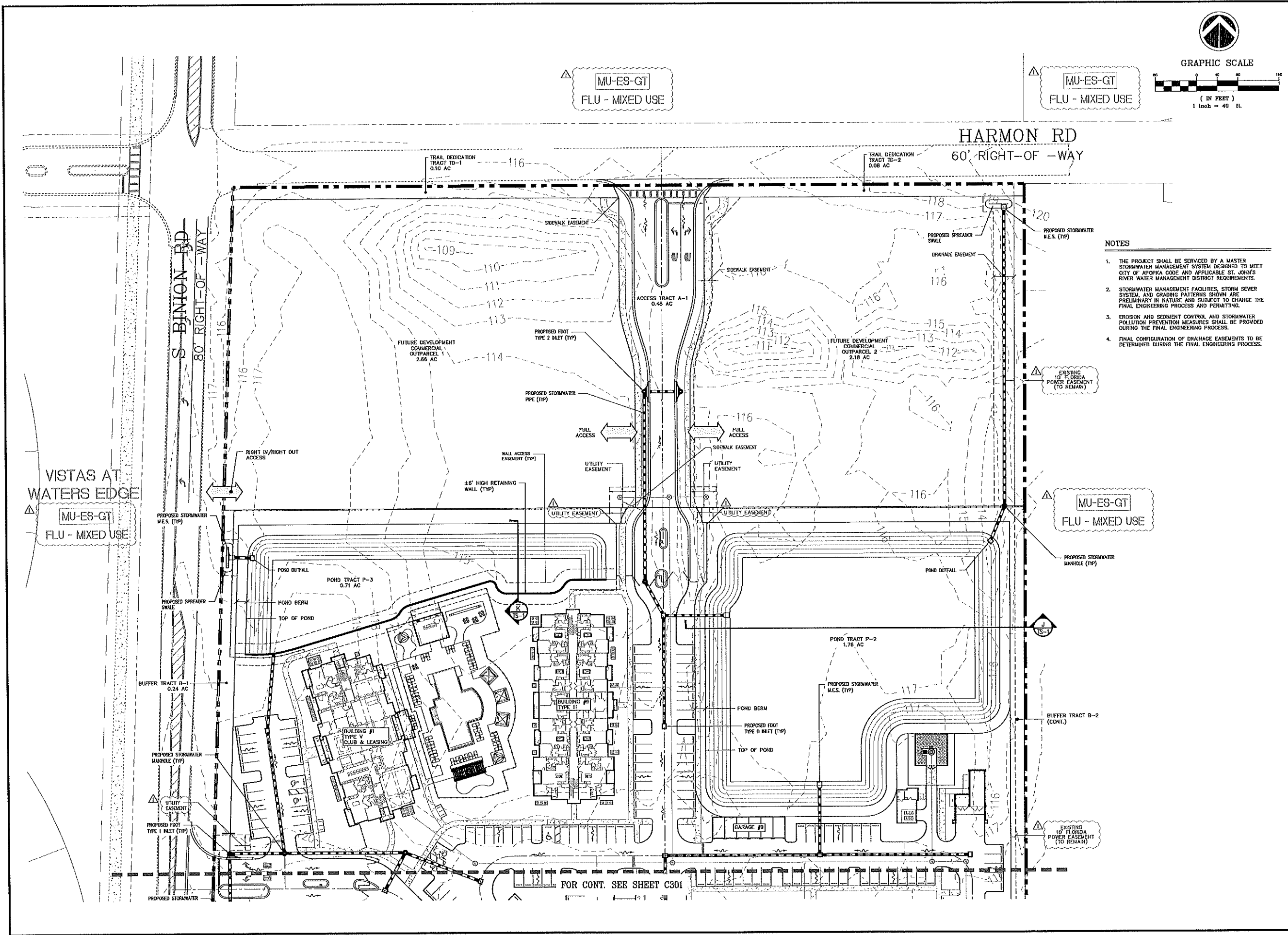
WOOD PARTNERS
838 WEST YALE STREET
ORLANDO, FL 32804
(407) 952-2516



DATE	REVISIONS
06/04/18	POB STAFF COMMENTS DATED 05/13/18
1	
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11	

JOB # _____ 18062
DATE: _____ 04/29/2019
SCALE: _____ 1"=40'
DESIGNED BY: _____ BY
DRAWN BY: _____ TB
APPROVED BY: _____ DAS

C-201



- NOTES
1. THE PROJECT SHALL BE SERVICED BY A MASTER STORMWATER MANAGEMENT SYSTEM DESIGNED TO MEET CITY OF APOPKA CODE AND APPLICABLE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
 2. STORMWATER MANAGEMENT FACILITIES, STORM SEWER SYSTEM, AND GRADING PATTERNS SHOWN ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE THE FINAL ENGINEERING PROCESS AND PERMITTING.
 3. EROSION AND SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION MEASURES SHALL BE PROVIDED DURING THE FINAL ENGINEERING PROCESS.
 4. FINAL CONFIGURATION OF DRAINAGE EASEMENTS TO BE DETERMINED DURING THE FINAL ENGINEERING PROCESS.

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horelio Avenue
Suite 280
Maitland, Florida 32751
(407) 629-8330

DRAINAGE PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY

WOOD PARTNERS
636 WEST YALE STREET
ORLANDO, FL 32804
(407) 988-2016

ENGINEERING
MORRIS & STOKES
No. 66527
STATE OF FLORIDA
DATE: 04/29/2018
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1	04/29/2018	ISSUE STATE COMMENTS DATED 04/29/2018
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JOB # 18062
DATE: 04/29/2018
SCALE: 1"=40'
DESIGNED BY: BJR
DRAWN BY: TB
APPROVED BY: DAS



(IN FEET)
inch = 40 ft

1. THE PROJECT SHALL BE SERVED BY A MASTER STORMWATER MANAGEMENT SYSTEM DESIGNED TO MEET CITY OF APOPKA CODE AND APPLICABLE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
2. STORMWATER MANAGEMENT FACILITIES, STORM SEWER SYSTEM AND GROUNDwater TREATMENT ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE THE FINAL ENGINEERING PROCESS AND PERMITTING.
3. EROSION AND SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION MEASURES SHALL BE PROVIDED DURING THE FINAL ENGINEERING PROCESS.
4. FINAL CONFIGURATION OF DRAINAGE EASEMENTS TO BE DETERMINED DURING THE FINAL ENGINEERING PROCESS.



FLU - INST-PU

{ FLU - MIXED USE / INST-PU

FOR CONT. SEE SHEET C300

MU-ES-QT
FLU -
MIXED USE

BUFFER TRACT B-2
(CONT.)

EXISTING
10' FLORIDA
POWER EASEMENT
(TO REMAIN)

MADDEN

MOORHEAD & STOKES, INC.
CIVIL ENGINEERS

31 E. Horatio Avenue
Suite 260

Maitland, Florida 32751
(407) 629-8330

DRAINAGE PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY FLORIDA

WOOD PARTNERS
836 WEST YALE STREET
ORLANDO, FL 32804
(407) 982-2516

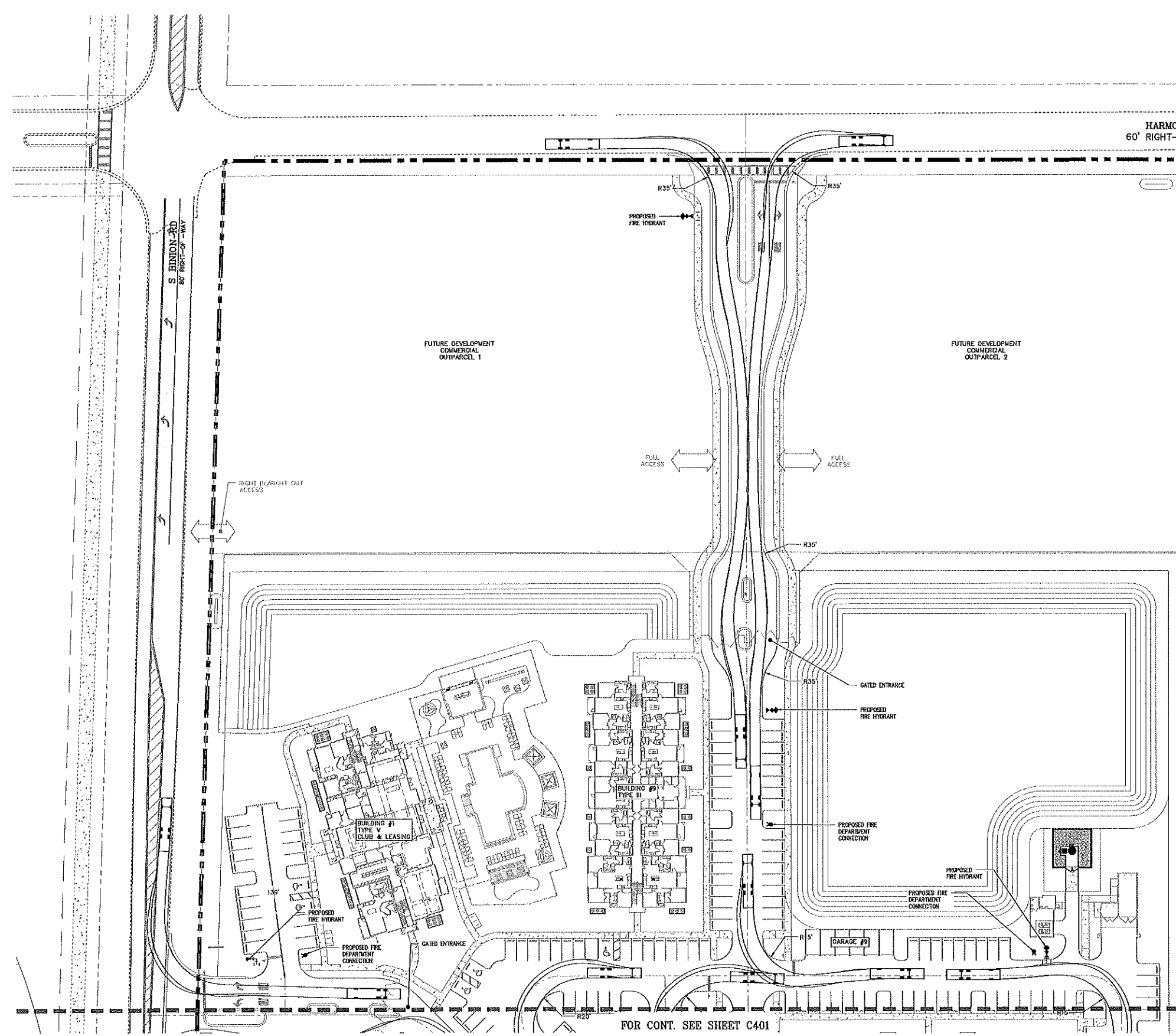


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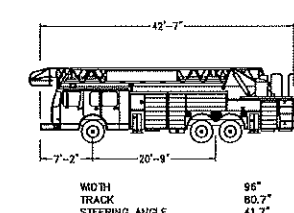
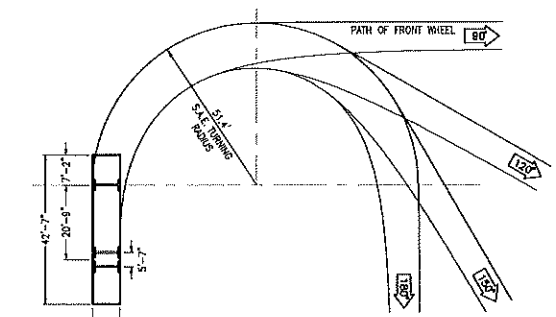
DB # _____ 1806
 DATE: _____ 04/29/2018
 SCALE: _____ 1"=40'
 DESIGNED BY: _____ BY _____
 DRAWN BY: _____ TO _____
 APPROVED BY: _____ DATE _____

C-301

H:\Data\18052\Eng\Major Dev Plan\C300_OP_18052.dwg June 4, 2019 2:04 PM



- NOTES**
1. ALL GATES SHALL BE EQUIPPED WITH HIGH AND LOW OPTICUM VISUAL TYPE ACTIVATION FOR EMERGENCY VEHICLES, YELP SIREN ACTIVATION, AND KEY CODE 1882 FOR EMERGENCY ACCESS.
 2. FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE ROADWAY REFLECTOR MARKING.
 3. APARTMENTS SHALL PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM. ADDITIONAL DETAILS OR APPLICABLE CALCULATIONS SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
 4. APARTMENTS SHALL BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM. ADDITIONAL DETAILS OR APPLICABLE CALCULATIONS SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
 5. APARTMENTS SHALL PROVIDE REMOTE FDC FOR FIRE SPRINKLER SYSTEMS. ADDITIONAL DETAILS OR APPLICABLE CALCULATIONS SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
 6. FIRE LANE MARKINGS SHALL BE PROVIDED AT EACH FDC LOCATION. ADDITIONAL DETAILING SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
 7. CONSTRUCTION TO FOLLOW FLORIDA STATUTE 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
 8. DEVELOPMENT TO FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.



CITY OF APOPKA AERIAL TRUCK
NOT TO SCALE

FOR CONT. SEE SHEET C401

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 280
Maitland, Florida 32751
(407) 629-8330

VEHICULAR CIRCULATION PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY FLORIDA

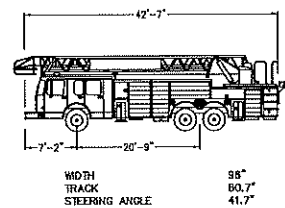
WOOD PARTNERS
638 WEST YALE STREET
ORLANDO, FL 32804
(407) 982-2516

ENGINEER
MAD * LICENSE * STOKES * No. 68527 * STATE OF FLORIDA * PROFESSIONAL ENGINEER
DAY * CERTIFICATE OF AUTHORIZATION No. EB-000723

NO.	DATE	REVISIONS
1	08/24/2018	FOR STATE COMMENTS DATED 08/13/18
2		
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JOB # 180652
DATE: 04/28/2018
SCALE: 1"=100'
DESIGNED BY: BR
DRAWN BY: JB
APPROVED BY: DAR

C-400



CITY OF APOPKA AERIAL TRUCK

- ## NOTES
1. ALL EXITS SHALL BE EQUIPPED WITH HIGH AND LOW BEACON VISUAL TYPE ACTIVATION FOR EMERGENCY VEHICLES, YIELD SIGN ACTIVATION, AND RED CODE 1886 FOR EMERGENCY ACCESS.
 2. FIRE HYDRANTS SHALL BE IDENTIFIED WITH A BLUE ROADWAY REFLECTOR MARKING.
 3. APARTMENTS SHALL PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM, ADDITIONAL DETAILS OR APPLICABLE CALCULATIONS SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
 4. APARTMENTS SHALL BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM, ADDITIONAL DETAILS OR APPLICABLE CALCULATIONS SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
 5. APARTMENTS SHALL PROVIDE REDUCED FDC FOR FIRE SPRINKLER SYSTEMS, ADDITIONAL DETAILS OR APPLICABLE CALCULATIONS SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
 6. FIRE LANE MARKINGS SHALL BE PROVIDED AT EACH FDC LOCATION, ADDITIONAL DETAILING SHALL BE PROVIDED DURING THE FINAL ENGINEERING APPROVAL PROCESS.
 7. CONSTRUCTION TO FOLLOW FLORIDA STATUTE 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
 8. DEVELOPMENT TO FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 6TH EDITION CONCERNING FIRE AND LIFE SAFETY.

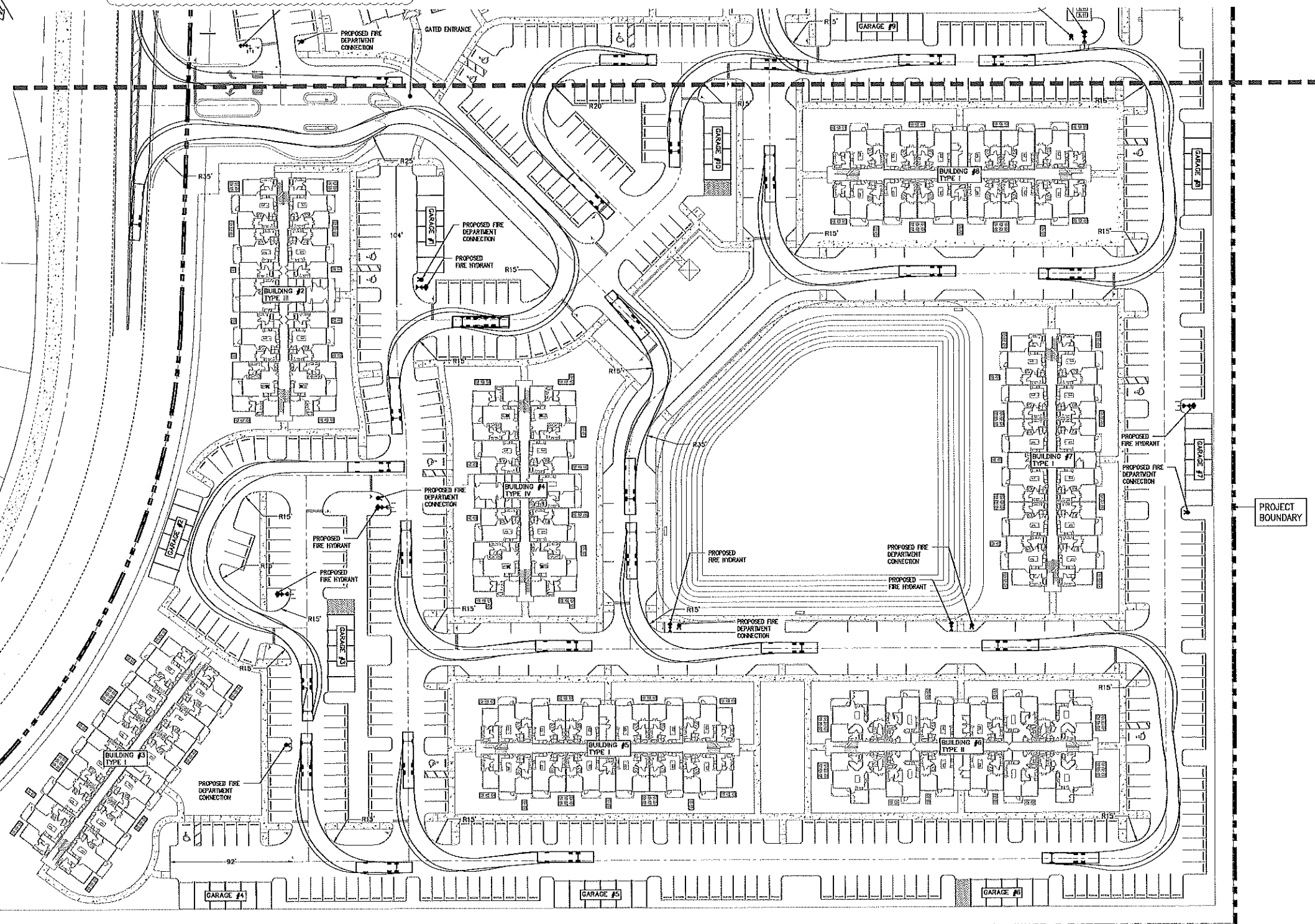
FOR CONT. SEE SHEET C400



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



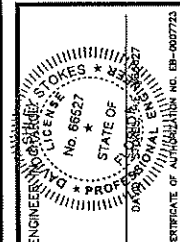
PROJECT
BOUNDARY



MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 829-8330

VEHICULAR CIRCULATION PLAN
FOR
ALTA EAST SHORE
CITY/COUNTY
FLORIDA

WOOD PARTNERS
636 WEST YALE STREET
ORLANDO, FL 32804
(407) 982-2516



DATE	REVISIONS
11/06/04/78	PER START COMMENTS DATED 05/13/78
1	
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JOB # _____ 18062
DATE: _____ 04/29/2019
SCALE: _____ 1"=100'
DESIGNED BY: _____ SP
DRAWN BY: _____ TE
APPROVED BY: _____ OAS

C-401

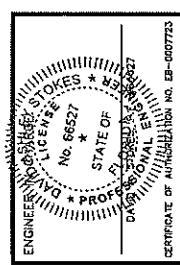
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MADDEN
 MOORHEAD & STOKES, INC.
 CIVIL ENGINEERS
 431 E. Horatio Avenue
 Suite 200
 Maitland, Florida 32751
 (407) 628-8330

TYPICAL SECTIONS
 FOR
ALTA EAST SHORE
 CITY/COUNTY FLORIDA

WOOD PARTNERS
 636 WEST YALE STREET
 ORLANDO, FL 32804
 (407) 962-2516

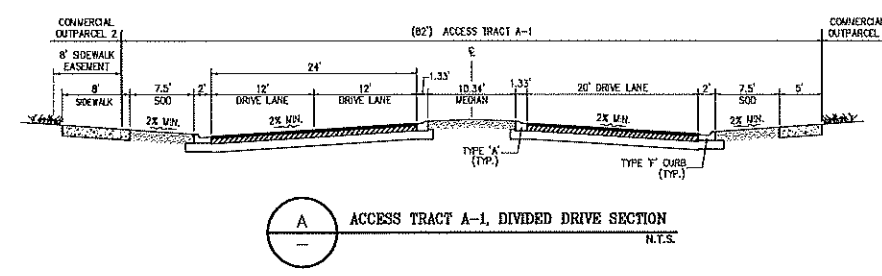


DATE	REVISIONS
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05/13/2019	3. REVISED DESIGN
05/13/2019	4. REVISED DESIGN
05/13/2019	5. REVISED DESIGN
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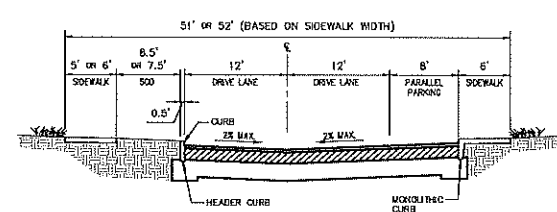
JOB # 18092
 DATE: 04/29/2019
 SCALE: NTS
 DESIGNED BY: BB
 DRAWN BY: TB
 APPROVED BY: DAS

C-500

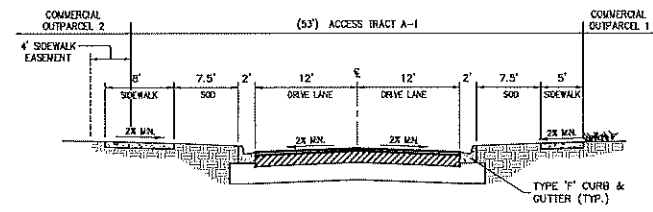
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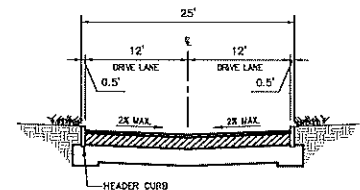
A ACCESS TRACT A-1, DIVIDED DRIVE SECTION
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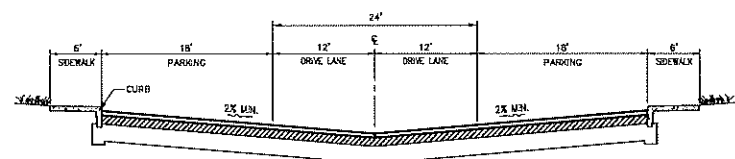
F TYPICAL PARKING LOT SECTION WITH PARALLEL PARKING, ONE SIDE
 N.T.S.



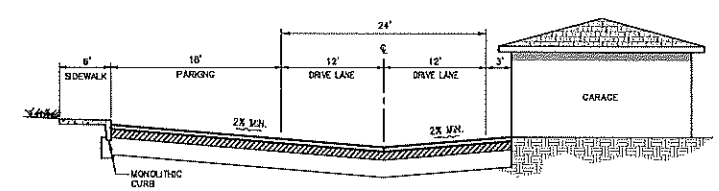
B ACCESS TRACT A-1, TYPICAL DRIVE SECTION
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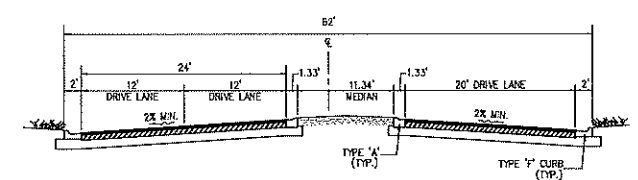
G TYPICAL PARKING LOT DRIVE SECTION
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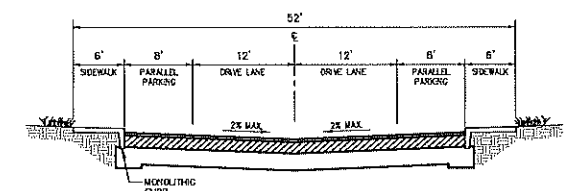
C TYPICAL PARKING LOT SECTION WITH PERPENDICULAR PARKING, BOTH SIDES
 N.T.S.



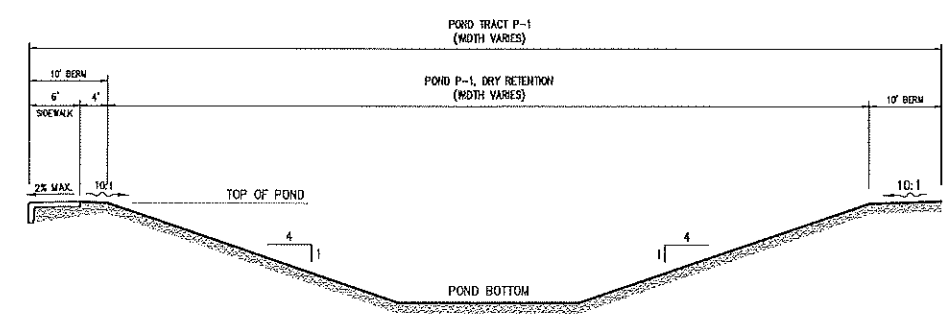
H TYPICAL PARKING LOT SECTION WITH PERPENDICULAR PARKING AND GARAGE
 (SECTION MAY BE MODIFIED TO ACHIEVE DESIRED SECTION) N.T.S.



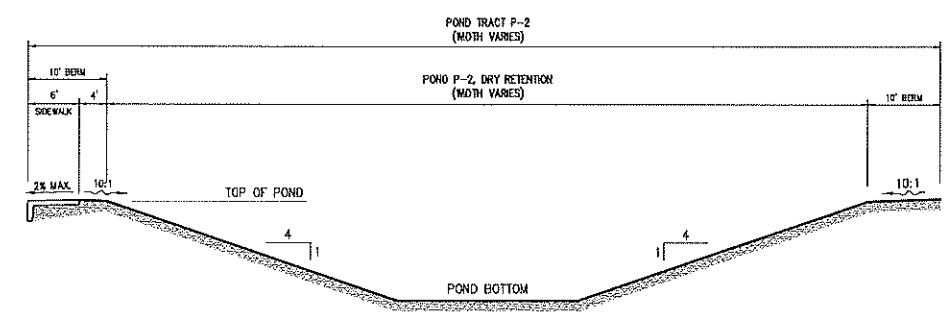
D TYPICAL DIVIDED ENTRANCE SECTION (TYP.)
 N.T.S.



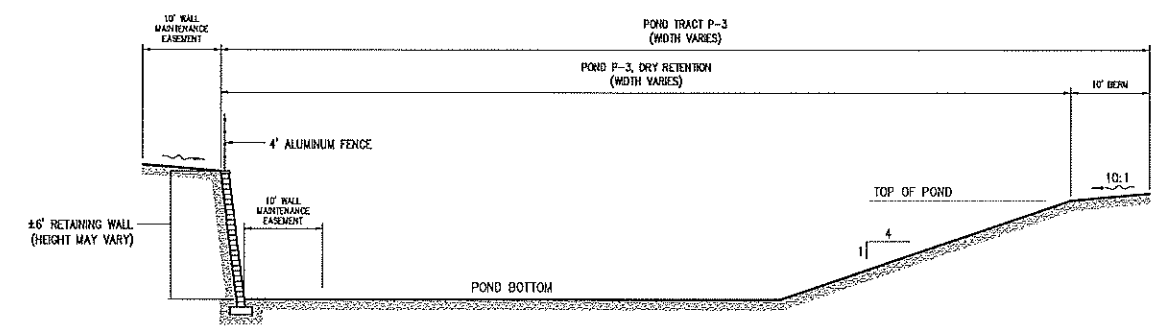
E TYPICAL PARKING LOT SECTION WITH PARALLEL PARKING, BOTH SIDES
 N.T.S.



I POND TRACT P-1
 N.T.S.



J POND TRACT P-2
 (SHARED POND TO INCLUDE STORAGE FOR COMMERCIAL OUTPARCEL) N.T.S.



K POND TRACT P-3
 (SHARED POND TO INCLUDE STORAGE FOR COMMERCIAL OUTPARCEL) N.T.S.

Alta East Shore

City of Apopka, Florida

PROJECT TEAM

OWNER / DEVELOPER:
WP South Acquisitions, LLC
401 South Dixie Hwy, Suite 303
West Palm Beach, Florida 33401
Phone: (561) 962-4590

LANDSCAPE ARCHITECT:
Land Resource Design Group Inc.
2929 Wadsworth Avenue
Orlando, FL 32806
Phone: (407) 730-5774

CIVIL ENGINEER:
Madden Moorhead Stokes Inc.
431 E. Horalto Ave, Suite 260
Maitland, Florida 32751

ARCHITECT:
Charlan Brock & Associates
1771 Fennell Street
Maitland, FL 32751
Phone: (407) 660-8900

SURVEYOR:

■ VICINITY MAP



■ **DESCRIPTION:**

SHEET INDEX

[illegible]

Utility / Service Providers:

Potable Water:

Electrical:

Waste Water

Solid Waste

Police

Fire & EMS

Call To Schedule Locates:
(800) 432-4770



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

Alta East Shore
Tree Removal, Landscape, Landscape Lighting & Irrigation Construction Docs.

Issue for Permit / Construction

04/16/2019

LRDG Project No. W00019-05.01

No.	Revisions	Date	Landscape Architect In Charge: James H. Bailey
	INITIAL SUBMITTAL TO CITY	04/24/19	 05/31/2019 Registration # LA6666883 Certificate of Authorization LC26000435 Land Resource Design Group
A	RESUBMITTED PER CITY COMMENTS	05/31/19	

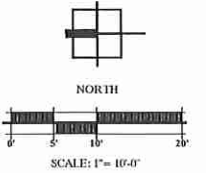


Landscape Architect
In Charge:
James H. Bailey



05/31/2019
Registration # LA6666883

Certificate of
Authorization L.C. 26000435
and Resource Design Group



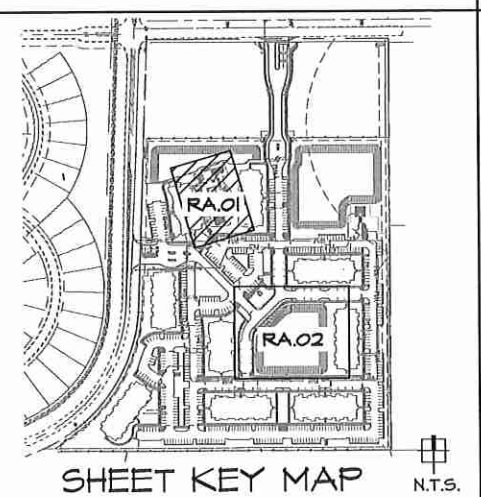
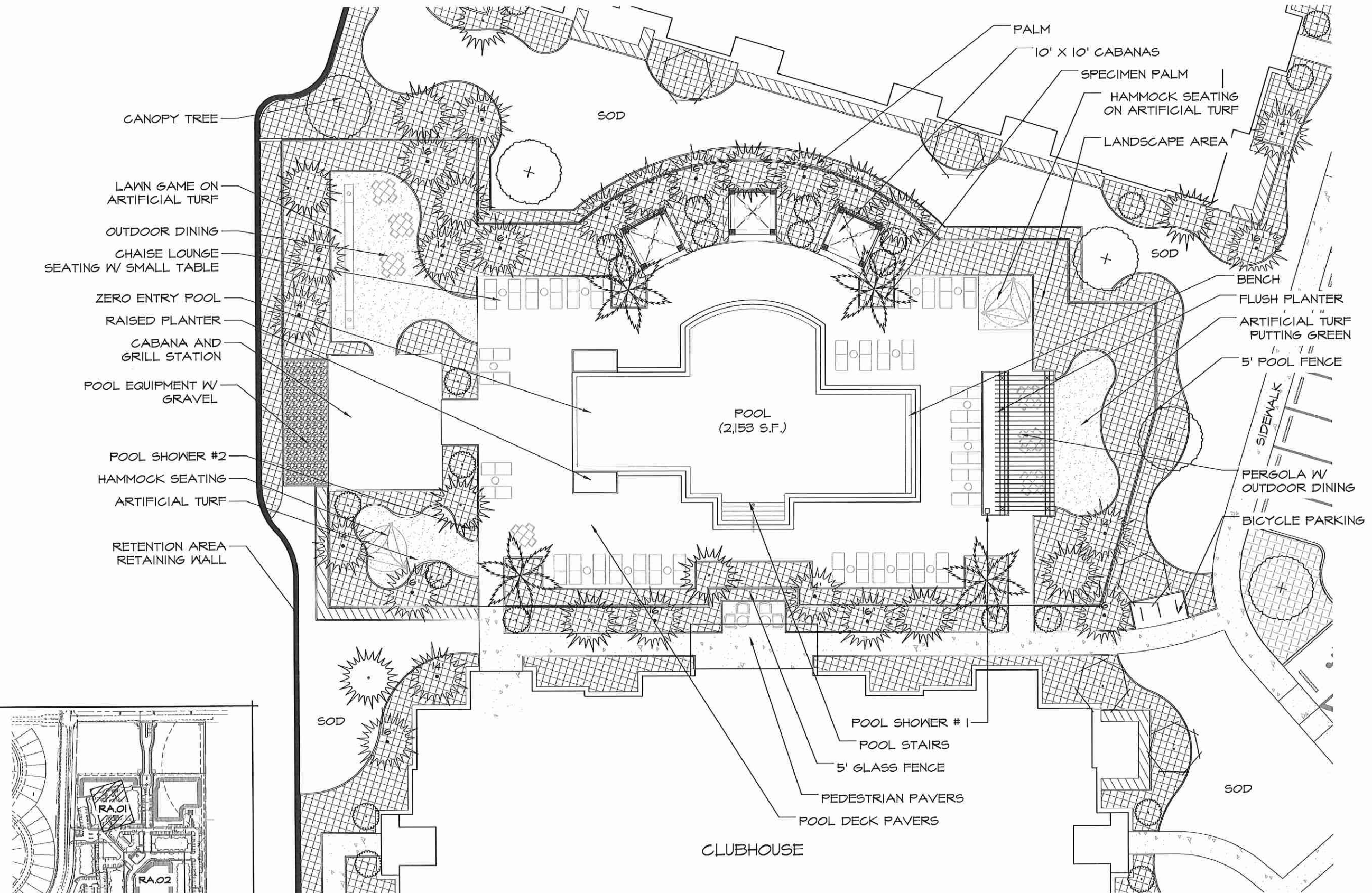
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			DATE	BY
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2	05/01/19	RESUBMITTED PER CITY COMMENTS	JHB	JHB

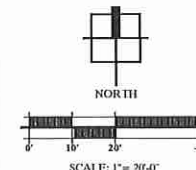
ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
CLUBHOUSE RECREATION
AREA PLAN

Landscape Architect
In Charge:
James H. Bailey
05/23/2019
Registration # LC26000435
Authorization LC 26000435

DATE: 04-16-2019
PROJECT NO.: WOOD019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
RA.01





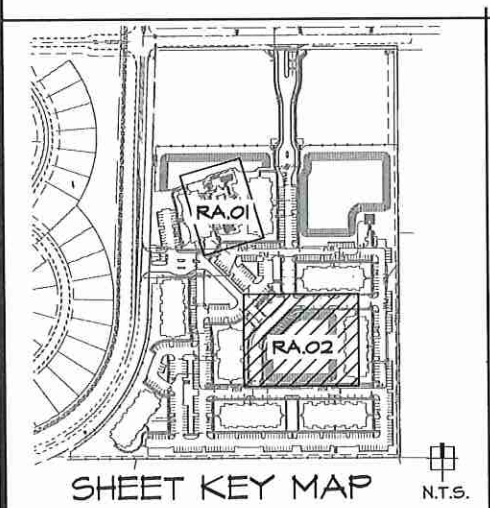
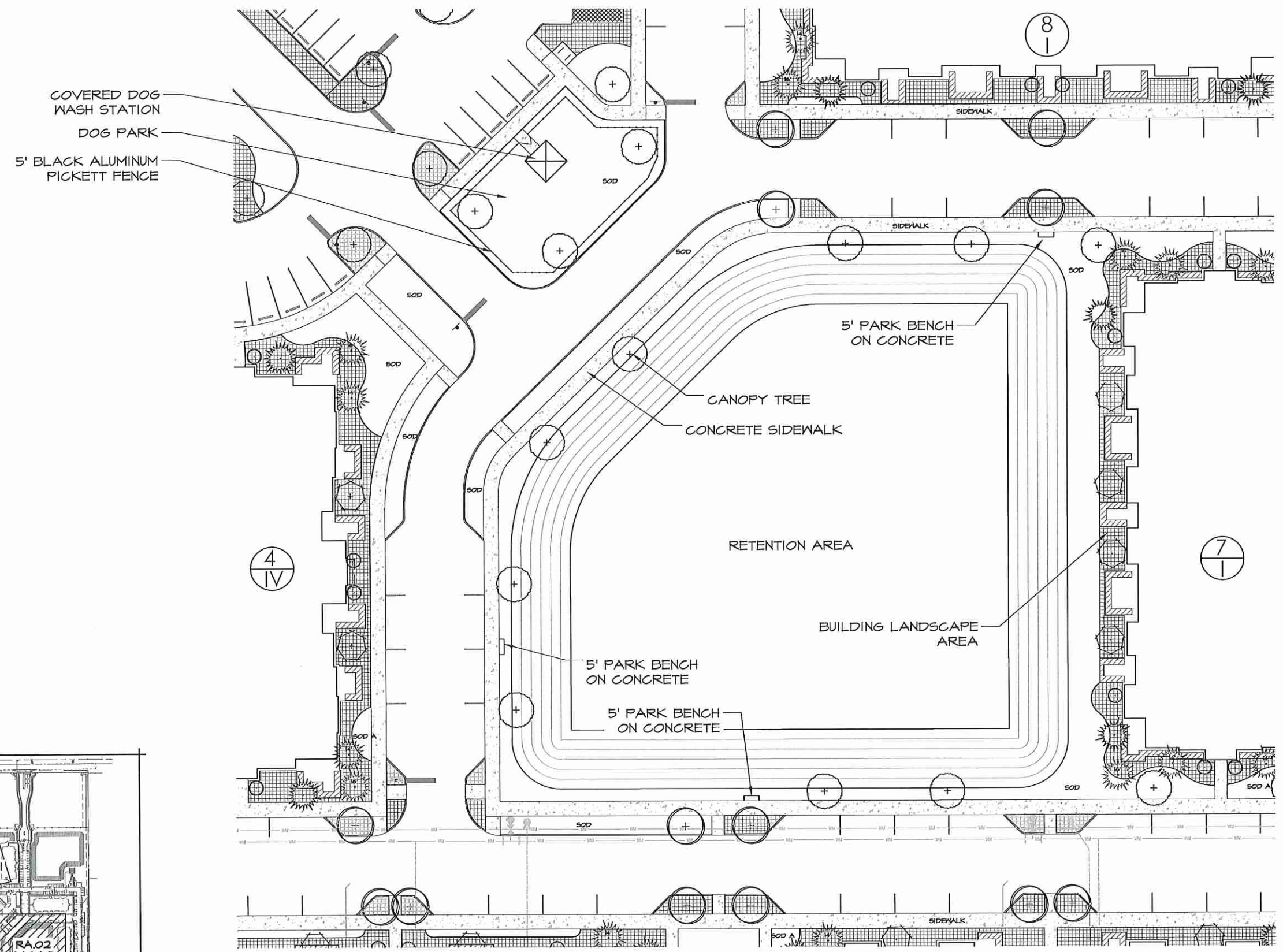
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			BY	DATE
1	04/25/19	INITIAL SUBMITTAL TO CITY	JHB	JHB
2	05/17/19	RESUBMITTED PER CITY COMMENTS	JHB	JHB
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4				
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6				
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8				

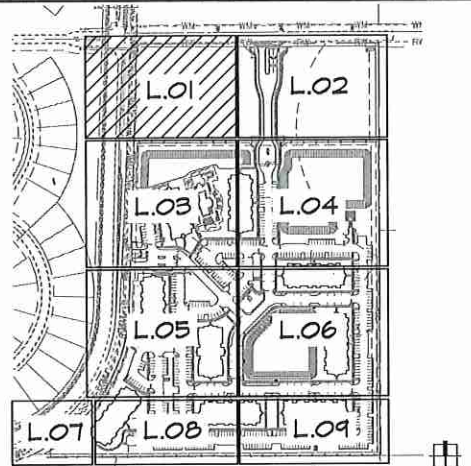
ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
PARK RECREATION
AREA PLAN

Landscape Architect
In Charge:
James H. Bailey
Registration # LA6666883
05/23/2019
Certificate of
Authorization LC 26000435

DATE: 04-16-2019
PROJECT NO.: WOO019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

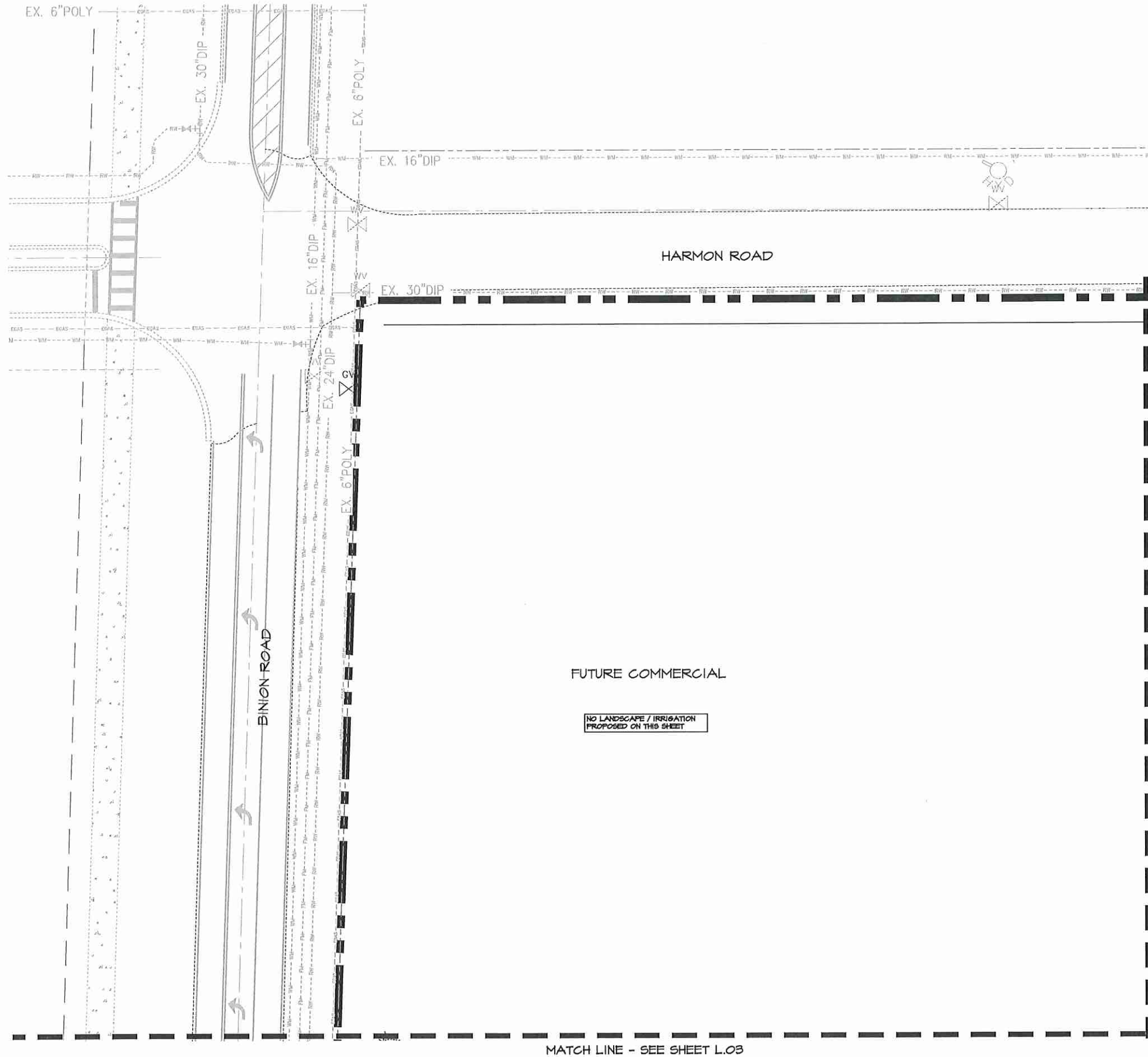
SHEET NO.
RA.02





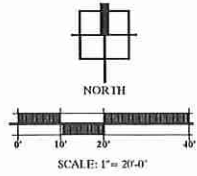
SHEET KEY MAP

N.T.S.



MATCH LINE - SEE SHEET L.03

MATCH LINE - SEE SHEET L.02



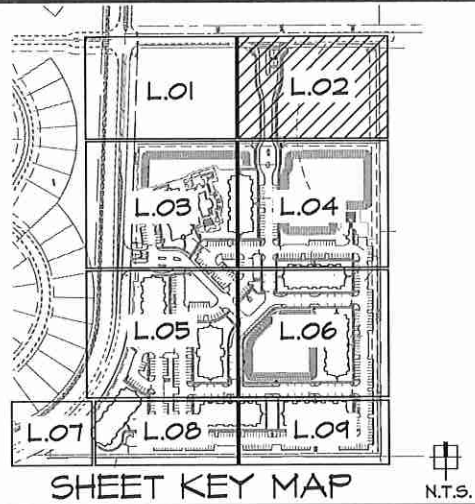
NO.	DATE	DESCRIPTION	REV.	
			BY	DATE
	04/23/19	INITIAL SUBMITTAL TO CITY	JHB	JHB
	05/31/19	RESUBMITTED PER CITY COMMENTS	JHB	JHB

ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
LANDSCAPE PLAN

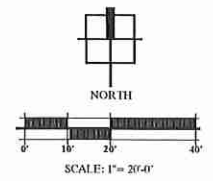
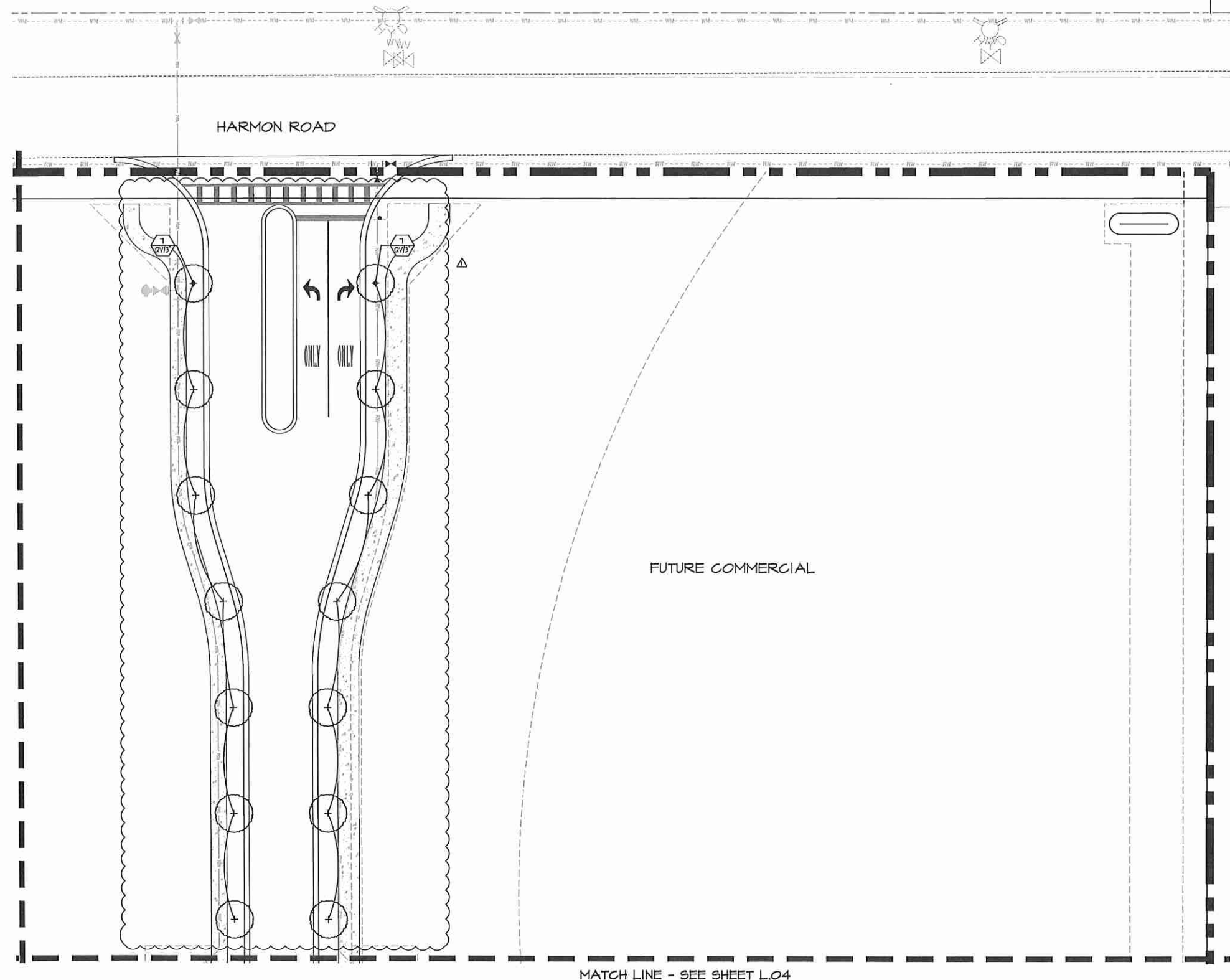
Landscape Architect
In Charge:
James H. Bailey
05/31/2019
Registration # LA6666883
Certificate of
Authorization LC26000435

DATE: 04-16-2019
PROJECT NO.: W00019-05.01
DRAWN BY: JWS /JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
L.01



MATCH LINE - SEE SHEET L.01



NO.	DATE	DESCRIPTION	CHK BY	DATE
1	04/25/19	INITIAL SUBMITTAL TO CITY	JHB	JHB
2	05/01/19	RESUBMITTED PER CITY COMMENTS	JHB	JHB

ALTA EAST SHORE
CITY OF APOPKA, FL

PERMIT / CONSTRUCTION PLANS

PREPARED FOR:
WOOD PARTNERS

LANDSCAPE PLAN



DATE: 04-16-2019

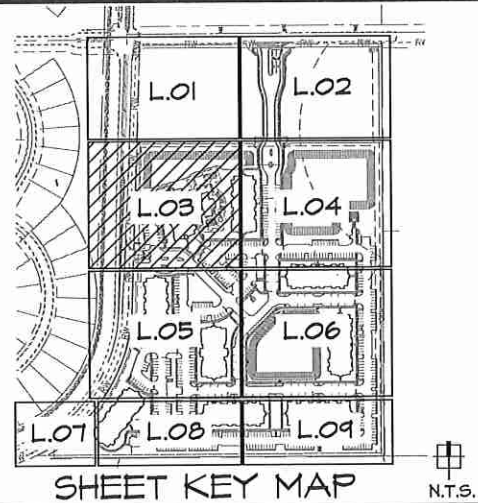
PROJECT NO.: WOO019-05.01

DRAWN BY: JWS/JHB

DESIGNED BY: JHB

CHECKED BY: JHB

SHEET NO.
L.02



PER SEC. 5.2.5 (A)(1) FOUNDATION PLANTINGS (BLDG. 1 & 2). REQUIREMENT: ALL BUILDINGS FACING ROYAL SHALL CONTAIN FOUNDATION LANDSCAPE MIN. 4 FT. WIDE FOR THE ENTIRE LENGTH OF THE BLDG. CONTINUOUS SHRUBS A MIN. 24" TALL, 30" O.C. AND 1 UNDERSTORY TREE PER 20 L.F. OF BUILDING. PLANTINGS SHALL BE PLANTED NO CLOSER THAN 2.5 FT. FROM THE FOUNDATION.

1ST L.F. OF FACADE AT 20 L.F. = 5 UNDERSTORY TREES.

PROVIDED: 5 UNDERSTORY TREES AND LANDSCAPE 4" MIN. WIDE MIN., 24" HT. MIN., PLANTED 30" O.C. MAX.

PER SEC. 5.2.5 (B)(2)(b) PERIMETER OFF-STREET VEHICULAR PARKING AREA LANDSCAPING. A HEDGE ROW, 36" TALL, 3.5 FT. O.C. TO BE INSTALLED WHERE OFF-STREET PARKING IS ADJACENT TO A STREET.

PROVIDED: CONTINUOUS HEDGE ROW 36" TALL AT TIME OF PLANTING, 30" O.C.

PER SEC. 5.2.5 (B)(1)(a) INTERIOR VEHICULAR PARKING AREA. REQUIREMENT: A MIN. 1 CANOPY SHADE TREE PER 10 PARKING SPACES. SHADE TREES SHALL BE PLANTED SO THAT 80% OF THE GROSS PARKING LOT SHALL BE COVERED BY CANOPY AT MATURE GROWTH.

PROVIDED: 1 CANOPY TREE PER PARKING ISLAND.

PER SEC. 5.2.5 (B)(1)(a) INTERIOR VEHICULAR PARKING AREA. INTERIOR LANDSCAPE AREA SHALL BE A MIN. OF 10% OF THE OFF-STREET PARKING AREA.

INTERIOR PARKING AREA = 231,291.23 S.F. X 10 = 23,129.12 S.F. (REQUIRED LANDSCAPE AREA)

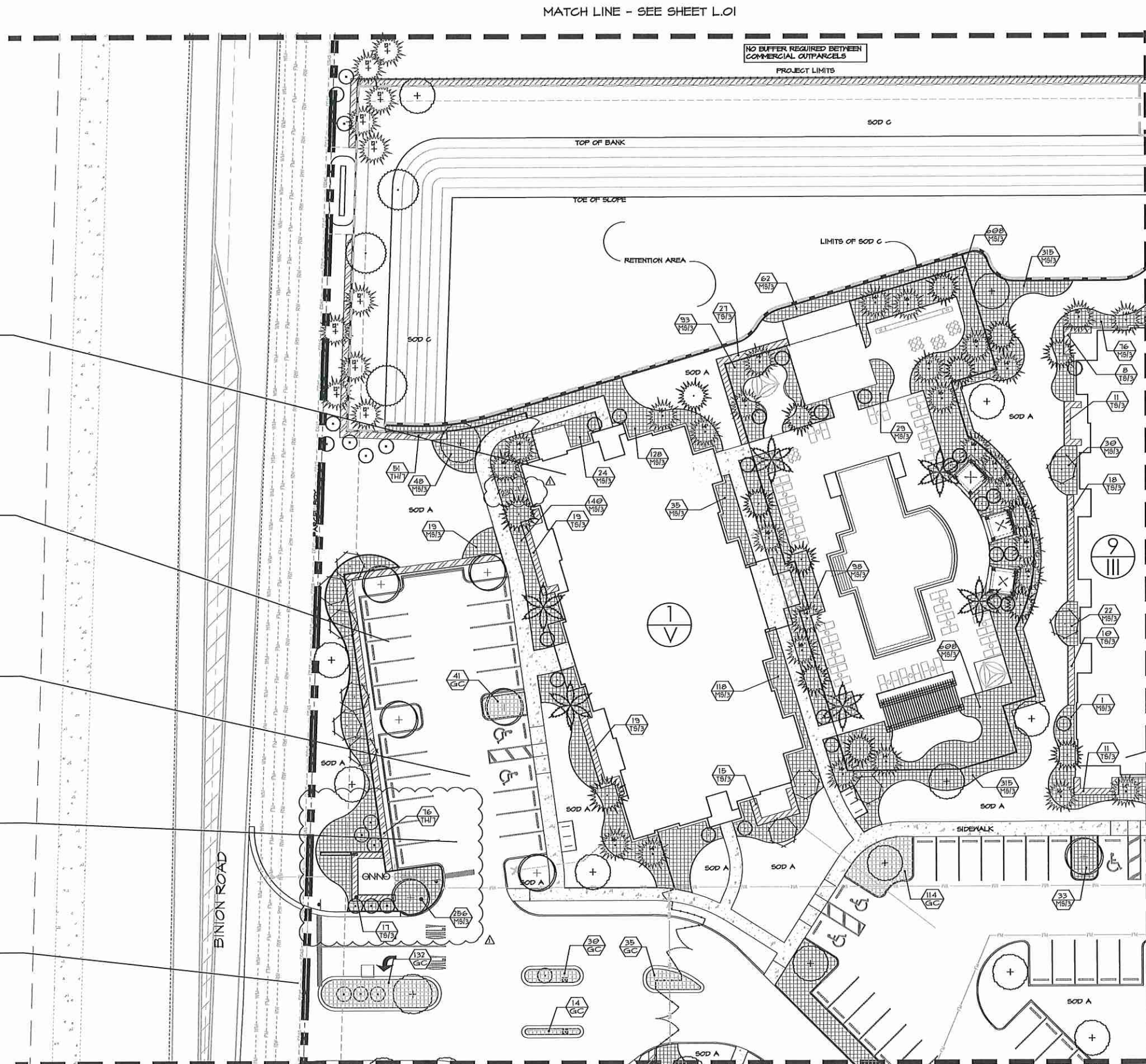
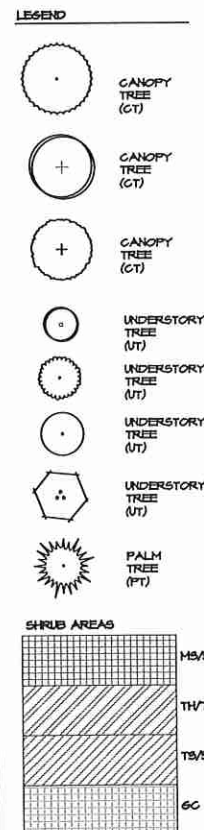
PROVIDED: 23,129 S.F. OF INTERIOR LANDSCAPE AREA

PER SEC. 5.2.5 (B)(4) BUFFER YARDS. TYPE B1, OPTION 2 BUFFER REQUIRED = 1 CANOPY TREE, 7 UNDERSTORY TREES, AND 5 SHRUBS PER 100 L.F. OF PERIMETER.

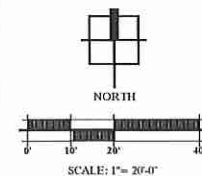
1/22 L.F. OF EAST BOY, BUFFER LENGTH = 1/22 / 100 = 11.22.

11 CANOPY TREES, 14 UNDERSTORY TREES, 56 SHRUBS

PROVIDED: 11 CANOPY TREES, 50 PALMS/UNDERSTORY TREES (1 CANOPY AND 50 UNDERSTORY THIS SHEET) AND CONTINUOUS HEDGE.



MATCH LINE - SEE SHEET L.04



NO.	DATE	DESCRIPTION
1	04/25/19	INITIAL SUBMITTAL TO CITY
2	05/31/19	RESUBMITTED PER CITY COMMENTS

ALTA EAST SHORE
CITY OF APOPKA, FL

PERMIT / CONSTRUCTION PLANS

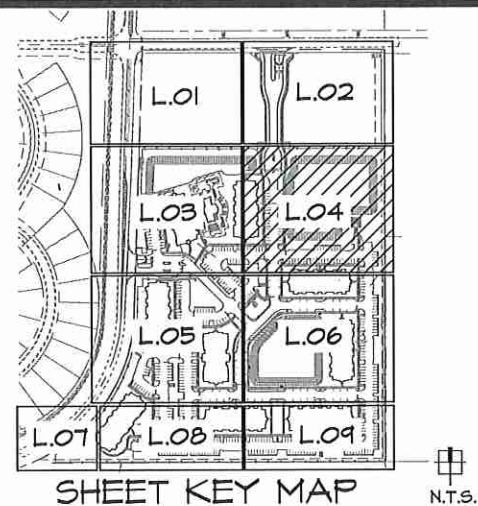
PREPARED FOR:
WOOD PARTNERS

LANDSCAPE PLAN

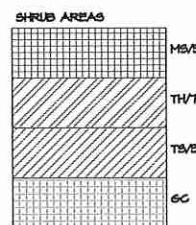
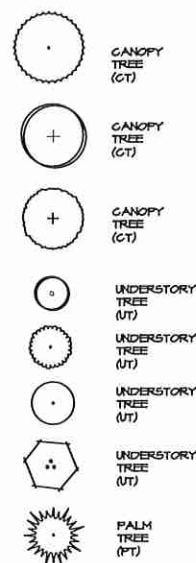


DATE: 04-16-2019
PROJECT NO.: WOOD019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
L.03



LEGEND

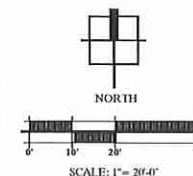
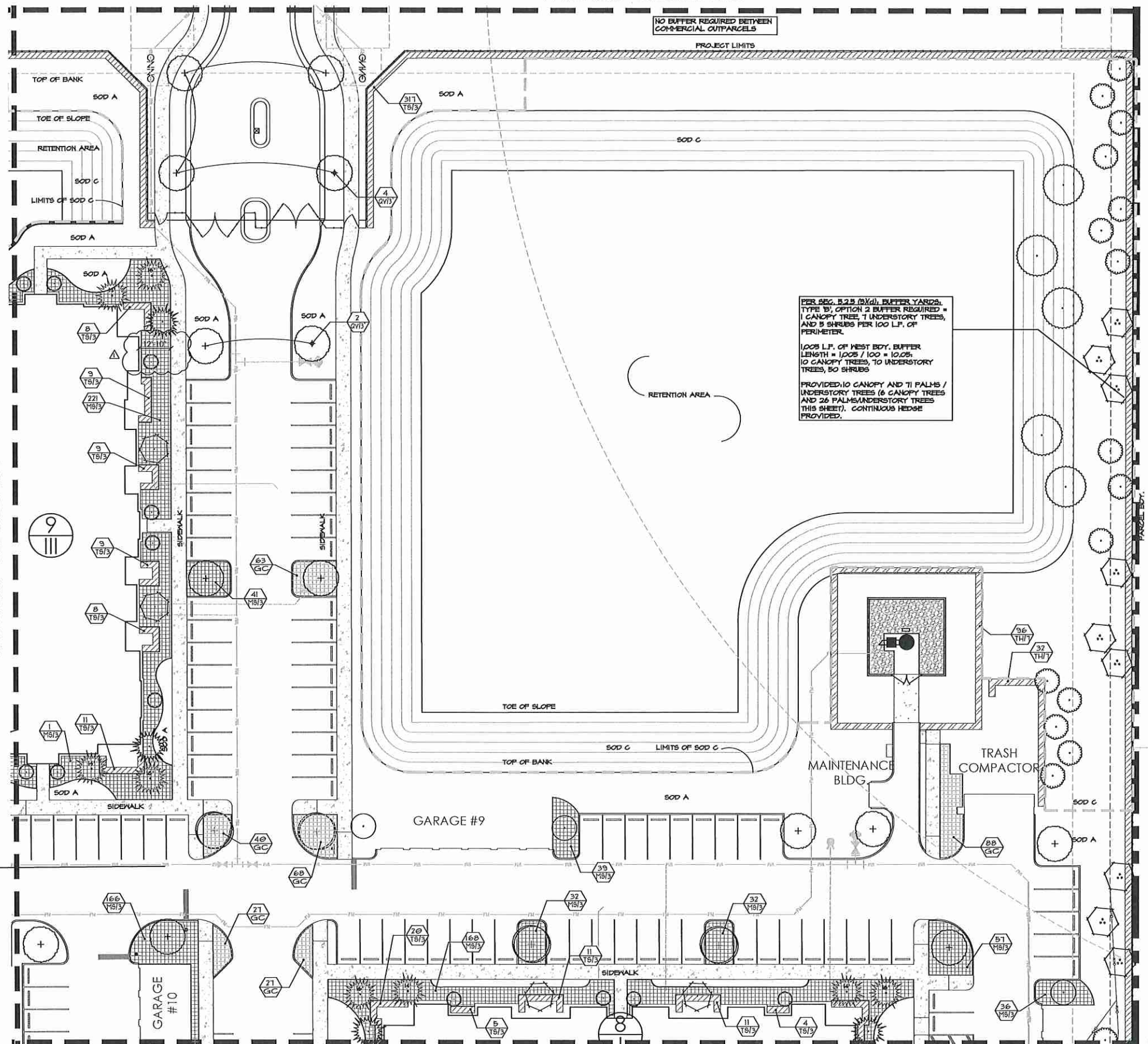


PER SEC. 5.2.5 (b)(1)(g), INTERIOR VEHICULAR PARKING AREA. INTERIOR LANDSCAPE AREA SHALL BE A MIN. OF 10% OF THE OFF STREET PARKING AREA.

INTERIOR PARKING AREA = 231,231.23 S.F. X 10 = 23,123.12 S.F. (REQUIRED LANDSCAPE AREA)

PROVIDED: 23,123 S.F. OF INTERIOR LANDSCAPE AREA

MATCH LINE - SEE SHEET L.03



NO.	DATE	DESCRIPTION	BY	CHKD
1	04/25/19	INITIAL SUBMITTAL TO CITY	JHB	JHB
2	05/17/19	RESUBMITTED PER CITY COMMENTS	JHB	JHB

ALTA EAST SHORE
CITY OF APOPKA, FL

PERMIT / CONSTRUCTION PLANS

PREPARED FOR:
WOOD PARTNERS

LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey
LA 00000001
05/17/2019
Registration # LA0666883
Certificate of
Authorization LC 26000435

DATE: 04-16-2019

PROJECT NO.: W00019-05.01

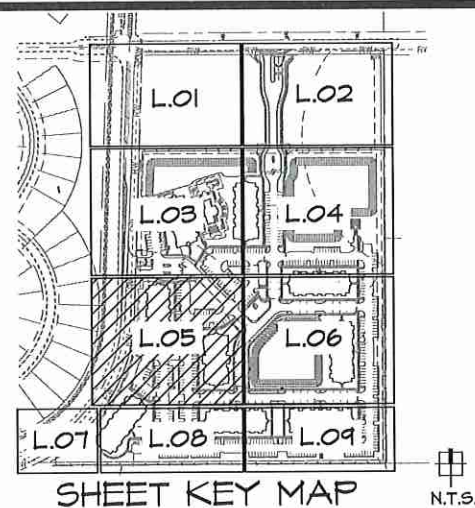
DRAWN BY: JWS/JHB

DESIGNED BY: JHB

CHECKED BY: JHB

SHEET NO.

L.04



LEGEND

- CANOPY TREE (CT)
- CANOPY TREE (CT)
- CANOPY TREE (CT)
- UNDERSTORY TREE (UT)
- UNDERSTORY TREE (UT)
- UNDERSTORY TREE (UT)
- UNDERSTORY TREE (UT)
- PALM TREE (PT)

SHRUB AREAS

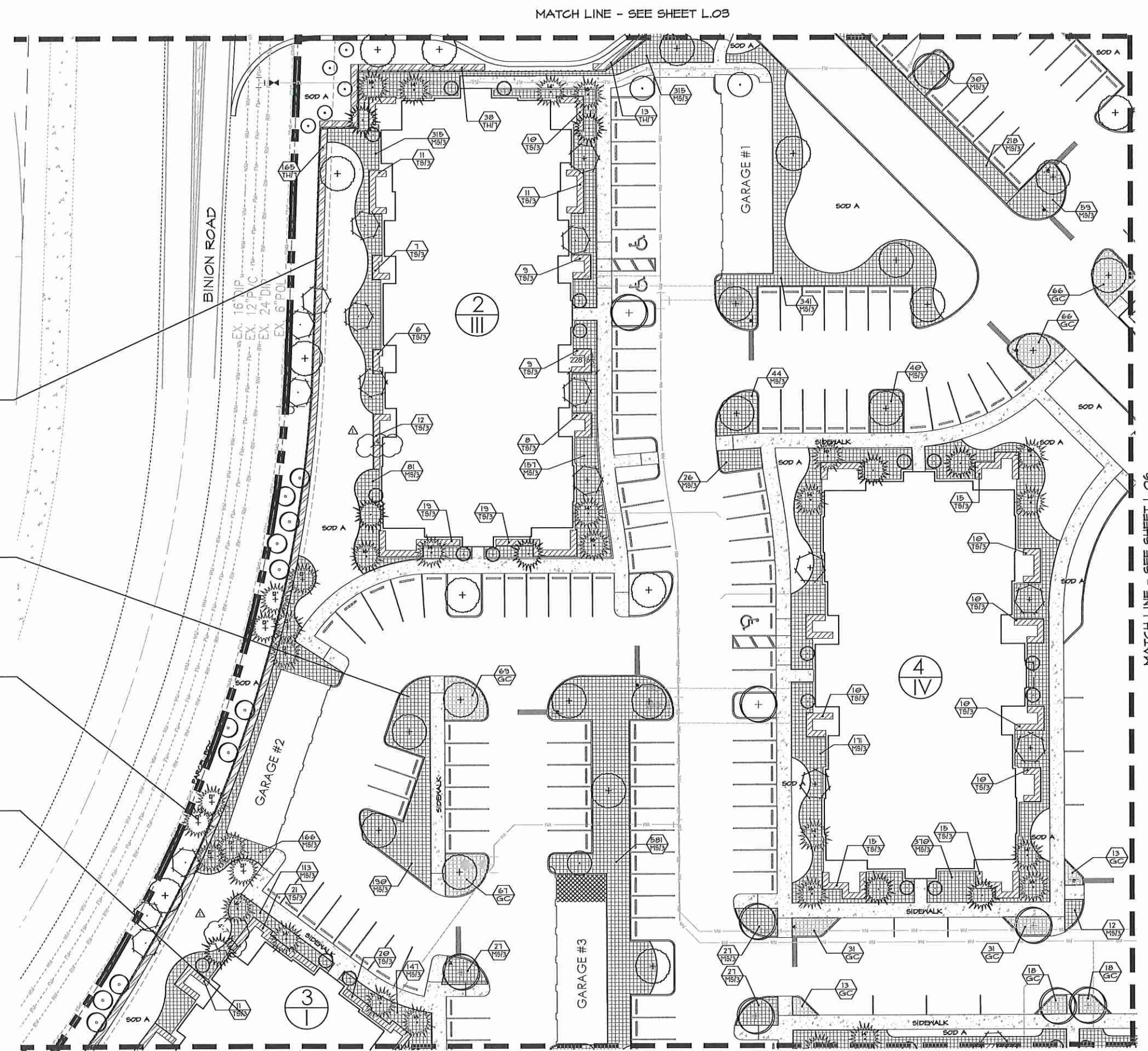
- MS/B
- TH/T
- TS/B
- GC

PER SEC. 5.2.5 (A)(1) FOUNDATION PLANTINGS (BLDG. & 21)
 REQUIRED: ALL BUILDINGS FACING R.O.M. SHALL CONTAIN FOUNDATION LANDSCAPE MIN. 4 FT. WIDE FOR THE ENTIRE LENGTH OF THE BLDG. CONTAINING SHRUBS A MIN. 24" TALL, 30" O.C. AND UNDERSTORY TREE PER 20 L.F. OF BUILDING. PLANTINGS SHALL BE PLANTED NO CLOSER THAN 25 FT. FROM THE FOUNDATION.
 104 L.F. OF FACADE AT 20 L.F. = 4 UNDERSTORY TREES.
 PROVIDED: 1 UNDERSTORY TREES AND LANDSCAPE 4 WIDTH MIN., 24" HT. MIN, PLANTED 30" O.C. MAX

PER SEC. 5.2.5 (B)(1)(c) INTERIOR VEHICULAR PARKING AREA
 INTERIOR LANDSCAPE AREA SHALL BE A MIN. OF 10% OF THE OFF STREET PARKING AREA.
 INTERIOR PARKING AREA = 231,231.23 S.F. X .10 = 23,123.12 S.F. (REQUIRED LANDSCAPE AREA)
 PROVIDED: 23,123 S.F. OF INTERIOR LANDSCAPE AREA

PER SEC. 5.2.5 (B)(1)(d) BUFFER YARDS
 TYPE 1B, OPTION 2 BUFFER REQUIRED = 1 CANOPY TREE, 1 UNDERSTORY TREES, AND 5 SHRUBS PER 100 L.F. OF PERIMETER.
 1/22 L.F. OF EAST B.O.Y. BUFFER LENGTH = 1/22 / 100 = 11.22.
 11 CANOPY TREES, 11 UNDERSTORY TREES, 56 SHRUBS
 PROVIDED: 11 CANOPY AND 50 PALMS/UNDERSTORY TREES (4 CANOPY AND 50 UNDERSTORY THIS SHEET) AND CONTINUOUS HEDGE.

PER SEC. 5.2.5 (A)(1) FOUNDATION PLANTINGS (BLDG. & 21)
 REQUIRED: ALL BUILDINGS FACING R.O.M. SHALL CONTAIN FOUNDATION LANDSCAPE MIN. 4 FT. WIDE FOR THE ENTIRE LENGTH OF THE BLDG. CONTAINING SHRUBS A MIN. 24" TALL, 30" O.C. AND UNDERSTORY TREE PER 20 L.F. OF BUILDING. PLANTINGS SHALL BE PLANTED NO CLOSER THAN 25 FT. FROM THE FOUNDATION.
 142 L.F. OF FACADE AT 20 L.F. = 10 UNDERSTORY TREES.
 PROVIDED: 10 UNDERSTORY TREES AND LANDSCAPE 4 WIDTH MIN., 24" HT. MIN, PLANTED 30" O.C. MAX



LRDG
407-730-5774

NORTH

SCALE: 1" = 20'-0"

NO.	DATE	DESCRIPTION
04/25/19	INITIAL SUBMITTAL TO CITY	
05/31/19	RESUBMITTED PER CITY COMMENTS	

ALTA EAST SHORE
 CITY OF APOPKA, FL

PERMIT / CONSTRUCTION PLANS

PREPARED FOR:
 WOOD PARTNERS

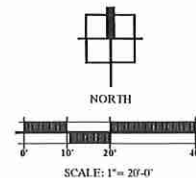
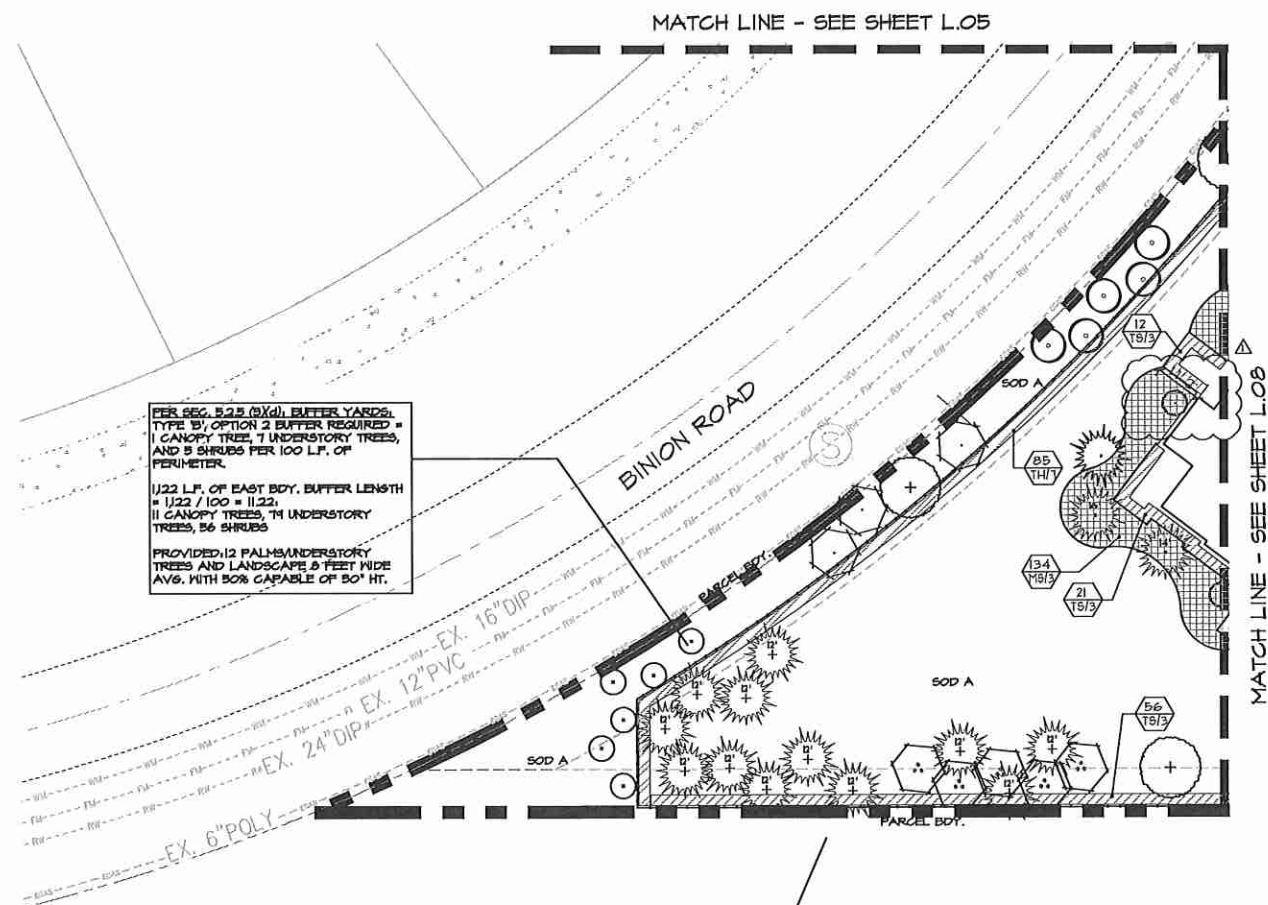
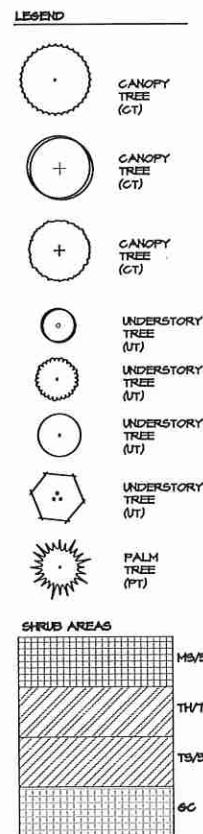
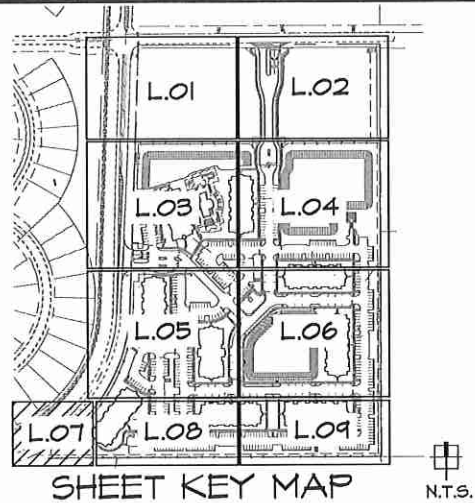
LANDSCAPE PLAN

Landscape Architect
 In Charge:
 James H. Bailey
 Registration # LC26000435
 Authorization LC26000435

DATE: 04-16-2019
 PROJECT NO.: W00019-05.01
 DRAWN BY: JWS /JHB
 DESIGNED BY: JHB
 CHECKED BY: JHB

SHEET NO.
L.05

SHEET NO.
L.06



NO.	DATE	DESCRIPTION	DWG. BY			
			JHB	JHB	JHB	JHB
1	04/25/19	INITIAL SUBMITTAL TO CITY				
2	05/31/19	RESUBMITTED PER CITY COMMENTS				

ALTA EAST SHORE
CITY OF APOPKA, FL

PERMIT / CONSTRUCTION PLANS

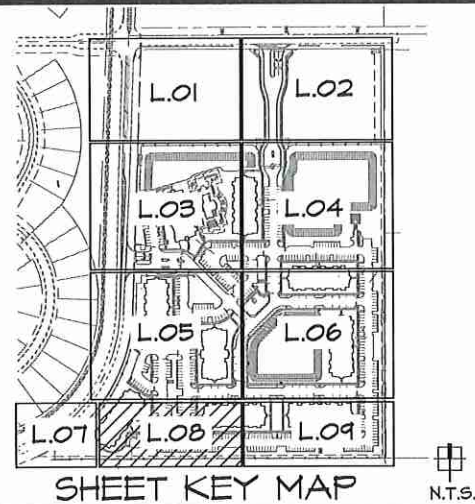
PREPARED FOR:
WOOD PARTNERS

LANDSCAPE PLAN

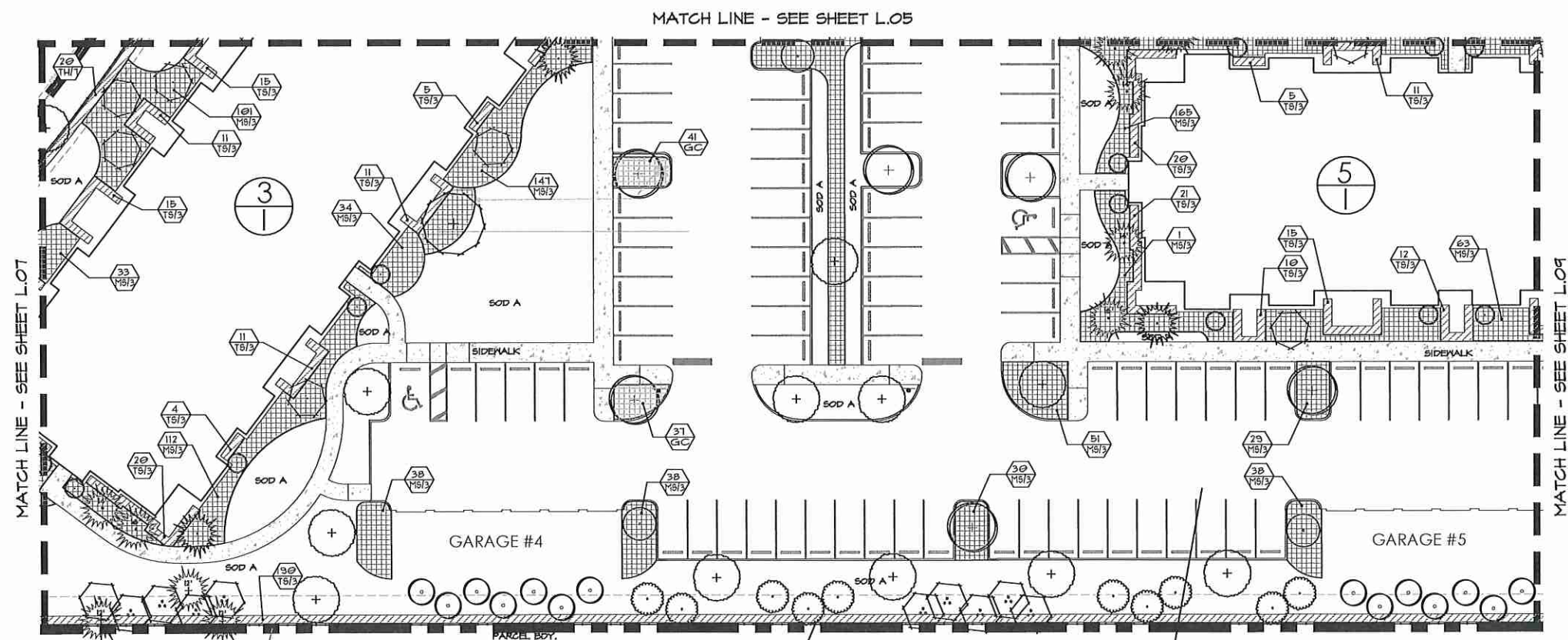
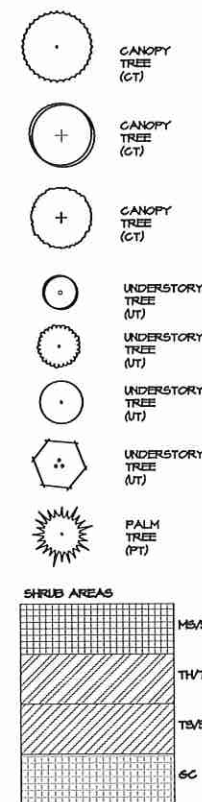
Landscape Architect
In Charge:
James H. Bailey
Registration # LA0666883
05/31/2019
Certificate of
Authorization LC 26000435

DATE: 04-16-2019
PROJECT NO.: W00019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
L.07



LEGEND



PER SEC. 5.2.5 (B)(1), BUFFER YARDS, TYPE B, OPTION 2 BUFFER REQUIRED = 1 CANOPY TREE, 1 UNDERSTORY TREE, AND 5 SHRUBS PER 100 L.F. OF PERIMETER.

1/12 L.F. OF SOUTH B'DY. BUFFER LENGTH = 1/12 / 100 = 11.12.

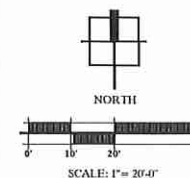
11 CANOPY TREES, 11 UNDERSTORY TREES, 56 SHRUBS

PROVIDED: 12 CANOPY TREES, 81 UNDERSTORY / PALMS (5 CANOPY AND 81 UNDERSTORY THIS SHEET). CONTINUOUS HEDGE PROVIDED.

PER SEC. 5.2.5 (B)(1)(a), INTERIOR VEHICULAR PARKING AREA, INTERIOR LANDSCAPE AREA SHALL BE A MIN. OF 10% OF THE OFF STREET PARKING AREA.

INTERIOR PARKING AREA = 291,281.25 S.F. X .10 = 29,128.12 S.F. (REQUIRED LANDSCAPE AREA)

PROVIDED: 28,186 S.F. OF INTERIOR LANDSCAPE AREA



NO.	DATE	DESCRIPTION	CHK'D BY	APP'D BY
0425/19	0425/19	INITIAL SUBMITTAL TO CITY	JHB	JHB
0523/19	0523/19	RESUBMITTED PER CITY COMMENTS	JHB	JHB

ALTA EAST SHORE
CITY OF APOPKA, FL

PERMIT / CONSTRUCTION PLANS

PREPARED FOR:
WOOD PARTNERS

LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey
05/31/2019
Registration # LA0666883
Certificate of
Authorization LC 26000435

DATE: 04-16-2019

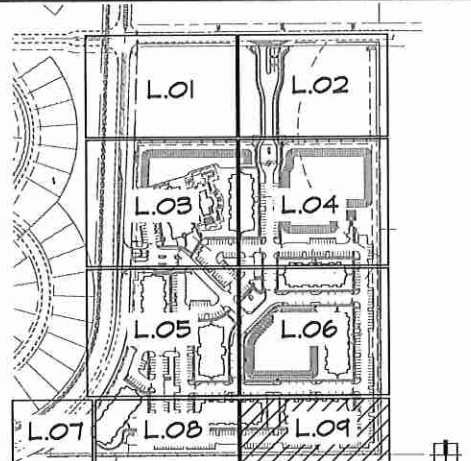
PROJECT NO.: W00019-05.01

DRAWN BY: JWS/JHB

DESIGNED BY: JHB

CHECKED BY: JHB

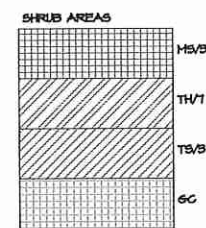
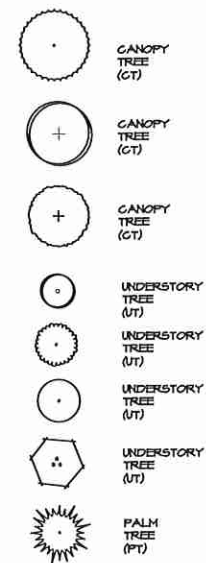
SHEET NO.
L.08



SHEET KEY MAP

N.T.S.

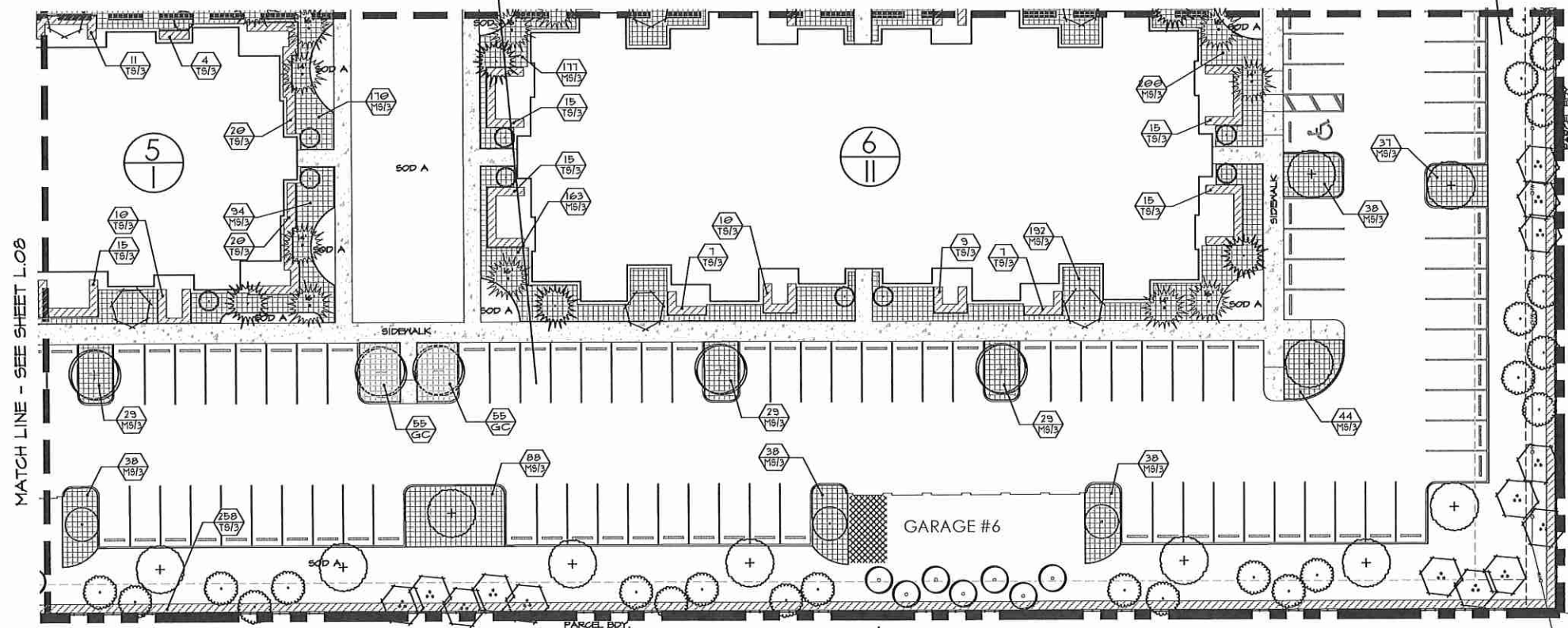
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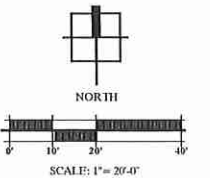
PER SEC. 5.2.5 (b)(4), INTERIOR VEHICULAR PARKING AREA. INTERIOR LANDSCAPE AREA SHALL BE A MIN. OF 10% OF THE OFF STREET PARKING AREA.
INTERIOR PARKING AREA = 287,251.25 S.F. X .10 = 28,725.12 S.F. (REQUIRED LANDSCAPE AREA)
PROVIDED: 28,786 S.F. OF INTERIOR LANDSCAPE AREA

PER SEC. 5.2.5 (b)(4), BUFFER YARDS. TYPE B, OPTION 2 BUFFER REQUIRED = 1 CANOPY TREE, 1 UNDERSTORY TREE, AND 5 SHRUBS PER 100 L.F. OF PERIMETER.
1,008 L.F. OF WEST B.O.Y. BUFFER LENGTH = 1,008 / 100 = 10.08
10 CANOPY TREES, 10 UNDERSTORY TREES, 50 SHRUBS
PROVIDED: 10 CANOPY AND 11 PALMS / UNDERSTORY TREES (2 CANOPY TREES AND 15 PALMS/UNDERSTORY TREES THIS SHEET), CONTINUOUS HEDGE PROVIDED.

MATCH LINE - SEE SHEET L.06



PER SEC. 5.2.5 (b)(4), BUFFER YARDS. TYPE B, OPTION 2 BUFFER REQUIRED = 1 CANOPY TREE, 1 UNDERSTORY TREE, AND 5 SHRUBS PER 100 L.F. OF PERIMETER.
1112 L.F. OF SOUTH B.O.Y. BUFFER LENGTH = 1112 / 100 = 11.12
11 CANOPY TREES, 10 UNDERSTORY TREES, 50 SHRUBS
PROVIDED: 12 CANOPY TREES, 81 UNDERSTORY / PALMS (6 CANOPY AND 80 UNDERSTORY THIS SHEET), CONTINUOUS HEDGE PROVIDED.



NO.	DATE	DESCRIPTION	BY	CHK
1	04/25/19	INITIAL SUBMITTAL TO CITY	JHB	JHB
2	05/31/19	RESUBMITTED PER CITY COMMENTS	JHB	JHB

ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
LANDSCAPE PLAN

Landscape Architect
In Charge:
James H. Bailey
05/31/2019
Registration # LA666683
Certificate of
Authorization LC26000435

DATE: 04-16-2019
PROJECT NO.: W00019-05.01
DRAWN BY: JWS /JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
L.09

PROPOSED CANOPY TREE LIST				
QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION
152	CT	Acer rubrum 'Florida Flame'	Florida Flame Red Maple	65 gal. or RPS, 15'-14' ht., 6'-7' spr., 3"-3 1/2" cal.
	CT	Betula nigra 'Dura Heat'	River Birch	100 gal. or RPS, 12'-13' ht., 6'-7' spr., 4"-4 1/2" cal.
	CT	Magnolia grandiflora	Southern Magnolia	100 gal. or RPS, 14'-15' ht., 8'-9' spr., 4"-4 1/2" cal.
	CT	Pinus taeda	Loblolly Pine	30 gal. or B4B, 9'-11' x 4'-5', 3" cal., 2 1/2" dbh min.
	CT	Quercus virginiana	Live Oak	65 gal. or RPS, 12'-13' ht., 6'-7' spr., 3"-3 1/2" cal.; 10'ht. min. and 2 1/2" dbh. min.
	CT	Taxodium distichum	Bald Cypress	RPS, 15'-16' ht., 8'-9' spr., 4" cal. min.
	CT	Ulmus alata	Winged Elm	100 gal. or RPS, 14'-16' ht., 6'-7' spr., 4"-4 1/2" cal.

PROPOSED UNDERSTORY TREES AND ACCENTS				
QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION
959	UT	Elaeocarpus decipiens	Japanese Blueberry	30 gal., 7'-8' x 2'-3', 2 1/2" cal.
	UT	Ilex attenuata 'Eagleston'	Eagleston Holly	65 gal. or RPS, 10'-12' ht., 5'-6' spr., 2 1/2"-3" cal.
	UT	Ilex 'Mary Nell'	Mary Nell Holly	45 gal., 5'-6' x 3'-3 1/2', 2" cal.
	UT	Lagerstroemia indica 'Muskogee'	Lavender Crape Myrtle	45 gal., 7'-8' x 4'-5', Multi-Trunk, 5 Canes
	UT	Lagerstroemia indica 'Muskogee' Standard	Standard Lavender Crape Myrtle	45 gal., 8'-10' x 6'-7', Standard, 2 1/2" cal., min.
	UT	Ligustrum japonicum	Japanese Privet	RPS, 10'-11' x 10'-11', multi-trunk, 5 trunks min., tightly and symmetrically pruned
	UT	Myrica carifera	Wax Myrtle	45 gal., 6'-7' x 4'-5', Multi-Trunk

PROPOSED PALM TREE LIST				
QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION
152	PT	Livistona decipiens	Ribbon Palm	10', 12', 14', 16' c.t. ht.
	PT	Phoenix sylvestris	Sylvester Palm	10' c.t. ht, per LA selection
	PT	Sabal palmetto - Regenerated	Cabbage Palm - Regenerated	12', 14', 16' c.t. ht, per plan, Regenerated Heads

CITY OF APOPKA LANDSCAPE CODE REQUIREMENTS / CALCULATIONS:

CITY OF APOPKA LDC - Article 5, Section 5.2	PROVIDED
FOUNDATION PLANTINGS, SEC. 5.2.5.A - ALL BUILDINGS FACING A R.O.W. SHALL CONTAIN A FOUNDATION LANDSCAPE AREA ADJACENT TO THE BUILDING THAT IS MIN. 4 FT WIDE FOR THE ENTIRE LENGTH OF THE BUILDING. THE LANDSCAPE SHALL CONTAIN SHRUBS A MIN. OF 24" TALL, 30" O.C. AT TIME OF PLANTING AND A MIN. OF 1 ORNAMENTAL TREE THAT IS AT LEAST 15 GAL. FOR EACH 20 L.F. OF BUILDING LENGTH	SEE SHEET L.03 AND L.05 FOR REQUIRED LANDSCAPE CALCULATIONS FOR BLDG.'S 1,2, AND 3
OFF STREET VEHICULAR PARKING AREA TREES, SEC. 5.2.5.B - MINIMUM OF 1 CANOPY TREE PER EVERY 10 SPACES.	1 CANOPY TREE PER PARKING ISLAND
OFF STREET VEHICULAR PARKING AREA LANDSCAPE, SEC. 5.2.5.B - INTERIOR LANDSCAPING SHALL ACCOUNT FOR A MIN. OF 10% OF AN OFF-STREET PARKING AREA. INTERIOR LANDSCAPE SHALL CONSIST OF A MIX OF TREES, SHRUBS, AND GROUNDCOVER. TURF IS NOT ALLOWED TO MEET THIS REQUIREMENT. SUFFICIENT SHADE SHALL BE PLANTED TO COVER 30% OF THE GROSS PARKING LOT AREA AT MATURE CANOPY GROWTH. INTERIOR LANDSCAPE AREA REQUIRED: 23,723.52 S.F. VEHICULAR USE AREA: 237,237 S.F. X .30 = 71,171 S.F. CANOPY COVERAGE REQUIRED.	INTERIOR LANDSCAPE AREA = 23,718 S.F. CANOPY COVERAGE PROVIDED: 84,720 S.F. (30 FT. DIAMETER CANOPY AT MATURITY FOR TREES WITHIN 10 FT. OF PARKING / DRIVE AISLE)
BUFFER YARDS, SEC. 5.2.5.B.3 - BUFFER TYPE 'B', OPTION 2 IS REQUIRED FOR THIS PROJECT ON THE EAST, WEST, AND SOUTH. THE FOLLOWING ARE THE BUFFERS AND THEIR REQUIRED TREES / SHRUBS: NORTH: NO BUFFER REQUIRED EAST: LENGTH: 1,122 L.F. = 11 CANOPY, 79 UNDERSTORY, 56 SHRUBS WEST: LENGTH: 1,005 L.F. = 10 CANOPY, 10 UNDERSTORY, 50 SHRUBS SOUTH: LENGTH: 1,112 L.F. = 11 CANOPY, 78 UNDERSTORY, 56 SHRUBS	NORTH: NO BUFFER REQUIRED EAST: LENGTH: 1,122 L.F. = 11 CANOPY, 79 UNDERSTORY, CONTINUOUS HEDGE WEST: LENGTH: 1,005 L.F. = 10 CANOPY, 10 UNDERSTORY, CONTINUOUS HEDGE SOUTH: LENGTH: 1,112 L.F. = 12 CANOPY, 78 UNDERSTORY, CONTINUOUS HEDGE
TURF GRASS SPECIES, SEC. 5.2.5.D.3 - NO MORE THAN 50% OF THE GREEN SPACE AREA OR 1/2 ACRE, WHICHEVER IS LESS, MAY BE PLANTED WITH A TURF GRASS THAT HAS A RATING OF LOW IN REGARDS TO DROUGHT TOLERANCE (I.E. ST.AUGUSTINE). TURF GRASS WITH A RATING OF MEDIUM OR BETTER IS STRONGLY RECOMMENDED. MEDIANS AND RETENTION AREAS SHALL USE DROUGHT TOLERANT GRASSES WITH A RATING OF MEDIUM OR BETTER (BAHIA OR ZOYSIA) LANDSCAPE / OPEN SPACE AREA = 5.95 AC. (259,462.46)	BAHIA SOD (SOD C) = 141,831 S.F. ZOYSIA SOD (SOD A) = 29,911 S.F. ST. AUGUSTINE SOD (SOD B) = 3,046.23 S.F. LANDSCAPE AREA = 84,624.23 S.F. TOTAL = 259,462.46 S.F.
IRRIGATION SYSTEM, SEC. 5.2.5.D.4 - HIGH VOLUME IRRIGATION SHALL NOT EXCEED 50% OF THE LANDSCAPE AREA OR 1/2 ACRE, WHICHEVER IS LESS. MEDIUM VOLUME IRRIGATION SHALL NOT EXCEED 75 % OF THE LANDSCAPE AREA, AND SHALL NOT EXCEED 25% OF THE LANDSCAPE IF HIGH VOLUME IRRIGATION IS UTILIZED ON THE SITE. AT LEAST 25 % OF A LANDSCAPE AREA MUST BE COVERED BY A LOW VOLUME IRRIGATION AREA. LOW VOLUME IRRIGATION (25% MIN) = 1.5 AC (65,340 S.F.)	MEDIUM VOLUME IRRIGATION = 75% LOW VOLUME IRRIGATION = 25 %

PROPOSED SHRUBS & GROUNDCOVERS LIST (TH / TS / MS / GC)					
QTY.	ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE & SPECIFICATION	DROUGHT TOLERANCE
14,923	GC	Agapanthus africanus	Lily of the Nile	3 gal., 3-4 ppp., 24" o.c., full plant	MEDIUM
	GC	Eragrostis spectabilis	Purple Love Grass	1 gal., 12"-15" ht., 12"-15" spr., 30" o.c.	MEDIUM
	MS	Hamelia patens 'Compacta'	Dwarf Firebush	3 gal., 15"-18" ht., 15"-18" spr., 30" o.c.	MEDIUM
	MS	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 gal., 12"-15" ht., 12"-15" spr., 24" o.c.	HIGH
	GC	Juniperus chinensis 'Parsonii'	Parson's Juniper	3 gal., 12"-15" ht., 12"-15" spr., 30" o.c.	HIGH
	MS	Rosa 'Knock-Out'	Knock-Out Rose	3 gal. 18"-20" x 15"-18", a.s.	MEDIUM
	MS	Loropetalum chinense rubrum	Razzleberry Fringe Flower	3 gal. 15"-18" x 15"-18" spr., 30" o.c.	LOW
	MS	Muhlenbergia capillaris	Muhly Grass	1 gal., 12"-16" x 12"-16" spr., 30" o.c.	HIGH
	MS	Pennisetum setaceum 'Alba'	White Fountain Grass	3 gal., 16"- 18" x 16"-18" spr., 30" o.c.	MEDIUM
	TH	Podocarpus macrophylla	Podocarpus	7 gal, 36" ht. min x 18"-20" spr., full, 30" o.c.	HIGH
	MS	Podocarpus macrophylla 'Pringles'	Dwarf Podocarpus	3 gal., 10"-12" x 10"-20", Full, 18" o.c.	HIGH
	PG/B	Paspalum quadrifarium	Evergreen Paspalum	3 gal., 24"-30" ht., 24"-30" spr., 30" o.c.	MEDIUM
	MS	Russelia equisetiformis	Firecracker Plant	3 gal., 24"-30" ht., 18"-30" spr., 30" o.c.	HIGH
	MS	Rhaphimnopsis indica 'Alba'	White Indian Hawthorn	3 gal., 15"-18" ht., 15"-18" spr., 30" o.c.	HIGH
	MS	Rosa 'Meljocoe'	Pink Drift Rose	3 gal., 10"-12" ht., 10"-12" spr., 24" o.c.	MEDIUM
	MS	Spartina bakerii	Cord Grass	1 gal., 15"-18" X 15"-18", Full, 30" o.c.	HIGH
	GC	Trachelospermum asiaticum	Asian Jasmine	1 gal., 3-4 ppp., 24" o.c.	MEDIUM
	TS	Tripsacum dactyloides	Dwarf Fakahatchee Grass	3 gal., 18"-24" X 18"-20", Full, 30" o.c.	MEDIUM
	TS	Viburnum odoratissimum	Sweet Viburnum	3 gal., 20"-24" ht. x 20"-24" spr., 30" o.c.	MEDIUM
	TH	Viburnum obovatum 'Withlacoochee'	Withlacoochee Viburnum	7 gal., 36" HT. min., 30" o.c.	MEDIUM
	MS	Zamia floridana	Coontie	3 gal., 24"-30" ht., 24"-30" spr., 30" o.c.	MEDIUM
SOD & MISCELLANEOUS ITEMS					
TOTAL	ABBREV.	BOTANICAL NAME/ITEM	COMMON NAME	SIZE & SPACING	DROUGHT TOLERANCE
	SOD A	Stenotaphrum secundatum	St. Augustine Floratum'	Solid Sod	MEDIUM
	SOD B	Stenotaphrum secundatum	St. Augustine Floratum'	Solid Sod	LOW
	SOD C	Paspalum notatum 'Argentine'	Argentine Bahia	All Pond Slopes - To Be Provided BY Site Contractor	HIGH
	MULCH	Designer Brown	Designer Brown	Min. 5" thick	N/A

* ALL LANDSCAPE PLANTING MATERIALS SHALL BE FLORIDA NO. ONE GRADE OR BETTER.
* LANDSCAPING AND IRRIGATION PLANS SHALL BE COMPLIANT WITH THE "WATER WISE" ORDINANCE 2069 AND STATED ON THE PLANS AS SUCH.

SITE AREA CALCULATIONS:	
SITE:	823,379.46 S.F. (18.90 AC)
RESIDENTIAL BLDGS:	117,797 S.F.
ANCILLARY BLDGS. (GARAGES, TRASH COMPACTOR, ETC.)	13,172 S.F.
RETENTION AREA:	136,079 S.F.
DRIVE AISLE / PARKING:	237,237 S.F.
SIDEWALK:	48,585 S.F.
POOL / POOL DECK AREA:	11,047 S.F.
TOTAL:	563,917 S.F. (12.94 AC)
OPEN SPACE:	259,462.46 S.F. (5.95 AC)
(18.90 AC - 12.90 AC FROM ABOVE)	

SITE TREE TABLE:	
TOTAL INCHES ON-SITE: 0" (ONLY EXISTING TREES ARE SABAL PALMS)	
TOTAL NUMBER OF SPECIMEN TREES: 0	
TOTAL INCHES REMOVED: 0"	
TOTAL INCHES RETAINED: 0"	
TOTAL SPECIMEN INCHES RETAINED: 0"	
TOTAL INCHES REQUIRED: 0" (FOR MITIGATION PURPOSES)	
TOTAL INCHES REPLACED: 0" (FOR MITIGATION PURPOSES)	
TOTAL INCHES POST DEVELOPMENT: 456" (CANOPY TREES ONLY)	
SITE CLEARING AREA IN SQUARE FEET AND ACRES: 844,377 S.F. / 19.39 AC	



LRDG
407-730-5774

DATE	BY	DESCRIPTION
04/25/19	JHB	INITIAL SUBMITTAL TO CITY
05/13/19	JHB	RESUBMITTED PER CITY COMMENTS

ALTA EAST SHORE

CITY OF APOPKA, FL

PERMIT / CONSTRUCTION PLANS

PREPARED FOR:
WOOD PARTNERS

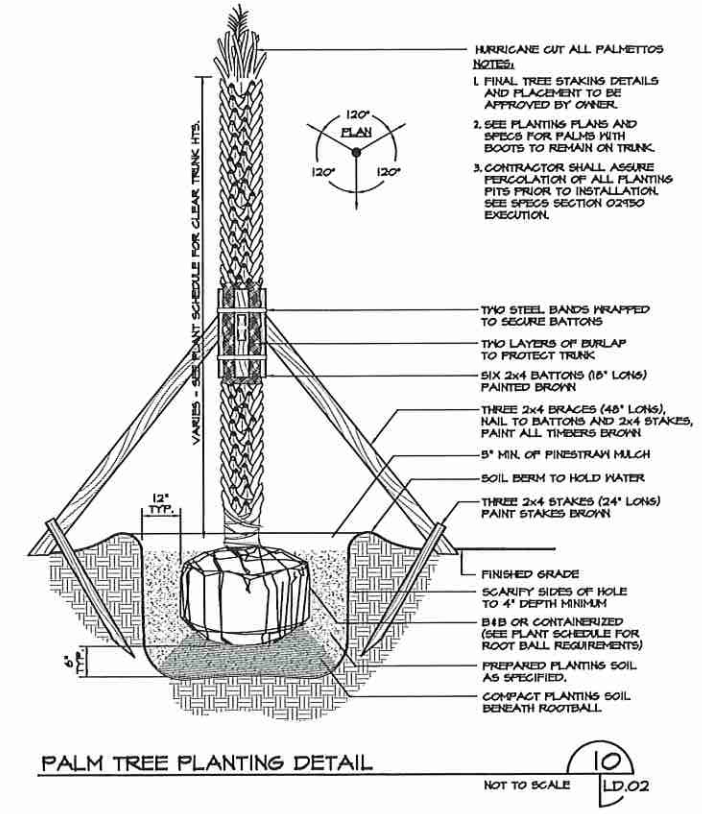
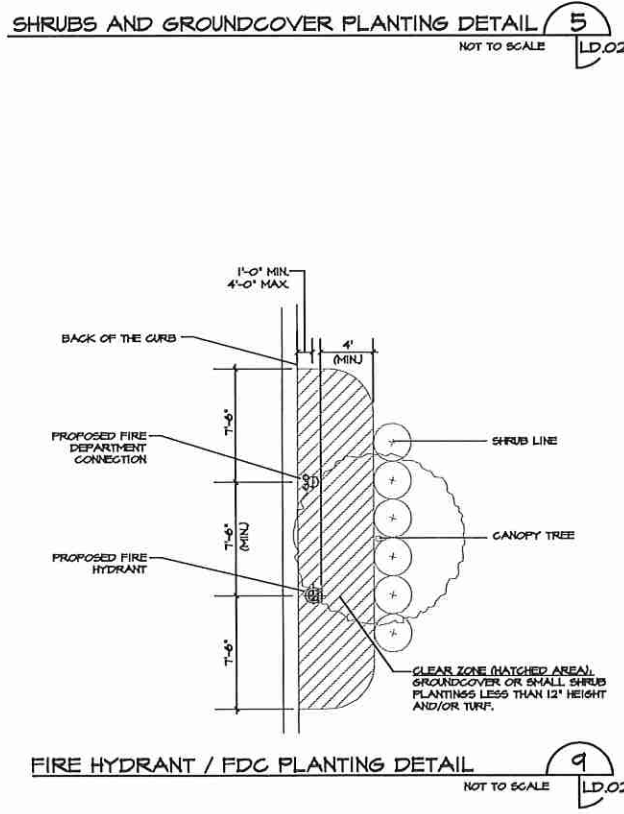
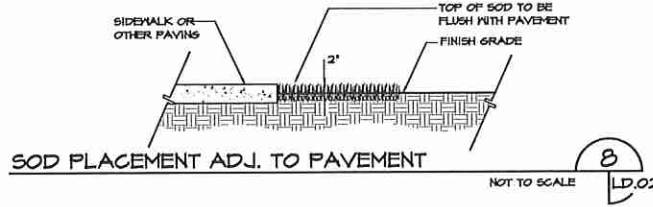
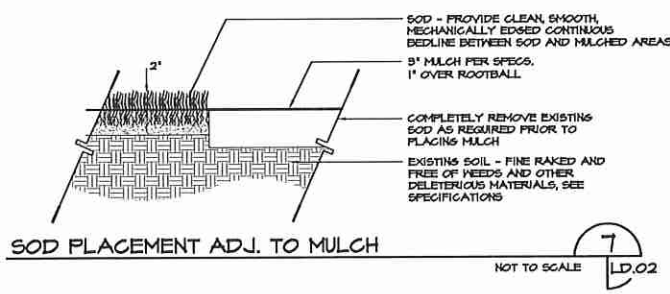
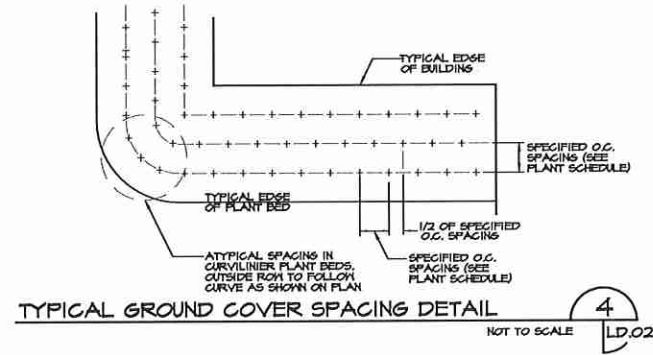
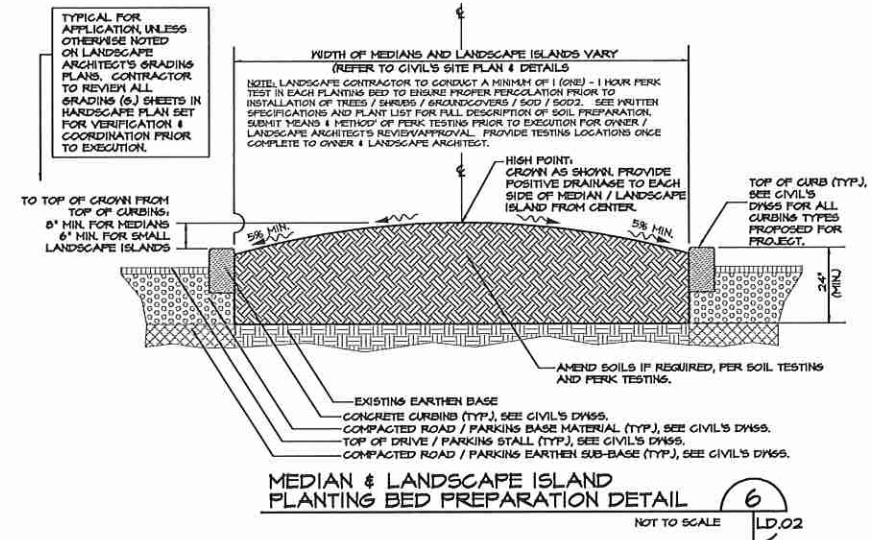
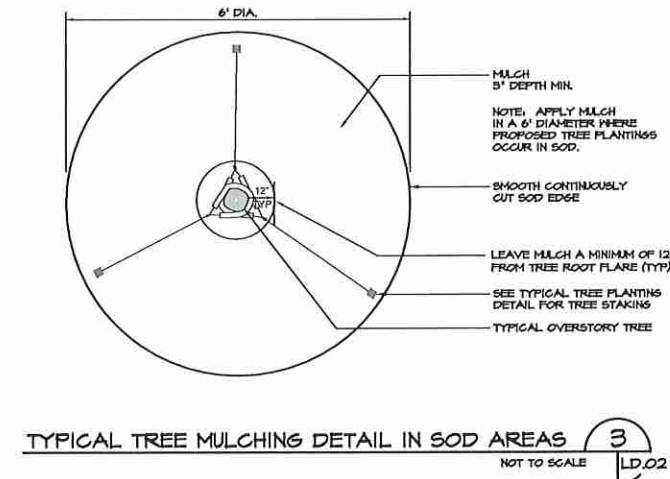
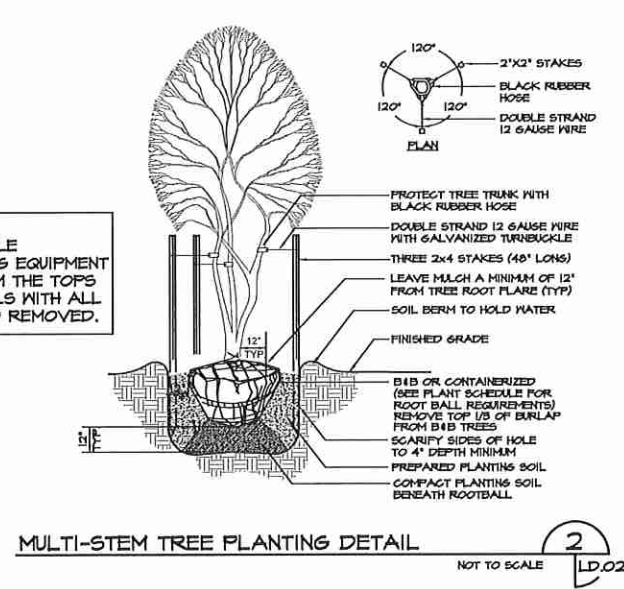
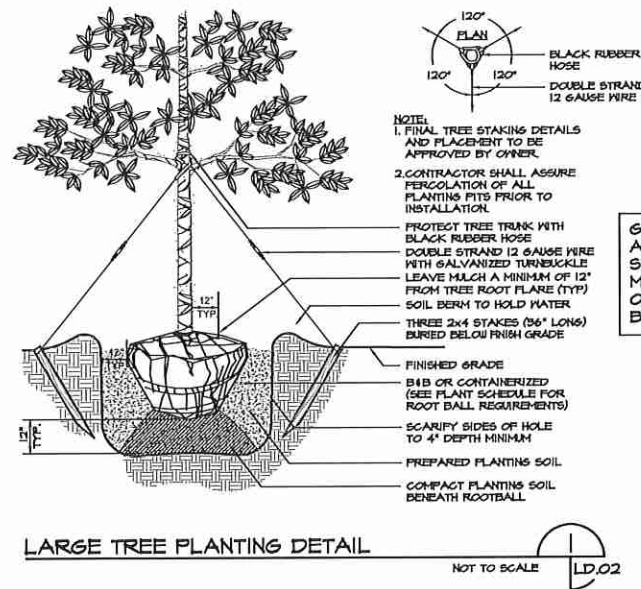
Landscape Architect
In Charge:
James H. Bailey

05/31/2019
Registration # LA6666883
Certificate of
Authorization LC26000435

DATE: 04-16-2019
PROJECT NO.: WOOD019-05.01
DRAWN BY: JWS /JHB
DESIGNED BY: JHB
CHECKED BY: JHB

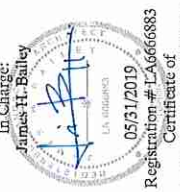
SHEET NO.

LD.01



NO.	DATE	DESCRIPTION	INITIALS	DATE	DESCRIPTION	INITIALS
1	04/25/19	INITIAL SUBMITTAL TO CITY	JHB	05/31/19	REVISIONS PER CITY COMMENTS	JHB
2	05/31/19	REVISIONS PER CITY COMMENTS	JHB			
3						
4						
5						
6						
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10						

ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS

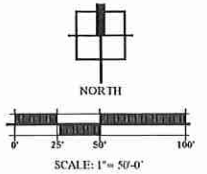


DATE: 04-16-2019
PROJECT NO.: W00019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: JHB

SHEET NO.
LD.02

SHEET NO.
LD.03

RECLAIMED IRRIGATION
SOURCE , SECONDARY
CONNECTION POINT



RECLAIMED IRRIGATION
SOURCE CONNECTION
POINT, SEE CIVIL PLANS
FOR METER SIZING

ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
IRRIGATION MAINLINE ROUTING
PLAN

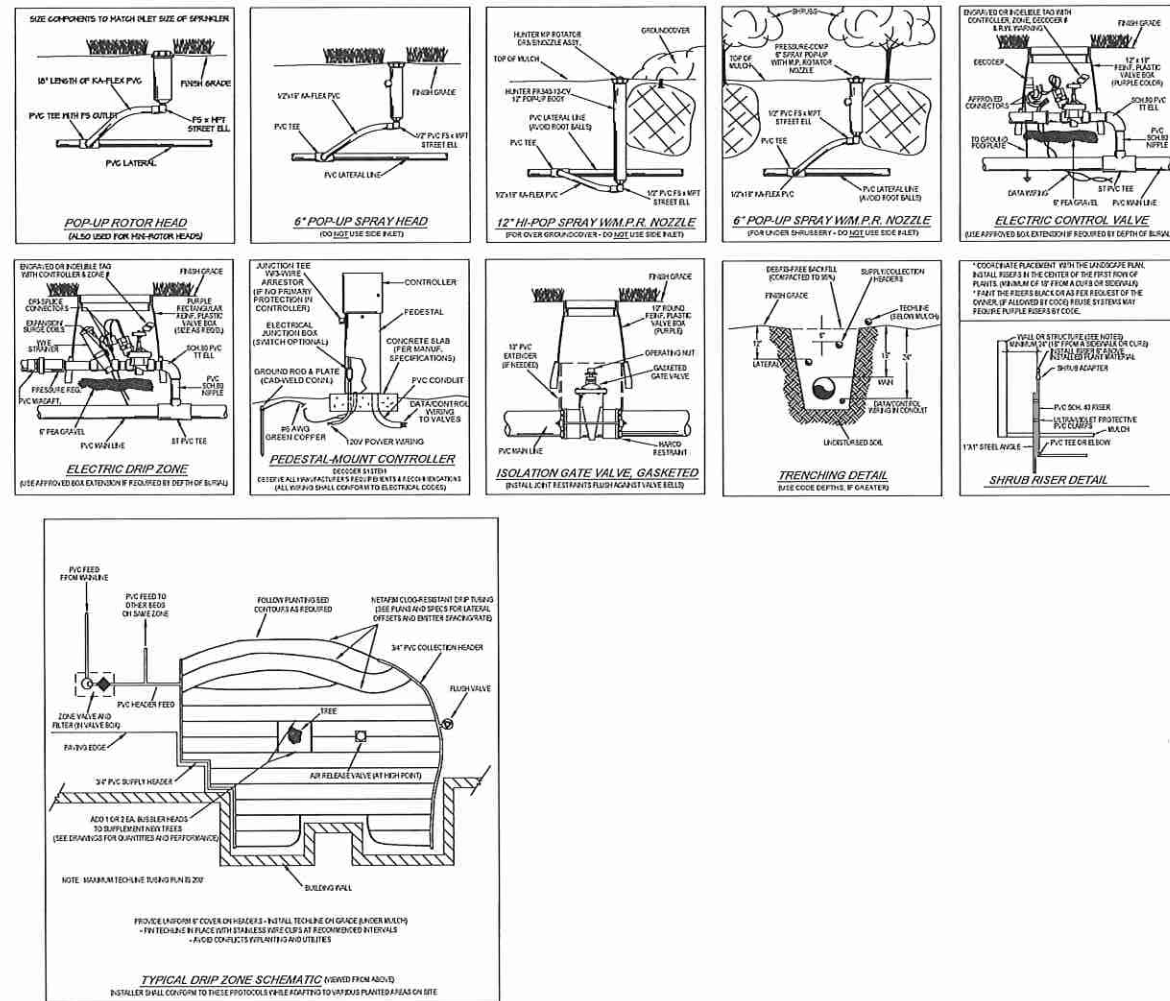
DATE: 04-16-2019
PROJECT NO.: W00019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: BHR

IR.01

. IRRIGATION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TECHNICAL STANDARDS CONTAINED IN APPENDIX F OF THE PLUMBING VOLUME OF THE FLORIDA BUILDING CODE, THE MOST RECENT EDITION OF THE FLORIDA IRRIGATION STANDARDS MANUAL AND THE FOLLOWING:

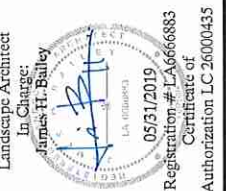
- A. IRRIGATION SYSTEMS SHALL BE DESIGNED AND INSTALLED AT A WATER PRESSURE OF 40 P.S.I.
- B. A RAIN SENSING SHUTOFF DEVICE SHALL BE REQUIRED ON ALL IRRIGATION SYSTEMS TO AVOID IRRIGATION DURING PERIODS OF SUFFICIENT RAINFALL. EQUIPMENT SHALL CONSIST OF AN AUTOMATIC SENSING DEVICE OR SWITCH WHICH WILL OVERRIDE THE IRRIGATION CYCLE WHEN ADEQUATE RAINFALL HAS OCCURRED. IT MUST BE PLACED WHERE IT IS EXPOSED TO UNOBSTRUCTED NATURAL RAINFALL AND COMPLY WITH CH. 313, FLA.STAT., WATER CONSERVATION: AUTOMATIC SPRINKLER SYSTEMS.
- C. THE USE OF IRRIGATION RISERS IS PROHIBITED.
- D. CHECK VALVES WHICH ARE CAPABLE OF HOLDING A MINIMUM OF A FIVE FOOT HEAD SHALL BE USED IN LOW-LYING AREAS TO PREVENT HEAD DRAINAGE.
- E. BACK-FLOW INTO ANY WATER SOURCE SHALL BE PREVENTED AS PROVIDED IN RULE 62-555, FAC, PERMITTING, CONSTRUCTION, OPERATION, AND MAINTENANCE OF PUBLIC WATER SYSTEMS. ANY BACK-FLOW PREVENTION DEVICE THAT IS TESTABLE, SHALL BE TESTED BY A STATE-LICENSED PLUMBING CONTRACTOR (SEE CH. 489, FLA. STAT.) UPON INSTALLATION, WHENEVER THE DEVICE IS REPAIRED AND ANNUALLY, WHEN CONNECTED TO A MUNICIPAL OR INVESTOR-OWNED DRINKING WATER SYSTEM. BACK-FLOW PREVENTION DEVICES ARE REQUIRED ON IRRIGATION SYSTEMS CONNECTED TO PRIVATE WELLS WHEN THE WELL SOURCE IS ALSO USED AS A PRIVATE DRINKING WATER SOURCE.
- F. IRRIGATION DESIGN SHALL BE APPROPRIATE FOR THE TYPE OF PLANT BEING GROWN AND FOR THE TYPE OF SOIL.
- G. IRRIGATION SYSTEM EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- H. IRRIGATION ZONES SHALL BE DIVIDED ACCORDING TO:
AVAILABLE FLOW RATE;
VEGETATED GROUPINGS (I.E., TURF, SHRUBS, NATIVE PLANTS, ETC.);
SPRINKLER TYPES (I.E., SPRINKLERS WITH MATCHING PRECIPITATION RATES); AND
SOIL CHARACTERISTICS
- I. SPRAY HEADS AND ROTORS SHALL NOT BE MIXED IN THE SAME ZONE.
- J. NARROW AREAS, FOUR FEET OR LESS, ARE NOT TO BE IRRIGATED UNLESS LOW VOLUME/MICRO-IRRIGATION IS USED.
- K. LOW VOLUME IRRIGATION IS REQUIRED FOR ALL TREES, SHRUBS, AND GROUND COVER BEDS. (THE DIRECTOR IN CONSULTATION WITH THE CITY WATER CONSERVATION SPECIALIST MAY WAIVE THIS REQUIREMENT IF SPECIAL CIRCUMSTANCES EXIST).
- L. DISTRIBUTION EQUIPMENT IN A GIVEN ZONE SHALL HAVE MATCHED PRECIPITATION RATES.
- M. APPLICATION RATES SHALL BE CALCULATED AND PROGRAMMED WITH AN IRRIGATION TIMER TO AVOID RUNOFF AND TO PERMIT UNIFORM WATER INFILTRATION INTO THE SOIL, CONSIDERING LAND SLOPE, SOIL HYDRAULIC PROPERTIES, VEGETATIVE GROUND COVER, AND PREVAILING WINDS.
- N. THERE SHALL BE A MINIMUM SEPARATION OF FOUR INCHES BETWEEN DISTRIBUTION EQUIPMENT AND PAVEMENT.
- O. THERE SHALL BE A MINIMUM SEPARATION OF 24 INCHES BETWEEN DISTRIBUTION EQUIPMENT AND BUILDINGS AND OTHER VERTICAL STRUCTURES.
- P. THERE SHALL BE NO DIRECT SPRAY ONTO WALKWAYS, BUILDINGS, ROADWAYS, AND DRIVES.
- Q. ROTORS AND SPRAYS IN TURF AREAS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE.
- R. WATER CONVEYANCE SYSTEMS SHALL HAVE A FLOW VELOCITY OF FIVE FEET PER SECOND, OR LESS.

5. RECLAIMED IRRIGATION WATER AND APPLICATION FACILITIES SHALL BE LAVENDER IN ROUTINE REPAIRS COVERING LESS THAN 12 INCHES ON RESIDENTIAL SYSTEMS MAY USE ANY COLOR PIPE. IRRIGATION HEADS SHALL BE LAVENDER IN COLOR IF AVAILABLE FROM THE MANUFACTURER. A SIGN MUST BE POSTED INDICATING RECLAIMED WATER IS BEING USED AS IRRIGATION (IN ENGLISH AND SPANISH). A WARNING SIGN PROHIBITING CONSUMPTION SHALL BE POSTED AT ANY HOSE BIB DISPENSING REUSE WATER. IRRIGATION USING RECLAIMED WATER RATHER THAN POTABLE WATER WHEN RECLAIMED WATER IS REASONABLY AVAILABLE IS STRONGLY ENCOURAGED.



NO.	DATE	DESCRIPTION	CHK BY			
			DESIGN	ISSUE	REVISION	DATE
	04/25/19	INITIAL SUBMITTAL TO CITY	JHB	JHB		
	05/21/19	RESUBMITTED PER CITY COMMENTS	JHB	JHB		

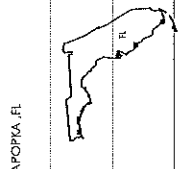
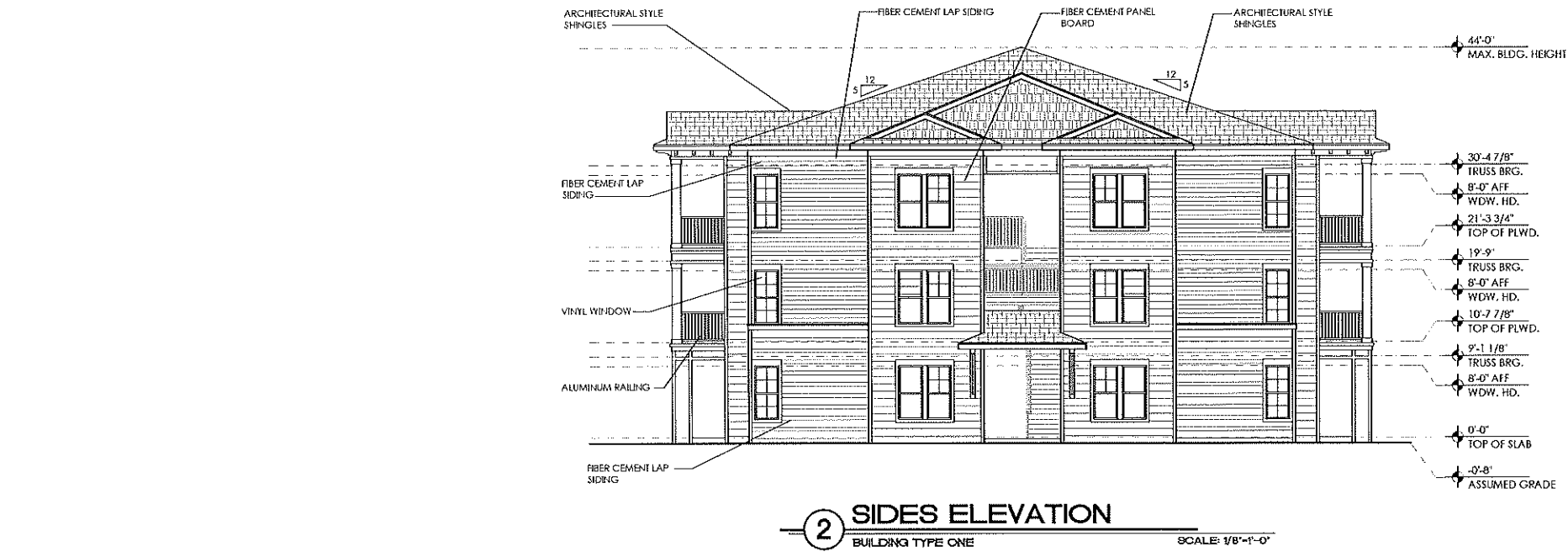
ALTA EAST SHORE
CITY OF APOPKA, FL
PERMIT / CONSTRUCTION PLANS
PREPARED FOR:
WOOD PARTNERS
IRRIGATION NOTES AND DETAILS



DATE: 04-16-2019
PROJECT NO.: W00019-05.01
DRAWN BY: JWS/JHB
DESIGNED BY: JHB
CHECKED BY: BHR

SHEET NO.
IRD.01

Jeff Aboon Thursday, April 05, 2019 P:\4111 - BIRKEN ROAD APOPKA APTS\DRAWINGS\1_APTMENT\00_DRAW\3837A211



ALTA EAST SHORE APARTMENTS APOPKA, FL.

WP SOUTH ACQUISITIONS, LLC.
636 W. YALE STREET
ORLANDO, FL 32804
PH: 407.982.2316



1770 fernest street
maitland florida 32751-7208
407.660.8900 f: 407.875.9948
www.cbaarchitects.com

BUILDING TYPE ONE ELEVATIONS

date: 04.25.2019
job no: 4111.18
drawn by: COOL
reviewed by: CBA
file: 3837A211
issue history:

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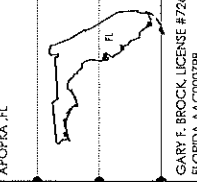
P:\4111 - BIRDEN ROAD APOPKA 4FTS DRAWINGS\1_APT ELEVATIONS\0203_3837A221
Thursday, April 25, 2019
Jeff Abden



2 SIDES ELEVATION
BUILDING TYPE TWO
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION
BUILDING TYPE TWO
SCALE: 1/8"=1'-0"



ALTA EAST SHORE APARTMENTS
APOPKA, FL.

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656 W. YALE STREET
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architects planners
1770 fernell street
maitland florida 32751-7208
407/660 8900 f: 407 875 9948
www.cbaarchitects.com

BUILDING TYPE TWO
ELEVATIONS

date: 04.25.2019
job no: 4111.18
drawn by: COOL
reviewed by: CBA
file: 3837A221
issue history:

A2.21

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Jeff Abdon Thursday, April 25, 2019 P:\4111 - ZIMON ROAD APOPKA APTS\DRAWINGS\APARTMENT\04_25_2019\3837A231



2 SIDES ELEVATION

BUILDING TYPE THREE

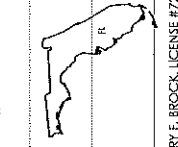
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION

BUILDING TYPE THREE

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



GARY F. BROCK LICENSE #7264
FLORIDA LAC000796

ALIA EAST SHORE APARTMENTS
APOPKA, FL.

WP SOUTH ACQUISITIONS, LLC.
636 W. YALE STREET
ORLANDO, FL 32804
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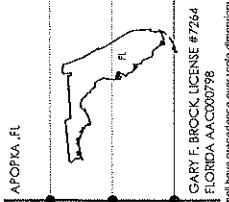
BUILDING TYPE THREE
ELEVATIONS

date: 04.25.2019
job no: 4111.18
drawn by: COOL
reviewed by: CBA
file: 3837A231
issue history:

A2.31

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Jeff Abdon Thursday, April 25, 2019 P:\4111 - BIRCH ROAD APOPKA APTS\DRAWINGS\1-APARTMENT COOL\031740.dwg



ALIA EAST SHORE APARTMENTS
APOPKA, FL.

WP SOUTH ACQUISITIONS, LLC.
636 W. YALE STREET
ORLANDO, FL 32804
PH: 407.982.2516

cba
charlan • brock
associates
architects planners
1770 fennell street
maitland florida 32751-7208
407.660.8900 f: 407.875.9948
www.cbaarchitects.com

BUILDING TYPE FOUR
ELEVATIONS

date: 04.25.2019
job no: 4111.18
drawn by: COOL
reviewed by: CBA
file: 3837A241
issue history:

A2.41

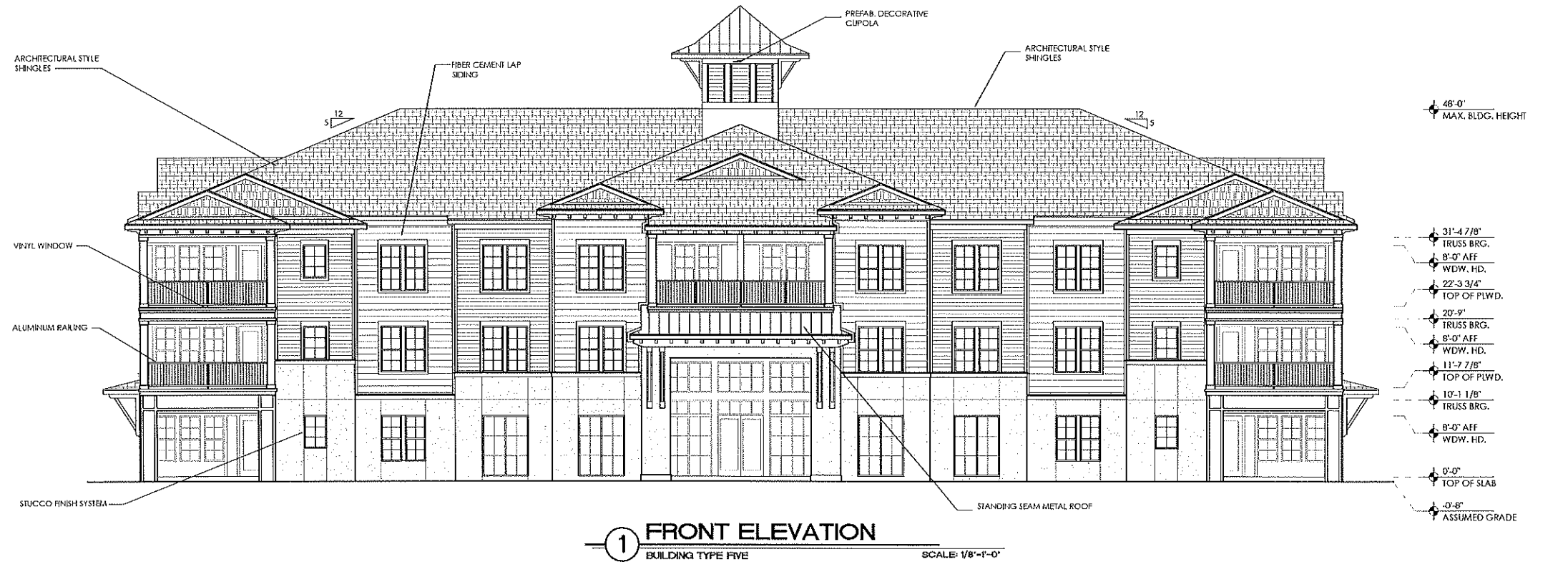
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2 REAR ELEVATION

BUILDING TYPE FIVE

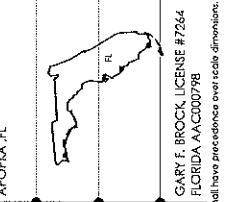
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION

BUILDING TYPE FIVE

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



ALTA EAST SHORE APARTMENTS APOKA, FL.

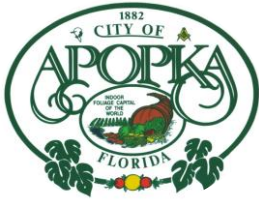
WP SOUTH ACQUISITIONS, LLC.
636 W. YALE STREET
ORLANDO, FL 32834
PH. 407.982.2516



1776 fernell street
maitland florida 32751-7208
407.660.8900 f. 407.875.9948
www.charlanbrockassociates.com

BUILDING TYPE FIVE ELEVATIONS

date: 04.25.2019
job no: 4111.18
drawn by: COOL
reviewed by: CBA
file: 3837A251
issue history:



CITY OF APOPKA PLANNING COMMISSION

X PUBLIC HEARING
____ SITE PLAN
____ SPECIAL REPORTS
X OTHER: Plat

MEETING OF: July 9, 2019
FROM: Community Development
EXHIBITS: Vicinity Map
Plat
Final Development Plan
School Concurrency
Mitigation Agreement

SUBJECT: VISTAS AT WATERS EDGE, PHASE 2 - PLAT

REQUEST: RECOMMEND APPROVAL OF THE PLAT FOR VISTAS AT WATERS EDGE, PHASE 2

SUMMARY:

OWNER/APPLICANT: M/I Homes of Orlando, LLC

LOCATION: Vistas at Waters Edge subdivision (West of South Binion Road and Harmon Road intersection)

PARCEL ID NUMBERS: 19-21-28-8917-06-001; 19-21-28-8917-06-002

EXISTING USE: Vacant, reserved as future development tracts

FLUM DESIGNATION: Mixed-Use (Maximum 15 du/ac)

ZONING: Mixed-Use – East Shore – Gateway (MU-ES-GT)

PROPOSED DEVELOPMENT: 63 single-family lots

TRACT SIZE: 19.00 +/- acres

LAND DEVELOPMENT CODE: 1993 Land Development Code

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Mixed Use	MU-ES-GT	Tracts OS-1, OS-5, Lots 49-55 Vistas at Waters Edge, Phase 1
East (City)	Mixed Use	MU-ES-GT	Tract OS-1, Vistas at Waters Edge, Phase 1, Binion Road right-of-way
South (City)	Mixed Use	MU-ES-GT	Lots 1-7, and 80, Tracts OS-1, OS-4, OS-6, P-1 Vistas at Waters Edge, Phase 1
West (City, County)	Mixed Use (City), Rural (County)	MU-ES-GT, Orange County A-1	Lots 27-55, Vistas at Waters Edge, St. Johns River Water Management District property

PROJECT SUMMARY: The Final Development Plan for the Vistas at Waters Edge subdivision, and the plat for Phase 1 were approved by the City Council in 2018. The subdivision is located on the west side of the intersection of Harmon and Binion Roads and consists of 143 single-family lots developed in two phases. The plat for Phase 2 contains a total of 63 lots on 19 acres and is consistent with the approved Final Development Plan for the Vistas at Waters Edge subdivision. Infrastructure for Phases 1 and 2 have been constructed and accepted by the City. The internal streets and infrastructure are privately owned and maintained by the Vistas at Waters Edge subdivision. The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front*	25'
Side	5'
Rear	20'
Corner	25'

*Front-entry garage must be setback 30 feet.

PARKS: The cabana and pool facility and all other parks have been constructed as part of the Phase 1 improvements to the subdivision. Additionally, the multi-use trail along Binion Road is complete.

ACCESS: Ingress/egress access points for the development are via full access onto Binion Road that is gated, and a secondary gated emergency and pedestrian access point west of lot 59 in Phase 1 providing connection to Binion Road is provided.

STORMWATER: There are two (2) retention ponds located within Phase 1 designed to meet the City's Land Development Code requirements that were approved with the Final Development Plan.

SCHOOLS: In 2017 the developer obtained a school concurrency mitigation agreement with Orange County Public Schools which addresses school impacts generated by Phases 1 and 2 of this development. The location is served by the following schools: Apopka Elementary, Wolf Lake Middle, and Wekiva High School.

PUBLIC HEARING SCHEDULE:

July 9, 2019 - Planning Commission (5:30 pm)

August 7, 2019 - City Council (1:30 pm)

RECOMMENDATION ACTION:

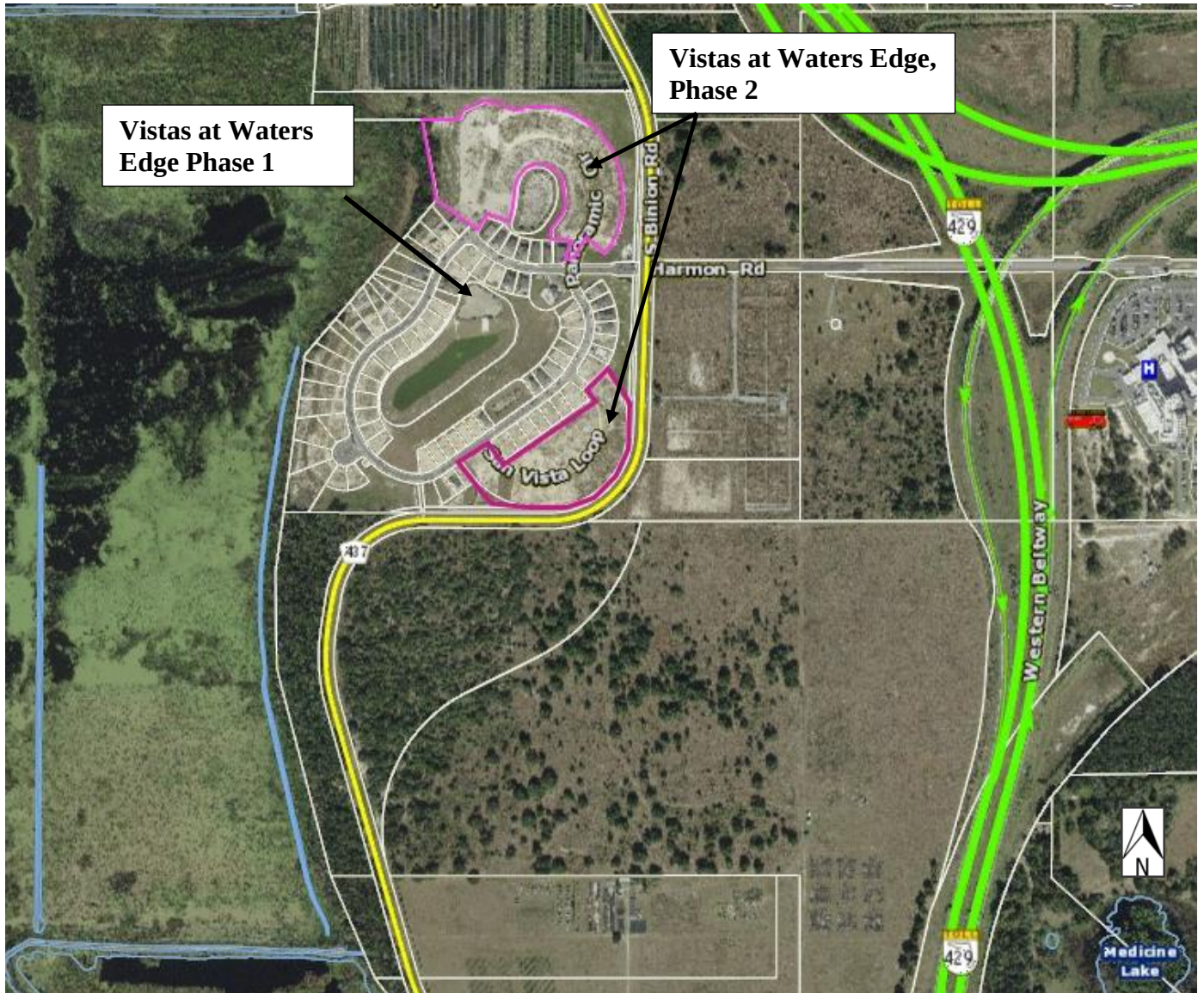
The **Development Review Committee** recommends approval of the Vistas at Waters Edge, Phase 2 Plat, finding it consistent with the approved Vistas at Waters Edge Final Development Plan.

Recommended Motion: Find the Vistas at Waters Edge, Phase 2 Plat consistent with the Land Development Code and approved Final Development Plan, and recommend approval of the Plat, subject to the findings of this staff report.

Planning Commission role: The role of the Planning Commission for this development application is to advise the City Council to approve or deny the Plat based on consistency with the Comprehensive Plan and Land Development Code, and the approved Vistas at Waters Edge Final Development Plan.

Project Name: Vistas at Waters Edge, Phase 2 Plat
Owner: M/I Homes of Orlando, LLC
Parcel I.D. No(s): 19-21-28-8917-06-001; 19-21-28-8917-06-002
Total Acres: 19.00 +/-

VICINITY MAP



VISTAS AT WATERS EDGE PHASE 2

A REPLAT OF TRACTS FD-1 AND FD-2, VISTAS AT WATERS EDGE PHASE 1 AS
RECORDED IN PLAT BOOK 96, PAGES 4 THROUGH 12 OF THE PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA LYING IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

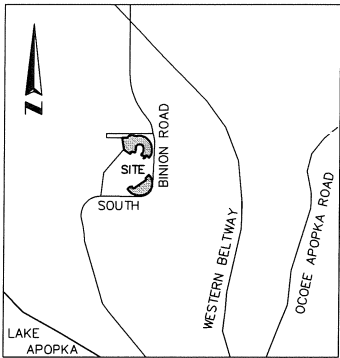
SHEET 1 OF 5

PLAT BOOK____ PAGE____

LEGAL DESCRIPTION

Tracts FD-1 and FD-2, VISTAS AT WATERS EDGE PHASE 1 as recorded in Plat Book 96, Pages 4 through 12 of the Public Records of Orange County, Florida lying in Section 19, Township 21 South, Range 28 East, City of Apopka, Orange County, Florida

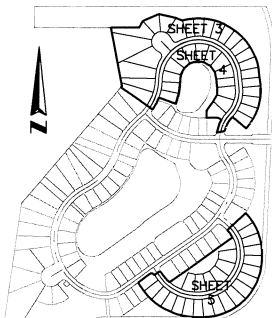
Contains 19.00 acres more or less.



VICINITY MAP (not to scale)

LEGEND:

L.B.	denotes licensed business	S.T.E.	denotes street tree easement
U.E.	denotes utility easement	N.T.	denotes non tangent
R/W	denotes right-of-way	●	denotes set nail & disk LB 6723
└─┐	denotes change in direction along right-of-way lines	●	denotes permanent control point (PCP)
C.C.R. #	denotes Certified Corner Record Number	⌒	denotes centerline
N.R.	denotes non-radial (see note 2)	LLC	denotes limited liability company
■	denotes set 4" x 4" concrete monument LB 6723 permanent reference monument (PRM)	PG(S).	denotes page(s)
▣	denotes recovered 4" x 4" concrete monument LB 6723 permanent reference monument (PRM)	P.C.	denotes point of curvature
D.E.	denotes drainage easement	P.T.	denotes point of tangency
D.U.E.	denotes drainage and utility easement	P.I.	denotes point of intersection
CR	denotes County Road	P.B.	denotes Plat Book
D.B.	denotes Deed Book	R.P.	denotes radius point
—+—	denotes change in direction	R	denotes radius
P.R.C.	denotes point of reverse curvature	Δ	denotes central angle
		L	denotes arc length
		CH	denotes chord length
		CB	denotes chord bearing
		P.C.C.	denotes point of compound curvature
		E.S.E.	denotes environmental swale easement



KEY MAP (not to scale)

SURVEYOR'S NOTES:

- Bearings shown hereon are assumed and based on the North-South mid section line of Section 19-21-28 being an assumed bearing of South 00°07'22" East for angular designation only.
- All lot lines intersecting curves are radial, unless otherwise noted non-radial (N.R.).
- All platted utility easements shall also be easements for the construction, installation, maintenance, and operation of cable television and data services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- Tract OS-9 (Open Space / Recreation Tract) common areas, shall be owned and maintained by the VISTAS AT WATERS EDGE HOMEOWNERS ASSOCIATION, INC. (the "Association").
- This plat contains 63 Lots.
- The drainage easement within Lots 95 through 100 is hereby dedicated to and maintained by the Association. No construction, clearing, grading or alteration is permitted by the individual Lot Owners without prior approval by the Association or any other applicable jurisdictional agency.
- All Lots are subject to a 10.00 foot drainage and utility easement adjacent to private rights-of-way, unless otherwise noted.
- All Lots are subject to a 5.00 foot street tree easement adjacent to 10.00' drainage and utility easements adjacent to the private rights-of-way are hereby dedicated to and maintained by the Association.
- All Lots are subject to a 5.00 foot side yard drainage and utility easement, unless otherwise noted.
- All Lots are subject to a 7.50 foot rear yard drainage and utility easement, unless otherwise noted.

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

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved _____
Richard Earp Date _____

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

Examined and Approved _____
Chairman Date _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on April 13, 2016 I completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

By: _____ Date: _____
James L. Rickman P.S.M. # 5633 Allen
& Company Licensed Business # 6723
16 East Plant Street, Winter Garden,
Florida 34787

CERTIFICATE OF REVIEW BY 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.

Signed: _____ Date: _____
Printed Name: Andrew Perry P.S.M.
Registration Number 6124
Southeastern Surveying and Mapping Corp.

VISTAS AT WATERS EDGE PHASE 2 DEDICATION

THIS is to certify that the undersigned, M/I Homes of Orlando, LLC, hereafter referred to as "Owner" is the lawful owner of the lands described in the caption hereon, and that it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands, (except as noted on the face of this plat), is dedicated to the City of Apopka or to the public. None of the property designated "Common Area" on this plat is required for public use: and such "Common Area" is not and will not be a part of the County system of public roads. Said "Common Area" is instead part of the "Common Area" created by this plat and will be subject to the declaration of covenants, conditions, and restrictions for Vistas at Waters Edge Homeowners Association, Inc. as recorded in Document Number 20180360763 (herein after referred to as the "Declaration"). Said "Common Area" shall remain private and the sole and exclusive property of Owner its successors and assigns. Owner does hereby grant to the present and future owners of lots 81 through 143 and their guests, invitees, domestic help, and to delivery, pick-up and fire protection services, police and other authorities of law, United States mail carriers, representatives of utilities, holders of mortgage liens on such lands, and such other persons as owner, its successor and assigns, may from time to time designate the non-exclusive and perpetual right of ingress and egress over and across the roads and sidewalks, as they may from time to time be constructed on Tract RW-1 and RW-2 of the "Common Area". The Owner, in recording this plat has created the Common Area" shown hereon, which common area is a portion of the "Common Area" described in the declaration. Said "Common Area" is not dedicated to the use and enjoyment of the general public, but its use is reserved for the common use and enjoyment of the property owners of VISTAS AT WATERS EDGE. The nature and extent of, and the reservations and restrictions on such common use and enjoyment are more fully set forth in the Declaration. Tracts RW-1 and RW-2 are subject to a dedicated utility easement to the City of Apopka for maintaining water, sewer and reclaim water lines.

NOTWITHSTANDING the foregoing: An emergency access easement to the private storm drainage system over Tracts RW-1 and RW-2 and over all drainage easements shown on this plat is hereby dedicated to the City of Apopka, Orange County, Florida for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system creates a hazard to the public health, safety, and general welfare. The emergency access easement granted above does not impose any obligation, burden, responsibility or liability upon City of Apopka to enter upon the subject property and take any action to repair or maintain the private drainage system. A non-exclusive easement through, over, under and across Tracts RW-1 and RW-2 and all noted utility easements is hereby dedicated for use by all public utilities for the purpose of constructing, maintaining and replacing their respective facilities servicing the lands encompassed by this plat.

IN WITNESS WHEREOF, the undersigned, M/I HOMES OF ORLANDO, LLC a Florida limited liability company, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this ____ day of _____ 2019.

By: M/I HOMES OF ORLANDO, LLC, a
Florida limited liability company

WITNESSES:

By: _____
Daniel Kaiser, Vice President
Printed name Title

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF SEMINOLE

I HEREBY CERTIFY, that on this day, before me personally appeared Daniel Kaiser, as Vice President of M/I HOMES OF ORLANDO, LLC, a Florida limited liability company who is () personally known to me or () produced _____ as identification, and did/did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized.

WITNESS my hand and official seal this ____ day of _____ 2019.

Signature of Notary Public

Printed Name of Notary Public

Notary Public state of Florida

My Commission Expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

Mayor _____
Attest: _____
City Clerk

CERTIFICATE OF 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 _____



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

Building setback information according to engineers plans prepared by Madden, Moorhead & Stokes, Inc.

Front.....25.00'
Side.....5.00'
Rear.....20.00'
Corner.....25.00'

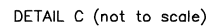
SHEET INDEX

SHEET 1 of 5 - legal description, Surveyor's notes, legend & dedication

SHEET 2 OF 5 - boundary information

3 through 5 of 5 - lot/tract & r/w geometry

PLAT BOOK _____ PAGE _____

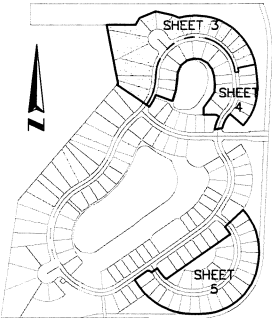
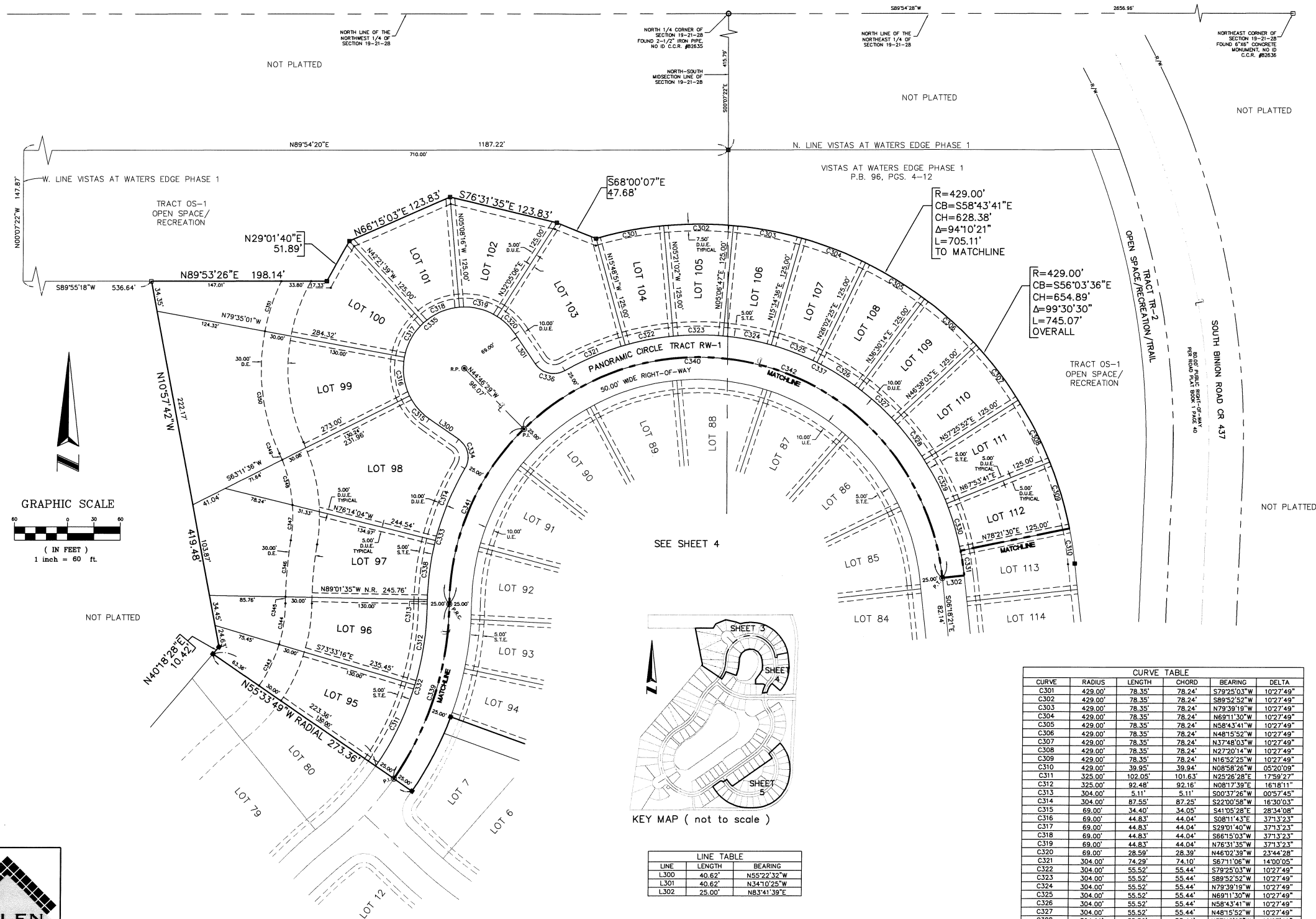


16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
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VISTAS AT WATERS EDGE PHASE 2

A REPLAT OF TRACTS FD-1 AND FD-2, VISTAS AT WATERS EDGE PHASE 1 AS
RECORDED IN PLAT BOOK 96, PAGES 4 THROUGH 12 OF THE PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA LYING IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 5 PLAT BOOK PAGE



LINE	LENGTH	BEARING
L300	40.62'	N55°22'32"W
L301	40.62'	N34°10'25"W
L302	25.00'	N83°41'39"E

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C343	165.00'	51.81'	51.60'	N25°26'28"E	17°59'27"
C344	165.00'	46.95'	46.79'	N08°17'39"E	16°18'11"
C345	464.00'	7.43'	7.43'	S02°36'04"W	00°55'02"
C346	464.00'	63.93'	63.88'	S05°00'26"W	07°53'41"
C347	170.00'	39.81'	39.72'	N02°14'47"E	13°24'58"
C348	170.00'	52.54'	52.33'	N13°18'58"W	17°42'32"
C349	170.00'	7.90'	7.90'	N23°30'06"W	02°39'45"
C350	228.00'	140.88'	138.67'	S07°12'30"E	35°14'58"
C351	228.00'	59.51'	59.34'	S17°51'38"W	14°53'18"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C301	429.00'	78.35'	78.24'	S79°25'03"W	10°27'49"
C302	429.00'	78.35'	78.24'	S89°52'52"W	10°27'49"
C303	429.00'	78.35'	78.24'	N79°39'19"W	10°27'49"
C304	429.00'	78.35'	78.24'	N69°11'30"W	10°27'49"
C305	429.00'	78.35'	78.24'	N58°43'41"W	10°27'49"
C306	429.00'	78.35'	78.24'	N48°15'52"W	10°27'49"
C307	429.00'	78.35'	78.24'	N37°48'03"W	10°27'49"
C308	429.00'	78.35'	78.24'	N27°20'14"W	10°27'49"
C309	429.00'	78.35'	78.24'	N16°52'25"W	10°27'49"
C310	429.00'	39.95'	39.84'	N08°58'26"W	05°20'09"
C311	325.00'	102.05'	101.63'	N25°26'28"E	17°59'27"
C312	325.00'	92.48'	92.16'	N08°17'39"E	16°18'11"
C313	304.00'	5.11'	5.11'	S00°37'26"W	00°57'45"
C314	304.00'	87.55'	87.25'	S22°00'58"W	16°30'03"
C315	69.00'	34.40'	34.05'	S41°05'28"E	28°34'08"
C316	69.00'	44.83'	44.04'	S08°11'43"E	37°13'23"
C317	69.00'	44.83'	44.04'	S29°01'40"W	37°13'23"
C318	69.00'	44.83'	44.04'	S66°15'03"W	37°13'23"
C319	69.00'	44.83'	44.04'	N76°31'35"W	37°13'23"
C320	69.00'	28.59'	28.39'	N46°02'39"W	23°44'28"
C321	304.00'	74.29'	74.10'	S67°11'06"W	14°00'05"
C322	304.00'	55.52'	55.44'	S79°25'03"W	10°27'49"
C323	304.00'	55.52'	55.44'	S89°52'52"W	10°27'49"
C324	304.00'	55.52'	55.44'	N79°39'19"W	10°27'49"
C325	304.00'	55.52'	55.44'	N69°11'30"W	10°27'49"
C326	304.00'	55.52'	55.44'	N58°43'41"W	10°27'49"
C327	304.00'	55.52'	55.44'	N48°15'52"W	10°27'49"
C328	304.00'	55.52'	55.44'	N37°48'03"W	10°27'49"
C329	304.00'	55.52'	55.44'	N27°20'14"W	10°27'49"
C330	304.00'	55.52'	55.44'	N16°52'25"W	10°27'49"
C331	304.00'	28.31'	28.30'	N08°58'26"W	05°20'09"
C332	325.00'	194.53'	191.64'	N17°17'22"E	34°17'38"
C333	304.00'	159.83'	158.00'	S15°12'16"W	30°07'26"
C334	25.00'	37.37'	33.99'	N12°33'16"W	85°39'31"
C335	69.00'	242.30'	135.64'	S45°13'31"W	201°12'07"
C336	25.00'	37.37'	33.99'	S76°59'41"E	85°38'31"
C337	304.00'	602.26'	508.49'	N63°03'39"W	113°30'35"
C338	304.00'	67.17'	67.04'	S07°26'07"W	12°39'38"
C339	350.00'	209.48'	206.38'	N17°17'22"E	34°17'38"
C340	279.00'	845.10'	557.12'	S86°55'06"W	173°33'06"
C341	279.00'	219.53'	213.91'	S22°41'02"W	45°04'58"
C342	279.00'	625.57'	502.52'	N70°32'25"W	128°28'07"



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
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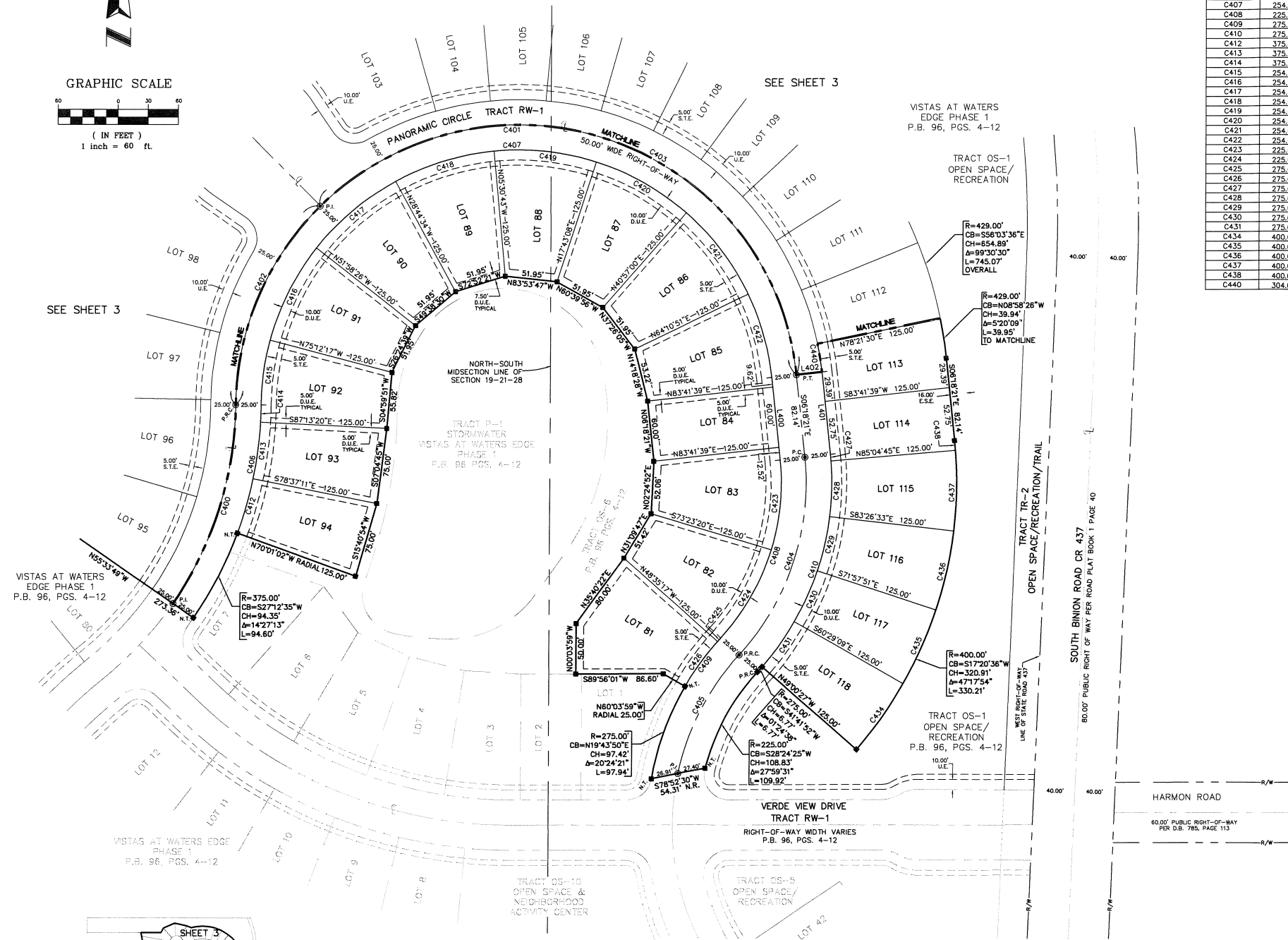
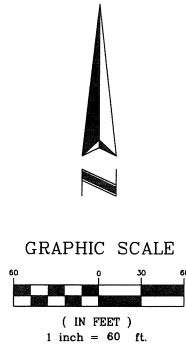
SHEET INDEX
SHEET 1 of 5 - legal description, Surveyor's notes,
legend & dedication
SHEET 2 of 5 - boundary information
3 through 5 of 5 - geometry

VISTAS AT WATERS EDGE PHASE 2

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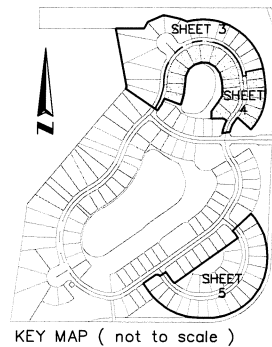
SHEET 4 OF 5

PLAT BOOK ____ PAGE ____



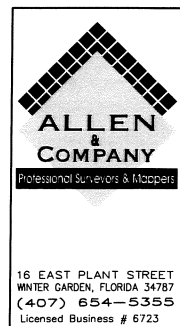
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C400	350.00'	209.49'	206.38'	N171°22'22"E	341°17'38"
C401	279.00'	845.10'	557.12'	S86°55'06"W	173°33'06"
C402	279.00'	219.53'	213.91'	S22°11'02"W	45°04'58"
C403	279.00'	625.57'	502.52'	N70°32'25"W	128°28'07"
C404	250.00'	212.53'	206.19'	N18°02'55"E	48°42'32"
C405	250.00'	133.95'	132.36'	S27°03'11"W	30°41'59"
C406	375.00'	129.85'	129.21'	N10°03'46"E	19°50'25"
C407	254.00'	769.38'	507.20'	S86°55'06"W	173°33'06"
C408	225.00'	191.28'	185.57'	N18°02'55"E	48°42'32"
C409	275.00'	59.85'	59.73'	S36°10'06"W	12°28'10"
C410	275.00'	233.79'	226.81'	N18°02'55"E	48°42'32"
C412	375.00'	56.30'	56.25'	N15°40'54"E	08°36'09"
C413	375.00'	56.30'	56.25'	N07°04'45"E	08°36'09"
C414	375.00'	17.25'	17.25'	N01°27'37"E	02°38'07"
C415	254.00'	64.96'	64.78'	S07°28'08"W	14°39'10"
C416	254.00'	102.99'	102.28'	S26°24'39"W	23°13'51"
C417	254.00'	102.99'	102.28'	S49°38'30"W	23°13'51"
C418	254.00'	102.99'	102.28'	S72°22'21"W	23°13'51"
C419	254.00'	102.99'	102.28'	N83°53'47"W	23°13'51"
C420	254.00'	102.99'	102.28'	N60°39'56"W	23°13'51"
C421	254.00'	102.99'	102.28'	N37°26'05"W	23°13'51"
C422	254.00'	86.51'	86.09'	N16°03'45"W	19°30'48"
C423	225.00'	90.00'	89.40'	N05°09'10"E	22°55'01"
C424	225.00'	101.28'	100.43'	N29°30'26"E	25°47'30"
C425	275.00'	4.76'	4.76'	S41°54'27"W	00°59'28"
C426	275.00'	55.09'	55.00'	S35°40'22"W	11°28'42"
C427	275.00'	6.65'	6.65'	N05°36'48"W	01°23'06"
C428	275.00'	55.09'	55.00'	N00°49'08"E	11°28'42"
C429	275.00'	55.09'	55.00'	N121°7'48"E	11°28'42"
C430	275.00'	55.09'	55.00'	N23°46'30"E	11°28'42"
C431	275.00'	55.09'	55.00'	N35°15'12"E	11°28'42"
C434	400.00'	80.13'	80.00'	N35°15'12"E	11°28'42"
C435	400.00'	80.13'	80.00'	N23°46'30"E	11°28'42"
C436	400.00'	80.13'	80.00'	N121°7'48"E	11°28'42"
C437	400.00'	80.13'	80.00'	N00°49'08"E	11°28'42"
C438	400.00'	9.67'	9.67'	N05°36'48"W	01°23'06"
C440	304.00'	28.31'	28.30'	N08°58'26"W	05°20'09"

LINE TABLE		
LINE	LENGTH	BEARING
L400	82.14'	S06°18'21"E
L401	82.14'	S06°18'21"E
L402	25.00'	N83°41'39"E



SHEET INDEX

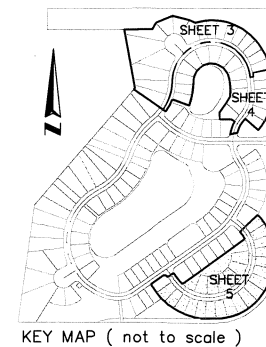
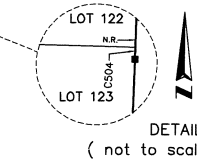
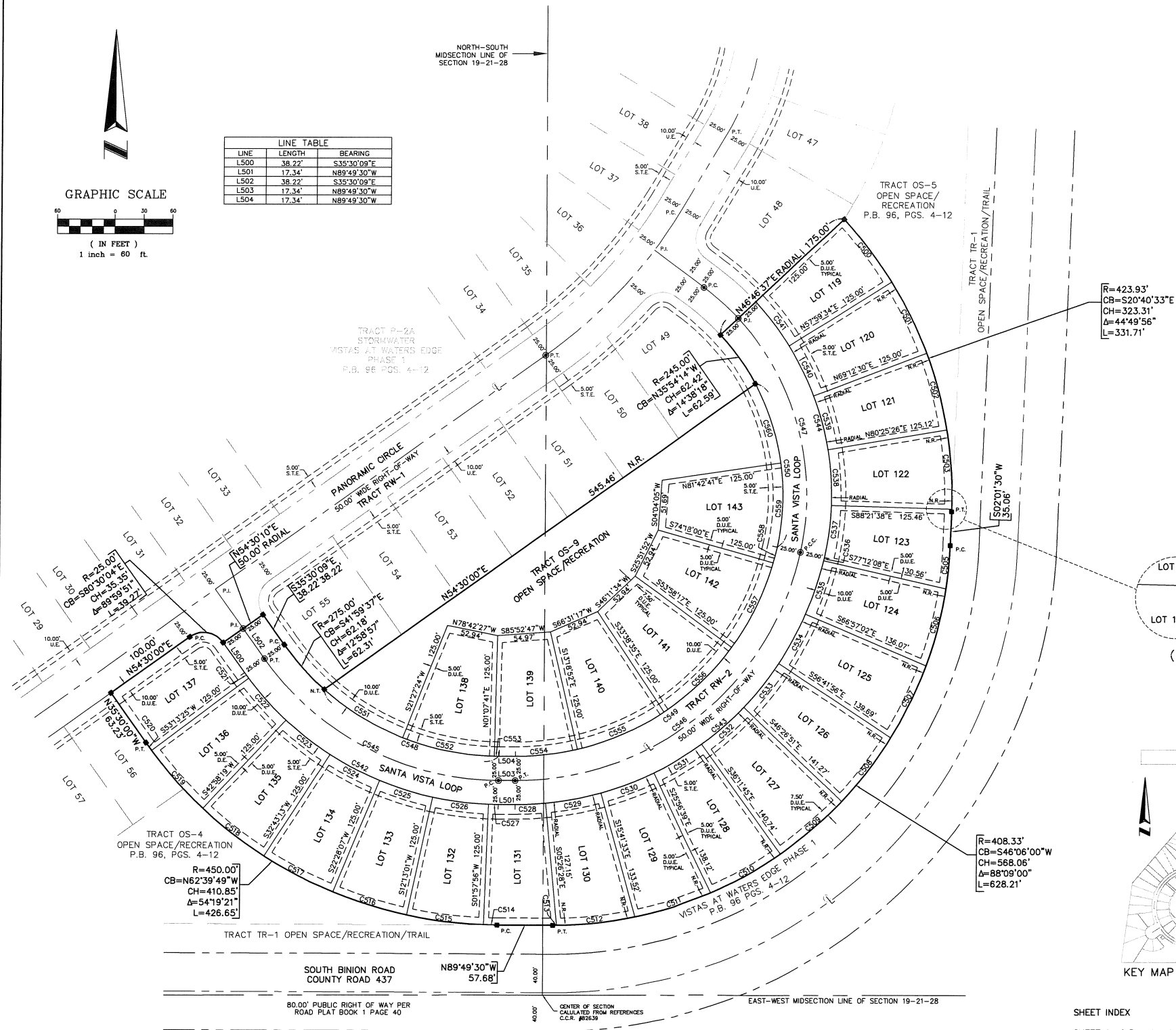
- SHEET 1 of 5 - legal description, Surveyor's notes, legend & dedication
- SHEET 2 OF 5 - boundary information
- 3 through 5 of 5 - geometry



A REPLAT OF TRACTS FD-1 AND FD-2, VISTAS AT WATERS EDGE PHASE 1 AS
RECORDED IN PLAT BOOK 96, PAGES 4 THROUGH 12 OF THE PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA LYING IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C500	423.93'	82.20'	82.07'	N37°33'14"W	110'06.36"
C501	423.93'	82.19'	82.07'	N26°25'40"W	110'06.32"
C502	423.93'	82.22'	82.09'	N19°10'21"W	107'02.58"
C503	423.93'	82.27'	82.14'	N03°47'13"W	111'01.99"
C504	438.33'	2.83'	2.83'	N01°32'57"E	00'06.44"
C505	408.33'	44.89'	44.88'	N05°10'29"E	06'17.58"
C506	408.33'	82.22'	82.07'	N14°05'33"E	113'12.12"
C507	408.33'	82.33'	82.79'	N25°40'45"E	113'18.12"
C508	408.33'	83.33'	83.19'	N37°20'39"E	114'14.36"
C509	408.33'	83.33'	84.02'	N49°20'13"E	115'11.99"
C510	408.33'	83.17'	83.03'	N60°43'50"E	114'01.13"
C511	408.33'	82.61'	82.47'	N72°21'42"E	113'55.30"
C512	408.33'	81.75'	81.61'	N83°34'34"E	112'18.14"
C513	450.00'	3.80'	3.90'	N89°54'05"E	00'32.50"
C514	450.00'	14.06'	14.06'	S80°55'30"E	01'46.26"
C515	450.00'	80.52'	80.41'	S82°34'13"E	10'15.06"
C516	450.00'	80.52'	80.41'	S72°39'26"E	10'15.06"
C517	450.00'	80.52'	80.41'	S62°24'20"E	10'15.06"
C518	450.00'	80.52'	80.41'	S52°09'14"E	10'15.06"
C519	450.00'	80.52'	80.41'	S41°54'08"E	10'15.06"
C520	325.00'	10.01'	10.01'	S35°08'24"E	01'47.26"
C521	325.00'	7.23'	7.23'	S36°08'22"E	01'16.27"
C522	325.00'	58.15'	58.07'	S41°54'08"E	10'15.06"
C523	325.00'	58.15'	58.07'	S52°09'14"E	10'15.06"
C524	325.00'	58.15'	58.07'	S62°24'20"E	10'15.06"
C525	325.00'	58.15'	58.07'	S72°39'26"E	10'15.06"
C526	325.00'	58.15'	58.07'	S82°34'13"E	10'15.06"
C527	325.00'	10.16'	10.16'	S88°55'47"E	01'47.26"
C528	325.00'	31.86'	31.86'	N87°22'01"E	05'36.58"
C529	325.00'	58.15'	58.07'	N79°26'01"E	10'15.06"
C530	325.00'	58.15'	58.07'	N69°10'54"E	10'15.06"
C531	325.00'	58.15'	58.07'	N58°55'47"E	10'15.06"
C532	325.00'	58.15'	58.07'	N48°40'42"E	10'15.06"
C533	325.00'	58.15'	58.07'	N38°25'36"E	10'15.06"
C534	325.00'	58.15'	58.07'	N28°10'31"E	10'15.06"
C535	325.00'	58.15'	58.07'	N17°55'25"E	10'15.06"
C536	325.00'	3.47'	3.47'	N15°29'45"E	00'36.45"
C537	285.00'	54.70'	54.72'	N06°54'25"E	10'37.45"
C538	285.00'	57.75'	57.65'	N03°08'06"W	11'12.56"
C539	285.00'	57.75'	57.65'	N15°11'02"W	11'12.56"
C540	285.00'	57.75'	57.65'	N26°23'58"W	11'12.56"
C541	285.00'	57.75'	57.65'	N37°36'55"W	11'12.56"
C542	325.00'	208.11'	208.11'	N47°55'41"E	17'59.23"
C543	325.00'	442.38'	408.01'	N51°10'49"E	77°59.23"
C544	285.00'	285.28'	274.30'	N51°31'08"W	55°24.30"
C545	300.00'	284.43'	273.90'	S62°39'49"E	54'19.21"
C546	300.00'	408.35'	377.55'	N51°10'49"E	77°59.23"
C547	270.00'	281.11'	251.05'	N51°31'08"W	55°24.30"
C548	275.00'	198.47'	194.17'	S60°39'49"E	47'59.23"
C549	275.00'	174.32'	146.09'	N51°10'49"E	77°59.23"
C550	245.00'	374.34'	170.68'	N80°11'59"W	40°46.12"
C551	275.00'	96.27'	95.78'	S58°30'51"E	20'03.43"
C552	275.00'	97.67'	97.06'	S78°42'27"E	20'19.43"
C553	275.00'	45.57'	45.90'	S89°20'20"E	00'51.11"
C554	275.00'	64.74'	64.60'	N83°25'49"E	13°29.22"
C555	275.00'	97.57'	97.06'	N66°31'17"E	20'19.43"
C556	275.00'	97.57'	97.06'	N46°11'34"E	20'19.43"
C557	275.00'	97.57'	97.06'	N25°51'32"E	20'19.43"
C558	275.00'	16.87'	16.87'	N13°36'34"E	03'30.53"
C559	275.00'	87.80'	87.08'	N01°56'05"E	20'28.77"
C560	245.00'	86.79'	86.33'	N18°12'12"W	20'17.46"



SHEET INDEX

SHEET 1 of 5 - legal description, Surveyor's notes,
legend & dedication

SHEET 2 OF 5 – boundary information

3 through 5 of 5 - geometry



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

After recording return to:

Tyrone K. Smith, AICP
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, Florida 32809

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**SCHOOL CONCURRENCY
MITIGATION AGREEMENT
APK-16-002
Binion Road
19-21-28-0000-00- 011/021/022**

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 Equity Waters Edge, LLC, a Florida limited liability company, whose address is 2255 Glades Road, Suite 324 East, Boca Raton, Florida 33431 (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

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 Final Site Plan in order to develop 147 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 elementary and 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 new Residential Units 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 County 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 elementary and middle school students, as follows, in accordance with Section 17.2 of the Interlocal Agreement:

Payment in the amount of ONE MILLION ONE HUNDRED THIRTY FIVE THOUSAND SEVENTY NINE AND 00/100 DOLLARS (\$1,135,079.00) to cover the Proportionate Share Mitigation associated with providing the necessary capacity to complete 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 was applied as a credit to the Proportionate Share Mitigation required for the Project. Such credit was subtracted from the total Proportionate Share Mitigation required pursuant to the Interlocal Agreement and is reflected in the Proportionate Share required in this Section 4.

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 satisfies the demands 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 paid pursuant to this Agreement shall be credited against the School Impact Fee on a dollar for dollar basis at fair market value.

The School Board shall notify the City of the amount of the School Impact Fee Credit based upon 101 Equivalent Residential Units (as defined in Section 30-622 of the Orange County Code), currently estimated to be EIGHT HUNDRED SEVENTY SEVEN THOUSAND ONE HUNDRED EIGHTY FOUR AND 00/100 DOLLARS (\$887,184.00), and shall request a School Impact Fee credit account in such amount upon receipt of the Proportionate Share Mitigation.

In the event that the School Impact Fees prepaid by the Applicant exceed the School Impact Fees due pursuant to the School Impact Fee Ordinance, Applicant may request that the excess School Impact Fees be transferred to another project within the jurisdiction where the Project is located.

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 documenting 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 the Project Units reflected on the application; 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 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. At time of plat approval: \$134,688.00; and
- b. 12 months after plat approval: \$134,688.00; and
- c. 24 months after plat approval: \$134,688.00

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

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 County 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 Site Plan within one hundred eighty (180) days from approval of the Site Plan/Plat by the City Commission. 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 in a diligent and timely manner 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 assuming all other applicable conditions are met.

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

Owner/Applicant: Equity Waters Edge, LLC
 Attn: Julie Kendig-Schrader
 450 South Orange Avenue, Suite 650
 Orlando, Florida 32801

City: City of Apopka
 Attn: Planning Manager
 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 to 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.

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.

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 Capacity Reservation Fee and Proportionate Share Mitigation prior to the recording of a Plat or issuance of a Building Permit. 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, 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 Paragraph 4 and Paragraph 9 of this Agreement.

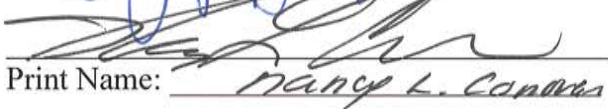
Signatures on Following Page

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:

Signed and sealed in the presence of:

"SCHOOL BOARD"

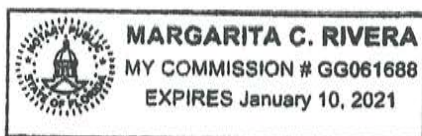
THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida


Print Name: Hope Bryant

Print Name: Nancy L. Canales

By: 
William E. Sublette, its Chairman
Date: 2.08.17

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 8th day of February, 2017, 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.



AFFIX NOTARY STAMP

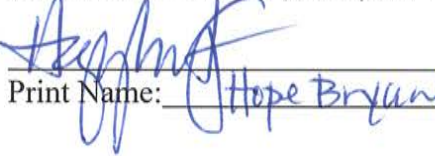

NOTARY PUBLIC OF FLORIDA
Print Name: Margarita Rivera
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

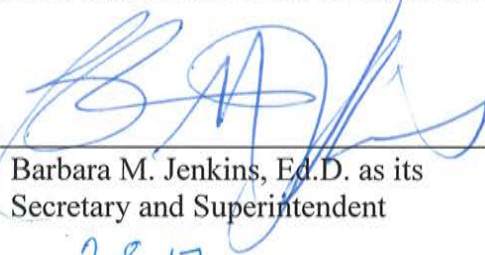
**THE SCHOOL BOARD OF ORANGE
COUNTY, FLORIDA**, a body corporate
and political subdivision of the State of Florida

Signed and sealed in the presence of:


Print Name: Susan Adams


Print Name: Hope Bryant

Attest:

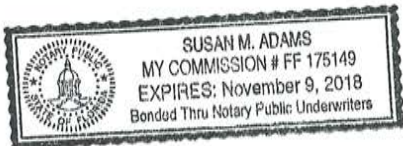

Barbara M. Jenkins, Ed.D. as its
Secretary and Superintendent

Dated:

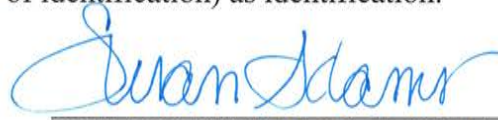
2.8.17

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 8th day of February, 2017, by Barbara M. Jenkins as Secretary and Superintendent 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 has produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP

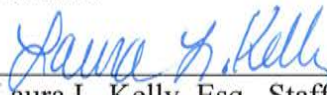

NOTARY PUBLIC OF FLORIDA
Print Name: Susan Adams
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County
Public School's Chief Facilities Officer


John T. Morris
Chief Facilities Officer

Date: JAN 26, 2017

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, Esq., Staff Attorney III and
Executive Officer of Real Estate

Date: Jan. 25, 2017

"APPLICANT"

Signed and sealed in the presence of:

EQUITY WATERS EDGE, LLC, a
Florida limited liability company

Ashley J Coote
Print Name: Ashley J Coote

By: David Shapiro

Allison Mara Breslow
Print Name: Allison Mara Breslow

Print Name: DAVID SHAPIRO

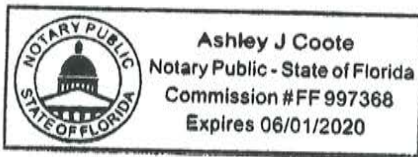
Title: MANAGING MEMBER

Date: 12/16/16

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 16th day of December
2016, by DAVID SHAPIRO as MANAGING MEMBER of
EQUITY WATERS EDGE, LLC, on behalf of the organization.
He/she is personally known to me or has produced _____

(type of identification) as
identification.



AFFIX NOTARY STAMP

Ashley J Coote
NOTARY PUBLIC OF FLORIDA
Print Name: Ashley J Coote
Commission No.: FF 997368
Expires: 06/01/2020

"CITY"

CITY OF APOPKA, FLORIDA, a municipal corporation of the State of Florida

By: City Council

By: _____

Joe Kilsheimer
City of Apopka Mayor

Date: _____

3-17-17

ATTEST: Linda F. Goff, Certified Municipal Clerk
As City Clerk

By: _____

City Clerk

Exhibit "A" – Legal Description



First American

Exhibit A

Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

5011612 - 2037-3475532

Customer Reference Number: Water's Edge (Binion Road)
First American File Number: 2037-3475532

The land referred to herein below is situated in the County of Orange, State of Florida, and is described as follows:

Parcel 1:

From the North 1/4 corner of Section 19, Township 21 South, Range 28 East, Orange County, Florida, run thence South 00°35'40" West along the North-South mid section line, a distance of 563.87 feet; thence North 89°28'10" West a distance of 650 feet; thence South 10°16'10" East 419.70 feet; thence South 41°00'00" West a distance of 1075.00 feet; thence South 08°30'00" West, a distance of 824.28 feet to a point on the Westerly extension of the North right of way line of State Road 437, as it existed on the 25th day of September, 1998; thence South 88°52'56" East along said North right of way line and the Westerly extends on thereof 832.70 feet for a point of beginning; thence North 00°37'05" East 400.00 feet; thence North 55°38'03" East 299.52 feet; thence North 50°38'37" East 400.37 feet; thence North 28°48'03" East 468.83 feet; thence North 89°57'57" East 300.00 feet to a point on the West right of way line of State Road 437; thence South 02°43'14" West along said right of way line 720.20 feet; thence continue South 02°43'14" West along said right of way line 122.83 feet to a point of curvature of said West right of way line of State Road 437; thence continuing along said West right of way line Southwesterly on a curve, said curve concave to the Northwest, having a radius of 440.91 feet through a central angle of 87°50'31" and an arc distance of 675.97 feet to the point of tangency thereof; thence continuing along the aforesaid North right of way line of State Road 437, North 88°52'56" West 556.28 feet to the point of beginning and point of terminus.

Parcel 2:

Commencing at the North 1/4 corner of Section 19, Township 21 South, Range 28 East, Orange County, Florida, run thence South 00°35'40" West along the North-South mid-section line, a distance of 563.67 feet to the point of beginning; thence North 89°23'10" West, a distance of 650 feet; thence South 10°16'10" East, 419.70 feet; thence South 41°00'00" West, a distance of 1075.00 feet; thence South 08°30'00" West, a distance of 824.28 feet; thence South 88°52'56" East, a distance of 740.88 feet to a point on the Northerly right-of-way line of State Road 437, from said point, run thence South 88°52'56" East along said Northerly right-of-way line 91.82 feet, departing said right-of-way, run thence North 01°07'04" East, 400.00 feet; thence North 56°08'02" East, 299.52 feet; thence North 51°08'36" East, 400.37 feet; thence North 21°18'02" East, a distance of 461.80 feet to a point on the Southerly right-of-way line of Harmon Road, from said point, run thence South 89°21'38" East along the Southerly right-of-way line of Harmon Road, a distance of 307.56 feet to a point on the Westerly right-of-way line of State Road No. 437, from said point, run thence North 02°43'14" East along said Westerly right-of-way line, a distance of 582.17 feet; thence along said right-of-way line on a curve to the left having a radius of 909.00 feet, a central angle of 13°45'43" and an arc distance of 218.34 feet; thence North 89°23'10" West and parallel with the North boundary of said Section 19, a distance of 485.74 feet to the point of beginning, less right-of-way, as recorded in Deed Book 785, Page 113, Public Records of Orange County, Florida.

Also described as: commencing at a 6" square concrete monument, no identification, at the Northeast corner of Section 19, Township 21 South, Range 28 East, Orange County, Florida, run thence North 89°23'10" West along the North boundary of said Section 19, a distance of 2657.02 feet to the North 1/4 corner as called for in Official Records Book 3712, Page 1401 of the Public Record of Orange County, Florida, run thence South 00°36'08" West along the North-South mid-section line, a distance of 563.87

Exhibit "B"-Location Map



Jurisdiction: Apopka
School Board Dist.: # 7
Parcel ID: Multiple Parcels
Acreage: +/-75.00 ac

Schools
ES: Apopka
MS: Wolf Lake
HS: Wekiva

APK-16-002
Binion Road

Exhibit "C"- Forms



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 Concurrency Encumbrance Letter (CEL) may require certain 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) with a check payable to OCPS in the amount of 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: Tyrone K. Smith, AICP
(407) 317-3700 x2022898
tyrone.smith@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:

CAPACITY RESERVATION FEE & MITIGATION FORM

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

SECTION 4: PAYMENT SUMMARY	Capacity Reservation Fee Amount			
	Installment: ☐ 1 st ☐ 2 nd ☐ 3 rd ☐ Remaining Balance \$ _____			
	Proportionate Share Mitigation Amount (Payable to Orange County School Board)			
	\$ _____			
	<i>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.</i>			
		Single Family	Multi-Family	Townhome
	10/1/16 – 12/31/16	\$7,655/unit	\$4,920/unit	\$5,426/unit
	Effective 1/1/17	\$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 <u>Local Government</u> . (Deliver to OCPS)
☐	Proportionate Share Mitigation check, payable to the <u>Orange County Public Schools</u> . (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.