



**City of Apopka
Planning Commission
Special Meeting Agenda
November 24, 2015
5:01 PM @ CITY COUNCIL CHAMBERS**

I. CALL TO ORDER

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

II. OPENING AND INVOCATION

III. APPROVAL OF MINUTES: None

IV. PUBLIC HEARING:

1. PLANNED UNIT DEVELOPMENT MASTER SITE PLAN - 1ST AMENDMENT – Owned by RaceTrac Petroleum, Inc./Spirit SPE Portfolio CA C-Stores LLC; Applicant is AutoZone Stores, LLC; engineer is CPH Engineering, Inc., c/o Joshua D. Lockhart, P.E., property located north of U.S. 441 (a.k.a. Orange Blossom Trail) and east of Errol Parkway. (Parcel ID No. 05-21-28-0000-00-031)
2. CHANGE OF ZONING/ MASTER SITE PLAN – Raynor Shine Recycling Solutions LLC, owned by Raynor Apopka Land Management, LLC; Engineer is American Civil Engineering Co., c/o John Herbert, P.E., from "County" I-4 (ZIP) and "City" I-1 to "City" Planned Unit Development (PUD/I-2), for property located at 100 & 126 Hermit Smith Road. (Parcel ID #s: 01-21-27-0000-00-026; 01-21-27-0000-00-080)

V. SITE PLANS:

1. PRELIMINARY DEVELOPMENT PLAN – COPART - Owned by Copart, Inc.; engineer is Burkett Engineering, c/o William E. Burkett, P.E., property located at 3351 West Orange Blossom Trail. (Parcel ID #: 01-21-27-0000-00-032)

VI. OLD BUSINESS:

VII. NEW BUSINESS:

VIII. ADJOURNMENT:

All interested parties may appear and be heard with respect to this agenda. Please be advised that, under state law, if you decide to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes a testimony and evidence upon which the appeal is to be based. The City of Apopka does not provide a verbatim record.

In accordance with the American with Disabilities Act (ADA), persons with disabilities needing a special accommodation to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, telephone (407) 703-1704, no less than 48 hours prior to the proceeding.

Backup material for agenda item:

1. PLANNED UNIT DEVELOPMENT MASTER SITE PLAN - 1ST AMENDMENT – Owned by RaceTrac Petroleum, Inc./Spirit SPE Portfolio CA C-Stores LLC; Applicant is AutoZone Stores, LLC; engineer is CPH Engineering, Inc., c/o Joshua D. Lockhart, P.E., property located north of U.S. 441 (a.k.a. Orange Blossom Trail) and east of Errol Parkway. (Parcel ID No. 05-21-28-0000-00-031)



**CITY OF APOPKA
PLANNING COMMISSION**

PUBLIC HEARING
 SPECIAL REPORTS
 PLAT APPROVAL
 OTHER:

MEETING OF: November 24, 2015
FROM: Community Development
EXHIBITS: Vicinity Map
Adjacent Zoning Map
PUD Master Plan
Color Rendering

PROJECT: RACETRAC/AUTOZONE AMENDMENT TO THE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN

Request: RECOMMEND APPROVAL OF THE AMENDMENT TO THE RACETRAC/AUTOZONE PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN. (PARCEL ID #: 05-21-28-0000-00-039)

SUMMARY:

OWNER: RaceTrac Petroleum, Inc.\Spirit SPE Portfolio CA C-Stores, LLC
APPLICANT: AutoZone Stores, LLC
ENGINEER: CPH c/o Joshua D. Lockhart, P.E.
LOCATION: 1305 West Orange Blossom Trail
(North of U.S. HWY 441 (a.k.a. Orange Blossom Trail) and East of Errol Parkway)
EXISTING USE: Convenience Store w/ Fueling Stations
LAND USE: Commercial
ZONING: PUD/C-2
PROPOSED DEVELOPMENT: Retail Auto Parts Store
PROPOSED LOTS: Lot 1: 2.08 +/- Acres Lot 2: 0.89 +/- Acres
TOTAL ACRES: 2.94 +/- Acres

DISTRIBUTION

Mayor Kilsheimer
Commissioners (4)
City Administrator Irby
Community Dev. Director
Finance Director
HR Director
IT Director
Police Chief
Public Ser. Director
City Clerk
Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	Future Land Use	Zoning	Present Use
North (City)	Residential Medium (0-10du/ac)	R-2	Residential Subdivision
East (City)	Commercial	PUD	Retail Shopping Center (Victoria Plaza)
South (City)	Commercial	C-2	Commercial Retail (Verizon Wireless)
West (County)	Commercial	C-2	Commercial Retail

ADDITIONAL COMMENTS: The original PUD Master Plan was adopted on March 6, 2013, through Ordinance #2292 allowing PO/I, CN, C-1, and automotive fuel sales, which is C-2 district permissible use. The PUD Master Plan amendment creates two separate lots with an existing gas station and a proposed AutoZone retail store. Lot 1, identifies the existing Marathon (formerly known as RaceTrac) gas station consisting of a 5,928 s.f. convenience store with fueling stations. On Lot 2, AutoZone Store, LLC is proposing to construct a 6,815 s.f. retail store with 27 parking spaces.

Comprehensive Plan Compliance: The proposed PUD (Planned Unit Development/C-2) zoning is consistent with the City’s Commercial Future Land Use category. Development plans shall not exceed the intensity allowed under the adopted Future Land Use designation.

Land Use Compatibility: The Property is located on a major arterial road (West Orange Blossom Trail).The proposed use and zoning 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 site plan.

Buffer Yard Requirements: Areas adjacent to all road right of ways shall provide a minimum ten foot landscape bufferyard. Areas adjacent to residential uses or districts shall provide a ten foot high masonry wall within a ten-foot landscape buffer.

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 PO/I, CN, C-1, and automotive fuel sales, which is C-2 district permissible use.
- B. All development standards set forth in the Land Development Code and Development Design Guidelines shall apply to development within the PUD unless as otherwise allowed and defined as follows:
 - 1. Signage shall comply with the City’s sign codes unless otherwise approved through a master sign plan
 - 2. Illumination plan shall be provided with the preliminary or final development plan.
 - 3. No outside activities including but not limited to, outside storage of parts, vending machines, supplies, merchandise or materials.

- C. The C-1 zoning standards shall apply to the development of the subject property unless otherwise established herein this ordinance.
- D. A cross access easement shall be illustrated in the preliminary and final development plans and the plat that connect the U.S. 441 entrance to the eastern boundary of the project, allowing for future connection to the Victoria Plaza.
- E. The parcel split shall occur through a plat at the time of the final development plan application.

WAIVER REQUESTS: The applicant has proposed the below waiver requests (which appear on the cover sheet of the Master Plan). As the applicant has applied for a PUD zoning, these waiver requests will be listed as Development Standards approved for the subject property. No separate action is necessary for each waiver. Thus, the below waivers are considered to be additional development standards that will be incorporated in the PUD ordinance, unless specifically amended or denied by City Council.

- 1. Waiver Request #1: LDC 2.02.13.G.3 requires areas adjacent to nonresidential uses or districts shall provide a minimum five-foot landscaped bufferyard. The applicant is requesting a joint 5 feet wide landscape buffer between Lot 1 and 2 in lieu of the required five feet on each parcel.

Justification: Both sites are commercial use and there will be substantial landscaping within the 5’ buffer, including 7 ea Crape Myrtle w/ 2” min Caliper 8’ minimum height, 48 ea. Sweet Viburnum Hedge 24” minimum height 36” o.c. and Parsons Juniper 24” o.c. The panhandle portion of the Race Trac parcel will be left as open space.

Staff Recommendation: DRC does not object to the waiver request.

- 2. Waiver Request #2: LDC 6.03.02 Commercial uses not otherwise classified to provide 1 space for each 200 square feet of gross floor area. The applicant is requesting the off-street parking to be counted at 1 space per 300 square feet of gross building square footage.

Justification: Autozone is comfortable with this parking ratio and it is comparable to other stores sites.. The easements, access to and from the adjacent parcels, and the required stormwater reduce the parking lot size. Parking that is provided and not necessary only provides for more impervious area, which impairs recharge to the aquifer, which does not meet the goals and objective of the City of Apopka Comprehensive Plan.

Staff Recommendation: DRC does not object to the waiver request.

- 3. Waiver Request #3: LDC 6.05.00.D.6.A, requires the minimum requirements for maintenance berms are ten feet around pond perimeter. The applicant is requesting a reduction in width of the maintenance berm of 10 feet with fencing to 5 feet for Lot 2.

Justification: The proposed concrete wall is set back 10’ from the property line, due to an existing easement. An additional 10’ berm on the site side of the wall would take up additional room for recharge of the stormwater ponds, necessary to meet the goals and objectives of the City of Apopka Comprehensive Plan. The proposed pond is dry and will allow for maintenance and upkeep from inside the pond.

Staff Recommendation: DRC does not object to the waiver request.

- 4. Waiver Request #4: The applicant is requesting a reduction of the requirement of no more than 50% of the required parking spaces in front of the building.

Justification: The overall total number of parking was reduced from 32 to 27, in order to reduce the number of parking spaces in the front. This reduction provided for wider landscape islands, which is in the spirit of the ordinance. The reduction also allows for a cross access drive aisle in the future to the Victoria Plaza.

Staff Recommendation: DRC does not object to the waiver request.

PUBLIC HEARING SCHEDULE:

Planning Commission – November 24, 2015, 5:01 p.m.
City Council – December 2, 2015, 1:30 p.m. – First Reading
City Council – December 16, 2015, 7:00 p.m. – Second Reading

DULY ADVERTISED:

October 23, 2015 – Public Notice and Notification
December 4, 2015 – Ordinance Heading Ad w/map

RECOMMENDED ACTION:

The **Development Review Committee (DRC)** recommended approval of the Racetrac/Autozone PUD Master Plan Amendment for the property owned by Race Trac Petroleum, Inc. and Spirit SPE Portfolio CA C-Stores, LLC, located north of U.S. Highway 441 aka (Orange Blossom Trail) and east of Errol Parkway, subject to PUD Recommendations and the information and findings in the staff report.

The **Planning Commission**, at its meeting on November 10, 2015, continued this item to the Special Planning Commission meeting on November 24, 2015, due to a change of ownership for part of the property.

Planning Commission Role: Advisory to City Council. Planning Commission can recommend to approve, deny or to approve with conditions.

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
Applicant: AutoZone Store, LLC
Owner: Racetrac Petroleum, Inc. and Spirit SPE Portfolio CA C-Stores, LLC
Engineer: CPH, Inc. c/o Joshua D. Lockhart , P.E.
Parcel ID Nos.: 05-21-28-0000-00-039
Total Acres: 2.94 +/-

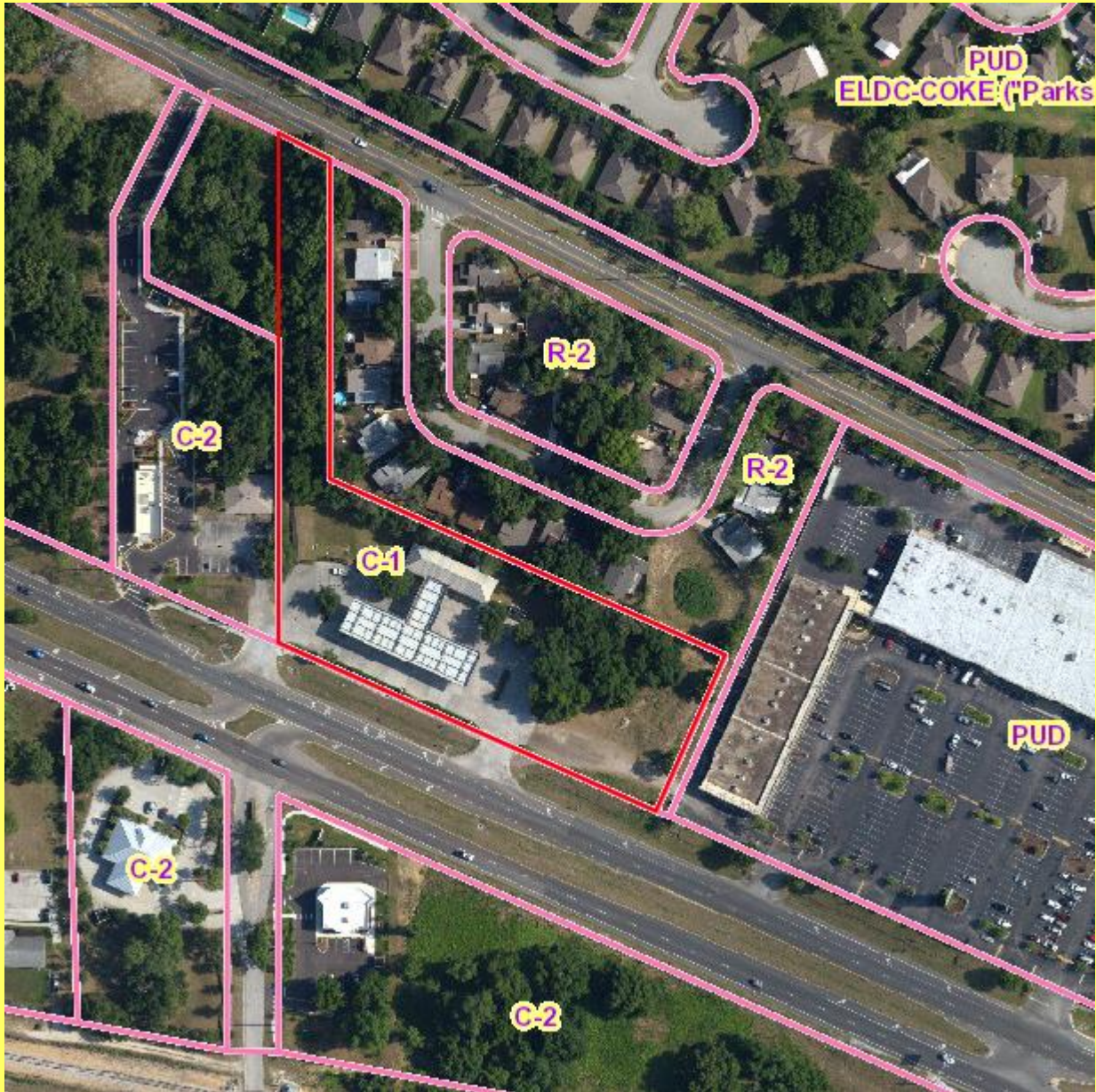


VICINITY MAP



Application: PUD Master Plan Amendment
Applicant: AutoZone Store, LLC
Owner: Racetrac Petroleum, Inc. and Spirit SPE Portfolio CA C-Stores, LLC
Engineer: CPH, Inc. c/o Joshua D. Lockhart , P.E.
Parcel ID Nos.: 05-21-28-0000-00-039
Total Acres: 2.94 +/-

ADJACENT ZONING MAP

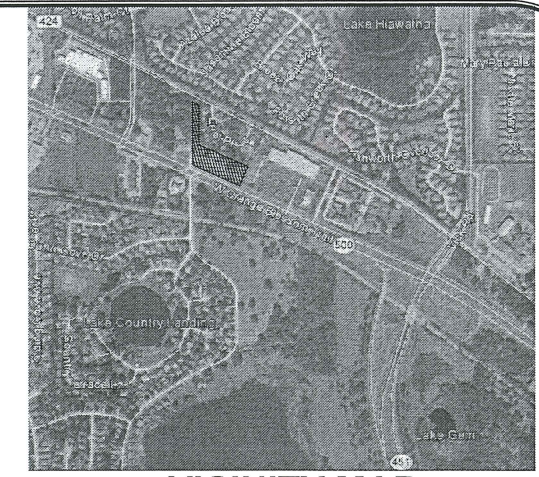


RACETRAC / AUTOZONE

PUD ZONING AMENDMENT AND MASTER PLAN

1305 WEST ORANGE BLOSSOM TRAIL, APOPKA, FLORIDA

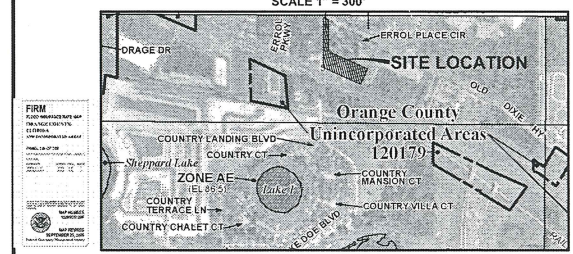
PARCEL ID: 05-21-28-0000-00-039



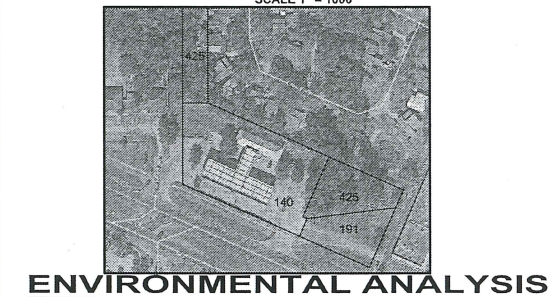
VICINITY MAP
1" = 800'



SITE LOCATION
1" = 300'



FIRM MAP
SCALE 1" = 1000'



ENVIRONMENTAL ANALYSIS
SCALE 1" = 200'
191 - UNDEVELOPED LAND WITHIN URBAN AREAS
425 - TEMPERATE HARDWOOD
140 - COMMERCIAL AND SERVICES
ENVIRONMENTAL ANALYSIS PER CITY LDC CODE SECTION 5.02.05. THE SITE IS WITHIN THE WEKIWA RIVER BASIN, ITEM A-E OF THE CODE SECTION 5.02.05 WILL BE MET FOR THE AUTO ZONE SITE AS APPLICABLE.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, SECTION 5, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN SOUTH 55.74 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 424; THENCE SOUTH 63 DEGREES 11 MINUTES 55 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 67.22 FEET FOR THE POINT OF BEGINNING; RUN THENCE SOUTH 373.99 FEET; THENCE SOUTH 66 DEGREES 03 MINUTES 50 SECONDS EAST 507.32 FEET; THENCE SOUTH 23 DEGREES 56 MINUTES 10 SECONDS WEST 200.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 500 (US. 441); THENCE NORTH 66 DEGREES 03 MINUTES 50 SECONDS WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 484.19 FEET; THENCE NORTH 596.49 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 424; THENCE SOUTH 63 DEGREES 11 MINUTES 55 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 67.22 FEET TO THE POINT OF BEGINNING.

SECTION 5, TOWNSHIP 21 SOUTH, RANGE 28 EAST

DEVELOPER	ENGINEER	INDEX OF SHEETS
AUTOZONE STORES, LLC. 123 SOUTH FRONT STREET MEMPHIS, TENNESSEE 38103 (901) 495-8701 ATTN.: WADE DAVIS	CPH, INC. 2216 ALTAMONT AVE. FT. MYERS, FL 33901 (239) 332-5499 ATTN.: JOSHUA D. LOCKHART, P.E.	C0.0 COVER SHEET C1.0 PUD ZONING AMENDMENT AND MASTER PLAN
ARCHITECT AUTOZONE, INC. DEPARTMENT 8320 123 SOUTH FRONT STREET MEMPHIS, TENNESSEE 38103 (901) 495-8707 ATTN.: GEORGE CALLOW, ARA	SURVEYOR BULLSEYE SURVEYING, INC. 4590 ULMERTON RD, SUITE 115 CLEARWATER, FLORIDA 33762 (727) 475-8088 ATTN.: GEORGE R. MARTIN, P.S.M.	C1.1 AS-BUILT SURVEY OF RACETRAC AND PARCEL C2.0 MASTER PLAN
OWNER RACETRAC PETROLEUM, INC. 3225 CUMBERLAND BOULEVARD ATLANTA, GEORGIA 30339 (770) 431-7600	LANDSCAPE ARCHITECT CPH, INC. 300 WEST FULTON STREET SANFORD, FLORIDA 32771 (407) 322-6841 ATTN.: ANNE G. WEST, R.L.A.	C3.0 SITE GRADING PLAN FOR LOT 2 C4.0 SITE UTILITY PLAN FOR LOT 2
UTILITIES SEWER & WATER: CITY OF APOPKA 748 EAST CLEVELAND STREET APOPKA, FLORIDA 32703 (407) 703-1731 EXT. 685 ATTN.: BRIAN BISHOP ELECTRIC: DUKE ENERGY 275 W. PONKAN RD. APOPKA, FLORIDA 32712 (407)464-1268 ATTN.: EDWIN "ALBERT" MARSDEN COMMUNICATIONS: BRIGHT HOUSE NETWORKS 3767 ALL AMERICAN BOULEVARD ORLANDO, FLORIDA 32810 (407) 532-8509 ATTN.: MARVIN USRY JR GAS: LAKE APOPKA NATURAL GAS DISTRICT 38 NORTH PARK AVENUE APOPKA, FLORIDA 32703 (407) 656-2734 EXT. 116 ATTN.: ALEX WOSGIEIN	1 of 2 ALTA/ACSM LAND TITLE SURVEY 2 of 2 ALTA/ACSM LAND TITLE SURVEY	

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
DOMESTIC WASTEWATER COLLECTION DIVISION CENTRAL DISTRICT
3319 MAGUIRE BOULEVARD, SUITE 232
ORLANDO, FLORIDA 32803
(407) 893-3300

FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
DRINKING WATER DIVISION CENTRAL DISTRICT
3319 MAGUIRE BOULEVARD, SUITE 232
ORLANDO, FLORIDA 32803
(407) 893-3310

FLORIDA DEPARTMENT OF TRANSPORTATION
DISTRICT 5
719 SOUTH WOODLAND BOULEVARD
DELAND, FLORIDA 32720
(386) 943-5000
ATTN.: NORANNE DOWNS

ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT
MAITLAND SERVICE CENTER
601 SOUTH LAKE DESTINY DRIVE, SUITE 200
MAITLAND, FLORIDA 32751
(407) 659-4800

CITY OF APOPKA
PLANNING AND ZONING
120 EAST MAIN STREET
APOPKA, FLORIDA 32703
(407) 703-1700



Planned by: **CPH, Inc.**
2216 Altamont Ave., Ft. Myers, FL 33901
Ph: 239.332.5499
Licenses:
Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926
Survey L.B. No. 7143 Landscp. Lic. No. LC0009298

Planned by: **CPH, Inc.**
2216 Altamont Ave., Ft. Myers, FL 33901
Ph: 239.332.5499
Licenses:
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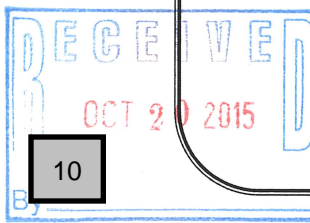
Joshua D. Lockhart, P.E.
74011

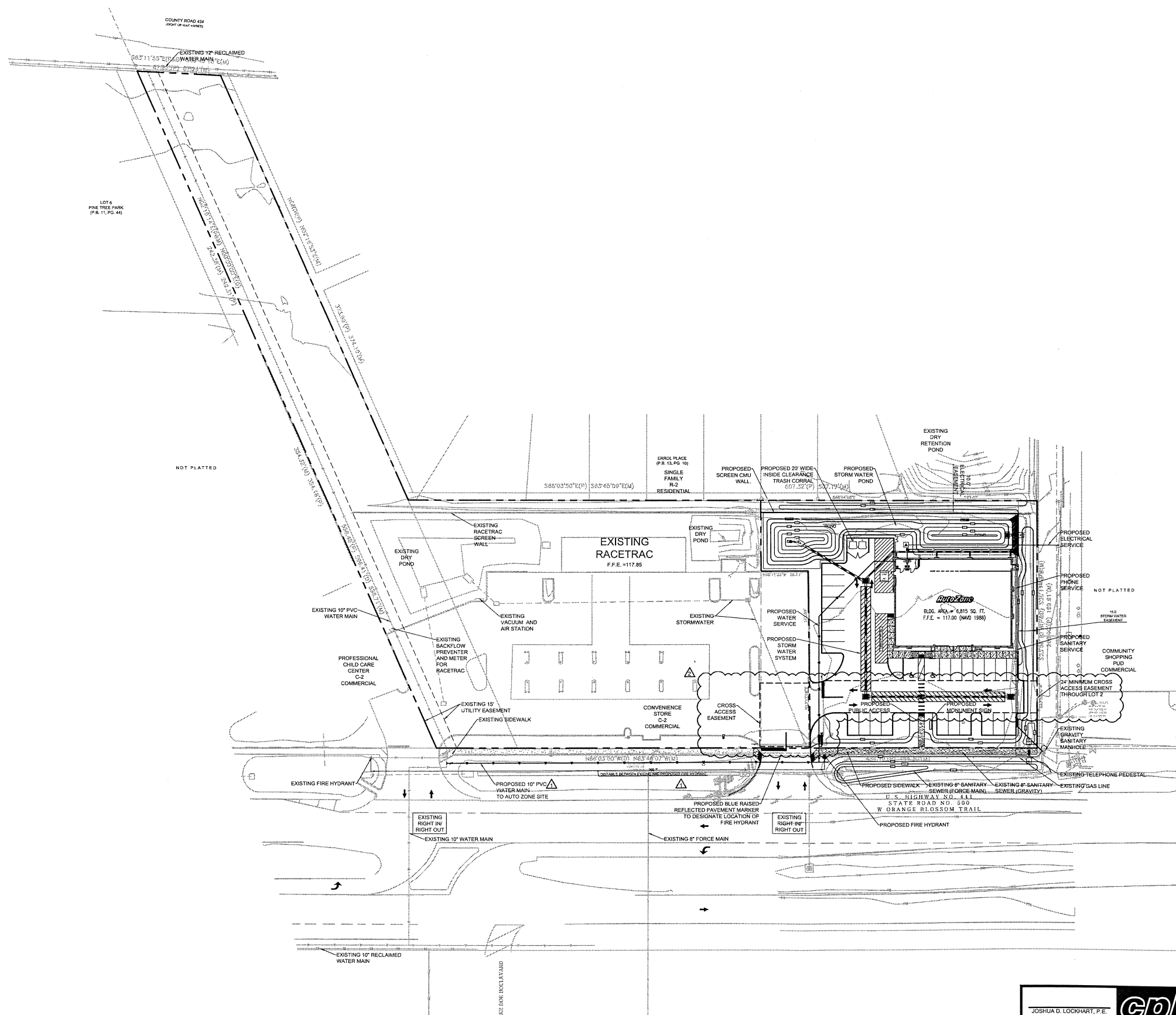
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ACTIVITY	NAME	DATE	NO.	DATE	REVISION	APPROVED	SCALE:	SHEET NO.
DESIGNED BY:	IB/JDH	3-15	1	9-8-15	PER CITY COMMENTS	I.B.	N/A	C0.0
DRAWN BY:	JDH	3-15	1				DATE: MAR. 2015	
CHECKED BY:	CDP	3-15	1				JOB NO.: A20129	
APPROVED BY:	JDL	3-15	1				FILE: COVER	
REGISTRATION NO.:	61810							

GENERAL STATEMENT
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A RETAIL STORE. THE SITE WORK WOULD BE INCLUSIVE TO THE CONSTRUCTION OF A NEW FACILITY AND INFRASTRUCTURE.





- UTILITY LEGEND**
- EX-105 --- EXISTING SANITARY SEWER.
 - EX-106 --- EXISTING FORCE MAIN.
 - EX-107 --- EXISTING GAS LINE.
 - EX-108 --- EXISTING STORM PIPE.
 - EX-109 --- EXISTING WATER LINE.
 - W --- PROPOSED WATER LINE.
 - S --- PROPOSED SANITARY LINE.
 - T --- PROPOSED PHONE LINE.
 - E --- PROPOSED ELECTRICAL LINE.
 - [Symbol] --- PROPOSED CONTOUR
- SITE LEGEND**
- [Symbol] PROPERTY LINES
 - [Symbol] PROPOSED STORM WATER PIPES
 - [Symbol] EXFILTRATION STORM PIPE
 - [Symbol] TRANSFORMER

AutoZone, Inc.
123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103



AutoZone STORE DEVELOPMENT

PREPARED FOR: AutoZone
Store No.: 4856
APOPKA
CITY OF APOPKA, FL.

MASTER PLAN

SCALE: 1" = 40'

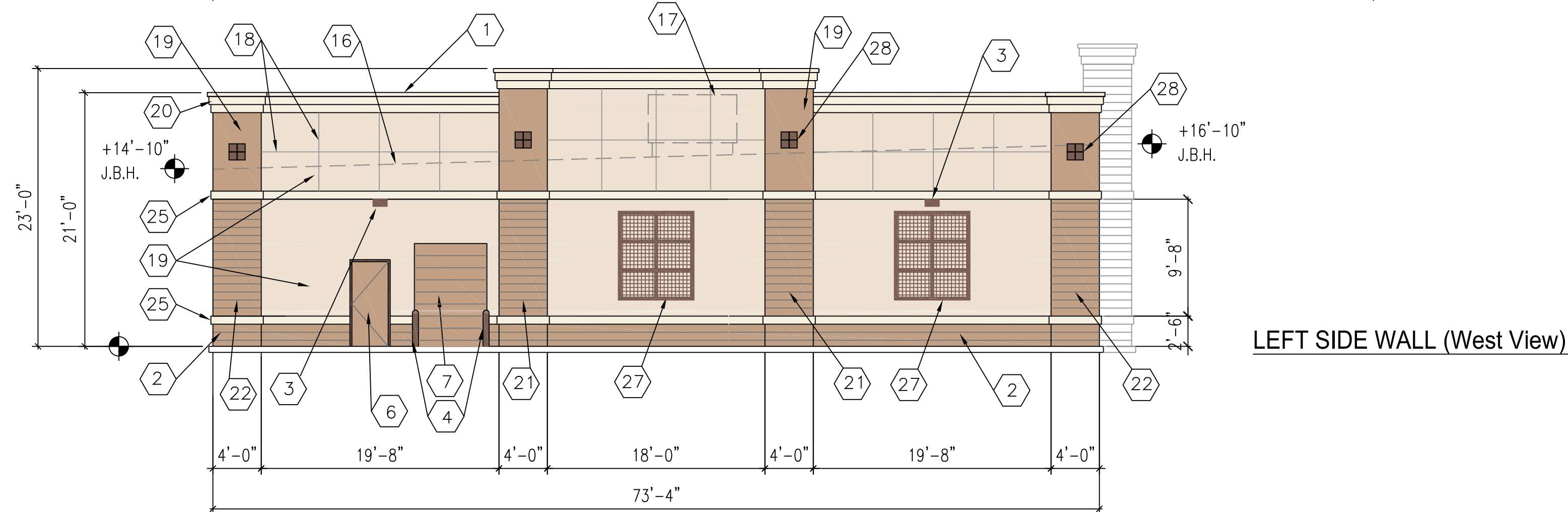
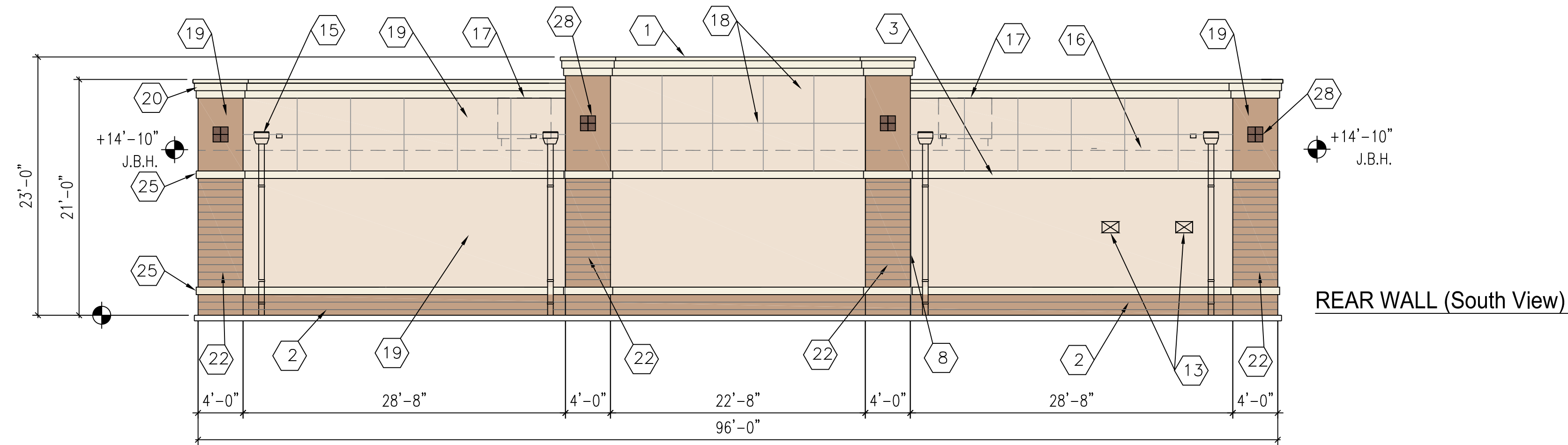
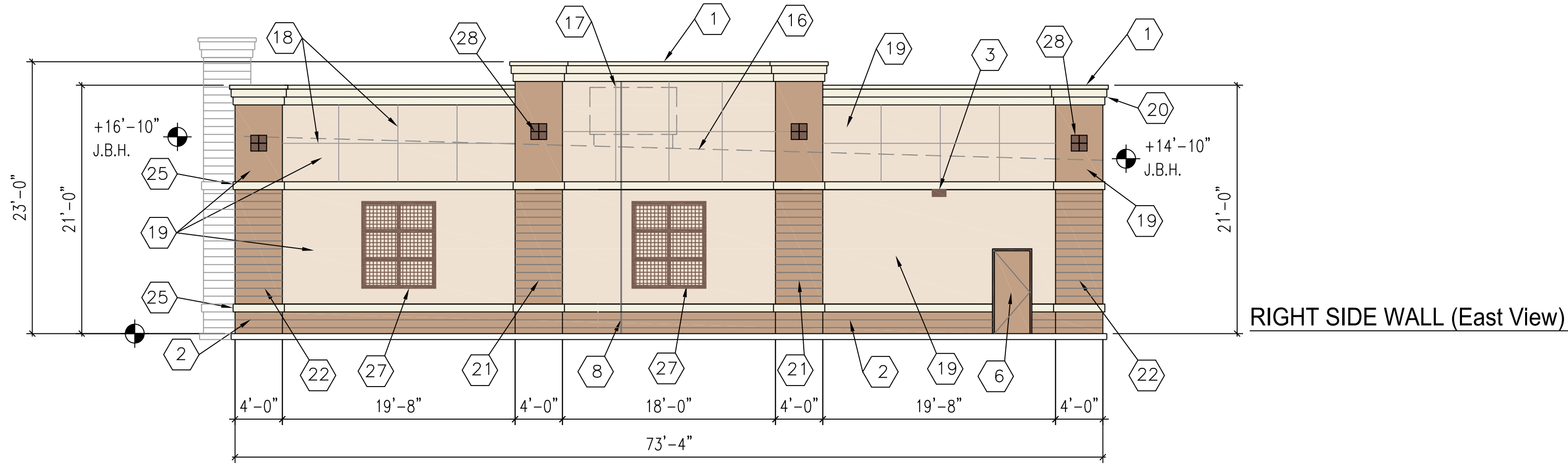
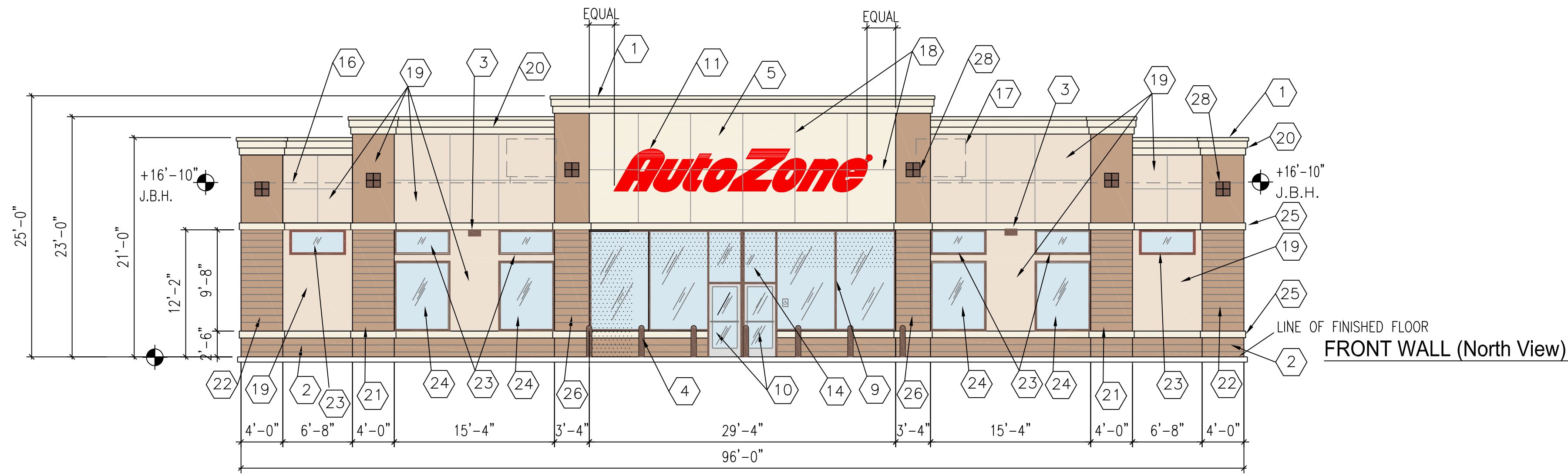
REVISIONS

1. PER CITY COMMENTS 9-8-15
 2. PER CITY DRC COMMENTS 10-16-15
 - 3.
 - 4.
 - 5.
 - 6.
 - 7.
- ARCHITECT: GC
DRAFTSMAN: JDH
CHECKED BY: IB

DATE: JUNE, 2015
PROTOTYPE SIZE: 65W2L

C2.0

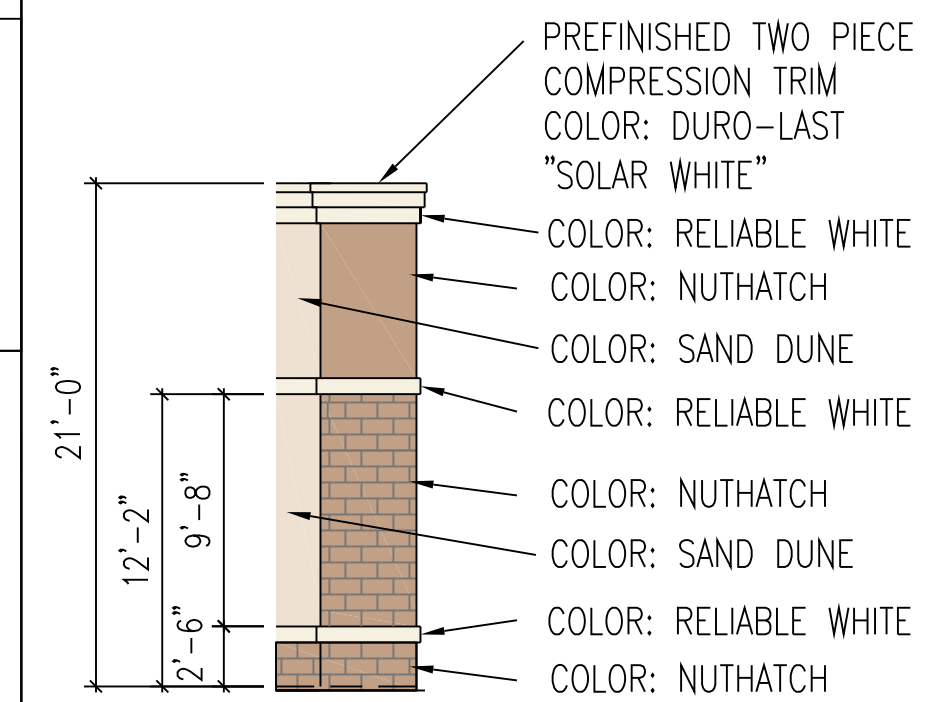
JOSHUA D. LOCKHART, P.E. 74011		A Full Service A & E Firm		Offices In:	Plans Prepared By:
		Architects Engineers Environmental Landscape Architects	M/E/P Planners Surveyors Traffic/Transportation	• Florida • Puerto Rico • Connecticut • Maryland • Texas	CPH, Inc. 2216 Altamont Ave., FL Myers, FL 33901 Ph: 239.332.5499 Licenses: Eng. C.O.A. No. 3215 Arch. Lic. No. AA2600926 Survey L.B. No. 7143 Landscp. Lic. No. LC0000298



- 1 PREFINISHED TWO PIECE COMPRESSION TRIM
COLOR: DURO-LAST "SOLAR WHITE"
- 2 SPLIT FACE CONCRETE MASONRY UNITS SEE PAINT
DETAIL SCHEME THIS SHEET
- 3 WALL MOUNTED LIGHT FIXTURE - BRONZE FINISH
- 4 PIPE GUARD WITH ARCHITECTURAL BROWN SLEEVE
- 5 MFG. EXTERIOR INSULATED FINISH SYSTEM
COLOR: SW 6091 "RELIABLE WHITE"
- 6 PAINT MAN DOOR COLOR: SW 6088 "NUTHATCH",
PAINT METAL FRAMES COLOR: SW "ANTIQU BRONZE"
- 7 PAINT OVERHEAD DOOR COLOR: SW 6088 "NUTHATCH"
PAINT ANGLE COLOR: SW "ANTIQU BRONZE"
- 8 EXPANSION JOINT
- 9 ALUMINUM STOREFRONT - BRONZE FINISH
TINTED GLASS WINDOWS "VISIBLE LIGHT TRANSMITTANCE=30%"
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 FRONT WALL SIGN - 48" HIGH CHANNEL LETTERS
- 12 SIDE WALL SIGN - N/A
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 SCUPPERS AND DOWNSPOUTS. PAINTED TO MATCH
BACKGROUND WALL COLOR. ADJACENT 4" H. X 6" W.
OVERFLOW SCUPPER. FLOWLINE 2" ABOVE ROOF.
- 16 BOND BEAM AT ROOF LINE
- 17 HVAC UNITS SCREENED BEHIND PARAPET WALL
- 18 1" WIDE SCORED JOINT (TYP.)
- 19 CMU BLOCK W/ STUCCO FINISH - SEE PAINT
SCHEME DETAIL THIS SHEET
- 20 DECORATIVE FOAM CORNICE COLOR: RELIABLE WHITE
- 21 SPLIT FACE CMU PILASTER (1'-4" PROJECTION)
- 22 SPLIT FACE CMU PILASTER (8" PROJECTION)
- 23 ALUMINUM STOREFRONT - BRONZE FINISH
TINTED CLERESTORY GLASS WINDOWS
VISIBLE LIGHT TRANSMITTANCE=30%"
- 24 ALUMINUM STOREFRONT - BRONZE FINISH
TINTED OPAGUE GLASS WINDOWS
VISIBLE LIGHT TRANSMITTANCE=30%"
- 25 8" HIGH X 2" DEPTH FOAM BOARD TRIM WITH E.F.S.
- 26 SPLIT FACE CMU PILASTER (3'-4" PROJECTION)
- 27 METAL TRELLIS COLOR:
COLOR: SHERWIN WILLIAMS "ANTIQU BRONZE"
- 28 (4) 8" X 8" GLAZED CERMIC TILE RECESSED 1/2"
COLOR: DARK BRONZE

2 ELEVATION KEYNOTES

COLORS:
SHERWIN WILLIAMS "RELIABLE WHITE" - SW 6091
SHERWIN WILLIAMS "SAND DUNE" - SW 6086
SHERWIN WILLIAMS "NUTHATCH" - SW 6088



- GENERAL NOTES:
1. REFER TO SECTION 09900 OF THE SPECIFICATIONS FOR PAINT AND EXTERIOR COATINGS. ALL COLORS ARE BY SHERWIN-WILLIAMS PAINT COMPANY.
 2. PAINT RESTROOM WALL VENTS TO MATCH THE ADJACENT WALL COLOR.
 3. SEALANT AT EXPANSION JOINTS TO MATCH ADJACENT WALL COLOR.
 4. ALL MASONRY JOINTS TO BE CONCAVE TOOLED.

4 GENERAL NOTES

- SIGNAGE NOTES:
1. AUTOZONE'S SIGN VENDOR WILL FURNISH AND INSTALL ALL SIGNS UNLESS SPECIFICALLY NOTED ON THE DRAWINGS OTHERWISE. WALL SIGNS TO BE INSTALLED ON SURFACES THAT ARE FURNISHED AND PREPARED BY GENERAL CONTRACTOR.
 2. SIGN INSTALLER SHALL OBTAIN SIGN PERMITS AND INSTALL ALL FREESTANDING SIGNS AND THEIR FOUNDATIONS UNLESS NOTED OTHERWISE. GENERAL CONTRACTOR SHALL INSURE SIGN LOCATION IS TO GRADE AND SHALL MARK WHERE SIGN IS TO BE LOCATED.
 3. GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF PRIMARY ELECTRICAL, AND FINAL ELECTRICAL HOOK-UP. SEE "SN" SHEETS FOR ADDITIONAL INFORMATION.
 4. SEE SHEET E3 FOR LOCATIONS OF J-BOXES TERMINATING EACH WALL SIGN CIRCUIT.

5 SIGNAGE NOTES - BUILDING

REVISIONS

1	4	5	6
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AutoZone Store No. 4856
US HIGHWAY 441

APOPKA FL 32726
EXTERIOR ELEVATIONS AND NOTES

Architect: George Callow
123 South Front Street
Memphis, Tennessee 38103
TEL: 901-495-8705 FAX: (901) 495-8969
For Bidding & Contractor Information Contact:
McGraw - Hill Construction Tel. 615-884-1017
www.construction.com

09/25/15

65W2-L

CE1

Backup material for agenda item:

2. CHANGE OF ZONING/ MASTER SITE PLAN – Raynor Shine Recycling Solutions LLC, owned by Raynor Apopka Land Management, LLC; Engineer is American Civil Engineering Co., c/o John Herbert, P.E., from “County” I-4 (ZIP) and “City” I-1 to “City” Planned Unit Development (PUD/I-2), for property located at 100 & 126 Hermit Smith Road. (Parcel ID #s: 01-21-27-0000-00-026; 01-21-27-0000-00-080)



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	DATE:	November 24, 2015
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Zoning Report
<input type="checkbox"/> OTHER:		Vicinity Map
		Adjacent Zoning Map
		Adjacent Uses Map
		Master Plan/Preliminary Dev. Plan
		Landscape Plan

SUBJECT: RAYNOR SHINE RECYCLING SOLUTIONS LLC - CHANGE OF ZONING

PARCEL ID NUMBERS: 01-21-27-0000-00-026 & 01-21-27-0000-00-080

Request: RECOMMEND APPROVAL OF THE CHANGE OF ZONING FROM “COUNTY” I-4 (ZIP) & “CITY” I-1 TO “CITY” PLANNED UNIT DEVELOPMENT (PUD/I-2); AND RECOMMEND APPROVAL OF THE MASTER PLAN/PRELIMINARY DEVELOPMENT PLAN.

SUMMARY

OWNER: Raynor Apopka Land Management, LLC

APPLICANT/ENGINEER: American Civil Engineering Co., c/o John Herbert, P.E.

LOCATION: 100 & 126 Hermit Smith Road (Southern terminus of Hermit Smith Road)

EXISTING USE: Vacant Land, warehouse, office

CURRENT ZONING: “County” I-4 (ZIP) and “City” I-1

PROPOSED ZONING: “City” Planned Unit Development (PUD/I-2)

PROPOSED DEVELOPMENT: Mulch Operation

TRACT SIZE: 19.4 +/- acres

MAXIMUM ALLOWABLE DEVELOPMENT: EXISTING: 507,038 sq. ft.
PROPOSED: 507,038 sq. ft.

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

ADDITIONAL COMMENTS: Parcel No. 01-21-27-0000-00-026 was annexed into the City of Apopka on November 1, 2006, through the adoption of Ordinance No. 1877. Parcel No. 01-21-27-0000-00-080 was annexed into the City of Apopka on February 2, 2005, through the adoption of Ordinance No. 1733. The proposed Change of Zoning is being requested by the applicant, Raynor Apopka Land Management, LLC.

The zoning application covers approximately 19.4 +/- acres. The property owner intends to use the site for a mulch production manufacturing operation. This use involves the following activities: heavy outdoor mulching equipment, outdoor storage of raw materials, large trucks entering and leaving the property with raw materials (removed or harvested trees or tree limbs) or finished product (landscape mulch). An office use will occur at the site for on-site management of operations and for business sales. The office use is ancillary to the mulch production operation. Based on the storage of outdoor raw material as well as a manufacturing operation that does not occur within an enclosed building, the proposed use meets the intent of the I-2 zoning category. Both parcels have been acquired by and under legal ownership of the applicant. The smaller of the two parcels, Parcel Number 01-21-27-0000-00-080, is approximately 4.15 acres has not been assigned a City zoning category but currently retains a County zoning category of I-4 Industrial. The County's I-4 zoning category is similar to the City's I-2 zoning category. The larger parcel, Parcel Number 01-21-27-0000-00-026, is approximately 15.25 acres and has a City I-1 zoning assigned to it. The proposed use does not meet the intent of the I-1 zoning category and requires I-2 zoning.

The applicant originally sought I-2 zoning for the subject property. However, the City's planning staff determined that many of the uses proposed under I-2 zoning are too intensive considering the predominant land uses in the surrounding area are zoned for I-1, conservation, or agriculture. However, the mulch production use, as proposed, is a use that planning staff considers to be compatible with the surrounding area. Taking into consideration the opinion of the Planning staff, the applicant agreed to apply for a PUD zoning that will limit the use of the subject property to only the mulch production operation and any related ancillary uses, as well as any I-1 uses currently allowed.

In conjunction with state requirements, staff has analyzed the proposed amendment and determined that adequate public facilities exist to support this change of zoning (see attached Zoning Report).

PUD RECOMMENDATIONS:

The PUD recommendations are that the zoning classification of the following described property be designated as Planned Unit Development (PUD\I-2), as defined in the Apopka Land Development Code, and with the following Master Plan provisions are subject to the following zoning provisions:

- A. The zoning and uses permitted within the PUD district for the subject property shall be:
1. Use of the subject property will be limited to the manufacturing and production of mulch with outdoor storage of raw materials and with outdoor manufacturing operations. All outdoor storage and outdoor manufacturing operations shall be located within a screened area not visible from adjacent properties or streets. Outdoor mulch manufacturing and the outdoor storage of raw materials are the only I-2 uses that are allowed.
 2. Any I-1 or C-3 permitted use is allowed.
 3. C-2, C-1, CN, or PO/I permitted uses will not be allowed as a primary use. Any office use shall be associated with the industrial activity occurring at the subject site.

4. Any use of the property other than the permitted uses described above, shall require an amendment to the PUD through the zoning process.
 5. Overnight parking of trucks or other large vehicles shall only occur within the boundaries of the Master Site Plan and within areas so designated on said Plan. No overnight parking of trucks will be allowed within the office parking lots. No parking of any vehicle will occur within any roadway easement running within the subject property or abutting the eastern property line.
 6. Outdoor storage of raw materials shall only occur at approved locations denoted within the Master Site Plan.
 7. All mulching equipment shall only be placed in the areas denoted on the Master Site Plan.
 8. No parking of any vehicle or truck or outdoor storage shall occur within any landscape buffer area appearing on the Master Site Plan.
- B. Development standards and conditions required of any development within the PUD district for the subject property shall be:
1. Building elevations will be provided at time of a Final Development Plan application.
 2. Maximum height of any building, mulch conveyor belts, manufacturing equipment, raw material piles are not to exceed thirty-five feet from the finished ground level.
 3. All perimeter landscape areas shall be protected from vehicle encroachment by curbing or wheel stops.
- C. If a Final Development Plan associated with the PUD district has not been approved by the City within two years after approval of these Master Plan provisions, the approval of the Master Plan provisions will expire. At such time, the City Council may:
1. Permit a single six-month extension for submittal of the required Preliminary 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.
 4. Unless otherwise addressed within the PUD development standards, the I-1 zoning standards will apply to the subject property.

COMPREHENSIVE PLAN COMPLIANCE: The proposed Planned Unit Development (PUD/I-2) zoning designation is consistent with the Industrial (0.60 FAR) future land use designation and the proposed use of the property. Site development cannot exceed the intensity allowed by the Future Land Use policies.

SCHOOL CAPACITY REPORT: Because this change of zoning represents a change to a non-residential designation, notification of Orange County Public Schools is not required.

ORANGE COUNTY NOTIFICATION: The JPA requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on September 11, 2015.

WAIVERS: The applicant has proposed the below waiver requests (which appear on the cover sheet of the Master Plan). As the applicant has applied for a PUD zoning, these waiver requests will be listed as Development Standards approved for the subject property. Thus, the below waivers are considered to be additional development standards that will be incorporated in the PUD ordinance, unless specifically amended or denied by City Council.

1. LDC, Section 2.02.15. G.1. - Areas adjacent to all roads shall provide eight (8) foot masonry wall within a minimum 25-foot landscaped bufferyard. Applicant is requesting a waiver to allow a 10-foot landscaped bufferyard due to the easement in lieu of a road abuts the eastern property line and a fence will provide a black or green vinyl coated chain link fence adjacent property to zoned I-1.
2. LDC, Section 2.02.15. G.2. - Areas adjacent to agricultural districts shall provide an eight-foot masonry wall within a minimum of ten-foot landscaped bufferyard. Applicant is requesting a waiver to allow a 10-foot landscaped bufferyard with a 6-foot chain link fence. The justifications for the request is due to the property to the west containing vegetation from a fern growing operating that blocks the view; and the property to the north is a citrus grove with a dense 6-foot hedge. The chain link fence will be green or black vinyl coated.
3. LDC, Section 2.02.15. G.3. - Areas adjacent to residential districts shall provide an eight-foot masonry wall within a minimum of 50-foot landscaped bufferyard. Applicant is requesting a waiver to allow a 30-foot buffer with a 6-foot chain link along the property line to the north because the adjacent land is owned by the Applicant and is intended to be rezoning to I-1. Additionally, the Applicant is requesting a waiver to allow a 20-foot buffer along the southern property line because the adjacent property is a borrow pit that is not conducive to residential use. The chain link fence will be green or black vinyl coated.
4. LDC, Section 2.02.15.G.2. – A 6’foot high masonry wall is required adjacent to a citrus grove and is not anticipated to develop as residential. No public access is near this area and will not be highly visible. The chain link fence will be green or black vinyl coated.
5. LCD, Section 2.02.15.G.3. – A 20 foot buffer and a 6-foot high masonry wall is required adjacent to residential zoned property. The abutting residential-zoned parcel is owned by Raynor Shine LLC, and the access drive crosses that parcel. Raynor Shine plans to request to rezone that parcel to Office or Industrial use in the future.

Staff does not object to any of the above waiver requests, and will incorporate these waivers as development standards within the PUD zoning ordinance.

PUBLIC HEARING SCHEDULE:

November 24, 2015 – Planning Commission (5:01 pm)
December 2, 2015 – City Council (1:30 pm) – 1st Reading
December 16, 2015 – City Council (7:00 pm) – 2nd Reading

DULY ADVERTISED:

September 25, 2015 – Public Notice and Notification
November 6, 2015 – Ordinance Heading Ad w/map

RECOMMENDED ACTION:

Staff recommends that the Planning Commission address to separate actions for this case – one for the PUD\I-2 zoning and another for the Master Site Plan\ Preliminary Development Plan.

1. The **Development Review Committee** finds the proposed amendment consistent with the Comprehensive Plan and recommends approval of the change in zoning from “County” I-4 (ZIP) and “City” I-1 to “City” Planned Unit Development (PUD/I-2) for the property owned by Raynor Apopka Land Management, LLC.
2. The **Development Review Committee** finds the proposed Master Site Plan\ Preliminary Development Plan to be consistent with the Comprehensive Plan and Land Development Code, and recommends approval of the Master Site Plan\ preliminary Development Plan subject to the development standards and conditions recommended in the staff report, for the property owned by Raynor Apopka Land Management, LLC.

The **Planning Commission**, at its meeting on November 10, 2015, continued this item to the Special Planning Commission meeting on November 24, 2015, due to the incorrect site plan having been included in the 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.

ZONING REPORT

RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	Future Land Use	Zoning	Present Use
North (County)	Rural (1 du/10 ac/Agricultural)	A-1	vacant
East (City)	Industrial (0.60 FAR)	I-4	warehouse/trucking business
South (City)	Residential Very Low Suburban (0-2 du/ac)	Mixed-EC	vacant
West (County)	Rural (1 du/10 ac/Agricultural)	A-1	warehouse

LAND USE &

TRAFFIC COMPATIBILITY:

The Property has access to a Hermit Smith Road through an access easement that the property owner has demonstrated rights thereto. Hermit Smith Road allows for easy access to a regional highway that leads to U.S. 441 and 429/S.R. 451.

COMPREHENSIVE PLAN

COMPLIANCE:

The proposed Planned Unit Development (PUD/I-2) zoning is consistent with the City’s Industrial Future Land Use Designation. Development plans shall not exceed the density allowed under the adopted future land use designation.

PUD/I-2 DISTRICT

REQUIREMENTS:

The PUD describes the development standards that apply. The I-1 development standards are listed below.

Minimum Site Area: 25,000 sq. ft.

Minimum Lot Width: 150 ft.

Setbacks: Front: 25 ft. from property line

Rear: 10 ft., except where rear lot lines abut a residential district, then all structures shall be set back a minimum of 30 feet or a distance equivalent to any required bufferyard, whichever is greater.

Side: 10 ft. from property line or a distance equivalent to any required bufferyard, whichever is greater. All yards adjacent to road rights-of-way shall be a minimum of 25 feet.

Zero Lot Lines: Rear yards and side yards may be reduced to zero when the rear or side property lines abut the boundary of a railroad right-of-way, but only in those cases where an adjacent wall or walls of a building or structure are provided with railroad loading and unloading capabilities.

**BUFFER-YARD
REQUIREMENTS:**

Areas adjacent to all road rights-of-way shall provide eight (8) foot masonry wall within a minimum 25-foot landscaped bufferyard. Areas adjacent to agricultural districts shall provide an eight-foot masonry wall within a minimum of ten-foot landscaped bufferyard. Areas adjacent to residential districts shall provide an eight-foot masonry wall within a minimum of 50-foot landscaped bufferyard. Areas adjacent to nonresidential, non-I-2 industrial uses or districts shall provide an eight-foot masonry wall within a minimum of ten-foot landscaped bufferyard. I-2 uses occurring adjacent to existing I-2 districts or uses shall be required to provide a ten-foot landscaped bufferyard.

ALLOWABLE USES:

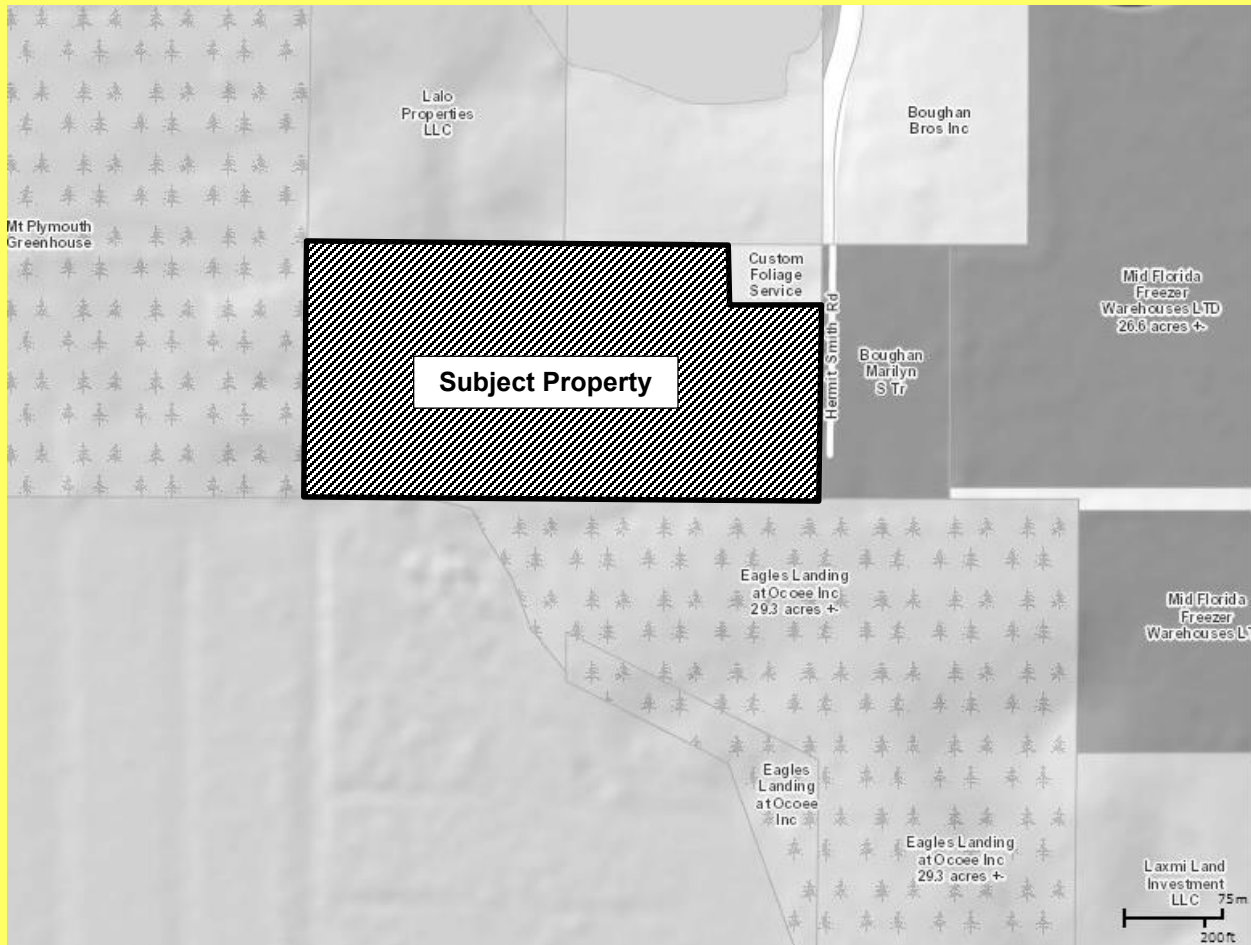
The only I-2 use that is allowed through the PUD\I-2 zoning is outdoor mulch operation and outdoor storage of raw materials.

Any use permitted in the I-1 District. Bus, cab and truck storage and terminals. Building material and contractor's storage, equipment yards and sales. Machinery storage. Bulk storage of petroleum. Asphalt (or similar petroleum product), cement, lime, gypsum or plaster of paris or concrete manufacturing, mixing or refining or the open storage of raw materials or finished products related to such manufacture. Blast furnace or similar heat or glare-generating operations. Corrosive acid manufacture or bulk storage, including, but not limited to, hydrochloric, nitric, sulfuric or similar acids. Fertilizer manufacturing and processing. Junk, salvage or wrecking yard or structure wherein motor vehicles, appliances or similar use equipment or materials are stored, dismantled or store for display, sale or packing; provided, all open storage and processing activities are enclosed within a wall or structure. 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.

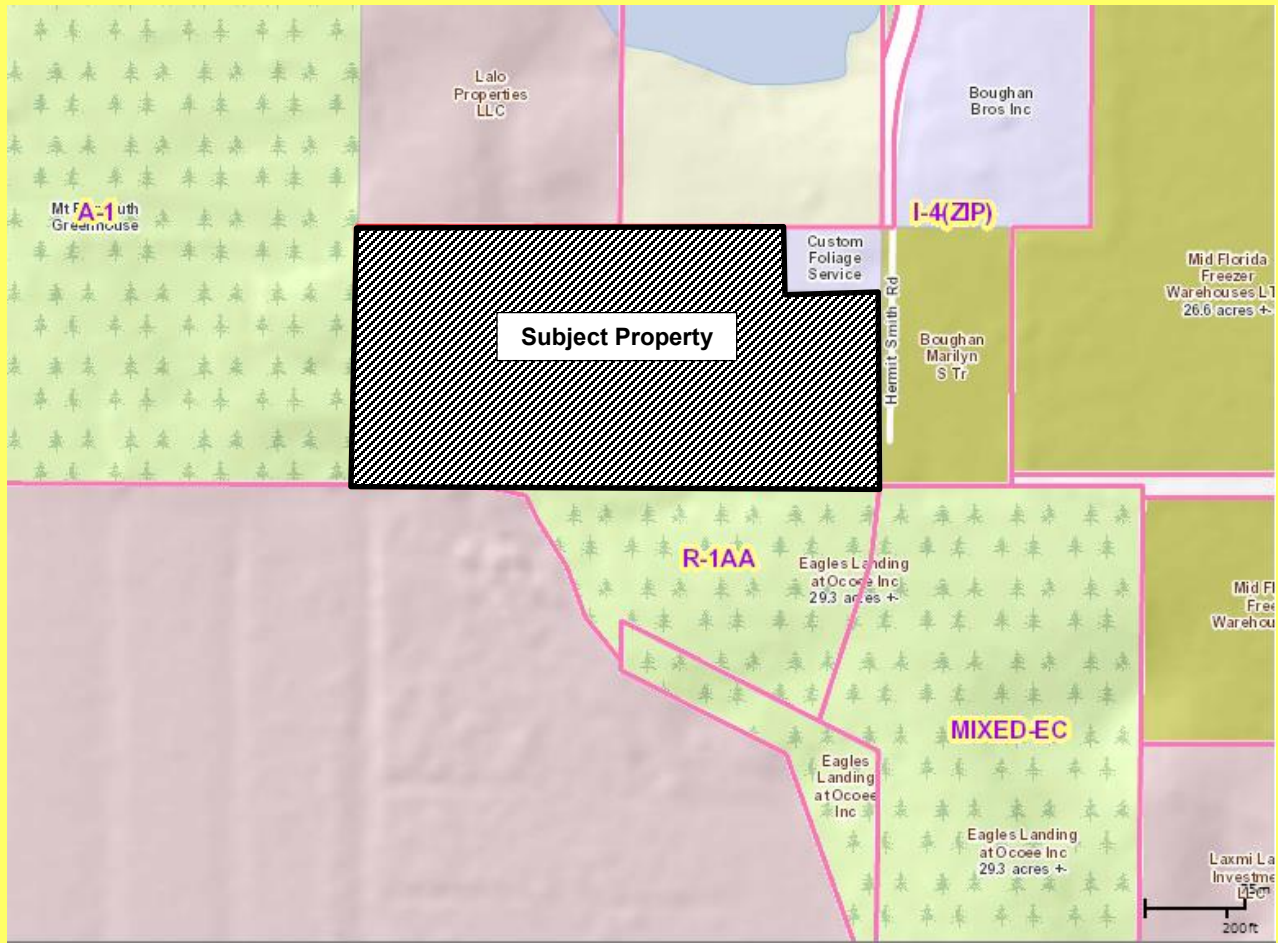
Raynor Shine Recycling Services, Inc.
19.4 +/- Acres
Existing Maximum Allowable Development: 507,038 sq. ft.
Proposed Maximum Allowable Development: 507,038 sq. ft.
Proposed Zoning Change
From: "County" I-4 (ZIP) & "City" I-1
To: "City" Planned Unit Development (PUD/I-2)
Parcel ID #s: 01-21-217-0000-00-026 & 01-21-217-0000-00-080



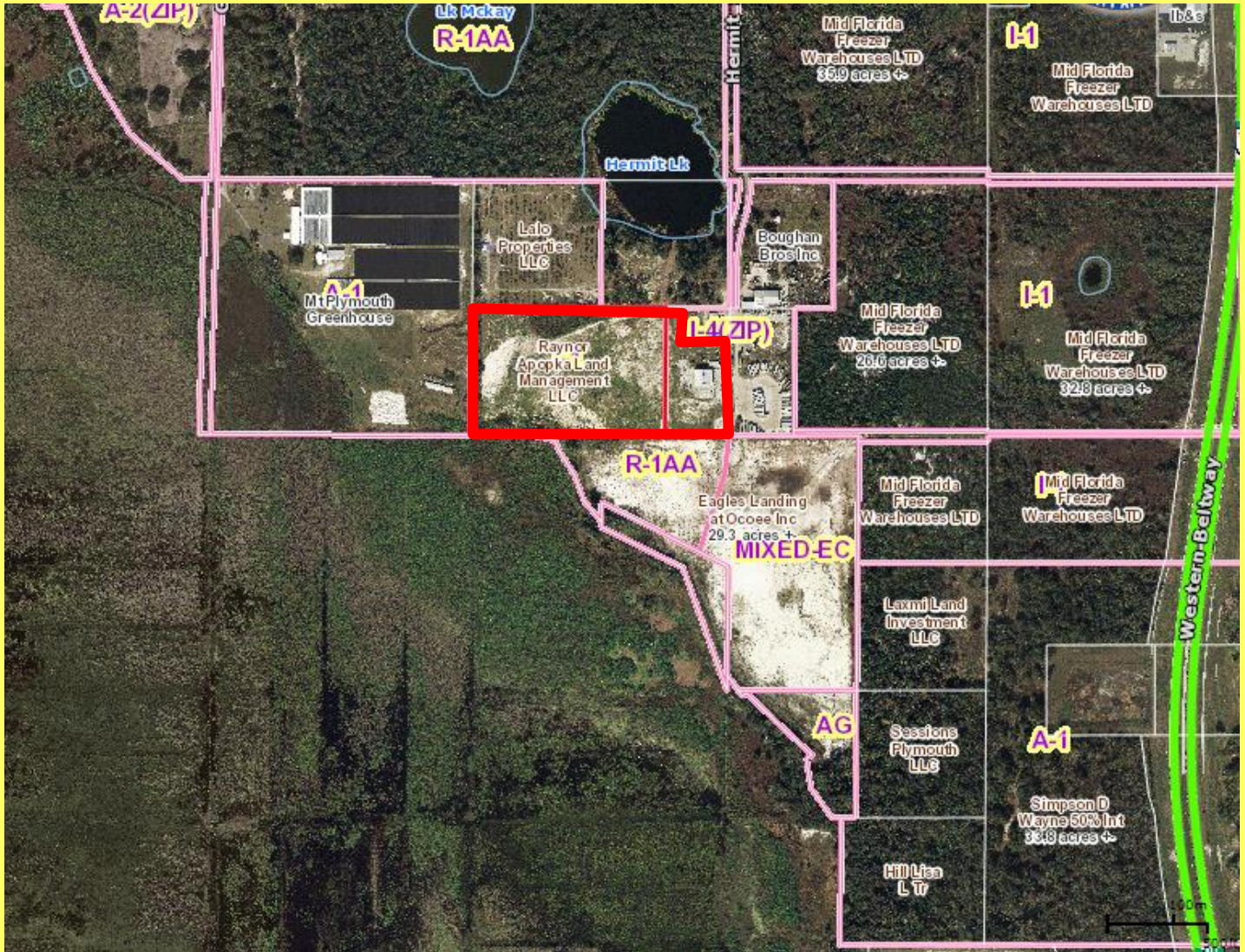
VICINITY MAP



ADJACENT ZONING



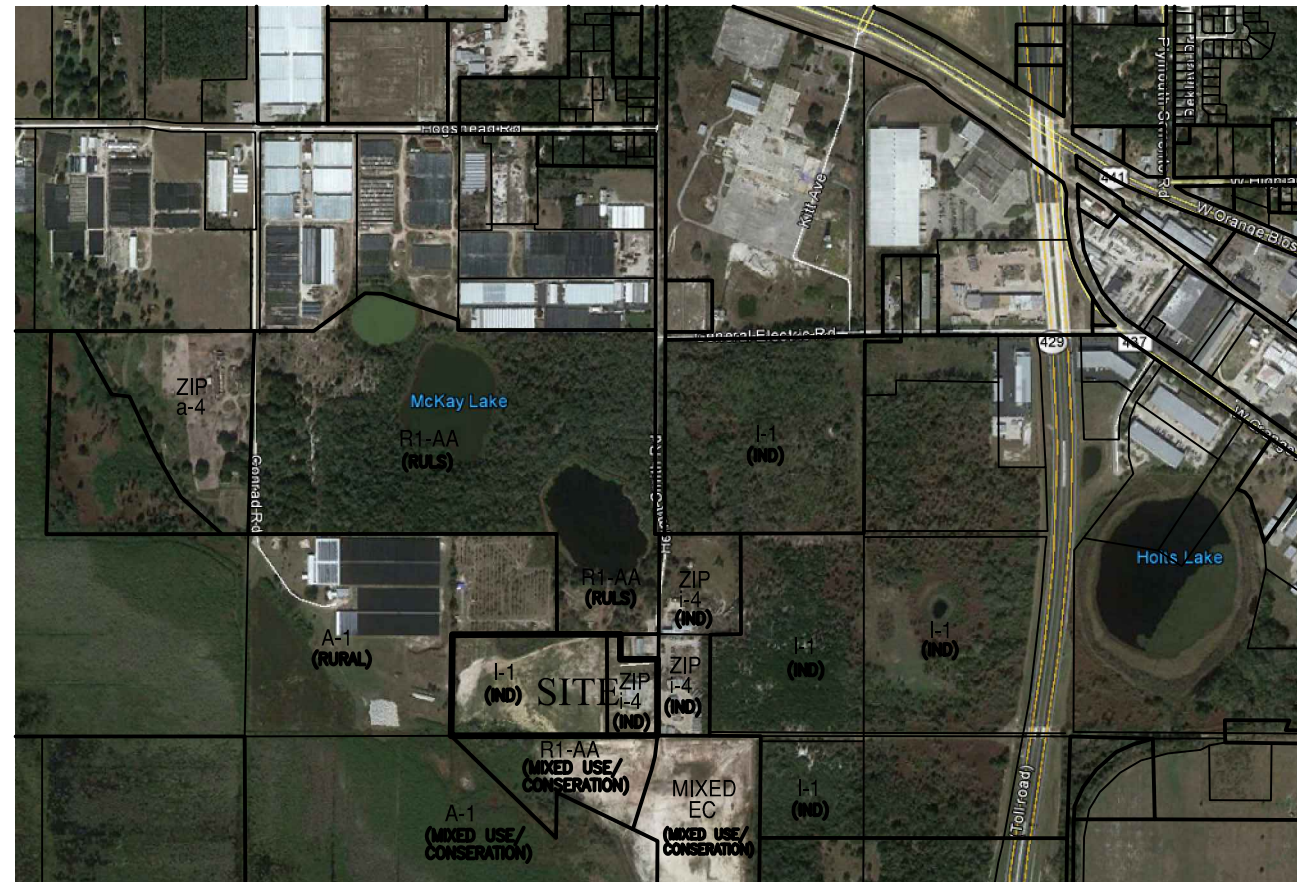
ADJACENT USES



PUD Master Plan / Preliminary Development Plan

Raynor Shine Recycling Solutions, LLC

136 Hermit Smith Road, Apopka, Florida 32703



VICINITY MAP
SCALE 1"=500'
SEC. 01 TWP. 21 S RGE. 27 E

LEGAL DESCRIPTION:

THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SE-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, TOGETHER WITH THE WEST ONE-HALF (W-1/2) OF THE SOUTHWEST ONE-QUARTER (SE-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA.

THE EAST ONE-HALF (E-1/2) OF THE SOUTHWEST ONE-QUARTER (SE-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

SUBJECT TO:
AN INGRESS/EGRESS EASEMENT OVER THE EASTERLY 30 FEET OF THE EAST ONE-HALF (E-1/2) OF THE SOUTHWEST ONE-QUARTER (SE-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, AS PER. O.R. 2665, PG. 0933.

TOGETHER WITH:
AN INGRESS/EGRESS EASEMENT OVER THE WEST 40 FEET OF THE WEST ONE HALF (W-1/2) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF THE SOUTHWEST ONE-QUARTER (SW-1/4) OF SECTION 01, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, AS PER O.R. 7035, PG. 3449 AS CORRECT ON O.R. 10453, PG. 8531.

DEVELOPMENT SUMMARY

REQUEST TO REZONE INDUSTRIAL PROPERTY TO PUD WITH I-1 & I-2 USES FOR THE MULCH AND RECYCLING OF ORGANIC MATERIAL, TOP SOIL AND WOOD.

VARIANCE OR WAIVER REQUEST TABLE

Variance (V) / Waiver (W) Table	Code #	Code Requirement	(V/W)	Request	Justification	Location
2.02.15.G.1	25' Buffer 8' masonry wall	W	10' Buffer with 6' CL fence	no residential nearby, low traffic area	East PL	
2.02.15.G.2	10' Buffer 6' masonry wall adj. to agriculture	W	10' Buffer with 6' CL fence	exist. vegetation blocks the view and adjacent land use is a farm factory	West PL	
2.02.15.G.3	50' Buffer 6' masonry wall adj. to residential	W	30' Buffer with 6' CL fence	adjacent land is owned by applicant and is intended to be re-zoned to I-1	North PL	
2.02.15.G.2	10' Buffer 6' masonry wall adj. to agriculture	W	10' Buffer with 6' CL fence	adjacent land is citrus grove and a dense 6' hedge blends in better	North PL	
2.02.15.G.3	20' Buffer 6' masonry wall adj. to residential	W	20' Buffer with 6' CL fence	adjacent land is a borrow pit that is not conducive to residential use	South PL	

SITE DATA TABLE

PARCEL ID NUMBERS	01-21-27-0000-00-080 & -026
FUTURE LAND USE	IND.
ZONING	I-1 & I-4
ACERAGE	19.350
SQUARE FOOTAGE	842,909
BUILDING HEIGHT	PROPOSED: 35' MAX.: 35'
FLOOR AREA RATIO	PROPOSED: 0.04 MAX.: 0.60
BUILDING SETBACKS	PROPOSED: F=65', S=10', R=200'
	REQUIRED: F=25', S=10', R=10'
OPEN SPACE	27.6%
PARKING SPACES	PROVIDED: 79 REQUIRED: 50
NUMBER OF EMPLOYEES	50
WAIVER/VARIANCE REQUESTS	YES - SEE TABLE ON THIS SHEET
IRRIGATION NOTE:	AN IRRIGATION PLAN WILL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN.

10/16/15	sixth edition
10/02/15	fifth edition
8/07/14	fourth edition
6/25/14	third edition
6/11/14	second edition
5/20/14	first edition
DATE	REVISIONS

PROJECT DIRECTORY

PROPERTY OWNER: Raynor Shine Recycling Solutions, LLC
850 Ocoee Apopka Road
Ocoee, Florida 34761
(407) 470-0142

CIVIL ENGINEER: American Civil Engineering Co.
207 N. Moss Road, Suite 211
Winter Springs, Florida 32708
John Herbert, P.E.
(407) 327-7700

LAND SURVEYOR: (boundary) Ellis Surveys LLC
PO Box 160952
Alt. Springs, Florida 32716
(407) 834-4003

LAND SURVEYOR: (topographic) Hitt Land Surveyors, Inc.
318 Sweetwater Creek Drive W.,
Orlando, Florida 32779
Jeffrey J. Hitt, PSM
(407) 772-0248

INDEX OF SHEETS

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	MASTER SITE PLAN
4	PRELIMINARY GRADING & STORMWATER PLAN
5	PRELIMINARY LANDSCAPE & BUFFER PLAN

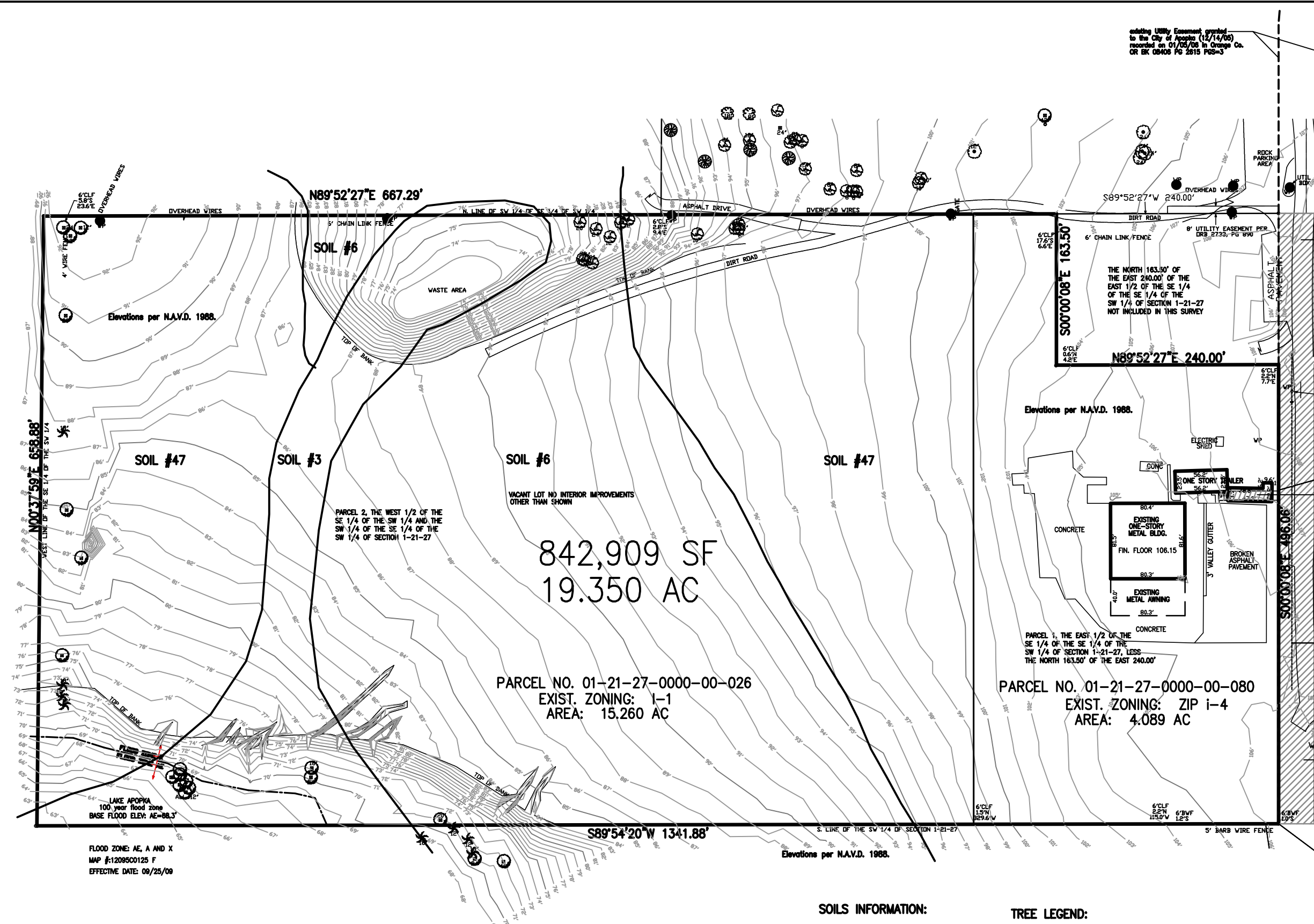
AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 211; WINTER SPRINGS, FLA 32708
PH. (407) 327-7700; FAX (407) 327-0227
cert. of authorization number 6729

PUD Master Plan / Preliminary Development Plan
Raynor Shine Recycling Solutions, LLC

136 Hermit Smith Road Apopka, Florida 32703

Plans issued for:
 conceptual final engineering
 PUD Master Plan construction
 prelm. dev. plan record drawings

Cover Sheet
project no. 13095
1 of 5



existing Utility Easement granted to the City of Apopka (12/14/05) recorded on 01/05/06 in Orange Co. OR BK 08406 PG 2615 PGS-3

40'INGRESS/EGRESS EAS. PER ORB 7035, PAGE 3449 AND ORB 10453, PAGE 8531.

THE NORTH 163.50' OF THE EAST 240.00' OF THE EAST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1-21-27 NOT INCLUDED IN THIS SURVEY

EXIST. 6\"/>

EXIST. 6\"/>

40'INGRESS/EGRESS EAS. PER ORB 7035, PAGE 3449 AND ORB 10453, PAGE 8531.

existing Utility Easement granted to the City of Apopka (12/14/05) recorded on 01/05/06 in Orange Co. OR BK 08406 PG 2615 PGS-3 The west 50' of the W 1/2 of the SW 1/4 of the SW 1/4 of the SE 1/4 of SEC 01-21-27E

842,909 SF
19.350 AC

PARCEL NO. 01-21-27-0000-00-026
EXIST. ZONING: I-1
AREA: 15.260 AC

PARCEL NO. 01-21-27-0000-00-080
EXIST. ZONING: ZIP i-4
AREA: 4.089 AC

FLOOD ZONE: AE, A AND X
MAP #1209500125 F
EFFECTIVE DATE: 09/25/09

BASE SURVEY INFORMATION PROVIDED BY:

HITT LAND SURVEYORS, INC.
318 SWEETWATER CREEK DRIVE W., LONGWOOD, FLORIDA, 32779, 407-772-0248 FAX 407-772-
LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS

SOILS INFORMATION:

- SOIL #3 BASINGER D
- SOIL #6 CANDLER A
- SOIL #47 TRAVARES A

TREE LEGEND:

- =OAK TREE
- ▲=BAY TREE
- =PALM TREE
- =FIG TREE
- =BANYAN TREE
- x=HARDWOOD TREE
- =UNKNOWN SPECIES

NOTES: ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO. ALL RIGHTS RESERVED. COPYRIGHT 2014.

ENGINEER:	JOHN HERBERT, P.E.
CHECKED BY:	TOM SHELTON, P.E.
TECHNICIAN:	JMH
DATE:	

10/16/15 REVISED PER CITY REVIEW
10/2/15 REVISED PER CITY REVIEW
9/11/14 add 30' Future ROW & utility easement

AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32708
PH. (407) 327-7706; FAX (407) 327-0827

cert. of authorization number 6728

EXISTING CONDITIONS
RAYNOR SHINE RECYCLING SOLUTIONS, LLC
APOPKA, FLORIDA

PUD- EXIST.
project no. 14025
sheet number
2 of 5

ZONING CONDITIONS:

1. USE OF THE PROPERTY WILL BE LIMITED TO MULCH MANUFACTURING WITH OUTDOOR STORAGE OF RAW MATERIAL LOCATED WITHIN A SCREEN AREA IS THE ONLY I-2 USE ALLOWED.
2. USE OF THE PROPERTY WILL BE LIMITED TO: ANY I-1 AND C-3 USE.
3. C-2, C-1, CM, OR PO/1 WILL NOT BE ALLOWED AS A PRIMARY USE. ANY OFFICE USE SHALL BE ASSOCIATED WITH THE INDUSTRIAL ACTIVITY OCCURRING AT THE SITE.
4. OVERNIGHT PARKING OF TRUCKS SHALL ONLY OCCUR WITHIN AREAS APPROVED WITHIN THE MASTER SITE PLAN. NO OVERNIGHT PARKING OF LARGE TRUCKS WILL OCCUR IN THE OFFICE PARKING LOTS OR WITHIN ANY ROADWAY EASEMENT.
5. OUTDOOR STORAGE OF RAW MATERIALS SHALL ONLY OCCUR AT APPROVED LOCATIONS DENOTED WITHIN THE MASTER SITE PLAN.
6. THE MIN. 30 FT. WIDE LANDSCAPE BUFFER PROVIDED AT THE NORTHEAST CORNER OF THE PROJECT BOUNDARIES, MAY BE REDUCED TO A MIN. WIDTH OF 10 FT. IF THE ADJUTING PARCEL IS REZONED FROM R-1AA RESIDENTIAL TO AN INDUSTRIAL, COMMERCIAL, OR O, OFFICE ZONING CATEGORY OR A MIXED USE OR PAID ZONING THAT ALLOWS NON-RESIDENTIAL USES.
7. IF A CONFLICT OR INCONSISTENCY OCCURS BETWEEN THE MASTER PLAN AND THE PUD ZONING ORDINANCE ASSIGNED TO THE PROPERTY, THE PUD ZONING ORDINANCE SHALL PRESEDE.
8. IN THE EVENT THE PROPERTY ADJUTING THE EASTERN BOUNDARY LINE OF THE MASTER PLAN BECOMES A PRIVATE OR PUBLIC ROAD, A VARIANCE IS GRANTED FOR ANY NON-CONFORMING SITUATION CREATED BY SAID PRIVATE OR PUBLIC ROAD.

ZONING AND DEVELOPMENT STANDARDS

1. MAXIMUM HEIGHT OF BUILDING, MULCH CONVEYOR BELTS AND MULCH PILES ARE NOT TO EXCEED 35 FT.
2. NOISE GENERATED BY THE MULCH OPERATION IS NOT TO EXCEED:
RELEVANT LAND USE CATEGORY IN THE SBCD Standard for Sound Control, SSTD 8.87.
3. OPEN SPACE PROVIDED BY THIS MASTER PLAN (5,396 AC) IS OVER 20% OF THE GROSS AREA (19,300 AC X 20% = 3,87 AC) THE LIMITS SET FORTH FOR THE I-2 ZONING.
4. ALL MULCH HANDLING EQUIPMENT SHALL BE PAVED.
5. ANY RESIDENCE FOR A NIGHT WATCHMAN OR CUSTOMER LIVING QUARTERS IS PERMITTED AS AN ACCESSORY USE WHEN ATTACHED TO A PRIMARY STRUCTURE OR AS A STAND-ALONE BUILDING BUT SHALL PROVIDE ACCOMMODATIONS AND BEDROOM FOR NO MORE THAN TWO WORKMEN/CUSTOMERS. ANY RESIDENCE FOR A NIGHT WATCHMAN OR CUSTOMER LIVING QUARTERS IS PERMITTED AS AN ACCESSORY USE WHEN ATTACHED TO A MULCH HANDLING AREA.
6. ALL LANDSCAPE AREA SHALL BE PROTECTED FROM VEHICLE ENCROACHMENT BY CURBING OR WHEEL STOPS.
7. NO VEHICULAR PARKING WITHIN DESIGNATED LANDSCAPE AREAS OR PUBLIC RIGHT-OF-WAY.
8. ANY OTHER USE OF THE PROPERTY OTHER THAN THAT APPEARING IN THE MASTER SITE PLAN SHALL REQUIRE AN AMENDMENT TO THE CURRENT PUD ORDINANCE.
9. ADDITIONAL DEVELOPMENT AND ZONING STANDARDS MAY APPEAR WITHIN A PUD ZONING ORDINANCE. IN THE EVENT A CONFLICT OR INCONSISTENCY OCCURS BETWEEN CONDITIONS APPEARING ON THE MASTER SITE PLAN OR CONDITIONS WITHIN THE PUD AND THE LDC, THE PUD ZONING ORDINANCE SHALL PRESEDE.
10. ANY CHAIN LINK FENCE IN THE PERIMETER BUFFER SHALL BE EITHER BLACK OR GREEN VINYL COATED LINE FENCE.
11. THE MAXIMUM HEIGHT OF ANY BUILDING CONTAINING AN I-1 PERMISSIBLE USE IS FIFTY (50) FEET.
12. ALL NEW BUILDINGS CONSTRUCTED AFTER THE CITY'S APPROVAL OF THE MASTER PLAN/PUD SHALL BE DESIGNED TO MEET THE INTENT OF THE CITY'S DEVELOPMENT DESIGN STANDARDS UNLESS OTHER BUILDING MATERIALS AND DESIGN STANDARDS APPEAR IN THE MASTER PLAN OR ASSOCIATED PUD ORDINANCE.
13. ALL BUILDINGS FACING THE EASTERN PROPERTY LINE SHALL COMPLY WITH THE DEVELOPMENT DESIGN GUIDELINES.



CONSTRUCTION PHASING

PHASE 1	PHASE 2	PHASE 3	PHASE 4
TEMPORARY DATE: (12/16)	TEMPORARY DATE: (3/17)	TEMPORARY DATE: (12/16)	TEMPORARY DATE: (12/16)
CONSTRUCTION ITEMS: BUILDING B BUILDING C TRUCK SCALE UTILITIES GRADE ENTIRE SITE	CONSTRUCTION ITEMS: MULCH UNIT #1	CONSTRUCTION ITEMS: MULCH PACKAGING BUILDING* OR MULCH UNIT #2*	CONSTRUCTION ITEMS: MULCH PACKAGING BUILDING* OR MULCH UNIT #2*

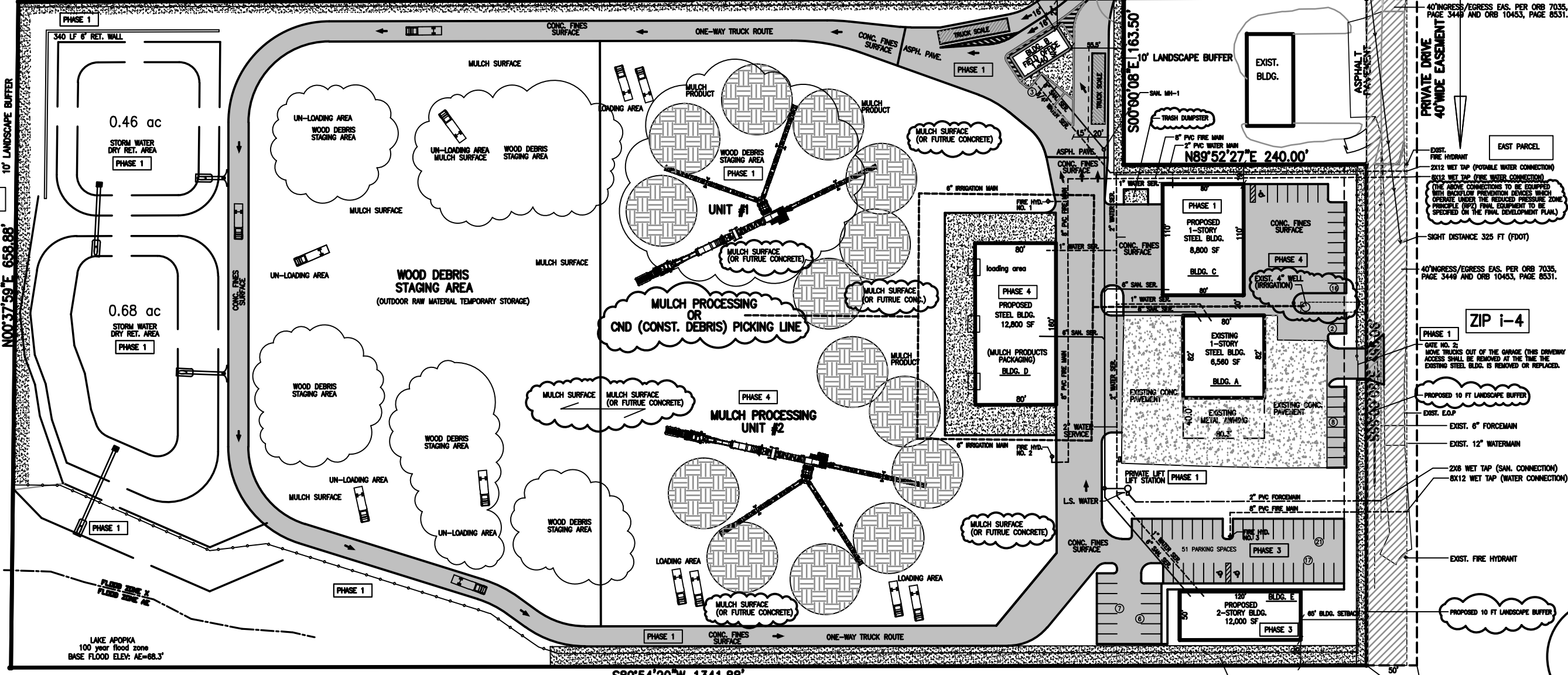
* depending on market conditions

PROPERTY OWNER:
RAYNOR SHINE
RECYCLING SOLUTIONS, LLC
PARCEL NO. 01-21-27-0000-00-027
(NOT A PART OF THIS MASTER PLAN)

FIRE DEPARTMENT NOTES:

1. WOOD DEBRIS PILES SHALL BE SEPARATED TO MANAGEABLE SIZES FOR POSSIBLE EXTINGUISHMENT.
2. ANY BUILDING OVER 7,500 SF SHALL BE EQUIPPED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM TO MONITOR.
3. FIRE DEPT. CONNECTIONS (FDC) FOR SPRINKLER SYSTEMS SHALL BE REMOTE FOR THE BUILDINGS.
4. A LOCKBOX ARRANGEMENT SHALL BE PROVIDED FOR THE BUILDINGS. THIS WILL ALLOW EMERGENCY ACCESS WITH KEYS.
5. ACCESS SHALL BE VIA A LOCK BOX OR AUTOMATIC SIRE YIELD ACTIVATION FOR ANY GATES ON THE PROPERTY.

10' LANDSCAPE BUFFER N89°52'27"E 667.29'



BASE SURVEY INFORMATION PROVIDED BY:

HITT LAND SURVEYORS, INC.
318 SWEETWATER CREEK DRIVE W., LONGWOOD, FLORIDA, 32779, 407-772-9248 FAX 407-772-
LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS

R1-AA

PARCEL NO. 01-21-27-0000-00-026
EXIST. ZONING: I-1
AREA: 15,280 AC

PARCEL NO. 01-21-27-0000-00-080
EXIST. ZONING: ZIP I-4
AREA: 4,089 AC

PARCEL 2, THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 AND THE SW 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1-21-27

PARCEL 1, THE EAST 1/2 OF THE SE 1/4 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 1-21-27, LESS THE NORTH 163.50' OF THE EAST 240.00'

NOTES: ALL INFORMATION CONTAINED HEREIN IS PROPERTY OF AMERICAN CIVIL ENGINEERING CO. ALL RIGHTS RESERVED. COPYRIGHT 2014.

10/16/15	REVISED PER REVIEW COMMENTS	REVISION	DATE
10/21/15	REVISED PER REVIEW COMMENTS	REVISION	DATE
8/14/14	add Utility Easement on East side of site	REVISION	DATE
8/7/14	FORTH EDITION	REVISION	DATE
6/27/14	THIRD EDITION	REVISION	DATE
6/10/14	SECOND EDITION	REVISION	DATE

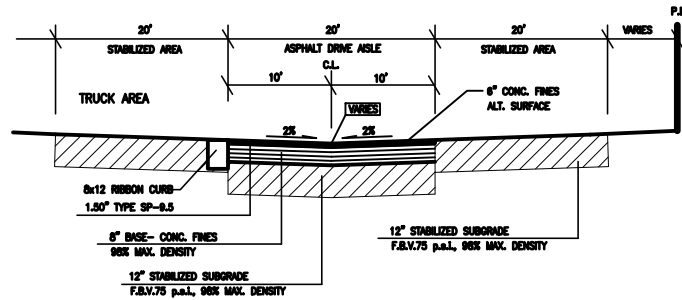
AMERICAN CIVIL ENGINEERING CO.
207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32789
PH. (407) 387-7906; FAX (407) 387-0827
cert. of authorization number 6728

PUD MASTER / PRELIMINARY DEVELOPMENT PLAN
RAYNOR SHINE RECYCLING SOLUTIONS, LLC
APOPKA, FLORIDA

M.S.P.
project no. 13095
sheet number 3 of 5

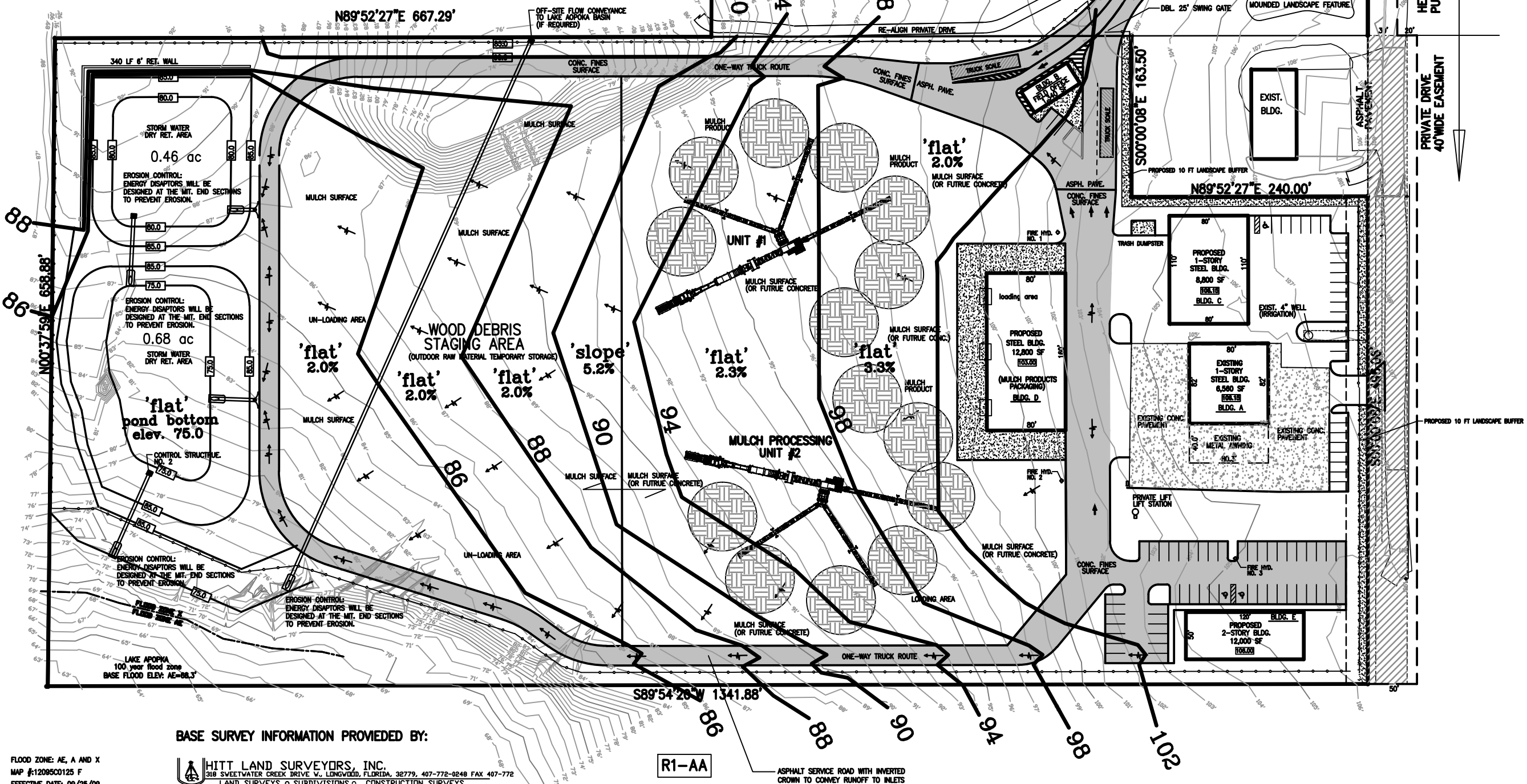
STORMWATER DESIGN CRITERIA:

PURSUANT TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, THE INTENT OF THE DRAINAGE DESIGN IS TO RETAIN 100% OF THE 25 YEAR / 96 HOUR STORM EVENT WITH A RAINFALL AMOUNT OF 11" IN 96 HOURS



PROPERTY OWNER:
**RAYNOR SHINE
RECYCLING SOLUTIONS, LLC**
PARCEL NO. 01-21-27-0000-00-027
(NOT A PART OF THIS MASTER PLAN)

R1-AA



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10/16/15	REVISED PER REVIEW COMMENTS	DESIGNED BY: JOHN HERBERT, P.E.
10/27/15	REVISED PER REVIEW COMMENTS	CHECKED BY: TOM SUTTON, P.E.
8/7/14	FOURTH EDITION	TECHNICIAN: JWH
6/27/14	THIRD EDITION	
6/10/14	SECOND EDITION	
DATE:	REVISIONS:	PROJECT NO. 14025

**AMERICAN CIVIL
ENGINEERING CO.**

207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32789
PH. (407) 387-7906; FAX (407) 387-0827

cert. of authorization number 6728

PUD MASTER / PRELIMINARY DEVELOPMENT PLAN
**RAYNOR SHINE
RECYCLING SOLUTIONS, LLC**

APOPKA, FLORIDA

GRADING
project no. 13095
sheet number
4 of 5

LANDSCAPE CHART:

SYMBOL KEY	#	COMMON NAME:	BOTANICAL NAME:	SIZE:	WATER ZONE:
	6	MANGOLIA	MANGOLIA BRANCHENS	3" DIAMETER AT BREAST HEIGHT (34"), MIN. HEIGHT SHALL BE 12" ABOVE GRADE, 6" SPREAD, CONT. GROWN	LOW
	6	SHAMARD RED OAK	QUERUS SHAMARD	3" DIAMETER AT BREAST HEIGHT (34"), MIN. HEIGHT SHALL BE 12" ABOVE GRADE, 6" SPREAD, CONT. GROWN	LOW
	5	CRAPE MYRTLE	LAGERSTROEMIA	3" DIAMETER AT BREAST HEIGHT (34"), MIN. HEIGHT SHALL BE 12" ABOVE GRADE, 6" SPREAD, CONT. GROWN	LOW
	111	VERBENA	SANDWICHIA VERBENOIDES	5-7 GAL, 36" HIGH, 30" C/D	MED.
	35	FLAMINGO BLUE	FLUMINGO ALBUQUARICA IMPERIAL BLUE	5-7 GAL, 36" 24" X 24"	LOW
	120 EA.	PURPLE TRUMPET	IPHIOLEPIS INDICA ALBA	3 GALLON 18" X 18"	LOW

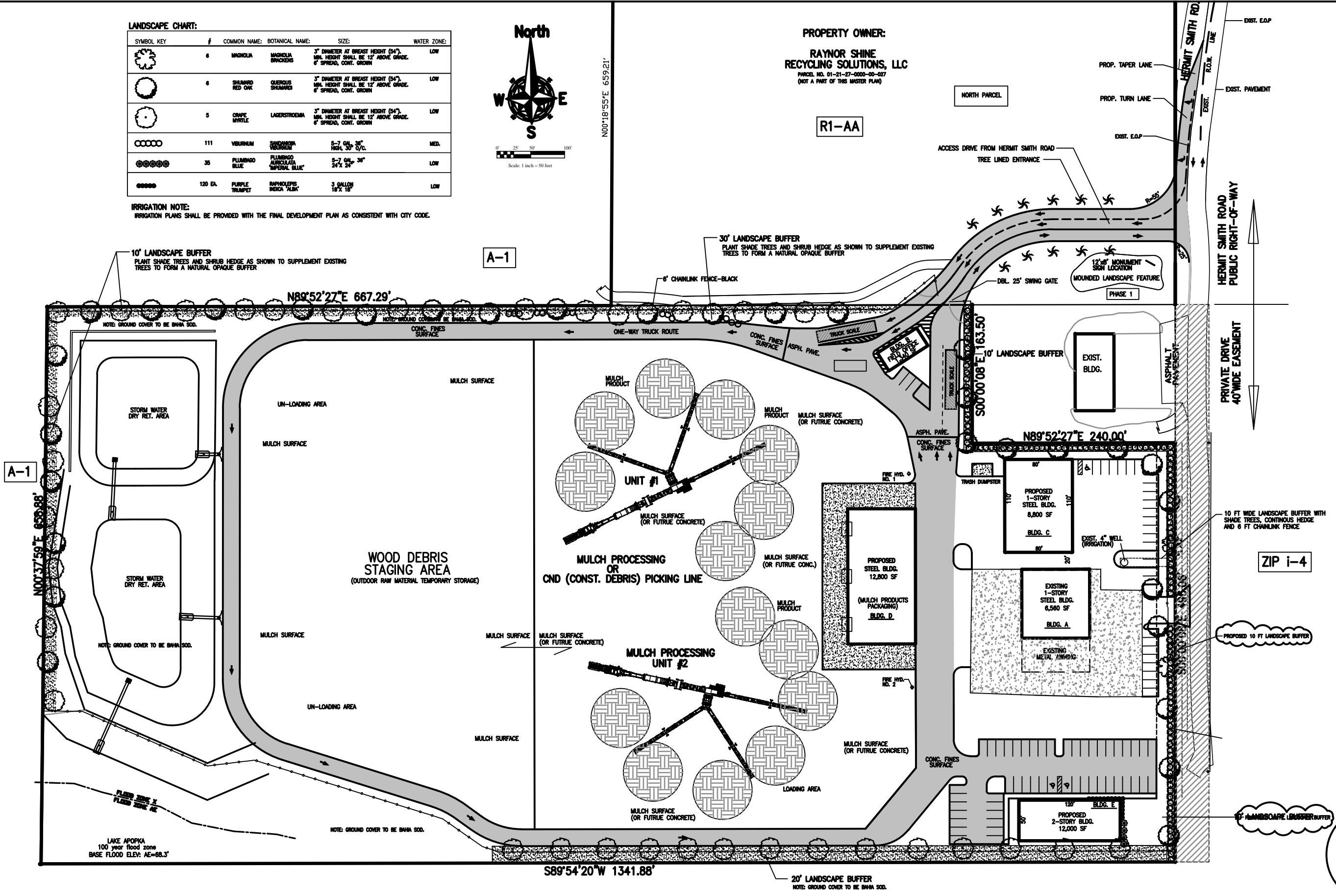
IRRIGATION NOTE:

IRRIGATION PLANS SHALL BE PROVIDED WITH THE FINAL DEVELOPMENT PLAN AS CONSISTENT WITH CITY CODE.



PROPERTY OWNER:
RAYNOR SHINE RECYCLING SOLUTIONS, LLC
 PARCEL NO. 01-21-27-0000-00-027
 (NOT A PART OF THIS MASTER PLAN)

R1-AA



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10/16/15	REVISED PER REVIEW COMMENTS	ENGINEER:	JOHN HERBERT, P.E.
10/22/15	REVISED PER REVIEW COMMENTS	CHECKED BY:	TOM SHELTON, P.E.
8/7/14	FOURTH EDITION	DESIGNED BY:	JOHN HERBERT, P.E.
6/27/14	THIRD EDITION	TECHNICIAN:	JWH
6/10/14	SECOND EDITION	DATE:	REVISIONS:

AMERICAN CIVIL ENGINEERING CO.
 207 N. MOSS RD., SUITE 211, WINTER SPRINGS, FLA 32708
 PH. (407) 387-7906; FAX (407) 387-0827
 cert. of authorization number 6728

RAYNOR SHINE RECYCLING SOLUTIONS, LLC
 APOPKA, FLORIDA

PUD MASTER / PRELIMINARY DEVELOPMENT PLAN
 buffers
 project no. 13095
 sheet number 5 of 5

AT THE TIME OF THE FINAL DEVELOPMENT PLAN, CITY COUNCIL MAY REQUIRE FENCE ALONG HERMIT SMITH ROAD TO BE A WROUGHT IRON STYLE FENCE WITH MASONRY BRICK POST EVERY 35 FEET.

(PUD PRELIMINARY)
 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 2009 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.
 SIGNATURE _____ REG. NO. _____ DATE _____

Backup material for agenda item:

1. PRELIMINARY DEVELOPMENT PLAN – COPART - Owned by Copart, Inc.; engineer is Burkett Engineering, c/o William E. Burkett, P.E., property located at 3351 West Orange Blossom Trail. (Parcel ID #: 01-21-27-0000-00-032)



CITY OF APOPKA PLANNING COMMISSION

<input checked="" type="checkbox"/> PUBLIC HEARING	MEETING OF:	November 24, 2015
<input type="checkbox"/> ANNEXATION	FROM:	Community Development
<input type="checkbox"/> PLAT APPROVAL	EXHIBITS:	Vicinity/Aerial Maps
<input checked="" type="checkbox"/> OTHER: Preliminary Development Plan		Site/Landscape Plans
		Building Elevations
		Light Pole Fixtures
		Exterior Wall Photos

PROJECT: PRELIMINARY DEVELOPMENT PLAN - COPART

Request: RECOMMEND APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN FOR COPART AND CONSIDERATION OF WAIVERS

SUMMARY:

OWNER/APPLICANT: Copart of Connecticut, Inc.

ENGINEER: Burkett Engineering c/o Rene J. Schneider, P.E.

ARCHITECT: Fugleberg Koch, PLLC c/o Norman W. Nesmith, AIA

LOCATION: 3351 West Orange Blossom Trail

PARCEL ID #: 01-21-27-0000-00-032

LAND USE: Industrial

ZONING: I-1

EXISTING USE: Abandoned Industrial Facility

PROPOSED USE: Office, warehouse and outdoor damaged vehicle storage site

TRACT SIZE: 57.89 +/- acres

BUILDING SIZE: 24,000 sq. ft. - Industrial Warehouse (16,500 S.F.) w/ Office Space (7,500 S.F.)

DISTRIBUTION

Mayor Kilsheimer	Finance Director	Public Ser. Director
Commissioners (4)	HR Director	City Clerk
City Administrator Irby	IT Director	Fire Chief
Community Dev. Director	Police Chief	

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Mixed Use	Zip	Used Car Sales Tire Sales
North (County)	Rural	A-1	Single Family Residential
East (City)	Industrial	I-1	Industrial Warehouse
South (City)	Institutional	PO/I	Cemetery
South (City)	Industrial	I-1	Vacant Property
West (City)	Industrial	I-1	Foliage Nursery
West (County)	Rural	R-3	Single Family Residential

ADDITIONAL COMMENTS: The Copart - Preliminary Development Plan proposes to renovate and remodel an existing 24,000 square foot metal building for warehouse and office use. Copart, Inc. provides vehicle suppliers (primarily insurance companies) with a full range of services to process and sell intact damaged vehicles, principally to licensed dismantlers, rebuilders and used vehicle dealers.

PARKING: A total of 68 parking spaces are provided (63 required by code) of which 3 are reserved as a handicapped parking space.

ACCESS: Access to the site is provided by an existing driveway cut along West Orange Blossom Trail

EXTERIOR ELEVATIONS: Staff has found the proposed building elevations to be in accordance with the City’s Development Design Guidelines.

STORMWATER: Stormwater run-off and drainage will be accommodated by an on-site stormwater drainage system. The stormwater management system is designed according to standards set forth in the Land Development Code.

BUFFER/TREE PROGRAM: The applicant has provided a detailed landscape and irrigation plan for the property. The proposed landscape buffer along the western and southern boundaries of the site does not conform with section 5.01.01.B. The planting materials and irrigation system design are not consistent with the water-efficient landscape standards set forth in Ordinance No. 2069. A tree survey and mitigation plan will be submitted with the final development plan.

SITE LIGHTING: The Development Design Guidelines section 4.9 require decorative light to be install along the roadway frontage of all non-residential structures. The proposed light poles and fixtures do not meet the Development Design Guidelines standard decorative standards. The Development Review Committee does not support the use of the proposed light poles and fixtures.

ENVIRONMENTAL: Based on the results of the habitat study, the developer must obtain approval from the Florida Department of Environmental Protection prior to commencing any site construction activity.

WAIVER REQUESTS:

1. Waiver Request #1: The applicant is requesting a waiver from LDC 2.02.15.G to allow the installation of an eight (8) feet high metal wall along the east, west and south sides of the property.

Justification: The increased eight (8) feet high metal wall will provide increased screening and security of the property.

DRC recommendation -- DRC does not support this waiver request.

2. Waiver Request #2: The applicant is requesting a waiver to LDC 6.03.01.A to allow the use of rock in lieu of a hard surface for the vehicle storage area.

Justification: The vehicle storage area is not accessible to the general public.

DRC recommendation-- DRC supports this waiver request.

3. Waiver Request #3: The applicant is requesting a waiver to install non-decorative light poles and fixtures.

Justification: The light pole and fixtures are consistent with the contemporary/modern style of the building.

DRC recommendation -- DRC supports this waiver request.

PUBLIC HEARING SCHEDULE:

November 24, 2015 - Planning Commission (5:01 pm)

December 2, 2015 - City Council (1:30 pm)

RECOMMENDED ACTION:

The **Development Review Committee** recommends the approval of the Copart Preliminary Development Plan and to deny waiver request number one.

The **Planning Commission**, at its meeting on November 10, 2015, continued this item to the Special Planning Commission meeting on November 24, 2015, due to the applicant not providing necessary documentation in a timely manner.

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

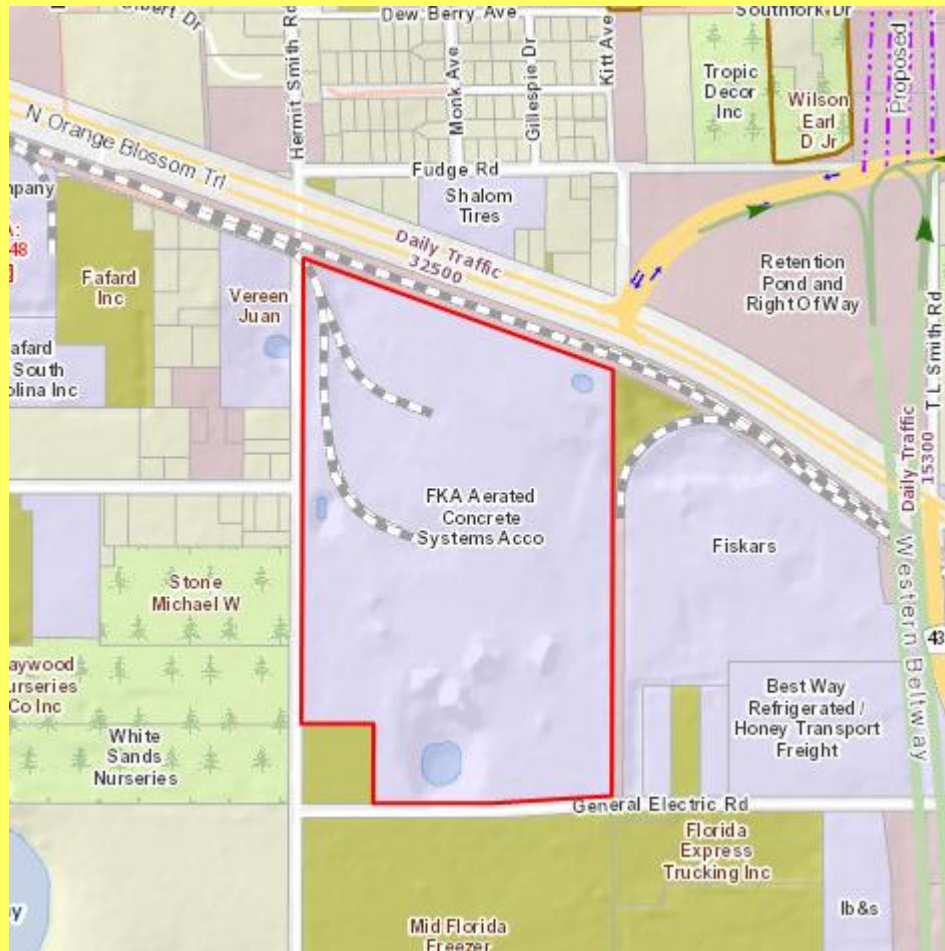
Recommend approval of the Copart – Preliminary Development Plan, subject to the findings of this staff report.

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.

Application: Preliminary Development Plan
Owner/Applicant: Copart of Connecticut, Inc.
Engineer: Burkett Engineering c/o Rene J. Schneider, P.E.
Architect: Fugleberg Koch, PLLC. c/o Norman W. Nesmith, AIA
Parcel I.D. No: 01-21-27-0000-00-032
Location: 3351 West Orange Blossom Trail
Acres: 57.89 +/-



VICINITY MAP

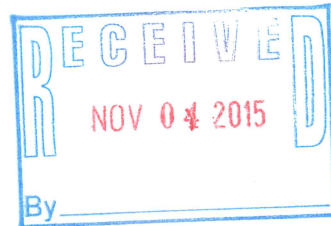


Application: Preliminary Development Plan
Owner/Applicant: Copart of Connecticut, Inc.
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Parcel I.D. No: 01-21-27-0000-00-032
Location: 3351 West Orange Blossom Trail
Acres: 57.89 +/-



AERIAL MAP





COPART

PRELIMINARY DEVELOPMENT PLAN

FOR

COPART, INC.
14185 DALLAS PARKWAY
SUITE 300
DALLAS, TX 75254

TAX PARCEL ID NUMBER:
01-21-27-0000-00-032

Burkett | CIVIL ENGINEERING
engineering | CONSULTANTS

105 E. Robinson Street, Suite 501 Orlando, Florida 32801
(407) 246-1260 Fax (407) 246-0423
www.burkettengineering.com

City OF Apopka, Florida
October 2015

PRELIMINARY NOT FOR CONSTRUCTION

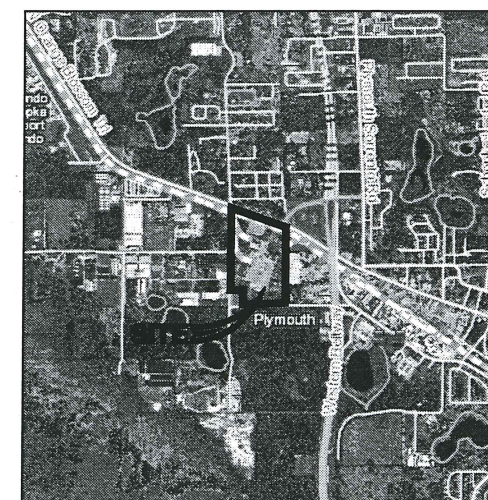
SHEET INDEX

1. COVER SHEET
 2. SYMBOLS AND ABBREVIATIONS
 3. NOTES SHEET
 4. KEY MAP
 5. OVERALL DRAINAGE PLAN
 6. SITE, DRAINAGE & UTILITY PLAN
 7. SITE, DRAINAGE & UTILITY PLAN
 8. SITE, DRAINAGE & UTILITY PLAN
 9. STORMWATER POLLUTION PREVENTION PLAN
 10. PAVING AND DRAINAGE DETAILS
 - A2.01 ARCHITECTURAL FLOOR PLAN
 - A4.01 ARCHITECTURAL EXTERIOR ELEVATIONS
 - E1.01 ELECTRICAL SITE PLAN
 - E1.02 PHOTOMETRIC SITE PLAN
 - E1.03 SITE PLAN FIXTURE SPECIFICAITONS
 - L1 LANDSCAPE PLAN
 - L2 LANDSCAPE PLAN
- BOUNDARY AND TOPOGRAPHIC SURVEY

NOTE:
A LETTER MUST BE OBTAINED FROM THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWCC) REGARDING WILDLIFE MANAGEMENT PLAN FOR GOPHER TORTOISES, OSPREY NESTS AND EASTERN INDIAN SNAKES PRIOR TO ANY CONSTRUCTION ACTIVITIES OCCURRING ON SITE.

LOCATION MAP

3351 W. ORANGE BLOSSOM TRAIL
APOPKA, FL 32712-5851



SCALE: 1" = 2,000'

SECTION 01
TOWNSHIP 21
RANGE 27

ENGINEER IN CHARGE:
NENE J. SCHNEIDER P.E.

REG. # 61485
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7108

OWNER
 COPART OF CONNECTICUT INC
 14185 DALLAS PARKWAY
 SUITE 300
 DALLAS, TX 75254-1327
 (281) 705-0834
 mike.copart@copart.com

ENGINEER/APPLICANT
 BURKETT ENGINEERING INC
 105 E. ROBINSON STREET, SUITE 501
 ORLANDO, FL 32801
 (407) 246-1280
 yburkett@burkettengineering.com

ARCHITECT
 FUGLEBERG KOCH
 2555 TEMPLE TRAIL
 WINTER PARK, FL 32789
 (407) 629-0595
 njm@fuglebergkoch.com

ECOLOGICAL CONSULTANT
 ECOLOGICAL CONSULTING SOLUTIONS, INC.
 235 HUNT CLUB BLVD.
 SUITE 202
 LONGWOOD, FL 32779
 (407) 889-9434
 bgriffith@ecofitllc.com

SURVEYOR
 SHANNON SURVEYING
 469 NORTH SR 434
 SUITE 2155
 ALTAMONTE SPRINGS, FL 32714
 (407) 774-8372
 shannon@surv.com

GEOTECHNICAL
 UNIVERSAL ENGINEERING SCIENCES
 3532 MAGGE BLVD.
 ORLANDO, FL 32811
 (407) 423-0504
 mdcarrigo@universalengineering.com

STATEMENT OF INTENDED USE
 COPART, INC. PROVIDES VEHICLE SUPPLIERS (PRIMARY INSURANCE COMPANIES) WITH A FULL RANGE OF SERVICES TO PROCESS AND SELL INTACT DAMAGED VEHICLES, PRINCIPALLY TO LICENSED DISMANTLERS, REBUILDERS AND USED VEHICLE DEALERS. INTACT DAMAGED VEHICLES ARE EITHER DAMAGED VEHICLES DEEMED A TOTAL LOSS FOR INSURANCE OR BUSINESS PURPOSES OR ARE RECOVERED STOLEN VEHICLES FOR WHICH AN INSURANCE SETTLEMENT WITH THE VEHICLE OWNER HAS ALREADY BEEN MADE.

SITE DATA	
PARCEL ID NUMBER:	01-21-27-0000-00-032
FUTURE LAND USE:	INDUSTRIAL
ZONING:	I-1 RESTRICTED
ACREAGE/SQUARE FOOTAGE:	67.96± AC/2,821,840 SF
BUILDING HEIGHT:	PROPOSED: MAX: 35'
FLOOR AREA RATIO:	PROPOSED: 0.01 MAX: 0.00
BUILDING SETBACKS:	FRONT: 25' EAST SIDE: 10' WEST SIDE: 25' REAR: 25'
VARIANCE REQUEST:	SEE NOTES - THIS SHEET
PHASING:	THIS PROJECT WILL BE COMPLETED IN ONE PHASE

BUILDING AND STRUCTURES	
INTENDED USE:	OFFICE/WAREHOUSE
NUMBER OF STORES:	1
NUMBER OF VEHICLES KEPT ON SITE:	-
GROSS SQUARE FOOTAGE:	24,100± SF
STORAGE SQUARE FOOTAGE:	
TYPE OF CONSTRUCTION:	EXISTING METAL BUILDING
FINISH FLOOR ELEVATION:	116.88'

PARKING REQUIRED			
Use	Spaces/Square Foot	Square Footage	Spaces Required
Office	1 Space/250 sf	7,500	30
Warehouse	2 Spaces/1,000 sf	16,500	33
Total Required			63
Total Provided			68

FIRE PROTECTION
 POTABLE WATER AVAILABLE TO THE SITE. FIRE HYDRANTS TO BE INSTALLED.

POTABLE WATER & WASTEWATER
 TO BE PROVIDED BY CITY OF APOPKA.
 WATER: 1,000 GPD
 WASTEWATER: 1,000 GPD

STORMWATER
 PROVIDE ATTENUATION FOR THE PREDEVELOPMENT TO POSTDEVELOPMENT DIFFERENCE IN STORMWATER RUNOFF FOR THE 100 YEAR, 24 HOUR STORM.

LEGAL DESCRIPTION
 SW 1/4 OF NE 1/4, LESS SW 1/4 OF SW 1/4 OF NE 1/4 & THAT PART OF NW 1/4 OF NE 1/4 LYING & OF BE R/W ALL IN SEC 01-21-27

GENERAL NOTES

- EACH HANDICAPPED PARKING SPACE SHALL BE STRIPED AND SIGNED PER FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD AS SHOWN ON SHEET A.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, CONTRACTOR SHALL PROVIDE BURKETT ENGINEERING INC WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITEWORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ALLOW TIMELY CERTIFICATION OF CONSTRUCTION TO AGENCIES AND TO AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- REGULATORY STRIPING AND SIGNS SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS. STANDARD STRIPING WIDTH SHALL BE 6".
- ALL SIDEWALKS LEADING TO THE GROUND FLOOR UNITS SHALL BE GRADED AT A SLOPE OF 1:12 OR FLATTER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS AND THE FIELD CONDITIONS.
- ALL MEDIANS AND ISLANDS SHALL BE FILLED WITH CLEAN SOIL.
- ALL DISTURBED AREAS, SIGNAGE, AND LIGHTING SHALL BE RETURNED TO PRECONSTRUCTION CONDITIONS OR BETTER.
- ALL PAVEMENT MARKERS, STRIPING, SIGNAGE, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED BY CONTRACTOR PER CITY OF APOPKA AND FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT. ALL CURB RADI ARE 5' UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES THAT ARE TO BE SAVED. IF THERE IS A QUESTION AS TO WHETHER A PARTICULAR AREA SHOULD BE CLEARED, THE CONTRACTOR SHALL CONTACT THE OWNER FOR FURTHER INSTRUCTIONS.
- SITE NORTHING AND EASTING COORDINATES ARE BASED UPON AN ASSUMED DATUM.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING A SAFE AND SECURE CONSTRUCTION SITE. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL SAFETY CODES AND REQUIREMENTS TO INSURE THAT WORKERS, MATERIALS, ON-SITE AND OFF-SITE PROPERTY, AND ALL OTHER AFFECTED PERSONS ARE SAFE. CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO INSURE THAT THE SITE IS SECURE AND NOT ACCESSIBLE TO UNAUTHORIZED PERSONS.
- THE BOUNDARY SURVEY INFORMATION SHOWN WAS PROVIDED BY SHANNON SURVEYING AND IS NOT CERTIFIED BY BURKETT ENGINEERING, INC.
- THE BOUNDARY AND TOPOGRAPHIC SURVEY IS ATTACHED AND SHOULD BE REFERENCED FOR INFORMATION REGARDING EXISTING CONDITIONS.
- THE HOURS OF OPERATION ARE TO BE MONDAY-FRIDAY 8:00AM TO 5:00PM.
- DUMPSTER ENCLOSURE WALLS TO BE DESIGNED WITH MASONRY BRICK OR STONE FINISH WITH DECORATIVE GATES.

WAIVERS

- THE OWNER REQUESTS A WAIVER FROM LAND DEVELOPMENT CODE 2.02.15 9 TO ALLOW THE INSTALLATION OF AN 8' HIGH METAL WALL ON THE EAST AND SOUTH SIDES OF THE PROPERTY. THE 8' HIGH WALL WILL PROVIDE INCREASED SCREENING AND SECURITY OF THE PROPERTY.
- THE OWNER REQUESTS A WAIVER FROM LAND DEVELOPMENT CODE 6.03.01 A TO ALLOW THE USE OF ROCK IN LIEU OF A HARD SURFACE FOR THE VEHICLE STORAGE AREAS. NOTE: THE DRIVE ASLES BETWEEN THE VEHICLE STORAGE ROWS WILL BE PAVED WITH ASPHALT MILLINGS WHICH WILL CREATE A HARD SURFACE.
- THE OWNER REQUESTS A WAIVER FROM LAND DEVELOPMENT CODE TO ALLOW FOR THE INSTALLATION OF NON-DECORATIVE LIGHT POLES AND FIXTURES TO REMAIN CONSISTENT WITH THE CONTEMPORARY/MODERN STYLE OF THE BUILDING.

PAVING & DRAINAGE NOTES

- CONTRACTOR IS ADVISED THAT PRIOR TO BEGINNING WORK THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) REQUIRES THE FILING OF A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES CONSTRUCTION GENERAL PERMIT. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO FILE THE NOI AND FORWARD COPIES TO BURKETT ENGINEERING AND THE LOCAL MSA OPERATOR. IF APPLICABLE, CONTACT FDEP NPDES STORMWATER NOTICES CENTER AT 888-338-6312 FOR MORE INFORMATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SITE GRADING, PAVING, AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY OF APOPKA DEVELOPMENT STANDARDS AND SPECIFICATIONS AND FOOT ROADWAY DESIGN STANDARDS AND SPECIFICATIONS.
- FOR STORMWATER POLLUTION PREVENTION PLAN, SEE SHEET B.
- ELEVATIONS AT CURB ARE EDGE OF PAVEMENT; TOP OF CURB SHALL BE 6" ABOVE EDGE OF PAVEMENT.
- MINIMUM GRADE OF SLOPED AREA SHALL BE 1%.
- CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PARKING AND DRIVEWAYS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHOULD AREAS OF POOR DRAINAGE RESULT FROM THE ADJUSTMENTS DESCRIBED, THE CONTRACTOR SHALL NOTIFY THE SITE SUPERINTENDENT AND THE ENGINEER PRIOR TO PLACING BASE SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.
- FOR GEOTECHNICAL RECOMMENDATIONS AND FINDINGS, REFER TO THE GEOTECHNICAL INVESTIGATION PREPARED BY UNIVERSAL ENGINEERING SCIENCES.
- ALL DISTURBED AREAS ON-SITE AND OFF-SITE SHALL BE RETURNED TO ORIGINAL CONDITIONS OR BETTER. SOO ALL DISTURBED AREAS.
- A SMOOTH FINISHED NOTION SHALL BE MADE AT ALL CURB TERMINATIONS (TYPICAL 2 FOOT TAPER) UNLESS OTHERWISE NOTED.
- RETAINING WALLS SHOWN FOR LOCATION ONLY. DESIGN AND INSPECTION OF WALLS SHALL BE BY OTHERS. DURING CONSTRUCTION TEMPORARY FALL PROTECTION SHALL BE PROVIDED UNTIL THE PERMANENT RETAINERS ARE INSTALLED FOR ALL RETAINING WALLS OVER 8 FT. HIGH.
- THE EXISTING TOPOGRAPHY SHOWN WAS PROVIDED BY SHANNON SURVEYING AND IS NOT CERTIFIED BY BURKETT ENGINEERING, INC.
- STORMWATER STRUCTURES SHALL BE CONSTRUCTED TO A TOLERANCE OF 0.2 FOOT VERTICALLY AND 0.5 FOOT HORIZONTALLY.
- THE CONTRACTOR SHALL PROVIDE BURKETT ENGINEERING WITH COMPLETE STORMWATER AS-BUILTS INCLUDING CONTROL STRUCTURES, INLETS AND PIPES, SPREADER SHALES (IF ANY), AND POB CONTOURS, DIMENSIONS, AND SLOPES. THE AS-BUILT DRAWINGS SHALL BE PREPARED AND CERTIFIED BY A PROFESSIONAL LAND SURVEYOR AND PROVIDED TO THE ENGINEER IN AUTOCAD FORMAT.
- AFTER THE COMPLETION OF THE STORMWATER FEATURES, INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT.
- ALL HIGH-DENSITY POLYETHYLENE (HDPE) PIPE USED FOR STORM DRAIN APPLICATIONS SHALL CONFORM TO THE REQUIREMENTS OF ASHOTO M254 CURRENT EDITION AND BE CERTIFIED THROUGH THE PLASTIC PIPE INSTITUTE (PIPI) THIRD PARTY CERTIFICATION PROGRAM. ALL HDPE PIPE DELIVERED AND USED SHALL BEAR THE THIRD PARTY ADMINISTERED PPI SEAL. ALL HDPE JOINTS SHALL BE WATER TIGHT AND CERTIFIED TO MEET A MINIMUM LAB TEST OF 10.8 PSI PER ASTM D3212.
- THE FOLLOWING CONSTRUCTION PROCEDURES ARE RECOMMENDED FOR THE DRY POND(S), PER ST. JOHNS RIVER WATER MANAGEMENT DISTRICT:
 - INITIALLY CONSTRUCT THE RETENTION BASIN TO ROUGH GRADE BY UNDER-EXCAVATING THE BASIN BOTTOM AND SIDES BY APPROXIMATELY 12 INCHES.
 - AFTER THE DRAINAGE AREA CONTRIBUTING TO THE BASIN HAS BEEN FULLY STABILIZED, THE INTERIOR SIDE SLOPES AND BASIN BOTTOM SHOULD BE EXCAVATED TO FINAL DESIGN SPECIFICATIONS. THE EXCESS SOIL AND UNDESIRABLE MATERIAL SHOULD BE CAREFULLY EXCAVATED AND REMOVED FROM THE POND SO THAT ALL ACCUMULATED SILTS, CLAYS, ORGANICS, AND OTHER FINE SEDIMENT MATERIAL HAS BEEN REMOVED FROM THE POND AREA. THE EXCAVATED MATERIAL SHOULD BE DISPOSED OF BEYOND THE LIMITS OF THE DRAINAGE AREA OF THE BASIN.
 - ONCE THE BASIN HAS BEEN EXCAVATED TO FINAL GRADE, THE ENTIRE BASIN BOTTOM SHOULD BE DEEP RAKED AND LOOSENED FOR OPTIMAL INFILTRATION.
 - FINALLY, THE BASIN SHOULD BE STABILIZED WITH PERVIOUS MATERIAL OR PERMANENT VEGETATIVE COVER. TO PROVIDE PROPER TREATMENT OF THE RUNOFF IN VERY PERVIOUS SOILS PERMANENT VEGETATIVE COVER MUST BE UTILIZED WHEN U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) HYDROLOGIC GROUP "A" SOILS UNDERLIE THE RETENTION BASIN.
- THE FOLLOWING CONSTRUCTION PROCEDURES ARE RECOMMENDED FOR THE WET POND(S), PER ST. JOHNS RIVER WATER MANAGEMENT DISTRICT:
 - INITIALLY CONSTRUCT THE RETENTION BASIN TO ROUGH GRADE BY UNDER-EXCAVATING THE BASIN BOTTOM AND SIDES BY APPROXIMATELY 12 INCHES.
 - AFTER THE DRAINAGE AREA CONTRIBUTING TO THE BASIN HAS BEEN FULLY STABILIZED, THE INTERIOR SIDE SLOPES AND BASIN BOTTOM SHOULD BE EXCAVATED TO FINAL DESIGN SPECIFICATIONS. THE EXCESS SOIL AND UNDESIRABLE MATERIAL SHOULD BE CAREFULLY EXCAVATED AND REMOVED FROM THE POND SO THAT ALL ACCUMULATED SILTS, CLAYS, ORGANICS, AND OTHER FINE SEDIMENT MATERIAL HAS BEEN REMOVED FROM THE POND AREA. THE EXCAVATED MATERIAL SHOULD BE DISPOSED OF BEYOND THE LIMITS OF THE DRAINAGE AREA OF THE BASIN.
 - ONCE THE BASIN HAS BEEN EXCAVATED TO FINAL GRADE, THE ENTIRE BASIN BOTTOM SHOULD BE DEEP RAKED AND LOOSENED FOR OPTIMAL INFILTRATION.
 - FINALLY, THE BASIN SHOULD BE STABILIZED WITH PERVIOUS MATERIAL OR PERMANENT VEGETATIVE COVER. TO PROVIDE PROPER TREATMENT OF THE RUNOFF IN VERY PERVIOUS SOILS PERMANENT VEGETATIVE COVER MUST BE UTILIZED WHEN U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) HYDROLOGIC GROUP "A" SOILS UNDERLIE THE RETENTION BASIN.
- BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL DELIVER TO FOOT PROOF OF INSURANCE VERIFYING THAT THE CONTRACTOR HAS COVERAGE UNDER A LIABILITY INSURANCE POLICY ISSUED BY AN INSURANCE COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA WHOING ITSELF AS INSURED, AND THE DEPARTMENT AS AN ADDITIONAL NAMED INSURED, WHICH POLICY SHALL CONTAIN A CONTRACTUAL ENDORSEMENT SPECIFICALLY COVERING THE LIABILITIES ARISING FROM THE INDEMNITY AGREEMENT.
 - THE POLICY SHALL PROVIDE PUBLIC LIABILITY INSURANCE, INCLUDING PROPERTY DAMAGE, IN THE AMOUNT OF \$500,000 COMBINED SINGLE LIMIT FOR EACH OCCURRENCE.
 - THE ABOVE REQUIRED POLICY SHALL BE ENDED WITH A PROVISION REQUIRING THE INSURANCE COMPANY TO NOTIFY THE DEPARTMENT 30 DAYS PRIOR TO THE EFFECTIVE DATE OF CANCELLATION OR OF ANY MATERIAL CHANGE IN THE POLICY IF THE CHANGE OCCURS DURING THE CONSTRUCTION PERIOD.
 - THE APPLICANT SHALL PAY ALL PREMIUMS AND OTHER CHARGES DUE ON SAID POLICY AND KEEP SAID POLICY, OR A MATERIALLY IDENTICAL REPLACEMENT POLICY, IN FORCE TO INSURE THE ENTIRE PERIOD OF CONSTRUCTION OF THE CONNECTION.

UTILITY NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND CITY OF APOPKA STANDARDS AND SPECIFICATIONS. IN CASE OF A CONFLICT THE MORE STRINGENT RULE SHALL APPLY.
- GRAVITY SEWER MAIN PIPE SHALL BE PVC EXCEPT AS NOTED AND SHALL MEET ASTM D3034 (SOR 20). JOINTS SHALL CONFORM TO ASTM D3212 AND F477.
- GRAVITY SEWER MAIN SHALL BE TESTED PER CITY OF APOPKA AND FDEP STANDARDS. PIPE SHALL BE LAMPED FOR ALIGNMENT, SLOPE, THICKNESS, INFILTRATION, STANDING WATER, AND CLEANLINESS BY A CITY OF APOPKA INSPECTOR, AND BURKETT ENGINEERING REPRESENTATIVE. THE APPROPRIATE DEFLECTION TESTS SHALL ALSO BE PERFORMED PER ASTM STANDARDS. LEAKAGE TESTING SHALL BE PERFORMED PER ASTM F-1417.
- THE ENGINEER AND CITY OF APOPKA INSPECTOR SHALL BE NOTIFIED AT LEAST 8 DAYS PRIOR TO ANY TESTING. FAILURE TO DO SO WILL RESULT IN RETESTING AT THE CONTRACTOR'S EXPENSE.
- SANITARY STRUCTURES SHALL BE CONSTRUCTED TO A TOLERANCE OF 0.1 FOOT VERTICALLY AND 0.5 FOOT HORIZONTALLY.
- COMPLETE AS-BUILT DRAWINGS PREPARED AND CERTIFIED BY A PROFESSIONAL LAND SURVEYOR SHALL BE PROVIDED TO THE ENGINEER IN AUTOCAD FORMAT IMMEDIATELY AFTER COMPLETION OF THE WATER AND SEWER IMPROVEMENTS. AS-BUILTS SHALL INCLUDE MANHOLE LOCATION WITH TOP AND INVERT ELEVATIONS, LOCATION OF VALVES, FITTINGS, AND OTHER APPURTENANCES, LENGTHS OF PIPE, TOP OF WATER MAIN ELEVATIONS, SIZE AND MATERIAL OF PIPE, SEPARATION DISTANCES AT PIPE CROSSINGS AND SHALL MEET CITY OF APOPKA REQUIREMENTS.
- CONTRACTOR SHALL NOTIFY UTILITIES AND SUNSHINE STATE ONE CALL PRIOR TO CONSTRUCTION FOR FLAGGING/LOCATION OF EXISTING UTILITY LINES. EXISTING UTILITY LOCATIONS SHOWN ARE ONLY APPROXIMATE AS PROVIDED BY SHANNON SURVEYING.
- ALL SEWER PIPE SHALL BE BURIED WITH IDENTIFICATION TAPE ABOVE THE TOP OF THE PIPE. THE TAPE SHALL INDICATE THE PRESENCE OF GRAVITY SEWERS PLAINLY ON THE TAPE FACE. INDICATOR TAPE SHALL BE DETECTABLE BY STANDARD METAL DETECTION EQUIPMENT.
- ALL NONMETALLIC WATER MAINS SHALL BE INSTALLED WITH CONTINUOUS, INSULATED 10 GAUGE COPPER WIRE INSTALLED DIRECTLY ON TOP OF THE PIPE FOR LOCATION PURPOSES. ALL PIPE AND PIPE FITTINGS SHALL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-265.220 (2) (b) 3, F.A.C. USING BLUE AS A PREDOMINANT COLOR.
- NEW 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 VACUUM-TYPE SANITARY SEWER, STORM SEWER, OR RECLAIMED WATER MAIN;
 - SIX 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 WILL BE LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER THE HORIZONTAL DISTANCE MAY BE REDUCED TO THREE FEET;
 - 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 RECLAIMED WATER MAIN; AND
 - TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED ON-SITE SEWER TREATMENT AND DISPOSAL SYSTEM. AT THESE CROSSINGS 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.
- AT PIPE CROSSINGS NEW WATER MAINS SHALL BE LAID TO PROVIDE A VERTICAL DISTANCE OF AT LEAST:
 - SIX INCHES ABOVE OR 12 INCHES BELOW ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER; AND
 - TWELVE INCHES ABOVE OR BELOW ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR RECLAIMED WATER MAIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION AND TESTING BEYOND THE WATER MAIN TO ASSURE POTABILITY AT THE POINT OF USE.
- POTABLE WATER PIPES SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS 0900 AND 0905/AG25 FOR DUCTILE IRON AND PVC PIPES RESPECTIVELY AND WITNESSED BY CITY APOPKA INSPECTOR AND BURKETT ENGINEERING REPRESENTATIVE. CHLORINATION AND BACTERIOLOGICAL TESTING SHALL BE PERFORMED PER AWWA C901 AND WITNESSED BY CITY OF APOPKA INSPECTOR. IT IS RECOMMENDED THAT BACTERIOLOGICAL TESTING BE PERFORMED AFTER BURKETT ENGINEERING HAS CONFIRMED THE WATER SYSTEM AS-BUILTS ARE SUFFICIENT.
- POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 - DUCTILE IRON PIPE (3 INCHES TO 64 INCHES) - AWWA C100/C101;
 - PVC (WITH NATIONAL SANITATION FOUNDATION SEAL) (1) AWWA C90/ASTM 1784 (4 INCHES TO 12 INCHES) WITH D2225 MANDRILL (2) AWWA C905 (14 INCHES TO 36 INCHES); (3) ASTM 1785 OR AWWA C905 (LESS THAN 4 INCHES) SCHEDULES 40, 80, AND 120 OR ASTM 2241 (SOR 21) MINIMUM; OR
 - POLYETHYLENE PIPE - AWWA C901 WITH VALVES AND FITTINGS (AWWA C900).
- IF CONNECTION TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:
 - PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASE OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP. CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGEMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR
 - IN CASES OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.
- ALL AIR/VACUUM RELIEF VALVES MUST END IN A DOWN-TURNED ELBOW AT LEAST 12 INCHES ABOVE THE SURROUNDING GRADE. BUSH VALVES SHALL BE PLACED AT HIGH POINTS IN THE WATER MAIN AND FORCE MAIN.
- FILLING OF PROPOSED WATER MAINS FROM EXISTING WATER MAINS WILL BE DONE IN ACCORDANCE WITH AWWA SPECIFICATION C901.
- PROPOSED GATE VALVES AT POINTS OF CONNECTION SHALL BE CLOSED AND REMAIN LOCKED UNTIL LINE IS CLEARED. CITY OF APOPKA PUBLIC UTILITIES SHALL LOCK VALVE AND RETAIN KEY. VALVE SHALL BE OPERATED BY CITY OF APOPKA PERSONNEL ONLY.
- ON-SITE WASTE/STORM COLLECTION SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED BY COPART.
- WATER MAIN SHALL NOT COME IN CONTACT WITH OR PASS THROUGH ANY SANITARY OR STORM SEWER MANHOLE OR STRUCTURE.
- CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES AND POINTS OF CONNECTION. IF ANY DISCREPANCIES WITH PIPE, FITTING, VALVE OR STRUCTURE LOCATIONS ARE DISCOVERED DURING STAKEOUT, CONTRACTOR SHALL CONTACT BURKETT ENGINEERING FOR CLARIFICATION.
- FIRE HYDRANTS SHALL BE CENTERED WITHIN PROPOSED ISLANDS, APPROXIMATELY THREE FEET FROM THE BACK OF CURB. PUMPER NOZZLE SHALL FACE PARKING LOT.
- ALL PVC PIPE SHALL BEAR THE NATIONAL SANITATION FOUNDATION (NSF) SEAL.
- CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS OR SEWER LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE GAS FACILITIES IS BY AN ON-SITE INSPECTION BY PEOPLES GAS SYSTEM PERSONNEL. THEREFORE, EXCAVATORS ARE INSTRUCTED TO TELEPHONE SUNSHINE STATE ONE CALL AT 1-800-432-4770 TWO WORKING DAYS BEFORE DIGGING IN A CONSTRUCTION AREA.
- FORCE MAINS BETWEEN 4 INCHES AND 12 INCHES SHALL BE PVC C900/D2225. FORCE MAINS GREATER THAN 12 INCHES SHALL BE PVC C905 AND HAVE AN APPROPRIATE DR. DESIGNATION. LEAKAGE TESTING SHALL BE PERFORMED BY THE CONTRACTOR AND WITNESSED BY A BURKETT ENGINEERING REPRESENTATIVE.
- WATER SYSTEM JOINTS SHALL BE INTEGRAL BELL PUSH ON TYPE AND CONFORM TO ASTM 3138.
- CONTRACTOR SHALL MEET ALL CONDITIONS OF THE FDEP PERMITS, IF PERMITS ARE REQUIRED.
- ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT SHALL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
- ALL MANHOLES SHALL BE INSPECTED AND TESTED FOR WATER TIGHTNESS AND DAMAGE BY THE CONTRACTOR PRIOR TO PLACING THE MANHOLES INTO SERVICE.
- ALL WATER MAIN TEES, BENDS, PLUGS AND HYDRANTS SHALL BE PROVIDED WITH THRUST BLOCKS OR RESTRAINED JOINTS TO PREVENT MOVEMENT.
- ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OCU MAINS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF APOPKA 48-HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
- THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO CITY OF APOPKA UTILITY SYSTEMS SHALL CONFORM TO CITY OF APOPKA'S STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
- IF THE SERVICE IS 2" OR SMALLER INSTALLATION BY CITY OF APOPKA, LARGER THAN 2" INSTALLED BY CONTRACTOR.
- ALL METERS WILL BE PROVIDED BY CITY OF APOPKA.
- ALL BACKFLOW PREVENTORS WILL BE PROVIDED AND INSTALLED BY CITY OF APOPKA.

BURKETT ENGINEERING CONSULTANTS
 CIVIL ENGINEERING
 105 E. ROBINSON STREET, SUITE 501 ORLANDO, FLORIDA 32801
 (407) 246-1260 FAX (407) 246-0423
 www.burkettengineering.com

NO.	REVISION	DATE	DESCRIPTION
1	ISSUED	10/9/15	FOR CONSTRUCTION

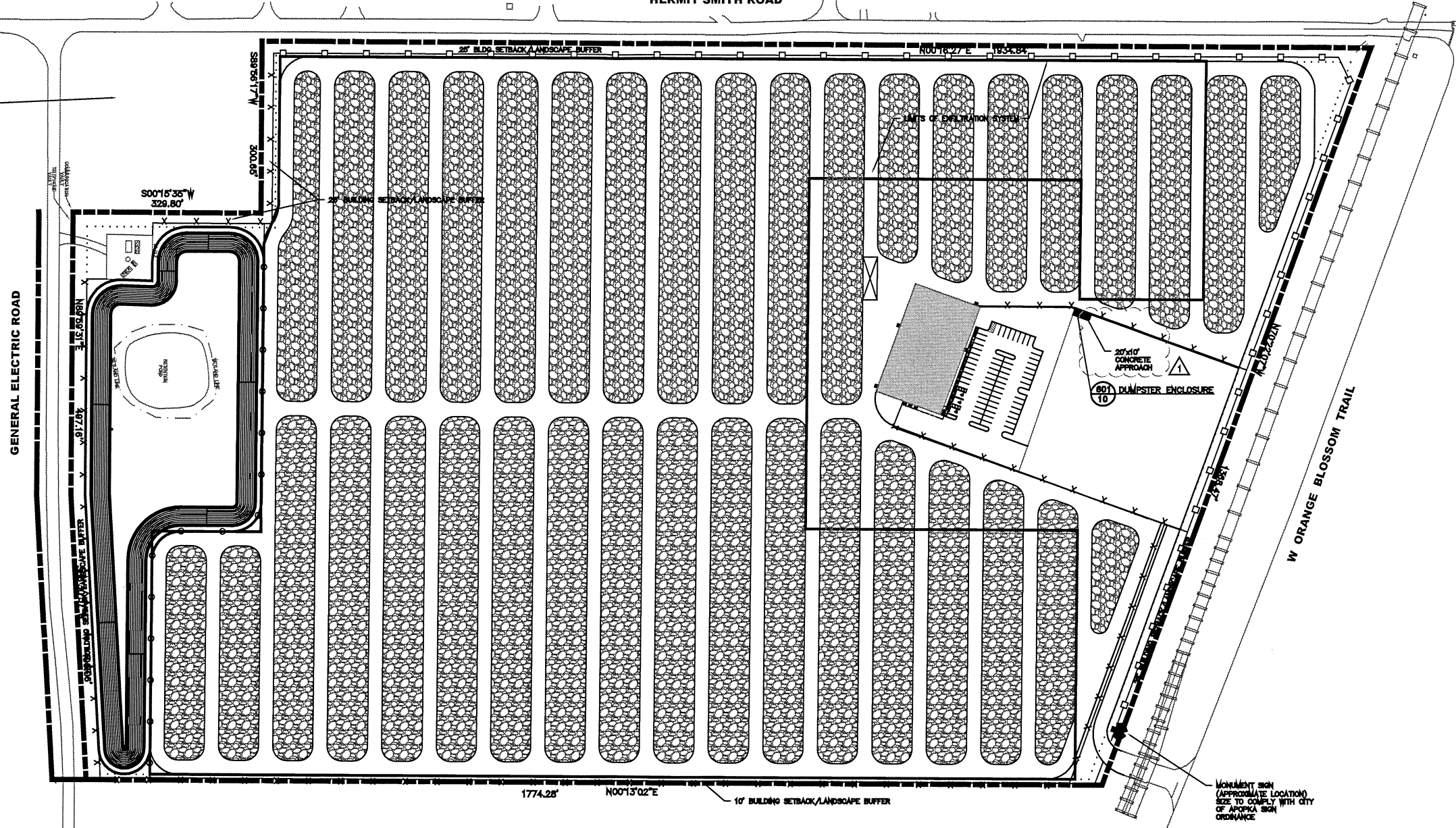
COPART DEVELOPMENT PLAN FOR COPART, INC.
NOTES SHEET

DATE: 10/9/15
 PROJECT NO.: 1513.11
 DRAWN BY: JCM
 DESIGNED BY: RJS
 CHECKED BY: RJS
 ENGINEER IN CHARGE: ROSE L. SCHNEIDER, P.E.

REQ. # 61483
 BURKETT ENGINEERING, INC.
 CERT. OF AUTH. NO. 7108
 SHEET NO. 3 OF 15
 PRELIMINARY NOT FOR CONSTRUCTION

PROPERTY INFORMATION	
JURISDICTION:	CITY OF APOPKA
ZONING:	PO/I
LAND USE:	VACANT INSTITUTIONAL
BUSINESS NAME:	ST. JAMES A&E CHURCH

PROPERTY INFORMATION	
JURISDICTION:	CITY OF APOPKA
ZONING:	I-1
LAND USE:	VACANT INSTITUTIONAL
BUSINESS NAME:	MID FLORIDA FREEZER WAREHOUSES LTD



PROPERTY INFORMATION	
JURISDICTION:	CITY OF APOPKA
ZONING:	I-1
LAND USE:	CONTAINER NURSERY
BUSINESS NAME:	WHITE SHIPS NURSERY

PROPERTY INFORMATION	
JURISDICTION:	CITY OF APOPKA
ZONING:	I-1
LAND USE:	PERNERY
BUSINESS NAME:	BAYWOOD NURSERY CO. INC.

PROPERTY INFORMATION	
JURISDICTION:	CITY OF APOPKA
ZONING:	I-1
LAND USE:	ORNAMENTAL/NON-AO AVERAGE
BUSINESS NAME:	STONE, MICHAEL, & DEBRAH

PROPERTY INFORMATION	
JURISDICTION:	UNINCORPORATED
ZONING:	R-5
LAND USE:	SINGLE FAMILY
PROPERTY OWNER:	DANNEN HINES & ERIC HINES

PROPERTY INFORMATION	
JURISDICTION:	UNINCORPORATED
ZONING:	R-5
LAND USE:	VACANT RESIDENTIAL
PROPERTY OWNER:	MICHAEL & DEBRA STONE

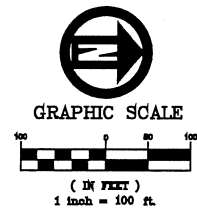
PROPERTY INFORMATION	
JURISDICTION:	UNINCORPORATED
ZONING:	R-5
LAND USE:	SINGLE FAMILY
PROPERTY OWNER:	ADREY & SANDRA LEWIS

PROPERTY INFORMATION	
JURISDICTION:	UNINCORPORATED
ZONING:	R-5
LAND USE:	SINGLE FAMILY
PROPERTY OWNER:	ARTHUR & BERTY MORRICE

PROPERTY INFORMATION	
JURISDICTION:	UNINCORPORATED
ZONING:	R-5
LAND USE:	SINGLE FAMILY
PROPERTY OWNER:	MORRICE FAMILY

PROPERTY INFORMATION	
JURISDICTION:	UNINCORPORATED
ZONING:	O-3/R-3
LAND USE:	WAREHOUSING/WHOLE FAMILY
PROPERTY OWNER:	JUAN VENEZIA

PROPERTY INFORMATION	
JURISDICTION:	CITY OF APOPKA
ZONING:	I-1
LAND USE:	LIGHT MANUFACTURING
BUSINESS NAME:	QRS 10-18 FL, INC.



PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION

**COPART
PRELIMINARY DEVELOPMENT PLAN
FOR COPART, INC.
OVERALL SITE PLAN**

DATE: 10/9/15
PROJECT NO.: 1513.11
DRAWN BY: JCM
DESIGNED BY: RJS
CHECKED BY: RJS
ENGINEER IN CHARGE: RENE J. BOWEN, P.E.

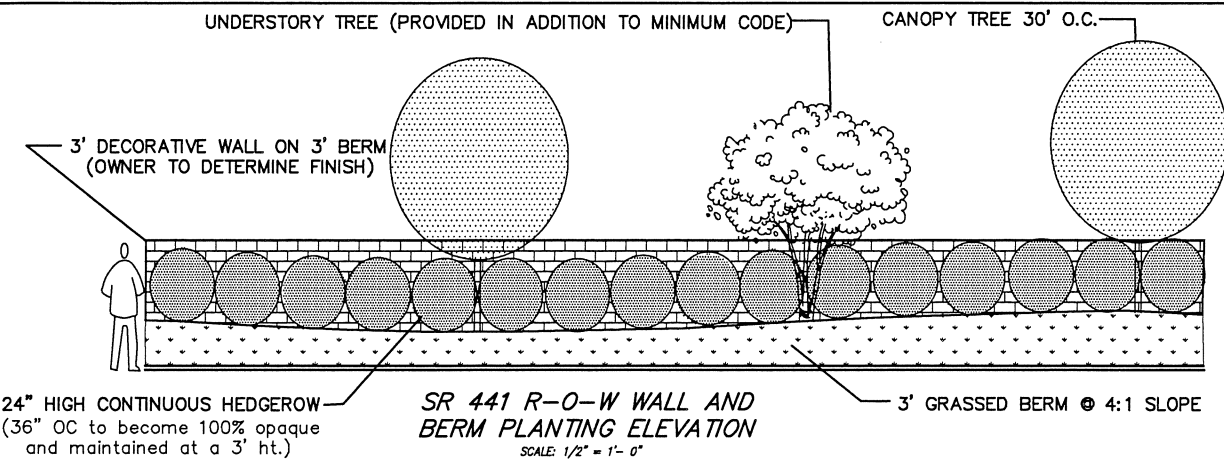
REG. # 01485
BURKETT ENGINEERING, INC.
CERT. OF AUTH. NO. 7106

SHEET NO.
4
OF 15

Burkett
engineering
CIVIL ENGINEERING CONSULTANTS
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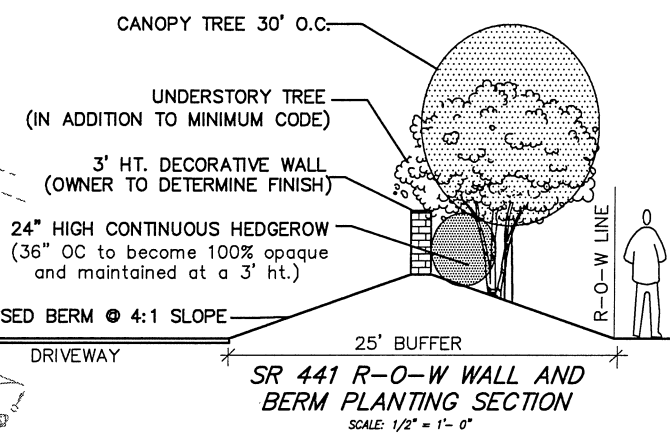
CITY OF APOKA LANDSCAPE ORDINANCE 2069 REQUIREMENTS

MINIMUM TREE REQUIREMENT OF 1 TREE PER 8,000 SQUARE FEET OF SITE AREA : (57.89 AC) 2,521,688 SF/8,000 = 316
 316 TREES MIN. REQUIRED, 316 PROVIDED BY 87 PROPOSED TREES AND 229 EXISTING (TBD) ON-SITE BUFFER TREES TO REMAIN.
 SR 441 25' WIDE R-O-W BUFFER 1,369 LF.: 120.0" DBH REQUIRED, 167.5" DBH PROVIDED @ 3.5" PER 1,000 SF (34,200 SF TOTAL)
 HERMIT SMITH RD. 25' WIDE R-O-W BUFFER 1,935 LF.: 170" DBH REQUIRED, 170" DBH PROVIDED @ 3.5" PER 1,000 SF (48,375 SF)
 GENERAL ELECTRIC RD. 25' WIDE R-O-W BUFFER 993 LF.: 87.5" DBH REQ'D, 87.5" DBH PROVIDED @ 3.5" PER 1,000 SF (24,825 SF)
 EAST BUFFER 10' WIDE ALONG I-1 ZONING 1,805 LF.: 64.0" DBH REQUIRED, 64.0" DBH PROVIDED @ 3.5" PER 1,000 SF (18,050 SF)
 NORTH CEMETARY 25' WIDE BUFFER 301 LF.: 27.0" DBH REQUIRED, 27.0" DBH PROVIDED @ 3.5" PER 1,000 SF (7,525 SF)
 EAST CEMETARY 25' WIDE BUFFER 330 LF.: 29.0" DBH REQUIRED, 29.0" DBH PROVIDED @ 3.5" PER 1,000 SF (8,250 SF)
 SHADE TREE REQUIREMENT OF 30% COVERAGE FOR THE GROSS PARKING LOT AREA PROVIDED BY
 PROPOSED TREE SHADE TREES AT MATURE GROWTH (7 LIVE OAK & 5 MAGNOLIA) AS PER LDC SECTION 5.01.08 (C)(10)
 GROSS PARKING AREA = 20,000 SF X 30% = 6,000 SF SHADE AREA REQUIRED AND PROVIDED (SEE MATURE CANOPY SIZES)
 12 SHADE TREES PROVIDED FOR 68 PARKING SPACES @ 1 PER 6 SPACES.
 NOTE: VIEWS FROM ADJACENT PROPERTIES AND R-O-W TO EQUIPMENT, UTILITY BOXES, ETC. SHALL BE SCREENED.



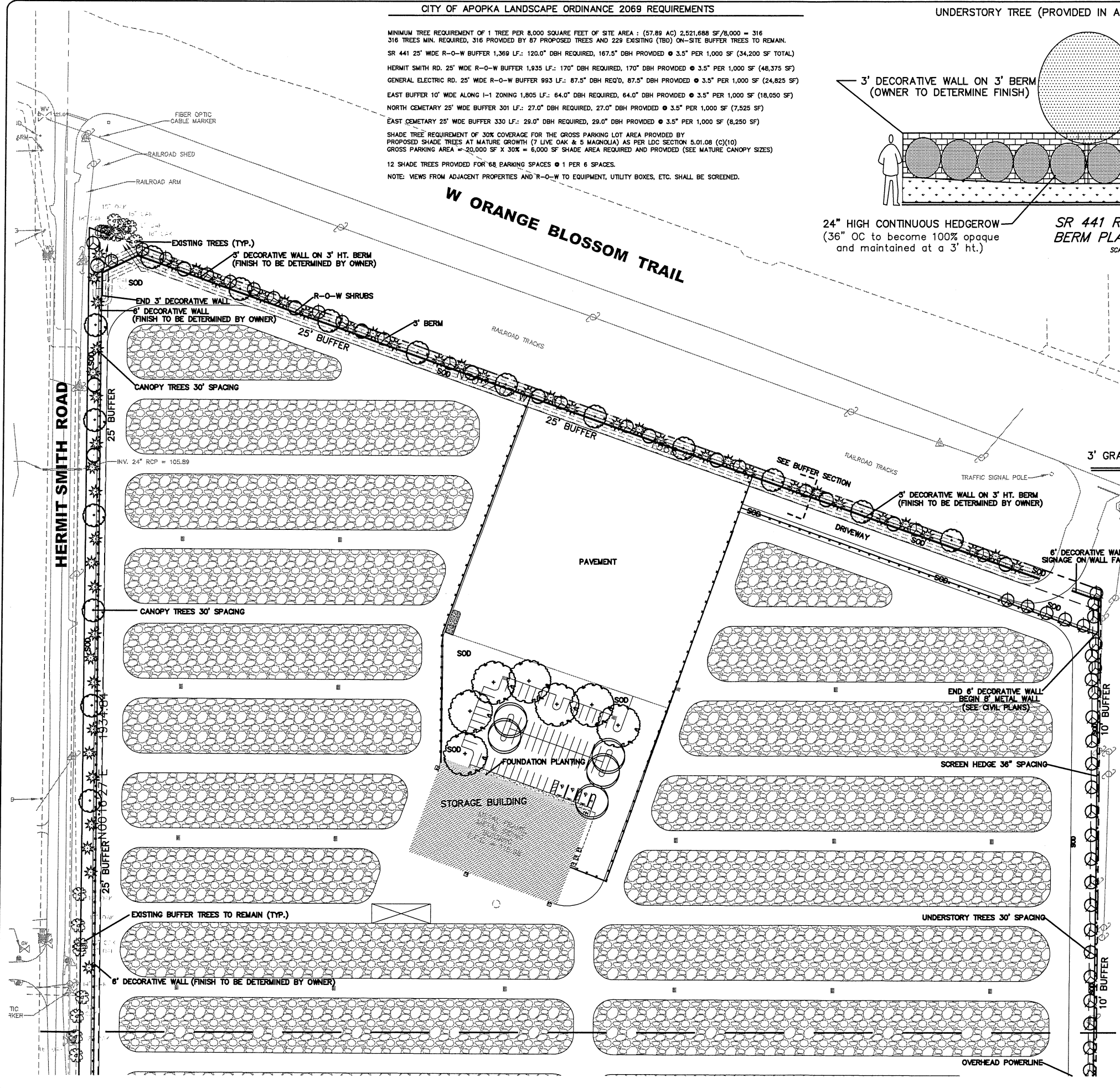
24" HIGH CONTINUOUS HEDGEROW (36" OC to become 100% opaque and maintained at a 3' ht.)

SR 441 R-O-W WALL AND BERM PLANTING ELEVATION
 SCALE: 1/2" = 1'-0"



24" HIGH CONTINUOUS HEDGEROW (36" OC to become 100% opaque and maintained at a 3' ht.)

SR 441 R-O-W WALL AND BERM PLANTING SECTION
 SCALE: 1/2" = 1'-0"



TREE REPLACEMENT DATA: (TBD)

TOTAL SITE CLEARING AREA = 2,521,688 S.F. (57.89 AC)

SPECIMEN TREE CHART (24" OR GREATER DBH)

TOTAL NO.	TOTAL CALIPER	REMOVE		REMAIN	
		NO.	CALIPER	NO.	CALIPER
0	0"	0	0"	0	0"

NON-SPECIMEN TREE CHART (6" TO 23" DBH) (EXCLUDES EXOTIC TREE SPECIES)

TOTAL NO.	TOTAL CALIPER	REMOVE		REMAIN	
		NO.	CALIPER	NO.	CALIPER
00	000"	00	000"	00	000"

TOTAL TREE STOCK REQUIREMENT:
 SPECIMEN TREE STOCK FORMULA CAP: 0 INCHES DBH (AT 1" REPLACEMENT FOR 1" REMOVED)
 NON-SPECIMEN TREE STOCK FORMULA CAP: 000 INCHES DBH (AT 1" REPLACEMENT FOR 1" REMOVED)
 TOTAL MAXIMUM TREE REPLACEMENT: 000.0 INCHES DBH
 PROPOSED REPLACEMENT INCHES: 640.0 INCHES DBH
 REPLACEMENT DEFICIT INCHES: 000.0 INCHES DBH

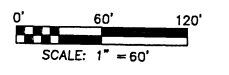
NOTE: TREE REPLACEMENT DEFICIT = 000.0 INCHES. OWNER HEREBY COMMITS TO PAYMENT INTO THE CITY'S TREE BANK FUND FOR AMOUNT TOTALING \$0,000.00 @ \$10.00 PER INCH DEFICIT.
 NOTE: THE LIMITS OF TREE CLEARING SHALL INCLUDE ONLY THOSE AREAS REQUIRED TO CONSTRUCT THE PROPOSED PAVED AREAS, BUILDING, UTILITIES AND RETENTION POND AS SHOWN. ALL OTHER AREAS SHALL BE UNDISTURBED.
 NOTE: TREE TRIMMING WORK SHALL REQUIRE REVIEW AND APPROVAL BY THE CITY THROUGH AN ARBOR PERMIT.

TREE SYMBOLS LEGEND

- 40 - LIVE OAK TREES @ 2-1/2" DBH = 100.0"
 - 25 - MAGNOLIA TREES @ 2-1/2" DBH = 62.5"
 - 103 - RED CEDAR TREES @ 2-1/2" DBH = 257.5" 30' OC
 - 88 - WAX MYRTLE TREES @ 2-1/2" DBH = 220.0"
- TREE TOTAL = 256 640.0" DBH = TOTAL REPLACEMENT INCHES

SOD: ARGENTINE BAHIA SOLID SOD (MEETS LDC ART. V WATER-WISE ORDINANCE 2069 STANDARDS)
 R-O-W BUFFER SHRUBS: 24" MINIMUM HEIGHT SPACED 36" APART

MATCHLINE (SEE L2)



J. SCOTT LIBERTY, LANDSCAPE ARCHITECT
 FLORIDA REGISTRATION NO. LA0001478
 5621 REVELWOOD LOOP, WINTER PARK, FL 32792
 PHONE: 407-719-2124 FAX: 407-671-6904

Burkett engineering
 CIVIL ENGINEERING CONSULTANTS
 105 E. Robinson Street, Suite 501 Orlando, Florida 32801
 (407) 246-1260 Fax (407) 246-0425
 www.burkettengineering.com

NO.	DATE	DESCRIPTION
1	10/2/15	PRELIMINARY DEVELOPMENT PLAN FOR COPART, INC.

COPART APOKA
 PRELIMINARY DEVELOPMENT PLAN
 FOR COPART, INC.
 LANDSCAPE PLAN

DATE: 10/2/15
 PROJECT NO.: 1513.11
 DRAWN BY: JSL
 DESIGNED BY: JSL
 CHECKED BY: JSL
 ENGINEER IN CHARGE: RENE J. SCHNEIDER, P.E.

REG. # 61483
 BURKETT ENGINEERING, INC.
 CERT. OF AUTH. NO. 7105

SHEET NO. 1

OF:

NO.	DATE	DESCRIPTION
1	10/23/15	PER REVISIONS SITE PLAN AND CITY REVIEW COMMENTS
2		
3		
4		
5		
6		
7		
8		
9		
10		

COPART APOPKA
 PRELIMINARY DEVELOPMENT PLAN
 FOR COPART, INC.
 LANDSCAPE PLAN

DATE: 10/2/15
 PROJECT NO.: 1513.11
 DRAWN BY: JSL
 DESIGNED BY: JSL
 CHECKED BY: JSL
 ENGINEER IN CHARGE: J. SCOTT LIBERTY, RLA

REG. # LA0001476
 BURKETT ENGINEERING, INC.
 CERT. OF AUTH. NO. 7105

SHEET NO. L2
 OF:

MATCHLINE (SEE L1)

TREE REPLACEMENT DATA:

TOTAL SITE CLEARING AREA = 2,351,688 SF. (57.89 AC)

SPECIMEN TREE CHART (24" OR GREATER DBH)

TOTAL NO.	TOTAL CALIPER	REMOVE		REMAIN	
		NO.	CALIPER	NO.	CALIPER
0	0"	0	0"	0	0"

NON-SPECIMEN TREE CHART (6" TO 23" DBH)
 (EXCLUDES EXOTIC TREE SPECIES)

TOTAL NO.	TOTAL CALIPER	REMOVE		REMAIN	
		NO.	CALIPER	NO.	CALIPER
00	000"	00	000"	00	000"

TOTAL TREE STOCK REQUIREMENT:

SPECIMEN TREE STOCK FORMULA CAP: 0 INCHES DBH
 (AT 1" REPLACEMENT FOR 1" REMOVED)
 NON-SPECIMEN TREE STOCK FORMULA CAP: 000 INCHES DBH
 (AT 1" REPLACEMENT FOR 1" REMOVED)
 TOTAL MAXIMUM TREE REPLACEMENT: 000.0 INCHES DBH
 PROPOSED REPLACEMENT INCHES: 640.0 INCHES DBH
 REPLACEMENT DEFICIT INCHES: 000.0 INCHES DBH

NOTE: TREE REPLACEMENT DEFICIT = 000.0 INCHES. OWNER HEREBY COMMITS TO PAYMENT INTO THE CITY'S TREE BANK FUND FOR AMOUNT TOTALING \$0,000.00 @ \$10.00 PER INCH DEFICIT.
 NOTE: THE LIMITS OF TREE CLEARING SHALL INCLUDE ONLY THOSE AREAS REQUIRED TO CONSTRUCT THE PROPOSED PAVED AREAS, BUILDING, UTILITIES AND RETENTION POND AS SHOWN. ALL OTHER AREAS SHALL BE UNDISTURBED.
 NOTE: TREE TRIMMING WORK SHALL REQUIRE REVIEW AND APPROVAL BY THE CITY THROUGH AN ARBOR PERMIT.

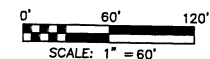
CITY OF APOPKA LANDSCAPE ORDINANCE 2069 REQUIREMENTS

MINIMUM TREE REQUIREMENT OF 1 TREE PER 8,000 SQUARE FEET OF SITE AREA : (57.89 AC) 2,351,688 SF/8,000 = 316 3/16 TREES MIN. REQUIRED, 316 PROVIDED BY 87 PROPOSED TREES AND 229 EXISTING (TBD) ON-SITE BUFFER TREES TO REMAIN.
 SR 441 25' WIDE R-O-W BUFFER 1,369 LF.: 120.0" DBH REQUIRED, 167.5" DBH PROVIDED @ 3.5" PER 1,000 SF (34,200 SF TOTAL)
 HERMIT SMITH RD. 25' WIDE R-O-W BUFFER 1,635 LF.: 170" DBH REQUIRED, 170" DBH EXISTING (TBD) @ 3.5" PER 1,000 SF (48,375 SF)
 GENERAL ELECTRIC RD. 25' WIDE R-O-W BUFFER 943 LF.: 87.5" DBH REQUIRED, 87.5" DBH EXISTING (TBD) @ 3.5" PER 1,000 SF (24,825 SF)
 EAST BUFFER 10' WIDE ALONG I-1 ZONING 1,805 LF.: 64.0" DBH REQUIRED, 64.0" DBH EXISTING (TBD) @ 3.5" PER 1,000 SF (16,000 SF)
 NORTH CEMETARY 25' WIDE BUFFER 301 LF.: 27.0" DBH REQUIRED, 27.0" DBH EXISTING (TBD) @ 3.5" PER 1,000 SF (7,525 SF)
 EAST CEMETARY 25' WIDE BUFFER 330 LF.: 28.0" DBH REQUIRED, 28.0" DBH EXISTING (TBD) @ 3.5" PER 1,000 SF (8,250 SF)
 SHADE TREE REQUIREMENT OF 30% COVERAGE FOR THE GROSS PARKING LOT AREA PROVIDED BY PROPOSED SHADE TREES AT MATURE GROWTH (7 LIVE OAK @ 9 MAGNOLIA) AS PER LDC SECTION 6.01.08 (C)(10) GROSS PARKING AREA = 20,000 SF X 30% = 6,000 SF SHADE AREA REQUIRED AND PROVIDED (SEE MATURE CANOPY SIZES)
 12 SHADE TREES PROVIDED FOR 68 PARKING SPACES @ 1 PER 6 SPACES.
 NOTE: VIEWS FROM ADJACENT PROPERTIES AND R-O-W TO EQUIPMENT, UTILITY BOXES, ETC. SHALL BE SCREENED.

TREE SYMBOLS LEGEND

- 40 - LIVE OAK TREES @ 2-1/2" DBH = 100.0"
 - 25 - MAGNOLIA TREES @ 2-1/2" DBH = 62.5"
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 R-O-W BUFFER SHRUBS: 24" MINIMUM HEIGHT SPACED 36" APART

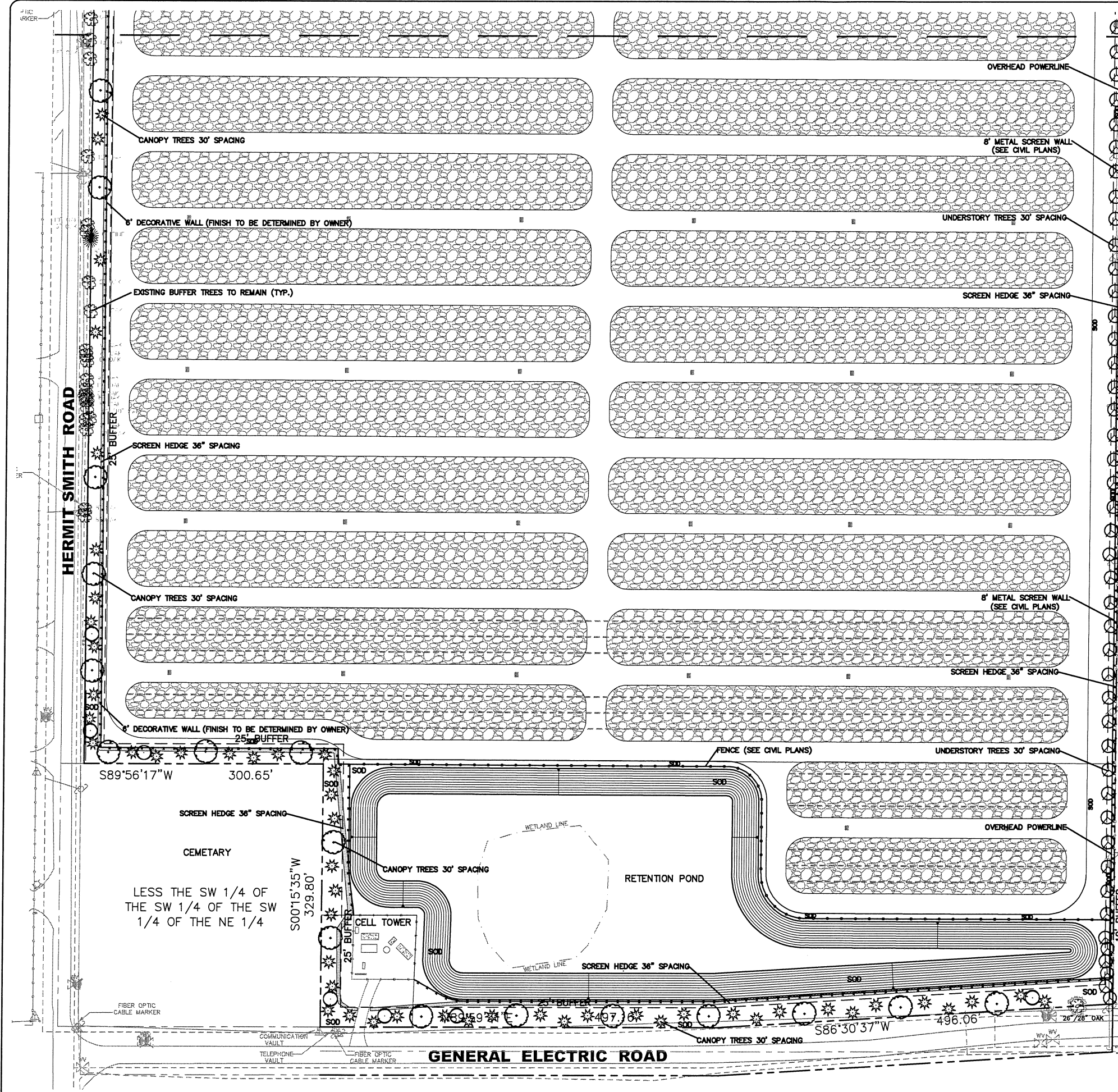


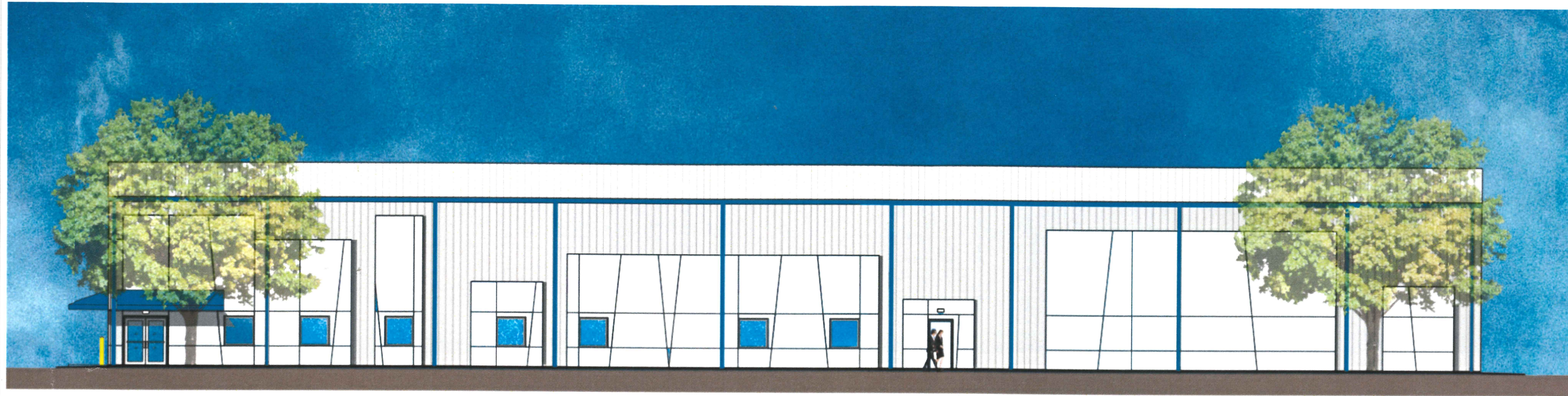
J. SCOTT LIBERTY, LANDSCAPE ARCHITECT
 FLORIDA REGISTRATION NO. LA0001476
 5621 REVELWOOD LOOP, WINTER PARK, FL 32782
 PHONE: 407-719-2124 FAX: 407-691-6904

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, 2003 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

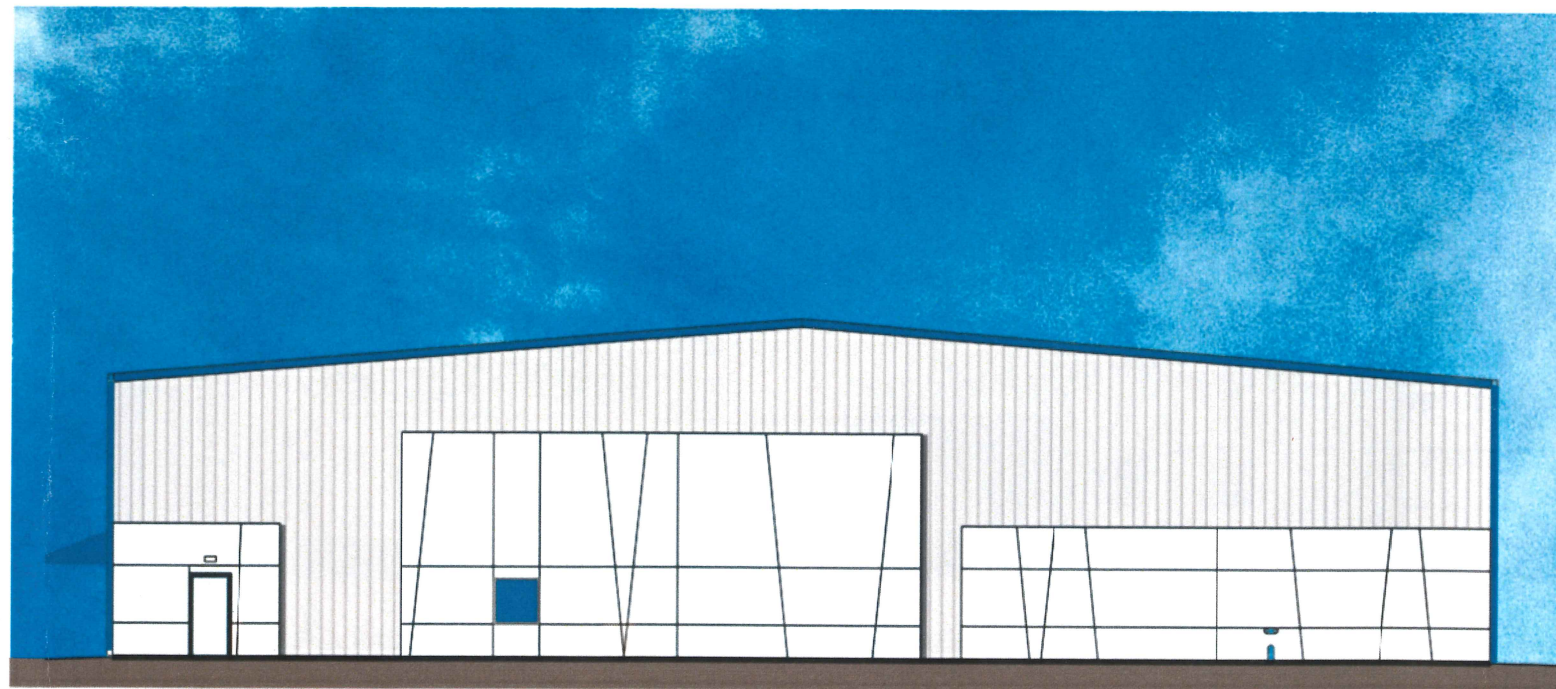
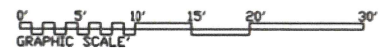
SIGNATURE _____ REG. NO. _____ DATE _____





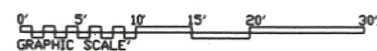
Exterior Elevation - North

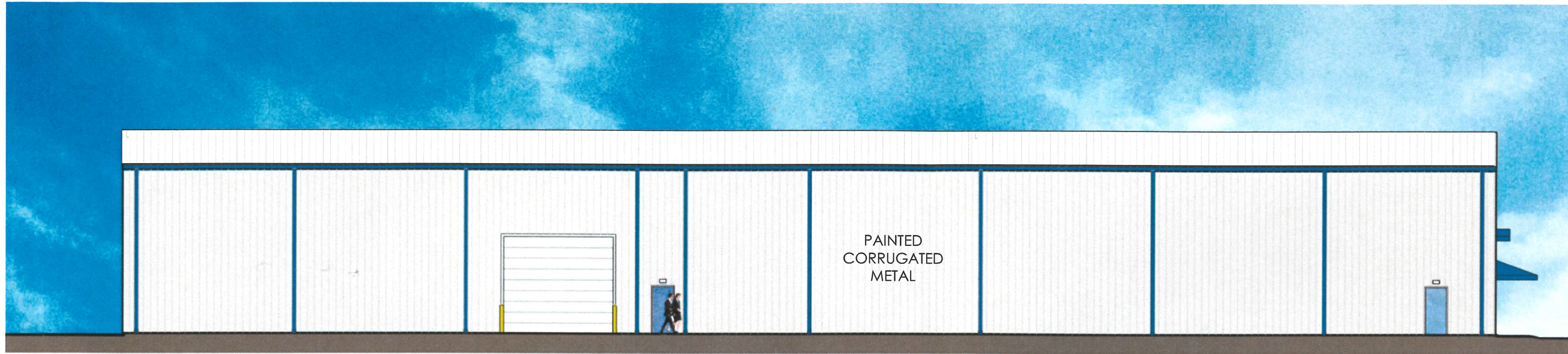
1/8"=1'-0"



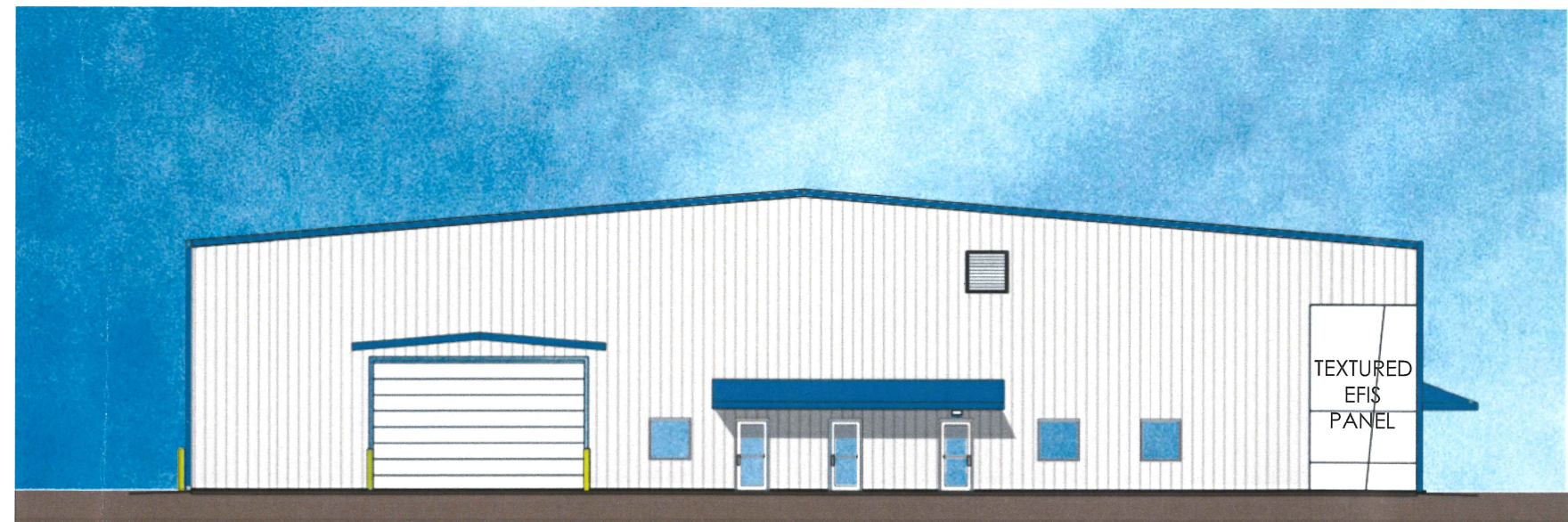
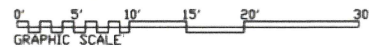
Exterior Elevation - West

1/8"=1'-0"



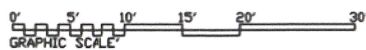


Exterior Elevation - South



Exterior Elevation - East

1/8"=1'-0"





FEATURES & SPECIFICATIONS

INTENDED USE — Round tapered direct bury (embedded) fiberglass pole for up to 35 foot mounting heights.
CONSTRUCTION — Reinforced composite shaft incorporating 'E' type fiberglass and segmented, UV inhibiting, thermosetting polyester resin. Shaft is painted with a polyurethane top coat providing a minimum 1.5 dry film thickness and smooth surface finish.

Table with 2 columns: Category, Value. Includes Catalog Number, Notes, Type.

Direct Burial RTFDB

ROUND TAPERED FIBERGLASS, DIRECT BURIAL

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: RTFDB 18 6X DM19 DDB

Table with 6 columns: Series, Nominal fixture mounting height, Nominal shaft size/wall thickness, Mounting, Options, Finish.

HANDHELD ORIENTATION

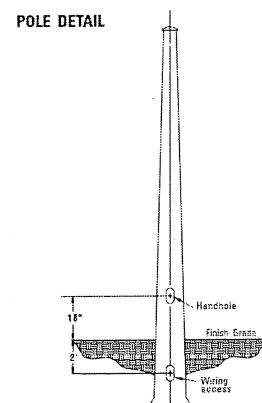


- NOTES: 1. When ordering, please specify the shaft size and wall thickness for the same pole. Refer to the technical information for a complete list of options.
2. The shaft size and wall thickness are listed in the technical information table.
3. Specify location and orientation when ordering options.
4. Specify the height in feet above base of pole.
5. Specify the height in feet above base of pole.
6. Specify the height in feet above base of pole.
7. Finish must be specified. Additional colors available, see www.lithonia.com for details.

Outdoor Sheet #: Pole-RTFDB PL-410

RTFDB Round Tapered Fiberglass Poles - Direct Burial

Table with 7 columns: Catalog Number, Nominal fixture mounting height, Pole shaft size, EPA (ft) with 1.3 gust, Max. weight, Approximate shipping weight.



IMPORTANT: These specifications are intended for general purposes only. Lithonia reserves the right to change materials or design without prior notice in a continuing effort to improve its products.



Sheet #: Pole-RTFDB © 1998-2010 Acuity Brands Lighting, Inc. All rights reserved. Rev. 01/10/10

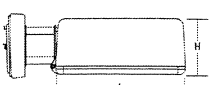
Lithonia Lighting Outdoor Division, Lithonia, GA 30151 Phone: 770-552-8665 Fax: 770-518-1229 www.lithonia.com



KAD LED LED Area Luminaire

Specifications

- EPA: 1.2 ft (0.37m)
Length: 17 1/2" (443mm)
Width: 17 1/2" (443mm)
Height: 7 1/8" (183mm)
Weight (max): 36 lbs. (16.3kg)



Introduction

The Contour® Series luminaires offer traditional square design with advanced optics for a variable light distribution in many applications. The KAD LED combines the latest in LED technology with the familiar aesthetic of the Contour® Series for stylish, high-performance illumination that is ideal for replacing 100-400W metal halide in area lighting applications with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT PUMBAK04 DDBX0

Table with 10 columns: Code, Description, Options, Notes, etc.

Table with 2 columns: Code, Description. Lists various luminaire models and their specifications.

Stock configurations are offered for shorter lead times:

Table with 2 columns: Stock Part Number, Description. Lists pre-configured luminaire models.

LITHONIA LIGHTING © 2010-2011 Acuity Brands Lighting, Inc. All rights reserved.

Table with 2 columns: Template #, Top of Pole. Lists mounting heights and corresponding luminaire models.

Performance Data

Lumen Output: Lumen output is based on photometric test performed in accordance with IESNA LM-79-09. Do not consider to be representative of the actual luminaire output, unless the luminaire is tested in accordance with IESNA LM-79-09.

Large table with 10 columns: Luminaire Model, Lumen Output, Efficacy, etc. Lists various luminaire models and their performance metrics.

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Lithonia Lighting Outdoor Division, Lithonia, GA 30151 Phone: 770-552-8665 Fax: 770-518-1229 www.lithonia.com



APOPKA FLORIDA



1200 W. SR 434 SUITE 301 LONGWOOD, FL 32750 PH: 407.836.7999 PROJECT #: 15063

Table with 4 columns: No., Date, Issue History. Contains project revision information.



- A A 2 6 0 0 2 1 0 3 - 2555 Temple Trail, Winter Park, FL 32789 (407) 629-0595

Drawn By: MLD Checked By: MLD Approved By: MLD

SITE PLAN FIXTURE SPECIFICATIONS E1.03

Performance Data

Lumen Ambient Temperature (LAT) Multipliers: Use these factors to determine fixture lumen output for average ambient temperatures. See IESNA LM-79-09.

Table with 2 columns: Ambient Temperature, Multiplier. Lists temperature ranges and their corresponding lumen output multipliers.

Projected LED Lumen Maintenance

Use these factors to determine projected lumen output for the desired number of hours of operation. See IESNA LM-79-09.

Table with 3 columns: Hours of Operation, Lumen Maintenance Factor, Projected Lumen Output. Lists projected lumen output over time.

Photometric Diagrams

Use these diagrams to determine beam spread and illuminance at various mounting heights.



FEATURES & SPECIFICATIONS

- INTENDED USE: The Contour® Series luminaire is designed for use in area lighting applications.
CONSTRUCTION: Simple, clean design. Premium housing with aluminum extrusion for anodized finish.
FINISH: Powder coated aluminum extrusion.
ELECTRICAL: Light engine consists of high-quality LEDs mounted on a metal base with aluminum heat sink and thermal management.
OPTICS: Precision-machined, multi-faceted optics are available in four distributions. Light engine is made of aluminum extrusion with a clear polycarbonate lens.

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