APOPKA CITY COUNCIL AGENDA

August 01, 2018 1:30 PM
APOPKA CITY HALL COUNCIL CHAMBERS

CALL TO ORDER
INVOCATION
PLEDGE

APPROVAL OF MINUTES:

1. City Council regular meeting July 18, 2018.

AGENDA REVIEW

PUBLIC COMMENT; STAFF RECOGNITION AND ACKNOWLEDGEMENT

Employee Recognition:

- Ten Year Service Award - Andrew L. Brown – Fire/EMS
- Fifteen Year Service Award - Phil R. Hardy – Public Services/Fleet Management Equipment Mechanic
- Fifteen Year Service Award - David L. Whitty – Police/Support Services Code Enforcement Officer
- Twenty Year Service Award - Brett E. Webster – Police/Field Services Police Officer
- Thirty Year Service Award - Scott A. Bruehl – Fire/Suppression Firefighter Engineer

Presentations:

1. FBI presentation referencing Iberia bank attempted robbery.

Public Comment Period:

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

CONSENT (Action Item)

1. Authorize funds from Law Enforcement Trust Funds to be donated to Apopka High School Academic Consortium of Scholars.
2. Authorize funds from Law Enforcement Trust Funds to be donated to Apopka High School to support local youth sports.
3. Authorize a donation from Law Enforcement Trust Funds to purchase an outdoor cinema system for public outreach programs.
4. Approve a Sewer and Water Capacity Agreement for Lakeside Phase I.
5. Approve emergency repairs to the Bradshaw Rd. Regional Lift Station #77.

BUSINESS (Action Item)

1. Approve the Sunday Fun Day event on September 2, 2018. — Lorena Potter

2. Preliminary Development Plan – Fairfield Inn & Self-Storage — Jean Sanchez
   Project: Farish Enterprises, LLC
   Location: 1616 East Semoran Boulevard

3. Final Development Plan – Lakeshore at Wekiva (FKA Sandpiper Road Subdivision) — Jean Sanchez
   Project: Beazer Homes, LLC
   Location: Southeast corner of Ustler Road and Sandpiper Road

4. Final Development Plan – Dollar General Store — Jean Sanchez
   Project: Lloyd Lee, Mobley Mattie Life Estate & Nathan Jerome Shaw, Sr.
   Location: 51 & 57 E. Michael Gladded Blvd. and W. 9th St.

5. Final Development Plan – Greater Faith World Center, Inc., Phase 1 — Bobby Howell
   Project: Center of Faith Church, Inc.
   Location: 700 Vick Road

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. Ordinance No. 2654 – Second Reading - Change of Zoning — Phil Martinez
   Project: JTD Land Dev. at Rogers Road, LLC (Carriage Hills Ph. 2)
   Location: 1455 W. Lester Road.

2. Ordinance No. 2660 – Second Reading - Change of Zoning — Phil Martinez
   Project: JEL Land Development, LLC (Legacy Hills)
   Location: 2400 Schopke Road

3. Ordinance No. 2661 – Second Reading - Comp Plan – Small Scale — Phil Martinez
   Project: 3255 Clarcona Road LLC (aka Randall Mechanical)
   Location: 3307 Clarcona Road

4. Ordinance No. 2662 – Second Reading - Change of Zoning — Phil Martinez
   Project: 3255 Clarcona Road LLC (aka Randall Mechanical)
   Location: 3307 Clarcona Road

5. Ordinance No. 2663 – Second Reading – Change of Zoning — Phil Martinez
   Project: SunTrust Bank
   Location: 936 East Semoran Boulevard

6. Ordinance No. 2666 – Second Reading – Change of Zoning – Kelly Park Road Publix Center — Bobby Howell
   Project: JD and Kathleen L Horne Trust
   Location: 4966 Plymouth-Sorrento Road

7. Ordinance No. 2667 – Second Reading – Change of Zoning/PUD Master Plan/Preliminary Development Plan — Bobby Howell
   Project: Vista Reserve
   Location: On the east side of Rogers Road, approximately 1/2 mile north of the intersection of Rogers Road and Lester Road.

8. Ordinance No. 2668 – Second Reading – Amending Ordinance No. 2345 PUD Master Plan — Phil Martinez
   Project: Orange Blossom Apopka RV Resort Inc.(KOA), c/o Robert Vesely
   Location: 3800 W. Orange Blossom Trail

9. Ordinance No. 2669 - First Reading - Bear Management Program & Containers — Jay Davoll

10. Resolution 2018-12 - FY17/18 Budget Amendment. — Jamie Roberson

CITY COUNCIL REPORTS

MAYOR'S REPORT

ADJOURNMENT

MEETINGS AND UPCOMING EVENTS

DATE	TIME	EVENT
August 2, 2018	5:30pm – 9:00pm	Food Truck Round Up
August 13, 2018	6:30pm –	CONA Meeting – UCF Apopka Business Incubator
August 14, 2018	5:30pm – 7:30pm	Planning Commission Meeting
August 15, 2018	6:00pm – 7:00pm	CRA Meeting
August 15, 2018	7:00pm –	City Council Meeting
August 18, 2018	11:00am – 12:00pm	Cookies & Milk with a Cop – NW Orange/Apopka Library
August 27, 2018	10:00am –	Lake Apopka Natural Gas District Board Meeting: Winter Garden
September 2, 2018	6:00pm – 9:00pm	Sunday Fun Day Celebration – NW Recreation Complex
September 3, 2018	-	Labor Day - City Offices Closed
September 5, 2018	1:30pm –	City Council Meeting
September 5, 2018	5:15pm –	Budget Hearing
September 6, 2018	5:30pm – 9:00pm	Food Truck Round Up
September 10, 2018	6:30pm –	CONA Meeting – UCF Apopka Business Incubator
September 11, 2018	5:30pm – 7:30pm	Planning Commission Meeting

September 15, 2018	11:00am – 12:00pm	Cookies & Milk with a Cop – NW Orange/Apopka Library
September 19, 2018	7:00pm –	Budget Hearing & City Council Meeting
September 24, 2018	10:00am –	Lake Apopka Natural Gas District Board Meeting: Winter Garden

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

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

CITY OF APOPKA

Minutes of the regular City Council meeting held on July 18, 2018, at 7:00 p.m., in the City of Apopka Council Chambers.

PRESENT: Mayor Bryan Nelson
Commissioner Doug Bankson
Commissioner Kyle Becker
Commissioner Alice Nolan
Commissioner Alexander Smith
City Attorney Cliff Shepard
City Administrator Edward Bass

PRESS PRESENT: John Peery - The Apopka Chief
Reggie Connell, The Apopka Voice

INVOCATION: - Mayor Nelson called on Pastor Harvey Carpenter of Journey Christian Church, who gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Nelson introduced Katherine Mays, Apopka Youth Works, and incoming Senior at Apopka High School, who led the Pledge of Allegiance. Katherine said the design for our current US Flag was designed by a 17 year old boy from the City of Saginaw, Michigan, whose name is Robert G. Heft. Heft attended a high school in Lancaster, Ohio, where he was tasked with a school project which drove his design for the flag. Heft's teacher, Stanley Pratt, awarded him only a B- for his design, as he described it as "mediocre." However, Heft was dissatisfied with this feedback and offered Mr. Pratt a deal. Heft offered up the agreement that if the flag was made the official flag of the United States by congress, then he would get a better grade for the project. Just by chance, it happened, out of over 1,500 designs reviewed by President Dwight D. Eisenhower himself, Heft's design was chosen to be the official flag of the United States. To this day, Heft's design remains current, and as for Mr. Pratt, he changed Heft's grade to an A.

APPROVAL OF MINUTES:

1. City Council workshop June 6, 2018.
2. City Council regular meeting June 20, 2018.
3. City Council budget workshop meeting July 5, 2018.

MOTION by Commissioner Nolan, and seconded by Commissioner Smith, to approve the minutes of June 6, 2018 workshop, June 20, 2018, and July 5, 2018 workshop. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Nolan and Smith voting aye.

AGENDA REVIEW – City Administrator Bass advised there were no changes.

Commissioner Becker recognized Boy Scouts from Troop 211 and Troop 10. He stated they are present to be a part of the process and work on their Citizenship in the Community and Communications merit badges. He thanked them for attending.

CONSENT

1. Approve the disposal of surplus equipment/property.
2. Accept and update signatories with Iberia Bank.
3. Accept and update signatories with Florida Community Bank.
4. Award a contract for road improvements on Vick Road & West Martin Street.
5. Award a contract for construction of a potable water system extension on Stutzmans Court.
6. Award a contract to Big Span Structures for the canopy replacement of the Apopka Amphitheater.
7. Authorize the purchase of a new standby generator for the Mt Plymouth Lakes Water Plant
8. Approve a contract extension for FYE 2018 audit services with Moore Stephens Lovelace, P.A.
9. Accept a Florida Recreation Development Assistance Program grant for the Apopka Athletic Complex.
10. Authorize the presentation of a Service Weapon.

MOTION by Commissioner Becker, and seconded by Commissioner Bankson, to approve ten items on the Consent Agenda. Motion carried unanimously with Mayor Nelson and Commissioners Bankson, Becker, Nolan, and Smith voting aye.

PUBLIC COMMENT; STAFF RECOGNITION AND ACKNOWLEDGEMENT

Public Comment:

Steve Harmon said he was here with regards to the FY 18/19 Budget and the possibility of going from 6% to 3% employee merit raises. He recognized many from the Police Department were present and they would like the ability to make up to a 6% raise. He added there was no guarantee of the 6% as this was based on merit through an evaluation process. He expressed concerns that if it is reduced to 3% that it will be hard to bring it back up. He stated they were trying to get new officers to come to Apopka and if they see there is only a 3% raise, there is a better chance of their going to another agency, as well as officers on the force with experience leaving to go to another agency with better raises. He also spoke of red light cameras, stating they were a good way to bring in income as well as being a safety matter. He advised that red light camera tickets were not issued on a right turn on red unless the speed is 13 mph or more. He stated the cameras are also utilized to review video of accidents, and robberies have also been solved with cameras.

Nathan Tuck said he and his wife recently purchased a home in Apopka, as his wife's immediate family and extended family live here. He stated they recognize the path of growth the city is on and want to be a part of that. He applied to the Apopka Police Department and was hired in March. He came here from a neighboring jurisdiction where he had worked for six years. He wanted to work where he lived and came to the Apopka Police Department because of their reputation of taking care of employees as far as raises and retirement. He advised he took an $8,000 cut in pay to come here and asked that Council reconsider this matter.

Sam Anderson said he was also here to discuss the proposed 50% reduction in employee merit increases and the affects it may have on the quality of police service. He said the 3% increase may seem generous, but it was not nearly enough to offset all the ways in which the police officers are short changed. He declared that the Apopka Police Department does not get overtime until they reach 11 hours, there is no call out minimum or court minimum, no shift differential, no bilingual incentive, no dry cleaning allowance, no field training officer incentive, no on call pay which is a direct violation of city personnel regulations, and stated they have had no change in proficiency pay since contract negotiations in the early 1990's. He said Apopka is the second largest city in Orange County and all of these factors combined would all but destroy efforts to recruit and retain quality law enforcement officers. He spoke of the dangers they face every day.

Sheriff Kevin Beary spoke against the decrease in the merit raises from 6% to 3% on behalf of the Police Department and Fire Department. He spoke of officers being murdered across the states and the dangers they face. He declared this is not where they need to cut. He stated the Sheriff's Department lost hundreds of deputies when they did not do pay raises over a couple of years. He stated Orange County firefighters will leave to go to places like Apopka and other municipalities because they have better benefits. He stated there is a lot of growth coming this way and the first responders need to be taken care of.

Derek Ryan said he lives on Petersen Road which is connected to King Street that was recently annexed. He inquired if there was any intention of mowing this area. He stated he was in the landscape maintenance industry and has been supplementing this area. He said he was appointed on Friday by the Orange Soil and Water Conservation District as an associate supervisor. He is on the board and said he appreciated letters of recommendation. He is still running for that position and will be on the ballot in November. He is Chairman of the Libertarian Party of Orange County and will oppose 100% of the time government cameras pointing at people. He stated he was sorry there was a budget deficit in the City of Apopka, but he hopes the Board will follow suit with campaign promises and not continue the contract with red light cameras in Apopka.

Commissioner Nolan said she appreciates the Police Department coming out and voicing their opinions. She said Council has spent many hours going over the budget and have met with department heads on reductions. She stated it is not their intention for APD to carry this and if the millage rate is increased it will also be on the tax payers. She declared it is not the intention to keep this at 3% and they are working in every way to bring it up.

Commissioner Becker said what the first responders do for the city is invaluable. He stated the budget is not approved yet. The proposed millage rate is on the agenda for this evening. He said there was an opportunity to hold another budget workshop.

In response to Commissioner Bankson inquiring as to the disparity between the 3% cap versus a 6% cap, City Administrator Bass that overall it was about $250,000 overall for each percent. He advised that based on the merit, an employee can receive anywhere from 1% to a 6% increase. He advised it tends to be on the higher end of the scale, so they need to be cautious when budgeting for this.

Commissioner Smith said they value the first responders, but they value all employees and he did not want to see employees treated differently.

Discussion ensued regarding a difference on policy and percentage of merit based on hazard of first responders.

Mayor Nelson asked Mr. Bass to come back with an average over the last three years for each department. He said it is important to have the salary survey done, but it is in next fiscal year budget.

Commissioner Bankson suggested a new policy be established that does take into account a hazard of first responders as another category that gives room for this consideration. He said this did not take away from others, but provides an opportunity for this consideration. He reiterated it was no one's thought that this be a permanent situation.

MILLAGE RATE (Action Item)

1. **Approve and set the FY 2018-2019 proposed millage rate.**

   Edward Bass, City Administrator, said the City Council held a Budget workshop on July 5, 2018, to review the proposed FY 18/19 Budget. He stated no one want to raise the millage rates and no one wants to take cuts to the budget. He said the city has great employees that work hard every day, stating the budget is a work in progress. He advised he did have some good news, in that they had budgeted conservatively with regards to the state funds and they have found additional revenues. He affirmed at the workshop they discussed the budget being out of balance by more than $700,000. They discussed setting the proposed millage rate at .5 mills above the current rate. He added that the proposed millage rate can always come down, but it is very difficult to raise it.

   MOTION by Commissioner Becker, Seconded by Commissioner Smith to set the proposed millage rate at .5 mills above the current rate. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Nolan, and Smith voting aye.

   Mayor Nelson said in accordance with the Truth and Millage (TRIM) requirements, the City must set a proposed millage rate and advise the property appraiser of the proposed millage rate, roll back rate, date, time, and place of the tentative budget hearing. The proposed millage rate is 4.2876 which represents a 19.02% increase over the roll back millage rate of 3.6024. The tentative Budget hearing is scheduled for Wednesday, September 5, 2018, at 5:15 p.m. in the Council Chambers.

BUSINESS

1. **Approve the Kit Land Nelson Splash Pad Fee Structure.**

   Lorena Potter, Recreation Manager, said the Splash Pad was coming along and they anticipate it will be open early August. She surveyed surrounding areas with regards to entrance fees and proposed a fee of $2.00 for all ages, and a seasonal pass for $20.00 for residents only. She said for a two hour private party after hours, it would be a $200 fee and this includes two attendants.

Commissioner Becker suggested a nonresident rate of $2.50 and resident rate of $1.50.

MOTION by Commissioner Nolan, and seconded by Commissioner Bankson to set the Splash Pad fee structure at $1.50 resident, $2.50 non-resident, and $20.00 season pass for residents only. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Nolan, and Smith voting aye.

2. **Approve a contract with CH2M Hill for extended assistance with the Alonzo Williams Community Center.**

Mr. Bass said in November 2015, CH2M Hill was contracted with to provide design and engineering services for the construction of a new community center at Alonzo Williams Park. The three bids that were received were well over the cost budgeted for this project. In February 2018, the bids were rejected and staff started looking at another course of action. It is recommended to contract with CH2M Hill to provide a new estimate and have them work through the questions and construction of the community center. He advised this will go out to bid again. He advised the contracted cost will be approximately $35,000 and this amount is from Recreation's current budget. He advised the original estimate was set at $740,000 and the bids came in high anywhere from $1.2 to $1.4. He said the request is to approve CH2M Hill as an evaluated source based on their previous contracted involvement, and funding for them to provide additional engineering services for the Alonzo Williams Park Community Center. He advised this is time sensitive due to the CDBG funding.

MOTION by Commissioner Nolan, and seconded by Commissioner Smith to approve CH2M Hill as an evaluated source, and funding for CH2M Hill to provide additional engineering services for the Alonzo Williams Park Community Center. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Nolan, and Smith voting aye.

3. **Final Development Plan – Dollar General Store**

Project: Lloyd Lee, Mobley Mattie Life Estate; Nathan Jerome Shaw, Sr.
Location: 51 & 57 E. Michael Gladden Blvd. and W. 9th St.
Jean Sanchez, Planner, provided a lead-in for the Final Development Plan, Dollar General Store at E. Michael Gladden Boulevard and W 9th Street. She reviewed the location on a map and showed the surrounding land-uses on an aerial map. She reviewed renderings showing the elevations. The Planning Commission and DRC recommends approval.

Commissioner Becker said they had received a petition from an affected applicant that was already approved by Council in terms of a similar neighborhood market that will be 100 feet away from this property. He stated this being quasi-judicial, he knows they cannot consider the fact the petitioners operation is already approved in terms of plan and permit. He said he can focus on the traffic study that was provided for this project. He said this area is problematic and asked if the new neighborhood market going in was factored in to their traffic study.

Jeremy Anderson, representing the applicant, said he can discuss the architecture of the building, the use and why it fits the zoning and the CRA area. He stated the concern related to Dollar type stores, they are similar to uses like a Walgreen's, CVS, or a gas station. He said this is a smaller store and it is 7,500 square feet. He declared this is considered more of a neighborhood type of retail store. He called on the traffic consultant to respond to questions.

Mohammed Abdallah, Traffic and Mobility Consultants, advised they did not study the additional new market, nor was it specifically factored in to this study.

Commissioner Becker referred to the paragraph in the Traffic Analysis referencing Table 3 and stating the proposed Dollar General development will not adversely impact the transportation network or add any traffic to the eastbound movement and that the project traffic is less than 1% of the total peak hour traffic through the intersection. He stressed that he disagreed with this statement in the traffic study.

Mr. Abdallah said with regards to the traffic being added to the eastbound movement, the way the access plan on the site, if coming from the west, heading east, the left turn would be made going into this site prior to getting to the intersection, so you are not adding delay at that stop sign. He said there would be added traffic on Park, but not at the stop sign.

Commissioner Smith asked for clarification on the statement of this not impacting the area or canvass the other neighborhood stores and it would be drawing on a smaller market.

Mr. Anderson explained that he was speaking about the comment made on the oversaturation of dollar stores in the City of Apopka. He advised he was not referring to a store that might be next door. He stated the proposed use is a permitted use and in line with the city's vision both for the future land use as well as the zoning classification. It is below the maximum floor area ratio permitted there for this use, and they feel it is in line for the vision of this corridor. He affirmed this is an infill development on a vacant, commercially zoned property in the City of Apopka. He stated they feel this is a great use for the area.

Mr. Anderson responded in the affirmative to Mayor Nelson inquiring if they carry perishables. Mayor Nelson suggested this would take some traffic off the road by not having to travel so far to purchase these items. Mr. Anderson said with density such as this, buildings are put on the street for the pedestrian customer and these stores cater to the local customer.

Commissioner Becker wanted to place in the record that Mr. Jun Kim had presented a petition to the Commissioners with regards to this development. He reiterated the traffic in this area stating he could not in good conscious vote for a project that in their own words was "projected to continue experiencing continued delays" on Michael Gladden and North Park Avenue. He said his perspective would be to table this until the City can determine what to do with that intersection.

Commissioner Bankson said his concern was to watch for the legal side of this matter. He stated the compassion is there, but if this is tabled, then so is the other project as they cannot favor one over the other.

Mayor Nelson opened the meeting to public comment.

Phyllis Nicholson said she was an Apopka native and she was here on behalf of Mr. Jun Kim, stating they have extensively collaborated since his other location's demise. She said he was a credible person to their community. She stated he wanted a chance to contribute and give back to the community. She told him she would come and speak on his behalf. She spoke of the traffic in this area, especially during peak times.

Laquita Baker said she was an employee of Mr. Kim and he always tried to give back to the community. She stated she has been shuffling jobs since the store has been closed. She said Mr. Kim just wanted another chance to get his store back.

Glennie Payne said she was a native and Mr. Kim was a very good person and they need people like him in their community. She said he gave people a chance to prove themselves. She stated he was already approved for another store and another store coming in will hurt him and other small businesses.

No one else wishing to speak, Mayor Nelson closed the public hearing.

Mayor Nelson asked City Attorney Shepard to provide input regarding this matter and whether traffic should be a delay.

City Attorney Shepard said discretion on whether to delay based on traffic or additional information is one Council has the ability to make. In terms of the other store, as he understands, that store has already been approved and cannot be brought back in. He stated based on the same considerations, it is now a part of the mix that makes traffic an issue. He stated city staff seems to support their traffic report, but there may be additional information needed. He advised on that basis Council could table, but he also stated there were only two projects mentioned. If there are any others, they would need to receive similar treatment unless it was something that clearly produced zero traffic.

Commissioner Becker said he would challenge that, not from a legal perspective, but from the uniqueness of what was presented. He stated he was using the combined information from the traffic study presented along with his own understanding of that traffic area that he personally drives on frequently to render his decision. He said he disagreed with their sentiment that they are not going to contribute anything further to the detriment of the area.

City Attorney Shepard stated individual commissioners are not allowed to bring their own evidence to a quasi-judicial proceeding, they have to utilize what is presented. However, they are allowed to consider other evidence, and if they feel other evidence can be ascertained within a reasonable time, then that is legit. In response to Commissioner Becker inquiring if

it is within his purview to disagree with what they presented, City Attorney Shepard responded in the affirmative.

Commissioner Bankson said this was being considered based upon the traffic issue and he agreed that he would like more time to approach it from that aspect.

Richard Earp, City Engineer, said the city has a continuing consultant for traffic engineering services. He suggested we have the independent consultant evaluate and provide an opinion.

MOTION by Commissioner Becker, and seconded by Commissioner Smith to table this item to August 1, 2018. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

4. Final Development Plan (FDP) – Lake Gem Commerce Park, Lot 10

Project: Property Industrial Enterprises, LLC, c/o Michael R. Cooper
Location: 511 and 611 Marshall Lake Road
Ms. Sanchez said this request is to approve the Lake Gem Commerce Park, Lot 10, Final Development Plan. She reviewed the property location on Marshall Lake Road and reviewed the surrounding land uses. The Planning Commission found the FDP to be consistent with the Comprehensive Plan and Land Development Code, recommending approval. DRC recommends approval. The recommendation is to approve the Lake Gem Commerce Park Lot 10 FDP.

Mayor Nelson opened the meeting to a public hearing. No one wishing to speak, he closed the public hearing.

MOTION by Commissioner Smith, and seconded by Commissioner Bankson, to approve the Final Development Plan for Lake Gem Commerce Park, Lot 10. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

5. Final Development Plan & Plat – Lakeside, Phase 1

Project: Avatar Properties, Inc. and James D. & Deborah Lyda
Location: South of Marshall Lake and west of SR 451
Bobby Howell provided a brief lead-in for the Final Development Plan and Plat for Lakeside, Phase 1. He reviewed the characteristics of the surrounding area on an aerial map. He advised City Council approved the PUD Master Plan and Preliminary Development Plan on April 4, 2018, for the Lake Marshall Subdivision. The subdivision has been renamed to Lakeside. The request is approval of the Final Development Plan and Plat for Phase 1. He advised the subdivision will be gated and all interior roads private. Ingress/Egress is by Johns Road. The Planning Commission and DRC recommended approval.

In response to Commissioner Becker inquiring about the emergency access on Tract J, Luke Classon, Appian Engineering, advised this will be part of the first completion of the subdivision. Also, in response to Mayor Nelson, Mr. Classon advised that Breckenridge was not interested in a pedestrian connection between the subdivisions.

Mayor Nelson opened the meeting to a public hearing. No one wishing to speak, he closed the public hearing.

MOTION by Commissioner Nolan, and seconded by Commissioner Becker to approve the Final Development Plan and Plat for Lakeside, Phase 1. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

6. Final Development Plan\Plat – San Sebastian Reserve

Project: A.D Raulerson, Sr. & A.D. Raulerson, Jr.; and Curtis & Karen Pumphrey
Location: North of Lester Road and west of Rock Springs Road

Ms. Sanchez reviewed the San Sebastian Reserve Final Development Plan/Plat, showing the location on a map as well as surrounding land-uses. She advised there are overflow parking spaces throughout the community. Amenities include a swimming pool, cabana, playground, gazebo, and a dog park for the residents. There will be a 6-foot brick, masonry, or precast wall within a 30' landscape buffer abutting Alexander Place subdivision, as well as within a 20' wide buffer along Lester Road. There will be perimeter fencing along the east and west property lines. The HOA will be responsible for maintaining the landscaping and irrigation within the public right-of-way portion, and will maintain the common areas. The Plat is consistent with the approved Preliminary Development Plan and the Final proposed development. The Planning Commission recommended approval subject to revision to the FDP and Plat to reflect consistency with the northeast corner of the Master Plan/PDP, Lots 101 to 105. She advised the applicant revised the plan and plat following the Planning Commission meeting. The recommendation is to approve the San Sebastian Reserve subdivision Final Development Plan and Plat subject to the conditions of approval and staff report.

Richard Wohlfarth, applicant, said he was present to answer any questions.

Commissioner Becker said he has not voted in line with this project since it first came to Council. He stated he felt this was counter to what our zoning classification calls for, even from a PUD zoning classification.

Mayor Nelson opened the meeting to a public hearing. No one wishing to speak, he closed the public hearing.

Motion by Commissioner Nolan, and seconded by Commissioner Bankson to approve the Final Development Plan and Plat for San Sebastian Reserve as presented. Motion carried 4-1 with Mayor Nelson, and Commissioners Bankson, Nolan, and Smith voting aye, and Commissioner Becker voting nay.

7. Final Development Plan\Plat; Development Agreement – Stanton Ridge

Project: Central Florida Expressway Authority
Location: Straddles SR 429, west of the intersection of Belgion Street and Plymouth Sorrento Road.

David Moon, Planning Manager, reviewed the Stanton Ridge Final Development Plan/Plat and Development Agreement. He stated this was for 33 residential lots and showed the area on a map of general location, as well as an aerial overlay of the 429. The Planning Commission recommended approval of the FDP and Plat, subject to the findings of the staff report and recommended approval of the Development Agreement. DRC recommended approval.

Scott Glass, Special Counsel for the Expressway Authority, was present to answer any questions.

Mayor Nelson opened the meeting to a public hearing. No one wishing to speak, he closed the public hearing.

MOTION by Commissioner Bankson, and seconded by Commissioner Smith, to approve the Final Development Plan and Plat for Stanton Ridge. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

MOTION by Commissioner Smith, and seconded by Commissioner Nolan, to approve the Development Agreement for Stanton Ridge. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

8. Master/Preliminary Dev. Plan; Site & Subdivision Plans; Development Agreement
Project: Residences at Emerson Park, LLC - Greystone Skilled Nursing Facility
Location: 1601 Alston Bay Boulevard
Mr. Moon reviewed the Master/Preliminary Development Plan for Greystone Skilled nursing Facility, explaining the subject property is approximately 24.08 acres in size and is zoned Mixed EC, located at the northeast corner of the intersection of Ocoee-Apopka Road and Alston Bay Boulevard. The property is located in Emerson Park on Tract "G" as noted on the plat. Mr. Moon stated with the redesign of 451 and 429, this area no longer meets the character for a Town Center. He advised the Development Agreement no longer applied for a town center with the change of character of the area, therefore the Development Agreement needs to be amended. He stated the underlying zoning of Mixed-use EC allows for a skilled nursing facility. The action before Council is related to the Development Agreement and the PDP, site plan.

Bobby Howell, Senior Planner, reviewed the site plan and subdivision plan pointing out this proposes dividing the property into two, stating the property is noted as Tract G in the plat of Emerson Park subdivision. As mentioned, there is an existing Development Agreement the property is subject to and one of the actions will be to terminate the Development Agreement. He reviewed the detail of the Preliminary Development Plan, Site Plan, and Subdivision Plan detailing the two lot commercial subdivision consisting of a 19.77 acre parcel with a 108,567 square foot skilled nursing facility and a 14.2 acre vacant parcel that will remain vacant to be developed under the Mixed EC guidelines at a future date. The skilled nursing facility will have 218 parking spaces with two access points located on Alston Bay Boulevard. He reviewed the landscape plan. The architectural elevations for the skilled

nursing facility is for a one-story building and he reviewed the proposed architectural design elements. DRC and the Planning Commission recommend approval.

Commissioner Nolan said that Greystone becomes involved in the community and give back, stating the community would benefit from this development.

In response to Commissioner Becker inquiring if the revocation of the developer's agreement would impact the roadway ownership, Mr. Moon advised there was no effect on the ownership of the road. He advised Alston Bay was a private road owned by the HOA and this property is part of that HOA. Commissioner Becker asked from a legal perspective what their ownership in terms of maintenance cost to help with this roadway was.

Dustin Stevens, Esquire, with Holland and Knight, said this was a tract in the same plat the overall residential community was platted. He stated there was a separate existing document that gives this property an access easement across Alston Bay Boulevard. He affirmed Alston Bay Boulevard was a private road owned by the HOA, but at the time the community was originally developed, an access easement was provided to this tract. He advised that up until today, nothing has governed cost sharing for Alston Bay Boulevard. The recorded instrument required meeting with the HOA before this property could be developed, reviewing the site plan and providing approval, which they have done. He advised they do have a signed agreement with the HOA to add more clarity to the cost sharing.

Mayor Nelson opened the meeting to a public hearing.

Butch Stanley, President of Emerson Park HOA, said they have had discussions with Greystone over the past nine months. He stated they presented at their last HOA meeting and everyone appeared to accept this development well and look forward to their being a part of Emerson Park.

No one else wishing to speak, Mayor Nelson closed the public hearing.

MOTION by Commissioner Nolan, and seconded by Commissioner Smith to approve the Master Preliminary Development Plan, and Site and subdivision plans for Greystone Skilled Nursing Facility. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

MOTION by Commissioner Bankson, and seconded by Commissioner Becker, to approve the termination of the Amended and Restated Developer's Agreement for Emerson Park. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

9. Preliminary Development Plan – Bridlewood Subdivision (fka Equestrian Center Subdivision)
Project: Laura R. Murphy
Location: 359 West Lester Road

Ms. Sanchez provided a brief lead-n for the Preliminary Development Plan for Bridlewood Subdivison. She reviewed the location of the parcel on a map and reviewed the surrounding land uses. The subdivision plan shows 52 single-family lots on a 20 +/- acre site, with ingress/egress on Lester Road. She advised the typical lot width is 75 feet and minimum living area of 1500 square feet. She advised the development is consistent with R1 zoning district requirements. The DRC and Planning Commission recommended approval with the variance approved on June 12, 2018.

Luke Classon, Appian Engineering, said he was present to answer any questions. He advised they did meet with Avian Reconditioning Center and coordinated with them regarding the fencing and landscape buffers.

Mayor Nelson opened the meeting to a public hearing. No one wishing to speak, he closed the public hearing.

MOTION by Commissioner Nolan, and seconded by Commissioner Becker, to approve the Preliminary Development Plan for Bridlewood Subdivision. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

10. Preliminary Development Plan – Hidden Lake Reserve Subdivision

Project: TGINF, LLC c/o Alan Goldberg
Location: 501 Old Dixie Highway

Mr. Moon reviewed the Preliminary Development Plan for Hidden Lake Reserve Subdivision for 92 Town Homes, 8 buildings with 4 units, and 10 buildings with 6 units. He reviewed the location of the site north of Old Dixie Highway, and east of Apopka Elementary School. He reviewed the general layout of the plan. The streets will be privately owned. The amenities include a pool house and pool together with a tot lot. Each unit will have one enclosed garage and parking within the driveway. There is no overflow parking. He pointed out a pathway with sidewalk that leads to the elementary school so students from this community can walk to Apopka Elementary School. He reviewed the fence/walls surrounding the development.. The Planning Commission approved a variance that waives the wall requirement along the wetland area and the upland buffer, but they did require a 6' brick wall along the eastern boundary to the south of the 25' upland buffer and to the north of the 25' upland buffer, except where there is already a brick wall around a proposed lift station that serves this community. He advised the applicant has filed an appeal to the City Clerk regarding the eastern wall requirement. This appeal will appear before City Council at another advertised hearing. The recommended motion is to approve the Hidden Lake Preserve Subdivision Preliminary Development Plan, subject to the findings of the staff report and the public hearing findings for the variance addressing the eastern wall.

Council recessed at 9:39 p.m. and reconvened at 9:45 p.m.

Alan Goldberg, Applicant, provided a presentation stating he was in agreement with staff, except for conditions 2 and 3. He reviewed the project and advised he has had conversations with each council member. He said they rezoned this property from commercial to R3

Multifamily in March 2018. He stated they are looking forward to having an affordable town house community within Apopka. He said their planned amenities will focus on the lake in the community with plans to have a walking trail around the lake, as well as a fishing/observation dock. They hope to be able to provide a dog park or dog run for the residents. They anticipate the buyers will be first time buyers with young children with this being next to the Elementary School. There will be a dedicated walkway between their community and Apopka Elementary School for their residents, as well as allowing a walkway through their community for the residents of Clayton Estates. He stated this was an area in transition. To date they have had no community objections to the project. He said they had hoped to discuss the east property line variance request this evening, but they have been instructed by staff that since they have appealed the decision from the Planning Commission, it would be inappropriate to discuss at this time.

Commissioner Bankson inquired if they would be amenable to consider a brick wall along the western border for the aesthetics of matching the other brick walls.

Mr. Goldberg said they were instructed by staff that they had to have a swimming pool in this community. It was not questioned and put in the plans. He stated with some other issues of interpretation, they went back and looked at this. He said the code states for R3 Multifamily, swimming pools, tennis courts, playgrounds, and other active recreation uses are to be provided with the multifamily projects and such uses located in common ownership areas. He stated their contention is that this is a menu of items you could see within a multifamily project, making the amenity package strong enough so it is market responsive and also responsive to the city's requirements. He declared the staff is contending that each one of those items need to be in a multifamily project in an R3 category. He asked that the Council interpret the amenity requirement as a menu of amenities that could be provided within the community and not a required swimming pool as part of the package per staff's interpretation.

Discussion ensued regarding interpretation of the code with regards to amenities required.

James Hitt, Community Development Director, said staff looks at this as being consistent with what has been approved in the past for different developments, hence they stayed with the recommendation to go with the pool.

Discussion ensued regarding the western lot line and a vinyl fence and Mr. Goldberg shared an email from OCPS that stated they had no issue with a fence if the city is agreeable. He stated the code does not require a residential development to provide a buffer wall between residential homes and the public school. He said they proposed a vinyl fence for the privacy of their residents. The Planning Commission recommended a wall along this property line.

Mayor Nelson asked Deputy Chief Fernandez to comment on the issue of a wall versus a fence along the western property line between the development and Apopka Elementary School. Deputy Chief Fernandez said when this was discussed in DRC the discussion was that a wall would be appropriate in this area. He said the wall is sturdier and they generally prefer to see walls.

Commissioner Bankson said he would prefer to move the PDP together with the fence issue and discuss them together.

MOTION by Commissioner Nolan, and seconded by Commissioner Bankson to continue the Hidden Lake Reserve Subdivision Preliminary Development Plan to August 15, 2018. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voted aye.

PUBLIC HEARINGS/ORDINANCES/RESOLUTION

1. **Ordinance No. 2664 –Second Reading – Annexation – Cycle 3 - Stormwater Pond -** Project: City of Apopka – Location: 1680 South Lake Pleasant Road. The City Clerk read the title as follows:

ORDINANCE NO. 2664

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, OWNED BY THE CITY OF APOPKA; LOCATED AT 1680 S LAKE PLEASANT ROAD, AND COMPRISED OF APPROXIMATELY 4.45 ACRES; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Pam Richmond, Senior Planner, advised there have been no changes since the first reading.

Mayor Nelson opened the meeting to a public hearing. No one wishing to speak, he closed the public hearing.

MOTION by Commissioner Nolan, and seconded by Commissioner Smith, to adopt Ordinance No. 2664. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Nolan, and Smith voting aye.

2. **Ordinance No. 2665 – Second Reading – Annexation – Cycle 3 – Road Right-of-Ways Project: Orange County** – Locations: Carnation Court; East Laurel Street; East Myrtle Street; West Myrtle Street; North Washington Avenue; North Central Avenue; and North Lake Avenue (North and South of West Myrtle Avenue)

ORDINANCE NO. 2665

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED PUBLIC RIGHTS-OF-WAY KNOWN AS CARNATION COURT, EAST

LAUREL STREET, EAST MYRTLE STREET, WEST MYRTLE STREET, NORTH WASHINGTON AVENUE, NORTH CENTRAL AVENUE, NORTH LAKE AVENUE (NORTH AND SOUTH OF WEST MYRTLE AVENUE), SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, LOCATED GENERALLY WEST OF NORTH PARK AVENUE, SOUTH OF WEST SUMMIT STREET AND NORTH OF WEST OAK STREET, AND COMPRISED OF APPROXIMATELY 8.279 ACRES; OWNED BY ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Ms. Richmond advised there were no changes since the first reading.

Mayor Nelson opened the meeting to a public hearing. No one wishing to speak, he closed the public hearing.

MOTION by Commissioner Smith, and seconded by Commissioner Nolan, to adopt Ordinance No. 2665. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Nolan, and Smith voting aye.

3. **Ordinance No. 2660 – First Reading - Change of Zoning - Project: JEL Land Development, LLC - Location: 2400 Schopke Road.** The City Clerk read the title as follows:

ORDINANCE NO. 2660

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM R-1A (SINGLE FAMILY RESIDENTIAL) TO "CITY" PUD (PLANNED UNIT DEVELOPMENT) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF SCHOPKE LESTER ROAD AND SOUTH OF SHOPKE ROAD, COMPRISING 19.67 ACRES MORE OR LESS, AND OWNED BY JEL LAND DEVELOPMENT LLC; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Phil Martinez, Planner, reviewed the project stating this is a proposed change in zoning from R1A to PUD for 19.67 acres at 2400 Schopke Road. He reviewed the location and surrounding land-uses. DRC and Planning Commission recommends approval. The recommendation is to approve at first reading and hold it over for a second reading.

Tom Sullivan, representing the applicant, said they agreed with the staff recommendation. He stated this project would have an increase in the minimum required size of homes.

Mayor Nelson opened the meeting to a public hearing. No one wishing to speak, he closed the public hearing.

MOTION by Commissioner Bankson, and seconded by Commissioner Smith, to approve Ordinance No. 2660 at first reading and carry it over for a second reading. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Nolan, and Smith voting aye.

4. **Ordinance No. 2666 – First Reading – Change of Zoning – Kelly Park Road Publix Center - Project: JD and Kathleen L Horne Trust - Location: 4966 Plymouth-Sorrento Road.** The City Clerk read the title as follows:

ORDINANCE NO. 2666

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM "COUNTY" A-1 (PD/ZIP) TO "CITY" KELLY PARK INTERCHANGE MIXED-USE (KPI-MU), AND ASSIGNING A KELLY PARK CROSSING INTERCHANGE AND VILLAGE CENTER OVERLAY DISTRICTS, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF STATE ROAD 429 ON THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST KELLY PARK ROAD AND PLYMOUTH-SORRENTO ROAD, COMPRISING 18.13 ACRES MORE OR LESS, AND OWNED BY JD AND KATHLEEN L HORNE TRUST; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Bobby Howell, Senior Planner, reviewed the project stating this was a request for a change in zoning from County A-1 to City Kelly Park Interchange Mixed-use and assigning a Kelly Park Crossing Interchange and Village Center overlay district. The Master Plan/PDP follows the Kelly Park Interchange Form-Based Code Requirements. The rezoning is being requested to develop a 68,231 sq. ft. commercial development including a 46,031 sq. ft. Publix supermarket. He reviewed an aerial photograph to show the surrounding land-uses and location of the subject property. DRC and Planning Commission recommend approval. The recommendation is to approve at first reading and carry over for a second reading.

Kathy Hattaway, representing the applicant, said they are in agreement with the staff report and available for any questions.

Mayor Nelson opened the meeting to a public hearing. No one wishing to speak, he closed the public hearing.

MOTION by Commissioner Nolan, and seconded by Commissioner Bankson, to approve Ordinance No. 2666 at first reading and carry it over for a second reading.

Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Nolan, and Smith voting aye.

5. **Ordinance No. 2667 – First Reading – Change of Zoning/PUD Master Plan/Preliminary Development Plan - Project: Vista Reserve - Location: On the east side of Rogers Road, approximately ½ mile north of the intersection of Rogers Road and Lester Road.** The City Clerk read the title as follows:

ORDINANCE NO. 2667

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RESIDENTIAL SINGLE-FAMILY DISTRICT (R-1AA) TO PLANNED UNIT DEVELOPMENT (PUD), FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF ROGERS ROAD, APPROXIMATELY ONE-HALF MILE NORTH OF THE INTERSECTION OF ROGERS ROAD AND LESTER ROAD, COMPRISING 61.1 ACRES MORE OR LESS, AND OWNED BY MIKHAIL WAFAA, ABDELSAYED GEORGE, ABDELSAYED LUCY, AND ABDELSAYED WAFEEK; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Mr. Howell reviewed the proposed change in zoning to a PUD for Vista Reserve proposing 163 single family units in one phase. He reviewed the subject property on a map and showed the surrounding land-uses on an aerial map. The Planning Commission found the proposed amendment consistent with the Comprehensive Plan and recommended approval, and did DRC. The recommendation is to approve at first reading and carry over for a second reading.

Tom Sullivan, representing the applicant, said this was a strong package with excellent amenities. He stated he was present to answer any questions.

Mayor Nelson opened the meeting to a public hearing.

Tova Havlykke said she appreciates that they met with the neighborhood and listened to their concerns. She did say they were not excited about any development and the added traffic on Lester Road.

No one else wishing to speak, Mayor Nelson closed the public hearing.

MOTION by Commissioner Smith, and seconded by Commissioner Becker, to approve Ordinance No. 2667 at first reading and carry it over for a second reading. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Nolan, and Smith voting aye.

6. **Ordinance No. 2668 – First Reading – Amending Ordinance No. 2345 - Project: Orange Blossom Apopka RV Resort Inc., c/o Robert Vesely - Location: 3800 W. Orange Blossom Trail.** The City Clerk read the title as follows:

ORDINANCE NO. 2668

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING ORDINANCE 2345, WHICH AMENDS THE ADOPTED "KOA CAMPGROUND PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN" FOR CERTAIN REAL PROPERTY LOCATED AT 3800 WEST ORANGE BLOSSOM TRAIL, COMPRISING 10.2 ACRES MORE OR LESS; OWNED BY ORANGE BLOSSOM APOPKA RV RESORT INC; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Mr. Martinez presented the project advising this was a request to amend the PUD to add 11 additional campsites. Planning Commission and DRC recommended approval.

Mayor Nelson opened the meeting to a public hearing. No one wishing to speak, he closed the public hearing.

MOTION by Commissioner Bankson, and seconded by Commissioner Becker, to approve Ordinance No. 2668 at first reading and carry it over for a second reading. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Nolan, and Smith voting aye.

7. **Resolution 2018-10 - FY17/18 Budget Amendment.** The City Clerk read the title as follows:

RESOLUTION NO. 2018-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018, PROVIDING FOR A BUDGET AMENDMENT

Jamie Roberson, Finance Director, reviewed the budget amendment in detail reviewing each line item as presented in the agenda packet. The request is to approve Resolution No. 2018-10, amending the budget for FY 17/18.

Mayor Nelson opened the meeting to a public hearing.

William Gusler said this reaffirms the budget struggle spending money that was not part of the budget. He stated this was the seventh budget amendment based on overspending over the last three years.

No one else wishing to speak, Mayor Nelson closed the public hearing.

MOTION by Commissioner Smith, and seconded by Commissioner Bankson, to approve Resolution No. 2018-10. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Nolan, and Smith voting aye.

8. **Resolution 2018-11 - Public Risk Management (PRM) Notice of Intent to Withdraw.** The City Clerk read the title as follows:

RESOLUTION NO. 2018-11

A RESOLUTION OF THE COUNCIL OF THE CITY OF APOPKA, FLORIDA, AUTHORIZING THE CITY ADMINISTRATOR TO PROVIDE PUBLIC RISK MANAGEMENT OF FLORIDA WITH NOTICE OF THE CITY'S INTENT TO WITHDRAW; AND PROVIDING FOR AN EFECTIVE DATE.

Tangela Whaley, Human Resource Operations Manager, said one area that has a potential for savings is the Property and Casualty. By approving this resolution with an intent to withdraw, it allows the City to obtain a competitive bid for the property and casualty side. If the bids come in with a change beneficial to the city, then the findings will be brought to Council for discussion and action.

Mayor Nelson opened the meeting to a public hearing.

David Lodwick, Halafax of Century of Public Risk Insurance, said he was here to support staffs recommendation to seek alternatives to save money and seek better value. They will be pleased to respond to an RFP and their partner will be the Florida Municipal Insurance Trust. He said the resolution they are being required to do tonight would not be required by the Florida Municipal Insurance Trust. They look forward to submitting something in the future.

No one wishing to speak, Mayor Nelson closed the public hearing.

Mayor Nelson spoke of PRM and the losses they have had between 2012 and 2016 of their reserves.

MOTION by Commissioner Nolan, and seconded by Commissioner Smith, to approve Resolution No. 2018-11. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Nolan, and Smith voting aye.

CITY COUNCIL REPORTS

Commissioner Bankson said it was good to see the painting and improvements on the corner of Park Av and 441. He reported he has an opportunity to travel to Israel in January, leaving on the 16th and returning the 25th. He requested consideration to shift meeting dates as they get closer to this time.

Commissioner Smith said he would not be available the first meeting next month and requested any budget items be carried over.

MAYOR'S REPORT

1. Fireworks update – Mayor Nelson reported the vendor for the fireworks has agreed to pay the City back and provide a free show in September.

ADJOURNMENT – There being no further business the meeting adjourned at 11:07 p.m.

_____
Bryan Nelson, Mayor

ATTEST;

_____
Linda F. Goff, City Clerk

CITY OF APOPKA
CITY COUNCIL

_X_ CONSENT AGENDA	MEETING OF: August 1, 2018
___ PUBLIC HEARING	FROM: Police Department
___ SPECIAL REPORTS	EXHIBITS: Request Memo
___ OTHER:	

SUBJECT: **$1,500.00 EXPENDITURE FROM LAW ENFORCEMENT TRUST FUNDS**

REQUEST: **AUTHORIZE A $1,500.00 DONATION TO THE APOPKA HIGH SCHOOL ACADEMIC CONSORTIUM OF SCHOLARS FROM THE LAW ENFORCEMENT TRUST FUND.**

SUMMARY:

The Police Department requests City Council approval to expend funds from the Law Enforcement Trust Funds in the amount of $1,500.00 to be donated to Apopka High School (Orange County Public Schools) to promote and support the Academic Consortium of Scholars. This program provides incentives for student academic success. Law Enforcement Trust Funds may be used to support community-based programs. In accordance with trust fund rules, a local law enforcement agency may use a percentage of the total shared monies received for the costs associated with drug abuse treatment, drug and crime prevention education, or other nonprofit community-based programs or activities that are formally approved by the chief law enforcement officer. The Apopka Police Department supports initiatives that promote youth activities which are consistent with a healthy, anti-drug lifestyle. These expenditures are supportive of and consistent with the department's support of local school activities.

FUNDING SOURCE:

Law Enforcement Trust Fund - State

RECOMMENDATION ACTION:

Authorize the Finance Department to disburse $1,500.00 from the Law Enforcement Trust Fund.

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

City of Apopka

Police Department

112 E. 6th Street Apopka, Florida 32703

Memorandum

Date: August 1, 2018

To: Honorable Bryan Nelson and Commissioners

RE: LAW ENFORCEMENT TRUST FUNDS

The Police Department requests City Council approval to expend funds from the Law Enforcement Trust Funds in the amount of $1,500.00 to be donated to Apopka High School (Orange County Public Schools) to promote and support the Academic Consortium of Scholars. This program provides incentives for student academic success. Law Enforcement Trust Funds may be used to support community-based programs. In accordance with trust fund rules, a local law enforcement agency may use a percentage of the total shared monies received for the costs associated with drug abuse treatment, drug and crime prevention education, or other nonprofit community-based programs or activities that are formally approved by the chief law enforcement officer. The Apopka Police Department supports initiatives that promote youth activities which are consistent with a healthy, anti-drug lifestyle. These expenditures are supportive of and consistent with the department's support of local school activities.

Respectfully,

Michael McKinley
Chief of Police

CITY OF APOPKA
CITY COUNCIL

X	CONSENT AGENDA	MEETING OF:	August 1, 2018
___	PUBLIC HEARING	FROM:	Police Department
___	SPECIAL REPORTS	EXHIBITS:	Request Memo
___	OTHER:		

SUBJECT: **$1,500.00 EXPENDITURE FROM LAW ENFORCEMENT TRUST FUNDS**

REQUEST: **AUTHORIZE A $1,500.00 DONATION FROM LAW ENFORCEMENT TRUST FUNDS TO APOPKA HIGH SCHOOL YOUTH SPORTS.**

SUMMARY:

The Police Department requests City Council approval to expend funds from the Law Enforcement Trust Fund in the amount of $1,500.00 to be donated to Apopka High School (Orange County Public Schools) to support local youth sports. Law Enforcement Trust Funds may be used to support community-based programs. In accordance with trust fund rules, a local law enforcement agency may use a portion of the total of shared monies received for the costs associated with drug abuse treatment, drug and crime prevention education, or other nonprofit community-based programs or activities that are formally approved by the chief law enforcement officer.

The Apopka Police Department supports initiatives that promote youth activities which are consistent with a healthy, anti-drug lifestyle. The Apopka Police Department also supports initiatives that protect and defend youth within Central Florida. These expenditures are supportive of, and consistent with, the department's support of local activities.

FUNDING SOURCE:

Law Enforcement Trust Fund – State

RECOMMENDATION ACTION:

Authorize the Finance Department to disburse $1,500.00 from the Law Enforcement Trust Fund.

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

City of Apopka

Police Department

112 E. 6th Street Apopka, Florida 32703

Memorandum

Date: August 1, 2018

To: Honorable Bryan Nelson and Commissioners

RE: LAW ENFORCEMENT TRUST FUNDS

The Police Department requests City Council approval to expend funds from the Law Enforcement Trust Fund in the amount of $1,500.00 to be donated to Apopka High School (Orange County Public Schools) to support local youth sports. Law Enforcement Trust Funds may be used to support community-based programs. In accordance with trust fund rules, a local law enforcement agency may use a portion of the total of shared monies received for the costs associated with drug abuse treatment, drug and crime prevention education, or other nonprofit community-based programs or activities that are formally approved by the chief law enforcement officer.

The Apopka Police Department supports initiatives that promote youth activities which are consistent with a healthy, anti-drug lifestyle. The Apopka Police Department also supports initiatives that protect and defend youth within Central Florida These expenditures are supportive of, and consistent with, the department's support of local activities.

Respectfully,

Michael McKinley
Chief of Police

CITY OF APOPKA
CITY COUNCIL

X	CONSENT AGENDA	MEETING OF:	August 1, 2018
___	PUBLIC HEARING	FROM:	Police Department
___	SPECIAL REPORTS	EXHIBITS:	Request Memo
___	OTHER:		

SUBJECT: **$11,799.00 EXPENDITURE FROM LAW ENFORCEMENT TRUST FUNDS**

REQUEST: **AUTHORIZE AN $11,799.00 DONATION FROM LAW ENFORCEMENT TRUST FUNDS TO PURCHASE AN OUTDOOR CINEMA SYSTEM.**

SUMMARY:

The Police Department requests City Council approval to expend funds from the Law Enforcement Trust Funds in the amount of $11,799.00 to purchase an outdoor cinema system.

The department received three quotes for similar systems.

Open Air Cinema:	$12,881.45
Price Family Entertainment:	$11,799.00
Outdoor Movies:	$11,595.00

Selected Vendor	Item	Cost
Price Family Entertainment	Epic Cinema System	$11,799.00

The requested system is larger than the other quoted systems and the vendor is including staff training.

FUNDING SOURCE:

Law Enforcement Trust Fund - Federal

RECOMMENDATION ACTION:

Authorize the Finance Department to disburse $ 11,799.00 from the Law Enforcement Trust Fund.

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

City of Apopka

Police Department

112 E. 6th Street Apopka, Florida 32703

Memorandum

Date: August 1, 2018

To: Honorable Bryan Nelson and Commissioners

RE: LAW ENFORCEMENT TRUST FUNDS

The Police Department requests City Council approval to expend funds from the Law Enforcement Trust Funds in the amount of $11,799.00 to purchase an outdoor cinema system.

The Apopka Police Department engages in many outreach programs. From members participating in cookies-and-milk-with-a-cop, summer youth camps, meeting with local faith based and service groups, and participating in 'National Night Out,' department members continue to promote and foster community relationships. One of the most critical components of effective law enforcement is the establishment and maintenance of public trust. The department is committed to community policing as a method to ensure Apopka's officers are part of the fabric of the Apopka community.

Knowing one's neighbors is an easy and cost effective form of crime prevention, and yet getting to know one's neighbors is not always easy. In an effort to bring neighbors together, the department will, in concert with its community policing initiatives and in cooperation with Apopka recreation, expand the city's movie nights in the park program. Creating an environment where the community can gather can be successful in building relationships between the Apopka police department and the community. As recent incidents across the country have shown, building relationship within the community is essential to maintaining law and order. Strengthening the bonds of communication between law enforcement and the community is a mission of the Apopka Police Department and this will be a successful method of making positive first impressions with the community.

Respectfully,

Michael McKinley
Chief of Police

CITY OF APOPKA
CITY COUNCIL

_X_ CONSENT AGENDA	MEETING OF: August 1, 2018
___ PUBLIC HEARING	FROM: Community Development
___ SPECIAL REPORTS	EXHIBITS: Vicinity Map
___ OTHER:	Agreement

SUBJECT: **LAKESIDE PHASE I (177 LOTS)**

REQUEST: **AUTHORIZE THE MAYOR OR HIS DESIGNEE TO EXECUTE A SEWER AND WATER CAPACITY AGREEMENT FOR LAKESIDE PHASE I (177 LOTS)**

SUMMARY:

The City's standard Sewer and Water Capacity Agreement has been prepared for Lakeside Phase I, located south of Marshall Lake and west of SR 451.

FUNDING SOURCE:

N/A

RECOMMENDATION ACTION:

Authorize the Mayor or his designee to execute the Sewer and Water Capacity Agreement for Lakeside Phase I.

DISTRIBUTION

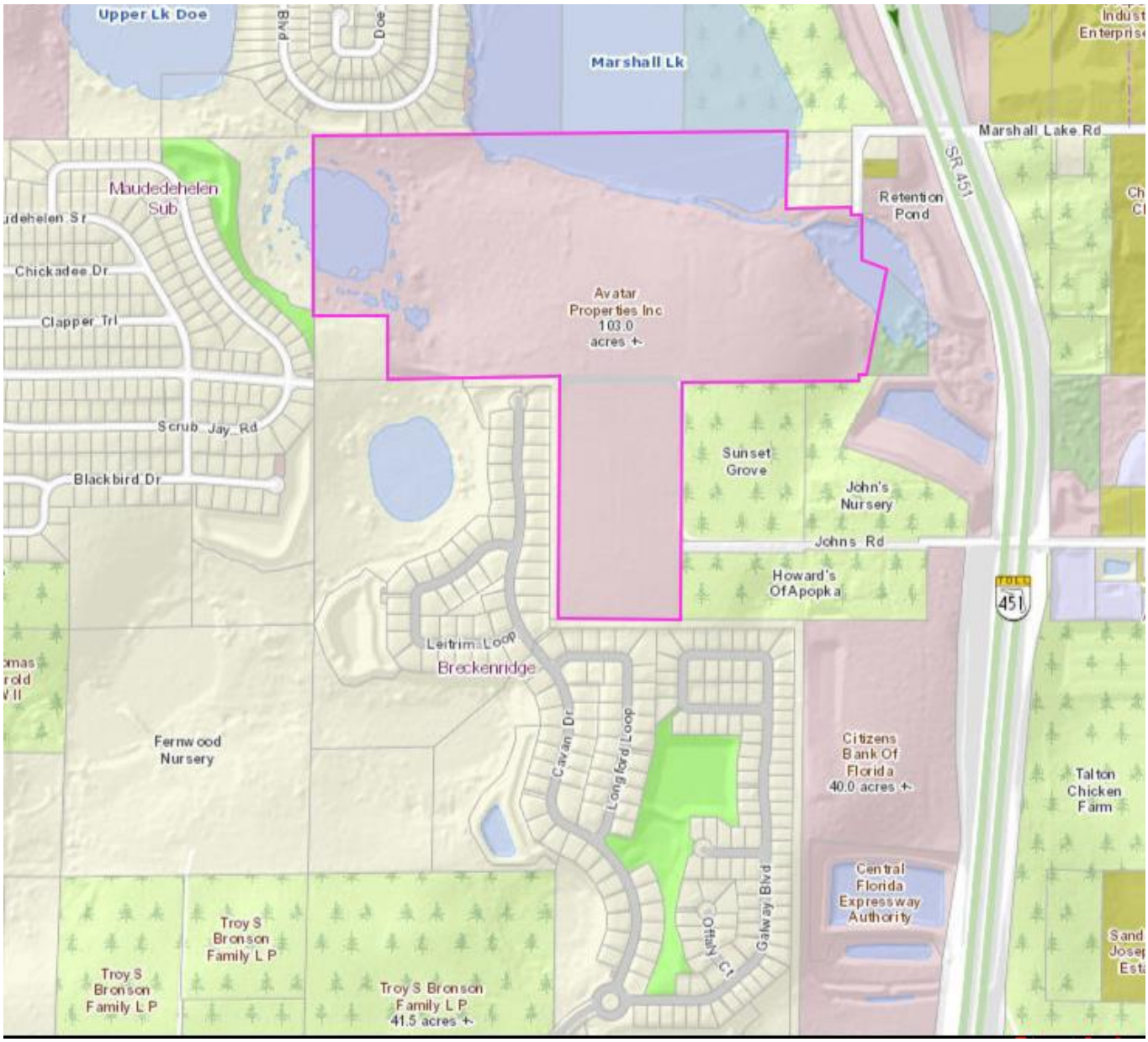
Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk
Community Development Director	Police Chief	Fire Chief

N

LAKESIDE PHASE I

Avatar Properties Inc.; James D. & Deborah M. Lyda
Parcel ID No's: 08-21-28-0000-00-005, 08-21-28-0000-00-043
Total Acres: 114.288 +/-

VICINITY MAP



SEWER AND WATER CAPACITY AGREEMENT
LAKESIDE SUBDIVISION PHASE 1 (177 UNITS)

THIS AGREEMENT, made as of this 12 day of July, 2018, by and between the City of Apopka, Florida, a municipal corporation, hereinafter sometimes referred to as "City" or "Utility" or both; and Avatar Properties Inc., a Florida corporation, sometimes hereinafter referred to as "Owner" or "Developer" or both.

WHEREAS, in the City of Apopka Comprehensive Plan it has been established that land development shall not be permitted unless adequate capital facilities exist or are assured; and

WHEREAS, in the City of Apopka Comprehensive Plan the policy has been established that land development shall bear a proportionate cost of the provision of the new or expanded capital facilities required by such development; and

WHEREAS, the City of Apopka Comprehensive Plan established that the imposition of impact fees and dedication requirements are the preferred methods of regulating land development in order to ensure that it bears a proportionate share of the cost of capital facilities necessary to accommodate the development and to promote and protect the public health, safety and welfare; and

WHEREAS, the City Council of the City of Apopka has determined that the City of Apopka must expand its water and sewer systems in order to maintain current water and sewer standards if new development is to be accommodated without decreasing current standards; and

WHEREAS, the City Council of the City of Apopka enacted an Ordinance providing for Water and Sewer Capital Facilities Fees and Tap Fees; and

WHEREAS, Developer owns or controls lands located in City of Apopka or Orange County, Florida, and described in Exhibit "A" attached hereto and made a part hereof as if fully set out in this paragraph and hereinafter referred to as the "Property," and Developer intends to

develop the Property by erecting thereon, individually metered units, general service units, or combination of these; and

WHEREAS, Developer has officially requested that the Utility provide central water distribution and sewage collection service for Developer's property herein described in Exhibit "A"; and

WHEREAS, the Utility is willing to provide, in accordance with the provisions of this Agreement, Utility's main extension policy and the City's Code of Ordinances, central water and sewer services to the Property and thereafter operate applicable facilities so that the occupants of the improvements on the Property will receive an adequate water supply and sewage collection and disposal service from Utility; and

WHEREAS, Developer's project and the receipt of water and sewer service is contingent upon the construction and utilization of existing and contemplated water and sewer service facilities and the availability of capacity of those facilities; and

WHEREAS, the Developer is obligated to pay certain Capital Facilities Fees in conjunction with this commitment for capacity and does desire to execute a Service Agreement with the City.

NOW, THEREFORE, the parties hereto agree as follows:

Section 1. Compliance.

The Owner agrees that both he and his successors and assigns will abide by the provisions of this Agreement and the relevant Ordinances of the City and that he will install or have installed the improvements required by the City in accordance with the provisions of this Agreement and of said Ordinances. The Owner further understands and agrees that, in the development of the subject property, failure to abide by the terms of this Agreement, the provisions of the City's Ordinances, or any other applicable regulations, ordinances, or laws from time to time existing, shall constitute grounds for refusal by the City, or the appropriate authority thereof, to allow such

development, to obtain building permits, to institute utility services, or to permit occupancy of completed improvements.

Section 2. Definitions.

A. "ERU (Water)" means Equivalent Residential Unit defined as having the average demand of 400 gallons per day, without reclaimed water available, and having the average demand of 300 gallons per day, with reclaimed water available.

B. "ERU (Sewer)" means Equivalent Residential Unit defined as having the average demand of 300 gallons per day.

C. "DEP" shall mean the Department of Environmental Protection of the State of Florida.

D. "Notice To Proceed" - A document executed by the Developer requesting specific water.

E. "Point of Delivery" - The point where the pipes or meter of the Utility are connected with the pipes of the consumer or Owner. Unless otherwise indicated, Point of Delivery shall be at the Owner's lot line.

F. "Property" - The area or parcel of land described in Exhibit "A" attached hereto.

G. "Service" - The readiness and ability on the part of the Utility to furnish and maintain water and sewer service to the point of delivery for each lot or tract pursuant to applicable ordinances, laws, rules, regulations, permits and Utility policies.

Section 3. On-Site Installation.

To induce the Utility to provide the water treatment and sewage collection and disposal facilities, and to continuously provide Owner's Property with water and sewer services, unless otherwise provided for herein, Owner hereby covenants and agrees to construct and to transfer

ownership and control to the Utility, as a contribution-in-aid-of- construction, the on-site water distribution and sewage collection systems located on Owner's Property. The term "on-site water distribution and sewer collection systems" means and includes all water distribution and supply mains, lines and pipes, and related facilities and sewage collection lines facilities and equipment, including pumping stations, constructed within the boundaries of Owner's Property adequate in size to serve each lot or unit within the property or as otherwise required by Utility. Owner shall install at its sole expense all of the aforesaid facilities within the Property in accordance with the plans, specifications and all other pertinent documents approved by the Utility. Developer will furnish Utility with three (3) copies of the plans and specifications for the water distribution system, sewage collection main lift stations and other facilities necessary to serve the property described in Exhibit "A".

Developer shall obtain approval of plans and specifications from all necessary agencies. No construction shall commence until utility and appropriate regulatory agencies have approved such plans and specifications in writing. If construction commences prior to all such approvals and any other approvals required hereunder,

Utility shall have no responsibility to accept such lines and facilities and Utility may elect to terminate this Agreement and/or not provide service to Developer until such time as Developer obtains all such required approvals. When permits and approved plans are returned by appropriate regulatory agencies to Developer, Developer shall submit to Utility one copy of the water and/or sewer construction permit and approved plans. Developer shall also supply to the Utility a copy of the final estimate or payment covering all contract items and Release of Lien from Contractor(s).

After the approval of plans and specifications by Utility and appropriate regulatory agencies, Developer, or the engineer of record, shall set up a preconstruction conference with

engineer of record, utility contractor, appropriate building official(s), all other utility companies involved in the development of the Property, and Utility, as may be appropriate.

Developer shall provide to Utility's representative forty-eight (48) hours written notice prior to commencement of construction and forty-eight (48) hours written notice prior to any inspections or tests being performed as described herein. "Notice" shall be complete when Utility actually receives same.

During the construction of the water distribution and sewage collection systems by Developer, Utility shall have the right to inspect such installations to determine compliance with the approved plans and specifications. The engineer of record shall also inspect construction to insure compliance with the approved plans and specifications. The engineer of record and utility contractor shall be present for all standard tests and inspections for pressure, exfiltration, line and grade, and all other normal engineering tests and inspections to determine that the systems have been installed in accordance with the approved plan and specifications, and good engineering practices.

Upon completion of construction, Developer's engineer of record shall submit to Utility a copy of the signed certification of completion submitted to the appropriate regulatory agencies. If certification is for the water distribution system, a copy of the bacteriological results and a sketch showing locations of all sample points shall be included. The engineer of record shall also submit to Utility paper copies of the as-built plans prepared signed and sealed by the engineer of record. Developer will provide Utility with two (2) copies of the approved paving and drainage plans. Developer will provide Utility with three (3) copies of the approved subdivision plat.

Section 4. Off-Site Installation.

The Developer will construct and install water mains, gravity sewer lines, lift station(s) and force main(s) from Developer's property to the Utility existing facilities in accordance with overall master plans of the utility system and in accordance with approved engineering plans and specifications. At all times prior to, during and upon completion of the construction of the extensions of water and sewer lines, Utility shall have the right to inspect and approve all construction plans and specifications, piping, connections, equipment, materials and construction work being provided or performed, or previously provided or performed, by or on behalf of the Developer. Such approval shall not be unreasonably withheld or delayed by Utility, and any costs of such inspections shall be borne by Utility. It shall be the Developer's responsibility to insure that all construction fully meets the plans and specifications approved by the Utility. The cost of inspections resulting from required corrective action shall be borne by the Developer. As conditions precedent to receiving water and sewer service, Developer shall:

A. Provide Utility with three (3) copies of the approved subdivision plat.

B. Provide Utility with three (3) copies of the approved paving and drainage plans of the development.

C. Furnish Utility with three (3) copies of the plans, specifications and engineering cost estimate for the water distribution system, sewage collection system, lift station(s) and other facilities necessary to serve the property described in Exhibit "A". Developer must receive approval from Utility of said plans, specifications and engineering cost estimate prior to proceeding with any construction of the facilities.

D. Obtain approval of the plans and specifications from all necessary governmental agencies, including, but not limited to, the Florida Department of Environmental Protection and

the City of Apopka. No construction shall commence until Utility and appropriate regulatory agencies have approved such plans and specifications in writing. When permits and approved plans are returned by appropriate regulatory agencies to Developer, Developer shall submit to Utility one (1) copy of water and/or sewer construction permit and approved plans.

E. After the approval of plans and specifications by Utility and appropriate regulatory agencies, Developer, or the engineer of record shall set up a preconstruction conference with engineer of record, utility contractor, appropriate building official(s), all other utility companies involved in the development of the Property, and Utility, as may be appropriate.

Developer shall provide to Utility's representative forty-eight (48) hours written notice prior to commencement of construction and forty-eight (48) hours written notice prior to any inspections or tests being performed as described herein. "Notice" shall be complete when Utility actually received same.

During the construction of the water distribution and sewage collection systems by Developer, the Utility shall have the right to inspect such installations to determine compliance with the approved plans and specifications. The engineer of record shall also inspect construction to assure compliance with the approved plans and specifications. The engineer of record and utility contractor shall be present at all standard tests and inspections for pressure, exfiltration, line and grade, and all other normal engineering tests and inspections to determine that the systems have been installed in accordance with the approved plans and specifications, and good engineering practices.

F. Upon completion of construction, Developer's engineer of record shall submit to Utility a copy of the signed certifications of completion submitted to the appropriate regulatory

agencies. If certification is for the water distribution system, a copy of the bacteriological results and a sketch showing locations of all sample points shall be included.

Developer's engineer shall deliver one (1) set of paper copies of "As-built" engineering plans, prepared signed and sealed by the professional engineer of record, showing the location of all water and sewer systems and services installed, and certification by the professional engineer of record to the Utility that such systems and services, as built, comply with the plans and specifications approved by the Utility.

Furnish proof satisfactory to the Utility that the installation of the facilities and all contractors, subcontractors, materialmen and laborers have been paid in full, and provide an engineer's certificate of total cost of improvements, i.e., by Release of Lien or other appropriate means.

G. As per this Agreement, Developer shall install, at its sole expense, all of the aforesaid facilities off-site, in accordance with the plans and specifications approved by the Utility. The Utility agrees it will complete its review of the plans and specifications within thirty (30) days of receipt from the Developer.

H. Developer hereby agrees to transfer to Utility title to all water distributions and sewage collection systems installed by Developer or Developer's contractor, pursuant to the provisions of this Agreement. Such conveyance shall take effect at the time Utility issues its final letter of acceptance. As further evidence of said transfer to title, upon completion of the installation, but prior to the issuance of the final letter of acceptance and the rendering of service by Utility, Developer shall:

I. Provide Utility with copies of Release of Lien for said Property.

J. Developer shall assign any and all warranties and/or maintenance bonds and the rights to enforce same to the Utility which Developer obtains from any contractor constructing the utility systems. Developer shall remain secondarily liable on such warranties. If Developer does not obtain such written warranty and/or maintenance bond from its contractor and deliver same to Utility, which warranty and/or maintenance bond shall be for a minimum period of two years, then in such event, Developer by the terms of this instrument, agrees to indemnify and save harmless the Utility for an loss, damages, costs, claims, suits, debts, or demands by reason of latent defects in the systems which could not have been reasonably discovered upon normal engineering inspection, for a period of two years from the date of acceptance by the Utility of said utility systems.

K. The Developer shall provide Utility with all appropriate operations/maintenance and parts manuals.

L. The Developer shall further cause to be conveyed to Utility all easements and/or rights-of-way covering areas in which water and sewer systems are installed, by recordable document in form satisfactory to the Utility and shall convey title to the Utility, by recordable document in form satisfactory to Utility, and lift stations constructed on Developer's Property along with recordable ingress/egress easement documents.

M. Utility agrees that the issuance of the final letter of acceptance for the water distribution and sewage collection systems installed by Developer shall constitute the assumption of responsibility by Utility for the continuous operation and maintenance of such systems from that date forward.

Section 5. Easement.

Developer hereby grants and gives to Utility, its successors and assigns, but subject to the terms of this Agreement, the exclusive right or privilege to construct, own, maintain or operate the water and sewer facilities to serve the Property; and the exclusive right or privilege to construct, own, maintain or operate the said facilities in, under, upon, over and across the present and future streets, roads, alleys and easements, reserved utility strips and utility sites, and any public place as provided and dedicated to public use in the record plats, or as provided for in agreements, dedications or grants made otherwise and is independent of said record plats. Mortgagees, if any, holding prior liens on the Property shall be required to either release such lien, subordinate their positions or join in the grant or dedication of the easements or rights-of-way, or give to Utility assurance by way of a "non-disturbance agreement," that in the event of foreclosure, mortgagee would continue to recognize the easement rights of Utility, as long as Utility complies with the terms of this Agreement. All water distribution and sewage collection facilities, save and except consumer installations, shall be covered by easements or rights-of-way if not located within platted or dedicated road or rights-of-ways for utility purposes.

Developer hereby further agrees that the foregoing grants include the necessary right of ingress and egress to any part of the Developer's property upon which Utility is constructing or operating utility facilities. The foregoing grants shall be for such period of time as Utility or its successors or assigns require such rights, privileges or easements in the construction, ownership, maintenance, operation or expansion of the water and sewer facilities. The parties agree that in the event Developer and Utility agree to install any of the water or sewer facilities in lands within the Property lying outside the streets and easement areas described above, then Developer or the owner shall grant to Utility, the necessary easement or easements for such "private property"

installation; provided, all such "private property" installations by Utility shall be made in such a manner as not to interfere with the then primary use of such "private property". The use of easements granted by Developer to Utility shall not preclude the use by other utilities of these easements, such as for cable television, telephone, electric, or gas utilities, or as otherwise agreed to by Utility, provided each does not interfere with Utility's use thereof.

The Utility hereby agrees that all easement grants will be utilized in accordance with the established and generally accepted practices of the water and sewer industry with respect to the installation of all its facilities in any of the easement areas.

Section 6. Utility's Exclusive Right to Utility Facilities.

Developer agrees with Utility that all water and sewer facilities accepted by Utility in connection with providing water and sewer services to the Property shall at all times remain in the sole, complete and exclusive ownership of Utility, its successors and assigns, and any person or entity owning any part of the Property or any residence, building, or unit constructed or located thereon, shall not have any right, title, claim or interest in and to such facilities or any part of them, for any purpose, including the furnishing of water and sewer services to other persons or entities located within or beyond the limits of the Property.

Section 7. Exclusive Right to Provide Service.

As a further and essential consideration of this Agreement, Developer, or the successors and assigns of Developer, shall not (the words "shall not" being used in a mandatory definition) engage in business or businesses of providing potable water or sewer services to the Property during the period of time Utility, its successors and assigns, provide water or sewer services to the Property, it being the intention of the parties hereto that under the foregoing provision and also other provisions of this Agreement, Utility shall have the sole and exclusive right and privilege to

provide water and sewer services to the Property and to the occupants of each residence, building or unit constructed thereon, except for providing by Developer, from its own sources and lines for irrigation uses.

Section 8. Rates.

The Utility agrees that the rates to be charged to Developer and individual consumers of water and sewer services shall be those set forth by the City Council. However, notwithstanding any provision in this Agreement, the Utility, its successors and assigns, may establish, amend or revise, from time to time in the future, and enforce rates or rate schedules so established and enforced and shall at all times be reasonable and subject to approval by the City Council.

Notwithstanding any provision in this Agreement, the Utility may establish, amend or revise, from time to time, in the future, and enforce rules and regulations covering water and sewer services to the Property, including the costs thereof.

Any such initial or future lower or increased rate schedules, and rules and regulations established, amended or revised and enforced by Utility from time to time in the future shall be binding upon Developer; upon any person or other entity holding by, through or under developer; and upon any user or consumer of the water and sewer provided to the Property by Utility.

Section 9. Capital Facility Fees.

In addition to the contribution of any water distribution and sewage collection systems, where applicable, and further to induce the Utility to provide water and sewage service, Developer hereby agrees to pay to Utility the following Capital Facility Fees:

A. Water Capital Facility Fee. A capital facility fee which represents the capital cost of the Primary System capacity expansion will be charged and paid in the manner described herein. The City reserves the right to also require additional contributions or in kind contributions,

including but not limited to constructed donated facilities, as may be necessary to extend services or to further expand the Primary System to facilitate the providing of services to the Owner's property and, if any oversizing is required the Owner shall be reimbursed in accordance with Section 26-80 of the Apopka Municipal Code. The City reserves the right to prospectively adjust unpaid fees and charges assessed herein. The Owner will be required to build or to provide the cost of construction of the Secondary or Local Distribution System and all water facilities on site regardless of size necessary to provide service to the land development activity.

The water Capital Facility Fee charged shall be calculated as follows:

Total Water

Capacity Committed in Gallons	No. Of ERU's Committed	Water Capital Facility Fee Per ERU	Facility Fee Due from Owner
53,100	177	$957.00	$169,389.00

B. Sewer Capital Facility Fee. A capital facility fee shall be assessed by the City which represents the capital cost of the Primary System Capacity expansion. The City reserves the right to also require additional contributions or in kind contributions, including but not limited to constructed donated facilities, as may be necessary to extend services or to further expand the Primary System to facilitate the providing of services to the Owner's property and, if any oversizing is required, the Owner shall be reimbursed in accordance with Section 26-80 of the Apopka Municipal Code. The City additionally reserves the right to prospectively adjust unpaid fees and charges assessed herein. Owner will be required to build or to provide the cost of construction of the Secondary or Local Distribution System and all water facilities on site regardless of size necessary to provide service to the land development activity.

The Sewer Capital Facility Fee charged shall be calculated as follows:

Total Sewer

Capacity Committed in Gallons	No. Of ERU's Committed	Sewer Capital Facility Fee Per ERU	Facility Fee Due from Owner
53,100	177	$4,775.00	$845,175.00

Section 10. Payment of Capital Fees.

The capital facility fees described herein shall be due and payable as follows:

A. 10% of all capital facilities fees for all units at the time of applying to DEP for a permit.

B. 20% of all capital facilities fees at the time of receiving DEP approval/permit or 120 days from the date of application whichever occurs first.

C. 10% of all capital facilities fees at the time of issuance of Certificate of Acceptance by City or 120 days from the date of issuance of DEP permit whichever occurs first.

D. 20% of all capital facilities fees 12 months after the date of issuance of the DEP permit as set forth in (b).

E. 20% of all capital facilities fees not later than 24 months after the date of issuance of the DEP permit as set forth in (b).

F. All capital facilities fees are due not later than 36 months after the date of the issuance of the DEP permit as set forth in (b).

The capital facilities fees shall be based on the fee schedule in effect at the time payment is actually made to the City. The fees set forth therein are the minimum due and payable. Capital Facilities Fees shall be due and payable by the Owner on or before application for building permits for each individual lot or land development activity. During the time period following the issuance of the DEP permit until all capital facilities fees are paid, the amount due and payable shall always be the greater of the scheduled fees or the fees due upon applying for building permits during this

period. If the Capital Facilities fees are paid in conjunction with the application for building permits are less than the fees currently due pursuant to subparagraphs (d), (e), and (f) of this Section, the Owner must remit the difference as same comes due pursuant to the schedule. If the amount due in conjunction with the application for building permits exceeds the amount due pursuant to schedule, the amount due in conjunction with the application for building permits shall be the amount due and payable regardless of the amount of the scheduled payment.

The 40% first paid in accordance with subparagraphs (a), (b), and (c) of this Section will apply to the last 40% of the building permits applied for by the Developer. A failure of the Developer to pay all sums due in accordance with this Section shall be considered a default and all of the Capital Facilities Fees shall become immediately due and payable and all other rights and remedies associated with a default shall be available to the City.

It is also agreed by the parties that:

(a) No lots, units or interests in the property, development or units may be sold until 100% of all the capital facilities fees on those lots or units to be sold have been paid.

(b) No capacity may be transferred, sold or bartered to any other land development activity.

(c) If the Developer should default on any of the aforedescribed, the City shall have the right to record a lien on all remaining lots owned by the Developer for unpaid fees and shall have the right to demand the return of unused capacity. This right is in addition to all other rights available to the City under Florida law.

Section 11. Refund of Fee Paid.

The parties agree that if a DEP permit expires and DEP has released all permitted capacity back to the City and no construction has been commenced, then the Developer shall be entitled to

a refund of the capital facility fees paid as a condition for its issuance except that the City shall retain three percent (3%) of the refunded funds as a fee to offset the costs of collection and refund.

Section 12. Recapture of Capacity.

The parties agree that if the development has not been substantially completed by the end of the calendar quarter immediately following two (2) years from the date on which the water and sewer capital facility fee was paid in full, or if the developer is in default under this agreement or if the DEP permit issued to the developer has expired or the Developer has not proceeded to develop the property described in Exhibit "A" within two years from the date of execution of this Agreement, the City may petition, if necessary, the DEP to recapture the capacity committed pursuant to this Agreement. If said capacity is all released back to the City, the City may refund the capital facility fees as set forth in paragraph 11 above.

Section 13. Maintenance Fees.

The parties agree that the City may subject encumbered or committed water and sewer capacity to a maintenance fee to be assessed by the City. The amount of such fee will be determined by the City Council and shall be based upon the costs of maintaining the committed capacity for the Developer. Such fees shall not be a Capital Facility Fee as described herein and shall be due and payable as directed by the City.

Section 14. Water System Tap Fee.

The parties agree that a Water Tap Fee shall be charged at the time of approval by the City of a service connection. Such fee will include the labor cost and the cost of connection piping from the main to the meter not to exceed fifty (50) feet in length and shall be charged as follows:

Single Service Meter	
3/4"	$350.00
1"	$412.00
1½"	$631.00

2"	$757.00
Dual Service Meter	
3/4"	$274.00
Short Service Tap	
3/4" & 1"	$275.00
1½" & 2"	$357.00
Long Service Tap	
3/4" & 1"	$836.00
1½" & 2"	$918.00

For a meter or tap over two (2) inches in size, the work will be performed by the contractor, however, in circumstances where the City elects to perform the work, the fee charged shall be actual cost plus ten percent (10%).

Short service is defined as service located on the same side of a road or driveway of an existing water line where the connection is to be made. Long service is defined as service located on the opposite side of a road or driveway of an existing water line where the connection is to be made. There will be an additional charge of $10.00 for every linear foot for service over 50 linear feet. An additional charge will be added equal to the county right-of-way permit fee when it is required. All Tap Fees are due and payable at the time that a service connection is approved by the Utility.

Section 15. Sewer Tap Fee and Other Charges.

The parties agree that a sewer tap fee shall be charged at the time of approval by the City of a service connection. The cost of extending or installing 6" sewer lateral shall be $745.00 up to 25 feet and including cleanout, and shall be payable by the Developer upon billing. For additional footage beyond 25 feet, the charge shall be $12.00 per linear foot. The costs of any applicable county or state permits will be also an additional charge payable by the Developer. Any sewer lateral within the public right-of-way easement will remain the property of the City. All Tap Fees

are due and payable at the time that a service connection is approved by the Utility. The other charges described herein are due and payable within 10 days of the date of the billing.

Section 16. Miscellaneous Provisions Regarding Payments.

The parties agree to the following with reference to fees described herein:

A. No building permit for any developmental activity requiring the payment of a capital facility fee shall be issued unless and until the water and sewer capital facility fees have been paid.

B. The City may require that all payments be made with certified funds or cashier's check if payments have been late or if the Developer has previously provided bad funds or if the Developer has an impaired credit reputation.

C. In the event that the City should have to take any actions other than initial presentment of a check to a local bank in order to collect the payments due and payable pursuant to this Agreement, the Owner shall be responsible for any costs, including reasonable attorney's fee, incurred in taking such actions.

D. Acceptance of payment of any of the Fees described herein in part or in full shall not constitute a waiver of the Utility's rates or regulations.

E. Neither Developer nor any person or other entity holding any of the Property by, through or under Developer, or otherwise, shall have any present or future right, title, claim or interest in and to the Capital Facility Fee charges paid or to any of the water or sewer facilities and properties of Utility, and all prohibitions applicable to Developer with respect to refund of such fees, are applicable to all persons or entities owning such property or an interest in such property.

Section 17. Agreement to Serve.

Upon the completion of construction of the water and sewer facilities by Developer, its inspection, the issuance of the final letter of acceptance by the Utility, the Utility covenants and agrees that it will allow the connection of the water distribution and sewage collection facilities installed by Developer to the central facilities of the Utility and shall provide utility service in accordance with the terms and intent of this Agreement. Such connections shall at all times be in accordance with rules, regulations and orders of the applicable governmental authorities including the City. The Utility agrees that once it provides water and sewer service to the Property and Developer or others have connected consumer installations to its system, that thereafter the Utility will continuously provide, in accordance with the other provisions of this Agreement, including rules and regulations and rate schedules, water and sewer service to the Property in a manner to conform with all requirements of the applicable governmental authority.

The parties agree that the capacity needed to provide service to the Property is 53,100 gallons per day for potable water supply and 53,100 gallons per day for wastewater removal.

Developer agrees that the number of units of development for which capacity is reserved hereby shall not exceed the number of units of development for which capacity is reserved hereby pursuant to final development plans on file in the Community Development Department. Developer agrees that sewage to be treated by the Utility from Developer's property will consist of domestic wastewater and further agrees that it will not allow any abnormal strength sewage to flow from developers' property to the Utility Sewage treatment facility that will cause harm to the treatment process. In addition, Developer further agrees that no wastewater, fluids or other substances and materials shall be discharged to the Utility's sanitary sewer collection/transmission system, which contain any hazardous, inflammable, toxic and/or industrial constituents, in whole

or in part, regardless of the concentrations (i.e., strengths) of said constituents. Developer grants to Utility the right to sample the Developer's sewage, as referred to hereinabove, to verify Developer's compliance with this paragraph.

Section 18. Application for Service: Consumer Installations.

Developer, or any owner of any parcel of the Property, or any occupant of any residence, building or unit located thereon shall not have the right to and shall not connect any consumer installation to the facilities of Utility until formal written application has been made to Utility by the prospective user of service, or either of them, in accordance with the then effective rules and regulations of the Utility and approval for such connection has been granted.

Although the responsibility for connecting the consumer installation to the meter and/or lines of the Utility at the point of delivery is that of the Developer or entity other than the Utility, with reference to such connections, the parties agree as follows:

A. Application for the installation of water meters and backflow preventers shall be made twenty-four (24) hours in advance, not including Saturdays, Sundays and holidays.

B. All consumer installation connections may at its sole option be inspected by the Utility before backfilling and covering of any pipes.

C. Written notice to the Utility requesting an inspection of a consumer installation connection may be given by the Developer or his contractor, and the inspection will be made within twenty-four (24) hours, not including Saturdays, Sundays and holidays, provided the meter and backflow preventer, if applicable, have been previously installed.

D. The cost of constructing, operating, repairing or maintaining consumer installations shall be that of Developer or a party other than the Utility.

E. If a kitchen, cafeteria, restaurant or other food preparation or dining facility is constructed within the Property, the Utility shall have the right to require that a grease trap and/or pretreatment unit be constructed, installed and connected so that all waste waters from any grease producing equipment within such facility, including floor drains in food preparation areas, shall first enter the grease trap for pretreatment before the wastewater is delivered to the lines of the Utility. The size, materials and construction of said grease traps are to be approved by the Utility. Developer hereby grants to the Utility the right to periodically inspect the pretreatment facilities herein described. The provisions of this paragraph shall not apply to individual residential kitchens.

No substance other than domestic wastewater will be placed into the sewage system and delivered to the lines of the Utility. Should any non-domestic wastes, grease or oils, including, but not limited to, floor wax or paint, be delivered to the lines, the Owner will be responsible for payment of the cost and expense required in correcting or repairing any resulting damage or impairment of the treatment process and/or facilities.

Section 19. Assurance of Title.

Within fifteen (15) days of DEP approval or prior to Developer issuing the Notice to Proceed to the Utility, at the expense of Developer, Developer agrees to deliver to the Utility a Certificate of Title, a Title Insurance Policy or an opinion of title from a qualified attorney-at-law, with respect to the Property. The provisions of this paragraph are for the purpose of evidencing Developer's legal right to grant the exclusive rights of service contained in the Agreement.

Section 20. Binding Effect of Agreement.

The Agreement shall be binding upon and shall inure to the benefit of Developer, the Utility and their respective assigns and successors by merger, consolidation, conveyance or otherwise,

subject to the terms of this Agreement, as contained herein. This Agreement is freely assignable by either party.

Section 21. Notice.

Until further written notice by either party to the other, all notices provided for herein shall be in writing and transmitted by messenger, by mail or by telegram, and if to Developer, shall be mailed or delivered to Developer at:

Avatar Properties, Inc.
2420 S. Lakemont Ave., Suite 450
Orlando, FL 32814
Attention: Ken Thirtyacre

With a copy to: AV Homes, Inc.
8601 N. Scottsdale Road, Suite 225
Scottsdale, Arizona 85253
Attn: Gary Shullaw, Esq.

and if the Utility, at: City of Apopka
Utilities Department,
Attn: Eusie Watson
120 East Main Street
Apopka, FL 32704

Section 22. Laws of Florida.

This Agreement shall be governed by the laws of the State of Florida and it shall be and become effective immediately upon execution by both parties hereto.

Section 23. Cost and Attorney's Fees.

In the event the Utility or Developer is required to enforce this Agreement by Court proceedings or otherwise, by instituting suit or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees.

Section 24. Force Majeure.

In the event that the performance of this Agreement by either party to this Agreement is prevented or interrupted in consequence of any cause beyond the control of either party, including but not limited to Act of God or of the public enemy, war, national emergency, allocation or of other governmental restrictions upon the use of availability of labor or materials, rationing, civil insurrection, riot, racial or civil rights disorder or demonstration, strike, embargo, flood, tidal wave, fire, explosion, bomb detonation, nuclear fallout, windstorm, hurricane, earthquake, or other casualty or disaster or catastrophe, unforeseeable failure or breakdown of pumping transmission or other facilities, and all governmental rules or acts or action of any government or public or governmental authority or commission of board or agency or agent or official or officer, the enactment of any statute or ordinance or resolution or regulation or rule or ruling or order, order of decree or judgment or restraining order or injunction of any court, said party shall not be liable for such non-performance.

Section 25.

The rights, privileges, obligations and covenants of Developer and the Utility that survive the completion of the work of Developer with respect to completing the facilities and services to any development phase and to the Property as a whole.

Section 26.

This Agreement supersedes all previous agreements or representations, either verbal or written, heretofore in effect between Developer and Utility, made with respect to the matters herein contained, and when duly executed, fully constitutes the Agreement between Developer and the Utility. No additions, alterations or variations of the terms of this Agreement shall be valid, nor

can provisions of this Agreement be waived by either party, unless such additions, alterations, variations or waivers are expressed in writing and duly signed.

Section 27. Construction.

Whenever the singular number is used in this Agreement and when required by the context, the same shall include the plural, and the masculine, feminine and neuter genders shall each include the others.

In case of any differences of meaning or implication between the text of this Agreement and any caption, illustration, summary table, or illustrative table, the text shall control.

The phrase "used for" includes "arranged for", "designed for", "maintained for", or "occupied for".

The work "includes" shall not limit a term to the specific example but is intended to extend its meaning to all other instances or circumstances of like kind or character.

Section 28.

Both parties warrant that they have the legal authority to execute this Agreement.

Section 29.

Notwithstanding the gallonage calculations that could be made hereunder relative to ERU's, by and execution hereof, Developer agrees that the intention of this contract is to reserve a given number of units of capacity for the property described in **Exhibit "A"** and not for purposes of any other calculations.

Section 30.

It is agreed by and between the parties hereto that all words, terms and conditions contained herein are to be read in concert, each with the other, and that provision contained under one heading may be considered to be equally applicable under another in the interpretation of this contract.

Section 31.

By the execution hereof, Developer agrees that the Utility Company has certain obligations as a municipal utility to protect the health, safety and welfare of the public and not to burden Utility's customers with extraordinary expenses attributed or attributable to Developer, his successors or assigns, and that the Utility may, at its sole option, require pretreatment or special features such as grease traps. It is the intention of the parties that all sewage shall conform to the requirements of the Utility prior to introduction into Utility's collection system. Developer shall be responsible for all costs associated herewith.

Section 32.

The Utility shall, at all reasonable times and hours, have the right of inspection of Developer's internal lines and facilities. This provision shall be binding on the successors and assigns of the Developer.

Section 33. Water Conservation Measures.

Water conservation measures shall be employed by the Developer. Said measures shall include but not be limited to:

A. Low flush toilets which utilize 3.5 gallons or less of water per flushing cycle.

B. Shower heads which have flow restrictors, pulsating features, flow control devices or other features which result in water conservation; and do not allow a flow exceeding 3.0 gallons per minute at 60 psi.

C. No swimming pool filter backwash water or any other swimming pool wastewater shall be discharged to the sanitary sewer system.

D. Spring-loaded/automatic shut-off water fixtures shall be utilized in all public restrooms. This shall include lavatory fixtures.

E. Consideration and use (where possible) of dishwashers and washing machines which have water conservation features and/or utilize less water per cycle.

The Utility, at its discretion, shall review and approve all water conservation measures proposed by Developer.

Section 34.

Failure to insist upon strict compliance of any of the term, covenants, or conditions hereof shall not be deemed a waiver of such terms, covenants, or conditions, or shall any waiver or relinquishment of any right or power hereunder at any one time, or times, be deemed a waiver or relinquishment of such right or power at any other time or times.

Section 35.

In the event that relocation of existing water and sewer utilities are necessary for the Developer, Developer will reimburse utility in full for such relocations.

[Remainder of page intentionally left blank. [Signatures on the following pages.]

WITNESSES:

Ruben Pereira
Print Name

Teresa R. Jones
Teresa R. Jones
Print Name

OWNER:

Avatar Properties Inc., a Florida corporation

By: _____
Ken Thirtyacre, Division President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12TH day of ~~June~~ JULY, 2018 by Ken Thirtyacre, Division President of Avatar Properties Inc., a Florida corporation, on behalf of the corporation. He/~~She/They~~ Is/~~are~~ personally known to me or has produced (KNOWN) (type of identification) as identification and did (did not) take an oath.

S E A L

William Swinney Morgan
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF907390
Expires 8/28/2019

_____
NOTARY PUBLIC

WITNESSES:

THE CITY OF APOPKA,
A Florida municipal corporation

_____

_____
Edward Bass
City Administrator

_____
Print Name

_____

_____
Print Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this ____ day _____ of _____, 20__, by Edward Bass, City Administrator of the City of Apopka, a Florida municipal corporation, he is personally known to me or has produced _____ as identification and did (did not) take an oath.

(NOTARY'S SEAL)

_____
Notary Public

_____
Print Name
Commission No. _____

EXHIBIT "A"

Legal Description

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

PARCEL 1:

Northeast 1/4 of Southwest 1/4 of Section 8, Township 21 South, Range 28 East, LESS: Begin at Southwest corner of Northeast 1/4 of Southwest 1/4, Section 8, Township 21 South, Range 28 East, run North 343 feet, East 400 feet, South 343 feet, West 400 feet to Point of Beginning, Orange County, Florida.

PARCEL 2:

West 1/2 of the Northwest 1/4 of Southeast 1/4 of Section 8, Township 21 South, Range 28 East, Orange County, Florida.

AND

Begin at the Northwest corner of the East half of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 21 South, Range 28 East, run North 89°33'48" East 950 feet; thence South 00°30'54" West 35 feet; thence South 89°33'48" West 950 feet; thence North 00°30'54" East 35 feet to Point of Beginning, Orange County, Florida.

AND

The East half of the Northwest 1/4 of the Southeast 1/4, ALSO that portion of the South 12 acres of the West half of the Northeast 1/4 of the Southeast 1/4 South of center line of lake, LESS the following described parcel: Begin at the Southeast corner of the West half of the Northeast 1/4 of the Southeast 1/4, Section 8, Township 21 South, Range 28 East, run South 89°33'48" West along the South line of said West half 328.92 feet; thence North 11°16'48" East 580 feet to the central line of lake; thence South 44°53'28" East along central line of lake, 306.45 feet to the East line of said West half; thence South along East line of said West half 350 feet to Point of Beginning, Section 8, Township 21 South, Range 28 East, Orange County, Florida, AND Commence East 1/4 corner of Section 8, Township 21 South, Range 28 East, run thence South 89°30'41" West 1070.14 feet, South 00°18'05" West 388.7 feet to the Point of Beginning; run thence South 00°18'05" West 25 feet; thence South 89°30'41" West 247.92 feet; thence South 00°21'52" West 115.13 feet; thence North 89°30'41" East 307.92 feet; thence North 00°18'05" East 140.13 feet; thence West to Point of Beginning, LESS South 383.7 feet of the North 413.7 feet of the East 100 feet of the Northwest 1/4 of the Southeast 1/4 of Section 8, Township 21 South, Range 28 East, Orange County, Florida. LESS any portion of the above description lying within the boundary of Lake Marshall Drive as described in Quit Claim Deed recorded in Official Records Book 3726, Page 2538, of the Public Records of Orange County, Florida.

ALSO LESS AND EXCEPT FROM THE ABOVE DESCRIPTIONS, any portion lying within the property described in Stipulated Order of Taking recorded in Official Records Book 5461, Page 2470, of the Public Records of Orange County, Florida.

PARCEL 3:

The Northwest 1/4 of the Southwest 1/4 of the Southeast 1/4 and the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 8, Township 21 South, Range 28 East, Orange County, Florida.

LESS AND EXCEPT:

A TRACT OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 8 AS A POINT OF REFERENCE, THENCE RUN SOUTH 89°49'08" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 409.96 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 33°15'18" EAST, 176.46 FEET; THENCE RUN NORTH 31°48'11" EAST, 50.00 FEET TO A POINT ON A RADIAL CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS LENGTH OF 25.00 FEET, A CENTRAL ANGLE OF 05°19'52", AN ARC LENGTH OF 2.33 FEET, A CHORD LENGTH OF 2.33 FEET AND A CHORD BEARING OF NORTH 55°31'53" WEST TO A POINT ON A NON-RADIAL LINE; THENCE RUN NORTH 00°15'51" EAST, NON-RADIAL TO SAID CURVE, 127.37 FEET; THENCE RUN NORTH 45°10'52" EAST, 15.00 FEET; THENCE RUN SOUTH 89°49'08" EAST, 124.41 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE RUN SOUTH 00°15'15" WEST, ALONG SAID EAST LINE, 333.00 FEET TO THE AFORESAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE RUN NORTH 89°49'08" WEST, ALONG SAID SOUTH LINE, 250.09 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND LIES THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 1.283 ACRES, MORE OR LESS.

CITY OF APOPKA
CITY COUNCIL

_X_ CONSENT AGENDA	MEETING OF: August 1, 2018
___ PUBLIC HEARING	FROM: Public Services
___ SPECIAL REPORTS	EXHIBITS:
___ OTHER:	

SUBJECT: **EMERGENCY PIPING REPAIRS FOR BRADSHAW LIFT STATION #77**

REQUEST: **APPROVE DANUS UTILITIES TO PERFORM THE EMERGENCY PIPING REPAIRS IN THE AMOUNT OF $28,521**

SUMMARY:

The Bradshaw Road Regional Lift Station #77 has experienced a failure of the riser piping and base elbow on Pump No. 1. As this station is a regional lift station, serving the north and western areas of the City, it is necessary to complete these repairs as soon as possible to insure redundancy in the pumping capabilities of the station and prevent the potential for a sewer overflow.

Staff has obtained a proposal from Danus Utilities, through the South Seminole & North Orange County Wastewater Transmission Authority Contract No. 2016-002, for the installation of a new pump base elbow, high density polyethylene (HDPE) piping, and fittings in the amount of $28,521.

FUNDING SOURCE:

Wastewater Operations Reserve Fund 401

RECOMMENDATION ACTION:

Approve Danus Utilities to perform the emergency piping repairs to the Bradshaw Road Regional Lift Station #77 in the amount of $28,521.

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

CITY OF APOPKA
CITY COUNCIL

___ CONSENT AGENDA
___ PUBLIC HEARING
___ SPECIAL REPORTS
_X_ OTHER: BUSINESS

MEETING OF: August 1, 2018
FROM: Recreation
EXHIBITS: Event Budget

SUBJECT: **SUNDAY FUN DAY EVENT**

REQUEST: **APPORVAL OF EVENT AND FIREWORKS VENDOR**

SUMMARY:

The City of Apopka has planned a free fireworks event for the Labor Day weekend. Sunday Fun Day is in response to the cancelled fireworks by Creative Pyrotechnics at the July 4th event. Staff is requesting approval of Zambelli as the fireworks vendor via evaluated source. The selection is based on their history as a reputable pyrotechnic company and past performed experience with the City of Apopka. Activities will replicate those at the July 4th event, but on a smaller scale, with live entertainment, inflatables, face painting and balloon artist as well as food vendors. Anticipated revenue is $1,350 and the total cost is $23,543.12, funding is available in the current recreation budget for this event.

FUNDING SOURCE:

Recreation Budget Activities & Civic Events FY17-18

RECOMMENDATION ACTION:

Approval of the Sunday Fun Day event and Zambelli as the preferred fireworks vendor.

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

September Event

Proposed Revenue		Expenses	
Food Vendors (8 vendors)	$ 1,200.00	Entertainment w/ production	$ 4,350.00
Non profit (3 vendors)	$ 150.00	Fireworks	$ 12,000.00
		Portalets	$ 385.00
		Banners/signage	$ 200.00
		Advertising	$ 2,000.00
		Sams- staff food/water	$ 300.00
		Nelsons Tents	$ 714.12
		Security	$ 594.00
		Inflatables	$ 2,200.00
		Balloon Artist & Face Painter	$ 600.00
		Marketing	$ 200.00
Total Revenue	**$ 1,350.00**	**Total Expenses**	**$ 23,543.12**

Total Revenue	$ -
Total Expenses	$ 23,543.12
Net Profit/Loss	$ (23,543.12)

CITY OF APOPKA
CITY COUNCIL

___	CONSENT AGENDA	MEETING OF:	August 1, 2018
_X_	PUBLIC HEARING	FROM:	Community Development
___	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
_X_	OTHER: Preliminary Development Plan		Aerial Map
			Preliminary Development Plan
			Building Elevations
			Special Exception Site Plan

PROJECT: **PRELIMINARY DEVELOPMENT PLAN – SITE PLAN AND SUBDIVISION PLAN – FAIRFIELD INN & SELF-STORAGE**

REQUEST: **APPROVE THE FAIRFIELD INN & SELF-STORAGE PRELIMINARY DEVELOPMENT PLAN**

SUMMARY:

OWNER:	Farish Enterprises, LLC
ENGINEER:	Stuart Anderson, P.E., Interplan, LLC
LOCATION:	1616 East Semoran Boulevard
PARCEL ID #:	11-21-28-5600-03-000
FUTURE LAND USE:	Commercial
ZONING:	C-2 (General Commercial District)
EXISTING USE:	Vacant
PROPOSED USES:	Hotel, Self-Storage Facility and RV Parking
TRACT SIZE:	12.12 +/- Acres (527,937 square feet)
BUILDING SIZE:	112,320 square feet; 91 Rooms/51,588 SF - Hotel; 60,732 SF - Storage
BUILDING HEIGHT:	53 feet (Hotel) and 35 feet (Self-Storage)
FLOOR AREA RATIO:	0.2499 (0.25 Maximum allowed)

FUNDING SOURCE: N/A

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:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (City)	Commercial	C-2	Aldi's and RaceTrac Convenience Store
East (City and County)	City Commercial/County Low Medium Density Residential	C-2 and R-2	Single Family Residences and Commercial
South (City and County)	City Medium Density Residential and County Low Medium Density Residential	R-2	Single Family Residences
West (County)	County Commercial	C-2	Vacant

PROJECT SUMMARY: Farish Enterprises proposes to replat the McVilla Commerce Park Plat from three lots to four lots. Lot 3 of the McVilla Commerce Center Plat will be subdivided into Lots 3A and 3B. Lot 3B, is the proposed location of a hotel and a storage facility. Lot 3A will function as an outparcel and is situated along Semoran Blvd. A site plan for Lot 3B is included in this Preliminary Development Plan. At a future date, a site plan will be submitted for the vacant outparcel, Lot 3A. The site plans for the self-storage facility and the hotel are designed so that the parcel can be further subdivided into separate lots at some time in the future.

The site plan for Lot 3B includes the hotel and self-storage facility. A service driveway/road connects McVilla Avenue to the western end of Lot 3B and to an outparcel in Lot 3A. A multi-tenant monument sign will be placed in a sign easement at the northeast corner of Lot 3A, and dedicated to the Lot 3B owner.

At four stories, the hotel includes 91-lodging units and an outdoor pool. At three stories, the 60,732 square feet self-storage facility will include outdoor storage for recreational vehicles, trucks and other equipment. Located behind the Aldi Grocery Store and the RaceTrac on East Semoran Boulevard, the hotel and self-storage facility have a proposed connection to Semoran from the private driveway, McVilla Avenue.

BUILDING HEIGHT: Section 2.02.01(A) of the City's Land Development Code, mandates a maximum building height of 35' for all districts. On December 13, 2016, the Planning Commission approved a special exception to allow a maximum building height of fifty-five (55) feet for the hotel. The self-storage facility is in accordance with the previously mentioned building height rule of 35'. The hotel is proposed to have a height of 53 feet.

PARKING: The hotel site contains 106 parking spaces of which five are handicapped spaces. And the self-storage facility contains 67 parking spaces of which two are handicapped spaces. In total, the applicant proposes 64 more parking spaces than what is required by the Land Development Code. The applicant has not declared whether joint parking will be allowed between the hotel and self-storage sites, but that capability exists as Lot 3B will occur under one ownership.

ACCESS/TRANSPORTATION: Access to the site is via a single full access points on US 441/Semoran Boulevard at McVilla Avenue, a signalized intersection. McVilla Avenue dead ends into this project and provides access to US 441/Semoran Boulevard for Aldi on the west and RaceTrac on the right.

A. Road Jurisdiction.

1. US 441/Semoran Boulevard – State Road.

2. McVilla Avenue – Private.

3. A cross-access easement provides connection between Lot 3A and the Aldi lot, connecting to Semoran Blvd.

B. The project is anticipated to generate 71 PM Peak Hour trips. All project generated traffic is anticipated to exit the site to US 441/Semoran Boulevard, half heading east and half heading west. Sufficient capacity exists to accommodate the addition of trips generated by this project.

C. Road/Intersection Improvements. No roadway or intersection improvements are required.

STORMWATER: Stormwater run-off and drainage will be accommodated by an on-site retention pond located on the south portion of the project site abutting residential uses/districts and surrounded by a 6-foot tall aluminum fence. The on-site stormwater management system is designed according to standards set forth in the Land Development Code.

BUFFER/TREE PROGRAM: The site plan shows that parking lots and buildings are proposed to be lined with predominantly Live Oaks and Slash Pines. Live oaks are shown, in addition to a 6-foot tall masonry, concrete or brick wall on the southern boundary and portion of the eastern boundary line abutting residential zoning districts. At its meeting on July 10, 2018, the Planning Commission discussed the Speical Exception buffer conditions and asked that the landscape buffer along the east property line occur consistent with the Special Exception site plan. The applicant agreed and amended the plan to increase the proposed 30-foot wide eastern landscape buffer to a width of 35 feet, where it abuts residential zoning districts and uses. The planting materials are consistent with the standards set forth in Ordinance No. 2069.

SIGNAGE: Four hundred (400) square feet of area at the northeastern corner of the outparcel, abutting Semoran Boulevard, is designated as an area for multitenant monument signage. The Lot 3A outparcel will be created by plat at the time of Final Development Plan. Signage for this development will be permitted separately and must comply with Article VIII of the City's Land Development Code.

PUBLIC HEARING SCHEDULE:
July 10, 2018 - Planning Commission (5:30 pm)
August 1, 2018 - City Council (1:30 pm)

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Fairfield Inn & Self Storage – Preliminary Development Plan, subject to the findings of this staff report.

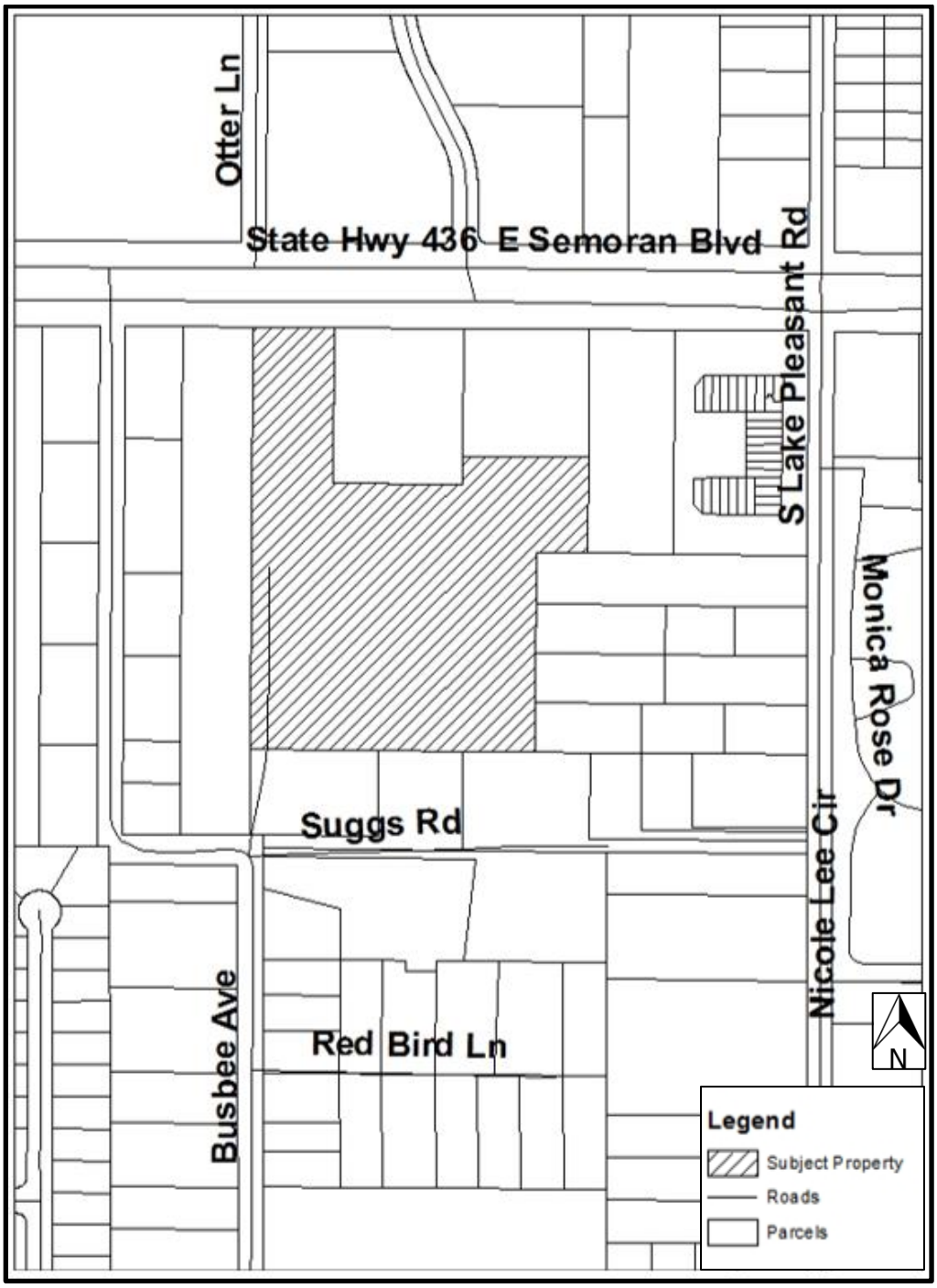
The **Planning Commission**, at its meeting on July 10, 2018, found the Fairfield Inn and Self-Storage Preliminary Development Plan consistent with the Land Development Code and Comprehensive Plan; and unanimously recommended approval of Preliminary Development Plan Subdivision Plan and Site Plan, subject to the findings of this staff report, for the property owned by Farish Enterprises, LLC, and located at 1616 East Semoran Boulevard.

City Council: Approve the Fairfield Inn & Self Storage – Preliminary Development Plan

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

Project Name: **Fairfield Inn & Self-Storage**
Owner: **Farish Enterprises, LLC**
Engineer: **Stuart Anderson, P.E., Interplan**
Parcel I.D. No: **11-21-28-5600-03-000**
Location: **1616 East Semoran Boulevard**
Total Acres: **12.12 +/- Acres**

VICINITY MAP



AERIAL MAP

Shake The Nation Ministries F.A.I.T.C.
Rbgg LLC
Hutsell Jimmy F
Mullinax Ford
Otter Ln
Semoran Business Center L 23
Pegasus
436
E Semoran Blvd
Sunoco / All in One Deli
Elite Auto Group
Aldi
Mcvilla Ave
Race Trac
Wekiva Executive Centre Condominium [31 Units]
Richards Celena
Suggs Rd
Farish Enterprises LLC
Subject Property
S Lake Pleasant Rd
Monica Rose Dr
Willow Lake Apartments Lihtc [428 Apts]
Nicole Lee Cir
Red Bird Ln
N

PRELIMINARY DEVELOPMENT PLAN / SITE AND SUBDIVISION PLAN 4

FOR

FAIRFIELD INN AND SELF STORAGE OF APOPKA 4

1616 E. SEMORAN BLVD.
APOPKA, FLORIDA

VICINITY MAP

LOCATION MAP

SITE DATA

OVERALL PROJECT AREA

OUTPARCEL AREA	78,163 SF	1.79 AC
PROJECT AREA	449,524 SF	10.32 AC
OVERALL SITE AREA	527,687 SF	12.11 AC

SITE AREA

SITE AREA	449,524 SF	10.32 AC

PROPOSED SITE AREAS

IMPERVIOUS (PAVEMENT/SIDEWALKS)	100,466 SF	24%	
IMPERVIOUS (BUILDING (HOTEL)	12,877 SF	3%	31%
IMPERVIOUS (BUILDING (STORAGE)	28,000 SF	4%	
TOTAL IMPERVIOUS	142,363 SF		
OPEN SPACE (GREEN)	307,161 SF	69%	

ZONING: COMMERCIAL (C-2)

FLOOR AREA RATIO (FAR)
3 STORY SELF STORAGE +4 STORY FAIRFIELD INN
(3 x 20,244) + (4 x 12,897)
= 60,732 + 51,588 = 112,320 S.F
FLOOR AREA RATIO (FAR) = 112,320 / 449,524 = 0.2499 F.A.R

BUILDING HEIGHT	MAX. ALLOWED	PROPOSED
SPEAKS-DS PARISH ENTERPRISES AT McWILLA AVENUE ALLOW A BUILDING HEIGHT OF 55 FEET 4	55 FT	53 FT (HOTEL) 35 FT (SELF STORAGE)

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (NORTH)	30 FT	190 FT
REAR (SOUTH)	30 FT	425 FT
SIDE (EAST)	10 FT	95 FT
SIDE (WEST)	10 FT	26 FT

LANDSCAPE BUFFER		
FRONT (NORTH)	5 FT	105 FT
REAR (SOUTH)	20 FT	354 FT
SIDE (EAST)	20 FT	37 FT
SIDE (WEST)	5 FT	20 FT

PARKING REQUIRED	REQUIRED
HOTEL: 1 SP/ROOM + 1 SP/2 EMPLOYEES + 1SP/200 SF MEETING SPACE =91 ROOMS + 20 EMPLOYEES + 900 SF MEETING SPACE	106 SPACES
SELF STORAGE: 1 SP/250 SF OFFICE 800 +/- SF OFFICE	3 SPACES

4

PARKING PROVIDED (HOTEL)	
REGULAR	101
HANDICAP	5
TOTAL	106

PARKING PROVIDED (STORAGE)	
REGULAR	65
HANDICAP	2
TOTAL	67

1

PARCEL ID# :11-21-28-5600-03-000
FUTURE LAND USE: COMMERCIAL
ADJACENT LAND USE : NORTH COMMERCIAL- SOUTH RESIDENTIAL
EAST COMMERCIAL & RESIDENTIAL - WEST COMMERCIAL
ADJACENT ZONING : NORTH: C2, SOUTH: R2,
EAST: C2 & R2, WEST: C2
NUMBER OF EMPLOYEES: 30
PROPOSED NUMBER OF BEDS: 144 BEDS
WAIVER REQUEST: NO
VARIANCE REQUEST: NO

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY
1	10-9-17	CITY COMMENTS	CS, C1, C3		CDB
2	1-12-18	CITY COMMENTS	C1		CDB
3	5-29-18	MARRIOTT COMMENTS	C2, C4.1		CDB
4	6-1-18	CITY COMMENTS	CS, C1, C3, C4.1		CDB
5	6-27-18	CITY COMMENTS	C1.1, C4.1		CDB

LEGAL DESCRIPTION

LOT 3, MCWILLA COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 128 AND 129, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

OWNER & CONSULTANTS

OWNER

FAIRISH ENTERPRISES
McWILLA AVE & SR 436
APOPKA, FL 32703

MANAGER MEMBER:

AMIN OULAHALI
4680 S ORANGE BLOSSOM TRAIL
ORLANDO, FL 32839
PH: (321) 231-4588

RAMZAN OULAHALI
4680 S ORANGE BLOSSOM TRAIL
ORLANDO, FL 32839

ARCHITECT

INTERPLAN, LLC
604 COURTLAND ST, SUITE 100
ORLANDO, FL 32804
CONTACT: CHRIS HEULOCK
PH: (407) 645-5008

CIVIL ENGINEER

INTERPLAN LLC
604 COURTLAND ST, SUITE 100
ORLANDO, FL 32804
CONTACT: CHRIS BLANTON
PH: (407) 645-5008

1

SHEET INDEX

SHT. NO.	DESCRIPTION
CS	COVER SHEET
	CIVIL DRAWINGS
C1	OVERALL SITE PLAN
C1.1	SITE DIMENSION PLAN 4
C2	SITE UTILITY PLAN
C3	GRADING & DRAINAGE PLAN
C4	DETAILS
C4.1	DETAILS
L1	OVERALL LANDSCAPE PLAN 4
L2	TREE MITIGATION PLAN
L3	TREE MITIGATION PLAN
L4	TREE MITIGATION PLAN
L5	TREE MITIGATION PLAN
L6	LANDSCAPE PLAN
L7	LANDSCAPE PLAN
L8	LANDSCAPE PLAN
L9	LANDSCAPE PLAN
L10	LANDSCAPE PLAN
L11	LANDSCAPE PLAN
L12	LANDSCAPE PLAN
A211	HOTEL ELEVATIONS
A212	HOTEL ELEVATIONS
A8.1	SELF STORAGE ELEVATIONS
-	SURVEY
-	PLAT (2 SHEETS)

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

4 6-1-18 CITY COMMENTS
1 10-9-17 CITY COMMENTS
NO DATE REMARKS
REVISIONS

FAIRFIELD INN / SELF STORAGE
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 6-4-18

CS
COVER SHEET
SHEET 1 OF 25
CHECKED: CDB DRAWN: MRS

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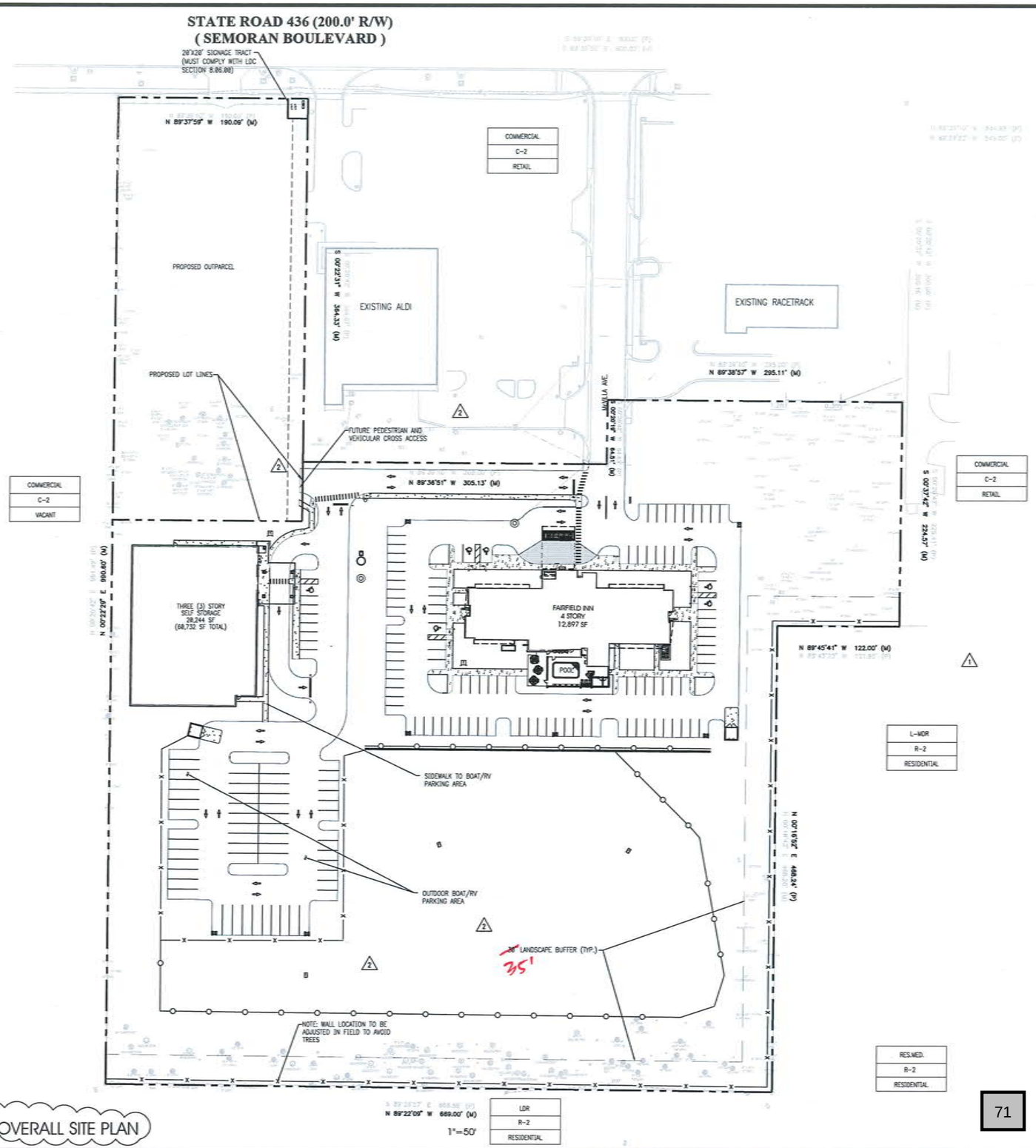

OVERALL SITE PLAN

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT
AA 003439
CA 8660
604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

STUART ANDERSON, P.E.
FL. REG. #68848

NO	DATE	REMARKS
4	6-1-18	CITY COMMENTS
2	1-12-18	CITY COMMENTS
1	10-3-17	CITY COMMENTS

REVISIONS

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FAIRFIELD INN / SELF STORAGE

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 6-4-18

C1
OVERALL SITE DIMENSION PLAN
SHEET 2 OF 25
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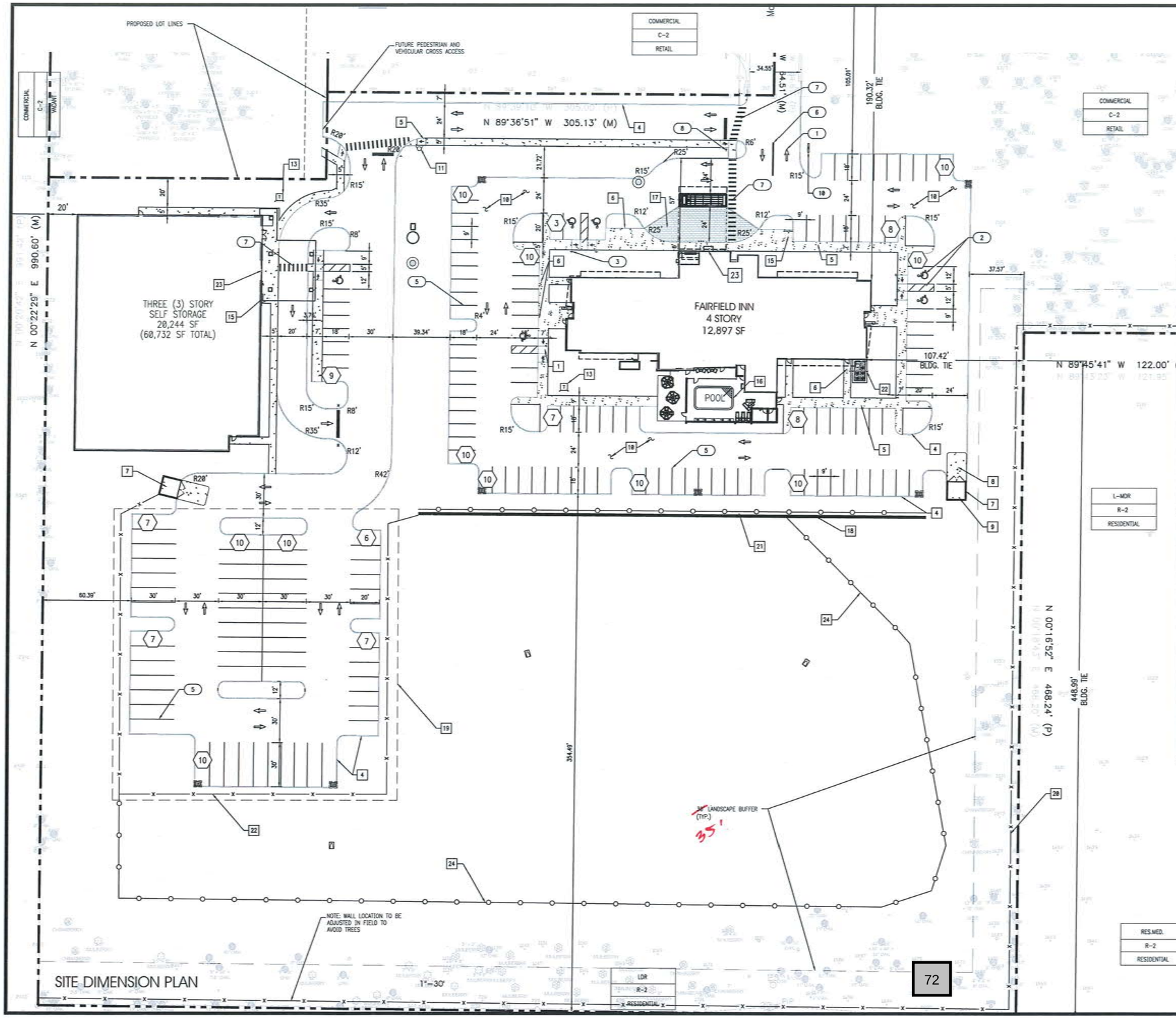

SITE DIMENSION PLAN

TRAFFIC CONTROL & SIGNAGE

1. DIRECTIONAL ARROW
2. HANDICAP PAVEMENT SYMBOLS
3. HANDICAP SIGN
4. 24" WIDE WHITE STOP BAR (TYP.)
5. PAVEMENT STRIPING (4" WHITE) (TYP.)
6. DOUBLE YELLOW STRIPING
7. 24" WIDE WHITE CROSSWALK STRIPING
8. 30" STOP SIGN (R1-1)
9. MONUMENT SIGNAGE
10. HOTEL ENTRANCE SIGN (2)

SITE NOTES

1. HANDICAP RAMP
2. SIDEWALK RAMP
3. WHEEL STOP
4. 6" CURB
5. MONOLITHIC CURB AND SIDEWALK (1)
6. CONCRETE SIDEWALK
7. DUMPSTER ENCLOSURE (3 / C4.1)
8. CONCRETE APRON
9. BOLLARD
10. ASPHALT PAVEMENT
11. EXISTING OR PROPOSED FIRE HYDRANT
12. DRAINAGE STRUCTURES
13. TRANSFORMER PAD
14. LIGHT POLE
15. BIKE RACK
16. OUTDOOR POOL PATIO W/MASONRY WALL AND ALUMINUM FENCE ON TOP FOR SCREENING (6 / C4.1) (4)
17. STAMPED, COLORED CONCRETE PAVEMENT
18. RETAINING WALL (SEE GRADING PLAN)
19. BOAT/RV PARKING/STORAGE
20. 6' MASONRY WALL (5 / C4.1)
21. HANDRAIL (4 / C4.1)
22. 6' HIGH PVC FENCE
23. BUILDING ENTRANCE AT PORTE-COCHERE
24. 5' ALUMINUM FENCE (4 / C4.1) (5)

NORTH

GRAPHIC SCALE 30 0 30 60

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NO	DATE	REMARKS
5	6-17-18	CITY COMMENTS
4	6-1-18	CITY COMMENTS

REVISIONS

FAIRFIELD INN / SELF STORAGE

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 6-4-18

C1.1
SITE DIMENSION PLAN
SHEET 3 OF 25
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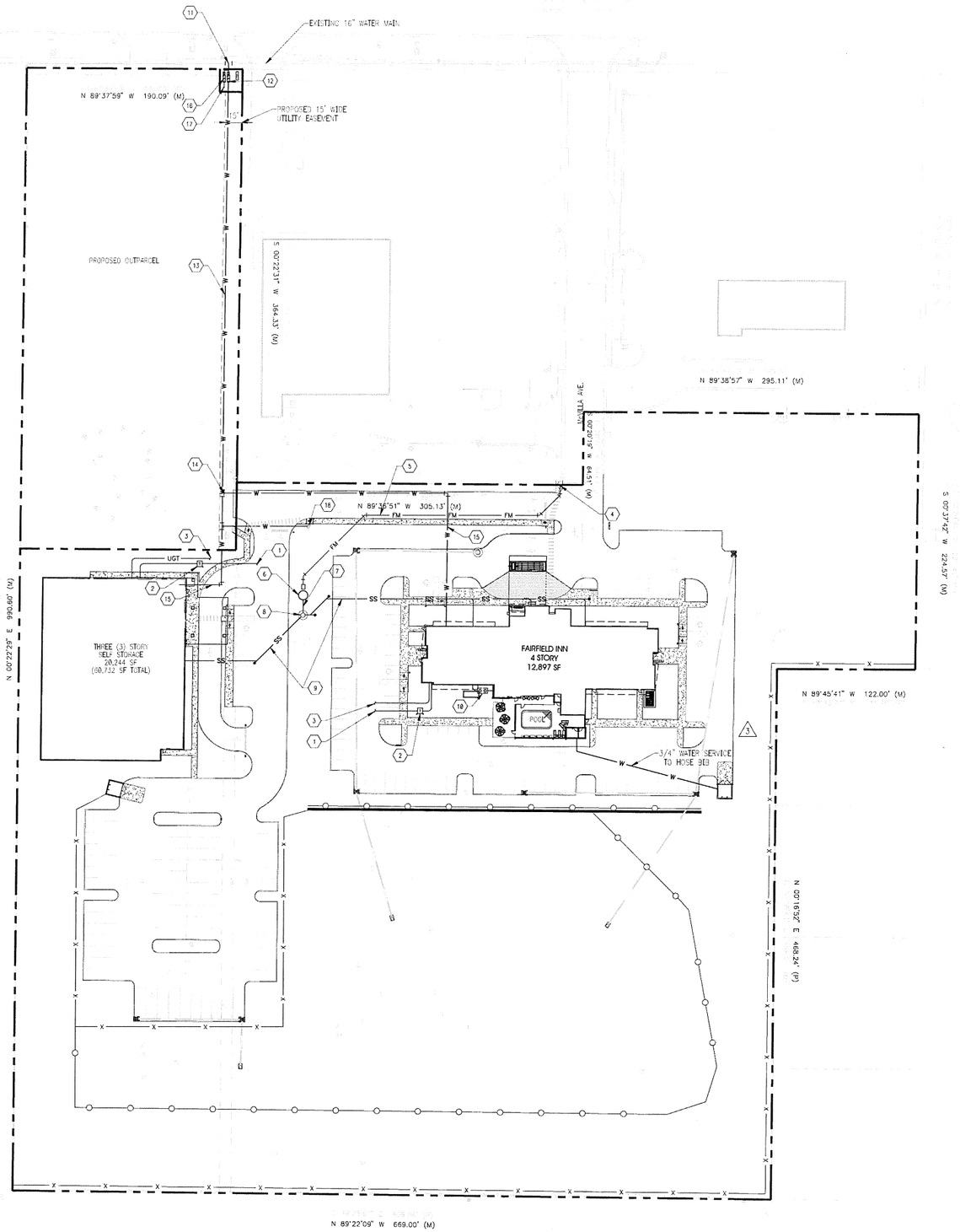

SITE UTILITY PLAN

1"=50'

SITE UTILITY NOTES

ELECTRIC

1. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRICAL SERVICE WITH DUKE ENERGY FOR CONDUIT SIZE, CONNECTION POINT AND APPROVED TRANSFORMER LOCATION.
2. TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH DUKE ENERGY FOR FINAL LOCATION OF TRANSFORMER TO BE SET.

PHONE

3. CONTRACTOR SHALL COORDINATE UNDERGROUND TELEPHONE SERVICE WITH AT&T TELEPHONE FOR CONDUIT SIZE, CONNECTION POINT

SANITARY SEWER

4. CONNECT TO EXISTING 4" SANITARY SEWER FORCE MAIN STUB-OUT @ INV. = 85.00
5. 4" PE FORCE MAIN
6. SANITARY SEWER LIFT STATION
7. 8" SANITARY SEWER MAIN
8. SANITARY SEWER COLLECTION MANHOLE
9. 6" SANITARY SEWER SERVICES
10. 1,000 GALLON GREASE INTERCEPTOR

DOMESTIC WATER

11. WET TAP EXISTING 16" WATER MAIN WITH 12" TAPPING SADDLE & GATE VALVE
12. 6" COMPOUND WATER METER AND 12" DCVA BACKFLOW PREVENTER
13. 12" WATER MAIN
14. 12" X 8" TEE
15. FIRE/DOMESTIC SERVICE TO BUILDING

IRRIGATION

16. IRRIGATION METER AND RPZ BACKFLOW PREVENTER
17. IRRIGATION SERVICE (SEE IRRIGATION SITE PLAN)

FIRE

18. FIRE HYDRANT ASSEMBLY (TO BE MARKED WITH BLUE ROAD REFLECTOR)

STREET LIGHT

19. LIGHT POLE (SEE ELECTRICAL SITE PLAN)

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

NORTH

GRAPHIC SCALE 50 0 50 100 200

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATEONE @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

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NO	DATE	REMARKS
3	5-29-18	MARRIOTT COMMENTS

REVISIONS

FAIRFIELD INN / SELF STORAGE

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 6-4-18

C2
SITE UTILITY PLAN
SHEET 4 OF 25

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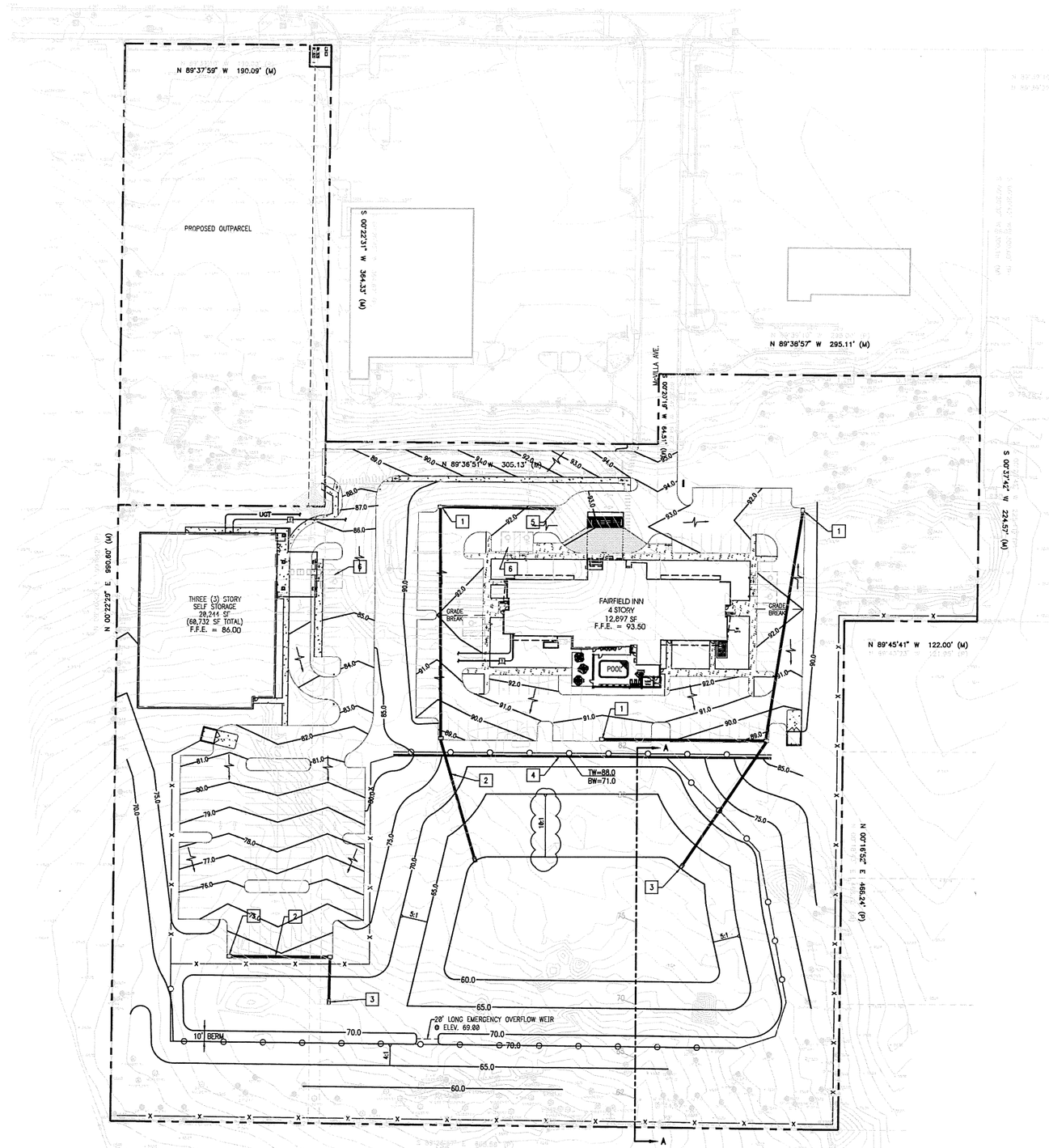
STATE ROAD 436 (200.0' R/W)
(SEMORAN BOULEVARD)



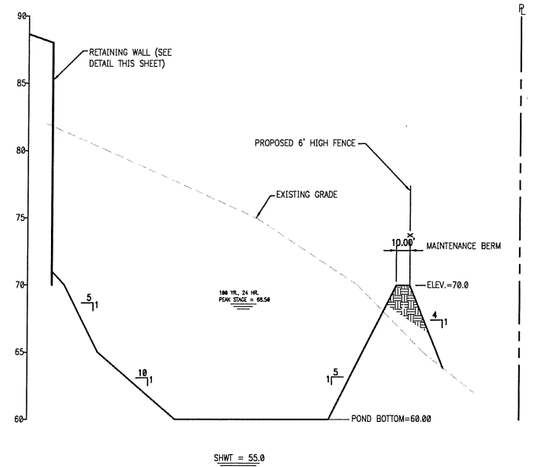
GRADING & DRAINAGE PLAN

1"=50'

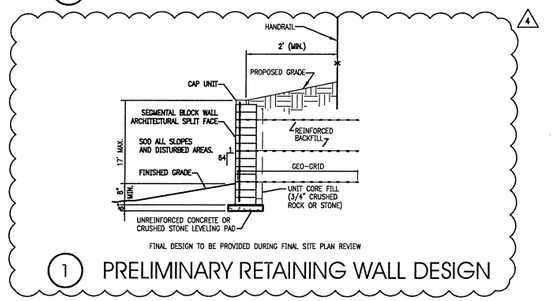
DRAINAGE STRUCTURE TABLE

1. STORMWATER GRATE INLET (TYP.)
2. STORMWATER PIPE (TYP.)
3. MITERED END SECTION (TYP.)
4. RETAINING WALL (15' HIGH ±)
5. STORM MANHOLE INSTALLED ON EXISTING OUTFALL PIPE AND FILL IN EXISTING RETENTION POND
6. HANDICAP PARKING AREA (2% MAX. SLOPE)

NOTE:
DRAINAGE WILL SERVE EXISTING BUSINESSES ON PARCEL #'S 11-21-28-5600-01-000 (EXISTING ALDI) AND 11-21-28-5600-02-000 (EXISTING RACETRAC).



A-A POND SECTION VERT.:1"=5' HORZ.:1"=50'



FINAL DESIGN TO BE PROVIDED DURING FINAL SITE PLAN REVIEW

1 PRELIMINARY RETAINING WALL DESIGN

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS, IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.

BURIED UTILITIES NOTE

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4 6-1-18 CITY COMMENTS
1 10-9-17 CITY COMMENTS
NO DATE REMARKS
REVISIONS

FAIRFIELD INN / SELF STORAGE
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 10-31-16

C3
GRADING AND DRAINAGE PLAN
SHEET 5 OF 25
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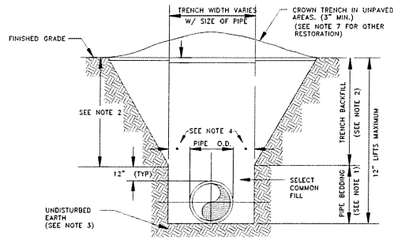


NOTES:

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. (*)- 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *

	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

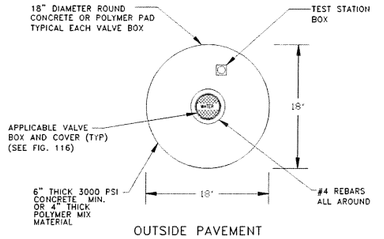
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

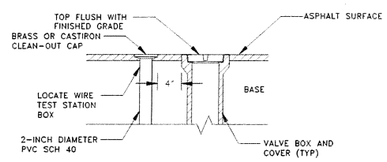
1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS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



OUTSIDE PAVEMENT

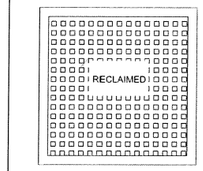


INSIDE PAVEMENT

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

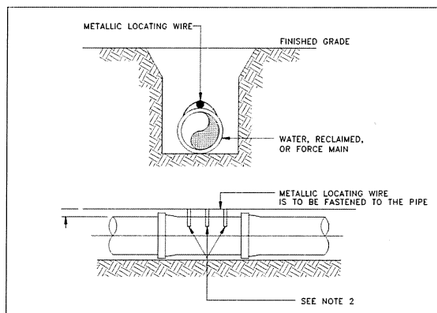
VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116

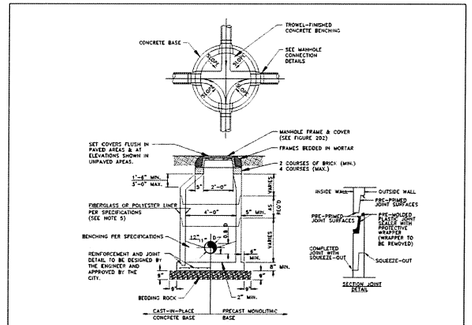


NOTES:

1. ALL PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE - 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



FORCE MAIN MANHOLE LINER

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

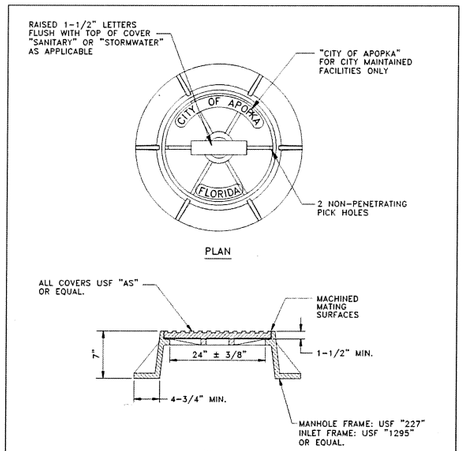
* TO BE COMPLETED BY THE ENGINEER

NOTES:

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

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 200



PLAN

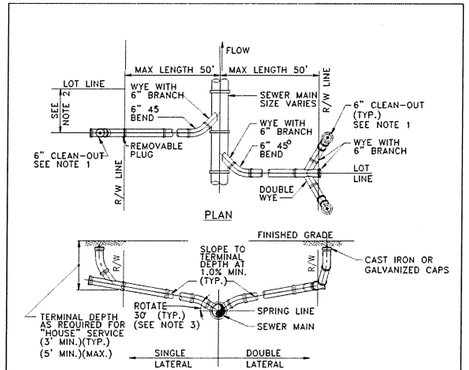
PROFILE

NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



PLAN

PROFILE

NOTES:

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

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204

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NO DATE REMARKS
REVISIONS

FAIRFIELD INN / SELF STORAGE

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 9-13-17

C4
DETAILS
SHEET 6 OF 25
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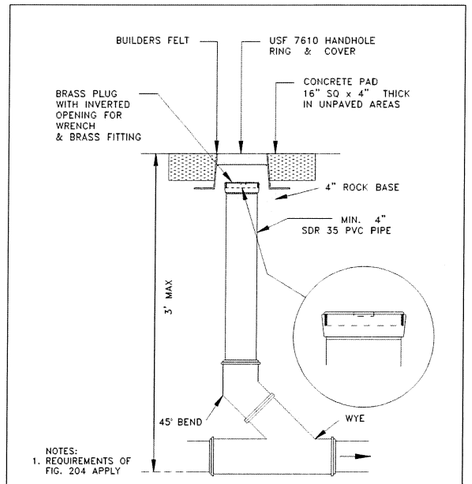
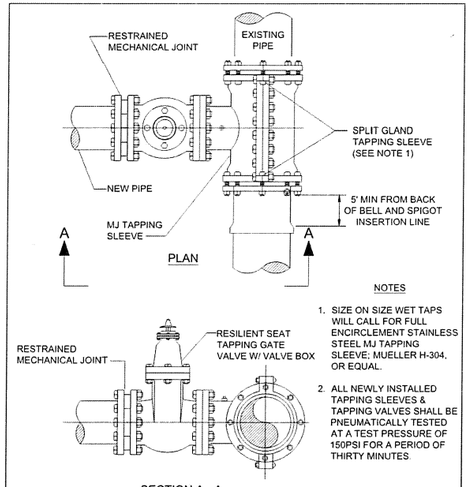


SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205

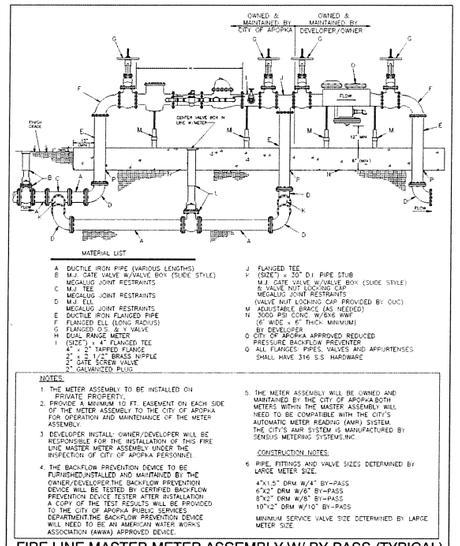


NOTES

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

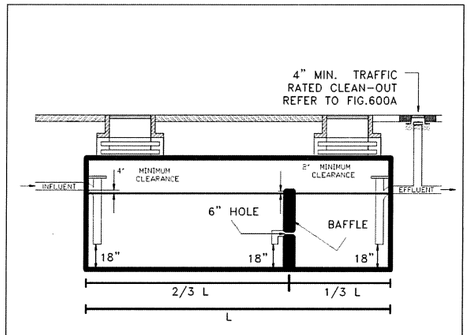
WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406



FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (TYPICAL)

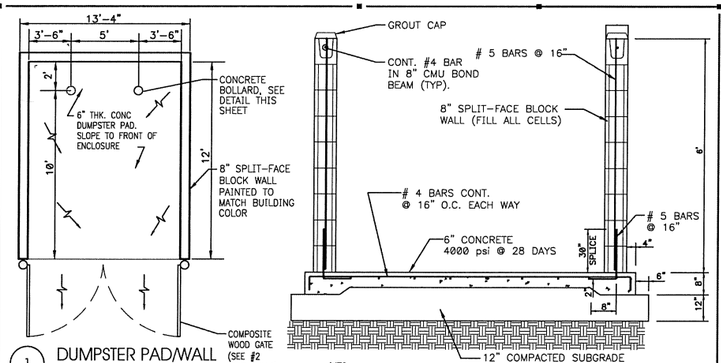
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 C



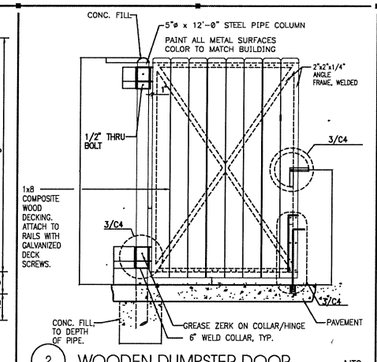
GREASE INTERCEPTOR DETAIL

NTS

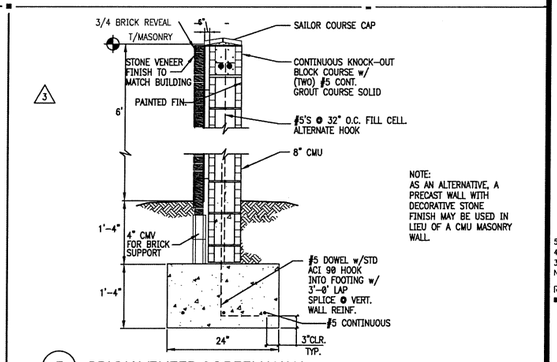
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 600



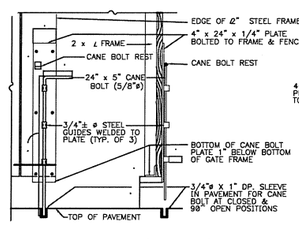
1 DUMPSTER PAD/WALL DETAIL NTS



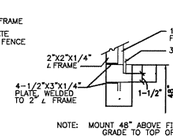
2 WOODEN DUMPSTER DOOR NTS



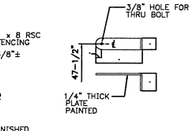
3 5 BRICK VENEER SCREEN WALL NTS



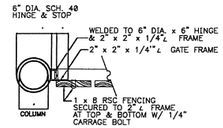
CANE BOLT (1 PER GATE)



STOP PLATE

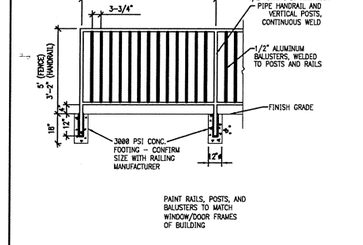


SWING LATCH

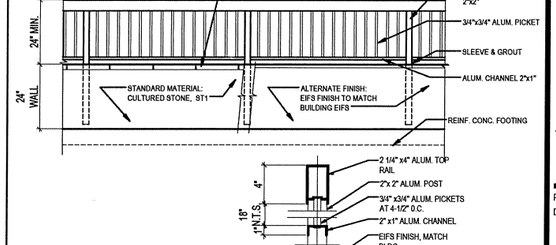


GATE HINGE DETAIL

3 GATE LATCH DETAIL NTS



5 4 HANDRAIL/FENCE DETAIL NTS



6 POOL WALL/FENCE NTS

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SEAL:

STUART ANDERSON, P.E.
FL. REG. #68848

NO	DATE	REMARKS
5	6-27-18	CITY COMMENTS
4	6-1-18	CITY COMMENTS
3	5-29-18	MARRIOTT COMMENTS

REVISIONS

FAIRFIELD INN / SELF STORAGE

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 9-13-17

C4.1

DETAILS
SHEET 7 OF 25
CHECKED: CDB DRAWN: H.M

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PLANT LEGEND

SHADE TREES

QV	LIVE OAK – QUERCUS VIRGINIANA	4" CAL./6' SPRD./14' HT.
QVH	SWEET GUM – LIQUIDAMBAR STYRACIFLUA	4" CAL./6' SPRD./14' HT.
UA SB	ALLEE ELM – ULMAS AMERICANA	4" CAL./6' SPRD./14' HT.
JV	SOUTHERN RED CEDAR – JUNIPERUS SILLICICOLA	3" CAL./5' SPRD./12' HT.
PE TD	PINUS ELLIOTTII – SLASH PINE BALD CYPRESS – TAXODIUM DISTICHUM (AT LAKE EDGE)	3" CAL./5' SPRD./12' HT. 2" CAL./3' SPRD./10' HT.
MG	SOUTHERN MAGNOLIA – MAGNOLIA GRANDIFLORA	3" CAL./5' SPRD./12' HT.

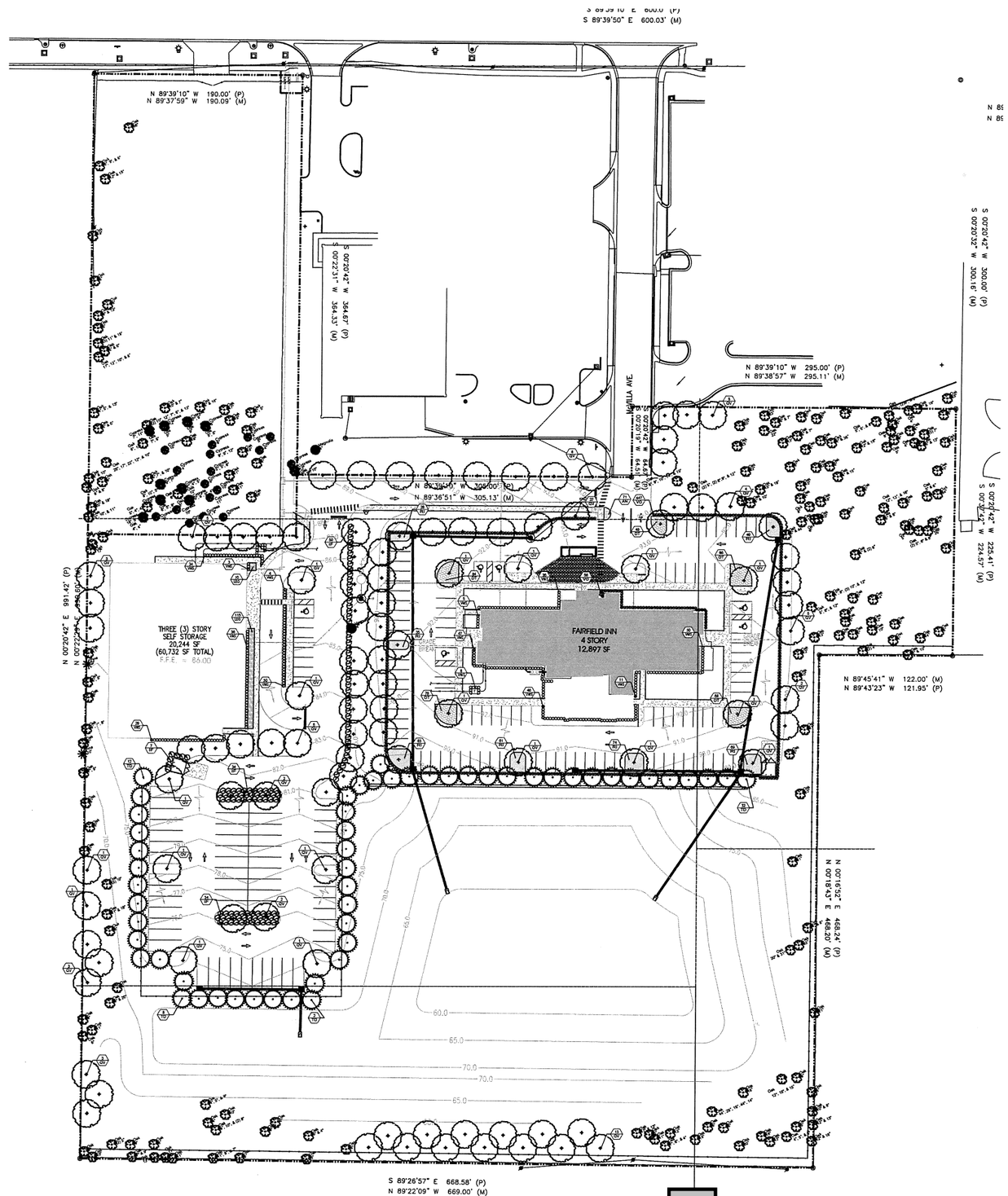
UNDERSTORY TREE

LL	LIGUSTRUM TREE – LIGUSTRUM LUCIDUM	3" CAL./8' SPRD./8' HT./MULTI-TRUNKED
LI	CRAPE MYRTLE – LAGERSTROEMIA INDICA	3" CAL./6' SPRD./10' HT.
CS	BRODIE JUNIPER – JUNIPERUS SILICICOLA 'BRODIE'	3" CAL./2' SPRD./10' HT.

SHRUBS / GROUNDCOVER

CA CS PT MC VA CU VWS	DWARF WALTER'S VIBURNUM, SWEET VIBURNUM, FAKAHATCHEE GRASS, AZALEA, BURFORD HOLLY PODOCARPUS, PINEAPPLE GUAVA, PHILODENDRON WILD COFFEE, MIRROR-LEAF VIB., FLORIDA ANISE, CRINUM LILY, CARDBOARD PALM, SAGO PALM
	LIRIOPE, ASIAN JASMINE, INDIAN HAWTHORN, BUGLE WEED, BULBINE, MONDO GRASS, JUNIPER, ANNUALS – SIZES VARY

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A LOW VOLUME IRRIGATION SYSTEM.



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

INTERPLAN LLC
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DATE: 06/08/18
SEAL:

REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
LA 6667308
STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

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jasonbridgewater@gmail.com
LC# 26000550

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MATCHLINE: SEE SHEET L-2

FARISH
ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

OVERALL
LANDSCAPE
PLAN

L-1

SHEET: 8 OF 25
CHECKED: JB DRAWN: JB

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N 89°39'10" W 190.00' (P)
N 89°37'59" W 190.09' (M)

S 00°20'42" W 364.67' (P)
S 00°22'31" W 364.33' (M)

S 00°20'42" W 64.67' (P)
S 00°20'19" W 64.51' (M)

N 89°39'10" W 305.00' (P)
N 89°36'51" W 305.13' (M)

MCVILLA AVE.

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

KEYMAP

TREE TO REMAIN (TYP.)
TREE TO REMOVE (TYP.)

MATCHLINE: SEE SHEET L-4
MATCHLINE: SEE SHEET L-3
MATCHLINE: SEE SHEET L-4
MATCHLINE: SEE SHEET L-4

INTERPLAN LLC
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Registered Landscape Architect
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NO	DATE	REMARKS
3	04/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

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FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

TREE MITIGATION PLAN

L-2
SHEET: 9 OF 25
CHECKED: JB DRAWN: JB

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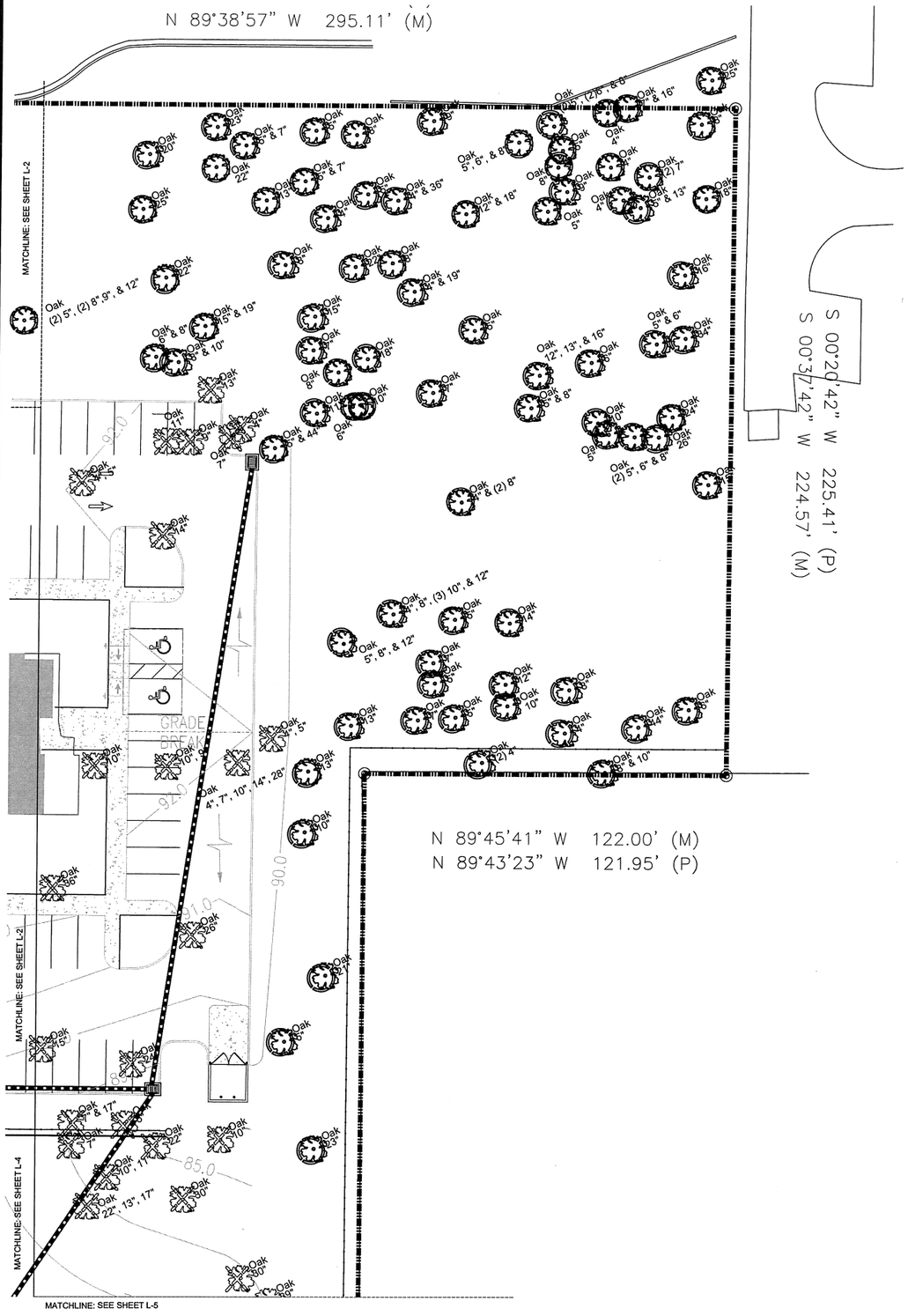
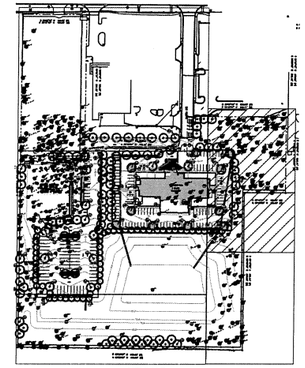


TREE TO REMAIN (TYP.)

TREE TO REMOVE (TYP.)



KEYMAP

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

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NO	DATE	REMARKS
3	04/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

TREE MITIGATION PLAN

L-3
SHEET: 10 OF 25
CHECKED: JB DRAWN: JB

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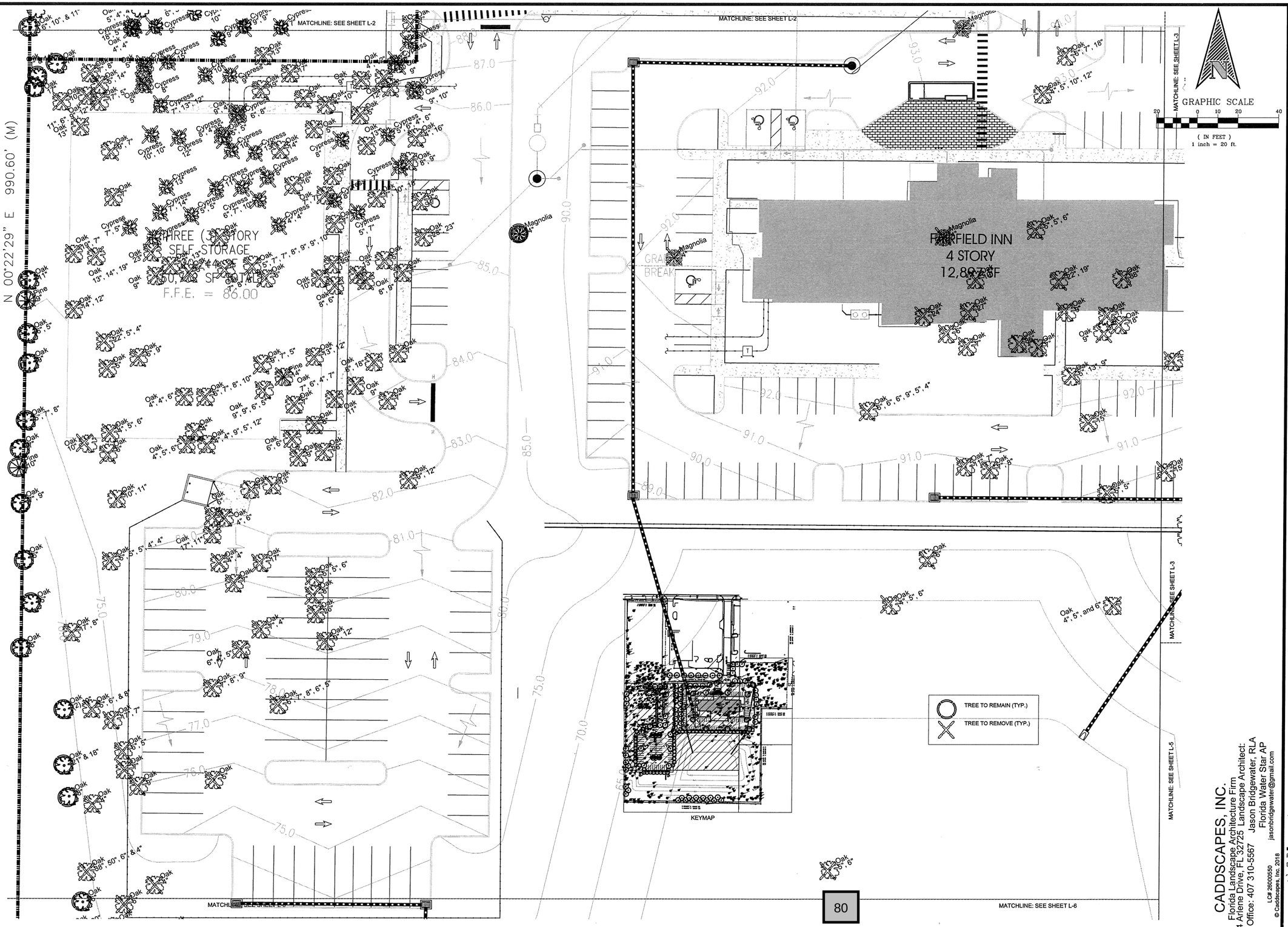

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NO	DATE	REMARKS
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

TREE MITIGATION PLAN

L-4

SHEET: 11 OF 25
CHECKED: JB DRAWN: JB

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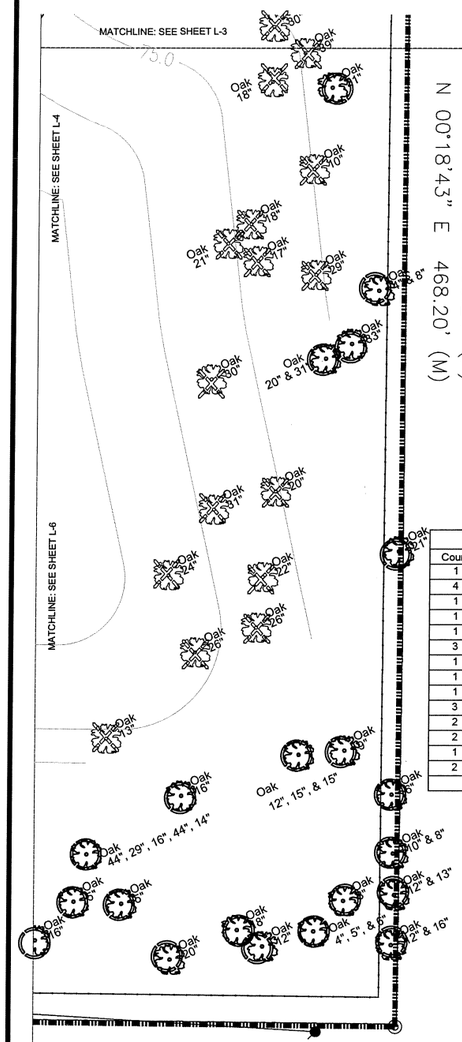

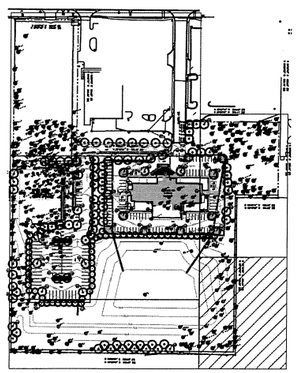

TREE TO REMAIN (TYP.)

TREE TO REMOVE (TYP.)

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

527,699 - 6,000 = 521,699 / 1,000 = 521.699
521.699 * 5 = 2,608.495 + 30 = 2,638.495
2,639" / 3" = 879.6 Specimen Maximum Replacement
763" Specimen Trees to Remove.
763 - 557" Specimen Trees to Remain = 206 / 3" = 68.6 Specimen Tree Requirement

527,699 - 6,000 = 521,699/ 1000 = 521.699
521.699 * 3.5 = 1,825.9465 + 21 = 1,846.9465
1,847" / 3" = 615.6 Tree Maximum Replacement
2,992" Trees to remove. Defer to Maximum Replacement
1,847 Trees to remove - 3,290 Trees to Remain = 0 Tree Mitigation Required
68.6 (3") Caliper Trees Required
The Following Trees are Not being Mitigated:
Ear Trees Invasive Category I PER FLEPPC
Mulberry Trees Invasive Category II Per FLEPPC
Chinaberry Trees Invasive Category II Per FLEPPC

Existing Trees to Remain			
Count	SIZE		TYPE
1	4" & 36"	36	Oak
2	25"	50	Oak
1	24"	24	Oak
1	26"	26	Oak
1	44"	44	Oak
1	5" & 44"	44	Oak
1	56"	56	Oak
1	26", 17", 22", 12", & 10"	26	Oak
1	36"	36	Oak
1	34"	34	Oak
1	44", 29", 16", 44", 14"	117"	147
1	20" & 31"	31	Oak
1	33"	33	Oak
		557.00 0000	

Existing Trees to Remain			
Count	SIZE		TYPE
2	12"	24	Cypress
5	8"	40	Cypress
1	9", 7"	16	Cypress
1	5", 5", 8"	18	Cypress
2	4"	8	Cypress
1	9", 9", 12"	30	Cypress
1	7", 9"	16	Cypress
1	7", 11"	18	Cypress
1	7", 4", 5"	16	Cypress
1	18", 5"	23	Cypress
1	5"	5	Cypress
1	9", 9"	18	Cypress
3	10"	30	Cypress
3	9"	27	Cypress
1	11"	11	Cypress
1	7"	7	Cypress
1	9", 5", 9", 4"	27	Cypress
1	15"	15	Cypress
2	4"	8	Magnolia
1	4" & 36"	40	Oak
2	12" & 18"	60	Oak
1	4" & 19"	23	Oak
1	15" & 19"	34	Oak
2	5" & 7"	24	Oak
3	15"	45	Oak
1	5" & 8"	13	Oak
1	12", 13", & 16"	41	Oak
1	4" & (2) 8"	20	Oak
1	(2) 5", 6" & 8"	24	Oak
1	4", 8", (3) 10", & 12"	54	Oak
1	5", 8", & 12"	25	Oak
1	(2) 4"	8	Oak
3	22"	66	Oak
2	23"	46	Oak
2	8" & 10"	36	Oak
1	8", 9", 10", 14", & 19"	60	Oak
1	(2) 5", (2) 8",9", & 12"	47	Oak
2	6" & 8"	28	Oak
2	14"	28	Oak
1	5" & 44"	5	Oak
1	4", 5", & 13"	22	Oak
1	26", 17", 22", 12", & 10"	61	Oak
1	(3) 11" & 19"	52	Oak
1	8" & 13"	21	Oak
1	8", 9", & 6"	23	Oak
1	7" & 11"	18	Oak
1	6" & 10"	16	Oak
1	10" & 7"	17	Oak
1	6" & 16"	22	Oak
2	17"	34	Oak
1	6", 10", & 11"	27	Oak
1	20" & 19"	39	Oak
1	(2) 7"	14	Oak
1	5", 6", & 8"	19	Oak
1	(2)5", (2)6", & 8"	30	Oak
3	5" & 6"	33	Oak
1	5" & 13"	18	Oak
1	7" & 16"	23	Oak
		1573	

Existing Trees to Remain (cont.)			
Count	SIZE		TYPE
3	19"	57	Oak
1	17", 12", 10", & 8"	47	Oak
1	5", 7", & 10"	23	Oak
1	(2) 10", 12", 7", 6", & 13"	58	Oak
1	7", 6"	13	Oak
1	6", 12"	18	Oak
8	10"	80	Oak
1	8", 10", 5"	23	Oak
1	5", 6", 10"	21	Oak
1	5", 4", 4"	13"	Oak
1	(2) 10"	20	Oak
1	8" & 20"	28	Oak
1	21" & 18"	39	Oak
1	38", 50", 6", & 4"	10	Oak
7	4"	28	Oak
19	5"	95	Oak
8	9"	72	Oak
1	17", 8"	25	Oak
4	13"	52	Oak
13	8"	104	Oak
1	6", 5"	11	Oak
1	6", 5", 9"	20	Oak
10	6"	60	Oak
1	7", 9"	16	Oak
6	7"	42	Oak
1	5", 7", 8"	20	Oak
3	12"	36	Oak
4	18"	72	Oak
3	16"	48	Oak
1	12" & 13"	25	Oak
1	12" & 16"	28	Oak
1	4", 5", & 6"	15	Oak
1	7", 6", & 4"	17	Oak
1	4" & 8"	12	Oak
1	17" & 13"	30	Oak
1	20" & 31"	20	Oak
1	4", 5", & 9"	18	Oak
1	9", 10", & (2) 8"	35	Oak
1	4", 4"	8	Oak
1	9" & 8"	17	Oak
8	11"	88	Oak
1	5" & 4"	9	Oak
1	11", 8", & 7"	26	Oak
3	21"	63	Oak
1	12", 15", & 15"	42	Oak
1	10" & 8"	18	Oak
1	7" & 9"	16	Oak
3	(2) 5"	30	Oak
2	20"	40	Oak
1	9"	9	Pine
		1717	

Existing Specimen Trees to Remove			
Count	SIZE		TYPE
1	28"	28	Oak
4	26"	104	Oak
1	27"	27	Oak
1	4", 7", 10", 14", 28"	28	Oak
1	38"	38	Oak
3	30"	90	Oak
1	31"	31	Oak
1	38", 50", 6", & 4"	98	Oak
1	39"	39	Oak
3	24"	72	Oak
2	36"	72	Oak
2	29"	58	Oak
1	28", 23"	28	Oak
2	25"	50	Oak
		763	

Existing Trees to Remove			
Count	SIZE		TYPE
1	6", 7", 10"	23	Cypress
1	11"	11	Cypress
2	13"	26	Cypress
1	8", 4", 5"	17	Cypress
1	5", 6", 4", 6"	21	Cypress
1	4", 4"	8	Cypress
1	5", 7"	12	Cypress
1	7", 5"	12	Cypress
1	5", 5"	10	Cypress
1	7", 14"	21	Cypress
1	12"	12	Cypress
4	7"	28	Cypress
2	6"	12	Cypress
4	8"	36	Cypress
2	12"	24	Cypress
1	17", 8"	25	Cypress
3	19"	57	Oak
1	9", 4"	13	Oak
1	4", 10"	14	Oak
1	4", 12"	16	Oak
4	17"	68	Oak
3	15"	45	Oak
1	3"	3	Oak
4	4"	16	Oak
12	9"	108	Oak
16	7"	112	Oak
1	4", 5", and 6"	15	Oak
3	18"	54	Oak
2	11"	22	Oak
1	4", 5", 10", 12"	31	Oak
2	5", 5"	20	Oak
1	6", 7", 18"	31	Oak
2	14"	28	Oak
2	4", 5"	18	Oak
9	5"	45	Oak
1	12", 13"	25	Oak
1	5", 7"	12	Oak
1	23"	23	Oak
1	19", 7"	26	Oak
1	13", 14", 19"	46	Oak
1	5", 7", 7", 8", 9", 9", 10"	55	Oak
1	8", 6"	14	Oak
1	7", 8", 8"	23	Oak
3	8"	24	Oak
1	7", 10", 18"	35	Oak
1	11", 6", 9", 12"	38	Oak
7	13"	91	Oak
1	5", 14"	19	Oak
2	7", 8"	30	Oak
1	17", 5"	22	Oak
1	9", 7"	16	Oak
1	16"	16	Oak
1	7", 7"	14	Oak
1	4", 16"	20	Oak
2	8", 9"	34	Oak
1	14"	14	Pine
		1722	

Existing Trees to Remain (cont.)			
Count	SIZE		TYPE
1	10", 12", 7", 6", & 13"	58	Oak
1	7", 6"	13	Oak
1	6", 12"	18	Oak
8	10"	80	Oak
1	8", 10", 5"	23	Oak
1	5", 6", 10"	21	Oak
1	5", 4", 4"	13"	Oak
1	(2) 10"	20	Oak
1	8" & 20"	28	Oak
1	21" & 18"	39	Oak
1	38", 50", 6", & 4"	10	Oak
7	4"	28	Oak
19	5"	95	Oak
8	9"	72	Oak
1	17", 8"	25	Oak
4	13"	52	Oak
13	8"	104	Oak
1	6", 5"	11	Oak
1	6", 5", 9"	20	Oak
10	6"	60	Oak
1	7", 9"	16	Oak
6	7"	42	Oak
1	5", 7", 8"	20	Oak
3	12"	36	Oak
4	18"	72	Oak
3	16"	48	Oak
1	12" & 13"	25	Oak
1	12" & 16"	28	Oak
1	4", 5", & 6"	15	Oak
1	7", 6", & 4"	17	Oak
1	4" & 8"	12	Oak
1	17" & 13"	30	Oak
1	20" & 31"	20	Oak
1	4", 5", & 9"	18	Oak
1	9", 10", & (2) 8"	35	Oak
1	4", 4"	8	Oak
1	9" & 8"	17	Oak
8	11"	88	Oak
1	5" & 4"	9	Oak
1	11", 8", & 7"	26	Oak
3	21"	63	Oak
1	12", 15", & 15"	42	Oak
1	10" & 8"	18	Oak
1	7" & 9"	16	Oak
3	(2) 5"	30	Oak
2	20"	40	Oak
1	9"	9	Pine
		1717	

INTERPLAN LLC
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AA 003420
CA 8660

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FX 407.629.9124

DATE: 06/08/18
SEAL:

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
3	04/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH
ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

TREE MITIGATION PLAN

L-5
SHEET: 12 OF 25
CHECKED: JB DRAWN: JB

CADDSCAPES, INC.
Florida Landscape Architecture Firm
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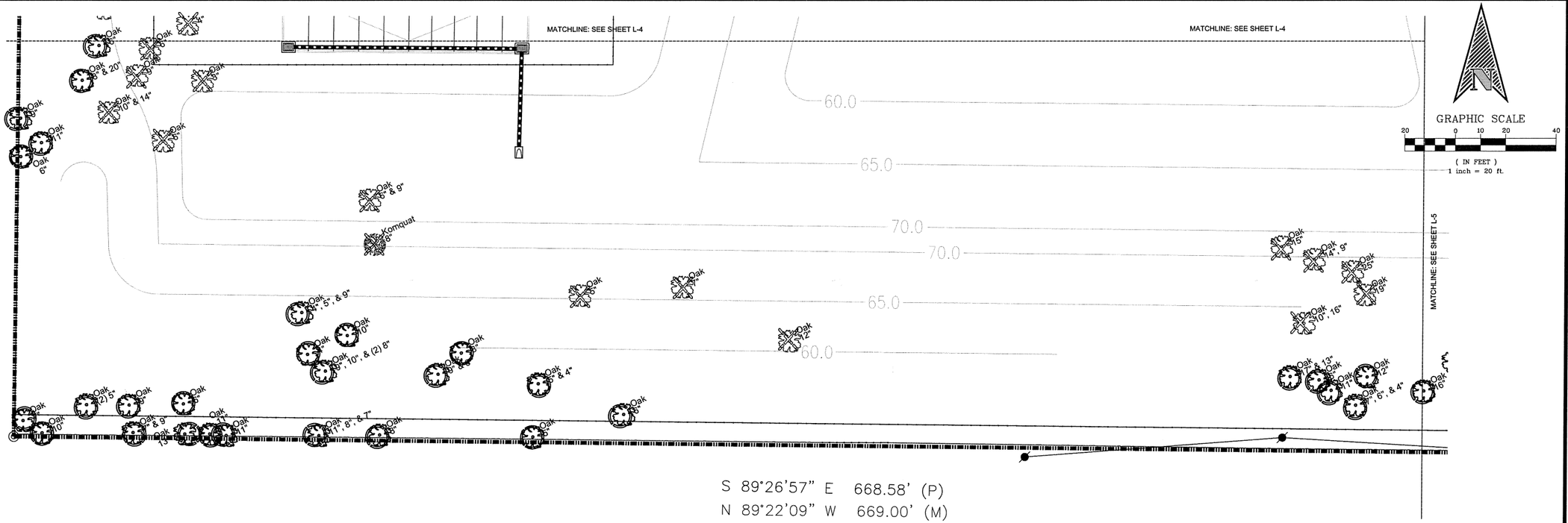


GRAPHIC SCALE

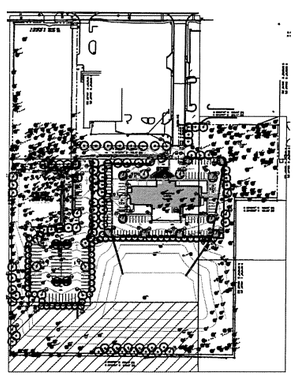
20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

TREE TO REMAIN (TYP.)

TREE TO REMOVE (TYP.)



KEYMAP

INTERPLAN LLC

ARCHITECTURE
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AA 003420
CA 8660

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FX 407.629.9124

DATE: 06/08/18

SEAL:

REGISTERED LANDSCAPE ARCHITECT JASON P. BRIDGEWATER LA6667308 STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

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jasonbridgewater@gmail.com

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FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

TREE MITIGATION PLAN

L-6

SHEET: 13 OF 25

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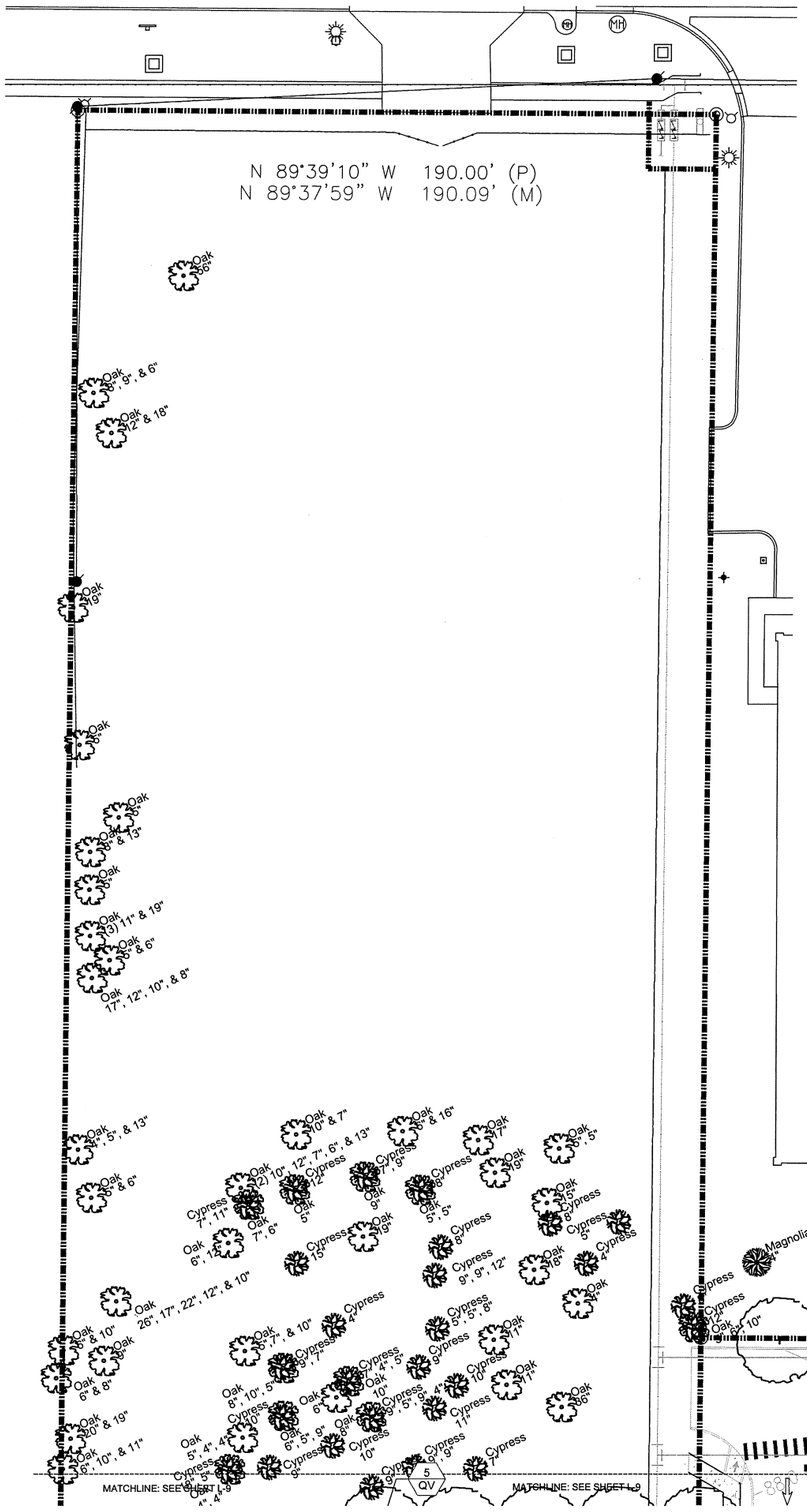

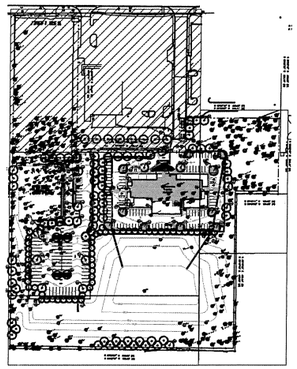

KEYMAP

PLANT LEGEND

SHADE TREES

QV	LIVE OAK – QUERCUS VIRGINIANA	4" CAL./6' SPRD./14' HT.
QVH	SWEET GUM – LIQUIDAMBAR STYRACIFLUA	4" CAL./6' SPRD./14' HT.
UA	ALLEE ELM – ULMAS AMERICANA	4" CAL./6' SPRD./14' HT.
SB		
JV	SOUTHERN RED CEDAR – JUNIPERUS SILLICICOLA	3" CAL./5' SPRD./12' HT.
PE	PINUS ELLIOTTII – SLASH PINE	
TD	BALD CYPRESS – TAXODIUM DISTICHUM (AT LAKE EDGE)	3" CAL./5' SPRD./12' HT. 2" CAL./3' SPRD./10' HT.
MG	SOUTHERN MAGNOLIA – MAGNOLIA GRANDIFLORA	3" CAL./5' SPRD./12' HT.

UNDERSTORY TREE

LL	LIGUSTRUM TREE – LIGUSTRUM LUCIDUM	3" CAL./8' SPRD./8' HT./MULTI–TRUNKED
LI	CRAPE MYRTLE – LAGERSTROEMIA INDICA	3" CAL./6' SPRD./10' HT.
CS	BRODIE JUNIPER – JUNIPERUS SILICICOLA 'BRODIE'	3" CAL./2' SPRD./10' HT.

SHRUBS / GROUNDCOVER

CA ES PT MC VA CU VWS	DWARF WALTER'S VIBURNUM, SWEET VIBURNUM, FAKAHATCHEE GRASS, AZAELA, BURFORD HOLLY PODOCARPUS, PINEAPPLE GUAVA, PHILODENDRON WILD COFFEE, MIRROR–LEAF VIB., FLORIDA ANISE, CRINUM LILY, CARDBOARD PALM, SAGO PALM
	LIRIOPE, ASIAN JASMINE, INDIAN HAWTHORN, BUGLE WEED, BULBINE, MONDO GRASS, JUNIPER, ANNUALS – SIZES VARY

ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A LOW VOLUME IRRIGATION SYSTEM.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

NO	DATE	REMARKS
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

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ENGINEERING
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FARISH
ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

LANDSCAPE
PLAN

L-7

SHEET: 14 OF 25
CHECKED: JB DRAWN: JB

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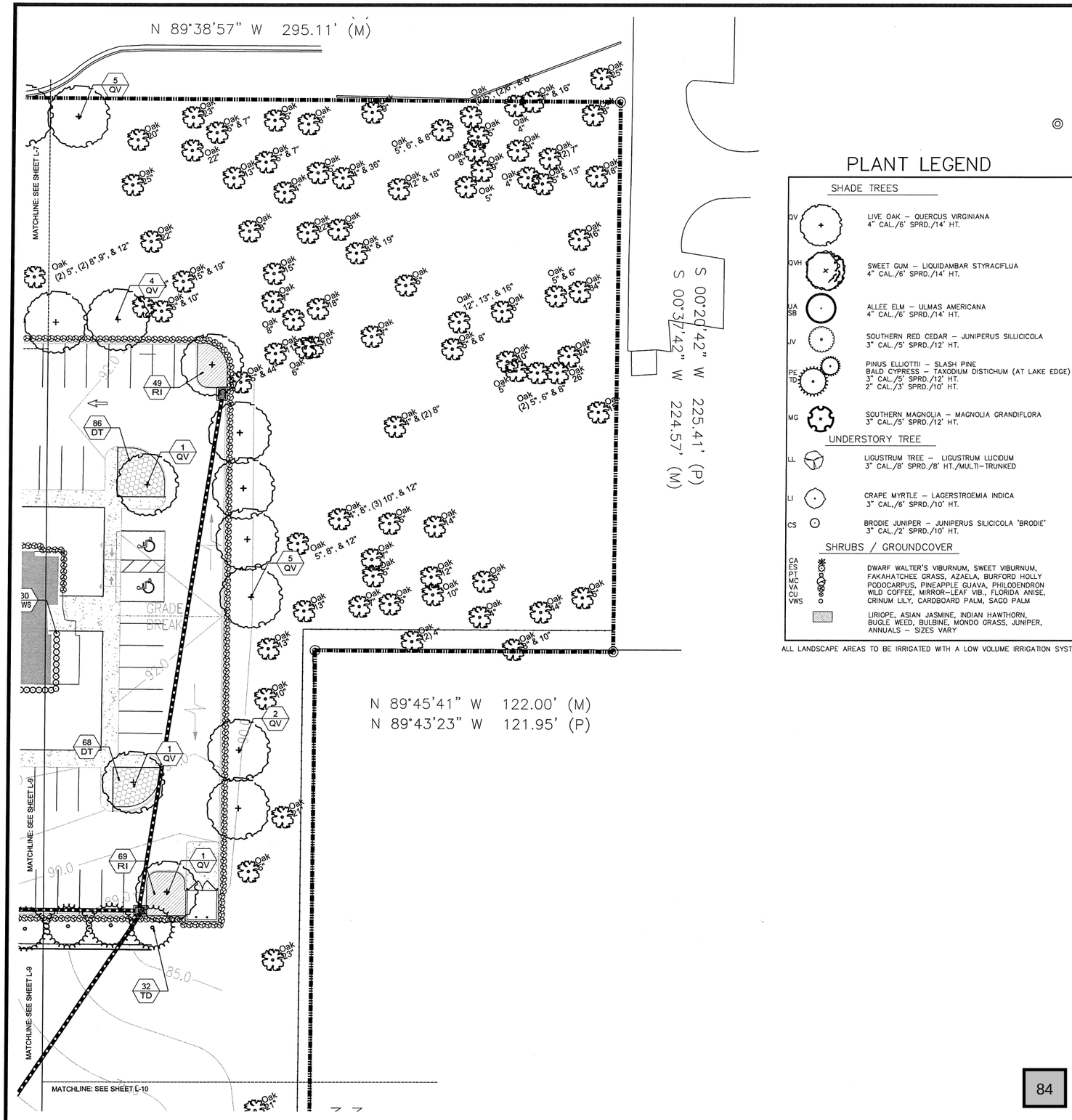

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SHADE TREES

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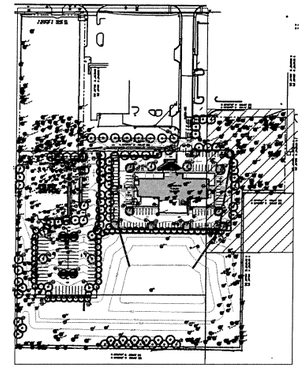

KEYMAP

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

INTERPLAN LLC
ARCHITECTURE
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REGISTERED LANDSCAPE ARCHITECT
JASON BRIDGEWATER
6667308
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Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

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LC# 26000550

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FARISH
ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

LANDSCAPE
PLAN

L-8

SHEET: 15 OF 25
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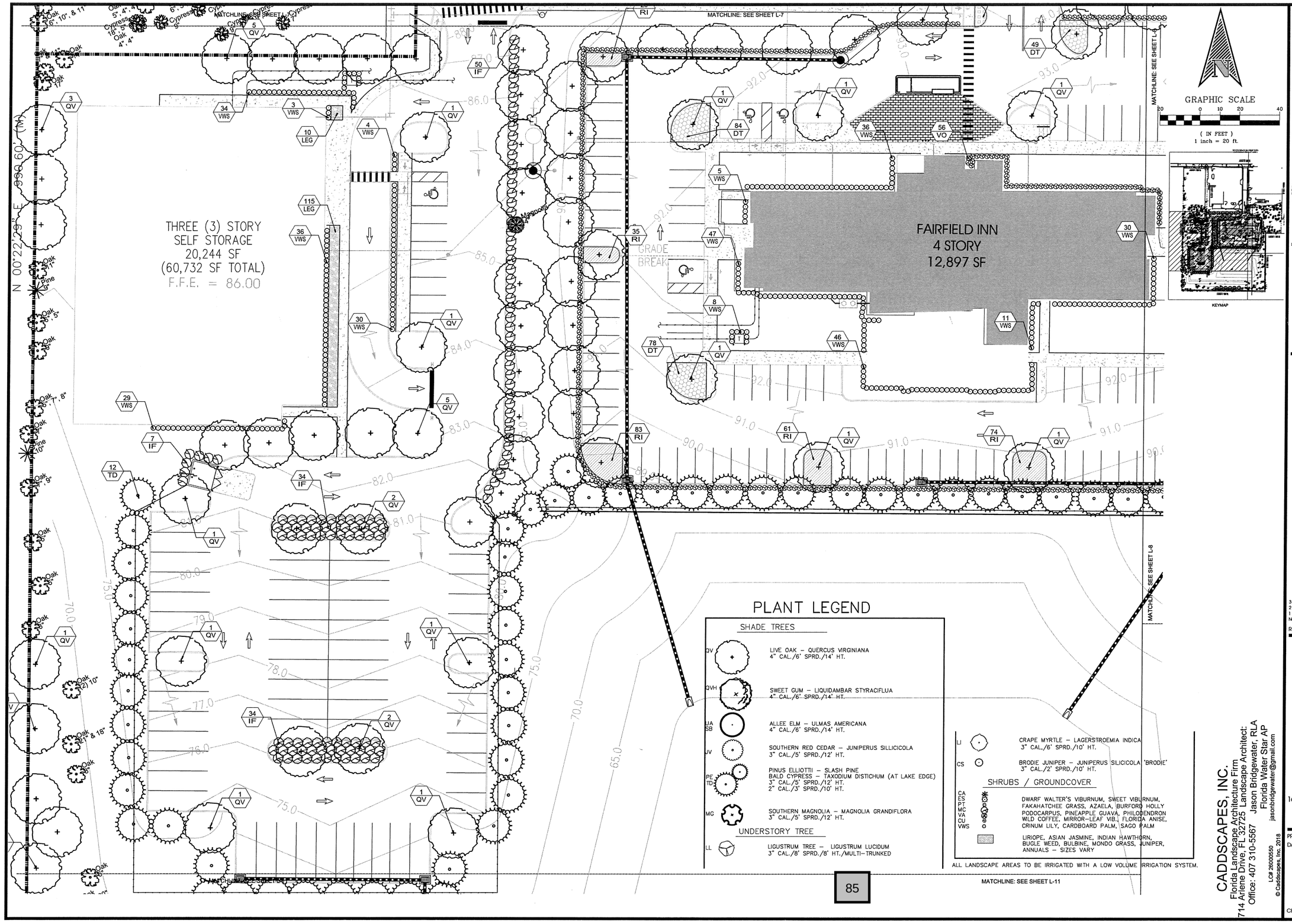

85

INTERPLAN LLC
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PH 407.645.5008
FX 407.629.9124

DATE: 06/08/18
SEAL:

REGISTERED LANDSCAPE ARCHITECT JASON BRIDGEWATER LA 6667308 STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
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REVISIONS

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FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
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LANDSCAPE PLAN

L-9

SHEET: 16 OF 25
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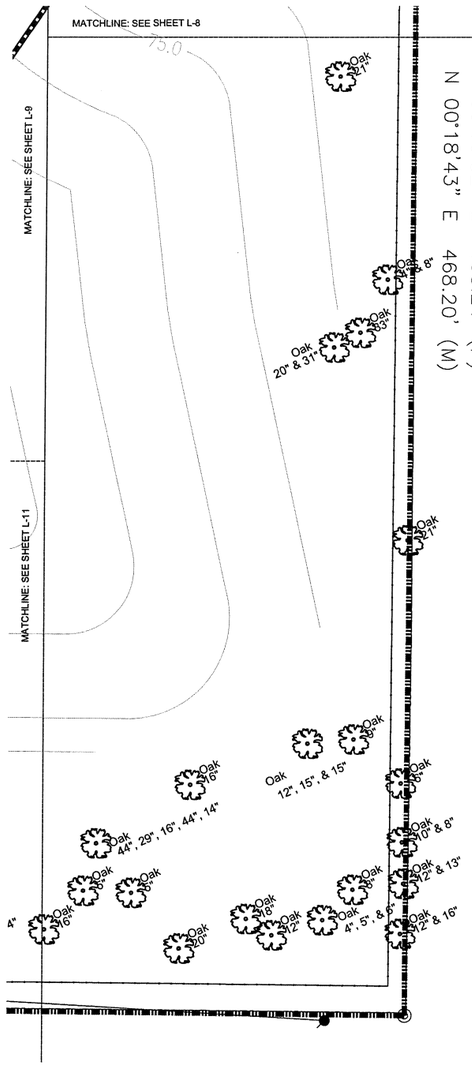

PLANT LEGEND

SHADE TREES

QV	LIVE OAK – QUERCUS VIRGINIANA 4" CAL./6' SPRD./14' HT.
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SHRUBS / GROUNDCOVER

CA ES PT MC VA CU VWS		DWARF WALTER'S VIBURNUM, SWEET VIBURNUM, FAKAHATCHEE GRASS, AZAELA, BURFORD HOLLY PODOCARPUS, PINEAPPLE GUAVA, PHILODENDRON WILD COFFEE, MIRROR–LEAF VIB., FLORIDA ANISE, CRINUM LILY, CARDBOARD PALM, SAGO PALM
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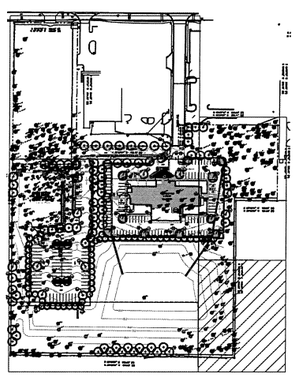

KEYMAP

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

INTERPLAN LLC
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DATE: 06/08/18
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REGISTERED LANDSCAPE ARCHITECT
JASON P. BRIDGEWATER
LA6667308
STATE OF FLORIDA

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
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FARISH
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1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

LANDSCAPE
PLAN

L-10
SHEET: 17 OF 25
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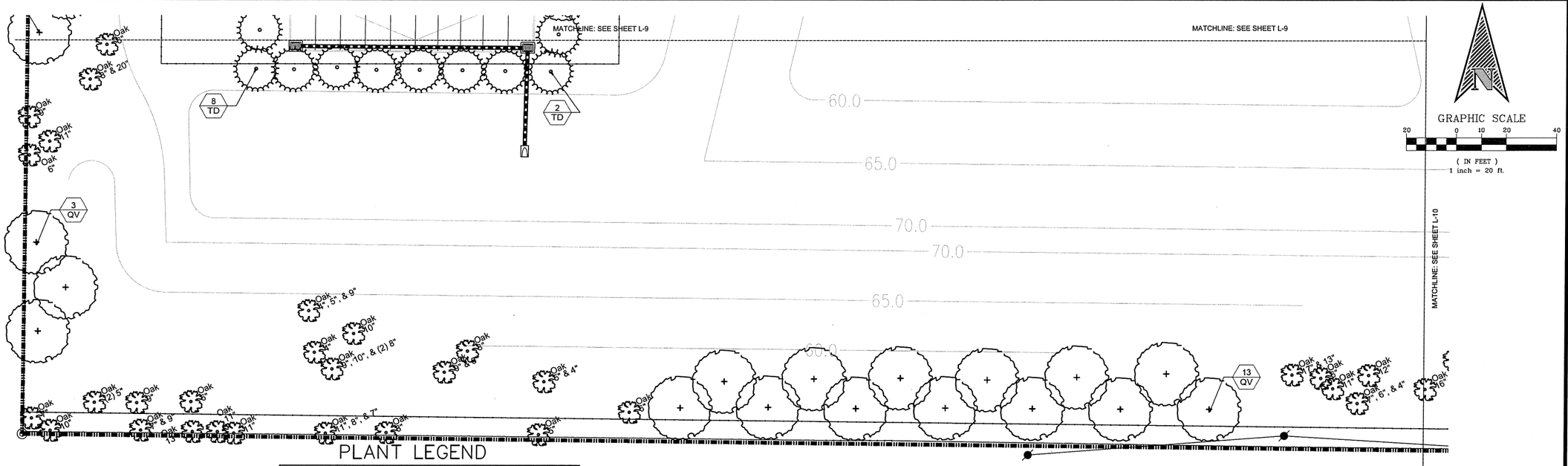

PLANT LEGEND

SHADE TREES

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4" CAL./6' SPRD./14' HT.

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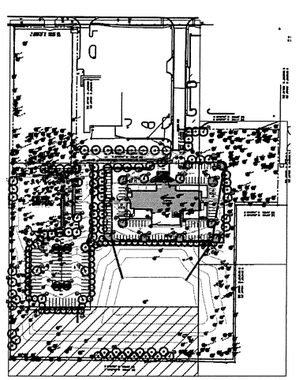
ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A LOW VOLUME IRRIGATION SYSTEM.

S 89°26'57" E 668.58' (P)
N 89°22'09" W 669.00' (M)


KEYMAP

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SEAL:

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Jason P. Bridgewater
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FL. Registration -LA 6667308

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REVISIONS

FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
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LANDSCAPE PLAN

L-11
SHEET: 18 OF 25
CHECKED: JB DRAWN: JB

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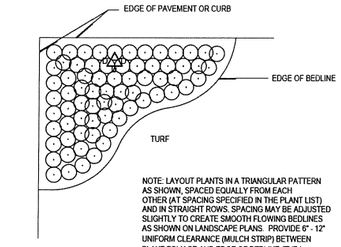


NOTE: LAYOUT PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST) AND IN STRAIGHT ROWS. SPACING MAY BE ADJUSTED SLIGHTLY TO CREATE SMOOTH FLOWING BEDLINES AS SHOWN ON LANDSCAPE PLANS. PROVIDE 6" - 12" UNIFORM CLEARANCE (MULCH STRIP) BETWEEN PLANT FOLIAGE AND EDGE OF BEDLINE (TYP.)

SHRUB/GROUNDCOVER SPACING DETAIL

NOT TO SCALE

PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES: 3 GAL / 2 TABLETS: 1 GAL /1 TABLET.

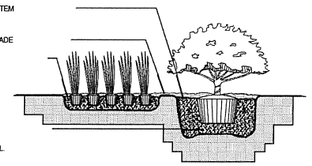
PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM).

2" MULCH MINIMUM - DO NOT COVER MAIN STEM

SET TOP OF ROOTBALL 1" ABOVE FINISH GRADE

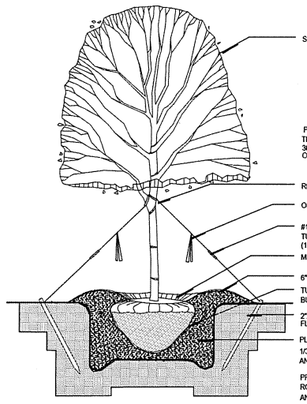
12" MINIMUM DEPTH OF PLANTING SOIL MIX IN SHRUB/GROUNDCOVER PLANTING BEDS.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.



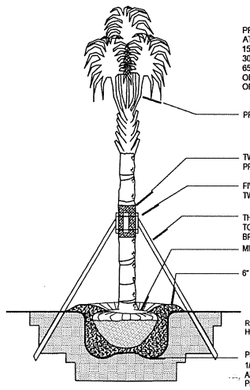
SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



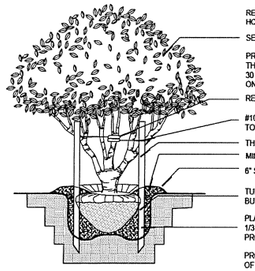
TREE PLANTING DETAIL

NOT TO SCALE



PALM PLANTING DETAIL

NOT TO SCALE



MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE

LANDSCAPE PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL BE FLORIDA FANCY, AS GRADED IN FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL MULCH PLANTING AREAS SHALL BE A MINIMUM OF 2" IN DEPTH.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.
10. CALIPER TO BE MEASURED (6) SIX INCHES ABOVE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE. OF HIS WORK.

NOTE: LANDSCAPING AND IRRIGATION PLANS SHALL BE IN ACCORDANCE WITH LDC ARTICLE V, WATER-WISE ORDINANCE NO. 2069.

NOTE: IRRIGATION SYSTEMS ARE TO BE DESIGNED WITH POP-UP TYPE DEVICES ONLY: RISERS ARE NOT ALLOWED. NOTE ON THE IRRIGATION PLAN (LARGE FONT): "IRRIGATION RISERS ARE NOT ALLOWED."

INTERPLAN LLC
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DATE: 06/08/18
SEAL:

Jason P. Bridgewater
Registered Landscape Architect
FL. Registration -LA 6667308

NO	DATE	REMARKS
3	06/08/18	CITY COMMENTS
2	01/12/18	CITY COMMENTS
1	09/25/17	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 04/11/17

LANDSCAPE PLAN

L-12
SHEET: 19 OF 25
CHECKED: JB DRAWN: JB

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Florida Landscape Architecture Firm
714 Arlene Drive, FL 32725 Landscape Architect:
Office: 407 310-5567 Jason Bridgewater, RLA
Florida Water Star AP
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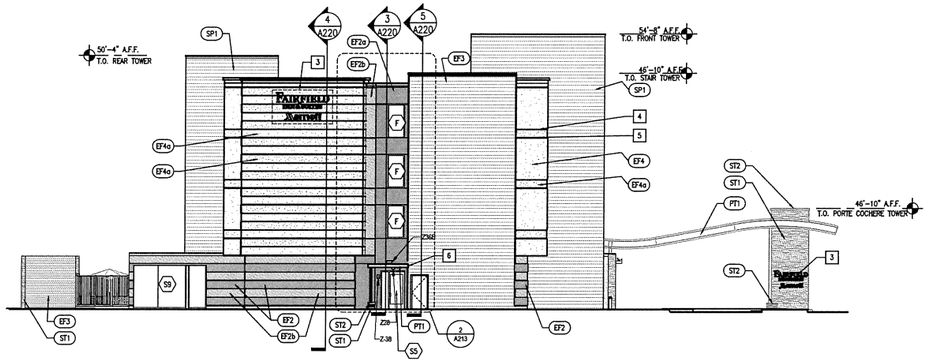
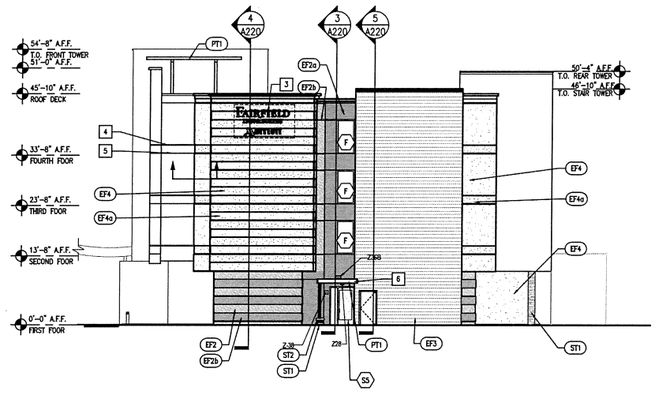
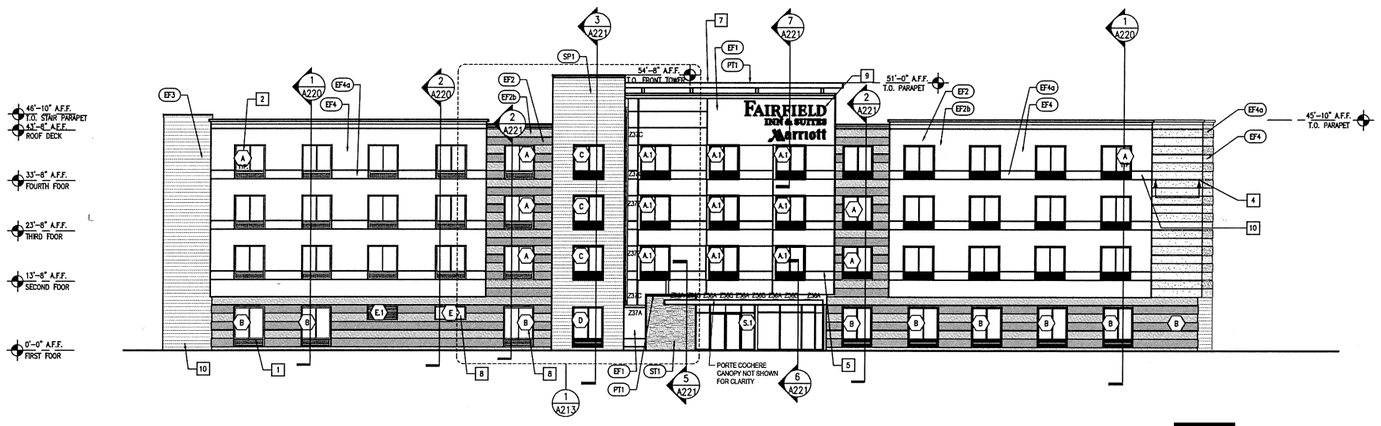


3 LEFT SIDE EXTERIOR ELEVATION 3/32" = 1'-0"



2 RIGHT SIDE EXTERIOR ELEVATION 3/32" = 1'-0"



1 FRONT EXTERIOR ELEVATION 3/32" = 1'-0"

LEGEND

- WINDOW TAG
- FINISH TAG
- KEY NOTE

GENERAL NOTES

1. G.C. TO CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.

KEY NOTES

1. TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
2. TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
3. CHANNEL LETTER SIGNAGE ON SIDES OF BUILDING.
4. ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
5. CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
6. SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.
7. ROOF SHADE CANOPY, SEE SHEET A202 FOR DETAILS.
8. WINDOW TO BE "FROSTED" TO CREATED VISUAL SCREEN TO LAUNDRY ROOM. SEE WINDOW SCHEDULE.
9. CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE SIGNAGE MANUAL - EXTERIOR SIGNAGE PACKAGE FOR REQUIREMENTS.
10. PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.
11. RAINLEADER OVERFLOW LOCATION.

EXTERIOR FINISH KEY

EF1	PEARLESCENT ACCENT EIFS FINISH	
EF2	DARK EIFS FINISH COLOR	
EF2a	ACCENT EIFS COLOR	
EF2b	DARK EIFS FINISH COLOR - TEXTURED	
EF3	STAIR TOWER EIFS COLOR	
EF4	MAIN BUILDING EIFS COLOR	
EF4a	ACCENT EIFS COLOR	
ST1	CULTURED STONE	
ST2	COPING	
SP1	EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PHENOLIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)	
PT1	PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.	

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NO DATE REMARKS
REVISIONS
-

FAIRFIELD INN & SUITES® Marriott®
SR 436 & McVilla Ave
Apopka, FL

PROJECT NO: 2017.0023
DATE: 07/10/2017

A211
EXTERIOR ELEVATIONS
SHEET 20 OF 25

CHECKED: JAM DRAWN: HS

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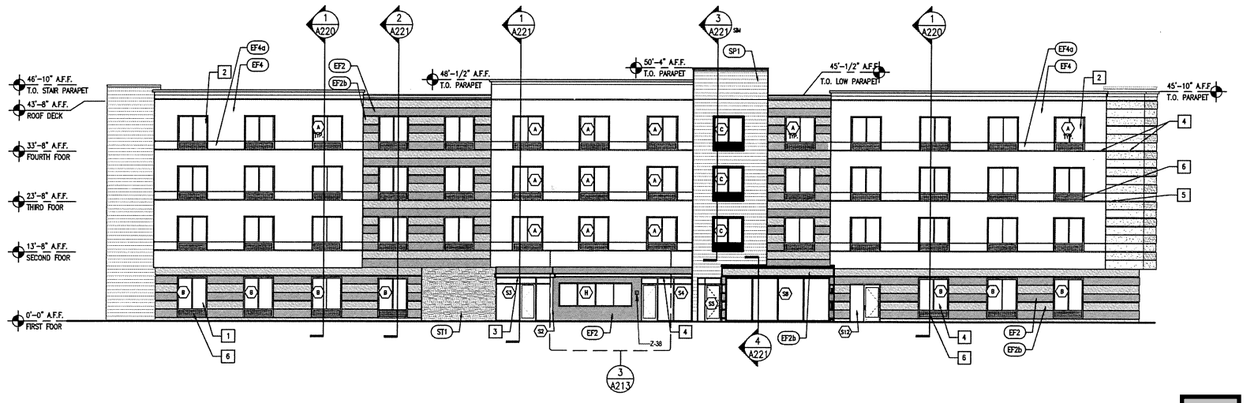
FAIRFIELD INN & SUITES - Exterior Finish Index
Gen 4 - Slate Gray Scheme
Issue: December 31, 2016

Note: All substitutions for colors, where allowed, are to be approved by Marriott.

SPEC. SECTION	MATERIAL	MARK NO.	LOCATION	MANUF.	FINISH DESCRIPTION		FL PRODUCT. APPROVAL #
04 71 00 (04730)	Manufactured Stone Masonry	ST1	Exterior Walls	Eldorado Stone	Pattern: Cliffstone Color: Cambria		
		331	Interior Lobby Fireplace Surround	Eldorado Stone	Pattern: Cliffstone Color: Cambria		
04 72 00	Cast Stone Masonry	ST2	Coping	Custom Cast Stone	Color: To match adjacent wall color, as approved by Marriott Representative		
05 50 00 (05500)	Aluminum	PT1	Roof Shade Canopy	3-coat Liquid Fluoropolymer Finish	**Color: 2605: To Match Bone White (PVDF) - PPG #UC43350 (Duranar)**		
05 73 00 (05720)	Aluminum Railings		Pool		Color: Black **Powder Coat**		
07 24 19 (07241)	Exterior Insulation & Finish System	EF1	Entry Bay	Control Color	Color: Dryvit #627a "Twilight Gray"		3423.4
				Dryvit 2 1/2" thickness	Color: MAFA 31 1359 "Twilight Gray" Texture: **"Finesse" Hydrophobic Water Repellant** System: Outulation Plus MD		
		EF2	Base	Control Color	Color: Benjamin Moore "Deep Space 2125-20"		
				Dryvit 4" thickness	Color: MAFA241021 Texture: Sandpebble System: Outulation Plus MD		
		EF2a	Side of Entry Bar. Side Entrances	Control Color	Color: Benjamin Moore "Gray Shower 2125-30"		
				Dryvit	Color: MAFA251021 Texture: Sandpebble System: Outulation Plus MD		
		EF2b	Accent Texture on Entry Bay Side	Control Color	Color: Benjamin Moore "Deep Space 2125-20"		
				Dryvit 2 1/2" thickness	Color: MAFA241022 Texture: Sandpebble Fine System: Outulation Plus MD		
		EF3	Stair Tower	Control Color	Color: Benjamin Moore "New Chestnut AC-6"		
				Dryvit 2 1/2" thickness	Color: MAFA261021 Texture: Sandpebble System: Outulation Plus MD		
		EF4	Main Body	Control Color	Color: Benjamin Moore "Powell Buff HC-35"		
				Dryvit 2 1/2" thickness	Color: MAFA221022 Texture: Sandpebble Fine System: Outulation Plus MD		
		EF4a	Accent Texture	Control Color	Color: Benjamin Moore "Wilmington Tan HC-34"		
				Dryvit 2 1/2" thickness	Color: MAFA231021 Texture: Sandpebble System: Outulation Plus MD		
07 42 33 01 (07420)	Solid Phenolic Exterior Wall Panels	SP1		FunderMAX	Style: Refer to Drawings Size: Refer to Project Manual Master Color: 0803 X NT Tyrol Pine		19705.1
07 46 46 (07460)	Fiber Cement Siding	SP1 (ALT)	Bid Alternate for SP1	James Hardie	Style: Artisian Lap Size: 8-1/4" (7" exposure) Color: Painted - Benjamin Moore "Log Cabin 2163-10"		10477.1
07 62 00 (07620)	Metal Fascia			PAC Clad Copings	Color: **Match Aluminum Window Color, as approved by Marriott Representative**		NOA: 13-0909.15
	Metal Copings			PAC Clad Copings	Color: **Match Aluminum Window Color, as approved by Marriott Representative**		
	Misc. Flashings				Color: Match adjacent surface, to be approved by Owner's Representative		
07 72 33 (07720)	Roof Hatch			Bilco	Color: Match adjacent roof surface color		15110.1
07 92 00 (07920)	Joint Sealants		Doors and Windows		Color: Match adjacent wall surface color		
			Control Joints		Color: Match adjacent wall surface color		
08 11 13 (08110)	Steel Doors				Color: Painted, to match adjacent surface, to be approved by Owner's Representative		
	Steel Frames				Color: Painted, to match adjacent surface, to be approved by Owner's Representative		
08 41 13 (08410)	Aluminum-Framed Entrances and Storefronts		Kawneer TriFab VersaGlaze 451T	**Control Color Powder Coat**	**Color: AAMA 2604: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (Polyester Similar to Envirocron 4) (Note: Clear or Color Anodized Finish NOT permitted)**		14287.1
					Color: AAMA 2605: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF-Similar to Coraflon) (Note: Clear or Color Anodized Finish NOT permitted)		
				Control Color Liquid Fluoropolymer Coat	**Color: AAMA 2604: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF Similar to Acrynar) (Note: Clear or Color Anodized Finish NOT permitted)**		
					Color: AAMA 2605: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF Similar to Duranar) (Note: Clear or Color Anodized Finish NOT permitted)		
08 42 29 (08460)	Automatic Entrance Doors		Stanley Access Technologies, LLC Dura-Glide Series 2000	**Control Color Powder Coat**	**Color: AAMA 2604: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (Polyester Similar to Envirocron 4) (Note: Clear or Color Anodized Finish NOT permitted)**		
					Color: AAMA 2605: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF-Similar to Coraflon) (Note: Clear or Color Anodized Finish NOT permitted)		
				Control Color Liquid Fluoropolymer Coat	**Color: AAMA 2604: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF Similar to Acrynar) (Note: Clear or Color Anodized Finish NOT permitted)**		
					Color: AAMA 2605: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF Similar to Duranar) (Note: Clear or Color Anodized Finish NOT permitted)		
08 51 13 (08520)	Aluminum Windows		TRACO TR5800 (KAWNEER)	**Control color Powder coat**	**Color: AAMA 2604: To Match Manufacturer's Standard Color that matches Clear Anodized, as approved by Marriott Representative (Polyester Similar to Envirocron 4) (Note: Clear or Color Anodized Finish NOT permitted)**		16021.1
					Color: AAMA 2605: To Match Manufacturer's Standard Color that matches Clear Anodized, as approved by Marriott Representative , as approved by Marriott Representative (PVDF Similar to Coraflon) (Note: Clear or Color Anodized Finish NOT permitted)		
08 80 00 (08800)	Glass Color				Color: Clear		
09 54 23 (09545)	Linear Metal Ceiling		Porte Cochere		Color: White		
09 96 00 (09960)	Special Coatings		Pipe Bollards		Color: Safety Yellow		
			Exterior Steel Railings (Stairs & Ramps)		Color: White		
Division 23	Exterior Louvers & Grilles		PTAC		Color: Match Window Frames		
			Trim/Flashings around PTAC louvers		Color: Match Window Frames		
			All Other Louvers & Grilles		Color: Match Window Frames		
			Trim/Flashings around louvers & Grilles		Color: Match adjacent surface as approved by Owner's Representative		
32 13 13 (02751)	Imprinted Concrete	SC1	Outdoor Pool Deck and Patio	Sundek	Texture: Classic Texture Color: To match lobby tile as approved by Marriott Pattern: 9"x 14" Ashlar to match Lobby tile See Drawings		
		SC2	Accent Paving at Porte Cochere	Sundek	Texture: Classic Texture, Antique Shading Color: To match color of Lobby Tile, as approved by Owner's Representative Pattern: 9" random length planks to match Lobby Tile		
03 35 36 (02790)	Exterior Concrete Pool Deck	SC1 (OPT)	Outdoor Pool Deck and Patio	Sundek	Texture: Classic Texture Color: Bone White (Field) & Pewter Gray (Accent)		
32 31 29 (02825)	Wood Fences & Gates		Wood Trash Enclosure		Color: Natural Cedar Finish		

2 REAR EXTERIOR 3D VIEW 3/32" = 1'-0"



1 REAR EXTERIOR ELEVATION 3/32" = 1'-0"

LEGEND

- WINDOW TAG
- FINISH TAG
- KEY NOTE

GENERAL NOTES

1. G.C. TO CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.

KEY NOTES

1. TYPICAL GUESTROOM WINDOW @ GROUND FLOOR.
2. TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR.
3. LOUVERED SUNSHADE; MAPES CANTILEVERED LUMISHADE.
4. ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
5. CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
6. PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

EXTERIOR FINISH KEY

- EF1 PEARLESCENT ACCENT EIFS FINISH
- EF2 DARK EIFS FINISH COLOR
- EF2a ACCENT EIFS COLOR
- EF2b DARK EIFS FINISH COLOR - TEXTURED
- EF3 STAIR TOWER EIFS COLOR
- EF4 MAIN BUILDING EIFS COLOR
- EF4a ACCENT EIFS COLOR
- ST1 CULTURED STONE
- ST2 COPING
- SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PHENOLIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
- PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

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NO DATE REMARKS
REVISIONS

FAIRFIELD INN & SUITES® Marriott.
SR 436 & McVilla Ave
Apopka, FL

PROJECT NO: 2017.0023
DATE: 07/10/2017

A212
EXTERIOR ELEVATIONS
SHEET 21 OF 25

CHECKED: JAM DRAWN: HS

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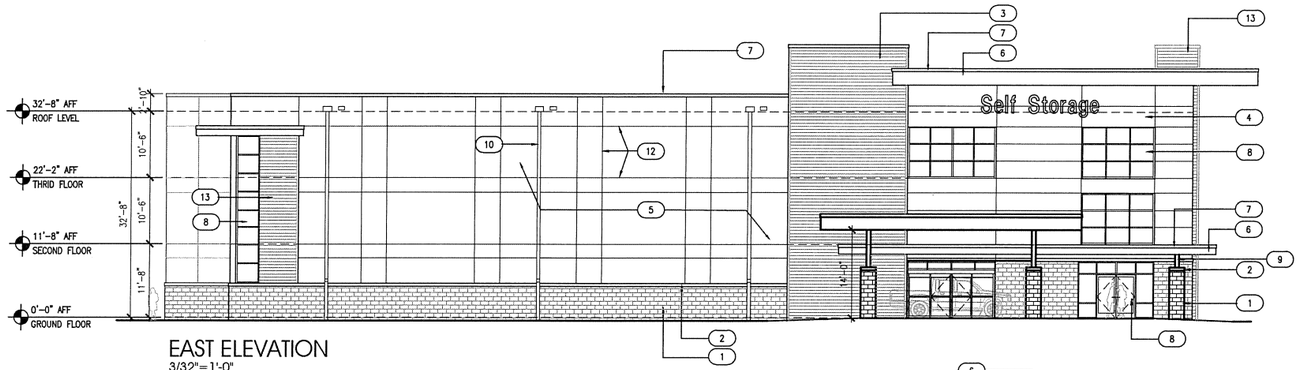
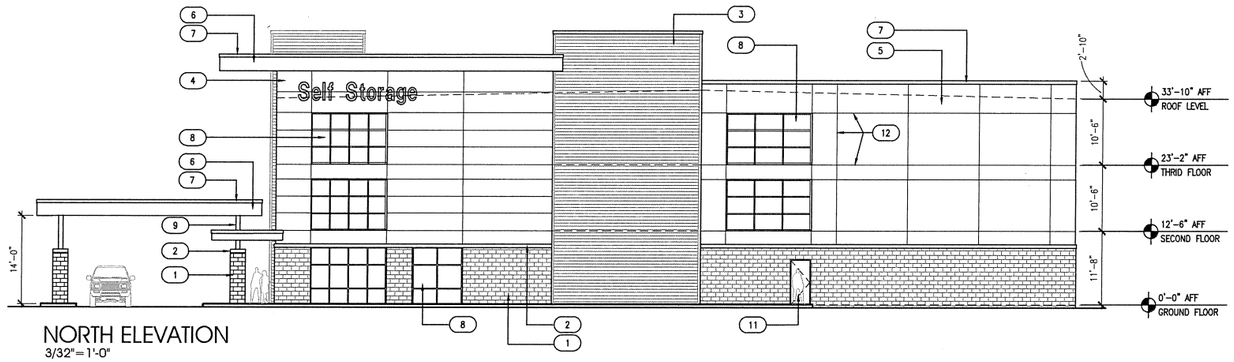
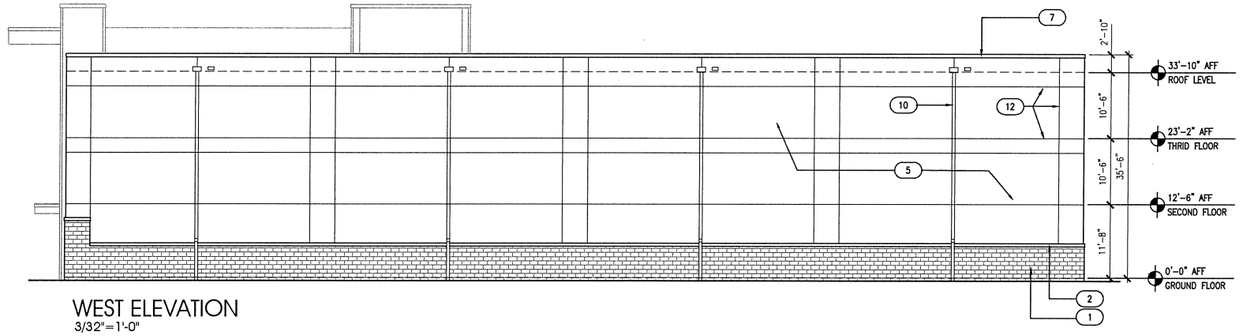


EAST ELEVATION
3/32"=1'-0"



NORTH ELEVATION
3/32"=1'-0"

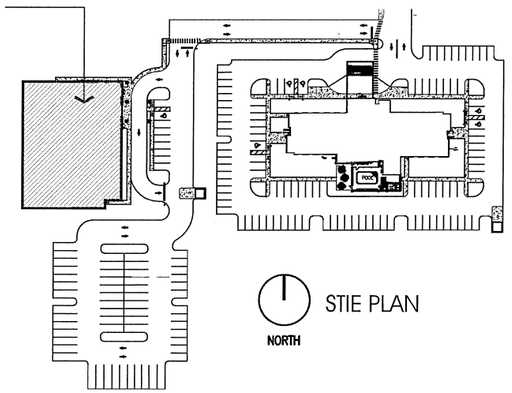


WEST ELEVATION
3/32"=1'-0"

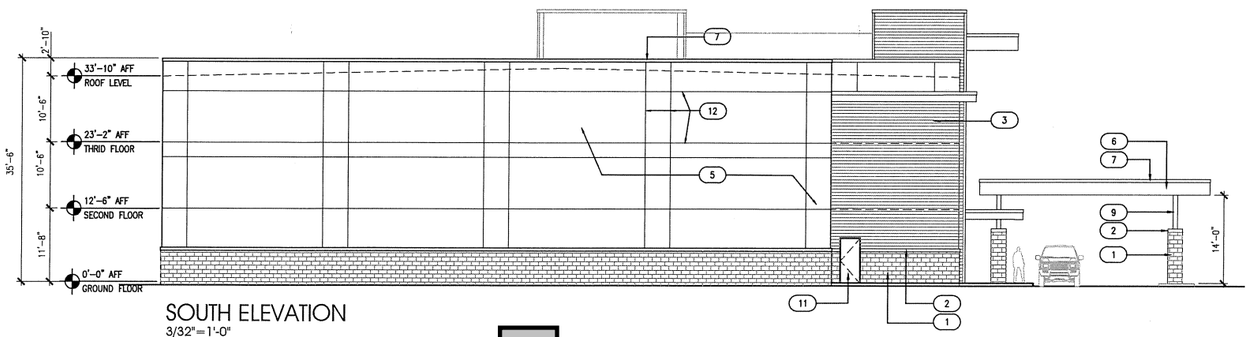
FINISH MATERIAL SCHEDULE (X)

KEY	MATERIAL	FINISH/COLORS	COMMENTS
1	CONCRETE BLOCK WITH PAINT FINISH	SHERWIN WILLIAMS: BLACK FOX 7020	BLACKISH
2	EIFS BAND	SHERWIN WILLIAMS: EIDER WHITE 7014	OFF-WHITE
3	METAL SIDING	SHERWIN WILLIAMS: FLYWAY 6794	BLUE
4	EIFS WALL FINISH	SHERWIN WILLIAMS: ESSENTIAL GRAY 6002	GRAY
5	EIFS WALL FINISH	SHERWIN WILLIAMS: EIDER WHITE 7014	OFF-WHITE
6	EIFS ACCENT BANDING AND CANOPY FINISH	SHERWIN WILLIAMS: DARK ROOM 7083	BLACK
7	METAL COPING	SHERWIN WILLIAMS: GAUNTLET GRAY 7019	GRAY
8	ALUMINUM STOREFRONT	DARK BRONZE	DARK BRONZE
9	STEEL COLUMN	DARK BRONZE	GRAY
10	METAL DOWN SPOUTS	SHERWIN WILLIAMS: GAUNTLET GRAY 7019	GRAY
11	HOLLOW METAL EGRESS DOOR	SHERWIN WILLIAMS: EIDER WHITE 7014	OFF-WHITE
12	EIFS SCORE LINE	NA	NA

SELF STORAGE BUILDING
THREE STORIES
20,244 SF PER FLOOR
60,732 GSF



STIE PLAN



SOUTH ELEVATION
3/32"=1'-0"

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

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1 4-23-18 PLANNING COMMENTS
NO DATE REMARKS
REVISIONS

FARISH ENTERPRISES
1616
East Semoran Blvd
Apopka, Florida

PROJECT NO: 2017.0253
DATE: 4-13-18

A0.1
PRELIMINARY
EXTERIOR ELEVATIONS
PAGE 22 OF 25
CHECKED: DRAWN:

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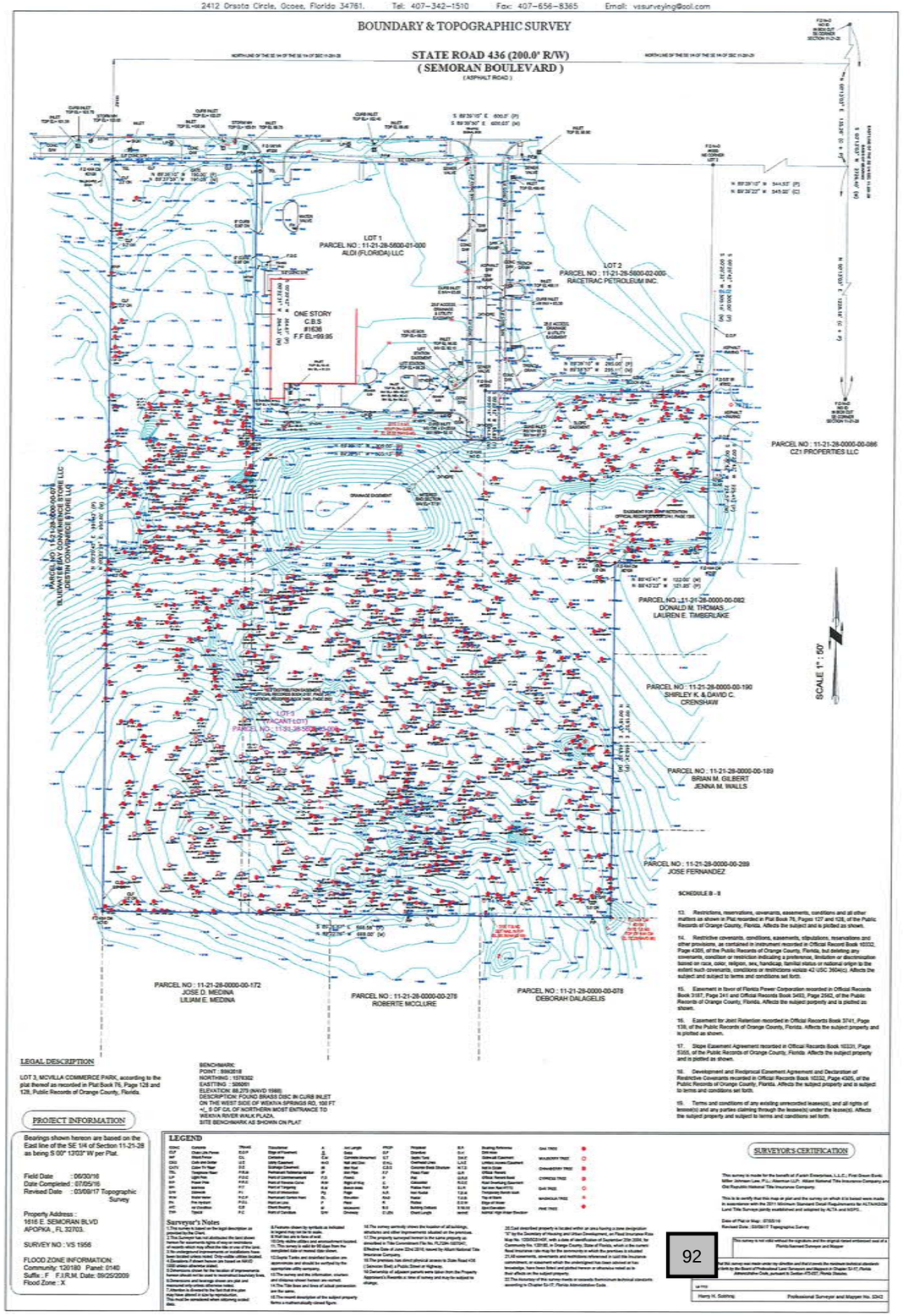
P:\Projects\Interplan\2017\0253 - SK 436 Self Storage, Apopka, FL\3 CAD & Drawings\1 Preliminaries\170253 DRC Elevations A0.1 Rev 1.dwg, EXT ELEVATIONS A0.1, 5/10/2018 11:39:54 AM, AUTOPEN, DWG To PDF.pc3, ARCH full bleed D (18.00 x 24.00 Inches), 1:1

V & S SURVEYING, INC.
2412 Orsota Circle, Ocoee, Florida 34761. Tel: 407-342-1510 Fax: 407-656-8365 Email: vssurveying@aol.com

BOUNDARY & TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

LOT 3, MCVILLA COMMERCE PARK, according to the plat thereof as recorded in Plat Book 76, Page 128 and 128, Public Records of Orange County, Florida.

BENCHMARK:
POINT : 5962818
NORTHING : 1576302
EASTING : 509261
ELEVATION: 88.270 (NAVD 1988)
DESCRIPTION: FOUND BRASS DISC IN CURB INLET ON THE WEST SIDE OF WEKIVA SPRINGS RD, 100 FT. +/- S OF CA. OF NORTHERN MOST ENTRANCE TO WEKIVA RIVER WALK PLAZA.
SITE BENCHMARK AS SHOWN ON PLAT

PROJECT INFORMATION

Bearings shown hereon are based on the East line of the SE 1/4 of Section 11-21-28 as being S 00° 13'03" W per Plat.

Field Date : 06/30/16
Date Completed : 07/05/16
Revised Date : 03/08/17 Topographic Survey

Property Address :
1616 E. SEMORAN BLVD
APOPKA , FL 32703.

SURVEY NO : VS 1956

FLOOD ZONE INFORMATION:
Community: 120180 Panel: 0140
Suffix : F F.I.R.M. Date: 09/25/2009
Flood Zone : X

LEGEND

CONC	Concrete	TRANS	Transformer	Δ	Arc Length	PROP	Proposed	B.F.	Building Reference	OAK TREE	
D.I.P	Drain Line Pipe	E.O.P	Edge of Pavement	Delta		D.F	Drill Hole	D.H.	Drill Hole		
CPP	Check Point	C.L.	Centerline	C.M.	Curve Measurement	S.T.	Septic Tank	CM.E	Centre Line Easement	MULBERRY TREE	
DRO	Drain Pipe Reducer	R/W	Right of Way	C.B.S	Concrete Block Structure	C.B.S	Concrete Block Structure	D.E.	Drainage Easement		
CUTO	Cable TV Riser	D.E.	Drainage Easement	C.B.S	Concrete Block Structure	M.T.S	Metal Sign Post	CHINABERRY TREE			
TEL	Telephone Riser	P.R.M.	Permanent Reference Monument	P.I.	Point Of Intersection	F.F.	Finish Floor	G.R.	Guy Anchor		
L.P.	Light Pole	P.C.C.	Point of Commencement	P.O.B.	Point of Beginning	P.	Plat	C.M.U.	Concrete Masonry Unit	CYPRESS TREE	
W.P.	Power Pole	P.R.C.	Point of Reverse Curve	R/W	Right of Way	C.	Calculated	R.C.C.	Roof Overhang Easement		
W.M.	Water Meter	P.T.	Point of Tangency	R.B.	Radial Bearing	R.L.S.	Registered Land Surveyor	R.L.S.	Registered Land Surveyor	OAK TREE	
S.M.	Sidewalk	P.T.	Point of Tangency	P.L.	Property Line	R.P.C.	Reinforced Concrete Pipe	C.B.S.	Concrete Block Structure		
W.M.	Water Meter	P.C.P.	Permanent Control Point	Ch.	Chord	R.C.P.	Reinforced Concrete Pipe	T.O.B.	Top of Bank	MAGNOLIA TREE	
FH.	Fire Hydrant	P.	Plat	R	Radius	R.L.	Right of Line	E.O.W.	Edge of Water		
A/C	Air Conditioner	C.B.	Chord Bearing	M	Measured	B.S.	Building Setback	S.W.M.	Storm Manhole	PINE TREE	
T.P.P.	Typical	P.C.	Point of Curvature		Chord Length	C.L.F.N.	Chain Link Fence	WATER	Water Valve		

Surveyor's Notes

1.This drawing is based on the legal description as provided by client.
2.This Surveyor has not abstracted the land shown hereon for easements rights of way or restrictions of records which may affect the title to any of the land, or which may be found by an accurate title search. Only those easements noted. Only visible utilities located.
3.Elevations if shown hereon are based on NAVD 1988 unless otherwise noted.
4.Underground portions of the foundation of improvements hereon should not be used to ascertain boundary lines.
5.Dimensions and bearings shown are plat and measured only unless otherwise noted.
7.Attention is directed to the fact that this plan may have altered in size by reproduction. This must be considered when obtaining scaled data.
8.Fences shown by symbols as indicated at regular may not be to scale.
9.Wall ties are to face of wall.
10.Only visible utilities and encroachment located.
11.Bearing Basis: S 00° 13'03" W per Plat of the recorded Date of Market Date shown.
12.Septic Tanks and drainfield location are approximate and should be verified by the appropriate utility company.
13.The survey and the information, crashes and distance shown hereon are correct.
14.The Title Bars and lines of actual perimeters are the same.
15.The record description of the subject property forms a mathematically closed figure.
16.The survey seriously shows the location of all buildings, structures and other improvements situated on the premises.
17.The property surveyed hereon is the same property as described in Title Commitment File No. FLTDM-1607247, Effective Date of June 22nd,2016, issued by Alliant National Title Insurance Company.
18.The premises has direct physical access to State Road 436 (Semoran Blvd) a Public Street or Highway.
19.Ownership of adjacent parcels were taken from the Property Appraiser's Records at time of survey and may be subject to change.
20.Cost described property is located within an area having a zone designation "X" by the Secretary of Housing and Urban Development, as Flood Insurance Rate Map No. 12095C0140F, with a date of identification of September 25th 2009, for Community No. 120180, in Orange County, State of Florida, which is the current flood insurance rate map for the community in which the premises is situated.
21.All covenants, easements and restrictions referenced in said title insurance commitment, or easement which the undersigned has been advised or has knowledge, have been listed and plotted hereon or otherwise noted as to their effects on the subject property.
22.The Accuracy of this survey meets or exceeds theminimum technical standards according to Chapter 5J-17, Florida Administrative Code.

SURVEYOR'S CERTIFICATION

This survey is made for the benefit of (Fateh Enterprises, L.L.C.; First Green Bank; Miller Johnson Law, P.L.; Akerman LLP; Alliant National Title Insurance Company and Old Republic National Title Insurance Company).

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys jointly established and adopted by ALTA and NSPS.

Date of Plat or Map: 07/05/16
Revised Date : 03/08/17 Topographic Survey

This survey is not valid without the signature and the original raised embossed seal of a Florida licensed Surveyor and Mapper

And this survey was made under my direction and that it meets the minimum technical standards set forth by the Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Harry H. Sobhraj, Professional Surveyor and Mapper No. 5342

SCHEDULE B - II

13. Restrictions, reservations, covenants, easements, conditions and all other matters as shown in Plat recorded in Plat Book 76, Pages 127 and 128, of the Public Records of Orange County, Florida. Affects the subject and is plotted as shown.

14. Restrictive covenants, conditions, easements, stipulations, reservations and other provisions, as contained in instrument recorded in Official Record Book 10332, Page 4305, of the Public Records of Orange County, Florida, but deleting any covenants, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects the subject and subject to terms and conditions set forth.

15. Easement in favor of Florida Power Corporation recorded in Official Records Book 3187, Page 241 and Official Records Book 3483, Page 2962, of the Public Records of Orange County, Florida. Affects the subject property and is plotted as shown.

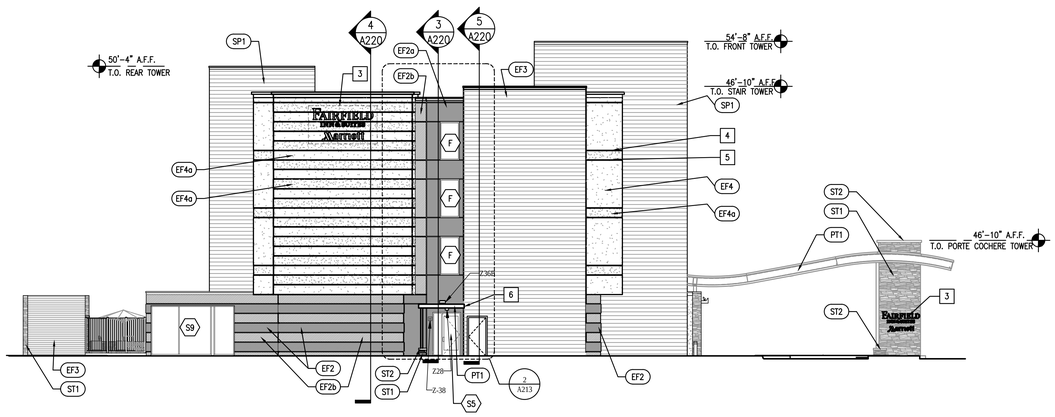
16. Easement for Joint Retention recorded in Official Records Book 3741, Page 138, of the Public Records of Orange County, Florida. Affects the subject property and is plotted as shown.

17. Slope Easement Agreement recorded in Official Records Book 10331, Page 5355, of the Public Records of Orange County, Florida. Affects the subject property and is plotted as shown.

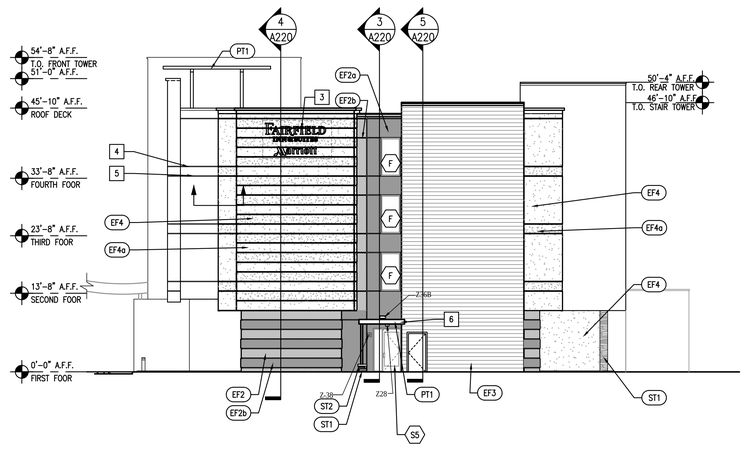
18. Development and Reciprocal Easement Agreement and Declaration of Restrictive Covenants recorded in Official Records Book 10332, Page 4305, of the Public Records of Orange County, Florida. Affects the subject property and is subject to terms and conditions set forth.

19. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). Affects the subject property and subject to terms and conditions set forth.

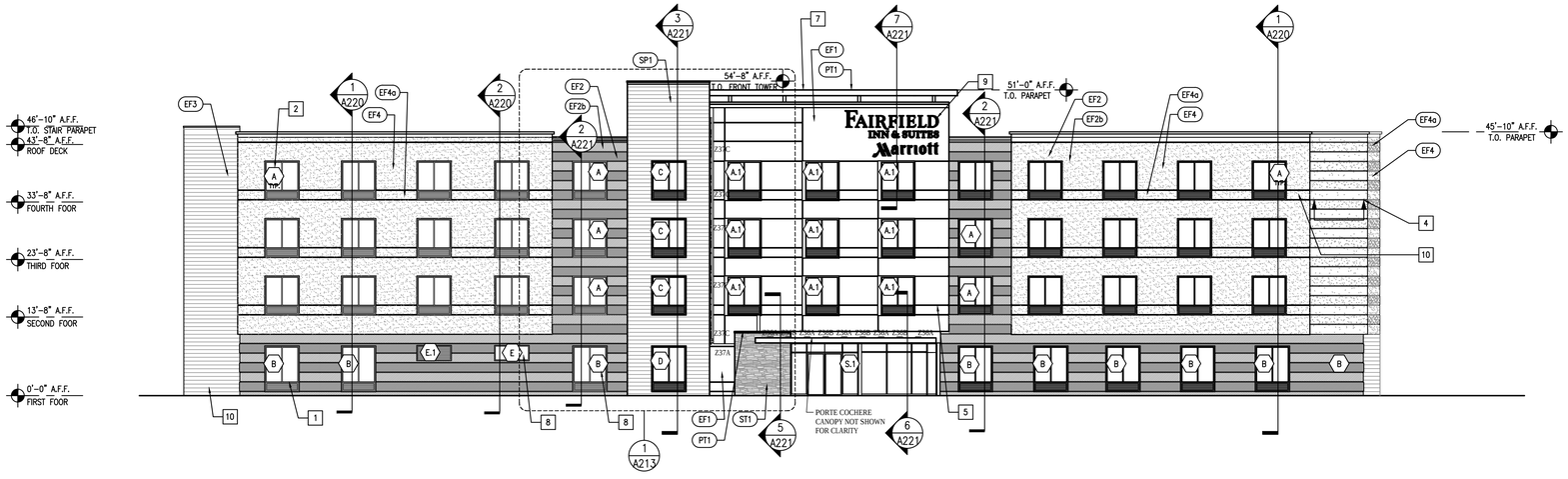
RECEIVED
OCT 13 2017
By



3 LEFT SIDE EXTERIOR ELEVATION 3/32" = 1'-0"



2 RIGHT SIDE EXTERIOR ELEVATION 3/32" = 1'-0"



1 FRONT EXTERIOR ELEVATION 3/32" = 1'-0"

LEGEND

- WINDOW TAG
- FINISH TAG
- KEY NOTE

GENERAL NOTES

1. G.C. TO CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.

KEY NOTES

1. TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
2. TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR
3. CHANNEL LETTER SIGNAGE ON SIDES OF BUILDING.
4. ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING, SEE ENLARGED DETAILS FOR DIMENSIONS.
5. CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
6. SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.
7. ROOF SHADE CANOPY, SEE SHEET A202 FOR DETAILS.
8. WINDOW TO BE 'FROSTED' TO CREATED VISUAL SCREEN TO LAUNDRY ROOM. SEE WINDOW SCHEDULE.
9. CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE SIGNAGE MANUAL - EXTERIOR SIGNAGE PACKAGE FOR REQUIREMENTS.
10. PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.
11. RAINLEADER OVERFLOW LOCATION.

EXTERIOR FINISH KEY

	EF1	PEARLESCENT ACCENT EIFS FINISH
	EF2	DARK EIFS FINISH COLOR
	EF2a	ACCENT EIFS COLOR
	EF2b	DARK EIFS FINISH COLOR - TEXTURED
	EF3	STAIR TOWER EIFS COLOR
	EF4	MAIN BUILDING EIFS COLOR
	EF4a	ACCENT EIFS COLOR
	ST1	CULTURED STONE
	ST2	COPING
	SP1	EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PHENOLIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
	PT1	PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

INTERPLAN LLC
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PROJECT MANAGEMENT

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CA 8660

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FX 407.629.9124

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NO DATE REMARKS
REVISIONS

FAIRFIELD INN & SUITES Marriott

SR 436 & McVilla Ave
Apopka, FL

PROJECT NO: 2017.0023
DATE: 07/10/2017

A211
EXTERIOR ELEVATIONS

CHECKED: JAM DRAWN: HS

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FAIRFIELD INN & SUITES - Exterior Finish Index
Gen 4 - Slate Gray Scheme
Issue: December 31, 2016

Note: All substitutions for colors, where allowed, are to be approved by Marriott.

SPEC. SECTION	MATERIAL	MARK NO.	LOCATION	MANUF.	FINISH DESCRIPTION	FL PRODUCT. APPROVAL #
04 71 00 (04730)	Manufacturered Stone Masonry	ST1	Exterior Walls	Eldorado Stone	Pattern: Cliffstone Color: Cambria	
		331	Interior Lobby Fireplace Surround	Eldorado Stone	Pattern: Cliffstone Color: Cambria	
04 72 00	Cast Stone Masonry	ST2	Coping	Custom Cast Stone	Color: To match adjacent wall color, as approved by Marriott Representative	
05 50 00 (05500)	Aluminum	PT1	Roof Shade Canopy	3-coat Liquid Fluoropolymer Finish	**Color: 2605: To Match Bone White (PVDF) - PPG #UC43350 (Duranar)**	
05 73 00 (05720)	Aluminum Railings		Pool		Color: Black **Powder Coat**	
07 24 19 (07241)	Exterior Insulation & Finish System	EF1	Entry Bay	Control Color	Color: Dryvit #827a "Twilight Gray"	
				Dryvit 2 1/2" thickness	Color: MAFA 31 1359 "Twilight Gray" Texture: **"Finesse" Hydrophobic Water Repellant** System: Outulation Plus MD	
		EF2	Base	Control Color	Color: Benjamin Moore "Deep Space 2125-20"	
				Dryvit 4" thickness	Color: MAFA241021 Texture: Sandpebble System: Outulation Plus MD	
		EF2a	Side of Entry Bar, Side Entrances	Control Color	Color: Benjamin Moore "Gray Shower 2125-30"	
				Dryvit	Color: MAFA251021 Texture: Sandpebble System: Outulation Plus MD	
		EF2b	Accent Texture on Entry Bay Side	Control Color	Color: Benjamin Moore "Deep Space 2125-20"	
				Dryvit 2 1/2" thickness	Color: MAFA241022 Texture: Sandpebble Fine System: Outulation Plus MD	3423.4
		EF3	Stair Tower	Control Color	Color: Benjamin Moore "New Chestnut AC-6"	
				Dryvit 2 1/2" thickness	Color: MAFA261021 Texture: Sandpebble System: Outulation Plus MD	
		EF4	Main Body	Control Color	Color: Benjamin Moore "Powell Buff HC-35"	
				Dryvit 2 1/2" thickness	Color: MAFA221022 Texture: Sandpebble Fine System: Outulation Plus MD	
		EF4a	Accent Texture	Control Color	Color: Benjamin Moore "Wilmington Tan HC-34"	
				Dryvit 2 1/2" thickness	Color: MAFA231021 Texture: Sandpebble System: Outulation Plus MD	
07 42 33.01 (07420)	Solid Phenolic Exterior Wall Panels	SP1		FunderMAX	Style: Refer to Drawings Size: Refer to Project Manual Master Color: 0803 X NT Tyroli Pine	19705.1
07 46 46 (07460)	Fiber Cement Siding	SP1 (ALT)	Bid Alternate for SP1	James Hardie	Style: Artisian Lap Size: 8-1/4" (7" exposure) Color: Painted - Benjamin Moore "Log Cabin 2163-10"	10477.1
07 62 00 (07620)	Metal Fascia			PAC Clad Copings	Color: **Match Aluminum Window Color, as approved by Marriott Representative**	NOA: 13-0909.15
	Metal Copings			PAC Clad Copings	Color: **Match Aluminum Window Color, as approved by Marriott Representative**	
	Misc. Flashings				Color: Match adjacent surface, to be approved by Owner's Representative	
07 72 33 (07720)	Roof Hatch			Bilco	Color: Match adjacent roof surface color	15110.1
07 92 00 (07920)	Joint Sealants		Doors and Windows		Color: Match adjacent wall surface color	
			Control Joints		Color: Match adjacent wall surface color	
08 11 13 (08110)	Steel Doors				Color: Painted, to match adjacent surface, to be approved by Owner's Representative	
	Steel Frames				Color: Painted, to match adjacent surface, to be approved by Owner's Representative	
08 41 13 (08410)	Aluminum-Framed Entrances and Storefronts		Kawneer TriFab VersaGlaze 451T	**Control Color Powder Coat**	**Color: AAMA 2604: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (Polyester Similar to Envirocron 4) (Note: Clear or Color Anodized Finish NOT permitted)**	14287.1
					Color: AAMA 2605: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF-Similar to Coraflon) (Note: Clear or Color Anodized Finish NOT permitted)	
				Control Color Liquid Fluoropolymer Coat	**Color: AAMA 2604: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF Similar to Acrynar) (Note: Clear or Color Anodized Finish NOT permitted)**	
					Color: AAMA 2605: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF Similar to Duranar) (Note: Clear or Color Anodized Finish NOT permitted)	
08 42 29 (08460)	Automatic Entrance Doors		Stanley Access Technologies, LLC Dura-Glide Series 2000	**Control Color Powder Coat**	**Color: AAMA 2604: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (Polyester Similar to Envirocron 4) (Note: Clear or Color Anodized Finish NOT permitted)**	
					Color: AAMA 2605: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF-Similar to Coraflon) (Note: Clear or Color Anodized Finish NOT permitted)	
				Control Color Liquid Fluoropolymer Coat	**Color: AAMA 2604: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF Similar to Acrynar) (Note: Clear or Color Anodized Finish NOT permitted)**	
					Color: AAMA 2605: Custom Color to match Aluminum Window Color, as approved by Marriott Representative (PVDF Similar to Duranar) (Note: Clear or Color Anodized Finish NOT permitted)	
08 51 13 (08520)	Aluminum Windows		TRACO TR6800 (KAWNEER)	**Control color Powder coat**	**Color: AAMA 2604: To Match Manufacturer's Standard Color that matches Clear Anodized, as approved by Marriott Representative (Polyester Similar to Envirocron 4) (Note: Clear or Color Anodized Finish NOT permitted)**	16021.1
					Color: AAMA 2605: To Match Manufacturer's Standard Color that matches Clear Anodized, as approved by Marriott Representative , as approved by Marriott Representative (PVDF Similar to Coraflon) (Note: Clear or Color Anodized Finish NOT permitted)	
08 80 00 (08800)	Glass Color				Color: Clear	
09 54 23 (09545)	Linear Metal Ceiling		Porte Cochere		Color: White	
09 96 00 (09960)	Special Coatings		Pipe Bollards		Color: Safety Yellow	
			Exterior Steel Railings (Stairs & Ramps):		Color: White	
Division 23	Exterior Louvers & Grilles		PTAC		Color: Match Window Frames	
			Trim/Flashings around PTAC louvers		Color: Match Window Frames	
			All Other Louvers & Grilles		Color: Match Window Frames	
			Trim/Flashings around louvers & Grilles		Color: Match adjacent surface as approved by Owner's Representative	
32 13 13 (02751)	Imprinted Concrete	SC1	Outdoor Pool Deck and Patio	Sundek	Texture: Classic Texture Color: To match lobby tile as approved by Marriott Pattern: 9"x 14" Ashlar to match Lobby tile See Drawings	
		SC2	Accent Paving at Porte Cochere	Sundek	Texture: Classic Texture, Antique Shading Color: To match color of Lobby Tile, as approved by Owner's Representative Pattern: 9" random length planks to match Lobby Tile	
03 35 36 (02790)	Exterior Concrete Pool Deck	SC1 (OPT)	Outdoor Pool Deck and Patio	Sundek	Texture: Classic Texture Color: Bone White (Field) & Pewter Gray (Accent)	
32 31 29 (02926)	Wood Fences & Gates		Wood Trash Enclosure		Color: Natural Cedar Finish	

2 REAR EXTERIOR 3D VIEW 3/32" = 1'-0"

1 REAR EXTERIOR ELEVATION 3/32" = 1'-0"

LEGEND

- WINDOW TAG
- FINISH TAG
- KEY NOTE

GENERAL NOTES

1. G.C. TO CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.

KEY NOTES

1. TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
2. TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR.
3. LOUVERED SUNSHADE; MAPES CANTILEVERED LUMISHADE.
4. ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
5. CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.
6. PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

EXTERIOR FINISH KEY

- EF1 PEARLESCENT ACCENT EIFS FINISH
- EF2 DARK EIFS FINISH COLOR
- EF2a ACCENT EIFS COLOR
- EF2b DARK EIFS FINISH COLOR - TEXTURED
- EF3 STAIR TOWER EIFS COLOR
- EF4 MAIN BUILDING EIFS COLOR
- EF4a ACCENT EIFS COLOR
- ST1 CULTURED STONE
- ST2 COPING
- SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PHENOLIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
- PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

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FX 407.629.9124

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NO DATE REMARKS
REVISIONS

FAIRFIELD INN & SUITES® Marriott.

SR 436 & McVilla Ave
Apopka, FL

PROJECT NO: 2017.0023
DATE: 07/10/2017

A212
EXTERIOR ELEVATIONS

CHECKED: JAM DRAWN: HS

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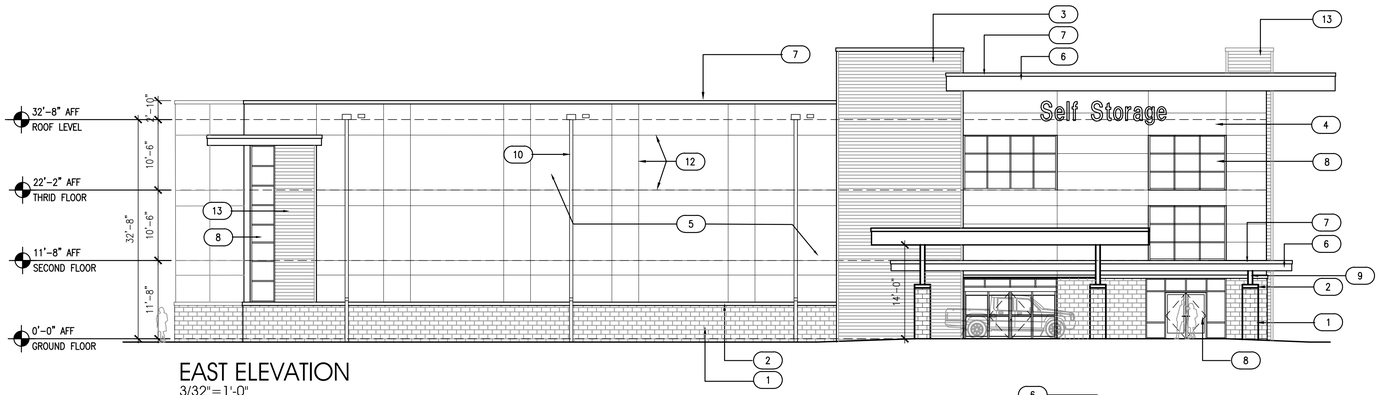
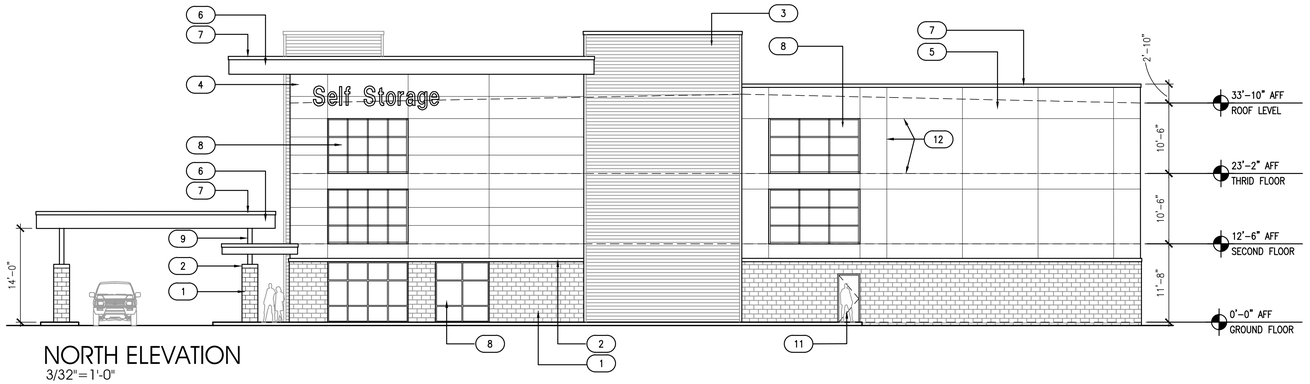
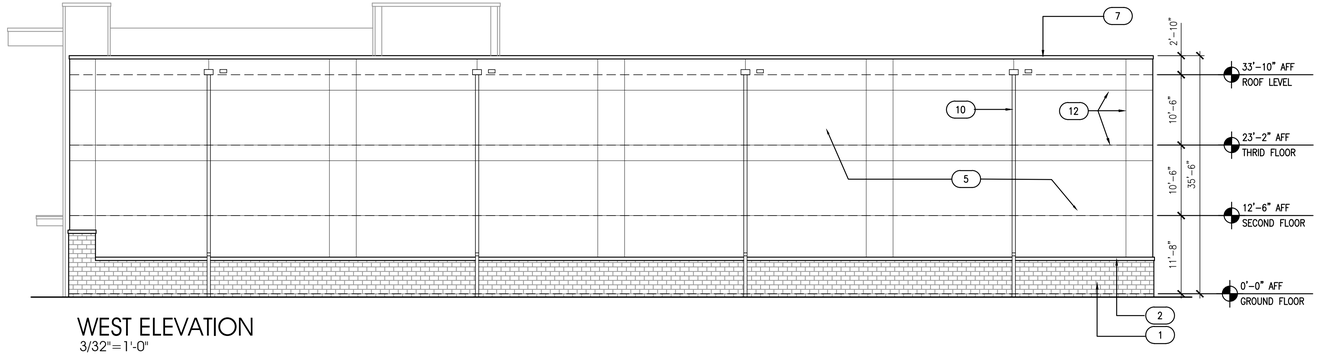


EAST ELEVATION
3/32"=1'-0"



NORTH ELEVATION
3/32"=1'-0"

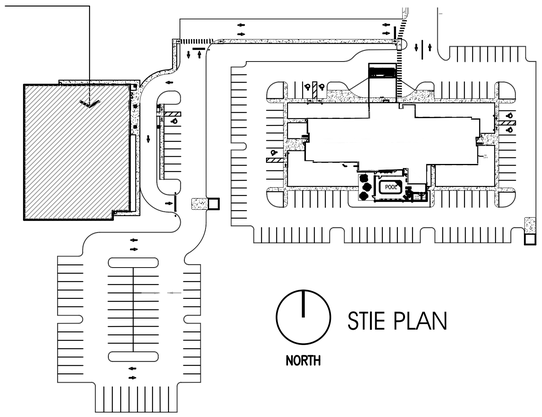


WEST ELEVATION
3/32"=1'-0"

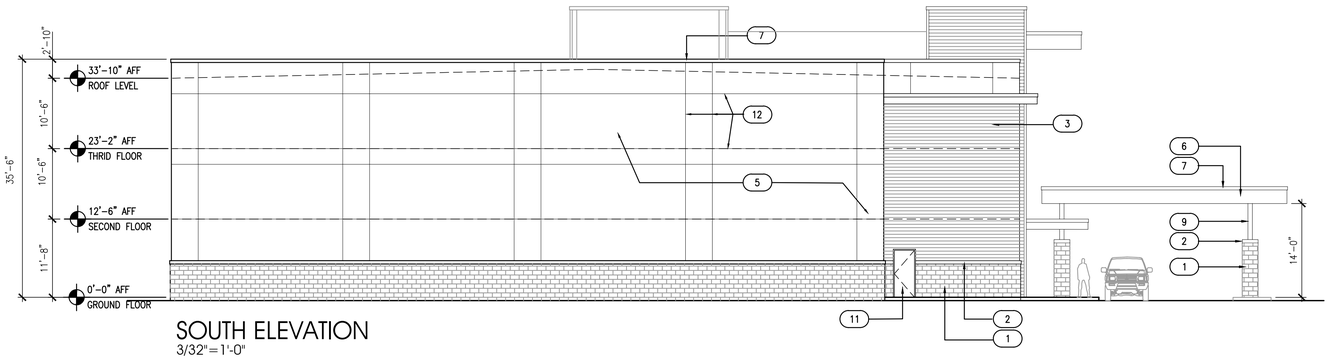
FINISH MATERIAL SCHEDULE (X)

KEY	MATERIAL	FINISH/COLORS	COMMENTS
1	CONCRETE BLOCK WITH PAINT FINISH	SHERWIN WILLIAMS: BLACK FOX 7020	BLACKISH
2	EIFS BAND	SHERWIN WILLIAMS: EIDER WHITE 7014	OFF-WHITE
3	METAL SIDING	SHERWIN WILLIAMS: FLYWAY 6794	BLUE
4	EIFS WALL FINISH	SHERWIN WILLIAMS: ESSENTIAL GRAY 6002	GRAY
5	EIFS WALL FINISH	SHERWIN WILLIAMS: EIDER WHITE 7014	OFF-WHITE
6	EIFS ACCENT BANDING AND CANOPY FINISH	SHERWIN WILLIAMS: DARK ROOM 7083	BLACK
7	METAL COPING	SHERWIN WILLIAMS: GAUNTLET GRAY 7019	GRAY
8	ALUMINUM STOREFRONT	SHERWIN WILLIAMS: DARK BRONZE	DARK BRONZE
9	STEEL COLUMN	SHERWIN WILLIAMS: DARK BRONZE	GRAY
10	METAL DOWN SPOUTS	SHERWIN WILLIAMS: GAUNTLET GRAY 7019	GRAY
11	HOLLOW METAL EGRESS DOOR	SHERWIN WILLIAMS: EIDER WHITE 7014	OFF-WHITE
12	EIFS SCORE LINE	NA	NA

SELF STORAGE BUILDING
THREE STORIES
20,244 SF PER FLOOR
60,732 GSF



STIE PLAN
NORTH



SOUTH ELEVATION
3/32"=1'-0"

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:
THIS DOCUMENT IS "NOT FOR CONSTRUCTION" UNLESS THE ARCHITECT OR ENGINEER'S SIGNATURE AND SEAL APPEAR BELOW.

1 4-23-18 PLANNING COMMENTS
NO DATE REMARKS
REVISIONS

FARISH ENTERPRISES
1616
East Semoran Blvd
Apopka, Florida

PROJECT NO: 2017.0253
DATE: 4-13-18

A0.1
PRELIMINARY
EXTERIOR ELEVATIONS

CHECKED: DRAWN:

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P:\Farish Enterprises\2017.0253 - SR 436 Self Storage, Apopka, FL\1 CAD & Drawings\1 Preliminaries\170253.DRC Elevations A0.1 Rev-1.dwg, EXT ELEVATIONS A0.1, 5/10/2018 11:39:54 AM, AHOWE, DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 Inches), 1:1

SPECIAL EXCEPTION FOR 55' HEIGHT REQUEST
FOR
FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA, FLORIDA

VICINITY MAP

N.T.S.

LEGAL DESCRIPTION

LOT 3, MCVILLA COMMERCE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 127 AND 128, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY
1	12-5-16	CITY COMMENTS	ALL		CDB

SHEET INDEX

SHT. NO.	DESCRIPTION
SP-CS	COVER SHEET
	CIVIL DRAWINGS
SP-EX	SPECIAL EXCEPTION SITE PLAN
EX1	BUILDING ELEVATIONS
EX2	BUILDING ELEVATIONS
SURVEY	

LOCATION MAP

APPROXIMATE LOCATION OF HEIGHT EXCEPTION REQUEST

N.T.S.

OWNER & CONSULTANTS

OWNER

FARISH ENTERPRISES LLC
4680 S ORANGE BLOSSOM TRL
ORLANDO, FL 32839
CONTACT: AMIN GULAMALI
PH: 321-231-4580

ARCHITECT

INTERPLAN LLC
604 COURTLAND ST, SUITE 100
ORLANDO, FL 32804
CONTACT: GREG NEBLOCK

CIVIL ENGINEER

INTERPLAN LLC
604 COURTLAND ST, SUITE 100
ORLANDO, FL 32804
CONTACT: CHRIS BLURTON

SURVYER

V&S SURVEYING,INC
2412 ORSOTA CIRCLE
OCOEE, FLORIDA 34761

INTERPLAN

ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

1 12-5-16 CITY COMMENTS
NO DATE REMARKS
REVISIONS

FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 11-30-16

SP-CS
COVER SHEET

CHECKED: CDB DRAWN: HM

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GENERAL NOTES

A. GENERAL

1. ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF APOPKA AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

2. SITE LOCATION: 1616 EAST SEMORAN BOULEVARD, APOPKA, FLORIDA

3. THIS SITE LIES IN FLOOD ZONE X, F.I.R.M. PANEL 12095C0140F, DATED SEPTEMBER 25,2009 .

4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY V&S SURVEYING,INC. 2412 Orsota Circle, Ocoee, Florida 34761.

5. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. INTERPLAN LLC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.

SPECIAL EXCEPTION NOTES

THE FOLLOWING APPLIES TO THE PORTION OF THE PROPOSED BUILDING ABOVE THE 35 FOOT ZONING HEIGHT RESTRICTION:

USE: PROPOSED USE WILL BE SHORT TERM (LESS THAN 30 DAYS) HOTEL GUEST HOUSING.

ILLUMINATION: INTERIOR ILLUMINATION SHALL BE TYPICAL LOW INTENSITY HOTEL ROOM AND CORRIDOR LIGHTING AND WINDOWS SHALL BE EQUIPPED WITH SHADES/BLINDS. EXTERIOR LIGHTING SHALL NOT BE INSTALLED MORE THAN 35 FEET ABOVE GRADE ON FACADES THAT FACE RESIDENTIAL PROPERTY.

NOISE AND EQUIPMENT: ROOMS SHALL BE SOUNDPROOFED TO ELIMINATE ANY IMPACT TO ADJACENT PROPERTIES AND THERE WILL BE NO EXTERIOR BALCONIES. ALL ROOFTOP EQUIPMENT SHALL BE SCREENED FROM VIEW AND HEARING.

SHADOWS: DURING THE WINTER SOLSTICE, THE PROPOSED BUILDING WILL THROW SHADOWS APPROXIMATELY 65 FEET FROM ITS BASE (ON THE NORTH SIDE). THEREFORE, THERE WILL BE NO IMPACT ON ADJACENT PROPERTIES AS THE BUILDING IS LOCATED A MINIMUM OF 95'± FROM THE NEAREST PROPERTY LINE.

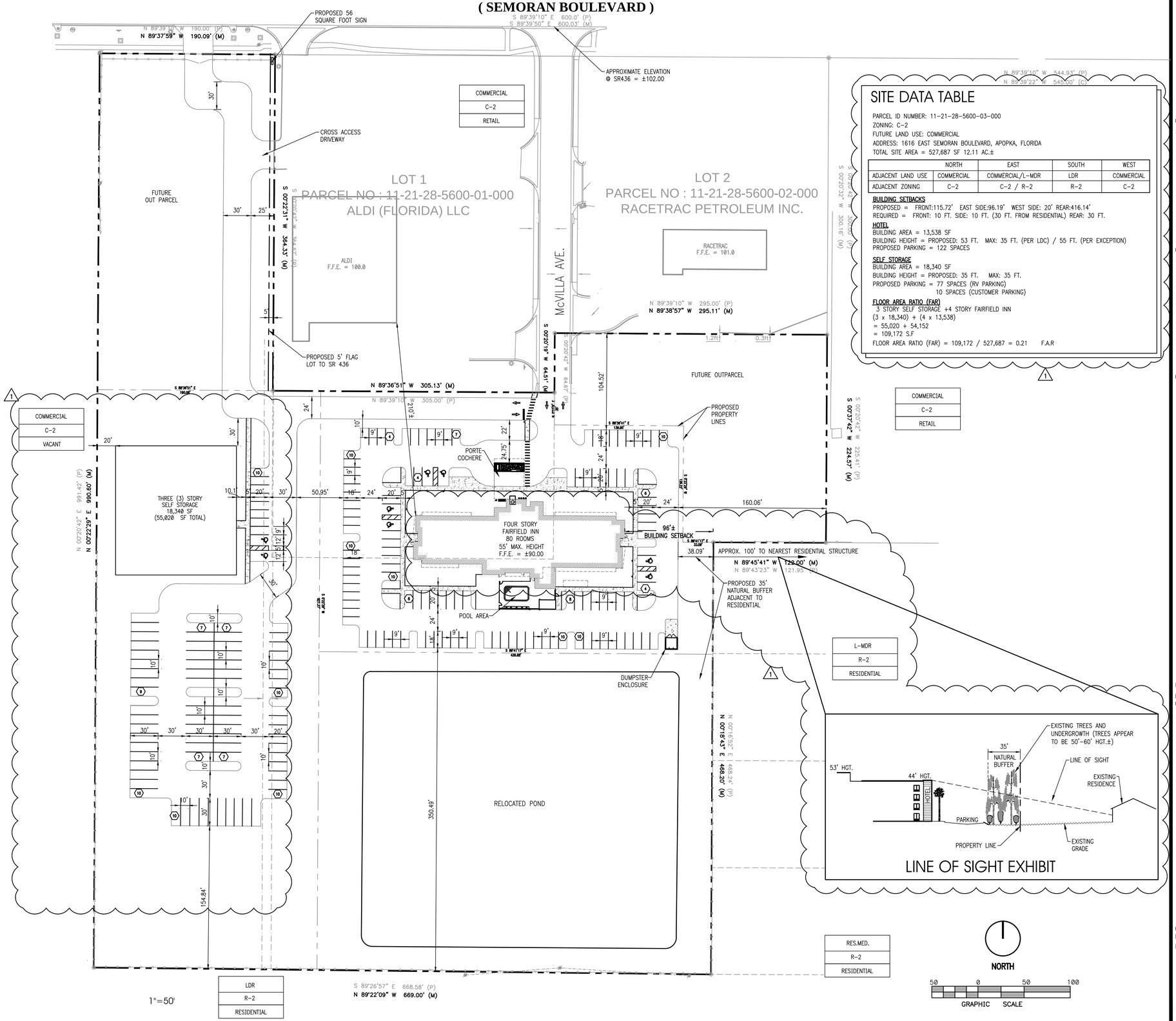
PRESERVATION OF OPEN SPACE: A 2-STORY, 35 FOOT HEIGHT HOTEL WITH THE SAME NUMBER OF ROOMS WOULD REQUIRE ROUGHLY TWICE THE DEVELOPABLE AREA (1/3 OF AN ACRE ±), AND PER CODE COULD BE LOCATED WITHIN 30 FEET OF RESIDENTIAL PROPERTY LINES. THE ADDITIONAL TWO STORIES ALLOW FOR A GENEROUS UNDISTURBED BUFFER FROM ADJACENT RESIDENTIAL PROPERTIES AND A LOWER IMPERVIOUS SURFACE RATIO.

LEGEND

–	FUTURE LAND USE
–	ZONING
–	CURRENT USE

(10) PARKING SPACE COUNT

STATE ROAD 436 (200.0' R/W)
(SEMORAN BOULEVARD)



SITE DATA TABLE

PARCEL ID NUMBER: 11-21-28-5600-03-000
ZONING: C-2
FUTURE LAND USE: COMMERCIAL
ADDRESS: 1616 EAST SEMORAN BOULEVARD, APOPKA, FLORIDA
TOTAL SITE AREA = 527,687 SF 12.11 AC.±

	NORTH	EAST	SOUTH	WEST
ADJACENT LAND USE	COMMERCIAL	COMMERCIAL/L-MDR	LDR	COMMERCIAL
ADJACENT ZONING	C-2	C-2 / R-2	R-2	C-2

BUILDING SETBACKS
PROPOSED = FRONT:115.72' EAST SIDE:96.19' WEST SIDE: 20' REAR:416.14'
REQUIRED = FRONT: 10 FT. SIDE: 10 FT. (30 FT. FROM RESIDENTIAL) REAR: 30 FT.

HOTEL
BUILDING AREA = 13,538 SF
BUILDING HEIGHT = PROPOSED: 53 FT. MAX: 35 FT. (PER LDC) / 55 FT. (PER EXCEPTION)
PROPOSED PARKING = 122 SPACES

SELF STORAGE
BUILDING AREA = 18,340 SF
BUILDING HEIGHT = PROPOSED: 35 FT. MAX: 35 FT.
PROPOSED PARKING = 77 SPACES (RV PARKING)
10 SPACES (CUSTOMER PARKING)

FLOOR AREA RATIO (FAR)
3 STORY SELF STORAGE +4 STORY FAIRFIELD INN
(3 x 18,340) + (4 x 13,538)
= 55,020 + 54,152
= 109,172 S.F
FLOOR AREA RATIO (FAR) = 109,172 / 527,687 = 0.21 F.A.R

LINE OF SIGHT EXHIBIT

SPECIAL EXCEPTION PLAN FOR HEIGHT REQUEST

1"=50'

NORTH

50 0 50 100
GRAPHIC SCALE

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
SUITE 100
ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

NO	DATE	REMARKS
1	12-5-16	CITY COMMENTS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 11-11-16

SP-EX
SPECIAL EXCEPTION FOR HEIGHT REQUEST

CHECKED: CDB DRAWN: HM

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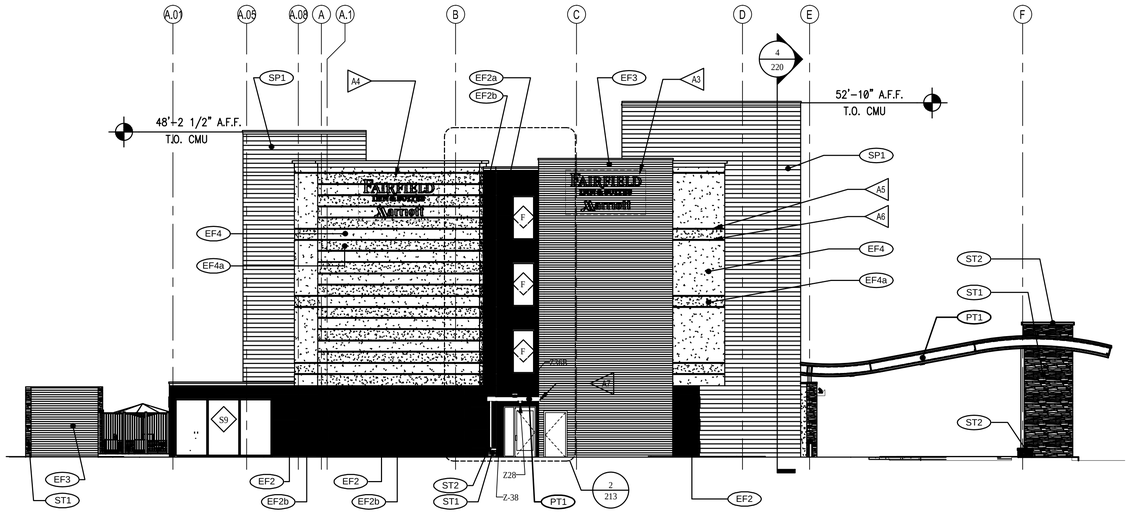
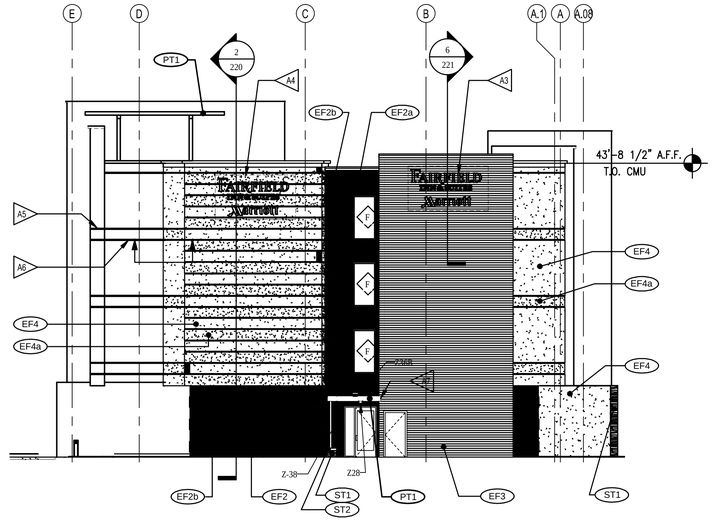
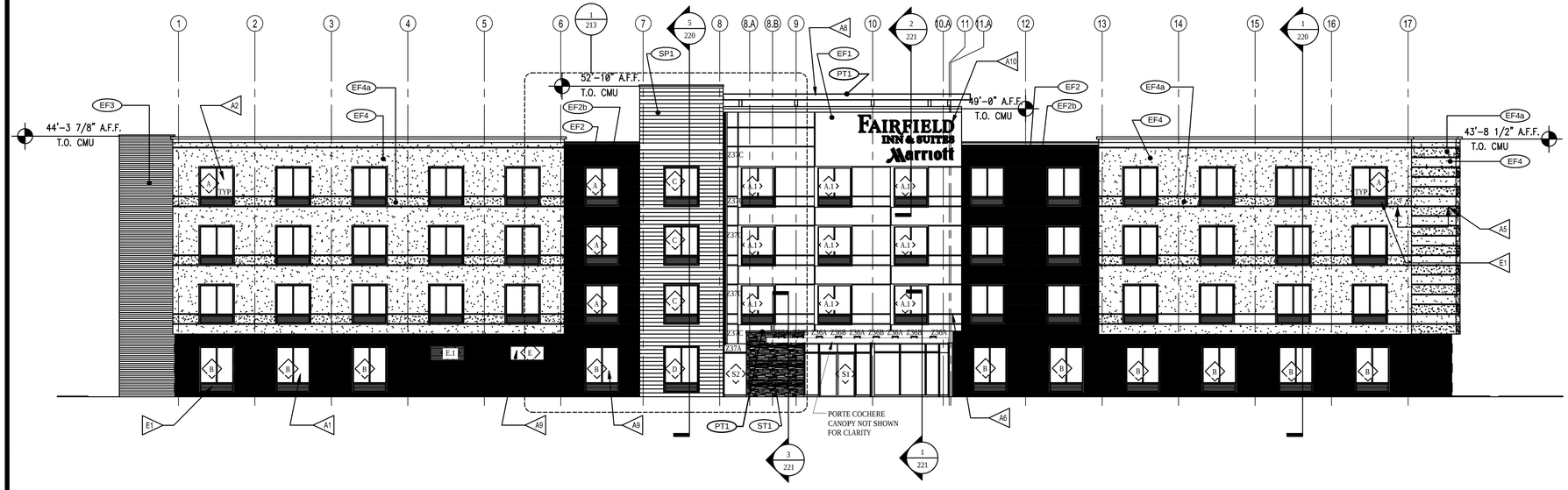




NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED. 1



1 EX1 FRONT ELEVATION
SCALE 3/32" = 1'-0"

REFERENCE NOTES

A. REFER TO DESIGN STANDARDS 'SITE & BUILDING EXTERIOR' CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.

B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS; AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHERE AND CANOPY STRUCTURE FINISHES, ETC.

C. REFER TO THE SIGNAGE MANUAL - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

1. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
2. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
3. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
4. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

ARCHITECTURE:

A1 TYPICAL GUESTROOM WINDOW @ GROUND FLOOR

A2 TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR

A3 OPT 1 - PREFERRED LOCATION FOR OPTIONAL CHANNEL LETTER SIGNAGE ON SIDES OR ENDS OF BUILDING, LOCATE AS APPROPRIATE BASED ON BUILDING ORIENTATION. VERIFY PARAPET HEIGHT OR WALL CONSTRUCTION IN THE AREA SIGN TO BE INSTALLED WILL ALLOW FOR REAR ACCESS REQUIRED FOR CHANNEL LETTER INSTALLATION AND OPERATION.

A4 OPT 2 - SECONDARY LOCATION FOR OPTIONAL SIGNAGE ON SIDES OR ENDS OF BUILDING. LOCATE AS APPROPRIATE AND SEE NOTE A3 ABOVE FOR WALL REQUIREMENTS FOR CHANNEL LETTER INSTALLATION.

A5 ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.

A6 CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.

A7 SIDE ENTRY CANOPY. SEE ENLARGED ELEVATIONS FOR DETAILS.

A8 ROOF SHADE CANOPY, SEE SHEET 202 FOR DETAILS.

A9 WINDOW TO BE 'FROSTED' TO CREATED VISUAL SCREEN TO LAUNDRY ROOM.

A10 CHANNEL LETTER SIGNAGE AT FRONT OF BUILDING. SEE SIGNAGE MANUAL - EXTERIOR SIGNAGE PACKAGE FOR REQUIREMENTS.

ENGINEERING:

E1 PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

EXTERIOR FINISH KEY

- EF1 PEARLESCENT ACCENT EIFS FINISH
- EF2 DARK EIFS FINISH COLOR
- EF2a ACCENT EIFS COLOR
- EF2b DARK EIFS FINISH COLOR - TEXTURED
- EF3 STAIR TOWER EIFS COLOR
- EF4 MAIN BUILDING EIFS COLOR
- EF4a ACCENT EIFS COLOR
- ST1 CULTURED STONE
- ST2 COPING
- SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN
  - SOLID PHENOLIC BOARD SIDING
  - CEMENT BOARD SIDING (OPTION)
- PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

INTERPLAN LLC
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
PROJECT MANAGEMENT

AA 003420
CA 8660

604 COURTLAND STREET
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ORLANDO, FLORIDA 32804
PH 407.645.5008
FX 407.629.9124

SEAL:

1 12-5-16 CITY COMMENTS
NO DATE REMARKS

REVISIONS

FARISH ENTERPRISES
1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 10-31-16

EX1
EXTERIOR ELEVATIONS

CHECKED: CDB DRAWN: MR

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NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE SCREENED. 1

1 EX2 FRONT ELEVATION
SCALE 3/32" = 1'-0"

REFERENCE NOTES

A. REFER TO DESIGN STANDARDS "SITE & BUILDING EXTERIOR" CHAPTER FOR MAIN REQUIREMENTS RELATED TO THIS SHEET. ARCHITECT IS RESPONSIBLE FOR DESIGNING PROJECT IN ACCORDANCE WITH THE ENTIRE DESIGN STANDARDS.

B. REFER TO EXTERIOR FINISH INDEX FOR MATERIALS AND COLORS; AND ALSO FOR TYPICAL FINISHES FOR EXTERIOR ELEMENTS SUCH AS TYPICAL LOUVER COLOR, DOOR FRAMES, PORTE COCHIERE AND CANOPY STRUCTURE FINISHES, ETC.

C. REFER TO THE SIGNAGE MANUAL - EXTERIOR GRAPHICS PACKAGE FOR REQUIREMENTS RELATED TO SIGNAGE SHOWN ON THIS SHEET.

GENERAL NOTES

1. BUILDING ELEVATIONS ARE APPROXIMATE AND WILL VARY BASED ON STRUCTURAL SYSTEM.
2. PROVIDE CONTRACTOR WITH COLOR PRINTS OF ELEVATIONS FOR ADDITIONAL CLARITY.
3. CONTINUE FINISH TO INSIDE CORNER VERSUS FINISH TRANSITIONS AT OUTSIDE CORNER.
4. ALL DOWNSPOUTS MUST HAVE CLEANOUTS.

CRITERIA NOTES

CRITERIA NOTES ARE SHOWN CATEGORIZED BY DISCIPLINE AND COULD BE INTERPRETED TO APPLY TO MORE THAN ONE DISCIPLINE. FOR EFFICIENCY, NOTES ARE ONLY SHOWN UNDER ONE PREDOMINANT DISCIPLINE. CONSULTANTS SHOULD FAMILIARIZE THEMSELVES WITH ALL CRITERIA NOTES.

ARCHITECTURE:

- A1 TYPICAL GUESTROOM WINDOW @ GROUND FLOOR
- A2 TYPICAL GUESTROOM WINDOW FOR UPPER FLOOR.
- A3 OPTIONAL BUILDING CHANNEL LETTER SIGNAGE AT REAR OF BUILDING.
- A4 LOUVERED SUNSHADE.
- A5 ALIGN AND COORDINATE REVEALS ALONG FACADE OF BUILDING. SEE ENLARGED DETAILS FOR DIMENSIONS.
- A6 CONTINUE REVEALS ALONG EXTENDED EDGE OF BUILDING.

ENGINEERING:

- E1 PTAC LOUVER INTEGRAL WITH WINDOW FRAME. FINISH TO MATCH WINDOW FRAME.

EXTERIOR FINISH KEY

- EF1 PEARLESCENT ACCENT EIFS FINISH
- EF2 DARK EIFS FINISH COLOR
- EF2a ACCENT EIFS COLOR
- EF2b DARK EIFS FINISH COLOR - TEXTURED
- EF3 STAIR TOWER EIFS COLOR
- EF4 MAIN BUILDING EIFS COLOR
- EF4a ACCENT EIFS COLOR
- ST1 CULTURED STONE
- ST2 COPING
- SP1 EXTERIOR ACCENT FINISH AT RAINSCREEN - SOLID PHENOLIC BOARD SIDING - CEMENT BOARD SIDING (OPTION)
- PT1 PAINT COLOR - ALUM. ROOF SHADE CANOPY & OTHER METAL COPINGS, FASCIAS, ETC.

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SEAL:

1 12-5-16 CITY COMMENTS
NO DATE REMARKS

REVISIONS

FARISH ENTERPRISES

1616 EAST SEMORAN BOULEVARD
APOPKA
FLORIDA

PROJECT NO: 2016.0341
DATE: 10-31-16

EX2

EXTERIOR ELEVATIONS

CHECKED: CDB DRAWN: MI

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CITY OF APOPKA
CITY COUNCIL

___	CONSENT AGENDA	MEETING OF:	August 1, 2018
_X_	PUBLIC HEARING	FROM:	Community Development
___	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
_X_	OTHER: Revised Final Development Plan		Aerial Map
			Revised Final Dev. Plan

SUBJECT: **LAKESHORE OF WEKIVA SUBDIVISION (FKA SANDPIPER ROAD SUBDIVSION) – REVISED FINAL DEVELOPMENT PLAN**

REQUEST: **APPROVE THE LAKESHORE OF WEKIVA (FKA SANDPIPER ROAD) SUBDIVISION – REVISED FINAL DEVELOPMENT PLAN**

SUMMARY:

OWNER:	Beazer Homes, LLC
APPLICANT:	David A. Stokes, P.E., Madden, Moorhead & Stokes, Inc.
LOCATION:	Southeast corner of Ustler Road and Sandpiper Road
PARCEL ID NUMBERS:	03-21-28-0000-00-023; 03-21-28-0000-00-119; 03-21-28-0000-00-015; 03-21-28-0000-00-046; 03-21-28-0000-00-073; 03-21-28-0000-00-072; 03-21-28-0000-00-022; 03-21-28-0000-00-047; 03-21-28-0000-00-131; 03-21-28-0000-00-106
EXISTING USE:	Vacant
FUTURE LAND USE:	Residential Very Low Suburban (0-2 du/ac)
ZONING DISTRICT:	PUD/R-1A (Residential)
MINIMUM LOT WIDTH:	75 feet typical lot width
MINIMUM LOT SIZE:	12,800 square feet; Minimum living area: 2,200 square feet
TRACT SIZE:	58.23 +/- acres (48.4 developable area)
PROPOSED DEVELOPMENT:	49 Single Family Residential Lots
PROPOSED DENSITY:	1.01 DU/AC

FUNDING SOURCE: N/A

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:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (County)	Low Density Residential (4 du/ac)	A-1, A-2	Single Family Residences and Vacant
East (County)	Low Density Residential (4 du/ac)	A-1, RCE	Single Family Residences
South (County and City)	County Low Density Residential (4 du/ac) and City Residential Very Low Suburban (0-2 du/ac)	A-2, RCE, R-1AAAA	Single Family Residences
West (City and County)	City Residential Very Low Suburban (0-2 du/ac) and County Low Density Residential (4 du/ac)	RCE-1, R-1AAAA, A-2	Single Family Residences

PROJECT SUMMARY: The applicant is requesting to revise the previously approved Sandpiper Road Subdivision Final Development Plan to accommodate a larger compensating storage area for stormwater runoff. The area of the Subdivision Plan affected by this revision occurs the open space/tree preservation/recreation/ within Tract A at the west of Lot 37. The tree preservation/open space/recreation area/Tract A was approved at an area of 18.33 acres. The compensating storage is approximately 1.4 acres in size.

Expansion of the stormwater compensating storage area has already been completed by the developer. Field inspections by City staff identified site construction activity that is inconsistent with the approved Subdivision Plan.

The previously approved Sandpiper Road Subdivision Final Development Plan includes 49 single family residential units. The Sandpiper Road Subdivision is located within a Planned Unit Development District which will consist of a minimum 85 feet wide lots with a minimum lot size of 11,500 S.F. and a minimum living area of 2,200 S.F for homes. Development standards for the subdivision are based on the approved Sandpiper Road Subdivision Master Plan and the Land Development Code.

ACCESS: Ingress/egress for the development will occur from internal private roads connecting at one location – Sandpiper Street. All subdivision roads are owned and maintained by the homeowners association.

RECREATION: The applicant is requesting to revise the previously approved Sandpiper Road Subdivision Final Development Plan by reducing the area of the open space/tree preservation/recreation/ Tract A on the western portion of the project site to accommodate for a compensating storage area. The tree preservation/open space/recreation area/Tract A was approved at an area of 18.33 acres. The compensating storage is approximately 1.4 acres in size. The purpose of the compensatory area is to offset flood storage. Other passive and active recreational areas that includes a tot lot shall remain.

BUFFER(S)/LANDSCAPING: The applicant has calculated that additional 159 inches of specimen tree inches and 40 inches of non-specimen tree inches were removed to accommodate the compensating storage. Larger oak trees within the 0.24 acre Tract "J", a passive park, will be preserved. A mitigation fee of $1,990 in addition to the previous amount of $17,550.00 calculated at a previously approved FDP Plan, is required. Additional trees are protected within the 30 foot wide conservation easement along the southern and eastern project lines as well as designated tree preservation\open space areas within Tract "G" and. Other buffers and open spaces approved in the PUD Master Plan/PDP shall remain.

ORANGE COUNTY NOTIFICATION: The County was notified at the time of the revised final development plan application through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:
August 1, 2018 – City Council, 1:30 p.m.

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Lakeshore of Wekiva Subdivision – Revised Final Development Plan, subject to the findings of this staff report.

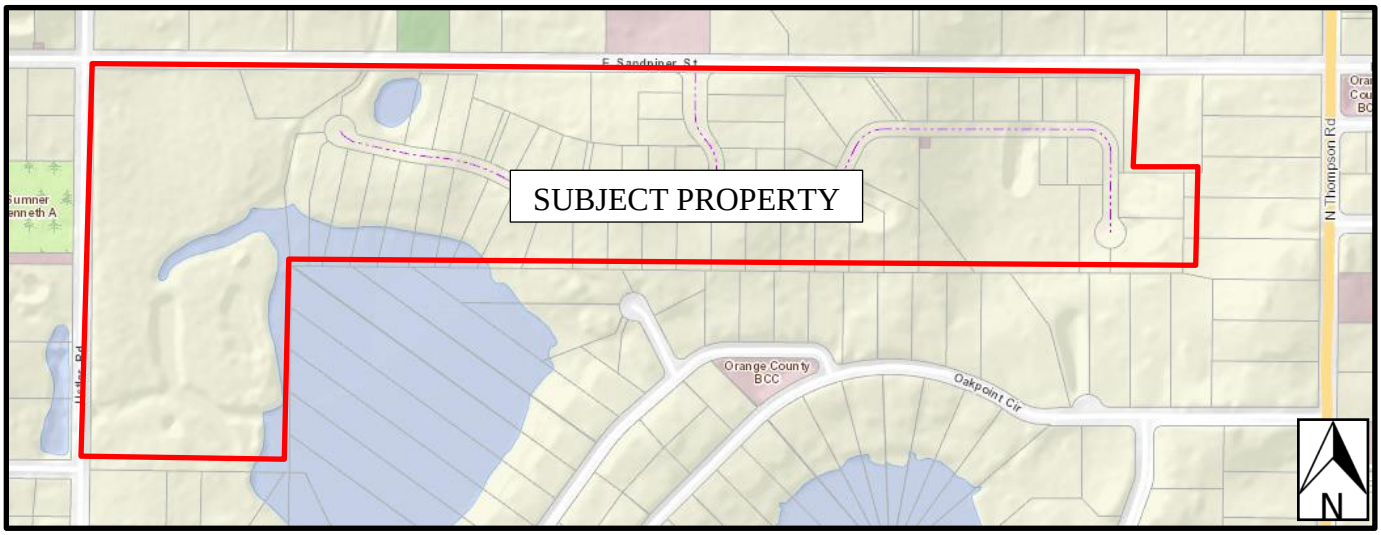
The **City Council**, at its meeting on May 7, 2017, recommended approval of the Lakeshore of Wekiva Subdivision (FKA Sandpiper Road Subdivision) – Final Development Plan subject to Ordinance No. 2506 (PUD Ordinance), Master Plan/Preliminary Development Plan and the findings of this staff report.

City Council: Approve the Lakeshore of Wekiva Subdivision – Revised Final Development Plan subject to Ordinance No. 2506 (PUD Ordinance), Master Plan/Preliminary Development Plan and findings of this staff report.

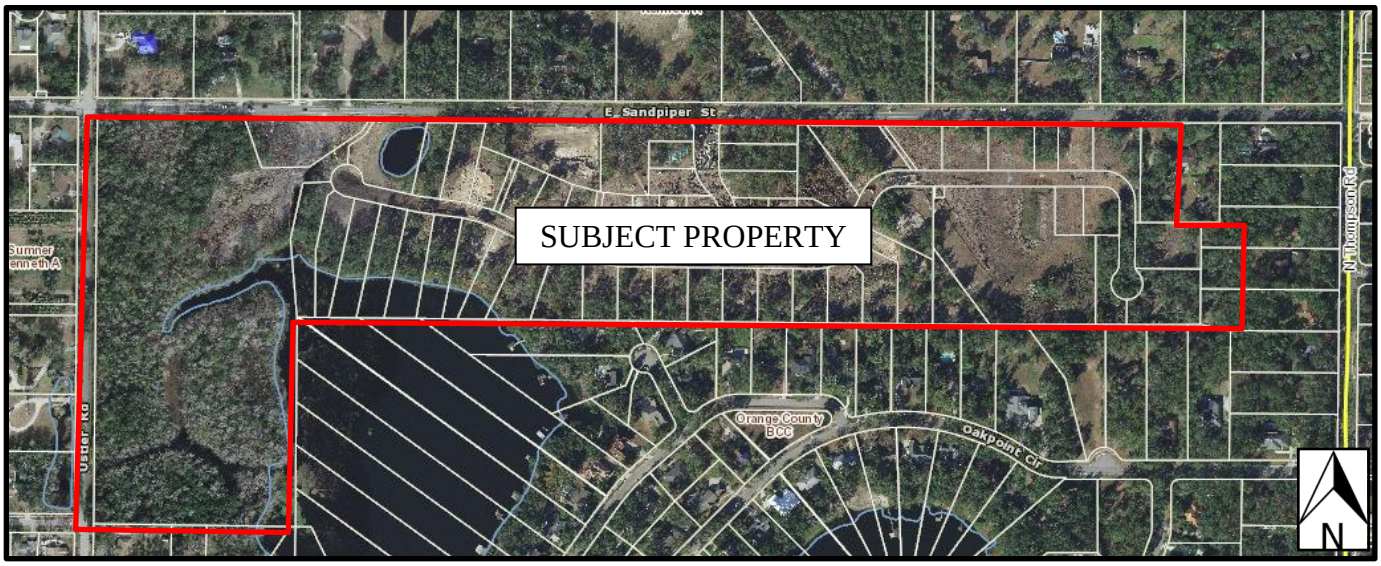
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Project Name:	**Lakeshore of Wekiva - Revised Final Development Plan**
Property Owner:	**Beazer Homes**
Applicant:	**David A. Stokes, P.E., Madden, Moorhead & Stokes, Inc.**
Total Site Area:	**58.23 +/- acres (48.4 acres developable area)**
Parcel ID #S:	**03-21-28-0000-00-023, 03-21-28-0000-00-119, 03-21-28-0000-00-015, 03-21-28-0000-00-046, 03-21-28-0000-00-073, 03-21-28-0000-00-072, 03-21-28-0000-00-022, 03-21-28-0000-00-047, 03-21-28-0000-00-131, 03-21-28-0000-00-106**

VICINITY MAP



AERIAL MAP


E Sandpiper St
SUBJECT PROPERTY
N Thompson Rd
Uster Rd
Orange County BCC
Oakpoint Cir
N

FINAL DEVELOPMENT PLAN

SANDPIPER ROAD SUBDIVISION

SECTIONS 2 & 3 TOWNSHIP 21 SOUTH, RANGE 28 EAST
APOPKA, FLORIDA

PARCEL ID NO.: 03-21-28-0000-00-023
03-21-28-0000-00-119
03-21-28-0000-00-015
03-21-28-0000-00-046
03-21-28-0000-00-073
03-21-28-0000-00-072
03-21-28-0000-00-022
03-21-28-0000-00-047
02-21-28-0000-00-131
02-21-28-0000-00-106

FOR

FLORIDA LAND TRUST #111
100 S. VIRGINIA AVE., UNIT 201
WINTER PARK, FL 32789
PH (407) 947-4225

LEGAL DESCRIPTION:

PARCEL NO. 1:

THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

PARCEL NO. 2:

THE WEST 275.0 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF.

PARCEL NO. 3

THE WEST 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 330 FEET OF THE EAST 200 FEET OF THE WEST 220 FEET THEREOF. AND LESS THE NORTH 30 FEET THEREOF.

PARCEL NO. 4

HAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEGINNING AT A POINT SOUTH 00°02'00" WEST, 30.0 FEET AND NORTH 89°35'59" EAST, 550.0 FEET FROM THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, RUN NORTH 89°35'59" EAST, 108.90 FEET ALONG THE SOUTH LINE OF SANDPIPER ROAD; THENCE RUN SOUTH 00°01'08" WEST, 312.00 FEET; THENCE RUN NORTH 89°35'59" EAST, 193.00 FEET; THENCE RUN SOUTH 00°03'48" WEST, 320.19 FEET; THENCE RUN SOUTH 89°35'00" WEST, 301.81 FEET; THENCE RUN NORTH 00°02'00" EAST, 632.27 FEET TO THE POINT OF BEGINNING.

ALSO: THE EAST 275.0 FEET OF THE WEST 550.0 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF FOR SANDPIPER ROAD.

PARCEL NO. 5

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; LESS THE NORTH 30 FEET THEREOF.

PARCEL NO. 6

THE NORTH 330.00 FEET OF THE WEST 220.00 FEET OF THE WEST 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30.00 FEET THEREOF, AND LESS THE WEST 20.00 FEET THEREOF.

PARCEL 7

THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF, AND LESS THE WEST 30 FEET THEREOF.

PROJECT TEAM MEMBERS:

OWNER / DEVELOPER
FLORIDA LAND TRUST #111
100 S. VIRGINIA AVE., UNIT 201
WINTER PARK, FL 32789
PHONE: (407) 947-4225

ENGINEER
MADDEN, MOORHEAD, & STOKES, INC.
431 E HORATIO AVE., SUITE 260
MAITLAND, FLORIDA 32751
PHONE: (407) 629-8330

ENVIRONMENTALIST
BIO-TECH CONSULTING
2002 E. ROBINSON STREET
ORLANDO, FL 32803
PHONE: (407) 894-5969

LANDSCAPE ARCHITECT
DALY DESIGN GROUP, INC.
913 N. PENNSYLVANIA AVENUE
WINTER PARK, FL 32789
PHONE: (407) 740-7373

GEOTECHNICAL ENGINEER
UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD.
ORLANDO, FLORIDA 32811
PHONE: (407) 423-0504

SURVEYOR
BENCHMARK SURVEYING & MAPPING CONSULTANTS, INC.
555 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787
PHONE: (407) 654-6184

UTILITY PROVIDERS:

ELECTRIC:
DUKE ENERGY
8407 BOGGY CREEK ROAD
ORLANDO, FL 32824
PHONE: (407) 850-2785

CABLE:
BRIGHT HOUSE NETWORKS
844 MAGUIRE ROAD
OCOEE, FL 34761
PHONE: (407) 532-8511

PHONE:
EMBARQ
P.O. BOX 770339
WINTER GARDEN, FL 34777-0339
PHONE: (407) 814-5386

GAS:
LAKE APOPKA NATURAL GAS
P.O. BOX 771275
WINTER GARDEN, FL 34777
PHONE: (407) 656-2734

WATER & WASTE WATER:
CITY OF APOPKA
748 E. CLEVELAND STREET
APOPKA, FL 32704
PHONE: (407) 703-1731

INDEX OF SHEETS

COV	COVER SHEET
1 OF 1	BOUNDARY SURVEY
1 OF 1	TOPOGRAPHIC SURVEY
1 OF 1	TREE SURVEY
SY-1	SYMBOLS AND ABBREVIATIONS
NT-1	GENERAL NOTES
OV-1	OVERALL SITE PLAN
ST-1 - ST-2	SITE PLANS
UT-1 - UT-2	UTILITY PLANS
DR-1 - DR-2	DRAINAGE PLANS
GR-1 - GR-3	GRADING PLANS
EC-1	EROSION CONTROL PLAN
PP-1 - PP-4	PLAN AND PROFILE
OS-1 - OS-2	OFFSITE IMPROVEMENTS PLAN
DT-1 - DT-5	CONSTRUCTION DETAILS
CD-1 - CD-2	CITY DETAILS
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K-100	LANDSCAPE PLANS KEY SHEET
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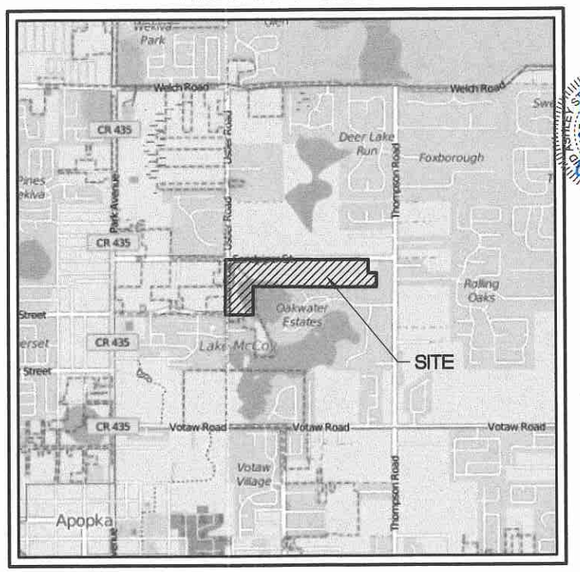
L-201 - L-208	LANDSCAPE PLANS
H-201 - H-203	HARDSCAPE PLANS
I-001 - I-306	IRRIGATION PLANS

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. HORATIO AVENUE, SUITE 260
MAITLAND, FLORIDA 32751
PHONE (407) 629-8330
FAX (407) 629-8336

RECEIVED
MAY 14 2018
By

VICINITY MAP



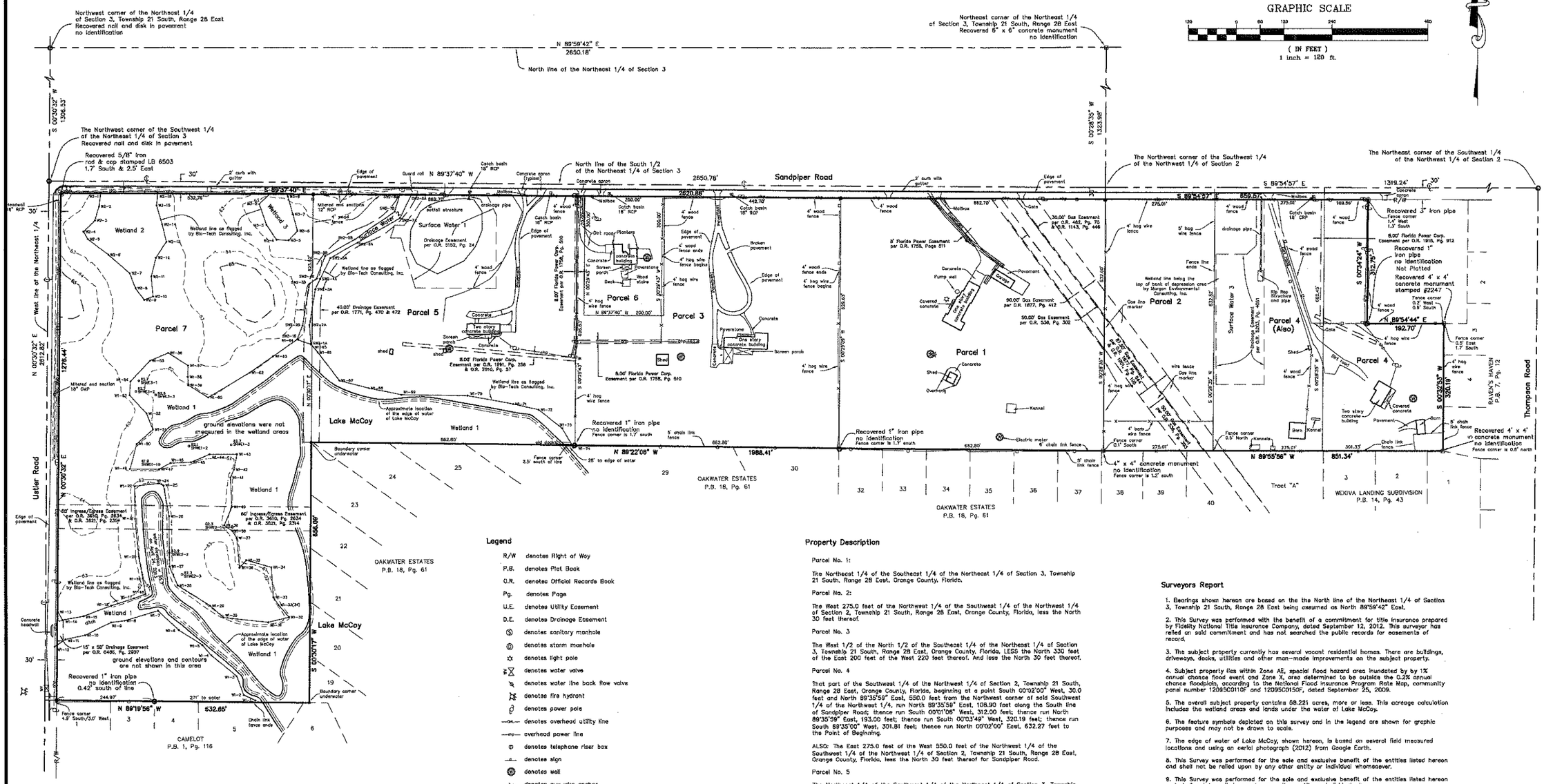
SCALE = N.T.S.

MAY 11 2018

106

12059 - SANDPIPER ROAD SUBDIVISION
H:\Data\12059\DWG\Vmd\12059 COV.dwg Apr 10, 2018-8:58:39 am

Boundary Survey of a portion of Sections 2 and 3, Township 21 South, Range 28 East, Orange County, Florida



Legend

- R/W denotes Right of Way
- P.B. denotes Plat Book
- O.R. denotes Official Records Book
- Pg. denotes Page
- U.E. denotes Utility Easement
- D.E. denotes Drainage Easement
- denotes sanitary manhole
- denotes storm manhole
- denotes light pole
- denotes water valve
- denotes water line back flow valve
- denotes fire hydrant
- denotes power pole
- denotes overhead utility line
- denotes overhead power line
- denotes telephone riser box
- denotes sign
- denotes well
- denotes guy wire anchor
- denotes set 5/8" iron rod & cap stamped "PSM 5205", unless otherwise noted
- denotes recovered 1/2" iron rod with no identification
- WI-57 denotes wetland flag and number, as marked by others
- CMP denotes corrugated metal drainage pipe
- RCP denotes reinforced concrete drainage pipe
- SHWE denotes seasonal high water elevation
- denotes contour line and elevation

Wetland Area Acreage

Wetland 1 contains 7.714 acres
Wetland 2 contains 0.739 acres
Wetland 3 contains 0.174 acres
Surface Water 1 contains 0.591 acres
Surface Water 2 contains 0.179 acres
Surface Water 3 contains 0.443 acres

Property Description

Parcel No. 1:

The Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East, Orange County, Florida.

Parcel No. 2:

The West 275.0 feet of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 21 South, Range 28 East, Orange County, Florida, less the North 30 feet thereof.

Parcel No. 3

The West 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East, Orange County, Florida, LESS the North 330 feet of the East 200 feet of the West 220 feet thereof. And less the North 30 feet thereof.

Parcel No. 4

That part of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 21 South, Range 28 East, Orange County, Florida, beginning at a point South 00°02'00" West, 30.0 feet and North 89°35'59" East, 550.0 feet from the Northwest corner of said Southwest 1/4 of the Northwest 1/4, run North 89°35'59" East, 108.90 feet along the South line of Sandpiper Road; thence run South 00°01'06" West, 312.00 feet; thence run North 89°35'59" East, 193.00 feet; thence run South 00°03'49" West, 320.19 feet; thence run South 89°35'00" West, 301.81 feet; thence run North 00°02'00" East, 632.27 feet to the Point of Beginning.

ALSO: The East 275.0 feet of the West 550.0 feet of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 21 South, Range 28 East, Orange County, Florida, less the North 30 feet thereof for Sandpiper Road.

Parcel No. 5

The Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East, Orange County, Florida; less the North 30 feet thereof.

Parcel No. 6

The North 330.00 feet of the West 220.00 feet of the West 1/2 of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East, Orange County, Florida, LESS the North 30.00 feet thereof, AND LESS the West 20.00 feet thereof.

Parcel 7

The West 1/2 of the Southwest 1/4 of the Northeast [illegible], Township 21 South, Range 28 East, Orange County, Florida, Less th[illegible] thereof, and LESS the West 30 feet thereof.

Surveyors Report

1. Bearings shown hereon are based on the the North line of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East being assumed as North 89°59'42" East.

2. This Survey was performed with the benefit of a commitment for title insurance prepared by Fidelity National Title Insurance Company, dated September 12, 2012. This surveyor has relied on said commitment and has not searched the public records for easements of record.

3. The subject property currently has several vacant residential homes. There are buildings, driveways, docks, utilities and other man-made improvements on the subject property.

4. Subject property lies within Zone AE, special flood hazard area inundated by by 1% annual chance flood event and Zone X, area determined to be outside the 0.2% annual chance floodplain, according to the National Flood Insurance Program Rate Map, community panel number 12095C0110F and 12095C0150F, dated September 25, 2009.

5. The overall subject property contains 58.221 acres, more or less. This acreage calculation includes the wetland areas and lands under the water of Lake McCoy.

6. The feature symbols depicted on this survey and in the legend are shown for graphic purposes and may not be drawn to scale.

7. The edge of water of Lake McCoy, shown hereon, is based on several field measured locations and using an aerial photograph (2012) from Google Earth.

8. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

9. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

10. This survey meets the Minimum Technical Standards set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472.

11. This Survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

12. Elevations, shown hereon, are based on Orange County Vertical Datum relative to the National Geodetic Vertical Datum of 1929. The vertical control points used for this survey are county designation numbers R-286-002 and S-909-006. See topographic survey prepared by this firm for additional topographic information.

13. The seasonal high water elevations (SHWE), shown hereon, are elevation of nails set in trees by a representative of Bio-Tech Consulting, Inc.

Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number - LB-7874
Post Office Box 771065, Winter Garden, Florida 34777-1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 654-6183 - www.benchmarksurveyingandmapping.com

Prepared For: Florida Land Trust #111
ZDA of Sandpiper, LLC, Trustee

Prepared By:
Billy Joe Hopkins, Jr.
Professional Surveyor and Mapper
Florida License # 5205

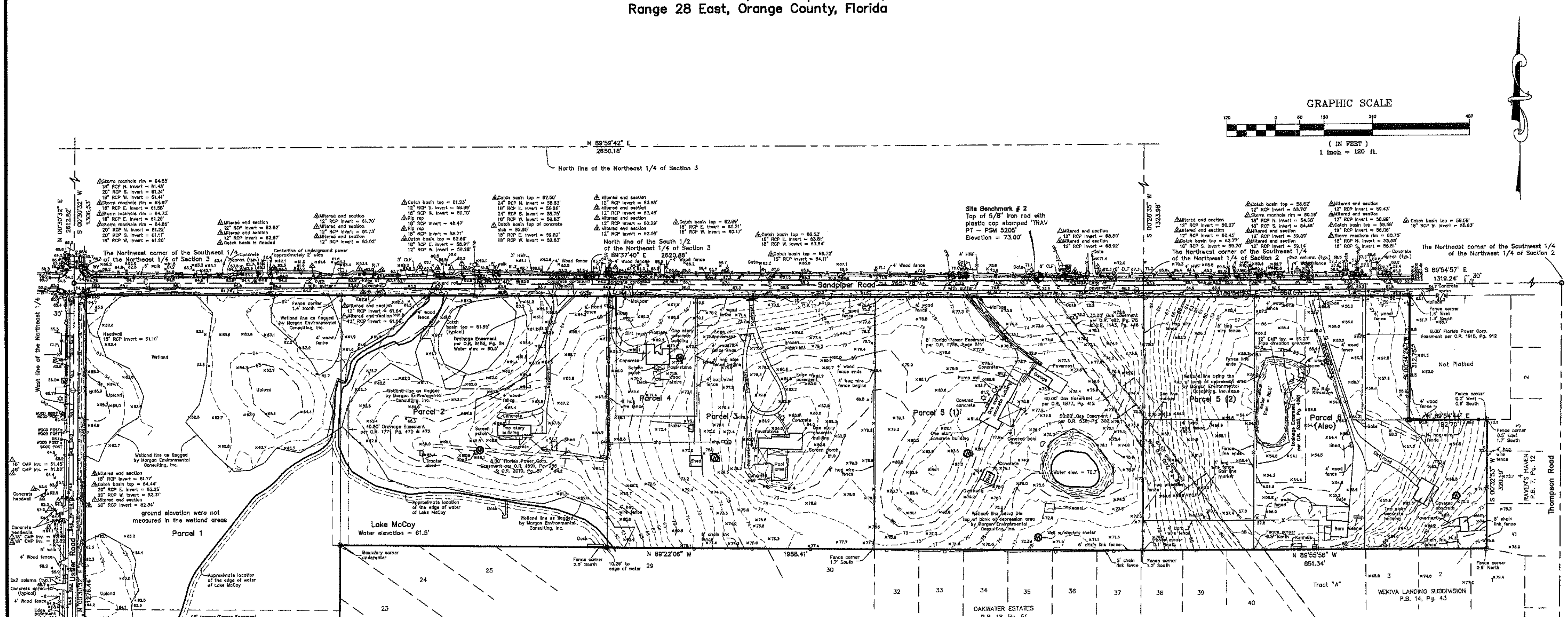
Boundary Survey of a portion of Sections 2 and 3, Township 21 South, Range 28 East, Orange County, Florida

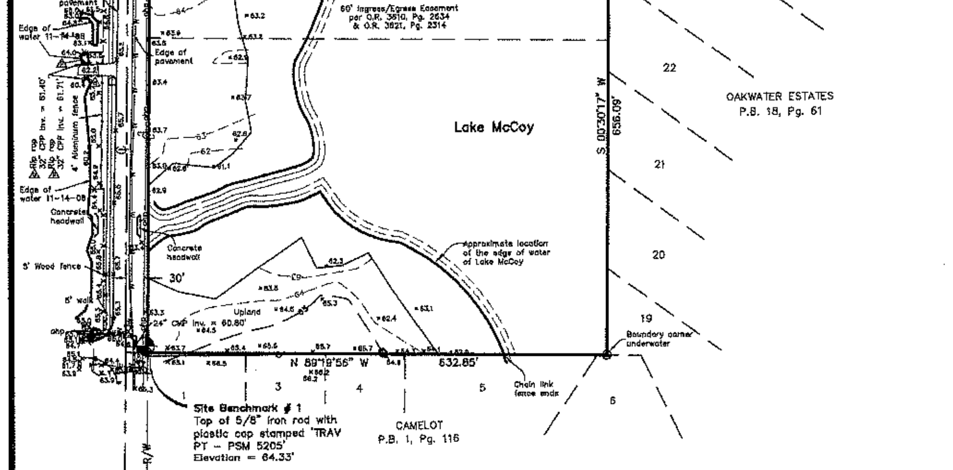
Date	Revision
4/24/13	add elevation contours and SHWE on Parcel 7
1/16/13	Update Survey
12/27/05	wetland area calculations and dimensions
10/10/05	additional wetland line along southwest side

315.03 update — Project Number
1" = 120' — Scale
49/35 — Field Book/Page
August 2, 2005 — Original Field Date

Sheet 1 of 1

Topographic Survey of a portion of Sections 2 and 3, Township 21 South, Range 28 East, Orange County, Florida





Property Description

Parcel 1

The West ½ of the Southwest ¼ of the Northeast ¼ of Section 3, Township 21 South, Range 28 East, Orange County, Florida, less road right of way on the North for E. Sandpiper Street and on the West for Ulster Road.

Parcel 2

The Northeast ¼ of the Southwest ¼ of the Northeast ¼ of Section 3, Township 21 South, Range 28 East, Orange County, Florida.

Parcel 3

The West ½ of the North ½ of the Southeast ¼ of the Northeast ¼ of Section 3, Township 21 South, Range 28 East, Orange County, Florida, LESS the North 330 feet of the East 200 feet of the West 220 feet thereof.

Parcel 4

The North 330.00 feet of the West 220.00 feet of the North ½ of the Southeast ¼ of the Northeast ¼ of Section 3, Township 21 South, Range 28 East, Orange County, Florida, LESS the North 330 feet thereof, AND LESS the West 20.00 feet thereof.

Parcel 5

Parcel No.1:
The Northeast ¼ of the Southeast ¼ of the Northeast ¼ of Section 3, Township 21 South, Range 28 East, Orange County, Florida.
Parcel No. 2:
The West 275.0 feet of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 2, Township 21 South, Range 28 East, Orange County, Florida, less the North 30 feet thereof.

Parcel 6

That part of the Southwest ¼ of the Northwest ¼ of Section 2, Township 21 South, Range 28 East, Orange County, Florida, beginning at a point South 00°02'00" West, 30.0 feet and North 89°35'59" East, 550.0 feet from the Northwest corner of said Southwest ¼ of the Northwest ¼, run North 89°35'59" East, 108.90 feet along the South line of Sandpiper Road; thence run South 00°01'08" West, 312.00 feet; thence run North 89°35'59" East, 193.00 feet; thence run South 00°03'49" West, 320.19 feet; thence run South 89°35'00" West, 301.81 feet; thence run North 00°02'00" East, 632.27 feet to the Point of Beginning.

ALSO: The East 275.0 feet of the West 550.0 feet of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 2, Township 21 South, Range 28 East, Orange County, Florida, less the North 30 feet thereof for Sandpiper Road.

Surveyors Report

1. Bearings shown hereon are based on the the West line of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East being assumed as S 00°30'32" W.

2. THIS IS NOT A BOUNDARY SURVEY. For additional boundary information see that certain Boundary Survey prepared by this surveyor.

3. Elevations, shown hereon, are based on Orange County Vertical Datum relative to the National Geodetic Vertical Datum of 1929. The vertical control points used for this survey are county designation numbers R-296-002 and S-909-006.

4. The subject property is currently being used as residential homes. There are several buildings, driveways, docks, utilities and other man-made improvements on the subject property.

5. Subject property lies within Zone AE, special flood hazard area inundated by 100-year flood base flood elevation determined (Elevation 67') and Zone X, area determined to be outside the 500-year floodplain, according to the National Flood Insurance Program Rate Map, community panel number 12095C0110 E and 12095C0150 E, dated December 6, 2000.

6. The overall subject property contains 58.221 acres, more or less. The wetland areas shown hereon contains 19.743 acres, more or less. The upland area contains 38.478 acres more or less. Area calculations are based on the field measurements of this survey.

7. The feature symbols depicted on this survey and in the legend are shown for graphic purposes and may not be drawn to scale.

8. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

9. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

10. This survey meets the Minimum Technical Standards set forth in Florida Administrative Code Rule 61G17-6, pursuant to Florida Statute Chapter 472.

11. This Survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

Legend

- Ⓢ denotes sanitary manhole
- Ⓓ denotes storm manhole
- ☼ denotes light pole
- denotes water valve
- denotes water line back flow valve
- denotes power pole
- —OHL— denotes overhead utility line
- —ohp— overhead power line
- denotes telephone riser box
- • denotes parcel corner (no monument recovered or set)
- denotes sign
- Ⓦ denotes well
- denotes guy wire anchor
- denotes set 5/8" iron rod & cap stamped "PSM 5205", unless otherwise noted
- ×75.2 denotes spot elevation
- —60— denotes contour line and elevation
- —x— denotes 4' Hog wire fence unless otherwise noted
- denotes mailbox
- denotes backflow preventer
- denoted water meter
- R/W denotes Right of Way
- P.B. denotes Plat Book
- O.R. denotes Official Records Book
- Pg. denotes Page
- U.E. denotes Utility Easement
- D.E. denotes Drainage Easement
- RCP denotes reinforced concrete pipe
- CMP denotes corrugated metal pipe
- CPP denotes corrugated plastic pipe
- Inv. denotes Invert
- CLF denotes chain link fence
- HWF denotes hog wire fence
- (typ.) denotes typical
- —T— denotes underground telephone as marked by others
- —C— denotes underground cable televisions as marked by others
- —P— denotes underground power as marked by others
- —G— denotes underground gas as marked by others
- —S— denotes underground sanitary sewer as marked by others
- △ denotes storm structure designation
- denotes concrete driveway apron

Benchmark Surveying & Mapping Consultants, Inc.
Certificate of Authorization Number – LB-6796
Post Office Box 771065, Winter Garden, Florida 34777-1065
557 West Plant Street, Winter Garden, Florida 34787
(407) 654-6183 Fax (407) 654-6184

Prepared For:
C & G Real Estate Group, Inc.

Prepared By:
Billy Joe Jernigan, Jr.
Professional Surveyor and Mapper
Florida Licensed # 5205

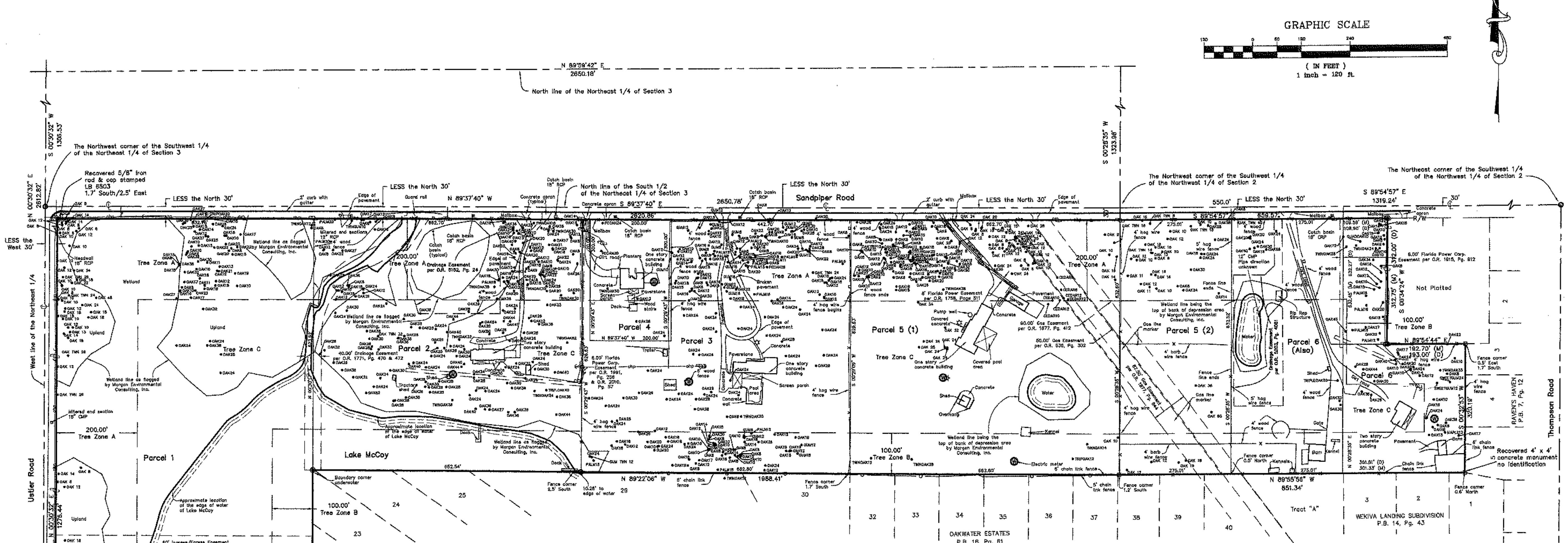
Topographic Survey of a portion of Sections 2 and 3, Township 21 South, Range 28 East, Orange County, Florida

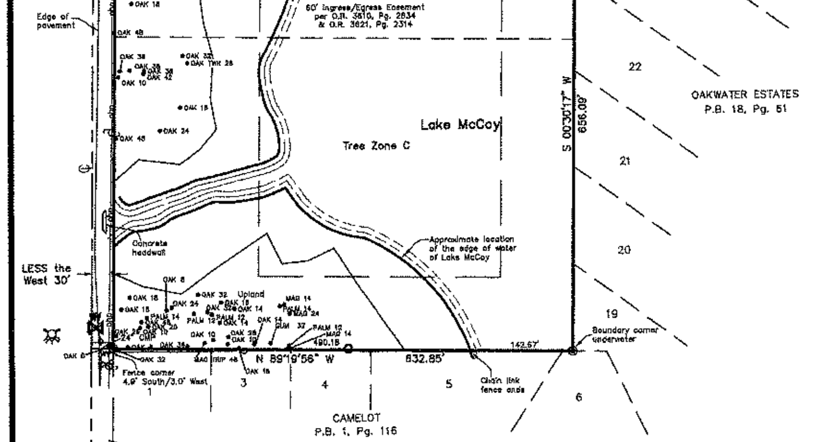
Date	Revision
11/14/06	Additional topographic information of roads
03/10/06	Ground elevations is small uplands on west side

Project Number	315.03TOPO
Scale	1" = 120'
Field Date	January 19, 2006
Field Book/Page	51/65 & 53/47

Sheet 1 of 1

Specific Purpose (Tree) Survey of a portion of Sections 2 and 3, Township 21 South, Range 28 East, Orange County, Florida





Property Description

Parcel 1

The West ½ of the Southwest ¼ of the Northeast ¼ of Section 3, Township 21 South, Range 28 East, Orange County, Florida, less road right of way on the North for E. Sandpiper Street and on the West for Ulster Road.

Parcel 2

The Northeast ¼ of the Southwest ¼ of the Northeast ¼ of Section 3, Township 21 South, Range 28 East, Orange County, Florida. LESS the North 30 feet thereof.

Parcel 3

The West ½ of the North ½ of the Southeast ¼ of the Northeast ¼ of Section 3, Township 21 South, Range 28 East, Orange County, Florida, LESS the North 330 feet of the East 200 feet of the West 220 feet thereof. And LESS the North 30.00 feet thereof.

Parcel 4

The North 330.00 feet of the West 220.00 feet of the West 1/2 of the North ½ of the Southeast ¼ of the Northeast ¼ of Section 3, Township 21 South, Range 28 East, Orange County, Florida, LESS the North 30.00 feet thereof, AND LESS the West 20.00 feet thereof.

Parcel 5

Parcel No.1:
The Northeast ¼ of the Southeast ¼ of the Northeast ¼ of Section 3, Township 21 South, Range 28 East, Orange County, Florida.
Parcel No. 2:
The West 275.0 feet of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 2, Township 21 South, Range 28 East, Orange County, Florida, less the North 30 feet thereof.

Parcel 6

That part of the Southwest ¼ of the Northwest ¼ of Section 2, Township 21 South, Range 28 East, Orange County, Florida, beginning at a point South 00°02'00" West, 30.0 feet and North 89°35'59" East, 550.0 feet from the Northwest corner of said Southwest ¼ of the Northwest ¼, run North 89°35'59" East, 108.90 feet along the South line of Sandpiper Road; thence run South 00°01'08" West, 312.00 feet; thence run North 89°35'59" East, 193.00 feet; thence run South 00°03'49" West, 320.19 feet; thence run South 89°35'00" West, 301.81 feet; thence run North 00°02'00" East, 632.27 feet to the Point of Beginning.

ALSO: The East 275.0 feet of the West 550.0 feet of the Northwest ¼ of the Southwest ¼ of the Northwest ¼ of Section 2, Township 21 South, Range 28 East, Orange County, Florida, less the North 30 feet thereof for Sandpiper Road.

Surveyors Report

1. Bearings shown hereon are based on the the West line of the Northeast 1/4 of Section 3, Township 21 South, Range 28 East being assumed as S 00°30'32" W.

2. THIS IS NOT A BOUNDARY SURVEY. The boundary lines shown hereon are based on a boundary survey prepared by this firm, Job No. 31503, dated August 2, 2005. See said Boundary Survey for the property description, boundary line dimensions and man-made features.

3. The Tree zones, shown hereon, are in accordance with the tree survey requirements as outlined in Orange County Ordinance 2000-19 Chapter 15-301 (e) (1), dated January 1, 2002. Trees that are at least 8" in diameter at breast height are shown within Zone "A", trees that are at least 10" in diameter at breast height area shown within Zone "B" and there are no trees larger than 24" in diameter at breast height within Zone "C". There may be smaller diameter trees on the property that are not shown hereon.

4. Trees inside the wetland areas and pine trees, if any, were not field located.

5. This Survey was performed for the sole and exclusive benefit of the entities listed hereon and shall not be relied upon by any other entity or individual whomsoever.

6. The feature symbols depicted on this survey and in the legend are shown for graphic purposes and may not be drawn to scale.

7. This survey meets the Minimum Technical Standards set forth in Florida Administrative Code Rule 61G17-6, pursuant to Florida Statute Chapter 472.

8. This Survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

Legend

- (M) denotes field measured dimension
- (D) denotes legal description dimension
- R/W denotes Right of Way
- P.B. denotes Plat Book
- O.R. denotes Official Records Book
- Pg. denotes Page
- U.E. denotes Utility Easement
- D.E. denotes Drainage Easement
- Ⓢ denotes sanitary manhole
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- denotes power pole
- —OL— denotes overhead utility line
- —ohp— overhead power line
- denotes telephone riser box
- • denotes parcel corner (no monument recovered or set)
- denotes sign
- Ⓦ denotes well
- denotes guy wire anchor
- denotes set 5/8" iron rod & cap stamped "PSM 5205", unless otherwise noted

Tree Legend

- •OAK12 denotes oak tree and size (12" oak tree)
- •TWINOAK10 denotes twin oak tree and size (10" twin oak tree)
- •TRIPOAK8 denotes triple oak tree and size (8" triple oak tree)
- •MAPLE18 denotes maple tree and size (18" maple tree)
- •CEDAR14 denotes cedar tree and size (14" cedar tree)
- •GUM18 denotes gum tree and size (18" gum tree)
- •SWEETGUM18 denotes sweet gum tree and size (18" sweet gum tree)
- •PECAN18 denotes pecan tree and size (18" pecan tree)
- •PALM10 denotes palm tree and size (10" palm tree)

Benchmark Surveying & Mapping Consultants, Inc.
Certificate of Authorization Number - LB-6796
Post Office Box 771065, Winter Garden, Florida 34777-1065
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Prepared For: C & G Real Estate Holdings, Inc.
Prepared By: Billy Joe ..., Professional Surveyor and Mapper, Florida License No. 5205

Specific Purpose (Tree) Survey of a portion of Sections 2 and 3, Township 21 South, Range 28 East, Orange County, Florida

Date	Revision

October 5, 2005	Field Date
315.03 tree	Project Number
58/73 & 63/1	Field Book/Page
1" = 120'	Scale

Sheet 1 of 1

ABBREVIATIONS

A

A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH

B

BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE

C

CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER

D

DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY

E

E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F

F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING

G

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE

H

HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HOA	HOME OWNERS ASSOCIATION
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC

I

I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT

J

JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

L

L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL

M

MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING

N

NAWTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P

PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER

Q

Q	FLOW RATE

R

R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN

S

S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM

T

T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL

U

UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE

V

VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

W

W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Y

YD	YARD
YR	YEAR

MISC

&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

- ——— — ——℄—— — ——— CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- ——— R/W ——— RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- BUILDING LINE
- ——81—— / ——80—— CONTOURS
- RAILROAD TRACKS
- ——— GAS ——— GAS MAIN
- ——— UE ——— UNDERGROUND ELECTRIC
- ——— UGT ——— UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- ——— CTV ——— UNDERGROUND CABLE TELEVISION
- EASEMENT

SANITARY

- SANITARY SEWER LINE
- CLEANOUT
- ——— EX. FM ——— FORCE MAIN
- MANHOLE

WATER & REUSE WATER

- ——— EX. WM ——— WATER MAIN PVC PIPE
- ——— EX. RM ——— REUSE WATER MAIN
- BFP BACKFLOW PREVENTOR
- WV WATER VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

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

HIGHWAY & UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- 520 COUNTY ROADS
- 95 INTERSTATE ROADS
- 50 STATE ROADS
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- 16 15 / 21 22 SECTION CORNER
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATELLITE DISH
- GUY WIRE
- HANDICAP PARKING
- 99.50 SPOT ELEVATION
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- BOUNDARY
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- 81 / 80 CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- P/L PROPERTY LINE
- RETAINING WALL
- R/W RIGHT-OF-WAY LINE
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

SANITARY

- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- —— FM —— FM —— FM —— FORCE MAIN PVC PIPE
- MANHOLE

WATER & REUSE WATER

- —— WM —— WM —— WM —— WATER MAIN PVC OR DIP PIIPE
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- METER
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER
- SP 2 SAMPLE POINT
- UNDERDRAIN CEANOUT
- —— RWM —— RWM —— RWM —— RECLAIM WATER MAIN
- DOUBLE REUSE WATER SERVICE

STORM DRAIN

- 100 LF STS 24 HDPE @ 0.20% — 100 LINEAR FEET STORM PIPE 24" HIGH DENSITY POLYETHELENE PIPE @ 0.20%
- UNDERDRAIN 6" HDPE PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- 000.00 SPOT ELEVATION
- STORM INLET

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- 520 COUNTY ROADS
- 901 / 24 DETAIL REFERENCE
- DUMPSTER PAD
- FF=98.76 TYPE A — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- GUY POLE
- HANDICAP PARKING
- 95 INTERSTATE ROADS
- LIGHT POLE
- SIGNS
- 16 15 / 21 22 SECTION CORNER
- 50 STATE ROADS
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- 901 / 24 CROSS SECTION DETAIL

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

SYMBOLS + ABBREVIATIONS
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE, UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723
ENGINEER IN CHARGE

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

JOB #	12059
DATE:	6/1/16
SCALE:	N.T.S.
DESIGNED BY:	TRF
DRAWN BY:	TRF
APPROVED BY:	DAS

SY-1

H:\Data\12059\ENG\Final\12059-SY-1.dwg Apr 10, 2018-9:55:35 am

GENERAL NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF APOPKA DETAILS & THE F.D.O.T. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" ADOPTED IN 2004 BY THE STATE OF FLORIDA, AND ALL SUPPLEMENTS THERETO, AND THE "ROADWAY TRAFFIC DESIGN STANDARDS", WHICHEVER IS MORE STRINGENT.
2. THE LOCATIONS OF EXISTING UTILITIES SUCH AS WATER MAINS, SEWER, GAS LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE SIZES AND LOCATIONS SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF THE SIZE AND LOCATION OF ALL EXISTING UTILITIES SHOWN AND NOT SHOWN ON THESE PLANS.
3. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL MEET AND SUBMIT A CONSTRUCTION SCHEDULE TO THE ARCHITECT/ENGINEER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE ANY AND ALL NEEDED LICENSES AND PERMITS REQUIRED FOR CONSTRUCTION PURPOSES.
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SETBACKS AND EASEMENTS BEFORE BEGINNING CONSTRUCTION.
5. BENCHMARKS AND OTHER REFERENCE POINTS SHALL BE CAREFULLY MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. IF DISTURBED OR DESTROYED, THESE POINTS SHALL BE REPLACED BY A FLORIDA P.L.S. AT CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR IS DIRECTED TO NOTIFY MADDEN ENGINEERING INC., PHONE (407) 628-8330, FOR PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND REMOVAL OF ALL EXISTING STRUCTURES, ETC., UNLESS OTHERWISE NOTED. ALL SOIL STRIPPINGS AND ANY UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES AND UTILITIES NOTED TO REMAIN, FROM DAMAGE OR DISPLACEMENT DURING CONSTRUCTION. IN THE EVENT OBSTRUCTIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE UTILITY COMPANY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED TO REPAIR DAMAGE OR CORRECT DISPLACEMENT.
9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ALL TREES AND OTHER VEGETATION OUTSIDE THE LIMITS OF CONSTRUCTION.
10. WHEN DETAILS ARE PROVIDED, CONTRACTOR SHALL CONSTRUCT JOB PER SPECIFIC DETAILS, AND NOT BY SCALING FROM THESE PLANS.
11. ROADWAY MARKING, STRIPING, SIGNS AND OTHER TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" (MUTCD) AND SUBSEQUENT REVISIONS AND ADDENDUMS, AS PUBLISHED BY F.D.O.T. AND CITY OF APOPKA STANDARDS AND SPECIFICATIONS.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ANY REQUIRED TRAFFIC CONTROL PLANS. ALL WORK SHALL BE EXECUTED UNDER THE ESTABLISHED PLAN, F.D.O.T., AND CITY OF APOPKA APPROVED PROCEDURES.
13. THE CONTRACTOR SHALL RESTORE OFF SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. AS-BUILT DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER UPON PROJECT COMPLETION.
15. CONTRACTOR SHALL COMPLY WITH ALL CITY OF APOPKA REQUIREMENTS FOR INSPECTION AND TESTING.
16. SUBJECT PROPERTY IS UNDER CONTROL OR OWNED BY APPLICANT.
17. TOPOGRAPHY PROVIDED BY BENCHMARK SURVEYING AND MAPPING CONSULTANTS, INC.
18. SANITARY SEWER SERVICE PROVIDED BY THE CITY OF APOPKA.
19. ALL NEW UTILITIES AND UPGRADED UTILITIES PROVIDED TO OR ON THE SITE MUST BE INSTALLED UNDERGROUND.
20. CHAPTER 17-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO FIBER LOOP SENSORS PULL BOXES, CONDUIT TRAFFIC SIGNALS, AND CABINETS ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.
22. RESIDENTIAL ARCHITECTURE MUST COMPLY WITH THE CITY OF APOPKA DEVELOPMENT DESIGN GUIDELINES, WITH THE EXCEPTION OF FRONT LOAD GARAGES.
23. BUILDER/DEVELOPER MUST SUBMIT BUILDING ELEVATIONS AND FLOOR PLANS TO THE CITY OF APOPKA FOR APPROVAL PRIOR TO CONSTRUCTION OF HOMES.
24. STRUCTURES SHALL BE SET BACK A MINIMUM OF 50FT FROM ANY SHORELINE OR WETLAND'S EDGE AS DEFINED IN ARTICLE 1.
25. A GOPHER TORTOISE RELOCATION PERMIT MUST BE OBTAINED FROM THE FLORIDA FISH & WILDLIFE COMMISSION PRIOR TO SITE DEVELOPMENT.
26. ALL ROADWAYS AND FIRE HYDRANTS MUST BE CONSTRUCTED BEFORE BUILDING CONSTRUCTION BEGINS.
27. BLUE ROAD REFLECTORS MUST BE PROVIDED AT EACH FIRE HYDRANT LOCATION.

SANITARY SEWER

1. ROOF DRAINS, FOUNDATION DRAINS OR OTHER STORM WATER CONNECTIONS TO THE SANITARY SEWER ARE PROHIBITED.
2. ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034, SDR 35.
3. ALL MANHOLES SHALL BE 4 FT. INSIDE DIAMETER UNLESS OTHERWISE NOTED.
4. ALL SANITARY SERVICE LATERALS SHALL BE 6 INCH DIAMETER UNLESS OTHERWISE NOTED.
5. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND GRAVITY SEWER, THE SEWER SHALL BE UPGRADED TO C-900, DR18 AND PRESSURE TESTED TO 150 PSI.
6. FOR HORIZONTAL AND VERTICAL CLEARANCES BETWEEN SANITARY SEWER MAINS/LATERALS AND WATER MAINS/LATERALS, SEE WATER NOTES 3 & 4.
7. WHERE SOIL REPORT INDICATES THE POSSIBILITY OF UNSUITABLE MATERIAL IN THE VICINITY OF SANITARY LINES, THE CONTRACTOR SHALL DETERMINE THE NATURE AND EXTENT OF THIS UNSUITABLE MATERIAL, PREPARE TRENCH AND INSTALL THE SEWER LINE IN ACCORDANCE WITH ASTM D-2321. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF THIS UNSUITABLE MATERIAL.
8. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM INFILTRATION OR EXFILTRATION TEST, WHICHEVER IS APPLICABLE. INFILTRATION SHALL NOT EXCEED 50 GALLONS PER DAY PER INCH OF DIAMETER PER MILE OF LENGTH, OR THE COMPUTED EQUIVALENT FOR SHORTER LENGTHS OF TIME. THE CONTRACTOR SHALL MEET ALL REQUIREMENTS, CODES AND ORDINANCES OF THE WASTEWATER TRANSMISSION AUTHORITY INCLUDING ADVANCE NOTIFICATION PRIOR TO CONSTRUCTION AND TESTING.
9. MADDEN, MOORHEAD, & STOKES, INC. SHALL BE NOTIFIED A MINIMUM OF 48 HOURS (2 FULL WORKING DAYS) PRIOR TO CONSTRUCTION AND TESTING OF THE SANITARY SEWER, PHONE (407) 629-8330.
10. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS BUILT" INFORMATION RELATIVE TO INVERTS, RIM ELEVATIONS, LOCATION OF MANHOLES AND LENGTHS OF PIPE. LATERALS SHALL BE LOCATED FROM THE CENTERLINE OF THE NEAREST DOWNSTREAM MANHOLE. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF COMPLETION OF SEWER CONSTRUCTION.
11. CONTRACTOR SHALL RECEIVE SEWER CERTIFICATION PRIOR TO PLACEMENT OF SOIL CEMENT.
12. MINIMUM SLOPE ON ALL 8" SANITARY SEWER GRAVITY MAINS TO BE 0.3%.
13. ALL SANITARY SERVICE LOCATIONS SHALL BE MARKED BY CUTTING AN "S" INTO THE CURB.
14. WHEN MINIMUM SEPARATION CANNOT BE MAINTAINED BETWEEN WATER AND FORCEMAINS, THE FORCEMAIN SHALL BE UPGRADED TO PVC DR14 AND PRESSURE TESTED TO 200 PSI.
15. AIR RELEASE VAVES SHALL BE REQUIRED AT ALL HIGH POINTS ALONG THE FORCE MAIN.
16. BLANKET UTILITY EASEMENTS WILL BE RECORDED FOR PROPERTIES USING THIS LIFT STATION.
17. ONSITE WASTEWATER COLLECTION SYSTEM, THE LIFTSTATION, AND FORCEMAIN ARE TO BE OWNED AND MAINTAINED BY CITY OF APOPKA.

WATER

1. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS FOR THE FIRE SERVICE, WATER LINES, CHECK VALVES, BACKFLOW PREVENTERS, GATE VALVES, ETC., SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA STANDARD DETAILS AND LAND DEVELOPMENT CODES.
2. THE CONTRACTOR SHALL LAY THE WATER LINE AND SERVICES A MINIMUM OF THREE (3) FEET BELOW FINISHED GRADE, TO THE TOP OF PIPE.
3. THE WATER MAIN SHALL BE LOCATED ABOVE THE STORMWATER AND SANITARY MAINS AT CONFLICTS WHERE POSSIBLE.
4. (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
   (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   (C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   (D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), ES., AND RULE 64E-6.002, F.A.C.

   (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
   (A) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
5. WATER LINES LESS THAN 4" IN DIAMETER SHALL BE PVC PIPE NSF LOGO SUITABLE FOR POTABLE WATER (200 PSI).
6. ALL 4"-12" WATER LINES SHALL BE PVC PIPE AWWA C-900, DR 18, MECHANICAL JOINTS AND RUBBER COMPRESSION RING JOINTS CONFORMING TO ASTM D31.39. FROM POS FORWARD AS DESIGNATED BY F.S. 633, PIPE SHALL BE DR-14 AND TESTED AT 200 PSI FOR TWO HOURS.
7. GATE VALVES SHALL CONFORM TO AWWA C-509-87, WITH WRENCH NUT EXTENSION STEMS AND OTHER APPURTENANCES AS REQUIRED. THEY SHALL BE IRON BODY, FULL BRONZE MOUNTED, DOUBLE DISK, PARALLEL SEAT, NON-RISING STEM VALVES WITH O-RING SEALS AND END CONNECTIONS AS CALLED FOR ON THE PLANS. ALL TEES, CAPS, PLUGS, BENDS, VALVES, ETC., SHALL BE PROVIDED WITH GRIP RING RESTRAINTS.
8. THE CONTRACTOR SHALL TAPE 10 GAUGE LOCATOR WIRE TO ALL WATER LINES AT 5' INTERVALS. THE LOCATOR WIRE SHALL BE SINGLE STRAND COPPER WIRE RATED 600V FOR DIRECT BURY.
9. SERVICE MAINS FOR FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF APOPKA CONSTRUCTION DESIGN STANDARDS MANUAL OR NFPA 24 – 2007 EDITION, WHICHEVER IS MORE STRINGENT.
10. NEW FIRE HYDRANTS SHALL BE INSTALLED SO THAT 5-1/4" INCH PORT IS FACING THE ROADWAY BY WHICH IT IS ACCESSED. HYDRANTS SHALL BE POSITIONED NOT MORE THAN 5 FEET AWAY FROM THE CURB OR BERM OF THE ROADWAY.
11. MADDEN MOORHEAD & STOKES, INC. SHALL BE NOTIFIED A MINIMUM OF FORTY EIGHT HOURS (2 FULL WORKING DAYS) PRIOR TO TESTING OF THE WATER LINES, PHONE (407) 629-8330.
12. HYDROSTATIC TESTS CONSISTING OF PRESSURE TEST AND LEAKAGE TEST SHALL BE CONDUCTED ON ALL NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM PRESSURE PIPES AND APPURTENANCES. THE TESTS SHALL BE IN ACCORDANCE WITH PROVISIONS OF AWWA C600 OR C605 AS APPLICABLE.
13. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651-DISINFECTING WATER MAIN, INCLUDING ANY REQUIRED TESTING BY CITY OF APOPKA.
14. THE CONTRACTOR SHALL SUPPLY COMPLETE "AS-BUILT" INFORMATION RELATIVE TO LOCATION OF ALL WATER LINES AND SERVICES. THE INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER WITHIN TWO (2) WEEKS OF THE COMPLETION OF THE WATER LINE CONSTRUCTION.
15. CONTRACTOR SHALL SCHEDULE ALL TESTING TO ALLOW THE ENGINEER'S ATTENDANCE. FAILURE TO PROPERLY NOTIFY THE ENGINEER MAY RESULT IN RETESTING AT THE ENGINEERS OPTION AND THE CONTRACTOR'S EXPENSE.
16. WATER SERVICE PROVIDED BY CITY OF APOPKA.
17. NEW HYDRANTS SHALL BE TESTED AND IN PROPER WORKING ORDER WITH DOCUMENTATION SUPPLIED TO THE FIRE MARSHAL PRIOR TO ANY COMBUSTIBLE CONSTRUCTION (I.E. FIRE FLOW TEST SHALL BE PERFORMED).
18. ANY EXISTING WELLS ON SITE SHALL BE ABANDONED IN ACCORDANCE WITH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT RULES AND REGULATIONS
19. ALL NEW WATER MAINS SHALL BE COLOR CODED PER F.D.E.P. REGULATIONS.

PAVING AND DRAINAGE

1. THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH TYPICAL PAVEMENT SECTIONS AND CITY OF APOPKA SPECIFICATIONS THE FINISHED PAVEMENT GRADES SHALL CONFORM TO THOSE SPECIFIED ON THE DRAINAGE PLAN.
2. EXCAVATION, PAVING AND STORM SEWER WORK SHALL BE DONE IN ACCORDANCE WITH F.D.O.T. "STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION" AND CITY OF APOPKA SPECIFICATIONS.
3. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATIONS AT PROPERTY LINES. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE OF THE SITE TO THE RETENTION PONDS AS SHOWN BY PROPOSED GRADES AND FLOW ARROWS.
4. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AND PROPER SOIL EROSION CONTROL MEASURES FOR PROTECTION OF ALL DRAINAGE AND SEWER STRUCTURES AND AT ALL ADJACENT LANDS AND ROADS.
5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL GEOTECHNICAL REPORTS PREPARED FOR THE SITE.
6. SOIL BORINGS AND SOIL ENGINEERING SERVICES HAVE BEEN PROVIDED BY UNIVERSAL ENGINEERING SCIENCES INC., AND ADDITIONAL SERVICES WILL BE PROVIDED TO THE CONTRACTOR UPON REQUEST TO THE OWNER. THIS ENGINEERING FIRM ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. EXCAVATION OF UNSUITABLE FILL AND COMPACTION SHALL BE DONE IN ACCORDANCE WITH THE SOIL REPORTS.
7. THE SITE SHALL BE CLEARED OF ALL TREES EXCEPT THOSE WHICH ARE DESIGNATED TO BE SAVED OR RELOCATED, BEFORE CONSTRUCTION, THE CONTRACTOR SHALL MEET AT THE SITE WITH THE OWNER. AT THIS TIME, ANY TREES TO BE SAVED SHALL BE POINTED OUT AND TAGGED. THESE TREES SHALL BE PROTECTED FROM DAMAGE.
8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES OR UNDERGROUND STRUCTURES PRIOR TO CONSTRUCTION AND NOTIFY EACH RESPECTIVE UTILITY OWNER FORTY-EIGHT HOURS (TWO WORKING DAYS) PRIOR TO COMMENCEMENT OF CONSTRUCTION.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE SUPERVISING ENGINEER IF A PAVEMENT OR FOUNDATION STAKE IS DISTURBED.
10. THE CONTRACTOR SHALL INSTALL DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT.
11. REMOVED.
12. ALL MANHOLE AND INLET STRUCTURES SHALL BE PRECAST CONCRETE.
13. THE CONTRACTOR SHALL USE CONCRETE WITH A MIN. 28 DAY STRENGTH OF 3,000 P.S.I..
14. ALL SIDEWALK WIDTHS SHALL BE 5' OR AS NOTED AND SHALL HAVE 1" DEEP CONTRACTION JOINTS EVERY 5' AND AN EXPANSION JOINT EVERY 20' MIN. SIDEWALK CROSS-SLOPES SHALL BE 2.0% MINIMUM LENGTH OF SIDEWALK SECTION SHALL BE 20'. SIDEWALKS NOT ABUTTING LOTS SHALL BE CONSTRUCTED AS PART OF THE INFRASTRUCTURE.
15. PROVIDE F.D.O.T. TYPE III SILT FENCE ALONG THE PROPERTY LINES AND PHASE LINES AS WELL AS ANY CONSTRUCTION WITHIN THE OTHER PHASES THAT IS DEEMED NECESSARY.
16. ALL TEST REPORTS GENERATED BY A TESTING FIRM ARE TO HAVE COPIES SENT DIRECTLY TO CITY OF APOPKA AS SOON AS THEY ARE GENERATED. CLEARANCE FROM CITY OF APOPKA SHALL BE RECEIVED PRIOR TO PAVING.
17. CONTRACTOR SHALL COMPLY WITH ALL CITY OF APOPKA REQUIREMENTS FOR INSPECTION AND TESTING.
18. ALL CONCRETE PIPE JOINTS SHALL BE WRAPPED IN FILTER FABRIC.
19. ALL TRAFFIC CONTROL SIGNS, MARKINGS AND STREET NAME SIGNS ARE TO CONFORM TO F.D.O.T. AND ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CITY OF APOPKA L.D.C. AND CITY OF APOPKA CODES.
20. REGULATORY SIGNS AND MARKINGS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS.
21. PAVEMENT RETURN RADII SHALL BE MEASURED FROM THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
22. POND SLOPES AND BERMS SHALL BE SODDED, BOTTOM OF POND SHALL BE SEEDED.
23. THE BASE COURSE SHALL NOT BE CONSTRUCTED UNTIL AFTER SUBGRADE CONSTRUCTION HAS BEEN COMPLETED AND REQUIRED SUBGRADE TEST RESULTS HAVE BEEN SUBMITTED AND APPROVED BY THE CITY ENGINEER.
24. THE FINISHED BASE COURSE SHALL BE PRIMED WITHOUT DELAY, PROTECTED FROM HEAVY TRAFFIC, AND CONTINUOUSLY MAINTAINED FREE OF DAMAGE UNTIL THE WEARING SURFACE IS APPLIED. ALL BAD AREAS SHALL BE CUT OUT AND REPLACED PRIOR TO APPLYING WEARING SURFACE.
25. ASSUMING ACCEPTABLE CURING, THE WEARING SURFACE SHALL BE APPLIED NO SOONER THAN SEVEN (7) DAYS AND NO LATER THAN THIRTY (30) DAYS AFTER COMPLETION.
26. ALL PRECAST DRAINAGE STRUCTURES TO HAVE STEEL ANGLE IRON FRAME. ALL STRUCTURES IN PAVED AREAS TO HAVE STEEL RECTILINEAR GRATES WITH H-20 LOADING.
27. ALL HDPE DRAINAGE PIPE SHALL BE ADS N-12 PUSH ON WATER TIGHT JOINT PIPE OR APPROVED EQUAL

EMERGENCY WASTEWATER SPILL AND WATER MAIN BREAK PROCEDURES

1. EXCAVATING CAUTIOUSLY:
   THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN THE PROXIMITY OF WASTEWATER FORCE MAINS AND GRAVITY SEWERS. FORCE MAIN AND SEWER LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. TELEPHONE NOTIFICATION:
   THE CITY OF APOPKA DISPATCH OPERATOR SHALL BE NOTIFIED IMMEDIATELY IN THE EVENT OF A FORCE MAIN, GRAVITY SEWER OR WATER MAIN BREAK OR DAMAGE AT (407) 703-1731. THE CITY DISPATCH CAN BE REACHED AT (407) 703-1757.
3. REPAIR IMMEDIATELY ALL DAMAGE TO CITY OF APOPKA MAINS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY THE CITY OF APOPKA UTILITIES INSPECTOR, CITY OF APOPKA MAY PERFORM REPAIRS AND THE CONTRACTOR WILL BE CHARGED FOR REPAIRS.
4. CITY OF APOPKA UTILITIES DEPARTMENT GENERAL TELEPHONE NUMBERS:
   CITY OF APOPKA UTILITIES CONSTRUCTION INSPECTION SECTION – (407) 703-1718.
   CITY OF APOPKA UTILITIES WASTEWATER DIVISION – (407) 703-1731.
   CITY OF APOPKA UTILITIES WATER DIVISION – (407) 703-1731.
   CITY OF APOPKA UTILITIES ENGINEERING DIVISION – (407) 703-1718.
5. ADVANCE NOTIFICATION OF CONSTRUCTION THE CITY OF APOPKA UTILITIES CONSTRUCTION SECTION ((407) 703-1731) SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. ADVANCE NOTIFICATION OF PENDING CONNECTION THE CITY OF APOPKA WATER DIVISION ((407) 703-1731) AND CITY OF APOPKA WASTEWATER DIVISION ((407) 703-1731) SHALL BE NOTIFIED AT LEAST (7) DAYS IN ADVANCE TO SCHEDULE MAIN TIE-INS AND VALVE OPERATIONS.
7. OPERATION OF CITY OF APOPKA VALVES WATER, WASTEWATER, AND REUSE VALVES ARE TO BE OPERATED ONLY BY CITY OF APOPKA UTILITIES INSPECTOR ((407) 703-1731). ALL VALVES BEING INSTALLED ARE TO REMAIN CLOSED DURING CONSTRUCTION.
8. OPERATION OF CITY OF APOPKA PUMP STATION THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT DOWN CONTROL WITH AN CITY OF APOPKA UTILITIES INSPECTOR ((407) 703-1731).

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

GENERAL NOTES
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE. UNIT 251
WINTER PARK, FL 32789
(407) 947-4225

ENGINEER IN CHARGE
DAVID A. STOKES P.E. #66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		REVISED PER CITY OF APOPKA COMMENTS

JOB #	12059
DATE:	6/1/16
SCALE:	N.T.S.
DESIGNED BY:	TRF
DRAWN BY:	TRF
APPROVED BY:	DAS

NT-1

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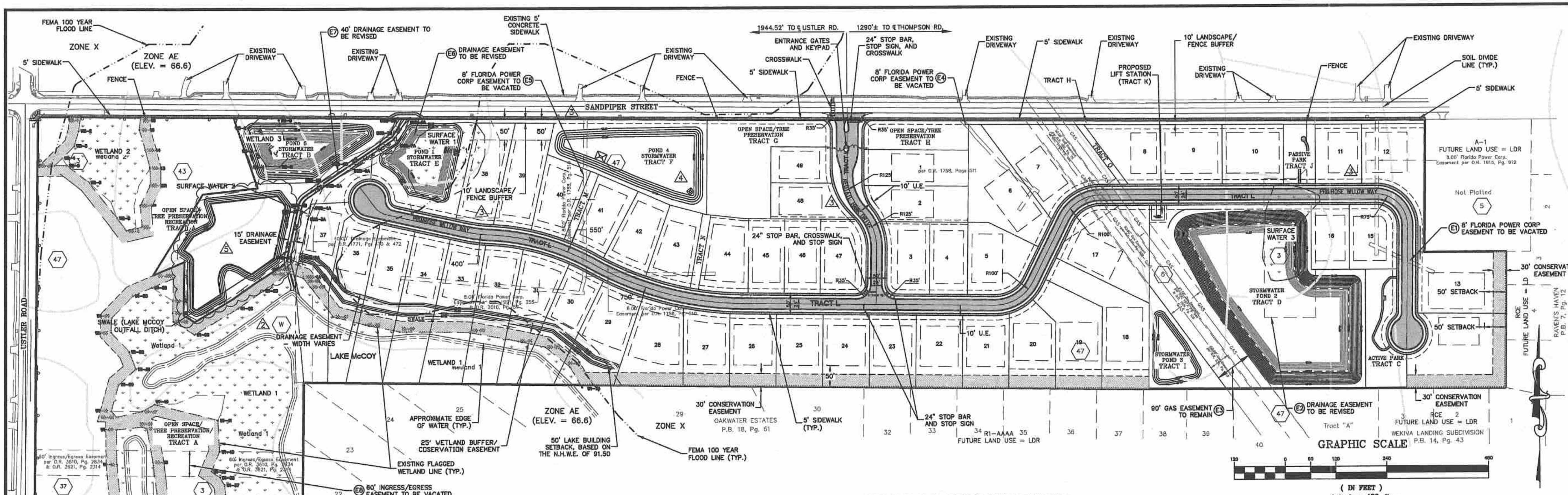
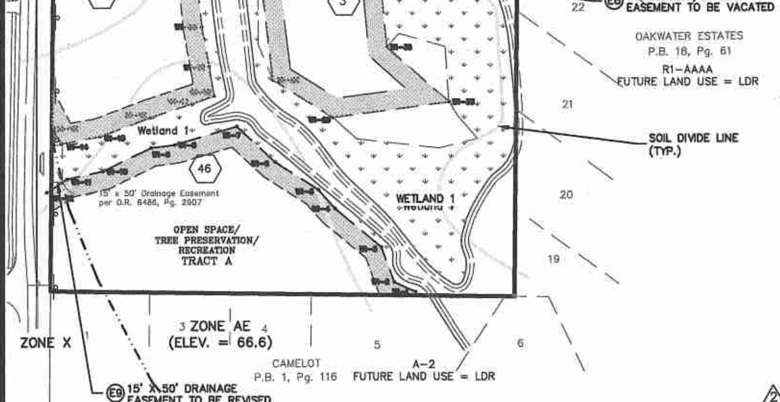




SITE DATA

1. SECTIONS 2 & 3, TOWNSHIP 21 SOUTH, RANGE 28 EAST
2. TOTAL GROSS SITE AREA = 58.23 ACRES (2,536,503 Sq.Ft.)
   NET DEVELOPABLE AREA = 48.40 ACRES (58.23 AC. – 9.83 AC. (WETLANDS) = 48.40 AC.)
   △1 EXISTING ZONING: PUD/R-1A
   FUTURE LAND USE MAP DESCRIPTION: VERY LOW DENSITY RESIDENTIAL (2 DU/AC)
   PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
3. PROPOSED ZONING: PUD
   MAX ALLOWED DENSITY = 2 DU/ACRE
   PROPOSED RESIDENTIAL DENSITY:
   –GROSS DENSITY = 49 DU/58.23 AC. = 0.84 DU/AC.
   –NET DENSITY = 49 DU/48.40 AC. = 1.01 DU/AC.
4. PROJECTED SCHOOL AGE POPULATION:
   49 LOTS X 0.404 = 20 STUDENTS
5. FEMA FLOOD ZONE AE ELEVATION WAS DETERMINED FROM THE THE FEMA FIRM PANEL AND CONVERTED TO NGVD29 TO MATCH PLAN GRADES. (NAVD88 + 1.0' = NGVD29)
6. THE PROPOSED GATE AND KEYPAD LOCATION MAY CHANGE DURING THE FINAL DEVELOPMENT PROCESS TO PROVIDE A MINIMUM OF 50' FROM THE EDGE OF THE ROAD TO THE KEY PAD.

LOT AREA TABLE

LOT NO.	GROSS AREA(SF)	DEVELOPABLE AREA(SF)	LOT NO.	GROSS AREA(SF)	DEVELOPABLE AREA(SF)	LOT NO.	GROSS AREA(SF)	DEVELOPABLE AREA(SF)
1	20,990	20,990	18	32,764	32,764	35	31,795	20,267
2	19,471	19,471	19	27,079	27,079	36	28,734	19,898
3	17,260	17,260	20	20,372	20,372	37	32,765	18,023
4	15,300	15,300	21	18,755	18,755	38	21,417	21,417
5	21,501	21,501	22	18,700	18,700	39	22,463	22,463
6	30,847	30,847	23	18,700	18,700	40	16,723	16,723
7	36,923	36,923	24	18,700	18,700	41	15,968	15,968
8	18,043	18,043	25	18,700	18,700	42	16,989	16,989
9	20,300	20,300	26	18,706	18,706	43	16,814	16,814
10	20,300	20,300	27	19,292	19,292	44	18,401	18,401
11	15,400	15,400	28	25,716	25,716	45	14,875	14,875
12	25,546	25,546	29	28,238	26,362	46	14,875	14,875
13	30,058	30,058	30	24,558	17,685	47	18,078	18,078
14	36,822	36,822	31	25,386	19,368	48	14,084	14,084
15	16,660	16,660	32	27,770	18,275	49	11,954	11,954
16	13,705	13,705	33	31,180	19,179			
17	34,923	34,923	34	30,290	19,683			
						TOTAL AREA (SF)	1,094,890	1,012,914
						AVERAGE AREA PER LOT (SF)	22,345	20,672

EASEMENT DATA

- E1 8' FLORIDA POWER CORP EASEMENT TO BE VACATED O.R. 1915, PG 912
- E2 DRAINAGE EASEMENT TO BE REVISED O.R. 5203, PG 4061
- E3 90' GAS EASEMENT TO REMAIN O.R. 1877, PG 412 & 877
- E4 8' FLORIDA POWER CORP EASEMENT TO BE VACATED O.R. 1758, PG 511
- E5 8' FLORIDA POWER CORP EASEMENT TO BE VACATED O.R. 1758, PG 510; O.R. 1991, PG 256; & O.R. 2010, PG 57
- E6 DRAINAGE EASEMENT TO BE REVISED O.R. 5152, PG 24
- E7 40' DRAINAGE EASEMENT TO REMAIN O.R. 1771, PG 470 & 472
- E8 60' INGRESS/EGRESS EASEMENT TO BE VACATED O.R. 3610, PG 2634; & O.R. 3621, PG 2314
- E9 15' X 50' DRAINAGE EASEMENT TO BE REVISED O.R. 6486, PG 2907

WETLAND/SURFACE WATER TABLE

WETLAND NUMBER	AREA
W-1(W/ LAKE MCCOY)	7.71 AC.
W-2	0.73 AC.
W-3	0.18 AC.
SW-1	0.59 AC.
SW-2	0.18 AC.
SW-3	0.44 AC.
TOTAL:	9.83 AC.

SURFACE WATER IMPACT		
SURFACE WATER	AREA	TOTAL IMPACT
SW-1	0.59 AC.	0.59 AC.
SW-2	0.18 AC.	0.18 AC.
SW-3	0.44 AC.	0.44 AC.
TOTAL	1.21 AC.	1.21 AC.

TOTAL WETLAND/SURFACE WATER AREA = 9.83 AC.
TOTAL SURFACE WATER AREA IMPACTED = 1.39 AC.
REMAINING WETLAND = 8.44 AC.

NOTE: THERE ARE TO BE UPLAND BUFFERS AVERAGING 25 FT. IN WIDTH WITH A MINIMUM WIDTH OF 15 FT. REQUIRED FOR ALL SURFACE WATERS, WETLANDS, OR CONSERVATION AREAS.

TRACT TABLE

TRACT	LAND USE	OWNERSHIP/ MAINTENANCE	AREA
A	OPEN SPACE/TREE PRESERVATION/RECREATION	HOA	18.33 AC. (31.48%)
B	STORMWATER POND	HOA	1.00 AC. (1.72%)
C	ACTIVE PARK	HOA	0.48 AC. (0.82%)
D	STORMWATER POND	HOA	4.08 AC. (7.01%)
E	STORMWATER POND	HOA	0.90 AC. (1.55%)
F	STORMWATER POND	HOA △3	1.40 AC. (2.40%)
G	OPEN SPACE/ TREE PRESERVATION	HOA	1.00 AC. (1.72%)
H	OPEN SPACE/ TREE PRESERVATION	HOA	0.64 AC. (1.10%)
I	STORMWATER POND	HOA	0.52 AC. (0.89%)
J	PASSIVE PARK	HOA	0.24 AC. (0.41%)
K	LIFT STATION	CITY OF APOPKA	0.04 AC. (0.06%)
L	R.O.W.	HOA	4.25 AC. (7.30%)
△2 M	OPEN SPACE	△3 HOA	0.08 AC. (0.14%)
N	OPEN SPACE	HOA	0.08 AC. (0.14%)
O	OPEN SPACE	HOA	0.06 AC. (0.10%)
–	LOTS △3		25.13 AC. (43.16%) △3
		TOTAL:	58.23 AC. (100%)

IMPERVIOUS AREA TABLE

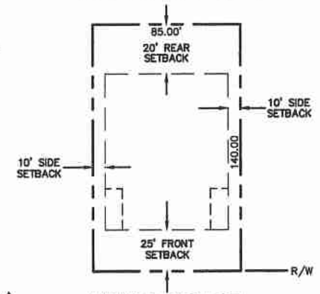
IMPERVIOUS FEATURE	AREA
STREETS	2.10 AC.
SIDEWALK	0.85 AC.
DRIVEWAYS(360 SF/LOT)	0.40 AC.
FLOOR AREA(6,640 SF/LOT)	7.47 AC.
TOTAL IMPERVIOUS	10.82 AC. (22.36% NET LAND AREA)
TOTAL IMPERVIOUS	10.82 AC. (18.58% GROSS LAND AREA)

OPEN SPACE TABLE

WETLANDS = 5.82 AC. (TOTAL WETLAND AREA IS 8.44 BUT ONLY 50% OF REQUIRED OPEN SPACE ALLOWED)

UPLAND/BUFFER AREA = 11.76 AC. TRACT A (UPLAND AREA ONLY)
0.48 AC. TRACT C
1.35 AC. TRACT F
1.00 AC. TRACT G
0.64 AC. TRACT H
0.24 AC. TRACT J
0.08 AC. TRACT M
0.08 AC. TRACT N △2
0.06 AC. TRACT O
15.69 AC.

TOTAL OPEN SPACE = 21.51 AC. (36.94%)



MIN. 85' x 140' LOT
N.T.S.

SOILS LEGEND

3	BASINGER FINE SAND	43	SEFFNER FINE SAND
5	CANDLER FINE SAND	46	TAVARES FINE SAND
6	CANDLER-APOPKA FINE SAND	47	TAVARES-MILLHOPPER FINE SANDS
37	ST. JOHNS FINE SAND	W	WATER
	SOIL DIVIDE LINE		

SANDPIPER MASTER SITE PLAN DEVELOPMENT STANDARDS

A. DESIGN STANDARDS
1. LOT SETBACKS:
   - FRONT -- 25'
   - SIDE -- 10'
     - LOT 12 – 20' ADJACENT TO EAST LOT LINE
     - LOT 14 – 40' ADJACENT TO SOUTH LOT LINE
     - LOTS 7, 8, 17 – 0' ADJACENT TO GAS LINE EASEMENT
   - CORNER LOT -- 25'
   - REAR --
     - LOTS 18–28, 13–14, 38–39 – 50'
     - LOTS 1–12, 15–17, 29–37, 40–49 – 20'
   - LAKE MCCOY NHWE -- 50'
   - ACCESSORY STRUCTURE REAR SETBACK --
     - LOTS 18–28, 13–14, 38–39 – 35'
   - ALL OTHER LOTS -- 10'
   - GARAGE SETBACK --
     - FRONT ENTRY – 30'
     - SIDE ENTRY – 25'
2. THE MINIMUM LOT WIDTH FOR LOTS 8 THROUGH 12 AND 18 THROUGH 28 WILL BE 110 FEET AT THE BUILDING SETBACK LINE ("BSL"). THE MINIMUM LOT WIDTH FOR ALL OTHER LOTS WILL BE 85 FEET AT THE BSL. THE MINIMUM LOT DEPTH WILL BE 140 FEET.
3. MAXIMUM BUILDING HEIGHT: 35' △1
4. MAXIMUM NUMBER OF STORIES: TWO; LOTS 24–26 ONE-STORY ONLY
5. MINIMUM DEVELOPABLE LOT AREA: 11,500 SQ. FT; 10,000 SQ. FT. FOR LOTS 29 TO 37 (AREA OUTSIDE SJRWMD WETLAND LINE AND ITS DESIGNATED UPLAND BUFFER.)
6. MINIMUM LIVING AREA; 2,200 SQ. FT. UNDER HEAT AND AIR.
7. EACH HOUSE TO HAVE A TWO CAR GARAGE (MINIMUM).
8. INTERNAL STREETS SHALL BE PRIVATELY OWNED BY THE HOMEOWNERS ASSOCIATION AND AN ELECTRONIC GATE SYSTEM PROVIDED AT THE COMMUNITY ENTRANCE.
9. AFTER THE ADOPTION HEARING, THE MASTER PLAN SHALL BE REVISED TO BE CONSISTENT WITH THE ADOPTED DEVELOPMENT STANDARDS HEREIN, AND ALL LOTS AND TRACTS RE-NUMBERED ACCORDINGLY, SUBJECT TO DEVELOPMENT REVIEW COMMITTEE ACCEPTANCE.
10. ANY MODIFICATION TO THE PUD MASTER PLAN SHALL BE REVIEWED ACCORDING TO SECTION 2.02.18.N, LAND DEVELOPMENT CODE.
11. A PASSIVE PARK SHALL BE DEDICATED TO THE HOA BETWEEN LOTS 10 AND 11. LOT 12 WILL BE A MINIMUM OF 120 FEET WIDE WITH A 20-FOOT WIDE EASTERN SIDE YARD SETBACK.
12. ON LOT 14, IF COURTYARD/SIDE LOADED ENTRIES ARE CONSTRUCTED, THE GARAGE DOORS MUST FACE NORTH.

B. BUILDINGS AND ACCESSORY STRUCTURES
1. HOME DESIGN SHALL MEET THE INTENT OF THE CITY'S DEVELOPMENT DESIGN GUIDELINES.
2. POOLS, SHEDS, BUILDINGS, GAZEBOS, FENCES AND OTHER ACCESSORY STRUCTURES ARE PROHIBITED IN THE SIDE YARD SETBACKS AND WITHIN THE 30 FOOT CONSERVATION EASEMENT AT THE REAR OF LOTS 13–14 AND 18–28.
3. EXISTING STRUCTURES WILL BE REMOVED PRIOR TO PLATTING.
4. AT LEAST 500 SQ. FT. OF DRIVEWAY PAVERS WILL BE INSTALLED PER HOUSE OR A SIDE-LOADED / COURTYARD ENTRY WILL BE PROVIDED FOR EACH HOUSE, TO BE DECIDED ON A HOUSE-BY-HOUSE BASIS BY THE BUILDER.

C. UTILITIES AND INFRASTRUCTURE
1. WATER SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA. THE WATER SYSTEM SHALL BE DESIGNED TO CITY STANDARDS.
2. AN OVERSIZING AGREEMENT WITH THE CITY MAY BE NECESSARY TO INSTALL THE CORRECT FM PIPE SIZE ALONG SANDPIPER ROAD.
3. STORM WATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO COMPLY WITH THE REQUIREMENTS OF THE CITY OF APOPKA AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
4. A FINAL DRAINAGE REPORT AND SOILS REPORT WILL BE SUBMITTED WITH FINAL DEVELOPMENT PLANS
5. SANITARY SERVICE SHALL BE PROVIDED BY THE CITY OF APOPKA. THE SANITARY SYSTEM SHALL BE DESIGNED TO CITY STANDARDS.
5. UTILITY EASEMENTS TO BE DEDICATED TO THE CITY OF APOPKA.
6. DRAINAGE EASEMENTS TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION UNLESS OTHERWISE ACCEPTED BY THE CITY OF APOPKA.
7. ALL STORM WATER AND UTILITY PIPES MAY BE MOVED TO SAVE EXISTING TREES IN THE RIGHT-OF-WAY. ANY CHANGE IN THE LOCATION OF THESE PIPES WILL BE SHOWN ON THE FINAL ENGINEERING PLANS.
8. ON-SITE STREETS ARE TO BE CONSTRUCTED PER CITY OF APOPKA STANDARDS.
9. A SIGNAGE PLAN WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN SUBMITTAL.
10. ENTRANCE GATE SHALL CONFORM TO CITY CODES. ENTRANCE GATE TO BE EQUIPPED WITH EMERGENCY ACCESS SYSTEM THROUGH AN OPTI-COM TYPE VISUAL GATE ACTIVATION AND YELP SIREN. THERE MUST ALSO BE A KEYPAD WITH AN EMERGENCY ACCESS CODE.
11. A BLANKET INGRESS/EGRESS EASEMENT WILL BE GRANTED FOR ACCESS TO THE CITY OVER ROAD A AND B.
12. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
13. STREET NAMES WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLANS
14. SOLID WASTE COLLECTION AND PUBLIC SAFETY (POLICE AND FIRE) PROVIDED BY THE CITY OF APOPKA.
15. ALL/ANY OVERHEAD UTILITY LINES MUST BE PLACED UNDERGROUND, COORDINATION WITH CITY'S PUBLIC SERVICE DEPT.
16. THE INTERNAL STREET RIGHT-OF-WAY IS TO BE PRIVATE WITH AN ENTRANCE GATE;
17. A FIVE (5) FOOT WIDE SIDEWALKS TO BE CONSTRUCTED ADJACENT TO INTERNAL ROADS THROUGHOUT THE ENTIRE PROJECT IN COMPLIANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE. SIDEWALK ALIGNMENT MAY BE ADJUSTED AT FINAL DEVELOPMENT PLAN TO PRESERVE EXISTING TREES.
18. IN LIEU OF INSTALLATION OF SIDEWALK ALONG USTLER ROAD, THE OWNER MAY PAY INTO THE CITY SIDEWALK FUND AT THE RATE OF $3.50/SF FOR 4" THICK SIDEWALK AND $4.25 FOR 6" THICK SIDEWALK.
19. A FIVE-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG SANDPIPER ROAD FROM USTLER ROAD TO THE NORTHEAST CORNER OF THE PROJECT BOUNDARY.

D. RECREATION, OPEN SPACE, LAKE ACCESS
1. THE ACTIVE PARK AREA SHALL BE A MINIMUM OF 15,000 SQ.FT. WITHIN TRACT "C". A PARK SITE PLAN AND RECREATION EQUIPMENT SHALL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN. DESIGN OF THE PARK SHALL COMPLY WITH THE LAND DEVELOPMENT CODE.
2. △1 △2 ONLY THE NINE LOT OWNERS (LOTS 29–37) WHO WILL HAVE LOTS BACKING UP TO LAKE MCCOY WILL HAVE ACCESS TO THE LAKE AND BE ABLE TO BUILD PRIVATE DOCKS TO ACCESS SAID LAKE. ALL NINE LOT OWNERS WILL BE REQUIRED TO JOIN THE LAKE MCCOY TAXING DISTRICT. NO OTHER DOCKS OR RECREATION WILL BE ALLOWED TO HAVE ACCESS TO LAKE MCCOY FROM THIS DEVELOPMENT. DOCK DETAILS WILL BE EVALUATED WITH THE FINAL DEVELOPMENT PLAN AND IS TO INCLUDE LANGUAGE ALLOWING A 15-FOOT WIDE ACCESS TO THE LAKE FOR EACH LOT. ANY DEVIATION TO THE DOCK DETAILS SHALL BE APPROVED BY THE HOA AND ADDRESSED WITHIN THE CCR'S.
3. A PARK SITE PLAN FOR TRACT J WILL BE PROVIDED WITH FINAL [illegible] ANS. TRACT J SHALL BE DESIGNATED AS A PASSIVE PARK AND PLACED IN A TRACT OWNED AND MAINTAINE[illegible] WNERS ASSOCIATION.
4. PROJECT OPEN SPACE:
   REQUIRED = 20% MIN. PER LDC
   PROVIDED = 36.94% (21.51 ACRES.). △2
5. THE ACTIVE PARK SITE AT THE END OF THE EASTERN CUL-DE-[illegible] SSIVE PARK BETWEEN LOTS 10 AND 11 SHALL △1 TOTAL NOT LESS THAN 15,000 SQ. FT. COMBINED.

E. BUFFERS AND LANDSCAPING
1. A 30 FOOT WIDE CONSERVATION EASEMENT WILL BE PROVIDED ON THE BACK OF LOTS 13–14 AND 18–28 AND THE SOUTH SIDE OF LOT 14. EASEMENT SHALL BE DEDICATED TO THE HOA. (THE 30-FOOT CONSERVATION EASEMENT IS NOT A REQUIRED SJRWMD EASEMENT.) NO BUILDING, FENCE, GAZEBO, SWIMMING POOL, OR ACCESSORY STRUCTURE SHALL BE PLACED WITHIN THE THIRTY-FOOT CONSERVATION EASEMENT. THE BUFFER SHALL REMAIN AS NATURAL VEGETATED BUFFER. TREES THAT THAT ARE REMOVED SHALL BE REPLACED. ANY REMOVAL OF TREES OR VEGETATION WITHIN THE BUFFERYARD MUST BE APPROVED BY THE HOA AND THE CITY OF APOPKA. EASEMENT BOUNDARY MARKERS WILL BE PLACED AT THE INTERIOR OF THE EASEMENT LINE ALONG THE SIDE LOT LINE FOR ALL LOTS.
2. A TEN (10) FOOT WIDE BUFFER TRACT FOR LANDSCAPING WILL BE PROVIDED ON THE NORTHERN PROPERTY LINE, EXCEPT AGAINST LAKE, WETLAND, RETENTION, OR GAS EASEMENT. THIS TRACT SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. THE DESIGN OF THIS BUFFER SHALL GENERALLY FOLLOW THE LANDSCAPE DESIGN △1 APPEARING IN EXHIBIT "B.1". A TRI-RAIL FENCE THAT IS SUPPORTED BY A BRICK OR STONE POST SHALL EXTEND FROM THE NORTHEAST PROJECT BOUNDARY WESTWARD TO THE WESTERN END OF LOT 38.
3. ENTRANCE FEATURE AND COMMUNITY SIGN WILL BE PROVIDED WITH FINAL DEVELOPMENT PLANS.
4. FINAL LANDSCAPE PLANS FOR THE BUFFER AREA ALONG SANDPIPER STREET WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLANS.
5. TREE PLANTING CONDITIONS. MINIMUM OF TWO NEW TREES SHALL BE PLANTED PER LOT, EXCEPT THAT LOTS 8 TO 12 AND 15 AND 16 SHALL HAVE A MINIMUM OF THREE NEW TREES PLANTED PER LOT, REGARDLESS OF THE NUMBER OF TREES SAVED ON ANY LOT. THE NEW TREES SHALL BE A MINIMUM OF 2.5 INCHES DBH AT THE TIME OF PLANTING AND SHALL COUNT TOWARD THE OVERALL NUMBER OF REQUIRED TREE REPLACEMENT INCHES, IF ANY.
   - A. ON LOTS 8 TO 13, AT LEAST TWO OF THE THREE NEW TREES SHALL BE PLANTED IN THE REAR YARD.
   - B. ON LOT 14, AT LEAST TWO OF THE THREE NEW TREES SHALL BE PLANTED ON THE SOUTH SIDE YARD OR WITHIN THE NORTHERN TEN FEET OF THE CONSERVATION EASEMENT. NOTE THAT THIS TREE PLANTING AREA WILL BE REMOVED FROM THE 30-FOOT WIDE CONSERVATION AREA SO THAT THESE TREES CAN BE MAINTAINED, I.E., WATERING, FERTILIZATION, ETC.
   - C. ON LOTS 18 THROUGH 28, AT LEAST ONE OF THE TWO NEW TREES SHALL BE PLANTED IN THE REAR YARD OR WITHIN THE NORTHERN TEN FEET OF THE CONSERVATION EASEMENT. NOTE THAT IF THE TREES ARE PLANTED WITHIN THE CONSERVATION AREA, THIS TREE PLANTING AREA WILL BE REMOVED FROM THE 30-FOOT WIDE CONSERVATION AREA SO THAT THESE TREES CAN BE MAINTAINED, I.E., WATERING, FERTILIZATION, ETC.
6. A VIBURNUM HEDGE WILL BE PLANTED SOUTH OF THE CUL-DE-SAC ADJACENT TO LOT 14 AT THE EDGE OF THE CONSERVATION AREA. THE HEDGE SHALL BE PLANTED IN A 100-FOOT WIDE BY 5-FOOT DEEP LANDSCAPE EASEMENT TO BE MAINTAINED BY THE HOA. THE LENGTH OF THE HEDGE SHALL EQUAL THE WIDTH OF THE CUL-DE-SAC, AND THE HEIGHT OF THE HEDGE SHALL BE AT LEAST SIX FEET WITHIN TWO YEARS OF PLANTING.
7. TREE PROTECTION PLAN.
   - A. ANY INDIVIDUAL RESIDENTIAL LOT SHALL NOT BE CLEARED UNTIL A BUILDING PERMIT IS APPROVED. EXISTING TREES (6" OR GREATER DBH) SHALL APPEAR ON THE PLOT PLAN (I.E. FOUNDATION SURVEY). THE PLOT PLAN SHALL IDENTIFY THE LOCATION OF THE DRIVEWAY. LOCATION OF A HOUSE AND ITS DRIVEWAY SHALL BE ORIENTED WITH A REASONABLE CONSIDERATION FOR THE PROTECTION OF EXISTING TREES, PARTICULARLY TREES WITH A DBH OF 24 INCHES OR GREATER. THE COMMUNITY DEVELOPMENT DIRECTOR SHALL DETERMINE IF A REASONABLE CONSIDERATION HAS BEEN MADE AND SHALL TAKE FINAL ACTION ON THE PLOT PLAN, AND MAY DENY OR ACCEPT THE PLOT PLAN; PROVIDED, HOWEVER, THE COMMUNITY DEVELOPMENT DIRECTOR'S DETERMINATION SHALL ONLY CONSIDER THE LOCATION OF THE HOUSE AND OTHER IMPERVIOUS SURFACES ON THE LOT AND SHALL NOT CONSIDER THE TYPE OR STYLE OF THE PROPOSED HOUSE. APPLICANT CAN APPEAL THE COMMUNITY DEVELOPMENT DIRECTOR'S DECISION TO THE PLANNING COMMISSION.
   - B. THE FINAL DEVELOPMENT PLAN SHALL INCLUDE TREE PROTECTION TECHNIQUES TO PREVENT HARM TO ANY TREES OR ENCROACHMENT INTO PROTECTED NATURAL AREAS, INCLUDING BUT NOT LIMITED TO TREE BARRICADES, SILT FENCING OR OTHER SIMILAR TECHNIQUES ACCEPTED BY THE CITY ENGINEER.
   - C. CLEARING SHALL BE ALLOWED FOR ROAD ROW, RETENTION PONDS, COMMUNITY RECREATION AREA AT THE END OF THE WESTERN CUL-DE-SAC, UTILITY AND STORMWATER INFRASTRUCTURE, OFF-SITE IMPROVEMENTS, AND AREAS NEEDED TO MAKE NECESSARY GRADING TRANSITIONS FOR A SAFE WORK ENVIRONMENT.
8. ANY CONSERVATION EASEMENT OR AREA OF TRACT "A" WITHIN TWENTY FEET OF USTLER ROAD OR SANDPIPER STREET MAY BE ENCROACHED UPON OR REMOVED BY THE CITY, IN PART OR WHOLE, AT ITS DISCRETION TO MAKE IMPROVEMENTS TO ROADS, UTILITY MAINS OR LINES, AND\OR STORMWATER SYSTEMS, INCLUDING EXPANSION OF THE USTLER ROAD OR SANDPIPER STREET RIGHT-OF-WAY. SUCH OPEN SPACE OR CONSERVATION EASEMENTS SHALL NOT PREVENT THE CITY OR A UTILITY PROVIDER FROM IMPLEMENTING NECESSARY PUBLIC SERVICES.

F. MAINTENANCE AND PLAT
1. HOMEOWNERS ASSOCIATION WILL MAINTAIN ALL COMMON AREAS, ROADS, AND FENCES\WALLS.
2. THE FINAL DEVELOPMENT PLAN SHALL INCLUDE THE PLAT DOCUMENT, AND THE PLAT SHALL BE IN FINAL FORM.
3. LOTS 7, 8, AND 17 HAVE ACCESS TO THE GAS EASEMENT SURFACE AREA AS ALLOWED BY THE RECORDED EASEMENT. EASEMENT DETAILS WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.
4. THE HOA SHALL ENFORCE THE PROTECTION OF THE SOUTHERN CONSERVATION BUFFER AS AN UNDISTURBED NATURAL BUFFER AREA. IF THE HOA FAILS TO ENFORCE THE BUFFER AREA, THE CITY MAY REQUIRE EITHER THE PROPERTY OWNER OR THE HOA TO TAKE ACTION TO REMEDY ANY ENCROACHMENT INTO THE BUFFER AREA.

G. WETLANDS AND ENVIRONMENTAL
1. ALL ACREAGE REGARDING DEVELOPABLE AND CONSERVATION AREAS (WETLANDS AND BUFFERS) ARE CONSIDERED APPROXIMATE UNTIL FINALIZED DURING A REVIEW BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE CITY OF APOPKA. THE SJRWMD CONCURRENCY WILL BE PROVIDED AT FINAL PLAN REVIEW.
2. THE JURISDICTIONAL WETLAND AREAS ARE TO BE PLACED IN A CONSERVATION EASEMENT.
3. ANY DEVELOPMENT IN A SPECIAL FLOOD HAZARD AREA WILL REQUIRE THE FINISH FLOOR ELEVATION TO BE 20-INCHES ABOVE THE 100 YR. FLOOD ELEVATION, MINIMUM.
4. AN EROSION PROTECTION PLAN WILL BE SUBMITTED WITH FINAL DEVELOPMENT PLANS.
5. THE HABITAT INVENTORY AND MANAGEMENT REPORT SHALL BE PROVIDED TO THE CITY AT THE FINAL DEVELOPMENT PLAN STAGE.
6. TREE REMOVAL, TREE REPLACEMENT, AND LANDSCAPING SHALL BE IN CONFORMANCE WITH ARTICLE V OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.
7. INDIVIDUAL LOT ARBOR/CLEARING PERMIT IS REQUIRED PRIOR TO CLEARING OR GRADING OF ANY LOT OR ISSUANCE OF BUILDING PERMIT. PLACEMENT OF THE HOUSE SHALL PRESERVE EXISTING TREES TO THE GREATEST EXTENT PRACTICAL. PLOT PLAN FOR EACH LOT SHALL ILLUSTRATE TREE LOCATIONS AS PRESENTED WITHIN THE PUD MASTER PLAN\PRELIMINARY DEVELOPMENT PLAN.
8. IN ORDER TO SAVE EXISTING TREES STEM WALLS/RETAINING WALLS MAY BE UTILIZED ON INDIVIDUAL LOTS.
9. THE 25 FOOT WIDE (AVERAGE)/15 FOOT WIDE MINIMUM WETLAND BUFFER/CONSERVATION EASEMENT WITHIN LOTS 29 TO 37 AND TRACT A IS TO BE DEDICATED TO THE SJRWMD. LOT OWNERS MAY NOT CLEAR ANY VEGETATION WITHIN THE CONSERVATION EASEMENT ON THEIR LOT EXCEPT TO ACCOMMODATE A MAXIMUM 15 FOOT WIDE PATH TO REACH THE WATER'S EDGE.

H. DEVELOPMENT CONDITION CONTINUITY
1. THE PUD DEVELOPMENT STANDARDS SHALL BE PRINTED WITHIN THE PUD MASTER PLAN AND THE FINAL DEVELOPMENT PLAN.

NOTE #1: POND 1 AND POND 2 SERVE BOTH THE SANDPIPER STREET ROW AND A PORTION OF THE SITE. THE HOA SHALL BE RESPONSIBLE FOR PROVIDING CONTINUAL MAINTENANCE OF THESE PONDS INCLUDING THE CONTROL OF NUISANCE GROWTH AND ALGAE BLOOM, SHOULD THEY OCCUR.

△3 NOTE #2: A 15' WIDE EASEMENT FOR LAKE LOTS (LOTS 29–37) IS ALLOWED AND SHALL BE DETERMINED AT BUILDING PERMIT APPLICATION.

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

OVERALL SITE PLAN
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE, UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723
ENGINEER IN CHARGE No. 66527 STATE OF FLORIDA PROFESSIONAL ENGINEER

	DATE	REVISIONS
1	8/1/16	REVISED PER CITY OF APOPKA COMMENTS
2	8/31/16	REVISED PER CITY OF APOPKA COMMENTS
3	1/30/17	REVISED PER CITY AND CLIENT COMMENTS
4	3/29/17	REVISED PER SJRWMD COMMENTS
5	4/10/18	REVISED CSA
6		
7		
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9		
10		
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JOB #: 12059
DATE: 6/1/16
SCALE: 1"= 120'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

OV-1

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GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

MATCHLINE 1
SHEET ST-2

EXISTING DRIVEWAY, STORM PIPE, AND STRUCTURES TO BE REMOVED

FENCE (TYP.)

EXISTING CULVERT TO REMAIN

10' FENCE AND LANDSCAPE BUFFER

EXISTING DRIVEWAY TO BE REMOVED

5' SIDEWALK IN ROW (TYP.)

EXISTING DRIVEWAY TO BE REMOVED

EXISTING DRIVEWAY TO BE REMOVED

SANDPIPER STREET

POND 5 STORMWATER TRACT B

POND 1 STORMWATER TRACT E

POND 4 STORMWATER TRACT F

OPEN SPACE/ TREE PRESERVATION/ RECREATION TRACT A

OPEN SPACE/TREE PRESERVATION TRACT G

OPEN SPACE/T PRESERVATIO TRACT H

Wetland 3

Wetland 2

Surface Water

COMPENSATING STORAGE AREA

PRIMROSE WILLOW WAY

TRACT L

TRACT M

TRACT N

REDTAIL HAWK DRIVE

5' SIDEWALK (TYP.)

50' BUILDING SETBACK

30' D.E.

15' D.E.

5' D.E.

10' D.E.

10' U.E.

5' LANDSCAPE EASEMENT

BUILDING SETBACK LINE (TYP.)

SWALE (LAKE MCCOY OUTFALL DITCH)

25' WETLAND BUFFER (TYP.)

SWALE

APPROXIMATE EDGE OF WATER (TYP.)

LAKE MCCOY

DRAINAGE EASEMENT WITH VARIES

Wetland 1

WETLAND

WETLAND LINE (TYP.)

50' BUILDING SETBACK FROM LAKE, BASED ON THE N.H.W.E. OF 91.50

30' UNDISTURBED BUFFER

PROPERTY LINE (TYP.)

OAKWATER ESTATES
P.B. 18, Pg. 61

60' Ingress/Egress Easement per O.R. 3610, Pg. 2234

FHOT TYPE F CURB (TYP.)

NOTE: A 15' WIDE EASEMENT FOR LAKE LOTS (LOTS 29-37) IS ALLOWED AND SHALL BE DETERMINED AT BUILDING PERMIT APPLICATION.

MATCHLINE 1
SHEET ST-2

113

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ENGINEER IN CHARGE
DAVID A. STOKES, P.E. #66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CERTIFICATE OF AUTHORIZATION NO. EB-0007733

	DATE	REVISIONS
1	8/16	REVISED PER CITY OF APOPKA COMMENTS
2	10/16	REVISED PER CITY OF APOPKA COMMENTS
3	12/16	REVISED PER CITY OF APOPKA COMMENTS
4	3/17	REVISED PER ST. JOHNS
5	5/17	REVISED PER ST. JOHNS COMMENTS
6	4/18	REVISED CSA
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JOB # 12059
DATE: 6/1/16
SCALE: 1"= 60'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

ST-1

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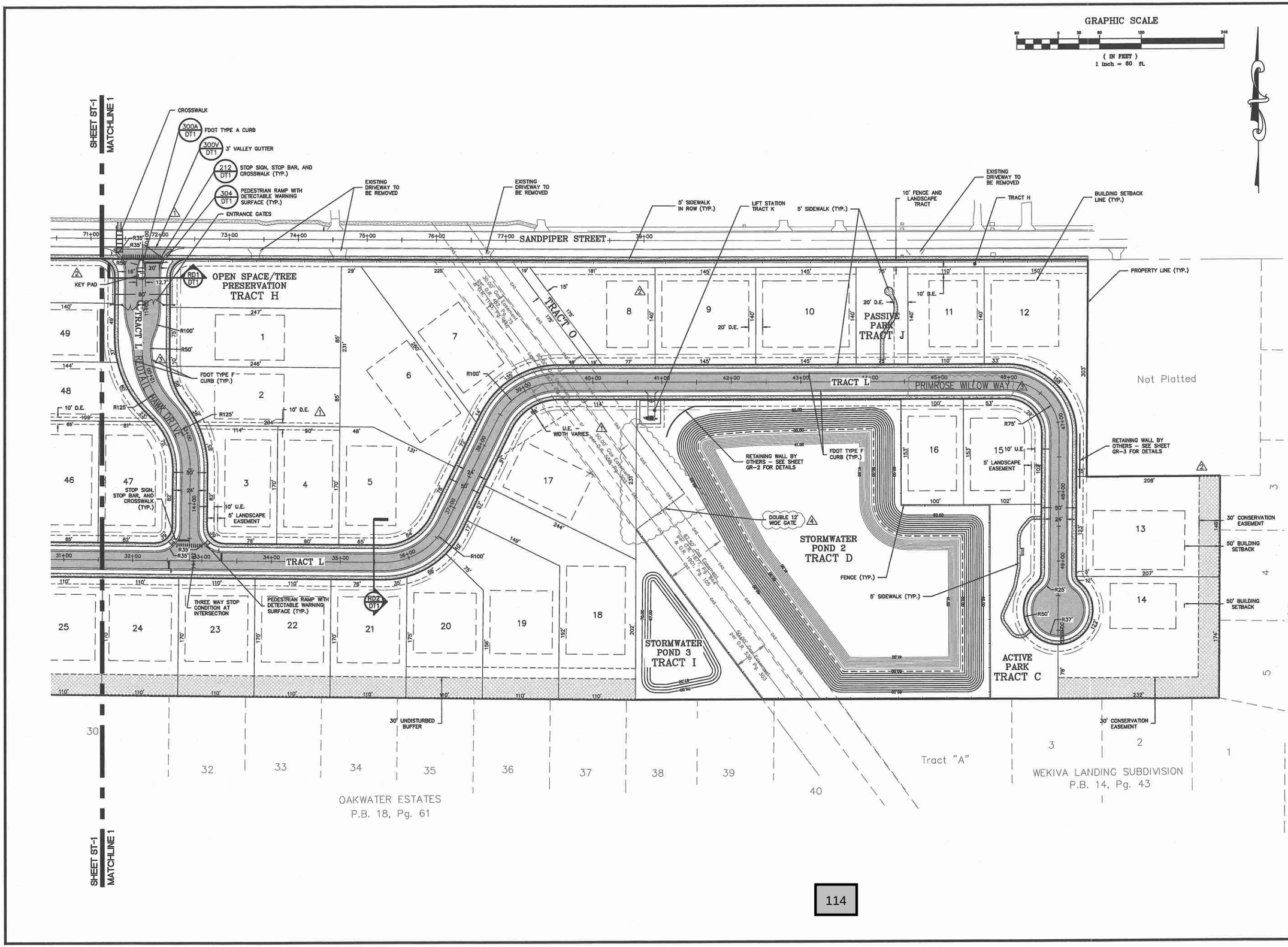

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2	8/31/16	REVISED PER CITY OF APOPKA CLIENT
3	10/3/17	REVISED PER CITY OF APOPKA COMMENTS
4	5/15/17	REVISED PER RGT COMMENTS
5		
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JOB # 12059
DATE: 6/1/16
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ST-2

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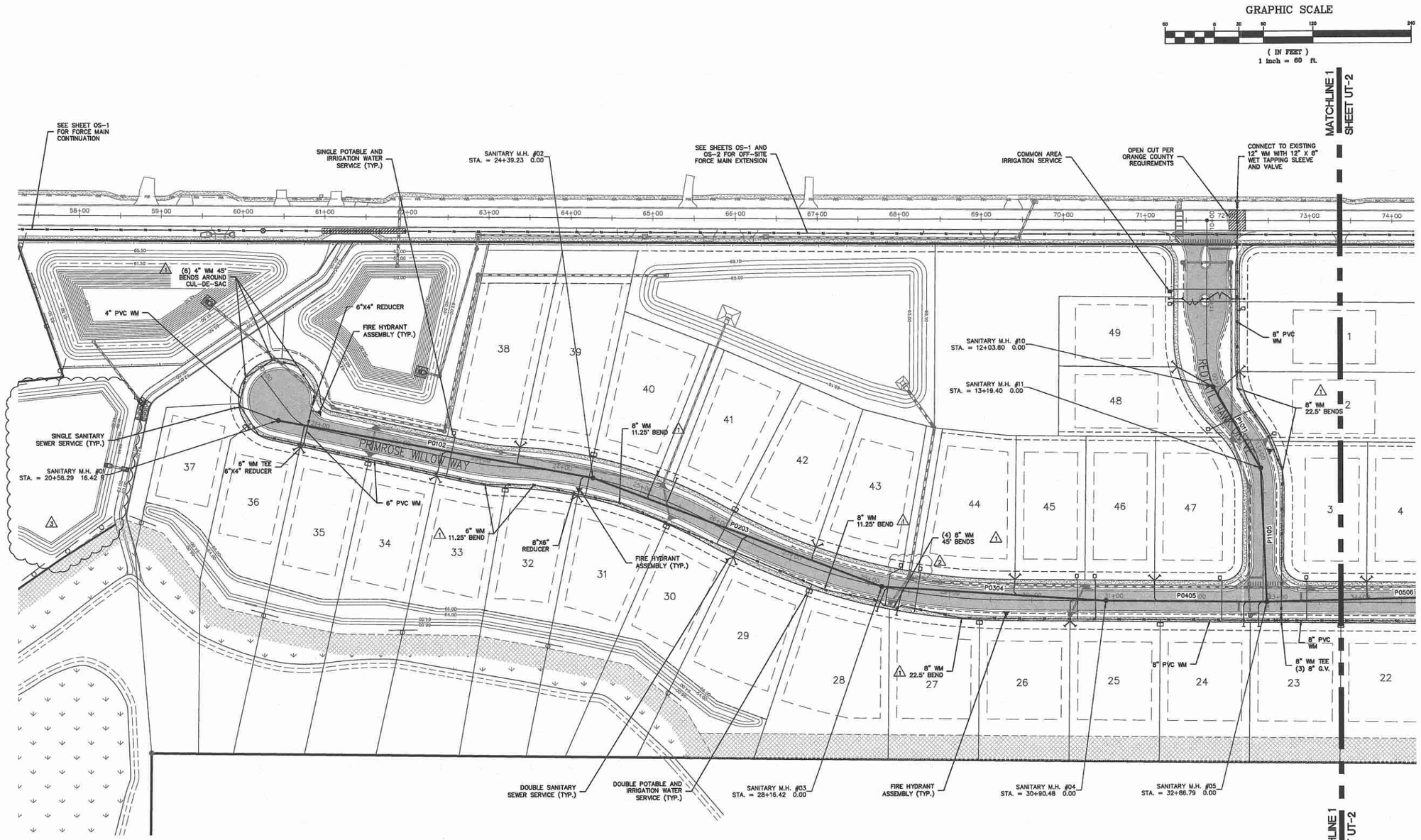
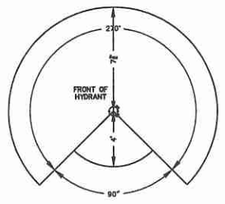


NOTE: NO VALVES OR MANHOLE LIDS SHALL BE PLACED WITHIN THE LIMITS OF ANY SIDEWALK OR CURB.



FH FIRE HYDRANT CLEARANCE DETAIL
NTS

FDEP SEPARATION REQUIREMENTS UNDER 62-555.314 EFFECTIVE 8-28-2003				
HAZARD	HORIZONTAL SEPARATION	VERTICAL SEPARATION		JOINT SPACING
		WATER ABOVE	WATER BELOW	
STORM SEWER	3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
STORM FORCE MAIN	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF REGULATED UNDER 62-610	3FT MIN	12IN MIN	12IN MIN	3FT MIN
RECLAIMED WATER IF NOT REGULATED UNDER 62-610	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
VACUUM S	10FT PREF, 3FT MIN	12IN PREF, 6IN MIN	12IN MIN	3FT MIN
GRAVITY S	10FT PREF, 6FT MIN, 3FT MIN IF WATER MAIN IS 6IN ABOVE GRAVITY SANITARY SEWER	12IN PREF, 6IN MIN	12IN MIN	6FT MIN
SANITARY AIN	10FT PREF, 6FT MIN	12IN MIN	12IN MIN	6FT MIN
SEWAGE TREATMENT & DISPOSAL SYSTEM	10FT MIN	NONE	NONE	NONE

115

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3	4/10/18	ADDED CSA
4		
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JOB # 12059
DATE: 6/1/16
SCALE: 1"= 60'
DESIGNED BY: TRF
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UT-1

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GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

SHEET UT-1
MATCHLINE 1

SEE SHEETS OS-1 AND OS-2 FOR OFF-SITE FORCE MAIN EXTENSION

4"X4" WYE
(1) 4" PLUG VALVE
(1) 4" AIR RELEASE VALVE

4" PVC FM

4" PVC FM STUBOUT WITH 4" PLUG VALVE

4" PVC FM

SANITARY M.H. #08
STA. = 40+36.76 -17.50 L

FIRE HYDRANT ASSEMBLY (TYP.)

COMMON AREA IRRIGATION SERVICE (TYP.)

SINGLE SANITARY SEWER SERVICE (TYP.)

SANITARY M.H. #15
STA. = 43+11.52 0.12 R

SANITARY M.H. #14
STA. = 46+16.33 0.00

4" FM 11.25° BEND

15' TRACT O

SANITARY M.H. #09
STA. = 40+84.89 0.00

4" FM 11.25° BEND

WATER MAIN IN GAS EASEMENT TO BE HORE AND MAINTAIN A SEPARATION OF 2' FROM THE EXISTING GAS MAINS

8" WM 11.25° BEND

8" WM 45° BEND

SINGLE POTABLE AND IRRIGATION WATER SERVICE (TYP.)

(2) 4" FM 45° BENDS

6" PVC WM

SANITARY M.H. #13
STA. = 46+87.46 -6.00 L

8" WM 22.5° BENDS

4" FM 45° BEND

4" PVC FM

UTILITY EASEMENT - WIDTH VARIES

8"X6" REDUCER

P09LS 52 LF SAN 8 PVC @ 0.32%

1" WATER SERVICE TO LIFT STATION

(2) 8" WM 45° BENDS

FIRE HYDRANT ASSEMBLY (TYP.)

SANITARY M.H. #12
STA. = 49+14.20 0.00

8" WM 11.25° BEND

SANITARY M.H. #07
STA. = 37+68.77 -6.00 L

LIFT STATION
RIM = 69.04
INV. IN = 55.04 POOLS

FIRE HYDRANT ASSEMBLY (TYP.)

DOUBLE POTABLE AND IRRIGATION WATER SERVICE (TYP.)

(2) 8" WM 11.25° BENDS

DOUBLE SANITARY SEWER SERVICE (TYP.)

COMMON AREA IRRIGATION SERVICE (TYP.)

6" WM TEE
(2) 6"X4" REDUCER

(6) 4" WM 45° BENDS AROUND CUL-DE-SAC

6" PVC WM

8" WM 22.5° BEND

SANITARY M.H. #06
STA. = 36+19.99 6.00 R

4" PVC WM

2" BLOWOFF

SHEET UT-1
MATCHLINE 1

NOTES: 1. NO VALVES OR MANHOLE LIDS SHALL BE PLACED WITHIN THE LIMITS OF ANY SIDEWALK OR CURB.
2. CONTRACTOR TO COORDINATE WITH GAS COMPANY PRIOR TO START OF CONSTRUCTION.

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

UTILITY PLAN
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE. UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

ENGINEER IN CHARGE
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	8/1/16	
2	9/9/17	REVISED PER CITY OF APOPKA COMMENTS
3	10/27/17	REVISED PER FDT COMMENTS
4		REVISED PORCS MAIN SIZE
5		
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9		
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JOB # 12059
DATE: 6/1/16
SCALE: 1"= 60'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

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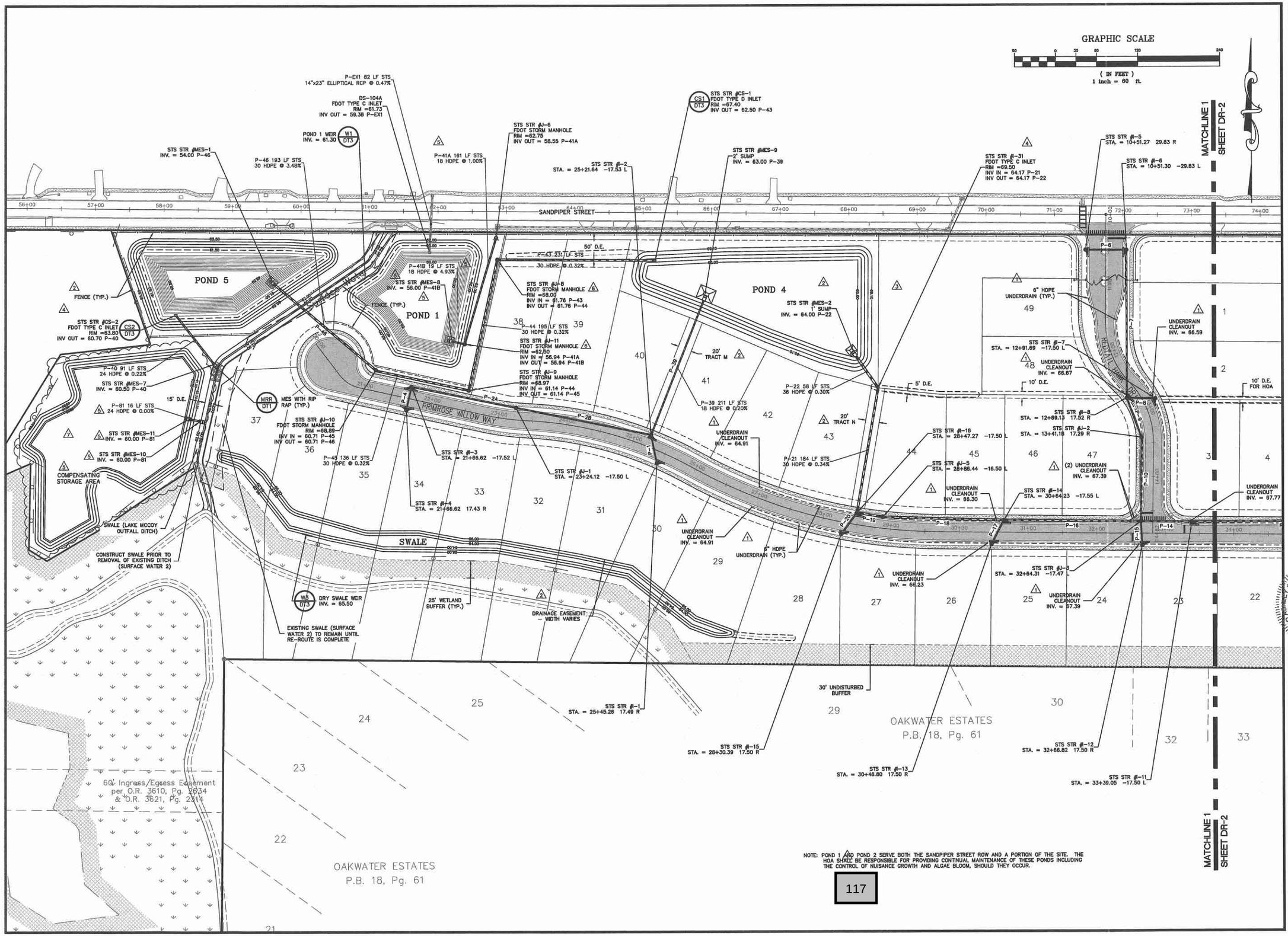
UT-2



MADDEN
MOORHEAD & STOKES INC.
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431 E. Horatio Avenue
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Maitland, Florida 32751
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DRAINAGE PLAN
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE, UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

ENGINEER IN CHARGE
DAVID A. STOKES P.E. #65527
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DAVID A. STOKES P.E. #65527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	8/1/16	REVISED PER CITY OF APOPKA COMMENTS
2	8/31/17	REVISED PER CITY OF APOPKA COMMENTS
3	2/26/17	REVISED PER SJRWMD COMMENTS
4	3/5/17	REVISED PER SJRWMD COMMENTS
5	8/16/17	REVISED PER SJRWMD COMMENTS
6	11/7/17	REVISED PLSC
7	4/2/18	REVISED DA
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JOB # 12059
DATE: 6/1/16
SCALE: 1"= 60'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

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DR-1

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

SHEET DR-1 MATCHLINE 1

STS STR #YD-01 18" YARD DRAIN INLET RIM = 70.44 INV. = 64.94

STS STR #YD-02 18" YARD DRAIN INLET RIM = 68.04 INV. = 61.04

STS STR #YD-03 18" YARD DRAIN INLET RIM = 61.04 INV. = 57.04

EXISTING STRUCTURE CB S-207 FDOT TYPE C INLET RIM =59.58 INV. = 53.48 P-EX3

EXISTING STORM PIPE P-EX3 20 LF STS 24X38 RCP @ 0.69% REMOVE EXCESS PIPE TO SOUTH

ADS INSERT-A-TEE INV. = 53.71

STS STR #YD-04 18" YARD DRAIN INLET RIM = 59.04 INV. = 54.10

STS STR #-32 FDOT TYPE C INLET RIM =58.75 INV IN = 53.34 YD-05 INV IN = 53.34 P-EX3 INV OUT = 53.34 P-EX4

STS STR #YD-06 18" YARD DRAIN INLET RIM = 59.04 INV. = 56.04

YDP07 18 LF STS 12 HDPE @ 3.67%

SANDPIPER STREET

YDP01 114 LF STS 12 HDPE @ 3.42%

YDP02 145 LF STS 12 HDPE @ 3.10%

YDP03 137 LF STS 12 HDPE @ 2.15%

10' D.E.

YDP04 76 LF STS 12 HDPE @ 1.00%

YDP05 68 LF STS 12 HDPE @ 2.50%

STS STR #YD-05 18" YARD DRAIN INLET RIM = 56.00 INV. = 54.00

YDP06 100 LF STS 12 HDPE @ 2.04%

STS STR #YD-07 18" YARD DRAIN INLET RIM = 59.04 INV. = 54.00

EXISTING STORM PIPE P-EX4 142 LF STS 24X38 RCP @ 0.60%

20' D.E. TO BE DEDICATED TO THE CITY OF APOPKA

PASSIVE PARK

STS STR #-18 STA. = 42+35.10 -17.51 L

STS STR #-19 STA. = 42+35.09 17.49 R

PRIMROSE WILLOW WAY

STS STR #-23 STA. = 47+62.13 -17.52 L

Not Platted

P-28 17 LF STS 24 HDPE @ 0.23%

STS STR #-22 SLOTTED FDOT TYPE C INLET RIM =58.00 INV OUT = 53.00 P-28

STS STR #-33 FDOT TYPE C INLET RIM =62.25 INV OUT = 54.25 P-42

STS STR #-10 STA. = 38+91.74 -17.53 L

10' D.E. FOR HOA

STS STR #-20 STA. = 44+46.11 -17.51 L

STS STR #-21 STA. = 44+46.11 17.49 R

P-25 59 LF STS 24 HDPE @ 6.73%

P-27 79 LF STS 36 HDPE @ 5.05%

STS STR #MES-3 INV. = 46.00 P-25

STS STR #MES-4 INV. = 46.00 P-27

STS STR #-24 STA. = 47+62.13 17.52 R

(2) 12' GATES

30' CONSERVATION EASEMENT

DRAINAGE EASEMENT – WIDTH VARIES

6" HDPE UNDERDRAIN (TYP.)

POND 2

FENCE (TYP.)

P-31 141 LF STS 30 HDPE @ 3.54%

STS STR #MES-5 INV. = 46.00 P-31

STS STR #-7 STA. = 48+28.43 17.00 R

RAVEN'S HAVEN P.B. 7, Pg. 12

(2) UNDERDRAIN CLEANOUT INV. = 68.71

(2) UNDERDRAIN CLEANOUT INV. = 68.71

POND 3 WEIR W2 DT3 INV. = 68.73

POND 3

15' D.E.

CONVEYANCE SWALES

ACTIVE PARK

DRAINAGE EASEMENT – WIDTH VARIES

OAKWATER ESTATES P.B. 18, Pg. 61

STS STR #-4 STA. = 36+19.18 -7.00 L

STS STR #-9 STA. = 38+91.74 17.50 R

STS STR #MES-6 INV. = 46.00 P-37

P-37 58 LF STS 24 HDPE @ 10.34%

Tract "A"

STS STR #-30 SLOTTED FDOT TYPE C INLET RIM =59.00 INV OUT = 52.00 P-37

WEKIVA LANDING SUBDIVISION P.B. 14, Pg. 43

SHEET DR-1 MATCHLINE 1

NOTE: POND 1 AND POND 2 SERVE BOTH THE SANDPIPER STREET ROW AND A PORTION OF THE SITE. THE HOA SHALL BE RESPONSIBLE FOR PROVIDING CONTINUAL MAINTENANCE OF THESE PONDS INCLUDING THE CONTROL OF NUISANCE GROWTH AND ALGAE BLOOM, SHOULD THEY OCCUR.

MADDEN MOORHEAD & STOKES INC
CIVIL ENGINEERS
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DRAINAGE PLAN
FOR
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APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE. UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

ENGINEER'S CERTIFICATE OF AUTHORIZATION
DAVID A. STOKES P.E. #66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1	8/1/16	REVISED PER CITY OF APOPKA COMMENTS
2	2/21/16	REVISED PER CITY OF APOPKA COMMENTS
3	6/8/17	REVISED PER FDOT COMMENTS
4	9/29/17	REVISED PER SJRWMD COMMENTS
5		
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JOB # 12059
DATE: 6/1/16
SCALE: 1"= 60'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

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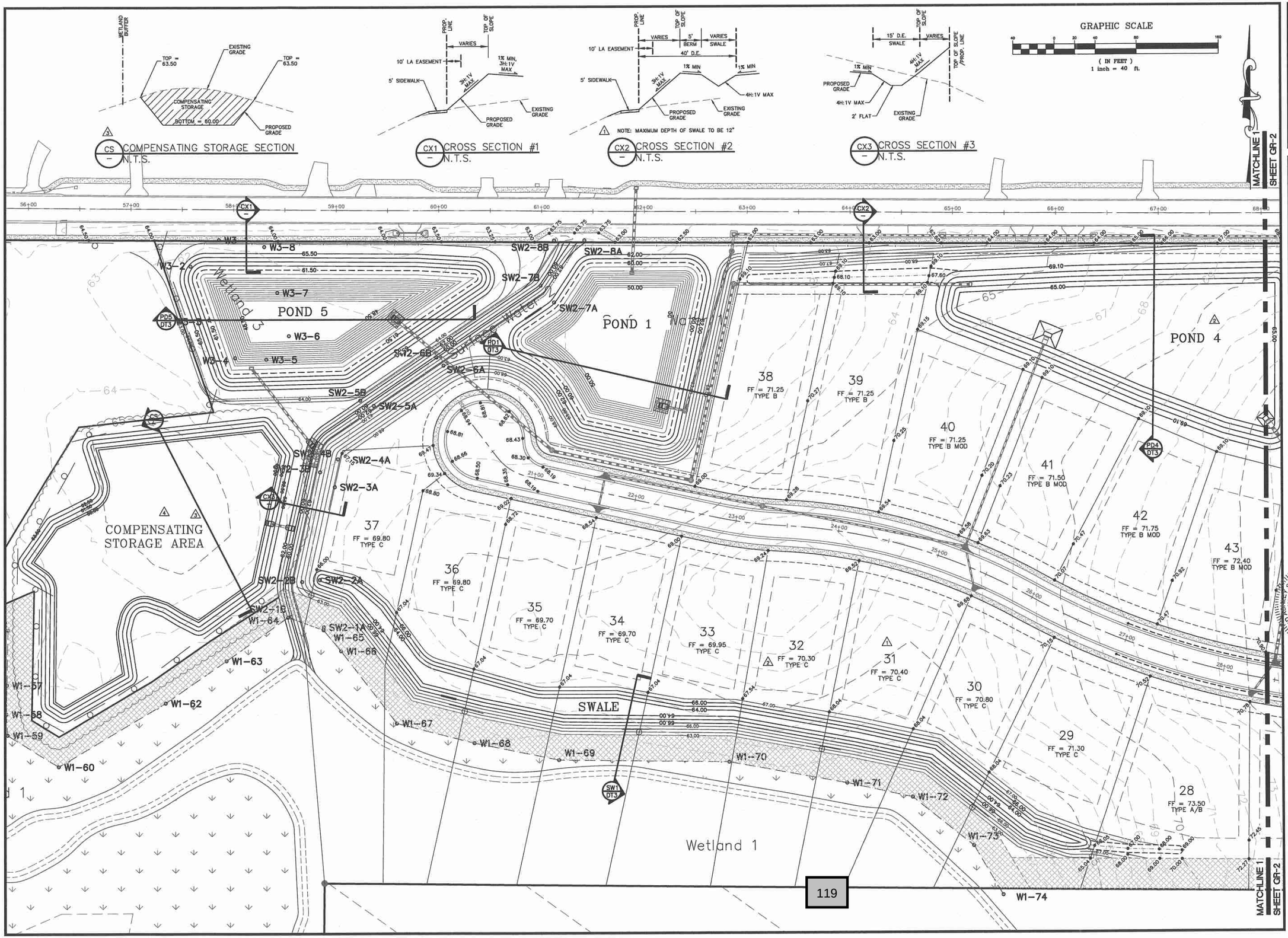
DR-2



119

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
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Maitland, Florida 32751
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GRADING PLAN
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE, UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

ENGINEER IN CHARGE
DAVID A. STOKES
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 66527
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007733

	DATE	REVISIONS
1	8/2/18	REVISED PER CITY OF APOPKA COMMENTS
2	9/5/18	REVISED PER SJRWMD COMMENTS
3	9/19/18	REVISED PER SJRWMD COMMENTS
4	4/19/18	REVISED FDA
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JOB # 12059
DATE: 6/1/18
SCALE: 1"= 40'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

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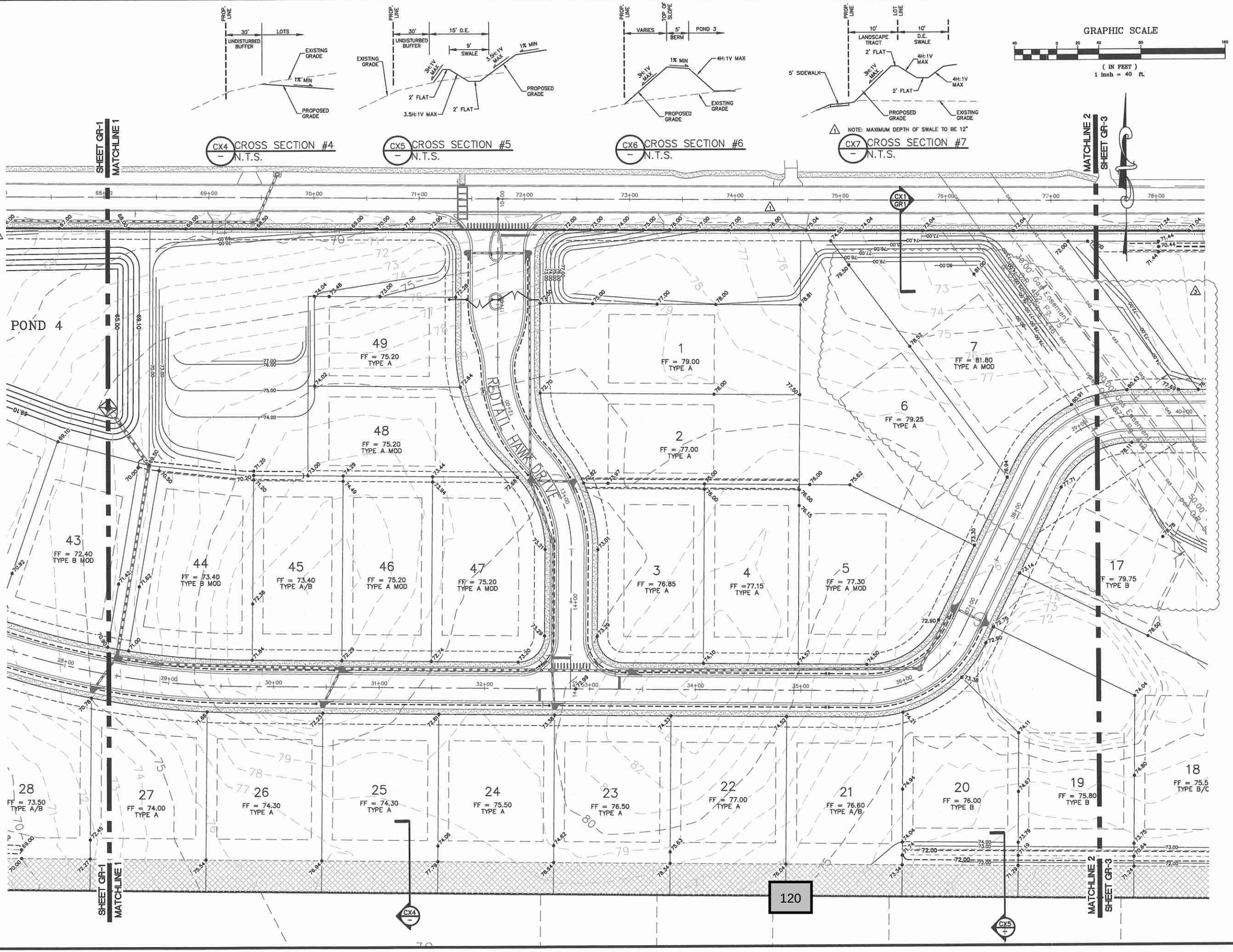
GR-1



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ENGINEER IN CHARGE: DAVID A. STOKES, P.E. #66527
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

		DATE	REVISIONS
1	8/2016		REVISED PER CITY OF APOPKA COMMENTS
2	3/2017		REVISED PER SJRWMD COMMENTS
3	5/2017		REVISED PER FDOT COMMENTS
4			
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JOB #	12059
DATE:	6/1/16
SCALE:	1"=40'
DESIGNED BY:	TRF
DRAWN BY:	TRF
APPROVED BY:	DAS

GR-2

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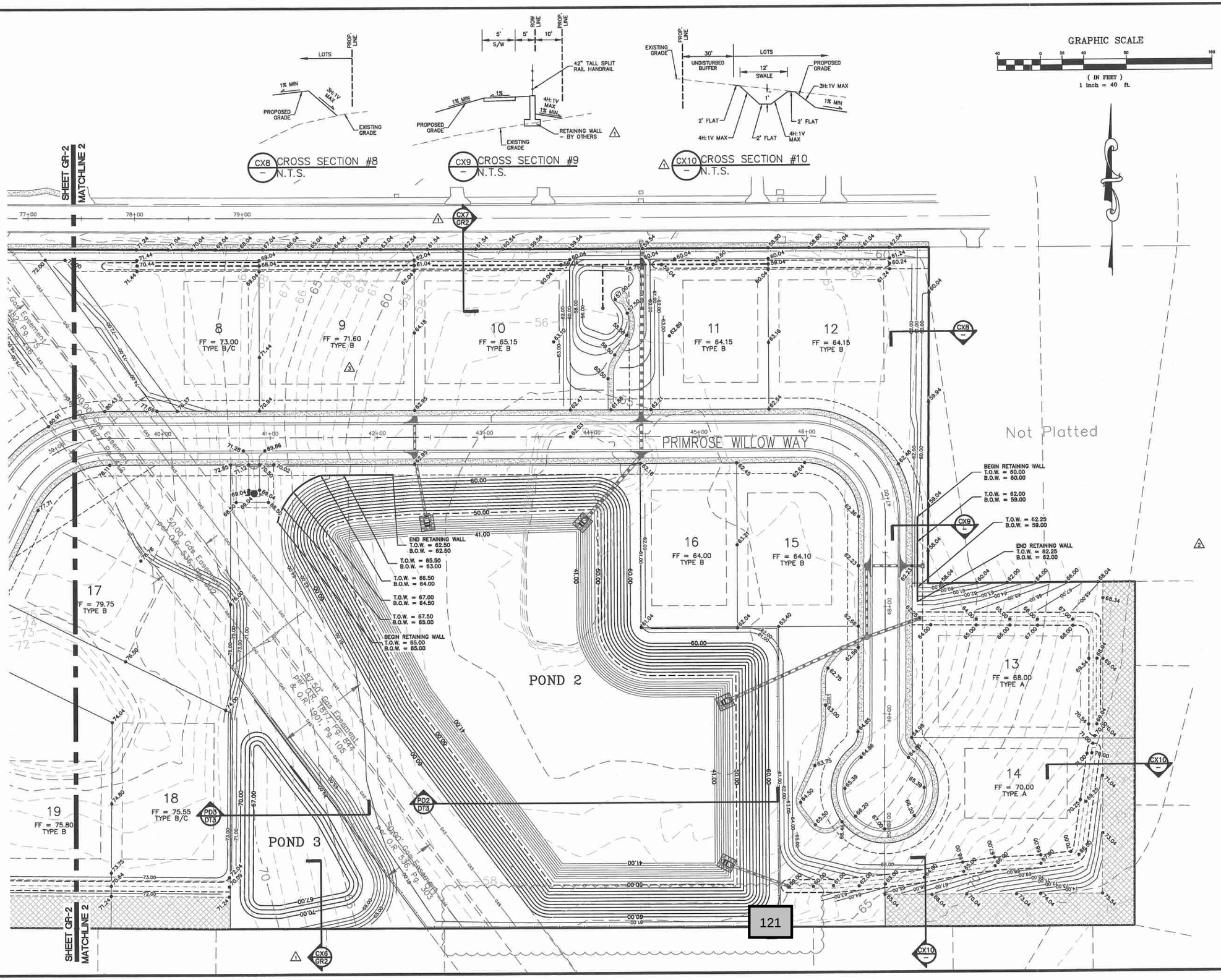

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GRADING PLAN
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FLORIDA
APOPKA

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DAVID A. STOKES P.E. #65527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	8/1/16	REVISED PER CITY OF APOPKA
2	9/1/16	REVISED PER CLIENT
3	9/29/17	REVISED PER RTI COMMENTS
4	2/22/18	REVISED PER POND ANALYSIS
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JOB # 12059
DATE: 6/1/16
SCALE: 1"=40'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

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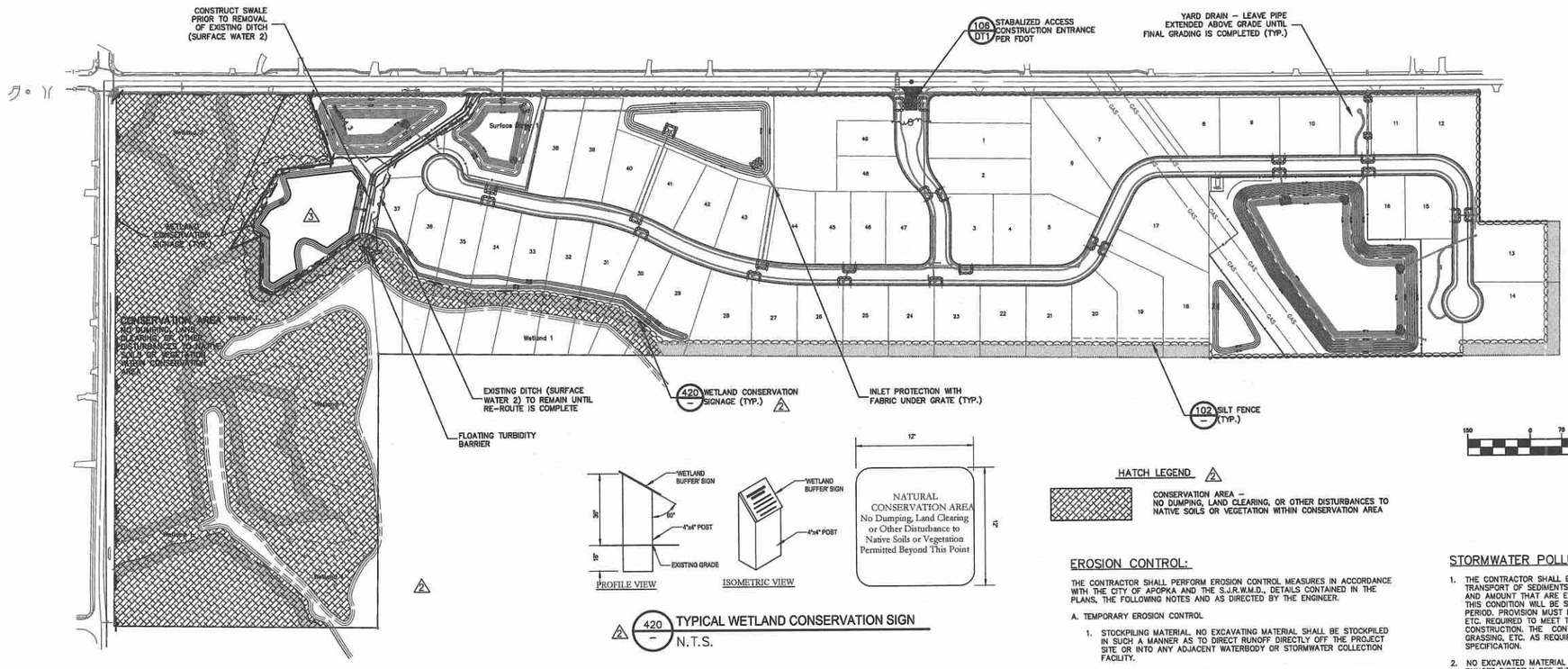
GR-3



2 420 – TYPICAL WETLAND CONSERVATION SIGN
N.T.S.

HATCH LEGEND 2

CONSERVATION AREA – NO DUMPING, LAND CLEARING, OR OTHER DISTURBANCES TO NATIVE SOILS OR VEGETATION WITHIN CONSERVATION AREA

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

CERTIFICATION FOR CONTRACTORS AND SUB-CONTRACTORS

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUANT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

NAME: _____ SIGNATURE: _____ DATE: _____

ADDRESS: _____ TELEPHONE: _____

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND TERMS AND CONDITIONS OF THE GENERIC STORMWATER PERMIT ISSUED PURSUANT TO SECTION 403.0885, F.S., THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

NAME: _____ SIGNATURE: _____ DATE: _____

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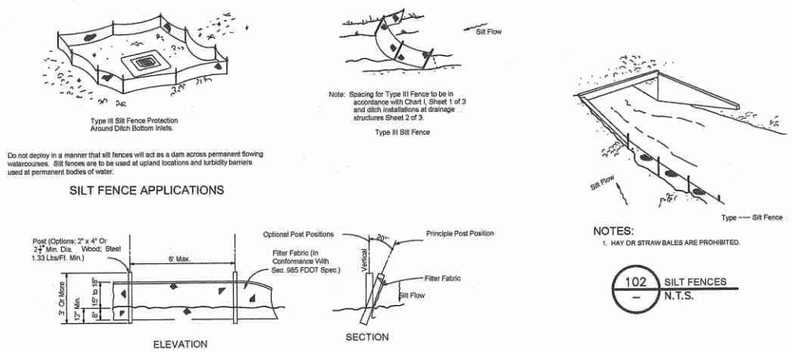
NAME: _____ SIGNATURE: _____ DATE: _____

ADDRESS: _____ TELEPHONE: _____



102 – SILT FENCES
N.T.S.

EROSION CONTROL:

THE CONTRACTOR SHALL PERFORM EROSION CONTROL MEASURES IN ACCORDANCE WITH THE CITY OF APOPKA AND THE S.J.R.W.M.D., DETAILS CONTAINED IN THE PLANS. THE FOLLOWING NOTES AND AS DIRECTED BY THE ENGINEER.

A. TEMPORARY EROSION CONTROL

1. STOCKPILING MATERIAL. NO EXCAVATING MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATERBODY OR STORMWATER COLLECTION FACILITY.
2. INLET PROTECTION – INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT– LADEN STORM RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATERBODY OR STORMWATER COLLECTION FACILITY.
3. TEMPORARY SEEDING / STRIP SODDING – AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE STRIP–SODDED ALONG ALL DEDICATED ROW'S. THIS WILL PREVENT SEDIMENT RUNOFF FROM INDIVIDUAL LOTS INTO THE ROW AND DRAINAGE SYSTEMS, AND WILL NOT LATER COMPETE WITH THE PERMANENT LOT GRASSING.
4. TEMPORARY SEEDING AND MULCHING – SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN NOTE 3 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF 4 INCHES.
5. TEMPORARY GRASSING – THE SEEDED OR THE SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
6. TEMPORARY REGRASSING – IF AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
7. THE CONTRACTOR SHALL PLACE HAY BALES AROUND ALL EXISTING AND NEWLY CONSTRUCTED INLETS TO CONTROL EROSION DURING CONSTRUCTION.
8. MAINTENANCE – ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

B. PERMANENT EROSION CONTROL

THE EROSION CONTROL FACILITIES OF THE PROJECT SHOULD BE DESIGNED TO MINIMIZE THE IMPACT ON OFF–SITE FACILITIES. ALL STORMWATER DISCHARGE FROM THE PROJECT LIMITS SHALL BE ROUTED THROUGH DETENTION BASINS TO TRAP SUSPENDED SEDIMENTS AND DISCHARGE FACILITIES FROM THESE BASINS SHALL BE PROVIDED WITH A SKIMMER DEVICE TO TRAP FLOATABLE DEBRIS.

1. PERMANENT SEEDING – ALL AREAS WHICH HAVE BEEN DISTURBED BY THE CONSTRUCTION WILL, AS A MINIMUM, BE FERTILIZED AND SEEDED.
2. PERMANENT SEEDING AND MULCHING – SLOPES OF 6:1 TO 4:1 INCLUSIVE WILL BE MULCHED WITH A UNIFORM THICKNESS OF APPROXIMATELY TWO INCHES, LOOSE MEASURE, OF MULCH MATERIAL INCORPORATED INTO THE SOIL BY MIXING TO A DEPTH OF FOUR INCHES.
3. PERMANENT SODDING – ALL RETENTION/DETENTION BASINS SHALL BE SODDED WITHIN THEIR LIMITS. ALL EXPOSED AREAS WITHIN PUBLIC RIGHT–OF–WAYS WILL BE SOLID SODDED, OTHER AREAS WITH AREAS WITH SLOPES STEEPER THAN 4:1 WILL BE SODDED.
4. STRIP SODDING – STRIP SOD SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENTS.
5. REGRASSING – ALL GRASSED AREAS WILL BE MAINTAINED TO ASSURE A GOOD STAND AND SUFFICIENT GROUND COVER TO MINIMIZE EROSION. IF, AFTER 60 DAYS AN ADEQUATE GROUND COVER HAS NOT BEEN ESTABLISHED, THE AREA WILL BE REGRASSED.
6. ADDITIONAL FERTILIZATION – GRASSED AREAS NOT ACCEPTED WITHIN 90 DAYS OF THEIR COMPLETION SHALL BE FERTILIZED.
7. FOR ADDITIONAL SODDING REQUIREMENTS, REFER TO THE LANDSCAPE PLANS.

STORMWATER POLLUTION PREVENTION NOTES:

1. THE CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.
2. NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
3. THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL BE CONTROLLED, SO THAT THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF–SITE DEPOSIT OF SEDIMENTS.
4. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORMWATER RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
5. AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITH IN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER, DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED SO AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE.
6. THE SEEDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
7. IF AFTER 14 DAYS, THE TEMPORARY GRASSES AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER.
8. ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
9. ALL DISTURBED AREAS OUTSIDE THE EXCAVATION AND FILL LIMITS WILL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THEIR CONDITION PRIOR TO CONSTRUCTION.
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL NEWLY PLANTED GRASSES OR VEGETATION AND RETENTION/DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE COUNTY.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND SHALL REPLACE ANY PORTION, WHICH IN THE OPINION OF THE ENGINEER, HAS BECOME DISPLACED DUE TO EROSION OR DUE TO CARELESSNESS OR NEGLIGENCE ON THE PART OF THE CONTRACTOR.
12. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO CONTROL EROSION AND SEDIMENT RUNOFF FROM THE SITE DURING CONSTRUCTION. SUCH METHODS SHALL BE IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
13. ABSOLUTLEY NO WORK WILL BE ALLOWED WITHIN ANY CONSERVATION AREA, BUFFER AREA, MITIGATION AREA OR DESIGNATED WETLAND AREA UNLESS SO SPECIFICALLY DESCRIBED BY THE PLANS AND GRANTED BY REASON OF PERMIT FROM THE GOVERNMENTAL ENTITY HAVING JURISDICTION OVER SAID AREA.
14. PRIOR TO CLEARING AND GRUBBING, THE LIMITS OF WETLANDS, BUFFERS WETLANDS, BUFFERS AND MITIGATION AREAS SHALL BE CLEARLY MARKED ALONG THE PROPOSED RIGHT OF WAY LINE TO PROTECT THESE AREAS FROM ENCROCHMENT FROM CONSTRUCTION ACTIVITIES.
15. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN SECTION 104, F.D.O.T. STANDARD SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION. SIDE SLOPE MAY BE SEED AND MULCHED, PROVIDED THAT THE MULCH MATERIAL IS DISC HARROWED AND THE SIDE SLOPES ARE NEITHER GREATER THAN 3:1 NOR PART OF A DRAINAGE CONVEYANCE.
16. REFER TO POND DETAIL SHEETS FOR EROSION CONTROL MEASURES AT POND OUTFALLS.
17. EROSION CONTROL AT ALL INLET DRAINAGE STRUCTURES DURING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH FDOT INDEX NO. 102.
18. INSPECTIONS ON EROSION CONTROL MEASURES WILL BE PERFORMED BY THE CONTRACTOR ONCE PER WEEK AND WITHIN 24 HOURS AFTER 1/4 INCH OF RAINFALL. THE INSPECTIONS MUST BE LOGGED BY THE CONTRACTOR AND KEPT WITH THE APPROVED PLANS AND SWPPP.
19. GRAVEL CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO MINIMIZE EXPORT OF ONSITE DIRT. IF GRAVEL IS NOT ALLOWED, THE CONSTRUCTION ENTRANCES SHALL BE SWEPT PERIODICALLY AND LOGGED BY THE CONTRACTOR.

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

EROSION CONTROL PLAN
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE. UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	8/11/16	REVISED PER CITY OF APOPKA COMMENTS
2	9/2/16	REVISED PER S.J.R.W.M.D. COMMENTS
3	4/19/19	UPDATED PER FIELD VISIT
4		
5		
6		
7		
8		
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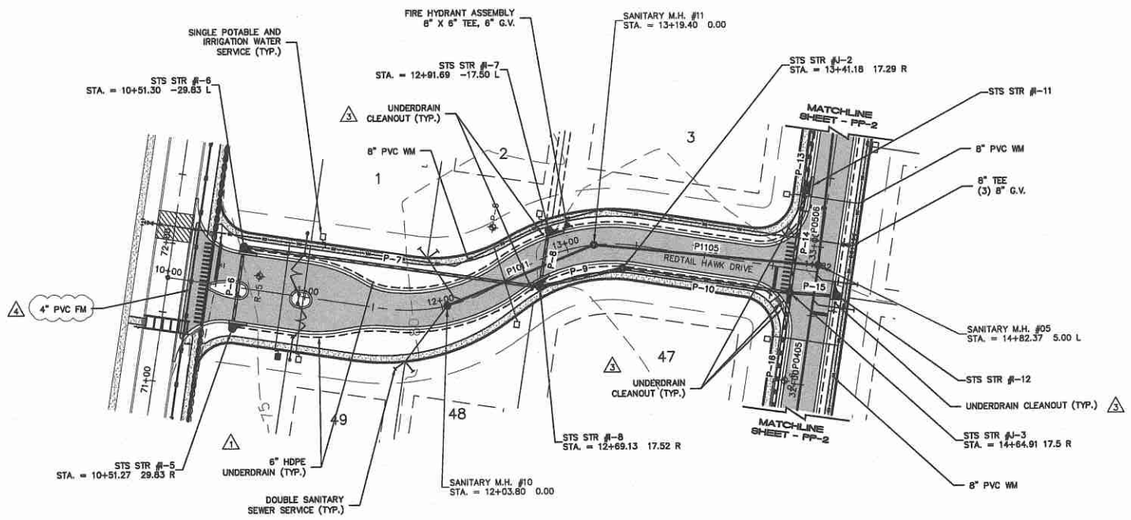
10		
11		

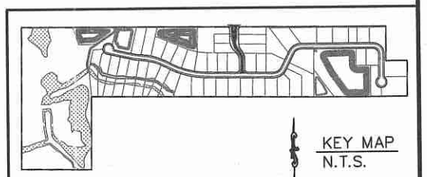
JOB # 12059
DATE: 6/1/16
SCALE: 1" = 150'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

EC-1

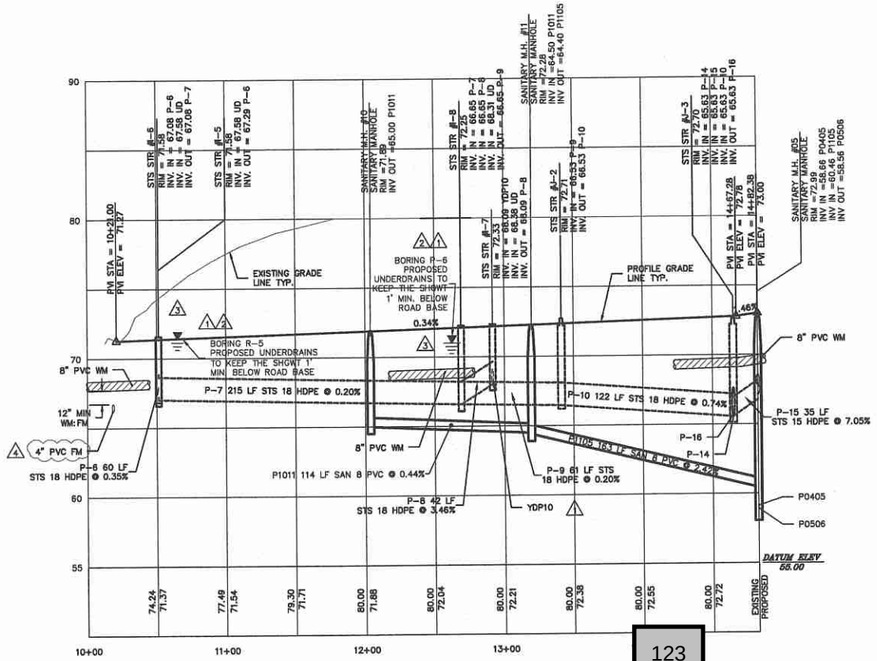
H:\Data\12059\Dwg\Final\12059 EC-1.dwg Apr 10, 2019–10:01:45 am



REDTAIL HAWK DRIVE



KEY MAP
N.T.S.



123

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MOORHEAD & STOKES, INC.
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431 E. Horatio Avenue
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PLAN AND PROFILE FOR SANDPIPER ROAD SUBDIVISION

APOPKA FLORIDA

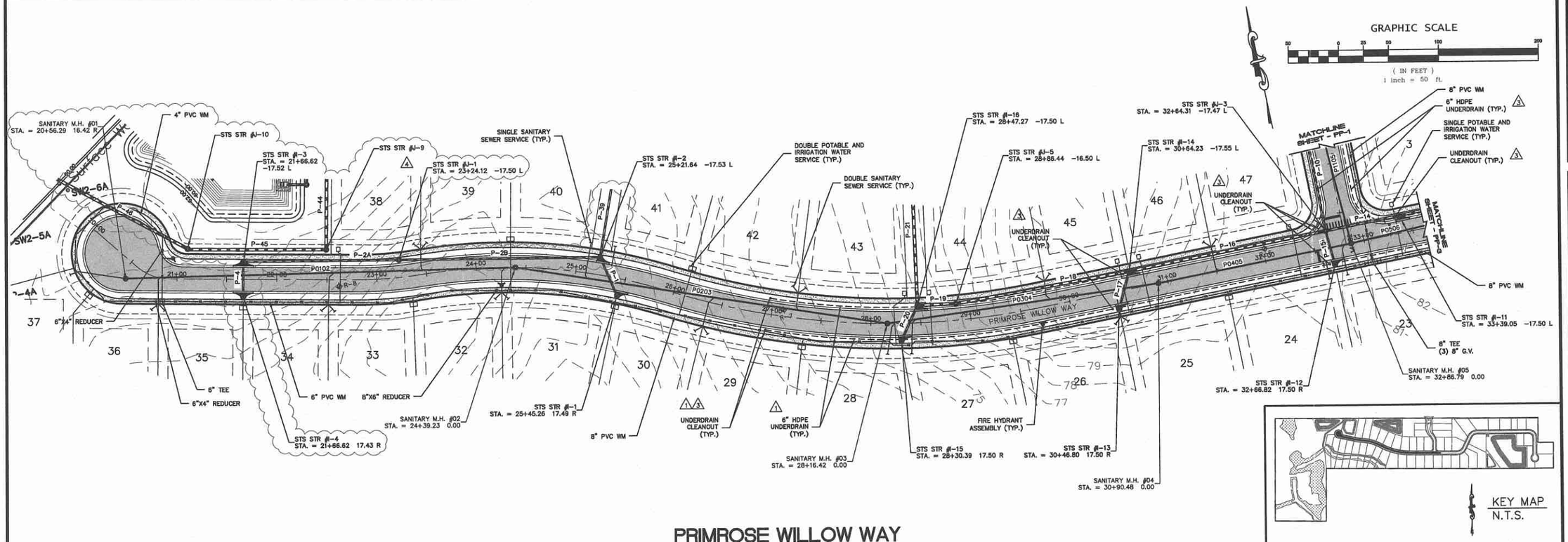
FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE, UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

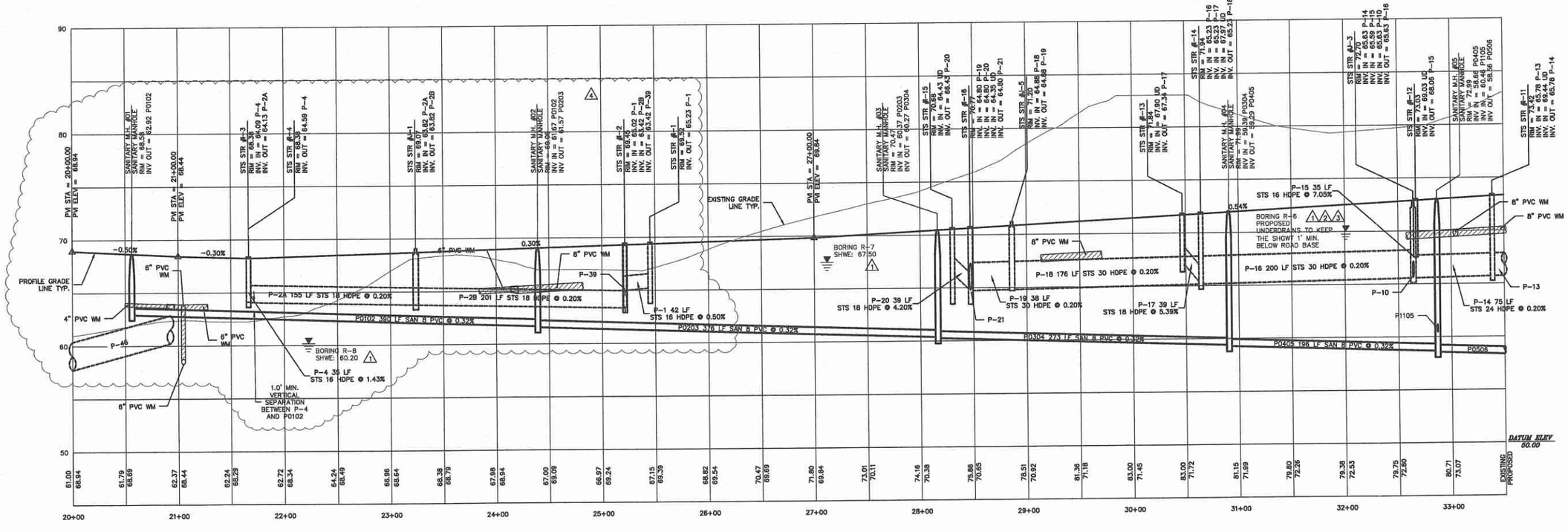
ENGINEER IN CHARGE
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	8/1/16	REVISED PER CITY OF APOPKA COMMENTS
2	8/31/16	REVISED PER CITY OF APOPKA COMMENTS
3	1/30/17	REVISED PER CITY OF APOPKA COMMENTS
4	10/27/17	REVISED FORCE MAIN SIZE
5		
6		
7		
8		
9		
10		
11		

JOB #	12059
DATE:	6/1/16
SCALE:	1"= 50'
DESIGNED BY:	TRF
DRAWN BY:	TRF
APPROVED BY:	DAS

PP-1





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CIVIL ENGINEERS
431 E. Horatio Avenue
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Maitland, Florida 32751
(407) 629-8330

PLAN AND PROFILE
FOR
SANDPIPER ROAD SUBDIVISION
FLORIDA
APOPKA

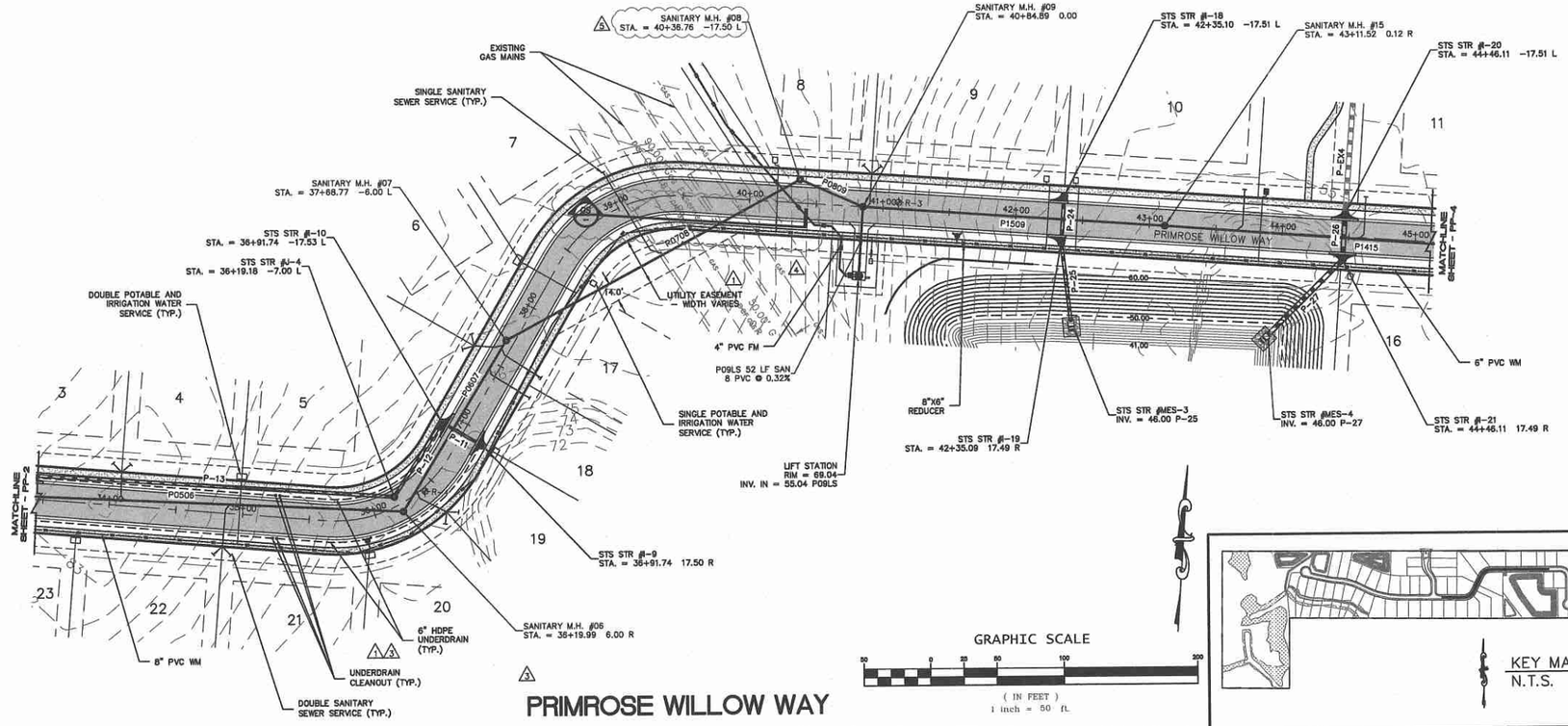
OWNER
FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE, UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

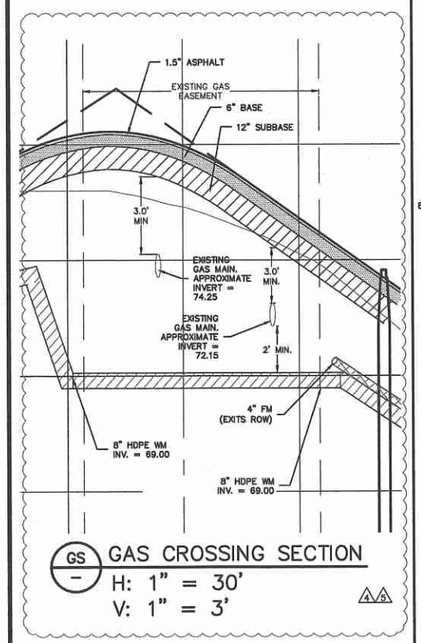
ENGINEER IN CHARGE
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1	8/1/16	REVISED PER CITY OF APOPKA COMMENTS
2	8/31/16	REVISED PER CITY OF APOPKA COMMENTS
3	10/5/17	REVISED PER CITY OF APOPKA COMMENTS
4	2/26/17	REVISED PER PLANTING COMMENTS
5		
6		
7		
8		
9		
10		
11		

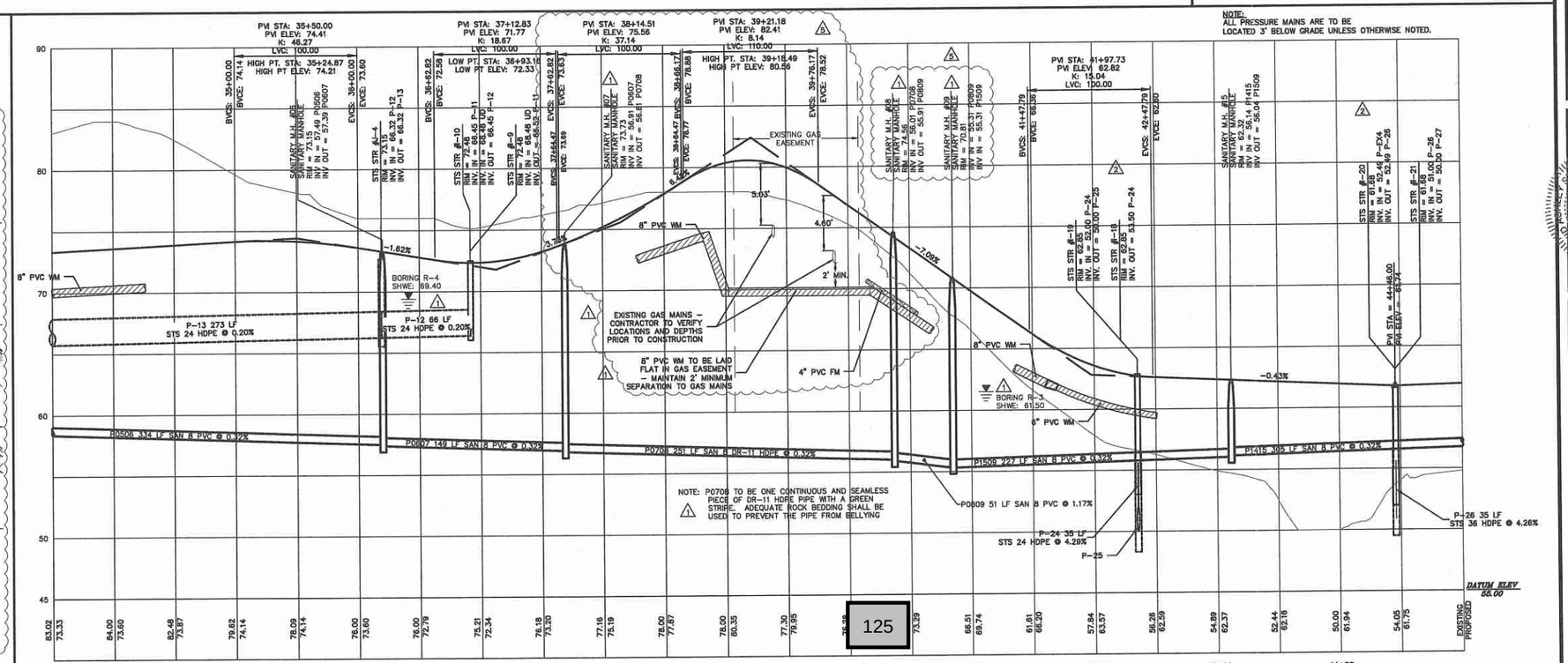
JOB #	12059
DATE:	6/1/16
SCALE:	1"= 50'
DESIGNED BY:	TRF
DRAWN BY:	TRF
APPROVED BY:	DAS

PP-2





GS — GAS CROSSING SECTION
H: 1" = 30'
V: 1" = 3'



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PLAN AND PROFILE
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
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WINTER PARK, FL 32789
(407) 947-4225

ENGINEER OF RECORD
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	8/1/16	REVISED PER CITY OF APOPKA COMMENTS
2	8/31/16	REVISED PER CITY OF APOPKA COMMENTS
3	10/9/17	REVISED PER CITY OF APOPKA COMMENTS
4	3/19/17	REVISED PER FDT COMMENTS
5	3/28/17	REVISED PER FDT COMMENTS
6		
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11		

JOB # 12059
DATE: 6/1/16
SCALE: 1"= 50'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

PP-3

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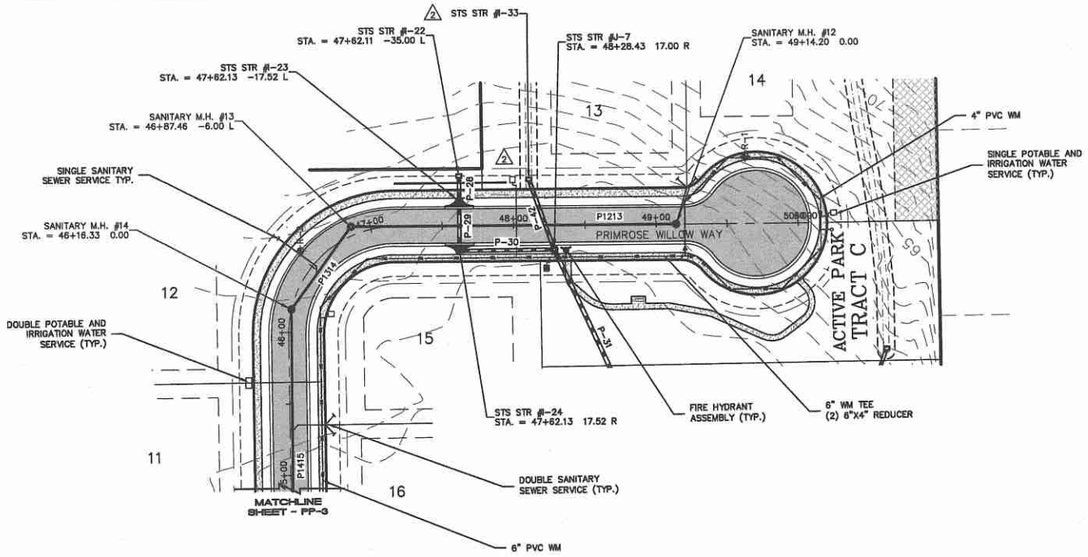
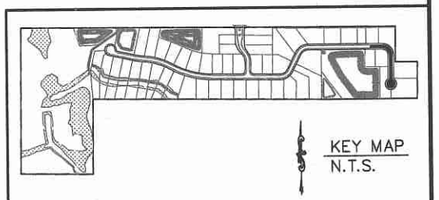


GRAPHIC SCALE

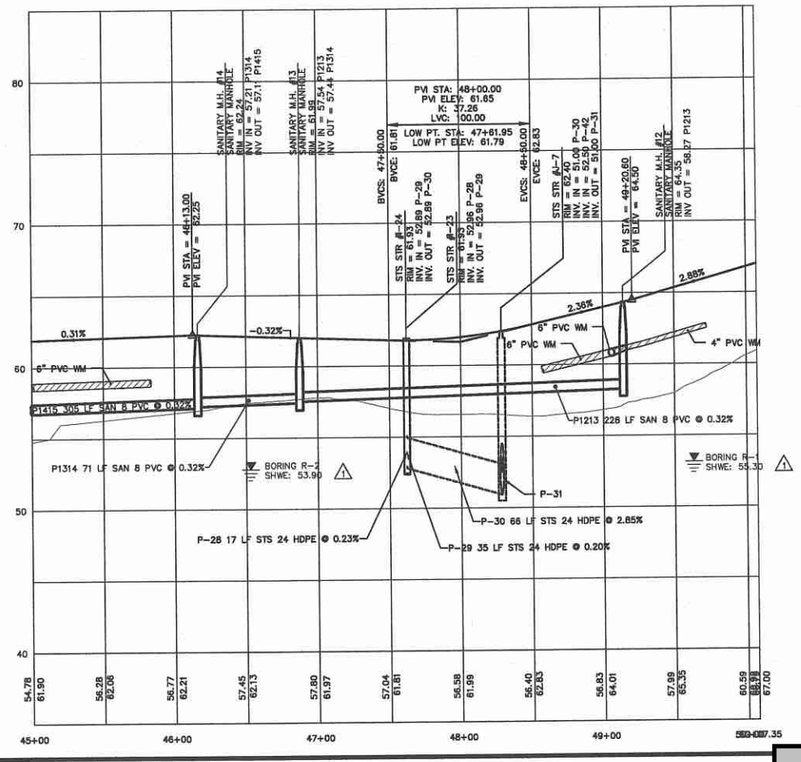
80 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



KEY MAP
N.T.S.

PRIMROSE WILLOW WAY



NOTE:
ALL PRESSURE MAINS ARE TO BE
LOCATED 3' BELOW GRADE UNLESS OTHERWISE NOTED.

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PLAN AND PROFILE
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE, UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

ENGINEER IN CHARGE
No. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DAVID A. STOKES, P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	8/1/16	REVISED PER CITY OF APOPKA COMMENTS
2	8/31/16	REVISED PER CITY OF APOPKA CLIENT
3	10/5/17	REVISED PER CITY OF APOPKA COMMENTS
4		
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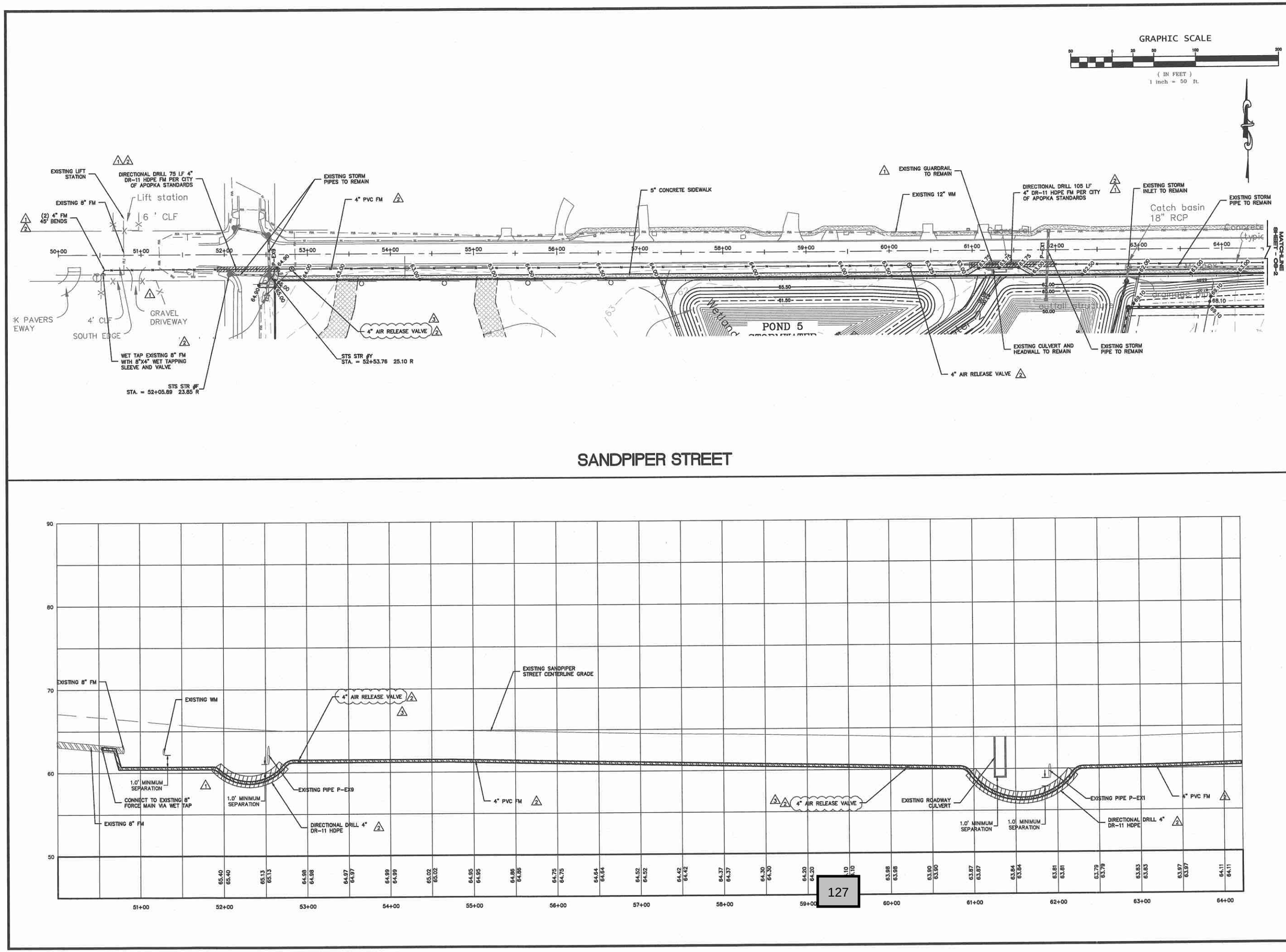
JOB # 12059
DATE: 6/1/16
SCALE: 1"= 50'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

PP-4



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Suite 260
Maitland, Florida 32751
(407) 629-8330

OFFSITE IMPROVEMENTS PLAN
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE, UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

ENGINEER IN CHARGE
No. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

1	8/1/16	REVISED PER CITY OF APOPKA COMMENTS
2	10/27/17	REVISED FORCE MAIN SIZE
3	5/4/18	UPDATED ARVILABELS
4		
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11		

DATE	REVISIONS

JOB # 12059
DATE: 6/1/16
SCALE: 1"= 50'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

OS-1

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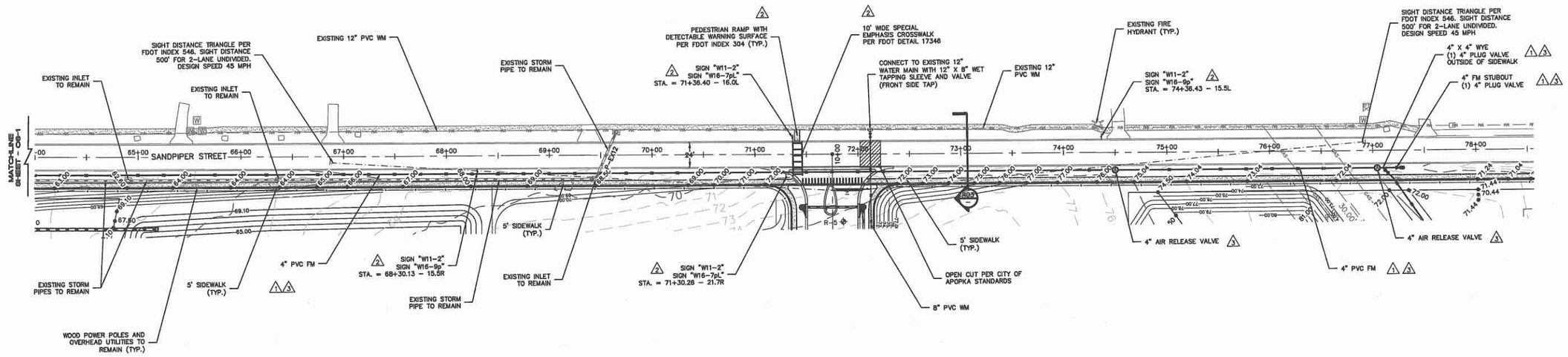


GRAPHIC SCALE

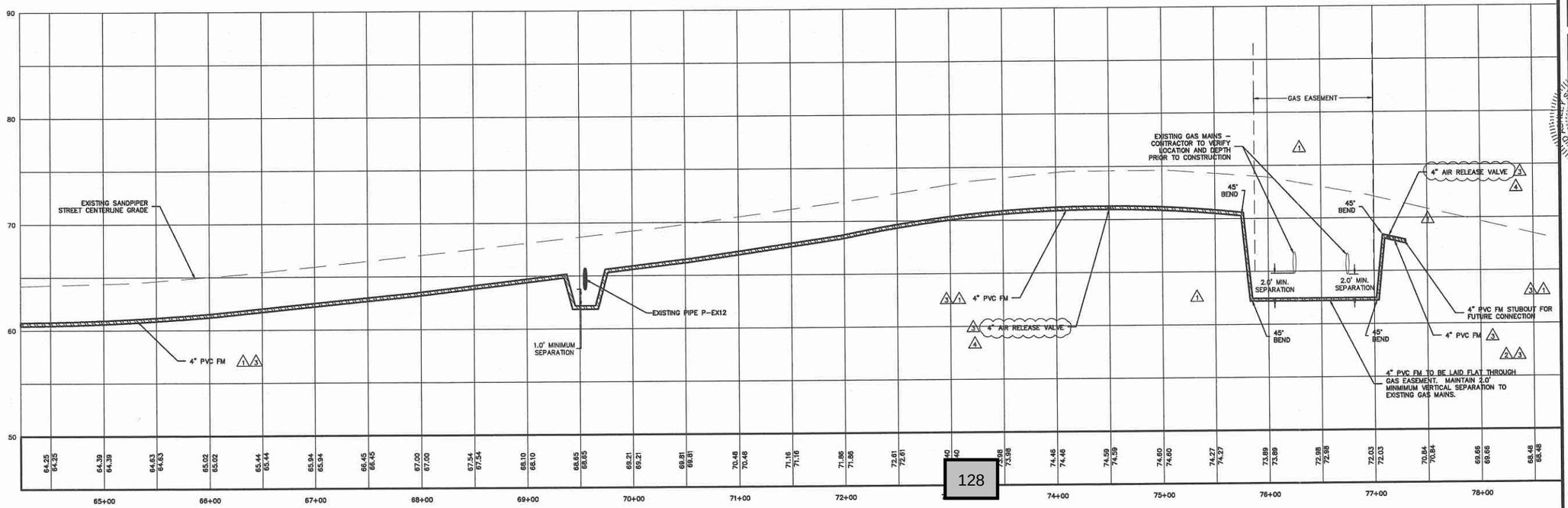
50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES.
2. POWER POLES MAY NEED TO BE HELD BY POWER CO. DURING CONSTRUCITON OF OFFSITE IMPROVEMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC SIGNAL EQUIPMENT INCLUDING BUT NOT LIMITED TO FIBER, LOOP SENSORS, PULL BOXES, CONDUIT, TRAFFIC SIGNALS, AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITIONS UNLESS OTHERWISE AGREED UPON BY THE COUNTY TRAFFIC ENGINEER.

SANDPIPER STREET



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

OFFSITE IMPROVEMENTS PLAN
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE. UNIT 201
WINTER PARK, FL 32789
(407) 947-4235

ENGINEER IN CHARGE
DAVID A. STOKES P.E. #66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER
2018
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	8/2/16	REVISED PER CITY OF APOPKA COMMENTS
2	5/26/17	REVISED PER FDT COMMENTS
3	10/27/17	REVISED FORCE MAIN SIZE
4	5/4/18	REVISED ARV LABELS
5		
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JOB # 12059
DATE: 6/1/16
SCALE: 1"= 50'
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

OS-2

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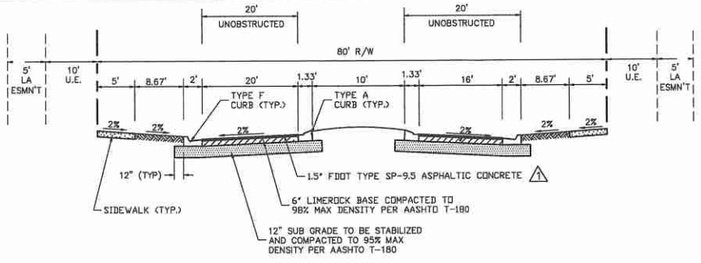

RD1 – TYPICAL 80' RIGHT OF WAY ENTRANCE SECTION
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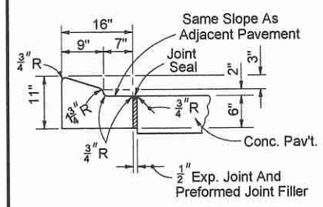
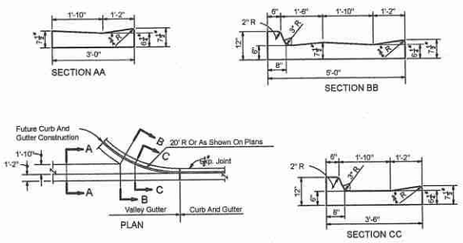
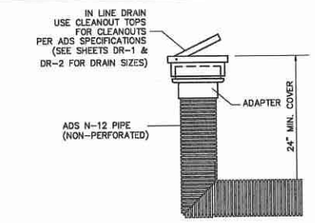


300A – F.D.O.T. TYPE A CURB
N.T.S.

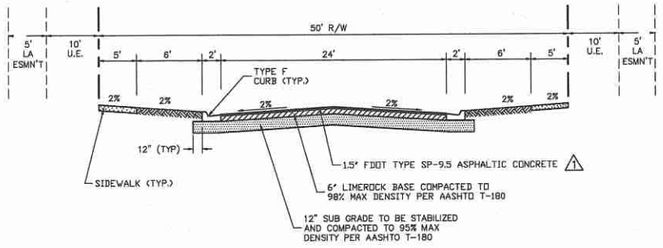


300V – VALLEY GUTTER DETAIL
N.T.S.

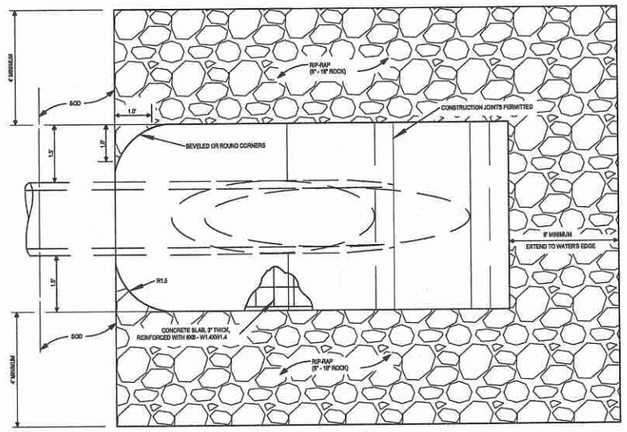


* ADS DENOTES ADVANCED DESIGN SYSTEMS, INC.(PIPE MANUFACTURER)
* CONTRACTOR TO COORDINATE PLACEMENT OF ADS PIPE WITH ADS REPRESENTATIVE

ADS – ADS YARD DRAIN DETAIL

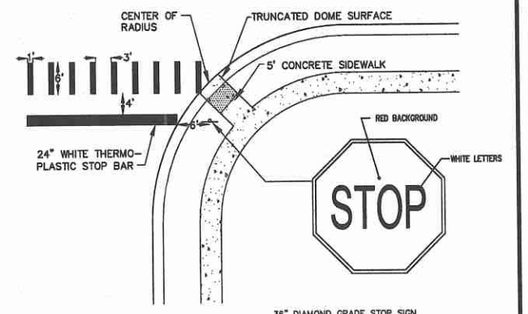


RD2 – TYPICAL 50' PRIVATE RIGHT OF WAY SECTION
N.T.S.



TOP VIEW - SINGLE PIPE

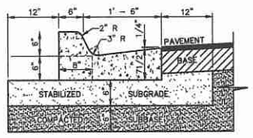
MRR – MES RIP-RAP DETAIL
N.T.S.



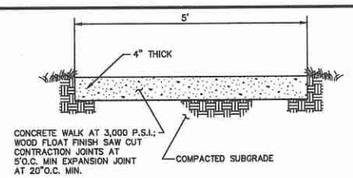
N.T.S. 36" DIAMOND GRADE STOP SIGN PER MUTCD 2B-4 (R1-1)

NOTE:
ALL SIDEWALK CURB RAMPS SHALL HAVE TRUNCATED DOME DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24-INCHES FROM THE BACK OF CURB PER FDOT INDEX 304.

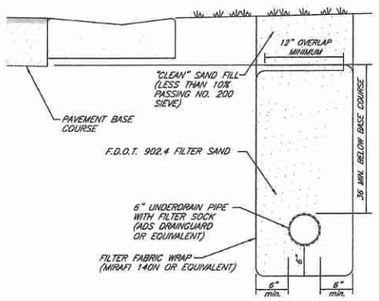
212 – STOP SIGN, BAR AND CROSSWALK
N.T.S.



300F – TYPE F CURB AND GUTTER
N.T.S.

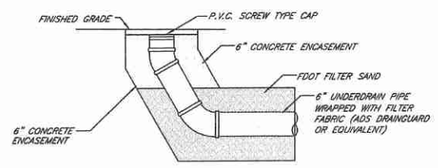


907 – CONCRETE WALK
N.T.S.



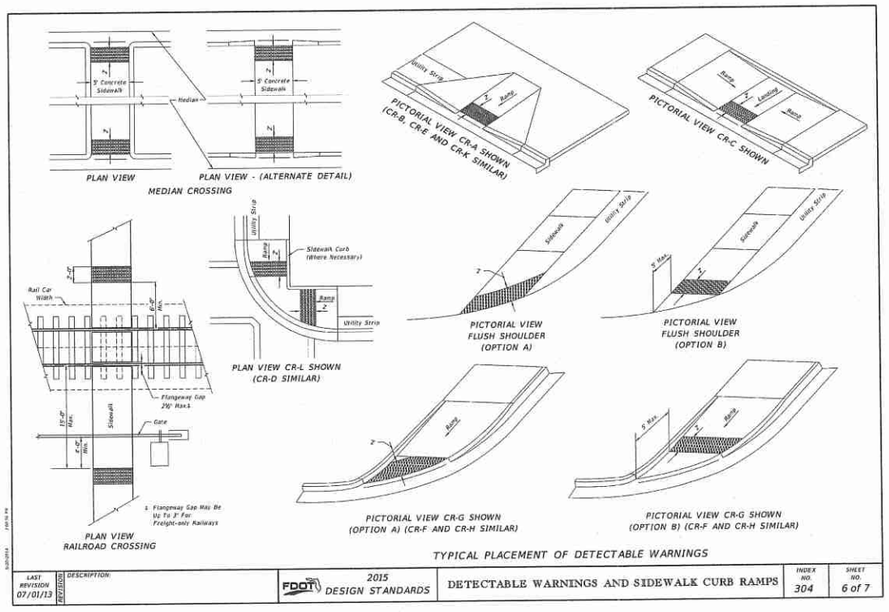
1. LOCATE UNDERDRAIN WITHIN 5 FEET OF CURB
2. WHERE UNDERDRAIN MUST CROSS OTHER UTILITIES, PLACE UNDERDRAIN BENEATH UTILITY.
3. CONTRACTOR TO NOTIFY ENGINEER IF WATER TABLE IS OBSERVED WITHIN TWO FEET OF ROAD GRADE IN AREAS NOT UNDERDRAINED.
4. NATIVE SAND BACKFILL SHALL HAVE NO MORE THAN 10% PASSING NO. 200 SIEVE.
5. UNDERDRAIN INSTALLATION TO BE SUPERVISED BY A UNIVERSAL ENGINEERING SCIENCES REPRESENTATIVE AT ALL TIMES.
6. PROVIDED POSITIVE SLOPE AND DISCHARGE

TYPICAL UNDERDRAIN DETAIL
NOT TO SCALE



UNDERDRAIN CLEANOUT DETAIL
NOT TO SCALE

UD1 – UNDERDRAIN DETAILS
N.T.S.



LAST REVISION 07/01/13	DESCRIPTION:	FDOT 2015 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 6 of 7

304 – CURB RAMPS AND DETECTABLE WARNING SURFACE DETAIL
N.T.S.

FOR: ZDA LAND INVESTMENTS, LLC
DRAWN BY: MC | DATE: 2-20-15
CHECKED BY: JTC | DATE: 12-2-15
PERMIT NO.: 254-6533 | SCALE: AS SHOWN
PROJECT NO.: 01.06.120039.0001

GEOTECHNICAL EXPLORATION
PROPOSED SANDPIPER SUBDIVISION
APOPKA, ORANGE COUNTY, FLORIDA

UNDERDRAIN DETAIL

UNIVERSAL ENGINEERING SCIENCES

PAGE NO: B-1

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

CONSTRUCTION DETAILS
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE, UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

ENGINEER: DAVID A. STOKES
LICENSE NO. 66527
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	BY/IS	REVISIONS	DATE
1		REVISED PER CITY OF APOPKA COMMENTS	
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JOB #: 12059
DATE: 6/1/16
SCALE: N.T.S.
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

DT-1

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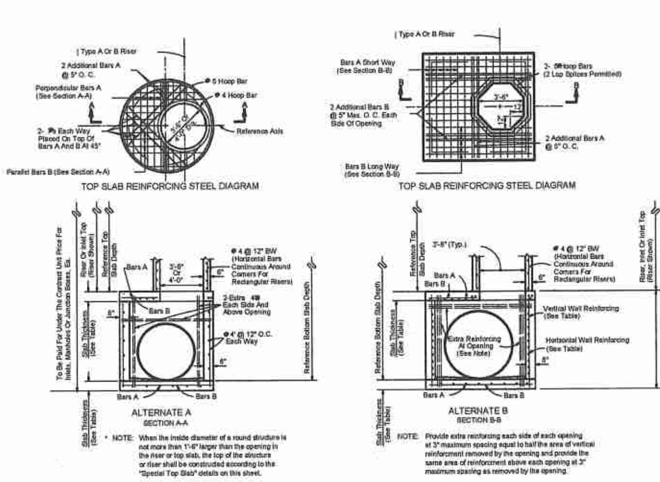


TOP SLAB REINFORCING STEEL DIAGRAM

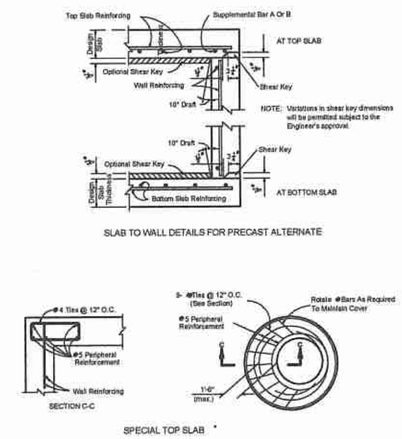
TOP SLAB REINFORCING STEEL DIAGRAM

ALTERNATE A
SECTION A-A

* NOTE: When the inside diameter of a round structure is not more than 1'-6" larger than the opening in the riser or top slab, the top of the structure or riser shall be constructed according to the "Special Top Slab" details on this sheet.

ALTERNATE B
SECTION B-B

NOTE: Provide extra reinforcing each side of each opening at 3" maximum spacing equal to half the area of vertical reinforcment removed by the opening and provide the same area of reinforcment above each opening at 3" maximum spacing as removed by the opening.



SLAB TO WALL DETAILS FOR PRECAST ALTERNATE

SPECIAL TOP SLAB *

GENERAL NOTES

1. Standard structure bottoms 4'-0" diameter and smaller (Alt. A) and 3'-6" square (Alt. B) are designated Type P. Larger standard structure bottoms are designated Type J. Risers are permitted for all structures.

2. Walls of circular structures (Alternate A) constructed in place may be of non-reinforced concrete or brick or reinforced concrete. Precast and rectangular structures (Alternate B) shall be constructed of reinforced concrete only.

3. Wall thickness and reinforcement are for either reinforced cast-in-place or precast concrete units except that precast circular units may be furnished with walls in accordance with either A.S.T.M. C-478 (up to 96" diameter) or A.S.T.M. C-76, Class ~~~, B Wall, modified where the elliptical steel cage area is placed in the center one-third of the wall.

4. Top and floor slab thickness and reinforcement are for precast and cast in place construction. Top and floor slabs shall be of Class ~~ concrete. Concrete as specified in A.S.T.M. C-478 (4000 psi) may be used in lieu of Class ~ and Class ~~ concrete in precast items manufactured in plants which are under the 'Standard Operating Procedures' for the inspection of precast drainage products.

5. All reinforcement shall be A.S.T.M. A615, Grade 60 or 65 KSI welded wire fabric, either smooth or deformed.

6. Structure bottoms may be used in conjunction with curb inlet tops Types 1, 2, 3, 4, 5, 6, 9, and 10, and any manhole or junction box unless otherwise shown in the plans or other standard drawings. Alt. B structure bottoms may be used in conjunction with curb inlet Types 7 & 8, or any ditch bottom inlet unless otherwise shown in the plans or other standard drawings.

7. Rectangular structures may be rotated as directed by the Engineer in order to facilitate connections between the structure walls and storm sewer pipes.

8. Except when ACI hooks are specifically required, embedment hooks in the top and bottom slabs may be replaced with straight embedments or peripheral reinforcement in accordance with the reinforcement detail shown under 'Rebar Straight End Embedment Or Peripheral Reinforcement In Lieu of ACI Standard Hooks For Top And Bottom Slabs', Index No. 201, Sheet 3 of 6.

9. All steel bars shall have minimum cover unless otherwise shown. Horizontal steel in rectangular structures shall be lapped a minimum of 24 bar diameters at corners.

10. The corner fillets shown are necessary for rectangular structures used with circular risers and inlet throats and used on skew with rectangular risers, inlet and inlet throats. Fillets will be required in lieu of the bottom slab of the Alt. B riser when used with the Alt. A box. Each fillet shall be reinforced with 2- 5 bars.

11. Inlet throats, riser or manhole tops shall be secured to structures as shown on Index No. 201.

12. Structures with depths over 14' are to be checked for floatation by designer of project drainage.

13. Units larger than specified standard may be substituted at the contractor's option when these units will not cause or increase the severity of utility conflicts. Such larger units shall be furnished at no additional cost to the Department. Larger Alternate A units cannot replace Alternate B units without approval of the Engineer. This note applies to this index only.

14. For manhole and junction box tops, for frames and covers, and, for supplementary details see Index No. 201.

SLAB DESIGNS - SQUARE AND RECTANGULAR STRUCTURES

(ALL SLABS 8" THICK - REINFORCING PARALLEL TO SHORT WAY AND LONG WAY)

SHORT-WAY SLAB DEPTH	SHORT-WAY SCHEDULE	LONG-WAY SLAB DEPTH	LONG-WAY SCHEDULE
SIZE: 3'-6"/UNLIMITED			
≥0.5'<29'	B	≥0.5'-40'	B
29'-40'	C		
SIZE: 4'-0"/UNLIMITED			
≥0.5'<19'	B	≥0.5'<34'	B
19'<29'	C	34'-40'	C
29'-40'	D		
SIZE: 5'5'			
≥0.5'<3'	C	≥0.5'<3'	C
3'<19'	B	3'<19'	B
19'<28'	C	19'<28'	C
28'<38'	D	28'<38'	D
38'-40'	F	38'-40'	F
SIZE: 5'6'			
≥0.5'<3'	C	≥0.5'<3'	C
3'<16'	B	3'<20'	B
16'<24'	C	20'<29'	C
24'<34'	D	29'-40'	D
34'-40'	F		
SIZE: 5'7'			
≥0.5'<3'	C	≥0.5'<3'	C
3'<14'	B	3'<22'	B
14'<21'	C	22'<33'	C
21'<39'	D	33'-40'	D
39'-40'	F		
SIZE: 5'8'			
≥0.5'<3'	C	≥0.5'<39'	B
3'<8'	B	39'-40'	C
8'<17'	C		
17'<23'	D		
23'-40'	F		
SIZE: 5'9'			
≥0.5'<3'	C	≥0.5'<32'	B
3'<8'	B	32'-40'	C
8'<17'	C		
17'<23'	D		
23'-40'	F		

SHORT-WAY SLAB DEPTH	SHORT-WAY SCHEDULE	LONG-WAY SLAB DEPTH	LONG-WAY SCHEDULE
SIZE: 6'6'			
≥0.5'<3'	D	≥0.5'<3'	D
3'<4'	C	3'<4'	C
4'<14'	B	4'<14'	B
14'<21'	C	14'<21'	C
21'<28'	D	21'<28'	D
28'-40'	F	28'-40'	F
SIZE: 6'7'			
≥0.5'<3'	D	≥0.5'<3'	D
3'<4'	C	3'<4'	C
4'<12'	B	4'<15'	B
12'<19'	C	15'<21'	C
19'<28'	D	21'<30'	D
28'-40'	F	30'-40'	F
SIZE: 6'8'			
≥0.5'<3'	D	≥0.5'<3'	D
3'<4'	C	3'<4'	C
4'<7'	B	4'<16'	B
7'<16'	C	16'<23'	C
16'<23'	D	23'<32'	D
23'-40'	F	32'-40'	F
SIZE: 6'9'			
≥0.5'<3'	D	≥0.5'<3'	D
3'<15'	C	3'<4'	C
15'<21'	D	4'<18'	B
21'<27'	E	18'<27'	C
27'-40'	G	27'<37'	D
		37'-40'	E
SIZE: 7'7'			
≥0.5'<3'	E	≥0.5'<3'	E
3'<4'	D	3'<4'	D
4'<16'	C	4'<16'	C
16'<22'	D	16'<22'	D
22'<28'	E	22'<28'	E
28'-40'	G	28'-40'	G
SIZE: 7'8'			
≥0.5'<3'	E	≥0.5'<3'	E
3'<4'	D	3'<4'	D
4'<15'	C	4'<17'	C
15'<21'	D	17'<23'	D
21'<27'	E	23'<29'	E
27'-40'	G	29'-40'	G
SIZE: 7'9'			
≥0.5'<3'	E	≥0.5'<3'	E
3'<4'	D	3'<4'	D
4'<12'	C	4'<18'	C
12'<18'	D	18'<24'	D
18'<24'	E	24'<32'	E
24'-40'	G	32'-40'	G

SHORT-WAY SLAB DEPTH	SHORT-WAY SCHEDULE	LONG-WAY SLAB DEPTH	LONG-WAY SCHEDULE
SIZE: 8'8'			
≥0.5'<3'	D	≥0.5'<3'	D
3'<4'	C	3'<4'	C
4'<9'	B	4'<9'	B
9'<17'	C	9'<17'	C
17'<31'	D	17'<31'	D
31'-40'	G	31'-40'	G
SIZE: 8'9'			
≥0.5'<3'	D	≥0.5'<3'	E
3'<4'	C	3'<4'	D
4'<16'	B	4'<18'	C
16'<22'	C	18'<25'	D
22'<29'	D	25'<32'	F
29'-40'	F	32'-40'	G
SIZE: 9'9'			
≥0.5'<3'	F	≥0.5'<3'	F
3'<14'	C	3'<14'	C
14'<20'	D	14'<20'	D
20'<29'	E	20'<26'	E
29'-40'	G	26'-40'	G

REINFORCING SCHEDULE

SCHEDULE	GRADE 60 STEEL OR 65 KSI (WIRE FABRIC) in.²/ft
A	0.20
B	0.24
C	0.37
D	0.53
E	0.73
F	1.06
G	1.45

GENERAL NOTES

1. Slab reinforcement is appropriate for top, intermediate, and bottom slabs.

2. Slab depth is measured from finished grade to top of slab.

3. Wall design depth is measured to the top of the bottom slab for boxes and to the top of the intermediate slab for risers.

4. Wall height is the distance between top of lower slab to bottom of upper slab.

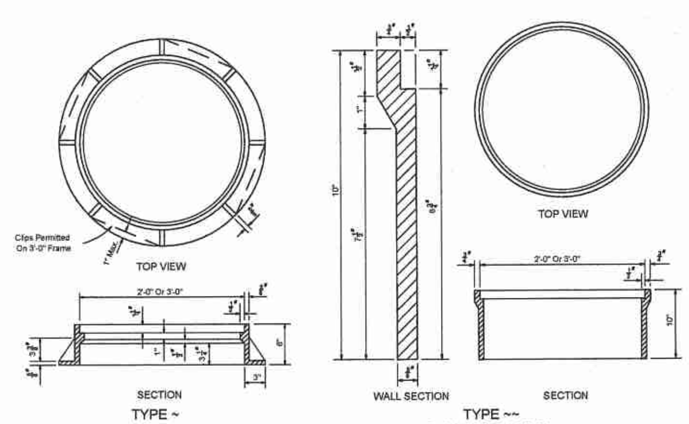
WALL DESIGNS - RECTANGULAR STRUCTURES

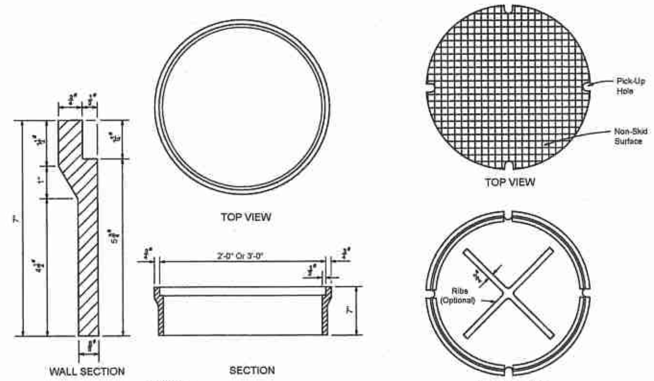
VERTICAL REINFORCING WALL DEPTH	VERTICAL REINFORCING SCHEDULE	HORIZONTAL REINFORCING WALL DEPTH	HORIZONTAL REINFORCING SCHEDULE
SIZE: 3'-6"			
≥1.17'-40'	A	≥1.17'-40'	B
SIZE: 4'-0"			
≥1.17'-40'	A	≥1.17'-40'	B
SIZE: 5'-0"			
≥1.17'-40'	A	≥1.17'<33'	B
		33'-40'	C
SIZE: 6'-0"			
≥1.17'-40'	A	≥1.17'<22'	B
		22'-40'	C
SIZE: 7'-0"			
≥1.17'-40'	A	≥1.17'<15'	B
		15'<25'	C
		25'-40'	D
SIZE: 8'-0"			
≥1.17'-40'	A	≥1.17'<11'	B
		11'<18'	C
		18'<29'	D
		29'-40'	F
SIZE: 9'-0"			
≥1.17'-40'	A	≥1.17'<15'	C
		15'<22'	D
		22'-40'	F

SLAB DESIGNS - ROUND STRUCTURES

SLAB DEPTH	SLAB THICKNESS	REINFORCING (2 WAYS) SCHEDULE
SIZE: 3'-6"		
≥0.5'-40'	8"	C
SIZE: 4'-0"		
≥0.5'-40'	8"	C
SIZE: 5'-0"		
≥0.5'<30'	8"	C
30'-40'	8"	D
SIZE: 6'-0"		
≥0.5'<7'	8"	B
7'<18'	8"	C
18'<30'	8"	D
30'<37'	8"	E
37'-40'	8"	G
SIZE: 8'-0"		
≥0.5'<9'	10"	C
9'<15'	10"	D
15'<23'	10"	E
23'<33'	12"	E
33'-40'	12"	G
SIZE: 10'-0"		
≥0.5'<6'	10"	C
6'<11'	10"	D
11'<17'	10"	E
17'<23'	12"	E
23'-40'	12"	G
SIZE: 12'-0"		
≥0.5'<6'	12"	C
6'<11'	12"	D
11'<18'	12"	E
18'<20'	14"	E
20'-40'	14"	G

200 STRUCTURE BOTTOMS TYPE J AND P
– N.T.S.





CAST IRON FRAMES

NOTES (FRAMES, AND COVER)

1. The 212 lb. cover is to be used for all frames Types ~, ~~, ~~~ and the 2-Piece Cover, and is the replacement cover for all previous frames with deep seats (traffic type). The 165 lb. cover (non-traffic type), 1984 Roadway and Traffic Design Standards Index No. 201, is the replacement cover for existing frames with deep seats. Installation of frames with deep seats is not permitted. The 165 lb. covers are to be placed in existing deep seated frames only when specifically called for in the plans or as specifically directed by the Engineer.

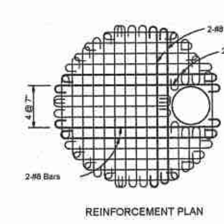
NOTES (TOPS)

1. Manhole top Type 7 slabs shall be of Class ~~ concrete. Concrete as specified in ASTM C-478 may be used for precast units; see General Note No. 3.

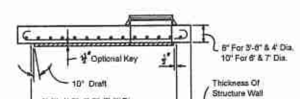
2. Manhole top Type 7 slabs may be of cast-in-place or precast construction. The optional key is for precast tops and in lieu of dowels. Frame and slab openings are to be omitted when top is used over a junction box. Frames can be adjusted with from one to six courses of brick.

3. Manhole top Type 8 may be of cast-in-place or precast concrete construction or brick construction. For concrete construction, the concrete and steel reinforcement shall be the same as the supporting wall unit. An eccentric cone may be used.

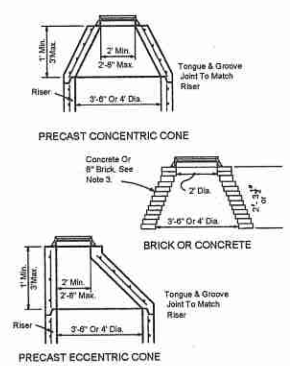
4. Manhole tops shall be secured to structures by optional construction joints as shown on Sheet 3 of 6.



REINFORCEMENT PLAN



SECTION
TYPE 7-T (TRAFFIC) (H-20)



PRECAST CONCENTRIC CONE

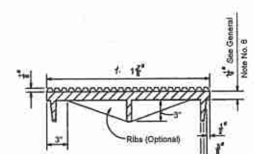
BRICK OR CONCRETE

PRECAST ECCENTRIC CONE

TYPE 8
MANHOLES

MANHOLE TOPS

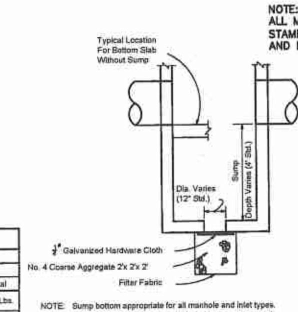
NOTE:
ALL MANHOLE LIDS SHALL BE STAMPED "SANITARY" OR "PRIVATE" AND NOT HAVE TWA LOGOS.



SECTION

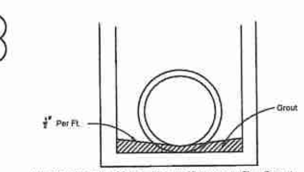
COVER FOR ALL FRAMES

WEIGHT OF CASTINGS						
Frame Type	2' OPENING		3' OPENING			
	Frame	Cover (Std.)	Frame	2-Piece Cover		
				Cover	Ring	Total
~	128 Lbs.	212 Lbs.	220 Lbs.	212 Lbs.	250 Lbs.	462 Lbs.
~~	134 Lbs.	212 Lbs.	280 Lbs.	212 Lbs.	250 Lbs.	462 Lbs.
~~	98 Lbs.	212 Lbs.	220 Lbs.	212 Lbs.	250 Lbs.	462 Lbs.



NOTE: Sump bottom appropriate for all manhole and inlet types. Cost for sump bottom to be included in the contract unit price for inlet or manhole.

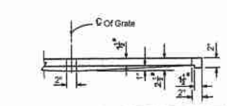
SUMP BOTTOM



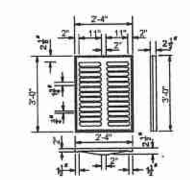
Note: Grout to consist of 3:1 Sand-Cement Mixture or any Class Concrete.
FOR ALL STRUCTURES UNLESS EXCLUDED BY SPECIAL DETAIL

DRAINAGE STRUCTURE INVERT

201 SUPPLEMENTARY DETAILS FOR MANHOLES AND INLETS
– N.T.S.

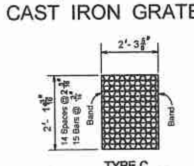


HALF SECTION CAST IRON GRATES



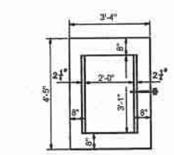
TYPE C
Approx. Weight 235 Lbs.

CAST IRON GRATE

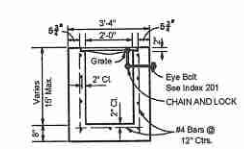


TYPE C
Straight Bars 2"x
Reticuline Bars
Bands
Approx. Weight 100 Lbs.

STEEL GRATE

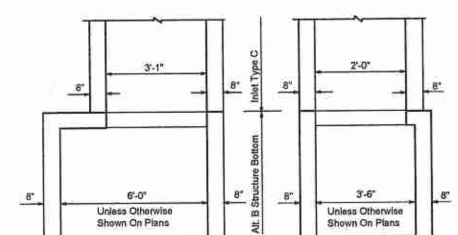


PLAN



SECTION
TYPE C

Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe



NOTE: Alt. B Structure Bottom Only. See Detail No. 200

STRUCTURE BOTTOM FOR INLETS TYPE C

GENERAL NOTES

1. These inlets are suitable for bicycle and pedestrian areas and are to be used in ditches, medians and other areas subject to infrequent traffic loadings but are not to be placed in areas subject to any heavy wheel loads.

2. Inlets subject to minimal debris should be constructed without slots. Where debris is a problem inlets should be constructed with slots. Slotted inlets located within roadway clear zones and in areas accessible to pedestrians shall have traversable slots. The traversable slot modification is not adaptable to inlet Type H. Slots may be constructed at either or both ends as shown on plans.

3. Steel grates are to be used on all inlets where bicycle traffic is anticipated. Steel grates are to be used on all inlets with traversable slots. Either cast iron or steel grates may be used on inlets without slots where bicycle traffic is not anticipated. Either cast iron or steel grates may be used on all inlets with non-traversable slots. Subject to the selection described above, when Alternate G grate is specified in the plans, either the steel grate, hot dipped galvanized after fabrication, or the cast iron grate may be used, unless the plans stipulate the particular type.

4. Recommended maximum pipe sizes shown are for concrete pipe. Pipe sizes larger than those recommended must be checked for fit.

5. All exposed corners and edges of concrete are to be chamfered.

6. Pavement to be used on inlets without slots and inlets with non-traversable slots only when called for in the plans; but required on all traversable slot inlets. Cost to be included in contract unit price for inlets. Quantities shown are for information only.

7. Traversable slots constructed in existing inlets shall be paid for as inlets partial, and shall include the cost for slot openings, paving and any required replacement grates.

8. Sodding to be used on all inlets not located in paved areas and paid for under contract unit price for Sodding SY.

9. For supplementary details see Detail No. 201.

10. When used in traffic areas use four sided bearing grate. U.S. Foundry#6450 or equal.

232C F.D.O.T. TYPE C INLET
– N.T.S.

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

CONSTRUCTION DETAILS
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE, UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

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JOB #:	12059
DATE:	6/1/16
SCALE:	N.T.S.
DESIGNED BY:	TRF
DRAWN BY:	TRF
APPROVED BY:	DAS

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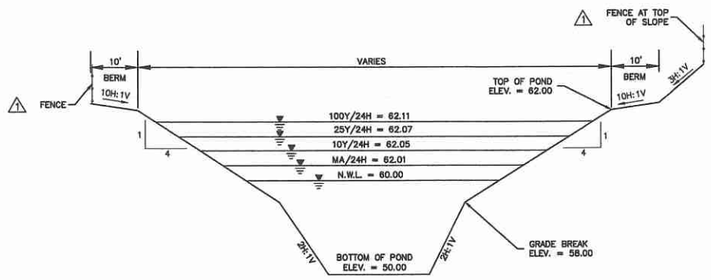

PD1 — WET POND 1 SECTION
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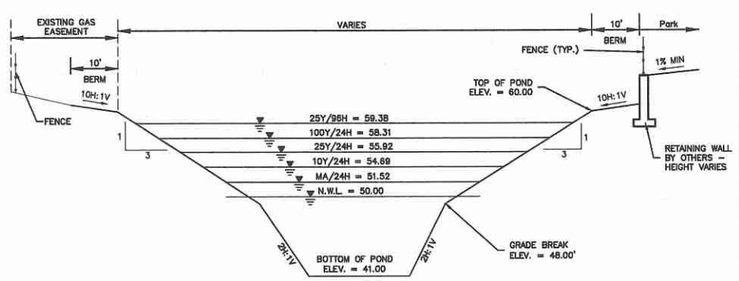

PD2 — WET POND 2 SECTION
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PD4 — DRY POND 4 SECTION
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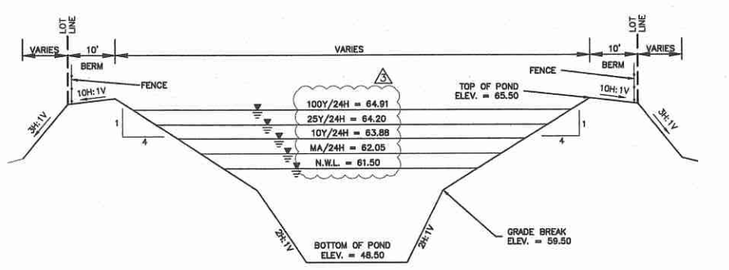

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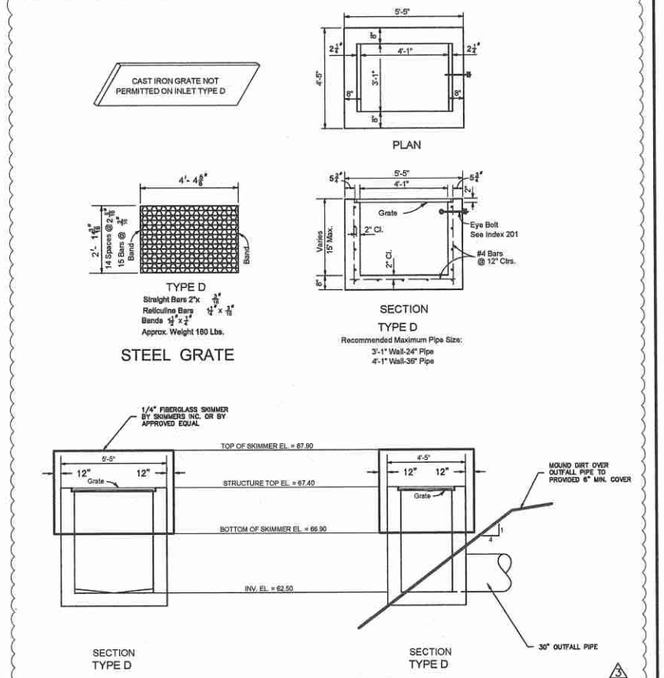

CS1 — FDOT MODIFIED TYPE "D" INLET - CONTROL STRUCTURE CS-1 (POND 4)
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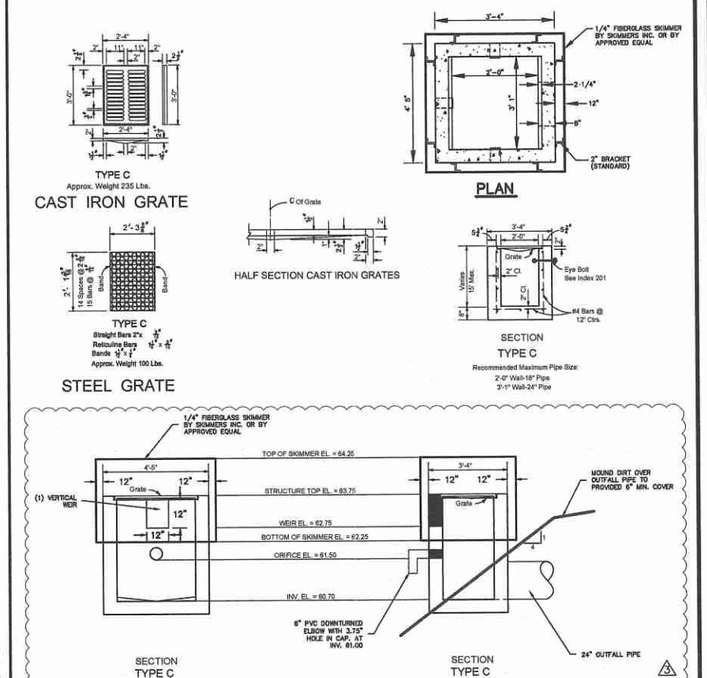

CS2 — FDOT MODIFIED TYPE "C" INLET - CONTROL STRUCTURE CS-2 (POND 5)
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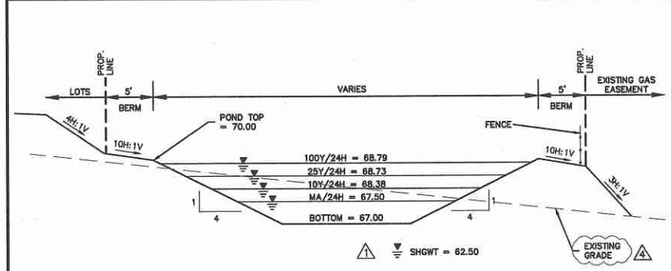
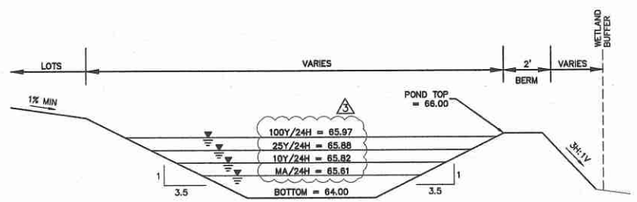


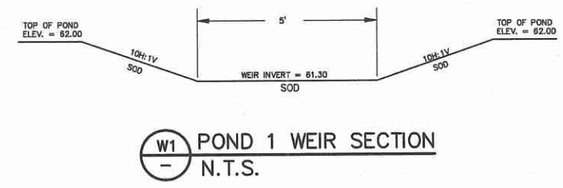
PD3 — DRY POND 3 SECTION
N.T.S.

NOTE: POND SIDE SLOPES AND BERMS SHALL BE SODDED

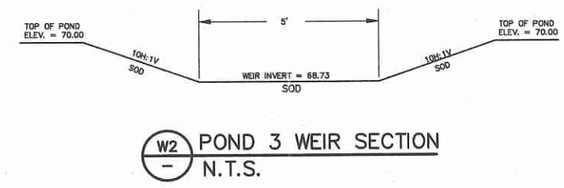


SW1 — DRY SWALE SECTION
N.T.S.

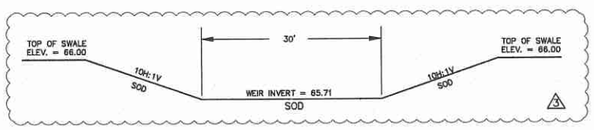
NOTE: POND SIDE SLOPES AND BERMS SHALL BE SODDED



W1 — POND 1 WEIR SECTION
N.T.S.



W2 — POND 3 WEIR SECTION
N.T.S.



W3 — DRY SWALE WEIR SECTION
N.T.S.

MADDEN MOORHEAD & STOKES INC.
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431 E. Horatio Avenue
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CONSTRUCTION DETAILS
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE. UNIT 201
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ENGINEER IN CHARGE: DAVID A. STOKES P.E. #66527
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DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	8/1/16	REVISED PER CITY OF APOPKA COMMENTS
2	8/31/16	REVISED PER CITY OF APOPKA COMMENTS
3	9/9/17	REVISED PER SJRWMD COMMENTS
4	9/15/17	REVISED PER SJRWMD AND FDT COMMENTS
5		
6		
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JOB # 12059
DATE: 6/1/16
SCALE: N.T.S.
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

DT-3

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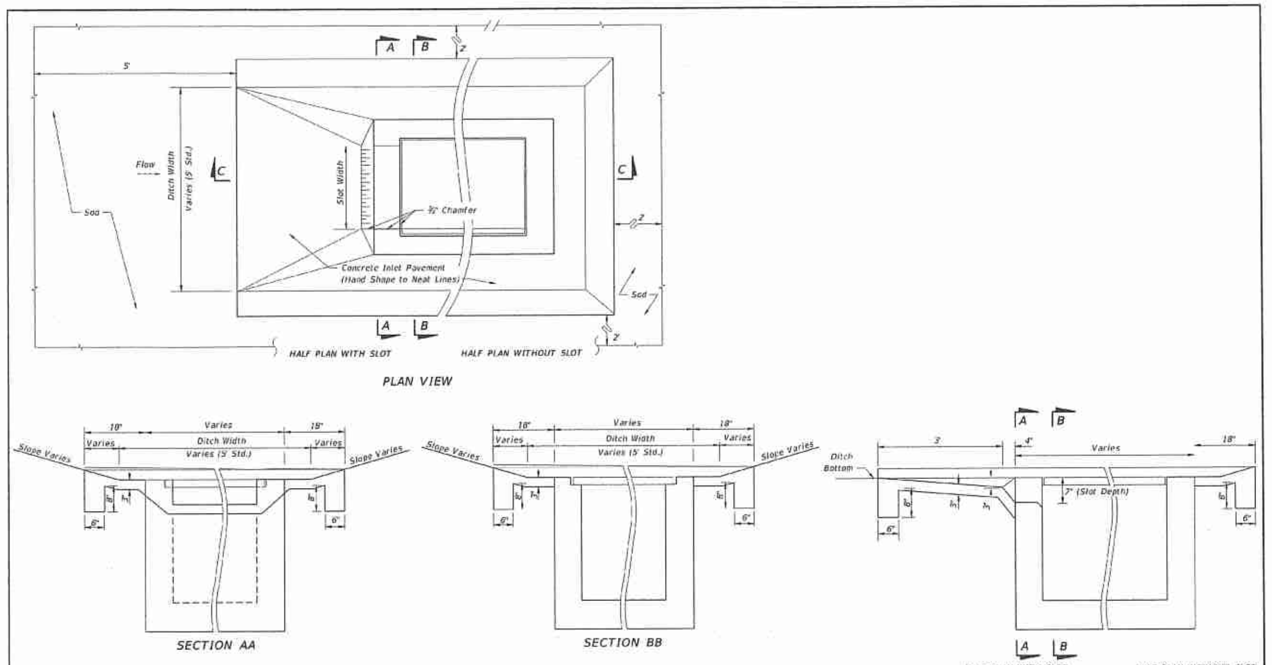


PAVEMENT AND SODDING QUANTITIES FOR TRAVERSABLE SLOTS						
Inlet	Pavement				Sod	
	Single Slot		Double Slot		Single Slot	Double Slot
	SY	CY	SY	CY	SY	SY
C	4.87	0.77	6.16	0.93	12	16
D	5.99	0.91	7.70	1.10	14	19
E	5.88	0.91	7.37	1.08	14	18

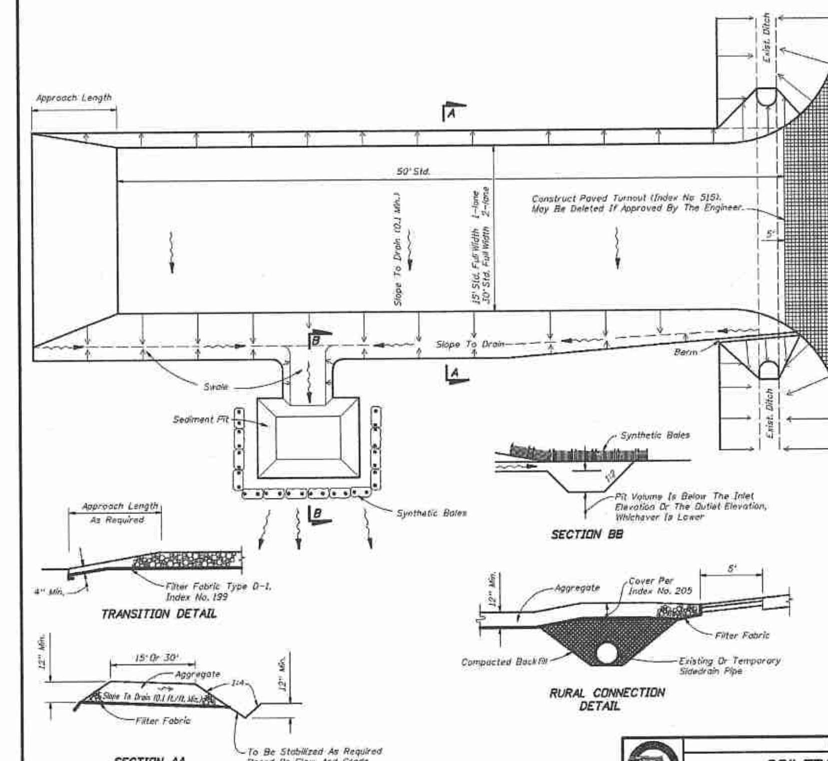
TRAVERSABLE SLOTS

LAST REVISION 07/01/07 | REVISION | DESCRIPTION:

FDOT 2016 DESIGN STANDARDS

DITCH BOTTOM INLET TYPES C, D, E AND H

INDEX NO. 232 | SHEET NO. 4 of 7



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to public roads where off-site tracking of mud could occur. Traffic from unstabilized areas of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is isolated from other drainage areas, the following pit volumes will satisfy this requirement: 15' x 50'=100 ft.^{3} 30' x 50'=200 ft.^{3} As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be rinsed (daily when in use) to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD; including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base construction), ditch stabilization, approach route stabilization, sediment removal and disposal, water, rinsing and cleaning of the STPD and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

FDOT Design Standards | Last Revision 07/01/07 | Sheet No. 1 of 1

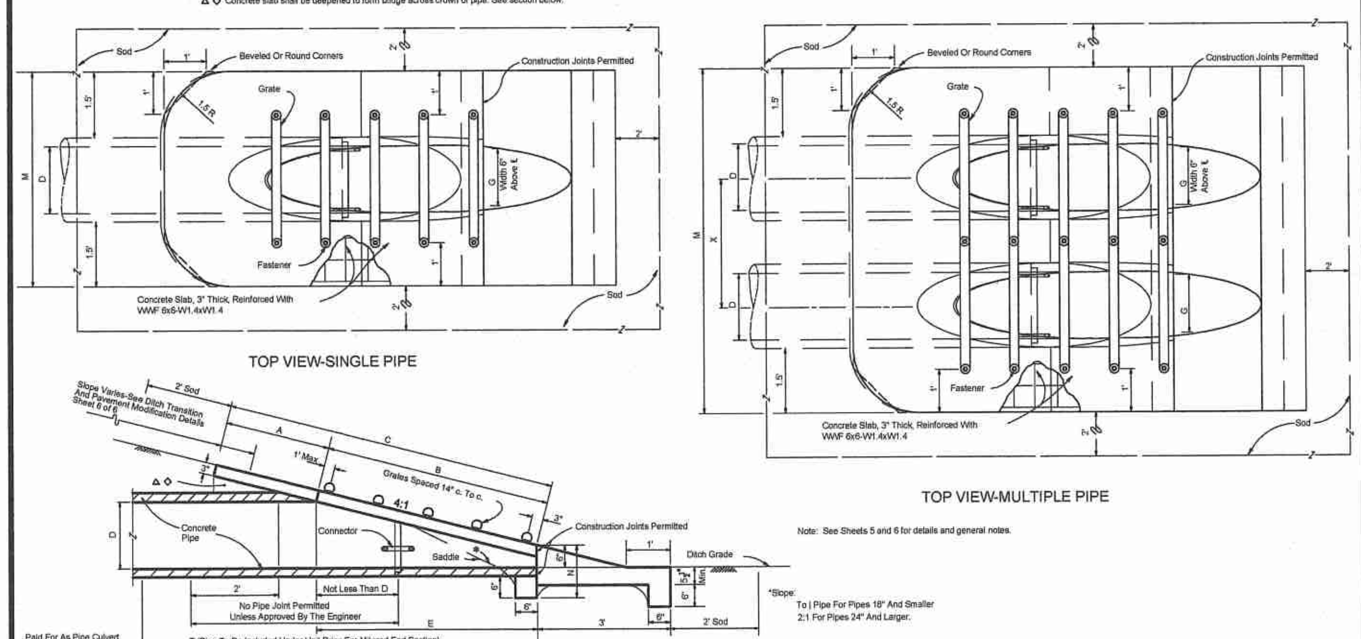
SOIL TRACKING PREVENTION DEVICE TYPE A

Index No. 106

DIMENSIONS & QUANTITIES

D	X	A	B	C	E	F	G	M Single Pipe	M Double Pipe	M Triple Pipe	M Quad Pipe	N	GRATE SIZES Standard Weight Pipe	GRATE SIZES Extra Strong Pipe	CONCRETE (Cu. Yds.) Single Pipe	CONCRETE Double Pipe	CONCRETE Triple Pipe	CONCRETE Quad Pipe	SODDING (Sq. Yds.) Single Pipe	SODDING Double Pipe	SODDING Triple Pipe	SODDING Quad Pipe
15"	2'-7"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.37'	1.19'			0.76	1.16	1.54	1.94	8	10	11	12
18"	2'-10"	2.36'	5.12'	7.46'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'	1.21'			0.85	1.28	1.71	2.17	9	10	12	13
24"	3'-5"	2.53'	7.18' △	9.71'	7.03' △	11'	1.73'	5.50'	8.92'	12.33'	15.75'	1.25'			1.02	1.58	2.15	2.75	10	12	13	15
30"	4'-3"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'	1.29'	2¼"	3"	1.23	1.98	2.74	3.50	12	14	15	17
36"	5'-1"	2.87'	11.31◇	14.18'	11.03◇	15'	2.24'	6.67'	11.75'	16.83'	21.92'	1.33'	2¼"	3"	1.40	2.38	3.33	4.24	13	15	17	20
42"	6'-0"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	13.25'	19.25'	25.25'	1.38'	2¼"	3½"	1.60	2.83	4.04	5.26	14	17	19	22
48"	6'-9"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'	1.42'	2¼"	3½"	1.81	3.26	4.70	6.14	15	18	21	24
54"	7'-8"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'	1.46'	3"	4"	2.03	3.78	5.54	7.28	17	20	23	27
60"	8'-6"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	9.00'	17.50'	28.00'	34.50'	1.50'	3"	4"	2.28	4.36	6.43	8.50	18	22	25	29

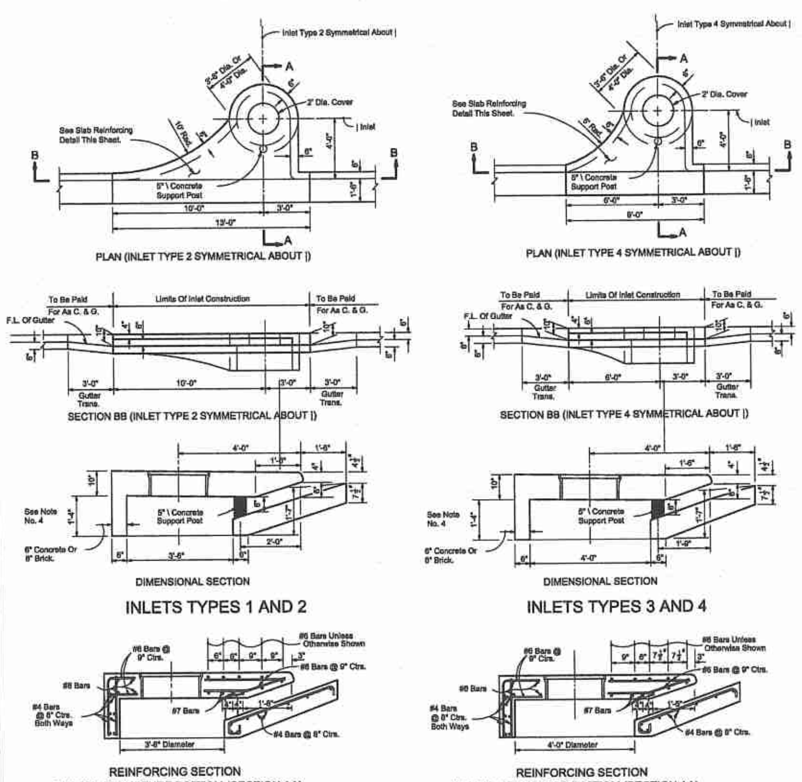
△ 6.42' △ 6.25' Dimensions permitted to allow use of 8' standard pipe lengths.
◇ 10.40' ◇ 10.10' Dimensions permitted to allow use of 12' standard pipe lengths.
△ ◇ Concrete slab shall be deepened to form bridge across crown of pipe. See section below.



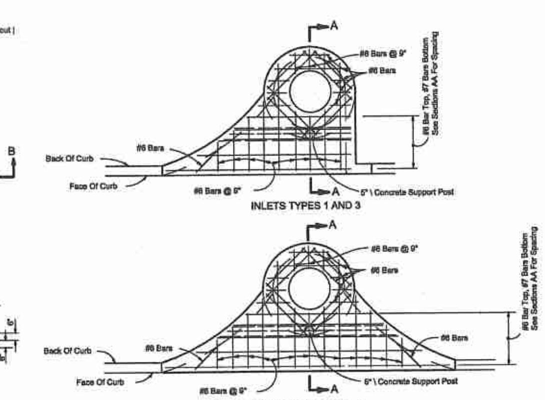
Note: See Sheets 5 and 6 for details and general notes.

*Slope:
To | Pipe For Pipes 18" And Smaller
2:1 For Pipes 24" And Larger.

273A — SIDE DRAIN MITERED END SECTION
N.T.S.



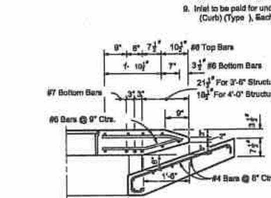
TRANSVERSE SECTIONS FOR INLETS TYPES 1, 2, 3 & 4



SLAB REINFORCING

GENERAL NOTES

1. The finished grade and slope of the inlet tops are to conform with the finished cross slope and grade of the proposed sidewalk and/or border.
2. When inlets are to be constructed on a curve, refer to the plans to determine the radius and, where necessary, modify the inlet details accordingly. Bend steel when necessary.
3. All steel in inlet top shall have 1 minimum cover unless otherwise shown. Inlet tops shall be either cast-in-place or precast concrete.
4. The rear wall portion of inlet tops Types 1, 2, 3 & 4 may be constructed with brick. Dowels to top slab required.
5. For supplemental details see Index No. 201.
6. Only round concrete support post will be acceptable.
7. These inlets are to be used with Curb and Gutter Types E and F. Locate outside of pedestrain crosswalk where practical.
8. For sturcture bottoms see Index No. 200.
9. Inlet to be paid for under the contract unit price for Inlets (Curb) (Type), Each.



DIMENSION & REINFORCING HALF SECTION TYPES A & E CURB (HALF SECTION AA) (TYPE E GUTTER SHOWN)

INLET TOPS TYPES 1, 2, 3 & 4
N.T.S.

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CONSTRUCTION DETAILS
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
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WINTER PARK, FL 32789
(407) 947-4225

DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

REVISIONS	DATE
1	
2	
3	
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JOB #: 12059
DATE: 6/1/16
SCALE: N.T.S.
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

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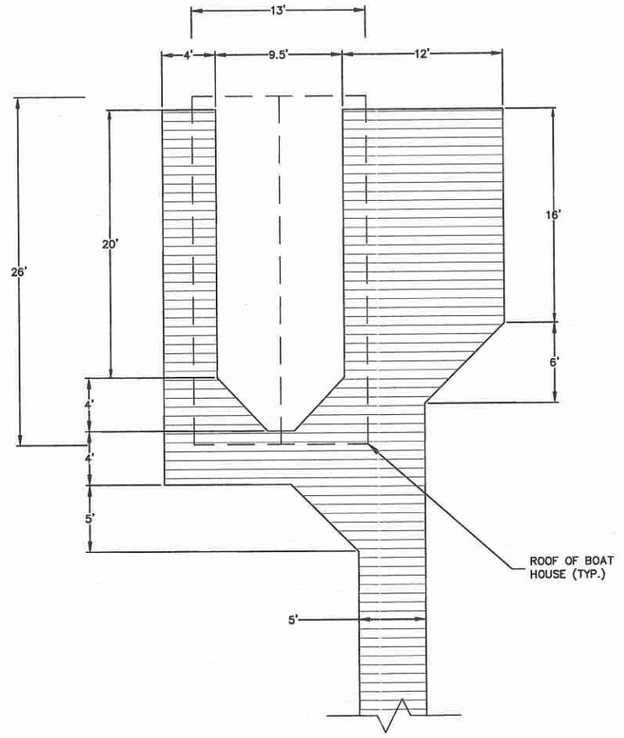

NOTE: DOCK DETAIL SHOWN SUBJECT TO CHANGE. DOCK FINAL DESIGN AND DETAILS TO BE DESIGNED AND PERMITTED BY OTHERS

⚠ DOCK – SINGLE FAMILY DOCK N.T.S.

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CONSTRUCTION DETAILS
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

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DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	12/19/18	DOCK DETAIL ADDED PER CITY COMMENTS
2		
3		
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11		

JOB # 12059
DATE: 6/1/16
SCALE: N.T.S.
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

DT-5

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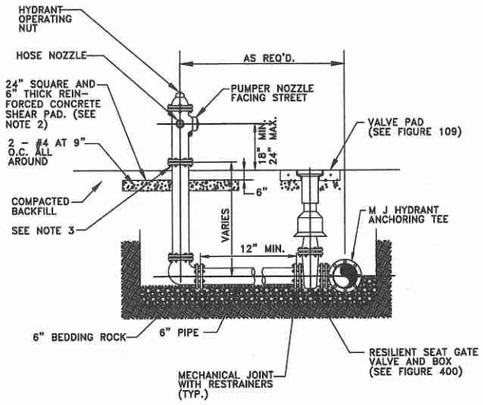
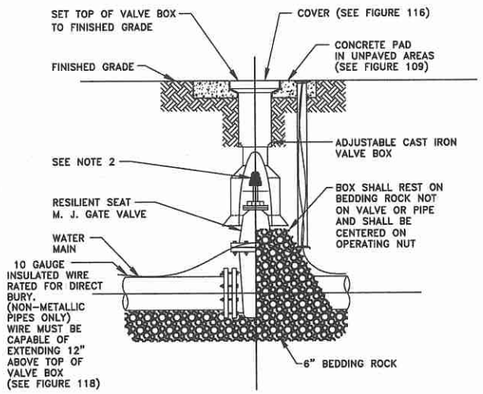


NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

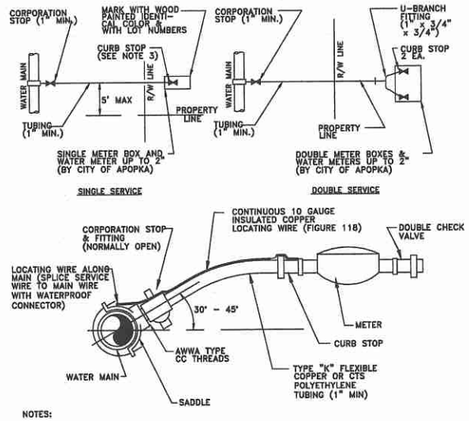


NOTES:

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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

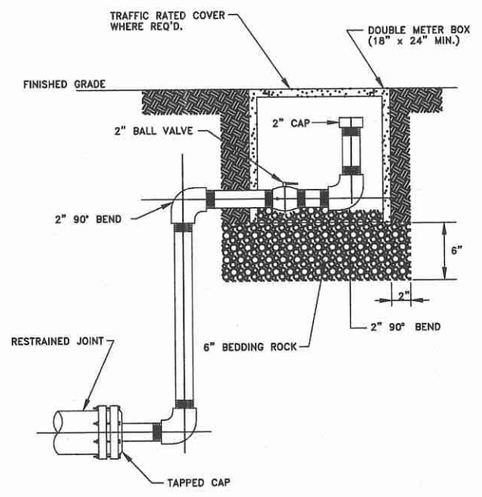


NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405



NOTES:

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

BLOWOFF VALVE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403

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

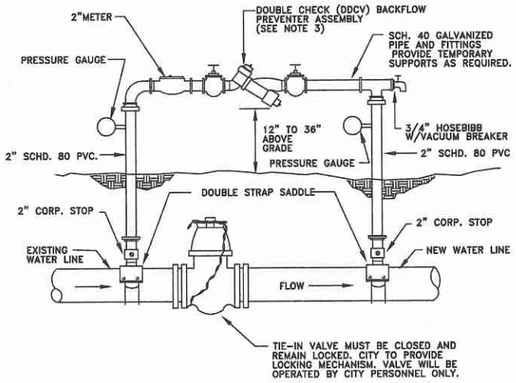
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

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

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



NOTE:

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

TEMPORARY JUMPER CONNECTION

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

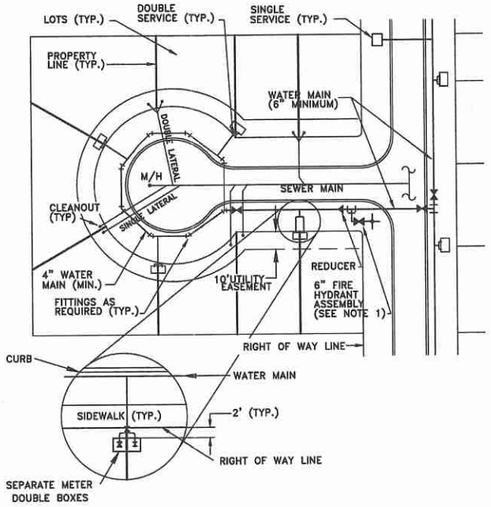
TEMPORARY JUMPER CONNECTION NOTES:

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

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

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

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



NOTES:

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

TYPICAL SERVICE LOCATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 404

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

CITY DETAILS
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE, UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

ENGINEER'S CERTIFICATE OF AUTHORIZATION NO. EB-0007723
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723
STATE OF FLORIDA
PROFESSIONAL ENGINEER

NO.	DATE	REVISIONS
1		
2		
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JOB #: 12059
DATE: 6/1/16
SCALE: N.T.S.
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

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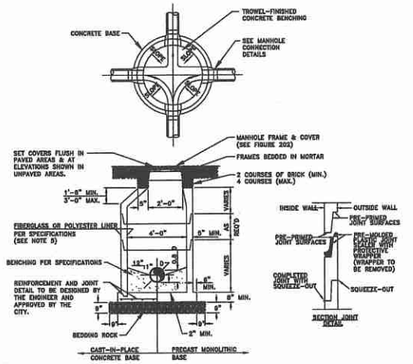


FORCE MAIN MANHOLE LINER

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

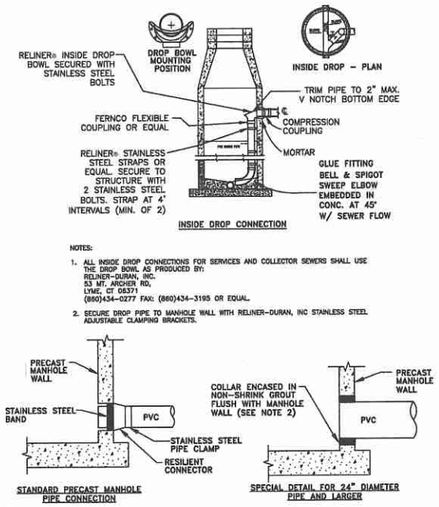
* TO BE COMPLETED BY THE ENGINEER

NOTES:

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

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 200



NOTES:

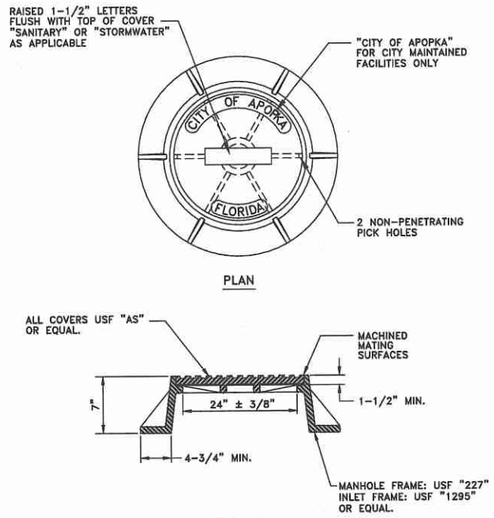
1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MT. ARCHER RD, LYME, CT 06371 (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.

NOTES:

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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 201

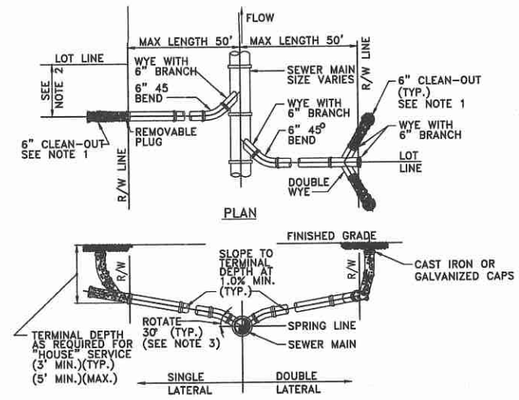


NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

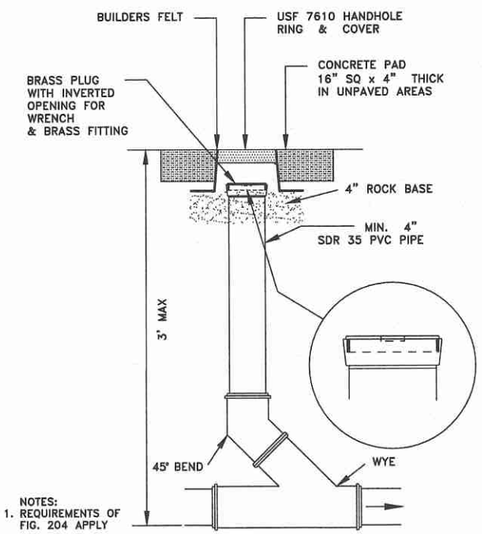


NOTES:

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

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204

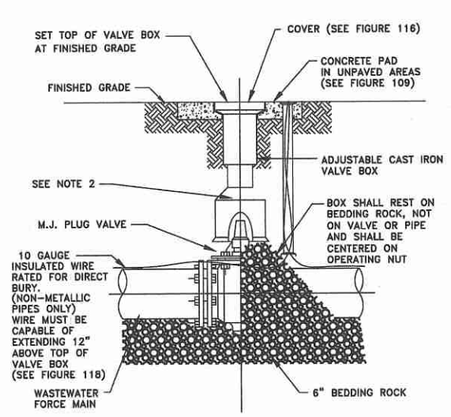


NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205

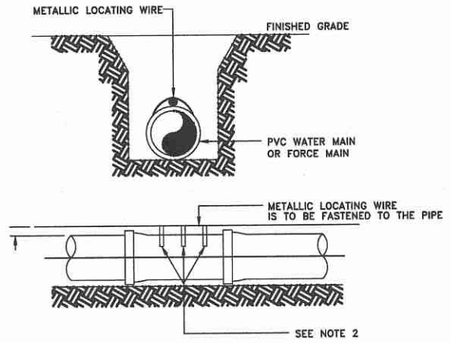


NOTES:

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

PLUG VALVE AND BOX DETAIL

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

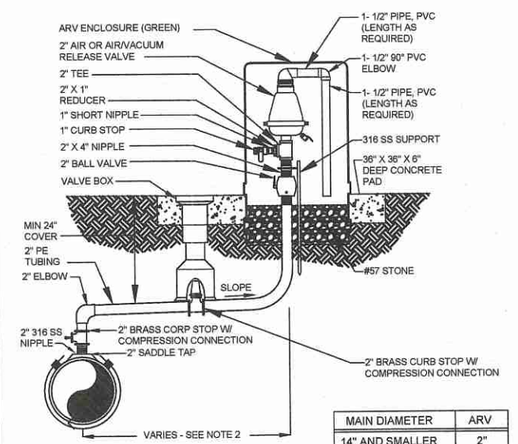


NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE – 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAN 135 2014	FIG. 118



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

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

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

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114 ⚠1

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
(407) 628-8330

CITY DETAILS
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE. UNIT 201
WINTER PARK, FL. 32789
(407) 947-4225

ENGINEER IN CHARGE: DAVID A. STOKES, P.E. #66527
STATE OF FLORIDA PROFESSIONAL ENGINEER
DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007733

NO.	BY/DATE	ADDED ARV DETAIL	REVISIONS
1			
2			
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JOB #	12059
DATE:	6/1/16
SCALE:	N.T.S.
DESIGNED BY:	TRF
DRAWN BY:	TRF
APPROVED BY:	DAS

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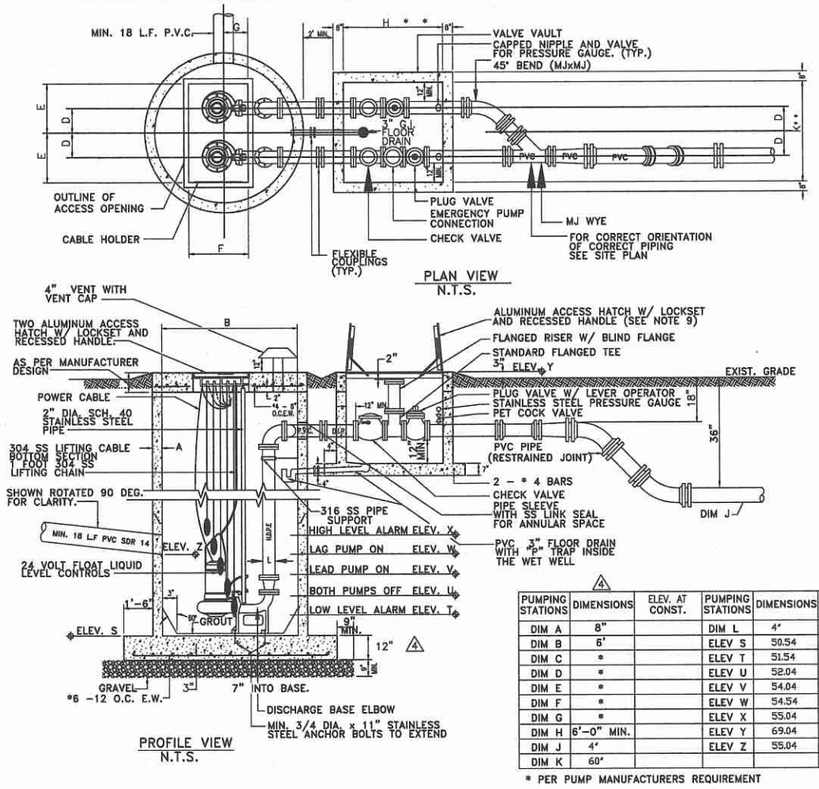


PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.	PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	8"		DIM L	4"	
DIM B	6'		ELEV S	50.54	
DIM C	*		ELEV T	51.54	
DIM D	*		ELEV U	52.04	
DIM E	*		ELEV V	54.04	
DIM F	*		ELEV W	54.54	
DIM G	*		ELEV X	55.04	
DIM H	6'-0" MIN.		ELEV Y	69.04	3
DIM J	4'		ELEV Z	55.04	
DIM K	60"				

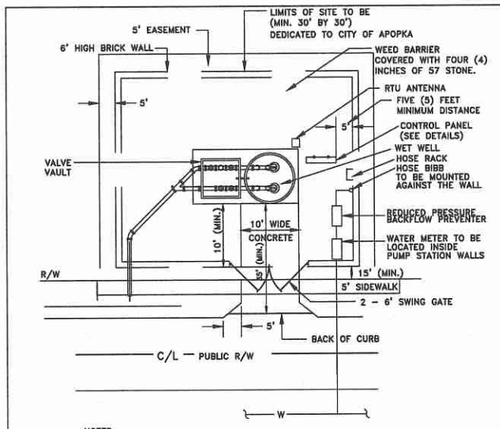
* PER PUMP MANUFACTURERS REQUIREMENT

GENERAL NOTES:
1. VALVE VAULT AND WET WELL LIDS SHALL BE COATED WITH 1 COAT OF TNEMEC SERIES 66, COLOR EN03, (2-3 MILS), FOLLOWED BY TOP COAT OF TNEMEC SERIES 73, COLOR EN05, (2-3 MILS) OR EQUAL.
2.A THE WET WELL SHALL BE CONSTRUCTED OF FIBERGLASS REINFORCED POLYESTER (RFP) AND MANUFACTURED FROM COMMERCIAL GRADE POLYESTER RESIN OR VINYL ESTER RESIN, WITH FIBERGLASS REINFORCEMENTS. THE WET WELL SHALL BE A ONE PIECE UNIT AND MANUFACTURED BY L.F. MANUFACTURE, INC. OR EQUAL.
2.B IN LIEU OF RFP THE WET WELL MAY BE CONSTRUCTED OF PRECAST CONCRETE HAVING A MINIMUM WALL THICKNESS OF 8 INCHES. THE INTERIOR WALLS SHALL BE LINED USING A HIGH DENSITY POLYETHYLENE PRODUCT AS MANUFACTURED BY AGRU SURE GRIP, OR EQUAL.
3. PIPING IN THE WET WELL TO BE HDPE WITH FUSED 45 DEGREES FITTINGS FROM WET WELL TO VALVE VAULT.
4. INTERIOR OF THE VALVE VAULT AND PIPING IN THE VALVE VAULT WITH ConSeal CS-55 (OR EQUAL), TWO COATS, 4 MILS EACH. PIPING SHALL BE COATED AFTER INSTALLATION.
5. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
6. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
7. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE AND STAINLESS STEEL LINK SEAL.
8. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
9. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
10. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE, EPOXY COATED.
11. PUMPS SHALL BE:
2 MANUFACTURER: FLYGT ; MODEL: NP 3153 SH3-273; DIA: 7 3/4" ; SPEED: * 2905 ; DISCHARGE SIZE: 3" IN.;
VOLTAGE: 460 ; HZ.: 60 PHASE: 3 ; H.P.: 14.8 ; MIN. SOLID SIZE: 3 IN.
12. OPERATING CONDITIONS SHALL BE 85 GPM AT 154 /5 FEET TDH.
13. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE 316 STAINLESS STEEL.
14. "P" TRAP TO BE INSTALLED IN WET WELL.
15. ALL PUBLIC LIFT STATIONS SHALL BE EQUIPPED WITH SCADA SYSTEM.THE DEVELOPER SHALL PAY THE CITY COST OF THE UNIT.THE CITY WILL BE RESPONSIBLE FOR INSTALLATION.
16. ALL LIFT STATIONS SHALL BE FENCED WITH DECORATIVE STONE OR BRICK OR AS DIRECTED BY THE CITY.
17. ALL LIFT STATIONS SHALL HAVE A 10 FEET WIDE CONCRETE ACCESS DRIVEWAY, 35' LONG FROM EDGE OF WET WELL TO BACK OF CURB.
18. ENGINEER SHALL PROVIDE A SCALED (1" = 20' MIN.) SITE SPECIFIC DETAIL.

* NOTE: FLYGT DOES NOT HAVE A PUMP IM THIS OPERATING RANGE WITH AN RPM OF 1800^A RPM

1 PUMP STATION DETAIL

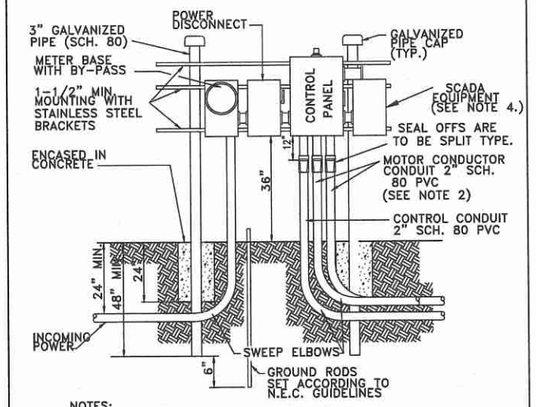
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 301



NOTES:
1. DRIVEWAY AND APRON SHALL BE SIX (6) INCH THICK, 3000 P.S.I. CONCRETE. WITH No.6X6 WIRE MESH OR FIBER MESH.
2. POWER TO THE PUMP STATION SHALL BE THROUGH UNDERGROUND CONDUIT FROM SUPPLY SOURCE IN RIGHT-OF-WAY.
3. GATE TO BE DECORATIVE BLACK POWDER COATED ALUMINUM W/PICKET SPACING = OR < 4"
4. WALLS ARE TO BE BRICK OR DECORATIVE STONE.
5. WET WELL LID MUST OPEN TOWARD CONTROL PANEL (HINGE SIDE TOWARD PANEL).
6. LIFT STATION WALL TO BE PLACED AT LEAST 15FT. BEHIND THE R/W LINE.

PUMP STATION TYPICAL SITE PLAN

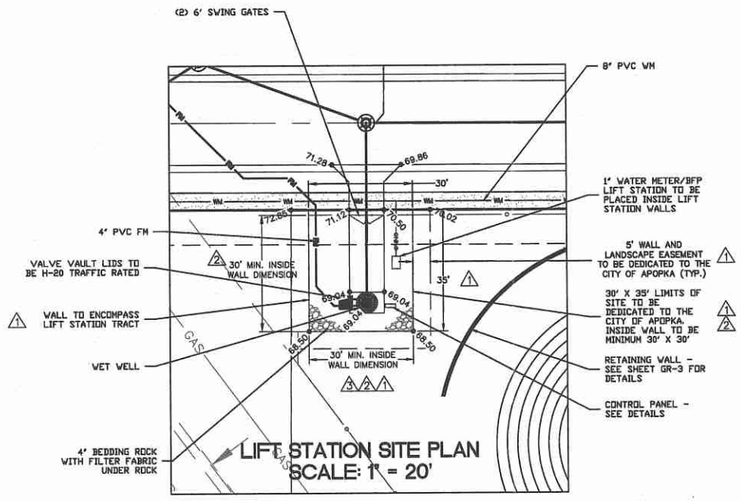
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 300



NOTES:
1. DRAWING IS SHOWN FOR 230 VOLT POWER SUPPLY. THE LOCATION OF METER AND MAIN POWER DISCONNECT SHALL BE REVERSED FOR 480 VOLT SUPPLY.
2. WHEN TWO (2) SEPARATE CONDUCTOR-TYPE MOTORS ARE USED, CONDUIT SHALL BE INCREASED TO THREE (3) INCH.
3. POWER SUPPLY SHALL BE UNDERGROUND TO THE PUMP STATION AND SHALL BE THREE (3) PHASE FROM A THREE (3) PHASE SOURCE ONLY.
4. STUB OUT UNISTRUT LONG ENOUGH TO ACCOMODATE A 24"x24" SCADA EQUIPMENT CABINET. CITY TO INSTALL SCADA EQUIPMENT CABINET.

DUPLEX PUMP STATION CONTROL PANEL INSTALLATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 302



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LIFT STATION DETAILS
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE, UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

ENGINEER: DAVID A. STOKES P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1	8/2/16	REVISED PER CITY OF APOPKA COMMENTS
2	8/31/16	REVISED PER CITY OF APOPKA COMMENTS
3	9/29/17	REVISED PER FDT COMMENTS
4	10/27/17	REVISED PER FDEP COMMENTS
5	10/31/17	REVISED PER FDEP
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JOB # 12059
DATE: 6/1/16
SCALE: N.T.S.
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

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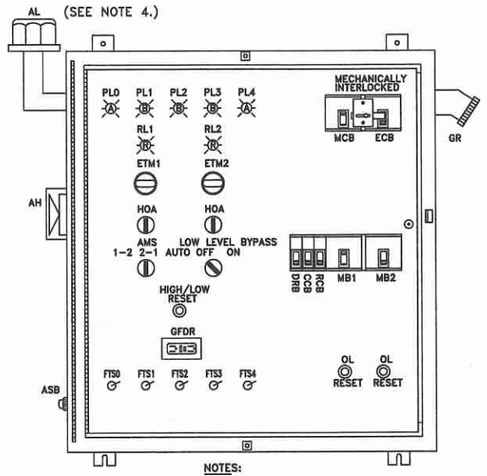
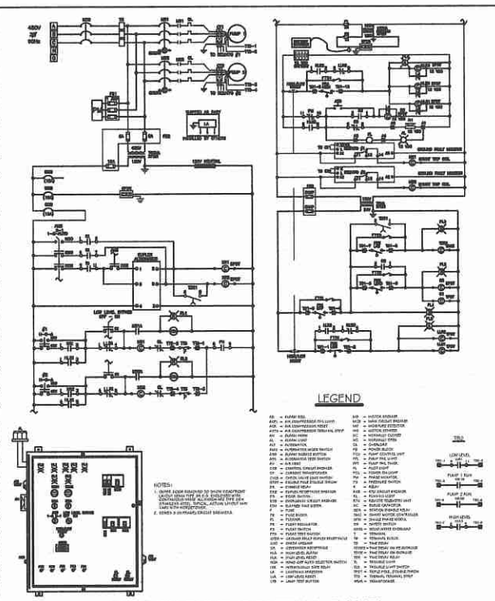


NOTES:

1. OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT NEMA TYPE 3R 304 S.S. ENCL. WITH CONTINUOUS HINGE ALL HARDWARE STAINLESS STEEL TYPICAL, ACTUAL LAYOUT MAY VARY WITH HORSEPOWER
2. SERIES 3 (Q-FRAME) CIRCUIT BREAKERS
3. GENERATOR OUTLET FOR 230V – PYLE NATIONAL MODEL JRE4100/460V – CROUSE HINDS MODEL AR 2042.
4. THE HEIGHT OF THE ALARM LIGHT WILL NEED TO BE MADE VISIBLE FROM OUTSIDE THE LIFT STATION.

DUPLEX PUMP STATION CONTROL PANEL FRONT LAYOUT

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 303



DUPLEX PUMP CONTROL PANEL GENERAL LAYOUT + SCHEMATIC

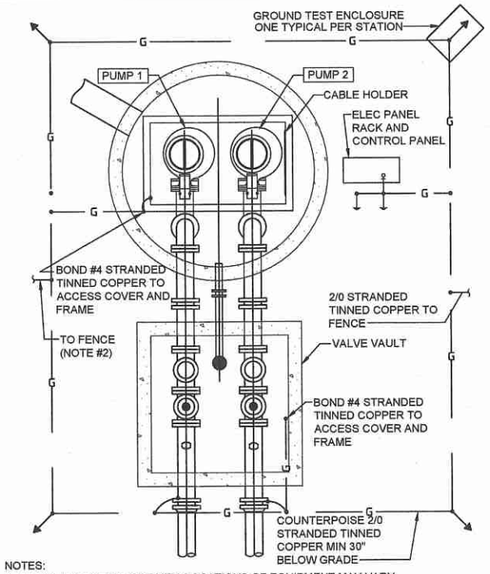
(480V-3PH)
WITHOUT GENERATOR RECEPTACLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 305 D

AB – ALARM BELL
ACFL – AIR COMPRESSOR FAIL LIGHT
ACR – AIR COMPRESSOR RESET
ACTS – AIR COMPRESSOR TERMINAL STRIP
AH – ALARM HORN
AL – ALARM LIGHT
ALT – ALTERNATOR
AMS – ALTERNATOR MODE SWITCH
ASB – ALARM SILENCE BUTTON
ATS – ALTERNATOR TEST SWITCH
AV – AIR VENT
CCB – CONTROL CIRCUIT BREAKER
CT – CURRENT TRANSFORMER
CVLS – CHECK VALVE LIMIT SWITCH
DPDT – DOUBLE-POLE, DOUBLE-THROW
DR – DISABLE RELAY
DRB – DUPLEX RECEPTACLE BREAKER
DS – DOOR SWITCH
ECB – EMERGENCY CIRCUIT BREAKER
ETM – ELAPSED TIME METER
F – FUSE
FB – FUSE BLOCK
FL – FLASHER
FR – FLOAT REGULATOR
FS – FLOAT SWITCH
FTS – FLOAT TEST SWITCH
GFDR – GROUND FAULT DUPLEX RECEPTACLE
GND – EARTH GROUND
GR – GENERATOR RECEPTACLE
HLA – HIGH LEVEL ALARM
HLR – HIGH LEVEL RESET
HOA – HAND-OFF-AUTO SELECTOR SWITCH
ISR – INTRINSICALLY SAFE RELAY
LA – LIGHTNING ARRESTOR
LLR – LOW LEVEL RESET
LTB – LAMP TEST BUTTON
MB – MOTOR BREAKER
MCB – MAIN CIRCUIT BREAKER
MD – MOISTURE DETECTOR
MS – MOTOR STARTER
NC – NORMALLY CLOSED
NO – NORMALLY OPEN
OL – OVERLOAD
PB – POWER BLOCK
PCU – PUMP CONTROL UNIT
PFL – PUMP FAIL LIGHT
PFT – PUMP FAIL TIMER
PL – PILOT LIGHT
POL – POWER ON LIGHT
PM – PHASE MONITOR
PS – PRESSURE SWITCH
R – RELAY
RCB – RTU CIRCUIT BREAKER
RL – RUNNING LIGHT
RTU – REMOTE TELEMETRY UNIT
SC – SURGE CAPACITOR
SDR – STATION DISABLE RELAY
SMC – SMART MOTOR CONTROLLER
SPM – SINGLE PHASE MODULE
SS – SAFETY SWITCH
SSOL – SOLID-STATE OVERLOAD
T – TERMINAL
TB – TERMINAL BLOCK
TD – TIME DELAY
TDODE – TIME DELAY ON DE-ENERGIZE
TDOE – TIME DELAY ON ENERGIZE
TDR – TIME DELAY RELAY
TL – TROUBLE LIGHT
TLS – TROUBLE LIGHT SWITCH
TPDT – TRIPLE-POLE, DOUBLE-THROW
TTS – THERMAL TERMINAL STRIP
XFMR – TRANSFORMER

COMPONENT LEGEND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 306

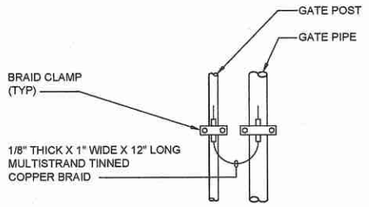


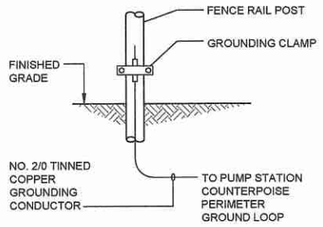
NOTES:

1. DETAIL IS GENERIC. SPECIFIC LOCATIONS OF EQUIPMENT MAY VARY.
2. TIE TO FENCE, MINIMUM 2 LOCATIONS. NOT REQUIRED WHERE PVC COATED OR BLOCK FENCE IS INSTALLED.
3. PROVIDE EXOTHERMIC WELDS UNLESS NOTED OTHERWISE.

PUMP STATION GROUNDING (TYPICAL)

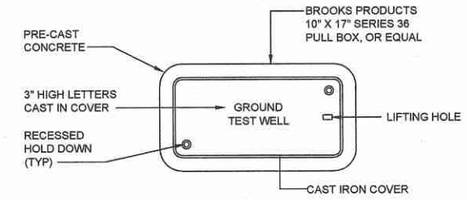
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307

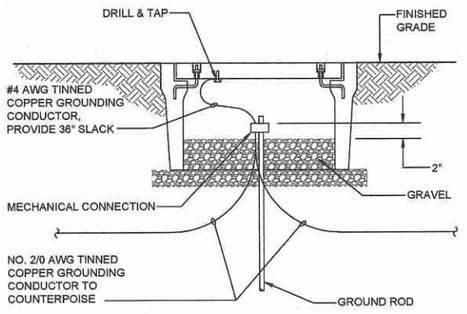




FENCE POST GROUNDING (TYPICAL)

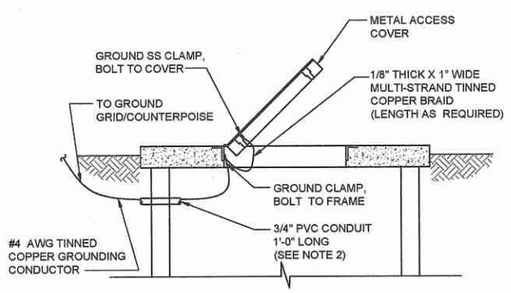
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 A





GROUND TEST WELL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 B



NOTES:

1. ON COVERS WITH MULTIPLE DOORS, PROVIDE BRAID FROM FRAME TO DOOR ON EACH DOOR. PROVIDE WATERPROOF CAULKING WHERE GROUND CABLE AND CONDUIT PENETRATES WETWELL TO PREVENT INTRUSION OF GROUNDWATER AND ESCAPE OF VAPORS FROM WETWELL.
2. INSTALL GROUND WIRE SO THAT IT WILL NOT CROSS CLEAR OPENING OR PREVENT OR IMPEDE NORMAL METHOD OF REMOVING FLOATS OR PUMPS.

COVER AND DOOR GROUNDING

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 C

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

LIFT STATION DETAILS
FOR
SANDPIPER ROAD SUBDIVISION
APOPKA FLORIDA

FLORIDA LAND TRUST # 111
1000 S. VIRGINIA AVE. UNIT 201
WINTER PARK, FL 32789
(407) 947-4225

ENGINEER IN CHARGE
DAVID A. STOKES P.E. #65527
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1	03/16	REVISED PER CITY OF APOPKA COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB # 12059
DATE: 6/1/16
SCALE: N.T.S.
DESIGNED BY: TRF
DRAWN BY: TRF
APPROVED BY: DAS

LS-2

H:\Data\12059\ENG\Final\12059-LS-1.dwg Apr 10, 2018 - 10:03:09 am

GENERAL NOTES:

1. PROPOSED SIDEWALKS CAN BE SHIFTED TO SAVE EXISTING TREES WHERE POSSIBLE. ANY CHANGES IN LOCATION WILL BE SHOWN ON FINAL DEVELOPMENT PLANS.

2. PROPOSED STREET TREES TO BE LOCATED IN 5' LANDSCAPE EASEMENT BEHIND THE 10' UTILITY EASEMENT.

3. EXISTING TREE LOCATIONS FROM SURVEY BY BENCHMARK SURVEYING & MAPPING CONSULTANTS, INC.

4. PROPOSED REPLACEMENT TREE DIAMETER SHALL BE 3" DBH MINIMUM, WITH A PLANTED MINIMUM HEIGHT OF 8' AND SHALL BE FLORIDA DEPT. OF AGRICULTURE NUSERY GRADE STANDARD OF NO. 1 OR BETTER.

5. IRRIGATION AND LANDSCAPING WITHIN THE COMMON AREAS AND INDIVIDUAL LOTS, SHALL BE IN ACCORDANCE WITH THE CITY'S WATER-WISE ORDINANCE.

6. MAXIMUM TREE STOCK REQUIREMENTS:
   - THE MAXIMUM TREE STOCK THE CITY MAY REQUIRE ON A PARTICULAR PROPERTY SHALL BE 30 INCHES DBH PLUS 5 INCHES DBH PER 1,000 SF, FOR REPLACEMENT OF SPECIMEN OR HISTORIC TREES.
   - THE MAXIMUM TREE STOCK THE CITY MAY REQUIRE ON A PARTICULAR PROPERTY SHALL BE 21 INCHES DBH PLUS 3.5 INCHES DBH PER 1,000 SQUARE FEET, FOR LAND CLEARING AND REPLACEMENT OF PROTECTED TREES OTHER THAN SPECIMEN OR HISTORIC TREES.

7.. TREE REPLACEMENT SHALL MEET ALL REQUIREMENTS OF THE CITY OF APOPKA LDC.

COMMUNITY PARK TREE TABLE	
COMMUNITY PARK AREA	31,460 SF
REQUIRED TREES(1/4000 SF)	8 @ 3" PER TREE

TREE REPLACEMENT TABLE	
RETENTION/ BUFFERS	99 TREES AT 3 INCHES= 297
STREET TREES	14 TREES AT 3 INCHES= 42
LOT TREES(2 MIN/ LOT)	129 TREES AT 3 INCHES= 387
COMMUNITY PARK TREES	18 TREES AT 3 INCHES = 54

TREE LEGEND

- OAK12 — DENOTES OAK TREE AND SIZE (12" OAK TREE)
- TWINOAK10 — DENOTES TWIN OAK TREE AND SIZE (10"TWIN OAK TREE)
- TRIPOAK8 — DENOTES TRIPLE OAK TREE AND SIZE (8"TRIPLE OAK TREE)
- MAPLE18 — DENOTES MAPLE TREE AND SIZE (18" MAPLE TREE)
- CEDAR14 — DENOTES CEDAR TREE AND SIZE (14" CEDAR TREE)
- GUM18 — DENOTES GUM TREE AND SIZE (18" GUM TREE)
- SWEETGUM18 — DENOTES SWEET GUM TREE AND SIZE (18" SWEET GUM TREE)
- PECAN18 — DENOTES PECAN TREE AND SIZE (18" PECAN TREE)

OPEN SPACE/ TREE PRESERVATION AREAS

WETLAND BUFFER/ CONSERVATION EASEMENTS

WETLANDS

TREES DETERMINED BY LOT GRADING OR BLDG. FOOTPRINT
LOT TREES SUBJECT TO REVIEW AT TIME OF BUILDING PERMIT (TYP.)

TREE REMOVAL

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

SIGNATURE _____ 1235 REG. NO _____ 5.14.18 DATE

TREE PRESERVATION & CALCS:

Overall Summary

Total trees on current non-altered site	661
Total inches on current non-altered site	15767
Total specimen trees	280
Total specimen tree inches	8260
Total inches to be removed	9073
Max tree stock inches per 5.01.07(2c)	2535
Total replacement trees (3" DBH) proposed	260
Total replacement inches proposed	780
Deficit inches replacement for tree bank fund	1755
Total Tree inches post development (saved & planted)	7330

Common Areas

Total trees	232
Non-specimen trees to be removed	17
Non-specimen inches to be removed	284
Specimen trees to be removed	4
Specimen inches to be removed	123
Trees to be saved	211
Inches to be saved	5901

Right of Ways and Utility Easements

Total trees	62
Total non-specimen trees to be removed	23
Total non-specimen inches to be removed	402
Total specimen trees to be removed	39
Total specimen inches to be removed	1127

Stormwater Ponds

Total trees	60
Total non-specimen trees to be removed	55
Total non-specimen inches to be removed	552
Total specimen trees to be removed	6
Total specimen inches to be removed	204

6

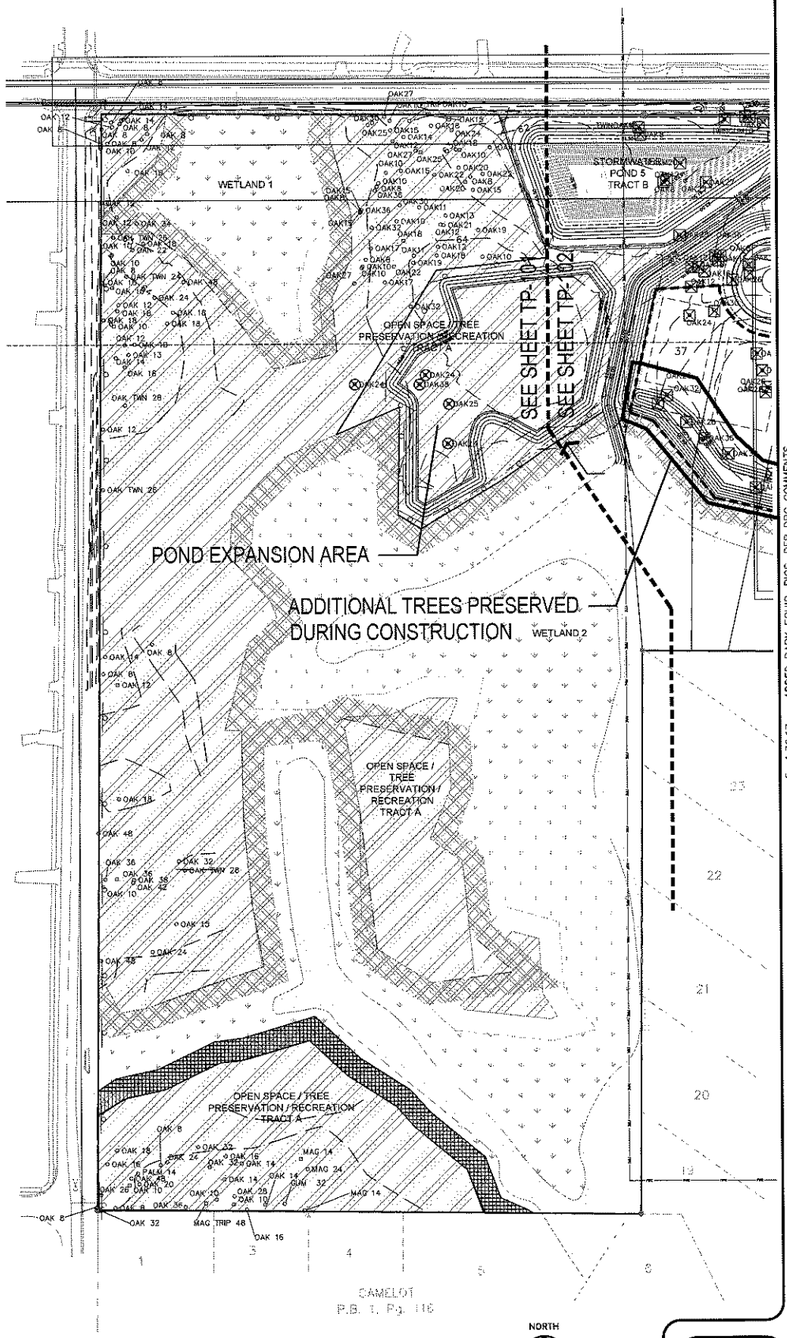
Lot Trees

Total trees	307
Total non-specimen trees to be removed	184
Total non-specimen inches to be removed	2386
Total specimen trees to be removed	84
Total specimen inches to be removed	3995
Trees to be saved	39
Inches to be saved	649

Any trees shown on lots to be saved but require removal due to home construction will be required to mitigate tree removal per City code.

CONSTRUCTION REVISIONS	
ADDITIONAL TREE PRESERVATION INCHES	1,416"
TREE INCHES REMOVED FOR POND EXPANSION	135"
NET ADDITIONAL TREE INCHES	1,281"

REV. APRIL 10, 2018



NOTE:
TREE LOCATION PLAN IS BASED ON A TREE SURVEY PREPARED BY BENCHMARK SURVEYING & MAPPING CONSULTANTS, INC., DATED OCTOBER 5, 2005.

NORTH

80' 0' 80' 160'

Post Office Box 771065, Winter Garden, Florida 34777-1055
557 West Plant Street, Winter Garden, Florida 34787
(407) 654-5183 Fax (407) 654-5184

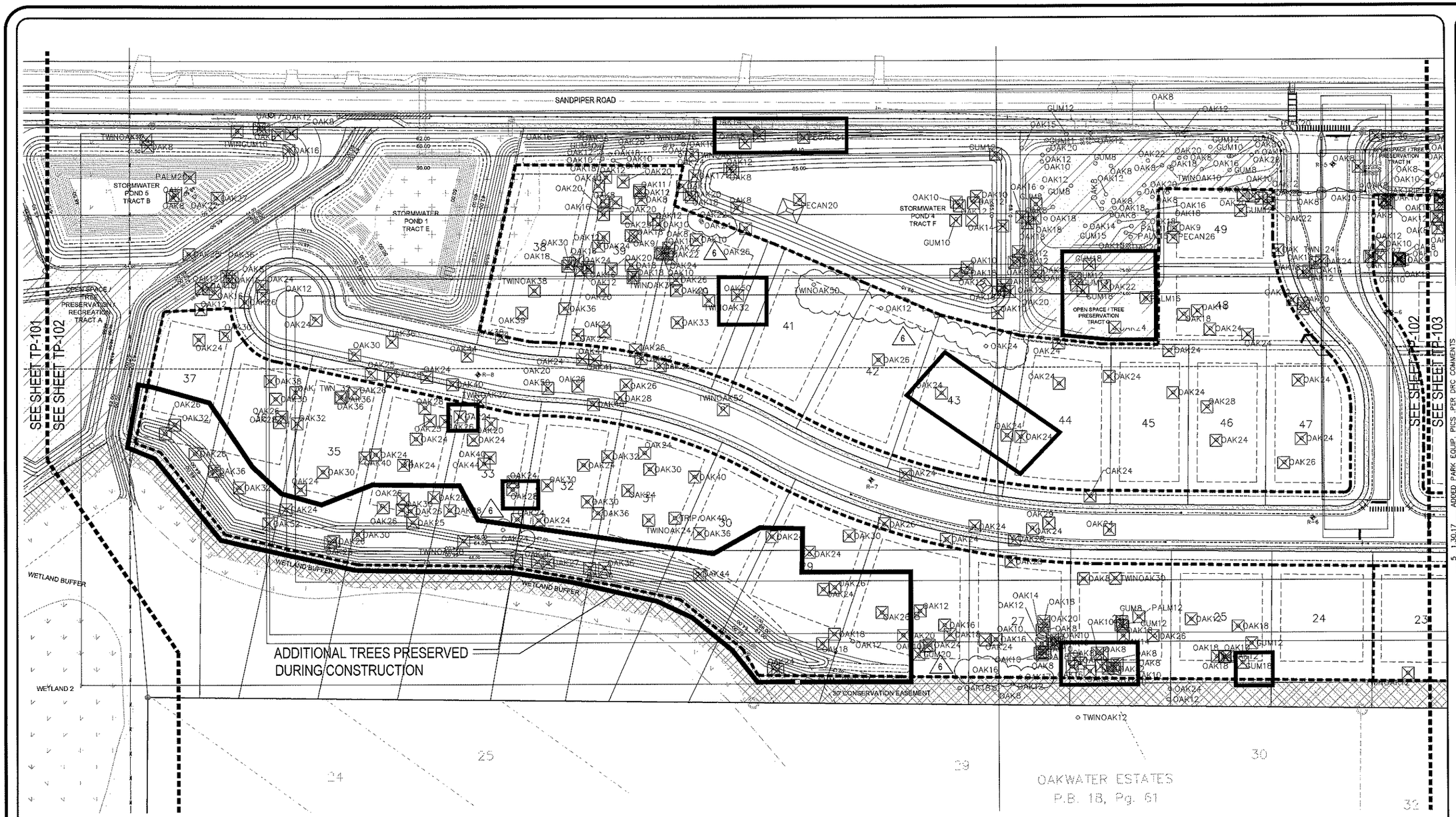
daly design group inc.
Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania Ave. Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	BY
6	2.3.17	REV. LOT TREE PRESERVATION	
5	1.30.17	ADDED PARK EQUIP. PICS, PER DRC COMMENTS	JCC
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	ENG BASE CHANGE	JCC
1	8.01.16	Tree Calcs	JCC

TREE PRESERVATION PLAN
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD
APOPKA, FLORIDA

Date: 3.27.17

PROJECT NO. 1304
SCALE 1"=80'
DATE 04/10/18
SHEET TP-101



OPEN SPACE/ TREE PRESERVATION AREAS

WETLAND BUFFER/ CONSERVATION EASEMENTS

WETLANDS

TREES DETERMINED BY LOT GRADING OR BLDG. FOOTPRINT
LOT TREES SUBJECT TO REVIEW AT TIME OF BUILDING PERMIT (TYP.)

TREE REMOVAL

ADDITIONAL TREES PRESERVED DURING CONSTRUCTION

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

SIGNATURE | 1235 REG. NO | 5-14-18 DATE

NORTH

50' 0' 50' 100'

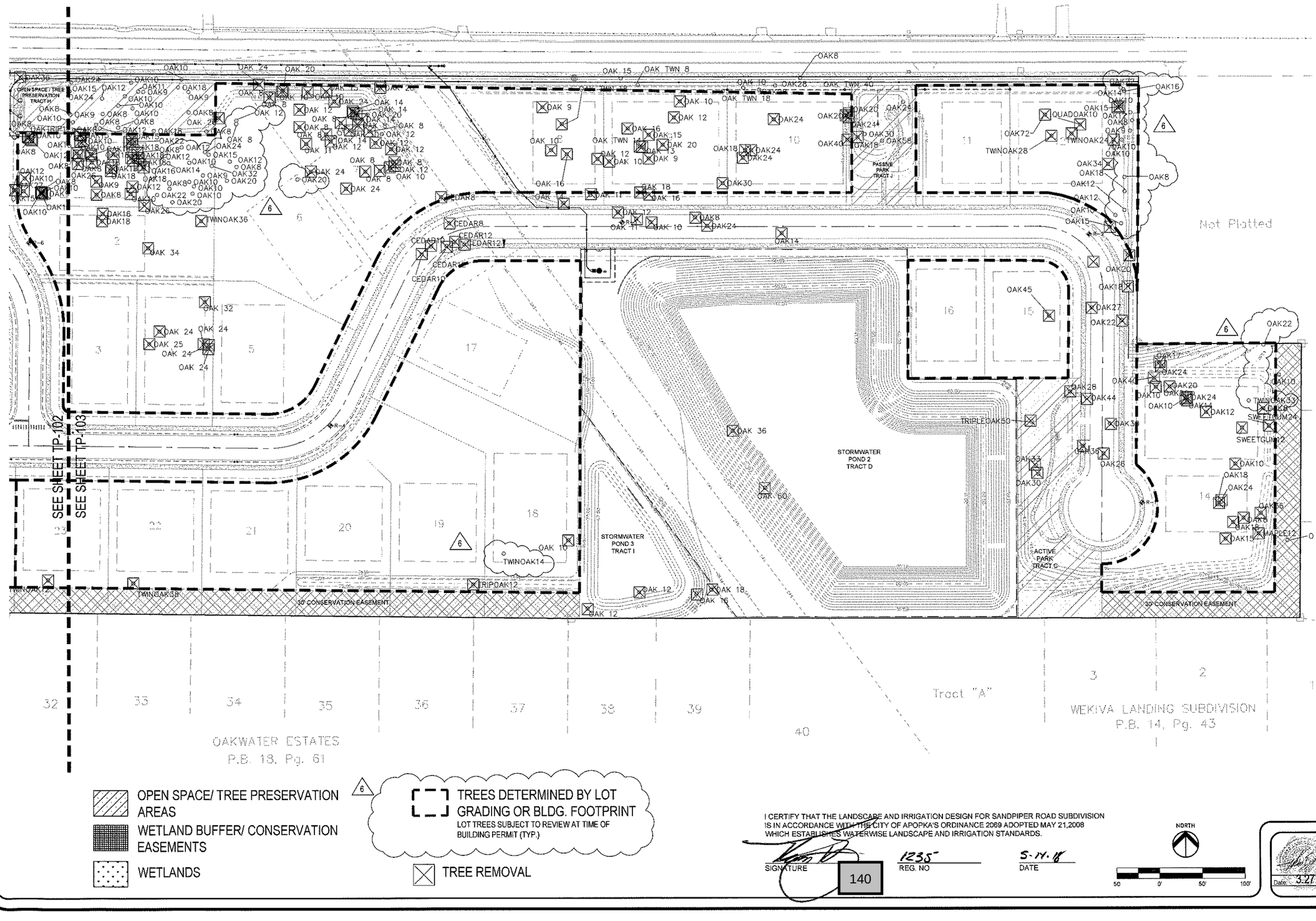
Date: 3.27.18

daly design group inc.
Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania Ave. Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV.	DATE	DESCRIPTION	BY
6	2.3.17	REV. LOT TREE PRESERVATION	JCC
5	1.30.17	ADDED PARK EQUIP. PICS PER DRC COMMENTS	JCC
4			
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	ENG BASE CHANGE	JCC
1	8.01.16	Tree Calcs	JCC

TREE PRESERVATION PLAN
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD
APOPKA, FLORIDA

PROJECT NO. 1304
SCALE 1"=50'
DATE 04/10/18
SHEET TP-102



OPEN SPACE/ TREE PRESERVATION AREAS

WETLAND BUFFER/ CONSERVATION EASEMENTS

WETLANDS

6 TREES DETERMINED BY LOT GRADING OR BLDG. FOOTPRINT
LOT TREES SUBJECT TO REVIEW AT TIME OF BUILDING PERMIT (TYP.)

TREE REMOVAL

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

SIGNATURE 140 | REG. NO 1235 | DATE 5-11-17

NORTH

50 0' 50' 100'

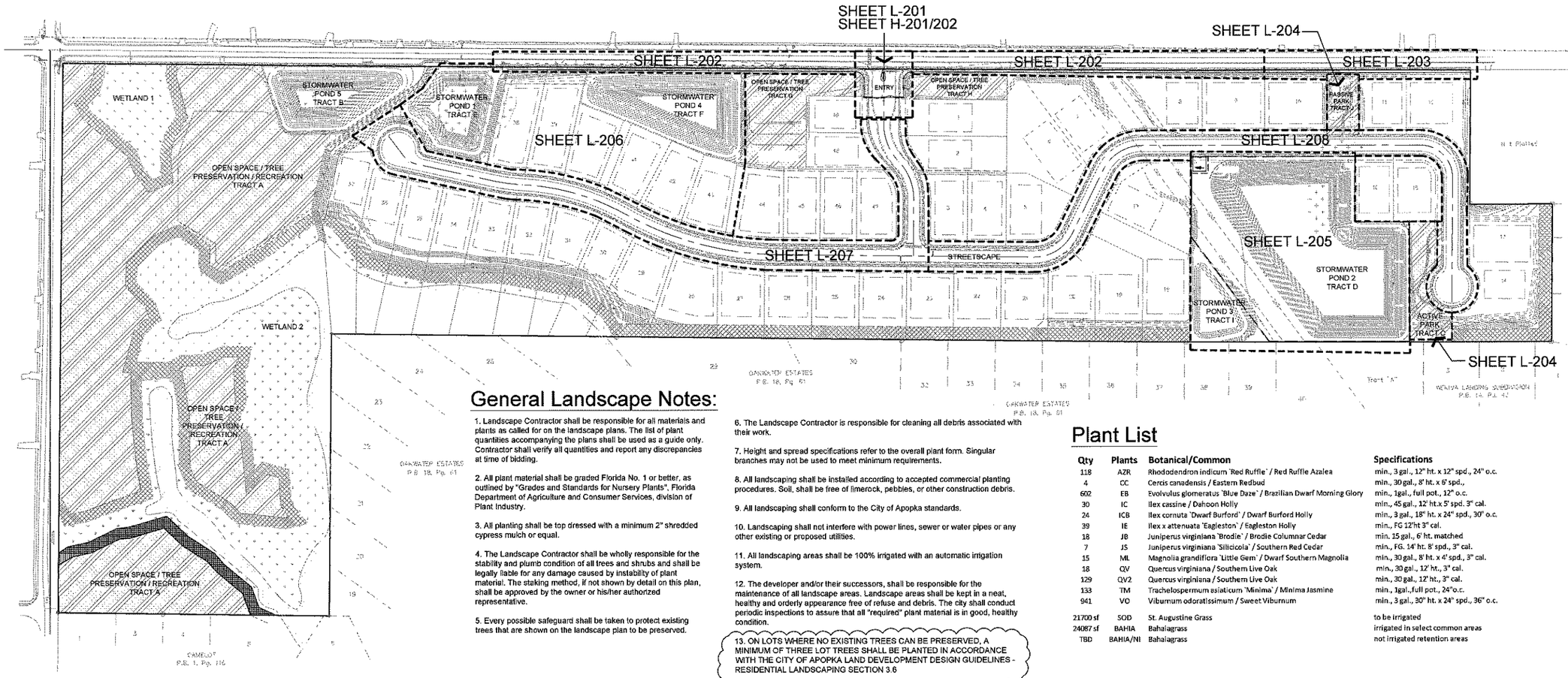
Date: 3.27.17

PROJECT NO.
1304
SCALE
1"=50'
DATE
05/25/2016
SHEET
TP-103

REV.	DATE	DESCRIPTION	BY
6	2.3.17	REV. LOT TREE PRESERVATION	
5	1.30.17	ADDED PARK EQUIP. PIGS PER DRC COMMENTS	
4	12.2.16	ENG BASE GRADING CHANGE	JCC
3	9.22.16	ENG BASE CHANGE	JCC
2	8.04.16	Tree Calcs	JCC
1	8.01.16		

daly design group inc.
Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania Ave. Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

TREE PRESERVATION PLAN
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD
APOPKA, FLORIDA



General Landscape Notes:

1. Landscape Contractor shall be responsible for all materials and plants as called for on the landscape plans. The list of plant quantities accompanying the plans shall be used as a guide only. Contractor shall verify all quantities and report any discrepancies at time of bidding.

2. All plant material shall be graded Florida No. 1 or better, as outlined by "Grades and Standards for Nursery Plants", Florida Department of Agriculture and Consumer Services, division of Plant Industry.

3. All planting shall be top dressed with a minimum 2" shredded cypress mulch or equal.

4. The Landscape Contractor shall be wholly responsible for the stability and plumb condition of all trees and shrubs and shall be legally liable for any damage caused by instability of plant material. The staking method, if not shown by detail on this plan, shall be approved by the owner or his/her authorized representative.

5. Every possible safeguard shall be taken to protect existing trees that are shown on the landscape plan to be preserved.

6. The Landscape Contractor is responsible for cleaning all debris associated with their work.

7. Height and spread specifications refer to the overall plant form. Singular branches may not be used to meet minimum requirements.

8. All landscaping shall be installed according to accepted commercial planting procedures. Soil, shall be free of limerock, pebbles, or other construction debris.

9. All landscaping shall conform to the City of Apopka standards.

10. Landscaping shall not interfere with power lines, sewer or water pipes or any other existing or proposed utilities.

11. All landscaping areas shall be 100% irrigated with an automatic irrigation system.

12. The developer and/or their successors, shall be responsible for the maintenance of all landscape areas. Landscape areas shall be kept in a neat, healthy and orderly appearance free of refuse and debris. The city shall conduct periodic inspections to assure that all "required" plant material is in good, healthy condition.

13. ON LOTS WHERE NO EXISTING TREES CAN BE PRESERVED, A MINIMUM OF THREE LOT TREES SHALL BE PLANTED IN ACCORDANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT DESIGN GUIDELINES - RESIDENTIAL LANDSCAPING SECTION 3.6

Plant List

Qty	Plants	Botanical/Common	Specifications
118	AZR	Rhododendron indicum 'Red Ruffle' / Red Ruffle Azalea	min., 3 gal., 12" ht. x 12" spd., 24" o.c.
4	CC	Cercis canadensis / Eastern Redbud	min., 30 gal., 8' ht. x 6' spd.,
602	EB	Evolvulus glomeratus 'Blue Daze' / Brazilian Dwarf Morning Glory	min., 1gal., full pot., 12" o.c.
30	IC	Ilex cassine / Dahoon Holly	min., 45 gal., 12' ht.x 5' spd. 3" cal.
24	ICB	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	min., 3 gal., 18" ht. x 24" spd., 30" o.c.
39	IE	Ilex x attenuata 'Eagleston' / Eagleston Holly	min., FG 12'ht 3" cal.
18	JB	Juniperus virginiana 'Brodie' / Brodie Columnar Cedar	min. 15 gal., 6' ht. matched
7	JS	Juniperus virginiana 'Silicicola' / Southern Red Cedar	min., FG. 14' ht. 8' spd., 3" cal.
15	ML	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	min., 30 gal., 8' ht. x 4' spd., 3" cal.
18	QV	Quercus virginiana / Southern Live Oak	min., 30 gal., 12' ht., 3" cal.
129	QV2	Quercus virginiana / Southern Live Oak	min., 30 gal., 12' ht., 3" cal.
133	TM	Trachelospermum asiaticum 'Minima' / Minima Jasmine	min., 1gal., full pot., 24"o.c.
941	VO	Viburnum odoratissimum / Sweet Viburnum	min., 3 gal., 30" ht. x 24" spd., 36" o.c.
21700 sf	SOD	St. Augustine Grass	to be irrigated
24087 sf	BAHIA	Bahaiagrass	irrigated in select common areas
TBD	BAHIA/NI	Bahaiagrass	not irrigated retention areas

St.Augustine (SOD) irrigated — BAHIA irrigated — BAHIA Not Irrigated

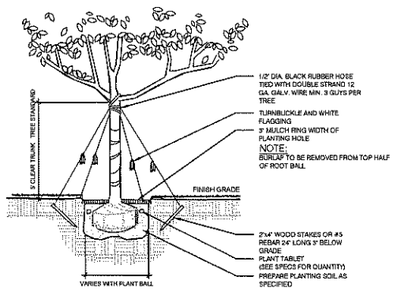
STREET TREES TO BE LIVE OAKS (Quercus virginiana)

LOT TREES ADJACENT TO ROAD TO BE LIVE OAKS (Quercus virginiana)

LOT TREES NOT ADJACENT TO STREET CAN BE:
- Live Oak: (Quercus virginiana)
- Southern Magnolia: (Magnolia grandiflora ' Little Gem')
- Sweet Gum: (Liquidambar styraciflua)
- Laural Oak: (Quercus laurifolia)
- Eastern Red Bud: (Cercis canadensis)
- Southern Red Cedar: (Juniperus virginiana 'Silicicola')

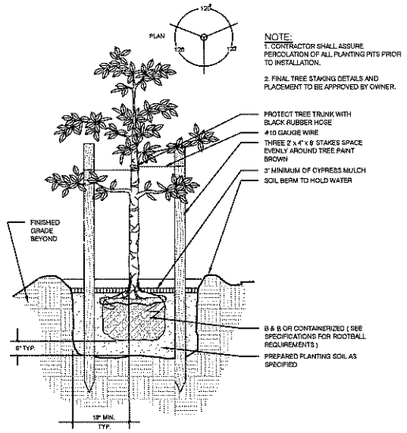
I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR SANDPIPER ROAD SUBDIVISION IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21,2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE — 1235 REG. NO — 5.14.18 DATE



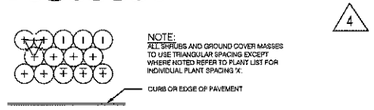
LARGE TREE GUYING DETAIL

Detail for trees greater than 2" cal. — NOT TO SCALE



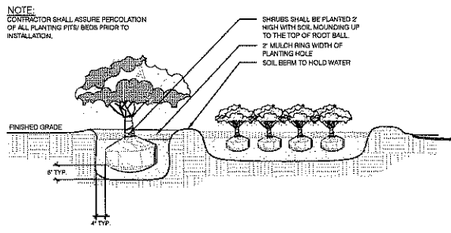
SMALL TREE GUYING DETAIL

Detail for trees smaller than 2" cal. — NOT TO SCALE



TYPICAL PLANT SPACING

NOT TO SCALE



SHRUB AND GROUND COVER DETAIL

D SCALE

NORTH

120' 0' 120' 240'

REV	DATE	DESCRIPTION	BY
5	1.30.17	ADDED PARK EQUIP. PICS PER DRC COMMENTS	JCC
4	12.27.16	REV PER DRC COMMENTS	JCC
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	ENG BASE CHANGE	JCC
1	8.01.16	Tree Colcs	JCC

KEY LAYOUT PLAN

LANDSCAPE CONSTRUCTION PLANS

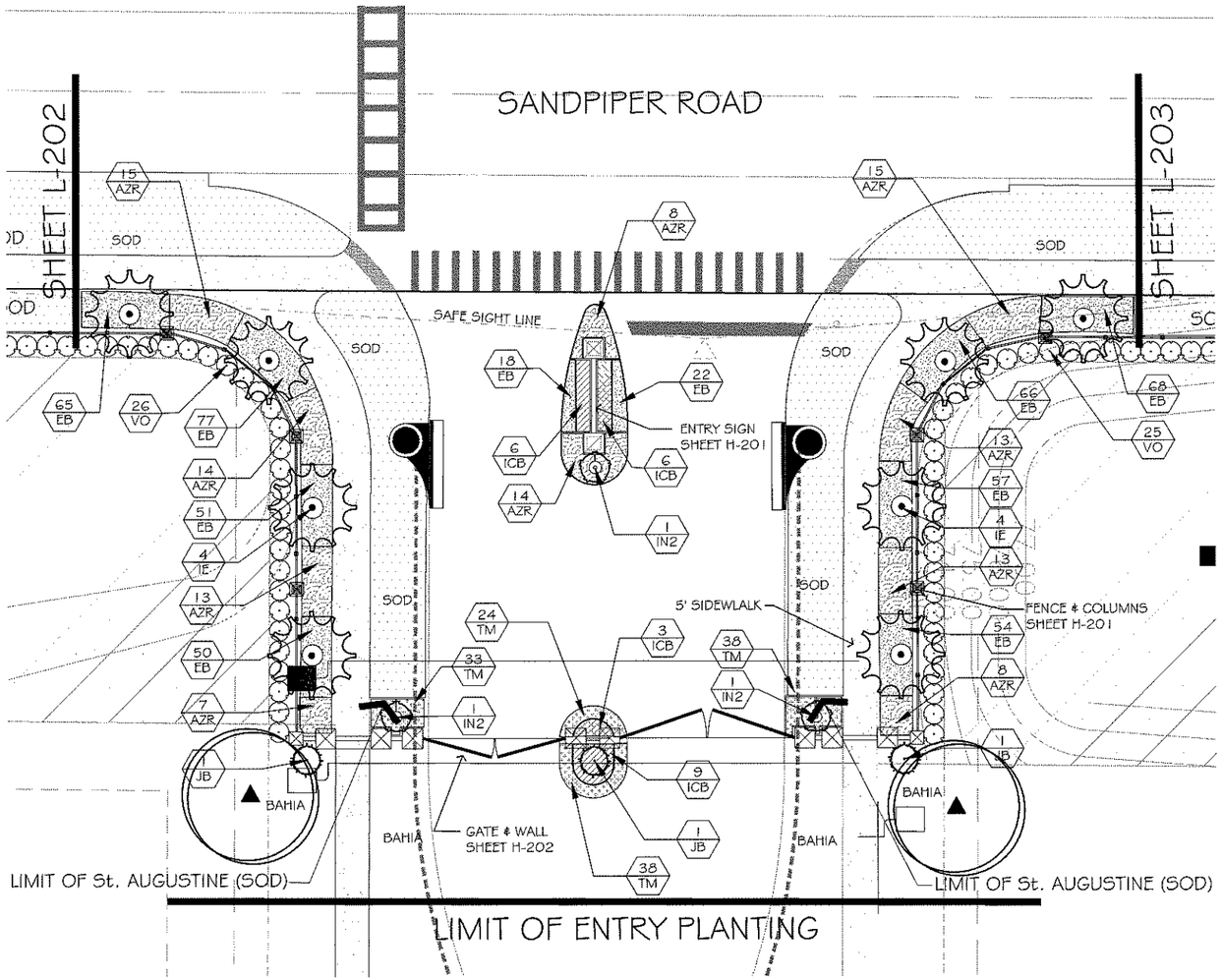
SANDPIPER ROAD SUBDIVISION

APOPKA, FLORIDA

Date: 3.27.17

PROJECT NO. 1304
SCALE 1"=120'
DATE 05/25/2016
SHEET K-100

daly design group inc.
Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania Ave. Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com



NOTE:

UP TO 1/2 ACRE OF THE ENTRY FEATURE MAY USE St. AUGUSTINE GRASS WITH THE REMAINDER OF THE SODDING TO BE DROUGHT TOLERANT GRASS AS DEFINED IN CITY ORD. NO. 2069

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

SIGNATURE | 1230 REG. NO | 5.11.18 DATE

NORTH

10' 0' 10' 20'

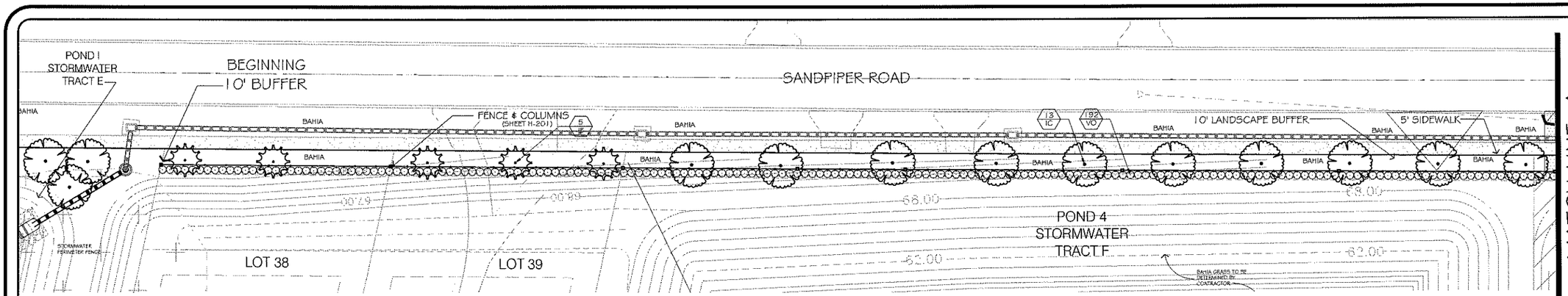
daly design group inc.
Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania Ave. Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV.	DATE	DESCRIPTION	BY
5	1.30.17	ADDED PARK EQUIP. PICS. PER DRC COMMENTS	JCC
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	ENG BASE CHANGE	JCC
1	8.01.16	Tree Calcs	JCC

ENTRANCE PLANTING PLAN
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD SUBDIVISION
APOPKA, FLORIDAWW

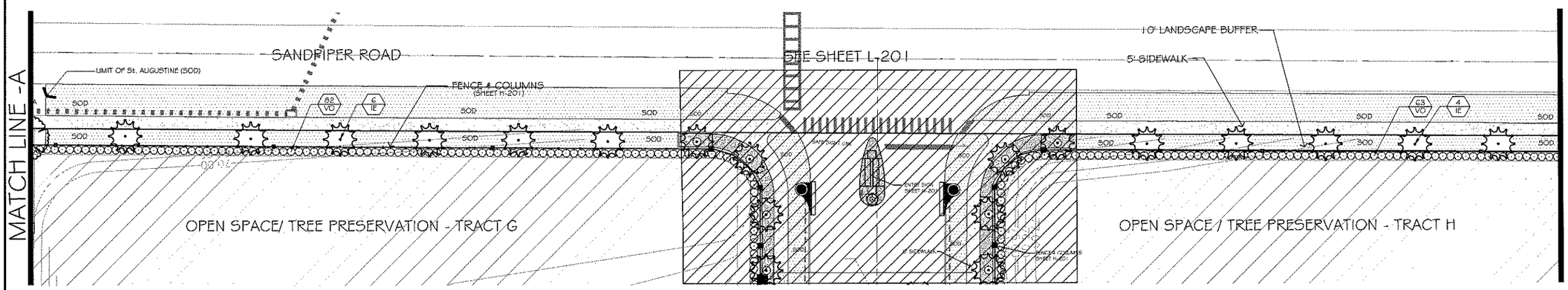
Date 3.27.17

PROJECT NO. 1304
SCALE 1"=10'
DATE 05/25/2016
SHEET L-201



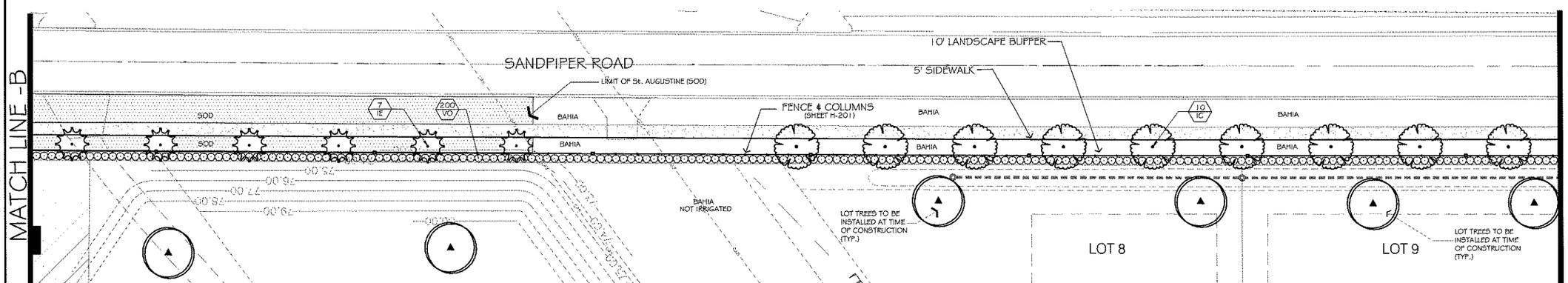
NORTH 10' LANDSCAPE BUFFER (SECTION A)

PLAN VIEW SCALE: 1"=20'



NORTH 10' LANDSCAPE BUFFER (SECTION B)

PLAN VIEW SCALE: 1"=20'



NORTH 10' LANDSCAPE BUFFER (SECTION C)

PLAN VIEW SCALE: 1"=20'

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

SIGNATURE 1235 REG. NO 5-14-18 DATE

143

NORTH

20 0 20' 40'

REV.	DATE	DESCRIPTION	BY
5	1.30.17	ADDED PARK EQUIP. PICS. PER DRC COMMENTS	JCC
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	ENG BASE CHANGE	JCC
1	8.01.16	Tree Calcs	JCC

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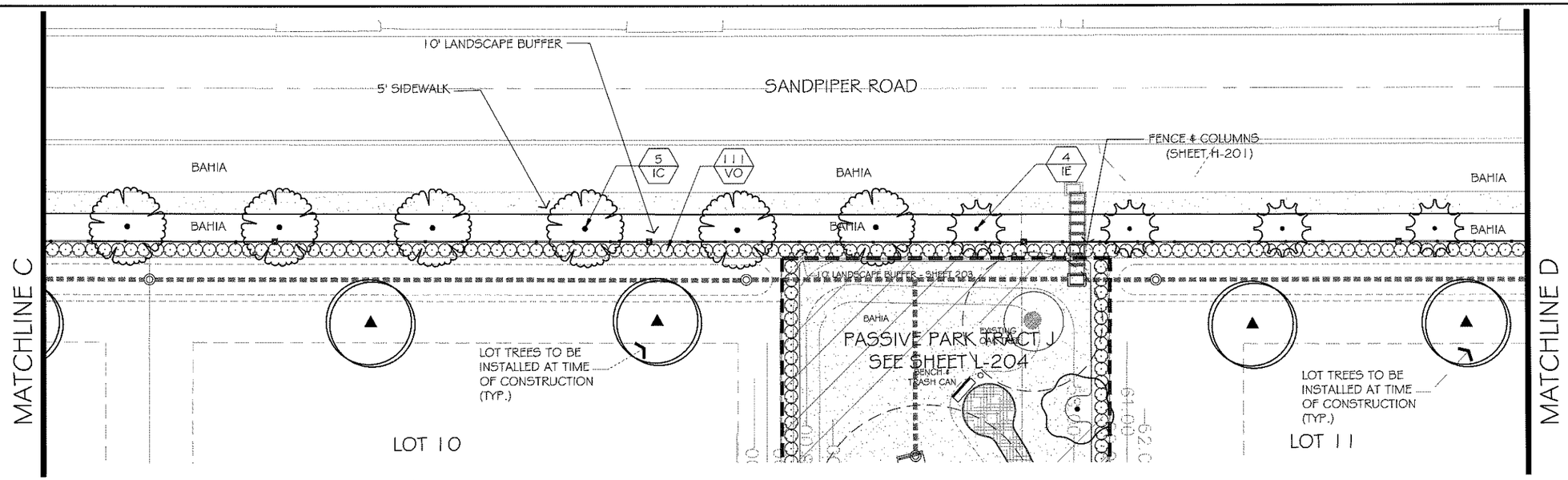
BUFFER PLANS

LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD SUBDIVISION
APOPKA, FLORIDA

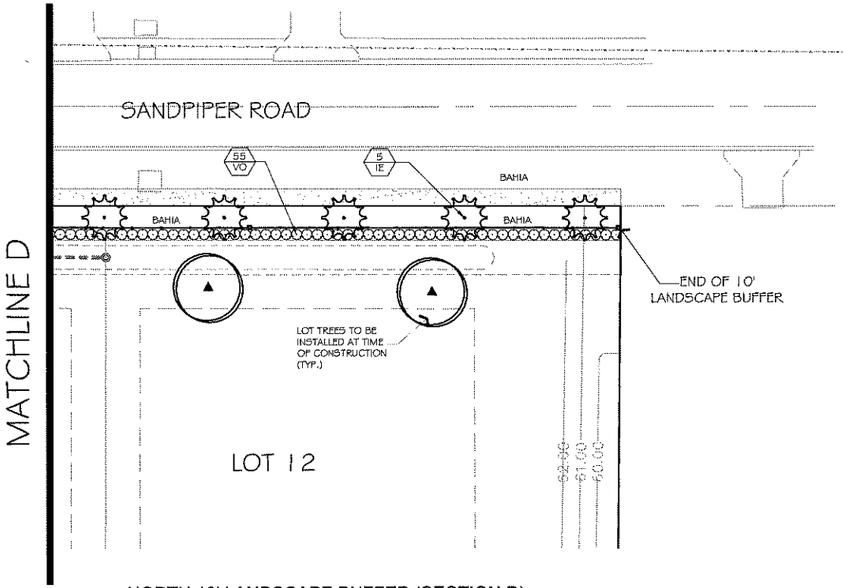
Date: 3.27.17

PROJECT NO. 1304
SCALE 20
DATE 05/25/2016
SHEET L-202



NORTH 10' LANDSCAPE BUFFER (SECTION C)

PLAN VIEW SCALE 1"=20'



NORTH 10' LANDSCAPE BUFFER (SECTION D)

PLAN VIEW SCALE 1"=20'

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

SIGNATURE 144 238 REG. NO 5.14.18 DATE

NORTH

20 0' 20' 40'

Date: 3.27.17

PROJECT NO. 1304
SCALE 20
DATE 05/25/2016
SHEET L-203

REV	DATE	BY
5	1.30.17	ADDED PARK EQUIP. PICS. PER DRC COMMENTS
3	9.22.16	ENG BASE GRADING CHANGE JCC
2	8.04.16	ENG BASE CHANGE JCC
1	8.01.16	Tree Calcs JCC

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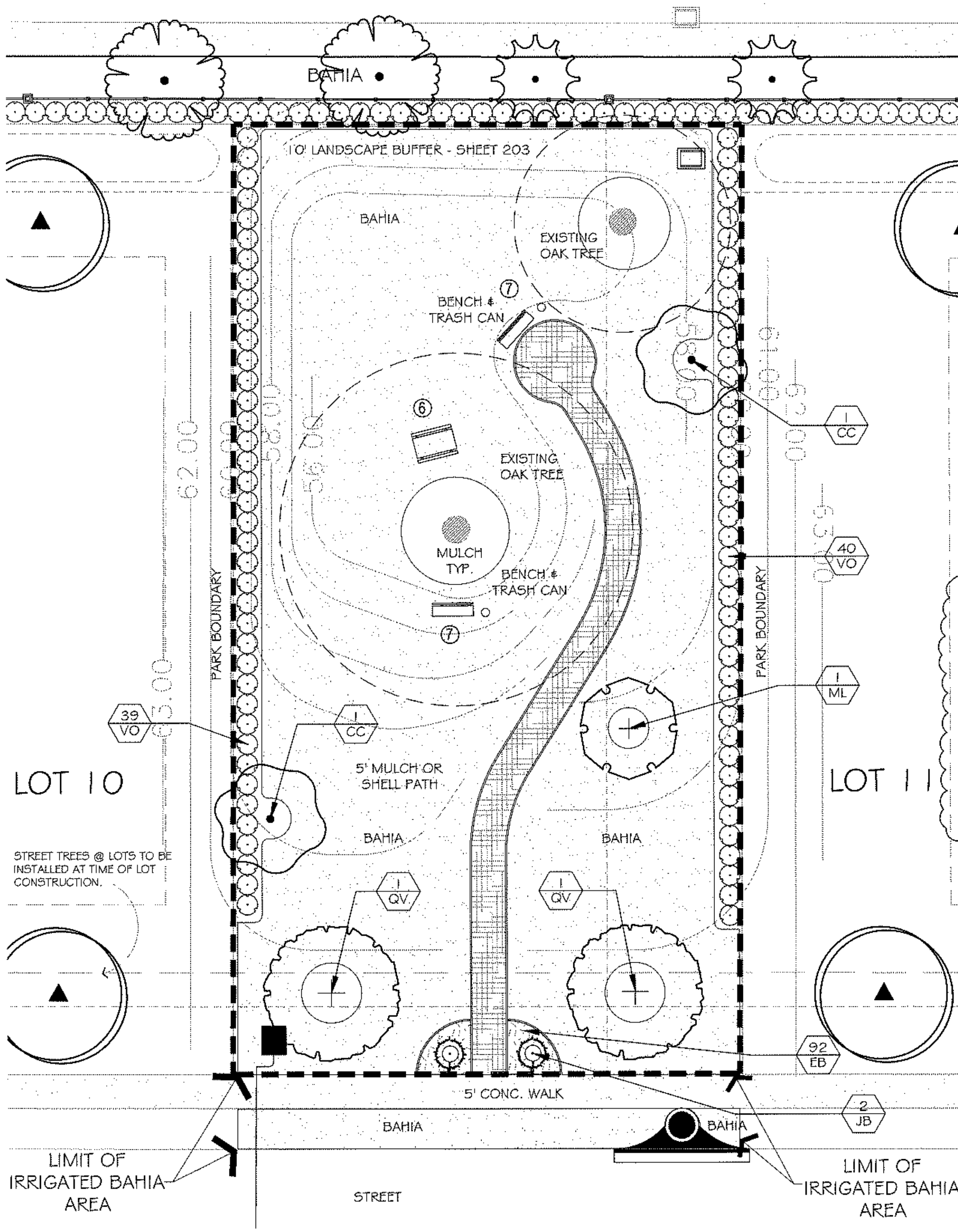
BUFFER PLAN
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD SUBDIVISION
APOPKA, FLORIDA



PASSIVE PARK - TRACT J

PLAN VIEW

SCALE: 1"=10'

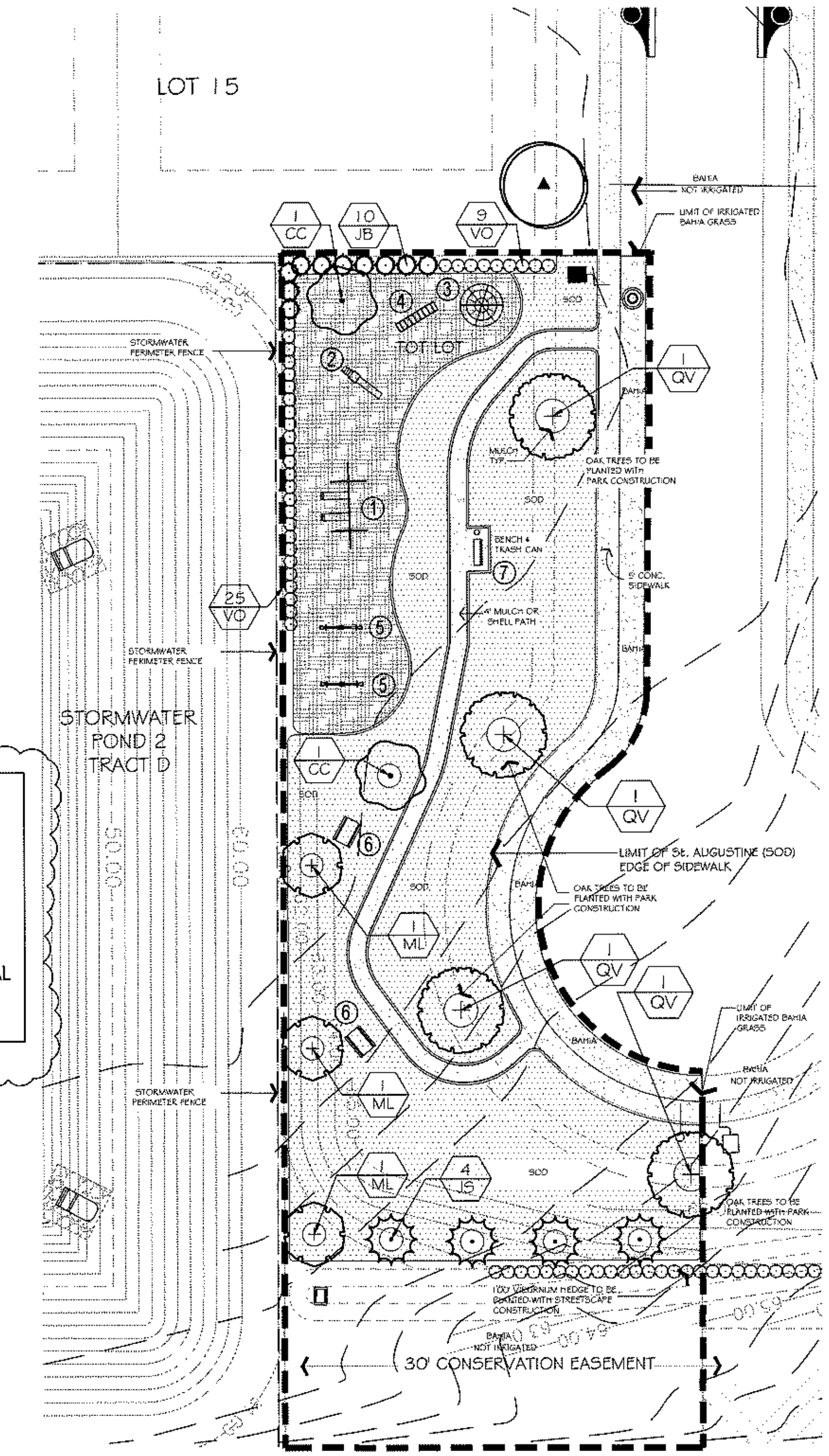
TOT LOT EQUIPMENT SCHEDULE

1. GAMETIME, 10' CLASSIC SWING #1XP8545-2, OR EQUAL
2. GAMETIME, ZIP SLIDE #18393, OR EQUAL
3. GAMETIME MOUNTAIN CLIMBER # P988, OR EQUAL
4. GAMETIME RAINBOW CLIMBER #P910,OR EQUAL
5. GAMETIME, (2) SEE SAW #6219, OR EQUAL
6. GAMETIME, (2) PICNIC TABLE #P592, OR EQUAL
7. GAMETIME, PARK BENCH #1820, POST MOUNT, OR EQUAL
8. GAMETIME, TRASH RECEPTICLE #28025, OR EQUAL

4

SEE SHEET D-101 FOR EQUIPMENT DETAILS

5



ACTIVE PARK - TRACT C

PLAN VIEW

SCALE: 1"=20'

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

SIGNATURE

1235
REG. NO

5.14.18
DATE

NORTH

10 0' 10' 20'

Date: 3.27.17

REV.	DATE	DESCRIPTION	BY
5	1.30.17	ADDED PARK EQUIP. PICS .PER DRC COMMENTS	
4	12.27.16	REV.PER DRC COMMENTS	JCC
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	ENG BASE CHANGE	JCC
1	8.01.16	Tree Calcs	JCC

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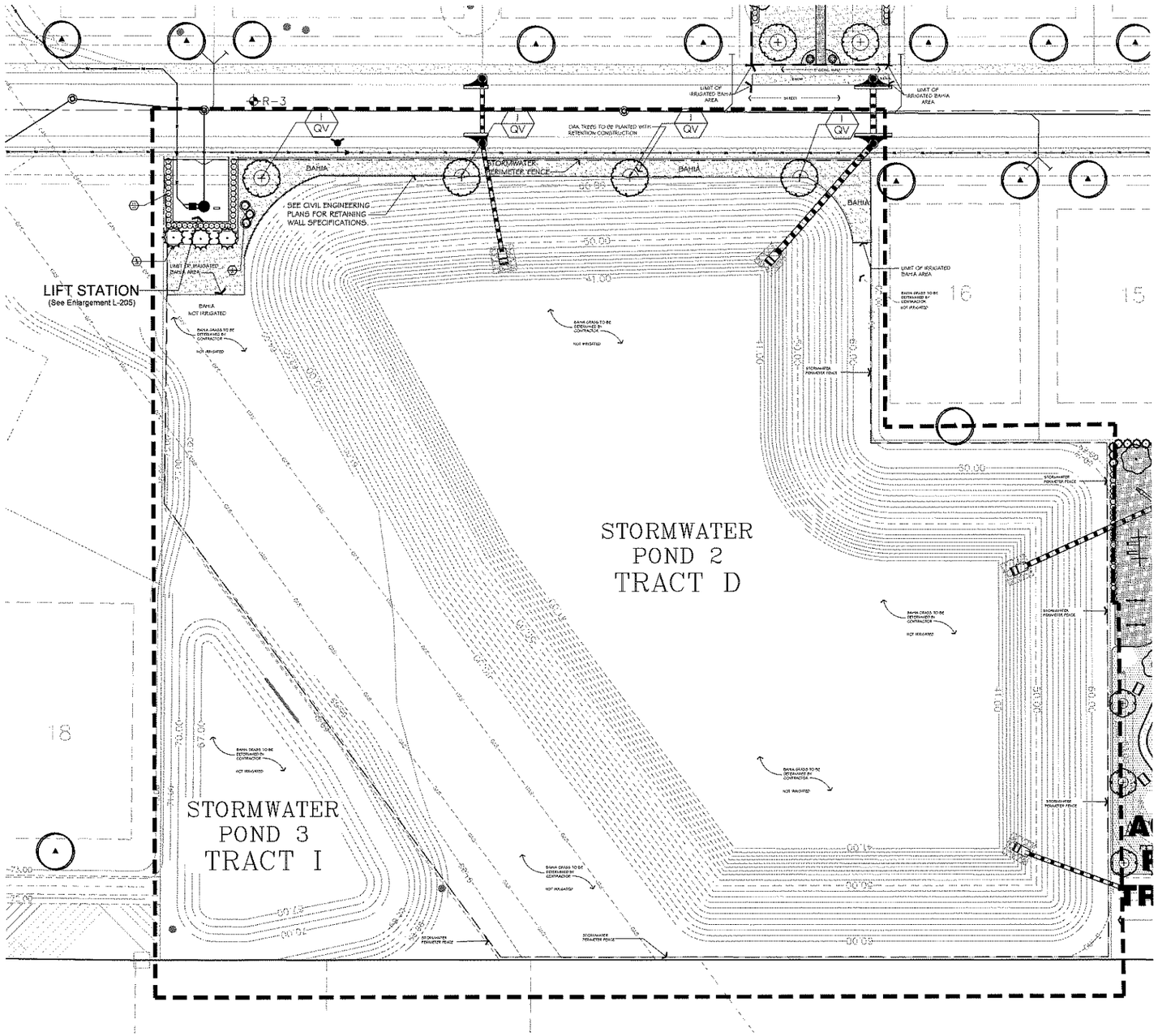
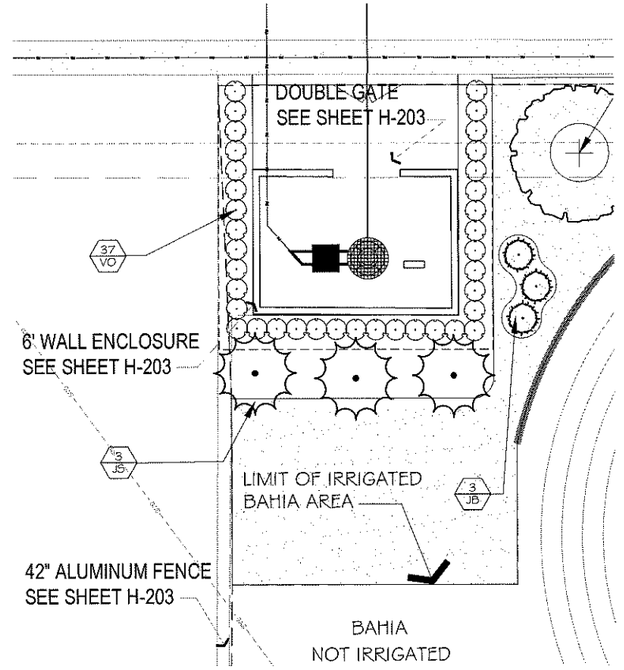
ACTIVE AND PASSIVE PARKS
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD SUBDIVISION
APOPKA, FLORIDAWW

PROJECT NO. 1304
SCALE VARIES
DATE 05/25/2016
SHEET L-204



STORMWATER PONDS 2 & 3 WITH LIFT STATION

PLAN VIEW SCALE: 1"=30'



LIFT STATION

PLAN VIEW SCALE: 1"=10'

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

SIGNATURE 1235 REG. NO 5.14.18 DATE

NORTH

50 0' 50' 100'

Date 3.27.17

REV	DATE	DESCRIPTION	BY
5	1.30.17	ADDED PARK EDJP. PICS PER DRC COMMENTS	
3	9.22.16	ENG. BASE GRADING CHANGE	JCC
2	8.04.16	ENG. BASE CHANGE	JCC
1	8.01.16	Tree Calcs	JCC

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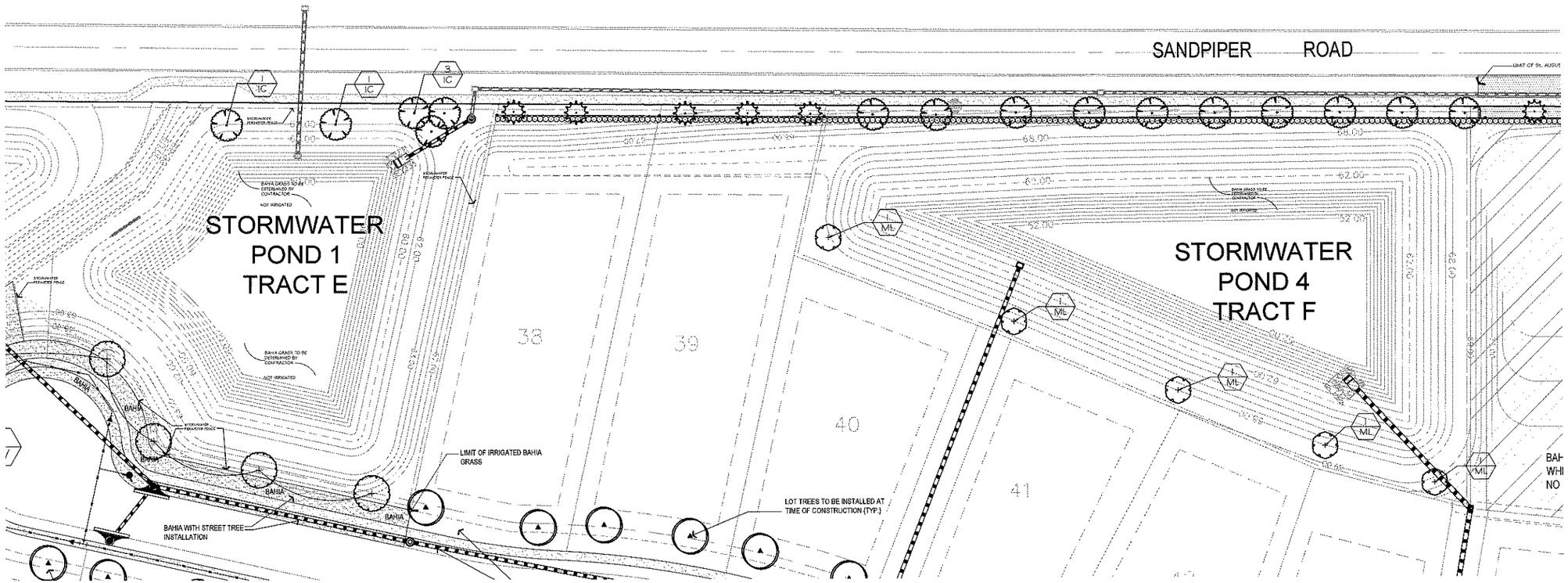
STORMWATER PONDS 2 & 3
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD SUBDIVISION
APOPKA, FLORIDAWW

PROJECT NO. 1304
SCALE VARIES
DATE 05/25/2016
SHEET L-205



STORMWATER PONDS 1 & 4

PLAN VIEW SCALE: 1"=30'

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR SANDPIPER ROAD SUBDIVISION IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2089 ADOPTED MAY 21,2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE 1235 REG. NO 5.14.16 DATE

NORTH

30 0' 30' 60'

Date 3.27.17

PROJECT NO. 1304
SCALE 1"=30'
DATE 05/25/2016
SHEET L-206

STORMWATER POND 1 & 4
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD SUBDIVISION
APOPKA, FLORIDA/WW

REV.	DATE	DESCRIPTION	BY
5	1.30.17	ADDED PARK EQUIP. PICS. PER DRC COMMENTS	
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	ENG BASE CHANGE	JCC
1	8.01.16	Tree Calcs	JCC

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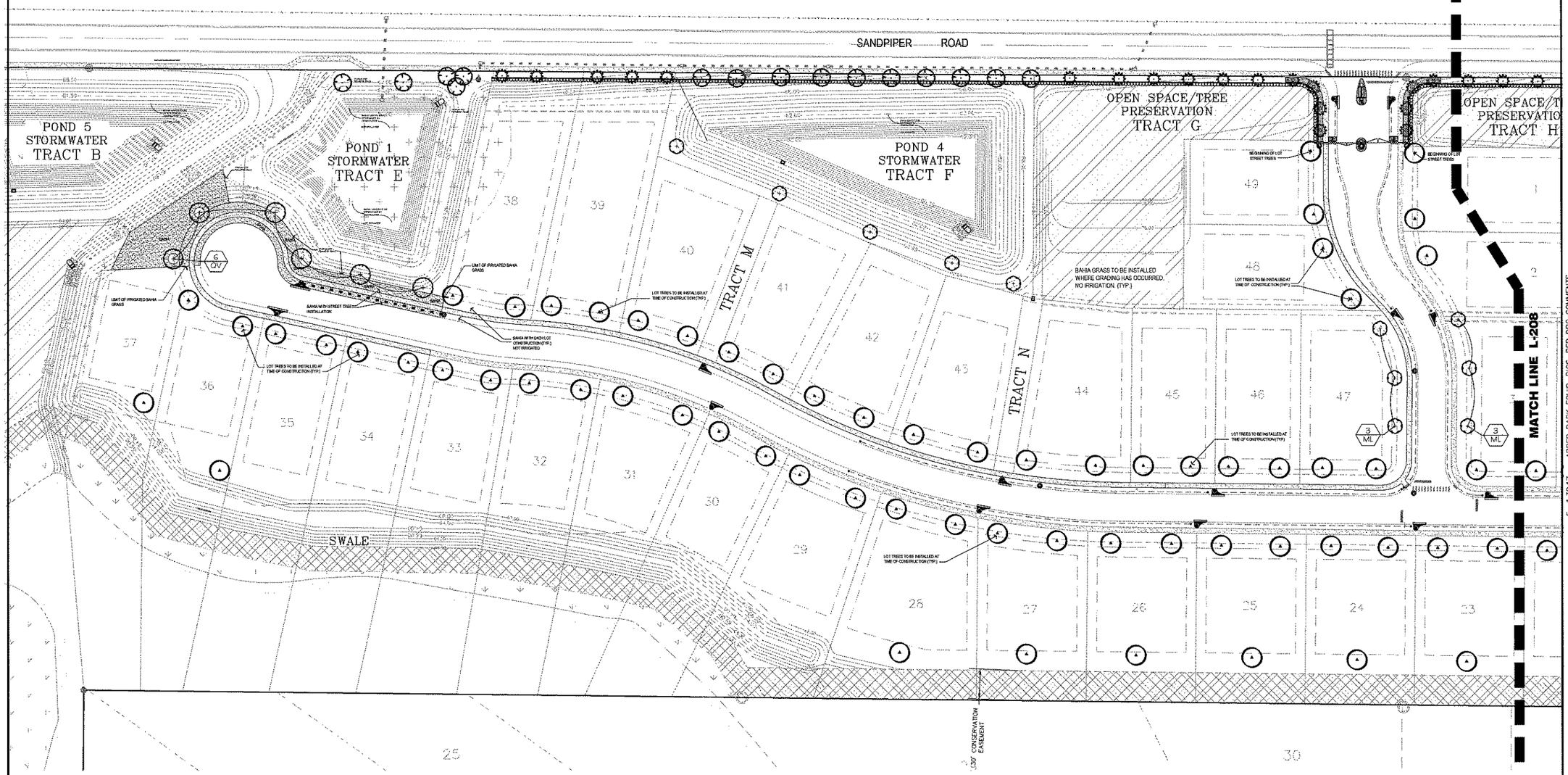

STREETSCAPE PLANTING (WEST SIDE)

PLAN VIEW

SCALE: 1"=50'

MINIMUM OF TWO NEW TREES SHALL BE PLANTED PER LOT, EXCEPT THAT LOTS 8 THROUGH 12 AND 15 AND 16 SHALL HAVE A MINIMUM OF THREE NEW TREES PLANTED PER LOT, REGARDLESS OF THE NUMBER OF TREES SAVED ON ANY LOT.
THE NEW TREES SHALL BE A MINIMUM OF 2.5 INCHES DBH AT TIME OF PLANTING AND SHALL COUNT TOWARDS THE OVERALL NUMBER OF REQUIRED TREE REPLACEMENT INCHES, IF ANY.

ON LOTS 8 THROUGH 13, AT LEAST TWO OF THE THREE NEW TREES SHALL BE PLANTED IN THE REAR.
ON LOT 14, AT LEAST TWO OF THE THREE NEW TREES SHALL BE PLANTED ON THE SOUTH SIDE YARD OR WITHIN THE NORTHERN TEN FEET OF THE CONSERVATION EASEMENT.
NOTE THAT THIS TREE PLANTING AREA WILL BE REMOVED FROM THE 30-FOOT WIDE CONSERVATION AREA SO THAT THESE TREES CAN BE MAINTAINED, IE. WATERING, FERTILIZATION, ETC.

ON LOTS 18 THROUGH 28, AT LEAST ONE OF THE TWO NEW TREES SHALL BE PLANTED IN THE REAR YARD OR WITHIN THE NORTHERN TEN FEET OF THE CONSERVATION EASEMENT.
NOTE THAT IF THE TREES ARE PLANTED WITHI N THE CONSERVATION AREA, THIS TREE PLANTING AREA WILL BE REMOVED FROM THE 30 - FOOT WIDE CONSERVATION AREA SO THAT THE TREES CAN BE MAINTAINED, IE., WATERING, FERTILIZATION, ETC.

STANDARD STREET TREE

NEW LOT TREE IN FRONT YARD TO MATCH STREET TREE SPECIFICATIONS

NEW LOT TREE NOT LOCATED ADJACENT TO STREET. CHOOSE FROM APPROVED TREES (SHEET K

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

SIGNATURE 1235 REG. NO 5.14.16 DATE

NORTH

50' 0' 50' 100'

Date: 3.27.17

REV	DATE	DESCRIPTION	BY
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	ENG BASE CHANGE	JCC
1	8.01.16	Tree Calcs	JCC

ADDED PARK EQUIP. PICS PER DRC COMMENTS 1.30.17

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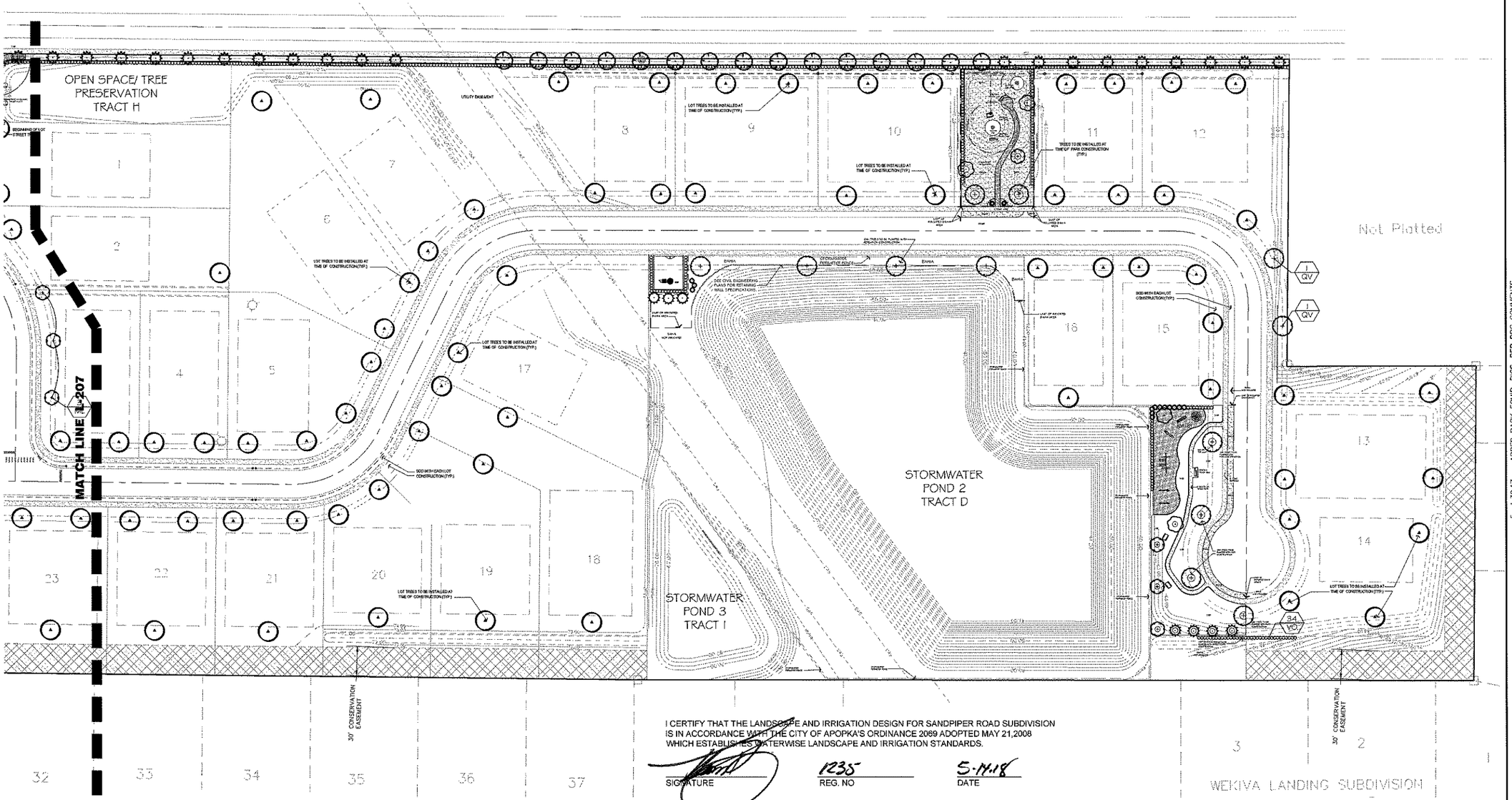
STREETSCAPE PLANTING
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD SUBDIVISION
APOPKA, FLORIDA

PROJECT NO. 1304
SCALE 1"=50'
DATE 5/26/2016
SHEET L-207



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

SIGNATURE | 1235 REG. NO | 5-14-18 DATE

STREETSCAPE PLANTING (WEST SIDE)

PLAN VIEW SCALE: 1"=50'

MINIMUM OF TWO NEW TREES SHALL BE PLANTED PER LOT, EXCEPT THAT LOTS 8 THROUGH 12 AND 15 AND 16 SHALL HAVE A MINIMUM OF THREE NEW TREES PLANTED PER LOT, REGARDLESS OF THE NUMBER OF TREES SAVED ON ANY LOT.
THE NEW TREES SHALL BE A MINIMUM OF 2.5 INCHES DBH AT TIME OF PLANTING AND SHALL COUNT TOWARDS THE OVERALL NUMBER OF REQUIRED TREE REPLACEMENT INCHES, IF ANY.

ON LOTS 8 THROUGH 13, AT LEAST TWO OF THE THREE NEW TREES SHALL BE PLANTED IN THE REAR.
ON LOT 14, AT LEAST TWO OF THE THREE NEW TREES SHALL BE PLANTED ON THE SOUTH SIDE YARD OR WITHIN THE NORTHERN TEN FEET OF THE CONSERVATION EASEMENT.
NOTE THAT THIS TREE PLANTING AREA WILL BE REMOVED FROM THE 30-FOOT WIDE CONSERVATION AREA SO THAT THESE TREES CAN BE MAINTAINED, IE. WATERING, FERTILIZATION, ETC.

ON LOTS 18 THROUGH 28, AT LEAST ONE OF THE TWO NEW TREES SHALL BE PLANTED IN THE REAR YARD OR WITHIN THE NORTHERN TEN FEET OF THE CONSERVATION EASEMENT.
NOTE THAT IF THE TREES ARE PLANTED WITHIN THE CONSERVATION AREA, THIS TREE PLANTING AREA WILL BE REMOVED FROM THE 30 - FOOT WIDE CONSERVATION AREA SO THAT THE TREES CAN BE MAINTAINED, IE., WATERING, FERTILIZATION, ETC.

A VIBURNUM HEDGE WILL BE PLANTED SOUTH OF THE CUL-DE-SAC ADJACENT TO LOT 14 AT THE EDGE OF THE CONSERVATION AREA. THE HEDGE SHALL BE PLANTED IN A 100-FOOT WIDE BY 5 FOOT DEEP LANDSCAPE EASEMENT TO BE MAINTAINED NY THE HOA. THE LENGTH OF THE HEDGE SHALL EQUAL THE WIDTH OF THE CUL-DE-SAC, AND THE HEIGHT OF THE HEDGE SHALL BE AT LEAST SIX FEET WITHIN 2 YEARS OF PLANTING.

STANDARD STREET TREE

NEW LOT TREE IN FRONT YARD TO MATCH STREET TREE SPECIFICATIONS

NEW LOT TREE NOT LOCATED ADJACENT TO STREET. CHOOSE FROM APPROVED TREES (SHEET K-100)

NORTH

50 0 50 100

Date: 3.27.17

PROJECT NO. 1304
SCALE 1"50'
DATE 5/25/2016
SHEET L-208

REV	DATE	DESCRIPTION	BY
5	1.30.17	ADDED PARK EQUIP. PICS. PER DRC COMMENTS	
4			JCC
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	ENG BASE CHANGE	JCC
1	8.01.16	Tree Calcs	JCC

STREETSCAPE PLANTING
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD SUBDIVISION
APOPKA, FLORIDA

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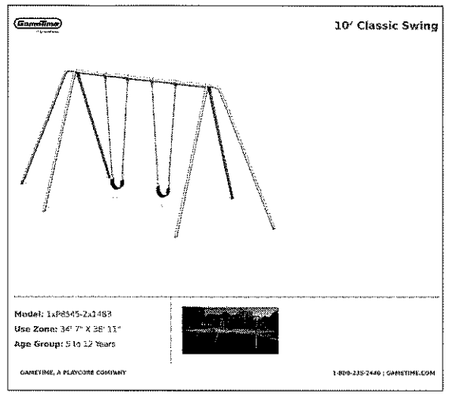
Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania Ave. Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

General Park Equipment:

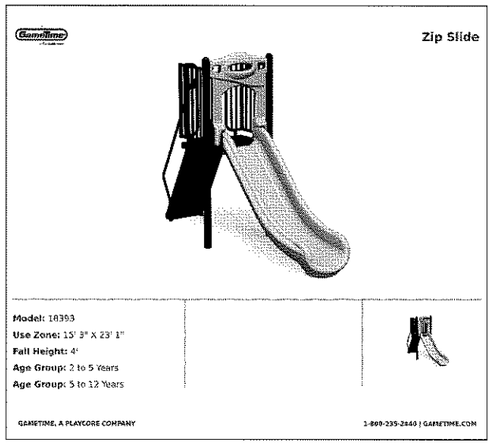
1. All playground equipment and park fixtures shall be installed in a safe and sound manner as per manufacturers specifications and to meet any requirements in the City of Apopka code.
2. All equipment and fixtures may be substituted for "or equal" products.

SEE SHEET L-204 FOR LOCATION AND QUANTITY OF PARK EQUIPMENT

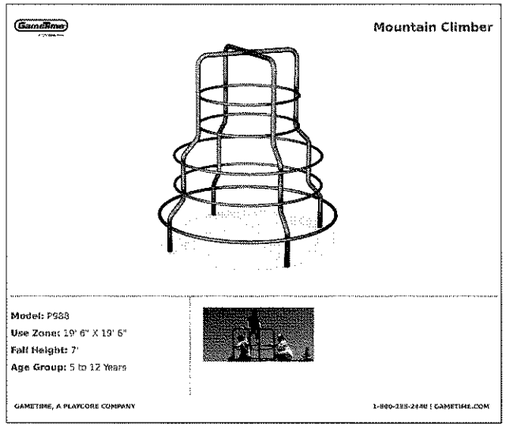
SWING



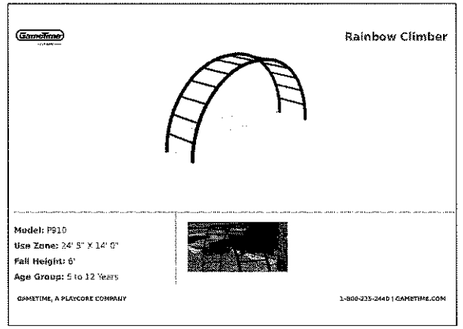
SLIDE



MOUNTAIN CLIMBER

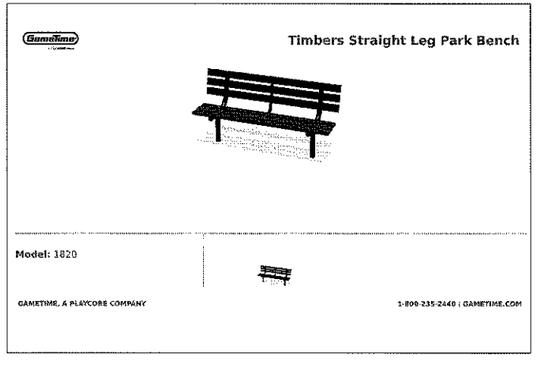


RAINBOW CLIMBER

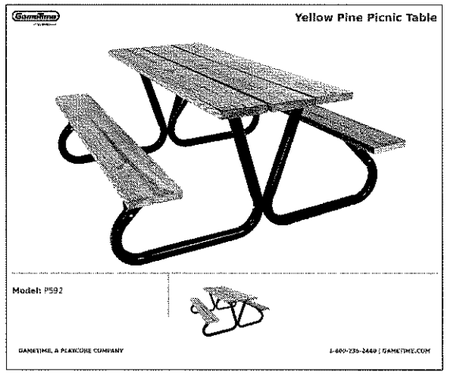


SEE SAW

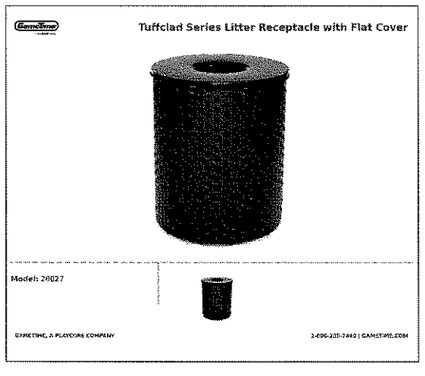
BENCH



PICNIC TABLE



TRASH RECEPTICLE



5

REVISION 5:
THIS PAGE WAS ADDED PER REQUEST OF DRC.
SEE SHEET L-204 FOR LOCATION AND QUANTITY OF PARK EQUIPMENT.

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

SIGNATURE | REG. NO 135 | DATE 5.14.16

0'

3.27.17

REV	DATE	DESCRIPTION	BY
5	1.30.17	ADD PARK EQUIP. PICS. PER DRC COMMENTS	JCC
4	12.27.16	REV.PER DRC COMMENTS	JCC
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	ENG BASE CHANGE	JCC
1	8.01.16	Tree Calcs	JCC

PARK EQUIPMENT SCHEDULE
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD SUBDIVISION
APOPKA, FLORIDA

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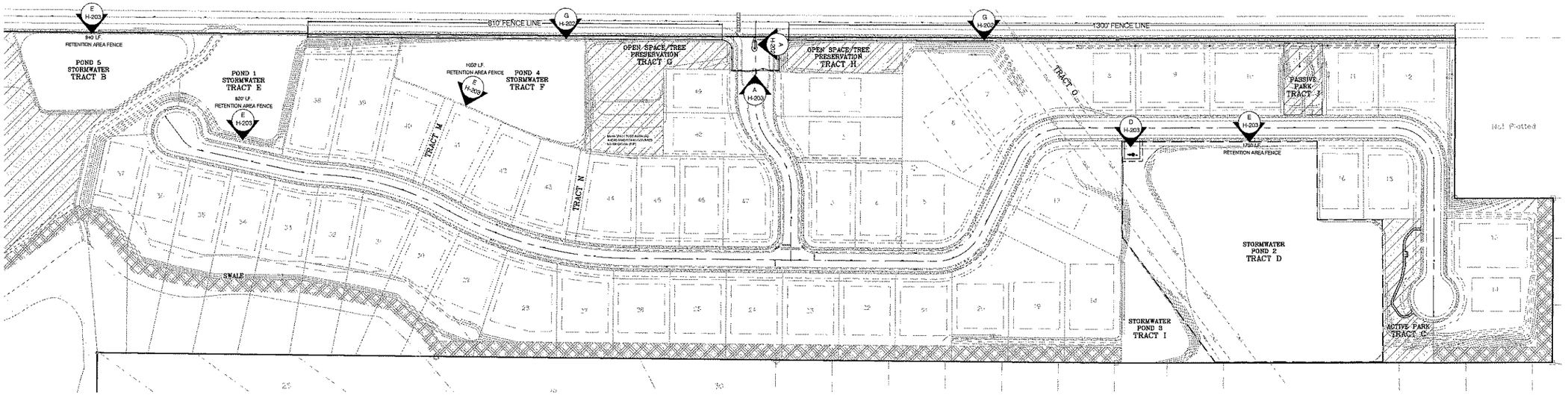
913 N. Pennsylvania Ave. Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

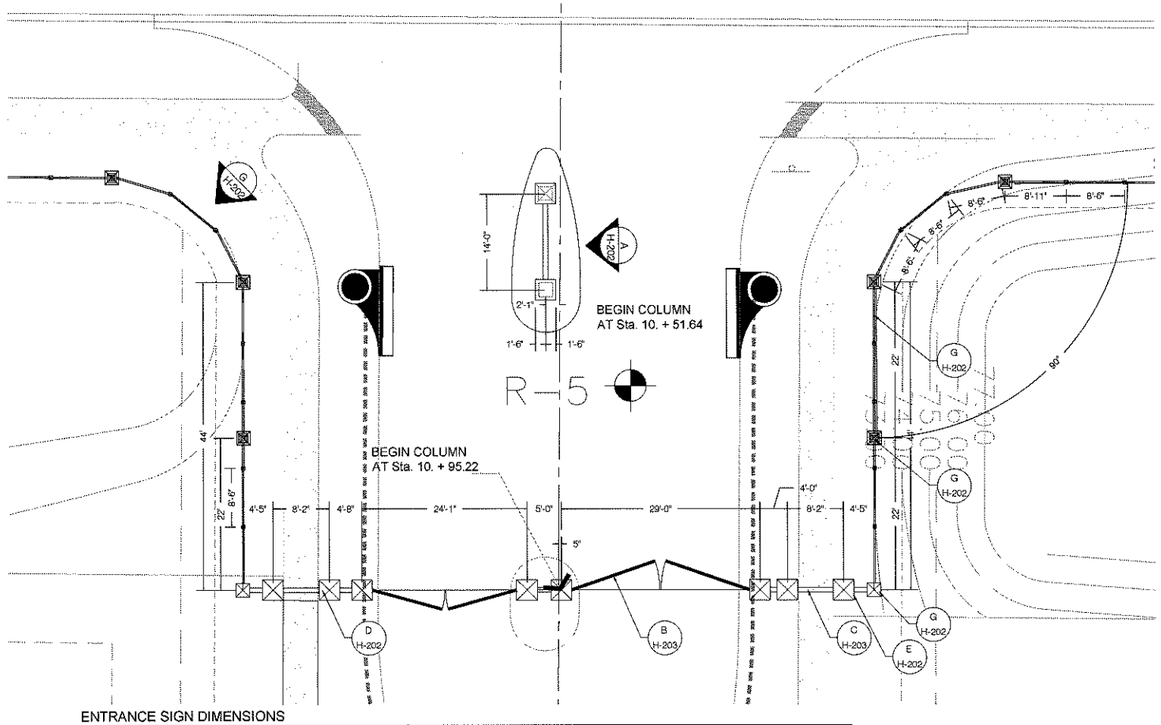
PROJECT NO. 1304
SCALE 1"=120'
DATE 05/25/2016
SHEET D-101



HARDSCAPE LAYOUT
PLAN 1"=100'

SANDPIPER ROAD

Sta. 10+00



ENTRANCE SIGN DIMENSIONS
PLAN 1"=10'

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR SANDPIPER ROAD SUBDIVISION IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2089 ADOPTED MAY 21,2006 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE | REG. NO 1235 | DATE 5-14-14

NORTH

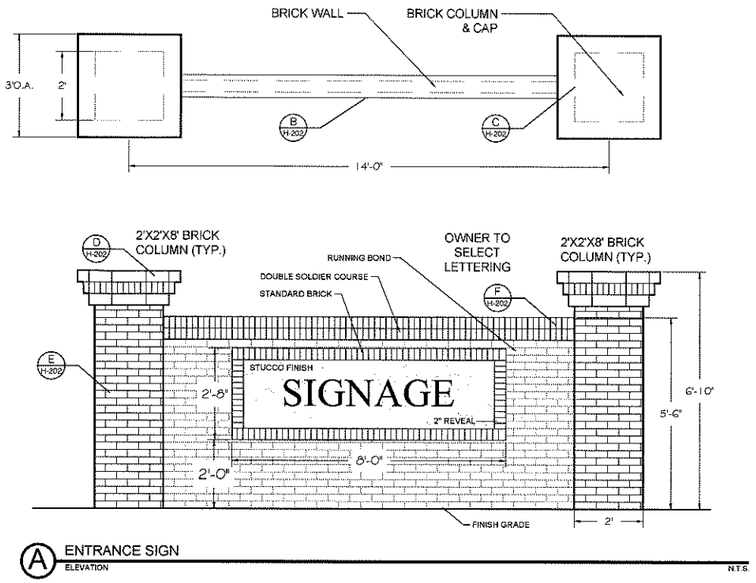
daly design group inc.
Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	BY
5	1.30.17	ADDED PARK EQUIP. PICS. PER DRC COMMENTS	JCC
4			
3	9.22.16	ENG. BASE GRADING CHANGE	JCC
2	8.04.16	ENG. BASE CHANGE	JCC
1	8.01.16	Tree Calcs	JCC

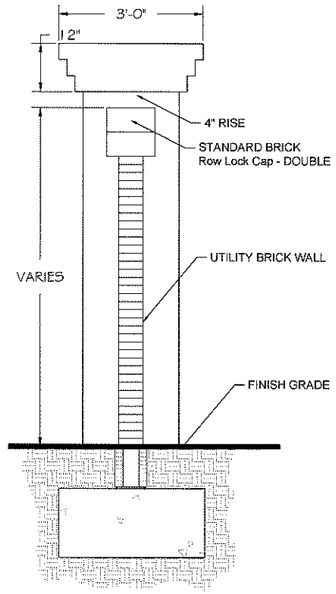
SIGN & FENCE DETAILS
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD
APOPKA, FLORIDA

5-27-17

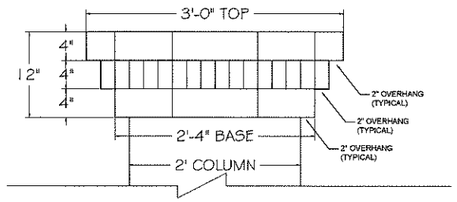
PROJECT NO. 1304
SCALE VARIES
DATE 05/25/2016
SHEET H-201



A ENTRANCE SIGN
ELEVATION
N.T.S.



B COLUMN A
ELEVATION/SECTION
N.T.S.



D COLUMN A CAP (TYP.)
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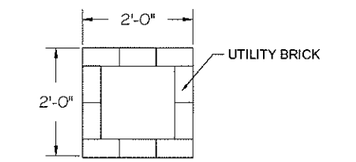

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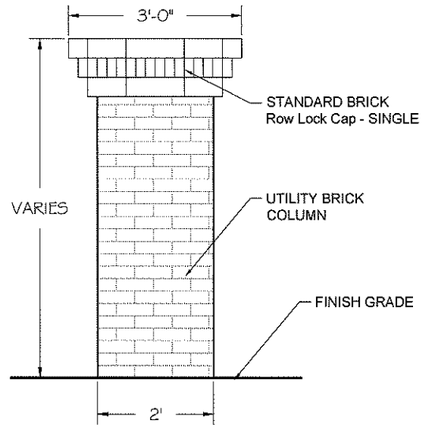
PLAN/ SECTION



E COLUMN A
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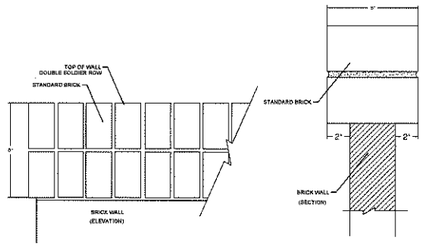
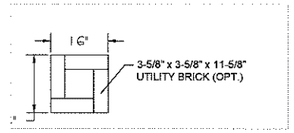
N.T.S.

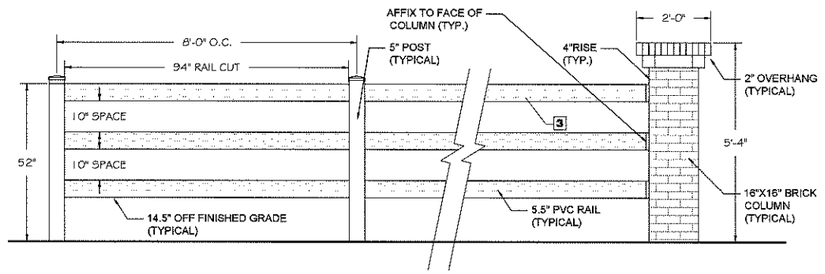


F WALL CAP DETAIL
ELEVATION/SECTION
N.T.S.

HARDSCAPE SHEDULE

No.	Item:	Manufacturer or Distributer:	Catalogue # or Description:	Notes:
1	BRICK	PER OWNER		COLOR BY OWNER
2	SIGN LETTERS	PER OWNER	SEE SHEET H-201 FOR SIZES	RAISED METAL LETTERS
3	VINYL 3 RAIL FENCE	FENCE OUTLET OVIEDO, WWW.FENCEOUTLETONLINE.COM	5.5" PVC -3 RAIL FENCE W/ 5" POSTS	SEE COLUMN DETAIL SHEET H-201
4	ENTRY GATES	SUPERIOR FENCE & RAIL WWW.SUPERIORFENCEANDRAIL.COM	CUSTOM BY PLANS /SHEET H-202	BLACK ALUMINUM
5	OPTICOM	GATE PROVIDER	PER CITY OF APOPKA	
6	ACCESS/CARD KEY	SUPERIOR FENCE & RAIL WWW.SUPERIORFENCEANDRAIL.COM	VEHICULAR & PEDESTRIAN	
7	ALUMINUM GATES	SUPERIOR FENCE & RAIL WWW.SUPERIORFENCEANDRAIL.COM	CUSTOM BY PLANS /SHEET H-202	DOUBLE SWING GATES FOR LIFT STATION/ BLACK ALUMINUM
8	ALUMINUM FENCE	FENCE OUTLET OVIEDO, WWW.FENCEOUTLETONLINE.COM	PRODUCT 13226 BLK	4' ALUMN. 3 RAIL FLAT TOP W/WALK GATE BLACK





G FENCE & COLUMN DETAIL
ELEVATION
N.T.S.

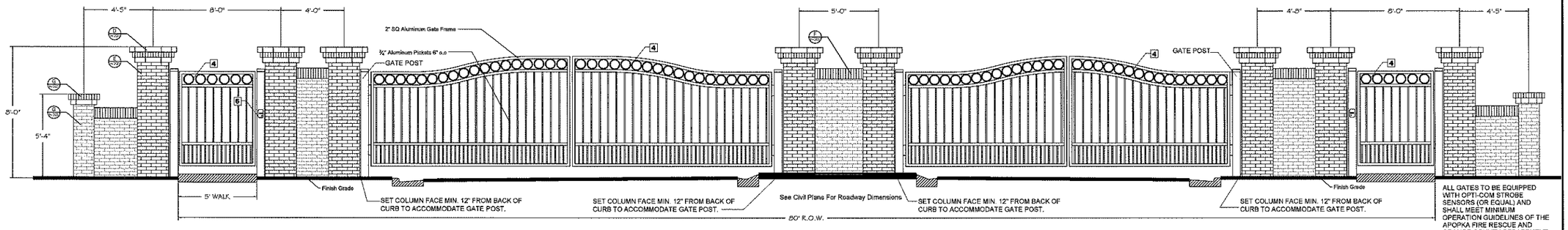
daly design group inc.
Urban Planning, Landscape Architecture, Project Management, Development Consulting
913 N Pennsylvania Ave, Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	BY
6	1.30.17	ADDED PARK EQUIP. PICS. PER DRC COMMENTS	JCC
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	ENG BASE CHANGE	JCC
1	8.01.16	Tree Calcs	BY

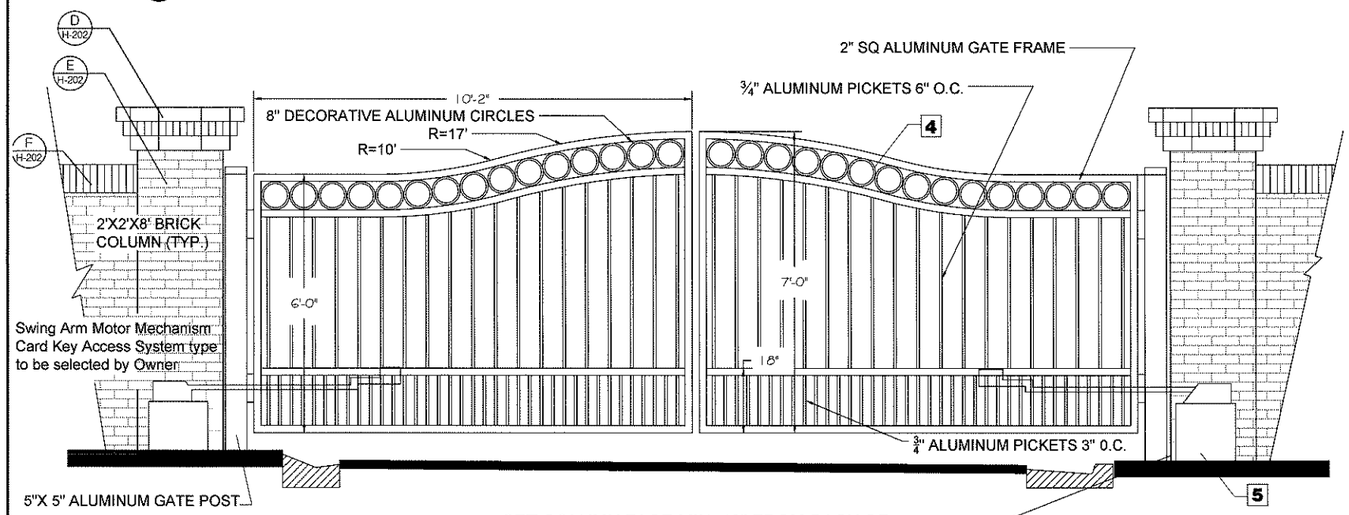
SIGN & FENCE DETAILS
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD
APOPKA, FLORIDA

Date: 3.27.17

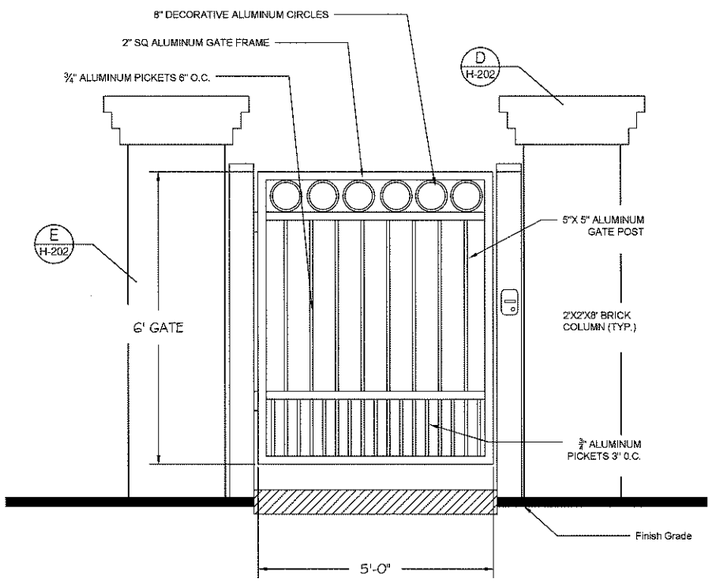
PROJECT NO. 1304
SCALE VARIES
DATE 05/25/2016
SHEET H-202



A ENTRANCE GATE & WALL
ELEVATION N.T.S.



B INGRESS GATE (FROM BEHIND)
ELEVATION N.T.S.



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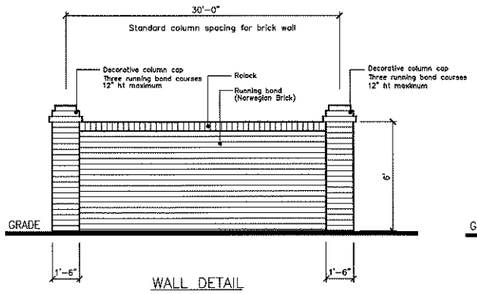
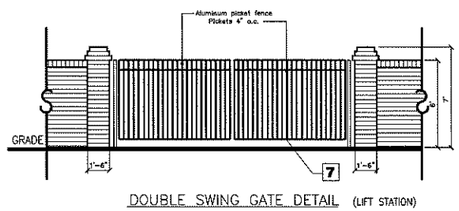
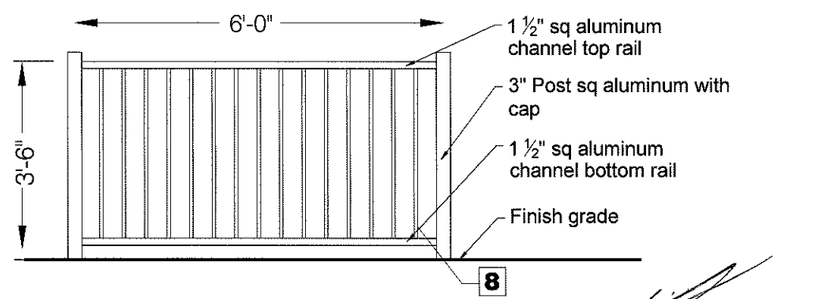


WALL DETAIL



DOUBLE SWING GATE DETAIL (LIFT STATION)

D LIFT STATION
ELEVATION N.T.S.



E 42" ALUMINUM FENCE
ELEVATION N.T.S.

0" NTS.

REV	DATE	DESCRIPTION	BY
5	1.30.17	ADDED PARK EQUIP. PICS. PER DRC COMMENTS	JCC
4	9.22.16	ENG BASE GRADING CHANGE	JCC
3	8.04.16	ENG BASE CHANGE	JCC
2	8.01.16	Tree Calcs	JCC
1			

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ENTRANCE GATE HARDSCAPE
LANDSCAPE CONSTRUCTION PLANS
SANDPIPER ROAD SUBDIVISION
APOPKA, FLORIDA

Date: 3.27.17

PROJECT NO. 1304
SCALE N.T.S.
DATE 05/25/2016
SHEET H-203

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q H F	Rain Bird 1806 5 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	1,247	30
Q T H F	Rain Bird 1806 8 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	55	30
Q T H F	Rain Bird 1806 10 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	114	30
Q T H N F	Rain Bird 1806 15 Series MPR Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	36	30
	Rain Bird 1800-1300AF TREE BUBBLER Adjustable Flow (1.0-2.3GPM), Full circle bubbler, 1/2" FIPT Inlet.	99	10

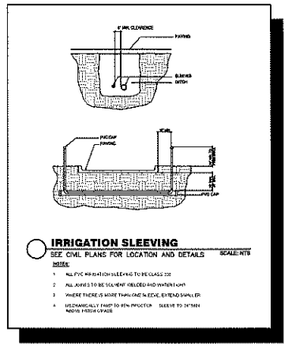
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	RADIUS
2.0	Rain Bird 3504-PC Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle.	18	35	27'
4.0	Rain Bird 3504-PC Turf Rotor, 4.0" Pop-Up. Adjustable and Full Circle.	27	35	33'

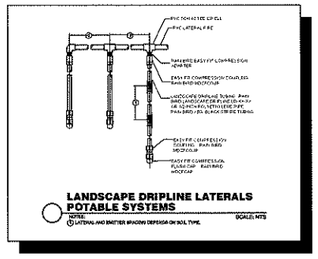
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Area to Receive Dripline Rain Bird XFCV-06-18 (18) XFCV On-Surface Landscape Dripline with a Heavy-Duty 3.5 psi Check Valve. 0.6GPH emitters at 18.0" O.C. Dripline laterals spaced at 18.0" apart, with emitters offset for triangular pattern. Great for elevation change.	10,976 s.f.

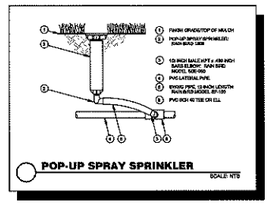
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESBR 1", 1-1/2", and 2" Potable Water Applications.	19
	Rain Bird PESBR-PRS-D (2) 1", 1-1/2", and 2" Potable Water Applications. Pressure Regulator Module.	11
SF	Febco 825Y 1" Reduced Pressure Backflow Preventer	2
C1	Rain Bird ESP8LXME 8 Station Capable Commercial Controller. Mounted on a Plastic Wall Mount. Without flow sensor.	1
C2	Rain Bird ESP8LXME 8 Station Capable Commercial Controller. Mounted on a Plastic Wall Mount. Without flow sensor.	1
E	Rain Bird ESP8LXME 8 Station Capable Commercial Controller. Mounted on a Plastic Wall Mount. Without flow sensor.	2
RS	Rain Bird Rain Check Rain Check residential rain switch. It monitors rainfall levels and automatically overrides the controller to prevent unnecessary irrigation cycles.	2
POC1 2"	Point of Connection 2"	1
POC1 2"	Point of Connection 2"	1
POC1 2"	Point of Connection 2"	1
POC1 2"	Point of Connection 2"	1
	Irrigation Lateral Line: PVC Schedule 40 PVC Schedule 40 irrigation pipe. Only lateral transition pipe sizes 3/4" and above are indicated on the plan, with all others being 1/2" in size.	13,355 l.f.
	Irrigation Mainline: Polyethylene and PVC Class 160 Polyethylene SDR-7 up to 1-1/4, then PVC Class 160 SDR 26 for 1-1/2" and larger.	2,720 l.f.

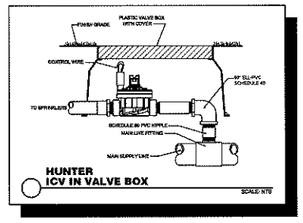
Valve Callout
- Valve Number
- Valve Flow
- Valve Size

DETAILS









WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN/WEEK	MIN/WEEK	GAL/WEEK	GAL/DAY
1	Rain Bird PESBR	Turf Rotor	0.65 in/h	1	93	2,829	1,415
2	Rain Bird PESBR	Turf Spray	1.14 in/h	1	53	2,148	1,074
3	Rain Bird PESBR	Turf Spray	1.09 in/h	1	56	905.0	452.5
4	Rain Bird PESBR	Turf Spray	1.45 in/h	1	42	1,825	912.7
5	Rain Bird PESBR-PRS-D (2)	Bubbler	0.45 in/h	1	133	2,211	552.8
6	Rain Bird PESBR	Turf Spray	1.40 in/h	1	43	1,528	764.1
7	Rain Bird PESBR	Turf Spray	1.41 in/h	1	43	814.9	407.4
8	Rain Bird PESBR	Turf Spray	1.22 in/h	1	50	1,530	765
9	Rain Bird PESBR-PRS-D (2)	Bubbler	0.45 in/h	1	133	1,674	418.4
10	Rain Bird PESBR	Turf Spray	1.20 in/h	1	50	255.0	127.5
11	Rain Bird PESBR	Turf Rotor	1.10 in/h	1	55	1,772	886.1
12	Rain Bird PESBR	Turf Rotor	0.60 in/h	1	75	1,611	805.5
13	Rain Bird PESBR-PRS-D (2)	Bubbler	0.45 in/h	1	133	611.7	152.9
14	Rain Bird PESBR	Turf Spray	1.31 in/h	1	46	1,647	823.4
15	Rain Bird PESBR	Turf Spray	1.40 in/h	1	43	1,505	752.5
16	Rain Bird PESBR	Turf Spray	1.27 in/h	1	48	1,855	927.4
17	Rain Bird PESBR-PRS-D (2)	Bubbler	30.64 in/h	1	2	38	9
18	Rain Bird PESBR-PRS-D (2)	Bubbler	30.64 in/h	1	2	32	8
19	Rain Bird PESBR-PRS-D (2)	Area for Dripline	0.45 in/h	1	133	1,007	251.7
20	Rain Bird PESBR-PRS-D (2)	Area for Dripline	0.45 in/h	1	133	1,588	397.1
21	Rain Bird PESBR-PRS-D (2)	Area for Dripline	0.46 in/h	1	133	761.0	190.2
22	Rain Bird PESBR	Turf Spray	1.27 in/h	1	48	1,570	784.8
23	Rain Bird PESBR	Turf Spray	1.28 in/h	1	47	1,871	935.3
24	Rain Bird PESBR-PRS-D (2)	Area for Dripline	0.45 in/h	1	133	1,871	467.8
25	Rain Bird PESBR-PRS-D (2)	Bubbler	30.64 in/h	1	2	50	12.5
26	Rain Bird PESBR-PRS-D (2)	Bubbler	30.64 in/h	1	2	8	2
27	Rain Bird PESBR	Turf Spray	1.21 in/h	1	50	1,230	615
28	Rain Bird PESBR	Turf Spray	1.45 in/h	1	42	1,360	679.8
29	Rain Bird PESBR	Turf Rotor	1.12 in/h	1	54	966.6	483.3
30	Rain Bird PESBR	Turf Rotor	0.90 in/h	1	67	1,439	719.6
		TOTALS:			1,844	38,510	16,792

GENERAL NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE AND SHRUB LOCATIONS.

2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER AND ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.

3) ALL POP-UP ROTOR AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" PVC FLEX PIPE CONNECTION. CONTRACTOR SHALL NOT USE FUNNY PIPE.

4) PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. THE SMALLEST LATERAL PIPE SIZE TO A SINGLE SPRAY OR ROTOR HEAD SHALL BE 3/4".

5) ALL RISERS SHALL BE STAKED WITH A 1" METAL DOWEL AND SECURED WITH UV RESISTANT PLASTIC CABLE TIES. RISERS AND DOWEL SHALL BE PAINTED FLAT BLACK.

6) ALL REMOTE CONTROL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.

7) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.

8) CONTROL WIRE SHALL BE 14-1 UF DIRECT BURIAL, COLORED RED FOR CONTROL WIRES AND WHITE FOR COMMON WIRES. NO CROSS CONNECTION BETWEEN CONTROLLERS SHALL BE ALLOWED. WIRE SPLICES SHALL BE MADE ONLY IN VALVE BOXES USING RAINBIRD 'SNAP-TITE' CONNECTORS.

9) ANY PIPING OR VALVES SHOWN OUTSIDE THE PROPERTY LINE OR OUTSIDE OF A LANDSCAPE AREA IS SHOWN THERE FOR DESIGN CLARITY ONLY. ALL PIPING AND VALVES SHALL BE INSTALLED ON THE PROPERTY AND WITHIN LANDSCAPE AREAS.

10) IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH, AND EXERCISE CARE SO AS TO NOT DAMAGE ANY EXISTING BERMS, WALLS, STRUCTURES, PLANT MATERIALS AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OR REPLACEMENT OF ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF SLEEVES AND PIPING THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.

11) DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS.

12) FINAL LOCATION OF THE AUTOMATIC CONTROLLER(S) SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

13) ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION. (BY OTHERS, NOT A PART OF THIS CONTRACT) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE JUNCTION BOX TO ALL EQUIPMENT.

14) THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES TO PROVIDE OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC. IN ORDER TO ACCOMPLISH THIS, THE CONTRACTOR MAY SUBSTITUTE VARIABLE ARC NOZZLES IN PLACE OF THE SPECIFIED FIXED ARC NOZZLES WHERE NECESSARY. PRESSURE COMPENSATING SCREENS MAY ALSO BE USED TO REDUCE SPRAY DISTANCE.

15) THE CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH ALL PREVAILING LAWS, CODES AND REGULATIONS.

16) ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.

17) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE MYLAR SHOWING ALL IRRIGATION INSTALLATION. A MYLAR OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE AS-BUILT DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.

18) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.

19) SLEEVES SHALL BE PLACE UNDER PAVEMENT AS SHOWN ON PLANS AND SHALL BE A MINIMUM OF 2X THE SIZE OF THE IRRIGATION PIPE.

20) CONTRACTOR SHALL PERFORM PRESSURE AND VOLUME TEST ON IRRIGATION WATER SOURCE OVER A CONTINUOUS 24 HOUR PERIOD PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK. SHOULD THE AVAILABLE SUPPLY NOT BE ADEQUATE TO MEET THE DEMANDS OF THE IRRIGATION SYSTEM AS DESIGNED THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR DESIGN MODIFICATIONS.

21) IRRIGATION TO BE SUPPLIED BY A POTABLE WATER MAIN.

4

IRRIGATION SYSTEM PERFORMANCE NOTES

1) IRRIGATION SYSTEM AS SHOWN IS DESIGNED TO OPERATE OFF A WATER SOURCE PROVIDING A MINIMUM PSI OF 40 AT THE SOURCE

2) HEAD LAYOUT BASED ON BASE INFORMATION PROVIDED. HEADS SHALL BE ADJUSTED TO ACCOMMODATE FIELD VARIATIONS WHILE MAINTAINING 100% COVERAGE AND MINIMIZING OVERSPRAY ONTO PAVED AREAS AND BUILDINGS.

3) LATERAL PIPE SHALL BE SIZED SO THAT WATER VELOCITY DOES NOT EXCEED 5 FEET PER SECOND. MAXIMUM GPM PER PIPE SIZE AS FOLLOWS:

3/4 PIPE	8 GPM
1" PIPE	14 GPM
1 1/4" PIPE	24 GPM
1 1/2" PIPE	36 GPM
2" PIPE	50 GPM
2 /2" PIPE	80 GPM
3" PIPE	120 GPM
4" PIPE	200 GPM
6" PIPE	450 GPM

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

SIGNATURE | 1235 REG. NO | 5-14-18 DATE

Date: 3.27.16

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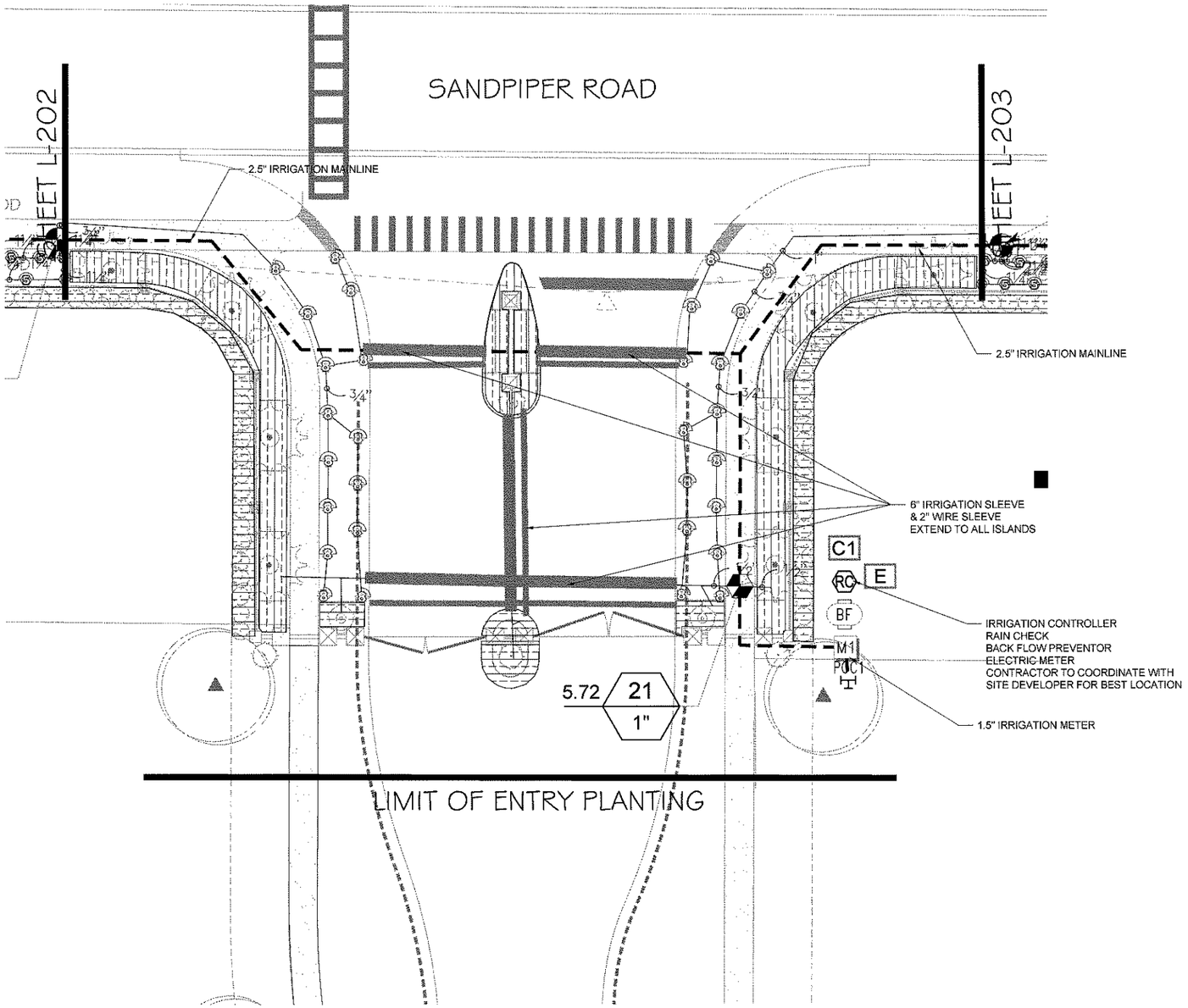
913 N. Pennsylvania ave. Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV.	DATE	DESCRIPTION	BY
4	12.27.16	REV.PER DRC COMMENTS	JCC
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	Eng Base Change	JCC
1	8.01.16	Tree Calcs	JCC

IRRIGATION DETAILS
IRRIGATION CONSTRUCTION PLANS
SANDPIPER ROAD
APOPKA, FLORIDAWW

PROJECT NO. 1304
SCALE NTS
DATE 05/25/2016
SHEET I-001



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

SIGNATURE

1235
REG. NO

5.17.16
DATE

10' 0' 10' 20'

Date: 03.27.17

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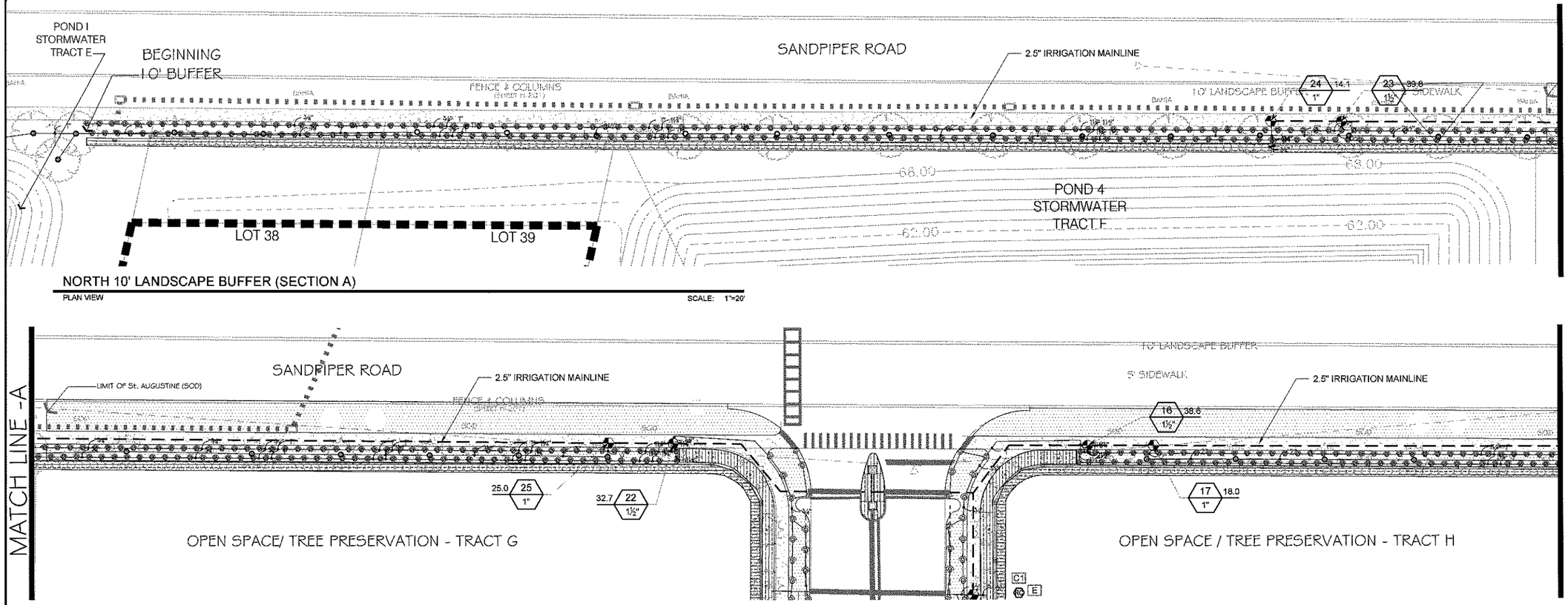
913 N. Pennsylvania ave. Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV.	DATE	DESCRIPTION	BY
3	9.22.16	ENG. BASE GRADING CHANGE	JCC
2	8.04.16	Eng. Base Change	JCC
1	8.01.16	Tree Calcs	JCC

ENTRANCE PLANTING PLAN
IRRIGATION CONSTRUCTION PLANS
SANDPIPER ROAD
APOPKA, FLORIDA/WW

PROJECT NO. 1304
SCALE 1"=10'
DATE 05/25/2016
SHEET I-301



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

SIGNATURE 1235 REG. NO 5.11.17 DATE

20 0' 20' 40'

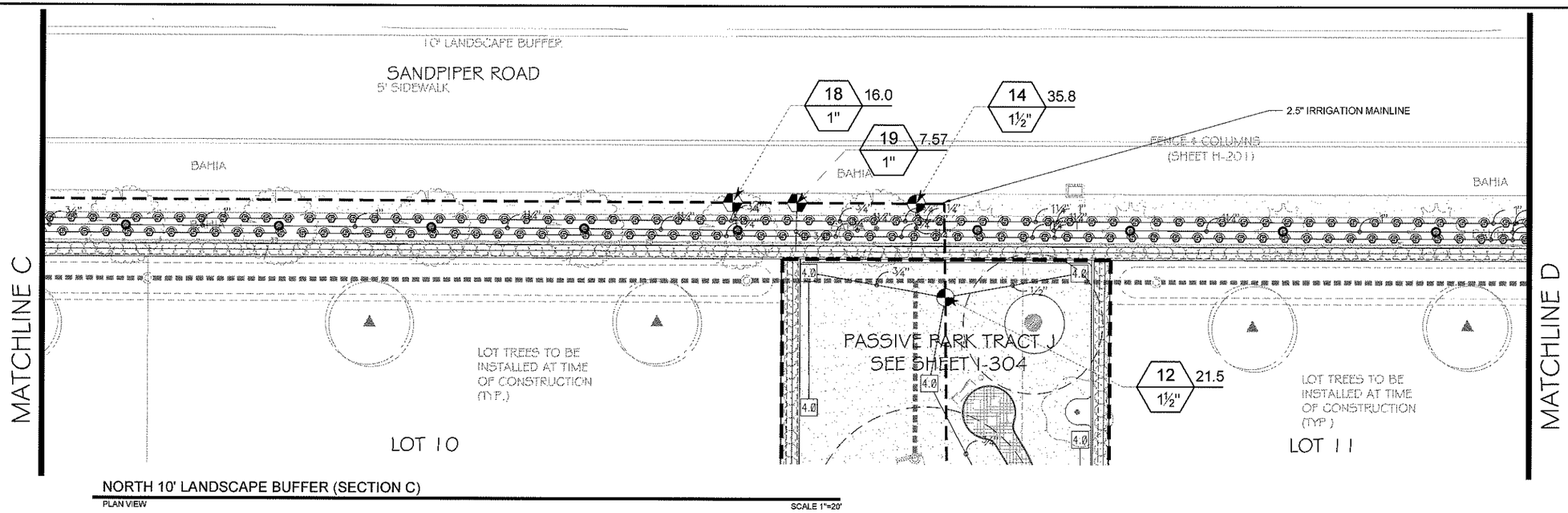
Date: 03.27.17

daly design group inc.
Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania ave. Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV.	DATE	DESCRIPTION	BY
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	Eng Base Change	JCC
1	8.01.16	Tree Calcs	JCC

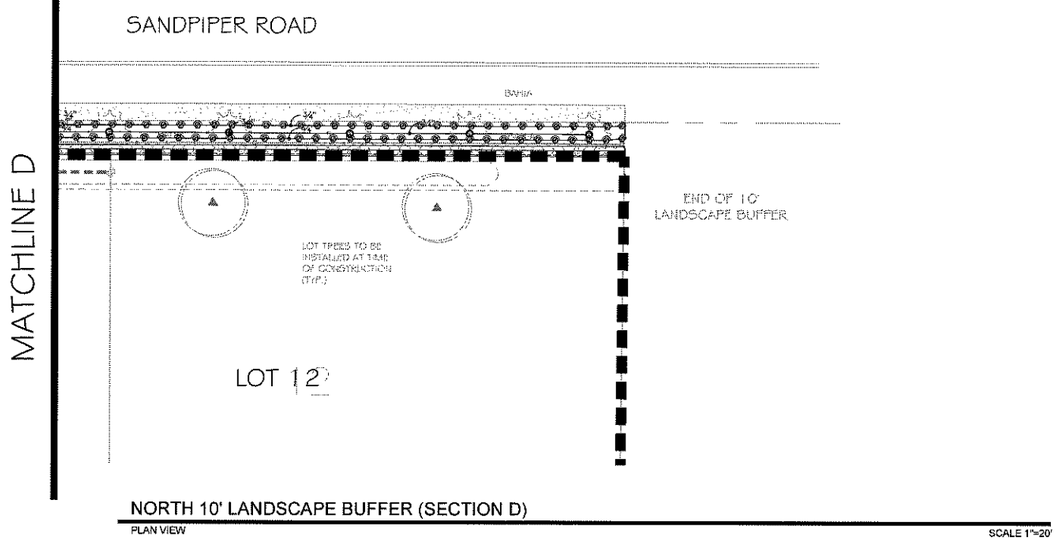
BUFFER PLANS
IRRIGATION CONSTRUCTION PLANS
SANDPIPER ROAD
APOPKA, FLORIDA

PROJECT NO. 1304
SCALE 20
DATE 05/25/2016
SHEET I-302



NORTH 10' LANDSCAPE BUFFER (SECTION C)

PLAN VIEW SCALE 1"=20'



NORTH 10' LANDSCAPE BUFFER (SECTION D)

PLAN VIEW SCALE 1"=20'

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

SIGNATURE | 1235 REG. NO | 5.14.18 DATE

20 0' 20' 40'

Date: 03.27.17

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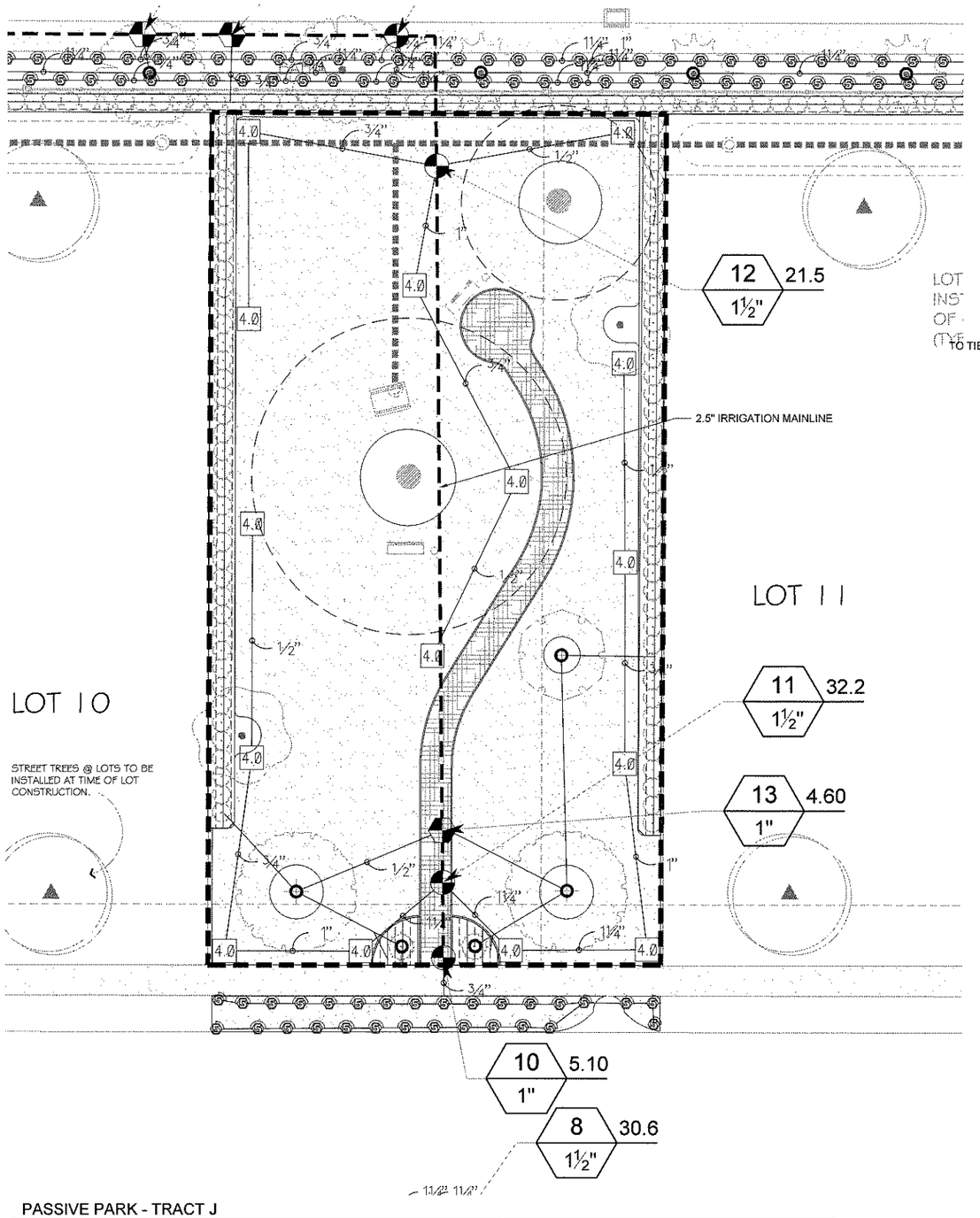
913 N. Pennsylvania ave. Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	BY
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	Eng Base Change	JCC
1	8.01.16	Tree Calcs	JCC

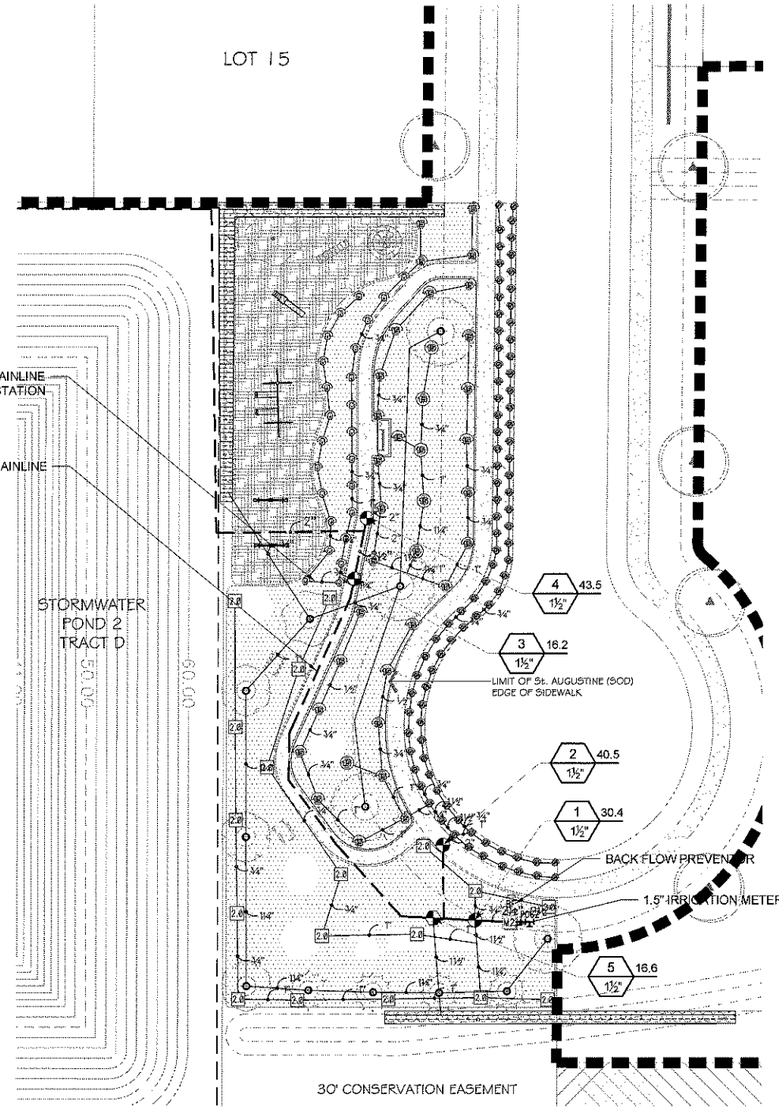
BUFFER PLAN
IRRIGTION CONSTRUCTION PLANS
SANDPIPER ROAD
APOPKA, FLORIDA

PROJECT NO. 1304
SCALE 20
DATE 05/25/2016
SHEET I-303



PASSIVE PARK - TRACT J

PLAN VIEW SCALE: 1"=10'



IRRIGATION CONTROLLER
RAIN CHECK AND
ELECTRIC METER FOR PARK LOCATED
AT LIFT STATION

ACTIVE PARK - TRACT C

PLAN VIEW SCALE: 1"=20'

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

SIGNATURE 1235 REG. NO 5.11.17 DATE

10 0' 10' 20'

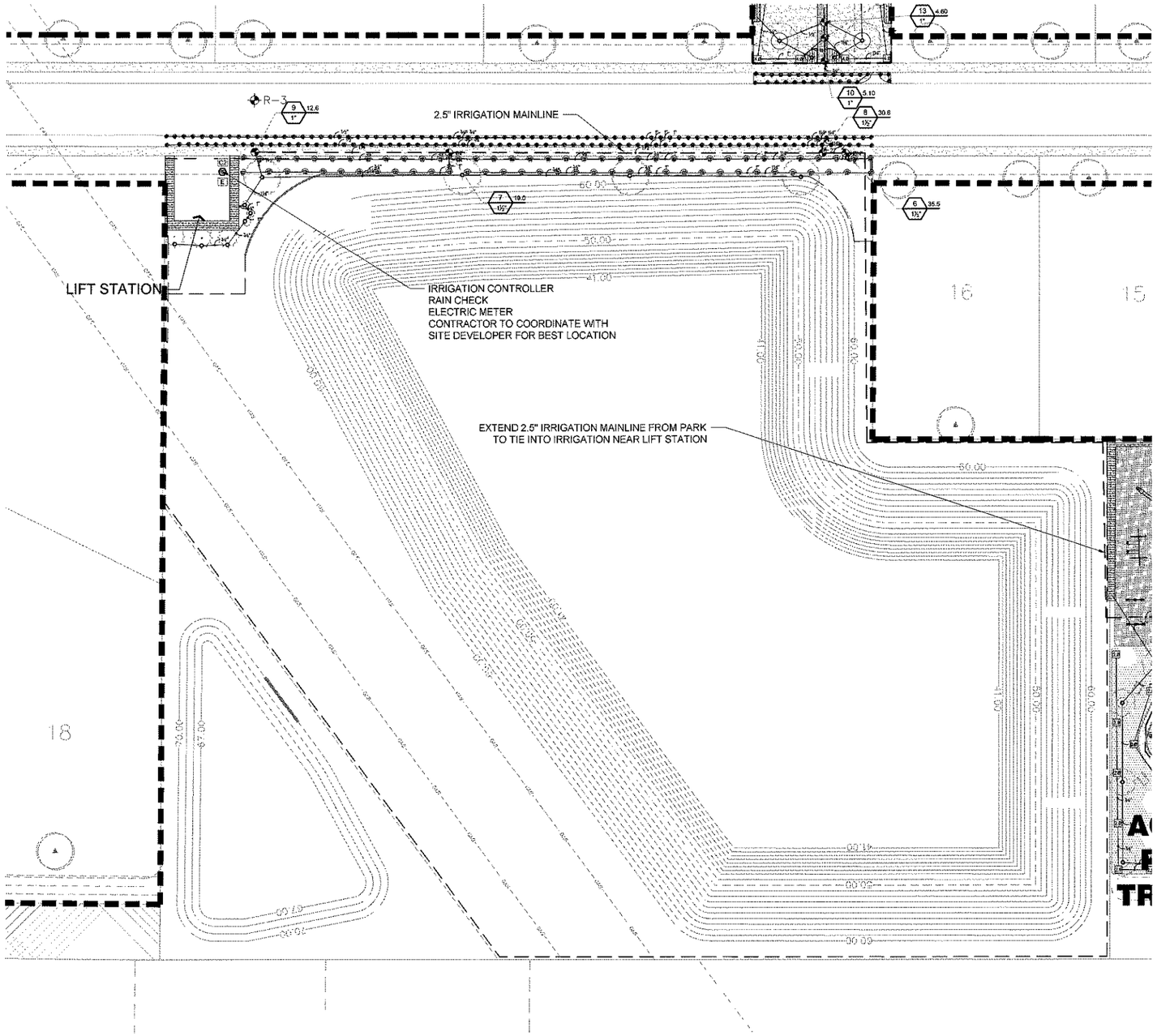
daly design group inc.
Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania ave. Winter Park, FL. 32789 (407) 740-7373 www.dalydesign.com

REV	DATE	DESCRIPTION	BY
3	9.22.16	ENG. BASE GRADING CHANGE	JCC
2	8.04.16	Eng. Base Change	JCC
1	8.01.16	Tree Calcs	JCC

ACTIVE AND PASSIVE PARKS
IRRIGATION CONSTRUCTION PLANS
SANDPIPER ROAD
APOPKA, FLORIDAWW

Date: 03.27.17

PROJECT NO. 1304
SCALE VARIES
DATE 05/25/2016
SHEET I-304



STORMWATER PONDS 2 & 3 WITH LIFT STATION

PLAN VIEW SCALE: 1"=10'

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

SIGNATURE | 1238 REG. NO | 5-4-17 DATE

REV	DATE	DESCRIPTION	BY
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	Eng Base Change	JCC
1	8.01.16	Tree Calcs	JCC

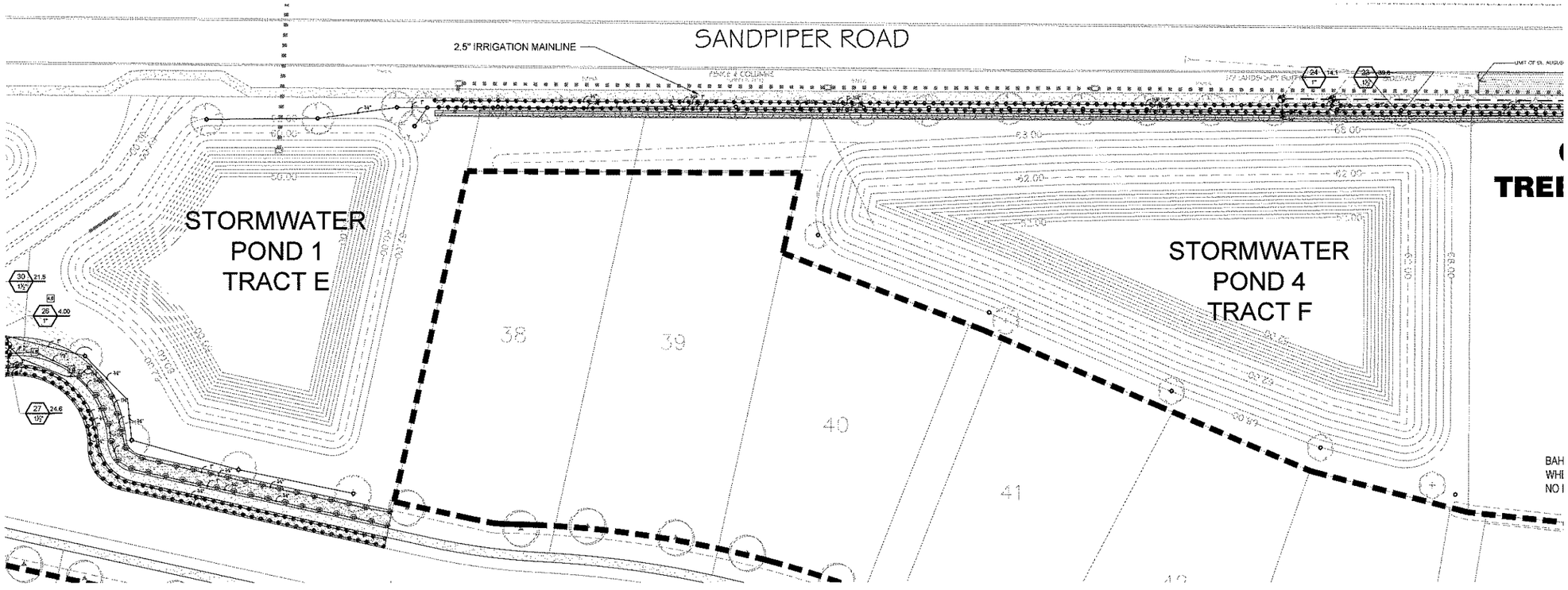
daly design group inc.
Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania ave. Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

STORMWATER PONDS 2 & 3
IRRIGATION CONSTRUCTION PLANS
SANDPIPER ROAD
APOPKA, FLORIDAWW

50 0' 50' 100'

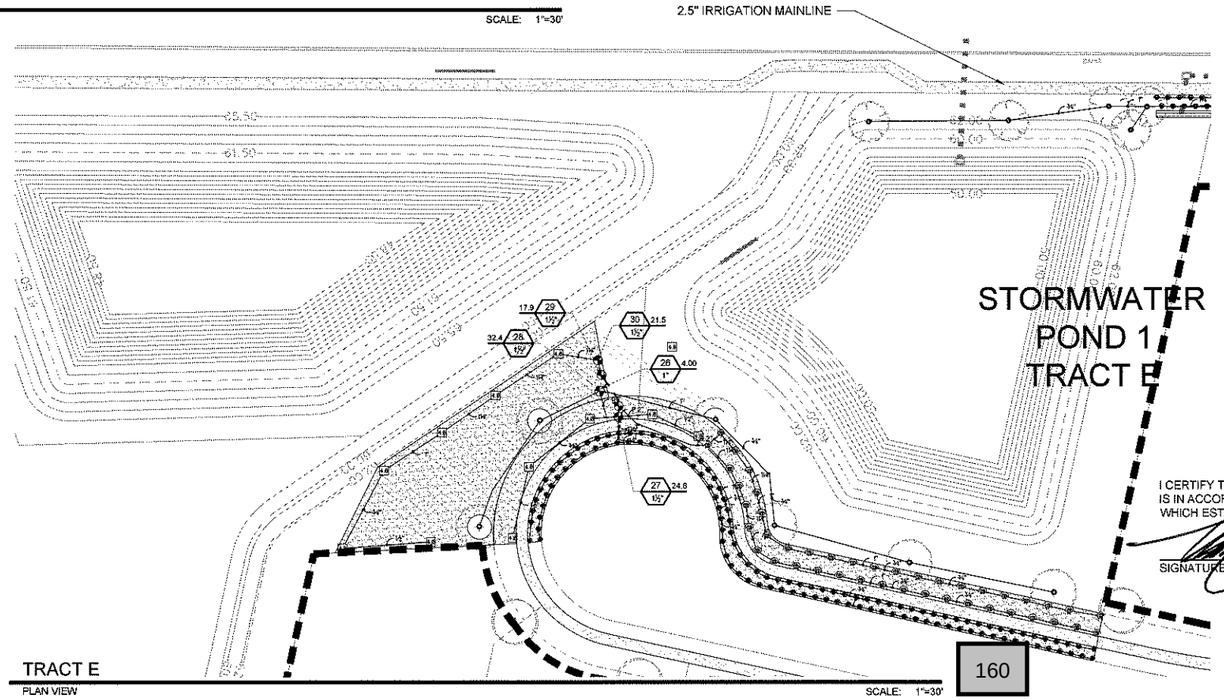
Date: 03.27.17

PROJECT NO. 1304
SCALE VARIES
DATE 05/25/2016
SHEET I-305



STORMWATER PONDS 1 & 4

PLAN VIEW SCALE: 1"=30'



TRACT E

PLAN VIEW SCALE: 1"=30'

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

SIGNATURE — REG. NO 1235 — DATE 5-14-14

30' 0' 30' 60'

Date: 03.27.17

daly design group inc.
Land Planning, Landscape Architecture, Project Management, Development Consulting
913 N. Pennsylvania ave. Winter Park, FL 32789 (407) 740-7373 www.dalydesign.com

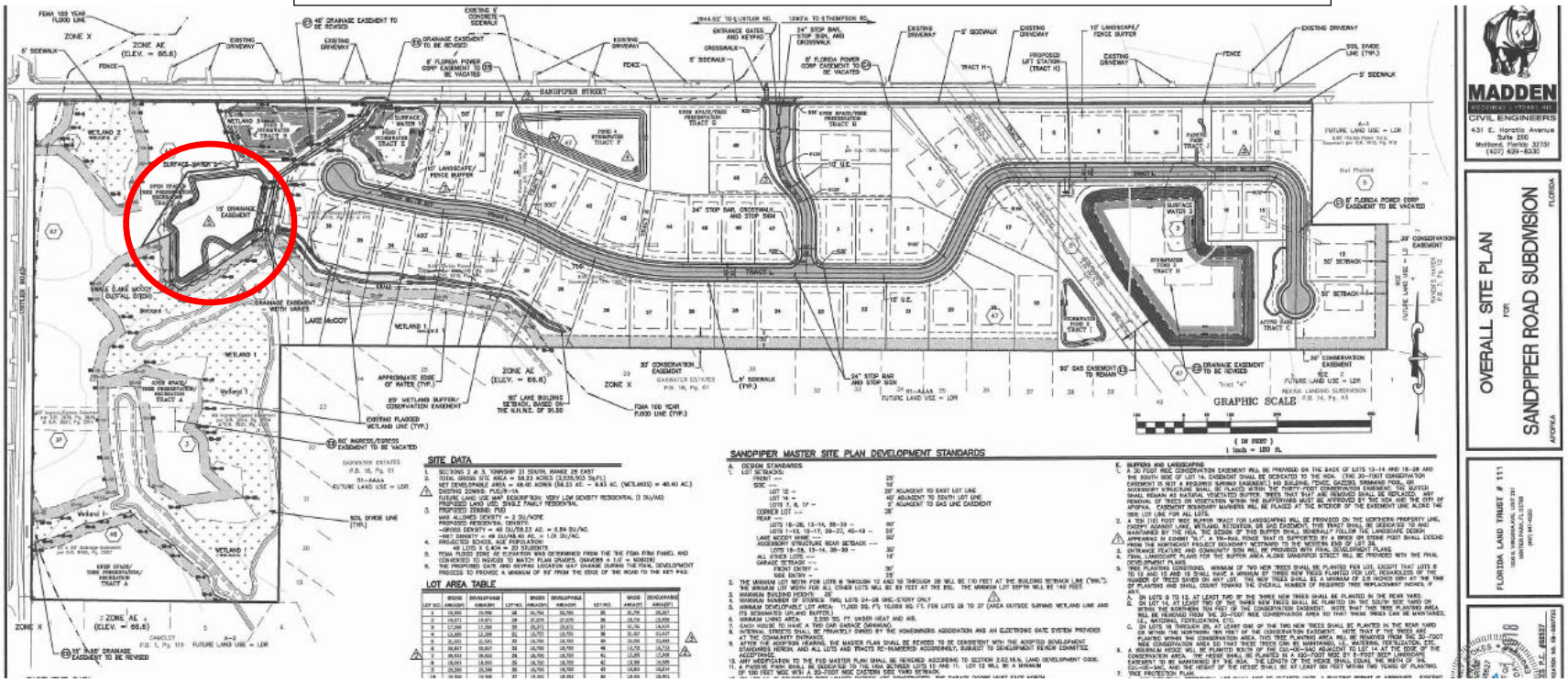
REV	DATE	DESCRIPTION	BY
3	9.22.16	ENG BASE GRADING CHANGE	JCC
2	8.04.16	Eng Base Change	JCC
1	8.01.16	Tree Calcs	JCC

STORMWATER POND 1 & 4
IRRIGATION CONSTRUCTION PLANS
SANDPIPER ROAD
APOPKA, FLORIDAWW

PROJECT NO. 1304
SCALE 1"=30'
DATE 05/25/2016
SHEET I-306

PROPOSED PLAN REVISION: LAKESHORE AT WEKIVA

(Compensating storage area that has already been expended by the developer.)



CITY OF APOPKA
CITY COUNCIL

___	CONSENT AGENDA	MEETING OF:	August 1, 2018
X	PUBLIC HEARING	FROM:	Community Development
___	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
X	OTHER: Final Development Plan		Zoning Map
			Aerial Map
			Final Development Plan
			Architectural Renderings
			Traffic Impact Analysis
			Traffic Technical Memo

SUBJECT: **FINAL DEVELOPMENT PLAN – SITE PLAN – DOLLAR GENERAL STORE (CONTINUATION FROM THE JULY 18, 2018, CITY COUNCIL MEETING)**

REQUEST: **APPROVE THE FINAL DEVELOPMENT PLAN FOR DOLLAR GENERAL STORE**

SUMMARY:

OWNERS/APPLICANTS:	Lloyd Lee, Mobley Mattie Life Estate and Nathan Jerome Shaw, Sr.
ENGINEERS:	Z Development Services, LLC c/o Bob Ziegenfuss, P.E. Hanlex Group, LLC c/o Jeremy Anderson, P.E.
LOCATION:	51 and 57 East Michael Gladded Boulevard and West 9th Street
PARCEL ID #s:	09-21-28-0196-80-520; 09-21-28-0196-80-512; 09-21-28-0196-80-514
FUTURE LAND USE:	Commercial
ZONING:	C-1 (Retail Commercial)
EXISTING USE:	Vacant
PROPOSED USE:	General Business Establishment
TRACT SIZE:	0.97 +/- acres
BUILDING SIZE:	7,600 square feet
FLOOR AREA RATIO	0.179 (0.25 Maximum)

FUNDING SOURCE: N/A

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:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North (City)	Commercial	C-1	Automobile Service Station
East (City)	Commercial	Public Right-of-Way (ROW) and I-1	Park Avenue/ Multi-Tenant Shopping Center
South (City)	Commercial	Public Right-of-Way (ROW) and C-1	Michael Gladden Boulevard/Multi-family/Single Family Residential
West (City)	Commercial	C-1	Single Family Residential

ADDITIONAL COMMENTS: This is a request to approve the Dollar General Store Final Development Plan that includes a building size of 7,600 square feet and height of 21 feet. A preliminary development plan is not required for development proposing less than 10,000 sq. ft. of building floor area.

PARKING: Per Land Development Code parking requirements, a total of 25 parking spaces will be provided, two of which are reserved as a handicapped parking spaces.

ACCESS/TRANSPORTATION: Access to the site is via two full access points on Park Avenue and Michael Gladden Boulevard. The main entrance is on Michael Gladden Boulevard.

A. Road Jurisdiction.

1. Park Avenue – Orange County. Any new access to Park Avenue requires authorization from Orange County government.

2. Michael Gladden Boulevard – City of Apopka.

B. Traffic Study Findings. A Traffic Impact Analysis (TIA) was submitted for this project that assessed its impacts on the transportation facilities adjacent to the site. The project is anticipated to generate 34 PM Peak Hour net new trips. The roadway segments of Park Avenue from US 441 to Michael Gladden Boulevard and Michael Gladden Boulevard from Bradshaw Road to Park Avenue were analyzed for both existing and projected conditions. The roadway segment analysis demonstrates sufficient capacity exists on both roadways to accommodate the addition of trips generated by this project.

The intersection of Park Avenue and Michael Gladden Boulevard was analyzed for existing and future conditions for the PM Peak Hour. Under existing conditions, the eastbound left turn movement from Michael Gladden Boulevard to Park Avenue is experiencing significant delays. The westbound, northbound and southbound movements are operating at an acceptable level of service. For the future conditions analysis which includes existing, committed and project traffic, the eastbound left turn movement delay is slightly increased. This increase is primarily due to overall background traffic growth in and around the area. The westbound, northbound and southbound movements continue to operate at acceptable levels of service.

C. Road/Intersection Improvements. None proposed or warranted, unless Orange County finds a need for road or intersection improvement as part of its review of the right of way permit on to Park Avenue.

EXTERIOR ELEVATIONS: The height of the proposed building is 21 feet, well below the maximum allowable height of 35'. Staff has found the proposed building elevations meet the intent of the City's Development Design Standards\Guidelines.

STORMWATER: The stormwater management system includes an on-site retention area, on the western portion of the project site. The stormwater pond design meets the City's Land Development Code requirements.

DEVELOPMENT CONDITONS: Prior to issuance of a building permit, the property owner shall consolidate the three parcels comprising the final development plan into a single parcel.

BUFFER/SCREENING/LANDSCAPING/TREE PROGRAM: As part of the development plan approval, bald cypress, sweet gum trees, and viburnum hedges line the buffer wall placed within the 10-foot wide landscape buffer at western perimeter of the project site, adjacent to the retention pond. The 10-foot wide landscape buffers on the southern and eastern boundaries, abutting Michael Gladden Boulevard and Park Avenue, consist of live oaks, sweet gum, yaupon holly and southern magnolias.

Arbor Assessment	
Total inches on-site:	396
Total inches removed	396
Total inches retained:	0
Total inches added:	97
Total inches post development:	97

PUBLIC HEARING SCHEDULE:
June 26, 2018 - Planning Commission, 5:30 pm
July 18, 2018 - City Council, 7:00 pm

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Dollar General Final Development Plan, subject to the findings of this staff report.

The **Planning Commission**, at its meeting on June 26, 2018, found the Dollar General Final Development Plan consistent with the Comprehensive Plan and Land Development Code; and unanimously recommended approval of the Dollar General Final Development Plan subject to the Conditions of Approval and the findings of the staff report for the property owned by Lloyd Lee; Mobley Mattie Life Estate; and Nathan Jerome Shaw, Sr. and located at 51 & 57 East Michael Gladden Boulevard and West 9th Street.

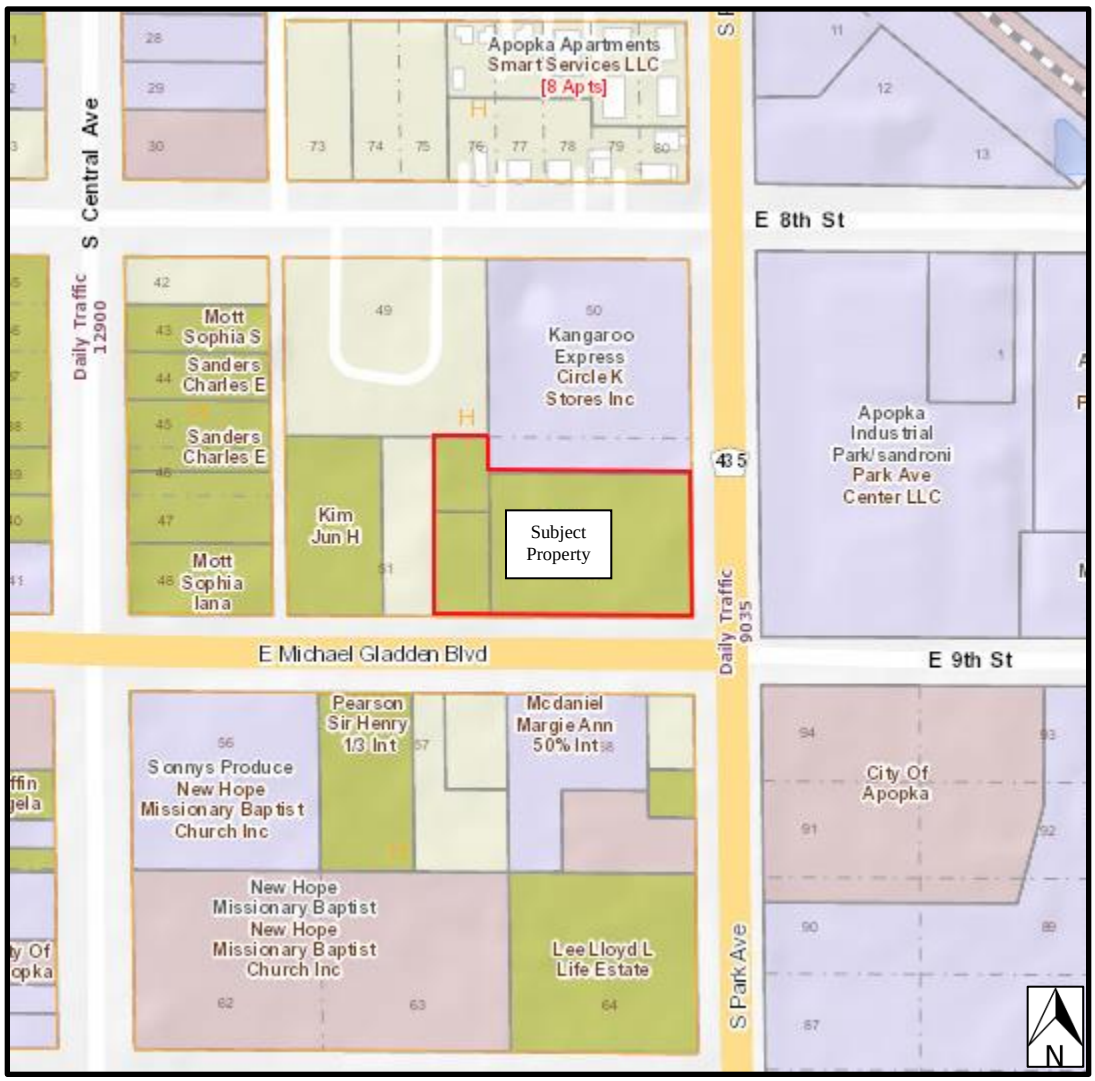
The **City Council**, at its meeting on July 18, 2018, continued this agenda item to its August 1, 2018, meeting.

Approve the Dollar General – Final Development Plan.

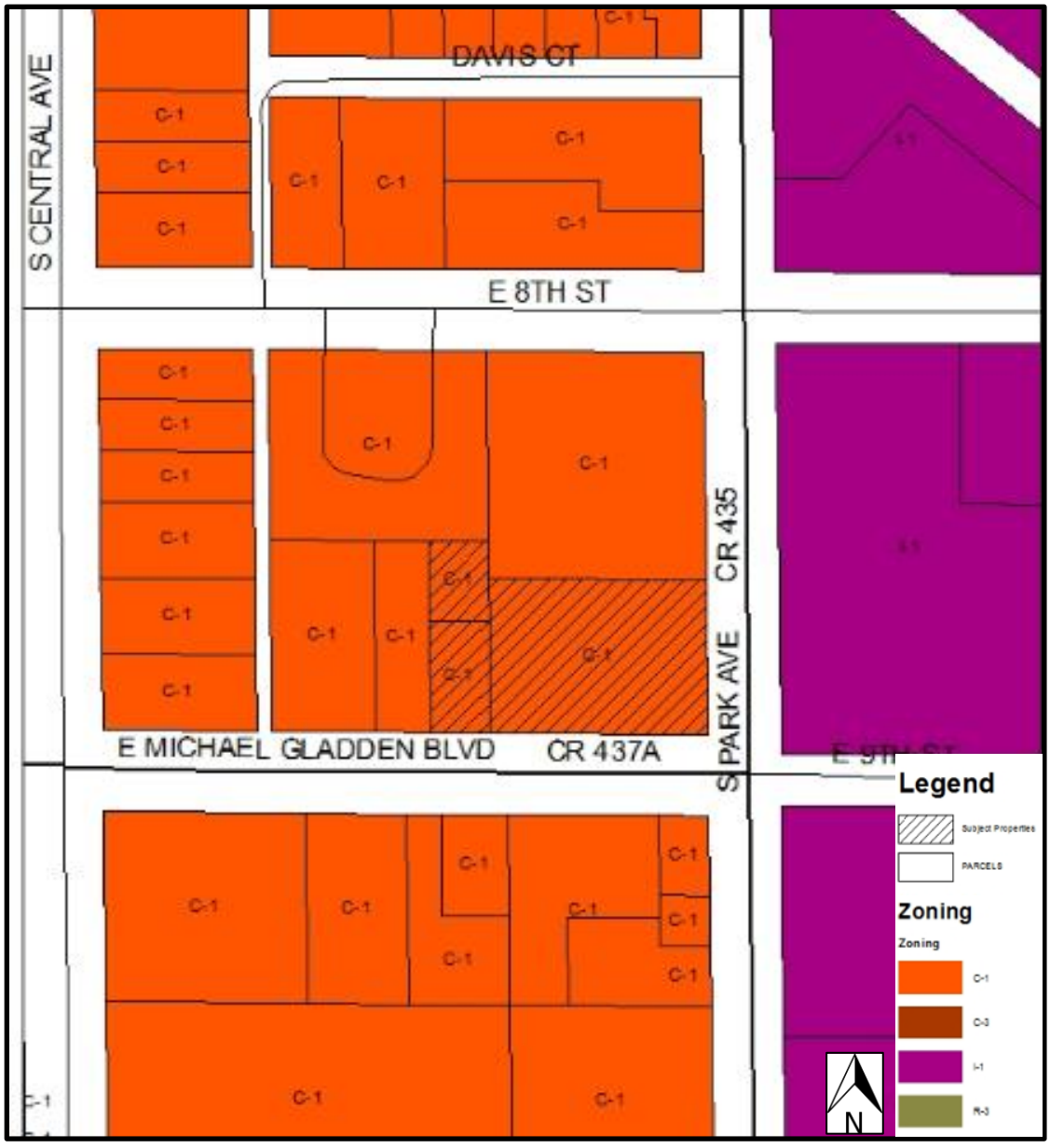
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Application:	**Dollar General Final Development Plan**
Owner/Applicant:	**Lloyd Lee, Mobley Mattie Life Estate, Nathan Jerome Shaw, Sr.**
Engineer:	**Z Development Services, LLC c/o Bob Ziegenfuss, P.E./Hanlex Group, LLC c/o Jeremy Anderson, P.E.**
Location:	**51 and 57 East Michael Gladded Boulevard and West 9th Street**
Parcel I.D. #s:	**09-21-28-0196-80-520, 09-21-28-0196-80-512 and 09-21-28-0196-80-514**
Total Site Area:	**0.97 acres +/-**

VICINITY MAP



ZONING MAP


S CENTRAL AVE
DAVIS CT
E 8TH ST
E MICHAEL GLADDEN BLVD
CR 437A
S PARK AVE
CR 435
C-1
I-1
Legend
Subject Properties
PARCELS
Zoning
Zoning
C-1
C-3
I-1
R-3
N

AERIAL MAP

Subject Property
E Michael Gladden Blvd
S PARK AVE
Kangaroo Express Circle K Stores Inc
Kim Jun H
Mobley Mattie Life Estate
Lee Lloyd L
Pearson Sir Henry 1/3 Int
Mcdaniel Margie Ann 50% Int
Apopka Park/s Park Cent
435
N

FINAL DEVELOPMENT PLAN / MAJOR SITE PLAN

DOLLAR GENERAL
E. MICHAEL GLADDEN BLVD &
SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

PARCEL I.D. #s: PARCEL 1 - 09-21-28-0196-80-520, PARCEL 2- 09-21-28-0196-80-512, PARCEL 3- 09-21-28-0196-80-514
ZONING DISTRICT: C-1- RETAIL COMMERCIAL DISTRICT
SECTION 16, TOWNSHIP 21 SOUTH, RANGE 28 EAST

DEVELOPER & CONSULTANTS

OWNER/DEVELOPER
HANLEX DEVELOPMENT, LLC
1020 COLOR PLACE
APOPKA, FLORIDA 32703
PHONE: 407-889-4154
EMAIL: JEREMY.ANDERSON@HANLEXGROUP.COM
CONTACT: JEREMY R. ANDERSON, P.E.

CIVIL ENGINEER
Z DEVELOPMENT SERVICES
708 EAST COLONIAL DRIVE, SUITE 100
ORLANDO, FLORIDA 32803
PHONE:407-271-8910
FAX:407-422-0604
EMAIL:BOB@ZDEVELOPMENTSERVICES.COM
CONTACT: ROBERT ZIEGENFUSS, PE, LEED AP

ARCHITECT
RABITS & ROMANO ARCHITECTURE, PLANNING AND DESIGN
5127 S. ORANGE AVENUE, SUITE 110
ORLANDO, FLORIDA 32809
PHONE: 407-490-0350
EMAIL:FULVIO@RABITS-ARCHITECT.COM
CONTACT: FULVIO ROMANO, M. ARCH.

SURVEYOR
L&S DIVERSIFIED
485 LAKE HOWELL ROAD, SUITE 1001
MAITLAND, FLORIDA 32751
PHONE:407-681-3836
CONTACT: SHERRY LEE MANOR, PSM

LANDSCAPE
RICK ABT
252 KINGS HIGHWAY
DECATUR, GA 30030
PHONE: 404-909-2736

GEOTECHNICAL ENGINEER
PROFESSIONAL SERVICE INDUSTRIES
1748 33RD STREET
ORLANDO, FL 32839
PHONE: 407-304-5560
EMAIL: JONATHAN.THRASHER@PSIUSA.COM
CONTACT: JONATHAN K. THRASHER

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
CV	COVER SHEET
C0	CIVIL DATA AND NOTES
C1	DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN
C2.0	SITE DIMENSION PLAN
C2.1	TRUCK CIRCULATION – SIGHT DISTANCE PLAN
C3	UTILITY PLAN
C4	GRADING AND DRAINAGE PLAN
C5	CONSTRUCTION DETAILS
C5.1	CONSTRUCTION DETAILS
C6.0	CITY OF APOPKA STANDARD DETAILS
C6.1	CITY OF APOPKA STANDARD DETAILS
C7	SITE PHOTOMETRICS
C8	PHOTOMETRICS DETAILS
L1	LANDSCAPE PLAN
L2	IRRIGATION PLAN
L3	TREE REMOVAL PLAN
	SURVEY

VICINITY MAP

PROJECT REVISIONS

REV. NO.	DATE	DESCRIPTION	SHEETS	BY
1	12-04-17	CITY COMMENTS	CV, C0, C2.0, C2.1, C3, C4, C5, C5.1, C6.1, C7, L1 & L2	SR
2	02-19-18	CITY COMMENTS	C0, C2.0, C4, C5	SR

LEGAL DESCRIPTION

PARCEL 1
(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 6223390):

THE EAST 58 FEET OF LOT 51, LESS THE SOUTH 109 FEET, BLOCK H, TOWN OF APOPKA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2
(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 6178515):

THE EAST 58 FEET OF THE SOUTH 109 FEET OF LOT 51, BLOCK H, TOWN OF APOPKA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3
(PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 12655-2404744):

LOT 52, LESS THE NORTH 37 FEET, BLOCK H, THE TOWN OF APOPKA, A SUBDIVISION ACCORDING TO THE PLAT OF MAP THEREOF DESCRIBED IN PLAT BOOK "A", AT PAGE(S) 109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCELS 1, 2 AND 3 TOGETHER CONTAINING 42,364 SQUARE FEET, OR 0.97 ACRES, MORE OR LESS.

Z DEVELOPMENT Services
708 E. COLONIAL DR., STE. 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE
1 CITY COMMENTS	12-04-17
2 CITY COMMENTS	02-19-18

ROBERT ZIEGENFUSS, P.E., LEED AP
FL REG. # 56752

DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. &
SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

DATE: 07-24-17
DRAWN: SR
CHECKED: RZ

CV
COVER SHEET

PROJECT NO.: 2017.145

DEMOLITION NOTES

1. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL COORDINATE ACTIVITIES WITH ALL UTILITY SERVICE PROVIDERS IN THE AREA. THE LOCATION OF ALL EXISTING UTILITIES SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION ACTIVITIES.

2. THE CONTRACTOR SHALL COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND OTHER IMPROVEMENTS AS NOTED ON THE PLANS. THIS INCLUDES FOUNDATIONS, TIMBER, BRUSH, STUMPS, ROOTS, PAVEMENT AND BASE MATERIAL, AND OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.

3. WHERE EXISTING BUILDINGS ARE TO BE DEMOLISHED, ALL TRACES OF FOUNDATIONS AND UNDERGROUND UTILITIES ARE TO BE REMOVED (UNLESS OTHERWISE NOTED ON PLANS). THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE MATERIAL.

4. WHERE PAVING OR STRUCTURES ARE TO BE REMOVED WHICH ABUT OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), ANY DAMAGE THAT MIGHT RESULT FROM DEMOLITION IS TO BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.

5. THE LOCATION OF ALL EXISTING UTILITIES AND TREES SHOWN ON THE PLANS HAVE BEEN DETERMINED BASED UPON THE BEST AVAILABLE INFORMATION. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR ACCURACY, ALL UTILITIES, SURFACE IMPROVEMENTS AND TREE LOCATIONS SHOULD BE VERIFIED BY THE CONTRACTOR.

6. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD/UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS AND LINES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.

7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING CONSTRUCTION. (UNDER THE DIRECTION OF A REGISTERED LAND SURVEYOR).

8. ALL EROSION CONTROL MEASURES NOTED BELOW AND IN THE PLANS SHOULD BE IN PLACE PRIOR TO THE START OF DEMOLITION.

EROSION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONAL CHANGES.

2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.

3. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.

5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF LOCAL SPECIFICATIONS.

6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.

7. CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. USE AND MAINTAIN SILT FENCE JUST INSIDE THE LIMITS OF CONSTRUCTION.

8. CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO THE SITE.

9. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.

10. FOR ADDITIONAL INFORMATION AND DETAILS, SEE STATE OF FLORIDA'S EROSION AND SEDIMENT CONTROL MANUAL.

11. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF SYNTHETIC BARRIERS.

12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.

13. ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE GOVERNING JURISDICTION OR BY OTHER REGULATORY AGENCIES.

14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR SYNTHETIC BALES/WATTLES, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.

15. THE BOTTOM AND SIDE SLOPES OF RETENTION PONDS SHALL BE UNDER EXCAVATED BY ROUGHLY 12 INCHES AT THE BEGINNING OF CONSTRUCTION. ONCE THE ENTIRE SITE IS STABILIZED, THE RETENTION POND SHALL BE EXCAVATED TO THE DESIGN DEPTH AND STABILIZED WITH SEED OR SOD AS SPECIFIED IN THE LANDSCAPING PLANS. NO MUCK GROWN SOD SHALL BE USED.

GENERAL NOTES

THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE CONDITIONS AND THESE PLANS PRIOR TO THE START OF CONSTRUCTION. ANY CONFLICTS BETWEEN CONDITIONS IN THE FIELD AND THESE PLANS SHALL BE REPORTED TO THE ENGINEER OF RECORD AT ONCE.

A. GENERAL

1. ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

2. SITE LOCATION: EAST MICHAEL GLADDEN BOULEVARD AND SOUTH PARK AVENUE, APOPKA, FLORIDA 32703.

3. THIS SITE LIES IN FLOOD ZONE "X", F.I.R.M. PANEL 12095C0120 F, DATED SEPT. 25, 2009.

4. BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY BY L&S DIVERSIFIED, 405 LAKE HOWELL ROAD, SUITE 1001, MAITLAND, FLORIDA.

5. BENCHMARK – REFER TO TOPOGRAPHIC SURVEY BY L&S DIVERSIFIED.

6. LEGAL DESCRIPTION SHOWN HEREIN IS FURNISHED BY SURVEYOR, AND IS INCLUDED FOR PERMITTING AND APPROVAL PURPOSES, AND AS A COURTESY FOR THE CONTRACTOR. THE ENGINEER ASSUMES NO LIABILITY FOR ITS ACCURACY OR COMPLETENESS.

7. SITE GEOTECHNICAL INVESTIGATION PERFORMED BY PROFESSIONAL SERVICE INDUSTRIES, INC. THE CIVIL ENGINEER ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, ACCURACY AND COMPLETENESS OF THEIR WORK. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS SITE AND COMPLY WITH RECOMMENDATIONS CONTAINED THEREIN. IF ADDITIONAL SERVICES ARE REQUIRED, THE CONTRACTOR SHALL MAKE A REQUEST TO THE OWNER.

8. CONTRACTOR SHALL PROVIDE AND INSTALL EROSION CONTROL DEVICES (SILT FENCE OR OTHER METHODS) AT LIMITS OF CONSTRUCTION AND AROUND EACH STORM INLET PRIOR TO CONSTRUCTION, AND SHALL MAINTAIN SAID EROSION CONTROL DEVICES DURING CONSTRUCTION, ALL IN CONFORMANCE WITH CURRENT LOCAL, COUNTY AND STATE CRITERIA.

9. THE SITE SHALL BE CLEARED AS MAY BE NOTED ON THE PLANS, OF ALL OBSTRUCTIONS AND DELETERIOUS MATERIAL SUCH AS FENCES, WALLS, FOUNDATIONS, LOGS, SHRUBS, BRUSH, WEEDS, OTHER VEGETATION, AND ACCUMULATION OF RUBBISH OF WHATEVER NATURE. OFF-SITE DISPOSAL, INCLUDING ANY HAZARDOUS MATERIAL ENCOUNTERED, SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL RULES AND REGULATIONS.

10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.

11. THE CONTRACTOR SHALL REMAIN SOLELY RESPONSIBLE FOR ANY DESIGN CHANGES WHICH HE MAY INCORPORATE INTO THE PLANS WITHOUT PRIOR WRITTEN CONSENT AND/OR APPROVAL FROM THE OWNER AND THE ENGINEER.

12. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EACH EXISTING RIGHT OF WAY WITH ORANGE COUNTY AND/OR THE CITY OF APOPKA.

13. THE CONTRACTOR SHALL RESTORE OFF-SITE AREAS TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION.

14. ALL DISTURBED AREAS SHALL BE SODDED.

15. AT LEAST 30 DAYS PRIOR TO ANTICIPATED COMPLETION OF SITE CONSTRUCTION, THE FINAL CERTIFICATION PROCESS WILL BEGIN. THE CONTRACTOR SHALL PROVIDE DOCUMENTS AND INFORMATION, IN A TIMELY MANNER, TO ENGINEER, INCLUDING, WITHOUT LIMITATION:
   a. SURVEYED "AS-BUILTS" MEETING THE REQUIREMENTS OF THE LOCAL JURISDICTION.
   b. COMPACTION AND DENSITY TEST REPORTS, AND
   c. PRESSURE TESTING AND BACTERIOLOGICAL TESTING RESULTS, AS REQUIRED, FOR WATER DISTRIBUTION AND/OR WASTEWATER COLLECTION/TRANSMISSION SYSTEMS.

THE CONTRACTOR SHALL HAVE TWO (2) SETS OF AS-BUILT PLANS, SIGNED AND SEALED BY SURVEYOR OF RECORD, ON SITE THE DAY OF THE CIVIL ENGINEERING FINAL PUNCH LIST INSPECTION. THE GENERAL CONTRACTOR IS TO GIVE THE TWO AS-BUILT PLANS TO THE REPRESENTATIVE FROM Z DEVELOPMENT SERVICES COMPLETING THE INSPECTION. IF ANY DEFICIENCIES ARE NOTED, ONE SET OF RED-LINED AS-BUILT PLANS WILL BE GIVEN TO THE GC FOR REVISIONS TO BE MADE. REVISED AS-BUILTS WILL NEED TO BE FORWARDED TO THE ENGINEER BEFORE ANY CERTIFICATIONS CAN BE INITIATED.

16. ALL TRAFFIC CONTROL DEVICES, EQUIPMENT AND INSTALLATION SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR FLORIDA DEPARTMENT OF TRANSPORTATION.

17. VEHICLE PARKING SPACES SHALL CONFORM WITH LOCAL CODE. ACCESSIBLE PARKING SPACES AND ACCESS ROUTES SHALL FURTHER CONFORM WITH CURRENT ADA REQUIREMENTS.

18. HANDICAP PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM WITH CURRENT ADA REQUIREMENTS AND LOCAL ORDINANCE.

19. LANDSCAPE SHALL BE TRIMMED TO ENSURE SIGHT VISIBILITY OF TRAFFIC CONTROL DEVICES.

20. ALL PAVEMENT IS DIMENSIONED TO FACE OF CURB.

21. ALL BUILDING DIMENSIONS AND TIES ARE TO FACE OF BUILDING. SEE ARCHITECTURAL PLANS.

22. ALL PARKING LOT CURB RETURN RADII ARE 4' UNLESS OTHERWISE NOTED.

23. BUILDING AND SITE IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE SOUTH PROPERTY LINE UNLESS OTHERWISE NOTED.

UTILITY NOTES

PRIOR TO COMMENCING ANY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES, INCLUDING WITHOUT LIMITATION POTABLE WATER, RECLAIMED WATER, SANITARY SEWER, AND SERVICE UTILITIES, AT POINTS OF CONNECTION, POINTS OF CROSSING, AND/OR POTENTIAL CONFLICT. NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE PLANS AND FIELD CONDITIONS.

A. GENERAL

1. THE LOCATIONS OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWERS, GAS LINES, ETC., SHOWN ON THE PLANS ARE BASED ON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER AND OWNER ASSUME NO LIABILITY FOR ACCURACY AND COMPLETENESS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION OR DEMOLITION AND TO HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.

2. DUE TO GRAPHIC LIMITATIONS OF THE DRAWING SCALE, ALL STORM SEWER, DRAINAGE, WATER AND SANITARY SEWER MAINS, SERVICES, LATERALS, CONNECTIONS, AND APPURTENANCES DEPICTED HEREIN – UNLESS OTHERWISE LOCATED BY DIMENSIONS – REFLECT SCHEMATIC LOCATIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL LOCATIONS DURING THE CONSTRUCTION AND INSTALLATION OF THE PROPOSED IMPROVEMENTS, INCLUDING ANY REQUISITE COORDINATION WITH THE RESPECTIVE GOVERNING AGENCY/UTILITY PROVIDER.

3. ALL WATER AND SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF APOPKA PUBLIC SERVICES DEPARTMENT, AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.

4. CONTRACTOR SHALL INSPECT PIPING AND MATERIALS BEFORE INSTALLATION TO DETECT APPARENT DEFECTS. MARK DEFECTIVE MATERIALS WITH WHITE PAINT AND PROMPTLY REMOVE FROM SITE.

5. LAY SEWER PIPING BEGINNING AT LOW POINT OF SYSTEM (CONNECTION TO OFF SITE SYSTEM OR PUMP STATION), TRUE TO GRADES AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERTS. PLACE BELL ENDS OR GROOVE ENDS OF PIPING FACING UPSTREAM.

6. CLEAR INTERIOR OF PIPE OF DIRT AND OTHER SUPERFLUOUS MATERIAL AS WORK PROGRESSES. MAINTAIN SWAB OR DRAG IN LINE AND PULL PAST EACH JOINT AS IT IS COMPLETED. PLACE PLUGS IN ENDS OF UNCOMPLETED CONDUIT WHENEVER WORK STOPS.

7. MAINTAIN 36" COVER OVER MAINS, AND 30" OVER SERVICES/LATERALS UNLESS OTHERWISE NOTED.

8. WHEN PROPOSED CONSTRUCTION OCCURS AT EXISTING MANHOLES, INLETS, VAULTS, AND OTHER STRUCTURES, THE CONTRACTOR SHALL MODIFY THE STRUCTURES, FRAMES, AND GRATES TO MEET THE PROPOSED GRADES UNLESS OTHERWISE DIRECTED.

9. INSTALL CONTINUOUS LOCATOR TAPE/WIRE, LOCATED DIRECTLY OVER POTABLE WATER MAINS AND SANITARY SEWER MAINS AT 6" TO 8" ABOVE PIPE.

10. WHERE APPLICABLE, UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACK FILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH A.A.S.H.T.O.–T-99.

11. CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION LINES AND SITE LIGHTING UNDER PAVEMENT. COORDINATE WITH GENERAL CONTRACTOR.

12. ALL TRENCHES EXCAVATED FOR THE PURPOSES OF UTILITY/STORM INSTALLATION SHALL BE KEPT DRY FOR THE DURATION OF UTILITY/STORM CONSTRUCTION. DEWATERING OF UTILITY/STORM TRENCHES MAY BE REQUIRED TO PREVENT FLOATATION OF UTILITY/STORM PIPES DURING INSTALLATION.

13. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHEN CONSTRUCTION IS COMPLETE FOR WATER, WASTEWATER AND STORMWATER SYSTEMS SO TIMELY CERTIFICATIONS MAY BE INITIATED. SATISFACTORY BACTERIOLOGICAL TEST RESULTS, PRESSURE TEST RESULTS, AND AN AS-BUILT SURVEY SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

14. SUITABLE COUPLINGS COMPLYING WITH ASTM SPECIFICATIONS ARE REQUIRED FOR JOINING DISSIMILAR MATERIALS.

15. DEFLECTION TESTS ARE REQUIRED FOR ALL FLEXIBLE PIPE. TESTING REQUIREMENTS: 1) NO PIPE SHALL EXCEED A DEFLECTION OF 5%; 2) USING A RIGID BALL OR MANDREL FOR THE DEFLECTION TEST WITH A DIAMETER NOT LESS THAN 95% OF THE BASE INSIDE DIAMETER OR AVERAGE INSIDE DIAMETER OF THE PIPE; 3) PERFORMING THE TEST WITHOUT MECHANICAL PULLING DEVICES.

B. MATERIALS (WATER)

1. SERVICE PIPE SHALL BE POLYETHYLENE (PE) TUBING, DR9 MINIMUM.

2. WATER MAINS SHALL BE PVC ASTM C900, DR 14 WITH INTEGRAL BELLS AND ELASTOMERIC JOINTS PER ASTM C3139 AND GASKETS PER ASTM F477.

3. DUCTILE IRON PIPE (D.I.P.), IF REQUIRED, SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS 50 (MIN.) PIPE FOR ALL SIZES.

4. CORPORATION STOPS SHALL BE BRASS, SIZED TO MATCH THE TAP DIAMETER, EQUIPPED WITH CONNECTIONS COMPATIBLE WITH SERVICE PIPE AND THREADED IN ACCORDANCE WITH SPECIFICATIONS IN AWWA C800. CURB STOPS SHALL BE SIZED TO MATCH THE METER SIZE AND CONFORM WITH AWWA C800 AND AWWA C901.

5. FITTINGS SHALL BE BRASS, CAST AND MACHINED IN ACCORDANCE WITH AWWA C800 AND AWWA C901, WITH COMPATIBLE PIPE CONNECTIONS.

6. TAPPING SADDLES SHALL BE USED FOR ALL SERVICE LINE TAPS. SERVICE SADDLES SHALL BE DOUBLE STRAP, ANCHORED BY A MINIMUM FOUR (4) BOLT PATTERN ON A DUCTILE IRON SADDLE BODY. FOR PVC PIPE, DOUBLE STRAPS SHALL BE CORROSION RESISTANT ALLOY STEEL, SIZED EXACTLY TO THE PIPE OUTSIDE DIAMETER. SEALING GASKETS SHALL BE BUNA-N RUBBER.

7. ALL POTABLE WATER PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT SHALL BE BLUE IN COLOR VIA INTEGRAL PIPE COLOR, STRIPING, OR OTHER METHODS.

C. MATERIALS (SEWER)

1. ALL GRAVITY SEWER PIPE AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D 3034, SDR 26, WITH PUSH-ON RUBBER GASKET JOINTS.

2. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED OR SUPPLIED BY THE PIPE MANUFACTURER OR PRIOR-APPROVED EQUAL.

3. BEDDING AND INITIAL BACK FILL OVER SEWER MAINS AND SERVICES SHALL BE SAND WITH NO ROCK LARGER THAN 1" IN DIAMETER.

D. MATERIALS (STORM)

1. REINFORCED CONCRETE PIPE (RCP): O-RING PIPE SHALL CONFORM TO ASTM C 76 (CLASS III, UNLESS OTHERWISE SPECIFIED) AND AASHTO M 170 STANDARD SPECIFICATIONS, AND ASTM C 443 STANDARD SPECIFICATION FOR JOINTS FOR RCP USING RUBBER GASKETS.

2. ELLIPTICAL RCP SHALL CONFORM TO ASTM C 507 (CLASS III) AND AASHTO M 207 STANDARD SPECIFICATIONS.

3. HDPE PIPE AND FITTINGS SHALL MEET THE REQUIREMENTS OF AASHTO M-252 (3"-10"), M-294 (12" AND LARGER), TYPE S (CORRUGATED OUTSIDE – SMOOTH INSIDE, 4"-60"), AND MP7 (66" TYPE S).

   A. BELL/SPIGOT GASKET FOR HDPE PIPE SHALL BE SOIL/SILT TIGHT PER AASHTO SECTION 26 WITH RUBBER GASKET MEETING ASTM F-477.

4. PVC STORM SEWER PIPE (12" OR LESS) AND FITTINGS SHALL BE NON-PRESSURE POLYVINYL CHLORIDE PIPE (PVC) CONFORMING TO ASTM D3034, SDR26, WITH PUSH-ON RUBBER GASKET JOINTS.

UTILITY DISINFECTING & TESTING NOTES

WATER MAINS THAT ARE INCLUDED IN THIS PROJECT THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C605. ALL OTHER WATER MAINS INCLUDED IN THIS PROJECT WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.

LEAKAGE TESTS ARE REQUIRED AS FOLLOWS: 1) THE LEAKAGE EXFILTRATION OR INFILTRATION DOES NOT EXCEED 200 GALLONS PER INCH OF PIPE DIAMETER PER MILE PER DAY FOR ANY SECTION OF THE PIPE; 2) EXFILTRATION OR INFILTRATION TESTS BE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET; 3) AIR TESTS, AS A MINIMUM, CONFORM TO THE TEST PROCEDURE DESCRIBED IN ASTM C 828 FOR CLAY PIPE, ASTM C 924 FOR CONCRETE PIPE, ASTM F-1417 FOR PLASTIC PIPE, AND FOR OTHER MATERIALS APPROPRIATE TEST PROCEDURES.

DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C651 DISINFECTING WATER MAINS. SATISFACTORY BACTERIOLOGICAL TEST RESULTS SHALL BE SUBMITTED TO ENGINEER PRIOR TO FINAL CERTIFICATION.

THE CONTRACTOR SHALL MAKE PROVISIONS TO PROTECT THE ACTIVE EXISTING MAIN FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, AND TESTING OF THE NEW MAIN, AS SPECIFIED IN AWWA C651-92.

CONTRACTOR SHALL UTILIZE A JUMPER CONNECTION DURING WATER MAIN TESTING. ALTERNATE TYPES OF BACKFLOW PREVENTION MAY BE UTILIZED AS APPROVED BY INSPECTION STAFF AND ENGINEER.

UTILITY SEPARATION NOTES

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."

2. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY – OR VACUUM – TYPE SANITARY SEWER OR STORM SEWER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER , WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.

3. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY – OR PRESSURE – TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

UTILITY CONTACTS

SANITARY SEWER	CITY OF APOPKA PUBLIC SERVICES DEPARTMENT 748 EAST CLEVELAND STREET APOPKA, FLORIDA 32703 PHONE: (407) 703-1731	
WATER	CITY OF APOPKA PUBLIC SERVICES DEPARTMENT 748 EAST CLEVELAND STREET APOPKA, FLORIDA 32703 PHONE: (407) 703-1731	
STORMWATER	SOUTH JOHN'S RIVER WATER MANAGEMENT DISTRICT 601 SOUTH LAKE DESTINY ROAD, SUITE 200 MAITLAND, FL 32751 PHONE: (407)659-4800	
ELECTRIC	DUKE ENERGY 402 EAST CROWN POINT ROAD WINTER GARDEN, FL 34787 PHONE: 877-372-8477	

GC NOTES: 169
A COPY O... SHALL BE PROVIDED TO ALL BIDDERS AND SUB-...

SITE DATA TABLE

PARCEL ID NUMBER	09-21-28-0196-83-520 09-21-28-0196-83-512 09-21-28-0196-83-514	
FUTURE LAND USE	COMMERCIAL	
ZONING	RETAIL COMMERCIAL DISTRICT (C-1)	
PROPOSED USE	GENERAL BUSINESS ESTABLISHMENT /2	
ADJACENT FUTURE LAND USE	NORTH: COMMERCIAL SOUTH: E. MICHAEL GLADDEN BOULEVARD EAST: S. PARK AVENUE WEST: COMMERCIAL	
ADJACENT ZONING	NORTH: RETAIL COMMERCIAL DISTRICT (C-1) SOUTH: E. MICHAEL GLADDEN BOULEVARD EAST: S. PARK AVENUE WEST: RETAIL COMMERCIAL DISTRICT (C-1)	
ACREAGE/SQUARE FOOTAGE	0.97 AC. / 42,364 S.F.	
BUILDING HEIGHT	PROPOSED: 21'	MAXIMUM: 35'
FLOOR AREA RATIO	PROPOSED: 17.9%	MAXIMUM: 25%
BUILDING SETBACKS	REQUIRED: SIDE (WEST) 15.0 FT. FRONT (E. MICHAEL GLADDEN BLVD.) 15.0 FT. REAR (NORTH) 10.0 FT. SIDE (S. PARK AVE.) 10.0 FT. PROVIDED: SIDE (WEST) 162.5 FT. FRONT (E. MICHAEL GLADDEN BLVD.) 15.0 FT. REAR (NORTH) 47.6 FT. SIDE (S. PARK AVE.) 10.0 FT.	
PARKING SPACES	PROVIDED: 25	REQUIRED: 25
OFF-STREET LOADING SPACE	PROVIDED: 1	REQUIRED: 1
NUMBER OF EMPLOYEES	±	
VARIANCE / WAIVER REQUEST	NONE /2	
VARIANCE REQUEST	YES	

SITE AREA CALCULATIONS	SQUARE FOOTAGE	ACREAGE
SITE AREA	42,364 S.F.	(0.97 AC.)
PROJECT AREA	42,364 S.F.	(0.97 AC.) /1
PERVIOUS AREA	19,419 S.F.	(45.8%)
IMPERVIOUS AREA	22,945 S.F.	(54.2%)
BUILDING AREA	7,600 S.F.	(17.9%)
PAVEMENT	15,345 S.F.	(36.2%)

PARKING CALCULATIONS

ONE PARKING SPACE PER 300 S.F. OF GROSS FLOOR AREA

PARKING REQUIRED:
= 7,600 S.F. / 300 S.F.
= 25 SPACES

PARKING PROVIDED:
REGULAR PARKING SPACES 23
HANDICAP PARKING SPACES 2
TOTAL PARKING SPACES 25

LOADING/UNLOADING AREA CALCULATION

LOADING/UNLOADING SPACE REQUIRED:
- ONE SPACE FOR THE FIRST 10,000 S.F. OF GROSS FLOOR AREA AND 1 SPACE FOR EACH ADDITIONAL 20,000 S.F.
- BUILDING AREA = 7,600 S.F.

SPACE REQUIRED = 1
SPACE PROVIDED = 1

LEGEND

PROPOSED CONTOUR	73.50
MEET EXISTING GRADE	MEG
EDGE OF PAVEMENT	EOP
SIDEWALK	SW
GRADE BREAK	GB
SPOT ELEVATION	12.55
DIRECTION OF FLOW AND PERCENT SLOPE	
STORM SEWER & INLET	
DOWN SPOUT DRAINS	DSD
SANITARY SEWER & MANHOLE	SS
CLEANOUT	C.O.
WATER SERVICE	W
FIRE HYDRANT	
WATER METER	
BACKFLOW PREVENTION DEVICE	
GATE VALVE	
REDUCER	
UNDERGROUND TELEPHONE	T
UNDERGROUND ELECTRIC	UGE
SITE LIGHTING	
TRANSFORMER	T
AIR CONDITIONING UNIT	AC
PARKING SPACE TOTALS	8
6" CURBING WITH DIMENSION (TO FACE OF CURB U.N.O.)	12'
DETAIL NUMBER / SHEET NUMBER	3 / C4

Z DEVELOPMENT Services
708 E. COLONIAL DR., STE 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE
1 CITY COMMENTS	12-04-17
2 CITY COMMENTS	02-19-18

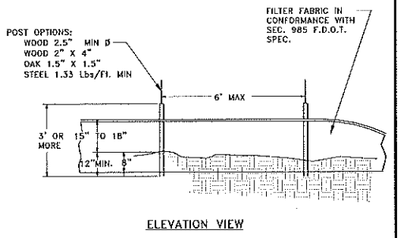
ROBERT ZIEGENFUSS, P.E., LEED AP
FL REG. # 56722

DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. & SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

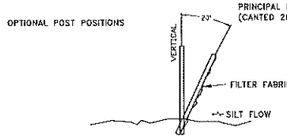
DATE: 07-24-17
DRAWN: SR
CHECKED: RZ

C0
CIVIL DATA & NOTES

PROJECT NO.: 2017.145



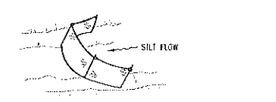
ELEVATION VIEW



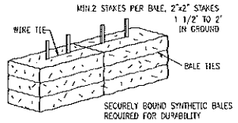
SECTION VIEW

SILT FENCE INSTALLATION

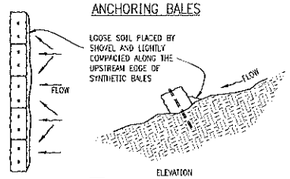
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602



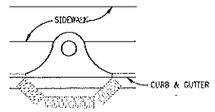
2 BALES BACKED BY FENCE



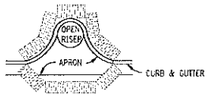
ANCHORING BALES



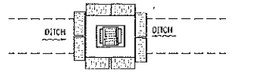
3 BARRIERS FOR SLOPES



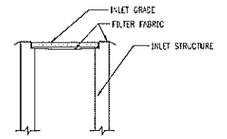
4 PARTIAL INLET



4 COMPLETED INLET



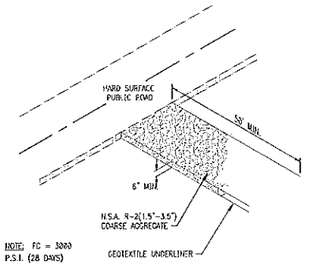
5 DITCH BOTTOM INLET



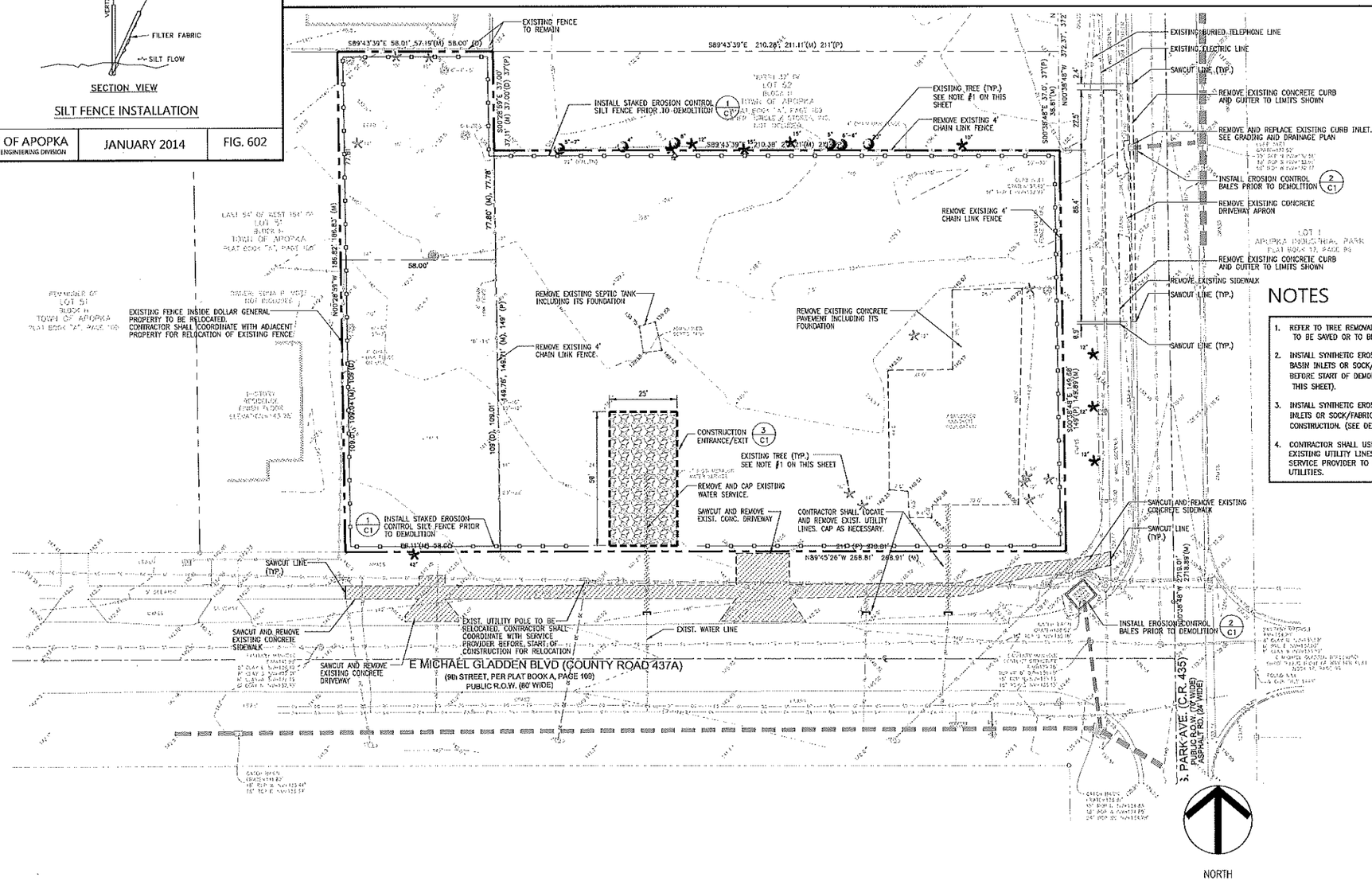
6 EROSION CONTROL SOCK

PROTECTION AROUND INLETS OR SIMILAR STRUCTURES

(2) EROSION CONTROL DETAILS



(3) CRUSHED STONE CONSTRUCTION EXIT NTS



NOTES

1. REFER TO TREE REMOVAL PLAN FOR DESIGNATION OF EXISTING TREES TO BE SAVED OR TO BE REMOVED.
2. INSTALL SYNTHETIC EROSION CONTROL BALES AROUND EXISTING CATCH BASIN INLETS OR SOCK/FABRIC UNDER EXISTING CATCH BASIN INLETS BEFORE START OF DEMOLITION OR CONSTRUCTION. (SEE DETAILS ON THIS SHEET).
3. INSTALL SYNTHETIC EROSION CONTROL BALES AROUND NEW CATCH BASIN INLETS OR SOCK/FABRIC UNDER NEW CATCH BASIN INLETS DURING CONSTRUCTION. (SEE DETAILS ON THIS SHEET).
4. CONTRACTOR SHALL USE CAUTION WHEN EXCAVATING NEAR THE EXISTING UTILITY LINES. CONTRACTOR SHALL COORDINATE WITH SERVICE PROVIDER TO DETERMINE EXACT LOCATION OF THESE UTILITIES.

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO SITE SPECIFIC NOTES AND REQUIREMENTS.

DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN

170

Z DEVELOPMENT Services
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ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604
CA 29354

REVISION	DATE	REVISION	DATE

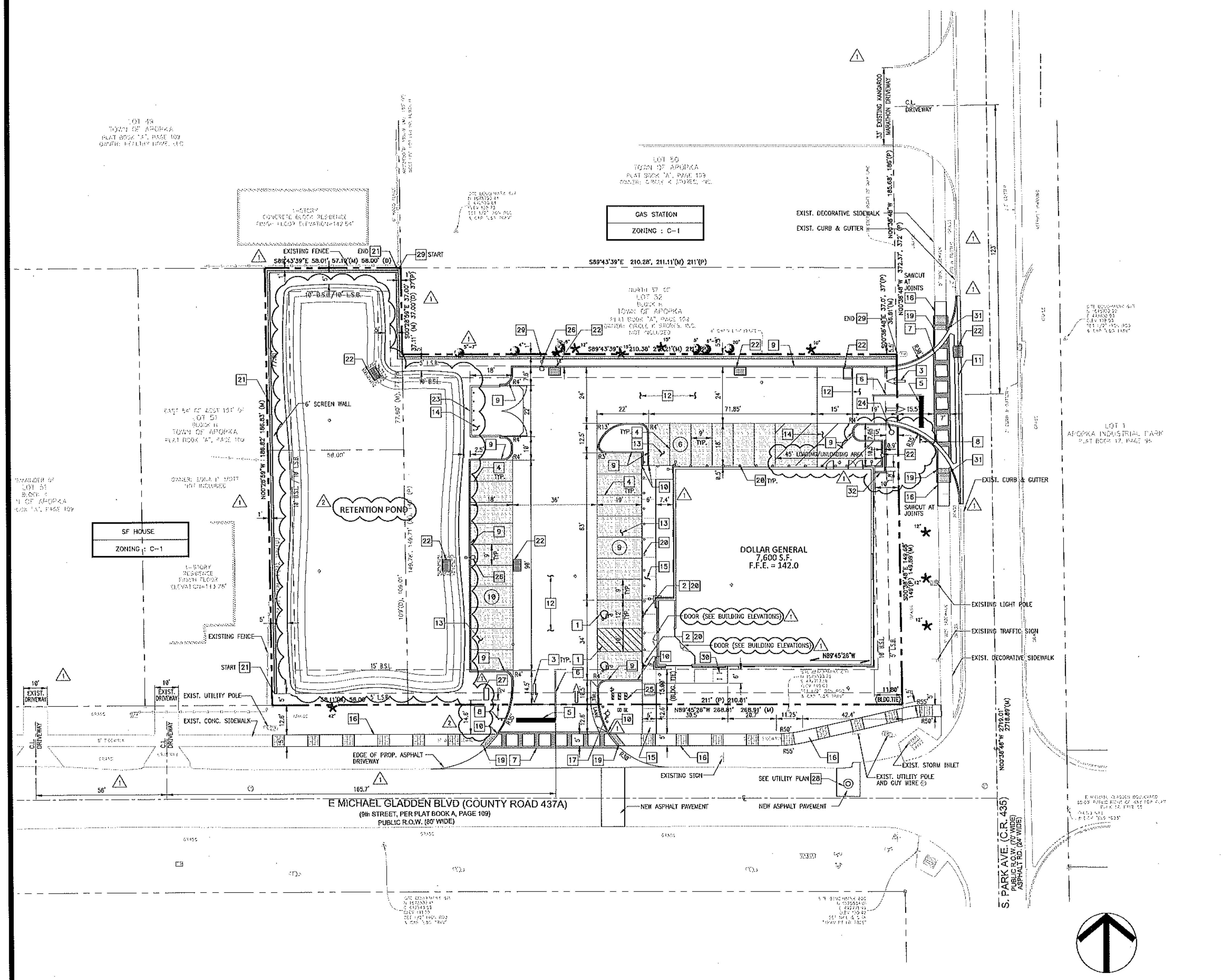
ROBERT ZIEGENFUSS, P.E., LEED AP
FL. REG. # 56792

DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. & SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

DATE: 07-24-17
DRAWN: SR
CHECKED: RZ

C1
DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN

PROJECT NO.: 2017.145



CONTRACTOR'S NOTE:
CONTRACTOR SHALL PROVIDE A COMPREHENSIVE ASBUILT SURVEY FOR THE PROJECT AS REQUIRED BY THE GOVERNING AG... CONTACT THE ENGINEER OF RECORD FOR THE REQUIREM... OF THE AS-BUILT SURVEY.

SITE DIMENSION PLAN 1 : 20' △1

PLAN NOTES

1. HANDICAP PARKING, STRIPING & HANDICAP ACCESS AISLE (1/C5)
2. HANDICAP PARKING SIGN (2 PLACES) (2/C5)
3. PAVEMENT MARKING (3/C5)
4. 4" WHITE (PAINT)
5. 24" WHITE STOP BAR (PAINT) (3/C5)
6. 6" DOUBLE STRIPING (FDOT INDEX 17346) (3/C5)
7. CROSSWALK STRIPING –THERMOPLASTIC (FDOT INDEX 17346) (3/C5)
8. 30" STOP SIGN (R1–1)
9. VERTICAL CURB (4/C5)
10. TRANSITION CURB (FDOT INDEX 300) (5/C5)
11. VALLEY GUTTER (10/C5)
12. ASPHALT PAVEMENT – HEAVY DUTY (6/C5)
13. ASPHALT PAVEMENT – MEDIUM DUTY (6/C5)
14. CONCRETE PAVEMENT (7/C5)
15. CONCRETE WALK WITH EXPANSION JOINTS AND SCORE MARKS (9/C5)
16. DECORATIVE SIDEWALK (–/C6.1)
17. FIRE HYDRANT WITH BOLLARDS (–/C6)
18. NOT USED
19. DETECTABLE WARNING (11/C5)
20. CONCRETE BOLLARD (12/C5)
21. PRE–CAST CONCRETE SCREEN WALL (SEE STRUCTURAL PLAN)
22. DRAINAGE STRUCTURE (SEE SHEET C4)
23. SOLID WASTE ENCLOSURE (1/C5.1) (2/C5.1)
24. POLE MOUNTED TRANSFORMER APPROX. LOCATION (SEE UTILITY PLAN)
25. WATER METERS AND BACKFLOW PREVENTERS (SEE SHEET C3)
26. LIGHT POLE – 2 FT. FROM EDGE OF PAVEMENT (SEE PHOTOMETRICS PLAN AND DETAIL SHEETS) △1
27. MONUMENT SIGN (SEE SIGNAGE PLANS, BASE SHALL MATCH BUILDING STONE MATERIAL)
28. SANITARY SEWER STRUCTURE (SEE SHEET C3)
29. SEGMENTAL RETAINING WALL (17/C5) △1 △2
30. BICYCLE RACK (4 SPACES) (16/C5)
31. HANDICAP RAMP (CR 21 – FDOT INDEX 304)
32. 6 FT. MASONRY WALL (SEE STRUCTURAL PLAN) △2

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO SITE SPECIFIC NOTES AND REQUIREMENTS.

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DATE	REVISION	DATE	REVISION
12–04–17	△1 CITY COMMENTS		
02–08–18	△2 CITY COMMENTS		

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DOLLAR GENERAL STORE
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APOPKA, FLORIDA 32703

DATE: 07–24–17
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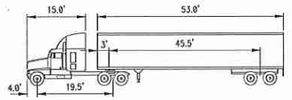
C2.0
SITE DIMENSION PLAN

PROJECT NO.: 2017.145



WB-67	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

TRUCK CIRCULATION - SIGHT DISTANCE PLAN 1 : 20'

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REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO SITE SPECIFIC NOTES AND REQUIREMENTS.

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REVISION	DATE
1 CITY COMMENTS	12-04-17

ROBERT ZIEGENFUSS, P.E., LEED AP
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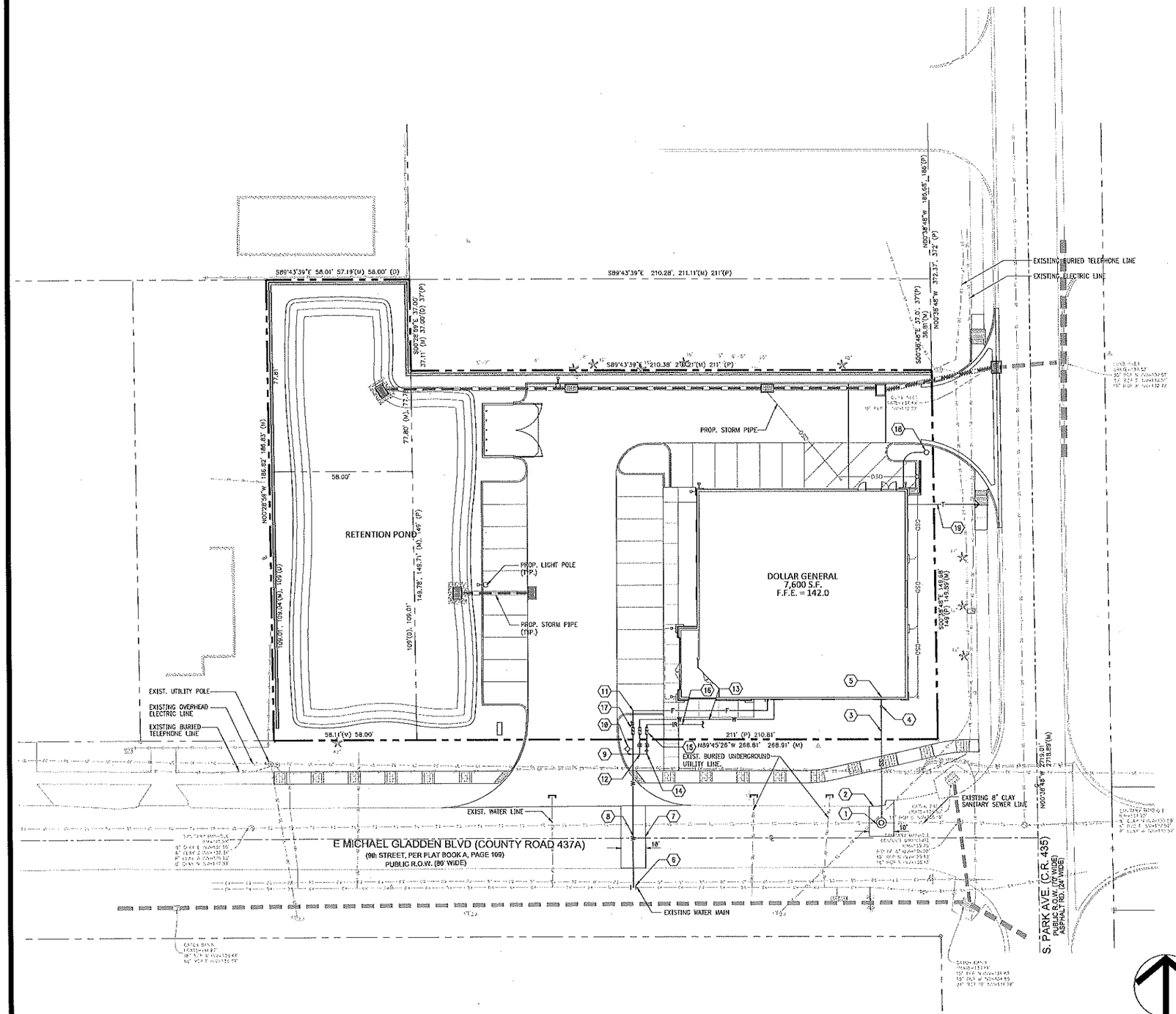
APOPKA, FLORIDA 32703

DATE: 07-24-17
DRAWN: SR
CHECKED: RZ

C2.1
TRUCK CIRCULATION - SIGHT DISTANCE PLAN

PROJECT NO.: 2017.145



UTILITY PLAN 1 : 20' ⚠

CONTRACTOR'S NOTE:
CONTRACTOR SHALL PROVIDE A COMPREHENSIVE ASBUILT SURVEY FOR THE PROJECT AS REQUIRED BY THE GOVERNING AGE CONTACT THE ENGINEER OF RECORD FOR THE REQUIREM OF THE AS-BUILT SURVEY.

UTILITY KEY NOTES

SANITARY SEWER

(1) SANITARY SEWER MANHOLE (C6.0)
TOP OF COVER = 140.0±
Fl. INV. = 136.4 (PROPOSED 8" PVC)
W. & E. INV = 135.66± (EXISTING 8" CLAY)

CONTRACTOR SHALL FIELD VERIFY INVERT AND LOCATION OF EXISTING SANITARY SEWER LINE BEFORE START OF CONSTRUCTION. REPORT TO ENGINEER IF ANY CONFLICT EXISTS.

(2) REMOVE AND REPLACE EXISTING ASPHALT PAVEMENT FOR SANITARY SEWER LINE CONNECTION. (C6.1)

(3) 48 LF – 6" PVC AT 2% SLOPE (C6.1)

(4) DROP CLEANOUT (14/C5)
INV. IN = 138.5±
INV. OUT = 137.35

(5) SANITARY SEWER STUB-OUT LOCATION FROM BUILDING

WATER

(6) 6" X 6" WET TAP WITH 6" TAPPING SLEEVE AND 6" VALVE

(7) REMOVE, SAWCUT AND REPLACE EXISTING ASPHALT PAVEMENT FOR WATER LINE CONNECTION (C6.1)

(8) 135 LF – 6" C900 PVC (C6.1) ⚠1

(9) 6" X 2" TEE

(10) 6" X 6" TEE AND FIRE HYDRANT ASSEMBLY (C6.0)

(11) 6" – 90° BEND

(12) 2" X 1" TEE, 1" METER AND 1" REDUCED PRESSURE ZONE BACKFLOW PREVENTER (C6.0)

(13) 80 LF – 1" BLUE PE (C8.1)

(14) 2" ELBOW AND 2" X 1 1/2" REDUCER

(15) 1" METER AND 1" REDUCED PRESSURE ZONE BACKFLOW PREVENTER FOR IRRIGATION (C6.0)

(16) 1 1/2" PVC WATER LINE FOR IRRIGATION (C8.1)

(17) 6" DOUBLE DETECTOR CHECK VALVE ASSEMBLY (DDCV) WITH FIRE DEPARTMENT CONNECTION (FDC) (C5)

DRY UTILITIES

(18) POWER POLE MOUNTED TRANSFORMER AND UNDERGROUND POWERLINE APPROXIMATE LOCATION.
CONTRACTOR SHALL COORDINATE WITH DUKE ENRGY FOR POWER POLE AND TRANSFORMER LOCATION AND NEW POWER SERVICE BEFORE START OF CONSTRUCTION.

(19) UNDERGROUND TELEPHONE SERVICE.
CONTRACTOR SHALL COORDINATE NEW UNDERGROUND TELEPHONE SERVICE WITH SERVICE PROVIDER BEFORE START OF CONSTRUCTION.

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO SITE SPECIFIC NOTES AND REQUIREMENTS.

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REVISION	DATE
⚠1 CITY COMMENTS	12-04-17

ROBERT ZIEGENFUSS, P.E., LEED AP
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DOLLAR GENERAL STORE
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APOPKA, FLORIDA 32703

DATE: 07-24-17
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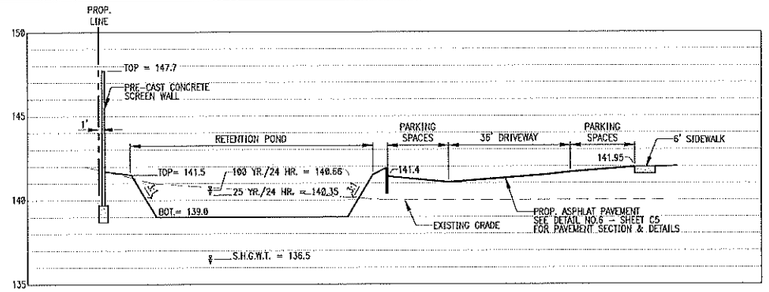
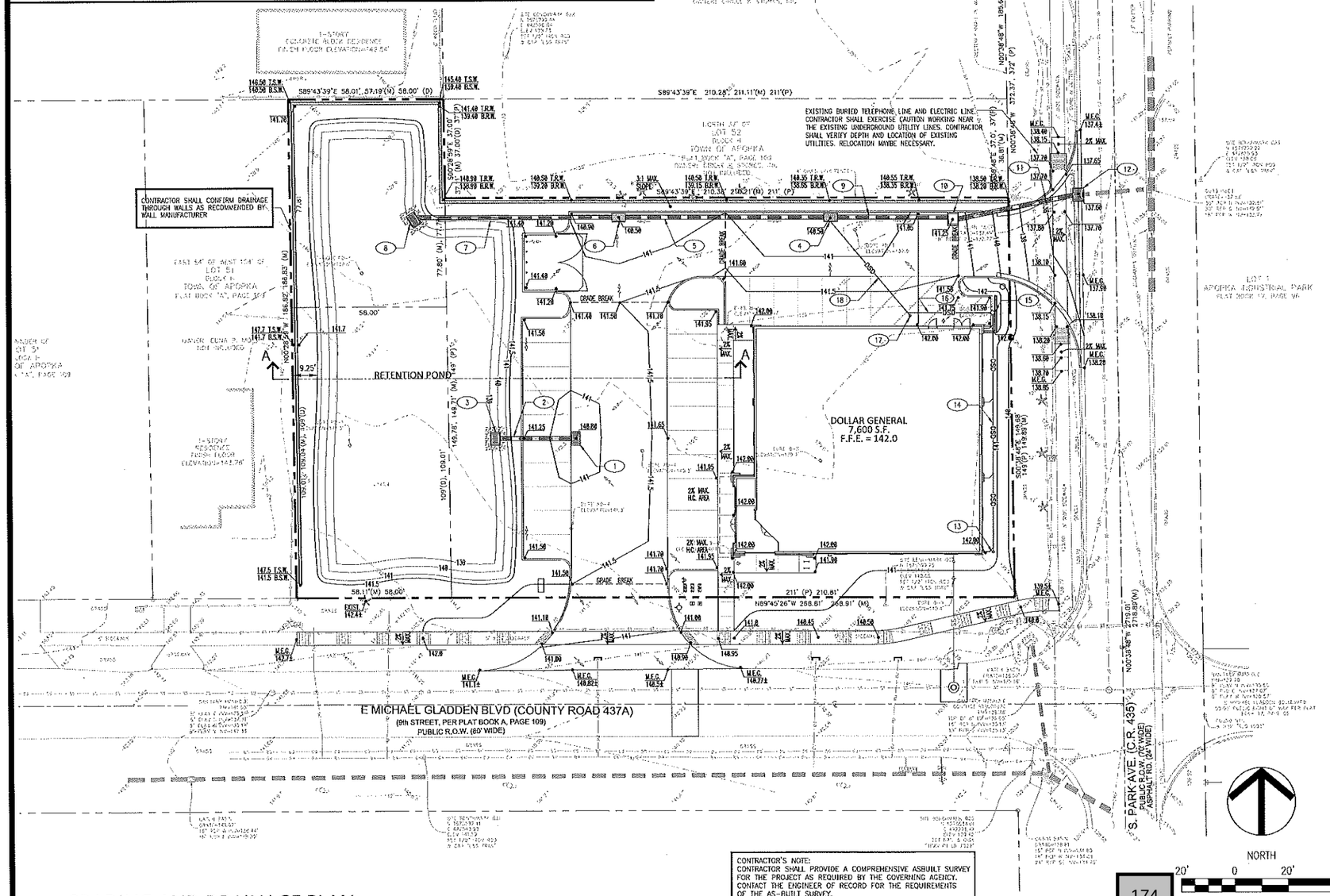
CHECKED: RZ

C3
UTILITY PLAN

PROJECT NO.: 2017.145



1 SECTION A–A HORIZ: 1"=20', VERT: 1"=4' 1 2



GRADING AND DRAINAGE PLAN 1 : 20' 1

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GRADING & DRAINAGE KEY NOTES

1. FDOT TYPE "F" INLET (INDEX 232) TOP OF COVER = 140.80 INV. = 137.85
2. 28 LF – 18" HDPE AT 1% SLOPE
3. FDOT TYPE "C" INLET (INDEX 232) TOP OF GRATE = 140.08 INV. = 137.55
4. FDOT TYPE "E" INLET (INDEX 232) TOP OF COVER AND GRATE = 140.50 W. INV. = 137.65 E. INV. = 137.65 S. INV. = 138.0
5. 75 LF – 18" HDPE AT 0.15% SLOPE
6. FDOT TYPE "E" INLET (INDEX 232) TOP OF GRATE = 140.5 W. & E. INV. = 137.50
7. 74 LF – 18" HDPE AT 0.15% SLOPE
8. FDOT TYPE "C" INLET (INDEX 232) TOP OF COVER = 140.0 INV. = 137.35
9. 43 LF – 18" HDPE AT 0% SLOPE
10. CONTROL STRUCTURE (MODIFIED TYPE "D" INLET) 15 C5 TOP OF SOLID COVER = 141.25 W. INV. = 137.60 E. INV. = 137.20
11. 45 LF – 18" RCP AT 8.7% SLOPE
12. FDOT TYPE "V" INLET (INDEX 232) W. INV. = 133.25 (PROPOSED 18" RCP) E. INV. = 132.77 (EXISTING 18" RCP) TOP OF GRATE = 137.60
13. CLEANOUT INV. = 139.65 13 C5 TYP.
14. 90 LF – 10" PVC AT 1% SLOPE
15. ADS DRAIN BASIN (WITH SOLID COVER) TOP OF COVER = 141.95 W. & S. INV. = 138.75
16. 30 LF – 10" HDPE AT 1% SLOPE
17. CLEANOUT INV. = 138.45
18. 45 LF – 10" HDPE AT 1% SLOPE

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO SITE SPECIFIC NOTES AND REQUIREMENTS.

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REVISION	DATE
1 CITY COMMENTS	12-04-17
2 CITY COMMENTS	02-19-18

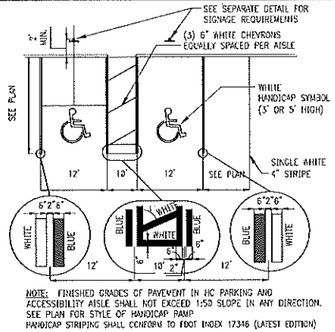
ROBERT ZIEGENFUSS, P.E., LEED AP FL. REG. # 56752

DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. & SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

DATE: 07-24-17
DRAWN: SS
CHECKED: RZ

C4 GRADING & DRAINAGE PLAN

PROJECT NO.: 2017.145

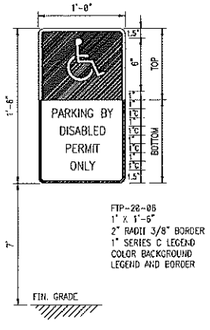


NOTE: FINISHED GRADES OF PAVEMENT IN HC PARKING AND ACCESSIBILITY AISLE SHALL NOT EXCEED 1:50 SLOPE IN ANY DIRECTION. SEE PLAN FOR STYLE OF HANDICAP RAMP. HANDICAP STRIPING SHALL CONFORM TO FDOT INDEX 17346 (LATEST EDITION)

(1) HANDICAP STRIPING
(REFER. FDOT INDEX 17346) NTS

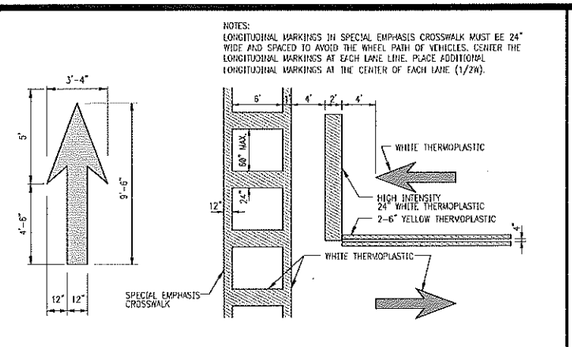
NOTES:

1. ALL LETTERS ARE 1" SERIES C, 1" SPACING BETWEEN LINES OF TEXT PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
5. ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE.
6. INSTALLED HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
7. SIGN MAY BE MOUNTED ON BUILDING/WALL, AT PROPER HEIGHT, IF ALIGNED WITHIN 12" OF CENTER OF PARKING SPACE.

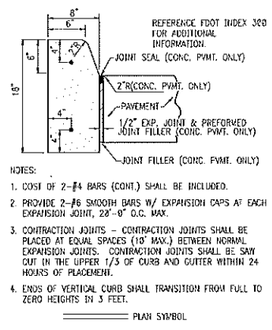


(2) HANDICAP SIGN
(REFER. FDOT INDEX 17355) NTS

NOTES:
LONGITUDINAL MARKINGS IN SPECIAL EMPHASIS CROSSWALK MUST BE 24" WIDE AND SPACED TO AVOID THE WHEEL PATH OF VEHICLES. CENTER THE LONGITUDINAL MARKINGS AT EACH LANE LINE. PLACE ADDITIONAL LONGITUDINAL MARKINGS AT THE CENTER OF EACH LANE (1/2W).



(3) PAVEMENT MARKINGS
(REFER. FDOT INDEX 17346) NTS

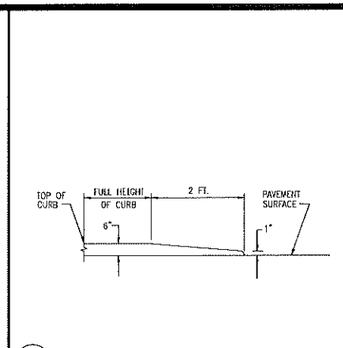


NOTES:

1. COST OF 2-#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDE 2-#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 28'-0" O.C. MAX.
3. CONTRACTION JOINTS - CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 1/3 OF CURB AND GUTTER WITHIN 24 HOURS OF PLACEMENT.
4. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

PLAN SYMBOL

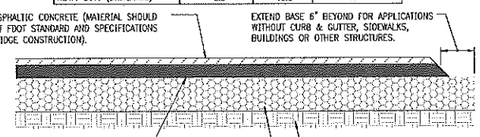
(4) TYPE "D" CURB (3,500 PSI (MIN)) NTS



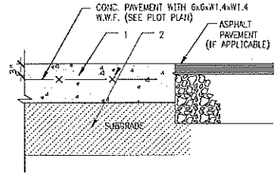
(5) TRANSITION CURB
(REFER. FDOT INDEX 300) NTS

PAVEMENT THICKNESS

SERVICE LEVEL	LAYER COMPONENT		
	SURFACE COURSE (INCHES)	BASE COURSE (INCHES)	STABILIZED SUBGRADE (INCHES)
LIGHT DUTY (PARKING AREAS)	1.5	6.0	12.0
HEAVY DUTY (DRIVEWAYS)	2.5	10.0	12.0



(6) TYPICAL PAVEMENT SECTION ⚠
NTS



1. 6" - 4000 PSI CONCRETE W/ FIBERMESH REINFORCEMENT.
2. 12" WELL DRAINING GRANULAR SUBGRADE COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MATERIAL'S MODIFIED PROCTOR MAXIMUM DRY DRY DENSITY (ASTM D-1557).

PORTLAND CEMENT CONC. PAVEMENT

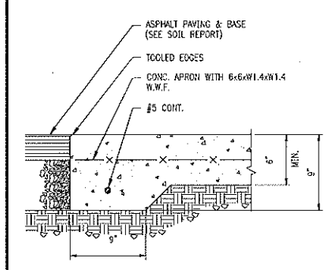
1. GENERAL

RIGID PAVEMENT CONSISTS OF CONSTRUCTING A SPECIFIED PORTLAND CEMENT CONCRETE PAVING ON A PREPARED SUBGRADE. THE UTILITIES AND OTHER ITEMS IN AND BENEATH THE STREET MUST BE PROPERLY COORDINATED WITH THE CONSTRUCTION OF RIGID PAVEMENT TO AVOID CONFLICTS. THE WORK TO BE DONE SHALL INCLUDE THE FURNISHING OF ALL SUPERVISION, LABOR, MATERIALS, EQUIPMENT AND INCIDENTAL NECESSARY FOR THE PROPOSED RIGID PAVEMENT CONSTRUCTION IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATION.

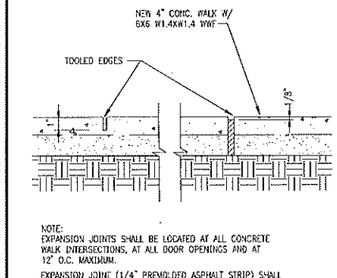
2. CONCRETE STRENGTH REQUIRED:

ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 (PCI) PSI AT 28 DAYS. CONFORMANCE TO STRENGTH REQUIREMENTS SHALL BE DETERMINED BY ACI STANDARD 318, LATEST EDITION, SECTIONS 4.8.2.3 AND 4.8.3.

(7) REINFORCED CONCRETE PAVEMENT
NTS



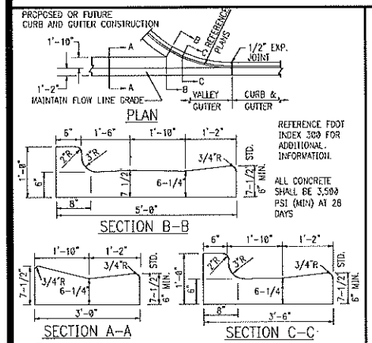
(8) CONCRETE APRON
3,500 PSI (MIN.) CONCRETE NTS



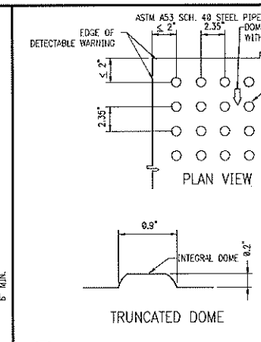
NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.

EXPANSION JOINT (1/4" PREMOLDED ASPHALT STRIP) SHALL BE SET 1/8" BELOW TOP OF WALK. SCORE MARK (1" DEPTH) SHALL BE 4' (MAX.) O.C.

(9) CONCRETE WALK
NTS



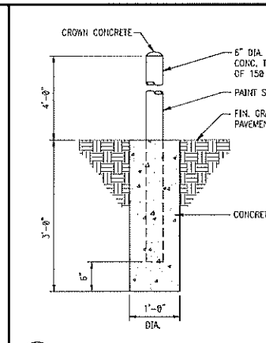
(10) VALLEY GUTTER
(REFER. FDOT INDEX 330) NTS



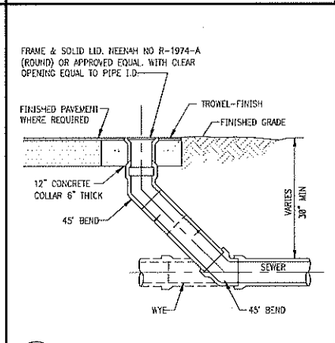
NOTE:

1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.
2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG. THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.
4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS 1 PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK. (SAFETY YELLOW OR BRICK RED)
5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC. (ARMOR TILE) OLYMPIC TOWERS, 300 PEARL STREET, SUITE 200, BUFFALO, NY 14202. PHONE: (800) 682-2525

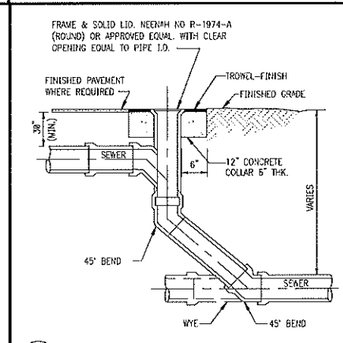
(11) DETECTABLE WARNING
(REFER. FDOT INDEX 304) NTS



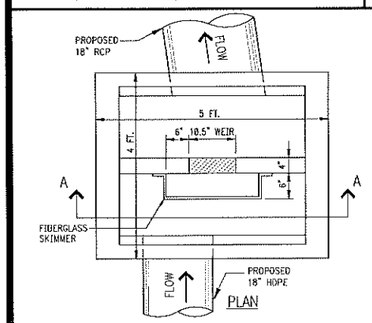
(12) BOLLARD
NTS

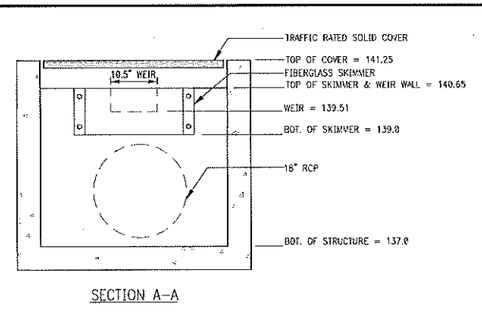


(13) CLEANOUT
NTS

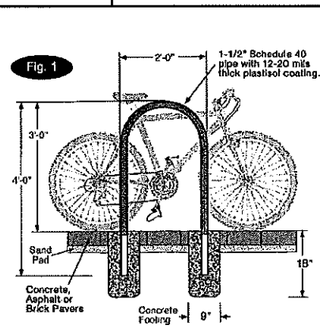


(14) DROP CLEANOUT
NTS

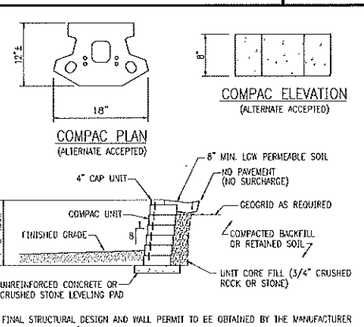




(15) CONTROL STRUCTURE (FDOT TYPE "D" INLET) ⚠1⚠2
NTS



(16) BICYCLE RACK ⚠
NTS



FINAL STRUCTURAL DESIGN AND WALL PERMIT TO BE OBTAINED BY THE MANUFACTURER
COMPAC UNIT - 1" MINIMUM SETBACK

(17) SEGMENTAL RETAINING WALL NTS ⚠1

Z DEVELOPMENT Services
708 E. COLONIAL DR., STE. 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE
⚠1 CITY COMMENTS	12-04-17
⚠2 CITY COMMENTS	02-19-18

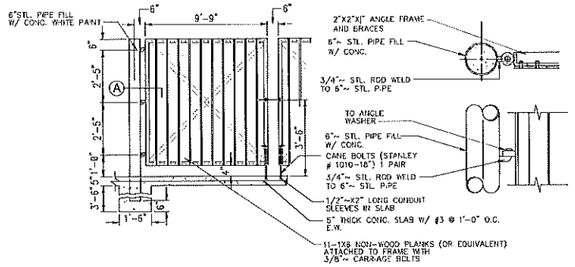
ROBERT ZIEGENFUSS, P.E., LEED AP
FL REG # 56752

DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. &
SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

DATE: 07-24-17
DRAWN: SR
CHECKED: RZ

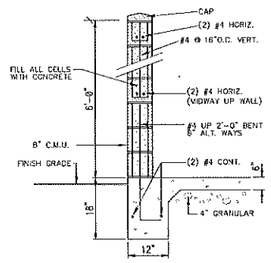
C5
CONSTRUCTION DETAILS

PROJECT NO.: 2017.145



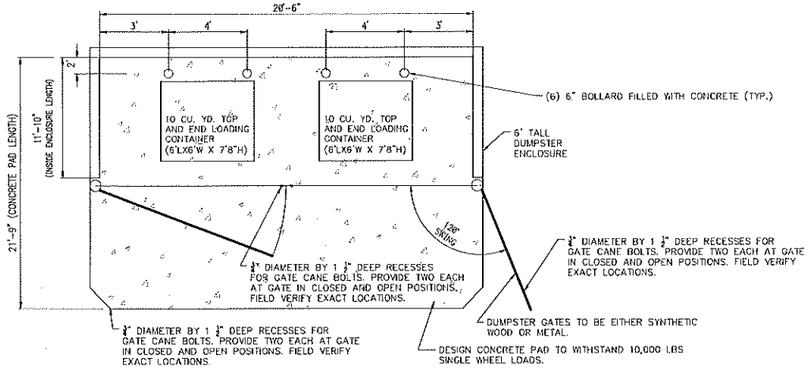
1 DUMPSTER GATE & HINGE NTS

CONCRETE 28 DAY STRENGTH SHALL BE 4,000 PSI (MIN)



**THE DUMPSTER MUST MATCH THE BUILDING CONSTRUCTION

CONSTRUCTION OF ENCLOSURE TO BE DONE PRIOR TO FINAL ACCEPTANCE OF THIS PROJECT



2 DUMPSTER ENCLOSURE NTS

CONCRETE 28 DAY STRENGTH SHALL BE 4,000 PSI (MIN)

Z DEVELOPMENT Services
CA 29354
708 E. COLONIAL DR., STE. 100 ORLANDO, FL 32803
PH: (407) 271-8910 FAX: (407) 442-0604

REVISION	DATE

ROBERT ZIEGENFUSS, P.E., LEED AP
FL. REG. # 66752

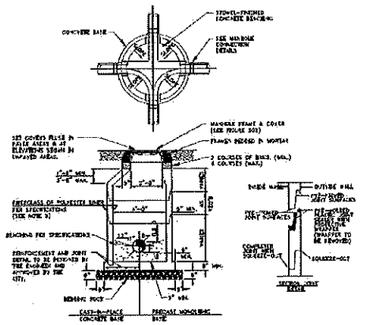
DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. & SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

DATE: 07-24-17
DRAWN: SR
CHECKED: RZ

C5.1

CITY OF APOPKA STANDARD DETAILS

PROJECT NO.: 2017.145



FORCE MAIN MANHOLE LINER*

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

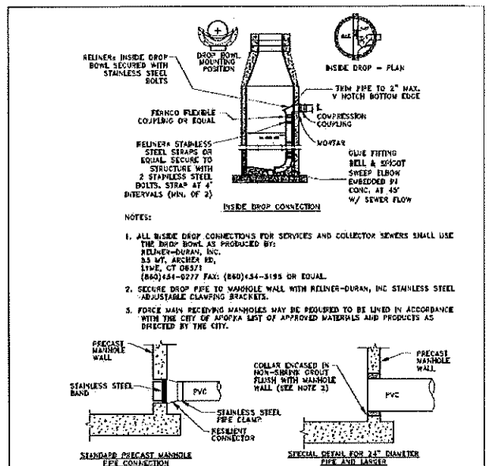
* TO BE COMPLETED BY THE ENGINEER

NOTES:

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

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

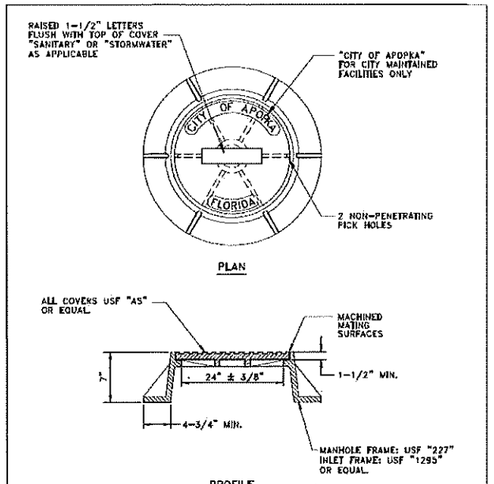
1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY:
   RELINER-DURAN, INC.
   33 WT. ARCHER RD.
   LYME, CT 06371
   (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING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

NOTES:

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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

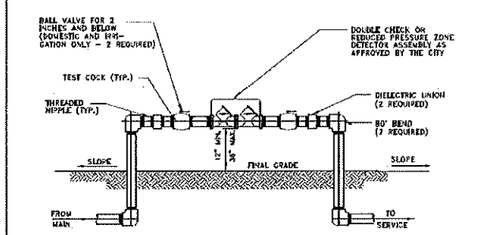


NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



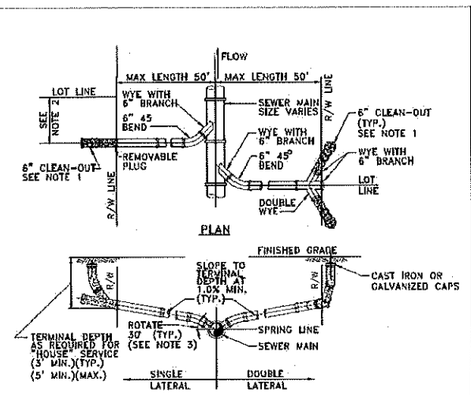
NOTES:

1. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
2. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL.

DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY

2 INCH AND BELOW ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 A

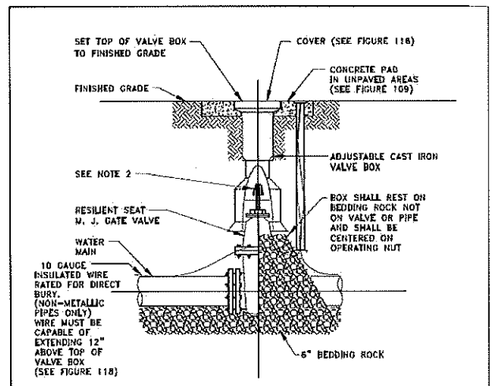


NOTES:

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

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204

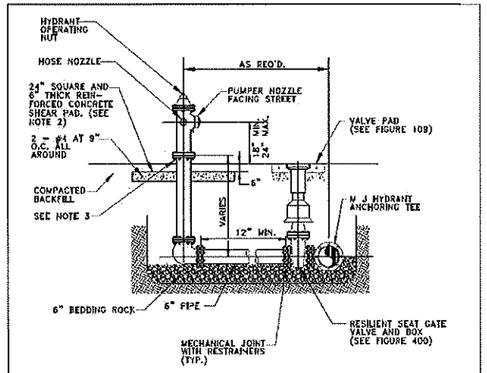


NOTES:

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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400



NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402

Z DEVELOPMENT Services
708 E. COLONIAL DR., STE. 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

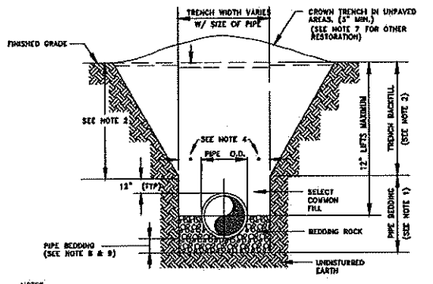
REVISION	DATE	REVISION	DATE

DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. & SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

DATE: 07-24-17
DRAWN: SR
CHECKED: RZ

C6.0
CITY OF APOPKA STANDARD DETAILS

PROJECT NO.: 2017.145



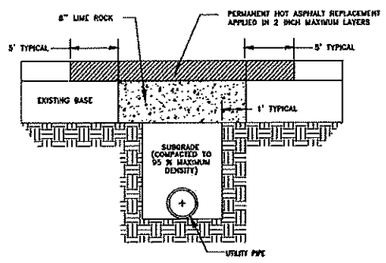
NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 88% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 88% 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. (*): 12" 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 18" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101

NOTE:
SUB-GRADE TO BE COMPACTED TO 85% MAX. DENSITY AS DETERMINED BY AASHTO T-180 CUT TO BE REPLACED WITH 8" LIME ROCK AND COMPACTED TO 98% MAX. DENSITY TO TOP OF EXISTING BASE. CUT AREA TO BE PLATED OR PROTECTED ON THE DAY OF POUR. EXISTING SURFACE TO BE SAW CUT TO AN AREA OF FIVE FEET (5') BEYOND BASE CUT.



GENERAL NOTES:

1. BASE REPLACEMENT SHALL BE 8" LIME ROCK COMPACTED TO 98% MAX. DENSITY.
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AT THE TIME OF REMOVAL.
3. MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1) INCH.
4. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

PAVEMENT RESTORATION:

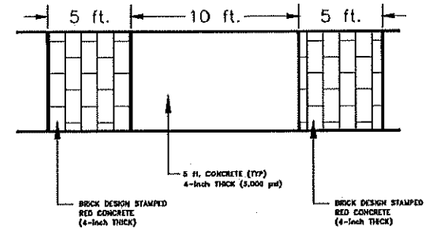
1. LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
2. CUTS AT INTERSECTIONS OF STREETS GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN RADII AND ALSO TO A POINT TEN FEET (10') BEYOND THE CUT WHICHEVER IS GREATER.
3. ACTUAL REQUIREMENTS WILL BE AS STATED ON THE APPROVED PERMIT.

LIME ROCK

HOT PATCH

OPEN-CUT CROSS SECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 702



NOTES:

THE ADMIXTURES FOR THE COLOR CONCRETE SHALL BE QUARRY RED TO MATCH EXISTING COLORED CONCRETE ALONG US441 AND PARK AVENUE. THE ADMIXTURES SHALL BE MIXED IN THE CONCRETE IN PROPORTION AS RECOMMENDED BY THE MANUFACTURER.

CHROMIX ADMIXTURES BY L.M. SCOFIELD COMPANY OR EQUAL.

ALL SIDEWALKS AND DRIVEWAY CONCRETE TO BE RATED AT 3000 PSI IN 28 DAYS.

QUARRY RED CONCRETE STAMP TO BE "BRICK PAVERS" MODEL MANUFACTURED BY COBBLE CRETE INTERNATIONAL, INC. OR EQUAL.

RELEASE AGENT: COLOR, "NO PIGMENT." TO BE MANUFACTURED BY COBBLE CRETE INTERNATIONAL, INC. OR EQUAL TO BE USED IN CONJUNCTION WITH BRICK PAVERS STAMP. APPLICATION RATE 40 POUNDS PER 1000 SQUARE FEET.

FINAL CONCRETE SEALER TO BE APPLIED TO ALL COLORED CONCRETE AREAS. SEALER TO BE MANUFACTURED BY L.M. SCOFIELD COMPANY OR EQUAL. APPLICATION RATE PER MANUFACTURER'S RECOMMENDATIONS. COLOR: QUARRY RED C-32 L.M. SCOFIELD COMPANY COLOR CHART A-310.10, OR EQUAL.

DECORATIVE SIDEWALK

N.T.S.

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 607

DEVELOPMENT Services
CA 29354
708 E. COLONIAL DR., STE. 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE
1 CITY COMMENTS	12-04-17

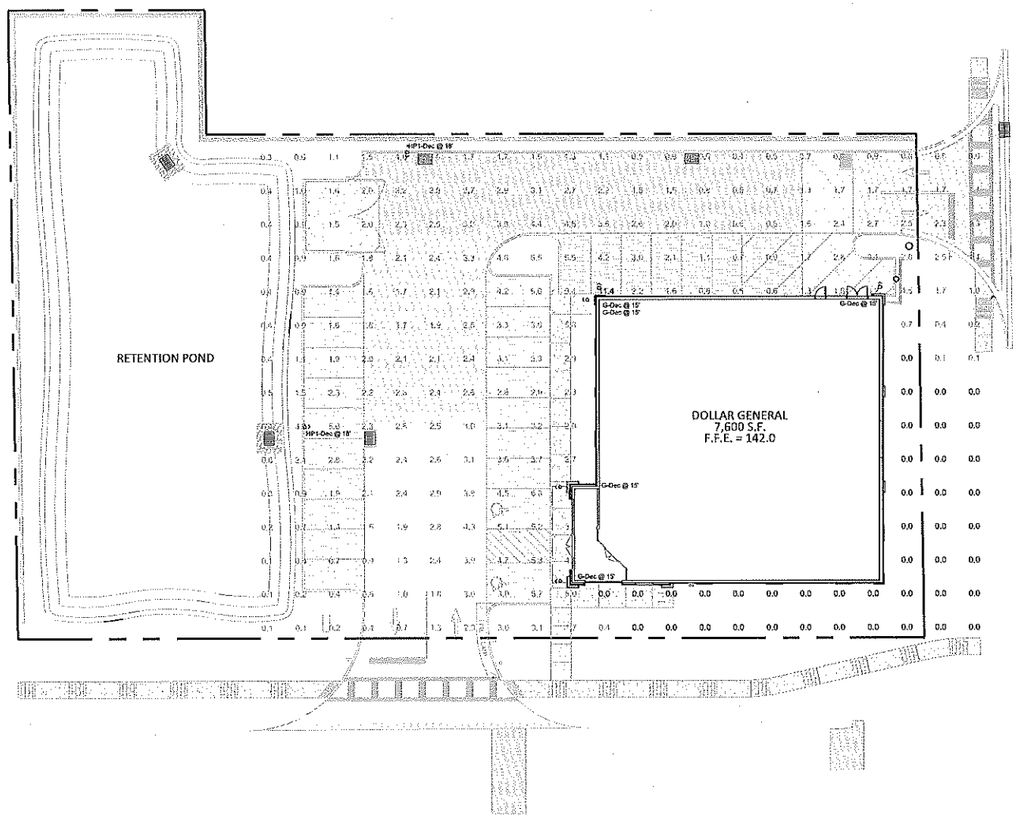
DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. & SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

DATE: 07-24-17
DRAWN: SR
CHECKED: RZ

C6.1
CITY OF APOPKA STANDARD DETAILS

PROJECT NO.: 2017.145

DOLLAR GENERAL
APOPKA



GRAPHIC SCALE
0 10 20
(IN FEET)
1 inch = 20 ft.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.6 fc	11.4 fc	0.0 fc	N/A	N/A

Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	G-Dec	492667.50	1575698.00	15.00	15.00	0.00	0.00	492667.50	1575700.00	0.00
2	G-Dec	492752.50	1575699.00	15.00	15.00	0.00	0.00	492752.50	1575701.00	0.00
3	G-Dec	492666.00	1575697.00	15.00	15.00	270.00	0.00	492664.00	1575697.00	0.00
4	G-Dec	492658.60	1575641.00	15.00	15.00	270.00	0.00	492656.60	1575641.00	0.00
5	G-Dec	492658.80	1575613.00	15.00	15.00	270.00	0.00	492656.80	1575613.00	0.00
1	HP1-Dec	492579.80	1575659.00	18.00	18.00	90.00	0.00	492581.80	1575659.00	0.00
2	HP1-Dec	492612.30	1575743.00	18.00	18.00	180.00	0.00	492612.30	1575741.00	0.00

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	HP1-Dec	2	U.S. ARCHITECTURAL LIGHTING	DSDP1-IV-64VLED-525mA-NW	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF: 64 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.		64	DSDP1-4-64VLED-NW-525.ies	135	0.9	103
	G-Dec	5	U.S. ARCHITECTURAL LIGHTING	DSDP1-IV-64VLED-525mA-NW	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF: 64 LEDS, VERTICAL BASE-UP POSITION, 1 CLEAR PLASTIC OPTIC BELOW EACH LED, CLEAR FLAT GLASS LENS.		64	DSDP1-4-64VLED-NW-525.ies	135	0.9	103

- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINACES.
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

City of Apopka Notes:
1. The base of all lamp posts shall be flush to the ground.
2. No lamp post shall be installed on a bollard or similar structure that extends above the surrounding grade.
3. Light pole footers cannot be exposed above finish grade.
4. Building entrances to be well lit.
5. Light poles should be at least two feet from the edge of any pavement.

Notes:
1. Calculation at grade.
2. Mounting height indicates height of head from ground. NOT WHERE FIXTURE IS ATTACHED TO THE BUILDING.
3. Fences and other structures were not used in this calculation. Only the main building structure.
4. Pole heights are the responsibility of the ordering party to identify.

BURIED UTILITIES NOTE

BURIED UTILITIES ARE SHOWN AT THEIR APPROXIMATE LOCATION BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES AND FIELD EVIDENCE. OTHER BURIED UTILITIES MIGHT EXIST ON THE SUBJECT SITE WHICH ARE NOT SHOWN ON THIS DRAWING. USE EXTREME CAUTION DURING EXCAVATION PROCEDURES AND CONTACT SUNSHINE STATE ONE, @ 1-800-432-4770 FOR EXACT LOCATION OF BURIED FACILITIES PRIOR TO EXCAVATION OPERATIONS.

CALL BEFORE YOU DIG...
1-800-432-4770
UTILITIES PROTECTION CENTER
IT'S THE LAW

179

Z DEVELOPMENT Services
708 E. COLONIAL DR., STE. 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604
CA 29354

REVISION	DATE	REVISION	DATE

DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. &
SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

DATE: 07-24-17
DRAWN:
CHECKED:

C7
SITE PHOTOMETRICS AND DETAILS

PROJECT NO.: 2017.145

SOLID STATE AREA LIGHTING

PROJECT NAME:

FIXTURE TYPE:

DSDP SERIES-LED

SPECIFICATIONS

HOUSING Upper housing is heavy gauge cast aluminum (DSDP25) or 0.125" thick spun aluminum with reveal (DSDP1). Lower housing is 0.080" thick spun aluminum with integrated LED module seat. Lower housing is vented at top and bottom for convective cooling of LED module. Top Driver chamber is sealed from LED Module chamber. Trulevel ball coupling mount is welded to housing and facilitates quick leveling and installation.

V-LED® OPTICAL MODULE
Low copper A356 alloy (<.2% copper) cast aluminum housing. Integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. LED's are available in standard Neutral White (4000K), or optional Cool White (6000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.

LED EMITTERS
High Output LED's are driven at 350mA for nominal 1 Watt output each or 525mA for nominal 1.5 Watt output each. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

LED DRIVER
UL and CUL recognized High Power Factor, Constant Current LED drivers operate on input voltages from 120-277VAC, 50/60hz. Consult Factory for 347-480VAC. Driver is mechanically fastened to a retaining bracket. Main power quick disconnect provided. Driver has a minimum 4KV of internal surge protection, 10KV & 20KV Surge Protector optional. Dimming and High-Low Driver options available.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

2013232

U.S. Architectural Lighting

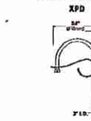
U.S. ARCHITECTURAL LIGHTING

DSDP SERIES - LED

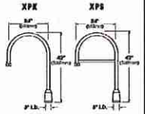
SPECIFICATIONS

MOUNTING STYLES

XPD



XPK XPS



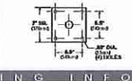
ARMS ARE HEAVY WALL EXTRUDED ALUMINUM CONSTRUCTION. FOR ADDITIONAL ARM OPTIONS SEE ARM SECTION.

WALL MOUNT

FIXTURE	A	B	C
DSDP25	15" 381mm	25" 635mm	21" 533mm
DSDP1	14" 356mm	22" 559mm	20" 508mm

EXTRUDED ALUMINUM ARM AND CAST ALUMINUM WALL MACKET ASSEMBLY PROVIDED WITH BUILT IN GASKETED WIRE ACCESS FOR FIXTURE/SUPPLY WIRE CONNECTION.

WALL PLATE



V-LED® MODULES

DSDP25 E.P.A.= 1.53
Available in: 350, 525, 875 & 1A LED Module

DSDP1 E.P.A.= 1.10
Available in: 350, 525 & 875 LED Module

MAX INPUT WATTAGE

# OF LED'S	DRIVE CURRENT 350mA	525mA
1	11W	16W
2	21W	30W
3	31W	46W
4	41W	61W
6	62W	91W

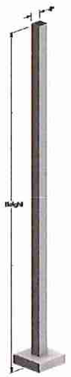
ORDERING INFORMATION

LUMINAIRE	OPTICS	# of LED's	DRIVE CURRENT	COLOR	MOUNTING	FINISH	OPTIONS
LUMINAIRE		LED			MOUNTING	FINISH	OPTIONS
☐ DSDP25	V-LED® SEE RESOLUTION TYPE	☐ DSDP25	☐ 350mA	☐ NW (4000K) *STANDARD	ARM BRACKET ☐ XPK ☐ XPS	STANDARD MATERIAL FINISH	
☐ DSDP1	☐ V-LED - II ... (Type II)	☐ 1 (DSDP1)	☐ 525mA	☐ CW (5000K)	☐ 1	☐ BLACK BAL-9005-T	☐ PHOTOCELL - VOLTAGE (Enables Switching) ..... PCVT
	☐ V-LED - III ... (Type III)	☐ 2 (DSDP1)		☐ WW (3000K)	☐ 3	☐ WHITE BAL-9003-T	☐ 120V SURGE PROTECTION 10KV
	☐ V-LED - IV ... (Type IV)	☐ 3 (DSDP1)		*Standard CW (5000K) is not available with V-LED-V-SQ optic	TRUNNION MOUNT ☐ 1	☐ GREY BAL-9007-T	☐ 20KV SURGE PROTECTION (Only available with 347/480V) 20KP
	☐ V-LED - V-SQ ... (Type V-SQ)	☐ 4 (LED)		VOLTAGE	☐ WM	☐ DARK BRONZE BAL-9039-T	☐ 10KV BLACK OUT DIMMING (Only available with 120/277V) 10KP
				☐ 120		☐ GREEN BAL-9005-T	
				☐ 208		FOR SMOOTH FINISH REMOVE SUFFIX T (EXAMPLE: BAL-9005)	
				☐ 240		SEE BALDELTA FOR ADDITIONAL COLORS	
				☐ 277			
				☐ 347			
				☐ 480			

U.S. Architectural Lighting

U.S. ARCHITECTURAL LIGHTING

☐ **SNTS 4"**
Square Straight Steel



Specifications

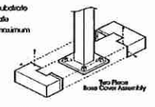
Shaft - 4" square, fabricated from High grade structural steel tube. Shaft conforms to ASTM A-501-68 specifications. Meets or exceeds minimum yield strength of 46,000 PSI. Wall thickness 11 GA. (.120 wall) or 7 GA. (.180 wall) as specified. Reinforced hand hole is furnished with cover. Shaft is furnished with ground lug located inside pole on wall opposite hand hole.

Base Plate - Fabricated from structural quality hot rolled steel. Meets or exceeds minimum yield strength of 36,000 PSI. Base telescopes and is circumferentially welded to pole shaft. Slotted bolt holes provide 1" flexibility on either side of bolt circle centerline.

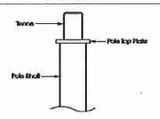
Anchorage - (4) anchor bolts fabricated from hot rolled steel bar. Minimum yield strength of 60,000 PSI. Bolts have "L" bend on one end and are threaded on the other. Bolts are fully galvanized and are furnished with hex nuts and two washers.

Base Cover - Fabricated from heavy gauge quality carbon steel, two piece cover conceals base.

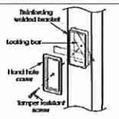
Finish - Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.



Pole Top Mount
PT23 - 2¾"X4" tenon
PT27 - 2¾"X4" tenon

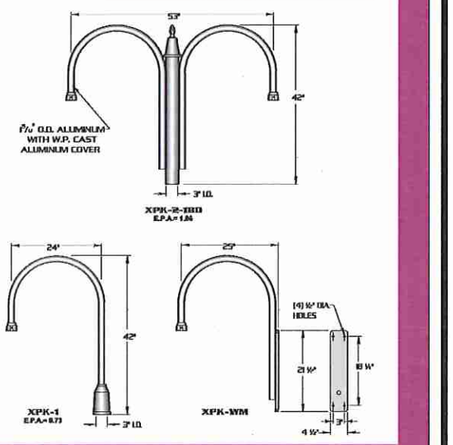


Hand Hole Cover
Reinforced hand hole with tamper resistant bolt assembly



XPK

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



DURABLE CORROSION RESISTANT, CAST AND EXTRUDED ALUMINUM CONSTRUCTION.

USA ARCHITECTURAL LIGHTING

F2-7

Z DEVELOPMENT Services
708 E. COLONIAL DR., STE. 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604
CA 29354

REVISION	DATE	REVISION	DATE

DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. &
SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

DATE: 07-24-17
DRAWN:
CHECKED:

C8
PHOTOMETRICS DETAILS

PROJECT NO.: 2017.145

JURISDICTIONAL NOTES: ALL EQUIPMENT (INCLUDING ROOF TOP) AND UTILITY BOXES MUST BE FULLY SCREENED. (INCLUDING BACK OF BUILDING)
TREES MEASURED AT DIAMETER AT BREAST HEIGHT (D.B.H.)
HEDGE ROW SHALL BE PLACED TO THE REAR OF THE 10 F.T. LANDSCAPE BUFFER.
MULCH SHOULD NOT EXTEND BEYOND DRIP LINE OF THE PLANTS AND TREES.

KANGAROO EXPRESS
ZONING : C-1

KIM JUN
ZONING C-1

DOLLAR GENERAL
7,500 S.F.
F.F.E. = 142.0

CONTRACTOR NOTE:
LANDSCAPE NEEDS TO BE 2.5 FEET FROM VERTICAL STRUCTURES.

RETENTION POND

EXISTING FENCE

EXIST. UTILITY POLE

EXISTING LIGHT POLE

EXISTING TRAFFIC SIGN

EXIST. DECORATIVE SIDEWALK

EXIST. CURB & GUTTER

SIGHT TRIANGLE

EXISTING SIGN

EXIST. UTILITY POLE AND GUY WIRE

EXISTING STORM INLET

EDGE OF PROP. ASPHALT DRIVEWAY

EDGE OF TRAVEL LANE

8' MIN.HT SHRUBS PROPOSED

E MICHAEL GLADDEN BLVD (COUNTY ROAD 437A)
(9th STREET, PER PLAT BOOK A, PAGE 109)
PUBLIC R.O.W. (60' WIDE)

S. PARK AVE. (C.R. 435)
PUBLIC R.O.W. (70' WIDE)
ASPHALT RD. (24' WIDE)

BUFFER YARD CALCULATIONS:
3.5 INCHES DBH PER 1,000 SQUARE FT. OF AREA.
BUFFER YARD TOTAL 5,552 SQ.FT.
5,552 / 1000 = 5.552 X 3.5" = 20 TREES
X 3.5" = 70" TOTAL REQUIRED.
27 PROPOSED BUFFER CANOPY TREES @ 2.5" = 67.5"
14 PROPOSED BUFFER UNDERSTORY TREES @ 1' = 14'
67.5 + 14" = 81.5" TOTAL PROPOSED.
REQUIREMENT MET.

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

NORTH
20' 0 20' 40'
GRAPHIC SCALE
1"=20'

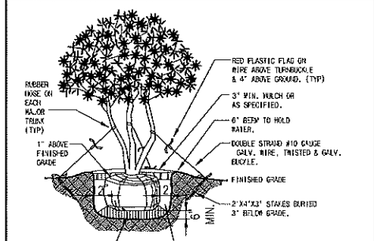
LANDSCAPE PLAN

PLANT LIST

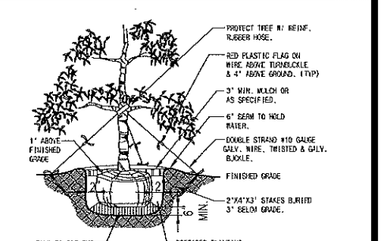
SYMBOL		BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
MG		MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)	14' MIN.HT. 2.5" DBH. 4'MIN.CLEAR TRUNK ABOVE GROUND.	YES	YES	5
TD		TAXIODIUM DISTICHUM (BALD CYPRESS)	14' MIN.HT.2.5" DBH. 6'MIN.CLEAR TRUNK ABOVE GROUND.	YES	YES	12
QV		QUERCUS VIRGINIANA (LIVE OAK)	14' MIN.HT. 2.5" DBH. 6'MIN.CLEAR TRUNK ABOVE GROUND.	YES	YES	2
LS		LIQUIDAMBAR STYRACIFLUA (AMERICAN SWEETGUM)	14' MIN.HT. 2.5" DBH. 6'MIN.CLEAR TRUNK ABOVE GROUND.	YES	YES	13
IV		ILEX VOMITORIA (YAUPON HOLLY)	5' MIN.HT. 1" CAL. 3' MIN.SPREAD.	YES	NO	10
LI		LAGERSTROMIA INDICA (CREPE MYRTLE)	6' MIN.HT. 1" CAL. 3' MIN.SPREAD SINGLE TRUNK.	YES	YES	7
	LMV	LIRIOPE MUSCARI (VARIGATED LIRIOPE)	12"-14" MIN.HT. 1 GAL. 24" O.C.	YES	NO	88
	RI	RAPHIOLEPIS INDICA (INDIAN HAWTHORNE)	12" MIN.HT. 3 GAL. 24" O.C.	YES	NO	63
	CI	CHRYSOBALANUS ICACO 'RED TIP' (RED TIP COCOPLUM)	18" MIN.HT.18" SPREAD 3 GAL. 30" O.C.	YES	YES	32
	VO	VIBURNUM ODORATISSIMUM (SWEET VIBURNUM)	24" MIN.HT.24" SPREAD 3 GAL. 30" O.C.	YES	NO	270
	SOD	BAHIA	QUANTITY TO BE CALCULATED BY CONTRACTOR	YES	YES	

PLANT QUANTITY — 00 / XX — PLANT SYMBOL

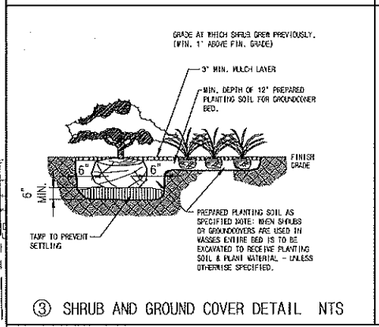
NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.



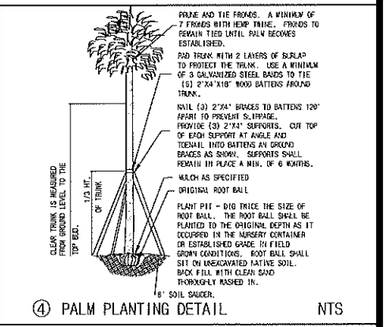
① MULTI-TRUNK DETAIL NOT USED NTS



② TREE PLANTING DETAIL NTS



③ SHRUB AND GROUND COVER DETAIL NTS



④ PALM PLANTING DETAIL NTS

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1990.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, M.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED CYPRESS MULCH
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE BAHIA GRASS OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE. DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
12. THE TREE CALIPER OF ALL CANOPY TREES SPECIFIED ON THE PLANT LIST SHALL BE MEASURED AT SIX (6) INCHES ABOVE GRADE.
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OCCURRING ON SITE OR ADJACENT AREAS, INCLUDING BUT NOT LIMITED TO BUILDINGS, PAVING, UTILITIES, ETC. WHICH IS CAUSED BY PREPARING OR INSTALLING ANY AND ALL PLANT MATERIAL.

RICK ABT
252 KINGS HWY.
DECATUR, GA 30030
404-909-2736

181

Z DEVELOPMENT Services
708 E. COLONIAL DR., STE. 100
ORLANDO, FL 32803
CA 29354
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE
REVISION	DATE

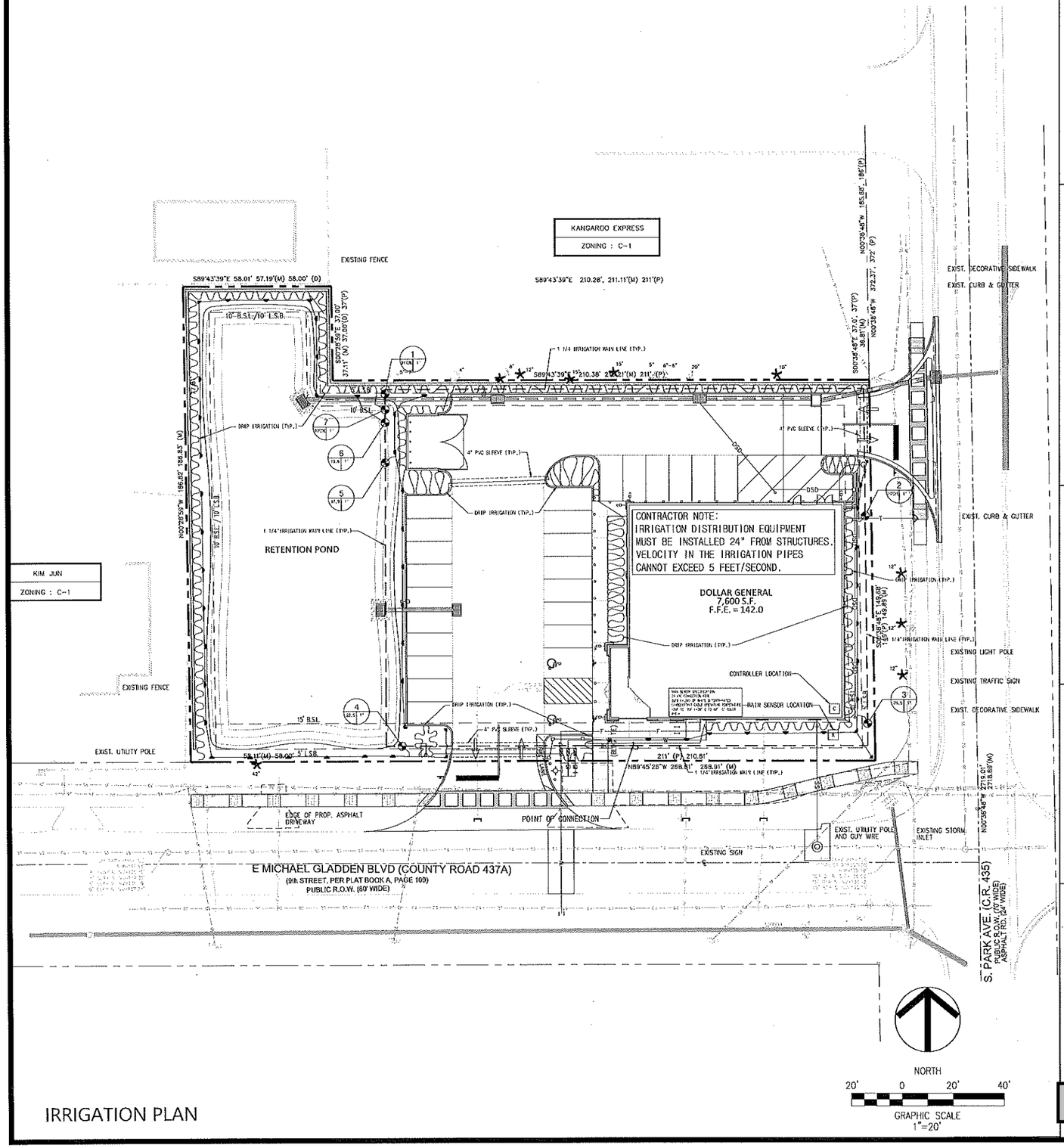
REGISTERED LANDSCAPE ARCHITECT RICK ABT FLORIDA RLA #1321 STATE OF FLORIDA

DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. & SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

L1

DATE: 07-24-17
DRAWN: SR
CHECKED: RZ

PROJECT NO.: 2017.145



IRRIGATION PLAN

IRRIGATION NOTES:

LANDSCAPE CONTRACTOR IS TO PROVIDE AN ENTIRE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANT AND GRASSED AREAS WITH HEAD TO HEAD SPACING OF SPRAY HEADS. PROVIDE ALL ITEMS NECESSARY FOR A COMPLETE AND OPERATIONAL SYSTEM TO INCLUDE, BUT NOT LIMITED TO CONTROLLER, VALVES, PIPING, HEADS, RISERS, BACKFLOW PREVENTER, METER, WIRING, ELECTRICAL SUPPLY. PROVIDE AS-BUILT DRAWINGS UPON COMPLETION AND PRIOR TO FINAL PAYMENT. PROVIDE A RAIN SENSOR IN A CONSPICUOUS LOCATION OPEN TO RAINFALL. COORDINATE ALL WORK AND SLEEVE LOCATIONS WITH GENERAL CONTRACTOR. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT REVIEW AND APPROVAL PRIOR TO INSTALLATION. LANDSCAPE CONTRACTOR IS TO PROVIDE AND INSTALL A SEPARATE WATER METER FOR IRRIGATION PURPOSES. LANDSCAPE CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.

IRRIGATION LEGEND

○	FULL 6' POP-UP SPRAY HEAD	570-8-F
◻	1/4 6' POP-UP SPRAY HEAD	570-8-Q
◗	1/2 6' POP-UP SPRAY HEAD	570-8-H
◔	1/3 6' POP-UP SPRAY HEAD	570-8-T
◕	2/3 6' POP-UP SPRAY HEAD	570-8-TT
◑	3/4 6' POP-UP SPRAY HEAD	570-8-TQ
●	FULL 6' POP-UP SPRAY HEAD	570-15-F
▲	1/4 6' POP-UP SPRAY HEAD	570-15-Q
◗	1/2 6' POP-UP SPRAY HEAD	570-15-H
◔	1/3 6' POP-UP SPRAY HEAD	570-15-T
◕	2/3 6' POP-UP SPRAY HEAD	570-15-TT
◑	3/4 6' POP-UP SPRAY HEAD	570-15-TQ
◻	CENTER STRIP SPRAY HEAD	570-4-CST
▪	SIDE STRIP SPRAY HEAD	570-4-SST
▬	END STRIP SPRAY HEAD	570-4-EST
◉	DENOTES VARIABLE 6" POP-UP	570-15-ADJ
◀	POP-UP STREAM ROTOR	
✱	500 SERIES STREAM BUBBLER	
◔	TORO PLASTIC VALVE	
◉	TORO PLASTIC VALVE WITH PRESSURE REGULATOR AND FILTER (DRIP IRRIGATION)	

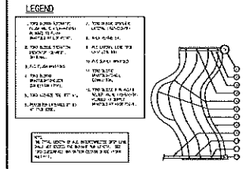
CLASS 200 PVC MAIN LINE
CLASS 160 PVC LATERAL LINE
PVC SLEEVE 4" IN DIAMETER
PIPE CROSSOVER
BACKFLOW PREVENTER
IRRIGATION METER
C CONTROLLER LOCATION TORO MODEL # CC-P09
R RAIN SENSOR LOCATION

2 — VALVE ZONE NO.
28.8 — VALVE GPM
1" — VALVE SIZE

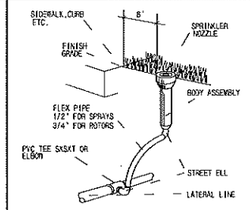
VALVES

- 254-06-03 3/4" VALVES
- 252-06-04 1" VALVES
- 252-25-06 1.5" VALVES

NOTE: MODEL NOS. SHOWN REFLECT TORO SPRINKLER HEADS. ANY HEADS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER. CONTRACTOR TO SIZE ALL LATERAL LINES AND INSURE THE PERFORMANCE OF ALL HEADS.



① DRIP IRRIGATION DETAIL NTS

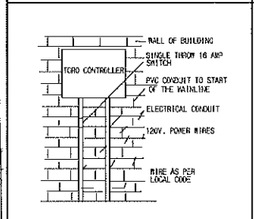


② HEAD DETAIL NTS

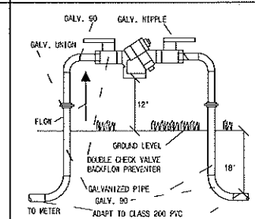
NOTE: LANDSCAPING AND IRRIGATION PLANS SHALL BE IN COMPLIANCE WITH "WATER WISE ORDINANCE, 2069.

"IRRIGATION RISERS ARE NOT ALLOWED."

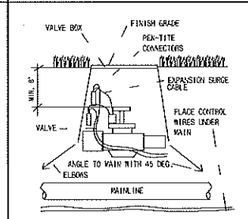
RAIN SENSOR SPECIFICATION
24 VAC CONNECTION WIRE
25FT (7.6M) OF KWITE OUTDOOR-RATED, UV-RESISTANT CABLE OPERATING TEMPERATURE -20F TO 120F (-29C TO 49C) C) COLOR WHITE



③ CONTROLLER DETAIL NTS



④ BACKFLOW PREVENTER NTS



⑤ ELECTRIC VALVE DETAIL NTS

JURISDICTIONAL NOTES: ALL EQUIPMENT (INCLUDING ROOF TOP) AND UTILITY BOXES MUST BE FULLY SCREENED. (INCLUDING BACK OF BUILDING)
TREES MEASURED AT DIAMETER AT BREAST HEIGHT (D.B.H.)
HEDGE ROW SHALL BE PLACED TO THE REAR OF THE 10 F.T. LANDSCAPE BUFFER.
MULCH SHOULD NOT EXTEND BEYOND DRIP LINE OF THE PLANTS AND TREES.

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

RICK ABT
252 KINGS HWY.
DECATUR, GA 30030
404-909-2736

Z DEVELOPMENT Services
708 E. COLONIAL DR., STE. 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604
CA 29354

REVISION	DATE	REVISION	DATE

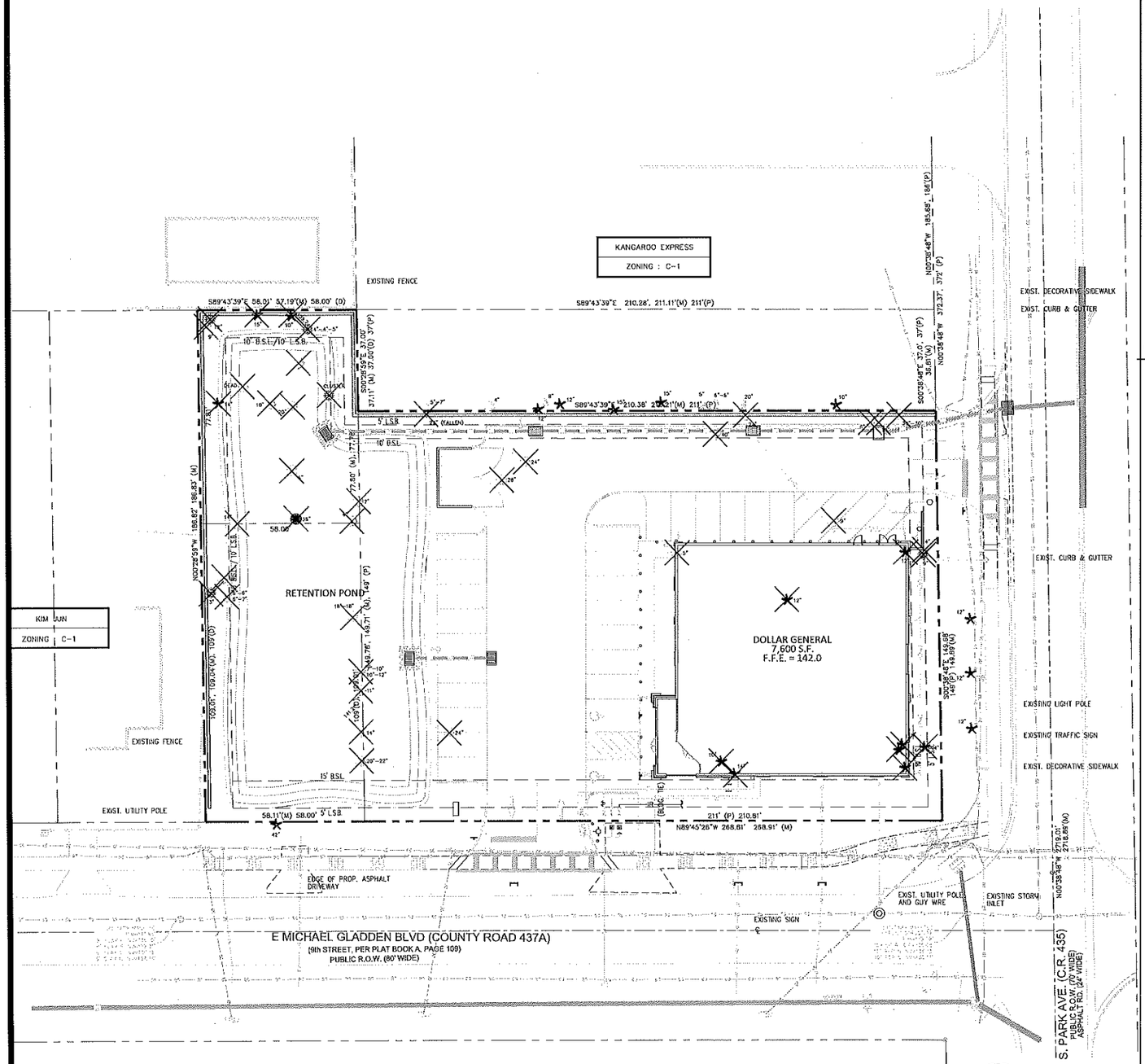
RICK ABT
FLORIDA REG. #1329

DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. & SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

DATE: 07-24-17
DRAWN: SR
CHECKED: RZ

L2

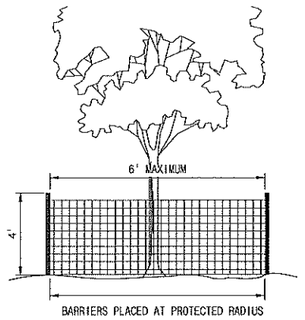
PROJECT NO.: 2017.145



TREE DEMO PLAN

LANDSCAPE AND IRRIGATION DESIGN

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



TREE PROTECTION NOTES

1. DURING CONSTRUCTION, PROTECTIVE BARRIERS SHALL BE PLACED BY SITE CONTRACTOR TO PREVENT DESTRUCTION OF TREES WHICH ARE DESIGNATED TO REMAIN. PROTECTION BARRIERS SHALL BE ERECTED PRIOR TO CONSTRUCTION OF ANY KIND ON THE SITE.
2. BARRIERS SHALL CONSIST OF PROTECTIVE WOODEN POSTS TAG (2) INCHES BY FOUR (4) INCHES OR LARGER PLANTED IN SUFFICIENT DEPTH TO BE STABLE WITH AT LEAST FOUR (4) FEET OF POST VISIBLE ABOVE THE GROUND. POSTS SHALL BE PLACED NO CLOSER THAN FIVE (5) FEET TO THE TRUNK UNLESS PROPOSED PAVING CONSTRUCTION WILL NOT PERMIT. POSTS SHALL BE NO FURTHER THAN SIX (6) FEET APART. REFER TO TREE PROTECTION BARRIER DETAIL. EACH SECTION SHALL BE LINKED TOGETHER WITH ORANGE POLYPROPYLENE NET FENCE MATERIAL.
3. PROPOSED GRADES AROUND TREES TO REMAIN SHALL BE MAINTAINED TO WITHIN FOUR (4) INCHES OF THE EXISTING GRADE.
4. THE CONTRACTOR SHALL FOLLOW TREE REMOVAL, TREE PROTECTION AND GENERAL PLANTING REQTS. AS DEFINED BY LOCAL JURISDICTION.
5. PROTECTIVE BARRIERS SHALL REMAIN IN PLACE AND INTACT UNTIL SUCH TIME AS CONSTRUCTION IS COMPLETE AND ALL EQUIPMENT IS REMOVED FROM SITE.
6. NO BUILDING MATERIALS SUCH AS MACHINERY OR TEMPORARY SOIL DEPOSITS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER ZONES.
7. BARRIERS SHALL BE PLACED AT THE TREE CANOPY LINE EXCEPT ADJACENT TO THE PROPERTY CONSTRUCTION AREA WHERE IT MAY BE AT ONE HALF OF THE CANOPY DISTANCE ON ONE SIDE ONLY.

TREE PROTECTION BARRICADE LOCATION — 6" O

EXISTING TREE TO BE REMOVED — 6" O

① TREE BARRIER DETAIL NTS

EXISTING TREES TO BE REMOVED

TREE SIZE	TOTAL # OF TREES	TOTAL INCHES
4 INCH - OAK	1	4"
5 INCH - OAK	1	5"
6 INCH - OAK	4	24"
7 INCH - OAK	2	14"
9 INCH - OAK	2	18"
10 INCH - OAK	5	50"
11 INCH - OAK	1	11"
14 INCH - OAK	3	42"
18 INCH - OAK	1	18"
20 INCH - OAK	2	40"
24 INCH - OAK	3	72"
28 INCH - OAK	1	28"
30 INCH - OAK	1	30"
40 INCH - OAK	1	40"
36 INCH - CHAMPHER	1	N/A
3 INCH - CHINA-B	1	N/A
4 INCH - CHINA-B	1	N/A
12 INCH - CHINA-B	1	N/A
9 INCH - PALM	1	N/A
10 INCH - PALM	3	N/A
12 INCH - PALM	4	N/A
14 INCH - PALM	3	N/A
15 INCH - PALM	1	N/A
GRAND TOTAL TREES TO REMOVED = 44		396"

TOTAL TREE INCHES ON-SITE= 396"
TOTAL NUMBER OF SPECIMEN TREES ON-SITE= 6
TOTAL NUMBER OF SPECIMEN TREES REMOVED= 6
TOTAL NUMBER OF SPECIMEN TREE INCHES RETAINED= 0"
TOTAL NUMBER OF SPECIMEN TREE INCHES REMOVED= 170"
TOTAL NUMBER OF NON-SPECIMEN TREE INCHES REMOVED= 226"
TOTAL NUMBER OF NON-SPECIMEN TREE INCHES RETAINED= 0"
TOTAL NUMBER OF TREE INCHES RETAINED= 0"
TOTAL NUMBER OF TREE INCHES REMOVED= 396"
396" TOTAL INCHES REMOVED - 0" RETAINED = 396"
PROPOSED TREES 2.5" X 32 = 80"/ 1.0" X 17 = 17"/ 80" + 17" = 97"

EXISTING TREE LEGEND

- TREE CAMPHOR
- TREE CHINA
- BERRY
- TREE LIVE OAK
- TREE PALM

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PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE
REVISION	DATE

RICK ABT
FLORIDA R.L.A. #1321

DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. &
SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

DATE: 07-24-17
DRAWN: SR
CHECKED: RZ

L3

PROJECT NO.: 2017.145

LEGAL DESCRIPTION:

PARCEL 1
(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 6223990):

THE EAST 58 FEET OF LOT 51, LESS THE SOUTH 109 FEET, BLOCK H, TOWN OF APOPKA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2
(PER FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 6178615):

THE EAST 58 FEET OF THE SOUTH 109 FEET OF LOT 51, BLOCK H, TOWN OF APOPKA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "A", PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3
(PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 12655-2404744):

LOT 52, LESS THE NORTH 37 FEET, BLOCK H, THE TOWN OF APOPKA, A SUBDIVISION ACCORDING TO THE PLAT OF MAP THEREOF DESCRIBED IN PLAT BOOK "A", AT PAGE(S) 109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCELS 1, 2 AND 3 TOGETHER CONTAINING 42,364 SQUARE FEET, OR 0.97 ACRES, MORE OR LESS.

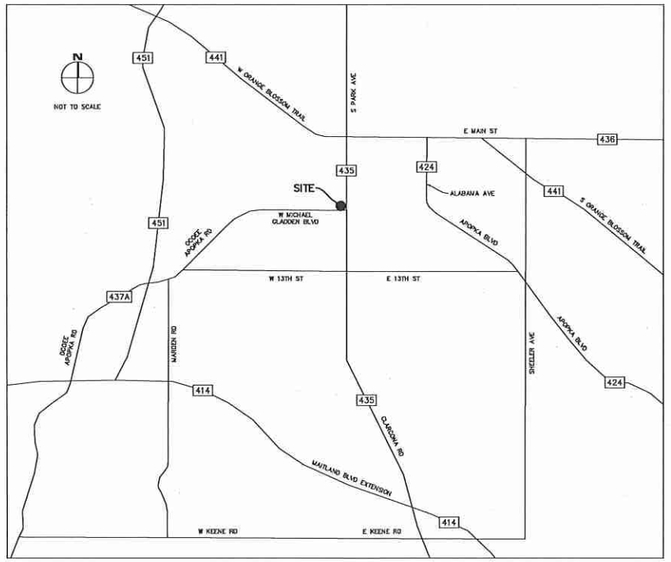
SYMBOL AND ABBREVIATION LEGEND:

- CONCRETE LIGHT POLE
- GUY WIRE
- WOODEN POWER POLE
- SINGLE STAND SIGN
- NATURAL GAS MARKER
- NATURAL GAS METER
- STORM DRAINAGE CATCH BASIN
- FOUND BRASS OR ALUMINUM DISK
- FOUND CONCRETE MONUMENT
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND NAIL & DISK
- SET IRON ROD
- SET TRAVERSE POINT OR BENCHMARK
- TELECOMMUNICATION RISER
- TREE CAMPHOR
- TREE CHINA BERRY
- TREE LIVE OAK
- TREE PALM
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SOIL BORING
- BURIED ELECTRICAL
- BURIED GAS
- BURIED SANITARY SEWER
- BURIED TELECOMMUNICATION
- BURIED UNKNOWN
- BURIED WATER

N	NORTH/NORTHING
S	SOUTH
E	EAST/EASTING
W	W
BVD/BLVD	BOULEVARD
RD	ROAD
ST	STREET
RLS	REGISTERED LICENSED SURVEYOR
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
ID	IDENTIFICATION
ELEV	ELEVATION
(D)	DEED/DESCRIPTION
(M)	FIELD MEASUREMENT
(P)	PLAT
TRAV	TRAVERSE
PT	POINT
RCP	REINFORCED CONCRETE PIPE
INV	INVERT ELEVATION
LS	LICENSED SURVEYOR
L&S	L & S DIVERSIFIED, LLC

- CONTOUR
- SPOT ELEVATION
- FENCE LINE
- OVERHEAD ELECTRICAL LINE
- DRAINAGE PIPE
- BUILDING LINE
- EDGE OF PAVEMENT
- CENTERLINE

VICINITY MAP



EXCEPTIONS TO TITLE:

FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 6223990 (PARCEL 1)
SECTION B SECTION II (EXCEPTIONS):

4. THE PUBLIC RECORDS DO NOT SHOW ANY MEANS OF INGRESS OR EGRESS TO OR FROM THE LAND DESCRIBED IN SCHEDULE A AND, BY REASON THEREOF, THIS POLICY DOES NOT, AND WILL NOT, INSURE ANY RIGHT OF ACCESS TO AND FROM THE LAND. AFFECTS SUBJECT PROPERTY AND IS NOTED ON THE SURVEY.

5. SUBJECT TO MATTERS AS SET FORTH ON THE PLAT OF TOWN OF APOPKA RECORDED IN PLAT BOOK A, PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 6178615 (PARCEL 2)
SECTION B SECTION II (EXCEPTIONS):

4. SUBJECT TO MATTERS AS SET FORTH ON THE PLAT OF TOWN OF APOPKA RECORDED IN PLAT BOOK A, PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 12655-2404744 (PARCEL 3)
SECTION B SECTION II (EXCEPTIONS):

9. SUBJECT TO THE RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF TOWN OF APOPKA RECORDED IN PLAT BOOK A, PAGE 109, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DESCRIBED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SURVEY IS LIMITED TO: (1) THE DOCUMENTATION OF THE PERIMETER OF THE PARCELS OF LAND SHOWN HEREON BY MONUMENTING THE BOUNDARY LINES FOR THE PURPOSE OF DESCRIBING SAID PARCELS. (2) THE LOCATION OF SURFACE IMPROVEMENTS. (3) SPOT ELEVATIONS AND CONTOURS. (4) TREE SURVEY. (5) STORM DRAINAGE AND SANITARY SEWER AS-BUILT. (6) SUB-SURFACE UTILITIES AS MARKED BY L & S DIVERSIFIED, LLC (L&S).
3. THE SURVEYED PROPERTY SHOWN HEREON CONTAINS A TOTAL AREA OF 0.97 ACRES (42,364 SQUARE FEET) MORE OR LESS.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 16-21-28 AS HAVING AN ASSUMED BEARING OF NORTH 00°38'48" WEST.
5. THE ELEVATIONS SHOWN HEREON ARE BASED UPON ORANGE COUNTY BENCHMARK STAMPED L-653-002, HAVING A PUBLISHED ELEVATION OF 131.081', NORTH AMERICAN VERTICAL DATUM OF 1988.
6. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE X, ACCORDING TO FEMA FLOOD RATE INSURANCE MAP NUMBER 12095C0120 F, DATED SEPT. 25, 2009.
7. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
8. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
9. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
10. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF WALLS AND FENCES.
11. THIS FIRM IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 3 CALIPER INCHES OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
12. ORNAMENTAL PLANTS, HEDGES, SPRINKLER HEADS WERE NOT LOCATED.
13. THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY & SUB SURFACE UTILITIES AS MARKED BY L&S. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION EXCAVATIONS, CONTACT 811.COM (811) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. SOME OF THE UTILITIES SHOWN HEREON ARE FROM UTILITY MAPS PROVIDED BY THE UTILITY PROVIDERS.
14. L & S DIVERSIFIED, LLC DID NOT SEARCH THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
15. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY L & S DIVERSIFIED, LLC (L&S). L&S HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYORS CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. L&S MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT L&S DIRECTLY FOR VERIFICATION OF ACCURACY.
16. THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1 INCH=20 FEET
17. THIS SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
18. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
19. THE SEPARATE DESCRIPTIONS OF THE 3 PARCELS SHOWN HEREON, WHEN TAKEN AS A WHOLE, FORMS A SINGLE PARCEL OF LAND WITH NO GORES, GAPS, OVERLAPS OR HIATUSES. PARCEL 1 APPEARS TO BE LANDLOCKED, THERE IS NO KNOWN ACCESS TO PUBLIC OR PRIVATE INGRESS/EGRESS FOR THIS PARCEL.
20. A SUNSHINE 811 "DESIGN" TICKET 10970471 WAS OBTAINED TO DETERMINE THE UTILITY PROVIDERS WITHIN THE PROJECT LIMITS. THE PROJECT WAS SCANNED FOR UNDERGROUND UTILITIES USING ELECTRONIC DETECTION DEVICES AND GROUND PENETRATING RADAR (GPR). ANY UTILITIES FOUND WITHIN THE PROJECT LIMITS WERE SURFACE PAINTED AND FLAGGED WITH THE APPROPRIATE COLOR AS RECOGNIZED BY THE NATIONAL UTILITY LOCATING CONTRACTORS ASSOCIATION (NULCA). ANY UTILITIES MARKED BY ANOTHER FIRM WILL BE VERIFIED BY AN L&S DIVERSIFIED UTILITY LOCATOR.
21. IT SHOULD BE UNDESTOOD BY THE CLIENT THAT SOME UNDERGROUND UTILITIES MAY NOT BE MADE OF A CONDUCTIVE MATERIAL OR MAY NOT RETURN A GPR ECHO AND THEREFORE CANNOT BE DESIGNATED WITH ELECTRONIC PROSPECTING EQUIPMENT OR GPR.

CERTIFICATION:

TO : _____

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11, 14, 16, 17, 18, 19 and 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON _____

AS TO ITEM 7(A) AND 7((B)(1), THERE ARE NO STANDING BUILDINGS ON THE SITE, ONLY A CONCRETE FOUNDATION.
AS TO ITEM 9, THERE ARE NO PARKING SPACES ON THE SITE.
AS TO ITEM 16, THERE IS NO EVIDENCE OF EARTH MOVING, CONSTRUCTION OR BUILDING ADDITIONS ON THE SITE.
AS TO ITEM 17, THE SURVEYOR IS NOT BEEN INFORMED OF ANY PROPOSED CHANGES IN RIGHT OF WAY LINES, EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
AS TO ITEM 18, THERE ARE NO DELINEATION OF WETLANDS ON THE SITE, AND NO MARKERS WERE OBSERVED NOR LOCATED.
AS TO ITEM 19, NO OFFSITE EASEMENTS OR SERVITUDES WERE DISCLOSED IN ANY DOCUMENTS PROVIDED TO THE SURVEYOR.

DATE OF MAP: _____

SIGNATURE: _____

SHERRY L. MANOR
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #6951

APOPKA DOLLAR GENERAL
MANLEX

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN

SECTION 16, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA
ORANGE COUNTY, FLORIDA

GRAPHIC SCALE
20' 0 10' 20' 40'
1 INCH = 20 FEET

REVISIONS

No.	DATE	BY	DESCRIPTION
Δ1	2017.06.23	EGT	ADDED [illegible]MATION
Δ2	2018.02.08	TJS	MADE [illegible]

184

PROJECT No.	17-0046
SURVEYED BY	MC
SURVEY DATE	2017.04.24
DRAWN BY	EGT
DRAWN DATE	2017.05.02
REVIEWED BY	SLM
APPROVED BY	SLM

L & S Diversified
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE LB#7533

DRAWING No.
SURVEY-101
SHEET
1 OF 2

LOT 49
TOWN OF APOPKA
PLAT BOOK "A", PAGE 109
OWNER: HEALTHY HOME, LLC

LOT 50
TOWN OF APOPKA
PLAT BOOK "A", PAGE 109
OWNER: CIRCLE K STORES, INC.

UNNAMED ALLEY (UNIMPROVED)
TOWN OF APOPKA
PLAT BOOK "A", PAGE 109

1-STORY
CONCRETE BLOCK RESIDENCE
FINISH FLOOR ELEVATION=142.54'

PARCEL 1
V A C A N T
WOODED

EAST 58' OF
LOT 51
LESS SOUTH 109'
BLOCK H
TOWN OF APOPKA
PLAT BOOK "A", PAGE 109

NORTH 37' OF
LOT 52
BLOCK H
TOWN OF APOPKA
PLAT BOOK "A", PAGE 109
OWNER: CIRCLE K STORES, INC.
NOT INCLUDED

EAST 54' OF WEST 154' OF
LOT 51
BLOCK H
TOWN OF APOPKA
PLAT BOOK "A", PAGE 109

OWNER: NATHAN JEROME SHAW SR.
NOTE: THIS PARCEL APPEARS TO
BE LANDLOCKED

OWNER: EDNA P. MOTT
NOT INCLUDED

REMAINDER OF
LOT 51
BLOCK H
TOWN OF APOPKA
PLAT BOOK "A", PAGE 109

PARCEL 2
V A C A N T
WOODED

SOUTH 109' OF
EAST 58' OF
LOT 51
BLOCK H
TOWN OF APOPKA
PLAT BOOK "A", PAGE 109

1-STORY
RESIDENCE
FINISH FLOOR
ELEVATION=143.78'

OWNER: MATTIE MOBLEY
LIFE ESTATE
ADDRESS: 51 E MICHAEL
GLADDEN BLVD

PARCEL 3
V A C A N T
PARTIALLY CLEARED

LOT 52
LESS NORTH 37'
BLOCK H
TOWN OF APOPKA
PLAT BOOK "A", PAGE 109
OWNER: LLOYD L. LEE TRUST
ADDRESS: 57 E MICHAEL GLADDEN BLVD

ABANDONED
CONCRETE
FOUNDATION

ABANDONED
SEPTIC TANK

LOT 1
APOPKA INDUSTRIAL PARK
PLAT BOOK 17, PAGE 98

S. PARK AVENUE
(COUNTY ROAD 435)
PUBLIC RIGHT OF WAY (70' WIDE)
ASPHALT ROADWAY (24' WIDE)

E MICHAEL GLADDEN BLVD (COUNTY ROAD 437A)
(NINTH STREET, PER PLAT BOOK A, PAGE 109)
PUBLIC RIGHT OF WAY (80' WIDE)

ASPHALT PARKING

SITE BENCHMARK 822
N 1575793.44
E 492376.84
ELEV 130.73
SET 1/2" IRON ROD
& CAP "LAS TRAV"

SITE BENCHMARK 823
N 1575752.22
E 492433.93
ELEV 138.08
SET 1/2" IRON ROD
& CAP "LAS TRAV"

SITE BENCHMARK 820
N 1575534.01
E 492771.69
ELEV 136.42
SET NAIL & DISK
"TRAY PT LB 7829"

SITE BENCHMARK 821
N 1575537.41
E 492513.09
ELEV 141.59
SET 1/2" IRON ROD
& CAP "LAS TRAV"

SITE BENCHMARK 800
N 1575593.75
E 492737.18
ELEV 140.68
SET 1/2" IRON ROD
& CAP "LAS TRAV"

SET 1/2" IRON ROD & CAP "LAS LB 7829"

FOUND 1/2" IRON ROD & CAP "PKV LS 5154"
W 0.82'

FOUND 1/2" IRON ROD & CAP (NO ID)
S 0.07', E 0.11'

FOUND 1/2" IRON ROD (NO ID)
N 0.19', E 0.09'

FOUND 5/8" IRON ROD (NO ID)
S 0.02', W 0.11'

FOUND 3/4" IRON PIPE (NO ID)
N 0.07', W 0.25'

FOUND 1" IRON PIPE
(NO ID) W 0.15'

FOUND 1/2" IRON ROD (NO ID)

FOUND 1/2" IRON ROD & CAP "HERRON PLS 1993"

FOUND NAIL & DISK "PLS 1993"

NORTHEAST CORNER
OF LOT 50, BLOCK H
FOUND 1/2" IRON
ROD (NO ID)
E 0.03'

NORTHEAST CORNER
OF NORTHEAST 1/4 OF
SECTION 16-21-28
FOUND NAIL & DISK
"PRISM LB 024" COR 082036

SOUTHEAST CORNER
OF NORTHEAST 1/4 OF
SECTION 16-21-28
FOUND 3/4" IRON ROD
(NO ID) "COR 082037"

EASTERLY RIGHT OF WAY LINE
PER PLAT BOOK 17, PAGE 98

MONTERLY RIGHT OF WAY LINE

SET 1/2" IRON ROD
& CAP "LAS LB 7829"

FENCE CORNER
W 1.00', N 0.73'

FENCE CORNER
W 0.29'

FENCE CORNER
1.12' E

FENCE CORNER
S 2.65', W 2.44'

FENCE CORNER
N 0.19', E 0.09'

FENCE CORNER
S 0.30'

4' CHAIN LINK FENCE

4' CHAIN LINK
FENCE ON LINE

E WOOD FENCE

GRASS LINK FENCE

1" RGO METALLIC
WATER SERVICE.

BORE PB-1
ELEVATION=138.8'

BORE PB-1
ELEVATION=141.3'

BORE AB-1
ELEVATION=137.9'

BORE B-1
ELEVATION=138.0'

BORE B-2
ELEVATION=139.5'

BORE B-3
ELEVATION=139.7'

BORE AB-4
ELEVATION=140.3'

BORE AB-4
ELEVATION=141.3'

BORE B-4
ELEVATION=140.6'

BORE B-5
ELEVATION=140.4'

CURB INLET
GRATE=137.41'
18" RCP E INV=132.77'

CURB INLET
GRATE=137.52'
30" RCP N INV=132.51'
30" RCP S INV=132.51'
18" RCP W INV=132.77'

CATCH BASIN
GRATE=138.52'
15" RCP S INV=133.18'

CATCH BASIN
GRATE=138.81'
15" RCP N INV=134.83'
18" RCP W INV=134.68'
24" RCP SE INV=134.78'

CATCH BASIN
GRATE=141.87'
18" RCP W INV=138.44'
18" RCP E INV=138.39'

SANITARY MANHOLE
RIM=141.88'
8" CLAY E INV=136.10'
8" CLAY S INV=137.31'
8" CLAY W INV=136.18'
8" CLAY N INV=137.33'

SANITARY MANHOLE
RIM=139.76'
TOP OF 8" DIP=136.09'
15" RCP N INV=135.13'
15" RCP S INV=135.13'

SANITARY MANHOLE
RIM=139.30'
8" CLAY N INV=135.58'
6" PVC E INV=137.07'
8" CLAY W INV=133.57'

STOP
S PARK AVE
E MICHAEL GLADDEN BVD

ADOPT
A ROAD

DRIVEWAY

SIDEWALK

GRASS

BG

BV

OHW

OHP

OC

OM

TO 429

211' (P)	211.11' (M)	210.28'	S89°43'39"E
210.38'	210.21' (M)	211' (P)	S89°43'39"E
268.81'	268.91' (M)		N89°45'26"W
58.01'	57.19' (M)	58.00' (D)	S89°43'39"E
56.11' (M)	58.00'		
58.00'			
372.37'	372' (P)		
185' (P)	185.58'		
186.85' (M)	186.82'		
149' (P)	149.89' (M)	149.68'	S00°38'48"E
149.78' (M)	149.71' (P)		
109' (D)	109.01' (M)	109.04' (M)	109' (P)
2718.01' (M)	2718.00' (P)		N00°09'48"W

N00°38'48"W	185' (P)	185.58'	
N00°38'48"W	36.81' (M)	37.00' (P)	
S00°38'48"E	37.00' (M)	37.00' (D)	37' (P)
S00°28'59"E	37.00' (M)	37.00' (D)	37' (P)
N00°26'59"W	186.85' (M)	186.82'	
N00°26'59"W	109.01' (M)	109.04' (M)	109' (P)
S00°38'48"E	149' (P)	149.89' (M)	149.68'
S00°38'48"E	149.78' (M)	149.71' (P)	
N00°09'48"W	2718.01' (M)	2718.00' (P)	

N

1 INCH = 20 FEET

185

APOPKA DOLLAR GENERAL
HANLEX
ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATED IN
SECTION 16, TOWNSHIP 21 SOUTH, RANGE 28 EAST
CITY OF APOPKA
ORANGE COUNTY, FLORIDA

GRAPHIC SCALE

REVISIONS				
No.	DATE	BY	DESCRIPTION	
Δ1	2017.06.23	EGT	ADDED	RMATION
Δ2	2018.02.08	TJS	MADE	

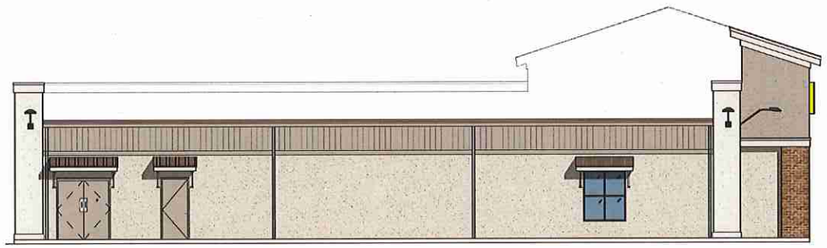
PROJECT No.	17-0046
SURVEYED BY	NC
SURVEY DATE	2017.04.24
DRAWN BY	EGT
DRAWN DATE	2017.04.24
REVIEWED BY	SJM
APPROVED BY	SJM

L & S Diversified
4224 LAKE HOWELL ROAD | SUITE 1202 | WINTER PARK, FL | 32792
PHONE 407.681.3830 | FAX 407.681.3831
WWW.LSDIVERSIFIED.COM | INFO@LSDIVERSIFIED.COM
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE LB#7829

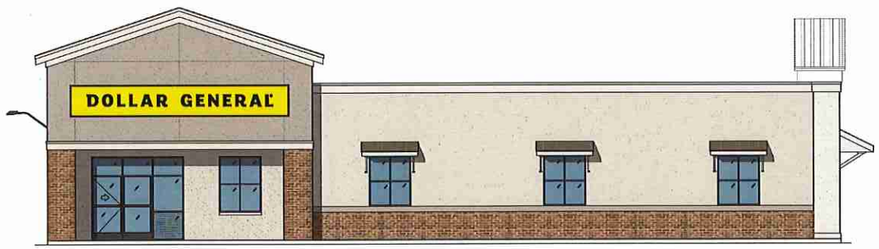
DRAWING No.
SURVEY-102
SHEET
2 OF 2

1 A02 WEST ELEVATION
SCALE: 1/8" = 1'-0"

2 A02 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 A02 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



4 A02 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS
1
2
3
4
5
6
7
8

PROJECT NO. 14C81105-01
DATE 02-26-18

ELEVATIONS

PROPOSED NEW LOCATION
FOR:
DOLLAR GENERAL
--
APOPKA, FLORIDA

RABITS & ROMANO
ARCHITECTURE
PLANNING AND DESIGN
AA26002490
245 SOUTH HIGHLAND ST.
SUITE 9 MOUNT DORA, FL. 32757
TEL - 352-385-1030
FAX - 352-385-1035
info@rabits-architect.com
www.rabits-architect.com

SIGN/SEAL

DATE

SHEET
A02
OF
31

MEMORANDUM

December 11, 2017

Re: Dollar General – Apopka
Traffic Analysis
TMC Project No. 17127

The following analysis was conducted to assess the impact of the proposed development on the adjacent transportation facilities. The proposed 7,500 square foot Dollar General will be located the northwest corner of the intersection of Michael Gladden Boulevard and Park Avenue in the City of Apopka, Florida, as illustrated in **Figure 1**.

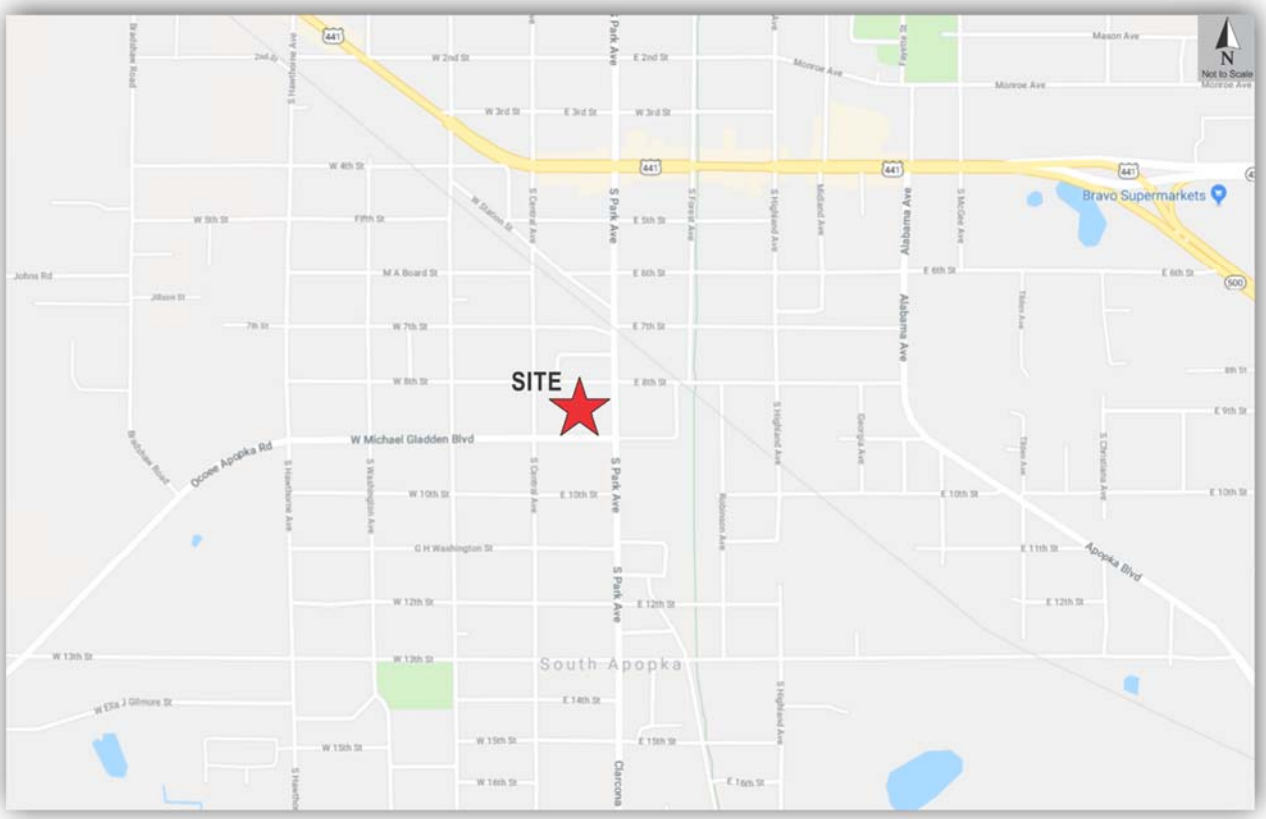


Figure 1 – Site Location

3101 Maguire Boulevard, Suite 265, Orlando, Florida 32803 ■ P: (407) 531-5332 ■ F: (407) 531-5331 ■ www.trafficmobility.com

The site's projected trip generation was calculated based on data published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 10th Edition.* The proposed building is a 7,500 square-foot Variety Store (ITE Land Use Code 814).

Table 1
Trip Generation Analysis

Description	LU Code	Size	Daily		PM Peak Hour Trips			
			Rate	Trips	Rate	Enter	Exit	Total
Variety Store	814	7.5 KSF	63.47	476	6.84	27	24	51
Pass By Trips				*162*		*9*	*8*	*17*
Net Trip Generation				314		18	16	34

ITE Trip Generation Manual, 10th Edition

Based on this calculation, the proposed development is projected to generate a total of 314 new daily trips, of which 34 trips occur during the evening peak period. The project's impact on the roadway system is anticipated to be negligible during the day and during the peak hour.

Project trips were distributed to the study segments, intersection and driveways based on existing and projected traffic patterns. Generally, the project trip distribution is as follows:

To/From North on Park Avenue	40%
To/From South on Park Avenue	35%
To/From West on Michael Gladden Blvd	25%

The proposed development is anticipated to be constructed and open in the year 2018. Therefore, the analysis of conditions at buildout was performed using existing traffic data and project trips at the intersection. The analysis of roadway segment included the existing and committed trips, where available, as obtained from the City of Apopka's latest Trip Allocation Tables of the Concurrency Management System.

The results of the projected roadway segment capacity analysis are summarized in Table 2, which indicates that the roadway segments have sufficient capacity to accommodate the proposed development.

Table 2
Projected Roadway Segment Analysis

Roadway Segment	Capacity		Proj	Daily Trips				PM Peak				Meets Std	
	Daily	Peak	Distr	Traffic	Com	Proj	Total	Traffic	Com	Proj	Total	Daily	PK
Park Avenue													
US 441 to Michael Gladden Blvd	15,600	800	40%	13,011	0	126	13,137	591	0	6	597	Y	Y
Michael Gladden Boulevard													
Bradshaw Rd to Park Ave	15,600	800	25%	4,827	0	79	4,906	279	0	5	284	Y	Y

The projected intersection operations were analyzed using the methods of the Highway Capacity Manual (HCM) and the Synchro software tool. Existing intersection volumes were obtained during the PM peak period at Park Avenue and Michael Gladden Boulevard. Project trips were assigned to the intersection based on the project's trip distribution. The projected volumes at buildout of the development are illustrated in **Figure 2**.

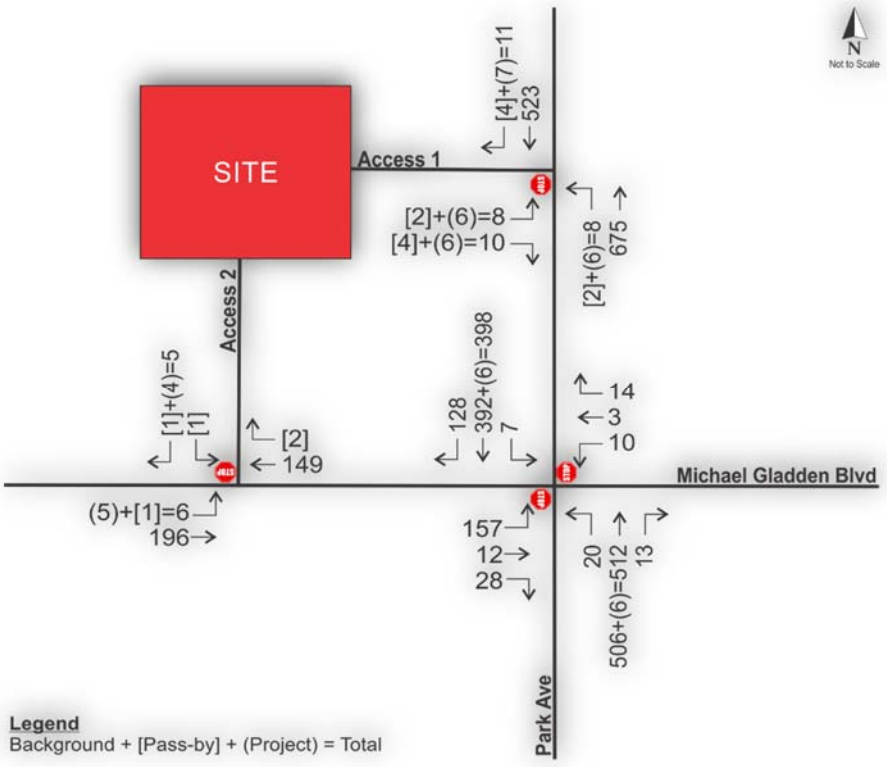


Figure 2 – Projected Intersection Volumes

The results of the intersection analysis, summarized in Table 3, reveal that the project access points are projected to operate adequately at buildout. As for the intersection of Park Avenue and Michael Gladden Boulevard, it is projected to continue experiencing extended delays on the eastbound left turn movement during the evening peak period. This condition existing currently due to the lack of sufficient gaps on Park Avenue to allow an efficient left turn movement from the stop sign. The condition will continue to prevail unless alternative traffic control (i.e. four-way stop, traffic signal, roundabout, etc.) is implemented at this intersection. The proposed development is not projected to add any traffic to the deficient eastbound movement, and project traffic is less than 1% of the total peak hour traffic through the intersection.

Table 3
Projected Intersection Analysis

Intersection	Control	EB		WB		NB		SB	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Park Ave & Michael Gladden Blvd	TWSC	161.7	F	21.5	C	8.7	A	8.6	A
Access 1 & Park Ave	TWSC	19.4	C	--	--	8.7	A	--	--
Access 2 & Michael Gladden Blvd	TWSC	7.6	A	--	--	--	--	9.4	A

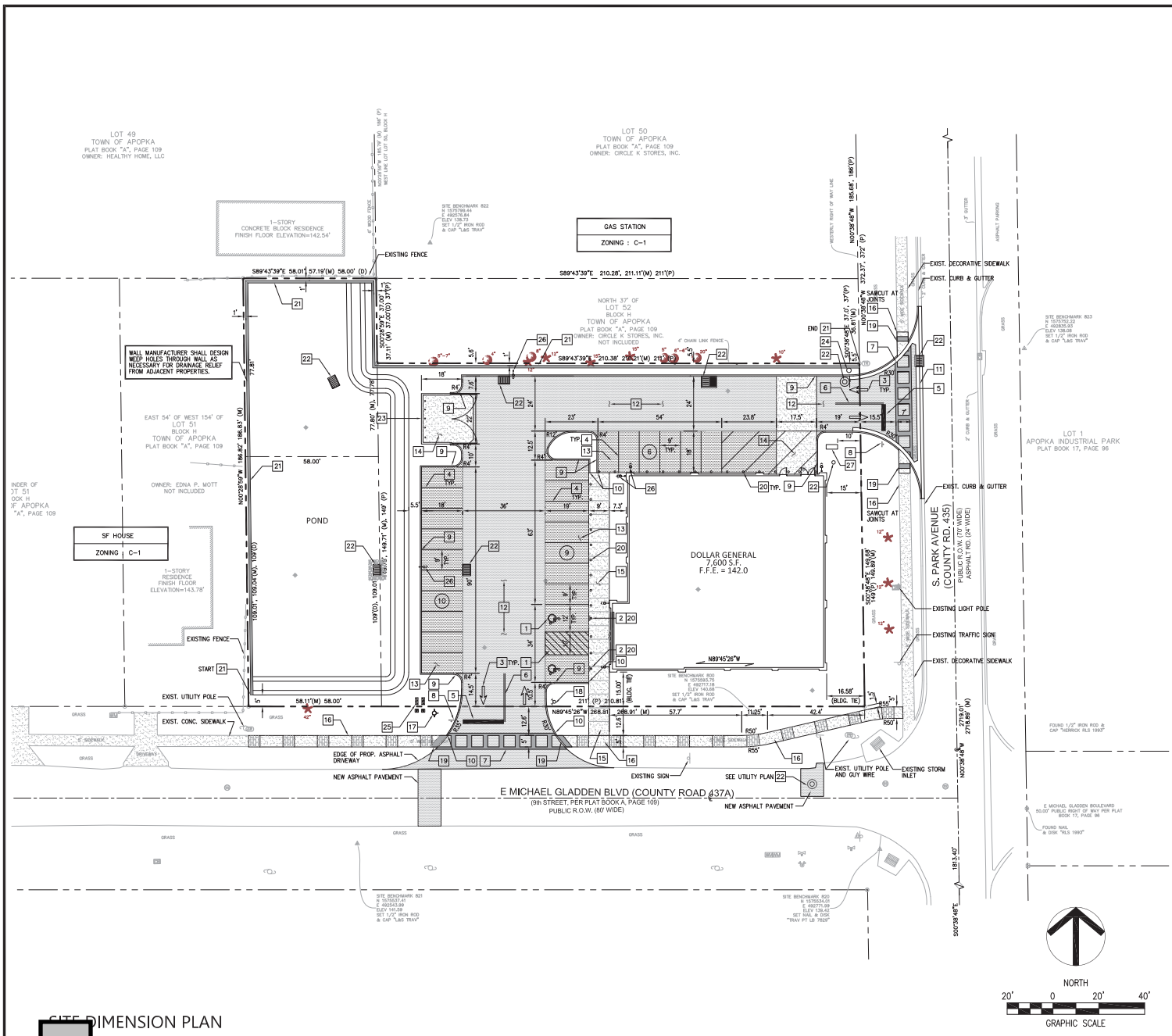
Delay is expressed in seconds/vehicle

Therefore, based on the results of this analysis, the proposed Dollar General development will not adversely impact the transportation network and is adequately supported by existing transportation facilities.

Regards,

Mohammed Abdallah, PE, PTOE
Florida PE No. 56169
December 11, 2017

ATTACHMENTS



PLAN NOTES

1. HANDICAP PARKING, STRIPING & HANDICAP ACCESS AISLE (1/C5)
2. HANDICAP PARKING SIGN (2 PLACES) (2/C5)
3. PAVEMENT MARKING (3/C5)
4. 4" WHITE (PAINT)
5. 24" WHITE STOP BAR (PAINT) (3/C5)
6. 6" DOUBLE STRIPING (FDOT INDEX 17346) (3/C5)
7. CROSSWALK STRIPING -THERMOPLASTIC (FDOT INDEX 17346) (3/C5)
8. 30" STOP SIGN (R1-1)
9. VERTICAL CURB (4/C5)
10. TRANSITION CURB (FDOT INDEX 300) (5/C5)
11. VALLEY GUTTER (10/C5)
12. ASPHALT PAVEMENT - HEAVY DUTY (6/C5)
13. ASPHALT PAVEMENT - MEDIUM DUTY (6/C5)
14. CONCRETE PAVEMENT (7/C5)
15. CONCRETE WALK WITH EXPANSION JOINTS AND SCORE MARKS (9/C5)
16. DECORATIVE SIDEWALK (7/C6.1)
17. FIRE HYDRANT (-/C6)
18. FIRE DEPARTMENT CONNECTION (FDC) (9/C6)
19. DETECTABLE WARNING (11/C5)
20. CONCRETE BOLLARD (12/C5)
21. PRE-CAST CONCRETE WALL (SEE STRUCTURAL PLAN)
22. DRAINAGE STRUCTURE (SEE SHEET C4)
23. PROPOSED SOLID WASTE ENCLOSURE (SEE ARCHITECTURAL PLAN) (-/C6)
24. POLE MOUNTED TRANSFORMER (SEE ELECTRICAL PLAN)
25. PROPOSED WATER METERS AND BACKFLOW PREVENTERS (SEE SHEET C3)
26. SITE LIGHTING (SEE ELECTRICAL SHEET)
27. MONUMENT SIGN (SEE SIGNAGE PLANS)

REFER TO SHEET C0 FOR GENERAL NOTES, SPECIFICATIONS AND LEGENDS IN ADDITION TO SITE SPECIFIC NOTES AND REQUIREMENTS.

SITE DIMENSION PLAN

192

RZ DEVELOPMENT services
CA 29354
708 E. COLONIAL DR., STE. 100
ORLANDO, FL 32803
PH: (407) 271-8910
FAX: (407) 442-0604

REVISION	DATE	REVISION	DATE

ROBERT ZIEGENFUSS, P.E., LEED AP
FL REG. # 56752

DOLLAR GENERAL STORE
E. MICHAEL GLADDEN BLVD. & SOUTH PARK AVENUE
APOPKA, FLORIDA 32703

DATE: 07-24-17
DRAWN: SR
CHECKED: RZ

C2

PROJECT NO.: 2017.145

Variety Store
(814)

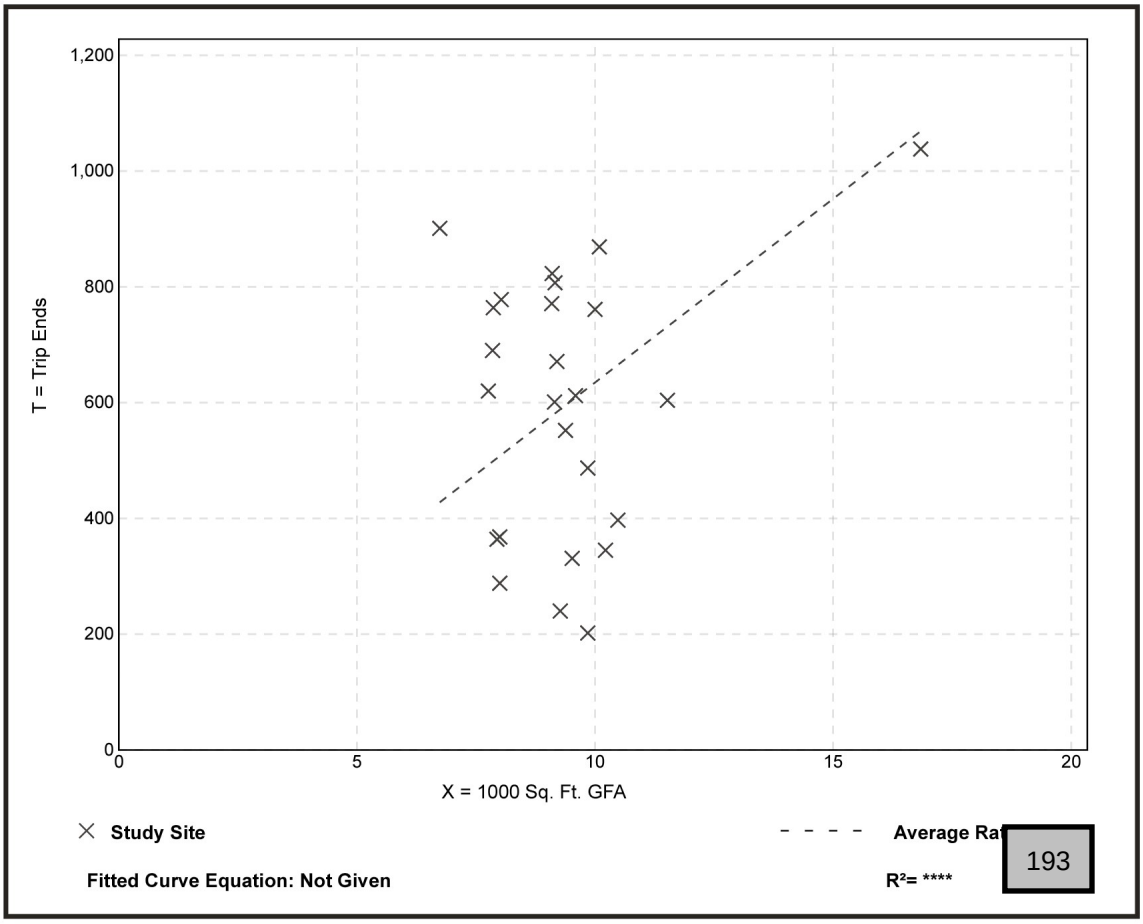
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 25
1000 Sq. Ft. GFA: 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
63.47	20.51 - 133.68	25.93

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

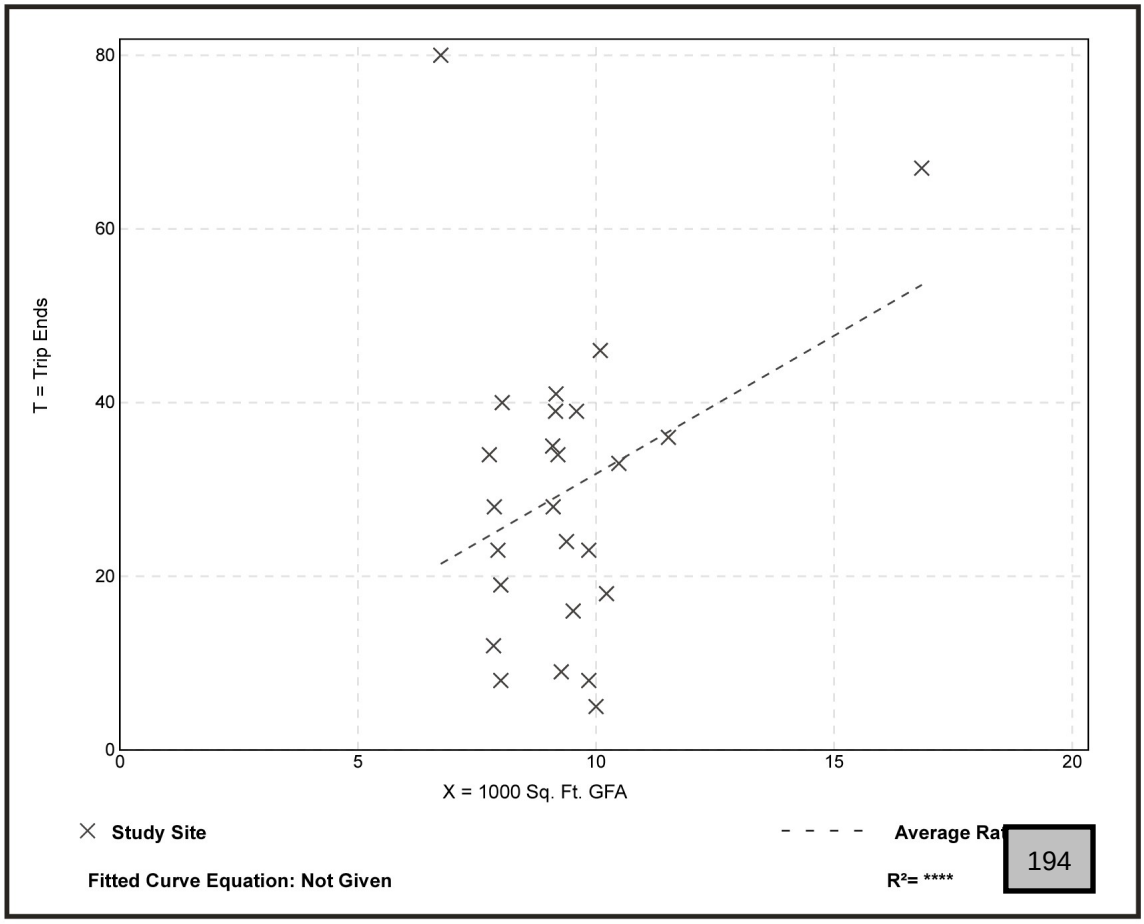
Variety Store
(814)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 25
1000 Sq. Ft. GFA: 9
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.18	0.50 - 11.87	2.01

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ****

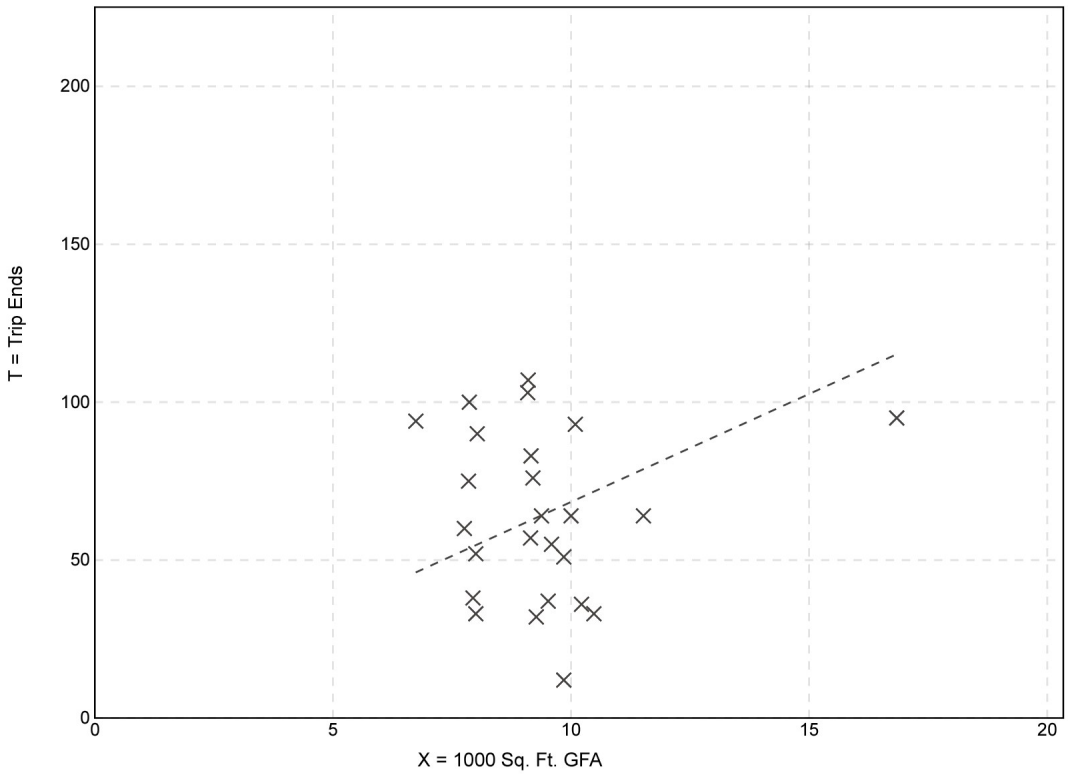
Variety Store
(814)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 25
1000 Sq. Ft. GFA: 9
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.84	1.22 - 13.95	3.19

Data Plot and Equation



Fitted Curve Equation: Not Given

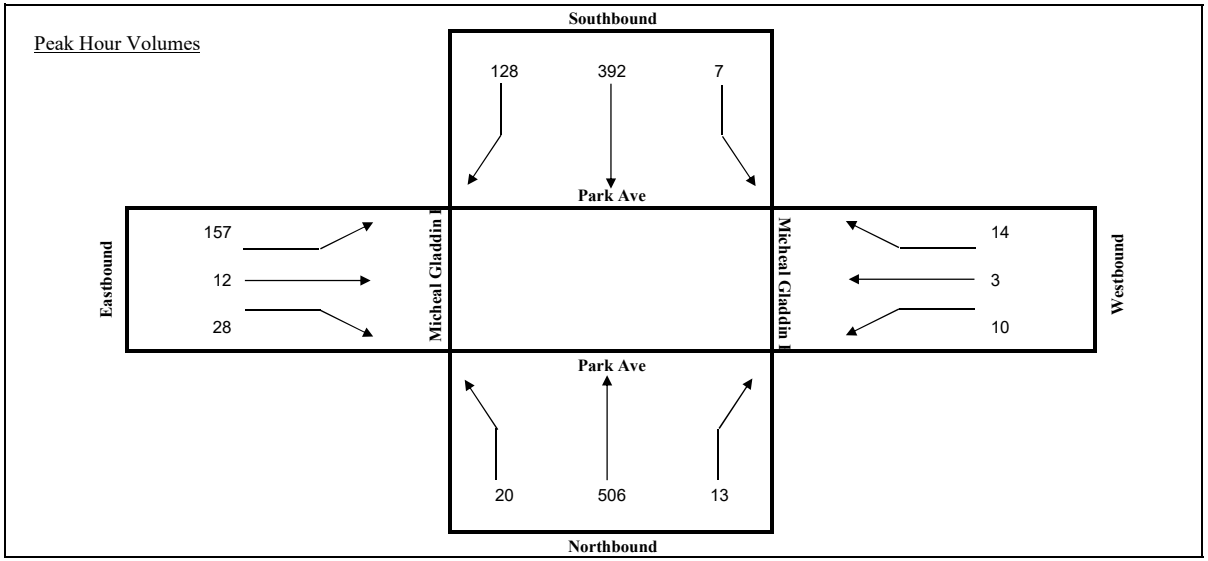
R^2= ****

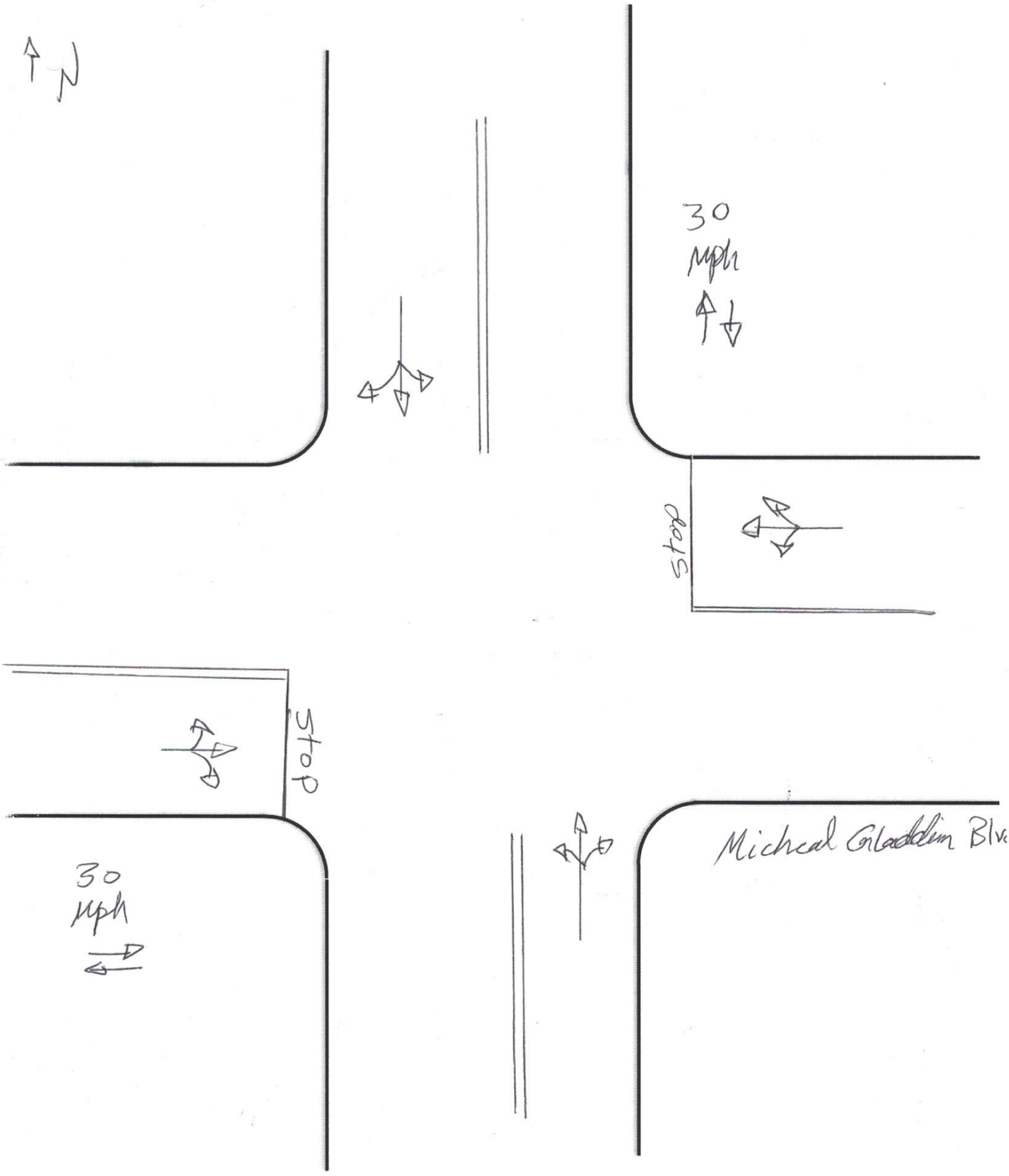
TURNING MOVEMENT COUNT ANALYSIS

AUTOS & TRUCKS

Intersection (N/S): Park Ave
Intersection (E/W): Micheal Gladdin Blvd
Date: 11/30/2017

			Park Ave			Park Ave			Micheal Gladdin Blvd			Micheal Gladdin Blvd			
			NB			SB			EB			WB			
	Start	End	L	T	R	L	T	R	L	T	R	L	T	R	TOTAL
	4:00 PM	4:15 PM	3	111	5	2	114	33	43	2	9	3	1	1	327
	4:15 PM	4:30 PM	7	122	1	3	91	20	35	0	12	1	0	0	292
	4:30 PM	4:45 PM	5	141	3	2	93	30	36	5	9	4	2	0	330
	4:45 PM	5:00 PM	3	123	2	3	89	31	43	3	9	1	1	3	311
	5:00 PM	5:15 PM	4	127	4	0	105	36	42	2	6	5	0	4	335
	5:15 PM	5:30 PM	3	129	2	2	91	32	41	2	9	2	0	0	313
	5:30 PM	5:45 PM	10	127	5	2	107	29	31	5	4	2	2	7	331
	5:45 PM	6:00 PM	9	115	3	3	100	26	29	2	3	4	3	5	302
Total for:	4:00 PM	5:00 PM	18	497	11	10	387	114	157	10	39	9	4	4	1260
Total for:	5:00 PM	6:00 PM	26	498	14	7	403	123	143	11	22	13	5	16	1281
Tota Peak Hour:	4:45 PM	5:45 PM	20	506	13	7	392	128	157	12	28	10	3	14	1290
Overall PHF:	0.96														




N
30
mph
stop
stop
30
mph
Michcal Gladdin Blvd
Park Ave

City of Apopka CMS
Daily and PM Peak Hour/Peak Direction (PH/PD) Encumbered Traffic Allocation Worksheets
FINAL REPORT

Base Traffic Volume: 2015 **Revision Date: 2/9/2016**

Roadway Section	# of Lanes	Adopted Standard LOS	Roadway Capacity Daily	Roadway Capacity PHPD	Applicant Inventory	Encumbered Trips Daily	Encumbered Trips PM PH/PD	Daily Traffic Base Volume	Daily Traffic Available Capacity	PM PH/PD Traffic Base Volume	PM PH/PD Traffic Available Capacity	PM PH/PD Traffic Peak Direction
Minor Arterials												
CR 424 (Alabama Avenue/Apopka Boulevard)												
US 441 to 8th St	2L	E	15,600	800				2,353	13,247	150	650	SB/WB
					Development Name	0	0		84.92%		81.25%	
					Applicant Inventory Total	0	0					
8th St to Sheeler Rd	2L	E	17,700	880				4,013	13,687	212	668	NB/EB
					Development Name	0	0		77.33%		75.91%	
					Applicant Inventory Total	0	0					
Sheeler Rd to Lakeville Rd	2L	E	17,700	880				8,325	9,375	486	394	NB/EB
					Development Name	0	0		52.97%		44.77%	
					Applicant Inventory Total	0	0					
Lakeville Rd to Hiawassee Rd	3L	E	18,600	920				11,091	7,509	660	260	NB/EB
					Development Name	0	0		40.37%		28.26%	
					Applicant Inventory Total	0	0					
Hiawassee Rd to Overland Rd	2L	E	15,600	800				7,218	10,852	451	542	NB/EB
					Development Name	0	0		69.56%		67.75%	
					Applicant Inventory Total	0	0					
Overland Rd to US 441	2L	E	15,600	800				4,748	10,852	258	542	SB/WB
					Development Name	0	0		69.56%		67.75%	
					Applicant Inventory Total	0	0					
CR 435 (Rock Spring Road/Park Avenue/Clarcona Road)												
Kelly Park Rd to Ponkan Rd	4LD	E	30,400	1,580				16,751	13,328	947	600	NB/EB
					Hillside at Wekiva (fka Ponkan Reserve - North)	98	10		43.84%		37.97%	
					Ponkan Reserve - South	63	7					
					Rock Springs Ridge	160	16					
					Applicant Inventory Total	321	33					
Ponkan Rd to Welch Rd	5L	E	39,800	2,000				19,585	19,628	1,229	711	NB/EB
					Hillside at Wekiva (fka Ponkan Reserve - North)	195	21		49.32%		35.55%	
					Ponkan Reserve - South	126	13					
					Rock Springs Ridge	266	26					
					Applicant Inventory Total	587	60					
Welch Rd to Sandpiper Rd	5L	E	39,800	2,000				22,029	17,274	1,234	713	NB/EB
					Ladybird Academy	362	44		43.40%		35.65%	
					Sandpiper Road Subdivision	135	9					
					Applicant Inventory Total	497	53					
Sandpiper Rd to Votaw Rd	5L	E	33,800	1,700				21,560	11,865	1,199	456	NB/EB
					Ladybird Academy	348	43		35.10%		26.82%	
					Sandpiper Road Subdivision	27	2					
					Applicant Inventory Total	375	45					
Votaw Rd to Orange St	5L	E	33,800	1,700				21,855	11,800	1,097	590	NB/EB
					Park Ave Professional Center	145	13		34.91%		34.71%	
					Applicant Inventory Total	145	13					
Orange St to US 441	5L	E	33,800	1,700				24,740	8,922	1,258	430	NB/EB
					Park Ave Professional Center	138	12		26.40%		25.29%	
					Applicant Inventory Total	138	12					
US 441 to Michael Gladden Blvd	2L	E	15,600	800				13,011	2,589	591	209	NB/EB
					Development Name	0	0		16.60%		26.13%	
					Applicant Inventory Total	0	0					
Michael Gladden Blvd to Cleveland St	2L	E	15,600	800				10,442	4,851	464	324	NB/EB
					Circle K Retail	307	12		31.10%		40.50%	
					Applicant Inventory Total	307	12					

City of Apopka CMS
Daily and PM Peak Hour/Peak Direction (PH/PD) Encumbered Traffic Allocation Worksheets
FINAL REPORT

Base Traffic Volume: 2015 **Revision Date: 2/9/2016**

Roadway Section	# of Lanes	Adopted Standard LOS	Roadway Capacity Daily	Roadway Capacity PHPD	Applicant Inventory	Encumbered Trips Daily	Encumbered Trips PM PH/PD	Daily Traffic Base Volume	Daily Traffic Available Capacity	PM PH/PD Traffic Base Volume	PM PH/PD Traffic Available Capacity	PM PH/PD Traffic Peak Direction
Minor Arterials (Continued)												
CR 437A (Ocoee-Apopka Road/Michael Gladden Boulevard/Central Avenue) (Continued)												
Bradshaw Rd to Central Ave	2L	E	15,600	800				4,630	5,623	247	215	NB/EB
					Cooper Oak (fka Bradshaw Commerce Park)	30	6		36.04%		26.88%	
					Cooper Palms	101	14					
					Emerson Point	1,269	77					
					Florida Hospital Replacement	3,132	185					
					Johns Road Commerce Center	43	4					
					Marden Ridge Apartments	176	6					
					Oakmont Industrial	596	46					
					Applicant Inventory Total	5,347	338					
Michael Gladden Blvd to US 441	2L	E	15,600	800				4,827	10,773	279	521	NB/EB
					Development Name	0	0		69.06%		65.13%	
					Applicant Inventory Total	0	0					
Lakeville Road												
Apopka Blvd to Wildwood St	2L	E	17,700	880				4,223	13,477	248	632	NB/EB
					Development Name	0	0		76.14%		71.82%	
					Applicant Inventory Total	0	0					
Plymouth-Sorrento Road (CR 437)												
County Line to Kelly Park Rd	2L	E	31,500	1,640				9,125	22,240	667	965	NB/EB
					Orchid Estates (fka J.B. Nurseries)	135	8		70.60%		58.84%	
					Applicant Inventory Total	135	8					
Kelly Park Rd to Ponkan Rd	2L	E	17,700	880				10,200	6,835	746	92	NB/EB
					Oak Ridge Subdivision	434	27		38.62%		10.45%	
					Orchid Estates (fka J.B. Nurseries)	231	15					
					Applicant Inventory Total	665	42					
Ponkan Rd to Lester Rd/Yothers Rd	2L	E	18,600	920				12,108	6,101	856	31	NB/EB
					Chandler Estates	40	4		32.80%		3.37%	
					Lester Ridge Subdivision	59	6					
					Oak Ridge Subdivision	186	12					
					Schopke Road Subdivision	106	11					
					Applicant Inventory Total	391	33					
Lester Rd/Yothers Rd to SR 429 Connector Rd	2L	E	16,200	1,020				13,348	2,315	919	52	NB/EB
					Chandler Estates	79	8		14.29%		5.10%	
					Lester Ridge Subdivision	78	8					
					Oak Ridge Subdivision	186	12					
					Schopke Road Subdivision	194	21					
					Applicant Inventory Total	537	49					
SR 429 Connector Rd to US 441	2L	E	17,700	880				6,306	10,857	312	519	NB/EB
					Chandler Estates	79	8		61.34%		58.98%	
					Lester Ridge Subdivision	78	8					
					Oak Ridge Subdivision	186	12					
					Schopke Road Subdivision	194	21					
					Applicant Inventory Total	537	49					
Sheeler Road												
SR 436 to US 441	3L	E	16,400	840				9,548	6,852	502	338	NB/EB
					Development Name	0	0		41.78%		40.24%	
					Applicant Inventory Total	0	0					
US 441 to Apopka Blvd	2L	E	17,700	880				8,846	8,854	390	490	SB/WB
					Development Name	0	0		50.02%		55.68%	
					Applicant Inventory Total	0	0					
Apopka Blvd to Cleveland St	2L	E	17,700	880				8,944	8,578	404	438	SB/WB
					Silver Oaks	178	38		48.46%		49.77%	
					Applicant Inventory Total	178	38					
Cleveland St to Keene Rd	2L	E	17,700	880				5,155	11,655	333	433	NB/EB
					Alicante Subdivision	701	74		65.85%		49.20%	
					Silver Oaks	189	40		65.85%		49.20%	
					Applicant Inventory Total	890	114					

Intersection	
Int Delay, s/veh	25.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	157	12	28	10	3	14	20	512	13	7	398	128
Future Vol, veh/h	157	12	28	10	3	14	20	512	13	7	398	128
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	171	13	30	11	3	15	22	557	14	8	433	139

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1133	1131	502	1146	1194	564	572	0	0	571	0	0
Stage 1	517	517	-	607	607	-	-	-	-	-	-	-
Stage 2	616	614	-	539	587	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	180	203	569	176	187	525	1001	-	-	1002	-	-
Stage 1	541	534	-	483	486	-	-	-	-	-	-	-
Stage 2	478	483	-	527	497	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	~ 167	194	569	153	179	525	1001	-	-	1002	-	-
Mov Cap-2 Maneuver	~ 167	194	-	153	179	-	-	-	-	-	-	-
Stage 1	524	528	-	468	470	-	-	-	-	-	-	-
Stage 2	446	468	-	481	491	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	161.7	21.5	0.3	0.1
HCM LOS	F	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1001	-	-	187	248	1002	-	-
HCM Lane V/C Ratio	0.022	-	-	1.145	0.118	0.008	-	-
HCM Control Delay (s)	8.7	0	-	161.7	21.5	8.6	0	-
HCM Lane LOS	A	A	-	F	C	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	10.8	0.4	0	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	10	8	675	523	11
Future Vol, veh/h	8	10	8	675	523	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	11	9	734	568	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1325	574	580	0	-	0
Stage 1	574	-	-	-	-	-
Stage 2	751	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	172	518	994	-	-	-
Stage 1	563	-	-	-	-	-
Stage 2	466	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	169	518	994	-	-	-
Mov Cap-2 Maneuver	169	-	-	-	-	-
Stage 1	563	-	-	-	-	-
Stage 2	459	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	19.4	0.1	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	994	-	270	-	-
HCM Lane V/C Ratio	0.009	-	0.072	-	-
HCM Control Delay (s)	8.7	0	19.4	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	6	196	149	2	1	5
Future Vol, veh/h	6	196	149	2	1	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	7	213	162	2	1	5

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	164	0	-	0	389	163
Stage 1	-	-	-	-	163	-
Stage 2	-	-	-	-	226	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1414	-	-	-	615	882
Stage 1	-	-	-	-	866	-
Stage 2	-	-	-	-	812	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1414	-	-	-	611	882
Mov Cap-2 Maneuver	-	-	-	-	611	-
Stage 1	-	-	-	-	866	-
Stage 2	-	-	-	-	807	-

Approach	EB	WB	SB
HCM Control Delay, s	0.2	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1414	-	-	-	821
HCM Lane V/C Ratio	0.005	-	-	-	0.008
HCM Control Delay (s)	7.6	0	-	-	9.4
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0

120 E 3-5346

TECHNICAL MEMORANDUM

Date: July 25, 2018

Subject: Dollar General Traffic Impacts Review and Potential Improvements for the intersection of South Park Avenue and Michael Gladden Boulevard

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REVIEW OF TRAFFIC IMPACT ANALYSIS:

The Traffic Impact Analysis submitted by the applicant was reviewed by the City's consultant under contract for Continuing Transportation Planning and Engineering Services. The specific findings and comments are as follow:

Project Description:

The proposed development will consist of a 7,500 square foot Dollar General (a small discount retail store providing health and beauty aids, cleaning supplies, snack food, household items and some apparel) on a ±0.975-acre parcel. The study parcel is currently vacant. Proposed access to the study parcel will be via two (2) driveway connections; a full access connection onto South Park Avenue and a full access connection onto Michael Gladden Boulevard.

Trip Generation, Project Trip Distribution and Background Traffic:

The trip generation calculation was based on the current *ITE Trip Generation Report, 10th Edition, September 2017* and is correct and acceptable.

Project trip distribution was based on existing travel patterns modified to favor the residential developments to the west. The resulting distribution is acceptable.

Based on the date (December 2017) when the study was first completed and the construction completion date being late 2018, the use of existing traffic as background traffic was acceptable, especially since the City's concurrency tables do not have encumbered trips assigned on South Park Avenue north of Michael Gladden Boulevard or on Michael Gladden Boulevard west of South Park Avenue.

Mayor: BRYAN NELSON Commissioners: ALEXANDER SMITH ALICE NOLAN DOUG BANKSON KYLE BECKER

Projected Conditions:

The projected roadway assignments are correct and acceptable.

The projected intersection assignments for the study intersections, indicate that the existing South Park Avenue and Michael Gladden Boulevard intersection will experience long delays for the eastbound minor street movement. This is due to the existing heavy eastbound left turn movement. Adding a left turn lane would lessen the delay; however, the minor street would still operate at a level of service (LOS) F condition.

As discussed above, the proposed site plan will have two access connections to the adjacent roadway network. Both are projected to operate at acceptable levels of service. However, a review of the unsignalized intersection results of the South Park Avenue and Michael Gladden Boulevard intersection indicate that the estimated queue length for the eastbound movement traffic would block the proposed Dollar General Michael Gladden Boulevard access connection. Therefore, it is recommended that this access connection be configured to be a right-in/right-out/left-in driveway connection intersection.

BACKGROUND

The intersection of South Park Avenue and Michael Gladden Boulevard is currently experiencing delay in the eastbound movement that is below the City's adopted level of service standard. The delay is due to the heavy left turn movements, which represent about 75% of all eastbound traffic on Michael Gladden Boulevard. Data collection from November 30, 2017, counted 157 left turns occurring between 4:30 P.M. and 5:30 P.M. The turns were fairly evenly distributed across the hour for an average of 2.6 turns per minute.

The segment of Michael Gladden Boulevard west of South Park Avenue is a City road. The City has all rights regarding maintenance, capacity enhancement and traffic control. Per Ch. 316.006, F.S., the City has jurisdiction over South Park Avenue, a functionally classified County road (CR 435), because it is located within the City's boundary. As long as the roadway geometry remains the same, the City may place and maintain traffic control devices that meet FDOT specifications on South Park Avenue.

Planning staff coordinated with the Apopka Police Department to review crash data at the intersection. Over the past five years, there have been eleven (11) crashes at this intersection. Officer Samuel Anderson reviewed each crash report and summarized the causation as follows:

(5) Fail to yield right-of-way / fail to yield from a stop sign
(3) Following too closely / careless driving (rear-end crash)
(2) Ran stop sign
(1) Improper backing

No crashes involved fatalities and only one serious injury.

Orange County was contacted to discuss improvements to the intersection. At this time, the County has no plan to make improvements to the intersection or roadway.

Mayor: BRYAN NELSON Commissioners: ALEXANDER SMITH ALICE NOLAN DOUG BANKSON KYLE BECKER

POTENTIAL REMEDIES FOR THE INTERSECTION OF SOUTH PARK AVENUE AND MICHAEL GLADDEN BOULEVARD:

"No Build" and Monitor:

The TIA indicates the delay at the intersection is only slightly increased with the addition of project traffic; therefore, monitoring the traffic until such time as a more significant delay occurs is an option before improvements are made.

Non-traditional Option:

Way-finding signage is an option to divert traffic safely via an alternate route to US 441 or South Park Avenue. Signs could be strategically place to inform drivers using Michael Gladden Boulevard to go north on South Park Avenue that Central Avenue is an alternate route to their destination.

All-Way Stop Control:

An operational analysis of the intersection as a four-way stop using existing data was conducted to determine if converting the intersection to an all-way stop would improve the overall operation. Based on the analysis, the intersection would operate at level of service D. The eastbound movement would be improved from level of service F to level of service B; however, the heavier northbound and southbound movements would fall from level of service A to level of service E.

Roundabout:

A roundabout is an option for the intersection, but would require acquisition of right-of way and permission from Orange County. A roundabout analysis is needed to determine whether it is an option at this intersection and if improvements to operation of the intersection and safety are sufficient to incur the costs.

Signal Installation:

An operational analysis of the intersection as a signalized intersection using existing data was conducted to determine whether installing a signal would improve the overall operation. This high level analysis indicated significant improvement, with all movements operating at level of service A.

For the City to consider signalizing the intersection, a signal warrant study would need to demonstrate that a signal was appropriate for this location. The cost of a signal would be the responsibility of the City so the overall benefits of designing, installing and maintaining a signal should be compared to the overall improvements to the intersection, e.g., time savings to drivers, safety improvements.

If turn lanes were required along with the signal, permission from Orange County would be required.

Mayor: BRYAN NELSON Commissioners: ALEXANDER SMITH ALICE NOLAN DOUG BANKSON KYLE BECKER

CITY OF APOPKA
CITY COUNCIL

___	CONSENT AGENDA	MEETING OF:	August 1, 2018
___	PUBLIC HEARING	FROM:	Community Development
___	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
_X_	OTHER: Final Development Plan		Aerial Map
			Final Development Plan
			Architectural Elevations

SUBJECT: **FINAL DEVELOPMENT PLAN – GREATER FAITH WORLD CENTER, INC., PHASE 1**

REQUEST: **APPROVAL OF THE FINAL DEVELOPMENT PLAN-SITE PLAN- FOR GREATER FAITH WORLD CENTER, INC., PHASE 1 LOCATED AT 700 VICK ROAD**

SUMMARY:

OWNER:	Center of Faith Church, Inc.
APPLICANT/ENGINEER:	Kenneth H. Ehlers, P.E.
LOCATION:	700 Vick Road
PARCEL ID #:	04-21-28-0000-00-027
FLUM DESIG.:	Institutional/Public Use
ZONING:	PO/I (Professional Office/Institutional District)
EXISTING USE:	Church
PROPOSED USE:	Church
TRACT SIZE:	3.25 +/- acres
BUILDING SIZE:	10,669 square foot church building and house

FUNDING SOURCE: N/A

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:

Direction	***Future Land Use***	***Zoning***	***Present Use***
North	Institutional/Public Use	PO/I (Professional Office/Institutional District)	Martin Street/Apopka High School
East	Low Density Residential	R-1A (Residential Single-Family District)	Church
South	Medium Density Residential	R-3 (Residential Multiple-Family District)	Martin Place subdivision
West	Low Density Residential	PUD (Planned Unit Development)	Vick Road/Parkside at Errol Estates, Phase 3

ADDITIONAL COMMENTS: The applicant has submitted a Final Development Plan for a 10,669 square foot church. The subject property is located at 700 Vick Road, at the southeast corner of the intersection of Martin Street and Vick Road, south of Apopka High School. The subject property is approximately 3.25 acres in size and is zoned PO/I (Professional Office/Institutional District). The Final Development Plan is for Phase 1 of the Greater Faith World Center church. Phases II and III appear on the development plan for information and planning purposes only, and will require a Final Development Plan approval from the City Council at such time each phase moves forward. There is an existing two-story residence on the property that will be used as a parsonage. This house is currently used as the worship center.

PARKING: A total of 106 parking spaces will be provided for the church building. Five parking spaces are reserved as a handicapped parking spaces.

ACCESS: Access to the site is provided via a full access point located on Martin Street which lines up with the high school entrance, and a right-in/right-out on Martin Street, approximately 120-feet west of the right-in/right-out. An additional entrance consisting of a right-in/right-out is proposed on Vick Road.

TRANSPORTATION:

A. Road Jurisdiction.

1. Martin Street – City of Apopka
2. Vick Road – City of Apopka

B. A Traffic Impact Analysis (TIA) was not required for this project because it is expected to generate less than 400 daily trips. The trip generation is anticipated to generate 97 daily trips and 6 PM Peak Hour trips.

C. Road/Intersection Improvements. A signal at the intersection of Vick Road and Martin Street has been warranted and will be installed by the City. The Church has conveyed right-of-way to the City along Martin Street to accommodate a slight realignment of the intersection at the time of the signal installation.

ARCHITECTURAL ELEVATIONS: The architectural elevations provided for the church building propose a one story building with architectural design elements including a porte-cochere, an architectural grade

composition asphalt shingle roof, eifs, and stone veneer provided around the perimeter of the building. The building exhibits high quality architectural elements that are required in the Development Design Guidelines.

STORMWATER: Stormwater run-off and drainage will be accommodated onsite with a dry stormwater retention pond that is located in the southwestern corner of the site along Vick Road.

BUFFER/TREE PROGRAM: The applicant has provided a detailed landscape and irrigation plan that complies with the requirements of the City's Land Development Code. The planting materials and irrigation system design are consistent with the water-efficient, Florida-friendly landscape standards set forth in Ordinance No. 2069.

Located on land assigned a Professional Office\Institutional zoning category, a six-foot high brick or masonry wall within a ten foot landscape buffer is required next to the Martin Place residential community abutting to the south. This landscape buffer and wall will be addressed during phase 2 of the site development. Until phase 2 develops, a 25-foot wide area of existing trees and landscaping will be preserved at the southern parcel line to provide a buffer and screening for the adjacent residential neighborhood to the south. A standard five-foot wide buffer is provided along the eastern property line. A standard ten-foot wide buffer will be provided along Vick Road and Martin Street.

TREES: A tree mitigation payment will be assessed to mitigate existing trees that are proposed to be removed.

Total inches on-site:	1,440
Total inches removed	540
Total inches retained:	900
Total inches added:	178
Total inches post development:	1,078

PUBLIC HEARING SCHEDULE:
July 10, 2018 - Planning Commission (5:30 pm)
August 1, 2018 - City Council (1:30 pm)

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Greater Faith World Center, Phase 1 Final Development Plan, subject to the findings of this staff report.

The **Planning Commission**, at its meeting on July 10, 2018, found the Greater Faith World Center, Phase 1 Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and unanimously recommended approval of the Greater Faith World Center, Phase 1 Final Development Plan, subject to the findings of this staff report.

City Council: Approve the Greater Faith World Center, Phase 1 Final Development Plan.

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

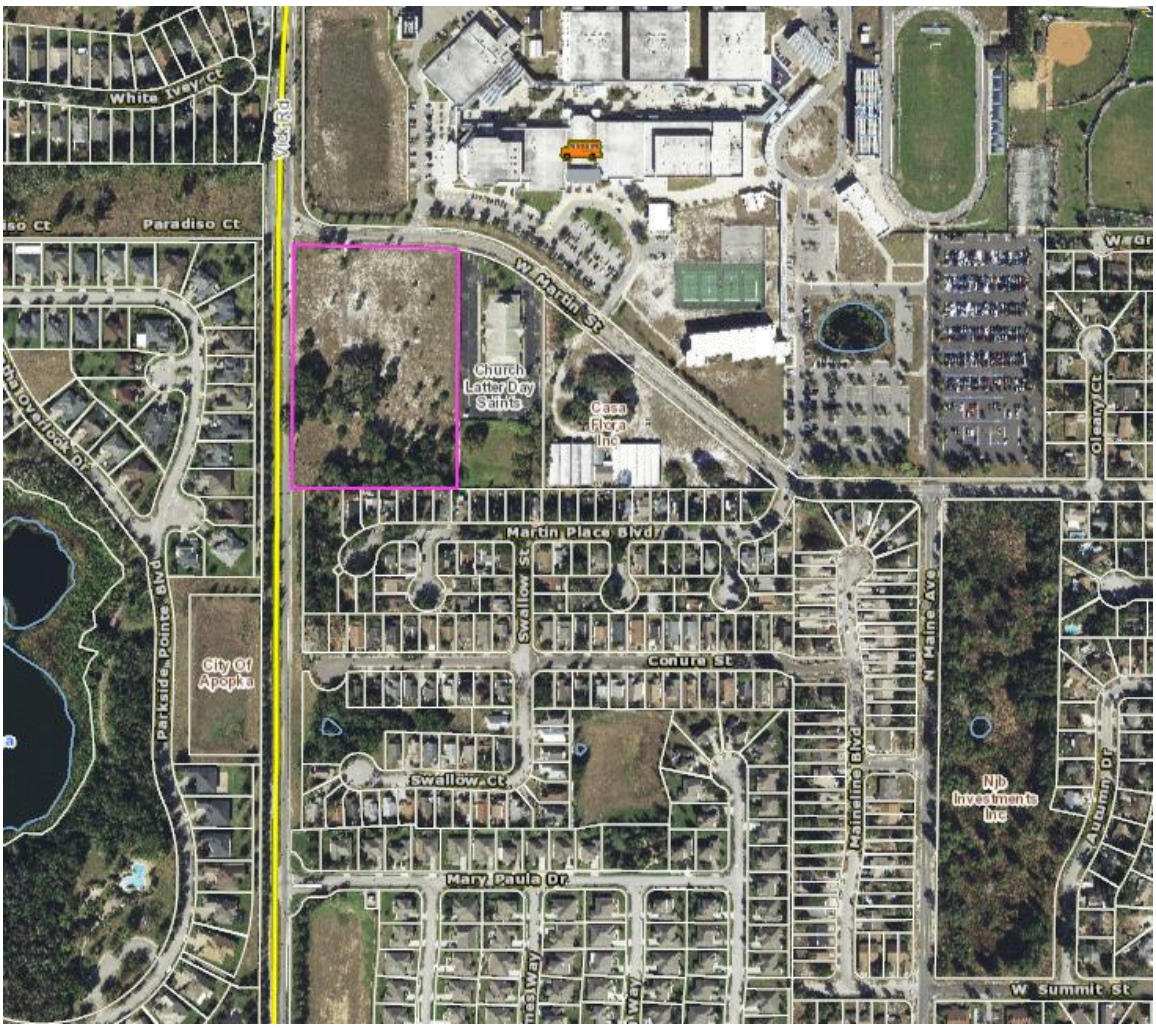
Application: **Final Development Plan**
Owner: **Center of Faith, Inc.**
Applicant/Engineer: **Kenneth H. Ehlers, P.E.**
Parcel I.D. No: **04-21-28-0000-00-027**
Location: **700 Vick Road**
Acres: **3.25 acres**

N

VICINITY MAP

N

AERIAL MAP


White Ivey Ct
Vick Rd
Paradiso Ct
W Martin St
Church Latter Day Saints
Casa Flora Inc
Oleary Ct
Martin Place Blvd
Swallow St
Conura St
N Maine Ave
Parkside Pointe Blvd
City Of Apopka
Swallow Ct
Mainline Blvd
Njb Investments Inc
Auburn Dr
Mary Paula Dr
W Summit St

CENTER OF FAITH CHURCH
700 WEST MARTIN STREET
APOPKA, FLORIDA 32704

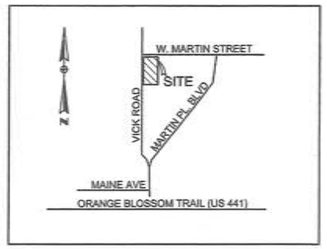
By JAN 26 2018

FOR BID PURPOSES ONLY
NOT FOR CONSTRUCTION

FINAL DEVELOPMENT PLAN

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH, INC.)
700 VICK ROAD
APOPKA, FLORIDA 32704

AUGUST, 2017



LOCATION MAP
NOT TO SCALE

SEC. 04, TWN. 21 S, RNG. 28 E
PARCEL ID # 04-21-28-0000-00-027

CONTACT LIST:

GEOTECHNICAL/SOIL ENGINEER:
YOVAISH ENGINEERING SCIENCES, LLC
953 SUNSHINE LANE
ALTAMONTE SPRINGS, FLORIDA 32714
ATTN: DOUGLAS J. YOVAISH, P.E.
(407) 774-9383, FAX (407) 478-8978
DOUG@YOVAISH.COM

TELEPHONE:
CENTURYLINK
54 E. 2ND STREET
APOPKA, FLORIDA 32703
ATTN.: DAVID R. BYRNES
(407) 814-5378 OR (321) 695-3636
DAVID.R.BYRNES@CENTURYLINK.COM

ELECTRIC:
DUKE ENERGY
3300 EXCHANGE PLACE, NP4A
LAKE MARY, FLORIDA 32746
ATTN.: BENITA ROSTEL
DISTRIBUTION DEPARTMENT
(407) 942-9657 OR (407) 942-9374
BENITA.ROSTEL@DUKE-ENERGY.COM

GAS:
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN-VINELAND ROAD
WINTER GARDEN, FLORIDA 34787
ATTN.: RICHARD W. GULLETT
MANAGER OF ENGINEERING & FIELD SERVICES
(407) 656-2734, EXT. 108
RGULLETT@LANGD.ORG

CABLE:
BRIGHT HOUSE NETWORKS LLC
844 MAGUIRE BOULEVARD
OCOEE, FLORIDA 34761
ATTN.: MARVIN L. USRY, JR.
(407) 532-8509
MARVIN.USRY@MYBRIGHTHOUSE.COM

SANITARY SEWER, POTABLE AND RECLAIMED WATER:
CITY OF APOPKA
748 E. CLEVELAND STREET
P.O. BOX 1229
APOPKA, FLORIDA 32703
ATTN.: R. JAY DAVOLL, P.E., PUBLIC SERVICES DIRECTOR
(407) 703-1731, FAX (407) 703-1748
JDAVOLL@APOPKA.NET

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT:
601 SOUTH LAKE DESTINY DRIVE
MAITLAND, FLORIDA 32714
ATTN.: ALEX ABOODI, ENGINEER III
(407) 659-4837; FAX (407) 659-4805
AABOODI@SJRWMD.COM

UTILITY LOCATIONS:
PRIOR TO EXCAVATION CALL
ONE CALL UTILITY LOCATION SYSTEM
(800) 432-4770

RECEIVED
JAN 26 2018
By

ENGINEER

KENNETH H. EHLERS, P.E.
PROFESSIONAL ENGINEERING SERVICES
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
(407) 448-3412, FAX (352) 383-2537
KEHLERS@COMCAST.NET

OWNER

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH, INC.)
ATTN: PASTOR JAMES HICKS
700 VICK ROAD
APOPKA, FLORIDA 32704
(407) 464-9375, FAX (407) 464-9375
CENTEROFFAITH@GMAIL.COM

SURVEYOR

ACCURITE SURVEYS OF ORLANDO, INC.
ATTN: FRANK RAYMOND, PSM
2012 E. ROBINSON STREET
ORLANDO, FLORIDA 32803
(407) 894-6314, FAX (407) 897-3777
FRAYMOND@ACCURIGHTSURVEYS.NET

REAL PROPERTY DESCRIPTION

PARCEL 1: THE NORTH 450 FEET OF THE WEST 190 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECT. 4, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL 2: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FL. LESS THE NORTH 450 FEET OF THE WEST 190 FEET AND LESS THE EAST 228 FEET, AND LESS ROAD RIGHT OF WAY.

TOGETHER WITH: THAT POINT OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF OF SECTION 4, TOWNSHIP 22, RANGE 28 EAST, LYING SOUTHWESTERLY OF VICK ROAD, ORANGE COUNTY, FLORIDA.

CONTAINS 283,381SQUARE FEET 0R 6.506 ACRES.

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1/26/18

KENNETH H. EHLERS, P.E. REG #18243
ENGINEER'S PROJECT REP. (PASTOR HICKS)

PROJECT UPDATE: 07/22/17

DEMOLITION AND EROSION CONTROL NOTES:

1. SILT SCREENS AND TURBIDITY BARRIERS INSTALLED MUST REMAIN IN PLACE AND MAINTAINED IN GOOD CONDITION AT ALL LOCATIONS SHOWN UNTIL THE CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
2. THE EROSION CONTROL MEASURES SET FORTH IN THESE PLANS ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BY THE CITY OF APOPKA BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.
3. ALL EROSION AND SEDIMENT CONTROL AND TREE PROTECTION WORK SHALL CONFORM TO THE DESIGN STANDARDS OF THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
4. EROSION AND SEDIMENT CONTROL MEASURES AND TREE PROTECTION BARRIERS ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN, CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
5. SEDIMENT MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
6. DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS AND TREE BARRICADES. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
7. ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC OR PRIVATE ROADS AND FACILITIES, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL THE REQUIRED CONSTRUCTION PERMITS HAVE BEEN OBTAINED PRIOR TO COMMENCING WORK.
9. THE SILT FENCE DETAIL IS SHOWN ON PLAN SHEET 2.
10. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY AND ROUTE DISCHARGE WATER IN SUCH A MANNER AS TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM THE SITE.

GENERAL NOTES:

1. EXISTING ROADWAY BASE MATERIALS SUCH AS LIMEROCK MAY BE USED IN STABILIZATION IF SUITABLE FOR MIXING.
2. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL SHALL BE DISPOSED OFFSITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIALS. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL PROVIDE ALL SHEETING, SHORING AND BRACING REQUIRED TO PROTECT ADJACENT STRUCTURES AND UTILITIES OR TO MINIMIZE TRENCH WIDTH AS REQUIRED. SHEETING AND SHORING SHALL RE DESIGNED BY A STATE OF FLORIDA REGISTERED P.E., RETAINED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL AND SAFETY DEVICES IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES* AND THE LATEST FL DEPARTMENT OF TRANSPORTATION "ROADWAY DESIGN STANDARDS".
5. MAINTENANCE OF TRAFFIC: ACCESS FOR LOCAL TRAFFIC WITHIN THE PROJECT LIMITS SHALL BE MAINTAINED. IF, DURING CONSTRUCTION ACCESS FOR LOCAL TRAFFIC IS IS CHANGED, THEN THE CONTRACTOR SHALL NOTIFY THE OWNER A MINIMUM OF THREE WORKING DAYS IN ADVANCE. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH INDEX NO. 600 OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS.

RECLAIMED WATER MAINS:

A. PVC PIPE:
PVC PIPE OF NORMAL DIAMETER OF FOUR (4) THROUGH TWELVE (12) - INCHES SHALL BE (LAVENDER) AWWA STANDARD C900, CLASS 150, SDR 18, AND MUST MEET THE REQUIREMENTS OF ASTM D-1784.

B. DUCTILE IRON PIPE:
DUCTILE IRON PIPE FOR RECLAIMED WATER FOR PIPE SIZES OF FOUR (4) THROUGH FIFTY (50) - INCHES SHALL CONFORM TO ANSI / AWWA A21.51/C151. A MINIMUM OF PRESSURE CLASS 250 UNLESS OTHERWISE NOTED.

C. RECLAIMED MAIN JOINTS:
1. PVC PIPE SHALL HAVE INTEGRAL BELL PUSH-ON TYPE JOINTS CONFORMING TO ASTM D3139.
2. JOINTS FOR DUCTILE IRON PIPE AND FITTING JOINTS SHALL BE PUSH-ON OR MECHANICAL JOINTS CONFORMING TO ANSI / AWWA A21.11/C111. WHERE CALLED FOR IN THE PLANS, RESTRAINED OR FLANGED JOINTS SHALL BE PROVIDED. FLANGED JOINTS SHALL CONFORM TO ANSI STANDARD B16.1 - 125LB. RESTRAINED JOINTS SHALL CONFORM TO NOTE 31 OF THIS SHEET.

NOTES:

ANY OF THE FOLLOWING FACILITIES IF SHOWN ON THE DEVELOPMENT PLAN ARE FOR REFERENCE PURPOSES ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT AS APPLICABLE. THE LIST INCLUDES BUT IN NOT LIMITED TO: PROPOSED BUILDINGS, SANITARY LIFT STATION, LIGHT FIXTURES (POLES), THAT ARE INDEPENDENT FROM ANY BUILDING STRUCTURE, FENCE, GATE, MONUMENT SIGNS, DUMPSTER ENCLOSURES, AND RETAINING WALLS THAT EXCEED 3 FEET IN HEIGHT.

1) DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL APPLICABLE STATE AND/OR FEDERAL PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2) CONTRACTOR MUST HAVE MOT CERTIFIED FIELD PERSONNEL OVERSEEING THE WORK WITHIN ROW.
3) CONTRACTORS INSURANCE CERTIFICATE IS REQUIRED FOR ANY WORK WITH ROW.
4) NOTIFICATION MUST BE PROVIDED TO ALL RIGHT OF WAY USERS AND MOT MUST BE IN PLACE PRIOR TO ANY WORK WITHIN THE ROW.
5) ALL UNDERGROUND UTILITIES INSTALLATION MUST BE PERFORMED BY A FLORIDA LICENSED UTILITY CONTRACTOR.
6) LANE CLOSURES MUST BE COORDINATED WITH FDOT.

PROJECT UPDATE: 07/22/17

GRADING AND DRAINAGE NOTES:

1. EXISTING TOPOGRAPHY AND ROADWAY RIGHTS-OF-WAY DATA SHOWN ARE BASED UPON CERTIFIED TOPOGRAPHIC SURVEY PROVIDED BY ACCURITE SURVEYS OF ORLANDO, INC.
2. ALL GRADING AND SITE PREPARATION WILL CONFORM TO SPECIFICATIONS AS RECOMMENDED IN THE GEOTECHNICAL INVESTIGATION REPORT BY YOVAISH ENGINEERING SCIENCES, INC. DATED JULY 8, 2011.
3. CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA LOCATIONS OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION WITHIN STREET RIGHTS-OF-WAY SHALL CONFORM TO APPLICABLE STATE AND LOCAL JURISDICTIONAL REQUIREMENTS.
5. ALL OPEN DRAINAGE SWALES SHALL BE GRASSED AND RIP RAP MUST BE PLACED AS NECESSARY TO CONTROL EROSION (WHERE APPLICABLE.
6. GRADING CONTRACTOR IS RESPONSIBLE FOR STRIPPING AND STOCKPILING OF TOPSOIL. THE GRADING CONTRACTOR IS ALSO RESPONSIBLE FOR SPREADING 4" OF TOPSOIL ON ALL LANDSCAPE AREAS AND REMOVING EXCESS TOPSOIL FROM SITE.
7. GRADING CONTRACTOR SHALL PROVIDE AND INSTALL TOPSOIL IN DISTURBED AREAS TO BE GRASSED TO INCLUDE PAVEMENT SHOULDERS AND DETENTION AREAS.
8. FOR BENCHMARK INFORMATION REFER TO THE CERTIFIED BOUNDARY/TOPOGRAPHIC SURVEY PLAN.
9. ALL GRADES SHOWN ARE FINISHED GRADES UNLESS NOTED OTHERWISE.
10. INLET ELEVATIONS AND MANHOLE ELEVATIONS ARE TOP OF RIM.
11. ALL MATERIALS, INSTALLATION, AND TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. WHERE STANDARDS CONFLICT, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
12. COORDINATE VALUES, IF SHOWN, ARE BASED ON A LOCAL GRID ESTABLISHED BY THE SURVEYOR.
13. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE GRADED TO ORIGINAL GROUND LINES. FINISHED WITH ARGENTINE BAHIA SOD UNLESS NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN ALL AREAS UNTIL FINAL ACCEPTANCE.
14. SUBSURFACE INFORMATION FOR THIS PROJECT WAS OBTAINED FOR DESIGN PURPOSES AND MAY NOT BE AN ADEQUATE REPRESENTATION OF ACTUAL CONDITIONS AT TIME OF CONSTRUCTION, INFORMATION SHOWN, INCLUDING WATER LEVELS, REPRESENT EXISTING CONDITIONS AT SPECIFIC BORING LOCATIONS AT THE TIME THE BORINGS WERE PERFORMED.
15. ALL REFERENCES TO PROPOSED CONSTRUCTION INDICATES CONSTRUCTION INCLUDED IN THIS CONTRACT.
16. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OR ARCHITECT, IN WRITING, WITHIN 48 HOURS OF DISCOVERY. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO SUCH DIFFERING CONDITIONS WILL BE ALLOWED IF HE FAILS TO PROVIDE WRITTEN NOTIFICATION.
17. THE CONTRACTOR SHALL COMPLY WITH THE LEGAL LOAD RESTRICTIONS IN HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.

LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN, RECLAIMED WATER (2)	WATER MAIN 3 FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT. MINIMUM WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10 FT. PREFERRED 3 FT. MINIMUM	WATER MAIN 12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER, SANITARY SEWER FORCE MAIN, RECLAIMED WATER (4)	WATER MAIN 10 FT. PREFERRED 6 FT. MINIMUM (3)	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM	10 FT. MINIMUM	---	---

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12 INCHES.
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(4) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

DISCLAIMER - THIS DOCUMENT IS PROVIDED FOR YOUR CONVENIENCE ONLY. PLEASE REFER TO F.A.C. RULE 62-555.314 FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.

UTILITY SEPARATION NOTES:

ALL ROADWAYS, WATER LINE INFRASTRUCTURES, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE THE BUILD[illegible]UCTION BEGINS.

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STANDARD UTILITY NOTES:

1. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS ALSO TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES AND ANY UTILITY ADJUSTMENT REQUIRED. UTILITIES COMPANIES SHALL BE NOTIFIED A MINIMUM OF THREE WORKING DAYS PRIOR TO EXCAVATION.
2. THE LOCATION OF EXISTING UTILITIES, SUCH AS WATER MAINS, SEWER MAINS, GAS LINES, ETC. AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. HOWEVER, THE ENGINEER AND OWNER DO NOT ASSUME RESPONSIBILITY FOR THE ACCURACY OF OF THE LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND HAVE THEIR FACILITIES LOCATED IN THE FIELD PRIOR TO ANY WORK.
3. WHERE APPLICABLE UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL IN TWELVE INCH (12 " LAYERS AND COMPACTED TO NINETY EIGHT PERCENT (98%) MAXIMUM DENSITY AS DETERMINED BY AASHTO.
4. ALL UNSUITABLE MATERIALS UNDER WATER MAIN, STORM SEWER AND SANITARY SEWER PIPES SHALL BE REMOVED AND REPLACED WITH SELECTED BACKFILL COMPACTED TO NINETY-FIVE PERCENT (95%) OF ITS MAXIMUM DENSITY AT TWO PERCENT (2%) MORE OR LESS OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY THE MODIFIED PROCTOR TEST (ASTM D1557.
5. ANY DAMAGE TO UNDERGROUND UTILITIES AND/OR STRUCTURES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL INSTALL ALL WATER AND SEWER LINES AND SERVICES A MINIMUM OF THIRTY-SIX INCHED (36") BELOW FINISHED GRADE TO TOP OF PIPE UNLESS INDICATED OTHERWISE ON THE PLANS.
7. ALL SANITARY SEWER GRAVITY PIPE SHALL BE POLYVINYL CHLORIDE (PVC) CONFORMING TO ASTM-3034, SDR 35 AND BE INSTALLED IN ACCORDANCE WITH ASTM D-2321.
8. SANITARY SEWER PRESSURE PIPE SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE CONFORMING TO AWWA C-900 WITH DIMENSION RATIO (DR) OF TWENTY FIVE (25) AND A MINIMUM PRESSURE CLASS OF ONE HUNDRED POUNDS PER SQUARE INCH (100 P.S.I.) .
9. UNLESS INDICATED OTHERWISE ON THE PLANS, SIX INCH (6") POLYVINYL CHLORIDE SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF ONE PERCENT (1.0%) AND FOUR INCH (4") POLYVINYL CHLORIDE SEWER LATERALS SHALL HAVE A MINIMUM SLOPE OF TWO PERCENT (2.0%) .
10. WATER SERVICE PIPE SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE CONFORMING TO AWWA C-900 WITH DIMENSION RATIO (DR) OF EIGHTEEN (18) AND A MINIMUM PRESSURE CLASS OF ONE HUNDRED FIFTY POUNDS PER SQUARE INCH (150 P.S.I.) .
11. ALL WATER PIPE SHALL BE DISINFECTED AND HYDROSTATICALLY TESTED IN ACCORDANCE WITH AWWA STANDARDS C651, C600 OR M23 FOR POLY VINYL CHLORIDE AND LOCAL UTILITY SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE AT HIS EXPENSE, ALL NECESSARY TESTING EQUIPMENT, PRESSURE GAUGES, WATER METERS AND FACILITIES REQUIRED FOR PRESSURE AND LEAKAGE TESTING.
12. FULLY RESTRAINED DUCTILE IRON PIPING, IF SPECIFIED ON THE PLANS, SHALL BE USTR FLEX OR APPROVED EQUAL.
13. PVC JOINT RESTRAINT SHALL BE UNI-FLANGE SERIES 1350 OR APPROVED EQUAL.
14. ALL WATER AND SANITARY SEWER IMPROVEMENTS SHALL BE INSTALLED AND MAINTAINED BY OWNER IN CONFORMANCE WITH THE LOCAL UTILITY PROVIDER.
15. CONTRACTOR IS TO ADJUST ANY UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN OUTS, MANHOLES, CATCH BASINS, INLETS, ETC.) THAT IS AFFECTED BY SITE WORK OR GRADE CHANGES.
16. ELECTRICAL, TELEPHONE, GAS, AND CABLE TELEVISION SERVICE WILL BE PROVIDED BY APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL COORDINATE LOCATIONS AND SERVICES FOR THESE UTILITIES WITH THE ENTITIES INVOLVED.

SITE DATE TABLE

PARCEL ID NUMBER	04-21-28-0000-00-027			
FUTURE LAND USE	INSTITUTIONAL / PUBLIC USE (I/PU)			
ZONING	PROFESSIONAL OFFICE / INSTITUTIONAL (POI)			
ADJACENT FUTURE LAND USE	NORTH: I / PU	SOUTH: RML	EAST: RL	WEST: RL
ADJACENT ZONING	NORTH: R-3	SOUTH: R-3	EAST: R1-A	WEST: R-3
ACREAGE/SQUARE FOOTAGE	3.25 / 141,570			
BUILDING HEIGHT	PROPOSED: 28'-0"			MAX: 35'-0"
FLOOR AREA RATIO	PROPOSED: 0.03			MAX: 0.30
BUILDING SETBACKS	PROPOSED: FRONT: 25' SIDE: 10' REAR: 10' CORNER: 25' REQUIRED: FRONT: 25' SIDE: 10' REAR: 10' CORNER: 25'			
PARKING SPACES	PROVIDED: 111			REQUIRED: 108
NUMBER OF EMPLOYEES	ONE (1)			
PROPOSED NUMBER OF BEDS	ONE (1)			
WAIVER REQUEST	YES:	NO: ✓		
VARIANCE REQUEST	YES:	NO: ✓		

TREE REPLACEMENT INFORMATION

TOTAL INCHES ON-SITE:	1,440
TOTAL NUMBER OF SPECIMEN TREES:	SEVEN (7)
TOTAL INCHES REMOVED:	540
TOTAL INCHES RETAINED:	900
TOTAL SPECIMEN INCHES RETAINED:	134
TOTAL INCHES REQUIRED:	178
TOTAL INCHES REPLACED:	178
TOTAL INCHES POST DEVELOPMENT:	1040
MAXIMUM TREE STOCK FORMULA AND CALCULATIONS:	SEE ATTACHMENT
SITE CLEARING IN SQUARE FEET AND ACRES:	141,570 SF / 3.25 AC

48 HOURS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

11/26/18

KENNETH H. EHLERS, FL PE [illegible]

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

GENERAL NOTES

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)
PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 1

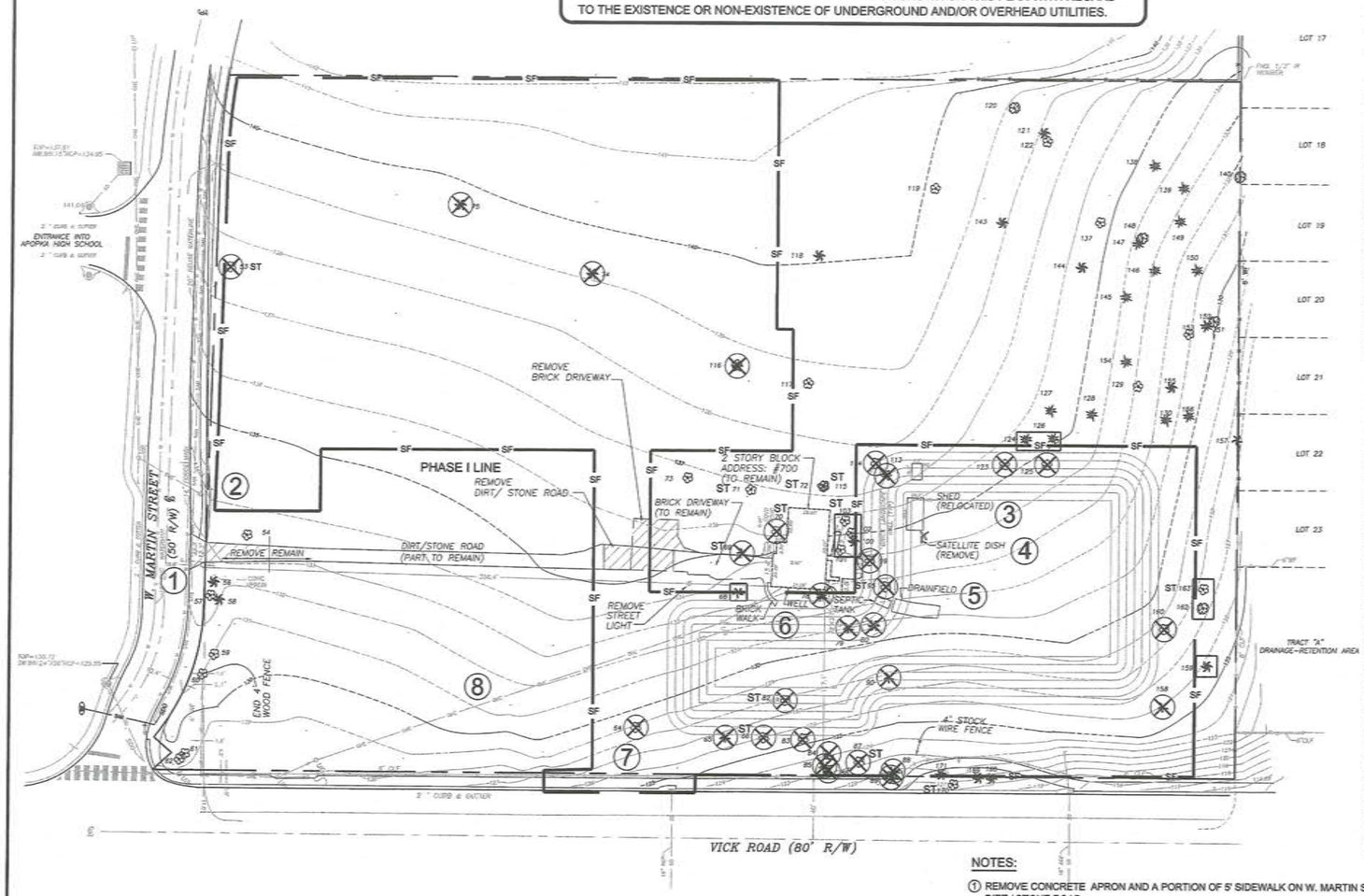
JOB NO. 17100

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL MAINTAIN THE PRIVATE WASTEWATER AND DOMESTIC WATER SERVICES TO THE EXISTING BUILDING, STILL BEING USED AS A CHURCH, UNTIL PUBLIC ACCEPTANCE OF THE NEW UTILITY SYSTEMS AND CONNECTION TO THE EXISTING CHURCH.
2. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION.
3. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH THE CITY OF APOPKA SPECIFICATIONS, SUBJECT TO AUTHORIZATION AND APPROVED VARIANCES, WAIVERS, AND/OR CONDITIONAL CHANGES.
4. THE CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN AT PRE-CONSTRUCTION CONFERENCE. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION AND SEDIMENT DURING THE CONSTRUCTION.
5. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
7. PRIOR TO LAND CLEARING THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET REQUIREMENTS OF THE CITY OF APOPKA.
8. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.

EXISTING UNDERGROUND AND OVERHEAD UTILITIES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND AND/OR OVERHEAD UTILITIES.



DEMOLITION AND EROSION CONTROL PLAN

NORTH

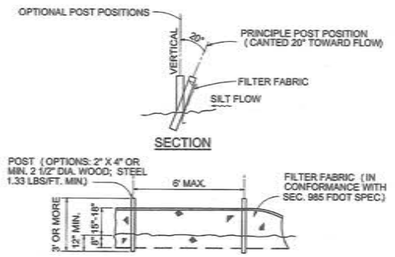
GRAPHIC SCALE

0 20 40 80 120

1" = 40'

TREE CHART

53 – 24" OAK (DISEASED AND REMOVED)
54 – 8" OAK
56 – 15" PALM
57 – 15" OAK
58 – 15" PALM
59 – 15" OAK
60 – 15" OAK
61 – 20" OAK
62 – 3–18" OAK
64 – 3–7" OAK
65 – 10" CHERRY LAUREL
66 – 30" OAK
68 – 10" HICKORY
69 – 24" HICKORY (DISEASED AND REMOVED)
70 – 32" OAK (DISEASED AND REMOVED)
71 – 32" OAK
72 – 36" OAK
73 – 8" OAK
74 – 14" PALM
75 – 14" PALM
78 – 13" CEDAR
79 – 14" HICKORY
80 – 16" PALM
82 – 24" OAK
83 – 10" OAK
84 – 10" CHERRY LAUREL
85 – 7" HICKORY
86 – 9" HICKORY
87 – 2–25" OAK
88 – 18" PALM
89 – 15" PALM
90 – 3–6" CHERRY LAUREL
95 – 30" OAK
99 – 14" OAK
100 – 12" PALM
101 – 20" OAK
102 – 19" OAK
103 – 30" OAK
113 – 2–7" MAGNOLIA
114 – 14" CAMPHOR
115 – 36" OAK
116 – 6" OAK
117 – 12" OAK
118 – 15" PALM
119 – 12" OAK
120 – 6" CHERRY
121 – 20" PALM
122 – 9" OAK
123 – 18" OAK
124 – 14" PINE
125 – 2–10" OAK
126 – 12" PINE
127 – 12" PINE
128 – 15" PINE
129 – 3–12" OAK
130 – 18" PINE
137 – 11" OAK
138 – 12" PINE
139 – 20" PINE
140 – 9" CHERRY
143 – 15" PALM
144 – 12" PALM
145 – 20" PINE
146 – 18" PINE
147 – 3–12" PINE
148 – 2–7" CHINA
149 – 14" PINE
150 – 20" PINE
151 – 9" CHINA
152 – 12" PINE
153 – 5–8" CAMPHOR
154 – 15" PINE
155 – 12" PALM
156 – 20" PINE
157 – 9" CHERRY LAUREL
158 – 12" HICKORY
159 – 15" PALM
160 – 23" OAK
162 – 15" CHERRY
163 – 24" OAK
168 – 15" PALM
169 – 15" PALM
170 – 38" OAK
171 – 15" PALM

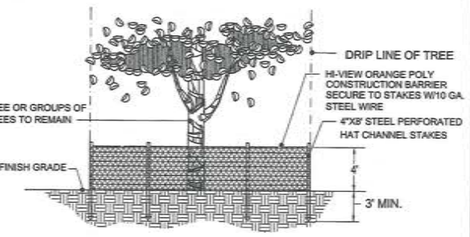


NOTE:
SILTE FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).

TYPE III SILT FENCE

(FDOT INDEX #102)
NOT TO SCALE

NOTE:
NO STOCKPILING OF MATERIALS, TRASH OR DEBRIS SHALL BE PERMITTED WITHIN THE BARRIER.



TREE PROTECTION BARRIER

NOT TO SCALE

LEGEND:

- EXISTING TREE 127
- TREE TO BE REMOVED
- TREE PROTECTION BARRIER (SEE DETAIL ABOVE)
- SF — SILT FENCE (SEE DETAIL ABOVE)
- ST — SPECIMEN TREE

NOTES:

1. REMOVE CONCRETE APRON AND A PORTION OF 5' SIDEWALK ON W. MARTIN STREET AND A PORTION OF DIRT / STONE ROAD.
2. REMOVE EXISTING LIGHT POLE AND FIXTURE ON W. MARTIN STREET. (SEE PLAN SHEET 3)
3. RELOCATE EXISTING SHED.
4. REMOVE EXISTING SATELLITE DISH.
5. ABANDON AND REMOVE SEPTIC TANK AND DRAINFIELD IN ACCORDANCE WITH THE ORANGE COUNTY HEALTH DEPARTMENT REQUIREMENTS.
6. ABANDON WELL IN ACCORDANCE WITH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.
7. REMOVE A SECTION OF FDOT TYPE "F" CURB … SIDEWALK AND SIX FOOT CHAIN LINK FENCE (ADD 30' GATE).
8. REMOVE EXISTING LIGHT POLES, FIXTURES A… WIRE. ELECTRIC TO BE PLACED UNDERGROUND.

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

1/26/18

KENNETH H. EHLERS, FL PE …

PROJECT UPDATE: 07/22/17

NO.	REVISION	DATE
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KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-406-448-3412
Fax 1-352-383-2537

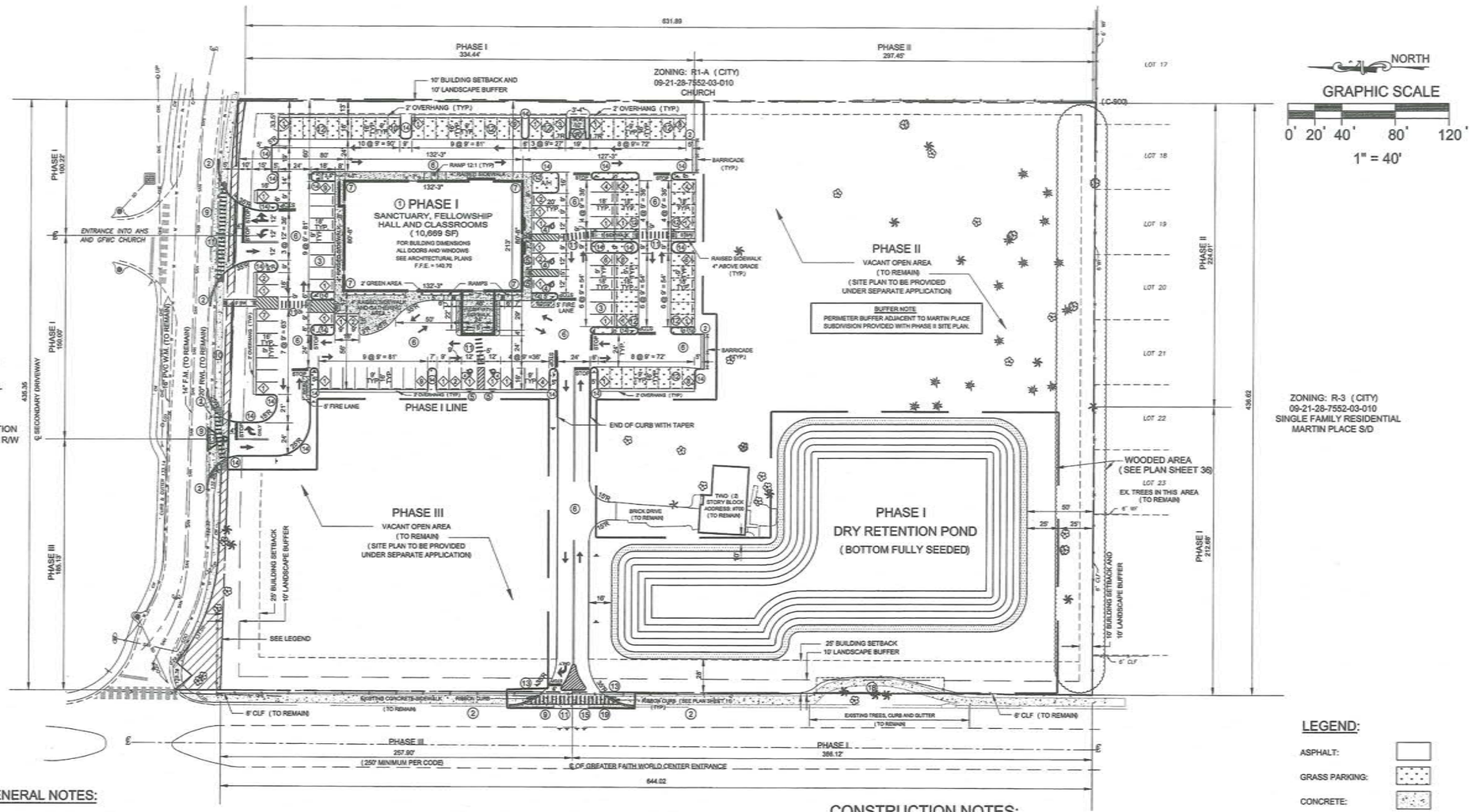
DEMOLITION AND EROSION CONTROL PLAN

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 2

JOB NO. 17100



GENERAL NOTES:

1. FINAL DEVELOPMENT PLANS WILL BE REQUIRED WITH EACH DEVELOPMENT PHASE.
2. BUILDINGS OVER 7,500 SF, OR TWO (2) STORIES IN HEIGHT, SHALL BE EQUIPPED WITH A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF NFPA 13 AND APPLICABLE CODE REQUIREMENTS.
3. CANOPY SHALL HAVE A MINIMUM 13'-6" VERTICAL CLEARANCE.
4. CONTRACTOR SHALL OBTAIN CITY APPROVAL FOR EXTERIOR LIGHTING PRIOR TO COMMENCING CONSTRUCTION.
5. CHAIN LINK FENCING IS NOT AN ALLOWABLE FENCING TYPE OR SCREENING MATERIAL (EXCEPT ON VICK ROAD) .
6. ALL DIMENSIONS MEASURED FROM INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
7. PERIMETER WALLS SHALL BE DESIGNED BY OTHERS AND SHALL MEET CITY OF APOPKA BUILDING CODE STANDARDS.
8. WHERE BERMS OR EMBANKMENTS ARE PROPOSED THE DESIGN SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER.
9. COORDINATE WITH LANDSCAPE CONTRACTOR TO ENSURE THAT POND IS SODDED TO PREVENT SCOURING.
10. MINIMUM GRADE OF SODDED AREAS SHALL BE 1.00 % GRADE TO PROVIDE DRAINAGE AWAY FROM ALL STRUCTURES.
11. SIGN DRAWINGS TO BE SUBMITTED BY OTHERS AND SHALL MEET THE CITY OF APOPKA BUILDING CODE STANDARDS.
12. INTENDED USE: CHURCH. NO OUTSIDE STORAGE ALLOWED.
13. FOR TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SEE PLAN SHEET 5.
14. THE EXISTING TWO (2) STORY STRUCTURE WILL BE USED BY THE CHURCH FOR PARSONARY / MISSIONARY.
15. CONTRACTOR TO USE STANDARD DECORATIVE TYPE POLES AND FIXTURES (SEE PLAN SHEET 30) .
16. LIGHT FIXTURES SHALL BE A MAXIMUM OF TWENTY (20) FEET HIGH (SEE PLAN SHEET 30) .
17. LIGHTING SHALL BE DESIGNED SO AS TO PREVENT DIRECT GLARE, LIGHT SPILLAGE ON ADJACENT STREETS AND PROPERTY.
18. USE SHALL BE RESTRICTED TO THOSE OUTLINED IN THE APPLICATION AND ON THE PLANS.
19. PUBLIC ACCESS, DRAINAGE, ROADWAY IMPROVEMENTS, AND CONCURRENCY MANAGEMENT SHALL BE DETERMINED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
20. LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE (SEE PLAN SHEET 33) .
21. GRASS PARKING IS CONSIDERED TEMPORARY. IF SOIL EROSION PROBLEMS EMERGE, OR GRASS CANNOT BE SUSTAINED BECAUSE OF FREQUENT PARKING, THEN GRASS PARKING SHALL BE PAVED IF REQUIRED BY THE CITY.
22. HANDICAPPED SPACES MUST MEET THE REQUIREMENTS OF THE FLORIDA STATUES AND THE APPROPRIATE FLORIDA BUILDING CODE (SEE PLAN SHEETS 28 AND 29) .

ZONING: R-3 (CITY)
09-21-28-7552-03-010
SINGLE FAMILY RESIDENTIAL
PARKSIDE AT ERROL ESTATE PH.3

VICK ROAD (COLLECTOR ROAD)
CITY OF APOPKA JURISDICTION
35 MPH (POSTED) AND 80' R/W

PHASE I SITE PLAN

CONSTRUCTION NOTES:

1. CONSTRUCT ONE (1) STORY BUILDING. SEE ARCHITECTURAL PLANS FOR DIMENSIONS.
2. RIBBON CURB 12" WIDE X 8" DEEP (SEE PLAN SHEET 11)
3. STRIPE THE PROPOSED REGULAR PARKING SPACES PER THE MANUAL ENTITLED "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) .
4. STRIPE AND SIGN THE PROPOSED HANDICAPPED PARKING SPACES PER THE DOCUMENTS ENTITLED "AMERICANS WITH DISABILITIES ACT" (A.D.A. AND THE "MUTCD".
5. INSTALL FTP-25 STANDARD HANDICAPPED PARKING SIGN AND POST.
6. CONSTRUCT 1 1/2 " ASPHALTIC CONCRETE SURFACE (TYPE III) , 6" LIMEROCK BASE, AND 12" STABILIZED SUBBASE. REFER TO PLAN SHEET #21 FOR CONSTRUCTION DETAIL.
7. INSTALL DOWNSPOUT WITH CONCRETE SPLASHBLOCK TO DRAIN TO PAVEMENT.
8. ALL GREEN AREAS TO BE SODDED AND/OR LANDSCAPED AS SHOWN ON LANDSCAPE PLAN.
9. MATCH EDGE OF EXISTING PAVEMENT WITH SAW CUT.
10. CONSTRUCT 5' WIDE CONCRETE SIDEWALK (BY CITY) .
11. CONSTRUCT 12" WIDE PAINTED CROSSWALK PER FDOT STANDARD INDEX 17346.
12. GRASSED PARKING .
13. ADA CURB RAMPS PER FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX 304, LATEST EDITION (SEE PLAN SHEET 24) .
14. CONSTRUCT STANDARD FDOT TYPE "D" CURB PER FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX 300, LATEST EDITION. REFERENCE DRAINAGE DETAILS ON SHEET 11.
15. STANDARD 3'-0" WIDE VALLEY GUTTER PER FDOT ROADWAY AND TRAFFIC DESIGN STANDARD INDEX 300, LATEST EDITION (SEE PLAN SHEET 23) .
16. ALL CURB RADII ARE 2'-6" AS MEASURED FROM THE INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
17. CONSTRUCT DUMPSTER PAD. SEE FIG. 601 ENTITLED "DUMPSTER ENCLOSURE DETAIL" SHOWN ON PLAN SHEET 21.
18. SIDEWALK EASEMENT RECORDED IN ORB 5512, PG 4648 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
19. CONSTRUCT [illegible] IN EXISTING 6' CHAIN LINK FENCE.

LEGEND:

ASPHALT:
GRASS PARKING:
CONCRETE:
5' R.O.W. WIDENING:

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

11/26/18

KENNETH H. EHLERS, FL PE # [illegible]

KENNETH H. EHLERS CERTIFICATE NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

PROJECT UPDATE: 07/22/17

NO.	REVISION	DATE
1		
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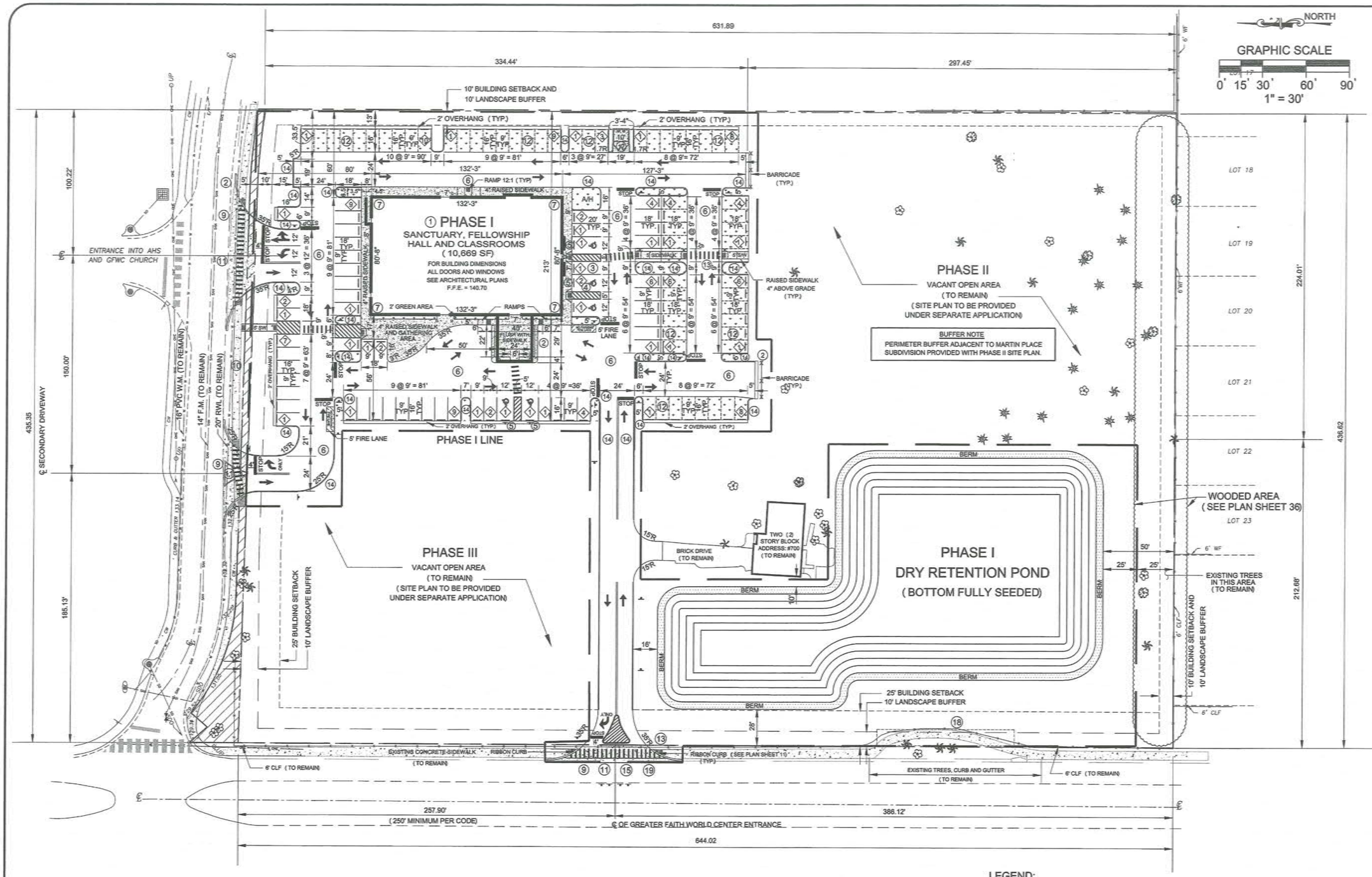
KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

PHASE I SITE PLAN

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)
PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 3

JOB NO. 17100



ENLARGED PHASE I SITE PLAN

LEGEND:

ASPHALT:

GRASS PARKING:

CONCRETE:

BERM:

SEE SHEET 3: (14)

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

11/20/18

KENNETH H. EHLERS, FL PE #18243

PROJECT UPDATE: 07/22/17

NO.	REVISION	DATE
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KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

ENLARGED PHASE I SITE PLAN

GREATER FAITH WORLD CENTER, INC. (FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 3A

JOB NO. 17100

PHASE I SITE DATA:

ZONING: PROFESSIONAL OFFICE/INSTITUTIONAL

FUTURE LAND USE: INSTITUTIONAL/PUBLIC USE

BUILDING SETBACKS:

FRONT = 25 FEET (VICK ROAD)
SIDE = 10 FEET (SOUTH PROPERTY LINE)
REAR = 10 FEET (LATTER -DAY SAINTS CHURCH)
CORNER = 25 FEET (W. MARTIN STREET)

LANDSCAPE BUFFERS:

FRONT = 10 FEET (VICK ROAD)
SIDE = 10 FEET (SOUTH PROPERTY LINE)
REAR = 10 FEET (LATTER-DAY SAINTS CHURCH)
CORNER = 10 FEET (W. MARTIN STREET)

FAR ALLOWED: = 0.30 FAR PROVIDED: = 0.10

BUILDING INFORMATION:

TOTAL SQUARE FOOTAGE = 10,669 SF
MAXIMUM BUILDING HEIGHT = 35 FT
ACTUAL BUILDING HEIGHT = 26 FT

PARKING REQUIREMENTS:

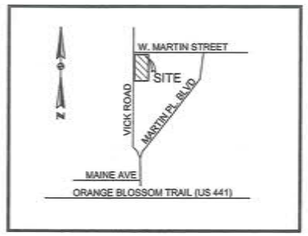
300 ATTENDEES/3 = 100 SPACES
3 EMPLOYEES X 1 = 3 SPACES
1 SPACE PER EVERY 3 ATTENDEES + 1 SPACE PER EMPLOYEE
HANDICAPPED SPACES = 5 SPACES
108 TOTAL SPACES REQUIRED

PARKING PROVIDED:

10 SPACES AT 9'x18' (PAVED)
30 SPACES AT 9'x18' (UNPAVED)
3 SPACES AT 12'x20' (PAVED) HANDICAPPED
2 SPACES AT 12'x16' (PAVED) HANDICAPPED
28 SPACES AT 9'x16' (UNPAVED)
37 SPACES AT 9'x16' (PAVED)
3 SPACES AT 9'x20' (PAVED)
113 TOTAL SPACES PROVIDED

PROPOSED CONDITIONS: = 141,570 SF = 3.250 ACRES (100.00%) (7.54%)

IMPERVIOUS (BUILDINGS) = 10,690 SF = 0.245 ACRES (34.55%)
IMPERVIOUS (PAVEMENT) = 48,908 SF = 1.122 ACRES (34.77%)
PERVIOUS = 49,195 SF = 1.129 ACRES (23.14%)
DRY RETENTION POND = 32,777 SF = 0.752 ACRES
DRY RETENTION POND WILL BE ENLARGED WITH PHASE II.

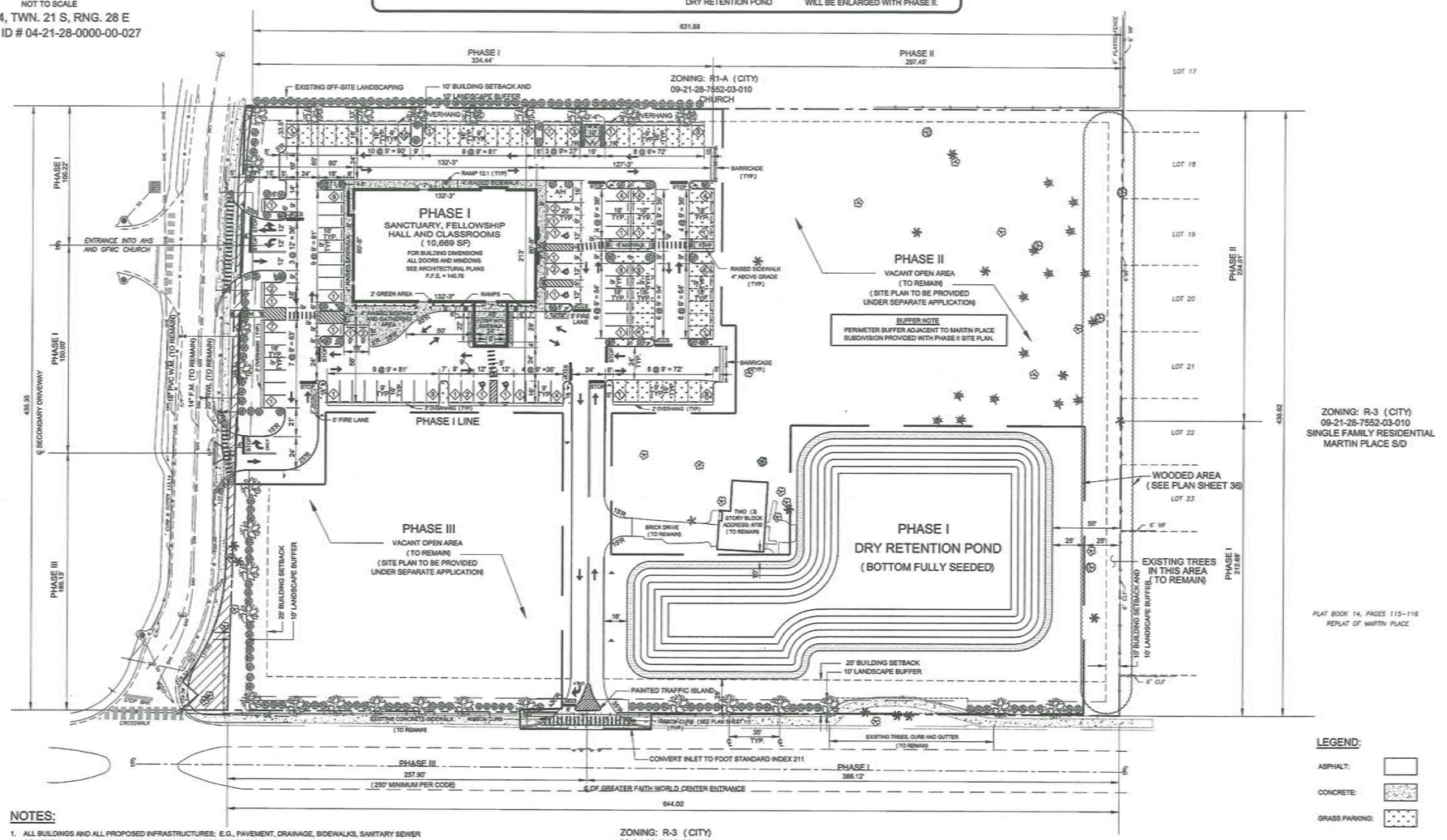


LOCATION MAP

NOT TO SCALE
SEC. 04, TWN. 21 S, RNG. 28 E
PARCEL ID # 04-21-28-0000-00-027

NORTH

GRAPHIC SCALE
0' 20' 40' 80' 120'
1" = 40'



LEGEND:
ASPHALT:
CONCRETE:
GRASS PARKING:

NOTES:

1. ALL BUILDINGS AND ALL PROPOSED INFRASTRUCTURES: E.G., PAVEMENT, DRAINAGE, SIDEWALKS, SANITARY SEWER COLLECTION, POTABLE WATER, RECLAIMED WATER, FIRE PROTECTION AND STORMWATER MANAGEMENT SYSTEMS, ETC. WILL BE CONSTRUCTED. THE INTENDED USE OF THE BUILDING IS CHURCH.
2. ALL DIMENSIONS MEASURED FROM THE INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
3. PERIMETER WALLS SHALL BE DESIGNED BY OTHERS AND SHALL MEET CITY OF APOPKA BUILDING CODE STANDARDS.
4. WHERE BERMS OR EMBANKMENTS ARE PROPOSED THE DESIGN SHALL BE CERTIFIED BY A GEOTECHNICAL ENGINEER.
5. COORDINATE WITH LANDSCAPE CONTRACTOR TO ENSURE THAT POND (S) ARE SODDED TO PREVENT SCOURING.
6. MINIMUM GRADE OF SODDED AREAS SHALL BE 1.0% GRADE TO PROVIDE DRAINAGE AWAY FROM ALL STRUCTURES.
7. SIGN DRAWINGS SHALL BE SUBMITTED BY OTHERS AND SHALL MEET THE CITY OF APOPKA BUILDING CODE STANDARDS.
8. NO OUTSIDE STORAGE ALLOWED.
9. INSTALL ADA CURB RAMPS PER FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS - INDEX 304, LATEST EDITION.
10. BUILDING ARCHITECTURE SHALL BE CONSISTENT WITH SECTION 4.2.1. OF THE DEVELOPMENT DESIGN GUIDELINES COMMERCIAL ARCHITECTURE STANDARDS.
11. THE BUILDING WALL AND GROUND SIGNS ARE TO BE PERMITTED SEPARATELY.
12. ALL CURB RADII ARE 2'-6" AS MEASURED FROM THE INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.

ZONING: R-3 (CITY)
09-21-28-7552-03-010
SINGLE FAMILY RESIDENTIAL
PARKSIDE AT ERROL ESTATE PH.3

VICK ROAD (COLLECTOR ROAD)
CITY OF APOPKA JURISDICTION
35 MPH (POSTED) AND 80' R/W

REFER TO THE CITY OF APOPKA PLANS FOR THE PROPOSED WESTBOUND TURN LANE AND THE TRAFFIC CONTROL SIGNAL ON W. MARTIN STREET AND VICK ROAD.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CONCEPT PLAN (PHASE I)

PROJECT UPDATE: 07/22/17

11/26/18

KENNETH H. EHLERS, FL PE # 18243

NO.	REVISION	DATE
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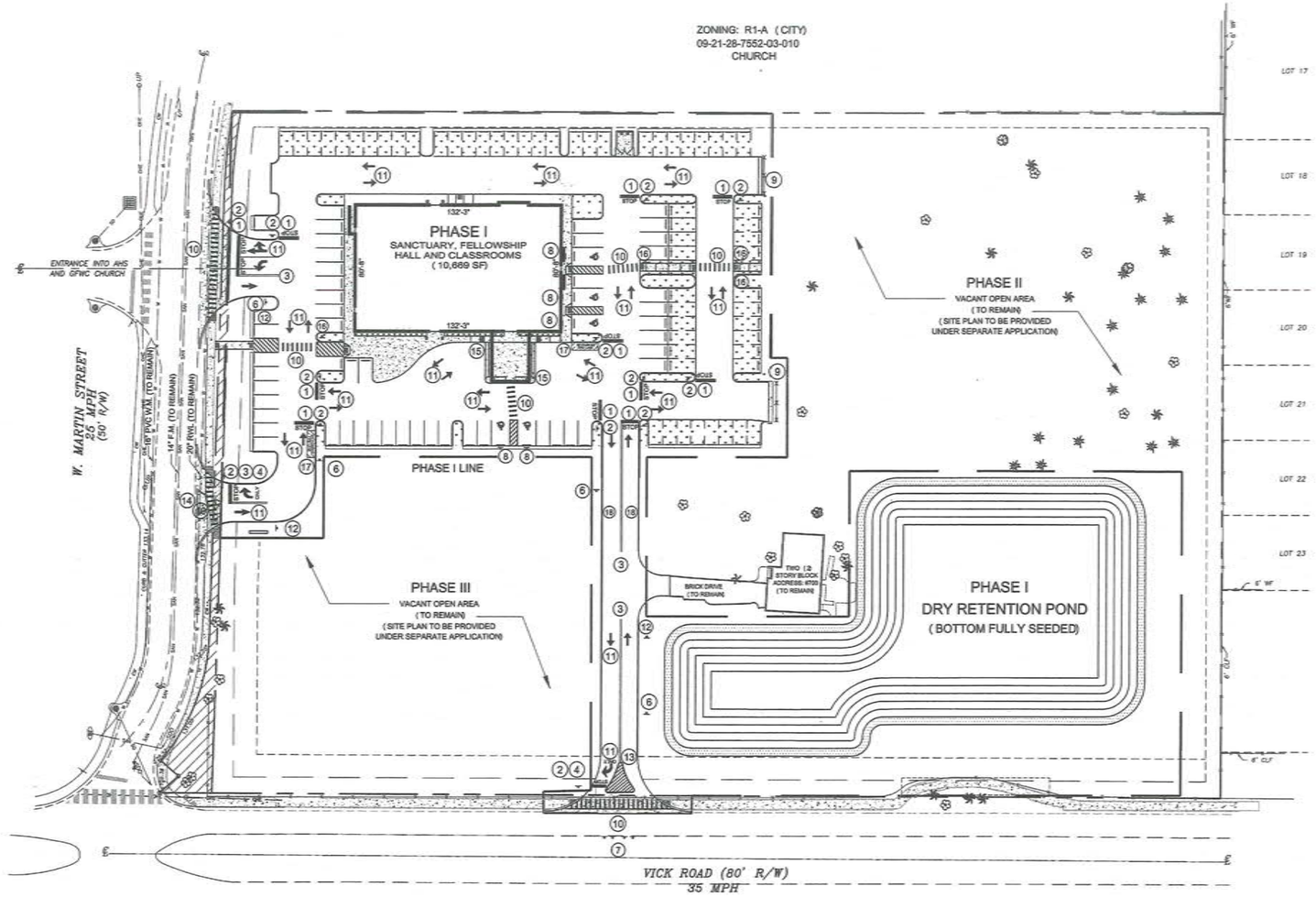
KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1- 407-448-3412
Fax 1-352-383-2537

CONCEPT PLAN
PHASE I
(SHOWN FOR REFERENCE ONLY)

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)
PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 4

JOB NO. 17100



ZONING: R-3 (CITY)
09-21-28-7552-03-010
SINGLE FAMILY RESIDENTIAL
PARKSIDE AT ERROL ESTATE PH.3

VICK ROAD (COLLECTOR ROAD)
CITY OF APOPKA JURISDICTION
35 MPH (POSTED) AND 80' R/W

TRAFFIC CONTROL PLAN

NORTH

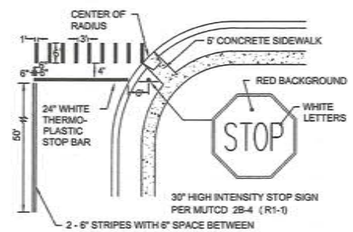
GRAPHIC SCALE

0' 20' 40' 80' 120'

1" = 40'

GENERAL NOTES:

1. 24" WHITE STOP BAR.
2. 30" x 30" R1-1 "STOP" SIGN.
3. DOUBLE 6" WIDE YELLOW LINE.
4. DOUBLE SIGN ON SINGLE POST "RIGHT TURN ONLY" AND "STOP" SIGN.
5. NOT USED
6. "15 MPH SPEED LIMIT" SIGN.
7. "ONE WAY ARROW" SIGN PER FDOT INDEX 17349.
8. "HANDICAPPED" SIGN PER FDOT INDEX 17355.
9. FDOT BARRICADE PER FDOT INDEX 17349.
10. 12" PAINTED CROSSWALK PER FDOT INDEX 17346.
11. PAINTED ARROWS PER FDOT INDEX 17346.
12. "RECLAIMED WATER" ADVISORY SIGN PER
13. PAINTED TRAFFIC ISLAND.
14. RAISED CONCRETE TRAFFIC ISLAND BY CITY.
15. "DO NOT ENTER" SIGN.
16. "PEDESTRIAN CROSSING" SIGN .
17. FIVE FOOT WIDE FIRE LANE .
18. SINGLE 6" WIDE WHITE LINE.



STOP SIGN, BAR AND CROSSWALK

NOT TO SCALE

NOTES:

1. 24" THERMOPLASTIC STOP BAR WITH R1-1 HIGH INTENSITY REFLECTORIZED STOP SIGN,
2. HIGH INTENSITY REFLECTORIZED MATERIAL. REFER TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. (R1-1)

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

11/26/18

KENNETH H. EHLERS, FL PE #18248

NO.	REVISION	DATE
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KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

TRAFFIC CONTROL PLAN

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)
PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 5

JOB NO. 17100

PROJECT UPDATE: 07/22/17

NORTH

GRAPHIC SCALE
0' 15' 30' 60' 90'
1" = 30'

ZONING: R1-A (CITY)
09-21-28-7552-03-010
CHURCH

ZONING: R-3 (CITY)
09-21-28-7552-03-010
APOPKA HIGH SCHOOL

W. MARTIN STREET
(MINOR COLLECTOR)
CITY OF APOPKA JURISDICTION
25 MPH (POSTED) AND 50 R/W

ENTRANCE INTO AHS AND GFWC CHURCH

PHASE I
SANCTUARY, FELLOWSHIP HALL AND CLASSROOMS
(10,669 SF)

PHASE I LINE

PHASE II
VACANT OPEN AREA
(TO REMAIN)
(SITE PLAN TO BE PROVIDED UNDER SEPARATE APPLICATION)

PHASE III
VACANT OPEN AREA
(TO REMAIN)
(SITE PLAN TO BE PROVIDED UNDER SEPARATE APPLICATION)

PHASE I
DRY RETENTION POND
(BOTTOM FULLY SEEDED)

TWO 1/2 STORY BLOCK
ADDRESS: #700
(TO REMAIN)

BRICK DRIVE
(TO REMAIN)

AB-1
AB-2
AB-3
AB-4
TB-1
TB-2
PB-1
PB-2

ZONING: R-3 (CITY)
09-21-28-7552-03-010
SINGLE FAMILY RESIDENTIAL
MARTIN PLACE S/D

LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
LOT 23

ZONING: R-3 (CITY)
09-21-28-7552-03-010
SINGLE FAMILY RESIDENTIAL
PARKSIDE AT ERROL ESTATE PH.3

VICK ROAD (COLLECTOR ROAD)
CITY OF APOPKA JURISDICTION
35 MPH (POSTED) AND 80' R/W

SOILS MAP

NOTE:
REFER TO YOVAISH ENGINEERING SCIENCES, LLC REPORT DATED 7-8-11 FOR SOILS PROFILES.
PROJECT NUMBER: 11-E1753.02

LEGEND:

- AUGER BORING LOCATION
- AUGER BORING WITH PENETROMETER LOCATION
- USDA-SCS SOIL DELINEATION BOUNDARY
- (4) CANDLER FINE SAND, 0 TO 5% SLOPES
- (5) CANDLER FINE SAND, 5 TO 12% SLOPES
- LAKE FINE SAND, 0 TO 5% SLOPES
- TAVARES-MILLHOPPER FINE SAND, 0 TO 5% SLOPES

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

11/20/18

KENNETH H. EHLERS, FL PE #18343

PROJECT UPDATE: 07/22/17

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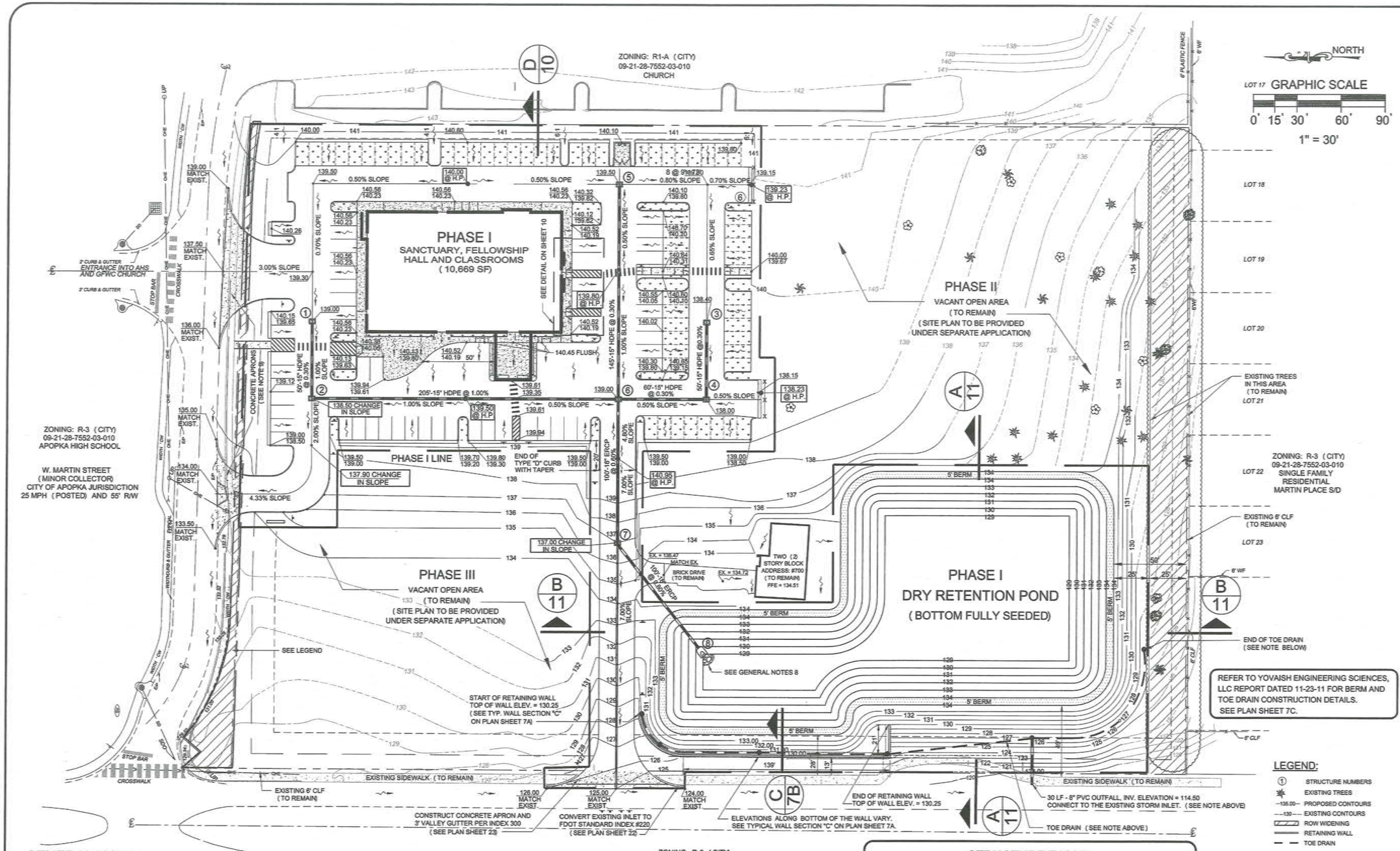
KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

SOILS MAP
(SHOWN FOR REFERENCE ONLY)

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)
PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 6

JOB NO. 17100



GENERAL NOTES:

1. IF THE RETAINING WALL IS OVER 3' IN HEIGHT, A FOUR 4' DECORATIVE FENCE IS REQUIRED ON TOP OF THE WALL.
2. CONTRACTOR TO GRADE SOILS SO THAT THE ELEVATIONS ARE 0.10' BELOW IMMEDIATELY ADJACENT SIDEWALK.
3. OPTIONAL ROOF DRAINAGE SHALL DISCHARGE TO POSITIVE CONNECTION INTO DRAINAGE SYSTEM, SEE SHEET 7A.
4. ALL CURB RADII ARE 2'-6" MEASURED FROM THE INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
5. FLUSH (RIBBON) CURB (SEE PLAN SHEET 11) .
6. HANDICAPPED RAMP MUST MEET THE REQUIREMENTS OF THE FLORIDA STATUES AND THE FLORIDA BUILDING CODE.
7. FOR OPTIONAL ROOF DRAIN PLAN (SEE PLAN SHEET 7A) .
8. CONTRACTOR SHALL INSTALL 4" TO 6" DIAMETER ROCK RUBBLE (OR EQUIV.) AT MITERED END SECTION IN THE POND.
9. CITY TO CONSTRUCT TWO (2) CONCRETE APRONS ON W. MARTIN STREET PER APPROVED DEVELOPERS AGREEMENT.
10. ALL CONCRETE SIDEWALKS ARE TO BE CONSTRUCTED AT 2.00% MAXIMUM SLOPE PER THE ADA.
11. ALL PAVED PARKING SPACES ARE TO BE CONSTRUCTED WITH A 2.00% (MINIMUM) TO 4.00% (MAXIMUM) SLOPE .

PROJECT UPDATE: 07/22/17

STRUCTURE TABLE:

STRUCTURE NUMBER:	STRUCTURE TYPE:	RIM:	INVERTS:
①	TYPE 'C' INLET	139.00	135.70 W
②	TYPE 'E' INLET	138.50	135.45 E, S
③	TYPE 'C' INLET	138.40	133.70 W
④	TYPE 'E' INLET	138.00	133.55 N, E
⑤	TYPE 'C' INLET	139.50	133.85 W
⑥	TYPE 'E' INLET	139.00	133.40 N, E, S 130.40 W
⑦	TYPE 'E' INLET	137.00	129.80 E, SW
⑧	MES (FDOT INDEX 273)	-	129.00 SE

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1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

11/26/18

KENNETH H. EHLERS, FL PE #18243

NO.	REVISION	DATE
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KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

GRADING AND DRAINAGE PLAN

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 7

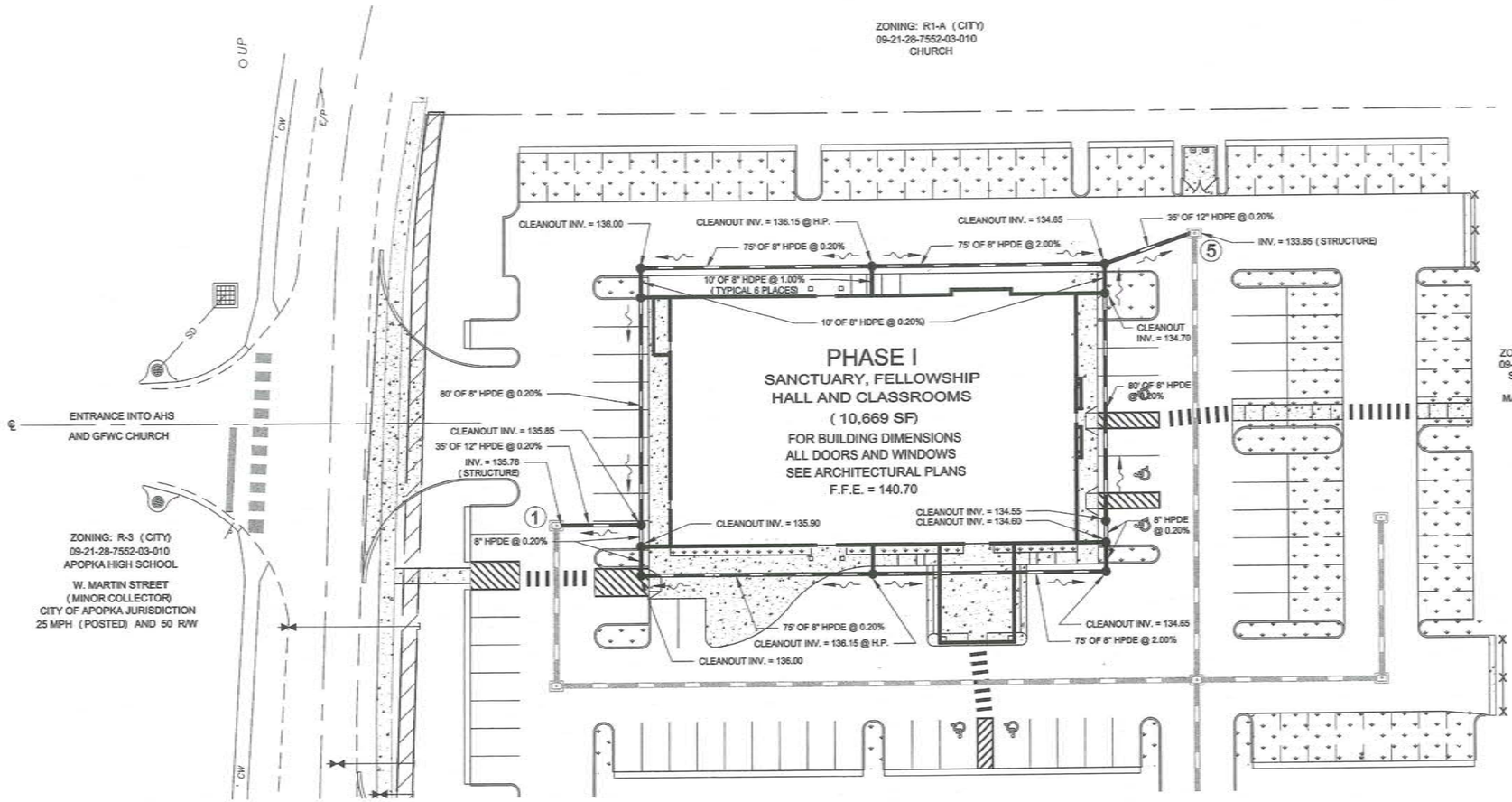
JOB NO. 17100

NORTH

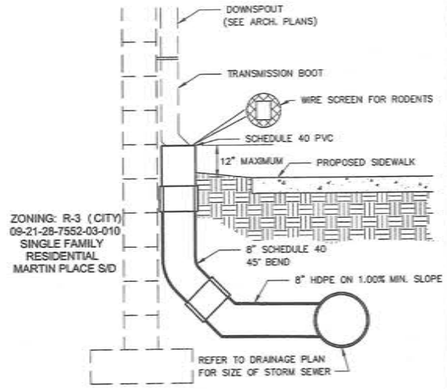
GRAPHIC SCALE

0' 10' 20' 40' 60'

1" = 20'



ROOF DRAIN PLAN
(OPTIONAL)



DOWN SPOUT DETAIL

NOT TO SCALE

NOTE:
ALL DOWNSPOUT COLLECTOR PIPE SHALL BE SCHEDULE 40 PVC.

NOTES:

1. ALL CLEANOUT RIM ELEVATIONS (SEE PLAN SHEET 7)
2. (5) STRUCTURE NUMBER

48 HOURS BEFORE DIGGING
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OF FLORIDA, INC.

11/26/18

KENNETH H. EHLERS, FL PE

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6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

NO.	REVISION	DATE
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ROOF DRAIN PLAN
(OPTIONAL)

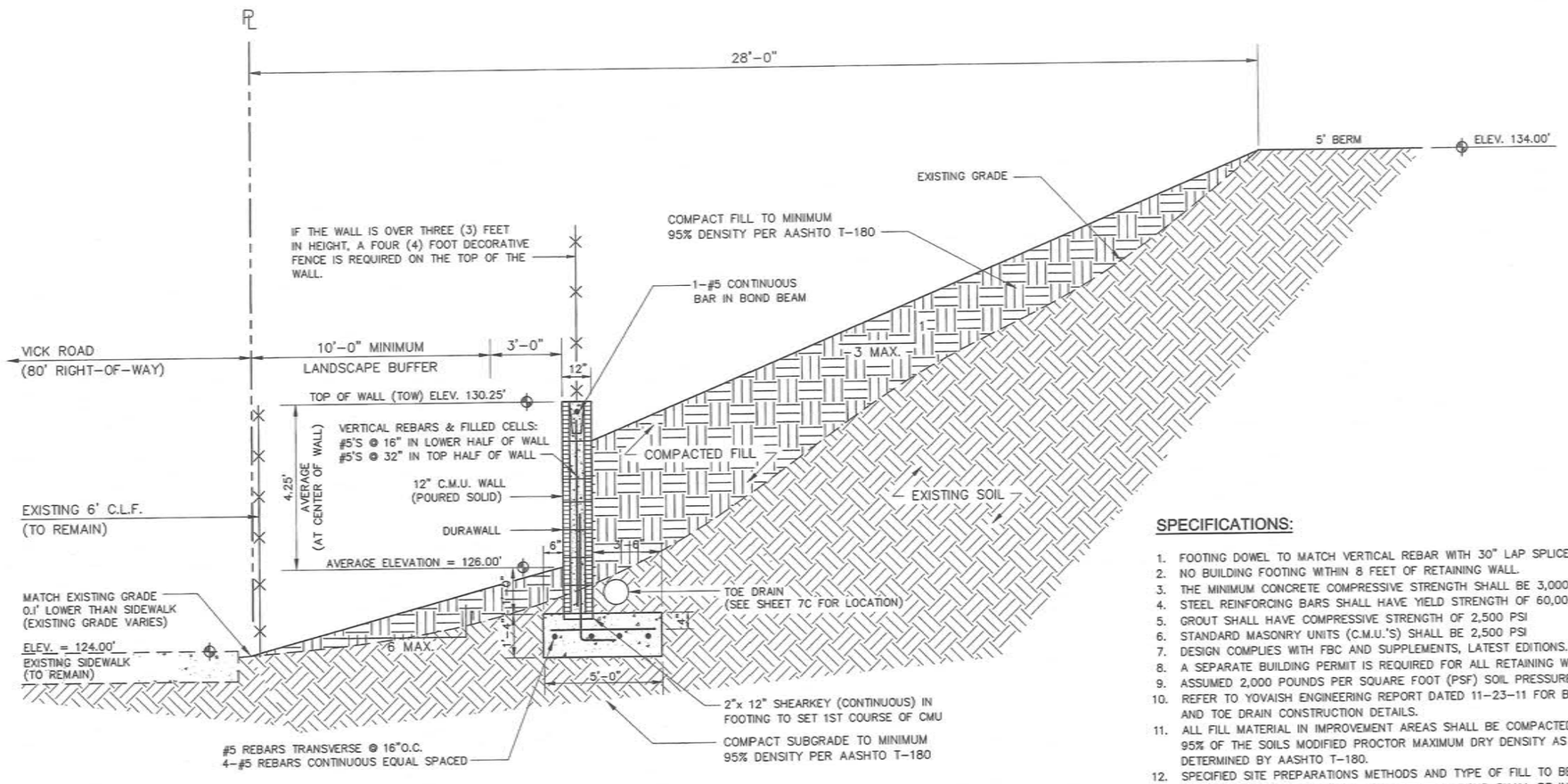
GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO.
7A

JOB NO. 17100

PROJECT UPDATE: 07/22/17



SECTION "C" (C/7)

RETAINING WALL DETAIL
(AT CENTER OF WALL)
NOT TO SCALE

NOTE:
REFER TO YOVAISH ENGINEERING SCIENCES, LLC. REPORT DATED 11-23-11 FOR BERM AND TOE DRAIN CONSTRUCTION DETAILS.
(SEE PLAN SHEET 7C)

SPECIFICATIONS:

1. FOOTING DOWEL TO MATCH VERTICAL REBAR WITH 30" LAP SPLICE.
2. NO BUILDING FOOTING WITHIN 8 FEET OF RETAINING WALL.
3. THE MINIMUM CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,000 PSI
4. STEEL REINFORCING BARS SHALL HAVE YIELD STRENGTH OF 60,000 PSI
5. GROUT SHALL HAVE COMPRESSIVE STRENGTH OF 2,500 PSI
6. STANDARD MASONRY UNITS (C.M.U.'S) SHALL BE 2,500 PSI
7. DESIGN COMPLIES WITH FBC AND SUPPLEMENTS, LATEST EDITIONS.
8. A SEPARATE BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS.
9. ASSUMED 2,000 POUNDS PER SQUARE FOOT (PSF) SOIL PRESSURE.
10. REFER TO YOVAISH ENGINEERING REPORT DATED 11-23-11 FOR BERM AND TOE DRAIN CONSTRUCTION DETAILS.
11. ALL FILL MATERIAL IN IMPROVEMENT AREAS SHALL BE COMPACTED TO 95% OF THE SOILS MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180.
12. SPECIFIED SITE PREPARATIONS METHODS AND TYPE OF FILL TO BE USED FOR PARKING, BUILDING AND RETENTION POND SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS (SEE GEOTECHNICAL REPORT PREPARED BY YOVAISH ENGINEERING SCIENCES, LLC. DATED 11/23/11.)

LEGEND:

COMPACTED FILL:
EXISTING SOIL:

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

11/20/18

KENNETH H. EHLERS, FL PE #18243

CERTIFICATE NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

NO.	REVISION	DATE
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Fax 1-352-383-2537

RETAINING WALL DETAIL

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO.
7B

JOB NO. 17100

PROJECT UPDATE: 07/22/17

Consulting Engineers in the Earth Sciences, Geotechnology, Hydrogeology and Construction Materials Testing

November 23, 2011

Reverend James Hicks
c/o Mr. Kenneth Ehlers, P.E.
6034 Falconbridge Place
Mt. Dora, Florida 32757

Subject: **Pond Berm Stability Evaluations and Recommendations, Proposed Building and Retention Areas, Center of Faith Church, 700 Vick Road, Apopka, Florida (PN 11-E1753.02)**

Pursuant to the request of Mr. Ken Ehlers, P.E., we have reviewed the proposed retention pond grades for the above referenced development. The following report presents the results of our engineering evaluation of the stability of the pond berm slopes. Recommendations for construction of earthen berms are also included.

1.0 BACKGROUND

The subsoil and groundwater table conditions within the site were previously investigated by Yovaish Engineering Sciences, Inc. The results of the investigation were presented in the report entitled, *"Subsoil and Groundwater Level Investigation, Proposed Building and Retention Areas, Center of Faith Church, 700 Vick Road, Apopka, Florida (PN 11-E1753.02)"*, dated July 8, 2011. The subsoil and groundwater data presented in the July 2011 report together with the plans prepared by Ken Ehlers, P.E. and dated July 2011 (revised November 15, 2011), form the basis for our evaluations presented herein.

2.0 EVALUATIONS AND CONCLUSIONS

2.1 Pond Berm Evaluations

2.1.1 Proposed Berm Geometry: Based upon plans referenced above, the pond will include an earthen berm constructed above the existing grades along a portion of its perimeter. The berm will be constructed with a 5 foot crest width. The inside slopes will be graded at 5 horizontal to 1 vertical. The outside slopes are to be graded at 3 horizontal to 1 vertical, or flatter.

In addition, a retaining wall will be constructed along a portion of the pond perimeter. The design of the retaining wall was performed by others and therefore is not part of the evaluations presented herein. The pond configuration and proposed retaining wall location are presented on Figure 1, attached.

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Based on a review of the geometry of the proposed pond berms discussed above, it is our opinion that seepage control will be required for the toe of the pond outside slope. Specifically, we recommend that a toe drain be constructed along the outside toe of slope. Recommendations for construction of the toe drain are presented on Figures 2 and 3.

2.1.2 Earthen Berm Construction Recommendations: Approximately 1 to 8 feet of fill will be required within portions of the pond berm. As input to our stability evaluations, we prepared the following recommendations for the construction of the pond berms.

1. The entire construction areas, including a minimum margin of 3 feet beyond the perimeter of the berm should be cleared and stripped, removing all existing vegetation, topsoil, surficial organic soils (where encountered) and other deleterious material.
2. The stripped area should be leveled by step grading into the existing slope and proof-rolled using proper construction equipment.
3. Upon approval by the Geotechnical Engineer, the proof-rolled surface may be filled with relatively clean granular sands (less than 5 percent fines passing the U.S. No. 200 Sieve). The fill shall be free of roots and other deleterious material and placed in level lifts not to exceed 12 inches loose and compacted as outlined below.
4. A sufficient number of overlapping passes should be made by the compaction equipment across the filled area in order to compact the fill soil to a minimum density equivalent to 95 percent of the soil's Maximum Modified Proctor Density value (ASTM D-1557).
5. Once the berm has been filled and compacted to its design elevation/grades, appropriate erosion control shall be provided.
6. A Geotechnical Engineer from Yovaish Engineering Sciences, Inc., or his designated representative should be retained to inspect and test all compacted surfaces to determine that the in-place natural and fill soils are properly densified and proper documentation of the required minimum compaction criteria can be provided.

2.1.3 Seepage Control: Based on our review of the geometry of the proposed pond outside slope of 3 horizontal to 1 vertical (discussed above), it is our opinion that a toe drain will be required for the pond berm. Specifically, we recommend that a toe drain be constructed along the outside toe of slope. Recommendations for construction of the toe drain are presented on Figures 2 and 3.

2.1.4 Berm Stability Analysis: The methodology of our stability analyses is base on infinite slope theory and that the toe drain is constructed as depicted on Figures 2 and 3. The input parameters and analyses results are presented on Attachment A. Based upon the stability analyses results (minimum Factor of Safety equal to 1.38) and provided that the pond berm is constructed as

Factor of Safety equal to 1.38) and provided that the pond berm is constructed as recommended herein and presented on the construction plans, it is our opinion that the pond berms will be adequately stable.

3.0 CLOSURE

We sincerely appreciate the opportunity to be of service once again and trust that the information presented herein is complete and sufficient for your needs. If you have any questions regarding the contents of this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

Sincerely,

Yovaish Engineering Sciences, Inc.
Certificate of Authorization No. 6839

Douglas J. Yovaish, P.E. 11-29-17
President
Florida Registration No. 52047

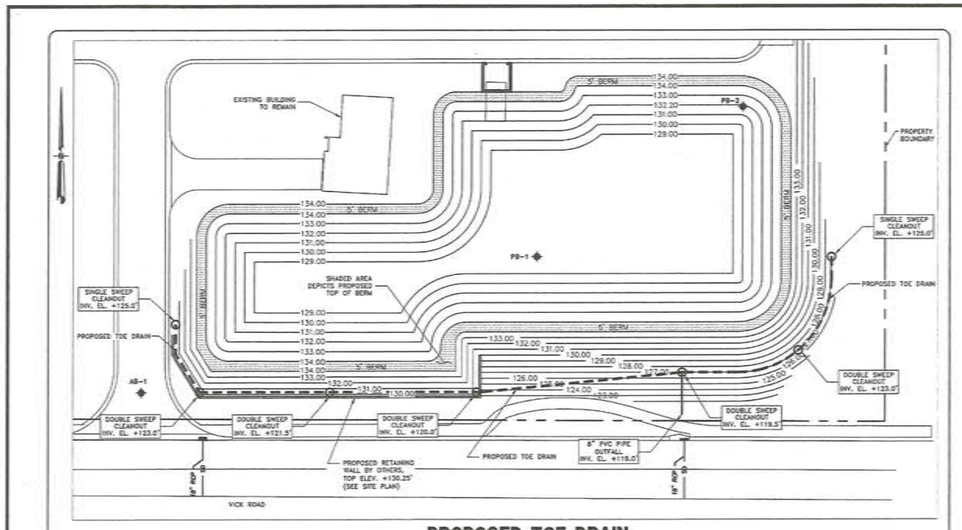
Attachments: Attachment A
Figures 1 through 3

ATTACHMENT A

Steady State Seepage for Slope Stability Analysis For Outside Slope of Pond Berms (3H to 1V or Flatter)
Center of Faith Church
700 Vick Road
Apopka , Florida
(PN 11-E1753.02)

SLOPE STABILITY ANALYSIS
INFINITE SLOPE THEORY WITH SEEPAGE FORCES

Input Data	
Saturated unit weight	120.0 pcf
Moist unit weight	115.0 pcf
Unit weight of water	62.4 pcf
Slope (Horiz/Vert)	**3.0**
Inter-particle friction angle	32.0 deg.
% Saturated thickness	50%
Intermediate Calcs	
Effective/Buoyant Unit Weight	57.6 pcf
Slope Angle	18.4 deg.
Hydraulic Gradient	0.33
Answer	
Computed factor of safety (includes seepage forces)	**1.38**
Required minimum factor of safety	1.2

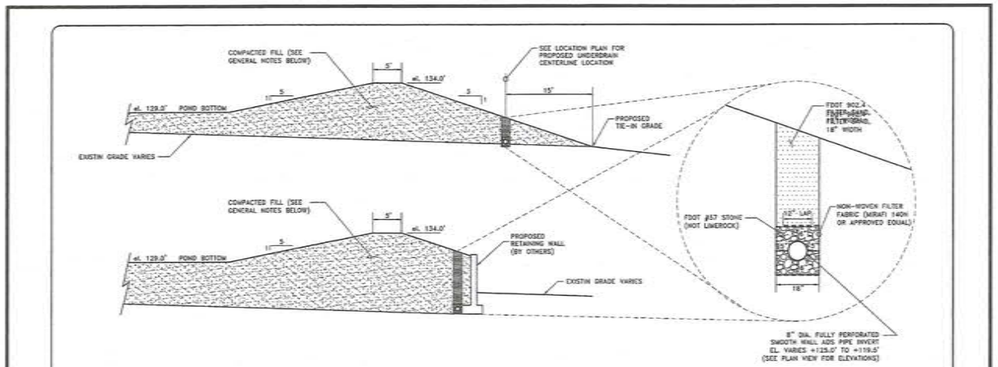


PROPOSED TOE DRAIN LOCATION PLAN

LEGEND
AUGER BORING LOCATION

Scale in Feet

POND GRADING EVALUATIONS		
CENTER OF FAITH CHURCH		
700 VICK ROAD		
CITY OF APOPKA, FLORIDA		
DRAWN : CJM	SCALE : NOTED	JOB NO. : 11-E1753.02
APPROVED : DJY	DATE : 11/18/11	FIGURE: 2



POND BERM, RETAINING WALL & TOE DRAIN CROSS-SECTIONS
NOT TO SCALE

GENERAL NOTES:

1. PRIOR TO STARTING CONSTRUCTION, ALL EROSION AND SEDIMENT CONTROLS WITHIN THE AFFECTED AREAS SHALL BE INSTALLED. THE BEST MANAGEMENT PRACTICES BY THE CONTRACTOR FOR EROSION AND SEDIMENT CONTROL SHALL MEET THE MINIMUM REQUIREMENTS PRESENTED ON THE CONSTRUCTION PLANS.
2. TOPSOIL, STRIPPINGS AND/OR OTHER DELETERIOUS MATERIAL ENCOUNTERED WITHIN THE PROPOSED BERM LIMITS SHALL BE REMOVED IN THEIR ENTIRETY. THE UNSUITABLE MATERIAL SHALL BE STOCKPILED FOR DISPOSAL OFF-SITE OR AS DIRECTED BY THE OWNER
3. UPON APPROVAL BY THE GEOTECHNICAL ENGINEER, THE LIMITS OF THE POND BOTTOM AND BERMS SHALL BE CLEARED AND GRUBBED TO REMOVE EXISTING VEGETATION, THEREAFTER AND UPON APPROVAL BY THE GEOTECHNICAL ENGINEER, THE ENTIRE LIMITS OF THE POND BOTTOM SHALL BE STRIPPED TO REMOVE THE TOPSOIL AND ASSOCIATED VEGETATION REMNANTS. THE POND BERM AND POND BOTTOM WHERE FILL IS REQUIRED SHALL BE SCARIFIED AND FILLED. THE FILL SHALL COMPRISE CLEAN FINE SANDS WITH A RECKLOED PERMEABILITY OF 30 FEET PER DAY OR GREATER WHEN COMPACTED TO A DENSITY OF 95 PERCENT OF THE SOIL'S MAXIMUM MODIFIED PROCTOR DENSITY VALUE (ASTM D-1557).
4. THE FILL WITHIN THE BERM SHALL BE PLACED IN LEVEL LIFTS NOT TO EXCEED 12 INCHES LOOSE AND COMPACTED AS OUTLINED BELOW.
5. A SUFFICIENT NUMBER OF OVERLAPPING PASSES SHOULD BE MADE BY THE COMPACTION EQUIPMENT ACROSS THE BERM AREA IN ORDER TO COMPACT THE FILL SOIL TO A MINIMUM DENSITY EQUIVALENT TO 95 PERCENT OF THE SOIL'S MAXIMUM MODIFIED PROCTOR DENSITY VALUE (ASTM D-1557).
6. UPON COMPLETION OF THE BERM FILL OPERATIONS, THE BERM UNDERDRAIN SHALL BE INSTALLED. THE UNDERDRAIN SHALL BE CONSTRUCTED ALONG THE OUTSIDE TOE IN GRADE AND AT THE INVERT ELEVATIONS DEPICTED ON THE CONSTRUCTION PLANS (SEE FIGURE 2). THE UNDERDRAIN SHALL BE DAYLIGHTED (DOWN SLOPE) AT THE PROPOSED ELEVATIONS PRESENTED ON THE CONSTRUCTION PLANS.
7. ONCE THE BERM HAS BEEN FILLED AND THE TOE DRAIN HAS BEEN CONSTRUCTED, THE SLOPES SHALL BE SODDED.
8. A GEOTECHNICAL ENGINEER FROM YOVAISH ENGINEERING SCIENCES, INC., OR HIS DESIGNATED REPRESENTATIVE SHOULD BE RETAINED TO INSPECT AND TEST ALL COMPACTED SURFACES TO DETERMINE THAT THE IN-PLACE NATURAL AND FILL SOILS ARE PROPERLY DENSIFIED AND PROPER DOCUMENTATION OF THE REQUIRED MINIMUM COMPACTION CRITERIA CAN BE PROVIDED.

POND GRADING EVALUATIONS		
CENTER OF FAITH CHURCH		
700 VICK ROAD		
CITY OF APOPKA, FLORIDA		
DRAWN : CJM	SCALE : NOTED	JOB NO. : 11-E1753.02
APPROVED : DJY	DATE : 11/18/11	FIGURE: 3

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11/26/17

KENNETH H. EHLERS, FL PE #18243

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6034 FALCONBRIDGE PLACE
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SOIL REPORT
POND BERM STABILITY EVALUATIONS AND RECOMMENDATIONS

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO.
7C

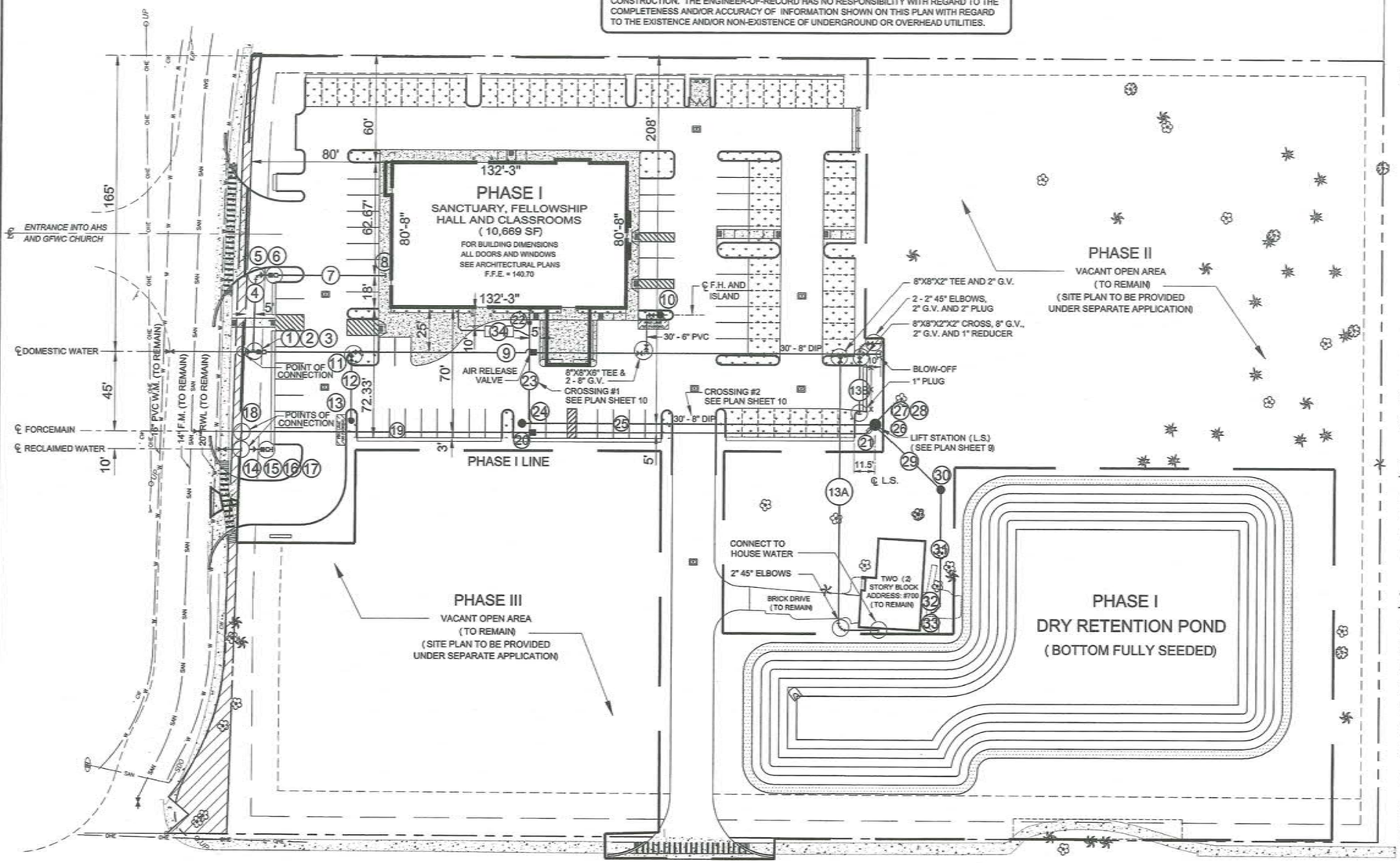
JOB NO. 17100

SOIL REPORT
POND BERM STABILITY EVALUATIONS AND RECOMMENDATIONS

PROJECT UPDATE: 07/22/17

EXISTING UNDERGROUND AND OVERHEAD UTILITIES:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS AND/OR ACCURACY OF INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTENCE AND/OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES.



NORTH

GRAPHIC SCALE

0' 15' 30' 60' 90'

1" = 30'

DOMESTIC WATER & FIRE SYSTEM:

1. 12" PLUG (BY CITY) , 3/4"Ø METER (BY CITY)
2. 12" X 6" REDUCER
3. 8" X 8" X 4" TEE
4. 41' - 4" PVC WATER MAIN (C-900)
5. 2 - 4" 45 DEGREE ELBOWS AND 4"X2" REDUCER
6. 2" BACKFLOW PREVENTOR W/ 2" METER LOCATE MIN. 5' BEHIND BACK OF CURB
7. 75' - 2" PVC WATER MAIN (C-900)
8. 2" PLUG
9. 330' - 8" PVC WATER MAIN (C-900)
10. FIRE HYDRANT ASSEMBLY
11. 8" X 8" X 8" TEE AND 2 - 8" G.V.
12. 45' - 8" PVC WATER MAIN (C-900)
13. FDC CONNECTION (MIN. 40' FROM BLDG.)
- 13A. 175' - 2" PVC WATER MAIN (C-900)
- 13B. 34' - 1" PVC WATER MAIN (C-900)

IRRIGATION SYSTEM:

14. 4" PLUG (BY CITY)
15. 4" X 2" REDUCER
16. 2" METER BY CITY (SEE NOTE 12)
17. 2" PLUG

WASTEWATER SYSTEM:

18. 2" PLUG (BY CITY)
19. 350' - 4" PVC FORCE MAIN (C-900)
20. 4" AIR RELEASE VALVE (SEE PLAN SHEET 15)
21. 2 - 4" 45 DEGREE ELBOWS
22. CO, RIM = 140.19, INV. = 137.25 W/ 8" PLUG
23. 65' - 8" PVC SANITARY SEWER @ 0.40%
24. DROP MANHOLE #1, RIM = 138.50 S INV. = 137.00, E INV. = 134.65
25. 180' - 8" PVC SANITARY SEWER @ 2.325% 20' - 8" DUCTILE IRON PIPE @ 2.325%
26. LIFT STATION (SEE PLAN SHEET 9)
27. 15 ' - 8" PVC SANITARY SEWER @ 0.40%
28. 8" PLUG
29. 65' - 8" PVC SANITARY SEWER @ 0.40%
30. MANHOLE #2, RIM = 135.00, INV. = 130.24
31. 50' - 8" PVC SANITARY SEWER @ 0.40%
32. 2 - 8" 45 DEGREE ELBOWS
33. CONNECT TO HOUSE SANITARY SEWER
34. 1,250 GALLON GREASE INTERCEPTOR (SEE PLAN SHEET 21)

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

CITY TO PROVIDE UTILITY EXTENSIONS TO THE NORTH PROPERTY LINE PER THE APPROVED AGREEMENT.

UTILITY PLAN

ALL ROADWAYS, WATER LINE INFRASTRUCTURES, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE THE BUILDING CONSTRUCTION BEGINS.

NOTES:

1. THE GENERAL CONTRACTOR SHALL MAINTAIN THE PRIVATE WASTEWATER AND DOMESTIC WATER SERVICE TO THE EXISTING BUILDING, STILL BEING USED AS A CHURCH, UNTIL PUBLIC ACCEPTANCE OF THE NEW UTILITY SYSTEMS.
2. THE OWNER WILL DEDICATE AN EASEMENT TO THE CITY OF APOPKA FOR THE OPERATION AND MAINTENANCE OF THE PRIVATE WATER METERS.
3. WHEN DESIGNING THE BUILDING PLUMBING PLAN, NO DOMESTIC WASTE MAY FLOW THROUGH THE GREASE INTERCEPTOR. SEE PLAN SHEET 21.
4. ALL WATER MAINS SHALL HAVE MINIMUM 3 FEET OF COVER UNLESS OTHERWISE SPECIFIED ON THE PLANS.
5. THE FIRE HYDRANT LOCATED IN LANDSCAPE ISLAND SHALL BE PLACED SO AS NOT TO INTERFERE WITH TREES AND/OR ROOT SYSTEMS.
6. THE FIRE HYDRANT MUST BE LOCATED WITHIN 250 FEET OF ALL BUILDINGS, SEE PLAN SHEET 16.
7. FOLLOW FLORIDA STATUES 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.
8. FOLLOW THE FLORIDA FIRE PREVENTION CODE 5TH EDITION.
9. OWNER MUST PROVIDE A LOCK BOX NEAR THE FRONT DOOR.
10. SYMBOLS SUCH AS STRUCTURES, VALVES, METERS, BACKFLOW DEVICES, ETC. ARE NOT DRAWN TO SCALE.
11. FIRE LINE: 3/4"Ø BYPASS METER INCLUDED WITH BACKFLOW ASSEMBLY.
12. RECLAIM WATER: 2"Ø SENSUS-TOUCH READ COMPATIBLE WITH CITY STANDARDS.

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PROJECT UPDATE: 07/22/17

11/26/18

KENNETH H. EHLERS, FL PE

KENNETH H. EHLERS, P.E. CERTIFICATE NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

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KENNETH H. EHLERS, P.E.
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6034 FALCONBRIDGE PLACE
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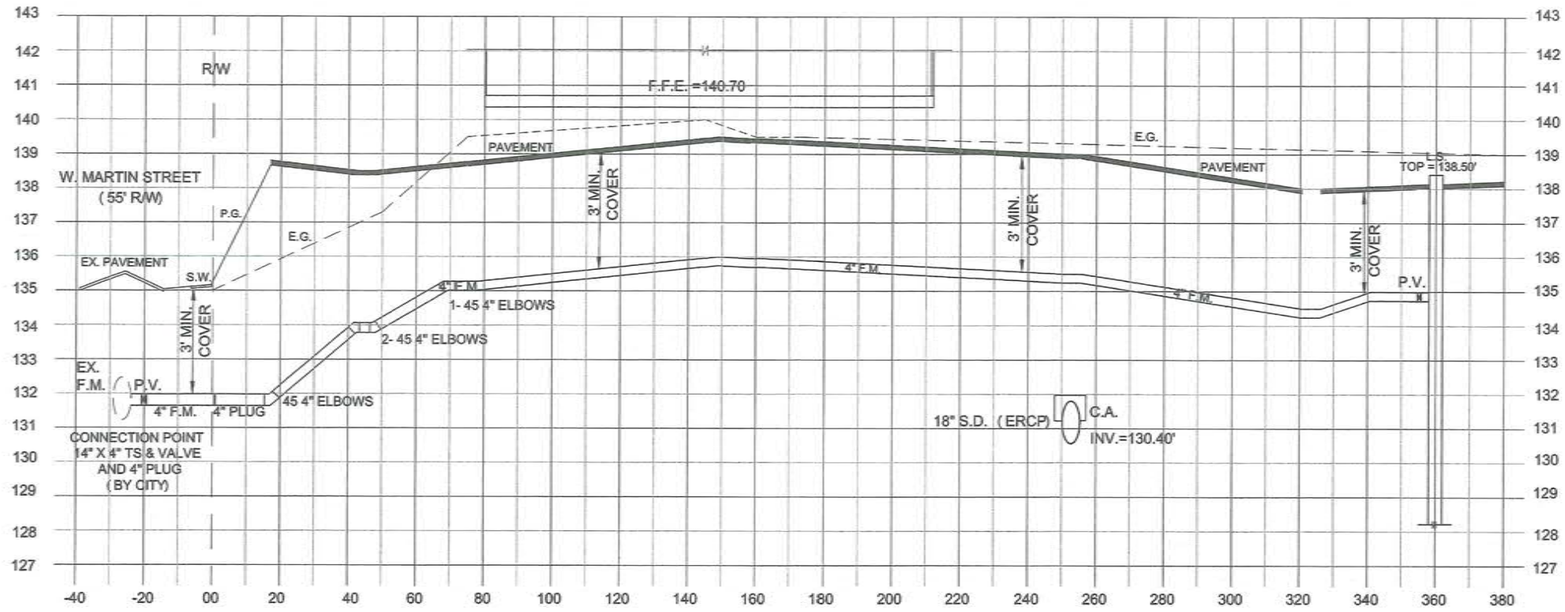
Fax 1-352-383-2537

UTILITY PLAN

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)
PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 8

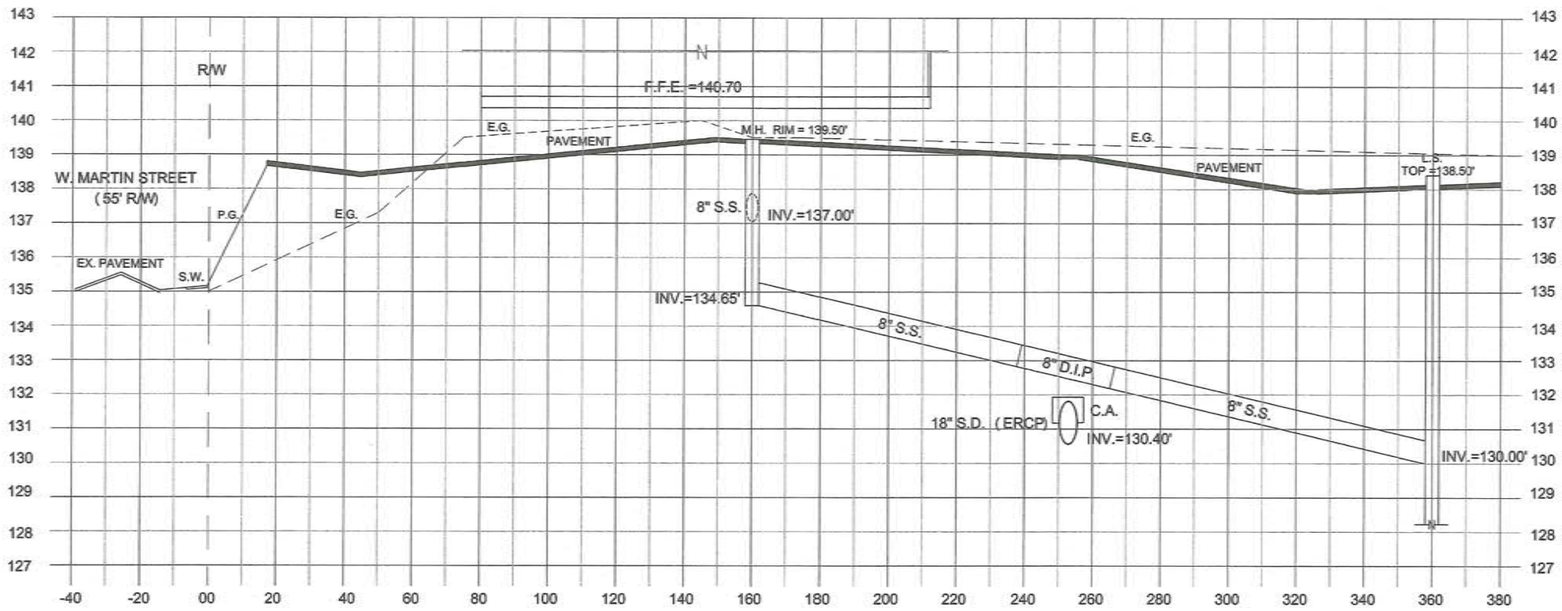
JOB NO. 17100



FORCE MAIN PROFILE

LOOKING EAST OVER FORCE MAIN

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



SANITARY SEWER PROFILE

LOOKING EAST OVER SANITARY SEWER

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

NORTH

LEGEND:

F.F.E.	FIRST FLOOR ELEV.
E.G.	EXISTING GRADE
W.M.	WATER MAIN
S.S.	SANITARY SEWER
P.V.	PLUG VALVE
L.S.	LIFT STATION
G.V.	GATE VALVE
F.M.	FORCE MAIN
C.A.	CONC. ARCH
M.H.	MANHOLE
INV.	INVERT
EX.	EXISTING
TS/V	TAPPING SLEEVE &VALVE
S.W.	SIDEWALK
P.G.	PROPOSED GRADE

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

UTILITY PROFILE
(FORCE MAIN AND SANITARY SEWER)

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO.
8A

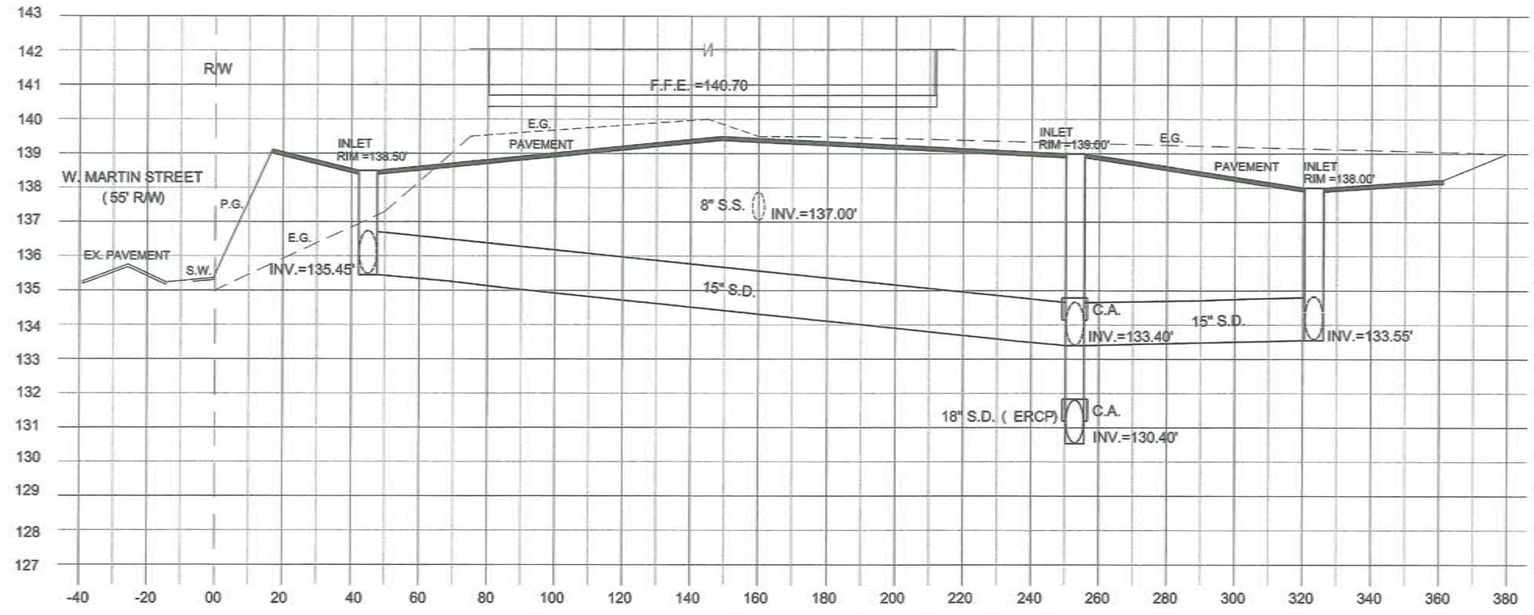
JOB NO. 17100

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

11/26/18

KENNETH H. EHLERS, FL PE #18243

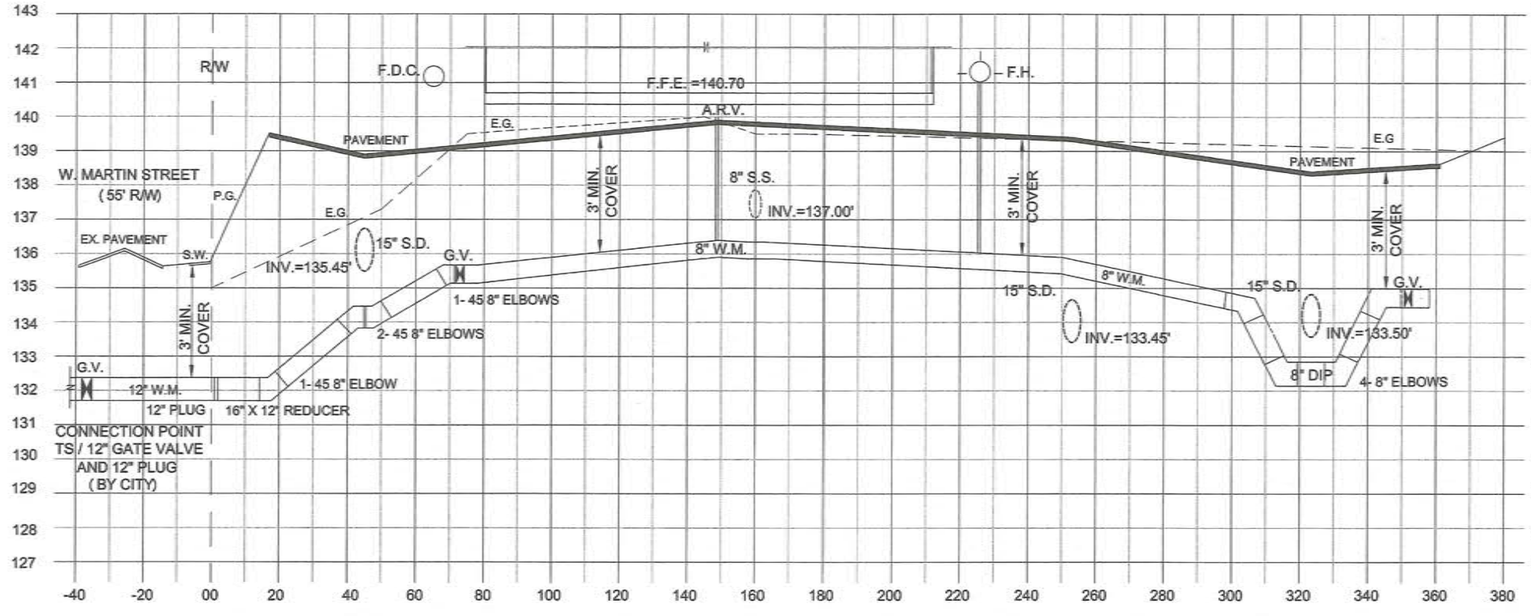
PROJECT UPDATE: 07/22/17



STORM DRAIN PROFILE

LOOKING EAST OVER STORM DRAIN

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



WATER MAIN PROFILE

LOOKING EAST OVER WATER MAIN

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

NORTH

LEGEND:

F.F.E.	FIRST FLOOR ELEV.
E.G.	EXISTING GRADE
W.M.	WATER MAIN
G.V.	GATE VALVE
P.V.	PLUG VALVE
F.H.	FIRE HYDRANT
F.D.C.	FIRE DEPT. CONN.
F.M.	FORCE MAIN
S.D.	STORM DRAIN
R.D.	ROOF DRAIN
C.A.	CONC. ARCH
R/W	RIGHT OF WAY
INV.	INVERT
TS/V	TAPPING SLEEVE & VALVE
S.W.	ROOF DRAIN
P.G.	PROPOSED GRADE

NO.	REVISION	DATE
1		
2		
3		
4		
5		
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7		

KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

UTILITY PROFILE
(STORM DRAIN AND WATER MAIN)

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

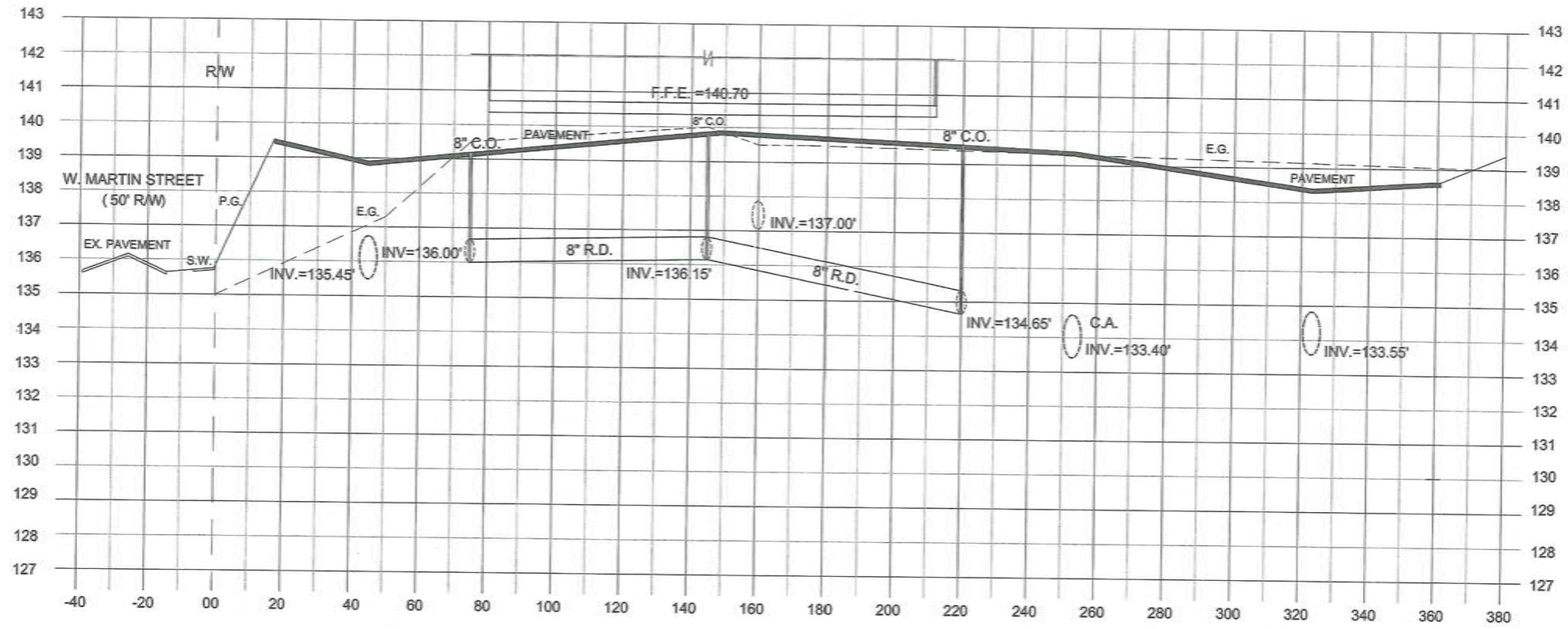
11/26/18

KENNETH H. EHLERS, FL PE #18243

DRAWING NO.
8B

JOB NO. 17100

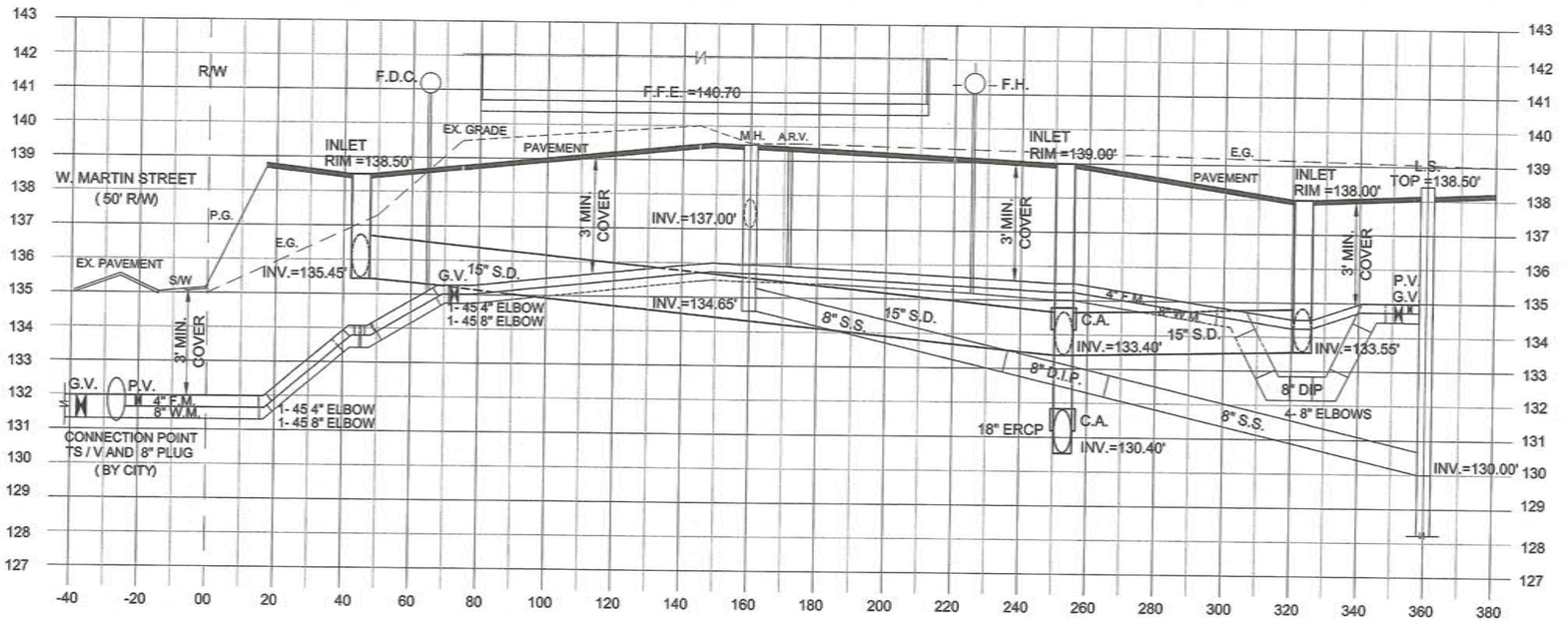
PROJECT UPDATE: 07/22/17



ROOF DRAIN PROFILE

LOOKING EAST OVER ROOF DRAIN

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



UTILITY COMPILATION PROFILE

LOOKING EAST OVER FORCE MAIN

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

PROJECT UPDATE: 07/22/17

227

NORTH

LEGEND:

F.F.E.	FIRST FLOOR ELEV.
E.G.	EXISTING GRADE
W.M.	WATER MAIN
S.S.	SANITARY SEWER
L.S.	LIFT STATION
G.V.	GATE VALVE
P.V.	PLUG VALVE
F.H.	FIRE HYDRANT
F.D.C.	FIRE DEPT. CONN.
F.M.	FORCE MAIN
S.D.	STORM DRAIN
R.D.	ROOF DRAIN
C.A.	CONC. ARCH
R.W.	RIGHT-OF-WAY
P.G.	PROPOSED GRADE

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

11/26/18

KENNETH H. EHLERS, FL PE #18243

NO.	REVISION	DATE
1		
2		
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4		
5		
6		
7		

KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

UTILITY PROFILE
(ROOF DRAIN AND COMPILATION)

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO.
8C

JOB NO. 17100

LSM Grinder/Pac.

GRINDER PUMP SPECIFICATION

PART 1 – GENERAL

1. 01 Furnish and install two grinder pumps to deliver 93.00 GPM against a total head of 73.03 feet Total Dynamic Head (TDH). Pumps shall be capable of handling domestic sewage with minimal maintenance. The motor shall be 5 HP, 3450 RPM, 230 VOLT/ 3 PHASE/ 60 HERTZ. The motor shall be on integral part of the pumping unit. Pump discharge size shall be 2.00 inch. Pump, control system, and FRP (fiberglass reinforced polyester) wetwell shall be LSM Grinder/Pac. provided and manufactured by Lift Station Management of Sanford, Florida, 32771 Ph: (407) 977-8600

PART 2 – PRODUCTS

2.01 GRINDER PUMP – Pump shall be of the centrifugal type Barnes Model SGV-5032L with an integrally built grinder unit and submersible type motor. The pump shall be mounted in the FRP basin by a dual slide rail system in such a way that solids are fed in an up-flow direction to the grinder impeller with no feet or other obstruction below the grinder inlet.

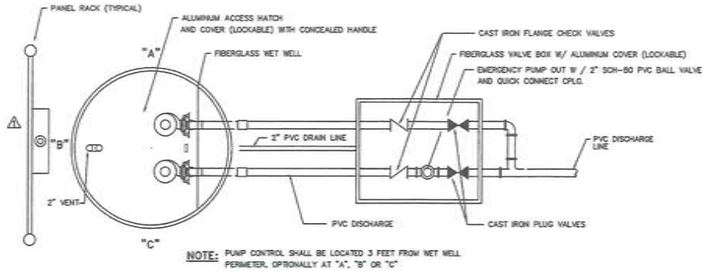
The grinder unit shall be capable of macerating all material in normal domestic and commercial sewage including reasonable amounts of foreign objects such as wood, plastic, glass, rubber, sanitary napkins, disposable diapers and the like to a fine slurry that will pass freely through the pump and the discharge pipe.

The pump motor shall be of the submersible type. Single phase motors shall be of the capacitor start, capacitor run type for high starting torque.

Stator windings shall be of the open type with Class F insulation for operating in air or clean dielectric oil that lubricates bearings and seals and cools the windings. Motor stator shall be pressed into housing for best alignment and maximum heat transfer.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in control box to stop motor if motor winding temperature reaches 200 degrees F. Thermostat to automatically reset when motor cools. Two heat sensors are to be used on 3 phase motors.

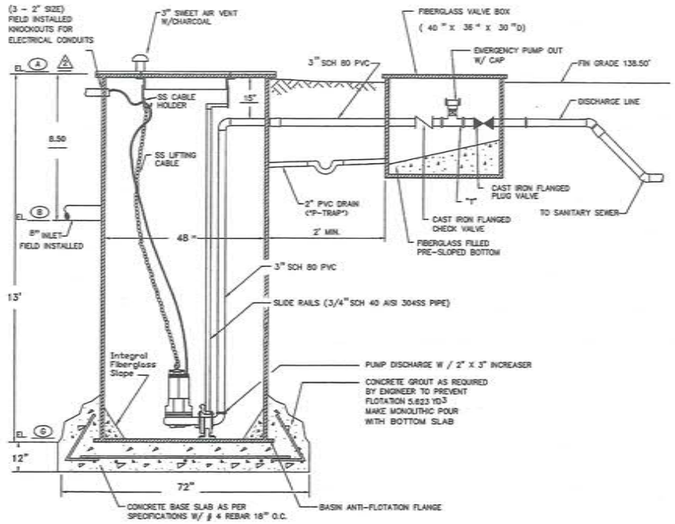
The common motor pump and grinder shaft shall be of AISI 416 SS threaded to take pump impeller and grinder impeller.



NOTE: PUMP CONTROL SHALL BE LOCATED 3 FEET FROM WET WELL PERIMETER, OPTIONALLY AT "A", "B" OR "C"

LIFT STATION PLAN

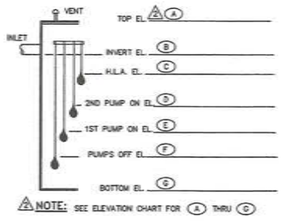
N.T.S.



LIFT STATION SECTION

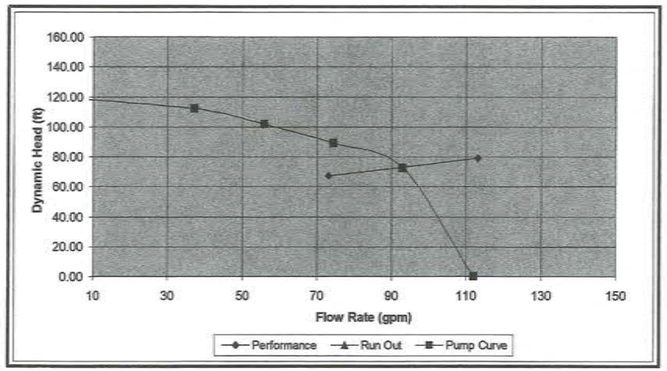
N.T.S.

LIFT STATION TO BE PRIVATELY OWNED



⚠ NOTE: SEE ELEVATION CHART FOR (A) THRU (C)

LEVEL CONTROL DIAGRAM



PUMP CURVE INFORMATION

PUMP DATA CHART		
①	PRIMARY PUMP CAPACITY	93.00
②	PRIMARY TDH	73.03
③	SECONDARY PUMP CAPACITY	107.00
④	SECONDARY TDH	19.53
⑤	PEAK INFUENT FLOW RATE (GPM)	3.333
⑥	PUMP CYCLE TIME (MIN)	37.60
⑦	PUMP SYSTEM MANUFACTURER	LSM
⑧	PUMP MODEL NO. BARNES	SGV-5032
⑨	R.P.M.	3450
⑩	HORSE POWER	5
⑪	ELECTRICAL VOLTS/PHASE	230/3
⑫	FULL LOAD F.L.A. PER PUMP AMP. F.L.A. TOTAL	23.00 46.00
⑬	PUMP DISCHARGE	2.00
⑭		
⑮	IMPELLER DIA.	5.50

ELEVATION CHART		
TOP OF WETWELL	(A)	138.50
TOP OF VALVE BOX	(B)	138.50
INLET INVERT	(C)	130.00
HIGH LEVEL ALARM	(D)	129.50
2nd PUMP ON	(E)	129.00
1st PUMP ON	(F)	128.00
PUMPS OFF	(G)	127.00
BOTTOM OF WETWELL	(H)	125.50

2.02 DUPLEX PUMP CONTROL PANEL

The enclosure shall be NEMA 4X, minimum 28" high x 21" wide x 8" deep, fabricated from fiberglass reinforced product with padlockable latches. The enclosure shall have external mounting feet to allow for wall mounting. All hardware shall be stainless steel. All conduit penetrations shall have approved seal off fittings and shall be properly sealed to prevent gas from entering enclosure.

The following components shall be mounted and affixed to the enclosure:

1 ea. Red Alarm Beacon
1 ea. Alarm Horn
1 ea. Generator Receptacle with weatherproof cover
1 ea. Silence Pushbutton

Painted Steel

2 ea. Motor Contactors
2 ea. Start Capacitors to match motor requirements, single phase only
2 ea. Run Capacitors to match motor requirements, single phase only
2 ea. Start Relays to match motor requirements, single phase only
1 ea. Voltage Monitor With fuses, (Single Phase) Phase/Monitor (Three Phase)
1 ea. Control Transformer with primary and secondary fuses, 480 Volt only
1 ea. Silence Relay

1 ea. Duplex Alternator
20 ea. Terminals for field connections
6 ea. Terminals for motor connections, single phase only
3 ea. Ground Lugs
1 ea. Space Heater

The innerdoor shall be fabricated from .080, 5052-H32 aluminum. The innerdoor shall have a continuous aluminum piano hinge, a handle and catch and shall be installed by stainless steel screws for ease of removal. The inner door shall open a minimum of 110 degrees to allow safe access to backpanel.

1 ea. Main Circuit Breaker
1 ea. Emergency Circuit Breaker
1 ea. Mechanical Interlock for main breakers
2 ea. Motor Short Circuit Protectors
1 ea. Control Circuit Breaker
2 ea. Hand-Off-Auto selector switches
1 ea. Sequence selector switch, 1 –Auto–2
1 ea. Alternator Test Switch
2 ea. Pump Run Pilot Lights
1 ea. Power On Pilot Light
4 ea. Float Indicating Pilot Lights
2 ea. Seal Failure Pilot Lights
2 ea. Elapsed Time Meters
1 ea. GFI Duplex Convenience Outlet
1 ea. Lightning Arrestor
1 ea. Phase / Volt Monitor

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded case thermal magnetic. Circuit breakers shall be sealed by the manufacturer after calibration to prevent tampering. Each breaker shall be adequately sized to meet the equipment operating conditions.

The mechanical interlock shall prevent the normal and emergency main breakers from being energized at the same time. The interlock shall be fabricated from aluminum or stainless steel.

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

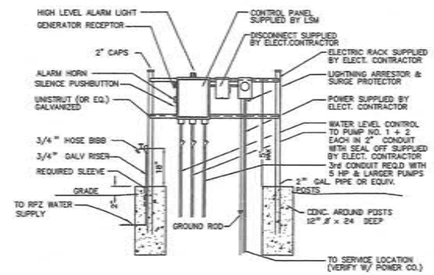
All motor short circuit protection devices must provide for undervoltage release and class 10 overload protection on all three phases. Visible trip indication, test and reset capability must be provided

The duplex alternator shall be the solid state type. The alternator shall switch each pump to lead upon a single complete cycle and shall provide for lag pump operation upon level rise.

A lag pump time delay shall be supplied to prevent both pumps from simultaneously starting after a power outage. The time delay shall be set at 10 seconds minimum.

An **alternator sequence (1–Auto–2),** three position toggle type selector switch shall be supplied to manually override the alternator. In the '1' positon, motor #1 shall always be the lead motor. In the 'Auto' positon, the motors shall sequence to become the lead motor. In the '2' positon, motor #2 shall always be the lead motor.

Hand–Off–Auto, three position toggle type selector switches shall be supplied for each motor.



NOTE: WATTS– 8B Vacuum Breaker Installed on Hose Bibb

⚠ SEE "LIFT STATION PLAN" ABOVE FOR LOCATION

ELECTRICAL RISER

N.T.S.

NOTE: CONTROL PANEL, SWITCH DISCONNECT & ALL CONDUITS FIELD INSTALLED BY ELECTRICAL CONTRACTOR

A **red run light** shall be supplied for each motor. The run light shall illuminate each time the motor is called to run.

A **amber seal failure light** shall be supplied for each motor. The seal light shall illuminate upon detection of water in the seal chamber of the pump.

Each motor shall have an **elapsed time meter** to record the accumulated running time. The ETM shall be a 2" diameter, non–resettable, six digit, totally encapsulated unit.

A **green pilot light** shall be supplied for each float. The appropriate pilot light shall illuminate each time the float switch closes.

Relays shall be ice–cube plug–in type. minimum, DPDT.

Twenty (20) terminals Relay contacts shall be rated 10 amp be rated 25 amps minimum and shall be Float connection terminals shall be arranged such that each float is connected in consecutive order and does not cross over to float wirings.

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

A 20 GFI duplex **convenience outlet** shall be supplied and mounted on the innerdoor to provide service technicians with an outlet for trouble lights, etc.

Ground lugs service entrance.

A **space heater shall be supplied** and mounted to the interior within the enclosure a minimum of 2–3 degrees F. above ambient to prevent condensation build up. The heater shall be mounted with stainless steel screws and protected by a shield. Self adhesive means of fastening by glue, tape, ect. are not acceptable.

Nameplates for the innerdoor shall be of a graphic design, specifically depicting the intent for each device. One nameplate shall be supplied for all control devices. One nameplate shall be supplied for all power devices.

MISCELLANEOUS:

All wiring on the backpanel shall be contained within wiring duct. All wiring between the innerdoor and the backpanel shall be contained within a plastic spiral wrap.

Each wire shall have a wire number at each end to correspond to the asbuilt drawing for field troubleshooting.

The control panel shall be assembled by an Underwriters Laboratories UL508 listed manufacturing facility.

2.03 **FASTENER and APPURTENANCES–** All fasteners, lifting cables, float cable bracket and oppurtenances shall be made of AISI 304SS or material inert to the highly corrosive atmosphere of a sewage lift station. Hinges for the wet well and valve box shall be AISI 304SS minimum.

An aluminum slide/latch assembly shall be provided for holding the doors open on both the wet well and the valve box.

Slide rails shall be SCH 40 AISI 304SS pipe.

Pump lifting devices shall be made of AISI 304SS (min.) cable (1/4"min) or 304SS chain of sufficient size, with safety factor to handle safely the specific pumps. AISI 304SS (min.) pump lifting bails shall be provided.

2.04 **FRP PRODUCTS –** The pump wetwell shall be manufactured of fiber glass reinforced polyester (FRP) of diameter and depth as shown on the lift station elevation detail. The basin/wetwell wall thickness shall be adequate for the depth of the tank to maintain structural integrity in the following condition:

1. Soil modulus of 700 psi.
2. Soil density of 120 lbs/ft.
3. Luschers safety factor of 2.0.

Material for the FRP shall be as follows:

Resin: The resins used shall be a commercial grade unsaturated **"isothalic" polyester resin. Orthothalic resins are not acceptable.**

Reinforcing Materials: The reinforcing material shall be commercial grade "E" type glass in the form of mat, chopped or roving fabric, having a coupling agent that will provide a suitable bond between the glass reinforcement and the resin.

Fillers and Additives: Fillers of any type shall not be utilized. Additives, such as thixotropic agents, catalysts, promoters, etc., may be added as required by the specific manufacturing process to be used to meet the requirements of this specification.

PART 3 – EXECUTION.

3.01 **INSTALLATION** – shall be in strict accordance with the manufacturer's instructions and recommendations in the locations shown on the drawing.

3.02 **INSPECTION AND TESTING** – A factory representative shall be provided for one (1) day and shall have complete knowledge of proper operation and maintenance to inspect the final installation and supervise the test run of the equipment.

Megger the motor. The pump motors shall be megged out prior to startup to ensure the insulation of the pump motor/cable system is intact.

The pump controls and pumps shall be checked for mechanical reliability and proper operation.

NOTE: Alarm Signals if Controls Fail

WITH A 12 VOLT BATTERY BACKUP ALARM SYSTEM

CONTROL PANEL SHALL BE MANUFACTURED BY A UL508/ 913 APPROVED SHOP

NOTES:
1. ALL DIMENSIONS ARE IN FEET EXCEPT AS NOTED.
2. DRAWING IS NOT TO SCALE.
3. ALL DIMENSIONS AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.
4. PAINT EXPOSED FRP AS REQUIRED BY OWNER/ENGINEER.
5. F.R.P. INDICATES FIBERGLASS REINFORCED POLYESTER.
6. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES.
- 7. ELECTRICIAN TO RUN ZINC (2 HP PUMPS) / THREE (3 HP & LARGER PUMPS) SEPARATE 2" CONDUITS (ONE EACH FOR HIGH & LOW VOLTAGES) PER ELECTRICAL CODE BETWEEN CONTROL PANEL AND WETWELL.
- 8. ALUMINUM WIRE SHALL NOT BE USED BETWEEN MAIN METER AND CONTROL PANEL.
- 9. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS INSIDE WETWELL AND INSIDE OF CONTROL PANEL.
10. CONTRACTOR SHALL FIELD INSTALL INLET FITTING AT PROPER ELEVATION.
11. ALL HARDWARE AND FASTENERS SHALL BE STAINLESS STEEL.
12. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT.
- 13. NEUTRAL REQUIRED ON ALL ELECTRICAL SERVICE TO CONTROL PANEL

● ELECTRICIAN NOTE

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

11/26/18
D Ehlers

KENNETH H. EHLERS, FL PE #18043

KENNETH H. EHLERS CERTIFICATE NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

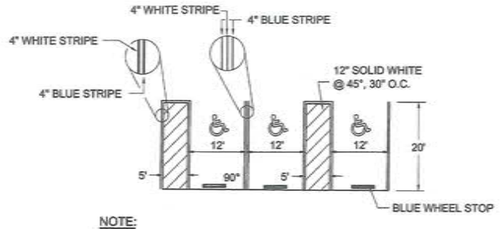
REVISIONS	BY

LSM
LIFT STATION MANAGEMENT
249 CENTRAL PARK DRIVE / SANFORD, FL
Ph# (407) 977-8600 Fax# (321) 323-7921

GREATER FAITH WORLD CENTER, INC. CHURCH
700 Vick Road
APOPKA, FLORIDA 32704

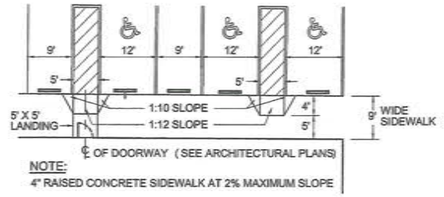
DRAWN	TM
CHECKED	
DATE	09/05/17
SCALE	NTS
JOB NO.	

9



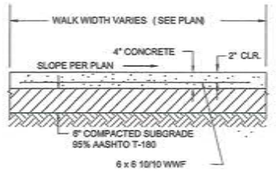
NOTE:
HANDICAP SPACE IS TO BE OUTLINED IN A 4" BLUE PAINTED STRIP.

TYPICAL DISABLED PARKING SECTION
NOT TO SCALE

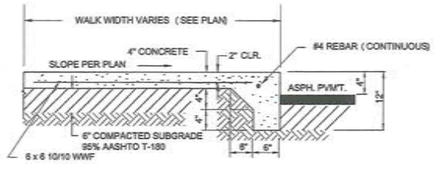


NOTE:
4" RAISED CONCRETE SIDEWALK AT 2% MAXIMUM SLOPE

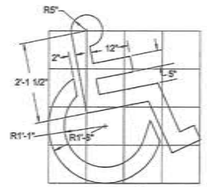
HANDICAP RAMPS
NOT TO SCALE
SOUTH BUILDING FACE
(SEE PLAN SHEET 3)



CONCRETE WALK
NOT TO SCALE

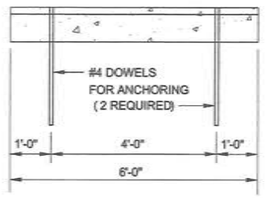


THICKENED EDGE RAISED CONCRETE WALK
NOT TO SCALE

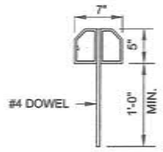


HANDICAP SYMBOL DETAIL
NOT TO SCALE

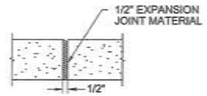
HANDICAP PARKING SIGN
NOT TO SCALE



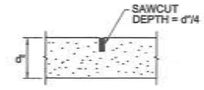
FRONT ELEVATION
NOT TO SCALE



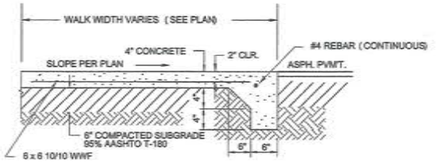
SECTION
NOT TO SCALE



EXPANSION JOINT
NOT TO SCALE



CONTRACTION JOINT
NOT TO SCALE



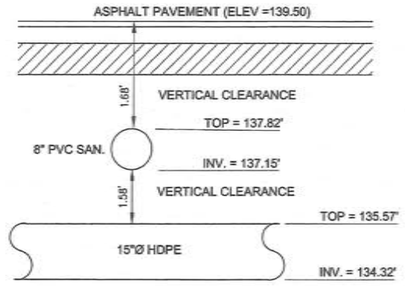
THICKENED EDGE FLUSH CONCRETE WALK
NOT TO SCALE

NOTES:
1. 4" THICK SIDEWALK W/LIGHT BROOM FINISH AND TROWELED EDGE.
2. ALL CONCRETE SIDEWALKS SHALL HAVE A FULL 1/2" EXPANSION JOINT AT A MAXIMUM DISTANCE OF 40 LINEAR FEET AND A SAW CUT OR FORMED DUMMY CONTRACTION JOINT AT EVENLY SPACED INTERVALS NOT TO EXCEED 8 LINEAR FEET.

DISABLED PARKING DETAILS
NOT TO SCALE

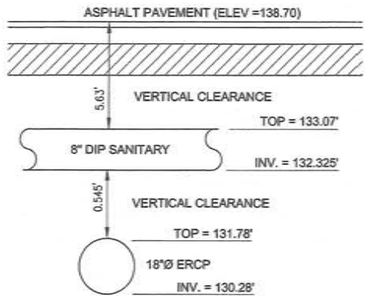
PRE-CAST CONCRETE WHEEL STOP DETAIL
NOT TO SCALE

TYPICAL SIDEWALK DETAILS
NOT TO SCALE



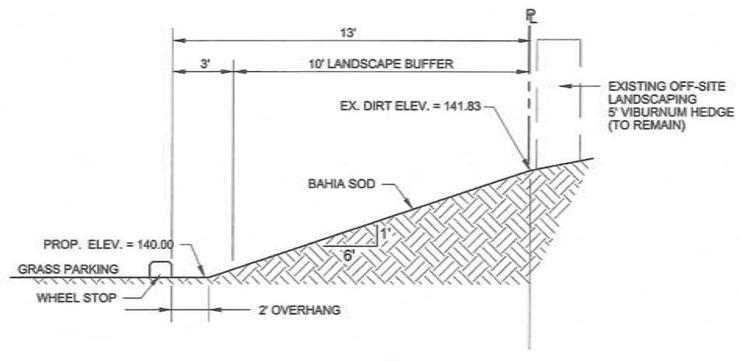
CROSSING #1 (#1/8)
NOT TO SCALE

WHERE THE 8" SEWER MAIN CROSSES
OVER DRAINAGE PIPE BETWEEN INLETS
STRUCTURE NUMBERS 2 AND 6
LOOKING NORTH



CROSSING #2 (#2/8)
NOT TO SCALE

WHERE THE 8" SEWER MAIN CROSSES
OVER DRAINAGE PIPE BETWEEN INLETS
STRUCTURE NUMBERS 6 AND 7
LOOKING EAST
FOR CONCRETE ARCH OVER 18"Ø ERCP
(SEE PLAN SHEET 12)



SECTION "D" (D/7)
NOT TO SCALE

TYPICAL CROSS-SECTION
ALONG EAST PROPERTY LINE
LOOKING NORTH

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

11/26/18

KENNETH H. EHLERS, FL PE #18243

PROJECT UPDATE: 07/22/17

NO.	REVISION	DATE
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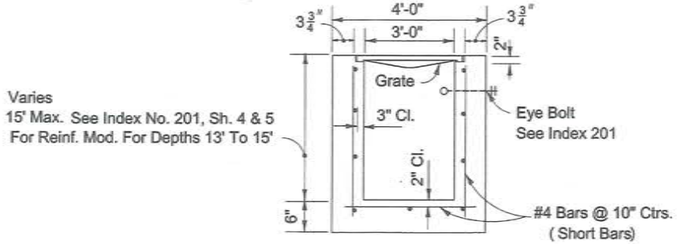
KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1- 407-448-3412
Fax 1-352-383-2537

STANDARD DETAILS

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)
PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

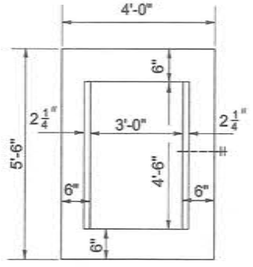
DRAWING NO. 10

JOB NO. 17100



Varies
15' Max. See Index No. 201, Sh. 4 & 5
For Reinf. Mod. For Depths 13' To 15'

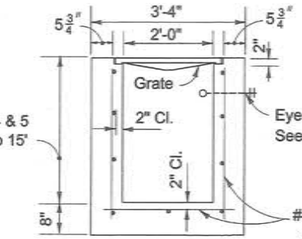
SECTION



PLAN

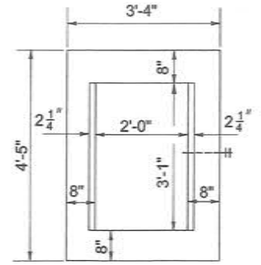
Recommended Maximum Pipe Size:
3'-0" Wall-24" Pipe
4'-6" Wall-36" Pipe

TYPE "E" INLET
(FDOT INDEX #232)
(USE STEEL GRATES)
NOT TO SCALE



Varies
15' Max. See Index No. 201, Sh. 4 & 5
For Reinf. Mod. For Depths 13' To 15'

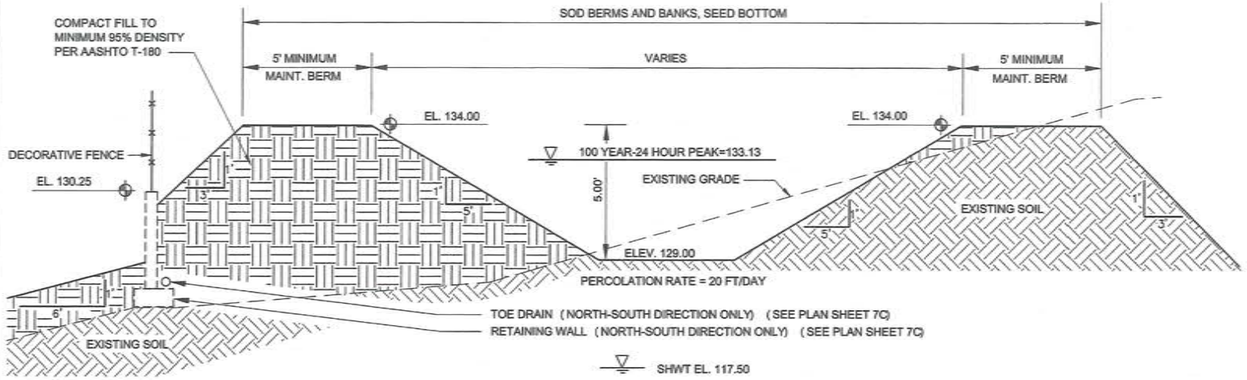
SECTION



PLAN

Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe

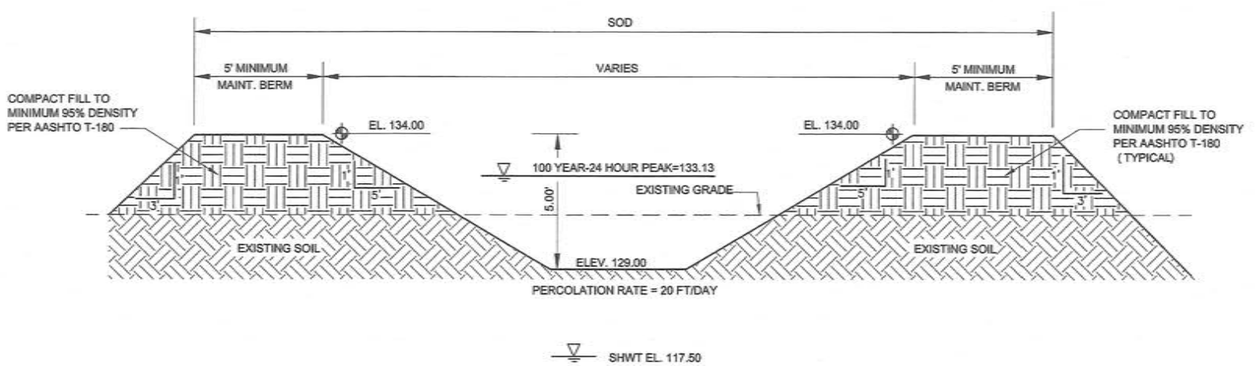
TYPE "C" INLET
(FDOT INDEX #232)
NOT TO SCALE



POND CROSS-SECTION "A"
NOT TO SCALE

"A" / 7

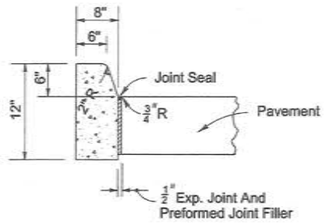
NOTE:
REFER TO YOVAISH ENGINEERING SCIENCES, LLC REPORT DATED 11–23–11 FOR BERM AND TOE DRAIN CONSTRUCTION DETAILS



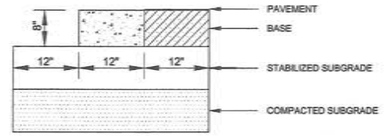
POND CROSS-SECTION "B"
NOT TO SCALE

"B" / 7

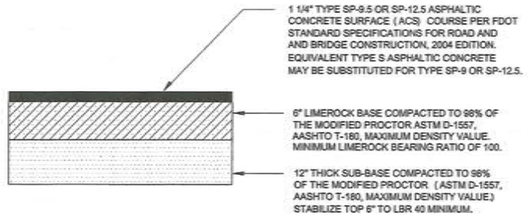
NOTE:
REFER TO YOVAISH ENGINEERING SCIENCES, LLC REPORT DATED 11–23–11 FOR BERM AND TOE DRAIN CONSTRUCTION DETAILS



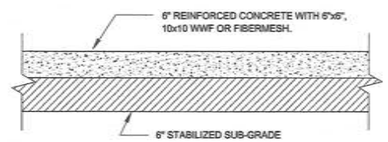
TYPE "D" CURB
(FDOT INDEX #300)
NOT TO SCALE



RIBBON CURB
NOT TO SCALE



TYPICAL PAVEMENT SECTION
(LIMEROCK BASE)
NOT TO SCALE



CONCRETE PAVEMENT SECTION
NOT TO SCALE

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

11/26/18

KENNETH H. EHLERS, FL PE #18243

KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1- 407-448-3412
Fax 1-352-383-2537

NO.	REVISION	DATE
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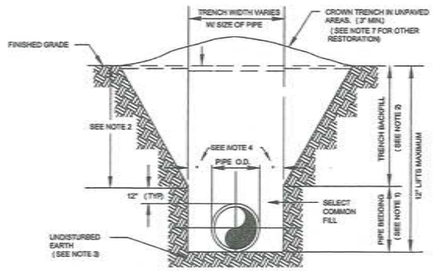
DRAINAGE DETAILS

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)
PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 11

JOB NO. 17100

PROJECT UPDATE: 07/22/17

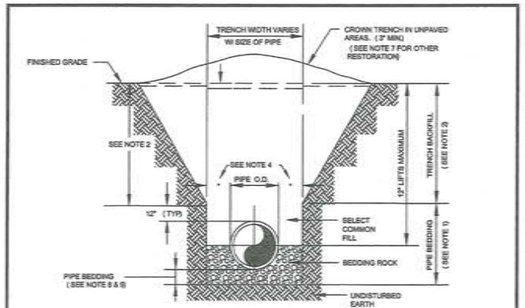


NOTES:

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. (") : 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100

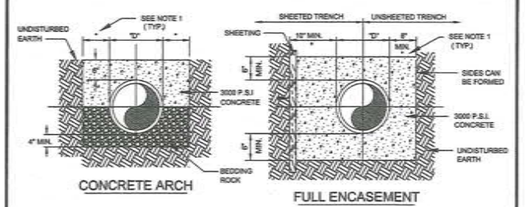


NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. USE OF TYPE A BEDDING TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
4. (") : 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. GRAVITY SEWERS SHALL UTILIZE TYPE A BEDDING IF REQUIRED BY THE CITY. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER LESS THAN 15" AND 6" MINIMUM FOR PIPE DIAMETER 18" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. THE CITY SHALL DETERMINE IN THE FIELD IF REMOVAL OF UNSUITABLE MATERIAL IS REQUIRED TO REACH A SUITABLE FOUNDATION.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.
10. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF THE GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.

TYPE "A" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101



NOTES:

1. (") : 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND OVER. FOR CONCRETE ARCH, THE MIN. WIDTH SHALL BE EQUAL TO OUTSIDE DIAMETER OF PIPE.
2. "D" REFERS TO THE DIAMETER OF THE PIPE.
3. "T" REFERS TO THE THICKNESS OF THE PIPE.
4. THE NEED FOR CONCRETE ARCH HALF ENCASEMENT OR FULL ENCASEMENT TO BE DETERMINED IN THE FIELD AS DIRECTED BY THE CITY.
5. ENDS OF ENCASEMENT SHALL BE FORMED, AND LOCATIONS SHALL BE INDICATED ON RECORD DRAWINGS.

CONCRETE ARCH AND ENCASEMENT DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 102

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC. KENNETH H. EHLERS LICENSED PROFESSIONAL ENGINEER No. 18243 STATE OF CERTIFICATE

11/26/18

KENNETH H. EHLERS, FL PE #18243

NO.	REVISION	DATE
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CITY OF APOPKA DETAILS

WATER DETAILS
#100, 101 AND #102

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO.
12

JOB NO. 17100

PROJECT UPDATE: 07/22/17

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

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

NOTES:

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

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					61	67	73	84	100	114	
45° BEND					26	28	31	35	42	48	
22-1/2° BEND					13	14	15	17	20	23	
11-1/4° BEND					6	7	8	9	10	12	
TEE**					52	62	74	95	124	152	
REDUCER (ONE SIZE SMALLER)					48	25	25	47	66	66	
DEAD END					111	123	135	157	188	218	

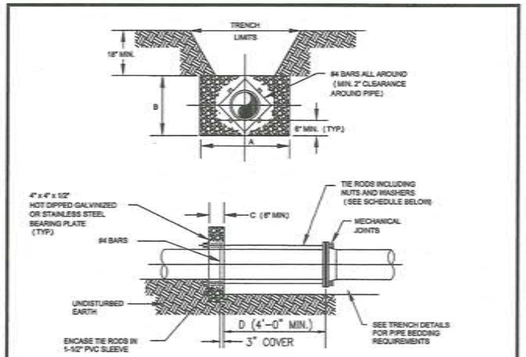
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

1. FITTINGS SHALL BE RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE: DI
   WORKING PRESSURE: 350 P.S.I.**
   SOIL DESIGNATION: SM (SAND SILT)
   LAYING CONDITIONS: 3
   ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
6. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (DI)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 106



NOTES:

1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 P.S.I.

SCHEDULE OF DIMENSIONS AND MATERIALS *

PIPE SIZE (INCHES)	DIMENSIONS (FT)				TIE RODS ROD	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	3.5	3.0	1.0		3/4	4
16	5.0	4.0	1.5		3/4	4
20	6.0	5.0	1.5		3/4	6
24	8.0	6.0	1.5		3/4	8

NOTE: THRUST BLOCK AREAS TO BE COMPUTED ON BASIS OF 1,000 LBS. PER SQ. FT. SOIL RESTRAINT BEARING.
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770

KENNETH H. EHLERS, FL PE #18243
NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/26/18

NO.	REVISION	DATE
1		
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CITY OF APOPKA DETAILS

WATER DETAILS #105, 106 AND #107

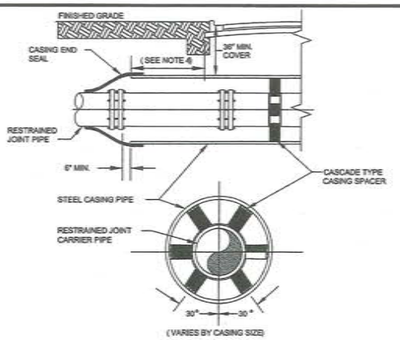
GREATER FAITH WORLD CENTER, INC. (FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027 APOPKA, FLORIDA

DRAWING NO. 13

JOB NO. 17100

PROJECT UPDATE: 07/22/17



(VARIES BY CASING SIZE)

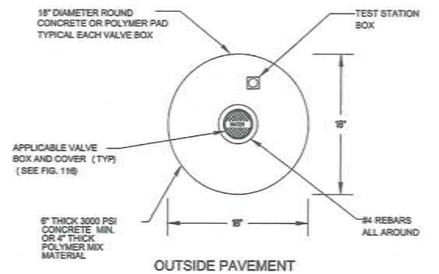
CARRIER PIPE NOMINAL DIAMETER	4	6	8	10	12	16	20	24	30	36	42
MINIMUM CASING OUTSIDE DIAMETER (INCHES)	16	16	18	20	24	30	36	42	48	54	60
MINIMUM CASING WALL THICKNESS (INCHES)	.250"	.250"	.250"	.250"	.250"	.312"	.375"	.500"	.500"	.500"	.500"

NOTES:

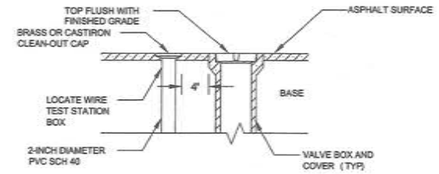
1. WHEN CONSTRUCTION IS WITHIN FDOT OR RAILROAD JURISDICTION, ADDITIONAL REQUIREMENTS SHALL BE MET.
2. DISTANCE BETWEEN SPACERS TO BE PER MANUFACTURER'S SPECIFICATIONS.
3. NO FLOWABLE FILL BETWEEN THE ANNULAR SPACE OF THE CASING OR CARRIER PIPE.
4. WHERE PRACTICAL, CASING SHALL EXTEND 10 FEET BEYOND EDGE OF PAVEMENT AND SHALL NOT BE LESS THAN 8 FEET BEYOND EDGE OF PAVEMENT IN ANY CASE. THE CITY MAY REQUIRE LONGER CASING FOR DEEPER BORES.

BORING AND JACKING DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 108



OUTSIDE PAVEMENT



INSIDE PAVEMENT

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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

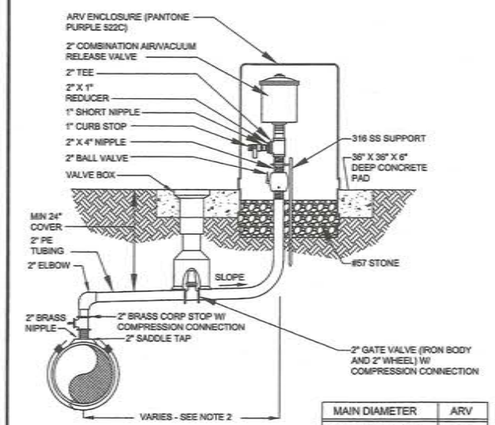
MINIMUM PRESSURE RATING									
PSI	DI FITTINGS		PIPE MATERIAL*			GATE VALVE**		FORCEMAIN*	
	≤24"	>24"	PVC	DI	HDPE	≤12"	>12"	PVC	HDPE
100								●	●
150			●		●		●		
200						●			
250		●		●					
350	●								

* PVC SHALL HAVE A MAXIMUM DIMENSION RATIO (DR) OF 18 AND HDPE SHALL BE MAX DR11. FORCEMAIN: PVC SHALL BE MAX DR18 UNLESS DESIGN REQUIRES OTHERWISE AND HDPE SHALL BE MAX DR17.

** BUTTERFLY VALVES SHALL BE CLASS 150B

PIPE AND APPURTENANCES PRESSURE RATING

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JAUARY 2014	FIG. 110



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

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

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

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 113

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE-CALL OF FLORIDA, INC.

KENNETH H. EHLERS, FL PE #18243 — NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

NO.	REVISION	DATE
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CITY OF APOPKA DETAILS

WATER DETAILS #108, 109, 110 AND #113

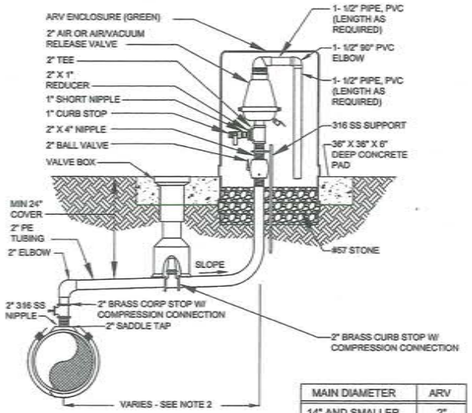
GREATER FAITH WORLD CENTER, INC. (FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027 APOPKA, FLORIDA

DRAWING NO. 14

JOB NO. 17100

PROJECT UPDATE: 07/22/17

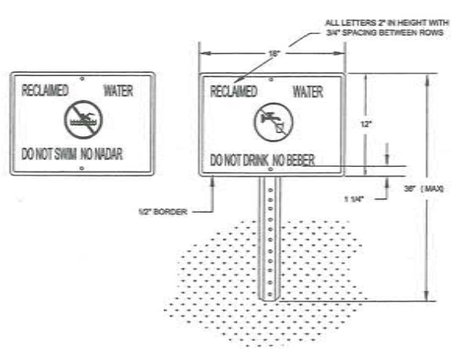


MAIN DIAMETER	ARV
14" AND SMALLER	2"
16" AND LARGER	3"

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

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

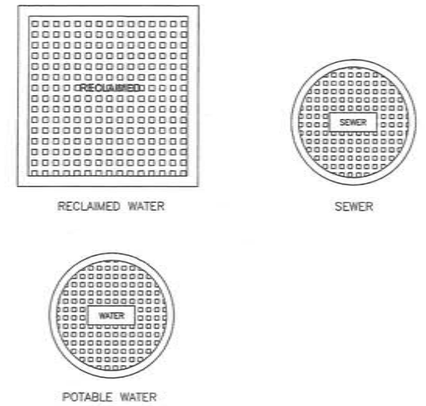
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 114



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

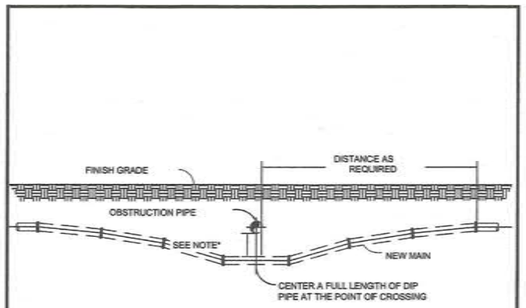
RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116

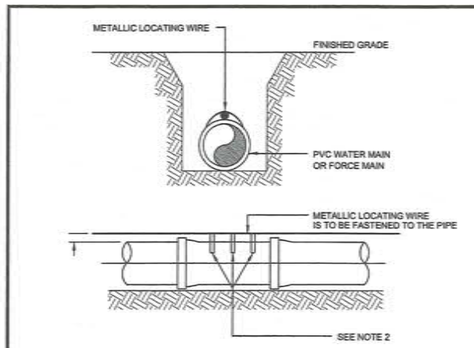


NOTES:
1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

* CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXICEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117



NOTES:
1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE - 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KENNETH H. EHLERS, FL PE CERTIFICATE NO. 18343 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/26/18

NO.	REVISION	DATE
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CITY OF APOPKA DETAILS

WATER DETAILS
#114, 115, 116, 117 AND #118

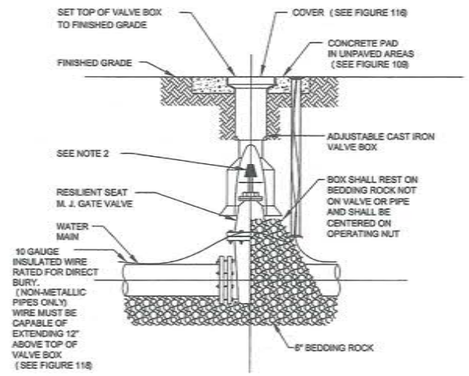
GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 15

JOB NO. 17100

PROJECT UPDATE: 07/22/17

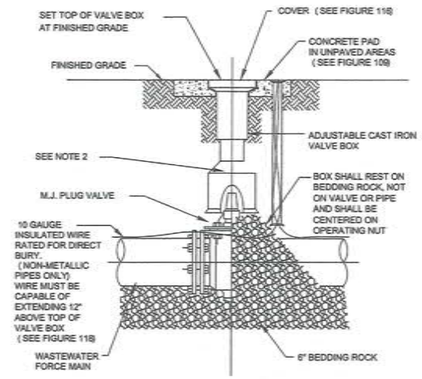


NOTES:

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

GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400

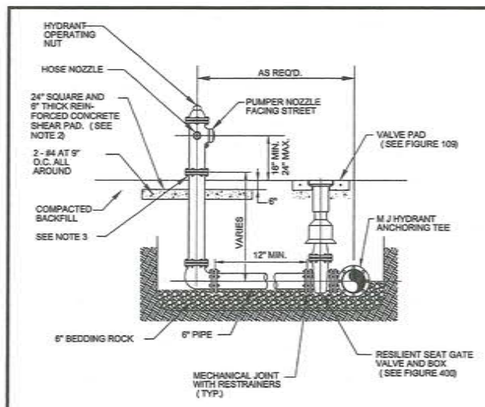


NOTES:

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

PLUG VALVE AND BOX DETAIL

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

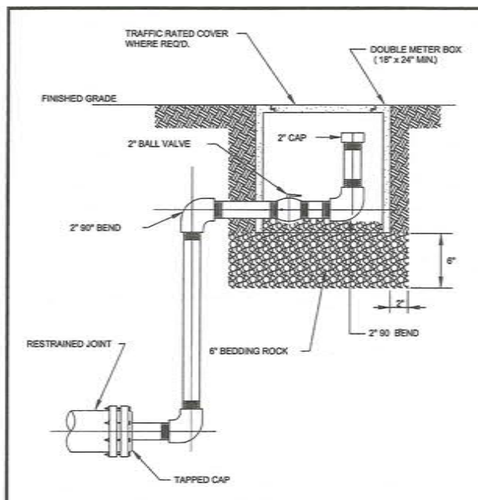


NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



NOTES:

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

BLOWOFF VALVE DETAIL

CITY OF APOPKA ENGINEERING DIVISION	JANUARY 2014	FIG. 403

NO.	REVISION	DATE
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CITY OF APOPKA DETAILS

WATER DETAILS
#400, 400 A, 402 AND #403

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO.
16

JOB NO. 17100

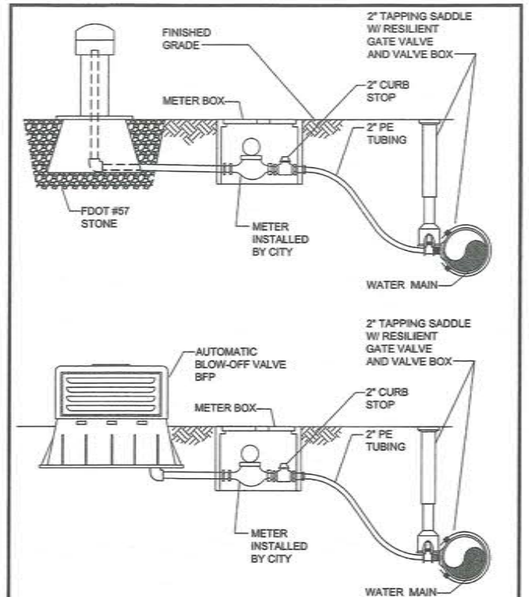
48 HOURS BEFORE DIGGING CALL SUNSHINE STATE ONE-CALL OF FLORIDA, INC. 1-800-432-4770

KENNETH H. EHLERS, INC. NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

KENNETH H. EHLERS, FL PE #18243

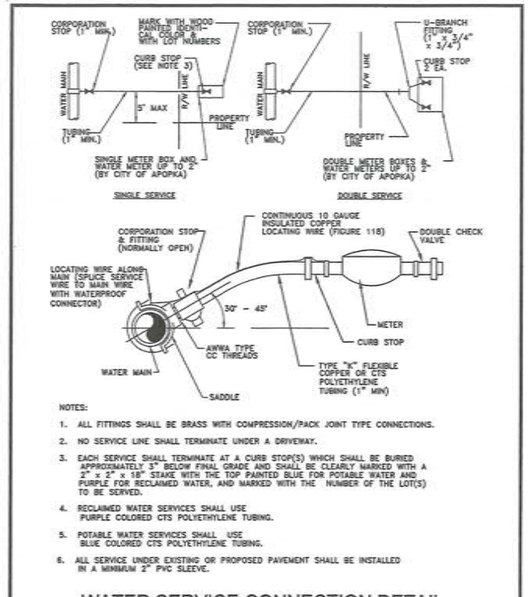
11/26/18

PROJECT UPDATE: 07/22/17



BLOW OFF VALVE DETAIL (AUTOMATIC)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403 A



NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405

NO.	REVISION	DATE
1		
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CITY OF APOPKA DETAILS

WATER DETAILS
#403 A AND #405

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO.
17

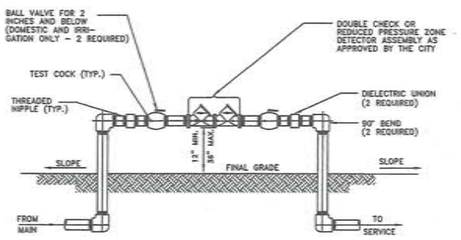
JOB NO. 17100

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE-CALL OF FLORIDA, INC.

KENNETH H. EHLERS, FL PE #18243

11/26/18

PROJECT UPDATE: 07/22/17



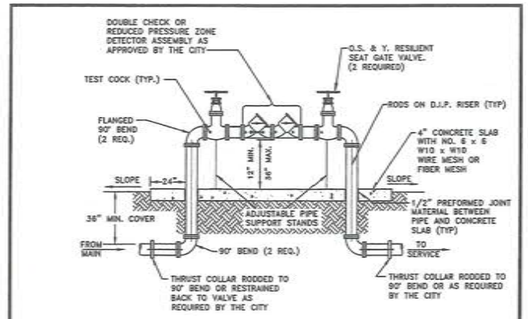
NOTES:

1. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
2. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL.

DOUBLE CHECK OR REDUCED PRESSURE ZONE DETECTOR ASSEMBLY

2 INCH AND BELOW ASSEMBLY

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 A

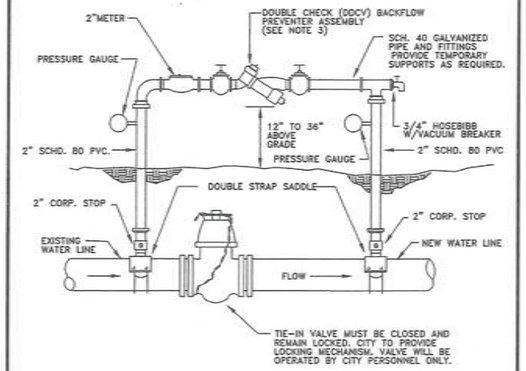


NOTES:
1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AMR SYSTEM.
3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
4. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL, OR BRASS.

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS

2 INCH AND ABOVE ASSEMBLY

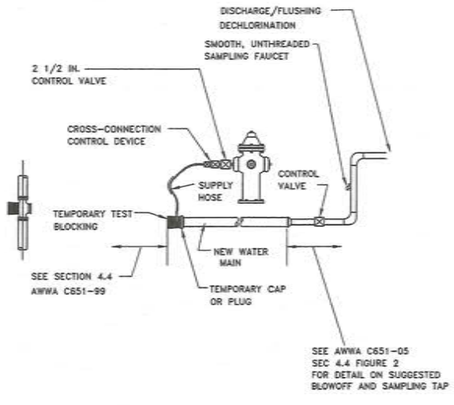
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 B



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

TEMPORARY JUMPER CONNECTION

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



NOTE:
1. SEE FIGURE 504C FOR PROCEDURES.

TEMPORARY JUMPER CONNECTION FROM FIRE HYDRANT

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

TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter (2.5 FPS minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is obtained. Thrust blocking and/or restraints shall be provided temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section 8 of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in valve under very controlled conditions. The following procedures shall be followed:
   A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
   B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit.
   * Flushing shall not be attempted during peak demand hours of the existing water mains.
   * All downstream valves in the system must be open prior to opening the tie-in valve.
   * Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
   * The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
   C. The tie-in valve shall be locked closed by the City personnel until flushing begins.
   D. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personnel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

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

48 HOURS BEFORE DIGGING CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KENNETH H. EHLERS CERTIFICATE NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

KENNETH H. EHLERS, FL PE #18243

11/26/18

PROJECT UPDATE: 07/22/17

NO.	REVISION	DATE
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CITY OF APOPKA DETAILS

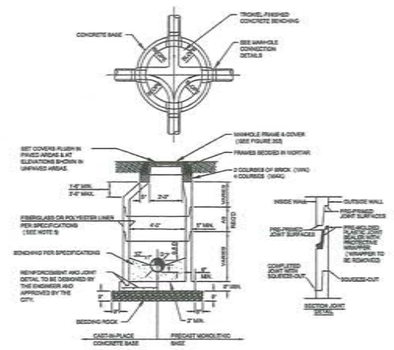
WATER DETAILS
#500 A, 500 B, 504 A,
504 B AND #504 C

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO.
18

JOB NO. 17100



FORCE MAIN MANHOLE LINER*

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

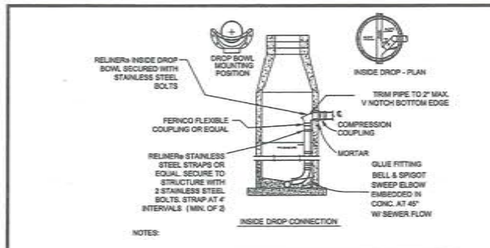
* TO BE COMPLETED BY THE ENGINEER

NOTES:

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

TYPICAL MANHOLE

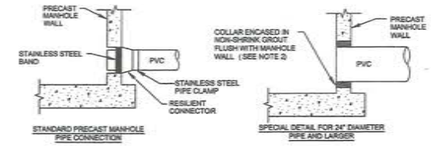
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



INSIDE DROP CONNECTION

NOTES:

1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY:
   RELINER-DURAN, INC.
   53 MT. ARCHER RD.
   LYME, CT 06371
   (860) 434-5277 FAX: (860) 434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.
3. FORCE MAIN RECEIVING MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.



STANDARD PRECAST MANHOLE PIPE CONNECTION

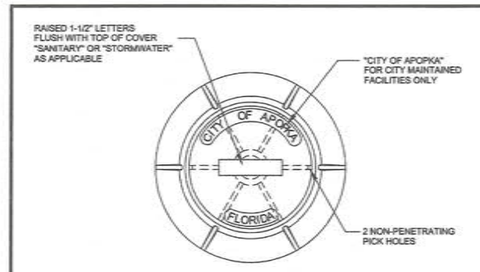
SPECIAL DETAIL FOR 24" DIAMETER PIPE AND LARGER

NOTES:

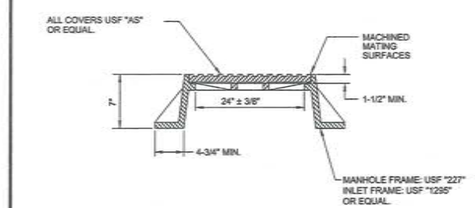
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201



PLAN



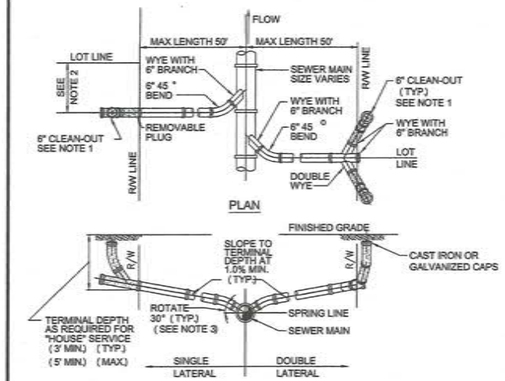
PROFILE

NOTES:

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

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



PLAN

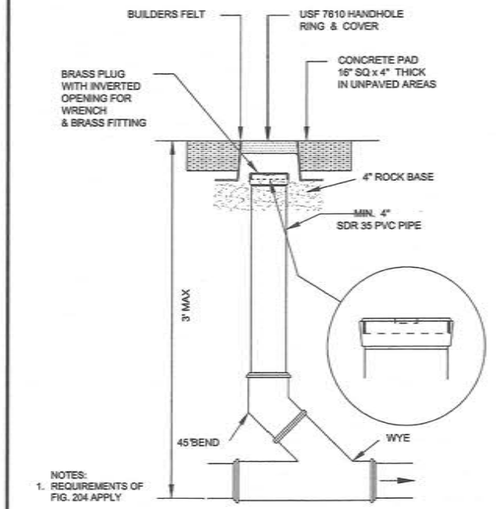
PROFILE

NOTES:

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

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



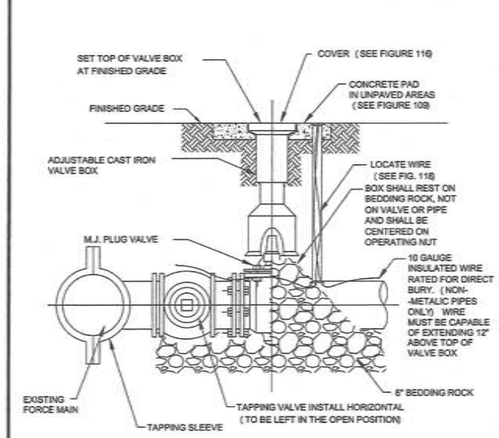
NOTES:

1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

NO.	REVISION	DATE
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CITY OF APOPKA DETAILS

SEWER DETAILS #200, 201, 202, 204, 205 AND #206

GREATER FAITH WORLD CENTER, INC. (FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027 APOPKA, FLORIDA

DRAWING NO. 19

JOB NO. 17100

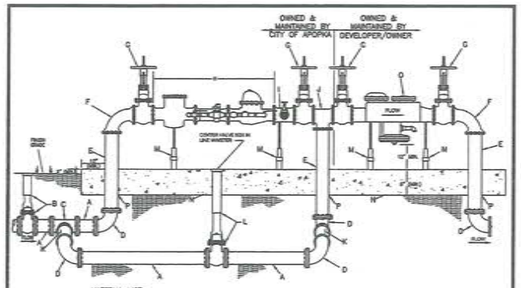
KENNETH H. EHLERS CERTIFICATE NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KENNETH H. EHLERS, FL PE #18243

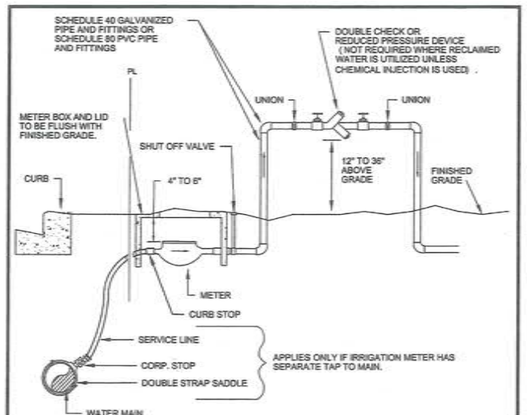
PROJECT UPDATE: 07/22/17

11/26/18



FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (TYPICAL)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 C



NOTES:
1. A POSITIVE DIELECTRIC CONNECTION SHALL BE MADE BETWEEN ALL GALVANIZED AND BRASS COMPONENTS.
2. METER SHALL BE INSTALLED JUST INSIDE THE ROW LINE OR PROPERTY LINE AND IN NO CASE SHALL IT BE INSTALLED IN THE SIDEWALK OR OTHER PAVED AREAS.
3. DOUBLE CHECK VALVES MAY BE USED AS LONG AS THEIR ARE NO CHEMICALS OR A WELL ON SITE.
4. A PVB DEVICE SHALL BE 12-INCHES MINIMUM ABOVE HIGHEST OUTLET OR SPRAYHEAD
5. ALL BACKFLOW PREVENTION DEVICES ARE TO BE AWWA APPROVED.

IRRIGATION METER AND DOUBLE CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

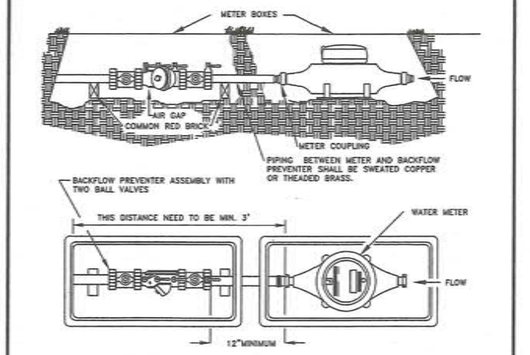
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502

TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter (2.5 FPS minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is obtained. Thrust blocking and/or restraints shall be provided temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section 11 of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in valve under very controlled conditions. The following procedures shall be followed:
   A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
   B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit.
   * Flushing shall not be attempted during peak demand hours of the existing water mains.
   * All downstream valves in the system must be open prior to opening the tie-in valve.
   * Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
   * The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
   C. The tie-in valve shall be locked closed by the City personnel until flushing begins.
   D. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personnel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

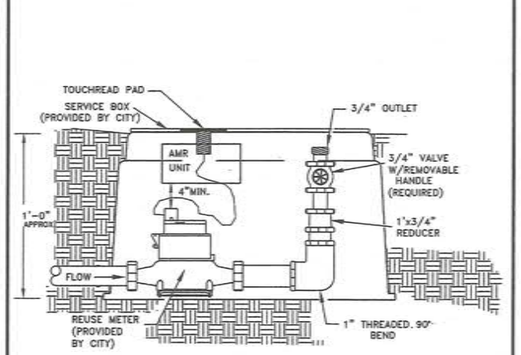
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 C



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

POTABLE WATER SERVICE DETAIL FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 505



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

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 506

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PROJECT UPDATE: 07/22/17

239

NO.	REVISION	DATE
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CITY OF APOPKA DETAILS

SEWER DETAILS #500 C, 502, 504 C, 505 AND #506

GREATER FAITH WORLD CENTER, INC. (FKA CENTER OF FAITH CHURCH, INC.)

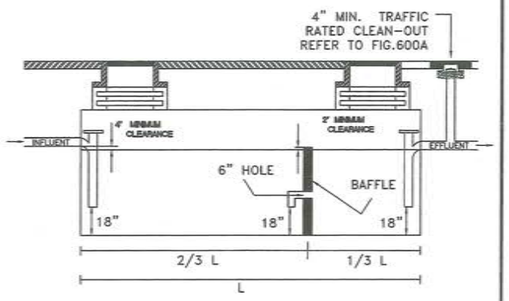
PARCEL ID #04-21-28-0000-00-027 APOPKA, FLORIDA

DRAWING NO. 20

JOB NO. 17100

KENNETH H. EHLERS, FL PE #18243

1126118



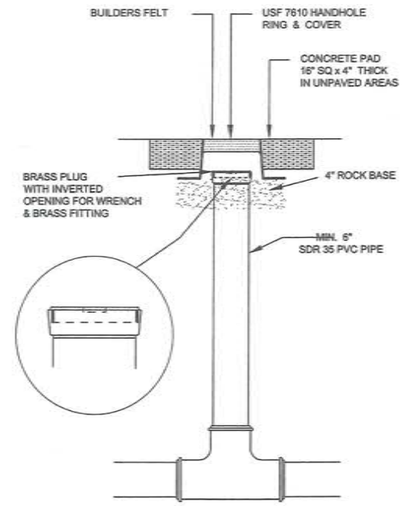
NOTES :
1. INTERCEPTOR TO BE CONSTRUCTED OF 4000 PSI CONCRETE

2. INTERCEPTOR TOTAL VOLUMN SHALL BE AT LEAST 750 GAL. BUT NOT EXCEED 1250 GAL.

3. ALL ACCESS RINGS AND COVERS NEED TO BE TRAFFIC RATED H-20.

GREASE INTERCEPTOR DETAIL
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 600



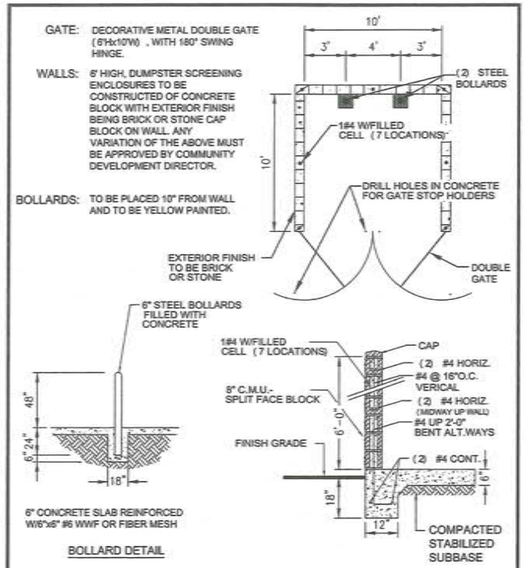
GREASE INTERCEPTOR TRAFFIC RATED CLEAN-OUT DETAIL
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 600 A

GATE: DECORATIVE METAL DOUBLE GATE (6'Hx10'W) , WITH 180° SWING HINGE.

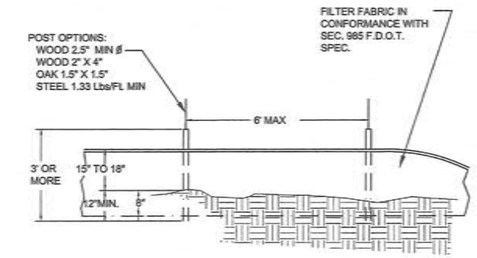
WALLS: 6' HIGH, DUMPSTER SCREENING ENCLOSURES TO BE CONSTRUCTED OF CONCRETE BLOCK WITH EXTERIOR FINISH BEING BRICK OR STONE CAP BLOCK ON WALL. ANY VARIATION OF THE ABOVE MUST BE APPROVED BY COMMUNITY DEVELOPMENT DIRECTOR.

BOLLARDS: TO BE PLACED 10" FROM WALL AND TO BE YELLOW PAINTED.

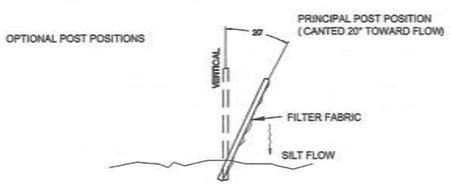


DUMPSTER ENCLOSURE DETAIL
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 601



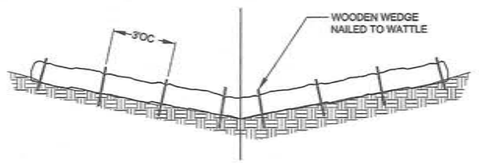
ELEVATION VIEW



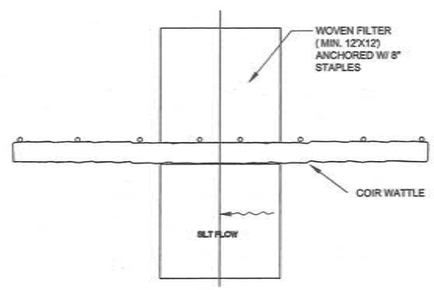
SECTION VIEW

SILT FENCE INSTALLATION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602



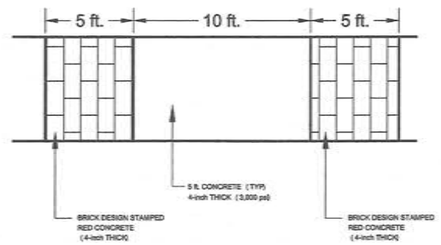
ELEVATION VIEW



PLAN VIEW

COIR WATTLE INSTALLATION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 603



NOTES:

THE ADMIXTURES FOR THE COLOR CONCRETE SHALL BE QUARRY RED TO MATCH EXISTING COLORED CONCRETE ALONG US441 AND PARK AVENUE. THE ADMIXTURES SHALL BE MIXED IN THE CONCRETE IN PROPORTION AS RECOMMENDED BY THE MANUFACTURER.

CHROMIX ADMIXTURES BY L.M. SCOFIELD COMPANY OR EQUAL.

ALL SIDEWALKS AND DRIVEWAY CONCRETE TO BE RATED AT 3000 PSI IN 28 DAYS.

QUARRY RED CONCRETE STAMP TO BE "BRICK PAVERS" MODEL MANUFACTURED BY COBBLE CRETE INTERNATIONAL, INC. OR EQUAL.

RELEASE AGENT: COLOR, "NO PIGMENT," TO BE MANUFACTURED BY COBBLE CRETE INTERNATIONAL, INC. OR EQUAL TO BE USED IN CONJUNCTION WITH BRICK PAVERS STAMP, APPLICATION RATE 40 POUNDS PER 1000 SQUARE FEET.

FINAL CONCRETE SEALER TO BE APPLIED TO ALL COLORED CONCRETE AREAS. SEALER TO BE MANUFACTURED BY L.M. SCOFIELD COMPANY OR EQUAL. APPLICATION RATE PER MANUFACTURER'S RECOMMENDATIONS. COLOR: QUARRY RED C-32 L.M. SCOFIELD COMPANY COLOR CHART A-210.10, OR EQUAL.

DECORATIVE SIDEWALK
N.T.S.

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 607

NO.	REVISION	DATE
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CITY OF APOPKA DETAILS

GENERAL DETAILS
#600, 600 A, 601,
602, 603 AND #607

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

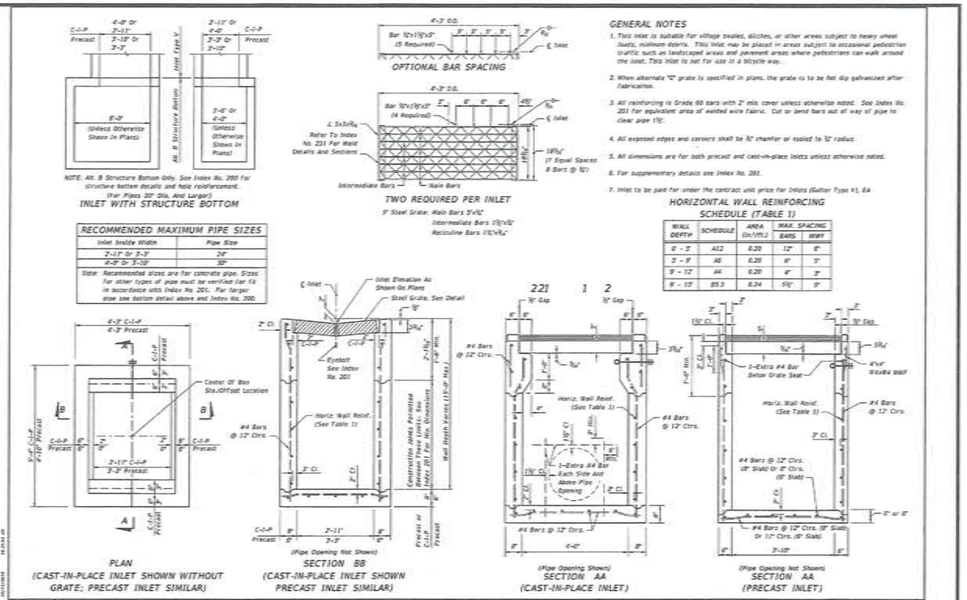
DRAWING NO.
21

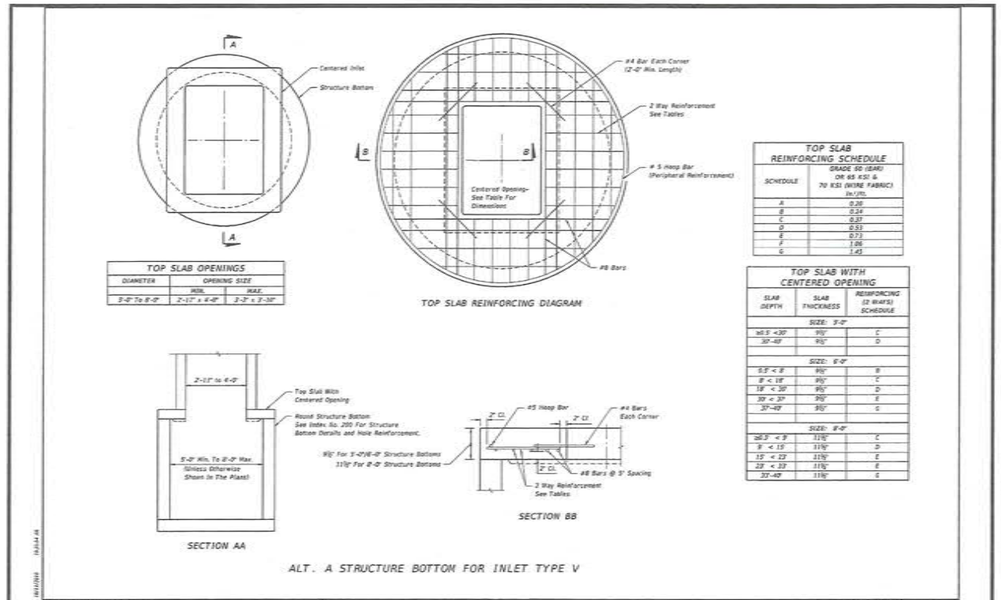
JOB NO. 17100

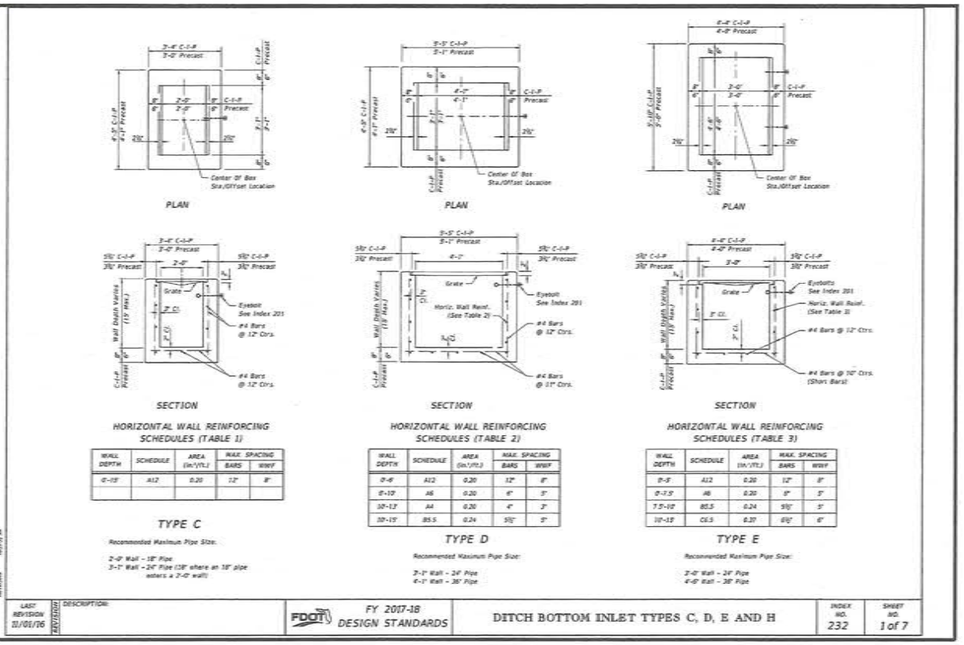
KENNETH H. EHLERS, FL PE #18243

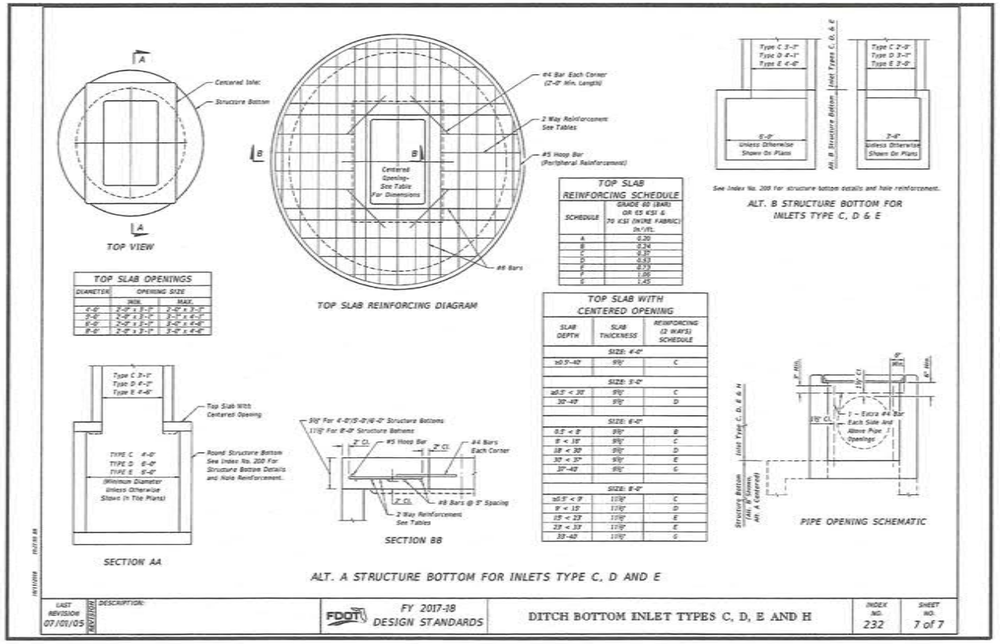
48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PROJECT UPDATE: 07/22/17









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FDOT STANDARD DETAILS

FDOT STANDARD INDEX #221 AND #232

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)
PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 22

JOB NO. 17100

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE-CALL OF FLORIDA, INC.

KENNETH H. EHLERS, FL PE #18243

CERTIFICATE NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/26/18

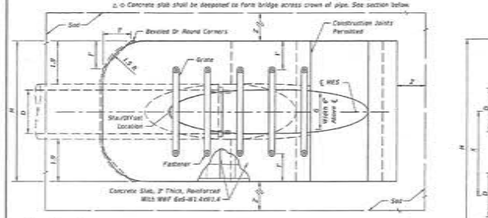
PROJECT UPDATE: 07/22/17

DIMENSIONS & QUANTITIES

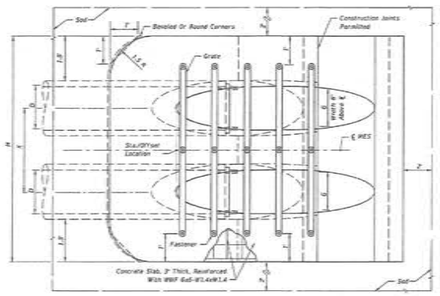
D	X	A	B	C	E	F	G	H ■	H Single Pipe	H Double Pipe	H Triple Pipe	H Quad Pipe	N	GRATE SIZES Standard Weight Pipe	GRATE SIZES Extra Strong Pipe	CONCRETE (CY) Single Pipe	CONCRETE (CY) Double Pipe	CONCRETE (CY) Triple Pipe	CONCRETE (CY) Quad Pipe	SODDING (SY) Single Pipe	SODDING (SY) Double Pipe	SODDING (SY) Triple Pipe	SODDING (SY) Quad Pipe
15"	2'-2"	2.25'	4.08'	6.38'	4.03'	8"	1.32'	4.0'	4.83'	7.25'	9.79'	12.25'	1.39'			0.76	1.16	1.54	1.94	8	10	11	12
18"	2'-10"	2.26'	5.12'	7.48'	5.03'	9"	1.47'	4.0'	4.92'	7.75'	10.58'	13.42'	1.21'			0.85	1.26	1.71	2.17	9	10	12	13
24"	3'-3"	2.52'	7.18' △	9.77'	7.02' △	11"	1.72'	4.0'	5.20'	8.92'	12.33'	15.75'	1.29'			1.02	1.58	2.15	2.75	10	12	13	15
30"	4'-3"	2.76'	9.25'	11.05'	9.03'	13"	2.00'	4.0'	6.08'	10.33'	14.58'	18.83'	1.29'	24"	3"	1.23	1.98	2.74	3.50	12	14	15	17
36"	5'-1"	2.87'	11.31' △	14.18'	11.03' △	15"	2.24'	4.0'	6.67'	11.75'	16.83'	21.92'	1.33'	24"	3"	1.45	2.38	3.33	4.24	13	15	17	20
42"	6'-0"	3.05'	13.37'	16.42'	13.03'	17"	2.45'	4.0'	7.25'	13.25'	19.25'	25.25'	1.38'	24"	30"	1.68	2.83	4.04	5.26	14	17	19	22
48"	6'-8"	3.22'	15.43'	18.65'	15.03'	19"	2.65'	4.0'	7.83'	14.58'	21.33'	28.08'	1.42'	24"	30"	1.91	3.26	4.70	6.14	15	18	21	24
54"	7'-3"	3.39'	17.48'	20.88'	17.03'	21"	2.83'	4.0'	8.42'	16.08'	23.75'	31.42'	1.45'	3"	4"	2.03	3.78	5.54	7.28	17	20	23	27
60"	8'-4"	3.56'	19.53'	23.11'	19.03'	23"	3.00'	4.0'	9.00'	17.50'	26.00'	34.50'	1.58'	3"	4"	2.28	4.36	6.43	8.50	18	22	25	29

△ 6:42 △ 6:25 Dimensions permitted to allow use of 8' standard pipe lengths.
○ 10:40 ○ 10:10 Dimensions permitted to allow use of 12' standard pipe lengths.
△ ○ Concrete slab shall be deepened to form bridge across crown of pipe. See section below.

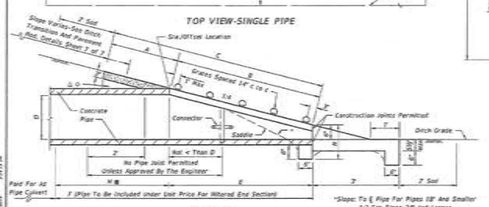
■ Values shown for estimating pipe quantities and are for information only.



TOP VIEW-SINGLE PIPE



TOP VIEW-MULTIPLE PIPE



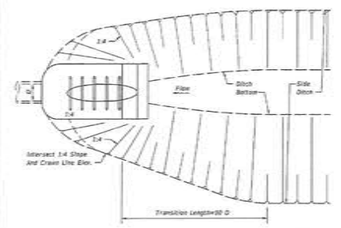
SECTION

*Slope: To ℄ Pipe For Pipes 18" And Smaller 1:3 For Pipes 24" And Larger.

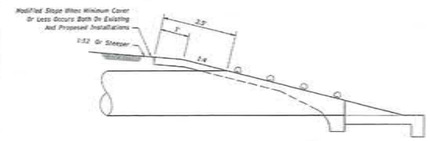
Note: See Sheets 6 and 7 for details and general notes.

SINGLE AND MULTIPLE ROUND CONCRETE PIPE

LAST REVISION	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	SIDE DRAIN MITERED END SECTION	INDEX NO.	SHEET NO.
11/01/16				273	1 of 7



PLAN
DITCH TRANSITION



PERMISSIBLE PAVEMENT MODIFICATION

GENERAL NOTES

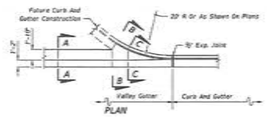
1. Unless otherwise designated in the plans, concrete pipe mitered end sections may be used with any type of side drain pipe; corrugated steel pipe mitered end sections may be used with any type of side drain pipe except aluminum pipe, and, corrugated aluminum mitered end sections may be used with any type of slope drain pipe except steel pipe. When bituminous coated metal pipe is specified for side drain pipe, construct the mitered end sections with like pipe or concrete pipe. When the mitered end section pipe is dissimilar to the side drain pipe, construct a concrete jacket in accordance with Index 280.
2. Use either corrugated metal or concrete mitered end sections for corrugated polyethylene pipe (HDPE), polyvinyl-chloride pipe (PVC) and polypropylene pipe (PPP). When used in conjunction with corrugated mitered end sections, make connection using either a formed metal band specifically designated to join HDPE or PVC pipe, with metal pipe or other coupler approved by the State Drainage Engineer. When used in conjunction with a concrete mitered end sections, concrete jacket constructed in accordance with Index 280.
3. Select lengths of concrete pipe that avoid excessive connections in the assembly of the mitered end section.
4. Repair corrugated metal pipe galvanizing that is damaged during beveling and perforating.
5. Prior to placing concrete slab apply a bituminous coating to any portion of corrugated metal pipe in direct contact with concrete. Extend the coating 12" beyond the concrete slab.
6. When existing multiple side drain pipes are spaced other than the dimensions shown in this Index, have nonparallel ends, or non-uniform sections, either construct the mitered end sections separately at single pipe or collectively at multiple pipe end sections as directed by the Engineer.
7. Class 45 concrete cast-in-place reinforced slabs are required for all sizes of side drain pipes.
8. Install grates on all round pipes 30" or greater, pipe-arches 33"x24" or greater, and elliptical pipe 19"x30" or greater; unless excluded in the Plans. Install grates on smaller size pipes only when called for in the Plans. Omit the lower grate on the downstream end of mitered end sections along divided highways.
9. Use Schedule 80 pipe for the lower grate on all traffic approach ends and Schedule 40 pipe for all remaining grates. Fabricate the grates from ASTM A53, Grade B, black steel pipe and hot dip galvanize after fabrication in accordance with ASTM A123 for all corrosive environments.

DESIGN NOTES

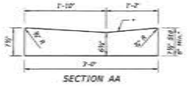
1. Do not use grates until the debris transport potential has been evaluated by the drainage engineer and appropriate adjustments made. Ditch grades in excess of 3% or pipe with less than 1.5' of cover and grades in excess of 3% will require such an evaluation (General Note 10).
2. The design engineer must determine and designate in the plans which alternate types of mitered end section will not be permitted. Restrict use based on corrosive or structural requirements.
3. Contact the District Drainage Engineer for possible alternate treatment of side drain mitered end sections where a minimum spacing of 30' will not result between the toe points of the mitered end sections.
4. Provide ditch transitions on all grades in excess of 3%.

NOTES & INFORMATION

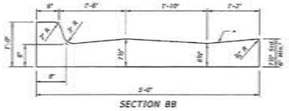
LAST REVISION	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	SIDE DRAIN MITERED END SECTION	INDEX NO.	SHEET NO.
11/01/16				273	7 of 7



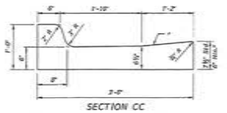
PLAN



SECTION AA



SECTION BB



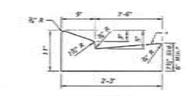
SECTION CC

VALLEY GUTTER

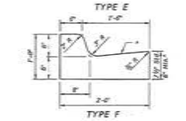
* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

② Rotate entire section so that gutter cross slope matches slope of adjacent circulating roadway pavement.

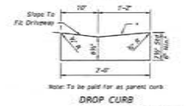
For use adjacent to concrete or flexible pavement. For details depicting usage adjacent to flexible pavement, see Sheet 2. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see Sheet 2.



TYPE E

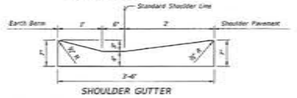


TYPE F

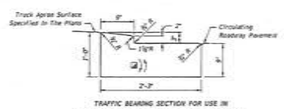


Note: To be paid for as parent curb

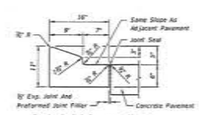
DROP CURB



SHOULDER GUTTER

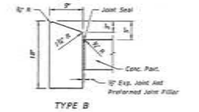


TRAFFIC BEARING SECTION FOR USE IN ROUNDABOUT CENTRAL ISLAND CONSTRUCTION
TYPE RA

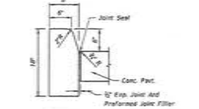


For details depicting usage adjacent to flexible pavement, see diagram right.

TYPE A



TYPE B



TYPE D

Note: For use adjacent to concrete or flexible pavement, concrete shown, expansion joint, preformed joint filler and joint seal are required between curbs and concrete pavement only, see Sheet 2.

CONCRETE CURB

CONCRETE CURB AND GUTTER

LAST REVISION	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	CURB & CURB AND GUTTER	INDEX NO.	SHEET NO.
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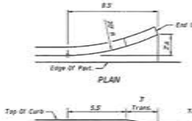
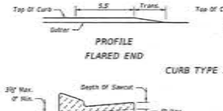
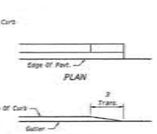


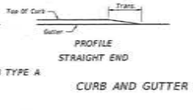
PLAN



PROFILE
FLARED END

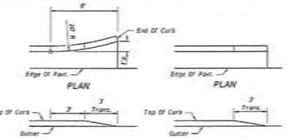


PLAN

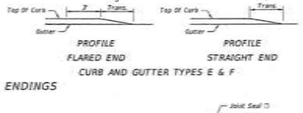


PROFILE
STRAIGHT END

CURB TYPE A



PLAN

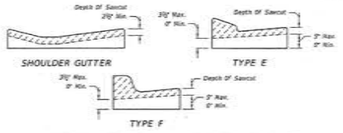


PROFILE
FLARED END

PROFILE
STRAIGHT END

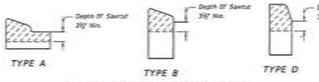
CURB AND GUTTER TYPES E & F

CURB AND GUTTER ENDINGS

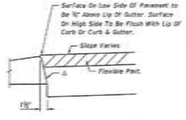


Sawcuts should be avoided within valley gutter and within curb and gutter endings.

CONTRACTION JOINT IN CURB AND GUTTER

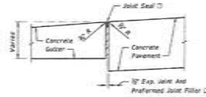


CONTRACTION JOINT IN CURB



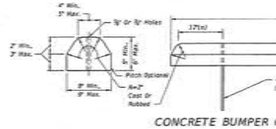
⚠ Applies to both high and low sides of pavement, low side shown. Applies to shoulder gutter only where adjoining traffic lanes.

CURB AND GUTTER AND TYPE A CURB ADJACENT TO FLEXIBLE PAVEMENT

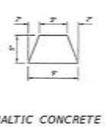


① Applies to both high and low sides of pavement, low side shown.

EXPANSION JOINT BETWEEN GUTTER AND CONCRETE PAVEMENT



CONCRETE BUMPER GUARD



ASPHALTIC CONCRETE CURB

GENERAL NOTES

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

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NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

FDOT STANDARD DETAILS

FDOT STANDARD INDEX #273 AND #300

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 23

JOB NO. 17100

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KENNETH H. EHLERS, FL PE #18243

11/26/18

PROJECT UPDATE: 07/22/17

GENERAL NOTES

1. Cross Slopes and Grades:

   A. Sidewalk, ramp, and landing slopes (i.e. 0.02, 0.05, and 1:12) shown in this Index are maximums. Steeper slopes are not permitted unless otherwise detailed in the Plans.

   B. Landings must have slopes less than or equal to 0.02 in any direction.

   C. Install ramp slopes along a single linear plane (i.e. no warps or varying slope)

2. Grade Breaks:

   Grade breaks at the top and bottom of ramps must be parallel to each other and perpendicular to the direction of the ramp slope.

3. Existing Curb, Curb and Gutter and/or Sidewalk:

   A. Remove any existing curb or curb and gutter to the nearest joint beyond the curb transition or to the extent that no remaining section of curb or curb and gutter is less than 5 feet long. Remove any existing sidewalk to the nearest joint beyond the transition slope or to the extent that no remaining section of sidewalk is less than 5 feet long.

   B. Refer to Index 310 for Concrete Sidewalk details.

4. Curb Ramp Alpha-Identification:

   A. Sidewalk curb ramp alpha-identifications (e.g. CR-A) are provided for reference purposes in the Plans.

   B. Alpha-identifications CR-I and CR-J are intentionally omitted.

5. Detectable Warnings:

   A. Install detectable warnings in accordance with Specification Section 527.

   B. Place detectable warnings across the full width of the ramp or landing, to a depth of 2 feet measured perpendicular to the curb line and no greater than 5 feet from the back of the curb or edge of pavement.

   C. If detectable warnings are shown in the Plans on slopes greater than 5%, align the truncated domes with the centerline of the ramp; otherwise, the truncated domes are not required to be aligned.

6. Detectable Warnings – Acceptance Criteria:

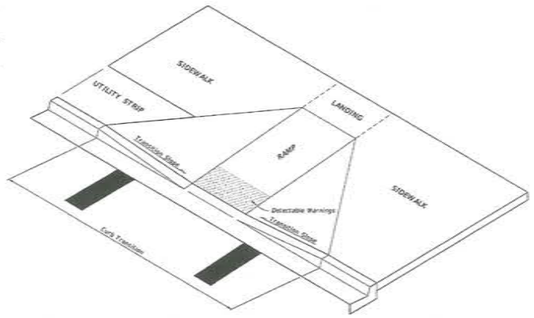
   A. Color and texture shall be complete and uniform.

   B. 90% of individual truncated domes shall be in accordance with the Americans with Disabilities Act Standards for Transportation Facilities, Section 705.

   C. There shall be no more than 4 non-compliant domes in any one square foot.

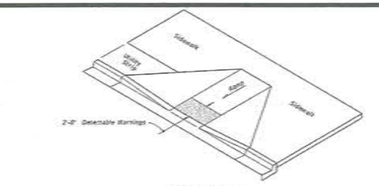
   D. Non-compliant domes shall not be adjacent to other non-compliant domes.

   E. Surfaces shall not deviate more than 0.10" from a true plane.

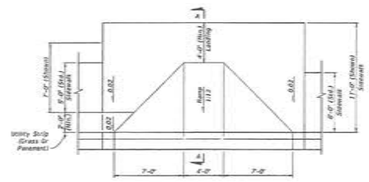


CURB RAMP NOMENCLATURE

LAST REVISION 11/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 1 of 8

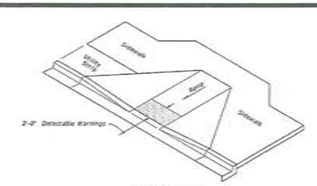


ISOMETRIC VIEW

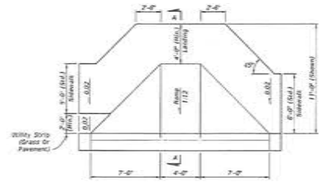


PLAN VIEW

CR-A

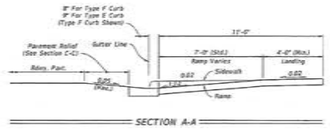


ISOMETRIC VIEW



PLAN VIEW

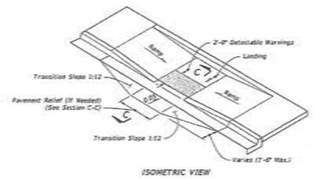
CR-B



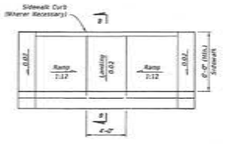
SECTION A-A

SIDEWALK CURB RAMPS CR-A AND CR-B

LAST REVISION 11/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 2 of 8

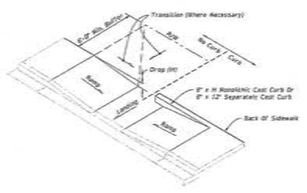


ISOMETRIC VIEW

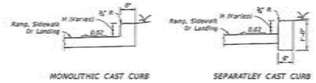


PLAN VIEW

CR-C



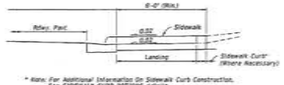
CONSTRUCTION OF SIDEWALK CURB IN CUT SECTIONS



MONOLITHIC CAST CURB

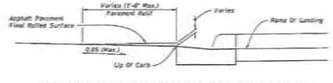
SEPARATELEY CAST CURB

SIDEWALK CURB OPTIONS



* Note: For Additional Information On Sidewalk Curb Construction, See SIDEWALK CURB OPTIONS details.

SECTION B-B

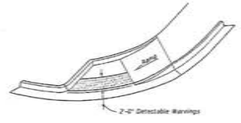


Note: Remove Elevated Pavement By Sawing And Nailing, Smooth Milling or Grinding.

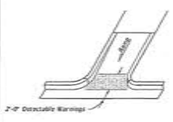
SECTION C-C

SIDEWALK CURB RAMPS CR-C AND SIDEWALK CURB

LAST REVISION 11/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 3 of 8



ISOMETRIC VIEW



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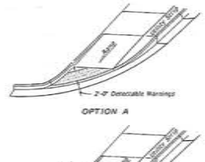
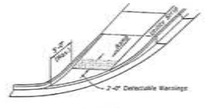


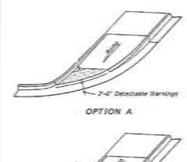
OPTION A

ISOMETRIC VIEW



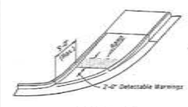
OPTION B

ISOMETRIC VIEW



OPTION A

ISOMETRIC VIEW

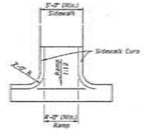


OPTION B

ISOMETRIC VIEW

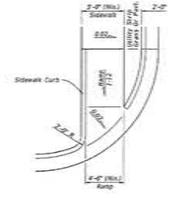
PLAN VIEW

CR-D



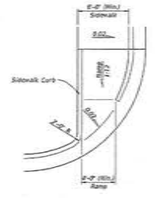
PLAN VIEW

CR-E



PLAN VIEW

CR-F



PLAN VIEW

CR-G

SIDEWALK CURB RAMPS CR-D, CR-E, CR-F & CR-G

LAST REVISION 11/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS	INDEX NO. 304	SHEET NO. 4 of 8

NO.	REVISION	DATE
1		
2		
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FDOT STANDARD DETAILS

FDOT STANDARD INDEX #304

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 24

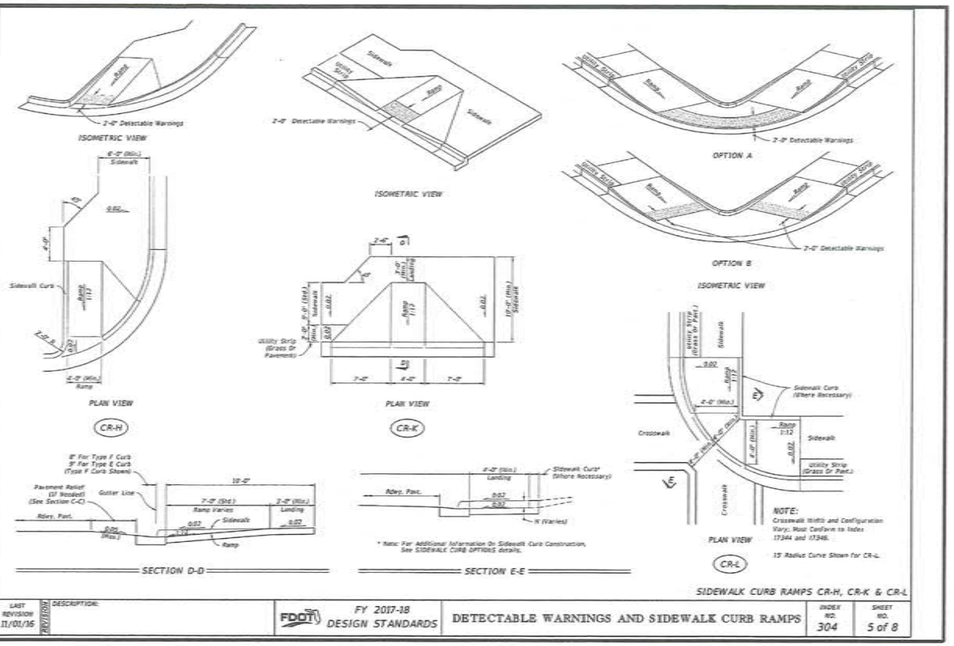
JOB NO. 17100

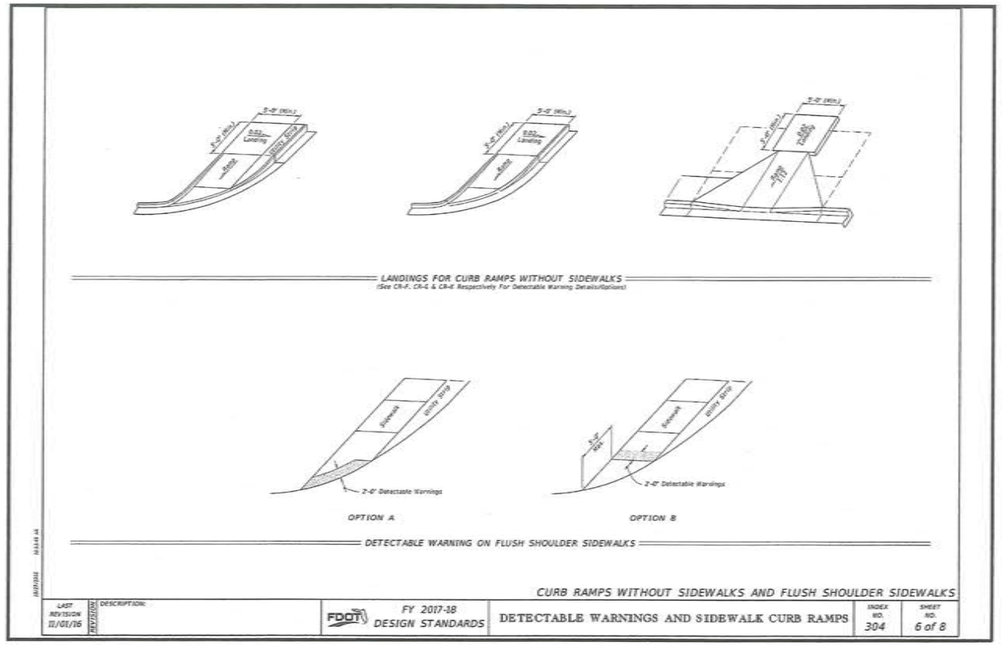
48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE-CALL OF FLORIDA, INC.

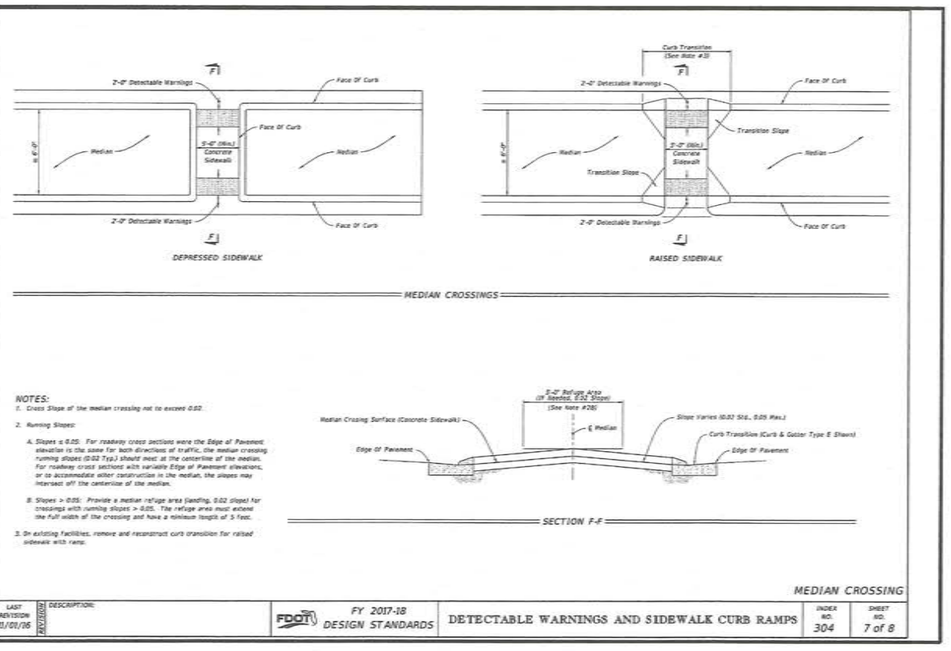
KENNETH H. EHLERS, FL PE #18243

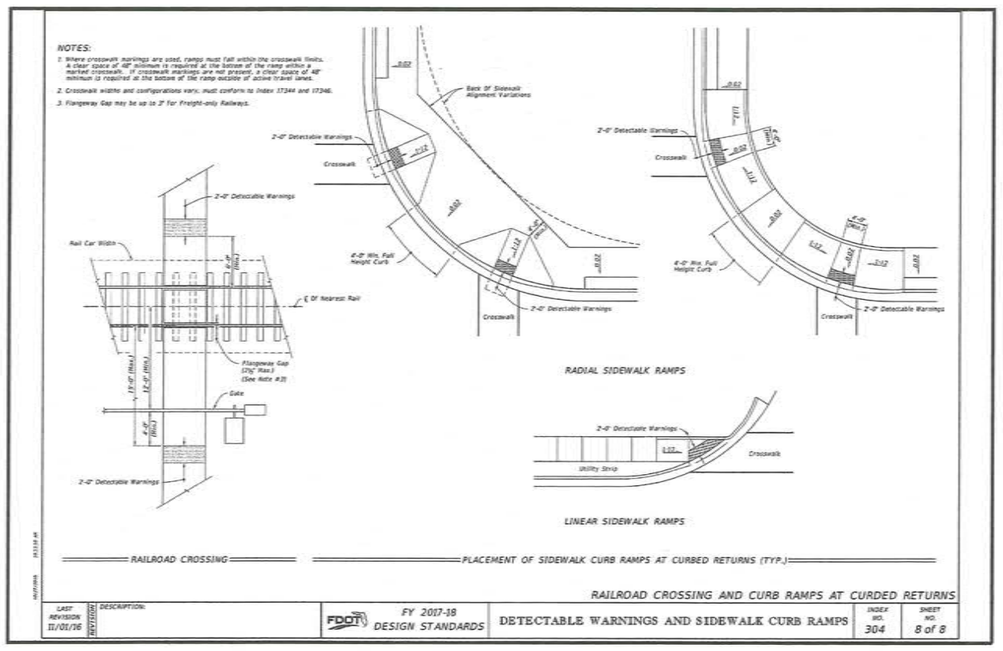
11/26/18

PROJECT UPDATE: 07/22/17









NO.	REVISION	DATE
1		
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FDOT STANDARD DETAILS

FDOT STANDARD INDEX #304

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 25

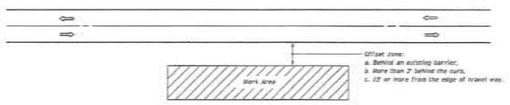
JOB NO. 17100

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KENNETH H. EHLERS, FL PE #18243

11/26/18

PROJECT UPDATE: 07/22/17



GENERAL NOTES

1. If the work operation (including establishing and terminating the work area) requires that two or more work vehicles cross the offset zone in any one hour, traffic control will be in conformance with Index No. 602.
2. No special signing is required.
3. Where a side road intersects the highway within the work area, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
4. When construction activities encroach on a sidewalk refer to Index No. 600.
5. For general TCZ requirements and additional information, refer to Index No. 600.

SYMBOLS

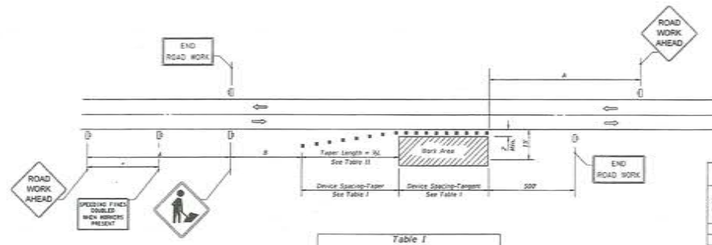
Work Area

Lane Identification + Direction of Traffic

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE BEHIND AN EXISTING BARRIER, MORE THAN 2' BEHIND THE CURB, OR 15' OR MORE FROM THE EDGE OF TRAVEL WAY.

LAST REVISION	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	TWO-LANE, TWO-WAY, WORK OUTSIDE SHOULDER	INDEX NO.	SHEET NO.
07/01/05				601	1 of 1



DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.)	
	A	B
40 mph or less	200	200
45 mph	350	350
50 mph or greater	500	500

*Midway between signs.

Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.)			
	Cones or Tubular Markers		Type II or Type III Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	55
50 to 70	25	50	50	100

Table II
Taper Length - Shoulder

Speed (mph)	'L' (ft.)			Notes
	8' Shldr.	10' Shldr.	12' Shldr.	
25	28	35	42	
30	45	59	69	L = WS²/60
35	55	68	82	
40	72	90	107	
45	120	150	180	
50	133	167	200	
55	147	183	220	L=WS
60	160	200	240	
65	173	217	260	
70	187	233	280	

8' minimum shoulder width

'L' = Length of shoulder taper in feet

'W' = Width of total shoulder in feet (combined paved and unpaved width)

'S' = Posted speed limit (mph)

SYMBOLS

Work Area

Channelizing Device (See Index No. 600)

Work Zone Sign

Lane Identification + Direction of Traffic

GENERAL NOTES

1. When four or more work vehicles enter the through traffic lanes in a one hour period or less (excluding establishing and terminating the work area), the advanced FLAGGER sign shall be substituted for the WORKERS sign. For location of Flaggers and FLAGGER signs, see Index No. 603.
2. SHOULDER WORK sign may be used as an alternate to the WORKER symbol sign only on the side where the shoulder work is being performed.
3. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
4. For general TCZ requirements and additional information, refer to Index No. 600.

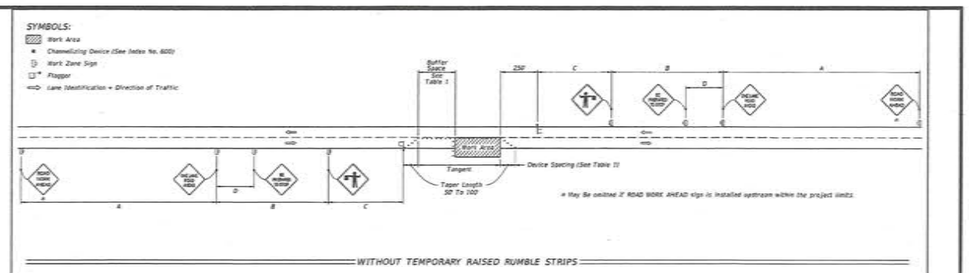
DURATION NOTES

1. Signs and channelizing devices may be omitted if all of the following conditions are met:
   a. Work operations are 60 minutes or less.
   b. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA CLOSER THAN 15' BUT NOT CLOSER THAN 2' TO THE EDGE OF TRAVEL WAY.

LAST REVISION	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	TWO-LANE, TWO-WAY, WORK ON SHOULDER	INDEX NO.	SHEET NO.
07/01/15				602	1 of 1



WITHOUT TEMPORARY RAISED RUMBLE STRIPS

GENERAL NOTES:

1. Special Conditions may be required in accordance with these notes and the following sheets:
   A. Railroad Crossings:
      a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 Feet, extend the Buffer Space as shown on Sheet 3.
      b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or Flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.
   B. If Work Area approaches on the Centerline, use the Lanes for Temporary Lane Shift to Shoulder on Sheet 3 only if the Existing Paved Shoulder width is sufficient to provide for an 11' lane between the Work Area and the Edge of Existing Paved Shoulder. Reduce the posted speed when appropriate.
2. Temporary Raised Rumble Strips:
   A. Use when both of the following conditions are met concurrently:
      a. Existing Posted Speed is 55 mph or greater;
      b. Work duration is greater than 60 minutes.
   B. Use a consistent Strip color throughout the work zone.
   C. Place each Rumble Strip Set transversely across the lane at locations shown.
   D. Use Option 1 or Option 2 as shown on Sheet 2. Use only one option throughout work zone.
3. Additional one-way control may be provided by the following means:
   A. Flag-carrying vehicle;
   B. Official vehicle;
   C. Pilot vehicles;
   D. Traffic signals.

   When Flaggers are the sole means of one-way control, the Flaggers must be in sight of each other or in direct communication at all times.
4. When a side road intersects the highway within the TTC zone, place additional TTC devices in accordance with other applicable TCZ Indexes.
5. The two channelizing devices directly in front of the work area may be omitted provided vehicles in the work area have high-intensity rotating, flashing, oscillating, or strobe lights operating.
6. When Buffer Space cannot be attained due to geometric constraints, use the greatest attainable length, not less than 360 ft, for posted speeds greater than 25 mph.
7. ROAD WORK AHEAD and the BE PREPARED TO STOP signs may be omitted if all of the following conditions are met:
   A. Work operations are 60 minutes or less.
   B. Speed limit is 45 mph or less.
   C. There are no sight obstructions to vehicles approaching the work area for a distance equal to the Buffer Space shown in Table 1.
   D. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.
   E. Volume and complexity of the roadway has been considered.
   F. If a railroad crossing is present, vehicles will not queue across rail tracks.
   G. AFADs are not in use.
8. See Index 600 for general TCZ requirements and additional information.
9. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specifications Section 102, 990 and the APL vendor drawings.

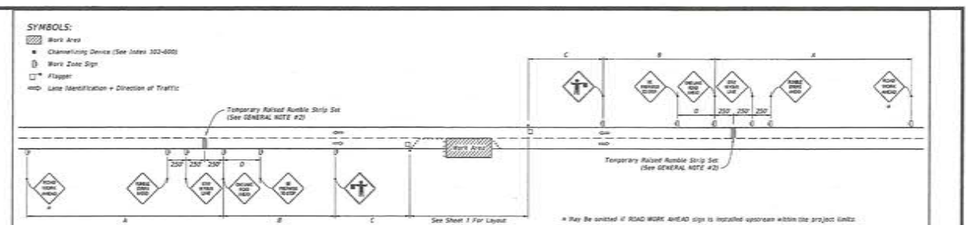
TABLE 1
DEVICE SPACING

Posted Speed	Maximum Spacing of Cones or Tubular Markers		Maximum Spacing of Type I or Type II Barricades/Panels/Drums		Distance Between Signs				Buffer Space
	On a Taper	On a Tangent	On a Taper	On a Tangent	A	B	C	D	
25	20'	50'	20'	50'	200'	200'	200'	100'	155'
30	20'	50'	20'	50'	200'	200'	200'	100'	200'
35	20'	50'	20'	50'	200'	200'	200'	100'	250'
40	20'	50'	20'	50'	200'	200'	200'	100'	305'
45	20'	50'	20'	50'	200'	250'	200'	175'	360'
50	20'	50'	20'	100'	500'	500'	500'	250'	425'
55	20'	50'	20'	100'	3640'	1500'	1000'	500'	495'
60	20'	50'	20'	100'	3640'	1500'	1000'	500'	570'
65	20'	50'	20'	100'	3640'	1500'	1000'	500'	645'
70	20'	50'	20'	100'	3640'	1500'	1000'	500'	730'

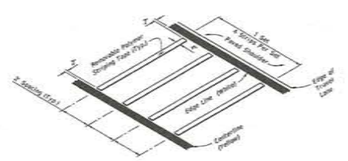
CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA BETWEEN THE CENTERLINE AND A LINE 2' OUTSIDE THE EDGE OF TRAVEL WAY.

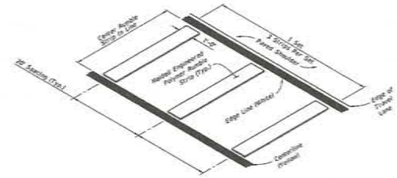
LAST REVISION	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX NO.	SHEET NO.
01/01/16				603	1 of 3



WITH TEMPORARY RAISED RUMBLE STRIPS
(When Required See GENERAL NOTE #2)



REMOVABLE POLYMER STRIPING TAPE



MOLDED ENGINEERED POLYMER SET

RUMBLE STRIP SET
OPTION - 1

RUMBLE STRIP SET
OPTION - 2

TEMPORARY RAISED RUMBLE STRIPS

LAST REVISION	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX NO.	SHEET NO.
11/01/17				603	2 of 3

NO.	REVISION	DATE
1		
2		
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FDOT STANDARD DETAILS

FDOT STANDARD INDEX
#601, 602 AND #603

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO.
26

JOB NO. 17100

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE-CALL OF FLORIDA, INC.

KENNETH H. EHLERS
CERTIFICATE
NO. 18043
STATE OF FLORIDA
PROFESSIONAL ENGINEER

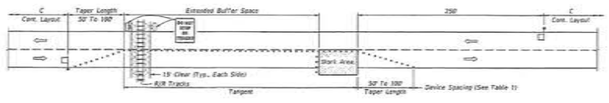
KENNETH H. EHLERS, FL PE

11/26/18

PROJECT UPDATE: 07/22/17

SYMBOLS:

- Work Area
- Channelizing Device (See Index No. 600)
- Work Zone Sign
- Flagger
- Lane Identification + Direction of Traffic



TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION

TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCROACHES ON THE CENTERLINE

SPECIAL CONDITIONS

Cross Reference:
1. See General Note #1, Sheet 1 for more information.

SPECIAL CONDITIONS

LAST REVISION 01/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY	INDEX NO. 603	SHEET NO. 3 of 3

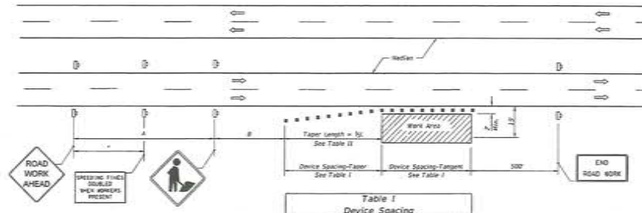


Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.)			
	Cones or Tubular Markers		Type I or Type II Barricades or Vertical Panels or Drums	
	Taper	Tangent	Taper	Tangent
25	25	50	25	50
30 to 45	25	50	30	56
50 to 70	25	50	50	100

DISTANCE BETWEEN SIGNS

Speed	Spacing (Ft.)	
	A	B
40 mph or less	200	200
45 mph	350	350
50 mph or greater	500	500

*250' beyond the ROAD WORK AHEAD sign or midway between signs whichever is less.

SYMBOLS

- Work Area
- Channelizing Device (See Index No. 600)
- Work Zone Sign
- Lane Identification + Direction of Traffic

GENERAL NOTES

1. When a high volume of work vehicles are entering and leaving the Work Area at speeds slower than 10 MPH below the posted speed, place an MDT-5-06 sign in the ROAD WORK AHEAD sign location and shift the ROAD WORK AHEAD sign upstream 500 ft.
2. This TCZ plan also applies to work performed in the median more than 2' but less than 15' from the edge of travelway.
3. When work is being performed on a multilane undivided roadway the signs normally mounted in the median (as shown) shall be omitted.
4. WORKERS signs to be removed or fully covered when no work is being performed.
5. SHOULDER WORK sign may be used as an alternate to the WORKER symbol sign.
6. When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed in accordance with other applicable TCZ Indexes.
7. For general TCZ requirements and additional information, refer to Index No. 600.

DURATION NOTES

1. Signs and channelizing devices may be omitted if all of the following conditions are met:
   a. Work operations are 60 minutes or less.
   b. Vehicles in the work area have high-intensity, rotating, flashing, oscillating, or strobe lights operating.

Table II
Taper Length - Shoulder

Speed (mph)	WS (Ft.)			Notes
	8' Shldr.	10' Shldr.	12' Shldr.	
25	28	35	42	L = WS²/60
30	40	50	60	
35	55	68	82	
40	72	90	107	
45	120	150	180	L=WS
50	133	167	200	
55	147	183	220	
60	160	200	240	
65	173	217	260	
70	187	233	280	

8' minimum shoulder width.

WS = Length of shoulder taper in Feet

W = Width of total shoulder in Feet (combined paved and unpaved width)

S = Posted speed limit (mph)

CONDITIONS

WHERE ANY VEHICLE, EQUIPMENT, WORKERS OR THEIR ACTIVITIES ENCROACH THE AREA CLOSER THAN 15' BUT NOT CLOSER THAN 2' TO THE EDGE OF TRAVEL WAY.

LAST REVISION 01/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	MULTILANE, WORK ON SHOULDER	INDEX NO. 612	SHEET NO. 1 of 1

NO.	REVISION	DATE
1		
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3		
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FDOT STANDARD DETAILS

FDOT STANDARD INDEX #603 AND #612

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 27

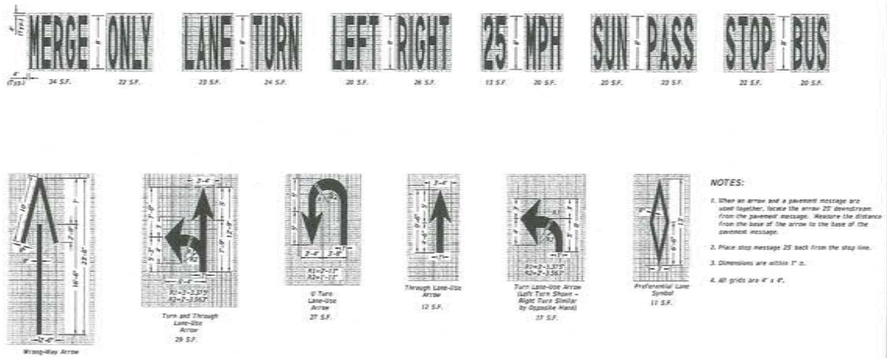
JOB NO. 17100

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KENNETH H. EHLERS, FL PE #18243 — CERTIFICATE NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/26/18

PROJECT UPDATE: 07/22/17

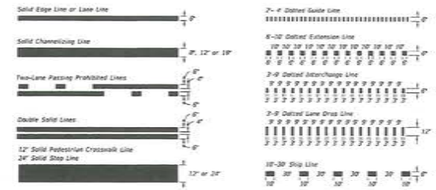


NOTES:

1. When an arrow and a pavement message are used together, locate the arrow 25' downstream from the pavement message. Measure the distance from the base of the arrow to the base of the pavement message.
2. Place stop message 25' back from the stop line.
3. Dimensions are within 1" ±.
4. All grids are 4' x 4'.

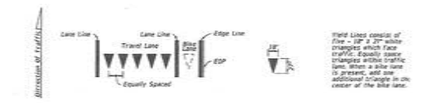
PAVEMENT ARROW AND MESSAGE DETAILS

LAST REVISION 11/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	PAVEMENT MARKINGS	INDEX NO. 17346	SHEET NO. 1 of 17



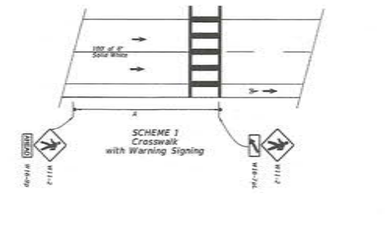
PAVEMENT MARKING LINES

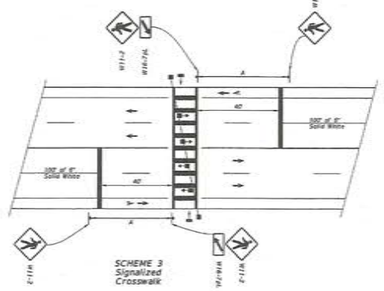
CONTRAST MARKINGS



YIELD LINES

LAST REVISION 11/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	PAVEMENT MARKINGS	INDEX NO. 17346	SHEET NO. 2 of 17



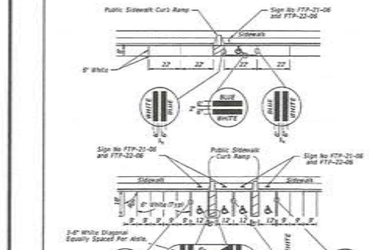


APPROACH SPEED MPH	A-SUGGESTED DISTANCE (FT.)
25 Or Less	200
26 To 35	250
36 To 45	300

NOTES:

1. Plans shall indicate which crosswalk scheme is to be used.
2. The details shown do not depict the signing and markings for multi-lane roadways with divided medians. For these applications, additional signs shall be installed on the median side. Minimum width of Mid-Block Crosswalks is 10'.
3. All mid-block crosswalks shall use special emphasis crosswalk markings.
4. Crosswalk marking shall be preformed marking materials.

LAST REVISION 11/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	PAVEMENT MARKINGS	INDEX NO. 17346	SHEET NO. 13 of 17

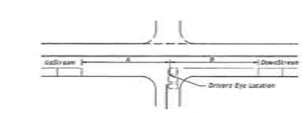


"DIMENSION"					
A & B	"A"	"B"	"C"	"D"	"E"
42"	28'-1"	12'-0"	7'-0"	21'-0"	17'-0"
60"	20'-1"	30'-0"	5'-0"	23'-2"	13'-10"

NOTES:

1. Dimensions are to the centerline of markings.
2. An access aisle is required for each accessible space when angle parking is used.
3. Criteria for pavement markings only, not public sidewalk curb ramp locations. For ramp locations refer to plans.
4. Blue pavement markings shall be tinted to match shade 15180 of Federal Standards 595a.
5. The FTP-22-06 panel shall be mounted below the FTP-21-06 sign.

PAVEMENT MARKING FOR PUBLIC SIDEWALK CURB RAMPS IN REST AREAS

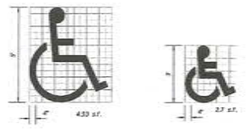


SPEED MPH	UP STREAM (A)	DOWN STREAM (B) 2 LANE	DOWN STREAM (B) 4 LANE
0–30	85'	60'	40'
35	100'	70'	30'

NOTES:

1. Distances measured longitudially along the street from driver location at entering vehicle to end of parking restriction.
2. Distances applicable to intersecting street, major driveways and other driveways to the extent practical.
3. For nonsignalized intersections, the values above shall be compared with the values for signalized intersections and the maximum restrictions implemented. These restrictions apply to both accessible and nonaccessible parking.

MINIMUM PARKING RESTRICTION FOR NONSIGNALIZED INTERSECTIONS

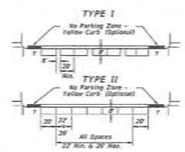


Size of pavement symbol in accessible parking spaces is optional, when used the symbol shall be 3' or 3' high and white in color.

UNIVERSAL SYMBOL OF ACCESSIBILITY

GENERAL NOTES (Signalized & Nonsignalized)

1. For entrances to a one-way street, the downstream restriction may be reduced to 20'.
2. Parking shall not be allowed within 20' of a crosswalk.
3. All parking lane markings shall be 6" white.
4. Parking lane lines shall be broken at driveways.
5. Refer to Chapter 316, Fla. Statutes, for laws governing parking spaces.
6. Where curb and gutter is used, the gutter pan width may be included as part of the minimum width of parking lane, but normally the lane width should be in addition to that of the gutter pan.



SPEED LIMIT MPH	SIGNALIZED INTERSECTIONS	DISTANCE FROM CURB RADIUS (T)
0–30	30'	
35	50'	

PARKING RESTRICTION (PT.) FOR SIGNALIZED INTERSECTION

NOTES:

1. Parking restrictions measured from curb radius point.
2. Restrictions for accessible parking are the same as those applied to nonsignalized intersections.

MINIMUM PARKING RESTRICTION FOR SIGNALIZED INTERSECTION

LAST REVISION 11/01/16	DESCRIPTION:	FDOT FY 2017-18 DESIGN STANDARDS	PAVEMENT MARKINGS	INDEX NO. 17346	SHEET NO. 15 of 17

NO.	REVISION	DATE
1		
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FDOT STANDARD DETAILS

FDOT STANDARD INDEX #17346

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO. 28

JOB NO. 17100

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KENNETH H. EHLERS, FL PE #18243

CERTIFICATE NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

11/26/18

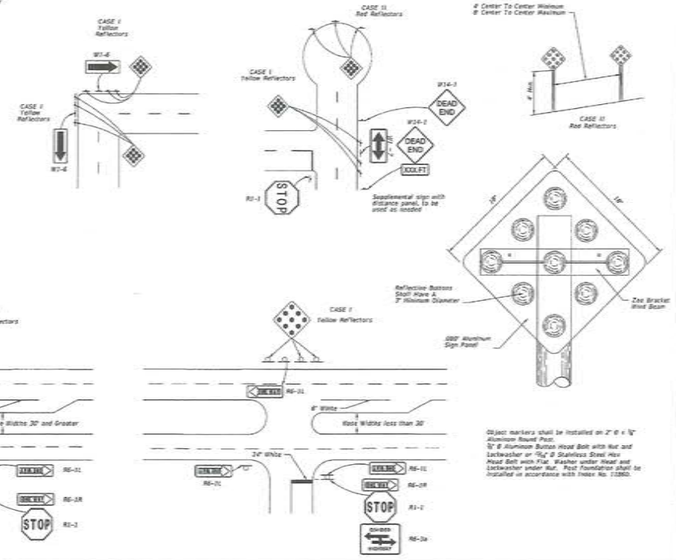
PROJECT UPDATE: 07/22/17

CASE I: Type 1 Object Markers shall consist of nine yellow reflectors mounted on a yellow reflective background or consist of a retroreflective panel of the same size.

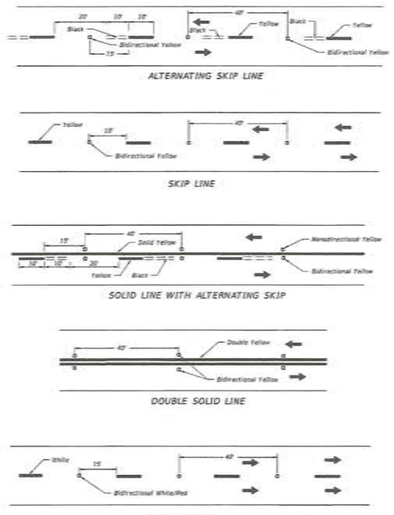
CASE II: End of Road Markers shall consist of nine red reflectors mounted on a red reflective background or consist of a retroreflective panel of the same size.

NOTES:

1. This Index applicable to residential and minor streets only. Major streets to be evaluated on a case by case basis.
2. "T"-intersection-Two-Way arrows and reflectors are optional. The need should be based on a review of each location.
3. For additional details on aluminum round post, sign panel material and bolts, nuts and washers see Index Nos. 11860.
4. Case I Installation - The arrow panels and object markers shall be located approximately 20', but not less than 12' from the edge of the travel lane.
5. Dead end sign shall be posted a sufficient advance distance to permit the vehicle operator to avoid the dead end by turning off, if possible, at the nearest intersecting street.
6. For pavement marking see Index No. 17346.
7. No guardrail is required unless special field conditions require its use.

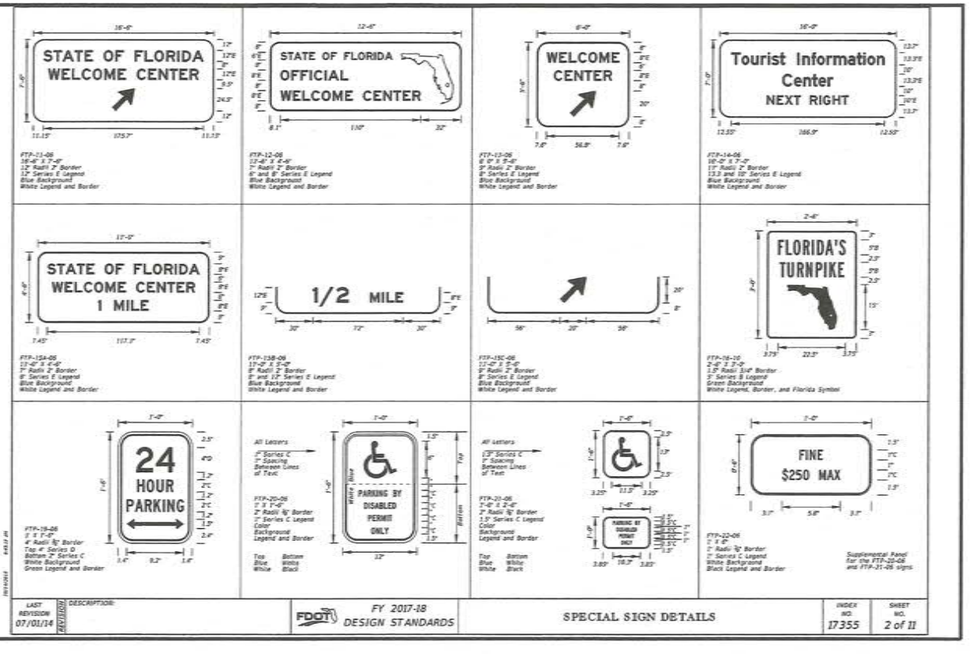


LAST REVISION	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	TRAFFIC CONTROLS FOR STREET TERMINATIONS	INDEX NO.	SHEET NO.
11/01/16					17349	1 of 1

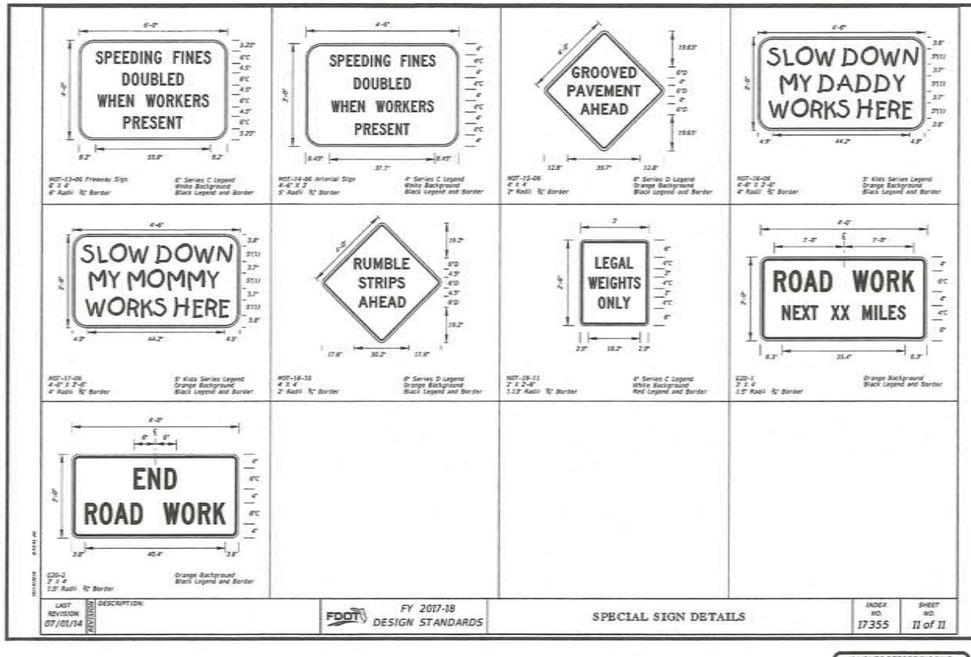


1. Reflective Pavement Markers shall be spaced at 40' on all skip lane lines and skip center lines. This spacing may be reduced to 20' if specifically called for in the plans.
2. The spacing on solid lines and solid/skip combination lines shall be 40.
3. All RPM's shall be offset 1" from solid longitudinal lines.
4. These spacings may be reduced for sharp curves if required.
5. All RPM's shall be class "B".

LAST REVISION	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	TYPICAL PLACEMENT OF REFLECTIVE PAVEMENT MARKERS	INDEX NO.	SHEET NO.
01/01/10					17352	1 of 2



LAST REVISION	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	SPECIAL SIGN DETAILS	INDEX NO.	SHEET NO.
07/01/14					17355	2 of 11



LAST REVISION	DESCRIPTION:	FDOT	FY 2017-18 DESIGN STANDARDS	SPECIAL SIGN DETAILS	INDEX NO.	SHEET NO.
07/01/14					17355	11 of 11

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FDOT STANDARD DETAILS

FDOT STANDARD INDEX #17349, 17352 AND #17355

GREATER FAITH WORLD CENTER, INC. (FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027 APOPKA, FLORIDA

DRAWING NO. 29

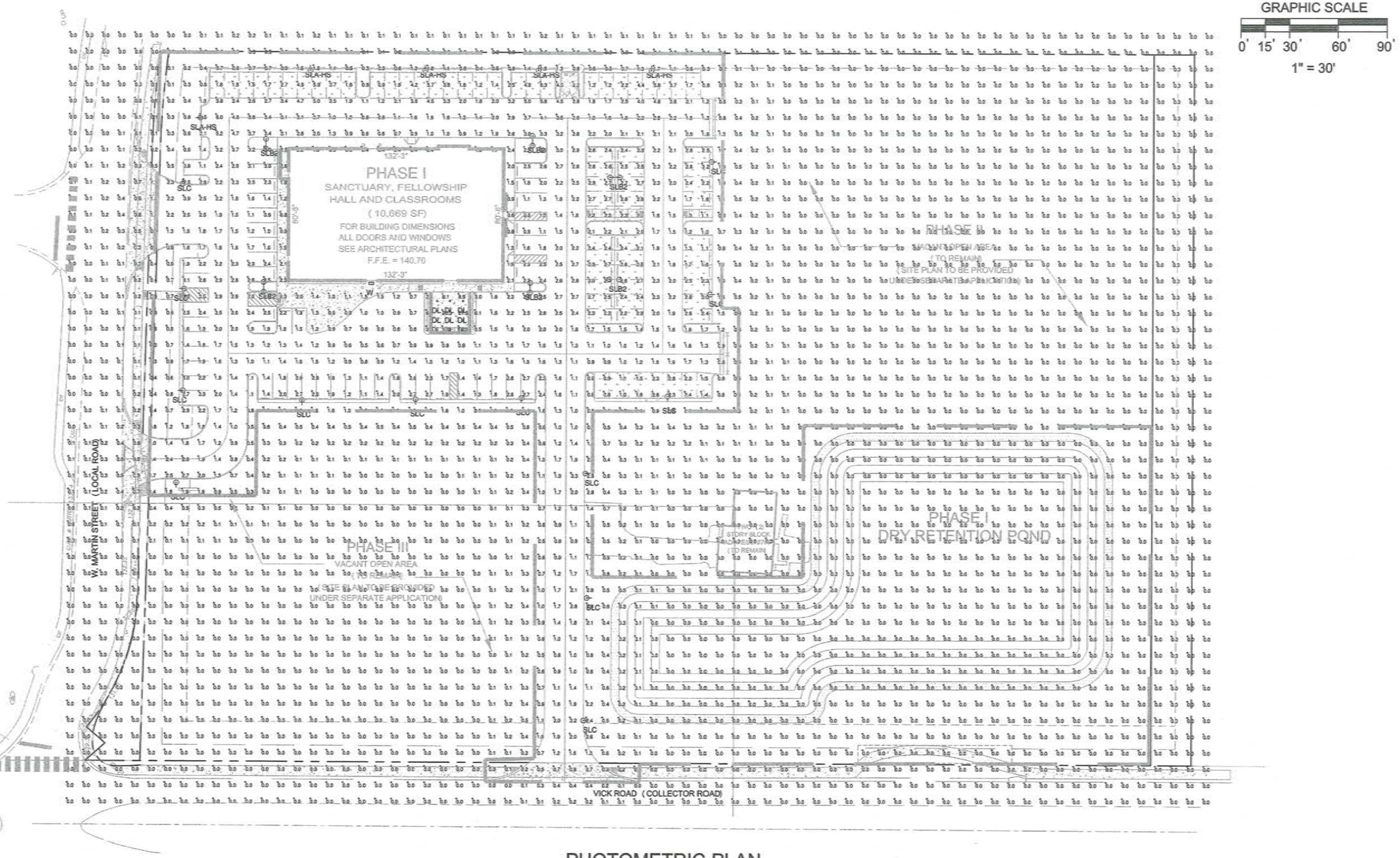
JOB NO. 17100

48 HOURS BEFORE DIGGING CALL TOLL FREE 1-800-432-4770 SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KENNETH H. EHLERS, FL PE #18243

11/26/18

PROJECT UPDATE: 07/22/17



PHOTOMETRIC PLAN

Landreth Lighting Luminaire Schedule

Symbol	[MANUFAC]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	NLS Lighting LLC	5	SLA-HS	SINGLE	CAL-1-TP1-S6-T4-32L-7-40K-UNV-BLK-HSS-10K; MOUNTED @ 20' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE & A4 DECORATIVE ARM	1.000	71	6007	B1-U0-G1
	NLS Lighting LLC	6	SLB2	BACK-BACK	CAL-1-TP1-S6-T5-32L-53-40K-UNV-BLK-HSS-10K; MOUNTED @ 20' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE & A4 DECORATIVE ARM	1.000	56	4712	B2-U0-G1
	NLS Lighting LLC	13	SLC	SINGLE	CAL-1-TP1-S6-T3-32L-53-40K-UNV-BLK-HSS-10K; MOUNTED @ 20' AFG ON A ROUND TAPERED DIRECT BURY ALUMINUM POLE & A4 DECORATIVE ARM	1.000	55	5230	B1-U0-G1
	Lithonia Lighting	9	DL	SINGLE	LDN4 40_10 LWA4R LD WL; IN DROP OFF CANOPY	1.000	14.3	1098	B1-U0-G0
	Lithonia Lighting	1	W	SINGLE	DSXW1 LED 10C 530 40K T3M MVOLT; WALL MOUNTED AS SHOWN	1.000	19.1	2159	B1-U0-G1

Landreth Lighting Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entire Site	Illuminance	Fc	0.48	21.5	0.0	N.A.	N.A.
Parking Lot & Drive Lane	Illuminance	Fc	1.99	6.3	0.5	3.98	12.60

NOTE:
Any alternates must be submitted 14 days prior to bid date in order [illegible]. Alternate fixtures must be submitted with a full color spec sheet, photometric report, finish chip set and working sample. [illegible] fixture does not guarantee approval and will only be accepted if listed in an addendum to the fixture schedule. [illegible] subject to review at hourly rate by consultant (or additional consultants as needed) and as required. Base Bid should be specified only, with alternates submitted separately with unit pricing. Contact Landreth Inc for pricing, quotes@landreth[illegible]

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PROJECT UPDATE: 07/22/17

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KENNETH H. EHLERS, FL PE #18243

11/26/18

NO.	REVISION	DATE
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KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

PHOTOMETRIC PLAN

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO.
30

JOB NO. 17100

NO.	REVISION	DATE
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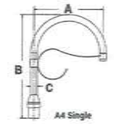
KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

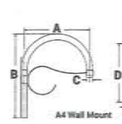
PHOTOMETRIC PLAN
CUT SHEETS

NLS LIGHTING

ARCHITECTURAL ARM 4

ARMS





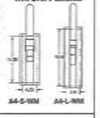
MODEL	A	B	C	D	E	EPA SGL	EPA DBL	EPA WM
A4-S	17 in.	30 in.	1 ⅞" @ (3-1/2 in. SCH40)	N/A	N/A	1.8	3.6	1.2
A4-S-WM	17 in.	25 in.	1 ⅞" @ (3-1/2 in. SCH40)	16 in.	6 in.	-	-	-
A4-L	26 in.	38 in.	2 ⅞" @ (3 in. SCH40)	N/A	N/A	1.5	2.7	1.0
A4-L-WM	26 in.	33 in.	2 ⅞" @ (3 in. SCH40)	24 in.	7 in.	-	-	-

Architectural Arm 4 is constructed of extruded aluminum tubing. Integrates with poles or tenons of 3-1/2", 4", 4-1/2", or 5" OD and is secured with 3/8" stainless steel Allen set screws.

Contact NLS for custom configuration or others mounting options. Arms are designed, tooled, fabricated and assembled in the USA.

MADE IN U.S.A.

WM Drill Patterns



Project Name: Type:

Cat #	Mounting	Pole or Tenon Diameter	Color
Architectural Arm 4 Small (A4-S)	Single (SGL)	3" Round (3R)	Bronze (BRZ)
	Double 180° (D180)	4" Round (4R)	White (WHT)
	Wall Mount (WM)	4 ¾" Round (4150)	Silver (SVR)
			Black (BLK)
Architectural Arm 4 Large (A4-L)		5" Round (5R)	Hunter Green (HGN)
			Graphite (GPH)
			Grey (GRY)
			Custom (CS)

NLS LIGHTING 701 Kingshill Place, Carson, CA 90746 Call Us Today (310) 341-2237 nlslighting.com

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NLS LIGHTING

CALIFORNIA

SITE + ARCHITECTURAL LIGHTING

The beautiful and simple California Series LED Pedestrian Luminaires depict not only the California lifestyle, but the architecture of California as well. This ornamental piece is a delightful sight to see and a great model to illuminate any urban, rural, retail, or park, or campus setting.

The different caps and shades depict different California styles and a touch of California's historic Spanish mission era. The California Series is the perfect selection to combine both design and efficiency in light performance. Designed, tooled, manufactured and assembled in the USA.

STAR POWER OPTICAL SYSTEM

The Star Power reflector is an excellent system which provides great value and performance.

LED WATTAGE CHART

	10x	22x	51x	80x	120x
350 milliamps	10w	22w	51w	80w	120w
525 milliamps	26w	34w	104w	160w	180w
700 milliamps	26w	71w	104w	160w	180w
	NEMA 0	NEMA 1		NEMA 2	

Project Name: Type:

Cat #	Top	Shade	Light Dist.	# of LEDs	Milliamps	Kelvin	Volts	Mount	Color	Options
California Small 18" Diameter (CAL-S) 120, 24w (Shade 4 + Top)	Top 1 (TP1)	Shade 1 (S1)	Type 2 (T2)	16 (16L)	350 (35)	3000K (300)	100-277 (UNV)	Arm Mount (AM)	Bronze (BRZ)	House Side Shield (HSS)
California 1 24" Diameter (CAL-1) 240, 48w	Top 2 (TP2)	Shade 2 (S2)	Type 3 (T3)	32 (32L)	525 (52)	4000K (400)	347-480 (MV)	*For Arm Mount, please select an Architectural Arm (AA) separately	White (WHT)	Bird Spikes (BS)
California 2 30" Diameter (CAL-2) 480, 96w (Shade 6 Only)	Top 3 (TP3)	Shade 3 (S3)	Type 4 (T4)	48 (48L)	700 (70)	5000K (500)			Silver (SVR)	Mortar Guard Finish (MGF)
		Shade 4 (S4)	Type 5 (T5)	64 (64L)					Hunter Green (HGN)	Photocell (PC)
		Shade 5 (S5)		80 (80L)					Black (BLK)	Universal Voltage (UNV)
		Shade 6 (S6)							Graphite (GPH)	Surge Protector (100)
		Shade 7 (S7)							Grey (GRY)	Acrylic Ringer (AR)
		Shade 8 (S8)							Custom (CS)	

NLS LIGHTING 701 Kingshill Place, Carson, CA 90746 Call Us Today (310) 341-2237 nlslighting.com

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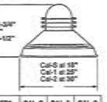
PRODUCT SPECIFICATIONS

Housing: Heavy Duty Marine Grade Cast and Spun Aluminum with 8 shade options and 3 cap options
LED: Lumileds Luxeon MX, CRI 70
Optics: Star Power T2, T3, T4 and T5
Watts: 10-168
L90: 70,000
Listings: UL 1598 Listed
Driver: 0-10V Dimming driver as standard by Philips Advance
THD @ Max Load < 15%
Power Factor @ Max Load < 0.95
Kelvin: 3000, 4000, or 5000
Finish: 5 mils Powder Coat
Warranty: Standard Warranty is 5 years for Driver and LEDs

PRODUCT DIMENSIONS

TOPS

SHADES



EPA	CAL-S	CAL-1	CAL-2
Single	0.62	1.4	2.74

CALIFORNIA LUMEN DATA CHART

PART NUMBER	T2 LUMENS	T2 LM/W	T3 LUMENS	T3 LM/W	T4 LUMENS	T4 LM/W	T5 LUMENS	T5 LM/W	Watts
CAL-S-16L-35-XXX	2050	128	2214	139	2269	139	2139	137	16
CAL-S-32L-35-XXX	3420	107	3979	124	3948	123	3828	120	32
CAL-S-16L-70-XXX	2539	146	2574	143	2594	148	2446	137	18
CAL-S-32L-70-XXX	3955	118	4781	149	4562	134	4446	98	37
CAL-S-48L-70-XXX	5061	113	5997	131	5978	134	5835	128	47
CAL-S-32L-105-XXX	5259	152	5340	155	5249	151	5139	145	37
CAL-S-48L-105-XXX	5486	99	6566	97	6508	103	6220	93	66
CAL-S-64L-70-XXX	5710	106	6940	104	6940	107	6745	102	66
CAL-S-48L-140-XXX	5868	114	6966	113	6956	117	6705	117	57
CAL-S-64L-105-XXX	4959	101	5643	121	5763	104	5715	115	50
CAL-S-80L-70-XXX	4089	103	4696	100	4653	104	4515	124	40
CAL-S-80L-105-XXX	4793	144	4800	141	4814	140	4650	135	33
CAL-1-32L-35-XXX	5902	133	6454	101	6516	104	6184	96	64
CAL-1-32L-70-XXX	6914	117	8096	109	8046	112	7662	103	94
CAL-1-32L-105-XXX	6465	100	8073	118	8089	122	8112	119	64
CAL-1-32L-7-SBK	6957	97	6914	65	6909	96	6592	98	71
CAL-1-32L-7-40K	7284	104	7042	102	7405	105	7405	105	71
CAL-1-32L-7-50K	7552	106	7561	106	8160	115	8161	115	71
CAL-1-48L-35-XXX	8121	120	9019	119	8971	121	8712	112	61
CAL-1-48L-35-40K	8592	140	9427	154	9991	163	9731	159	61
CAL-1-48L-35-50K	7191	141	7929	156	7329	142	6732	132	51
CAL-1-48L-70-XXX	7052	105	7948	99	7929	103	7558	98	80
CAL-1-48L-70-40K	8228	106	8230	103	8230	103	8230	103	80
CAL-1-48L-70-50K	8552	111	8948	116	8941	116	8265	110	80
CAL-1-48L-105-XXX	9776	94	8946	82	8900	85	8548	87	104
CAL-1-48L-105-40K	10464	101	10293	98	10436	101	10436	103	104
CAL-1-48L-7-50K	11586	109	11322	108	11648	113	11648	112	104
CAL-1-64L-70-XXX	7722	115	7840	105	7740	110	7194	103	70
CAL-1-64L-70-40K	8382	127	8184	124	8440	128	7758	118	66
CAL-1-64L-70-50K	9128	136	8610	130	8840	140	8814	139	65
CAL-1-64L-105-XXX	9894	97	9606	93	9996	98	9185	90	102
CAL-1-64L-105-40K	10712	105	10303	100	10612	109	9894	97	102
CAL-1-64L-105-50K	11628	114	11424	112	11622	114	10894	107	102
CAL-1-80L-105-XXX	9376	92	10054	113	9862	116	9265	107	81
CAL-1-80L-105-40K	10025	105	10315	112	10170	120	9660	119	81
CAL-1-80L-105-50K	11060	126	11305	130	11730	138	10790	127	85
CAL-1-96L-105-XXX	11163	109	11814	121	12086	134	11264	126	103
CAL-1-96L-105-40K	12194	133	12458	131	13012	154	12166	143	105
CAL-2-160L-105-XXX	14585	122	14903	116	14892	114	13840	105	134
CAL-2-160L-105-40K	14452	89	14616	97	15128	90	13778	82	168
CAL-2-192L-7-40K	16128	96	16152	94	16268	97	16286	97	168
CAL-2-192L-7-50K	17472	104	17304	103	17576	107	17576	107	168

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d-series

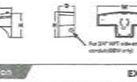
D-Series Size 1

LED Wall Luminaire

Specifications

Luminaire
Widths: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)
Widths: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) ELCW Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Options	Drive Options	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000K	T2S Type II Short	MVOLT*	Shipped included	Shipped included
	20C 20 LEDs (two engines)	530 530 mA	40K 4000K	T2M Type II Medium	120*	SRM Surface mounting bracket	PE Photocontrol, cULus Listed*
		700 700 mA	50K 5000K	T3S Type III Short	208*		DMG 0-10V dimming, wire leads
		1000 1000 mA (1 A)	AMBPC Amber phosphor converted	T3M Type III Medium	240*		PIR 180° motion sensor, high mtg, <15' mtg ht*
				T4M Type IV Medium	277*		PIRH 180° motion sensor, high mtg, 15-30' mtg ht*
				RCCO Forward Throw Medium	347*		PIRHCH Motion sensor, high mtg, 8-15' mounting ht, ambient sensor enabled at 5fc*
				ASYM Asymmetric diffuse	480*		PIRHCH2 Motion sensor, 15-30' mounting ht, ambient sensor enabled at 5fc*
							ELCW Emergency battery backup, limited-current, comp-mode drivers*

Shipped installed	Shipped separately*	Shipped separately*	Finish	Finish
SF Single fuse (120, 277 or 347V)*	DDBXD Dbl darkbronze	DDBTXD Dbl black	DNAXD Natural Aluminum	
DF Double fuse (208, 240 or 480V)*	DBLXD Dbl black	SPA Square pole mounting	DWHXD White	
RS Power relay (ELCW)*	DNAXD Dbl natural aluminum	RPA Round pole mounting	DSSXD Sandstone	
SPD Separate surge protector*	DWHXD Dbl white	KMA Mast arm adapter (use when ordering 2 fixtures)	DDBXD Dbl darkbronze	
	DSSXD Dbl sandstone		DBLXD Dbl black	

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU Photocell, SSL twist-lock (120-277V)
DSHORT SHORT Shorting cap
DSXW1WM Wall mounting plate
DSXW1WG Wire guard accessory
DSXW1DDB Bird spike accessory
DSXW1DBL Bird spike accessory

Notes

1. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with Ewing DC (2-option), or photocontrol (PE) options.
2. Only available with 20C, 700mA or 1000mA. Not available with PIRHCH.
3. Back box (BBW) included as boxes. Ground lug (GL) is not included. Ground lug (GL) ordered as an accessory.
4. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion sensor (PIR or PIRH).
5. PIR and PIRHCH specified as Bluetooth enabled. Bluetooth enabled with NLOM capable. PIRH specifies the Sensor Switch SBGR-A-DCP control, see Motion Sensor Guide for more information. Not available with "RPA" option (button type photocell). Shipping driver standard. Not available with DS (DSXW1 LED 20C 1000 40K).
6. Cold weather (-30°C) rated. Not compatible with corelink wireless controls. Not available with SBGR mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency consistently located in back box housing. Emergency mode 90 minutes on product page at www.lithonia.com.
7. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option. Not available with QUICK.
8. Also available as a separate accessory, see Accessories information.
9. See the electrical section on page 3 for more details.

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LED	Drive Current	Watts	Distribution	Voltage	3000K 70CRI			4000K 70CRI			5000K 70CRI			AMBPC		
					Lumens	LPW	BUG	Lumens	LPW	BUG	Lumens	LPW	BUG	Lumens	LPW	BUG
10C (10 LEDs)	350mA	16W	T2S	120	1,470	94	B1 U0 G1	1,539	98	B1 U0 G1	1,539	98	B1 U0 G1	1,186	76	B1 U0 G1
			T2M	120	1,540	98	B1 U0 G1	1,613	103	B1 U0 G1	1,613	103	B1 U0 G1	1,243	79	B1 U0 G1
			T3S	120	1,495	95	B1 U0 G1	1,565	100	B1 U0 G1	1,565	100	B1 U0 G1	1,206	77	B1 U0 G1
			T3M	120	1,534	98	B1 U0 G1	1,607	102	B1 U0 G1	1,607	102	B1 U0 G1	1,238	79	B1 U0 G1
			T4M	120	1,550	99	B1 U0 G1	1,622	103	B1 U0 G1	1,622	103	B1 U0 G1	1,250	80	B1 U0 G1
			RCCO	120	1,550	99	B1 U0 G1	1,622	103	B1 U0 G1	1,622	103	B1 U0 G1	1,250	80	B1 U0 G1
			ASYM	120	1,550	99	B1 U0 G1	1,622	103	B1 U0 G1	1,622	103	B1 U0 G1	1,250	80	B1 U0 G1
	530mA	24W	T2S	120	2,205	92	B1 U0 G1	2,309	96	B1 U0 G1	2,309	96	B1 U0 G1	1,779	74	B1 U0 G1
			T2M	120	2,310	96	B1 U0 G1	2,419	101	B1 U0 G1	2,419	101	B1 U0 G1	1,864	78	B1 U0 G1
			T3S	120	2,243	93	B1 U0 G1	2,347	98	B1 U0 G1	2,347	98	B1 U0 G1	1,809	75	B1 U0 G1
			T3M	120	2,301	96	B1 U0 G1	2,410	100	B1 U0 G1	2,410	100	B1 U0 G1	1,857	77	B1 U0 G1
			T4M	120	2,325	97	B1 U0 G1	2,433	101	B1 U0 G1	2,433	101	B1 U0 G1	1,875	78	B1 U0 G1
			RCCO	120	2,325	97	B1 U0 G1	2,433	101	B1 U0 G1	2,433	101	B1 U0 G1	1,875	78	B1 U0 G1
			ASYM	120	2,325	97	B1 U0 G1	2,433	101	B1 U0 G1	2,433	101	B1 U0 G1	1,875	78	B1 U0 G1
	700mA	32W	T2S	120	2,940	92	B1 U0 G1	3,078	96	B1 U0 G1	3,078	96	B1 U0 G1	2,372	74	B1 U0 G1
			T2M	120	3,080	96	B1 U0 G1	3,225	101	B1 U0 G1	3,225	101	B1 U0 G1	2,485	78	B1 U0 G1
			T3S	120	2,990	93	B1 U0 G1	3,130	98	B1 U0 G1	3,130	98	B1 U0 G1	2,412	75	B1 U0 G1
			T3M	120	3,068	96	B1 U0 G1	3,213	100	B1 U0 G1	3,213	100	B1 U0 G1	2,476	77	B1 U0 G1
			T4M	120	3,100	97	B1 U0 G1	3,244	101	B1 U0 G1	3,244	101	B1 U0 G1	2,500	78	B1 U0 G1
			RCCO	120	3,100	97	B1 U0 G1	3,244	101	B1 U0 G1	3,244	101	B1 U0 G1	2,500	78	B1 U0 G1
			ASYM	120	3,100	97	B1 U0 G1	3,244	101	B1 U0 G1	3,244	101	B1 U0 G1	2,500	78	B1 U0 G1
	1000mA	48W	T2S	120	4,410	92	B1 U0 G1	4,617	96	B1 U0 G1	4,617	96	B1 U0 G1	3,558	74	B1 U0 G1
			T2M	120	4,620	96	B1 U0 G1	4,838	101	B1 U0 G1	4,838	101	B1 U0 G1	3,727	78	B1 U0 G1
			T3S	120	4,485	93	B1 U0 G1	4,696	98	B1 U0 G1	4,696	98	B1 U0 G1	3,618	75	B1 U0 G1
			T3M	120	4,602	96	B1 U0 G1	4,820	100	B1 U0 G1	4,820	100	B1 U0 G1	3,714	77	B1 U0 G1
			T4M	120	4,650	97	B1 U0 G1	4,867	101	B1 U0 G1	4,867	101	B1 U0 G1	3,750	78	B1 U0 G1
			RCCO	120	4,650	97	B1 U0 G1	4,867	101	B1 U0 G1	4,867	101	B1 U0 G1	3,750	78	B1 U0 G1
			ASYM	120	4,650	97	B1 U0 G1	4,867	101	B1 U0 G1	4,867	101	B1 U0 G1	3,750	78	B1 U0 G1
20C (20 LEDs)	350mA	32W	T2S	120	3,430	107	B2 U0 G1	3,593	112	B2 U0 G1	3,593	112	B2 U0 G1	2,768	86	B2 U0 G1
			T2M	120	3,597	112	B2 U0 G1	3,767	118	B2 U0 G1	3,767	118	B2 U0 G1	2,901	91	B2 U0 G1
			T3S	120	3,492	109	B2 U0 G1	3,656	114	B2 U0 G1	3,656	114	B2 U0 G1	2,816	88	B2 U0 G1
			T3M	120	3,582	112	B2 U0 G1	3,751	117	B2 U0 G1	3,751	117	B2 U0 G1	2,889	90	B2 U0 G1
			T4M	120	3,620	113	B2 U0 G1	3,791	118	B2 U0 G1	3,791	118	B2 U0 G1	2,919	91	B2 U0 G1
			RCCO	120	3,620	113	B2 U0 G1	3,791	118	B2 U0 G1	3,791	118	B2 U0 G1	2,919	91	B2 U0 G1
			ASYM	120	3,620	113	B2 U0 G1	3,791	118	B2 U0 G1	3,791	118	B2 U0 G1	2,919	91	B2 U0 G1
	530mA	48W	T2S	120	4,410	92	B2 U0 G1	4,617	96	B2 U0 G1	4,617	96	B2 U0 G1	3,558	74	B2 U0 G1
			T2M	120	4,620	96	B2 U0 G1	4,838	101	B2 U0 G1	4,838	101	B2 U0 G1	3,727	78	B2 U0 G1
			T3S	120	4,485	93	B2 U0 G1	4,696	98	B2 U0 G1	4,696	98	B2 U0 G1	3,618	75	B2 U0 G1
			T3M	120	4,602	96	B2 U0 G1	4,820	100	B2 U0 G1	4,820	100	B2 U0 G1	3,714	77	B2 U0 G1
			T4M	120	4,650	97	B2 U0 G1	4,867	101	B2 U0 G1	4,867	101	B2 U0 G1	3,750	78	B2 U0 G1
			RCCO	120	4,650	97	B2 U0 G1	4,867	101	B2 U0 G1	4,867	101	B2 U0 G1	3,750	78	B2 U0 G1
			ASYM	120	4,650	97	B2 U0 G1	4,867	101	B2 U0 G1	4,867	101	B2 U0 G1	3,750	78	B2 U0 G1
	700mA	64W	T2S	120	5,880	92	B2 U0 G1	6,155	96	B2 U0 G1	6,155	96	B2 U0 G1	4,744	74	B2 U0 G1
			T2M	120	6,160	96	B2 U0 G1	6,450	101	B2 U0 G1	6,450	101	B2 U0 G1	4,969	78	B2 U0 G1
			T3S	120	5,980	93	B2 U0 G1	6,261	98	B2 U0 G1	6,261	98	B2 U0 G1	4,824	75	B2 U0 G1
			T3M	120	6,136	96	B2 U0 G1	6,424	100	B2 U0 G1	6,424	100	B2 U0 G1	4,951	77	B2 U0 G1
			T4M	120	6,200	97	B2 U0 G1	6,490	101	B2 U0 G1	6,490	101	B2 U0 G1	5,000	78	B2 U0 G1
			RCCO	120	6,200	97	B2 U0 G1	6,490	101	B2 U0 G1	6,490	101	B2 U0 G1	5,000	78	B2 U0 G1
			ASYM	120	6,200	97	B2 U0 G1	6,490	101	B2 U0 G1	6,490	101	B2 U0 G1	5,000	78	B2 U0 G1
	1000mA	96W	T2S	120	8,400	88	B2 U0 G1	8,793	92	B2 U0 G1	8,793	92	B2 U0 G1	6,777	71	B2 U0 G1
			T2M	120	8,800	92	B2 U0 G1	9,212	96	B2 U0 G1	9,212	96	B2 U0 G1	7,099	74	B2 U0 G1
			T3S	120	8,543	89	B2 U0 G1	8,944	93	B2 U0 G1	8,944	93	B2 U0 G1	6,891	72	B2 U0 G1
			T3M	120	8,765	91	B2 U0 G1	9,177	96	B2 U0 G1	9,177	96	B2 U0 G1	7,073	74	B2 U0 G1
			T4M	120	8,857	92	B2 U0 G1	9,273	97	B2 U0 G1	9,273	97	B2 U0 G1	7,144	74	B2 U0 G1
			RCCO	120	8,857	92	B2 U0 G1	9,273	97	B2 U0 G1	9,273	97	B2 U0 G1	7,144	74	B2 U0 G1
			ASYM	120	8,857	92	B2 U0 G1	9,273	97	B2 U0 G1	9,273	97	B2 U0 G1	7,144	74	B2 U0 G1

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient	Correction Factor
0°C	32°F	1.02
10°C	50°F	1.01
25°C	77°F	1.00
30°C	77°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the DSXW1 LED 20C 1000 platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08) and projected per IESNA TM-21-11.

To calculate L27, use the Lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.91	0.85

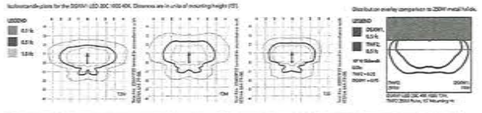
Electrical Load

		Current (A)					
	Drive Current	120V	208V	240V	277V	347V	480V
10C	350	0.14	0.08	0.06	0.05	-	-
	530	0.21	0.13	0.11	0.09	-	-
	700	0.28	0.17	0.14	0.12	-	-
	1000	0.41	0.25	0.21	0.18	-	-
20C	350	0.28	0.16	0.13	0.11	-	-
	530	0.42	0.25	0.21	0.18	-	-
	700	0.56	0.33	0.28	0.24	0.20	0.15
	1000	0.82	0.49	0.41	0.35	0.29	0.22

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Options and Accessories

FEATURES & SPECIFICATIONS

INTENDED USE
The energy-saving, long life, and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperatures and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A rigidly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building-mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5kV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket w/ sweep and retainer to the mounting bracket via corrosion-resistant screws.

LISTINGS
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

Designed to DLC Connected® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY
Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25°C. Specifications subject to change without notice.

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LDN4

PHOTOMETRY

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire

LDN4 35/10 L04AR, input watts: 12.69, delivered lumens: 1025.1, LM/W = 80.78, spacing criterion at θ= 1.04, test no. ISF 30712P31.

Aim	Lumens	Zone	Lumens	% Lumens
0	0	0° - 30°	1025.1	100.0
15	1024	0° - 40°	1025.1	100.0
25	949	0° - 60°	1020.1	100.0
35	845	0° - 90°	1025.1	100.0
45	49	0° - 120°	0.0	0.0
55	1	0° - 130°	0.0	0.0
65	0	0° - 140°	0.0	0.0
75	0	0° - 150°	0.0	0.0
85	0	0° - 180°	1025.1	100.0
		*Efficiency		

Mounting	Center Beam	Diameter	IMC	Diameter IMC
Height	Candela			
8.0	34.7	6.8	53.4	8.3
10.0	24.1	7.9	12.8	12.2
12.0	17.0	10.0	7.1	15.4
14.0	12.5	12.1	4.6	18.6
16.0	9.6	14.2	3.2	21.8

10% Room— 20.0'	10% Room— 25.0'
Initial FC	
Average	
10.0	6.4
5.0	3.2
2.5	1.6
1.2	0.8
0.6	0.4

LDN4 35/15 L04AR, input watts: 20.44, delivered lumens: 1443.8, LM/W = 70.63, spacing criterion at θ= 1.04, test no. ISF 30712P28.

Aim	Lumens	Zone	Lumens	% Lumens
0	1030	0° - 30°	1004.9	70.7
5	1032	0° - 40°	1072.4	83.1
15	1442	0° - 60°	1442.1	100.0
25	1331	0° - 90°	1443.8	100.0
35	497	0° - 120°	0.0	0.0
45	69	0° - 130°	0.0	0.0
55	1	0° - 140°	0.0	0.0
65	1	0° - 150°	0.0	0.0
75	0	0° - 180°	1443.8	100.0
85	0	*Efficiency		

Mounting	Center Beam	Diameter	IMC	Diameter IMC
Height	Candela			
8.0	54.7	6.8	33.4	8.3
10.0	34.1	7.9	12.8	12.2
12.0	17.0	10.0	7.1	15.4
14.0	12.5	12.1	4.6	18.6
16.0	9.6	14.2	3.2	21.8

10% Room— 20.0'	10% Room— 25.0'
Initial FC	
Average	
10.0	6.4
5.0	3.2
2.5	1.6
1.2	0.8
0.6	0.4

LDN4 35/20 L04AR, input watts: 22.52, delivered lumens: 1993.5, LM/W = 88.52, spacing criterion at θ= 1.04, test no. ISF 30712P25.

Aim	Lumens	Zone	Lumens	% Lumens
0	1028	0° - 30°	1004.1	70.7
5	1028	0° - 40°	1004.9	83.1
15	1442	0° - 60°	1442.0	100.0
25	1844	0° - 90°	1443.8	100.0
35	678	0° - 120°	0.0	0.0
45	95	0° - 130°	0.0	0.0
55	1	0° - 140°	0.0	0.0
65	1	0° - 150°	0.0	0.0
75	0	0° - 180°	1443.8	100.0
85	0	*Efficiency		

Mounting	Center Beam	Diameter	IMC	Diameter IMC
Height	Candela			
8.0	54.7	6.8	33.4	8.3
10.0	35.0	7.9	13.6	12.2
12.0	23.7	10.0	10.4	15.4
14.0	14.1	12.1	7.1	18.6
16.0	10.3	14.2	4.4	21.8

10% Room— 20.0'	10% Room— 25.0'
Initial FC	
Average	
10.0	6.4
5.0	3.2
2.5	1.6
1.2	0.8
0.6	0.4

Accessories: Order as separate catalog number (shipped separately)	
SC44	Sloped ceiling adapter. Degree of slope must be specified (03, 100, 150, 200, 250, 300). Refer to SCDG-006.

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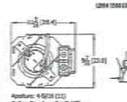
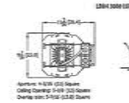
LDN4

* All dimensions are inches (centimeters) unless otherwise noted.

LDN4 7000 GREEN



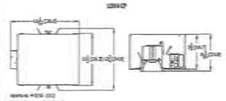
LDN4 3000 LUMEN



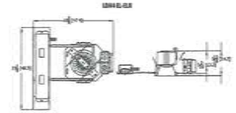
Aperture: 4-15/16 (125)
Ceiling Opening: 5-1/8 (131)
Overlap trim: 5-11/16 (144)

Aperture: 4-7/16 (113) Square
Ceiling Opening: 5-1/8 (131) Square
Overlap trim: 5-11/16 (144) Square

LDN4 CF



LDN4 EL-ELR



Aperture: 4-7/16 (113)
Ceiling Opening: 5-1/8 (131)
Overlap trim: 5-11/16 (144)

Aperture: 4-3/16 (107)
Ceiling Opening: 4-3/8 (111)
Overlap trim: 5-1/16 (128)

LDN4			
Target Lumens	Delivered Lumens (2000K)	Wattage	LER
1000	1000.0	8.3	85.0
1500	1425.0	12.7	90.7
1200	1440.0	20.4	78.6
2000	1990.0	22.5	88.6
2500	2470.0	28.1	88.3
3000	2850.0	34.0	85.2

LUMEN OUTPUT MULTIPLIERS - 3CT					
	2700 K	3000 K	3500 K	4000 K	5000 K
LDN3K	0.950	0.960	1.000	1.020	1.030

EL-ELR REPLACES FTS EQUIVALENCY - INITIAL LUMENS			
Fixture / package	Watts	Initial Lumens (2700 K)	Emergency (EL) Model
600	12	500	FSY600
1000	18	575	FSY1000
1200	24	640	FSY1200
2000	35	690	FSY2000

LUMEN OUTPUT MULTIPLIERS - FROM			
	Clear	White CRTL	Black CRTL
Specular (CS)	1.0	N/A	N/A
Semi-specular (CSS)	0.950	N/A	N/A
Matte diffuse (CD)	0.85	N/A	N/A
Painted	N/A	0.87	0.75

Notes
- Tested in accordance with IESNA LM-79-08.
- Tested in cement IC3 and IC4 CM-interiors under stabilized laboratory conditions.
- CRI 80 typical.

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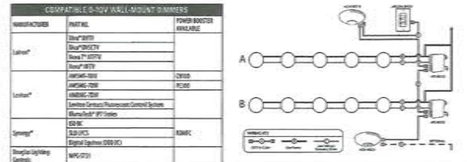
LDN4

ADDITIONAL DATA

COMPATIBLE 0-10V WALL-MOUNT DIMMERS		
MANUFACTURER	PART NO.	POWER BOOSTER AVAILABLE
Lutron®	Diva™ DVTV	
	Diva™ DVCTV	
	Nova T™ NTFTV	
	Nova™ NFTV	
Leviton™	IHM06-1LTZ	C1P20
	IHM10G-1LTZ	PC1P20
	IHM06IC-1LTZ	
	Leviton Ceratronic Fluorescent Control System	
Synergy®	4SD-IRC	RSMSC
	SLD-UFC1	
	Digital Capstone (SDD-UFC)	
Stonelite Lighting Controls	WPC-DT21	
Entertainment Technology	Tap Elite TEAS08-KWI20-T (DMX)	
	Tap Elite Wireless TEA12-DMXWI40-20 (SLOR)	
	Electric Mirror EMWD	
Honeywell	RLT1V5A1001	RLT2V5A1001 (optional)
	RLT1V5A1009	
FLUKE Dimming	Pioneer slide: PS-010-VF and PTS-010-TED	
	Pioneer slide, stainless: PS-010-SS-VF and PTS-010-SM-TED	
	Pioneer slide, matte black PS-010-BK-VF and PTS-010-BK-TED	
	Pioneer slide, custom color PS-010-XX-VF and PTS-010-XX-TED	
	Ni and PTS-VF-010-SM-TED	
	Remote mounted wall: TED-002	
Lutron Electronic Products	Softstar	FDX
TCM Electrical Products	WPC-DT21	
Starfield Controls	TBGI with DALI interface port	ATOM DALI Host Master
MiniDecoder™	LC-4 used with LCD-101 and LCD-102	



ELDORO Decora Accessories Order as separate catalog number Must be ordered in a box of 10 for minimum quantity of 10 of the same			
WallPod stations	Model number	Occupancy sensors	Model number
On/Off	sPODM (color)	Small motion 360°, ceiling (PIR / dual tech)	sCEN 9 / sCAN PDT 9
On/Off & Raise/Lower	sPODM DX (color)	Large motion 360°, ceiling (PIR / dual tech)	sCEN 10 / sCAN PDT 10
Graphic touchscreen	sPOD-SMS (color)	Wide view (PIR / dual tech)	sWV 16 / sWV PDT 16
Photocell controls	Model number	Wall Switch w/ Raise/Lower (PIR / dual tech)	sWSD DV DALI / sWSD PDT DV TED
Dimming	sCDI ADCX	Add-On sensors (plenum-rated)	Model number
		10', CAT5 10PT	CAT5 10PT JL
		15', CAT5 15PT	CAT5 15PT JL

Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a nLight Compatible.
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a nLight Compatible.*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details.

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LITHONIA LIGHTING®

Catalog Number:
Notes:
Type:

LDN4

4" OPEN
Non-IC
New Construction Downlight

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access cover and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-1/4" total adjustment. Two combination 1/2"-3/4" and four 1/2" knockouts for straight-through conduit runs. Capacity: 8 (6 in, 2 out), No. 12 AWG conductors, rated for 90°C.

Accommodates 1/2" GWB joint spacing.

Passive cooling thermal management for 25°C standard, high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Main ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step SDCM ≤ 66 CRI minimum.

LED light source concealed with diffusing optical lens.

General Illumination lighting with 3,015,000 cand 32° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

ELECTRICAL — Multi-volt (120-277); 50/60 Hz; eldoLED 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixtures require two (2) additional low-voltage wires to be pulled.

70% lumen maintenance at 50,000 hours.

LISTING — Certified to UL and Canadian safety standards. Damp location standard (wet location, covered ceiling optional). ENERGY STAR® certified product.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Notes: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25°C.

Specifications subject to change without notice.

An Energy Star qualified option is listed in bold. See Table 2 on page 3.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative. Example: LDN4 35/15 L04AR L3S MVOLT E7

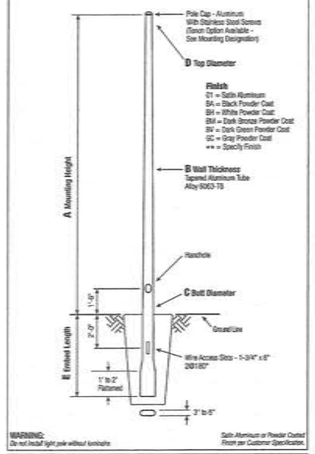
LDN4											
Series	Lumen Package/Watts	Color temp*	Color rendering	Distribution/Pulse Count	Mounting	Trim	Finish	Voltage	Drivers	Options	
LDN4 4" round	25' 2700K 35' 3000K 50' 3500K 40' 4000K 50' 5000K	45 5000 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens 25 2500 lumens 30 3000 lumens	L04 Downlight L06 Wallwash	M6 Clear WH White BK Black	L3S Semi-specular diffuse L3D Diffuse L3C Specular	MVOLT 120-277 120 120V 277 277V 347 347V	E7FR eldoLED 0.1%-10% 0-10V E7D eldoLED 1% 0-10V	SF Single fuse DF Double fuse FAIR Field adjustable output EL Red-capped with integral test switch ELCP Red-capped with remote test switch PE SHIELD Photocell, Button Type (120-277V) PER SHIELD Photocell, Button Type (347-480V) HAO High ambient option (40°C) CP Chicago Plenum WL Wet location DELTA Ready luminaire connector installs a simple and convenient factory installed option across all nLIGHT luminaire boards. Refer to WL for complete network capacities. Not available with 0-10V, PIR, PIR1, PIR1FC3V, PIRHFC3V, HS, or emergency options.	
										ESTON	

Notes:
1. Overall height may vary based on luminaire configuration; refer to dimensions chart on page 3.
2. Not available with finishes.
3. Not available with emergency options.
4. Must specify voltage: 120 or 277V.
5. Available in select SKU's while stock lasts.
6. Minimum height is 5-7/16" for all lumen packages and finishes.

RTA Round Tapered Aluminum Pole — No Arm — Direct Buried

RTA20D6BE

CATALOG NUMBER | FINISH



WARNING: Do not install light pole without luminaire.

Satin Aluminum or Powder Coated Finish per Customer Specification

A Base Dia.	B Wall Thickness	C Butt Dia.	Ton. Len.	Weight (lbs)				Qty. per Pallet	Catalog Number
				TD	DD	12D	10D		
20	0.188"	6	100	283	154	142	116	88	RTA20D6BE**

C Butt Dia.	D Tip Dia.	E Embed
6	4.5	4'

Cone 0.13 in/ft per foot

Pole
The pole shaft will be constructed of seamless extruded tube of 6063 Aluminum Alloy per the requirements of ASTM B241. The shaft assembly shall be full-length heat treated to produce a T6 temper.

Handhole
Reinforced, 3" x 5" Cast Cast Aluminum Frame (Alloy 356-T6) with Aluminum Door and two (2) SS Hex Head Screws. A Grounding Provision (corresponding a 3/8" diameter hole) is provided opposite the Handhole.

Embed Detail
Direct Buried Pole: bottom section on 6"+ butt diameter poles will be partially buttressed into an anti-rotational, oval cross section. Wire access will be provided 24" below ground line. Soil conditions vary by site. Foundation requirements should be determined by a qualified Structural Engineer with knowledge of jobsite soil conditions.

Vibration Damper
When determined necessary by Hapco, a Vibration Damper will be factory-installed inside the pole shaft. Customer specification of the damper is available.

Mounting Designation
Side Drill Mount - For Side Drill Mount applications specify luminaire type, quantity and orientation. A luminaire drilling template must be supplied at time of order.

Tenon Mount - Welded or Spun
For Tenon Mount applications specify both Tenon diameter (2.375", 2.875", 3.5", etc.) and length (7', 4", etc.). Tenon slots in factory option. Welded Tenon can be specified.

Customer Name:	
Project:	Location:
Notes:	Quantity:

hapco
28292 Hilltop Highway
Abingdon, VA 24210
800.260.7171
www.hapco.com

EPA Notes: Effective Projected Area (EPA) in square feet. EPA is calculated using wind velocity (mph) multiplied in accordance with 2009 AASHTO LTS-5 using a 25 year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce the maximum EPA. If weight is extended, or if other design info or catalog # is required, please consult the factory.

PROJECT UPDATE: 07/22/17

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

KENNETH H. EHLERS, FL PE #18243

1/26/18

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

PHOTOMETRIC PLAN
CUT SHEETS

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO.
32

JOB NO. 17100

LANDSCAPE NOTES:

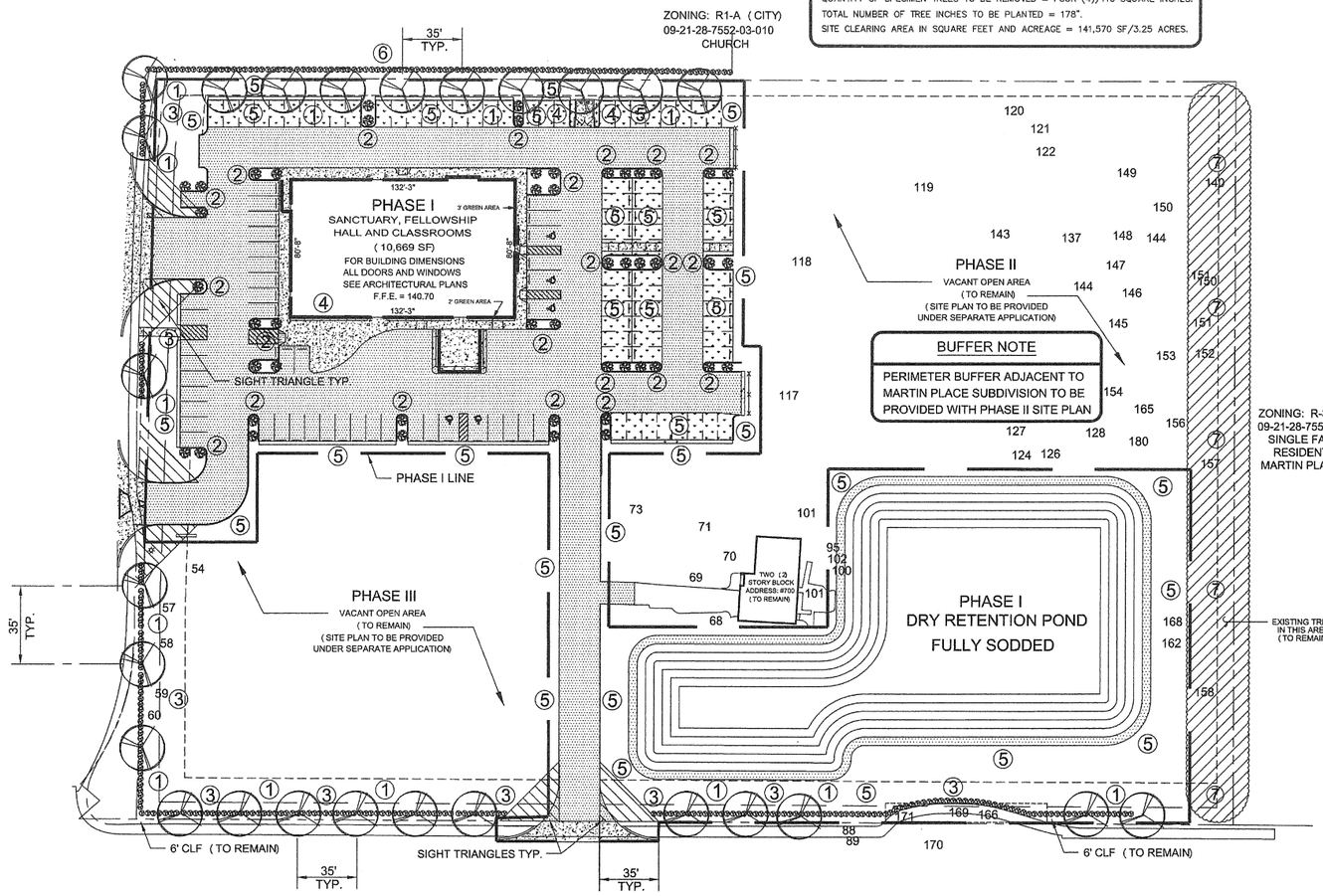
1. ALL PLANT MATERIAL SHALL BE FLORIDA NO 1 GRADE OR BETTER AS ESTABLISHED IN THE LATEST PUBLICATION BY THE STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, GRADES, AND STANDARDS FOR NURSERY PLANT MATERIALS, FLORIDA. ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO ACCEPTED PLANT COMMERCIAL PLANTING PROCEDURES. THE PLANTING HOLE SHALL BE 10% MORE SHALLOW THAN THE ROOT BALL DEPTH SO THAT THE TRUCK FLARE (TAPER) IS VISIBLE ABOVE GRADE. MULCH MUST NOT BE PLACED AT TAPER AND MUST BE SET BACK APPROXIMATELY 12 TO 18 INCHES FROM TRUCK. SHADE TREES SHALL BE A MINIMUM OF EIGHT AND ONE HALF (8 1/2) FEET HIGH AND TWO AND ONE HALF (2 1/2) INCH CALIPER.
2. THE ARCHITECT OR ENGINEER WILL TAG ALL MATERIAL IF REQUESTED BY THE OWNER.
3. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A MINIMUM OF NINETY (90) DAYS.
4. ALL SODDED AREAS MARKED ON THE PLANS SHALL BE ROLLED TO INSURE AN EVEN LOOK.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINISHED GRADING AND ANY SHAPING OR PRUNING OF MATERIALS SPECIFIED ON THE PLANS.
6. LANDSCAPE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN FIELD CONDITIONS.
7. ALL PLANT MATERIALS SHALL SURVIVE ALL CLIMATIC CONDITIONS OF THE AREA.
8. BID SHALL BE ON A UNIT BASIS AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO INSTALLATION.

LANDSCAPING REQUIREMENTS:

1. LAUREL OAK (QUERCUS); EIGHT (8)' TALL AND 2 1/2" DIA. (DBH) AT PLANTING.
2. DAHOON HOLLIES (IIEX CASSINE), EIGHT (8)' TALL AND 3" DIA. (DBH) AT PLATTING.
3. LAGERSTROEMIA INDIICA (CREPE MYRTLE); EIGHT (8)' TALL AND 2 1/2" DIA. (DBH) AT PLANTING.
4. LIGUSTRUM HEDGE (JAPONIUM); 36" TALL AT PLANTING MEASURED FROM THE PARKING. MAINTAIN MAXIMUM HEIGHT OF 42". PLANT SPACING SHALL BE NO MORE THAN FORTY-TWO (42) INCHES ON CENTER. USE THREE (3) GALLON CONTAINERS.
5. JUNIPERUS PROCUMBEMS (CREEPING JUNIPER); 12"X12" HT. AND 24" ON CENTER AT PLANTING.
6. ARGENTINA BAHIA SOD.
7. EXISTING OFF-SITE 36" HIGH CONTINUOUS VIBURNUM HEDGE ALONG EAST PROPERTY LINE.

TREE TABLE

TOTAL TREE INCHES ON CURRENT (NON-ALTERED) SITE = 1,440".
TOTAL TREE INCHES TO BE REMOVED = 540".
QUANTITY OF SPECIMEN TREES TO BE REMOVED = FOUR (4)/110 SQUARE INCHES.
TOTAL NUMBER OF TREE INCHES TO BE PLANTED = 178".
SITE CLEARING AREA IN SQUARE FEET AND ACREAGE = 141,570 SF/3.25 ACRES.



LANDSCAPING PLAN

ZONING: R-3 (CITY)
09-21-28-7552-03-010
SINGLE FAMILY RESIDENTIAL
PARKSIDE AT ERROL ESTATE PH.3

VICK ROAD (COLLECTOR ROAD)
CITY OF APOPKA JURISDICTION
35 MPH (POSTED) AND 80' R/W

NOTES:

1. CONTRACTOR TO REMOVE FOUR (4) SPECIMEN TREES FOR A TOTAL OF 110 SQUARE INCHES.
2. CONTRACTOR TO USE DRIP IRRIGATION TO ESTABLISH NEW CANOPY TREES.
3. ALL PROPOSED TREES ARE DIAMETER BREAST HEIGHT (DBH) ARE MEASURED AT 54" ABOVE THE SOIL.
4. ALL EQUIPMENT INCLUDING ROOF TOP, WATER MAINS, LIFT STATION, BACKFLOW PREVENTERS, FIRE DEPARTMENT CONNECTION, AND UTILITY BOXES, ETC. WILL BE FULLY SCREENED. THIS INCLUDES THE BACK OF THE BUILDING.
5. THREE (3) SPECIMEN TREES 53, 69 AND 70 WERE DISEA[illegible]OVED BY THE OWNER.
6. ALL DISTURBED AREAS TO BE SODDED.

252

PROJECT UPDATE: 07/22/17

TREE CHART

53 - 24" OAK (DISEASED AND REMOVED)
54 - 8" OAK
56 - 15" PALM
57 - 15" OAK
58 - 15" PALM
59 - 15" OAK
60 - 15" OAK
61 - 20" OAK
62 - 3-18" OAK
64 - 3-7" OAK
65 - 10" CHERRY LAUREL
66 - 30" OAK
68 - 10" HICKORY
69 - 24" HICKORY (DISEASED AND REMOVED)
70 - 32" OAK (DISEASED AND REMOVED)
71 - 32" OAK
72 - 36" OAK
73 - 8" OAK
74 - 14" PALM
75 - 14" PALM
78 - 13" CEDAR
79 - 14" HICKORY
80 - 16" PALM
82 - 24" OAK
83 - 10" OAK
84 - 10" CHERRY LAUREL
85 - 7" HICKORY
86 - 9" HICKORY
87 - 2-25" OAK
88 - 18" PALM
89 - 15" PALM
90 - 3-6" CHERRY LAUREL
95 - 30" OAK
99 - 14" OAK
100 - 12" PALM
101 - 20" OAK
102 - 19" OAK
103 - 30" OAK
113 - 2-7" MAGNOLIA
114 - 14" CAMPHOR
115 - 36" OAK
116 - 6" OAK
117 - 12" OAK
118 - 15" PALM
119 - 12" OAK
120 - 6" CHERRY
121 - 20" PALM
122 - 9" OAK
123 - 18" OAK
124 - 14" PINE
125 - 2-10" OAK
126 - 12" PINE
127 - 12" PINE
128 - 15" PINE
129 - 3-12" OAK
130 - 18" PINE
137 - 11" OAK
138 - 12" PINE
139 - 20" PINE
140 - 9" CHERRY
143 - 15" PALM
144 - 12" PALM
145 - 20" PINE
146 - 18" PINE
147 - 3-12" PINE
148 - 2-7" CHINA
149 - 14" PINE
150 - 20" PINE
151 - 9" CHINA
152 - 12" PINE
153 - 5-8" CAMPHOR
154 - 15" PINE
155 - 12" PALM
156 - 20" PINE
157 - 9" CHERRY LAUREL
158 - 12" HICKORY
159 - 15" PALM
160 - 23" OAK
162 - 15" CHERRY
163 - 24" OAK
168 - 15" PALM
169 - 15" PALM
170 - 38" OAK
171 - 15" PALM

NORTH

GRAPHIC SCALE
0' 20' 40' 80' 120'
1" = 40'

TREE SURVEY

EXISTING	REMOVED	PRESERVED
MAGNOLIAS	MAGNOLIAS	MAGNOLIAS
2 – 7" = 14"	2 – 7" = 14"	
OAKS	OAKS	OAKS
1 – 6" = 6"	1 – 6" = 6"	
3 – 7" = 21"	3 – 7" = 21"	
2 – 8" = 16"		2 – 8" = 16"
1 – 9" = 9"		1 – 9" = 9"
3 – 10" = 30"	3 – 10" = 30"	
1 – 11" = 11"		1 – 11" = 11"
5 – 12" = 60"		5 – 12" = 60"
3 – 14" = 42"	3 – 14" = 42"	
3 – 15" = 45"	1 – 15" = 15"	2 – 15" = 30"
4 – 18" = 72"	2 – 18" = 36"	2 – 18" = 36"
1 – 19" = 19"		1 – 19" = 19"
2 – 20" = 40"		2 – 20" = 40"
1 – 23" = 23"	1 – 23" = 23"	
3 – 24" = 72"	3 – 24" = 72"	
2 – 25" = 50"	2 – 25" = 50"	
3 – 30" = 90"	2 – 30" = 60"	1 – 30" = 30"
2 – 32" = 64"		2 – 32" = 64"
2 – 36" = 72"	1 – 36" = 36"	1 – 36" = 36"
1 – 38" = 38"		1 – 38" = 38"
PINES	PINES	PINES
7 – 12" = 84"		7 – 12" = 84"
1 – 14" = 14"		1 – 14" = 14"
1 – 15" = 15"		1 – 15" = 15"
2 – 18" = 36"		2 – 18" = 36"
4 – 20" = 80"		4 – 20" = 80"
HICKORY	HICKORY	HICKORY
1 – 7" = 7"	1 – 7" = 7"	
1 – 9" = 9"	1 – 9" = 9"	
1 – 10" = 10"		1 – 10" = 10"
2 – 12" = 24"	2 – 12" = 24"	
2 – 14" = 28"	1 – 14" = 14"	1 – 14" = 14"
1 – 24" = 24"		1 – 24" = 24"
PALMS	PALMS	PALMS
3 – 12" = 36"		3 – 12" = 36"
2 – 14" = 28"	2 – 14" = 28"	
8 – 15" =120"	1 – 15" = 15"	7 – 15" =105"
1 – 16" = 16"		1 – 16" = 16"
1 – 18" = 18"		1 – 18" = 18"
1 – 20" = 20"		1 – 20" = 20"
CHERRY	CHERRY	CHERRY
4 – 6" = 24"	3 – 6" = 18"	1 – 6" = 6"
2 – 9" = 18"		2 – 9" = 18"
2 – 10" = 20"	2 – 10" = 20"	
1 – 15" = 15"		1 – 15" = 15"
TOTAL = 1,440"	TOTAL = 540"	TOTAL = 900"

LEGEND:

		SCIENTIFIC NAME (COMMON NAME)	SIZE/SPACING	QUANTITY
	CANOPY			
①		QUERCUS LAURIFOLIA (LAUREL OAK)	2 1/2" DBH MIN. 8' HT.	26
		QUERCUS VIRGINIANA (LIVE OAK)	2 1/2" DBH MIN. 8' HT.	0
	UNDERSTORY			
		ILEX CASSINE (DAHOON HOLLY)	2 1/2" DBH MIN. 8' HT.	0
②		LAGERSTROEMIA INDICA (CREPE MYRTLE)	2 1/2" DBH MIN. 8' HT.	45
	SHRUBS			
③		LIGUSTRUM JAPONICA (WAX-LEAF PRIVET)	36" HT., 3 GAL. 42" ON CENTER	240
		VIBURNUM SUSPENSUM (SANDANKWA VIBURNUM)	36" HT., 3 GAL. 42" ON CENTER	0
	GROUNDCOVER			
④		JUNIPERUS PROCUMBENS (CREEPING JUNIPER)	12"X12"HT., 1 GAL. 24" ON CENTER	66
⑤		ARGENTINA BAHIA SOD.		
⑥		EXISTING OFF-SITE LANDSCAPING		
⑦		ALL EXISTING TREES IN THIS AREA (TO REMAIN)		

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Ravensdale Planning & Design
Land Planning - Landscape Architecture - Project Management - Expert Witness
2000 W. First Street, Suite #204, Sanford, Florida 32771
(407) 542-7454
SCOTT V. MOORE FLORIDA RLA #1020
12/28/17

NO.	REVISION	DATE
1		
2		
3		
4		
5		
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7		

KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1- 407-448-3412
Fax 1-352-383-2537

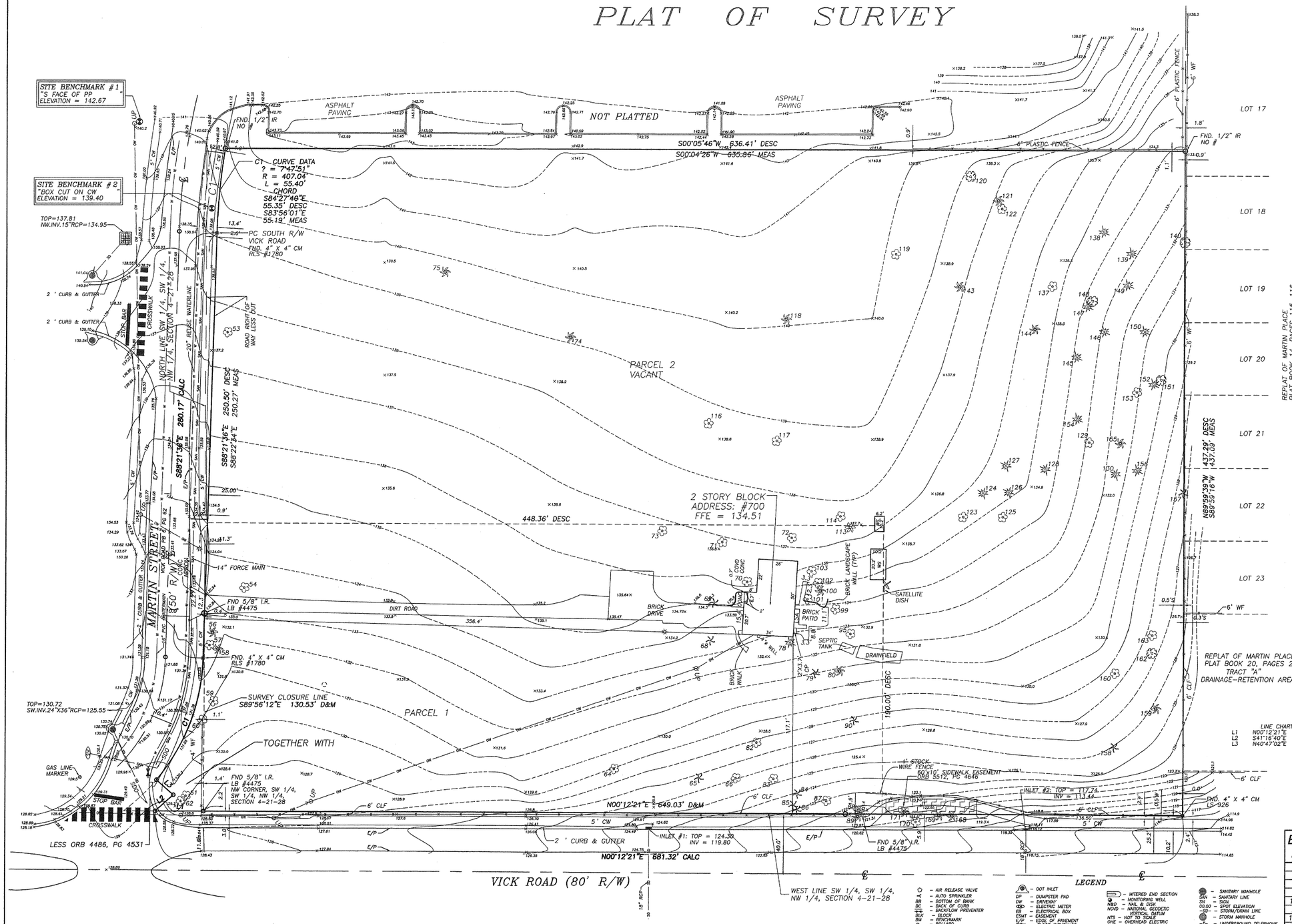
GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)
PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

LANDSCAPING PLAN

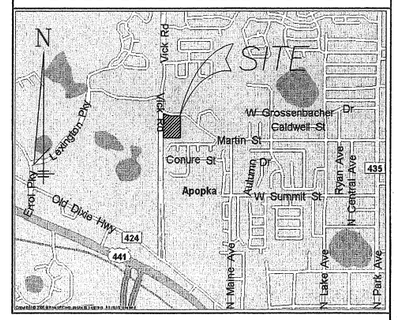
DRAWING NO. 33

JOB NO. 17100

PLAT OF SURVEY



VICINITY MAP N.T.S.



DESCRIPTION

PARCEL 1: THE NORTH 450 FEET OF THE WEST 190 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY.

PARCEL 2: THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA, LESS THE NORTH 450 FEET OF THE WEST 190 FEET AND LESS THE EAST 228 FEET, AND LESS ROAD RIGHT OF WAY.

TOGETHER WITH: (ORB 8228, PG 767)

THAT POINT OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 21 SOUTH, RANGE 28 EAST, LYING SOUTHWESTERLY OF VICK ROAD, ORANGE COUNTY, FLORIDA.

CONTAINS 283,381 SQUARE FEET OR 6.506 ACRES MORE OR LESS.

NOTES:

1. BEARING STRUCTURE BASED ON: THE NORTH R/W OF VICK ROAD BEING: N 0°12'21" E

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. THIS SITE IS NOT IN A FLOOD PRONE AREA, IT IS IN ZONE X, AN AREA OF MINIMAL FLOODING BASED ON FLOOD INSURANCE RATE MAP, PANEL NO. 120179 0110 E, HAVING AN EFFECTIVE DATE OF 12/06/2000, ORANGE COUNTY, FLORIDA.

5. ELEVATIONS BASED ON ORANGE COUNTY DATUM, BM #H633006 BEING: 159.16 FEET, (NGVD 29).

6. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

7. THIS SURVEY MADE WITHOUT BENEFIT OF COMMITMENT FOR TITLE.

TREE CHART

LIVE OAK TREES HAVE BEEN DESIGNATED AS "LIVE OAK". ALL OTHER VARIETIES OF OAK TREES ARE DESIGNATED AS "OAK"

53	24" OAK	117	12" OAK
54	8" OAK	118	15" PALM
56	15" PALM	119	12" OAK
57	15" OAK	120	8" CHERRY
58	15" PALM	121	20" PALM
59	15" OAK	122	8" OAK
60	15" OAK	123	18" OAK
61	24" OAK	124	14" PINE
62	3-18" OAK	125	2-10" OAK
64	3-7" OAK	126	12" PINE
65	10" CHERRY LAUREL	127	18" PINE
66	8" OAK	128	15" PINE
68	10" HICKORY	129	3-12" OAK
69	24" HICKORY	130	18" PINE
70	36" LIVE OAK	137	11" OAK
71	36" LIVE OAK	138	8" PINE
72	36" OAK	139	20" PINE
73	8" OAK	140	9" CHERRY
74	14" PALM	143	15" PALM
75	14" PALM	144	14" PALM
78	13" CEDAR	145	20" PINE
79	14" HICKORY	146	18" PINE
80	16" PALM	147	3-12" PINE
82	24" OAK	148	2-7" CHINA
83	10" OAK	149	14" PINE
84	30" CHERRY LAUREL	150	20" PINE
85	7" HICKORY	151	9" CHINA
86	9" HICKORY	152	12" PINE
87	2-25" LIVE OAK	153	5-8" CAMPHOR
88	18" PALM	154	13" PINE
89	15" PALM	155	15" PALM
90	3-8" CHERRY LAUREL	156	20" PINE
95	30" OAK	157	9" CHERRY LAUREL
99	7" OAK	158	12" HICKORY
100	12" PALM	159	15" PALM
101	20" OAK	160	15" PALM
102	19" OAK	162	13" CHERRY
103	30" OAK	163	30" OAK
113	2-7" MAGNOLIA	168	15" PALM
114	14" CAMPHOR	169	15" PALM
116	6" OAK	170	38" LIVE OAK
		171	15" PALM

LINE CHART

L1	N00°12'21"E	32.29' CALC
L2	S41°16'40"E	16.20' CALC
L3	N40°47'02"E	15.00' CALC

CURVE CHART

NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	38°39'47"	129.85'	87.62'	S69°01'43"E	85.97' CALC

LEGEND

- ○ – AIR RELEASE VALVE
- ⊙ – AUTO SPRINKLER
- BB – BOTTOM OF BANK
- BC – BACK OF CURB
- BFP – BACKFLOW PREVENTER
- BLK – BLOCK
- BM – BENCHMARK
- ● – BOLLARD
- BPC – BURIED POWER CABLE
- CALC – CALCULATED
- C&M – CALCULATED & MEASURED
- Δ – CENTRAL ANGLE
- CBW – CONCRETE BLOCK WALL
- CC – COVERED CONCRETE
- CF – CONCRETE FLUME
- CHW – CONCRETE HEAD WALL
- CLF – CHAIN LINK FENCE
- ℄ – CENTERLINE
- ⊙ – CONCRETE MONUMENT
- ⊙ – CAP ON METAL PIPE
- CP – CONCRETE PAD
- CW – CONCRETEWALKWAY
- C&M – CALCULATED & MEASURED
- DE – DRAINAGE EASEMENT
- DESC – DESCRIPTION
- DI – DOT INLET
- DP – DUMPSTER PAD
- DW – DRIVEWAY
- EM – ELECTRIC METER
- EB – ELECTRICAL BOX
- ESMT – EASEMENT
- E/P – EDGE OF PAVEMENT
- FBW – FLOOD INSURANCE
- ⊙ – FIRE HYDRANT
- FFE – FINISHED FLOOR ELEVATION
- FH – FIRE HYDRANT
- FL – FLOW LINE
- FND – FOUND
- FOC – FIBER OPTIC CABLE
- ⊙ – FLAG POLE
- GL – GAS LINE
- GM – GAS METER
- GW – GUY WIRE ANCHOR
- HP – HANDICAP PARKING
- HR – HANDICAP RAMP
- INV – INVERT ELEVATION
- IP – IRON PIPE
- IR – IRON ROD
- L – ARC LENGTH
- ⊙ – LIGHT POLE
- LSA – LANDSCAPED AREA
- MEAS – MEASURED
- MF – METAL FENCE
- ▭ – MITERED END SECTION
- Ø – MONITORING WELL
- N&D – NAIL & DISK
- NGVD – NATIONAL GEODETIC VERTICAL DATUM
- NTS – NOT TO SCALE
- OHE – OVERHEAD ELECTRIC
- OL – ON LINE
- ORB – OFFICIAL RECORDS BOOK
- OW – OVERHEAD WIRE
- OWK – OVERHEAD WALKWAY
- PB – PLAT BOOK
- PC – POINT OF CURVATURE
- PDOT – PER DEPARTMENT OF TRANSPORTATION R/W MAP
- PEP – PER ENGINEERING PLANS
- PG – PAGE
- PI – POINT OF INTERSECTION
- PAM – PLAT & MEASURED
- POB – POINT OF BEGINNING
- POC – POINT OF COMMENCEMENT
- PP – POWER POLE
- PS – PARKING SPACES
- PT – POINT OF TANGENCY
- PVC – PLASTIC PIPE
- R – CURVE RADIUS
- RCP – REINFORCED CONCRETE PIPE
- R/W – RIGHT OF WAY
- SAN – SANITARY MANHOLE
- SW – SANITARY LINE
- SN – SIGN
- 00.00 – SPOT ELEVATION
- SD – STORM/DRAIN LINE
- ⊙ – STORM MANHOLE
- ▭ – STORM INLET
- TB – TOP OF BANK
- TP – TRAFFIC POLE
- TS – TRAFFIC SIGN
- ▭ – TRANSFORMER/JUNCTION BOX
- TR – TELEPHONE RISER
- TSB – TRAFFIC SIGNAL BOX
- TSW – TRAFFIC SIGNAL WIRE
- TV – CABLE TV RISER
- TYP – TYPICAL
- UE – UTILITY EASEMENT
- UP – UTILITY POLE
- W – WATER LINE
- WF – WOOD FENCE
- WS – WOOD SHED
- ⊙ – WATER METER
- ⊙ – WATER VALVE
- ⊙ – WASHER
- ⊙ – EASEMENT NUMBER

GRAPHIC SCALE
0' 15'30' 60' 90'
1" = 30'

253

ACCURIGHT SURVEYS
of Orlando Inc., LB 4475
2012 E. Robinson St.
Orlando, Florida 32803
PHONE (407) 894-6314
FAX (407) 897-3777

THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

JAMES D. BRAY PSM 6507
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

BOUNDARY SURVEY DATE: 12-21-10
PER FLORIDA STATUTES 5J-17.003 2D

DATE:	REVISION	BY:
11/18/11	SHOW SIDEWALK EASEMENT AND ADJOINER'S PARKING	SAH
2/17/11	REVISED BOUNDARY	SAH
1/26/10	IDENTIFY LIVE OAK TREES & RESCALE DRAWING	JB
12-21-10	UPDATE BOUNDARY & ADD ADDITIONAL TOPOGRAPHY	GLT

BOUNDARY & TOPOGRAPHIC SURVEY

SCALE: 1" = 30'	CF# 4-21-28-CENTER OF FAITH	APPROVED BY:
FIELD DATE: 3/17/05		DRAWN BY: ML

PREPARED FOR: CENTER OF FAITH CHURCH

LOCATION: N. VICK ROAD AND W. MARTIN STREET APOPKA, FLORIDA

FILE NUMBER: 4-21-28

NORTH

AERIAL PHOTO TAKEN FRIDAY 12/01/17

PROJECT UPDATE: 07/22/17

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

KENNETH H. EHLERS, P.E.
CONSULTING ENGINEER
6034 FALCONBRIDGE PLACE
MOUNT DORA, FLORIDA 32757
TEL 1-407-448-3412
Fax 1-352-383-2537

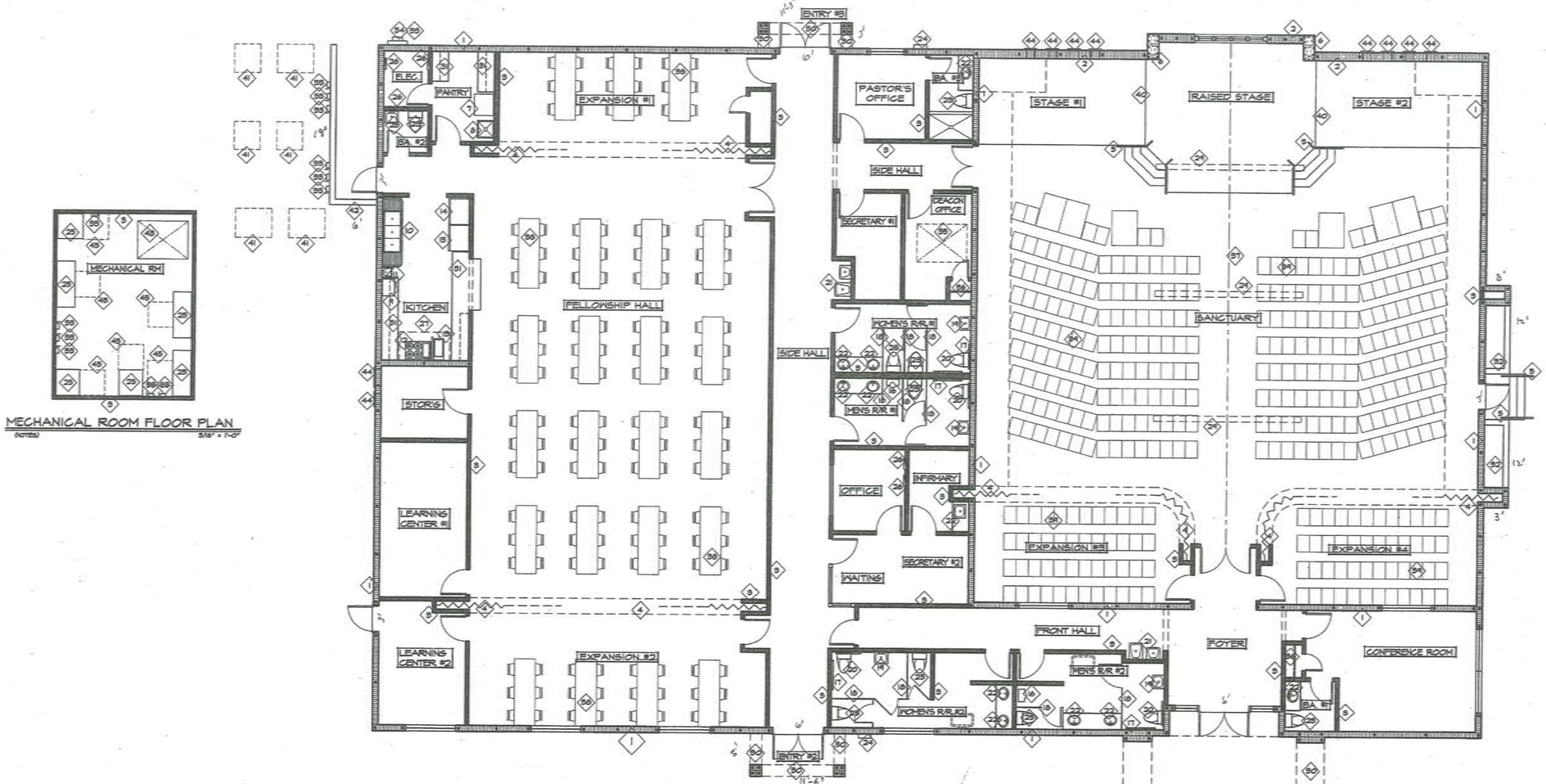
AERIAL PHOTO

GREATER FAITH WORLD CENTER, INC.
(FKA CENTER OF FAITH CHURCH, INC.)

PARCEL ID #04-21-28-0000-00-027
APOPKA, FLORIDA

DRAWING NO.
36

JOB NO. 17100



MECHANICAL ROOM FLOOR PLAN
(NOTES) 3/16" = 1'-0"

FLOOR PLAN
(NOTES) 3/16" = 1'-0"

FLOOR PLAN REFERENCE NOTES (SEE SHEETS A1.3, A1.4 FOR DOORS AND WINDOWS)

1. 8 x 8 x 16 C.M.U. WALLS W/ FILLED CELLS (SEE STRUCTURAL DRAWINGS)
2. 12 x 8 x 16 C.M.U. WALLS W/ FILLED CELLS (SEE STRUCTURAL DRAWINGS.)
3. METAL STUD FRAME PARTITION
4. POCKET CONCEALED CURTAIN ROOM PARTITION
5. CONCRETE STEPS AND STAIR HANDRAIL
6. FORMED AND POURED COLUMN INTEGRAL TO ADJACENT WALL (SEE STRUCTURAL)
7. STACKED WASHER / DRYER
8. MOP SINK
9. MICROWAVE
10. 3 - BAY SINK
11. HAND SINK
12. RANGE
13. DEEP FRYER
14. FREEZER
15. REFRIGERATOR
16. ADA URINAL
17. ADA GRAB BARS
18. RESTROOM PRIVACY STALL PARTITIONS
19. ADA WALL MOUNT LAVATORY
20. ADA WATER CLOSET
21. HI-LO DRINKING FOUNTAINS
22. LAVATORY IN 36" HIGH COUNTERTOP
23. WATER CLOSET
24. WATER HEATER
25. AIR HANDLER UNIT
26. ELECT. BREAKER PANEL
27. GREASE EXHAUST HOOD
27. TYPE "II" 78" GREASE HOOD
28. WALL MOUNT LAVATORY
29. DECO. STAINED BEAM
30. DECO. FLAT PORCH BEAM
31. 36" HIGH COUNTER TOP
32. PLANTER 36" HIGH ABOVE STOOP
33. DISCONNECT
34. ELECTRIC METER
35. 12" x 48" ALUM. FLOOR DOOR ATTIC ACC. TO MECHANICAL RM
36. CLOTHES HANGER ROD & SHELF
37. INTERIOR RIDGE
38. TABLE AND CHAIRS (138 SEATS)
39. ARMLESS, ATTACHED CHAIRS (348 SEATS + (6) WHEELCHAIR SPACES)
40. (1) 6" RISER STEP UP TO RAISED STAGE
41. HVAC CONDENSOR UNIT
42. C.M.U. PRIV. WALL 48" HIGH ABOVE GRADE
43. 12" x 48" ALUM. FLOOR DOOR ACCESS TO DEACON OFFICE
44. FRESH AIR VENT (SEE SHEETS A2.1, M1)
45. SERVICE WORK AREA MINIMUM 36" x 36"

255

date	revisions

STRUCTURAL PLAN SERVICE
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STRUCTURAL PLAN SERVICE

STRUCTURAL PLAN SERVICE INC.
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STRUCTURAL PLAN SERVICE INC.
CoA #27151 Ken Ehlers P.E.# 59243
LICENSED PROFESSIONAL ENGINEER

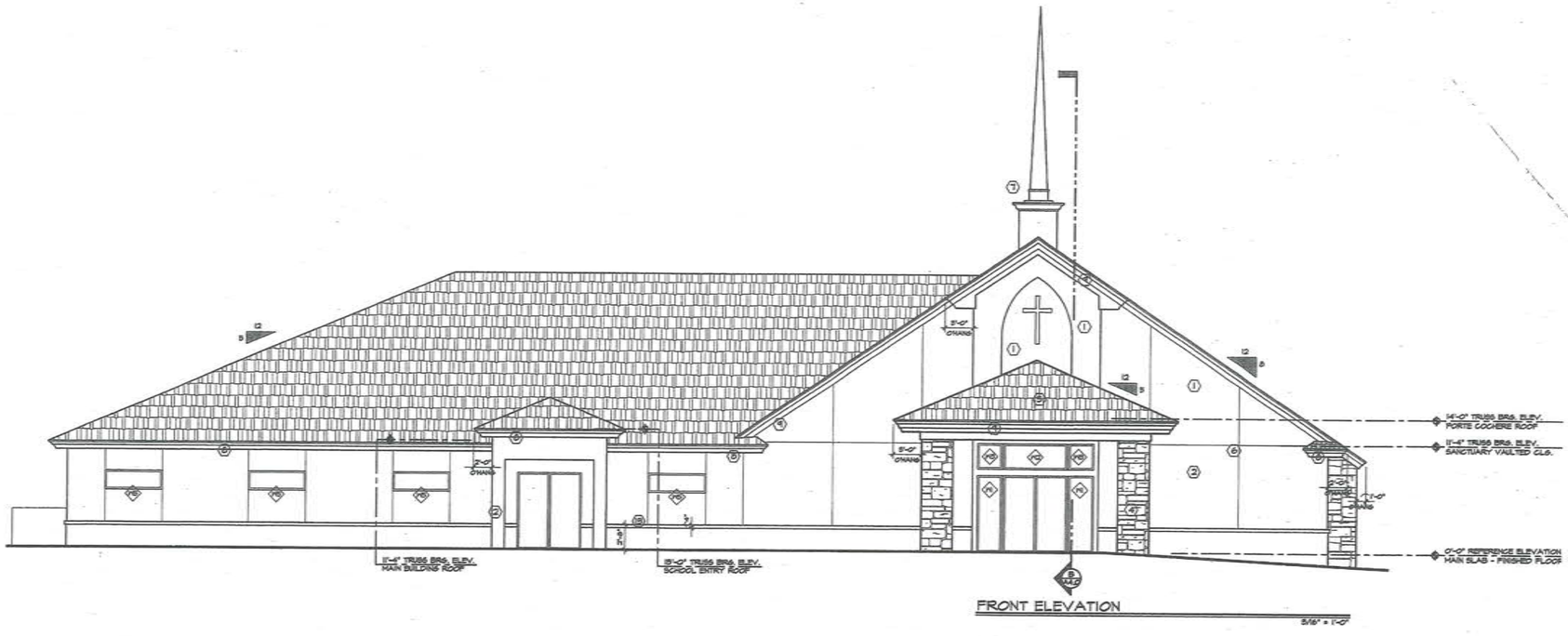
CENTER OF FAITH CHURCH
700 WEST MARTIN STREET
APOPKA, FLORIDA 32704

drawn by	P.C.
checked by	K.E.
date	11-14-12
scale	NOTED
job no.	4481

sheet no.
A1.1
OF 26 SHEETS

KENNETH H. EHLERS CERTIFICATE NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

D. Ehlers
11/26/18

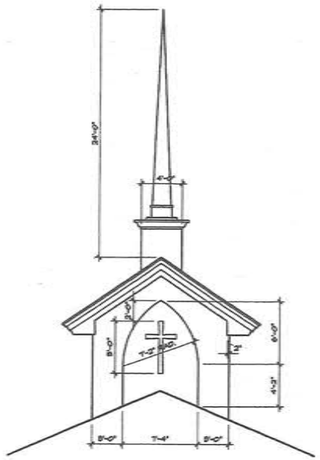


FRONT ELEVATION

5/16" = 1'-0"

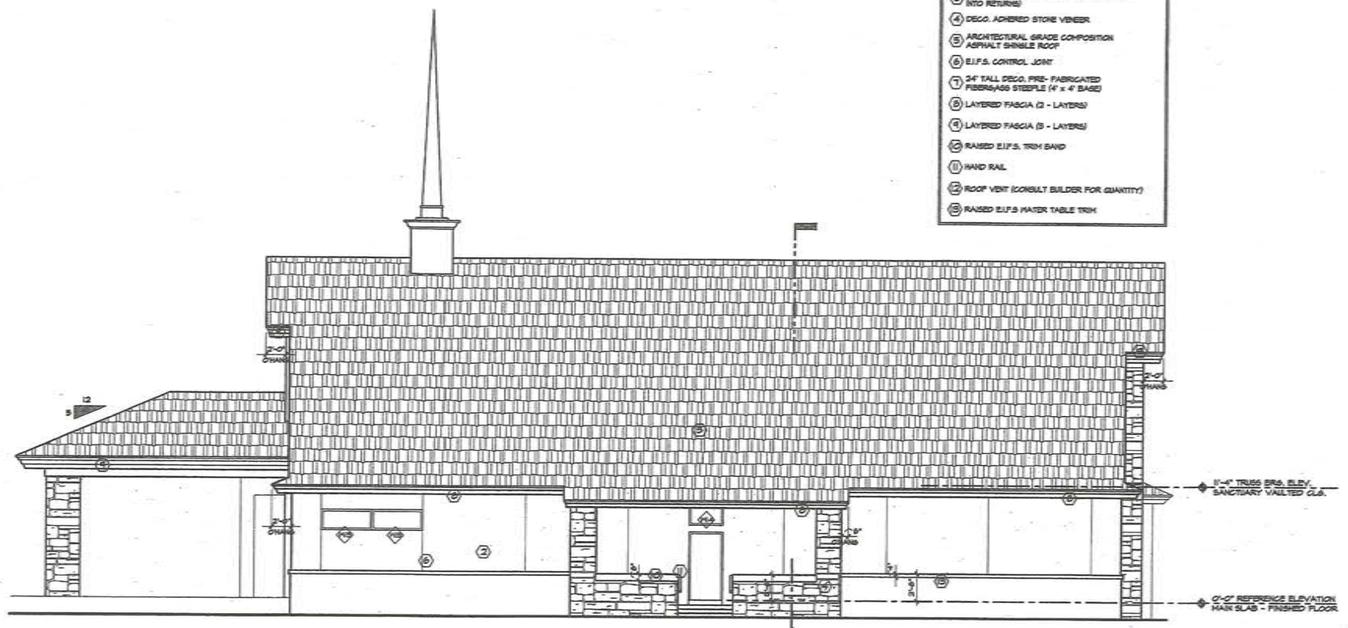
ELEVATIONS REFERENCE NOTES

1. 5/4" THICK MECHANICALLY FASTENED E.I.F.S. OVER FRAME (SYNTHETIC STUCCO FINISH)
2. 5/4" THICK ADHERED E.I.F.S. OVER CONCRETE (SYNTHETIC STUCCO FINISH)
3. DECO. PRECAST TRIM (WRAP CORNERS INTO RETURNS)
4. DECO. ADHERED STONE VENEER
5. ARCHITECTURAL GRADE COMPOSITION ASPHALT SHINGLE ROOF
6. E.I.F.S. CONTROL JOINT
7. 24' TALL DECO. PRE- FABRICATED FIBERGLASS STEEPLE (4' x 4' BASE)
8. LAYERED FASCIA (2 - LAYERS)
9. LAYERED FASCIA (3 - LAYERS)
10. RAISED E.I.F.S. TRIM BAND
11. HAND RAIL
12. ROOF VENT (CONSULT BUILDER FOR QUANTITY)
13. RAISED E.I.F.S WATER TABLE TRIM



GABLE & STEEPLE DETAIL

5/16" = 1'-0"



RIGHT SIDE ELEVATION

5/16" = 1'-0"

date	revisions

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It is the intent of the Owner / Contractor, Structural Plan Service, Ken Ehlers P.E. that the Contractor shall be responsible for all means, methods, techniques, sequences and procedures and for coordinating all portions of the work. The contractor shall verify all conditions and dimensions on the job and shall report any discrepancies to the Engineer before commencing work. The Contractor shall be responsible for the safety of persons and property in the performance of his work. This responsibility shall be continuous and not limited to normal working hours. The Contractor shall maintain adequate protection of all his work from damage and shall protect the property of the Owner and others from damage or loss arising in connection with this contract. The Contractor shall make good any such damage or loss, except damage or loss attributable to the acts or omissions of the Owner or Engineer or anyone employed by either of them or for whose acts either of them may be liable, and not attributable to the fault or negligence of the Contractor. The Contractor shall indemnify and hold harmless the Owner and Engineer and anyone employed by either of them from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from performance of the work.

All details and sections shown on the drawings are intended to be typical and shall apply to similar conditions throughout unless noted otherwise. Where a conflict or discrepancy occurs, or where conditions exist which are not covered by the drawings, the Contractor shall obtain clarification before proceeding with the work affected. Shop drawings shall be submitted to the engineer prior to work being done and written approval obtained.

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Maitland, FL 32794
Phone (407) 310-7744
fax (866) 821-5602

STRUCTURAL PLAN SERVICE INC.
CERTIFICATE OF AUTHORIZATION #: 27 1
LICENSED PROFESSIONAL ENGINEER

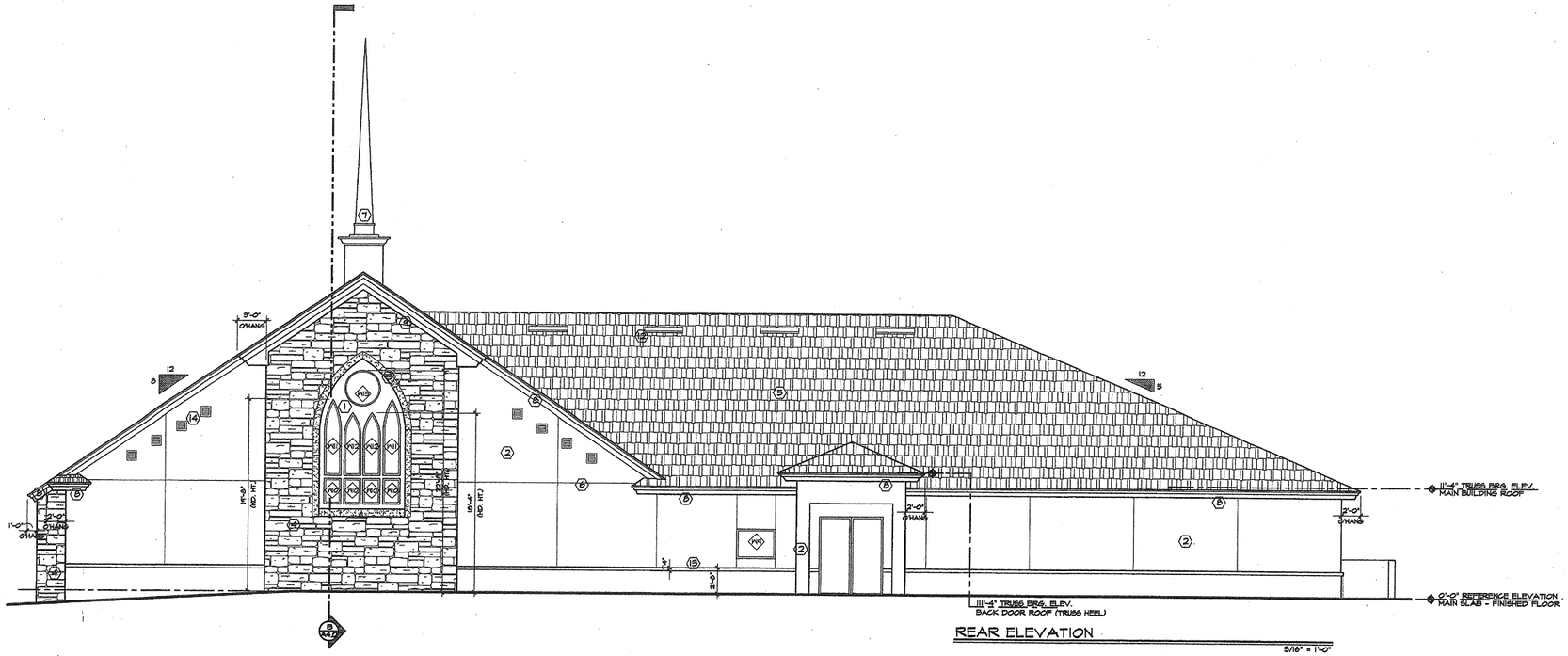
CENTER OF FAITH CHURCH
700 WEST MARTIN STREET
APOPKA, FLORIDA 32704

drawn by	P.C.
checked by	K.E.
date	11-14-12
scale	NOTED
job no.	4487

sheet no.
A2.0
OF 26 SHEETS

KENNETH H. EHLERS
CERTIFICATE
NO. 18243
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

11/26/18

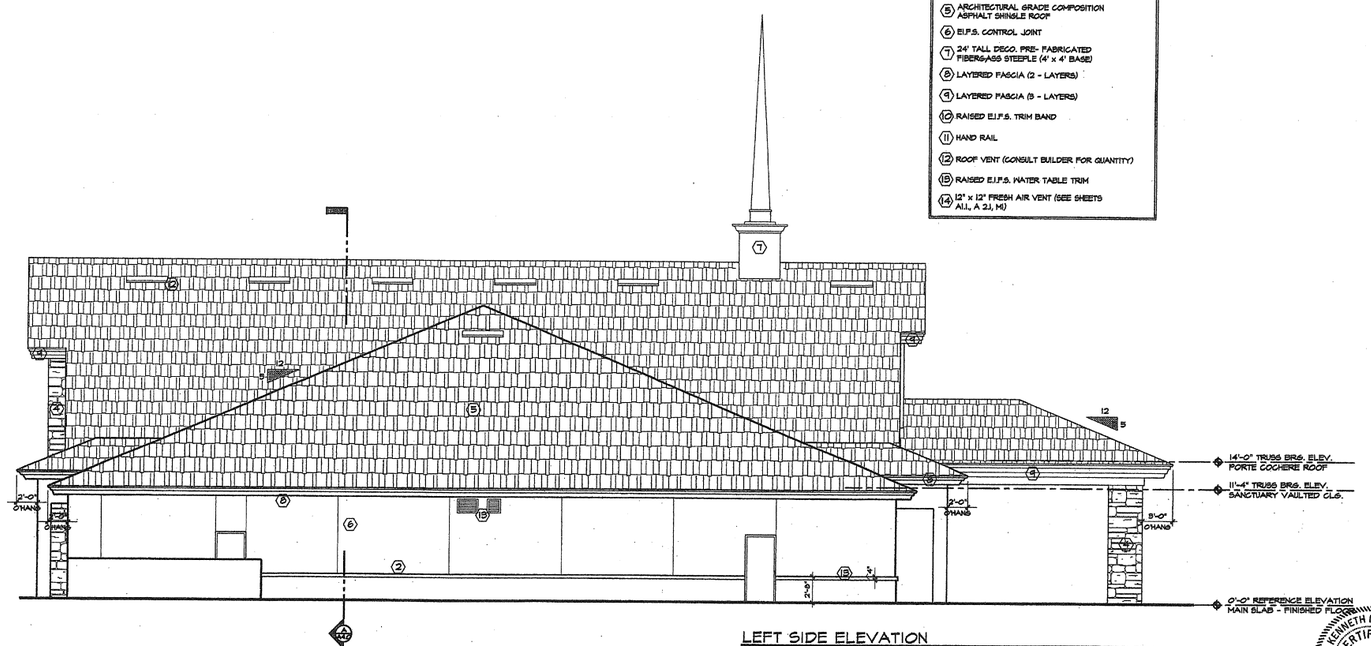


REAR ELEVATION

3/16" = 1'-0"

ELEVATIONS REFERENCE NOTES

1. 3/4" THICK MECHANICALLY FASTENED E.I.F.S. OVER FRAME (SYNTHETIC STUCCO FINISH)
2. 3/4" THICK ADHERED E.I.F.S. OVER CONCRETE (SYNTHETIC STUCCO FINISH)
3. DECO. PRECAST TRIM (WRAP CORNERS INTO RETURNS)
4. DECO. ADHERED STONE VENEER
5. ARCHITECTURAL GRADE COMPOSITION ASPHALT SHINGLE ROOF
6. E.I.F.S. CONTROL JOINT
7. 24' TALL DECO. PRE- FABRICATED FIBERGLASS STEEPLE (4' x 4' BASE)
8. LAYERED FASCIA (2 - LAYERS)
9. LAYERED FASCIA (3 - LAYERS)
10. RAISED E.I.F.S. TRIM BAND
11. HAND RAIL
12. ROOF VENT (CONSULT BUILDER FOR QUANTITY)
13. RAISED E.I.F.S. WATER TABLE TRIM
14. 12" x 12" FRESH AIR VENT (SEE SHEETS A1.1, A 2.1, M)



LEFT SIDE ELEVATION

3/16" = 1'-0"

date	revis'n

STRUCTURAL PLAN SERVICE has prepared the common law copyrights to the plans, specifications, and details, and designs, and plans are not to be changed or amended in any manner, nor are they to be assigned to any third party without first obtaining the express written consent of STRUCTURAL PLAN SERVICE

It is the intent of the Owner / Contractor, Structural Plan Service, Ken Ehlers P.E. hereby disclaims any responsibility or liability for the failure of the Owner / Contractor to construct the building in accordance with the plans and specifications. The contractor shall verify all conditions and dimensions at the job site prior to commencing any work. Any discrepancies found in these plans shall be reported to the engineer of record immediately. Structural Plan Service, Ken Ehlers P.E. shall not be responsible for any construction means, methods, techniques, sequences, procedures, or safety precautions and programs in connection with the construction. Structural Plan Service, Ken Ehlers P.E. shall not be responsible for the acts or omissions of the contractor, subcontractor, any of their agents or employees, or any other persons performing any of the construction work. Structural Plan Service, Ken Ehlers P.E. shall not be responsible for the failure of any third party to carry out the work in accordance with the contract documents. Structural Plan Service, Ken Ehlers P.E. shall not be responsible for the design or installation of any construction means, methods, techniques, sequences, procedures, or safety precautions and programs, or the failure to take any precautions. Structural Plan Service, Ken Ehlers P.E. shall not be responsible for any of the foregoing in connection with the construction of the building. Structural Plan Service, Ken Ehlers P.E. shall not be responsible for the contractor's schedules or failure to carry out the work in accordance with the contract documents. Structural Plan Service, Ken Ehlers P.E. shall not have control over or charge of and shall not be responsible for acts or omissions of the contractor, subcontractors, or any of their agents or employees, or any other persons performing any of the construction work. Structural Plan Service, Ken Ehlers P.E. shall not be responsible for the failure of any third party to carry out the work in accordance with the contract documents. Structural Plan Service, Ken Ehlers P.E. shall not be responsible for the design or installation of any construction means, methods, techniques, sequences, procedures, or safety precautions and programs, or the failure to take any precautions. Structural Plan Service, Ken Ehlers P.E. shall not be responsible for any of the foregoing in connection with the construction of the building. Structural Plan Service, Ken Ehlers P.E. shall not be responsible for the contractor's schedules or failure to carry out the work in accordance with the contract documents.

Any publication of these plans is prohibited to the engineer prior to work being done for written approval.

STRUCTURAL PLAN SERVICE
KENNETH H. EHLERS
PO BOX 940128
Maitland, FL. 32794
Phone (407) 310-7704
fax (866) 821-5802

STRUCTURAL PLAN SERVICE INC.
CERTIFICATE OF AUTHORIZATION NO. EB 0001444
LICENSED PROFESSIONAL ENGINEER

CENTER OF FAITH CHURCH
700 WEST MARTIN STREET
APOPKA, FLORIDA 32704

drawn by	P.C.
checked by	K.E.
date	11-14-12
scale	NOTED
job no.	4487

sheet no.

A2.1

OF 26 SHEETS

KENNETH H. EHLERS CERTIFICATE NO. 18243 STATE OF FLORIDA PROFESSIONAL ENGINEER

D. Ehlers
11/26/18

CITY OF APOPKA
CITY COUNCIL

___	CONSENT AGENDA	MEETING OF:	August1, 2018
X	PUBLIC HEARING	FROM:	Community Development
___	SPECIAL REPORTS	EXHIBITS:	Zoning Report
X	OTHER: Ordinance		Vicinity Map
			Zoning Map
			Aerial Map
			Ordinance No. 2654

SUBJECT: **ORDINANCE 2654 - CHANGE OF ZONING – CARRIAGE HILL PHASE 2**

REQUEST: **SECOND READING OF ORDINANCE 2654 – CHANGE OF ZONING – CARRIAGE HILL PHASE 2 – FROM R-1AA TO R-1 (SINGLE FAMILY RESIDENTIAL**

SUMMARY:

OWNER:	JTD Land at Rogers Road, LLC
APPLICANT:	Dewberry c/o Sarah Maier
LOCATION:	1455 W. Lester Road
PARCEL ID NUMBER:	29-20-28-0000-00-005
EXISTING USE:	Vacant, Woodlands and Grasslands
CURRENT ZONING:	R-1AA
DEVELOPMENT POTENTAIL:	20 Single Family Homes
PROPOSED ZONING:	R-1 (Single Family Residential District) Min. lot width—75; min. lot area: 8,000 sq.ft.
TRACT SIZE:	5.75 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT UNDER ZONING DISTRICT:	EXISTING: up to 20 single family homes PROPOSED: up to 15 single family homes

FUNDING SOURCE: N/A

DISTRIBUTION

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

ADDITIONAL COMMENTS: Presently, the subject parcel is assigned a zoning category of R-1AA. The applicant is requesting the City to assign a zoning classification of R-1 (Single Family Residential) to the property to add as a second phase to Carriage Hills residential subdivision on Rogers Road.

The subject parcel was annexed into the city on August 22, 1990 by Ordinance Number 624.

A request to assign a change of zoning to R-1 is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. Carriage Hill Phase 1, is the west adjacent property, also zoned R-1. The subject property is intended to incorporate into Carriage Hill Phase 1 with the same R-1 zoning.

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed zoning of the property is consistent with the proposed Residential Low Suburban (0-3.5 du / ac) Future Land Use designation.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on April 2, 2018.

PUBLIC HEARING SCHEDULE:
June 12, 2018 - Planning Commission (5:30 pm)
June 20, 2018 - City Council (7:00 pm) - 1st Reading
August 1, 2018 – City Council (1:30 pm) – 2nd Reading and Adoption

DULY ADVERTISED:
Public Notice - June 1, 2018 (Apopka Chief, Letters, Posting)
Public Notice – July 20, 2018 (Apopka Chief)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from R-1AA to R-1 for the property owned by JTD Land at Rogers Road, LLC, and located at 1455 West Lester Road.

The **Planning Commission,** at its meeting on June 12, 2018, found the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and unanimously recommended approval of the proposed change of zoning from R-1AA to R-1 for the property owned by JTD Land at Rogers Road, LLC, and located at 1455 West Lester Road.

The **City Council**, at its meeting on June 20, 2018, accepted the first reading of Ordinance 2654 and held it over for second reading and adoption on August 1, 2018.

Adopt Ordinance No. 2654.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North	Residential Low Suburban	R-1AA	Vacant Property
East	Residential Low Suburban	PUD	Oak Hill Reserve Subdivision
South	Residential Low Suburban	PUD	Future Phase 2 Open Space and stormwater pond
West	Residential Low Suburban	R-1	Carriage Hill Phase 1

LAND USE & TRAFFIC COMPATIBILITY:

The proposed access point for this property is from Carriage Pointe Loop, a street in Carriage Hill Phase 1.

The subject parcel will become part of the Carriage Hills residential development, which is zoned R-1 and has similar lot size and width.

COMPREHENSIVE PLAN COMPLIANCE:

The proposed R-1 zoning is consistent with the proposed Future Land Use designation, "Residential Low Suburban" (0-3.5 du / ac) and with the character of the surrounding area and future proposed development. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

ALLOWABLE USES:

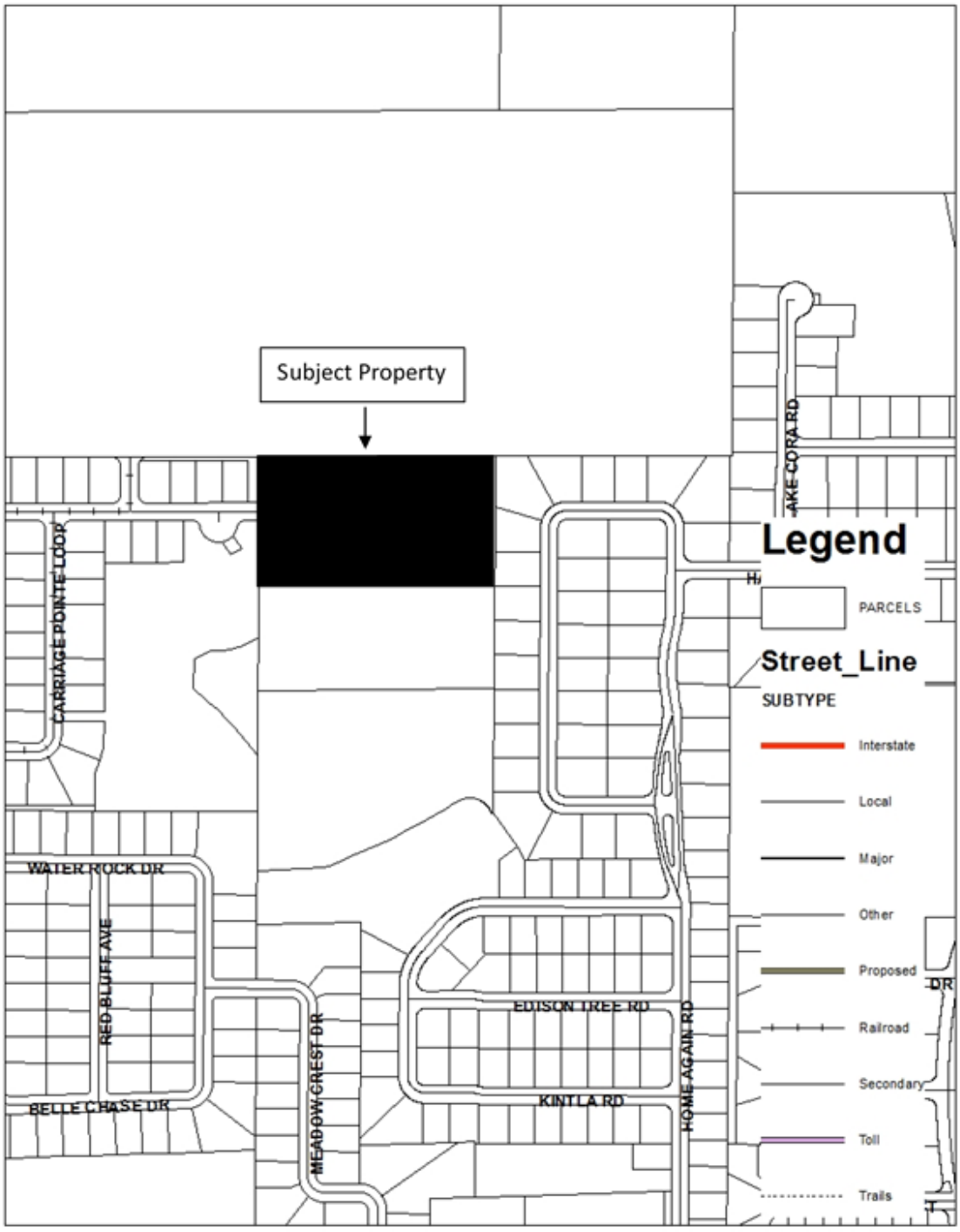
1. Single-family dwellings and their customary accessory structures and uses in accordance with article VII of this code.

2. Supporting infrastructure and public facilities of less than five acres as defined in this code and in accordance with Section 2.02.01, LDC.

N

JTD Land at Rogers Rd, LLC
5.75 +/- acres
Proposed Change of Zoning:
From: R-1AA
To: R-1
Parcel ID #: 29-20-28-0000-00-005

VICINITY MAP



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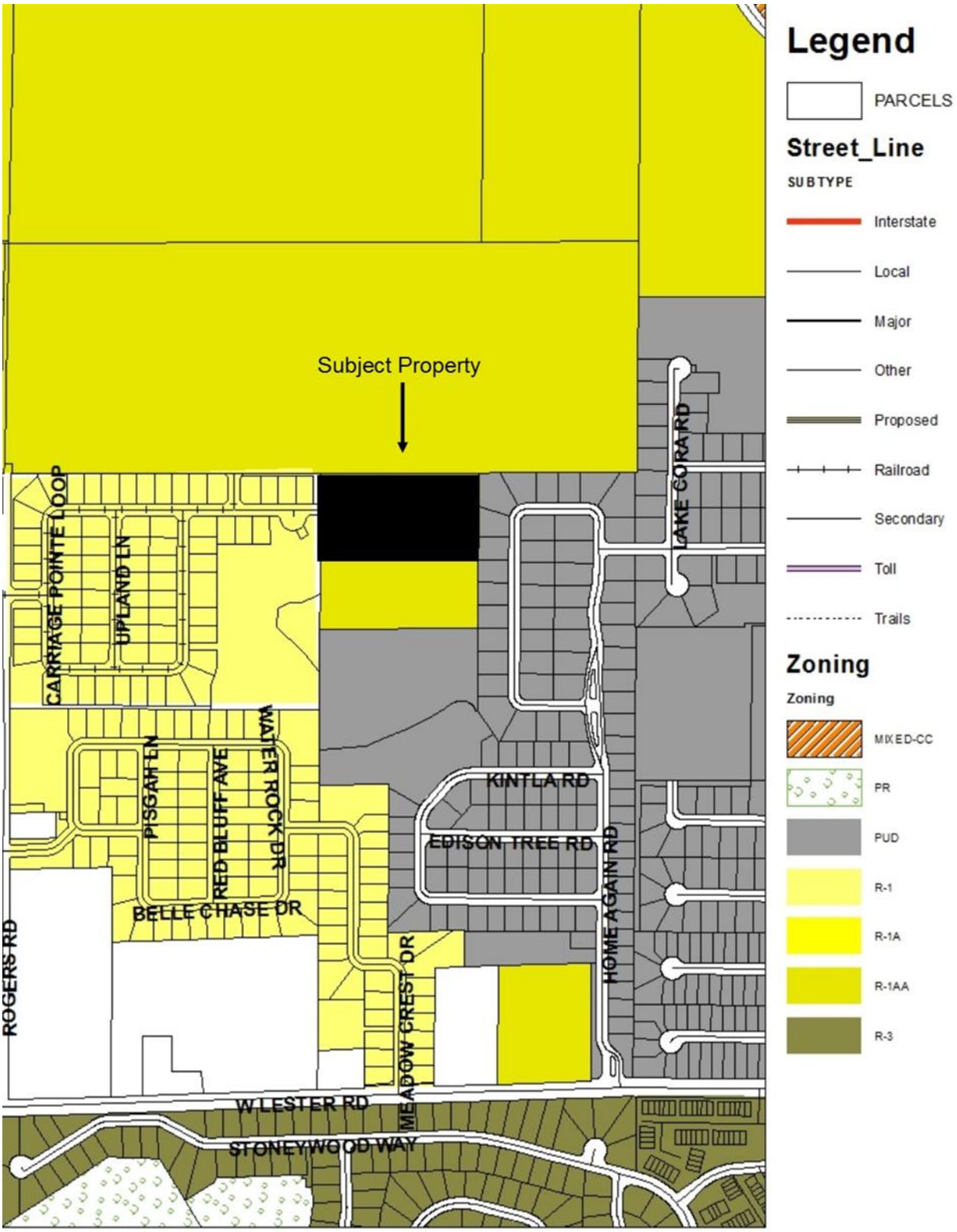
ADJACENT ZONING MAP



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ADJACENT USES MAP

ORDINANCE NO. 2654

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM R-1AA TO R-1 (SINGLE FAMILY RESIDENTIAL) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF ROGERS ROAD AND SOUTH OF WEST PONKAN ROAD, COMPRISING 5.75 ACRES MORE OR LESS, AND OWNED BY JTD LAND AT ROGERS ROAD LLC; 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

W**HEREAS**, the proposed Single Family Residential (R-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 Residential R-1, as defined in the Apopka Land Development Code

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section III. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

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

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

Section VI. That this Ordinance shall take effect upon adoption.

READ FIRST TIME: June 20, 2018

READ SECOND TIME
AND ADOPTED: August 1, 2018

Bryan Nelson, Mayor

ATTEST:

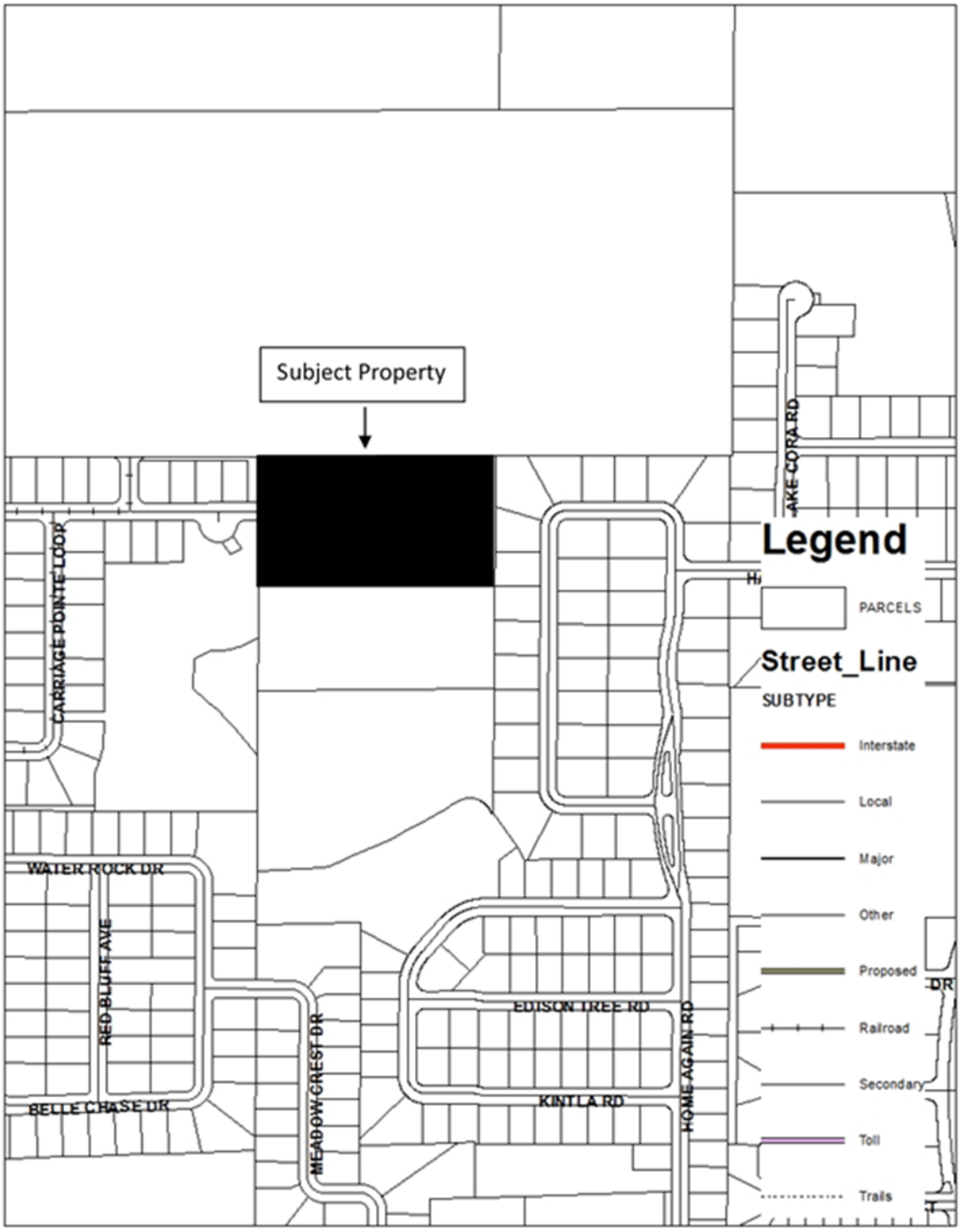
Linda Goff, City Clerk

DULY ADVERTISED: June 1, 2018; July 20, 2018

N

JTD LAND AT ROGERS ROAD LLC
5.75 +/- acres
Proposed Change of Zoning:
From: R-1AA
To: R-1
Parcel ID #: 29-20-28-0000-00-005

VICINITY MAP



CITY OF APOPKA
CITY COUNCIL

___	CONSENT AGENDA	MEETING OF:	August 1, 2018
X	PUBLIC HEARING	FROM:	Community Development
___	SPECIAL REPORTS	EXHIBITS:	Zoning Report
X	OTHER: PUD Master Plan		Vicinity Map
			Adjacent Zoning Map
			Adjacent Uses Map
			Ordinance No. 2660
			PUD Master Plan

SUBJECT: **ORDINANCE NO. 2660 - CHANGE OF ZONING AND PUD MASTER PLAN – LEGACY HILLS**

REQUEST: **SECOND READING OF ORDINANCE NO. 2660 – CHANGE OF ZONING – JEL LAND DEVELOPMENT, LLC – FROM R-1A TO PLANNED UNIT DEVELOPMENT (PUD/RESIDENTIAL).**

SUMMARY:

OWNER:	JEL Land Development LLC
APPLICANT:	Thomas R. Sullivan, c/o Gray Robinson P.A.
LOCATION:	2400 Schopke Road
PARCEL ID NUMBER:	06-21-28-7172-19-030
FLUM DESIGNATION:	Low Density Residential (up to 5 units per acre)
CURRENT ZONING:	R-1A (Residential Single Family District)
PROPOSED ZONING:	Planned Unit Development (PUD)
EXISTING USE:	Vacant
PROPOSED DEVELOPMENT:	48 single family homes; developed in one phase
TRACT SIZE:	19.67 +/- acres

FUNDING SOURCE: N/A

DISTRIBUTION

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

ADDITIONAL INFORMATION: The subject property is approximately 19.67 acres in size and is currently zoned R-1A (Residential Single Family District) and has a future land use designation of Low Density Residential (up to 5 units per acre). The subject property is located on the south side of Schopke Road and west of the Partnership Hills subdivision. The proposed change of zoning to PUD (Planned Unit Development) is being requested to construct 48 single-family units in one phase on the property. The subdivision, Legacy Hills, is proposed to be developed at a density of 2.78 dwelling units per acre. The Low Density Residential future land use designation allows up to 5 dwelling units per acre.

The Planned Unit Development zoning was supported by planning staff to support a transition of larger lots adjacent to the existing neighborhood to the east – Partnership Hills – and smaller lots within the interior. See the Lot Size Mix table below.

PROJECT DESCRIPTION: The Master Plan proposes 48 lots with a mix of lot widths ranging from 60 to 85 feet wide. The majority of lots are 60-foot wide. The largest lots (lots 3-9) are located at the northeast corner of the project and typically have 85-foot width and an area of 12,900 sq. ft. and abut Partnership Hills subdivision, which has lot sizes typically at 14,500 sq. ft.

A 10 feet landscape/wall buffer is proposed on the western and northern boundary lines of Legacy Hills, while a 5.37 acre retention/conservation area is proposed at the southern end of the subdivision. In addition, tracts for a playground and a picnic area are provided on the Master Plan. The surrounding properties consist primarily of single-family, residential, subdivisions, including Partnership Hills and Ariane Hills to the East, Fisher Plantation to the North, vacant woodlands to the south, and single family homes to the west.

A. Lot Size Mix.

Typical Lot Width	Number of units	Percentage of development	Typical lot area (minimum size)
60-feet	32	66.7%	7,500 square feet
70-feet	10	20.8%	9,100 square feet
85-feet	6	12.5%	12,933 square feet
Total		**100%**	

B. Lot Size and Zoning Compatibility

Residential Community	Typical Lot Width	Typical Lot Depth	Typical Lot Area (sq.ft.)	Proximity
Legacy Hills, 60-feet	60	125	7,500	
Legacy Hills, 70-feet	70	130 - 152	9,100–10,640	
Legacy Hills, 85-feet	85	152	12,933	
Fisher Plantation	75	115	8,625	North
Palmetto Ridge	17	134	10,050	Northwest of Fisher Plantation
Partnership Hills	97	150	14,550	East-North (abutting)
Ariane Hills	72	105	7,200	East-South (abutting)

C. Deviations. The applicant is requesting one deviation to the City's required development standards. For a PUD Master Plan, a deviation from the City's Land Development Code does not represent a variance, but a development standard or zoning condition unique to and approved as part of the Planned Unit Development zoning. PUD's are required to satisfy the requirements of the Land Development Code, unless the City Council finds that, based on substantial evidence, a proposed alternative development guideline is adequate to protect to the public health safety, and welfare. Any deviations must be consistent with the policies of the Comprehensive Plan.

1. Typical Lot Width Standard, Land Development Code Section 2.02.18.D.11 requires a minimum lot size within a PUD to be 70-feet in width, and to have a minimum site area of 7,500 square feet. The developer is proposing 32, 60-feet wide lots with minimum lot sizes of 7,500 square feet. These lot sizes are proposed to be located in the interior and western boundary areas of the subdivision. The average lot size is much larger than 7,500 sq. ft, as shown on Sheet 2 of the Master Plan.

D. Justification for Deviations/Development Standard. The following justifications are provided for the previously mentioned deviation.

1. Reduced Density. The future land use designation of the property is Low Density Residential which allows up to 5 dwelling units per acre. The PUD Master Plan proposes a density of 2.78 dwelling units per acre, which is 0.72 dwelling units per acre less than the maximum density permitted in the Low Density Residential future land use category.

2. 5.87 acres is required for open space, the applicant has provided 6.37 acres.

3. Increased minimum living area size. The applicant is proposing a minimum living area of 1,700 square feet. The R-1A zoning district requires a minimum living area of 1,600 square feet.

4. The Master Plan places the largest lots adjacent to Partnership Hills, which as a typical lot width of approximately 100 feet and a typical lot size of approximately 14,500 sq. ft.

PUD RECOMMENDATIONS: That the zoning classification of the following described property be designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

A. The uses permitted within the PUD district shall be single-family residential uses, and the R-1A zoning requirements and standards shall apply if a development standard or criteria is not provided within the PUD Master Plan or adopting ordinance.

B. Terms of Expiration for this PUD shall be as follows:

If a Final Development Plan associated with the PUD district has not been approved by the City within three years, and site development has not commenced within four years after approval of these Master Plan provisions, the approval of the Master Plan provisions will expire. At such time, the City Council may:

1. Permit a single six-month extension for submittal of the required Final Development Plan;

2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or

3. Rezone the property to a more appropriate zoning classification.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Low Density Residential Future Land Use designation and is consistent with the Land Development Code.

SCHOOL CAPACITY REPORT: An executed capacity enhancement agreement with Orange County Public Schools will be required prior to adoption of the rezoning.

PUBLIC HEARING SCHEDULE:
June 26, 2018 - Planning Commission (5:30 pm)
July 18, 2018 - City Council (7:00 pm) - 1st Reading
August 1, 2018 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:
June 8, 2018 – Public Notice (Apopka Chief)
July 20, 2018 – Public Notice (Apopka Chief)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed rezoning to Planned Unit Development (PUD), and the PUD Master Plan consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Legacy Hills Planned Unit Development Master Plan.

The **Planning Commission**, at its meeting on June 26, 2018, found the proposed rezoning consistent with the Comprehensive Plan and Land Development Code; recommend approval of the rezoning of the subject parcel from R-1A (Residential Single Family District) to PUD (Planned Unit Development); and unanimously recommended approval of the PUD Master Plan based on the PUD Recommendations, and the findings and facts presented in the staff report for the property owned by JEL Land Development LLC and located on the east side of Rogers Road, approximately one half mile north of the intersection of Rogers Road and Lester Road.

The **City Council**, at its meeting on July 18, 2018, accepted the first reading of Ordinance No. 2660 and the Legacy Hills PUD Master Plan, and held it over for second reading and adoption on August 1, 2018.

Adopt Ordinance No. 2660; and approve the Legacy Hills PUD Master Plan.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (City)	Future Land Use – In Progress	PD (ZIP)	Fisher Plantation Subdivision
East (City)	Residential Low	R-1A	Partnership Hills and Ariane Hills Residential Subdivisions
South (City)	Residential Low	R-1A	Lake Standish & Woodlands
West (County)	Low Density Residential	A-1	Large Parcel Single Family Homes

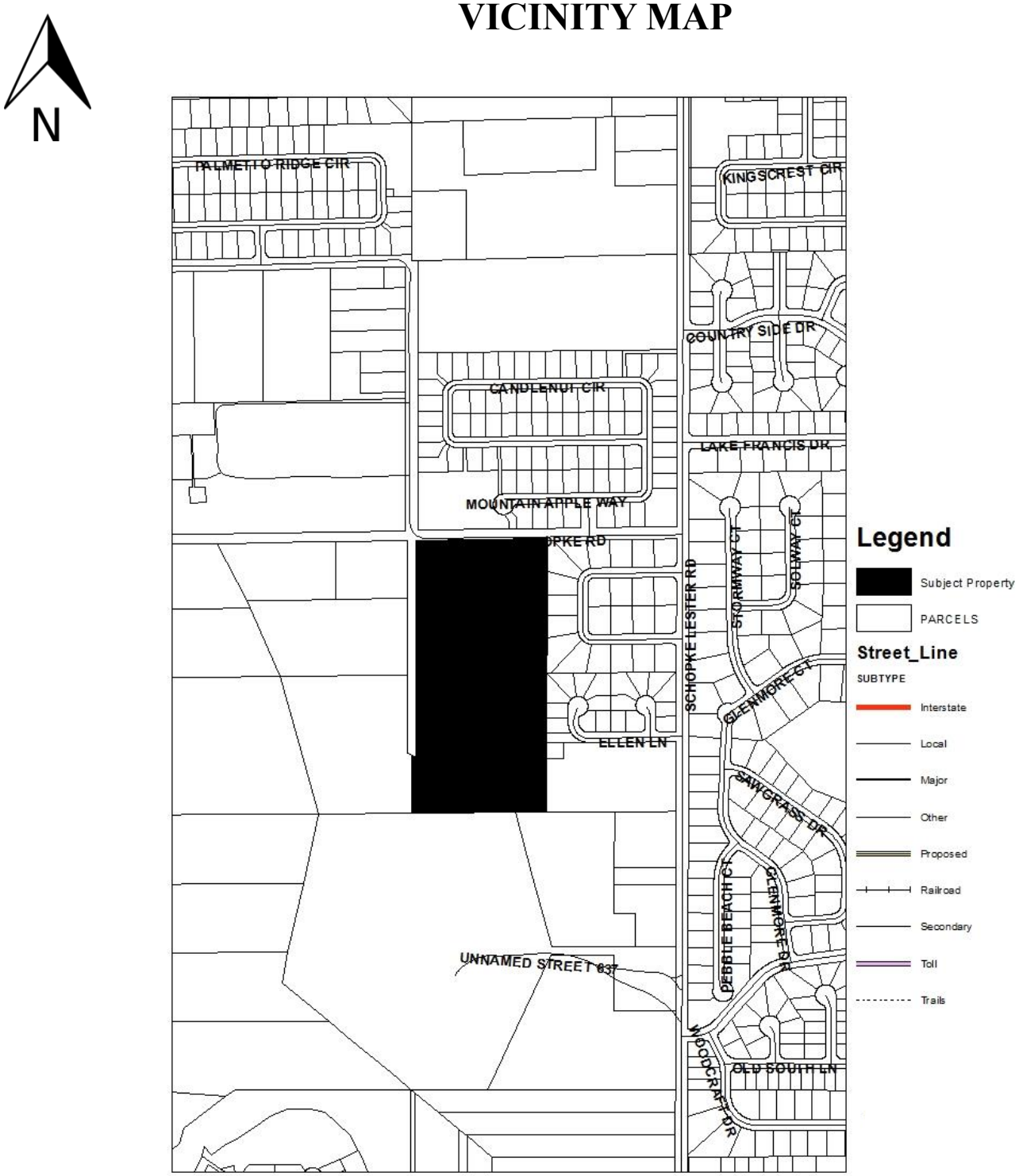
LAND USE & TRAFFIC COMPATIBILITY: The property is accessed via Schopke Road. Internal streets are public and will be owned and maintained by the City of Apopka. Future land use designations and zoning categories assigned to properties to the north, south, east, and west are predominantly residential.

COMPREHENSIVE PLAN COMPLIANCE: The proposed PUD zoning is compatible with policies set forth in the Comprehensive Plan.

ALLOWABLE USES: Single-family residential uses as set forth within the Planned Unit Development Master Plan.

Project: **Legacy Hills PUD**
Owned by: **JEL Land Development LLC**
Located: **South of Schopke Road**
Parcel ID#: **06-21-28-7172-19-030**

VICINITY MAP



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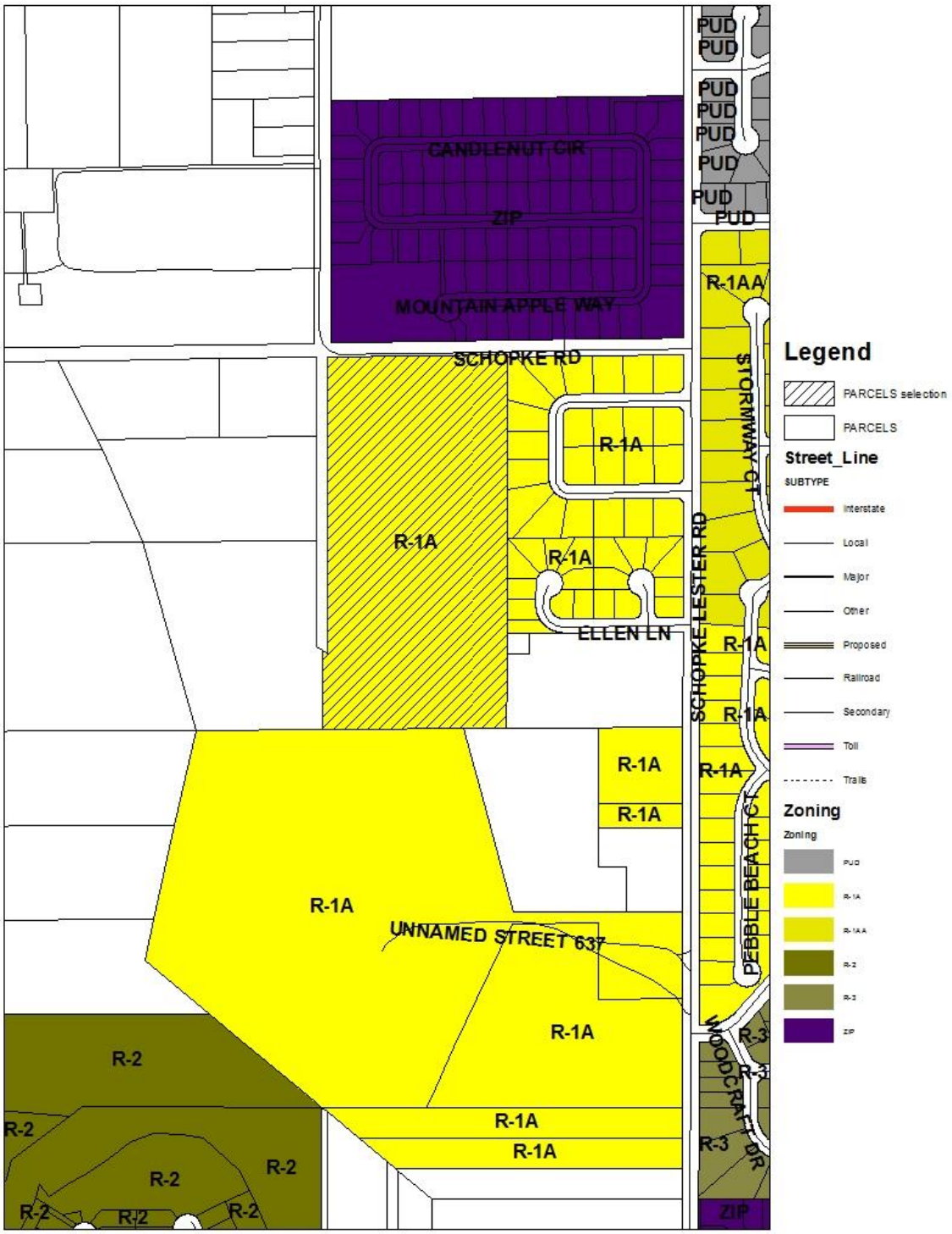
ADJACENT ZONING



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ADJACENT USES

ORDINANCE NO. 2660

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM R-1A (SINGLE FAMILY RESIDENTIAL) TO "CITY" PUD (PLANNED UNIT DEVELOPMENT) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED WEST OF SCHOPKE LESTER ROAD AND SOUTH OF SHOPKE ROAD, COMPRISING 19.67 ACRES MORE OR LESS, AND OWNED BY JEL LAND DEVELOPMENT LLC; 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

W**HEREAS**, the proposed Planned Unit Development (PUD/Residential) zoning has been found to be consistent with the City of Apopka Comprehensive Plan, and the City of Apopka Land Development Code.

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

Section I. That the zoning classification of the following described property be designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

A. The uses permitted within the PUD district shall be: single family homes and associated accessory uses or structures consistent with land use and development standards in the Legacy Hills Master Plan, and the R-1A zoning requirements and standards shall apply if a development standard or criteria is not provided within the PUD Master Plan or adopting ordinance.

B. Development of the property shall occur consistent with the Master Site Plan set forth in Exhibit "A". Where any development standard conflicts between the Legacy Hills Master Site Plan and the Land Development Code, the Master Site Plan shall preside. If a development standard is not addressed within the Master Plan, the provision of the R-1A zoning district shall apply to development within the boundaries of the Master Plan. Any proposed revision to the Master Plan shall be evaluated and processed pursuant to Section 2.02.18.N. (Master plan revision), LDC.

C. If a Final Development Plan associated with the PUD district has not been approved by the City within three years after approval of these Master Plan provisions, the approval of the Master Site Plan provisions will expire. At such time, the City Council may:

1. Permit a single six-month extension for submittal of the required Final Development Plan;

2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Site Plan provisions and any conditions of approval; or

3. Rezone the property to a more appropriate zoning classification.

Section II. That the zoning classification of the following described property, being situated in the City of Apopka, Florida, is hereby Planned Unit Development (PUD), as defined in the Apopka Land Development Code.

Legal Description:

MAP OF PLYMOUTH B/17 LOTS 3 THROUGH 6 BLK S & VAC ST LYING ON S OF LOTS 5 & 6 BLK S IN SEC 31-20-28-SE & THAT PART OF OCCUPIED PLATTED LAKE STANDISH LYING BETWEEN THE SW COR OF SAID LOT 5 BLK S TH NWLY 23.7 FT M/L TH S TO THE N LINE OF LOT 8 BLK G & SE COR OF LOT 6 BLK S S TO THE N LINE OF LOT 6 BLK G

Parcel ID No.: 06-21-28-7172-19-030
Contains: 19.67 +/- 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 record a plat for the Legacy Hills Master Plan such time the property owner addresses school capacity mitigation 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 upon adoption.

READ FIRST TIME: July 18, 2018

READ SECOND TIME
AND ADOPTED: August 1, 2018

Bryan Nelson, Mayor

ATTEST:

Linda Goff, City Clerk

DULY ADVERTISED: June 8, 2018; July 20, 2018

EXHIBIT "A"
Legacy Hills Master Plan

MASTER PLAN

LEGACY HILLS

CITY OF APOPKA, FLORIDA

PREPARED FOR

JEL Land Development, LLC

LEGAL DESCRIPTION (AS FURNISHED)

A TRACT OF LAND LYING IN SECTION 31, TOWENSHIP 20 SOUTH, RANGE 28 EAST, BEING LOTS 3 THROUGH 6, BLOCK S, OF THE MAP OF PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 17 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE 40 FOOT VACATED RIGHT-OF-WAY LYING SOUTH OF LOTS 5 AND 6 AND THAT PART OF THE OCCUPIED PLATTED LAKE STANDISH LYING SOUTH OF SAID LOTS 5 AND 6 WITHIN BLOCK S, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 3 AS THE POINT OF BEGINNING; THENCE RUN SOUTH 00°09'37" WEST ALONG THE EAST LINE OF SAID LOT 3 AND LOT 6 AND THE EXTENSION THEREOF, ALSO BEING THE WEST LINE OF PARTNERSHIP HILLS, PER THE RECORD PLAT RECORDED IN PLAT BOOK 8 PAGE 13 OF SAID PUBLICE RECORDS, AND THE WEST LINE OF ARIANE HILLS SUBDIVISION, PER THE RECORD PLAT RECORDED IN PLAT BOOK 8 PAGE 13 OF SAID PUBLIC RECORDS 1,341.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION AND THE SOUTH LINE OF THE AFORESAID BLOCK S; THENCE RUN SOUTH 89°22'57"WEST ALONG THE SOUTH LINE OF SAID BLOCK S, 635.21 FEET; THENCE RUN NORTH 00°01'32"EAST, ALONG THE WEST LINE OF SAID BLOCK S AND THE WEST LINE OF LOTS 5 AND 4 AND THE EXTENSION THEREOF; 1338.14 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF SCHOPKE ROAD; THENCE RUN NORTH 89°07'24"EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 638.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, FLORIDA AND REPRESENTS THE ORANGE COUNTY ASSESSOR PARCEL NUMBER 06-21-28-7172-19-030.

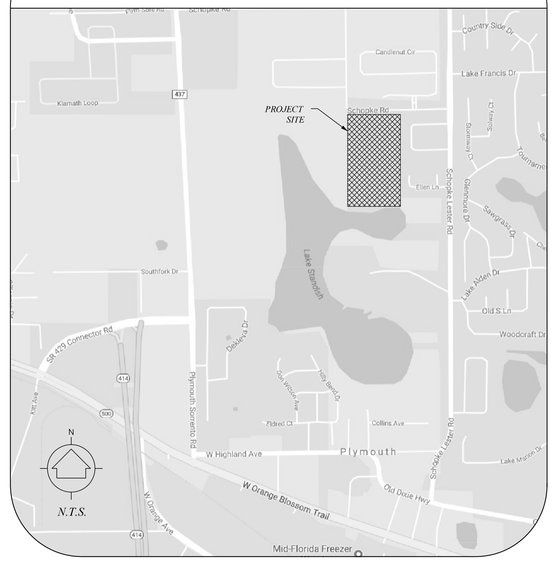
DEVELOPMENT DESIGN STANDARDS

All residential homes shall comply with the architectural design standards within the Apopka Development Design Standards.

Minimum Building Setbacks on Lots

Front	25'
Side	7.5'
Rear	25'
Corner	25'
Front Entry Garage	30'

SITE LOCATION



GENERAL NOTES

1 Streets will be dedicated to the City of Apopka.

2. Retention areas will be privately owned & maintained by the Homeowners Association (HOA) and will be unfenced.

3. Water & sewer will be owned & operated by City of Apopka. Utilities will tie into existing utility locations shown on the development plans.

4. The project will be designed in conformance with the City of Apopka Design Standards.

5. Project infrastructure will be developed in one phase.

6. Approved fire hydrants shall be located at intervals not to exceed 500' from any portion of any dwelling located on the premises. Min. size water main for fire protection shall be 8", or 6" in an approved looped arrangement.

7. Min. lot width is 60' at both the front lot line and building line. Lots on curves and cul-de-sacs may reduce the minimum standard by 40% at the front lot line only.

8. Street light pole and fixtures will be decorative type. A developer's agreement for maintenance and operation of the light will be executed. Details will be provided in the Final Development Plans.

9. A landscape and irrigation plan is required to be submitted with the Final Development Plan. The irrigation system will be designed with "Pop-Up" type heads only, rain sensor devices will be required. No Risers Allowed.

10. All utility boxes must be fully screened from view from right-of-way (when permitted by the utility provider.) Landscaping will be utilized where applicable.

11. Min. of 3 canopy type trees at 3" DBH will be provided per lot.

12. Street trees (canopy type), 30' on center will be placed on each lot at the front lot line within a dedicated easement. Easement is to be a minimum 5' in width and placed behind the front utility easement. Street trees will be a min. of 2.5" caliper at time of planting.

13. All common areas including, recreation parks, buffers and landscape tracts will be owned and maintained by the HOA.

14. Street signage, stop bars, speed limit signs, road striping will be provided in the Final Development Plan.

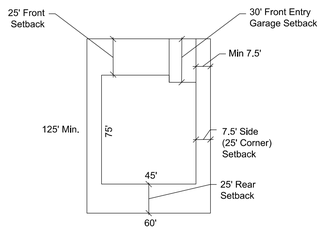
15. Details of finishes, colors of all walls within the project will be provided in the Final Development Plan.

16. The Final Development Plan will require a Plat document at the time of submittal.

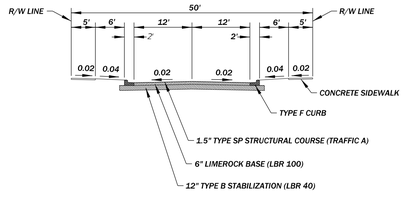
17. The ownership and maintenance of the buffer PVC fencing shall be by the HOA.

18. The property is in FEMA Zones X and AE. According to FEMA FIRM maps, the base flood elevation for the property is 66.9 ft NAVD88.

19. Roadway connections will require an Orange County permit and will have to meet Orange County requirements.



TYPICAL LOT LAYOUT



TYPICAL ROADWAY SECTION

DEVELOPER

JEL Land Development, LLC
2649 Stanmore Court
Orlando, FL 32817
407-808-1244

AGENT

Thomas R. Sullivan
c/o Gray Robinson, PA
301 E. Pine Street
Orlando, FL 32801
407-244-5664

SURVEYOR

PEC
Surveying and Mapping, LLC
2100 Alafaya Trail, Suite 203
Oviedo, FL 32765
407-542-4967

GEOTECHNICAL

GEO Engineering & Sciences
250 S. Ronald Reagan Blvd., Suite 114
Longwood, FL 32750
407-379-9510

ENGINEER

GTC Engineering Corporation
98 S. Semoran Boulevard
Orlando, FL 32807
407-380-0402

ENVIRONMENTAL

Bio-Tech Consulting Inc.
3025 East South Street
Orlando, FL 32803
407-894-5969

LANDSCAPING

Borrelli + Partners
720 Vassar Street
Orlando, FL 32804
407-418-1338

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY DEVELOPMENT PLAN
3	BOUNDARY & TOPOGRAPHICAL SURVEY
LANDSCAPE/IRRIGATION/HARDSCAPE PLANS	
C-100	COVER SHEET
K-100	MASTER KEY PLAN
T-100	TREE MITIGATION PLAN
L-100 - L-102	LANDSCAPE PLANS/DETAILS
L-100 - L-102	IRRIGATION PLANS/DETAILS
H-100 - H-102	HARDSCAPE PLANS/ELEVATIONS

GTC Engineering Corporation

98 South Semoran Blvd, Orlando, FL 32807
407-380-0402

Certificate of Authorization Number 6758

Claude L. Cassagnol, P.E. P.E. Number 35490

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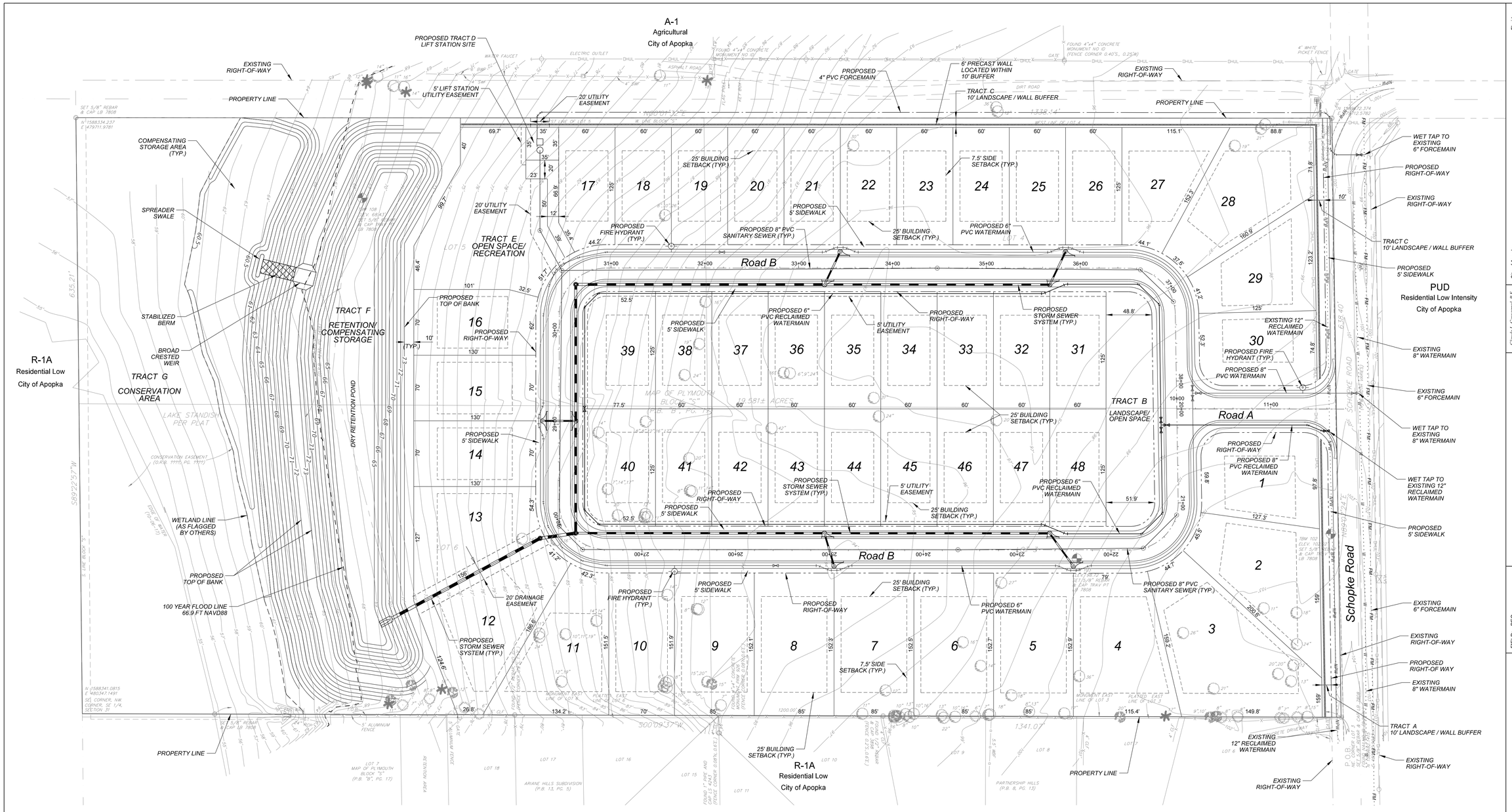

Lot Area Table				
Lot Number	Gross Area (SF)	Gross Area (AC)	Lot Width (FT)	Lot Width at R/W (FT)
1	11584	0.27	Varies	59.8
2	14195	0.33	Varies	45.5
3	19562	0.45	Varies	44.7
4	14885	0.34	Varies	79
5	12967	0.3	85	85
6	12950	0.3	85	85
7	12933	0.3	85	85
8	12916	0.3	85	85
9	12899	0.3	85	85
10	10610	0.24	70	70
11	13826	0.32	Varies	42.3
12	15766	0.36	Varies	41.2
13	12186	0.28	Varies	54.3
14	9100	0.21	70	70
15	9100	0.21	70	70
16	9006	0.21	Varies	62

Lot Area Table				
Lot Number	Gross Area (SF)	Gross Area (AC)	Lot Width (FT)	Lot Width at R/W (FT)
17	7459	0.17	Varies	44.2
18	7500	0.17	60	60
19	7500	0.17	60	60
20	7500	0.17	60	60
21	7500	0.17	60	60
22	7500	0.17	60	60
23	7500	0.17	60	60
24	7500	0.17	60	60
25	7500	0.17	60	60
26	7500	0.17	60	60
27	10287	0.24	Varies	44.1
28	14656	0.34	Varies	37.6
29	10775	0.25	Varies	41.2
30	9650	0.22	Varies	52.3
31	7500	0.17	60	60
32	7500	0.17	60	60

Lot Area Table				
Lot Number	Gross Area (SF)	Gross Area (AC)	Lot Width (FT)	Lot Width at R/W (FT)
33	7500	0.17	60	60
34	7500	0.17	60	60
35	7500	0.17	60	60
36	7500	0.17	60	60
37	7500	0.17	60	60
38	7500	0.17	60	60
39	9553	0.22	77.5	52.5
40	9553	0.22	77.5	52.5
41	7500	0.17	60	60
42	7500	0.17	60	60
43	7500	0.17	60	60
44	7500	0.17	60	60
45	7500	0.17	60	60
46	7500	0.17	60	60
47	7500	0.17	60	60
48	7500	0.17	60	60

Open Space Requirements (See Sec. 2.02.18(D)(19 and 20) of Apopka Code)

Total Land Area	19.6 acres
Open Space Required (30 percent, Lots less than 70 feet)	5.87 acres

Category A - counts as 100 percent toward open space requirements.
Category B - counts as 100 percent toward open space requirements.
Category B cannot be more than 50 percent of open space requirement.
Category C - counts as 100 percent toward open space requirements.
Category C cannot be more than 50 percent of open space requirement.

Tract	Category A (acres)	Category B (acres)	Category C (acres)
A	0.07	0.00	0.00
B	0.28	0.00	0.00
C	0.27	0.00	0.00
E	0.45	0.00	0.00
F	0.00	3.01	0.00
G	0.00	0.00	2.36
	1.07	3.01	2.36
Allowable	1.07	2.94	2.36

Open Space Provided (Allowable) 6.37 acres

Lot Width	Pad Width	Number of Lots	Percentage of Total Lots
60 ft	45 ft	32	66.7%
70 ft	55 ft	10	20.8%
85 ft	70 ft	6	12.5%

Recreation Requirements (See Sec. 2.02.18(E)(5)(b) of Apopka Code)

Active and passive - Minimum 3.6 acres per 1000 projected population.

Population is calculated based on 2.6 persons per single family unit,

	Units	Persons/ Unit	Persons
Single family	48	2.6	124.8
Total Persons			124.8

Recreation Required	0.45 acres
Recreation Provided	0.45 acres

Proposed Recreational Facilities (per Sec. 2.02.18(E)(5)(b))
Group C: Picnic areas
Group D: Playgrounds, tot-lots

TRACT TABLE

Tract	Ownership	Maintenance	Use	Acreage
A	HOA	HOA	Landscape/Wall Buffer	0.07 Ac.
B	HOA	HOA	Landscape/Open Space	0.28 Ac.
C	HOA	HOA	Landscape/Wall Buffer	0.27 Ac.
D	City of Apopka	City of Apopka	Lift Station	0.06 Ac.
E	HOA	HOA	Recreation/Open Space	0.45 Ac.
F	HOA	HOA	Retention/Compensating Storage	3.01 Ac.
G	HOA	HOA	Conservation	2.36 Ac.

BOUNDARY & TOPOGRAPHY SURVEY PROVIDED BY
PEC SURVEYING AND MAPPING, LLC (407) 542-4967

SITE DATA

Total Land Area	19.6 Ac.
Section/Township/Range	31/20S/28E
Parcel ID	06-21-28-7172-19-030
Future Land Use	Residential Low
Current Zoning	R-1A
Proposed Zoning	PUD
Proposed Use	Single Family
Total Units	48 Units
Net Buildable Area	17.24 Ac
Proposed Density	2.78 Units/Ac
Required Open Space / Recreation	5.87 Ac./0.45 Ac.
Maximum Building Height	35' (2-story)
School Age Population	20 (48 x 0.404)
Minimum Lot Size	60' X 125' (7,500 Sq. Ft.)
Minimum Building Area	1,700 Sq. Ft.
Open Space Calculations	
Retention Area	3.01 Ac. (2.94 Ac. Allowable)
Active Recreation	0.45 Ac.
Landscape	0.62 Ac.
Conservation Area	2.36 Ac.
Total Open Space Provided (Allowable)	6.37 Ac.

GENERAL LEGEND

- Existing Watermain
- Existing Reclaimed Watermain
- Existing Sanitary Forcemain
- Proposed Water with Fire Hydrant
- Proposed Reclaimed Watermain
- Proposed Sewer with Manhole
- Proposed Sanitary Forcemain
- Proposed Storm with Inlet
- Proposed 6' Precast Wall

SCALE: 1" = 50'

GTC Engineering Corporation
99 South Semoran Blvd. Orlando, FL 32807
(407) 542-4967
Certificate of Authorization Number 6758

MASTER PLAN
Legacy Hills
City of Apopka Florida

FIELD: PEC	CADD BY: AM	CHECKED BY: CLC	DESIGNED BY: AM / CLC

DATE	DESCRIPTION	BY
	REVISIONS	

Claude L. Cousseau, P.E.
P.E. Number 15490
DATE 10-26-2017
JOB NUMBER JEL-06
SHEET 2 of 3
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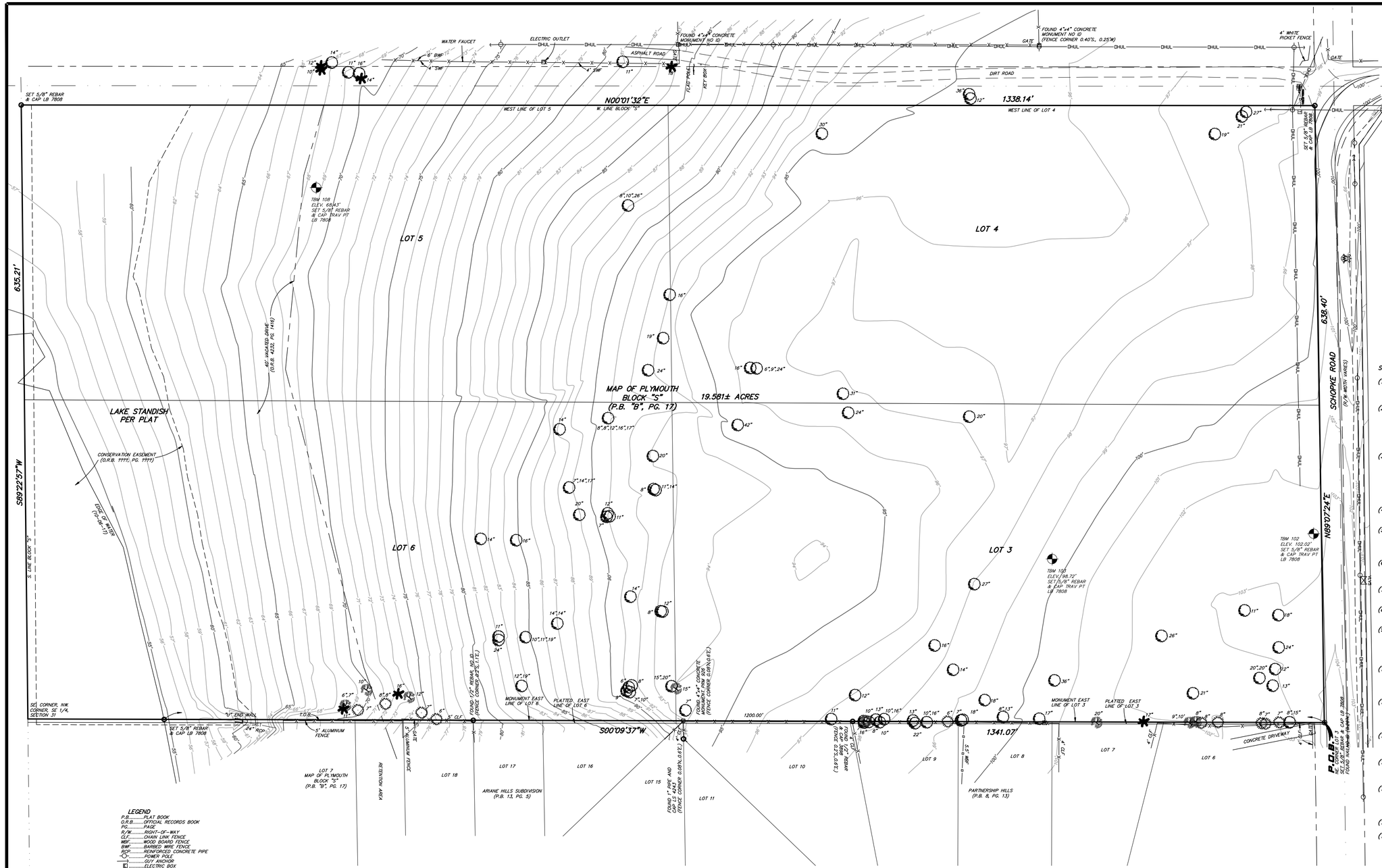

LEGEND

P.B.....PLAT BOOK
O.R.B.....OFFICIAL RECORDS BOOK
PG.....PAGE
R/W.....RIGHT-OF-WAY
CLF.....CHAIN LINK FENCE
WBF.....WOOD BOARD FENCE
BWF.....BARBED WIRE FENCE
RCP.....REINFORCED CONCRETE PIPE
.....POWER POLE
.....GUY ANCHOR
.....ELECTRIC BOX
.....OAK TREE WITH SIZE
.....UNKNOWN TREE WITH SIZE
.....CAMPHOR TREE WITH SIZE
.....PALM TREE WITH SIZE
.....SANITARY SEWER VALVE
OHUL.....OVERHEAD UTILITY LINES
ST.....SANITARY SEWER PIPE

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING LOTS 3 THROUGH 6, BLOCK S, OF THE MAP OF PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 17 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH THE 40 FOOT VACATED RIGHT-OF-WAY LYING SOUTH OF LOTS 5 AND 6 AND THAT PART OF THE OCCUPIED PLATTED LAKE STANDISH LYING SOUTH OF SAID LOTS 5 AND 6 WITHIN BLOCK S, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE ABOVE REFERENCED LOT 3 AS THE POINT OF BEGINNING; THENCE RUN SOUTH 00° 09' 37" WEST ALONG THE EAST LINE OF SAID LOT 3 AND LOT 6 AND THE EXTENSION THEREOF, ALSO BEING THE WEST LINE OF PARTNERSHIP HILLS, PER THE RECORD PLAT RECORDED IN PLAT BOOK 8 PAGE 13 OF SAID PUBLICE RECORDS, AND THE WEST LINE OF ARIANE HILLS SUBDIVISION, PER THE RECORD PLAT RECORDED IN PLAT BOOK 8 PAGE 13 OF SAID PUBLIC RECORDS 1,341.07 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 31 AND THE SOUTH LINE OF THE AFORESAID BLOCK S; THENCE RUN SOUTH 89° 22' 57" WEST ALONG THE SOUTH LINE OF SAID BLOCK S, 635.21 FEET; THENCE RUN NORTH 00° 01' 32" EAST, ALONG THE WEST LINE OF SAID BLOCK S AND THE WEST LINE OF LOTS 5 AND 4 AND THE EXTENSION THEREOF; 1338.14 FEET, TO THE SOUTH RIGHT-OF-WAY LINE OF SCHOPKE ROAD; THENCE RUN NORTH 89° 07' 24" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 638.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, FLORIDA AND REPRESENTS THE ORANGE COUNTY ASSESSOR PARCEL NUMBER 06-21-28-7172-19-030.

SURVEYOR'S NOTES:

(1) THIS MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.

(2) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON THE FOLLOWING ORANGE COUNTY ENGINEERING DEPARTMENT'S BENCHMARKS:

S1579012, ELEVATION 140.258'
S1579018, ELEVATION 139.117'

(3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF LOTS 3 AND 4, BLOCK S, MAP OF PLYMOUTH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 17, AND THAT PART OF VACATED ROAD LYING SOUTH OF SAID LOTS 5 AND 6, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DERIVED FROM RTK-GPS VALUES OBTAINED USING LENGEMANN OF FLORIDA'S L-NET NETWORK (NGS NAD 83 (NSRS2007)) BEING NORTH 89°07'24" EAST.

(4) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.

(5) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.

(6) DUE TO PHYSICAL LIMITATIONS, A MONUMENT CONFORMING TO CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE COULD NOT BE SET AT:

(7) THIS SURVEY IS CERTIFIED TO: JEL LAND DEVELOPMENT, LLC AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

(8) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

(9) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 7,500 FEET.

(10) THE VERTICAL CONTROL ESTABLISHED FOR THIS SURVEY IS BASED ON A CLOSED LEVEL LOOP, HAVING A CLOSURE ACCURACY WHICH MEETS OR EXCEEDS THAT REQUIRED BY THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027.

(11) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.

(12) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.

(13) NORTH-SOUTH AND EAST-WEST TIES TO RECOVERED MONUMENTATION NEAR VARIOUS LAND BOUNDARY CORNERS SHOWN HEREON ARE BY COORDINATE DIFFERENCE.

(14) THE SUBJECT PROPERTY IS OVERGROWN WITH VERY THICK UNDER BRUSH AND, AS SUCH, THE IMPROVEMENTS LOCATED ARE LIMITED TO THE EXTENT THE SURVEYOR BECAME AWARE OF THEM DURING "ON-SITE" FIELD VISITS ASSOCIATED WITH THIS SURVEY.

(15) THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.

(16) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF FIELD SURVEY: 10-09-2017
DATE OF SIGNATURE: 10-27-2017

DATE	BY	REVISIONS

PEC | SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM dw@peconline.com

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY
LOCATED IN
SECTION 31, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

DAVID A. WHITE, P.S.M. FL. REG. NO. 4044

TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579

JOB NO.:	17-109
DATE:	10-09-17
DRAWN BY:	T.W.B
CHECKED BY:	D.A.W
F.B.	2128
PAGE(S)	40-67

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LANDSCAPE, IRRIGATION, AND HARDSCAPE PLANS

LEGACY HILLS

F.K.A.

SCHOPKE ESTATES

CITY OF APOPKA, FLORIDA
FOR: LUCAS LAND DEVELOPMENT, LLC

SHEET INDEX

C-100	COVER SHEET	I-100	IRRIGATION PLAN
K-100	MASTER KEY PLAN	I-101	IRRIGATION PLAN
T-100	TREE MITIGATION PLAN	I-102	IRRIGATION DETAILS
L-100	LANDSCAPE PLAN	H-100	HARDSCAPE PLAN
L-101	LANDSCAPE PLAN	H-101	HARDSCAPE PLAN
L-102	LANDSCAPE DETAILS	H-102	HARDSCAPE ELEVATIONS

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
720 VASSAR STREET
ORLANDO, FL 32804 (407) 418-1338

CONFIDENTIAL THIS DRAWING IS THE PROPERTY OF BORRELLI + PARTNERS. UNLESS OTHERWISE PROVIDED BY THE CONTRACT, THE CONTENTS OF THIS DRAWING MAY NOT BE REPRODUCED OR DISCLOSED TO ANY OTHER PARTY EXCEPT AS AGREED TO BY THE ARCHITECT. COPYRIGHT BORRELLI + PARTNERS, ARC 000711

SIGNATURE AND DATED SEAL

CHRISTOPHER D. RICE #LA6667122

CONSULTANTS

LEGACY HILLS

DRAWING TITLE

COVER SHEET

PROJECT ADDRESS

CITY OF APOPKA, FLORIDA

OWNER NAME AND ADDRESS

JEL DEVELOPMENT

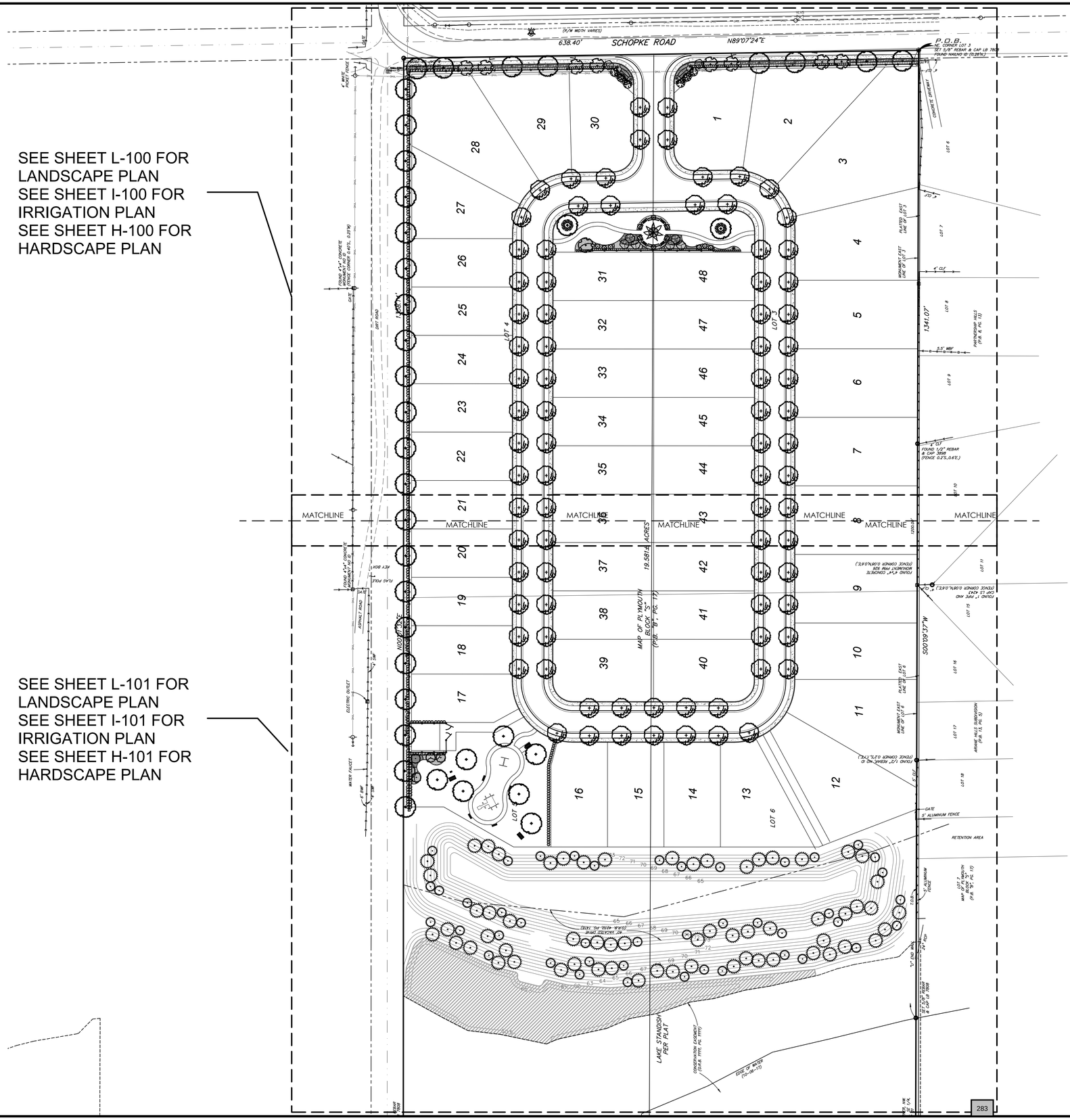
REV.	DESCRIPTION	DATE

PROJECT NO.	16-112
PHASE	CONSTRUCTION DOCUMENTS
SCALE	NO SCALE
FILE NAME	16-112
DRAWN BY	CDR
CHECKED BY	CDR
DATE	01-26-18

C-100

SEE SHEET L-100 FOR LANDSCAPE PLAN
SEE SHEET I-100 FOR IRRIGATION PLAN
SEE SHEET H-100 FOR HARDSCAPE PLAN

SEE SHEET L-101 FOR LANDSCAPE PLAN
SEE SHEET I-101 FOR IRRIGATION PLAN
SEE SHEET H-101 FOR HARDSCAPE PLAN



0' 30' 60' 120'
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NORTH

LEGACY HILLS

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
720 VASSAR STREET
ORLANDO, FL 32804 (407) 418-1338

SIGNATURE AND DATED SEAL
CHRISTOPHER D. RICE #LA6667122

CONSULTANTS

DRAWING TITLE
MASTER KEY PLAN

PROJECT ADDRESS
CITY OF APOPKA, FLORIDA
OWNER NAME AND ADDRESS
JEL DEVELOPMENT

REV.	DESCRIPTION	DATE

PROJECT NO.	16-112
PHASE	CONSTRUCTION DOCUMENTS
SCALE	1"=60'-0"
FILE NAME	16-112
DRAWN BY	CDR
CHECKED BY	CDR
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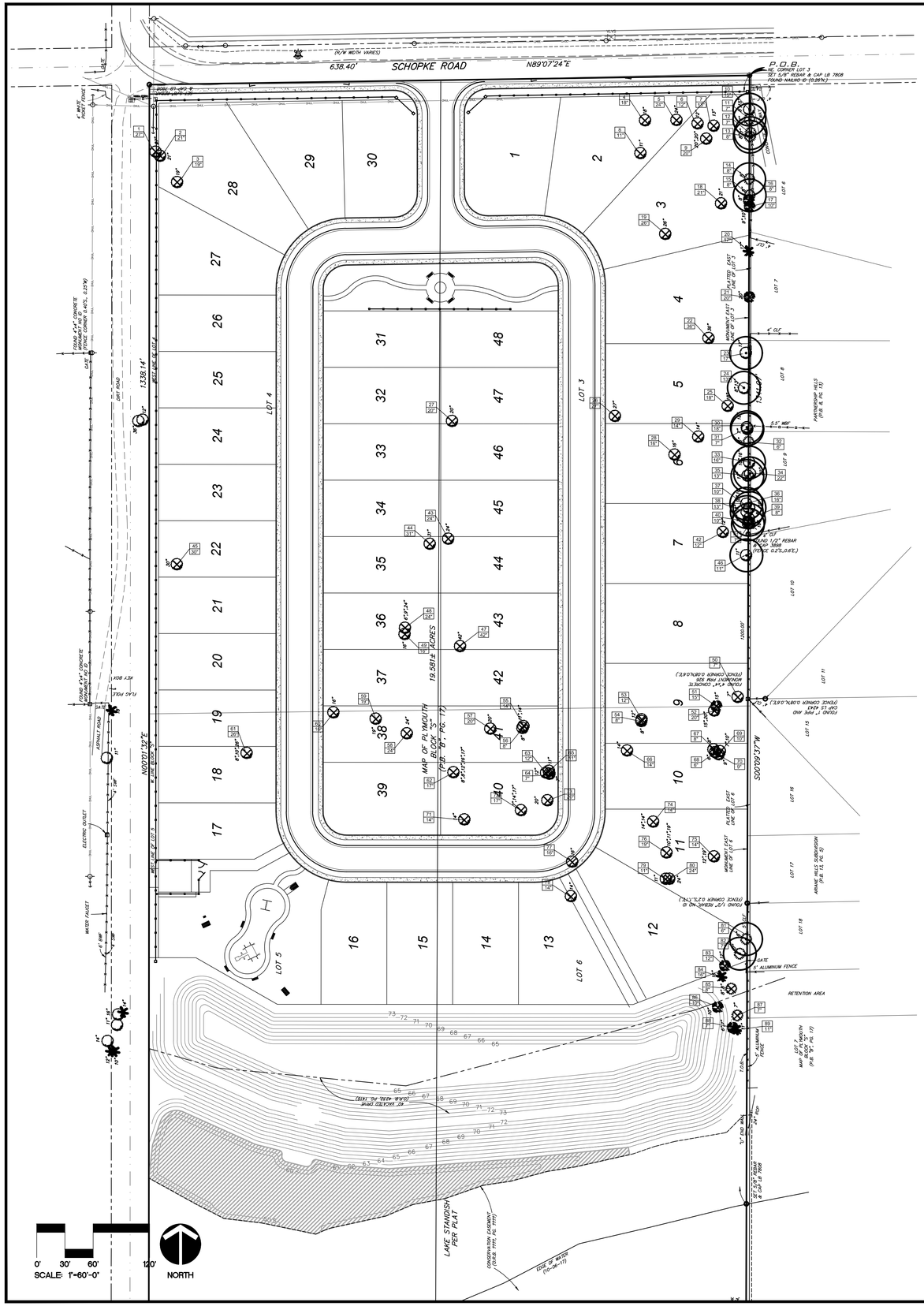
K-100



TREE MITIGATION CHART

#	TREE TYPE	SIZE	REMOVED INCHES	SAVED INCHES	REASON FOR REMOVAL
1	OAK	27"	27"		GRADING
2	OAK	21"	21"		GRADING
3	OAK	19"	19"		GRADING
4	OAK	18"	18"		GRADING
5	OAK	24"	24"		GRADING
6	OAK	12"	12"		GRADING
7	OAK	13"	13"		GRADING
8	OAK	11"	11"		GRADING
9	OAKS	20", 20"	40"		GRADING
10	OAKS	8", 15"		23"	
11	UNKNOWN	7"		7"	
12	UNKNOWN	7"		7"	
13	UNKNOWN	8"		8"	
14	UNKNOWN	8"		8"	
15	UNKNOWN	8"		8"	
16	CAMPHOR	8"			GRADING
17	CAMPHORS	9", 10"			GRADING
18	CAMPHOR	21"			GRADING
19	OAK	26"	26"		GRADING
20	PALM	17"	17"		GRADING
21	CAMPHOR	20"			GRADING
22	OAK	36"	36"		GRADING
23	OAK	17"		17"	
24	OAKS	8", 13"		21"	
25	OAK	18"	18"		GRADING
26	OAK	27"	27"		GRADING
27	OAK	20"	20"		GRADING
28	OAK	16"	16"		GRADING
29	OAK	14"	14"		GRADING
30	OAK	18"		18"	
31	OAK	7"		7"	
32	UNKNOWN	6"		6"	
33	OAKS	10", 16"		26"	
34	OAK	22"		22"	
35	OAK	13"		13"	
36	OAKS	10", 16"		26"	
37	OAK	10"		10"	
38	OAK	13"		13"	
39	OAK	8"		8"	
40	CAMPHOR	10"			GRADING
41	OAK	7"		7"	
42	OAK	12"	12"		GRADING
43	OAK	24"	24"		GRADING
44	OAK	31"	31"		GRADING
45	OAK	30"	30"		GRADING
46	OAK	11"		11"	
47	OAK	42"	42"		GRADING
48	OAKS	6", 9", 24"	39"		GRADING
49	OAK	16"	16"		GRADING
50	OAK	7"	7"		GRADING
51	CAMPHOR	15"			GRADING
52	OAK	15", 20"	35"		GRADING
53	OAK	12"	12"		GRADING
54	OAK	8"	8"		GRADING
55	OAKS	11", 14"	25"		GRADING
56	OAK	8"	8"		GRADING
57	OAK	20"	20"		GRADING
58	OAK	24"	24"		GRADING
59	OAK	19"	19"		GRADING
60	OAK	16"	16"		GRADING
61	OAKS	8", 10", 26"	44"		GRADING
62	OAKS	8,8,12,16,17"	61"		GRADING
63	OAK	12"	12"		GRADING
64	OAK	7"	7"		GRADING
65	OAK	11"	11"		GRADING
66	OAK	14"	14"		GRADING
67	OAK	8"	8"		GRADING
68	OAK	6"	6"		GRADING
69	OAKS	10", 7"	17"		GRADING
70	OAK	9"	9"		GRADING
71	OAK	14"	14"		GRADING
72	OAKS	7", 14", 17"	38"		GRADING
73	OAK	20"	20"		GRADING
74	OAKS	14", 14"	28"		GRADING
75	OAKS	12", 19"	31"		GRADING
76	OAKS	10", 11", 19"	40"		GRADING
77	OAK	16"	16"		GRADING
78	OAK	14"	14"		GRADING
79	OAK	11"	11"		GRADING
80	OAK	24"	24"		GRADING
81	UNKNOWN	6"		6"	
82	UNKNOWN	7"		7"	
83	CAMPHOR	12"			GRADING
84	PALM	16"	16"		GRADING
85	UNKNOWN	8", 8"	16"		GRADING
86	CAMPHOR	10"			GRADING
87	UNKNOWN	7"	7"		GRADING
88	CAMPHORS	7", 6"			GRADING
89	PALM	11"	11"		GRADING
		TOTAL ON SITE 1599"	TOTAL REMOVED 1202"	TOTAL SAVED 279"	TOTAL SPECIMEN TREES REMOVED 13

REPLACEMENT TREES

REPLACEMENT PROVIDED	QUANTITY	DBH SIZE	TOTAL INCHES
*HIGHRISE OAK	84	4"	336"
*LIVE OAK	38	4"	152"
*SOUTHERN MAGNOLIA	9	3"	27"
*BALD CYPRESS	43	3"	129"
*BALD CYPRESS	62	4"	248"
LOT SHADE TREES 48 LOTS x 2 =	96	3"	288"
TOTAL PLANTED	332	N/A	1180"

TREE SUMMARY

TOTAL INCHES ON-SITE: 1,599"

TOTAL NUMBER OF SPECIMEN TREES: 13

TOTAL INCHES REMOVED: 1,202"

TOTAL INCHES RETAINED: 279"

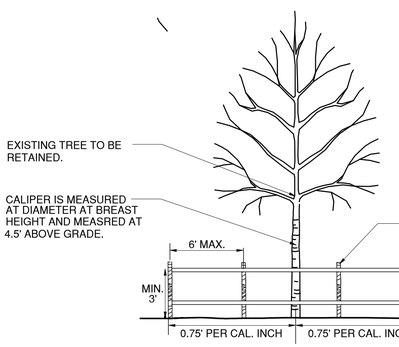
TOTAL SPECIMEN INCHES RETAINED: 0"

TOTAL INCHES REQUIRED: 1,202"

TOTAL INCHES REPLACED: 1,180"

TOTAL INCHES POST DEVELOPMENT: 1,459"

SITE CLEARING AREA IN SQ. FT. AND ACRES:



NOTES: FENCING SHALL BE AT LEAST 3' ABOVE GROUND AND MIN. OF 3' BELOW GRADE.
THE MAXIMUM REQUIRED UNDISTURBED AREA SHALL NOT EXCEED 24' FROM CENTER OF TREE.

A TREE PROTECTION BARRIER DETAIL

SCALE: N/A

NOTE:

1. CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING AROUND SAVED TREES.
2. ALL UTILITY WORK SHALL BE DONE BY HAND WITHIN TREE ROOT IMPACT ZONE.
3. ALL EARTHWORK WITHIN A TEN (10) FOOT RADIUS ZONE AROUND SAVED TREES SHALL BE NON-COMPACTED.

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ARCHITECTURE PLANNING LANDSCAPE INTERIOR
701 VASSAR STREET
ORLANDO, FLORIDA 32804 (407) 418-1138

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SIGNATURE AND DATED SEAL

STATE OF FLORIDA
CHRISTOPHER D. RICE
LANDSCAPE ARCHITECT
LA0667122

CHRISTOPHER D. RICE FLA0667122

CONSULTANTS

LEGACY HILLS

DRAWING TITLE: TREE MITIGATION PLAN

PROJECT ADDRESS: CITY OF APOPKA, FLORIDA

OWNER NAME AND ADDRESS: JEL DEVELOPMENT

REV.	DESCRIPTION	DATE

PROJECT NO.	16-112
PHASE	CONSTRUCTION DOCUMENTS
SCALE	1"=60'-0"
FILE NAME	16-112
DRAWN BY	CDR
CHECKED BY	CDR
DATE	01-26-18

T-100

(R/W WIDTH VARIES)

638.40'

SCHOPKE ROAD

N89°07'24"E

P.O.B.
NE. CORNER LOT 3
SET 5/8" REBAR & CAP LB 7808
FOUND NAILNO ID (0.26'N.)

VLVS

SIGHT DISTANCE TRIANGLE

4' CLF

NOTE:

LANDSCAPE PLANS ARE IN COMPLIANCE WITH THE CITY OF APOPKA'S "WATER WISE ORDINANCE 2069".

* EACH LOT TO PLANT TWO, 3" DBH SHADE TREES AT TIME OF INDIVIDUAL LOT CONSTRUCTION

4' WHITE PICKET FENCE

GATE

FOUND 4"x4" CONCRETE MONUMENT NO ID (FENCE CORNER 0.40'S., 0.25'W)

DIRT ROAD

1381.74'

1200.00'

1541.07'

LOT 4

LOT 3

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

PLATTED EAST LINE OF LOT 3

MONUMENT EAST LINE OF LOT 3

PARTNERSHIP HILLS (P.B. 8, PG. 13)

5.5' WBF

4" CLF
FOUND 1/2" REBAR & CAP 3898
(FENCE 0.2'S., 0.6'E.)

CONCRETE WAY

FLORATAM SOD

ROOT BARRIERS

MATCHLINE

26.681± ACRES

0' 15' 30' 60'
SCALE: 1"=30'-0"

NORTH

285

LEGACY HILLS

LANDSCAPE PLAN

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
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LC #26000547 LA #6667122

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SIGNATURE AND DATED SEAL

STATE OF FLORIDA LANDSCAPE ARCHITECT CHRISTOPHER D. RICE LA6667122

CHRISTOPHER D. RICE

LA6667122

CONSULTANTS

REV.	DESCRIPTION	DATE

PROJECT ADDRESS
CITY OF APOPKA, FLORIDA

OWNER NAME AND ADDRESS
JEL DEVELOPMENT

DRAWING TITLE

PROJECT NO.	16-112
PHASE	CONSTRUCTION DOCUMENTS
SCALE	AS NOTED
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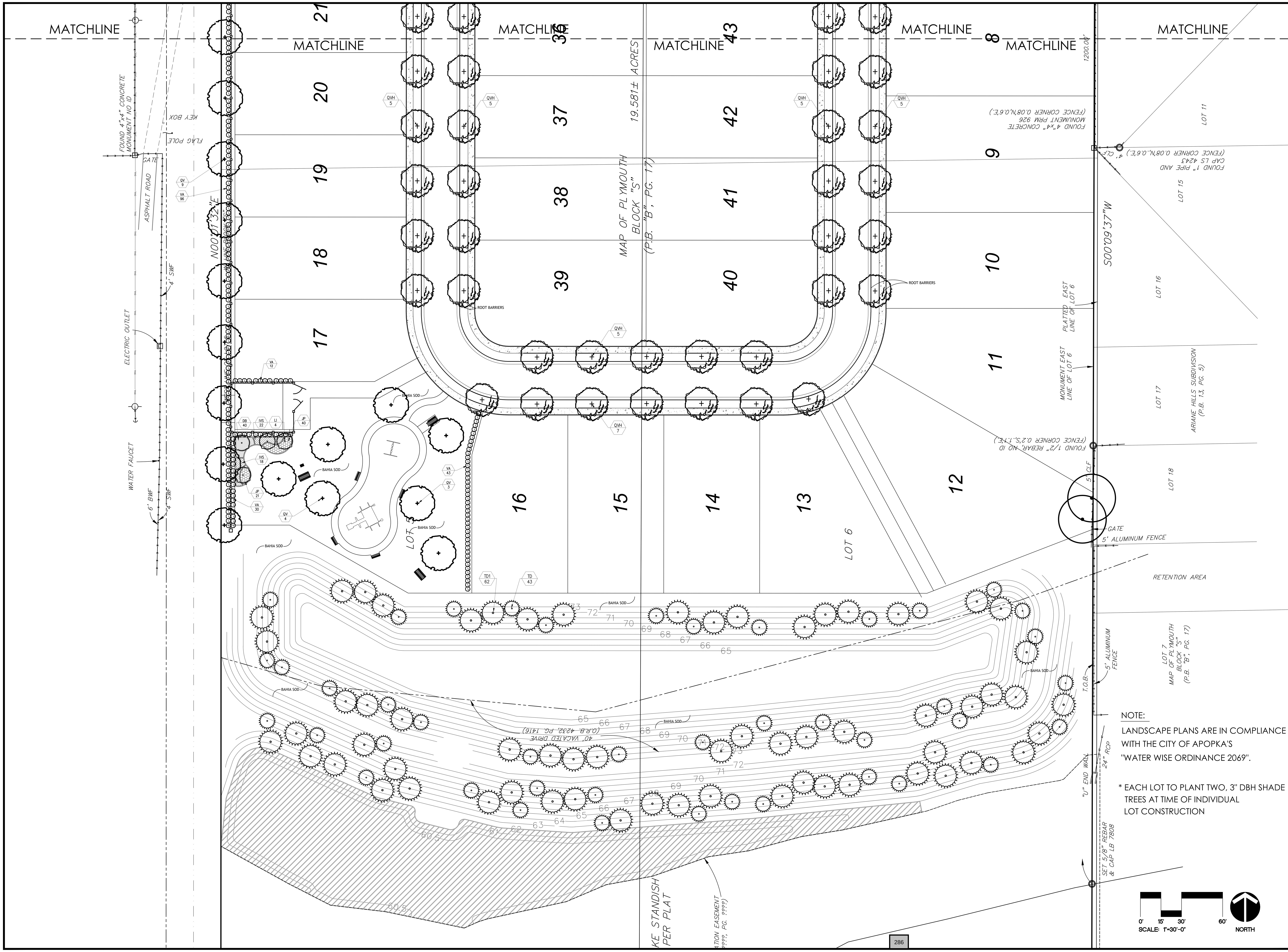
L-100



NOTE:

LANDSCAPE PLANS ARE IN COMPLIANCE WITH THE CITY OF APOPKA'S "WATER WISE ORDINANCE 2069".

* EACH LOT TO PLANT TWO, 3" DBH SHADE TREES AT TIME OF INDIVIDUAL LOT CONSTRUCTION

LEGACY HILLS

BORRELLI + PARTNERS
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SIGNATURE AND DATED SEAL
CHRISTOPHER D. RICE #LA6667122

CONSULTANTS

DRAWING TITLE
LANDSCAPE PLAN

PROJECT ADDRESS
CITY OF APOPKA, FLORIDA

OWNER NAME AND ADDRESS
JEL DEVELOPMENT

REV.	DESCRIPTION	DATE

PROJECT NO.	16-112
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DATE	01-26-18

L-101

LANDSCAPE PLANTING NOTES:

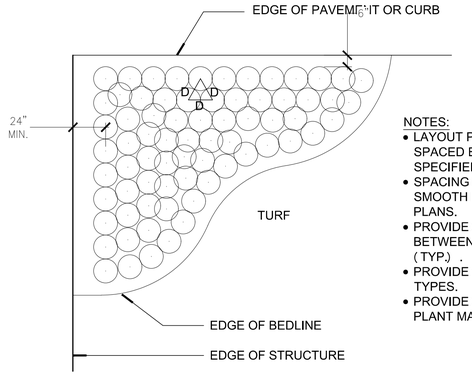
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL FREE OF PESTS AND DISEASES.
2. ALL PLANTS SHALL MEET OR EXCEED THE REQUIREMENTS FOR FLORIDA NO. 1 QUALITY, AS GRADED IN THE MOST CURRENT EDITION OF FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS, PUBLISHED BY THE STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE.
3. ALL PLANTS ARE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER BEFORE, DURING, AND AFTER INSTALLATION.
4. ALL SINGLE-TRUNKED TREES SHALL BE STRAIGHT TRUNKED WITH ONE CENTRAL LEADER AND HAVE A FULL, DENSE CROWN.
5. ALL TREES SHALL BE STAKED AND GUYED AS SHOWN IN PLANTING DETAILS.
6. ALL PLANTING AREAS SHALL HAVE MULCH A MINIMUM OF 3" IN DEPTH. CYPRESS MULCH SHALL NOT BE USED.
7. ALL PLANTING AREAS SHALL HAVE A MINIMUM OF 3" TOPSOIL.
8. ALL TREES SHALL BE FREE OF OPEN WOUNDS AND WOUND SCARS IN THE CLEAR TRUNK AREA.
9. ANY SYNTHETIC BURLAP AND/OR WIRE BASKETS MUST BE TOTALLY REMOVED PRIOR TO INSTALLATION OF PLANT MATERIAL. IF NATURAL BURLAP IS USED, IT MAY BE TURNED DOWN 1/3 OF THE ROOTBALL.

LANDSCAPE CONTRACTOR NOTES:

1. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING, IN FULL, ALL LANDSCAPE PLANTING AREAS, UNTIL THE JOB IS ACCEPTED IN FULL BY THE OWNER. "IN FULL" MEANS WATERING, PEST CONTROL, MULCHING, MOWING, FERTILIZING AND RESETTING TREES THAT ARE OUT OF PLUMB.
2. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE CALENDAR YEAR BEGINNING ON THE DATE OF 100% COMPLETION. ANY AND ALL REQUIRED PLANT REPLACEMENTS SHALL BE MADE PROMPTLY AND AT NO ADDITIONAL COST TO THE OWNER.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED LINES FOR REVIEW BY THE LANDSCAPE ARCHITECT AND OWNER.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL WRITTEN PLANT QUANTITIES PRIOR TO INITIATION OF THE WORK. IN THE EVENT THAT THE PLANS CONTRADICT THE PLANT LIST, THE PLANS SHALL RULE.
5. THE LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH AND ACCEPT THE EXISTING SITE CONDITIONS PRIOR TO INITIATION OF THE WORK. ANY VARIATION FROM THE SPECIFIED WORK SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES, DRAINAGE STRUCTURES, CURBS, SIDEWALKS, AND ANY OTHER OBJECTS WHICH MIGHT BE DAMAGED DURING THE WORK.
7. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ANY AND ALL NECESSARY REPAIRS TO DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND FOLLOWING ALL APPLICABLE LOCAL CODES PERTAINING TO THE PROJECT DURING THE COURSE OF HIS WORK.

LANDSCAPE PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	DESCRIPTION	REMARKS
TREES					
CSI	12	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	4@8' HT, 2@10'HT./ FULL TO GROUND / SPECIMEN FORM	SPACE AS SHOWN GUY
LI	4	LAGERSTROEMIA INDICA 'TUSCARORA'	RED CREPE MYRTLE	10'–12' HT., 4'–5' SPRD., 2" DBH.; MULTI–TRUNKED	SPACE AS SHOWN GUY
LJT	8	LIGUSTRUM JAPONICUM	LIGUSTRUM TREE	8' X 8', MULTI–TRUNK, SPECIMEN FORM	SPACE AS SHOWN GUY
MG	9	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	SOUTHERN MAGNOLIA	10'–12' HT. X 4'–5' SPRD; 3" DBH / FULL / SPECIMEN FORM / 45 GAL. CONT.	SPACE AS SHOWN GUY
PD	1	PHOENIX DACTYLIFERA 'MEDJOOL'	MEDJOOL DATE PALM	12' CT. STRAIGHT TRUNK; SPECIMEN FORM	SPACE AS SHOWN GUY
QV	38	QUERCUS VIRGINIANA	LIVE OAK	12'–14' HT X 6'–7' SPR., 4" DBH / SPECIMEN FORM 65 GAL. CONT..	SPACE AS SHOWN GUY
QVH	84	QUERCUS VIRGINIANA 'HIGHRISE'	LIVE OAK	12'–14' HT X 4'–5' SPR., 4" DBH	SPACE AS SHOWN GUY
SP	6	SABAL PALMETTO	CABBAGE PALM	4@12' CT., 2@15'CT.; STRAIGHT TRUNK; SPECIMEN FORM	SPACE AS SHOWN GUY
TD	43	TAXODIUM DISTICHUM	BALD CYPRESS	10'–12' HT.; 4'–6' SPRD.; 3" DBH	SPACE AS SHOWN GUY
TD1	62	TAXODIUM DISTICHUM	BALD CYPRESS	14'–16' HT.; 6'–8' SPRD.; 4" DBH	SPACE AS SHOWN GUY
SHRUBS					
CA	5	CRINUM ASIATICUM	CRINUM LILY	30" HT. x 36" SPRD. / FULL / 15G	AS SHOWN
DE	22	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DURANTA	15" HT. x 15"SPRD. / FULL / 3G	24" O.C.
IVS	104	ILEX VOMITORIA 'SCHILLINGS'	DWARF SCHILLINGS HOLLY	15" HT. x 15"SPRD. / FULL / 3G	24" O.C.
PM	21	PODOCARPUS MACROPHYLLA 'MAKI'	JAPANESE YEW	42" HT. x 24" SPRD. / FULL / 7G	AS SHOWN
PN	16	PHSYCHOTRIA NERVOSA	WILD COFFEE	36" HT. x 24" SPRD. / FULL / 7G	AS SHOWN
ST	140	SCHEFFLERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFLERA	24" HT. x 24" SPRD. / FULL / 3G	AS SHOWN
VA	371	VIBURNUM ODORATISSIMA 'AWABUKI'	MIRROR–LEAF VIBURNUM	30" HT. x 24" SPRD. / FULL / 3G	36" O.C.
VWS	138	VIBURNUM OBOVATUM 'MRS SCHILLERS DELIGHT'	DWARF WALKER'S VIBURNUM	24" HT. x 24" SPRD., FULL, 3 GAL.	30" O.C.
GROUNDCOVERS					
AN	398	ANNUALS	SEASONAL FLOWERS	8" O.A. FULL; 4" POT	10" O.C.
BF	56	BULBINE FRUTESCENS 'HALLMARK'	TANGERINE BULBINE	15" OA./ FULL / 1 GAL.	18" O.C.
DB	80	DIETES BICOLOR	YELLOW AFRICAN IRIS	18" HT. x 15"SPRD., FULL, 3 GAL.	24" O.C.
JP	435	JUNIPERUS CHINENSIS 'PARSONII'	PARSON'S JUNIPER	12" HT. x 15" SPRD., FULL, 3 GAL.	24" O.C.
LM	451	LIRIOPE MUSCARI 'EMERALD GODDESS'	BORDER GRASS	12" HT. x 12" SPRD. / FULL / 1G	24" O.C.
TA	239	TRACHELOSPERMUM ASIATICUM	DWARF ASIAN JASMINE	4" HT. x 12" SPRD. / FULL / 1G	18" O.C.
SOD					
	SEE PLANS	PASPALUM NOTATUM	ARGENTINE BAHIA GRASS	FREE OF PESTS AND DEBRIS	FIELD VERIFY QTY
	SEE PLANS	STENOTAPHRUM SECUNDATUM 'FLORATAM'	ST. AUGUSTINE GRASS	SOLID, FREE OF PESTS AND DISEASES	FIELD VERIFY QTY.
MULCH					
	SEE PLANS	PINE BARK MINI–NUGGETS	PINE BARK MINI–NUGGETS	FREE OF DIRT AND DEBRIS	FIELD VERIFY QTY

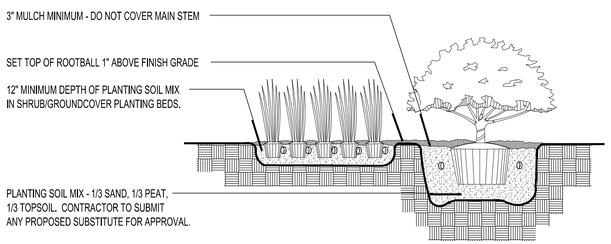


NOTES:
- LAYOUT PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUALLY FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST) AND IN STRAIGHT ROWS.
- SPACING MAY BE ADJUSTED SLIGHTLY TO CREATE SMOOTH FLOWING BEDLINES AS SHOWN ON LANDSCAPE PLANS.
- PROVIDE 6" - 12" UNIFORM CLEARANCE (MULCH STRIP) BETWEEN PLANT FOLIAGE AND EDGE OF BEDLINE (TYP.) .
- PROVIDE 12"-18" SPACING BETWEEN DIFFERENT PLANT TYPES.
- PROVIDE 24" O.C. MINIMUM BETWEEN FIRST ROW OF PLANT MATERIAL AND ANY STRUCTURE.

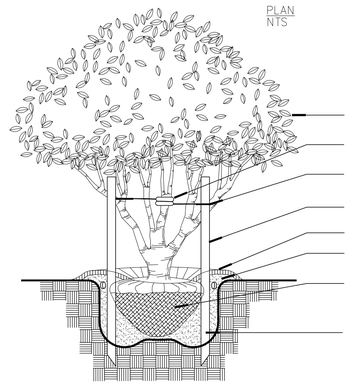
SHRUB/GROUNDCOVER SPACING DETAIL
NOT TO SCALE

PROVIDE AGRIFORM (20-10-5) FERTILIZER TABLETS AT THE FOLLOWING RATES:
3 GAL./ 2 TABLETS: 1 GAL./1 TABLET.

PROVIDE 6" MINIMUM CLEARANCE AROUND ROOT BALL (SIDES AND BOTTOM) .



SHRUB AND GROUNDCOVER PLANTING DETAIL
NOT TO SCALE



PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
15 GAL./5 TABLETS
30 GAL./10 TABLETS
65 GAL./15 TABLETS, OR ONE TABLET PER EACH 1/2" OF TRUNK DIAMETER.

SELECTIVELY PRUNE TO MAINTAIN FORM

REINFORCED RUBBER HOSE

#10 GAUGE WIRE FROM CENTRAL TRUNK TO THREE STAKES

THREE 2" x 2"x 8' P.T.P. STAKES

MINIMUM 3" MULCH

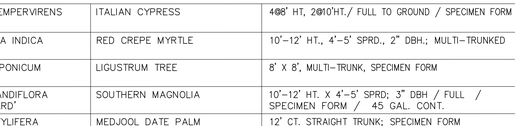
6" SOIL SAUCER

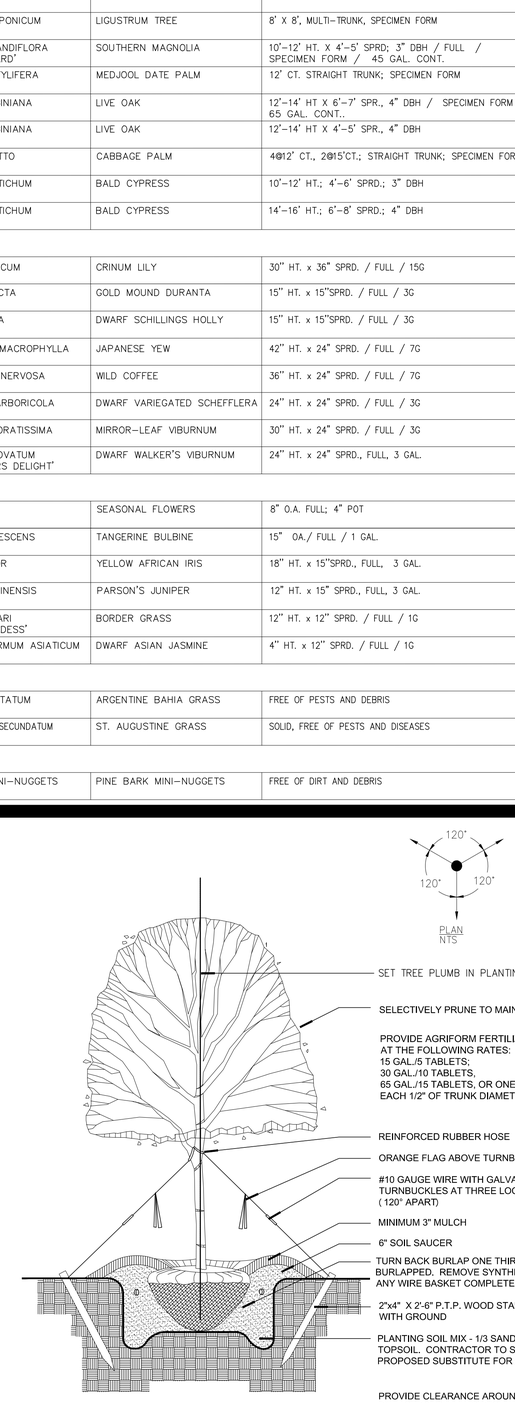
TURN BACK BURLAP ONE THIRD IF BALLED & BURLAPPED. REMOVE SYNTHETIC BURLAP COMPLETELY.

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.

PROVIDE CLEARANCE AROUND ROOT BALL OF 12" ON ALL SIDES AND 6" ON BOTTOM.

MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE





SET TREE PLUMB IN PLANTING PIT.

SELECTIVELY PRUNE TO MAINTAIN FORM

PROVIDE AGRIFORM FERTILIZER TABLETS AT THE FOLLOWING RATES:
15 GAL./5 TABLETS;
30 GAL./10 TABLETS,
65 GAL./15 TABLETS, OR ONE TABLET PER EACH 1/2" OF TRUNK DIAMETER.

REINFORCED RUBBER HOSE

ORANGE FLAG ABOVE TURNBUCKLE

#10 GAUGE WIRE WITH GALVANIZED TURNBUCKLES AT THREE LOCATIONS (120° APART)

MINIMUM 3" MULCH

6" SOIL SAUCER

TURN BACK BURLAP ONE THIRD IF BALLED & BURLAPPED. REMOVE SYNTHETIC BURLAP AND ANY WIRE BASKET COMPLETELY.

2"x4" X 2'-6" P.T.P. WOOD STAKE FLUSH WITH GROUND

PLANTING SOIL MIX - 1/3 SAND, 1/3 PEAT, 1/3 TOPSOIL. CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTE FOR APPROVAL.

PROVIDE CLEARANCE AROUND ROOT BALL OF 12" ON ALL SIDES AND 6" ON BOTTOM.

TREE PLANTING DETAIL
NOT TO SCALE

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
701 VASSAR STREET
ORLANDO, FLORIDA 32804 (407) 418-1138

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SIGNATURE AND DATED SEAL

CHRISTOPHER D. RICE FLA6667122

CONSULTANTS

LEGACY HILLS

DRAWING TITLE: LANDSCAPE DETAILS AND PLANT LIST

PROJECT ADDRESS: CITY OF APOPKA, FLORIDA
OWNER NAME AND ADDRESS: JEL DEVELOPMENT

REV.	DESCRIPTION	DATE

PROJECT NO.	16-112
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DATE	01-26-16

L-102

638.40' SCHOPKE ROAD N89°07'24"E

(R/W WIDTH VARIES)

P.O.B.
NE. CORNER LOT 3
SET 5/8" REBAR & CAP LB 7808
FOUND NAILNO ID (0.26'N.)

NOTE:

IRRIGATION PLANS ARE IN COMPLIANCE WITH THE CITY OF APOPKA'S "WATER WISE ORDINANCE 2069".

STREET TREES TO BE IRRIGATED AS PART OF INDIVIDUAL LOT CONSTRUCTION

1338.14'

1541.07'

1200.00'

±5.681 ACRES

MATCHLINE

SCALE: 1"=30'-0"

0' 15' 30' 60'

NORTH

LEGACY HILLS

IRRIGATION PLAN

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
70 VASSAR STREET
ORLANDO, FLORIDA 32804 (407) 418-1338

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SIGNATURE AND DATED SEAL

FLORIDA LANDSCAPE ARCHITECTURE CHRISTOPHER D. RICE LA #6667122 STATE OF FLORIDA

CHRISTOPHER D. RICE FLA#6667122

CONSULTANTS

REV.	DESCRIPTION	DATE

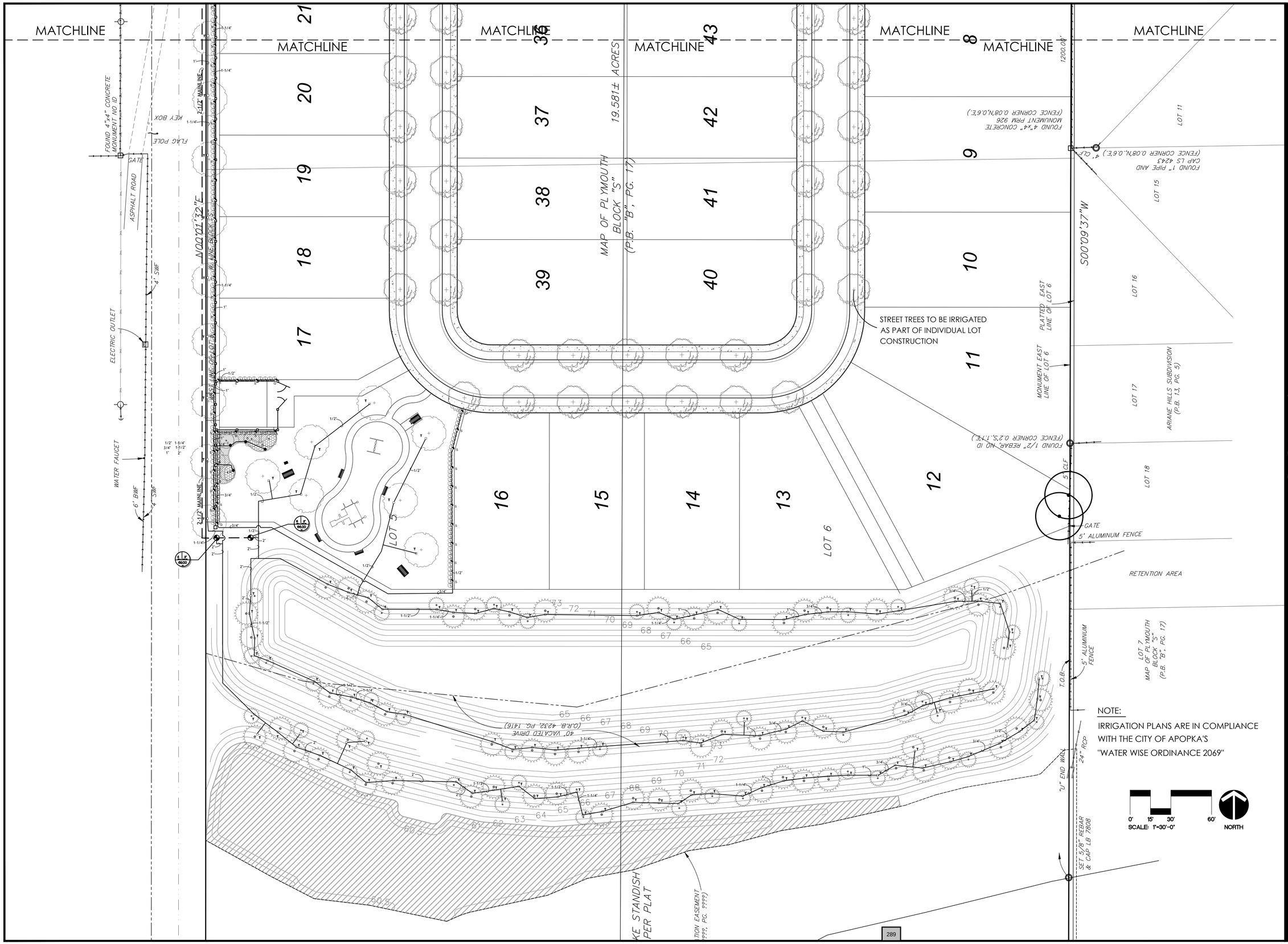
PROJECT ADDRESS
CITY OF APOPKA, FLORIDA

OWNER NAME AND ADDRESS
JEL DEVELOPMENT

DRAWING TITLE
IRRIGATION PLAN

PROJECT NO.	16-112
PHASE	CONSTRUCTION DOCUMENTS
SCALE	AS NOTED
FILE NAME	16-112
DRAWN BY	CDR
CHECKED BY	CDR
DATE	01-26-18

I-100



NOTE:
IRRIGATION PLANS ARE IN COMPLIANCE WITH THE CITY OF APOPKA'S "WATER WISE ORDINANCE 2069"

LEGACY HILLS

BORRELLI + PARTNERS
ARCHITECTURE PLANNING LANDSCAPE INTERIOR
720 VASSAR STREET
ORLANDO, FL 32804 (407) 418-1338

SIGNATURE AND DATED SEAL
CHRISTOPHER D. RICE #LA666722

CONSULTANTS

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CITY OF APOPKA, FLORIDA
OWNER NAME AND ADDRESS
JEL DEVELOPMENT

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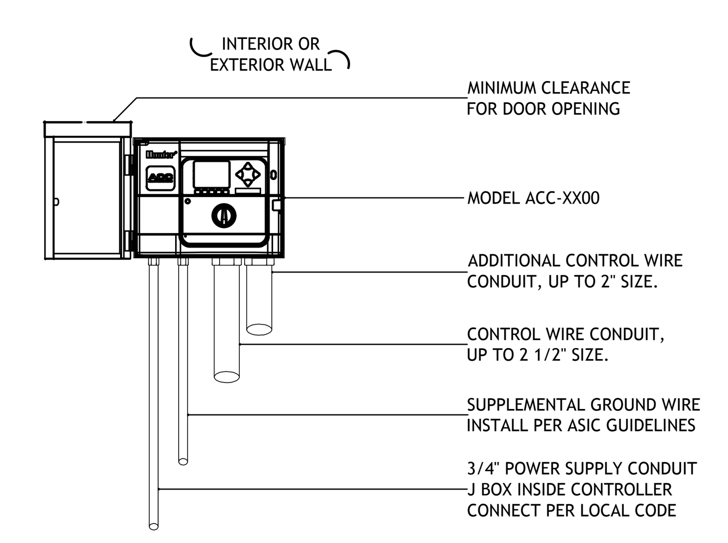
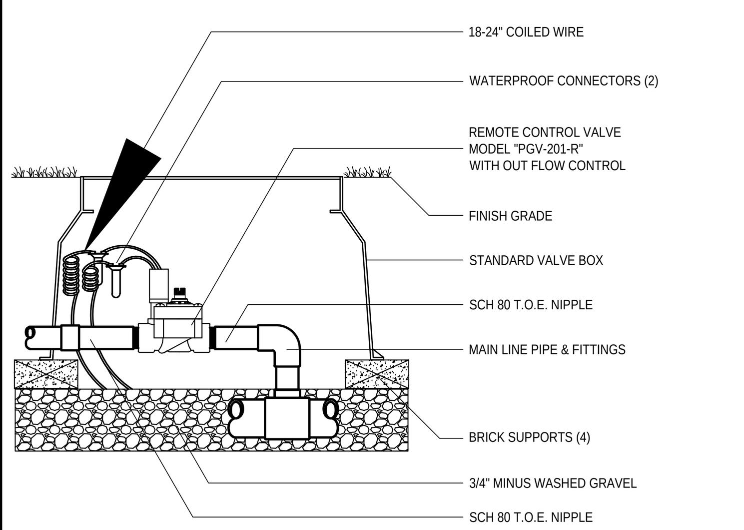
I-101

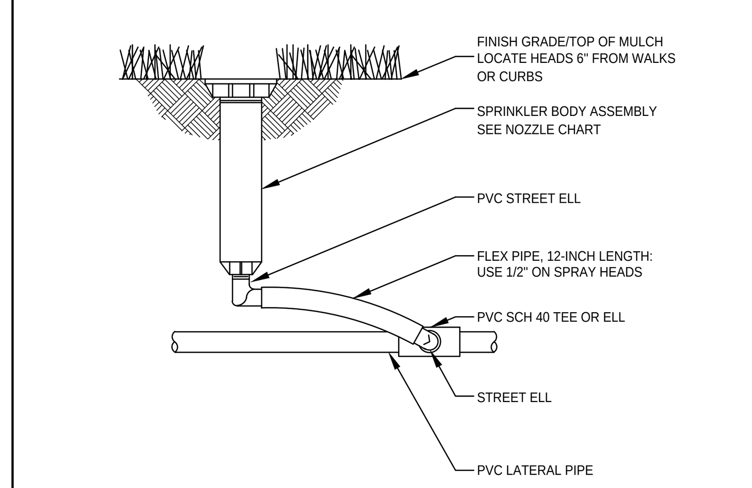
IRRIGATION DETAILS



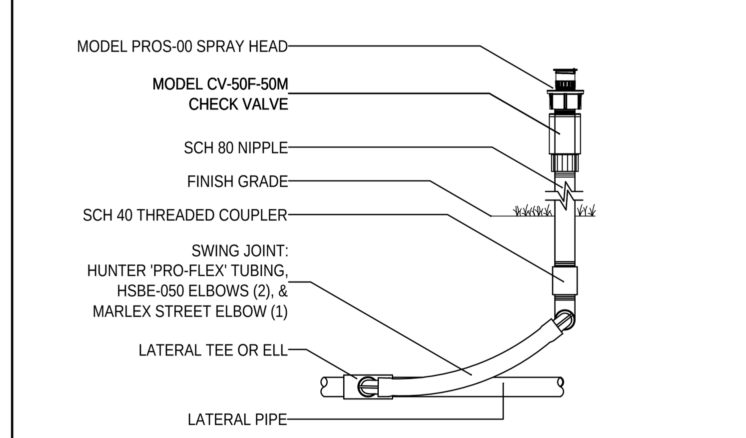
(A) ACC CONTROLLER WALL MOUNT



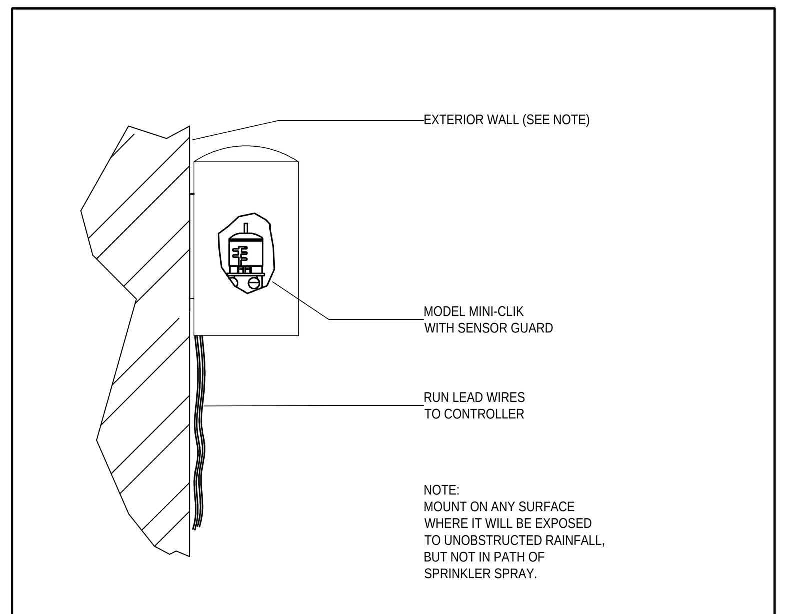
(B) PGV 201 GLOBE VALVE



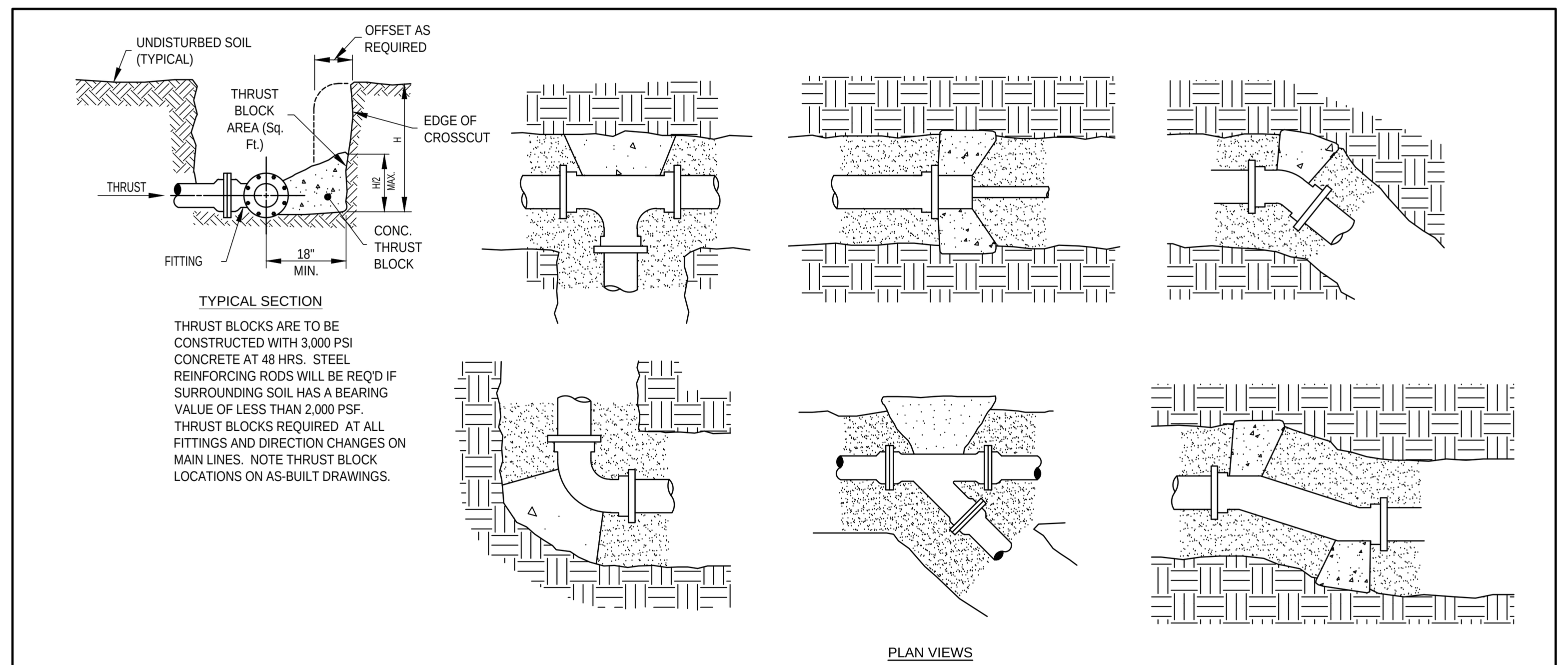
(C) POP-UP HEAD DETAIL



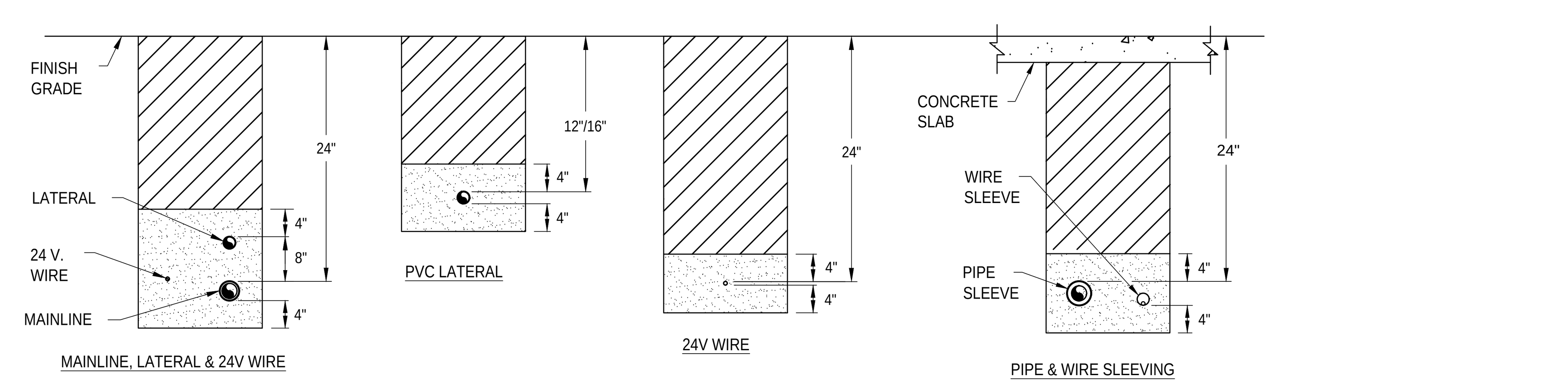
(D) SPRAY ON RISER DETAIL

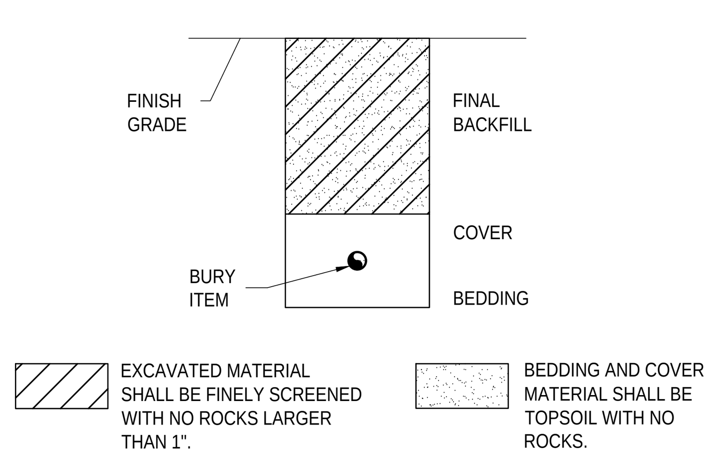


(E) SOLAR-SYNC RAIN/WIND SENSOR WITH GAURD



(F) THRUST BLOCK DETAILS





NOTES:
1. BEDDING SHALL BE PLACED AND LEVELED PRIOR TO INSTALLATION OF BURY ITEM.
2. BACKFILL SHALL BE PLACED IN MAXIMUM 6" LIFTS.
3. SLEEVE ALL PIPE AND WIRE SEPARATELY. SLEEVE 2 X DIA. OF PIPE (MIN 2"). ONE PIPE PER SLEEVE. SLEEVES TO BE PRIMED AND SOLVENT WELDED.
4. ALL PIPE TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS WITH PIPE LABELING FACING UP FOR INSPECTION PURPOSES. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
5. ALL 120 V. WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS.
6. TAPE AND BUNDLE IRRIGATION CONTROL WIRES EVERY 10'. PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30°.
7. ALL REMOTE CONTROL VALVE WIRING NOT INSTALLED WITH MAINLINE PIPE SHALL BE INSTALLED IN A MINIMUM 2" SCHEDULE 40 GREY ELECTRICAL CONDUIT OR AS APPROVED.
8. "NON-POTABLE" WARNING TAPE TO BE INSTALLED ON ALL PRESSURIZED MAINLINES 12" ABOVE THE PIPE.
9. INSTALL ONE ADDITIONAL SLEEVE SIZED TO MATCH THE LARGEST REQUIRED SLEEVE WITH ENDS TAPED FOR FUTURE USE.
10. SLEEVES TO EXTEND A MINIMUM OF 12" PAST HARDSCAPE PLANTERS, CURBS, SIDEWALKS, ETC. SLEEVES TO BE STAGGERED/OFFSET SO THAT SLEEVE USE IS NOT OBSTRUCTED BY OTHER PIPES.
11. WHERE PRESSURE SUPPLY PIPING IS INSTALLED WITHOUT CONTROL WIRING, A 14 GA. TRACKING WIRE SHALL BE INSTALLED.

(G) TRENCHING DETAILS

SPRAY NOZZLE CHART

TYPE	SYM	NOZZLE	NOZZLE PATTERN	GPM
MP1000 8'-15' radius	A	MAROON	90° ADJUSTABLE ARC	.21
	B	MAROON	180° ADJUSTABLE ARC	.42
	C	LT. BLUE	210° ADJUSTABLE ARC	.49
	D	LT. BLUE	270° ADJUSTABLE ARC	.63
	E	OLIVE	360° ARC	.84
MP2000 13'-21' radius	F	BLACK	90° ADJUSTABLE ARC	.43
	G	BLACK	180° ADJUSTABLE ARC	.77
	H	GREEN	210° ADJUSTABLE ARC	.86
	I	GREEN	270° ADJUSTABLE ARC	1.10
	J	RED	360° ARC	1.48
MP3000 22'-30' radius	K	BLUE	90° ADJUSTABLE ARC	.86
	L	BLUE	180° ADJUSTABLE ARC	1.82
	M	YELLOW	210° ADJUSTABLE ARC	2.12
	N	YELLOW	270° ADJUSTABLE ARC	2.73
	O	GRAY	360° ARC	3.64
STRIPS & CORNERS	P	TURQOUISE	45°-105° ADJUSTABLE ARC	.45
	Q	IVORY	5'x15' LEFT STRIP	.22
	R	COPPER	5'x15' RIGHT STRIP	.22
	S	BROWN	5'x30' SIDE STRIP	.44
BUBBLERS AND MICRO-SPRAYS	T	PCN10	0.50 GPM FLOOD BUBBLER	.50
	U	PCN50	1.00 GPM FLOOD BUBBLER	1.00
	V	SR-4Q	90° 4' RADIUS	.22
	W	SR-4H	180° 4' RADIUS	.44
MP800 6'-12' radius	AA	ORANGE	90° ADJUSTABLE ARC	.23
	BB	ORANGE	180° ADJUSTABLE ARC	.42
	CC	ORANGE	210° ADJUSTABLE ARC	.43
	DD	GREEN	360° ARC	.78

WATERING SCHEDULE

ZONE #	WATER TYPE	WATERING TIME	GAL. PER MINUTE	GAL. PER WATERING	PRECIP. IN INCHES
1	SHRUBS	20 MIN.	44.39 GPM	887.80 GPW	0.43"
2	BUBBLERS	15 MIN.	30.00 GPM	450.00 GPW	0.43"
3	GRASS	60 MIN.	59.40 GPM	3,564.0 GPW	0.45"
4	SHRUBS	20 MIN.	38.59 GPM	771.80 GPW	0.43"
5	BUBBLER	15 MIN.	69.00 GPM	1,005.0 GPW	0.43"
6	BUBBLER	15 MIN.	66.00 GPM	990.00 GPW	0.43"
	TOTAL	2 HRS-25 MIN.	307.38 GPM	7,668.6 GPW	

WATERING SCHEDULE & USAGE CALCULATIONS
15,337.20 GAL / WEEK - SUMMER (MAR 15-OCT 14 (2 TIMES /WEEK))
7,668.60 GAL / WEEK - WINTER (OCT 15-MAR 14 (1 TIME/WEEK))
598,150.80 GAL / YEAR (78 WATERINGS PER YEAR)
418,705.56 GAL / YEAR W/ 30% REDUCTION FOR SOLAR-SYNC

**ZONE RUN TIMES SHOWN ARE FOR AFTER PLANT ESTABLISHMENT PERIOD (90 DAYS).

IRRIGATION NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREES AND SHRUBS.
2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18" OF COVER. ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12" OF COVER.
3) ALL POP-UP ROTORS AND SPRAY HEADS SHALL BE INSTALLED USING AN 18" P.V.C. FLEX PIPE CONNECTION. DO NOT USE FUNNY PIPE.
4) ADJUST ALL NOZZLES TO REDUCE WATER WASTE ON HARD SURFACES AND BUILDING WALLS.
5) THROTTLE ALL VALVES ON SHRUB LINES AS REQUIRED TO PREVENT FOGGING.
6) ABSOLUTELY NO RISERS SHALL BE USED ON THIS PROJECT.
7) ALL CONTROL WIRE SPLICES SHALL BE MADE IN VALVE BOXES USING SNAP-TITE CONNECTORS AND SEALANT.
8) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE PAPER (SEPIA OR MYLAR) SHOWING ALL INSTALLED IRRIGATION. A MYLAR OR SEPIA OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
9) ALL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
10) ANY PIPING SHOWN OUTSIDE THE PROPERTY LINE OR RUNNING OUTSIDE A LANDSCAPE AREA IS SHOWN THERE FOR CLARITY ONLY. ALL LINES SHALL BE INSTALLED ON THE PROPERTY AND INSIDE THE LANDSCAPE AREAS.
11) THE EXACT HEIGHT OF ANY 12" POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
12) THE CONTRACTOR SHALL EXERCISE CARE SO AS NOT TO DAMAGE ANY EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIRS AND COST OF ANY DAMAGE CAUSED BY HIS WORK.
13) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
14) CONTRACTOR TO USE MIN. OF 12 GAUGE WIRE FOR ALL COMMON WIRES AND 14 GAUGE WIRE FOR ALL CONTROL WIRES. CONTRACTOR ALSO TO PROVIDE 3 SPARE CONTROL WIRES FOR ANY FUTURE USE.
15) CONCRETE THRUST BLOCKS ARE TO BE UTULIZED AT ALL MAINLINE DIRECTION CHANGES.
16) ALL IRRIGATION SHOWN ON PLANS IS SCHEMATIC AND DOES NOT REFLECT ALL FITTINGS AND APPURTENANCES WHICH SHALL BE INCLUDED TO PROVIDE A FULLY FUNCTIONAL IRRIGATION SYSTEM CAPABLE OF PROVIDING 100 PERCENT COVERAGE WITH A 50 PERCENT OVERLAP.

SYMBOL	DESCRIPTION	QUANTITIES
■	4" BUBBLER SPRAY - HUNTER IND. 'PROS-04-PRS40' BODY W/ PCN-10 NOZZLES	163
⬢	12" POP-UP SPRAY - HUNTER IND. 'PROS-12-PRS40' BODY W/MP800 NOZZLES	14
○	6" POP-UP SPRAY - HUNTER IND. 'PROS-06-PRS40' BODY W/MP1000 NOZZLES	109
●	12" POP-UP SPRAY - HUNTER IND. 'PROS-12-PRS40' BODY W/MP1000 NOZZLES	57
◔	4" POP-UP SPRAY - HUNTER IND. 'PROS-4-PRS40' BODY W/MP1000 NOZZLES	114
□	6" POP-UP SPRAY - HUNTER IND. 'PROS-06-PRS40' BODY WITH MP2000 NOZZLES	19
	HUNTER 'ICV-FS-AS-40' SERIES ELECTRIC VALVE WITH ACCU-SET PRESSURE REGULATOR 1" + 2"	6
Ⓒ	HUNTER ICC2 CONTROLLER, 'I2C-800-PP WITH ICM-800 AND ICM-2200 MODULES. INSTALL WITH A SOLAR-SYNC SENSOR AND BY-PASS BOX. GROUND WITH AN 8' COPPER CLAD ROD.	1
	HUNTER SOLAR-SYNC SENSOR	1
	2" IRRIGATION REUSE METER TO PROVIDE 80 GPM AT 50 PSI	1 (BY OWNER)
⧓	2-1/2" IRRIGATION GATE VALVE	1
—	LATERAL LINE - SCH 40 PVC - SIZE PER PLAN	SEE PLAN
—	2-1/2" MAINLINE - SCH 40 PVC SIZE PER PLAN	SEE PLAN
	SLEEVING - SCH. 40 PVC MIN. DEPTH OF 24"	SEE PLAN

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SIGNATURE AND DATED SEAL
CHRISTOPHER D. RICE #LA6667122

CONSULTANTS

LEGACY HILLS

DRAWING TITLE
IRRIGATION DETAILS

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OWNER NAME AND ADDRESS
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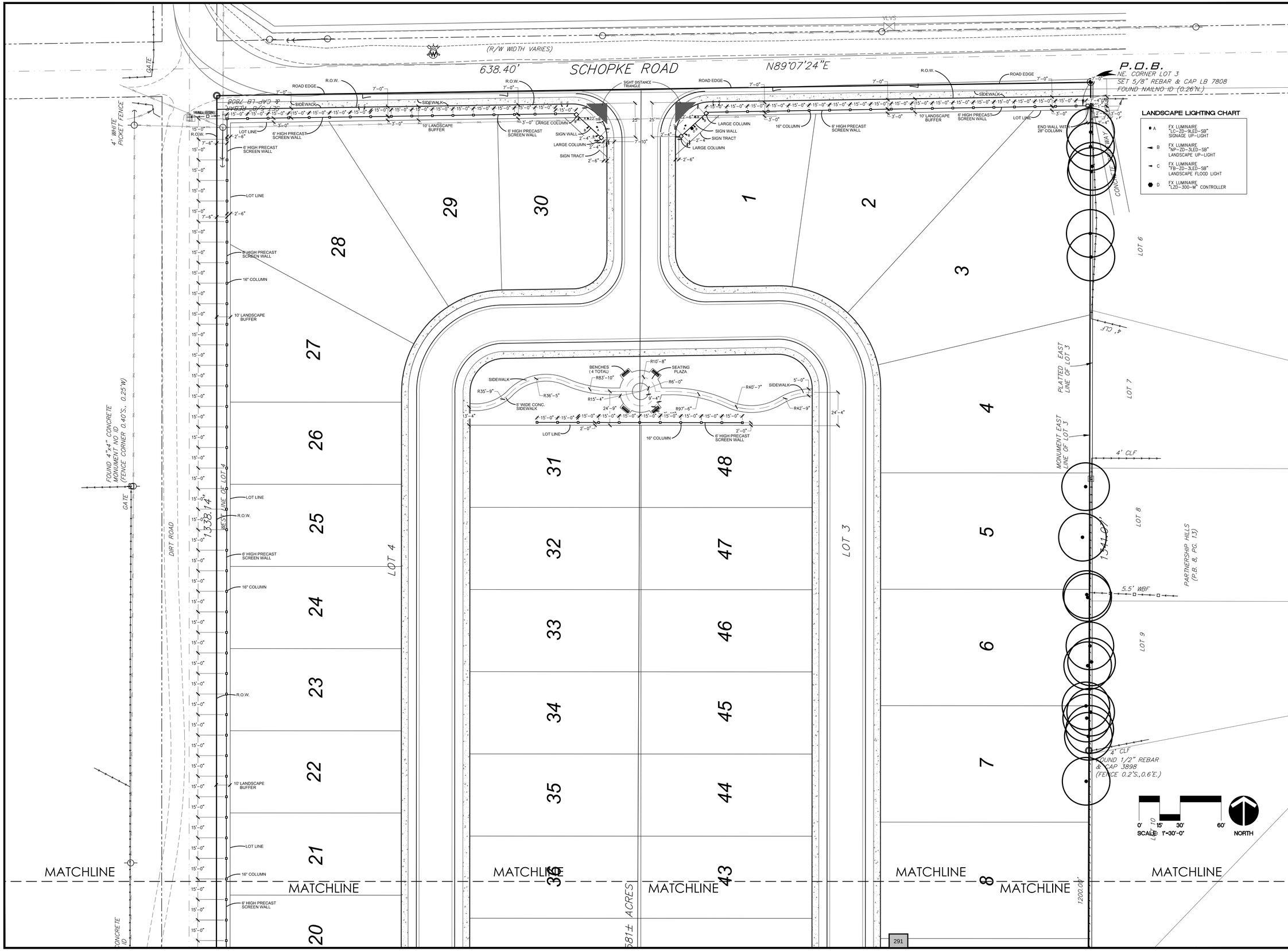
I-102



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LEGACY HILLS

HARDSCAPE PLAN

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H-100

MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE

MATCHLINE

FOUND 4"x4" CONCRETE MONUMENT NO ID

KEY BOX

FLAG POLE

GATE

ASPHALT ROAD

4' SWF

ELECTRIC OUTLET

WATER FAUCET

6' BWF

4' SWF

N00°01'32"E

MAINE BLOCK "S"

WEST LINE OF LOT 15

16" COLUMN

6' HIGH PRECAST SCREEN WALL

10' LANDSCAPE BUFFER

LOT LINE

2'-6"

7'-6"

R.O.W.

6' HIGH OPAQUE METAL GATES (BY OTHERS)

20'-9"

15'-0"

PICNIC TABLE AND GRILL

5' WIDE CONC. SIDEWALK

R21'-2"

R33'-11"

HANDICAP PICNIC TABLE AND GRILL

SWING SET (BY OWNER)

5'-0"

R33'-10"

BENCHES (4 TOTAL)

TOT-LOT PLAY STRUCTURE (BY OWNER)

R21'-8"

2'-4"

END WALL WITH 28" COLUMN

LOT 5

MAP OF PLYMOUTH
BLOCK "S"
(P.B. "B", PG. 17)

19.581± ACRES

20 19 18 17 16 15 14 13 12 11 10 9 8

36 37 38 39 40 41 42 43

LOT 6

1200.04'

FOUND 4"x4" CONCRETE MONUMENT PRM 926 (FENCE CORNER 0.08'N,0.6'E.)

FOUND 1" PIPE AND CAP LS 4243 (FENCE CORNER 0.08'N,1.0'E.)

S00°09'37"W

LOT 11

LOT 15

LOT 16

PLATTED EAST LINE OF LOT 6

MONUMENT EAST LINE OF LOT 6

FOUND 1/2" REBAR, NO ID (FENCE CORNER 0.2'S,1.7'E.)

ARIANE HILLS SUBDIVISION (P.B. 13, PG. 5)

LOT 17

LOT 18

5' CLF

GATE

5' ALUMINUM FENCE

RETENTION AREA

LOT 7
MAP OF PLYMOUTH
BLOCK "S"
(P.B. "B", PG. 17)

T.O.B.

5' ALUMINUM FENCE

"U" END WALL

24" RCP

SET 5/8" REBAR & CAP LB 7808

40' VACATED DRIVE (O.R.B. 4232, PG. 1416)

73 72 71 70 69 68 67 66 65

65 66 67 68 69 70 71 72 73

70 71 72

68 69 70

65 66 67

61 62 63 64

60.5'

LAKE STANDISH
PER PLAT

CONSERVATION EASEMENT (O.R.B. ????, PG. ????)

WATER

0' 15' 30' 60'

SCALE: 1"=30'-0"

NORTH

292

LEGACY HILLS

HARDSCAPE PLAN

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FLORIDA LANDSCAPE ARCHITECT CHRISTOPHER D. RICE LA #667722 STATE OF FLORIDA

CHRISTOPHER D. RICE

FLA#667722

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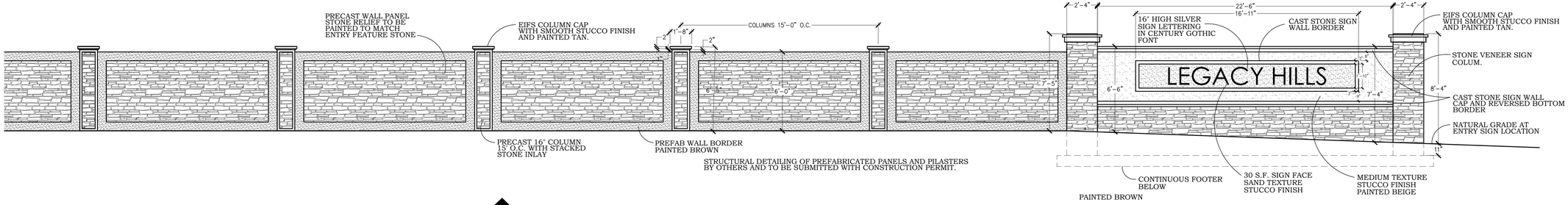
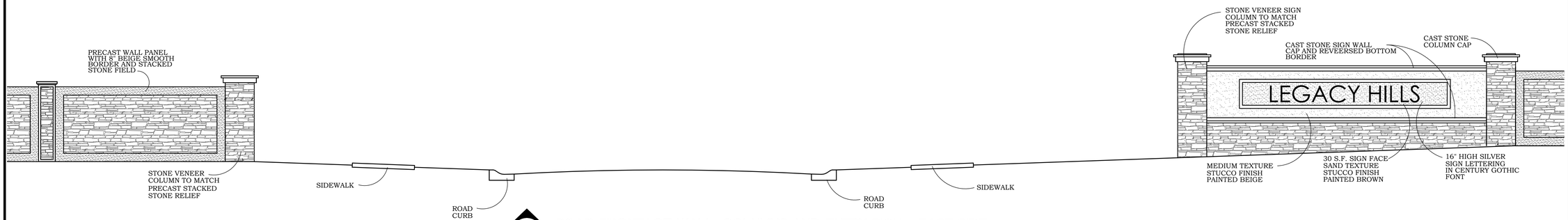


A ROAD FRONTAGE WALL, COLUMNS AND ENTRY SIGN - WEST SIDE

SCALE: 1/4"=1'-0"



B ROAD FRONTAGE WALL, COLUMNS AND ENTRY SIGN - EAST SIDE

SCALE: 1/4"=1'-0"

STACKED STONE COLOR

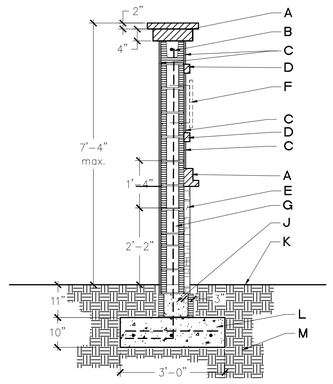
PREFAB WALL BORDER AND SIGN FACE COLOR

SIGN WALL COLOR

CAPS AND TRIM COLOR

C WALL COLORS

NOT TO SCALE



NOTES

A. PRECAST STONE WALL CAP AND BASE BORDER TRIM. ATTACH TO WALL UTILIZING RAKED MORTAR BED AND TRUSS TIES.

B. 8"x8"x16" CMU LINTEL BLOCK WITH (1)#5 RE-BAR CONT. FILL ALL CELLS WITH MORTAR.

C. APPLY MIN. 5/8" THICK STUCCO IN MEDIUM FINISH TO WALL AS SHOWN. PAINT COLOR BY OWNER.

D. 3" SQUARE CAST STONE SIGN TRIM . COLOR MATCH ALL WALL DETAILING AND COLUMN CAPS.

E. ATTACH 3" THICK STACKED STONE VENEER SIGN WALL UTILIZING TRUSS TIES AND MORTAR. STONE TYPE TO BE 'XX' BY J&N STONE IN XX COLOR.

F. 16" HIGH RAISED SIGN LETTERING IN CENTURY GOTHIC FONT - ATTACH TO WALL UTILIZING PIN MOUNTS.

G. 7'-4" HIGH, 8"X8"X16" CMU BLOCK SIGN WALL WITH (1)#5 RE-BAR VERTICAL @ 32" O.C. AND END CONDITIONS. FILL CELLS WITH MORTAR.

J. 12"x8"x16" CMU STEM WALL. FILL ALL CELLS WITH CONCRETE. ALLOW 4 DAYS FOR CONCRETE TO CURE PRIOR TO WALL CONSTRUCTION.

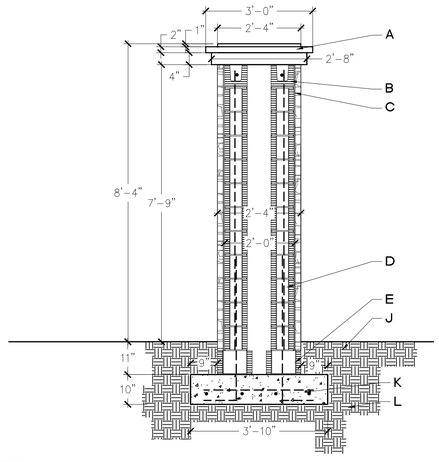
K. FINISH GRADE.

L. 10" THICK x 3'-0" WIDE 3,000 P.S.I. CONCRETE FOOTER W/ (3)#5 RE-BAR CONTINUOUS AND 1-#5 LAP BAR EVERY 24" O.C. AS SHOWN. PROVIDE (1)#5 VERT. RE-BAR @32" O.C. AND END CONDITIONS.

M. CLEAN BACKFILL COMPACTED TO 95% PROCTOR DENSITY.

D SIGNLE SIDED ENTRY SIGN WALL

SCALE: 1/2"=1'-0"



NOTES

A. EIFS COLUMN CAP. ATTACH TO COLUMN UTILIZING RAKED MORTAR BED.

B. 8"x8"x16" CMU LINTEL BLOCK WITH (1)#5 RE-BAR CONT.

C. ATTACH 2" THICK STONE VENEER WITH TRUSS TIES AND MORTAR. STYLE TO BE 'STACKSTONE' IN BUCKS CREEK SAGE COLOR BY J&N STONE OR APPROVED EQUAL.

D. 2'-0" SQUARE 8"x8"x16" CMU BLOCK COLUNM WITH (1)#5 RE-BAR VERTICAL AT EACH CORNER. FILL CELLS WITH CONC.

E. 8"x12"x16" CMU STEM WALL. FILL ALL CELLS WITH CONCRETE.

J. FINISH GRADE

K. 10" THICK x 3'-10" SQUARE 3,000 P.S.I. CONCRETE FOOTER W/ (4) #5 RE-BAR IN EACH DIRECTION AS SHOWN. PROVIDE (1)#5 VERT. RE-BAR IN EACH CORNER.

L. CLEAN BACKFILL COMPACTED TO 95% PROCTOR DENSITY.

E ENTRY SIGN WALL COLUMN

SCALE: 1/2"=1'-0"

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ARCHITECTURE PLANNING LANDSCAPE INTERIOR
701 VASSAR STREET
ORLANDO, FLORIDA 32804 (407) 418-1138

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SIGNATURE AND DATED SEAL

CHRISTOPHER D. RICE #LA6667122

CONSULTANTS

LEGACY HILLS

DRAWING TITLE: HARDSCAPE ELEVATIONS AND DETAILS

REV.	DESCRIPTION	DATE

PROJECT ADDRESS: CITY OF APOPKA, FLORIDA

OWNER NAME AND ADDRESS: JEL DEVELOPMENT

PROJECT NO.	16-112
PHASE	CONSTRUCTION DOCUMENTS
SCALE	AS NOTED
FILE NAME	16-112
DRAWN BY	CDR
CHECKED BY	CDR
DATE	01-26-18

H-102

CITY OF APOPKA
CITY COUNCIL

___	CONSENT AGENDA	MEETING OF:	August 1, 2018
X	PUBLIC HEARING	FROM:	Community Development
___	SPECIAL REPORTS	EXHIBITS:	Land Use Report
X	OTHER: Ordinance		Vicinity Map
			Future Land Use Map
			Adjacent Zoning Map
			Adjacent Uses Map
			Ordinance No. 2661

SUBJECT: **ORDINANCE NO. 2661 – COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE – 3255 CLARCONA ROAD LLC**

REQUEST: **SECOND READING OF ORDINANCE NO. 2661 – COMPREHENSIVE PLAN – SMALL SCALE – FUTURE LAND USE – 3255 CLARCONA ROAD LLC – FROM AGRICULTURE TO INDUSTRIAL**

SUMMARY:

OWNER:	3255 Clarcona Road LLC
APPLICANT:	Sidney L Vihlen, III, c/o Vihlen & Associates, P.A.
LOCATION:	3307 Clarcona Road
PARCEL ID NUMBER:	27-21-28-0000-00-045
EXISTING USE:	Warehousing
DEVELOPMENT POTENTIAL:	1 Dwelling Unit
CURRENT ZONING:	Agriculture
PROPOSED ZONING:	I-1 (Restricted Industrial District) (Note: this Comprehensive Plan Small Scale Future Land Use amendment is being processed along with a request to Change the Zoning from AG (Agriculture) to I-1 (Industrial)
TRACT SIZE:	4.75 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT UNDER ZONING DISTRICT:	EXISTING: 1 Dwelling Unit PROPOSED: 124,146 sq. ft.

FUNDING SOURCE: N/A

DISTRIBUTION

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

ADDITIONAL COMMENTS: The subject parcel was annexed in the city on February 21, 1996 by Ordinance 918. Presently the subject property does not have "City" future land use designation or zoning designations assigned. The applicant requests a future land use designation of Industrial.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Industrial Future Land Use designation. Site development cannot exceed the intensity allowed by the Future Land Use policies. Planning & Zoning staff determines that the below policies support an Industrial FLUM designation at the subject site:

Future Land Use Element, Policy 3.1.l

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

(1) All primary uses

(2) Other uses deemed compatible with and complimentary to the other proposed master planned uses and the surrounding neighborhoods.

SCHOOL CAPACITY REPORT: The proposed future land use change will not impact school-age population. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on May 10, 2018.

PUBLIC HEARING SCHEDULE:
June 12, 2018 - Planning Commission (5:30 pm)
June 20, 2018 - City Council (7:00 pm) - 1st Reading
August 1, 2018 – City Council (1:30 pm) – 2nd Reading and Adoption

DULY ADVERTISED:
May 25, 2018 – Public Notice and Notification (Apopka Chief, property posted, notice mailed)
July 20, 2018 – Public Notice (Apopka Chief)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Future Land Use Designation of Industrial for the property owned by 3255 Clarcona Road LLC, and located at 3307 Clarcona Road.

The **Planning Commission**, at its meeting on June 12, 2018, found the proposed Future Land Use amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and unanimously recommended approval of the change of Future Land Use Designation from Agriculture to Industrial, subject to the findings of the Staff Report.

The **City Council**, at its meeting on June 20, 2018, accepted the first reading of Ordinance No. 2661 and held it over for second reading and adoption on August 1, 2018.

Adopt Ordinance No. 2661.

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

LAND USE REPORT

I. RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (City)	"City" Industrial	"City" I-1	Industrial
East (County)	"County" Rural	"County" A-1	Single Family Homes
South (County)	"County" Rural	"County" A-1	Woodlands and Single Family Home
West (County)	"County" Rural	"County" A-1	West Orange Trail & House of Worship

II. LAND USE ANALYSIS:

The subject property is located on a site that is ideal for Industrial use, which makes the request for Industrial future land use designation consistent with the Comprehensive Plan policies listed above, as well as the general future land use character of the surrounding area.

The subject property is located off a major road, Clarcona Road, with an industrial use to the north.

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

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

Transportation: Road access to the site is from Clarcona Road

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

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

Karst Features: The Karst Topography Features Map from the Florida Department of Environmental Protection shows that there are karst features in the vicinity of this property.

Analysis of the character of the Property: The property comprises mostly of grasslands, with some tree cover. Additionally, the property has a single family home.

Analysis of the relationship of the amendment to the population projections: The proposed future land use designation for the property is Commercial (Max. 0.25 FAR). Based on the housing element of the City's Comprehensive Plan, this amendment will not increase the City's future population

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

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

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

Sanitary Sewer Analysis

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

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

2. Projected total demand under existing designation: 7,253 GPD

3. Projected total demand under proposed designation: 604 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 81 GPD/Capita

6. Projected LOS under proposed designation: 81 GPD/Capita

7. Improved/expansions already programmed or needed as a result if proposed amendment: None

Potable Water Analysis

1. Facilities serving the site; current LOS; and LOS standard: None; 177 GPD/Capita ; 177 GPD / Capita

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

2. Projected total demand under existing designation: 9,670 GPD

3. Projected total demand under proposed designation: 806 GPD

4. Capacity available: Yes

5. Projected LOS under existing designation: 177 GPD / Capita

6. Projected LOS under proposed designation: 177 GPD / Capita

7. Improved/expansions already programmed or needed as a result of the proposed amendment: None

8. Parcel located within the reclaimed water service area: Yes

Solid Waste

1. Facilities serving the site: City of Apopka

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

3. Projected LOS under existing designation: 97 lbs/ day

4. Projected LOS under proposed designation: 8 lbs / day

5. Improved/expansions already programmed or needed as a result of the proposed amendment: None

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

Infrastructure Information

Water treatment plant permit number: CUP No. 3217

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

Permitted capacity of the water treatment plant(s): 9.353 MGD

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

Availability of distribution lines to serve the property: Yes

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

Drainage Analysis

1. Facilities serving the site: None

2. Projected LOS under existing designation: 100 year – 24 hour design storm

3. Projected LOS under proposed designation: 100 year – 24 hour design storm

4. Improvement/expansion: On site retention / detention ponds

Recreation

1. Facilities serving the site; LOS standard: City of Apopka Parks System ; 3 acre / 1000 capita

2. Projected facility under existing designation: N/A acres

3. Projected facility under proposed designation: N/A acres

4. Improvement/expansions already programmed or needed as a result of the proposed amendment: None

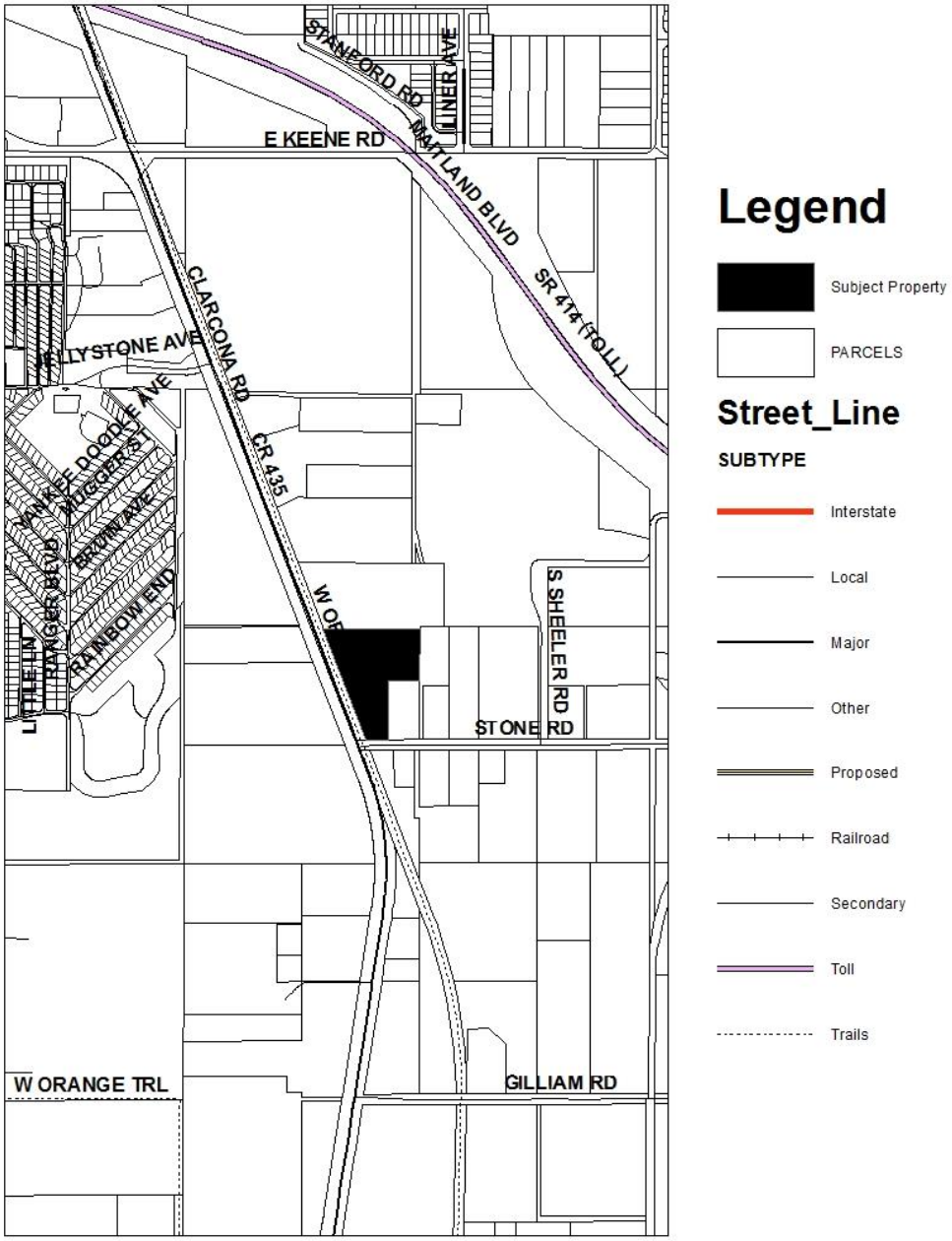
Standards set forth in the City's Land Development Code will require any development plans to provide parkland and recreation facilities and open space for residents residing with the new development.

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

N

3255 Clarcona Road LLC
4.75 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: Agriculture
To: Industrial
Proposed Change of Zoning:
From: Agriculture
To: I-1
Parcel ID #: 27-21-28-0000-00-045

VICINITY MAP



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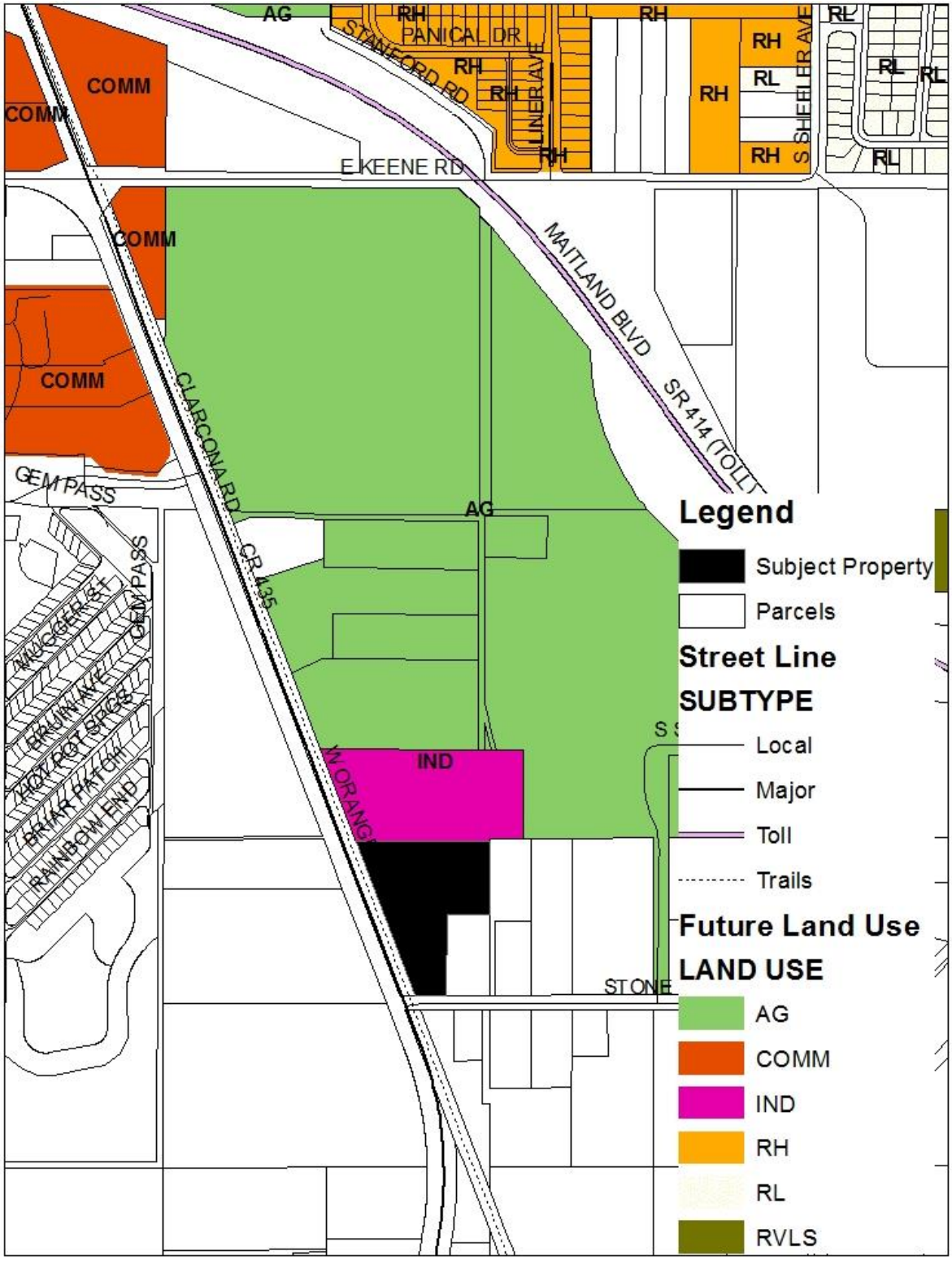
FUTURE LAND USE MAP



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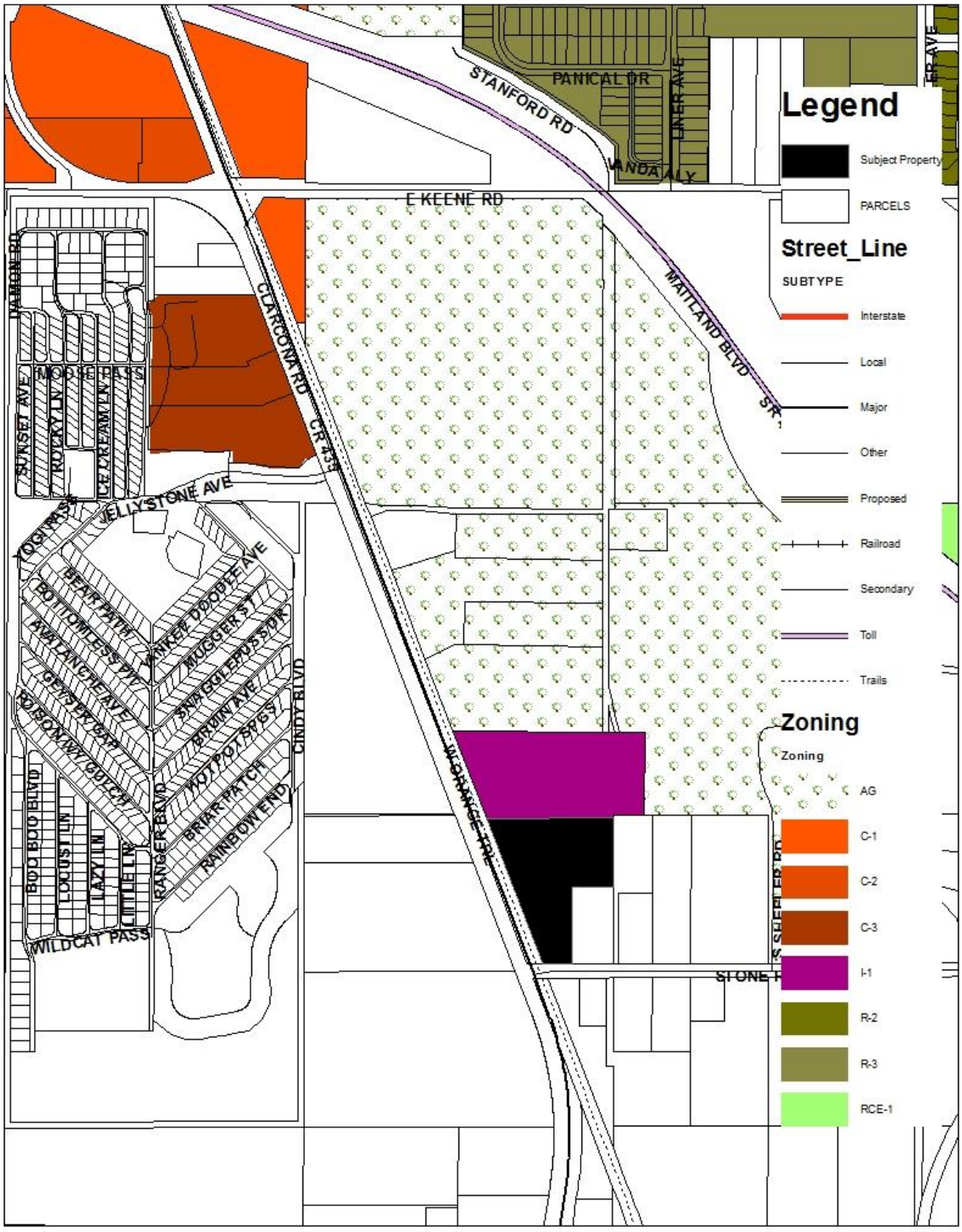
ADJACENT ZONING



N

AERIAL MAP

CLARCONA RD
ADDR
543.37
9.51
132.29
3255
Clarcona
Road LLC
297.49
00068
00045
666.75
175.69
145.38
328.05
00014
00013
299.65
299.65
127.79
3255
60
ADDR
175.69
8285
20
8133
145.38
8125
STONE R
ADDR
8286
8286
8234
115
30
60
435
435
3356

ORDINANCE NO. 2661

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING THE FUTURE LAND USE ELEMENT OF THE APOPKA COMPREHENSIVE PLAN OF THE CITY OF APOPKA; CHANGING THE FUTURE LAND USE DESIGNATION FROM AGRICULTURE (1 DU/ 5 AC) TO INDUSTRIAL (MAX F.A.R. 0.60) FOR CERTAIN REAL PROPERTY LOCATED EAST OF CLARCONA ROAD AND NORTH OF STONE ROAD, COMPRISING 4.75 ACRES MORE OR LESS, AND OWNED BY 3255 CLARCONA ROAD LLC; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Apopka adopted the Apopka Comprehensive Plan by Ordinance No. 653 on October 2, 1991, pursuant to Section 163.3184, Florida Statutes and most recently amended it by Ordinance No. 2631 adopted on March 7, 2018; and

WHEREAS, the City of Apopka's local planning agency (Planning Commission) has, in preparation of the amended version of the Apopka Comprehensive Plan, analyzed the proposed amendment pursuant to Chapter 163, Part II, F.S., found it to be consistent with the intent of the Apopka Comprehensive Plan, and held public hearings providing for full public participation.

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

Section I. Purpose and Intent.

This Ordinance is enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3184 and 163.3187, Florida Statutes.

Section II. Future Land Use Element.

Page 1-15 (Map 1-3) of the Future Land Use Element of the City of Apopka Comprehensive Plan, as most recently amended by Ordinance No. 2631, is amended in its entirety to change the land use from Agriculture (1 du/5 ac) to Industrial (Max. F.A.R. 0.6), for certain real property located east of Clarcona Road and north of Stone Road, comprising of 4.75 acres more or less, (27-21-28-0000-00-045); as further described in Exhibit "A" attached hereto.

Section III. Applicability and Effect.

The applicability and effect of the City of Apopka Comprehensive Plan shall be as provided by the Local Government Comprehensive Planning and Land Development Regulation Act, Sections 163.3161 through 163.3215, Florida Statutes.

Section IV. Severability.

If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section V. The Community Development Director is hereby authorized to amend the Future Land Use to comply with this ordinance**.**

Section VI. Effective Date. This Ordinance shall become effective upon adoption.

ADOPTED at a regular meeting of the City Council of the City of Apopka, Florida, this 1st day of August, 2018

READ FIRST TIME: June 20, 2018

READ SECOND TIME AND ADOPTED: August 1, 2018

_____
Bryan Nelson, Mayor

ATTEST:

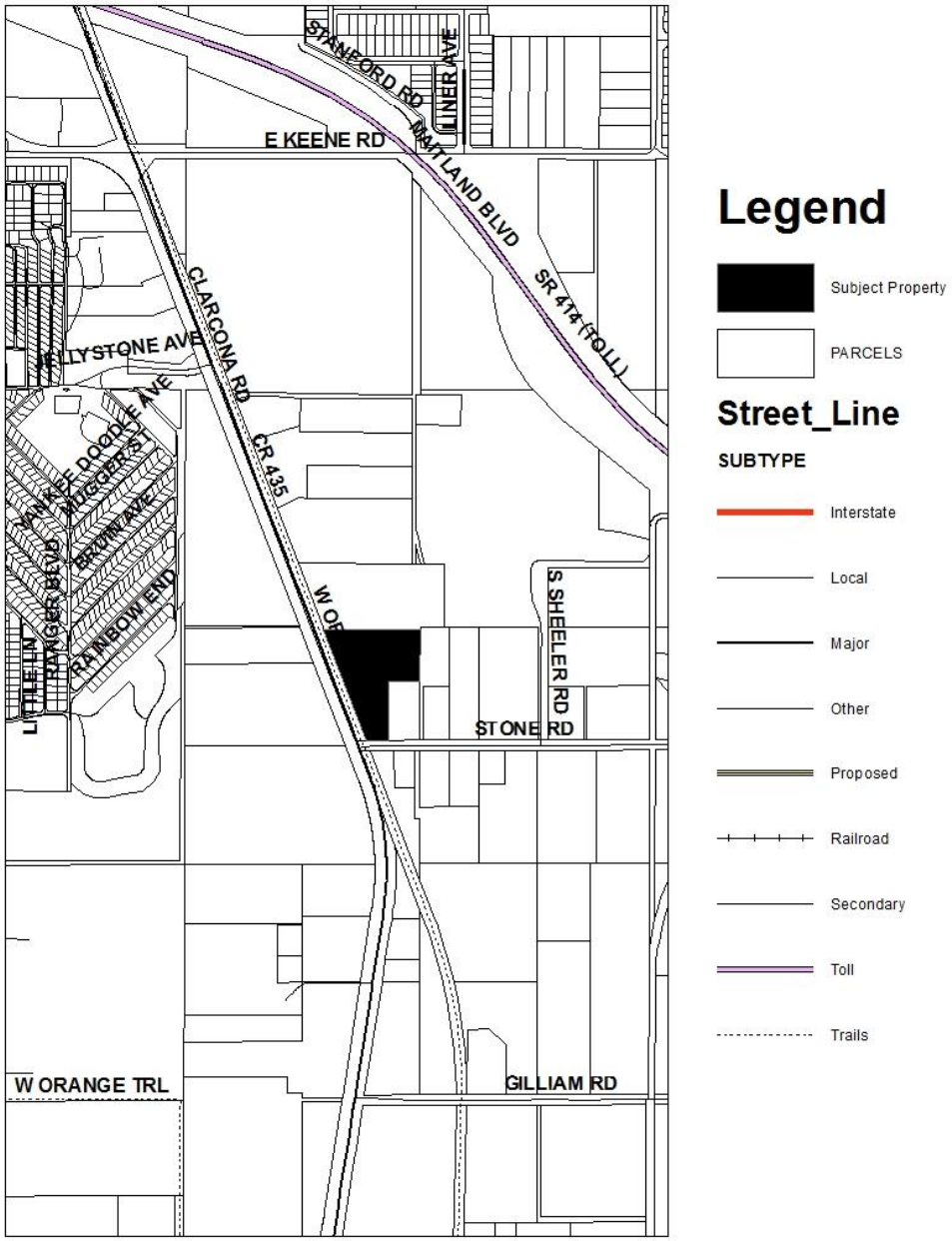
_____
Linda Goff, City Clerk

DULY ADVERTISED FOR HEARING: May 25, 2018; July 20, 2018

N

EXHIBIT "A"

3255 Clarcona Road LLC
4.75 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: Agriculture
To: Industrial
Proposed Change of Zoning:
From: Agriculture
To: I-1
Parcel ID #: 27-21-28-0000-00-045



CITY OF APOPKA
CITY COUNCIL

___	CONSENT AGENDA	MEETING OF:	August 1, 2018
X	PUBLIC HEARING	FROM:	Community Development
___	SPECIAL REPORTS	EXHIBITS:	Zoning Report
X	OTHER: Ordinance		Vicinity Map
			Adjacent Zoning Map
			Adjacent Uses Map

SUBJECT: **ORDINANCE NO. 2662 - CHANGE OF ZONING – 3255 CLARCONA ROAD LLC**

REQUEST: **SECOND READING OF ORDINANCE NO. 2662 - CHANGE OF ZONING – 3255 CLARCONA ROAD LLC – FROM AGRICULTURE TO INDUSTRIAL**

SUMMARY:

OWNER:	3255 Clarcona Road LLC
APPLICANT:	Sidney L Vihlen, III c/o Vihlen & Associates, P.A.
LOCATION:	3307 Clarcona Road
PARCEL ID NUMBER:	27-21-28-0000-00-045
EXISTING USE:	Warehousing
CURRENT ZONING:	Agriculture
DEVELOPMENT POTENTAIL:	1 Dwelling Unit
PROPOSED ZONING:	I-1 (Restricted Industrial District) (Note: this Change of Zoning request is being processed along with a request to amend the Future Land Use from Agriculture (1 du / 5 ac) to Industrial (Max. FAR 0.6)
TRACT SIZE:	4.75 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT UNDER ZONING DISTRICT:	EXISTING: 1 Dwelling Unit PROPOSED: 124,146 sq. ft.

FUNDING SOURCE: N/A

DISTRIBUTION

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

ADDITIONAL COMMENTS: The subject parcel was annexed in the city on February 21, 1996 by Ordinance 918. Presently the subject property does not have "City" future land use designation or zoning designations assigned. The applicant requests a future land use designation of Industrial.

A request to assign a change of zoning to I-1 is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area. The change of zoning request is being processed in conjunction with a future land use amendment from Agriculture to Industrial.

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the proposed Industrial (Max. FAR 0.6) Future Land Use designation.

SCHOOL CAPACITY REPORT: The proposed change of zoning will not impact school-age population. Therefore, the property is exempt from school capacity enhancement per the School Interlocal Planning Agreement.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on May 10, 2018.

PUBLIC HEARING SCHEDULE:
June 12, 2018 - Planning Commission (5:30 pm)
June 20, 2018 - City Council (7:00 pm) - 1st Reading
August 1, 2018 – City Council (1:30 pm) – 2nd Reading and Adoption

DULY ADVERTISED:
May 25, 2018 – Public Notice and Notification (Apopka Chief, property posted, notice mailed)
July 20, 2018 – Public Notice (Apopka Chief)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from Agriculture to I-1 (Restricted Industrial District) for the property owned by 3255 Clarcona Road LLC, and located east of Clarcona Road and north of Stone Road.

The **Planning Commission**, at its meeting on June 12, 2018, found the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and unanimously recommended approval of the proposed Change of Zoning from Agriculture to I-1 (Restricted Industrial District) for the property owned by 3255 Clarcona Road LLC, and located east of Clarcona Road and north of Stone Road.

The **City Council**, at its meeting on June 20, 2018, accepted the first reading of Ordinance No. 2662 and held it over for second reading and adoption on August 1, 2018.

Adopt Ordinance No. 2662.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (City)	"City" Industrial	"City" I-1	Industrial
East (County)	"County" Rural	"County" A-1	Single Family Homes
South (County)	"County" Rural	"County" A-1	Woodlands and Single Family Home
West (County)	"County" Rural	"County" A-1	West Orange Trail & House of Worship

LAND USE & TRAFFIC COMPATIBILITY: The property is currently accessed by Clarcona Road.

COMPREHENSIVE PLAN COMPLIANCE: The proposed I-1 zoning is consistent with the proposed Future Land Use designation, "Industrial" (Max. FAR 0.6) and with the character of the surrounding area and future proposed development. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

ALLOWABLE USES:

1. Any C-3 Commercial District permitted use.
2. Manufacture and processing of novelties, souvenirs, bakery or confectionery products, garments, scientific, electrical, optical and precision instruments or equipment, computers, advanced electronics, lasers and robotics, batteries, boats, building products, ceramics, chemical products, dairy products, electrical machinery and equipment, furniture, decorating materials, upholstering materials, glass and glass products, metal plastic or cardboard containers, paint or varnish, pharmaceutical products, photographic equipment and supplies, shoes and leather goods, signs, textiles, and tires, etc.
3. Bus, cab and truck repair.
4. Dyeing, dry cleaning and laundering.
5. Machinery sales.
6. Machine shops.
7. Meat storage, cutting and distribution.
8. Adult entertainment consistent with the standards of the Apopka Municipal Code.
9. Bottling and distribution plants; ice cream manufacturers.
10. Warehouses.

11. Testing of materials, equipment and products.

12. Cold storage and frozen food lockers.

13. Frozen food lockers.

14. Book binding, lithography and publishing plants.

15. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this Code. Use determination shall be based upon the community development director's recommendation.

16. Guard or custodian living quarters may be permitted as an accessory use when attached to one primary structure.

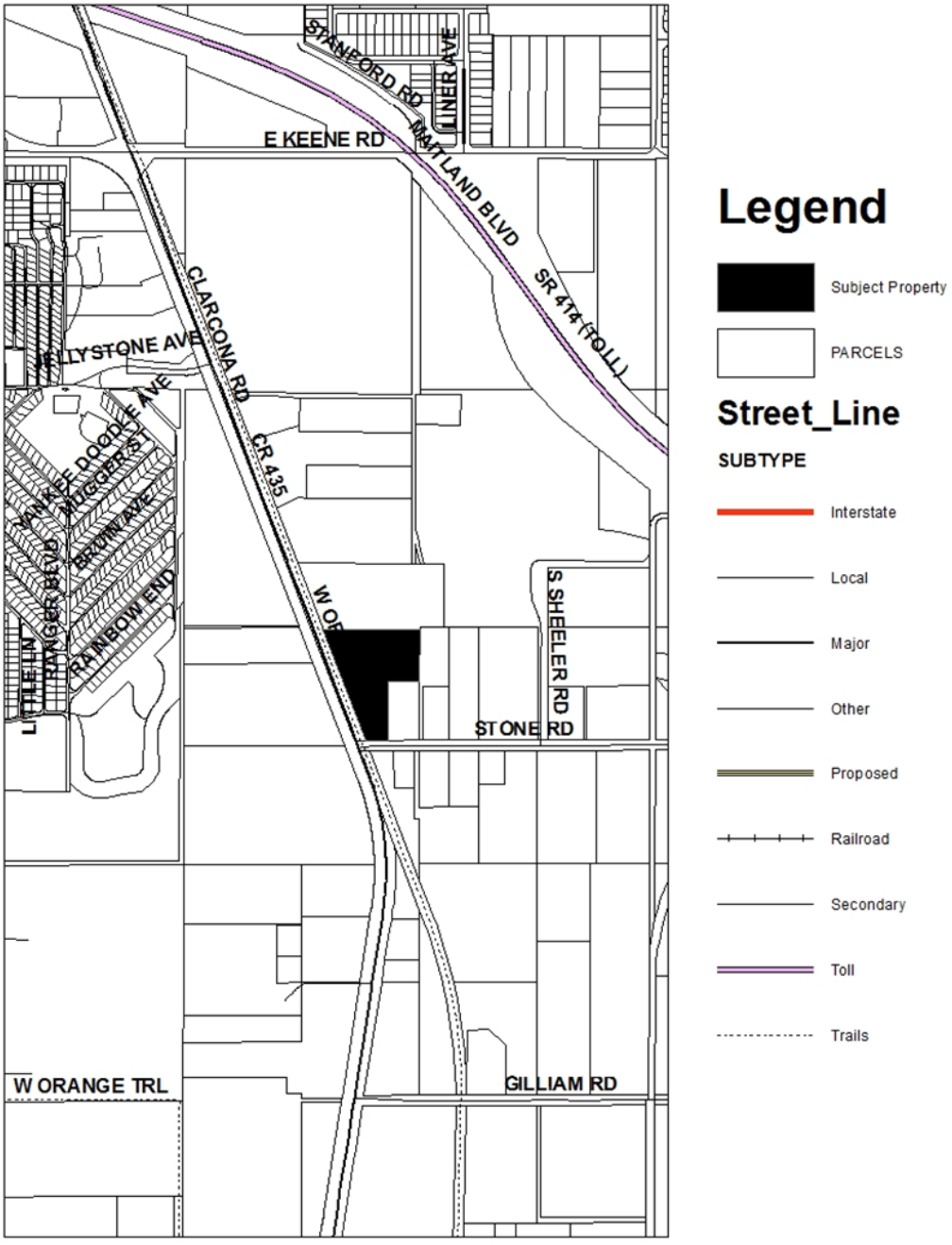
ZONING REGULATIONS:

Minimum Site Area: 15,000 sq. ft.
Minimum Lot Width: 100 ft.
Front Setback: 25 ft.
Side Setback: 10 ft.
Rear Setback: 10 ft. (30 ft. from residential districts)
Corner Setback: 25 ft.

N

3255 Clarcona Road LLC
4.75 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: Agriculture
To: Industrial
Proposed Change of Zoning:
From: Agriculture
To: I-1
Parcel ID #: 27-21-28-0000-00-045

VICINITY MAP



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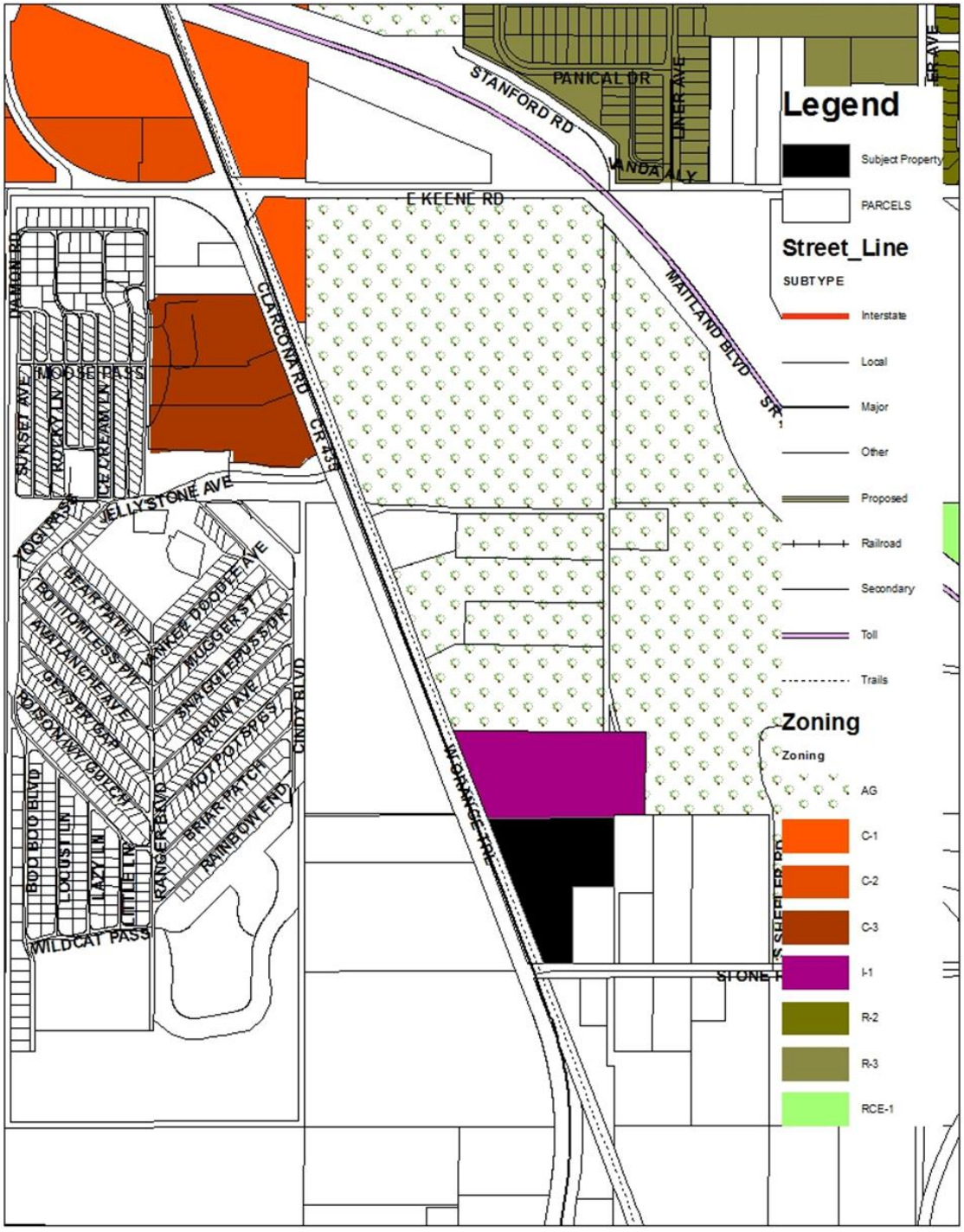
ADJACENT ZONING MAP



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ADJACENT USES MAP

ORDINANCE NO. 2662

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM AGRICULTURE TO I-1 (RESTRICTED INDUSTRIAL DISTRICT) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF CLARCONA ROAD AND NORTH OF STONE ROAD, COMPRISING 4.75 ACRES MORE OR LESS, AND OWNED BY 3255 CLARCONA ROAD LLC; 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 I-1 (Restricted Industrial District) 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 I-1 (Restricted Industrial District) as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section III. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

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

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

Section VI. That this Ordinance shall take effect upon adoption of Ordinance No. 2661.

READ FIRST TIME: June 20, 2018

READ SECOND TIME
AND ADOPTED: August 1, 2018

Bryan Nelson, Mayor

ATTEST:

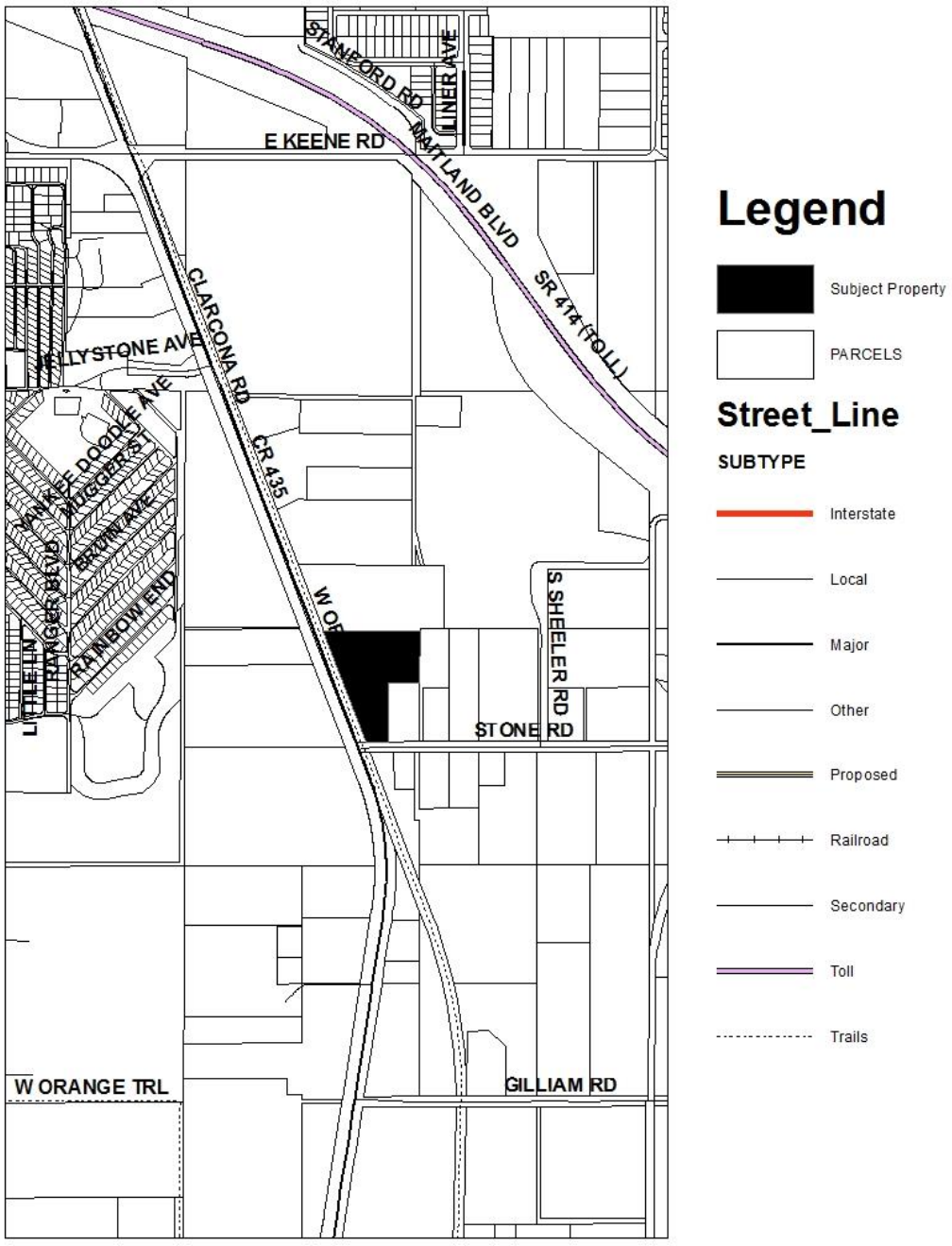
Linda Goff, City Clerk

DULY ADVERTISED: May 25, 2018; July 20, 2018

N

3255 Clarcona Road LLC
4.75 +/- acres
Proposed Small Scale Future Land Use Amendment:
From: Agriculture
To: Industrial
Proposed Change of Zoning:
From: Agriculture
To: I-1 (Restricted Industrial District)
Parcel ID #: 27-21-28-0000-00-045

VICINITY MAP



CITY OF APOPKA
CITY COUNCIL

___	CONSENT AGENDA	MEETING OF:	August 1, 2018
X	PUBLIC HEARING	FROM:	Community Development
___	SPECIAL REPORTS	EXHIBITS:	Zoning Report
X	OTHER: Ordinance		Vicinity Map
			Adjacent Zoning
			Adjacent Uses
			Applicant Letter
			Ordinance No. 2633

SUBJECT: **ORDINANCE NO. 2663 - CHANGE OF ZONING – SUNTRUST BANK**

REQUEST: **SECOND READING OF ORDINANCE 2633 – CHANGE OF ZONING – SUNTRUST BANK – FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO C-1 (COMMERCIAL RETAIL DISTRICT)**

SUMMARY:

OWNER:	SunTrust Bank
APPLICANT:	Causseaux, Hewett, and Walpole, Inc.
LOCATION:	936 E Semoran Blvd
PARCEL ID NUMBERS:	11-21-28-0750-00-070
EXISTING USE:	Vacant\utility easement
CURRENT ZONING:	C-2
DEVELOPMENT POTENTIAL:	5,304 sq. ft. commercial space
PROPOSED ZONING:	C-1
TRACT SIZE:	0.49 +/- acres
MAXIMUM ALLOWABLE DEVELOPMENT UNDER ZONING DISTRICT:	EXISTING: 5,304 sq. ft. commercial space PROPOSED: 5,304 sq. ft. commercial space

FUNDING SOURCE: N/A

DISTRIBUTION

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

ADDITIONAL COMMENTS: SunTrust Bank owns three vacant parcels east-adjacent of the bank. The eastern-most adjacent parcel, 920 E. Semoran Boulevard was annexed in the City on April 18, 2018. The City Council is scheduled to vote for a Commercial future land use designation and C-1 zoning for 920 E. Semoran Boulevard on June 6, 2018, the two abutting parcels bordering to the west.

A request to assign a change of zoning for 936 E. Semoran Boulevard to C-1 is compatible to the adjacent zoning classifications and with the general character of abutting properties and surrounding area.

COMPREHENSIVE PLAN COMPLIANCE: The existing and proposed use of the property is consistent with the proposed C-1 (Commercial Retail) Future Land Use designation.

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

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on May 10, 2018.

PUBLIC HEARING SCHEDULE:
June 12, 2018 - Planning Commission (5:30 pm)
June 20, 2018 - City Council (7:00 pm) - 1st Reading
August 1, 2018 – City Council (1:30 pm) – 2nd Reading and Adoption

DULY ADVERTISED:
May 22, 2018 - Public Notice and Notification (Apopka Chief, letters, posting)
July 20, 2018 – Public Notice (Apopka Chief)

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas, recommending approval of the proposed Change of Zoning from C-2 (General Commercial District) to C-1 (Commercial Retail District) for the property owned by SunTrust Bank, and located at 936 E Semoran Blvd.

The **Planning Commission**, at its meeting on June 12, 2018, found the proposed amendment consistent with the Comprehensive Plan and compatible with the character of the surrounding areas; and unanimously recommended approval of the proposed Change of Zoning from C-2 (General Commercial District) to C-1 (Commercial Retail District) for the property owned by SunTrust Bank, and located at 936 E Semoran Blvd.

The **City Council**, at its meeting on June 20, 2018, accepted the first reading of Ordinance No. 2663 and held it over for second reading and adoption on August 1, 2018.

Adopt Ordinance No. 2663.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (County)	"County" Commercial	"County" C-3	Retail Uses
East (City)	"City" Commercial	"City" C-2	Auto Parts Vendor and Utility Station
South (City)	"City" Commercial	"City" C-2	Vacant
West (City)	Commercial	"City" C-1	Bank and Vacant Lots

LAND USE & TRAFFIC COMPATIBILITY: The property is currently accessed by East Semoran Blvd.

COMPREHENSIVE PLAN COMPLIANCE: The proposed C-1 zoning is consistent with the proposed Future Land Use designation, "Commercial" (Max 0.25 FAR) and with the character of the surrounding area and future proposed development. Development Plans shall not exceed the density allowed in the adopted Future Land Use designation.

ALLOWABLE USES:

1. Any nonresidential permitted use in the PO/I or CN districts.
2. Retail establishments.
3. Banks, savings and loan and other financial institutions.
4. Bowling alleys, skating rinks, billiard parlors and similar amusement centers, provided such activities and facilities are enclosed within a sound-proof building.
5. Churches and schools.
6. Day nurseries, kindergartens and other child care centers.
7. Drive-in restaurants, with property lines no closer than 200 feet from any residential districts or uses.
8. Florist shops, the products of which are displayed and sold wholly within an enclosed building.
9. Hotels, motels, bed and breakfast facilities.
10. Personal service establishments such as barbershops, beauty parlors, professional and other offices, parking garages and lots, laundry and dry cleaning pickup station, self-service coin-operated laundry and dry cleaning establishments, shoe shine and repair, tailoring, travel services, watch and clock repair and locksmiths, etc.
11. Post offices.
12. Restaurants.

13. Theaters, enclosed in structures.

14. Clubs and lodges.

15. Funeral parlors, when the sole use of the facility shall be for funeral rites.

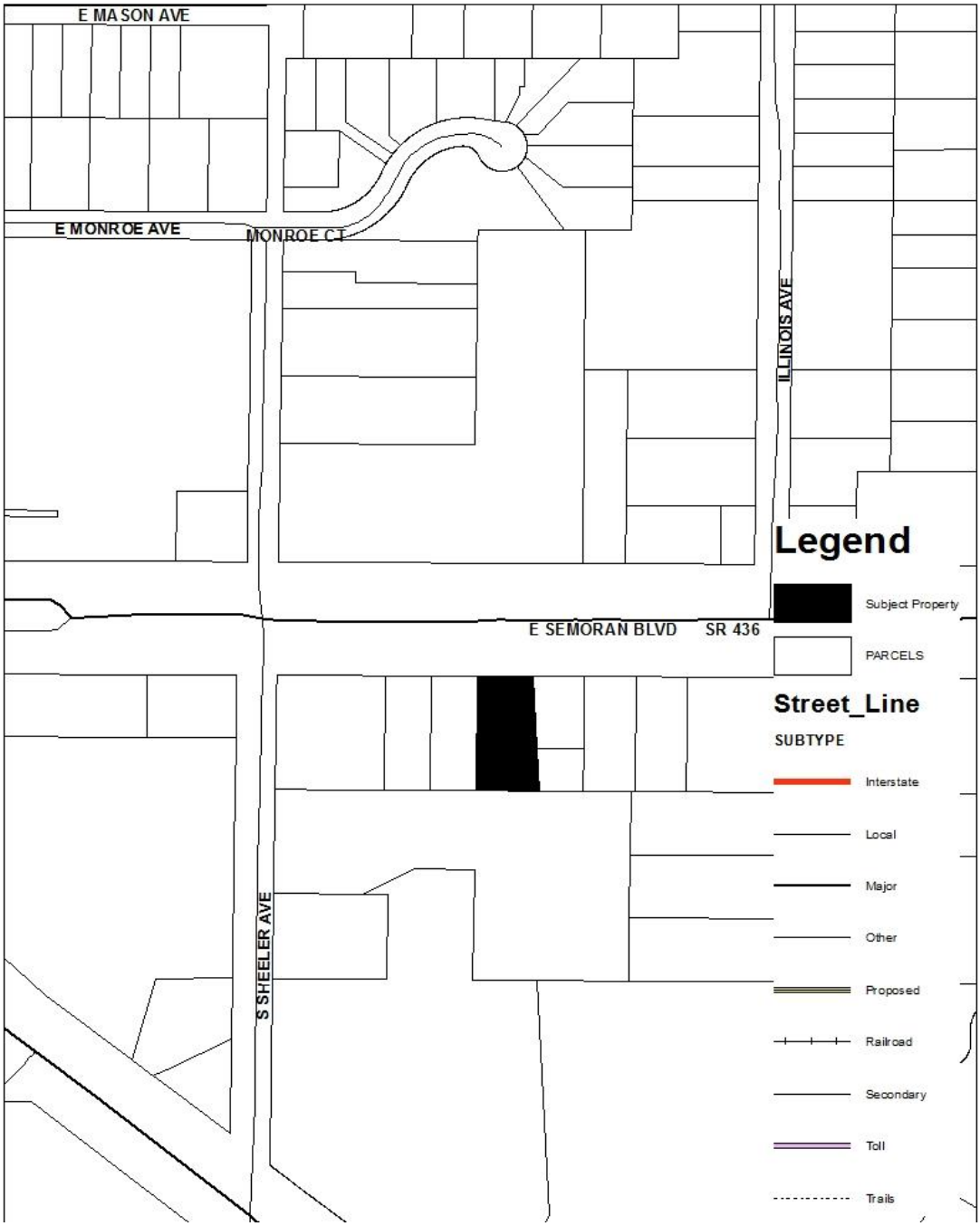
16. Animal clinics for the treatment of small animals, excluding farm animals, but including those animals no larger than a dog, commonly kept as pets in a residence, provided the care, treatment or housing of such animals shall not be allowed on the outside.

17. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code. Use determination shall be based upon the community development director's recommendation.

N

SunTrust Bank
0.49 +/- acres
Proposed Change of Zoning:
From: C-2 (General Commercial District)
To: C-1 (Retail Commercial District)
Parcel ID #: 11-21-28-0750-00-070

VICINITY MAP



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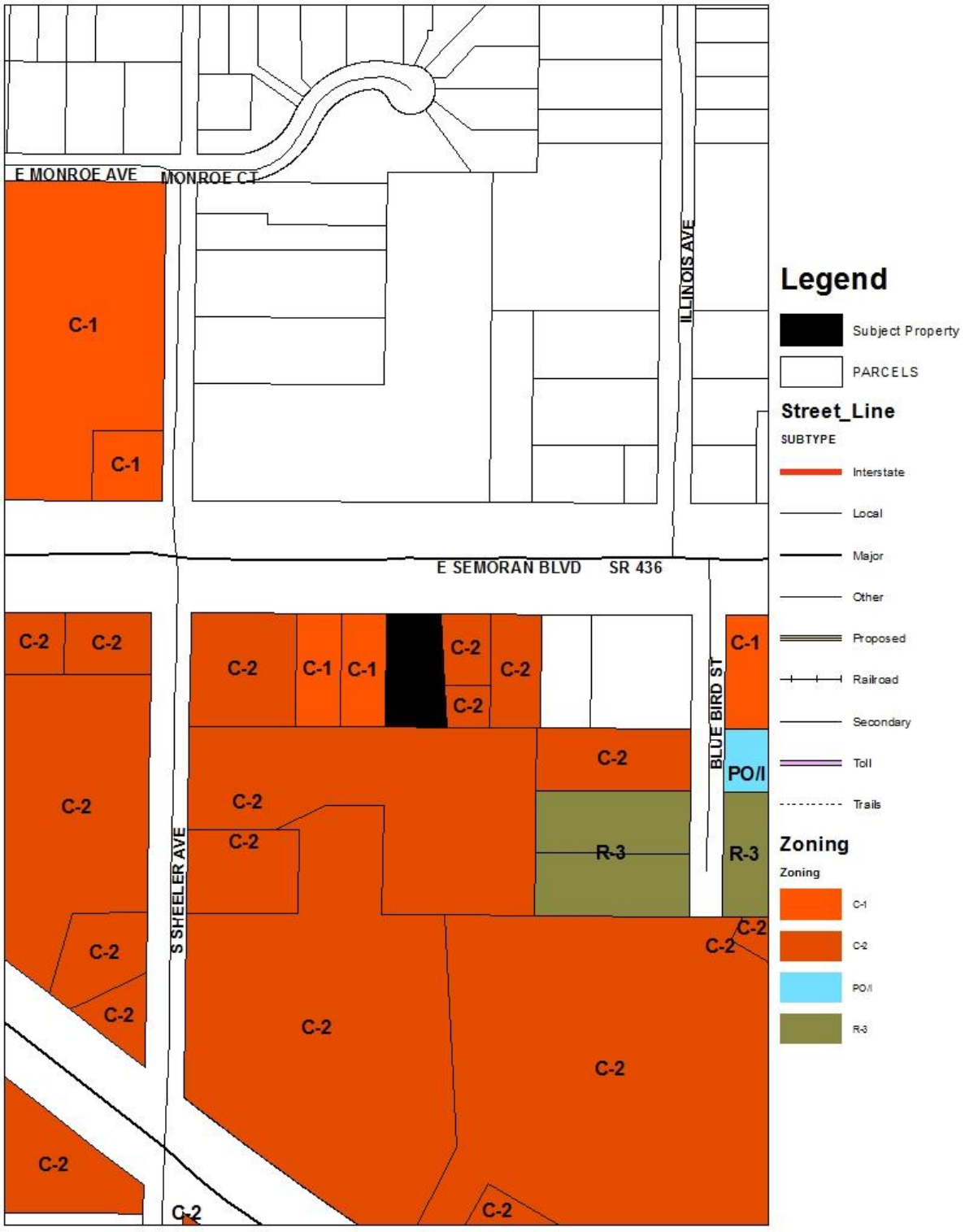
ADJACENT ZONING MAP



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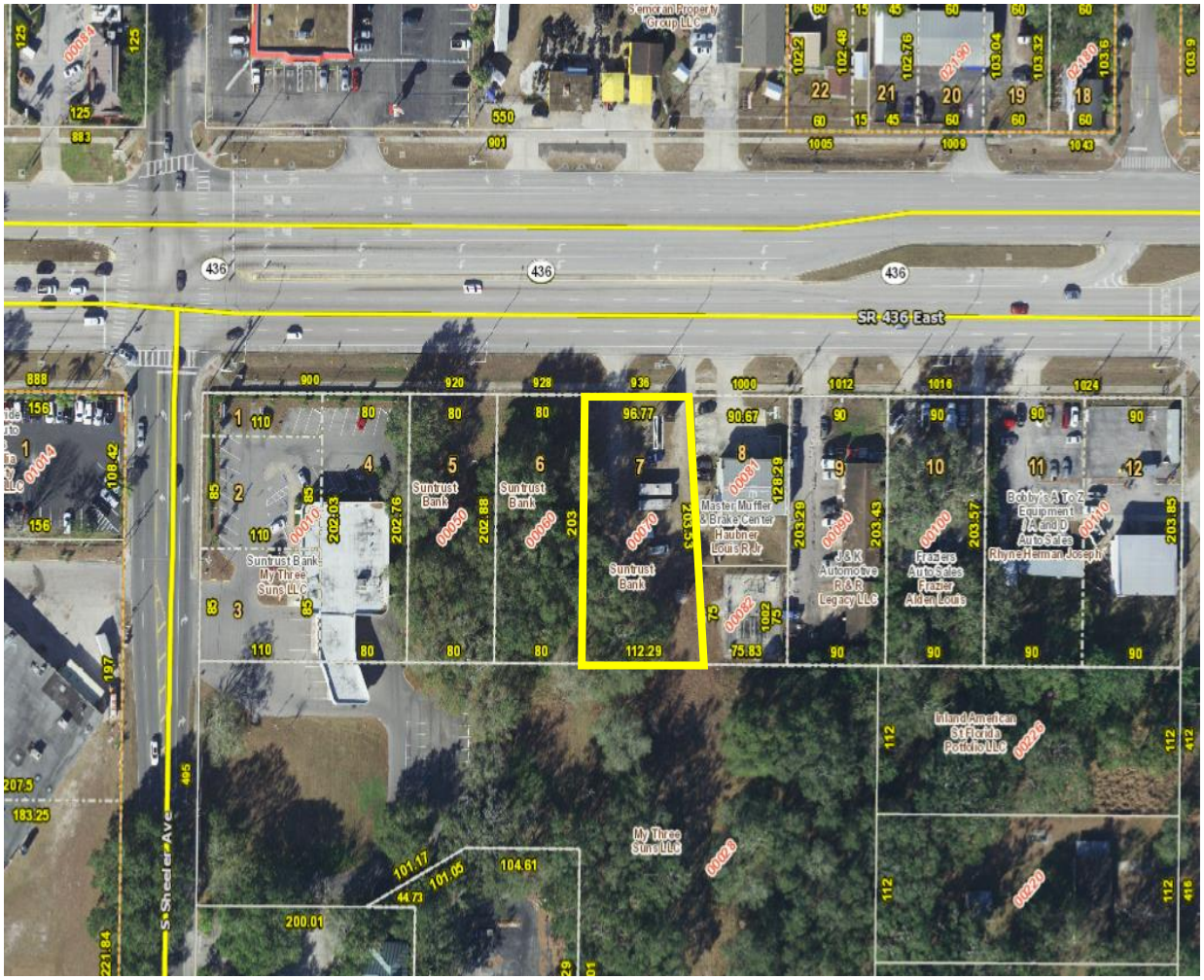
AERIAL MAP


SR 436 East
436
Suntrust Bank
Suntrust Bank
Suntrust Bank
Suntrust Bank My Three Suns LLC
Master Muffler & Brake Center Haubner Louis R Jr
J & K Automotive R & R Legacy LLC
Frazers Auto Sales Frazier Alden Louis
Bobby's A To Z Equipment / A and D Auto Sales Rhyne Herman Joseph
Inland American SI Florida Portfolio LLC
My Three Suns LLC
S Sheeler Ave

June 4, 2018

Mr. Bryan Nelson, Mayor
City of Apopka City Council
120 E Main Street
Apopka, FL 32703

RE: Ordinance Nos. 2650 and 2651 – Second Reading

Dear Honorable Mayor and Members of City Council:

Due to conflicting business travel commitments, I am unable to attend the second and final reading for Ordinance Nos. 2650 and 2651. Please accept my apologies for this absence. I attended the City Council first reading on May 16 to represent the Small-scale Comprehensive Plan Amendment (Ss-CPA) and Rezoning applications. There was no opposition in attendance and no major issues were raised by the City Council. The applications were unanimously approved by a vote of 5-0.

This parcel is one of three that comprise an overall ±1.2-acre development site. The intent is to develop a single-story, fast causal restaurant. Adjacent parcels are within the City of Apopka limits and have Commercial FLU and C-1 or C-2 Zoning designations. The proposed applications and intended use are consistent with the non-residential development pattern along the East Semoran Boulevard corridor.

Again, I apologize for my absence and respectfully request that you vote to approve the Ss-CPA and Rezoning applications, which is consistent with your professional staff's and City of Apopka Planning Commission's unanimous recommendations. I appreciate your consideration of these applications and we are excited about moving this project forward in the City of Apopka.

Sincerely,
CHW

Craig Brashier, AICP
Director of Planning

L:\2017\17-0497\Planning\City-County\LTR_180604_Ord2650&2651_FinalReading.docx

ORDINANCE NO. 2663

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM C-2 (GENERAL COMMERCIAL DISTRICT) TO C-1 (COMMERCIAL RETAIL DISTRICT) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF EAST SEMORAN BOULEVARD AND EAST OF SHEELER AVENUE, COMPRISING 0.49 ACRES MORE OR LESS, AND OWNED BY SUNTRUST BANK; 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

W**HEREAS**, the proposed C-1 (Commercial Retail District) 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 C-1 (Commercial Retail District) as defined in the Apopka Land Development Code.

Section II. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section III. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

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

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

Section VI. That this Ordinance shall take effect upon adoption.

READ FIRST TIME: June 20, 2018

READ SECOND TIME AND ADOPTED: August 1, 2018

Bryan Nelson, Mayor

ATTEST:

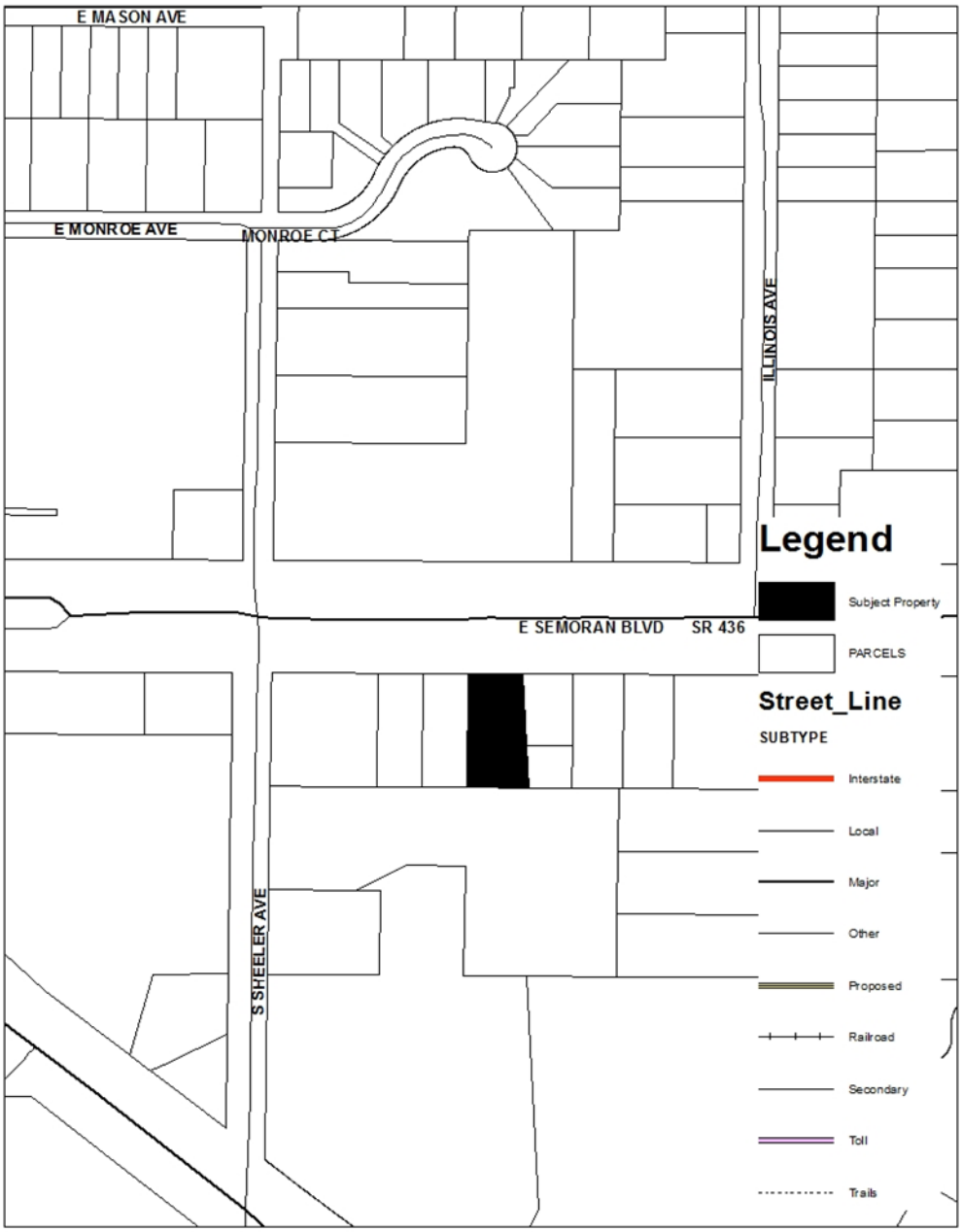
Linda Goff, City Clerk

DULY ADVERTISED: May 25, 2018; July 20, 2018

N

SUNTRUST BANK
0.49 +/- acres
Proposed Change of Zoning:
From: C-2
To: C-1 (Commercial Retail District)
Parcel ID #: 11-21-28-0750-00-070

VICINITY MAP



CITY OF APOPKA
CITY COUNCIL

____	CONSENT AGENDA	MEETING OF:	August 1, 2018
X	PUBLIC HEARING	FROM:	Community Development
____	SPECIAL REPORTS	EXHIBITS:	Zoning Report
X	OTHER: Ordinance		Vicinity Map
			Adjacent Zoning Map
			Adjacent Uses Map
			Existing Use Map
			Ordinance No. 2666
			Master Plan/PDP

SUBJECT: **ORDINANCE NO. 2666 - CHANGE OF ZONING - KELLY PARK ROAD PUBLIX CENTER AND ASSIGNMENT OF KPI INTERCHANGE AND VILLAGE CENTER OVERLAY DISTRICTS; PRESENTATION OF MASTER PLAN.**

REQUEST: **SECOND READING OF ORDINANCE NO. 2666 – CHANGE OF ZONING FROM "COUNTY" A-1 (ZIP) TO "CITY" KPI-MU (KELLY PARK INTERCHANGE MIXED USE) AND ASSIGNMENT OF KELLY PARK INTERCHANGE AND VILLAGE CENTER OVERLAY DISTRICT FOR THE KELLY PARK ROAD PUBLIX CENTER; APPROVE THE MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN; AND APPROVE THE DEVELOPMENT AGREEMENT.**

SUMMARY:

OWNER:	JD and Kathleen L Horne Trust
APPLICANT:	Randy Holihan, Brandon Partners
LOCATION:	4966 Plymouth-Sorrento Road
PARCEL ID NUMBER:	13-20-27-0000-00-008
FLUM DESIGNATION:	Mixed Use Interchange (The subject site is located within the Kelly Park Interchange Form-Based Code Area)
CURRENT ZONING:	Orange County A-1 (ZIP)
PROPOSED ZONING:	Kelly Park Interchange Mixed-Use (KPI-MU)
EXISTING USE:	Vacant
PROPOSED DEVELOPMENT:	68,231 square feet of commercial uses including a 46,031 square foot Publix supermarket following the Form-Based Code standards.
TRACT SIZE:	18.13 +/- acres

FUNDING SOURCE: N/A

DISTRIBUTION

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

ADDITIONAL INFORMATION: The owner of the subject property is requesting a rezoning of 18.13 acres of property from Orange County A-1 (ZIP) to Kelly Park Interchange Mixed-Use (KPI-MU), with an Interchange and Village Center character zone to develop a 68,231 square foot commercial development including a 46,031 Publix supermarket subject to the requirements of the Kelly Park Interchange Form Based Code. The subject property is located east of SR 429 and west of Plymouth-Sorrento Road, on the southwest side of the intersection of Kelly Park Road and Plymouth-Sorrento Road. The owner of the property is JD and Kathleen L Horne Trust.

A Master Plan\PDP and a Development Agreement will have a review and final action by City Council at the second reading of Ordinance 2666 on August 1, 2018. City Council will only take action on the first reading of Ordinance 2666 at the July 18, 2018 hearing.

Development Profile:

Setbacks:	
Front:	Min. 8 feet – Max. 20 feet – Village Center, Min. 10 feet, Max. 20 feet - Interchange
Rear:	Min. 10 feet - Village Center, Min. 10 ft. – Interchange
Side:	Min. 0 feet – Village Center, Min. 7.5 – Interchange
Overflow Parking	None
Driveway length:	Min. 15 feet – Max. 30 ft.
On-street parking:	9 parking spaces provided
Maximum building height:	Min. 2 stories encouraged, Max. 5 stories – Village Center, Min. N/A, Max. 8 stories – Interchange
Off-street parking:	293 parking spaces

In accordance with the requirements of the Kelly Park Interchange Form Based Code, the owner has submitted a Master Plan in conjunction with the rezoning application detailing the development of the proposed commercial center. The property currently has a future land use designation of Mixed Use Interchange, which is a consistent future land use category with the KPI-MU zoning designation. The property is located within the one-mile radius from the SR 429/Kelly Park Road interchange.

PROJECT DESCRIPTION: A Master Plan/Preliminary Development Plan is provided for presentation, information and discussion purposes. At the second reading of Ordinance 2666, City Council will also review and take final action on a development agreement and the Master Plan\PDP.

The Master Plan\PDP follows the Kelly Park Interchange Form-Based Code Requirements of the property with a total of 68,231 square feet of commercial uses including a 46,031 square foot Publix supermarket on 18.13 acres. The Master Plan/Preliminary Development Plan details design of the proposed development in accordance with the requirements of the Kelly Park Interchange Form Based Code, and the Village Center and Interchange character zones, which allows commercial development as permitted uses. The surrounding properties currently consist primarily of agricultural uses.

The Master Plan/Preliminary Development Plan proposes dividing the property into three blocks, labeled as Blocks “A”, “B”, and “C”. Block “A” will consist of a 7,200 square foot retail building, parking to serve the commercial uses, and a 0.9 acre outparcel labeled as “future development.” Block “B” will consist of a 46,031 square foot Publix supermarket, and three retail buildings ranging in size from 3,000 to 6,000 square feet, and parking to serve the commercial uses. Block “C” is 7.33 acres and is reserved for fu

development. A temporary stormwater retention pond serving Blocks "A" and "B" will be located on Block "C". The applicant proposes to assign the Village Center character zone to Blocks "A" and "B", and the Interchange character zone to Block "C".

Access to the site is proposed via a full access point and a right-in/right-out located on Kelly Park Road, and a right-in/right-out and a full access located on Plymouth-Sorrento Road. The Master Plan/Preliminary Development Plan details the dedication of 100-feet of right-of-way in the center of the property to the City. This public right-of-way will facilitate the development of the internal north-south roadway to Appy Lane.

The Master Plan/Preliminary Development Plan details the development of this roadway within the subject property in accordance with street type B (Village Center Access Street) as outlined in the Kelly Park Interchange Form Based Code. A 9-foot wide on-street parking area, a 7-foot wide bike lane, an 8-foot wide sidewalk, a 12-foot wide drive lane, and an 11-foot median will be constructed on this road. A 12-foot wide bicycle/pedestrian trail will be provided along the eastern portion of the property abutting Kelly Park Road. A five foot wide sidewalk will be dedicated along Plymouth-Sorrento Road. An internal pedestrian network will be established within the commercial portion of the site. A landscape gateway with an entry feature and water feature will be provided at the main entrance to the development on Kelly Park Road. 20-percent of the total site area will remain as open space in accordance with the requirements of the Form Based Code.

DEVELOPMENT AND ZONING CONDITIONS OF APPROVAL: That the zoning classification of the following described property be designated as Kelly Park Interchange Mixed-Use (KPI-MU), Neighborhood character zone, as defined in the Kelly Park Interchange Form Based Code, and with the following provisions:

1. Development of the property is subject to the requirements of the Kelly Park Interchange Form Based Code, Neighborhood character zone.

2. The architectural design of the buildings must be consistent with Section K.2.g, and Appendix A of the Kelly Park Interchange Form Based Code.

3. A 12-foot wide multi-purpose trail will be constructed along the portion of the development abutting Plymouth-Sorrento Road to facilitate the construction of a regional trail system. (Policy 20.19, FLUE; Sec. Q, FBC). The trail shall be placed in an easement or tract.

4. Perpetual easements dedicated to the City of Apopka shall be provided over the internal pedestrian pathways and trail networks to allow public access.

5. Any commercial / retail buildings in Block C that are less than 10,000 s.f. in size, except gas stations or convenience stores with gas pumps, shall be (i) located within 200 feet of the Thoroughfare (as hereinafter defined); (ii) shall be oriented toward and face the Thoroughfare; and (iii) shall have minimal setbacks from the Thoroughfare with either on-street parking or a single lane of off-road parking.

6. A development agreement shall address the extension of utilities, dedication of rights-of-way, and public access to regional trail facilities, as well as development requirements specific to the site.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Mixed-Use Interchange Future Land Use designation and is consistent with the Kelly Park Interchange Form Based Code.

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. The study evaluated the combined phases of the project which assumed 148,013 square feet of retail development at full buildout. Included in the analysis were segments of Plymouth Sorrento Road (CR 437), Jason Dwelley Parkway, Haas Road, and Kelly Park Road. Intersections analyzed were W. Kelly Park Road and Plymouth Sorrento Road; W. Kelly Park Road and Effie Drive; W. Kelly Park Road and Jason Dwelley Parkway; Plymouth Sorrento Road and Appy Lane; Plymouth Sorrento Road and Haas Road; and the site entrances on W. Kelly Park Road and Plymouth Sorrento Road. Right and left turn lane warrant studies for Lester Road at its intersection with Rogers Road were also conducted.

The project will generate 5,180 daily and 480 P.M. Peak Hour Net New trips. The addition of these project trips to the study roadways and intersections will not cause the Level of Service (LOS) to fall below the City's adopted LOS standard.

Right and left turn warrant analyses were conducted for the site entrances on Kelly Park Road and Plymouth Sorrento Road. These analyses concluded that a right turn deceleration lane is warranted on Kelly Park Road and left turn deceleration lanes are warranted at the site entrances for both Kelly Park Road and Plymouth Sorrento Road by full project buildout. The applicant will be required to coordinate the timing of the installation of deceleration lanes/turn lanes with the City for Kelly Park Road and Orange County for Plymouth Sorrento Road.

ORANGE COUNTY NOTIFICATION: Pursuant to Section 7 of the Joint Planning Area agreement, Orange County was notified on May 11, 2018.

PUBLIC HEARING SCHEDULE:
June 12, 2018 - Planning Commission (5:30 pm)
July 18, 2018 - City Council (7:00 pm) - 1st Reading
August 1, 2018 – City Council (1:30 pm) - 2nd Reading w/ Master Plan\PDP and Development Agreement

DULY ADVERTISED:
June 1, 2018 – Public Notice; Letter, Poster
July 20, 2018 – Public Notice

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed rezoning to Kelly Park Interchange Mixed-Use (KPI-MU), and assignment of a Village Center and Interchange character zones consistent with the Comprehensive Plan and Kelly Park Interchange Form Based Code, and recommends approval of the Kelly Park Publix Master Plan/Preliminary Development Plan.

The **Planning Commission,** at its meeting on June 12, 2018, found the proposed zoning, overlay district and Master Plan/Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code; and unanimously recommended approval of the rezoning of the subject parcels from Orange County A-1 (ZIP) to Kelly Park Interchange Mixed-Use (KPI-MU) and assignment of the KPC Village Center and Interchange Overlay Districts, and approval of the Master Plan/Preliminary Development Plan based on the findings and facts presented in the staff report, exhibits, and City Council approval of a Development Agreement.

The **City Council**, at its meeting on July 18, 2018, accepted the First Reading of Ordinance No. 2666 and held it over for Second Reading and Adoption on August 1, 2018.

Recommended Motion: (Council is requested to Make Three Motions)

1. Adopt Ordinance No. 2666 (quasi-judicial process)
2. Approve the Master Plan/Preliminary Development Plan (quasi-judicial process)
3. Approve the Development Agreement (legislative process)

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (City) (County)	Rural	A-1 (ZIP), A-1	Single-family residential/ Kelly Park Road right-of-way
East (City)	Very Low Suburban	A-1 (ZIP)	Plymouth-Sorrento Road, Single-family residential
South (County)	Rural	A-1	Penang Nursery
West (County)	None	SR 429 right-of-way	SR 429

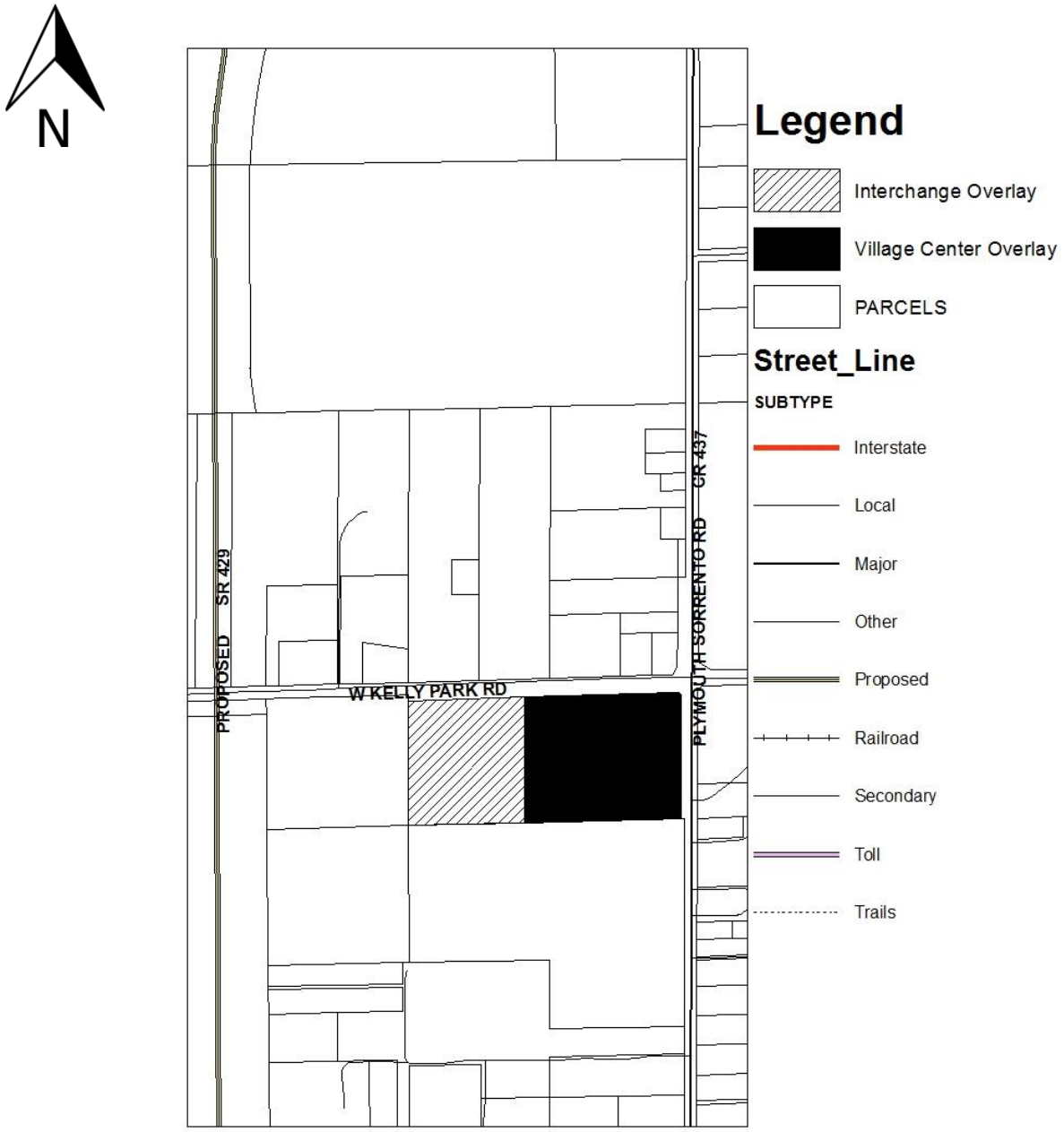
LAND USE & TRAFFIC COMPATIBILITY: The property is accessed via Kelly Park Road and Plymouth-Sorrento Road. Internal streets are public and will be owned and maintained by the City of Apopka. Future land use designations and zoning categories assigned to properties to the north, south, east, and west are predominantly residential, and agricultural.

COMPREHENSIVE PLAN COMPLIANCE: The proposed Kelly Park Interchange Mixed-Use (KPI-MU) zoning is compatible with policies set forth in the Comprehensive Plan.

ALLOWABLE USES: Commercial uses as set forth within the Master Plan.

Project: **Kelly Park Publix**
Owned by: **JD and Kathleen L. Horne Trust**
Located: **East of SR 429, south of Kelly Park Road and west of Plymouth-Sorrento Road**
Parcel ID#: **13-20-27-0000-00-008**

VICINITY MAP



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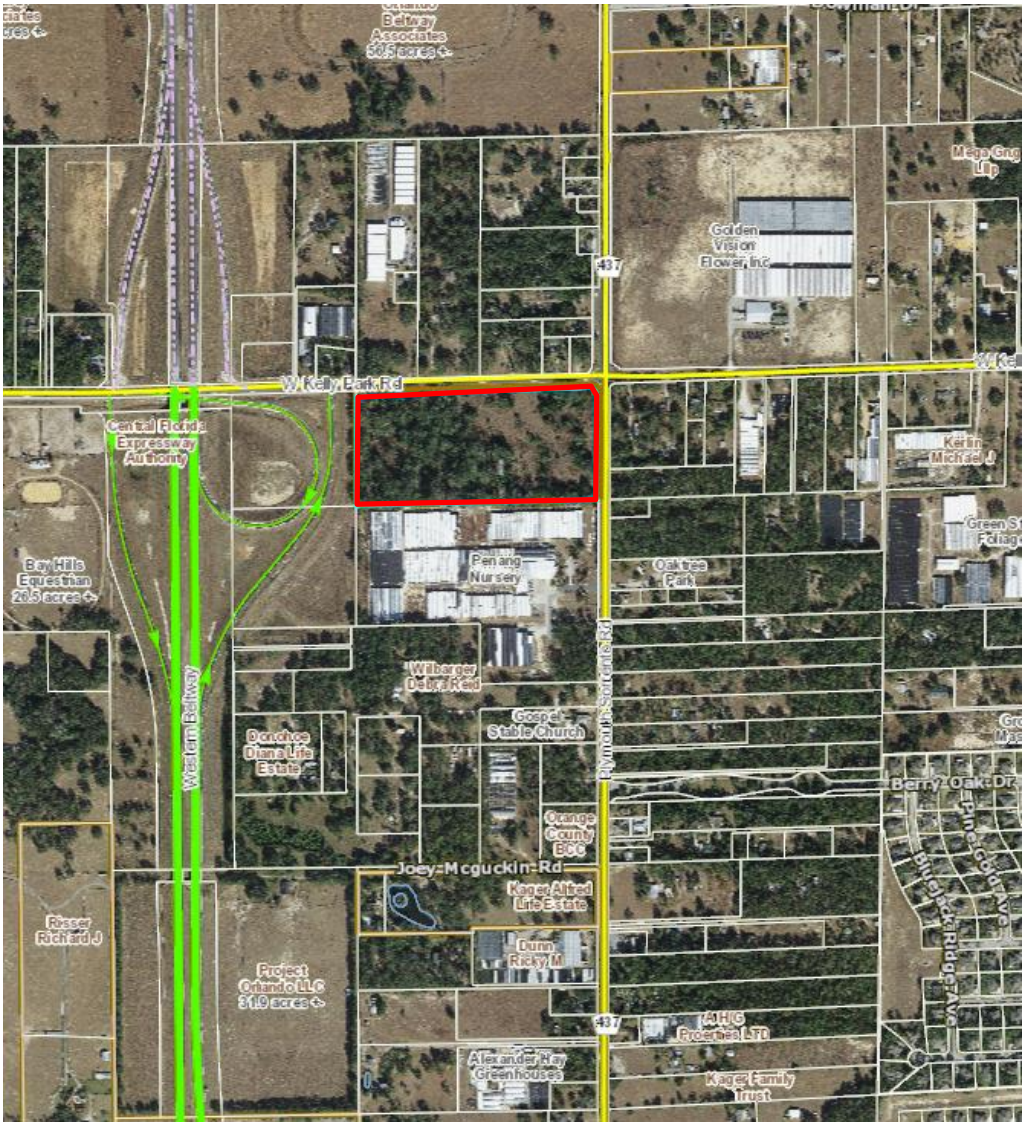
ADJACENT ZONING

N

ADJACENT USES



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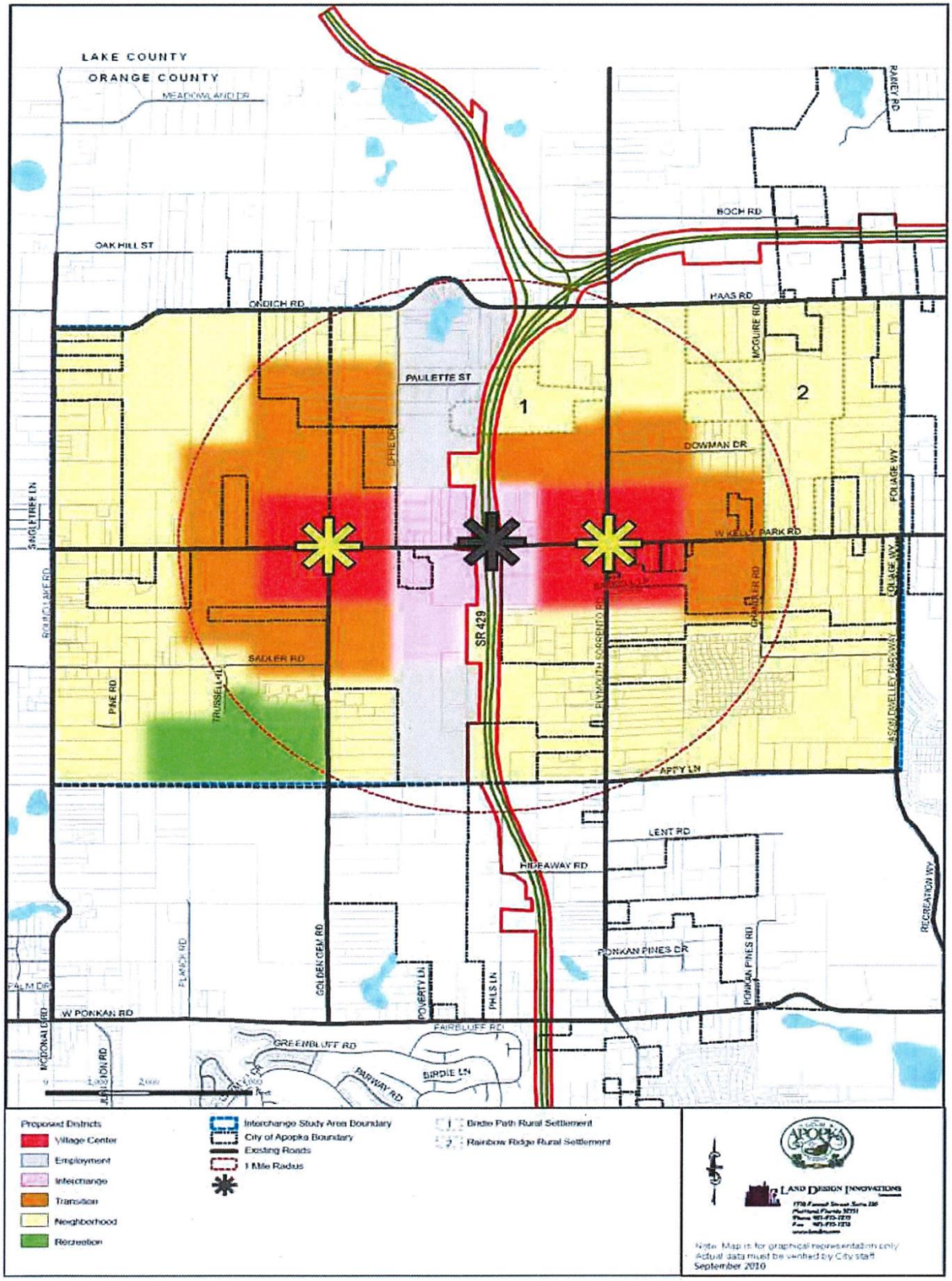
Kelly Park Crossing Form-Based Code Area



ORDINANCE NO. 2666

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM "COUNTY" A-1 (PD/ZIP) TO "CITY" KELLY PARK INTERCHANGE MIXED-USE (KPI-MU), AND ASSIGNING A KELLY PARK CROSSING INTERCHANGE AND VILLAGE CENTER OVERLAY DISTRICTS, FOR CERTAIN REAL PROPERTY GENERALLY LOCATED EAST OF STATE ROAD 429 ON THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST KELLY PARK ROAD AND PLYMOUTH-SORRENTO ROAD, COMPRISING 18.13 ACRES MORE OR LESS, AND OWNED BY JD AND KATHLEEN L HORNE TRUST; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, JD and Kathleen L Horne Trust has requested a change in zoning on property as identified in Section II of this ordinance; and

WHEREAS, the subject property is located within the Wekiva Parkway Interchange Vision Plan Area and the Kelly Park Interchange Form-Based Code Area; and

WHEREAS, if a site, or any portion of a site is located within a one mile radius of the interchange of Kelly Park Road and State Road 429, the entire site is subject to the form based standards contained within the Kelly Park Form-Based Code and within Objective 20 of the Future Land Use Element of the Comprehensive Plan; and

WHEREAS, properties within the Kelly Park Interchange Form Based Code Area (aka Wekiva Parkway Interchange Vision Plan Area) are required by Comprehensive Plan, Future Land Use Element Policy 20.21, to be rezoned to the Kelly Park Interchange Mixed-Use (KPI-MU) zoning category; and

WHEREAS, a Character Overlay District shall be assigned to properties within the Kelly Park Mixed-use zoning category consistent with Table 20.10, Future Land Use Element, Comprehensive Plan;

WHEREAS, in conjunction with the rezone of property to Kelly Park Mixed Use Interchange, an Overlay District must be assigned to the Property described in Exhibit "A"; and

WHERAS, JD and Kathleen L Horne Trust has requested a rezoning to Kelly Park Interchange Mixed-Use (KPI-MU) zoning, with the assignment of Interchange and Village Center character zones; and

WHEREAS, the proposed Kelly Park Interchange Mixed-Use (KPI-MU) zoning, and Interchange and Village Center character zones have been found to be consistent with the City of Apopka Comprehensive Plan, and the Kelly Park Interchange Form Based 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 Kelly Park Interchange Mixed-Use (KPI-MU), Interchange and Village Center character zones as defined in the Kelly Park Interchange Form Based Code, and with the following Master Plan provisions:

Section II. That the zoning classification of the following Property, as described in Exhibit "A" being situated in the City of Apopka, Florida, is hereby Kelly Park Interchange Mixed-Use (KPI-MU); and Kelly Park Interchange Overlay Districts of Interchange and Village Center Overlay Districts, as defined in the Kelly Park Interchange Form Based Code, are assigned to the Property.

Section III. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section IV. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

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

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

Section VII. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: July 18, 2018

READ SECOND TIME
AND ADOPTED: August 1, 2018

_____
Bryan Nelson, Mayor

ATTEST:

_____
Linda Goff, City Clerk

DULY ADVERTISED: June 1, 2018
July 20, 2018

EXHIBIT "A"

LEGAL DESCRIPTION
Parcel ID No: 13-20-27-0000-00-008
Combined Acreage: 18.13 +/- Acres

NORTH 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20S, RANGE 27E (LESS ROAD RIGHT-OF-WAY), ORANGE COUNTY, FLORIDA.

WHICH IS ALSO DESCRIBED AS:

NORTH 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20S, RANGE 27E (LESS ROAD RIGHT-OF-WAY TAKEN PURSUANT TO (I) THAT CERTAIN INDENTURE RECORDED IN DEED BOOK 398, PAGE 188 AND (II) THAT CERTAIN STIPULATED ORDER OF TAKING AS TO PARCEL 207 RECORDED IN OFFICIAL RECORDS BOOK 10756, PAGE 6799 AND DOCUMENT NUMBER 20140285830), ORANGE COUNTY, FLORIDA

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

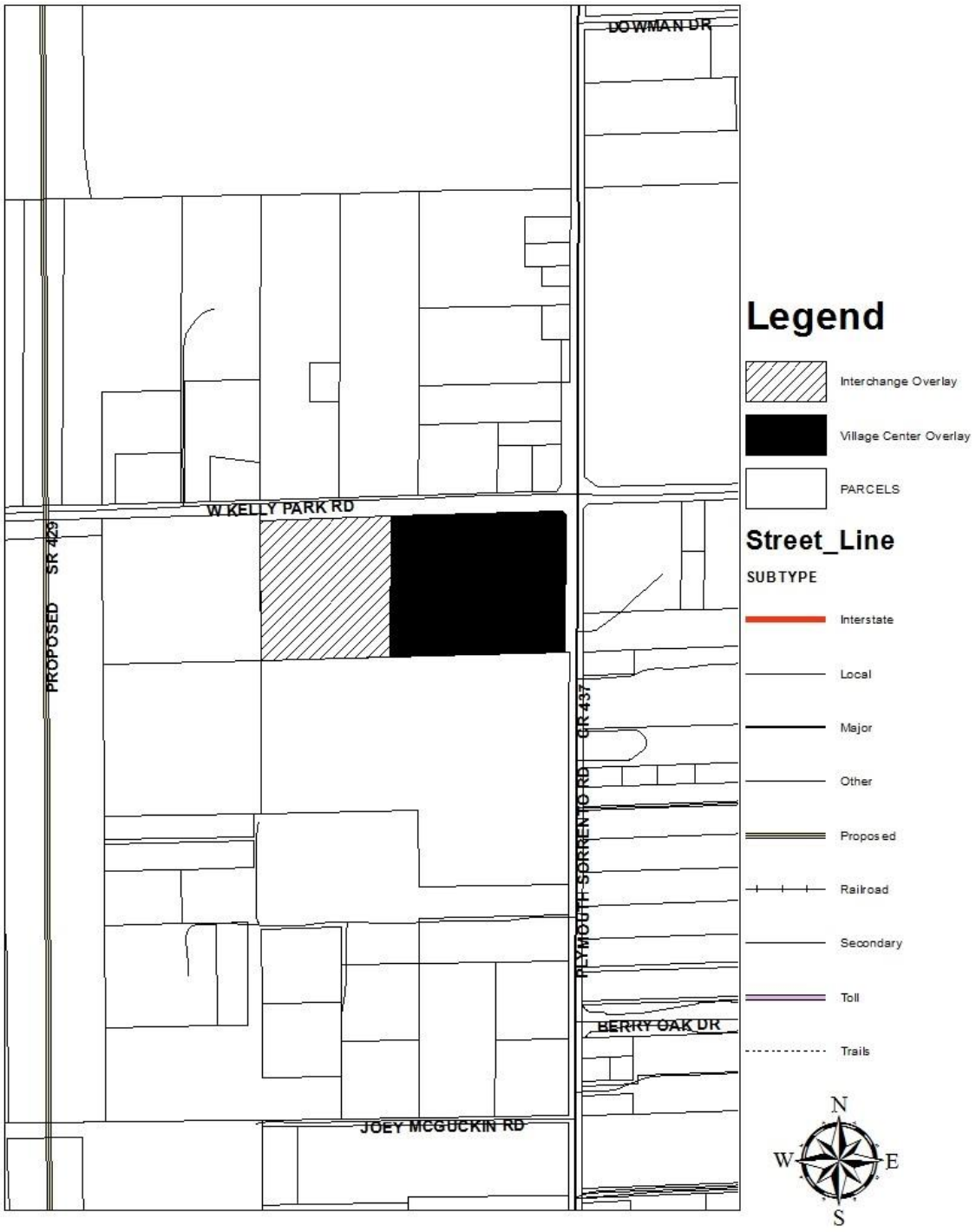
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE NORTH 88°20'47" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1,357.89 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°14'36" EAST ALONG SAID WEST LINE A DISTANCE OF 30.01 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10756, PAGE 6799, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID OFFICIAL RECORDS BOOK:

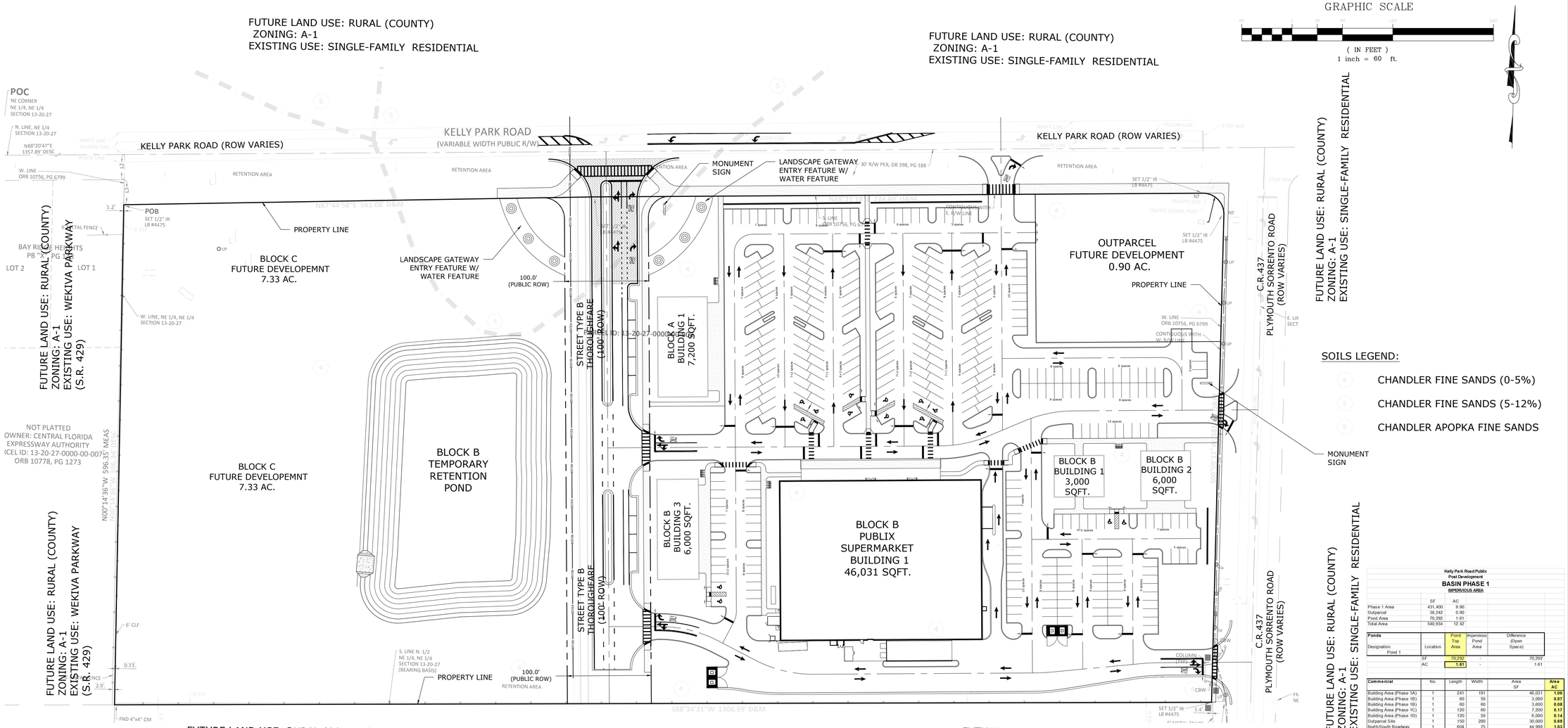
(1) SOUTH 00°14'36" EAST A DISTANCE OF 29.88 FEET FOR A POINT OF BEGINNING, SAID POINT BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD PER SAID OFFICIAL RECORDS BOOK; (2) N87°44'58"E A DISTANCE OF 561.08 FEET; (3) N88°21'18"E A DISTANCE OF 724.60 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S45°44'45"E, A CHORD DISTANCE OF 35.91 FEET; (4) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°48'44", A DISTANCE OF 40.06 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF PLYMOUTH-SORRENTO ROAD; (5) S00°09'11"W ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID OFFICIAL RECORDS BOOK A DISTANCE OF 581.62 FEET TO A POINT ON THE LINE SOUTH LINE

OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE S88°34'31"W ALONG SAID SOUTH LINE, A DISTANCE OF 1,306.99 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE N00°14'36"W ALONG SAID WEST LINE, A DISTANCE OF 596.34 FEET TO THE POINT OF BEGINNING.

CONTAINS 789,753 SQUARE FEET OR 18.130 ACRES MORE OR LESS.

EXHIBIT "B"
ASSIGNMENT OF KELLY PARK FORM-BASED CODE
OVERLAY CHARACTER DISTRICTS





SITE DATA:

Parcel I.D. #:	13-20-27-0000-00-008
Existing FLU:	Wekiva Parkway Interchange Mixed-Use (MU-WPI)
Existing Zoning:	A-1
Proposed Zoning:	Wekiva Parkway Interchange Mixed-Use (MU-WPI)
Design District:	Village Center
Allowable Uses:	All uses allowed under Section F Table 2 (Village Center)
Gross Land Area:	18.13 acres
Non-Developable Area:	0.00 acres
Dedicated ROW Area:	1.39 acres
Net Developable Area:	16.74 acres
Proposed Commercial Sqft.:	68,231 sqft. (phase 1A-D)
Total Commercial Sqft.:	68,231 sqft. (phase 1)
Proposed Floor Area Ratio:	0.16 F.A.R.
Minimum Lot Width:	80'
Minimum Lot Depth:	N/A
Minimum Lot Size:	6,000 sqft.
Maximum ISR:	90%
Minimum Open Space %:	10% (Common Open Space)

Setbacks:

Front:	8' Min.; 20' Max.
Side:	0', 20'(adjacent to Neighborhood)
Side Street:	8' Min.; 20' Max.
Rear:	10' Min.; 20' Max.
Kelly Park Rd.:	8' Min.; 20' Max. (from ROW line)
Plymouth Sorrento Rd.:	8' Min.' 20' Max. (from ROW line)

Additional Notes:

1. Billboards and pole signs shall be prohibited.
2. There are no onsite wetland areas, existing ponds are not considered surface waters.
3. All common areas to maintained by a Property Owners Association.

Off-Street Parking:

Required Parking:

Block B "Publix"

Commercial Retail Space: 3.5spaces per 1,000 sqft.: (46,031 sqft. (phase 1A))=	162
Total Required Parking:	162
Provided Parking:	
Surface 10X18 Parking Spaces Provided:	230 spaces
Handicap 12X20 Parking Spaces Provided:	7 spaces
Total Parking Provided:	237 spaces
Total Handicap Parking Required:	7 spaces
Total Handicap Parking Provided:	8 spaces

Block B (Building 1)

Restaurant Space: 4 space + 1 space per 3 Seats: (80 seats) =	31
Total Required Parking:	31
Provided Parking:	
Surface 10X18 Parking Spaces Provided:	32 spaces
Handicap 12X18 Parking Spaces Provided:	2 spaces
Total Parking Provided:	33 spaces
Total Handicap Parking Required:	2 spaces
Total Handicap Parking Provided:	2 spaces

Block B (Building 2)

Commercial Retail Space: 3.5spaces per 1,000 sqft.: (6,000 sqft. (phase 1b)) =	21
Total Required Parking:	21
Provided Parking:	
Surface 9X18 Parking Spaces Provided:	22 spaces
Handicap 12X18 Parking Spaces Provided:	1 spaces
Total Parking Provided:	23 spaces
Total Handicap Parking Required:	1 spaces
Total Handicap Parking Provided:	1 spaces

Block A (Building 1)

Commercial Retail Space: 3.5spaces per 1,000 sqft.: (7,200 sqft. (phase 1c)) =	26
Total Required Parking:	26
Provided Parking:	
Surface 9X18 Parking Spaces Provided:	27 spaces
Handicap 12X18 Parking Spaces Provided:	2 spaces
Total Parking Provided:	29 spaces
Total Handicap Parking Required:	2 spaces
Total Handicap Parking Provided:	2 spaces

Block B (Building 3)

Commercial Retail Space: 3.5spaces per 1,000 sqft.: (6,000 sqft. (phase 1d)) =	21
Total Required Parking:	21
Provided Parking:	
Surface 9X18 Parking Spaces Provided:	22 spaces
Handicap 12X18 Parking Spaces Provided:	1 spaces
Total Parking Provided:	23 spaces
Total Handicap Parking Required:	1 spaces
Total Handicap Parking Provided:	1 spaces

Phasing:

Project will be constructed in multiple phases see phasing plan for details.

Stormwater Management:

The project will meet the requirements for the City of Apopka Code Sec. 6.05 and the requirements of the St. Johns Rivier Water Management District.

Needed Fire Flow (NFF): (Based on FFPC 2012 Edition Chapter 18 & Annex I)

Phase 1A:	3,750 gpm (Type II 200 non-sprinklered); 1,875 gpm sprinklered
Building 1 Phase 1B:	1,500 gpm (Type V 200 non-sprinklered); 1,000 gpm sprinklered)
Building 2 Phase 1B:	2,000 gpm (Type V 200 non-sprinklered); 1,000 gpm sprinklered)
Phase 1C:	1,750 gpm (Type III 200 non-sprinklered); 1,000 gpm sprinklered
Phase 1D:	1,750 gpm (Type III 200 non-sprinklered); 1,000 gpm sprinklered)

Trip Generation Rates:

Average Daily Trips:	Phase 1A: 46,031 sqft x 68.73 trips/1,000sqft. x day = 3,164 trips/day
	Phase 1B: 9,000 sqft x 68.73 trips/1,000sqft. x day = 619 trips/day
	Phase 1C: 7,200 sqft x 68.73 trips/1,000sqft. x day = 495 trips/day
	Phase 1D: 6,000 sqft x 68.73 trips/1,000sqft. x day = 412 trips/day
	Total ADT = 4,690 trips/day
PM Peak Hour Trips:	Phase 1A: 46,031 sqft x 6.06 trips/1,000 sqft. x day = 279 PM Peak Trips
	Phase 1B: 9,000 sqft x 6.06 trips/1,000 sqft. x day = 55 PM Peak Trips
	Phase 1C: 7,200 sqft x 6.06 trips/1,000 sqft. x day = 44 PM Peak Trips
	Phase 1D: 6,000 sqft x 6.06 trips/1,000 sqft. x day = 37 PM Peak Trips
	Total PM Peak Trips = 415 PM Peak Trips

Form Based Code Requirements:

1. Per Section 4.C of the FBC, buildings exceeding 20,000 square feet in area must be articulated to appear as multiple buildings grouped together.
2. Per Section 7.b of the FBC, all non-residential first floor requires a minimum of 30% glazing.
3. Per Section 3 of the FBC, all building facades shall be designed with Articulation.
4. Per Section K.11 of the FBC, all building mechanical equipment shall be integrated into the overall mass of a building by screening the equipment behind parapets or recessing equipment into hips, gables or similar features.
5. Per Section K.11 of the FBC, shopping cart storage shall be located inside the building or shall be screened by a 4-foot wall consistent with the building architecture and materials.
6. Per Section K.3 of the FBC, Green Building principles are encouraged for development with the FBC boundary.
7. Per Section M of the FBC , Section 5.01.00 and Water Wise Ordinance 2069; a landscape and irrigation plan shall be prepared by a Florida licensed Landscape Architect and submitted with the Final Development Plan.
8. Per Section 5.01.07 of the City Code a Tree Removal and Replacement plan shall be provided with the Final Development Plan.
9. Per Section P(e) of the FBC, a photometric plan showing light fixtures and footcandle measurements shall be submitted with the Final Development Plan.
10. Per Section O of the FBC, all signage shall be consistent with the requirements of the FBC and a master sign plan shall be submitted with the Final Development Plan.

Kelly Park Road Publix
Post Development
BASIN PHASE 1
IMPERVIOUS AREA

	SF	AC
Phase 1 Area	431,400	9.90
Outparcel	39,242	0.90
Pond Area	70,292	1.61
Total Area	540,934	12.42

Ponds

Designation	Location	Pond Top Area	Impervious Pond Area	Difference (Open Space)
Pond 1				
	SF	70,292	-	70,292
	AC	1.61	-	1.61

Commercial	No.	Length	Width	Area SF	Area AC
Building Area (Phase 1A)	1	241	191	46,031	1.06
Building Area (Phase 1B)	1	60	50	3,000	0.07
Building Area (Phase 1B)	1	60	60	3,600	0.08
Building Area (Phase 1C)	1	120	60	7,200	0.17
Building Area (Phase 1D)	1	120	50	6,000	0.14
Outparcel Site	1	150	200	30,000	0.69
North/South Roadway	1	604	75	44,998	1.03
Sidewalks	1	1,167	6	7,002	0.16
Pavement & Curb	1	515	513	264,195	6.07
				271,197	9.46

Total Basin Impervious Area (AC) 9.46
Total Basin Impervious Percentage 76%

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www.GLSeng.com

Publix Supermarkets, Inc.
c/o Pasadena Capital, Inc.
200 Pasadena Place
Orlando, FL 32803
(407) 835-9000

Kelly Park Rd. Publix Center

City of Apopka, Florida

Final Master/Preliminary Development Plan

Overall Site Plan

Plans not valid unless Signed. Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 8, 2018
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	01/18	Initial Plans Release
2	04/18	Revised For City Of Apopka Comments
3	--/--	
4	--/--	
5	--/--	
6	--/--	
7	--/--	
8	--/--	
9	--/--	
10	--/--	

SHEET NUMBER
4 OF 10a

PROJECT PHASING BREAKDOWN:

	BLOCK A	7,200 SQFT.
	BLOCK B	61,031 SQFT.
	BLOCK C	TBD

NOTE:
1. NOTE CONSTRUCTION OF BLOCK A-C MAY NOT BE IN THE SEQUENTIAL ORDER.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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Kelly Park Rd. Publix Center

City of Apopka, Florida

Final Master/Preliminary Development Plan

Block Plan

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10		

SHEET NUMBER
5 OF 10a

Kelly Park Rd. Publix Center
Final Master Plan / Preliminary Development Plan

City of Apopka Florida Parcel I.D. # 13-20-27-0000-00-008

for

Publix Supermarkets Inc.

by

G L SUMMITT
ENGINEERING INC

NOTE:

1. A PERMIT IS REQUIRED FROM FFWCC FOR REMOVAL OR RELOCATION OF GOPHER TORTOISES PRIOR TO START OF ANY SITE CONSTRUCTION.
2. THESE CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK, CITY OF APOPKA AND THE ORANGE COUNTY ROADWAY SPECIFICATIONS.

Sunshine State 811 One Call OF FLORIDA, INC.

Project Team

Owner
J D and Kathleen L Horne Trust
c/o Karen H. Morris, Trustee
P.O. Box 547727
Orlando, FL 32854
Ph:
Fx:

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Fx:

Surveyor
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Utilities

Drinking Water
City of Apopka
150 East 5th St.
Orlando, FL 32703
Ph: (407) 703-1727
Fx: (407) 703-1630

Sanitary Sewer
City of Apopka
150 East 5th St.
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Garbage Disposal
City of Apopka
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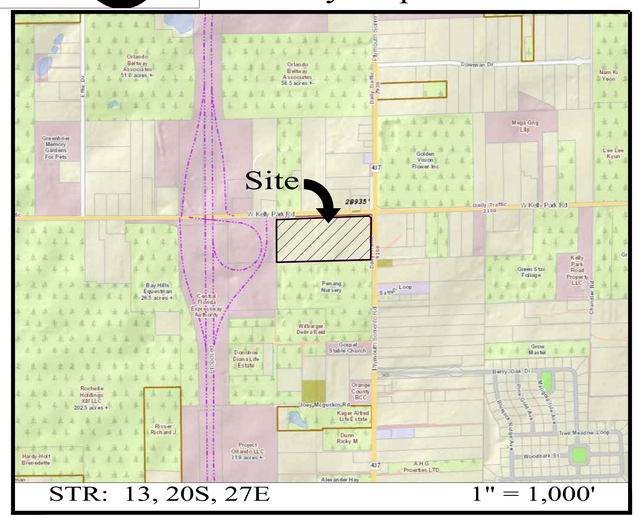
Reclaim Water
City of Apopka
150 East 5th St.
Orlando, FL 32703
Ph: (407) 703-1727
Fx: (407) 703-1630

Vicinity Map



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3	Boundary & Topographic	04-07-18
4	Overall Site Plan	04-07-18
5	Block Plan	04-07-18
5a	Open Space/Ped Plan	04-07-18
6	Detailed Site Plan	04-07-18
7	Utility Plan	04-07-18
8	Paving & Drainage Plan	04-07-18
9	Preliminary Grading Plan	04-07-18
9a	Turning Movement Plan	04-07-18
10	General Details	04-07-18
10a	Conceptual ROW Sections	04-07-18

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Publix Center
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Final Master/Preliminary
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Coversheet

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SHEET NUMBER
1 OF 10a

ABBREVIATIONS

A

A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH

B

BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE

C

CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER

D

DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY

E

E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F

F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING

G

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE

H

HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC

I

I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT

J

JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

L

L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL

M

MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING

N

NORTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P

PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER

Q

Q	FLOW RATE

R

R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN

S

S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM

T

T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL

U

UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE

V

VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

W

W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Y

YD	YARD
YR	YEAR

MISC

&	AND
@	AT
△	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE (R/W)
- SHORELINE
- SWALE
- BUILDING LINE
- CONTOURS (81 / 80)
- RAILROAD TRACKS
- GAS MAIN (GAS)
- UNDERGROUND ELECTRIC (UE)
- UNDERGROUND TELEPHONE (UGT)
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND CABLE TELEVISION (CTV)
- EASEMENT

SANITARY

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN (FM)
- MANHOLE

WATER & REUSE WATER

- WATER MAIN 6" PVC PIPE (6"WM)
- REUSE WATER MAIN (RM)
- BACKFLOW PREVENTOR (B.F.P.)
- WATER VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

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

HIGHWAY & UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- COUNTY ROADS (520)
- INTERSTATE ROADS (95)
- STATE ROADS (50)
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- SECTION CORNER (16 / 15 / 21 / 22)
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATALITE DISH
- GUY WIRE
- HANDICAP PARKING
- SPOT ELEVATION (39.50)
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- BOUNDARY
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR (81 / 80)
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- PROPERTY LINE (P/L)
- RETAINING WALL
- RIGHT-OF-WAY LINE (R/W)
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

SANITARY

- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- FORCE MAIN (FM)
- MANHOLE

WATER & REUSE WATER

- WATER MAIN (WM)
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- METER (M)
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER
- SAMPLE POINT (SP 2)
- UNDERDRAIN CEANOUT
- RECLAIMED WATER MAIN (RM)
- REUSE WATER SYSTEM CONNECTION
- DOUBLE REUSE WATER SERVICE

STORM DRAIN

- 100 LF STS 24 RCP @ 0.20% — 100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
- UNDERDRAIN 6" PVC PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- 100.00 — SPOT ELEVATION
- STORM INLET

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- COUNTY ROADS (520)
- DETAIL REFERENCE (901 / 24)
- DUMPSTER PAD
- FF=98.76 TYPE A — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- GUY POLE
- HANDICAP PARKING
- INTERSTATE ROADS (95)
- LIGHT POLE
- SIGNS
- SECTION CORNER (16 / 15 / 21 / 22)
- STATE ROADS (50)
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- CROSS SECTION DETAIL (901 / 24)

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200 Pasadena Place
Orlando, FL 32803
(407) 835-9000

Kelly Park Rd.
Publix Center
City of Apopka, Florida

Final Master/Preliminary
Development Plan

Symbols & Abbreviations

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 8, 2018
FL Registration #58775
Certificate of Authorization #29665

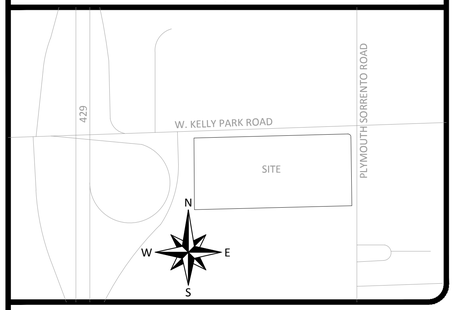
Revisions

NO.	DATE	DESCRIPTION
1	01.18	Initial Plans Release
2	04.18	Revised For City Of Apopka Comments
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER
2 OF 10a

ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP (NOT TO SCALE)



LEGAL DESCRIPTION

NORTH 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20S, RANGE 27E (LESS ROAD RIGHT-OF-WAY), ORANGE COUNTY, FLORIDA.

WHICH IS ALSO DESCRIBED AS:

NORTH 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20S, RANGE 27E (LESS ROAD RIGHT-OF-WAY TAKEN PURSUANT TO (I) THAT CERTAIN INDENTURE RECORDED IN DEED BOOK 398, PAGE 188 AND (II) THAT CERTAIN STIPULATED ORDER OF TAKING AS TO PARCEL 207 RECORDED IN OFFICIAL RECORDS BOOK 10756, PAGE 6799 AND DOCUMENT NUMBER 20140285830), ORANGE COUNTY, FLORIDA

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE NORTH 88°20'47" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1,357.89 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°14'36" EAST ALONG SAID WEST LINE A DISTANCE OF 30.01 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10756, PAGE 6799, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID OFFICIAL RECORDS BOOK:

(1) SOUTH 00°14'36" EAST A DISTANCE OF 29.88 FEET FOR A POINT OF BEGINNING, SAID POINT BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD PER SAID OFFICIAL RECORDS BOOK; (2) N87°44'58"E A DISTANCE OF 561.08 FEET; (3) N88°21'18"E A DISTANCE OF 724.60 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S45°44'45"E, A CHORD DISTANCE OF 35.91 FEET; (4) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°48'44", A DISTANCE OF 40.06 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF PLYMOUTH-SORRENTO ROAD; (5) S00°09'11"W ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID OFFICIAL RECORDS BOOK A DISTANCE OF 581.62 FEET TO A POINT ON THE LINE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE S88°34'31"W ALONG SAID SOUTH LINE, A DISTANCE OF 1,306.99 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE N00°14'36"W ALONG SAID WEST LINE, A DISTANCE OF 596.34 FEET TO THE POINT OF BEGINNING.

CONTAINS 789,753 SQUARE FEET OR 18.130 ACRES MORE OR LESS.

PARCEL ID: 13-20-27-0000-00-008

NOTES

1. BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED SOUTH LINE OF THE NORTH 1/2, OF THE NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING S88°34'31"W.

2. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AS LOCATED BY SUNSHINE UTILITIES LOCATING SERVICE TICKET NO'S. 080701047, 080701111 AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

3. THIS BUILDING/LOT LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12095C0050F, COMMUNITY NO. 120179, ORANGE COUNTY, FLORIDA.

4. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

5. THIS SURVEY WAS MADE WITH BENEFIT OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FUND FILE NO. 406442 A1, DATED FEBRUARY 3, 2017.

6. THIS SURVEY IS VALID ONLY FOR THE PARTIES TO WHOM IT IS CERTIFIED.

7. THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS SET FORTH IN FLORIDA STATUTES.

8. ZONING INFORMATION WAS NOT PROVIDED AT THE TIME OF SURVEY.

9. SUBJECT PROPERTY CONTAINS NO STRIPED PARKING SPACES.

10. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WAS OBSERVED.

11. BASED ON AERIAL PHOTOS FROM ORANGE COUNTY PROPERTY APPRAISER AND GOOGLE EARTH THERE HAS BEEN RECENT CONSTRUCTION ON PLYMOUTH SORRENTO ROAD AND KELLY PARK ROAD.

12. NO DELINEATED WETLANDS WERE OBSERVED.

13. ELEVATIONS BASED ON ORANGE COUNTY BENCHMARK #S1374031, HAVING AN ELEVATION OF 77.776 FEET (NAVD 88).

14. TREE PROTECTION ZONES ARE DEFINED IN SECTION 15-301(E) OF ORANGE COUNTY TREE PROTECTION AND REMOVAL ORDINANCE 2001-19.

15. BASED ON A SURFACE INSPECTION ALL UTILITIES APPEAR TO ENTER THE PROPERTY THROUGH A PUBLIC RIGHT-OF-WAY.

SCHEDULE B-2 - EXCEPTIONS

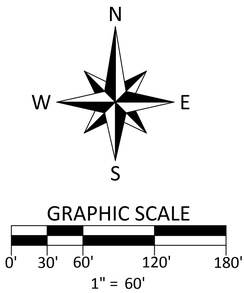
5. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION CONTAINED IN INSTRUMENT RECORDED AUGUST 10, 1976, UNDER O.R. BOOK 2719, PAGE 692, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (SUBORDINATION OF EASEMENTS AGREEMENT RECORDED IN O.R. BOOK 10755, PAGE 9) ***(SHOWN HEREON.)***

SURVEYOR'S CERTIFICATE

TO: PUBLIX SUPER MARKETS, INC., A FLORIDA CORPORATION; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

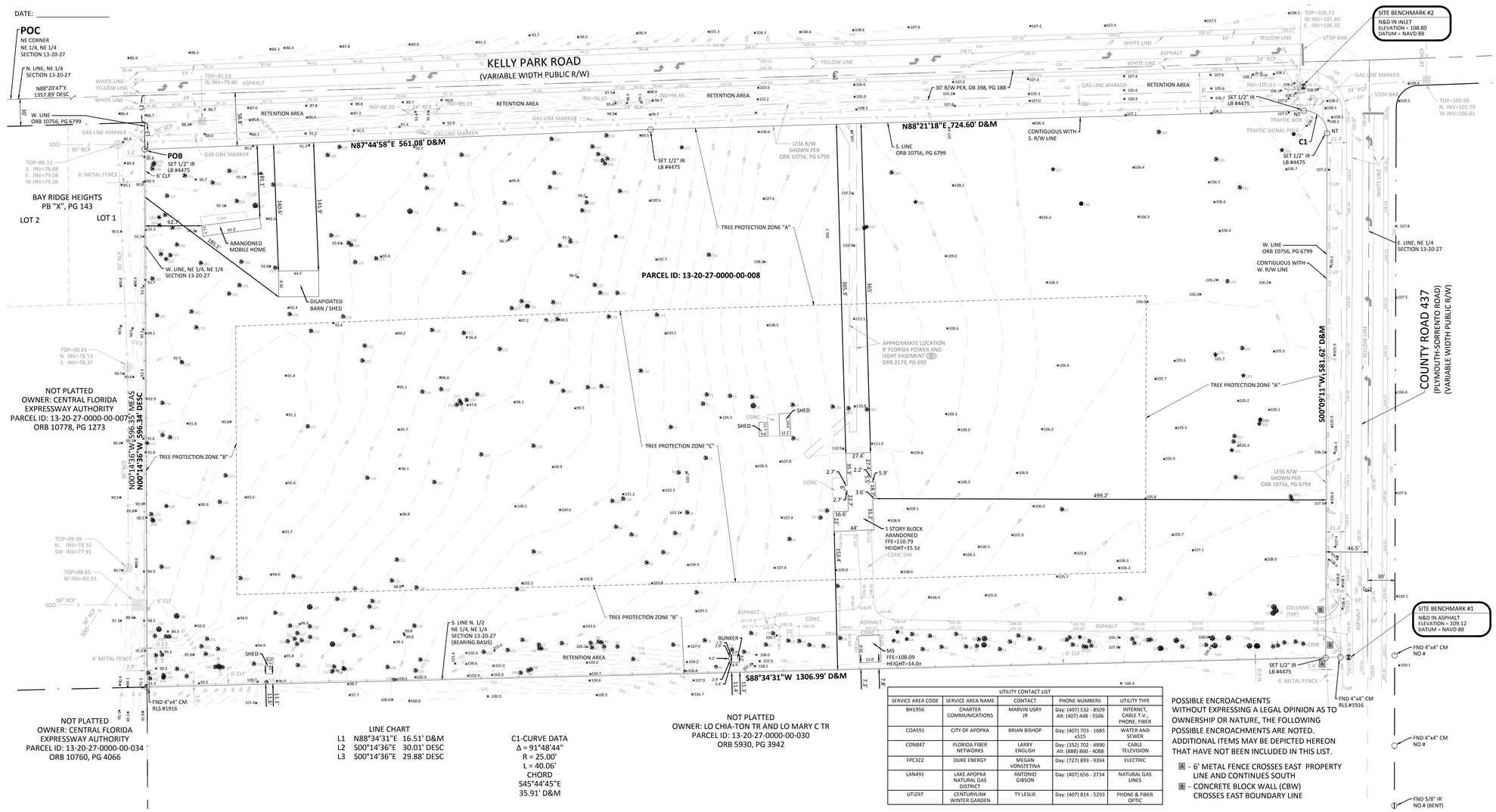
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A)(B1)(C), 8, 9, 11, 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 17, 2017.

DATE: _____



TREE CHART

1 - 31" OAK	31 - 26" OAK	61 - 34" OAK	91 - 32" OAK	121 - 18" OAK	151 - 10" OAK	181 - 13" OAK	211 - 28" OAK	241 - 36" OAK	271 - 12" PALM	301 - 24" OAK
2 - 15" OAK	32 - 3-30" OAK	62 - 26" OAK	92 - 12" OAK	122 - 20" OAK	152 - 2-10Q^ CAMPHOR	182 - 21" OAK	212 - 35" OAK	242 - 38" OAK	272 - 32" OAK	302 - 48" OAK
3 - 36" OAK	33 - 26" OAK	63 - 26" OAK	93 - 20" OAK	123 - 32" OAK	153 - 25" OAK	183 - 14" PINE	213 - 26" OAK	243 - 30" OAK	273 - 34" CAMPHOR	303 - 12" PALM
4 - 30" OAK	34 - 16" CAMPHOR	64 - 2-24" OAK	94 - 22" OAK	124 - 26" OAK	154 - 32" OAK	184 - 27" OAK	214 - 58" OAK	244 - 19" OAK	274 - 36" OAK	304 - 28" OAK
5 - 17" OAK	35 - 18" CAMPHOR	65 - 2-26" OAK	95 - 16" OAK	125 - 16" OAK	155 - 16" OAK	185 - 17" OAK	215 - 27" OAK	245 - 34" OAK	275 - 23" OAK	305 - 42" OAK
6 - 12" CAMPHOR	36 - 2-18" OAK	66 - 36" OAK	96 - 10" OAK	126 - 33" OAK	156 - 16" OAK	186 - 20" OAK	216 - 27" OAK	246 - 25" OAK	276 - 52" OAK	306 - 16" PALM
7 - 13" CAMPHOR	37 - 26" OAK	67 - 32" OAK	97 - 32" OAK	127 - 12" OAK	157 - 40" OAK	187 - 16" PINE	217 - 24" OAK	247 - 31" OAK	277 - 43" OAK	
8 - 16" CAMPHOR	38 - 22" OAK	68 - 36" CAMPHOR	98 - 17" OAK	128 - 20" UNIDENTIFIED TREE	158 - 16" UNIDENTIFIED TREE	188 - 19" OAK	218 - 32" OAK	248 - 46" OAK	278 - 26" OAK	
9 - 13" CAMPHOR	39 - 38" OAK	69 - 48" OAK	99 - 13" OAK	129 - 14" OAK	159 - 12" OAK	189 - 15" PINE	219 - 19" OAK	249 - 28" OAK	279 - 34" OAK	
10 - 12" CAMPHOR	40 - 3-24" OAK	70 - 26" OAK	100 - 16" OAK	130 - 23" OAK	160 - 10" OAK	190 - 14" OAK	220 - 31" OAK	250 - 2-30" OAK	280 - 58" OAK	
11 - 20" CAMPHOR	41 - 23" OAK	71 - 26" OAK	101 - 34" OAK	131 - 22" OAK	161 - 26" OAK	191 - 40" OAK	221 - 35" OAK	251 - 25" OAK	281 - 15" PINE	
12 - 30" OAK	42 - 50" OAK	72 - 35" OAK	102 - 10" OAK	132 - 36" OAK	162 - 24" OAK	192 - 28" OAK	222 - 2-24" OAK	252 - 11" UNIDENTIFIED TREE	282 - 13" PINE	
13 - 38" OAK	43 - 40" OAK	73 - 37" OAK	103 - 44" OAK	133 - 31" OAK	163 - 36" OAK	193 - 20" OAK	223 - 3-23" OAK	253 - 40" OAK	283 - 32" OAK	
14 - 18" CAMPHOR	44 - 12" PALM	74 - 42" OAK	104 - 26" OAK	134 - 38" OAK	164 - 34" OAK	194 - 60" OAK	224 - 29" OAK	254 - 42" OAK	284 - 40" OAK	
15 - 30" OAK	45 - 15" PALM	75 - 33" OAK	105 - 24" OAK	135 - 28" OAK	165 - 24" OAK	195 - 29" OAK	225 - 27" OAK	255 - 3-19" OAK	285 - 26" OAK	
16 - 10" CAMPHOR	46 - 15" PALM	76 - 12" UNIDENTIFIED TREE	106 - 2-24" OAK	136 - 10" UNIDENTIFIED TREE	166 - 12" OAK	196 - 32" OAK	226 - 21" OAK	256 - 33" OAK	286 - 14" PALM	
17 - 23" OAK	47 - 40" OAK	77 - 26" OAK	107 - 14" UNIDENTIFIED TREE	137 - 12" OAK	167 - 18" OAK	197 - 13" OAK	227 - 19" OAK	257 - 30" OAK	287 - 14" PALM	
18 - 18" OAK	48 - 45" OAK	78 - 24" OAK	108 - 2-16" OAK	138 - 16" OAK	168 - 20" PINE	198 - 10" OAK	228 - 3-18" OAK	258 - 25" OAK	288 - 11" CHINA	
19 - 56" OAK	49 - 30" CAMPHOR	79 - 20" OAK	109 - 10" OAK	139 - 15-" CAMPHOR	169 - 17" OAK	199 - 23" OAK	229 - 11" UNIDENTIFIED TREE	259 - 26" OAK	289 - 49" OAK	
20 - 27" OAK	50 - 36" CAMPHOR	80 - 34" OAK	110 - 14" OAK	140 - 10" OAK	170 - 26" OAK	200 - 13" OAK	230 - 28" OAK	260 - 30" OAK	290 - 60" OAK	
21 - 24" OAK	51 - 22" CAMPHOR	81 - 28" OAK	111 - 15" OAK	141 - 30" OAK	171 - 20" OAK	201 - 20" OAK	231 - 28" OAK	261 - 19" OAK	291 - 26" OAK	
22 - 28" OAK	52 - 27" OAK	82 - 30" OAK	112 - 2-26" OAK	142 - 10" OAK	172 - 37" OAK	202 - 20" OAK	232 - 36" OAK	262 - 2-22" OAK	292 - 20" ELM	
23 - 27" OAK	53 - 20" OAK	83 - 30" OAK	113 - 35" OAK	143 - 24" OAK	173 - 18" OAK	203 - 21" OAK	233 - 2-24" OAK	263 - 28" OAK	293 - 16" CAMPHOR	
24 - 26" OAK	54 - 36" OAK	84 - 24" OAK	114 - 17" OAK	144 - 13" OAK	174 - 10" OAK	204 - 17" PINE	234 - 34" OAK	264 - 22" OAK	294 - 16" PALM	
25 - 10" PALM	55 - INTENTIONALLY OMITTED	85 - 36" OAK	115 - 12" OAK	145 - 20" OAK	175 - 24" PINE	205 - 14" OAK	235 - 29" OAK	265 - 14" OAK	295 - 14" PALM	
26 - 30" OAK	56 - 18" OAK	86 - 13" OAK	116 - 18" OAK	146 - 10" OAK	176 - 48" OAK	206 - 20" OAK	236 - 35" OAK	266 - 36" OAK	296 - 40" OAK	
27 - 27" OAK	57 - 2-15" OAK	87 - 10" OAK	117 - 12" OAK	147 - 15" OAK	177 - 27" OAK	207 - 12" CAMPHOR	237 - 2-28" OAK	267 - 26" OAK	297 - 14" PALM	
28 - 48" OAK	58 - 20" OAK	88 - 24" OAK	118 - 14" OAK	148 - 2-20" OAK	178 - 24" OAK	208 - 2-24" OAK	238 - 32" OAK	268 - 15" OAK	298 - 9" PALM	
29 - 35" OAK	59 - 34" OAK	89 - 25" OAK	119 - 10" OAK	149 - 18" OAK	179 - 11" OAK	209 - 21" OAK	239 - 24" OAK	269 - 26" OAK	299 - 15" PALM	
30 - 27" OAK	60 - 34" OAK	90 - 12" OAK	120 - 10" CAMPHOR	150 - 12" OAK	180 - 14" OAK	210 - 25" OAK	240 - 48" OAK	270 - 19" OAK	300 - 12" PALM	



LINE CHART

L1	N88°34'31"E	16.51' D&M
L2	S00°14'36"E	30.01' DESC
L3	S00°14'36"E	29.88' DESC

C1-CURVE DATA
Δ = 91°48'44"
R = 25.00'
L = 40.06'
CHORD
S45°44'45"E
35.91' D&M

UTILITY CONTACT LIST				
SERVICE AREA CODE	SERVICE AREA NAME	CONTACT	PHONE NUMBERS	UTILITY TYPE
BH1956	CHARTER COMMUNICATIONS	MARVIN USRY JR	Day: (407) 532 - 8509 Alt: (407) 448 - 5506	INTERNET, CABLE T.V., PHONE, FIBER
COA591	CITY OF APOPKA	BRIAN BISHOP	Day: (407) 703 - 1685 x515	WATER AND SEWER
CON847	FLORIDA FIBER NETWORKS	LARRY ENGLISH	Day: (352) 702 - 4990 Alt: (888) 860 - 4088	CABLE TELEVISION
FPC322	DUKE ENERGY	MEGAN VONSTETINA	Day: (727) 893 - 9394	ELECTRIC
LAN491	LAKE APOPKA NATURAL GAS DISTRICT	ANTONIO GIBSON	Day: (407) 656 - 2734	NATURAL GAS LINES
UTI297	CENTURYLINK WINTER GARDEN	TY LESLIE	Day: (407) 814 - 5293	PHONE & FIBER OPTIC

POSSIBLE ENCROACHMENTS WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, THE FOLLOWING POSSIBLE ENCROACHMENTS ARE NOTED. ADDITIONAL ITEMS MAY BE DEPICTED HEREON THAT HAVE NOT BEEN INCLUDED IN THIS LIST.

A - 6' METAL FENCE CROSSES EAST PROPERTY LINE AND CONTINUES SOUTH

B - CONCRETE BLOCK WALL (CBW) CROSSES EAST BOUNDARY LINE

LEGEND

BB - BOTTOM OF BANK	℄ - CENTERLINE	ED - ELECTRIC METER	♿ HDPE - HANDICAP PARKING / HIGH DENSITY POLYETHYLENE	MW - MONITORING WELL	POB - POINT OF BEGINNING	SN - SIGN	TYP - TYPICAL
BC - BACK OF CURB	CM - CONCRETE MONUMENT	EB - ELECTRICAL BOX	N&D - NAIL & DISK	POC - POINT OF COMMENCEMENT	SWF - STOCK WIRE FENCE	UE - UTILITY EASEMENT
BF - BACK FLOW PREVENTER	CMP - CORRUGATED METAL PIPE	EL - ELEVATION	NAVD - NORTH AMERICAN VERTICAL DATUM	PRC - POINT OF REVERSE CURVATURE	x00.00 - SPOT ELEVATION	UP - UTILITY POLE
BM - BENCHMARK	•CO - CLEAN OUT	ESMT - EASEMENT	INV - INVERT ELEVATION	-P- - PARKING SPACES	-S- - SEWER VALVE	-W- - WATER LINE
BE - BURIED ELECTRIC	CONC - CONCRETE	EP - EDGE OF PAVEMENT	IP - IRON PIPE	(S) - SEWER MANHOLE	WF - WOOD FENCE
BWF - BARBED WIRE FENCE	COVD - COVERED	FIRM - FLOOD INSURANCE RATE MAP	IR - IRON ROD	NGVD - NATIONAL GEODETIC VERTICAL DATUM	# PS - PROFESSIONAL SURVEYOR AND MAPPER	(S) - STORM MANHOLE	WS - WOOD SHED
TV - CABLE TV RISER	CP - CONCRETE PAD	L - ARC LENGTH	NTS - NOT TO SCALE	(T) - UNDERGROUND TELEPHONE	WV - WATER VALVE
-C- - BURIED CABLE TV	CW - CONCRETE WALKWAY	LB - LICENSED BUSINESS	OHE - OVERHEAD ELECTRIC	POT - POINT OF TANGENCY	TB - STORM INLET	WM - WATER METER
CALC - CALCULATED	D&M - DEED/DESC & MEASURED	LSA - LANDSCAPED AREA	ORB - OFFICIAL RECORDS BOOK	PVC - PLASTIC PIPE	TB - TOP OF BANK
C&M - CALCULATED & MEASURED	DE - DRAINAGE EASEMENT	MEAS - MEASURED	-OW- - OVERHEAD WIRE	R - CURVE RADIUS	TP - TRAFFIC POLE
Δ - CENTRAL ANGLE	DESC - DESCRIPTION	MF - METAL FENCE	PB - PLAT BOOK	RCP - REINFORCED CONCRETE PIPE	TRAFFIC SIGN
CBW - CONCRETE BLOCK WALL	DOT INLET	ML - METAL LID	PC - POINT OF CURVATURE	R/W - RIGHT OF WAY	TRANSFORMER/JUNCTION BOX
CC - COVERED CONCRETE	DP - DUMPSTER PAD	MS - METAL SHED	PCP - PER ENGINEERING PLANS	SMH - SANITARY MANHOLE	TELEPHONE RISER
CF - CONCRETE FLUME	DW - DRIVEWAY	MES - MITERED END SECTION	PG - PAGE	-S- - SANITARY LINE	TRAFFIC SIGNAL BOX
CHW - CONCRETE HEAD WALL	# - EASEMENT NUMBER	P&M - PLAT & MEASURED	PI - POINT OF INTERSECTION	SDO - SHOWN FOR DIRECTION ONLY	TSW - TRAFFIC SIGNAL WIRE
CLF - CHAIN LINK FENCE	GUY WIRE ANCHOR		PLAT & MEASURED		

ACCURIGHT

ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475
2012 E. Robinson Street, Orlando, Florida 32803
www.AccurightSurveys.net
ACCU@AccurightSurveys.net
PHONE: (407) 894-6314

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

JAMES D. BRAY, PSM 6507

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

OR

THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAMES D. BRAY, PSM 6507 ON 5/2/2017.

BOUNDARY SURVEY DATE: 4/17/17
per 5J-17.051(3)(b)3 Florida Administrative Code

DATE:	JOB #	REVISION	BY:
5/25/17	46608	CLIENT COMMENTS	~~SAH~~ SAH
6/12/17	46608	CLIENT COMMENTS	~~SAH~~ SAH

348

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

SCALE: 1" = 60'
FIELD DATE: 4/17/17
CF# 13-20-27PARCEL-8-ALTA-EMAIL
JOB #46608
DRAWN BY: ~~SAH~~

PREPARED FOR:
PUBLIX SUPER MARKETS INC.

SHEET 1 OF 1

LOCATION:
4966 PLYMOUTH SORRENTO ROAD, APOPKA, FLORIDA

SUBDIVISION NAME:
PARCEL 8
SECTION 13-20-27

D:\JOBS\Kelly Park Publix\survey\13-20-27PARCEL-8-ALTA-EMAIL.dwg - Apr 10, 2018

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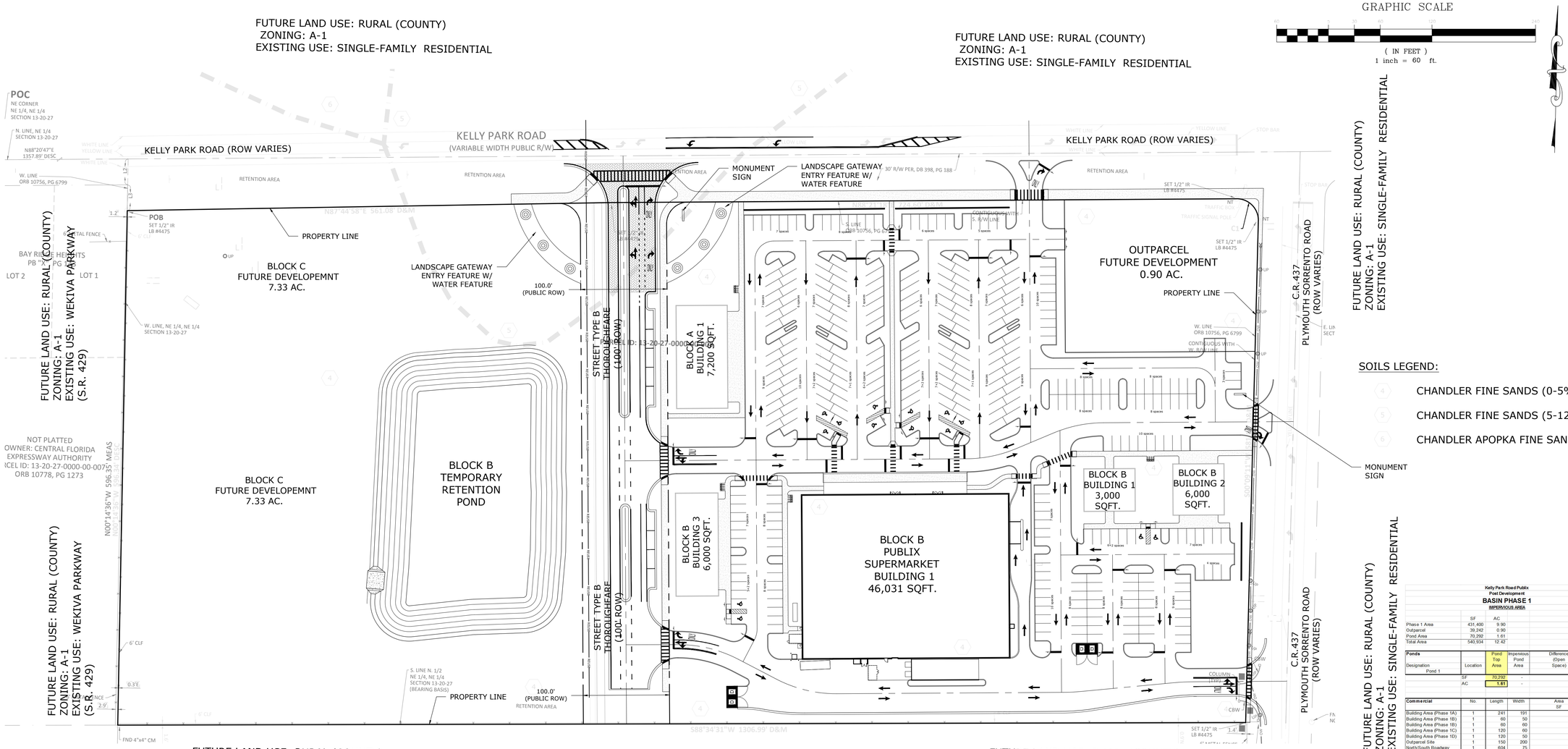

SITE DATA:

Parcel I.D. #:	13-20-27-0000-00-008
Existing FLU:	Wekiva Parkway Interchange Mixed-Use (MU-WPI)
Existing Zoning:	A-1
Proposed Zoning:	Wekiva Parkway Interchange Mixed-Use (MU-WPI)
Design District:	Village Center
Allowable Uses:	All uses allowed under Section F Table 2 (Village Center)
Gross Land Area:	18.13 acres
Non-Developable Area:	0.00 acres
Dedicated ROW Area:	1.39 acres
Net Developable Area:	16.74 acres
Proposed Commercial Sqft.:	68,231 sqft. (phase 1A-D)
Total Commercial Sqft.:	68,231 sqft. (phase 1)
Proposed Floor Area Ratio:	0.16 F.A.R.
Minimum Lot Width:	80'
Minimum Lot Depth:	N/A
Minimum Lot Size:	6,000 sqft.
Maximum ISR:	90%
Minimum Open Space %:	10% (Common Open Space)

Setbacks:

Front:	8' Min.; 20' Max.
Side:	0', 20'(adjacent to Neighborhood)
Side Street:	8' Min.; 20' Max.
Rear:	10' Min.; 20' Max.
Kelly Park Rd.:	8' Min.; 20' Max. (from ROW line)
Plymouth Sorrento Rd.:	8' Min.' 20' Max. (from ROW line)

Additional Notes:

1. Billboards and pole signs shall be prohibited.
2. There are no onsite wetland areas, existing ponds are not considered surface waters.
3. All common areas to maintained by a Property Owners Association.

Off-Street Parking:

Required Parking:

Block B "Publix"

Commercial Retail Space: 3.5spaces per 1,000 sqft.: (46,031 sqft. (phase 1A))=	162
Total Required Parking:	162
Provided Parking:	
Surface 10X18 Parking Spaces Provided:	230 spaces
Handicap 12X20 Parking Spaces Provided:	7 spaces
Total Parking Provided:	237 spaces
Total Handicap Parking Required:	7 spaces
Total Handicap Parking Provided:	8 spaces

Block B (Building 1)

Restaurant Space: 4 space + 1 space per 3 Seats: (80 seats) =	31
Total Required Parking:	31
Provided Parking:	
Surface 10X18 Parking Spaces Provided:	32 spaces
Handicap 12X18 Parking Spaces Provided:	2 spaces
Total Parking Provided:	33 spaces
Total Handicap Parking Required:	2 spaces
Total Handicap Parking Provided:	2 spaces

Block B (Building 2)

Commercial Retail Space: 3.5spaces per 1,000 sqft.: (6,000 sqft. (phase 1b)) =	21
Total Required Parking:	21
Provided Parking:	
Surface 9X18 Parking Spaces Provided:	22 spaces
Handicap 12X18 Parking Spaces Provided:	1 spaces
Total Parking Provided:	23 spaces
Total Handicap Parking Required:	1 spaces
Total Handicap Parking Provided:	1 spaces

Block A (Building 1)

Commercial Retail Space: 3.5spaces per 1,000 sqft.: (7,200 sqft. (phase 1c)) =	26
Total Required Parking:	26
Provided Parking:	
Surface 9X18 Parking Spaces Provided:	27 spaces
Handicap 12X18 Parking Spaces Provided:	2 spaces
Total Parking Provided:	29 spaces
Total Handicap Parking Required:	2 spaces
Total Handicap Parking Provided:	2 spaces

Block B (Building 3)

Commercial Retail Space: 3.5spaces per 1,000 sqft.: (6,000 sqft. (phase 1d)) =	21
Total Required Parking:	21
Provided Parking:	
Surface 9X18 Parking Spaces Provided:	22 spaces
Handicap 12X18 Parking Spaces Provided:	1 spaces
Total Parking Provided:	23 spaces
Total Handicap Parking Required:	1 spaces
Total Handicap Parking Provided:	1 spaces

Phasing:

Project will be constructed in multiple phases see phasing plan for details.

Stormwater Management:

The project will meet the requirements for the City of Apopka Code Sec. 6.05 and the requirements of the St. Johns Rivier Water Management District.

Needed Fire Flow (NFF): (Based on FFPC 2012 Edition Chapter 18 & Annex I)

Phase 1A:	3,750 gpm (Type II 200 non-sprinklered); 1,875 gpm sprinklered
Building 1 Phase 1B:	1,500 gpm (Type V 200 non-sprinklered); 1,000 gpm sprinklered)
Building 2 Phase 1B:	2,000 gpm (Type V 200 non-sprinklered); 1,000 gpm sprinklered)
Phase 1C:	1,750 gpm (Type III 200 non-sprinklered); 1,000 gpm sprinklered
Phase 1D:	1,750 gpm (Type III 200 non-sprinklered); 1,000 gpm sprinklered)

Trip Generation Rates:

Average Daily Trips:	Phase 1A: 46,031 sqft x 68.73 trips/1,000sqft. x day = 3,164 trips/day
	Phase 1B: 9,000 sqft x 68.73 trips/1,000sqft. x day = 619 trips/day
	Phase 1C: 7,200 sqft x 68.73 trips/1,000sqft. x day = 495 trips/day
	Phase 1D: 6,000 sqft x 68.73 trips/1,000sqft. x day = 412 trips/day
	Total ADT = 4,690 trips/day
PM Peak Hour Trips:	Phase 1A: 46,031 sqft x 6.06 trips/1,000 sqft. x day = 279 PM Peak Trips
	Phase 1B: 9,000 sqft x 6.06 trips/1,000 sqft. x day = 55 PM Peak Trips
	Phase 1C: 7,200 sqft x 6.06 trips/1,000 sqft. x day = 44 PM Peak Trips
	Phase 1D: 6,000 sqft x 6.06 trips/1,000 sqft. x day = 37 PM Peak Trips
	Total PM Peak Trips = 415 PM Peak Trips

Form Based Code Requirements:

1. Per Section 4.C of the FBC, buildings exceeding 20,000 square feet in area must be articulated to appear as multiple buildings grouped together.
2. Per Section 7.b of the FBC, all non-residential first floor requires a minimum of 30% glazing.
3. Per Section 3 of the FBC, all building facades shall be designed with Articulation.
4. Per Section K.11 of the FBC, all building mechanical equipment shall be integrated into the overall mass of a building by screening the equipment behind parapets or recessing equipment into hips, gables or similar features.
5. Per Section K.11 of the FBC, shopping cart storage shall be located inside the building or shall be screened by a 4-foot wall consistent with the building architecture and materials.
6. Per Section K.3 of the FBC, Green Building principles are encouraged for development with the FBC boundary.
7. Per Section M of the FBC , Section 5.01.00 and Water Wise Ordinance 2069; a landscape and irrigation plan shall be prepared by a Florida licensed Landscape Architect and submitted with the Final Development Plan.
8. Per Section 5.01.07 of the City Code a Tree Removal and Replacement plan shall be provided with the Final Development Plan.
9. Per Section P(e) of the FBC, a photometric plan showing light fixtures and footcandle measurements shall be submitted with the Final Development Plan.
10. Per Section O of the FBC, all signage shall be consistent with the requirements of the FBC and a master sign plan shall be submitted with the Final Development Plan.

Kelly Park Road Publix
Post Development
BASIN PHASE 1
IMPERVIOUS AREA

	SF	AC
Phase 1 Area	431,400	9.90
Outparcel	39,242	0.90
Pond Area	70,292	1.61
Total Area	540,934	12.42

Ponds

Designation	Location	Pond Top Area	Impervious Pond Area	Difference (Open Space)
Pond 1				
	SF	70,292	-	70,292
	AC	1.61	-	1.61

Commercial	No.	Length	Width	Area SF	Area AC
Building Area (Phase 1A)	1	241	191	46,031	1.06
Building Area (Phase 1B)	1	60	50	3,000	0.07
Building Area (Phase 1B)	1	60	60	3,600	0.08
Building Area (Phase 1C)	1	120	60	7,200	0.17
Building Area (Phase 1D)	1	120	50	6,000	0.14
Outparcel Site	1	150	200	30,000	0.69
North/South Roadway	1	604	75	44,998	1.03
Sidewalks	1	1,167	6	7,002	0.16
Pavement & Curb	1	515	513	264,195	6.07
				271,197	9.46

Total Basin Impervious Area (AC) 9.46
Total Basin Impervious Percentage 76%

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www.GLSeng.com

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c/o Pasadena Capital, Inc.
200 Pasadena Place
Orlando, FL 32803
(407) 835-9000

Kelly Park Rd. Publix Center

City of Apopka, Florida

Final Master/Preliminary Development Plan

Overall Site Plan

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 8, 2018
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	01/18	Initial Plans Release
2	04/18	Revised For City Of Apopka Comments
3	--/--	
4	--/--	
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SHEET NUMBER
4 OF 10a

PROJECT PHASING BREAKDOWN:

	BLOCK A	7,200 SQFT.
	BLOCK B	61,031 SQFT.
	BLOCK C	TBD

NOTE:
1. NOTE CONSTRUCTION OF BLOCK A-C MAY NOT BE IN THE SEQUENTIAL ORDER.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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Kelly Park Rd. Publix Center

City of Apopka, Florida

Final Master/Preliminary Development Plan

Block Plan

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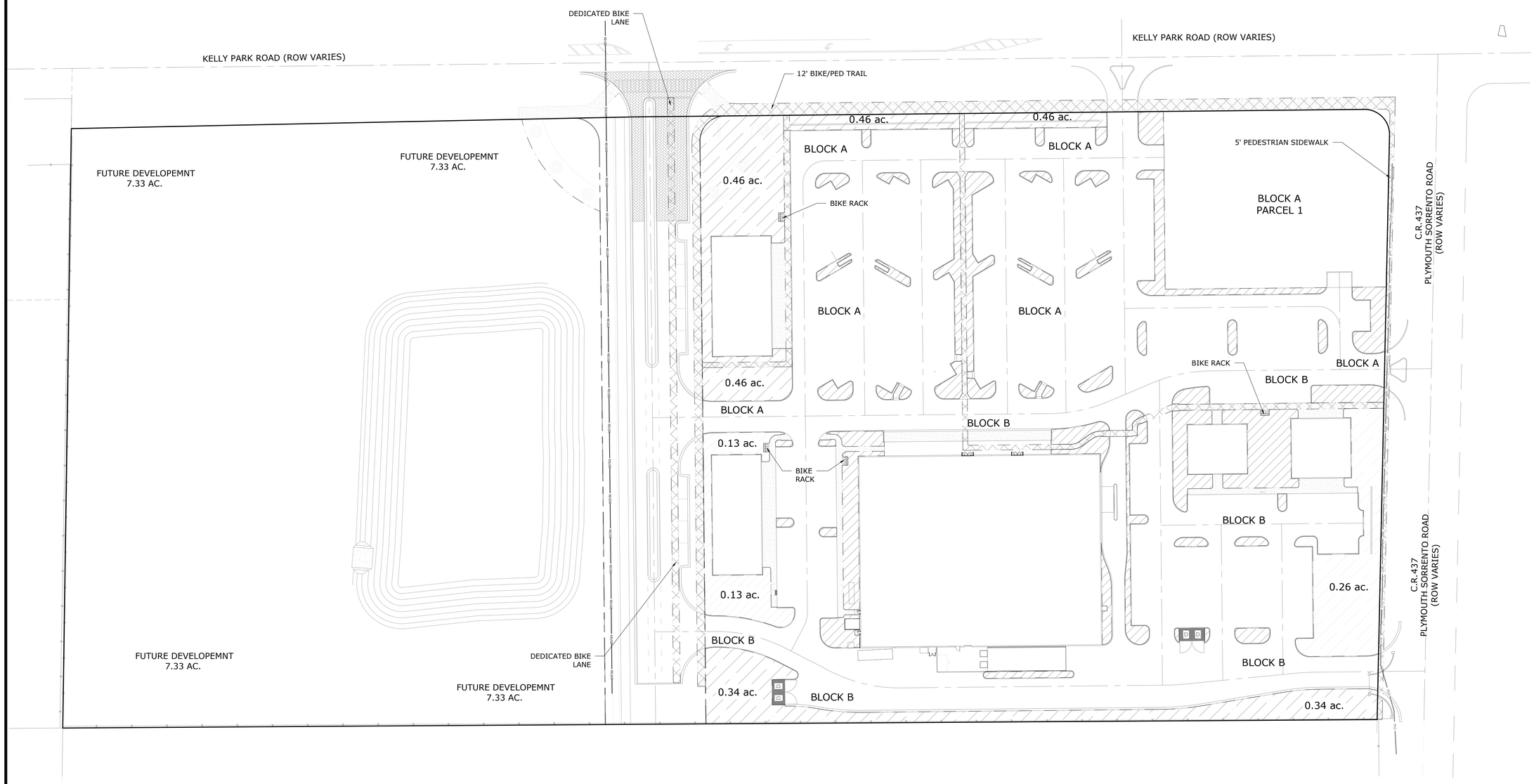
SHEET NUMBER
5 OF 10a



Kelly Park Publix Open Space Breakdown											
		Required Open Space			Provided Open Space						
					Category A		Category B		Category C		
Land Use	Developable Land Area (ac.)	Open Space per Kelly Park FBC Section Q		Maximum Allowable ISR FBC Section Q	Greens, Squares & Plazas	General Open Areas	Stormwater	Natural Lakes	Wetlands	Totals	
Commercial Parcel	9.41	10%	0.94	90.0% 8.47	1.06	0.75	0.00	0.00	0.00		
				Provided Subtotal:	1.81		0.00		0.00	1.81	

PROJECT OPEN SPACE/PEDISTRIAN LEGEND:

	PLAZA	1.06 AC.
	GENERAL	0.75 AC.
	PED & BICYCLE ACCESS	

NOTE:
1. PER THE DEVELOPER'S AGREEMENT WITH THE CITY THE GATEWAY FEATURE PROPOSED FOR THE NORTH/SOUTH ROAD WILL CONSTITUTE THE REQUIRED 10% OPEN SPACE FOR PHASE 1 AND PHASE 2 SHALL BE DETERMINED AT THE PRELIMINARY DEVELOPMENT PLAN FOR PHASE 2.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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Kelly Park Rd. Publix Center
City of Apopka, Florida

Final Master/Preliminary Development Plan

Open Space & Ped Plan

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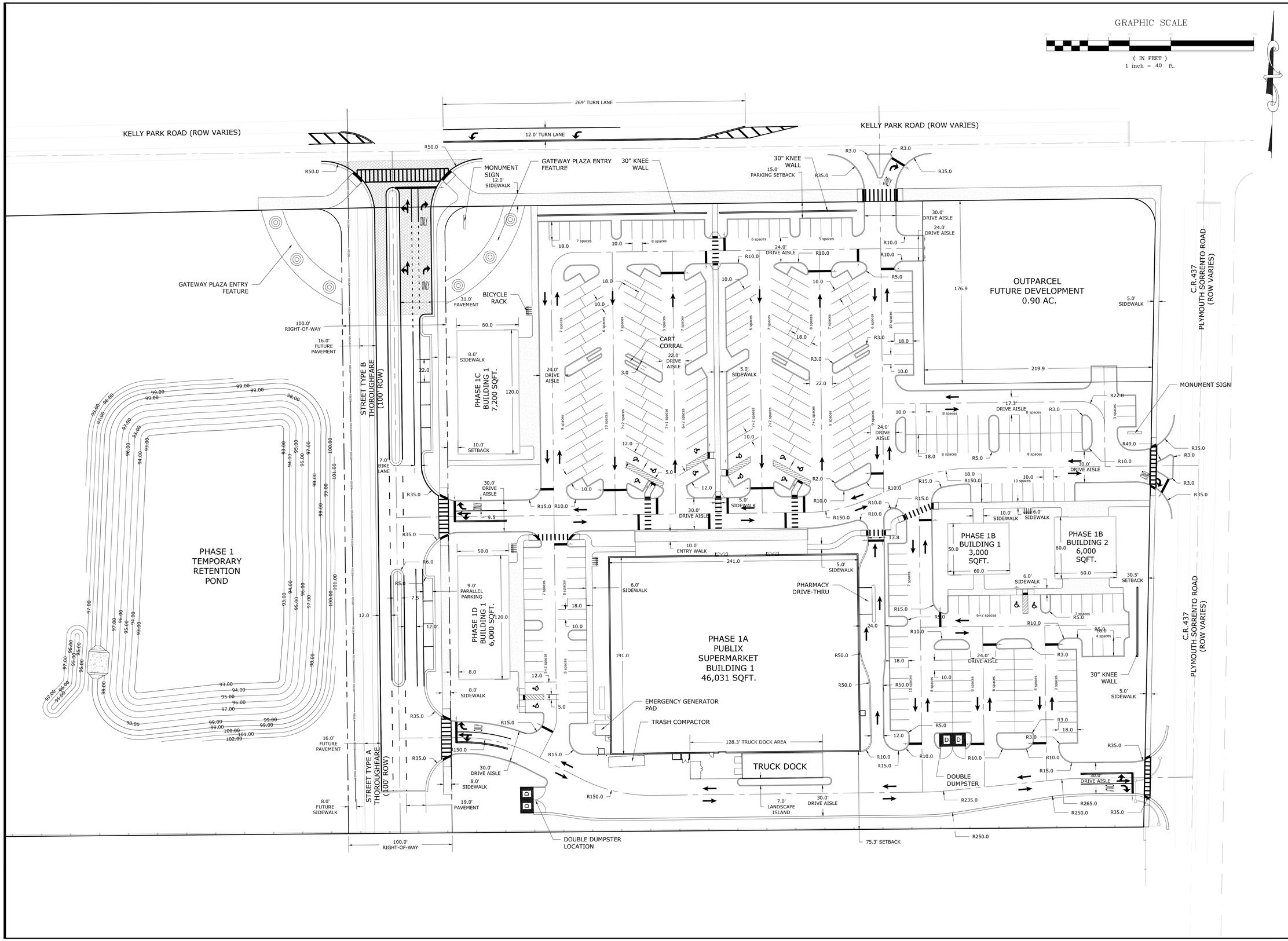
SHEET NUMBER
5a OF 10a



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Kelly Park Rd. Publix Center

City of Apopka, Florida

Final Master/Preliminary Development Plan

Detailed Site Plan

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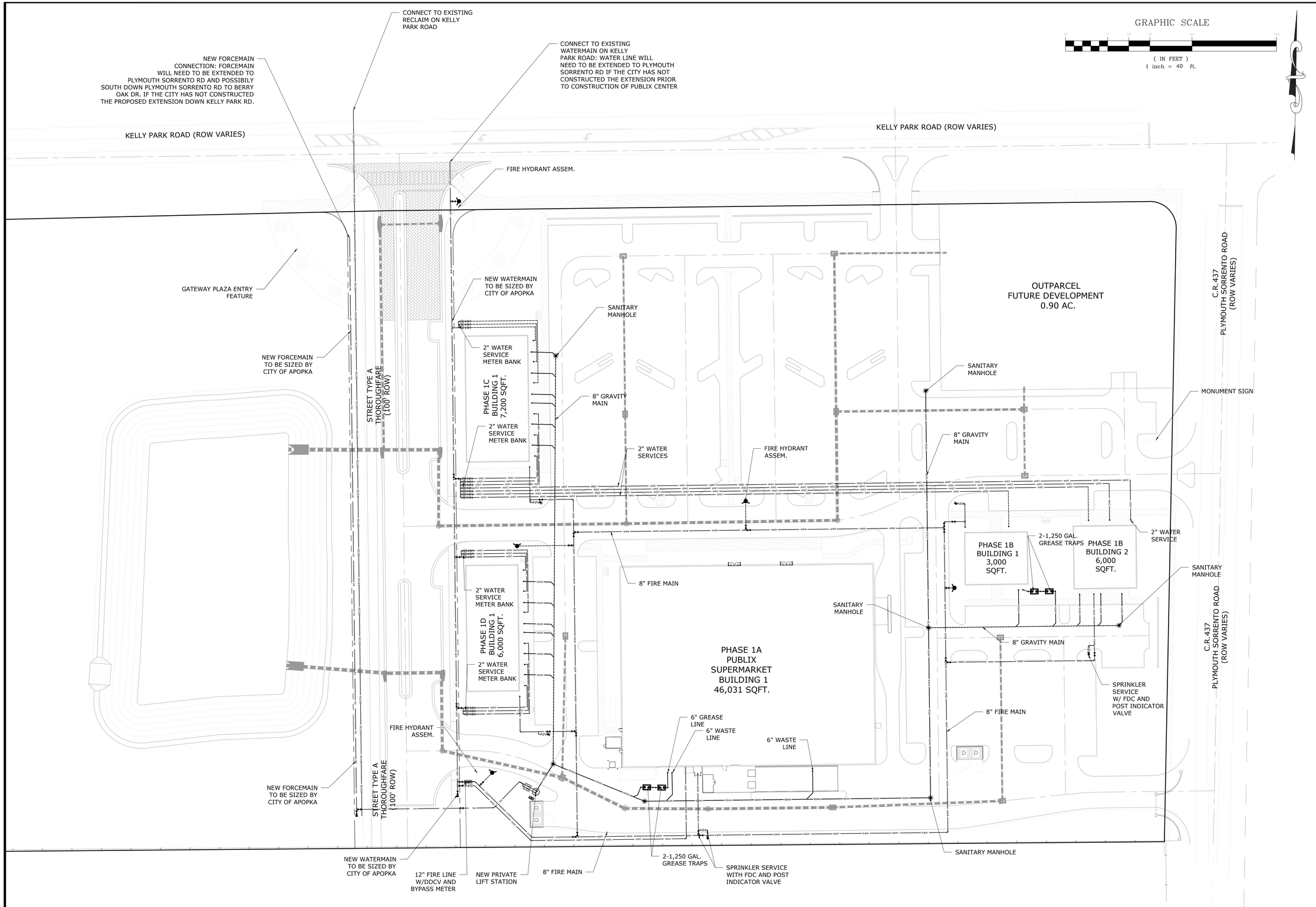
SHEET NUMBER
6 OF 10a



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Kelly Park Rd. Publix Center

City of Apopka, Florida

Final Master/Preliminary Development Plan

Utility Plan

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SHEET NUMBER
7 OF 10a

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

KELLY PARK ROAD (ROW VARIES)

KELLY PARK ROAD (ROW VARIES)

GATEWAY PLAZA ENTRY FEATURE

GATEWAY PLAZA ENTRY FEATURE

THOROUGHFARE ROADWAY SECTION 103/9

PARKING AREA SECTION 100/9

STORM PIPE

STREET TYPE A THOROUGHFARE (100' ROW)

PHASE 1C BUILDING 1 7,200 SQFT.

STORM INLET

STORM INLET

STORM STUB TO OUTPARCEL

OUTPARCEL
FUTURE DEVELOPMENT
0.90 AC.

C.R.437
PLYMOUTH SORRENTO ROAD
(ROW VARIES)

STORM PIPE

STORM INLET

STORM STUB TO OUTPARCEL

STORM INLET

STORM PIPE

STORM MANHOLE

STORM MANHOLE

STORM PIPE

STORM PIPE

M.E.S.

DRY POND SECTION 105/9

PHASE 1
TEMPORARY
RETENTION
POND

DISCHARGE WEIR

M.E.S.

STORM INLET

PHASE 1D BUILDING 1 6,000 SQFT.

PHASE 1A
PUBLIX
SUPERMARKET
BUILDING 1
46,031 SQFT.

PHASE 1B BUILDING 1 3,000 SQFT.

PHASE 1B BUILDING 2 6,000 SQFT.

STORM INLET

STORM MANHOLE

STORM PIPE

STORM INLET

STORM MANHOLE

STORM INLET

ACCESS ROAD SECTION 101/9

STORM INLET

STREET TYPE A THOROUGHFARE (100' ROW)

C.R.437
PLYMOUTH SORRENTO ROAD
(ROW VARIES)

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Kelly Park Rd.
Publix Center
City of Apopka, Florida

Final Master/Preliminary
Development Plan

Paving & Drainage Plan

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GEOFFREY L. SUMMITT, P.E.
Date: April 8, 2018
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	0128	Initial Plans Release
2	0428	Revised For City Of Apopka Comments
3	----	----
4	----	----
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SHEET NUMBER
8 OF 10a

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

KELLY PARK ROAD (ROW VARIES)

KELLY PARK ROAD (ROW VARIES)

GATEWAY PLAZA ENTRY FEATURE

GATEWAY PLAZA ENTRY FEATURE

STREET TYPE A
THOROUGHFARE
(100' ROW)

PHASE 1C
BUILDING 1
7,200 SQFT.
PRELIM. F.F. = 106.00

OUTPARCEL
FUTURE DEVELOPMENT
0.90 AC.

C.R.437
PLYMOUTH SORRENTO ROAD
(ROW VARIES)

PHASE 1
TEMPORARY
RETENTION
POND

PHASE 1D
BUILDING 1
6,000 SQFT.
PRELIM. F.F. = 107.00

PHASE 1A
PUBLIX
SUPERMARKET
BUILDING 1
46,031 SQFT.
PRELIM. F.F. = 109.00

PHASE 1B
BUILDING 1
3,000
SQFT.
PRELIM. F.F.
108.00

PHASE 1B
BUILDING 2
6,000
SQFT.
PRELIM. F.F.
108.00

STREET TYPE A
THOROUGHFARE
(100' ROW)

C.R.437
PLYMOUTH SORRENTO ROAD
(ROW VARIES)

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Kelly Park Rd.
Publix Center
City of Apopka, Florida

Final Master/Preliminary
Development Plan

Preliminary
Grading Plan

Plans not valid unless Signed,
Dated and Sealed below.

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5	mm/18	
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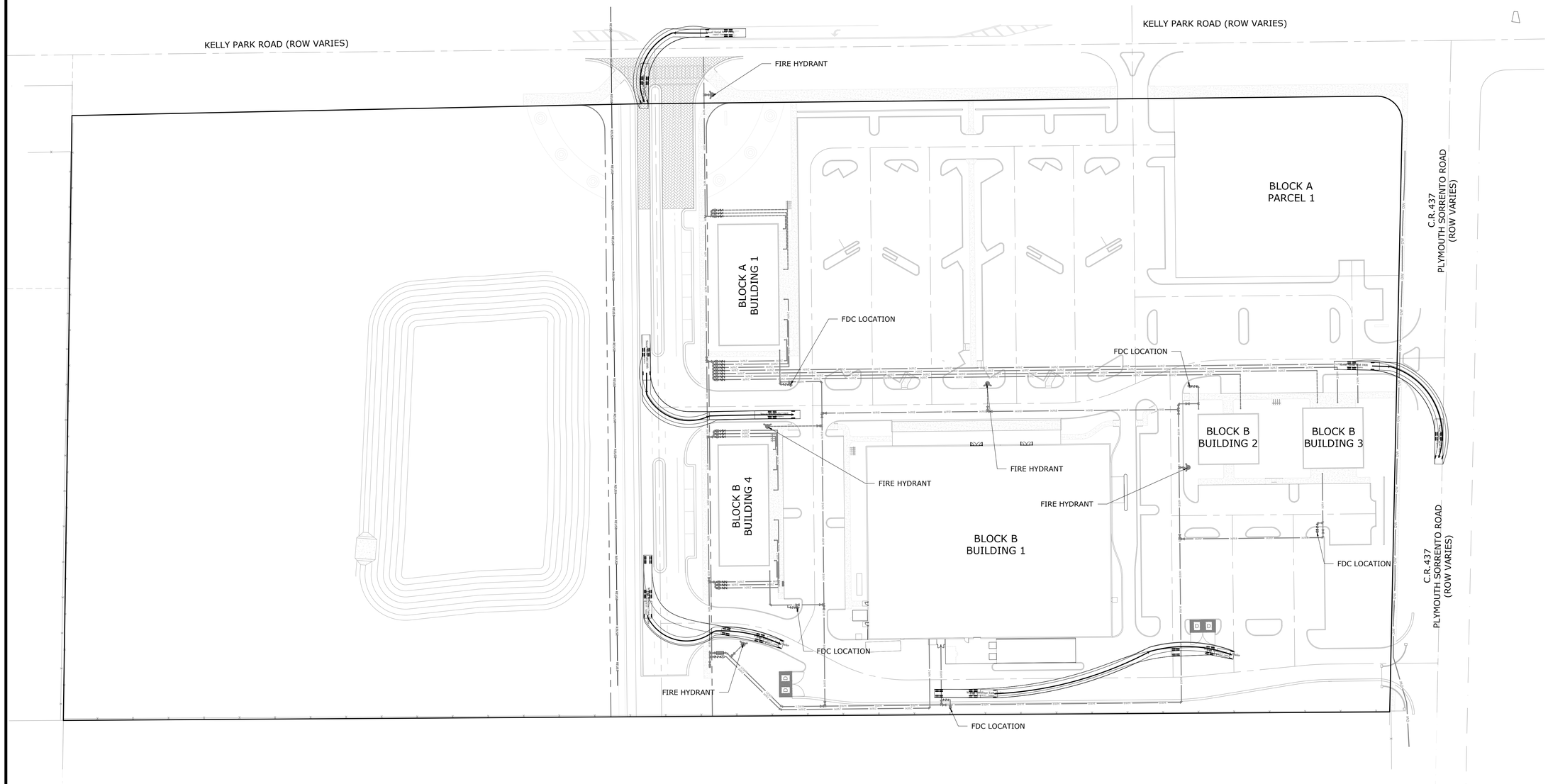
SHEET NUMBER
9 OF 10a



NOTE:

1. TURNING ANALYSIS IS BASED ON 100' AERIAL TRUCK W/SPEED BASED ON 5 MPH.
2. HOSE LAY DIMENSIONING SHOWN BASED ON ALLOWABLE 400' HOSE LAY DISTANCE SINCE ALL BUILDINGS ARE SPRINKLED.
3. FIRE FLOWS ARE ASSUMED TO BE 2,000 GPM FOR SPRINKLERED BUILDINGS.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

G L SUMMITT
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Publix Supermarkets, Inc.
c/o Pasadena Capital, Inc.
200 Pasadena Place
Orlando, FL 32803
(407) 835-9000

Kelly Park Rd. Publix Center

City of Apopka, Florida

Final Master/Preliminary Development Plan

Turning Movement Plan

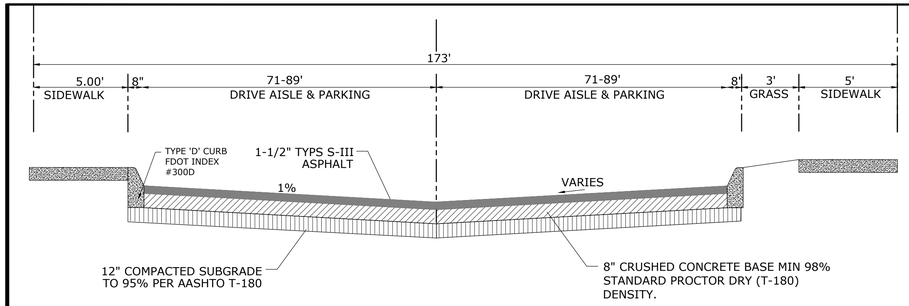
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 8, 2018
FL Registration #58775
Certificate of Authorization #29665

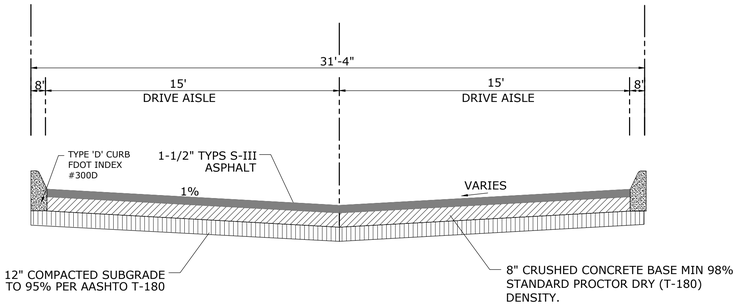
Revisions

NO.	DATE	DESCRIPTION
1	01/18	Initial Plans Release
2	04/18	Revised For City Of Apopka Comments
3		
4		
5		
6		
7		
8		
9		
10		

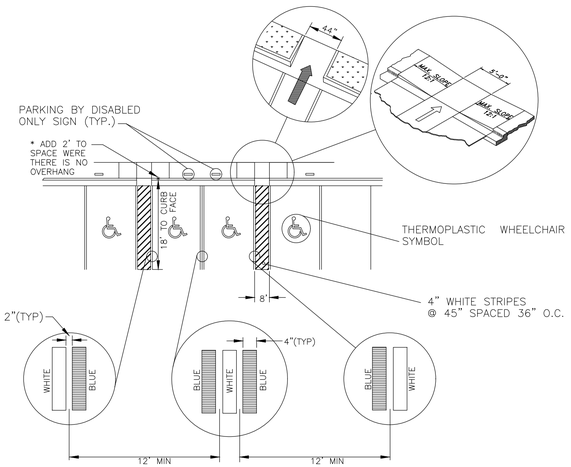
SHEET NUMBER
9a OF 10a



100 - PARKING AREA SECTION
N.T.S.



101 - ACCESS ROAD SECTION
N.T.S.

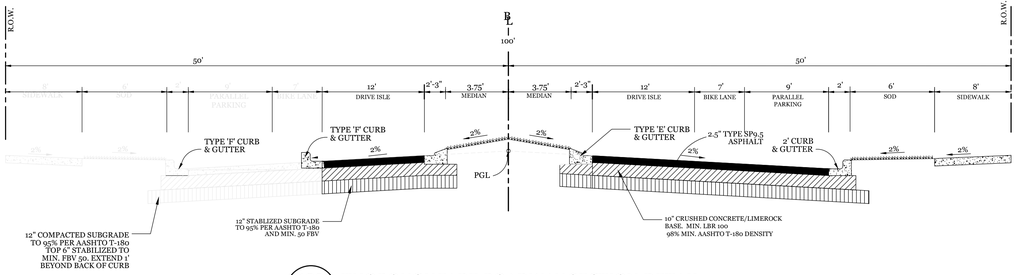


NOTES:

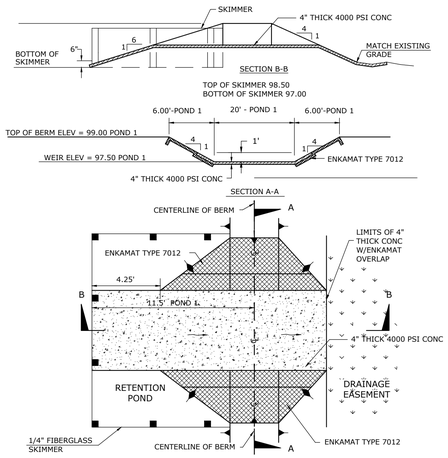
1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY OUTLINED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, OR THE CAPTION "PARKING BY DISABLED PERMIT ONLY." OR BEARING BOTH SUCH SYMBOL AND CAPTION. SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL HANDICAPPED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.

2. FL DOT RECOMMENDS MEASURING PARKING SPACE WIDTH FROM CENTER TO CENTER BETWEEN BLUE AND WHITE STRIPES.

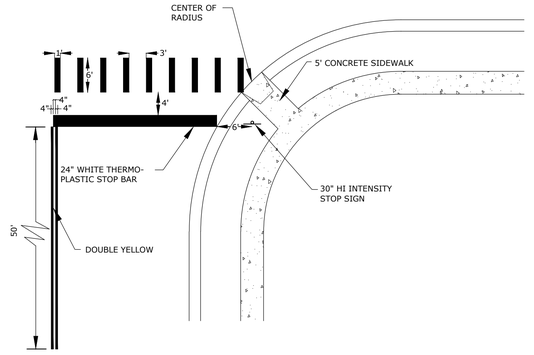
102 - HANDICAP PARKING DETAILS
N.T.S.



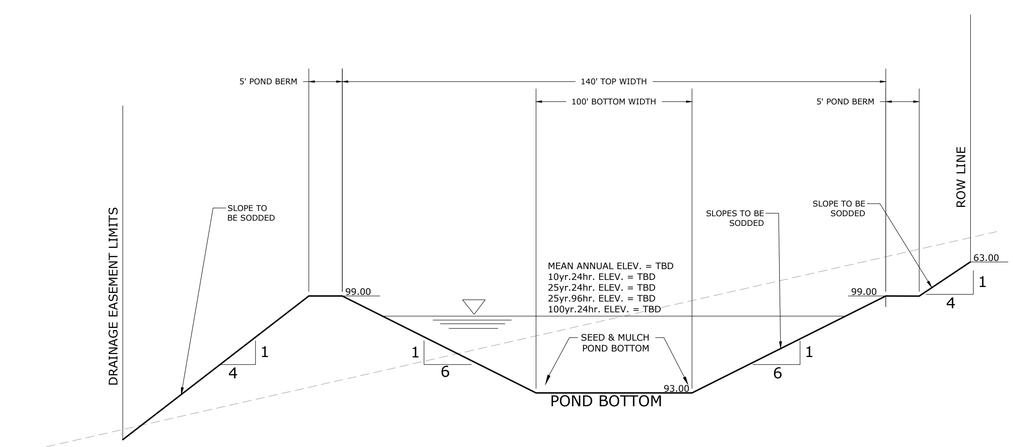
103 - THOROUGHFARE ROADWAY SECTION DETAIL
N.T.S. (DESIGN SPEED: 30 MPH POSTED 20 MPH)



106 - BROAD-CRESTED WEIR DETAIL
N.T.S.



104 - STOP SIGN, STOP BAR & CROSSWALK
N.T.S.



105 - DRY RETENTION POND CROSS SECTION
N.T.S.

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200 Pasadena Place
Orlando, FL 32803
(407) 835-9000

Kelly Park Rd.
Publix Center
City of Apopka, Florida

Final Master/Preliminary
Development Plan

General Details 1

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 8, 2018
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	04/18	Initial Plans Release
2	04/18	Revised For City Of Apopka Comments
3	mm/18	
4	mm/18	
5	mm/18	
6	mm/18	
7	mm/18	
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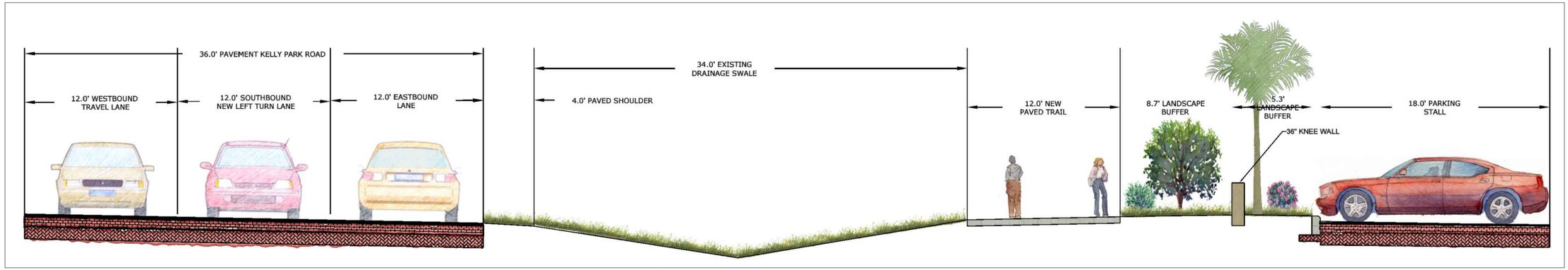
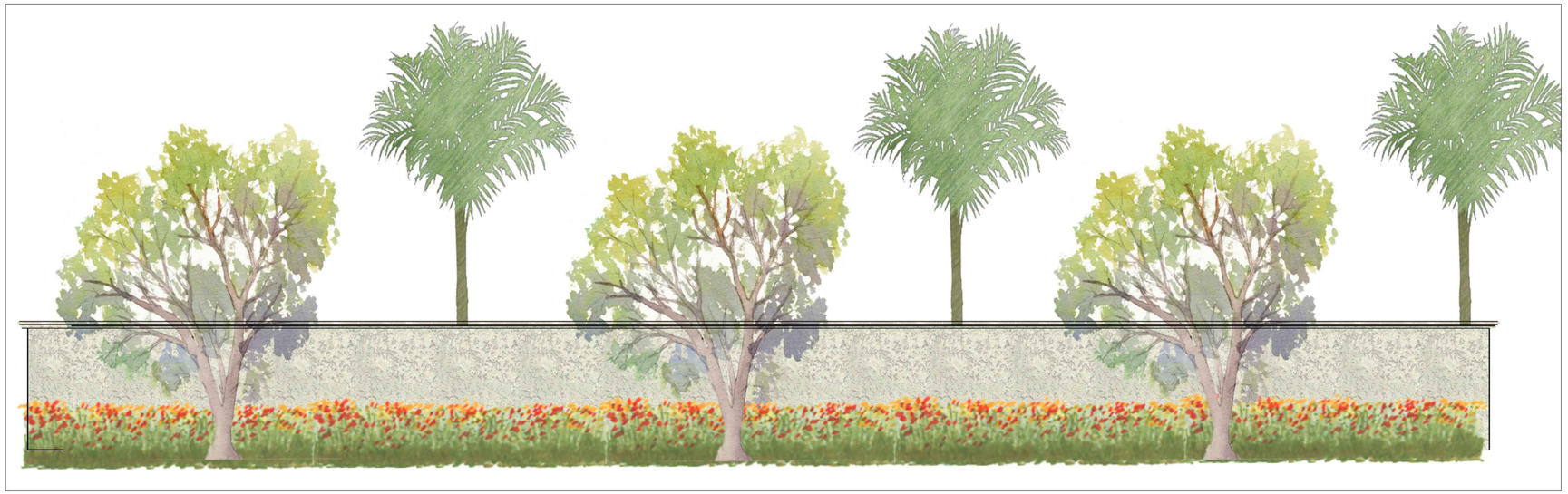
9	mm/18	
10	mm/18	

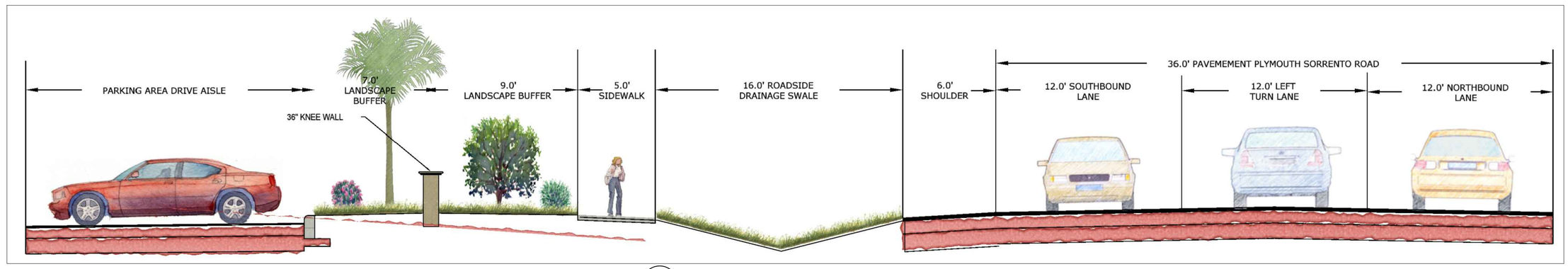
SHEET NUMBER
10 OF 10a



AA - KELLY PARK RD. PROPOSED CROSS SECTION
N.T.S.



- - PROPOSED KNEE WALL CONCEPTUAL PLAN VIEW DETAIL
N.T.S.



BB - PLYMOUTH SORRENTO RD. PROPOSED CROSS SECTION
N.T.S.

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Kelly Park Rd. Publix Center

City of Apopka, Florida

Final Master/Preliminary Development Plan

Kelly Park
Plymouth
Sorrento
Sections

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 8, 2018
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Revisions

NO.	DATE	DESCRIPTION
1	04.18	Initial Plans Release
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4	---	---
5	---	---
6	---	---
7	Date	---
8	Date	---
9	Date	---
10	Date	---

SHEET NUMBER
10a OF 10a

After recording a copy should
be returned to:

Miranda F. Fitzgerald, Esq.
Lowndes, Drosdick, Doster,
Kantor & Reed, P.A.
215 N. Eola Drive
Post Office Box 2809
Orlando, FL 32802

Execution Version

PUBLIX/KELLY PARK DEVELOPMENT AGREEMENT

THIS PUBLIX/KELLY PARK DEVELOPMENT AGREEMENT (this "**Agreement**") is made and entered into by and between **PUBLIX SUPERMARKETS, INC.**, a Florida Corporation whose address is 3300 Publix Corporate Parkway, Lakeland, FL 33811 ("**Developer**"); and the **CITY OF APOPKA,** a municipality organized and existing under the laws of the State of Florida, whose address is 120 E. Main Street, Apopka, FL 32703 ("**City**"). Developer and the City are sometimes together referred to herein as the "**Parties**," and separately as the "**Party**," as the context requires.

R E C I T A L S:

WHEREAS, Developer is the owner of certain parcels of real property bearing Orange County Tax Parcel Identification Number 13-20-27-0000-00-008 located in the City of Apopka, Orange County, Florida (the "**Property**"), which is approximately 18.129 total acres in size and is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference; which is proposed for development as a mixed-use project (the "**Project**"); and

WHEREAS, Developer is processing certain land use and zoning approvals with the City, including a Master Plan and Preliminary Development Plan (collectively, the "**Approvals**") with respect to the Property; and

WHEREAS, Developer desires to develop the Property and to receive assurances from City, as set forth herein; and

WHEREAS, City desires that Developer develop the Property in accordance with the City's Comprehensive Land Use Plan, its Land Development Code, and the terms and conditions of this Agreement; and

WHEREAS, on June 21, 2017, City adopted (i) Ordinance No. 2576 amending the Apopka Code of Ordinances, Part III, Land Development Code, Article II – "Land Use Type Density, Intensity" to create a new Section 2.02.21 governing the Mixed-Use Kelly Park Interchange Zoning District (the "**MU-KPI Zoning District**") and (ii) the Kelly Park Interchange KPI Form-Based Code (the "**KPI Form-Based Code**"); and

WHEREAS, the Property is subject to the City's Land Development Code and the KPI Form-Based Code in effect as of the Effective Date of this Development Agreement as hereinafter defined; and

WHEREAS, the Property currently has a Mixed Use-Interchange Future Land Use Designation, has a Village Center Overlay zoning designation on generally the eastern half of the Property, has an Interchange Overlay zoning designation on generally the western half of the Property within the MU-KPI Zoning District, and is subject to the KPI Form-Based Code; and

WHEREAS, Ordinance No. 2576 establishes the uses allowed in the MU-KPI Zoning District and requires compliance with the KPI Form-Based Code that includes a separate list of permitted and special exception land uses within the MU-KPI Zoning District, as well as specific building design standards; and

WHEREAS, Section 12.02.04 of the City's Land Development Code requires any development within the City to obtain approval of both a preliminary development plan and a final development plan and establishes time frames for obtaining these approvals; and

WHEREAS, Section 12.02.04.C of the City's Land Development Code sets forth the identical requirements for preliminary and final development plans (the "**Development Plan Requirements**"); and

WHEREAS, Developer and the City agreed upon which of the Development Plan Requirements were to be included in the preliminary development plan for the Property and which of the Development Plan Requirements could be deferred to the final development plan for the Property; and

WHEREAS, for purposes of this Agreement, the Master Plan submitted to comply with the requirements of the MU-KPI Zoning District is also the preliminary development plan required by the KPI Form-Based Code for the Property and will be referred to herein as the "**Master Plan / Preliminary Development Plan**"; and

WHEREAS, Developer agrees to develop the Project upon the Property in accordance with and subject to the terms of this Agreement for the uses substantially as depicted on the Master Plan / Preliminary Development Plan, all of which shall constitute the "**Development Improvements**" as defined and described below; and

WHEREAS, the Master Plan / Preliminary Development Plan is consistent with and meets the intent of the MU-KPI Zoning District and the KPI Form-Based Code; and

WHEREAS, City is authorized by home-rule powers to enter into agreements regarding the development and redevelopment of property; and

WHEREAS, the Master Plan / Preliminary Development Plan, a reduced copy of which is attached hereto as Exhibit "B,"[1] is in compliance with the requirements of Section 12.02.04.C. of the City's Land Development Code; and

WHEREAS, the Parties desire to enter into this Agreement to (i) facilitate development of the Project in accordance with the Master Plan / Preliminary Development Plan in a manner that

[1] The original approved full-sized version of the Master Plan / Preliminary Development Plan is on file with the City's Community Development Department.

is mutually agreeable, (ii) resolve inconsistencies in applicable provisions of the Ordinance, the KPI Form-Based Code, and the City's Land Development Code; and (iii) set forth the agreements and conditions that shall be applicable through the buildout of the Project; and

WHEREAS, the terms and conditions set forth in this Agreement are consistent with and further the goals, objectives, and policies of the City's Comprehensive Plan; and

WHEREAS, the Parties desire to approve the Master Plan / Preliminary Development Plan and enter into this Agreement to provide the citizens of City a quality development in the form of the Project; and

WHEREAS, the City Council desires to incorporate this Agreement into the Master Plan / Preliminary Development Plan pursuant to Section 12.02.04.E.2.A of the City's Land Development Code; and

WHEREAS, Developer hereby affirms and acknowledges that everything contracted for, negotiated, acknowledged and affirmed herein by Developer is done freely and voluntarily; and

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

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. **Incorporation of Recitals and Exhibits**. Each and all of the foregoing Recitals are declared to be true and correct and are incorporated herein by this reference. All Exhibits to this Agreement are incorporated by reference herein and form a material part of this Agreement.

2. **Project Specifications**. The Project consists of the following:

Total Acreage:	18.13 ± acres, more or less.
Village Center Overlay	10.80 ± acres (Blocks A and B as depicted on the Master Plan / Preliminary Development Plan)
Interchange Overlay	7.33± acres (Block C as depicted on the Master Plan / Preliminary Development Plan)
Land Use:	The Project is a mixed-use development located within the City limits in the MU-KPI Zoning District.
Phasing:	The Project shall be developed in two (2) phases, with Phase 1 being the eastern 10.80 acres of the Property that will be developed in two Blocks (Block A and Block B) with an

anticipated total of six (6) buildings, and Phase 2 being the western 7.33 acres of the Property that will be planned and developed in the future as Block C, following commencement of the Phase 1 uses. Proposed development within each Phase of the Project shall not exceed the Floor Area Ratio ("**FAR**") standards included in the KPI Form-Based Code applicable to the particular Phase.

3. **Permitted Uses**. The permitted uses allowed for Master Plan Blocks A and B shall be all of the uses allowed in the Village Center Overlay as set forth in the KPI Form-Based Code as of the effective date of this Agreement. The permitted uses allowed for Master Plan Block C shall be all of the uses allowed in the Interchange Overlay as set forth in the KPI Form-Based Code as of the effective date of this Agreement.

4. **Prohibited Uses**. The prohibited uses in Master Plan / Preliminary Development Plan for Blocks A, B and C shall be as specified by the KPI Form-Based Code.

5. **Master Plan / Preliminary Development Plan**. The Master Plan / Preliminary Development Plan complies with the applicable provisions of the KPI Form-Based Code.

6. **Specific Requirements for Final Development Plan**. The City hereby agrees that the following plans need not be submitted until the Final Development Plan is submitted for the Phase 1 Parcel:

(a) A landscape and irrigation plan shall be prepared by a Florida licensed Landscape Architect consistent with the requirements of Section 5.01.00 of the City Code and Water Wise Ordinance 2069;

(b) A tree removal and replacement plan consistent with the requirements in Section 5.01.07 of the City Code;

(c) A photometric plan showing light fixtures and foot candle measurements consistent with the requirements of Subsection P.4.e of the KPI Form-Based Code;

(d) A master sign plan that includes signage consistent with the requirements of the KPI Form-Based Code.

7. **Applicable Development Standards and Process**. The development standards included in the KPI Form-Based Code shall govern development of the Project. The following clarifications and additions are provided:

(a) Pursuant to Table 13 in Section Q of the KPI Form-Based Code, the Required Civic Space Acreage (minimum acreage of open space required; % of character zone area) for the Project is ten percent (10%) in the Village Center Overlay portion of the Property (Phase 1) and fifteen percent (15%) in the Interchange Overlay portion of the Property (Phase 2). Phase 1 requirements will be satisfied by the installation of the gateway feature depicted on the Master Plan / Preliminary Development Plan having at least four (4) of the design elements listed in Subsection J.3.v.b of

the KPI Form-Based Code. A sheet depicting open space within Phase 1 is included in the Master Plan / Preliminary Development Plan.

(b) A revised Master Plan / Preliminary Development Plan (the "**Revised Master Plan / Preliminary Development Plan**") must be submitted when additional details are available about the development that will be proposed in Phase 2, Block C. Civic and open space requirements for Phase 2, Block C, will be addressed at the time the Revised Master Plan / Preliminary Development Plan is submitted; provided, however, the landscaping features that run along the northern boundary of the Phase 1 Parcel shall be substantially replicated on the northern boundary of Phase 2, Block C. In addition any commercial / retail buildings in Phase 2, Block C, that are less than 10,000 s.f. in size, except gas stations or convenience stores with gas pumps, shall be (i) located within 200 feet of the Thoroughfare (as hereinafter defined); (ii) shall be oriented toward and face the Thoroughfare; and (iii) shall have minimal setbacks from the Thoroughfare with either on-street parking or a single lane of off-road parking.

8. **Right-of-Way Dedications**. It is the obligation of Developer to make the following right-of-way dedications to the City at the times noted in Subparagraphs (a), (b) and (c) below; provided, however, if Developer sells or otherwise transfers any right, title or interest in any portion of the Property to an unrelated third party purchaser or lessee prior to the Right-of-Way Conveyance Date, as defined herein, the obligation for all of the right-of-way dedications specified in Subparagraphs (a), (b) and (c) below will be triggered immediately and must be completed within six (6) months following date of the transfer to the unrelated third party or no further approvals or permits will be issued by the City until the right-of-way conveyances to the City have been completed, and this timing will supersede the timing in the provisions of Subparagraphs (a), (b) and (c) below.

(a) Developer will apply for a lot split (the "**Lot Split**") within one hundred eighty (180) days following the Effective Date of this Agreement to create two (2) separate legal development parcels for Phase 1 and Phase 2 of the Property, a depiction of which is attached hereto as Exhibit "C." Within eighteen (18) months following approval of the Lot Split (the "**Right-of-Way Conveyance Date**"), Developer shall convey to the City by Special Warranty Deed right-of-way for the north-south road (the "**Thoroughfare**") that will extend from the northern boundary of the Property to Kelly Park Road. The right-of-way for the Thoroughfare shall be not less than one hundred (100) feet in width which is sufficient to allow the construction of a two-lane divided road that conforms with the cross-section requirements set forth in Table 12, Section P, of the KPI Form-Based Code for Street Standard Type B (V.C. Access Street) in the location depicted on the Master Plan - Preliminary Development Plan. If, prior to the Right-of-Way Conveyance Date, the City conducts a traffic study for an area of the City that includes the Property, and determines that a different cross-section design is needed for the Thoroughfare comprising not more than a one hundred (100) foot wide right-of-way, then the City may give notice to Developer of the new cross-section design that will be required for the Thoroughfare. City and Developer shall cooperate in implementing the new cross-section design for the Thoroughfare and may extend the Right-of-Way Conveyance Date if necessary. Prior to the Right-of-Way Conveyance Date, Developer and City shall determine the location of any utility easement, slope easement, temporary construction easement and/or right-of-way maintenance easement that may also need to be granted to the City.

(b) Within one hundred twenty (120) days following approval of the Lot Split, Developer shall convey to the City by Special Warranty Deed a twelve (12) foot wide right-of-way along West Kelly Park Road (as shown in the Master Plan / Preliminary Development Plan) for a pedestrian / bike trail.

(c) At the time a Final Development Plan is submitted for Block A, Parcel 1, or the portion of Block B that fronts on Plymouth-Sorrento Road, whichever occurs first, Developer and the City shall determine the timing and means of conveyance of a five (5) foot wide strip of land along Plymouth-Sorrento Road to be used for construction of a sidewalk. If property located north or south of the Property on the west side of Plymouth-Sorrento Road is proceeding with development that includes a sidewalk along Plymouth-Sorrento Road before Developer submits a Final Development Plan for either Block A, Parcel 1, or the portion of Block B that fronts on Plymouth-Sorrento Road, then the City may send a notice to Developer advancing the discussions on the timing and means of conveying the land for the sidewalk along Plymouth Sorrento Road.

9. **Thoroughfare, Trail and Sidewalk Construction**.

(a) The approved cross-section for the Thoroughfare is Street Standard Type B (V.C. Access Street) attached hereto as Exhibit "D." Prior to issuance of a Certificate of Occupancy for the first building within the Property, Developer shall construct the entire Thoroughfare in accordance with the cross-section design shown on Exhibit "D." Developer shall also install utility lines sized appropriately for the anticipated full development of the Property simultaneously with its construction of the Thoroughfare as specified herein.

(b) Prior to issuance of a Certificate of Occupancy for the first building in Block B, Developer shall construct the twelve (12) foot wide trail along Kelly Park Road within the existing right-of-way and adjacent to Block B in the location depicted on the Master Plan / Preliminary Development Plan. The western limit of the trail construction in Block B shall be the western limit of paving within the Thoroughfare right-of-way. If property located east of the Property is proceeding with development that includes a trail along Plymouth-Sorrento Road before Developer initiates site work in Block B, then the City may send a notice to Developer to initiate discussions on the timing of construction of the trail within the Block B.

(c) Developer shall install a five (5) foot wide sidewalk along Plymouth-Sorrento Road prior to issuance of a Certificate of Occupancy for, whichever develops first, a building in Block A, Parcel 1, or Building 2 in Block B that is located adjacent to Plymouth-Sorrento Road, as depicted on the Master Plan / Preliminary Development Plan, if a sidewalk has been constructed or is planned for construction along Plymouth-Sorrento Road through the properties located on the west side of Plymouth-Sorrento Road either north or south of the Property. If the City desires to advance the timing of the sidewalk construction along Plymouth-Sorrento Road, then the City may send a notice to Developer to initiate discussions on the timing of construction of the sidewalk along Plymouth-Sorrento Road. Developer shall be allowed to contribute the cost of the proposed sidewalk along Plymouth-Sorrento Road through the Property to a sidewalk fund in lieu of constructing the sidewalk if the sidewalk is required by the City in advance of the Developer submitting construction plans for a building in Block A, Parcel 1, or Building 2 in Block B.

10. **Transportation Impact Fee Credits**.

(a) In consideration of Developer's conveyance, at no cost to the City, of more right-of way for the Thoroughfare than is needed for the anticipated development of the Property, and in consideration of Developer's construction of the right-of-way to serve areas south of the Property, as authorized by Sections 26-81(a) and (e) of the Apopka Code of Ordinances, the City agrees to award Developer transportation impact fee credits ("**Credits**") equal to one hundred percent (100%) of all reasonably necessary costs incurred for design, engineering, permitting, environmental mitigation (if any) and construction of the Thoroughfare consistent with the cross-section depicted on Exhibit "D." To be eligible for reimbursement through the Credits, Developer shall submit proposed Thoroughfare expenditures to the City for prior approval by the City Administrator or his/her designee before incurring said expenditures. Such proposed expenditures shall include sufficient documentation establishing that each proposed cost is reasonably necessary for the construction of the Thoroughfare consistent with Exhibit "D." The City shall approve, approve in part, or deny such request in writing within thirty (30) days.

(b) The Credits shall be awarded within thirty (30) days following the City's receipt of a request for Credits ("**Request for Credits**") from Developer with adequate documentation to show costs expended to the date of the Request for Credits, and all information described in Section 26-81(f) of the Apopka Code of Ordinances. Developer shall be allowed to submit a Request for Credits at various stages in the design, engineering permitting and construction of the Thoroughfare; provided, however, that no Request for Credits shall be submitted to the City sooner than one hundred twenty days (120) following the submittal of an earlier Request for Credits. Any Credits awarded pursuant to this Agreement may be used by Developer in the development of the Property to offset transportation impact fees assessed by the City. In addition, Developer is permitted to sell or assign any Credits to other property owners or developers with property located within the area subject to the KPI Form-Based Code, as they may exist at the time the credits are proposed for sale or assignment, for use to offset transportation impact fees assessed by the City for the development of their property. The Credits cannot be used for any purpose other than offsetting transportation impact fees assessed by the City, and cannot be converted to U.S. currency or any other form except as otherwise provided herein. Nothing in this section addresses or affects any claims for impact fee credits related to any stormwater improvements.

11. **Utility Line Construction & Reimbursal for Upsizing**.

(a) Developer shall install utility lines needed to serve the Property at the time it is constructing all or a portion of the Thoroughfare as provided in Paragraph 8(a) above. If the City desires to have any of the utility lines oversized to accommodate capacity for other developments in the MU-KPI Zoning District, the City shall give Developer notice of any oversizing requirement that has been approved by the City Engineer prior to City Council's consideration of a Final Development Plan for any portion of the Property. Developer shall provide City with a good faith estimate of the City Material Cost (i.e., the differential in the cost of materials related to oversizing such utility lines) for approval by City Council in conjunction with City Council's consideration of a Final Development Plan.

(b) Following City's final inspection of the utility lines and Developer's receipt of written notification from City that the utility lines have been completed in conformance with the

permitted construction plans and any other applicable construction, permitting or engineering requirements, Developer shall convey the utility lines to the City. Such conveyance shall be free and clear of any liens, charges, claims or other encumbrances against title to the utility lines.

(c) Upon Developer's receipt of written notification from City that the utility lines have been completed in conformance with the permitted construction plans and any other applicable construction, permitting or engineering requirements, Developer shall provide the City with a detailed accounting of the total actual costs incurred by Developer for utility materials with supporting documentation for all such costs and a calculation of the actual City Material Cost for oversizing.

(d) Within thirty (30) days of City's receipt of such accounting, City will reimburse Developer for the actual City Material Cost up to the amount stated in the good faith estimate of same previously approved by City Council. If the actual City Materials Cost exceeds the good faith estimate, then City Council, at its next regular meeting following City's receipt from Developer of calculations required above, shall review such calculations and may accept or dispute the portion of the actual City Materials Cost that exceeds the good faith estimate of same. If the dispute is not resolved within the next two regular City Council meetings following Developer's receipt of notice of such dispute, then Developer shall be free to seek resolution by a court of competent jurisdiction. The Parties shall adjust the calculations at the time any such dispute is resolved in accordance with the terms of such resolution.

12. **Stormwater Management**. Developer shall design a stormwater management system for the Property that is capable of serving both Phase 1 and Phase 2 of the Property. The design of the stormwater management system shall comply with requirements of the St. Johns River Water Management District ("**SJRWMD**") and the City. Only dry stormwater ponds will be constructed.

13. **Phase 2 Signage**. Developer shall have the discretion to use the same signage theme for the Phase 2 Parcel as approved for the Phase 1 Parcel or, alternatively, submit a Master Sign Plan for the Phase 2 Parcel that is distinct from the signage in Phase 1.

14. **Development Approvals**. This Agreement shall in no manner constitute a development approval regarding the Property or Project. Developer must comply with all applicable provisions of the City's Comprehensive Land Use Plan and Land Development Code regarding the development of the Property and the Project.

(a) **Development Review for Subject Property**. A Final Development Plan submittal will require review and approval by City in accordance with the processes specified in the Land Development Code and shall be consistent with the Master Plan / Preliminary Development Plan, the KPI Form-Based Code in effect as of the Effective Date of this Agreement, and the terms of this Agreement. Any substantial changes from the Master Plan / Preliminary Development Plan that are included in the proposed Final Development Plan will require the Final Development Plan to be reviewed by, and final action taken by, the Planning Commission and City Council. Developer shall provide all information on the Property necessary for the required development reviews. City shall process any other applications, licenses, and permits so long as Developer has substantially complied with the approved Final Development Plan and the application requirements for each process as set forth in the Land Development Code.

15. **Development of Subject Property**. Except as otherwise set forth herein as the responsibility of the City, Developer shall design, permit and construct, at its own cost and expense, all Development Improvements related to the Project.

(a) The Development Improvements shall be constructed in accordance with the construction plans approved by City through its standard plans review process.

(b) At the time of issuance of any building permits for the Project, Developer shall pay all applicable impact fees in amounts which are in effect at the time of building permit issuance.

16. **Consistency with City's Comprehensive Development Plan ("CDP")**. City hereby finds that this Agreement is consistent with the CDP and other City governing documents, and is a legislative act of the City Council. City further finds that this Agreement promotes the public health, safety, and welfare, and is consistent with, and a proper exercise of, City's powers under the Municipal Home Rule Powers Act, as provided in Section 2(b), Article VIII of the Florida Constitution, Chapter 166.021, *Florida Statutes*, and City's police powers.

17. **Amendments and Adjustments to Approved Master Plan / Preliminary Development Plan**.

(a) The Parties agree that a Project of this type requires ongoing day-to-day decisions that may result in minor or insignificant changes to the Project (in addition to Administrative Adjustments). Such "**Minor Adjustments**" are those which do not materially affect or modify the Project and are typical of developments of this type. No such Minor Adjustment may modify or otherwise adversely impact the criteria outlined in the approved Master Plan / Preliminary Development Plan. Developer is authorized to make such Minor Adjustments as are necessary in its professional discretion and in the ordinary course of business with approval of City or the City Designee. If Developer is in doubt as to whether a matter is a Minor Adjustment, Developer may from time to time request the concurrence of the City Designee that a particular matter involves a Minor Adjustment, which request for concurrence shall be in writing, and which concurrence shall also be in writing, shall not be unreasonably withheld, conditioned or delayed, and shall be binding upon City and the Developer.

(b) In the event that Orange County determines that additional right-of-way is needed for Plymouth-Sorrento Road that encroaches by more than five (5) feet into the approved Master Plan / Preliminary Development Plan, the, resulting change to the Master Plan / Preliminary Development Plan will be deemed to be a Substantial Change, and Developer will need to resubmit Master Plan / Preliminary Development Plan to the City for further staff review and for approval by the Planning Commission and City Council.

18. **Obligation to Adhere to Requirements of Law**. Developer and City agree that each Party and its respective successors and assigns will be bound by the provisions of this Agreement, as well as all applicable Federal, State and local laws, as the same may be amended or created from time to time. No clause or provision of this Agreement shall be construed or excuse the observance of any requirement of any law by Developer or City. Failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Developer or City of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

19. **Covenants and Terms**.

The conditions and covenants set forth herein shall be construed as covenants running with the Property which shall survive any termination of this Agreement unless otherwise specifically stated herein, and shall be binding upon Developer, City and their assigns and successors in interest, and shall inure to the benefit of Developer, City and their assigns and successors in interest, but shall not be deemed to extend private rights to any person or entity other than the Parties hereto and their successors and assigns. City enters this Agreement based, in part, upon Developer's experience, reputation and expertise. This Agreement shall not be assignable by Developer without City's prior written approval, which City may provide or withhold in its sole discretion. Notwithstanding the foregoing, in the event that a Project mortgagee (or its nominee) shall acquire title to the Property through foreclosure or deed in lieu of foreclosure, such affiliate of Developer or Project mortgagee (or its nominee) shall be deemed a permitted assignee under this Agreement, provided such assignee gives City prompt notice of the acquisition thereby of the Property, and such assignee agrees to assume and timely perform all of the covenants and obligations of Developer under this Agreement accruing from and after the date of such acquisition of title. This Agreement shall be effective for a period of twenty (20) years following the Effective Date unless sooner terminated by Developer or City pursuant to a specific right of termination set forth in this Agreement. Once the Project has been completed and all obligations herein satisfied, this Agreement shall be deemed terminated except as expressly set forth in this Agreement. Within fifteen (15) days following the written request of Developer, City shall execute an instrument in recordable form acknowledging that the any and all obligations under and pursuant to this Agreement have been fully satisfied and performed, and that this Agreement has terminated, or if termination has not then occurred, specifying which, if any, obligations under this Agreement remain unsatisfied or unperformed, and Developer may record any such instrument in the Public Records of Orange County, Florida.

20. **Cooperation**. Developer and City shall reasonably cooperate with each other and act in good faith to achieve the terms, conditions, and intentions of this Agreement, particularly with regard to specific dates set forth herein. In connection with Developer's applications for City development licenses, permits and approvals necessary to construct the Project and Development Improvements in accordance with the final development plan, City agrees to process and review any and all applications associated with Developer's licenses, permits (including building permits) and approvals in good faith and in a prompt and diligent manner. However, Developer recognizes and concedes that, in the exercise of its regulatory police power, City must review and act upon Developer's permit applications in substantially the same manner as in the case of applications for all other property owners, and City's decision-making in the course of exercising its police power cannot be waived, divested, or otherwise diminished by contract. City further agrees to formally designate the City Administrator or his designee to facilitate approvals, expedite permits and to act as liaison between City and Developer.

21. **Amendments**. This Agreement may not be amended, unless evidenced in writing and executed by all Parties hereto.

22. **Indemnification**. Developer shall defend, indemnify and hold harmless City from and against any and all suits, claims, damages, losses, liabilities, reasonable costs and expenses whatsoever (including attorneys' fees), which City may incur (or which may be claimed against

City by any party whomsoever) by reasons of or in connection with the design, construction or maintenance of the Development Improvements and public infrastructure. Nothing herein shall require Developer to indemnify City or its agents for their own negligence. This Paragraph 22 shall survive expiration or earlier termination of this Agreement.

23. **Default**. Failure by either Party to perform any of its obligations hereunder, including the failure of Developer to diligently prosecute or perform its obligations hereunder, shall constitute a default, entitling any non-defaulting Party to pursue such remedies as may be available to it under Florida law or equity, including, without limitation, an action for specific performance and/or injunctive relief or termination hereof. Prior to termination of this Agreement or either Party filing an action as a result of a default under this Agreement, the non-defaulting Party shall first provide the defaulting Party with written notice of said default. Upon receipt of said notice, the defaulting Party shall be provided a thirty (30) day opportunity in which to cure the default, except where otherwise provided herein.

24. **Attorneys' Fees**. In the event of default, the prevailing Party shall have the right to recover all reasonable attorneys' fees and court costs incurred as a result thereof, in addition to all other remedies provided herein.

25. **Bankruptcy**. In the event (a) an order or decree is entered appointing a receiver for Developer or its assets or (b) a petition is filed by Developer for relief under federal bankruptcy laws or any other similar law or statute of the United States, which action is not dismissed, vacated or discharged within sixty (60) days after the filing thereof, then City shall have the right to terminate immediately this Agreement and accelerate, making immediately due and payable, all sums levied against the Property at the time of the occurrence of an event described in (a) or (b) above. The occurrence of an event described in (a) or (b) above shall not afford any person the right to refuse, discontinue or defer payment of said sums or to challenge their validity.

26. **No Liability or Monetary Remedy**. Developer hereby acknowledges and agrees that it is sophisticated and prudent in business transactions and proceeds at its own risk under advice of its own counsel and advisors and without reliance on City, and that City bears no liability for direct, indirect or consequential damages. The only remedy available to Developer for any breach by the City is one of mandamus to require City's specific performance under the terms and conditions of this Agreement.

27. **Force Majeure**. Except as otherwise expressly provided in this Agreement, no Party shall be liable for any breach of this Agreement for any delay or failure of performance resulting from any cause beyond such Party's reasonable control, including but not limited to the weather, strikes or labor disputes, adverse rulings in third-party lawsuits, casualty, war, terrorist acts, riots or civil disturbances, acts of civil or military authorities, or acts of God (individually, a "force majeure") provided the Party affected takes all reasonably necessary steps to resume full performance; provided however, that if any such force majeure shall continue for three hundred sixty-five (365) consecutive days, any Party shall have the right to terminate this Agreement without incurring any penalty.

28. **Gender, Number and Subtitles**. As used in this Agreement, the plural includes the singular, and the singular includes the plural. Use of one gender includes all genders. Subtitles of

Paragraphs used in this Agreement are for convenient reference only and shall not limit, define or otherwise affect the substance or construction of provisions of this Agreement.

29. **Notice**. Any notice required or allowed to be delivered hereunder shall be in writing and shall be: (a) hand delivered to the official hereinafter designated, effective upon such delivery; (b) deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, effective upon receipt of such notice; (c) deposited with a nationally recognized overnight courier service (*e.g.*, Federal Express, United Parcel Service, Purolator, Airborne, Express Mail, etc.), effective one (1) business day after such deposit; or (d) delivered by facsimile (fax) transmission, effective upon confirmed transmission; addressed to a Party at the address specified below, or such other address as from time to time may be provided by written notice:

City: Edward Bass, City Administrator
120 East Main Street
Apopka, Florida 32703
Telephone: (407) 703-1712

Copy to: Cliff Shepard, Esq.
Shepard, Smith, Kohlmyer & Hand, P.A.
2300 Maitland Center Parkway, Suite 100
Maitland, Florida 32751
Telephone: (407) 622-1772

Copy to: Linda Goff, City Clerk
120 East Main Street
Apopka, Florida 32703
Telephone: (407) 703-1704

Copy to: James Hitt, Community Development Director
120 East Main Street
Apopka, Florida 32703
Telephone: (407) 703-1712

Developer: Publix Supermarkets, Inc.
3300 Publix Corporate Parkway
Lakeland, FL 33811
Attention: Vice President, Real Estate

Copy to: Publix Super Markets, Inc.
Office of the General Counsel
3300 Publix Corporate Parkway
Lakeland, FL 33811

30. **Severability**. Invalidation of any word, clause, sentence, or section contained herein due to illegality, unconstitutionality, or for any other reason and as determined by a court of competent jurisdiction shall not act to cause this entire Agreement to be found to be invalid, illegal or

unconstitutional, and said documents shall be read without such invalid, illegal or unconstitutional word, clause, sentence or section.

31. **Recording in Public Records**. A memorandum of this Agreement, executed by both Parties shall be recorded in the Public Records of Orange County, Florida. The City Clerk shall ensure the proper recording is accomplished within fourteen (14) days after the execution of this Agreement by the Parties.

32. **Counterparts**. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, and all of which shall together constitute on and the same instrument.

33. **Entire Agreement**. This Agreement constitutes the entire agreement between the Parties with respect to the specific matters contained herein and supersedes all previous discussions, understandings, and agreements. Amendment to or waivers of the provisions herein shall be made by the Parties in writing.

34. **Negotiation**. Each Party hereto hereby acknowledges that it was properly represented in the negotiation of this Agreement and this Agreement shall not be more strictly construed against one Party or the other as a result of such Party's participation in the drafting of this Agreement.

35. **No Third-Party Beneficiaries.** The Agreement is solely for the benefit of the Parties signing hereto and their successors and assigns, and no right, nor any cause of action, shall accrue to or for the benefit of any third party.

36. **Relationship of the Parties.** This Agreement does not evidence the creation of, nor shall it be construed as creating, a partnership or joint venture between City and Developer. Developer cannot create any obligation or responsibility on behalf of City or bind City in any manner. Each Party is acting for its own account, and it has made its own independent decisions to enter into this Agreement and as to whether the same is appropriate or proper for it based upon its own judgment and upon advice from such advisers as it has deemed necessary. Each Party acknowledges that none of the other Parties hereto is acting as a fiduciary for or an adviser to it in respect of this Agreement or any responsibility or obligation contemplated herein. Developer further represents and acknowledges that no one was paid a fee, commission, gift or other consideration by Developer as an inducement to entering into this Agreement.

37. **Controlling Law.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida, and all duly adopted ordinances, regulations and policies of the City now in effect and those hereinafter adopted.

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

39. **Personal Liability.** No provision of this Agreement is intended, nor shall any be construed, as a covenant of any official (either elected or appointed), director, employee or agent of City in an individual capacity and neither shall any such individuals be subject to personal liability by reason of any covenant or obligation of City hereunder.

40. **No General Obligation.** In no event shall any obligation of City under this Agreement be or constitute a general obligation or indebtedness of City, a pledge of the ad valorem taxing power of City, or a general obligation or indebtedness of City within the meaning of the Constitution of the State of Florida or any other applicable laws, but shall be payable solely from legally available revenues and funds. Neither Developer nor any other beneficiary of this Agreement shall ever have the right to compel the exercise of the ad valorem taxing power of City or any other governmental entity or taxation in any form on any real or personal property to pay City's obligations or undertakings hereunder.

41. **Agency**. Developer and City, and their agents, contractors or subcontractors, shall perform all activities described in this Agreement as independent entities and not as agents of each other.

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

43. **City's Police Power and Regulatory Powers**. City hereby reserves all police and regulatory powers granted to City by law. Notwithstanding any other provision of this Agreement, nothing herein shall be construed as City's bargaining away, surrendering, or in any way diminishing its police or regulatory powers.

44. **Interpretation**. The Parties hereby acknowledge and agree that each has participated equally in the drafting of this Agreement, and no Party shall be favored or disfavored regarding the interpretation of this Agreement in the event of a dispute between the Parties.

45. **Compliance with Public Records Law**. Pursuant to Section 119.0701, *Florida Statutes*, when the Developer provides services to the City by constructing public infrastructure or improving City property under the terms of the Agreement, Developer shall comply with the public records laws set forth in Chapter 119, *Florida Statutes*, and any successor statute. Specifically, the Developer shall:

(a) Keep and maintain public records that ordinarily and necessarily would be required by City in order to perform the service provided to the City;

(b) Provide the public with access to public records on the same terms and conditions that the City would provide the records and at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or otherwise provided by law;

(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed, except as authorized by law;

(d) Meet all requirements for retaining public records and transfer, at no costs to the City, all public records in possession of Developer upon completion, inspection, and issuance of a certificate of completion for the completed services on City property, and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to City in a format that is compatible with the information technology systems of the City

(e) Upon request of City, Developer shall promptly provide the City with copies of public records which pertain to this Agreement.

(f) In the event that Developer receives a request from any person or entity other than the City for a document, computerized information, audio or videotape, CD, DVD, or any other record in Developer's possession pursuant to this Agreement, Developer may notify the City immediately and submit the request to the City for direction on how to comply with Florida's Public Records Law. Developer shall allow the City to inspect the requested record to advise Developer if any material therein is exempt or confidential and therefore subject to redaction.

46. **Condemnation**. If, prior to obtaining all necessary permits and approvals to construct the Public Infrastructure and/or Development Improvements, all or any part of the Property is subjected to a bona fide threat of condemnation by a body having the power of eminent domain or is taken by eminent domain or condemnation (or sale in lieu thereof), or if City and/or Developer has received written notice that any condemnation action or proceeding with respect to the Property is contemplated by a body having the power of eminent domain, each shall give the other immediate written notice of such threatened or contemplated condemnation or of such taking or sale, and each may, by written notice to the other, given within thirty (30) days after the receipt of such notice, elect to cancel this Agreement as it relates to the portion of the Property affected by such condemnation. Further, City agrees not to use its powers of eminent domain in any way which would modify or alter the Master Plan / Preliminary Development Plan, provided that this Paragraph 45 shall not abrogate City's police powers.

47. **Effective Date**. The "**Effective Date**" of this Agreement is the date when the memorandum of this Agreement is duly recorded in the Public Records of Orange County, Florida.

(Signatures on Following Pages)

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year approved and signed.

Witnesses:

_____
Print Name

_____
Print Name

PUBLIX SUPERMARKETS, INC., a Florida Corporation

By:_____
Print Name:_____
Title: _____

Dated: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, as _____ of _____, a _____, on behalf of said entity. He/She is personally known to me or who has produced _____ as identification.

_____
Notary Public
Name:_____
(Printed or Typed)
Commission No._____
My Commission Expires:_____

(Signatures Continued on Next Page)

ATTEST:

ACCEPTED BY THE CITY OF APOPKA, FLORIDA

_____
Linda F. Goff, City Clerk

BY: _____
Bryan Nelson, Mayor

Dated: _____

Approved as to form for use and reliance upon by the City of Apopka, Florida.

_____
Clifford B. Shepard, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

NORTH 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20S, RANGE 27E (LESS ROAD RIGHT-OF-WAY), ORANGE COUNTY, FLORIDA.

WHICH IS ALSO DESCRIBED AS:

NORTH 1/2 OF NORTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20S, RANGE 27E (LESS ROAD RIGHT-OF-WAY TAKEN PURSUANT TO (I) THAT CERTAIN INDENTURE RECORDED IN DEED BOOK 398, PAGE 188 AND (II) THAT CERTAIN STIPULATED ORDER OF TAKING AS TO PARCEL 207 RECORDED IN OFFICIAL RECORDS BOOK 10756, PAGE 6799 AND DOCUMENT NUMBER 20140285830), ORANGE COUNTY, FLORIDA

ALL THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE NORTH 88°20'47" EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1,357.89 FEET TO ITS INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SAID NORTHEAST 1/4; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°14'36" EAST ALONG SAID WEST LINE A DISTANCE OF 30.01 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10756, PAGE 6799, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING FIVE (5) COURSES AND DISTANCE ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID OFFICIAL RECORDS BOOK:

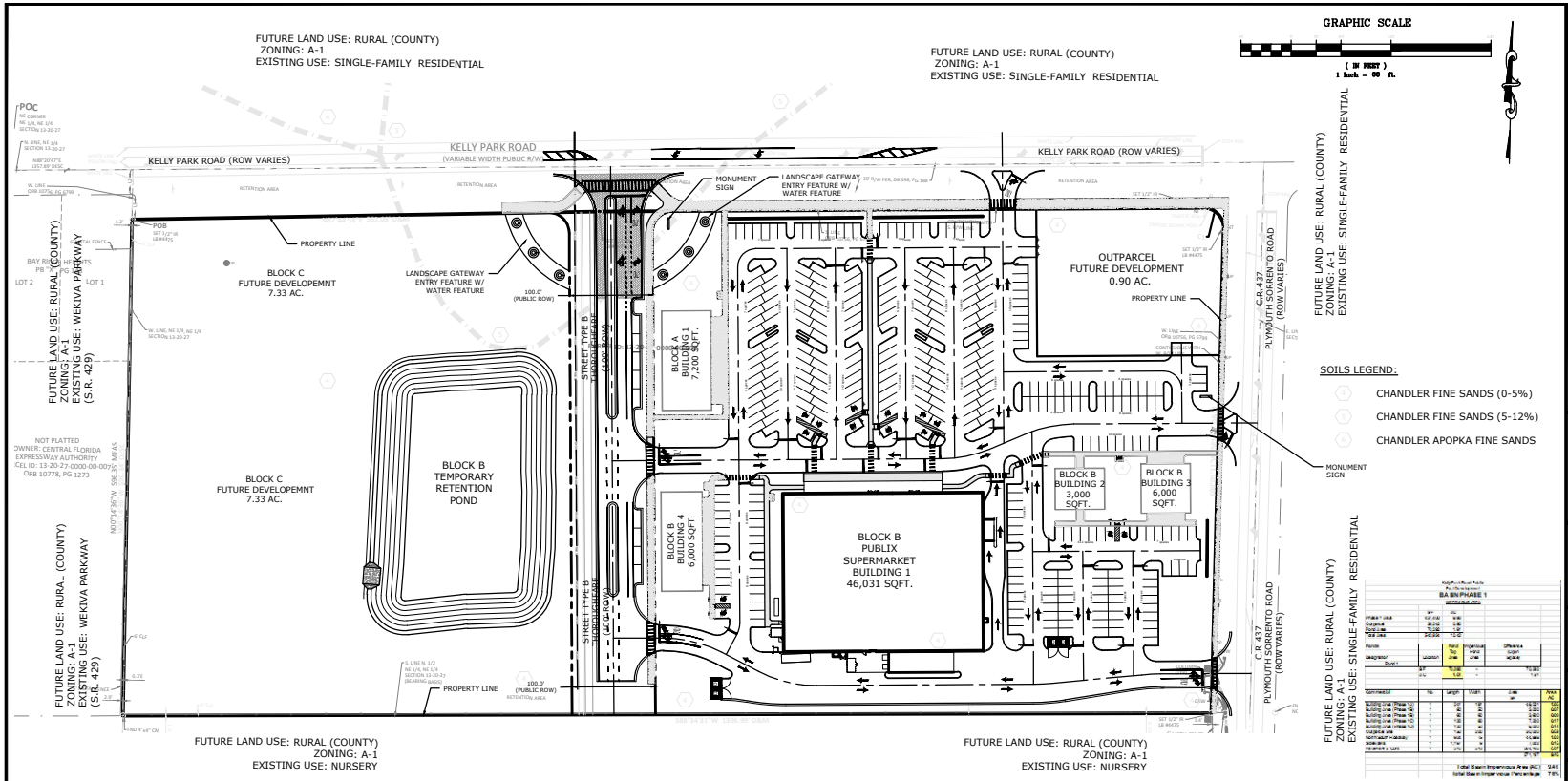
(1) SOUTH 00°14'36" EAST A DISTANCE OF 29.88 FEET FOR A POINT OF BEGINNING, SAID POINT BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD PER SAID OFFICIAL RECORDS BOOK; (2) N87°44'58"E A DISTANCE OF 561.08 FEET; (3) N88°21'18"E A DISTANCE OF 724.60 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S45°44'45"E, A CHORD DISTANCE OF 35.91 FEET; (4) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°48'44", A DISTANCE OF 40.06 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF PLYMOUTH-SORRENTO ROAD; (5) S00°09'11"W ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID OFFICIAL RECORDS BOOK A DISTANCE OF 581.62 FEET TO A POINT ON THE LINE SOUTH LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE S88°34'31"W ALONG SAID SOUTH LINE, A DISTANCE OF 1,306.99 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE N00°14'36"W ALONG SAID WEST LINE, A DISTANCE OF 596.34 FEET TO THE POINT OF BEGINNING.

CONTAINS 789,753 SQUARE FEET OR 18.130 ACRES MORE OR LESS.

PARCEL ID: 13-20-27-0000-00-008

EXHIBIT "B"

MASTER PLAN / PRELIMINARY DEVELOPMENT PLAN



SITE DATA:

Parcel I.D. #:	13-20-27-0000-00-008
Existing FLU:	Wekiva Parkway Interchange Mixed-Use (MU-WPI)
Existing Zoning:	A-1
Proposed Zoning:	Wekiva Parkway Interchange Mixed-Use (MU-WPI)
Design District:	Village Center
Allowable Uses:	All uses allowed under Section F Table 2 (Village Center)
Gross Land Area:	18.13 acres
Non-Developable Area:	0.00 acres
Dedicated ROW Area:	1.39 acres
Net Developable Area:	16.74 acres
Proposed Commercial Sqft.:	68,231 sqft. (phase 1A-D)
Total Commercial Sqft.:	68,231 sqft. (phase 1)
Proposed Floor Area Ratio:	0.16 F.A.R.
Minimum Lot Width:	80'
Minimum Lot Depth:	N/A
Minimum Lot Size:	6,000 sqft.
Maximum ISR:	90%
Minimum Open Space %:	10% (Common Open Space)

Setbacks:

Front:	8' Min.; 20' Max.
Side:	0', 20'(adjacent to Neighborhood)
Side Street:	8' Min.; 20' Max.
Rear:	10' Min.; 20' Max.
Kelly Park Rd.:	8' Min.; 20' Max. (from ROW line)
Plymouth Sorrento Rd.:	8' Min.' 20' Max. (from ROW line)

Additional Notes:

1. Billboards and pole signs shall be prohibited.
2. There are no onsite wetland areas, existing ponds are not considered surface waters.
3. All common areas to maintained by a Property Owners Association.

Off-Street Parking:

Required Parking:

Block B "Publix"

Commercial Retail Space: 3.5spaces per 1,000 sqft.: (46,031 sqft. (phase 1A))= 162
Total Required Parking: 162
Provided Parking:
Surface 10X18 Parking Spaces Provided: 230 spaces
Handicap 12X20 Parking Spaces Provided: 7 spaces
Total Parking Provided: 237 spaces
Total Handicap Parking Required: 7 spaces
Total Handicap Parking Provided: 8 spaces

Block B (Building 1)

Restaurant Space: 4 space + 1 space per 3 Seats: (80 seats) = 31
Total Required Parking: 31
Provided Parking:
Surface 10X18 Parking Spaces Provided: 32 spaces
Handicap 12X18 Parking Spaces Provided: 2 spaces
Total Parking Provided: 33 spaces
Total Handicap Parking Required: 2 spaces
Total Handicap Parking Provided: 2 spaces

Block B (Building 2)

Commercial Retail Space: 3.5spaces per 1,000 sqft.: (6,000 sqft. (phase 1b)) = 21
Total Required Parking: 21
Provided Parking:
Surface 9X18 Parking Spaces Provided: 22 spaces
Handicap 12X18 Parking Spaces Provided: 1 spaces
Total Parking Provided: 23 spaces
Total Handicap Parking Required: 1 spaces
Total Handicap Parking Provided: 1 spaces

Block A (Building 1)

Commercial Retail Space: 3.5spaces per 1,000 sqft.: (7,200 sqft. (phase 1c)) = 26
Total Required Parking: 26
Provided Parking:
Surface 9X18 Parking Spaces Provided: 27 spaces
Handicap 12X18 Parking Spaces Provided: 2 spaces
Total Parking Provided: 29 spaces
Total Handicap Parking Required: 2 spaces
Total Handicap Parking Provided: 2 spaces

Block B (Building 3)

Commercial Retail Space: 3.5spaces per 1,000 sqft.: (6,000 sqft. (phase 1d)) = 21
Total Required Parking: 21
Provided Parking:
Surface 9X18 Parking Spaces Provided: 22 spaces
Handicap 12X18 Parking Spaces Provided: 1 spaces
Total Parking Provided: 23 spaces
Total Handicap Parking Required: 1 spaces
Total Handicap Parking Provided: 1 spaces

Phasing:

Project will be constructed in multiple phases see phasing plan for details.

Stormwater Management:

The project will meet the requirements for the City of Apopka Code Sec. 6.05 and the requirements of the St. Johns River Water Management District.

Needed Fire Flow (NFF): (Based on FFPC 2012 Edition Chapter 18 & Annex I)

Phase 1A:	3,750 gpm (Type II 200 non-sprinklered); 1,875 gpm sprinklered
Building 1 Phase 1B:	1,500 gpm (Type V 200 non-sprinklered); 1,000 gpm sprinklered)
Building 2 Phase 1B:	2,000 gpm (Type V 200 non-sprinklered); 1,000 gpm sprinklered)
Phase 1C:	1,750 gpm (Type III 200 non-sprinklered); 1,000 gpm sprinklered
Phase 1D:	1,750 gpm (Type III 200 non-sprinklered); 1,000 gpm sprinklered)

Trip Generation Rates:

Average Daily Trips:	Phase 1A: 46,031 sqft x 68.73 trips/1,000sqft. x day = 3,164 trips/day
	Phase 1B: 9,000 sqft x 68.73 trips/1,000sqft. x day = 619 trips/day
	Phase 1C: 7,200 sqft x 68.73 trips/1,000sqft. x day = 495 trips/day
	Phase 1D: 6,000 sqft x 68.73 trips/1,000sqft. x day = 412 trips/day
	Total ADT = 4,690 trips/day
PM Peak Hour Trips:	Phase 1A: 46,031 sqft x 6.06 trips/1,000 sqft. x day = 279 PM Peak Trips
	Phase 1B: 9,000 sqft x 6.06 trips/1,000 sqft. x day = 55 PM Peak Trips
	Phase 1C: 7,200 sqft x 6.06 trips/1,000 sqft. x day = 44 PM Peak Trips
	Phase 1D: 6,000 sqft x 6.06 trips/1,000 sqft. x day = 37 PM Peak Trips
	Total PM Peak Trips = 415 PM Peak Trips

Form Based Code Requirements:

1. Per Section 4.C of the FBC, buildings exceeding 20,000 square feet in area must be articulated to appear as multiple buildings grouped together.
2. Per Section 7.b of the FBC, all non-residential first floor requires a minimum of 30% glazing.
3. Per Section 3 of the FBC, all building facades shall be designed with Articulation.
4. Per Section K.11 of the FBC, all building mechanical equipment shall be integrated into the overall mass of a building by screening the equipment behind parapets or recessing equipment into hips, gables or similar features.
5. Per Section K.11 of the FBC, shopping cart storage shall be located inside the building or shall be screened by a 4-foot wall consistent with the building architecture and materials.
6. Per Section K.3 of the FBC, Green Building principles are encouraged for development with the FBC boundary.
7. Per Section M of the FBC , Section 5.01.00 and Water Wise Ordinance 2069; a landscape and irrigation plan shall be prepared by a Florida licensed Landscape Architect and submitted with the Final Development Plan.
8. Per Section 5.01.07 of the City Code a Tree Removal and Replacement plan shall be provided with the Final Development Plan.
9. Per Section P(e) of the FBC, a photometric plan showing light fixtures and footcandle measurements shall be submitted with the Final Development Plan.
10. Per Section O of the FBC, all signage shall be consistent with the requirements of the FBC and a master sign plan shall be submitted with the Final Development Plan.

G L SUMMITT ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Publix Supermarkets, Inc.
c/o Pasadena Capital, Inc.
200 Pasadena Place
Orlando, FL 32803
(407) 835-9000

Kelly Park Rd. Publix Center

City of Apopka, Florida

Final Master Plan/Preliminary Development Plan

Overall Site Plan

Plans not valid unless Signed, Dated and Sealed below:

GEOFFREY L. SUMMITT, P.E.
Date: April x, 2018
FL Registration #58575
Certificate of Authorization #29665

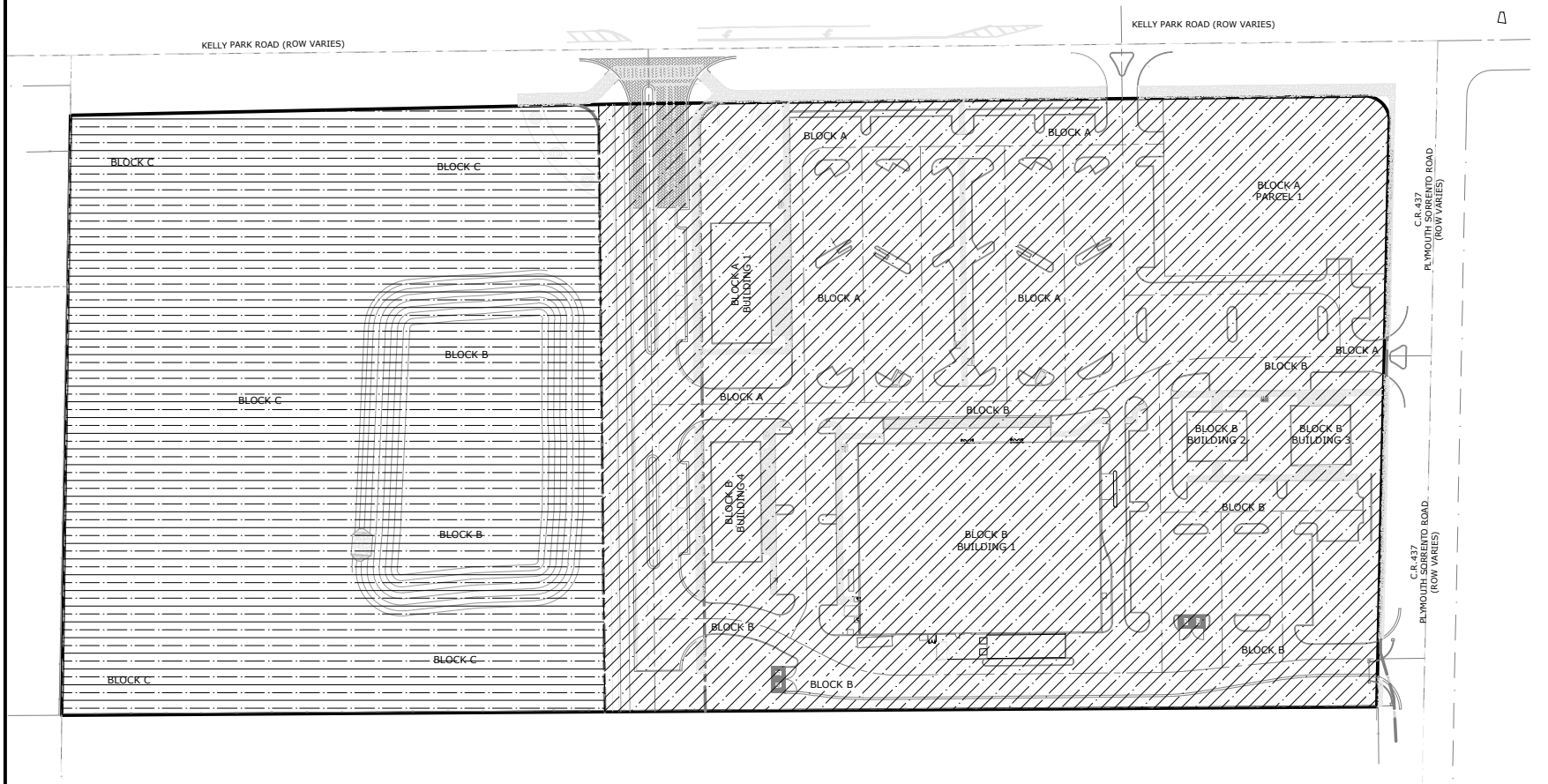
Revisions

No.	Date	Description
1	xx-xx	Initial Review Revisions
2	xx-xx	Final Review for Apopka Planning
3	xx-xx	xxxxxxxxxxxxxxxx
4	xx-xx	xxxxxxxxxxxxxxxx
5	xx-xx	xxxxxxxxxxxxxxxx
6	xx-xx	xxxxxxxxxxxxxxxx
7	xx-xx	xxxxxxxxxxxxxxxx
8	xx-xx	xxxxxxxxxxxxxxxx
9	xx-xx	xxxxxxxxxxxxxxxx
10	xx-xx	xxxxxxxxxxxxxxxx

SHEET NUMBER
4 OF 10a

EXHIBIT "C"

CONFIGURATION OF PHASE 1 AND PHASE 2 PARCELS FOLLOWING LOT SPLIT



ZONING OVERLAY HATCH/AREA LEGEND:

KPI VILLAGE CENTER OVERLAY 10.80 AC.

KPI INTERCHANGE OVERLAY 7.33 AC.

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

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Kelly Park Rd.
Publix Center
City of Apopka, Florida

Final Master Plan/Preliminary Development Plan

Zoning Overlay Plan

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 8, 2018
FL Registration #58775
Certificate of Authorization #29605

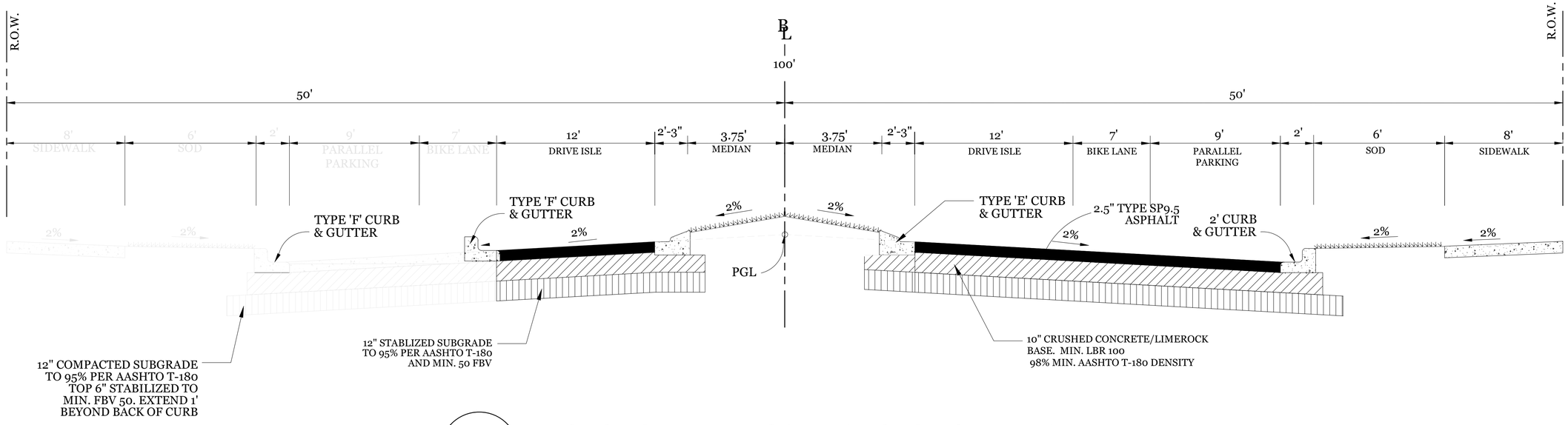
Revisions

NO.	DATE	DESCRIPTION
1		Initial Plans Release
2		Revised for City Of Apopka Comments
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NUMBER
- OF 10a

EXHIBIT "D"

APPROVED THOROUGHFARE CROSS-SECTION



103
-

THOROUGHFARE ROADWAY SECTION DETAIL

N.T.S. (DESIGN SPEED: 30 MPH POSTED 20 MPH)

CITY OF APOPKA
CITY COUNCIL

___	CONSENT AGENDA	MEETING OF:	August 1, 2018
X	PUBLIC HEARING	FROM:	Community Development
___	SPECIAL REPORTS	EXHIBITS:	Zoning Report
X	OTHER: Ordinance		Vicinity Map
			Adjacent Zoning Map
			Aerial Map
			Ordinance No. 2667
			PUD Master Plan/PDP
			Architectural Elevations

SUBJECT: **ORDINANCE NO. 2667 – CHANGE OF ZONING – VISTA RESERVE**

REQUEST: **SECOND READING OF ORDINANCE NO. 2667 - CHANGE OF ZONING –FROM R-1AA (RESIDENTIAL SINGLE FAMILY DISTRICT) TO PUD (PLANNED UNIT DEVELOPMENT); AND APPROVAL OF THE PUD MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN FOR VISTA RESERVE.**

SUMMARY:

OWNERS:	Mikhail Wafaa, George Abdelsayed, Lucy Abdelsayed, Wafeek Abdelsayed Wafeek
APPLICANT:	Pulte Home Corporation
LOCATION:	East side of Rogers Road, approximately one half mile north of the intersection of Rogers Road and Lester Road
PARCEL ID NUMBERS:	29-20-28-0000-00-003
EXISTING USE:	Vacant
FLUM DESIGNATION:	Low Density Residential
CURRENT ZONING:	R-1AA (Residential Single Family District)
PROPOSED DEVELOPMENT:	153 single family homes; developed in one phase
PROPOSED ZONING:	Planned Unit Development (PUD)
TRACT SIZE:	61.1 +/- acres

FUNDING SOURCE: N/A

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

SUMMARY: The subject property is approximately 61.1 acres in size and is zoned R-1AA (Residential Single Family District) and has a future land use designation of Low Density Residential. The subject property is located on the east side of Rogers Road, approximately one half mile north of the intersection of Rogers Road and Lester Road. The proposed change of zoning to PUD (Planned Unit Development) is being requested by the prospective developer, Pulte Homes, who proposes to construct 153 single-family units in one phase on the property. The subdivision is proposed to be developed at a density of 2.53 dwelling units per acre. The Low Density Residential future land use designation permits up to 3.5 dwelling units per acre.

PROJECT DESCRIPTION: The Master Plan proposes 153 lots consistent of 140 65-foot wide lots and 13 90-foot wide lots, a community park with a swimming pool and cabana and tot-lot, and a buffer tract along the entire perimeter of the community. Further, access occurs via Rogers Road. The surrounding properties consist primarily of single-family residential subdivisions and include the Carriage Hills subdivision located to the south, which is currently under construction; Oak Hill Reserve to the south and east; and Wekiva Run to the west. Average lot widths in the Carriage Hills subdivision is 75-feet, Oak Hill Reserve is 95-feet, and 95-feet in Wekiva Run.

A. Lot Size.

Typical Lot Width	Number of units	Percentage of development	Typical lot area (minimum size)
65-feet	140	91.5%	8,125 square feet
90-feet	13	8.5%	11,250 square feet
Total	**153**	**100%**	

While a PUD zoning requires a minimum lot width of 70 feet with a minimum lot area of 7,500 sq. ft., Vista Reserve proposes 65-foot and 90-foot wide lots with a minimum average lot area of 8,125 square feet for the 65-foot wide lots and 11,250 square feet for the 90-foot wide lots, contained within an open space tract not less than 15 feet wide on the north, east, and south project lines and 10 feet wide on the western project line abutting Rogers Road. The minimum lot depth is proposed at 125-feet.

The minimum living area is proposed at 2,190 square feet. The subdivision will be accessed via Rogers Road. Rogers Road will terminate at the main entrance of the development. The developer will be dedicating a 0.68 acre portion of right-of-way along Rogers Road to the City. The subdivision will consist of public roads and infrastructure that is owned and maintained by the City. Vehicular and pedestrian connections are provided to the property to the north and to the Carriage Hills subdivision located to the south. A continuous open space tract is provided around the perimeter of the subdivision to buffer the homes from the surrounding existing subdivisions. Thirty percent of the site, or 18.13 acres of open space is provided, and will be owned and maintained by the homeowners association. Two tracts located on the northwestern and northeastern corners of the site are reserved for stormwater retention. The stormwater retention areas will be owned and maintained by the homeowners association. A 1.67 acre tract is reserved for the community recreation facility that will be owned and maintained by the homeowners association. Included within the recreation facility is a picnic area, pool, pool cabana building, play structure, open play area, bicycle parking, and a parking area for 8 cars.

B. Deviations. The applicant is requesting one deviation to the City's required development standards. For a PUD Master Plan, a deviation from the City's Land Development Code does not represent a variance but a development standard or zoning condition unique to and approved as part of the Planned Unit Development zoning. PUD's are required to satisfy the requirements of the Land Development Code unless the City Council finds that, based on substantial evidence, a proposed alternative development guideline is adequate to protect to the public health safety, and welfare. Any deviations must be consistent with the policies of the Comprehensive Plan.

1. Typical Lot Width Standard, Land Development Code Section 2.02.18.D.11. requires a minimum lot size within a PUD to be 70-feet in width, and to have a minimum site area of 7,500 square feet. The developer is proposing 140, 65-foot and 13, 90-foot wide lots with minimum lots sizes of 8,125 square feet and 11,250 square feet respectively. These lot sizes exceed the required single-family minimum lot area of 7,500 square feet.

C. Justification for Deviations/Development Standard. The following justifications are provided for the three deviations that are proposed.

1. Reduced Density. The future land use designation of the property is Low Density Residential which allows up to 3.5 dwelling units per acre. The PUD Master Plan proposes a density of 2.53 dwelling units per acre, which is 0.97 dwelling units per acre less than the maximum density permitted in the Low Density Residential future land use category.

2. Dedication of right-of-way for the extension of Rogers Road. The PUD Master Plan proposes the dedication to the City of a 0.68 acre tract for right-of-way for Rogers Road. This will allow for the future extension of Rogers Road to the north to allow Rogers Road to serve as a future connector road between Ponkan Road and Lester Road.

3. An improved recreation amenities package is proposed. The recreation package will consist of a picnic area, pool, pool cabana building, play structure, open play area, bicycle parking, and a parking area for 8 cars. The recreation area is proposed at 1.67 acres in size, which is in excess of the 1.43 acres required by code.

4. Preservation of Open Space. The PUD master plan provides a continuous open space tract is around the perimeter of the subdivision to buffer the homes from the surrounding existing subdivisions. This area will consist of Bahia sod and Live Oak and Magnolia trees, which upon maturity is anticipated to ensure the homes within the development are not visible from the surrounding existing residential subdivisions.

5. Increased minimum living area size. The applicant is proposing a minimum living area of 2,190 square feet. The R-1AA zoning district requires a minimum living area of 1,700 square feet. Also, the larger lots, the 90-foot width, are located on the eastern project perimeter consistent with lot width and size occurring in the Oak Hill Reserve community abutting to the east.

PUD RECOMMENDATIONS: That the zoning classification of the following described property be designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

A. The uses permitted within the PUD district shall be single-family residential uses.

B. Terms of Expiration for this PUD shall be as follows:

If a Final Development Plan associated with the PUD district has not been approved by the City within three years, and site development has not commenced within four years after approval of these Master Plan provisions, the approval of the Master Plan provisions will expire. At such time, the City Council may:

1. Permit a single six-month extension for submittal of the required Final Development Plan;

2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Plan provisions and any conditions of approval; or

3. Rezone the property to a more appropriate zoning classification.

COMPREHENSIVE PLAN COMPLIANCE: The proposed use of the property is consistent with the Low Density Residential Future Land Use designation and is consistent with the Land Development Code.

SCHOOL CAPACITY REPORT: Per Orange County Public Schools, the project is vested to satisfy capacity, however there are outstanding concurrency issues that will be required to be satisfied prior to approval of a plat.

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 were segments of Ponkan Road, Lester Road, Vick Road, and Plymouth Sorrento Road (CR 437). Intersections analyzed were Lester Road and Rogers Road; Plymouth Sorrento Road and Lester Road; Lester Road and Schopke Lester Road; Vick Road and Lester Road; and the site entrance on Rogers Road. Right and left turn lane warrant studies for Lester Road at its intersection with Rogers Road were also conducted.

The project will generate 1,511 daily trips and 150 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 existing conditions analysis of the intersection of Lester Road and Vick Road, with committed trips included (background conditions) indicates that the northbound approach in the P.M. peak hour is failing. The project traffic does not cause this failure and only represents approximately 6% of total P.M. peak hour intersection traffic volumes (84 project trips/1,391 total trips).

Right and left turn warrant analyses were conducted on Lester Road to Rogers Road. The analysis concludes that deceleration and turn lanes are not needed to accommodate the project trips.

ORANGE COUNTY NOTIFICATION: Pursuant to Section 7 of the Joint Planning Area agreement, notification to Orange County is not required for a rezoning application as the subject parcels are not adjacent to unincorporated Orange County.

PUBLIC HEARING SCHEDULE:
June 12, 2018 - Planning Commission (5:30 pm)
July 18, 2018 - City Council (7:00 pm) - 1st Reading
August 1, 2018 – City Council (1:30 pm) - 2nd Reading

DULY ADVERTISED:
June 1, 2018 – Public Notice; Letter, Poster
July 20, 2018 – Public Notice

RECOMMENDATION ACTION:

The **Development Review Committee** finds the proposed rezoning to Planned Unit Development (PUD), PUD Master Plan, and the Preliminary Development Plan consistent with the Comprehensive Plan and Land Development Code and recommends approval of the Vista Reserve Planned Unit Development Master Plan and Preliminary Development Plan.

The **Planning Commission**, at its meeting on June 12, 2018, found the proposed amendment consistent with the Comprehensive Plan; and unanimously recommend approval of the proposed Change of Zoning from R-1AA (Residential Single Family District) to PUD (Planned Unit Development); and approval of the PUD Master Plan/Preliminary Development Plan based on the findings and facts presented in the staff report and exhibits for the property owned by Mikhail Wafaa, George Abdelsayed, Lucy Abdelsayed, and Wafeek Abdelsayed and located east side of Rogers Road, approximately one half mile north of the intersection of Rogers Road and Lester Road.

The **City Council**, at its meeting on July 18, 2018, accepted the First Reading of Ordinance No. 2667 and the Vista Reserve Master Plan and held it over for Second Reading and Adoption on August 1, 2018.

Adopt Ordinance No. 2667; and approve the PUD Master Plan/Preliminary Development Plan based on the findings and facts presented in the staff report and exhibits.

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

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	*Future Land Use*	*Zoning*	*Present Use*
North (City)	Low Density Residential (0-5 du/ac)	R-1AA	Vacant, Lake Merril
East (City)	Low Density Residential (0-5 du/ac)	PUD	Oak Hill Reserve subdivision
South (City)	Low Density Residential (0-5 du/ac)	R-1AA, R-1	Carriage Hills subdivision (under construction), Vacant property
West (City)	Low Density Residential (0-5 du/ac)	R-1AA	Wekiva Run subdivision

LAND USE & TRAFFIC COMPATIBILITY: The property is accessed via Rogers Road. Internal streets are public and will be owned and maintained by the City of Apopka. Future land use designations and zoning categories assigned to properties to the north, south, east, and west are predominantly residential.

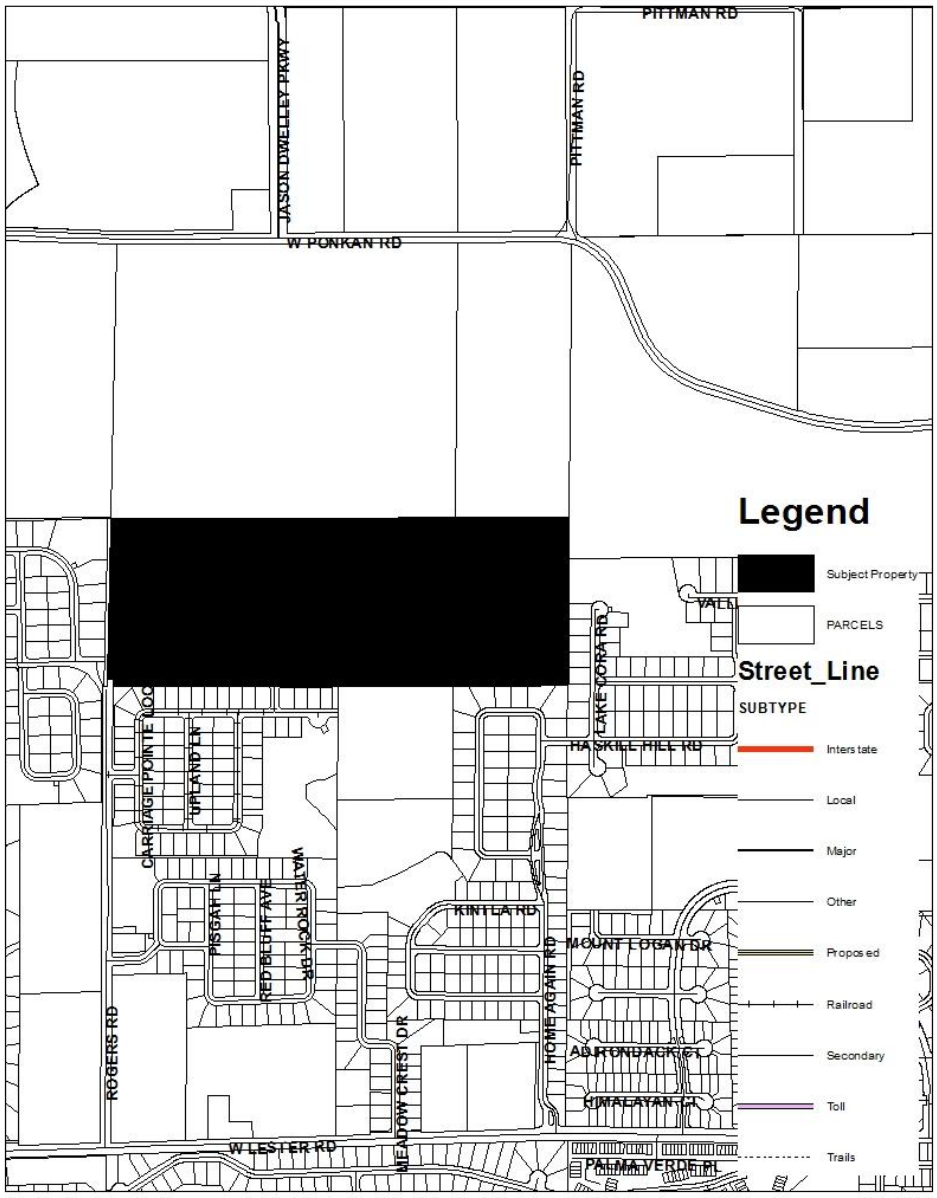
COMPREHENSIVE PLAN COMPLIANCE: The proposed PUD zoning is compatible with policies set forth in the Comprehensive Plan.

ALLOWABLE USES: Single-family residential uses as set forth within the Planned Unit Development Master Plan.

Project: **VISTA RESERVE**
Owned by: **Mikhail Wafaa, Abdelsayed George, Abdelsayed Lucy, Abdelsayed Wafeek**
Located: **East side of Rogers Road, approximately one half mile north of the intersection of Rogers Road and Lester Road**
Parcel ID#: **29-20-28-0000-00-003**

N

VICINITY MAP



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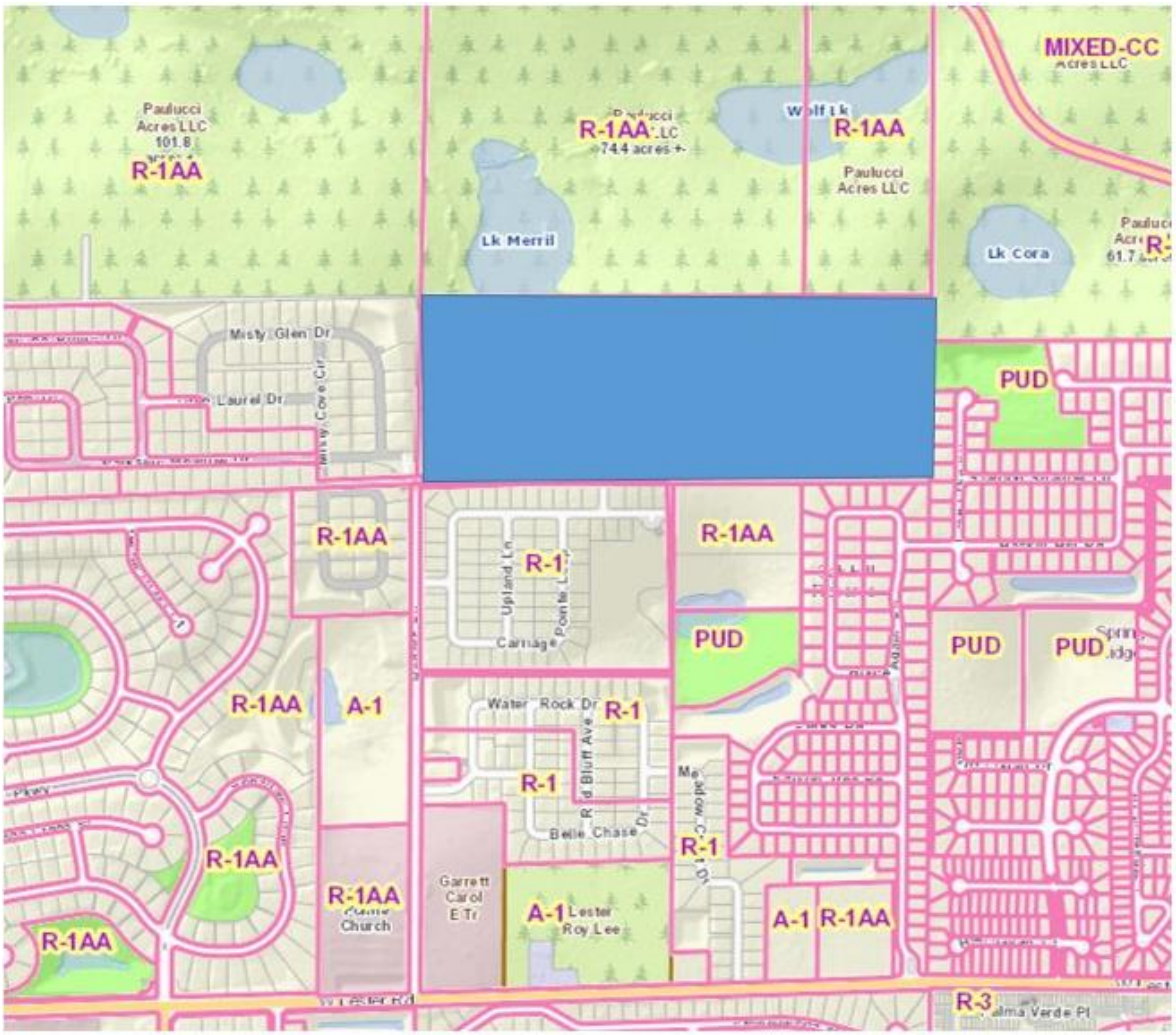
ADJACENT ZONING



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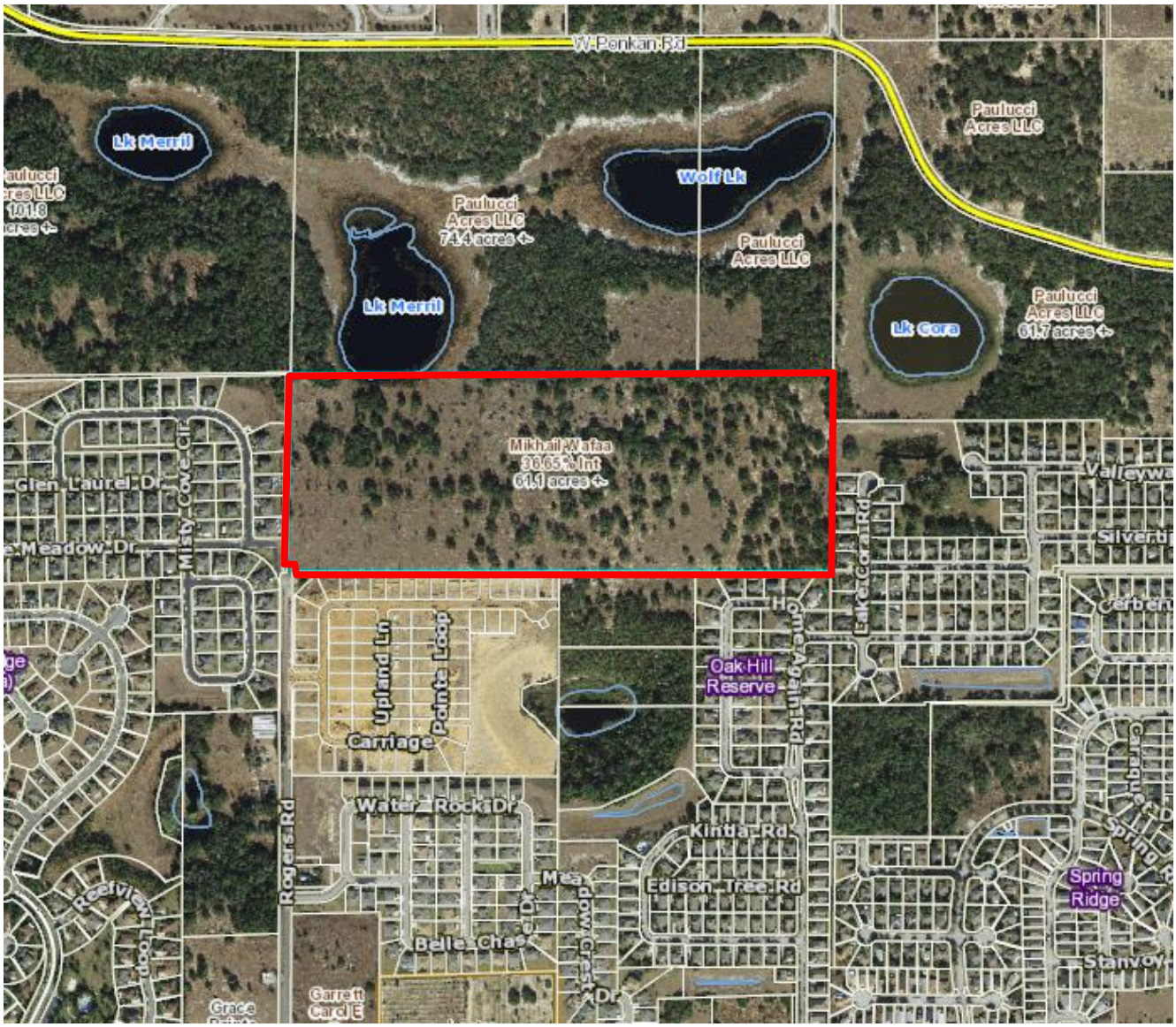
ADJACENT USES



ORDINANCE NO. 2667

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM RESIDENTIAL SINGLE-FAMILY DISTRICT (R-1AA) TO PLANNED UNIT DEVELOPMENT (PUD), FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE EAST SIDE OF ROGERS ROAD, APPROXIMATELY ONE-HALF MILE NORTH OF THE INTERSECTION OF ROGERS ROAD AND LESTER ROAD, COMPRISING 61.1 ACRES MORE OR LESS, AND OWNED BY MIKHAIL WAFAA, GEORGE ABDELSAYED, LUCY ABDELSAYED, AND WAFEEK ABDELSAYED; 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, Mikhail Wafaa, George Abdelsayed, Lucy Abdelsayed, and Wafeek Abdelsayed have requested a change in zoning on said property as identified in Section I of this ordinance; and

WHEREAS, the proposed Planned Unit Development (PUD) 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 property described in Exhibit "A" is designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Site Plan provisions subject to the following zoning provisions:

A. The uses permitted within the PUD district shall be: single family homes and associated accessory uses or structures consistent with land use and development standards established for the PUD district except where otherwise addressed in this ordinance and the Master Site Plan.

B. Development of the property shall occur consistent with the Master Site Plan set forth in Exhibit "B". If a development standard or zoning regulation is not addressed within Exhibit "B", development shall comply with the PUD zoning standards set forth in the Land Development Code. Where any development standard conflicts between the Vista Reserve Master Plan/Preliminary Development Plan and the Land Development Code, the Master Plan/Preliminary Development Plan shall prevail. Any proposed revision to the Master Plan/Preliminary Development Plan shall be evaluated and processed pursuant to Section 2.02.18.N. (Master Plan revision), LDC.

C. If a Final Development Plan associated with the PUD district has not been approved by the City within three years after approval of these Master Plan provisions, the approval of the Master Plan/Preliminary Development Plan provisions will expire. At such time, the City Council may:

1. Permit a single six-month extension for submittal of the required Final Development Plan;

2. Allow the PUD zoning designation to remain on the property pending resubmittal of new Master Site Plan provisions and any conditions of approval; or

3. Rezone the property to a more appropriate zoning classification.

Section II. That the zoning classification of the following described property, being situated in the City of Apopka, Florida, is hereby Planned Unit Development (PUD) as defined in the Apopka Land Development Code.

Legal Description: Exhibit "A"

Section III. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section IV. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

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

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

Section VII. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: July 18, 2018

READ SECOND TIME
AND ADOPTED: August 1, 2018

_____
Bryan Nelson, Mayor

ATTEST:

_____
Linda Goff, City Clerk

DULY ADVERTISED: June 1, 2018; July 20, 2018

EXHIBIT "A"
LEGAL DESCRIPTION
Parcel ID: 29-20-28-0000-00-003
Combined Acreage: 61.1 +/- Acres

BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 985.01 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF SAID NW 1/4; RUN THENCE N88°38'14"E ALONG SAID NORTH LINE A DISTANCE OF 2689.71 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 3/4; RUN THENCE S00°48'06"E ALONG THE EAST LINE OF SAID NW 1/4 A DISTANCE OF 989.23 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4; RUN THENCE S88°43'54"W ALONG THE SOUTH LINE OF SAID NW 1/4 A DISTANCE OF 2703.46 FEET TO THE SOUTHWEST CORNER THEREOF, AND THE POINT OF BEGINNING. ALL BEING AND LYING IN THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

THE SOUTH SIXTY (60) ACRES OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

CONTAINING 2,661,310 SQUARE FEET (61.1 ACRES), MORE OR LESS.

MASTER PLAN / PRELIMINARY DEVELOPMENT PLAN
FOR
VISTA RESERVE

RECEIVED
MAY 08 2018
By

RECEIVED
MAY 08 2018
By

PARCELS: 29-20-28-0000-00-003
SECTIONS 29 AND 30, TOWNSHIP 20 SOUTH, RANGE 28 EAST
501 OLD DIXIE HIGHWAY
CITY OF APOPKA, FLORIDA

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 985.01 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF SAID NW 1/4; RUN THENCE N88°38'14"E ALONG SAID NORTH LINE A DISTANCE OF 2689.71 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 3/4; RUN THENCE S00°48'06"E ALONG THE EAST LINE OF SAID NW 1/4 A DISTANCE OF 989.23 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4; RUN THENCE S88°43'54"W ALONG THE SOUTH LINE OF SAID NW 1/4 A DISTANCE OF 2703.45 FEET TO THE SOUTHWEST CORNER THEREOF, AND THE POINT OF BEGINNING. ALL BEING AND LYING IN THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

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CONTAINING 2,661,310 SQUARE FEET (61.1 ACRES), MORE OR LESS.

INDEX OF SHEETS

COV	COVER SHEET
3 SHEETS	BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY
SYM-1	SYMBOLS AND ABBREVIATIONS
EC-1	EXISTING CONDITIONS PLAN
MP-1	MASTER PLAN
DD-1	DEVELOPMENT NOTES AND DATA
SP-1	SUBDIVISION PLAN
SP-2	SUBDIVISION PLAN
DP-1	MASTER DRAINAGE PLAN
DP-2	MASTER DRAINAGE PLAN
UP-1	MASTER UTILITY PLAN
UP-2	MASTER UTILITY PLAN
TS-1	TYPICAL SECTIONS
FA-1	FIRE ACCESS PLAN
LP-001	KEY PLAN
LP-002 TO LP-004	TREE MITIGATION PLAN
LP-005	RECREATION / OPEN SPACE PLAN ⚠
LP-100 TO LP-104	LANDSCAPE PLAN
LP-105	LANDSCAPE NOTES AND DETAILS
LP-200	HARDSCAPE DETAILS
LP-201	HARDSCAPE IMAGES
LP-300 TO LP-304	IRRIGATION PLAN
LP-305	IRRIGATION NOTES AND DETAILS
LP-306 TO LP-308	IRRIGATION DETAILS

FOR
THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FLORIDA 32811
PHONE: (407) 661-1514

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 / DEVELOPER:
THE PULTE GROUP
4901 VINELAND RD., SUITE 500
ORLANDO, FL 32811
PHONE: (407) 661-1514
CONTACT: DOUG HOFFMAN

ENGINEER:
MADDEN, MOORHEAD, & STOKES, INC.
431 E HORATIO AVENUE, SUITE 260
MAITLAND, FL 32751
PHONE: (407) 629-8330
CONTACT: CHAD MOORHEAD, PE

SURVEYOR:
ALLEN AND COMPANY, INC.
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
PHONE: (407) 654-5355
CONTACT: JIM RICKMAN, PSM

ENVIRONMENTAL:
BIO-TECH CONSULTING, INC.
3025 E SOUTH STREET
ORLANDO, FL 32803
PHONE: (407) 894-5969
CONTACT: MORGAN CLARK

LANDSCAPE ARCHITECT:
FOSTER, CONANT, & ASSOCIATES
120 WEST ROBINSON STREET
ORLANDO, FL 32801
PHONE: (407) 648-2225
CONTACT: RICK CONANT, RLA

GEOTECHNICAL:
NATIVE GEOSCIENCE
2014 EDGEWATER DR., SUITE 246
ORLANDO, FL 32804
PHONE: (407) 342-1443
CONTACT: JOHN C DIEHL, PG

UTILITY PROVIDERS:

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

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

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

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

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

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

POWER:
DUKE ENERGY
275 PONKAN ROAD
APOPKA, FL 32712
PHONE: (407) 938-6690
CONTACT: ROD RODRIGUEZ

GAS:
[illegible]RAL GAS
[illegible] VINELAND RD.
[illegible]34787
[illegible]2734 EXT. 104
[illegible]OLMES

395

CODE DEVIATION ⚠

THE VISTA RESERVE COMMUNITY PROPOSES DEVIATION FROM THE CITY OF APOPKA LAND DEVELOPMENT CODE, SECTION 2.02.18(D)(11).

CODE DEVIATION JUSTIFICATION / SUMMARY

THE VISTA RESERVE COMMUNITY PROPOSES THE DEVELOPMENT OF 153 SINGLE-FAMILY DETACHED LOTS ON 61.10 ACRES OF LAND WITH A RESIDENTIAL LOW SUBURBAN FUTURE LAND USE DESIGNATION. THIS PROPOSAL WOULD REDUCE THE NET RESIDENTIAL DENSITY TO 2.53 DU/ACRE VERSUS THE ALLOWABLE 3.5 DU/ACRE. THIS NEIGHBORHOOD WILL PROPOSE A MINIMUM 2,190 SQ-FT SINGLE-FAMILY HOME, WHICH EXCEEDS THE LDC MINIMUM LIVING AREA FOR ALL RESIDENTIAL SINGLE-FAMILY DISTRICTS. THE DEVELOPMENT WILL CONSIST OF 140 HOMES WITH A MINIMUM OF 65' X 125' TYPICAL LOT SIZE (8,125 SQ-FT) AND 13 HOMES WITH A MINIMUM OF 90' X 125' TYPICAL LOT SIZE (11,250 SQ-FT), WHICH EXCEEDS THE REQUIRED PUD SINGLE-FAMILY MINIMUM LOT AREA OF 7,500 SQ-FT. IN ADDITION, 90' WIDE LOTS ARE PLACED FOR COMPATIBILITY ADJACENT TO THE SURROUNDING ESTABLISHED COMMUNITIES. THIS METHOD OF DEVELOPMENT PROMOTES EFFICIENT AND ECONOMICAL USE OF THE LAND WHICH MEETS THE INTENT OF THE LDC, PUD DISTRICT.

THE VISTA RESERVE NEIGHBORHOOD PROPOSES THE DEDICATION OF LAND FOR THE EXTENSION OF ROGERS ROAD, VEHICULAR AND PEDESTRIAN CONNECTION TO THE SOUTHERN CARRIAGE HILL SUBDIVISION, AND FUTURE VEHICULAR AND PEDESTRIAN CONNECTION TO THE NORTHERN VACANT PARCEL. THE COMMUNITY'S INTERNAL STREET NETWORK WAS DESIGNED IN THE TRADITIONAL GRID PATTERN, AS REFERENCED IN THE CITY'S DEVELOPMENT DESIGN GUIDELINES, RESIDENTIAL DESIGN STANDARDS SECTION, WHICH FURTHER SUPPORTS THE LDC AND PUD ZONING INTENT TO PROVIDE ORDERLY DEVELOPMENT.

THE VISTA RESERVE NEIGHBORHOOD WILL PROVIDE THE 30% REQUIRED PUD OPEN SPACE AREA IN THE FORMS OF STORMWATER PONDS, BUFFERS, FLOODPLAIN CONSERVATION, OPEN SPACE, AND RECREATION. THE COMMUNITY DESIGN UTILIZES A COMBINATION OF OPEN SPACE AND STORMWATER POND TRACTS TO CREATE A GREENBELT SURROUNDING THE COMMUNITY. THIS GREENBELT IS INTENDED TO PROVIDE ADDITIONAL SEPARATION TO THE SURROUNDING COMMUNITIES, WHILE INCORPORATING THE BUILT ENVIRONMENT WITH THE SITE'S NATURAL ENVIRONMENT, AS REFERENCED IN THE CITY'S DEVELOPMENT DESIGN GUIDELINES, RESIDENTIAL DESIGN STANDARDS SECTION.

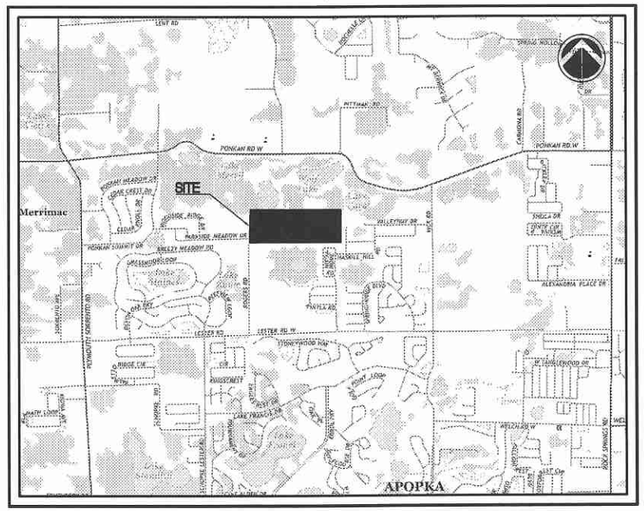
THE SUBJECT PROPERTY REQUIRES A MINIMUM 1.43 ACRES OF RECREATION BASED ON PROPOSED UNITS AS CALCULATED PER LDC SECTION 2.02.18 (E)(5). THE VISTA RESERVE RECREATION TRACT R-1 IS 1.67 ACRES IN AREA, WHICH EXCEED THE PUD CODE REQUIREMENT BY 0.24 ACRES. THE VISTA RESERVE RECREATION TRACT IS CENTRALLY LOCATED THE WITHIN THE DEVELOPMENT TO INCORPORATE VIEWS OF LAKE MERRIL AND THE NATURAL ENVIRONMENT. RECREATION FACILITIES WILL PROPOSE A COMPREHENSIVE AMENITY PACKAGE THAT INCLUDES A POOL, POOL CABANA, CHILDREN'S PLAY STRUCTURE, PICNIC AREA, BICYCLE PARKING, AND OPEN PLAY AREA FOR RESIDENTS.

IN SUMMARY, A NUMBER OF DESIGN ELEMENTS SUPPORT THE UTILIZATION OF 65 FT. LOTS IN THE COMMUNITY THROUGH THIS PUD REZONING REQUEST, INCLUDING (i) A DENSITY OF 2.53 DWELLING UNITS PER ACRE VERSUS THE 3.5 DWELLING UNITS PER ACRE ALLOWED UNDER THE PROPERTY'S EXISTING RESIDENTIAL LOW SUBURBAN FUTURE LAND USE; (ii) A MINIMUM TYPICAL LOT SIZE OF 8,125 S.F. WHICH EXCEEDS THE CURRENT MINIMUM REQUIREMENT; (iii) PROVIDING A MINIMUM LIVING AREA OF 2, 190 S.F. WHICH SIGNIFICANTLY EXCEEDS THE CURRENT MINIMUM REQUIREMENT; (iv) PROVIDING A GREENBELT ON THE ENTIRE PERIMETER OF THE COMMUNITY AS WELL AS A FENCE ADJACENT ON THE EAST SIDE AS DEPICTED ON THE MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN; AND (v) EXCEEDING THE RECREATIONAL REQUIREMENTS BY PROVIDING A COMPREHENSIVE AMENITY PACKAGE FOR FUTURE RESIDENTS.

RECEIVED
MAY 08 2018
By

CHADWICK H. MOORHEAD, P.E. LICENSE NO. 46781
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

VICINITY MAP
1" = 2,000'



PR17-29

VISTA RESERVE MP/PDP (JOB NO. 17051)

h:\Vista\17051\eng\pdp_2018-04-08\01_cov.dwg

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 985.01 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF SAID NW 1/4; RUN THENCE N88°38'14"E ALONG SAID NORTH LINE A DISTANCE OF 2689.71 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 3/4; RUN THENCE S00°48'06"E ALONG THE EAST LINE OF SAID NW 1/4 A DISTANCE OF 989.23 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4; RUN THENCE S88°43'54"W ALONG THE SOUTH LINE OF SAID NW 1/4 A DISTANCE OF 2703.46 FEET TO THE SOUTHWEST CORNER THEREOF, AND THE POINT OF BEGINNING. ALL BEING AND LYING IN THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

THE SOUTH SIXTY (60) ACRES OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

CONTAINING 2,661,310 SQUARE FEET (61.1 ACRES), MORE OR LESS.

GRAPHIC SCALE

(IN FEET)
1 INCH = 100 FEET

RECOVERED MAG NAIL, NO IDENTIFICATION, NW CORNER OF SECTION 29-20-28 CCR #74298

RECOVERED 4"X4" CONCRETE MONUMENT, "LB#7274"

N01°11'19"E 1641.62'

LAKE MERRIL
ELEVATION=45.3'
9/6/2017

EDGE OF WATER
9/6/2017

N LINE OF S 3/4 OF S 1/2 OF NW 1/4

N88°38'14"E 2689.71' (D)
N89°48'58"E 2689.64' (C)

NOT PLATTED

NOT PLATTED

SET 1/2" IRON ROD & CAP, "LB#8723" NE CORNER OF S 3/4 OF S 1/2 OF NW 1/4

ZONE AE
BASE ELEVATION=62.6'

ZONE X

APPROXIMATE LIMITS OF FLOOD ZONE SCALED PER FEMA MAP 12095C0110F

TRACT "X" RETENTION POND

TRACT "Z" 20.00' RIGHT OF WAY (PB 77, PG 149)

WEKIVA RUN PHASE III-B PB 77, PG 148-149

NORTH 985.01' (D)
N01°11'19"E 984.37' (C)

LOT 267
LOT 268
LOT 269
LOT 270
LOT 271

PARKSIDE MEADOW DRIVE
WEKIVA RUN PHASE III-B
PB 77, PG 148-149

S 3/4 OF S 1/2 OF NW 1/4-SECTION 29-20-28
ALSO DESCRIBED AS:
S 60 ACRES OF NW 1/4-SECTION 29-20-28

VACANT
"NO BUILDINGS OBSERVED"

TRACT "F"

F LINE OF NW 1/4

SITE BENCHMARK #2
1/2" IRON ROD, TRAVERSE POINT, ELEVATION=129.66'

S00°22'32"W 989.15' (C)
S00°48'06"E 989.23' (D)

OAK HILL RESERVE, PHASE 1 PB 65, PG 104-106

LOT 38
LOT 39
LOT 40
LOT 41
LOT 42

RECOVERED 4"X4" CONCRETE MONUMENT, "LB#3778"

SET 1/2" IRON ROD & CAP, "LB#8723" SE CORNER OF NW 1/4

POINT OF BEGINNING
SW CORNER OF THE NW 1/4 OF SECTION 29-20-28
RECOVERED 5/8" IRON ROD & CAP, LB #8011

SITE BENCHMARK #1
1/2" IRON ROD, TRAVERSE POINT, ELEVATION=132.22'

S89°54'35"W 2703.58' (C)
S88°43'54"W 2703.46' (D)

S LINE OF NW 1/4

RECOVERED 5/8" IRON ROD & CAP, "LB#8011"
S.0.04'
W.0.24'
ALSO RECOVERED 2" IRON PIPE, NO IDENTIFICATION
S.0.59'
W.0.93'
SW CORNER OF SE 1/4 OF NW 1/4, SECTION 29-20-28

NOT PLATTED

LOT 171
LOT 172
LOT 173
LOT 174
LOT 175
LOT 176
LOT 180

OAK HILL RESERVE, PHASE 2 PB 65, PG 1-6

7.6' ASPHALT
CONCRETE CURB

ROGERS ROAD
(ORB 1818, PG 464)
(ORB 1830, PG 719)
PUBLIC ASPHALT ROAD

30.00'
30.00'

VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST LINE OF THE NORTHWEST 1/4, SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, AS BEING N01°11'19"E.
3. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
4. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF AN INSURANCE TITLE COMMITMENT, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, NUMBER 6504173, EFFECTIVE DATE JULY 31, 2017 @ 5:00 P.M..
5. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.
6. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
7. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
8. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
9. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBSTRUCTED VISIBLE, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
11. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND AE (BASE ELEVATION=62.6 NAVD 88), DEFINED AS AREAS OF SPECIAL FLOOD HAZARD WITH BASE FLOOD ELEVATIONS DETERMINED, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0110F, MAP REVISED SEPTEMBER 25, 2009. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING. THE LIMITS OF SAID ZONES ARE GRAPHICALLY SHOWN HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP.
12. LAST DATE OF FIELD SURVEY: 11/13/2017
13. ELEVATIONS SHOWN HEREON ARE BASED ON ST. JOHNS RIVER WATER MANAGEMENT DISTRICT BENCHMARK #98-079-0-03, BOX CUT IN HEADWALL AT END OF CUL-DE-SAC ON CHAMPIONSHIP COURT, ELEVATION=59.619, NAVD 1988.

LEGEND AND ABBREVIATIONS

(C) CALCULATED
PB PLAT BOOK
(D) DESCRIPTION
ORB OFFICIAL RECORDS BOOK
PG PAGE OR PAGES
4" WIRE FENCE
LB LICENSED BUSINESS
CCR CERTIFIED CORNER RECORDS
NAVD NORTH AMERICAN VERTICAL DATUM OF 1988
TELEPHONE RISER
x100.0 SPOT ELEVATION IN FEET
TOB TOP OF BANK
TOS TOE OF SLOPE

396

Drawing name: L:\Data\20170463\dwg\20170463-TOPO.dwg Layout1

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356

TOPOGRAPHIC SURVEY
OF
2351 ROGERS ROAD, APOPKA, FL
SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: KB HOME ORLANDO, LLC

FOR THE LICENSED BUSINESS #6723 BY:
JAMES L. MORRIS, P.S.M. #6433
STATE OF FLORIDA

DATE	REVISIONS

JOB # 20170463
DATE: 9/28/2017
SCALE: 1" = 100'
CALC BY: JLR
FIELD BY: JDS
DRAWN BY: SMO
CHECKED BY: MR

SHEET 1 OF 1

LEGAL DESCRIPTION:

BEGIN AT THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE NORTH ALONG THE WEST LINE OF SAID NW 1/4 A DISTANCE OF 985.01 FEET TO THE NORTH LINE OF THE SOUTH 3/4 OF THE SOUTH 1/2 OF SAID NW 1/4; RUN THENCE N88°38'14"E ALONG SAID NORTH LINE A DISTANCE OF 2689.71 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 3/4; RUN THENCE S00°48'06"E ALONG THE EAST LINE OF SAID NW 1/4 A DISTANCE OF 989.23 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4; RUN THENCE S88°43'54"W ALONG THE SOUTH LINE OF SAID NW 1/4 A DISTANCE OF 2703.46 FEET TO THE SOUTHWEST CORNER THEREOF, AND THE POINT OF BEGINNING. ALL BEING AND LYING IN THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

THE SOUTH 3/4 OF THE SOUTH 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

THE SOUTH SIXTY (60) ACRES OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

CONTAINING 2,661,310 SQUARE FEET (61.1 ACRES), MORE OR LESS.

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 INCH = 100 FEET

RECOVERED MAG NAIL, NO IDENTIFICATION, NW CORNER OF SECTION 29-20-28 CCR #74298

N01°11'19"E 1641.62'

RECOVERED 4"X4" CONCRETE MONUMENT, "LB#7274"

0.4'

+0.2'

N LINE OF S 3/4 OF S 1/2 OF NW 1/4

LAKE MERRIL
ELEVATION=48.3'
9/6/2017

EDGE OF WATER
9/6/2017

N88°38'14"E 2689.71' (D)
N89°48'58"E 2689.64' (C)

NOT PLATTED

SET 1/2" IRON ROD & CAP, "LB#6723" NE CORNER OF S 3/4 OF S 1/2 OF NW 1/4

2.3'

ZONE AE
BASE ELEVATION=62.6'

ZONE X

APPROXIMATE LIMITS OF FLOOD ZONE SCALED PER FEMA MAP 12095C0110F

TRACT "X" RETENTION POND

VACANT
"NO BUILDINGS OBSERVED"

TRACT "F"

E LINE OF NW 1/4

LOT 267

LOT 268

LOT 269

LOT 270

LOT 271

WEKIVA RUN PHASE III-B PB 77, PG 148-149

TRACT "Z" 20.00' RIGHT OF WAY (PB 77, PG 148-149)

W LINE OF NW 1/4

NORTH 985.01' (D)
N01°11'19"E 984.97' (C)

S00°22'32"W 989.15' (C)
S00°48'06"E 989.23' (D)

OAK HILL RESERVE, PHASE 1 PB 60, PG 104-106

LOT 38

LOT 39

LOT 40

LOT 41

LOT 42

LOT 180

PARKSIDE MEADOW DRIVE
WEKIVA RUN PHASE III-B PB 77, PG 148-149

POINT OF BEGINNING
SW CORNER OF THE NW 1/4 OF SECTION 29-20-28
RECOVERED 5/8" IRON ROD & CAP, LB #8011

0.6'

7.8'

ASPHALT

CONCRETE CURB

ROGERS ROAD (ORB 1813, PG 779) PUBLIC ASPHALT ROAD

30.00'

30.00'

S89°54'35"W 2703.58' (C)
S88°43'54"W 2703.46' (D)

S LINE OF NW 1/4

RECOVERED 3/8" IRON ROD & CAP, "LB#8011"
S.0.04'
W.0.24'
ALSO RECOVERED 2" IRON PIPE, NO IDENTIFICATION
S.0.59'
W.0.93'
SW CORNER OF SE 1/4 OF NW 1/4, SECTION 29-20-28

RECOVERED 4"X4" CONCRETE MONUMENT, "LB#3778"

0.6'

3.7'

LOT 171

LOT 172

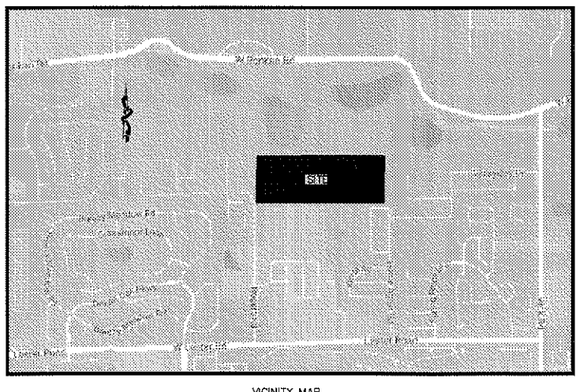
LOT 173

LOT 174

LOT 175

LOT 176

OAK HILL RESERVE, PHASE 2 PB 65, PG 1-8



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE WEST LINE OF THE NORTHWEST 1/4, SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, AS BEING N01°11'19"E.
2. THE SPECIFIC PURPOSE OF THIS SURVEY IS TO SHOW THE TREES AS THEY RELATE TO THE LANDS HEREON.
3. THIS IS NOT A BOUNDARY SURVEY.
4. THE LEGAL DESCRIPTION HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.
5. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND AND ABBREVIATIONS

(C) CALCULATED
PB PLAT BOOK
(D) DESCRIPTION
ORB OFFICIAL RECORDS BOOK
PG PAGE OR PAGES
4" WIRE FENCE
LB LICENSED BUSINESS
CCR CERTIFIED CORNER RECORDS
NAVD NORTH AMERICAN VERTICAL DATUM OF 1988
TELEPHONE RISER
100 TREE LOCATION

397

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356

SPECIFIC PURPOSE SURVEY
OF
2351 ROGERS ROAD, APOPKA, FL
SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: KB HOME ORLANDO, LLC

FOR THE LICENSED BUSINESS #6723 BY:
JAMES L. GORMAN, P.S.M. #6533

DATE	REVISIONS

JOB # 20170463
DATE: 11/22/2017
SCALE: 1" = 100'
CALC BY: JLR
FIELD BY: JDS
DRAWN BY: BRH
CHECKED BY: SMO

SHEET 1 OF 2

Drawing name: L:\Jobs\20170463\dwg\20170463-SKE.dwg Layout

POINT TABLE	
POINT NUMBER	DESCRIPTION
680	10" OAK
686	18" OAK
687	10" OAK
692	7" OAK
693	13/8" OAK
694	12" OAK
695	15/15" OAK
697	10/10" OAK
698	15" OAK
699	9" OAK
700	8/7/6" OAK
701	19/17/16/12/11" OAK
702	22" OAK
703	24/17" OAK
704	11/8" OAK
705	31" OAK
708	39/21" OAK
712	17/15" OAK
713	14" OAK
714	12" PALM
715	12" PALM
716	10" OAK
718	8" OAK
719	38/21" OAK
721	14" PINE
723	25" OAK
724	11" OAK
725	48" OAK
726	11" OAK
727	19" OAK
728	13" PINE
730	6" PINE
731	13/11/11" OAK
732	8" OAK
733	11" OAK
734	9" OAK
735	8" OAK
736	10" OAK
737	15" PINE
739	26" OAK
740	9" OAK
741	13" OAK
742	9" OAK
743	11" OAK
745	20/17/12/7" OAK
747	18" OAK
748	11" OAK
749	10" OAK
750	11" OAK
751	15/9" OAK
752	14/12" OAK
754	11" OAK
755	15" PINE
756	15" OAK
757	8" OAK
759	6" OAK
760	8" OAK
761	6" OAK
763	20" OAK
764	6" OAK
765	11/8" OAK
766	9" OAK
768	31" OAK
769	6" OAK
770	13" OAK
771	7" OAK
772	9" OAK
773	14/10/10/10/10/8" OAK
774	8" OAK
775	6" OAK
776	12" OAK
777	11" OAK
778	10" OAK
779	7" OAK
781	15" OAK
782	11" OAK
783	36" OAK
784	12" OAK
785	9" OAK
786	34/21" OAK
787	8" OAK
788	33/21" OAK
790	7/7/6" OAK
791	9/8" OAK
792	15" OAK
793	7" OAK
794	24" OAK
796	16" OAK
797	10/7/6" OAK
1221	21" OAK
1222	22" OAK
1223	27" OAK
1224	22/10" OAK
1225	21" OAK
1226	24/10" OAK
1227	23/22/18" OAK
1228	14" OAK
1229	15" OAK
1230	15/10" OAK
1231	13" OAK
1232	20" OAK
1233	16" OAK
1234	18" OAK
1235	13/10" OAK
1236	12/9/8" OAK
1237	8" OAK
1238	8" OAK
1239	27/9" OAK
1240	14" OAK
1241	15" OAK
1242	11" OAK
1243	17" OAK
1244	14" OAK
1245	14" OAK
1247	12" OAK
1248	19" OAK
1249	11" OAK
1250	11" OAK
1251	12" OAK
1252	13/12/11/8" OAK
1253	18" OAK
1254	14/14" OAK
1255	7" OAK
1256	12/9/8" OAK
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1258	22" OAK
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1267	9" OAK
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1291	14" OAK
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1293	15" OAK
1294	10" OAK
1295	10" OAK
1296	12/8" OAK
1297	12/8/6" OAK
1298	12/10/8" OAK
1299	15" OAK
1300	7/6" OAK
1301	13/11" OAK
1302	8" OAK
1303	6" OAK
1304	11/10/10" OAK
1305	12" OAK
1306	25" OAK
1307	18/7" OAK
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1309	13" OAK
1310	18" OAK
1311	7" OAK
1312	6" OAK
1313	7/6/6" OAK
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1323	9" OAK
1324	27" OAK
1325	13/12" OAK
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1340	14/11" OAK
1341	25" OAK
1342	28" OAK
1343	22" OAK
1344	13" PALM
1345	7" OAK
1346	17/8" OAK
1347	14" OAK
1348	21" OAK
1349	27" OAK
1350	22" OAK
1351	14/8" OAK
1352	18" OAK
1353	19" OAK
1354	17/12" OAK
1355	24/6" OAK
1356	15/14" OAK
1357	14" OAK
1358	15" OAK
1359	12" OAK
1360	19" OAK
1361	12/10" OAK
1362	10" OAK
1363	30" OAK
1364	24/20" OAK
1365	9" OAK
1366	8" OAK
1367	11" OAK
1368	8" OAK
1369	13/13" OAK
1370	17" OAK
1371	13" OAK
1372	13" OAK
1373	20" OAK
1374	21/17" OAK
1375	18" OAK
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1377	31" OAK
1378	24" OAK
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1381	8" OAK
1382	10" OAK
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1385	7" OAK
1386	21" OAK
1387	10" OAK
1388	9" OAK
1389	8" OAK
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1391	12" OAK
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1393	39" OAK
1394	7" OAK
1395	6" OAK
1396	10" OAK
1397	17" OAK
1398	14/12/11" OAK
1399	10" OAK
1400	8" OAK
1401	25" OAK
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1403	19/17" OAK
1404	14/11/10" OAK
1405	9" OAK
1406	21" OAK
1407	14" PALM
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1409	8/6" OAK
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1424	18/7" OAK
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1427	11" OAK
1428	9" OAK
1429	11" OAK
1430	12" OAK
1431	10" OAK
1432	18" OAK
1433	14" OAK
1434	17" OAK
1435	13" OAK
1436	25/18/15" OAK
1437	15" PALM
1441	9/8" OAK
1442	10/9" OAK
1443	8" OAK
1444	17" OAK
1445	9" OAK
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1447	6/5" OAK
1448	8" OAK
1449	12/10/10/8" OAK
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1451	9" OAK
1452	17" OAK
1453	7/6" OAK
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1469	16" OAK
1470	9" OAK
1471	13" OAK
1472	24" OAK
1474	12/6" OAK
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1494	10" OAK
1495	14" PALM
1496	7" OAK
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1500	12/11/7" OAK
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1541	12/8" OAK
1542	20" OAK
1543	28" OAK
1544	8/6" OAK
1545	15" OAK
1546	18" OAK
1547	8" OAK
1548	9" OAK
1549	24" OAK
1550	11" OAK
1551	24" OAK
1552	42" OAK
1553	19" OAK
1554	32" OAK
1555	16" OAK
1556	17" OAK
1557	27" OAK
1558	11" OAK
1559	26" OAK
1560	19/18" OAK
1561	22" OAK
1562	17" OAK
1564	27" OAK
1565	26" OAK
1566	21" OAK
1567	18" OAK
1568	15" PALM
1569	32" OAK
1570	34" OAK
1571	18" OAK
1572	28/17" OAK
1573	34" OAK
1574	11" OAK
1575	16" OAK
1576	24" OAK
1577	41" OAK
1578	29/7" OAK
1579	25" OAK
1580	22" OAK
1581	7" OAK
1582	7" OAK
1585	CLUSTER" OAK
1586	15" OAK
1587	14/12" OAK
1588	13" PALM
1589	14" PALM
1590	17" OAK
1591	21" OAK
1592	28" OAK
1593	27" OAK
1594	16" OAK
1595	18" OAK
1596	19" OAK
1597	32" OAK
1598	15" OAK
1599	9/8/7" OAK
1600	20" OAK
1601	28" OAK
1602	20/12" OAK
1603	25/12" OAK
1604	24/18" OAK
1605	30" OAK
1606	23" OAK
1607	37" OAK
1609	26" OAK
1610	8" OAK
1611	17" OAK
1612	12" OAK
1613	15" OAK
1614	24" OAK
1615	22/11" OAK
1616	22/9" OAK
1617	35/7" OAK
1618	27" OAK
1619	14" OAK
1620	20" OAK
1621	14/10" OAK
1622	9" OAK
1623	32/21" OAK
1624	7" OAK
1625	8" OAK
1626	9" OAK
1627	9" OAK
1628	7" OAK
1629	9" OAK
1630	8" OAK
1631	8" OAK
1632	13" OAK
1633	10" OAK
1634	11" PINE
1635	30" OAK
1636	14/12" OAK
1637	13" OAK
1638	18" OAK
1639	16" OAK
1640	14/9" OAK
1641	30" OAK
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1643	27" OAK
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1648	26" OAK
1647	15" OAK
1648	24" OAK
1649	25" OAK
1650	17" OAK
1651	24" OAK
1652	13/11/6" OAK
1653	30" OAK
1654	12/8" OAK
1655	36" OAK
1656	18" OAK
1657	8" OAK
1658	34" OAK
1659	16" OAK
1660	8" OAK
1661	5" OAK
1662	7" OAK
1663	15/14/9" OAK
1665	12" OAK
1666	18" OAK
1667	23" OAK
1668	25" OAK
1669	7" OAK
1670	10/6" OAK
1671	14/13" OAK
1672	24" OAK
1673	14/9" OAK
1674	8" OAK
1675	15/14/14" OAK
1677	25" OAK
1678	14" PALM
1682	8" OAK
1688	8" OAK
1689	7" OAK
1690	13" OAK
1691	9" OAK
1692	8" OAK
1693	8" OAK
1694	8" OAK
1695	9" OAK
1696	12" OAK
1698	15" PALM
1699	9" OAK
1700	12" OAK
1701	11" OAK
1704	14" PALM
1705	15" OAK
1706	6" OAK
1707	13" OAK
1712	24" OAK
1713	9" OAK
1714	7" OAK
1715	14/11/10" OAK
1716	17/14/8" OAK
1717	12/6" OAK
1718	18/12/8" OAK
1719	14" OAK
1721	12" OAK
1723	7" OAK
1727	11" PALM
1728	25" OAK
1729	12" OAK
1730	9" OAK
1731	8" OAK
1732	18/9" OAK
1733	14/14/10" OAK
1734	8" OAK
1735	8/8" OAK
1737	8" OAK
1738	6" OAK
1739	16" OAK
1740	9" OAK
1741	8" OAK
1742	8/7" OAK
1743	7" OAK
1744	12" OAK
1745	18" OAK
1746	20/15" OAK
1747	23" OAK
1748	6" OAK
1749	6" OAK
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1751	8" OAK
1752	8" OAK
1753	8" OAK
1754	29/7" OAK
1756	14" OAK
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1758	12" OAK
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1763	9" OAK
1764	8" OAK
1765	9" OAK
1766	11" OAK
1767	7" OAK
1768	11" OAK
1769	7" OAK
1770	6" OAK
1771	10" OAK
1772	9" OAK
1773	9" OAK
1774	10" OAK
1775	6" OAK
1776	12" OAK
1777	18" OAK
1779	11" OAK
1780	6" OAK
1781	12" OAK
1783	12" OAK
1785	8" OAK
1786	6" OAK
1787	12" OAK
1788	6" OAK
1789	22" OAK
1790	16/7" OAK
1791	16/11" OAK
1792	43" OAK
1793	13" OAK
1794	6" OAK
1795	7" OAK
1796	6" OAK
1797	7" OAK
1798	7" OAK
1799	11" OAK
1800	10" PINE
1802	11/11" OAK
1803	37" OAK
1804	17" PALM
1805	6/6" OAK
1806	27" OAK
1807	20" OAK
1808	12/11/7" OAK
1809	18" OAK
1810	16" OAK
1811	18" OAK
1812	12" OAK
1813	24" OAK
1814	6" OAK
1815	7" OAK
1816	18/18" OAK
1817	28" OAK
1818	7/6" OAK
1819	10/8" OAK
1820	18" OAK
1821	15" OAK
1822	17/14/8" OAK
1823	15" OAK
1824	8" OAK
1825	12" OAK
1826	48" OAK
1827	15" OAK
1828	6" OAK
1829	8" OAK
1830	10/6" OAK
1831	15/8" OAK
1832	28/13" OAK
1833	8" OAK
1834	21" OAK
1835	30" OAK
1836	12/11/7" OAK
1837	18" OAK
1838	26" OAK
1839	24" OAK
1841	15" OAK
1842	12" OAK
1843	10/7" OAK
1844	23/15" OAK
1845	15" OAK
1846	13" OAK
1847	12" OAK
1848	32" OAK
1849	16" OAK
1850	12/6" OAK
1851	15" OAK
1852	12/12/12"
1853	16" OAK
1854	22/20"
1855	28" OAK
1856	18/11" OAK
1857	18/15/12" OAK
1858	24" OAK
1859	38" OAK
1860	6" OAK
1861	25" OAK
1862	20" OAK
1863	32" OAK
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1868	13" PALM
1869	22/10" OAK
1870	15" OAK
1871	10" OAK
1872	31/22" OAK
1873	12/12/10" OAK
1874	15" OAK
1875	15/10" OAK
1876	24" OAK
1877	20/12/10" OAK
1878	9" OAK
1879	10" OAK
1881	19" OAK
1882	18" OAK
1883	24" OAK
1884	20" OAK
1885	30" OAK
1886	21" OAK
1887	9" OAK
1888	24" OAK
1889	15" PALM
1890	13/13" OAK
1892	24" OAK
1893	12" OAK
1894	15/8" OAK
1895	18" OAK
1896	12/10/8/6/6" OAK
1897	31/18" OAK
1898	24" OAK
1899	13" OAK
1900	38/17" OAK
1901	12/6" OAK
1902	22" OAK
1903	15" PALM
1904	18" OAK
1905	18" PALM
1906	9" OAK
1907	15" OAK
1908	29/7" OAK
1909	15/6" OAK
1911	30" OAK
1912	18/16/12/6" OAK
1913	13" OAK
1914	9" OAK
1915	17/14/8" OAK
1916	33" OAK
1917	8" OAK
1918	12/8" OAK
1919	19" OAK
1920	14/10" OAK
1921	24" OAK
1922	14" OAK
1924	16" OAK
1925	10" OAK
1926	6" OAK
1927	11" OAK
1928	8" OAK
1929	10" OAK
1930	17" OAK
1931	10" OAK
1932	11" OAK
1933	8" OAK
1934	8" OAK
1935	8" OAK
1936	10" OAK
1937	6" OAK
1938	10/8" OAK
1939	6" OAK
1940	8" OAK
1941	27/8" OAK
1942	12/11/8" OAK
1944	36" OAK
1945	35" OAK
1946	20" OAK
1947	10/9/8" OAK
1948	6" OAK
1949	10" OAK
1951	8" OAK
1953	9" OAK
1954	24" OAK
1955	9" OAK
1956	15/13" OAK
1957	10" OAK
1959	18" OAK
1960	8" OAK
1961	13" OAK
1962	13" OAK
1963	12" PALM
1964	8" OAK
1965	6" OAK
1966	7" OAK
1968	12" PINE
1969	20" OAK
1970	13/9" OAK
1971	12" OAK
1972	24/12/10" OAK
1973	14" OAK
1974	14/10" OAK
1975	16" OAK
1977	7" OAK
1982	15" OAK
1983	7" OAK
1984	8" OAK
1986	10" OAK
1988	20" OAK
1989	7/6" OAK
1990	11/7" OAK
1991	15" OAK
1992	8" OAK
1993	22/16" OAK
1996	14" PINE
1998	17" OAK
1999	7/6/4" OAK
2000	12" OAK
2001	9" OAK
2002	11" PINE
2003	8" PINE
2005	17" OAK
2006	19" PINE
2007	20" OAK
2008	8" OAK
2009	6" OAK
2010	11/6" OAK
2011	12/8" OAK
2012	25/20" OAK
2013	10/10/7" OAK
2014	17" OAK
2015	14" OAK
2016	9" OAK
2017	20" OAK
2018	6" OAK
2019	14" OAK
2020	8" OAK
2021	9" OAK
2022	8" OAK
2023	14" OAK
2024	15/12/11" OAK
2025	16/14/9" OAK
2026	14" OAK
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2028	14/10" OAK
2029	14" OAK
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2056	14" PALM
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2060	18" PALM
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2062	23" OAK
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2064	24/15" OAK
2065	15" PINE
2066	8" PINE
2067	9/8" OAK
2068	15" OAK
2069	12" OAK
2072	14" OAK
2073	15/13" OAK
2074	27" OAK
2075	12/8" OAK
2076	13" OAK
2077	16" OAK
2078	6" OAK
2079	41/22" OAK
2080	8" OAK
2081	18/12" OAK
2082	13" OAK
2083	14/7" OAK
2084	12" OAK
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2086	18" OAK
2087	12" OAK
2088	10" OAK
2089	12/12/10" OAK
2090	8" OAK
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2097	8" OAK
2098	6" OAK
2099	6" OAK
2100	11" OAK
2101	9" OAK
2102	7" OAK
2103	12/11/5" OAK
2104	7" OAK
2105	8" OAK
2106	14/13/13/14" OAK
2107	12" OAK
2108	14" OAK
2109	12" OAK
2110	10" OAK
2111	8" OAK
2112	11" OAK
2113	10" OAK
2114	15" OAK
2115	14" OAK
2116	10" OAK
2117	20/15/9" OAK
2118	13" OAK
2119	11" PINE
2120	15" OAK
2121	9" OAK
2122	7" OAK
2123	6" OAK
2124	4" OAK
2125	9" OAK
2126	7" OAK
2127	7" OAK
2128	6" OAK
2129	6" OAK

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356

SPECIFIC PURPOSE SURVEY
OF
2351 ROGERS ROAD, APOPKA, FL
SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR: KB HOME ORLANDO, LLC

DATE | REVISIONS

JOB # 20170463
DATE: 11/22/2017
SCALE: 1" = 100'
CALC BY: JLR
FIELD BY: JDS
DRAWN BY: BRH
CHECKED BY: SMO

SHEET 2 OF 2

Drawing name: L:\Jobs\20**\0463\Dwg\20170463-PREZ.dwg Layout2

ABBREVIATIONS

A

A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC–FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH

B

BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE

C

CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER

D

DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY

E

E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F

F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING

G

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE

H

HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HOA	HOME OWNERS ASSOCIATION
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC

I

I–4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT

J

JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

L

L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL

M

MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING

N

NAWTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P

PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER

Q

Q	FLOW RATE

R

R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT–OF–WAY
RWM	REUSE WATER MAIN

S

S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM

T

T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL

U

UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE

V

VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

W

W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Y

YD	YARD
YR	YEAR

MISC

&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

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

SANITARY

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN
- MANHOLE

WATER & REUSE WATER

- WATER MAIN DIP PIPE
- REUSE WATER MAIN
- BACKFLOW PREVENTOR
- WATER VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

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

HIGHWAY & UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- COUNTY ROADS
- INTERSTATE ROADS
- STATE ROADS
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- SECTION CORNER (16 15 / 21 22)
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATELLITE DISH
- GUY WIRE
- HANDICAP PARKING
- SPOT ELEVATION
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- BOUNDARY
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- P/L PROPERTY LINE
- RETAINING WALL
- R/W RIGHT–OF–WAY LINE
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

STORM DRAIN

- 100 LF STS 24 HDPE @ 0.20% — 100 LINEAR FEET STORM PIPE 24" HIGH DENSITY POLYETHELENE PIPE @ 0.20%
- UNDERDRAIN 6" HDPE PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- 000.00 SPOT ELEVATION
- STORM INLET

SANITARY

- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- FM — FM — FM — FORCE MAIN PVC PIPE
- MANHOLE

WATER & REUSE WATER

- WM — WM — WM — WATER MAIN DIP PIIPE
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- METER
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER
- SAMPLE POINT
- UNDERDRAIN CEANOUT
- RWM — RWM — RWM — RECLAIM WATER MAIN
- DOUBLE REUSE WATER SERVICE

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- 520 COUNTY ROADS
- 901/24 DETAIL REFERENCE
- DUMPSTER PAD
- FF=98.76 TYPE A FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- GUY POLE
- HANDICAP PARKING
- 95 INTERSTATE ROADS
- LIGHT POLE
- SIGNS
- 16 15 / 21 22 SECTION CORNER
- 50 STATE ROADS
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- 901/24 CROSS SECTION DETAIL

PR17–29

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

SYMBOLS AND ABREVIATIONS
FOR
VISTA RESERVE
CITY OF APOPKA FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FL 32811
(407) 661–1514

ENGINEER IN CHARGE
CHADWICK H. MOORHEAD, P.E #61781
CERTIFICATE OF AUTHORIZATION NO. EB–0007723
(Seal: CHADWICK H. MOORHEAD, LICENSE No. 61781, STATE OF FLORIDA, PROFESSIONAL ENGINEER — MAY 2018)

	DATE	REVISIONS
1	05–07–18	PER STAFF COMMENTS DATED 04–23–2018
2		
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JOB #: 17051
DATE: 04-05-2018
SCALE: N.T.S.
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

SYM - 1

LEGEND

R-1 — ZONING
FLU - RES. LOW SUBURBAN — FUTURE LAND USE

FEMA NOTE

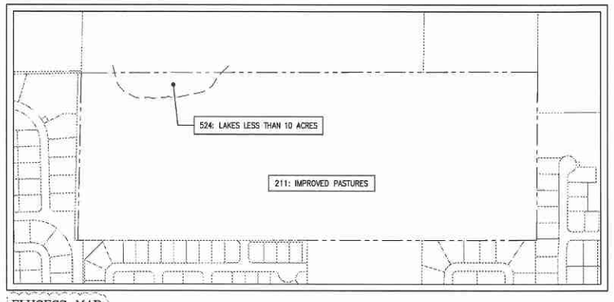
PER FEMA FIRM PANEL NO. 12095C0110F, PANEL 110 OF 750, DATED SEPTEMBER 25, 2009, THE SUBJECT PROPERTY IS DESIGNATED ZONE AE; BASE FLOOD ELEVATIONS DETERMINED (62.6') AND ZONE 'X' AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOILS LEGEND

>> >>> <<< <<< >> SOILS LINE

SOIL NUMBER	SOIL NAME	HYDROLOGIC GROUP
3	BASINGER FINE SAND, FREQUENTLY PONDED, 0 TO 1 PERCENT SLOPES	A/D
4	CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES	A
5	CANDLER-APOPKA FINE SANDS, 5 TO 12 PERCENT SLOPES	A
21	CANDLER-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES	A
99	WATER	–

SOURCE: USDA, NATURAL RESOURCE CONSERVATION SERVICE - ORANGE COUNTY, FLORIDA 2018



FLUCFCS MAP
SCALE: 1"=400'

GRAPHIC SCALE
100' 0 50' 100' 200'
(IN FEET)
1 inch = 100 ft.

LAKE MERRIL
APPROXIMATE LOCATION OF ZONE 'AE' FLOODPLAIN (ELEV 62.6')
EDGE OF WATER ELEVATION 48.3' MEASURED 09-06-2017
ZONE 'AE'
ZONE 'X'
PROPERTY BOUNDARY
N88°38'14"E 2689.71' (D)
N89°48'58"E 2689.64' (C)
S89°54'35"W 2703.58' (C)
S88°43'54"W 2703.46' (D)
NORTH 985.01' (D) 984.97' (C) N01°41'19"E
S00°22'32"W 986.15' (C) 989.22' (D) S00°48'06"E

R-1AA FLU - RES. LOW SUBURBAN
PUD FLU - RES. LOW SUBURBAN
R-1 FLU - RES. LOW SUBURBAN

ROGERS ROAD 60' RIGHT-OF-WAY
PARKSIDE MEADOW DR RIGHT-OF-WAY VARIES
RIDGE TOP LN 50' RIGHT-OF-WAY
UPLAND LANE 50' RIGHT-OF-WAY
CARRIAGE POINTE LOOP 50' RIGHT-OF-WAY
CARRIAGE POINTE LOOP 50' RIGHT-OF-WAY
LAKE CORA ROAD 50' RIGHT-OF-WAY
HOME AGAIN ROAD 50' RIGHT-OF-WAY
HOME AGAIN ROAD 50' RIGHT-OF-WAY
HASKILL HILL ROAD 50' RIGHT-OF-WAY
LAKE CORA ROAD 50' RIGHT-OF-WAY

WEKIVA RUN III-B, TRACT 'Z', 20' R.O.W.
EXISTING TELEPHONE RISER
EXISTING 4' WIRE FENCE (TYP)
EXISTING TELEPHONE RISER
EXISTING 4' WIRE FENCE (TYP)

400

PR17-29

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

EXISTING CONDITIONS PLAN
FOR
VISTA RESERVE
FLORIDA
CITY OF APOPKA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FL 32811
(407) 681-1514

ENGINEERING CERTIFICATE OF AUTHORIZATION NO. EB-0007723
CHRISTOPHER H. MOORHEAD, P.E. #61781
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
04-25-18

	DATE	REVISIONS
1	05-07-18	PER STAFF COMMENTS DATED 04-23-2018
2		
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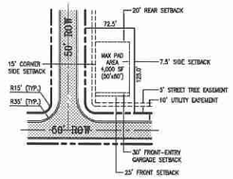
11		

JOB # 17051
DATE: 04-05-2018
SCALE: 1"=100'
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

EC-1

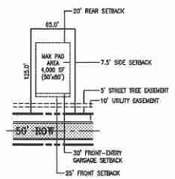
TRACT IDENTIFICATION TABLE

TRACT	USE	PHASE	OWNERSHIP	MAINTENACE	AREA (ACREAGE)
B-1	BUFFER	1	H.O.A.	H.O.A.	0.02
B-2	BUFFER	1	H.O.A.	H.O.A.	0.18
FC-1	FLOODPLAIN CONSERVATION	1	H.O.A.	H.O.A.	1.75
LS-1	LIFT-STATION	1	CITY OF APOPKA	CITY OF APOPKA	0.05
M-1	MEDIAN	1	H.O.A.	H.O.A.	0.02
OS-1	OPEN SPACE	1	H.O.A.	H.O.A.	0.87
OS-2	OPEN SPACE	1	H.O.A.	H.O.A.	1.18
OS-3	OPEN SPACE	1	H.O.A.	H.O.A.	1.08
OS-4	OPEN SPACE	1	H.O.A.	H.O.A.	2.33
P-1	STORMWATER POND	1	H.O.A.	H.O.A.	6.03
P-2	STORMWATER POND	1	H.O.A.	H.O.A.	5.38
R-1	RECREATION	1	H.O.A.	H.O.A.	1.67
ROW-1	RIGHT-OF-WAY	1	CITY OF APOPKA	CITY OF APOPKA	0.68
				SUBTOTAL:	**21.24**
SINGLE-FAMILY LOTS		1	-	-	31.38
RIGHT-OF WAY		1	CITY OF APOPKA	CITY OF APOPKA	8.48
				SUBTOTAL:	**39.86**
				GROSS LAND AREA:	**61.10**



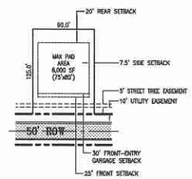
TYPICAL 65'x125' CORNER LOT DIAGRAM

SCALE: 1" = 100'



TYPICAL 65'x125' LOT DIAGRAM

SCALE: 1" = 100'



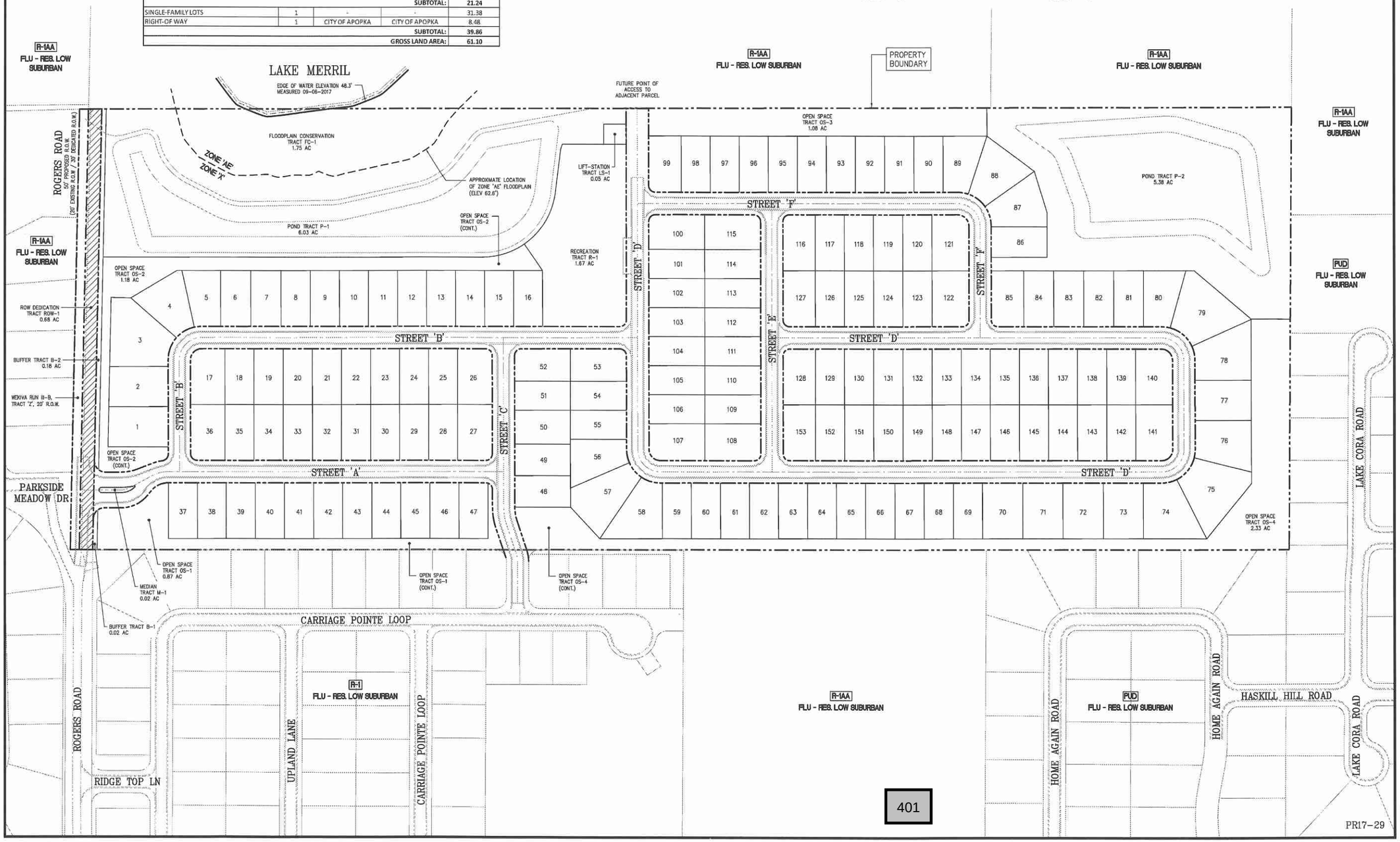
TYPICAL 90'x125' LOT DIAGRAM

SCALE: 1" = 100'

GRAPHIC SCALE

100' 0 50' 100' 200'

(IN FEET)
1 inch = 100 ft.



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MASTER PLAN FOR VISTA RESERVE

CITY OF APOPKA FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FL 32811
(407) 661-1514

ENGINEERING CERTIFICATION NO. EB-0007723
CERTIFICATE OF AUTHORIZATION NO. EB-0007723
CHRISTOPHER H. MOORHEAD, P.E. #61781
STATE OF FLORIDA
PROFESSIONAL ENGINEER
"I HEREBY CERTIFY THAT THE ENGINEERING FEATURES OF THIS PLAN COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES."
APR 18 2018

	DATE	REVISIONS
1	05-07-18	PER STAFF COMMENTS DATED 04-23-2018
2		
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JOB #: 17051
DATE: 04-05-2018
SCALE: 1"=100'
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

MP - 1

DEVELOPMENT INFORMATION

FUTURE LAND USE	RESIDENTIAL LOW SUBURBAN
EXISTING ZONING	R-1AA
ZONING	PLANNED UNIT DEVELOPMENT (PUD)
PROPOSED PSP UNITS	153 UNITS
TOTAL DEVELOPABLE LAND AREA	61.10 ACRES
RIGHT-OF-WAY DEDICATION (TRACT ROW-1)	0.68 ACRES
NET DEVELOPABLE LAND AREA	60.42 ACRES
MAXIMUM RESIDENTIAL DENSITY (ALLOWED)	UP TO 3.5 DU/AC
NET RESIDENTIAL DENSITY	2.53 DU/AC

RESIDENTIAL DEVELOPMENT STANDARDS

PHASE 1, SINGLE-FAMILY, DETACHED	
TOTAL DEVELOPABLE LAND AREA	61.10 ACRES
RIGHT-OF-WAY DEDICATION (TRACT ROW-1)	0.68 ACRES
NET DEVELOPABLE AREA	60.42 ACRES
NUMBER OF UNITS	153
MAXIMUM RESIDENTIAL DENSITY (ALLOWED)	UP TO 3.5 DU/AC
NET RESIDENTIAL DENSITY (PROPOSED)	2.53 DU/AC
MIN. LOT AREA	8,125 SF
MIN. LOT WIDTH	65'
MIN. LOT DEPTH	125'
MIN. LIVING AREA	2,190 SF ⚠1
MAX BUILDING HEIGHT	35'
SETBACKS (feet) (1)	
FROM NATURAL SURFACE WATERBODY OR WETLAND EDGE	50'
FRONT PRIMARY	25'
FRONT ENTRY GARAGE	30'
REAR PRIMARY	20'
SIDE	7.5'
CORNER SIDE	15'
ACCESSORY STRUCTURES	SEE NOTE (1) BELOW

(1) ACCESSORY STRUCTURE SETBACKS SHALL COMPLY WITH LAND DEVELOPMENT CODE, ARTICLE VII, SECTION 7.01.00.

RECREATION AREA CALCULATIONS [1][2]

RECREATION AREA REQUIRED = 3.6 ACRES PER 1,000 POPULATION

UNITS X 0.0026 PEOPLE PER UNIT X 3.6 ACRES = REQUIRED RECREATION AREA		
PHASE 1	153 UNITS	1.43
	TOTAL RECREATION REQUIRED:	**1.43**

RECREATION AREA PROVIDED

PHASE	TRACT ID	AREA PROVIDED
1	R-1	1.67
	TOTAL RECREATION PROVIDED:	**1.67**

(1) ALL UNITS ARE ACRES.
(2) PER LAND DEVELOPMENT CODE, ARTICLE II, SECTION 2.02.18(E)(5).

OCPS SCHOOLS

Student Population per Orange County Public Schools				
School Type	School Name	Residential Units	Multiplier per OCPS	Student Population
Elementary Students	Wolf Lake	153	0.191	29
Middle School Students	Wolf Lake	153	0.095	15
High School Students	Apoka High	153	0.131	20
		Totals:	*0.417*	64

TRAFFIC GENERATION, BASED ON ITE TRIP GENERATION 9TH EDITION

Phase	ITE Code	Land Use	Number of Dwelling Units	DAILY		PM PEAK HOUR			
				Weekday Trips Per Unit	Total Generated Daily Trips	PM Peak Hour Trips Per Unit	Total Generated PM Hour Trips	PM In	PM Out
1	210	SINGLE-FAMILY, DETACHED	153	9.52	1,457	1.00	153	103	50
		TOTAL:	153	-	1,457	-	153	103	50

OWNERSHIP / MAINTENANCE

RIGHTS-OF-WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
POND TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION WITH A USE AGREEMENT TO ALLOW CITY OF APOPKA THE ABILITY TO MAINTAIN DRAINAGE STRUCTURES. ⚠1
DRAINAGE EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA WITH A USE AGREEMENT TO ALLOW HOMEOWNERS ASSOCIATION THE ABILITY TO MAINTAIN FOR AESTHETIC PURPOSES.
UTILITY, WALL, AND LANDSCAPE EASEMENTS	PUBLIC / PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION WITH UTILITY DEDICATIONS TO OTHER PRIVATE UTILITY COMPANIES. UTILITIES WITHIN THE EASEMENT TO BE OWNED AND MAINTAINED BY OTHER PRIVATE ENTITIES.
UTILITY EASEMENTS ADJACENT TO RIGHT-OF-WAY TRACT	PUBLIC / PRIVATE	TO BE DEDICATED TO THE CITY OF APOPKA, HOA AND/OR OTHER PRIVATE UTILITY COMPANIES. UTILITIES WITHIN THE EASEMENTS MAY BE OWNED AND MAINTAINED BY THE CITY OF APOPKA AND/OR OTHER PRIVATE ENTITIES.
WATER AND RECLAIMED WATER	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
SANITARY SEWER AND FORCEMAIN	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
BUFFER TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
LIFT STATION TRACT	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
RECREATION TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
FLOODPLAIN (CONSERVATION EASEMENTS)	PRIVATE	TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION

UTILITY PROVIDERS

POTABLE WATER SERVICE	CITY OF APOPKA UTILITIES
RECLAIMED WATER SERVICE	CITY OF APOPKA UTILITIES
WASTEWATER SERVICE	CITY OF APOPKA UTILITIES
ELECTRIC SERVICE	DUKE ENERGY
SOLID WASTE	CITY OF APOPKA
CABLE	SPECTRUM
NATURAL GAS	LAKE APOPKA NATURAL GAS
FIRE PROTECTION	CITY OF APOPKA

OPEN SPACE CALCULATIONS [1]

OPEN SPACE REQUIRED = 30% OF NET DEVELOPABLE LAND AREA

NET DEV. LAND AREA x 30% = REQUIRED OPEN SPACE =	18.13
TOTAL OPEN SPACE REQUIRED:	**18.13**

OPEN SPACE PROVIDED

PHASE	TRACTS		AREA PROVIDED
1	P-1	STORMWATER PONDS (MAX. 50% OF REQ.)	9.06
	P-2		
	B-1	BUFFER	0.02
	B-2	BUFFER	0.18
	FC-1	FLOODPLAIN CONSERVATION	1.75
	M-1	MEDIAN	0.02
	OS-1	OPEN SPACE	0.87
	OS-2	OPEN SPACE	1.18
	OS-3	OPEN SPACE	1.08
	OS-4	OPEN SPACE	2.33
	R-1	RECREATION	1.67
		TOTAL OPEN SPACE PROVIDED:	**18.16**

(1) ALL UNITS ARE ACRES.
(2) PER LAND DEVELOPMENT CODE, ARTICLE II, SECTION 2.02.18(19)(b)(1b).

INDIVIDUAL LOT TABLE [1][2][3]

LOT NUMBER	LOT FRONTAGE (FT)	APPROX. LOT DEPTH (FT)	LOT AREA (SQ-FT)	TYPICAL 65'x125' LOT	TYPICAL 90'x125' LOT
LOT 1	90	132	12,046		X
LOT 2	90	130	11,865		X
LOT 3	69	130	17,241		X
LOT 4	48	130	11,340	X	
LOT 5	60	125	9,190	X	
LOT 6	67	125	8,438	X	
LOT 7	67	125	8,438	X	
LOT 8	65	125	8,125	X	
LOT 9	65	125	8,125	X	
LOT 10	65	125	8,125	X	
LOT 11	65	125	8,125	X	
LOT 12	65	125	8,125	X	
LOT 13	65	125	8,125	X	
LOT 14	65	125	8,125	X	
LOT 15	65	125	8,125	X	
LOT 16	65	125	8,125	X	
LOT 17	77	125	9,553	X	
LOT 18	65	125	8,125	X	
LOT 19	65	125	8,125	X	
LOT 20	65	125	8,125	X	
LOT 21	65	125	8,125	X	
LOT 22	65	125	8,125	X	
LOT 23	65	125	8,125	X	
LOT 24	65	125	8,125	X	
LOT 25	65	125	8,125	X	
LOT 26	77	125	9,639	X	
LOT 27	77	125	9,639	X	
LOT 28	65	125	8,125	X	
LOT 29	65	125	8,125	X	
LOT 30	65	125	8,125	X	
LOT 31	65	125	8,125	X	
LOT 32	65	125	8,125	X	
LOT 33	65	125	8,125	X	
LOT 34	65	125	8,125	X	
LOT 35	65	125	8,125	X	
LOT 36	77	125	9,639	X	
LOT 37	65	125	8,125	X	
LOT 38	65	125	8,125	X	
LOT 39	65	125	8,125	X	
LOT 40	65	125	8,125	X	
LOT 41	65	125	8,125	X	
LOT 42	65	125	8,125	X	
LOT 43	65	125	8,125	X	
LOT 44	65	125	8,125	X	
LOT 45	65	125	8,125	X	
LOT 46	65	125	8,125	X	
LOT 47	65	125	8,124	X	
LOT 48	70	125	8,813	X	
LOT 49	70	125	8,813	X	
LOT 50	76	125	9,500	X	
LOT 51	68	125	8,125	X	
LOT 52	72	125	9,014	X	
LOT 53	72	125	9,014	X	
LOT 54	65	125	8,125	X	
LOT 55	65	125	8,125	X	
LOT 56	53	125	10,300	X	
LOT 57	42	142	13,964	X	
LOT 58	49	125	12,377	X	
LOT 59	65	125	8,125	X	
LOT 60	65	125	8,125	X	
LOT 61	65	125	8,125	X	
LOT 62	65	125	8,125	X	
LOT 63	65	125	8,125	X	
LOT 64	65	125	8,125	X	
LOT 65	65	125	8,125	X	
LOT 66	65	125	8,125	X	
LOT 67	65	125	8,125	X	
LOT 68	65	125	8,125	X	
LOT 69	65	125	8,125	X	
LOT 70	90	125	11,250		X
LOT 71	90	125	11,250		X
LOT 72	90	125	11,250		X
LOT 73	90	125	11,250		X
LOT 74	76	125	13,814		X
LOT 75	64	125	16,309		X
LOT 76	83	125	12,481		X
LOT 77	90	125	11,250		X

LOT NUMBER	LOT FRONTAGE (FT)	APPROX. LOT DEPTH (FT)	LOT AREA (SQ-FT)	TYPICAL 65'x125' LOT	TYPICAL 90'x125' LOT
LOT 78	77	125	13,563		X
LOT 79	65	125	16,104		X
LOT 80	60	125	9,686	X	
LOT 81	67	125	8,375	X	
LOT 82	67	125	8,375	X	
LOT 83	67	125	8,375	X	
LOT 84	67	125	8,375	X	
LOT 85	72	125	9,014	X	
LOT 86	68	125	8,516	X	
LOT 87	44	125	11,114	X	
LOT 88	48	125	11,371	X	
LOT 89	56	125	9,748	X	
LOT 90	65	125	8,125	X	
LOT 91	65	125	8,125	X	
LOT 92	65	125	8,125	X	
LOT 93	65	125	8,125	X	
LOT 94	65	125	8,125	X	
LOT 95	65	125	8,125	X	
LOT 96	65	125	8,125	X	
LOT 97	65	125	8,125	X	
LOT 98	65	125	8,125	X	
LOT 99	72	125	9,014	X	
LOT 100	77	125	9,639	X	
LOT 101	65	125	8,125	X	
LOT 102	65	125	8,125	X	
LOT 103	65	125	8,125	X	
LOT 104	65	125	8,125	X	
LOT 105	65	125	8,125	X	
LOT 106	65	125	8,125	X	
LOT 107	82	125	10,178	X	
LOT 108	82	125	10,264	X	
LOT 109	65	125	8,125	X	
LOT 110	65	125	8,125	X	
LOT 111	65	125	8,125	X	
LOT 112	65	125	8,125	X	
LOT 113	65	125	8,125	X	
LOT 114	65	125	8,125	X	
LOT 115	77	125	9,639	X	
LOT 116	72	125	9,014	X	
LOT 117	65	125	8,125	X	
LOT 118	65	125	8,125	X	
LOT 119	65	125	8,125	X	
LOT 120	65	125	8,125	X	
LOT 121	82	125	10,178	X	
LOT 122	82	125	10,264	X	
LOT 123	65	125	8,125	X	
LOT 124	65	125	8,125	X	
LOT 125	65	125	8,125	X	
LOT 126	65	125	8,125	X	
LOT 127	72	125	9,014	X	
LOT 128	72	125	9,014	X	
LOT 129	65	125	8,125	X	
LOT 130	65	125	8,125	X	
LOT 131	65	125	8,125	X	
LOT 132	65	125	8,125	X	
LOT 133	65	125	8,125	X	
LOT 134	65	125	8,125	X	
LOT 135	65	125	8,125	X	
LOT 136	65	125	8,125	X	
LOT 137	65	125	8,125	X	
LOT 138	65	125	8,125	X	
LOT 139	65	125	8,125	X	
LOT 140	82	125	10,178	X	
LOT 141	82	125	10,178	X	
LOT 142	65	125	8,125	X	
LOT 143	65	125	8,125	X	
LOT 144	65	125	8,125	X	
LOT 145	65	125	8,125	X	
LOT 146	65	125	8,125	X	
LOT 147	65	125	8,125	X	
LOT 148	65	125	8,125	X	
LOT 149	65	125	8,125	X	
LOT 150	65	125	8,125	X	
LOT 151	65	125	8,125	X	
LOT 152	65	125	8,125	X	
LOT 153	72	125	9,014	X	

(1) LOTS SHALL MEET A TYPICAL 65'x125' OR 90'x125' STANDARD AS IDENTIFIED ON SHEET MP-1.
(2) DIMENSIONS AND AREAS SHOWN HAVE BEEN ROUNDED TO THE NEAREST WHOLE NUMBER.
(3) DIMENSIONS IDENTIFIED MAY VARY BASED ON LOT CONFIGURATION. PLEASE SEE SHEETS SP-1 AND SP-2 FOR SPECIFIC DIMENSIONING.

LOT DISTRIBUTION TABLE

MINIMUM LOT STANDARD	QUANTITY	PERCENTAGE
65'x125' TYPICAL LOT	140	91.5%
90'x125' TYPICAL LOT	13	8.5%
TOTAL	153	100.0%

⚠1

DEVELOPMENT NOTES

1. THIS PROJECT SHALL BE DEVELOPED IN ONE PHASE.
2. ALL ACREAGES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL PLAT REVIEW AND APPROVAL.
3. COMMUNITY IDENTIFICATION SIGNAGE SHALL COMPLY WITH APPLICABLE CITY OF APOPKA LAND DEVELOPMENT CODE REQUIREMENTS.
4. ARCHITECTURAL DESIGN SHALL MEET THE INTENT OF THE CITY OF APOPKA'S DEVELOPMENT DESIGN GUIDELINES.
5. FRONT ENTRY GARAGES SHALL BE SETBACK A MINIMUM OF 30 FEET FROM THE FRONT PROPERTY LINE AND NOT EXTEND PAST THE FRONT BUILDING WALL.
6. POWER SERVICE WITHIN THE DEVELOPMENT TO BE UNDERGROUND.
7. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
8. COMMUNITY RECREATION FACILITIES SHALL BE FOR THE PRIVATE USE OF COMMUNITY RESIDENTS ONLY AND OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
9. 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 OVER MEDIAN TRACT M-1.
10. COMMUNITY IDENTIFICATION SIGNAGE SHALL NOT EXCEED 8 FEET IN HEIGHT PER CITY OF APOPKA LDC SECTION 8.04.15(b). SEE LANDSCAPE PLANS FOR FURTHER DETAILS.
11. A MAIL KIOSK WILL BE PROVIDED FOR THE COMMUNITY AND INCORPORATED INTO THE POOL CABANA STRUCTURE OR AS A FREE STANDING STRUCTURE WITHIN RECREATION TRACT R-1. FINAL LOCATION WITHIN TRACT R-1 SHALL BE DETERMINED WITH THE FINAL DEVELOPMENT PLAN SUBMITTAL.
12. RECREATION FACILITIES WITHIN RECREATION TRACT R-1 SHALL BE COMPLETED BY THE ISSUANCE OF THE TWENTY FIFTH (25) CERTIFICATE OF OCCUPANCY.
13. ALL ACREAGES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL PLAT REVIEW AND APPROVAL.

⚠1

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

DEVELOPMENT NOTES AND DATA
FOR
VISTA RESERVE
CITY OF APOPKA FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FL 32811
(407) 661-1514

ENGINEER IN CHARGE
CHADWICK R. MOORHEAD, P.E #61781
CERTIFICATE OF AUTHORIZATION NO. EB-0007723
MAY 2018

	DATE	REVISIONS
1	05-07-18	PER STAFF COMMENTS DATED 04-23-2018
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB #: 17051
DATE: 04-05-2018
SCALE: NTS
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

DD-1

LAKE MERRIL

PROPERTY BOUNDARY

R-4A
FLU - RES LOW SURBURAN

ZONE 'AE'
ZONE 'X'

EDGE OF WATER ELEVATION 48.3'
MEASURED 09-06-2017

FLOODPLAIN CONSERVATION
TRACT FC-1
1.75 AC

APPROXIMATE LOCATION
OF ZONE 'AE' FLOODPLAIN
(ELEV 62.6')

POND TRACT P-1
6.03 AC

±10' RETAINING WALL
(TYP)

WALL ACCESS
EASEMENT (TYP)

OPEN SPACE
TRACT OS-2
1.18 AC

ROW DEDICATION
TRACT ROW-1
0.68 AC

EXISTING ROW

ROGERS ROAD

DRAINAGE ESMT

STREET 'A'

STREET 'B'

STREET 'C'

STREET 'D'

±8' RETAINING WALL
(TYP)

±7' RETAINING WALL
(TYP)

BUFFER TRACT B-2
0.18 AC

MASONRY SCREEN
WALL (TYP)

OPEN SPACE
TRACT OS-2
(CONT.)

MEDIAN
TRACT M-1
0.02 AC

OPEN SPACE
TRACT OS-1
0.87 AC

BUFFER TRACT B-1
0.02 AC

OPEN SPACE
TRACT OS-1
(CONT.)

OPEN SPACE
TRACT OS-4
(CONT.)

LIFT-STATION
TRACT LS-1
0.05 AC

FUTURE POINT OF
ACCESS TO
ADJACENT PARCEL

TEMPORARY DRAINAGE
ESMT WITHIN R.O.W.

UTILITY EASEMENT
(TYP)

RECREATION
TRACT R-1
1.67 AC
SEE LANDSCAPE PLANS FOR
ADDITIONAL INFORMATION

(7) 9'x18' PARKING SPACES &
(1) 12'x18' HC PARKING SPACE
WITH 5' ACCESS ISLE

FOR CONT. SEE SHEET PSP-1

FOR CONT. SEE THIS SHEET

FOR CONT. SEE THIS SHEET

CARRIAGE POINTE LOOP

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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 — HANDI-CAPPED ACCESSIBLE PARKING SPACE WITH ACCESS AISLE MARKINGS, PER FDOT INDEX 17346
- 1 — "STOP" SIGN (R1-1)
- VEHICULAR TRAFFIC PATTERN

403

PR17-29

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
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SUBDIVISION PLAN
FOR
VISTA RESERVE

FLORIDA

CITY OF APOPKA

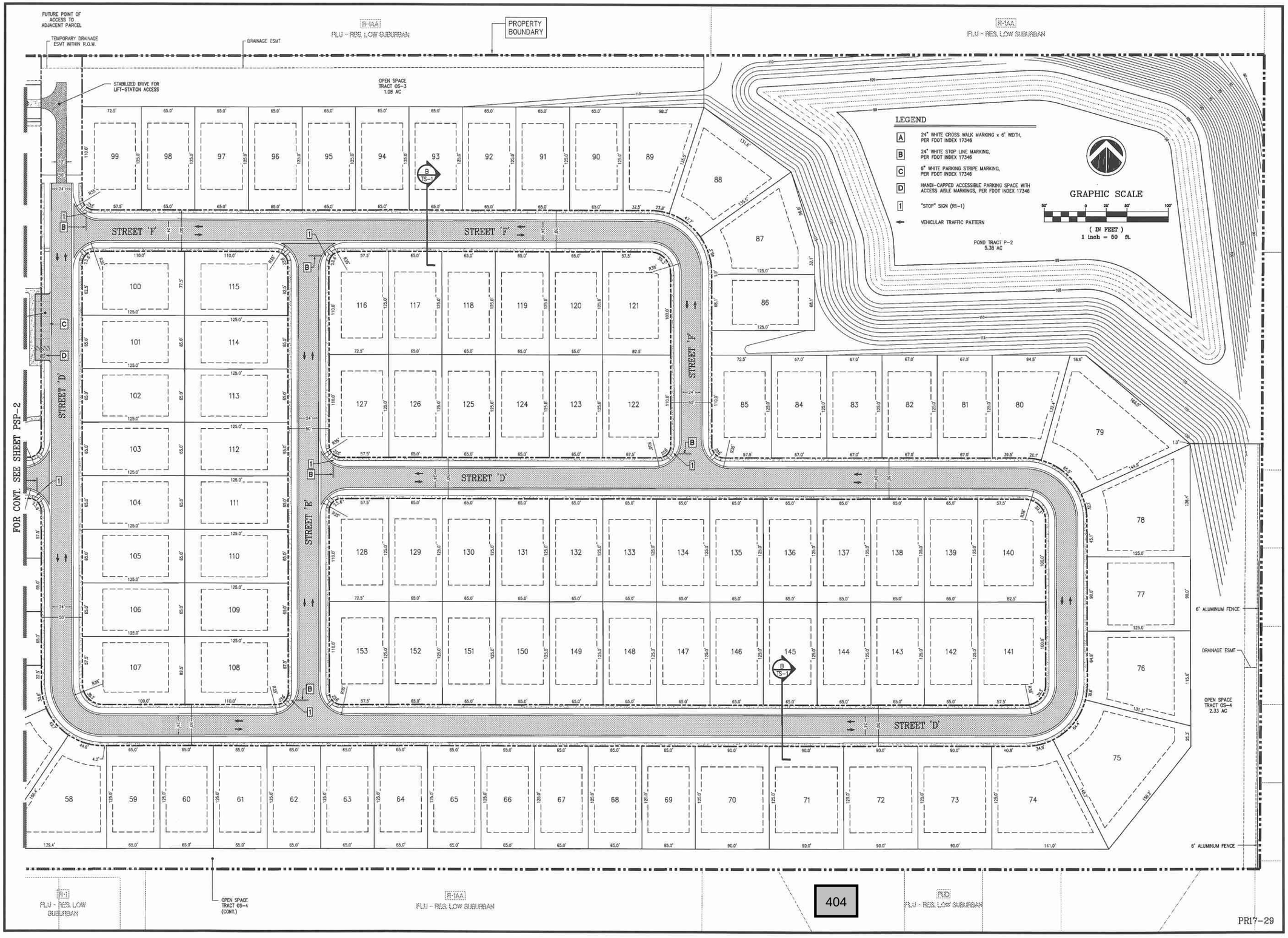
THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FL 32811
(407) 661-1514

ENGINEERING CERTIFICATION
I HEREBY CERTIFY THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA
CHRISTOPHER H. MOORHEAD, P.E. #61781
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	05-02-18	PER STAFF COMMENTS DATED 04-23-2018
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB #	17051
DATE:	04-05-2018
SCALE:	1" = 50'
DESIGNED BY:	BW
DRAWN BY:	BW
APPROVED BY:	CHM

SP-1



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SUBDIVISION PLAN
FOR
VISTA RESERVE
CITY OF APOPKA
FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FL 32811
(407) 661-1514

ENGINEER IN CHARGE
CHADWICK A. MOORHEAD, P.E. #61781
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

1	05-07-18	PER STAFF COMMENTS DATED 04-23-2018
2		
3		
4		
5		
6		
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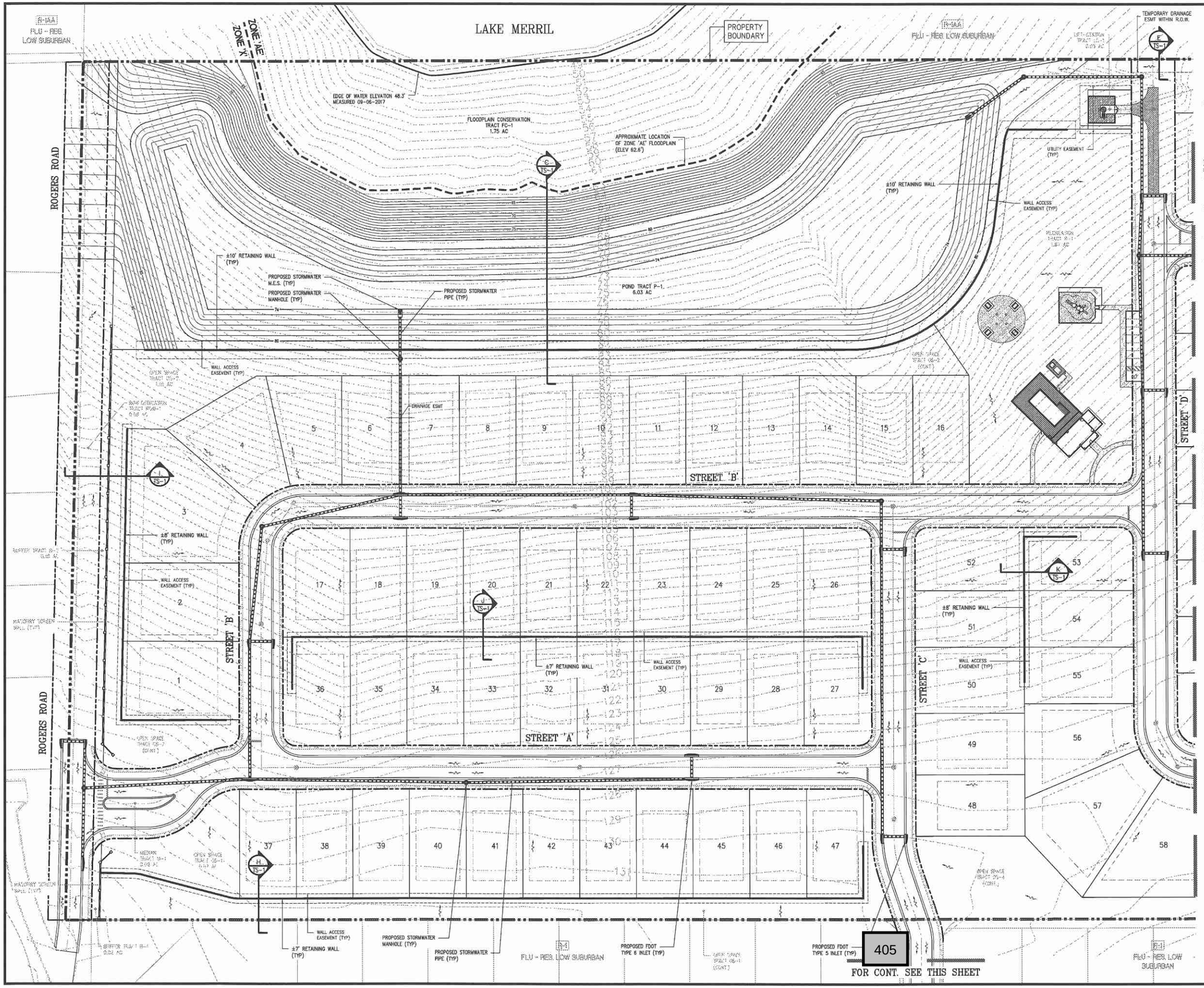
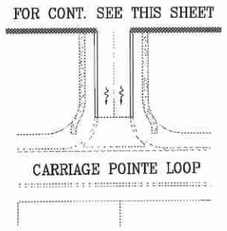
8		
9		
10		
11		
	DATE	REVISIONS

JOB # 17051
DATE: 04-05-2018
SCALE: 1" = 50'
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

SP-2





GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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
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MASTER DRAINAGE PLAN FOR VISTA RESERVE

CITY OF APOPKA FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FL 32811
(407) 661-1514

ENGINEER IN RESPONSE
CHADWICK M. MOORHEAD
LICENSE No. 61781
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CHADWICK M. MOORHEAD, P.E. #61781
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

1	05-07-18	PER STAFF COMMENTS DATED 04-23-2018
2		
3		
4		
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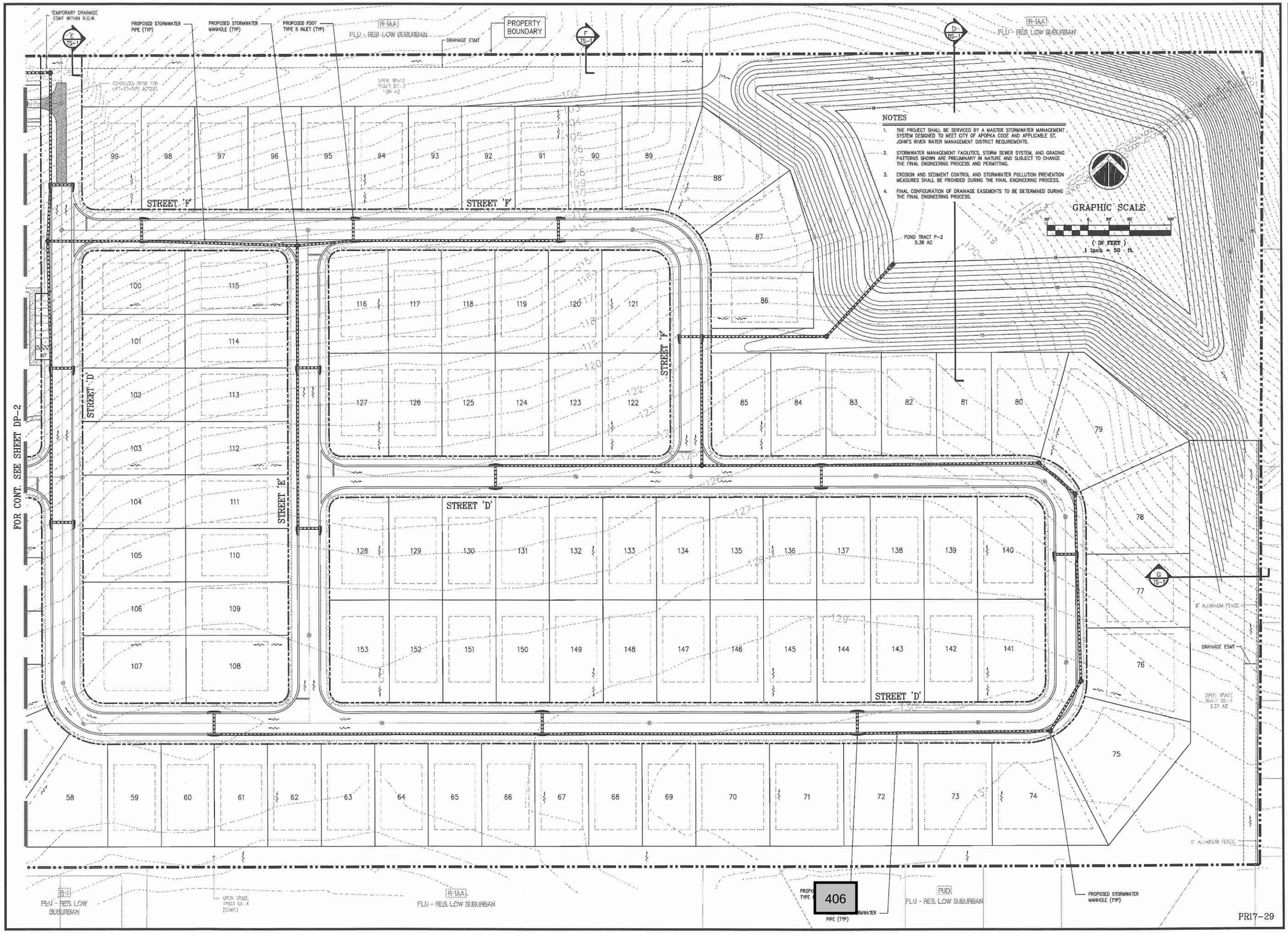
9		
10		
11		
	DATE	REVISIONS

JOB # 17051
DATE: 04-05-2018
SCALE: 1" = 50'
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

DP-1

PR17-29



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.

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MASTER DRAINAGE PLAN FOR VISTA RESERVE

CITY OF APOPKA FLORIDA

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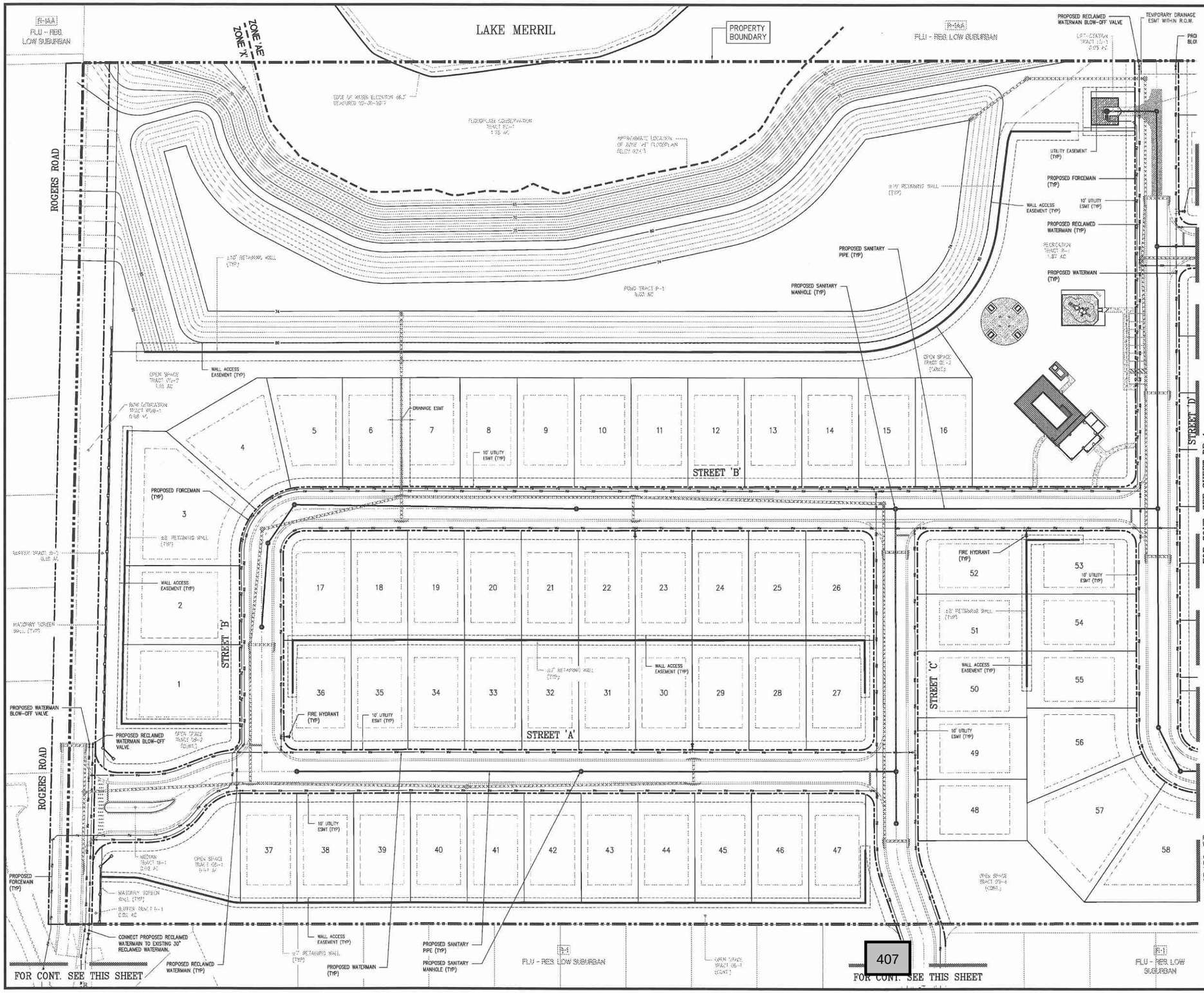
ENGINEER IN CHARGE
CHADWICK M. MOORHEAD, P.E. #61781
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	05-07-18	PER STAFF COMMENTS DATED 04-23-2018
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		

JOB #	17051
DATE:	04-05-2018
SCALE:	1" = 50'
DESIGNED BY:	BW
DRAWN BY:	BW
APPROVED BY:	CHM

DP-2



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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.

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

UTILITY PLAN FOR VISTA RESERVE

CITY OF APOPKA FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FL 32811
(407) 661-1514

ENGINEER ON RECORD
CHADWICK M. MOORHEAD, P.E. #61781
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
1	05-07-18	PER STAFF COMMENTS DATED 04-23-2018
2		
3		
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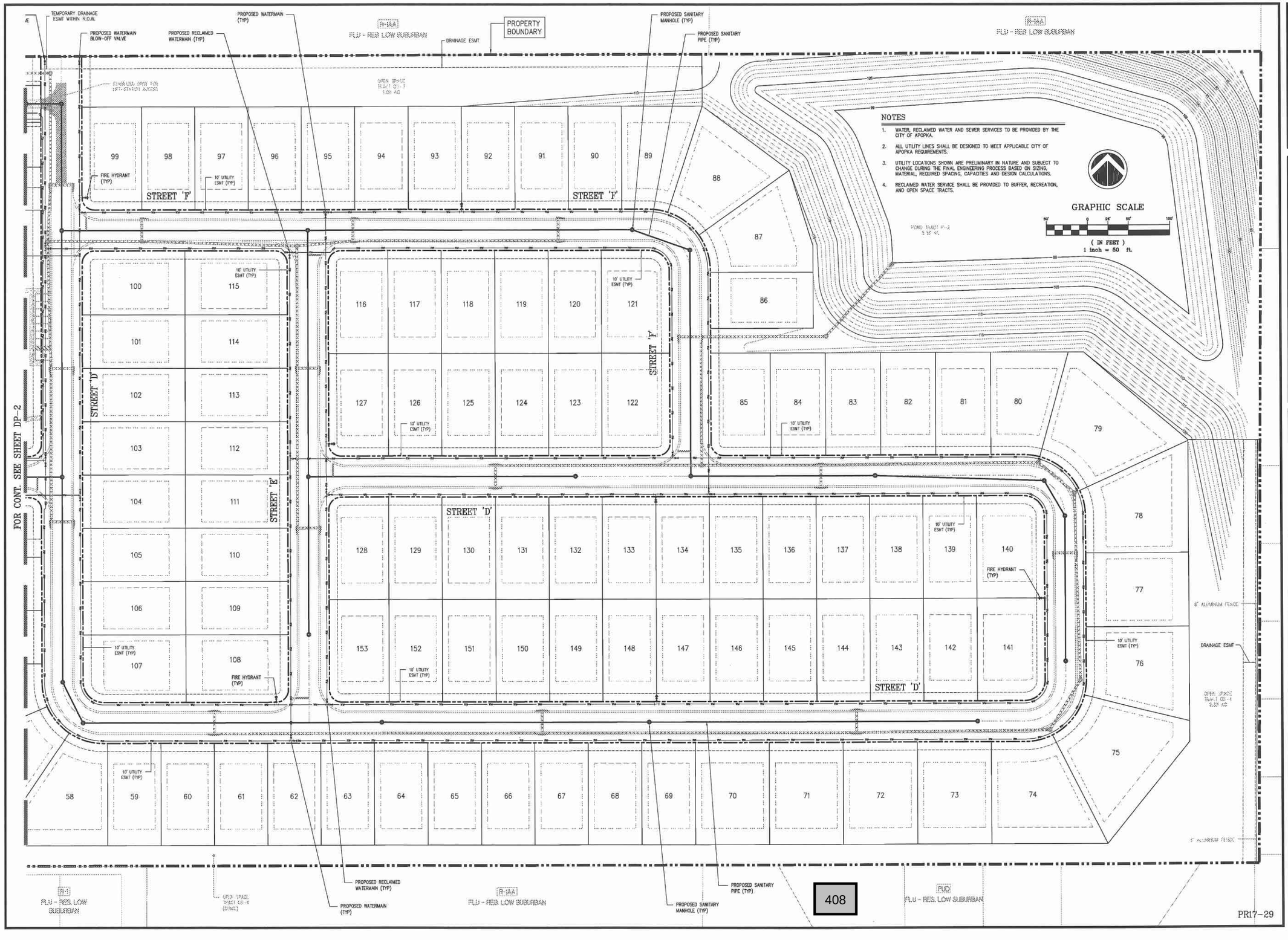
JOB # 17051
DATE: 04-05-2018
SCALE: 1" = 50'
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

UP-1

PR17-29



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408

PR17-29

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
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UTILITY PLAN FOR VISTA RESERVE

CITY OF APOPKA FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FL 32811
(407) 661-1514

ENGINEER IN CHARGE
CHADWICK M. MOORHEAD, P.E. #61781
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

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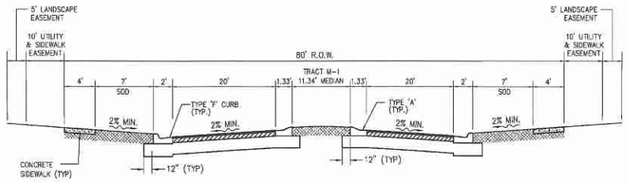
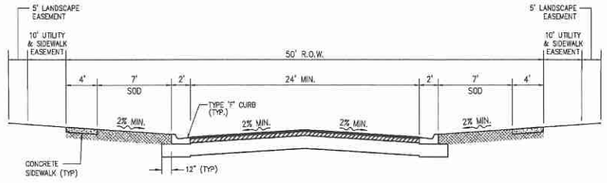
JOB # 17051
DATE: 04-05-2018
SCALE: 1" = 50'
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

UP-2



A — TYPICAL 80' RIGHT OF WAY SECTION (TYP.)

NOT TO SCALE



B — TYPICAL 50' RIGHT OF WAY SECTION (TYP.)

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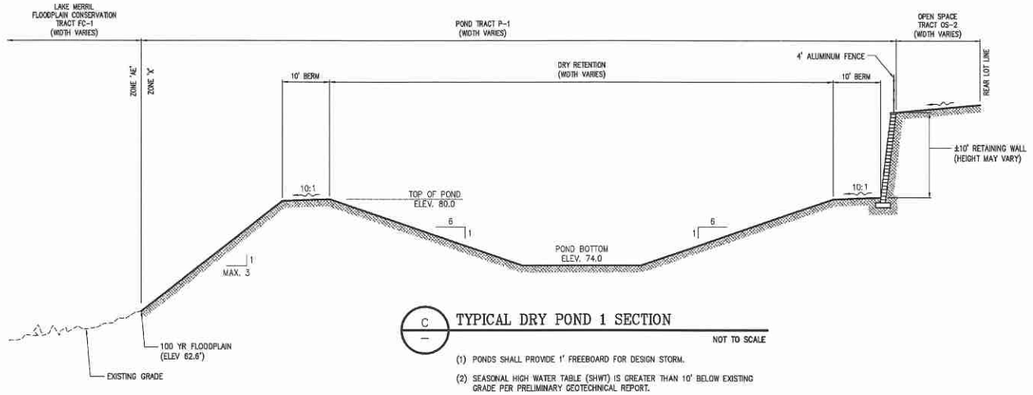


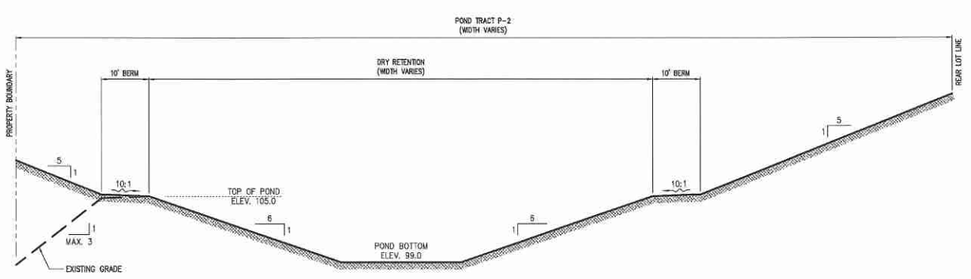
C — TYPICAL DRY POND 1 SECTION

NOT TO SCALE

(1) PONDS SHALL PROVIDE 1' FREEBOARD FOR DESIGN STORM.

(2) SEASONAL HIGH WATER TABLE (SHWT) IS GREATER THAN 10' BELOW EXISTING GRADE PER PRELIMINARY GEOTECHNICAL REPORT.

(3) RETAINING WALL TYPE AND HEIGHT SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE DURING THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS.

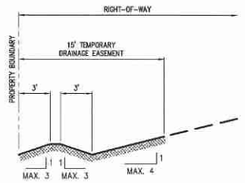


D — TYPICAL DRY POND 2 SECTION

NOT TO SCALE

(1) PONDS SHALL PROVIDE 1' FREEBOARD FOR DESIGN STORM.

(2) SEASONAL HIGH WATER TABLE (SHWT) IS GREATER THAN 10' BELOW EXISTING GRADE PER PRELIMINARY GEOTECHNICAL REPORT.

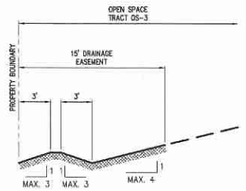


E — TEMPORARY DRAINAGE SWALE SECTION

NOT TO SCALE

(1) DRAINAGE SWALE WIDTH IS SUBJECT TO CHANGE DURING THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS.

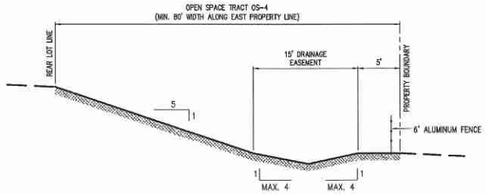
(2) TEMPORARY DRAINAGE SWALE TO BE REMOVED AT THE TIME OF RIGHT-OF-WAY EXTENSION TO ADJACENT NORTH PROPERTY.



F — DRAINAGE SWALE SECTION

NOT TO SCALE

(1) DRAINAGE SWALE WIDTH IS SUBJECT TO CHANGE DURING THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS.



G — TYPICAL GRADING SECTION

NOT TO SCALE

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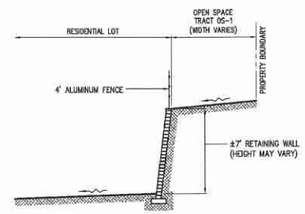
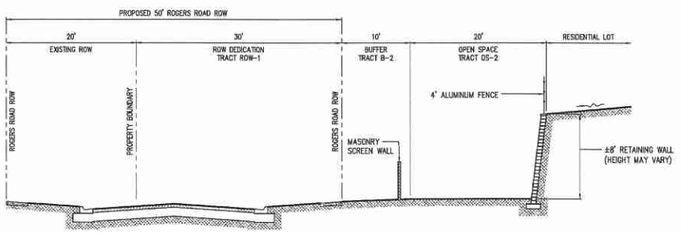


H — TYPICAL GRADING SECTION

NOT TO SCALE

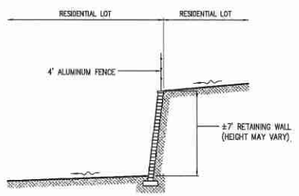
(1) RETAINING WALL TYPE AND HEIGHT SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE DURING THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS.



I — TYPICAL GRADING SECTION

NOT TO SCALE

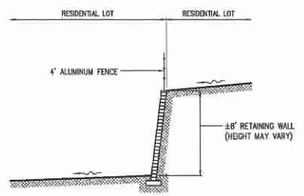
(1) RETAINING WALL TYPE AND HEIGHT SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE DURING THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS.



J — TYPICAL GRADING SECTION

NOT TO

(1) RETAINING WALL TYPE AND HEIGHT SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE DURING THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS.



K — TYPICAL GRADING SECTION

NOT TO SCALE

(1) RETAINING WALL TYPE AND HEIGHT SHOWN IS APPROXIMATE AND SUBJECT TO CHANGE DURING THE FINAL DEVELOPMENT PLAN APPROVAL PROCESS.

409

PR17-29

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

TYPICAL SECTIONS FOR VISTA RESERVE

CITY OF APOPKA FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FL 32811
(407) 661-1914

ENGINEERING REMARKS: NO. 61781 STATE OF FLORIDA PROFESSIONAL ENGINEER CHRISTOPHER B. MOORHEAD, P.E. #61781 CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS
1	05-07-18	PER STAFF COMMENTS DATED 04-23-2018
2		
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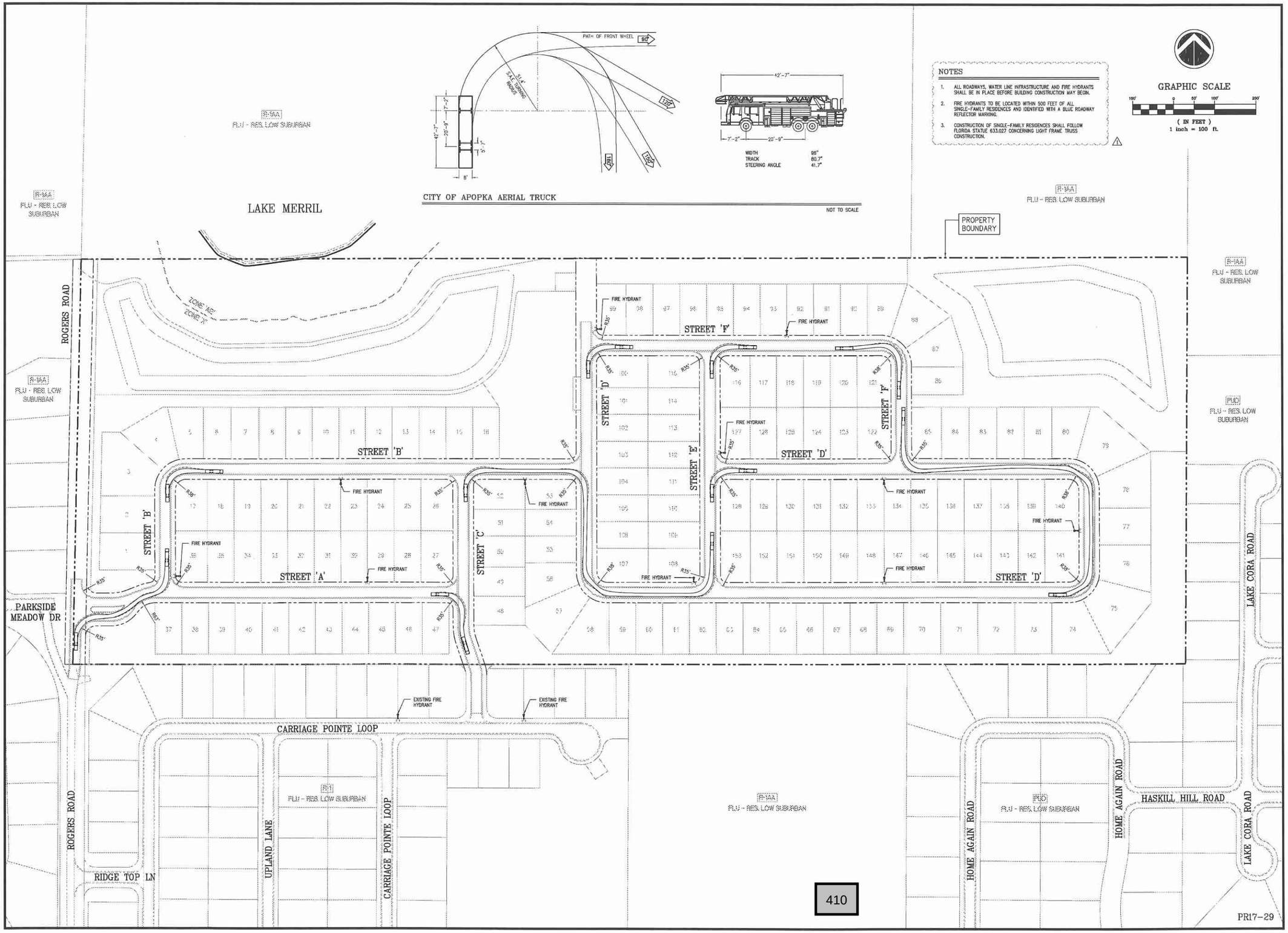
JOB # 17051
DATE: 04-05-2018
SCALE: NTS
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

TS-1



NOTES

1. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2. FIRE HYDRANTS TO BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENCES AND IDENTIFIED WITH A BLUE ROADWAY REFLECTOR MARKING.
3. CONSTRUCTION OF SINGLE-FAMILY RESIDENCES SHALL FOLLOW FLORIDA STATUE 633.027 CONCERNING LIGHT FRAME TRUSS CONSTRUCTION.

MADDEN
MOORHEAD & STOKES, INC.
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 260
Maitland, Florida 32751
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FIRE ACCESS PLAN FOR VISTA RESERVE

CITY OF APOPKA FLORIDA

THE PULTE GROUP
4901 VINELAND ROAD, SUITE 500
ORLANDO, FL 32811
(407) 661-1514

ENGINEER: JIM HOLMBERG
CHADWICK, MOORHEAD & STOKES, INC.
LICENSE No. 8181
STATE OF FLORIDA
PROFESSIONAL ENGINEER
CHADWICK B. MOORHEAD, P.E. #61781
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

	DATE	REVISIONS
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JOB # 17051
DATE: 04-05-2018
SCALE: 1"=100'
DESIGNED BY: BW
DRAWN BY: BW
APPROVED BY: CHM

FA-1

VISTA RESERVE

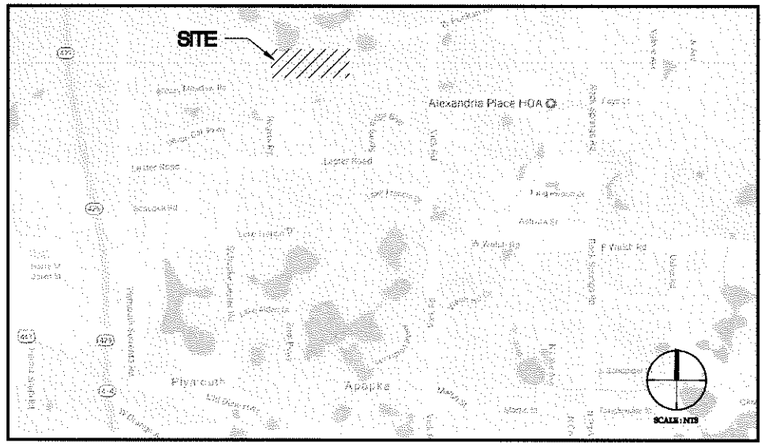
CITY OF APOPKA, FLORIDA

LANDSCAPE ARCHITECTURAL DRAWINGS

PRELIMINARY DEVELOPMENT PLAN

ISSUED FOR PERMIT - 04.05.18
REVISED: 04.30.18

VICINITY MAP



INDEX OF DRAWINGS

SHT. NO.	ISSUE DATE	REV. NO.	REV. DATE	SHEET TITLE
LP-001	04/05/18	---	---	KEY PLAN
LP-002	04/05/18	---	---	TREE MITIGATION PLAN
LP-003	04/05/18	---	---	TREE MITIGATION PLAN
LP-004	04/05/18	---	---	TREE MITIGATION PLAN
LP-005	04/27/18	1	04.30.18	RECREATION/OPEN SPACE PLAN
LP-100	04/05/18	1	04.30.18	LANDSCAPE PLAN
LP-101	04/05/18	1	04.30.18	LANDSCAPE PLAN
LP-102	04/05/18	1	04.30.18	LANDSCAPE PLAN
LP-103	04/05/18	1	04.30.18	LANDSCAPE PLAN
LP-104	04/05/18	1	04.30.18	LANDSCAPE PLAN
LP-105	04/05/18	1	04.30.18	LANDSCAPE NOTES & DETAILS
LP-200	04/05/18	1	04.30.18	HARDSCAPE DETAILS
LP-201	04/05/18	1	04.30.18	HARDSCAPE IMAGES
LP-300	04/05/18	1	04.30.18	IRRIGATION PLAN
LP-301	04/05/18	---	---	IRRIGATION PLAN
LP-302	04/05/18	---	---	IRRIGATION PLAN
LP-303	04/05/18	---	---	IRRIGATION PLAN
LP-304	04/05/18	1	04.30.18	IRRIGATION PLAN
LP-305	04/05/18	1	04.30.18	IRRIGATION NOTES AND DETAILS
LP-306	04/05/18	---	---	IRRIGATION DETAILS
LP-307	04/05/18	---	---	IRRIGATION DETAILS
LP-308	04/05/18	---	---	IRRIGATION DETAILS

FOSTER CONANT & ASSOCIATES

REGISTERED LANDSCAPE ARCHITECT
RICHARD R. CONANT
LA 399
STATE OF FLORIDA

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

SIGNATURE | LA 399 REG. NO. | 4.30.18 DATE

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

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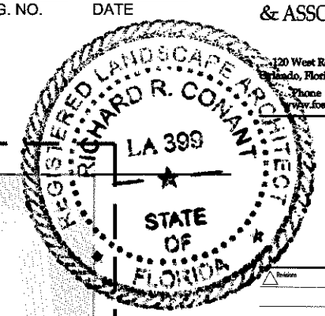

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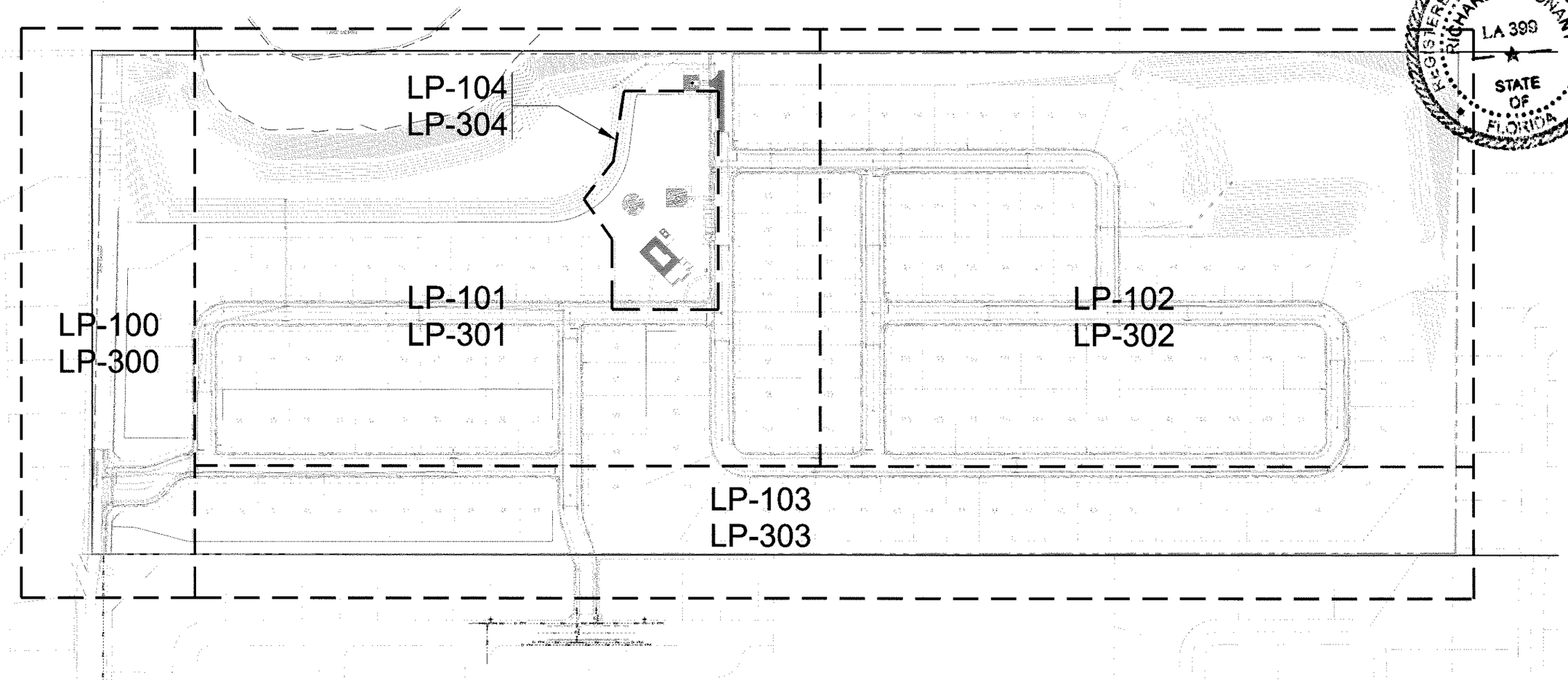
120 West Robinson Street
Orlando, Florida 32801-1617
Phone (407) 648-2225
www.fosterconant.com



VISTA RESERVE

CITY OF APOPKA, FL

KEY PLAN

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Scale: 1"=100'
Drawn: CPB Checked: RRC
File Name: SAMALP001.DWG
Worth:

Sheet
LP-001

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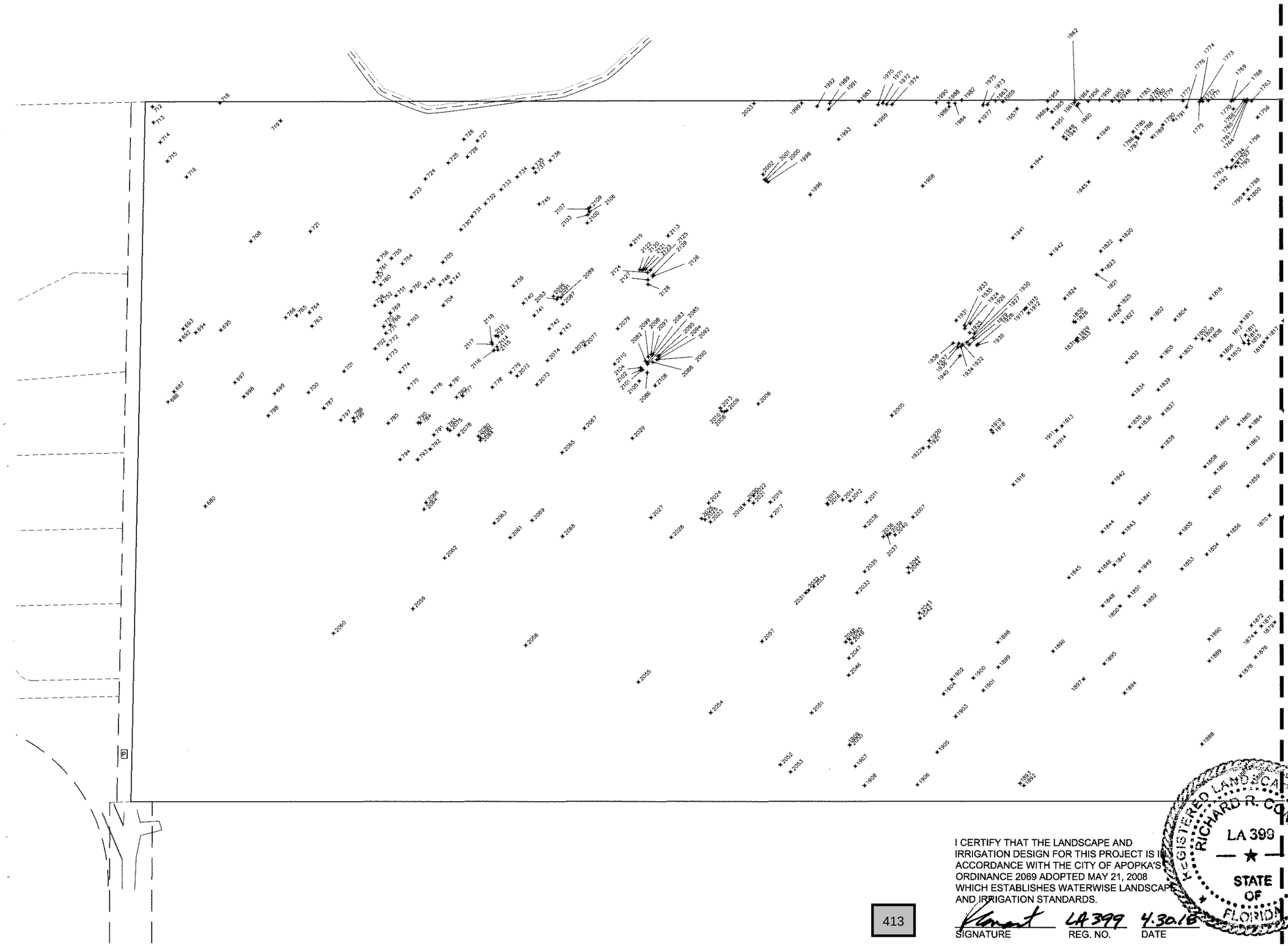
TIME: 27 APR 2018 - 3:32PM



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SIGNATURE | LA 399 REG. NO. | 4.30.18 DATE

REGISTERED LANDSCAPE ARCHITECT RICHARD R. CONANT LA 399 STATE OF FLORIDA

413

FOSTER CONANT & ASSOCIATES
120 West Robinson Street
Orlando, Florida 32801-1617
Phone (407) 648-2225
www.fosterconant.com

Seal

Revisions

Project

VISTA RESERVE

CITY OF APOPKA, FL

TREE MITIGATION PLAN

Date: 04/05/18
Scale: 1"=60'
Drawn: CPB Checked: RRC
File Name: SAMALP002.DWG
North

Sheet
LP-002

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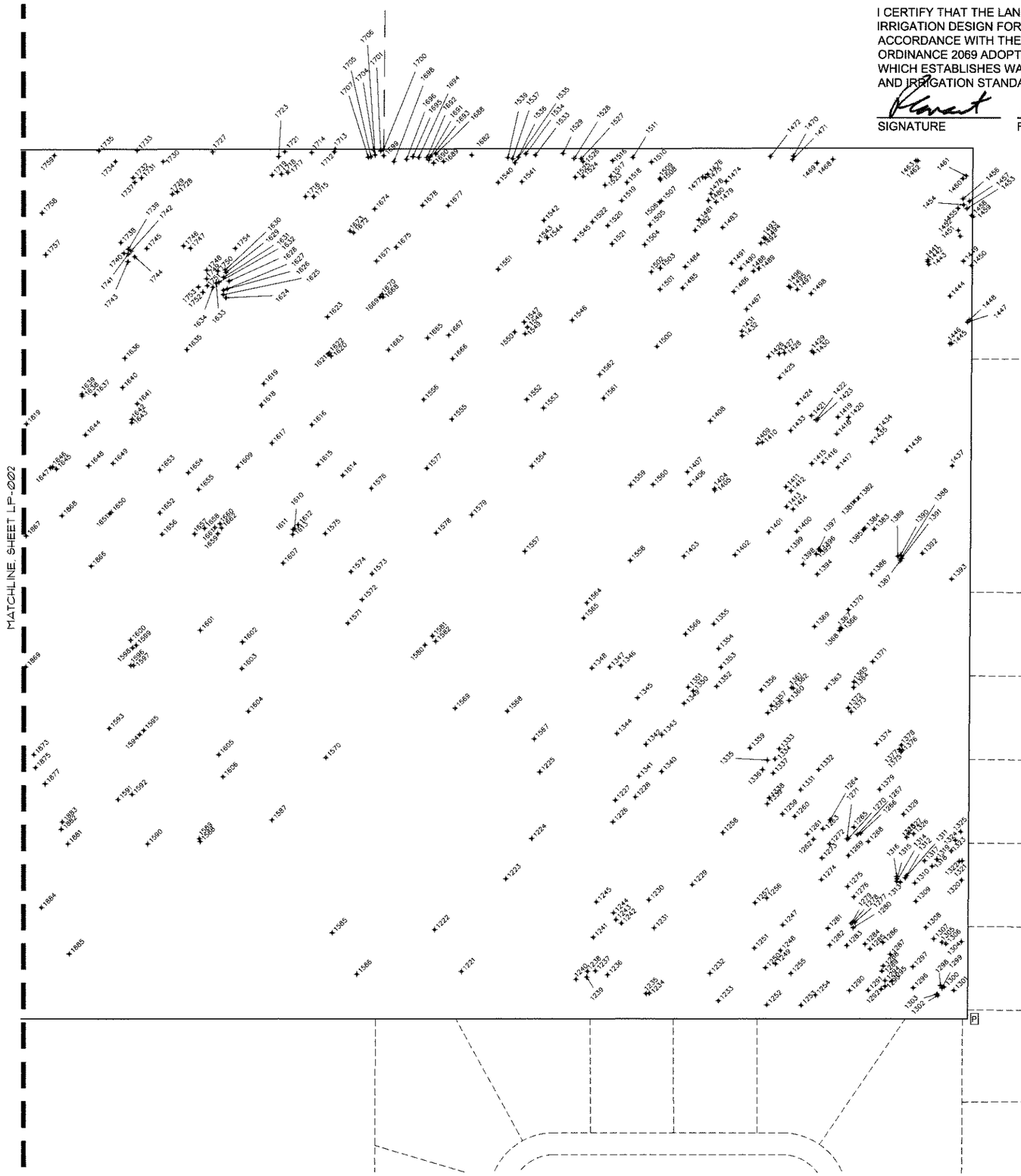

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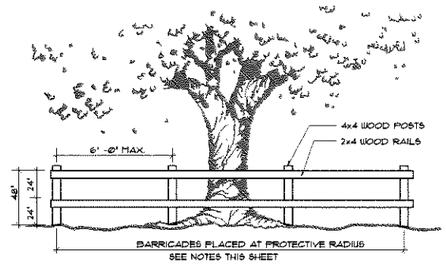
SIGNATURE | LA399 REG. NO. | 4.30.18 DATE

REGISTERED LANDSCAPE ARCHITECT RICHARD R. CONANT LA 399 STATE OF FLORIDA

TREE PROTECTION REQUIREMENTS

1. PROTECT DESIGNATED EXISTING TREES SCHEDULED TO REMAIN AGAINST:
   - -UNNECESSARY CUTTING, BREAKING, OR SKINNING OF ROOTS
   - -SKINNING AND BRUISING OF BARK.
   - -SMOTHERING OF TREES BY STOCKPILING CONSTRUCTION OR EXCAVATION MATERIALS WITHIN DRIP-LINE
   - -EXCESS FOOT OR VEHICULAR TRAFFIC
   - -PARKING VEHICLES WITHIN DRIP-LINE
2. ERECT TEMPORARY WOODEN BARRICADES AS SHOWN ON THIS SHEET (PLAN & DETAIL) BEFORE COMMENCEMENT OF ANY SITE CLEARING OR GRADING. FENCE TO BE 4' HIGH MINIMUM WITH 4 X 4 POSTS AND 2-2X4 RAILS AT 2' AND 4' ABOVE GRADE AND SHALL BE SET DEEP ENOUGH IN THE GROUND TO BE STABLE WITHOUT ADDITIONAL SUPPORT. ALL FENCING SHOULD BE A MINIMUM OF 10' CLEAR DISTANCE FROM THE FACE OF ANY TREES AND SHALL FULLY ENCLOSE ALL TREES SCHEDULED TO REMAIN. NOTHING SHALL BE PLACED INSIDE OF PROTECTIVE BARRICADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIAL, MACHINERY, CHEMICALS, OR TEMPORARY SOIL DEPOSITS. ON TREES LARGER THAN 20" DBH, BARRICADES SHALL BE NO CLOSER THAN 15' FROM FACE OF TREE. WHEN PAVING, EXCAVATION, OR HARDSCAPE MUST BE DONE WITHIN BARRICADES, BARRICADES SHALL BE MOVED BACK TO A SECONDARY LOCATION AT EDGE OF WORK. EXTRA CARE MUST BE TAKEN AT THIS TIME BY THE CONTRACTOR TO INSURE THAT NO DAMAGE TO THE TREE OCCURS.
3. PROVIDE WATER TO TREES AS REQUIRED TO MAINTAIN THEIR HEALTH DURING CONSTRUCTION WORK.
4. WHEN NECESSARY TO CUT ROOT OVER 1-1/2" DIAMETER OF TREES TO REMAIN, CUT MUST BE A CLEAN CUT, COAT CUT FACES OF ROOTS WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUE. TEMPORARILY COVER EXPOSED ROOTS WITH WET BURLAP TO PREVENT DRYING AND COVER WITH EARTH AS SOON AS POSSIBLE.
5. NO GRADE CHANGES ARE TO BE MADE WITHIN THE BARRICADES WITHOUT PRIOR APPROVAL OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE.
6. NO FEEDERING BRANCHES MAY BE REMOVED AT THE DIRECTION OF THE OWNER OR HIS DESIGNATED REPRESENTATIVE, OR A QUALIFIED TREE SURGEON.
7. REPAIR OR REPLACE TREES INDICATED TO REMAIN, WHICH ARE DAMAGED IN THE CONSTRUCTION OPERATIONS, IN A MANNER ACCEPTABLE TO THE OWNER. EMPLOY A QUALIFIED TREE SURGEON TO REPAIR MAJOR DAMAGES TO TREES AND SHRUBS, PROMPTLY, TO PREVENT PROGRESSIVE DETERIORATION CAUSED BY THE DAMAGE.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF TREES DAMAGED BEYOND REPAIR WITH 3 TREES OF SIMILAR QUALITY AND SPECIES, SIZED TO MATCH THE LARGEST TREES OF THAT SPECIES BEING PLANTED AS PER THE LANDSCAPE PLANS.
   IF TREES ARE MARKED THROUGH LACK OF PROTECTION OR THROUGH NEGLIGENCE ON THE PART OF THE CONTRACTOR, THE CONTRACTOR SHALL BEAR THE BURDEN OF THE COST OF REPAIR OR REPLACEMENT.



1 TREE PROTECTION BARRICADE DETAIL
SCALE: N.T.S.

TREE MITIGATION SUMMARY

TOTAL TREE INCHES ON SITE	16,004"
TOTAL PROTECTED TREE INCHES TO BE REMOVED	12,107"
MAX. PROTECTED TREE STOCK	2,661,310 S.F./1000 X 3.5 + 21 = 9336"
TOTAL SPECIMEN TREE INCHES TO BE REMOVED	3897"
MAX. SPECIMEN TREE STOCK	2,661,310 S.F./1000 X 3.5 + 30 = 13,337"
TOTAL TREE INCHES TO BE REMOVED	16,004"
TOTAL TREE INCHES TO BE MITIGATED	3897" (PROTECTED) + 9336" (SPECIMEN) = 13,233"
TOTAL TREE INCHES TO BE REPLACED*	1473"
MITIGATION DEFICIENCY	13,233" - 1473" = 11,760"
QUANTITY OF SPECIMEN TREES TO BE REMOVED	121
SITE CLEARING AREA	2,661,310 SQ. FT. (61.10 AC.)

*THIS QUANTITY INCLUDES THE FOLLOWING PROPOSED TREES AT 3" CALIPER:
1) TREES REQUIRED BY CODE
2) STREET TREES
3) LOT TREES @ 3 TREES PER LOT

FOSTER CONANT & ASSOCIATES
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Seal

Revisions

Project

VISTA RESERVE

CITY OF APOPKA, FL

TREE MITIGATION PLAN

Date: 04/05/18
Scale: 1"=60'
Drawn: CPB Checked: RRC
File Name: SAMALP003.DWG
North

Sheet
LP-003

USER/PW: CHRISB/STD3
FILE NAME: F:\PULTE - SANTA MARIA\WIP\DESIGN\ALP002.DWG
PLOTTED:
TIME: 27 APR 2018 - 1:35PM

POINT TABLE

POINT NUMBER	DESCRIPTION
680	10" OAK
686	16" OAK
687	10" OAK
692	7" OAK
693	13/8" OAK
694	12" OAK
695	15/15" OAK
697	10/10" OAK
698	15" OAK
699	9" OAK
700	8/7/6" OAK
701	19/17/16/12/11" OAK
702	22" OAK
703	24/17" OAK
704	11/9" OAK
705	31" OAK
708	39/21" OAK
712	17/15" OAK
713	14" OAK
714	12" PALM
715	12" PALM
716	10" OAK
718	8" OAK
719	36/21" OAK
721	14" PINE
723	25" OAK
724	11" OAK
725	48" OAK
726	11" OAK
727	19" OAK
728	13" PINE
730	6" PINE
731	13/11/11" OAK
732	8" OAK
733	11" OAK
734	9" OAK
735	8" OAK
736	10" OAK
737	15" PINE
739	28" OAK
740	9" OAK
741	13" OAK
742	9" OAK
743	11" OAK
745	20/17/12/7" OAK
747	18" OAK
748	11" OAK
749	10" OAK
750	11" OAK
751	15/9" OAK
752	14/12" OAK
754	11" OAK
755	15" PINE
756	15" OAK
757	8" OAK
759	6" OAK
760	8" OAK
761	6" OAK
763	20" OAK
764	6" OAK
765	11/6" OAK
766	9" OAK
768	31" OAK
769	6" OAK
770	13" OAK
771	7" OAK
772	9" OAK
773	14/10/10/10/10/8" OAK
774	8" OAK
775	6" OAK
776	12" OAK
777	11" OAK
778	10" OAK
779	7" OAK
781	15" OAK
782	11" OAK
783	36" OAK
784	12" OAK
785	9" OAK
786	34/31" OAK
787	8" OAK
788	33/21" OAK
790	7/7/6" OAK
791	9/8" OAK
792	15" OAK
793	7" OAK
794	24" OAK
796	16" OAK
797	10/7/6" OAK
1221	21" OAK
1222	22" OAK
1223	27" OAK
1224	22/10" OAK
1225	21" OAK
1226	24/10" OAK
1227	23/22/18" OAK
1228	14" OAK
1229	15" OAK
1230	15/10" OAK
1231	13" OAK
1232	20" OAK
1233	16" OAK
1234	18" OAK
1235	13/10" OAK
1236	12/9/8" OAK
1237	8" OAK
1238	8" OAK
1239	27/9" OAK
1240	14" OAK
1241	15" OAK
1242	11" OAK
1243	17" OAK
1244	14" OAK
1245	14" OAK
1247	12" OAK
1248	19" OAK
1249	11" OAK
1250	11" OAK
1251	12" OAK
1252	13/12/11/8" OAK
1253	18" OAK
1254	14/14" OAK
1255	7" OAK
1256	12/9/8" OAK
1257	9" OAK
1258	22" OAK
1259	10" OAK
1260	19" OAK
1261	7" OAK
1262	13" OAK
1263	7" OAK
1264	23" OAK
1265	11" OAK
1266	13/8" OAK
1267	9" OAK
1268	8/8" OAK
1269	9/8" OAK
1270	7" OAK
1271	7" OAK
1272	13" OAK
1273	6" OAK
1274	16/11" OAK
1275	18" OAK
1276	15" OAK
1277	11" OAK
1278	9" OAK
1279	8" OAK
1280	6" OAK
1281	8" OAK
1282	10" OAK
1283	15/12" OAK
1284	9" OAK
1285	8/8" OAK
1286	11" OAK
1287	11" OAK
1288	13" OAK
1289	6" OAK
1290	13" OAK
1291	14" OAK
1292	9" OAK
1293	15" OAK
1294	10" OAK
1295	10" OAK
1296	12/8" OAK
1297	12/8/6" OAK
1298	12/10/8" OAK
1299	16" OAK
1300	7/6" OAK
1301	13/11" OAK
1302	8" OAK
1303	6" OAK
1304	11/10/10" OAK
1305	12" OAK
1306	25" OAK
1307	16/7" OAK
1308	14/12" OAK
1309	13" OAK
1310	18" OAK
1311	7" OAK
1312	6" OAK
1313	7/6/6" OAK
1314	7" OAK
1315	7" OAK
1316	7" OAK
1317	15" OAK
1318	13" OAK
1319	20" OAK
1320	20" OAK
1321	11" OAK
1322	10" OAK
1323	9" OAK
1324	27" OAK
1325	13/12" OAK
1326	10" OAK
1327	10" OAK
1328	14/11" OAK
1329	6" OAK
1331	6" OAK
1332	19" OAK
1333	14" OAK
1334	11" OAK
1335	14" OAK
1336	18" OAK
1337	11" OAK
1338	20" OAK
1339	10" OAK
1340	14/11" OAK
1341	25" OAK
1342	26" OAK
1343	22" OAK
1344	13" PALM
1345	7" OAK
1346	17/8" OAK
1347	14" OAK
1348	21" OAK
1349	27" OAK
1350	22" OAK
1351	14/8" OAK
1352	18" OAK
1353	19" OAK
1354	17/12" OAK
1355	24/6" OAK
1356	15/14" OAK
1357	14" OAK
1358	15" OAK
1359	12" OAK
1360	19" OAK
1361	12/10" OAK
1362	10" OAK
1363	30" OAK
1364	24/20" OAK
1365	9" OAK
1366	8" OAK
1367	11" OAK
1368	6" OAK
1369	13/13" OAK
1370	17" OAK
1371	13" OAK
1372	13" OAK
1373	20" OAK
1374	21/17" OAK
1375	18" OAK
1376	13" OAK
1377	31" OAK
1378	24" OAK
1379	12" OAK
1381	8" OAK
1382	10" OAK
1383	14" OAK
1384	12" OAK
1385	7" OAK
1386	21" OAK
1387	10" OAK
1388	9" OAK
1389	8" OAK
1390	13/14" OAK
1391	12" OAK
1392	9" OAK
1393	30" OAK
1394	7" OAK
1395	8" OAK
1396	10" OAK
1397	17" OAK
1398	14/12/11" OAK
1399	10" OAK
1400	8" OAK
1401	25" OAK
1402	9/7" OAK
1403	19/17" OAK
1404	14/11/10" OAK
1405	9" OAK
1406	21" OAK
1407	14" PALM
1408	19" OAK
1409	8/6" OAK
1410	9" OAK
1411	7" OAK
1412	16/13/11" OAK
1413	10" OAK
1414	15" OAK
1415	11/9/7" OAK
1416	6" OAK
1417	23" OAK
1418	13/10" OAK
1419	14/10" OAK
1420	18" OAK
1421	16" OAK
1422	15" OAK
1423	7" OAK
1424	18/7" OAK
1425	11" OAK
1426	15" OAK
1427	11" OAK
1428	9" OAK
1429	11" OAK
1430	12" OAK
1431	10" OAK
1432	16" OAK
1433	14" OAK
1434	17" OAK
1435	13" OAK
1436	26/18/15" OAK
1437	15" PALM
1441	9/8" OAK
1442	10/9" OAK
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1444	17" OAK
1445	9" OAK
1446	6" OAK
1447	6/5" OAK
1448	8" OAK
1449	12/10/10/8" OAK
1450	6" OAK
1451	9" OAK
1452	17" OAK
1453	7/6" OAK
1454	7" OAK
1455	9" OAK
1456	15" OAK
1457	7" OAK
1458	7" OAK
1459	10" OAK
1460	14" OAK
1461	7" OAK
1462	6" OAK
1463	15" OAK
1468	14" OAK
1469	16" OAK
1470	9" OAK
1471	13" OAK
1472	24" OAK
1474	12/6" OAK
1475	20" OAK
1476	8" OAK
1477	10/9" OAK
1478	9" OAK
1479	14" OAK
1480	17" OAK
1481	8" OAK
1482	14" OAK
1483	16/8" OAK
1484	14" OAK
1485	11" OAK
1486	13/11" OAK
1487	14" OAK
1488	16" OAK
1489	10" OAK
1490	17/15" OAK
1491	10/6" OAK
1492	17" OAK
1493	9" OAK
1494	10" OAK
1495	14" PALM
1496	7" OAK
1497	13" OAK
1498	18" OAK
1500	12/11/7" OAK
1501	18" OAK
1502	21" OAK
1503	20" OAK
1504	21" OAK
1505	16" OAK
1506	22" OAK
1507	9" OAK
1508	6" OAK
1509	9" OAK
1510	15" OAK
1511	14" OAK
1516	16" OAK
1517	10" OAK
1518	10/8" OAK
1519	11" OAK
1520	15" OAK
1521	8" OAK
1522	14/12" OAK
1523	14/10" OAK
1524	7" OAK
1525	19" OAK
1526	7" OAK
1527	16" OAK
1528	21" OAK
1529	22" OAK
1533	8/7" OAK
1534	12" OAK
1535	11" OAK
1536	13/6" OAK
1537	13" OAK
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1540	24" OAK
1541	12/8" OAK
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1543	28" OAK
1544	8/6" OAK
1545	15" OAK
1546	18" OAK
1547	9" OAK
1548	9" OAK
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1550	11" OAK
1551	24" OAK
1552	42" OAK
1553	19" OAK
1554	32" OAK
1555	16" OAK
1556	17" OAK
1557	27" OAK
1558	11" OAK
1559	26" OAK
1560	19/18" OAK
1561	22" OAK
1562	17" OAK
1564	27" OAK
1565	26" OAK
1566	21" OAK
1567	16" OAK
1568	15" PALM
1569	32" OAK
1570	34" OAK
1571	18" OAK
1572	26/17" OAK
1573	34" OAK
1574	11" OAK
1575	16" OAK
1576	24" OAK
1577	41" OAK
1578	29/7" OAK
1579	25" OAK
1580	22" OAK
1581	7" OAK
1582	7" OAK
1585	CLUSTER" OAK
1586	15" OAK
1587	14/12" OAK
1588	15" PALM
1589	14" PALM
1590	17" OAK
1591	21" OAK
1592	28" OAK
1593	27" OAK
1594	16" OAK
1595	18" OAK
1596	19" OAK
1597	32" OAK
1598	15" OAK
1599	9/8/7" OAK
1600	20" OAK
1601	28" OAK
1602	20/12" OAK
1603	25/12" OAK
1604	24/18" OAK
1605	30" OAK
1606	23" OAK
1607	37" OAK
1609	26" OAK
1610	8" OAK
1611	17" OAK
1612	12" OAK
1613	15" OAK
1614	24" OAK
1615	22/11" OAK
1616	22/9" OAK
1617	25/7" OAK
1618	27" OAK
1619	14" OAK
1620	20" OAK
1621	14/10" OAK
1622	9" OAK
1623	32/21" OAK
1624	7" OAK
1625	8" OAK
1626	9" OAK
1627	9" OAK
1628	7" OAK
1629	9" OAK
1630	8" OAK
1631	8" OAK
1632	13" OAK
1633	10" OAK
1634	11" PINE
1635	39" OAK
1636	14/12" OAK
1637	13" OAK
1638	18" OAK
1639	16" OAK
1640	14/9" OAK
1641	30" OAK
1642	13" OAK
1643	27" OAK
1644	16/15" OAK
1645	13" OAK
1646	26" OAK
1647	15" OAK
1648	24" OAK
1649	25" OAK
1650	17" OAK
1651	24" OAK
1652	13/11/6" OAK
1653	30" OAK
1654	12/8" OAK
1655	36" OAK
1656	18" OAK
1657	6" OAK
1658	34" OAK
1659	16" OAK
1660	8" OAK
1661	5" OAK
1662	7" OAK
1663	15/14/9" OAK
1665	12" OAK
1666	18" OAK
1667	23" OAK
1668	25" OAK
1669	7" OAK
1670	10/6" OAK
1671	14/13" OAK
1672	24" OAK
1673	14/9" OAK
1674	6" OAK
1675	15/14/14" OAK
1677	25" OAK
1678	14" PALM
1682	8" OAK
1688	8" OAK
1689	7" OAK
1690	13" OAK
1691	9" OAK
1692	8" OAK
1693	8" OAK
1694	8" OAK
1695	9" OAK
1696	12" OAK
1698	15" PALM
1699	9" OAK
1700	12" OAK
1701	11" OAK
1704	14" PALM
1705	15" OAK
1706	6" OAK
1707	13" OAK
1712	24" OAK
1713	9" OAK
1714	7" OAK
1715	14/11/10" OAK
1716	17/14/8" OAK
1717	12/6" OAK
1718	16/12/9" OAK
1719	14" OAK
1721	12" OAK
1723	7" OAK
1727	11" PALM
1728	25" OAK
1729	12" OAK
1730	9" OAK
1731	6" OAK
1732	16/9" OAK
1733	14/14/10" OAK
1734	6" OAK
1735	8/8" OAK
1737	8" OAK
1738	6" OAK
1739	16" OAK
1740	9" OAK
1741	8" OAK
1742	8/7" OAK
1743	7" OAK
1744	12" OAK
1745	18" OAK
1746	20/15" OAK
1747	23" OAK
1748	6" OAK
1749	6" OAK
1750	7" OAK
1751	8" OAK
1752	8" OAK
1753	8" OAK
1754	29/7" OAK
1756	14" OAK
1757	18/16" OAK
1758	12" OAK
1759	10" OAK
1763	9" OAK
1764	8" OAK
1765	9" OAK
1766	11" OAK
1767	7" OAK
1768	11" OAK
1769	7" OAK
1770	6" OAK
1771	10" OAK
1772	9" OAK
1773	9" OAK
1774	10" OAK
1775	6" OAK
1776	12" OAK
1777	18" OAK
1779	11" OAK
1780	6" OAK
1781	12" OAK
1783	12" OAK
1785	8" OAK
1786	6" OAK
1787	12" OAK
1788	6" OAK
1789	22" OAK
1790	16/7" OAK
1791	16/11" OAK
1792	43" OAK
1793	13" OAK
1794	6" OAK
1795	7" OAK
1796	6" OAK
1797	7" OAK
1798	7" OAK
1799	11" OAK
1800	10" PINE
1802	11/11" OAK
1803	37" OAK
1804	17" PALM
1805	6/6" OAK
1806	27" OAK
1807	20" OAK
1808	12/11/7" OAK
1809	18" OAK
1810	16" OAK
1811	18" OAK
1812	12" OAK
1813	24" OAK
1814	6" OAK
1815	7" OAK
1816	18/18" OAK
1817	26" OAK
1818	7/6" OAK
1819	10/8" OAK
1820	16" OAK
1821	15" OAK
1822	17/14/9" OAK
1823	15" OAK
1824	6" OAK
1825	12" OAK
1826	48" OAK
1827	15" OAK
1828	6" OAK
1829	8" OAK
1830	10/6" OAK
1831	15/8" OAK
1832	26/13" OAK
1833	8" OAK
1834	21" OAK
1835	30" OAK
1836	12/11/7" OAK
1837	18" OAK
1838	26" OAK
1839	24" OAK
1841	15" OAK
1842	12" OAK
1843	10/7" OAK
1844	23/16" OAK
1845	15" OAK
1846	13" OAK
1847	12" OAK
1848	32" OAK
1849	16" OAK
1850	12/6" OAK
1851	15" OAK
1852	12/12/12" OAK
1853	16" OAK
1854	22/20" OA
1855	26" OAK
1856	18/11" OAK
1857	18/15/12" OAK
1858	24" OAK
1859	36" OAK
1860	6" OAK
1861	25" OAK
1862	20" OAK
1863	32" OAK
1864	6" OAK
1865	12" OAK
1866	13" OAK
1867	14" OAK
1868	13" PALM
1869	22/10" OAK
1870	15" OAK
1871	10" OAK
1872	31/22" OAK
1873	12/12/10" OAK
1874	15" OAK
1875	15/10" OAK
1876	24" OAK
1877	20/12/10" OAK
1878	9" OAK
1879	10" OAK
1881	19" OAK
1882	18" OAK
1883	24" OAK
1884	20" OAK
1885	30" OAK
1886	21" OAK
1887	9" OAK
1888	24" OAK
1889	15" PALM
1890	13/13" OAK
1892	24" OAK
1893	12" OAK
1894	15/6" OAK
1895	16" OAK
1896	12/10/8/6/6" OAK
1897	31/18" OAK
1898	24" OAK
1899	13" OAK
1900	38/17" OAK
1901	12/6" OAK
1902	22" OAK
1903	15" PALM
1904	18" OAK
1905	18" PALM
1906	9" OAK
1907	15" OAK
1908	29/7" OAK
1909	15/6" OAK
1911	30" OAK
1912	18/16/12/6" OAK
1913	13" OAK
1914	9" OAK
1915	17/14/8" OAK
1916	33" OAK
1917	8" OAK
1918	12/9" OAK
1919	19" OAK
1920	14/10" OAK
1921	24" OAK
1922	14" OAK
1924	16" OAK
1925	10" OAK
1926	6" OAK
1927	11" OAK
1928	8" OAK
1929	10" OAK
1930	17" OAK
1931	10" OAK
1932	11" OAK
1933	6" OAK
1934	8" OAK
1935	8" OAK
1936	10" OAK
1937	6" OAK
1938	10/6" OAK
1939	6" OAK
1940	8" OAK
1941	27/6" OAK
1942	12/11/8" OAK
1944	36" OAK
1945	35" OAK
1946	20" OAK
1947	10/9/8" OAK
1948	6" OAK
1949	10" OAK
1951	8" OAK
1953	9" OAK
1954	24" OAK
1955	9" OAK
1956	15/13" OAK
1957	10" OAK
1959	18" OAK
1960	8" OAK
1961	13" OAK
1962	13" OAK
1963	12" PALM
1964	6" OAK
1965	6" OAK
1966	7" OAK
1968	12" PINE
1969	20" OAK
1970	13/9" OAK
1971	12" OAK
1972	24/12/10" OAK
1973	14" OAK
1974	14/10" OAK
1975	16" OAK
1977	7" OAK
1982	15" OAK
1983	7" OAK
1984	8" OAK
1986	10" OAK
1988	20" OAK
1989	7/6" OAK
1990	11/7" OAK
1991	15" OAK
1992	8" OAK
1993	22/16" OAK
1996	14" PINE
1998	17" OAK
1999	7/6/4" OAK
2000	12" OAK
2001	9" OAK
2002	11" PINE
2003	8" PINE
2005	17" OAK
2006	19" PINE
2007	20" OAK
2008	8" OAK
2009	6" OAK
2010	11/6" OAK
2011	12/8" OAK
2012	25/20" OAK
2013	10/10/7" OAK
2014	17" OAK
2015	14" OAK
2016	9" OAK
2017	20" OAK
2018	6" OAK
2019	14" OAK
2020	8" OAK
2021	9" OAK
2022	6" OAK
2023	14" OAK
2024	15/12/11" OAK
2025	16/14/9" OAK
2026	14" OAK
2027	27" OAK
2028	14/10" OAK
2029	14" OAK
2031	17" OAK
2032	22" OAK
2033	18" OAK
2034	17" OAK
2035	24" OAK
2036	6" OAK
2037	8" OAK
2038	30" OAK
2039	8" OAK
2040	6" OAK
2041	8" OAK
2042	6" OAK
2043	6" OAK
2044	15" OAK
2045	18" OAK
2046	14" OAK
2047	26/8" OAK
2048	10" OAK
2049	10" OAK
2050	16/6" OAK
2051	32" OAK
2052	20" OAK
2053	16" OAK
2054	24" OAK
2055	24/17/13" OAK
2056	14" PALM
2057	18" OAK
2059	24" OAK
2060	18" PALM
2061	25" OAK
2062	23" OAK
2063	14" OAK
2064	24/15" OAK
2065	15" PINE
2066	8" PINE
2067	9/8" OAK
2068	15" OAK
2069	12" OAK
2072	14" OAK
2073	15/13" OAK
2074	27" OAK
2075	12/8" OAK
2076	13" OAK
2077	16" OAK
2078	6" OAK
2079	41/22" OAK
2080	8" OAK
2081	18/12" OAK
2082	13" OAK
2083	14/7" OAK
2084	12" OAK
2085	10" OAK
2086	16" OAK
2087	12" OAK
2088	10" OAK
2089	12/12/10" OAK
2090	8" OAK
2091	12" OAK
2092	8" OAK
2093	15/11" OAK
2094	8" OAK
2095	7" OAK
2096	15" OAK
2097	8" OAK
2098	6" OAK
2099	6" OAK
2100	11" OAK
2101	9" OAK
2102	7" OAK
2103	12/11/5" OAK
2104	7" OAK
2105	8" OAK
2106	14/13/13/14" OAK
2107	12" OAK
2108	14" OAK
2109	12" OAK
2110	10" OAK
2111	8" OAK
2112	11" OAK
2113	10" OAK
2114	15" OAK
2115	14" OAK
2116	10" OAK
2117	20/15/9" OAK
2118	13" OAK
2119	11" PINE
2120	15" OAK
2121	9" OAK
2122	7" OAK
2123	6" OAK
2124	14" OAK
2125	9" OAK
2126	7" OAK
2127	7" OAK
2128	6" OAK
2129	6" OAK

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

SIGNATURE | REG. NO. LA399 | DATE 4.30.18

REGISTERED LANDSCAPE ARCHITECT RICHARD R. CONANT LA 399 STATE OF FLORIDA

FOSTER CONANT & ASSOCIATES
120 West Robinson Street
Orlando, Florida 32801-1617
Phone (407) 648-2225
www.fosterconant.com

Seal

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VISTA RESERVE

CITY OF APOPKA, FL

TREE MITIGATION PLAN

Date: 04/05/18
Scale: N/A
Drawn: CPB Checked: RRC
File Name: SAMALP004.DWG
North

Sheet
LP-004

USER\PW: CHRISB\SYS03
FILE NAME: F:\PULTE - SANTA MARIA\WP\PD\SAMA-LP002.DWG
XREFS:
TIME: 27 APR 2018 - 3:35PM

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

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[signature]	LA 399	4.30.18

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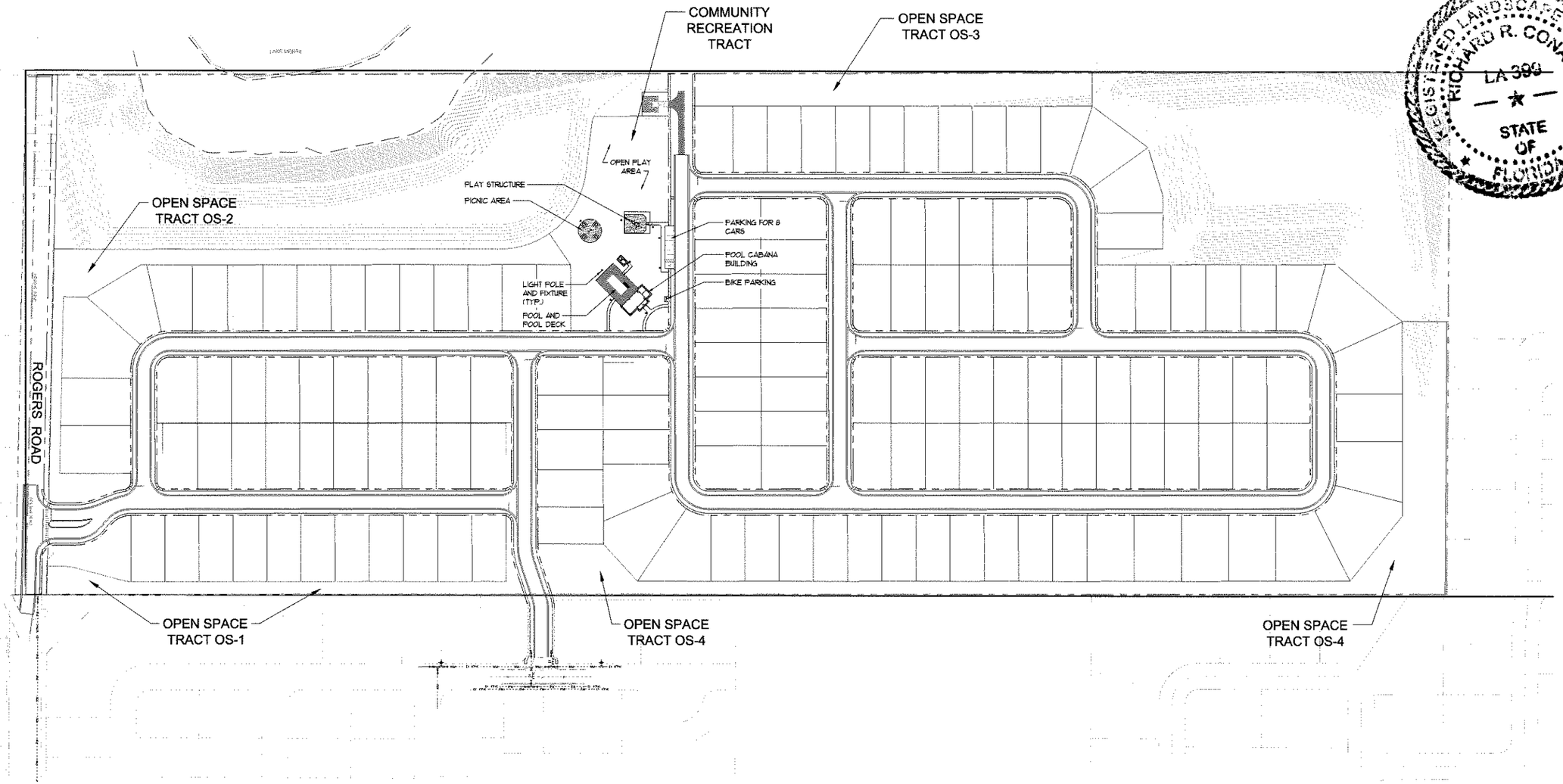
LA 399
STATE OF FLORIDA



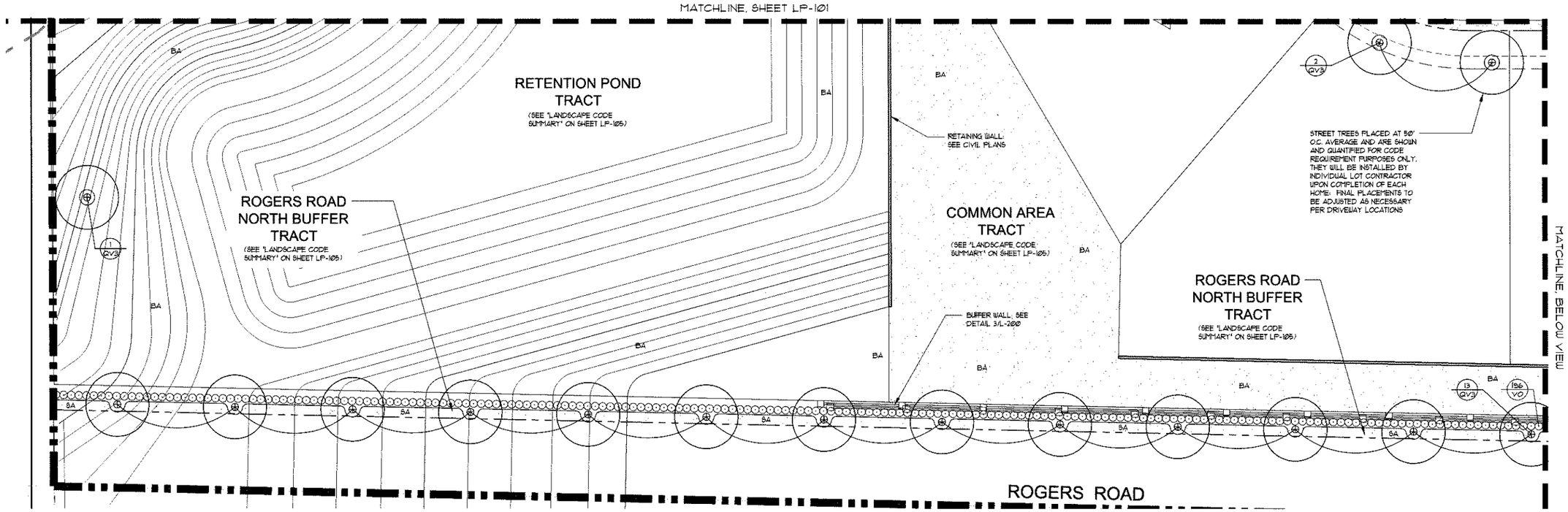
VISTA RESERVE

CITY OF APOPKA, FL

RECREATION/OPEN SPACE PLAN

Date: 04/05/18
Scale: 1"=100'
Drawn: CPB Checked: RRC
File Name: SAMALP005.DWG
North

Sheet: LP-005



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LA 399
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[signature]	LA 399	4.30.18

VISTA RESERVE

CITY OF APOPKA, FL

LANDSCAPE PLAN

Date: 04/05/18
Scale: 1"=20'
Drawn: CPB Checked: RRC
File Name: SAMALP100.DWG
North

Sheet

LP-100

USERPW: CHRISBISYS03
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XREFS:
TIME: 27 APR 2018 - 3:44PM

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

SIGNATURE | LA399 REG. NO. | 4.30.18 DATE

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RICHARD R. CONANT
LA 399
STATE OF FLORIDA

MATCHLINE, SHEET LP-100 TOP & BOTTOM VIEWS

BA

DRY RETENTION POND

SEE SHEET LP-104

RETAINING WALL: SEE CIVIL PLANS

RETENTION POND TRACT
(SEE 'LANDSCAPE CODE SUMMARY' ON SHEET LP-105)

LIFT STATION WALL AND GATES: SEE DETAIL 4/L-200

LIFT STATION

COMMON AREA TRACT
(SEE 'LANDSCAPE CODE SUMMARY' ON SHEET LP-105)

5 6 7 8 9 11 12 13 14 15 16

5' L'SCAPE ESMT.

18 QV3

9 QV3

3 QV3

99 98 97

100 101 102 103 104 105 106 107

1

39 QV3

17 18 19 20 21 22 23 24 25 26

45' O.C. TYP.

STREET TREES PLACED AT 50' O.C. AVERAGE AND ARE SHOWN AND QUANTIFIED FOR CODE REQUIREMENT PURPOSES ONLY. THEY WILL BE INSTALLED BY INDIVIDUAL LOT CONTRACTOR UPON COMPLETION OF EACH HOME. FINAL PLACEMENTS TO BE ADJUSTED AS NECESSARY PER DRIVEWAY LOCATIONS

RETAINING WALL: SEE CIVIL PLANS

36 35 34 33 32 31 30 29 28 27

52 53 51 54 50 55 49 56

17 QV3

19 QV3

MATCHLINE, SHEET LP-103 TOP VIEW

MATCHLINE, SHEET LP-102

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VISTA RESERVE

CITY OF APOPKA, FL

LANDSCAPE PLAN

Date: 04/05/18
Scale: 1" = 40'
Drawn: CPB Checked: RRC
File Name: SAMALP101.DWG
North

Sheet
LP-101

USERNAME: CHRISROYSTON
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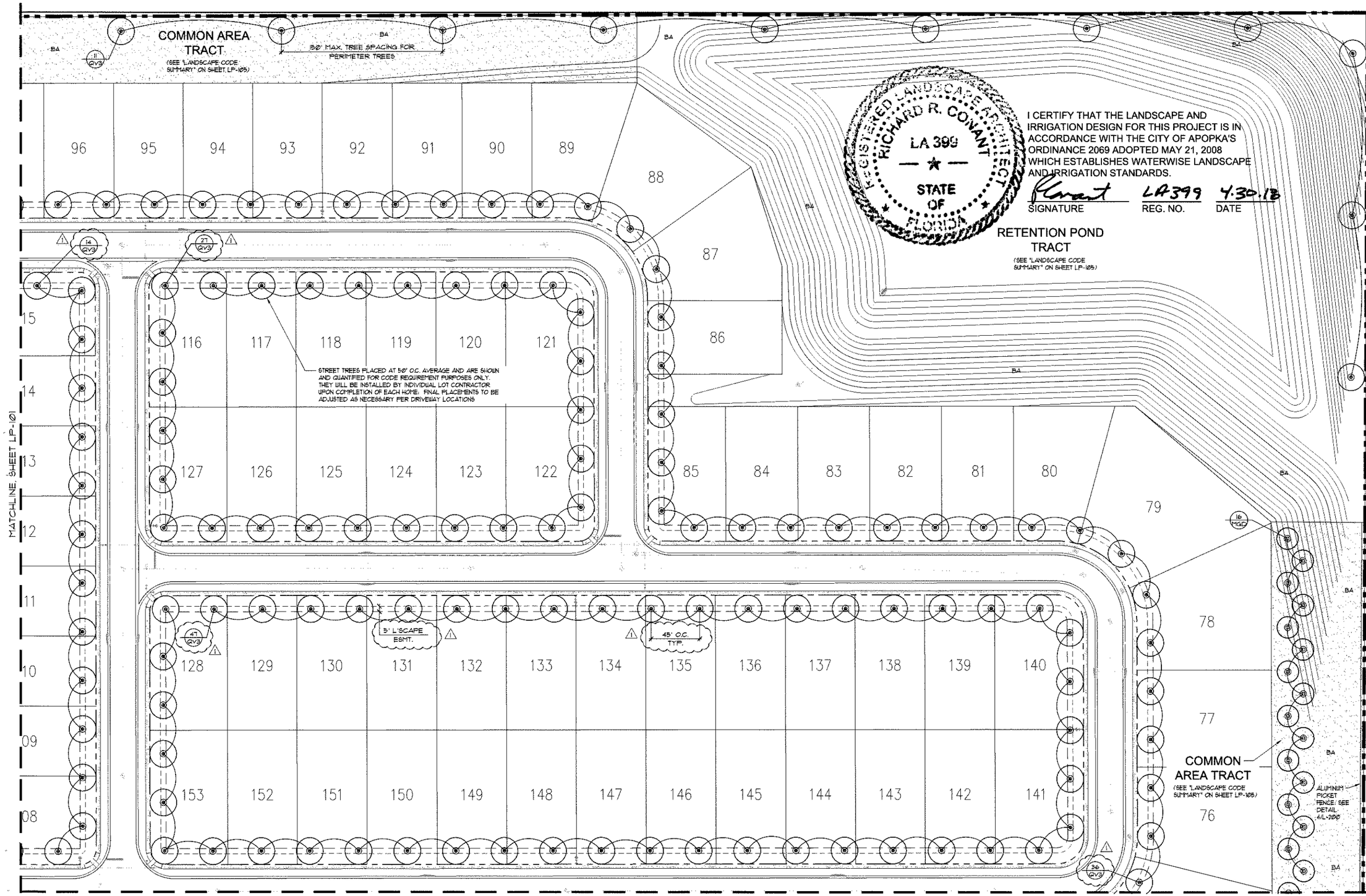

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[signature]	LA399	4.30.18

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VISTA RESERVE

CITY OF APOPKA, FL

LANDSCAPE PLAN

Date: 04/05/18
Scale: 1"=40'
Drawn: CPB Checked: RRC
File Name: SAMALP102.DWG
North

Sheet

LP-102

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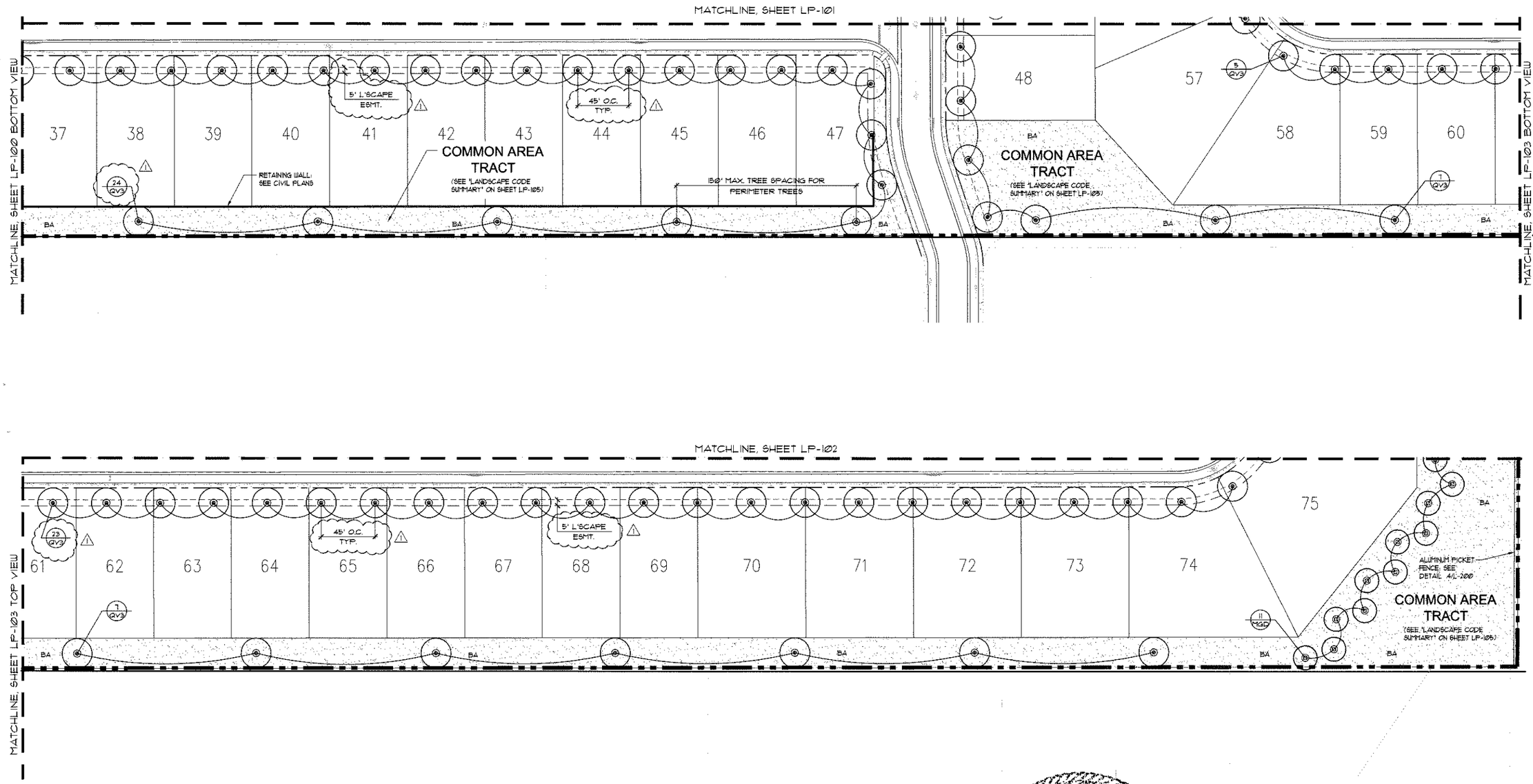

SOUTH PROPERTY BOUNDARY COMMON AREA TRACTS

SCALE: 1"=40'

REGISTERED LANDSCAPE ARCHITECT
RICHARD R. CONANT
LA 399
STATE OF FLORIDA

420

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

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[signature]	LA399	4.30.18

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CITY OF APOPKA, FL

LANDSCAPE PLAN

Date: 04/05/18
Scale: 1"=40'
Drawn: CPB Checked: RRC
File Name: SAMALP103.DWG
North

Sheet

LP-103

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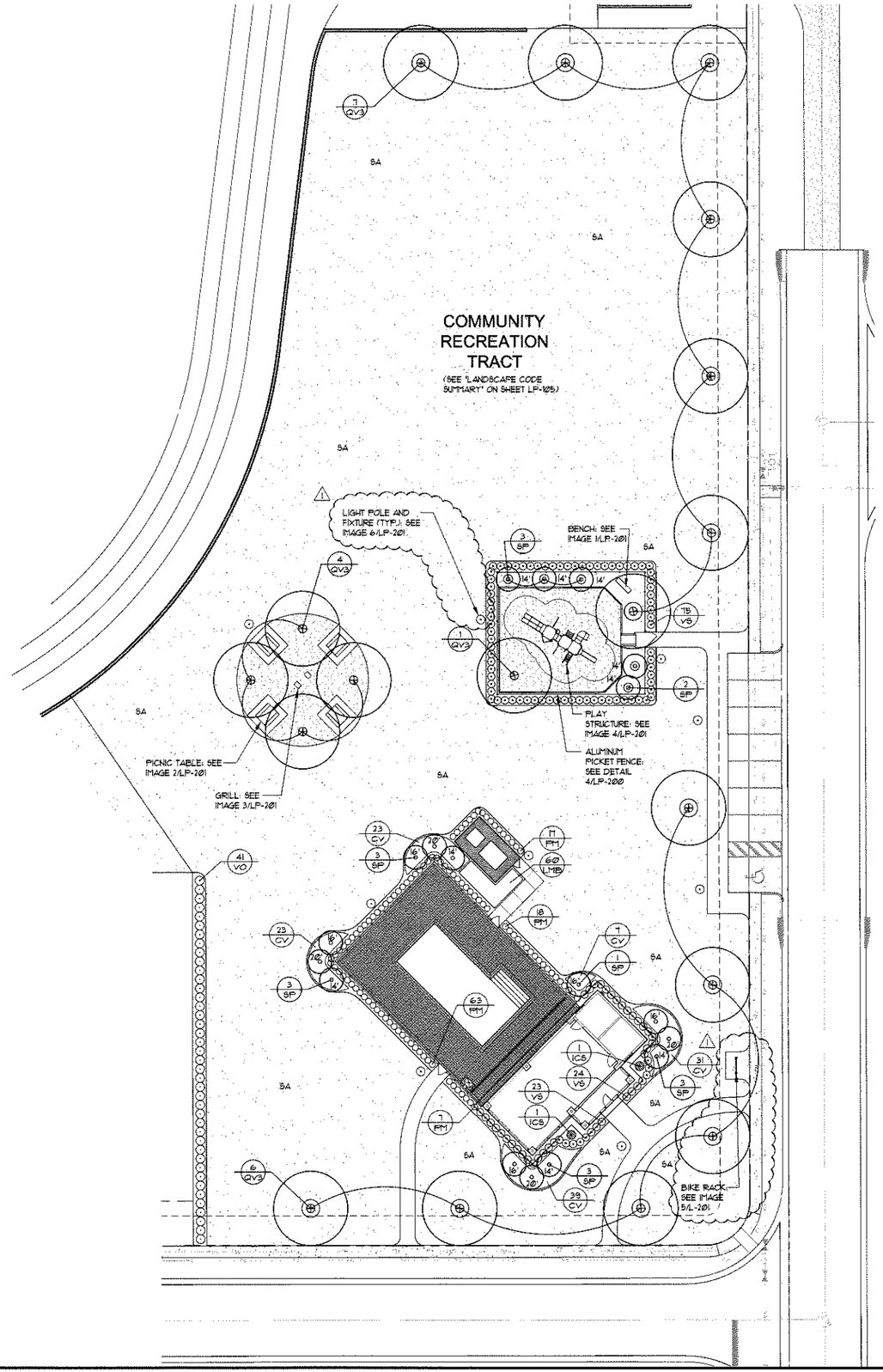

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VISTA RESERVE

CITY OF APOPKA, FL

LANDSCAPE PLAN

Date: 04/05/18
Scale: 1"=20'
Drawn: CPB Checked: RRC
File Name: SAMALP104.DWG
North

Sheet

LP-104

REGISTERED LANDSCAPE ARCHITECT
RICHARD R. CONANT
LA 399
STATE OF FLORIDA

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SIGNATURE	REG. NO.	DATE
R Conant	LA399	4.30.18

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FILE NAME: F:\PULTE - SANTA MARIA\WP\POISAMA-LP100.DWG
XREFS:
TIME: 27 APR 2018 - 3:46PM

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RConant	LA399	4.30.18
SIGNATURE	REG. NO.	DATE

REGISTERED LANDSCAPE ARCHITECT
RICHARD R. CONANT
LA 399
STATE OF FLORIDA

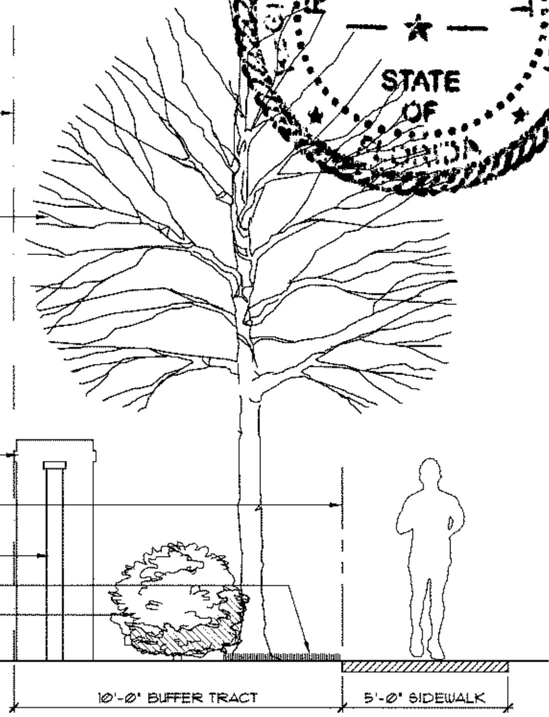
CITY OF APOPKA CODE SUMMARY

REQUIREMENT	CODE REFERENCE	CALCULATION	REQUIRED	PROVIDED	SIZE
ROGERS ROAD NORTH BUFFER TRACT					
ONE CANOPY TREE PER 45' ALONG ROGERS ROAD R.O.W.	SEC. 5.01.08(G) OF APOPKA CODE OF ORDINANCES (ACOO)	776 L.F./45 = 17.3	17 CANOPY TREES	17 CANOPY TREES	MIN. 2.5" DBH & 8' HT.
CONTINUOUS HEDGE ALONG ROGERS ROAD R.O.W	SEC. 5.01.08(G) OF APOPKA CODE OF ORDINANCES (ACOO)	N/A	CONTINUOUS ALONG ROAD R.O.W.	CONTINUOUS ALONG ROAD R.O.W.	MIN. 24" HT. @ PLANTING & 36" O.C.
PROVIDE SCREEN WALL	SEC. 3.9 OF APOPKA DEVELOPMENT DESIGN GUIDELINES (ADDG)	N/A	CONTINUOUS ALONG ROAD R.O.W.	CONTINUOUS ALONG ROAD R.O.W.	MAX. 6' HT. BRICK WALL
ROGERS ROAD SOUTH BUFFER TRACT					
ONE CANOPY TREE PER 25' ALONG ROGERS ROAD FRONTAGE R.O.W.	SEC. 2.02.18(D)(21)(d) OF APOPKA CODE OF ORDINANCES (ACOO)	67 L.F./25 = 2.68	3 CANOPY TREES	3 CANOPY TREES	MIN. 2.5" DBH & 8' HT.
CONTINUOUS HEDGE	SEC. 5.01.08(G) OF ACOO	N/A	CONTINUOUS ALONG ROAD R.O.W.	CONTINUOUS ALONG ROAD R.O.W.	MIN. 24" HT. @ PLANTING & 36" O.C.*
PROVIDE SCREEN WALL	SEC. 3.9 OF APOPKA DEVELOPMENT DESIGN GUIDELINES (ADDG)	N/A	CONTINUOUS ALONG ROAD R.O.W.	CONTINUOUS ALONG ROAD R.O.W.	MAX. 6' HT. BRICK WALL
OVERALL TREE REQUIREMENT					
1 CANOPY TREE PER 8000 SQ. FT. OF SITE AREA	SEC. 5.01.08(A)	2,660,965 S.F./8000 = 332.62	333 CANOPY TREES	666 CANOPY TREES**	MIN. 2.5" CAL. & 8' HT.
PERIMETER TREE REQUIREMENT					
1 CANOPY TREE PER 150 FT. OF SITE PERIMETER	SEC. 2.02.18(D)(21)(d)(1) OF APOPKA CODE OF ORDINANCES (ACOO)	6301 L.F./150 = 42.00	42 CANOPY TREES	60 CANOPY TREES	MIN. 2.5" CAL. & 8' HT.
COMMUNITY RECREATION TRACT					
1 CANOPY TREE PER 4000 SQ. FT. OF TRACT AREA	SEC. 5.01.08(F) OF ACOO	72,679 S.F./4000 = 18.16	18 CANOPY TREES	18 CANOPY TREES	MIN. 2.5" CAL. & 8' HT.

* Since a 6' wall is also being provided in this buffer, a 24" shrub height is being substituted for the normally required 36" high berm/hedge screen requirement
** Proposed overall tree total consists of 249 canopy street trees, 113 canopy trees to be placed in common tract areas and 306 canopy trees at 2 trees per residential lot to be placed in single family lots.

⚠ NOTE:

ALL SPECIFIED PLANTS IN THE PLANT LIST ARE 'FLORIDA FRIENDLY' AS LISTED IN THE FLORIDA FRIENDLY LANDSCAPING GUIDE AS PUBLISHED BY THE UNIVERSITY OF FLORIDA/IFAS EXTENSION SERVICE AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



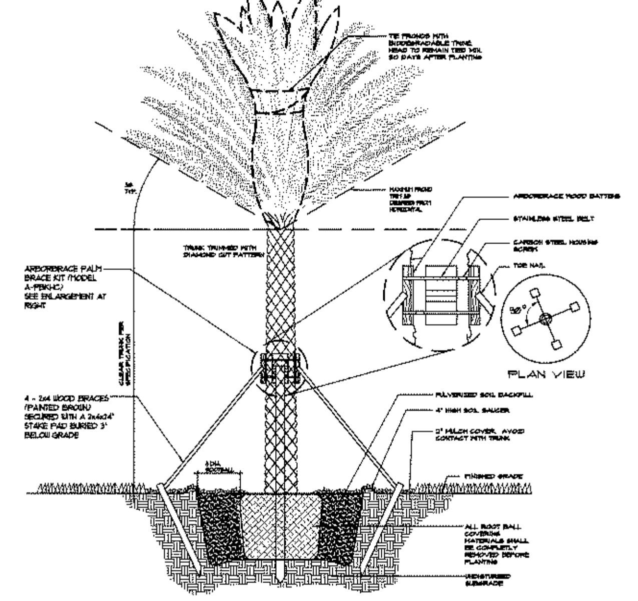
10' ROGERS ROAD RIGHT-OF-WAY LANDSCAPE BUFFER
SCALE : 3/8" = 1'-0"

PLANT SCHEDULE

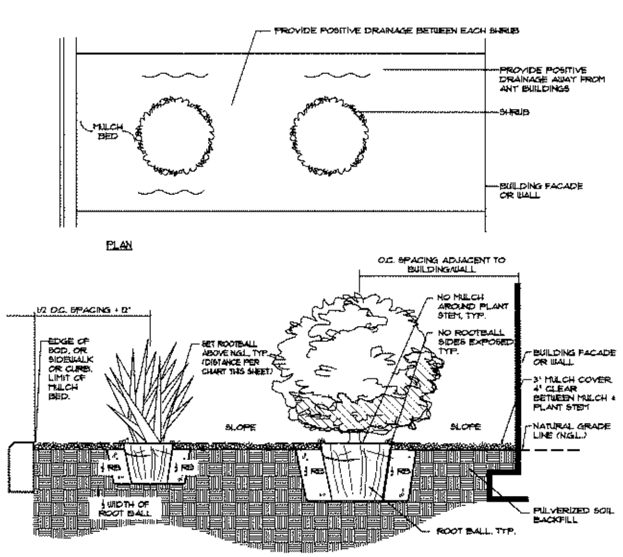
TREES						
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	WATER USE	NATIVE
ED	6	ELAEOCARPUS DECIPIENS	JAPANESE BLUEBERRY	MIN. 8' HT. & 3" MIN.CAL., FULL, 3' C.T.	LOW	NO
LJ	2	LIGUSTRUM JAPONICUM	TREE LIGUSTRUM	MIN. 6' HT., FULL, MULTI-STEM	MEDIUM	NO
MGD	27	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD'	D.D. BLANCHARD MAGNOLIA	MIN. 8' HT. & 3" MIN.CAL., FULL, SYMMETRICAL FORM	MEDIUM	YES
QV3	359	QUERCUS VIRGINIANA	LIVE OAK	MIN. 8' HT. & 3" MIN.CAL., FULL, SYMMETRICAL FORM	LOW	YES
PALMS						
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	WATER USE	NATIVE
PS	3	PHOENIX SYLVESTRIS	SILVER DATE PALM	MIN. 10' C.T., DIAMOND-CUT TRUNK, SPECIMEN QUALITY	LOW	NO
SP	26	SABAL PALMETTO	CABBAGE PALM	REMOVE BOOTS, C.T. HT. AS NOTED ON PLANS, REGENERATED ROOTS	LOW	YES
SHRUBS						
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	WATER USE	NATIVE
CV	123	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH	3 GAL., 12"-14" HT. X 12"-14" SPRD, 24" O.C.	LOW	NO
DB	56	DIETES BICOLOR	YELLOW AFRICAN IRIS	1 GAL., 18"-24" HT., 3-4 PPP, 18" O.C.	MEDIUM	NO
ICS	2	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL HOLLY	3 GAL., 24"-28" HT. X 24"-28" SPRD, 30" O.C., FULL	MEDIUM	YES
LMB	60	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE BORDER GRASS	1 GAL., FULL IN POT, 18" O.C.	LOW	NO
MC	73	MUHLENBERGIA CAPILLARIS	MUHLY GRASS	3 GAL., 24"-28" HT. X 24"-28" SPRD, 30" O.C., FULL	LOW	YES
PM	105	PODOCARPUS MACROPHYLLUS	YEW PODOCARPUS	3 GAL., 20"-24" HT. X 14"-16" SPRD, 24" O.C.	LOW	NO
RIA	105	RHAPHIOLEPIS INDICA 'ALBA'	WHITE INDIAN HAWTHORN	3 GAL., 12"-14" HT. X 12"-14" SPRD, 24" O.C.	LOW	NO
VO	323	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	MIN. 24" HT., 3' O.C., FULL	MEDIUM	NO
VS	122	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	3 GAL., 16"-20" HT. X 16"-20" SPRD, 30" O.C., FULL	MEDIUM	NO
GRASS						
SYM	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	WATER USE	NATIVE
BA	TBD	PASPALUM NOTATUM 'ARGENTINE'	ARGENTINE BAHIA	FULL, DENSE FOLIAGE, PEST AND DISEASE FREE	LOW	NO
SA	TBD	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM ST. AUGUSTINE	FULL, DENSE FOLIAGE, PEST AND DISEASE FREE	MEDIUM	NO

GENERAL NOTES

1. ALL UNPAVED AREAS NOT DESIGNATED AS A LANDSCAPE SHRUB BED SHALL BE COVERED WITH SOD AS INDICATED ON PLANS.
2. ALL SHRUBS SHALL BE PLANTED 1-1/2" AND TREES AT HEIGHT SPECIFIED IN TREE PLANTING DETAIL ABOVE GRADE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLANT HEALTH IN ON-SITE SOILS.
3. NEWLY INSTALLED TREES SHALL HAVE THEIR CALIPER MEASURED AT DIAMETER BREAST HEIGHT (DBH) PER CITY OF APOPKA CODE.
4. ALL PLANT MATERIAL SHALL MEET OR EXCEED THE GRADE STANDARDS OF FLORIDA NO. 1 AS PROVIDED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS' (LATEST EDITION), STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, AND ANY AMENDMENTS THERETO.
5. THE LANDSCAPE ARCHITECT MAY REJECT ANY PLANT MATERIAL BROUGHT TO THE SITE WHICH HE DEEMS TO BE OF INFERIOR QUALITY, DOES NOT MEET FLORIDA NO. 1 GRADE OR THAT DOES NOT MEET SPECIFIED SIZE.
6. ALL TREES WITH THE EXCEPTION OF PALMS SHALL BE EITHER CONTAINER GROWN OR FIELD GROWN. NO GROW BAGS WILL BE ACCEPTED.
7. ALL PLANT BEDS AND DESIGNATED 'MULCH' AREAS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3" PINE BARK 'MINI-NUGGETS' MULCH.
8. ALL TREES SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL INSPECTION.
9. ALL TREES SHALL HAVE ALL SYNTHETIC BURLAP REMOVED FROM THE ENTIRE ROOT BALL. THE TOP THREE ROWS OF SQUARES ON ALL CAGES AROUND THE ROOT BALLS SHALL BE CLIPPED OFF AND REMOVED.
10. THE CONTRACTOR SHALL READ AND ADHERE TO ALL WRITTEN SPECIFICATIONS.
11. THE CONTRACTOR SHALL SUBMIT UNIT PRICES FOR ALL BID ITEMS.
12. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND DEPTHS PRIOR TO LANDSCAPE INSTALLATION.
13. THE CONTRACTOR SHALL VISUALLY INSPECT THE SOILS CONDITION OF THE SITE. HE SHALL DIG A MINIMUM OF 12 TEST HOLES 3 FEET DEEP RANDOMLY AROUND THE SITE. HE SHALL PREFORM PERCOLATION TESTS IN THESE HOLES FOR A PERIOD OF ONE HOUR EACH. THE HOLES SHALL BE FILLED WITH WATER AND IF THE HOLES HOLD MORE THAN 6" OF WATER AFTER ONE HOUR, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF THE PROBLEM. THE CONTRACTOR SHALL RECOMMEND SUBSTITUTIONS OF PLANT MATERIAL AND PLANTING INSTALLATION TO ACCOMODATE POOR DRAINING SOILS.
14. THE CONTRACTOR SHALL PROVIDE A SOIL TEST IN 4 LOCATIONS AND PROVIDE RECOMMENDATIONS FOR AMENDMENTS BASED ON THE RESULTS IN ORDER TO ACHIEVE A BALANCED PH FOR THE PLANTING BACKFILL. (SEE SECTION 2.01.B OF THE LANDSCAPE SPECIFICATIONS). IMPROPER SOIL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL RECTIFY ALL INCURRED DAMAGES AT NO ADDITIONAL COST TO THE OWNER.
15. SUCCESSFUL BIDDER SHALL LOCK UP ALL MATERIALS IMMEDIATELY AFTER CONTRACT ASSIGNMENT. PLANTS SHALL BE HELD DURING THE PERIOD FROM CONTRACT TO INSTALLATION TO ALLOW FOR ADDITIONAL GROWTH. ALL PLANTS WILL BE REQUIRED TO BE FULL AND HEALTHY. CONTRACTOR SHALL ARRANGE FOR PLANT APPROVAL PRIOR TO DELIVERY EITHER BY SAMPLES, PHOTOS OR NURSERY VISITS.
16. THE CONTRACTOR SHALL REVIEW THE SOILS REPORT ON FILE WITH THE OWNER.
17. THE INSTALLATION OF PLANT MATERIAL SHALL BE VIEWED AS ACCEPTANCE BY THE CONTRACTOR OF EXISTING GRADES AS GIVEN TO HIM.
18. THE CONTRACTOR SHALL PROVIDE TO THE LANDSCAPE ARCHITECT A WRITTEN LETTER OF ACCEPTABILITY OF GRADES. FAILURE TO DO SO WILL BE VIEWED AS AN ACCEPTANCE OF EXISTING GRADES BY THE CONTRACTOR.
19. IN THE EVENT OF A VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL QUANTITY OF PLANTS SHOWN ON THE PLAN DRAWINGS, THE PLANS SHALL CONTROL. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING A QUANTITY COUNT AS A CHECK FOR DISCREPANCIES.
20. WHERE LIGHT POLES AND TREES OR STREET SIGNS AND TREES OCCUR IN PROXIMITY TO EACH OTHER, A MINIMUM SEPARATION OF 10 FEET SHALL BE MAINTAINED.
21. THE CONTRACTOR WILL BE REQUIRED TO SAND AREAS OF SOD THAT ARE NOT SMOOTHLY APPLIED TO ELIMINATE SMALL IRREGULARITIES IN GRADES. LARGE GRADE IRREGULARITIES WILL REQUIRE REGRADING AND RESODDING.
22. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE INCLUDING ALL MOWING, EDGING, TRIMMING, PRUNING AND SPRAYING OF PESTICIDES AND FUNGICIDES UNTIL THE TIME OF FINAL ACCEPTANCE BY THE OWNER. IF PROJECT IS INSTALLED IN PHASES, OWNER WILL PROVIDE PHASING INFORMATION AT TIME OF BIDDING PROCESS.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR RECEIVING THE LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANT BED LAYOUTS AND TREE LOCATIONS PRIOR TO INSTALLATION. IF PLANT MATERIAL IS INSTALLED PRIOR TO LANDSCAPE ARCHITECT'S APPROVAL, CONTRACTOR WILL BE SUBJECT TO RELOCATING THE MATERIAL AT THE LANDSCAPE ARCHITECT'S REQUEST AND AT THE CONTRACTOR'S OWN EXPENSE.
24. PRIOR TO THE REMOVAL OF ANY TREES, THE TREES TO BE RETAINED SHALL HAVE PROTECTIVE TREE BARRIERS PER THE TREE PROTECTION DETAIL.
25. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NORMAL HIGH WATER ELEVATION OF THE RETENTION POND(S) WITH THE CIVIL ENGINEER PRIOR TO PLANTING ANY SPECIFIED TREES OR LITTORAL PLANTINGS IN THE IMMEDIATE POND VICINITY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF THE NORMAL HIGH WATER ELEVATION IS NOT AS SHOWN ON THE LANDSCAPE PLANS SO THAT PROPER REVISIONS CAN BE MADE.
26. CONTRACTOR IS EXPECTED TO CARRY OUT ALL RESPONSIBILITIES AS SET FORTH IN THESE LANDSCAPE NOTES AND IN THE LANDSCAPE SPECIFICATIONS. THEY WILL BE STRICTLY ENFORCED BY THE OWNER/LANDSCAPE ARCHITECT.

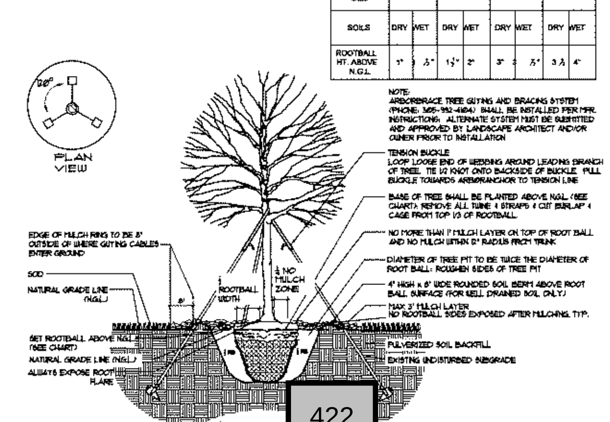


SYLVESTER DATE PALM DETAIL
SCALE : N.T.S.

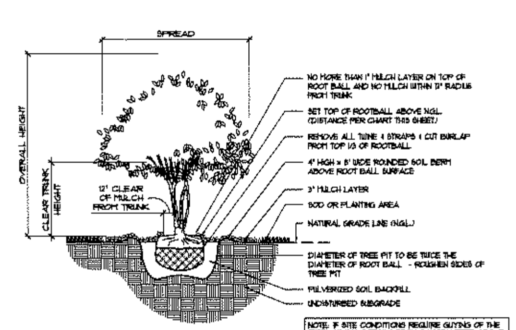


SHRUB PLANTING DETAIL
SCALE : N.T.S.

TOP OF PLANT ROOTBALL IN RELATION TO NATURAL GRADE LINE (N.G.L.)								
CONTAINER SIZE	1-3 GAL.		5-7 GAL.		15-65 GAL.		100 GAL.	
SOILS	DRY	WET	DRY	WET	DRY	WET	DRY	WET
ROOTBALL HT. ABOVE N.G.L.	1"	1½"	1½"	2"	3"	3½"	3½"	4"



LARGE TREE PLANTING DETAIL ... BURLAP
SCALE : N.T.S.



MULTI-TRUNK PLANTING DETAIL
SCALE : N.T.S.

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Revisions
⚠1 04.30.18 - CITY COMMENTS (04.23.18)

Project
VISTA RESERVE
CITY OF APOPKA, FL

LANDSCAPE NOTES & DETAILS

Date: 04/05/18
Scale: AS NOTED
Drawn: CPB Checked: RRC
File Name: SAMALP105.DWG
North

Sheet
LP-105

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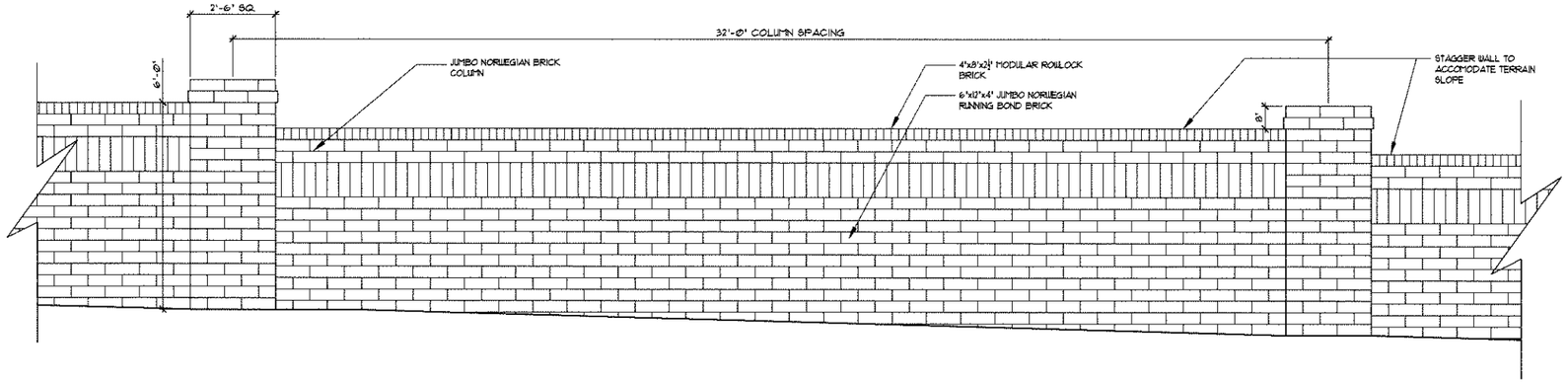
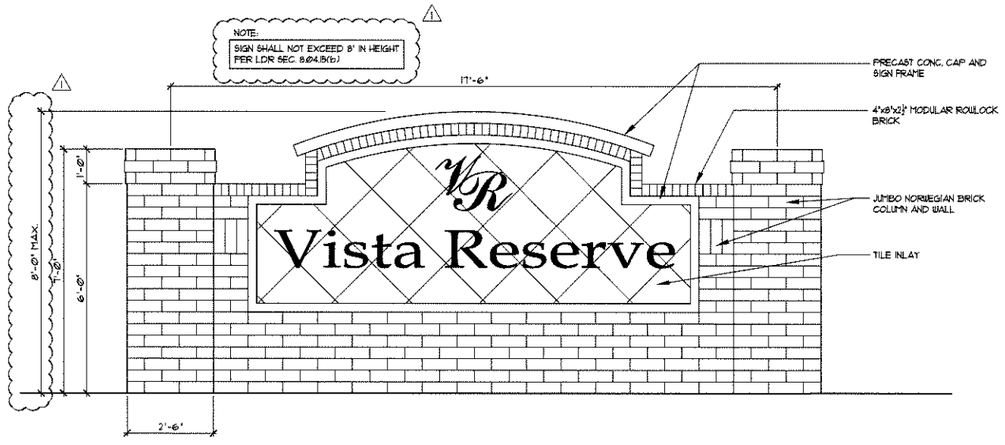


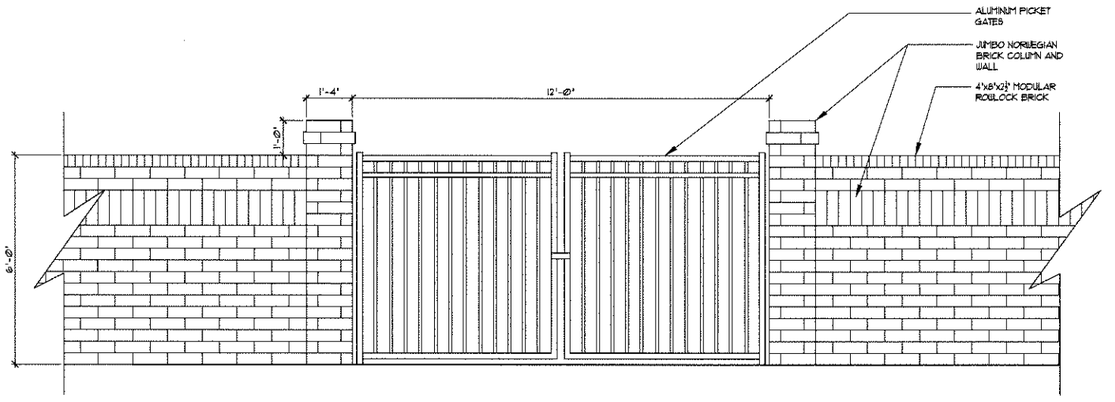
1 BUFFER WALL ELEVATION

SCALE: 1/2" = 1'-0"



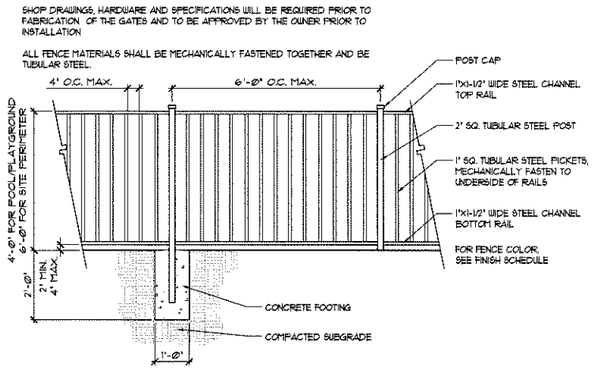
2 SIGN WALL ELEVATION

SCALE: 1/2" = 1'-0"



3 LIFT STATION WALL AND GATE ELEVATION

SCALE: 1/2" = 1'-0"



4 PLAYGROUND PICKET FENCE

SCALE: 1/2" = 1'-0"

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Revisions

1 04.30.18 - CITY COMMENTS (04.23.18)

Project

VISTA RESERVE

CITY OF APOPKA, FL

HARDSCAPE DETAILS

Date: 04/05/18
Scale: AS NOTED
Drawn: CPB Checked: RRC
File Name: EMTHLP200.DWG
North

RECORD DRAWINGS FOR THE PROJECT CONTAIN INFORMATION FURNISHED BY OTHERS WHO ASSURED ITS CORRECTNESS AND ACCURACY. THE DRAWINGS HAVE BEEN REVIEWED BY ME OR BY INDIVIDUALS UNDER MY DIRECT SUPERVISION AND FOUND TO BE ADEQUATE AND CONSISTENT WITH THE PERMIT AND THE APPROVED DRAWINGS AND SPECIFICATIONS. ANY ADJUSTMENTS AND MINOR DEVIATIONS, WHICH ARE DEPICTED, WERE MADE WITH PRIOR APPROVALS AND ARE JUDGED BY ME NOT TO ALTER THE MAIN INTENT OF THE DESIGN, THE SAFETY OR THE STRUCTURAL INTEGRITY OF THE CONSTRUCTED WORK AND WILL NOT PREVENT THE PROJECT FROM FUNCTIONING IN ACCORDANCE WITH THE RULE REQUIREMENTS.

REGISTERED LANDSCAPE ARCHITECT
RICHARD R. CONANT
LA 399
STATE
FLORIDA

423

SIGNATURE | REG. NO. LA399 | DATE 4.30.18

Sheet

LP-200

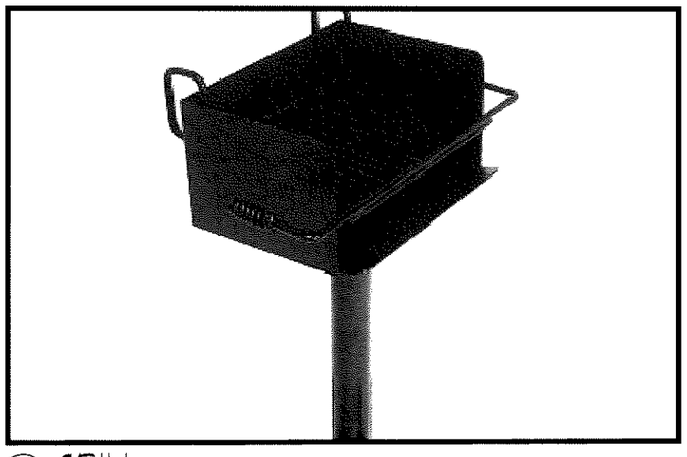
USER:PW: CHRISBISHOP
FILE NAME: F:\PULTE - SANTA MARIA\WP\PDISAMA-LP200.DWG
XREFS:
TIME: 27 APR 2018 - 3:48PM

1 BENCH

N.T.S.

2 PICNIC TABLE

N.T.S.

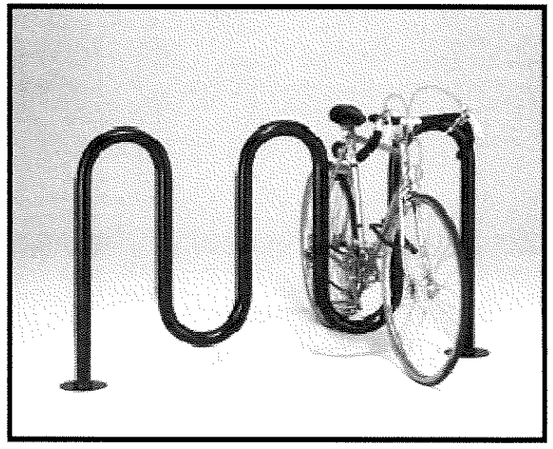


3 GRILL

N.T.S.

4 PLAY STRUCTURE

N.T.S.



5 BIKE RACK

N.T.S.

6 LIGHT FIXTURE AND POLE

N.T.S.

REGISTERED LANDSCAPE ARCHITECT
RICHARD R. CONANT
LA 399
STATE
FLORIDA

RECORD DRAWINGS FOR THE PROJECT CONTAIN INFORMATION FURNISHED BY OTHERS WHO ASSURED ITS CORRECTNESS AND ACCURACY. THE DRAWINGS HAVE BEEN REVIEWED BY ME OR BY INDIVIDUALS UNDER MY DIRECT SUPERVISION AND FOUND TO BE ADEQUATE AND CONSISTENT WITH THE PERMIT AND THE APPROVED DRAWINGS AND SPECIFICATIONS. ANY ADJUSTMENTS AND MINOR DEVIATIONS, WHICH ARE DEPICTED, WERE MADE WITH PRIOR APPROVALS AND ARE JUDGED BY ME NOT TO ALTER THE MAIN INTENT OF THE DESIGN, THE SAFETY OR THE STRUCTURAL INTEGRITY OF THE CONSTRUCTED WORK AND WILL NOT PREVENT THE PROJECT FROM FUNCTIONING IN ACCORDANCE WITH THE RULE REQUIREMENTS.

SIGNATURE	REG. NO.	DATE
[signature]	LA399	4.30.18

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Revisions

1 04.30.18 - CITY COMMENTS (04.23.18)

Project

VISTA RESERVE

CITY OF APOPKA, FL

HARDSCAPE IMAGES

Date: 04/05/18
Scale: AS NOTED
Drawn: CPB Checked: RRC
File Name: EMTHLP201.DWG
North

Sheet

LP-201

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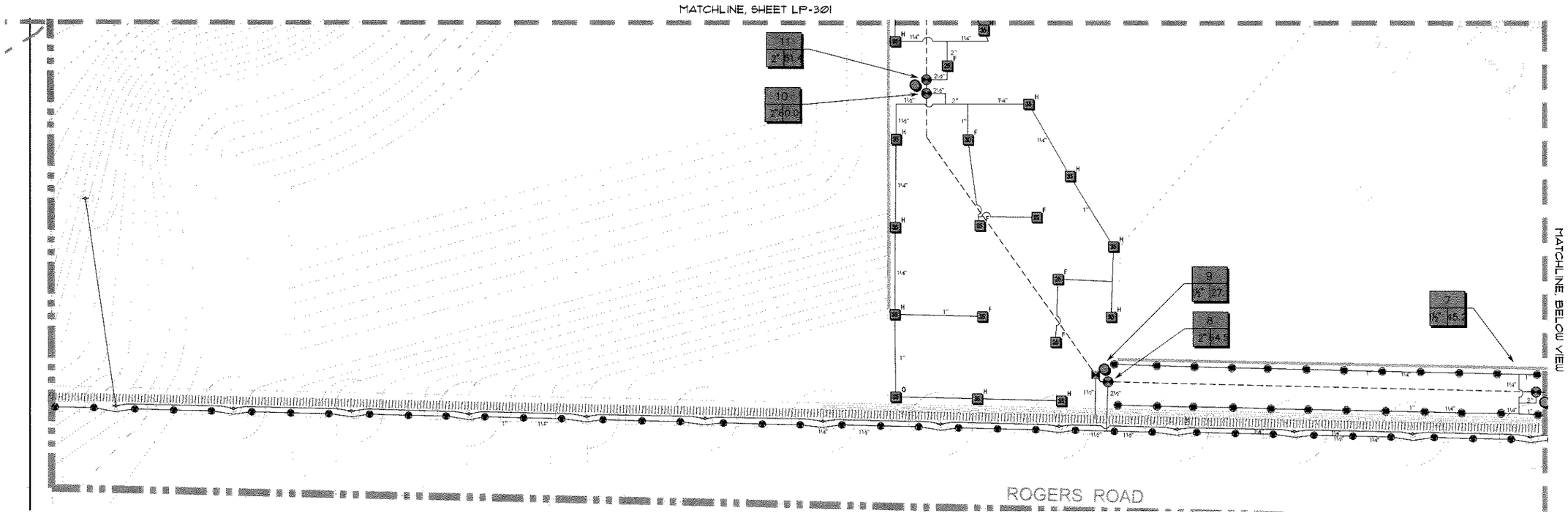

REGISTERED LANDSCAPE ARCHITECT
RICHARD R. CONANT
LA 393
STATE OF FLORIDA

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

SIGNATURE	REG. NO.	DATE
[signature]	LA399	4.30.18

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Revisions
1 04.30.18 - CITY COMMENTS (04.23.18)

Project

VISTA RESERVE

CITY OF APOPKA, FL

IRRIGATION PLAN

Date: 04/05/18
Scale: 1"=20'
Drawn: CPB Checked: RRC
File Name: SAMALP300.DWG
North

Sheet
LP-300

USER/PW: CHRISB/SYS03
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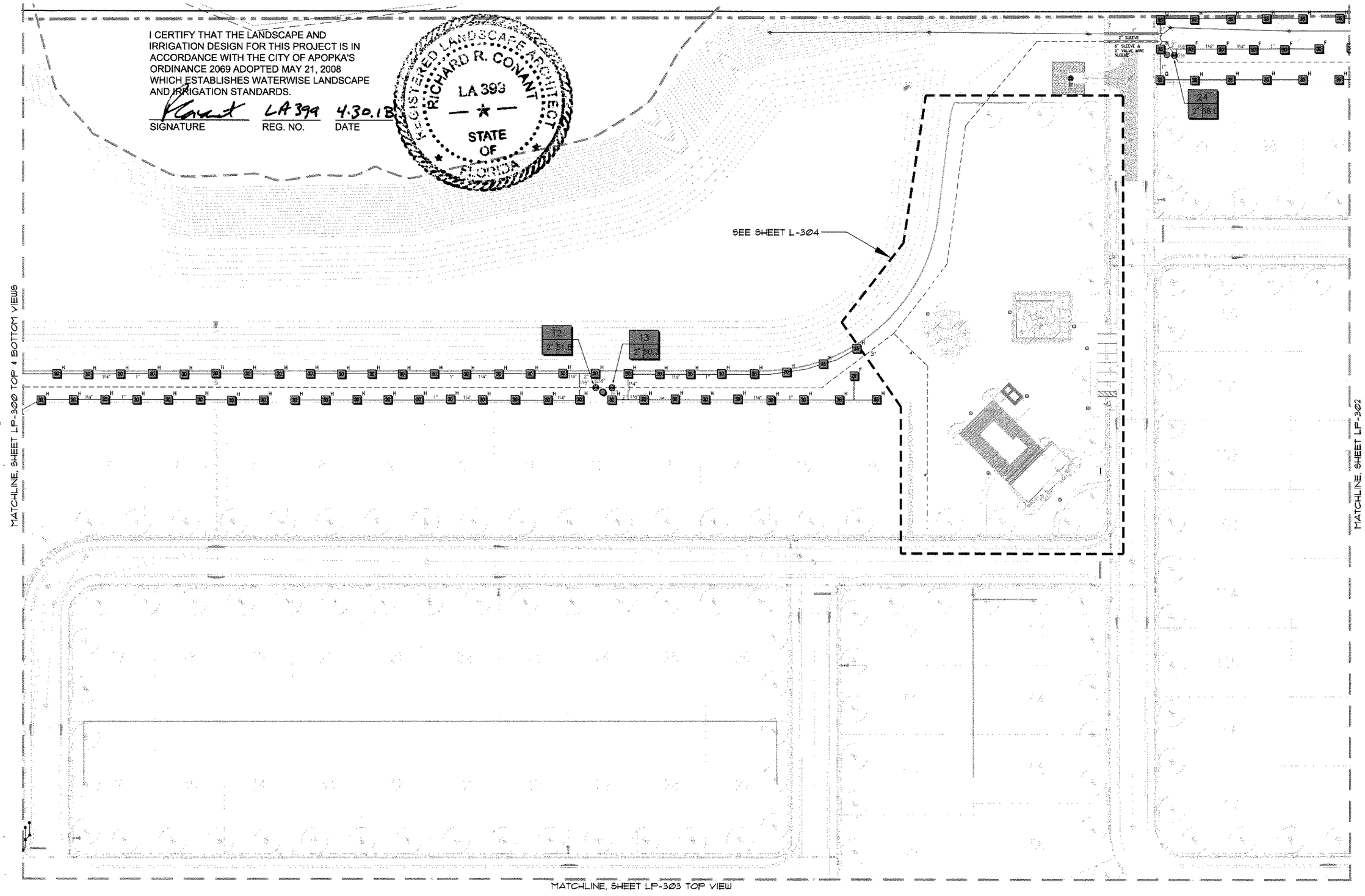
I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE	REG. NO.	DATE
[signature]	LA 399	4.30.18

REGISTERED LANDSCAPE ARCHITECT
RICHARD R. CONANT
LA 399
STATE OF FLORIDA



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Revisions

Project

VISTA RESERVE

CITY OF APOPKA, FL

IRRIGATION PLAN

Date: 04/05/18
Scale: 1"=40'
Drawn: CPB Checked: RRC
File Name: SAMALP301.DWG
North

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LP-301

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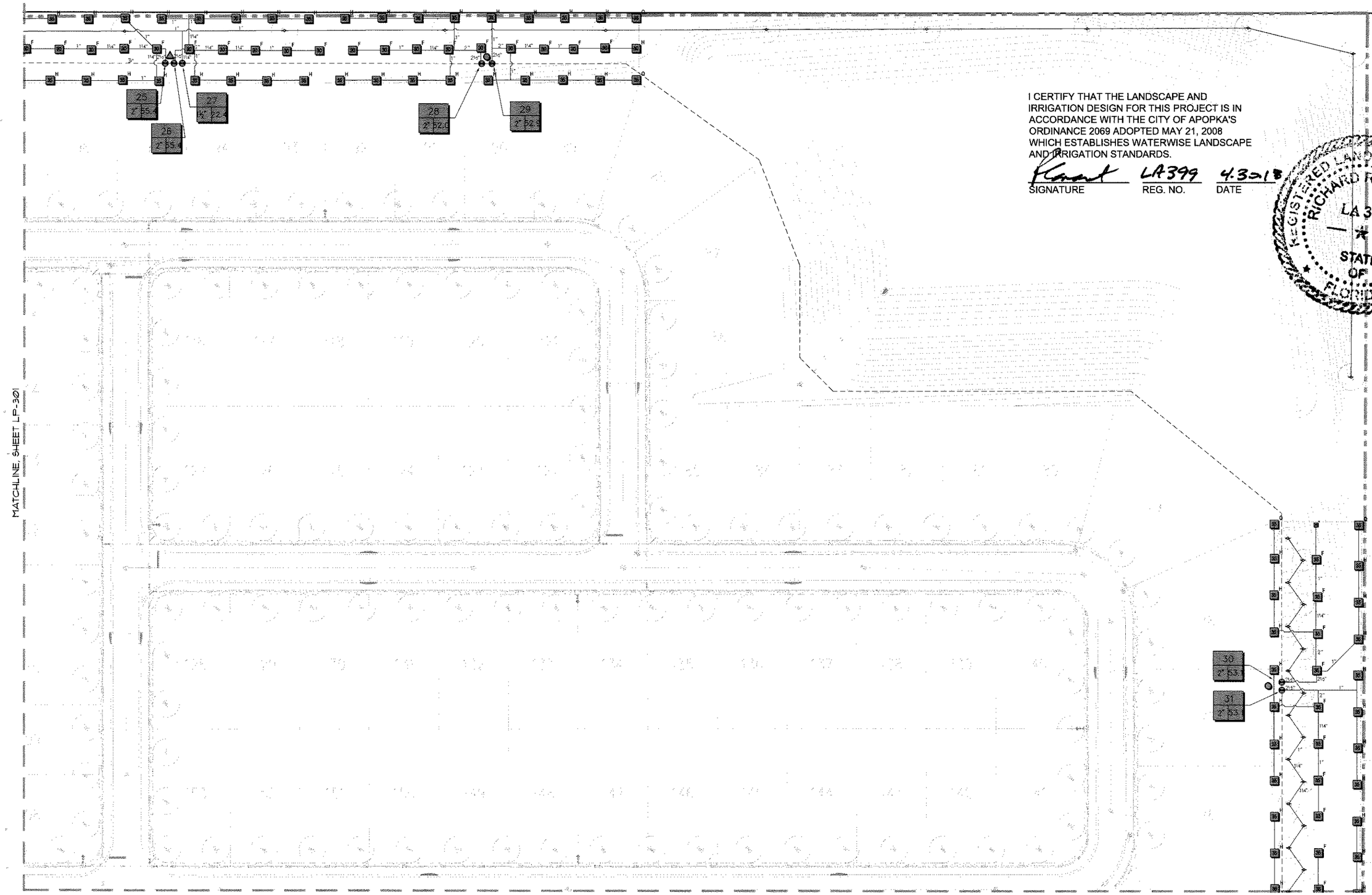

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[signature]	LA399	4.30.18

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LA 399
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VISTA RESERVE

CITY OF APOPKA, FL

IRRIGATION PLAN

Date: 04/05/18
Scale: 1"=40'
Drawn: CPB Checked: RRC
File Name: SAMALP302.DWG
North

Sheet

LP-302

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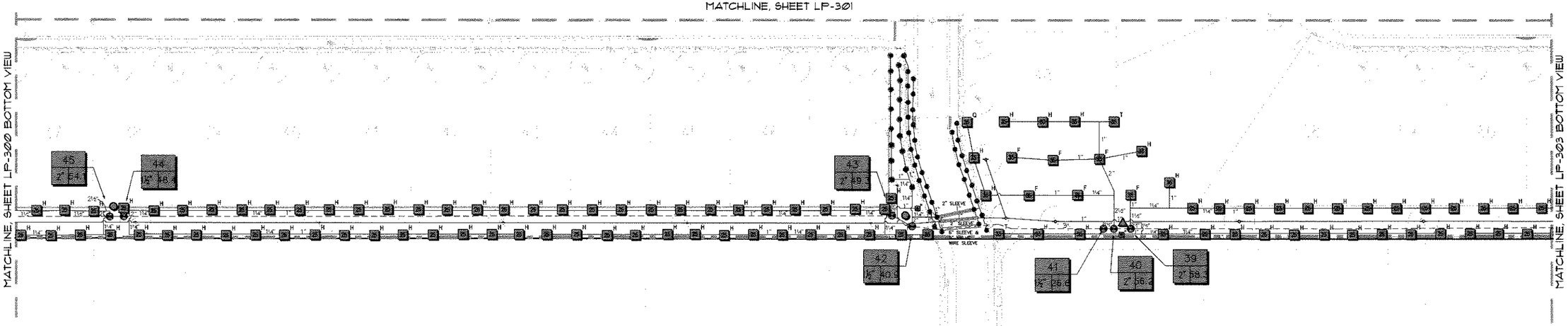

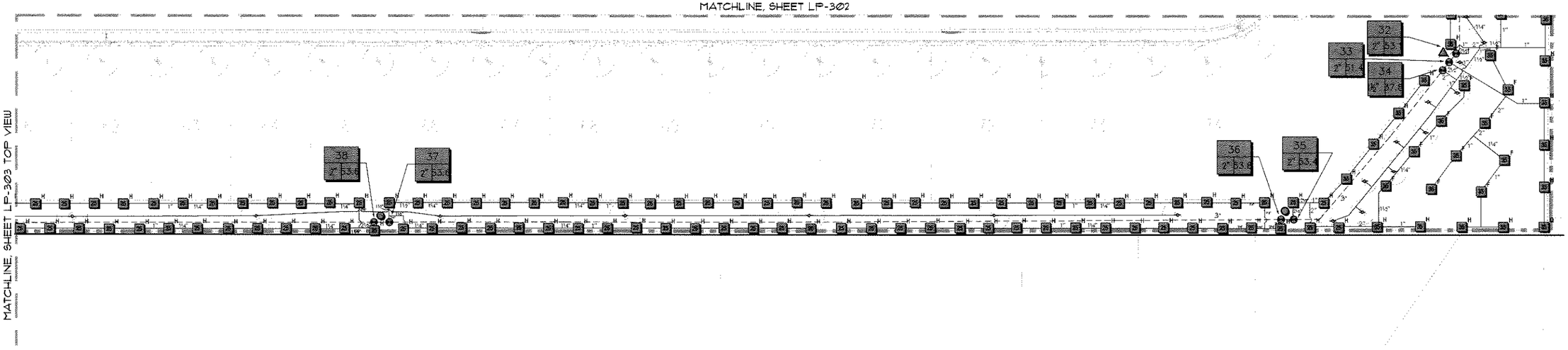

SOUTH PROPERTY BOUNDARY COMMON AREA TRACTS

SCALE: 1"=40'

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

REGISTERED LANDSCAPE ARCHITECT
RICHARD R. CONANT
LA 399
STATE OF FLORIDA

SIGNATURE	REG. NO.	DATE
[signature]	LA399	4.30.18

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VISTA RESERVE

CITY OF APOPKA, FL

IRRIGATION PLAN

Date: 04/05/18
Scale: 1"=40'
Drawn: CPB Checked: RRC
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LP-303

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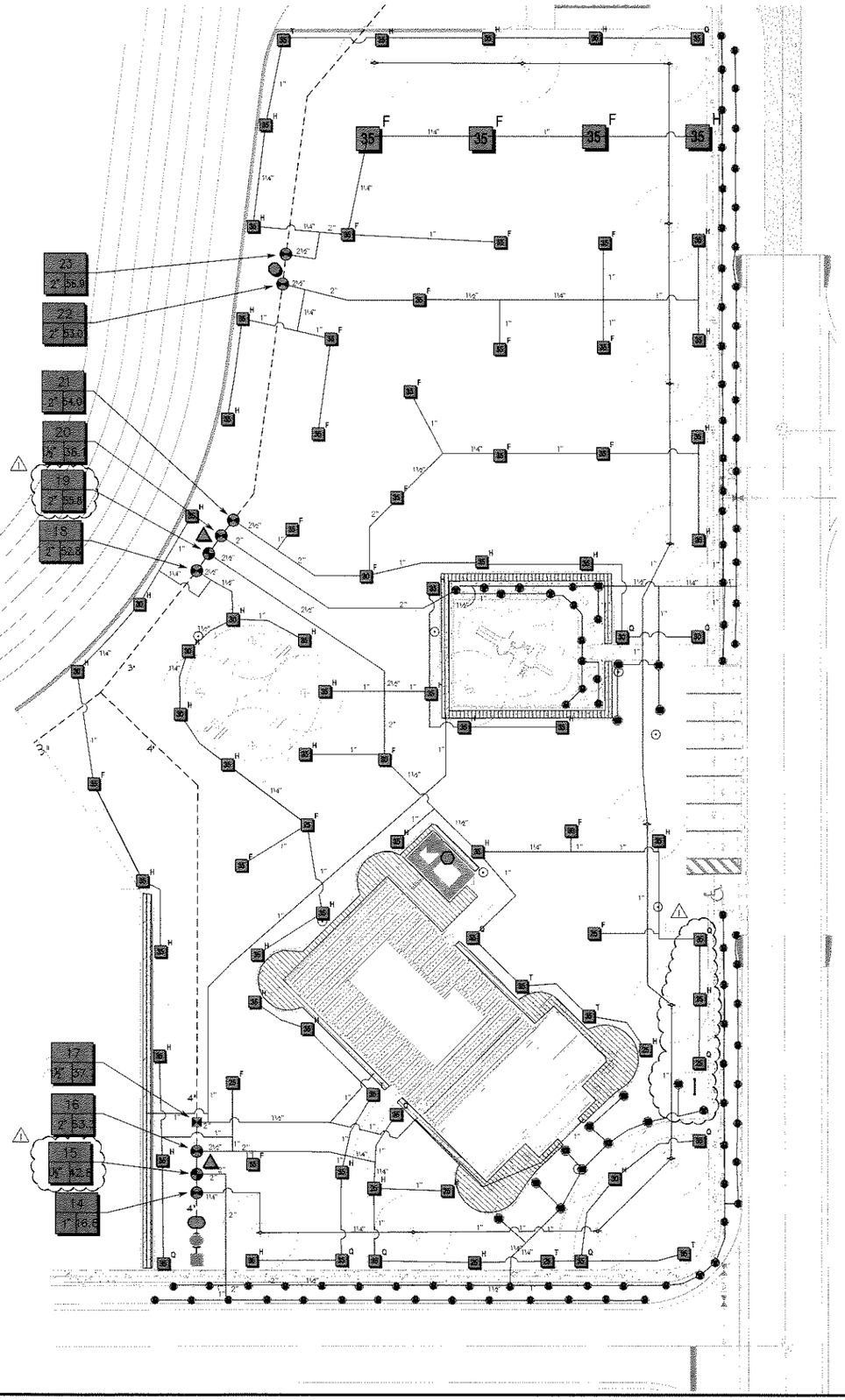

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Revisions

1 04.30.18 - CITY COMMENTS (04.23.18)

Project

VISTA RESERVE

CITY OF APOPKA, FL

IRRIGATION PLAN

Date: 04/05/18
Scale: 1"=20'
Drawn: CPB Checked: RRC
File Name: SAMALP304.DWG
North

Sheet

LP-304

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

REGISTERED LANDSCAPE ARCHITECT RICHARD R. CONANT LA 399 STATE OF FLORIDA

SIGNATURE	REG. NO.	DATE
[signature]	LA399	4.30.18

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FILE NAME: F:\PLOTE - SANTA MARIA\WP\PD\SAMA-LP300.DWG
XREFS:
TIME: 30 APR 2018 - 12:18PM

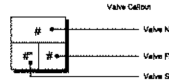
SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
	Rain Bird 1806-U-SAM-PRS 15 Strip Series	EST	30	0.61	4'x15'
	Rain Bird 1806-U-SAM-PRS 15 Strip Series	SST	30	1.21	4'x30'
	Rain Bird 1806-U-SAM-PRS U12 Series	360	30	2.60	12'
	Rain Bird 1806-U-SAM-PRS U15 Series	360	30	3.70	15'
	Rain Bird 1806-U-SAM-PRS HE-VAN Series	Adj	30		8'
	Rain Bird 1806-U-SAM-PRS HE-VAN Series	Adj	30		10'
	Rain Bird 1806-U-SAM-PRS HE-VAN Series	Adj	30		12'
	Rain Bird 1806-U-SAM-PRS HE-VAN Series	Adj	30		15'
	Rain Bird 1800-1300AF Flood	360	20	1.40	3'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	GPM	RADIUS
ARC	Rain Bird 5006-NP-PC,FC-MPR Turf Rotor, 6.0" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Non-Potable Purple Cover.	35		24'
ARC	Rain Bird 5006-NP-PC,FC-MPR Turf Rotor, 6.0" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Non-Potable Purple Cover.	35		30'
ARC	Rain Bird 5006-NP-PC,FC-MPR Turf Rotor, 6.0" Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft=red, 30 ft=green, 35ft=beige. With Non-Potable Purple Cover.	35		34'

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird XCZ-150-PRB-COM 1-1/2" High Flow Control Zone Kit, for Large Commercial Drip Zones. 1-1/2" PESB Valve with two 1" Pressure Regulating (40psi) Quick-Check Basket Filters. Flow range: 15-40gpm.
	Area to Receive Dripline Rain Bird XFD-09-12 XFD On-Surface Pressure Compensating Landscape Dripline. 0.9 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird PESBR 1-1/2" 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.
	Rain Bird PESBR 1" 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.
	Rain Bird PESBR 2" 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.
	Rain Bird 300-BPE-PRS-D-NP-HAN Globe 3" 3" Brass Master Valve, with Globe Configuration. With PRS-Dial Pressure Regulator Module. With Purple Flow Control Handle for Non-Potable Water Applications.
	Rain Bird ESP-LXD-LXMMSS-LXMMSSPED 50 station 2-wire, exterior stainless steel pedestal. Flow sensing.
	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire.
	Rain Bird FD-101TURF Field Decoder for Two-Wire system. Install in valve box for valve. Operates one valve/solenoid. Use line surge protection as per manufacturer directions.
	Rain Bird FD-202TURF Field Decoder for Two-Wire system. Install in valve box for valve. Operates two valve/solenoids or two pairs of valves. Use line surge protection as per manufacturer directions.
	Rain Bird FD-401TURF Field Decoder for Two-Wire system. Install in valve box for valve. Operates up to four valve/solenoids. Use line surge protection as per manufacturer directions.
	Rain Bird FS-300-P 3" Flow Sensor for use with Rain Bird Maxicom, SiteControl, and ESP-LXD Central Control Systems. Plastic (PVC) Model. Suggested Operating Range of 20.0 GPM to 300.0 GPM. Sensors should be sized for flow rather than pipe size.
	Water Meter 2" RECLAIM POC
	Irrigation Lateral Line: PVC Class 160 SDR 26-NP SEE PLAN FOR PIPE SIZE.
	Irrigation Mainline: PVC Class 200 SDR 21 SEE PLAN FOR PIPE SIZE.
	Pipe Sleeve: PVC Schedule 40

Valve Callout



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird PESBR	2"	Turf Rotor	59.43	1,737	40.29	51.38	0.65 in/h
2	Rain Bird PESBR	2"	Turf Spray	66.27	1,635	36.65	48.16	1.18 in/h
3	Rain Bird PESBR	1-1/2"	Turf Rotor	33.95	1,629	38.84	46.99	0.63 in/h
4	Rain Bird PESBR	2"	Bubbler	61.60	1,622	34.22		4.77 in/h
5	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	29.42	1,616	34.58	42.40	1.44 in/h
6	Rain Bird PESBR	2"	Turf Spray	50.05	1,415	37.04		1.09 in/h
7	Rain Bird PESBR	1-1/2"	Turf Spray	45.22	1,407	34.46	43.47	1.13 in/h
8	Rain Bird PESBR	2"	Turf Spray	64.47	1,239	38.89	49.57	1.76 in/h
9	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	27.14	1,233	31.85	39.39	1.44 in/h
10	Rain Bird PESBR	2"	Turf Rotor	59.98	1,101	40.68	50.91	0.61 in/h
11	Rain Bird PESBR	2"	Turf Rotor	51.44	1,096	42.19	51.50	0.61 in/h
12	Rain Bird PESBR	2"	Turf Rotor	51.80	533.1	42.60	51.54	0.60 in/h
13	Rain Bird PESBR	2"	Turf Rotor	50.33	517.9	42.42	51.27	0.59 in/h
14	Rain Bird PESBR	1"	Bubbler	16.80	214.0	29.38	36.38	4.77 in/h
15	Rain Bird PESBR	1-1/2"	Turf Spray	40.23	207.8	37.31	45.24	1.08 in/h
16	Rain Bird PESBR	2"	Turf Rotor	53.25	200.4	40.87	49.66	0.60 in/h
17	Rain Bird XCZ-150-PRB-COM	1-1/2"	Area for Dripline	37.73	190.8	40.48	48.26	1.44 in/h
18	Rain Bird PESBR	2"	Turf Rotor	52.84	285.9	40.79	49.71	0.58 in/h
19	Rain Bird PESBR	2"	Turf Rotor	56.19	293.7	41.35	50.57	0.71 in/h
20	Rain Bird PESBR	1-1/2"	Turf Spray	36.09	299.9	35.26	43.03	1.19 in/h
21	Rain Bird PESBR	2"	Turf Rotor	53.96	306.4	40.98	50.01	0.61 in/h
22	Rain Bird PESBR	2"	Turf Rotor	53.04	386.6	40.05	49.06	0.59 in/h
23	Rain Bird PESBR	2"	Turf Rotor	56.90	396.4	41.39	50.75	0.54 in/h
24	Rain Bird PESBR	2"	Turf Rotor	57.97	690.0	41.23	50.91	0.55 in/h
25	Rain Bird PESBR	2"	Turf Rotor	55.37	990.4	40.68	50.27	0.53 in/h
26	Rain Bird PESBR	2"	Turf Rotor	55.37	998.6	40.30	49.90	0.56 in/h
27	Rain Bird PESBR	1-1/2"	Bubbler	22.40	1,006	38.15	45.38	4.77 in/h
28	Rain Bird PESBR	2"	Turf Rotor	52.04	1,286	40.63	50.37	0.54 in/h
29	Rain Bird PESBR	2"	Turf Rotor	52.89	1,296	40.78	50.63	0.54 in/h
30	Rain Bird PESBR	2"	Turf Rotor	53.13	2,424	40.47	51.41	0.55 in/h
31	Rain Bird PESBR	2"	Turf Rotor	53.12	2,432	40.54	51.48	0.55 in/h
32	Rain Bird PESBR	2"	Turf Rotor	53.12	2,650	40.50	51.51	0.58 in/h
33	Rain Bird PESBR	2"	Turf Rotor	51.42	2,659	40.80	51.55	0.58 in/h
34	Rain Bird PESBR	1-1/2"	Bubbler	37.80	2,668	28.28		4.77 in/h
35	Rain Bird PESBR	2"	Turf Rotor	53.38	2,845	41.45	52.53	0.59 in/h
36	Rain Bird PESBR	2"	Turf Rotor	53.63	2,856	43.26	54.38	0.59 in/h
37	Rain Bird PESBR	2"	Turf Rotor	53.63	3,430	43.31	55.16	0.58 in/h
38	Rain Bird PESBR	2"	Turf Rotor	53.63	3,417	43.27	55.11	0.58 in/h
39	Rain Bird PESBR	2"	Turf Rotor	58.29	2,783	41.75	54.35	0.57 in/h
40	Rain Bird PESBR	2"	Turf Rotor	56.16	2,769	40.97	53.15	0.58 in/h
41	Rain Bird PESBR	1-1/2"	Bubbler	26.60	2,760	34.30	42.36	4.77 in/h
42	Rain Bird PESBR	1-1/2"	Turf Spray	40.86	2,604	33.12		1.11 in/h
43	Rain Bird PESBR	2"	Turf Rotor	49.32	2,585	40.73	51.48	0.60 in/h
44	Rain Bird PESBR	1-1/2"	Turf Rotor	48.44	1,958	41.60	51.51	0.60 in/h
45	Rain Bird PESBR	2"	Turf Rotor	54.09	1,947	40.57	51.21	0.59 in/h
	Common Wire				6,740			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird PESBR	Turf Rotor	0.65 in/h	1.50	138	8,201	4,101
2	Rain Bird PESBR	Turf Spray	1.18 in/h	1.50	77	5,103	2,551
3	Rain Bird PESBR	Turf Rotor	0.63 in/h	1.50	144	4,889	2,444
4	Rain Bird PESBR	Bubbler	4.77 in/h	1	13	800.8	400.4
5	Rain Bird XCZ-150-PRB-COM	Area for Dripline	1.44 in/h	1	42	1,235	617.7
6	Rain Bird PESBR	Turf Spray	1.09 in/h	1.50	83	4,154	2,077
7	Rain Bird PESBR	Turf Spray	1.13 in/h	1.50	80	3,617	1,809
8	Rain Bird PESBR	Turf Spray	1.76 in/h	1.50	52	3,352	1,676
9	Rain Bird XCZ-150-PRB-COM	Area for Dripline	1.44 in/h	1	42	1,140	570.0
10	Rain Bird PESBR	Turf Rotor	0.61 in/h	1.50	149	8,937	4,469
11	Rain Bird PESBR	Turf Rotor	0.61 in/h	1.50	147	7,562	3,781
12	Rain Bird PESBR	Turf Rotor	0.60 in/h	1.50	151	7,822	3,911
13	Rain Bird PESBR	Turf Rotor	0.59 in/h	1.50	153	7,700	3,850
14	Rain Bird PESBR	Bubbler	4.77 in/h	1	13	218.4	109.2
15	Rain Bird PESBR	Turf Spray	1.08 in/h	1.50	84	3,379	1,689
16	Rain Bird PESBR	Turf Rotor	0.60 in/h	1.50	150	7,988	3,994
17	Rain Bird XCZ-150-PRB-COM	Area for Dripline	1.44 in/h	1	42	1,585	792.3
18	Rain Bird PESBR	Turf Rotor	0.58 in/h	1.50	156	8,243	4,122
19	Rain Bird PESBR	Turf Rotor	0.71 in/h	1.50	127	7,136	3,568
20	Rain Bird PESBR	Turf Spray	1.19 in/h	1.50	76	2,743	1,371
21	Rain Bird PESBR	Turf Rotor	0.61 in/h	1.50	149	8,040	4,020
22	Rain Bird PESBR	Turf Rotor	0.59 in/h	1.50	153	8,115	4,058
23	Rain Bird PESBR	Turf Rotor	0.54 in/h	1.50	167	9,502	4,751
24	Rain Bird PESBR	Turf Rotor	0.55 in/h	1.50	164	9,507	4,754
25	Rain Bird PESBR	Turf Rotor	0.53 in/h	1.50	169	9,358	4,679
26	Rain Bird PESBR	Turf Rotor	0.56 in/h	1.50	162	8,970	4,485
27	Rain Bird PESBR	Bubbler	4.77 in/h	1	13	291.2	145.6
28	Rain Bird PESBR	Turf Rotor	0.54 in/h	1.50	168	8,743	4,371
29	Rain Bird PESBR	Turf Rotor	0.54 in/h	1.50	166	8,780	4,390
30	Rain Bird PESBR	Turf Rotor	0.55 in/h	1.50	166	8,820	4,410
31	Rain Bird PESBR	Turf Rotor	0.55 in/h	1.50	164	8,712	4,356
32	Rain Bird PESBR	Turf Rotor	0.58 in/h	1.50	156	8,287	4,143
33	Rain Bird PESBR	Turf Rotor	0.58 in/h	1.50	156	8,022	4,011
34	Rain Bird PESBR	Bubbler	4.77 in/h	1	13	491.4	245.7
35	Rain Bird PESBR	Turf Rotor	0.59 in/h	1.50	154	8,221	4,110
36	Rain Bird PESBR	Turf Rotor	0.59 in/h	1.50	154	8,259	4,130
37	Rain Bird PESBR	Turf Rotor	0.58 in/h	1.50	154	8,259	4,130
38	Rain Bird PESBR	Turf Rotor	0.58 in/h	1.50	155	8,313	4,156
39	Rain Bird PESBR	Turf Rotor	0.57 in/h	1.50	158	9,210	4,605
40	Rain Bird PESBR	Turf Rotor	0.58 in/h	1.50	157	8,817	4,409
41	Rain Bird PESBR	Bubbler	4.77 in/h	1	13	345.8	172.9
42	Rain Bird PESBR	Turf Spray	1.11 in/h	1.50	82	3,351	1,675
43	Rain Bird PESBR	Turf Rotor	0.60 in/h	1.50	149	7,349	3,674
44	Rain Bird PESBR	Turf Rotor	0.60 in/h	1.50	151	7,314	3,657
45	Rain Bird PESBR	Turf Rotor	0.59 in/h	1.50	153	8,276	4,138
		TOTALS:			5,365	279,155	139,578

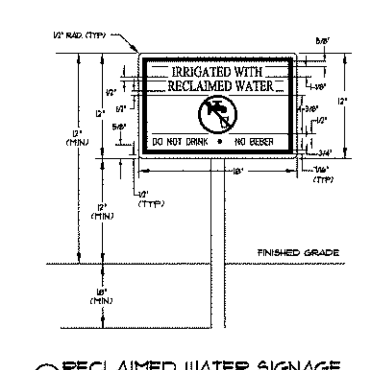
CRITICAL ANALYSIS

Generated:	2018-04-02 16:25
P.O.C. NUMBER: 01	
Water Source Information:	RECLAIM POC
FLOW AVAILABLE	
Water Meter Size:	2"
Flow Available:	77.03 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	65.00 psi
Elevation Change:	1.00 ft
Service Line Size:	2"
Length of Service Line:	10.00 ft
Pressure Available:	64.00 psi

DESIGN ANALYSIS	
Maximum Station Flow:	66.27 gpm
Flow Available at POC:	77.03 gpm
Residual Flow Available:	10.76 gpm
Pressure Req. at Critical Station:	43.31 psi
Loss for Fittings:	0.28 psi
Loss for Main Line:	2.78 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Master Valve:	6.60 psi
Loss for Water Meter:	2.19 psi
Critical Station Pressure at POC:	55.16 psi
Pressure Available:	64.00 psi
Residual Pressure Available:	8.84 psi

GENERAL NOTES

1) REFER TO THE LANDSCAPE PLANS WHEN TRENCHING TO AVOID TREE AND SHRUB LOCATIONS.
2) ALL MAINLINE PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 18' OF COVER AND ALL LATERAL PIPING SHALL BE BURIED TO A MINIMUM DEPTH OF 12' OF COVER.
3) ALL POP-UP ROTOR AND SPRAY HEADS SHALL BE INSTALLED USING AN 18' PVC FLEX PIPE CONNECTION. CONTRACTOR SHALL NOT USE FUNNY PIPE.
4) PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. THE SMALLEST LATERAL PIPE SIZE TO A SINGLE SPRAY OR ROTOR HEAD SHALL BE 3/4'.
5) ALL REMOTE CONTROL VALVES, GATE VALVES AND QUICK COUPLERS SHALL BE INSTALLED IN VALVE BOXES.
6) THE EXACT HEIGHT OF ANY 12' POP-UP THAT IS SHOWN IN A SHRUB BED SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT IN THE FIELD.
7) CONTROL WIRE SHALL BE 2-WIRE AS SPECIFIED FOR USE WITH RAINBIRD LXD CONTROLLER BY MANUFACTURER. NO CROSS CONNECTION BETWEEN CONTROLLERS SHALL BE ALLOWED. WIRE SPLICES SHALL BE MADE ONLY IN VALVE BOXES USING RAINBIRD 'DBYR-6' CONNECTORS.
8) ANY PIPING OR VALVES SHOWN OUTSIDE THE PROPERTY LINE OR OUTSIDE OF A LANDSCAPE AREA IS SHOWN THERE FOR DESIGN CLARITY ONLY. ALL PIPING AND VALVES SHALL BE INSTALLED ON THE PROPERTY AND WITHIN LANDSCAPE AREAS.
9) IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH, AND EXERCISE CARE SO AS TO NOT DAMAGE ANY EXISTING BERMS, WALLS, STRUCTURES, PLANT MATERIALS AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE REPAIR OR REPLACEMENT OF ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF SLEEVES AND PIPING THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
10) DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS.
11) FINAL LOCATION OF THE AUTOMATIC CONTROLLER(S) SHALL BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
12) ELECTRICAL SERVICE TO ALL EQUIPMENT SHALL BE PROVIDED TO A JUNCTION BOX AT THE EQUIPMENT LOCATION. (BY OTHERS, NOT A PART OF THIS CONTRACT) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL CONNECTION FROM THE JUNCTION BOX TO ALL EQUIPMENT.
13) THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES TO PROVIDE OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC. IN ORDER TO ACCOMPLISH THIS, THE CONTRACTOR MAY SUBSTITUTE VARIABLE ARC NOZZLES IN PLACE OF THE SPECIFIED FIXED ARC NOZZLES WHERE NECESSARY. PRESSURE COMPENSATING SCREENS MAY ALSO BE USED TO REDUCE SPRAY DISTANCE.
14) THE CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH ALL PREVAILING LAWS, CODES AND REGULATIONS.
15) ALL SPRINKLER EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
16) THE CONTRACTOR SHALL PREPARE AN AS-BUILT DRAWING ON A REPRODUCIBLE MYLAR SHOWING ALL IRRIGATION INSTALLATION. A MYLAR OF THE ORIGINAL PLAN MAY BE OBTAINED FROM THE LANDSCAPE ARCHITECT FOR A FEE. THE AS-BUILT DRAWING SHALL LOCATE ALL MAINLINE AND VALVES BY SHOWING EXACT MEASUREMENTS FROM HARD SURFACES.
17) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE AGAINST ALL DEFECTS IN EQUIPMENT AND WORKMANSHIP.
18) SLEEVES SHALL BE PLACE UNDER PAVEMENT AS SHOWN ON PLANS AND SHALL BE A MINIMUM OF 2X THE SIZE OF THE IRRIGATION PIPE.
19) ALL SPRAY HEADS IN THE ROW SHALL BE EITHER 6' OR 12' POP-UP AS INDICATED ON THE PLANS. NO RISERS SHALL BE USED ON SITE PER OSCEOLA COUNTY CODE.
19) ALL EQUIPMENT SHALL BE PURPLE IN COLOR AS REQUIRED BY OSCEOLA COUNTY CODE INDICATING THE USE OF RECLAIM WATER FOR THE IRRIGATION SYSTEM.
20) CONTRACTOR SHALL PERFORM PRESSURE AND VOLUME TEST ON IRRIGATION WATER SOURCE OVER A CONTINUOUS 24 HOUR PERIOD PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK. SHOULD THE AVAILABLE SUPPLY NOT BE ADEQUATE TO MEET THE DEMANDS OF THE IRRIGATION SYSTEM AS DESIGNED THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR DESIGN MODIFICATIONS.
21) IN THE EVENT THAT A WELL IS USED AS THE WATER SOURCE FOR THE IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WATER SAMPLES FROM THE WELL. AT THE LANDSCAPE CONTRACTOR'S EXPENSE, HE SHALL HAVE A CERTIFIED LAB ANALYZE THE WATER QUALITY. THE LANDSCAPE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT MANAGER, ANY POTENTIAL ISSUES THAT MAY AFFECT THE HEALTH OF THE PLANT MATERIAL OR POTENTIAL STAINING TO SIDEWALKS AND BUILDINGS. REPORTING SHALL OCCUR BEFORE THE SYSTEM IS IN OPERATION. FAILURE TO REPORT SHALL PLACE LIABILITY ON THE LANDSCAPE CONTRACTOR.



NOTES:
1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND LANDSCAPE MATERIALS. IN ALL CSES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE AND THE LETTERS SHALL BE BLACK (HELVETICA - SERIES 72I COREL OR ACCEPTABLE EQUAL). BORDER SHALL BE PANTON PURPLE 522C.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. SIGN MATERIAL SHALL BE 0.040 GAUGE METAL.
5. STEEL PIPE POST SHALL BE 2-3/8" O.D., HOT-DIPPED GALVANIZED PER ASTM A-123. POST PROVIDED BY OWNER.
6. ALL MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
7. SIGNS SHALL BE PLACED BY CONTRACTOR IN ACCORDANCE WITH THE COUNTY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY THE COUNTY.
8. CONTACT SCOTT WALDEN WITH ORANGE COUNTY UTILITIES AT (407) 836-6865 OF AT (407) 836-6954 FOR SCHEDULING OF ON-SITE MEETINGS TO REVIEW TEMPORARY AND FINAL SIGN LOCATIONS.
9. SEE SIGNAGE DRAWINGS FOR RECOMMENDED LOCATIONS.
10. CUSTOMIZING OF SIGNS MUST BE SUBMITTED TO COUNTY FOR APPROVAL.
11. PROVIDE A MINIMUM OF 10 SIGNS.

RECLAIMED WATER SIGNAGE — SCALE: NTS — SECTION/ELEVATION

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

SIGNATURE: [signature] — REG. NO.: LA399 — DATE: 4.30.18

FOSTER CONANT & ASSOCIATES
120 West Robinson Street
Orlando, Florida 32801-1617
Phone (407) 648-2225
www.fosterconant.com

REGISTERED LANDSCAPE ARCHITECT — RICHARD R. CONANT — LA 399 — STATE OF FLORIDA

Revisions
1 OSCEOLA CITY COMMENTS 04-23-18

Project

VISTA RESERVE

CITY OF APOPKA, FL

IRRIGATION NOTES & DETAILS

Date: 04/05/18
Scale: AS SHOWN
Drawn: MJ Checked: RRC
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North

Sheet
LP-305

USER/PW: CHRISBISYS03
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XREFS:
TIME: 30 APR 2018 - 12:36PM

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

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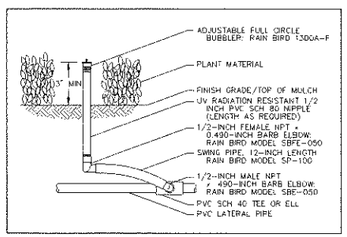
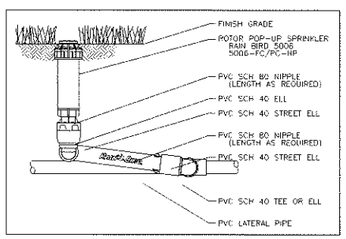
REGISTERED LANDSCAPE ARCHITECT RICHARD R. CONANT LA 399 STATE OF FLORIDA



ADJUSTABLE FULL CIRCLE BUBBLER
NOT TO SCALE **1300 A-F ON RISER**



5006 ROTOR DETAIL
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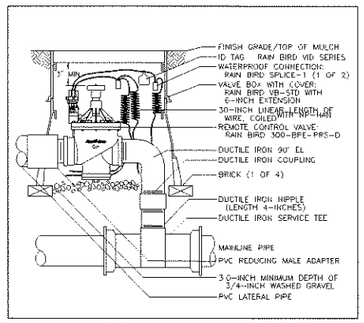
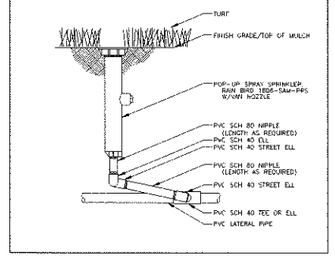


300 BPE ELECTRIC REMOTE-CONTROL VALVE
NOT TO SCALE



1806 POP UP SPRAY DETAIL
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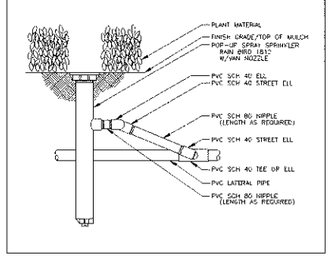

1812 POP UP SPRAY DETAIL
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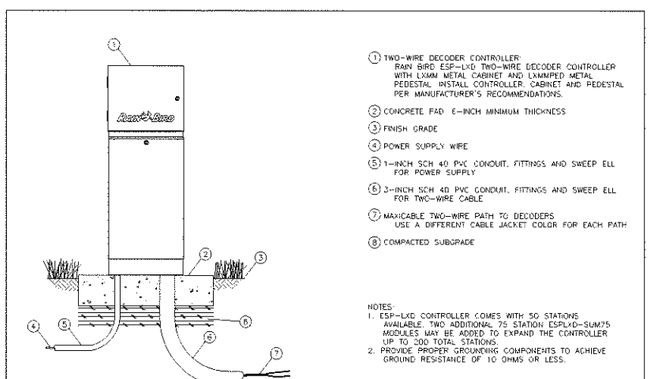
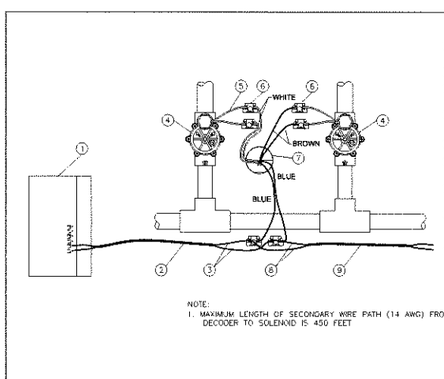


1. TWO-WIRE DECODER CONTROLLER: RAIN BIRD ESP-LXD TWO-WIRE DECODER CONTROLLER WITH LXMM METAL CABINET AND LXMMPED METAL PEDESTAL. INSTALL CONTROLLER, CABINET AND PEDESTAL PER MANUFACTURER'S RECOMMENDATIONS.
2. CONCRETE PAD: 6-INCH MINIMUM THICKNESS
3. FINISH GRADE
4. POWER SUPPLY WIRE
5. 1-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR POWER SUPPLY
6. 3-INCH SCH 40 PVC CONDUIT, FITTINGS AND SWEEP ELL FOR TWO-WIRE CABLE
7. MAXICABLE TWO-WIRE PATH TO DECODERS USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH
8. COMPACTED SUBGRADE

NOTES:
1. ESP-LXD CONTROLLER COMES WITH 50 STATIONS AVAILABLE. TWO ADDITIONAL 75 STATION ESPLXD-SUM75 MODULES MAY BE ADDED TO EXPAND THE CONTROLLER UP TO 200 TOTAL STATIONS.
2. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS.

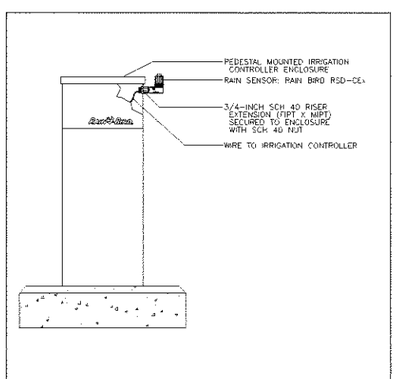
ESP-LXD TWO-WIRE DECODER CONTROLLER
PEDESTAL MOUNTED
NOT TO SCALE



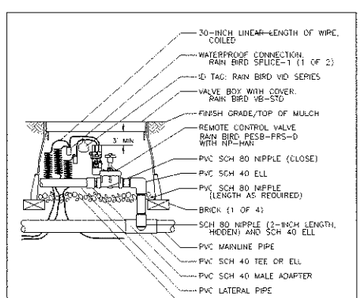
1. TWO-WIRE DECODER CONTROLLER: RAIN BIRD ESP-LXD
2. TWO-WIRE CABLE TO ESP-LXD CONTROLLER
3. COMMUNICATION WIRE TO ESP-LXD CONTROLLER
4. SOLENOID VALVE OR MASTER VALVE (1 OF 2)
5. SOLENOID WIRE (1 OF 4)
6. DB SERIES WIRE CONNECTOR RAIN BIRD DBTWC25 (1 OF 6)
7. FIELD DECODER: RAIN BIRD FD-202TURF M13065 DECODER
8. COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER OR LINE SURGE PROTECTOR)
9. TWO-WIRE CABLE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER OR LINE SURGE PROTECTOR)

NOTE:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM DECODER TO SOLENOID IS 450 FEET

FD-202TURF DECODER
WIRING TO VALVE AND CONTROLLER
NOT TO SCALE



RAIN SENSOR
RSD-CEX PEDESTAL MOUNT
NOT TO SCALE



PESB ELECTRIC REMOTE-CONTROL VALVE
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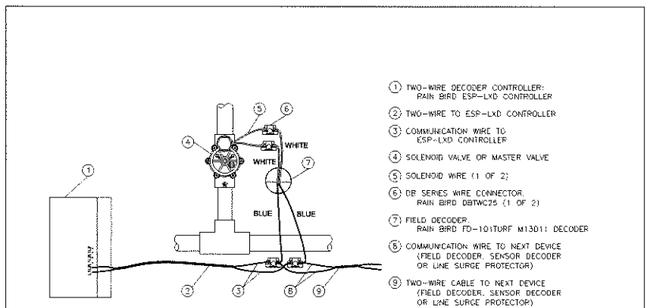
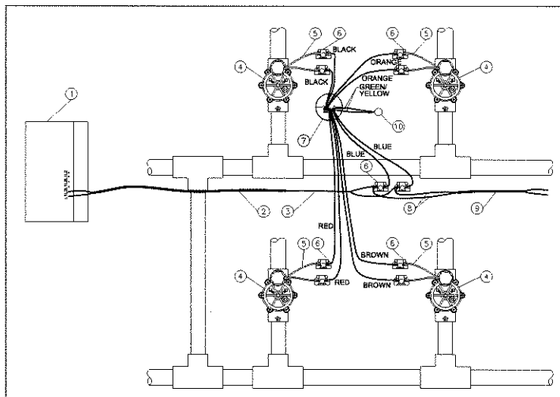


1. TWO-WIRE DECODER CONTROLLER: RAIN BIRD ESP-LXD
2. TWO-WIRE CABLE TO ESP-LXD CONTROLLER
3. COMMUNICATION WIRE TO ESP-LXD CONTROLLER
4. SOLENOID VALVE OR MASTER VALVE
5. SOLENOID WIRE (1 OF 2)
6. DB SERIES WIRE CONNECTOR. RAIN BIRD DBTWC25 (1 OF 2)
7. FIELD DECODER. RAIN BIRD FD-101TURF M13011 DECODER
8. COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER OR LINE SURGE PROTECTOR)
9. TWO-WIRE CABLE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER OR LINE SURGE PROTECTOR)

NOTE:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 450 FEET

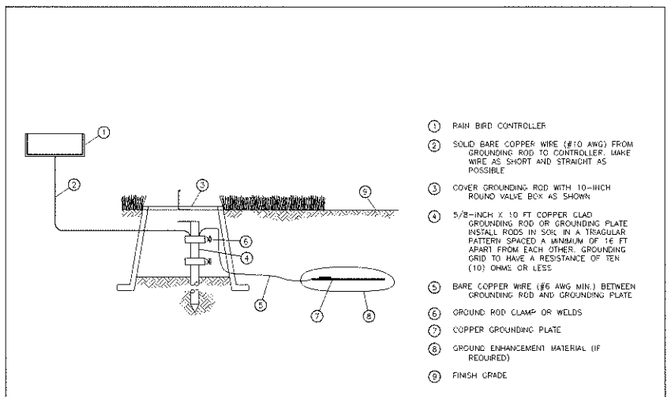
FD-102TURF DECODER
WIRING TO VALVE AND CONTROLLER
NOT TO SCALE



1. TWO-WIRE DECODER CONTROLLER: RAIN BIRD ESP-LXD
2. TWO-WIRE CABLE TO ESP-LXD CONTROLLER
3. COMMUNICATION WIRE TO ESP-LXD CONTROLLER
4. SOLENOID VALVE OR MASTER VALVE (1 OF 4)
5. SOLENOID WIRE (1 OF 8)
6. DB SERIES WIRE CONNECTOR: RAIN BIRD DBTWC25 (1 OF 10)
7. FIELD DECODER RAIN BIRD FD-401TURF M13008 DECODER
8. COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, OR LSP-1TURF IF MORE THAN 500' BETWEEN DECODERS)
9. TWO-WIRE CABLE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, OR LSP-1TURF IF MORE THAN 500' BETWEEN DECODERS)
10. GROUNDING ROD: 10 OHMS OR LESS

NOTES:
1. MAXIMUM LENGTH OF SECONDARY WIRE PATH (14 AWG) FROM FIELD DECODER TO SOLENOID IS 450 FEET
2. FD-401TURF COMES WITH BUILT-IN LSP-1TURF SURGE PROTECTOR. REFER TO LSP-1TURF WIRING DIAGRAM FOR GROUNDING INSTRUCTIONS.

FD-401TURF DECODER
WIRING TO VALVE AND CONTROLLER
NOT TO SCALE



1. RAIN BIRD CONTROLLER
2. SOLID BARE COPPER WIRE (#10 AWG) FROM GROUNDING ROD TO CONTROLLER. MAKE WIRE AS SHORT AND STRAIGHT AS POSSIBLE
3. COVER GROUNDING ROD WITH 10-INCH ROUND VALVE BOX AS SHOWN
4. 5/8-INCH X 10 FT COPPER CLAD GROUNDING ROD OR GROUNDING PLATE INSTALL RODS IN SOIL IN A TRIAGULAR PATTERN SPACED A MINIMUM OF 16 FT APART FROM EACH OTHER. GROUNDING GRID TO HAVE A RESISTANCE OF TEN (10) OHMS OR LESS
5. BARE COPPER WIRE (#6 AWG MIN.) BETWEEN GROUNDING ROD AND GROUNDING PLATE
6. GROUND ROD CLAMP OR WELDS
7. COPPER GROUNDING PLATE
8. GROUND ENHANCEMENT MATERIAL (IF REQUIRED)
9. FINISH GRADE

CONTROLLER GROUNDING GRID
GROUNDING PLATE DESIGN LAYOUT
NOT TO SCALE

Project
VISTA RESERVE
CITY OF APOPKA, FL
IRRIGATION DETAILS

Date: 04/05/18
Scale: AS SHOWN
Drawn: MJ Checked: RRC
File Name: SAMALP306D.DWG
North

Sheet
LP-306

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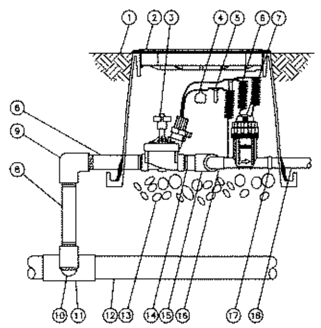
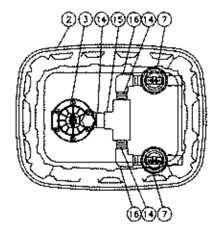


SIDE VIEW

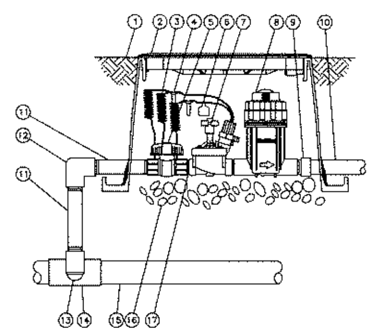


TOP VIEW

1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. REMOTE CONTROL VALVE: RAIN BIRD 150-PESB (INCLUDED IN XCZ-PRB-150-COM KIT)
4. ID TAG
5. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
6. 30-INCH LINEAR LENGTH OF WIRE, COILED
7. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-150-COM KIT)
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 ELL
10. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
11. PVC SCH 40 TEE OR ELL
12. MAINLINE PIPE
13. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
14. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-150-COM KIT)
15. PVC SCH 40 TEE (INCLUDED IN XCZ-PRB-150-COM KIT)
16. PVC SCH 40 ELL (INCLUDED IN XCZ-PRB-150-COM KIT)
17. PVC SCH 40 FEMALE ADAPTOR
18. LATERAL PIPE

XCZ-PRB-150-COM 1.5" COMMERCIAL CONTROL ZONE KIT IN A SQUARE VALVE BOX

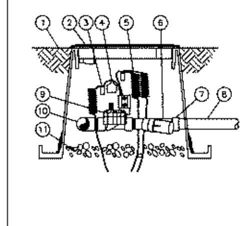
DETAIL - NO SCALE



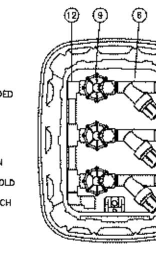
1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE. RAIN BIRD PESB (INCLUDED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

XCZ-PRB-100-COM 1" COMMERCIAL CONTROL ZONE KIT IN A SQUARE VALVE BOX

DETAIL - NO SCALE



SIDE VIEW

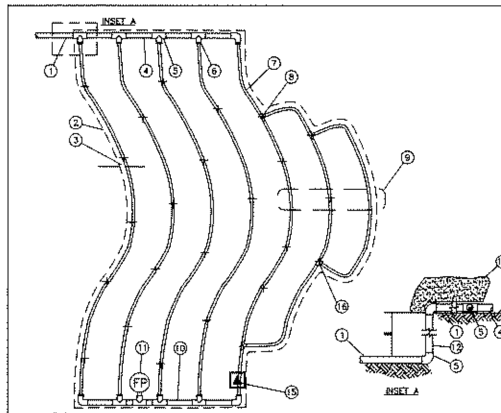


TOP VIEW

1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
4. VALVE ID TAG
5. 30-INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REGULATING FILTER: RAIN BIRD PRF-075-RBY (INCLUDED IN XCZ-075-PRF KIT)
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE: RAIN BIRD LVF-075 (INCLUDED IN XCZ-075-PRF KIT)
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

XCZ-075-PRF3/4" CONTROL ZONE KIT IN A SQUARE VALVE BOX

DETAIL - NO SCALE



INSET A

1. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. PERIMETER OF AREA
3. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
4. PVC SUPPLY MANIFOLD
5. PVC SCH 40 TEE OR EL (TYPICAL)
6. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
8. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
9. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
10. PVC FLUSH HEADER
11. FLUSH POINT: SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
12. PVC RISER PIPE
13. 2"-3" DEPTH OF MULCH
14. FINISH GRADE
15. RAINBIRD OPERATIONAL INDICATOR
16. RAINBIRD TDS-050 TIE DOWN STAKE, STAGGER 3' APART ALONG DRIP LINE AND AT AND AT FITTINGS. (TYPICAL)

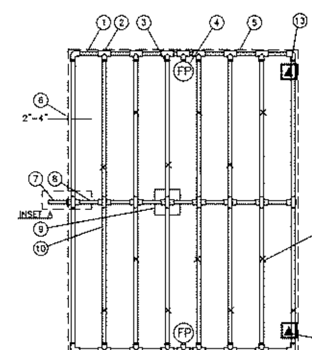
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

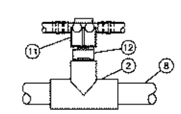
XFD Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing Nominal Flow (gph)		18" Spacing Nominal Flow (gph)		24" Spacing Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	380	230	413	350	586	414
40	395	255	485	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

XDF-ON SURFACE DRIPLINE TYPICAL ODD CURVES LAYOUT

DETAIL - NO SCALE





INSET A

1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
8. PVC SUPPLY MANIFOLD
9. CONNECTION FROM SUPPLY MANIFOLD TO DRIPLINE (TYPICAL)- SEE INSET A
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
11. BARB X FEMALE FITTING: RAIN BIRD XFD-TFA-075 FITTING
12. ¾" PVC NIPPLE, LENGTH AS NECESSARY
13. RAINBIRD OPERATIONAL INDICATOR
14. RAINBIRD TDS-050 TIE DOWN STAKE, STAGGER 3' APART ALONG DRIP LINE AND AT AND AT FITTINGS. (TYPICAL)

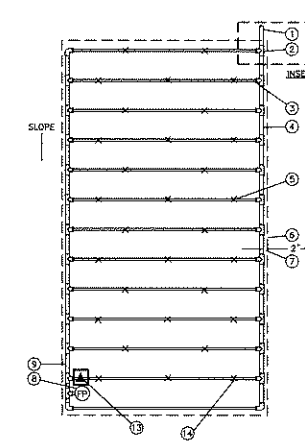
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

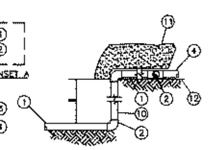
XFD Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing Nominal Flow (gph)		18" Spacing Nominal Flow (gph)		24" Spacing Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	380	230	413	350	586	414
40	395	255	485	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

XDF-ON SURFACE DRIPLINE CENTER FEED LAYOUT

DETAIL - NO SCALE





INSET A

1. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
4. PVC SUPPLY MANIFOLD
5. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
6. PERIMETER OF AREA
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
8. FLUSH POINT: SEE RAIN BIRD XFD DETAILS FOR FLUSH POINT INSTALLATION
9. PVC FLUSH HEADER
10. PVC RISER PIPE
11. 2" - 3" DEPTH OF MULCH
12. FINISH GRADE
13. RAINBIRD OPERATIONAL INDICATOR
14. RAINBIRD TDS-050 TIE DOWN STAKE, STAGGER 3' APART ALONG DRIP LINE AND AT AND AT FITTINGS. (TYPICAL)

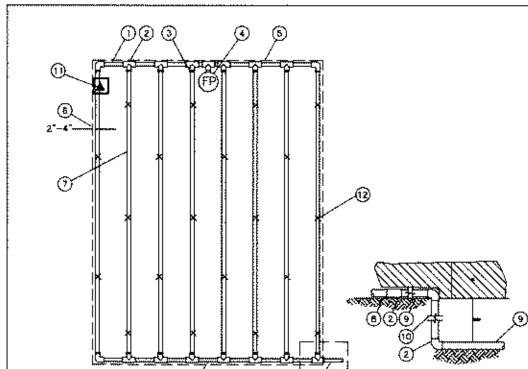
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. FOR SLOPES LESS THAN 3% (3' OF 100' / 0.9M OF 30.5M) DO NOT REQUIRE ANY SPECIAL DESIGN CONSIDERATION.
4. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
5. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
6. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing Nominal Flow (gph)		18" Spacing Nominal Flow (gph)		24" Spacing Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	380	230	413	350	586	414
40	395	255	485	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

XDF-ON SURFACE DRIPLINE DOWNSLOPE MEDIAN

DETAIL - NO SCALE



INSET A

1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
4. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
5. PERIMETER OF AREA
6. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
8. PVC SUPPLY HEADER
9. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
10. PVC SCH 40 RISER PIPE
11. RAINBIRD OPERATIONAL INDICATOR
12. RAINBIRD TDS-050 TIE DOWN STAKE, STAGGER 3' APART ALONG DRIP LINE AND AT AND AT FITTINGS. (TYPICAL)

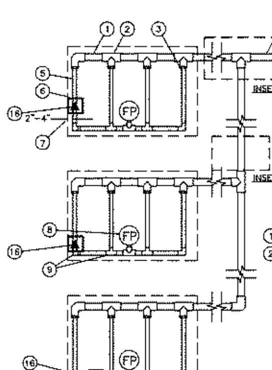
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

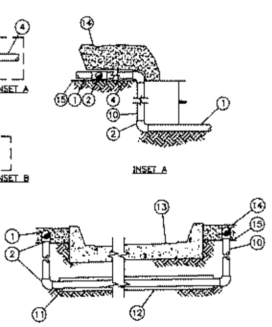
XFD Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing Nominal Flow (gph)		18" Spacing Nominal Flow (gph)		24" Spacing Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	380	230	413	350	586	414
40	395	255	465	402	662	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

XDF-ON SURFACE DRIPLINE TYPICAL END FEED LAYOUT

DETAIL - NO SCALE





INSET A

INSET B

1. PVC SUPPLY HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
4. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
5. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
6. PERIMETER OF AREA
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
8. FLUSH POINT (TYPICAL) - SEE RAIN BIRD XFD DETAILS FOR FLUSH POINT INSTALLATION
9. BARB X BARB INSERT TEE OR EL: RAIN BIRD XFF-TEE OR RAIN BIRD XFF-ELBOW (TYPICAL)
10. PVC RISER PIPE
11. PVC SUPPLY MANIFOLD
12. PVC SCH 40 SLEEVE PIPE SIZED TWICE THE SIZE OF MANIFOLD PIPE SIZE
13. PAVEMENT AND CURB
14. 2" - 3" DEPTH OF MULCH
15. FINISH GRADE
16. RAINBIRD OPERATIONAL INDICATOR

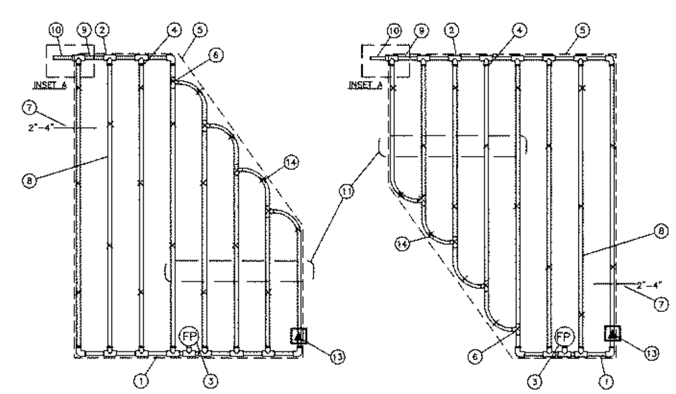
NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
5. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing Nominal Flow (gph)		18" Spacing Nominal Flow (gph)		24" Spacing Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	380	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

XDF-ON SURFACE DRIPLINE TYPICAL ISLAND LAYOUT

DETAIL - NO SCALE



INSET A

1. PVC EXHAUST HEADER
2. PVC SCH 40 TEE OR EL (TYPICAL)
3. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT
4. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
5. PERIMETER OF AREA
6. BARB X BARB INSERT TEE OR CROSS: RAIN BIRD XFF-TEE OR RAIN BIRD XFD-CROSS (TYPICAL)
7. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
8. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE (TYPICAL) POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
9. PVC SUPPLY MANIFOLD
10. PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
11. TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
12. PVC SCH 40 RISER PIPE
13. RAINBIRD OPERATIONAL INDICATOR
14. RAINBIRD TDS-050 TIE DOWN STAKE, STAGGER 3' APART ALONG DRIP LINE AND AT AND AT FITTINGS. (TYPICAL)

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD Dripline Maximum Lateral Lengths (Feet)

Inlet Pressure psi	12" Spacing Nominal Flow (gph)		18" Spacing Nominal Flow (gph)		24" Spacing Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	380	230	413	350	586	414
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50	417	285	528	420	720	488
60	460	290	596	455	780	514

XDF-ON SURFACE DRIPLINE IRREGULAR SHAPED LAYOUT

DETAIL - NO SCALE

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

SIGNATURE	REG. NO. LA399	DATE 4.3.18

REGISTERED LANDSCAPE ARCHITECT RICHARD R. CONANT LA 399 STATE OF FLORIDA

FOSTER CONANT & ASSOCIATES
120 West Robinson Street
Orlando, Florida 32801-1617
Phone (407) 648-2225
www.fosterconant.com

Seal

Revisions

VISTA RESERVE

CITY OF APOPKA, FL

IRRIGATION DETAILS

Date: 04/05/18
Scale: AS SHOWN
Drawn: MJ Checked: RRC
File Name: SAMALP307.DWG
North

Sheet LP-307

USER/PW: CHRISBISYS03
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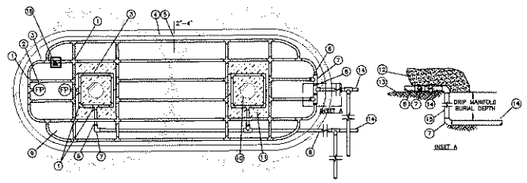
XREFS:
TIME: 30 APR 2018 - 12:37PM



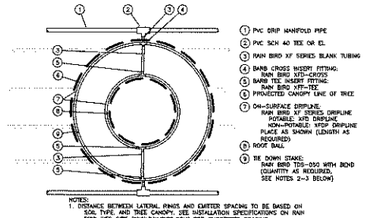
1. BARB x BARB INSERT EL. TEE OR CROSS: RAIN BIRD XFF-ELBOW (TYPICAL) RAIN BIRD XFF-TEE (TYPICAL) RAIN BIRD XFD-CROSS (TYPICAL)
2. FLUSH POINT (TYPICAL) SEE RAIN BIRD DETAIL "XFD FLUSH POINT"
3. ON-SURFACE DRIPLINE PIPE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
4. PARKING ISLAND CURB
5. PERIMETER DRIPLINE PIPE TO BE INSTALLED 2'-4" FROM PARKING ISLAND CURB
6. BARB x MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
7. PVC SCH 40 TEE OR EL (TYPICAL)
8. PVC SUPPLY MANIFOLD
9. SHRUB OR GROUNDCOVER BED
10. TREE (TYPICAL)
11. MULCH BED FOR TREE
12. 2-3 INCHES DEPTH OF MULCH
13. FINISH GRADE
14. PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
15. PVC RISER PIPE
16. RAINBIRD OPERATIONAL INDICATOR

NOTES:
1. DISTANCE BETWEEN LATERAL RUNS AND EMITTER SPACING TO BE BASED ON SOIL TYPE. PLANT MATERIALS AND CHANGES IN ELEVATION. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE. (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM SPACING SHOWN IN THE ACCOMPANYING TABLE.
3. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
4. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS. USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
5. WHEN USING FPAM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

XFD Dripline Maximum Lateral Length (Feet)

	12" Spacing		18" Spacing		24" Spacing	
Inlet Pressure psi	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
	0.6	0.9	0.6	0.9	0.6	0.9
15	270	330	314	390	424	530
20	318	390	383	494	508	668
30	380	530	411	590	596	814
40	369	510	486	670	662	874
50	417	595	528	630	720	466
60	486	690	596	466	780	614

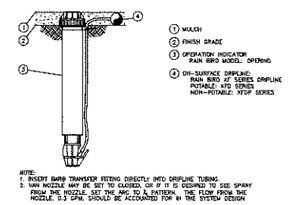
XDF-ON SURFACE DRIPLINE
PARIKING ISLAND WITH TREES
DETAIL - NO SCALE



1. PVC DRIP MANIFOLD PIPE
2. PVC SCH 40 TEE OR EL
3. RAIN BIRD XF SERIES BLANK TUBING
4. BARB CROSS INSERT FITTING: RAIN BIRD XFD-CROSS
5. BARB TEE INSERT FITTING: RAIN BIRD XFF-TEE
6. PROJECTED CANOPY LINE OF TREE
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE PLACE AS SHOWN (LENGTH AS REQUIRED)
8. ROOT BALL
9. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH 360HD (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. DISTANCE BETWEEN LATERAL RUNS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, AND TREE CANOPY. SEE INSTALLATION SPECIFICATIONS ON RAIN BIRD WEB SITE. (WWW.RAINBIRD.COM) FOR SUGGESTED SPACING.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS. USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XDF-ON SURFACE DRIPLINE AROUND TREE
DETAIL - NO SCALE



1. MULCH
2. FINISH GRADE
3. OPERATION INDICATOR: RAIN BIRD MODEL: OPERING
4. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD SERIES NON-POTABLE: XFDP SERIES

NOTE:
1. INSERT BARB TRANSVER FITTING DIRECTLY INTO DRIPLINE TUBING.
2. WHEN NOZZLE VANE IS SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY FROM THE NOZZLE, SET THE GPM TO A PATTERN. THE FLOW FROM THE NOZZLE, 0.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN

XDF-ON SURFACE DRIPLINE
OPERATIONAL INDICATOR
DETAIL - NO SCALE

1. EASY FIT COMPRESSION TEE: RAIN BIRD NDCFTEE
2. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
3. INLINE DRIP EMITTER OUTLET
4. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH 360HD (TYPICAL)
5. MULCH
6. FINISH GRADE

NOTES:
1. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

XDF-ON SURFACE DRIPLINE AT GRADE
DETAIL - NO SCALE

1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD NDCFPCAP NON-POTABLE: RAIN BIRD NDCFPCNP
3. EASY FIT COUPLING: RAIN BIRD NDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD 1418 TYR
5. RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB x MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFD DRIPLINE NON-POTABLE: XFDP DRIPLINE
11. 3-INCH MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. BRICK (1 OF 2)

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

XDF-ON SURFACE DRIPLINE FLUSH POINT
WITH EASY FIT COMPRESSION FITTINGS
DETAIL - NO SCALE

FOSTER CONANT & ASSOCIATES
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Orlando, Florida 32801-1617
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Seal

Revisions

Project

VISTA RESERVE

CITY OF APOPKA, FL.

IRRIGATION DETAILS

Date: 04/05/18
Scale: AS SHOWN
Drawn: MJ Checked: RRC
File Name: SAMALP308.DWG
North

REGISTERED LANDSCAPE ARCHITECT
RICHARD R. CONANT
LA 399
STATE OF FLORIDA

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

SIGNATURE LA399 REG. NO. 4.30.18 DATE

Sheet
LP-308

USERPW: CHRISB5703
FILE NAME: F:\PLOTE - SANTA MARIA\WPPDS\SAMA-LP306.DWG
XREFS:
TIME: 30 APR 2018 - 12:37PM

681

CITY OF APOPKA
CITY COUNCIL

___	CONSENT AGENDA	MEETING OF:	August 1, 2018
X	PUBLIC HEARING	FROM:	Community Development
___	SPECIAL REPORTS	EXHIBITS:	Vicinity Map
X	OTHER: Ordinance		Adjacent Zoning Map
			Aerial Map
			Site Plan
			Ordinance No. 2345
			Ordinance No. 2668

SUBJECT: **ORDINANCE NO. 2668 TO AMEND ORDINANCE NO. 2345, TO ALLOW A MAXIMUM OF 92 CAMPGROUND SITES AT THE ORANGE BLOSSOM APOPKA RV RESORT**

REQUEST: **SECOND READING OF ORDINANCE NO. 2668 TO AMEND ORDINANCE NO. 2345, TO ALLOW A MAXIMUM OF 92 CAMPGROUND SITES AT THE ORANGE BLOSSOM APOPKA RV RESORT.**

SUMMARY:

OWNER/APPLICANT:	Orange Blossom Apopka RV Resort Inc., c/o Robert Vesely
LOCATION:	3800 W. Orange Blossom Trail
PARCEL ID #:	36-20-27-0000-00-020
LAND USE:	Mixed Use
ZONING:	PUD
EXISTING USE:	RV Resort Park (Caravan Park)
PROPOSED DEVELOPMENT:	Maintain existing RV Resort Park, with 81 approved lots, and add 11 lots.
TOTAL ACRES:	10.2

FUNDING SOURCE: N/A

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:

Direction	Future Land Use	Zoning	Present Use
North (County)	Rural	P-D	Woodlands
East (City)	Industrial	ZIP	Warehouse
South (City)	Agriculture and Mixed Use	AG, ZIP, I-1	Greenhouse, Outdoor Storage, and Single Family Homes
West (City)	Industrial	I-1	Greenhouse

ADDITIONAL COMMENTS: The subject property is located at 3800 West Orange Blossom Trail. Annexed on January 16, 2008, via Ordinance number 2006, the site comprised of a RV Resort Park. On January 15, 2014, the subject area was assigned PUD zoning, via Ordinance number 2345.

Ordinance 2345 permits 81 campground sites for recreation vehicles, campers, or manufactured homes for commercial temporary lodging and associated accessory uses or structures. Any additional campground sites must be approved by City Council. The applicant proposes 11 additional sites along the southern boundary line. Parallel to the southern boundary line is a solid, opaque fence and Fudge Road. The predominant uses south of Fudge Road are mostly agriculture and industrial oriented. Due to the surrounding uses, staff does not object to 11 additional campground sites along the southern border.

Comprehensive Plan Compliance: The proposed amendment to Ordinance 2345 is consistent with the City's Mixed Use Future Land Use category. Development plans shall not exceed the intensity allowed under the adopted Mixed Use Future Land Use designation.

Land Use Compatibility: The Property is located on a major arterial road (West Orange Blossom Trail).The proposed amendment to Ordinance 2345 will not create any land use or traffic compatibility issues with adjacent uses. Development of the site must occur consistent with standards set forth in the Land Development Code and Development Design Guidelines unless otherwise approved within the PUD master plan.

PROPOSED PUD RECOMMENDATIONS: The PUD recommendations are that the zoning classification of the following described property be designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Plan provisions:

Section I. That the zoning classification of the following described property be designated as Planned Unit Development (PUD), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

A. The uses permitted within the PUD district are:

- A maximum of 92 ~~81~~ campground sites for recreation vehicles, campers, or manufactured homes for commercial temporary lodging and associated accessory uses or structures. Any additional campground sites must be approved by the City Council.

- One permanent single family residential structure or manufacture home for the campground operator.

- Outdoor storage of recreation vehicles or campers, boats, and boat trailers, and outdoor recreational motor craft. Outdoor storage of automobiles, commercial trucks and trailers, and other large vehicles is not allowed.

- Any use or activity allowed within the C-1 commercial zoning category. Development standards and setbacks shall comply with those established for the C-1 zoning category unless otherwise approved by the City Council within the Master Plan.

PUBLIC HEARING SCHEDULE:
Planning Commission – July 10, 2018, 5:30 p.m.
City Council – July 18, 2018, 7:00 p.m. – First Reading
City Council – August 1, 2018, 1:30 p.m. – Second Reading

DULY ADVERTISED:
June 22, 2018 - Public Notice (Apopka Chief Letter, Poster)
July 20, 2018 - Public Notice (Apopka Chief)

RECOMMENDATION ACTION:

The **Development Review Committee (DRC)** recommends approval of the amendment to Ordinance 2345, for the property owned by Orange Blossom Apopka RV Resort Inc., located at 3800 West Orange Blossom Trail, subject to PUD Recommendations and the information and findings in the staff report.

The **Planning Commission**, at its meeting on July 10, 2018, found the proposed PUD amendment consistent with the Comprehensive Plan and Land Development Code; and unanimously recommended approval to amend Ordinance 2345, to allow a maximum of 92 campground sites at the Orange Blossom Apopka RV Resort owned by Orange Blossom Apopka RV Resort, Inc., located at 3800 West Orange Blossom Trail.

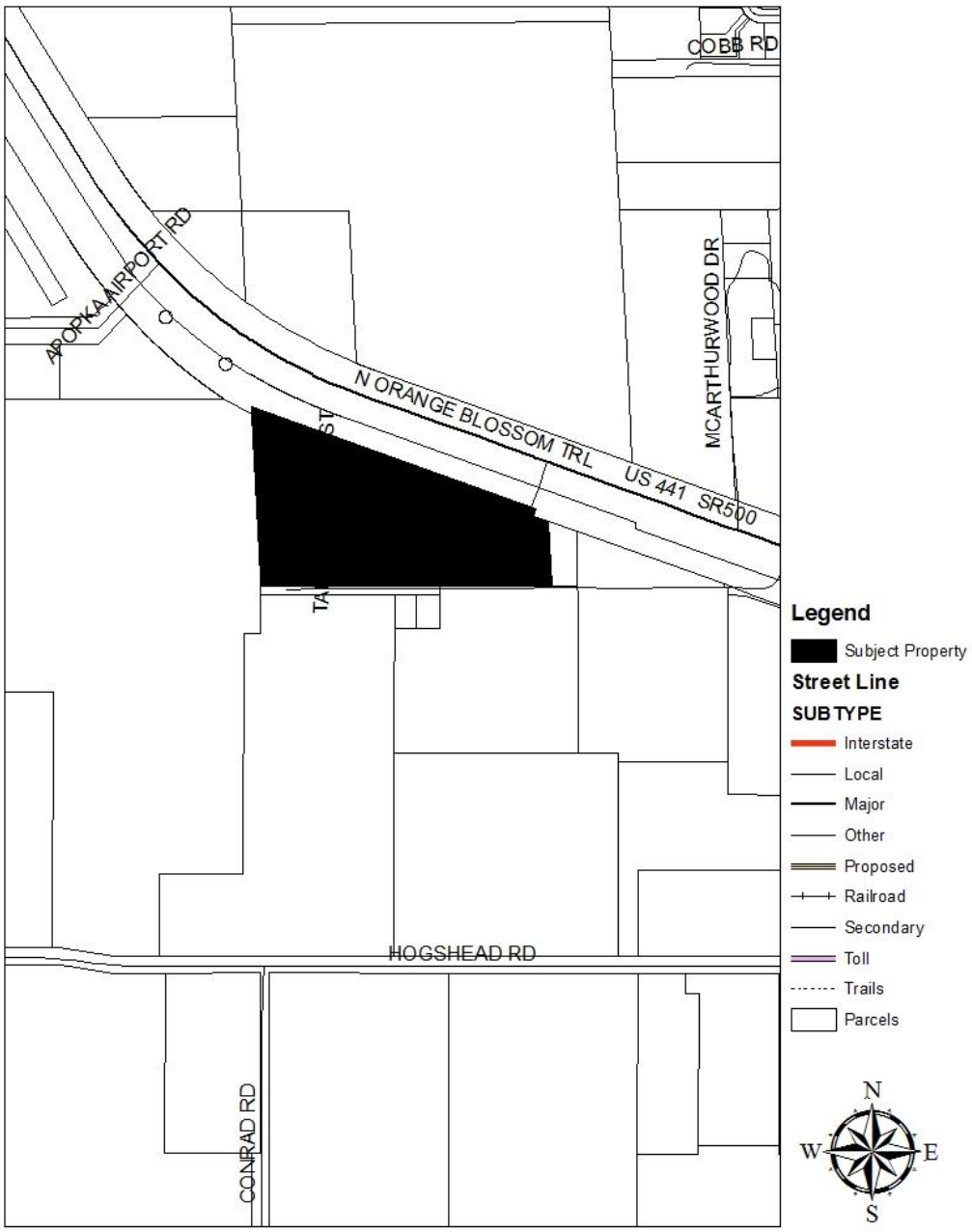
The **City Council**, at its meeting on July 18, 2018, accepted the first reading of Ordinance No. 2668 and held it over for second reading and adoption on August 1, 2018.

Adopt Ordinance No. 2668.

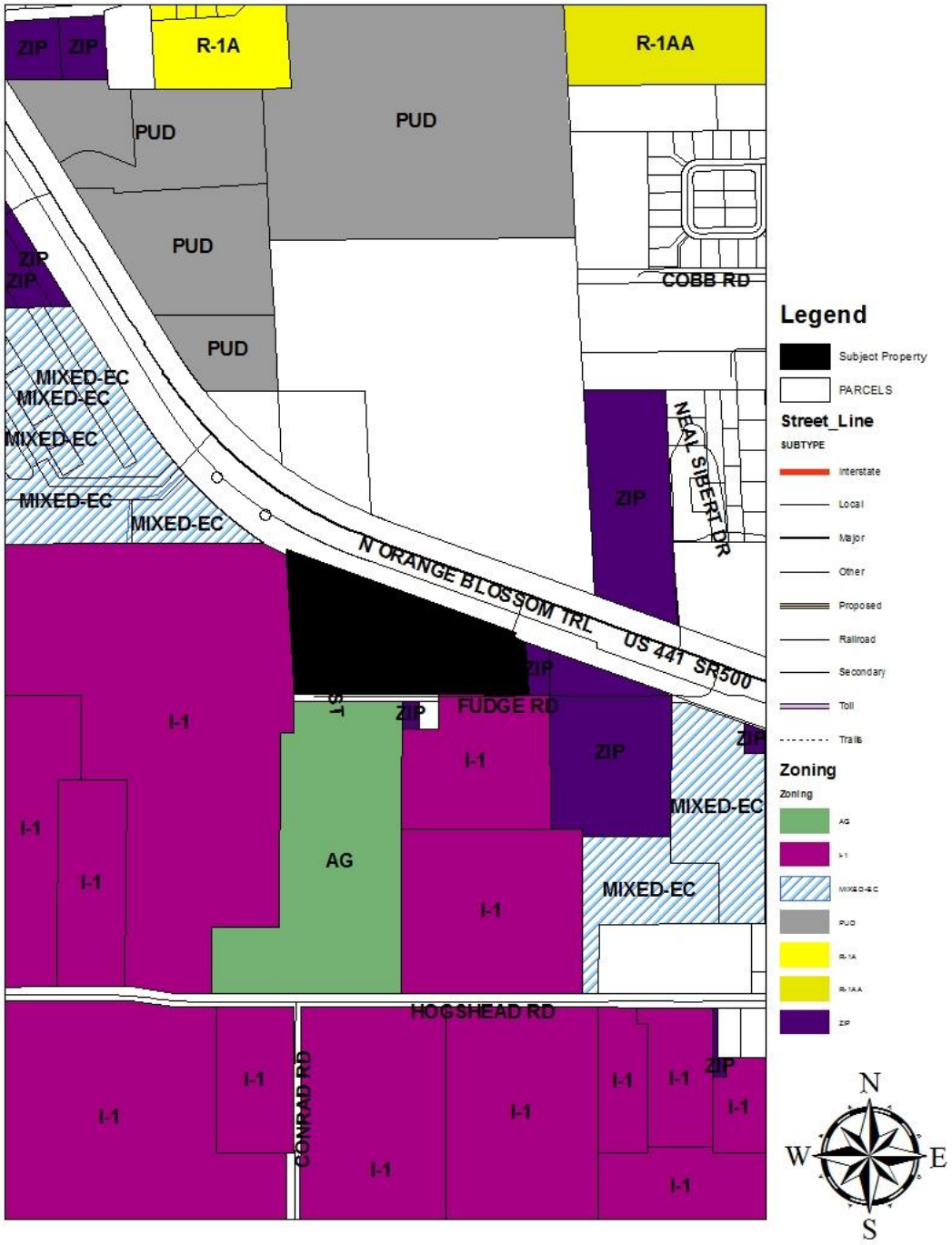
Note: This item is considered quasi-judicial. The staff report and its findings are to be incorporated into and made a part of the minutes of this meeting.

Application: **PUD Master Plan Amendment**
Owner/Applicant: **Orange Blossom Apopka RV Resort Inc., c/o Robert Vesely**
Parcel ID Nos.: **36-20-27-0000-00-020**
Total Acres: **10.2 +/-**

VICINITY MAP



ADJACENT ZONING MAP



AERIAL MAP

N
W
E
S
W Orange Blossom Trl
441
Orange Cir
Lemon Lime St
Tangerine Tree St
Navel St
Fudge Rd
McArthurwood Dr
Neal Sibert Dr
Bwi Company Inc
Bwi Companies Inc

STORAGE
Orange Circle
36 35 34 33 32 31 30 29 28 27 26
37 38 39 40 41 42 43 44 45 46 A 46 B
Tent Area
Mandarin St.
54 53 52 51 50 49 48 47
Tangerine St.
55 56 57 58 59 60 61 62 63
72 71 70 69 68 67 66 65 64
Navel St.
Office, Rec Room
Registration Parking
To Mount Dora
25 24 23 22 21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 4 3 2 1
W. Orange Blossom Trail (US 441)
1 X
2 X
3 X
4 X
5 X
6 X
7 X
8 X
9 X
10 X
11 X
Temple St.
73 74 75 76
Honey Bell Lane
80 79 78 77
Valencia Lane
Orange Circle
CALL 911 EMERGENCY
SPEED LIMIT 7 1/2 MPH
To Apopka & Orlando
W
AGS

ORDINANCE NO. 2345

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM "COUNTY" A-1 TO "CITY" PLANNED UNIT DEVELOPMENT (PUD - CAMPGROUND/COMMERCIAL) FOR CERTAIN REAL PROPERTY GENERALLY LOCATED SOUTH OF WEST ORANGE BLOSSOM TRAIL, NORTH OF FUDGE ROAD, COMPRISING 10.2 ACRES, MORE OR LESS AND OWNED BY ORANGE BLOSSOM APOPKA RV RESORT, INC., C/O ROBERT VESELY; 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 - Campground/Commercial) 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), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

A. The uses permitted within the PUD district shall be:

1. A maximum of eighty-one (81) campground sites for recreational vehicles, campers, or manufactured homes for commercial temporary lodging and associated accessory uses or structures. Any additional campground sites must be approved by City Council.

2. One permanent single family residential structure or manufacture home for the campground operator.

3. Outdoor storage of recreation vehicles or campers, boats and boat trailers, and outdoor recreational motor craft. Outdoor storage of automobiles, commercial trucks and trailers, and other large vehicles is not allowed.

4. Any use or activity allowed within the C-1 commercial zoning category. Development standards and setbacks shall comply with those established for the C-1 zoning category unless otherwise approved by the City Council within the Master Site Plan.

B. Master Plan requirements, as enumerated in Section 2.02.18 K. of the Apopka Land Development Code, not addressed herein are hereby deferred until the submittal and review of the Preliminary or Final Development Plan or Redevelopment Plan submitted in association with the PUD district.

C. Unless otherwise approved by City Council through an alternative development guideline for the master site plan, the C-1 zoning standards shall apply to the development of the subject p

D. The campground must follow the Florida Fire Prevention Code regarding "open fires." All open fires on the campground property shall be contained in a metal type fire pit with a screen placed on the top. Any fire, regardless of type, shall not be placed under any type of canopy overhang. A barbeque grill shall not be placed closer than ten (10) feet from any mobile or fixed structure. Any deviation from these conditions addressing the location of open fires or grills must be approved by the Apopka Fire Chief on a case-by-case basis.

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 - Campground/Commercial) as defined in the Apopka Land Development Code.

Legal Description:

The Southwest ¼ of the Southwest ¼ of Section 36, Township 20 South, Range 27 East, Orange County, Florida, lying South of the Railroad right-of-way LESS the following: Begin at the Southeast corner of the said Southwest ¼ of the Southwest 1/4, and run North 158.5 feet to the S.A.L. right-of-way, thence North 70°07' West 323.2 feet along the South line of said right-of-way of said Railroad, Thence South 268.5 feet to the South line of the Southwest ¼ of the Southwest ¼ of said section, Thence East along section line 304 feet to the Point of Beginning.

ALSO: The Southernmost 25 feet of Seaboard Coast Line Railroad Company's main track right-of-way, which right-of-way is 100 feet wide, i.e. 5.0 feet wide on each side of the centerline of Seaboard Coast Line Railroad Company's main track; said parcel of land beginning at the West line of Section 36 and Extending Eastwardly, 1,058 feet to a point located 1,600 feet West of Seaboard Coast Line Railroad Company's Mile post ST-798 as measured along said centerline; the East line of said strip of land Herein conveyed being parallel with said West line of Section 36, being shown on print of Seaboard Coast Line Railroad Company's Division Engineer's Drawing No. 3053-100, dated May 19, 1978, last Revised December 19,1978.

Together with an access easement lying over, upon and through the following described parcel of land:

Commence at the Southeast corner of the Southwest 1/4 of the Southwest ¼ of Section 36, Township 20 South, Range 27 East, in Orange County, Florida, and run North 89°58'16" West along the South Line of the Southwest ¼, a distance of 304.00 feet; thence North 00°02'37" East, 230.47 feet to a point on the Southerly right-of-way line of the S.A.L. Railroad; thence South 70°00'41" East along said right-of-way 9,6.42 feet to the point of beginning of this easement description; from said point of beginning, continue South 70°00'41" East along said right-of-way, 70.20 feet; thence South 00°04'10" West, 36.71 feet; thence North 89°55'50" West, 66.00 feet; thence North 70°00'41" West, 96.40 feet; Thence North 00°02'37" East, 23.40 feet; thence South 70°00'41" East, 67.80 feet; thence North 81°41'30" East, 27.19 feet; thence North 00°04'10" East, 23.52 feet to the Point of Beginning.

Parcel ID No.: 36-20-27-0000-00-020
TOTAL ACREAGE: 10 +/- Acres

Section III. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida.

Section IV. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

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

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

Section VII. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: December 18, 2013

READ SECOND TIME
AND ADOPTED: January 15, 2014

John H. Land, Mayor

ATTEST:

Janice G. Goebel, City Clerk

APPROVED AS TO FORM:

Frank Kruppenbacher, Esq., City Attorney

DULY ADVERTISED FOR TRANSMITTAL HEARING: November 22, 2013
January 3, 2014

ORDINANCE NO. 2668

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING ORDINANCE 2345, WHICH AMENDS THE ADOPTED "KOA CAMPGROUND PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN" FOR CERTAIN REAL PROPERTY LOCATED AT 3800 WEST ORANGE BLOSSOM TRAIL, COMPRISING 10.2 ACRES MORE OR LESS; OWNED BY ORANGE BLOSSOM APOPKA RV RESORT INC.; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, to manage growth, the City of Apopka, Florida, finds it in the best interest of the public health, safety and welfare of its citizens to establish zoning classifications within the City; and

WHEREAS, Robert Vesely, property owner, has requested to amend, repeal and replace Ordinance 2345, adopted on January 15, 2014, with Ordinance 2668.

WHEREAS, Ordinance 2668 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), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

A. The uses permitted within the PUD district shall be:

1. A maximum of ninety-two (92) campground sites for recreational vehicles, campers, or manufactured homes for commercial temporary lodging and associated accessory uses or structures. Any additional campground sites must be approved by City Council.

2. One permanent single family residential structure or manufacture home for the campground operator.

3. Outdoor storage of recreation vehicles or campers, boats and boat trailers, and outdoor recreational motor craft. Outdoor storage of automobiles, commercial trucks and trailers, and other large vehicles is not allowed.

4. Any use or activity allowed within the C-1 commercial zoning category. Development standards and setbacks shall comply with those established for the C-1 zoning category unless otherwise approved by the City Council within the Master Site Plan.

B. Master Plan requirements, as enumerated in Section 2.02.18 K. of the Apopka Land Development Code, not addressed herein are hereby deferred until the submittal and review of the Preliminary or Final Development Plan or Redevelopment Plan submitted in association with the PUD district.

C. Unless otherwise approved by City Council through an alternative development guideline for the master site plan, the C-1 zoning standards shall apply to the development of the subject property.

D. The campground must follow the Florida Fire Prevention Code regarding "open fires." All open fires on the campground property shall be contained in a metal type fire pit with a screen placed on the top. Any fire, regardless of type, shall not be placed under any type of canopy overhang. A barbeque grill shall not be placed closer than ten (10) feet from any mobile or fixed structure. Any deviation from these conditions addressing the location of open fires or grills must be approved by the Apopka Fire Chief on a case-by-case basis.

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Legal Description:

The Southwest of the Southwest of Section 36, Township 20 South, Range 27 East, Orange County, Florida, lying South of the Railroad right-of-way LESS the following: Begin at the Southeast comer of the said Southwest of the Southwest 1/4, and run North 158.5 feet to the S.A.L. right-of-way, thence North 70°07' West 323.2 feet along the South line of said right-of- way of said Railroad, Thence South 268.5 feet to the South line of the Southwest of the Southwest of said section, Thence East along section line 304 feet to the Point of Beginning.

ALSO: The Southernmost 25 feet of Seaboard Coast Line Railroad Company's main track right- of-way, which right-of-way is 100 feet wide, i.e. 5.0 feet wide on each side of the centerline of Seaboard Coast Line Railroad Company's main track; said parcel of land beginning at the West line of Section 36 and Extending Eastwardly, 1,058 feet to a point located 1,600 feet West of Seaboard Coast Line Railroad Company's Mile post ST-798 as measured along said centerline; the East line of said strip of land Herein conveyed being parallel with said West line of Section 36, being shown on print of Seaboard Coast Line Railroad Company's Division Engineer's Drawing No. 3053-100, dated May 19, 1978, last Revised December 19,1978.

Together with an access easement lying over, upon and through the following described parcel of land:

Commence at the Southeast comer of the Southwest 1/4 of the Southwest of Section 36, Township 20 South, Range 27 East, in Orange County, Florida, and run North 89°58'16" West along the South Line of the Southwest. a distance of 304.00 feet; thence North 00°02'37" East, 230.47 feet to a point on the Southerly right-of-way line of the S.A.L. Railroad; thence South 70°00'41" East along said right-of-way 9,6.42 feet to the point of beginning of this easement description; from said point of beginning, continue South 70°00'4 l" East along said right-of-way, 70.20 feet; thence South 00°04'10" West, 36.71 feet; thence North 89°55'50" West, 66.00 feet;

thence North 70°00'41" West, 96.40 feet; Thence North 00°02'37" East, 23.40 feet; thence South 70°00'41" East, 67.80 feet; thence North 81°41'30" East, 27.19 feet; thence North 00°04'10" East, 23.52 feet to the Point of Beginning.

Parcel ID No.: 36-20-27-0000-00-020 TOTAL ACREAGE: 10 +/-Acres

Section III. That the zoning classification is consistent with the Comprehensive Plan of the City of Apopka, Florida,

Section IV. That the Community Development Director, or the Director's designee, is hereby authorized to amend, alter, and implement the official zoning maps of the City of Apopka, Florida, to include said designation.

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

Section VI. Ordinance No. 2345 is repealed and replaced by Ordinance Number 2668, and that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section VII. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: July 18, 2018

READ SECOND TIME
AND ADOPTED: August 1, 2018

_____
Bryan Nelson, Mayor

ATTEST:

_____
Linda Goff, City Clerk

APPROVED AS TO FORM:

_____
Cliff Shepard, City Attorney

DULY ADVERTISED: June 22, 2018; July 20, 2018

CITY OF APOPKA
CITY COUNCIL

___ CONSENT AGENDA
_X_ PUBLIC HEARING
___ SPECIAL REPORTS
_X_ OTHER: ORDINANCE

MEETING OF: August 1, 2018
FROM: Public Services
EXHIBITS: Ordinance No. 2669

SUBJECT: **ORDINANCE NO. 2669 – AMENDING MUNICIPAL REFUSE COLLECTION SERVICE**

REQUEST: **FIRST READING OF ORDINANCE 2669 – AMENDING MUNICIPAL REFUSE COLLECTION SERVICE – ESTABLISHING A BEAR MANAGEMENT AREA AND REFUSE COLLECTION PROCEDURES**

SUMMARY:

According to the Florida Fish and Wildlife Conservation Commission (FWC), Apopka borders one of the most abundant black bear populations in the State and rates Orange County as reporting the 7th highest number of human-bear conflicts in 2017. The FWC attributes a large percentage of these conflicts to bears looking for food sources including food in garbage cans, pet food and bird feeders. These human-bear conflicts have been dangerous or fatal to humans and bears and the risk of conflicts increases with a growing City and bear population. In an effort to help reduce the number of human-bear conflicts, Staff consulted with FWC and recommends the changes to the City Code listed in Ordinance 2669, which establishes a Bear Management Area and a bear resistant refuse container program, The Ordinance also restricts the hours refuse containers can be placed at the curb, within the bear management area and where the refuse container is stored unless a bear resistant refuse container is used. It also requires bird feeders and pet food to be kept inaccessible to bears. By enacting these ordinance changes, the City also increases its chances to receive 2018 FWC grant funding for bear resistant refuse containers, two thirds of which will be reserved for municipalities with bear ordinances in place.

FUNDING SOURCE:

N/A

RECOMMENDATION ACTION:

Approve the first reading of Ordinance No. 2669 and hold over for a second reading on August 15, 2018.

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

ORDINANCE NO. 2669

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, AMENDING CHAPTER 66 "SOLID WASTE" OF THE CODE OF ORDINANCES OF THE CITY OF APOPKA, BY AMENDING ARTICLE II, DIVISION 1, SECTION 66-36 "DEFINITIONS;" SECTION 66-37 "AUTHORITY OF PUBLIC SERVICES DIRECTOR;" SECTION 66-40 "SPECIAL COLLECTION PROBLEMS;" SECTION 66-65 "PREPARATION OF METERIALS FOR COLLECTION;" SECTION 66-66 "PLACEMENT OF MATERIALS FOR COLLECTION;" SECTION 66-68 "FEE SCHEDULE – RESIDENTIAL;" AND SECTION 66-90 "PREPARATION OF MATERIALS FOR COLLECTION;" AND; PROVIDING DEFINITIONS; PROVIDING FOR APPLICABILITY; PROVIDING FOR A BEAR MANAGEMENT AREA; PROVIDING FOR ENFORCEMENT AND FINES; PROVIDING FOR PENALTIES; PROVIDING FOR CONFLICT, SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, pursuant to Article VIII, Section 1 of the Florida Constitution and Chapter 125, Florida Statutes, the City of Apopka is authorized to protect the public health, safety, and welfare of its residents, and has the power and authority to enact regulations for valid government purposes that are not inconsistent with general or special law; and

WHEREAS, according to the Florida Fish and Wildlife Conservation Commission (FWC), black bears have recovered from population declines and are a conservation success story for Florida and the FWC; and

WHEREAS, a consequence of this conservation success is an increase in human-bear conflicts within urban area; and

WHEREAS, black bears are attracted to unsecured refuse at residences and businesses found in bear range areas; and

WHEREAS, the majority of human-bear conflicts within urban areas are associated with unsecured refuse, and some of those conflicts have resulted in injury to humans; and

WHEREAS, in 2017, Orange County reported the seventh highest number of human-bear conflicts in the State; and

WHEREAS, according to the FWC, the City of Apopka borders one of the most abundant black bear populations in the State; and

WHEREAS, the City Council has determined that the incidence of bears entering populated areas of the City of Apopka to forage for food in refuse containers, and from other sources, is increasing and has reached a level that poses a threat to the health, safety, and welfare of the citizens and visitors to the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, as follows:

SECTION I. That Chapter 66, Article II, of the Code of Ordinances is hereby amended in its entirety with the provisions stated below:

ARTICLE II. MUNICIPAL REFUSE COLLECTION SERVICE

Section 66-36. Definitions.

For the purpose of this Article the following terms, phrases, words and their derivatives shall have the meaning given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural include the singular, and words in the singular include the plural.

(a) "Bear Management Area" means an area within the City of Apopkain which there is a high incidence rate of human-bear interactions recorded by the Florida Fish and Wildlife Conservation Commission (FWC), occurring at a level that poses a potential threat to the health, safety, and welfare to the citizens, employees and visitors of the City and is designated as such by the Director.

(b) "Bear Resistant Household Garbage Container" means a City approved residential household garbage container with a locking mechanism that prevents access to the contents by bears.

(c) "Secured Structure" means a structure in which refuse is stored in such a manner as to minimize the attraction of bears and to serve as a bear resistant barrier during the interim between refuse discard, collection and disposal. A screened enclosure does not qualify as a secured structure.

Section 66-37. Authority of the Public Services Director.

(b) A Bear Management Program is hereby established, which provides for a container replacement program to reduce the human-bear interactions, which will be implemented within the City limits of Apopka, applying additional restrictions within the Bear Management Area as designated by the Public Services Director, following consultation with the Florida Fish and Wildlife Conservation Commission (FWC).

(c) Within the Bear Management Area, responsible parties are required to comply with the following best management practices when the failure to do so creates, or would reasonably be expected to create, a lure or enticement for bears:

a. Bird Feeders: Bird and hummingbird feeders are allowed, however, feeders must be suspended on a cable or other device so that they are inaccessible to bears, and the area below the feeders must be kept free from the accumulation of seed debris.

b. Pet Food: Pet food or food bowls may not be left out overnight or unattended, unless kept in a secured enclosed kennel with a roof. If possible, pets are to be fed indoors. Pet food must be stored in a secured structure or other means that prevents access by bears. A screened enclosure does not qualify as a secured structure.

Section 66-40. Special Collection Problems.

(a) ~~Collection from location other than curbside. The Public Services Director or designee shall visit any residence to determine if curbside placement of City approved containers is impossible. A verification by a medical doctor that the resident is unable to physically place the containers may be required.~~ Disabled Service. A resident certifies that all occupants of the residence over the age of 18 are physically incapable of placing the City approved garbage and recycling containers at the curb for collection may request pickup at an alternate location which is agreeable to the resident and the Public Services Director. Verification from a medical doctor must be included with the certification. This service is not available for yard trash or bulky pickups.

(g) Non-Compliant Pick Up. For any violation of this Chapter regarding any pick up of solid waste or material referenced in this Chapter, including, but not limited to, early placement, mixing garbage with yard trash or recycling, unauthorized accumulation or scattering of solid waste or other material, the Pubic Services Director shall have the authority to assess an administrative charge for the actual cost of labor, vehicles and other materials necessary to properly transport the solid waste or other materials away from the customer's residential or commercial premises. For any and all successive non-compliant pick-ups during any twelve (12) month period, the Public Services Director, in addition to the administrative charge, shall have the authority to assess an administrative fee, up to and including, one hundred dollars ($100.00), commensurate with the reasonably estimated other costs associated with addressing the violations.

Section 66-65. Preparation of materials for collection.

(g) ~~Containers for recyclable materials~~ Recycling. All recyclable material shall be placed in the City approved recycling container furnished by the City to the residential user; if more recyclable storage is needed, the City will provide, at no cost, a sticker with the letter "R" that may be placed on the City approved household trash container identifying its use for recyclable material. Material shall be placed in the designated City approved recycling container with the lid completely closed, and shall not be bagged. Materials placed for recycling shall only include items designated by the City. Mixing of non-designated items, garbage or yard trash with recycling will be subject to refusal by the solid waste collector and may incur costs and fees in accordance with the provisions of Section 66-40(g). The recycling container must be free of garbage, and recyclable items in the recycling container must be sufficiently free of food waste, so it does not attract bears.

Section 66-66. Placement of materials for collection.

(b) Additional Restrictions within Bear Management Areas. Garbage containers containing household garbage must be maintained in a secured structure, inaccessible to bears, such as a garage or bear proof enclosure. The containers must be placed at the curb or the point designated by the Public Services Director for collection, no earlier than 5:00 a.m. and not later than 7:00 a.m. on collection day. As an alternative, residents may use a City approved bear resistant household garbage container in place of the standard garbage container, in which case the additional restrictions in this Section may be avoided.

Section 66-68. Fee Schedule - Residential.

(i) Disable Service. No additional charges, if the requirements of Section 66-40(a) are satisfied.

Section 66-90. Preparation of materials for collection.

(h) Additional Restrictions within Bear Management Areas. Commercial garbage collection customers which are located within designated Bear Management Areas are required to report any incidence of a bear accessing or attempting to access refuse containers on the customer's property to the City of Apopka Public Services Department within 48 hours.

SECTION II. Public Employees

That no provision of this chapter designating the duties of any City officer or employee shall be so construed as to make such officer or employee liable for any fine or penalty for failure to perform such duty.

SECTION III. Penalty:

Violations of this Ordinance shall be prosecuted in the manner provided by general law and the Apopka Code of Ordinances.

SECTION IV. Conflicts:

All ordinances and resolutions, or parts of ordinances and resolutions in conflict herewith are hereby repealed.

SECTION V. Severability:

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 a section or subsection or part of this ordinance.

SECTION VI. Effective Date:

This ordinance shall become effective immediately upon adoption.

FIRST READING: _____

SECOND READING
and ADOPTION: _____

_____
Bryan Nelson, Mayor

ATTEST:

_____
Linda F. Goff, City Clerk

DULY ADVERTISED FOR PUBLIC HEARING: _____

CITY OF APOPKA
CITY COUNCIL

___ CONSENT AGENDA
___ PUBLIC HEARING
___ SPECIAL REPORTS
_X_ OTHER: Resolution No. 2018-12

MEETING OF: August 1, 2018
FROM: Finance Department
EXHIBITS: Exhibit A

SUBJECT: **RESOLUTION NO. 2018-12 – AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018**

REQUEST: **REQUEST COUNCIL ADOPT RESOLUTION NO. 2018-12 TOTALING $28.521.00**

SUMMARY:

On September 27, 2017, by Resolution No. 2017-17, the City Council adopted the final budgets for fiscal year 2017/2018. The City has committed to expenditures and has experienced unanticipated revenues/expenditures through the current fiscal year that need to be reflected in the current budget. Florida Statutes, Section 166.241(4) requires the governing body amend the budget in the same manner as the original budget is adopted.

Exhibit A – This amendment includes changes for the funding and appropriation of Danus Utilities to perform the emergency piping repairs in the amount of $28,521.00.

FUNDING SOURCE:

The approved FY 2017 - 2018 Budgets for the Utility Enterprise Funds will be increased to include the amounts included in Exhibit A.

RECOMMENDATION ACTION:

Adopt Resolution No. 2018-12

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

EXHIBIT A
CITY OF APOPKA
BUDGET AMENDMENT
08/01/2018

Date : _____
Prepared by: _____
Approved by: _____
Entry Code: _____

Date Entered: _____
Entered By: _____
Batch #: _____
Posted By: _____

ACCOUNT NUMBER	J/E DESCRIPTION	TO	FROM
401-389-0010	BUDGET AMENDMENT FROM RESERVES		28,521.00
401-3191-535-4600	REPAIR & MAINT.-BLDG & EQUIPMENT	28,521.00	
Establishing funding from reserves and appropriations for Danus Utilities to perform the emergency piping repairs. Approval was on today's 08/01/2018 consent agenda.			
	TOTAL	28,521.00	28,521.00

COMMENTS: **RESOLUTION 2018-12**

RESOLUTION NO. 2018-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018, PROVIDING FOR A BUDGET AMENDMENT

WHEREAS, the City Council of the City of Apopka, Florida, has determined that the Budget for Fiscal Year 2017/2018 should be amended; and

WHEREAS, Florida Statutes, Section 166.241(4) requires the governing body amend the budgets in the same manner as the original budget is adopted; and

WHEREAS, the City Council adopted the final budgets for fiscal year 2017/2018 through resolution on September 27, 2017.

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

SECTION 1: That the Budget for the City of Apopka, Florida, and Fiscal Year 2017/2018 is hereby amended as indicated in Exhibit A – with an amendment totaling $28,521.00 which are hereby attached and made part of this Resolution by reference thereto.

SECTION 2: Effective Date. This Resolution shall take effect upon final passage and adoption.

ADOPTED THIS 1st DAY OF August, 2018

CITY OF APOPKA, FLORIDA

_____
BRYAN NELSON, MAYOR

ATTEST:

_____
LINDA F. GOFF, CITY CLERK