

APOPKA CITY COUNCIL AGENDA

November 07, 2018 1:30 PM

APOPKA CITY HALL COUNCIL CHAMBERS

CALL TO ORDER INVOCATION PLEDGE

APPROVAL OF MINUTES:

1. City Council regular meeting October 17, 2018.
2. City Council/Planning Commission joint workshop October 18, 2018.

AGENDA REVIEW

EMPLOYEE RECOGNITION:

- ❖ Antonio Batista – Fire / EMS – Five Year Service Award
- ❖ Haley R. Lovell – Police / Communications – Five Year Service Award
- ❖ Mandy E. Mathis – Fire / EMS – Five Year Service Award
- ❖ Donna L. Saladin – Police / Communications – Five Year Service Award
- ❖ Dylan C. Spencer – Fire / EMS – Five Year Service Award
- ❖ Jason C. Watson – Fire / EMS – Ten Year Service Award
- ❖ Dwight L. Ashton – Fire / EMS – Fifteen Year Service Award

PROCLAMATIONS:

1. Recognition of Apopka as a Purple Heart City.

Mayor Nelson

PRESENTATIONS:

1. Waste Water Plant Expansion.
2. Debt Overview Presentation.

Jay Davoll
Jamie Roberson/Hilltop Securities

PUBLIC COMMENT PERIOD:

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

CONSENT (Action Item)

1. Approve the calendar year 2019 Floating Holiday.
2. Authorize the presentation of service weapons to retired members of the Police Department.
3. Authorize expenditures from Law Enforcement trust funds for investigative buys and undercover operations.
4. Authorize the purchase of herbicide for Lake McCoy in coordination with Orange County.
5. School Concurrence Agreement with Apopka Farms.
6. Sewer and Water Capacity Agreement with San Sebastian Reserve.
7. Sewer and Water Capacity Agreement with Vista Reserve.
8. Approve the first extension of two continuing service contracts for Geotechnical and Environmental Engineering Services.
9. Approve the first extension of multiple continuing service contracts for Professional Engineering Services.
10. Authorize a purchase for an emergency purchase of a mobile pump for the Utility Maintenance Division.
11. Authorize the purchase of two new replacement pumps for sewer lift stations utilizing the Florida Sheriffs Association Contract.
12. Authorize a purchase for an emergency repair at the North Shore Reuse Water Pump Station.
13. Authorize the purchase of vehicles and equipment utilizing the Florida Sheriffs Association Contract.
14. Authorize the issuance of blanket purchase orders for the Utilities and Sanitation Divisions.

BUSINESS (Action Item)

1. UCF Incubator lease and renovations.
2. Final Development Plan – 7-Eleven Rebuild
Project: 7-Eleven Inc. c/o Craig Cornelison, P.E.
Location: 2229 East Semoran Boulevard

Jim Hitt

Jean Sanchez

- 3. Final Development Plan – Apopka Business Complex Addition
Project: Little Brownie Properties, Inc.
Location: 1350 Sheeler Avenue Jean Sanchez
- 4. Final Development Plan – Meadow View Apartments
Project: Allonde Development, LLC
Location: 1611 Vick Road Pam Richmond
- 5. Final Development Plan – Sterling Title
Project: Prograde Homes, Inc., c/o Bryan Blake
Location: 217 South Highland Avenue Jean Sanchez
- 6. Final Development Plan/Plat – Carriage Hill, Phase II Subdivision
Project: JTD Land at Rogers Rd, LLC
Location: 1455 West Lester Road and West Lester Road Jean Sanchez

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

- 1. Ordinance No. 2657 – Second Reading – Right-of-Way Vacate - Fronds Road
Project: Mid-Florida Freezer Warehouse Ltd., c/o Pat Lee
Location: South of U.S. Highway 441, East of Hermit Smith Road and West of US 441 Pam Richmond
- 2. Ordinance No. 2680 – Second Reading – Utility Easement Vacate
Project: Willie and Cynthia Mcinvale
Location: 1541 Islay Court Phil Martinez
- 3. Resolution 2018-23 - FY17/18 Budget Amendment. Jamie Roberson
- 4. Resolution 2018-24 - FY18/19 Budget Amendment. Jamie Roberson

CITY ADMINISTRATOR REPORT

- 1. Appointment of Brian Forman as the Recreation Director.

CITY COUNCIL REPORTS

- 1. Alcoholic Beverage Ordinance: Hours of Sale. Commissioner Becker

MAYOR'S REPORT

- 1. Framed 1951 Towne of Apopka Municipal Bond donated anonymously to the City of Apopka.

ADJOURNMENT

MEETINGS AND UPCOMING EVENTS

DATE	TIME	EVENT
November 7, 2018	1:30pm –	City Council Meeting
November 7, 2018	6:00pm –	Vietnam Traveling Memorial Wall – Kit Land Nelson Park
November 12, 2018	-	City Offices Closed in observance of Veterans Day
November 12, 2018	6:30pm –	CONA Meeting – UCF Apopka Business Incubator
November 13, 2018	5:30pm – 7:30pm	Planning Commissioner Meeting
November 17, 2018	11:00am – 12:00pm	Cookies & Milk with a Cop – NW Orange/Apopka Library
November 20, 2018	6:00pm –	Code Enforcement Hearing
November 21, 2018	-	Cancelled: City Council Meeting
November 22, 2018	-	City Offices Closed in observance of Thanksgiving
November 23, 2018	-	City Offices Closed in observance of Thanksgiving
November 26, 2018	10:00am –	Lake Apopka Natural Gas District Board Meeting: Winter Garden

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

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

CITY OF APOPKA

Minutes of the regular City Council meeting held on October 17, 2018, at 7:00 p.m., in the City of Apopka Council Chambers.

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

PRESS PRESENT: Teresa Sargeant - The Apopka Chief

INVOCATION: - Mayor Nelson called on Pastor Waldemar Sarrano, of Bethany World Ministries, who gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Nelson introduced Heather Thompson, an 8th grader at Wolf Lake Middle who led in the Pledge of Allegiance. She said on this day in 1931, one of our country's most notorious gangsters was sentenced to eleven years in prison. His criminal acts included gambling, alcohol smuggling, and prostitution. However, he was only convicted for tax evasion. So, who am talking about? That is right! Scarface himself, Al Capone.

Mr. Capone was born on January 17, 1899 in Brooklyn, New York. He was expelled from school at age 14 and became involved in gangs. He continued joining bigger criminal organizations until he was in the Five Points Gang. While still in New York, Al married Mae Coughlin and had one child. When the 1920's rolled around, he moved to Chicago, by invitation from Johnny Torrio, the leader of a huge illegal enterprise. Torrio retired, which left Capone in charge in 1925. Mr. Capone became Chicago's "crime king" by taking out his competitors through gangland battles and slayings. One of which being the St. Valentine's Day Massacre in 1929. Soon enough, by the 1930's, Al was at the top of the F.B.I.'s "Most Wanted" list. At this point in his life, his notoriety was at a national level. At first, he avoided jail time by intimidating witnesses, bribing government officials, and having various hideouts. His time came when a group of officers, nicknamed "the Untouchables", routinely broke up his illegal businesses. Finally, they caught him on tax evasion. This landed Al Capone into prison on an eleven-year sentence. Scar-faced served a part of his time in the federal prison in Atlanta, but accusations of special treatment landed him in Alcatraz. He wasn't there too long though, because of his good behavior he was released in 1939, 3 years before he was scheduled. After being released from prison, Al Capone had health problems, and ended up dying from pneumonia in 1947 in Palm Beach, Florida. At his time of death, his net worth estimated to be about one hundred thousand dollars, which would be over \$1.1 billion today. Overall, on this day, October 17, 1931, one of our country's biggest criminals went to jail, all because he didn't pay his taxes.

Commissioner Becker recognized Boy Scout Troop 880. He said they were here to observe our City Council meeting as a requirement of one of the ranks they are working toward.

APPROVAL OF MINUTES:

1. City Council regular and budget hearing meeting October 3, 2018.

MOTION by Commissioner Bankson, and seconded by Commissioner Becker, to approve the minutes of October 3, 2018 as presented. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith and Nolan voting aye.

AGENDA REVIEW – There were no changes.

**PUBLIC COMMENT; STAFF RECOGNITION AND ACKNOWLEDGEMENT
PROCLAMATION:**

Mayor Nelson read a proclamation into the record stating Rotary International, founded February 23 1905, in Chicago, IL, is the world’s first and one of the largest nonprofit service organizations. The Rotary motto “Service Above Self” inspires members to provide humanitarian service, encourage high ethical standards, and promote good will and peace in the world. He recognized October 24, 2018 as Rotary Polio Plus Day in Apopka.

PRESENTATIONS:

1. Presentation of check donations from the Elks Lodge 2422 for the Police and Fire Departments.
Gene Knight, representing Elks Lodge 2422, presented a check for \$1,000 to the Police Department for Community Outreach. He presented a check for \$1,000 to the Fire Department for smoke detectors.
2. Appraisal and conditions for the property at 5th Street and Park Ave.
Jim Hitt, Community Development Director, provided an update regarding the property at 5th Street and Park Avenue. He stated this was a multi-tenant building over 20,000 square feet, and built in 1963. He advised the appraisal came in at \$825,000, and the advertised price is \$850,000. He said that Ray Marsh, Building Official and Assistant Fire Chief inspected the building and advised that the block construction is not concrete blocks as utilized in today’s construction. They recommended a structural evaluation to make sure the building is safe. Several issues pointed out such as roof leaks, stating the roof would more than likely need replacing and there was mold and mildew present. The recommendation is that the entire building be brought into commercial grade compliance. The overhang was in distress and should be inspected by a constructional engineer. The building and bathrooms would need to be brought into ADA compliance. It is estimated to bring the building up to code would cost \$750,000 to \$1 million.

Commissioner Becker said the property was more attractive to him without the building on it. He stated knowing we have the Station Street property that will be going out to RFP, was there any opportunity to enter into a letter of intent with the current owner for negotiated ideas in parlaying that with the RFP process. He said this would be nonbinding on the City, but would provide comfort to the current owner regarding our interest on the property since it is strategic to the downtown plans.

Discussion ensued regarding the possibility of demolition and looking for a developer interested in developing this area to tie into the City plans of the area. Parking was also discussed and the possibility of utilizing the public parking lot.

Commissioner Nolan reiterated that she did not want to move forward with spending money on this property after having raised taxes and had staff cut their budgets.

Commissioner Bankson said if this was going to be used for City purposes such as office space or expansion, it would be advantageous. He said the price was marketable for private development and he would lean toward leaving this to the private sector.

Mr. Hitt said with the private sector there was CRA money that could be utilized toward that.

In response to Commissioner Becker, City Attorney Shepard he has seen letter of intents structured in the way he was describing. Mr. Shepard said it is a viable option, but the question is how long would the City be able to tie up this property in a letter of intent and at what price given the market conditions. He said they may need to come up with other types of CRA grants as incentives.

Following discussion, it was the consensus to have Mr. Hitt come back with more information and ideas with regard to a letter of intent, utilizing CRA incentives, and research what other municipalities have done in situations like this.

Public Comment: There were no public speakers.

CONSENT

1. Approve a contract with the Department of Corrections for an inmate work squad.

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

BUSINESS

1. Master Plan/Preliminary Development Plan – Silver Oak – Minor Amendment
Project: Development Solutions SH, LLC
Location: North of East Keene Road and west of Sheeler Avenue

David Moon, Planning Manager, said this is a request by the developer and owner to amend development condition number six for the recreation and open space conditions within the master plan and preliminary development plan. He said a representative for Development Solutions, Debra Ushkowitz, is present and can address any questions. He reviewed the location of the development and the existing approved development that contains 116 lots in Phase 1, and Phase 2 is 66 lots for a total of 182 residential lots. The Final Development Plan was approved by Council in May 2016 and Phase 1, Plat 1 & 2 was approved November 2, 2016. He advised the first phase has been platted and based upon records from the Building Department there are approximately 19-25 certificate of occupancies. According to the developer, they have a number of contracts for future homes. The current condition states the recreation amenities are to be completed by the 50th certificate of occupancy. The request is to extend that number to 75 certificate of occupancies. DRC has not objection of extending this and requiring a performance bond to cover the cost of those recreation facilities. DRC has no objection to the amendment.

Debra Ushkowitz said there has been a small slowdown in sales, as well as trying to get the building design and contractors ready to go they are seeing significant delays. She stated they have designed the building, submitted that to the City and ready to start with building permits. She said they have 34 homes that are occupied and they have closer to 40 homes that are permitted. This is getting close to the CO limitation that would stop construction. She said they are moving forward with the amenities, but would like to avoid stopping sales and construction. She stated the bond will be established with City staff at the preconstruction meeting. She advised they are ready to start construction once the building permit is issued and they are finalizing an updated site plan and application for approval. She reiterated the purpose of this amendment is to avoid stopping sales and construction, stating they did not think that was good for the community or the project. She affirmed the funds are there and in place for the amenities, it is just going through the process of obtaining the building permits. She stated there is an annual HOA meeting that will be noticed shortly and they plan to have on the agenda the plans for the amenities and their plan for moving forward. She advised they have not received any complaints.

In response to Mayor Nelson inquiring as to the timeframe for the permitting process to start construction of amenities, Mr. Moon advised that late this afternoon the site plan for the clubhouse and pool were received. This will likely only require review by DRC and may take up to four weeks, they will hold the preconstruction meeting and move forward with construction.

Christian Swann, Surrey Homes, said there are 32 homes occupied, 3 models, and approximately 10 homes under construction, 1 permitted, 1 permit under review, and 3 permit applications to be submitted.

Discussion ensued as to whether the amendment was by the 75th CO or building permit. It was determined that the amendment is by the 75th building permit.

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

MOTION by Commissioner Bankson, and seconded by Commissioner Smith to approve the Silver Oak Minor Amendment, as recommended by staff. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

PUBLIC HEARINGS/ORDINANCES/RESOLUTION

1. Ordinance No. 2673 – Second Reading – Land Development Code Amendment
Article V. Section 5.05.00 - Floodplains. The City Clerk read the title as follows:

ORDINANCE NO. 2673

AN ORDINANCE BY THE APOPKA CITY COUNCIL, AMENDING THE APOPKA CODE OF ORDINANCES TO REPEAL LAND DEVELOPMENT CODE SECTION 5.05.00 FLOODPLAINS; TO ADOPT A NEW SECTION 5.05.00; TO AMEND LAND DEVELOPMENT CODE SECTION 1.08.13 DEFINITIONS; TO ADOPT FLOOD HAZARD MAPS, TO DESIGNATE A

FLOODPLAIN ADMINISTRATOR, TO ADOPT PROCEDURES AND CRITERIA FOR DEVELOPMENT IN FLOOD HAZARD AREAS, AND FOR OTHER PURPOSES; TO ADOPT TECHNICAL AMENDMENTS TO THE FLORIDA BUILDING CODE; PROVIDING FOR APPLICABILITY; SEVERABILITY AND AN EFFECTIVE DATE.

Mr. Earp said there have been no changes since the first reading.

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

MOTION by Commissioner Nolan, and seconded by Commissioner Smith to adopt Ordinance No. 2673. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

2. Ordinance No. 2678 – Second Reading – Change of Zoning/PUD Master Plan/Preliminary Development Plan. Project: Mid-Florida Freezer Warehouses LTD; Florida Express Trucking, Inc.; Eagles Landing at Ocoee, LLC.
Location: West side of SR 429, south of General Electric Road, and east of Hermit Smith Road. The City Clerk read the title as follows:

ORDINANCE NO. 2678

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, CHANGING THE ZONING FROM “COUNTY” A-1 (ZIP), “CITY” RESIDENTIAL SINGLE-FAMILY DISTRICT (R-1AA), “CITY” MIXED-EC (MIXED-USE), “CITY” AG (AGRICULTURE), AND “CITY” I-1 (RESTRICTED INDUSTRIAL DISTRICT) TO “CITY” PLANNED UNIT DEVELOPMENT (PUD), FOR CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE WEST SIDE OF SR 429, SOUTH OF GENERAL ELECTRIC ROAD, AND EAST OF HERMIT SMITH ROAD, COMPRISING 186.03 ACRES MORE OR LESS, AND OWNED BY MID FLORIDA FREEZER WAREHOUSES LTD; AND EAGLES LANDING AT OCOEE, LLC; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Mr. Moon said this was before City Council on October 3, 2018, for a First Reading of the PUD zoning ordinance. He advised a Development Agreement is part of the review this evening. The recommendation is to take three actions; 1) Adopt Ordinance 2678; 2) Approve the Master Plan/Preliminary Development Plan/Preliminary Site Plan; and 3) Approve the Development Agreement. He advised the intent of the development agreement is to address the transportation improvements, zoning and development standards the applicant, developer, and future users are subject in what they are obligated to commit in terms of road improvements. It also addressing the timing of the dedication of right-of-way for the

realignment of Petersen Road and vacate of Petersen Road, dedication of the spine road right-of-way. He advised Exhibit C map would be placed prior to the Mayor signing the agreement.

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

MOTION by Commissioner Bankson, and seconded by Commissioner Nolan to adopt Ordinance No. 2678. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

MOTION by Commissioner Nolan, and seconded by Commissioner Smith to approve the Master Plan/Predevelopment Plan/Final Development Plan. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

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

3. Ordinance No. 2681 – Second Reading – 2018 Annexation Cycle 5
Project: Construesse USA, Inc. Location: 2600 Rock Springs Road. The City Clerk read the title as follows:

ORDINANCE NO. 2681

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA, TO EXTEND ITS TERRITORIAL AND MUNICIPAL LIMITS TO ANNEX PURSUANT TO FLORIDA STATUTE 171.044 THE HEREINAFTER DESCRIBED LANDS SITUATED AND BEING IN ORANGE COUNTY, FLORIDA, OWNED BY CONSTRUESSE USA, INC. AND LOCATED AT 2600 ROCK SPRINGS ROAD, PROVIDING FOR DIRECTIONS TO THE CITY CLERK, SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Jean Sanchez, Planner, said there have been no changes since the First Reading.

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

MOTION by Commissioner Bankson, and seconded by Commissioner Becker to adopt Ordinance No. 2681. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

4. Ordinance No. 2657 – First Reading – Right-of-Way Vacate
Project: Mid-Florida Freezer Warehouse Ltd., c/o Pat Lee
Location: South of U.S. Highway 441, East of Hermit Smith Road and West of US 441.
The City Clerk read the title as follows:

ORDINANCE NO. 2657

AN ORDINANCE OF THE CITY OF APOPKA, TO VACATE A RIGHT OF WAY, KNOWN AS FRONDS ROAD LOCATED SOUTH OF U.S. HIGHWAY 441, EAST OF S.R. 429; IN SECTION 1, TOWNSHIP 21, RANGE 27, OF ORANGE COUNTY, FLORIDA; PROVIDING DIRECTIONS TO THE CITY CLERK, FOR SEVERABILITY, FOR CONFLICTS AND AN EFFECTIVE DATE.

Pam Richardson, Transportation Planner, said this item is for the First Reading for request to vacate a portion of Fronds Road right-of-way. She reviewed the location on a map and advised it is bound on the north, east, and south by the future Mid Florida Logistics Park. To the west Fronds Road continues to Hermit Smith Road. The recommendation is to accept the First Reading and carry over for a Second Reading.

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

MOTION by Commissioner Becker, and seconded by Commissioner Smith to approve Ordinance No. 2657 at First Reading and carry it over for a Second Reading. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

5. Ordinance No. 2680 – First Reading – Utility Easement Vacate
Project: Willie and Cynthia McInvale
Location: 1541 Islay Court. The City Clerk read the title as follows:

ORDINANCE NO. 2680

AN ORDINANCE OF THE CITY OF APOPKA, TO VACATE A PORTION OF THE EASEMENT AT THE REAR OF 1541 ISLAY COURT, LOCATED NORTH OF ISLAY COURT, WEST OF TOURNAMENT DRIVE; PROVIDING DIRECTIONS TO THE CITY CLERK, FOR SEVERABILITY, FOR CONFLICTS, AND AN EFFECTIVE DATE.

Phil Martinez, Planner, said the applicant proposes to vacate a portion of the rear yard utility easement at 1541 Islay Court in Errol Estates. In February 2011, City staff mistakenly approved a building permit for the subject property where the pool and screen enclosure encroach upon the previously mentioned utility easement. He advised utility providers, both public and private sector have responded to the vacate request and state no objection to the partial vacate of this utility easement. He clarified Century Link did not support vacating the entire utility easement, however, this is only a partial vacate and Century Link provided terms and conditions to be recognized by the property owner and in turn they will not object. The property owner has agreed to these terms and conditions. The recommendation is to accept the First Reading and carry over for a Second Reading.

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

MOTION by Commissioner Bankson, and seconded by Commissioner Nolan, to approve Ordinance No. 2680 at First Reading and carry it over for a Second Reading. Motion carried unanimously with Mayor Nelson, and Commissioners Bankson, Becker, Smith, and Nolan voting aye.

CITY ADMINISTRATOR'S REPORT

1. November 21, 2018, City Council Meeting

Mr. Bass advised our mutual aid agreement with the State and the hurricane in the panhandle, the City of Apopka has sent resources and staff from both Police and Fire to help in these areas.

Mr. Bass advised the second meeting in November was the eve of Thanksgiving and inquired if the Council desired to hold or cancel the meeting on November 21, 2018.

It was the consensus of the City Council to cancel the meeting of November 21, 2018.

CITY COUNCIL REPORTS

Commissioner Bankson said they had received a letter from a resident whose cat was attacked by coyotes. He said this is an emotional issue, and affirmed that staff is working on issues and Errol is working on their mowing schedule to help minimize such issues. He declared he wanted to make sure the City was doing what we can to watch out for our citizens.

Mayor Nelson said that would be Animal Control, which is at the County level. He stated the County needs to be aware of these issues. Mr. Bass added that the City has information to share with citizens regarding numbers to call.

Commissioner Nolan thanked the first responders that left their families to go help in the panhandle. She stated this shows how committed we are to our community in Florida.

Commissioner Bankson said that Mark Byrd's church has set up a distribution area for collection and they will deliver these items. He said if people would like to drop off to Victory Ministries, they will make sure items are received by this collection area.

Commissioner Becker said Saturday will be very busy in Apopka with the Gina McReynolds 5K at Northwest Rec, Gospel Fest at Kit Land Nelson Park, and the Debbie Turner Breast Fest is at the Elks Lodge.

MAYOR'S REPORT –

Mayor Nelson called on Rob Hippler, IT Director, to talk about communication or the lack of, stating there were areas in the panhandle that still has cellular towers down.

Mr. Hippler said when Hurricane Michael hit the area of the panhandle, an entire county is still without Verizon service. He said Apopka uses Verizon exclusively for iPads and laptops, as well as most of the cellular phones. Verizon was chosen after testing three different carriers they had

the best coverage and most bandwidth. He suggested the City look into having other options in the event our carrier lose service over a catastrophic event. He will come back to Council with additional information and a recommendation.

Mayor Nelson reported the Lodge is being pressure washed and will be painted within 10 days. He said the KaBoom build at Alonzo Williams Park was on Friday and went very well. The Boy Scouts are working on the monument in Kit Land Nelson Park and he thanked them for their work and having it completed by November 7, 2018.

Mayor Nelson reminded everyone of the Land Development Code joint meeting tomorrow at 2:00 p.m.

ADJOURNMENT: There being no further business the meeting adjourned at 8:24 p.m.

Bryan Nelson, Mayor

ATTEST;

Linda F. Goff, City Clerk

CITY OF APOPKA

Minutes of the joint City Council and Planning Commission workshop held on October 18, 2018, at 2:00 p.m., in the City of Apopka Council Chambers.

PRESENT: Mayor Bryan Nelson
Commissioner Doug Bankson
Commissioner Kyle Becker
Commissioner Alexander Smith
Planning Commission Member Jim Green
Planning Commission Member Linda Laurendeau
Planning Commission Member Robert Ryan

ABSENT: Commissioner Alice Nolan, excused
Planning Commission Member Butch Stanley
Planning Commission Member John Sprinkle

INVOCATION: - Mayor Nelson called on Linda Laurendeau who gave the invocation.

PLEDGE OF ALLEGIANCE: Mayor Nelson led in the Pledge of Allegiance.

DISCUSSION:

James Hitt, Community Development Director, said the rewrite of the Land Development Code is a huge project. He provided copies of the PowerPoint by Clarion. He introduced Craig Richardson, David Henning, and Tara Salmieri of Clarion. Clarion has been working on this for a year now. The document sets up some mixed-use districts consolidated in one area. Agriculture is now in one district. The downtown area is consolidated into one big map as an overlay district. He advised this document has some prohibitions for the downtown area. He said as they review this, they will make notes for any recommended changes.

Mr. Hitt said he was planning to bring this to the Planning Commission the second week in December, then to City Council the second week in January and adoption in February.

Craig Richardson, David Henning and Tara Salmieri of Clarion provided a review of the Land Development Code. Mr. Richardson pointed out that this document has more graphics and charts to make it more efficient and user friendly, as well as easier to understand. There are three key themes: 1) Create a user-friendly code; 2) Implement the Comprehensive Plan, Vision Plan, and Small Area Plans by restructuring and modernizing the zoning districts; and 3) Modernize the Development Standards. The Land Development Code is made up of 10 Articles: Article 1: General Provisions; Article 2: Administration; Article 3: Zoning Districts; Article 4: Use Regulations; Article 5: Development Standards; Article 6: Environmental Standards; Article 7: Concurrence Management System; Article 8: Nonconformities; Article 9: Enforcement; and Article 10: Definitions and Rules of Measurement. Clarion staff provided an overview and highlights of each Article. A copy of the PowerPoint is attached and made a part of the minutes.

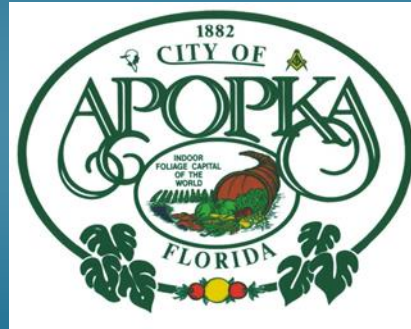
Mr. Hitt advised the proposed schedule is for the Land Development Code to be presented to the Planning Commission on December 11, 2018, City Council First Reading on January 16, 2019; and Second Reading on February 6, 2019.

ADJOURNMENT – There being no further business the meeting adjourned at 4:51 p.m.

Bryan Nelson, Mayor

ATTEST:

Linda F. Goff, City Clerk



City of Apopka Water Reclamation Facility Expansion

Update as of November 7, 2018



Project Goals

- Expand the existing treatment plant capacity from 4.5 MGD to 8.0 MGD
- Improve existing treatment plant to provide nutrient removal treatment to meet total nitrogen requirements in the Wekiva Basin Protection Area
- Construction began in October 2016 and should be completed on or before April 2019

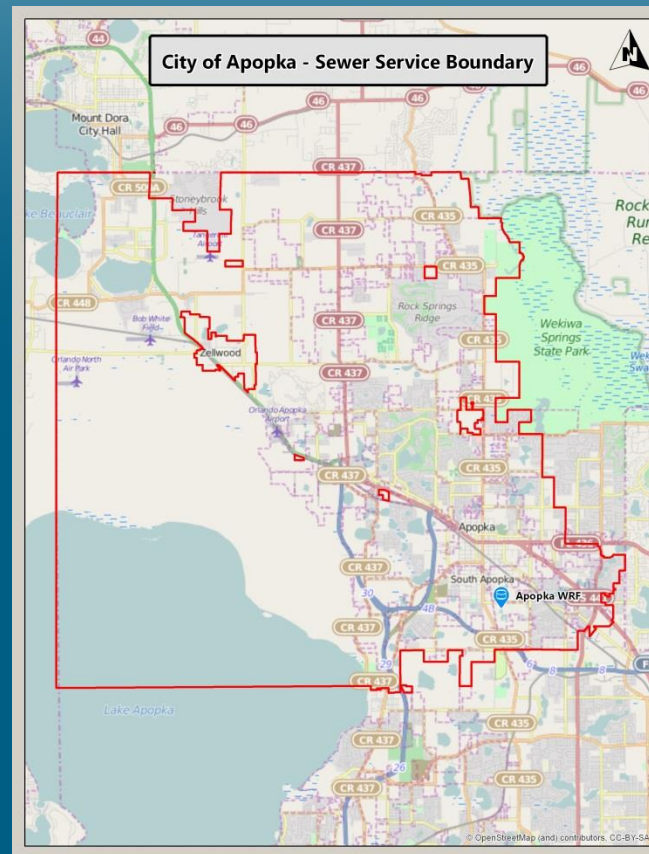


Description

- Expansion is projected to provide treatment capacity through 2030
- Project costs are estimated at ~\$65M
- Financing through the Florida Department of Environmental Project (FDEP) State Revolving Fund (SRF)

Project Location

- The project will expand the WRF located at 748 E Cleveland St., on existing treatment plant property





Background - Options

- Evaluated two options - Second Anoxic Basin or Denitrification Filters
- Chose adding Second Anoxic Basins to the existing Loop Aeration Plant and new plant expansion
 - Option has been proven effective in nutrient removal
 - Option has lower long term economic benefits.



Environmental Benefits

- Improvements to biological nutrient removal process prior to discharge to the City's public access reclaimed water system or slow-rate restricted access sprayfield; some of which is located in the Wekiva Basin Protection Area
- Upgrade of onsite biosolids treatment to a minimum Class AA
- Increased capacity and redundancy to treat wastewater with less probability of off-spec discharges
- Improvements to utility asset management to reduce probability of overflows and discharges due to system failures

Environmental Effects

- Proposed project site has been in use for more than 40 years and is regularly maintained. No federal or state listed plants in the project area requiring regulatory oversight.
- Project is located within the U.S. Fish and Wildlife (FWS) sand skink (*Neoseps reynoldsi*) and blue-tailed mole skink (*Eumeces egregious*) consultation area and contains soils and elevation specifically identified as suitable for mole skinks. Site was evaluated and cleared prior to start of construction.





Financial Feasibility

- Project will be financed through the DEP Clean Water State Revolving Fund (CWSRF) Loan Program
- CWSRF Interest Rate is anticipated to be <math><1.0\%</math> versus Bond Funding rate of approximately 3.4%
- CWSRF Loan will result in approximately \$20M in total debt service savings to the City versus financing through bond funding
- CWSRF Loan will be paid for through future impact fees and customer rates



Project Financial Summary

- Design SRF Loan - \$1.4 M
- Construction SRF Loan - \$65 M
- Project Spent to Date - \$40 M



Project Schedule

- Request for Qualifications (RFQ) for design services - October 2015
- Award Design Services Contract - February 2016 - TetraTech
- Request for Qualifications (RFQ) for Construction Manager-at-Risk (CMAR) - March 2016
- Award Construction Manager-at-Risk (CMAR) Contract - May 2016
- Begin Construction - October 2016
- Complete Construction - April 2019



727.520.8181
www.aerophoto.com

**Water Reclamation Facility
(Expansion/Renovation) RFQ20160802016KB**

Image # 80
Date 10.26.18



727.520.8181
www.aerophoto.com

Water Reclamation Facility (Expansion/Renovation) RFQ20160802016KB

Image # 81
Date 10.26.18



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www.aerophoto.com

**Water Reclamation Facility
(Expansion/Renovation) RFQ20160802016KB**

Image # 82
Date 10.26.18



Questions?





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450 S. Orange Avenue, Suite 460

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407.426.9611 Tel

November 7, 2018

Overview of the City's Outstanding Debt

- Overview of City's Debt including General Fund, Sanitation System, and Utility System Debt
- City's General Fund has \$10.7 million in outstanding bonds and bank loans
 - Approximately \$4.7 million in leases outstanding with \$741,000 in annual lease payments
- City's Sanitation System has \$249,000 in bank loans outstanding
- City's Water and Sewer System has \$80 million in debt outstanding including \$14 million in bonds and \$66 million in State Revolving Loan Funds awarded / outstanding
 - Only the Utility System Refunding Revenue Bonds, Series 2012 have a rating by Moody's of "Aa2"

Overview of the City's Outstanding Debt

- City's \$15.4 million in General Fund debt outstanding includes:
 - 1 Florida Municipal Loan Council (FMLC) bond with \$170,000 outstanding, which matures on 12/1/2018
 - 9 Bank Loans with a total of \$10.5 million outstanding
 - ❑ Majority of the bank loans were issued to finance public safety vehicles and equipment
 - 5 Leases with a total of \$4.7 million outstanding
 - ❑ Majority of leases were used to finance equipment
- Sanitation System Note with \$249,000 outstanding, matures on 3/1/2019
- \$80 million in Water and Sewer System debt:
 - 1 Bond issue with \$14 million outstanding
 - 2 SRF Loans with a total of \$66 million authorized/awarded for the Wastewater Plant

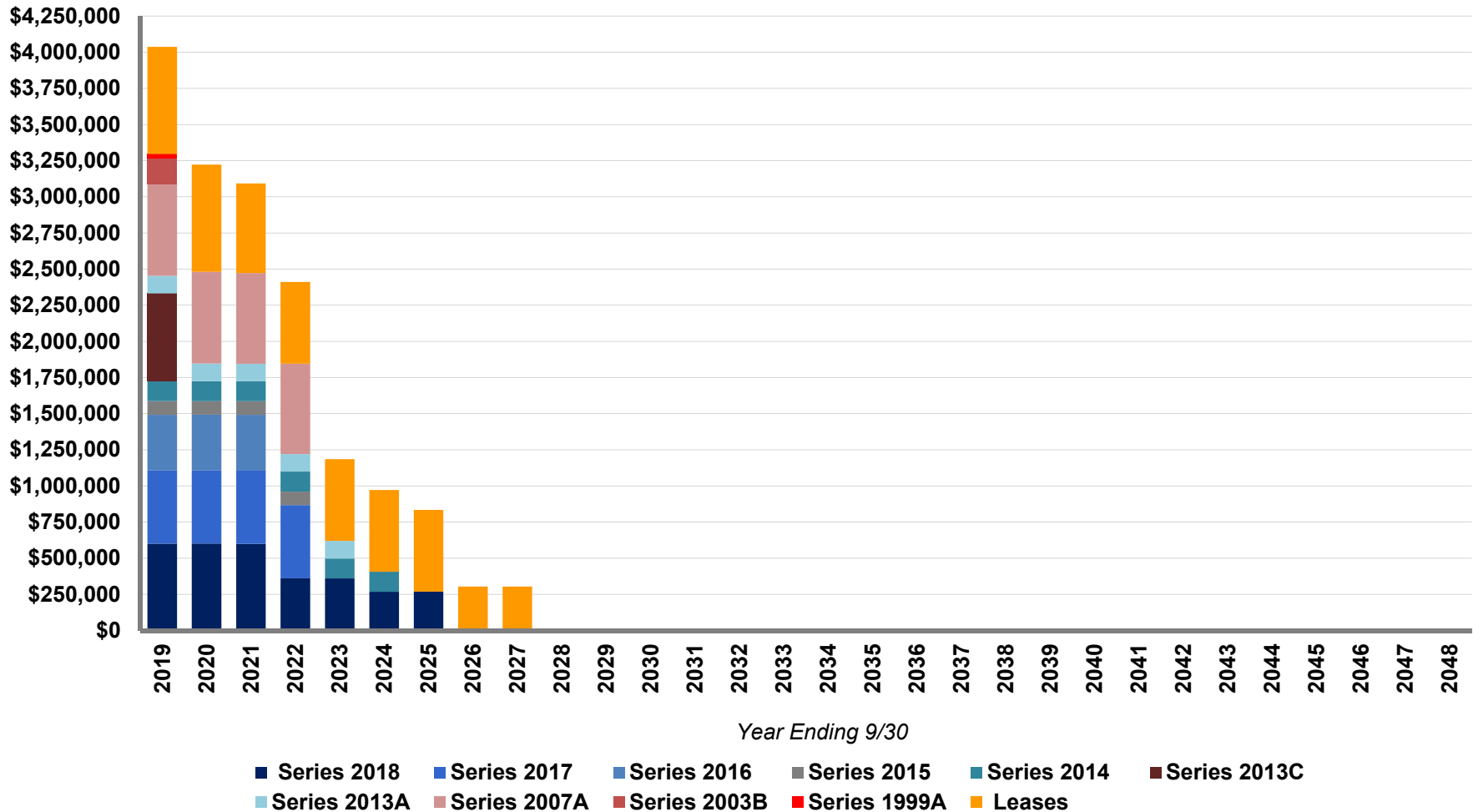
General Fund Debt Outstanding

General Fund Debt Outstanding as of 10/1/2018

BONDS AND BANK LOANS				
<u>Bond Issue</u>		<u>Par Amount Outstanding</u>	<u>Interest Rates</u>	<u>Final Maturity</u>
FMLC Revenue Bonds, Series 2003B	\$	170,000	5.25%	12/1/2018
Bank Loans				
Capital Improvement Revenue Note, Series 2018		2,805,000	2.90%	6/1/2025
Capital Improvement Revenue Note, Series 2017		1,941,000	1.87%	8/1/2022
Special Obligation Imprv. Revenue Note, Series 2016		1,133,000	1.39%	3/1/2021
Special Obligation Imprv. Revenue Note, Series 2015		364,000	1.67%	3/1/2022
Special Obligation Imprv. Revenue Note, Series 2014		783,000	1.92%	3/1/2024
Special Obligation Imprv. Revenue Note, Series 2013C		603,775	1.20%	12/1/2018
Special Obligation Imprv. Revenue Note, Series 2013A		580,067	1.80%	3/1/2023
Recreational Impact Fee Revenue Note, Series 2007A		2,300,000	3.90%	3/1/2022
Capital Improvement Revenue Note, Series 1999A		30,750	4.87%	1/29/2019
Total Bonds and Bank Loans Outstanding	\$	10,710,592		
LEASES				
<u>Capital Leases</u>		<u>Lease Amount Outstanding</u>	<u>Annual Payment</u>	<u>Final Maturity</u>
Edmonds Software/Computer Equipment	\$	92,437	\$ 46,219	2020
Motorola Equipment		2,497,347	304,068	2027
Stryker Flex Financial Equipment Lease		162,963	54,321	2021
TCF Equipment Finance		143,262	75,352	2020
Operating Leases				
Motorola Solutions		1,829,380	261,340	2020
Total Leases Outstanding	\$	4,725,389	\$ 741,299	

General Fund Debt Outstanding

City of Apopka, Florida Outstanding General Fund Debt

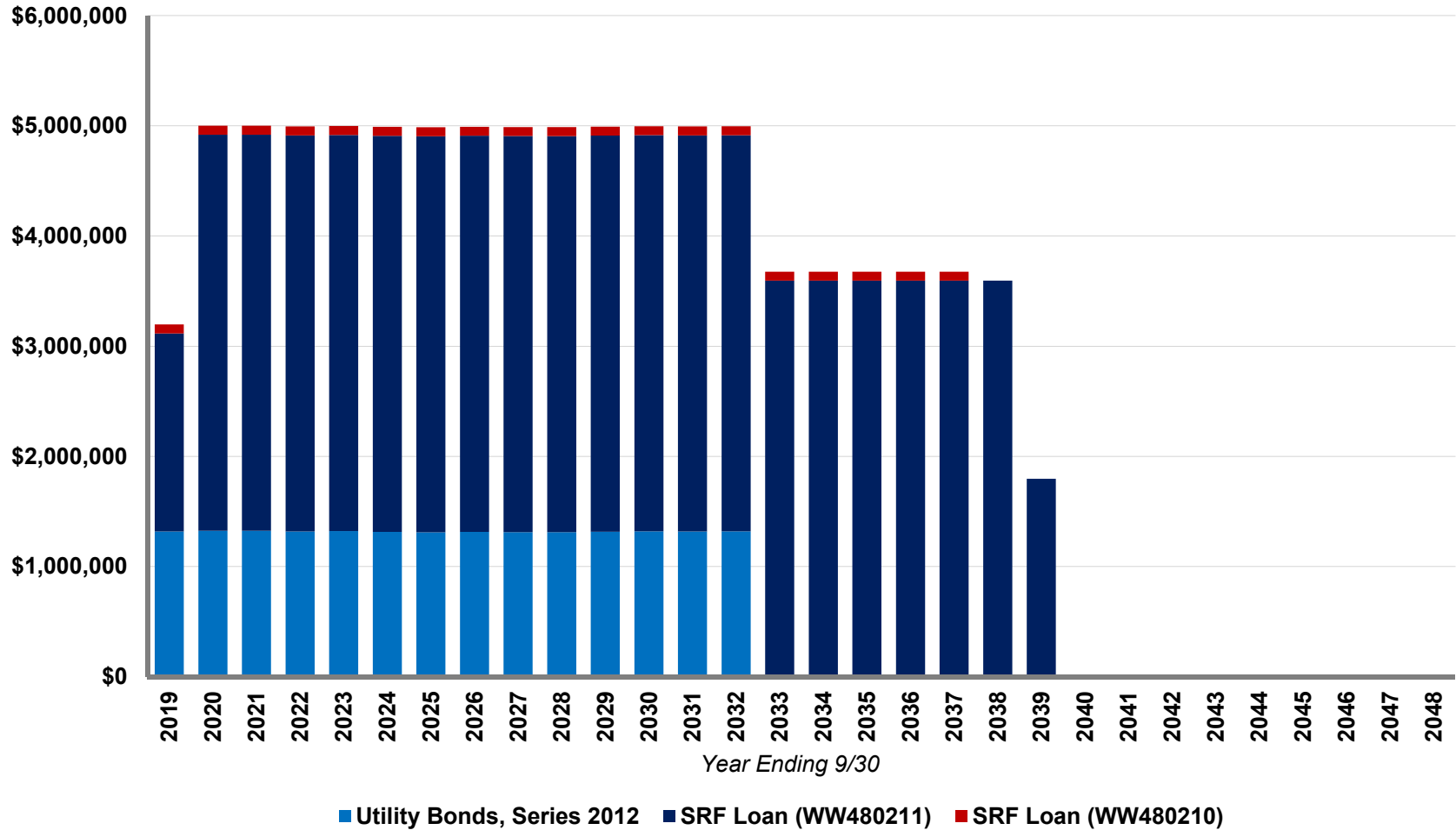


Observations

- The City's General Fund for a city of its size has a relatively low amount of debt
- Majority of the debt outstanding is for equipment purchases which due to the short average life of the equipment makes the debt front loaded
 - Which puts pressure on your budget until it rolls off
 - Once the short term debt is reduced it will increase your bonding capacity to finance larger capital improvement projects
 - However unless you start using a more pay as you go philosophy to purchase equipment this pattern will continue

Outstanding Water and Sewer Revenue Debt

City of Apopka, Florida
Outstanding Water and Sewer Debt



*Estimated SRF Loan amortizations. SRF WW480211 is based on the full \$65,000,000 disbursement with payments beginning 9/15/2019.

Sanitation and Water & Sewer Debt Outstanding

Sanitation System Debt Outstanding as of 10/1/2018				
<u>Bank Loan</u>	<u>Amount Outstanding</u>	<u>Annual Debt Service</u>	<u>Interest Rates</u>	<u>Final Maturity</u>
Improvement Revenue Note, Series 2014	\$ 249,000	\$ 250,332	1.07%	3/1/2019
Total Sanitation System Debt Outstanding	\$ 249,000	\$ 250,332		
Water and Sewer System Debt Outstanding as of 10/1/2018*				
<u>Bond Issue</u>				
Refunding Revenue Bonds, Series 2012	\$ 14,480,000	\$ 1,318,150	3.00% - 5.00%	10/1/2031
<u>SRF Loans</u>				
WW480210	1,330,885	81,766	1.74% / 1.37%	4/15/2037
WW480211*	65,000,000	3,594,580	.66% / .71% / .92%	3/15/2039
Subtotal - SRF Loans Outstanding	66,330,885	3,676,346		
Total Water and Sewer System Debt Outstanding	\$ 80,810,885			

*SRF WW480211 total award amount is \$65,000,000 in which the full amount has not yet been disbursed.

QUESTIONS



Questions?

Municipal Advisor Disclosures

Disclosure

This communication is intended for issuers for educational and informational purposes only and does not constitute legal or investment advice, nor is it an offer or a solicitation of an offer to buy or sell any investment or other specific product or service. Financial transactions may be dependent upon many factors such as, but not limited to, interest rate trends, tax rates, supply, change in laws, rules and regulations, as well as changes in credit quality and rating agency considerations. The effect of such changes in such assumptions may be material and could affect the projected results. Any outcome or result HilltopSecurities, or any of its employees, may have achieved on behalf of our clients in previous matters does not necessarily indicate similar results can be obtained in the future for current or potential clients. HilltopSecurities makes no claim the use of this communication will assure a successful outcome. This communication is intended for institutional use only. For additional information, comments or questions, please contact Hilltop Securities Inc.

City of Apopka

DEBT MANAGEMENT POLICY

I. PURPOSE

The purpose of the City of Apopka, Florida (“City”) debt policy is to establish guidelines and a framework for the issuance and management of the City’s debt. The City is committed to strong financial management practices, including maintaining the financial viability of the City and the full and timely repayment of all borrowings. Debt is defined to include, bonds, notes, loans, direct placements, leases, lease purchases, commercial paper, letters of credit, lines of credit or other forms of debt obligations.

II. DEBT ISSUANCE POLICY

Issuance of debt will be subject to approval by the City Council. Prior to the issuance of any debt, management must:

- Justify the reason for the issuance of debt obligations;
- Ensure that the life of the debt is less than the life of the assets acquired or constructed with debt proceeds;
- Identify the resources committed to paying the principal and interest on the debt;
- Prepare a preliminary financing plan including type of debt obligation to be issued, potential funds to secure the debt and proposed structure and term, and,
- Properly account for the use of the debt proceeds and repayment of the debt.

A. Short Term Debt – Short-term debt can be used to diversify a debt portfolio, reduce interest costs, provide interim funding for capital projects and improve the match of assets to liabilities. The City can issue short term debt on either a fixed or variable rate basis. The City may issue commercial paper and other forms of variable rate debt from time to time, but its use will generally be restricted to providing interim financing for capital projects. The amount of unhedged variable rate debt will generally not exceed 20% of all outstanding debt.

B. Lease and Equipment Purchases – Debt for the purchase of equipment, vehicles, etc. can be done either as a lease purchase structure or a direct purchase / bank loan. The term of the loan / lease purchase will not exceed the average life or usefulness of the purchase.

C. Long Term Debt – Long term debt will be used to finance essential capital projects and certain equipment where it is cost effective and prudent. Long term debt, which includes lease financings, will not be used to fund the City’s operations. The City will avoid the use of long-term debt to finance items traditionally funded in the annual operating budget such as retirement contributions, facility maintenance, repairs, recurring equipment purchases,

etc. The useful life of the asset or project shall not exceed the payout schedule of any debt issued by the City.

- D. Tax-Exempt and Taxable Debt** - The City may issue debt as tax-exempt debt or taxable debt. The City has traditionally issued tax-exempt debt which results in significant interest cost savings compared with the interest cost on taxable debt. Accordingly, all of the City’s debt should be issued to take advantage of the exemption from federal income taxes unless prohibited by federal law or applicable federal regulations.

III. LIMITATIONS ON INDEBTEDNESS

The Florida Constitution and Florida Statutes do not set any limitations on the amount of debt that can be issued. For debt issued by the City, the following limitations will apply:

- The City will strive to maintain a high reliance on pay-as-you-go financing for its capital improvements and capital assets.
- For the issuance of debt backed by ad valorem taxes, the Constitution requires approval by a majority of electors in the City.
- The City should strive to maintain or increase its outstanding bond ratings when issuing additional debt.
- For the issuance of revenue debt obligations backed by special revenues received by the City, the revenues must be sufficient to meet the minimum debt service coverage requirements in the debt covenants.
- For the issuance of revenue debt obligations supported by business-type activities, the net revenues of business-type activities pledged for debt service must be sufficient to meet the minimum debt service coverage requirements in the bond covenants.
- For the issuance of special assessment debt obligations, the City shall adopt assessments on the benefitting properties sufficient to pay the annual debt service of the debt.

IV. DEBT STRUCTURE

- A. The City will utilize various debt structures to accomplish its financing goals, including the use of premium bonds, discount bonds, capital appreciation bonds and capitalized interest when appropriate.
- B. Call provisions for the City’s debt issuance shall be made as short as possible consistent with the lowest interest cost to City. When possible, all City debt shall be callable only at par.

- C. Bond insurance will be used when it provides a suitable economic savings for the City. Credit enhancement may take other forms such as Letters of Credit (LOC) and may be used if economically beneficial to the City.
- D. The final maturity of a long-term debt issue should generally not exceed thirty (30) years unless otherwise directed by the City Council.
- E. The use of derivatives in connection with debt issues should be limited and used on a case by case basis. The City staff and its Financial Advisor will provide a detail analysis identifying the risks associated with the derivative product.

V. METHOD OF SALE

The City’s debt obligations may be sold by competitive or negotiated sale methods. The selected method of sale depends upon the option which is expected to result in the lowest cost and most favorable terms to the City given the financial structure used, market conditions, and prior experience. A determination of the appropriate method of sale will be made by City staff prior to each financing, working in concert with the City’s Financial Advisor.

VI. DEBT REFUNDINGS

The City’s staff and the Financial Advisor shall monitor the municipal bond market for opportunities to obtain interest savings by refunding outstanding debt. Current tax law does not allow the issuance of tax-exempt advance refunding bonds. There is no similar limitation for tax-exempt current refunding bonds. The following guidelines should apply to the issuance of refunding bonds, unless circumstances warrant a deviation therefrom:

- Current refundings should have a minimum target savings level measured on a present value basis equal to 3% of the par amount of bonds being refunded.
- Advance refundings, if and when applicable, should have a minimum target savings level measured on a present value basis equal to 5% of the par amount of bonds being refunded.

There may be compelling public policy objectives to move forward with refundings that do not meet these savings guidelines, such as eliminating restrictive debt covenants or providing additional financial flexibility.

VII. CONTINUING DISCLOSURE

The City is committed to providing continuing disclosure of financial and pertinent credit information relevant to the City’s outstanding securities and will abide by provisions of Securities and Exchange Commission (SEC) Rule 15c2-12 concerning primary and secondary market disclosure. The Finance Director or designee, will be responsible for meeting the disclosure requirements associated with outstanding debt. To assist in meeting the continuing disclosure requirements, the City will hire a qualified dissemination agent, as needed.

VIII. POST ISSUANCE COMPLIANCE

The City understands the importance of post-issuance compliance requirements applicable to tax-advantaged debt. To ensure the continued tax-advantaged status of the City's bond issues, the City will monitor (1) the qualified use of proceeds and financed property and (2) arbitrage yield restriction and rebate requirements.

**Municipal Securities
Post-Issuance
Disclosure Policy**

DRAFT 11/2/18

**The City of Apopka,
Florida**

**150 East 5th Street
Apopka, FL 32703**

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A. Purpose

The City of Apopka, Florida (the “City”) is committed to providing timely and consistent dissemination of financial information in accordance with Securities and Exchange Commission (“SEC”) Rule 15c2-12 (the “Rule”) and the City’s continuing disclosure undertakings.

This policy affirms the City’s commitment to fair post-issuance disclosure. The goal is to establish and maintain guidelines for presenting related financial reports and events to interested third parties, financial institutions and the general public in compliance with the Rule and the City’s continuing disclosure undertakings.

B. Scope

This policy covers all City employees and officials of the City. It covers disclosure documents filed with the SEC, statements made in the City’s Audited Financial Statements and in any unaudited interim reports, as well as public statements made by authorized City officials.

C. Responsibility of the Disclosure Working Group

The City has established a Disclosure Working Group (“DWG”) consisting of the City Administrator and Finance Director. In connection with each primary offering subject to the Rule, as well as annually in connection with its continuing disclosure filings required by the Rule, the DWG will systematically review filings, reports and other public statements to determine whether any updating or correcting of information is appropriate. The DWG will review and update, if necessary, this disclosure policy on an annual basis. Finally, the DWG will react to developments and events that affect the City and notify its dissemination agent or the SEC, when appropriate.

The City’s primary spokesperson related to the City’s financial information, debt and financings, and other financial reports and events is the City’s Finance Director. Others within the City may, from time to time, be designated by the Finance Director as spokespersons on behalf of the City and respond to specific inquiries. It is essential that the DWG be fully apprised of all material developments of the City in order to evaluate, discuss those events and determine the appropriateness and timing for release.

The City or its designated agent will provide continuing disclosure documents and related information to the Municipal Securities Rulemaking Board’s EMMA System <http://dataport.emma.msrb.org>. The continuing disclosure documents, which include annual financial statements, operating data of the City and event notices, will be posted to the EMMA website by the City’s Disclosure Dissemination Agent.

D. Annual Reporting Date Requirements

The Finance Director or the designee is responsible for maintaining a list of continuing disclosure requirements, both required and voluntary for each of the City's financings.

E. Event Notice Requirements

1. For any debt issues (subject to SEC Rule 15c2-12) issued on or after December 1, 2010, the following events would need to be provided to the City's Disclosure Dissemination Agent, for further filing with the MSRB, *within ten (10) business days of their occurrence*. In addition, SEC has updated the list of items which must be disclosed as a Material Event with two new items, effective February 27, 2019. The two new items are listed below.

Unless otherwise specified, the City's Finance Director will be responsible for monitoring the occurrence of these events, determining (if necessary) their materiality, and notifying the Dissemination Agent of the occurrence of an event for further filing with the MSRB:

- Principal and interest payment delinquencies
- Non-payment related defaults, if material
- Unscheduled draws on debt service reserves reflecting financial difficulty
- Unscheduled draws on credit enhancements reflecting financial difficulty
- Substitution of credit or liquidity providers, or their failure to perform
- Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices of determination with respect to the tax status of the security or other material events affecting the tax status of the security
- Modifications to rights of security holders, if material
- Bond calls, if material, and tender offers
- Defeasances
- Release, substitution, or sale of property securing repayment of the securities, if material
- Rating changes
- Bankruptcy, insolvency, receivership or similar event of the obligated person
- The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant

to its terms, if material

- Appointment of a successor or additional trustee or the change of name of a trustee, if material.

New Material Events effective February 27, 2019. The following applies to new bond issues after the effective date in which there is a continuing disclosure undertaking. The two new Material Events must be listed and reported on EMMA subsequent to that issuance.

1. Incurrence of a financial obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect security holders, if material; and
2. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the obligated person, any of which reflect financial difficulties.

Examples of items that must be reported on EMMA within 10 business days of their occurrence, if deemed material, are bank loans, private placements, financing leases, or interest rate swaps or other derivative instruments.

2. For any debt issues (subject to SEC Rule 15c2-12) issued prior to December 1, 2010, the following events, *if determined to be material*, would need to be provided to the City's Disclosure Dissemination Agent, for further filing with the MSRB, "in a timely manner."
 - Principal and interest payment delinquencies
 - Non-payment related defaults
 - Unscheduled draws on debt service reserves reflecting financial difficulty
 - Unscheduled draws on credit enhancements reflecting financial difficulty
 - Substitution of credit or liquidity providers, or their failure to perform
 - Adverse tax opinions, or events affecting the tax-exempt status of the security
 - Modifications to rights of security holders
 - Bond calls
 - Defeasances
 - Release, substitution, or sale of property securing repayment of the

securities

- Rating changes

In addition, the City's Finance Director will be responsible for providing notice, in a timely manner, of a failure to provide any of the City's required annual financial information by the date specified in the continuing disclosure undertaking.

F. Voluntary Disclosure Requirements

In addition to preparing annual reports and event notices, the City may wish to keep investors informed by providing information that is not required to be provided under the Rule (for example, direct placements with banks, i.e., "bank loans") or its continuing disclosure undertakings. Examples of such types of information are investments, interim financial information, capital improvement plans, fund balance policies, etc. and financial forecasts.

Because providing this information is voluntary, the City's Finance Director will monitor for events which may impact the City, so that a determination can be made if the event should be disclosed.

The below list is comprised of events and financial disclosure which the MSRB has suggested issuers may wish to voluntarily disclose. Some of these are not applicable to the City's bonds, but the DWG may wish to consider filing some of these with the City's Disclosure Dissemination Agent for further filing with the MSRB:

1. "amendment to continuing disclosure undertaking;"
2. "change in obligated person;"
3. "notice to investors pursuant to bond documents;"
4. "certain communications from the Internal Revenue Service;"
5. "secondary market purchases;"
6. "bid for auction rate or other securities;"
7. "capital or other financing plan;"
8. "litigation/enforcement action;"
9. "change of tender agent, remarketing agent, or other on-going party;"

10. “derivative or other similar transaction;”
11. “other event-based disclosures;”
12. quarterly/monthly financial information;”
13. “change in fiscal year/timing of annual disclosure;”
14. “change in accounting standard;”
15. “interim/additional financial information/operating data;”
16. “budget;”
17. “investment/debt/financial policy;”
18. “information provided to rating agency, credit/liquidity provider or other third party;”
19. “consultant reports;” and
20. “other financial/operating data.”

Evidence of the filings for each of the above event notices, when made, shall be maintained by the Finance Director and the City’s Disclosure Dissemination Agent.

Also, if the City maintains an “Investor Relations” website, or routinely posts City member packages, including interim financial information, capital improvement plans, etc. on its website, the City’s Finance Director should review and, in some cases, the DWG should “reissue” the posted material with an explanatory note (e.g., the interim financial information is presented on a cash, as opposed to accrual basis).

G. Third Party Information/Quarterly Disclosure Requirements

Currently, the City is not required to file interim financial information. In the future, if such filings are required in continuing disclosure undertakings, the City’s Finance Director will notify the Disclosure Dissemination Agent for assistance when these filings become necessary.

H. Coordinating Continuing Disclosure with Primary Disclosure

It is expected that the DWG will be responsible for collecting and reviewing information set forth in official statements prepared in connection with new bond offerings.

The “Management’s Discussion and Analysis” from the prior year’s audited financial statements should be reviewed to ensure that the unaudited information which was provided in that portion of the financial statements is updated.

Careful review of the long-term debt notes in the financial statements and the checking of all bond ratings before each EMMA filing should be made. Measures should be taken to assure information publicly available to investors is accurate.

Coordination between the DWG and the City’s website manager is essential before posting of any financial information is made.

I. Website Disclosure

It is expected that the City will be responsible for monitoring website content and reviewing the information set forth on such website. Appropriate “disclaimer” language on the website will be considered in order to educate the viewer in terms of where information intended for investors can be found and the investor’s acknowledgement of the limitations of such reliance. Coordination between the DWG and City officials will occur before the release of any public statements about any financial condition of the City.

J. Training for Employees and Issuer Officials

For City officials, compliance with federal securities law should be considered as important as compliance with local public meetings and records laws. An annual review of the continuing disclosure policies of the City may be attended by members of the DWG.

Additionally, on-going education will involve guest speakers, webinars and conference attendance, as well as, continuing legal and accounting education courses. Applicable policies and procedures will be updated by the City to reflect such changes on an as-needed basis.

K. Effective Date

This Policy shall become effective immediately.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
FROM: Human Resources
EXHIBITS: Voting Results

SUBJECT: CALENDAR YEAR 2019 FLOATING HOLIDAY

REQUEST: APPROVAL

SUMMARY:

December 26th, 2019 was selected by employee vote to be the CY19 Floating Holiday.

FUNDING SOURCE:

N/A

RECOMMENDATION ACTION:

Approve December 26, 2019, as the CY19 Floating Holiday

DISTRIBUTION

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

Floating Holiday Vote Count/Certification Sheet

Calendar Year: 2019

<u>Dates voted:</u>	<u>"Name" of Holiday</u>	<u># of votes rec'd</u>
07/05/19	Day after 4th of July	11
04/19/19	Good Friday	6
09/19/19	None	1
11/28/19	Thanksgiving Day	1
12/24/19	Christmas Eve	54
12/25/19	Christmas Day	1
12/26/19	Day after Christmas	63

Total # Votes: 137

Void Ballots: 0

Unable to read; copied ballots; etc.

Total # Ballots: 137

Date Counted: 10/16/18

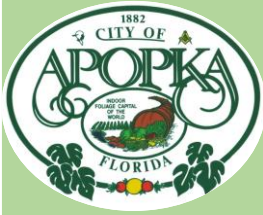
Floating Holiday chosen: 12/26/19

Certified: Eunice Nieto

E. Nieto

Beth James

Beth James



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
 FROM: Police Department
 EXHIBITS:

SUBJECT: PRESENTATION OF SERVICE WEAPON

REQUEST: AUTHORIZE THE PRESENTATION OF SERVICE WEAPONS TO RETIRING MEMBERS OF THE POLICE DEPARTMENT

SUMMARY:

The Police Department requests City Council authorization to present service weapons to retiring members of the police department to recognize the member’s credited service to the City of Apopka and its citizens. As part of an audit process it was determined that this had not been brought before City Council at the time of the member’s retirement.

Robert Hippler		
April 28, 1993 to June 20, 2010	17 years of service (currently a reserve)	
John McConnell		
July 26, 1995 to Dec. 18, 2015	20 years of service (recently retired from reserves)	

The weapons presented were: Glock 21 Semi-Automatic Handguns with Serial Numbers YDG747 (Hippler) and YBW918 (McConnell).

FUNDING SOURCE:

Not Applicable.

RECOMMENDATION ACTION:

Authorize the Police Chief’s presentation to the retiring members of the agency in recognition of their years of service to the City of Apopka and its citizens.

DISTRIBUTION

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



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
 FROM: Police Department
 EXHIBITS: Request Memo

SUBJECT: FEDERAL LAW ENFORCEMENT TRUST FUNDS

REQUEST: AUTHORIZE A \$10,000.00 EXPENDITURE FROM FEDERAL LAW ENFORCEMENT TRUST FUNDS FOR INVESTIGATIVE BUYS AND UNDERCOVER OPERATIONS.

SUMMARY:

The Police Department requests City Council approval for the expenditure of funds from the Federal Law Enforcement Trust Fund in the amount of \$10,000 for investigative buys and undercover operations. These funds will be drawn down throughout the year as needed in \$2,500 increments.

FUNDING SOURCE:

Federal Law Enforcement Trust Fund	Operating (103.2291.521.5200)	\$10,000
------------------------------------	-------------------------------	----------

RECOMMENDATION ACTION:

Authorize the Finance Department to disburse \$10,000.00 from the Federal Law Enforcement Trust Fund.

DISTRIBUTION

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



City of Apopka
Police Department
112 E. 6th Street Apopka, Florida 32703

Memorandum

Date: November 7, 2018
To: Honorable Bryan Nelson and Commissioners
RE: LAW ENFORCEMENT TRUST FUNDS

The Police Department requests City Council approval for the Finance Department to disburse \$10,000.00 of Law Enforcement Trust Funds drawn down in \$2,500 increments to the criminal investigations custodian. These funds will be used to conduct investigative narcotics investigations and further other associated undercover operations.

Respectfully,

Michael McKinley
Chief of Police



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
 FROM: Administration
 EXHIBITS: Lake McCoy Map
 Cost Estimate

SUBJECT: LAKE McCOY HYDRILLA TREATMENT

REQUEST: AUTHORIZE THE PURCHASE OF 5 GALLONS OF SONAR HERBICIDE IN THE AMOUNT OF \$9,896.10 FOR THE LAKE McCOY HYDRILLA TREATMENT.

SUMMARY:

On September 19, 2016, Orange County reached out to the City of Apopka regarding Lake McCoy and the possibility of an interlocal agreement between the City of Apopka and Orange County regarding a cost-sharing arrangement for lake management services. Currently, there is no agreement at this time.

Lake McCoy is a 109-acre Lake located both within the limits of unincorporated Orange County and the City of Apopka. Approximately 45 percent of the Lake is located within the City of Apopka and the remaining 55 percent is located within unincorporated Orange County.

Lake McCoy residents within unincorporated Orange County belong to a Municipal Service Benefit Unit (MSBU) to help fund lake management activities in order to maintain the quality of the lake. A MSBU is an assessment district created to fund a one/time or on going essential public service. In order for the Lake McCoy residents within the city limits to participate and provide input on lake management activities through this MSBU an agreement must be executed with the County.

City staff is currently working with Orange County on an agreement that Lake McCoy city residents will be included in the Orange County - Lake McCoy MSBU. In the meantime, the hydrilla in the lake has been very aggressive and the County plans to provide treatment to the lake in mid-November. The total treatment cost to the lake is \$24,471.55. The County has reached out to the City and requested that the City purchase 5 gallons of Sonar herbicide in the amount \$9,896.10 (which is approx. 40% of total treatment cost).

FUNDING SOURCE:

FY 18-19 General Fund Budget

RECOMMENDATION ACTION:

Authorize the purchase of 5 gallons of Sonar herbicide in the amount of \$9,896.10 for the Lake McCoy hydrilla treatment.

DISTRIBUTION

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



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
 FROM: Community Development
 EXHIBITS: School Concurrency Agreement

SUBJECT: APOPKA FARMS RESIDENTAL SUBDIVSION SCHOOL CONCURRENCY MITIGATION AGREEMENT

REQUEST: APPROVE THE SCHOOL CONCURRENCY MITIGATION AGREEMENT FOR APOPKA FARMS SUBDIVISION

SUMMARY:

New residential development applications are reviewed by Orange County Public Schools (OCPS) for their impact placed on existing student capacity at public schools. This school impact analysis, called school concurrency, occurs at the time of a Final Development Plan and Plat application. In 2008 the City of Apopka entered into an interlocal agreement with the Orange County School Board to address public school facility planning and implementation of school concurrency (hereafter School Agreement). As a party to this School Agreement, the City becomes a party to this Agreement. Therefore, City Council must accept the Agreement and authorize the Mayor to sign it to allow OCPS to implement the mitigation plan. When school enrollment is over capacity at the public schools serving additional students generated by a proposed residential development, a new development must have a school concurrency mitigation analysis to determine additional cost of school impacts the proposed development will generate above that considered by the school impact fee. The developer pays these additional fees according to the conditions of the school concurrency mitigation fee. (See exhibit.)

OWNER/APPLICANT: Windward Hills, LLC c/o FHC Development
 PROJECT ENGINEER: Luke Classen, P.E., Appian Engineering, LLC
 LOCATION: 4145 W. Orange Blossom Trail
 PROPOSED DEVELOPMENT: 101 single family homes; developed in one phase
 DEVELOPABLE AREA: 67.76 +/- acres
 SCHOOL ATTENDENCE ZONES: Wolf Lake Elementary, Wolf Lake Middle, Apopka High

FUNDING SOURCE: N/A

DISTRIBUTION

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

PUBLIC HEARING SCHEDULE:

November 7, 2018 – City Council (1:30 pm)

RECOMMENDATION ACTION:

City Council Recommended Motion: Approve the Apopka Farms Concurrency Mitigation Agreement and authorize the Mayor to sign the Agreement.

After recording return to:

Jamie Boerger, AICP
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, Florida 32809

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

**SCHOOL CONCURRENCY
MITIGATION AGREEMENT
APK-18-009
Apopka Farms
Parcel ID 35-20-27-0000-00-020; -053; -006**

THIS SCHOOL CONCURRENCY MITIGATION AGREEMENT (“Agreement”), is entered into by **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA** a body corporate and political subdivision of the State of Florida, (“School Board”); **CITY OF APOPKA**, a municipal corporation of the State of Florida, (“City”) and **WINDWARD HILLS, LLC**, a Florida limited liability company, whose address is P.O. Box 1015, Windermere, Florida 34786 (collectively, the “Applicant”), collectively referred to herein as the “Parties.”

RECITALS:

WHEREAS, the School Board, Orange County, and the municipalities within Orange County have entered into that certain “Amended and Restated Interlocal Agreement For Public School Facility Planning and Implementation of Concurrency” (the “Interlocal Agreement”), and

WHEREAS, pursuant to Section 16.6 of the Interlocal Agreement, an applicant submitting a School Concurrency Determination Application for approval of a Site Plan that will generate additional students in a School Concurrency Service Area in which there is insufficient Available School Capacity to accommodate the anticipated additional students must enter into a Proportionate Share Mitigation Agreement to prevent school overcrowding attributable to the anticipated additional students generated by the Residential Development as specified in the Interlocal Agreement;

WHEREAS, an Applicant must submit the School Concurrency Determination Application along with a Development Analysis which identifies the proposed location of the Residential Development, the number of Residential Units that will be created, a phasing schedule (if applicable), a map demonstrating land use and zoning classifications for the Applicant’s property, as well as all other information required pursuant to Section 16.5 of the Interlocal Agreement, to the City; and

WHEREAS, Applicant is the fee simple owner, or authorized agent of the owner, of that certain tract of land, as more particularly described on **Exhibit “A,”** attached hereto and

incorporated herein by reference (the “Property”), the location of which is illustrated by a map attached hereto as **Exhibit “B,”** and incorporated herein by reference; and

WHEREAS, the Applicant has submitted a School Concurrency Determination Application and Development Analysis to the City in connection with a proposal to obtain approval for a plat in order to develop up to 101 single family Residential Units on the Property (the “Project”) and the City has forwarded the School Concurrency Determination Application and Development Analysis to the School Board; and

WHEREAS, the School Board has reviewed and evaluated the Applicant’s School Concurrency Determination Application and Development Analysis as required by Section 18.6 of the Interlocal Agreement, and has determined that based on the current adopted Level of Service standards for the School Concurrency Service Areas within which the Property is located and the anticipated new School Capacity that will be available in the first three (3) years of the current District Facilities Work Program to serve the proposed Residential Development, there is insufficient Available School Capacity at the middle school level to serve the new single-family Residential Units within the School Concurrency Service Areas for the Project or within adjacent School Concurrency Service Areas as determined by an Adjacency Review; and

WHEREAS, approving the School Concurrency Determination Application without requiring Proportionate Share Mitigation for the impacts of the proposed Project will either create or worsen school overcrowding in the applicable School Concurrency Service Areas; and

WHEREAS, the Applicant has agreed to enter into this Agreement with the School Board and City to provide Proportionate Share Mitigation proportionate to the demand for Public School Facilities to be created by the Project, as more particularly set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

1. **INCORPORATION OF RECITALS.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by reference as if fully set forth herein.
2. **DEFINITION OF MATERIAL TERMS.** Any capitalized terms used herein but not defined shall have the meaning attributed to such term in the Interlocal Agreement.
3. **LEGALLY BINDING COMMITMENT.** This Agreement constitutes a legally binding commitment by the Applicant to mitigate for the impacts of the new Residential Units for which the Applicant is seeking approval pursuant to the School Concurrency Determination Application and is intended to satisfy the requirements of Florida law and the Orange County Code.
4. **PROPORTIONATE SHARE MITIGATION.** The Parties hereby agree that the Applicant shall provide Proportionate Share Mitigation in order to meet the demand for School Capacity created by the Project and to provide additional capacity for middle school students, as follows, in accordance with Section 19.2 of the Interlocal Agreement:

Payment in the amount of TWO HUNDRED FIFTY NINE THOUSAND FIVE HUNDRED SEVENTY THREE AND 54/100 DOLLARS (\$259,573.54) to cover the Proportionate Share Mitigation associated with providing the necessary school capacity for the Project (the "Proportionate Share") to the School Board. Such payment shall be due and payable prior to the time the plat for the Property is approved and has been calculated in accordance with the formula found in Section 17.2 of the Interlocal Agreement. To the extent the Applicant's proposed Residential Development is subject to a Capacity Enhancement Agreement, any capacity enhancement mitigation paid pursuant to such agreement will be applied as a credit to the Proportionate Share Mitigation required for the Project. Such credit will be subtracted from the total Proportionate Share Mitigation required pursuant to this Agreement and the Interlocal Agreement.

5. USE OF PROPORTIONATE SHARE. The School Board shall direct the Proportionate Share to a School Capacity improvement identified in the capital improvement schedule in the five (5) year district work plan of the School Board's District Facilities Work Program which mitigates the impacts from the proposed Residential Development. If such a School Capacity improvement does not exist in the District Facilities Work Program, the School Board may, in its sole discretion, add a School Capacity improvement to its District Facilities Work Program to mitigate the impacts from the Project, as provided in Section 17.6 of the Interlocal Agreement.

6. IMPACT FEE CREDIT. The Proportionate Share Mitigation paid pursuant to Section 4 of this Agreement shall be credited against the School Impact Fee on a dollar for dollar basis at fair market value, up to the amount of the School Impact Fee Credit (hereinafter defined).

Upon payment of the Proportionate Share Mitigation., the School Board shall notify the City to establish a School Impact Fee credit account in the amount of TWO HUNDRED TWO THOUSAND ONE HUNDRED SIXTEEN AND 33/100 DOLLARS (\$202,116.33) based upon 23.00 Equivalent Residential Units (as defined in Section 30-622 of the Orange County Code)("Impact Fee Credit Amount"). Applicant shall not be entitled to a credit or refund for any portion of the Proportionate Share Mitigation in excess of the Impact Fee Credit Amount.

7. ISSUANCE OF SCHOOL CONCURRENCY RECOMMENDATION. Upon final execution of this Agreement by all Parties hereto, this Agreement will serve as the Applicant's Capacity Encumbrance Letter in accordance with Section 16.7 of the Interlocal Agreement.

8. SCHOOL CAPACITY ENCUMBRANCE AND RESERVATION. Upon final execution of this Agreement by all Parties hereto, this Agreement will serve as the Applicant's Capacity Encumbrance Letter that School Capacity will be available for the Project. This is in accordance with Section 16.6(g) of the Interlocal Agreement.

At such time as Applicant has prepaid the School Impact Fees further described in Section 6 of this Agreement, and paid the applicable installment(s) of the School Capacity Reservation Fee described in Section 9 below, School Capacity shall be reserved for 101 single family Residential Units; if the Applicant fails to make any of the required School Capacity Reservation Fee payments described in Paragraph 9 below or if this Agreement is terminated, such reserved School Capacity shall lapse and be returned to the applicable Concurrency Service Area.

9. CAPACITY RESERVATION FEE. The Applicant shall also be required to pay a School Capacity Reservation Fee for the Project in accordance with Section 30-599 of the Orange County Code. The Applicant shall pay the School Capacity Reservation Fee further described below.

- a. 1st Installment due within six (6) months of the Effective Date of this Agreement:
\$ 295,728.00
- b. 2nd Installment due 18 months from the Effective Date of this Agreement:
\$295,728.00
- c. 3rd Installment due 30 months from the Effective Date of this Agreement:
\$295,728.00

Notwithstanding the schedule provided by this Section, Applicant may prepay any or all of the School Capacity Reservation Fees in advance. School Capacity Reservation Fees paid pursuant to this Agreement shall be credited towards School Impact Fees as provided in Section 30-599 of the County Code. Additionally, Applicant may apply the Impact Fee Credit Amount against any one of the foregoing installment payments.

10. TERMINATION. This Agreement shall terminate and Applicant shall forfeit any administrative fees paid, as well as any capacity encumbered or reserved under the following circumstances, unless the City and the School Board agree to an extension of the Applicant's School Concurrency Mitigation Agreement:

a. The Applicable Local Government does not approve the Plat within one hundred eighty (180) days from approval of the Site Plan by the City Council. In such event, all Proportionate Share Mitigation paid by the Applicant shall be refunded to the Applicant by the School Board.

b. The Applicant fails to proceed in good faith and secure at least one Building Permit for a unit other than a model home within three (3) years of recording of the plat. In such case, this Agreement shall be terminated and any encumbered or reserved school capacity shall be returned to its applicable capacity bank. The Applicant will not be entitled to a refund of any portion of the Proportionate Share Mitigation paid under this Agreement, and will only be entitled to receive a 90% refund of the Capacity Reservation Fee.

11. COVENANTS RUNNING WITH THE LAND. This Agreement shall be binding, and shall inure to the benefit of the heirs, legal representatives, successors, and assigns of the parties, and shall be a covenant running with the Property and be binding upon the successors and assigns of the Owner and upon any person, firm, corporation, or entity who may become the successor in interest to the Property.

12. NOTICES. Any notice delivered with respect to this Agreement shall be in writing and be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or to such other address or other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

School Board School Board of Orange County, Florida
 Attn: Superintendent
 445 West Amelia Street
 Orlando, Florida 32801

With a Copy to: Orange County Public Schools
 Attn: Facilities Planning Department
 6501 Magic Way, Building 200
 Orlando, Florida 32809

Applicant: Windward Hills, LLC
 Attn: Frank Cawthon
 P.O. Box 1015
 Windermere, Florida 34786

With a Copy to: Shutts & Bowen, LLP
 Attn: Juli James
 300 S. Orange Avenue, Suite 1600
 Orlando, Florida 32801

City: City of Apopka
 Attn: Planning Department
 120 E. Main Street
 Apopka, Florida 32703

13. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

14. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates, and shall not be deemed to be a continuing or future waiver.

15. EXHIBITS. All Exhibits attached hereto are a part of this Agreement and are fully incorporated herein by this reference.

16. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be binding upon the parties hereto unless in writing and executed by all the Parties to this Agreement. School Board does hereby confer upon the Superintendent, or Superintendent's designee, the authority to amend this Agreement, provide any consent, notice or approval set forth herein or otherwise exercise any right or election of the School Board granted or reserved herein, without formal approval from School Board, provided such amendment or consent does not substantially alter or modify the terms herein. Further, the Superintendent, or Superintendent's designee, shall have the authority, without further approval from the School

Board, to finalize the form of all agreements, assignments, and similar documents set forth in this Agreement, and the School Board's signature of those agreements, assignments, and similar documents is hereby authorized. The extension of any payment or deadline required hereunder for less than one (1) year shall not be considered to substantially alter or modify the terms herein. If, in the sole judgment of School Board, such amendment or consent does substantially alter or amend this Agreement, then School Board shall have the option of declaring the amendment or consent void *ab initio*, thus rendering the amendment or consent without any legal force and effect.

17. **ASSIGNMENT, TRANSFER OF RIGHTS.** The Applicant may assign its rights, obligations and responsibilities under this Agreement to a third-party purchaser of all or any part of fee simple title to the Property; provided, however, that any such assignment shall be in writing and shall require the prior written consent of all of the Parties hereto, which consent shall not be unreasonably withheld, conditioned, or delayed. Such consent may be conditioned upon the receipt by the other parties hereto of the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicant's obligations with regard to Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the Parties with a copy of the written assignment within ten (10) days of the date of execution of same.

The School Board hereby consents to the assignment of this Agreement to KB Home Orlando LLC, a Delaware limited liability company, and by signing the Joinder and Consent to this Agreement, KB Home Orlando LLC, for itself and on behalf of any affiliate that may become an assignee of this Agreement, hereby agrees upon acquisition of the Property to agree to all rights and obligations of Applicant hereunder and further agrees to assume and comply with all conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicant's obligations with regard to the applicable Capacity Reservation Fees and Proportionate Share Mitigation under this Agreement, including, without limitation, under Sections 4, 6 and Section 9 of this Agreement.

18. **COUNTERPARTS.** This Agreement may be signed in counterparts, each of which may be deemed an original, and all of which together constitute one and the same agreement.

19. **RECORDING OF THIS AGREEMENT.** The School Board agrees to record this Agreement, at Applicant's expense, in the Public Records of Orange County, Florida.

20. **ENTIRE AGREEMENT.** This Agreement sets forth the entire agreement among the Parties with respect to the subject matter addressed herein, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

21. **SEVERABILITY.** If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

22. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and in

accordance with the Orange County Code and venue for any action to enforce the provisions of this Agreement shall be in the Ninth Judicial Circuit Court in and for Orange County, Florida.

23. **ATTORNEY'S FEES.** In the event any party hereto brings an action or proceeding, including any counterclaim, cross-claim, or third party claim, against any other party hereto arising out of this Agreement, each party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney fees.

24. **EFFECTIVE DATE.** The effective date of this Agreement shall be the date when the last one of the parties has properly executed this Agreement as determined by the date set forth immediately below their respective signatures (the "Effective Date").

25. **PRE-PAYMENT, MITIGATION & CAPACITY RESERVATION FORMS.** This Agreement requires the Applicant to pay a Proportionate Share Mitigation and a portion of the Capacity Reservation Fee prior to the recording of a Plat. The form attached hereto as **Exhibit "C,"** must be completed and returned to the School Board's Facilities Planning Department with all fees due hereunder, including, but not limited to, applicable Capacity Reservation Fees and Proportionate Share Mitigation. This form must be completed and returned to the Facilities Planning Department, in addition to all fees payable pursuant to the terms of this Agreement, to satisfy Sections 4 and Section 9 of this Agreement.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

“SCHOOL BOARD”

Signed and sealed in the presence of:

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

Print Name: _____

By: _____
William E. Sublette, its Chairman

Print Name: _____

Date: _____

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by William E. Sublette, Chairman of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.

AFFIX NOTARY STAMP

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

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

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

Signed and sealed in the presence of:

Print Name: _____

Print Name: _____

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

Dated: _____

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Barbara M. Jenkins, ED.D. as Superintendent The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.

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

AFFIX NOTARY STAMP

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

Approved as to form and legality by legal
counsel to The School Board of Orange
County, Florida, exclusively for its use and
reliance.

John T. Morris
Chief Facilities Officer

Laura L. Kelly, Staff Attorney III/Planning
and Real Estate

Date: _____, 2018

Date: _____, 2018

"APPLICANT"

Signed and sealed in the presence of:

WINDWARD HILLS, LLC, a Florida limited liability company

[Signature]
Print Name: DAVID CARLSON

By: *[Signature]*
Print Name: FRANK H. CAWTHON, JR.
Title: MANAGER

Kathy Moorehead
Print Name: Kathy Moorehead

Date: Sept 26, 2018

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

The foregoing instrument was acknowledged before me this 26th day of September, 2018, by Frank H. Cawthon, Jr. as Manager of Windward Hills, LLC, a Florida limited liability company, on behalf of the organization. He/she is personally known to me or has produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP

Kathy O Moorehead
NOTARY PUBLIC OF FLORIDA
Print Name: Kathy O. Moorehead
Commission No.: FF 202607
Expires: 4-22-19

“CITY”

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

By: Mayor

Print Name _____

Title: _____

Date: _____

ATTEST:

By: _____

City Clerk

{ Corporate Seal }

Date: _____

Exhibit "A" – Legal Description

PARCEL 1:

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 36, Township 20 South, Range 27 East, Orange County, Florida.

AND

The Southwest 1/4 of the Northwest 1/4 of Section 36, Township 20 South, Range 27 East, Orange County, Florida, Less and Except the South 689 feet of the West 125 feet of the Southwest 1/4 of the Northwest 1/4 of said Section 36.

More particularly described as:

Beginning at the Southwest corner of the Southwest 1/4 of the Northwest 1/4, Section 36, Township 20 South, Range 27 East, Orange County, Florida, said point being the Point of Beginning; thence run North 89 degrees 27 minutes 12 seconds East, along the South line of the South 689 feet of the West 125 feet of said Southwest 1/4 of the Northwest 1/4, a distance of 125.15 feet; thence North 03 degrees 21 minutes 25 seconds West, along the East line of said South 689 feet of the West 125 feet, a distance of 689.83 feet to the Northeast corner of said South 689 feet of the West 125 feet; thence South 89 degrees 27 minutes 12 seconds West, along the North line of said South 689 feet of the West 125 feet, a distance of 125.15 feet; thence North 03 degrees 21 minutes 25 seconds West, along the West line of the aforesaid Southwest 1/4 of the Northwest 1/4, a distance of 632.58 feet to the Northwest corner of said Southwest 1/4 of the Northwest 1/4; thence North 89 degrees 27 minutes 11 seconds East, along the North line of said Southwest 1/4 of the Northwest 1/4, a distance of 1,324.49 feet to the Northeast corner of said Southwest 1/4 of the Northwest 1/4; thence South 03 degrees 07 minutes 47 seconds East, along the East line of said Southwest 1/4 of the Northwest 1/4, a distance of 1,322.18 feet to the Southeast corner of said Southwest 1/4 of the Northwest 1/4; thence South 02 degrees 57 minutes 34 seconds East, along the East line of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of the aforesaid Section 36, a distance of 657.81 feet to the Southeast corner of said North 1/2; thence South 89 degrees 37 minutes 08 seconds West, along the South line of said North 1/2, a distance of 1,318.75 feet to the Southwest corner of said North 1/2; thence North 03 degrees 01 minute 02 seconds West, along the West line of said North 1/2, a distance of 654.03 feet to the Point of Beginning.

PARCEL 2:

The West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 20 South, Range 27 East, Orange County, Florida, lying North and East of the Seaboard Air Line Railroad, Less and Except the South 2 1/2 acres thereof. Also, Less and Except that portion of the above lands conveyed to the State Road Department of the State of Florida, by virtue of Quit Claim Deed recorded in Deed Book 589, Page 426, Public Records of Orange County, Florida.

AND

Begin at the Northeast corner of the Southeast 1/4 of Section 35, Township 20 South, Range 27 East, Orange County, Florida, thence run West 10 chains; thence run South 448.89 feet; thence run Northeasterly to a point on the East line of said Section 411.84 feet South of the Point of Beginning; thence run North to the Point of Beginning.

AND

Exhibit “A” – Legal Description

The South 40.00 feet of the Southeast 1/4 of the Northeast 1/4 of Section 35, Township 20 South, Range 27 East, Orange County, Florida, Less and Except the East 660.00 feet thereof. Also, Less and Except any portion of the subject property lying within the road right-of-way for West Orange Blossom Trail (State Road 500, US Highway 441) on West.

Exhibit "B" – Map



APK-18-009
 Apopka Farms

Schools
 ES: Zellwood
 MS: Wolf Lake
 HS: Apopka

Jurisdiction: City of Apopka
 School Board Dist.: # 7
 Parcel ID: 35-20-27-0000-00-020; -063; -006
 Acreage: +/- 67.73 ac



OCPS
Facilities Planning
 Orange County Public Schools

Exhibit “C”-Forms



CAPACITY RESERVATION FEE & MITIGATION FORM

DEPARTMENT OF FACILITIES PLANNING

6501 MAGIC WAY, BUILDING 200, ORLANDO, FL 32809

TEL: 407-317-3974 / FAX: 407-317-3263 / WEBSITE: <http://planning.ocps.net>

A Concurrency Mitigation Agreement (CMA) or Capacity Encumbrance Letter (CEL) may require property owners and developers to pay a Capacity Reservation Fee (CRF) and/or Proportionate Share Mitigation at some point in the development process prior to issuance of a building permit. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools (OCPS) along with a check for the estimated Capacity Reservation Fees, and/or Proportionate Share Mitigation. This form must be completed and returned to the Department of Facilities Planning at Orange County Public Schools. Any questions regarding this form should be directed to the following:

Contact: Jamie Boerger, AICP
 (407) 317-3700 x2022391
 Jamie.DiLuzioBoerger@ocps.net

SECTION 1: CMA/CEL INFORMATION	CMA \ CEL #:
	CMA \ CEL Title:
	Jurisdiction:
	Parcel ID(s):¹
	General Location:
	Development Permit Type:²

SECTION 2: APPLICANT INFORMATION	Date:
	Applicant Name:
	Company:
	Address:
	Phone #:
	Email:

Exhibit “C”-Forms

CAPACITY RESERVATION FEE & MITIGATION FORM

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

SECTION 4: PAYMENT SUMMARY	Capacity Reservation Fee Amount (payable to the applicable local government)		
	Installment: <input type="checkbox"/> 1 st <input type="checkbox"/> 2 nd <input type="checkbox"/> 3 rd <input type="checkbox"/> Remaining Balance \$ _____		
	Proportionate Share Mitigation Amount (payable to Orange County School Board)		
	\$ _____		
	<i>A check made payable to OCPS must accompany this form. If the prepayment amount is correct and the form complete and sufficient, a Letter of Authorization will be prepared by OCPS to inform the Applicable Local Government to create a credit account. OCPS will forward the Letter of Authorization to the Applicable Local Government and copy the Applicant.</i>		
	Single Family	Multi-Family	Townhome
	\$8,784/unit	\$5,919/unit	\$6,930/unit
	Does this CMA / CEL require an additional contribution? Yes <input type="checkbox"/> No <input type="checkbox"/>		
Identify the section of the CMA / CEL that requires the mitigation payment?			

Applicant Checklist:	
<input type="checkbox"/>	Capacity Reservation Fee check, payable to the applicable Local Government . (Deliver to OCPS)
<input type="checkbox"/>	Proportionate Share Mitigation check, payable to the Orange County Public Schools . (Deliver to OCPS)
<input type="checkbox"/>	11 X 17 copy of the site plan/plat associated with this request. (Attach to email)

Signature of Applicant

Print Name of Applicant

Date

Exhibit “C”-Forms

CAPACITY RESERVATION FEE & MITIGATION FORM

For OCPS Use Only:	
Reviewer : _____ Date Reviewed: _____	Received Stamp
<input type="checkbox"/>	Application Sufficient
<input type="checkbox"/>	Letter of Authorization Approved

Footnotes:

1. List all parcel identification numbers assigned to the parcels within the Preliminary Subdivision Plan (PSP), site plan, or plat boundaries that apply to this application. List parcel IDs in a separate attachment, if necessary.
2. Development permit type – state whether the credit will be applied to a plat, PSP, site plan, or other type of permit required by local government. Only one development permit type should apply. A separate Prepaid School Impact Fee Form must be completed for each development permit application.
3. State the title of the PSP, site plan or plat exactly as it appears on that document.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
FROM: Community Development
EXHIBITS: Vicinity Map
Agreement

SUBJECT: SAN SEBASTIAN RESERVE (112 LOTS)

REQUEST: AUTHORIZE THE MAYOR OR HIS DESIGNEE TO EXECUTE A SEWER AND WATER CAPACITY AGREEMENT FOR SAN SEBASTIAN RESERVE (112 LOTS)

SUMMARY:

The City's standard Sewer and Water Capacity Agreement has been prepared for San Sebastian Reserve, located North of Lester Road and West of Rock Springs Road.

FUNDING SOURCE: N/A

RECOMMENDATION ACTION:

Authorize the Mayor or his designee to execute the Sewer and Water Capacity Agreement for San Sebastian Reserve.

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

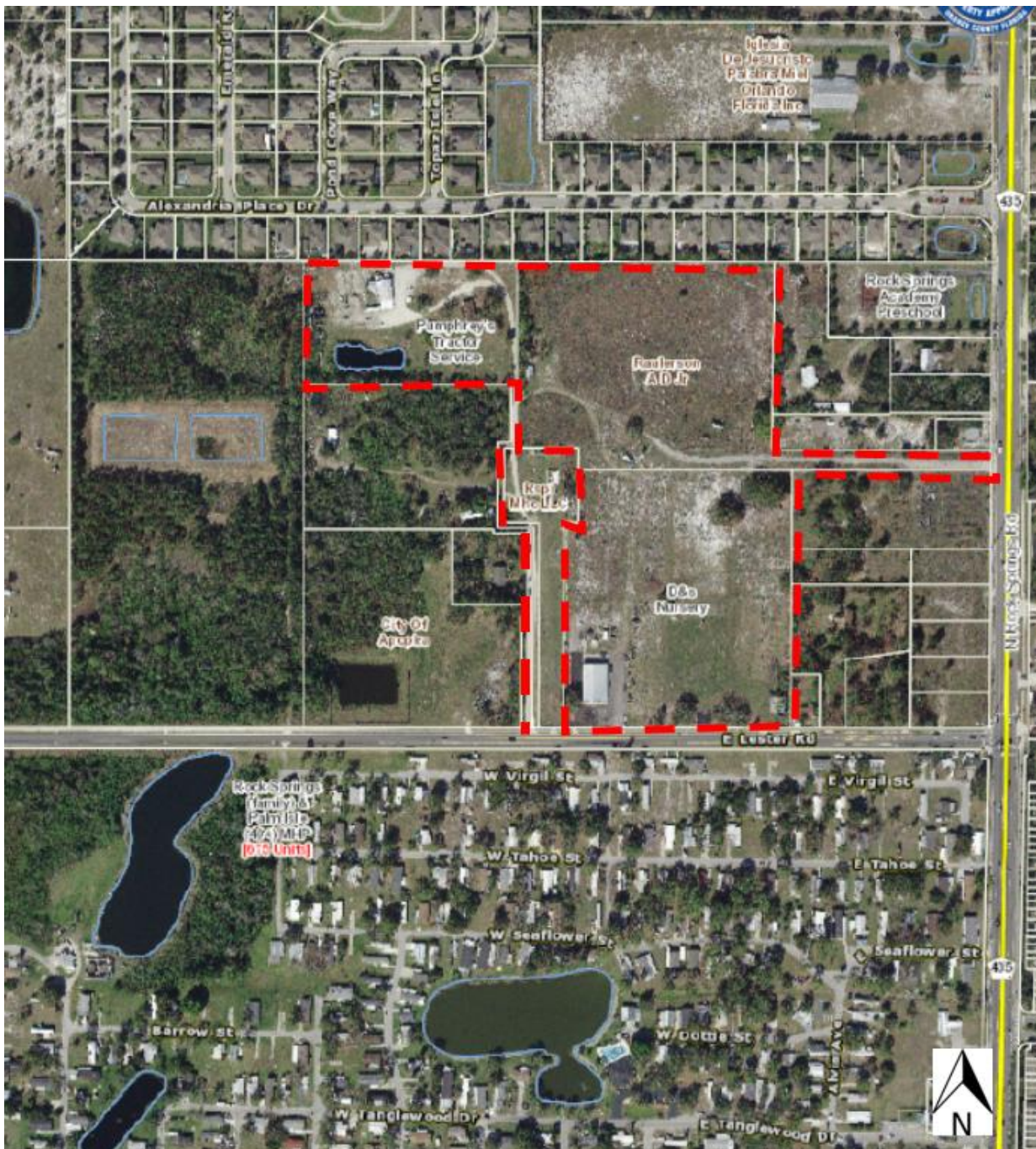
Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief



SAN SEBASTIAN RESERVE
A.D. Raulerson Sr. A. D. Raulerson, Jr and Curtis & Karen Pumphrey
Parcel ID No: 28-20-28-0000-00-084; 28-20-28-0000-00-040; 28-20-28-0000-00-077
Total Acres: 23.14 +/-

VICINITY MAP



SEWER AND WATER CAPACITY AGREEMENT
SAN SEBASTIAN RESERVE (112 LOTS)

THIS AGREEMENT, made as of this ____ day of _____, 20__, by and between the City of Apopka, Florida, a municipal corporation, hereinafter sometimes referred to as "City" or "Utility" or both; and **K Hovnanian San Sebastian, LLC**, sometimes hereinafter referred to as "Owner" or "Developer" or both.

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

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

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

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

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

WHEREAS, Developer owns or controls lands located in City of Apopka or Orange

County, Florida, and described in **Exhibit "A"** attached hereto and made a part hereof as if fully set out in this paragraph and hereinafter referred to as the "Property," and Developer intends to develop the Property by erecting thereon, individually metered units, general service units, or combination of these; and

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

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

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

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

NOW, THEREFORE, the parties hereto agree as follows:

Section 1. Compliance.

The Owner agrees that both he and his successors and assigns will abide by the provisions of this Agreement and the relevant Ordinances of the City and that he will install or have installed the improvements required by the City in accordance with the

provisions of this Agreement and of said Ordinances. The Owner further understands and agrees that, in the development of the subject property, failure to abide by the terms of this Agreement, the provisions of the City's Ordinances, or any other applicable regulations, ordinances, or laws from time to time existing, shall constitute grounds for refusal by the City, or the appropriate authority thereof, to allow such development, to obtain building permits, to institute utility services, or to permit occupancy of completed improvements.

Section 2. Definitions.

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

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

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

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

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

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

G. "Service" - The readiness and ability on the part of the Utility to furnish and maintain water and sewer service to the point of delivery for each lot or tract pursuant to

applicable ordinances, laws, rules, regulations, permits and Utility policies.

Section 3. On-Site Installation.

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

Developer shall obtain approval of plans and specifications from all necessary agencies. No construction shall commence until utility and appropriate regulatory agencies have approved such plans and specifications in writing. If construction commences prior to all such approvals and any other approvals required hereunder, Utility shall have no responsibility to accept such lines and facilities and Utility may elect to terminate this Agreement and/or not provide service to Developer until such time as

Developer obtains all such required approvals. When permits and approved plans are returned by appropriate regulatory agencies to Developer, Developer shall submit to Utility one copy of the water and/or sewer construction permit and approved plans. Developer shall also supply to the Utility a copy of the final estimate or payment covering all contract items and Release of Lien from Contractor(s).

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

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

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

Upon completion of construction, Developer's engineer of record shall submit to

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

Section 4. Off-Site Installation.

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

- A. Provide Utility with three (3) copies of the approved subdivision plat.
- B. Provide Utility with three (3) copies of the approved paving and drainage plans

of the development.

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

D. Obtain approval of the plans and specifications from all necessary governmental agencies, including, but not limited to, the Florida Department of Environmental Protection and the City of Apopka. No construction shall commence until Utility and appropriate regulatory agencies have approved such plans and specifications in writing. When permits and approved plans are returned by appropriate regulatory agencies to Developer, Developer shall submit to Utility one (1) copy of water and/or sewer construction permit and approved plans.

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

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

During the construction of the water distribution and sewage collection systems by

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

F. Upon completion of construction, Developer's engineer of record shall submit to Utility a copy of the signed certifications of completion submitted to the appropriate regulatory agencies. If certification is for the water distribution system, a copy of the bacteriological results and a sketch showing locations of all sample points shall be included.

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

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

G. As per this Agreement, Developer shall install, at its sole expense, all of the

aforesaid facilities off-site, in accordance with the plans and specifications approved by the Utility. The Utility agrees it will complete its review of the plans and specifications within thirty (30) days of receipt from the Developer.

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

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

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

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

L. The Developer shall further cause to be conveyed to Utility all easements

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

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

Section 5. Easement.

Developer hereby grants and gives to Utility, its successors and assigns, but subject to the terms of this Agreement, the exclusive right or privilege to construct, own, maintain or operate the water and sewer facilities to serve the Property; and the exclusive right or privilege to construct, own, maintain or operate the said facilities in, under, upon, over and across the present and future streets, roads, alleys and easements, reserved utility strips and utility sites, and any public place as provided and dedicated to public use in the record plats, or as provided for in agreements, dedications or grants made otherwise and is independent of said record plats. Mortgagees, if any, holding prior liens on the Property shall be required to either release such lien, subordinate their positions or join in the grant or dedication of the easements or rights-of-way, or give to Utility assurance by way of a "non-disturbance agreement," that in the event of foreclosure, mortgagee would continue to recognize the easement rights of Utility, as long as Utility complies with the terms of this Agreement. All water distribution and sewage collection facilities, save and except consumer installations, shall be covered by easements or

rights-of-way if not located within platted or dedicated road or rights-of-ways for utility purposes.

Developer hereby further agrees that the foregoing grants include the necessary right of ingress and egress to any part of the Developer's property upon which Utility is constructing or operating utility facilities. The foregoing grants shall be for such period of time as Utility or its successors or assigns require such rights, privileges or easements in the construction, ownership, maintenance, operation or expansion of the water and sewer facilities. The parties agree that in the event Developer and Utility agree to install any of the water or sewer facilities in lands within the Property lying outside the streets and easement areas described above, then Developer or the owner shall grant to Utility, the necessary easement or easements for such "private property" installation; provided, all such "private property" installations by Utility shall be made in such a manner as not to interfere with the then primary use of such "private property". The use of easements granted by Developer to Utility shall not preclude the use by other utilities of these easements, such as for cable television, telephone, electric, or gas utilities, or as otherwise agreed to by Utility, provided each does not interfere with Utility's use thereof.

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

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

Developer agrees with Utility that all water and sewer facilities accepted by Utility in connection with providing water and sewer services to the Property shall at all times remain in the sole, complete and exclusive ownership of Utility, its successors and

assigns, and any person or entity owning any part of the Property or any residence, building, or unit constructed or located thereon, shall not have any right, title, claim or interest in and to such facilities or any part of them, for any purpose, including the furnishing of water and sewer services to other persons or entities located within or beyond the limits of the Property.

Section 7. Exclusive Right to Provide Service.

As a further and essential consideration of this Agreement, Developer, or the successors and assigns of Developer, shall not (the words "shall not" being used in a mandatory definition) engage in business or businesses of providing potable water or sewer services to the Property during the period of time Utility, its successors and assigns, provide water or sewer services to the Property, it being the intention of the parties hereto that under the foregoing provision and also other provisions of this Agreement, Utility shall have the sole and exclusive right and privilege to provide water and sewer services to the Property and to the occupants of each residence, building or unit constructed thereon, except for providing by Developer, from its own sources and lines for irrigation uses.

Section 8. Rates.

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

Notwithstanding any provision in this Agreement, the Utility may establish, amend or

revise, from time to time, in the future, and enforce rules and regulations covering water and sewer services to the Property, including the costs thereof.

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

Section 9. Capital Facility Fees.

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

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

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

Total Water

Capacity Committed <u>in Gallons</u>	No. Of ERU's <u>Committed</u>	Water Capital Facility Fee <u>Per ERU</u>	Facility Fee Due from <u>Owner</u>
34,500	112	\$957.00	\$107,184.00

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

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

Total Sewer

Capacity Committed <u>in Gallons</u>	No. Of ERU's <u>Committed</u>	Sewer Capital Facility Fee <u>Per ERU</u>	Facility Fee Due from <u>Owner</u>
34,500	112	\$4,775.00	\$534,800.00

Section 10. Payment of Capital Fees.

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

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

a permit.

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

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

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

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

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

The capital facilities fees shall be based on the fee schedule in effect at the time payment is actually made to the City. The fees set forth therein are the minimum due and payable. Capital Facilities Fees shall be due and payable by the Owner on or before application for building permits for each individual lot or land development activity. During the time period following the issuance of the DEP permit until all capital facilities fees are paid, the amount due and payable shall always be the greater of the scheduled fees or the fees due upon applying for building permits during this period. If the Capital Facilities fees are paid in conjunction with the application for building permits are less than the fees currently due pursuant to subparagraphs (d), (e), and (f) of this Section, the Owner must remit the difference as same comes due pursuant to the schedule. If the amount due in conjunction with the application for building permits exceeds the amount

due pursuant to schedule, the amount due in conjunction with the application for building permits shall be the amount due and payable regardless of the amount of the scheduled payment.

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

It is also agreed by the parties that:

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

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

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

Section 11. Refund of Fee Paid.

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

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

Section 12. Recapture of Capacity.

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

Section 13. Maintenance Fees.

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

Section 14. Water System Tap Fee.

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

shall be charged as follows:

Single Service Meter

3/4"	\$350.00
1"	\$412.00
1½"	\$631.00
2"	\$757.00

Dual Service Meter

3/4"	\$274.00
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Short Service Tap

3/4" & 1"	\$275.00
1½" & 2"	\$357.00

Long Service Tap

3/4" & 1"	\$836.00
1½" & 2"	\$918.00

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

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

Section 15. Sewer Tap Fee and Other Charges.

The parties agree that a sewer tap fee shall be charged at the time of approval by the City of a service connection. The cost of extending or installing 6" sewer lateral shall be \$745.00 up to 25 feet and including cleanout, and shall be payable by the Developer

upon billing. For additional footage beyond 25 feet, the charge shall be \$12.00 per linear foot. The costs of any applicable county or state permits will be also an additional charge payable by the Developer. Any sewer lateral within the public right-of-way easement will remain the property of the City. All Tap Fees are due and payable at the time that a service connection is approved by the Utility. The other charges described herein are due and payable within 10 days of the date of the billing.

Section 16. Miscellaneous Provisions Regarding Payments.

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

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

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

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

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

E. Neither Developer nor any person or other entity holding any of the Property by, through or under Developer, or otherwise, shall have any present or future right, title, claim or interest in and to the Capital Facility Fee charges paid or to any of the water or

sewer facilities and properties of Utility, and all prohibitions applicable to Developer with respect to refund of such fees, are applicable to all persons or entities owning such property or an interest in such property.

Section 17. Agreement to Serve.

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

The parties agree that the capacity needed to provide service to the Property is 34,500 gallons per day for potable water supply and 34,500 gallons per day for wastewater removal. Developer agrees that the number of units of development for which capacity is reserved hereby shall not exceed the number of units of development for which capacity is reserved hereby pursuant to final development plans on file in the Community Development Department. Developer agrees that sewage to be treated by the Utility from Developer's property will consist of domestic wastewater and further

agrees that it will not allow any abnormal strength sewage to flow from developers' property to the Utility Sewage treatment facility that will cause harm to the treatment process. In addition, Developer further agrees that no wastewater, fluids or other substances and materials shall be discharged to the Utility's sanitary sewer collection/transmission system, which contain any hazardous, inflammable, toxic and/or industrial constituents, in whole or in part, regardless of the concentrations (i.e., strengths) of said constituents. Developer grants to Utility the right to sample the Developer's sewage, as referred to hereinabove, to verify Developer's compliance with this paragraph.

Section 18. Application for Service: Consumer Installations.

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

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

- A. Application for the installation of water meters and backflow preventers shall be made twenty-four (24) hours in advance, not including Saturdays, Sundays and holidays.
- B. All consumer installation connections may at its sole option be inspected by the Utility before backfilling and covering of any pipes.
- C. Written notice to the Utility requesting an inspection of a consumer installation

connection may be given by the Developer or his contractor, and the inspection will be made within twenty-four (24) hours, not including Saturdays, Sundays and holidays, provided the meter and backflow preventer, if applicable, have been previously installed.

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

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

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

Section 19. Assurance of Title.

Within fifteen (15) days of DEP approval or prior to Developer issuing the Notice to Proceed to the Utility, at the expense of Developer, Developer agrees to deliver to the Utility a Certificate of Title, a Title Insurance Policy or an opinion of title from a qualified

attorney-at-law, with respect to the Property. The provisions of this paragraph are for the purpose of evidencing Developer's legal right to grant the exclusive rights of service contained in the Agreement.

Section 20. Binding Effect of Agreement.

The Agreement shall be binding upon and shall inure to the benefit of Developer, the Utility and their respective assigns and successors by merger, consolidation, conveyance or otherwise, subject to the terms of this Agreement, as contained herein. This Agreement is freely assignable by either party.

Section 21. Notice.

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

2301 Lucien Way
Suite 260
Maitland, FL 32751
Attn: Kyle Upper

With a copy to: _____

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

Section 22. Laws of Florida.

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

Section 23. Cost and Attorney's Fees.

In the event the Utility or Developer is required to enforce this Agreement by Court

proceedings or otherwise, by instituting suit or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorney's fees.

Section 24. Force Majeure.

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

Section 25.

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

Section 26.

This Agreement supersedes all previous agreements or representations, either

verbal or written, heretofore in effect between Developer and Utility, made with respect to the matters herein contained, and when duly executed, fully constitutes the Agreement between Developer and the Utility. No additions, alterations or variations of the terms of this Agreement shall be valid, nor can provisions of this Agreement be waived by either party, unless such additions, alterations, variations or waivers are expressed in writing and duly signed.

Section 27. Construction.

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

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

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

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

Section 28.

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

Section 29.

Notwithstanding the gallonage calculations that could be made hereunder relative to ERU's, by and execution hereof, Developer agrees that the intention of this contract is to reserve a given number of units of capacity for the property described in **Exhibit "A"** and

not for purposes of any other calculations.

Section 30.

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

Section 31.

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

Section 32.

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

Section 33. Water Conservation Measures.

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

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

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

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

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

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

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

Section 34.

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

Section 35.

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

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

WITNESSES:

THE CITY OF APOPKA,
A Florida municipal corporation

Print Name

Edward Bass
City Administrator

Print Name

STATE OF FLORIDA
COUNTY OF ORANGE

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

(NOTARY'S SEAL)

Notary Public

Print Name
Commission No. _____

WITNESSES:

Guy Trussell
Guy Trussell
Print Name

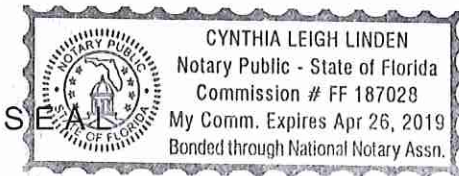
Sylvia Fall
Sylvia Fall
Print Name

OWNER:

By: [Signature]
Divisional President
Title

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23 day of October, 2018 by Kyle Upper (Name of officer or agent) of K. Hovnanian San Sebastian, LLC (Name of corporation acknowledging), a LLC (state or place of corporation) Corporation, on behalf of the corporation. He (He/She/They) is/are personally known to me or has produced (type of identification) as identification and did (did not) take an oath.



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

Legal Description

LEGAL DESCRIPTION

A parcel of land comprising a portion of Section 28, Township 20 South, Range 28 East, City of Apopka, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of aforesaid Section 28; thence run North 89° 55' 56" West along the South line of the Southeast 1/4 of said Section 28 for a distance of 600.00 feet; thence departing said South line run North 00° 23' 24" East for a distance of 30.00 feet to a point on the North right-of-way line of East Lester Road and the POINT OF BEGINNING; thence run North 89° 55' 56" West along said North right-of-way line for a distance of 430.44 feet; thence departing said North right-of-way line run North 00° 22' 34" East for a distance of 326.71 feet; thence run North 89° 55' 56" West for a distance of 200.00 feet to a point on the East line of a parcel of land described in Official Records Book 3141, Page 1427 of the Public Records of Orange County, Florida; thence run the following courses along said East line: North 00° 22' 34" East for a distance of 244.90 feet; thence run South 89° 55' 56" East for a distance of 38.50 feet; thence run North 00° 22' 34" East for a distance of 208.00 feet to the Northeast corner of aforesaid parcel of land described in Official Records Book 3141, Page 1427; thence run North 89° 55' 56" West along the North line of said parcel for a distance of 188.12 feet; thence departing aforesaid North line run North 00° 14' 49" East for a distance of 174.83 feet; thence run North 89° 50' 38" West for a distance of 575.31 feet to a point on the West line of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of aforesaid Section 28; thence run North 00° 07' 01" East along said West line for a distance of 345.69 feet to the Northwest corner of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 28; thence run South 89° 50' 38" East along the North line of the South 1/2 of the Southeast 1/4 of said Section 28, also being the South line of ALEXANDER PLACE according to the plat thereof as recorded in Plat Book 55, Pages 93 through 96 of aforesaid Public Records of Orange County, Florida for a distance of 1305.10 feet to the Northeast corner of the West 1/2 of the Southeast 1/4 of said Section 28; thence departing said North line and said South line run South 00° 17' 58" West, along the east line of the west 1/2 of the Southeast 1/4 of the Southeast 1/4 of said section 28 for a distance of 524.00 feet; thence departing said east line run South 89° 50' 22" East for a distance of 51.71 feet; thence run South 00° 23' 24" West a distance of 774.93 feet to the POINT OF BEGINNING;

Contains 22.86 acres more or less.

Together with:

A portion of Section 28, Township 20 South, Range 28 East, City of Apopka, Orange County, Florida, being more particularly described as follows: COMMENCE at the Southeast corner of said Section 28; thence North 00°23'24" East along the East line of the Southeast 1/4 of said Section 28, a distance of 750.01 feet; thence departing from said East line run North 89°55'56" West along a line 750 feet North from and parallel with, as measured at right angles to the South line of the Southeast 1/4 of said Section 28, a distance of 50.00 feet to the West right-of-way line of North Rock Springs Road and the POINT OF BEGINNING; thence South 00°23'24" West along said West right-of-way line, a distance of 31.06 feet; thence North 44°43'29" West, a distance of 35.43 feet to a point on a line lying 60 feet South from and parallel with, as measured at right angles to a Northerly boundary of lands described in that certain Corporate Warranty Deed as recorded in Official Records Book 6302, Page 1942, of the Public Records of Orange County, Florida; thence North 89°50'22" West along said parallel line, a distance of 524.90 feet; thence North 00°23'24" East along a line 600 feet West from and parallel with, as measured at right angles to the East line of the Southeast 1/4 of said Section 28, a distance of 5.07 feet to the Northwest corner of the South 750 feet of the East 660 feet of the Southeast 1/4 of said Section 28; thence continue North 00°23'24" East, a distance of 54.93 feet to a point on the Northerly boundary of said Corporate Warranty Deed; thence South 89°50'22" East along said Northerly boundary, a distance of 550.00 feet to the West right-of-way line of North Rock Springs Road; thence South 00°23'24" West along said West right-of-way line, a distance of 54.04 feet to the POINT OF BEGINNING.

Contains 0.77 acres more or less.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
FROM: Community Development
EXHIBITS: Vicinity Map
Agreement

SUBJECT: VISTA RESERVE (153 LOTS)

REQUEST: AUTHORIZE THE MAYOR OR HIS DESIGNEE TO EXECUTE A SEWER AND WATER CAPACITY AGREEMENT FOR VISTA RESERVE (153 LOTS)

SUMMARY:

The City's standard Sewer and Water Capacity Agreement has been prepared for Vista Reserve, located one half mile north of the intersection of Rogers Road and Lester Road.

FUNDING SOURCE: N/A

RECOMMENDATION ACTION:

Authorize the Mayor or his designee to execute the Sewer and Water Capacity Agreement for Vista Reserve.

DISTRIBUTION

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



VISTA RESERVE
Pulte Home Company LLC
Parcel ID No: 29-20-28-0000-00-003
Total Acres: 61.1 +/-

VICINITY MAP



SEWER AND WATER CAPACITY AGREEMENT
VISTA RESERVE (153 LOTS)

THIS AGREEMENT, made as of this ____ day of _____, 20__, by and between the City of Apopka, Florida, a municipal corporation, hereinafter sometimes referred to as "City" or "Utility" or both; and Pulte Home Company, LLC, sometimes hereinafter referred to as "Owner" or "Developer" or both.

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

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

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

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

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

WHEREAS, Developer owns or controls lands located in City of Apopka or Orange

County, Florida, and described in **Exhibit "A"** attached hereto and made a part hereof as if fully set out in this paragraph and hereinafter referred to as the "Property," and Developer intends to develop the Property by erecting thereon, individually metered units, general service units, or combination of these; and

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

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

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

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

NOW, THEREFORE, the parties hereto agree as follows:

Section 1. Compliance.

The Owner agrees that both he and his successors and assigns will abide by the provisions of this Agreement and the relevant Ordinances of the City and that he will install or have installed the improvements required by the City in accordance with the

provisions of this Agreement and of said Ordinances. The Owner further understands and agrees that, in the development of the subject property, failure to abide by the terms of this Agreement, the provisions of the City's Ordinances, or any other applicable regulations, ordinances, or laws from time to time existing, shall constitute grounds for refusal by the City, or the appropriate authority thereof, to allow such development, to obtain building permits, to institute utility services, or to permit occupancy of completed improvements.

Section 2. Definitions.

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

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

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

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

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

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

G. "Service" - The readiness and ability on the part of the Utility to furnish and maintain water and sewer service to the point of delivery for each lot or tract pursuant to

applicable ordinances, laws, rules, regulations, permits and Utility policies.

Section 3. On-Site Installation.

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

Developer shall obtain approval of plans and specifications from all necessary agencies. No construction shall commence until utility and appropriate regulatory agencies have approved such plans and specifications in writing. If construction commences prior to all such approvals and any other approvals required hereunder, Utility shall have no responsibility to accept such lines and facilities and Utility may elect to terminate this Agreement and/or not provide service to Developer until such time as

Developer obtains all such required approvals. When permits and approved plans are returned by appropriate regulatory agencies to Developer, Developer shall submit to Utility one copy of the water and/or sewer construction permit and approved plans. Developer shall also supply to the Utility a copy of the final estimate or payment covering all contract items and Release of Lien from Contractor(s).

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

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

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

Upon completion of construction, Developer's engineer of record shall submit to

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

Section 4. Off-Site Installation.

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

- A. Provide Utility with three (3) copies of the approved subdivision plat.
- B. Provide Utility with three (3) copies of the approved paving and drainage plans

of the development.

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

D. Obtain approval of the plans and specifications from all necessary governmental agencies, including, but not limited to, the Florida Department of Environmental Protection and the City of Apopka. No construction shall commence until Utility and appropriate regulatory agencies have approved such plans and specifications in writing. When permits and approved plans are returned by appropriate regulatory agencies to Developer, Developer shall submit to Utility one (1) copy of water and/or sewer construction permit and approved plans.

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

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

During the construction of the water distribution and sewage collection systems by

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

F. Upon completion of construction, Developer's engineer of record shall submit to Utility a copy of the signed certifications of completion submitted to the appropriate regulatory agencies. If certification is for the water distribution system, a copy of the bacteriological results and a sketch showing locations of all sample points shall be included.

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

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

G. As per this Agreement, Developer shall install, at its sole expense, all of the

aforesaid facilities off-site, in accordance with the plans and specifications approved by the Utility. The Utility agrees it will complete its review of the plans and specifications within thirty (30) days of receipt from the Developer.

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

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

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

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

L. The Developer shall further cause to be conveyed to Utility all easements

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

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

Section 5. Easement.

Developer hereby grants and gives to Utility, its successors and assigns, but subject to the terms of this Agreement, the exclusive right or privilege to construct, own, maintain or operate the water and sewer facilities to serve the Property; and the exclusive right or privilege to construct, own, maintain or operate the said facilities in, under, upon, over and across the present and future streets, roads, alleys and easements, reserved utility strips and utility sites, and any public place as provided and dedicated to public use in the record plats, or as provided for in agreements, dedications or grants made otherwise and is independent of said record plats. Mortgagees, if any, holding prior liens on the Property shall be required to either release such lien, subordinate their positions or join in the grant or dedication of the easements or rights-of-way, or give to Utility assurance by way of a "non-disturbance agreement," that in the event of foreclosure, mortgagee would continue to recognize the easement rights of Utility, as long as Utility complies with the terms of this Agreement. All water distribution and sewage collection facilities, save and except consumer installations, shall be covered by easements or

rights-of-way if not located within platted or dedicated road or rights-of-ways for utility purposes.

Developer hereby further agrees that the foregoing grants include the necessary right of ingress and egress to any part of the Developer's property upon which Utility is constructing or operating utility facilities. The foregoing grants shall be for such period of time as Utility or its successors or assigns require such rights, privileges or easements in the construction, ownership, maintenance, operation or expansion of the water and sewer facilities. The parties agree that in the event Developer and Utility agree to install any of the water or sewer facilities in lands within the Property lying outside the streets and easement areas described above, then Developer or the owner shall grant to Utility, the necessary easement or easements for such "private property" installation; provided, all such "private property" installations by Utility shall be made in such a manner as not to interfere with the then primary use of such "private property". The use of easements granted by Developer to Utility shall not preclude the use by other utilities of these easements, such as for cable television, telephone, electric, or gas utilities, or as otherwise agreed to by Utility, provided each does not interfere with Utility's use thereof.

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

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

Developer agrees with Utility that all water and sewer facilities accepted by Utility in connection with providing water and sewer services to the Property shall at all times remain in the sole, complete and exclusive ownership of Utility, its successors and

assigns, and any person or entity owning any part of the Property or any residence, building, or unit constructed or located thereon, shall not have any right, title, claim or interest in and to such facilities or any part of them, for any purpose, including the furnishing of water and sewer services to other persons or entities located within or beyond the limits of the Property.

Section 7. Exclusive Right to Provide Service.

As a further and essential consideration of this Agreement, Developer, or the successors and assigns of Developer, shall not (the words "shall not" being used in a mandatory definition) engage in business or businesses of providing potable water or sewer services to the Property during the period of time Utility, its successors and assigns, provide water or sewer services to the Property, it being the intention of the parties hereto that under the foregoing provision and also other provisions of this Agreement, Utility shall have the sole and exclusive right and privilege to provide water and sewer services to the Property and to the occupants of each residence, building or unit constructed thereon, except for providing by Developer, from its own sources and lines for irrigation uses.

Section 8. Rates.

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

Notwithstanding any provision in this Agreement, the Utility may establish, amend or

revise, from time to time, in the future, and enforce rules and regulations covering water and sewer services to the Property, including the costs thereof.

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

Section 9. Capital Facility Fees.

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

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

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

Total Water

Capacity Committed <u>in Gallons</u>	No. Of ERU's <u>Committed</u>	Water Capital Facility Fee <u>Per ERU</u>	Facility Fee Due from <u>Owner</u>
53,500	153	\$957.00	\$146,421.00

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

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

Total Sewer

Capacity Committed <u>in Gallons</u>	No. Of ERU's <u>Committed</u>	Sewer Capital Facility Fee <u>Per ERU</u>	Facility Fee Due from <u>Owner</u>
45,900	153	\$4,775.00	\$730,575.00

Section 10. Payment of Capital Fees.

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

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

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

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

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

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

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

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

Owner must remit the difference as same comes due pursuant to the schedule. If the amount due in conjunction with the application for building permits exceeds the amount due pursuant to schedule, the amount due in conjunction with the application for building permits shall be the amount due and payable regardless of the amount of the scheduled payment.

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

It is also agreed by the parties that:

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

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

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

Section 11. Refund of Fee Paid.

The parties agree that if a DEP permit expires and DEP has released all permitted capacity back to the City and no construction has been commenced, then the Developer shall be entitled to a refund of the capital facility fees paid as a condition for its issuance except that the City shall retain three percent (3%) of the refunded funds as a fee to offset the costs of collection and refund.

Section 12. Recapture of Capacity.

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

Section 13. Maintenance Fees.

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

Section 14. Water System Tap Fee.

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

<u>Single Service Meter</u>	
3/4"	\$350.00
1"	\$412.00
1½"	\$631.00
2"	\$757.00
<u>Dual Service Meter</u>	
3/4"	\$274.00
<u>Short Service Tap</u>	
3/4" & 1"	\$275.00
1½" & 2"	\$357.00
<u>Long Service Tap</u>	
3/4" & 1"	\$836.00
1½" & 2"	\$918.00

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

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

Section 15. Sewer Tap Fee and Other Charges.

The parties agree that a sewer tap fee shall be charged at the time of approval by the City of a service connection. The cost of extending or installing 6" sewer lateral shall be \$745.00 up to 25 feet and including cleanout, and shall be payable by the Developer upon billing. For additional footage beyond 25 feet, the charge shall be \$12.00 per linear foot. The costs of any applicable county or state permits will be also an additional charge payable by the Developer. Any sewer lateral within the public right-of-way easement will remain the property of the City. All Tap Fees are due and payable at the time that a service connection is approved by the Utility. The other charges described herein are due and payable within 10 days of the date of the billing.

Section 16. Miscellaneous Provisions Regarding Payments.

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

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

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

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

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

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

Section 17. Agreement to Serve.

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

The parties agree that the capacity needed to provide service to the Property is 42,900 gallons per day for potable water supply and 42,900 gallons per day for wastewater removal. Developer agrees that the number of units of development for which capacity is reserved hereby shall not exceed the number of units of development

for which capacity is reserved hereby pursuant to final development plans on file in the Community Development Department. Developer agrees that sewage to be treated by the Utility from Developer's property will consist of domestic wastewater and further agrees that it will not allow any abnormal strength sewage to flow from developers' property to the Utility Sewage treatment facility that will cause harm to the treatment process. In addition, Developer further agrees that no wastewater, fluids or other substances and materials shall be discharged to the Utility's sanitary sewer collection/transmission system, which contain any hazardous, inflammable, toxic and/or industrial constituents, in whole or in part, regardless of the concentrations (i.e., strengths) of said constituents. Developer grants to Utility the right to sample the Developer's sewage, as referred to hereinabove, to verify Developer's compliance with this paragraph.

Section 18. Application for Service: Consumer Installations.

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

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

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

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

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

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

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

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

Section 19. Assurance of Title.

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

Section 20. Binding Effect of Agreement.

The Agreement shall be binding upon and shall inure to the benefit of Developer, the Utility and their respective assigns and successors by merger, consolidation, conveyance or otherwise, subject to the terms of this Agreement, as contained herein. This Agreement is freely assignable by either party.

Section 21. Notice.

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

Pulte Home Company, LLC
4901 Vineland Road, Suite 500
Orlando, FL 32811
Attn: Cliff Torres - Director of Land Development

With a copy to:

Gray Robinson
301 East Pine Street, Suite 1400
Orlando, FL 32801
Attn: Thomas Sullivan - Shareholder

and if the Utility, at:

City of Apopka
Utilities Department, Attn: Eusie Watson
120 East Main Street, Apopka, FL 32704

Section 22. Laws of Florida.

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

Section 23. Cost and Attorney's Fees.

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

Section 24. Force Majeure.

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

Section 25.

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

Section 26.

This Agreement supersedes all previous agreements or representations, either verbal or written, heretofore in effect between Developer and Utility, made with respect to the matters herein contained, and when duly executed, fully constitutes the Agreement between Developer and the Utility. No additions, alterations or variations of the terms of this Agreement shall be valid, nor can provisions of this Agreement be waived by either party, unless such additions, alterations, variations or waivers are expressed in writing and duly signed.

Section 27. Construction.

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

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

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

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

Section 28.

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

Section 29.

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

Section 30.

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

Section 31.

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

Section 32.

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

successors and assigns of the Developer.

Section 33. Water Conservation Measures.

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

- A. Low flush toilets which utilize 3.5 gallons or less of water per flushing cycle.
- B. Shower heads which have flow restrictors, pulsating features, flow control devices or other features which result in water conservation; and do not allow a flow exceeding 3.0 gallons per minute at 60 psi.
- C. No swimming pool filter backwash water or any other swimming pool wastewater shall be discharged to the sanitary sewer system.
- D. Spring-loaded/automatic shut-off water fixtures shall be utilized in all public restrooms. This shall include lavatory fixtures.
- E. Consideration and use (where possible) of dishwashers and washing machines which have water conservation features and/or utilize less water per cycle.

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

Section 34.

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

Section 35.

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

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

WITNESSES:

THE CITY OF APOPKA,
A Florida municipal corporation

Print Name

Edward Bass
City Administrator

Print Name

STATE OF FLORIDA
COUNTY OF ORANGE

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

(NOTARY'S SEAL)

Notary Public

Print Name
Commission No. _____

WITNESSES:

Joshua Kalin
Josh Kalin

Eugenia Rios-Doria
Eugenia Rios-Doria

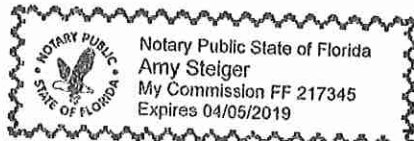
OWNER:

By: [Signature]
Director of Land Development
Title

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of October, 2018 by Cliff Torres (Name of officer or agent) of Pulte Home Company (Name of corporation acknowledging), a Michigan, LLC (state or place of corporation) Corporation, on behalf of the corporation. He/She/They is/are personally known to me or has produced _____ (type of identification) as identification and did (did not) take an oath.

SEAL



[Signature]
NOTARY PUBLIC

Revised 10-5-18

EXHIBIT "A"

Legal Description



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
FROM: Public Services
EXHIBITS:

SUBJECT: GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING SERVICES

REQUEST: APPROVE THE FIRST EXTENSION OF THE GEOTECHNICAL AND ENVIRONMENTAL ENGINEERING SERVICES CONTRACTS TO UNIVERSAL ENGINEERING SCIENCES AND TERRACON CONSULTING

SUMMARY:

On April 19, 2017, the City Council awarded Geotechnical and Environmental Engineering Services contracts to Universal Engineering Sciences and Terracon Consulting, for one year, with the option to extend the contracts for two additional one-year extensions

The services will be performed on an as needed basis. This is the first extension of each contract and is requested to be retroactive to April 19, 2018.

FUNDING SOURCE:

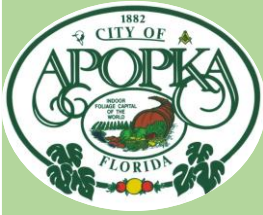
N/A

RECOMMENDATION ACTION:

Approve the first extension of the consulting services contracts for the Geotechnical and Environmental Engineering Services contract to Universal Engineering Sciences and Terracon Consulting, for one year.

DISTRIBUTION

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



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
FROM: Public Services
EXHIBITS:

SUBJECT: PROFESSIONAL ENGINEERING SERVICES

REQUEST: APPROVE THE FIRST EXTENSION OF THE PROFESSIONAL ENGINEERING SERVICES CONTRACTS TO WRIGHT-PIERCE, TETRATECH, AND REISS ENGINEERING FOR A PERIOD OF ONE YEAR.

SUMMARY:

On November 15, 2017, the City Council awarded Professional Engineering Services Contract to Wright Pierce, Tetrattech and Reiss Engineering, to provide the City with a consulting services contract beginning December, with two one-year extensions.

The services will be performed on an as needed basis. This is the first extension of each contract.

FUNDING SOURCE:

N/A

RECOMMENDATION ACTION:

Approve the first extension of the contracts for the consulting services for Professional Engineering Services with Wright Pierce, Tetrattech, and Reiss Engineering for one year.

DISTRIBUTION

Mayor Nelson
Commissioners
City Administrator
Community Development Director

Finance Director
HR Director
IT Director
Police Chief

Public Services Director
Recreation Director
City Clerk
Fire Chief



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
FROM: Public Services
EXHIBITS:

SUBJECT: MOBILE PUMP FOR UTILITY MAINTENANCE

REQUEST: AUTHORIZE THE PURCHASE OF A MOBILE PUMP FROM THOMPSON PUMP AND MANUFACTURING COMPANY, INC.

SUMMARY:

Staff has obtained a proposal from Thompson Pump and Manufacturing Company, Inc., through the Florida Sheriffs Association Contract for the purchase of a new mobile pump for the Utility Maintenance Division for \$40,407. Due to growth and increase in capacity in this segment of the utility service area, the need for emergency mobile pumping abilities has become critical. The mobile pump will aide in the event of a pump or power failure and minimize the opportunity for a sewer overflow to occur. This mobile pump will replace an existing 1998 pump.

FUNDING SOURCE:

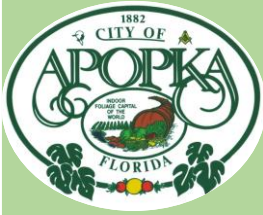
Fund 401 – Utility Maintenance Budget

RECOMMENDATION ACTION:

Authorize the purchase of a mobile pump for the Utility Maintenance Division from Thompson Pump and Manufacturing Company, Inc., for \$40,407.

DISTRIBUTION

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



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
FROM: Public Services
EXHIBITS:

SUBJECT: REPLACEMENT PUMPS AT TWO SANITARY SEWER LIFT STATIONS

REQUEST: AUTHORIZE THE PURCHASE OF TWO (2) PUMPS FROM XYLEM WATER SOLUTIONS USA, INC.

SUMMARY:

Staff has obtained a proposal from Xylem Water Solutions USA, Inc., through the Florida Sheriffs Association Contract for the purchase of two (2) new pumps for replacement one (1) for \$32,928 the other for \$15,064 for a total of \$47,992. Due to growth and increases in capacity of the sanitary sewer service areas, it is necessary to replace these pumps to provide the correct pump design conditions to adequately serve the areas.

FUNDING SOURCE:

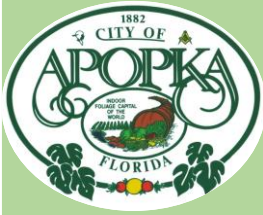
Fund 401 – Utility Plant Maintenance Budget

RECOMMENDATION ACTION:

Authorize the purchase of two (2) new replacement pumps for sanitary sewer lift stations from Xylem Water Solutions USA, Inc., for \$47,992.

DISTRIBUTION

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



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
 FROM: Public Services
 EXHIBITS:

SUBJECT: EMERGENCY REPAIRS OF THE PRESSURE-SUSTAINING VALVE AT THE NORTH SHORE REUSE WATER PUMP STATION

REQUEST: APPROVE THE MCDADE WATERWORKS, INC., PROPOSAL TO PERFORM EMERGENCY REPAIRS OF THE PRESSURE-SUSTAINING VALVE AT THE NORTH SHORE REUSE WATER PUMP STATION

SUMMARY:

Staff noticed that the pressure-sustaining valve at the North Shore Reuse Water Pump Station is malfunctioning and leaking. This valve is needed to properly control the flow of water into the ground storage tank from the distribution system. The current installation is failing, and is no longer stopping the flow of water into the ground storage tank. This is leading to wasted water and requires emergency repairs.

Proposals from the following for an emergency replacement:

Company	Amount
Ferguson Waterworks	\$32,020
Fluid Control Specialties, Inc.	\$31,042
McDade Waterworks, Inc.	\$29,700

Staff requests approval for McDade Waterworks, Inc., to perform the referenced emergency repairs in the amount of \$29,700. Funding is not currently budgeted for this update in the FY 18/19 Utility Plant Maintenance Budget.

A budget amendment for the approved funding is included in this 11/07/18 agenda via Resolution No. 2018-24.

FUNDING SOURCE:

Fund 401 – Wastewater Utility Reserves

RECOMMENDATION ACTION:

Approve McDade Waterworks, Inc. to perform the emergency repairs of the pressure-sustaining valve at the North Shore Reuse Water Pump Station in the amount of \$29,700

DISTRIBUTION

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





CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
 FROM: Public Services
 EXHIBITS:

SUBJECT: PURCHASE OF A VEHICLE & HEAVY EQUIPMENT

REQUEST: AUTHORIZE THE PURCHASE OF EQUIPMENT FOR THE PUBLIC SERVICES & POLICE DEPARTMENT

SUMMARY:

The purchase of heavy equipment for the Public Services Department and a vehicle for the Police Department. Pricing is made available through the Florida Sheriffs Association Contract. The pricing is as follows:

Heavy Equipment	Division	Vendor	Amount
Claw Truck	Grounds Maintenance	Kenworth of Central Florida	\$165,361
Caterpillar 420F-IT Backhoe	Utility Construction	Ring Power Corporation	\$84,402
Ford Police Interceptor SUV	Police Support Services	Prestige Ford	\$28,006.20

FUNDING SOURCE:

FY18/19 adopted budget.

RECOMMENDATION ACTION:

Authorize the purchase of heavy equipment through the Florida Sheriffs Association Contract.

DISTRIBUTION

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



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: Business

MEETING OF: November 7, 2018
 FROM: Public Services
 EXHIBITS:

SUBJECT: PURCHASE OF UTILITY & SANITATION COMMODITIES

REQUEST: APPROVE THE ISSUANCE OF BLANKET PURCHASE ORDERS FOR FISCAL YEAR 2018/2019

SUMMARY:

The Public Services Department purchases large amounts of various commodities in its daily operations including pipe, fittings, safety equipment, and chemicals throughout the year. This purchasing is accomplished through piggybacking other municipalities and state contracts, which has provided the best cost savings for the quantities that are utilized.

In accordance with Section 107.3.1.2(IV) (A), of the City’s Purchasing Policy, Staff requests approval to issue blanket purchase orders to the following vendors for the purchase of the referenced commodities.

Division	Vendor	Commodity	Amount	Municipal Contract
Warehouse Inventory	Core & Main	Pipe, Fittings, Accessories	\$1,500,000	City of St. Petersburg
Warehouse Inventory	Safety Products	Safety Equipment	\$60,000	City of St. Petersburg
Warehouse Inventory	Grainger	Tool and Misc.	\$60,000	State of Florida
Water Plants	Allied Universal Corporation	Sodium Hypochlorite	\$30,000	Volusia County
Wastewater	Allied Universal Corporation	Sodium Hypochlorite	\$89,600	Volusia County
Wastewater	Evoqua Water Technology	Odor Control & Chemicals	\$125,000	Sarasota County
Sanitation	Waste Management	Yard waste/bulky tipping fees	\$222,300	City of Orlando Contract
Sanitation	Orange County Utilities	MSW tipping fees	\$995,400	Evaluated Source
Sanitation	Waste Management/RCA	Recycling Processing fees	\$101,300	Orange County Contract
Sanitation	People Ready	Temp labor	\$94,600	Evaluated Source
Sanitation	Rehrig Pacific	Garbage/Recycling Carts	\$182,500	City of Miami Contract
Sanitation	Wastequip	Garbage dumpsters	\$55,900	Evaluated Source
Sanitation	Rehrig Pacific	Bear resistant garbage carts	\$105,016	Volusia County Contract

FUNDING SOURCE:

Fund 401- Utility Operating Fund: Included and approved in the FY 18/19 budget.

Fund 402 – Sanitation Fund: Included and approved in the FY 2018/2019 Sanitation budget:

Florida Wildlife Commission Grant

RECOMMENDATION ACTION:

Approve the issuance of blanket purchase orders to the referenced vendors for the purchase of the commodities listed.

DISTRIBUTION

Mayor Nelson

Commissioners

City Administrator

Community Development Director

Finance Director

HR Director

IT Director

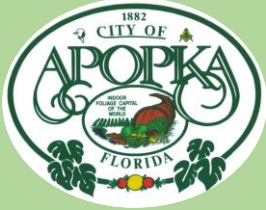
Police Chief

Public Services Director

Recreation Director

City Clerk

Fire Chief



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER:

MEETING OF: November 7, 2018
 FROM: Community Development
 EXHIBITS:
 Florida Hospital Lease Agreement

SUBJECT: FLORIDA HOSPITAL (AdventHEALTH) LEASE AGREEMENT AND UCF AGREEMENT

**REQUEST: APPROVE STAFF TO EXECUTE A LEASE AGREEMENT WITH FLORIDA HOSPITAL (AdventHEALTH)
 APPROVE STAFF TO EXECUTE AGREEMENT WITH UCF FOR THE INCUBATOR.**

SUMMARY:

Florida Hospital (AdventHEALTH) has graciously agreed to provide a 5,000 sq. ft. building at 205 N. Park Ave. on the campus of the “old” hospital on the north end of downtown. This site will be able to provide about 12 offices/rooms for the clients and UCF to continue this valuable economic development program. The city is currently comparing cost estimates from the city’s continuing service general contractors and a preferred qualified vendor provided by the UCF incubator.

On September 5, 2018 the City Council approved the funding of the renovation of this building (\$45,000) and moving the UCF Incubator to the site (\$5,000) at 205 N. Park Ave.

The City of Apopka staff and Florida Hospital (AdventHEALTH) have negotiated a lease agreement for the building located at 205 N Park Ave., adjacent to the old Florida Hospital building. This lease agreement allows the City to sub-lease the building to UCF for the Business Incubation Program.

Staff is requesting the following be approved by the City Council:

- Authorize staff to execute the attached lease Agreement with Florida Hospital (AdventHEALTH).
- Authorize staff to amend the Agreement with UCF for the Business Incubation Program.
- Wave permit fees for any building renovations and inspections.
- Authorize the selection of a contractor for the renovations at Florida Hospital via evaluated source and lowest cost not to exceed the funding amount of \$45,000. This method of procurement is being proposed based on the City Center time schedule for construction.

A budget amendment for the approved funding is included in this 11/07/18 agenda via Resolution No. 2018-24.

FUNDING SOURCE:

General Fund

DISTRIBUTION

Mayor Nelson
 Commissioners
 City Administrator
 Community Development Director

Finance Director
 HR Director
 IT Director
 Police Chief

Public Services Director
 Recreation Director
 City Clerk
 Fire Chief

205 N. Park Ave.



RECOMMENDATION ACTION:

City Council: Approve the following items:

- Authorize staff to execute the attached lease Agreement with Florida Hospital (AdventHEALTH).
- Authorize staff to amend the Agreement with UCF for the Business Incubation Program.
- Wave permit fees for any building review, renovations and inspections.
- Authorize the selection of a contractor for the renovations at Florida Hospital via evaluated source and lowest cost not to exceed the funding amount of \$45,000. This method of procurement is being proposed based on the City Center time schedule for construction.

LEASE SUMMARY SHEET

Lessor (Name and Address):	Adventist Health System/Sunbelt, Inc., d/b/a Florida Hospital 1919 N. Orange Avenue Orlando, Florida 32804
Lessee:	The City of Apopka, Florida
Leased Premises:	205 North Park Avenue, Suite 108 Apopka, Florida 32703
Permitted Use:	Administrative office space
Lease Term:	MTM with 60 day notice to vacate premises
Commencement Date:	October 1, 2018
Termination Date:	Month to month
Security Deposit:	\$ -0-
Base Rent:	\$750.00/month

LEASE AGREEMENT

THIS LEASE AGREEMENT is made and entered into this 1st day of October, 2018, between **ADVENTIST HEALTH SYSTEM/SUNBELT, INC.**, a Florida not-for-profit corporation, doing business as **FLORIDA HOSPITAL**, having a place of business at 601 East Rollins Street, Orlando, Florida (hereinafter referred to as the “Lessor”) and the CITY OF APOPKA, a Florida governmental subdivision located at 120 East Main St., Apopka, FL 32703 (hereinafter referred to as “Lessee”).

WITNESSETH

That, for and in consideration of the rental described hereinbelow and the mutual covenants and promises contained herein, the Lessor and the Lessee hereby covenant, promise and agree as follows:

SECTION 1. PREMISES. The Lessor does hereby lease and demise unto the Lessee, and the Lessee does hereby rent and take as tenant under the Lessor, the following described premises (the “Premises”):

205 North Park Avenue, Suite 108, Apopka, Florida 32703

SECTION 2. LICENSE. Lessor does hereby grant to Lessee a nonexclusive license for the use and enjoyment of those certain areas appurtenant to the Premises, consisting of all walkways and approaches to the Premises including the parking area. The license granted hereby shall exist only during the term of this Lease, and shall terminate simultaneously with any termination of the Lease.

SECTION 3. TERM. The term of this Lease shall begin on the Commencement Date (as hereinafter defined) and shall thereafter continue on a Month to Month basis until terminated by a ninety (90) day written notice by the Lessor or Lessee to the other party.

The Commencement Date shall be defined as December 1, 2018.

SECTION 4. RENT. Lessee shall pay Lessor \$750.00 per month plus applicable sales tax. Rental payments are due on the 1st day of each month. Lessor is responsible for all utilities, including electric, water and sewer.

SECTION 5. USE OF PROPERTY. The Premises shall be used for the operation of administrative office space and for no other purpose, without the prior written consent of the Lessor. Lessee shall not use or permit the Premises or any part thereof to be used for any purpose in violation of any governmental

law, ordinance or regulation. Lessee shall obtain, at its expense, all permits and approvals required from all applicable governmental authorities for Lessee's use of the Premises as contemplated herein. Lessee agrees that they will park vehicles only in parking lot areas directed by the Lessor.

SECTION 6. IMPROVEMENTS AND ALTERATIONS. The Lessor shall have no obligation to make any alterations or installations or otherwise prepare the Premises for Lessee's existing use. Lessor shall not be responsible for repairs of any kind to the premises.

SECTION 7. LESSEE'S RESPONSIBILITIES. Lessee shall be responsible for all repairs to include windows and doors, plumbing, electrical wiring and fixtures, janitorial service and insurance. Lessee shall at the termination of this Lease, by lapse of time or otherwise, deliver the Premises to Lessor in as good condition as at the commencement of this Lease, ordinary wear and tear excepted.

SECTION 8. INSURANCE.

- (a) **General Insurance Requirements.** Lessee shall keep the Premises insured continuously during the term of the Lease by the kind of insurance described in, and with coverage in amounts not less than those specified in, the requirements set forth in Subsection (b) below. Such insurance shall be written by companies of recognized standing which are authorized to do business in the State of Florida, and are well rated by reputable national rating organizations and naming as the insured parties thereunder Lessor and Lessee as their interests may appear.
- (b) **Type of Insurance Required.** Lessee shall maintain comprehensive general public liability insurance in an amount not less than ONE MILLION DOLLARS (\$1,000,000) for injury or death to one person per single incident, TWO MILLION DOLLARS (\$2,000,000) for injuries or death for any number of persons in any one occurrence, and such insurance to specifically cover the Premises for damage to property to the full value of personal property.
- (c) **Delivery of Policies, Etc.** Lessee shall deliver to Lessor promptly after the beginning of the term of the Lease a certificate or binder evidencing such insurance. Should Lessee fail to effect, maintain, or renew the insurance provided for above in the required amount, or to pay the premium therefor, or to deliver to Lessor any such certificate, then and in any of such events Lessor, at Lessor's option, but without obligation to do so, may, upon five (5) business days' notice to Lessee of the intention to do so, procure such insurance, and any sums expended by it to procure any such insurance shall be deemed Additional Rent payable to Lessor and shall on demand be forthwith

paid by Lessee to Lessor. However, it is expressly understood that procurement by Lessor of any such insurance shall not be deemed to waive or release the default of Lessee, or the right of Lessor, at Lessor's option, to recover possession of the Premises by reason of such default as herein provided. Lessee covenants and agrees to pay to Lessor any and all damages which Lessor may have sustained by reason of the failure of Lessee to obtain and maintain such insurance. It is expressly understood and agreed that Lessor shall not be obligated in any way or manner to insure any personal property of Lessee or which Lessee may have upon or within the Premises.

- (d) **Indemnity.** Lessee agrees to indemnify and hold harmless Lessor from and against any and all claims, damages, expenses (including reasonable attorney's fees) and liabilities of any nature whatsoever arising from any act, omission, neglect or default of Lessee, its agents, servants and assign within the Leased Premises. Lessor agrees to indemnify and hold harmless Lessee from and against any and all claims, damages, expenses (including reasonable attorney's fees) and liabilities of any nature whatsoever arising from any act, omission, neglect, default of Lessor, its agents, servants and assigns in or about the Leased Premises and Common Area.
- (e) **Property Insurance.** Lessor shall bear the risk of loss to the Premises and improvements on the Premises, but same shall not include the personal property and contents of Lessee. Lessee shall bear the risk of loss, and purchase adequate property insurance to protect said contents.

SECTION 9. AD VALOREM TAXES. Lessor shall be responsible for all Ad Valorem Taxes on the property.

SECTION 10. DAMAGE TO OR DESTRUCTION OF THE PROPERTY. In the event that the Premises is damaged by fire, tornado, hurricane or other casualty, to such an extent that it cannot be restored within ninety (90) days from the date of such damage, then either party, may at its option, terminate this Lease as of the date of such damage by giving written notice to the other party within thirty (30) days thereafter of its election to do so. In the event the Premises is damaged by any such cause and can be restored within ninety (90) days after the date of such damage, the Lessor shall, as soon after receipt of any insurance proceeds due as is practical, commence to restore the Premises to substantially the same condition as before such damage occurred; provided however; that the Lessor shall not be required to rebuild, repair or replace any improvements or alterations made by the Lessee during the Lease period, and provided further, that the Lessor shall rebuild to the same condition. There shall be no rent during the period of restoration. If Lessee cannot wait 90 days, then Lessee has the right to cancel said lease

and rent. When repaired for occupancy, Lessee has option to return to Premises.

SECTION 11. CONDEMNATION. In the event that the whole of the Premises is taken for any public or quasi-public use under any governmental law, ordinance or regulation, or by right of eminent domain or private purchase in lieu thereof, this Lease shall terminate automatically and rent shall abate for the unexpired portion of the term, as of the date the physical taking occurs. In the event that a portion of the Premises is so taken, and the Lessee's use of the Premises is not thereby substantially and adversely affected, this Lease shall continue in full force and effect without abatement or diminution of rent. In the event of any taking, the Lessee agrees to make no claim against the Lessor for the value of the unexpired portion of the term of this Lease, nor for any related losses thereby occasioned and further agrees not to assert, claim or seek any portion of any award made to Lessor; provided, however, the foregoing shall not limit or prohibit Lessee from maintaining its own claim against the condemning authority.

SECTION 12. ACCESS BY LESSOR. The Lessor may enter upon and inspect the Premises during regular business hours and with reasonable notice, unless in an emergency situation, for the purpose of ascertaining the Lessee's compliance with applicable laws, ordinances, regulations and governmental orders and directives and with the terms and conditions of this Lease. Lessor may also enter upon the Premises at any time, with reasonable notice, for the purpose of exhibiting the Premises to prospective tenants or purchasers.

SECTION 13. SUBORDINATION OF LEASE. This Lease shall be subject and subordinate to all mortgages which may now or hereafter encumber any interest in the Premises, and each and all advances which have been made or may here-after be made thereunder, and to all renewals, modifications, consolidations, replacements and extensions thereof. In confirmation of such subordination, the Lessee shall execute promptly, without costs or charge, any instrument or certificate the Lessor may request. The Lessee hereby irrevocably constitutes and appoints the Lessor as the Lessee's attorney-in-fact to execute any such instrument or certificate for and on behalf of the Lessee.

SECTION 14. MECHANICS LIENS. Nothing contained in this Lease shall be construed as a consent on the part of the Lessor to subject the Premises of the Lessor to liability under the mechanics lien law of the State of Florida. In the event that a mechanics lien is filed against the Premises in connection with any work performed by or on behalf of the Lessee, the Lessee shall satisfy same within ten (10) days from the date of filing. In the event that the Lessee fails to satisfy such claim within said ten (10) day period, Lessor may do so and may, thereafter, charge in connection with satisfaction of such claim, including attorney's fees. Further, the Lessee agrees to indemnify and save

the Lessor harmless from and against any damage or loss incurred by the Lessor as a result of any such mechanics lien. Without limiting the foregoing, the Lessee shall not cause or permit the placing of any other lien or encumbrance, of any nature whatsoever, against the Premises. This Section shall survive the termination of this Lease.

SECTION 15. SURRENDER OF PREMISES.

In the event that the Lessee plans to vacate the building, the Lessee shall serve notice to the Lessor not less than sixty (60) days prior to the vacating date. Whether this lease expires, or is terminated as above, no further obligation shall be expected nor demanded by the Lessor of the Lessee other than that the site be left in good order. Lessor agrees that Lessee will have the right to remove chattels, whether attached to the buildings or free standing.

The Lessee agrees that, on the last day of the term of this Lease, or in the event that this Lease is otherwise terminated, on such termination date, it shall peaceably and quietly leave and surrender the Premises in as good condition as on the first day of the term of this Lease, ordinary wear and use excepted. In the event that Lessee holds over beyond the expiration date of this Lease (or such earlier termination date), then it shall be deemed to be a tenant-at-sufferance, and shall vacate the Premises immediately upon receipt of notice from Lessor.

SECTION 16. DEFAULT BY LESSEE – LESSOR’S REMEDIES.

- (a) Each of the following shall be deemed to be an Event of Default under this Lease:
 - (1) If Lessee shall fail to comply with any non-rent obligation hereunder, and shall fail to cure such default within thirty (30) days after receipt of notice thereof; or
- (b) Upon the happening of any one or more of the foregoing Events of Default, Lessor may terminate this Lease by giving written notice thereof to Lessee, and such termination shall be effective thirty (30) days thereafter. Lessor may take possession of the Premises on such effective termination date and recover charges and damages accrued or accruing hereunder.
- (c) Upon the happening of any one or more of the foregoing Event of Default, or if the Premises shall be vacated or abandoned, or in the event of cancellation or termination hereof either by operation of law or by the issuance of a dispossess warrant or be the service of a notice of termination as above provided; Lessor may reenter the Premises, using such reasonable force for that purpose as may be

necessary without being liable to any prosecution for said reentry or the use of such force, and Lessor may repair or alter the Premises in such manner as Lessor may deem necessary or advisable, and or relet the Premises or any or all parts thereof for the whole or any part of the remainder of the original term hereof or for a longer period, in Lessor's name. Any entry or reentry by Lessor, whether had or taken under summary proceedings or otherwise shall not absolve or discharge Lessee from liability hereunder.

- (d) In the event of breach by Lessee of any of the terms, covenants or conditions hereof, Lessor shall have the right of injunction to restrain the same and the right to invoke any remedy allowed by law or in equity, as if specific remedies, indemnity or reimbursement were not herein provided for.
- (e) The rights and remedies given to Lessor in this Lease are distinct, separate and cumulative remedies and not one of them, whether or not exercised by Lessor, shall be deemed to be in exclusion of any of the others herein or by law or equity provided.

SECTION 17. NOTICES. All notices and other communications between the parties hereto, permitted or required by the provisions of the Lease shall be sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses shown below. The effective date of all notices shall be the date of receipt, as shown on the return receipt, or the date upon which delivery is refused, as shown on the return receipt or as certified by the postal authority.

If to the Lessor:

ADVENTIST HEALTH SYSTEM/SUNBELT, INC.,
d/b/a FLORIDA HOSPITAL
ATTN: Lisa Barrett, Director
1919 North Orange Avenue, Suite D
Orlando, Florida 32804

If to the Lessee:

UCF Business Incubation Program
205 N Park Avenue, Suite 108
Apopka, Florida 32703

SECTION 18. AMENDMENT TO LEASE. This Lease may be modified, amended or surrendered only by written instrument duly executed by the Lessor and Lessee.

SECTION 19. ASSIGNMENT OF LEASE.

- (a) **By Lessor:** The Lessor reserves the right to sell, mortgage, assign or otherwise transfer all or any part of its interest in the Premises and to assign all of its rights and obligations under this Lease, upon ninety (90) days' notice. Lessee may, at its option, terminate this lease of the date of such action by giving thirty (30) days' notice, and the Total Fixed Rent shall abate for the unexpired portion of the term of this lease.
- (b) **By Lessee:** Lessee shall not assign this Lease or any of its rights or obligations hereunder without the prior written consent of the Lessor, which consent shall not be arbitrarily withheld. Lessee shall not sublease all or portions of the Premises without the prior written consent of Lessor, which consent shall not be arbitrarily withheld.

SECTION 20. HEADINGS. The headings used for the various sections herein contained are for convenient reference only, and are not intended to define, construe or in any manner limit the contents of such sections.

SECTION 21. SUCCESSORS AND ASSIGNS. This Lease shall be binding upon, and shall inure to the benefit of, the parties hereto, their respective successors and permitted assigns.

SECTION 22. TIME OF THE ESSENCE. Time shall be of the essence with respect to each provision of this Lease which requires payment by either party upon a specified date or within a specified time period.

SECTION 23. ENTIRE AGREEMENT. This Lease constitutes the entire agreement between Lessor and Lessee, and there are no other covenants, agreements, promises, terms, provisions, conditions, undertakings, or understandings, either oral or written, between them concerning the Premises other than those set forth herein.

SECTION 24. PARTIAL INVALIDITY. If any provision of this Lease, or the application thereof to any person or circumstance, shall to any extent be invalid or unenforceable, the remainder of this Lease, or the application of such affected provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby, and each provision of this Lease shall be valid and shall be enforced to the fullest extent permitted by law. It is further the intention of Lessor and Lessee that if any provisions of this Lease is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

SECTION 25. COUNTERPARTS. This Lease may be executed in any number of counterparts, each of which will for all purposes be deemed to be an original, and all of which are identical.

SECTION 26. SECURITY DEPOSIT. This Section intentionally left blank.

SECTION 27. BUILDING HOURS. This Section intentionally left blank.

SECTION 28. RADON GAS. As required by law, Lessor hereby makes the following disclosure:

RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR LOCAL PUBLIC HEALTH UNIT.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

Print Name: _____

Print Name: _____

LESSOR:

**ADVENTIST HEALTH SYSTEM/
SUNBELT, INC.**, a Florida not-for-profit corporation, doing business as
FLORIDA HOSPITAL

By: _____

Name: _____

Title: _____

LESSEE:

UCF BUSINESS INCUBATION PROGRAM

Print Name: _____

Print Name: _____

By: _____

Name: _____

Title: _____



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: Final Development Plan

MEETING OF: November 7, 2018
 FROM: Community Development
 EXHIBITS: Vicinity Map
 Aerial Map
 Final Development Plan
 Renderings

SUBJECT: 7-ELEVEN REBUILD – FINAL DEVELOPMENT PLAN\SITE PLAN

REQUEST: APPROVE THE FINAL DEVELOPMENT PLAN FOR 7-ELEVEN REBUILD\SITE PLAN

SUMMARY:

OWNER/APPLICANT: 7-Eleven Inc. c/o Craig Cornelison, P.E.
 ENGINEER: Cornelison Engineering & Design, Inc., c/o Craig Cornelison, P.E.
 LOCATION: 2229 East Semoran Boulevard
 PARCEL ID #s: 12-21-28-6896-00-710
 FUTURE LAND USE: Commercial
 ZONING: C-2 (General Commercial) District
 EXISTING USE: Automobile Service Station and Convenience Store
 PROPOSED USE: Automobile Service Station and Convenience Store
 TRACT SIZE: 1.279 +/- acres
 BUILDING SIZE: 4,799 square feet total (carwash bldg – 864 sq.ft.; Oil Lube Bldg – 1,363; Existing Convenience Store – 1,292 sq.ft.; Addition to Convenience Store – 1,280 sq. ft.)
 FLOOR AREA RATIO 0.086 (0.25 Maximum)

FUNDING SOURCE: N/A

DISTRIBUTION

Mayor Nelson	Finance Director	Public Services Director
Commissioners	HR Director	Recreation Director
City Administrator	IT Director	City Clerk

Community Development Director

Police Chief

Fire Chief

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Commercial	C-1 (Retail Commercial)	Wekiwa Riverwalk Multi-Tenant Center
East	Right-of-Way (ROW)	ROW	Wekiwa Springs Road
South	ROW	ROW	SR 436/Semoran Boulevard
West (City)	Commercial	C-2 (General Commercial)	Retail Sales

PROJECT SUMMARY: This is a request to approve the 7-Eleven Rebuild – Final Development Plan/Site Plan that includes an additional square footage of 1,280 to the existing 1,292 sq.ft. convenience store. The car wash area will remain the same with the existing area of 864 square feet. This project has been determined as a redevelopment plan based on Section 6.07(A) Hardship Waiver of the Land Development Code (LDC) as it meets the following criteria:

1. Existing structure ten years of age or greater.
2. The proposed improvements enhance the economic value of the property.
3. The proposed improvements enhance the esthetics of the project site.
4. The developer/owner demonstrates to the satisfaction of the Development Review Committee (DRC) the proposed improvements would not adversely impact any surrounding properties.
5. Proposed improvements are less than 50 percent of the value of the property improvements.

PARKING: A total of 33 parking spaces will be provided as required by Code, one of which is reserved as a handicap accessible parking spaces.

ACCESS/TRANSPORTATION: This project has a driveway located at S.R. 436/Semoran Boulevard. and at Wekiwa Springs Road. Each driveway is a right-in, right-out turning movement only.

EXTERIOR ELEVATIONS: The height of the proposed building is 22 feet, below the maximum allowable height of 35 feet. As a part of the rebuild, applicant has proposed amendments to the façade of the build and Staff has found the proposed building façade elevations to be in accordance with the City’s Development Design Guidelines.

STORMWATER: The stormwater management system includes an on-site retention area, on the northwestern portion of the site. The stormwater pond design meets the City’s Land Development Code requirements based on this project.

BUFFER/SCREENING/TREE PROGRAM: As part of the development plan approval, existing landscaping that are decayed will be removed and replaced. Landscaping will meet the current Code to the greatest extent possible. As this is a redevelopment plan, the required 10-foot wide landscaped buffer adjacent to a right-of-way has been reduced to the existing width of 5-feet adjacent to Wekiwa Springs Road Springs Road and Semoran Boulevard. Oak trees on the western perimeter are to be preserved

and red maple trees are added to the north boundary abutting Wekiwa Riverwalk Shopping Plaza. Wax myrtles and crape myrtles are placed along the corner perimeter adjacent to Wekiwa Springs Road and Semoran Boulevard.

PUBLIC HEARING SCHEDULE:

October 23, 2018 - Planning Commission (5:30 pm)

November 7, 2018 - City Council (1:30 pm)

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the 7-Eleven Rebuild Final Development Plan, subject to the findings of this staff report.

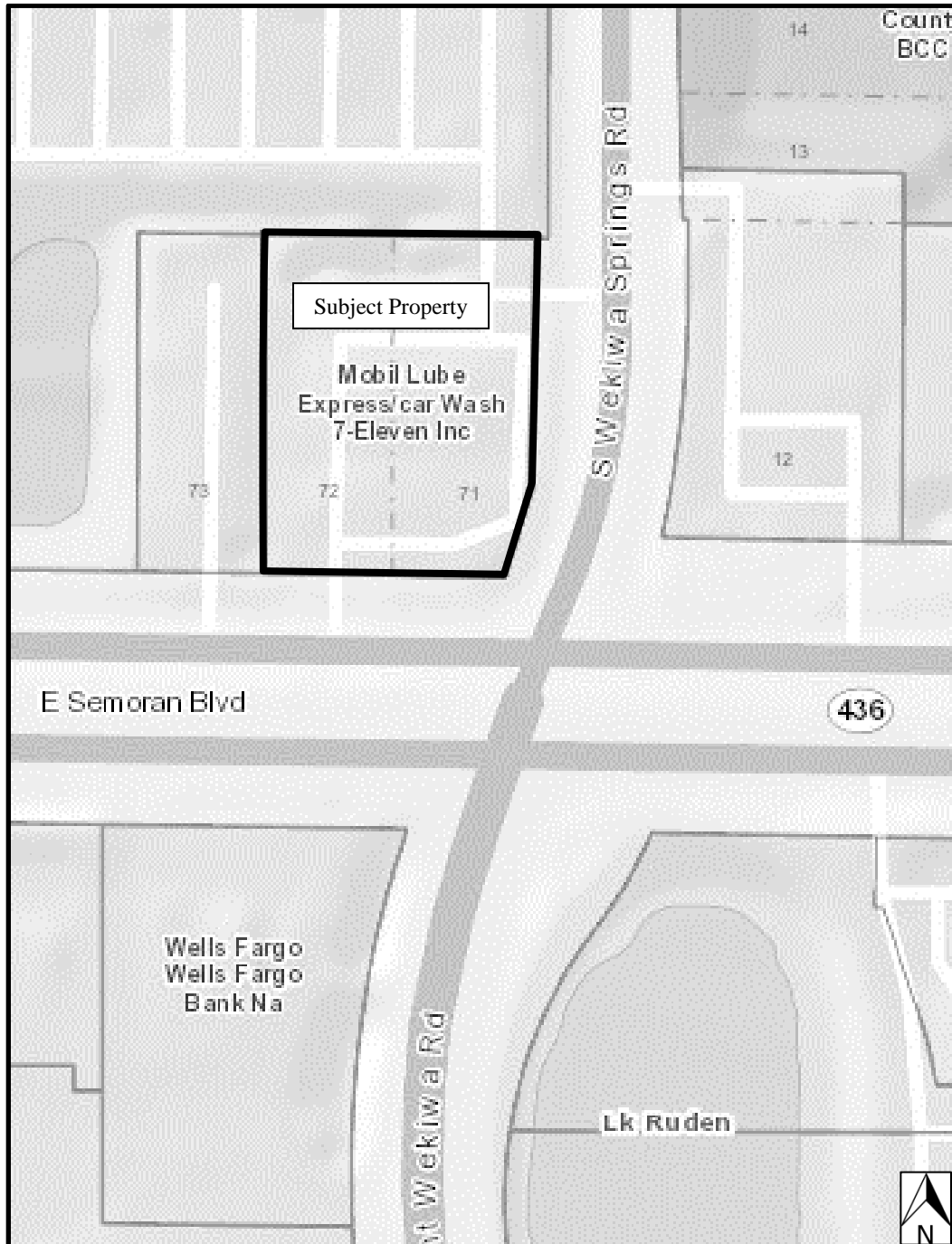
The **Planning Commission**, at its meeting on October 23, 2018, found the 7-Eleven Rebuild Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and unanimously recommended approval of Final Development Plan, subject to the findings of this staff report.

City Council: Approve the 7-Eleven Rebuild Final 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: Final Development Plan
Owner/Applicant: 7-Eleven Inc. c/o Craig Cornelison, P.E.
Engineer: Cornelison Engineering & Design, Inc., c/o Craig Cornelison, P.E.
Parcel I.D. #s: 12-21-28-6896-00-710
Location: 2229 East Semoran Boulevard
Acres: 1.279 acres +/-

VICINITY MAP



AERIAL MAP



FINAL DEVELOPMENT PLANS

FOR

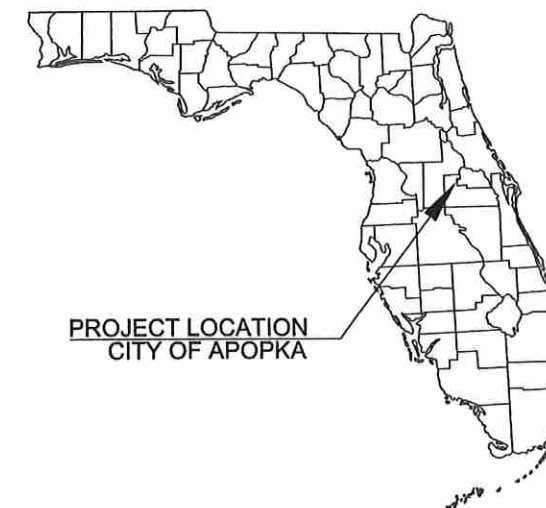


7-ELEVEN

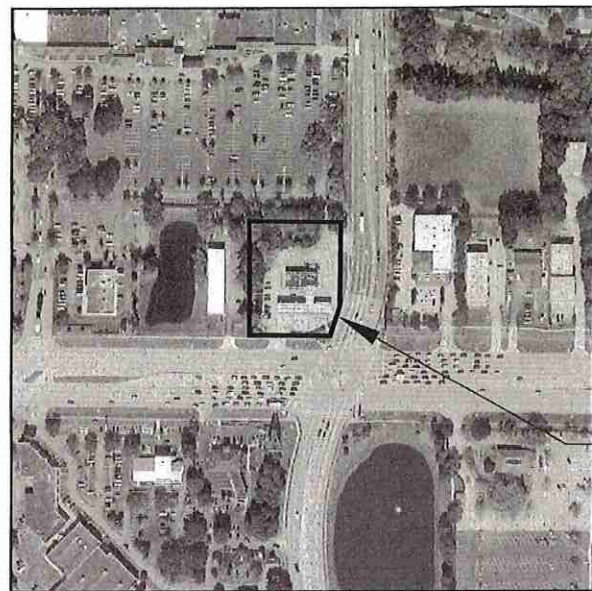
2229 E. SEMORAN BLVD.
APOPKA, FLORIDA 32703

CITY OF APOPKA

PARCEL I.D. NUMBER: 12-21-28-6896-00-710



PROJECT LOCATION
CITY OF APOPKA



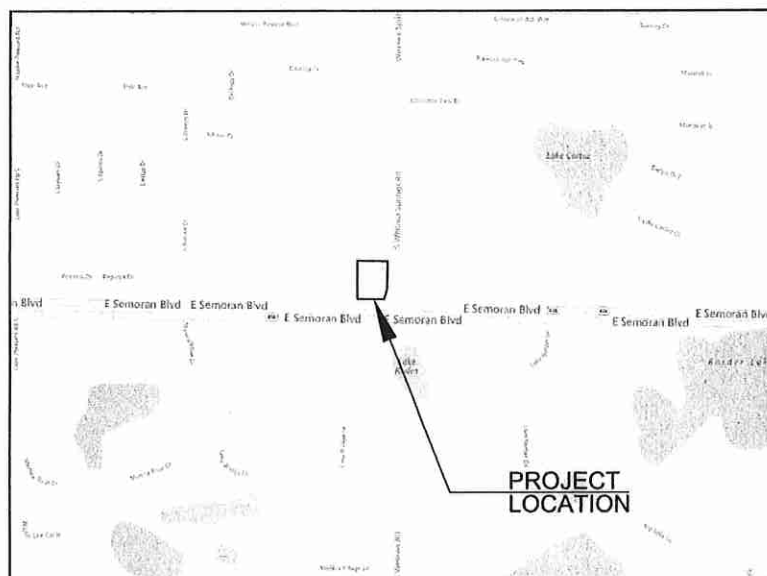
PROJECT
LOCATION

AERIAL



LEGAL DESCRIPTION: (AS PROVIDED BY SURVEYOR)

A PORTION OF LOTS 71 AND 72, PIEDMONT ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, AT PAGE 35, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°09'31". WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 42.47 FEET; THENCE RUN NORTH 89°21'31" WEST, A DISTANCE OF 81.50 FEET TO POINT OF BEGINNING; THENCE RUN N 89°21'31" W, A DISTANCE OF 188.57 FEET; THENCE RUN N 00°09'31" W, A DISTANCE OF 266.32 FEET; THENCE RUN S 89°20'01" E, A DISTANCE OF 214.00 FEET; THENCE RUN S 00°53'03" W, A DISTANCE OF 197.00 FEET; THENCE RUN N 17°25'42". E. A DISTANCE OF 72.27 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

1" = 600'

SECTION 12 - TOWNSHIP 21S - RANGE 28E

REVISIONS

- △ 02/15/2018 REVISED PER CITY COMMENTS
- △ 06/18/2018 REVISED PER CITY COMMENTS

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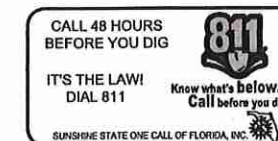
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8-18-18
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SHEET NUMBER
C01
SHEET 1 OF 15

Drawing name: P:\1509023 - 7-11, Semoran Blvd., Apopka\City\Construction\0207-11-Apopka_FL_GEN NOTES.dwg CO2 Feb. 26, 2018 11:15am by: GeraldHoffman
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GENERAL

- IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE STANDARD SPECIFICATIONS FOR THIS PROJECT. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK.
- IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE PART OF THE STANDARD SPECIFICATIONS ALSO.
- ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
- THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING REQUIRED INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND OBSERVE THE COMPLETED WORK. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH TIME ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ABOVE-GROUND, UNDERGROUND, AND ON THE SURFACE STRUCTURES AND UTILITIES AGAINST ANY CONSTRUCTION OPERATION THAT MAY CAUSE DAMAGE TO SAID FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSEQUENTIAL DAMAGES RESULTING FROM LACK OF PROTECTION.
- SOME, BUT NOT NECESSARILY ALL, EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- THE CONTRACTOR SHALL GIVE ADEQUATE NOTIFICATION TO ALL AFFECTED UTILITY OWNERS FOR REMOVAL, RELOCATION, AND ALTERATION OF THEIR EXISTING FACILITIES.
- WHERE ENCOUNTERED, UNSUITABLE MATERIAL SHALL BE REMOVED TO A DEPTH AND AREA DETERMINED BY THE ENGINEER AND BACKFILLED WITH CLEAN GRANULAR SAND OR SELECT MATERIAL APPROVED BY THE ENGINEER. BACKFILLING SHALL BE IN LAYERS NOT GREATER THAN 8" THICKNESS AND COMPACTED TO 100 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99-C.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
- STREET OR HIGHWAY RESTORATION WORK IS TO BE DONE AS PER LOCAL, COUNTY OR STATE AGENCY HAVING JURISDICTION.
- THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE LOCAL COUNTY, OR STATE AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
- TRAFFIC CONTROL ON ALL LOCAL COUNTY, AND STATE HIGHWAY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHW) AND THE REQUIREMENTS OF THE LOCAL COUNTY, OR STATE AGENCY HAVING JURISDICTION.

BURNING

- PRIOR TO BURNING ANY MATERIAL ON SITE, CONTRACTOR SHALL OBTAIN PERMIT FROM PROPER AUTHORITY AND SUBMIT TO ENGINEER.

DISTURBED AREAS

- ALL AREAS DISTURBED WITHIN RIGHT OF WAY BY CONSTRUCTION SHALL BE SEEDED AND MULCHED OR SOODED AS SPECIFIED BELOW:
SEEDING AND MULCHING:
UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL, AFTER FINAL GRADING AND CLEANUP OF ALL DISTURBED AREAS, ESTABLISH A STAND OF GRASS BY SEEDING AND MULCHING IN ACCORDANCE WITH SECTION 570 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL WATER THE SEEDED AREA TO MAINTAIN MOISTURE LEVELS FOR OPTIMUM GROWTH FOR AT LEAST 2 WEEKS OR UNTIL THE GRASS IS ESTABLISHED.
SODDING:
WITHIN THE LIMITS DELINEATED IN THE PLANS, THE CONTRACTOR SHALL, AFTER FINAL GRADING AND CLEANUP, ESTABLISH A STAND OF GRASS BY FURNISHING AND PLACING SOD IN ACCORDANCE WITH SECTION 573 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL WATER THE SOODED AREA TO MAINTAIN MOISTURE LEVELS FOR OPTIMUM GROWTH TO ENSURE A HEALTHY STAND OF GRASS. SOD SHALL BE ROLLED AND TOP DRESSED AS REQUIRED BY THE ENGINEER.

GRADING

- REFER TO PLANS FOR CLEARING LIMITS AND TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO COMMENCING GRADING.
- THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE, AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEER'S SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
- ALL MATERIALS USED FOR BACKFILL SHALL BE FREE OF WOOD, ROOTS, ROCKS, BOULDERS, OR ANY OTHER NON-COMPATIBLE SOIL TYPE MATERIAL. UNSATISFACTORY MATERIALS ALSO INCLUDE MAN-MADE FILLS AND REFUSE DEBRIS DERIVED FROM ANY SOURCE.
- PROPOSED CONTOURS AND GUTTER GRADIENTS ARE APPROXIMATE. PROPOSED SPOT ELEVATIONS ARE TO BE USED IN CASE OF DISCREPANCY.

STAKING

- IF CONSTRUCTION STAKING IS PERFORMED BY THE OWNER, LOSS OR DISTURBANCE OF CONTROL POINTS DUE TO NEGLIGENCE BY THE CONTRACTOR WILL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

STABILIZING

- STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE (FBV) OR LIMEROCK BEARING RATIO (LBR) AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN AND AS SPECIFIED BY THE GEOTECHNICAL ENGINEER. STABILIZED SUBGRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS.
- ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-160.

ROCK BASE

- ROCK BASE SHALL BE CONSTRUCTED PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OF THE STANDARD SPECIFICATIONS.
- LIMEROCK BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200
- ROCK BASE SHALL BE CONSTRUCTED TO THE DEPTH AND LIMITS AS SHOWN ON THE PLAN AND AS PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. THE ROCK BASE SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-160 AND SHALL BE PRIMED.

PRIME AND TACK COAT

- PRIME AND TACK COATS FOR THE BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (ACSC)

- ACSC (SEE PLAN FOR TYPES) SHALL BE CONSTRUCTED TO THE DEPTH AND LIMITS SHOWN ON THE PLAN IN ACCORDANCE WITH SECTIONS 320, 330, AND 331 OF THE STANDARD SPECIFICATIONS UNLESS OTHERWISE SPECIFIED.

SIGNING AND PAVEMENT MARKING

- ALL PARKING SPACES, WITH THE EXCEPTION OF THE HANDICAPPED PARKING SPACES, SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH SECTION 710 OF THE STANDARD SPECIFICATIONS.
- ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND MARKED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 17346.
- WHERE APPLICABLE, ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR WHEEL STOP.

PAVEMENT TESTING

- THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN OWNER-APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE, AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING THE PAVEMENT SHALL BE AS FOLLOWS:

SUBGRADE:

- FLORIDA BEARING VALUE OR LIMEROCK BEARING RATIO (LBR) TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET, OR CLOSER AS MAY BE REQUIRED IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS.
- DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET OR CLOSER AS MAY BE REQUIRED.

BASE:

- DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET OR CLOSER AS MAY BE REQUIRED.
- ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 12 INCHES INSIDE THE LEFT EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.
- IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD ITEM SHALL BE REWORKED OR CORRECTED AND RETESTED, AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET.
- ALL TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

SHOP DRAWING SUBMITTALS

THE FOLLOWING INFORMATION AND/OR DRAWINGS SHALL BE SUBMITTED TO THE PROJECT ENGINEER AND JURISDICTIONAL AGENCY PRIOR TO BEGINNING WORK:

- INFORMATION ON THE PIPE AND CULVERTS, INDICATING THE TYPE, CLASS, SIZE, AND OTHER RELEVANT INFORMATION.
- ASPHALT AND CONCRETE MIX DESIGN.
- DOCUMENTATION ON ALL OTHER MATERIALS BEING USED INCLUDING, BUT NOT LIMITED TO, FILTER FABRIC, GUARDRAILS, CONCRETE, STEEL POSTS, CURING COMPOUND AND JOINT MATERIAL, INLETS, MANHOLES, PRESSURE PIPE, FITTINGS, LIFT STATION, HYDRANTS, ETC.
- MAINTENANCE OF TRANSPORTATION "NOT" IF REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A MAINTENANCE OF TRAFFIC PLAN IN ACCORDANCE WITH THE LOCAL COUNTY, AND STATE GUIDELINES AND SECURING THE APPROPRIATE APPROVALS FROM THE JURISDICTIONAL AGENCIES TO IMPLEMENT THE PLAN.

DRAINAGE SPECIFICATIONS

- STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS.
- ALL REINFORCING STEEL TO BE ASTM A 615 (LATEST REVISION) GRADE 40 FYP=40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) 318 (LATEST REVISION).
- PRECAST CONCRETE MANHOLES AND STORM INLETS ARE TO BE USED (ONLY AFTER THE ENGINEER'S REVIEW OF THE MANUFACTURER'S SHOP DRAWINGS).
- STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS.
- THE LOCATIONS OF STORM SEWER STRUCTURES SHOWN ON THESE PLANS (AND PROVIDED IN ASSOCIATED AUTOCAD FILES) ARE APPROXIMATE. THE CONTRACTOR SHALL STAKE ALL CURB INLET STRUCTURES SUCH THAT INLET TOPS ALIGN HORIZONTALLY WITH PROPOSED CURB LOCATIONS.

CONCRETE

- UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

PRECAST INLETS

- ALL STORM INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. TYPE II PORTLAND CEMENT SHALL BE USED IN THE CONCRETE MIX. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 4,000 PSI.

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CULVERT PIPES

- REINFORCED CONCRETE PIPE (RCP) SHALL BE IN ACCORDANCE WITH SECTION 941 OF THE STANDARD SPECIFICATIONS.
- CORRUGATED ALUMINUM PIPE (CAP) SHALL BE IN ACCORDANCE WITH SECTION 945 OF THE STANDARD SPECIFICATIONS.
- HIGH DENSITY POLYETHYLENE PIPE (HDPE) SHALL BE IN ACCORDANCE WITH SECTION 948 OF THE STANDARD SPECIFICATIONS.

CONSTRUCTION OBSERVATION

THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, AN INDEPENDENT TESTING LABORATORY, AND THE APPLICABLE JURISDICTIONS AT LEAST 48 HOURS PRIOR TO PERIODS OF THE FOLLOWING CONSTRUCTION ACTIVITIES:

DRAINAGE

- LAYING OF PIPE (BEFORE BACKFILL).
- ALL DRAINAGE STRUCTURES AND PIPE LAYING COMPLETED.
- CONSTRUCTION AND STABILIZATION OF RETENTION AREAS AND SWALES.
- SEEDING, MULCH, AND SODDING IN AREAS WHERE EROSION IS EVIDENT OR WHERE PLANS SO IDENTIFY.

UTILITIES

- LAYING OF PIPE (BEFORE BACKFILL).
- JACK AND BORING OR DIRECTIONAL BORING.

CONCRETE

- COMPLETION OF FORMING FOR CURBING, SIDEWALK, AND RETAINING WALLS BEFORE PLACEMENT OF CONCRETE.

PAVEMENT

- LINE AND GRADE (CERTIFICATION).
- SUB-BASE (PRIOR TO ADDING BASE MATERIAL).
- BASE (PRIOR TO PRIMING AND SAND SEAL).
- BASE (AFTER PRIMING, SAND SEAL, AND BEFORE PLACING ASPHALT).
- ASPHALT OR CONCRETE PAVING.
- TURN OUT CONSTRUCTION ONTO CITY, COUNTY, OR STATE ROAD (ABOVE INSPECTIONS APPLY).

RECORD DRAWINGS

- THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS.
- RECORD DRAWINGS SHALL INCLUDE, BUT NOT BE LIMITED TO, CULVERT LENGTHS, INVERT AND TOP ELEVATIONS OF STORM SEWER INLETS, STORM AND SANITARY SEWER MANHOLES, LIFT STATIONS, WEIRS, AND CONTROL STRUCTURES. A RECORD DRAWING, IF REQUIRED, OF THE TOP ELEVATION OF THE BASE MATERIAL GRADING AT ALL LOCATIONS OF THE PROPOSED FINAL GRADES SHALL BE PREPARED AND SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO THE INSTALLATION OF ASPHALT OR FINAL SURFACE. THE CONTRACTOR SHALL PREPARE A RECORD DRAWING VERIFYING ALL PROPOSED GRADES OF EACH STORM WATER BODY AND CONTAIN A MINIMUM OF (2) CROSS SECTIONS IN EACH STORM WATER BODY.
- THE CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO THE ENGINEER UPON COMPLETION OF THE PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT. RECORD DRAWINGS SHALL BE CERTIFIED BY A SURVEYOR REGISTERED IN THE STATE OF FLORIDA.

CLEAN-UP

- THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

EROSION CONTROL NOTES

- THE STORMWATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THIS EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.
- ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORMWATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
- THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP, ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

- BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.
- EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.
- THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.
- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.
- ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY. THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORMWATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
- ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS.
- SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
- THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
- THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
- OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 55 CY/ACRE.
- ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

OCU GENERAL NOTES:

- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
- SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OCU DISPATCH OPERATOR (407-836-2777) AND THE OCU INSPECTOR.
- THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT BY CALLING (407) 254-9798.
- THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION BY CALLING (407) 254-9798.
- THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE OCU SYSTEM SHALL BE IN CONFORMANCE WITH THE ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
- ALL OCU MAINS AND FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO OCU MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY OCU, OCU MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING OCU MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, OR STORM WATER IMPROVEMENTS. OCU FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS.
- ONLY OCU SHALL OPERATE OCU WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE OCU INSPECTOR. FOR OPERATION OF MAINS NOT OWNED BY OCU, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE UTILITY REPRESENTATIVE.
- CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE-APPROVED INTERRUPTIONS OF SERVICE WITH THE OCU INSPECTOR 7 WORKING DAYS IN ADVANCE.
- THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS PLAN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO OCU DEVELOPMENT ENGINEERING FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
- ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY DEEP. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY DEEP AND OCU.
- THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH A BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO RECLAIMED WATER OR FORCEMAIN SHALL ALSO BE EQUIPPED WITH A BACKFLOW PREVENTER.
- FOR PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, NO PIPE BENDING IS ALLOWED. THE MAXIMUM ALLOWABLE TOLERANCE FOR JOINT DEFLECTION IS 0.75 DEGREES (3-INCHES PER JOINT PER 20 FT STICK OF PIPE). ALIGNMENT CHANGE SHALL BE MADE ONLY WITH SLEEVES AND FITTINGS.
- FOR NON-PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75 PERCENT OF THE PIPE MANUFACTURER'S RECOMMENDATION.

NOTE: THIS PROJECT QUALIFIES FOR A REDEVELOPMENT PLAN REVIEW. INCLUDED IN THE PLAN REVIEW IS A REQUEST FOR A HARSHIP WAIVER FOR PARKING PER SECTION 6.07.00(C), ARTICLE VI OF THE CITY OF APOPKA LAND DEVELOPMENT CODE.

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

CORNELISON ENGINEERING & DESIGN, INC.
2229 E. SEMORAN BLVD., APOPKA, FLORIDA 32703
TEL: 813-788-7633 FAX: 813-788-7662
CERTIFICATE OF AUTHORIZATION #8928

PROJECT NAME: 7-ELEVEN AT SEMORAN BLVD.
DATE: 02/15/2018
SCALE: AS SHOWN
DESIGNED BY: GRH
DRAWN BY: GRH
CHECKED BY: CLC

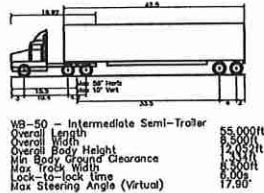
REVISIONS: 1
NO. 1
REVISED PER CITY COMMENTS

CLIENT: 7-ELEVEN, INC.
SHEET NAME: GENERAL NOTES
SHEET NUMBER: C02
SHEET 2 OF 19

DATE: 10/17/2017
PROJECT NO.: 1509023

CRAIG L. CORNELISON, P.E.
FLORIDA PE NO. 55433

Drawing name: P:\1509023-7-11_Semoran Blvd, Apopka\Cadd\Construction\C04-7-11-Apopka_FLSITE PLAN.dwg C04 Aug 18, 2016 12:39pm by: CraigComission
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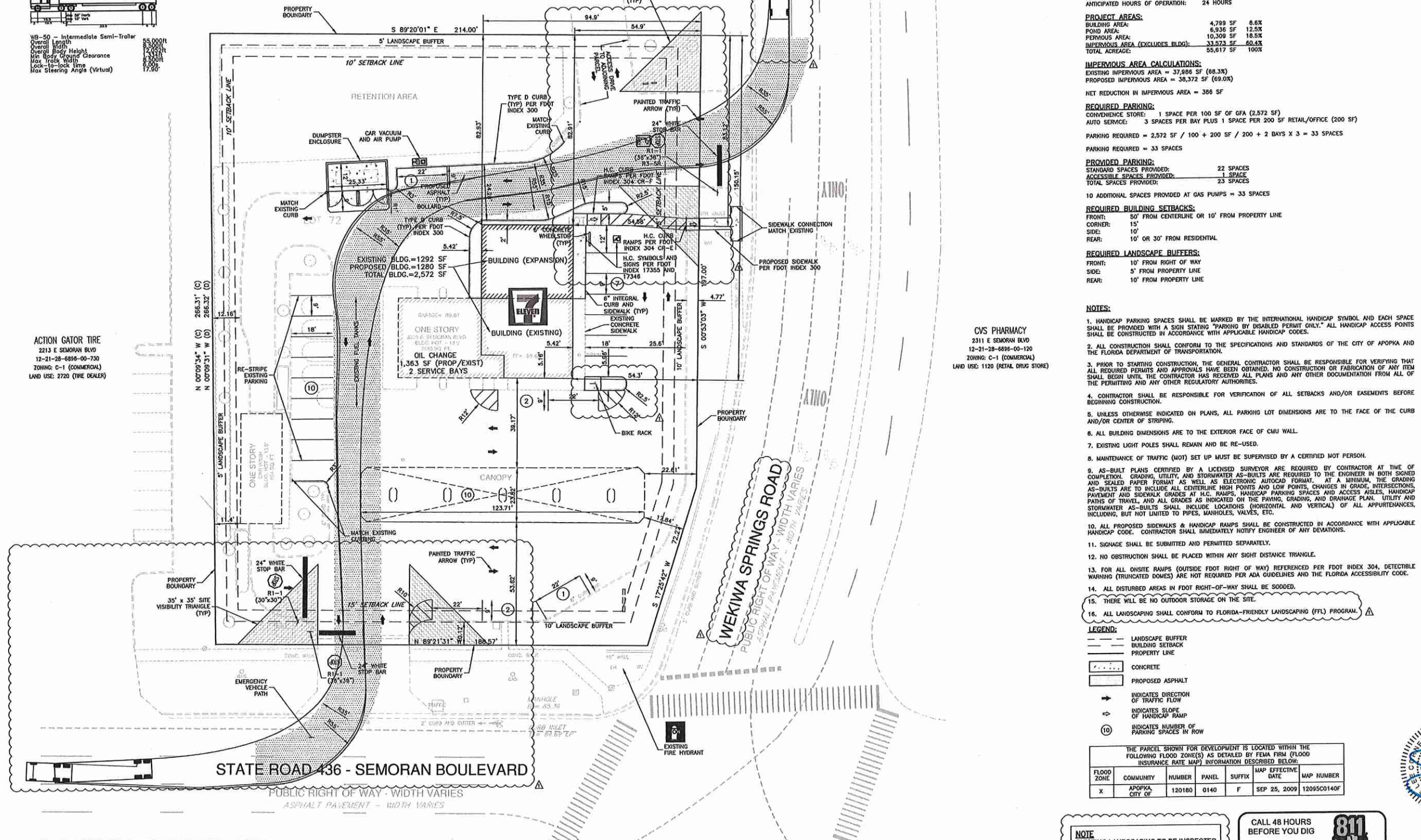
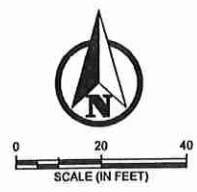


ACTION GATOR TIRE
 2213 E SEMORAN BLVD
 12-21-28-6896-00-730
 ZONING: C-1 (COMMERCIAL)
 LAND USE: 2720 (TIRE DEALER)

WELLS FARGO BANK NA
 2222 E SEMORAN BLVD
 12-21-28-0000-00-062
 ZONING: C-1 (COMMERCIAL)
 LAND USE: 2300 (FINANCIAL BLDG./BANK)
 9915 (SIGN SITES)

G AND I VII PIEDMONT PLAZA LLC
 SEMORAN BLVD
 28-0000-00-024
 C-1 (COMMERCIAL)
 900 (SURFACE PARKING)
 9950 (STOR./RET./DRAN)

WEKIWA RIVER WALK SHOPPING CENTER
 2121 E SEMORAN BLVD
 12-21-28-0003-00-010
 ZONING: C-1 (COMMERCIAL)
 LAND USE: 1600 (RTL COMM SHOPPING)
 9600 (WASTE LAHD)



SITE DATA:
 SITE AREA: 55,617 SF (1.28 AC)
 PARCEL I.D. NUMBER: 12-21-28-6896-00-710
 EXISTING ZONING: C2
 FUTURE LAND USE DESIGNATION: COMMERCIAL
 EXISTING USE: GAS STATION W/ OIL CHANGE
 PROPOSED USE: GAS STATION W/ OIL CHANGE
 TOTAL EXISTING BUILDING AREA: 2,655 (BUILDING) + 864 SF (CAR WASH) = 3,519 SF
 TOTAL PROPOSED BUILDING AREA: 3,935 (BUILDING) + 864 SF (CAR WASH) = 4,799 SF
 MAXIMUM ALLOWED FAR: 0.25
 PROPOSED FAR: 0.086 (INCLUDES CARWASH + OIL CHANGE)
 MAXIMUM ALLOWED BUILDING HEIGHT: 35'
 PROPOSED BUILDING HEIGHT: 22' (1 STORY)
 FLOOD ZONE: X - DOES NOT LIE WITHIN A DESIGNATED FLOOD ZONE (PANEL 12095C0140F) SEPT. 25, 2009)
 PROJECTED NUMBER OF EMPLOYEES: 10, 2 EMPLOYEES ON LARGEST SHIFT
 ANTICIPATED HOURS OF OPERATION: 24 HOURS

PROJECT AREAS:
 BUILDING AREA: 4,799 SF 8.6%
 POND AREA: 6,936 SF 12.5%
 PERVIOUS AREA: 10,309 SF 18.5%
 IMPERVIOUS AREA (EXCLUDES BLDG): 33,873 SF 60.4%
 TOTAL ACRAGES: 55,617 SF 100%

IMPERVIOUS AREA CALCULATIONS:
 EXISTING IMPERVIOUS AREA = 37,886 SF (68.3%)
 PROPOSED IMPERVIOUS AREA = 38,372 SF (69.0%)
 NET REDUCTION IN IMPERVIOUS AREA = 386 SF

REQUIRED PARKING:
 CONVENIENCE STORE: 1 SPACE PER 100 SF OF GFA (2,572 SF)
 AUTO SERVICE: 3 SPACES PER BAY PLUS 1 SPACE PER 200 SF RETAIL/OFFICE (200 SF)
 PARKING REQUIRED = 2,572 SF / 100 + 200 SF / 200 + 2 BAYS X 3 = 33 SPACES
 PARKING PROVIDED = 33 SPACES

PROVIDED PARKING:
 STANDARD SPACES PROVIDED: 22 SPACES
 ACCESSIBLE SPACES PROVIDED: 1 SPACE
 TOTAL SPACES PROVIDED: 23 SPACES
 10 ADDITIONAL SPACES PROVIDED AT GAS PUMPS = 33 SPACES

REQUIRED BUILDING SETBACKS:
 FRONT: 50' FROM CENTERLINE OR 10' FROM PROPERTY LINE
 CORNER: 15'
 SIDE: 10'
 REAR: 10' OR 30' FROM RESIDENTIAL

REQUIRED LANDSCAPE BUFFERS:
 FRONT: 10' FROM RIGHT OF WAY
 SIDE: 5' FROM PROPERTY LINE
 REAR: 10' FROM PROPERTY LINE

NOTES:
 1. HANDICAP PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL HANDICAP SYMBOL AND EACH SPACE SHALL BE PROVIDED WITH A SIGN STATING "PARKING BY DISABLED PERMIT ONLY." ALL HANDICAP ACCESS POINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HANDICAP CODES.
 2. ALL CONSTRUCTION SHALL CONFORM TO THE SPECIFICATIONS AND STANDARDS OF THE CITY OF APOPKA AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.
 3. PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS BEFORE BEGINNING CONSTRUCTION.
 5. UNLESS OTHERWISE INDICATED ON PLANS, ALL PARKING LOT DIMENSIONS ARE TO THE FACE OF THE CURB AND/OR CENTER OF STRIPING.
 6. ALL BUILDING DIMENSIONS ARE TO THE EXTERIOR FACE OF CMU WALL.
 7. EXISTING LIGHT POLES SHALL REMAIN AND BE RE-USED.
 8. MAINTENANCE OF TRAFFIC (MOT) SET UP MUST BE SUPERVISED BY A CERTIFIED MOT PERSON.
 9. AS-BUILT PLANS CERTIFIED BY A LICENSED SURVEYOR ARE REQUIRED BY CONTRACTOR AT TIME OF COMPLETION. GRADING, UTILITY, AND STORMWATER AS-BUILTS ARE REQUIRED TO THE ENGINEER IN BOTH SIGNED AND SEALED PAPER FORMAT AS WELL AS ELECTRONIC AUTOCAD FORMAT. AT A MINIMUM, THE GRADING AS-BUILTS ARE TO INCLUDE ALL CENTERLINE HIGH POINTS AND LOW POINTS, CHANGES IN GRADE, INTERSECTIONS, PAVEMENT AND SIDEWALK GRADIES AT I.L.C. RAMPS, HANDICAP PARKING SPACES AND ACCESSIBLE, HANDICAP PATHS OF TRAVEL, AND ALL GRADES AS INDICATED ON THE PAVING, GRADING, AND DRAINAGE PLAN. UTILITY AND STORMWATER AS-BUILTS SHALL INCLUDE LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL APPURTENANCES, INCLUDING, BUT NOT LIMITED TO PIPES, MANHOLES, VALVES, ETC.
 10. ALL PROPOSED SIDEWALKS & HANDICAP RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HANDICAP CODE. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DEVIATIONS.
 11. SIGNAGE SHALL BE SUBMITTED AND PERMITTED SEPARATELY.
 12. NO OBSTRUCTION SHALL BE PLACED WITHIN ANY SIGHT DISTANCE TRIANGLE.
 13. FOR ALL ON-SITE RAMPS (OUTSIDE FDOT RIGHT OF WAY) REFERENCED PER FDOT INDEX 304, DETECTABLE WARNING (TRUNCATED DOME) ARE NOT REQUIRED PER ADA GUIDELINES AND THE FLORIDA ACCESSIBILITY CODE.
 14. ALL DISTURBED AREAS IN FDOT RIGHT-OF-WAY SHALL BE SOODED.
 15. THERE WILL BE NO OUTDOOR STORAGE ON THE SITE.
 16. ALL LANDSCAPING SHALL CONFORM TO FLORIDA-FRIENDLY LANDSCAPING (FFL) PROGRAM.

LEGEND:
 --- LANDSCAPE BUFFER
 --- BUILDING SETBACK
 --- PROPERTY LINE
 --- CONCRETE
 --- PROPOSED ASPHALT
 → INDICATES DIRECTION OF TRAFFIC FLOW
 ↘ INDICATES SLOPE OF HANDICAP RAMP
 (10) INDICATES NUMBER OF PARKING SPACES IN ROW

THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:

FLOOD ZONE	COMMUNITY	NUMBER	PANEL	SUFFIX	MAP EFFECTIVE DATE	MAP NUMBER
X	APOPKA, CITY OF	120160	0140	F	SEP 25, 2009	12095C0140F

NOTE
 EXISTING LANDSCAPING TO BE INSPECTED BY THE CITY OF APOPKA. MISSING PLANT MATERIAL TO BE REINSTALLED AS DIRECTED BY CITY STAFF PRIOR TO C.O.

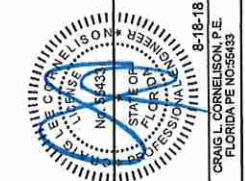
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CORNELISON ENGINEERING & DESIGN, INC.
CED
 2222 E SEMORAN BLVD., APOPKA, FLORIDA 32703
 TEL: 813-782-7435 FAX: 813-782-7662
 WWW.CORNELISON-ENGINEERING.COM
 CERTIFICATE OF AUTHORIZATION 28928

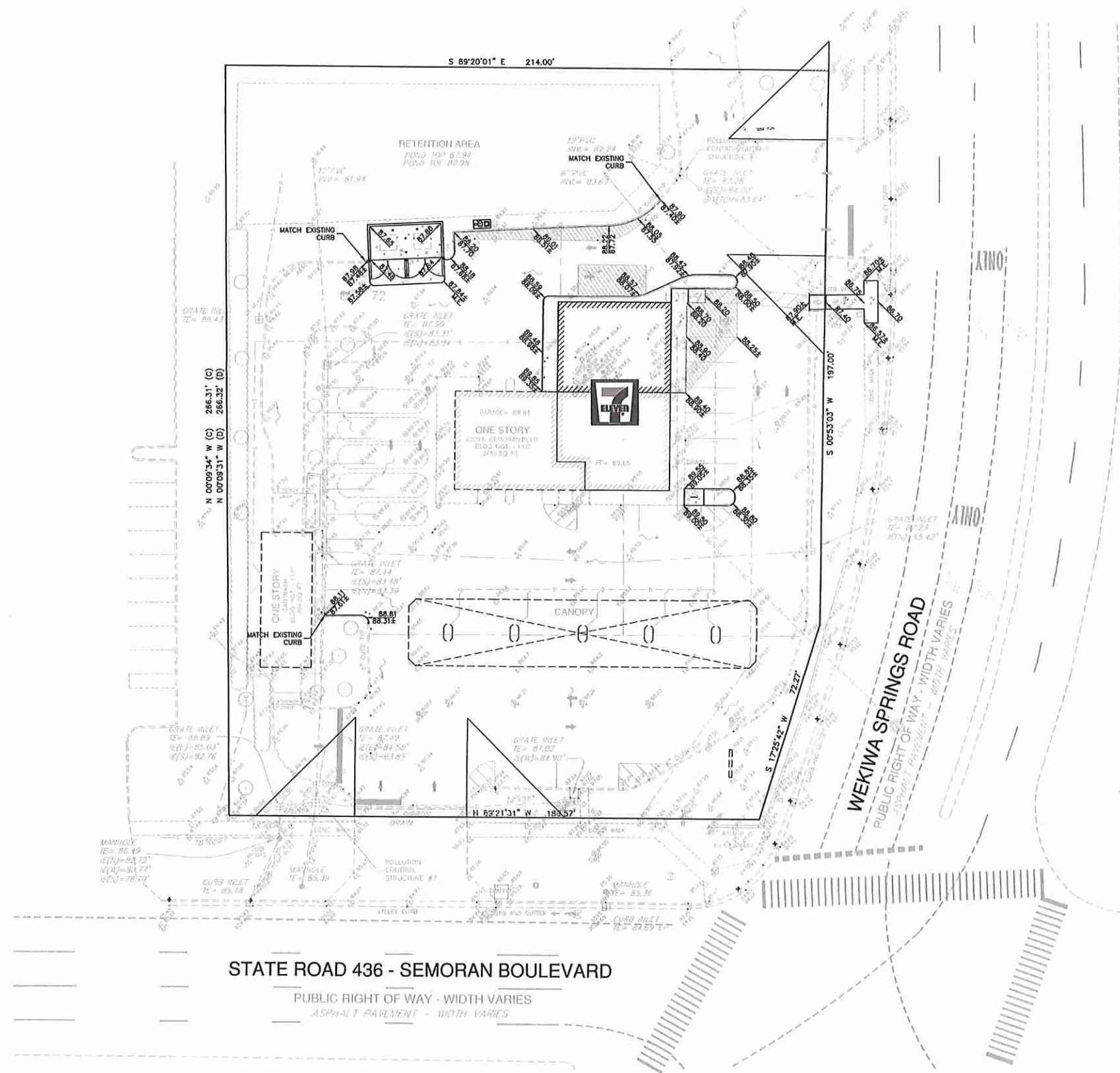
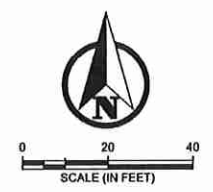
PROJECT NAME: 7-ELEVEN AT SEMORAN BLVD.
 CLIENT: 7-ELEVEN, INC.
 SHEET NAME: SITE PLAN

SCALE	AS NOTED	DATE	REVISIONS	DESIGNED BY	DRAWN BY	CHECKED BY
1	02/15/2018	08/18/2018	1	GRH	GRH	CLC
2	08/18/2018		2	GRH	GRH	CLC

DATE: 10/17/2017
 PROJECT NO: 1509023
 SHEET NUMBER: C04
 SHEET 4 OF 15



Drawing name: \\CEDSERVERS\Shared\Projects\0509023 - 7-11, Semoran Blvd, Apopka\Cadd\Construction\0509023-7-11-Apopka_FL-PGD PLAN.dwg C05 Mar 22, 2018 9:28am by: Macro\Comission
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- GENERAL NOTES:**
1. THE CONTRACTOR SHALL INSTALL PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN DURING CONSTRUCTION ALL SEDIMENT CONTROL MEASURES AS REQUIRED TO RETAIN ALL SEDIMENTS ON THE SITE. IMPROPER SEDIMENT CONTROL MEASURES MAY RESULT IN CODE ENFORCEMENT VIOLATION.
 2. ALL DISTURBED AREAS WHICH ARE NOT PAVED SHALL BE STABILIZED WITH SEEDING, FERTILIZER AND MULCH, HYDROSEED AND/OR SOO.
 3. ALL NEW BUILDING ROOF DRAINS, DOWN SPOUTS, OR CUTTERS SHALL BE ROUTED TO CARRY ALL STORMWATER TO RETENTION/DETECTION AREAS.
 4. DEVELOPER/CONTRACTOR SHALL RESHPE PER PLAN SPECIFICATIONS, CLEAN OUT ACCUMULATED SILT AND STABILIZE RETENTION/DETECTION POND(S) AT THE END OF CONSTRUCTION WHEN ALL DISTURBED AREAS HAVE BEEN STABILIZED AND PRIOR TO REQUEST FOR INSPECTION.
 5. CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS DURING CONSTRUCTION WHICH SHOW "AS-BUILT" CONDITIONS OF ALL WORK INCLUDING PIPING, DRAINAGE STRUCTURES, TOP OF POND(S), OUTLET STRUCTURES, DIMENSIONS, ELEVATIONS, GRADING ETC. SIGNED AND SEALED AS-BUILT DRAWINGS PREPARED BY A REGISTERED FLORIDA LAND SURVEYOR SHALL BE PROVIDED TO THE ENGINEER OF RECORD PRIOR TO REQUESTING FINAL INSPECTION.
 6. NOTIFY SUNSHINE STATE ONE CALL 48 HOURS IN ADVANCE PRIOR TO DIGGING WITHIN R/W.
 7. ANY DAMAGE TO EXISTING ROADS DURING CONSTRUCTION WILL BE REPAIRED BY THE DEVELOPER PRIOR TO FINAL AS-BUILT SIGN OFF FROM THE COUNTY.
 8. IN ALL HANDICAP AREAS (PARKING SPACES AND ACCESS AISLE) MAXIMUM SLOPE/GRADE SHALL BE 2% IN ALL DIRECTIONS. IN ADDITION, ALL RAMPS HAVE A MAXIMUM SLOPE OF 1 TO 12.
 9. TRANSITION CURB AND GUTTER AT HANDICAP RAMPS TO A MAXIMUM 2.0% CROSS SLOPE.
 10. ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FOOT #280.
 11. AS INDICATED ON THE ALTA SURVEY PERFORMED BY TERRAMETRIX, LLC, ELEVATIONS SHOWN HEREON REPRESENT NAVD83. ORIGINATING BENCH MARK DESIGNATION P 457, PID 063801. SITE TBM'S HAVE BEEN NOTED HEREON.
 12. ALL PAVEMENT CROSS SLOPES (SLOPES PERPENDICULAR TO THE DIRECTION OF TRAVEL) SHALL BE A MAXIMUM OF 2%. ALL RAMPS SHALL HAVE A MAXIMUM SLOPE OF 1 IN 12. ALL WALKWAYS AT STAIRS AND RAMPS SHALL HAVE A MAXIMUM SLOPE OF 2% (ALL DIRECTIONS). ALL WALKWAYS SHALL HAVE A MAXIMUM SLOPE LESS THAN 5% IN THE DIRECTION OF TRAVEL. ALL MAXIMUM SLOPES ARE ABSOLUTE AND SUPERSEDE CONSTRUCTION TOLERANCES STATED IN THE PROJECT SPECIFICATION. THE CONTRACTOR HAS THE OPTION OF ADJUSTING GRADES TO ALLOW FOR CONSTRUCTION TOLERANCE BUT SHALL NOT ADJUST GRADES TO LESS THAN 1% SLOPE. THE CONTRACTOR SHALL CONTACT THE ENGINEER/ARCHITECT REGARDING ANY GRADE REVISIONS PRIOR TO CONSTRUCTION OF THE PAVEMENT AREAS. THE PAVEMENT SLOPES WILL BE REVIEWED AFTER CONSTRUCTION AND PAVEMENT OVER THE MAXIMUM SLOPES SPECIFIED ABOVE SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
 13. TO MINIMIZE SOIL EROSION PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE PROTECTION MEASURES (I.E. HAY BALES, BAFFLES, SODDING AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
 14. ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE, SODDING, FLUDDING, SPREADING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.

- LEGEND:**
- PROPOSED STORM PIPE
 - PROPOSED SPOT ELEVATION
 - PROPOSED SPOT ELEVATION (TOP OF CURB/BOTTOM OF CURB)
 - EXISTING SPOT ELEVATION
 - INDICATES DIRECTION OF SURFACE WATER FLOW
 - EXISTING DIRECTION OF SURFACE WATER FLOW
 - PROPOSED STORM INLET
 - PROPOSED MITERED END SECTION
 - EXISTING STORM STRUCTURE
 - SITE BENCHMARK LOCATION
 - PROPOSED CONCRETE
 - PROPOSED ASPHALT

NOTE: Contractor shall clear the pond of vegetation and the system will be brought into compliance with the original permit.

THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRM (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW.					
FLOOD ZONE	COMMUNITY	NUMBER	PANEL	SUFFIX	MAP NUMBER
X	APOPKA, CITY OF	120180	0140	F	SEP 25, 2009 12095C0140F

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CORNELSON ENGINEERING & DESIGN, INC.
 3007 CORNELSON ENGINEERING & DESIGN, INC.
 3009 OLD 5TH AVE. ZEPHYRUS, FL 33542
 TEL: 813-788-7088 FAX: 813-788-7082
 CERTIFICATE OF AUTHORIZATION 28928

PROJECT NAME: 7-ELEVEN AT SEMORAN BLVD.
 228 E. SEMORAN BLVD., APOPKA, FLORIDA 32709

SCALE: AS NOTED
 DATE: 02/15/2018

DESIGNED BY: GRH
 DRAWN BY: GRH
 CHECKED BY: CLC

REVISIONS:
 No. 1
 REVISIONS PER CITY COMMENTS

DATE: 10/17/2017

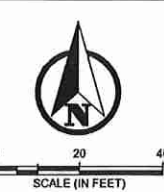
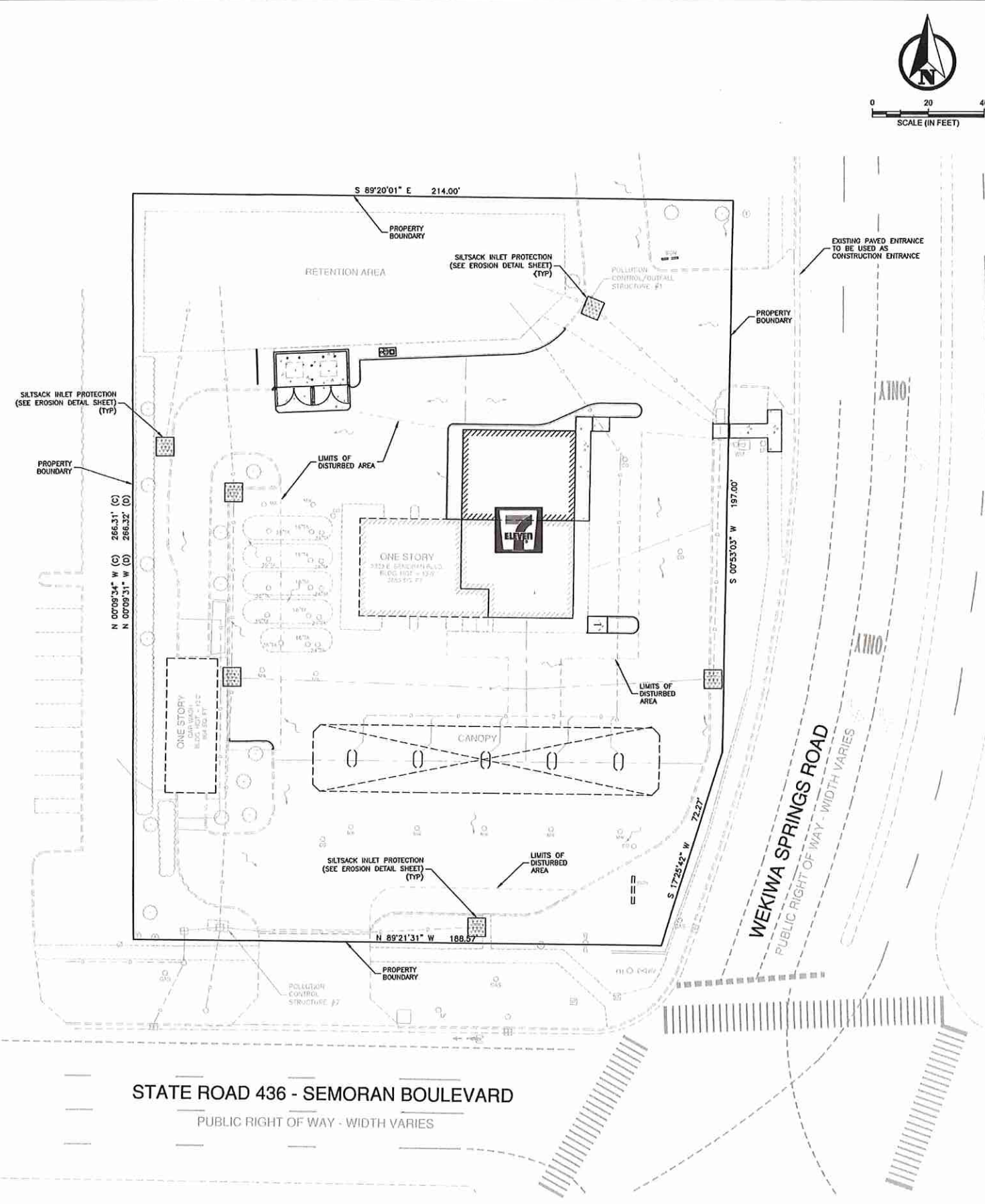
PROJECT NO: 1509023

SHEET NUMBER: C05
 SHEET 5 OF 15

CLIENT: 7-ELEVEN, INC.
 SHEET NAME: PAVING, GRADING AND DRAINAGE PLAN

DATE: 10/17/2017
 PROJECT NO: 1509023
 SHEET NUMBER: C05
 SHEET 5 OF 15

Drawing name: P:\1509023 - 7-11 Semoran Blvd, Apopka\Gadd\Construction\07-7-11-Apopka_FL_EROSION PLAN.dwg C07 Feb 28, 2018 3:45pm by: Gerald Harrison
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CLEARING AND SITE PREPARATION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS. NOT ALL NOTES MAY BE APPLICABLE.
2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREE(S) SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SOODED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING ANY EXCESS MATERIAL FROM THE SITE.
5. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.
7. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY. TYPE OF FENCE IS TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.
8. THE CONTRACTOR SHALL REMOVE ALL VEGETATION, SURPLUS SOIL, DEMOLITION RUBBLE, AND OTHER UNDESIRABLE MATERIALS, SUCH MATERIALS SHALL BE PROMPTLY HAULED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH GOVERNING LAWS AND CODES.

EROSION AND SILTATION CONTROL:

1. GENERAL: ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION. DURING CONSTRUCTION, CLEARED AREAS SHALL BE COVERED BY MATERIALS SUCH AS STRAW, HAY AND FILTER FABRIC. ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS OR HAY BALES. THESE SHALL BE MAINTAINED AND MOVED DURING THE CONSTRUCTION PROCESS TO MINIMIZE DOWNSTREAM SILTATION. WHEN CONSTRUCTION IS COMPLETED, DETENTION AREAS WILL BE RESHED, CLEANED OF SILT, MUO AND DEBRIS, AND RE-SOODED TO PROPERLY DETAIN THE INTENDED STORM QUANTITIES.
2. PROTECTION AND STABILIZATION OF STOCKPILES: FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS THAT PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILES MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL ANY UNSTOCKPILED MATERIAL REMAIN MORE THAN THIRTY (30) CALENDAR DAYS AFTER SUBSTANTIAL PROJECT COMPLETION.
3. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOO, STONE, ETC., WHICH SHALL BE MAINTAINED AND MOVED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.
4. SEDIMENT TRAPPING MEASURES: PERIMETER BERM, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING BODIES OF WATER, MUST BE INSTALLED, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS. SUCH SYSTEMS SHALL BE FULLY OPERATIVE BEFORE ANY OTHER DISTURBANCE OF THE SITE BEGINS. EARTHEN STRUCTURES, INCLUDING BUT NOT LIMITED TO, BERMS, EARTH FILTERS, DAMS, OR DICES SHALL BE STABILIZED AND PROTECTED FROM DAMAGE OR EROSION WITHIN ONE WEEK OF INSTALLATION.
5. SHALES, DITCHES AND CHANNELS: CHANNELS LEADING FROM THE SITE SHALL BE SOODED WITH ARGENTINE DAMS WITHIN THREE (3) DAYS OF EXCAVATION.
6. UNDERGROUND UTILITY CONSTRUCTION: UNDERGROUND UTILITY LINES AND OTHER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
 - A. NO MORE THAN 500 LINEAR FEET OF TRENCH SHALL BE OPEN AT ANY ONE TIME;
 - B. EXCAVATED MATERIAL SHALL BE CAST TO THE UPHILL SIDE OF TRENCHES AS LONG AS SAFETY AND SPACE CONSIDERATION ALLOW. TRENCH MATERIAL SHALL NOT BE CAST INTO (OR OVER THE SLOPE OF) ANY STREAM, CHANNEL, ROAD, DITCH OR WATERWAY.

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SURVEYOR:

TERRAMETRIX, LLC.
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CIVIL ENGINEER:

CORNELISON ENGINEERING & DESIGN, INC.
 CONTACT: CRAIG L. CORNELISON, P.E. #55433
 38039 OLD 5TH AVENUE
 ZEPHYRHILLS, FLORIDA 33542
 PHONE: (813) 788-7835
 EMAIL: craig@cornelison-eng.com

LEGEND:

- EXISTING SPOT ELEVATION
- INDICATES DIRECTION OF SURFACE WATER FLOW
- EXISTING DIRECTION OF SURFACE WATER FLOW
- EXISTING STORM STRUCTURE
- SITE BENCHMARK LOCATION
- PROPOSED INLET PROTECTION
- PROPOSED INLET PROTECTION
- INSTALL TREE BARRICADE (SEE EROSION DETAIL SHEET)
- PROPOSED CONCRETE

DISTURBED AREA:

AREA = 12,299 SF, 0.28 ACRES

BENCHMARK:

ELEVATIONS BASED ON NAVD 1988 DATUM, ORIGINATING FROM BENCH MARK DESIGNATION P 457, PID D69881.

EROSION CONTROL MEASURES SHOWN HEREIN ARE THE RECOMMENDED MINIMUM EROSION CONTROL MEASURES. CONTRACTOR IS RESPONSIBLE TO IMPLEMENT ALL EROSION CONTROL MEASURES AND TO MODIFY AS NECESSARY TO ENSURE COMPLIANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES).

DEWATERING NOTES:

1. DURING THE EXCAVATION OF THE STORMWATER PONDS, THE CONTRACTOR MUST CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE A CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE.
2. DURING EXCAVATION, THE CONTRACTOR SHALL NOT PENETRATE THE EXISTING CLAY LAYER IF PRESENT. IF THE CONTRACTOR ENCOUNTERS THE CLAY LAYER, HE/SHE IS TO PLACE A MINIMUM OF 2' OF SANDY MATERIAL OVER THE CLAY AND TERMINATE THE DEPTH OF THE EXCAVATION.
3. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH A CHEMICAL ADJUSTIVE SUCH AS ALUM TO PROMOTE THE COAGULATION AND SETTLEMENT OF THE PARTICLES FOR THE WATER TO BECOME LESS TURBID. IF TURBID WATER IS ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBIDITY AND ALLOW WASTEWATER TREATMENT PLANT TO RECEIVE THE WASTEWATER.
4. THE CONTRACTOR SHALL SECURE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY TO ENSURE THE WATER IN THE SEDIMENT BASIN BECOMES NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

BEST MANAGEMENT PRACTICES:

1. THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF LOCAL, STATE, AND FEDERAL REGULATIONS. THE PLAN ADDRESSES THE FOLLOWING AREAS:
 - 1. GENERAL EROSION CONTROL
 - 2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION
 - 3. CONTROL OF WIND EROSION

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FOOT INDEX #102 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION.

DEMOLITION NOTES (IF NECESSARY):

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

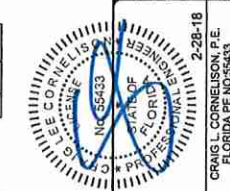
GENERAL NOTES:

1. SITE DEVELOPER TO PROVIDE GRADING TO 0.1 FT PRIOR TO PAVING.
2. ONCE SITE IS CLEARED, EROSION CONTROL MEASURES (I.E. SEED AND MULCH) WILL BE MARKED IN ACCORDANCE WITH THIS PLAN.
3. ALL ROADWAYS SHALL BE MAINTAINED/SWEPT DAILY TO REMOVE ANY DIRT TRANSPORTED ONTO THE EXISTING PAVED ROADWAYS.

EROSION AND SEDIMENT CONTROL PLAN NARRATIVE:

1. EXISTING SITE CONDITIONS: PROJECT AREA IS A PARCEL WITHIN THE CITY LIMITS OF APOPKA. THE SITE CURRENTLY EXISTS AS A VACANT OUT PARCEL. THE MAJORITY OF THE SITE CURRENTLY DRAINS OFF-SITE VIA OVERLAND FLOW. NOTE: ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE COMPLETED PRIOR TO COMMENCING ANY OTHER WORK.
2. PROJECT DESCRIPTION: PROJECT SHALL CONSIST OF CONSTRUCTION OF A PROPOSED TACO BELL RESTAURANT ALONG WITH SITE RELATED INFRASTRUCTURE AND LANDSCAPING. THE CRITICAL OR SENSITIVE AREAS: THIS SITE DOES NOT CONTAIN ANY CRITICAL OR SENSITIVE AREAS.
3. CONSTRUCTION SCHEDULING: ORDER OF EROSION CONTROL CONSTRUCTION (PRIOR TO LAND DISTURBANCE)
 - A. INSTALL CONSTRUCTION ENTRANCE, AND DESIGNATE EQUIPMENT AND CHEMICAL STORAGE AREAS.
 - B. CONSTRUCT SILT FENCE AND INLET PROTECTION AS INDICATED.
 - C. CONSTRUCT TEMPORARY SEDIMENT TRAP
 - D. PERFORM LAND CLEARING AND GRADING, INSTALLING E&S COMPONENTS AT THE EARLIEST POSSIBLE TIME DURING GRADING ACTIVITIES.
 - E. MAINTAIN E&S MEASURES THROUGHOUT THE GRADING PROCESS.
 - F. STABILIZE SURFACES IMMEDIATELY IN AREAS WHERE WORK IS DELAYED OR COMPLETED.
 - G. INSTALL PERMANENT STABILIZATION MEASURES, SUCH AS SEEDING AND MULCHING, SOODING, AT EARLIEST POSSIBLE TIME
 - H. FOLLOWING COMPLETION OF GRADING AND CONSTRUCTION ACTIVITIES REMOVE TEMPORARY CONTROLS AND STABILIZE ALL DISTURBED AREAS.
5. INSPECTION AND MAINTENANCE SCHEDULE FOR BMP'S AND EROSION CONTROL DEVICES: NPDES REGULATIONS SPECIFY THAT ALL EROSION AND SEDIMENT CONTROL BMP'S AND STORMWATER OUTFALLS MUST BE INSPECTED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 1/2" OR GREATER.

THE PARCEL SHOWN FOR DEVELOPMENT IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE(S) AS DETAILED BY FEMA FIRN (FLOOD INSURANCE RATE MAP) INFORMATION DESCRIBED BELOW:						
FLOOD ZONE	COMMUNITY	NUMBER	PANEL	SUFFIX	MAP EFFECTIVE DATE	MAP NUMBER
X	APOPKA, CITY OF	120180	0140	F	SEP 25, 2009	120950C0140F



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CORNELISON ENGINEERING & DESIGN, INC.
 38039 OLD 5TH AVENUE, ZEPHYRHILLS, FL 33542
 TEL: 813-788-7835 FAX: 813-788-7862
 CERTIFICATE OF AUTHORIZATION 29028

CED

PROJECT NAME: 7-ELEVEN AT SEMORAN BLVD.
 2270 E. SEMORAN BLVD., APOPKA, FLORIDA 32703

CLIENT: 7-ELEVEN, INC.

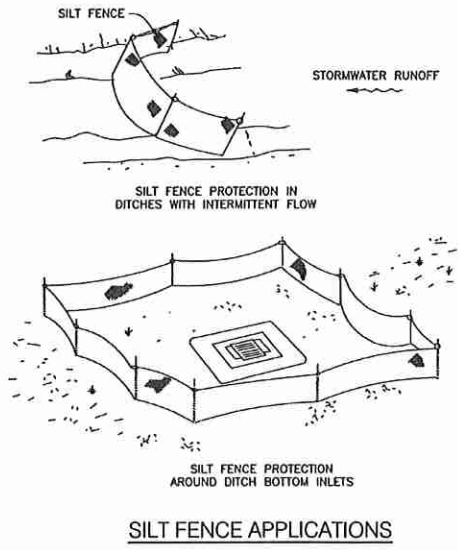
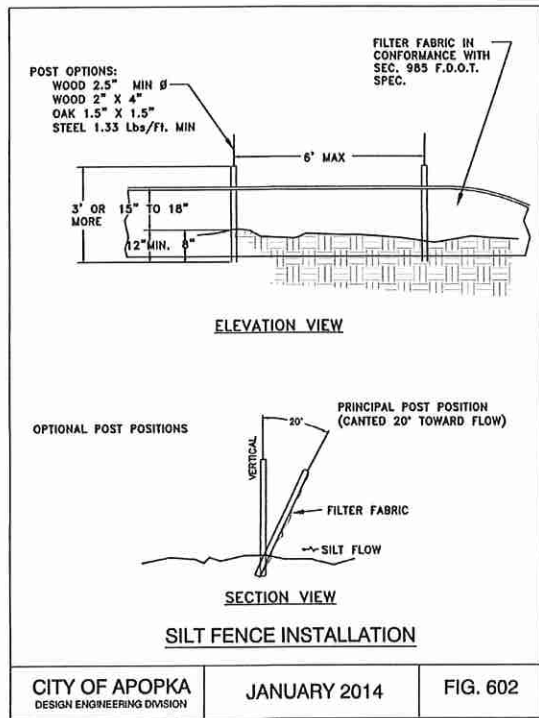
SHEET NAME: EROSION PLAN

SCALE AS NOTED	DESIGNED BY	DRAWN BY	CHECKED BY
0.715/2018	GRH	GRH	CLC

DATE	REVISIONS	REVISIONS PER CITY COMMENTS
07/15/2018	1	

DATE: 10/17/2017
 PROJECT NO: 1509023
 SHEET NUMBER: C07
 SHEET 7 OF 11

Drawing name: P:\1509023 - 7-11, Semoran Blvd, Apopka\Construction\08-7-11-Apopka_FLEROSION DET.dwg C08 Feb 28, 2018 11:23am by: GeraldHarrison
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SECTION 1 GENERAL EROSION CONTROL:

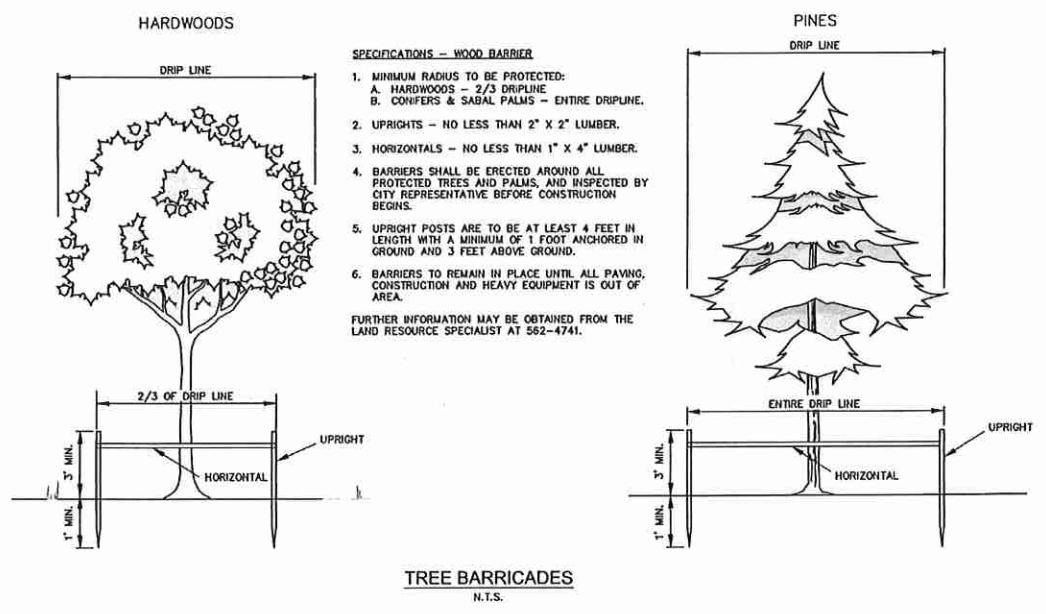
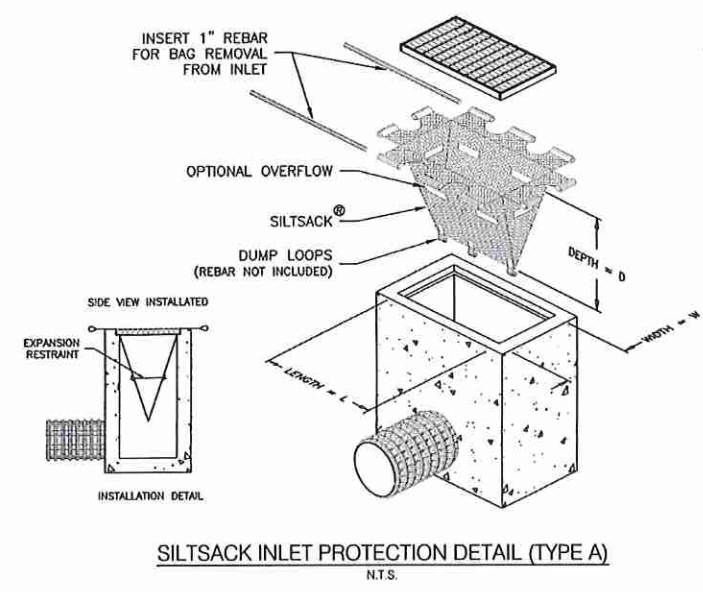
- 1.1 GENERAL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL POND SLOPE FAILURES. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.
- 1.2 CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY USED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY AND/OR OVERSEEDED AND SUFFICIENTLY WATERED TO STABILIZE THE TEMPORARY GROUND COVER.
- 1.3 BANKS OF RETENTION/DETENTION PONDS SHALL NOT BE CONSTRUCTED STEEPER THAN 4H:1V FROM TOP OF BANK TO TWO FEET BELOW THE CONTROL ELEVATION.
- 1.4 A 1-FOOT WIDE STRIP OF SO2 SHALL BE PLACED ALONG ALL CURBING AND AROUND ALL INLETS. SO2 SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.
- 1.5 THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SO2, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING COMPLETION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER REGARDING THE TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION:

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

SECTION 3 CONTROL OF WIND EROSION:

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



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 CERTIFICATE OF AUTHORIZATION 28928

PROJECT NAME
7-ELEVEN AT SEMORAN BLVD.

SCALE AS NOTED
DESIGNED BY: GRH
DRAWN BY: GRH
CHECKED BY: CLC

DATE
02/15/2018

REVISIONS

No.	1	REVISED PER CITY COMMENTS
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CLIENT
7-ELEVEN, INC.

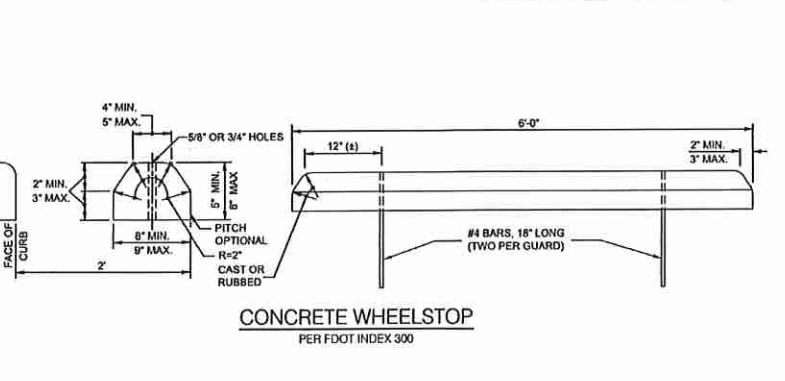
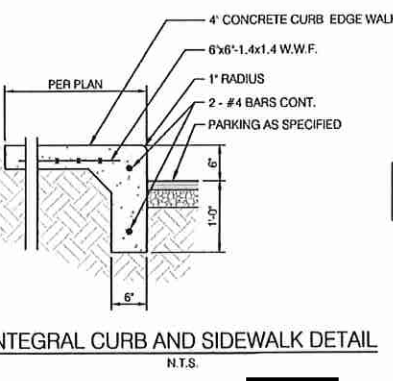
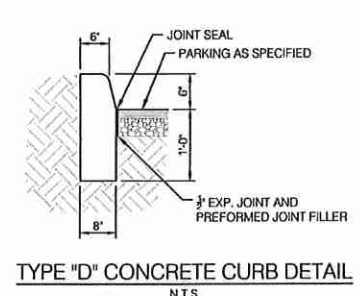
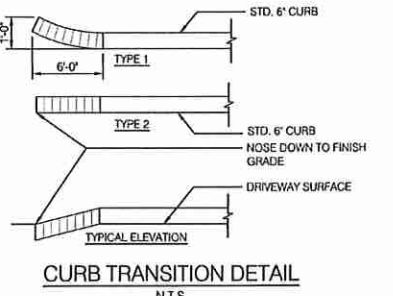
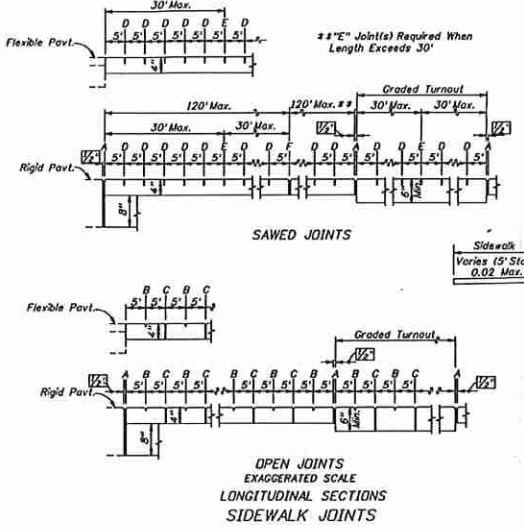
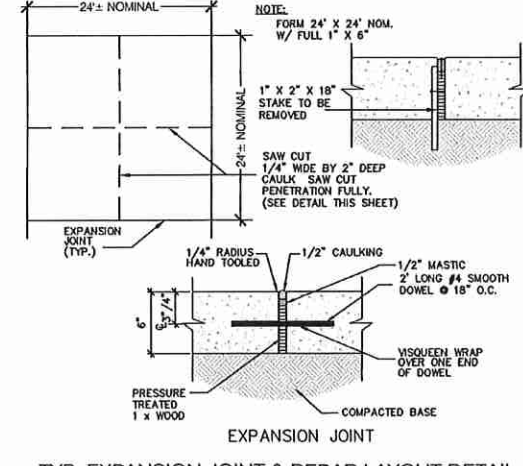
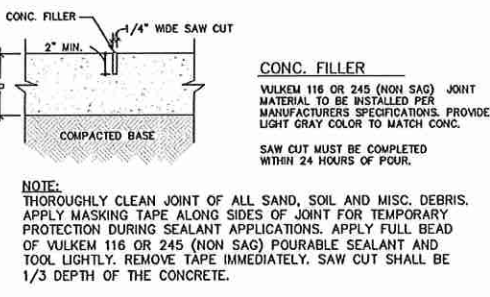
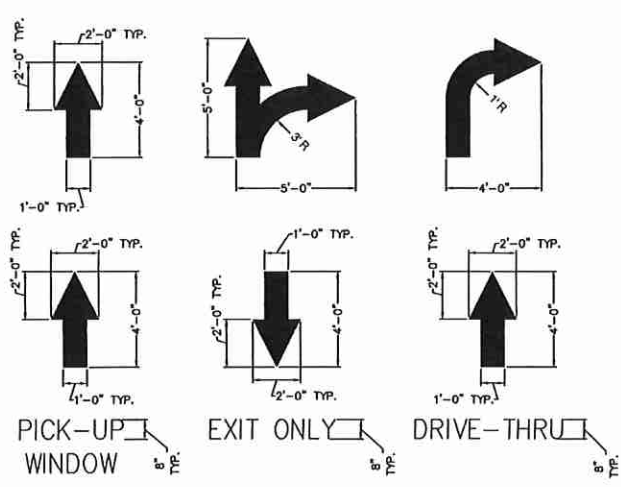
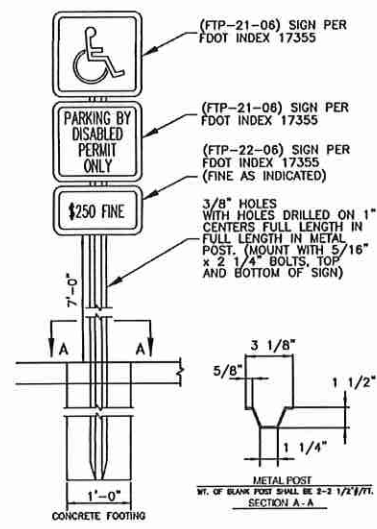
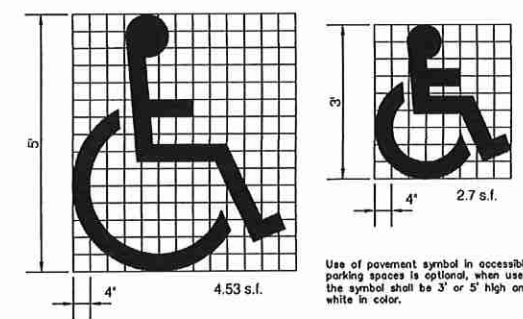
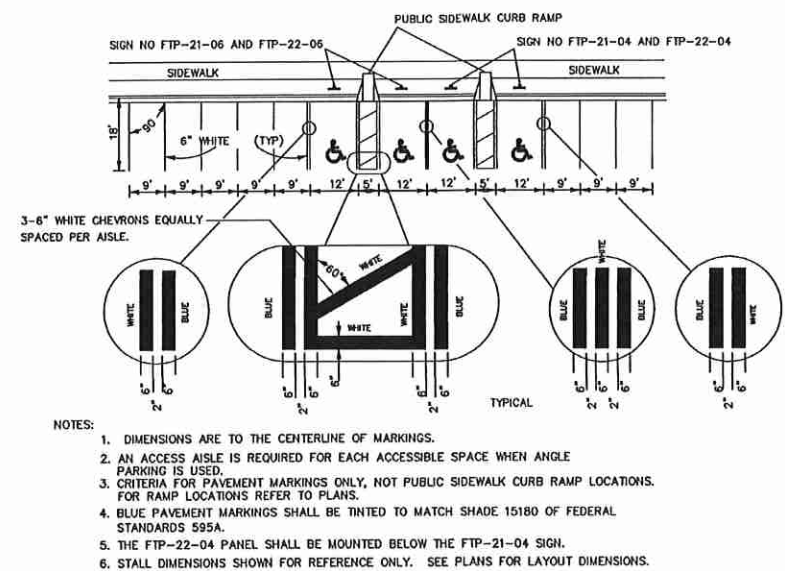
SHEET NUMBER
C08
SHEET # OF 11

DATE
10/17/2017

PROJECT NO.
1509023

PROFESSIONAL SEAL
CRAIG L. CORNELISON, P.E.
FLORIDA PE NO. 55433

Drawing name: P:\1509023 - 7-11, Semoran Blvd, Apopka\Cadd\Construction\09-7-11-Apopka_FL_CONST_DET.dwg C09 Feb 28, 2018 11:22am by: GeraldHarrison
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- TYPICAL NOTES:**
- RECORD DRAWINGS AND CERTIFICATION OF COMPLETION SHALL BE SUBMITTED, SIGNED, SEALED, AND DATED BY THE ENGINEER OF RECORD. THE DRAWINGS SHALL INDICATE ANY DEPARTURES FROM THE APPROVAL FROM THE APPROVED PLANS DURING CONSTRUCTION SHALL BE SUPPLIED BY THE CONTRACTOR. ASBUILT DRAWINGS SHALL BE CERTIFIED BY A FLORIDA LICENSED SURVEYOR.
 - THE HIGHEST GROUNDWATER WITHIN THE ROADWAY SHALL BE AT LEAST 1.5 FEET BELOW THE UNDERCROCK BASE.
 - GOVERNING SPECIFICATIONS: STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARD SPECIFICATIONS, LAST EDITION.
 - CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS, LAST EDITION.
 - ANY INVO-29 MONUMENT WITHIN THE LIMITS OF CONSTRUCTION IS TO BE PROTECTED. IF IN DANGER OF DAMAGE, THE CONTRACTOR SHALL NOTIFY: GEODETIC INFORMATION CENTER ATTN: MARK MAINTENANCE SECTION N/CO-162 6031 EXECUTIVE BOULEVARD ROCKVILLE, MARYLAND 20852 TELEPHONE NO. 301-443-8319.
 - THE LOCATION OF THE EXISTING UTILITIES SHOWN IN THE PLANS ARE APPROX. ONLY. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY IF "OTHER" UTILITIES (NOT SHOWN IN THE PLANS) EXIST WITHIN THE AREA OF CONSTRUCTION. SHOULD THERE BE UTILITY CONFLICTS, THE CONTRACTOR SHALL INFORM THE RESPECTIVE UTILITY OWNERS TO RESOLVE UTILITY CONFLICTS AND ADJUSTMENTS, AS REQUIRED.
 - THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR 48 HOURS IN ADVANCE OF ANY EXCAVATION INVOLVING THEIR UTILITIES SO THAT A COMPANY REPRESENTATIVE CAN BE PRESENT.
 - THE CONTRACTOR IS TO USE CAUTION WHEN WORKING IN OR AROUND AREAS WHERE THERE ARE OVERHEAD TRANSMISSION LINES OR UNDERGROUND UTILITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE.
 - THE CONTRACTOR SHALL CALL SUNSHINE STATE ONE CALL OF FLORIDA (811) FOR FIELD LOCATIONS 48 HOURS BEFORE DIGGING NEAR UNDERGROUND UTILITIES.
 - KNOWN UTILITIES:
WATER: ORLANDO UTILITIES COMMISSION
ELECTRIC: ORLANDO UTILITIES COMMISSION
GAS: FLORIDA GAS TRANSMISSION COMPANY
PHONE: AT&T
 - PRIOR TO COMMENCEMENT OF ANY EXCAVATION, THE CONTRACTOR SHALL COMPLY WITH FLORIDA STATUTE 553.851 FOR THE PROTECTION OF UNDERGROUND GAS PIPELINES.
 - DESIGN ELEVATIONS ARE BASED ON THE SURVEY PREPARED BY OTHERS.
 - BACKFILL FOR ALL UTILITY AND STORM LINES AND AROUND STRUCTURES SHALL BE COMPACTED WITH NO LESS THAN 95% DENSITY. A COPY OF TEST REPORT SHALL BE SUBMITTED TO THE COUNTY ENGINEER.
 - APPURTENANCES FOR STORM SEWER, SANITARY SEWER, WATER, AND OTHER UTILITY SYSTEMS, SUCH AS MANHOLE COVERS, VALVE BOX COVER, ETC., WHICH ARE LOCATED WITHIN AN EXISTING OR PROPOSED PAVEMENT SUCH AS A ROADWAY OR SIDEWALK, SHALL BE AT GRADE WITH THE FINAL PAVEMENT. ACCEPTABLE TOLERANCE IS 3/8 INCH. A DEFICIENCY IN ASPHALT ROADWAY SHALL BE CORRECTED EITHER BY ADJUSTING THE APPURTENANCE OR THE PLACEMENT OF ASPHALT FOR A LENGTH EXTENDING FROM THE APPURTENANCE AT A SLOPE OF 50:1.

- NOTES FOR CONCRETE SIDEWALKS ON UNCURBED ROADWAYS**
- Sidewalks shall be constructed in accordance with Section 522 of the FDOT Standard Specifications.
 - Provide detectable warnings that extend the fullwidth of the sidewalk and 24" deep from the edge of pavement where sidewalks adjoin the following vehicular ways:
-side roads and streets
-driveways with signposted entrances
-driveways with entrance volumes greater than 600vpd
-driveways with entrance speeds of 25 mph or greater
-right in-right out composite driveways
Detectable warning surfaces shall conform to the requirements described in the General Notes of Index 304. To the extent practical, the rows of truncated domes in a detectable warning surface should be aligned to be perpendicular or radial to the street, roadway, or driveway, as applicable.
For sidewalks continuous through driveways, detectable warning surfaces are not required.
3. For turnouts see Index No. 515.
 - Construct sidewalks with 1" Thick Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Picket Railing or Pipe Guardrail shown in the plans. See Sheet 1 for details.

CORNELISON ENGINEERING & DESIGN, INC.
2017 CORNELISON ENGINEERING & DESIGN, INC.
1000 EXECUTIVE BOULEVARD, APOPKA, FLORIDA 32703
TEL: 407-781-7815 FAX: 407-781-7812
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CERTIFICATE OF AUTHORIZATION 28928

CED

PROJECT NAME: 7-ELEVEN AT SEMORAN BLVD.
7-ELEVEN AT SEMORAN BLVD., APOPKA, FLORIDA 32703

SCALE: AS NOTED
DATE: 07/15/2018
DESIGNED BY: [blank]
DESIGNED BY: [blank]
DESIGNED BY: [blank]
DESIGNED BY: [blank]

REVISIONS: 1
REVISED PER CITY COMMENTS

DATE: 10/17/2017
PROJECT NO.: 1509023

SHEET NUMBER: C09
SHEET 9 OF 15

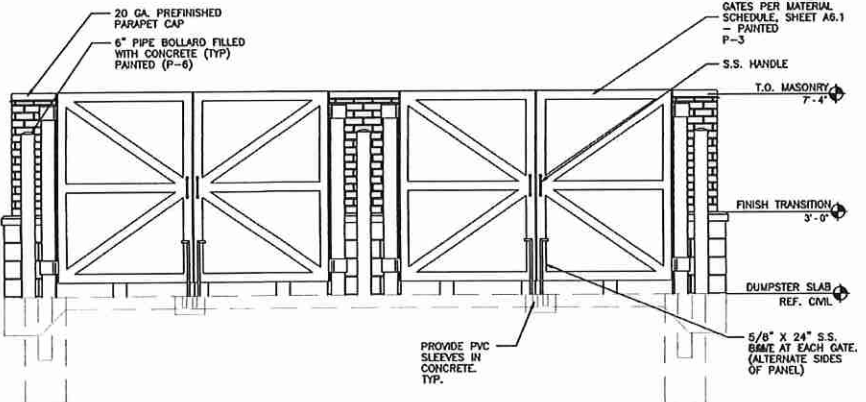
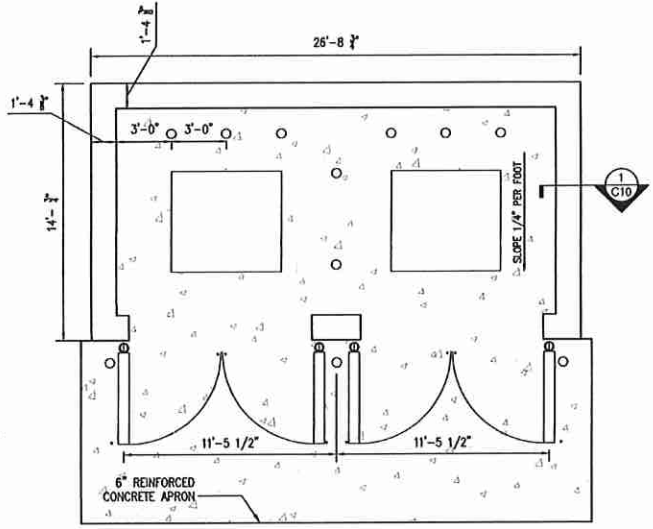
CRAIG L. CORNELISON, P.E.
FLORIDA PE NO. 55433

CLIENT: 7-ELEVEN, INC.
CONSTRUCTION DETAILS

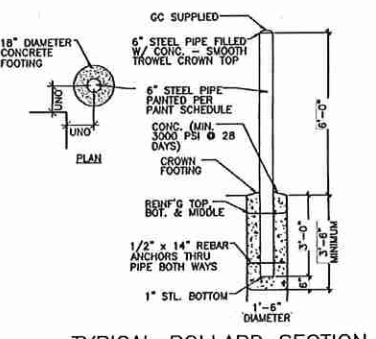
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NOTES:
 SLOPE SLAB TO DRIVEWAY SLOPE 1/4" PER FT.
 APPROPRIATE COLLAR & SPANNER
 WRENCH SERIES 6F-2-63
 FROSTFREE HOSEBIB BEHIND BOLLARDS
 -3/4" C.W. FROM BLDG SUPPLY LINE-
 WOODFORD MFG. CO. MODEL W34
 FRETLESS WARD HYDRANT
 1" BURY DEPTH (719) 574-1101
 6" BOLLARDS
 SPLIT FACE BLOCK TO MATCH BUILDING TRASH
 ENCLOSURE WALL- SEE STRUCTURAL DETAIL
 SEE SITE PLAN FOR LOCATION OF DUMPSTER PAD
 AND GATES. VERIFY SCREEN WALL HT. WITH LOCAL
 JURISDICTION.

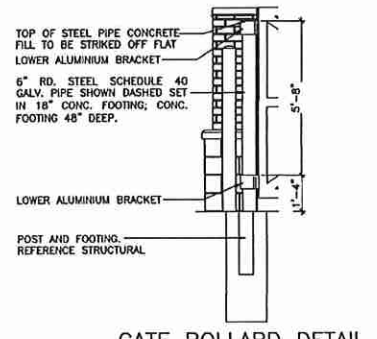
DUMPSTER PLAN
NTS



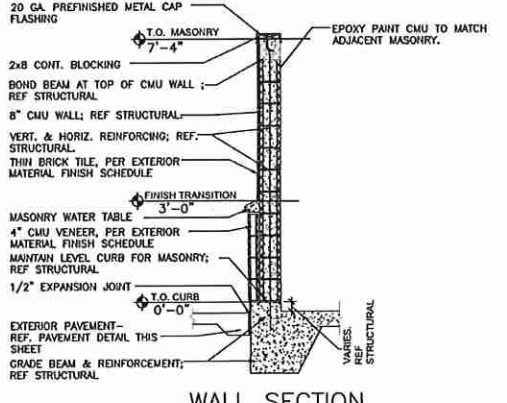
DUMPSTER ENCLOSURE ELEVATION NTS



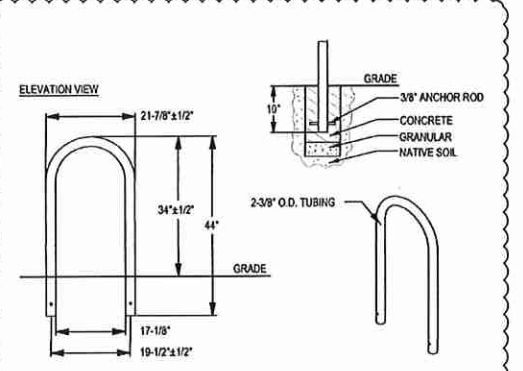
TYPICAL BOLLARD SECTION
NTS



GATE BOLLARD DETAIL
NTS



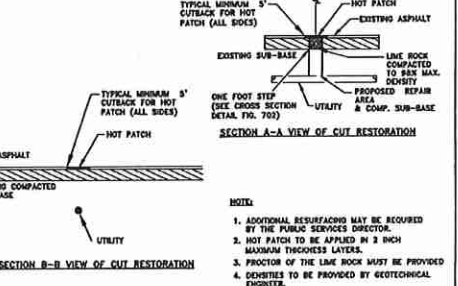
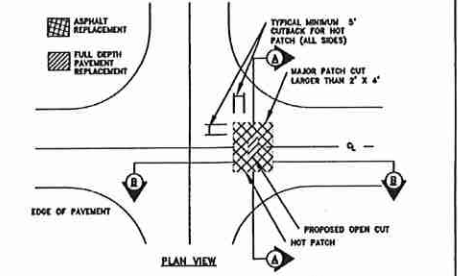
WALL SECTION
NTS



U RACK | 1 LOOP 3 BIKES
N.T.S.
OR APPROVED EQUAL TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
MINIMUM BIKE STALLS = 2

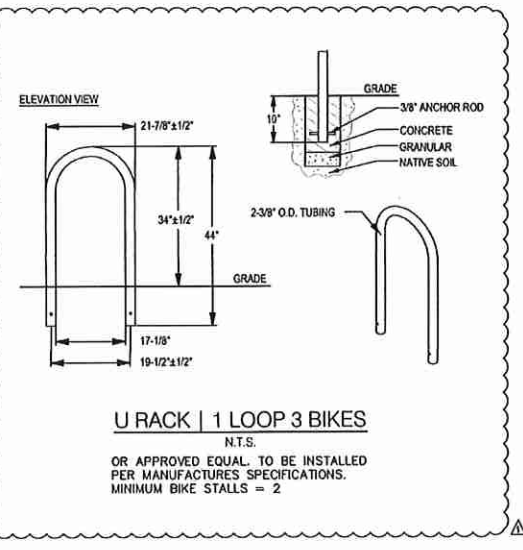
OPEN-CUT DETAIL - MINOR PATCH

CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2015 FIG. 700



OPEN-CUT DETAIL - MAJOR PATCH

CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2015 FIG. 701



NOTE:
 SUB-GRADE TO BE COMPACTED TO 95% MAX. DENSITY AS DETERMINED BY ASTM D 1557. HOT PATCH TO BE REPLACED WITH 8" LIME ROCK AND COMPACTED TO 95% MAX. DENSITY TO TOP OF EXISTING BASE. CUT AREA TO BE PLACED OR PROTECTED ON THE DAY OF POUR. EXISTING SURFACE TO BE 1/4" OUT TO AN AREA OF FIVE FEET (5') BEYOND BASE CUT.

GENERAL NOTES:
 1. BASE REPLACEMENT SHALL BE 8" LIME ROCK COMPACTED TO 95% MAX. DENSITY.
 2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AT THE TIME OF REPAIR, WHICHEVER IS GREATER.
 3. MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1) INCH.
 4. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

PAVEMENT RESTORATION:
 1. LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
 2. CUTS AT INTERSECTIONS OF STREETS GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN RAILS AND ALSO TO A POINT TEN FEET (10') BEYOND THE CUT.
 3. ACTUAL REQUIREMENTS WILL BE AS STATED ON THE APPROVED PERMIT.

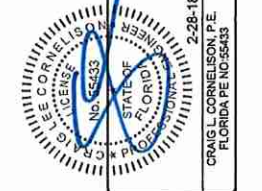
OPEN-CUT CROSS SECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2015 FIG. 702

CORNELISON ENGINEERING & DESIGN, INC.
 CED
 2017 CORNELISON ENGINEERING & DESIGN, INC.
 2229 E. SEMORAN BLVD., APOPKA, FLORIDA 32703
 TEL: 407.884.7433 FAX: 407.884.7432
 WWW.CORNELISON-ENG.COM
 CERTIFICATE OF AUTHORIZATION 20828

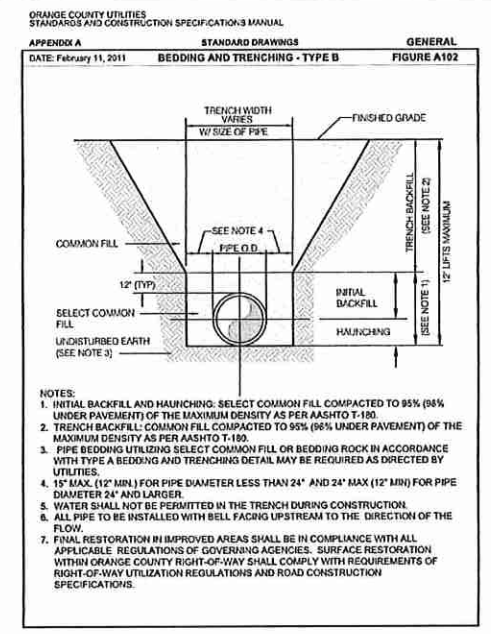
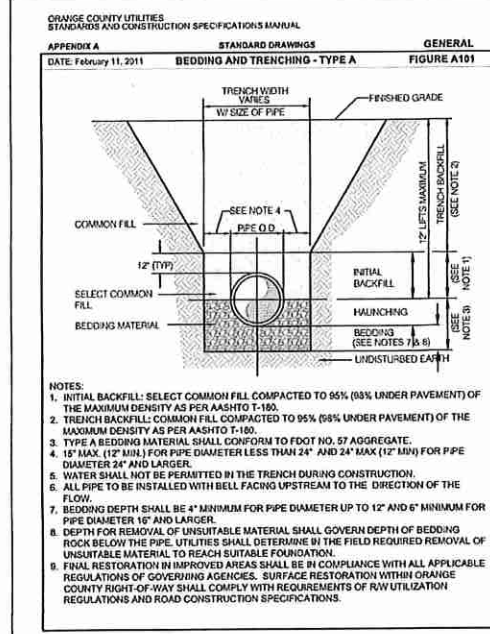
PROJECT NAME: 7-ELEVEN AT SEMORAN BLVD.
 CLIENT: 7-ELEVEN, INC.
 SHEET NAME: CONSTRUCTION DETAILS

NO.	REVISIONS	DATE	SCALE	AS NOTED
1	REVISED PER CITY COMMENTS	02/15/2018	AS NOTED	DESIGNED BY GRH DRAWN BY BRH CHECKED BY CLC



DATE: 10/17/2017
 PROJECT NO.: 1509023
 SHEET NUMBER: C10
 SHEET 18 OF 15

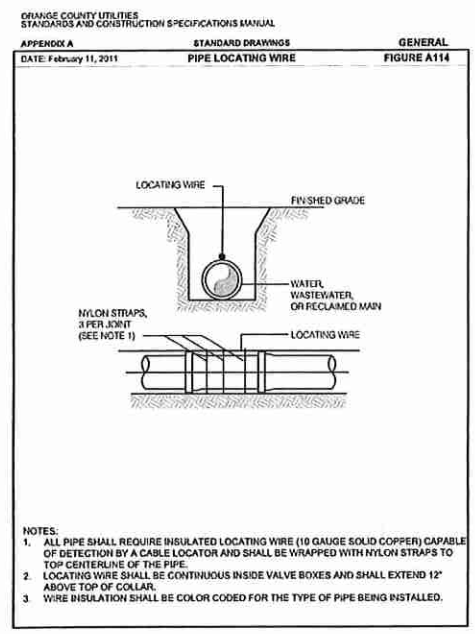
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ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL
 APPENDIX A STANDARD DRAWINGS GENERAL
 DATE: February 11, 2011 RESTRAINED PIPE TABLE WATER AND RECLAIMED WATER MAINS FIGURE A104-1

TYPE	PIPE SIZE							
	4"	6"	8"	10"	12"	16"	20"	24"
90° BEND	25	36	46	55	64	65	77	89
45° BEND	10	15	19	23	26	27	32	37
22-1/2° BEND	5	8	9	11	13	15	18	21
11-1/4° BEND	3	4	5	6	7	8	9	10
FLANG OR BRANCH OF TEE	53	74	97	117	135	138	166	194
VALVE	27	38	49	59	68	68	83	97
REDUCER	VARIES BY SIZE, TO BE DETERMINED BY THE DESIGN ENGINEER.							

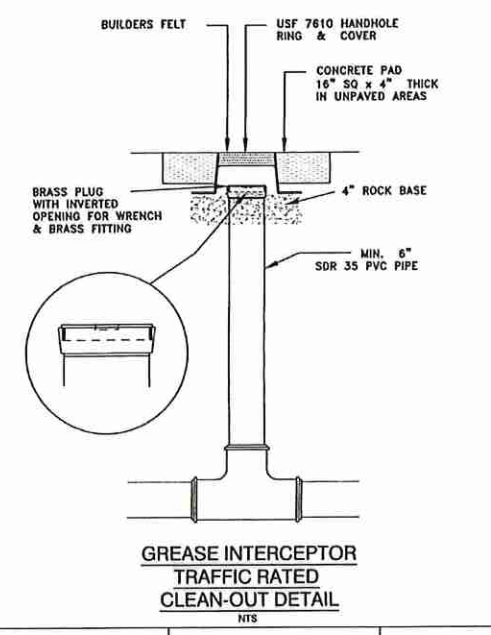
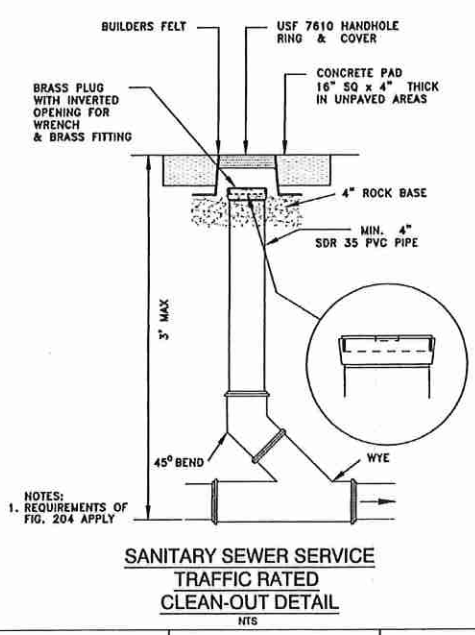
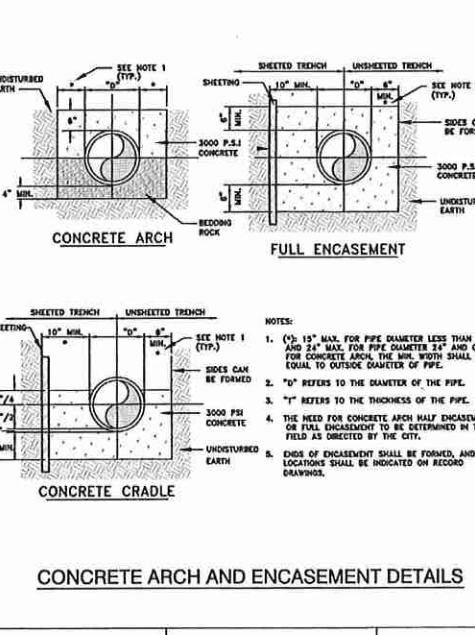
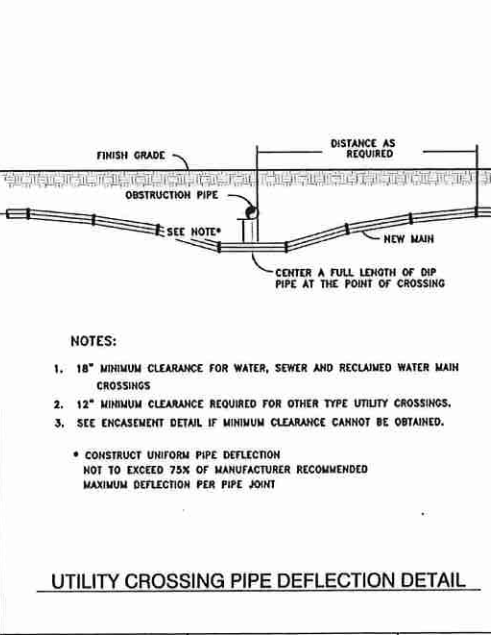
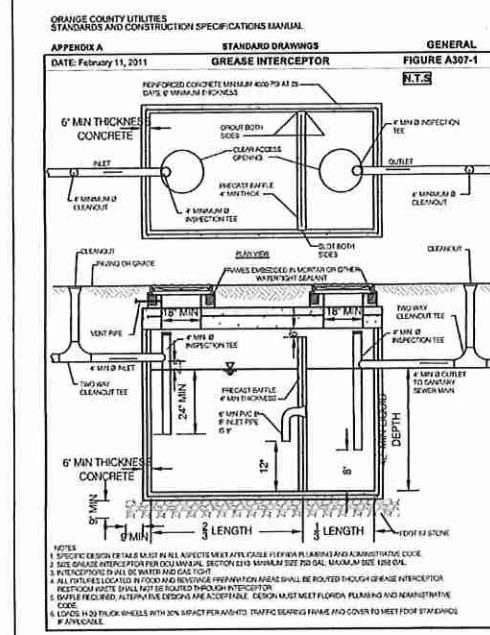
NOTES:
 1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
 2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
 3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
 4. ALL INLINE VALVES SHALL BE RESTRAINED.
 5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
 6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW.
 WORKING PRESSURE: 150 PSI
 SOIL DESIGNATION: S1 (SAND/SILT)
 LAYING CONDITIONS: 3
 DEPTH OF COVER: 3 FT
 SAFETY FACTOR: 1.5
 CONVERSION FACTOR FOR PVC PIPE: 1.25
 THE DESIGN ENGINEER SHALL INCREASE THE VALUES IN THE TABLE AS WARRANTED BY SITE-SPECIFIC SOIL DESIGNATIONS, LAYING CONDITIONS, PIPE MATERIAL, ETC. FOR DIP ENCASED IN POLYETHYLENE, INCREASE THE GIVEN VALUE BY A FACTOR OF 1.25.



ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL
 APPENDIX A STANDARD DRAWINGS GENERAL
 DATE: February 11, 2011 SEPARATION REQUIREMENTS FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS FIGURE A116

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS							
	POTABLE WATER		RECLAIMED WATER		WASTEWATER (SEWAGE & FIB)		STORM SEWER	
	HORIZ	VERT	HORIZ	VERT	HORIZ	VERT	HORIZ	VERT
POTABLE WATER	3'	12"	3'	12"	3'	12"	3'	12"
RECLAIMED WATER	3'	12"	3'	12"	3'	12"	3'	12"
WASTEWATER (SEWAGE AND FIB)	6'	12"	3'	12"	3'	12"	3'	12"
RIGHT OF WAY	3'	N/A	3'	N/A	3'	N/A	3'	N/A

NOTES:
 1. THIS SEPARATION REQUIREMENT IS TO PROVIDE ACCESSIBILITY FOR CONSTRUCTION AND MAINTENANCE. THREE FEET OF HORIZONTAL SEPARATION IS THE MINIMUM FOR PIPES WITH THREE FEET OF COVER. FOR PIPES INSTALLED AT GREATER DEPTHS, PROVIDE AN ADDITIONAL FOOT OF SEPARATION FOR EACH ADDITIONAL FOOT OF DEPTH.
 2. THE 18-INCH SEPARATION REQUIREMENT APPLIES WHEN THE STORM PIPE CROSSES ABOVE THE OCC MAIN, AND WHEN THE STORM PIPE HAS A DIAMETER EQUAL TO OR GREATER THAN 24 INCHES. OTHERWISE, THE REQUIRED SEPARATION IS 12 INCHES.
 3. THIS SEPARATION REQUIREMENT COMPLES WITH MINIMUM DEP SEPARATION REQUIREMENTS OUTLINED IN 62-555.314, FAC. VARIANCES FROM THE DEP REQUIREMENTS MUST COMPLY WITH 62-555.314(5), FAC AND MUST BE APPROVED INDIVIDUALLY BY BOTH DEP AND OCC.
 4. DISTANCES GIVEN ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
 5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF SANITARY OR STORM WATER MAINHOLE OR STRUCTURE.



CITY OF APOPKA JANUARY 2014 FIG. 117
 DESIGN ENGINEERING DIVISION

CITY OF APOPKA JANUARY 2014 FIG. 102
 DESIGN ENGINEERING DIVISION

CITY OF APOPKA JANUARY 2014 FIG. 205
 DESIGN ENGINEERING DIVISION

CITY OF APOPKA JANUARY 2014 FIG. 600 A
 DESIGN ENGINEERING DIVISION

CORNELISON ENGINEERING & DESIGN, INC.
 3805 OLD SHILOH AVE. ZEPHYRUS, FL 32082
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 WWW.CORNELISON-INC.COM
 CERTIFICATE OF AUTHORIZATION 28928

PROJECT NAME: 7-ELEVEN AT SEMORAN BLVD.
 229 E. SEMORAN BLVD., APOPKA, FLORIDA 32030

SCALE: AS NOTED
 DATE: 02/15/2018

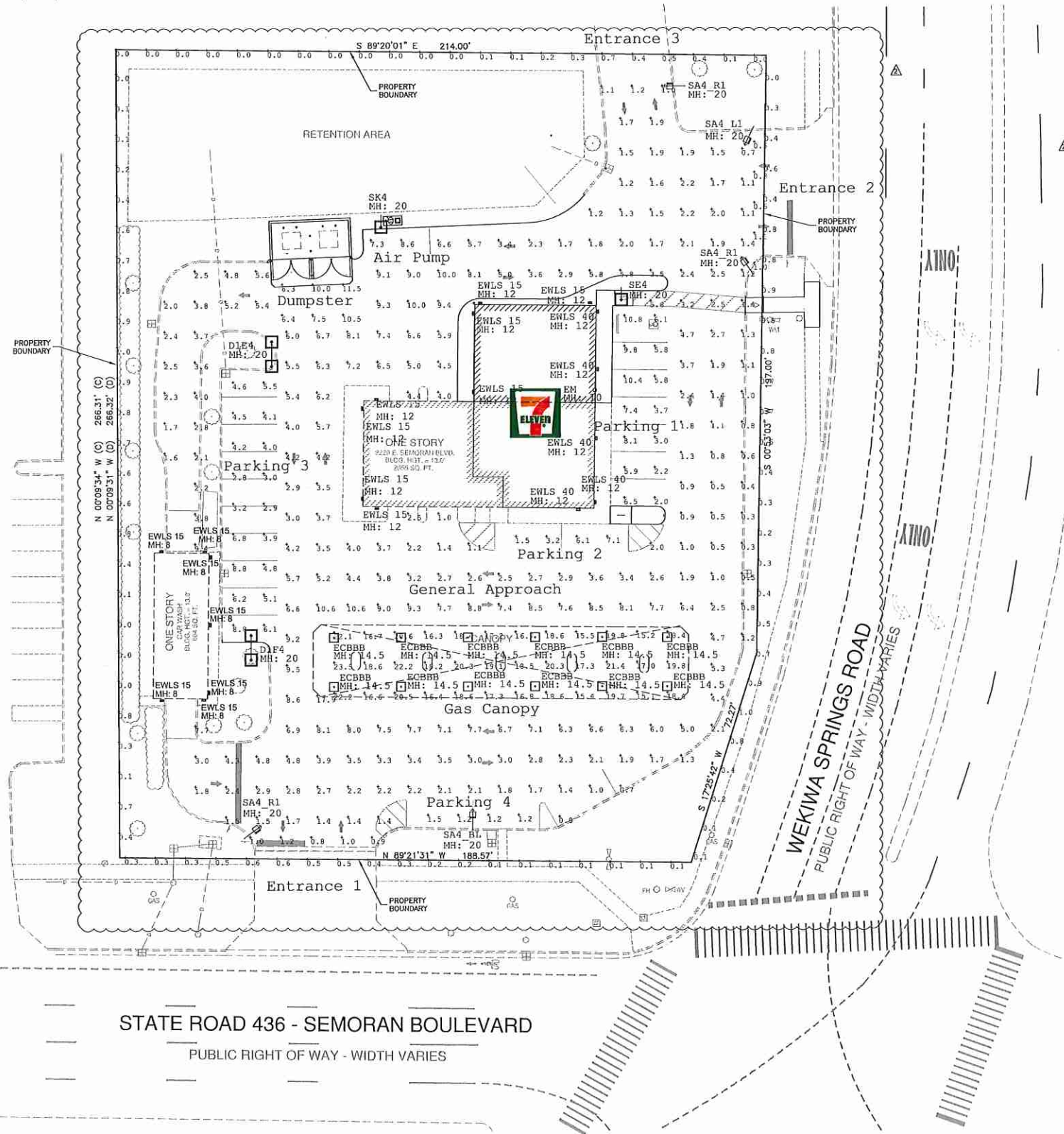
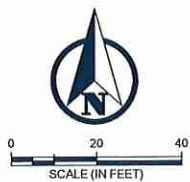
DESIGNED BY: GRI
 DRAWN BY: GRI
 CHECKED BY: GRI

REVISIONS:
 No. 1 REVISED PER CITY COMMENTS

DATE: 10/17/2017
 PROJECT NO. 1509023
 SHEET NUMBER C11 SHEET 11 OF 15

CLIENT: 7-ELEVEN, INC.
 UTILITY DETAILS

DATE: 10/17/2017
 PROJECT NO. 1509023
 SHEET NUMBER C11 SHEET 11 OF 15



Symbol	Qty	Label	Arrangement	LLF	Description	Arr. Watts	Arr. Lum. Lumens
[Symbol]	15	EWLS 15	SINGLE	1.000	EWLS01_15AF750 -120-277V	12	1500
[Symbol]	5	EWLS 40	SINGLE	1.000	EWLS01_40AF750 -120-277V	37	4000
[Symbol]	3	SA4_R1	SINGLE	1.000	1-EASC0A4F550DC_D with ELSEASXRS1BLCK (Right)	44	2400
[Symbol]	1	SA4_L1	SINGLE	1.000	1-EASC0A4F550DC_D with ELSEASXRS1BLCK (Left)	44	2400
[Symbol]	1	SA4_BL	SINGLE	1.000	1-EASC0A4F550DC_D with ELSEASXRS1BLCK	44	4000
[Symbol]	12	ECBBB	SINGLE	1.000	ECBB0B5F5501AWHITE	64	8110
[Symbol]	1	EM	SINGLE	0.010	LEDPRS-BR-CL (Phillips)	20	32
[Symbol]	1	D1E4	BACK-BACK	1.000	2-EASC0E4F5509C Color	238	25800
[Symbol]	1	D1F4	BACK-BACK	1.000	2-EASC0F4F5509C Color	288	30800
[Symbol]	1	SE4	SINGLE	1.000	1-EASC0E4F5509C Color	119	12900
[Symbol]	1	SK4	SINGLE	1.000	1-EASC0K4F5509C Color	283	30000

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Air Pump	Illuminance	Fc	7.95	8.6	7.3	1.09	1.18
Dumpster	Illuminance	Fc	8.70	11.5	6.3	1.38	1.83
Entrance 1	Illuminance	Fc	0.98	1.2	0.8	1.23	1.50
Entrance 2	Illuminance	Fc	0.82	1.1	0.6	1.37	1.83
Entrance 3	Illuminance	Fc	1.10	1.2	1.0	1.10	1.20
Gas Canopy	Illuminance	Fc	18.54	23.5	15.1	1.23	1.56
General Approach	Illuminance	Fc	3.85	17.9	0.3	12.83	59.67
Parking 1	Illuminance	Fc	6.25	10.8	2.0	3.13	5.40
Parking 2	Illuminance	Fc	4.48	7.1	1.5	2.99	4.73
Parking 3	Illuminance	Fc	4.98	8.8	2.8	1.77	3.14
Parking 4	Illuminance	Fc	1.28	1.5	1.2	1.07	1.25
Property Line	Illuminance	Fc	0.36	1.0	0.0	N.A.	N.A.

Standard 7-Eleven Lighting Specification	
Entrances	10FC AVG
Air Pump	10FC
Gasoline Canopy	30FC
Dumpster	10FC
Parking	10FC
General Approach	3FC
Sidewalk	NO SPEC
Property Line	NO SPEC

* Levels designed to be at initial output or 1.0LLF

PROVIDED BY:
APPLICATION SOLUTION CENTER
CURRENT, POWERED BY GE
NELA PARK, EAST CLEVELAND, OH
P: 1-216-266-4660

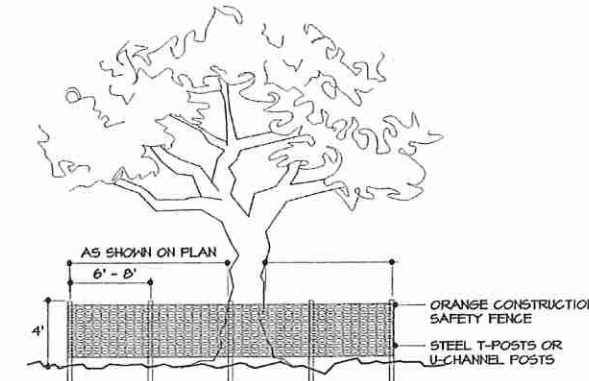
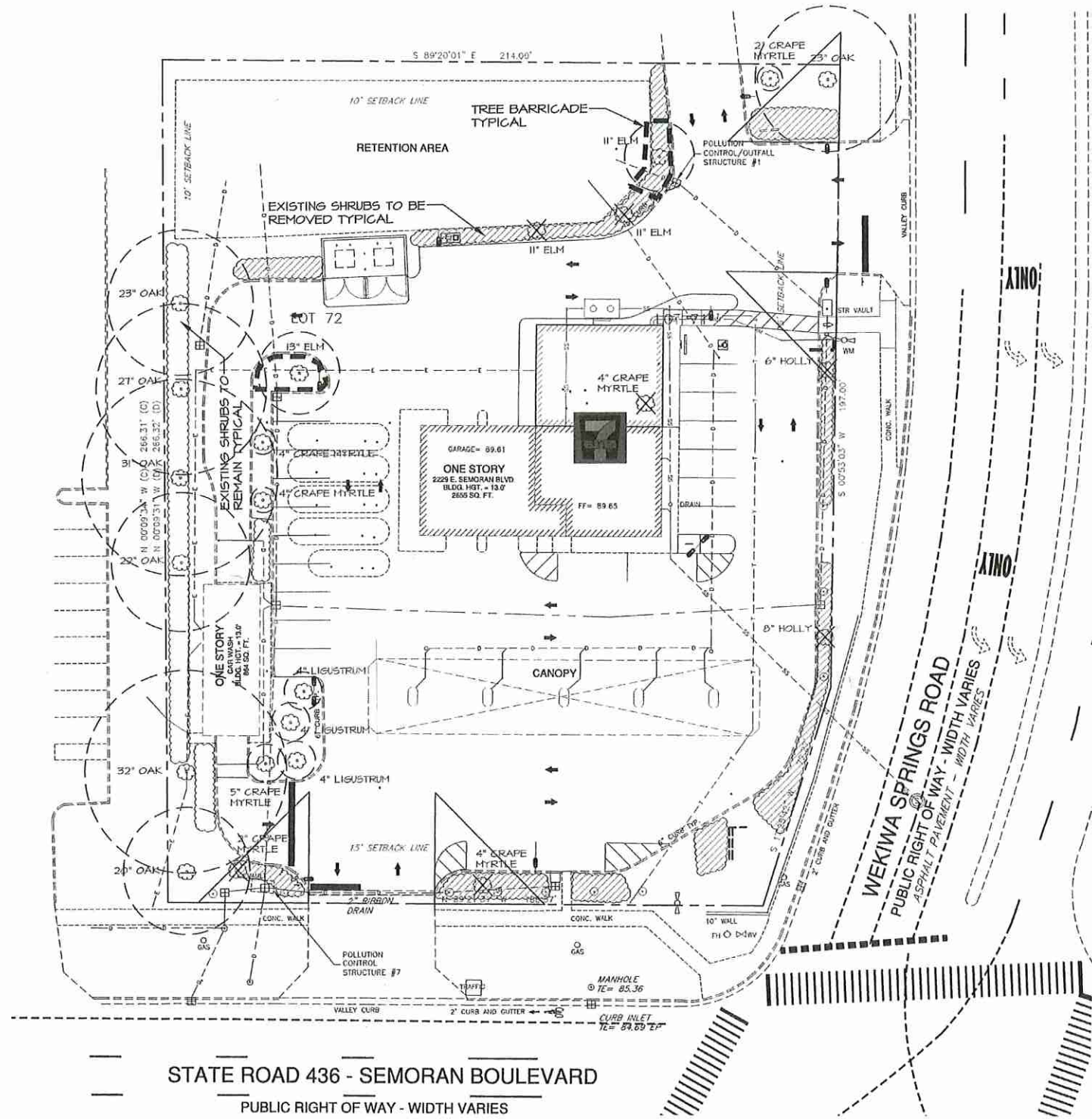
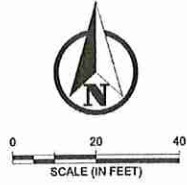


City Ordinance:
Property line cannot exceed 1FC.
Due to the ordinance, this design does not meet 7-Eleven spec.

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

Drawing name: P:\1509023 - 7-11, Semoran Blvd, Appoka\Cadd\Construction\C12-7-11-Appoka_FL_LIGHT PLAN.dwg C12 Aug 29, 2018 3:54pm by: GeraldHuffman
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Drawing name: \\server\server\Projects\2018\18104-7-11 @ Apollo\CD CIVIL\LA-01.dwg L-1 Mar 22, 2018 9:28am by: Blair
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TREE PROTECTION DETAIL
ALL EXISTING TREES TO REMAIN WITHIN THE PROTECTION AREA SHALL BE BARRICADED AS PER THE DETAIL. BARRICADES SHALL BE ERECTED BEFORE SITE WORK BEGINS AND SHALL REMAIN FOR THE ENTIRE DURATION OF THE WORK.

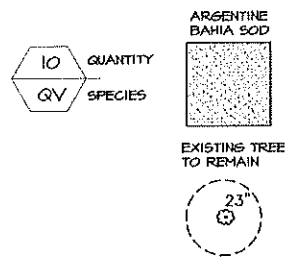
SYMBOL LEGEND

- 32" EXISTING TREE TO REMAIN
- 32" EXISTING TREE TO BE REMOVED
- TREE BARRICADE
- EXISTING SHRUBS TO REMAIN
- EXISTING SHRUBS TO BE REMOVED

<p>ANDERSON LESNIAK LIMITED, INC. landscape architects / land planners 4921 S. WESTSHORE BOULEVARD TAMPA, FLORIDA 33611 (813) 831-6696 FAX 831-5485 www.andersonlesniak.com</p>															
<p>PROJECT NAME 7-ELEVEN E. SEMORAN BOULEVARD APOPKA, FLORIDA</p>	<p>CLIENT 7-ELEVEN, INC.</p>														
<p>SCALE AS NOTED</p>	<p>SHEET NAME TREE PRESERVATION / REMOVAL PLAN</p>														
<p>DESIGNED BY DRAWN BY IC</p>	<p>CHECKED BY LJU</p>														
<p>DATE</p>															
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Description</th> </tr> </thead> <tbody> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> </tbody> </table>		No.	Description	1		2		3		4		5		6	
No.	Description														
1															
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3															
4															
5															
6															
<p>DATE 3/22/2018</p>															
<p>PROJECT NO. 1509023</p>															
<p>SHEET NUMBER LA-01</p>															

Drawing name: \S:\server\user\Projects\2018\1816\04 7-11 @ Aopkatz CIVIL-6.dwg L-2 Mar 22, 2018 8:32am by: Brian
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SYMBOL LEGEND



PROPOSED TREES

MAPLE 4
 HAX MYRTLE 7
 CRAPE MYRTLE 6
 TOTAL TREES 17

LANDSCAPE REQUIREMENTS

- 1) INTERIOR REQUIREMENTS
 1) CANOPY TREE + 1 SHADE TREE FOR EVERY 20 PARKING SPACES
 10% OF VIA SHALL BE LANDSCAPED
 22 PARKING SPOTS = 2 CANOPY + 2 SHADE TREES - 4 EXISTING = 0 TREES
 33,556 SF X 10% = 3,356 SF LANDSCAPE REQUIRED
- 2) BUFFER YARDS
 NORTH PERIMETER - 187 LF / 10 = 18.70 SF / 1000 = 1.87 X 9.5" DBH = 6.5" DBH REQUIRED, 3 TREES @ 2.5" DBH PROVIDED
 SOUTH PERIMETER (POWER LINES) - 141 LF / 25 = 6 TREES - 2 EXISTING = 4 TREES @ 2.5" DBH
 EAST PERIMETER - 207 LF / 25 = 8 TREES - 1 EXISTING = 7 TREES
 WEST PERIMETER - 265 LF X 5 = 1325 SF / 1000 = 1.32 X 9.5" DBH = 4.6" DBH REQUIRED, 2 TREES - 5 EXISTING = 0 TREES
 TOTAL PERIMETER 14 TREES
- (3) 1 TREE PER 8,000 SF OF SITE REQUIRED - PERIMETER AND PARKING AREAS
 55,617 SF / 8,000 SF = 7 TREES - 4 PARKING TREES = 3 TREES
- 4) TOTAL REQUIRED TREES
 14 + 3 = 17 TREES @ 2.5" DBH

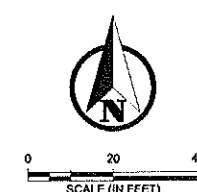
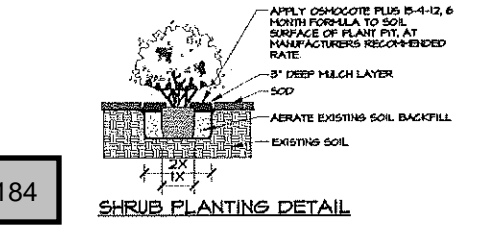
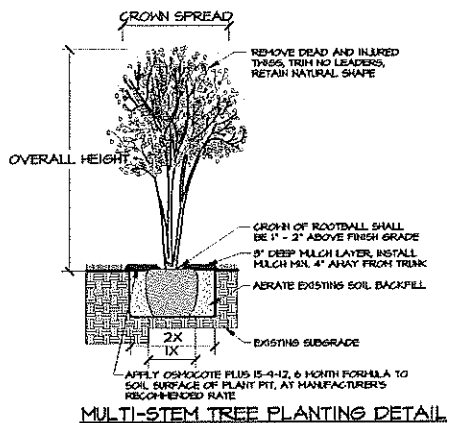
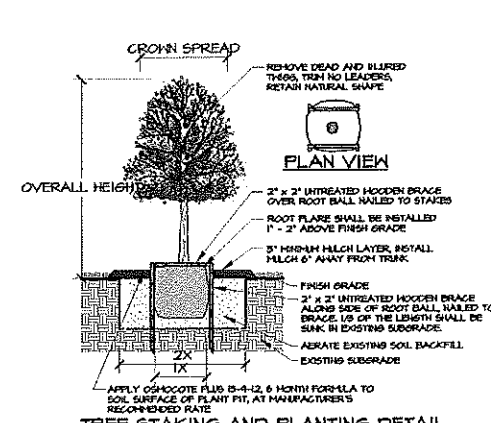
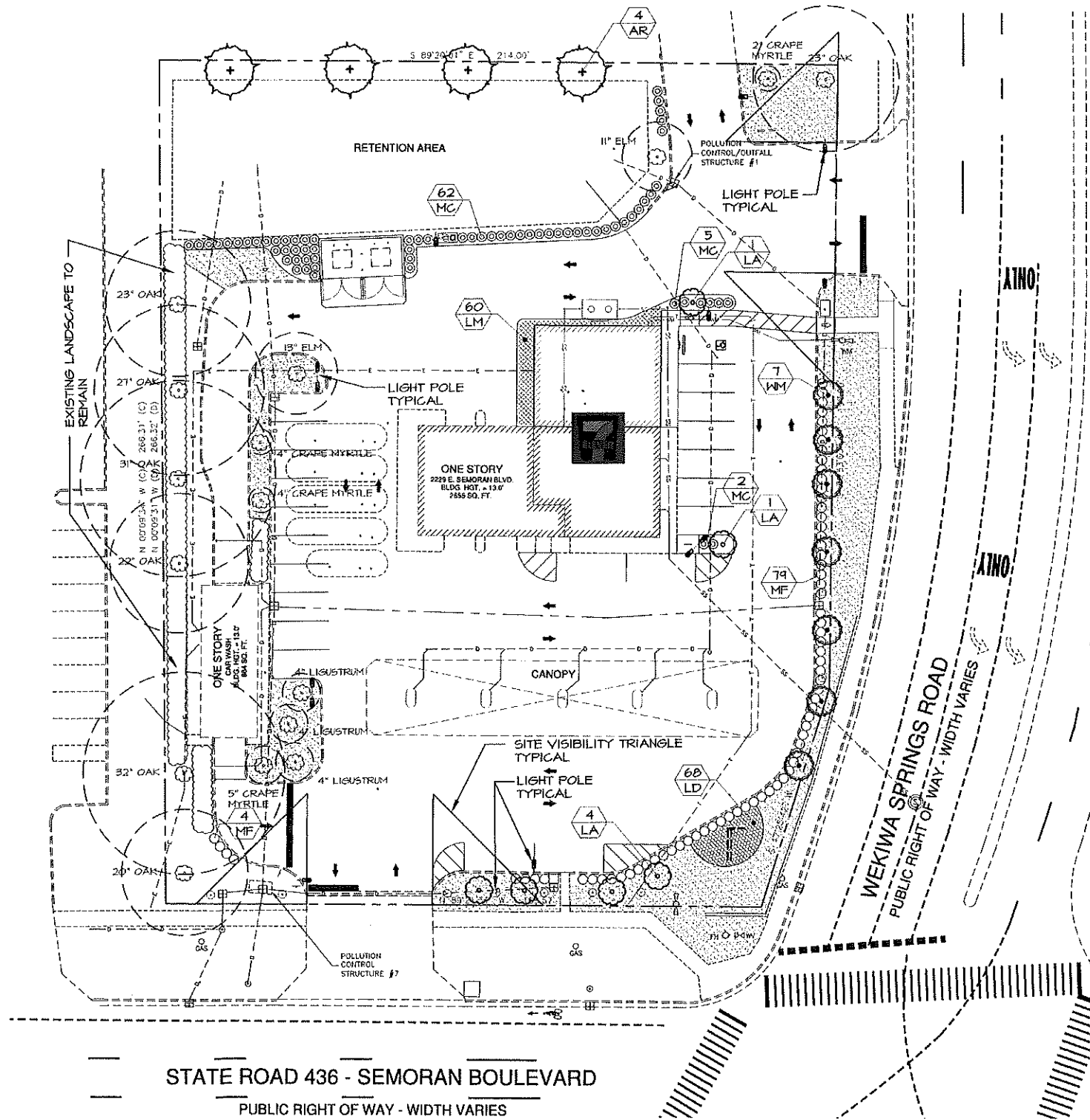
PLANT MATERIAL LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	SPACING
AR	4	ACER RUBRUM	RED MAPLE	16' HT X 7" SPD, 2.5" DBH, RP6	AS SHOWN
LA	6	LAGERSTROEMIA INDICA 'MUSKOGEE'	LAVENDER GRAPE MYRTLE	10' HT X 4' SPD, 3 STEMS @ 1", RP6	AS SHOWN
NM	7	MYRICA CERIFERA	HAX MYRTLE	10' HT X 4' SPD, 3 STEMS @ 1", RP6	AS SHOWN
MF	7	MYRICANTHES FRAGRANS	SIMPSON'S STOPPER	36" HT X 30" SPD, 1 GALLON	36" OC
MC	64	HAMILLENBERGIA CAPILLARIS	HAXLY GRASS	36" HT X 30" SPD, 1 GALLON	36" OC
LM	60	LIRIOPE 'EMERALD GODDESS'	EMERALD GODDESS	10" HT X 10" SPD, 1 GALLON	24" OC
LD	60	LANTANA DEPRESSA	PINELAND LANTANA	10" HT X 10" SPD, 1 GALLON	24" OC

100% FLORIDA FRIENDLY LANDSCAPING PLANTS

LANDSCAPE INSTALLATION NOTES

- 1) ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN GRADES AND STANDARDS FOR NURSERY PLANTS, FEBRUARY LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- 2) LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC - SEE THE LANDSCAPE ARCHITECT FOR QUESTIONS ON EXACT LOCATIONS. THE PLANT MATERIALS LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.
- 3) IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
- 4) THE CONTRACTOR SHALL INSURE THAT ALL PLANTING ISLANDS AND OTHER AREAS SHALL BE CLEAN OF TRASH, CONSTRUCTION DEBRIS, OR OTHER WASTE MATERIALS TO A DEPTH OF 24" PRIOR TO LANDSCAPE INSTALLATION.
- 5) ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP TRIPLE SHREDDED BLACK MULCH. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM OF 24" RADIUS, ALL NEW TREES AND PALMS SHALL BE STAKED. ALL EXISTING TREES TO REMAIN SHALL HAVE A 6' RADIUS MULCH RING AT A DEPTH OF 3".
- 6) NEW SOD SHALL BE ± 6,000 OF ARGENTINE BAHIA SOD, IN THE LOCATIONS SHOWN ON THE PLAN. CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
- 7) TREES, SHRUBS, AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT.
- 8) TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.
- 9) LANDSCAPE AND IRRIGATION PLANS SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2064.
- 10) ANY DEAD OR DECLINING PLANTS OR SHRUBS SHALL BE REPLACED.
- 11) LANDSCAPE SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2064.



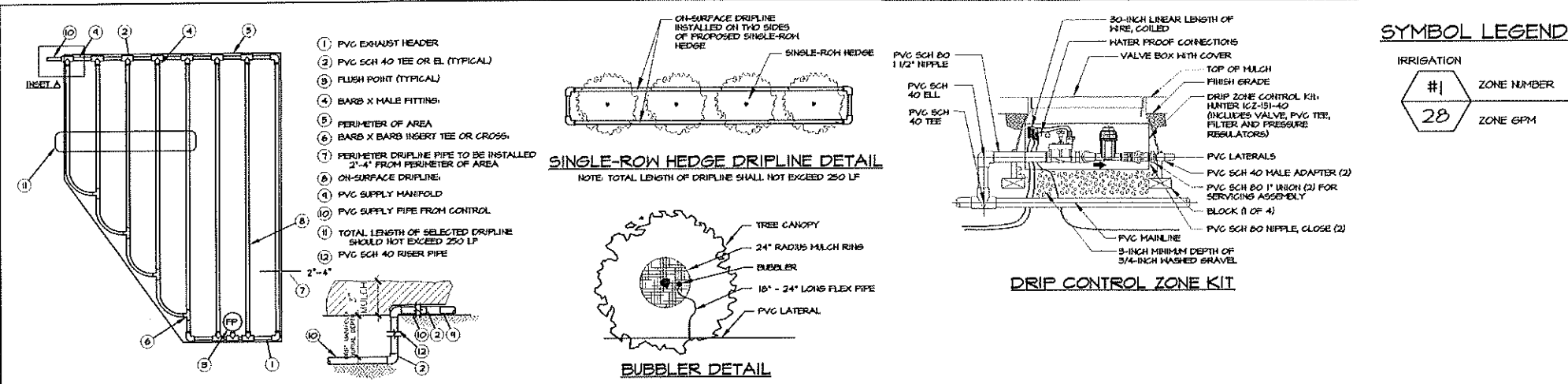
ANDERSON LESNIAK LIMITED, INC.
 landscape architects and planners
 4921 S. WESTSHORE BOULEVARD
 TAMPA, FLORIDA 33611
 (813) 831-9585 FAX (813) 831-5485
 anderson.lesniak@tamabay.com
 www.andersonlesniak.com

PROJECT NAME: 7-ELEVEN E. SEMORAN BOULEVARD
 CLIENT: 7-ELEVEN, INC.
 SHEET NAME: LANDSCAPE PLAN

SCALE: AS NOTED
 DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

DATE: 03-22-18
 REVISIONS: [Table with 5 columns: No., Description, Date, By, Check]
 PROJECT NO.: 1509023
 SHEET NUMBER: LA-02

Drawing name: \\S:\server\p\Projects\2018\18104-7-11 @ Apopka\2 CIVIL\1-8.dwg L-3 Mar 22, 2018 8:33am BY: Brian
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and approval of this document without written authorization and adaptation by Commission Engineering & Design, Inc. (CED) shall be without liability to CED.



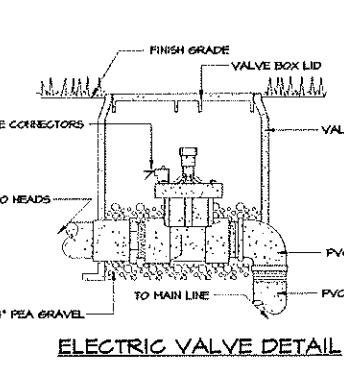
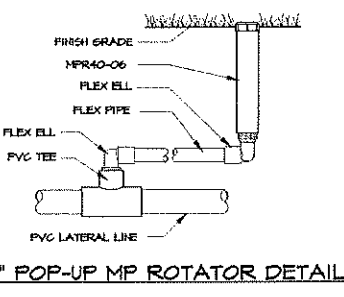
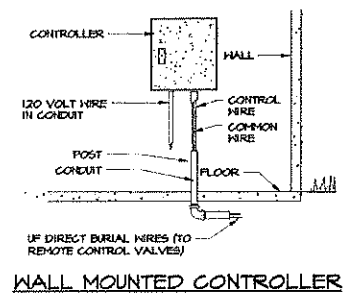
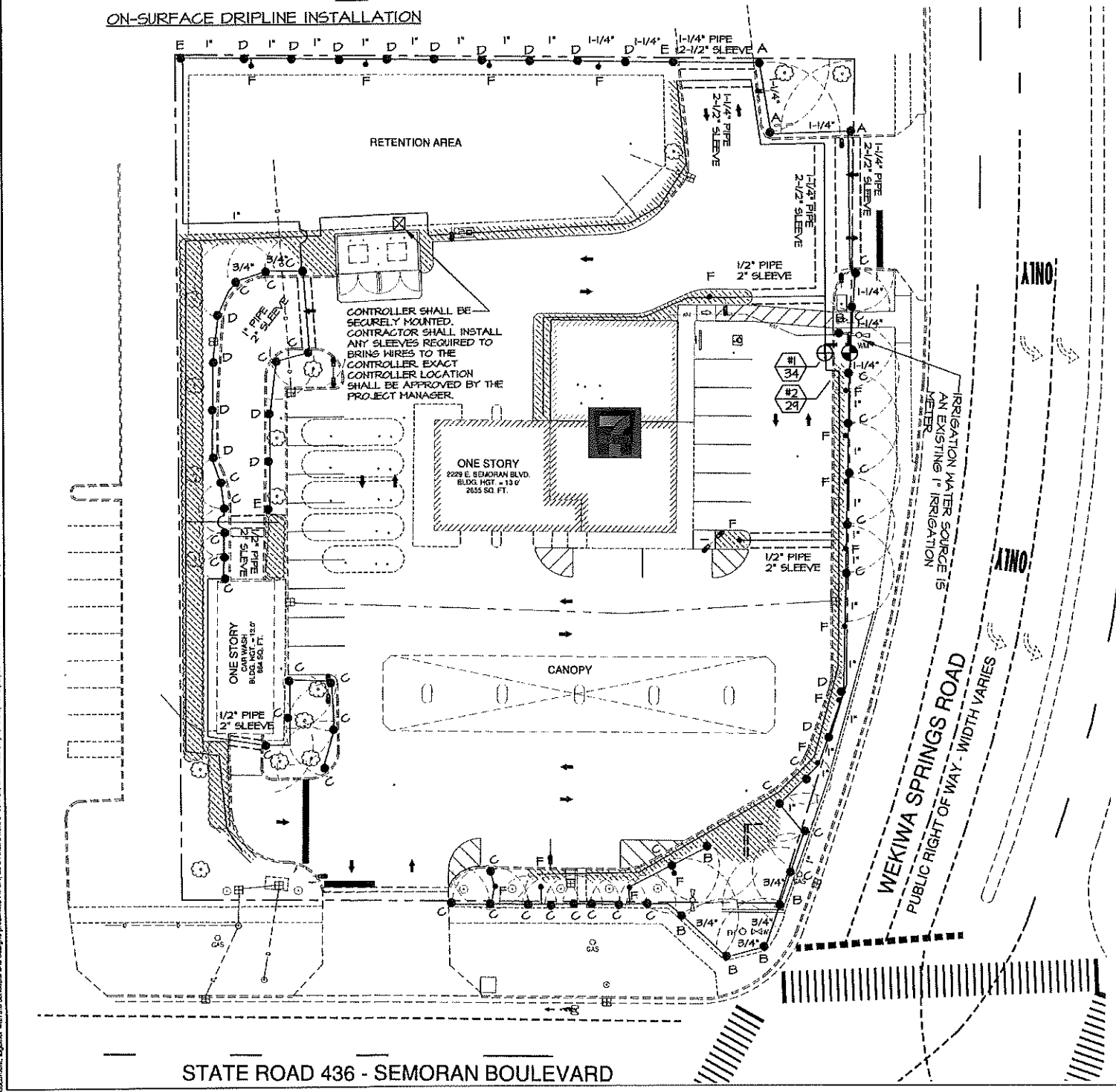
SYMBOL LEGEND

IRRIGATION #1 ZONE NUMBER 28 ZONE GPM

SYMBOL	QUANTITY	MODEL NUMBER
A ●	3	MFR40-06-MP3000, 6" POP-UP ROTATOR
B ●	6	MFR40-06-MP2000, 6" POP-UP ROTATOR
C ●	37	MFR40-06-MP1000, 6" POP-UP ROTATOR
D ●	37	MFR40-06-MPS5530, 6" POP-UP SIDE STRIP ROTATOR
E ●	17	MFR40-06-MPR55515, 6" POP-UP END STRIP ROTATOR
F ●	17	1401-0.25, FULL CIRCLE BUBBLER
---	± 2300 LF	XFD-09-18-250, LANDSCAPE DRIPLINE
---	± 15 LF	2" PVC, SCHEDULE 40, MAIN LINE
⊕	1	XCZ-FRB-150-COM, CONTROL ZONE KIT
⊗	1	150-FEB-PRS-D, ELECTRICAL VALVE
⊠	1	ESP-SMT4, 4 STATION CONTROLLER
⊞	1	RAIN CHECK, AUTOMATIC RAIN SENSOR SHUTOFF

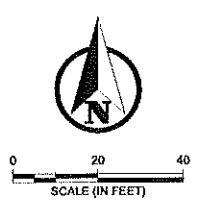
IRRIGATION INSTALLATION NOTES

- ALL QUANTITIES SHOWN ON THE DRAWINGS ARE NOT GUARANTEED AS TO ACCURACY AND ARE SHOWN FOR THE PURPOSES OF INDICATING VOLUME OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO SATISFY HIMSELF AS TO THE ACCURACY OF THE QUANTITIES.
- PIPING OR VALVES MAY SOMETIMES BE INDICATED AS BEING LOCATED IN UNLIKELY AREAS, I.E., IN BUILDINGS, UNDER PAVEMENT, OR OUTSIDE OF THE PROPERTY LINES. THIS IS DONE FOR GRAPHIC CLARITY ONLY. WHENEVER POSSIBLE, PIPING IS TO BE INSTALLED IN SOIL AREAS.
- INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.
- PIPE SIZES ARE LABELED AT LOCATIONS WHERE AN INCREASE IN SIZE OCCURS. CONTINUE PIPE SIZE UNTIL SIZE INCREASE IS INDICATED. PIPES SHALL BE INSTALLED ALONG WALKS, CURBS OR WALLS, THEY SHALL NOT BE INSTALLED IN THE MIDDLE OF PLANTERS. CONTRACTOR SHALL REVIEW LANDSCAPE PLANS TO DETERMINE TREE AND PALM LOCATIONS. MAIN LINE AND LATERALS SHALL BE SCH 40 PVC.
- ALL POP-UP SPRAY AND ROTOR HEADS SHALL BE INSTALLED ON 18" LONG FLEX PIPE CONNECTIONS. RISERS SHALL BE 28" IN HEIGHT OR 4" ABOVE ADJACENT SHRUBS. ALL IRRIGATION EQUIPMENT SHALL BE BY HANTER, UNLESS OTHERWISE STATED ON THE PLAN.
- WATER SOURCE IS AN EXISTING 1" IRRIGATION WATER METER. IRRIGATION SYSTEM REQUIRES 34 GPM AT 40 PSI. WIRING USED FOR CONNECTING THE VALVES TO THE CONTROLLER SHALL BE TYPE UF, 16 AWG WIRE, WITH PVC INSULATION. ZONE WIRES SHALL BE COLOR CODED, AND COMMON WIRE SHALL BE WHITE. VALVE BOXES SHALL BE 22" X 11" X 12" RECTANGLE WITH GREEN LIDS. PLACE 3" GRAVEL INSIDE VALVE BOXES.
- NEW CONTROLLER SHALL BE WALL MOUNTED IN THE LOCATION APPROVED BY THE PROJECT MANAGER. AFTER 30 DAY PLANT MATERIAL ESTABLISHMENT PERIOD, CONTROLLER SHALL BE SET AS PER LOCAL WATER RESTRICTIONS. AFTER IRRIGATION SYSTEM INSTALLATION IS COMPLETE, CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAWING SHOWING LOCATION OF IRRIGATION HEADS, VALVES AND PIPE.
- PIPING ON THE PLAN IS DIAGRAMMATICALLY ROUTED FOR CLARITY. DESIGN MODIFICATIONS SHALL BE MADE TO MEET FIELD CONDITIONS. THE PIPING SCHEMATIC IS DESIGNED TO MINIMIZE TRENCHING. WHENEVER POSSIBLE RUN MULTIPLE LINES AND WIRE IN THE SAME TRENCH.
- WHERE EXISTING OR PROPOSED PAVED SURFACES CROSS IRRIGATION LINES, ALL PIPING UNDER SAID SURFACES SHALL BE IN SLEEVES. SLEEVES SHALL BE SCH 40 PVC, MINIMUM 2" DIAMETER OR AS SPECIFIED ON PLAN. WHERE EXISTING PAVEMENTS MUST BE CUT TO INSTALL IRRIGATION PIPE, SAW CUT SIX INCHES WIDER THAN THE NEEDED TRENCH. REPAIR CUTS WITH AN EQUIVALENT MATERIAL TO MATCH EXISTING.
- MINIMUM COVER: PROVIDE 18" MINIMUM COVER OVER SLEEVES, 16" MINIMUM COVER OVER TOP OF MAIN LINE AND CONTROL WIRING, AND 12" MINIMUM COVER OVER ANY OTHER INSTALLED IRRIGATION PIPING.
- IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.



DRIP INSTALLATION NOTES

- DRIPLINE SHALL BE LAID DIRECTLY UNDER THE 3" MULCH BED. MULCHING OF PLANT BEDS SHALL OCCUR AFTER DRIPLINE INSTALLATION.
- DRIPLINE SHALL COVER THE FULL EXTENT OF ALL PLANTING BEDS WHERE IT IS INDICATED ON THE DRAWINGS, AT A SPACING OF 12" ON CENTER. ON THE DRIPLINE ZONES, THE ELECTRIC VALVE, DISC FILTER, AND PRESSURE REGULATOR SHALL BE PLACED UNDERGROUND IN A PLASTIC VALVE BOX WITH COVER. ADJUST PRESSURE REGULATOR TO ACCOMMODATE EACH ZONE.
- INDIVIDUAL SECTIONS OF DRIPLINE SHALL BE CONNECTED USING PVC PIPE, SIZED AS PER GPM REQUIREMENTS. DRIPLINE SHALL BE STAPLED OR OTHERWISE FASTENED TO THE FINISH GRADE EVERY 4' ON CENTER.

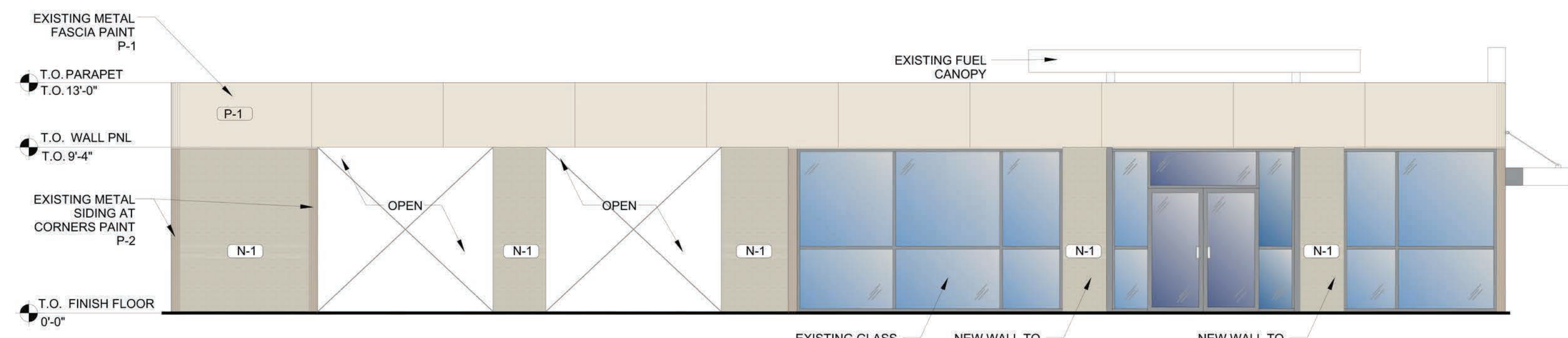


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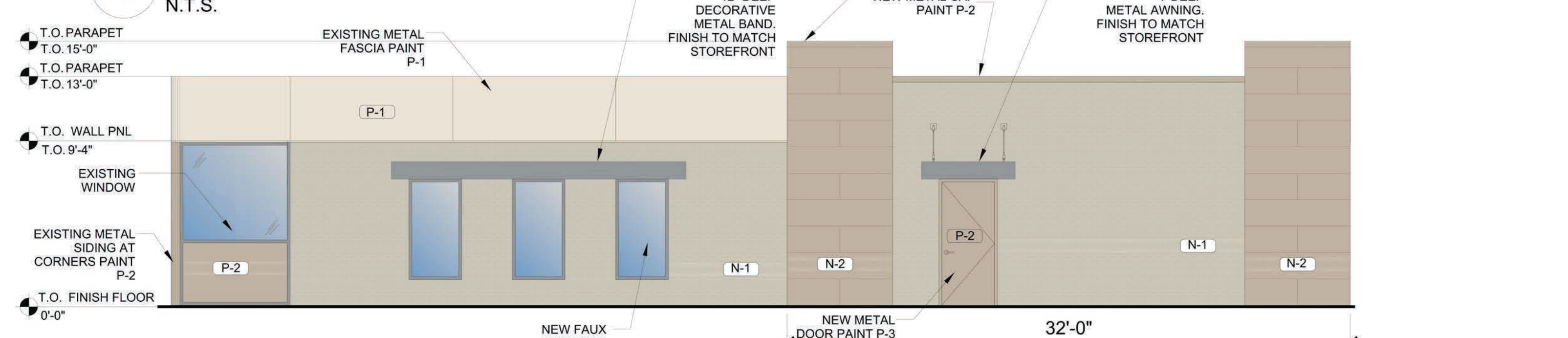
PROJECT NAME: 7-ELEVEN E. SEMORAN BOULEVARD
 DESIGNED BY: ANPKA, FLORIDA
 DRAWN BY: LAU
 CHECKED BY: LAU

DATE: 3/22/2018
 PROJECT NO: 1509023
 SHEET NUMBER: LA-03

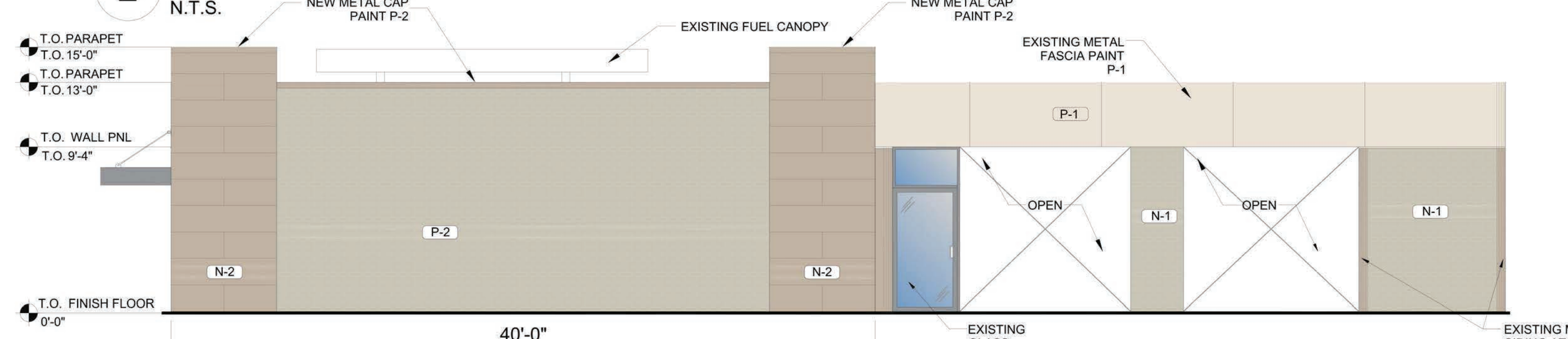
CLIENT: 7-ELEVEN, INC.
 SHEET NAME: IRRIGATION PLAN



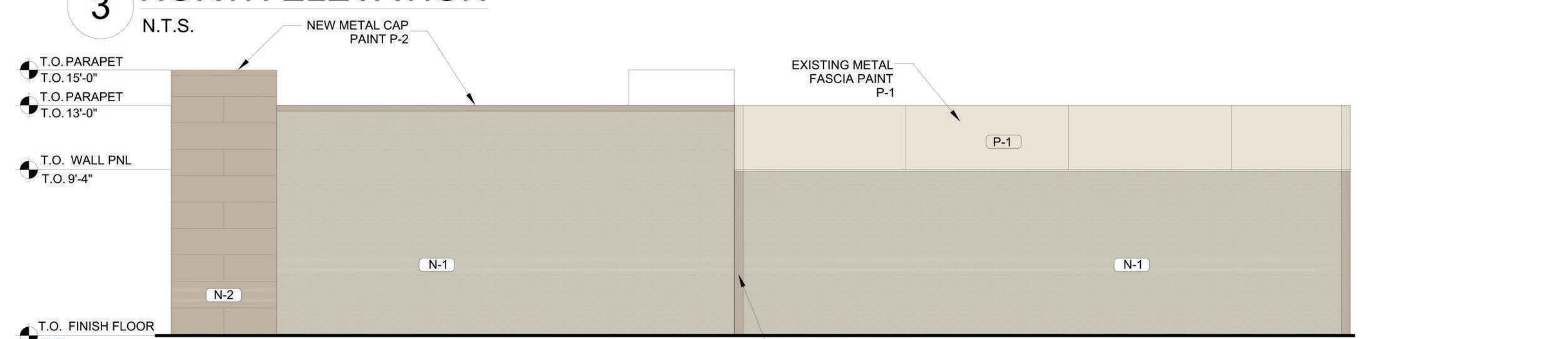
1 SOUTH ELEVATION
N.T.S.



2 EAST ELEVATION
N.T.S.



3 NORTH ELEVATION
N.T.S.



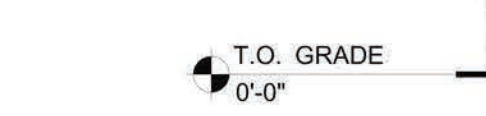
4 WEST ELEVATION
N.T.S.



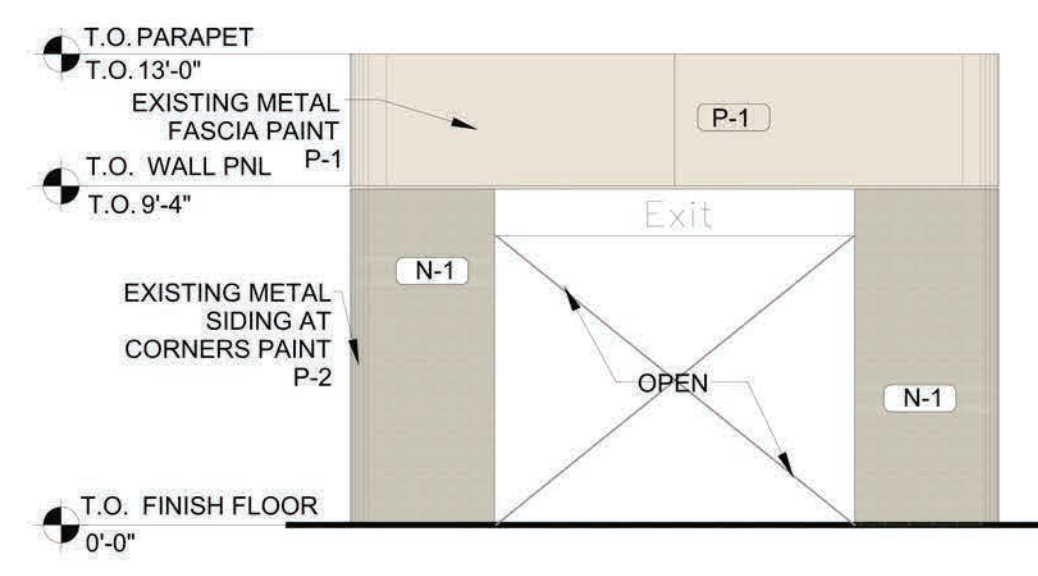
9 SIDE DUMPSTER ELEV.
N.T.S.



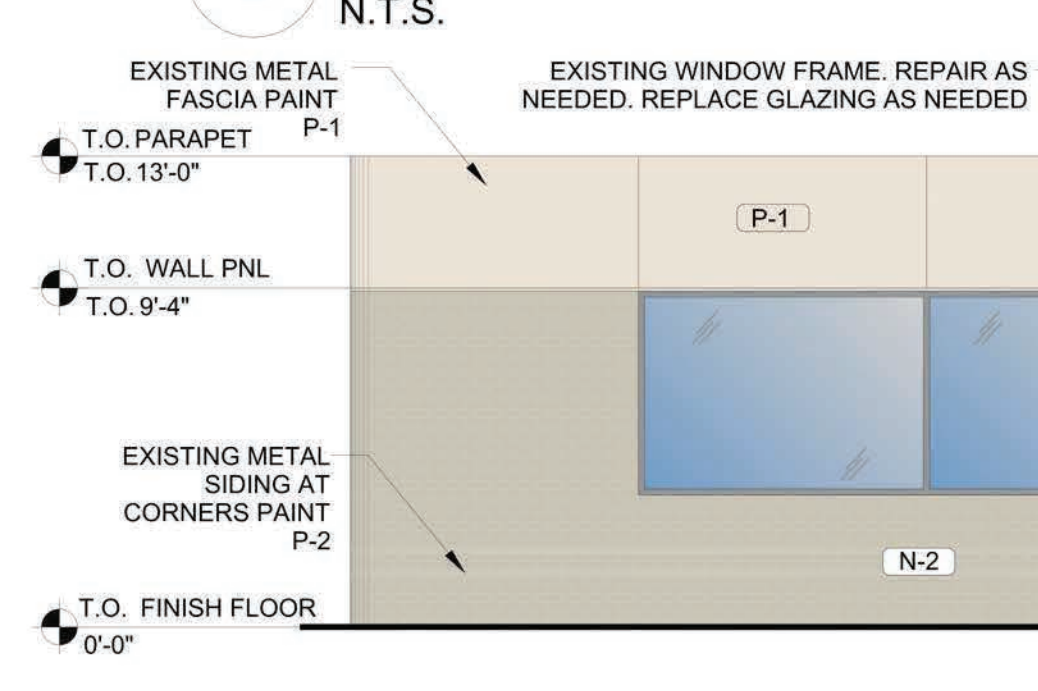
10 REAR DUMPSTER ELEV.
N.T.S.



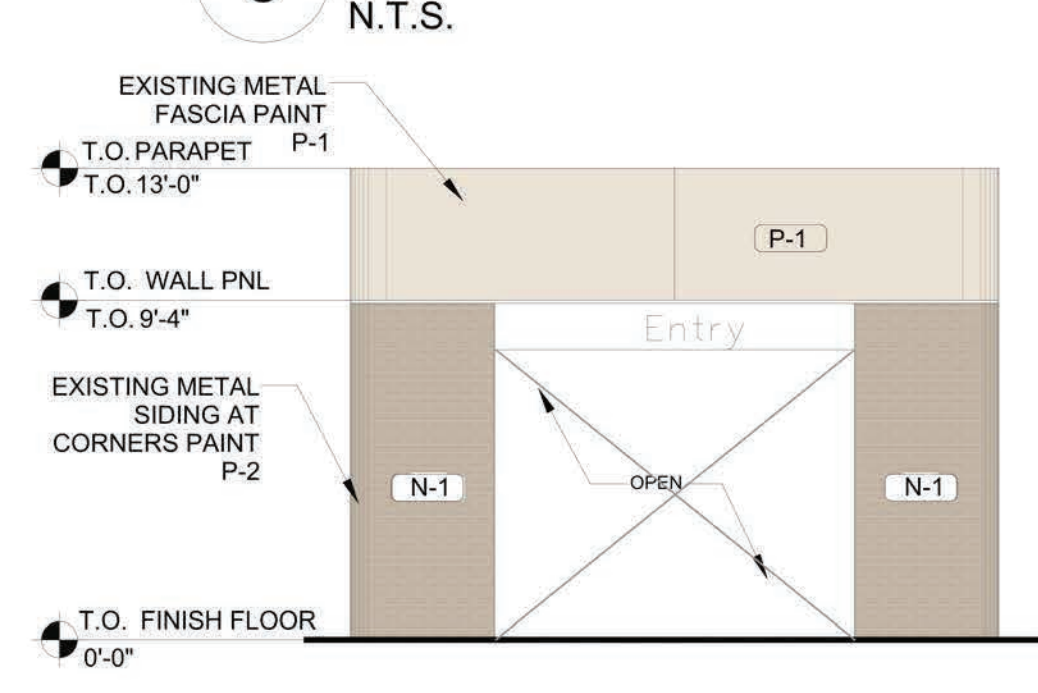
11 FRONT DUMPSTER ELEV.
N.T.S.



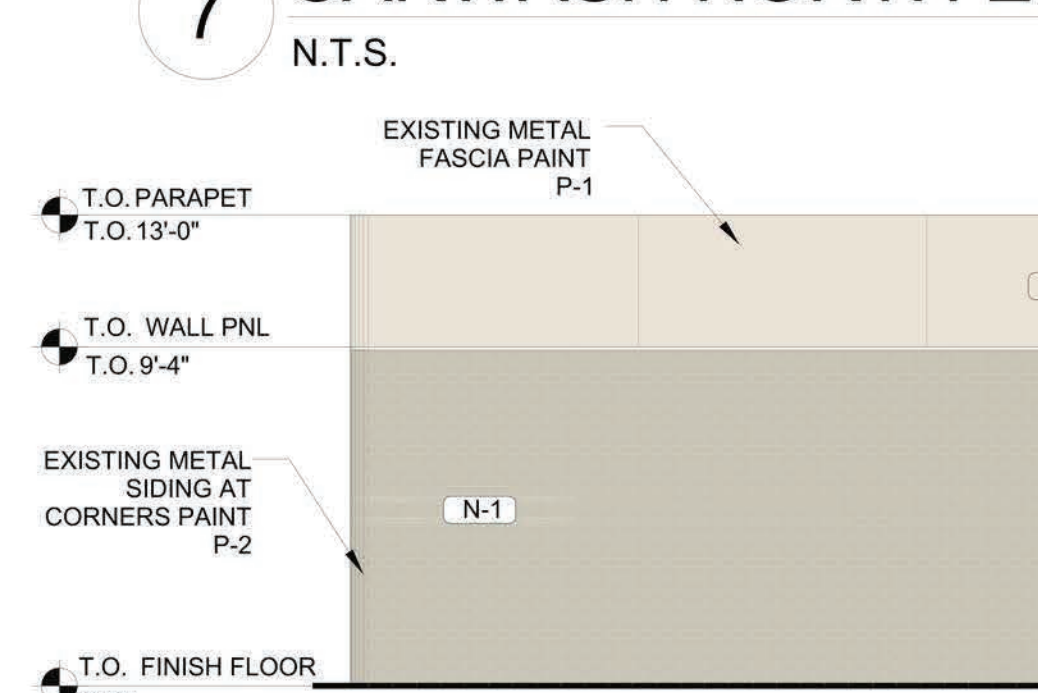
5 CARWASH SOUTH ELEVATION
N.T.S.



6 CARWASH EAST ELEVATION
N.T.S.



7 CARWASH NORTH ELEVATION
N.T.S.



8 CARWASH WEST ELEVATION
N.T.S.



MATERIALS AND PAINT SCHEDULE		
N-1	NICHIHA PANELS	SHALE CANYON BRICK (BRICK SERIES)
N-2	NICHIHA PANELS	ARCHITECTURAL BLOCK - PRIMED FOR NEW PAINT
P-1	AESTHETIC WHITE	SW 7035 SHERCRYL HPA SEMI-GLOSS, B66W351
P-2	BALANCED BEIGE	SW 7037 SHERCRYL HPA SEMI-GLOSS, B66W351

7-ELEVEN, INC.
3200 Hackberry Rd., Irving, Texas 75063
7-11 #34778
2229 SEMORAN BLVD.
APOPKA, FL

THE DIMENSION GROUP
ARCHITECTURE
CIVIL ENGINEERING
MEP ENGINEERING
PLANNING
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
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dimensiongrp.com

Job#: 17-425
Scale: AS NOTED
Date: 11/11/18
Drawn By:
Checked By:

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PRELIMINARY DRAWINGS
DESIGN DEVELOPMENT
NOT FOR CONSTRUCTION

SHEET:



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: Final Development Plan

MEETING OF: November 7, 2018
 FROM: Community Development
 EXHIBITS: Vicinity Map
 Aerial Map
 Final Development Plan
 Renderings
 Parking Study

SUBJECT: APOPKA BUSINESS COMPLEX ADDITION – FINAL DEVELOPMENT PLAN/SITE PLAN

REQUEST: APPROVE THE FINAL DEVELOPMENT PLAN FOR APOPKA BUSINESS COMPLEX ADDITION

SUMMARY:

OWNER/APPLICANT: Little Brownie Properties, Inc.
 ENGINEER: CivilCorp Engineering, Inc. c/o Stephen Allen, P.E.
 LOCATION: 1350 Sheeler Avenue
 PARCEL ID #: 15-21-28-3960-00-010
 FUTURE LAND USE: Industrial
 ZONING: I-1 (Restricted Industrial)
 EXISTING USE: Industrial
 PROPOSED USE: Light Industrial; Flex Space - Product Storage with Private Offices
 TRACT SIZE: 21.15 +/- acres; Area of construction/development: 1.79 +/- acres
 BUILDING SIZE: 30,050 square feet
 FLOOR AREA RATIO 0.36 (0.60 Maximum)

FUNDING SOURCE: N/A

DISTRIBUTION

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

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial and Institutional	RR (Railroad), PO/I (Professional Office/Institutional Use), A-1(ZIP), I-1 (Restricted Industrial) and C-3 (Wholesale Commercial)	Church, Vehicle Repair, Warehousing, and Light Industrial
South (County)	County Low Medium Density Residential	County R-1 (County Residential Urban District)	Jeffcoat Heights Residential Subdivision
East (City)	Commercial	ROW (Right-of-Way) and CN (Commercial Neighborhood)	Vacant
West (City and County)	City Industrial and County Medium Density Residential	City I-1 and County R-1	Vacant and Single Family Residence

PROJECT SUMMARY: This is a request to approve the Apopka Business Complex – Final Development Plan that comprises of development approximately 1.8 acres of area on the southern portion of a tract of over 21 acres of existing light industrial uses. The proposed building is 30,050 square in size dedicated to light industrial flexible use space that includes product storage with private offices. The proposed building replaces two smaller existing buildings onsite to be demolished.

PARKING: The City’s Land Development Code addressing parking requirements is broad with regard to industrial land uses. In the case of this project, the closest category, Industrial, would require 75 total parking spaces. The applicant believes the LDC over generates the number of parking spaces required for the activities that will occupy the new buildings and would like the number of parking spaces reduced to 42. To substantiate this, an Alternative Parking Analysis was submitted to support a reduction in the required number of parking spaces for this project from approximately .25 parking spaces/1,000 square feet GFA (calculated using the requirements in the City’s Land Development Code) to .14 parking spaces/1,000 square feet GFA. The analysis used a methodology and data from the *Institute of Transportation Engineers Parking Generation Manual, 4th Edition* as allowed by the City’s Land Development Code. Based on this analysis, 39 parking spaces (.13 parking spaces/1,000 square feet GFA) would sufficiently serve this development. Staff finds the analysis supports the reduction of parking spaces from 75 to 42.

ACCESS: Access to the site will remain via Sheeler Road. Modifications to the access connection are not required or proposed.

TRANSPORTATION: The new development is estimated to generate 209 Daily trips and 29 PM Peak Hour trips. After subtracting the estimated trip generation for the 2 buildings being demolished, the net new trip generation estimate is 178 Daily trips and 24 PM Peak hour trips.

Because this project generates less than 400 Daily trips, a Traffic Impact Analysis was not required. Staff reviewed the existing traffic volumes on Sheeler Road in the vicinity and verified sufficient capacity is available to accommodate this slight increase in Daily and PM Peak Hour traffic.

STORMWATER: Per the City Engineer, no impervious surface is increasing or added, therefore, no stormwater system is required.

LANDSCAPING/BUFFER/TREE PROGRAM: As part of the development plan approval, understory trees and a hedge are lined along the southern boundary. Sabal Palms, Ligustrum Trees and Holly Trees will be used due to the restrictions created by the 15-foot wide power easement adjacent to the existing access easement being utilized by homeowners adjacent to the southern boundary of the project site. In addition to the landscaping, the site plan shows a wall buffer adjacent to the existing residential subdivision on the south at the length of the area of development.

Based on the following arbor assessment, the applicant will be providing 94.5 tree inches onsite and 13 inches of non-specimen inches will be removed:

Arbor Assessment

Total inches on area of development (before removal):	127
Total specimen inches removed	0
Total non-specimen inches removed	13
Total inches retained:	114
Total inches added:	94.5
Total inches post development:	208.5

VARIANCE(S): At the Planning Commission meeting on April 10, 2018, a variance, VAR18-02 Little Brownie Properties, was approved for the subject property allowing a 20 foot reduction from the required 50-foot wide landscape buffer approximately 764 linear feet along the southern property line, measured westward from the Sheeler Avenue right-of-way.

PUBLIC HEARING SCHEDULE:

October 23, 2018 – Planning Commission, 5:30 pm
November 7, 2018 – City Council, 1:30 pm

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Apopka Business Complex Addition Final Development Plan, subject to the findings of this staff report and the public hearing findings for VAR18-02 Little Brownie Property.

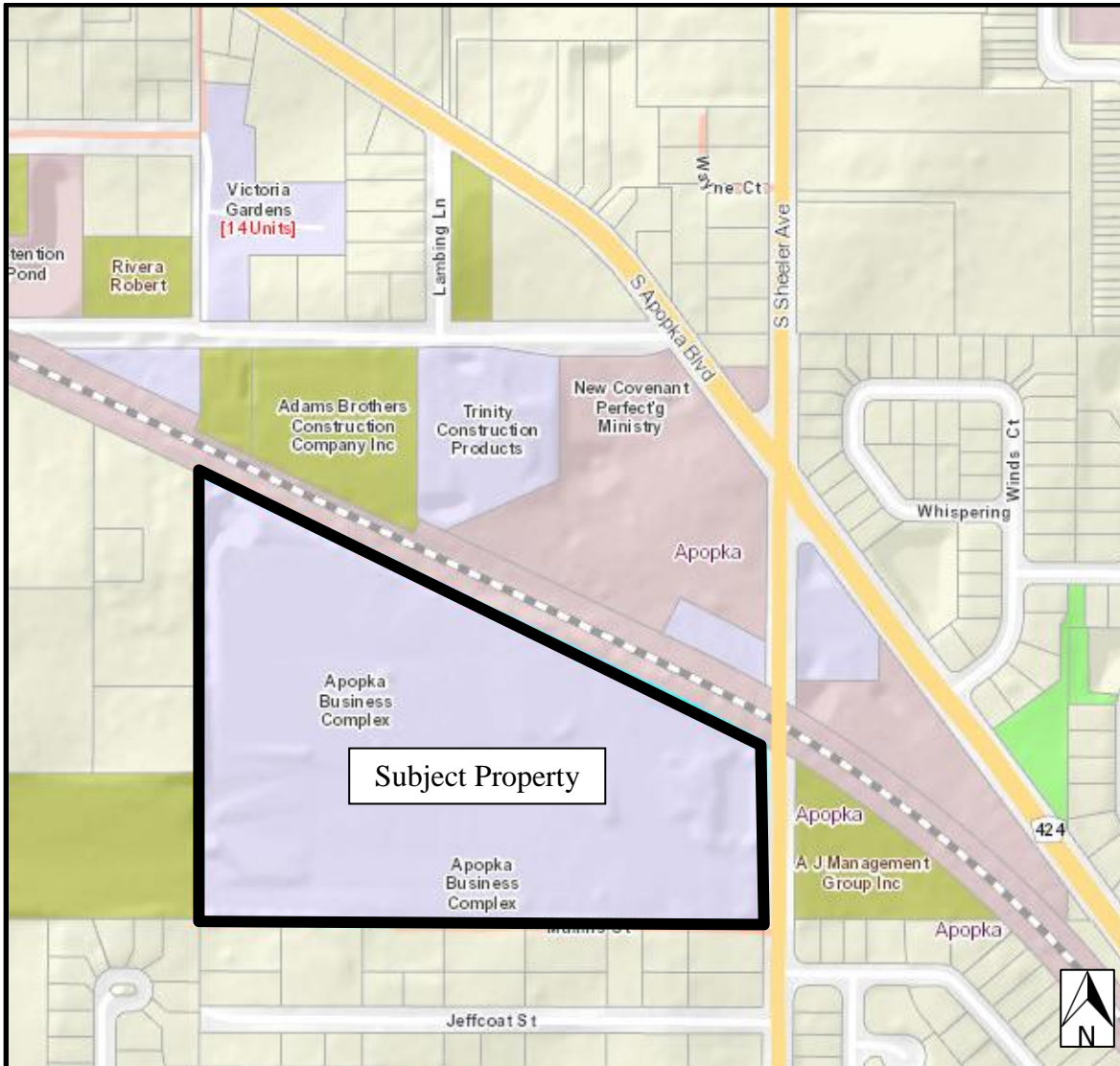
The **Planning Commission**, at its meeting on October 23, 2018, found the Apopka Business Complex Addition Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and unanimously recommended approval of Final Development Plan, subject to the findings of this staff report and the public hearing findings for VAR18-02 Little Brownie Property.

City Council: Approve the Apopka Business Complex Addition Final Development Plan.

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

Application: Apopka Business Complex Addition - Final Development Plan
Owner/Applicant: Little Brownie Properties, Inc. c/o David Boers
Engineer: CivilCorp Engineering, Inc. c/o Stephen Allen, P.E.
Location: 1350 Sheeler Avenue
Parcel I.D. #: 15-21-28-3960-00-010
Tract Size: 21.15 +/- acres; Area of construction/development: 1.79 +/- acres

VICINITY MAP



AERIAL MAP



APOPKA BUSINESS COMPLEX ADDITION

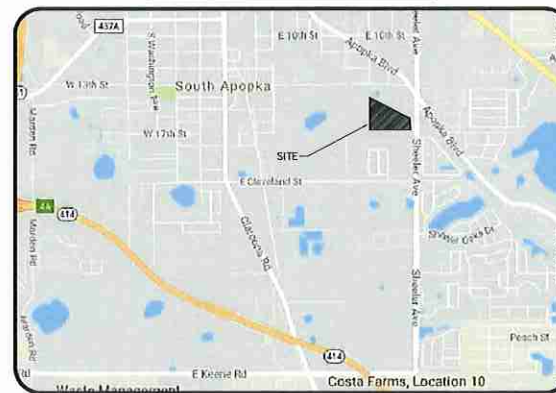
FINAL DEVELOPMENT PLAN PROJECT #SPR 17-43C

PARCEL ID # 15-21-28-3960-00-010

PLAN SET INDEX

C-1	COVER SHEET
C-2	SURVEY (BY OTHERS)
C-2A	OVERALL SITE PLAN
C-3	DEMO & EROSION CONTROL PLAN
C-4	SITE PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	UTILITY PLAN
C-7	LIFT STATION
C-8	DETAILS
C-9	DETAILS
C-10	DETAILS
C-11	TRUCK TURN PLAN
LSP-1	LIFT STATION PLAN
L-1	LANDSCAPE PLAN
L-2	IRRIGATION PLAN
LP-1	LIGHTING PLAN

LOCATION MAP



PARCEL ID NUMBER	15-21-28-3960-00-010
FUTURE LAND USE	INDUSTRIAL
ZONING	I-1
ADJACENT LAND USE	INDUSTRIAL
ADJACENT ZONING	N: RAILROAD S: R-1 E: CN W: IND-2/IND-3/R-3/R-1
ACREAGE/SQ. FT.	21.15/921,500
OVERLAY DISTRICT	CRA: NO CBD: NO
BUILDING HEIGHT	PROPOSED: 29.66' MAX: 35'
FLOOR AREA RATIO	PROPOSED: 0.36 MAX: 0.6
BUILDING SETBACKS	PROPOSED & REQUIRED N: 10' S: 10' E: 25' W: 10'
PARKING SPACES	PROVIDED: 16 REQUIRED: 12
NUMBER OF EMPLOYEES	
WAIVER REQUESTED	
VARIANCE REQUESTED	YES

LEGAL DESCRIPTION

LOTS 1, 2, 3 AND 4, JEFFCOAT HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 129, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

**1350 SHEELER AVE.
APOPKA, FL**

PREPARED FOR:
WILLIAM EDWARD CONSTRUCTION LLC
CONTACT: DAVE BOERS
9304 MORTON JONES RD.
GOTHA, FL 34734
PHONE: (321) 202-7438

NOTES

PROPERTY OWNER:
LITTLE BROWNIE PROPERTIES INC.
1350 SHEELER AVE.
APOPKA, FL 32703

PROPOSED USE:
FLEX SPACE FOR LEASE SUCH AS PRIVATE OFFICES WITH PRODUCT STORAGE

PROJECT CONSULTANTS

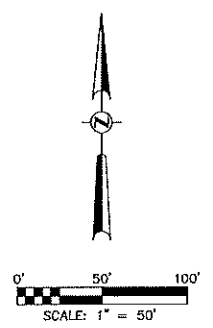
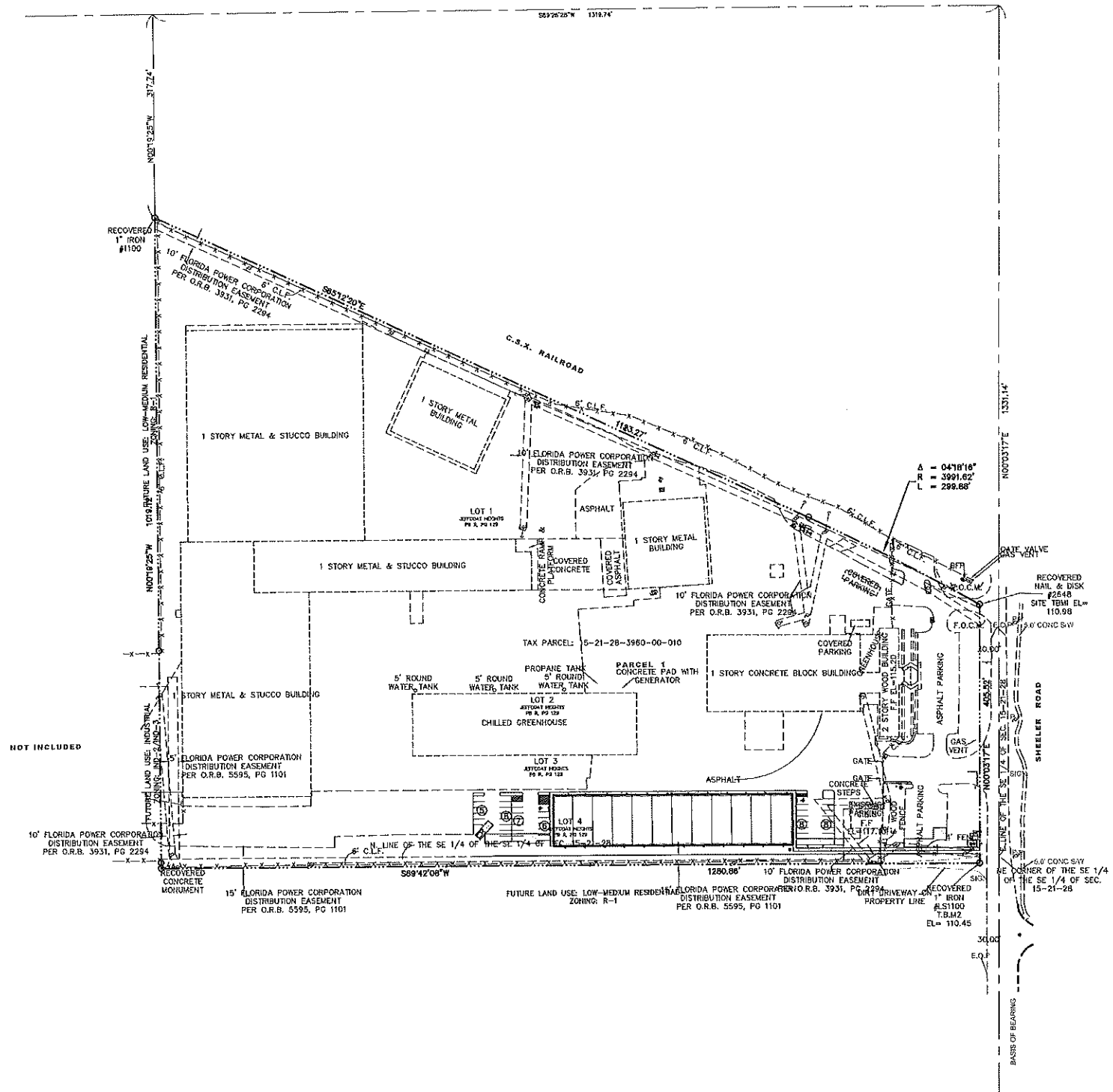
CIVIL ENGINEERS CIVILCORP ENGINEERING, INC. 630 N. WYMORE AVE. STE 310 MAITLAND, FL 32751 PHONE: (407) 516-0437	ARCHITECT SHERRY BUILDING SYSTEMS INC. 15133 VINOLA PLACE MONTEVERDE, FL 34756 PHONE: 407-469-7057
SURVEYORS V&S SURVEYING, INC. 2412 ORSOTA CIRCLE OCFEE, FL 34761 PHONE: (407) 342-1510	

PREPARED BY:
CivilCorp Engineering, Inc.
CIVILCORP ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #29390
630 N. WYMORE RD. STE 310
MAITLAND, FL 32751
PHONE: (407) 516-0437

CODE #	SECTION 2.02.15 G
CODE REQUIREMENT	50' SETBACK/LANDSCAPE BUFFER BETWEEN INDUSTRIAL BUILDING AND RESIDENTIAL ZONED LANDS; IF WITHIN 50' BUILDINGS MUST HAVE A 6' HIGH MASONRY WALL
REQUEST	VARIANCE: VARI-02 LITTLE BROWNIE PROPERTIES - ALLOWING A 20-FOOT REDUCTION FROM THE REQUIRED 50-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTHERN PROPERTY LINE ALONG THE ADJACENT PARCELS. 1,281.2 FEET OF THE SOUTHERN PARCEL LINE, MEASURED WESTWARD FROM THE SHEELER AVENUE RIGHT-OF-WAY
JUSTIFICATION	TRUCK MANEUVERABILITY AND PROPOSED BUILDING FUNCTIONALITY

LOT COVERAGE CALCULATIONS (EXISTING)		
IMPERVIOUS	800,068 SF	88.64%
PERVIOUS	102,563 SF	11.36%
TOTAL SITE AREA	920,631 SF	100.00%
LOT COVERAGE CALCULATIONS (PROPOSED)		
IMPERVIOUS	794,757 SF	88.05%
PERVIOUS	107,874 SF	11.95%
TOTAL SITE AREA	920,631 SF	100.00%

	Stephen Allen, PE # 59894 Engineer FL Reg. No.	Project No. 127-002 Scale NTS	Drawn By CEF Date 08/01/2017	PROJECT NAME APOPKA BUSINESS COMPLEX ADDITION 1350 SHEELER AVE. APOPKA FL	SHEET NAME COVER SHEET
WILLIAM EDWARD CONSTRUCTION LLC		CivilCorp Engineering, Inc. 630 N. Wymore Rd Ste 310 Maitland, FL 32751 Phone 407-516-0437 Certificate of Authorization No. 29390		SHEET NO. C-1	



SITE LEGEND

- SITE BOUNDARY LINE ---
- CENTER LINE OF ROAD ---
- EASEMENT LINE ---
- EXISTING EDGE OF PAVEMENT ---
- PROPOSED 6", 3000 PSI CONCRETE [Pattern]
- PROPOSED 7", 4000 PSI CONCRETE [Pattern]
- SIDEWALK S/W
- LINEAR FEET LF
- SQUARE FEET SF
- HANDICAP PARKING [Symbol]
- HANDICAP HC
- TYPICAL TYP
- 5' RADIUS R5'
- # PARKING SPACES [Symbol]

APOKA BUSINESS COMPLEX
1350 SHEELER AVE. APOKA FL

OVERVIEW PLAN

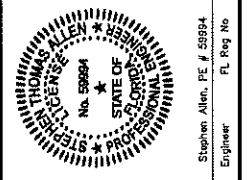
PROJECT NAME

SHEET NAME

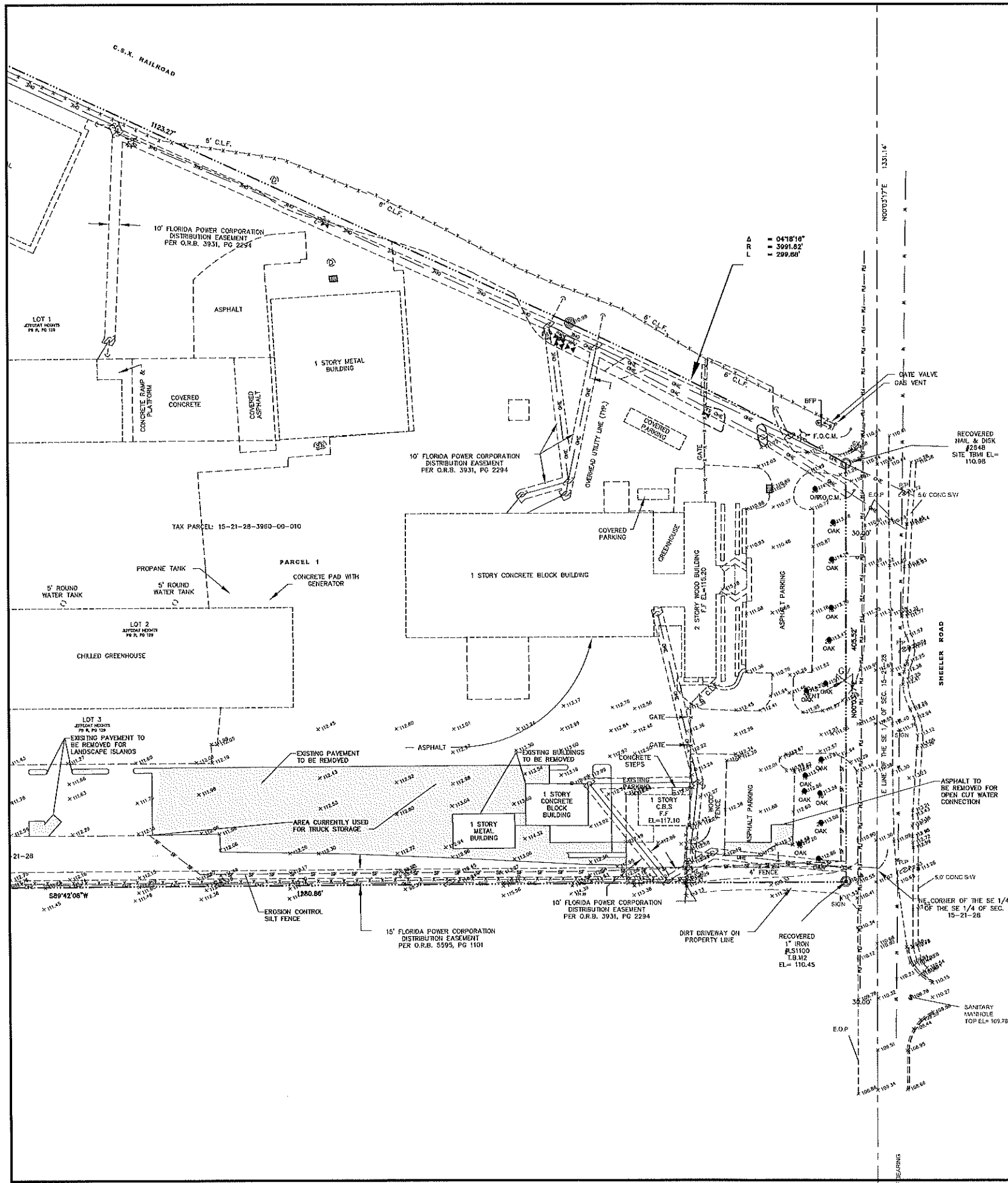
SHEET NO.
C-2A

WILLIAM EDWARD CONSTRUCTION LLC

CivilCorp Engineering, Inc.
 630 N Wynona Rd, Ste 310
 Maitland, FL 32751
 Phone 407-516-0437
 Certificate of Authorization No. 29590



Revisions		Project No.	Drawn By	Date
3	REVISED FOR CITY COMMENTS	127-002	CEF	08/15/2017
2	REVISED FOR CITY COMMENTS			
1	REVISED FOR CITY COMMENTS	127-002	CEF	08/15/2017
1	DATE	127-002	CEF	08/15/2017



CONSTRUCTION SEQUENCE

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE
2. INSTALL SILT FENCES (STAKED EVERY 100' MAX) AND SYNTHETIC BALES AS REQUIRED
3. STOCKPILE TOPSOIL IF REQUIRED
4. PERFORM PRELIMINARY GRADING ON SITE AS REQUIRED
5. STABILIZE DENUDED AREAS AND STOCKPILES AS SOON AS PRACTICAL
6. INSTALL STORM SEWER
7. CONSTRUCT BUILDING AND OTHER UNDERGROUND UTILITIES
8. INSTALL PAVEMENT AND CURBING
9. INSTALL LANDSCAPE AND SOD
10. REMOVE ACCUMULATED SEDIMENT FROM BASINS
11. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, REMOVE ANY TEMPORARY BMP MEASURES.

SOIL TYPES

SEE GRADING PLAN

DEWATERING METHODS AND LOCATIONS

DEWATERING SHALL BE UTILIZED ONLY IF NECESSARY BY MEANS OF WELL POINT SYSTEM. DISCHARGE FROM THE WELL POINT SYSTEM SHALL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR WELL POINT SYSTEM PRIOR TO CONSTRUCTION.

EROSION TEMPORARY MEASURES (BMP'S)

1. SYNTHETIC BALE BARRIERS SHALL BE USED TO PROTECT PROPOSED INLETS PER DETAILS
2. FILTER FABRIC BARRIERS SHALL BE USED AT THE PERIMETER/LIMITS OF PROPOSED CONSTRUCTION TO PREVENT SEDIMENT FROM LEAVING THE PROJECT BOUNDARIES OR DISCHARGING INTO OFF-SITE DRAINAGE FACILITIES
3. STOCKPILING MATERIAL: NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY
4. INLET PROTECTION: INLETS AND CATCH BASINS WHICH DISCHARGE DIRECTLY OFF-SITE SHALL BE PROTECTED FROM SEDIMENT-LADEN STORM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET TEMPORARY SEEDING AND MULCHING: AREAS COVERED BY CONSTRUCTION OPERATIONS AND THAT AREA NOT ANTICIPATED TO BE RE-EXCAVATED OR DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN 30 DAYS SHALL BE SEED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN PARAGRAPH NUMBER 2 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF SEEDED AREA ADEQUATE TO PREVENT MOVEMENT OF SEED AND MULCH
5. MAINTENANCE: ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT CONTROL SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

ADDITIONAL NOTES

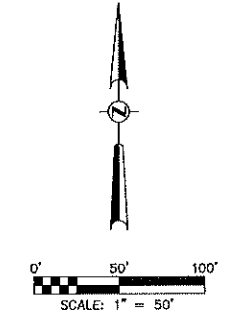
1. NON-STORMWATER DISCHARGES: IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:
 - 1.1. PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
 - 1.2. UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION). ALL NON-STORMWATER DISCHARGES WILL BE DIRECTED TO THE PROPOSED DRAINAGE STRUCTURES/SWALES.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET THE STATE AND LOCAL STANDARDS.

INSPECTIONS

1. CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AFTER EACH RAINFALL GREATER THAN 0.5 INCHES. A RAIN GAGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNTS.
2. ALL CONTROL MEASURES WILL BE INSPECTED BY THE SUPERINTENDENT, THE PERSON RESPONSIBLE FOR THE DAY TO DAY SITE OPERATIONS OR SOMEONE APPOINTED BY THE SUPERINTENDENT AT LEAST ONCE AND FOLLOWING ANY STORM EVEN OF 0.25 INCHES OR GREATER.
3. ALL TURBIDITY CONTROL MEASURES WILL BE MAINTAINED IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS.
4. BUILT UP SEDIMENT WILL BE REMOVED FROM THE SILT FENCE WHEN IT HAS REACHED ON-THIRD THE HEIGHT OF THE FENCE.
5. THE SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
6. TEMPORARY AND PERMANENT SEEDING AND PLANTING WILL BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
7. A MAINTENANCE INSPECTION REPORT WILL BE MADE AFTER EACH INSPECTION. A COPY OF THE REPORT FORM TO BE COMPLETED CAN BE OBTAINED BY THE ENGINEER. THE REPORTS WILL BE KEPT ON SITE DURING CONSTRUCTION AND AVAILABLE UPON REQUEST TO THE OWNER, ENGINEER OR ANY FEDERAL, STATE OR LOCAL AGENCY APPROVING SEDIMENT AND EROSION CONTROL PLANS OR STORMWATER MANAGEMENT PLANS. THE REPORTS SHALL BE MADE AND RETAINED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN FOR AT LEAST TREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED AND THE NOTICE OF TERMINATION IS SUBMITTED. THE REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
8. PERSONNEL SELECTED FOR INSPECTION AND MAINTENANCE RESPONSIBILITIES WILL RECEIVE TRAINING FROM THE SITE SUPERINTENDENT. THEY WILL BE TRAINED IN ALL THE INSPECTION AND MAINTENANCE PRACTICES NECESSARY FOR KEEPING THE EROSION AND SEDIMENT CONTROLS USED ON-SITE IN GOOD WORKING ORDER AND FILLING OUT THE INSPECTION AND MAINTENANCE REPORTS.

PERMANENT EROSION CONTROL MEASURES (BMP'S)

1. PERMANENT SODDING: ALL AREAS WHICH HAVE BEEN DISTURBED BY CONSTRUCTION WILL, AT A MINIMUM, BE SODDED. THE SEEDING MIX MUST PROVIDE BOTH LONG-TERM VEGETATION AND RAPID GROWTH SEASONAL VEGETATION. SLOPES STEEPER THAN 4:1 SHALL BE SEED AND MULCHED OR SODDED.
2. MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM: THE PERMITTED STORMWATER MANAGEMENT SYSTEM SHALL BE MAINTAINED, CLEANED AND INSPECTED IN ACCORDANCE WITH THE WATER MANAGEMENT DISTRICT PERMIT.

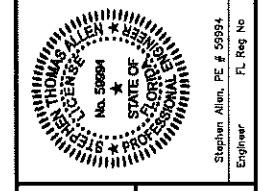


Revisions	Project No.	Scale												
<table border="1"> <tr> <th>No.</th> <th>Date</th> <th>Description</th> </tr> <tr> <td>3</td> <td>06/25/16</td> <td>REVISED PER CITY COMMENTS</td> </tr> <tr> <td>2</td> <td>07/24/16</td> <td>REVISED PER CITY COMMENTS</td> </tr> <tr> <td>1</td> <td>06/27/16</td> <td>REVISED PER CITY COMMENTS</td> </tr> </table>	No.	Date	Description	3	06/25/16	REVISED PER CITY COMMENTS	2	07/24/16	REVISED PER CITY COMMENTS	1	06/27/16	REVISED PER CITY COMMENTS	127-002	1" = 50'
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3	06/25/16	REVISED PER CITY COMMENTS												
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Drawn By		Date												
CEP		08/15/2017												

WILLIAM EDWARD CONSTRUCTION LLC

CivilCorp Engineering, Inc.
 #30 N Wymore Rd. Ste 310
 Maitland, FL 32751
 Phone 407-516-0437
 Certificate of Authorization No. 29390

CivilCorp Engineering, Inc.



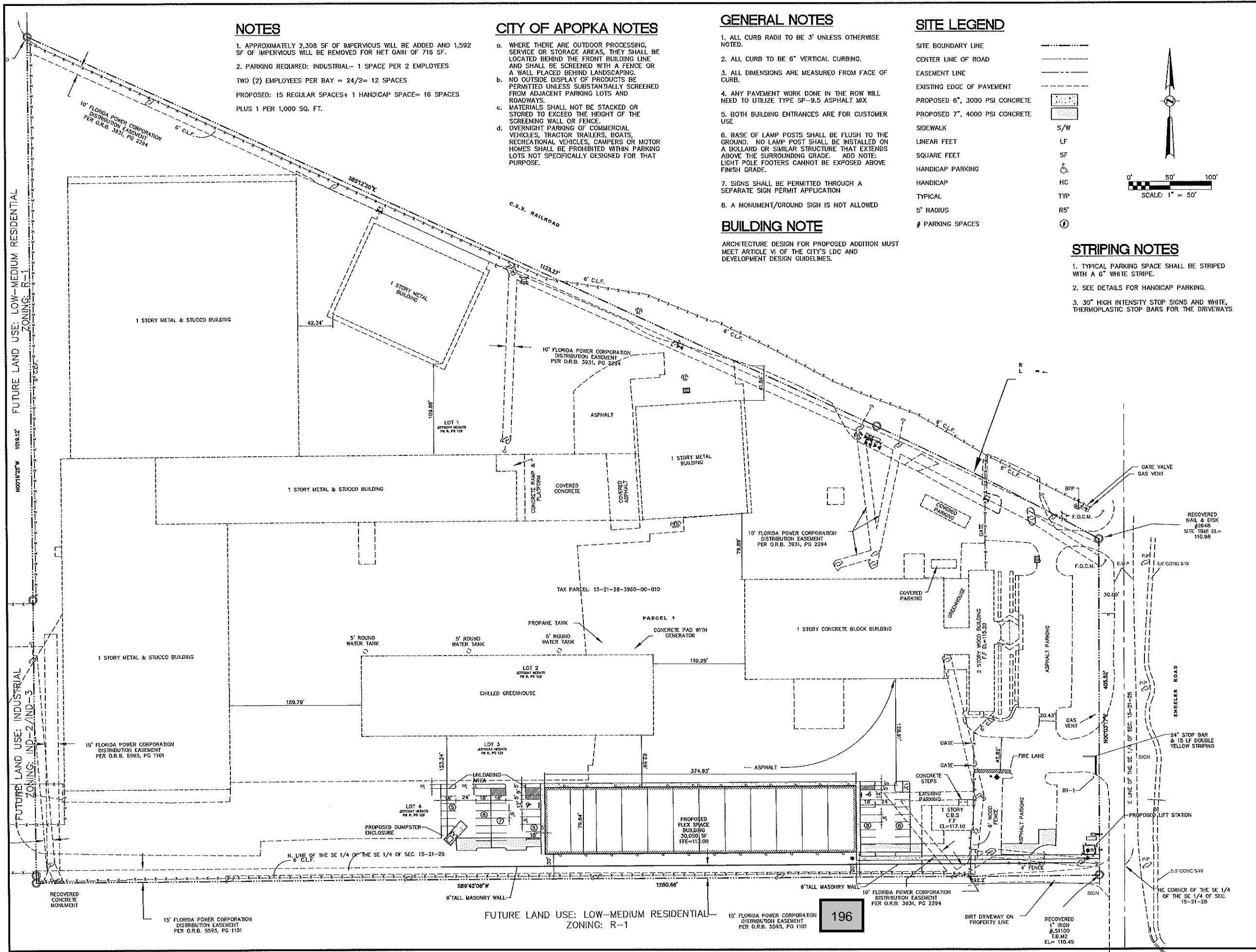
AOPKA BUSINESS COMPLEX
 1350 SHEELER AVE. AOPKA FL

DEMO PLAN

PROJECT NAME

SHEET NAME

SHEET NO.
 C-3



NOTES

- APPROXIMATELY 2,308 SF OF IMPERVIOUS WILL BE ADDED AND 1,592 SF OF IMPERVIOUS WILL BE REMOVED FOR NET GAIN OF 716 SF.
- PARKING REQUIRED: INDUSTRIAL- 1 SPACE PER 2 EMPLOYEES
TWO (2) EMPLOYEES PER BAY = 24/2= 12 SPACES
PROPOSED: 15 REGULAR SPACES+ 1 HANDICAP SPACE= 16 SPACES
PLUS 1 PER 1,000 SQ. FT.

CITY OF APOPKA NOTES

- WHERE THERE ARE OUTDOOR PROCESSING, SERVICE OR STORAGE AREAS, THEY SHALL BE LOCATED BEHIND THE FRONT BUILDING LINE AND SHALL BE SCREENED WITH A FENCE OR A WALL PLACED BEHIND LANDSCAPING. NO OUTSIDE DISPLAY OF PRODUCTS BE PERMITTED UNLESS SUBSTANTIALLY SCREENED FROM ADJACENT PARKING LOTS AND ROADWAYS.
- MATERIALS SHALL NOT BE STACKED OR STORED TO EXCEED THE HEIGHT OF THE SCREENING WALL OR FENCE.
- OVERNIGHT PARKING OF COMMERCIAL VEHICLES, TRACTOR TRAILERS, BOATS, RECREATIONAL VEHICLES, CAMPERS OR MOTOR HOMES SHALL BE PROHIBITED WITHIN PARKING LOTS NOT SPECIFICALLY DESIGNED FOR THAT PURPOSE.

GENERAL NOTES

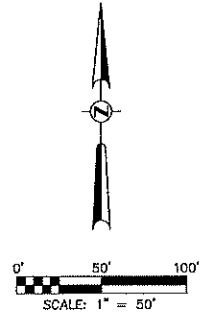
- ALL CURB RADI TO BE 3' UNLESS OTHERWISE NOTED.
- ALL CURB TO BE 6" VERTICAL CURBING.
- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.
- ANY PAVEMENT WORK DONE IN THE ROW WILL NEED TO UTILIZE TYPE SP-9.5 ASPHALT MIX
- BOTH BUILDING ENTRANCES ARE FOR CUSTOMER USE
- BASE OF LAMP POSTS SHALL BE FLUSH TO THE GROUND. NO LAMP POST SHALL BE INSTALLED ON A BOLLARD OR SIMILAR STRUCTURE THAT EXTENDS ABOVE THE SURROUNDING GRADE. ADD NOTE: LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISH GRADE.
- SIGNS SHALL BE PERMITTED THROUGH A SEPARATE SIGN PERMIT APPLICATION
- A MONUMENT/GROUND SIGN IS NOT ALLOWED

BUILDING NOTE

ARCHITECTURE DESIGN FOR PROPOSED ADDITION MUST MEET ARTICLE VI OF THE CITY'S LDC AND DEVELOPMENT DESIGN GUIDELINES.

SITE LEGEND

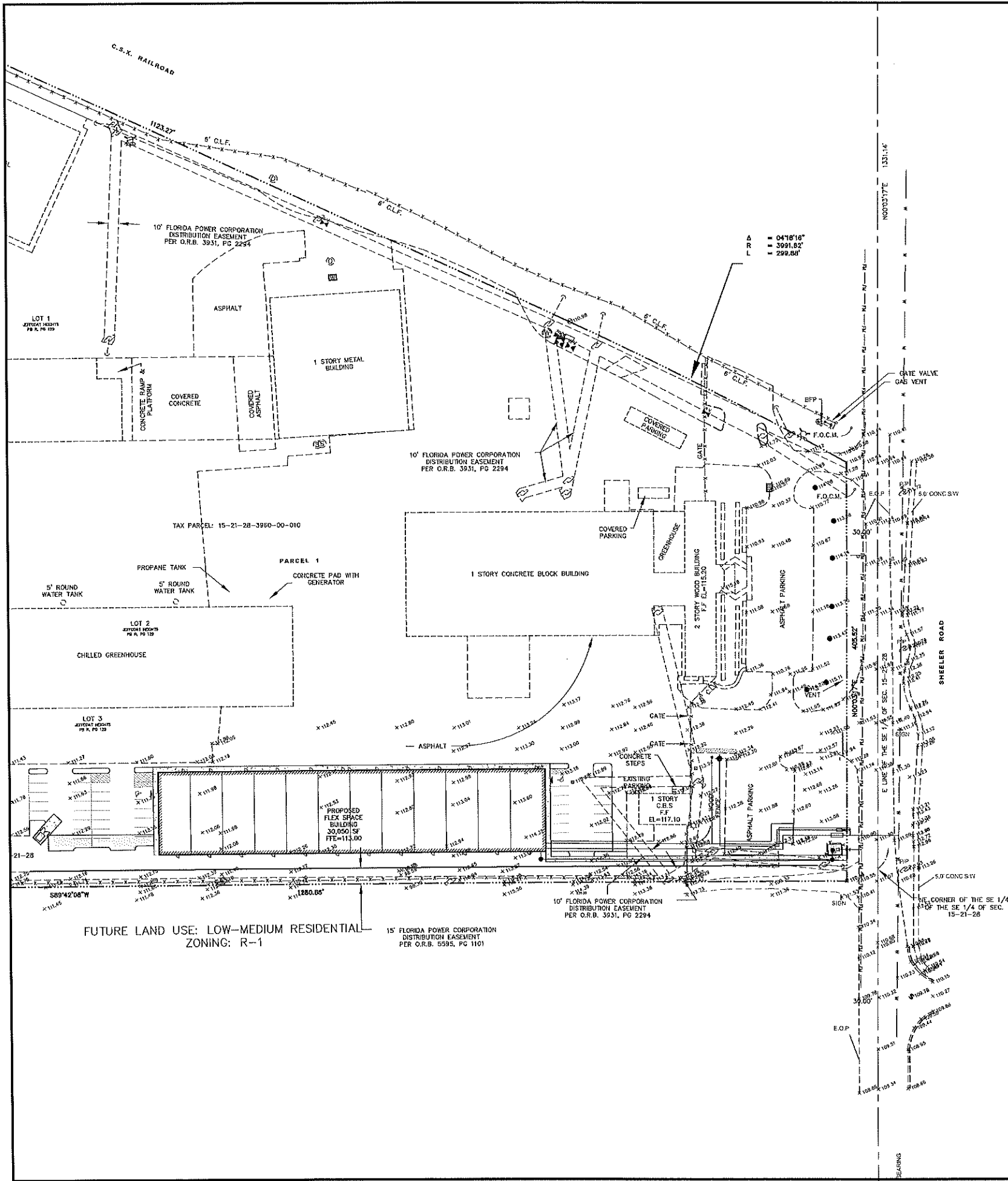
- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED 6", 3000 PSI CONCRETE
- PROPOSED 7", 4000 PSI CONCRETE USE
- SIDEWALK
- LINEAR FEET
- SQUARE FEET
- HANDICAP PARKING
- HANDICAP
- TYPICAL
- 5' RADIUS
- # PARKING SPACES



STRIPING NOTES

- TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
- SEE DETAILS FOR HANDICAP PARKING.
- 30" HIGH INTENSITY STOP SIGNS AND WHITE, THERMOPLASTIC STOP BARS FOR THE DRIVEWAYS

<p>RECEIVED FOR CITY COMMENTS</p> <p>DATE: 06/29/16</p> <p>BY: [Signature]</p>	<p>RECEIVED FOR CITY COMMENTS</p> <p>DATE: 07/24/16</p> <p>BY: [Signature]</p>	<p>RECEIVED FOR CITY COMMENTS</p> <p>DATE: 02/27/16</p> <p>BY: [Signature]</p>	<p>RECEIVED FOR CITY COMMENTS</p> <p>DATE: 12/29/17</p> <p>BY: [Signature]</p>	<p>REVISIONS</p> <p>NO. DATE DESCRIPTION</p>	<p>Project No. 127-002</p> <p>Scale 1"=50'</p> <p>Drawn By CEF</p> <p>Date 08/15/2017</p>
<p>WILLIAM EDWARD CONSTRUCTION LLC</p>				<p>CivilCorp Engineering, Inc.</p> <p>630 N Wynona Rd, Ste 310 Maitland, FL 32751 Phone 407-516-0437 Certificate of Authorization No. 29590</p>	
<p>PROJECT NAME</p> <p>APOPKA BUSINESS COMPLEX 1350 SHEELER AVE. APOPKA FL</p>			<p>SHEET NAME</p> <p>SITE PLAN</p>		
<p>SHEET NO.</p> <p>C-4</p>					



GRADING LEGEND

- | | |
|-------------------------------------|------|
| ELEVATION | EL |
| TYPICAL | TYP |
| CLEANOUT | CO |
| INVERT ELEVATION | IE |
| HANDICAP | HC |
| EXISTING ELEVATION | EX |
| PROPOSED SPOT ELEVATION | SP |
| DRAINAGE INLET | DI |
| MITERED END SECTION | ME |
| ELLIPTICAL REINFORCED CONCRETE PIPE | ERCP |
| REINFORCED CONCRETE PIPE | RCP |
| POLY VINYL CHLORIDE PIPE | PVC |
| FINISH FLOOR ELEVATION | FFE |
| SIDEWALK | S/W |
| BOTTOM OF CURB | BC |
| TOP OF CURB | TC |
| HIGH POINT | HP |
| PROPOSED SURFACE FLOW | → |

Revisions	Project No.	Drawn By	Date
3 06/27/18 REVISED PER CITY COMMENTS 2 07/27/18 REVISED PER CITY COMMENTS 1 02/27/18 REVISED PER CITY COMMENTS	127-002	CEF	08/15/2017
Scale	1" = 50'		

WILLIAM EDWARD CONSTRUCTION LLC

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 630 N. Wymore Rd, Ste 310
 Maitland, FL 32751
 Phone: 407-515-0437
 Certificate of Authorization No. 29990

CivilCorp Engineering, Inc.

STEPHEN ALLEN
 No. 59894
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

Stephen Allen, PE # 59894
 FL Reg. No. 59894
 Engineer

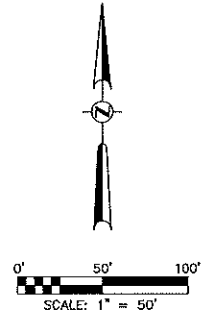
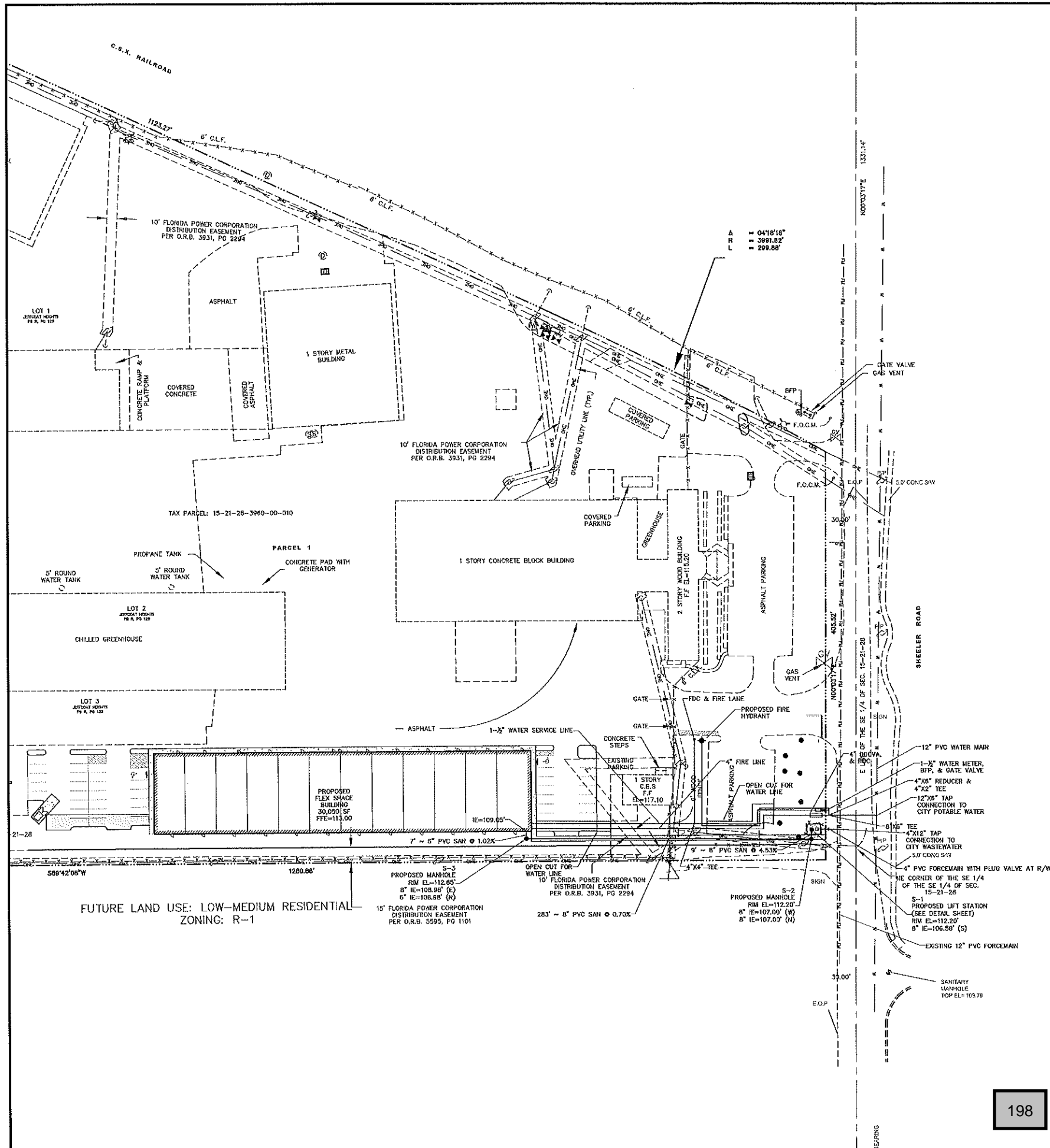
APOKA BUSINESS COMPLEX
1350 SHEELER AVE. APOKA FL

GRADING PLAN

PROJECT NAME

SHEET NAME

SHEET NO.
C-5



UTILITY LEGEND

- EXISTING WATER MAIN ———
- EXISTING SANITARY MAIN ———
- EXISTING OVER HEAD WIRE ———
- EXISTING GATE VALVE ———
- EXISTING FIRE HYDRANT ———
- EXISTING WATER METER ———
- EXISTING SANITARY MANHOLE ———
- EXISTING SANITARY CLEANOUT ———
- SANITARY SEWER ———
- PROPOSED CLEANOUT — CO ———
- PROPOSED GATE VALVE — GV ———
- PROPOSED FIRE HYDRANT — FH ———
- PROPOSED WATER METER ———
- PROPOSED BACKFLOW PREVENTER ———
- WATER LINE ———
- REDUCED PRESSURE BACKFLOW PREVENTER ———
- DOUBLE DETECTOR CHECK VALVE ASSEMBLY ———

CITY UTILITY NOTES

1. ALL PROPOSED WASTE TO THE CITY WASTEWATER COLLECTION SYSTEM WILL NEED TO MEET THE REQUIREMENTS SET FORTH IN THE CITY'S INDUSTRIAL WASTE GUIDELINES, CHAP. 82, ARTICLE II, SECTION 82.38 OF THE CITY'S CODE OF ORDINANCES, ON THE CITY WEBSITE VIA WWW.APOPKA.NET.
2. ALL POWER SERVICES WILL HAVE TO BE PROVIDED UNDERGROUND, NO OVERHEAD SERVICE WILL BE ALLOWED.
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.

FIRE NOTES

1. BUILDINGS MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM.
2. A LOCK BOX MUST BE PROVIDED AT THE FRONT DOOR.

Revisions	Project No.	Drawn By	Date
3 06/24/18 REVISED PER CITY COMMENTS	127-002	CEF	08/15/2017
2 07/24/18 REVISED PER CITY COMMENTS			
1 08/27/18 REVISED PER CITY COMMENTS			

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CivilCorp Engineering, Inc.

STEPHEN THOMAS ALLEN
 No. 55894
 STATE OF FLORIDA
 PROFESSIONAL ENGINEER

Stephen Allen, PE # 55894
 FL Reg No

PROJECT NAME	UTILITY PLAN
SHEET NAME	
SHEET NO.	
C-6	

GENERAL CONSTRUCTION NOTES

- ALL ELEVATION REFER TO VERTICAL DATUM AS INDICATED ON THE SURVEY PROVIDED HEREIN.
- LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER OF DISCREPANCIES.
- THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THIS CONTRACTOR.
- ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO PAVEMENT AND STRUCTURE CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY REQUIREMENTS AND CODES.
- ALL SPECIFICATIONS AND DOCUMENTS REFERENCED BY THE PLANS AND PERMITS SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
- ALL WORK BY CONTRACTOR/SUBCONTRACTOR SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
- THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST AND MANUFACTURED STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND PROVIDE THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED, AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE DEEMED NON-COMPLIANT AND WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- WORK PERFORMED UNDER THIS CONTRACT SHALL BE COORDINATED WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
- BACKFILL MATERIAL SHALL BE COMPACTED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP AND BELOW BOTTOM OF THE PIPE IN AREAS TO BE PAVED. BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASTHO T-99.
- SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
- CONCRETE REINFORCING SHALL CONFORM TO ASTM A615 GRADE OR BETTER, UNLESS OTHER WISE INDICATED ON STRUCTURE PLANS.
- ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS SHALL BE COORDINATED BETWEEN CONTRACTOR AND VEHDOR.
- ALL DISTURBED AREAS WHICH ARE NOT TO BE SOODED, ARE TO BE SEEDED AND MULCHED TO FOOT STANDARDS, AND MAINTAINED UNTIL ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER RECORD WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED, BY THE OWNER, REGULATORY AGENCY AND ENGINEER OF RECORD.
- CHAPTER 7-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THESE PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS. AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL, OF THE RESPECTIVE GAS COMPANY SHALL BE CALLED FOR BY THE CONTRACTOR TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
- THE CONTRACTOR SHALL UTILIZE THE "DESIGN SURVEYOR" TO LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO CONSTRUCTION AND FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE PROPERTY CORNERS, WHICH HAVE BEEN LOST DURING CONSTRUCTION, REESTABLISHED BY A PROFESSIONAL LAND SURVEYOR, PREFERABLY THE "DESIGN SURVEYOR".
- THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE OWNER, LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE SOILS REPORT, ENGINEERING CONSTRUCTION DRAWINGS AND PERMITS, HAVE BEEN SATISFIED.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS AS SHOWN ON THE ENGINEERING CONSTRUCTION DRAWINGS AND IN THE SOILS REPORT. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
- THE CONTRACTOR IS TO REVIEW THE DESIGN SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND PRIOR TO COMMENCING CONSTRUCTION.
- THE 100% IRRIGATION SYSTEM SHALL BE DIFFERENTIATED FROM POTABLE WATER PIPING.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE, AT ALL TIMES.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
- ALL SOODING, SEEDING AND MULCHING SHALL INCLUDE WATER AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY OTHERS.

WORK IN FOOT RIGHTS-OF-WAY

- ALL STRIPING SHALL BE THERMOPLASTIC AND SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS.
- REFLECTIVE PAVEMENT MARKERS SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATIONS AND SUPPLEMENTS.
- ALL SIGNS WITHIN FDOT RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF FDOT SPECIFICATION AND SUPPLEMENTS.
- REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17352.
- STRIPING WITHIN FDOT RIGHT-OF-WAY SHALL BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17346.
- SIGNS WITHIN FDOT RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 11680 AND SHALL BE PLACED IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 17302.
- SIGNING AND STRIPING WITHIN FDOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL WORK PERFORMED WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHTS-OF-WAY SHALL CONFORM TO:
 - FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE SPECIFICATION 2016 MANUAL.
 - FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN 2015 MANUAL (A.K.A STANDARD INDEX), COMPLIANCE WITH ALL APPLICABLE INDICES IS REQUIRED.

CLEARING AND EROSION CONTROL NOTES

- PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
- THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE SOILS TESTING REPORT, COPIES OF THE SOILS REPORT AREA AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
- THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, IMMEDIATELY FOLLOWING COMPLETION.
- THE TOP 4" TO 6" OF GRASS REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER.
- ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
- THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE REMOVAL AND REPAIR OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
- DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED SYNTHETIC BALES, SOO, STONE, ETC., WHICH SHALL BE MAINTAINED AND REPAIRED AS REQUIRED DURING CONSTRUCTION.
- ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
- WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SOODED IN ACCORDANCE TO THE PLANS.
- CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR SILTATION CURTAIN) TO PREVENT SITUATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING LANDS. IN ADVANCE OF CONSTRUCTION, CONTRACTOR SHALL PLACE STRAW MULCH OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
- IF HIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
- THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SHALE, DITCH, ETC) INTO EXISTING LAKE, RIVER, OR CREEK, OR INTO ANY OF THE WATERSHEDS OF THE STATE OF FLORIDA. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO THE EXISTING LAKE SYSTEM OR RIVER, A SETTLING POND PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEER OF RECORD AND LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.

PAVING, GRADING AND DRAINAGE NOTES

- ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUD, FEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN PROGRESS, BRADING, SHEETING, OR SHORING, AS NECESSARY. TREES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRADING, SHEETING, OR SHORING, AS NECESSARY. TREES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
- IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
- PRIOR TO CONSTRUCTION CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
- THE CONTRACTOR IS TO PROVIDE A 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
- ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES, UNLESS OTHERWISE SPECIFIED BY AGENCIES.
- THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
- STANDARD INDICES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
- ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
- PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
- PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO THE CENTER OF DRAINAGE STRUCTURES. PIPE LENGTH FOR MITERED END AND FLARED END SECTIONS ARE TO END OF PIPE.
- ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR AND CAPABLE OF WITHSTANDING H-20 LOADINGS.
- THE CONTRACTOR IS TO SOO THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
- MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1991, OR LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
- UNDERCUTTING AND/OR OVER EXCAVATING THE RETENTION/DETENTION AREAS WILL NOT BE ALLOWED.
- THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES, INVERTS, AND LOCATIONS OF ALL STORMWATER FACILITIES INCLUDING THE STORMWATER POND, DRAINAGE STRUCTURES, BERMS & SWALES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.

PAVING, GRADING AND DRAINAGE TESTING AND INSPECTION REQUIREMENTS

- THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
- THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATION TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

WATER/SEWER CLEARANCE REQUIREMENTS

- VERTICAL CLEARANCE AT CROSSINGS:**
GRAVITY SEWERS OR FORCE MAINS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS WILL BE EQUALLY SPACED FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS. WHERE THE MINIMUM 18 INCH SEPARATION CANNOT BE MAINTAINED, THE SEWER SHALL BE PLACED IN A SLEEVE OR ENCASED IN CONCRETE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE PIPES SHALL BE CENTERED AT THE CROSSING AS INDICATED ABOVE, AND THE WATER MAIN SHALL BE PLACED IN A SLEEVE OR ENCASED IN CONCRETE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.
- HORIZONTAL SEPARATION BETWEEN PARALLEL LINES:**
GRAVITY SEWERS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT SEPARATION, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELVE LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, AND THE WATER AND SEWER JOINTS SHALL BE STAGGERED.
- FORCE MAINS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.
- SANITARY SEWER/RECLAIMED WATER AND POTABLE WATER/RECLAIMED WATER SEPARATIONS:**
WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION, MAXIMUM OBTAINABLE SEPARATION FOR RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF 5 FEET (CENTER TO CENTER) OR 3 FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AN 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS.
- WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR NON-PUBLIC ACCESS IRRIGATION, THE RECLAIMED WATER MAIN SHALL BE TREATED LIKE A SANITARY SEWER. A 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE RECLAIMED WATER MAIN AND ALL EXISTING OR PROPOSED POTABLE WATER MAINS. NO MINIMUM SEPARATION IS REQUIRED BETWEEN THE RECLAIMED WATER MAIN AND SANITARY SEWERS, OTHER THAN THAT NECESSARY TO ENSURE STRUCTURAL INTEGRITY AND PROTECTION OF THE LINES THEMSELVES.
- NOTE: WHEN IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. APPROVAL FOR THE DEVIATION MUST BE OBTAINED PRIOR TO CONSTRUCTION.

WATER SYSTEM NOTES

- ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
- ALL DUCTILE IRON PIPE SHALL BE CLASS 92 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATINGS IN ACCORDANCE WITH ANSI A 21.8, A 21.8, OR A 21.81 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71).
- ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH PRESSURE RATING 500 PSI. JOINTS SHALL BE GASKETED JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
- THE CONTRACTOR IS TO INSTALL TEMPORARY BLO-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
- THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
- ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH AWWA C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
- WATER MAIN PIPE OF LESS THAN 4" SHALL BE PER ASTM D2241-89.
- ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
- ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509.
- ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
- MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.
- THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW THE LOCATION ON ALL WATER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

- ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
- CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS. BACTERIOLOGICAL SAMPLING SHALL BE BY THE LOCAL PUBLIC HEALTH UNIT AND/OR LOCAL UTILITY. CONTRACTOR SHALL OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

SANITARY SEWER NOTES

- ALL SANITARY SEWER MAINS & LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
- ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.
- ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
- PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
- PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C. MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
- ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN".
- ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A21.51 (AWWA C 151). DUCTILE IRON PIPE SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.5, A 21.8, OR A 21.51.
- ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCEMAINS THAT REQUIRE DUCTILE IRON PIPE, ARE TO BE POLYUNED OR EPOXY LINED.
- ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LEADING.
- THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.
- ALL SANITARY FORCEMAINS AND GRAVITY MAINS SHALL BE SEPARATED A MINIMUM OF 10 FEET HORIZONTALLY AND 1.5 FEET VERTICALLY FROM ADJACENT WATER MAINS. WHEN THESE SEPARATION DISTANCES ARE NOT POSSIBLE, CONTRACTOR SHALL CONSULT ENGINEER AND AGENCY HAVING JURISDICTION FOR PIPE MATERIAL AND/OR ENCASMENT ALTERNATIVES.

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

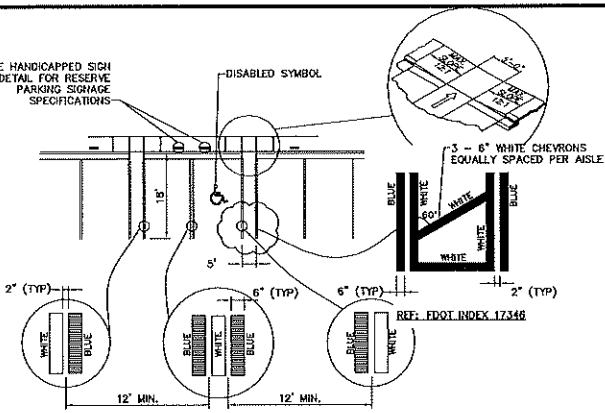
- ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO VISUAL INSPECTION BY THE OWNER'S ENGINEER. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
- CONTRACTOR SHALL CONDUCT VIDEO CAMERA INSPECTION OF ALL GRAVITY SEWER PIPING AND PROMOVE ENGINEER WITH VIDEO TAPE OR DVD OF INSPECTION FOR VIEW AND APPROVAL.
- THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFYING BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
- ALL FORCE MAINS SHALL BE SUBJECT TO HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

GENERAL SAFETY NOTES

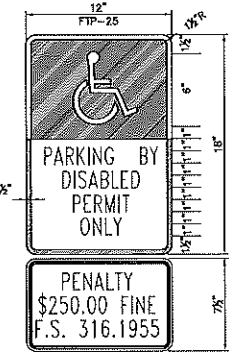
- DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
- THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, AND REMOVAL OF THE TRAFFIC CONTROL DEVICES, WARNING DEVICES, AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
- ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
- LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER AND THE FLORIDA DEPARTMENT OF TRANSPORTATION REGULATIONS.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
- ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 600 INDEXES.

PROJECT NAME	WILLIAM EDWARD CONSTRUCTION LLC		Drawn By	STA	08/01/2017
	CivilCorp Engineering, Inc. 630 N Wynne Rd. Ste 310 Maitland, FL 32751 Phone: 407-516-0437 Certificate of Authorization No. 29390		Project No.	127-002	
SHEET NAME	CivilCorp Engineering, Inc.		Scale	NTS	Date
	STEPHEN ALLEN, P.E. # 65994 Engineer		Revisions	1	
APOKA BUSINESS COMPLEX 1350 SHELLER AVE. APOKA, FL			GENERAL CIVIL NOTES		
SHEET NO.			C-7		

NOTES:
 1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBTAINED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
 2. PARKING SPACE WIDTH SHALL BE MEASURED FROM CENTER TO CENTER BETWEEN BLUE AND WHITE STRIPES.
 3. WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).

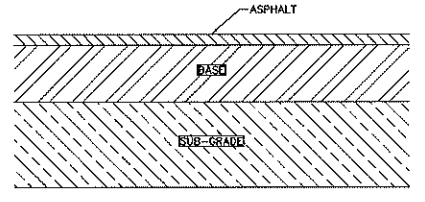


HANDICAPPED PARKING DETAIL



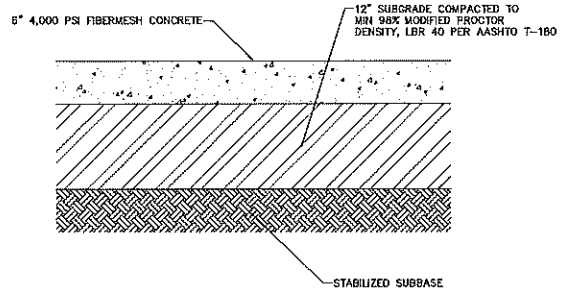
NOTES:
 1. ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
 2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.
 4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
 5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORMED TRAFFIC CONTROL DEVICES (MUTCD)

HANDICAPPED SIGN DETAIL

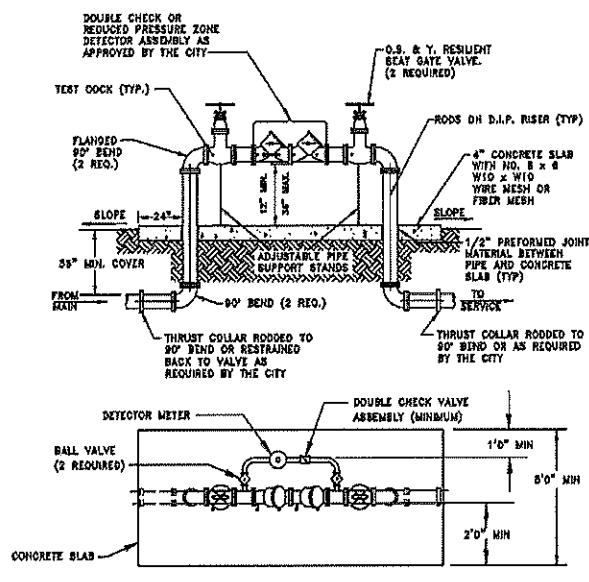


ASPHALT	1.5"	TYPE SP-9.5 ASPHALTING CONCRETE SURFACE COURSE
BASE	6"	GRADED AGGREGATE BASE (LIMEROCK OR CRUSHED CONCRETE MEETING FDOT SPECIFICATIONS)
SUB-BASE	8"	NORMAL COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-180

ASPHALT PAVEMENT SECTION



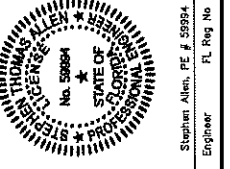
CONCRETE PAVEMENT SECTION (ONSITE)



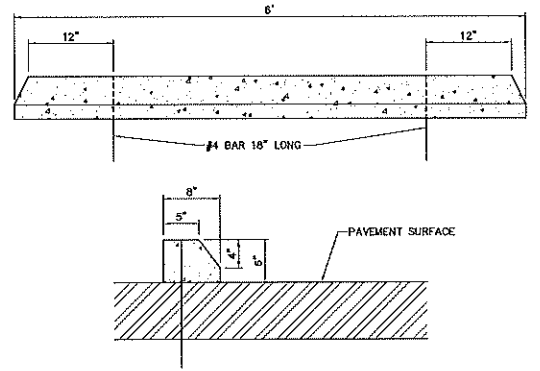
NOTES:
 1. BYPASS METER MUST MEET AWWA STANDARD C700 OR C701.
 2. METER MUST MEET AWWA STANDARD C707 AND TRANSMITTER MUST BE COMPATIBLE WITH THE CITY'S AWR SYSTEM.
 3. ALL PIPE FITTINGS, MATERIALS, LABOR, AND APPURTENANCES SHALL BE SUPPLIED BY THE CONTRACTOR.
 4. ALL PIPE AND FITTINGS TWO (2) INCHES AND SMALLER SHALL BE THREADED SCHEDULE 40 GALVANIZED STEEL, OR BRASS.

ABOVE GROUND DEVICE WITH DETECTOR BY-PASS
 2 INCH AND ABOVE ASSEMBLY

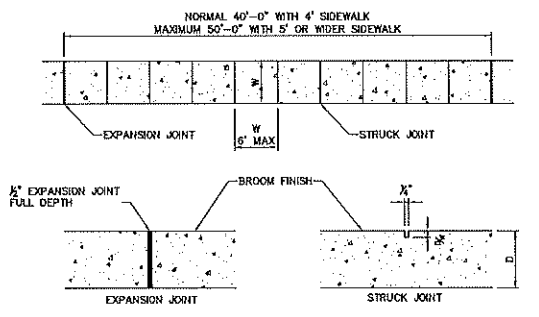
CITY OF APOPKA DESIGN ENGINEERING DIVISION
 JANUARY 2014
 FIG. 500 B



WILLIAM EDWARD CONSTRUCTION LLC
 CivilCorp Engineering, Inc.
 630 N Wynne Rd, Ste 310
 Maitland, FL 32751
 Phone 407-516-0437
 Certificate of Authorization No. 29590
 Project No. 127-002
 Scale NTS
 Drawn By STA
 Date 08/01/2017

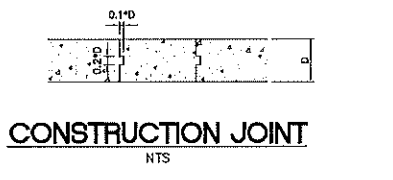


PRECAST CONCRETE WHEEL STOP

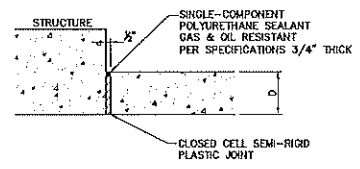


NOTES:
 1. SIDEWALK EXPANSION JOINTS TO BE AT ALL TIES TO CONCRETE OTHER THAN DRIVEWAYS. MAXIMUM SPACING SHALL BE 50'
 2. EXPANSION JOINT MATERIAL SHALL BE ASPHALT FIBER IMPREGNATED PERFORMED JOINT FILLER, TO FILL DEPT OF CONCRETE.

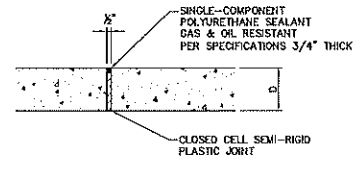
TYPICAL SIDEWALK



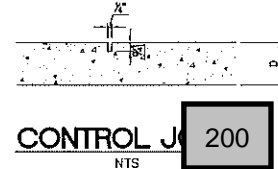
CONSTRUCTION JOINT



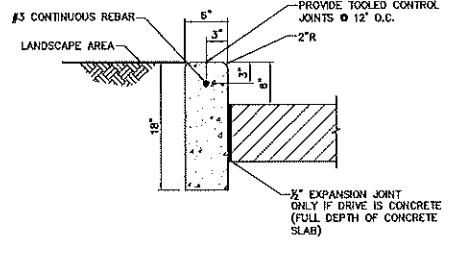
1/2\"/>



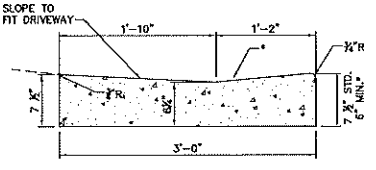
1/2\"/>



CONTROL JOINT 200

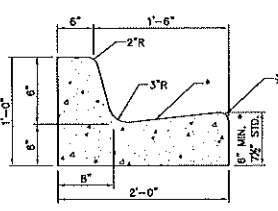


CAST-IN-PLACE CONCRETE CURB



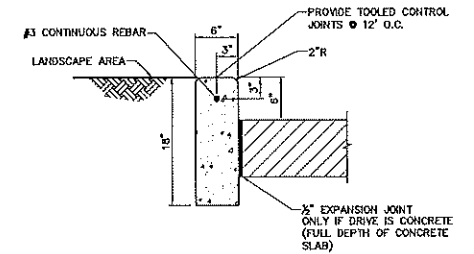
FDOT DROP CURB

TYPE F CURB

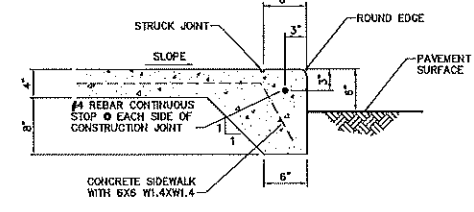


TYPE F CURB

TYPE F CURB



CAST-IN-PLACE CONCRETE CURB



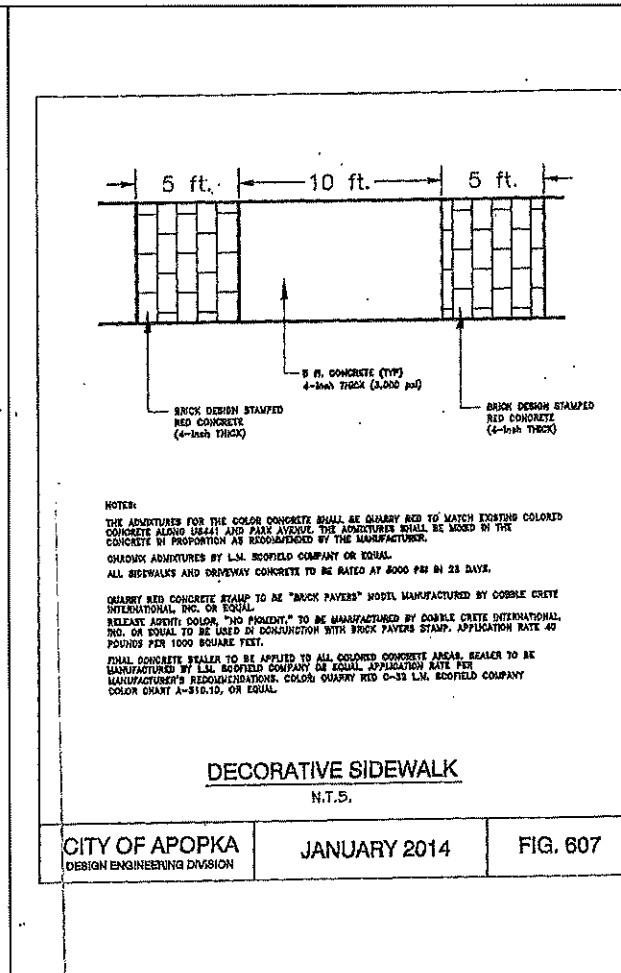
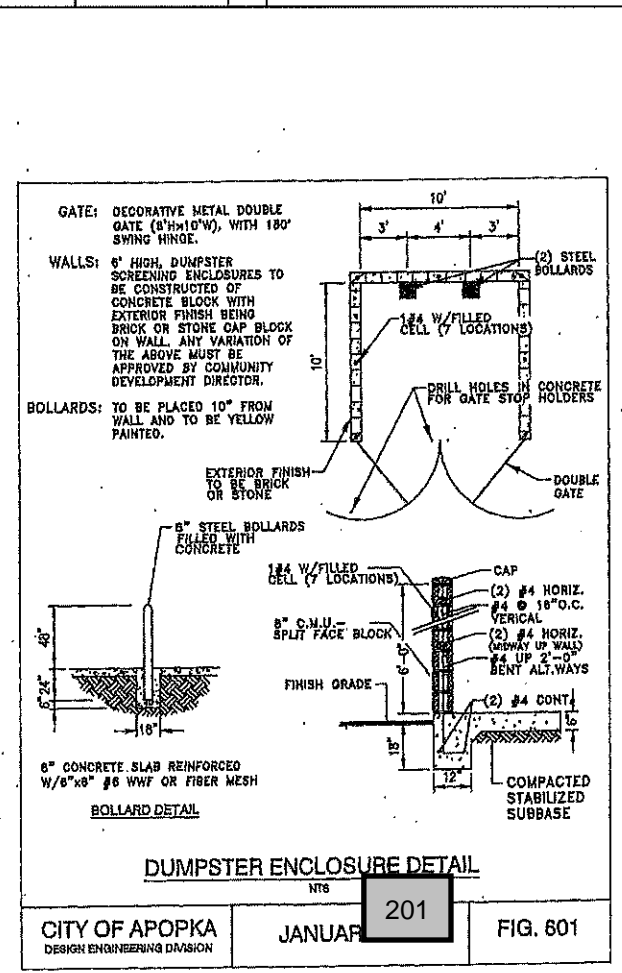
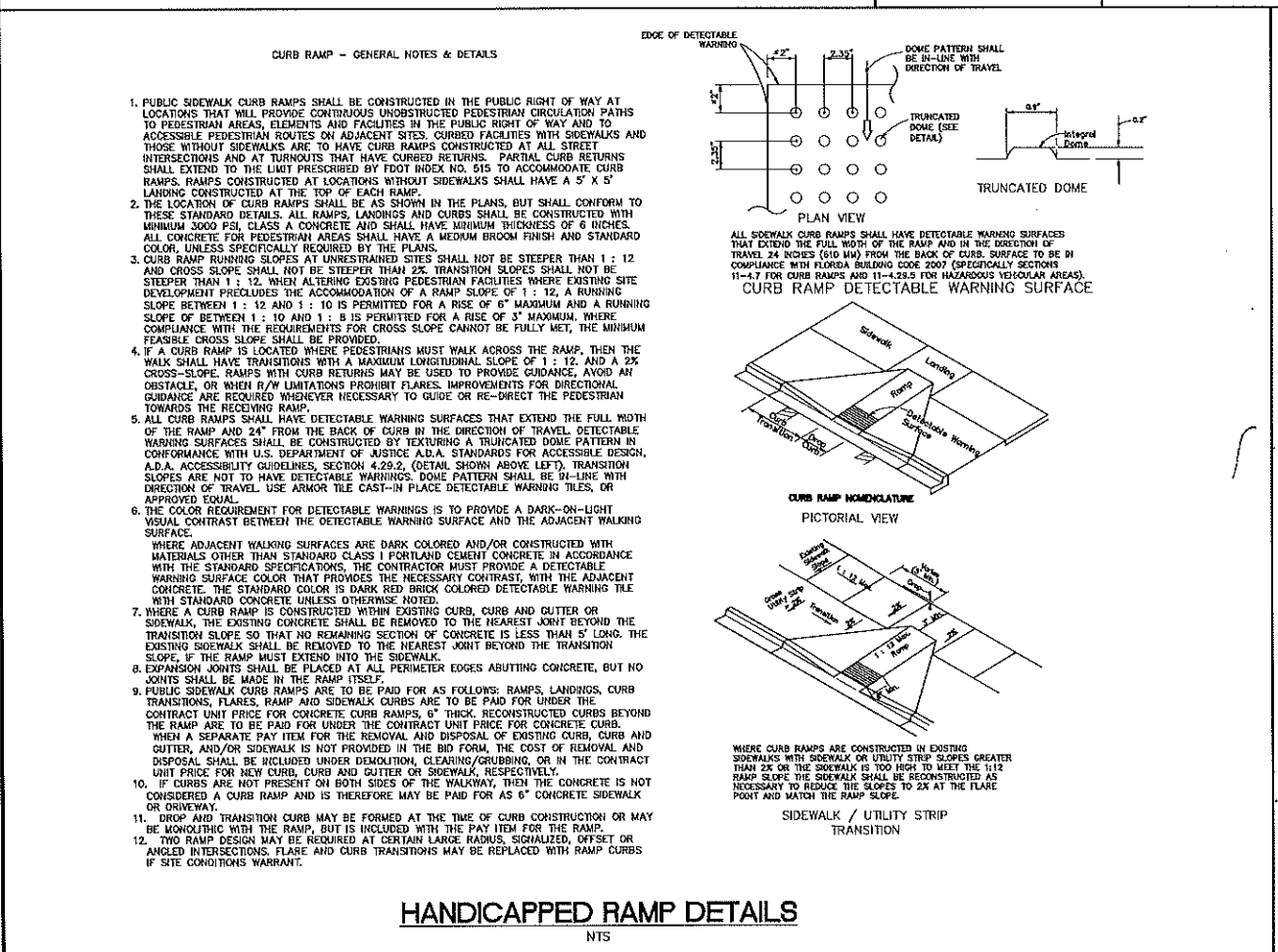
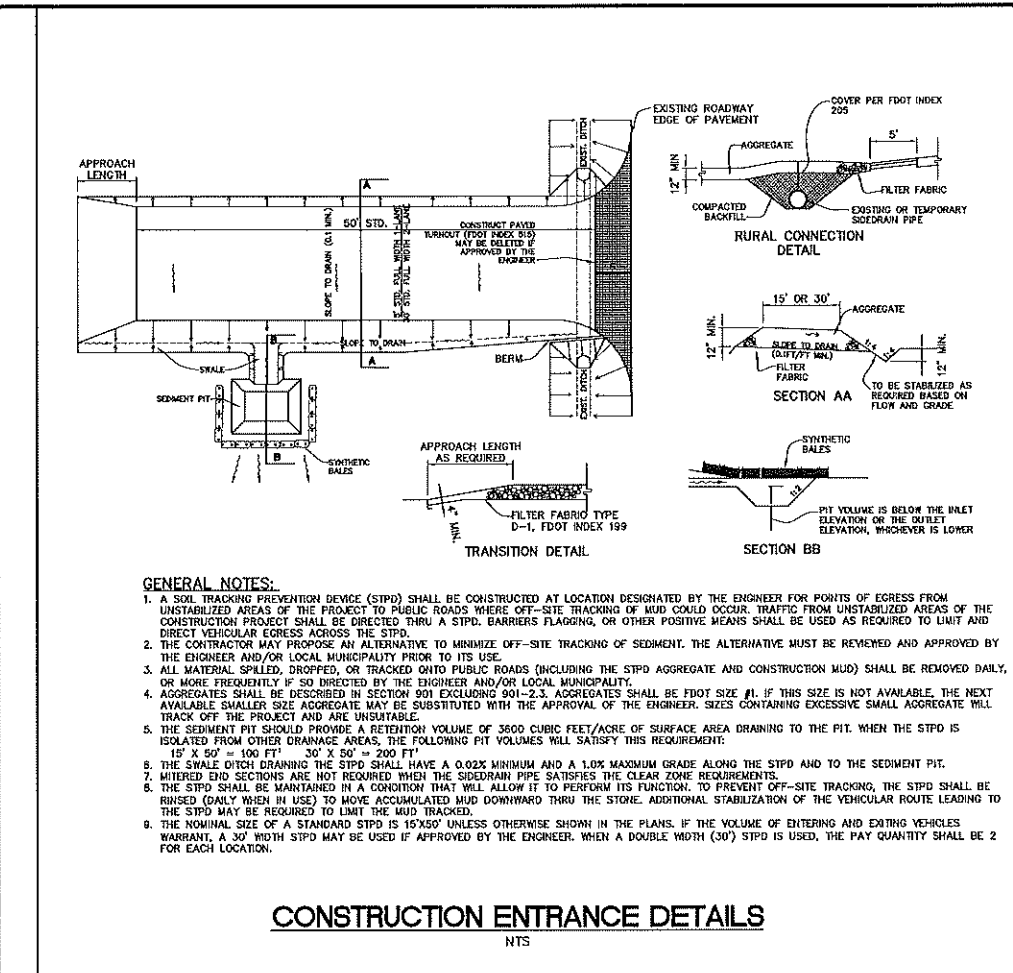
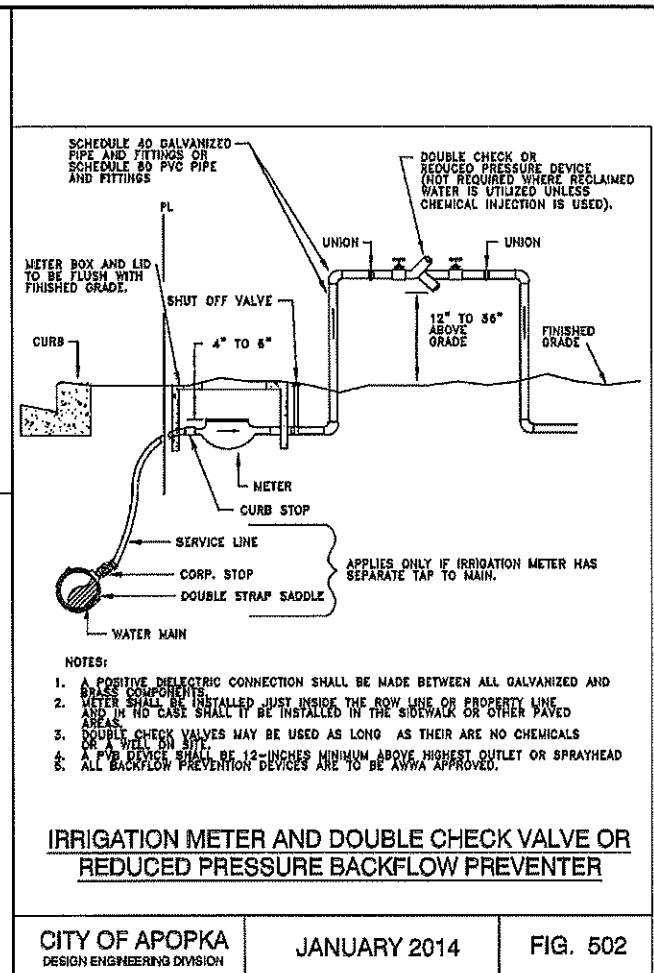
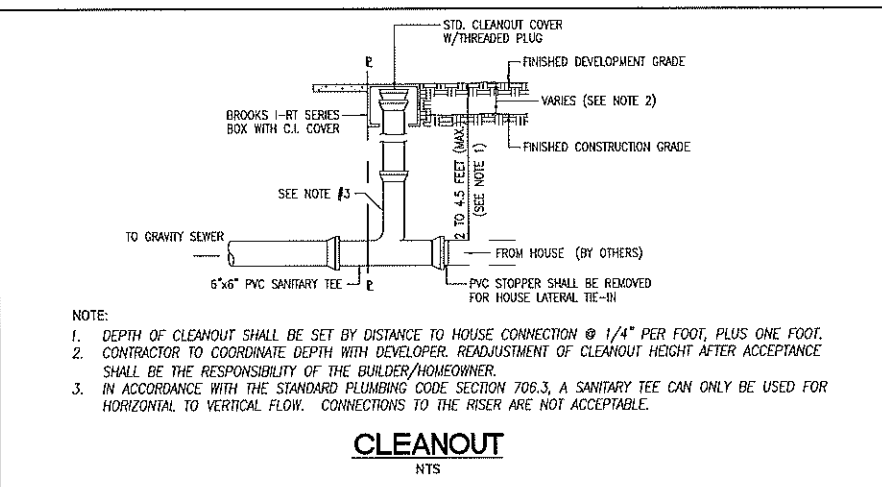
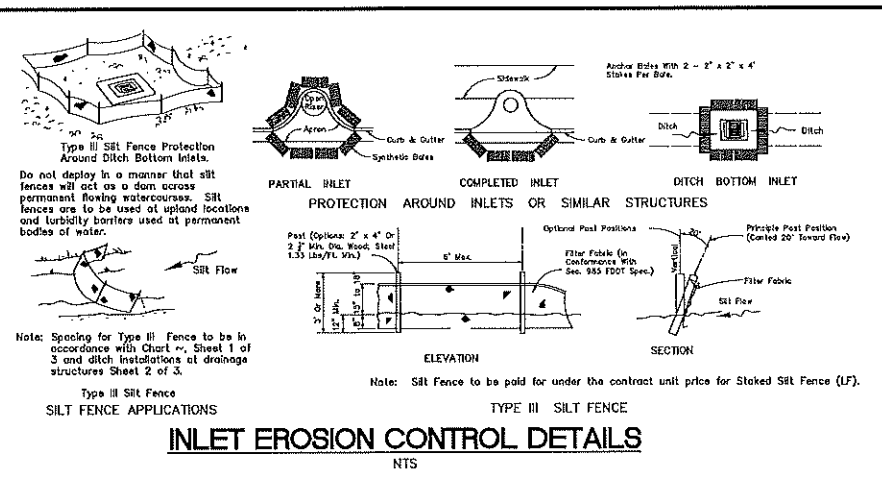
INTEGRAL CURB AND SIDEWALK

APOPKA BUSINESS COMPLEX
 1350 SHEELER AVE. APOPKA FL

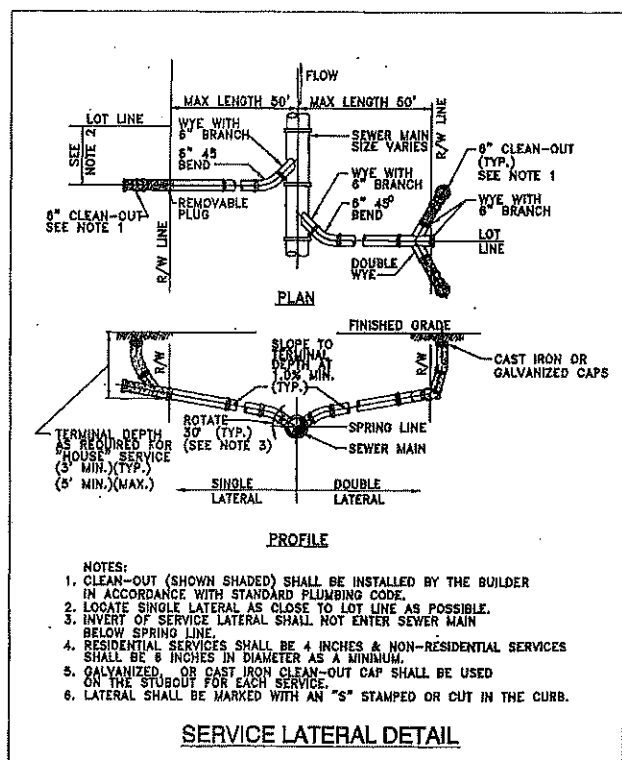
DETAIL SHEET

PROJECT NAME
 SHEET NAME

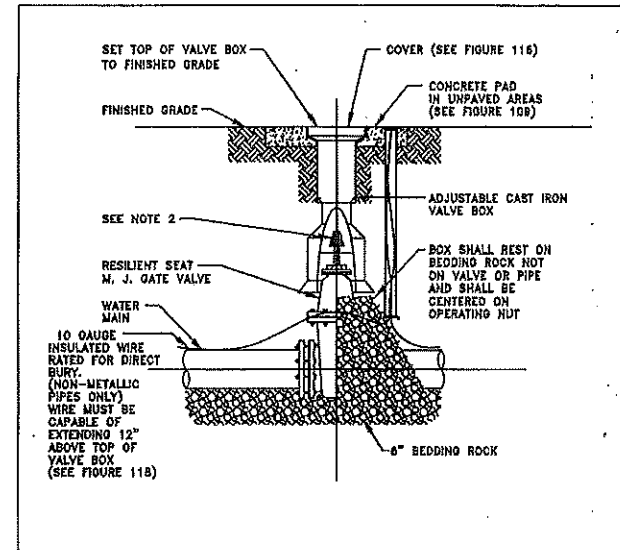
SHEET NO.
 C-8



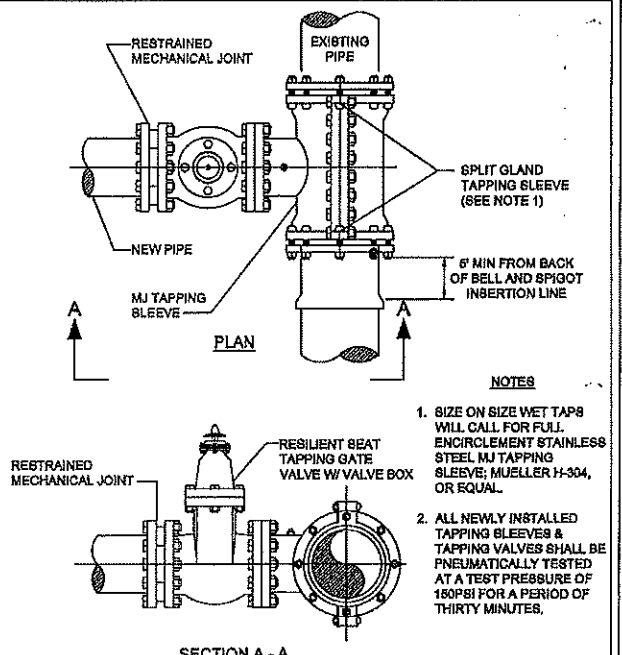
WILLIAM EDWARD CONSTRUCTION LLC 1350 SHEELER AVE. APOPKA FL PROJECT NAME	STA. 09/29/16 REVISIONS 1 12/28/17 2 06/26/17	STA. DATE 08/01/2017
	Drawn By STA 127-002	Date NTS
Project No. 127-002	Scale NTS	Date 08/01/2017
CivilCorp Engineering, Inc. 630 N. Wynona Rd. Ste. 310 Maitland, FL 32751 Phone: 407-451-0437 Certificate of Authorization No. 29390		
APOKA BUSINESS COMPLEX 1350 SHEELER AVE. APOPKA FL DETAIL SHEET		
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 807
SHEET NO. C-9	SHEET NAME	SHEET NO.



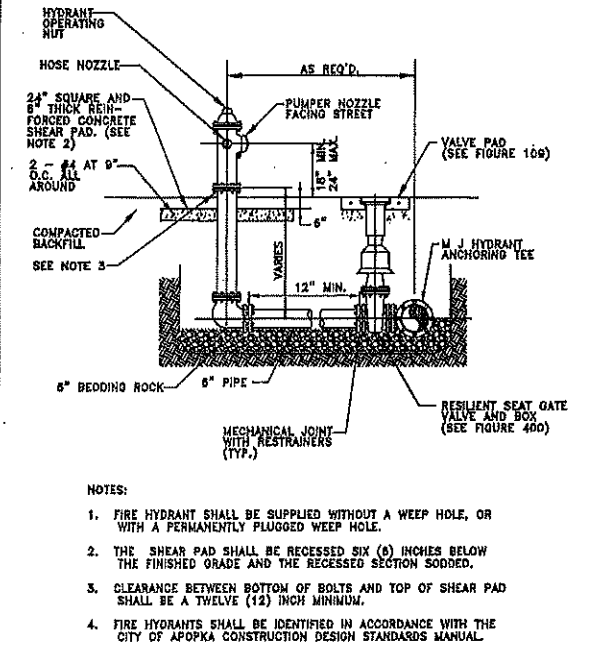
SERVICE LATERAL DETAIL
 CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 204



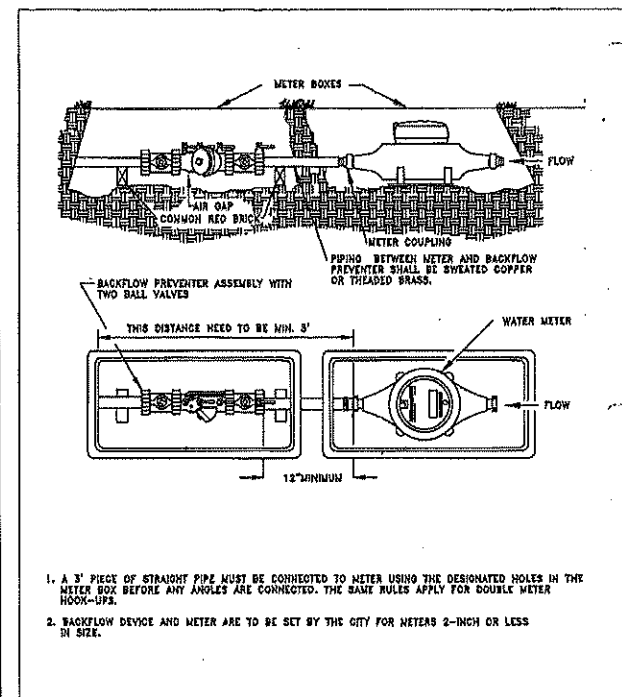
GATE VALVE AND BOX DETAIL
 CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 400



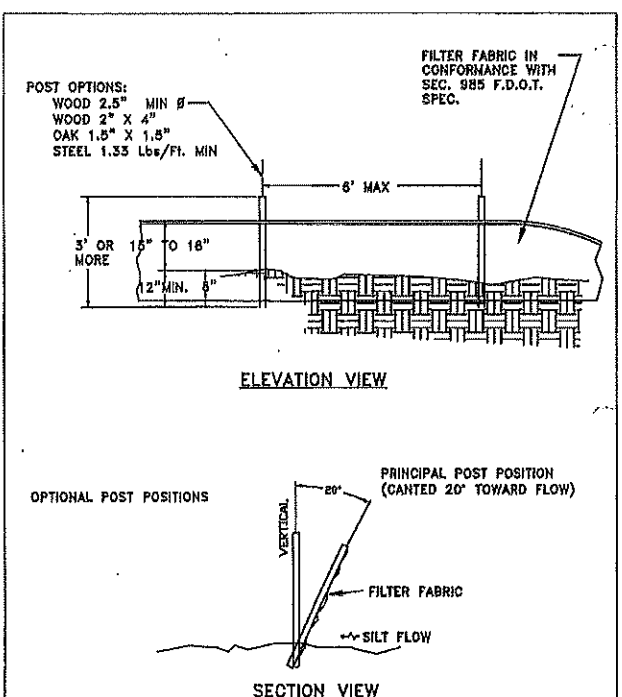
SECTION A-A WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL
 CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 406



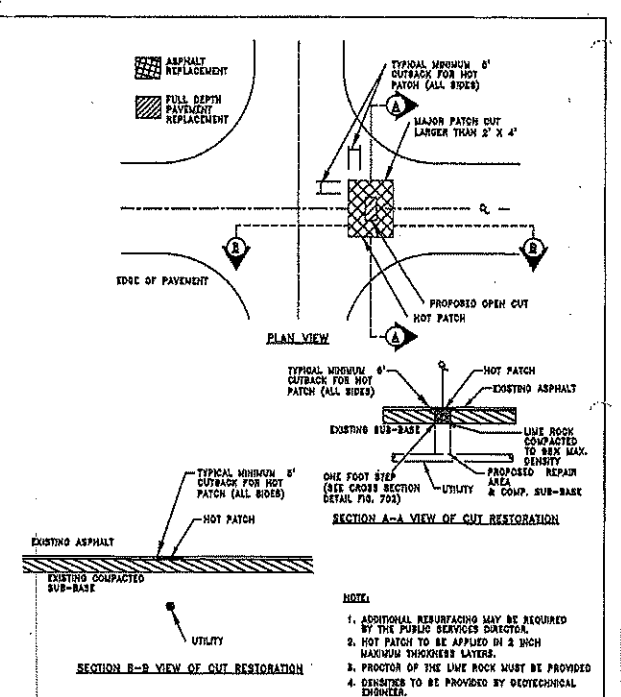
FIRE HYDRANT ASSEMBLY DETAIL
 CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 402



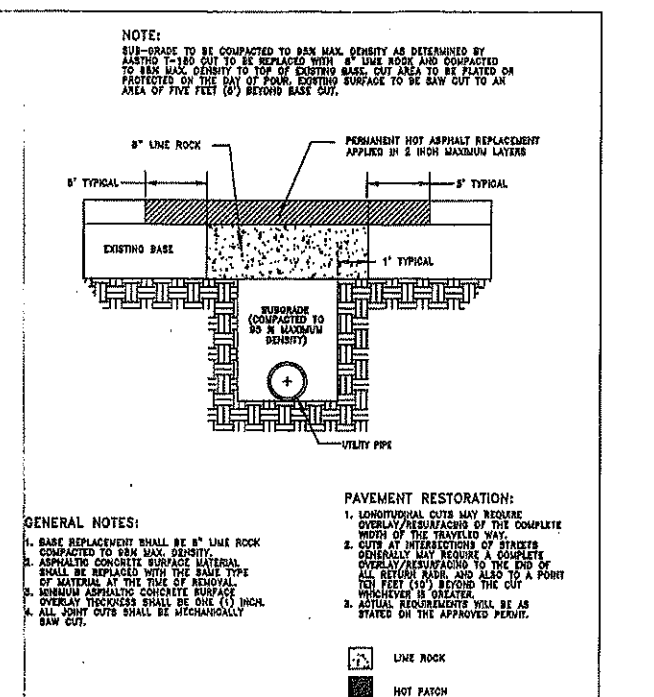
POTABLE WATER SERVICE DETAIL FOR LOTS SERVED WITH RECLAIMED WATER
 CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 505



SILT FENCE INSTALLATION
 CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 602



OPEN-CUT DETAIL - MAJOR PATCH
 CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 701



OPEN-CUT CROSS SECTION DETAIL
 CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2015 FIG. 702

Project No.	127-002	Drawn By	STA
Scale	NTS	Date	08/01/2017
WILLIAM EDWARD CONSTRUCTION LLC		CivilCorp Engineering, Inc.	
CivilCorp Engineering, Inc.		CivilCorp Engineering, Inc.	
630 N. Wymore Rd. Ste 310		630 N. Wymore Rd. Ste 310	
Maitland, FL 32751		Maitland, FL 32751	
Phone 407-516-0437		Phone 407-516-0437	
Certificate of Authorization No. 29390		Certificate of Authorization No. 29390	



APOPKA BUSINESS COMPLEX
 1350 SHEELER AVE. APOPKA, FL

DETAIL SHEET

PROJECT NAME SHEET NAME

SHEET NO. C-10

RILEY & Company, Inc. (H-20 GP)

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS AND AUTOMATIC SUMP FLUSH VALVE

SCOPE: Supply one complete H-20 GP Pre-Fab Lift Station, per design.
Pumps shall be capable of grinding and pumping domestic & commercial sewage.

Complete system shall be supplied by:
RILEY & Company, Inc.
Sanford, FL 32773 (Ph. 407-265-9963)

PRIOR TO BID DATE, ANY PREFAB LIFT STATION SUPPLIER NOT SPECIFIED, BUT WANTING TO BE PRE-APPROVED AS AN ALTERNATE SUPPLIER MUST SUBMIT THE FOLLOWING FOR ENGINEER APPROVAL:

- 1- Submit complete data on the alternate system showing that the equipment meets or exceeds the quality and performance of the specified system.
- 2- Submit a plotted system head curve on the proposed alternate pump curve utilizing the design criteria (elevations, force main losses, pressures and station losses).
- 3- Pumps and electrical control panel must be warranted for a minimum of 3 years.
- 4- Fiberglass wetwell must be warranted for a minimum of 20 years.
- 5- Any fees charged by Engineer to review alternate systems shall be paid by contractor.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes A Written 20 Yr. Warranty. Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible.

PUMPS: (3 YEAR WARRANTY)

The submersible pumps shall be manufactured by ITT Flygt Corporation. The pumps shall be installed in the H-20 GP FRP wetwell utilizing a dual slide rail system. Each grinder pump shall contain special cutters to reduce sewage to a fine slurry. The stationary cutter shall consist of hardened 316 "L" stainless steel and the rotary cutter shall consist of chrome alloy cast iron.

Major pump components shall be grey cast iron, ASTM A-48, Class 35B. The pump motor shall be NEMA B design and housed in an air-filled watertight chamber. The stator windings shall be insulated with moisture resistant Class H insulation by use of the trickle impregnation method. The motor shall be heat-shrink fit into the stator housing. The use of bolts, pins, or other fastening devices is not acceptable. Thermal switches set to open at 125 degrees C shall be embedded in the stator and coils to monitor the temperature of each phase winding. The motor horsepower shall be adequate so that the pump is non-overloading throughout the entire pump performance curve from shut-off through run-out.

The pump shall be provided with a dual mechanical seal. The lower seal shall consist of a stationary tungsten-carbide ring and a rotating ceramic ring. The upper seal shall consist of a stationary ceramic ring and a rotating carbon ring.

DUPLEX CONTROL PANEL: (3 YEAR WARRANTY)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minimum of 5 years history in the manufacturing of electrical control panels.

The enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep fiberglass with 5 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting.

The following components shall be mounted through the enclosure:

- 1- ea. Red Alarm Beacon (Light) 4" x 4" Minimum Diameter
- 1- ea. Alarm Horn (minimum 95 DCB)
- 1- ea. Generator Receptacle w/ weatherproof cover (SCM460 -UL 1686)
- 1- ea. Alarm Silence Pushbutton

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:

- 2- ea. Motor Contactors
- 1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
- 1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
- 1- ea. Silence Relay Module
- 1- ea. Duplex Alternator w/ Pump Selector Switch
- 1- ea. Model RCBSAH Battery Back-up w/ Smart Charger
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 7- ea. Grounding Lugs
- 1- ea. Seal Failure Relay

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:

- 1- ea. Main Circuit Breaker
- 1- ea. Emergency Circuit Breaker
- 1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
- 2- ea. Short Circuit Protectors w/ Auxiliary Contacts
- 1- ea. Control Circuit Breaker
- 2- ea. Seal Failure Indicator Lights
- 1- ea. Hand-Off-Auto Selector Switches
- 2- ea. Pump Run Pilot Lights
- 1- ea. Power On Pilot Light
- 2- ea. Elapse Time Meters (Non-Resettable)
- 1- ea. GFI Duplex Convenience Outlet

COMPONENT SPECIFICATIONS:

All circuit breakers shall be molded thermal magnetic. The mechanical interlock shall prevent the normal and emergency main breakers being energized at the same time.

An emergency generator receptacle shall be supplied in accordance with DEP standards. The generator receptacle shall be adequately sized to meet the equipment operating conditions.

NEUTRAL TO BE SUPPLIED FOR BOTH 230V 3PHASE OR 230V SINGLE PHASE POWER

All motor short circuit protection devices must provide for under voltage release and class 10 overload protection on all three phases. Visible trip indication, test, and reset capability must be provided without opening inner door. Open frame, across the line, contactors shall be rated per IEC standards and properly sized per the motor requirements. Contactors shall provide for safe touch power and control terminals.

Lightning Arrestor shall meet UL1449 3rd Edition or exceed the requirements of ANSI/IEEE Std. C62.21-1984 section 8.6.1, and 8.7.3 shall be supplied by electrician and mounted on the bottom side of the switch disconnect ahead of the pump control panel.

A voltage monitor shall be supplied for single phase service. A phase monitor shall be supplied for (3) phase service. A green pilot light shall be supplied for each motor. The pilot light shall illuminate each time the motor is called to run. Each pump shall have an Elapse Time Meter to record the accumulated run time. The ETM shall be 2" diameter, non-resettable, six digit, totally encapsulated unit.

A Red pilot light shall be supplied for control power. The pilot light shall illuminate when the control power is available inside the control panel. Relays shall be ice-cube plug in type. Relay contacts shall be rated 10 amp minimum, DPDT. Twenty (20) terminals shall be supplied for field connections. The terminals shall be rated 25 amps minimum.

Each motor over-temperature contact shall be connected to the terminal strip and shall open a contact to de-energize the appropriate motor upon a high temperature within the motor. A 15 Amp GFI duplex receptacle shall be supplied and mounted on the innerdoor. Ground lugs shall be supplied and appropriately sized for each motor and for service entrance.

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained within a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility.

FASTENERS & APPURTANCES: All fasteners, lifting cables, float cable bracket, hinges, and appurtances shall be made of AISI 304SS.

A 304SS slide/latch assembly shall be provided for holding the doors open on the wetwell and valve box. Slide rails shall be made of SCH.40 AISI 304SS pipe. Pump lifting cables shall be made of AISI 304 SS. Pump lifting bales shall be made of AISI 304 SS.

H-20 LOAD RATED WETWELL WITH LIFTING LUGS: The fiberglass wetwell must be H-20 load rated with integral lifting lugs, fiberglass slope in bottom of wetwell and valve box. Certification of the H-20 load rating must be supplied at the time of submittals to Engineer. The wetwell shall be manufactured of fiberglass reinforced polyester (FRP) of depth and diameter as shown on the lift station elevation detail. The wall thickness shall be adequate for the depth of the wetwell to maintain the H-20 LOAD RATING.

EXECUTION: Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system. Megger the motors. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor/cable is intact. The pump controls and pumps shall be checked for mechanical reliability and proper operation.

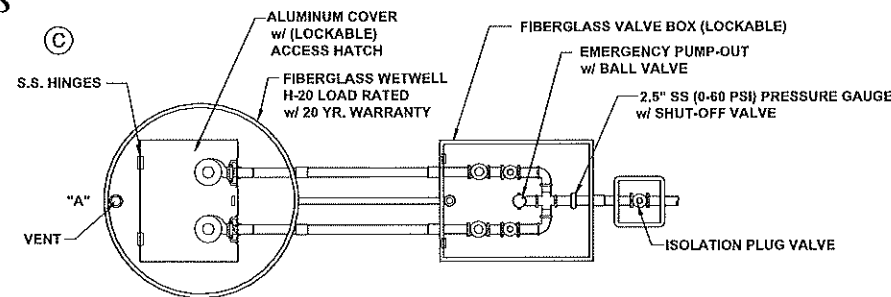
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	85 GPM	TOP OF WETWELL	112.20
PRIMARY TDH	103 'TDH	INLET INVERT	106.58
PUMP MANUFACTURER	HOMA	HIGH LEVEL ALARM (HLA)	106.08
PUMP MODEL #	GRP59/3	2nd PUMP ON (LAG)	105.58
R.P.M.	3450	1st PUMP ON (LEAD)	105.08
HORSEPOWER	6.72	PUMPS OFF (OFF)	103.75
ELECTRICAL/ VOLTS / PHASE	230V/3	BOTTOM OF WETWELL	101.20
PUMP DISCHARGE SIZE	2"	WETWELL DIAMETER	48"

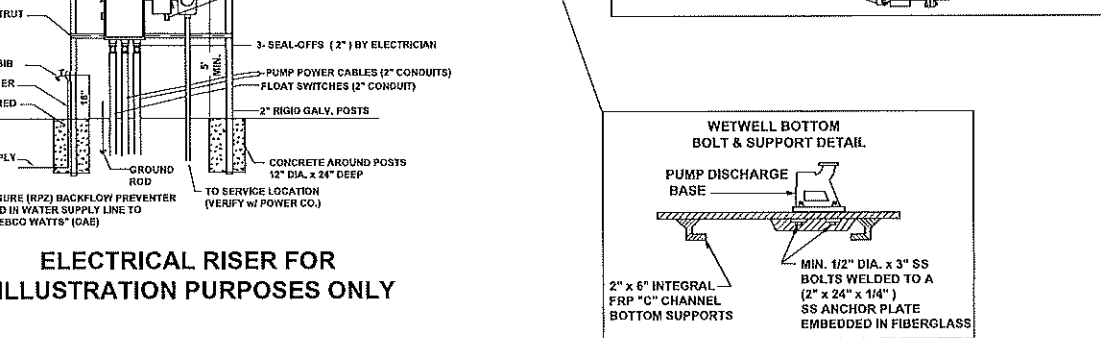
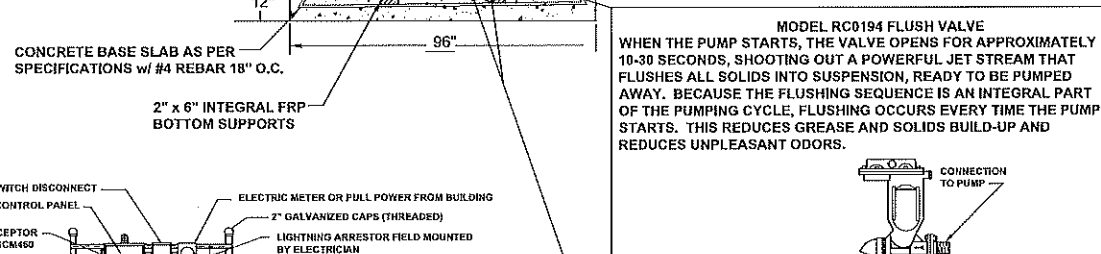
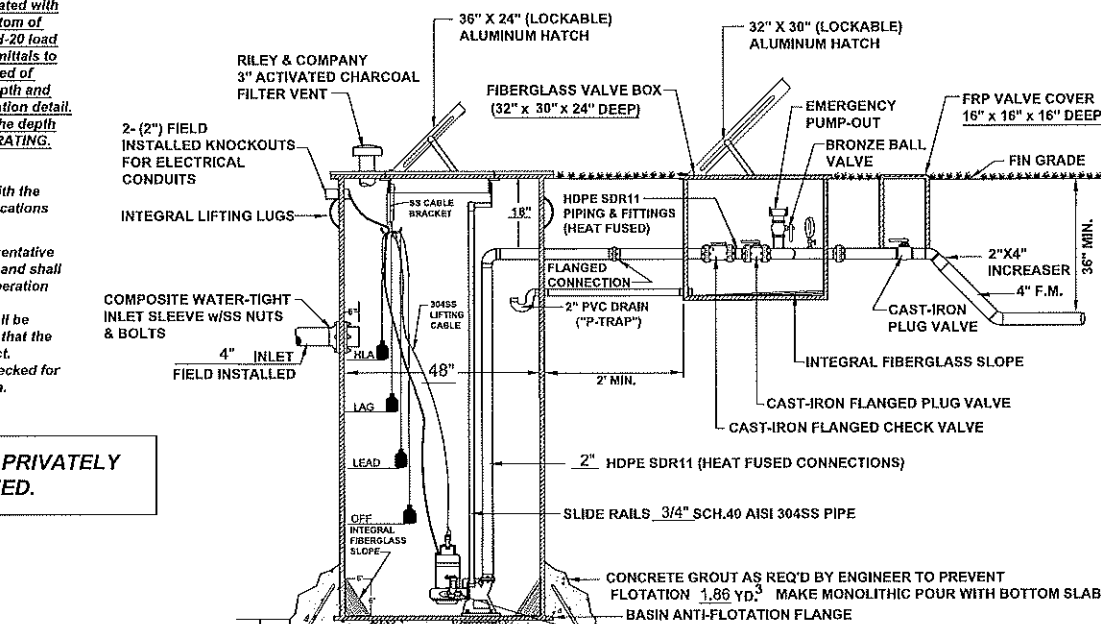
*** ELECTRICIAN NOTES:**

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
4. ELECTRICIAN TO MOUNT LIGHTNING ARRESTOR AT SWITCH DISCONNECT
5. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
6. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

RILEY & CO. / H-20 GP 09-19-11

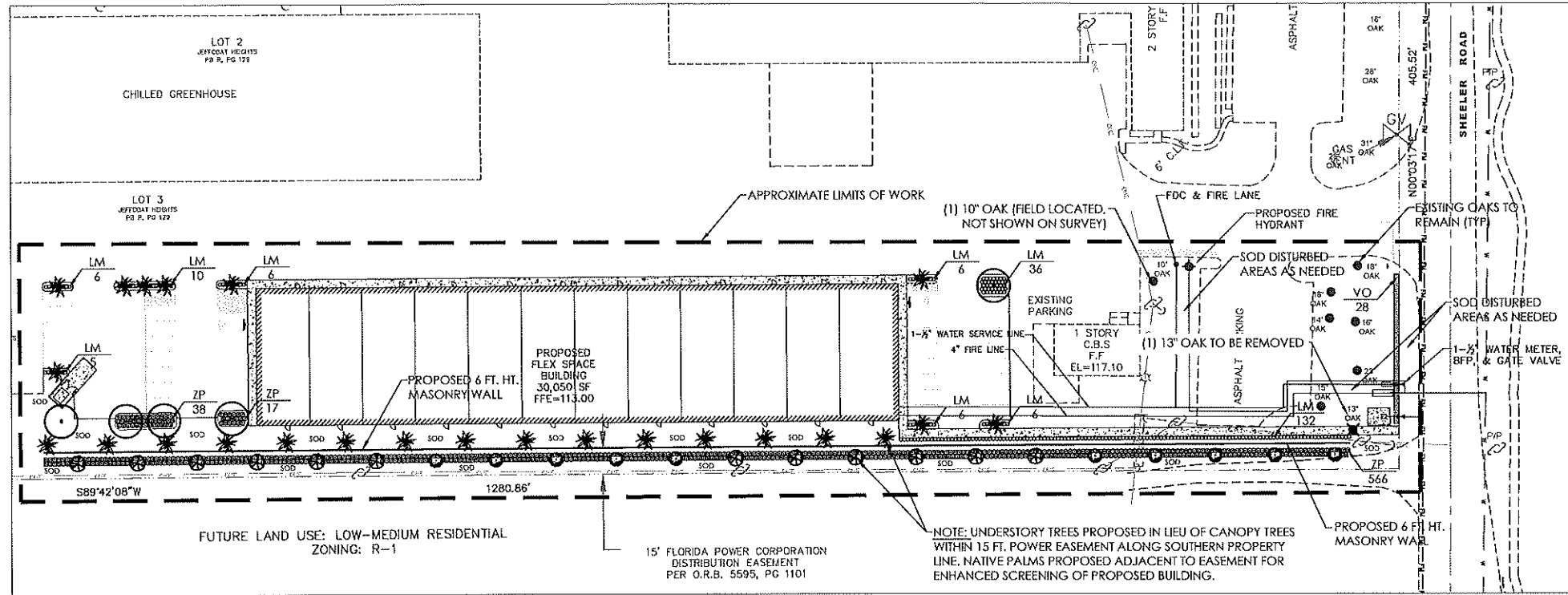


NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER AT POINT "A"

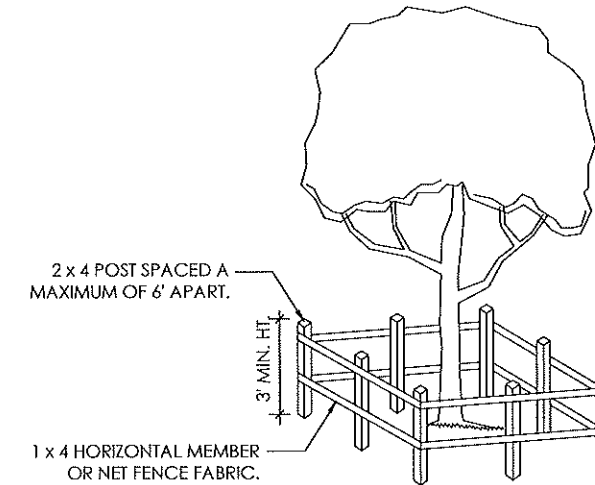


Revisions		Project No. 127-002		Drawn By STA		Date 09/19/2017			
WILLIAM EDWARD CONSTRUCTION LLC		CivilCorp Engineering, Inc.		CivilCorp Engineering, Inc.		CivilCorp Engineering, Inc.			
		Stephen Allen, P.E. # 59994 Engineer		License of Authorization No. 20990		License of Authorization No. 20990			
APOPKA BUSINESS COMPLEX		1350 SHEELER AVE. APOPKA FL		LIFT STATION PLAN		PROJECT NAME		SHEET NAME	
SHEET NO. LSP-1		SHEET NO. LSP-1		SHEET NO. LSP-1		SHEET NO. LSP-1			

All ideas, designs, arrangements and plants indicated or represented by this drawing are owned by and the property of SCHWEIZER BOJACK LANDSCAPE ARCHITECTURE LLC and were created, evolved and developed for the use on and connection with this specific project.



TREE PROTECTION DETAIL



PROTECTIVE BARRIERS SHALL BE PLACED AT POINTS NOT CLOSER THAN SIX (6) FEET FROM THE BASE OF THE TREE. EACH SECTION OF THE BARRIER SHALL BE CLEARLY VISIBLE (FLAGGED WITH BRIGHTLY COLORED PLASTIC TAPES OR OTHER MARKERS). NO ATTACHMENTS OR WIRES OTHER THAN THOSE OF A PROTECTIVE OR NON-DAMAGING NATURE SHALL BE ATTACHED TO ANY TREE.

TREE CALCULATIONS

TREE REQUIREMENTS: 1 TREE PER 8,000 SQ. FT. OF SITE AREA

TOTAL "LIMITS OF CONSTRUCTION" AREA:	78,165 SQ. FT.
TOTAL TREES REQUIRED (1 TREE/8,000 SQ. FT.):	10 TREES
TOTAL TREES EXISTING & PROPOSED:	*58 TREES & PALMS
* 7 LIVE OAKS EXISTING	
* 5 LIVE OAKS PROPOSED	
* 12 HOLLY TREES PROPOSED	
* 10 LIGUSTRUM TREES PROPOSED	
* 24 SABAL PALMS PROPOSED	

TREE DATA (BASED ON "LIMITS OF CONSTRUCTION" AREA):

TOTAL INCHES WITHIN "LIMITS OF CONSTRUCTION":	127 INCHES
TOTAL SPECIMEN INCHES REMOVED:	0 INCHES
TOTAL NON-SPECIMEN INCHES REMOVED:	13 INCHES
TOTAL INCHES RETAINED:	114 INCHES
TOTAL INCHES ADDED (NOT INCLUDING PALMS):	94.5 INCHES
TOTAL INCHES POST-DEVELOPMENT:	208.5 INCHES

PROPOSED TREE PLANTINGS ON SITE:

- (5) LIVE OAKS x 3.5" DBH
- (12) YAUPON HOLLIES x 3.5" DBH
- (10) LIGUSTRUM TREES x 3.5" DBH

TOTAL INCHES PROPOSED TO BE PLANTED ON SITE: 94.5"

LANDSCAPE GENERAL NOTES

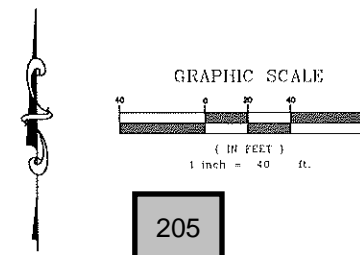
- The Landscape Contractor shall insure that this work does not interrupt established or projected drainage patterns. The Landscape Contractor shall insure adequate vertical drainage in all plant beds and planters. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage.
- The Landscape Contractor shall be responsible for all materials and all work as called for on the landscape plans and in the landscape specifications. The list of plant quantities accompanying the plans shall be used as a guide only. Contractor shall verify all quantities and report any discrepancies at the time of bidding.
- All plant materials shall be graded Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industry, State of Florida, unless otherwise noted.
- All plant beds and tree rings shall be top dressed with a 3" minimum depth of pine bark nuggets.
- The Landscape Contractor shall be wholly responsible for stability and plumb condition of all trees and shrubs. Staking of trees or shrubs, if desired or requested by the Landscape Architect or owner, shall be done utilizing a method agreed upon by the Landscape Architect.
- No fill material or use of heavy equipment around existing trees is allowed. Existing trees are to be protected by a wood barricade erected in compliance with local codes.
- The Landscape Contractor is responsible for testing project soils. The Landscape Contractor is to provide a certified soils report to the Owner and Landscape Architect. The Landscape Contractor shall verify that the soils on site are acceptable for proper growth of the proposed plant material. Should the Landscape Contractor find poor soil conditions, the Owner and Landscape Architect must be consulted prior to planting.
- All grades, dimensions and existing conditions shall be verified by the Contractor on site before construction begins. Any discrepancies shall be brought to the attention of the Landscape Architect.
- The Landscape Contractor shall review architectural/engineering plans to become thoroughly familiar with surface and subsurface utilities.
- Every possible safeguard shall be taken to protect building surfaces, equipment and furnishings. Landscape Contractor shall be responsible for any damage or injury to person or property which may occur as a result of his negligence in the execution of work.

PLANT MATERIALS LEGEND

SYMBOL	KEY	QNTY.	COMMON/BOTANICAL NAME	SPECIFICATIONS/DESCRIPTION
○	QV	5	Live Oak <i>Quercus virginiana</i>	3 1/2" DBH, 10' - 12' Ht., 100 Gal. or B&B
⊕	IV	12	Upright Yaupon Holly <i>Ilex vomitoria</i>	3 1/2" Total DBH, Multi Trunk, 8' - 10' Ht., B&B
⊙	LJ	10	Ligustrum Tree <i>Ligustrum japonicum</i>	3 1/2" Total DBH, Multi Trunk, 8' - 10' Ht., 100 Gal. or B&B
✱	SP	24	Sabal Palms <i>Sabal palmetto</i>	14' Height, Matching
▬	VO	28	Sweet Viburnum <i>Viburnum odoratissimum</i>	7 Gal., 36" Min. Ht., 36" O.C.
▬	ZP	621	Coontie <i>Zamia pumila</i>	1 Gal., Full, 30" O.C.
▬	LM	213	Green Litope <i>Litope muscara 'Evergreen Giant'</i>	1 Gal., Full, 24" O.C.
▬	SOD	TBD	Bahia Sod <i>Paspalum notatum</i>	Solid Sod, As Indicated On Plans & All Disturbed Areas
▬	MULCH	TBD	Pine Bark Mulch	3" Minimum Depth, All Planting Areas

LANDSCAPE INSTALLATION NOTES

- All proposed/installed plant materials to be "Florida Friendly"
- All proposed landscaping adjacent to building foundations to be installed a minimum of 2.5 ft. away from foundation.
- All proposed trees to be installed a minimum of 5 feet away from proposed walls (masonry and/or retaining) and underground utilities.
- All disturbed areas in the right-of-way to be repaired with sod.
- All dead/decaying trees, groundcover or other landscaping materials shall be removed and/or replaced according to the City's landscaping standards.



LANDSCAPE PLAN

LANDSCAPE & IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE

REG. NO.

DATE

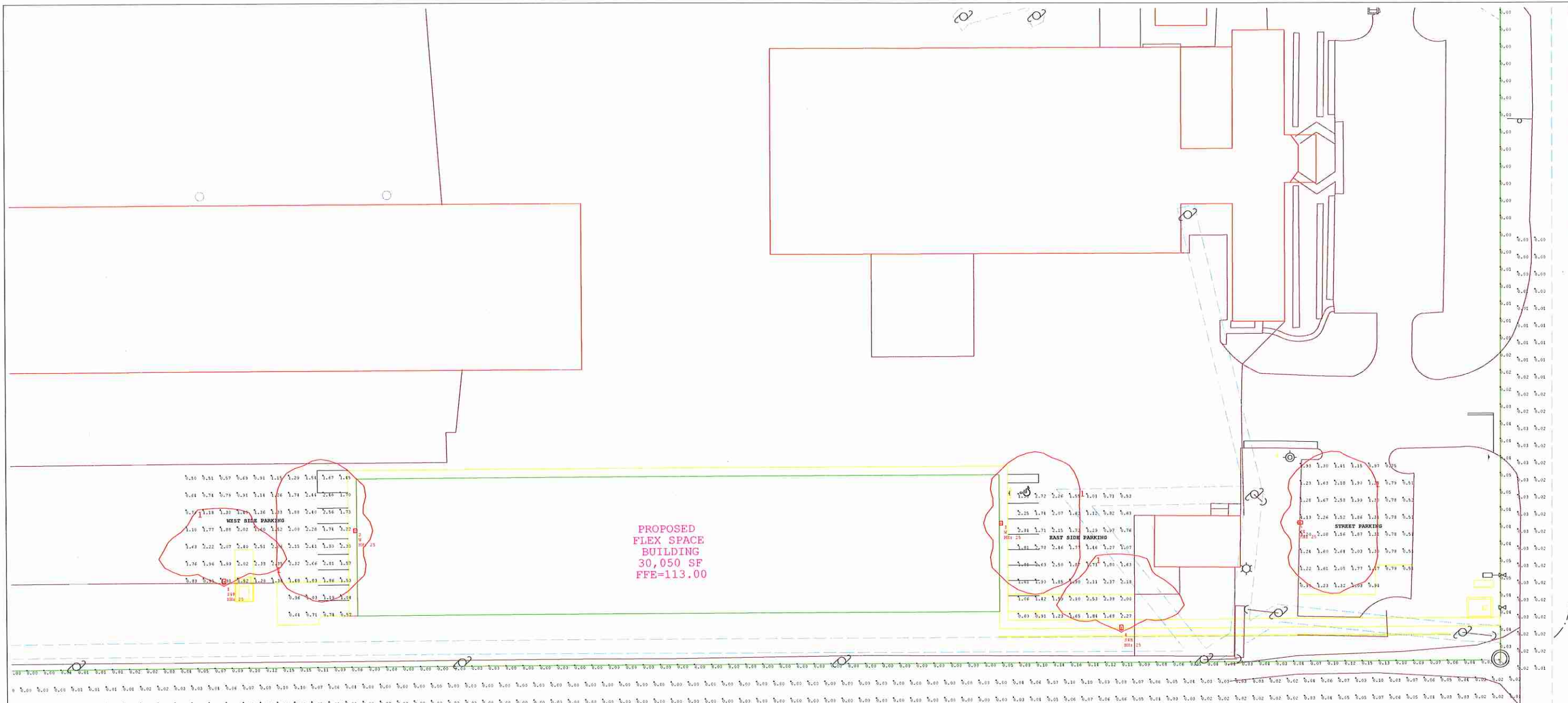


SCHWEIZER
BOJACK
LANDSCAPE
ARCHITECTURE

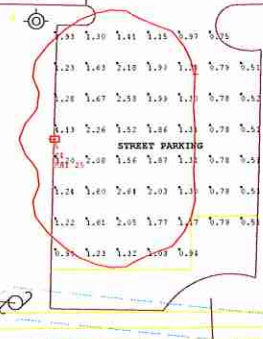
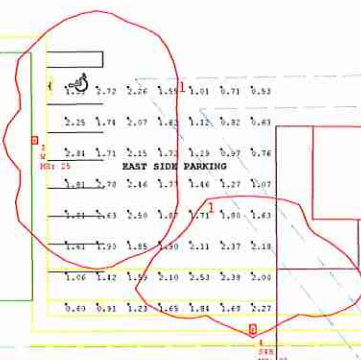
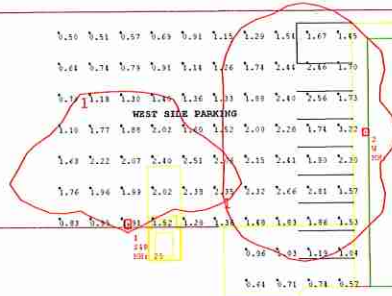
LANDSCAPE & IRRIGATION DESIGN
PO BOX 94883 • MAITLAND, FLORIDA 32794 • PH: (407) 374-1422
LICENSE NO. LC20080487 • DESIGNSCHWEIZERBOJACK.COM

APOPKA BUSINESS COMPLEX
1350 SHEELER AVE., CITY OF APOPKA, FL

10/08/18
6/28/18
DRAWN BY: KB
SHEET NUMBER
L-1



PROPOSED
FLEX SPACE
BUILDING
30,050 SF
FFE=113.00



Symbol	Qty	Label	Arrangement	LI/F	Description	Lum. Watts
W	2	W	SINGLE	0.850	Beacon TW-60NB-136-SK-T4	137
S	2	S4H	SINGLE	0.850	Beacon VP-S-60NB-136-SK-T4-BLC	137
S	1	S4	SINGLE	0.850	Beacon VP-S-60NB-136-SK-T4	137

LumNo	Label	X	Y	Z	Orient	Tilt
1	S4H	497335	1572459.5	25	90	0
2	W	497411.9	1572490.9	25	180	0
3	W	497788.8	1572494.7	25	0	0
4	S4H	497859.2	1572431.8	25	90	0
5	S4	497961.6	1572495	25	0	0

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking-East Side	Illuminance	Fc	1.71	2.84	0.53	3.23	5.36
Parking-Street	Illuminance	Fc	1.40	4.13	0.51	2.75	8.10
Parking-West Side	Illuminance	Fc	1.59	3.22	0.50	3.18	6.44
Property line	Illuminance	Fc	0.01	0.16	0.00	N.A.	N.A.
10ft & 20ft Beyond Property Line	Illuminance	Fc	0.02	0.10	0.00	N.A.	N.A.



"W" WALL LIGHT

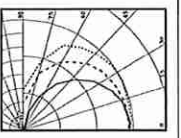


"S" POLE LIGHT

FOOTCANDLE ANALYSIS BY PHOTOMETRICS LLC 7/19/2018.
ALL LIGHT FIXTURES ARE 136 WATT LED LAMP SOURCE, FULL CUTOFF WITH NO TILT. ALL FIXTURES ARE MOUNTED AT 25FT ABOVE FINISHED GRADE (BOTH WALL & POLE FIXTURES).
POLE LIGHTS # 1 & 4 HAVE BACKLIGHT CONTROL OPTICS TO AVOID SPILL LIGHT.
THE PARKING SURFACE IS ASSUMED TO BE ASPHALT.
THIS LAYOUT MEETS IES RP20-14 RECOMMENDATIONS FOR BASIC PARKING LOT LIGHTING LEVELS AND UNIFORMITY.
FOOTCANDLE READINGS DO NOT INCLUDE SHADOWING EFFECTS CAUSED BY OBSTRUCTIONS ON-SITE SUCH AS BUILDINGS, TREES, ETC.
THE IES PHOTOMETRIC COMPUTER FILES USED FOR THIS ANALYSIS WERE PROVIDED BY THE MANUFACTURER(S) OF THE LIGHT FIXTURE(S) USED ON THIS PROJECT. THE ACCURACY OF THESE FILES ARE THE RESPONSIBILITY OF THE MANUFACTURER(S).
CONFORMANCE TO ANY AND ALL FACILITY, LOCAL, STATE, OR NATIONAL CODES AND REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER ABOVE THE OWNER'S REPRESENTATIVE.
CAREFUL PLACEMENT AND ORIENTATION OF THE LIGHT FIXTURES ON-SITE IS REQUIRED FOR THIS COMPUTER SIMULATION TO BE ACCURATE.
NORMAL TOLERANCES OF VOLTAGE, TEMPERATURE, LAMP OUTPUT, AND BALLAST AND LUMINAIRE MANUFACTURER WILL AFFECT RESULTS.

THIS ANALYSIS IS BASED ON COMPUTER DATA DERIVED FROM A FIXTURE TESTED BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS & UNDER CONTROLLED CONDITIONS.

Photometrics LLC
2129 Chinook Tr
Maitland, FL 32751
(407) 330-8220



#	Date	Comments
Revisions		

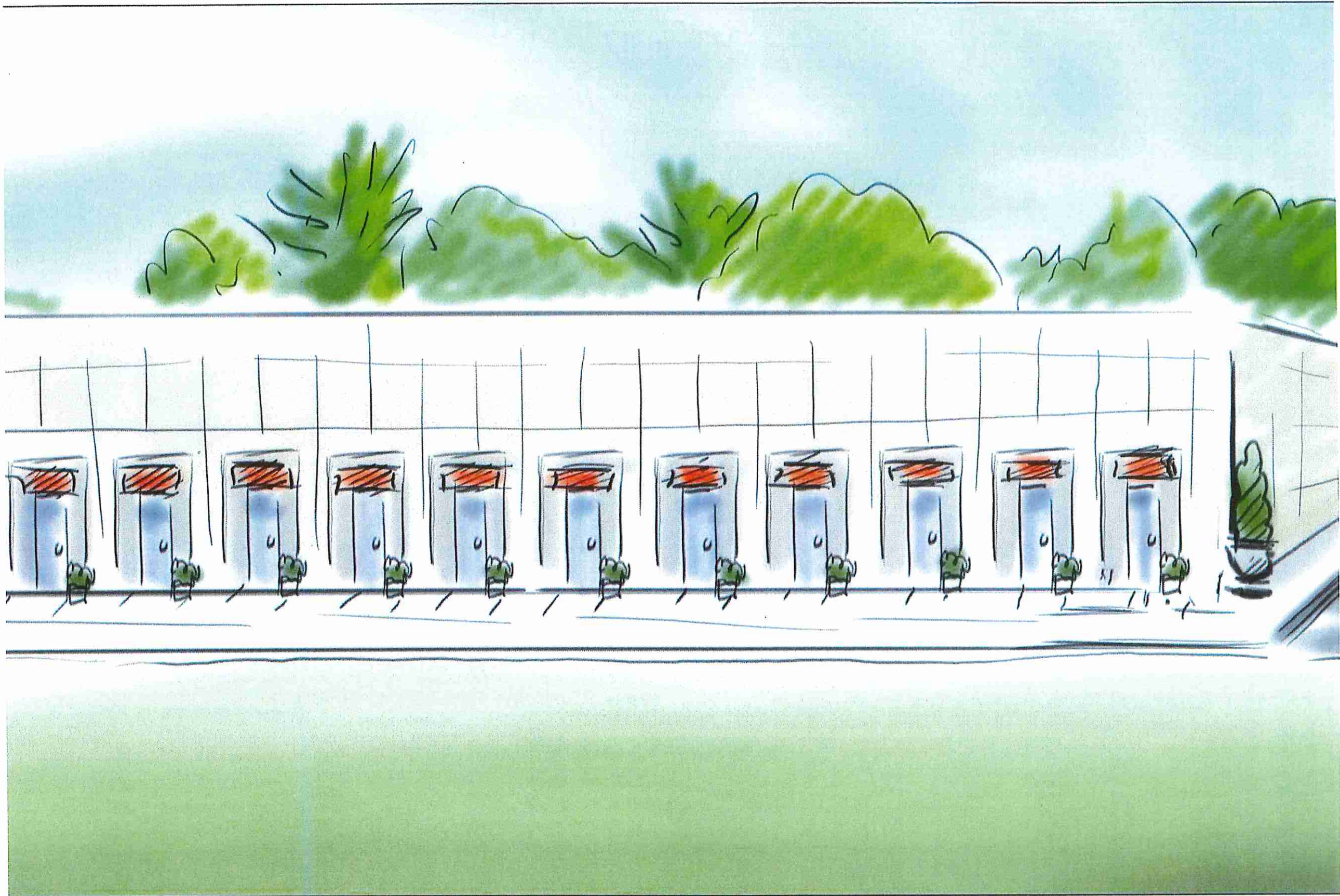
Drawn By: Bob Veazey
Checked By:
Date: 7/19/2018
Scale: 1"=30'

APOPKA BUSINESS COMPLEX
Apopka, FL

Scale: 1 inch= 30 Ft.

APOPKA BUSINESS COMPLEX





September 20, 2018

Jean Sanchez
City of Apopka
120 East Main St
Apopka, FL 32703

Re: SPR18-02R
1350 Sheeler Ave.

Ms. Sanchez:

Apopka Business Complex is a proposed development in Apopka, Florida. The site is located 1350 Sheeler Ave. Apopka, FL. The development would consist of 30,050 square foot Flex Space/Industrial Park building.

The City of Apopka LDC Section 6.03.02 A and 6.03.03 B (5) requires two parking space per 1,000 square feet of GFA plus 1 parking space per 2 employees plus 1 unloading space per 10,000 sf for "Wholesale, industrial, manufacture, processing or assembly", which is the best fit of our use although not completely accurate. Based on this code, the site totals 72 parking space and 3 unloading space (table A). The City has allowed a parking study to determine the parking demand generated by a more accurate categorization of the actual use.

The parking generation rates used to estimate the parking demand are based on the *Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition*. The *ITE Parking Generation Manual* is the industry standard for estimating parking demand for new development. The relevant sheets from the Manual are attached.

For Industrial Park (land use 130, pg. 34), the Average Peak Period Parking is 1.27 vehicles per 1,000 sq. ft. GFA. Therefore, an Industrial building that is 30,050 sf would require 39 parking spaces (Table A). Industrial Park use is defined by ITE as follow:

"Industrial parks contain a number of industrial or related facilities. They are characterized by a mix of manufacturing, service and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities-some with a large number of small businesses and others with one or two dominant industries. General light industrial (land Use 110) and manufacturing (Land Use 140)."

The attached plan shows 41 parking spaces, the total potential employees for the building is 24 employees. The proposed 41 parking spaces and 2 loading areas would be enough for all the employees plus some. The manual does not mention loading or unloading spaces, but the requirement is recognized and met to an appropriate standard. The proposed amount of spaces is greater than the value in the parking study.

September 20, 2018

Page 2

In conclusion 75 spaces would be an over design for the proposed usage.

Sincerely,
CivilCorp Engineering, Inc.

Stephen Allen, PE #59994
President.

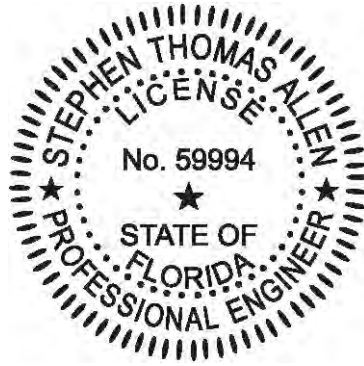


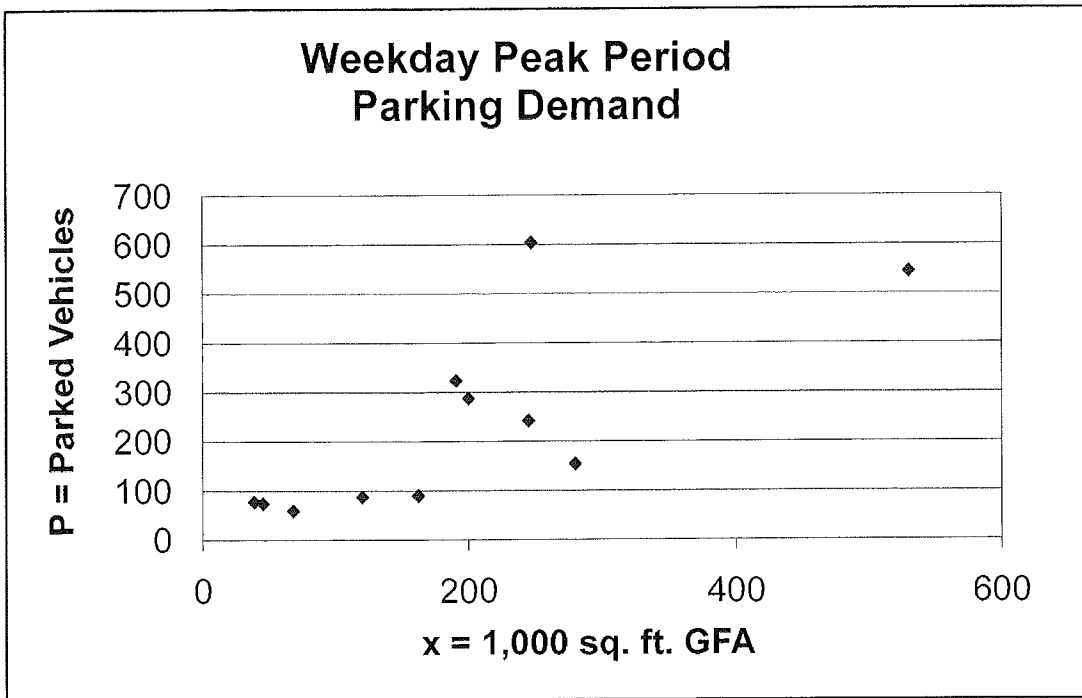
Table A: Parking Required and Proposed

Required	Land Use	Amount	Parking Spaces
2 per 1,000SF GFA	Industrial	30.5 (1,000 SF)	64
1 per 2 employees		24 employees	12
1 per 10,000 SF	Loading Area	3 (10,000 SF)	3
		Total Required	75 Spaces
Parking Study			
1.27 per 1,000SF GFA	Industrial Park	30.5 (1,000SF)	39
		Total Proposed	39 Parking Spaces
Proposed			41 Parking Spaces
			2 Loading Spaces
			43 Spaces

Land Use: 130 Industrial Park

Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA On a Weekday

Statistic	Peak Period Demand
Peak Period	7:00 a.m.–12:00 p.m.; 1:00–4:00 p.m.
Number of Study Sites	11
Average Size of Study Sites	194,000 sq. ft. GFA
Average Peak Period Parking Demand	1.27 vehicles per 1,000 sq. ft. GFA
Standard Deviation	0.62
Coefficient of Variation	49%
Range	0.55–2.44 vehicles per 1,000 sq. ft. GFA
85th Percentile	1.85 vehicles per 1,000 sq. ft. GFA
33rd Percentile	0.90 vehicles per 1,000 sq. ft. GFA



◆ Actual Data Points

NOTES

- APPROXIMATELY 2,308 SF OF IMPERVIOUS WILL BE ADDED AND 1,592 SF OF IMPERVIOUS WILL BE REMOVED FOR NET GAIN OF 716 SF.
- PARKING REQUIRED: INDUSTRIAL- 1 SPACE PER 2 EMPLOYEES
TWO (2) EMPLOYEES PER BAY = 24/2= 12 SPACES
PROPOSED: 15 REGULAR SPACES+ 1 HANDICAP SPACE= 16 SPACES PLUS 1 PER 1,000 SQ. FT.

CITY OF APOPKA NOTES

- WHERE THERE ARE OUTDOOR PROCESSING, SERVICE OR STORAGE AREAS, THEY SHALL BE LOCATED BEHIND THE FRONT BUILDING LINE AND SHALL BE SCREENED WITH A FENCE OR A WALL PLACED BEHIND LANDSCAPING.
- NO OUTSIDE DISPLAY OF PRODUCTS BE PERMITTED UNLESS SUBSTANTIALLY SCREENED FROM ADJACENT PARKING LOTS AND ROADWAYS.
- MATERIALS SHALL NOT BE STACKED OR STORED TO EXCEED THE HEIGHT OF THE SCREENING WALL OR FENCE.
- OVERNIGHT PARKING OF COMMERCIAL VEHICLES, TRACTOR TRAILERS, BOATS, RECREATIONAL VEHICLES, CAMPERS OR MOTOR HOMES SHALL BE PROHIBITED WITHIN PARKING LOTS NOT SPECIFICALLY DESIGNED FOR THAT PURPOSE.

GENERAL NOTES

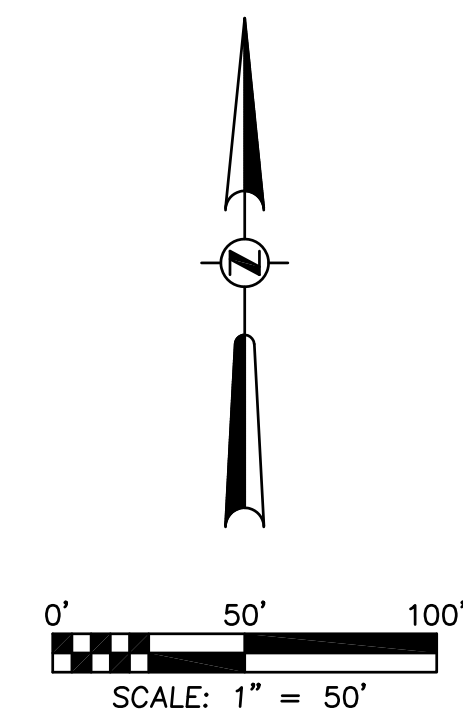
- ALL CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.
- ALL CURB TO BE 6" VERTICAL CURBING.
- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.
- ANY PAVEMENT WORK DONE IN THE ROW WILL NEED TO UTILIZE TYPE SP-9.5 ASPHALT MIX
- BOTH BUILDING ENTRANCES ARE FOR CUSTOMER USE
- BASE OF LAMP POSTS SHALL BE FLUSH TO THE GROUND. NO LAMP POST SHALL BE INSTALLED ON A BOLLARD OR SIMILAR STRUCTURE THAT EXTENDS ABOVE THE SURROUNDING GRADE. ADD NOTE: LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISH GRADE.
- SIGNS SHALL BE PERMITTED THROUGH A SEPARATE SIGN PERMIT APPLICATION
- A MONUMENT/GROUND SIGN IS NOT ALLOWED

BUILDING NOTE

ARCHITECTURE DESIGN FOR PROPOSED ADDITION MUST MEET ARTICLE VI OF THE CITY'S LDC AND DEVELOPMENT DESIGN GUIDELINES.

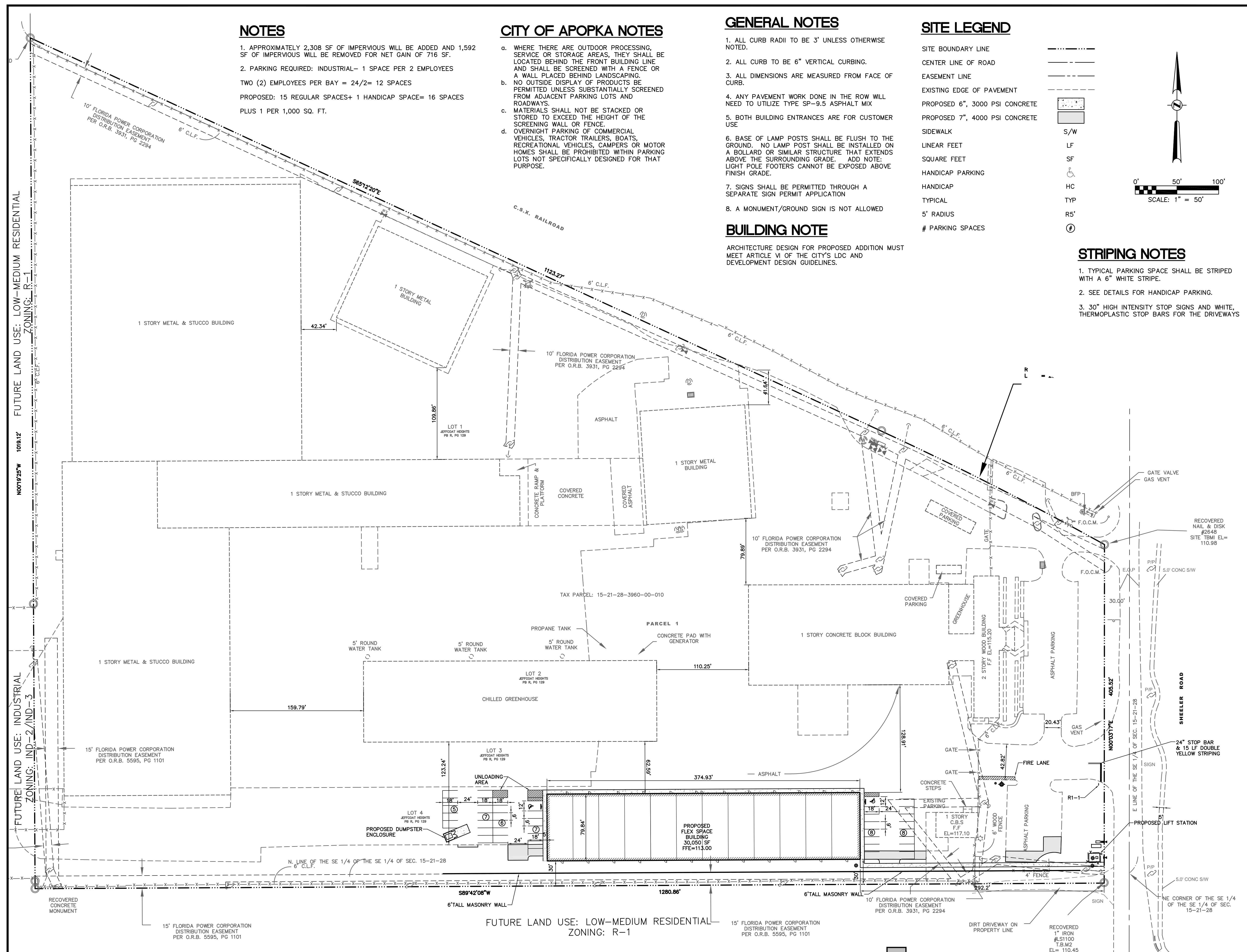
SITE LEGEND

- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED 6", 3000 PSI CONCRETE
- PROPOSED 7", 4000 PSI CONCRETE
- SIDEWALK
- LINEAR FEET
- SQUARE FEET
- HANDICAP PARKING
- HANDICAP
- TYPICAL
- 5' RADIUS
- # PARKING SPACES



STRIPING NOTES

- TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
- SEE DETAILS FOR HANDICAP PARKING.
- 30" HIGH INTENSITY STOP SIGNS AND WHITE, THERMOPLASTIC STOP BARS FOR THE DRIVEWAYS



Revisions	Date	Description	By
4	07/24/18	REVISED PER CITY COMMENTS	CEF
3	02/27/18	REVISED PER CITY COMMENTS	CEF
2	02/27/18	REVISED PER CITY COMMENTS	CEF
1	12/29/17	REVISED PER CITY COMMENTS	CEF

WILLIAM EDWARD CONSTRUCTION LLC

Project No. 127-002
Scale 1"=50'

Drawn By CEF
Date 08/15/2017

CivilCorp Engineering, Inc.
630 N Wynore Rd, Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

CivilCorp Engineering, Inc.

Stephen Allen, PE # 99994
Engineer
FL Reg No.

APOPKA BUSINESS COMPLEX
1350 SHEELER AVE. APOPKA FL

SITE PLAN

PROJECT NAME SHEET NAME

SHEET NO. C-4



CITY OF APOPKA CITY COUNCIL

- ___ CONSENT AGENDA
- X PUBLIC HEARING
- ___ SPECIAL REPORTS
- X OTHER: Final Development Plan

MEETING OF: November 7, 2018
 FROM: Community Development
 EXHIBITS: Vicinity Map
 Zoning Map
 Aerial Map
 Final Development Plan
 Architectural Renderings
 Traffic Impact Analysis

SUBJECT: FINAL DEVELOPMENT PLAN – SITE PLAN – MEADOW VIEW APARTMENTS

REQUEST: APPROVE THE FINAL DEVELOPMENT PLAN FOR MEADOW VIEW APARTMENTS

SUMMARY:

OWNER/APPLICANT: Allonde Development, LLC.
 ENGINEER: CivilCorp Engineering, Inc. c/o Stephen Allen, P.E.
 LOCATION: 1611 Vick Road
 PARCEL ID #s: 32-20-28-0000-00-042
 FUTURE LAND USE: Residential Medium
 ZONING: R-3
 EXISTING USE: Vacant
 PROPOSED USE: Luxury Apartments
 TRACT SIZE: 4.314 +/- acres

FUNDING SOURCE: N/A

DISTRIBUTION

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

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	R-L	R-3	Residential - Errol Golfside Village
East (City)	R-L, R-M	R-3	Residential - Wekiva Crest (Pond), Sanctuary Golf Estates
South (City)	R-M	R-3	Residential - Muirfield Estate at Errol Phase 2
West (City)	RML	PUD	Errol Estates Golf Course

PROJECT SUMMARY: This is a request to approve Meadow View Apartments Final Development Plan, a 43 unit luxury multi-family apartment complex. The complex will be comprised of five, two-story buildings. There are building types:

Building Type “A”	2 Buildings	18,953 square feet total area each	9 units per building
Building Type “B”	3 Buildings	8,088 square feet total area each	8 units per building

This multifamily complex will have a combination of one, two and three bedroom units:

One-bedroom	4 units	771 square feet each unit
Two-bedroom	30 units	977 square feet each unit
Three-bedroom	9 units	1,133 square feet each unit

Meadow View Apartments will have additional amenities that distinguish it as a luxury apartment complex. These amenities, which are a condition of development approval, include wireless internet access, balconies/porches, a fitness center, a resort style swimming pool and clubhouse, walk-in showers, walk-in closets, full size washer and dryer in each unit, granite counter tops and 9 foot ceilings.

The site is significantly sloped from south to northwest, falling approximately 16 feet. Retaining walls have been designed and will be installed to support the buildings that will be located on the west side of the property.

PARKING: The Land Development Code requires 2 parking spaces per apartment unit plus 1 parking space per 4 apartment units for overflow parking, making the total number of required parking spaces 97. This total includes 5 accessible parking spaces as required by Florida Building Code – Accessibility; however, the site plan is designed with 103 parking spaces, including 7 accessible parking spaces, to ensure overflow parking is available when needed. The increase of accessible parking spaces from 5 to 7 ensures at least one accessible parking space adjacent to the primary entrance of each of the five residential buildings and clubhouse building.

ACCESS: Access to the site is provided through a single entrance on Vick Road, north of Welch Road. A site distance issue exists due to the curve and elevation of Vick Road north of the entrance. To ensure the safety of residents entering and exiting the site as well as northbound and southbound traffic traveling on Vick Road, a condition of approval has been placed on the project, requiring the developer and future property owner to trim back the trees and shrubs located in the City’s right-of-way on the east side of Vick Road, approximately 280 feet north of the site entrance, and to keep the line of sight clear in the future.

TRANSPORTATION: A Traffic Impact Analysis (TIA) was submitted for this project that assessed the impacts on the transportation facilities within one mile of the site. The project is anticipated to generate 384 Daily trips and 26 PM Peak Hour net new trips. The following roadway segments were analyzed for capacity in the study: Welch Road from Vick Road to Rock Springs Road; Lester Road from Vick Road to Rock

Springs Road and Vick Road to Schopke Lester Road; and Vick Road from Old Dixie Highway to Martin Street, Martin Street to Welch Road, Welch Road to Lake Francis Drive, Lake Francis Drive to Lester Road, and Lester Road to Ponkan Road. The roadway segment analysis demonstrates sufficient capacity exists on all study roadway segments to accommodate the addition of trips generated by this project.

The intersection of Vick Road and Welch Road was analyzed for existing and future conditions for the PM Peak Hour. The analysis shows that the intersection is currently operating satisfactorily and will continue to operate at a satisfactory LOS in the projected conditions.

Warrants for left and right turn lanes on Vick Road at the project entrance were conducted to determine if turn lanes are necessary to maintain the integrity of traffic flow and safety on the road. Neither turn lanes were warranted, however, for safety purposes the applicant has agreed to install a left turn lane at the site entrance.

EXTERIOR ELEVATIONS: The height of the proposed two-story buildings is 31 feet, falling below the maximum allowable height of 35'. Staff finds that the proposed building elevations meet the intent of the City's Development Design Guidelines.

STORMWATER: Stormwater will be captured and attenuated through an underground exfiltration system.

BUFFER/SCREENING/LANDSCAPING/TREE PROGRAM: The landscape buffers and site landscaping will be artfully arranged with Sabal Palms, Podocarpus Shrubs, Walter's Viburnum, Drift Rose, Gold Mound Duranta, Dwarf Yaupon Holly, and Dwarf Asiatic Jasmine. All plant materials will be "Florida Friendly".

As part of the development plan approval, 22 Live Oaks, 24 Magnolias, 19 Red Cedars, 25 Crepe Myrtles, and 19 Eagleston Holly trees will be planted on the site. Tree mitigation is required for 469 inches dbh. The proposed Tree Bank payment is \$4,960.00 (496 inches X \$10.00/inch).

Arbor Assessment

Total inches on-site:	1,922
Total inches removed	1,384
Total inches retained:	494
Total inches added:	372
Total inches post development:	866

CONDITION OF APPROVAL: The applicant is required to trim back the trees and shrubs located in the City's right-of-way on the east side of Vick Road and ensure the future property owner maintains a clear line of site from the project entrance. Also, the applicant is required to install a left turn lane on Vick Road at the site entrance and provide 7 accessible parking spaces.

PUBLIC HEARING SCHEDULE:

October 23, 2018 – Planning Commission, 5:30 pm
November 7, 2018 – City Council, 1:30 pm

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.

RECOMMENDED ACTION:

The **Development Review Committee** recommends approval of Meadow View Apartments Final Development Plan, subject to the findings of this staff report.

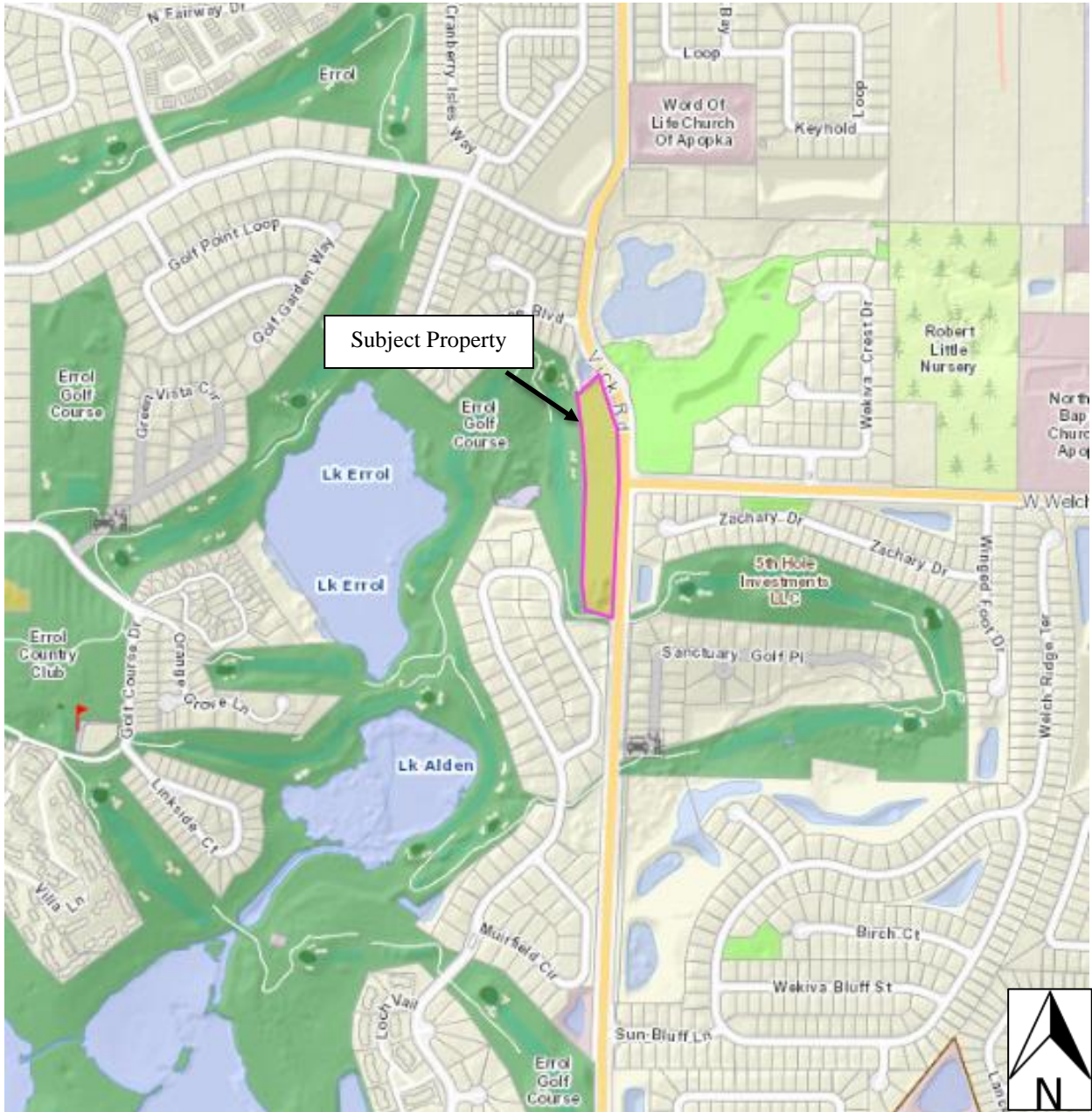
The **Planning Commission**, at its meeting on October 23, 2018, found the Meadow View Apartments Final Development Plan consistent with the Comprehensive Plan and Land Development Code, compatible with the character of the surrounding area, and unanimously recommended approval of Meadow View Apartments Final Development Plan, subject to the findings of this staff report and the following condition:

1. The developer is required to increase the number of accessible parking spaces from five, which is the minimum required by Florida Building Code – Accessibility, to seven to ensure at least one accessible parking space is adjacent to the primary entrance of each of the six buildings on the site.

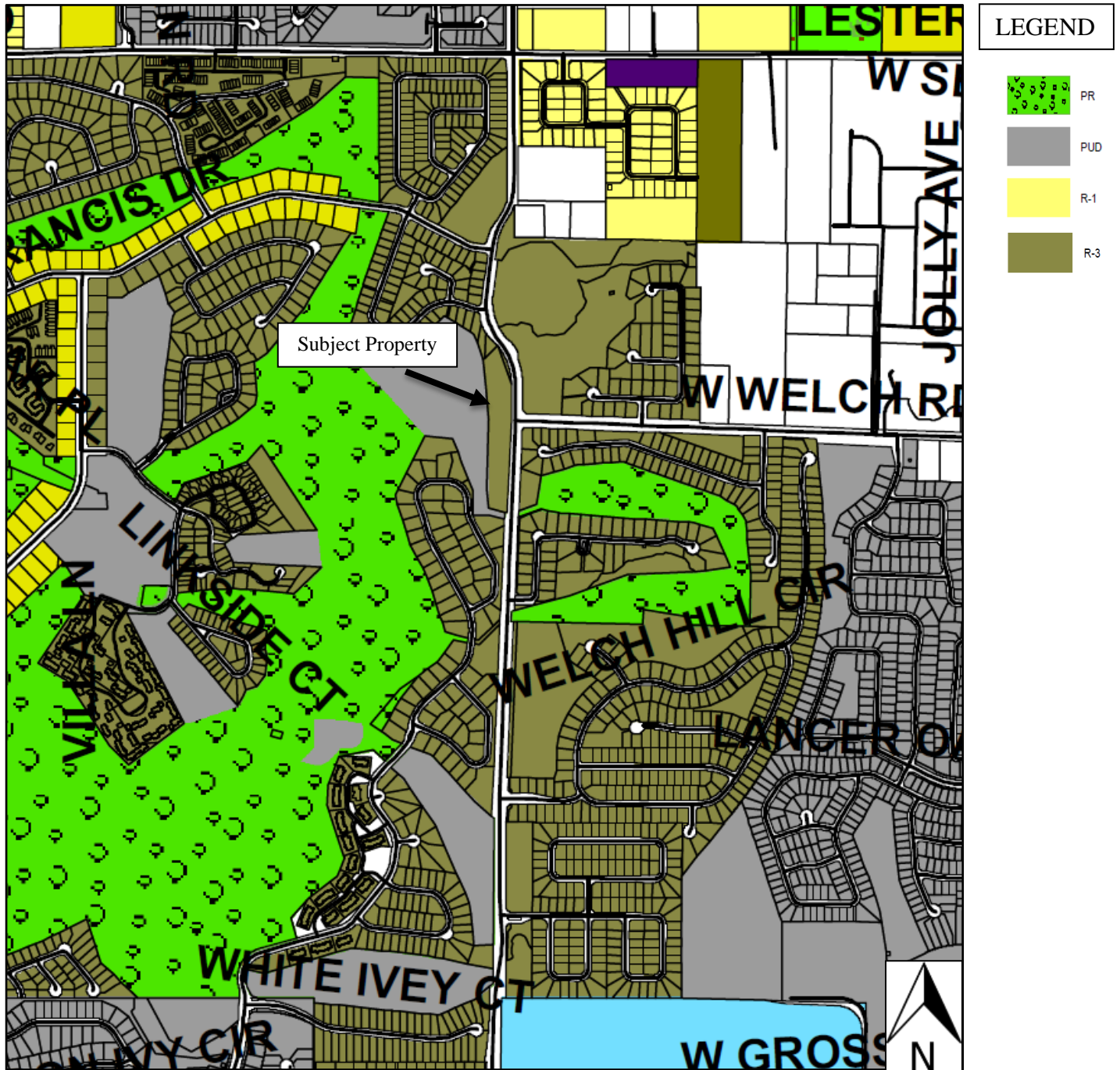
City Council: Approve Meadow View Apartments Final Development Plan with the conditions approved by the Planning Commission.

Application: Meadow View Apartments Final Development Plan
Owner/Applicant: Allonde Development, LLC.
Engineer: CivilCorp Engineering, Inc. c/o Stephen Allen, P.E.
Location: 1611 Vick Road
Parcel I.D. #s: 32-20-28-0000-00-042
Total Site Area: 4.314 +/- acres

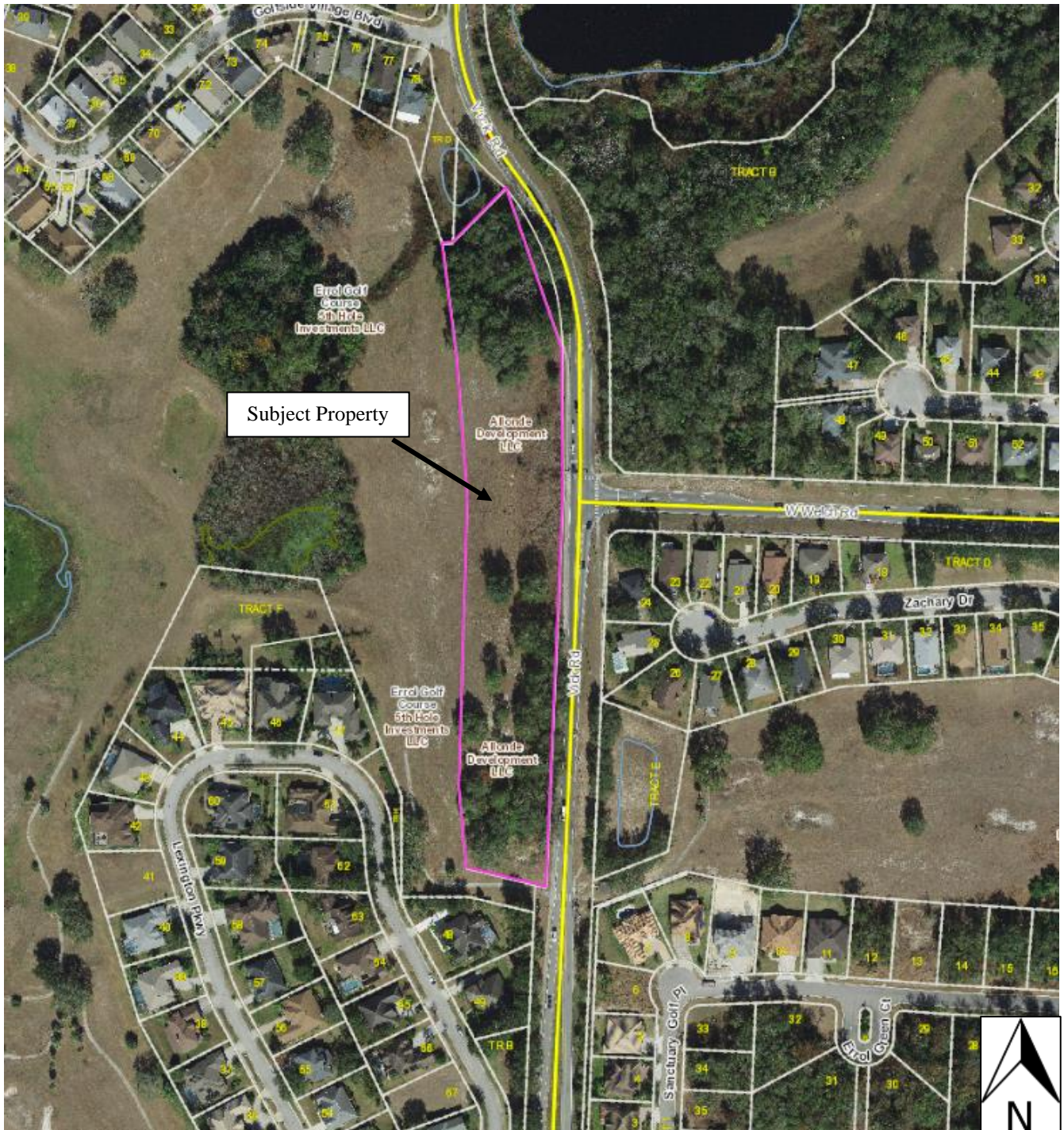
VICINITY MAP



ZONING MAP



AERIAL MAP



MEADOW VIEW APARTMENTS FINAL DEVELOPMENT PLAN PROJECT # APK-17-006

PLAN SET INDEX

C-1	COVER SHEET
C-2A	SURVEY (BY OTHERS)
C-2B	SURVEY (BY OTHERS)
C-3	DEMO & EROSION CONTROL PLAN
C-4	SITE PLAN
C-5	GRADING & DRAINAGE PLAN
C-5A	GRADING CROSS SECTIONS
C-5B	GRADING CROSS SECTIONS
C-6	UTILITY PLAN
C-6A	SEWER PROFILE
C-6B	SEWER PROFILE
C-6C	SEWER PROFILE
C-7	DETAIL SHEET
C-8	DETAIL SHEET
C-9	DETAIL SHEET
C-10	DETAIL SHEET
C-11	DETAIL SHEET
C-12	TRUCK TURN PLAN
L-1	TREE MITIGATION PLAN
L-2	LANDSCAPE PLAN
L-3	IRRIGATION PLAN
L-4	IRRIGATION DETAILS
SL-1	SITE LIGHTING PLAN
RW-1.0	RETAINING WALL COVER
RW-1.1	GENERAL NOTES
RW-2.1	WALL LAYOUT PLAN
RW-3.1	WALL ELEVATION
RW-3.2	WALL ELEVATION
RW-3.3	WALL ELEVATION
RW-3.4	WALL ELEVATION
RW-3.5	WALL ELEVATION
RW-3.6	WALL ELEVATION
RW-3.7	WALL SECTIONS
RW-3.8	WALL 2 ELEVATIONS
RW-3.9	WALL 2 SECT., WALL 2 AND 3 ELEV.
RW-3.10	WALL 3 ELEVATIONS
RW-3.11	WALL 3 ELEVATIONS
RW-3.12	WALL 3 SECTIONS
RW-4.1	DETAILS
A-01	ENTRY WALL DETAILS, NOTES, SCHEDULES

LOCATION MAP



1611 VICK RD.
APOPKA, FL 32712

PREPARED FOR:
ALLONDE DEVELOPMENT, LLC
1101 N. MAITLAND AVE.
MAITLAND, FL 32751
PHONE: (407) 790-9978

PREPARED BY:

CivilCorp
Engineering, Inc.

CIVILCORP ENGINEERING, INC.
CERTIFICATE OF AUTHORIZATION #29390
630 N. WYMORE RD. STE 310
MAITLAND, FL 32751
PHONE: (407) 516-0437

SITE DATA TABLE	
PARCEL ID NUMBER	32-20-28-0000-00-042
FUTURE LAND USE	RESIDENTIAL MEDIUM
ZONING	R-3
ADJACENT LAND USE	RESIDENTIAL MEDIUM, RESIDENTIAL LOW & PARKS/RECREATION
ADJACENT ZONING	N:R-3 S:R-3 E:R-3 W:PR
ACREAGE/SQ. FT.	4.314 AC / 187,918 SF
BUILDING HEIGHT	PROPOSED: 28' MAX: 35'
FLOOR AREA RATIO	PROPOSED: N/A MAX: N/A
BUILDING SETBACKS	PROPOSED & REQUIRED 20' BETWEEN BUILDINGS
PARKING SPACES	PROVIDED: 115 REQUIRED 97
PROPOSED NUMBER OF APARTMENTS	1 BEDROOM: 4, 9.3% - 2 BEDROOM: 30, 69.8% 3 BEDROOM: 9, 20.9%
WAIVER REQUEST	NO
VARIANCE REQUEST	NO

NOTES

PROPERTY OWNER:
ALLONDE DEVELOPMENT LLC
160 N. SPRING LAKE DR.
ALTAMONTE SPRINGS, FL 32714

OPEN SPACE CALCULATIONS:
REQUIRED = 30%
PROVIDED = 2.58 ACRES / 4.31 ACRES
= 59.9%

PARKING REQUIRED:
APARTMENTS - 2 SPACE PER UNIT = 86
PLUS 1 SPACE PER 4 UNITS FOR OVERFLOW = 11
TOTAL = 97

PARKING PROPOSED:
98 REGULAR SPACES AND 5 HANDICAP SPACE

BEDROOM COUNT PER APARTMENT:
ONE BEDROOM = 4
TWO BEDROOM = 30
THREE BEDROOM = 9
TOTAL = 43

SQUARE FOOTAGE PER APARTMENT TYPE
ONE BEDROOM = 771 SF
TWO BEDROOM = 977 SF
THREE BEDROOM = 1,133 SF

THESE LUXURY APARTMENTS WILL HAVE CERTAIN AMENITIES INCLUDING BUT NOT LIMITED TO THE FOLLOWING: ELEVATED FIRST FLOOR, WIRELESS INTERNET ACCESS, BALCONY/PORCHES, FITNESS CENTER, RESORT-STYLE SWIMMING POOL, WALK-IN SHOWERS, ENERGY EFFICIENT APPLIANCES, FULL SIZE WASHER AND DRYER, WALK-IN CLOSETS, BIKE RACKS, GRANITE COUNTER TOPS, 9FT. CEILINGS.

ON-SITE LANDSCAPING AND AMENITIES REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO FINAL INSPECTION AND THE SITE SUPERINTENDENT MUST BE ON SITE.

LEGAL DESCRIPTION

FROM SE COR OF NE1/4 OF SE1/4 RUN W 30.04 FT N 4 DEG E 782.41 FT TO POB TH RUN N 74 DEG W 142.15 FT N 3 DEG W 140.61 FT N 4 DEG E 501.31 FT N 2 DEG W 244.86 FT N 5 DEG W 194.31 FT N 16 DEG W 192.19 FT N 56 DEG W 250.51 FT S 47 DEG W 516.80 FT N 48 DEG W 417.92 FT N 24 DEG E 23 FT N 18 DEG E 285.35 FT N 21 DEG E 350.96 FT N 20 DEG E 237.22 FT TO SLY R/W OF LAKE FRANCIS DR TH RUN S 79 DEG E 35 FT S ELY 88.19 FT S 59 DEG E 464.68 FT S ELY 109.72 FT S 79 DEG E 64.89 FT S ELY 39.23 FT TO WLY R/W OF VICK RD TH RUN S 9 DEG W 390.50 FT S ELY 240.10 FT S 49 DEG E 104.55 FT S ELY 131.56 FT S 400.42 FT S 4 DEG W 671.32 FT TO POB (LESS ERROL GOLFSIDE VILLAGE 10-43 & 44) & (LESS BEG SE COR TR D ERROL GOLFSIDE VILLAGE PB 10/43 N 04 DEG E 182.39 FT S ELY ALONG RD 62.18 FT S 49 DEG E 104.55 FT SWLY 131.56 FT S 01 DEG W 139.31 FT NWLY 296.5 FT S 46 DEG W 131.57 FT TO POB) IN SEC 32-20-28

PROJECT CONSULTANTS

CIVIL ENGINEERS
CIVILCORP ENGINEERING, INC.
630 N. WYMORE AVE. STE 310
MAITLAND, FL 32751
PHONE: (407) 516-0437

ARCHITECT
RABITS AND RAMANO
5127 S. ORANGE AVE. STE 110
ORLANDO, FL 32809
PHONE: (407) 490-0350

SURVEYORS
MCMAHON SURVEYING & MAPPING, LLC
245 SAN MARCOS AVE
SANFORD, FL 32771
PHONE: (407) 328-7201

4	16/03/18	REVISED PER CITY COMMENTS	By	CEF
3	12/07/17	REVISED PER CITY COMMENTS	Drawn By	CEF
2	09/09/17	REVISED PER CITY COMMENTS	Project No.	132-002
1	07/11/17	REVISED PER CITY COMMENTS	Scale	NTS
1	07/11/17	REVISED PER CITY COMMENTS	Date	02/02/2017

ALLONDE DEVELOPMENT LLC

CivilCorp Engineering, Inc.
630 N. Wymore Rd Ste 310
Maitland, FL 32751
Phone 407-516-0437
Certificate of Authorization No. 29390

CivilCorp Engineering, Inc.



MEADOW VIEW APARTMENTS
1611 VICK RD, APOPKA, FL

COVER SHEET

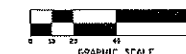
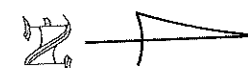
PROJECT NAME
SHEET NAME

SHEET NO.
C-1

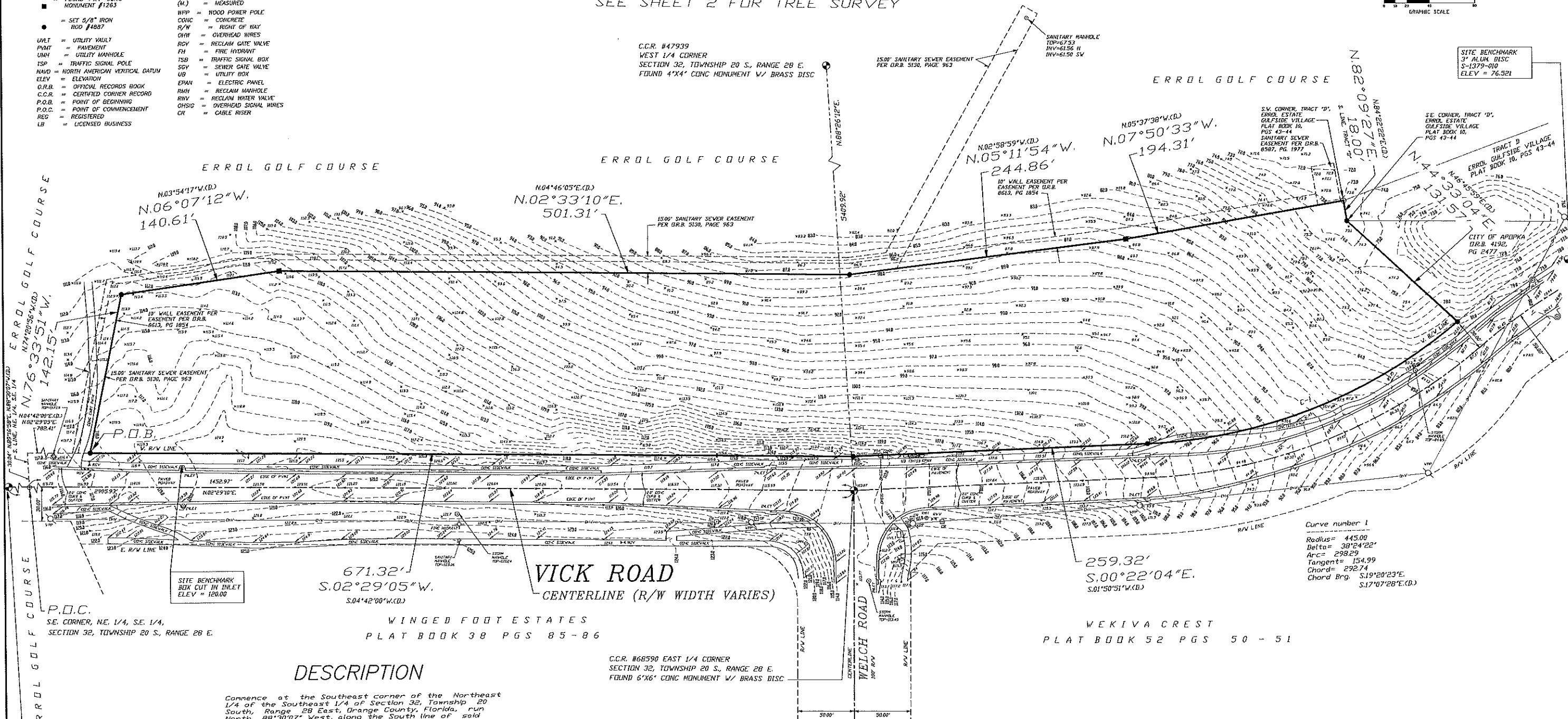
LEGEND / ABBREVIATIONS

BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

SEE SHEET 2 FOR TREE SURVEY



- = FOUND 5/8" IRON ROD #2108
 - = FOUND 4"x4" CONC MONUMENT #1263
 - = SET 3/8" IRON ROD #4887
 - UVLT = UTILITY VAULT
 - PVMT = PAVEMENT
 - UMH = UTILITY MANHOLE
 - TSP = TRAFFIC SIGNAL POLE
 - NAVD = NORTH AMERICAN VERTICAL DATUM
 - ELEV = ELEVATION
 - O.R.B. = OFFICIAL RECORDS BOOK
 - C.C.R. = CERTIFIED CORNER RECORD
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - REG = REGISTERED
 - LB = LICENSED BUSINESS
- (D.) = DESCRIPTION
 - (C.) = CALCULATED
 - (P.) = PLAT
 - (M.) = MEASURED
 - WPP = WOOD POWER POLE
 - CONC = CONCRETE
 - R/W = RIGHT OF WAY
 - OWH = OVERHEAD WIRES
 - RCV = RECLAIM GATE VALVE
 - FH = FIRE HYDRANT
 - TSB = TRAFFIC SIGNAL BOX
 - SGV = SEWER GATE VALVE
 - UB = UTILITY BOX
 - EPAN = ELECTRIC PANEL
 - RMH = RECLAIM MANHOLE
 - R/W = RECLAIM WATER VALVE
 - OSHC = OVERHEAD SIGNAL WIRES
 - CR = CABLE RISER



N03°54'17"W.(D.)
N06°07'12"W.
140.61'

N04°46'05"E.(D.)
N02°33'10"E.
501.31'

N02°58'59"W.(D.)
N05°11'54"W.
244.86'

N05°37'38"W.(D.)
N07°50'33"W.
194.31'

N04°42'00"E.(D.)
N02°29'05"W.
782.41'

671.32'
S02°29'05"W.
S04°42'00"W.(D.)

259.32'
S00°22'04"E.
S01°50'51"W.(D.)

Curve number 1
Radius= 445.00
Delta= 38°24'22"
Arc= 298.29
Tangent= 154.99
Chord= 292.74
Chord Brg. S19°20'23"E.
S17°07'28"E.(D.)

DESCRIPTION

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 20 South, Range 28 East, Orange County, Florida, run North 88°30'07" West, along the South line of said Northeast 1/4 of the Southeast 1/4 of Section 32, a distance of 30.04 feet to the Westerly right of way line of Vick Road; thence run North 04°42'00" East, along the Westerly right of way line, a distance of 782.41 feet to the POINT OF BEGINNING; thence run North 74°20'56" West, a distance of 142.15 feet; thence run North 03°54'17" West, a distance of 140.61 feet; thence run North 04°46'05" East, a distance of 501.31 feet; thence run North 02°58'59" West, a distance of 244.86 feet; thence run North 05°37'38" West, a distance of 194.31 feet to the Southwest corner of Tract B of ERROL GULFSIDE VILLAGE as recorded in Plat Book 10, Pages 43 and 44 of the Public Records of Orange County, Florida; thence run North 04°22'22" East, along the South line of said Tract B, a distance of 18.00 feet to the Southeast corner of said Tract B; thence run North 46°45'33" East, a distance of 131.57 feet to a point on the Westerly right of way line of Vick Road and a point on a curve concave Southwesterly having a radius of 445.00 feet and a central angle of 38°24'22"; thence from a chord bearing of South 17°07'28" East, run Southeasterly along the arc of said curve a distance of 298.29 feet to the point of tangency; thence run South 01°50'51" West, along said Westerly right of way line a distance of 259.32 feet; thence run South 04°42'00" West, along said Westerly right of way line, a distance of 671.32 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES

1. BEARINGS BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED (EXCEPT AS SHOWN).
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE PROVIDED.
4. SUBJECT PROPERTY LIES IN ZONE "X", PER FLOOD INSURANCE RATE MAP PANEL #120950100, DATED 9/25/2009, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.
5. DATE OF FIELD SURVEY 3/1/17
6. ELEVATION BASED ON ORANGE COUNTY BENCHMARK #S-1379-010 WITH AN ELEVATION OF 76.521 RELATIVE TO NAVD 88.

223

SHEET C-2A OF 20 SURVEYOR'S CERTIFICATION

CERTIFIED TO: MICHAEL HIAL

I HEREBY CERTIFY: THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

DATE: 3/1/17

SCALE: 1" = 40'

JOB NO. 16-MCK

THOMAS J. MCMAHON
FL REG LAND SURVEYOR #4887 CERTIFICATE OF AUTHORIZATION LB7434
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

C.C.R. #47950
S.E. CORNER,
SECTION 32, TOWNSHIP 20 S., RANGE 28 E.
FOUND 6"x6" CONC MONUMENT (NO ID)

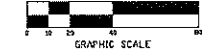
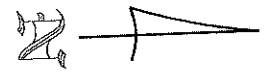
P.O.C.
S.E. CORNER, NE 1/4, S.E. 1/4,
SECTION 32, TOWNSHIP 20 S., RANGE 28 E.

C.C.R. #68590 EAST 1/4 CORNER
SECTION 32, TOWNSHIP 20 S., RANGE 28 E.
FOUND 6"x6" CONC MONUMENT W/ BRASS DISC

SITE BENCHMARK
3' ALUM. DISC
S-1379-010
ELEV = 76.521

LEGEND / ABBREVIATIONS

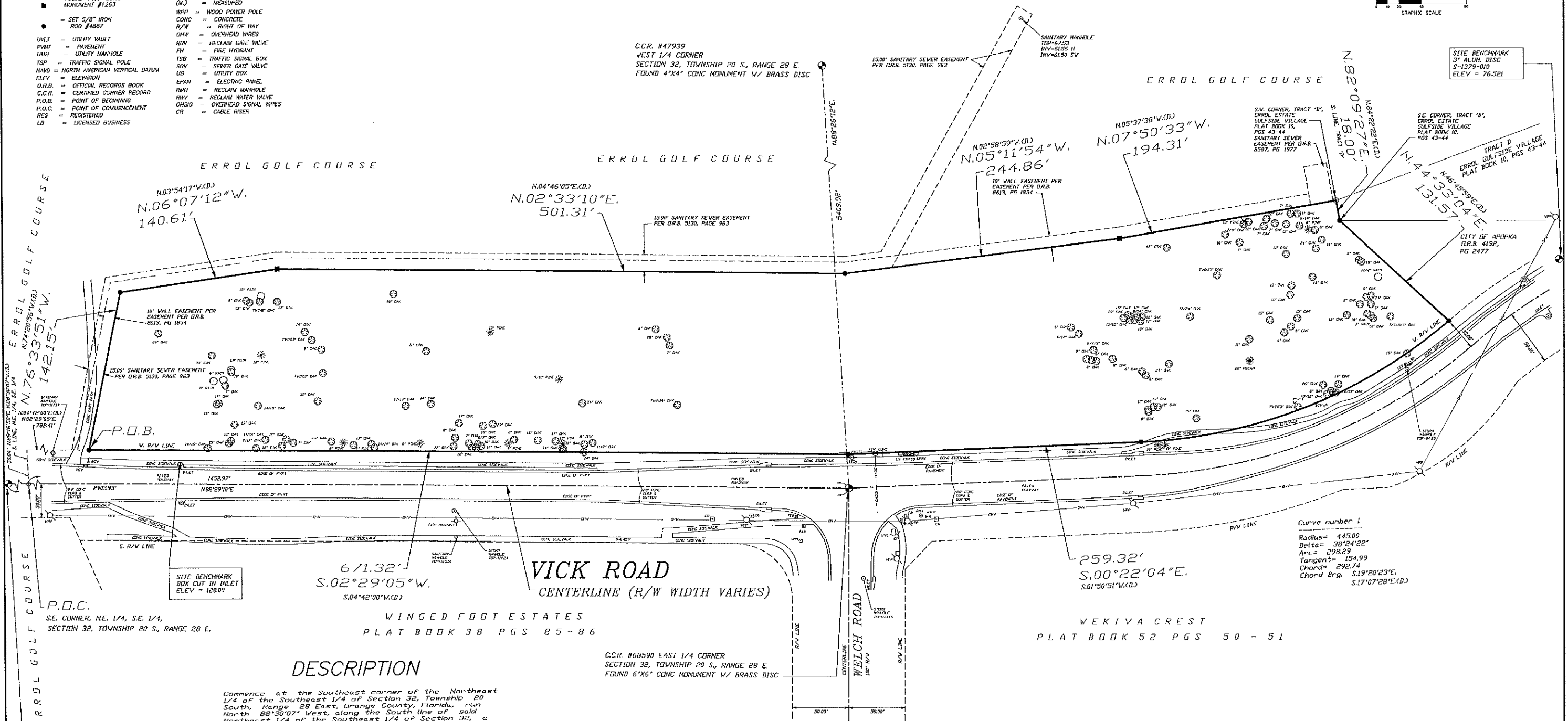
TREE SURVEY



- = FOUND 5/8" IRON ROD #2108
- = FOUND 4"x4" CONC MONUMENT #1283
- = SET 5/8" IRON ROD #4887
- UVLT = UTILITY VAULT
- PVMT = PAVEMENT
- UMH = UTILITY MANHOLE
- TSP = TRAFFIC SIGNAL POLE
- NAVD = NORTH AMERICAN VERTICAL DATUM
- ELEV = ELEVATION
- O.R.B. = OFFICIAL RECORDS BOOK
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- FH = FIRE HYDRANT
- TSB = TRAFFIC SIGNAL BOX
- SOV = SEWER GATE VALVE
- UB = UTILITY BOX
- EPAN = ELECTRIC PANEL
- RMH = RECLAIM MANHOLE
- R/W = RECLAIM WATER VALVE
- OHSIG = OVERHEAD SIGNAL WIRES
- CR = CABLE RISER

C.C.R. #47939
 WEST 1/4 CORNER
 SECTION 32, TOWNSHIP 20 S., RANGE 28 E.
 FOUND 4"x4" CONC MONUMENT W/ BRASS DISC

SITE BENCHMARK
 3" ALUM. DISC
 S-1379-010
 ELEV = 76.521



DESCRIPTION

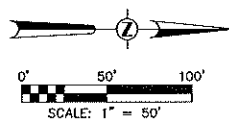
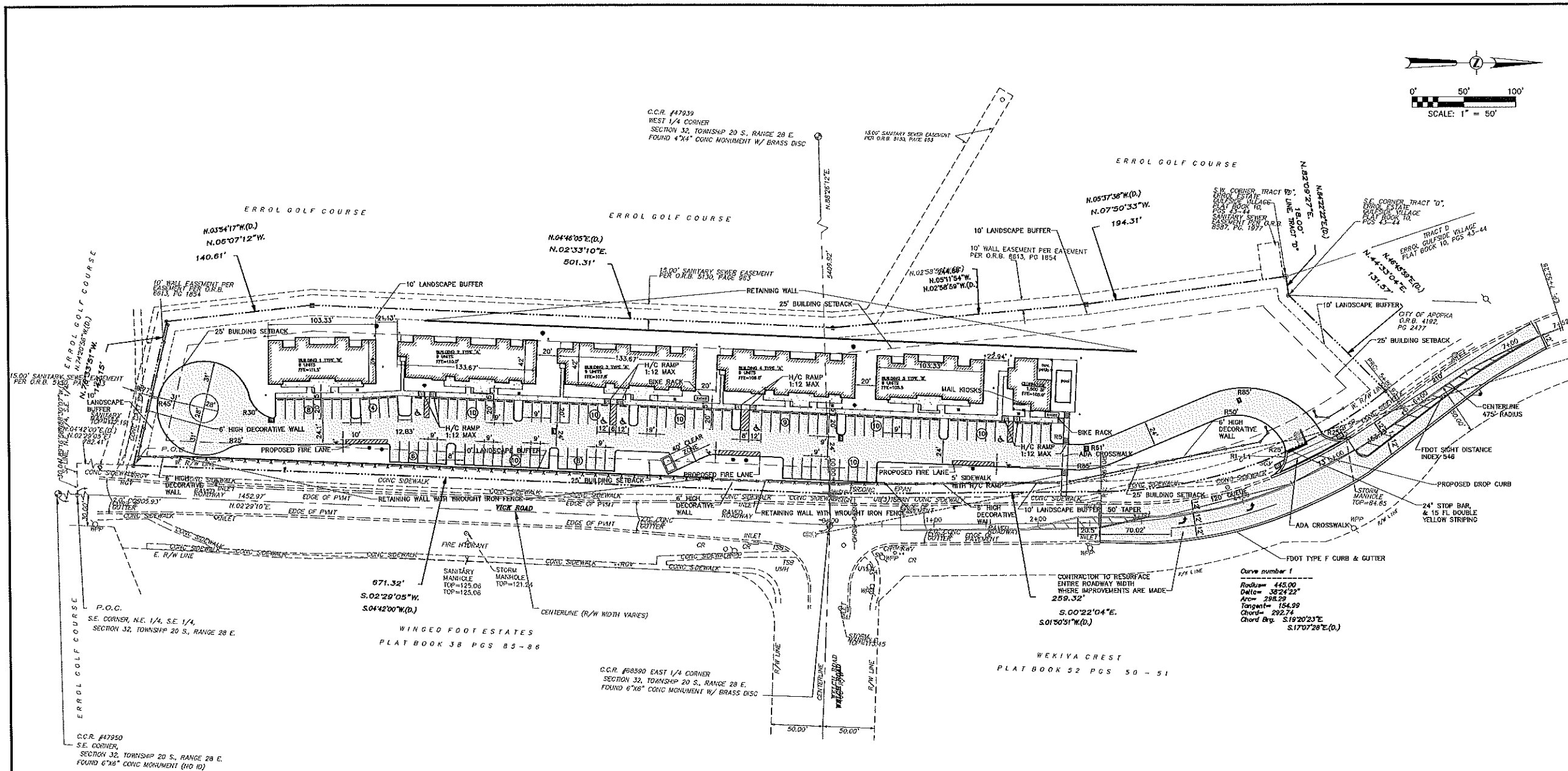
Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 32, Township 20 South, Range 28 East, Orange County, Florida, run North 88°30'07\"/>

SURVEYOR'S NOTES

1. BEARINGS BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED (EXCEPT AS SHOWN).
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE PROVIDED.
4. SUBJECT PROPERTY LIES IN ZONE 'X', PER FLOOD INSURANCE RATE MAP, PANEL #120900110F, DATED 9/25/2009, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAN.
5. DATE OF FIELD SURVEY: 3/1/17
6. ELEVATION BASED ON ORANGE COUNTY BENCHMARK #2-1379-010 WITH AN ELEVATION OF 76.521 RELATIVE TO NAVD 88.

SURVEYOR'S CERTIFICATION

CERTIFIED TO: MICHAEL HILAL
 I HEREBY CERTIFY: THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE.
 DATE: 3/1/17
 SCALE: 1" = 40'
 JOB NO. 16-WCK
 THOMAS J. MCMAHON
 FL. REG. LAND SURVEYOR #1887
 AUTHORIZATION LB7434
 PHONE 407-328-7201
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL REVERSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



SITE LEGEND

SITE BOUNDARY LINE	-----
CENTER LINE OF ROAD	-----
EASEMENT LINE	-----
EXISTING EDGE OF PAVEMENT	-----
PROPOSED 6", 3000 PSI CONCRETE	▨
PROPOSED 7", 4000 PSI CONCRETE	▨
SIDEWALK	S/W
LINEAR FEET	LF
SQUARE FEET	SF
HANDICAP PARKING	♿
HANDICAP	HC
TYPICAL	TYP
5' RADIUS	R5'
PARKING SPACES	Ⓟ

STRIPING NOTES

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
2. SEE DETAILS FOR HANDICAP PARKING.
3. 30" HIGH INTENSITY STOP SIGNS AND WHITE, THERMOPLASTIC STOP BARS FOR THE DRIVEWAYS

GENERAL NOTES

1. ALL CURB RADII TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL CURB TO BE 6" VERTICAL CURBING.
3. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.
4. ANY PAVEMENT WORK DONE IN THE ROW WILL NEED TO UTILIZE TYPE SP-9.5 ASPHALT MIX
5. BOTH BUILDING ENTRANCES ARE FOR CUSTOMER USE
6. BASE OF LAMP POSTS SHALL BE FLUSH TO THE GROUND. NO LAMP POST SHALL BE INSTALLED ON A BOLLARD OR SIMILAR STRUCTURE THAT EXTENDS ABOVE THE SURROUNDING GRADE. ADD NOTE: LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISH GRADE.
7. THE CUL-DE-SAC HAS BEEN DESIGNED IN ACCORDANCE WITH ALL APPROPRIATE TRAFFIC ENGINEERING AND GEOMETRY STANDARDS.

POOL NOTES

- POOL SIZING AS FOLLOWS PER FLORIDA POOL CODE 64E-9.005 (8):
- MINIMUM POOL SIZE- 15' X 15'
 - MINIMUM WATER RECIRCULATION FLOW- 215 GPM (43 UNITS AT 5 GPM).
 - FILTRATION SYSTEM- 1 GPM FOR EACH LIVING UNIT = 43 GPM.

BUILDING SETBACKS

- NORTH = 25'
EAST = 25'
WEST = 25'
SOUTH = 25'

LANDSCAPE BUFFERS

- NORTH = 10'
EAST = 10'
WEST = 10'
SOUTH = 10'

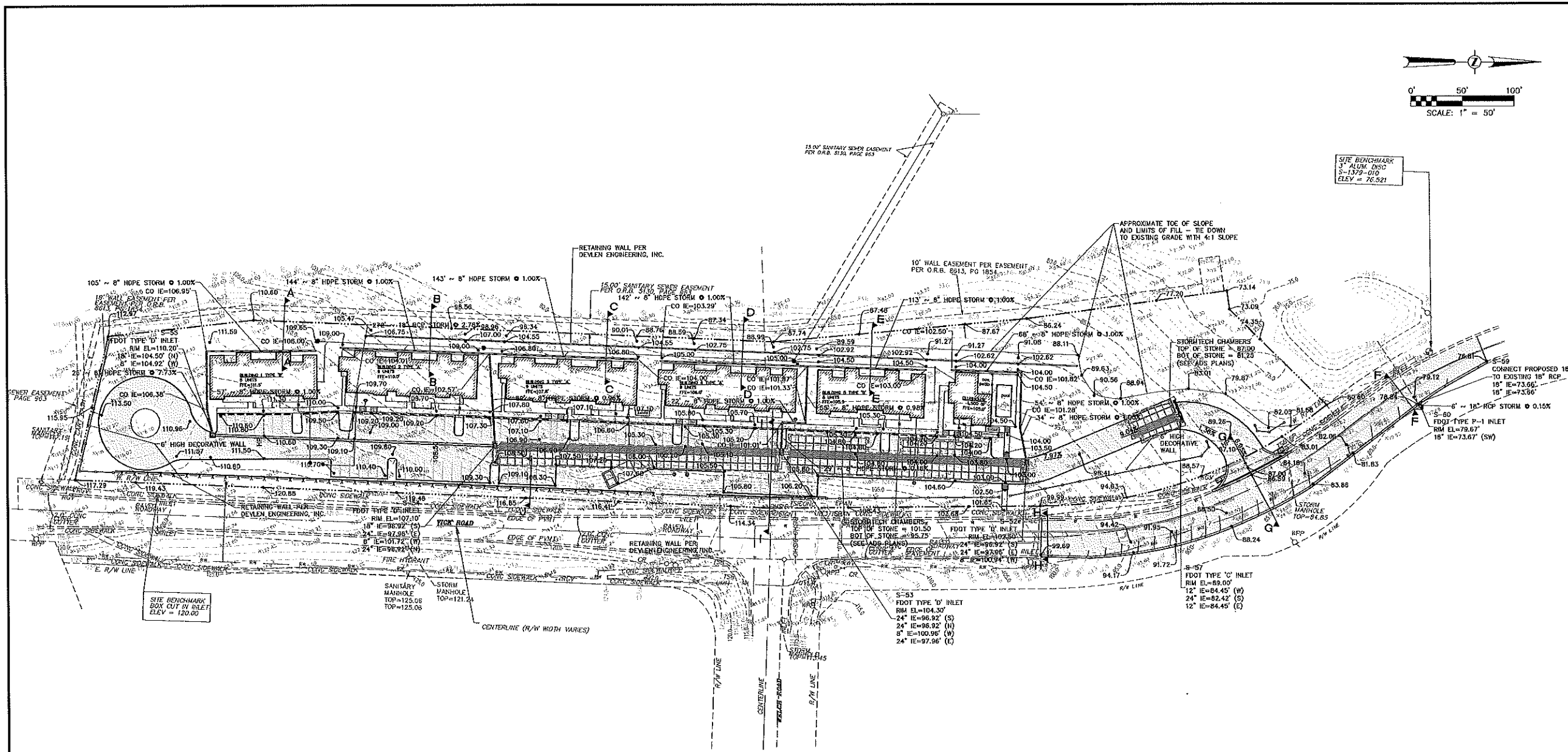
BICYCLE PARKING NOTE

- BICYCLE PARKING DEVICES SHALL MEET THE FOLLOWING:
- A. BE DESIGNED TO ALLOW EACH BICYCLE TO BE SUPPORTED BY ITS FRAME.
 - B. BE DESIGNED TO ALLOW THE FRAME AND WHEELS OF EACH BICYCLE TO BE SECURED AGAINST THEFT.
 - C. BE DESIGNED TO AVOID DAMAGE TO THE BICYCLES.
 - D. BE ANCHORED TO RESIST REMOVAL AND SOLIDLY CONSTRUCTED TO RESIST DAMAGE BY RUST, CORROSION, AND VANDALISM.
 - E. ACCOMMODATE A RANGE OF BICYCLE SHAPES AND SIZES AND TO FACILITATE EASY LOCKING WITHOUT INTERFERING WITH ADJACENT BICYCLES.
 - F. BE LOCATED TO PREVENT DAMAGE TO BICYCLES BY CARS.
 - G. BE CONSISTENT WITH THE SURROUNDINGS IN COLOR AND DESIGN AND BE INCORPORATED WHENEVER POSSIBLE INTO BUILDING OR STREET FURNITURE DESIGN.
 - H. BE LOCATED IN CONVENIENT, HIGHLY VISIBLE, ACTIVE, WELL-LIGHTED AREAS.
 - I. BE LOCATED SO AS NOT TO INTERFERE WITH PEDESTRIAN MOVEMENTS.
 - J. BE LOCATED AS NEAR THE PRINCIPAL ENTRANCE OF THE BUILDING AS PRACTICABLE.
 - K. PROVIDE SAFE ACCESS FROM THE SPACES TO THE RIGHT-OF-WAY OR BICYCLE LANE.

CITY OF APOPKA NOTES

1. ANY PAVEMENT WORK DONE IN THE CITY RIGHT-OF-WAY WILL NEED TO UTILIZE TYPE SP-9.5 ASPHALT MIX.
2. PLEASE REFER TO THE TRAFFIC IMPACT ANALYSIS PROVIDED BY TRAFFIC & MOBILITY CONSULTANTS DATED NOVEMBER 2, 2017.

<table border="1"> <tr> <td>REVISED PER CITY COMMENTS</td> <td>DATE</td> </tr> <tr> <td>REVISED PER CITY COMMENTS</td> <td>12/09/17</td> </tr> <tr> <td>REVISED PER CITY COMMENTS</td> <td>09/06/17</td> </tr> <tr> <td>REVISED PER CITY COMMENTS</td> <td>07/17/17</td> </tr> </table>	REVISED PER CITY COMMENTS	DATE	REVISED PER CITY COMMENTS	12/09/17	REVISED PER CITY COMMENTS	09/06/17	REVISED PER CITY COMMENTS	07/17/17	<table border="1"> <tr> <td>Project No.</td> <td>132-002</td> </tr> <tr> <td>Scale</td> <td>1"=50'</td> </tr> <tr> <td>Drawn By</td> <td>CEF</td> </tr> <tr> <td>Date</td> <td>02/02/2017</td> </tr> </table>	Project No.	132-002	Scale	1"=50'	Drawn By	CEF	Date	02/02/2017
REVISED PER CITY COMMENTS	DATE																
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Scale	1"=50'																
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Date	02/02/2017																
<p>ALLONDE DEVELOPMENT LLC</p>	<p>CivilCorp Engineering, Inc. 630 N. Wyndale Rd. Ste. 310 Maitland, FL 32751 Phone: 407-516-0437 Certificate of Authorization No. 93390</p>																
	<p>Stephen Allen, PE, No. 59904 Engineer FL Reg. No.</p>																
<p>MEADOW VIEW APARTMENTS 1611 VICK RD, APOPKA, FL</p>	<p>SITE PLAN</p>																
<p>PROJECT NAME</p>	<p>SHEET NAME</p>																
<p>SHEET NO.</p>	<p>C-4</p>																



Revisions	4	04/02/18	REVISED PER CITY COMMENTS
	3	02/28/18	REVISED PER CITY COMMENTS
	2	09/09/17	REVISED PER CITY COMMENTS
	1	07/14/17	REVISED PER CITY COMMENTS
	0		Original

Project No.	132-002
Scale	1"=50'
Drawn By	STA
Date	02/02/2017

ALLONDE DEVELOPMENT LLC

CivilCorp Engineering, Inc.
 630 N Wymore Rd, Ste 310
 Maitland, FL 32751
 Phone: 407-514-0437
 Certificate of Authorization No. 29390

Stephen Allen, PE # 50994
 Engineer

PROJECT NAME	MEADOWVIEW APARTMENTS 1611 VICK RD. APOPKA, FL
SHEET NAME	GRADING PLAN

SHEET NO.
C-5

GRADING LEGEND

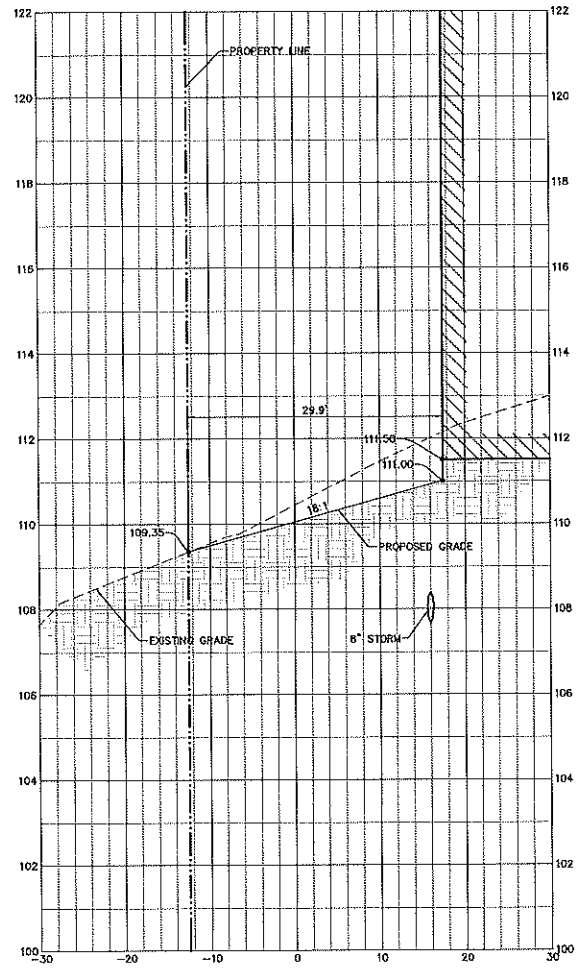
ELEVATION	EL
TYPICAL	TYP
CLEANOUT	CO
INVERT ELEVATION	IE
HANDICAP	HC
EXISTING ELEVATION	
PROPOSED SPOT ELEVATION	
DRAINAGE INLET	
MITERED END SECTION	
ELLIPTICAL REINFORCED CONCRETE PIPE	ERCP
REINFORCED CONCRETE PIPE	RCP
POLY VINYL CHLORIDE PIPE	PVC
FINISH FLOOR ELEVATION	FFE
SIDEWALK	S/W
BOTTOM OF CURB	BC
TOP OF CURB	TC
HIGH POINT	HP
PROPOSED SURFACE FLOW	

ROADWAY GRADING NOTE

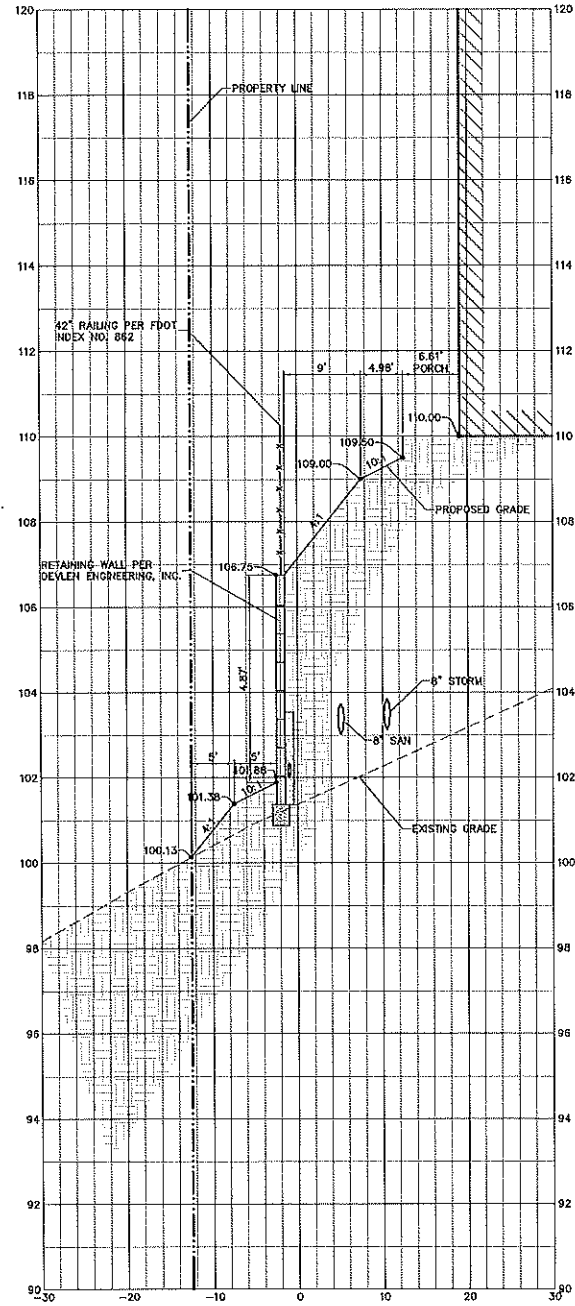
PLEASE REFERENCE THE 2% CROSS SLOPE IN CROSS SECTION H-H FOR NEW PAVEMENT AREA WITHIN VICK ROAD. THE LONGITUDINAL SLOPE SHALL FOLLOW EXISTING GRADE.

DRAINAGE NOTES

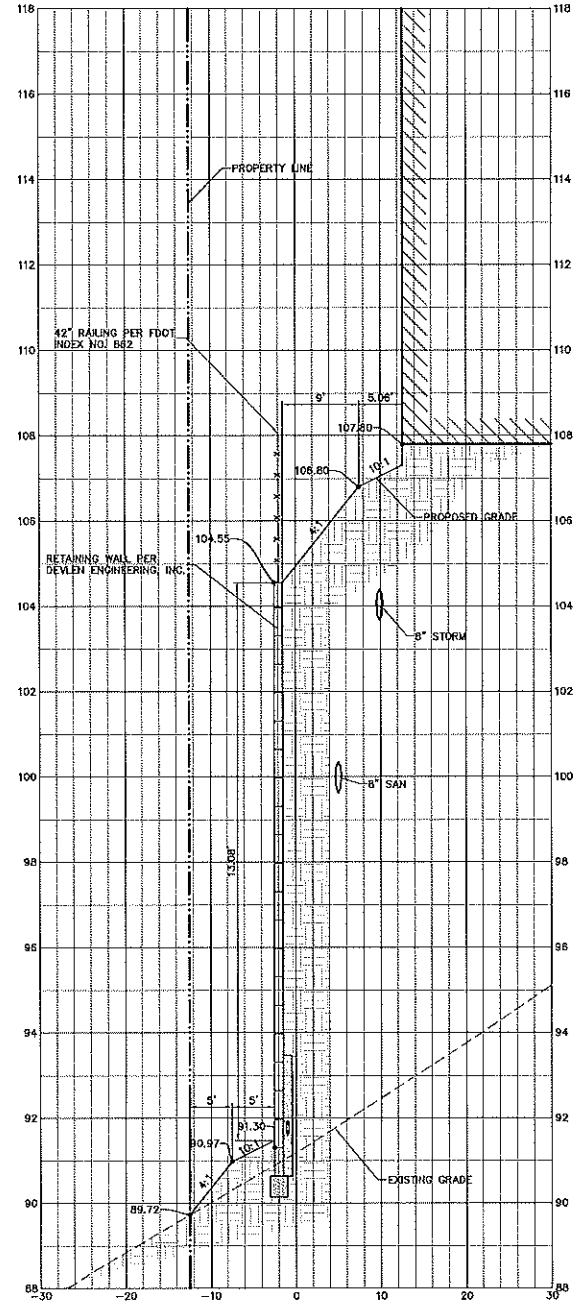
1. ALL INLETS SHALL HAVE TRAFFIC BEARING GRATES.
2. ALL BUILDINGS SHALL BE CUTTERED IN THE BACK AND DIRECTED INTO THE 8" TRUCK LINES SHOWN ON ALONG THE BACK OF EACH BUILDING SO THAT NO RUNOFF FROM ANY BUILDING WILL BE DISCHARGE TOWARD THE REAR RETAINING WALLS.
3. STORMWATER RETENTION WILL BE IN TWO (2) UNDERGROUND STORMTECH CHAMBER SYSTEMS. PLEASE SEE PLANS PROVIDED BY AD ON 03/28/2018 FOR DETAILS.



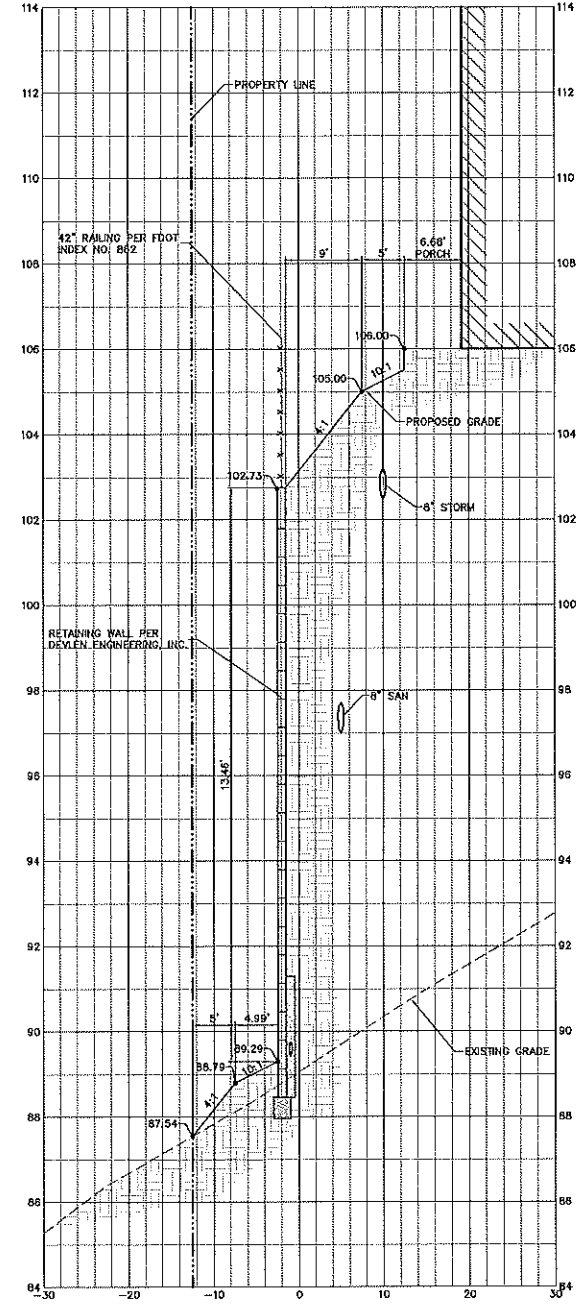
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CROSS SECTION B-B
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CROSS SECTION C-C
 HORZ: 1"=10'
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CROSS SECTION D-D
 HORZ: 1"=10'
 VERT: 1"=2'

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3	07/04/07	07/04/07
4	07/04/07	07/04/07

Project No.	132-002
Scale	1"=10'
Drawn By	STA
Date	02/02/2017

ALLONDE DEVELOPMENT LLC

CivilCorp Engineering, Inc.
 630 N. Wayne Rd. Ste. 110
 Maitland, FL 32751
 Phone: 407-516-6437
 Certificate of Authorization No. 29390

CivilCorp Engineering, Inc.



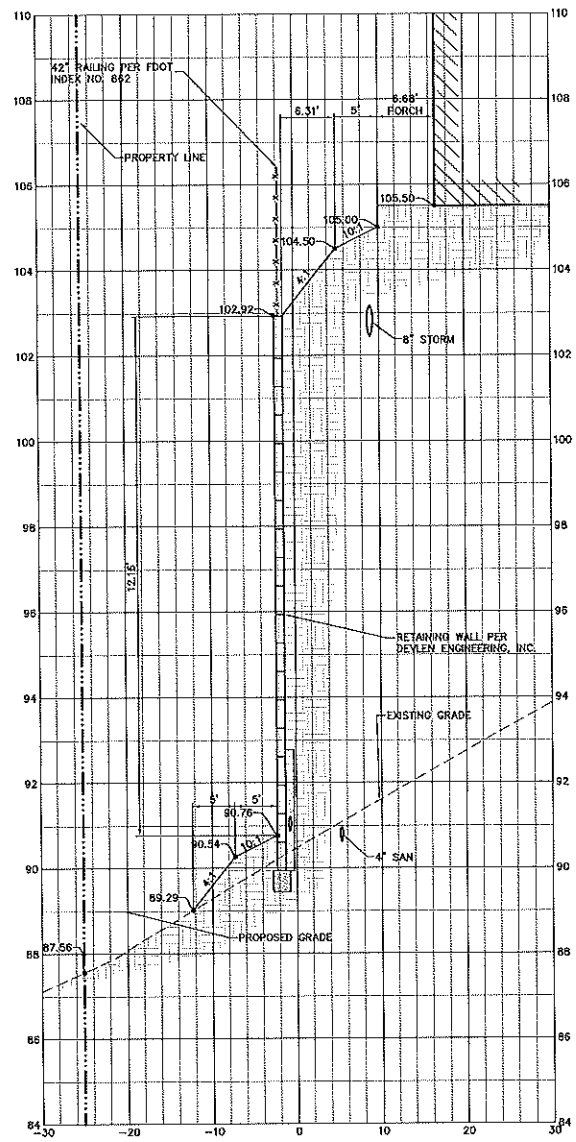
MEADOWVIEW APARTMENTS
 1611 VICK RD. APOPKA, FL

GRADING CROSS SECTIONS

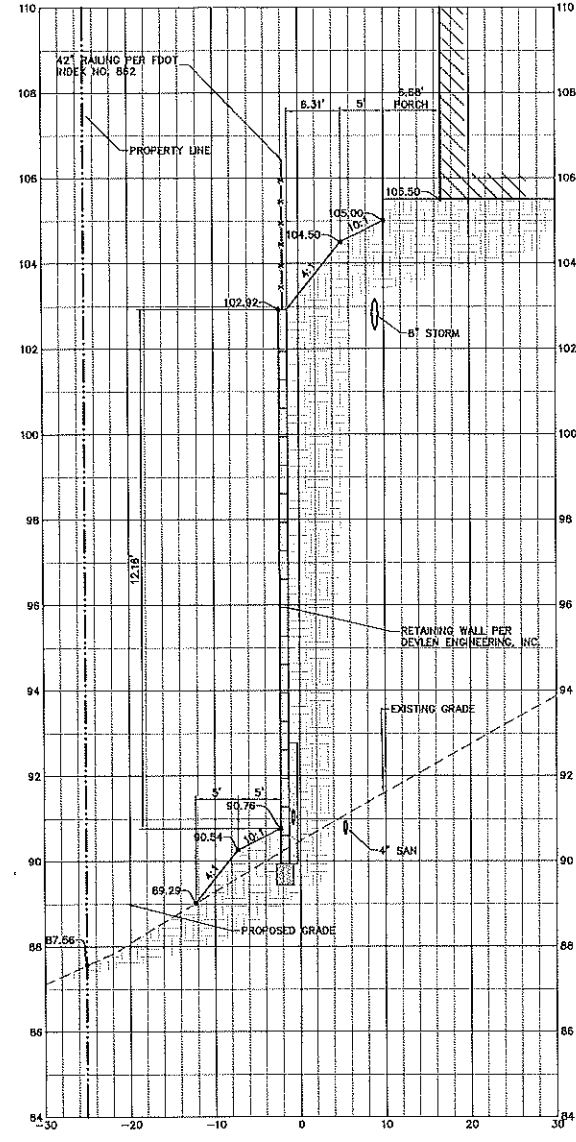
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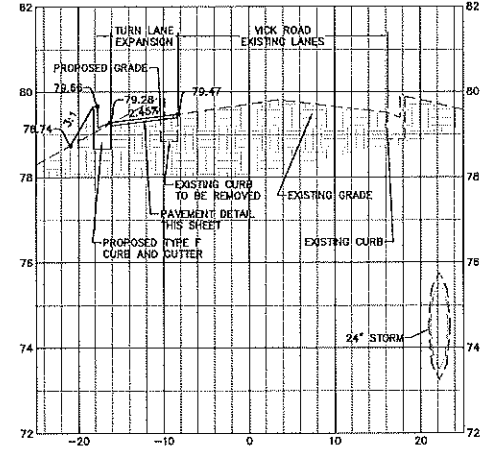
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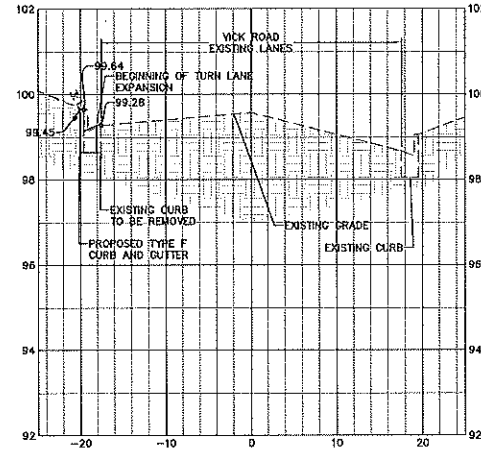
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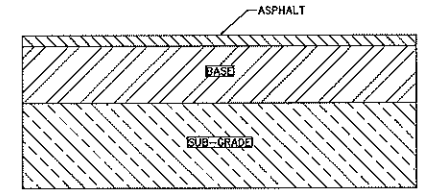
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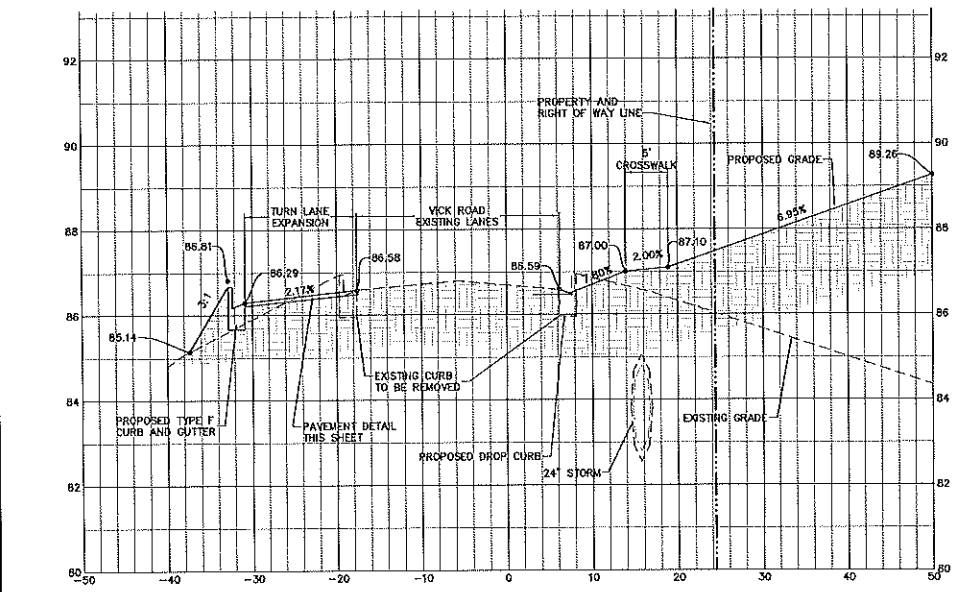


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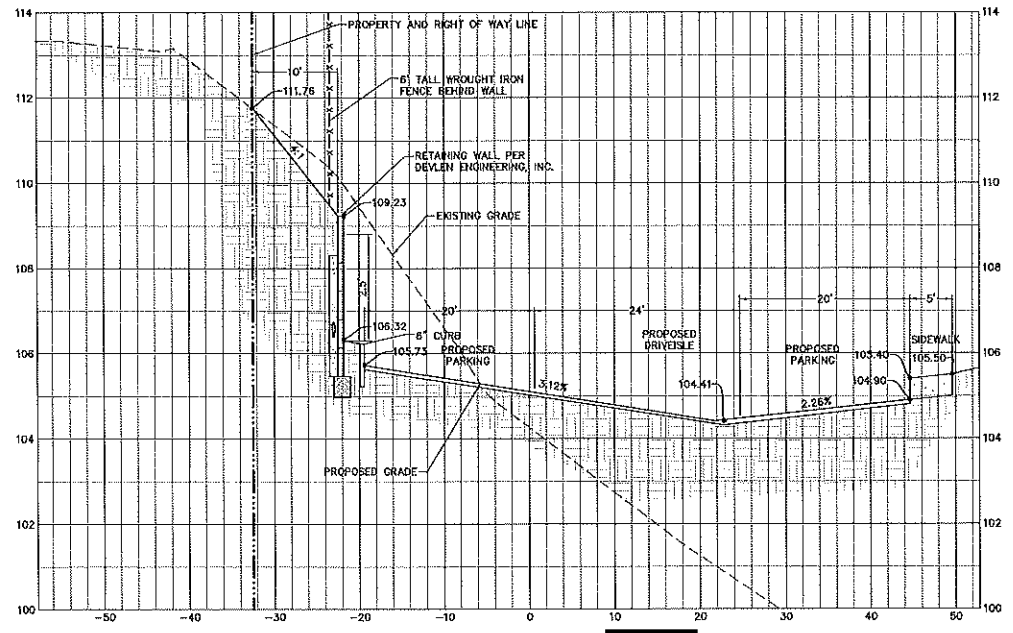


- ASPHALT 1.5" TYPE SP-9.5 ASPHALTING CONCRETE SURFACE COURSE
- BASE 8" GRADED AGGREGATE BASE (LIMEROCK OR CRUSHED CONCRETE MEETING FDOT SPECIFICATIONS)
- SUB-BASE 12" NORMAL COMPACTED SUB-GRADE LBR 40 COMPACTED TO 98% AASHTO T-160

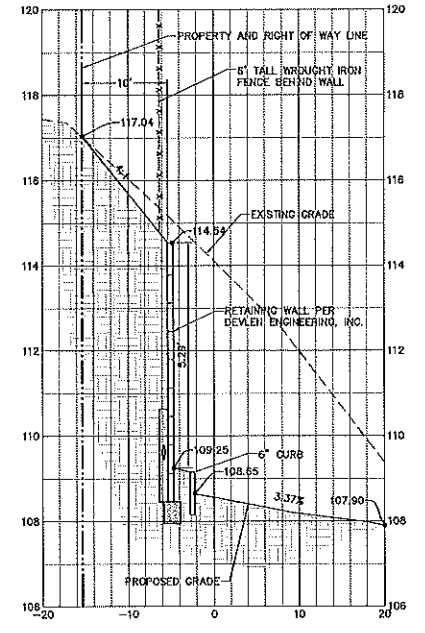
ASPHALT PAVEMENT SECTION
 NTS



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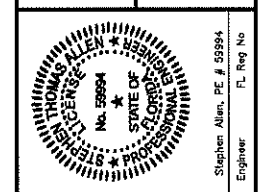
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ALLONDE DEVELOPMENT LLC

Project No. 132-002
 Scale 1"=10'

Drawn By STA
 Date 02/02/2017

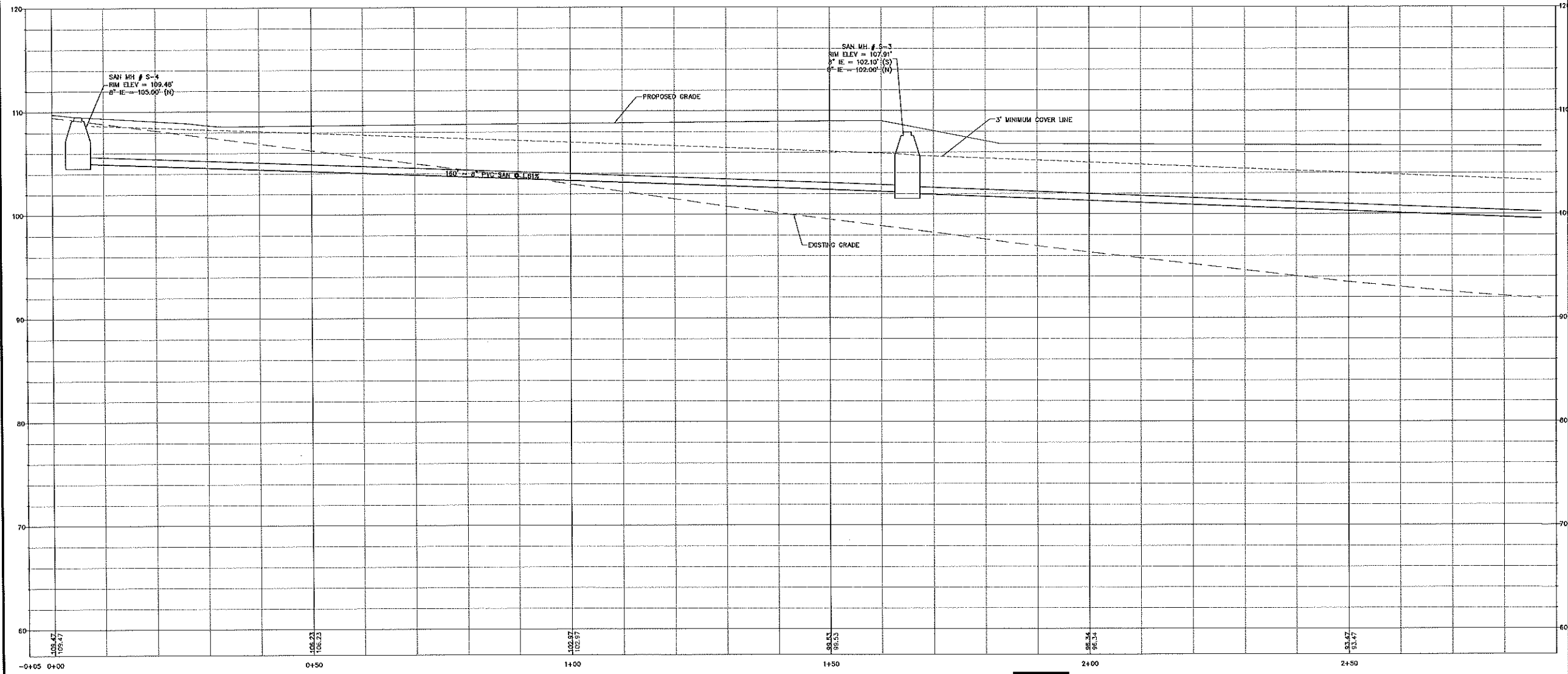
CivilCorp Engineering, Inc.
 930 N Wynore Rd, Ste 310
 Maitland, FL 32751
 Phone 407-516-0437
 Certificate of Authorization No. 29390



MEADOWVIEW APARTMENTS
 1611 VICK RD. APOPKA, FL

GRADING CROSS SECTIONS

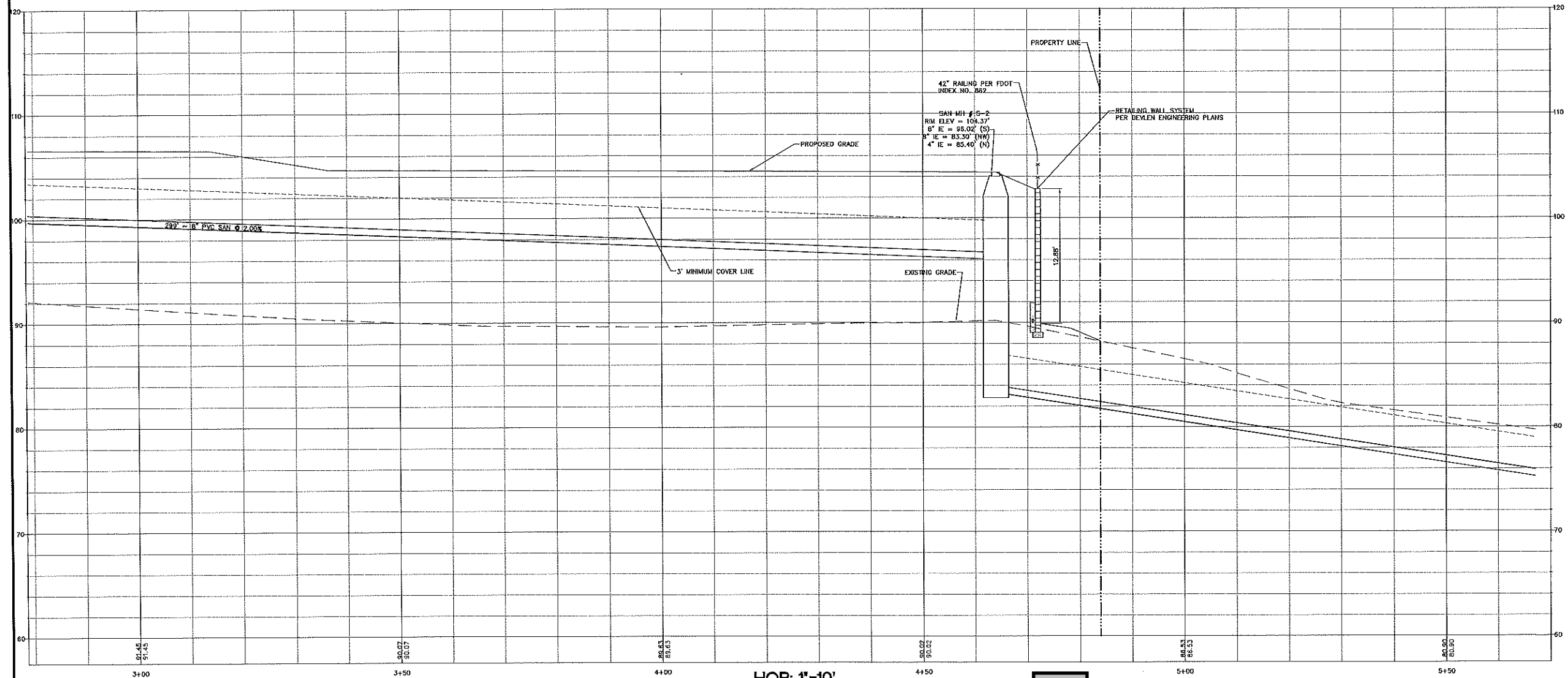
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 SHEET NO. C-5B



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VERT: 1"=5'


231

<p>PROJECT NAME MEADOWVIEW APARTMENTS 1611 VICK RD. AOPKA, FL</p>		<p>PROJECT NO. 132-002</p>																
<p>SHEET NAME SEWER PROFILE</p>		<p>Scale 1"=10'</p>																
<p>SHEET NO. C-6A</p>		<p>Date 02/02/2017</p>																
<p>ALLONDE DEVELOPMENT LLC</p>		<p>CivilCorp Engineering, Inc. 030 N Wymore Rd, Ste 310 Maitland, FL 32751 Phone 407-514-0437 Certificate of Authorization No. 29390</p>																
<p>SEAL AND SIGNATURE OF ENGINEER</p>		<p>Project No. 132-002 Drawn By CEF</p>																
<p>STATE OF FLORIDA No. 59894 Professional Engineer Stephen Allen, PE # 59894 FL Reg. No.</p>		<p>Revisions</p> <table border="1"> <thead> <tr> <th>#</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>07/11/17</td> <td>ADD PER CITY COMMENTS</td> </tr> <tr> <td>2</td> <td>09/06/17</td> <td>REVISED PER CITY COMMENTS</td> </tr> <tr> <td>3</td> <td>12/07/17</td> <td>REVISED PER CITY COMMENTS</td> </tr> <tr> <td>4</td> <td>01/02/18</td> <td>REVISED PER CITY COMMENTS</td> </tr> </tbody> </table>		#	Date	Description	1	07/11/17	ADD PER CITY COMMENTS	2	09/06/17	REVISED PER CITY COMMENTS	3	12/07/17	REVISED PER CITY COMMENTS	4	01/02/18	REVISED PER CITY COMMENTS
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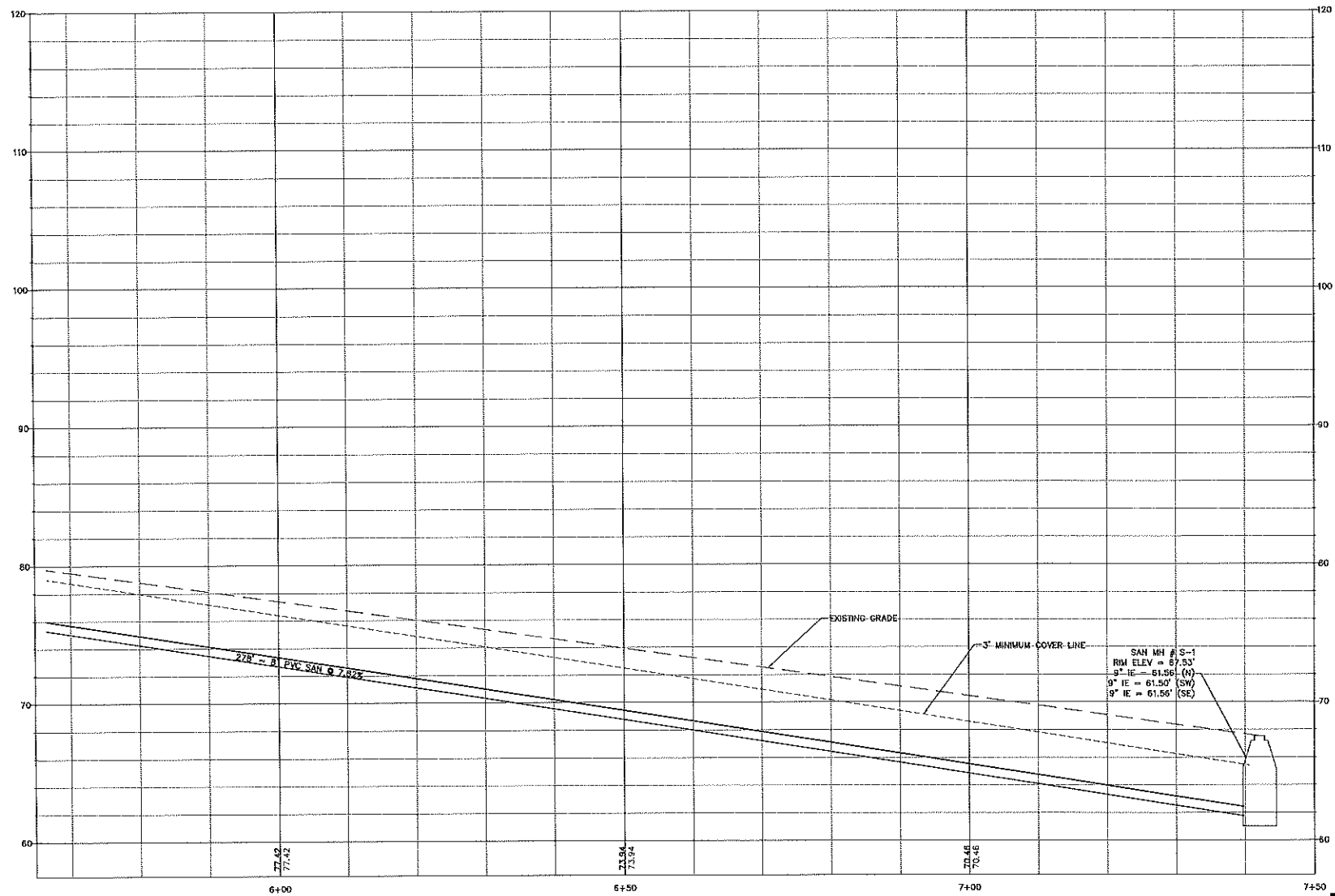


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VERT: 1"=5'

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ALLONDE DEVELOPMENT LLC  Stephen Allen, PE # 50984 Engineer FL Reg No	Project No. 132-002 Drawn By CEF Date 02/02/2017
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	CIVILCORP ENGINEERING, INC. 610 N. Wymore Rd., Ste 310 Maitland, FL 32751 Phone 407-516-0437 Certificate of Authorization No. 29290
	MEADOWVIEW APARTMENTS 1611 VICK RD. APOPKA, FL SEWER PROFILE
SHEET NO. C-6B	SHEET NAME

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233

PROJECT NAME MEADOWVIEW APARTMENTS 1611 VICK RD. APOPKA, FL	SHEET NO. C-6C	 Stephen Allen, PE # 50884 Engineer FL Reg. No.	ALLONDE DEVELOPMENT LLC CivilCorp Engineering, Inc. 680 N. Wynona Rd. Ste. 310 Maitland, FL 32751 Phone 407-516-0437 Certificate of Authorization No. 29390	Project No. 132-002 Drawn By CEF																		
				Scale 1"=10' Date 02/02/2017																		
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GENERAL CONSTRUCTION NOTES

1. ALL ELEVATION REFER TO VERTICAL DATUM AS INDICED ON THE SURVEY PROVIDED HEREIN.
2. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES AFFECTING THIS WORK PRIOR TO CONSTRUCTION, AND NOTIFY ENGINEER OF DISCREPANCIES.
3. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES, AND SHALL PROVIDE AT LEAST 48 HOURS NOTICE TO THE VARIOUS UTILITY COMPANIES, IN ORDER TO PERMIT MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES, IN ADVANCE OF CONSTRUCTION, BY CALLING "SUNSHINE" AT 1-800-432-4770. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THIS CONTRACTOR.
5. ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO PAYMENT AND STRUCTURE CONSTRUCTION.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENTAL AGENCIES. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY REQUIREMENTS AND CODES.
7. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED BY THE PLANS AND PERMITS SHALL BE OF LATEST REVISIONS AND/OR LATEST EDITION.
8. ALL WORK BY CONTRACTOR/SUBCONTRACTOR SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
9. THE CONTRACTOR SHALL SUBMIT FOR APPROVAL TO THE OWNER'S ENGINEER, SHOP DRAWINGS ON ALL PROPOSED PRECAST AND MANUFACTURED STRUCTURES. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE. ALL SHOP DRAWINGS ARE TO BE REVIEWED AND APPROVED BY CONTRACTOR SIGNATURE PRIOR TO SUBMITTAL TO THE OWNER'S ENGINEER.
10. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND PROVIDE THEM WITH ALL REQUIRED SHOP DRAWINGS, THE CONTRACTOR'S NAME, STARTING DATE, PROJECTED SCHEDULE, AND OTHER INFORMATION AS REQUIRED, AT LEAST TWO (2) WORKING DAYS PRIOR TO CONSTRUCTION. ANY WORK PERFORMED PRIOR TO NOTIFYING THE ENGINEER, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE DEEMED NON-COMPLIANT AND WILL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
11. WORK PERFORMED UNDER THIS CONTRACT SHALL BE COORDINATED WITH OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE CONTRACTOR TO COORDINATE AND SCHEDULE HIS ACTIVITIES, WITH OTHER CONTRACTORS AND UTILITY COMPANIES.
12. BACKFILL MATERIAL SHALL BE COMPACTED AROUND PIPES IN 6" LAYERS UP TO A LEVEL OF AT LEAST ONE FOOT ABOVE THE TOP AND BELOW BOTTOM OF THE PIPE. IN AREAS TO BE PAVED, BACKFILL SHALL BE COMPACTED TO 100% MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99.
13. SITE WORK CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF AT LEAST 4,000 P.S.I. IN 28 DAYS, UNLESS OTHERWISE NOTED.
14. CONCRETE REINFORCING SHALL CONFORM TO ASTM A615 GRADE OR BETTER, UNLESS OTHERWISE INDICATED ON STRUCTURE PLANS.
15. ALL PRIVATE AND PUBLIC PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS SHALL BE COORDINATED BETWEEN CONTRACTOR AND VENDOR.
16. ALL DISTURBED AREAS WHICH ARE NOT TO BE SOODED, ARE TO BE SEEDED AND MULCHED TO FDOT STANDARDS, AND MAINTAINED UNTIL ACCEPTABLE TO THE REGULATORY AGENCY AND ENGINEER OF RECORD, HAVE BEEN OBTAINED. ANY WASHING, REGRADING, RESEEDING, AND GRASSING WORK, AND OTHER EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS ACCEPTED, BY THE OWNER, REGULATORY AGENCY AND ENGINEER OF RECORD.
17. CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. THESE PLANS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS. AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL OF THE RESPECTIVE GAS COMPANY SHALL BE CALLED FOR BY THE CONTRACTOR TWO (2) WORKING DAYS BEFORE ENTERING A CONSTRUCTION AREA.
18. THE CONTRACTOR SHALL UTILIZE THE "DESIGN SURVEYOR" TO LOCATE AND FLAG ALL PROPERTY CORNERS PRIOR TO CONSTRUCTION AND FINAL ENGINEERING INSPECTION AND CERTIFICATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE PROPERTY CORNERS, WHICH HAVE BEEN LOST DURING CONSTRUCTION, REESTABLISHED BY A PROFESSIONAL LAND SURVEYOR, PREFERABLY THE "DESIGN SURVEYOR".
19. THE SOILS ENGINEER IS TO SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL COMPACTION TESTS, AND ASPHALT RESULTS. THE SOILS ENGINEER IS TO CERTIFY TO THE ENGINEER OF RECORD, IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE OWNER, LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE SOILS REPORT, ENGINEERING CONSTRUCTION DRAWINGS AND PERMITS, HAVE BEEN SATISFIED.
20. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS AND IN THE SOILS REPORT. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
21. THE CONTRACTOR IS TO REVIEW THE DESIGN SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND PRIOR TO COMMENCING CONSTRUCTION.
22. THE 100% IRRIGATION SYSTEM SHALL BE DIFFERENTIATED FROM POTABLE WATER PIPING.
23. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE APPROVED PLANS AND PERMITS AT THE CONSTRUCTION SITE, AT ALL TIMES.
24. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR INSTRUCTION OF THE CONTRACTOR REGARDING CONSTRUCTION SAFETY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS AND METHODS FOR CONSTRUCTION SITE SAFETY.
25. ALL SODDING, SEEDING AND MULCHING SHALL INCLUDE WATER AND FERTILIZATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS UNTIL THE PROJECT IS COMPLETED AND ACCEPTED BY OTHERS.

CLEARING AND EROSION CONTROL NOTES

1. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN ON THE CONSTRUCTION PLANS SHALL BE PROTECTED IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY TREE ORDINANCE AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER.
2. THE CONTRACTOR IS TO PREPARE THE SITE PRIOR TO BEGINNING ACTUAL CONSTRUCTION IN ACCORDANCE WITH THE SOILS TESTING REPORT, COPIES OF THE SOILS REPORT ARE AVAILABLE THROUGH THE OWNER OR THE SOILS TESTING COMPANY. QUESTIONS REGARDING SITE PREPARATION REQUIREMENTS DESCRIBED IN THE SOILS REPORT ARE TO BE DIRECTED TO THE SOILS TESTING COMPANY.
3. THE CONTRACTOR SHALL CLEAR AND GRUB, ONLY THOSE PORTIONS OF THE SITE, NECESSARY FOR CONSTRUCTION. DISTURBED AREAS WILL BE SEEDED, MULCHED, OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF GRASS REMOVED DURING CLEARING AND GRUBBING SHALL BE STOCKPILED AT A SITE DESIGNATED BY THE OWNER TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER.
5. ALL CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH APPLICABLE REGULATIONS. ONLY "GRADING BY HAND" IS PERMITTED WITHIN THE CANOPY LINE OF TREES THAT ARE TO REMAIN.
6. THE CONTRACTOR IS TO OBTAIN ALL NECESSARY PERMITS FOR REMOVING ANY EXISTING STRUCTURES.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES TO DISCONNECT OR REMOVE THEIR FACILITIES PRIOR TO REMOVING OR DEMOLISHING ANY EXISTING STRUCTURES FROM THE SITE.
8. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATIONS OF THESE UTILITIES WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UNDERGROUND UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES, AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY COMPANIES DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
9. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE INCORPORATED WITH THE NEW FACILITIES. SHOULD ANY DISCREPANCIES EXIST WITH THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE OWNER AND REQUESTING A CLARIFICATION OF THE PLANS PRIOR TO DEMOLITION.
10. DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED SYNTHETIC BALES, SOIL, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
11. ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETE.
12. WHEN CONSTRUCTION IS COMPLETED, THE RETENTION/DETENTION AREAS WILL BE RESHAPED, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SOODED IN ACCORDANCE TO THE PLANS.
13. CONTRACTOR IS TO PROVIDE EROSION CONTROL/SEDIMENTATION BARRIER (SYNTHETIC BALES OR SILTATION CURTAIN) TO PREVENT SITUATION OF ADJACENT PROPERTY, STREETS, STORM SEWERS, WATERWAYS, AND EXISTING WETLANDS. IN ADDITION, THE CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON THE GROUND IN AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ENTER AND EXIT THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE QUANTITIES OF EARTH ARE TRANSPORTED OFF-SITE EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTOR IS TO REMOVE SAID EARTH TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
14. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION, OR OTHER ACCEPTABLE METHODS.
15. THERE IS TO BE NO DISCHARGE (I.E. PUMPING, SHEET FLOW, SWALE, DITCH, ETC.) INTO EXISTING LAKE SYSTEM, WETLAND, OR RIVER, WITHOUT THE USE OF SETTLING PONDS. IF THE CONTRACTOR DESIRES TO DISCHARGE INTO THE EXISTING LAKE SYSTEM OR RIVER, A SETTLING POND PLAN MUST BE SUBMITTED AND APPROVED BY THE ENGINEERS OF RECORD AND LOCAL REGULATORY AGENCY PRIOR TO CONSTRUCTION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL DELETERIOUS SUBSTANCE MATERIAL, (I.E. MUD, PEAT, BURIED DEBRIS), IS TO BE EXCAVATED IN ACCORDANCE WITH THESE PLANS, OR AS DIRECTED BY THE OWNER'S ENGINEER, OR OWNER'S SOIL TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING, OR SHORING, AS NECESSARY. TRENCHES SHALL BE KEPT DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED. DEWATERING SHALL BE USED AS REQUIRED.
3. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. THE CONTRACTOR IS TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
4. PRIOR TO CONSTRUCTION CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE OWNER'S ENGINEER FOR APPROVAL.
5. THE CONTRACTOR IS TO PROVIDE A 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER, AT ABUTMENT OF CONCRETE AND ANY STRUCTURE.
6. ALL PAVEMENT MARKINGS SHALL BE MADE WITH TRAFFIC PAINT IN ACCORDANCE TO FDOT STANDARD SPECIFICATIONS 971-12 OR 971-13. PARKING STALL STRIPING TO BE 4" WIDE PAINTED WHITE STRIPES, UNLESS OTHERWISE SPECIFIED BY AGENCIES.
7. THE CONTRACTOR IS TO INSTALL EXTRA BASE MATERIAL WHEN THE DISTANCE BETWEEN THE PAVEMENT ELEVATION AND THE TOP OF THE PIPE OR BELL IS LESS THAN TWELVE (12) INCHES.
8. STANDARD INDICES REFER TO THE LATEST EDITION OF FDOT "ROADWAY AND TRAFFIC DESIGN STANDARDS".
9. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE CLASS IV (ASTM C-76) UNLESS OTHERWISE NOTED ON PLANS.
10. PVC STORM PIPE, 12" AND SMALLER SHALL CONFORM TO AWWA C-900, CLASS 150 STANDARDS, UNLESS OTHERWISE NOTED.
11. PIPE LENGTHS SHOWN ARE APPROXIMATE AND TO THE CENTER OF DRAINAGE STRUCTURES. PIPE LENGTH FOR INTERED END SECTIONS ARE TO END OF PIPE.
12. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN TRAFFIC AREAS SHALL BE TRAFFIC RATED FOR AND CAPABLE OF WITHSTANDING H-20 LOADINGS.
13. THE CONTRACTOR IS TO SOO THE RETENTION/DETENTION POND AS INDICATED ON PLANS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE POND.
14. MATERIALS AND CONSTRUCTION METHODS FOR STREETS AND STORM DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, 1991, OR LATEST REVISION THEREOF AND SUPPLEMENTAL SPECIFICATIONS THERETO.
15. UNDERCUTTING AND/OR OVER EXCAVATING THE RETENTION/DETENTION AREAS WILL NOT BE ALLOWED.
16. THE CONTRACTOR SHALL PROVIDE CERTIFIED RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES, INVERTS, AND LOCATIONS OF ALL STORMWATER FACILITIES INCLUDING THE STORMWATER POND, DRAINAGE STRUCTURES, BERMS & SWALES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER FOR THE PURPOSE OF CERTIFYING THE STORMWATER MANAGEMENT SYSTEM.

PAVING, GRADING AND DRAINAGE TESTING AND INSPECTION REQUIREMENTS

1. THE STORM DRAINAGE PIPING AND FILTRATION SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. THE CONTRACTOR IS TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE AN INSPECTION.
2. THE CONTRACTOR SHALL MAINTAIN THE STORM DRAINAGE SYSTEMS UNTIL FINAL ACCEPTANCE OF THE PROJECT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING SCHEDULE FOUND IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE SOILS ENGINEER MUST SUBMIT CERTIFICATION TO THE OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.

WATER/SEWER CLEARANCE REQUIREMENTS

VERTICAL CLEARANCE AT CROSSINGS.
 GRAVITY SEWERS OR FORCE MAINS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS WILL BE EQUALLY SPACED FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS. WHERE THE MINIMUM 18 INCH SEPARATION CANNOT BE MAINTAINED, THE SEWER SHALL BE PLACED IN A SLEEVE OR ENCASED IN CONCRETE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER WATER MAINS, THE PIPES SHALL BE CENTERED AT THE CROSSING AS INDICATED ABOVE, AND THE WATER MAIN SHALL BE PLACED IN A SLEEVE OR ENCASED IN CONCRETE FOR 20 FEET CENTERED ON THE POINT OF CROSSING. ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER TO PREVENT DAMAGE TO THE WATER MAIN.

HORIZONTAL SEPARATION BETWEEN PARALLEL LINES.
 GRAVITY SEWERS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 10 FOOT SEPARATION, THE WATER MAIN SHALL BE INSTALLED IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELVE LOCATED ON ONE SIDE OF THE SEWER AND AT AN ELEVATION SO THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER, AND THE WATER AND SEWER JOINTS SHALL BE STAGGERED.

FORCE MAINS SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED WATER MAIN.

SANITARY SEWER/RECLAIMED WATER AND POTABLE WATER/RECLAIMED WATER SEPARATIONS.
 WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR PUBLIC ACCESS IRRIGATION, MAXIMUM OBTAINABLE SEPARATION FOR RECLAIMED WATER LINES AND DOMESTIC WATER LINES SHALL BE PRACTICED. A MINIMUM HORIZONTAL SEPARATION OF 5 FEET (CENTER TO CENTER) OR 3 FEET (OUTSIDE TO OUTSIDE) SHALL BE MAINTAINED BETWEEN RECLAIMED WATER LINES AND EITHER POTABLE WATER MAINS OR SEWAGE COLLECTION LINES. AN 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS.

WHEN THE RECLAIMED WATER LINE IS TRANSPORTING WATER FOR NON-PUBLIC ACCESS IRRIGATION, THE RECLAIMED WATER MAIN SHALL BE TREATED LIKE A SANITARY SEWER. A 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION SHALL BE MAINTAINED BETWEEN THE RECLAIMED WATER MAIN AND ALL EXISTING OR PROPOSED POTABLE WATER MAINS. NO MINIMUM SEPARATION IS REQUIRED BETWEEN THE RECLAIMED WATER MAIN AND SANITARY SEWERS, OTHER THAN THAT NECESSARY TO ENSURE STRUCTURAL INTEGRITY AND PROTECTION OF THE LINES THEMSELVES.

NOTE: WHEN IT IS IMPOSSIBLE TO OBTAIN PROPERTY HORIZONTAL AND VERTICAL SEPARATION AS STIPULATED ABOVE, THE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) MAY ALLOW DEVIATION ON A CASE-BY-CASE BASIS IF SUPPORTED BY DATA FROM THE DESIGN ENGINEER. APPROVAL FOR THE DEVIATION MUST BE OBTAINED PRIOR TO CONSTRUCTION.

WATER SYSTEM NOTES

1. ALL WATER MAINS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL WATER SYSTEM WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
3. CONFLICTS BETWEEN WATER AND STORM OR SANITARY SEWER TO BE RESOLVED BY ADJUSTING THE WATER LINES AS NECESSARY.
4. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A 21.31 (AWWA C 151) AND PIPE SHALL RECEIVE EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.8, A 21.8, OR A 21.51 AND SHALL BE MORTAR LINED, STANDARD THICKNESS, AND BITUMINOUS SEALED IN ACCORDANCE WITH ANSI A (AWWA C 104-71).
5. ALL FITTINGS LARGER THAN 2" SHALL BE DUCTILE IRON CLASS 53 IN ACCORDANCE WITH AWWA C-110 WITH A PRESSURE RATING OF 350 PSI. JOINTS SHALL BE MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-111. FITTINGS SHALL BE CEMENT MORTAR LINED AND COATED IN ACCORDANCE WITH AWWA C-104.
6. THE CONTRACTOR IS TO INSTALL TEMPORARY BLD-OFFS AT THE END OF WATER SERVICE LATERALS TO ASSURE ADEQUATE FLUSHING AND DISINFECTION.
7. THRUST BLOCKING SHALL BE PROVIDED AT ALL FITTINGS AND HYDRANTS AS SHOWN ON DETAILS.
8. ALL PVC WATER MAINS 4" THROUGH 12" SHALL BE IN ACCORDANCE WITH ASTM C-900. PIPE SHALL BE CLASS 150 AND MEET THE REQUIREMENTS OF SDR 18 IN ACCORDANCE WITH ASTM D-2241.
9. WATER MAIN PIPE OF LESS THAN 4" SHALL BE PER ASTM D2241-69.
10. ALL FITTINGS 2" AND SMALLER SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED SLEEVE TYPE JOINTS.
11. ALL GATE VALVES 2" OR LARGER SHALL BE RESILIENT SEAT OR RESILIENT WEDGE MEETING THE REQUIREMENTS OF AWWA C509.
12. ALL FIRE HYDRANTS SHALL MEET THE REQUIREMENTS OF AWWA C502 AND SHALL BE APPROVED BY THE LOCAL UTILITY AND FIRE MARSHAL.
13. MATERIALS AND CONSTRUCTION METHODS FOR WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY CODES, PLANS, AND SPECIFICATIONS FOR CONSTRUCTION, LATEST REVISION THEREOF, AND SUPPLEMENTAL SPECIFICATIONS THERETO. APPROVAL AND CONSTRUCTION OF ALL POTABLE WATER SERVICE MAIN EXTENSIONS AND CONNECTIONS MUST BE COORDINATED THROUGH THE LOCAL REGULATORY AGENCY.
14. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW THE LOCATION ON ALL WATER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.

WATER SYSTEM TESTING AND INSPECTION REQUIREMENTS

1. ALL COMPONENTS OF THE WATER SYSTEM, INCLUDING FITTINGS, HYDRANTS, CONNECTIONS, AND VALVES SHALL REMAIN UNCOVERED UNTIL PROPERLY PRESSURE TESTED AND ACCEPTED BY THE OWNER'S ENGINEER. PRESSURE TESTS TO BE IN ACCORDANCE WITH WATER DEPARTMENT SPECIFICATIONS. CONTRACTOR TO NOTIFY OWNER'S ENGINEER AND WATER DEPARTMENT INSPECTORS 48 HOURS IN ADVANCE OF PERFORMING TESTS.
2. CONTRACTOR TO PERFORM CHLORINATION AND BACTERIOLOGICAL SAMPLING IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS. BACTERIOLOGICAL SAMPLING SHALL BE BY THE LOCAL PUBLIC HEALTH UNIT AND/OR LOCAL UTILITY. CONTRACTOR SHALL OBTAIN CLEARANCE OF DOMESTIC WATER SYSTEM. COPIES OF ALL BACTERIOLOGICAL TESTS TO BE SUBMITTED TO OWNER'S ENGINEER.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER MAINS & LATERALS SHALL HAVE A MINIMUM OF 36 INCHES OF COVER.
2. ALL SANITARY SEWER MAINS & SERVICE LATERALS SHALL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE, SDR 35 OR AS OTHERWISE INDICATED ON THE CONSTRUCTION DRAWINGS.
3. ALL SANITARY SEWER WORK SHALL CONFORM WITH LOCAL REGULATORY STANDARDS AND SPECIFICATIONS.
4. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING NEW WORK TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF EXISTING CONNECTION POINT AND NOTIFY OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
5. PVC PIPE AND FITTINGS SHALL CONFORM TO ASTM SPECIFICATIONS DESIGNATION D-3034-77C, MA SDR 35. INSTALLATION OF SDR 35 PIPE SHALL BE IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ASTM SPECIFICATION SECTION D2321. ALL SANITARY SEWER PIPELINES SHALL BE SOLID GREEN IN COLOR.
6. ALL PVC FORCE MAINS SHALL BE CLASS 200, SDR 21, COLOR GREEN, WITH A GREEN MAGNETIC TAPE A MINIMUM OF 2" WIDE, PLACED 1 FOOT BELOW THE PROPOSED GRADE. THE PRINTING ON THE MAGNETIC TAPE SHOULD READ "FORCEMAIN".
7. ALL DUCTILE IRON PIPE SHALL BE CLASS 52 IN ACCORDANCE WITH ANSI A 21.50 (AWWA C 150) AND ANSI A21.51 (AWWA C 151). DUCTILE IRON PIPE SHALL RECEIVE INTERIOR AND EXTERIOR BITUMINOUS COATING IN ACCORDANCE WITH ANSI A 21.6, A 21.6, OR A 21.51.
8. ALL SANITARY SEWER GRAVITY MAINS OR SANITARY SEWER FORCEMAINS THAT REQUIRE DUCTILE IRON PIPE, ARE TO BE POLYMER OR EPOXY LINED.
9. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LEADING.
10. THE CONTRACTOR SHALL PROVIDE CERTIFIED UTILITY RECORD DRAWINGS, SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR. THE RECORD DRAWINGS SHALL SHOW FINAL GRADES AND LOCATIONS ON ALL SANITARY SEWER MAINS AND SERVICES. THE CONTRACTOR SHALL PROVIDE TEN COPIES OF THE CERTIFIED RECORD DRAWINGS TO THE ENGINEER.
11. ALL SANITARY FORCEMAINS AND GRAVITY MAINS SHALL BE SEPARATED A MINIMUM OF 10 FEET HORIZONTALLY AND 1.5 FEET VERTICALLY FROM ADJACENT WATER MAINS. WHEN THESE SEPARATION DISTANCES ARE NOT POSSIBLE, CONTRACTOR SHALL CONSULT ENGINEER AND AGENCY HAVING JURISDICTION FOR PIPE MATERIAL AND/OR ENCASEMENT ALTERNATIVES.

SANITARY SEWER TESTING AND INSPECTION REQUIREMENTS

1. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO VISUAL INSPECTION BY THE OWNER'S ENGINEER. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
2. CONTRACTOR SHALL CONDUCT VIDEO CAMERA INSPECTION OF ALL GRAVITY SEWER PIPING AND PROVIDE ENGINEER WITH VIDEO TAPE OR DVD OF INSPECTION FOR VIEW AND APPROVAL.
3. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST ON ALL GRAVITY SEWERS IN ACCORDANCE WITH THE REGULATION AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFYING BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.
4. ALL FORCE MAINS SHALL BE SUBJECT TO HYDROSTATIC PRESSURE TEST IN ACCORDANCE WITH THE REGULATORY AGENCY HAVING JURISDICTION. SAID TESTS ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL. COORDINATION AND NOTIFICATION OF ALL PARTIES IS THE CONTRACTOR'S RESPONSIBILITY.

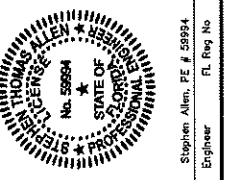
GENERAL SAFETY NOTES

1. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED BY THE CONTRACTOR. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL, AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS PERSONNEL.
2. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS SHALL BE FOLLOWED IN THE DESIGN APPLICATION, INSTALLATION, MAINTENANCE, AND REMOVAL OF THE TRAFFIC CONTROL DEVICES, WARNING DEVICES, AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND WORKMEN FROM HAZARDS WITHIN THE PROJECT LIMITS.
3. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
4. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER AND THE FLORIDA DEPARTMENT OF TRANSPORTATION REGULATIONS.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
6. ALL MAINTENANCE OF TRAFFIC SHALL ADHERE TO THE REQUIREMENTS OF THE DESIGN STANDARDS 600 INDEXES.

STA	132-002
DATE	4/28/2017
PROJECT NO.	132-002
SCALE	NTS
REVISIONS	

ALONDE DEVELOPMENT LLC

CivilCorp Engineering, Inc.
 630 N Wymore Rd. Ste 310
 Maitland, FL 32751
 Phone: 407-516-0437
 Certificate of Authorization No. 29390



MEADOW VIEW APARTMENTS
 1611 VICK RD. APOPKA FL

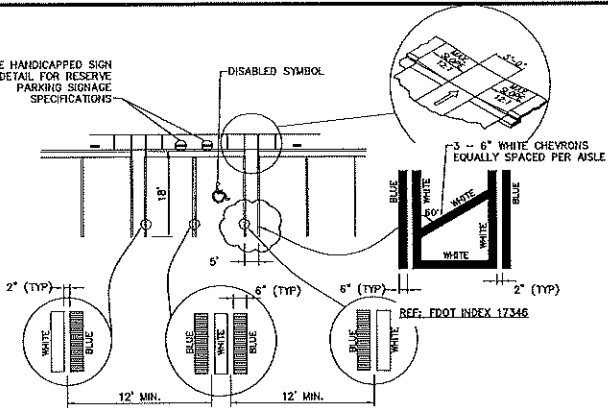
GENERAL CIVIL NOTES

PROJECT NAME

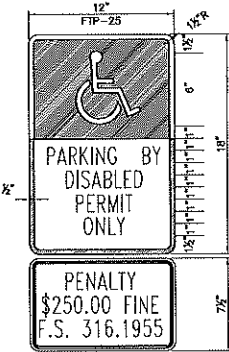
SHEET NAME

SHEET NO.
 C-7

NOTES:
 1. EACH SUCH PARKING SPACE SHALL BE CONSPICUOUSLY STRIPED IN BLUE PAINT, AND SHALL BE POSTED AND MAINTAINED WITH A PERMANENT, ABOVE GRADE SIGN BEARING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND THE CAPTION "PARKING BY DISABLED PERMIT ONLY". SUCH SIGNS SHALL NOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE. ALL DISABLED PARKING SPACES MUST BE SIGNED AND MARKED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE DEPARTMENT OF TRANSPORTATION.
 2. PARKING SPACE WIDTH SHALL BE MEASURED FROM CENTER TO CENTER BETWEEN BLUE AND WHITE STRIPES.
 3. WHERE CURBING EXISTS PARALLEL TO STALL, BLUE LINE SHALL BE REQUIRED ADJACENT TO CURB (WHITE LINE WILL NOT BE REQUIRED).

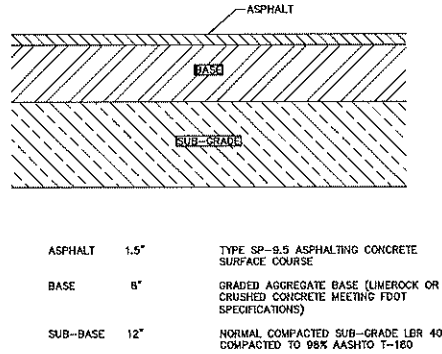


HANDICAPPED PARKING DETAIL



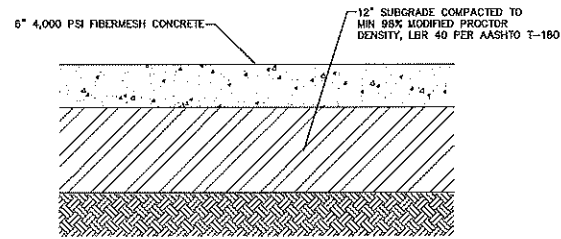
NOTES:
 1. ALL LETTERS SHALL BE BLACK AND 1" IN HEIGHT. LETTERS ARE TO BE SERIES "B" OR "C", PER MUTCD.
 2. TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
 3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK BORDER.
 4. ONE SIGN REQUIRED FOR EACH PARKING SPACE.
 5. HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORMED TRAFFIC CONTROL DEVICES (MUTCD)

HANDICAPPED SIGN DETAIL

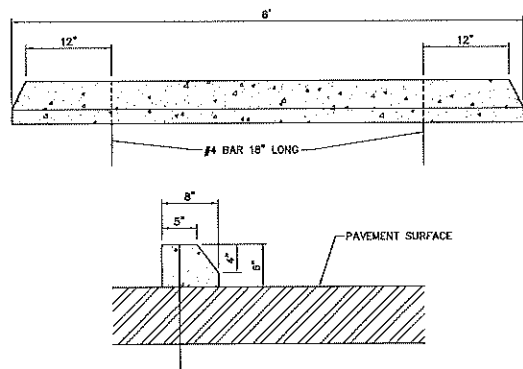


ASPHALT 1.5" TYPE SP-8.5 ASPHALTING CONCRETE SURFACE COURSE
 BASE 8" GRADED AGGREGATE BASE (LIMEROCK OR CRUSHED CONCRETE MEETING FDOT SPECIFICATIONS)
 SUB-BASE 12" NORMAL COMPACTED SUB-GRADE LER 40 COMPACTED TO 98% AASHTO T-180

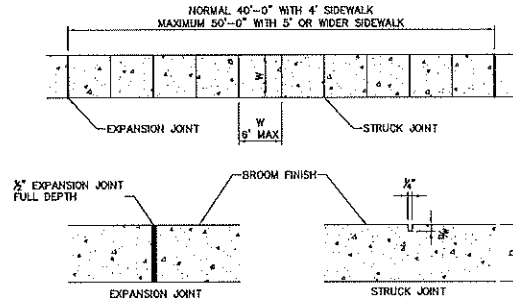
ASPHALT PAVEMENT SECTION
NTS



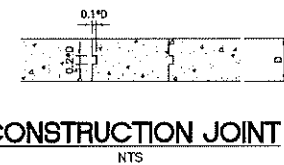
CONCRETE PAVEMENT SECTION (ONSITE)
NTS



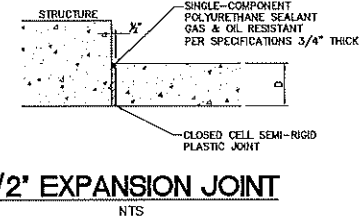
PRECAST CONCRETE WHEEL STOP
NTS



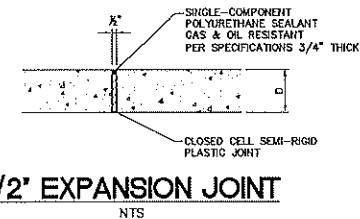
TYPICAL SIDEWALK
NTS



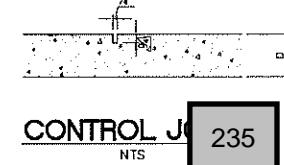
CONSTRUCTION JOINT
NTS



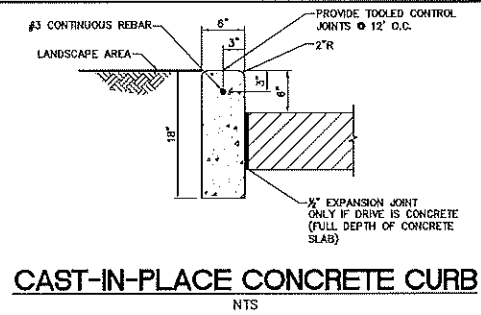
1/2" EXPANSION JOINT
NTS



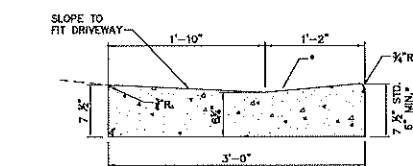
1/2" EXPANSION JOINT
NTS



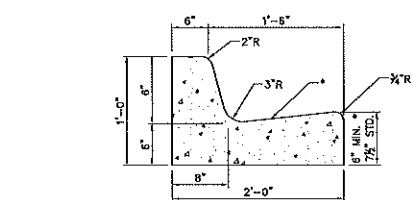
CONTROL JOINT
NTS



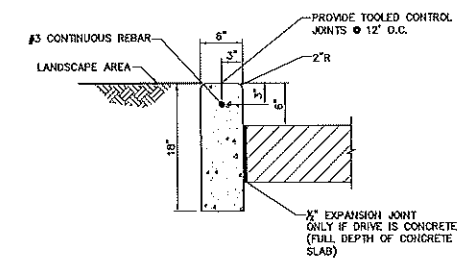
CAST-IN-PLACE CONCRETE CURB
NTS



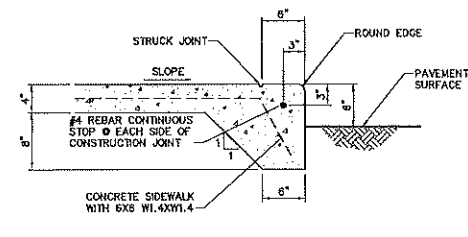
FDOT DROP CURB
NTS



TYPE F CURB
NTS



CAST-IN-PLACE CONCRETE CURB
NTS



INTEGRAL CURB AND SIDEWALK
NTS

Revisions	Project No.	132-002	Drawn By	STA
	Scale	NTS	Date	04/28/2017

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Stephen Alan, PE # 59884
 Engineer

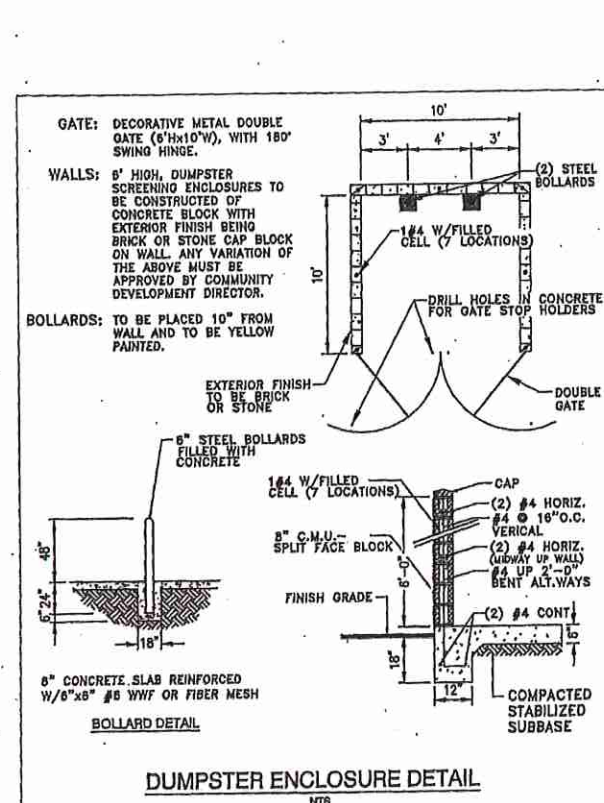
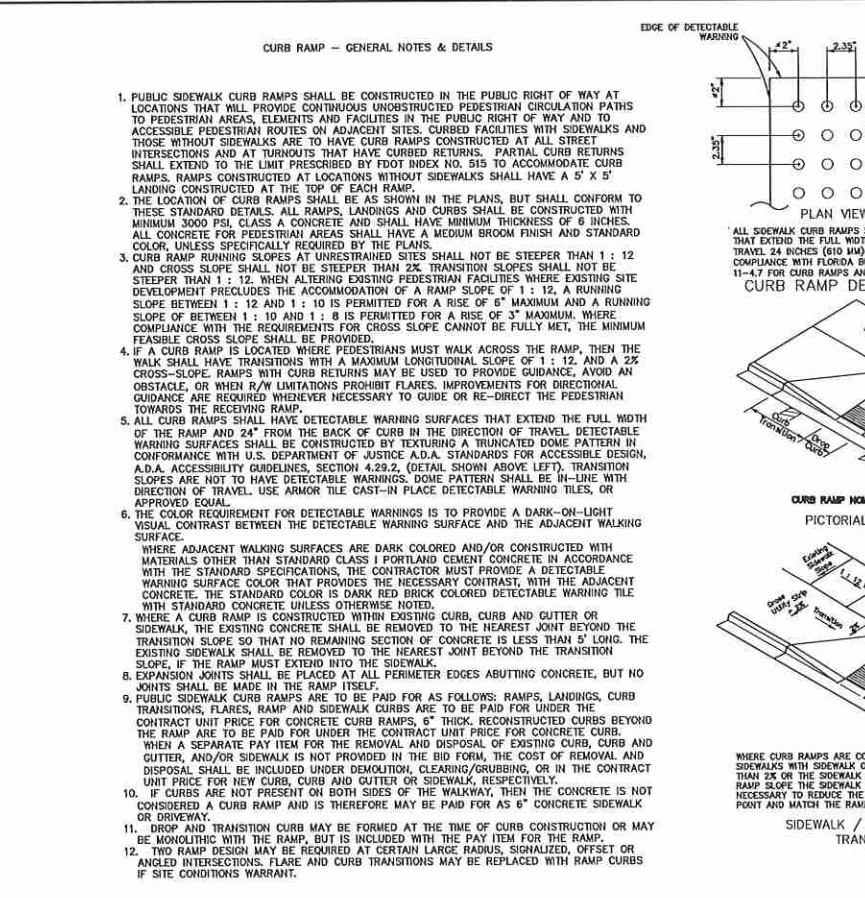
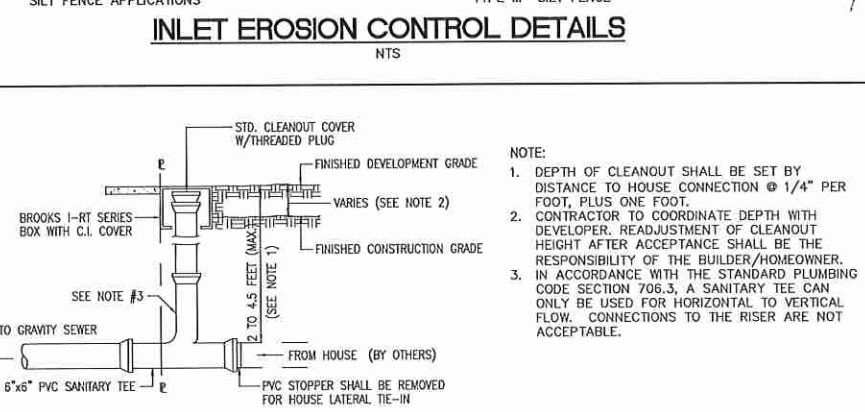
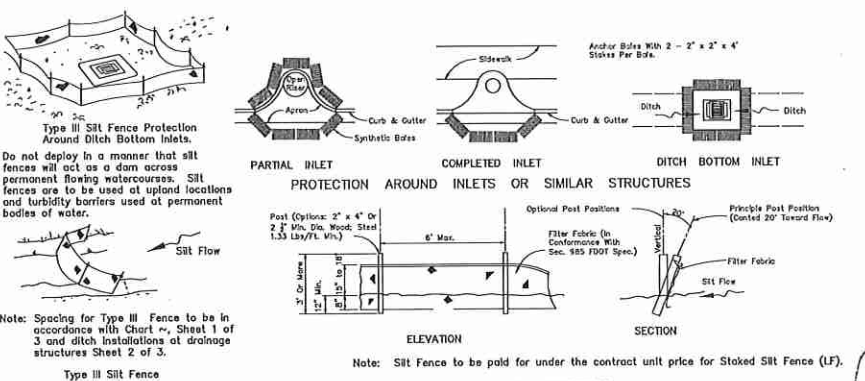
MEADOW VIEW APARTMENTS
 1611 VICK RD, APOPKA, FL

PROJECT NAME

SHEET NAME

DETAIL SHEET

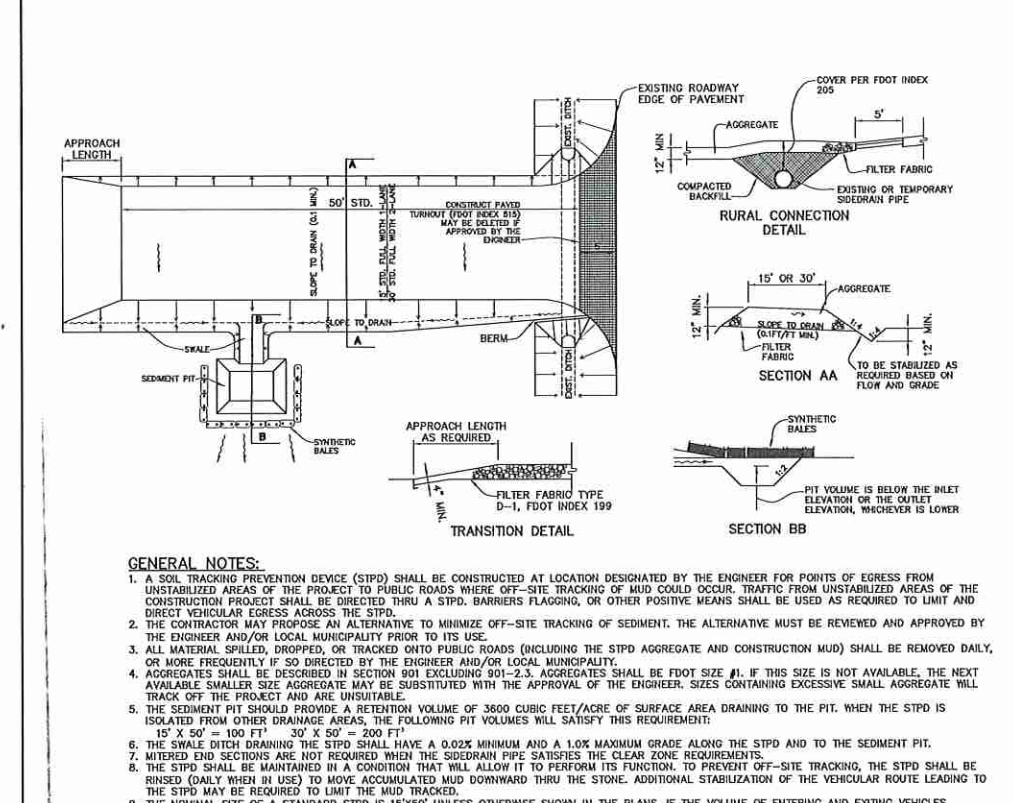
SHEET NO.
 C-8



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 601

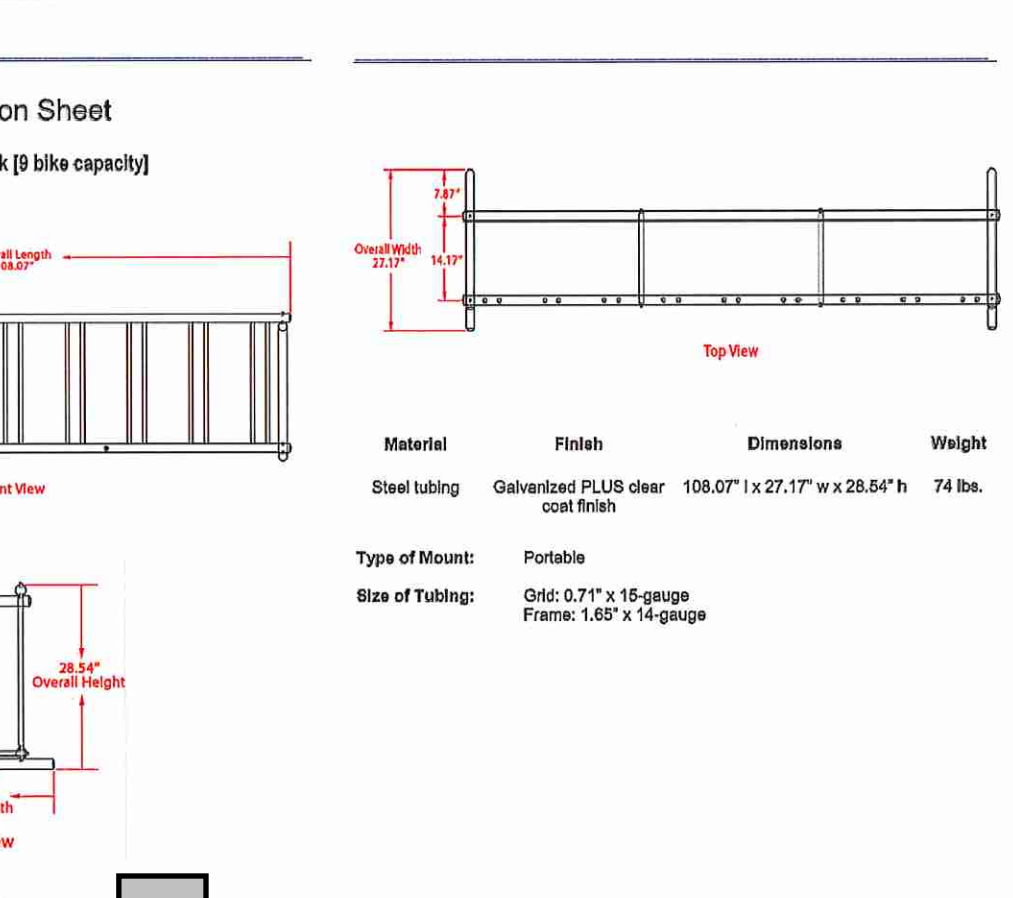


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 601

CONSTRUCTION ENTRANCE DETAILS
NTS



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 601

STA	REVISED PER CITY COMMENTS	STA	REVISED PER CITY COMMENTS	By
1	12/29/17	H	01/09/17	
2		H	01/12/18	
Revisions				

Project No.	132-002	Drawn By	STA
Scale	NTS	Date	04/28/2017

ALONDE DEVELOPMENT LLC

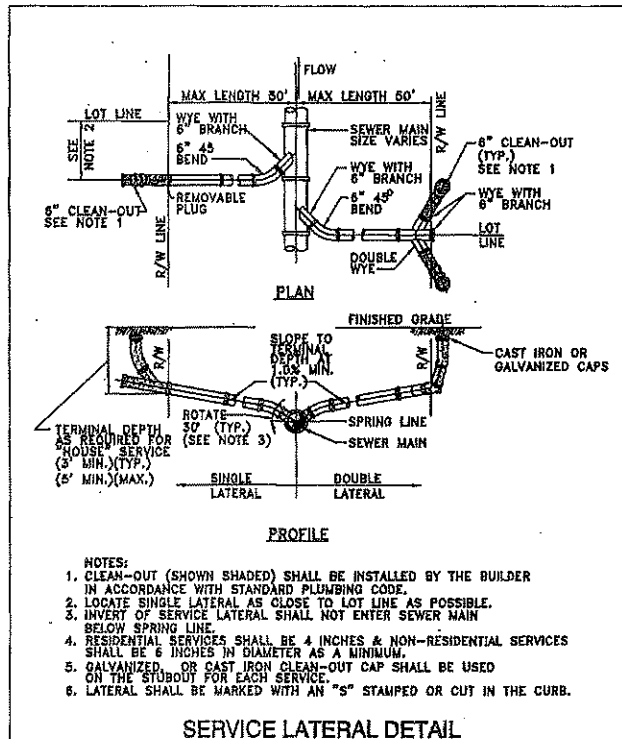
CivilCorp Engineering, Inc.
430 N. Wynne Rd. Ste. 310
Maitland, FL 32751
Phone: 407-516-0437
Certificate of Authorization No. 29390

Stephan Allen, PE # 59994
Engineer

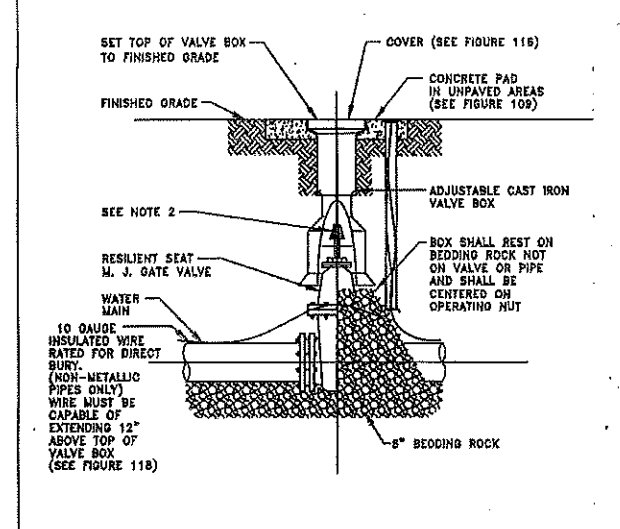
MEADOW VIEW APARTMETNS
1611 VICK RD. APOPKA, FL

DETAIL SHEET

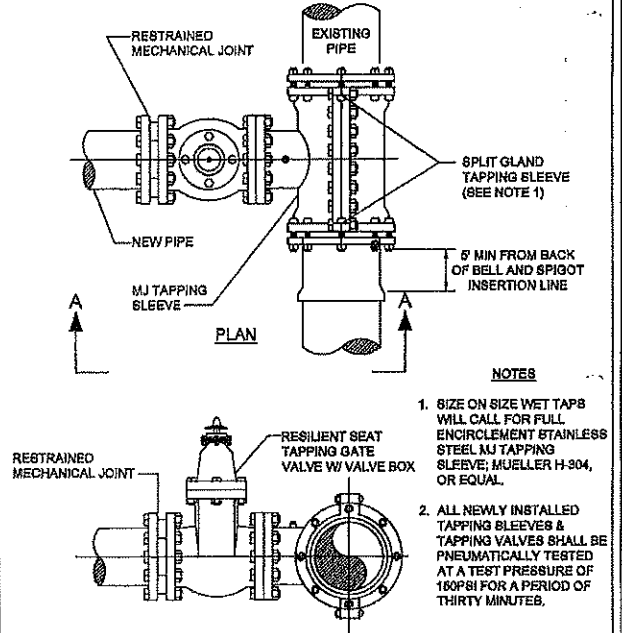
SHEET NO.
C-9



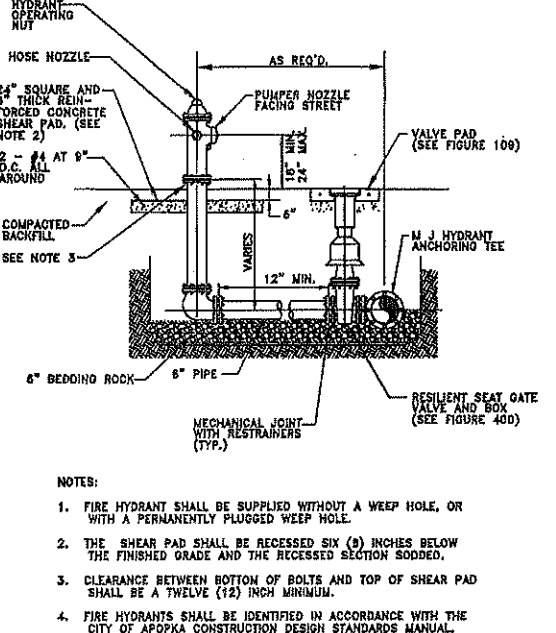
SERVICE LATERAL DETAIL
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 204



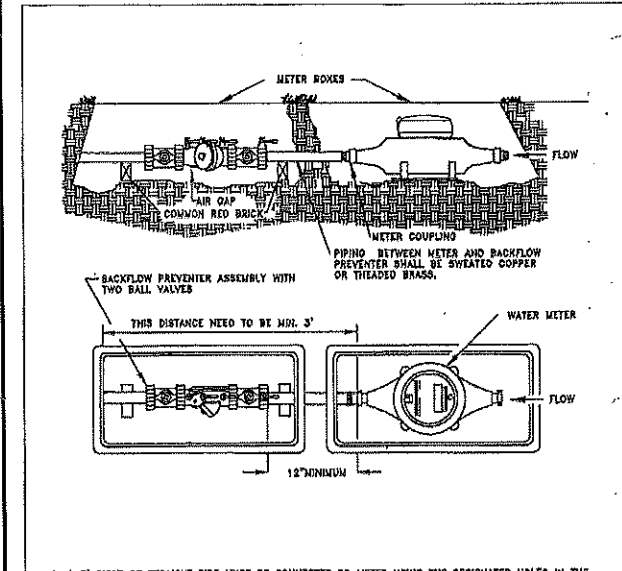
GATE VALVE AND BOX DETAIL
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 400



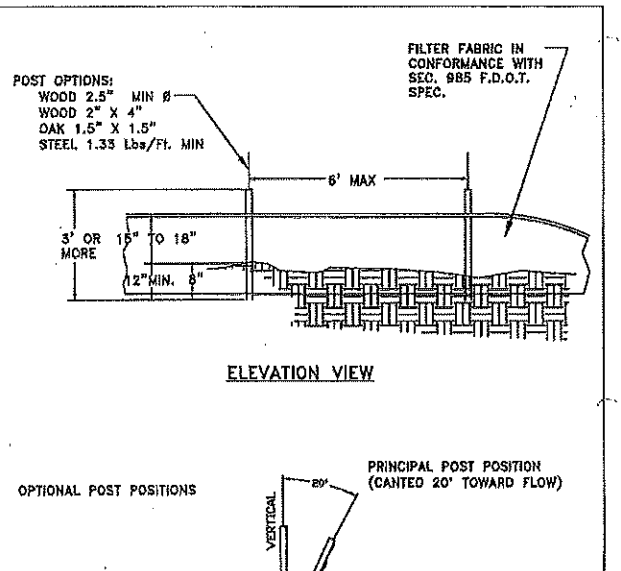
**WATER AND RECLAIMED WATER MAINS
WET TAP TIE-IN DETAIL**
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 406



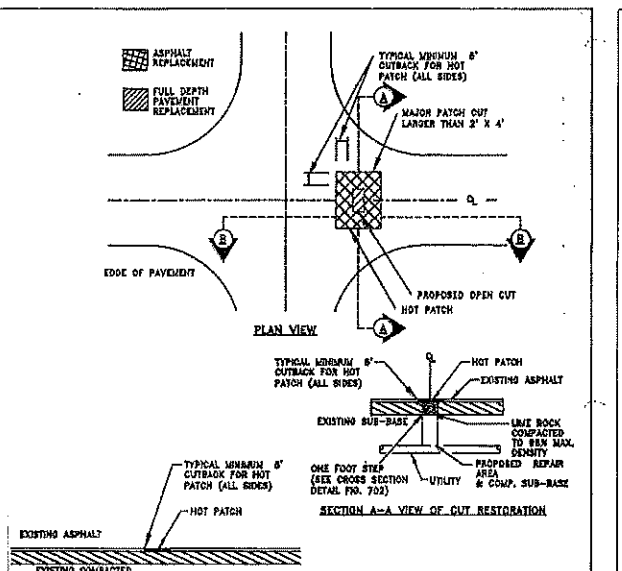
FIRE HYDRANT ASSEMBLY DETAIL
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 402



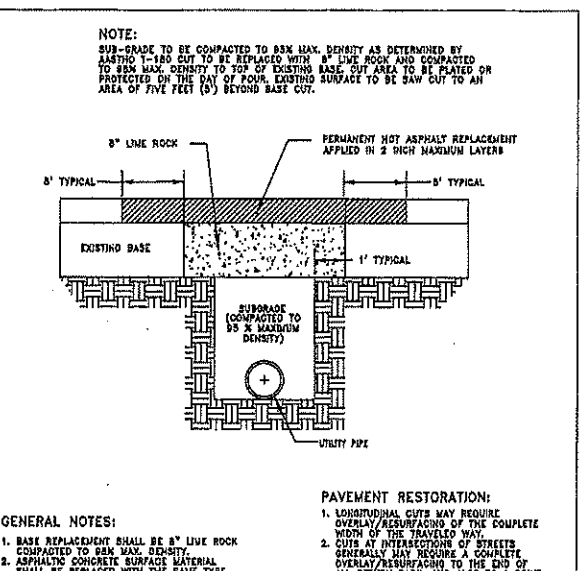
**POTABLE WATER SERVICE DETAIL
FOR LOTS SERVED WITH RECLAIMED WATER**
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 505



SILT FENCE INSTALLATION
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 602

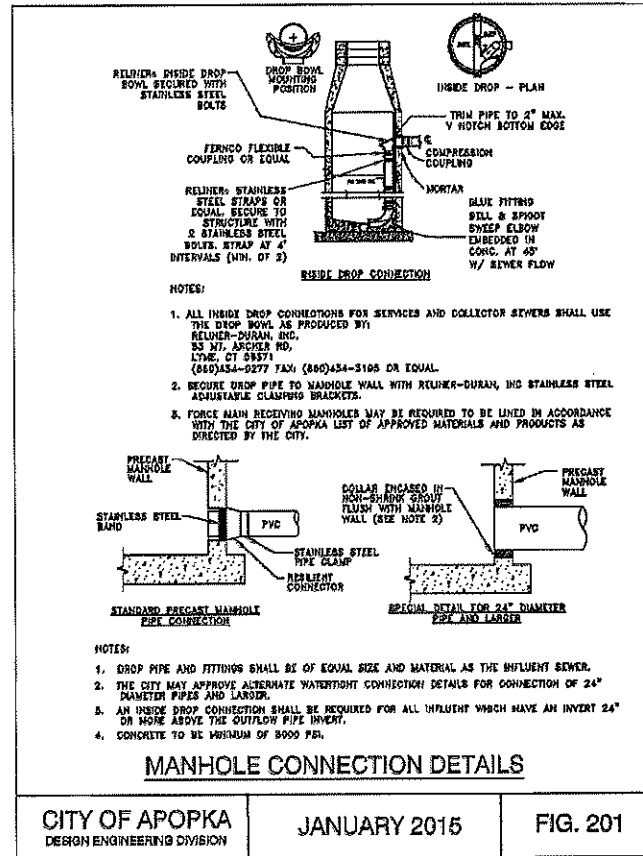


OPEN-CUT DETAIL - MAJOR PATCH
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 701



OPEN-CUT CROSS SECTION DETAIL
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2015
FIG. 702

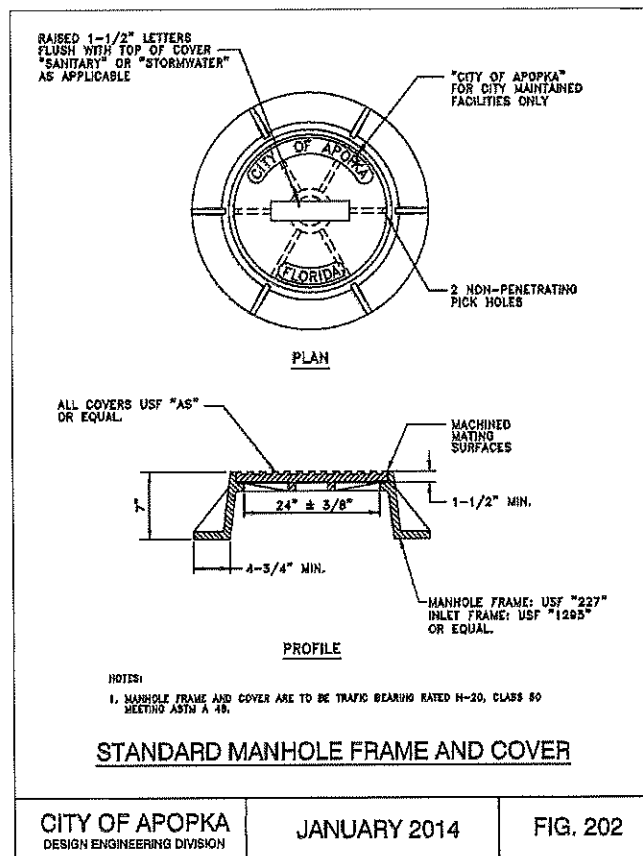
ALLONDE DEVELOPMENT LLC CivilCorp Engineering, Inc. 630 N. Wynona Rd., Ste. 310 Maitland, FL 32751 Phone: 407-510-0437 Certificate of Authorization No. 29390	STA 04/28/2017
	Drawn By NTS
Project No. 132-002	Date 04/28/2017
Scale NTS	Date 04/28/2017
Revisions	
SHEET NO. C-10	
PROJECT NAME MEADOW VIEW APARTMENTS 1611 VICK RD. APOPKA FL	
SHEET NAME DETAIL SHEET	



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

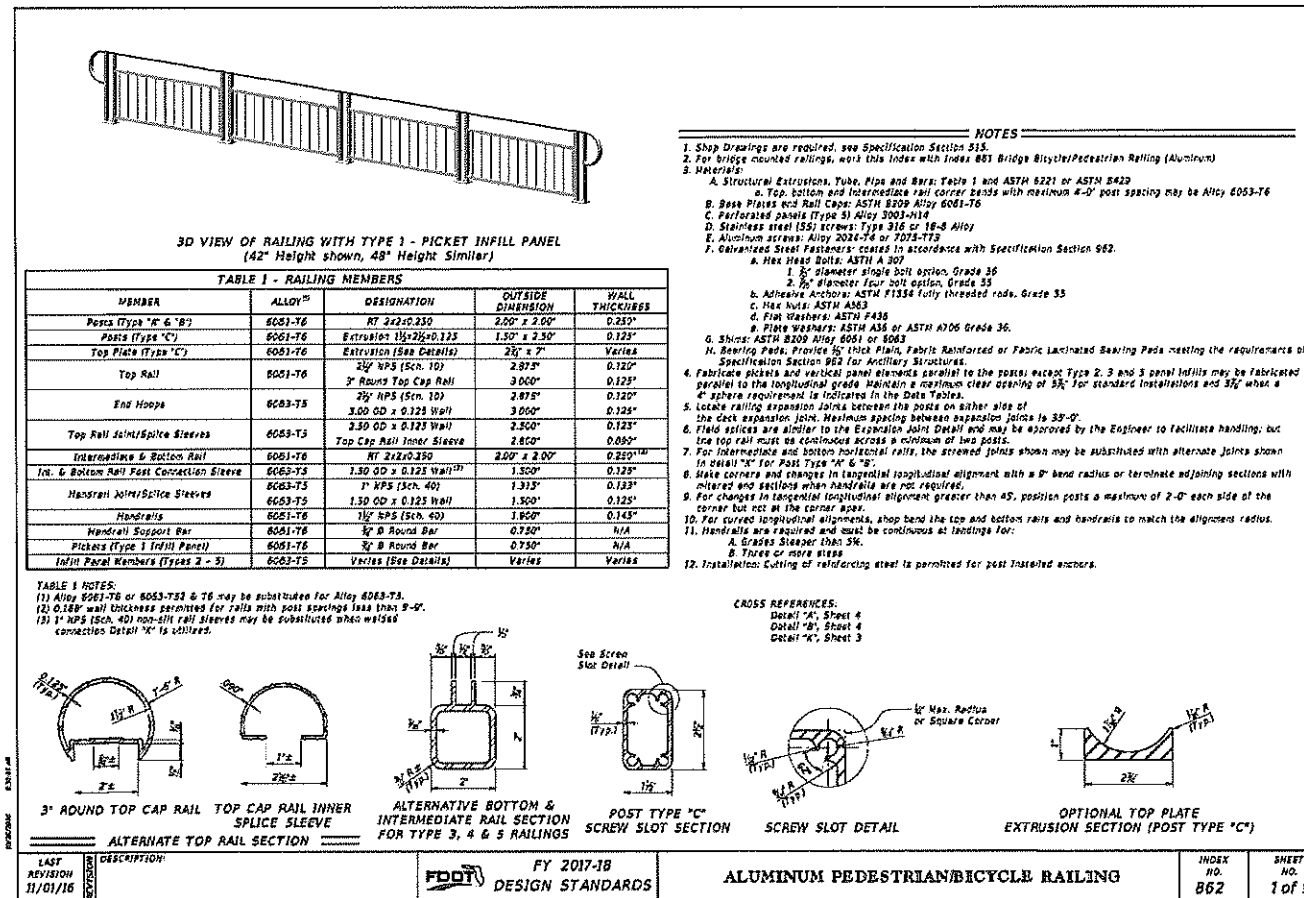
FIG. 201



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

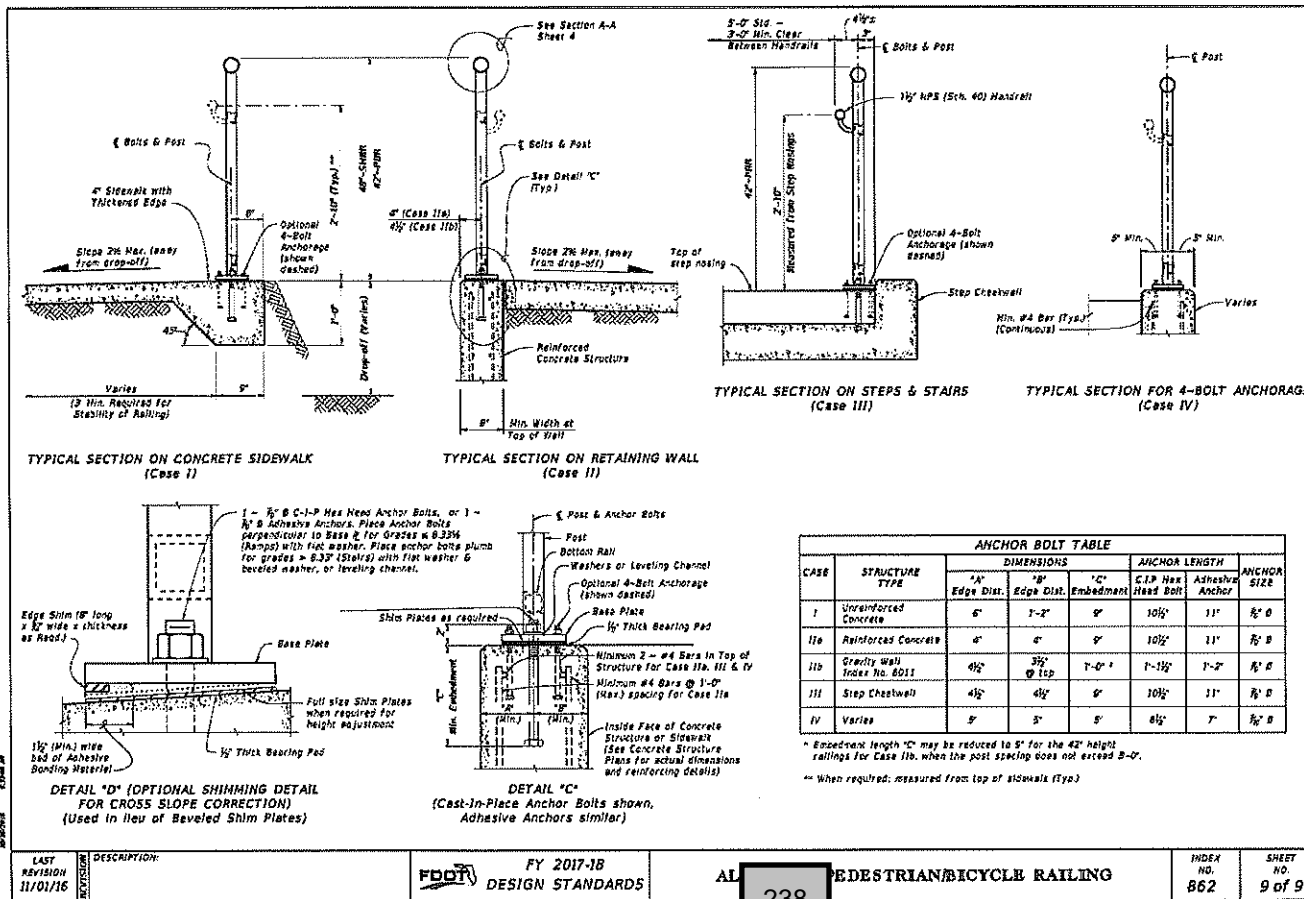
FIG. 202



ALUMINUM PEDESTRIAN/BICYCLE RAILING

INDEX NO. 862

SHEET NO. 1 of 9



ALUMINUM PEDESTRIAN/BICYCLE RAILING

INDEX NO. 862

SHEET NO. 9 of 9

ALMONDE DEVELOPMENT LLC

CivilCorp Engineering, Inc.
650 N. Wymore Rd., Ste. 310
Maitland, FL 32751
Phone: 407-516-0437
Certificate of Authorization No. 29590

Project No. 132-002

Scale NTS

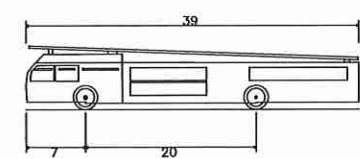
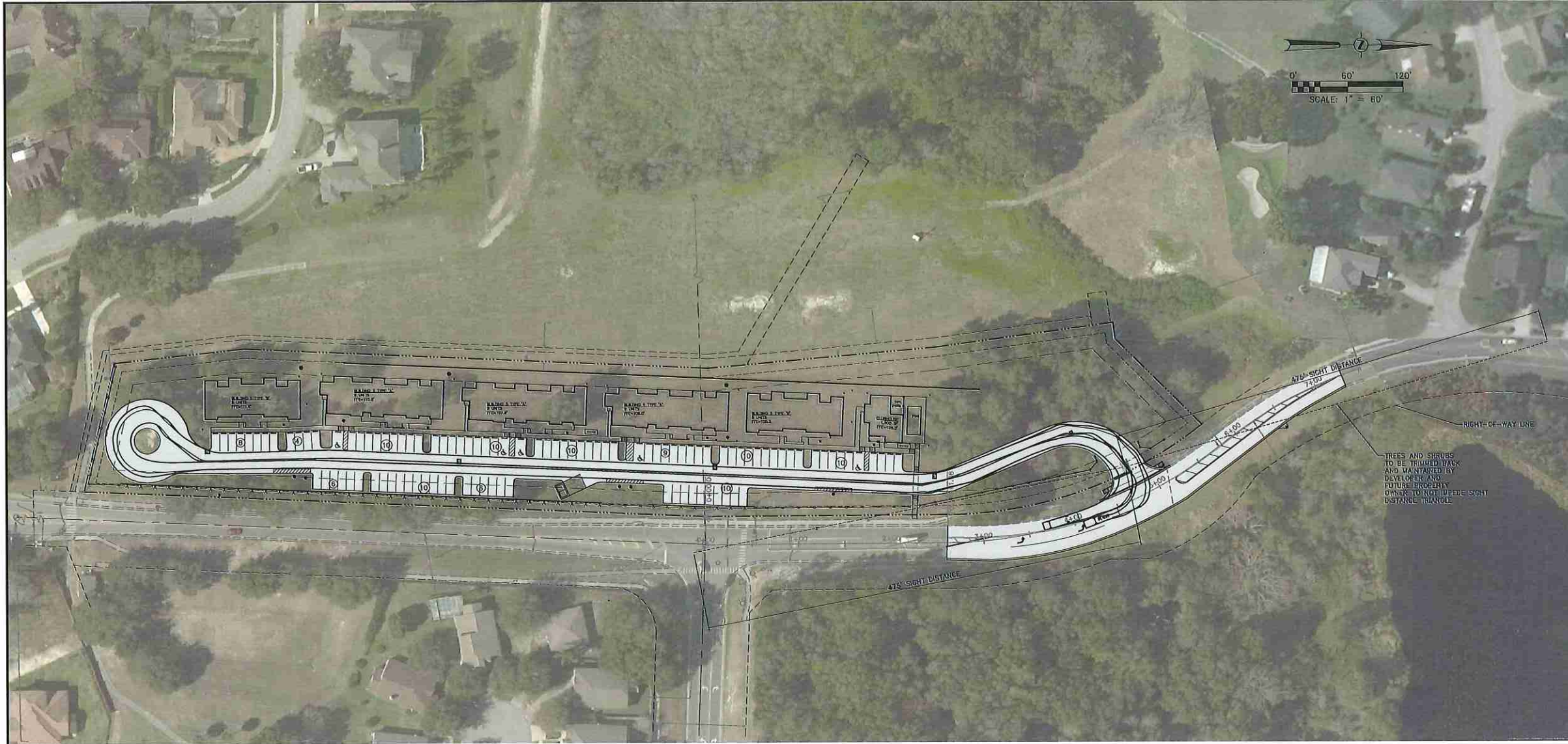
Drawn By STA

Date 04/28/2017

MEADOW VIEW APARTMENTS
1611 VICK RD, APOPKA FL

DETAIL SHEET

SHEET NO. C-11



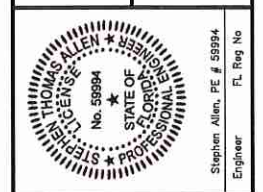
Aerial Fire Truck	
Overall Length	39.000ft
Overall Width	8.167ft
Overall Body Height	7.500ft
Min Body Ground Clearance	0.750ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

239

Revisions		Project No.	Drawn By	STA
4	06/13/18	132-002	STA	REVISED PER CITY COMMENTS
3	04/20/18			REVISED PER CITY COMMENTS
2	04/20/18			REVISED PER CITY COMMENTS
1	09/07/17	132-002	STA	02/02/2017
#	Date	Scale	1"=60'	Date

ALLONDE DEVELOPMENT LLC

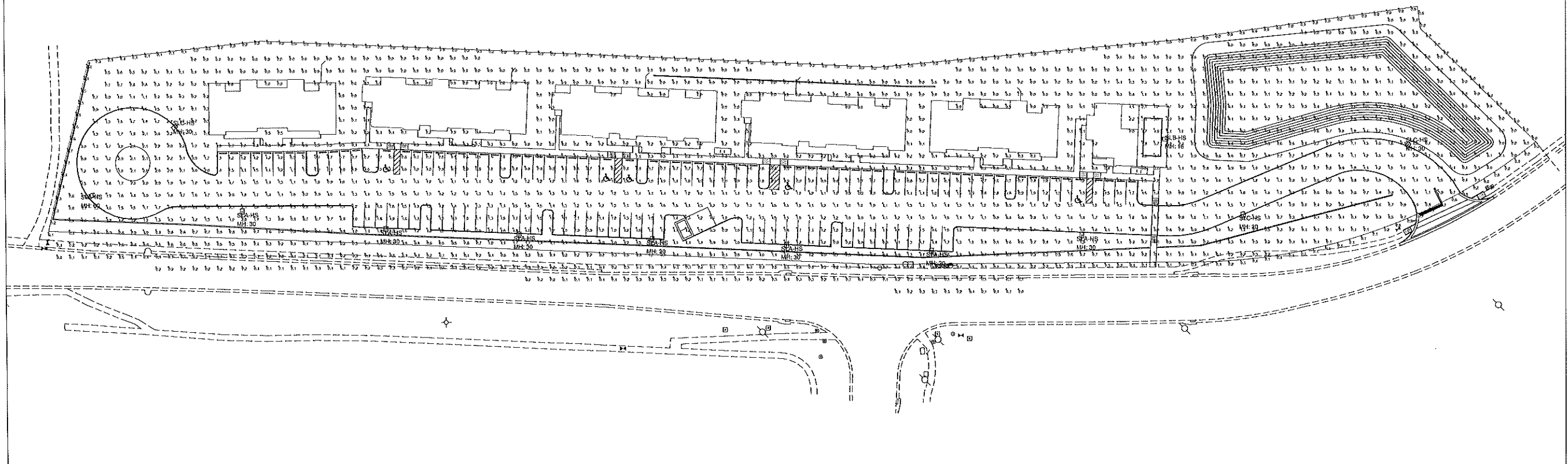
CivilCorp Engineering, Inc.
 630 N Wymore Rd, Ste 310
 Maitland, FL 32751
 Phone 407-216-0437
 Certificate of Authorization No. 29390



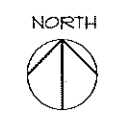
MEADOW VIEW APARTMENTS 1611 VICK RD. APOPKA, FL	TRUCK TURN PLAN
PROJECT NAME	SHEET NAME
SHEET NO. C-12	

System	Manufacturer	Qty	Label	Approved	Description	LF	LVA Watts	LVA Lumens	Beam Angle
1	1	1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3	3	3

Task	Code	Units	Alt	Mag	Dist	Arg Max	Max Max
Lighting	1	1	1	1	1	1	1
Boundary	2	2	2	2	2	2	2
Footcandle	3	3	3	3	3	3	3



SITE LIGHTING PLAN
SCALE: 1" = 40' - 0"



REVISIONS
1
2
3
4
5
6
7
8

PROJECT NO:
MTC0616-01

DATE:
11-5-2016

**SITE LIGHTING PLAN
SPECIFICATIONS**

MEADOW VIEW APARTMENTS FOR:
HILAL PROPERTIES
INTERSECTION OF WELCH & VICK ROADS
APOPKA, FLORIDA

RABITS & ROMANO
ARCHITECTURE
PLANNING
AND
DESIGN

5127 SOUTH GRANDBAY AVE.
SUITE 110 ORLANDO, FL 32809

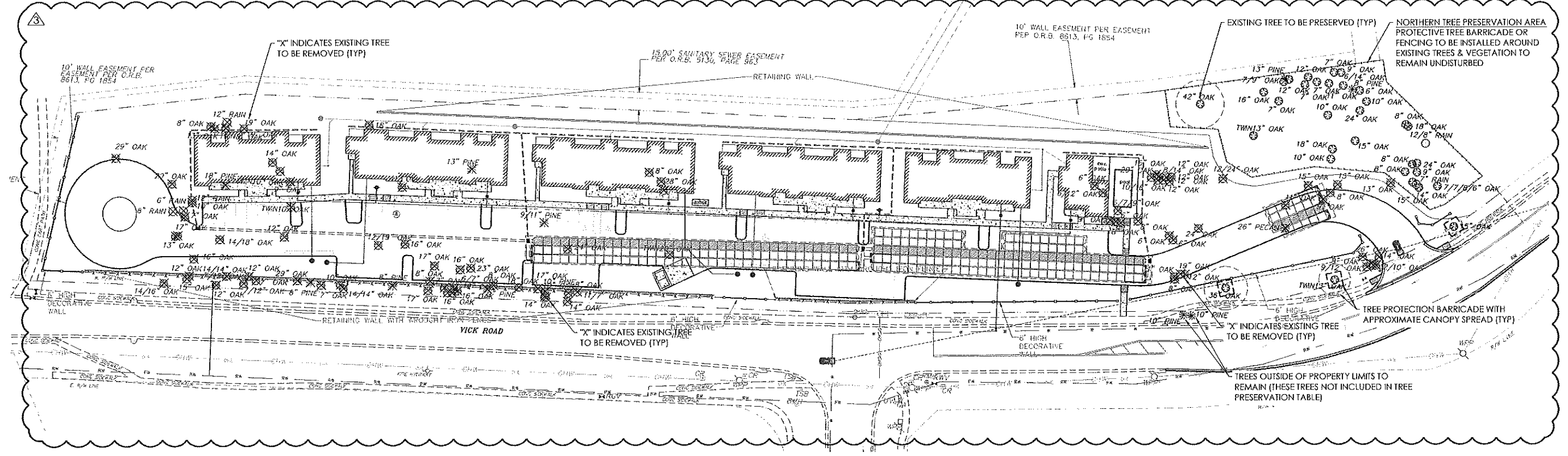
TEL: 407-480-0330
FAX: 407-252-6000

info@rabits-romano.com
www.rabits-romano.com

SIGN/SEAL

DATE

SHEET
5100
OF
1



TREE REMOVAL

- (7) 6" OAK
- (8) 7" OAK
- (13) 8" OAK
- (5) 9" OAK
- (9) 10" OAK
- (4) 11" OAK
- (15) 12" OAK
- (1) 13" OAK
- (12) 14" OAK
- (4) 15" OAK
- (8) 16" OAK
- (4) 17" OAK
- (3) 18" OAK
- (1) 19" OAK
- (4) 20" OAK
- (1) 23" OAK
- (3) 24" OAK
- (1) 26" OAK
- (1) 26" PECAN
- (1) 28" OAK
- (2) 29" OAK

PROTECTED TREES (<24" DBH) REMOVED: 99 TREES (1,174')
SPECIMEN TREES (>24" DBH) REMOVED: 8 TREES (210')
(NOTE: PINE TREES, RAIN TREES & TREES UNDER 6" DBH NOT INCLUDED)

ARBOR TREE CALCULATION: (MAX. REPLACEMENT)

SPECIMEN TREES:
TOTAL SITE AREA: 187,918 SQ. FT.
LESS 6,000 SQ. FT.: 181,918 SQ. FT.
DIVIDED BY 1,000: 182 TREES
TIMES 5" DBH: 910 INCHES
PLUS 30 INCHES: 940 INCHES MAX. REPLACEMENT (SPECIMEN)

NON-SPECIMEN TREES:
TOTAL SITE AREA: 187,918 SQ. FT.
LESS 6,000 SQ. FT.: 181,918 SQ. FT.
DIVIDED BY 1,000: 182 TREES
TIMES 3.5" DBH: 637 INCHES
PLUS 21 INCHES: 658 INCHES MAX. REPLACEMENT (NON-SPECIMEN)

SPECIMEN REPLACEMENT REQUIRED: 210' (ACTUAL REMOVED)
NON-SPECIMEN REPLACEMENT REQUIRED: 658' (MAX. REPLACEMENT)
TOTAL REPLACEMENT INCHES REQUIRED: 868"

TREE PRESERVATION

- (3) 6" OAK
- (7) 7" OAK
- (4) 8" OAK
- (3) 9" OAK
- (3) 10" OAK
- (1) 11" OAK
- (2) 12" OAK
- (4) 13" OAK
- (2) 14" OAK
- (3) 15" OAK
- (1) 16" OAK
- (2) 18" OAK
- (2) 24" OAK
- (1) 36" OAK
- (1) 42" OAK

PROTECTED TREES (<24" DBH) PRESERVED: 35 TREES (368')
SPECIMEN TREES (>24" DBH) PRESERVED: 4 TREES (126')
(NOTE: PINE TREES, RAIN TREES & TREES UNDER 6" DBH NOT INCLUDED)

TREE REQUIREMENT (MAX. TREE STOCK)

TOTAL SITE AREA: 187,918 SQ. FT. (4.314 ACRES)
TREES REQUIRED: 23.5 TREES (1 TREE/8,000 SQ. FT.)
TREES PROVIDED: 109 TREES (INCLUDES BUFFER TREES)

TREE REPLACEMENT (PROPOSED TREES)

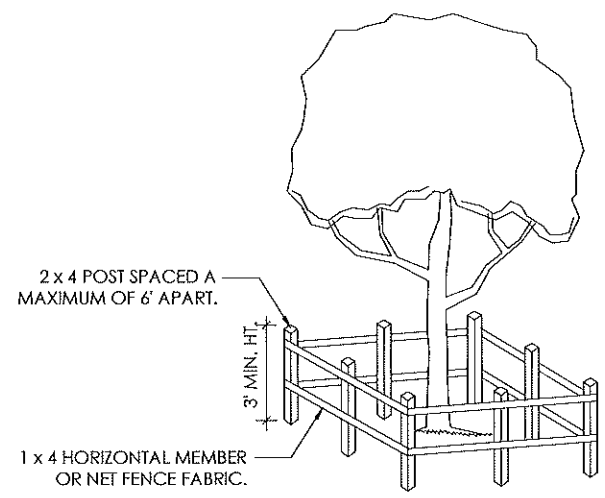
22 LIVE OAKS @ 3.5" DBH = 77"
24 MAGNOLIAS @ 3.5" DBH = 84"
19 RED CEDAR @ 3.5" DBH = 66.5"
25 CRAPE MYRTLES @ 3.5" DBH = 87.5"
19 EAGLESTON HOLLY @ 3" DBH = 57"

TOTAL PROPOSED INCHES TO BE PLANTED: 372"

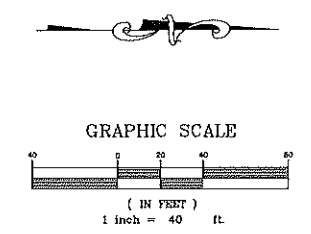
TREE MITIGATION CALCULATIONS

TOTAL REPLACEMENT INCHES REQUIRED: 868"
LESS PROPOSED INCHES TO BE PLANTED: -372"
REMAINING INCHES TO BE MITIGATED: 496"
PROPOSED TREE BANK PAYMENT (\$10/INCH): \$4,960.00

TREE PROTECTION DETAIL



PROTECTIVE BARRIERS SHALL BE PLACED AT POINTS NOT CLOSER THAN SIX (6) FEET FROM THE BASE OF THE TREE. EACH SECTION OF THE BARRIER SHALL BE CLEARLY VISIBLE (FLAGGED WITH BRIGHTLY COLORED PLASTIC TAPES OR OTHER MARKERS). NO ATTACHMENTS OR WIRES OTHER THAN THOSE OF A PROTECTIVE OR NON-DAMAGING NATURE SHALL BE ATTACHED TO ANY TREE.



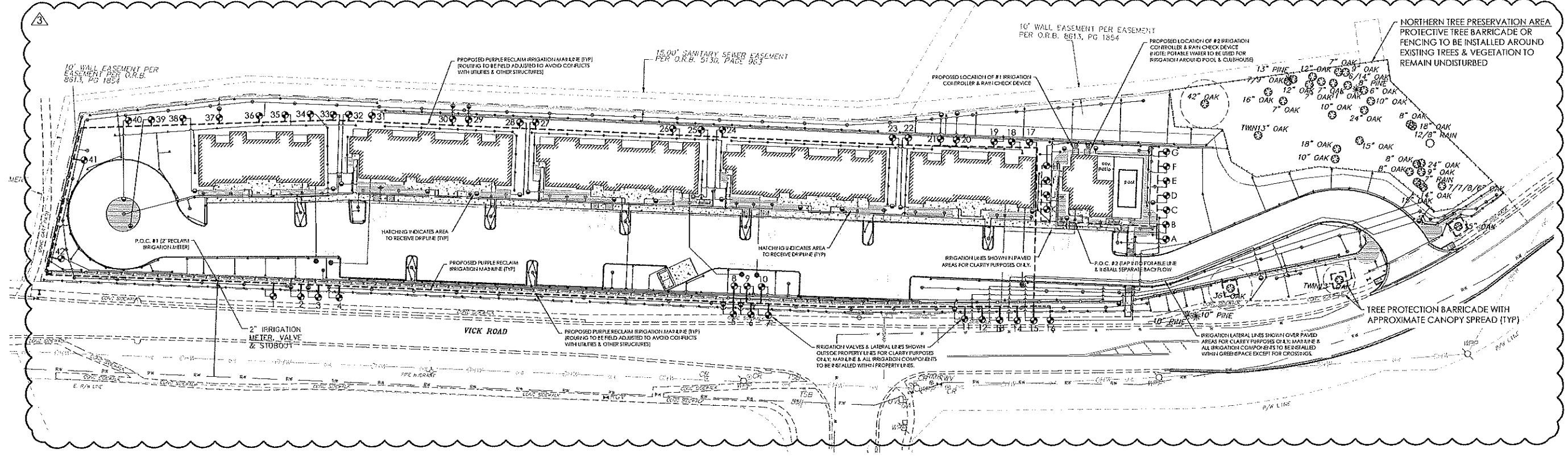
TREE REMOVAL & MITIGATION PLAN

LANDSCAPE & IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE _____ REG. NO. _____ DATE _____

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of SCHWEIZER BOJACK LANDSCAPE ARCHITECTURE LLC and were created, evaluated and developed for the use and connection with this specific project.



POC #1 (RECLAIM) IRRIGATION ZONE LEGEND

ZONE	DESCRIPTION	USAGE
1	TEMPORARY SPRAYS (SOD)	55.5 GPM
2	DRIP ZONE (SHRUBS)	1.7 GPM
3	DRIP ZONE (SHRUBS)	1.3 GPM
4	BUBBLER ZONE (TREES)	60 GPM
5	DRIP ZONE (SHRUBS)	1.4 GPM
6	DRIP ZONE (SHRUBS)	1.3 GPM
7	TEMPORARY SPRAYS (SOD)	55.5 GPM
8	TEMPORARY ROTORS (SOD)	45 GPM
9	BUBBLER ZONE (TREES)	52.5 GPM
10	TEMPORARY SPRAYS (SOD)	44.6 GPM
11	DRIP ZONE (SHRUBS)	1.1 GPM
12	TEMPORARY ROTORS (SOD)	43.8 GPM
13	TEMPORARY ROTORS (SOD)	40 GPM
14	DRIP ZONE (SHRUBS)	1.6 GPM
15	DRIP ZONE (SHRUBS)	1.4 GPM
16	TEMPORARY SPRAYS (SOD)	54.6 GPM
17	DRIP ZONE (SHRUBS)	1.4 GPM
18	TEMPORARY SPRAYS (SOD)	54.6 GPM
19	TEMPORARY ROTORS (SOD)	45 GPM
20	DRIP ZONE (SHRUBS)	1.4 GPM
21	DRIP ZONE (SHRUBS)	1.5 GPM
22	DRIP ZONE (SHRUBS)	1.3 GPM
23	DRIP ZONE (SHRUBS)	1.2 GPM
24	DRIP ZONE (SHRUBS)	1.8 GPM
25	DRIP ZONE (SHRUBS)	1.2 GPM
26	TEMPORARY SPRAYS (SOD)	54.6 GPM
27	DRIP ZONE (SHRUBS)	1.8 GPM
28	DRIP ZONE (SHRUBS)	1.2 GPM

CONTINUED; POC #1 (RECLAIM) ZONE LEGEND

ZONE	DESCRIPTION	USAGE
29	DRIP ZONE (SHRUBS)	1.5 GPM
30	DRIP ZONE (SHRUBS)	1.4 GPM
31	TEMPORARY SPRAYS (SOD)	51.8 GPM
32	DRIP ZONE (SHRUBS)	1.8 GPM
33	DRIP ZONE (SHRUBS)	1.4 GPM
34	TEMPORARY SPRAYS (SOD)	50 GPM
35	TEMPORARY ROTORS (SOD)	50 GPM
36	BUBBLER ZONE (TREES)	55.5 GPM
37	DRIP ZONE (SHRUBS)	1.2 GPM
38	DRIP ZONE (SHRUBS)	1.3 GPM
39	DRIP ZONE (SHRUBS)	1.3 GPM
40	DRIP ZONE (SHRUBS)	1.2 GPM
41	TEMPORARY SPRAYS (SOD)	37.5 GPM
42	TEMPORARY ROTORS (SOD)	27.5 GPM

POC #2 (POTABLE) IRRIGATION ZONE LEGEND

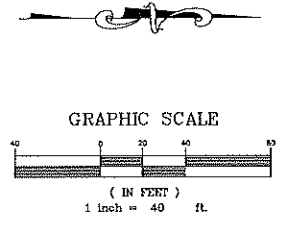
ZONE	DESCRIPTION	USAGE
A	TEMPORARY SPRAYS (SOD)	7.3 GPM
B	DRIP ZONE (SHRUBS)	1.8 GPM
C	TEMPORARY SPRAYS (SOD)	7.4 GPM
D	DRIP ZONE (SHRUBS)	1.9 GPM
E	BUBBLER ZONE (TREES/PALMS)	10.5 GPM
F	TEMPORARY SPRAYS (SOD)	9.3 GPM
G	DRIP ZONE (SHRUBS)	1.8 GPM
H	TEMPORARY SPRAYS (SOD)	9.3 GPM
I	TEMPORARY SPRAYS (SOD)	8.8 GPM
J	BUBBLER ZONE (TREES/PALMS)	7.5 GPM
K	TEMPORARY SPRAYS (SOD)	9.7 GPM

IRRIGATION EQUIPMENT LEGEND

- | SYMBOL | SPECIFICATIONS/DESCRIPTION |
|-----------|---|
| P.O.C. #1 | 2" RECLAIM IRRIGATION METER WITH BACKFLOW PREVENTER |
| P.O.C. #2 | 3/4" TAP INTO POTABLE WATER (WITH BACKFLOW PREVENTER) FOR IRRIGATION AROUND POOL & CLUBHOUSE AREA |
| ⊕ | (2) HUNTER REMOTE RAIN CHECK DEVICES |
| ⊞ | (2) RAINBIRD OUTDOOR ESP-LX IRRIGATION CONTROLLERS UPON COMPLETION OF INSTALLATION, ADHERE A STICKER TO THE CONTROLLER WITH A ZONE LEGEND, DATE INSTALLED, INSTALLER'S NAME/COMPANY & PERMIT NUMBER. |
| ⊕ | RAINBIRD 2" PGA SERIES ELECTRIC VALVE INSTALLED IN A 12" AMETEK VALVE BOX WITH PURPLE RECLAIM LID (PURPLE LIDS NOT REQUIRED ON VALVE BOXES FOR POOL AREA IRRIGATION) |
| ⊕ | RAINBIRD FLUSH VALVE FOR DRIP ZONES |
| ⊕ | PURPLE RECLAIM IRRITROL BUBBLERS INSTALLED USING 1/2" FLEX PIPE WITH A MINIMUM OF 12" LENGTH (PURPLE BUBBLERS NOT REQUIRED ON POTABLE WATER AROUND POOL AREA) |
| ▲ | HUNTER ROTORS (TEMPORARY IRRIGATION ZONES ONLY) WITH PURPLE HEADS OR CAPS |
| • | RAINBIRD LOW-VOLUME 1806-PRS 6" POP-UP SPRAY HEADS WITH ROTARY STREAM NOZZLE & PURPLE HEADS OR CAPS (PURPLE HEADS OR CAPS NOT REQUIRED ON POTABLE WATER SPRAYS AROUND POOL AREA) |
| ▨ | RAINBIRD XF SERIES PURPLE (RECLAIM) ON SURFACE DRIFLINE WITH 12" INLINE EMITTERS. DRIP LINES TO BE SPACED 12" APART (BROWN DRIFLINE TO BE USED ON POTABLE DRIP ZONES AROUND CLUBHOUSE) |
| --- | 2 1/2" PURPLE RECLAIM IRRIGATION MAINLINE, CLASS 200 PVC NOTE: INSTALL 1 1/2" WHITE PVC MAINLINE AROUND POOL AREA |
| --- | IRRIGATION PURPLE (RECLAIM) LATERAL LINES TO BE SIZED & INSTALLED BY THE IRRIGATION CONTRACTOR. VELOCITY IN THE LATERAL PIPES NOT TO EXCEED 5 FEET PER SECOND IN EACH ZONE. NOTE: WHITE PVC LATERAL LINES TO BE USED ON POTABLE SYSTEM AROUND POOL. |

ADDITIONAL IRRIGATION CLARIFICATIONS:

1. VELOCITY IN THE LATERAL PIPES NOT TO EXCEED 5 FEET PER SECOND IN EACH ZONE.
 2. ALL IRRIGATION LINES UNDER PAVED AREAS TO BE SLEEVED WITH SCH. 40 SLEEVING SIZED AT LEAST (2) TIMES THE DIAMETER OF THE IRRIGATION LINE SIZE.
 3. AVOID CONFLICT WITH EXISTING AND PROPOSED UNDERGROUND UTILITIES & EXISTING TREES DURING INSTALLATION OF PROPOSED IRRIGATION SYSTEM. FIELD ADJUST LAYOUT AS NECESSARY.
 4. TREE BUBBLERS, SOD SPRAYS, ROTORS & DRIFLINE DESIGNED TO BE ON SEPARATE ZONES.
 5. ALL IRRIGATION DISTRIBUTION EQUIPMENT MUST BE 24" FROM VERTICAL STRUCTURES.
- *IRRIGATION RISERS ARE NOT ALLOWED***



IRRIGATION PLAN

LANDSCAPE & IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE _____ REG. NO. _____ DATE _____

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IRRIGATION GENERAL NOTES

1. THE IRRIGATION CONTRACTOR SHALL REFER TO THE LANDSCAPE PLAN WHEN TRENCHING TO LAY PIPE TO AVOID NEW AND EXISTING TREES AND LARGE SHRUBS.
2. ALL WIRING FROM THE IRRIGATION CONTROLLER TO THE REMOTE CONTROL VALVES SHALL BE UF-14/1 DIRECT BURIAL CABLE. ALL WIRE SPLICES SHALL BE MADE IN VALVE BOXES ONLY USING RAINBIRD SNAP-TITE CONNECTORS AND SEALANT.
3. UNLESS OTHERWISE INDICATED, PIPE TO A SINGLE SPRAY HEAD SHALL BE 1/2" PVC CL-315 PIPING.
4. ALL MAINLINE PIPING SHALL BE BURIED TO HAVE A MINIMUM COVER OF 18 INCHES. ALL LATERAL PIPING DOWNSTREAM OF THE MAINLINE SHALL BE BURIED TO HAVE A MINIMUM COVER OF 12 INCHES.
5. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THE OWNER OR ARCHITECT ON THE EXACT LOCATION OF THE IRRIGATION CONTROLLER.
6. THE IRRIGATION CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF WORK UNDER THIS CONTRACT.
7. ALL IRRIGATION INSTALLATION SHALL CONFORM TO LOCAL CODES AND REGULATIONS.
8. ALL PIPING ON THE PLANS IS DIAGRAMMATICALLY ROUTED FOR CLARITY AND SHALL BE ROUTED TO AVOID NEW AND EXISTING PLANTS. DESIGN MODIFICATIONS SHALL ONLY BE MADE AS NECESSARY TO MEET FIELD CONDITIONS AND ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
9. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE FINAL ADJUSTMENT OF THE SPRINKLERS ARC AND RADIUS TO ASSURE 100 PERCENT COVERAGE.
10. 115 VOLT, SINGLE PHASE ELECTRICAL POWER IS REQUIRED TO OPERATE THE IRRIGATION CONTROLLER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOCATION OF THE POWER WITH THE OWNER OR OWNER'S REPRESENTATIVE. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO SEE THAT THE CONTROLLER IS WIRED IN ACCORDANCE WITH ALL ELECTRICAL CODES BY A LICENSED ELECTRICIAN. ALL MATERIALS NECESSARY TO WIRE THE CONTROLLER SHALL BE FURNISHED BY THE IRRIGATION CONTRACTOR.
11. THE IRRIGATION CONTRACTOR SHALL CHOOSE THE APPROPRIATE NOZZLES TO PROVIDE MAXIMUM COVERAGE.
12. ALL LANDSCAPE IRRIGATION SYSTEMS SHALL BE LOW-VOLUME IRRIGATION SYSTEMS. A LOW-VOLUME IRRIGATION SYSTEM IS DESIGNED TO PROVIDE NO MORE THAN THE MINIMUM AMOUNT OF WATER REQUIRED BY ANY SPECIFIC LANDSCAPE MATERIAL TO ENSURE SURVIVAL OF THAT MATERIAL. SUCH A SYSTEM UTILIZES A COMBINATION OF SPRINKLER MECHANISMS AND ZONES TO ACCOMMODATE THE INDIVIDUAL IRRIGATION REQUIREMENTS OF EACH TYPE OF LANDSCAPE MATERIAL, INCLUDING TREES, SHRUBS, ORNAMENTALS AND TURF AREAS.
13. ALL UNDERGROUND IRRIGATION SYSTEMS SHALL BE REGULATED BY AN AUTOMATIC TIMER OR CONTROLLER.
14. THE DESIGN OF THE IRRIGATION SYSTEM SHALL INCLUDE SPRINKLER HEADS AND DEVICES APPROPRIATE FOR THE LANDSCAPE MATERIALS TO BE IRRIGATED.
15. LOW TRAJECTORY HEADS OR LOW-VOLUME WATER DISTRIBUTING DEVICES SHALL BE USED TO IRRIGATE CONFINED AREAS IN ORDER TO PREVENT OVERSPRAY ONTO IMPERVIOUS AREAS.
16. IRRIGATION SYSTEMS SHALL BE DESIGNED TO PLACE HIGH WATER DEMAND AREAS, SUCH AS LAWNS, ON SEPARATE ZONES FROM THOSE AREAS WITH REDUCED WATER REQUIREMENTS.
17. AUTOMATICALLY CONTROLLED IRRIGATION SYSTEMS SHALL BE OPERATED BY AN IRRIGATION CONTROLLER THAT IS CAPABLE OF IRRIGATING HIGH REQUIREMENT AREAS.

IRRIGATION SYSTEM MAINTENANCE CHECKLIST

1. ____ Make sure the controller (timer) is set to the correct water restrictions.
2. ____ Check each zone once per month to ensure there are no broken irrigation heads and that you have 100% coverage.
3. ____ Adjust each zone twice per year to ensure the correct spray pattern and to ensure impervious surfaces are not being watered.
4. ____ Set irrigation frequency to once per week during the months of December, January and February and twice per week the rest of the months. Make sure the day and time corresponds to the local water restrictions.
5. ____ Add mulch to landscape as needed to maintain 3-inches on all beds.
6. ____ Check rain sensor quarterly to make sure it is functioning.
7. ____ Calibrate irrigation zones once per year using flat-bottomed cans so that no more than 1/4-inch per application is applied in the high volume zone, no more than 1/8-inch per application is applied in the medium volume zone, and no more than 1/8-inch per application is applied in the low volume zone. The above mentioned settings presume two watering days per week. Note: Controller must be adjusted to keep the irrigation within the water restrictions time frame.
8. ____ If your system is equipped with a filter, check and/or clean the filter quarterly.

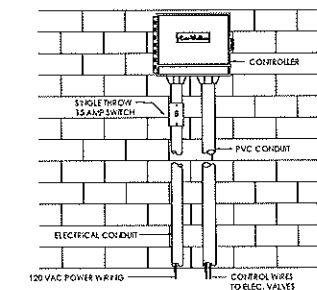
If someone other than the owner does the above checks, it is recommended they be a licensed irrigation contractor and a member of the Florida Irrigation Society.

ADDITIONAL IRRIGATION CLARIFICATIONS:

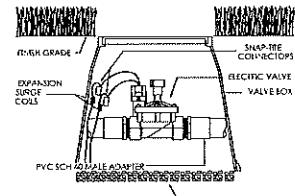
1. VELOCITY IN THE LATERAL PIPES NOT TO EXCEED 5 FEET PER SECOND IN EACH ZONE.
2. ALL IRRIGATION LINES UNDER PAVED AREAS TO BE SLEEVED WITH SCH. 40 SLEEVING SIZED AT LEAST (2) TIMES THE DIAMETER OF THE IRRIGATION LINE SIZE.
3. AVOID CONFLICT WITH EXISTING AND PROPOSED UNDERGROUND UTILITIES & EXISTING TREES DURING INSTALLATION OF PROPOSED IRRIGATION SYSTEM. FIELD ADJUST LAYOUT AS NECESSARY.
4. TREE BUBBLERS, SOD SPRAYS, ROTORS & DRIFLINE DESIGNED TO BE ON SEPARATE ZONES.
5. ALL IRRIGATION DISTRIBUTION EQUIPMENT MUST BE 24" FROM VERTICAL STRUCTURES.

IRRIGATION RISERS ARE NOT ALLOWED

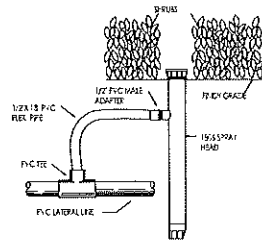
IRRIGATION DETAILS



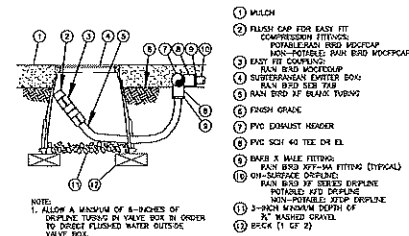
RAINBIRD WALL MOUNT IRRIGATION CONTROLLER



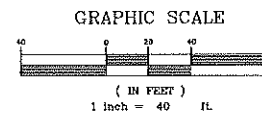
RAINBIRD MODEL PGA SERIES ELECTRIC VALVE



RAINBIRD MODEL 1806 - 6" POP-UP SPRAY HEAD



RAINBIRD XFD ON-SURFACE DRIFLINE FLUSH POINT WITH EASY FIT COMPRESSIONS FITTINGS



IRRIGATION DETAILS

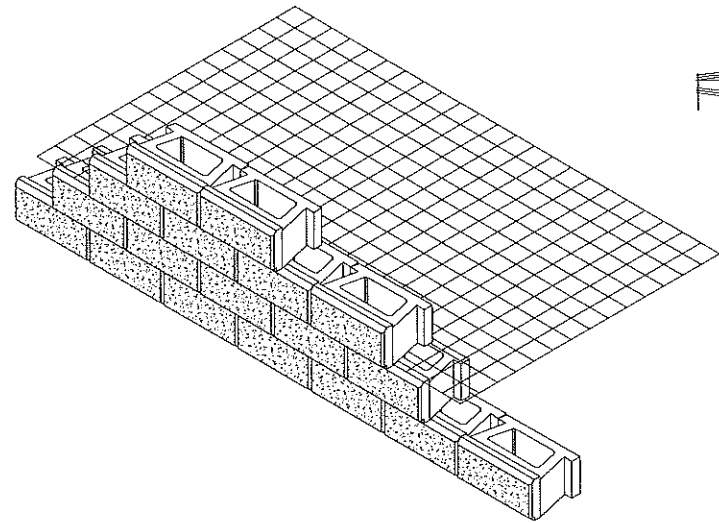
LANDSCAPE & IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE

REG. NO.

DATE



ALLAN BLOCK CLASSIC

PROPOSED SEGMENTAL RETAINING WALL MEADOWVIEW APARTMENTS CITY OF APOPKA, FLORIDA

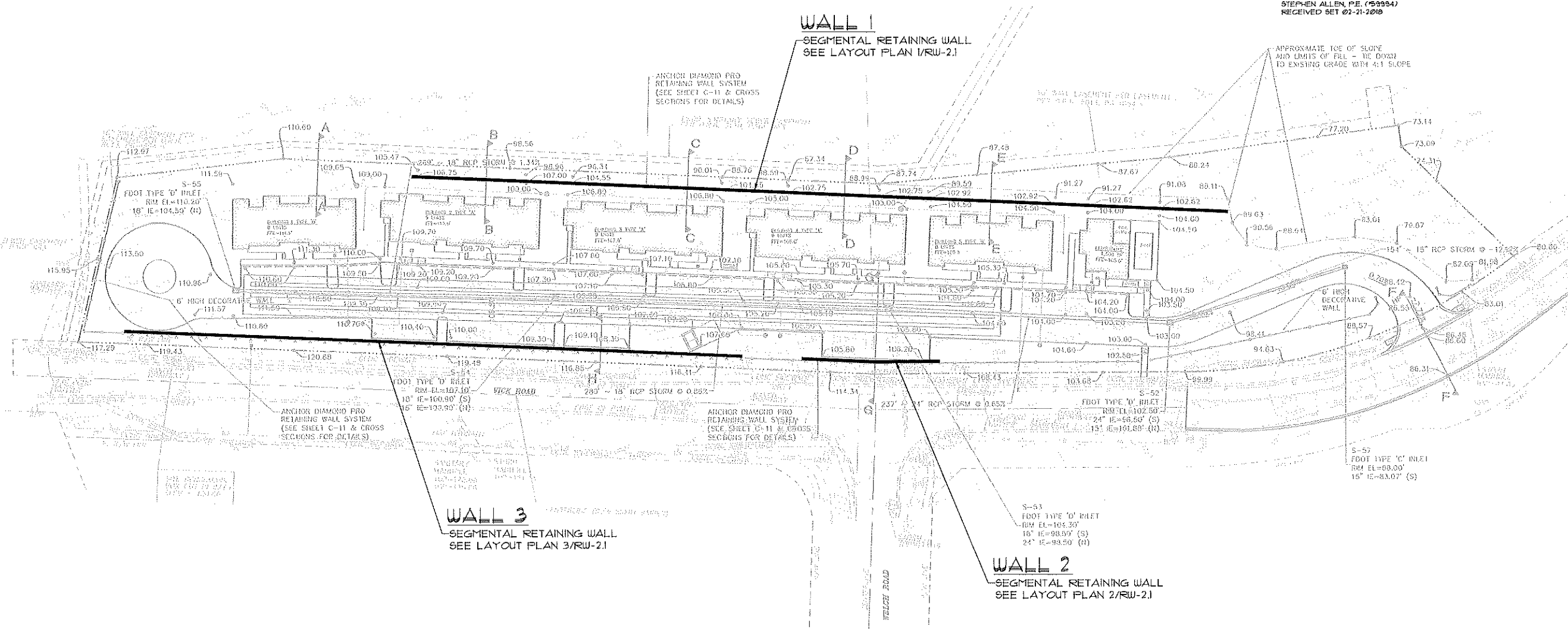
DRAWING SHEET INDEX			
PAGE	SHEET	TITLE	REV
1	COVER	TITLE PAGE AND SITE PLAN	•
2	RW-11	GENERAL NOTES	•
3	RW-21	WALL LAYOUT PLANS	•
4	RW-31	WALL 1 ELEVATION	•
5	RW-32	WALL 1 ELEVATION	•
6	RW-33	WALL 1 ELEVATION	•
7	RW-34	WALL 1 ELEVATION	•
8	RW-35	WALL 1 ELEVATION	•
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10	RW-37	WALL 1 SECTIONS	•
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12	RW-39	WALL 2 SECT, WALL 2 AND 3 ELEV.	•
13	RW-310	WALL 3 ELEVATIONS	•
14	RW-311	WALL 3 ELEVATIONS	•
15	RW-312	WALL 3 SECTIONS	•
16	RW-41	DETAILS	•

REFERENCE PLANS

MEADOWVIEW APARTMENTS
APOPKA, FLORIDA

CIVIL ENGINEER OF RECORD:
CIVILCORP ENGINEERING, INC.
630 N WYMORE RD, SUITE 310
MAITLAND, FL 32751

STEPHEN ALLEN, P.E. (59954)
RECEIVED SET 02-21-2018



WALL 1
SEGMENTAL RETAINING WALL
SEE LAYOUT PLAN 1/RW-2.1

WALL 3
SEGMENTAL RETAINING WALL
SEE LAYOUT PLAN 3/RW-2.1

WALL 2
SEGMENTAL RETAINING WALL
SEE LAYOUT PLAN 2/RW-2.1

(REFERENCE SHEET: 08E)
RETAINING WALL SITE PLAN
SCALE: NTS

245

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TITLE PAGE AND SITE PLAN
MEADOWVIEW APARTMENTS
1611 VICK RD.
APOPKA, FL 32712

03-23-2018
CHAD E. HATCHER P.E.
FL. PROF. REG. NO. 84151

REVISIONS

DATE: 03/23/2018
SCALE: AS NOTED
DRAWN: MED
APPROVED: CEH
JOB NO: 18-059
SHEET

COVER

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GENERAL NOTES

- A. RETAINING WALL HAS BEEN DESIGNED IN ACCORDANCE WITH SECTIONS 1610 AND 1807.2.4 OF THE FLORIDA BUILDING CODE, 5TH EDITION (2014) AND SECTIONS 6 AND 7 OF THE NCHRP DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS, 3RD EDITION. THE WALLS HAVE NOT BEEN CHECKED FOR THE DETERMINATION AND/OR VERIFICATION OF THE BEARING CAPACITY AND STRENGTH PROPERTIES OF THE IN-SITU FOUNDATION SOILS, LONG TERM GLOBAL STABILITY OF THE WALL STRUCTURE EMBANKMENT, SETTLEMENT ESTIMATES, AND GROUND WATER AND SUBSURFACE DRAINAGE CONSIDERATIONS.
- B. THIS RETAINING WALL HAS BEEN EVALUATED FOR WINDS LOADS IN ACCORDANCE WITH CHAPTER 16 OF THE FLORIDA BUILDING CODE, 5TH EDITION (2014) AS FOLLOWS:
RISK CATEGORY: CATEGORY I
ULTIMATE DESIGN WIND SPEED: 139 MPH (3-SECOND GUST)
NOMINAL DESIGN WIND SPEED: 120 MPH
- C. A GEOTECHNICAL REPORT WAS NOT FURNISHED FOR THIS PROJECT. THE DESIGN IS BASED UPON THE FOLLOWING ASSUMED SOIL PROPERTIES. THESE PROPERTIES SHALL BE SUBJECT TO REVIEW AND APPROVAL OF OWNER'S SITE ENGINEER(S).
REINFORCED SOIL:
USCS CLASSIFICATION: SP
DENSITY: 110 PCF
FRICTION ANGLE: 30 DEGREES
RETAINED SOIL:
USCS CLASSIFICATION: SP
DENSITY: 110 PCF
FRICTION ANGLE: 30 DEGREES
IN-SITU SOIL:
USCS CLASSIFICATION: SP
DENSITY: 110 PCF
FRICTION ANGLE: 30 DEGREES
LEVELING PAD:
USCS CLASSIFICATION: GU
DENSITY: 140 PCF
FRICTION ANGLE: 33 DEGREES.
ASSUMED MINIMUM ALLOWABLE SOIL BEARING CAPACITY = 1500 PSF.
- D. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND START OF CONSTRUCTION AND NOTIFY THE SITE ENGINEER IMMEDIATELY OF ANY SITE CONDITIONS THAT DIFFER FROM THOSE SHOWN ON THE DRAWING(S) THAT WOULD PRECLUDE THE CONSTRUCTION BEING PERFORMED IN THE MANNER SHOWN ON THESE DRAWINGS.
- E. REFER TO THE PROJECT CIVIL ENGINEER-OF-RECORD'S DRAWINGS FOR ALL DIMENSIONS NOT GIVEN OR INDICATED. ANY DIMENSION DISCREPANCIES FOUND ON THE SITE DRAWINGS SHALL BE COORDINATED WITH THE ENGINEER-OF-RECORD PRIOR TO CONSTRUCTION.
- F. SURCHARGE LIVE LOAD: 120 PSF
SURCHARGE DEAD LOAD: 40 PSF
SURCHARGE LIVE LOADS AND DEAD LOADS ARE APPLIED AT THE START OF THE GRADE BEHIND THE WALL, UNLESS NOTED OTHERWISE.
- G. THE CONTENTS OF THIS SUBMITTAL SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE OWNER'S SITE ENGINEER(S) PRIOR TO CONSTRUCTION OF WALL(S).
- H. BEARING CAPACITY AND STRENGTH PROPERTIES OF THE IN-SITU FOUNDATION SOILS, LONG TERM GLOBAL STABILITY OF THE WALL STRUCTURE EMBANKMENT, SETTLEMENT ESTIMATES, AND GROUND WATER AND SUBSURFACE DRAINAGE SHALL BE CONSIDERED AND EVALUATED BY THE OWNER'S SITE ENGINEER(S) PRIOR TO CONSTRUCTION.

STRUCTURAL NOTES

- A. WORK SHALL CONSIST OF FURNISHING AND CONSTRUCTION OF A CONCRETE RETAINING WALL IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN AND DIMENSIONS SHOWN ON THE CONSTRUCTION DRAWINGS. NO ALTERNATE WALL SYSTEMS WILL BE CONSIDERED.
- B. WORK INCLUDES PREPARING FOUNDATION SOIL, FURNISHING AND INSTALLING A LEVELING PAD, UNIT DRAINAGE FILL, A GEOSYNTHETIC SOIL REINFORCEMENT OF THE TYPE, SIZE, LOCATION AND LENGTHS DESIGNATED ON THE CONSTRUCTION DRAWINGS AND BACKFILL TO THE LINES AND GRADES ON THE CONSTRUCTION DRAWINGS.
- C. ALL AN BLOCK CONCRETE RETAINING WALL UNITS SHALL BE ALLAN BLOCK CLASSIC UNITS, LAID IN RUNNING BOND, NOMINALLY LOCATED AT THE MIDPOINT OF VERTICALLY ADJACENT UNITS, IN BOTH STRAIGHT AND CURVED ALIGNMENTS.
- D. BASE LEVELING PAD MATERIAL SHALL CONSIST OF A CRUSHED STONE BASE OR GRANULAR FILL MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D448:
SIEVE SIZE PERCENT PASSING
1 INCH 100
NO. 4 35 - 70
NO. 40 10 - 35
NO. 200 3 - 10
- E. UNIT DRAINAGE AGGREGATE SHALL CONSIST OF CLEAN, CRUSHED STONE OR GRANULAR FILL MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D448:
SIEVE SIZE PERCENT PASSING
1 INCH 100
3/4 INCH 75 - 100
NO. 4 0 - 60
NO. 40 0 - 50
NO. 200 0 - 5
- F. PLACE 12 INCHES OF DRAINAGE FILL AGGREGATE WITHIN THE CORES OF, BETWEEN, AND BEHIND THE UNITS AS INDICATED ON THE CONSTRUCTION DRAWINGS. CAP THE DRAINAGE AGGREGATE ZONE WITH 12 INCHES OF IMPERVIOUS MATERIAL (CLAYEY SOIL OR SIMILAR MATERIAL WHICH WILL PREVENT PERCOLATION INTO THE DRAINAGE ZONE BEHIND THE WALL).
- G. REINFORCED BACKFILL SHALL BE FREE OF ORGANICS AND DEBRIS AND CONSISTING OF SP TYPE CLASSIFIED SOIL IN ACCORDANCE WITH ASTM D2481 AND THE UCS CLASSIFICATION SYSTEM AND COMPACTED IN ACCORDANCE WITH ASTM D1556 OR ASTM D2922. MAXIMUM PARTICLE SIZE IS 4 INCHES.
- H. GEOSYNTHETIC SOIL REINFORCEMENT SHALL BE STRATAGRID 55-200 OR BETTER AS MANUFACTURED BY STRATA SYSTEMS, INC.
- I. GEOTEXTILE FILTER FABRIC SHALL BE N-SERIES FILTER FABRIC AS MANUFACTURED BY TENCATE GEOSYNTHETICS OR BETTER.
- J. THE CONTRACTOR SHALL EXCAVATE AND BACKFILL TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. IT IS ASSUMED THAT ALL PROBLEMATIC SOILS (ORGANIC, EXPANSIVE, ETC.) WILL BE REMOVED AND REPLACED WITH SUITABLE STRUCTURAL FILL.
- K. ANY FILL REQUIRED TO BACKFILL EXCAVATED AREA OR ACHIEVE FINISH GRADE IN STRUCTURAL AREAS SHALL BE AS INDICATED BY THE GEOTECHNICAL ENGINEER.
- L. SOIL COMPACTION UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL REPORT, SHALL ADHERE TO THE FOLLOWING MINIMUM REQUIREMENTS:
1. 2'-0" MINIMUM LEVELING PAD TRENCH: SHALL BE COMPACTED TO A MINIMUM DEPTH OF ONE (1) FOOT BELOW STRIPPED GRADE. ANY LOOSE, SOFT OR UNDESIRABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL IN LEVEL LIFTS NOT TO EXCEED 12 INCHES LOOSE THICKNESS, AND COMPACTED TO A MINIMUM OF 95% OF THE SOIL'S MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY ASTM SPECIFICATION D-1557.
- M. BASE LEVELING PAD MATERIAL SHALL BE PLACED ON COMPACTED SOIL TO THE DEPTHS, WIDTHS, LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS, TO A MINIMUM THICKNESS OF 6 INCHES AND EXTEND LATERALLY A MINIMUM OF 6' IN FRONT AND BEHIND THE RETAINING WALL.
- N. BASE LEVELING PAD MATERIAL SHALL BE COMPACTED AND PREPARED TO INSURE FULL CONTACT TO THE BASE SURFACE OF THE RETAINING WALL CONCRETE UNITS.

ALLAN BLOCK UNIT INSTALLATION

- A. FIRST COURSE OF UNITS SHALL BE PLACED ON THE LEVELING PAD AT THE APPROPRIATE LINE AND GRADE. ALIGNMENT AND LEVEL SHALL BE CHECKED IN ALL DIRECTIONS AND INSURE THAT ALL UNITS ARE IN FULL CONTACT WITH THE BASE AND PROPERLY SEATED.
- B. PLACE THE FRONT OF UNITS SIDE-BY-SIDE. DO NOT LEAVE GAPS BETWEEN ADJACENT UNITS. LAYOUT OF CORNERS AND CURVES SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- C. INSTALL EACH SUCCEEDING COURSE, BACKFILL AS EACH COURSE IS COMPLETED. FULL THE UNITS FORWARD UNTIL THE LOCATING SURFACE OF THE UNITS CONTACT THE LOCATING SURFACE OF THE UNITS IN THE PRECEDING COURSE. INTERLOCK WALL SEGMENTS THAT MEET AT CORNERS BY OVERLAPPING SUCCESSIVE COURSE. ATTACH CONCRETE RETAINING WALL UNITS AT EXTERIOR CORNERS WITH SPECIFIED ADHESIVE.
- D. PLACE AND COMPACT DRAINAGE FILL WITHIN AND BEHIND WALL UNITS. PLACE AND COMPACT BACKFILL SOIL BEHIND DRAINAGE FILL. FOLLOW WALL ERECTION AND DRAINAGE FILL CLOSELY WITH STRUCTURAL BACKFILL.
- E. GEOTEXTILE FILTER FABRIC SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION AS THE WALL IS LAID UP AND THE DRAINAGE FILL MATERIAL IS PLACED AND COMPACTED.
- F. MAXIMUM STACKED VERTICAL HEIGHT OF WALL UNITS, PRIOR TO UNIT DRAINAGE FILL AND BACKFILL PLACEMENT AND COMPACTION, SHALL NOT EXCEED ONE COURSE.

STRUCTURAL GEOGRID INSTALLATION

- A. INSTALL GEOSYNTHETIC SOIL REINFORCEMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ORIENT THE GEOSYNTHETIC SOIL REINFORCEMENT WITH THE HIGHEST STRENGTH AXIS PERPENDICULAR TO THE WALL FACE.
- B. GEOSYNTHETIC SOIL REINFORCEMENT SHALL BE PLACED AT THE STRENGTHS, LENGTHS AND ELEVATIONS SHOWN ON THESE CONSTRUCTION DESIGN DRAWINGS.
- C. THE GEOSYNTHETIC SOIL REINFORCEMENT SHALL BE LAID HORIZONTALLY ON TOP OF THE CONCRETE BLOCK UNITS AND THE COMPACTED BACKFILL SOILS. PLACE THE GEOSYNTHETIC SOIL REINFORCEMENT TO WITHIN ONE INCH OF THE FACE OF THE CONCRETE RETAINING WALL UNITS. PLACE THE NEXT COURSE OF CONCRETE RETAINING WALL UNITS ON TOP OF THE GEOSYNTHETIC SOIL REINFORCEMENT.
- D. THE GEOSYNTHETIC SOIL REINFORCEMENT SHALL BE IN TENSION AND FREE FROM WRINKLES PRIOR TO PLACEMENT OF BACKFILL SOILS ON TOP OF THE GEOSYNTHETIC SOIL REINFORCEMENT.
- E. GEOSYNTHETIC SOIL REINFORCEMENTS SHALL BE CONTINUOUS THROUGHOUT THEIR EMBEDMENT LENGTHS AND PLACED SIDE-BY-SIDE TO PROVIDE 100% COVERAGE AT EACH LEVEL. SPLICED CONNECTIONS BETWEEN SHORTER PIECES OF GEOSYNTHETIC SOIL REINFORCEMENT OR GAPS BETWEEN ADJACENT PIECES OF GEOSYNTHETIC SOIL REINFORCEMENT ARE NOT PERMITTED.
- F. GEOGRID NOMENCLATURE: STRATAGRID 200 - 600
GEOGRID TYPE LENGTH IN DECIMAL FEET

REINFORCED BACKFILL PLACEMENT

- A. REINFORCED BACKFILL SHALL BE PLACED, SPREAD AND COMPACTED IN SUCH A MANNER THAT MINIMIZES THE DEVELOPMENT OF SLACK IN THE GEOSYNTHETIC SOIL REINFORCEMENT AND INSTALLATION DAMAGE.
- B. REINFORCED BACKFILL SHALL BE PLACED AND COMPACTED IN LIFTS NOT TO EXCEED 6 INCHES WHERE HAND COMPACTION IS USED, OR 8 TO 10 INCHES WHERE HEAVY COMPACTION EQUIPMENT IS USED. LIFT THICKNESS SHALL BE DECREASED TO ACHIEVE THE REQUIRED DENSITY AS REQUIRED.
- C. REINFORCED BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR DENSITY PER ASTM D698 OR 92% MODIFIED PROCTOR DENSITY PER ASTM D1557. THE MOISTURE CONTENT OF THE BACKFILL MATERIAL PRIOR TO AND DURING COMPACTION SHALL BE UNIFORMLY DISTRIBUTED THROUGHOUT EACH LAYER AND SHALL BE WITHIN 2 PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT FOR ALL WALL HEIGHTS.
- D. ONLY LIGHTWEIGHT HAND-OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN 4 FEET FROM THE BACK OF THE RETAINING WALL.
- E. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY UPON THE GEOSYNTHETIC SOIL REINFORCEMENT. A MINIMUM FILL THICKNESS OF 6 INCHES IS REQUIRED PRIOR TO OPERATION OF TRACKED VEHICLES OVER THE GEOSYNTHETIC SOIL REINFORCEMENT. TRACKED VEHICLE TURNING SHOULD BE KEPT TO A MINIMUM TO PREVENT TRACKS FROM DISPLACING THE FILL AND DAMAGING THE GEOSYNTHETIC SOIL REINFORCEMENT.
- F. RUBBER Tired EQUIPMENT MAY PASS OVER GEOSYNTHETIC SOIL REINFORCEMENT AT SLOW SPEEDS, LESS THAN 5 MPH. SUDDEN BRAKING AND SHARP TURNING ON THE GEOSYNTHETIC SOIL REINFORCEMENT SHALL NOT BE ALLOWED.
- G. AT THE END OF EACH DAYS OPERATION, THE CONTRACTOR SHALL SLOPE THE LAST LIFT OF REINFORCEMENT BACKFILL AWAY FROM THE WALL UNITS TO DIRECT RUNOFF AWAY FROM THE WALL FACE. THE CONTRACTOR SHALL NOT ALLOW SURFACE RUNOFF FROM ADJACENT AREAS TO ENTER THE WALL CONSTRUCTION SITE.
- H. COMPACTION TESTING SHALL BE DONE IN ACCORDANCE WITH ASTM D1556 OR ASTM D2922. TESTING FREQUENCY SHALL BE ONE TEST FOR EVERY 2 FEET (VERTICAL) OF FILL PLACED AND COMPACTED AND FOR EVERY 50' LINEAL FEET OF RETAINING WALL.

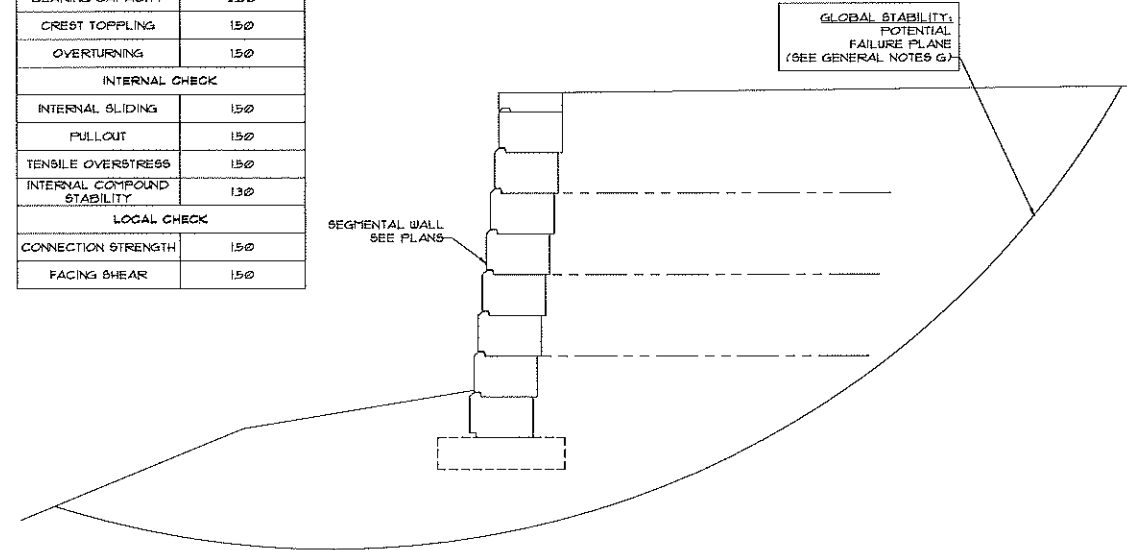
CAP UNITS

- A. CAP UNITS SHALL BE GLUED TO UNDERLYING UNITS WITH AN ALL-WEATHER ADHESIVE RECOMMENDED BY THE MANUFACTURER.

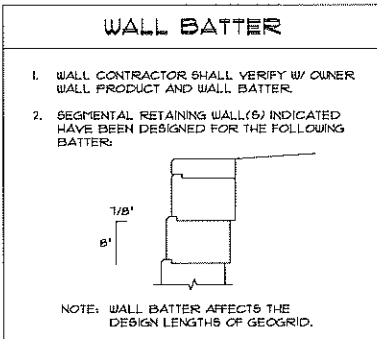
AS-BUILT CONSTRUCTION TOLERANCES


- A. VERTICAL ALIGNMENT: 15' OVER ANY 10' DISTANCE WITH A MAXIMUM DIFFERENTIAL OF 3 INCHES OVER THE LENGTH OF THE WALL.
- B. IMMEDIATE POST CONSTRUCTION BATTER: WITHIN 2 DEGREES OF DESIGN BATTER OF THE CONCRETE RETAINING WALL UNITS.
- C. HORIZONTAL LOCATION CONTROL FROM GRADING PLAN:
STRAIGHT LINES, (+/-) 1/2 INCHES OVER ANY 10 FOOT DISTANCE.
CORNER AND RADIUS LOCATIONS, (+/-) 12 INCHES.
CURVES AND SERPENTINE RADII, (+/-) 2 FEET.

WALL STABILITY	
PARAMETERS	FACTORS OF SAFETY (MIN)
EXTERNAL CHECK	
BASE SLIDING	1.50
BEARING CAPACITY	2.00
CREST TOPPLING	1.50
OVERTURNING	1.50
INTERNAL CHECK	
INTERNAL SLIDING	1.50
PULLOUT	1.50
TENSILE OVERSTRESS	1.50
INTERNAL COMPOUND STABILITY	1.30
LOCAL CHECK	
CONNECTION STRENGTH	1.50
FACING SHEAR	1.50




WALL DESIGN PARAMETERS
N.T.S.





DEVLEN ENGINEERING, Inc.
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WWW.DEVLENG.COM



GENERAL NOTES
MEADOWVIEW APARTMENTS
1611 VICK RD.
APOPKA, FL 32712

03-23-2018
CHAD E. HATCHER P.E.
FL. PROF. REG. NO. 84151

REVISIONS

DATE: 03/23/2018
SCALE: AS NOTED
DRAWN: MED
APPROVED: CEH
JOB NO: 18-059
SHEET

RW-1.1



DEVLEN ENGINEERING, Inc.
STRUCTURAL ENGINEERING C.O.A. 9459

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WALL LAYOUT PLAN
MEADOWVIEW APARTMENTS
1611 VICK RD.
APOPKA, FL 32712

03-23-2018
CHAD E. HATCHER P.E.
FL. PROF. REG. NO. 84151

REVISIONS

DATE: 03/23/2018

SCALE: AS NOTED

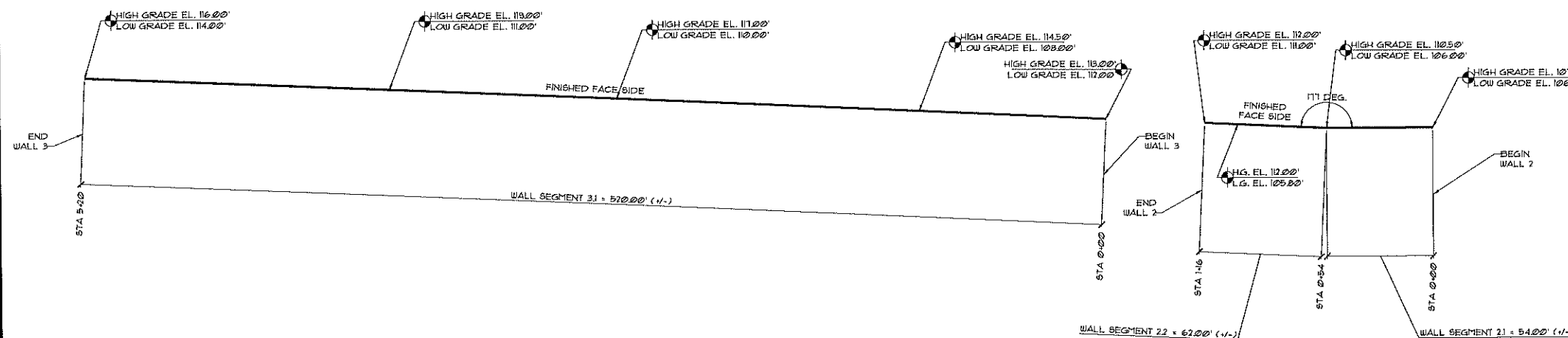
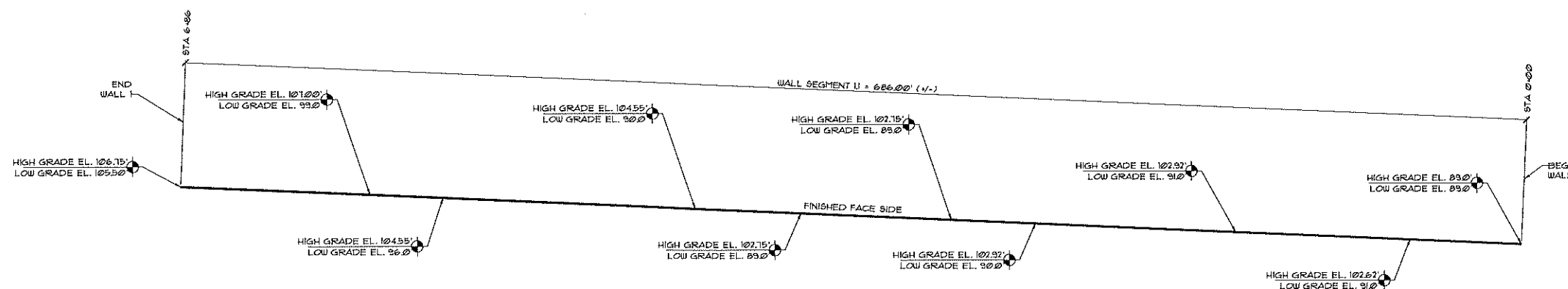
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APPROVED: CEH

JOB NO: 18-059

SHEET

RW-2.1



RETAINING WALL NOTES:

- ① FOR GENERAL STRUCTURAL NOTES, SEE SHEET RW-1.1.
- ② RETAINING WALL SHOWN SHALL BE CONSTRUCTED OF CONCRETE SEGMENTAL UNITS WITH GEOGRID REINFORCEMENT AS DETAILED IN THESE PLANS AND GENERAL NOTES.
- ③ WALL ALIGNMENT, DIMENSIONS, ELEVATIONS, ETC. SHALL BE VERIFIED WITH THE REFERENCED CIVIL ENGINEER OF RECORD DRAWINGS PRIOR TO START OF CONSTRUCTION.



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WALL 1 ELEVATION
MEADOWVIEW APARTMENTS
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03-23-2018
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REVISIONS

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SCALE: AS NOTED

DRAWN: MED

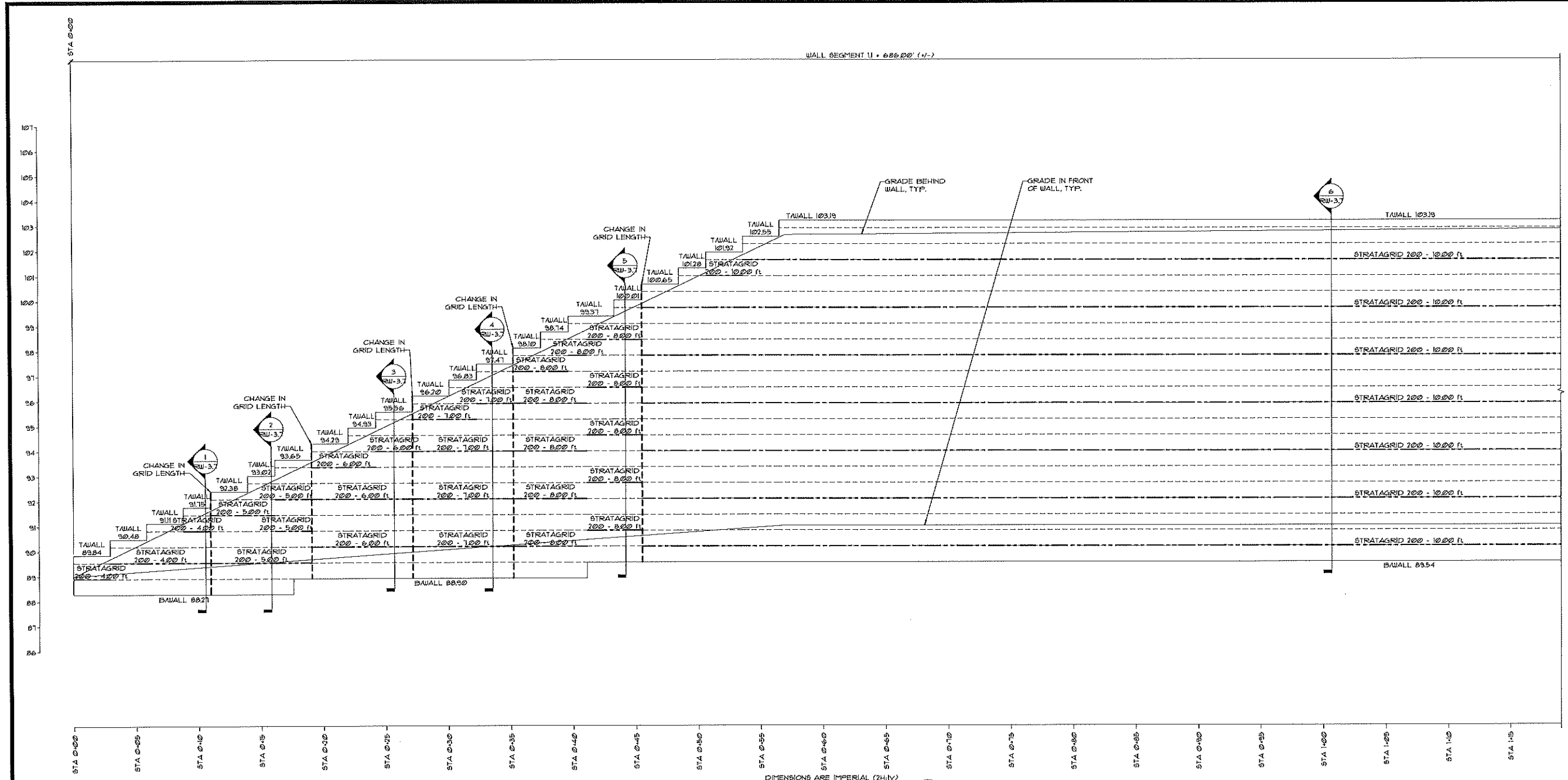
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JOB NO: 18-059

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RW-3.1

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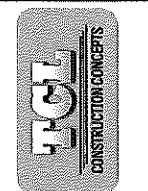


DIMENSIONS ARE IMPERIAL (2H,1V)
WALL 1 ELEVATION
 SCALE: 1/2" = 1'-0"



NOTES:

- 1 FOR GENERAL STRUCTURAL NOTES, SEE SHEET RW-11.
- 2 WALL ELEVATIONS ARE VIEWED FROM FINISHED FACE UNO.
- 3 WALL SECTIONS ARE SHOWN WITH BATTER FOR WALL BATTER DETAIL, SEE SHEET RW-11.
- 4 FOR ADDITIONAL INFORMATION NOT SHOWN ON WALL SECTIONS SEE DET. 4/RW-41.



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WALL 1 ELEVATION
MEADOWVIEW APARTMENTS
1611 VICK RD.
APOPKA, FL 32712

03-23-2018
 CHAD E. HATCHER P.E.
 FL. PROF. REG. NO. 84151

REVISIONS

DATE: 03/23/2018

SCALE: AS NOTED

DRAWN: MED

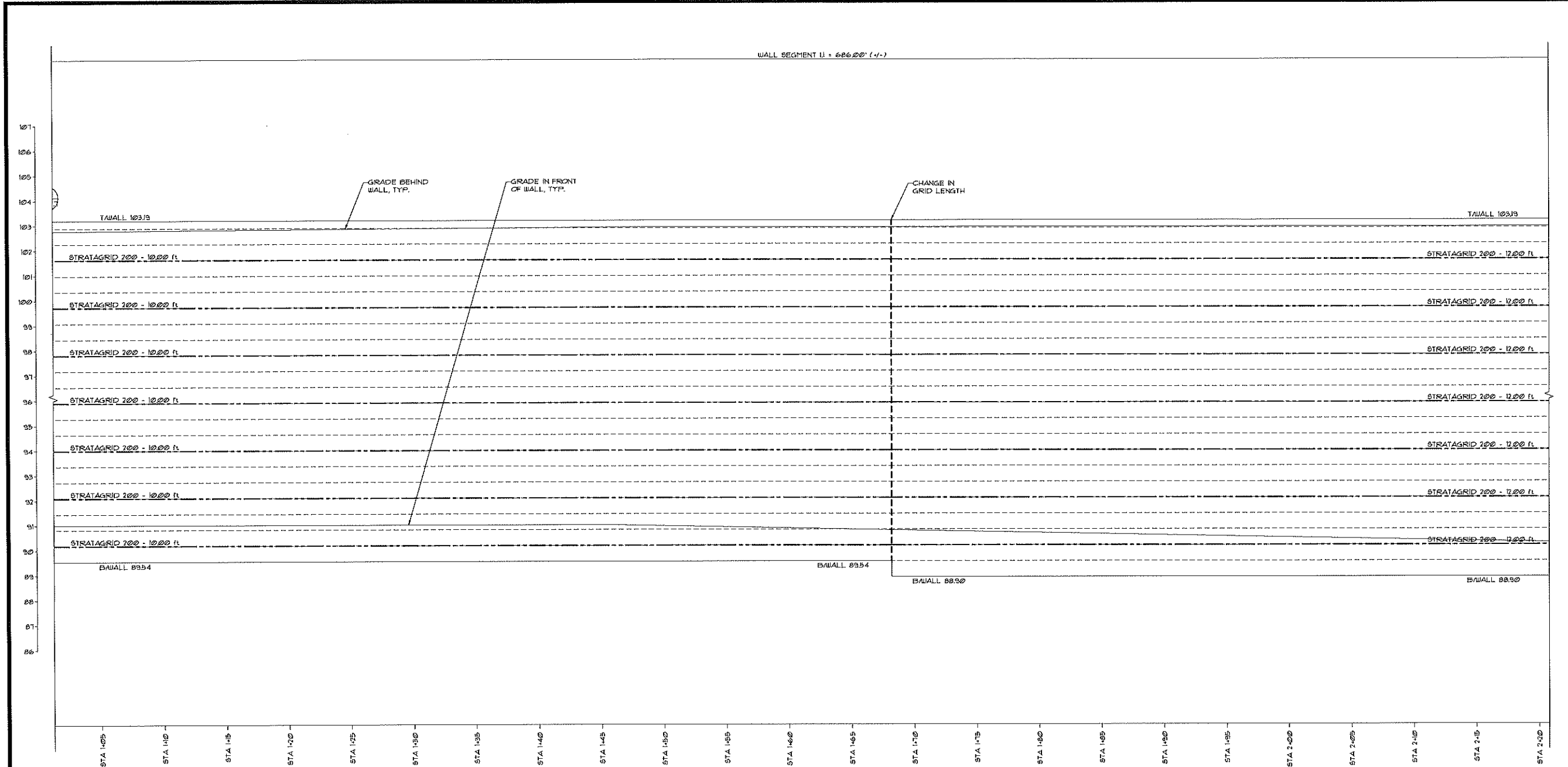
APPROVED: CEH

JOB NO: 18-059

SHEET

RW-3.2

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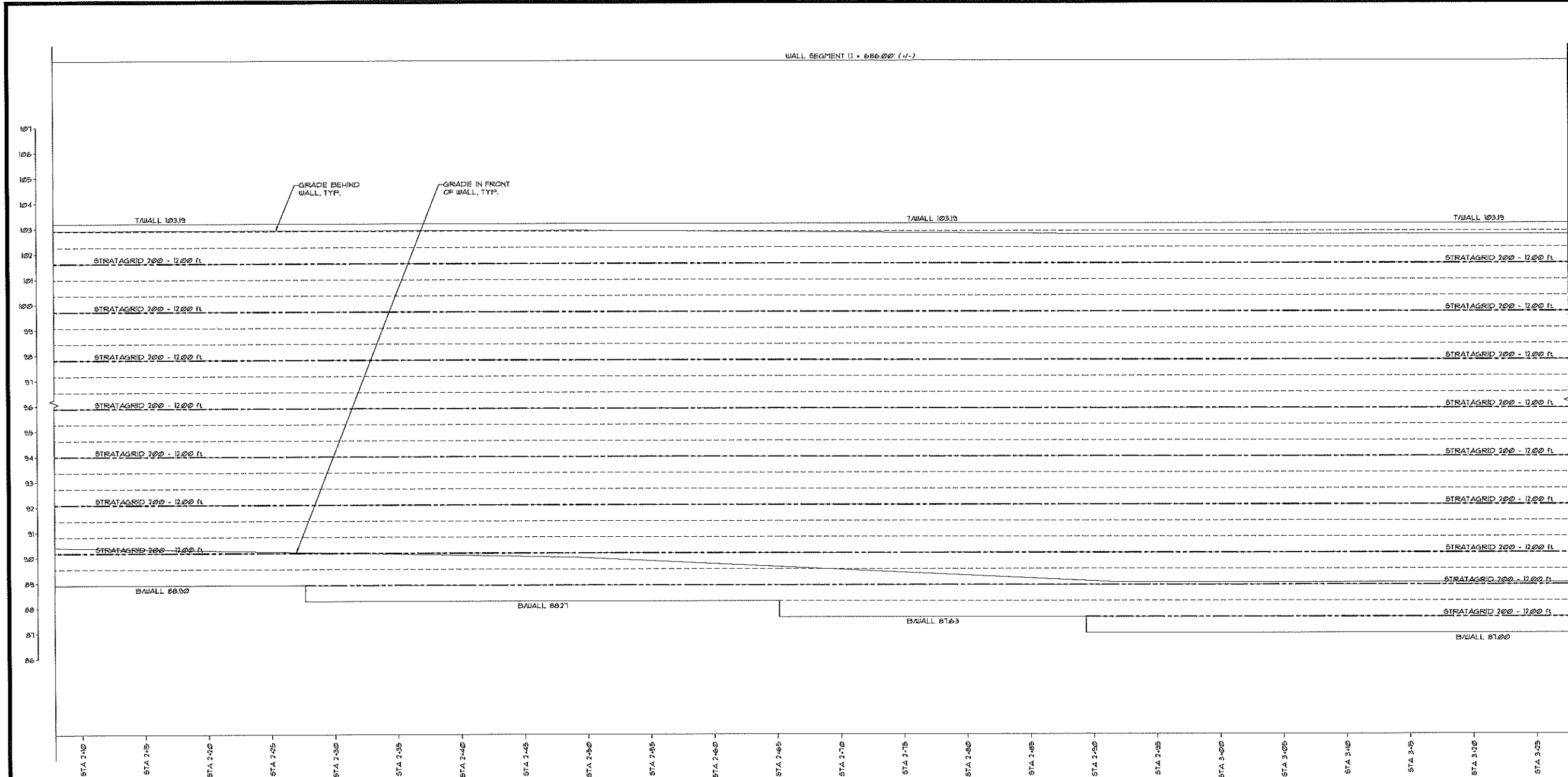


DIMENSIONS ARE IMPERIAL (24x14)
WALL 1 ELEVATION
 SCALE: 1/2" = 1'-0"



NOTES:

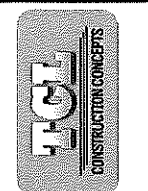
- ① FOR GENERAL STRUCTURAL NOTES, SEE SHEET RW-1.1.
- ② WALL ELEVATIONS ARE VIEWED FROM FINISHED FACE UNO.
- ③ WALL SECTIONS ARE SHOWN WITH BATTER, FOR WALL BATTER DETAIL, SEE SHEET RW-1.1.
- ④ FOR ADDITIONAL INFORMATION NOT SHOWN ON WALL SECTIONS SEE DET. 4/RW-4.1.



WALL 1 ELEVATION
SCALE: 1/2" = 1'-0"

1

- NOTES:**
- 1 FOR GENERAL STRUCTURAL NOTES, SEE SHEET RW-11.
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 - 4 FOR ADDITIONAL INFORMATION NOT SHOWN ON WALL SECTIONS SEE DET. 4/RW-41.



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WALL 1 ELEVATION
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APOKA, FL 32712

03-23-2018
CHAD E. HATCHER P.E.
FL. PROF. REG. NO. 84151

REVISIONS

DATE: 03/23/2018

SCALE: AS NOTED

DRAWN: MED

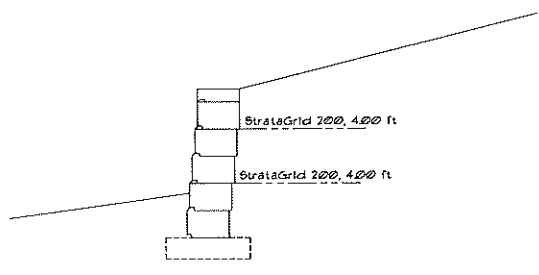
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JOB NO: 18-059

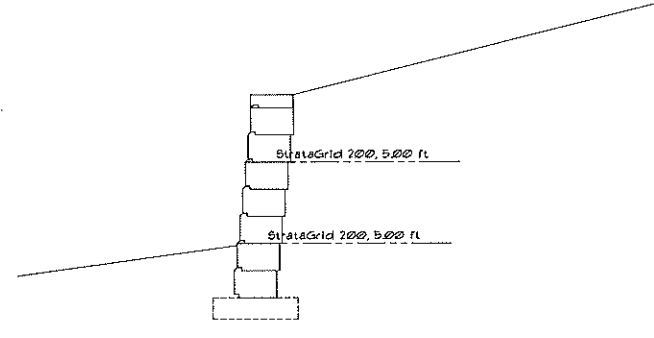
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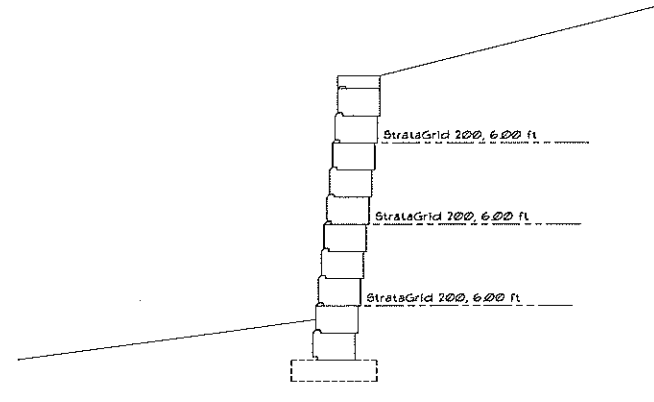
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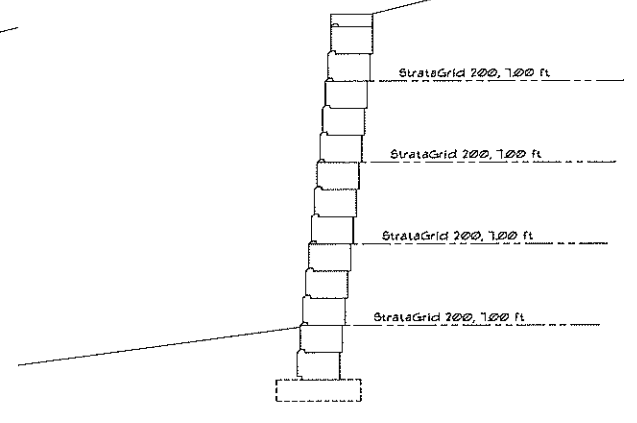
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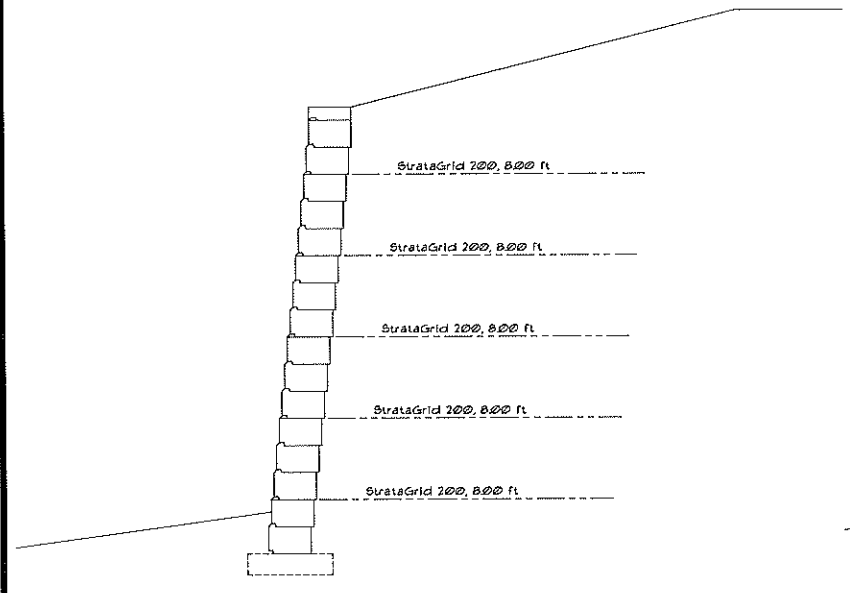
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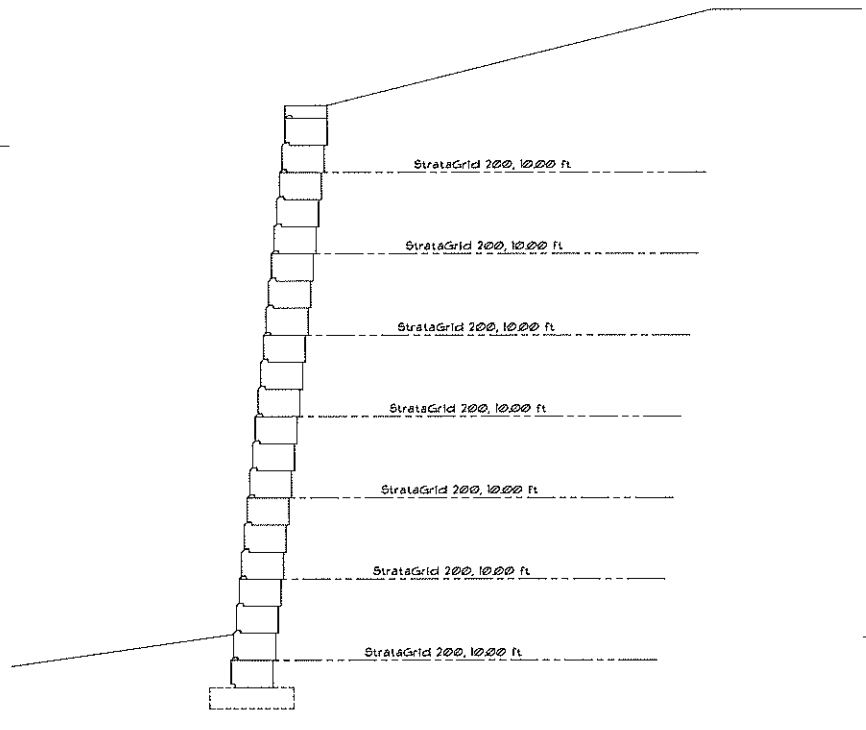
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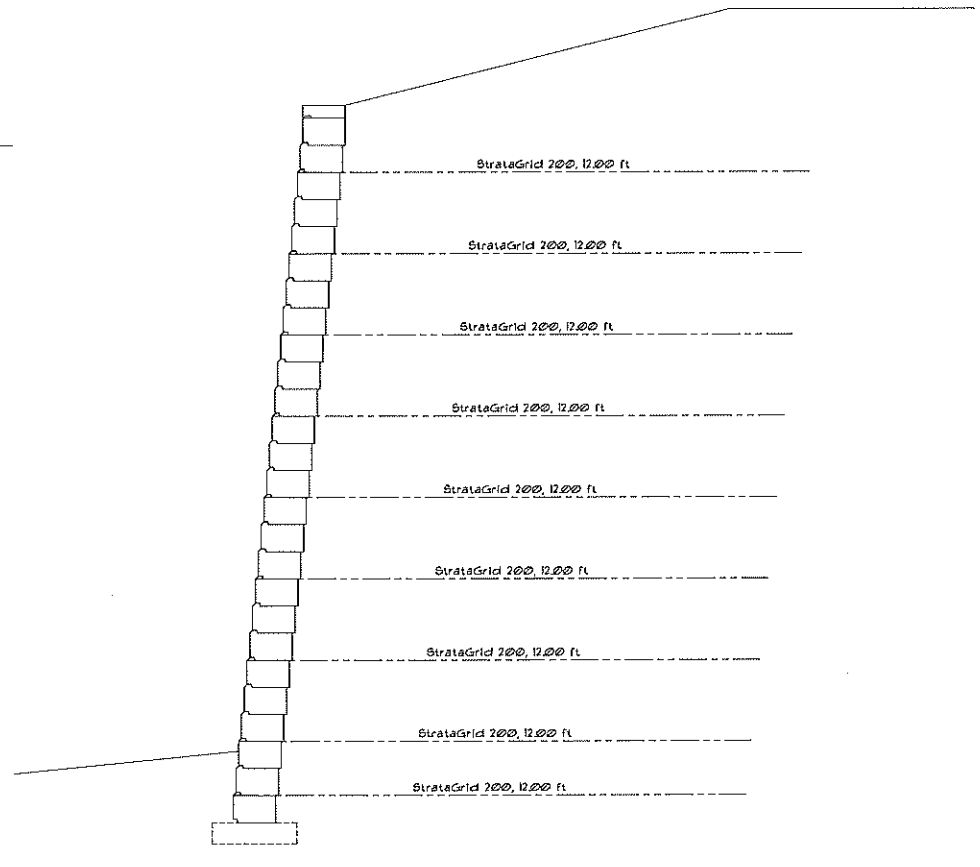
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WALL I SECTION 6
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WALL I SECTION 7
SCALE: 1/2" = 1'-0"

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WALL 2 ELEVATIONS
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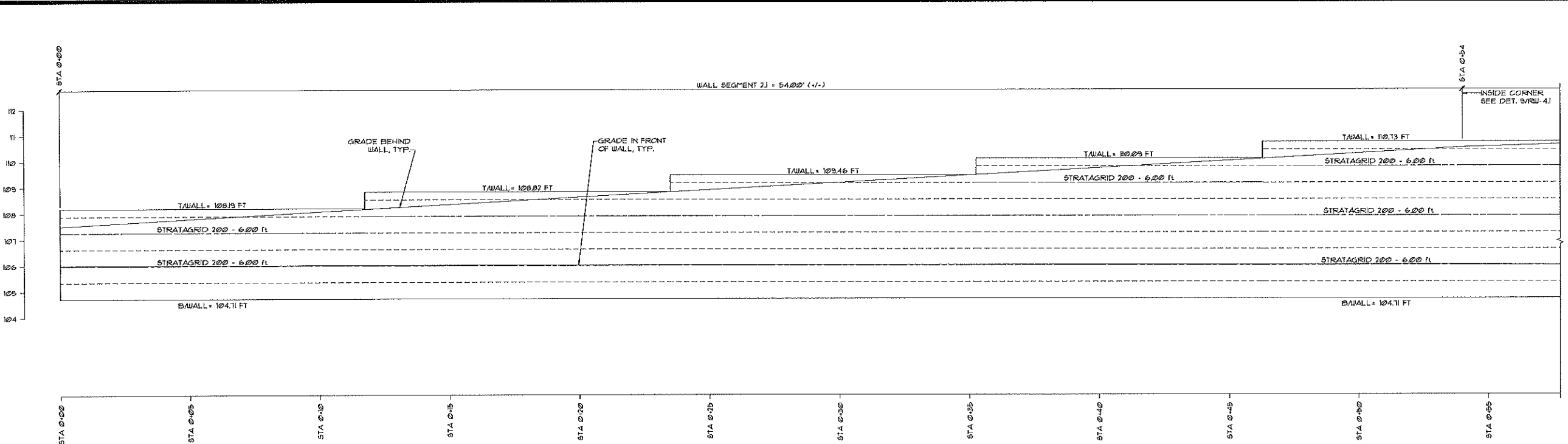
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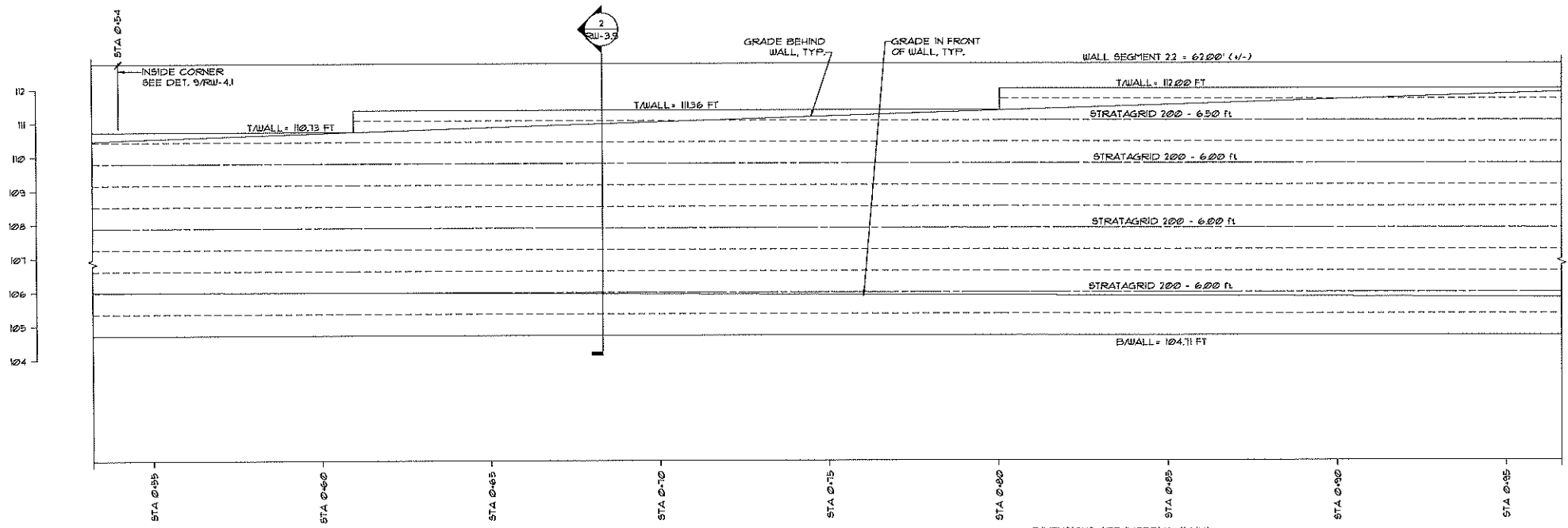
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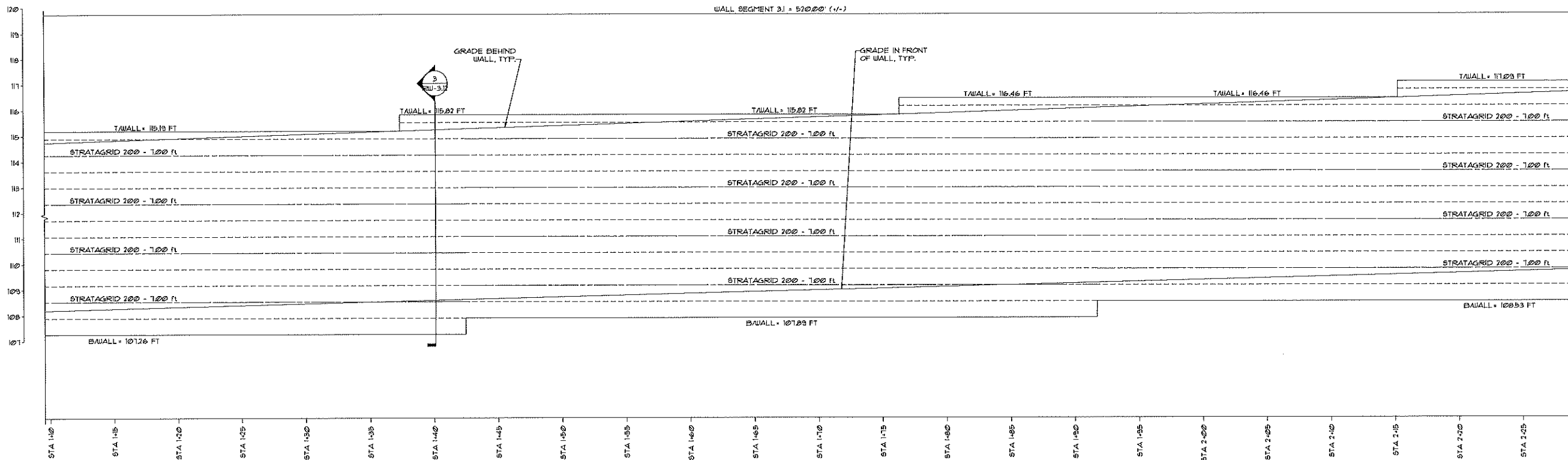
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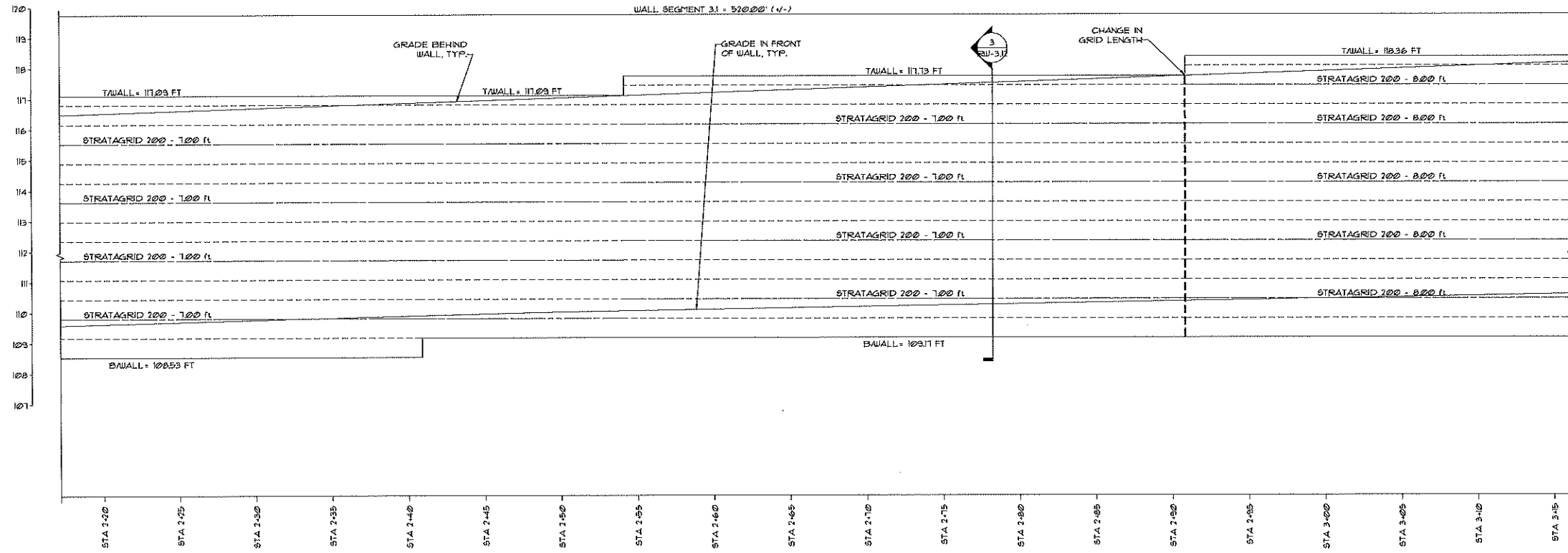
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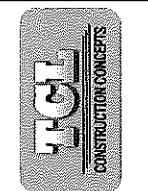


DIMENSIONS ARE IMPERIAL (24:1)
WALL 3 ELEVATION (1)
 SCALE: 1/2" = 1'-0"



DIMENSIONS ARE IMPERIAL (24:1)
WALL 3 ELEVATION (2)
 SCALE: 1/2" = 1'-0"

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WALL 3 ELEVATIONS
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03-23-2018
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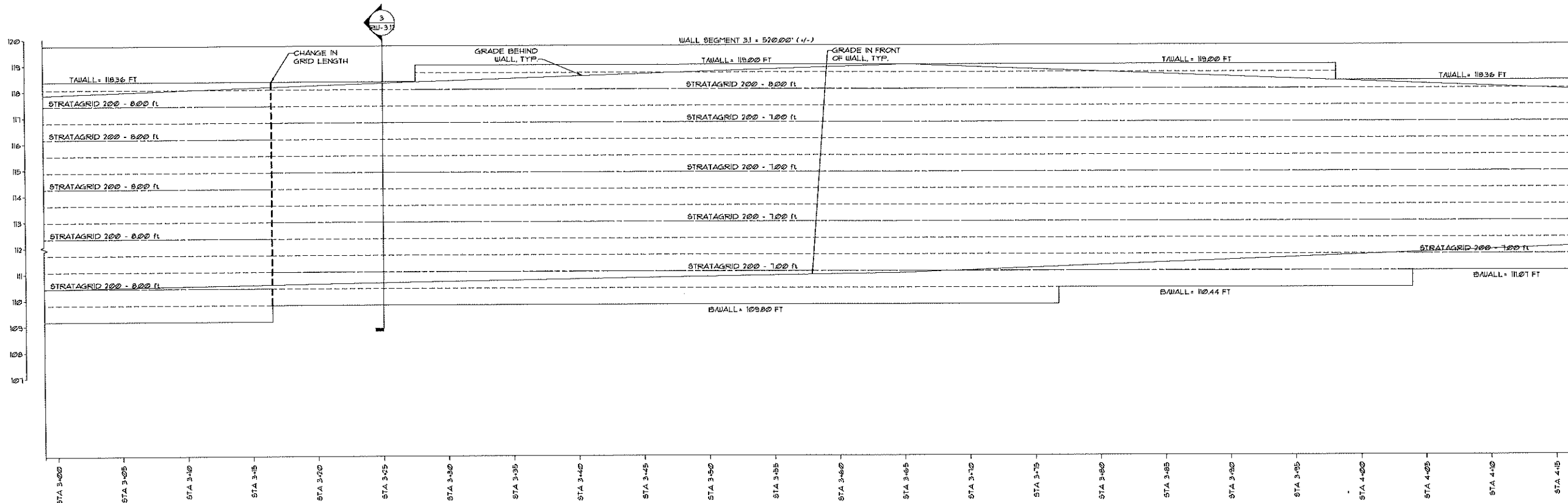
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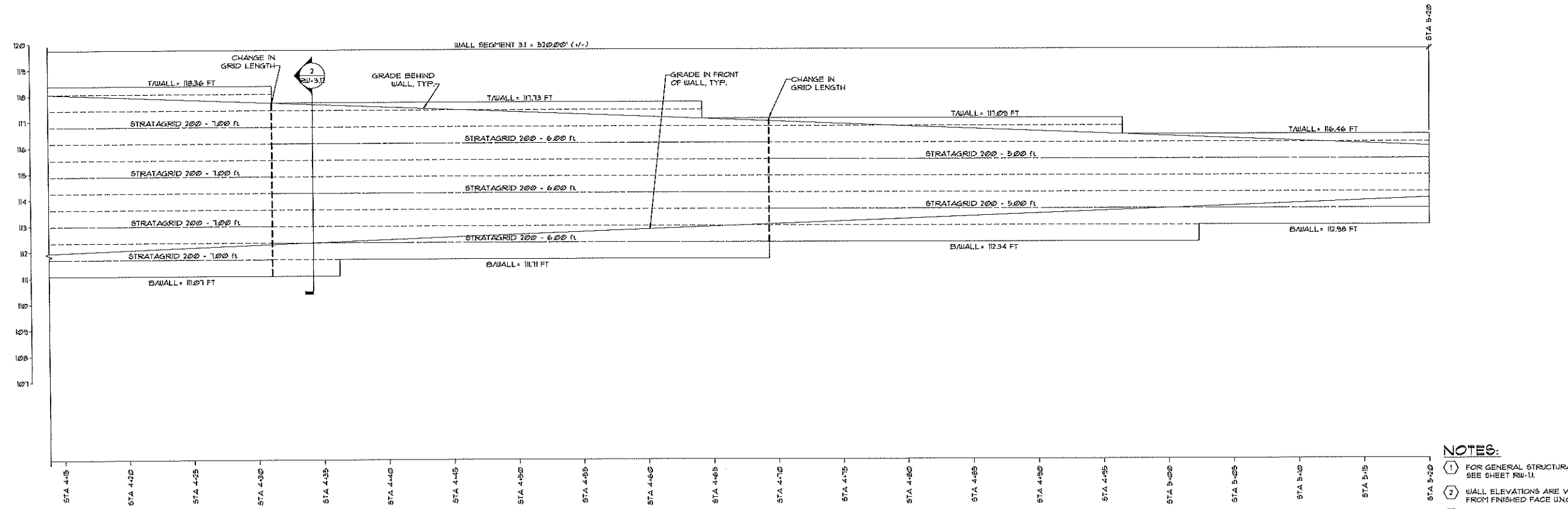
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RW-3.10



WALL 3 ELEVATION (1)
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WALL 3 ELEVATION (2)
SCALE: 1/2" = 1'-0"

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WALL 3 ELEVATIONS
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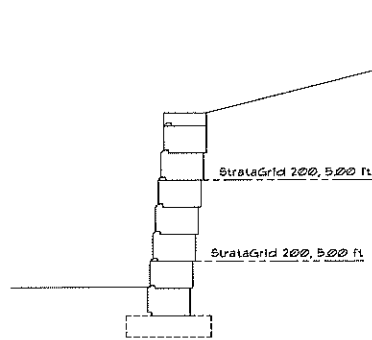
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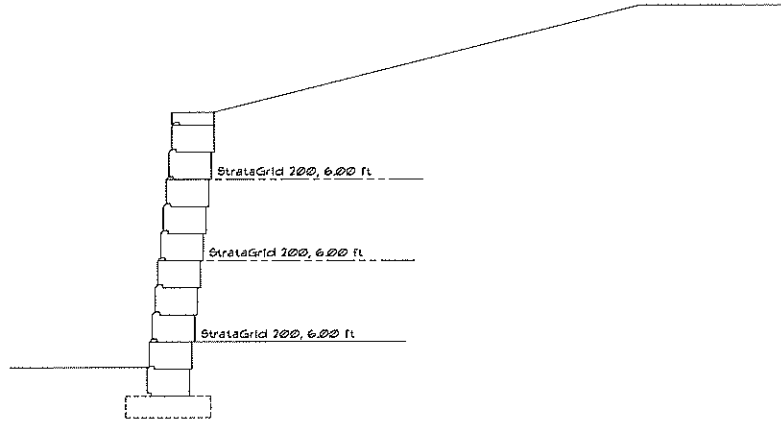
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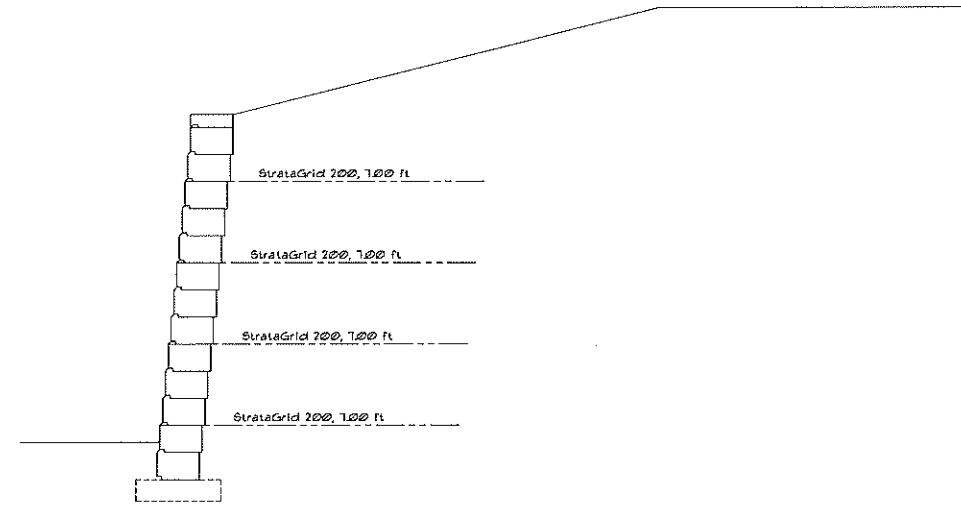
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WALL 3 SECTION 1
SCALE: 1/2" = 1'-0"



WALL 3 SECTION 2
SCALE: 1/2" = 1'-0"



WALL 3 SECTION 3
SCALE: 1/2" = 1'-0"

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WALL 3 SECTIONS
MEADOWVIEW APARTMENTS
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APOPKA, FL 32712

03-23-2018
CHAD E. HATCHER P.E.
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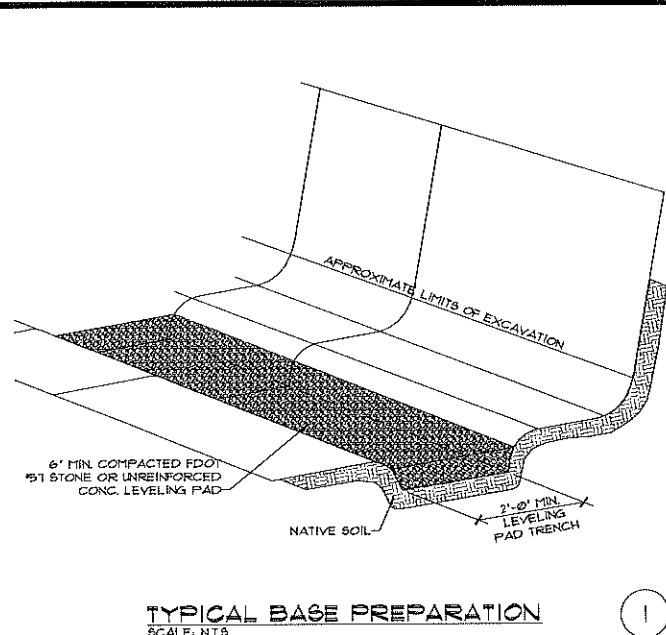
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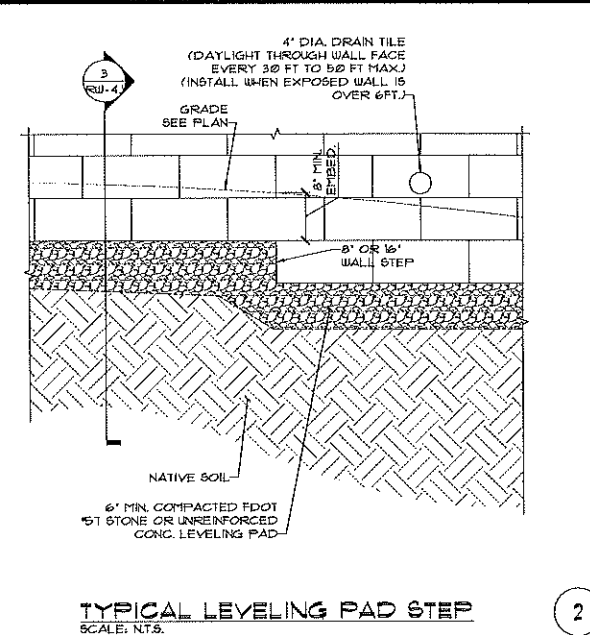
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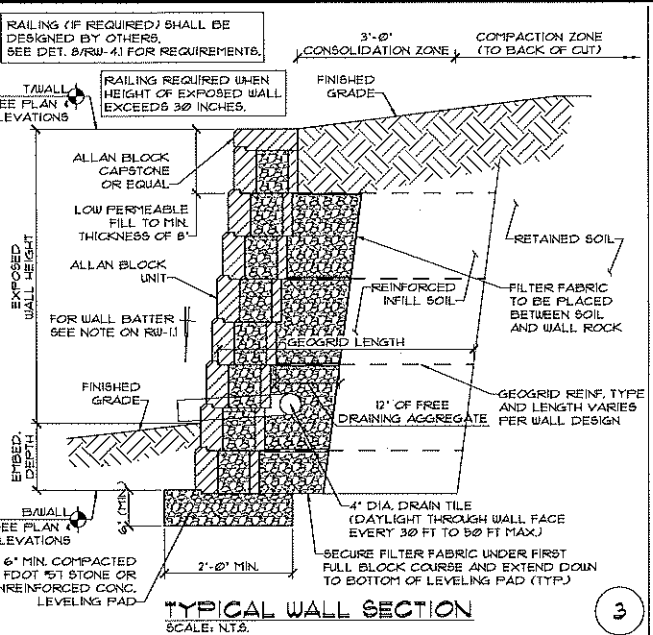
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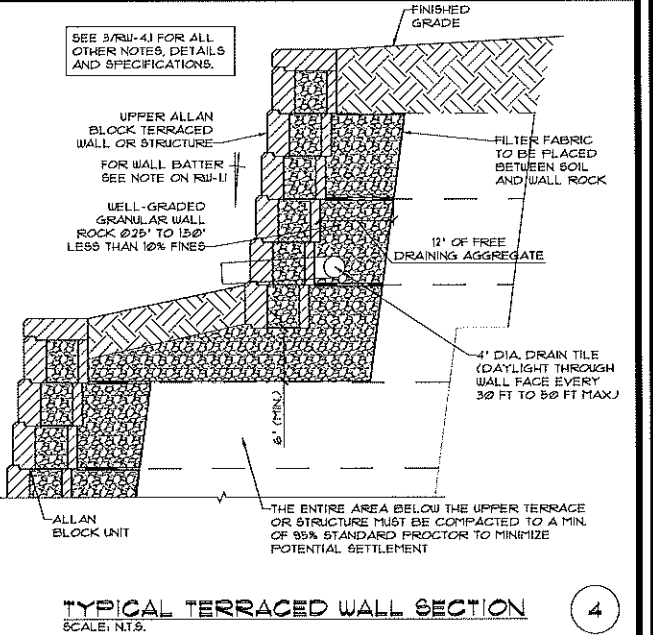
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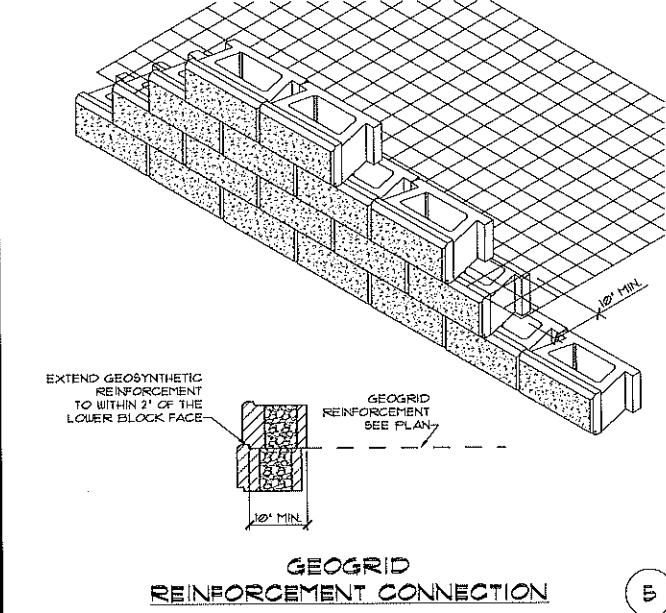
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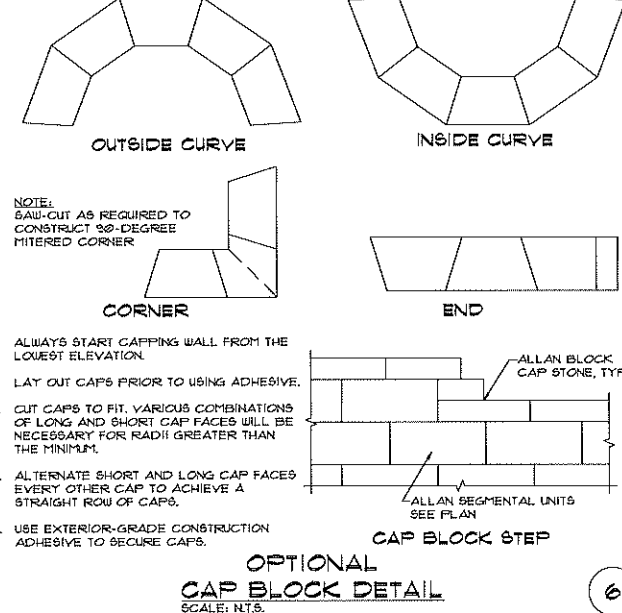
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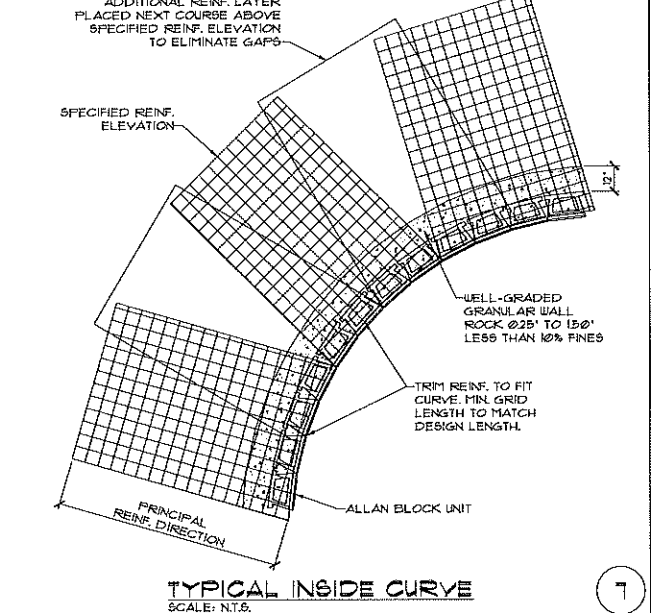
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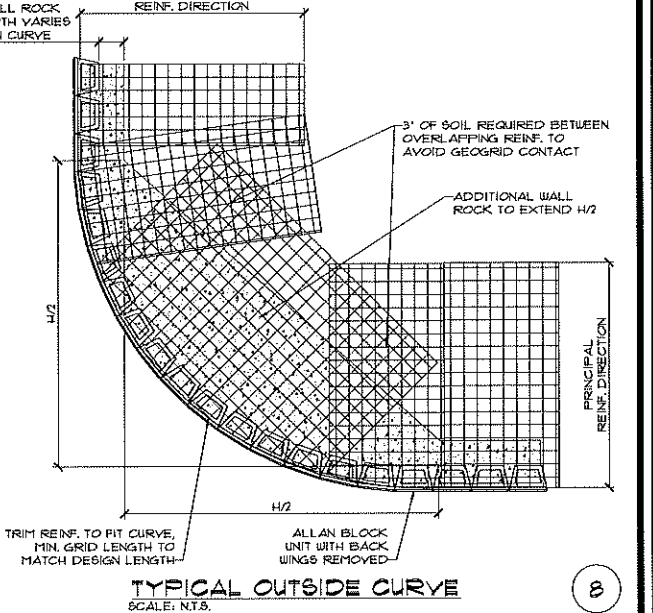
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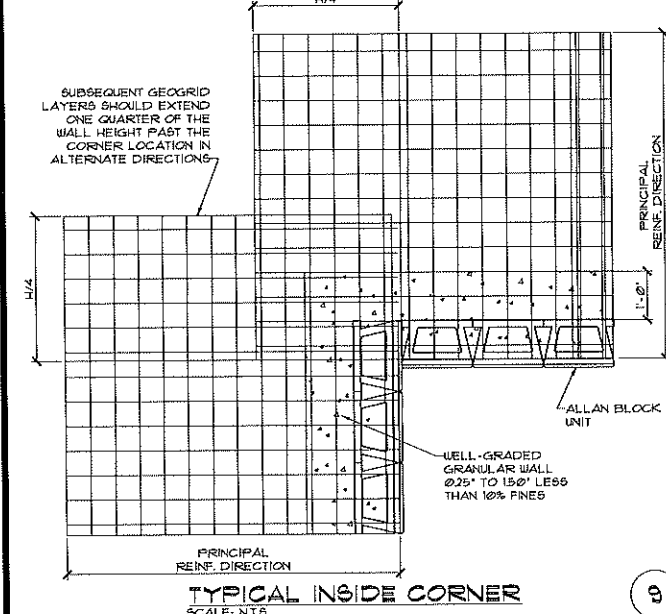
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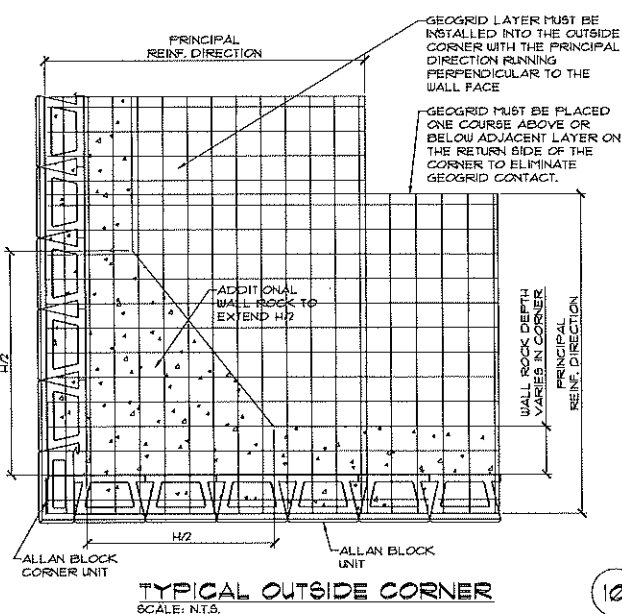
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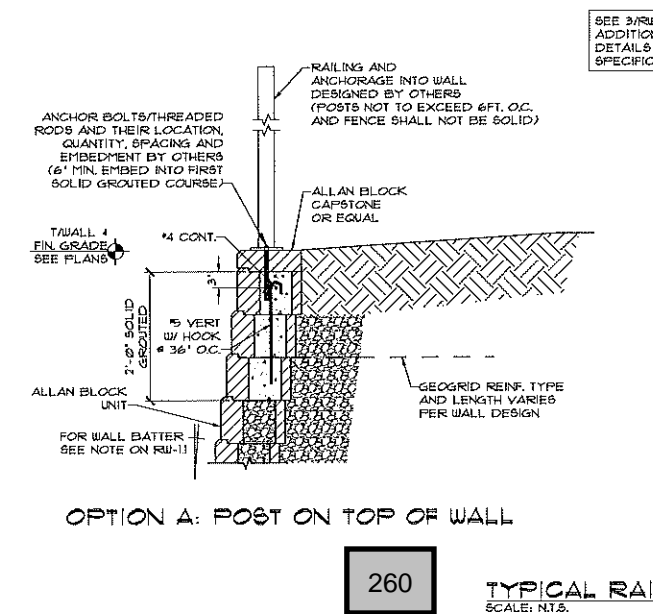
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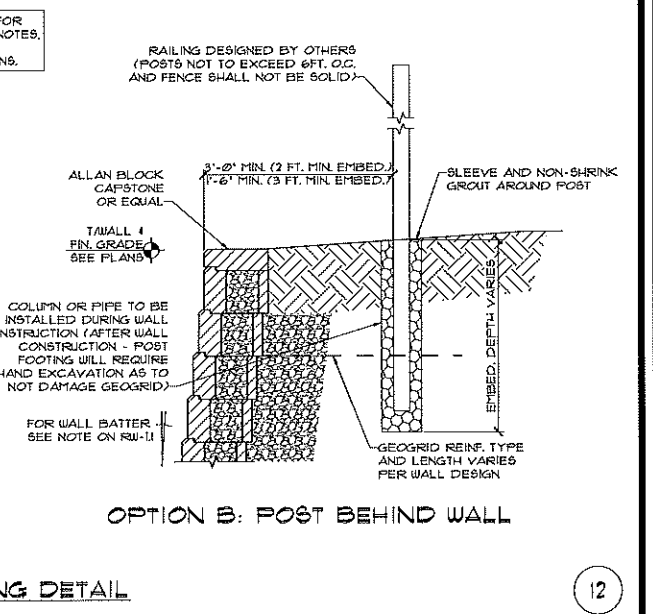
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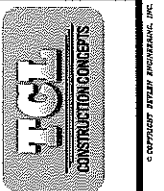
TYPICAL OUTSIDE CORNER
SCALE: N.T.S.



OPTION A: POST ON TOP OF WALL



OPTION B: POST BEHIND WALL



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DETAILS
MEADOWVIEW APARTMENTS
1611 VICK RD.
APOPKA, FL 32712

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REVISIONS	DATE	BY
1	11/30/2017	
2		
3		
4		
5		
6		
7		
8		

PROJECT NO.
HKTG016-01

DATE
11-5-2016

ENTRY WALL DETAILS
NOTES, SCHEDULES

MEADOW VIEW APARTMENTS FOR:
HILAL PROPERTIES
INTERSECTION OF WELCH & VICK ROADS
APOPKA, FLORIDA

AA26002490

RABITS & ROMANO
ARCHITECTURE AND DESIGN
PLANNING AND DESIGN

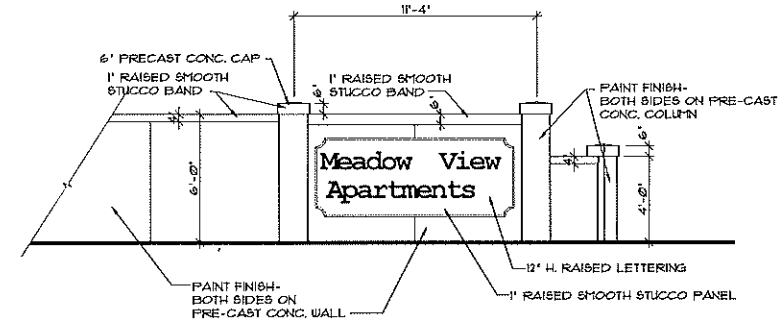
116@rabits-romano.com
www.rabitsromano.com

5127 SOUTH ORANGE AVE.
SUITE 110 ORLANDO, FL 32809
TEL - 407-490-0350
FAX - 407-237-0000

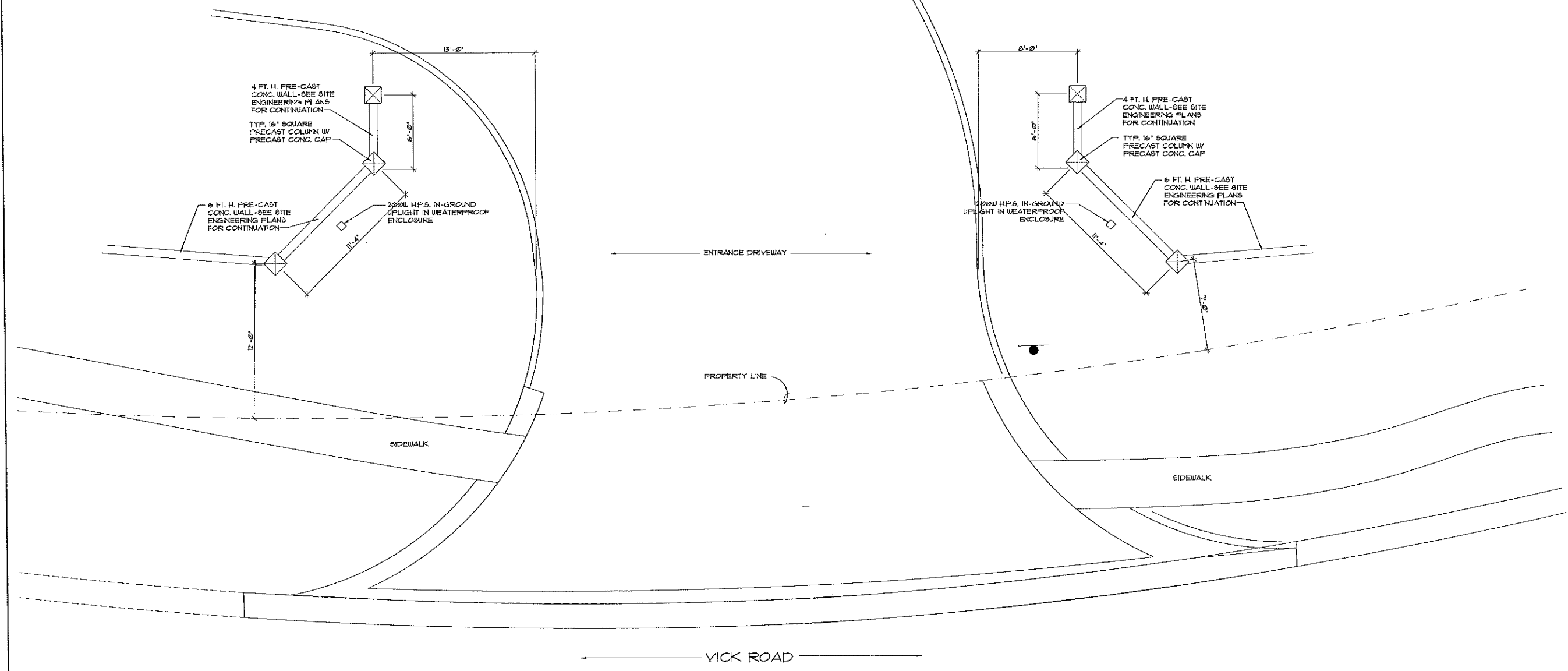
SIGN/SEAL

DATE

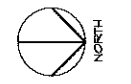
SHEET
A-01
OF
1



DETAIL ENTRY WALL ELEVATION (SOUTH SIDE)
2 PLACES
1/4" = 1'-0"



ENTRANCE WALL PLAN
1/4" = 1'-0"



MEADOW VIEW APARTMENTS

BUILDING TYPE A



262

MEADOW VIEW APARTMENTS

BUILDING TYPE B

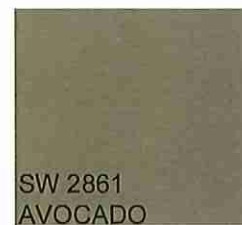
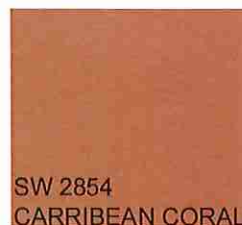
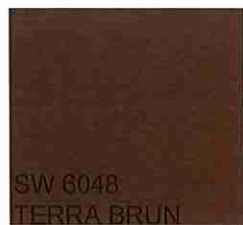


 ①	 ②	 ③	 ④	 263	 ⑥
SW 6130 MANNERED GOLD	SW 6048 TERRA BRUN	SW 2854 CARRIBEAN CORAL	SW 7570 EGRET WHITE	SW 2861 AVOCADO	SW 7005 PURE WHITE(FOR TRIM)

MEADOW VIEW APARTMENTS CLUBHOUSE



RABITS + ROMANO
ARCHITECTURE



264

MEADOW VIEW APARTMENTS

Project № 17032 v2.0
November 2017

**TRAFFIC IMPACT ANALYSIS
CITY OF AOPKA
FLORIDA**

Prepared by:



Traffic & Mobility Consultants

3101 Maguire Boulevard, Suite 265
Orlando, Florida 32803
www.trafficmobility.com
(407) 531-5332

Prepared for:

Allonde Development LLC
160 N Spring Lake Drive
Altamonte Springs, Florida 32714

EXECUTIVE SUMMARY

This traffic analysis was performed to assess the impact of the proposed Meadow View Apartments. The site is located on the intersection of Vick Road and Welch Road in the City of Apopka. The property will include a total of 43 apartment units.

The analysis evaluated project impacts to roadway segments and intersections within the primary site's influence area and a preliminary access review. The results of the analysis as documented herein are summarized below:

- The proposed development will generate a new daily traffic volume of 384 vehicle trips, of which 26 will occur in the PM peak hour.
- Analysis of roadway segment capacity reveals that all study segments currently operate within their adopted capacity and are projected to continue to do so at project buildout.
- Analysis of the study intersections indicates that they currently operate at adequate LOS and are projected to continue to do so at project buildout.
- A review of the project driveway at Vick Road and the required turn lane treatments reveals that turn deceleration lanes on Vick Road are not warranted or necessary to serve the projected traffic.
- Queuing is not anticipated at the access driveway on Vick Road. The proposed left turn lane is approximately 170 feet long and is adequate to serve the projected left turns.
- ***The proposed development does not adversely impact traffic operations in the vicinity of the site.***

PROFESSIONAL ENGINEERING CERTIFICATION

I hereby certify that I am a Professional Engineer properly registered in the State of Florida practicing with Traffic & Mobility Consultants LLC, a corporation authorized to operate as an engineering business, EB-30024, by the State of Florida Department of Professional Regulation, Board of Professional Engineers, and that I have prepared or approved the evaluations, findings, opinions, conclusions, or technical advice attached hereto for:

PROJECT: Meadow View Apartments

LOCATION: City of Apopka, Florida

CLIENT: Allonde Development LLC

I hereby acknowledge that the procedures and references used to develop the results contained in these computations are standard to the professional practice of Transportation Engineering as applied through professional judgment and experience.

NAME: Mohammed Abdallah
P.E. No.: Florida P.E. No. 56169
DATE: November 13, 2017

SIGNATURE: _____

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1.0 INTRODUCTION

This revised traffic analysis was performed to assess the impact of the proposed Meadow View Apartments located on the intersection of Vick Road and Welch Road in the City of Apopka. The property will include a total of 43 apartment units. **Figure 1** depicts the location of the project site and the surrounding roadway network. A preliminary site plan is provided in **Appendix A**.

The following analysis was conducted in accordance with the methodology submitted to the city, and which is included in **Appendix B**. The analysis considers the project's impacts on the following roadways and intersections, within the project's influence area:

Roadway Segments

- Welch Road
 - Vick Road to Rock Spring Road

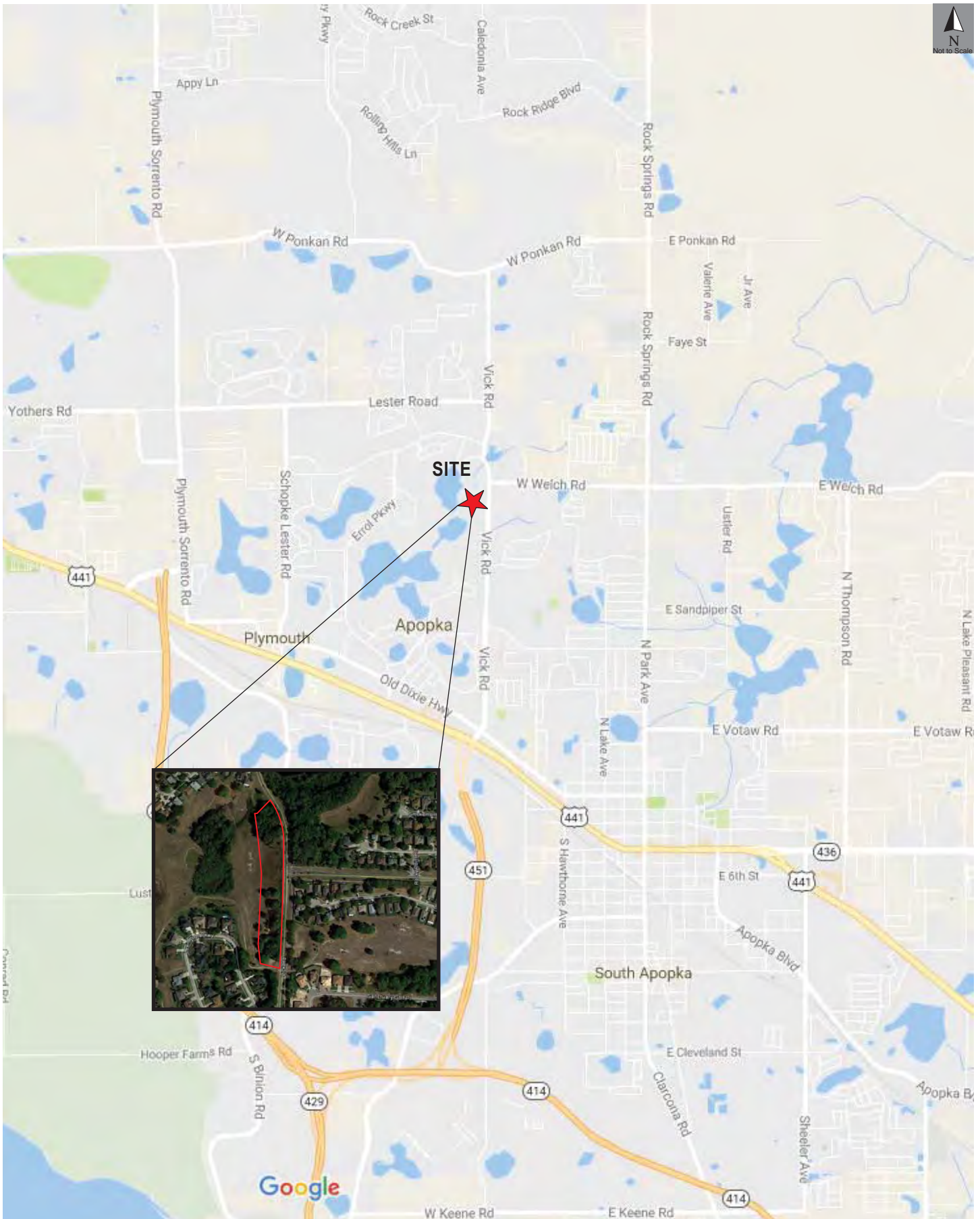
- Lester Road
 - Rock Spring Road to Vick Road
 - Vick Road to Schopke Lester Road

- Vick Road
 - Old Dixie Highway to Martin Street
 - Martin Street to Welch Road
 - Welch Road to Lake Francis Drive
 - Lake Francis Drive to Lester Road
 - Lester Road to Ponkan Road

Intersections

- Vick Road & Welch Road
- Vick Road & Access

Data used in the analysis consisted of site plan/development information provided by the Project Engineers, PM peak hour traffic counts obtained by Traffic & Mobility Consultants LLC (TMC), road segment data obtained from the City of Apopka, seasonal data obtained from Florida Department of Transportations (FDOT).



2.0 EXISTING CONDITIONS ANALYSIS

2.1 Roadway Segment Capacity

Table 1 presents a summary of the existing conditions for the roadway segments examined in this study. Roadway segments were analyzed by comparing the existing Level of Service (LOS) for each roadway segment with the adopted LOS standard. Existing Daily, PM peak hour directional traffic volumes, capacities, and committed trips were obtained from the City of Apopka's *Encumbered Traffic Allocation Worksheets*, which are included in **Appendix C**.

**Table 1
Existing Roadway Capacity Analysis**

Roadway Segment	No Lns	LOS Std	Daily					PM Peak Hour					
			Capacity	Volume	Comm Trips	Total	LOS	Capacity	Volume	Peak Dir	Comm Trips	Total	LOS
Welch Rd													
Vick Rd to Rock Spring Rd	2	E	16,400	10,312	227	10,539	A	840	518	NB/EB	24	542	A
Lester Rd													
Rock Spring Rd to Vick Rd	2	E	14,000	3,910	115	4,025	C	720	227	SB/WB	12	239	C
Vick Rd to Schopke Lester Rd	2	E	14,000	3,910	439	4,349	C	720	227	SB/WB	42	269	C
Vick Rd													
Old Dixie Hwy to Martin St	2	E	16,400	12,674	40	12,714	D	840	758	NB/EB	2	760	D
Martin St to Welch Rd	2	E	16,400	11,510	208	11,718	D	840	684	NB/EB	21	705	D
Welch Rd to Lake Francis Dr	2	E	14,000	10,107	34	10,141	D	720	520	NB/EB	1	521	D
Lake Francis Dr to Lester Rd	2	E	14,000	7,264	346	7,610	C	720	362	NB/EB	34	396	C
Lester Rd to Ponkan Rd	2	E	14,000	11,980	191	12,171	D	720	277	NB/EB	18	295	C

The existing conditions analysis reveals that the study roadway segments currently operate at satisfactory LOS.

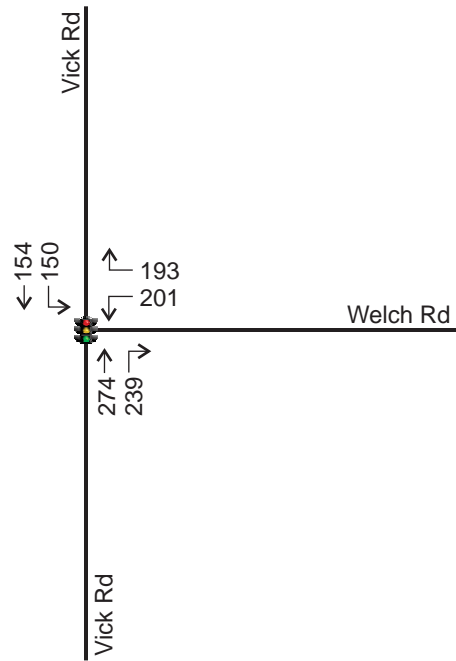
2.2 Intersection Capacity

An intersection analysis was conducted using the *Synchro Software* and the methods of the *2010 Highway Capacity Manual (HCM)*. The capacity analysis was performed using the existing intersection geometries and traffic volumes during the PM peak hour. Existing turning movement counts were obtained at the study intersections. The raw turning movement counts were conducted within the peak season. Therefore, a Seasonal Adjustment Factor was not applied to the counts based on the data obtained from the FDOT Traffic Online website. The raw intersection volume counts and seasonal factors are included in **Appendix D**.

The intersection volumes are displayed in **Figure 2**. A summary of the intersection capacity analysis is shown in **Table 2**. This analysis indicates that the study intersections currently operate at satisfactory LOS. Detailed analysis worksheets are included in **Appendix E**.

**Table 2
Existing Intersection Capacity Analysis**

Intersection	Control	EB		WB		NB		SB		Overall	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Vick Rd & Welch Rd	Signal	--	--	36.4	D	20.5	C	9.4	A	22.7	C



3.0 PROJECT TRAFFIC

3.1 Trip Generation

Information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 9th Edition* was used to determine the trip generation of the proposed development as summarized in **Table 3**. Detailed trip generation sheets are included in **Appendix F**.

Table 3
Trip Generation Analysis

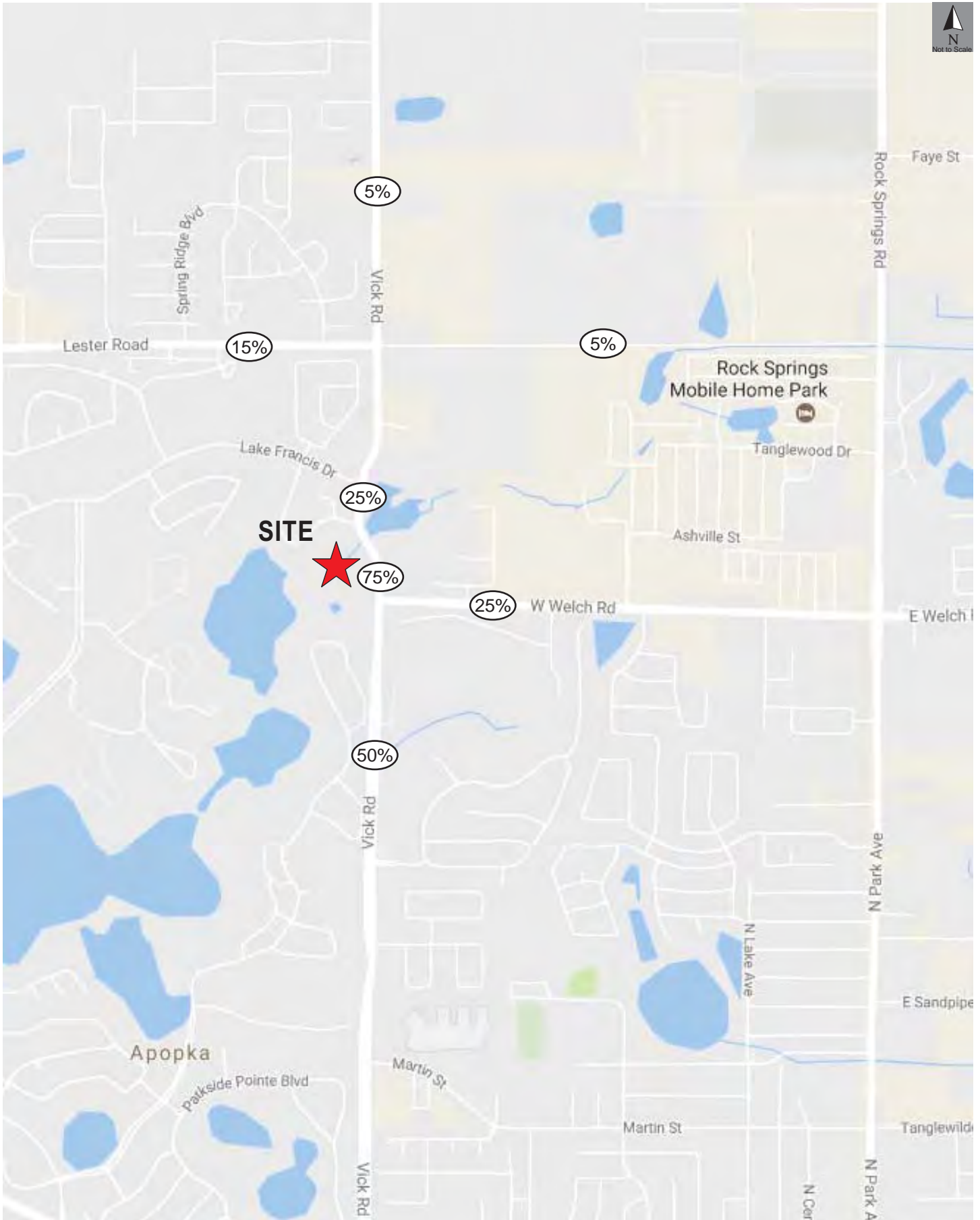
ITE Code	Land Use	Size	Daily		PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit
220	Apartments	43 DU	8.93	384	0.60	26	17	9

Trip generation analysis based on ITE Trip Generation Manual, 9th Edition
Equation has been used to calculate the rate

The proposed development will generate 384 trips per day, of which 26 trips will occur during the PM peak hour.

3.2 Trip Distribution/Assignment

To assign the PM peak hour trips generated by the proposed development to the study roadways, a distribution pattern in the general vicinity of the project site was determined based on the OUATS model output included in **Appendix G** and modified to reflect the local network and prevailing traffic patterns. The proposed trip distribution pattern is provided in **Figure 3**.



4.0 PROJECTED CONDITIONS ANALYSIS

Projected traffic conditions at project buildout were analyzed for Daily and PM peak hour traffic. Buildout year for the project is 2018. The analyses were conducted for the projected background traffic volumes and project trips. Background traffic consists of existing traffic and committed trips from approved developments in the area, which were obtained from the City's *Encumbered Traffic Allocation Worksheets*.

4.1 Roadway Segment Capacity

The roadway segment analysis was performed by comparing the projected LOS of the roadway with the adopted LOS standard. This analysis is summarized in **Table 4**, which reveals that the segments will continue to operate at satisfactory LOS in the projected condition. The project's impact on the backlogged roadway segment is less than 2% of the roadway's current capacity.

**Table 4
Projected Roadway Capacity Analysis**

Roadway Segment	No Lns	LOS Std	Daily							PM Peak Hour						
			Capacity	Volume	Comm Trips	Trip Distr	Project Trips	Total	LOS	Capacity	Volume	Peak Dir	Comm Trips	Project Trips	Total	LOS
Welch Rd																
Vick Rd to Rock Spring Rd	2	E	16,400	10,312	227	25%	96	10,635	A	840	518	NB/EB	24	2	544	A
Lester Rd																
Rock Spring Rd to Vick Rd	2	E	14,000	3,910	115	5%	19	4,044	C	720	227	SB/WB	12	0	239	C
Vick Rd to Schopke Lester Rd	2	E	14,000	3,910	439	15%	58	4,407	C	720	227	SB/WB	42	1	270	C
Vick Rd																
Old Dixie Hwy to Martin St	2	E	16,400	12,674	40	50%	192	12,906	D	840	758	NB/EB	2	9	769	D
Martin St to Welch Rd	2	E	16,400	11,510	208	50%	192	11,910	D	840	684	NB/EB	21	9	714	D
Welch Rd to Lake Francis Dr	2	E	14,000	10,107	34	75%	288	10,429	D	720	520	NB/EB	1	7	528	D
Lake Francis Dr to Lester Rd	2	E	14,000	7,264	346	25%	96	7,706	C	720	362	NB/EB	34	2	398	C
Lester Rd to Ponkan Rd	2	E	14,000	11,980	191	5%	19	12,190	D	720	277	NB/EB	18	0	295	C

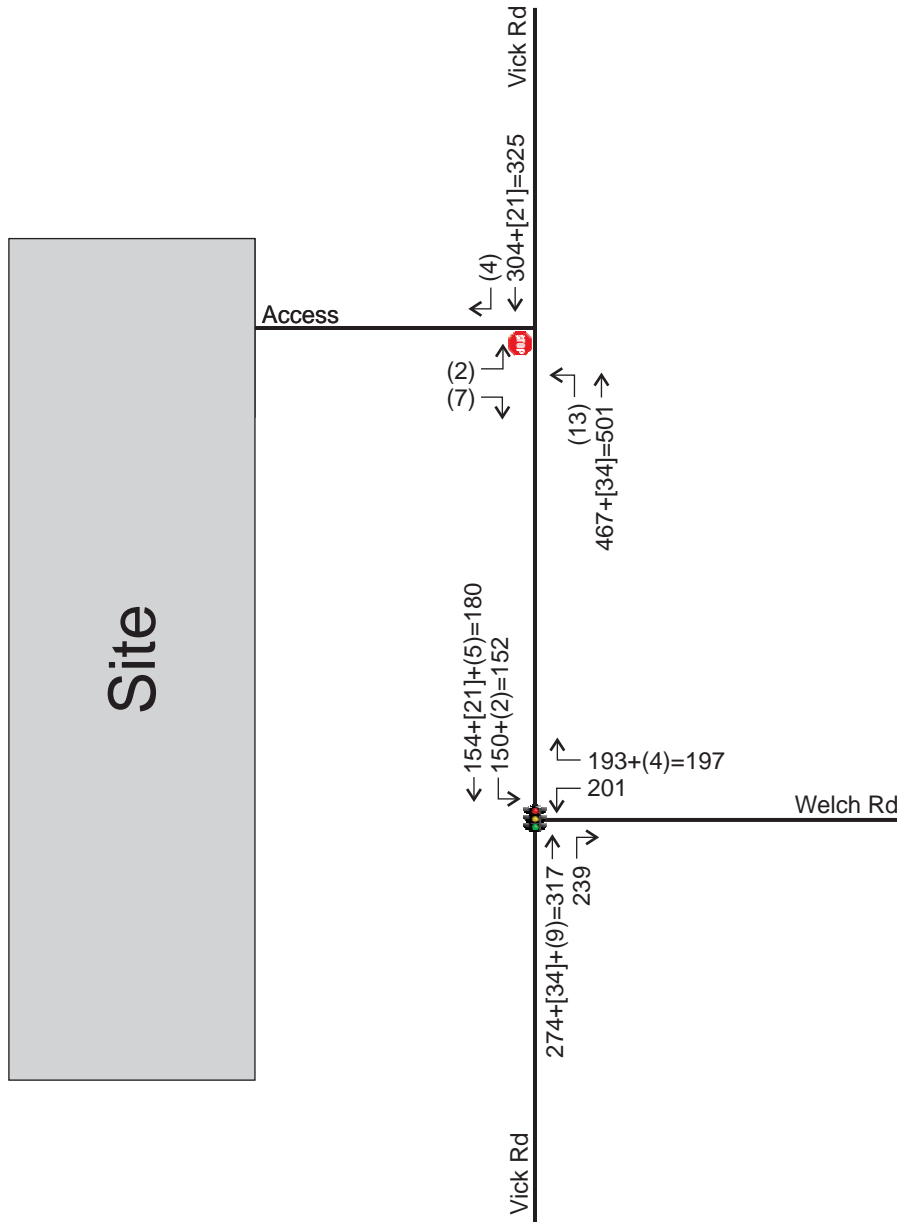
4.2 Intersection Capacity

To assess the projected operating conditions at the study intersections, an intersection capacity analysis was conducted using projected traffic volumes and projected intersection configurations. The intersections were analyzed using the *Synchro Software*. Projected peak hour volumes were calculated by adding background traffic and project trips at the intersections. Background traffic is comprised of existing and committed traffic at the intersections. Committed trips were estimated by assigning the segment committed trips to the intersection turning movements. The projected PM peak intersection volumes are shown in **Figure 4**, and the intersection analysis is summarized in **Table 5**.

Table 5
Projected Intersection Capacity Analysis

Intersection	Control	EB		WB		NB		SB		Overall	
		Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Vick Rd & Welch Rd	Signal	--	--	36.6	D	21.8	C	9.7	A	23.1	C
Vick Rd & Access	TWSC	11.9	B	--	--	8.0	A	--	--	--	--

The analysis shows that the intersections will continue to operate at satisfactory LOS in the projected conditions. Detailed printouts of the analysis are included in **Appendix H**.



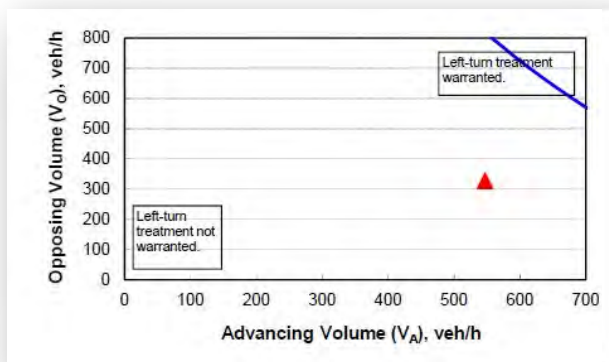
Legend
Background+[Committed]+(Project)=Total

5.0 SITE ACCESS REVIEW

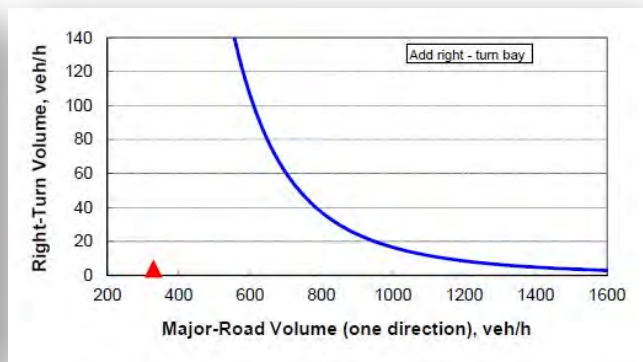
The site is proposed to be served by a full access driveway, located approximately 650 feet north east of the intersection of Vick Road and Welch Road. The following review evaluates the proposed access configuration and the warrants for deceleration lanes at the driveways.

Turn Lane Warrants

A review of warrants for left and right turn deceleration lanes on Vick Road at the Meadow View driveway was conducted to determine if auxiliary turn lanes are necessary to maintain the integrity of traffic flow and capacity of the road during the peak hours. The review was conducted based on the methodology of the National Cooperative Highway Research Program (NCHRP) Report 457. The results of the warrants are summarized in the charts below and the full output forms are included in **Appendix I**.



Left Turn Lane Warrant



Right Turn Lane Warrant

Based on this review, turn lanes are not required on Vick Road at the intersection of Vick Road and project access.

Left Turn Lane at Vick Road (NB)

Although a left turn lane is not warranted by volume, one is proposed to minimize the potential friction from the proposed full access driveway on Vick Road. The proposed left turn deceleration lane on Vick Road should be designed in accordance with the requirements of Index 301 of the *FDOT Design Standards* for a speed of 35 mph. A copy of FDOT Index 301 is included in **Appendix J**. The queue storage area is based on the Preparation Manual (PPM) formula for queue length storage.

$$\text{Queue Storage} = 2 \times 25 \times \# \text{ of Vehicles} / 60$$

The required turn lane length is as follows:

$$\text{Total Length} = \text{Deceleration Length} + \text{Storage}$$

Deceleration @ 35 mph = 145 feet (incl. 50-foot taper)

$$\text{Queue} = 2 \times 25 \times \# \text{ of Vehicles} / 60$$

$$= 2 \times 25 \times 13 \text{ Vehicles} / 60$$

$$= 11 \text{ feet (use 25 minimum)}$$

$$\text{Total} = 145 + 25 = 170 \text{ feet (include 50-foot taper)}$$

The proposed left turn lane is approximately 170 feet which is adequate to serve the projected left turns into the site.

6.0 STUDY CONCLUSIONS

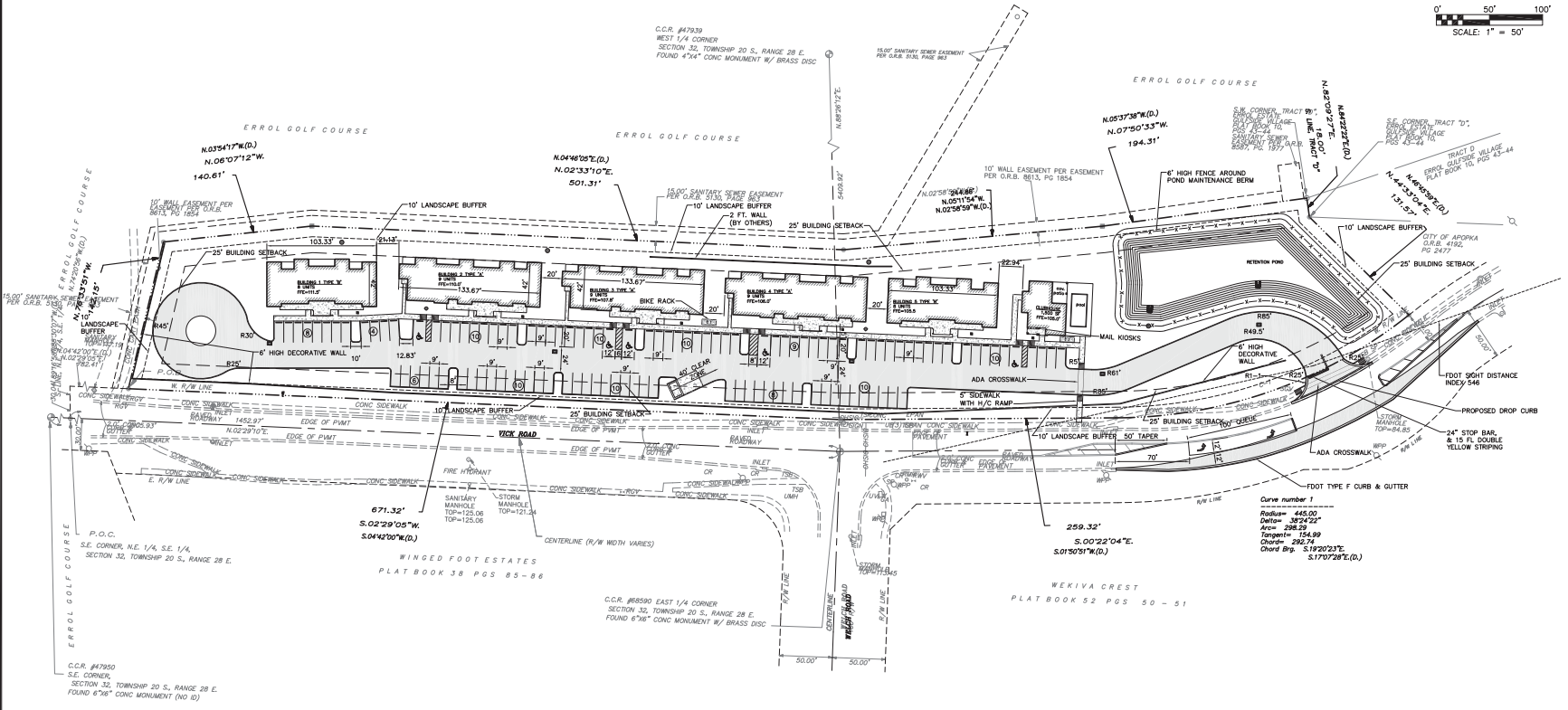
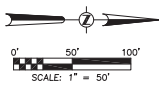
This traffic analysis was performed to assess the impact of the proposed Meadow View Apartments. The site is located on the intersection of Vick Road and Welch Road in the City of Apopka. The property will include a total of 43 apartment units.

The analysis evaluated project impacts to roadway segments and intersections within the primary site's influence area and a preliminary access review. The results of the analysis as documented herein are summarized below:

- The proposed development will generate a new daily traffic volume of 384 vehicle trips, of which 26 will occur in the PM peak hour.
- Analysis of roadway segment capacity reveals that all study segments currently operate within their adopted capacity and are projected to continue to do so at project buildout.
- Analysis of the study intersections indicates that they currently operate at adequate LOS and are projected to continue to do so at project buildout.
- A review of the project driveway at Vick Road and the required turn lane treatments reveals that turn deceleration lanes on Vick Road are not warranted or necessary to serve the projected traffic.
- Queuing is not anticipated at the access driveway on Vick Road. The proposed left turn lane is approximately 170 feet long and is adequate to serve the projected left turns.
- ***The proposed development does not adversely impact traffic operations in the vicinity of the site.***

APPENDICES

Appendix A
Preliminary Site Plan



SITE LEGEND

- SITE BOUNDARY LINE
- CENTER LINE OF ROAD
- EASEMENT LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED 6", 3000 PSI CONCRETE
- PROPOSED 7", 4000 PSI CONCRETE
- SIDEWALK
- LINEAR FEET LF
- SQUARE FEET SF
- HANDICAP PARKING
- HANDICAP HC
- TYPICAL TYP
- 5' RADIUS R5'
- # PARKING SPACES P

STRIPING NOTES

1. TYPICAL PARKING SPACE SHALL BE STRIPED WITH A 6" WHITE STRIPE.
2. SEE DETAILS FOR HANDICAP PARKING.
3. 30" HIGH INTENSITY STOP SIGNS AND WHITE, THERMOPLASTIC STOP BARS FOR THE DRIVEWAYS

GENERAL NOTES

1. ALL CURB RADI TO BE 3' UNLESS OTHERWISE NOTED.
2. ALL CURB TO BE 6" VERTICAL CURBING.
3. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB.
4. ANY PAVEMENT WORK DONE IN THE ROW WILL NEED TO UTILIZE TYPE SP-9.5 ASPHALT MIX
5. BOTH BUILDING ENTRANCES ARE FOR CUSTOMER USE
6. BASE OF LAMP POSTS SHALL BE FLUSH TO THE GROUND. NO LAMP POST SHALL BE INSTALLED ON A BOLLARD OR SIMILAR STRUCTURE THAT EXTENDS ABOVE THE SURROUNDING GRADE. ADD NOTE: LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISH GRADE.
7. THE CUL-DE-SAC HAS BEEN DESIGNED IN ACCORDANCE WITH ALL APPROPRIATE TRAFFIC ENGINEERING AND GEOMETRY STANDARDS.

POOL NOTES

- POOL SIZING AS FOLLOWS PER FLORIDA POOL CODE 64E-9.006 (B):
- MINIMUM POOL SIZE- 15' X 15'
 - MINIMUM WATER RECIRCULATION FLOW- 215 GPM (43 UNITS AT 5 GPM)
 - FILTRATION SYSTEM- 1 GPM FOR EACH LIVING UNIT = 43 GPM.

BUILDING SETBACKS

- NORTH = 25'
- EAST = 25'
- WEST = 25'
- SOUTH = 25'

LANDSCAPE BUFFERS

- NORTH = 10'
- EAST = 10'
- WEST = 10'
- SOUTH = 10'

BICYCLE PARKING NOTE

- BICYCLE PARKING DEVICES SHALL MEET THE FOLLOWING:
- A. BE DESIGNED TO ALLOW EACH BICYCLE TO BE SUPPORTED BY ITS FRAME.
 - B. BE DESIGNED TO ALLOW THE FRAME AND WHEELS OF EACH BICYCLE TO BE SECURED AGAINST THEFT.
 - C. BE DESIGNED TO AVOID DAMAGE TO THE BICYCLES.
 - D. BE ANCHORED TO RESIST REMOVAL AND SOLIDLY CONSTRUCTED TO RESIST DAMAGE BY RUST, CORROSION, AND VANDALISM.
 - E. ACCOMMODATE A RANGE OF BICYCLE SIZES AND TYPES AND TO FACILITATE EASY LOCKING WITHOUT INTERFERING WITH ADJACENT BICYCLES.
 - F. BE LOCATED TO PREVENT DAMAGE TO BICYCLES BY CARS.
 - G. BE CONSISTENT WITH THE SURROUNDINGS IN COLOR AND DESIGN AND BE INCORPORATED WHENEVER POSSIBLE INTO BUILDING OR STREET FURNITURE DESIGN.
 - H. BE LOCATED IN CONVENIENT, HIGHLY VISIBLE, ACTIVE, WELL-LIGHTED AREAS.
 - I. BE LOCATED SO AS NOT TO INTERFERE WITH PEDESTRIAN MOVEMENTS.
 - J. BE LOCATED AS NEAR THE PRINCIPAL ENTRANCE OF THE BUILDING AS PRACTICABLE.
 - K. PROVIDE SAFE ACCESS FROM THE SPACES TO THE RIGHT-OF-WAY OR BICYCLE LANE.

REVISED FOR CITY COMMENTS	STA	BY	Drawn By CEP	Date 02/02/2017
REVISED FOR CITY COMMENTS	STA	BY		
Project No.	132-002		Scale	1"=50'

ALLONDE DEVELOPMENT LLC

CivilCorp Engineering, Inc.
CivilCorp Engineering, Inc.
1000 W. Warner Rd. Ste. 110
Apopka, FL 32703
Phone: 407-513-6437
Certificate of Authorization No. 20190



Station: Allen, FL # 59984
FL Reg No

MEADOW VIEW APARTMENTS
1611 VICK RD, APOPKA, FL

SITE PLAN

PROJECT NAME	SHEET NAME
SHEET NO. C-4 of 20	

Appendix B
Meadow View Apartments Study Methodology



MEMORANDUM

April 26, 2017

Re: Meadow View Apartments
Traffic Impact Analysis Methodology
Project № 17032

The following is a methodology outline for the Traffic Impact Analysis (TIA) for the above referenced project.

Project Description

The proposed project includes a 43 Apartment units. A copy of the proposed site plan is provided in the **Attachments**.

Project Location

The site is located on Vick Road, west of the intersection with Welch Road in the City of Apopka (see **Figure 1**).

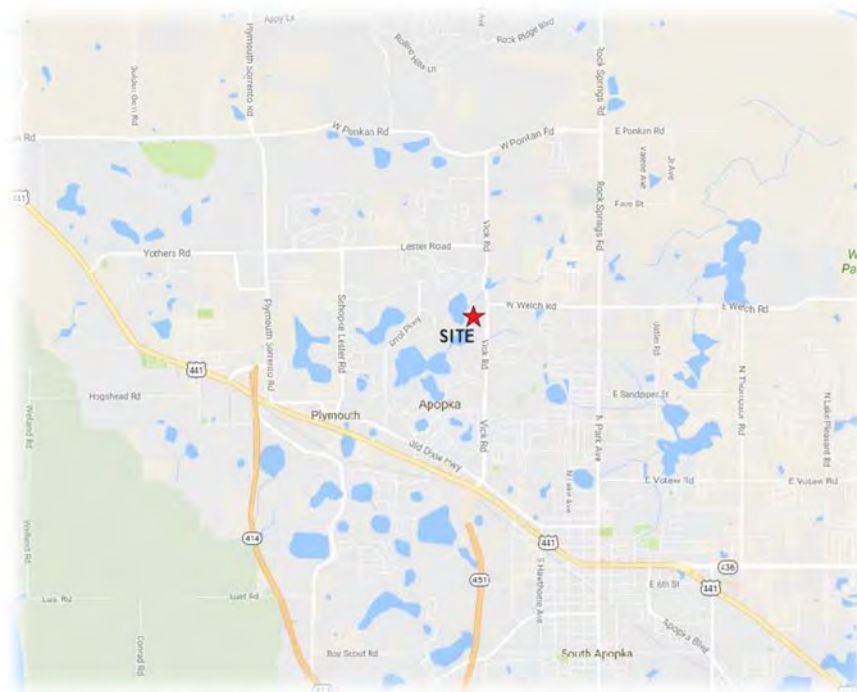


Figure 1 – Project Location

Project Access

Primary access to the site will be provided through a proposed Right-in/Right-out driveway on Vick Road as shown in the proposed concept plan in the **Attachments**.

Trip Generation

The trip generation analysis was conducted using information published by the Institute of Transportation Engineers (ITE) in the *Trip Generation Manual, 9th Edition*. **Table 1** summarizes the resulting trip generation analysis conducted. The ITE Trip Generation sheets are attached.

Table 1
Trip Generation

ITE Code	Land Use	Size	Daily		PM Peak Hour			
			Rate	Trips	Rate	Total	Enter	Exit
220	Apartments	43 DU	8.93	384	0.60	26	17	9

Trip generation analysis based on ITE Trip Generation Manual, 9th Edition

Proposed Trip Distribution

A trip distribution pattern was estimated using the OUATS model and modified to reflect the local network and prevailing traffic flow patterns. The OUATS output is included in the **Attachments**. And the general distribution presents as follows:

To/from South on Vick Road	50%
To/from North on Vick Road	25%
To/from East on Welch Road	25%

Study Area

The following intersections and roadway segments will be analyzed for the PM peak hour as part of this study:

Study Intersections

- Vick Road & Welch Road
- Vick Road & Access

Roadway Segments

- Welch Road
 - Vick Road to Rock Spring Road

- Lester Road
 - Rock Spring Road to Vick Road
 - Vick Road to Schopke Lester Road

- Vick Road
 - Old Dixie Highway to Martin Street
 - Martin Street to Welch Road
 - Welch Road to Lake Francis Drive
 - Lake Francis Drive to Lester Road
 - Lester Road to Ponkan Road

Appendix C
City of Apopka CMS Data

City of Apopka CMS
Daily and PM Peak Hour/Peak Direction (PH/PD) Encumbered Traffic Allocation Worksheets
FINAL REPORT

Base Traffic Volume: 2015

Revision Date: 2/9/2016

Roadway Section	# of Lanes	LOS	Adopted Standard		Applicant Inventory	Encumbered Trips		Daily Traffic		PM PH/PD Traffic		
			Roadway Capacity Daily	PHPD		Daily	PM PH/PD	Base Volume	Available Capacity	Base Volume	Available Capacity	Peak Direction
Minor Arterials (Continued)												
Wekiva Springs Road/Piedmont-Wekiwa Road/Hiawassee Road												
Votaw Rd to SR 436	5L	E	39,800	2,000								
					Apopka Gateway Center	50	2	23,591	16,078	1,304	690	NB/EB
					North Park (FF Rests)	81	4		40.40%		34.50%	
					Applicant Inventory Total	131	6					
SR 436 to Piedmont Lakes Blvd	5L	E	39,800	2,000				26,964	12,276	1,423	542	NB/EB
					Apopka Gateway Center	269	12		30.84%		27.10%	
					North Park (FF Rests)	291	23					
					Applicant Inventory Total	560	35					
Piedmont Lakes Blvd to US 441	5L	E	39,800	2,000				28,809	10,700	1,772	205	NB/EB
					North Park (FF Rests)	291	23		26.88%		10.25%	
					Applicant Inventory Total	291	23					
US 441 to CR 424 (Apopka Blvd)	4LD	E	39,800	2,000				23,571	16,229	1,111	889	NB/EB
					Development Name	0	0		40.78%		44.45%	
					Applicant Inventory Total	0	0					
CR 424 (Apopka Blvd) to SR 414	4LD	E	39,800	2,000				19,336	20,464	864	1,136	NB/EB
					Development Name	0	0		51.42%		56.80%	
					Applicant Inventory Total	0	0					
SR 414 to Beggs Rd	4LD	E	39,800	2,000				21,460	18,340	908	1,092	NB/EB
					Development Name	0	0		46.08%		54.60%	
					Applicant Inventory Total	0	0					
Welch Road												
Vick Rd to Rock Springs Rd (CR 435)	2L	E	16,400	840				10,312	5,861	518	298	NB/EB
					Ladybird Academy	72	8		35.74%		35.48%	
					Sanctuary Golf Estates (fka Apopka Golf Residence)	155	16					
					Applicant Inventory Total	227	24					
Rock Springs Rd (CR 435) to Ustler Rd	3L	E	35,000	1,720				16,707	18,222	774	938	SB/WB
					Ladybird Academy	71	8		52.06%		54.53%	
					Applicant Inventory Total	71	8					
Ustler Rd to Thompson Rd	2L	E	33,300	1,640				16,277	17,023	845	795	NB/EB
					Development Name	0	0		51.12%		48.48%	
					Applicant Inventory Total	0	0					
Minor Collectors												
6th Street												
Park Avenue to Alabama Ave	2L	D	9,600	490				1,963	7,637	155	335	SB/WB
					Development Name	0	0		79.55%		68.37%	
					Applicant Inventory Total	0	0					
Binion Road (CR 437)/Orange Avenue (CR 437)												
Ocoee-Apopka Rd to Harmon Rd	2L	E	17,700	880				3,580	12,086	242	486	NB/EB
					Apopka Woods	67	7		68.28%		55.23%	
					Breckenridge (fka Pines of Lake Apopka)	21	1					
					Clearlake Landing	284	21					
					Clear Lake Reserve	21	2					
					Florida Hospital Replacement	1,109	66					
					Magnolia Park Estates (fka Park Place)	87	8					
					Maudehelen, Phase 1, 2, & 3	63	7					
					Old Palm Center PUD (fka, Thompson Hills Estates)	382	40					
					Applicant Inventory Total	2,034	152					
Harmon Rd to Boy Scout Rd	2L	E	17,700	880				3,899	11,615	227	493	NB/EB
					Apopka Woods	67	7		65.62%		56.02%	
					Breckenridge (fka Pines of Lake Apopka)	21	1					
					Clearlake Landing	284	21					
					Clear Lake Reserve	21	2					
					Florida Hospital Replacement	1,261	74					
					Magnolia Park Estates (fka Park Place)	87	8					
					Maudehelen, Phase 1, 2, & 3	63	7					
					Old Palm Center PUD (fka, Thompson Hills Estates)	382	40					
					Applicant Inventory Total	2,186	160					

**City of Apopka CMS
Daily and PM Peak Hour/Peak Direction (PH/PD) Encumbered Traffic Allocation Worksheets
FINAL REPORT**

Base Traffic Volume: 2015

Revision Date: 2/9/2016

Roadway Section	# of Lanes	LOS	Adopted Standard Roadway Capacity		Applicant Inventory	Encumbered Trips		Daily Traffic		PM PH/PD Traffic		
			Daily	PHPD		Daily	PM PH/PD	Base Volume	Available Capacity	Base Volume	Available Capacity	Peak Direction
Minor Collectors (Continued)												
Kelly Park Road												
Round Lake Rd to Plymouth-Sorrento Rd	2L	D	23,100	1,200				2,633	20,467	156	1,044	SB/WB
					Development Name	0	0		88.60%		87.00%	
					Applicant Inventory Total	0	0					
Plymouth-Sorrento Rd to Jason Dwelley Pkwy	2L	D	23,100	1,200				3,898	19,017	215	973	NB/EB
					Orchid Estates (fka J.B. Nurseries)	185	12		82.32%		81.08%	
					Applicant Inventory Total	185	12					
Jason Dwelley Pkwy to Mt. Plymouth Rd	2L	D	23,100	1,200				5,059	17,926	270	922	SB/WB
					Orchid Estates (fka J.B. Nurseries)	115	8		77.60%		76.83%	
					Applicant Inventory Total	115	8					
Mt. Plymouth Rd to Rock Springs Rd	2L	D	23,100	1,200				10,376	12,724	569	631	SB/WB
					Development Name	0	0		55.08%		52.58%	
					Applicant Inventory Total	0	0					
Lake Avenue												
Martin St to Orange St	2L	D	13,300	680				2,899	10,401	211	469	NB/EB
					Development Name	0	0		78.20%		68.97%	
					Applicant Inventory Total	0	0					
Orange St to US 441	2L	D	13,300	680				1,523	11,777	106	574	NB/EB
					Development Name	0	0		88.55%		84.41%	
					Applicant Inventory Total	0	0					
Lake Doe Boulevard												
US 441 to Dunn Cove Dr	2L	D	13,300	680				3,277	10,989	194	407	SB/WB
					Poe Reserve	788	79		82.62%		59.85%	
					Applicant Inventory Total	788	79					
Lake Francis Drive												
Schopke Lester Rd to Errol Pkwy	2L	D	13,300	680				747	12,190	31	606	SB/WB
					Errol Clubhouse Villas	363	43		91.65%		89.12%	
					Applicant Inventory Total	363	43					
Errol Pkwy to Vick Rd	2L	D	13,300	680				3,352	9,739	179	476	NB/EB
					Errol Clubhouse Villas	209	25		73.23%		70.00%	
					Applicant Inventory Total	209	25					
Lester Road												
Rock Springs Rd to Vick Rd	2L	E	14,000	720				3,910	10,965	227	559	SB/WB
					Rock Springs Estates	115	12		78.32%		77.64%	
					Applicant Inventory Total	115	12					
Vick Rd to Schopke Lester Rd	2L	E	14,000	720				3,910	9,651	227	451	SB/WB
					Belmonte Reserve (fka Greenbrook Villas, Phase 3)	165	13		68.94%		62.64%	
					Lester Ridge Subdivision	216	23					
					Rock Springs Estates	58	6		68.94%		62.64%	
					Applicant Inventory Total	439	42					
Schopke Lester Rd to Plymouth Sorrento Rd	2L	E	14,000	720				2,898	10,965	146	559	NB/EB
					Lester Ridge Subdivision	137	15		78.32%		77.64%	
					Applicant Inventory Total	137	15					
Marden Road												
Ocoee Apopka Rd to Keene Rd	2L	E	14,000	720				1,388	9,989	75	510	NB/EB
					Emerson Point	1,722	104					
					Marden Ridge Apartments (Weighted Trips)	901	31					
					Applicant Inventory Total	2,623	135					
Martin Street												
Park Ave to Lake Ave	2L	E	14,000	720				2,211	11,749	109	610	SB/WB
					Center of Faith	40	1		83.92%		84.72%	
					Applicant Inventory Total	40	1					
McCormick Road												
Ocoee-Apopka Rd to Clarcona Rd (CR 435)	2L	E	15,900	790				3,576	10,294	158	421	NB/EB
					Apopka Woods	431	43		64.74%		53.29%	
					Old Palm Center PUD (fka, Thompson Hills Estates)	1,599	168					
					Applicant Inventory Total	2,030	211					
Monroe Avenue												
Park Ave to Alabama Ave	2L	D	13,300	680				3,767	9,533	300	380	SB/WB
					Development Name	0	0		71.68%		55.88%	
					Applicant Inventory Total	0	0					
Alabama Ave to Sheeler Rd	2L	D	13,300	680				4,734	8,566	258	422	SB/WB
					Development Name	0	0		64.41%		62.06%	
					Applicant Inventory Total	0	0					

City of Apopka CMS
Daily and PM Peak Hour/Peak Direction (PH/PD) Encumbered Traffic Allocation Worksheets
FINAL REPORT

Base Traffic Volume: 2015

Revision Date: 2/9/2016

Roadway Section	# of Lanes	LOS	Adopted Standard		Applicant Inventory	Encumbered Trips		Daily Traffic		PM PH/PD Traffic		
			Roadway Capacity			Daily	PM PH/PD	Base Volume	Available Capacity	Base Volume	Available Capacity	Peak Direction
			Daily	PHPD								
Minor Collectors (Continued)												
Sandpiper Road												
Park Ave to Ustler Rd	2L	E	15,900	790				3,828	11,910	263	516	SB/WB
					Sandpiper Road Subdivision	162	11		74.91%		65.32%	
					Applicant Inventory Total	162	11					
Ustler Rd to Thompson Rd	2L	E	15,900	790				5,049	10,474	334	431	SB/WB
					Sandpiper Road Subdivision	377	25		65.87%		54.56%	
					Applicant Inventory Total	377	25					
Schopke-Lester Road												
Lester Rd to Old Dixie Hwy	2L	E	14,000	720				3,416	10,545	190	526	NB/EB
					Lester Ridge Subdivision	39	4		75.32%		73.06%	
					Applicant Inventory Total	39	4					
Thompson Road												
Welch Rd to Votaw Rd	2L	E	15,900	790				10,046	5,854	586	204	NB/EB
					Development Name	0	0		35.82%		25.82%	
					Applicant Inventory Total	0	0					
Votaw Rd to SR 436	2L	E	14,000	720				9,975	4,025	315	405	SB/WB
					Development Name	0	0		28.75%		56.25%	
					Applicant Inventory Total	0	0					
Ustler Road												
Sandpiper Rd to Welch Rd	2L	E	14,000	720				778	13,222	39	681	SB/WB
					Development Name	0	0		94.44%		94.58%	
					Applicant Inventory Total	0	0					
Vick Road												
Old Dixie Hwy to Martin St	2L	E	16,400	840				12,674	3,686	758	80	NB/EB
					Center of Faith	40	2		22.48%		9.52%	
					Applicant Inventory Total	40	2					
Martin St to Welch Rd	2L	E	16,400	840				11,510	4,682	684	135	NB/EB
					Center of Faith	20	1		28.55%		16.07%	
					Sanctuary Golf Estates (fka Apopka Golf Residence)	188	20					
					Applicant Inventory Total	208	21					
Welch Rd to Lake Francis Dr	2L	E	14,000	720				10,107	3,859	520	#REF!	NB/EB
					Sanctuary Golf Estates (fka Apopka Golf Residence)	34	#REF!		27.56%		#REF!	
					Applicant Inventory Total	34	#REF!					
Lake Francis Dr to Lester Rd	2L	E	14,000	720				7,264	6,390	362	324	NB/EB
					Belmonte Reserve (fka Greenbrook Villas, Phase 3)	110	9		45.64%		45.00%	
					Lester Ridge Subdivision	137	15					
					Rock Springs Estates	57	6					
					Wekiva Springs Reserve	42	4					
					Applicant Inventory Total	346	34					
Lester Rd to Ponkan Rd	2L	E	14,000	720				4,868	8,941	277	425	NB/EB
					Belmonte Reserve (fka Greenbrook Villas, Phase 3)	55	4		63.86%		59.03%	
					Lester Ridge Subdivision	78	8					
					Rock Springs Estates	58	6					
					Applicant Inventory Total	191	18					
Votaw Road												
Park Ave to Christiana Ave	2L	E	15,900	790				7,588	8,297	439	350	SB/WB
					Park Ave Professional Center	15	1		52.18%		44.30%	
					Applicant Inventory Total	15	1					
Christiana Ave to Thompson Rd	2L	E	15,900	790				7,857	8,043	463	327	SB/WB
					Development Name	0	0		50.58%		41.39%	
					Applicant Inventory Total	0	0					
Yothers Road/Church Drive												
US 441 to Plymouth Sorrento Rd	2L	E	14,000	720				1,592	11,852	82	579	SB/WB
					Chandler Estates	556	59					
					Applicant Inventory Total	556	59					

Notes:

1 Allowable 15% Degradation Thresholds Capacity, see attached Transportation Consulting Group's 12/29/92 letter.
Source: 2015 Traffic Counts from Luke Transportation Engineering Consultants, Inc.

Appendix D
Traffic Counts & FDOT Seasonal Factors

TURNING MOVEMENT COUNT ANALYSIS
AUTOS & TRUCKS

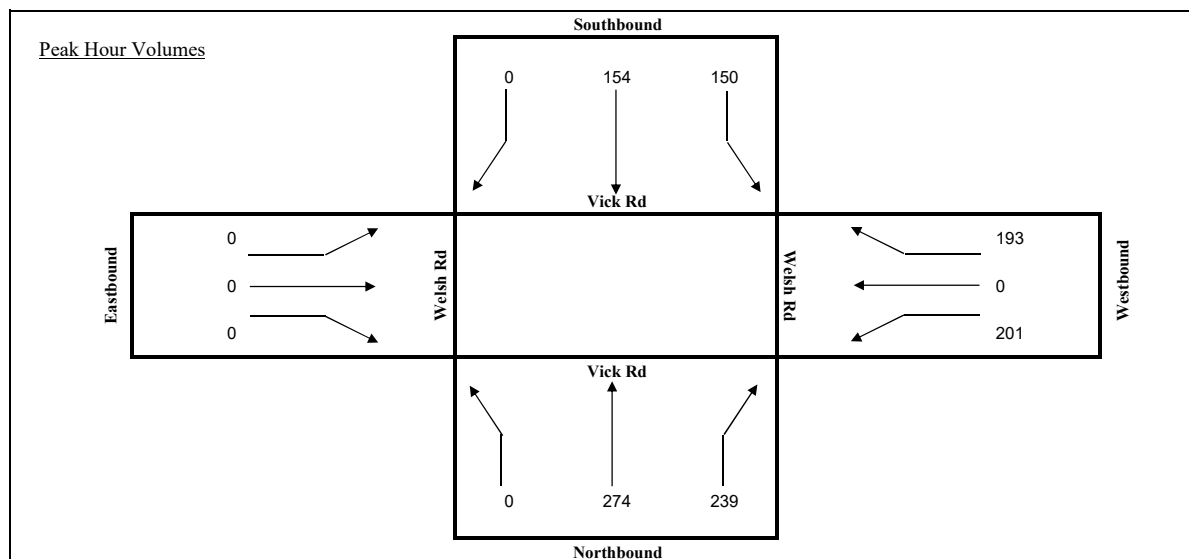
Intersection (N/S): Vick Rd

Intersection (E/W): Welsh Rd

Date: 4/27/2017

Start	End	Vick Rd			Vick Rd			Welsh Rd			Welsh Rd			TOTAL
		L	T	R	L	T	R	L	T	R	L	T	R	
4:00 PM	4:15 PM	0	47	44	16	18	0	0	0	0	30	0	22	177
4:15 PM	4:30 PM	0	66	40	16	40	0	0	0	0	41	0	36	239
4:30 PM	4:45 PM	0	59	53	31	39	0	0	0	0	52	0	51	285
4:45 PM	5:00 PM	0	64	60	40	44	0	0	0	0	43	0	48	299
5:00 PM	5:15 PM	0	80	60	39	32	0	0	0	0	50	0	40	301
5:15 PM	5:30 PM	0	67	48	41	46	0	0	0	0	48	0	55	305
5:30 PM	5:45 PM	0	63	71	30	32	0	0	0	0	60	0	50	306
5:45 PM	6:00 PM	0	71	56	25	30	0	0	0	0	42	0	51	275

Total for:	4:00 PM	5:00 PM	0	236	197	103	141	0	0	0	0	166	0	157	1000
Total for:	5:00 PM	6:00 PM	0	281	235	135	140	0	0	0	0	200	0	196	1187
Tota Peak Hour:	4:45 PM	5:45 PM	0	274	239	150	154	0	0	0	0	201	0	193	1211
Overall PHF:	0.99														



2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 7500 ORANGE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.98 PSCF
1	01/01/2016 - 01/02/2016	1.01	1.03
2	01/03/2016 - 01/09/2016	1.03	1.05
3	01/10/2016 - 01/16/2016	1.06	1.08
4	01/17/2016 - 01/23/2016	1.04	1.06
5	01/24/2016 - 01/30/2016	1.03	1.05
6	01/31/2016 - 02/06/2016	1.02	1.04
7	02/07/2016 - 02/13/2016	1.01	1.03
8	02/14/2016 - 02/20/2016	1.00	1.02
9	02/21/2016 - 02/27/2016	0.99	1.01
*10	02/28/2016 - 03/05/2016	0.99	1.01
*11	03/06/2016 - 03/12/2016	0.98	1.00
*12	03/13/2016 - 03/19/2016	0.98	1.00
*13	03/20/2016 - 03/26/2016	0.98	1.00
*14	03/27/2016 - 04/02/2016	0.98	1.00
*15	04/03/2016 - 04/09/2016	0.98	1.00
*16	04/10/2016 - 04/16/2016	0.98	1.00
*17	04/17/2016 - 04/23/2016	0.98	1.00
*18	04/24/2016 - 04/30/2016	0.98	1.00
*19	05/01/2016 - 05/07/2016	0.98	1.00
*20	05/08/2016 - 05/14/2016	0.98	1.00
*21	05/15/2016 - 05/21/2016	0.99	1.01
*22	05/22/2016 - 05/28/2016	0.99	1.01
23	05/29/2016 - 06/04/2016	1.00	1.02
24	06/05/2016 - 06/11/2016	1.00	1.02
25	06/12/2016 - 06/18/2016	1.01	1.03
26	06/19/2016 - 06/25/2016	1.01	1.03
27	06/26/2016 - 07/02/2016	1.01	1.03
28	07/03/2016 - 07/09/2016	1.01	1.03
29	07/10/2016 - 07/16/2016	1.02	1.04
30	07/17/2016 - 07/23/2016	1.01	1.03
31	07/24/2016 - 07/30/2016	1.01	1.03
32	07/31/2016 - 08/06/2016	1.00	1.02
33	08/07/2016 - 08/13/2016	1.00	1.02
34	08/14/2016 - 08/20/2016	1.00	1.02
35	08/21/2016 - 08/27/2016	1.00	1.02
36	08/28/2016 - 09/03/2016	1.01	1.03
37	09/04/2016 - 09/10/2016	1.01	1.03
38	09/11/2016 - 09/17/2016	1.02	1.04
39	09/18/2016 - 09/24/2016	1.01	1.03
40	09/25/2016 - 10/01/2016	1.01	1.03
41	10/02/2016 - 10/08/2016	1.01	1.03
42	10/09/2016 - 10/15/2016	1.00	1.02
43	10/16/2016 - 10/22/2016	1.00	1.02
44	10/23/2016 - 10/29/2016	1.00	1.02
45	10/30/2016 - 11/05/2016	1.00	1.02
46	11/06/2016 - 11/12/2016	1.00	1.02
47	11/13/2016 - 11/19/2016	1.00	1.02
48	11/20/2016 - 11/26/2016	1.00	1.02
49	11/27/2016 - 12/03/2016	1.00	1.02
50	12/04/2016 - 12/10/2016	1.01	1.03
51	12/11/2016 - 12/17/2016	1.01	1.03
52	12/18/2016 - 12/24/2016	1.03	1.05
53	12/25/2016 - 12/31/2016	1.06	1.08

* PEAK SEASON

21-FEB-2017 10:54:35












830UPD

5_7500_PKSEASON.TXT

Appendix E
Existing Conditions Analysis Worksheets

HCM 2010 Signalized Intersection Summary

2: Vick Rd & Welch Rd

								
Movement	WBL	WBR	NBT	NBR	SBL	SBT		
Lane Configurations								
Traffic Volume (veh/h)	201	193	274	239	150	154		
Future Volume (veh/h)	201	193	274	239	150	154		
Number	3	18	2	12	1	6		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1900	1863	1863		
Adj Flow Rate, veh/h	203	180	277	231	152	156		
Adj No. of Lanes	1	1	1	0	1	1		
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	390	348	455	379	492	1208		
Arrive On Green	0.22	0.22	0.48	0.48	0.10	0.65		
Sat Flow, veh/h	1774	1583	940	784	1774	1863		
Grp Volume(v), veh/h	203	180	0	508	152	156		
Grp Sat Flow(s),veh/h/ln	1774	1583	0	1724	1774	1863		
Q Serve(g_s), s	9.2	9.1	0.0	19.6	3.4	2.9		
Cycle Q Clear(g_c), s	9.2	9.1	0.0	19.6	3.4	2.9		
Prop In Lane	1.00	1.00		0.45	1.00			
Lane Grp Cap(c), veh/h	390	348	0	834	492	1208		
V/C Ratio(X)	0.52	0.52	0.00	0.61	0.31	0.13		
Avail Cap(c_a), veh/h	390	348	0	834	492	1208		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	31.3	31.3	0.0	17.2	10.9	6.1		
Incr Delay (d2), s/veh	4.9	5.4	0.0	3.3	1.6	0.2		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	5.0	4.5	0.0	10.1	1.8	1.5		
LnGrp Delay(d),s/veh	36.2	36.7	0.0	20.5	12.5	6.4		
LnGrp LOS	D	D		C	B	A		
Approach Vol, veh/h	383		508			308		
Approach Delay, s/veh	36.4		20.5			9.4		
Approach LOS	D		C			A		
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2				6		8
Phs Duration (G+Y+Rc), s	15.0	50.0				65.0		26.0
Change Period (Y+Rc), s	6.0	6.0				* 6		6.0
Max Green Setting (Gmax), s	9.0	43.0				* 59		20.0
Max Q Clear Time (g_c+I1), s	5.4	21.6				4.9		11.2
Green Ext Time (p_c), s	0.1	4.3				4.9		0.8
Intersection Summary								
HCM 2010 Ctrl Delay			22.7					
HCM 2010 LOS			C					
Notes								

Appendix F
Trip Generation Sheets

Apartment (220)

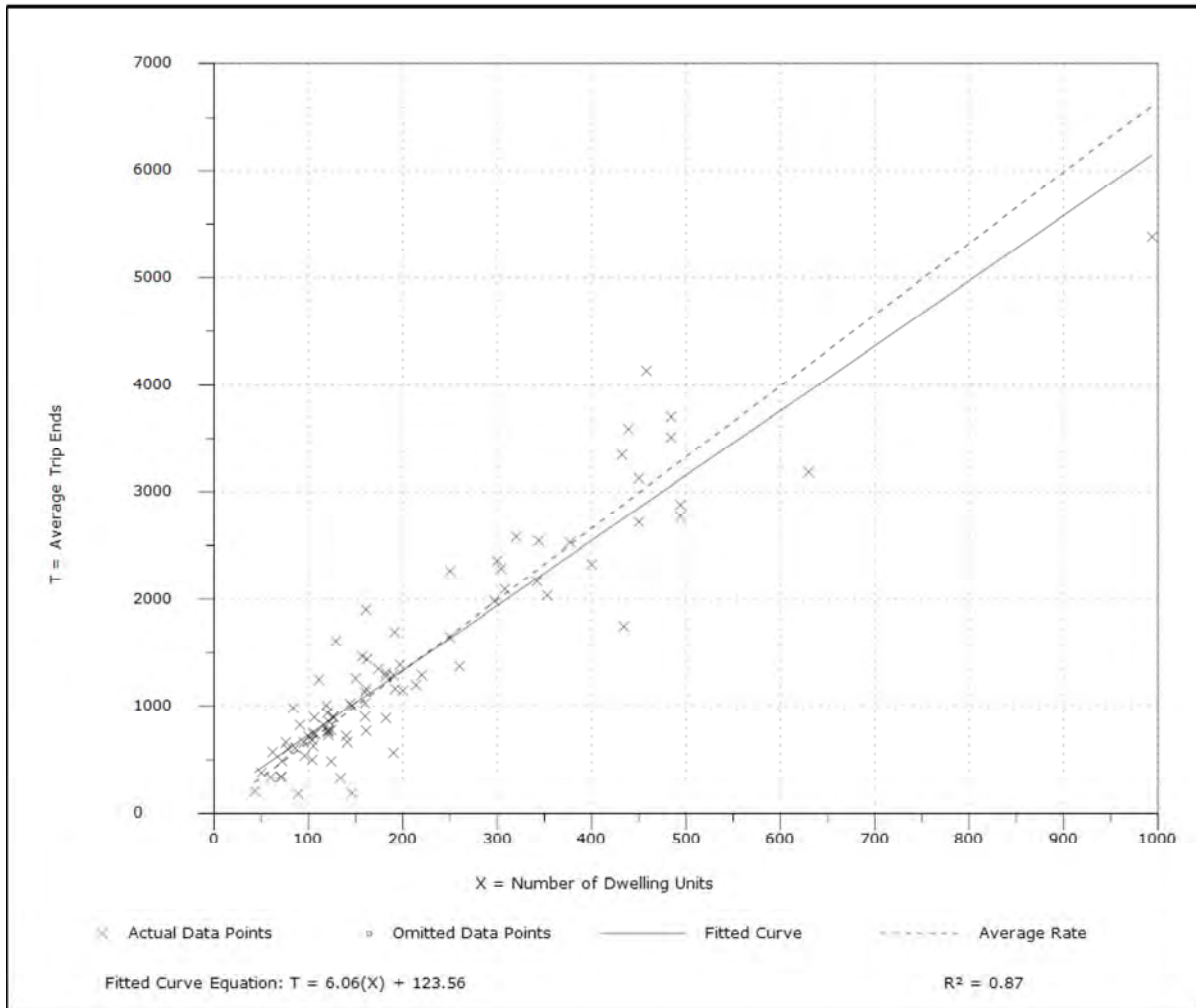
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Number of Studies: 88
Avg. Number of Dwelling Units: 210
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.65	1.27 - 12.5	1.68

Data Plot and Equation



Trip Generation, ITE-TGM 9th Edition

Apartment (220)

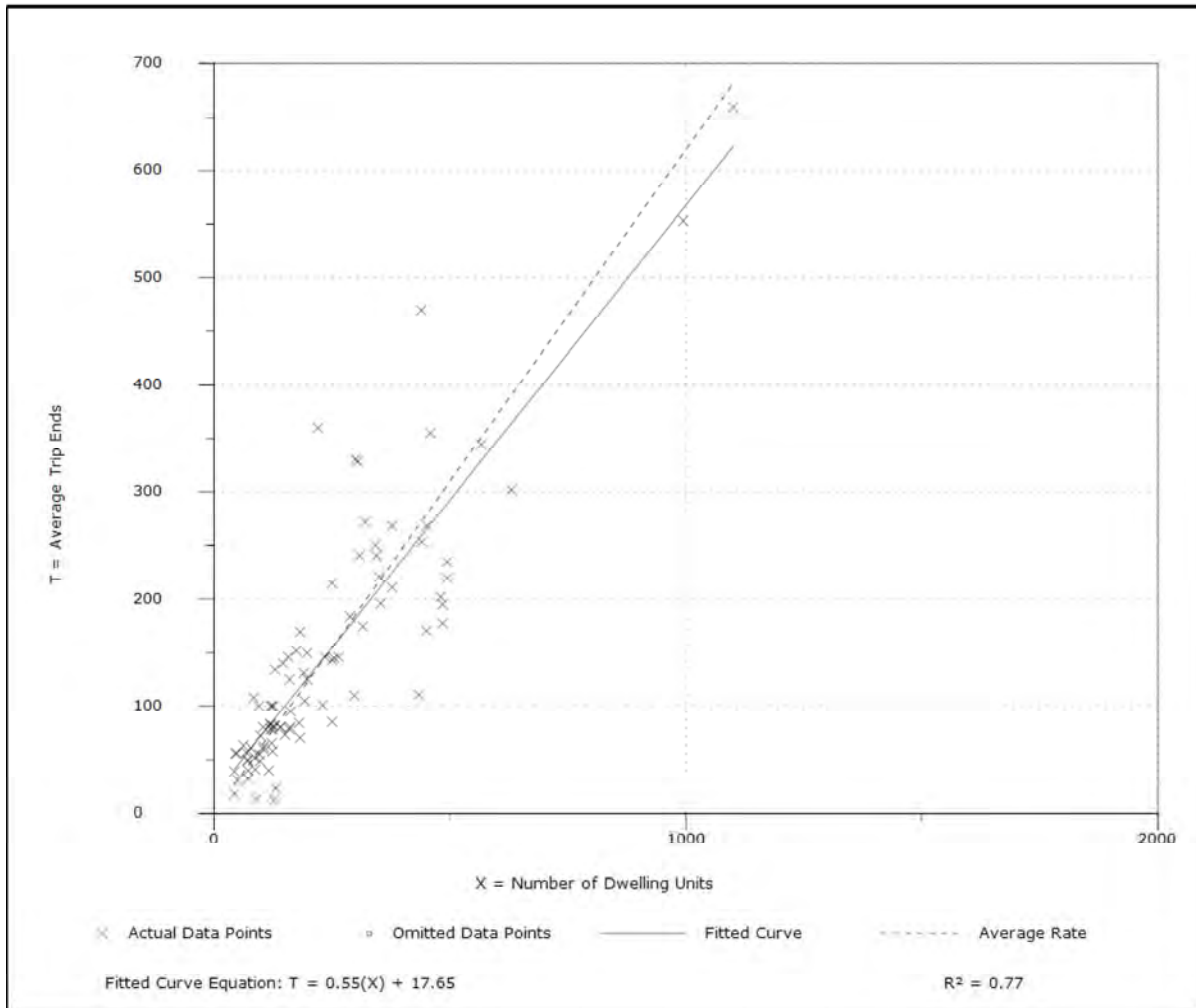
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Number of Studies: 90
 Avg. Number of Dwelling Units: 233
 Directional Distribution: 65% entering, 35% exiting

Trip Generation per Dwelling Unit

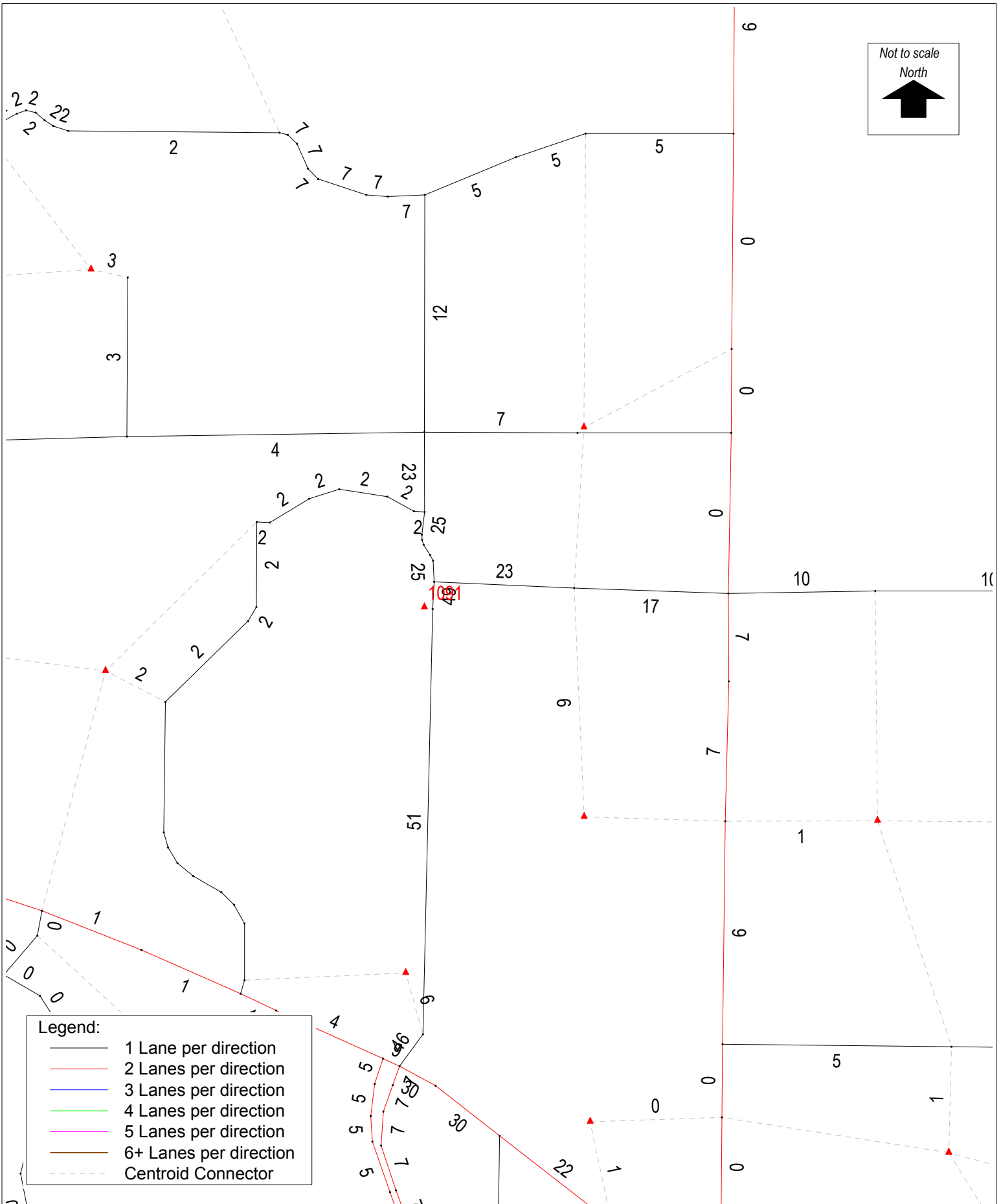
Average Rate	Range of Rates	Standard Deviation
0.62	0.1 - 1.64	0.23

Data Plot and Equation



Trip Generation, ITE-TGM 9th Edition

Appendix G
OUATS Model














Orlando 2040 LRTP Model - OUATS Year 2020 Cost Feasible Model Meadow View Apts (17-032)
Project Distribution (TAZ 1091)

C:\FSUTMS\D5\OUATS.2040\Base\CF2020\P17032\Output\HRLDXY_C20.NET (Tue 25 Apr 2017)

Appendix H
Projected Conditions Analysis Worksheets

HCM 2010 Signalized Intersection Summary

2: Welch Rd & Vick Rd

								
Movement	WBL	WBR	NBT	NBR	SBL	SBT		
Lane Configurations								
Traffic Volume (veh/h)	201	197	317	239	152	180		
Future Volume (veh/h)	201	197	317	239	152	180		
Number	3	18	2	12	1	6		
Initial Q (Qb), veh	0	0	0	0	0	0		
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00			
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00		
Adj Sat Flow, veh/h/ln	1863	1863	1863	1900	1863	1863		
Adj Flow Rate, veh/h	203	184	320	231	154	182		
Adj No. of Lanes	1	1	1	0	1	1		
Peak Hour Factor	0.99	0.99	0.99	0.99	0.99	0.99		
Percent Heavy Veh, %	2	2	2	2	2	2		
Cap, veh/h	390	348	487	352	462	1208		
Arrive On Green	0.22	0.22	0.48	0.48	0.10	0.65		
Sat Flow, veh/h	1774	1583	1007	727	1774	1863		
Grp Volume(v), veh/h	203	184	0	551	154	182		
Grp Sat Flow(s),veh/h/ln	1774	1583	0	1734	1774	1863		
Q Serve(g_s), s	9.2	9.3	0.0	21.9	3.4	3.5		
Cycle Q Clear(g_c), s	9.2	9.3	0.0	21.9	3.4	3.5		
Prop In Lane	1.00	1.00		0.42	1.00			
Lane Grp Cap(c), veh/h	390	348	0	839	462	1208		
V/C Ratio(X)	0.52	0.53	0.00	0.66	0.33	0.15		
Avail Cap(c_a), veh/h	390	348	0	839	462	1208		
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00		
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00		
Uniform Delay (d), s/veh	31.3	31.3	0.0	17.8	11.6	6.2		
Incr Delay (d2), s/veh	4.9	5.7	0.0	4.0	1.9	0.3		
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0		
%ile BackOfQ(50%),veh/ln	5.0	4.6	0.0	11.3	1.9	1.9		
LnGrp Delay(d),s/veh	36.2	37.0	0.0	21.8	13.6	6.5		
LnGrp LOS	D	D		C	B	A		
Approach Vol, veh/h	387		551			336		
Approach Delay, s/veh	36.6		21.8			9.7		
Approach LOS	D		C			A		
Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2				6		8
Phs Duration (G+Y+Rc), s	15.0	50.0				65.0		26.0
Change Period (Y+Rc), s	6.0	6.0				* 6		6.0
Max Green Setting (Gmax), s	9.0	43.0				* 59		20.0
Max Q Clear Time (g_c+I1), s	5.4	23.9				5.5		11.3
Green Ext Time (p_c), s	0.1	4.6				5.6		0.8
Intersection Summary								
HCM 2010 Ctrl Delay			23.1					
HCM 2010 LOS			C					
Notes								

HCM 2010 TWSC
7: Vick Rd & Access

Intersection

Int Delay, s/veh 0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	7	13	501	325	4
Future Vol, veh/h	2	7	13	501	325	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	0	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	8	14	545	353	4

Major/Minor	Minor2	Major1		Major2
Conflicting Flow All	928	355	358	0
Stage 1	355	-	-	-
Stage 2	573	-	-	-
Critical Hdwy	6.42	6.22	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-
Pot Cap-1 Maneuver	297	689	1201	-
Stage 1	710	-	-	-
Stage 2	564	-	-	-
Platoon blocked, %				-
Mov Cap-1 Maneuver	294	689	1201	-
Mov Cap-2 Maneuver	294	-	-	-
Stage 1	710	-	-	-
Stage 2	557	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.9	0.2	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1201	-	531	-	-
HCM Lane V/C Ratio	0.012	-	0.018	-	-
HCM Control Delay (s)	8	-	11.9	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Appendix I
Turn Warrants

figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

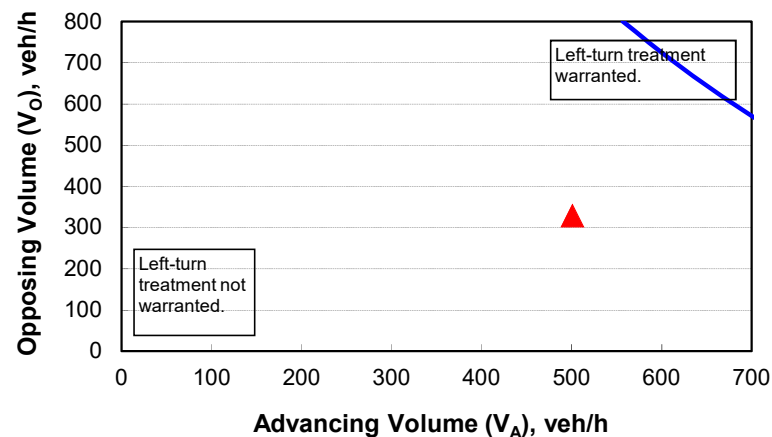
2-lane roadway (English)

INPUT

Variable	Value
85 th percentile speed, mph:	35
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	501
Opposing volume (V_O), veh/h:	329

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	902
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

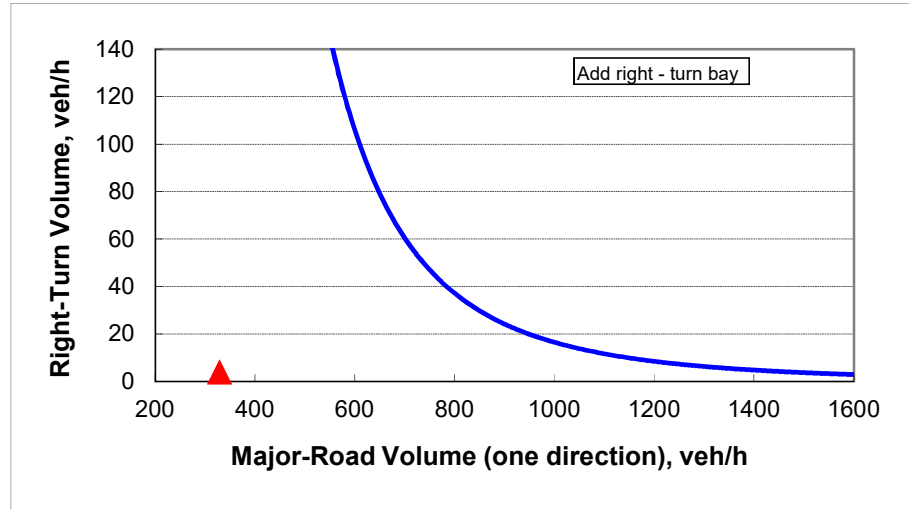
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	35
Major-road volume (one direction), veh/h:	329
Right-turn volume, veh/h:	4

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	942
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Do NOT add right-turn bay.	



Appendix J
FDOT Index 301

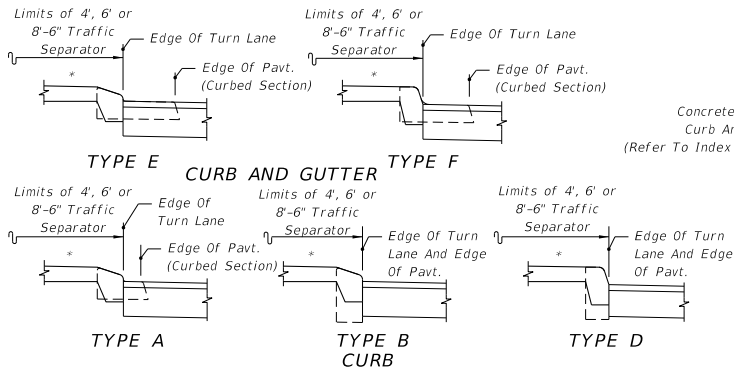
TURN LANES • CURBED AND UNCURBED MEDIANS								
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1	URBAN CONDITIONS			RURAL CONDITIONS		
			Brake To Stop Distance L_2	Total Decel. Distance L	Clearance Distance L_3	Brake To Stop Distance L_2	Total Decel. Distance L	Clearance Distance L_3
35	25	70'	75'	145'	110'	—	—	—
40	30	80'	75'	155'	120'	—	—	—
45	35	85'	100'	185'	135'	—	—	—
50	40/44	105'	135'	240'	160'	185'	290'	160'
55	48	125'	—	—	—	225'	350'	195'
60	52	145'	—	—	—	260'	405'	230'
65	55	170'	—	—	—	290'	460'	270'

DESIGN NOTES

- Basis for turn lane configurations:
 - Informed Driver.
 - Stop condition (With Or Without Stop Control).
 - Wet Pavement.
 - Reaction preceding entry point.
 - Minimum braking distance for urban conditions.
 - 75' min. for L_2 .
 - Comfortable deceleration rates for rural conditions (AASHTO 2001 threshold rate of 11.2 ft./s²).

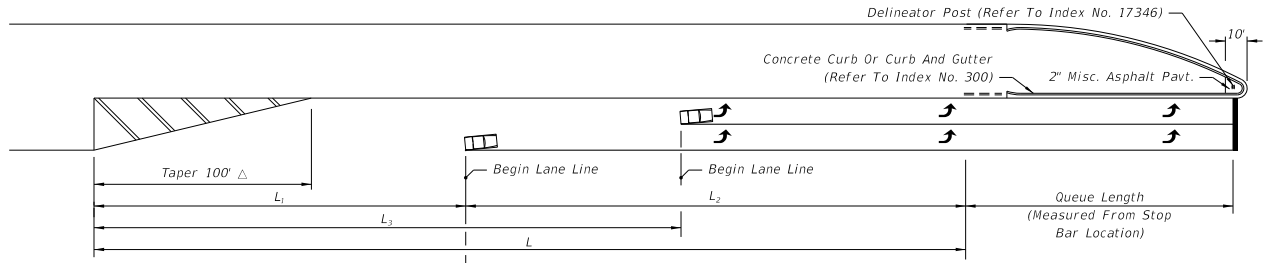
GENERAL NOTES

- The plan views shown are for turn lane taper shapes and dimensional purposes only, they do not prescribe the use of curb, curb and gutter, shoulders nor separators specifically to either rural or urban conditions.
- Total deceleration distances must not be reduced except where lesser values are imposed by unrelocatable control points.
- Right turn lane tapers and distances identical to left turn lanes under stop control conditions. Right turn lane tapers and/or distances are site specific under free flow or yield conditions.
- These left turn configurations apply to continuous left turn lanes only where specifically called for in the plans.
- For pavement markings see Index No. 17346.



For Curb And Curb & Gutter Types, See Index No. 300
 * Option 1 Separators Shown (Refer To Index No. 302)

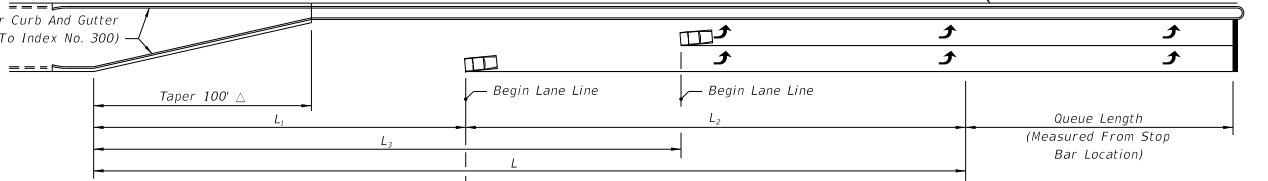
MEDIAN CURB AND TRAFFIC SEPARATOR JUNCTURE DETAILS



Brakes Applied After Turning Vehicle Clears Through Lane;
 Entry Speed:
 10 mph Below Design Speed For Urban Condition
 Average Running Speed For Rural Condition

FLUSH AND/OR CURBED SEPARATION

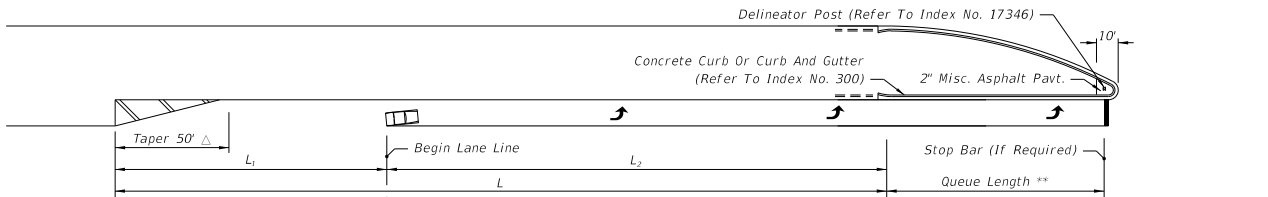
Traffic Separator (Refer To Index No. 302)



Brakes Applied After Turning Vehicle Clears Through Lane;
 Entry Speed:
 10 mph Below Design Speed For Urban Condition
 Average Running Speed For Rural Condition

RAISED SEPARATION

DOUBLE LEFT TURNS

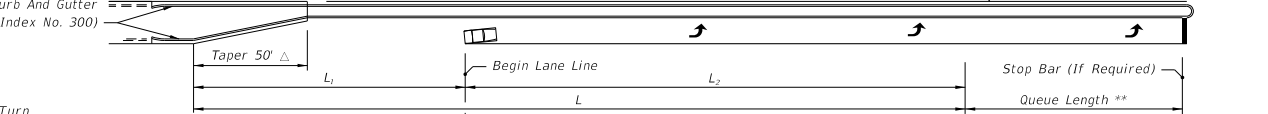


Brakes Applied After Turning Vehicle Clears Through Lane;
 Entry Speed:
 10 mph Below Design Speed For Urban Condition
 Average Running Speed For Rural Condition

** Queue Length Is Measured From The Median Nose Radial Point Or, When A Stop Bar Is Required, From The Stop Bar.

FLUSH AND/OR CURBED SEPARATION

Traffic Separator (Refer To Index No. 302)



Brakes Applied After Turning Vehicle Clears Through Lane;
 Entry Speed:
 10 mph Below Design Speed For Urban Condition
 Average Running Speed For Rural Condition

RAISED SEPARATION

SINGLE LEFT TURNS

- △ The length of taper may be increased to L_1 for single left turns and L_2 for double left turns when:
- Left turn queue vehicles are adequately provided for within the design queue length.
 - Through vehicle queues will not block access to left turn lane.
 - Approved by District Design Engineer.

12/13/2015 9:32:10 AM

LAST REVISION 07/01/05	DESCRIPTION:	FDOT FY 2016-17 DESIGN STANDARDS	TURN LANES	INDEX NO. 301	SHEET NO. 1 of 1
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CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: Final Development Plan

MEETING OF: November 7, 2018
 FROM: Community Development
 EXHIBITS: Vicinity Map
 Aerial Map
 Final Development Plan
 Rendering

**SUBJECT: FINAL DEVELOPMENT PLAN (REDEVELOPMENT) –
STERLING TITLE**

**REQUEST: APPROVE THE FINAL DEVELOPMENT PLAN FOR STERLING
TITLE**

SUMMARY:

OWNER/APPLICANT: Prograde Homes, Inc. c/o Bryan Blake
 ENGINEER: Linn Engineering and Design c/o Eric Lagassey, P.E.
 LOCATION: 217 South Highland Avenue
 PARCEL ID #: 10-21-28-0000-00-031
 FUTURE LAND USE: Commercial
 ZONING: C-1 (Retail Commercial)
 EXISTING USE: Residential
 PROPOSED USE: Office
 TRACT SIZE: 0.26 +/- acres
 BUILDING SIZE: 1,337 square feet
 FLOOR AREA RATIO 0.12 (0.25 Maximum)

FUNDING SOURCE: N/A

DISTRIBUTION

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

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Commercial	C-1 (Retail Commercial)	Automobile Service Station and Multi-tenant Center
South (City)	Commercial	C-1	Alterations and Tailoring Studio
East (City)	Commercial	C-1	Single Family Residence and Salon
West (City)	Commercial	PUD (Planned Unit Development)	Vacant

PROJECT SUMMARY: This is a request to approve the Sterling Title Redevelopment Final Development Plan that includes conversion of an existing residential structure with 1,337 square feet. A preliminary development plan is not required for development proposing less than 10,000 square feet of building floor area. No square footage will be added to the existing building, which a one being converted from residential use to commercial use. No existing canopy trees are proposed to be removed. This project has been determined as a redevelopment plan based on Section 6.07(A) Hardship Waiver of the Land Development Code (LDC) as it meets the following criteria:

1. Existing structure ten years of age or greater.
2. The proposed improvements enhance the economic value of the property.
3. The proposed improvements enhance the esthetics of the project site.
4. The developer/owner demonstrates to the satisfaction of the Development Review Committee (DRC) the proposed improvements would not adversely impact any surrounding properties.
5. Proposed improvements are less than 50 percent of the value of the property improvements.

PARKING/ACCESS/TRANSPORTATION: Per LDC parking requirements, 5 parking spaces are required and being proposed, one of which is reserved as a handicapped accessible space. As a redevelopment, the applicant is requesting to reduce the required minimum length of a tandem parking space from 18-feet to 16-feet.

The site will have ingress and egress via Highland Avenue. Due to the area restrictions of the site, the applicant is requesting to reduce the required minimum width of a one-way drive aisle from 18-feet to 11-feet, as well as, a request to reduce the required minimum width of a two-way internal drive aisle from 24-feet to 16-feet.

According to LDC Section 6.07(C), adjustments to requirements, parking. The DRC may, in accordance with this site plan application, authorize parking requirements upon demonstration by the developer that the characteristics of the proposed use required a greater or lesser number of parking spaces than that required or proposed.

STORMWATER: The stormwater management system includes an on-site retention area, on the eastern portion of the project site. The stormwater pond design meets the City’s Land Development Code requirements.

LANDSCAPING/BUFFER/TREE PROGRAM: As part of the redevelopment plan approval, four specimen oak trees ranging from 24 inches to 48 inches in diameter at breast height (DBH) will be preserved. A row of Japanese Holly trees will be added to the south façade of the building. Red Bud, King Sago and Crape Myrtle trees will be planted to embellish the entrance and driveway. As no trees will be removed, there is no arbor mitigation fee is due based on the following arbor assessment.

Arbor Assessment

Total inches on-site (before removal):	124
Total specimen inches removed	0
Total inches retained:	124
Total inches added:	3
Total inches post development:	127

PUBLIC HEARING SCHEDULE:

October 23, 2018 – Planning Commission, 5:30 pm
November 7, 2018 – City Council, 1:30 pm

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of the Sterling Title Final Development Plan, subject to the findings of this staff report.

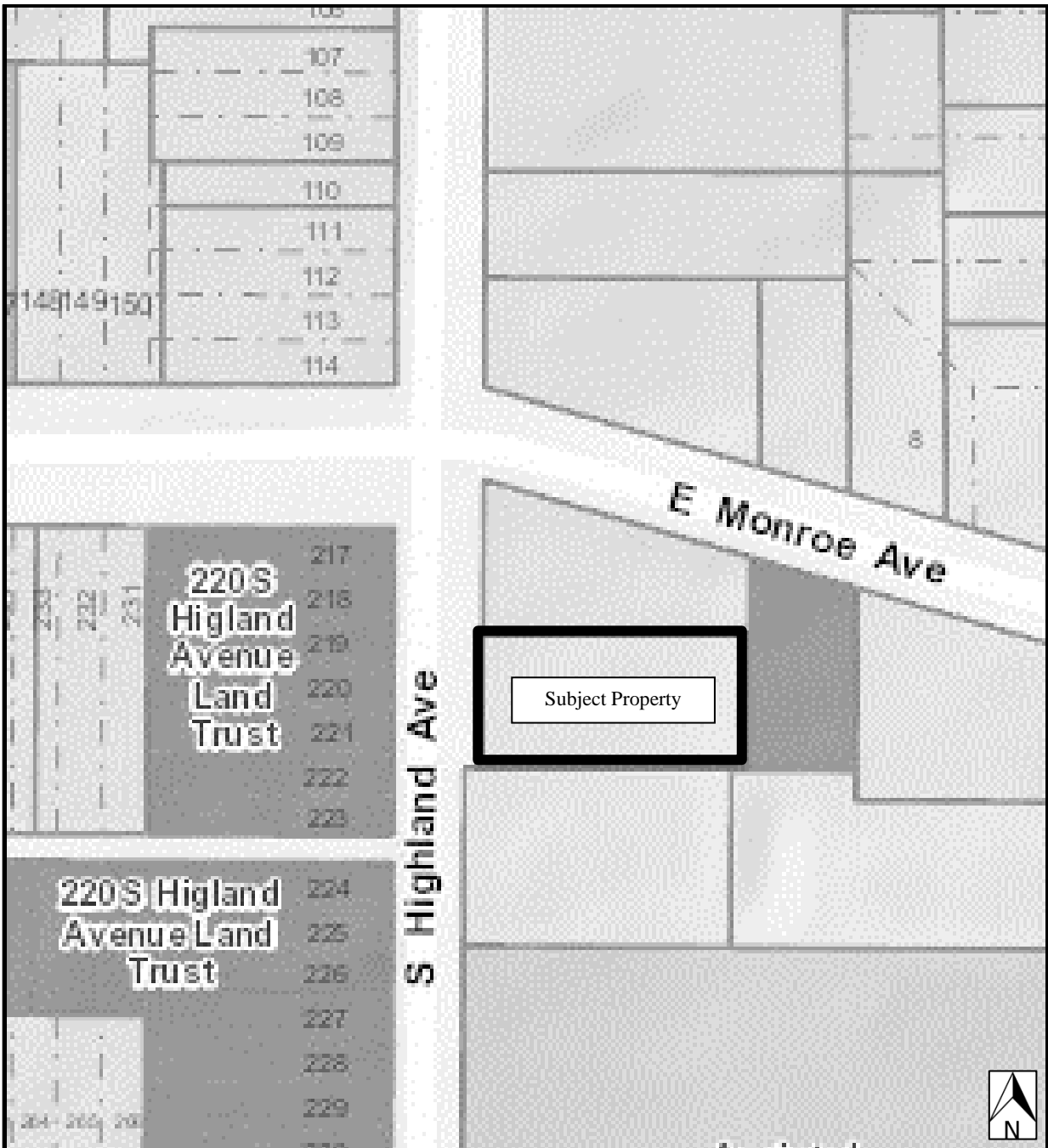
The **Planning Commission**, at its meeting on October 23, 2018, found the Sterling Title Final Development Plan consistent with the Land Development Code and Comprehensive Plan; and unanimously recommended approval of Final Development Plan, subject to the findings of this staff report.

City Council: Approve the Sterling Title Final Development Plan.

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

Application: Sterling Title - Final Development Plan (Redevelopment)
Owner/Applicant: Prograde Homes, Inc. c/o Bryan Blake
Engineer: Linn Engineering and Design c/o Eric Lagassey, P.E.
Location: 217 South Highland Avenue
Parcel I.D. #: 10-21-28-0000-00-031
Total Site Area: 0.26 acres +/-

VICINITY MAP



AERIAL MAP



REDEVELOPMENT/FINAL DEVELOPMENT PLAN

FOR STERLING TITLE 217 S. HIGHLAND AVENUE APOPKA, FLORIDA 32703

PARCEL ID# 10-21-28-0000-00-031

AUGUST, 2018

OWNER/APPLICANT:
BRYAN BLAKE
PROGRADE HOMES, INC.
P.O. BOX 916806
LONGWOOD, FL 32789
PHONE: (407) 557-2829
FAX: (407) 898-2911

SURVEYOR:
IRELAND & ASSOCIATES SURVEYING, INC.
1301 S. INTERNATIONAL PARKWAY
SUITE 2001
LAKE MARY, FLORIDA 32746
PHONE: (407) 678-3366
FAX: (407) 320-8165

ENGINEER:
ERIC P. LAGASSEY, P.E.
LINN ENGINEERING & DESIGN
P.O. BOX 140024
ORLANDO, FL 32814
PHONE: 407-493-2261
EMAIL: elagassey@linnengineering.com

LANDSCAPE ARCHITECT:
RON DALE
DALE & COMPANY
651 N. MILLS AVENUE
ORLANDO, FLORIDA 32803
PHONE: (407) 894-1317
FAX: (407) 894-8986

Legal Description:

Beginning 706.6 Feet North of The Southwest Corner of The Northeast 1/4 of The Southwest 1/4 of Section 10, Township 21 South, Range 28 East, Orange County, Florida, Run North 75.15 Feet, East 160 Feet, South 75.15 Feet, West 160 Feet To The Point of Beginning. (Less Any Portion of Caption Property Lying Within Road Right of Way On The West).

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in City of Apopka, community number 120180, dated 9/25/2009.



LOCATION MAP
SECTION 10, TOWNSHIP 21 S, RANGE 28 E
SCALE : NTS

PROJECT LOCATION

DRAWING INDEX

- C1 COVER
- C2 GENERAL NOTES
- C3 EXISTING CONDITIONS & DEMOLITION PLAN
- C4 SITE PLAN
- C5 PAVING, GRADING, DRAINAGE & UTILITY PLAN
- SWPPP-1 - EROSION CONTROL & STORMWATER
- SWPPP-2 POLLUTION PREVENTION PLAN & DETAILS
- S1 SURVEY
- L101 LANDSCAPE SITE PLAN
- L501 LANDSCAPE DETAILS AND SPECIFICATIONS
- LI101 IRRIGATION SITE PLAN
- LI501 IRRIGATION DETAILS AND SPECIFICATIONS

318

Table 1 VARIANCE OR WAIVER REQUEST		
WAIVER REQUEST 1		
Code Number	6.02.10.C.16	
Code Requirement	The minimum and maximum width of commercial drives shall be as specified below:	
	Minimum (feet)	Maximum (feet)
One-way	18	20*
Two-way	24	40*
	*Or as required for multilane driveways	
Variance or Waiver	Waiver	
Request	A request to reduce the required minimum width of a one-way drive aisle from 18 feet to 11 feet.	
Justification	Per 6.07.00 - Hardship Waiver, B. Unique Engineering Requirements - Existing main building and patio are located approximately 19.3 and 18.6 feet, respectively from the north property line. A 5 foot landscape buffer is required between the subject property and the property to the north, which is zoned C-1, and a future land use designation of Commercial. The available land for construction of a driveway while maintaining the 5 foot landscaper buffer as well as some landscaping between the building and driveway is 11 feet.	

WAIVER REQUEST 2		
Code Number	6.03.05.B.3	
Code Requirement	Tandem parking spaces must be minimum of nine feet wide and 18 feet long.	
Variance or Waiver	Waiver	
Request	A request to reduce the required minimum length of a tandem parking space from 18 feet to 16 feet.	
Justification	Per 6.07.00 - Hardship Waiver, B. Unique Engineering Requirements - A historic tree (32" oak tree) is located near the northeast portion of the property. A 5 foot landscape buffer is required between the subject property and the property to the east which is zoned C-1, and a future land use designation of Commercial. The available land between the historic oak tree and the 5-foot landscape buffer along the east side of the property measures approximately 32-feet. In an effort to preserve the historic oak tree and maintain the required 5-foot landscape buffer, we are proposing to reduce the width of the access way to 16-feet near the northeast portion of the property as well as reduce the length of the 5 required parking spaces adjacent to the east property boundary to 16-feet.	

WAIVER REQUEST 3		
Code Number	6.03.05.B.11	
Code Requirement	Access ways for internal traffic circulation of parking areas shall be a minimum of 18 feet for one-way traffic and 24 feet for two-way traffic.	
Variance or Waiver	Waiver	
Request	A request to reduce the required minimum width of a two-way internal drive aisle from 24 feet to 16 feet.	
Justification	Per 6.07.00 - Hardship Waiver, B. Unique Engineering Requirements - A historic tree (32" oak tree) is located near the northeast portion of the property. A 5 foot landscape buffer is required between the subject property and the property to the east which is zoned C-1, and a future land use designation of Commercial. The available land between the historic oak tree and the 5-foot landscape buffer along the east side of the property measures approximately 32-feet. In an effort to preserve the historic oak tree and maintain the required 5-foot landscape buffer, we are proposing to reduce the width of the access way to 16-feet near the northeast portion of the property as well as reduce the length of the 5 required parking spaces adjacent to the east property boundary to 16-feet.	

<p>STERLING TITLE 217 S. HIGHLAND AVENUE CITY OF APOPKA</p>	<p>COVER SHEET FLORIDA</p>
<p>ORANGE COUNTY</p>	<p>DATE 08/23/18</p>
<p>C1</p>	<p>PROJECT NO. 24200-18-100</p>
<p>SHEET NUMBER</p>	<p>DATE</p>

Drawing name: Y:\Projects\24200-Bryan Blake -Sterling\18-00-216 Highland\Cover-Civil\C01-Blake Cover Sheet.dwg C01 COVER Sep 18, 2018 1:32pm by: Eric

<p>REVISIONS</p>	<p>DATE</p>
<p>NO.</p>	<p>BY</p>

<p>DESIGNED BY EPL DRAWN BY EPL CHECKED BY EPL</p>	<p>DESIGN ENGINEER: ERIC P. LAGASSEY, P.E. FLORIDA REGISTRATION NUMBER: 57514 SEAL</p>
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<p>SCALE(S) NOTED</p>	<p>REVISIONS PER CITY COMMENTS</p>
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<p>DESIGNED BY EPL DRAWN BY EPL CHECKED BY EPL</p>	<p>DESIGN ENGINEER: ERIC P. LAGASSEY, P.E. FLORIDA REGISTRATION NUMBER: 57514 SEAL</p>
--	--

<p>DATE 08/23/18</p>	<p>PROJECT NO. 24200-18-100</p>
<p>C1</p>	<p>DATE</p>

GENERAL NOTES:

- 1. LOCATIONS, ELEVATIONS, AND DIMENSIONS OF EXISTING UTILITIES, STRUCTURES AND OTHER FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. THE EXISTING UTILITY INFORMATION SHOWN IS BASED ON THE BOUNDARY SURVEY PROVIDED BY THE SURVEYOR. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF INTEREST.
2. PRIOR TO THE INITIATION OF SITE CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ANY EXISTING UTILITIES INCLUDING GAS, WATER, ELECTRIC, CABLE TV, COMMUNICATIONS, SANITARY SEWERS AND STORM DRAINAGE SYSTEMS, ON AND / OR ADJACENT TO THE SITE, REMOVE OR CAP AS NECESSARY.
3. THE CONTRACTOR SHALL EXERCISE CAUTION IN AREAS OF BURIED UTILITIES AND SHALL CALL "SUNSHINE" AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO ARRANGE FOR FIELD LOCATIONS OF BURIED UTILITIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED, BY THE CONTRACTOR OR SUB-CONTRACTORS, AS CALLED FOR IN THESE CONTRACT DOCUMENTS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENT AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS/REQUIREMENTS.
6. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, ON ALL PRECAST AND MANUFACTURED ITEMS, TO THE OWNER'S ENGINEER FOR APPROVAL. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
7. ALL UTILITY SERVICE SHUT-OUTS (WATER, SANITARY SEWER, ETC.) ARE TO BE INSTALLED WITHIN 5' OF BUILDINGS, UNLESS OTHERWISE NOTED ON PLANS.
8. CONTRACTOR TO COORDINATE WITH THE APPLICABLE ELECTRIC UTILITY SUPPLIER REGARDING ANY NECESSARY RELOCATIONS OF UNDERGROUND AND/OR OVERHEAD ELECTRIC FACILITIES, AND FOR THE LOCATION AND INSTALLATION OF TRANSFORMER PADS AND ASSOCIATED ELECTRIC FACILITIES.
9. SAFETY:
A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATIONS ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CORRECT AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPARTMENT OF TRANSPORTATION.
C. THE MINIMUM STANDARDS AS SET FORTH IN THE CURRENT EDITION OF "THE STATE OF FLORIDA, MANUAL ON TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS" SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDOUS WITHIN THE PROJECT LIMITS.
D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
E. ALL UNDERGRADE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT". THE CONTRACTOR SHALL INSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.
10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AN "ON-SITE PAVING PERMIT" (IF REQUIRED) FOR CONSTRUCTION OF THE PROPOSED UTILITIES. THIS PERMIT MUST BE OBTAINED BY A DULY LICENSED PAVING CONTRACTOR (OR CLASS A GENERAL CONTRACTOR) PRIOR TO THE START OF CONSTRUCTION. THESE PLANS AND ANY SUBSEQUENT REVISIONS TO THESE PLANS, THAT ARE ISSUED BY THE ENGINEER, WILL BE SUBJECT TO THE APPROVAL, CONDITIONS OF THIS PERMIT.
11. THE GRAPHIC INFORMATION DEPICTED ON THESE PLANS HAS BEEN COMPILED TO PROPORTION BY SCALE AS ACCURATELY AS POSSIBLE. HOWEVER, DUE TO REPRODUCTIVE DISTORTION, REDUCTION, AND/OR REVISIONS, INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE SCALED FOR CONSTRUCTION PURPOSES.
12. ALL SPECIFICATIONS AND DOCUMENTS REFERENCED HEREIN SHALL BE OF THE LATEST REVISION.
13. ALL UNDERGROUND UTILITIES MUST BE IN-PLACE, TESTED AND INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
14. WORK PERFORMED UNDER THIS CONTRACT SHALL INTERFERE DIRECTLY WITH ANY OTHER WORK BEING PERFORMED ON SITE BY OTHER CONTRACTORS/SUBCONTRACTORS AND UTILITY COMPANIES. IT WILL BE NECESSARY FOR THE GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE HIS/HER ACTIVITIES ACCORDINGLY.
15. ALL DISTURBED AREAS WITHIN THE FOOT R/W SHALL BE SOODED WITH ARGENTINE BAHIA SOO.
16. WHERE APPLICABLE UTILITY TRENCHES CROSSING PAVEMENT AREAS SHALL BE BACKFILLED WITH GRANULAR MATERIAL IN TWELVE (12") LAYERS AND COMPACTED TO NINETY EIGHT PERCENT (98%) MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 OR T-238.
17. ALL DIMENSIONS ARE TO FACE OF CURB.
18. ALL DIMENSIONS AT UTILITY AND STORM STRUCTURES (INLET/MANHOLES WITHIN ROADWAY TO 5' IN BACK OF CURB) SHALL BE 96" WITH PAVEMENT AREAS, AND A DENSITY OF 95% FOR STRUCTURES OUTSIDE PAVED AREAS PER AASHTO-160 (MODIFIED) IS REQUIRED.

AS-BUILT:

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL FURNISH THE OWNER'S ENGINEER WITH COMPLETE "AS-BUILT" INFORMATION, CERTIFIED BY A REGISTERED LAND SURVEYOR. THIS "AS-BUILT" INFORMATION SHALL INCLUDE INVERT ELEVATIONS, LOCATIONS OF STRUCTURES FOR ALL UTILITIES INSTALLED, AS WELL AS GRADE BREAK LOCATIONS AND ELEVATIONS FOR PROPOSED CONSTRUCTION. NO ENGINEER'S CERTIFICATIONS FOR CERTIFICATE OF OCCUPANCY (C.O.) PURPOSES WILL BE MADE UNTIL THIS INFORMATION HAS BEEN RECEIVED AND APPROVED BY THE OWNER'S ENGINEER.

CLEARING AND SITE PREPARATION NOTES:

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.
2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.
3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEEDED, MULCHED, SOODED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, IMMEDIATELY FOLLOWING CONSTRUCTION.
4. THE TOP 4" TO 6" OF GRADE REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING LAYERS THAT RESULT FROM CLEARING AND GRUBBING ON SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DEEMED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING ANY EXCESS MATERIAL FROM THE SITE.
5. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
6. PRIOR TO CONSTRUCTION IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DESIRED.
7. CONSTRUCTION TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.
8. CONTRACTOR SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING STORM EVENTS.
9. DISTURBED AREAS WITHIN THE ROW WILL BE COMPACTED TO 95% OF MAXIMUM DENSITY AND SOODED.
10. DO NOT DESTROY EXISTING UNDERGROUND OR STORM SYSTEMS.
11. NO STOCKPIILING OF MATERIAL IN ROADWAY OR ON SIDEWALK, ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SHEPT DAILY AS PART OF DAILY CLEAN-UP.
12. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER. CONTRACTOR SHALL PROVIDE TO ENGINEER PHOTOGRAPH OF PRE-CONSTRUCTION CONDITIONS AND POST-CONSTRUCTION CONDITIONS AS REQUESTED BY ENGINEER.
13. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATIONS.
14. REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS PAVING FROM PROPERTY AND DISPOSE OF OFF SITE IN A LEGAL MANNER.
15. BEFORE PREPARATION OF THE SUB GRADE AND UNTIL THE PAVING IS IN PLACE, THE CONTRACTOR SHALL PROMPTLY TAKE REASONABLE MEASURES TO OBTAIN AND MAINTAIN A DRY SITE CONDITION. SUCH MEASURES SHALL INCLUDE PUMPING OF FREE SURFACE WATER, MINOR HAND AND/OR MACHINE SHAPING OF FACILITATE WATER REMOVAL, AND OTHER OPERATIONS TO SPEED DRYING.
16. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEERS, OR OWNER'S SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHIELDING OR SHORING AS NECESSARY. DEBRACING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTANANCES ARE BEING PLACED.
18. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOO, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

PAVING AND GRADING NOTES:

- 1. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER, THE OWNER'S ENGINEERS, OR OWNER'S SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHIELDING OR SHORING AS NECESSARY. DEBRACING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTANANCES ARE BEING PLACED.
3. ALL DISTURBED YIELD AND EMBANKMENT THAT IS PLACED DURING CONSTRUCTION SHALL CONSIST OF MATERIAL SPECIFIED BY THE OWNER'S SOILS TESTING COMPANY OR ENGINEER AND BE PLACED AND COMPACTED ACCORDING TO THESE PLANS.
4. PROPOSED SPOT ELEVATIONS REPRESENT FINISHED PAVEMENT OR GROUND SURFACE GRADES, UNLESS OTHERWISE NOTED.
5. IT MAY BE NECESSARY TO FIELD ADJUST PAVEMENT ELEVATIONS TO PRESERVE THE ROOT SYSTEMS OF TREES SHOWN TO BE SAVED. CONTRACTOR TO COORDINATE WITH OWNER'S ENGINEER PRIOR TO ANY ELEVATION CHANGES.
6. CONTRACTOR SHALL TACK TACK AND MATCH EXISTING PAVEMENT AT LOCATIONS WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
7. CURBS SHALL BE PLACED AT THE EDGES OF ALL PAVEMENT, UNLESS OTHERWISE NOTED. REFER TO THE LATEST EDITION OF F.D.O.T. "ROADWAY AND TRUSS DESIGN STANDARDS" FOR DETAILS AND SPECIFICATIONS OF ALL F.D.O.T. TYPE CURB AND OUTERS CALLED FOR IN THESE PLANS.
8. PRIOR TO CONSTRUCTING CONCRETE PAVEMENT, THE CONTRACTOR IS TO SUBMIT A PROPOSED JOINTING PATTERN TO THE SOILS ENGINEER FOR APPROVAL.
9. CONTRACTOR TO PROVIDE A 1/2" TO 1" BITUMINOUS EXPANSION JOINT MATERIAL WITH SEALER AT ADJUNCTION OF CONCRETE AND OTHER MATERIALS (STRUCTURES, OTHER POINTS).
10. ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX #1734.
11. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOO, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.
12. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL AND/OR BETTER CONDITION THAN EXISTING PRIOR TO START OF CONSTRUCTION.
13. UNLESS OTHERWISE NOTED, GRADE TO MEET EXISTING ELEVATION AT PROPERTY LINES.
14. SURVEY MONUMENTS OR BENCHMARKS, WHICH HAVE TO BE DISTURBED BY THIS WORK, SHALL BE REPLACED UPON COMPLETION OF WORK BY A REGISTERED LAND SURVEYOR.
15. FINAL GRADES SHOWN INCLUDE SOO HEIGHT. ALL AREAS SHALL BE GRADED TO DRAIN AWAY FROM THE BUILDINGS.

TESTING AND INSPECTION REQUIREMENTS (PAVING/GRADING):

- 1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE SOILS REPORT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
2. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THESE PLANS. THE VARIOUS ANALYSES AND PERMIT CONDITIONS, SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE CONTRACTOR WILL BEAR ALL COSTS OF SAID RETESTING.

STORM DRAINAGE SYSTEM NOTES:

- 1. CONSTRUCTION OF THE STORMWATER MANAGEMENT SYSTEM MUST BE COMPLETE AND ALL DISTURBED AREAS STABILIZED IN ACCORDANCE WITH THE PERMITTED PLANS AND CONDITIONS PRIOR TO ANY OF THE FOLLOWING: RESUME OF THE FIRST CERTIFICATE OF OCCUPANCY; BEHAIION OF INTENDED USE OF THE INFRASTRUCTURE; OR TRANSFER OF RESPONSIBILITY FOR MAINTENANCE OF THE SYSTEM TO A LOCAL GOVERNMENT OR OWNER (C.O.) RESPONSIBLE ENTITY.
2. NON-MUCK GROWN SOO WILL BE UTILIZED FOR STABILIZATION OF THE PROPOSED STORMWATER RETENTION FACILITY. MUCK-GROWN SOO MAY IMPED THE PERCOLATION OF RAINFALL INTO THE GROUND AND IS NOT RECOMMENDED FOR THE STABILIZATION OF RETENTION POND BOTTOMS.

DEWATERING NOTES:

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

BEST MANAGEMENT PRACTICES:

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FWP), MUNICIPALITY LAKE DEVELOPMENT REGULATIONS AND S.L. ANNIS SEWER WATER MANAGEMENT DISTRICT (SEWMD). THE PLAN ADDRESSES THE FOLLOWING AREAS:
1. GENERAL EROSION CONTROL.
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION.
3. CONTROL OF WIND EROSION.
THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BEST PRACTICES. THE CONTRACTOR SHALL PROVIDE FOLLOWUP PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FOOT NOOK #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION.

SECTION 1 GENERAL EROSION CONTROL:

- 1. GENERAL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL POOR SLOPE CREEP-SLIPS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.
1.2 SLOPES OF BANKS OF RETENTION/RETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN ONE (1) VERTICAL TO TWO (2) HORIZONTAL.
1.3 SOO SHALL BE PLACED FOR A MIN. 2-FOOT WIDE STRIP ADJACENT ALL CURBS AND AROUND ALL INLETS SOO SHALL BE PLACED BEFORE SALT BARRIERS ARE REMOVED.
1.4 CLEARLY SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH MATT OR OTHER SEEDING AND PERMANENTLY MAINTAINED SUFFICIENTLY TO STABILIZE THE TEMPORARY GROUNDCOVER.
1.5 SLOPES OF BANKS OF RETENTION/RETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN ONE (1) VERTICAL TO TWO (2) HORIZONTAL.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION:

- 2.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BEST MANAGEMENT PRACTICES IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.
2.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.
2.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:
1. BY GENERAL EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
2. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN ON THIS SHEET. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL, DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SALT BARRIERS SHALL REMAIN IN PLACE UNTIL SPOODING AROUND INLETS IS COMPLETE.
2.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD GAGES, HAY BALES OR SALT SCREENS AND SEDIMENT TRAPS WITHIN SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE AND SHALL USE ADEQUATE FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

- 2.5 SALT BARRIERS, ANY SALT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.
2.6 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR STRAILE, A TEMPORARY SEDIMENT SWAMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SWAMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DEWARING TO THE SWAMP.
2.7 ALL PAINTS AND OTHER HAZARDOUS MATERIALS SHALL BE CONTAINED WITHIN A SINGLE ON-SITE AREA WITHIN SEALED CONTAINERS.

- 2.8 INSPECTION AND MAINTENANCE PROCEDURES FOR CONTROL MEASURES IDENTIFIED IN THE PLAN:
A. THE CONTRACTOR IS REQUIRED TO PROVIDE A QUALIFIED INSPECTOR TO PERFORM AND DOCUMENT REQUIRED INSPECTIONS.
B. ALL DISTURBED AREAS, STORAGE AREAS, AND CONSTRUCTION EXITS MUST BE INSPECTED. THIS INCLUDES OFF-SITE CONSTRUCTION AREAS.
C. INSPECTIONS MUST BE COMPLETED ONCE EVERY SEVEN DAYS AND/OR WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER (CONTRACTOR TO PROVIDE AN ON-SITE RAIN GAUGE AND PROVIDE DAILY RECORDING OF RAIN EVENTS).
D. ALL AREAS OF UNSATISFACTORY CONTROLS (INCLUDING EXISTING CONTROL MEASURES OR AREAS REQUIRING ADDITIONAL CONTROL MEASURES) SHALL BE REPAIRED/AWASHED/INSTALLED WITHIN 24 HOURS OF THE OBSERVANCE OR PRIOR TO AN ANTICIPATED RAIN EVENT IF FORECAST SOONER THAN 24 HOURS.

- 2.9 ALL WATER RUNOFF RESULTING FROM SOURCES OTHER THAN RAINFALL EVENTS (I.E. BLEND-OFF FROM HYDRO-STATIC TESTING, PROCESS WATER FROM VEHICLE WASHDOWN, ETC.) SHALL BE DIRECTED THROUGH THE ON-SITE SURFACE WATER MANAGEMENT SYSTEM, WHETHER IN TEMPORARY OR FINAL CONDITION, SO THAT IT HAS NO ADVERSE IMPACTS TO DOWNSTREAM WATER QUALITY CONDITIONS.

SECTION 3 CONTROL OF WIND EROSION:

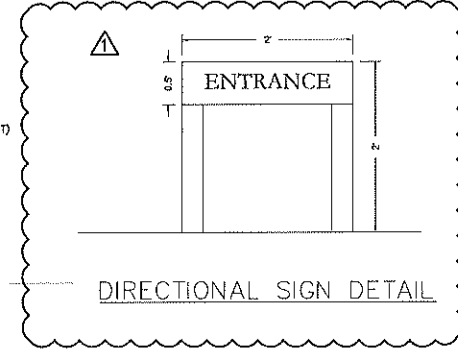
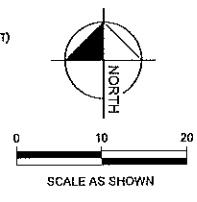
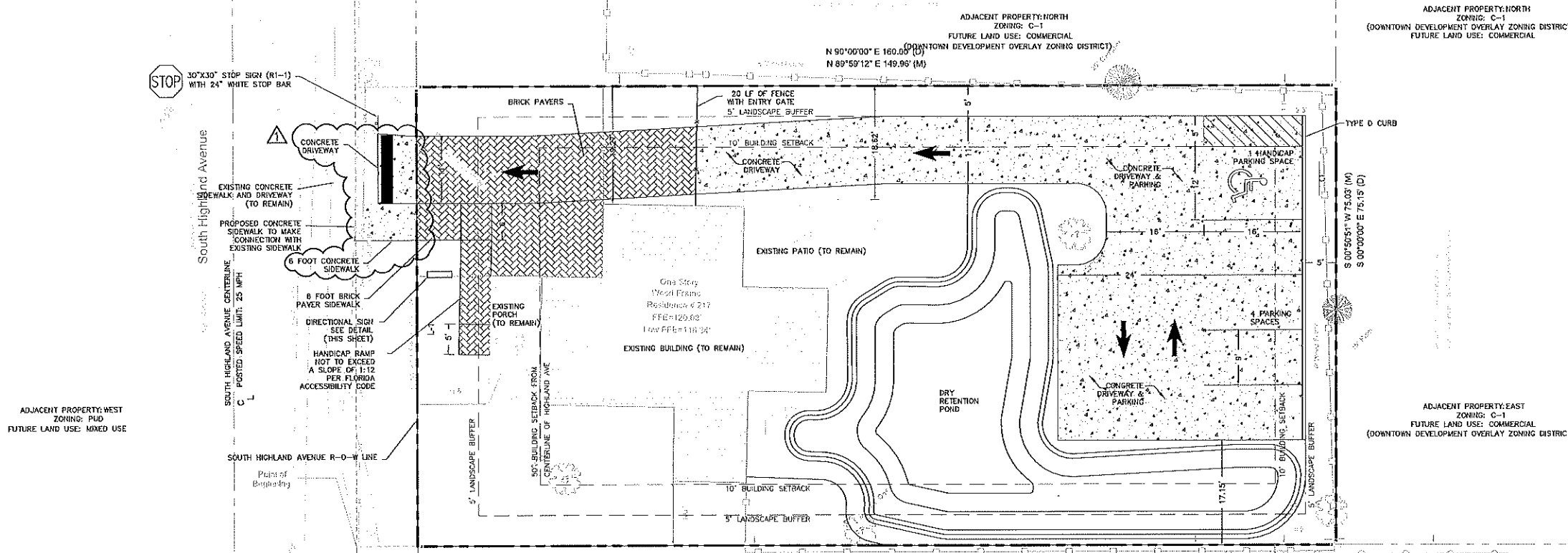
- 3.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:
A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN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

EROSION AND SILTATION CONTROL:

- 1. GENERAL - ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION. DURING CONSTRUCTION, EXPOSED AREAS SHALL BE COVERED BY MEASURES SUCH AS STRAW, HAY AND FILTER FABRIC. ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS OR HAY BALES. THESE SHALL BE MAINTAINED AND WORKED DURING THE CONSTRUCTION PROCESS TO MAINTAIN DOWNSTREAM SILTATION. WHEN CONSTRUCTION IS COMPLETED, DETENTION AREAS WILL BE RESHAPED, CLEANED OF SOO, MUD AND DEBRIS, AND RE-SOODED TO PROPERLY DEFINE THE INTENDED STORM QUANTITIES.
2. PROTECTION AND STABILIZATION OF ON-SITE SOO STOCKPILES - ALL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS WHICH PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILES MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL ANY UNSTOCKPILED MATERIAL REMAIN MORE THAN THIRTY (30) CALENDAR DAYS AFTER SUBSTANTIAL PROJECT COMPLETION.
3. PROTECTION OF EXISTING STORM SEWER SYSTEMS - DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOO, STONE, ETC., WHICH SHALL BE MAINTAINED AND WORKED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.
4. SEDIMENT BASINS AND TRAPS, SEDIMENT TRAPPING MEASURES, PERIMETER BARRIERS, SEDIMENT BARRIERS, VEGETATIVE BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING BODIES OF WATER, MUST BE INSTALLED, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BARRIERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS. SUCH SYSTEMS SHALL BE FULLY OPERATIVE BEFORE ANY OTHER DISTURBANCE OF THE SITE BEGINS. EARTHEN STRUCTURES INCLUDING BUT NOT LIMITED TO BOWLS, EARLY FILTERS, DAMS OR DIVES SHALL BE STABILIZED AND PROTECTED FROM GRAVANCE DAMAGE OR EROSION WITHIN ONE WEEK OF INSTALLATION.
5. ALL SWALES, DITCHES AND CHANNELS, CHANNELS LEADING FROM THE SITE SHALL BE SOODED WITH ARGENTINE BAHIA WITHIN THREE (3) DAYS OF EXCAVATION.
6. THE CONSTRUCTION OF UNDERGROUND UTILITY CONSTRUCTION, UNDERGROUND UTILITY LINES AND OTHER STRUCTURES SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:
A. NO MORE THAN 500 LINEAR FEET OF TRENCH SHALL BE OPEN AT ANY ONE TIME UNLESS A GREATER LENGTH OF OPEN TRENCH IS APPROVED BY THE OWNER'S ENGINEER.
B. WHEREVER CONSISTENT WITH SAFETY AND SPACE CONSIDERATION, EXCAVATED MATERIAL SHALL BE CAST TO THE UPRAL SIDE OF TRENCHES. THROUGH MATERIAL SHALL NOT BE CAST INTO OR ONTO THE SLOPE OF ANY STREAM, CHANNEL, ROAD, DITCH OR WATERWAY.
7. ALL EROSION AND SILTATION CONTROL DEVICES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH RAINFALL AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.
8. STAKED HAY BALES WILL NOT BE UTILIZED FOR EROSION, SEDIMENT AND TURBIDITY CONTROL.

STERLING TITLE
217 S. HIGHLAND AVENUE
CITY OF APOPKA
ORANGE COUNTY
FLORIDA
DATE 08/23/18
PROJECT NO. 24200-18-100
SHEET NUMBER C2
REVISIONS
DATE BY
REVISED PER CITY COMMENTS
09/20/18 EPL
SCALE: AS NOTED
DESIGNED BY: EPL
DRAWN BY: EPL
CHECKED BY: EPL
DESIGN ENGINEER: ERIC P. LACASSE, P.E.
FLORIDA REGISTRATION NUMBER: 57514
P.O. BOX 140024
ORLANDO, FL 32814
PHONE: 407-522-8433
CLM@linneengineering.com
CALIC. NO. 37170
LINN ENGINEERING & DESIGN

Drawing name: Y:\Projects\24200-Bryan Blake -Sterling\18-100-216 Highland\18-100-216 Highland\Cadd-Civil\C04-Site Plan.dwg C04 SITE PLAN Sep 18, 2018 2:37pm by Eric



SITE DATA

PARCEL ID#	10-21-28-0000-00-031
PROJECT AREA:	.26 ACRES (11,272 SF)
MINIMUM LOT AREA:	.23 ACRES (10,000 SF)
ZONING:	C-1
OVERLAY ZONE:	DOWNTOWN DEVELOPMENT OVERLAY ZONING DISTRICT
EXISTING USE:	RESIDENTIAL
FUTURE LAND USE:	COMMERCIAL
PROPOSED USE:	OFFICE
PERMITTED USE:	OFFICE
EXISTING BUILDING:	1,337 SF
MAX FAR:	0.25
EXISTING FAR:	0.12
MINIMUM LOT WIDTH:	100 FT
EXISTING LOT WIDTH:	75 FT
USDA NRCS SOIL TYPE:	ZOKFO-URBAN LAND COMPLEX (HYDROLOGIC SOIL GROUP A)

MAXIMUM BUILDING HEIGHT:
35 FEET IS THE MAXIMUM BUILDING HEIGHT ALLOWED AS THE SITE ABUTS RESIDENTIAL USES

PARKING REQUIRED:
1 SP PER 250 SF 1,337 SF / 250 = 5 SPACES

PARKING PROVIDED:

HANDICAP SPACES (12'x18')	1 SPACES
PROPOSED REGULAR SPACES (9'x18')	4 SPACES
TOTAL SPACES	5 SPACES

PROPOSED IMPERVIOUS AREA:

PAVEMENT/CONCRETE:	1,642 SF
BUILDING AREA (OFFICE AND SHED):	3,859 SF
ONSITE IMPERVIOUS AREA:	5,312 SF / 0.12 AC (48%)

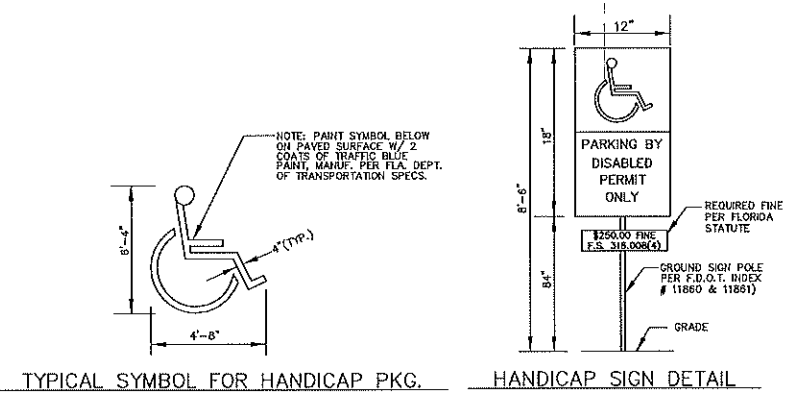
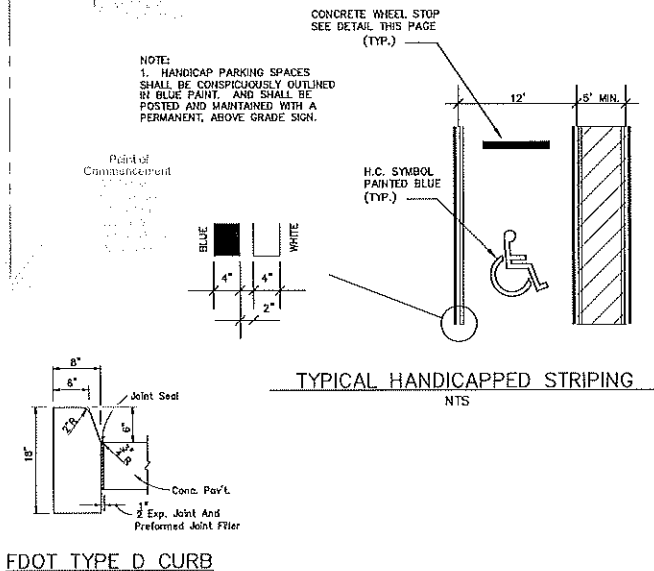
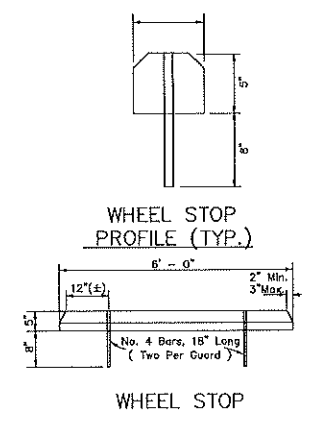
REQUIRED BUILDING SETBACK:

FRONT	50 FT FROM CENTERLINE OR 10 FT FROM PROPERTY LINE, WHICHEVER IS GREATER
REAR	10 FT OR 30 FT FROM RESIDENTIAL
SIDE	10 FT

LANDSCAPE BUFFER:

FRONT (ADJACENT TO R-O-W)	10 FT
REAR	5 FT
SIDE	5 FT

SANITATION
THE OWNER WILL COORDINATE WITH THE CITY OF APOPKA SANITATION DIVISION TO PROVIDE CURBSIDE PICKUP.



- TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE SYMBOL AND BORDER.
- BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
- FTP 25 MAY BE SUBSTITUTED FOR THE FTP 26 IN AREAS WHERE SPACE IS LIMITED.
- SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT. (7' FROM PAVEMENT TO BOTTOM OF SIGN).

REVISED PER CITY COMMENTS	09/2018 EPL
DESIGN ENGINEER	ERIC P. LAGASSEY, P.E.
DESIGNED BY EPL	FLORIDA REGISTRATION NUMBER: 57514
DRAWN BY EPL	FLORIDA REGISTRATION NUMBER: 57514
CHECKED BY EPL	SEAL
REVISIONS	DATE BY
No	

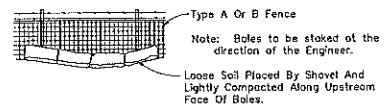
LINN ENGINEERING & DESIGN
P.O. BOX 140024
ORLANDO, FL 32814
PHONE: 407-252-5433
epl@linnengineering.com
CAL. LIC. NO. 31710

SITE PLAN

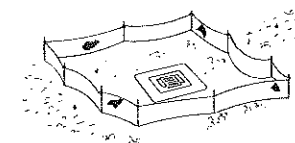
STERLING TITLE
217 S. HIGHLAND AVENUE
CITY OF APOPKA
FLORIDA
ORANGE COUNTY

DATE: 08/23/18
PROJECT NO.: 24200-18-100
SHEET NUMBER: C4

Drawing name: Y:\Projects\24200-Bryon Blake -Sterling\18-100-216 Highland-Cad-Civil\CS & C7 SWPPP-C&C7 SWPPP2.dwg C6 SWPPP-1 Sep 18, 2018 1:50pm by: EHG



BALES BACKED BY FENCE
N.T.S.

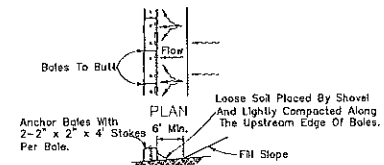


Type III Silt Fence Protection
Around Ditch Bottom Inlets

PUT FILTER FABRIC UNDER GRATE DURING CONSTRUCTION

Do not deploy in a manner that silt fences will act as a dam across permanent flowing watercourses. Silt fences are to be used at upland locations and turbidity barriers used at permanent bodies of water.

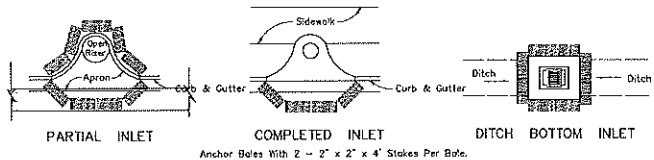
SILT FENCE APPLICATIONS
N.T.S.



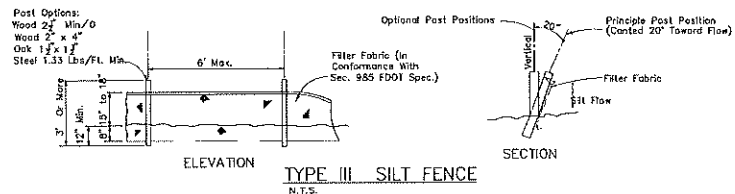
ELEVATION

TO BE USED AT SELECTED SITES WHERE THE NATURAL GROUND SLOPES TOWARD THE TOE OF SLOPE

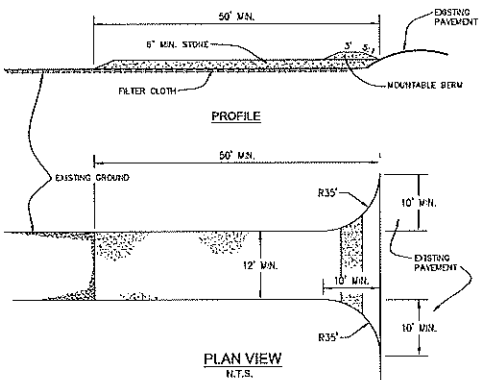
BARRIERS FOR FILL SLOPES
N.T.S.



PROTECTION AROUND INLETS OR SIMILAR STRUCTURES
N.T.S.



ELEVATION SECTION
TYPE III SILT FENCE
N.T.S.



STABILIZED CONSTRUCTION ENTRANCE

- 1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- 2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
- 3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
- 4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- 5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
- 7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACK OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVED SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- 9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

BEST MANAGEMENT PRACTICES

THIS PLAN HAS BEEN PREPARED TO ENSURE COMPLIANCE WITH APPROPRIATE CONDITIONS OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP), CITY OF APOPKA LAND DEVELOPMENT REGULATIONS AND ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT (SRWMD). THE PLAN ADDRESSES THE FOLLOWING AREAS:

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

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION

SECTION 1 GENERAL EROSION CONTROL

1.1 GENERAL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION AND POTENTIAL POND SLOPE CREEPS. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.

1.2 SLOPES OF BANKS OF RETENTION/DETENTION PONDS SHALL BE CONSTRUCTED NOT STEEPER THAN 6H:1V FROM TOP OF BANK TO TWO FEET BELOW THE CONTROL ELEVATION.

1.3 SOO SHALL BE PLACED FOR A MIN. 2-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS SOO SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION

2.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BEST MANAGEMENT PRACTICES IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

2.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

2.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

A. IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.

B. STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN ON THIS SHEET. PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

2.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIRT, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMP WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

2.5 SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

2.6 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A LAKE OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON THE GROUND DRAINING TO THE SUMP.

2.7 ALL PAINTS AND OTHER HAZARDOUS MATERIALS SHALL BE CONTAINED WITHIN A SINGLE ON-SITE AREA WITHIN SEALED CONTAINERS.

2.8 INSPECTION AND MAINTENANCE PROCEDURES FOR CONTROL MEASURES IDENTIFIED IN THE PLAN:

A. THE CONTRACTOR IS REQUIRED TO PROVIDE A QUALIFIED INSPECTOR TO PERFORM AND DOCUMENT REQUIRED INSPECTIONS.

B. ALL DISTURBED AREAS, STORAGE AREAS, AND CONSTRUCTION EXITS MUST BE INSPECTED. THIS INCLUDES OFF-SITE CONSTRUCTION AREAS.

C. INSPECTIONS MUST BE COMPLETED ONCE EVERY SEVEN DAYS AND/OR WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER (CONTRACTOR TO PROVIDE AN ON-SITE RAIN GAUGE AND PROVIDE DAILY RECORDING OF RAIN EVENTS).

D. ALL AREAS OF UNSATISFACTORY CONTROLS (INCLUDING EXISTING CONTROL MEASURES OR AREAS REQUIRING ADDITIONAL CONTROL MEASURES) SHALL BE REPAIRED/MAINTAINED/INSTALLED WITHIN 24 HOURS OF THE OBSERVATION OR PRIOR TO AN ANTICIPATED RAIN EVENT IF FORECAST SOONER THAN 24 HOURS.

2.9 ALL WATER RUNOFF RESULTING FROM SOURCES OTHER THAN RAINFALL EVENTS (I.E. BLOW-OFF FROM HYDRO-STATIC TESTING, PROCESS WATER FROM VEHICLE WASHDOWN, ETC.) SHALL BE DIRECTED TOWARD THE ON-SITE SURFACE WATER MANAGEMENT SYSTEM, WHETHER IN TEMPORARY OR FINAL CONDITION, SO THAT IT HAS NO ADVERSE IMPACTS TO DOWNSTREAM WATER QUALITY CONDITIONS.

SECTION 3 CONTROL OF WIND EROSION

3.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

A. BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.

B. AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.

C. AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE

CLEARING AND SITE PREPARATION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF THE EROSION CONTROL DEVICES, AS SHOWN ON THE CONSTRUCTION PLANS, PRIOR TO ANY SITE CLEARING AND/OR DEMOLITION. REFER TO THE "EROSION CONTROL NOTES" SECTION CONTAINED HEREIN FOR ADDITIONAL REQUIREMENTS.

2. PRIOR TO ANY SITE CLEARING, ALL TREES SHOWN TO REMAIN, AS INDICATED ON THE CONSTRUCTION PLANS, SHALL BE PROTECTED IN ACCORDANCE WITH LOCAL TREE ORDINANCES, AND DETAILS CONTAINED IN THESE PLANS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THESE TREES IN GOOD CONDITION. NO TREES SHOWN TO REMAIN SHALL BE REMOVED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND THE LOCAL AGENCY HAVING JURISDICTION OVER THESE ACTIVITIES.

3. THE CONTRACTOR SHALL CLEAR AND GRUB ONLY THOSE PORTIONS OF THE SITE NECESSARY FOR CONSTRUCTION. ALL DISTURBED AREAS MUST BE SEED, MULCHED, SOOED OR PLANTED WITH OTHER APPROVED LANDSCAPE MATERIAL, IMMEDIATELY FOLLOWING CONSTRUCTION.

4. THE TOP 4" TO 6" OF GROUND REMOVED DURING CLEARING AND GRUBBING ACTIVITIES SHALL BE STOCKPILED, TO BE USED FOR LANDSCAPING PURPOSES, UNLESS OTHERWISE DIRECTED BY THE OWNER. REMAINING EARTHWORK THAT RESULTS FROM CLEARING AND GRUBBING OR SITE EXCAVATION IS TO BE UTILIZED ON-SITE, PROVIDED THE MATERIAL IS DETERMINED SUITABLE BY THE OWNER'S SOILS TESTING COMPANY. EXCESS MATERIAL IS TO EITHER BE STOCKPILED ON-SITE, AS DIRECTED BY THE OWNER OR OWNER'S ENGINEER, OR REMOVED FROM THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING ANY EXCESS MATERIAL FROM THE SITE.

5. ALL EXISTING DEBRIS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.

6. THE CONTRACTOR IS TO PREPARE THE SITE IN ACCORDANCE WITH THE SOILS REPORT, COPIES OF WHICH ARE AVAILABLE THROUGH THE OWNER OR SOILS TESTING COMPANY DIRECTLY.

7. CONTRACTOR TO BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY CONSTRUCTION FENCE AROUND ENTIRE PERIMETER OF PROPERTY. TYPE OF FENCE TO BE SUBMITTED BY CONTRACTOR TO ENGINEER FOR APPROVAL.

8. CONTRACTOR SHALL MAINTAIN STORMWATER MANAGEMENT SYSTEM TO INSURE NO DAMAGE TO ADJACENT PROPERTIES OCCURS DURING STORM EVENTS.

9. DISTURBED AREA(S) WITHIN THE ROW WILL BE COMPACTED TO 98% OF MAXIMUM DENSITY AND SOOED.

10. DO NOT DISTURB EXISTING UNDERDRAIN OR STORM SYSTEMS.

11. NO STOCKPILING OF MATERIAL IN ROADWAY OR ON SIDEWALK; ALL DIRT AND DEBRIS WILL BE REMOVED FROM JOB SITE DAILY. ROADS AND SIDEWALK TO BE SHEPT DAILY AS PART OF DAILY CLEAN-UP.

12. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EXISTING CONDITIONS OR BETTER. CONTRACTOR SHALL PROVIDE TO ENGINEER PHOTOGRAPH OF PRE-CONSTRUCTION CONDITIONS AND POST-CONSTRUCTION CONDITIONS AS REQUESTED BY ENGINEER.

13. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS CREATED BY THE DEMOLITION OPERATIONS.

14. REMOVE WASTE MATERIALS AND UNSUITABLE AND EXCESS TOPSOIL FROM PROPERTY AND DISPOSE OF OFF SITE IN A LEGAL MANNER.

15. DURING PREPARATION OF THE SUB GRADE AND UNTIL THE PAVING IS IN PLACE, THE CONTRACTOR SHALL PROMPTLY TAKE REASONABLE MEASURES TO OBTAIN AND MAINTAIN A DRY SITE CONDITION. SUCH MEASURES SHALL INCLUDE PUMPING OF FREE SURFACE WATER, MINOR HAND AND/OR MACHINE SHARPING OF FACILITATE WATER REMOVAL, AND OTHER OPERATIONS TO SPEED DRYING.

16. ALL DELETERIOUS SUBSURFACE MATERIAL (I.E. MUCK, PEAT, BURNED DEBRIS, ETC.) IS TO BE EXCAVATED AND REPLACED WITH SUITABLE/COMPACTED SOILS, AS DIRECTED BY THE OWNER. THE OWNERS ENGINEERS, OR OWNERS SOILS TESTING COMPANY. DELETERIOUS MATERIAL IS TO BE STOCKPILED OR REMOVED FROM THE SITE AS DIRECTED BY THE OWNER. EXCAVATED AREAS ARE TO BE BACKFILLED WITH APPROVED MATERIALS AND COMPACTED AS SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ANY PERMITS THAT ARE NECESSARY FOR REMOVING DELETERIOUS MATERIAL FROM THE SITE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING OR SHORING AS NECESSARY. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.

18. THE CONTRACTOR WILL STABILIZE BY SEED AND MULCH, SOO, OR OTHER APPROVED MATERIALS ANY DISTURBED AREAS WITHIN ONE WEEK FOLLOWING CONSTRUCTION OF THE UTILITY SYSTEMS AND PAVEMENT AREAS. CONTRACTOR SHALL MAINTAIN SUCH AREAS UNTIL FINAL ACCEPTANCE BY OWNER. CONTRACTOR TO COORDINATE WITH OWNER REGARDING TYPE OF MATERIAL, LANDSCAPING AND IRRIGATION REQUIREMENTS.

EROSION AND SILTATION CONTROL

1. GENERAL - ALL EROSION AND SILTATION CONTROL METHODS SHALL BE IMPLEMENTED PRIOR TO THE START OF CONSTRUCTION. DURING CONSTRUCTION, DENUDED AREAS SHALL BE COVERED BY MULCHES SUCH AS STRAW, HAY AND FILTER FABRIC. ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS OR HAY BALES. THESE SHALL BE MAINTAINED AND MODIFIED DURING THE CONSTRUCTION PROCESS TO MINIMIZE DOWNSTREAM SILTATION. WHEN CONSTRUCTION IS COMPLETED, DETENTION AREAS WILL BE RESHAPE, CLEANED OF SILT, MUD AND DEBRIS, AND RE-SOODED TO PROPERLY DETAIN THE INTENDED STORM QUANTITIES.

2. PROTECTION AND STABILIZATION OF ON-SITE SOIL STOCKPILES - FILL MATERIAL STOCKPILES SHALL BE PROTECTED AT ALL TIMES BY ON-SITE DRAINAGE CONTROLS WHICH PREVENT EROSION OF THE STOCKPILED MATERIAL. CONTROL OF DUST FROM SUCH STOCKPILES MAY BE REQUIRED, DEPENDING UPON THEIR LOCATION AND THE EXPECTED LENGTH OF TIME THE STOCKPILES WILL BE PRESENT. IN NO CASE SHALL ANY UNSTOCKPILED MATERIAL REMAIN MORE THAN THIRTY (30) CALENDAR DAYS AFTER SUBSTANTIAL PROJECT COMPLETION.

3. PROTECTION OF EXISTING STORM SEWER SYSTEMS: DURING CONSTRUCTION, ALL STORM SEWER INLETS IN THE VICINITY OF THE PROJECT SHALL BE PROTECTED BY SEDIMENT TRAPS SUCH AS SECURED HAY BALES, SOO, STONE, ETC., WHICH SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS, AND WHICH MUST BE APPROVED BY THE ENGINEER BEFORE INSTALLATION.

4. SEDIMENT BASINS AND TRAPS, SEDIMENT TRAPPING MEASURES: PERIMETER BEMS, SEDIMENT BARRIERS, VEGETATIVE BUFFERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT AND/OR PREVENT THE TRANSPORT OF SEDIMENT ONTO ADJACENT PROPERTIES, OR INTO EXISTING BODIES OF, MUST BE INSTALLED, CONSTRUCTED OR, IN THE CASE OF VEGETATIVE BUFFERS, PROTECTED FROM DISTURBANCE, AS A FIRST STEP IN THE LAND ALTERATION PROCESS. SUCH SYSTEMS SHALL BE FULLY OPERATIVE BEFORE ANY OTHER DISTURBANCE OF THE SITE BEGINS. EARTHEN STRUCTURES INCLUDING BUT NOT LIMITED TO BEMS, EARTH FILTERS, DAMS OR TRAPS SHALL BE STABILIZED AND PROTECTED FROM DRAINAGE DAMAGE OR EROSION WITHIN ONE WEEK OF INSTALLATION.

5. ALL SWALES, DITCHES AND CHANNELS, CHANNELS LEADING FROM THE SITE SHALL BE SOOED WITH ARGENTIVE BAHIA 19THIN THREE (3) DAYS OF EXCAVATION.

6. THE CONSTRUCTION OF UNDERGROUND UTILITY CONSTRUCTION: UNDERGROUND UTILITY LINES AND OTHER STRUCTURES SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

A. NO MORE THAN 500 LINEAR FEET OF TRENCH SHALL BE OPEN AT ANY ONE TIME; B. WHEREVER CONSISTENT WITH SAFETY AND SPACE CONSIDERATION, EXCAVATED MATERIAL SHALL BE CAST TO THE UPHILL SIDE OF TRENCHES; TRENCH MATERIAL SHALL NOT BE CAST INTO OR ONTO THE SLOPE OF ANY STREAM, CHANNEL, ROAD, DITCH OR WATERWAY.

7. ALL EROSION AND SILTATION CONTROL DEVICES SHALL BE CHECKED REGULARLY, ESPECIALLY AFTER EACH RAINFALL AND WILL BE CLEANED OUT AND/OR REPAIRED AS REQUIRED.

DEWATERING NOTES

1. DURING THE EXCAVATION OF THE STORMWATER PONDS, THE CONTRACTOR MUST CONSTRUCT A SEDIMENT BASIN TO PROVIDE A DISCHARGE POINT FOR DEWATERING. THE SEDIMENT BASIN CAN BE CELL IN THE PROPOSED EXCAVATION AREA OF A POND OR IT CAN BE A BERMED AREA ABOVE GROUND. ALL DEWATERING MUST BE HELD IN THE SEDIMENT AREA UNTIL THE WATER IS CLEAN SUCH THAT THERE WOULD BE NO TURBID DISCHARGE. AFTER THE WATER IN THE SEDIMENT BASIN IS CLEAN, THE WATER MAY BE RELEASED INTO THE ON-SITE POND PROVIDED THERE IS NO ADVERSE IMPACT TO THE EXISTING WATER QUALITY.

2. UNDER NO CIRCUMSTANCES WILL THE DISCHARGE FROM THE DEWATERING BE DIRECTED INTO THE CANAL. (NOTE OMITTED)

3. DURING THE EXCAVATION THE CONTRACTOR SHALL NOT PENETRATE THE EXISTING CLAY LAYER. IF THE CONTRACTOR ENCOUNTERS THE CLAY LAYER, HE/SHE IS TO PLACE A MINIMUM OF 2 FEET OF SANDY MATERIAL OVER THE CLAY AND TERMINATE THE DEPTH OF THE EXCAVATION.

4. IF CONTRACTOR ENCOUNTERS SILTY/CLAY SAND, WHICH CAUSE THE WATER TO BECOME TURBID, HE/SHE SHALL TREAT THE SEDIMENT BASIN WITH CHEMICAL ADDITIVE SUCH AS ALUMINUM IN ORDER TO PROMOTE THE COAGULATION OF THE PARTICLES WHICH ALLOW THE TO SETTLE AND THE WATER TO BECOME LESS TURBID. IF TURBID WATER ENCOUNTERED DURING EXCAVATION OF THE PONDS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY TO DETERMINE THE COURSE OF ACTION THAT IS APPROPRIATE TO ELIMINATE THE TURBIDITY AND ALLOW DISCHARGE THAT MEET WATER QUALITY STANDARDS.

5. THE CONTRACTOR SHALL SEQUENCE THE EXCAVATION OF THE STORMWATER PONDS SUCH THAT A SEDIMENT BASIN WILL BE AVAILABLE AT ALL TIMES. THE SEDIMENT BASIN CAN BE RELOCATED AS NECESSARY SUBJECT TO THE WATER WITHIN THE SEDIMENT BASIN BEING NON-TURBID AND ACCEPTABLE FOR DISCHARGE OFF-SITE.

STERLING TITLE
217 S. HIGHLAND AVENUE
CITY OF APOPKA
FLORIDA
ORANGE COUNTY
DATE 08/23/18
PROJECT NO. 24200-18-100
SHEET NUMBER SWPPP-1
REVISIONS
DATE BY
REVISED PER CITY COMMENTS
09/2018 EPL
LINN ENGINEERING & DESIGN
P.O. BOX 4000
ORLANDO, FL 32814
PHONE: 407-252-6433
epl@linnengineering.com
CA LIC. NO. 31710
SCALE: AS NOTED
DESIGNED BY EPL
DRAWN BY EPL
CHECKED BY EPL
DESIGN ENGINEER: ERIC P. LAGASSEY, P.E.
FLORIDA REGISTRATION NUMBER: 57514
SEAL

Drawing name: Y:\Projects\24200-Bryan Blake -Sterling\18-100-216 Highland\Cadd-Civil\C6 & C7 SWPPP1 & SWPPP2.dwg C7 SWPPP-2 Sep 18, 2018 1:51pm by: Eric

Legal Description:

Beginning 706.6 Feet North of The Southwest Corner of The Northeast 1/4 of The Southwest 1/4 of Section 10, Township 21 South, Range 28 East, Orange County, Florida, Run North 75.15 Feet, East 160 Feet, South 75.15 Feet, West 160 Feet To The Point of Beginning. (Less Any Portion of Caplon Property Lying Within Road Right of Way On The West).

By performing a search with the local governing municipality or www.fema.gov, the property appears to be located in zone X. This Property was found in City of Apopka, community number 120180, dated 9/25/2009.

OWNER/APPLICANT:
 BRYAN BLAKE
 PROGRADE HOMES, INC.
 P.O. BOX 916806
 LONGWOOD, FL 32789
 PHONE: (407) 557-2829
 FAX: (407) 898-2911

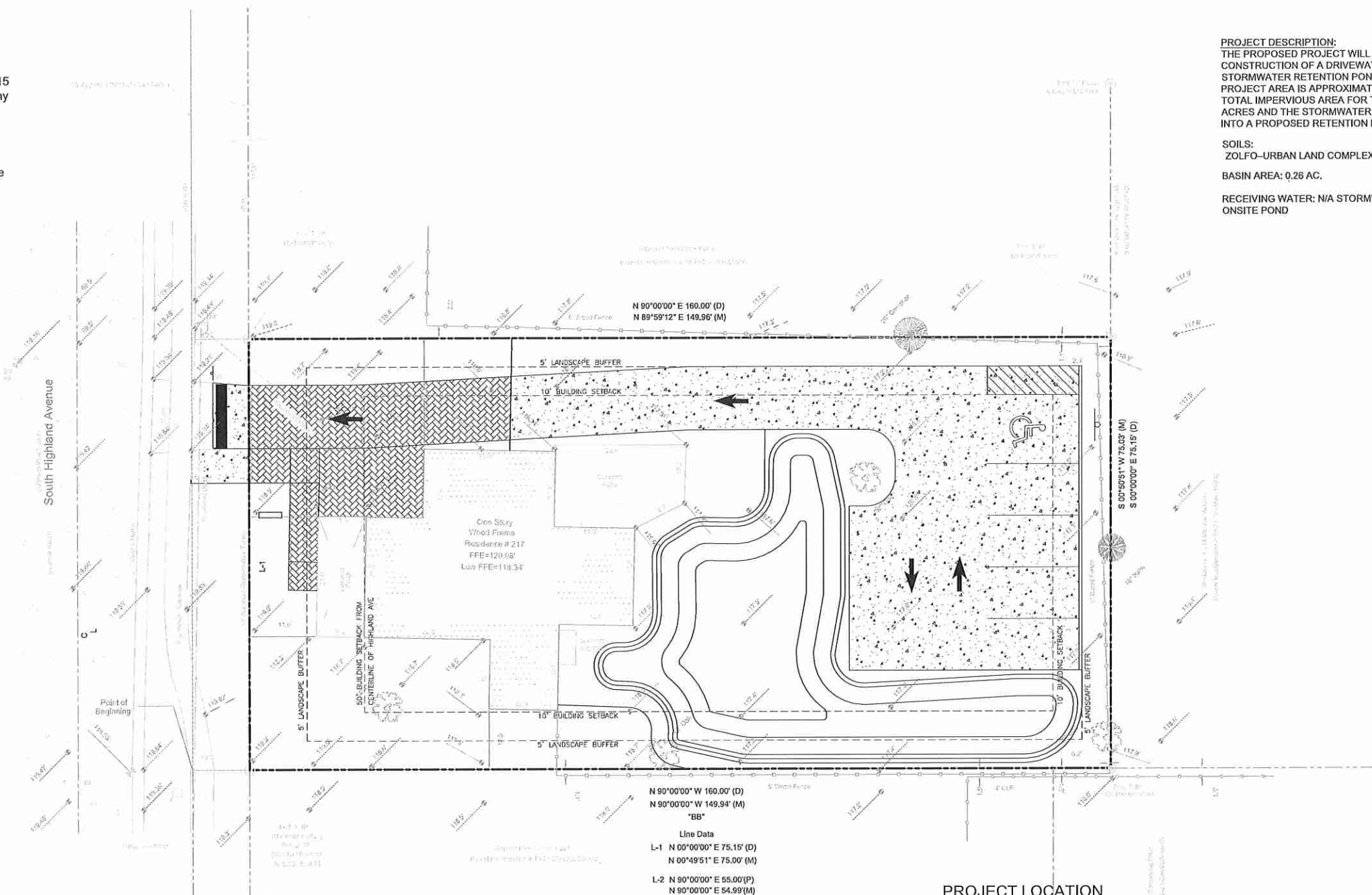
ENGINEER:
 ERIC P. LAGASSEY, P.E.
 P.O. BOX 140024
 ORLANDO, FL 32814
 PHONE: 407-493-2261
 EMAIL: elagassey@linnengineering.com

SURVEYOR:
 IRELAND & ASSOCIATES SURVEYING, INC.
 1301 S. INTERNATIONAL PARKWAY
 SUITE 2001
 LAKE MARY, FLORIDA 32746
 PHONE: (407) 678-3366
 FAX: (407) 320-8165

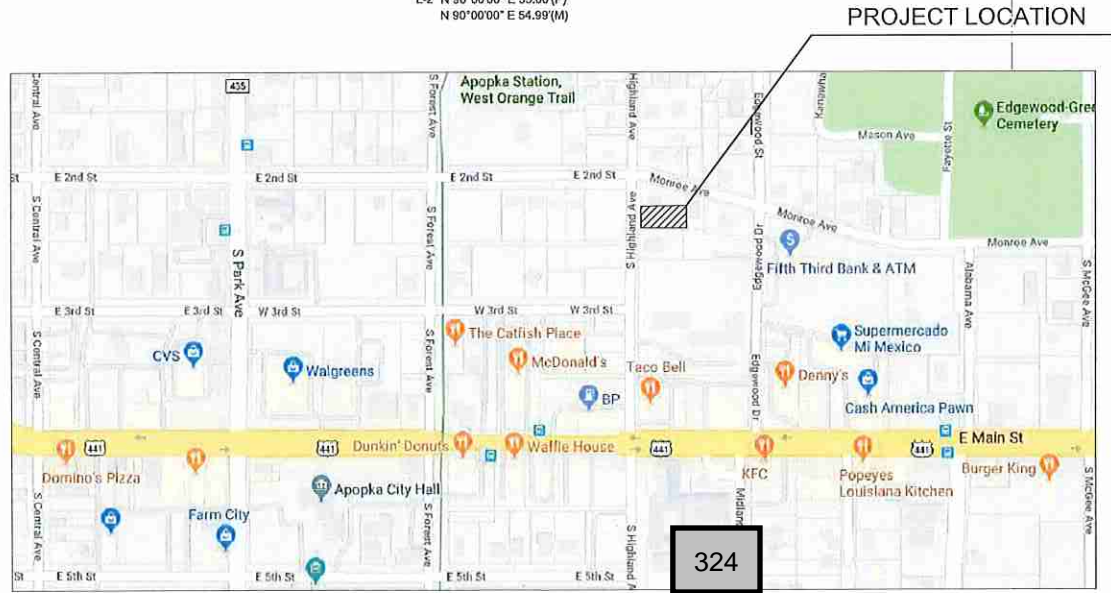
PROJECT DESCRIPTION:
 THE PROPOSED PROJECT WILL CONSIST OF CONSTRUCTION OF A DRIVEWAY, PARKING LOT AND STORMWATER RETENTION POND. THE TOTAL PROJECT AREA IS APPROXIMATELY 0.26 ACRES. THE TOTAL IMPERVIOUS AREA FOR THE SITE IS 0.12 ACRES AND THE STORMWATER IS BEING ROUTED INTO A PROPOSED RETENTION POND.

SOILS:
 ZOLFO-URBAN LAND COMPLEX
BASIN AREA: 0.26 AC.

RECEIVING WATER: N/A STORMWATER RETAINED WITHIN ONSITE POND



N 90°00'00" E 160.00' (D)
 N 90°00'00" W 149.94' (M)
 "BB"
 Line Data
 L-1 N 00°00'00" E 75.15' (D)
 N 00°49'51" E 75.00' (M)
 L-2 N 80°00'00" E 55.00' (P)
 N 80°00'00" E 54.99' (M)



REVISED PER CITY COMMENTS	DATE	BY
	09/20/18	EPL

LINN ENGINEERING & DESIGN
 P.O. BOX 140024
 ORLANDO, FL 32814
 PHONE: 407-252-6433
 eplm@linnengineering.com
 CA LIC. NO. 31710

DESIGN ENGINEER:
 ERIC P. LAGASSEY, P.E.
 FLORIDA REGISTRATION NUMBER:
 57514
 SEAL

SCALE: AS NOTED
DESIGNED BY: EPL
DRAWN BY: EPL
CHECKED BY: EPL

STORMWATER POLLUTION & PREVENTION PLAN

STERLING TITLE
 217 S. HIGHLAND AVENUE
 CITY OF APOPKA
 ORANGE COUNTY
 FLORIDA

DATE: 08/23/18
PROJECT NO.: 24200-18-100
SHEET NUMBER: SWPPP-2

-Benchmark Information-

Orange County Survey Datum Elevation: 117.502'

Orange County Survey Department
 B.M. Point: L651023
 Elevation: 117.502'
 Northing: 1578052
 Easting: 495301
 Description: Found 2" Orange County Control Disk in Curb Inlet on the Northwest Corner Intersection of State Road 441 And Mcgee, 30 Ft.+/- West of Mcgee Avenue And 35 Ft.+/- North Of State Road 441 (Main St.)
 (Note: Top of Hill East End Apopka).

(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-

BM #1

Set Nail & Disk (LB 7623) in Edge of Pavement
 Elevation: 119.16'

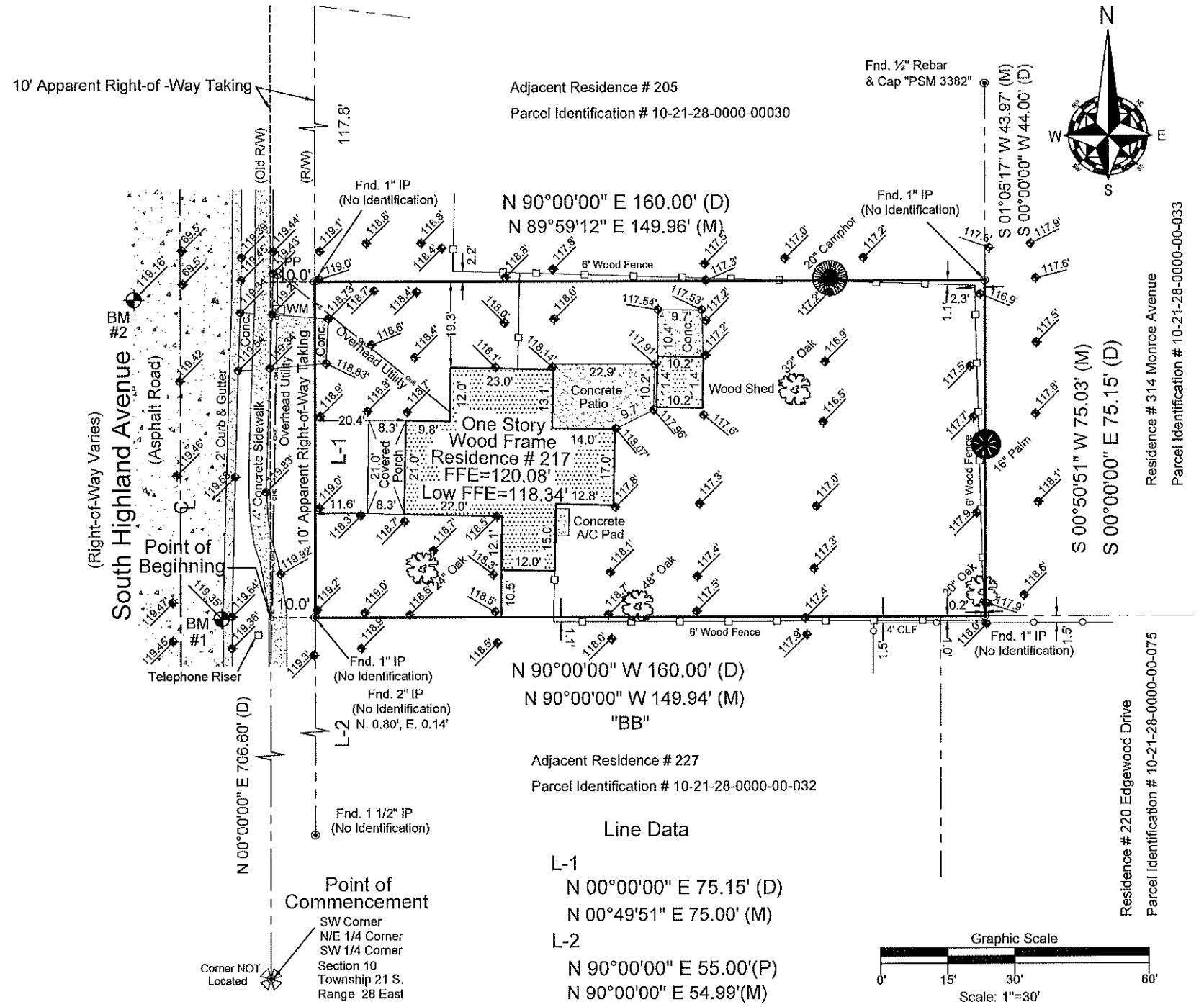
BM #2

Set Nail & Disk (LB 7623) in Edge of Pavement
 Elevation: 119.35'

◊ = Existing Elevations (Typical)

Tree Note:

Palm - Denotes Tree Type
 (18") - Diameter of Tree measured at Chest Height



Line Data
 L-1
 N 00°00'00" E 75.15' (D)
 N 00°49'51" E 75.00' (M)
 L-2
 N 90°00'00" E 55.00'(P)
 N 90°00'00" E 54.99'(M)

Boundary & Topographic Survey

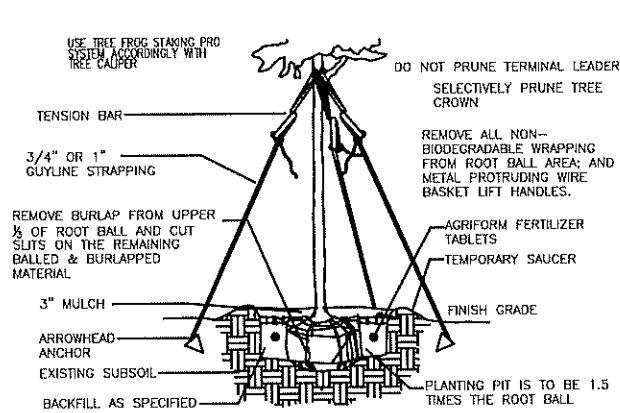
Legal Description:
 Beginning 706.6 Feet North of The Southwest Corner of The Northeast 1/4 of The Southwest 1/4 of Section 10, Township 21 South, Range 28 East, Orange County, Florida, Run North 75.15 Feet, East 160 Feet, South 75.15 Feet, West 160 Feet To The Point of Beginning. (Less Any Portion of Caption Property Lying Within Road Right of Way On The West).

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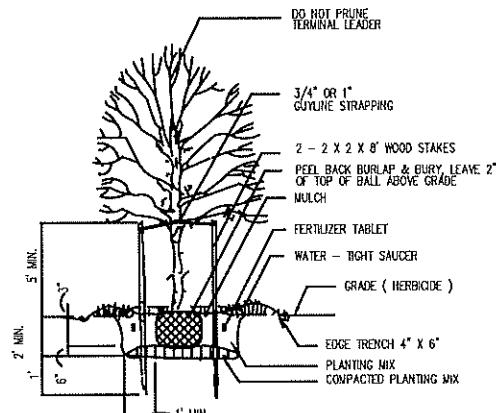
CERTIFIED TO:
 BRYAN BLAKE

Field Date: 11/29/17	Date Completed: 12/4/17
Drawn By: ATA	File Number: IS-42680
-Legend-	
C - Calculated	PC - Point of Curvature
CB - Centerline	Pg - Page
CM - Concrete Block	PI - Point of Intersection
Conc. - Concrete Monument	P.O.B. - Point of Beginning
D - Description	P.O.L. - Point on Line
DE - Drainage Easement	PP - Power Pole
EsmL - Easement	PRM - Permanent Reference Monument
F.E.M.A. - Federal Emergency Management Agency	PT - Point of Tangency
FFE - Finished Floor Elevation	R - Radius
Fnd. - Found	Rad. - Radial
IP - Iron Pipe	R&C - Rebar & Cap
L - Length (Arc)	Rec. - Recovered
M - Measured	Rfd. - Roofed
N&D - Nail & Disk	Set - Set 1/2" Rebar & Cap "LB 7623"
N.R. - Non-Radial	Typ. - Typical
ORB - Official Records Book	UE - Utility Easement
P - Plat	WM - Water Meter
P.B. - Plat Book	Δ - Del.

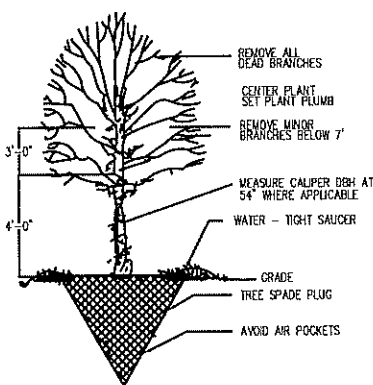
-Notes-
 >Survey is Based upon the Legal Description Supplied by Client.
 >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
 >Subject to any Easements and/or Restrictions of Record.
 >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
 >Building Ties are NOT to be used to reconstruct Property Lines.
 >Fence Ownership is NOT determined.
 >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
 >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
 >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
 >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.



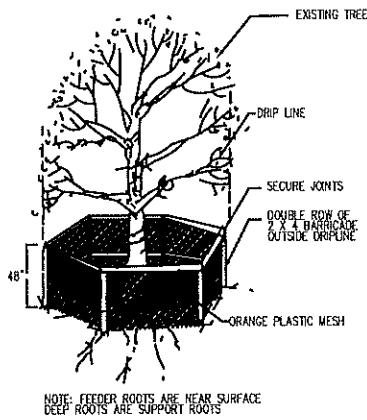
TREE STAKING DETAIL
CONTAINER OR BALL & BURLAP: 3 1/2" CAL. > NO SCALE



TREE DETAIL NO SCALE



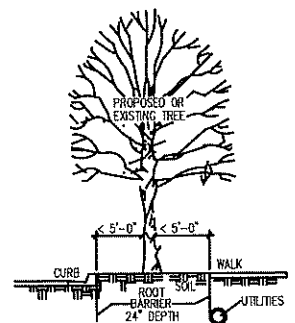
TREE TRANSPLANT DETAIL NO SCALE



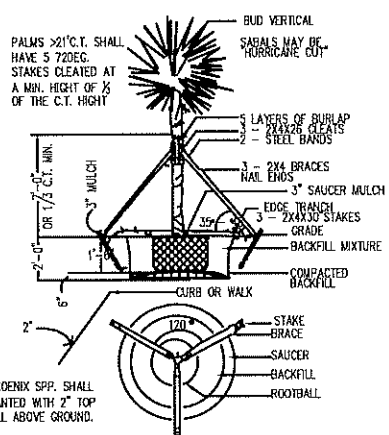
TREE PROTECTION NO SCALE

Call before you dig
We're not just another utility locator. We're a team.
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

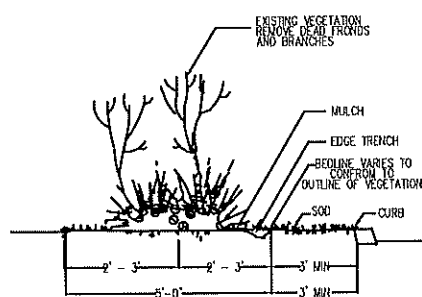
Sunshine State One Call
www.callsunshine.com
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ROOT BARRIER DETAIL NO SCALE



PALM BRACING DETAIL NO SCALE



SOD DETAIL NO SCALE

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SECTION 02800 LANDSCAPE
PART ONE - GENERAL

1.0 SUMMARY

- A. All portions of Division I - General Requirements are included with this section.
- B. Furnish all transportation, materials, labor, equipment, taxes, and service to complete all work as shown on the drawings and as specified herein.
- C. Avoid conditions which will create hazards. Post signs or barriers as required.
- D. Provide adequate means for protection from damage through excessive erosion, flooding, heavy rains or winds, etc. Repair or replace such damage.
- E. Plant totals are for the convenience of the Contractor and are not guaranteed. Verify drawings. Planting is required as indicated on drawings.
- F. Comply with all federal, state and local regulations.
- G. Contractor shall notify L.A. of any adverse soil conditions encountered i.e. clay, loose fill, high water table or poor drainage and any condition adverse to planting.
- H. Quantity deviations, questions on plans; please notify. Plant list is an estimate.

1.1 RELATED SECTIONS: SECTION 02810 IRRIGATION

1.2 REFERENCES

- A. Standard Plant Names, 1942 edition prepared by the American Joint Committee on Horticultural Nomenclature.
- B. Grades and Standards for Nursery Plants, Florida Department of Agriculture; Part II 1996
- C. American Standard for Nursery Stock, prepared by the American Association of Nurserymen, Inc. (ANSI Z60.1-1996)
- D. Hortus Third, Liberty Hyde Bailey Hortorium 1976.
- E. Florida Irrigation Society Standards and Specifications for Turf and Landscape Systems (Revision 61098).

1.3 SUBMITTALS
Provide to Owner's representative during:

- A. Preconstruction
 - 1. Unit Prices for all materials, including estimate (or quotation) or area to be sodded or seeded.
 - 2. Proposed substitutions of materials or sizes. Obtain approval by both landscape architect and Owner's representative.
- B. Construction
 - 1. Plant inspection certificates and shipping invoices as requested.
 - 2. All fertilizer labels and notarized letter of conformance with these specifications.
- C. Contract Close-out
 - 1. Two sets as-built record documents (red-line prints).

1.4 QUALITY ASSURANCE

- A. All work shall be performed under the constant supervision of a foreman, having at least one year experience or education in the nursery trades.
- B. Contractor is expected to participate in a pre-construction conference with Owner and landscape architect to coordinate schedule, clarify questions, and discuss acceptable performance for payment.
- C. Contractor is expected to participate in a contract close-out conference with Owner and landscape architect to verify completion of the work, and to establish a Date of Substantial Completion.

1.5 MAINTENANCE

- A. Contractor shall be fully responsible for all maintenance, damages, and replacements until Date of Substantial Completion of that specific phase of work. Document damage to the work caused by other trades. Immediately bring to Owner's attention, and quickly repair (at Owner's expense) as directed.
- B. Maintenance consists of pruning, cultivation, edging and weeding, mulching, adjusting guys, resetting plants to proper grade or upright position, hand watering as required, restoration of planting saucer, and furnishing and applying such sprays as necessary to keep the planting free from insects or diseases.
- C. The Contractor shall keep the premises free from accumulations of waste materials or rubbish caused by his employees or work, at all times.

1.6 REPLACEMENTS

- A. During the guarantee period any plant required under this contract that is dead or not in satisfactory growth condition (as determined by the landscape architect) shall be promptly replaced by the Contractor. Replacement shall be as specified for the original planting and at no cost to the Owner.
- B. Replacement period commences at Date of Substantial Completion and continues as follows:
 - a. Trees - one (1) year
 - b. Shrubs - ninety (90) days
 - c. Sod - ninety (90) days
 - d. Other Products - one (1) year
 Time limit may be extended by mutual agreement for material in questionable health at end of guarantee period.
- C. Plant damage by theft, vandalism, gross neglect, undue weather conditions, acts of God, or unseasonable planting are exempt from the guarantee provision.

3.3 INSTALLATION

- A. Topsoil
Spread topsoil over all areas to receive ground cover to a minimum compacted depth of 4 inches.
- B. Rough Grading
1. Mold land surfaces to within 1 inch of final grade. Construct swales and berms. Fill low areas. Ensure proper drainage of all areas. Spread 6 inch lifts at 85% compaction (Proctor).
2. Slope grade away from buildings at a minimum slope of 1/2 inch per foot for a distance of 10 feet minimum.
- C. Final Grading
1. Remove all non-conforming matter from site, such as rocks, sods, sticks, building rubble, wire, or cans.
2. Dig out weeds by the roots.
3. Till in soil amendments such as lime, iron, or gypsums if indicated by local conditions, but only after approval by landscape architect. Ensure uniform application.

PART TWO - PRODUCTS

2.0 MATERIALS

- A. Topsoils shall be fertile, natural, and typical of the locality. It shall be without subsoil or slag and shall be free of stones, lumps, plants or their roots, sticks, or other extraneous matter that is not conducive to production of plant life, or would interfere with future maintenance.
- B. Sod may have no visible broadleaf weeds when viewed from a standing position and the turf shall be visibly consistent with no obvious patches of foreign grasses. It may have no visible signs of insect or foreign stress. In no case may the total foreign grasses or weeds exceed 2% of the sod. The sod shall be (as noted on plan) neatly mowed and be mature enough to be mowed at one end it can be picked up and handled without damage.

- C. Seed shall meet the tolerance for germination and purity in accordance with the U.S. Department of Agriculture Rules and Regulations under the latest edition of the "Federal Seed Act" for certified seed. Seed shall be mixed by the dealers and shall be delivered to the site in sealed containers which shall bear the dealer's guaranteed analysis. Seed mixture and seeding rate shall be as specified on the drawings.
- D. Fertilizer
 - 1. "Agri-form" or "Woodace" 21 gram tablet of 20-10-5 formulation.
 - 2. Granular fertilizer shall be a balanced formula, uniform in composition, free flowing and delivered to site in unopened bags.
- E. Peat
Incorporate black Florida peat into planting mix when specified on plant list at the following rates:
 - 1. 1 gallon plants - 1/8 cubic feet
 - 2. 3 gallon plants - 1 cubic feet
 - 3. Trees - 1/2 cubic foot per foot of height
- F. Herbicide
Solfon or "Preen" pre-emergent.
- G. Additional Soil Amendments
 - 1. Apply as needed to bring soil into optimum growth range for specified plants.
 - 2. If soil is below 5.0 ph incorporate enough horticultural lime to bring within 5.5 to 6.5 ph range.
- H. Plants
 - 1. Measured standing in natural form of the soil indicated on "plant list" and grade "Florida No 1" unless otherwise indicated.
 - 2. Non-classified plants to meet AAN standards. Tree callipers shall be measured 6 inches above soil level.
 - 3. All plants shall be sound, healthy, free from insect pests and eggs, and have normal, healthy root systems.
 - 4. Form shall be symmetrical or typical for species and variety.
 - 5. Any plant may be rejected by landscape architect if not of satisfactory size, health, quality, or character.
 - 6. Trees having rootballs wrapped with synthetic burlap will be rejected.

- I. Mulch shall be Pine bark, no cypress bark, & free from sticks, stones, leaves or other debris.

- 2.1 EQUIPMENT
Use magnesium grading rakes of 30 inch minimum width to remove irregularities in final grade prior to sodding or seeding and to ensure a flat subgrade.

- 2.2 MIXES
A. Planting Mixture
 - 1. Use the best natural soil existing on site, combined with fertilizer.

PART THREE - EXECUTION

3.0 EXAMINATION

- A. Examine surfaces to which work will be applied and immediately notify landscape architect in writing if site is not in proper condition for Contractor to perform his duties under the terms of this contract.
- B. Review engineering drawings for additional information.
- C. Coordinate work with Owner and other related trades.
- D. Relocate existing plant material as directed by landscape architect, and according to drawings.

3.1 PROTECTION

- Locate, identify and mark all known utilities in area of the work. Take reasonable care to avoid damages or hazards.

3.2 PREPARATION

- Remove from site existing sods, seeds, inferior plantings and preconstruction debris as necessary to incorporate work to the site. Obtain verification regarding removal of questionable material. Clean up of debris from new construction (by other trades) is not included in this contract.

3.3 PLANTING

- D. Planting Pits
Excavate to dimensions shown on plan.
- E. Plant Installation
 - 1. Do not crack or break soil away from root ball.
 - 2. Carefully set plant plumb, best side facing "out", at the same soil level, to 1" higher, as previously grown.
 - 3. Remove all twine, burlap, or rope from top third of root ball. Retain cloth under ball. Wash in backfill with slow hose.
 - 4. Form shallow basin at each plant. Adjust grade to 1/2" below adjacent pavement. All plants shall be 30" minimum from walls, walks and fences.
 - 5. Space ground cover in triangle pattern with outside row parallel to bedline, 1/2 plant spacing distance from edge.
- F. Sod Installation
 - 1. Sod all areas indicated on plan and areas disturbed by work of other trades.
 - 2. Lay panels tightly together. Top dress cracks with sand. Water thoroughly.
- G. Stake and Guy
Stake and guy as per plan.
- H. Fertilize
Fertilize evenly at following rates:
 - 1. Tablet Fertilizer
 - 1 gallon plant - 1 tablet
 - 2 gallon plant - 1 to 2 tablets
 - 5 gallon plant - 2 to 3 tablets
 - Trees - 1 tablet per foot of height
 - 2. Granular Fertilizer
Work into the top 2" of soil at the rate of 20 pounds per 1000 square feet for lawn areas.
- I. Prune
Prune as little as necessary to remove damaged twigs. In any case, terminal leader shall not be topped either before or after installation.
- J. Herbicide
Apply pre-emergent herbicide to all beds according to manufacturer's recommendations.
- K. Mulch
Spread to a uniform depth of 2" min. Fluff and pat in place.

3.4 FIELD QUALITY CONTROL

- A. Landscape architect or Owner may conduct periodic inspections to determine that the terms of this contract are fulfilled.
- B. Contractor will be expected to participate with Owner in final inspection to review project for conformance to the contract. Items to be reviewed include type, quantities, sizes, locations, dimensions, and quality of materials and workmanship. Final payment for work will depend upon satisfactory condition of project on Date of Substantial Completion.

END OF SECTION



RON DALE & COMPANY

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FAX: (407) 894-8886

651 North Mills Avenue
Orlando, Florida 32809

Landscape Architecture Analysis Planning

LANDSCAPE DETAILS & SPECIFICATIONS FOR

STERLING TITLE

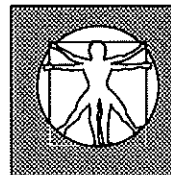
CITY OF APOPKA FLORIDA

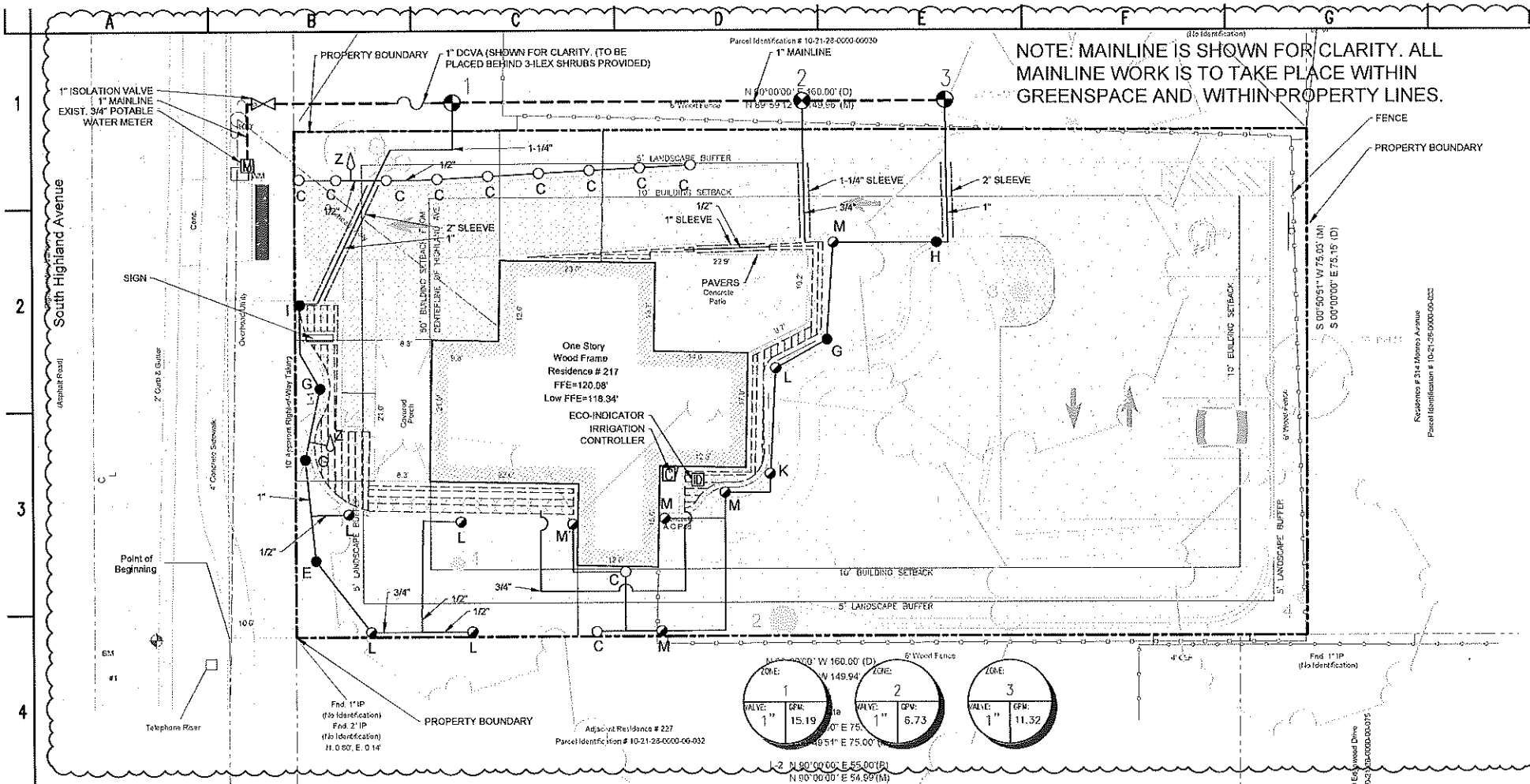
DESIGNED BY: RCD
DRAWN BY: AP
CHECKED BY: RCD
DATE: 09-17-18

REVISIONS

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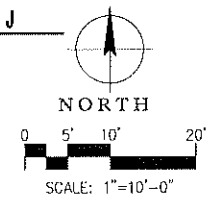
L-501 OF 4





SLEEVE SIZE SCHEDULE

PIPE SIZES	SLEEVE SIZES
3/4"	1-1/4"
1"	2"
1-1/4"	2-1/2"
1-1/2"	2-1/2"
2"	3"
2-1/2"	4"
3", 4"	6"



HUNTER IRRIGATION LEGEND

KEY	MODEL DESCRIPTION	NOZZLE	RADIUS	GPM	ARC	PSI	COMMENTS/GENERAL	
A	HUNTER PROS-PRS40-MP-1000-360	OLIVE	8'-15" ADJ.	0.84	360°	40	"NOTES"	
B	HUNTER PROS-PRS40-MP-1000-270	L.T. BLUE	8'-15" ADJ.	0.83	270°	40	WITHIN SHRUBS, NOZZLE SHALL BE 12" POP-UPS	
C	HUNTER PROS-PRS40-MP-1000-180	MAROON	8'-15" ADJ.	0.42	180°	40		
D	HUNTER PROS-PRS40-MP-1000-90	MAROON	8'-15" ADJ.	0.21	90°	40		
E	HUNTER PROS-PRS40-MP-2000-360	RED	13'-21" ADJ.	1.48	360°	40	NO RISERS WILL BE USED.	
F	HUNTER PROS-PRS40-MP-2000-270	GREEN	13'-21" ADJ.	1.10	270°	40	WITHIN BEDS, 12" POP-UPS.	
G	HUNTER PROS-PRS40-MP-2000-210	BLACK	13'-21" ADJ.	0.86	210°	40		
H	HUNTER PROS-PRS40-MP-2000-180	BLACK	13'-21" ADJ.	0.77	180°	40	ALL LAWN AREAS SHALL BE 6" POP-UPS.	
I	HUNTER PROS-PRS40-MP-2000-90	BLACK	13'-21" ADJ.	0.43	90°	40		
J	HUNTER PROS-PRS40-MP-3000-360	GRAY	22'-33" ADJ.	3.84	360°	40	ADJUST HEADS TO AVOID OVERSPRAY.	
K	HUNTER PROS-PRS40-MP-3000-270	YELLOW	22'-33" ADJ.	2.73	270°	40		
L	HUNTER PROS-PRS40-MP-3000-180	BLUE	22'-33" ADJ.	1.82	180°	40	FOR RE-USE WATER USE PURPLE HEADS, PIPES, & VALVES ONLY.	
M	HUNTER PROS-PRS40-MP-3000-90	BLUE	22'-33" ADJ.	0.88	90°	40		
N	HUNTER PROS-PRS40-MP-CORNER	TURQUOISE	8'-15" ADJ.	0.44	45°	40		
O	HUNTER PROS-PRS40-MP-CSS-515	IVORY	5'-15" ADJ.	0.22	RECT.	40		
R	HUNTER PROS-PRS40-MP-PCB-515	COPPER	5'-15" ADJ.	0.22	RECT.	40		
S	HUNTER PROS-PRS40-MP-SS-530	BROWN	5'-30" ADJ.	0.44	RECT.	40		
T	1-20-06-8.0		8.0	44"	8.0	360°	45	"FOR LARGE CANOPY TREES USE 1 - PCB-50 BUBBLER @ 0.5 GPM
U	1-20-06-4.0		4.0	40"	4.0	180°	45	"FOR LARGE PALM TREES USE 2 - PCB-10 BUBBLERS @ 1.0 GPM EACH
V	1-20-06-2.0		2.0	34"	2.0	90°	45	"FOR UNDERSTORY TREES USE 1 - PCB-25 BUBBLER @ 0.25 GPM
W	HUNTER PG3-06		4.0	34"	4.0	360°	40	"VELOCITY SHALL NOT EXCEED 5' PER SEC. IN ALL PIPELINES
X	HUNTER PG4-06		2.0	25"	2.0	180°	40	
Y	HUNTER PG4-06		1.0	19"	1.0	90°	40	
Z	HUNTER PCB (MODELS 25, 50, & 10)	BEST. COV.	N/A	0.25-1.0	360°	VAR.		

NOTE: ALL TREE BUBBLERS WILL BE CONNECTED TO THE SPRAY ZONES ONLY, NOT SOO SPRAY ZONES.
 NOTE: IRRIGATION PLAN SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2008.

IRRIGATION PLAN

SCALE: 1"=10'-0"

Call before you dig
 Florida Law requires excavators to notify owners of underground facilities no less than two (2) days prior to excavation.
 Sunshine State One Call
 www.callsunshine.com
 1-800-432-4770

IRRIGATION WATER DEMAND

*GALLONS PER CYCLE	1,066.55
*GALLONS PER WEEK	2,133.10
GALLONS PER YEAR, 52 WEEKS	91,723.30
**GALLONS PER YEAR, 46 WEEKS	78,924.70

* TWICE A WEEK DURING DAYLIGHT SAVINGS TIME (34 WEEKS). ONCE A WEEK DURING STANDARD TIME (18 WEEKS).

** 6 WEEKS OF RAINY SEASON TWICE A WEEK DURING DAYLIGHT SAVINGS TIME (28 WEEKS). ONCE A WEEK DURING STANDARD TIME (18 WEEKS).

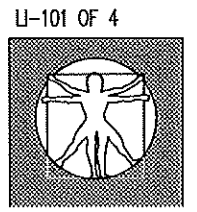


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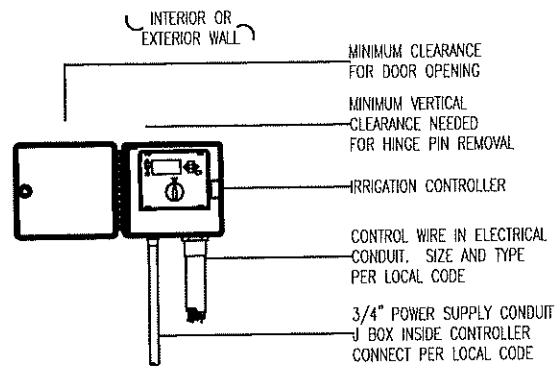
IRRIGATION SITE PLAN FOR
STERLING TITLE
 CITY OF APOKA, FLORIDA

DESIGNED BY: RCD
 DRAWN BY: AP
 CHECKED BY: RCD
 DATE: 09-17-18

- REVISIONS
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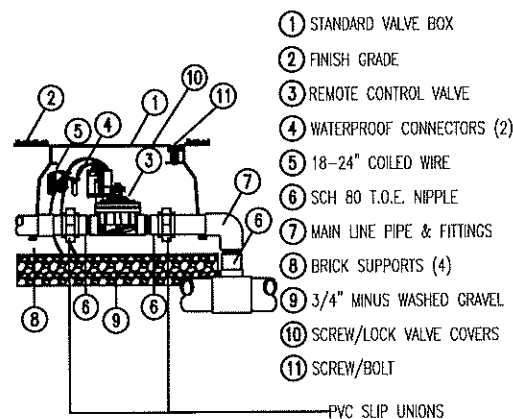
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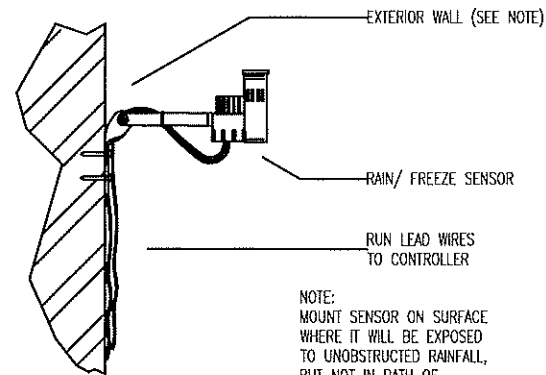
MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 or 220 VAC SOURCE.

IRRIGATION CONTROLLER

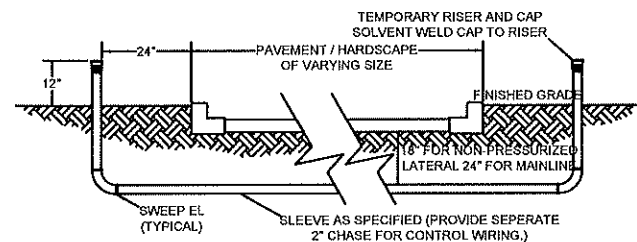
IF THE PLAN SPECIFIES THE USE OF A TWO WIRE CONTROLLER, OR IF ONE WILL BE USED, PLEASE SEE THE ADDITIONAL DETAILS AND SPECIFICATIONS FOR IT LOCATED ON A SEPARATE SHEET. IF THE SHEET WAS NOT INCLUDED WITH THIS SET OF PLANS PLEASE CONTACT DALE AND COMPANY FOR A COPY.



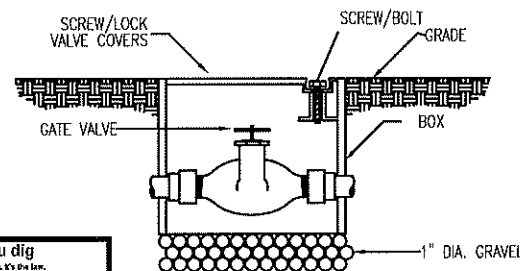
REMOTE CONTROL VALVE



RAIN/ FREEZE SENSOR



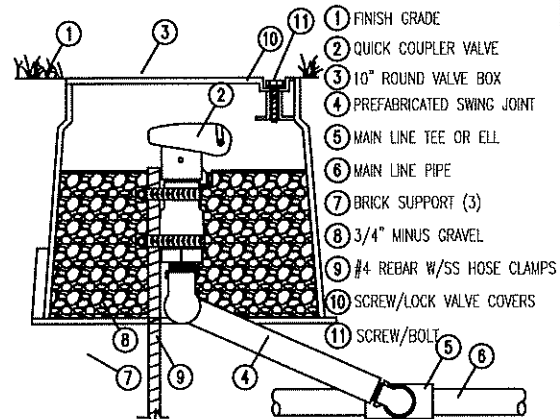
SLEEVE INSTALLATION



GATE VALVE

Call before you dig
It's not just another catchy slogan, it's the law.
FLORIDA LAW REQUIRES EXCAVATORS TO NOTIFY OWNERS OF UNDERGROUND FACILITIES NO LESS THAN TWO (2) DAYS PRIOR TO EXCAVATION

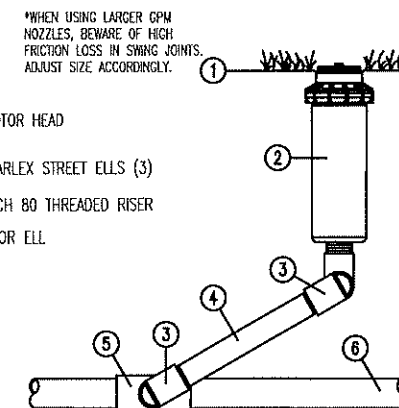
Sunshine State One Call
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QUICK COUPLER VALVE

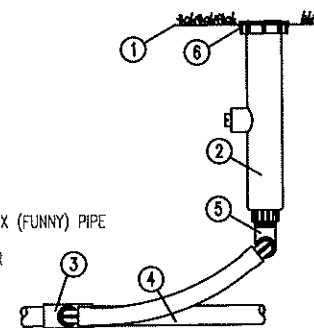
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ROTOR HEAD

- 1 FINISH GRADE
- 2 SPRAY HEAD
- 3 LATERAL TEE OR ELL
- 4 LATERAL PIPE
- 5 1/2\"/>
- 6 NON-POTABLE CAP COVER (AS REQUIRED)



SPRAY HEAD

SECTION 0210 IRRIGATION SYSTEMS

PART ONE - GENERAL

1.0 SUMMARY

- A. All portions of Division I - General Requirements are included with this section.
- B. Furnish all transportation, materials, labor, equipment, and services to complete all work shown on the drawings and as specified.

1.1 RELATED SECTIONS: section 02900 landscape planting

1.2 TOLERANCE

- A. Install sprinkler heads where indicated by symbol.
- B. Drawings are schematic. Adjust pipe and locations to conform to site conditions and to avoid obstructions. Conceal components behind walls of shrubbery where possible. Verify questionable locations before installation.

1.3 SUBMITTAL

- A. Submit two bound folders containing:
 1. Written operating instructions for all components.
 2. Complete parts list and manufacturer's data.
 3. Copy of well completion report.
 4. Written maintenance instructions.
 5. Provide 2 sets as-built record drawings with the following items dimensioned to the nearest foot:
 - a. Sprinkler main lines
 - b. Water source
 - c. Control valves
 - d. Gate valve
 - e. Electric control wire path (Red-line prints).
- B. Products furnished but not installed:
 1. 2 extra heads of each type and size
 2. 2 extra nozzles of each type and size
 3. 2 extra head wrenches for each type of head
 4. 1 extra valve box with lid

1.4 COORDINATE WORK WITH OWNER AND OTHER TRADES

- A. A licensed electrician will install/provide power to the controller, pump, or fountain if utilized on project.

1.5 QUALITY ASSURANCE

- A. Contractor is expected to participate in preconstruction meeting with Owner and landscape architect to coordinate schedule, clarify questions, and discuss acceptable performance criteria for payment.
- B. Contractor is expected to participate in contract closeout meeting with Owner and landscape architect to verify proper completion of the work, establish "Date of Substantial Completion", and advise Owner as to system operation.

1.6 WARRANTIES

- A. Contractor will be fully responsible for system operation until Date of Substantial Completion.
- B. Contractor is fully responsible for all parts and workmanship for one year after Date of Substantial Completion of each specific phase or portion of the project.
- C. See to the fulfillment of all manufacturer's warranties.

PART TWO - PRODUCTS

2.0 MATERIALS

Backfill shall be free from stone, trash, or other debris.

2.1 MANUFACTURED UNITS

- A. Automatic electro-mechanical controller fully installed and operating.
- B. Electric valve installed in valve box.
- C. Valve box with lid manufactured by "Amtek" or "Brooks".
- D. Connection for control wires manufactured by "Penlite" or "SM" installed as per manufacturer's directions, and above grade in valve boxes.
- E. Gate valves shall be brass and installed in valve box.
- F. Automatic drain valves shall be installed in 1 cubic foot gravel.

2.2 COMPONENTS

- A. Control wire shall be direct burial # 14, type UF. Tape to underside of main every 10 feet. Install spare ground wire + 5 extra wires.
- B. Main line shall be class 200 PVC (ANSI/ASTM D2241).
- C. Lateral lines shall be class 150 PVC minimum (ANSI/ASTM D2241).
- D. Sleeve at all road and drive crossings shall be class 200 PVC.
- E. All pipe, connectors and misc. fittings for the meter and check valve assembly will be galvanized.
- F. All electrical work will conform to year construction N.E.C.

PART THREE - EXECUTION

3.0 EXAMINATION

Examine surfaces to which work will be applied and immediately notify landscape architect in writing if site is not in proper condition for Contractor to perform his duties under the terms of this contract.

3.1 PROTECTION

- A. Locate, identify, and mark all known utilities in area of the work. Take reasonable care to avoid damages or hazards.
- B. Damage caused by Contractor's work will be repaired to Owner's satisfaction at Contractor's expense.
- C. Document any damage to work caused by other trades. Immediately bring coats to Owner's attention and quickly repair at Owner's expense, as directed.

3.2 PREPARATION

- A. Surface Preparation. Stake out each run of pipes, each head, and each valve.
- B. Test control wire for continuity before unrolling for installation.

3.3 INSTALLATION

- A. Keep pipe interior clean and dry at all times.
- B. Ensure a square cut at all joints and ream ends to a smooth finish, inside and out.
- C. Lay all runs greater than 100 feet from side to side on trench bottom in serpentine pattern.
- D. Support all pipe with clean, compact soil.
- E. Backfill and compact to original soil.
- F. Set heads plumb and flush with top of sand or mulch.
- G. For lateral lines flush oil debris from lines. Open valve and screw on one head at a time, starting at valve and continuing to the end. Ensure that lines are watertight.

3.4 TOLERANCES

- A. Main line and drive crossings shall have 18 inches minimum cover.
- B. Lateral lines shall have 12 inches minimum cover.
- C. All heads shall be 4 inches minimum from walks, drives, or curbs.
- D. All pop-up heads and valve boxes shall be installed with top flush with grade.
- E. All heads shall be installed plumb.

3.5 FIELD TESTS

Apply 100 psi hydrostatic pressure to main lines for 120 minutes. If a leak is found, repair and retest until satisfactory.

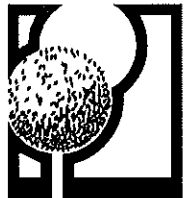
3.6 ADJUSTMENTS

- A. Adjust sprinkler patterns and radius. Ensure uniform and sufficient coverage for optimum plant growth.
- B. No heads shall be allowed to spray walls, fences, walks, or drives.
- C. Set times to operate as appropriate for season, soil type, drainage, and plant requirements.

3.7 FIELD QUALITY CONTROL

- A. Landscape architect or Owner may conduct periodic inspections to determine that the terms of this contract are fulfilled.
- B. Contractor will be expected to participate with Owner in final inspection to review project for conformance to the contract. Items to be reviewed include, type, quantities, sizes, locations, dimensions, and quality of materials and workmanship.
- C. The Contractor shall keep the premises free from accumulations of waste materials or rubbish caused by his employees or work at all times.

END OF SECTION



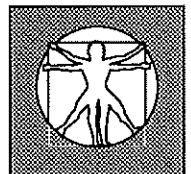
RON DALE & COMPANY
651 North Mills Avenue
Orlando, Florida 32803
Ph: (407) 894-1317
Fax: (407) 894-8986

IRRIGATION DETAILS & SPECIFICATIONS FOR STERLING TITLE
CITY OF APOPKA FLORIDA

DESIGNED BY: RCD
DRAWN BY: AP
CHECKED BY: RCD
DATE: 09-17-18

REVISIONS
1.
2.
3.
4.
5.
6.

LI-501 OF 4





CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: Final Development Plan/Plat

MEETING OF: November 7, 2018
 FROM: Community Development
 EXHIBITS: Vicinity Map
 Aerial Map
 Final Development Plan
 Plat

SUBJECT: CARRIAGE HILL PHASE II SUBDIVISION – FINAL DEVELOPMENT PLAN AND PLAT

REQUEST: APPROVE THE FINAL DEVELOPMENT PLAN AND PLAT FOR CARRIAGE HILL PHASE II SUBDIVISION

SUMMARY:

OWNER/APPLICANT: JTD Land at Rogers Rd, LLC
 PROJECT ENGINEER: Dewberry Engineers, Inc. c/o Christopher Allen, P.E.
 LOCATION: 1455 West Lester Road; West Lester Road
 EXISTING USE: Vacant land
 FUTURE LAND USE: Residential Low Suburban (Max 3.5 du/ac)
 ZONING: R-1 (Single Family Residential) District
 PROPOSED DEVELOPMENT: Single-Family Residential Subdivision (15 Lots; min. 9,000 sq. ft. lot area, 75 ft. min. lot width)
 PROPOSED DENSITY: 1.69 du/ac
 TRACT SIZE: 10.31 +/- acres
 DEVELOPABLE AREA: 8.89 +/- acres

FUNDING SOURCE: N/A

DISTRIBUTION

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

RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Residential Low Suburban	R-1AA	Vacant Land
East (City)	Residential Low Suburban	R-1AA	Oak Hill Reserve Subdivision
South (City)	Residential Low Suburban	R-1	Oak Hill Reserve Park and Open Space Tract
West (City)	Residential Low Suburban	R-1AA	Carriage Hill Phase I Subdivision

PROJECT SUMMARY: The Carriage Hill Phase II Subdivision – Final Development Plan and Plat propose the development of 15 single family residential lots. The minimum typical lot width is 75 feet with a minimum lot size of 9,000 square feet. Lots abutting the Oak Hill Reserve neighborhood are 11,996 sq. ft. to 21,046 sq. ft. The required minimum living area for a house in this subdivision is 1,500 square feet as set forth in Chapter 2 of the Land Development Code for single-family lots located within the R-1 zoning. Phase 1 and II of Carriage Hills will share the same recreation amenities. The minimum setbacks applicable to this project are:

Setback	Min. Standard
Front*	25'
Side	10'
Rear	20'
Corner	25'

*Front-entry garage must be setback 30 feet.

ACCESS: Ingress/egress access points for the development will be through Carriage Hill Phase I, which has full access onto Rogers Road to the west as well as a future northern connection to the Vista Reserve residential subdivision.

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

STORMWATER: The stormwater management system includes an on-site retention area and located on the southern portion of the project site. The stormwater pond design meets the City’s Land Development Code requirements.

RECREATION: For the entire Carriage Hill Subdivision (Phase I), the applicant provided 0.46 acre/approximately 20,038 square feet of recreation space that includes a playground with the Phase I Final Development Plan. Phase II contains a total of 5.58 acres of open space including drainage, existing wetland, buffer and pond.

BUFFER(S)/LANDSCAPING: Trumpet trees and live oaks line the single family lots. The landscape plan meets the requirements of the Land Development Code.

SCHOOL CAPACITY REPORT: A school concurrency mitigation agreement has been executed and a copy of the letter from Orange County Public Schools (OCPS) has been supplied to Staff.

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

PUBLIC HEARING SCHEDULE:

October 23, 2018 – Planning Commission, 5:30 p.m.

November 7, 2018 – City Council, 1:30 p.m.

RECOMMENDATION ACTION:

The **Development Review Committee** recommends approval of Carriage Hill Phase II Subdivision Final Development Plan, subject to the findings of this staff report.

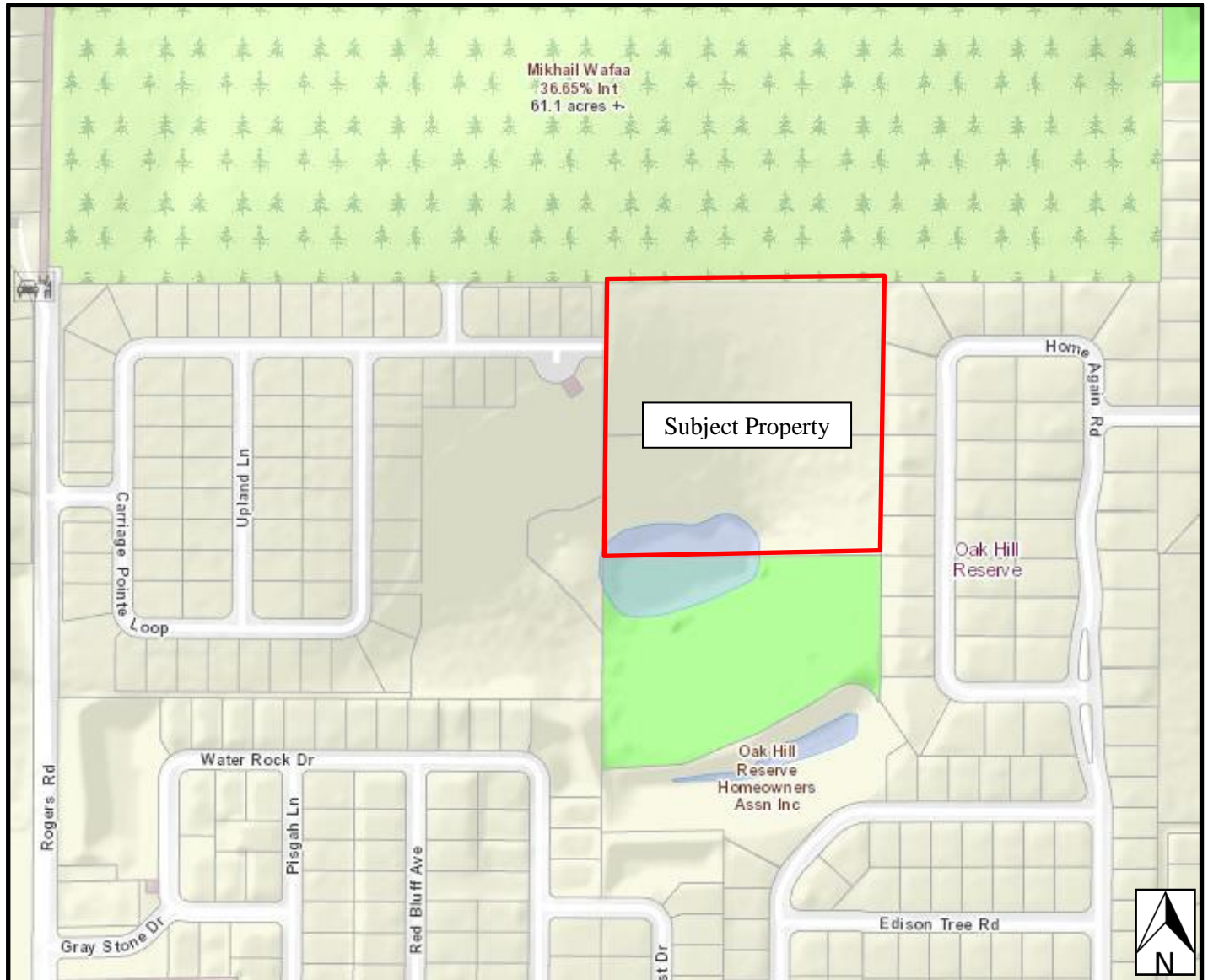
The **Planning Commission**, at its meeting on October 23, 2018, found the Carriage Hill Phase II Subdivision Plat consistent with the Land Development Code and Comprehensive Plan; and unanimously recommended approval of the Plat and Final Development Plan, subject to the findings of this staff report.

City Council: Approve the Carriage Hill Phase II Subdivision Final Development Plan and Plat 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.

Project Name: Carriage Hill Phase II Subdivision – Preliminary Development Plan
Property Owner: JTD Land at Rogers Rd. LLC
Applicant: Dewberry Engineers, Inc. c/o Christopher Allen, P.E.
Total Site Area: +/- 10.31 +/- acres
Parcel ID #s: 29-20-28-0000-00-005 and 29-20-28-0000-00-049

VICINITY MAP



AERIAL MAP



Drawing Index

Civil

C01	COVER SHEET
C02, C03	GENERAL NOTES
C04	CITY OF APOPKA GENERAL NOTES
C05	STORMWATER POLLUTION PREVENTION PLAN
C06	EXISTING CONDITIONS PLAN
C07	TREE SAVE PLAN
C08	SOILS TYPE MAP & SOIL BORING LOCATIONS
C09	EROSION CONTROL PLAN
C10	OVERALL SITE PLAN
C11	SITE PLAN
C12	GEOMETRY PLAN
C13	UTILITY PLAN
C14	LOT & BLOCK GRADING PLAN
C15	TYPICAL SECTIONS
C16	PLAN & PROFILE
C17	AUTOTURN SITE PLAN
C18	CITY OF APOPKA SANITARY SEWER DETAILS
C19	CITY OF APOPKA WATER MAIN DETAILS
C20	CITY OF APOPKA RECLAIMED WATER MAIN DETAILS
C21	DRAINAGE & PAVING DETAILS

Landscape

L2.01	TREE REMOVAL PLAN
L2.10	LANDSCAPE PLAN
L3.00	NOTES, LEGEND AND DETAILS

Irrigation

IR2.10	IRRIGATION PLAN
IR3.00	NOTES AND DETAILS

NOTE:

A LETTER MUST BE OBTAINED FROM THE FLORIDA FISH & WILDLIFE CONSERVATION COMMISSIONER (FFWCC) REGARDING WILDLIFE MANAGEMENT PLAN, PRIOR TO ANY CONSTRUCTION ACTIVITIES

LEGAL DESCRIPTION:

(PER SCHEDULE A OF THE TITLE COMMITMENT)
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH AN EXCLUSIVE PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR INGRESS, EGRESS AND UTILITIES, AS CREATED BY AND SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 8391, PAGE 3713, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CARRIAGE HILL (PHASE 2)

Apopka, Florida Final Development Plans

JUNE 2018
Parcel ID. Number
29-20-28-0000-00-005
29-20-28-0000-00-049

APPLICANT / OWNER

JTD LAND AT ROGERS RD., LLC
A FLORIDA LIMITED LIABILITY CORPORATION
210 SOUTH HOAGLAND BOULEVARD
KISSIMMEE, FLORIDA 34741
CONTACT: CRAIG HARRIS
PHONE: 407-870-0066

Civil Engineer / Planner

DEWBERRY ENGINEERS, INC.
800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803
CONTACT: CHRISTOPHER J. ALLEN, PE
PHONE: 321-354-9739

Surveyor

DEWBERRY ENGINEERS, INC.
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
CONTACT: WILLIAM D. DONLEY, PLS
PHONE: 321-354-9834

Geotechnical

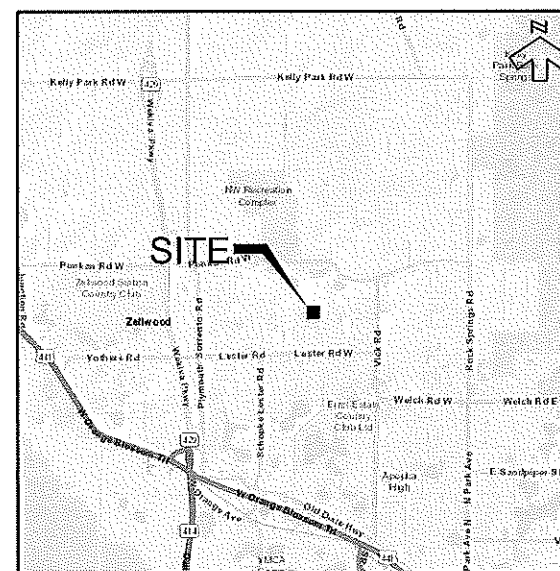
UNIVERSAL ENGINEERING SERVICES, INC.
3532 MAGGIE BOULEVARD
ORLANDO, FLORIDA 32811
PHONE: 407-423-0504
CONTACT: TIMOTHY D. TRIPLETT

Environmental

DEWBERRY ENGINEERS, INC.
800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803
CONTACT: NICOLE GOUGH
PHONE: 321-354-9727



Know what's below.
Call before you dig.



SITE LOCATION

THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION.

Prepared for:
JTD LAND AT ROGERS RD., LLC
210 South Hoagland Boulevard
Kissimmee, Florida 34741
Contact: Craig Harris



Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS - 8794

CARRIAGE HILL
PHASE 2

CITY OF APOPKA, FLORIDA

SEAL

Christopher J. Allen
FL PE # 77719
9/25/2018

REVISIONS

No.	DATE	BY	Description
2	9-18-18	KJK	REV PER CITY
1	9-7-18	TFS	REV PER ST. JOHNS

PROJECT # 50101346
DRAWN BY KJK
APPROVED BY CJA
CHECKED BY CJA
DATE JUNE 2018
DATUM NAVD 88

TITLE

COVER SHEET

Q:\CARR_50101346\CAD\Civil\Final\Civil Plans\CARR2-Cover.dgn
SHEET NO.

C01

GENERAL

- 1. UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION SHALL BE PERFORMED CONSISTENT WITH THE MOST RECENT PUBLICATION OF THE FOLLOWING CODES, STANDARDS AND SPECIFICATIONS AS WELL AS THE LATEST EDITIONS OF ALL OTHER APPLICABLE SPECIFICATIONS & STANDARDS: CITY OF APOPKA ORANGE COUNTY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRJWMD) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AMERICANS WITH DISABILITIES ACT (ADA) BY U.S. DEPARTMENT OF JUSTICE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION
2. ALL CONSTRUCTION IS TO BE GOVERNED BY ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES, BUILDING AND SAFETY CODES.
3. IN THE EVENT THAT ANY STANDARDS OR SPECIFICATIONS AS DESCRIBED HEREIN ARE IN CONFLICT WITH EACH OTHER, OR THAT SHOWN IN THE PLANS, THE MORE STRINGENT CRITERIA WILL APPLY. CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY AND IN WRITING SHOULD THE MORE STRINGENT CRITERIA BE UNCLEAR, FOR ENGINEER'S INTERPRETATION OF THE MORE STRINGENT CRITERIA TO BE USED.
4. THESE PLANS WERE BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY BY DEWBERRY ENGINEERS, INC., AND GEOTECHNICAL REPORT PROVIDED BY UNIVERSAL ENGINEERING SCIENCES, INC.
5. ALL ELEVATIONS SHOWN ON THESE DRAWINGS REFER TO NORTH AMERICAN VERTICAL DATUM (NAVD 88).
6. THESE PLANS WERE BASED ON THE GEOTECHNICAL REPORT PER UNIVERSAL ENGINEERING SCIENCES, INC. PROJECT No. 0130.150271.0001, REPORT No. 1293942, DATED 1-8-16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE A COPY OF THE REPORT(S) FROM THE GEOTECHNICAL ENGINEER, FAMILIARIZE THEMSELVES WITH THE CONDITIONS AS DESCRIBED IN THE REPORT(S), AND COMPLY WITH ALL RECOMMENDATIONS MADE IN THE REPORT(S) SPECIFICALLY FOR SOIL PREPARATION ON THE SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF ALL SUPPLEMENTAL REPORTS FOR THIS PROJECT FROM THE OWNER AND TO FOLLOW THE SUPPLEMENTAL REPORTS' RECOMMENDATIONS.
7. GEOTECHNICAL RECOMMENDATIONS OR RECOMMENDATIONS AS PROVIDED IN SUPPLEMENTAL REPORTS BY OTHERS ARE NOT THE RESPONSIBILITY OF DEWBERRY INC., WHO HAS RELIED UPON THE REFERENCED GEOTECHNICAL REPORT(S) IN THE PREPARATION OF THE PLANS. ANY CONFLICT BETWEEN INFORMATION CONTAINED IN THE REPORT(S) AND THESE PLANS SHALL BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY AND IN WRITING. DEWBERRY INC. ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS, OR ACCURACY OF THE REPORT(S), WHEN THE PLANS AND/OR SPECIFICATIONS CONTAIN THE RESULTS OF A SOILS SURVEY. THE CONTRACTOR SHALL GUARANTEE THE DEPTH, EXTENT OR CHARACTER OF MATERIAL PRESENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE A NECESSARY EXAMINATION OF THE SITE AND OF ANY MATERIAL SOURCES INDICATED ON THE PLANS TO BE INFORMED OF THE CONDITIONS UNDER WHICH CONSTRUCTION IS TO OCCUR.
8. THE CONTRACTOR SHALL OBTAIN FROM THE OWNER COPIES OF PERMITS FOR ALL AGENCIES HAVING JURISDICTION, SUCH AS GOVERNMENTAL, REGULATORY OR LOCAL ENTITIES. THE CONTRACTOR SHALL BE EXPECTED TO REVIEW AND ABIDE BY ALL THE TERMS, CONDITIONS, REQUIREMENTS AND LIMITATIONS SET FORTH IN ALL OF THESE PERMITS. A COPY OF THE PERMITS SHALL BE KEPT ON THE CONSTRUCTION SITE AND MADE AVAILABLE FOR REVIEW AT ALL TIMES.
9. THE STANDARDS AND SPECIFICATIONS AS LISTED HEREIN, THE GEOTECHNICAL REPORT(S), BOUNDARY AND TOPOGRAPHIC SURVEY(S), AND REQUIRED PERMITS ARE HEREBY INCORPORATED ALONG WITH THE PLANS BY DEWBERRY INC. AS THE COMPLETE 'SITE CIVIL CONSTRUCTION DOCUMENTS'.
10. IF ITEMS APPEARING TO BE HISTORICAL OR ARCHEOLOGICAL ARTIFACTS ARE DISCOVERED AT ANY TIME DURING CONSTRUCTION WITHIN THE PROJECT LIMITS, IMMEDIATE NOTIFICATION SHALL BE PROVIDED TO THE OWNER, THE ENGINEER, AND THE BUREAU OF HISTORICAL PRESERVATION, DIVISION OF HISTORICAL RESOURCES R.A. GRAY BUILDING, 500 S. BRONOUGH ST. TALLAHASSEE, FLORIDA 32399-0250.

CONTRACTOR RESPONSIBILITIES

- 1. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.
2. THE LOCATION OF EXISTING UTILITY SERVICES, FACILITIES, AND STRUCTURAL FEATURES SHOWN ON THESE PLANS HAVE BEEN DETERMINED FROM BEST AVAILABLE INFORMATION AND PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE LOCATION INFORMATION PROVIDED, ANY INACCURACY OR OMISSION IN SUCH INFORMATION SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROTECT THE EXISTING FEATURES FROM DAMAGE OR UNSCHEDULED INTERRUPTION OF SERVICE. DISCREPANCY MUST BE MADE TO PRESERVE THE INTEGRITY AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR SHALL STOP ALL CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE BUFFERS, RETENTION AND DETENTION FACILITIES UNTIL THE PROJECT HAS BEEN ACCEPTED BY THE OWNER. ALL DISTURBED AREAS SHALL BE RETURNED TO EQUAL OR BETTER CONDITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
6. ALL WORK AND FURNISHED MATERIALS SHALL BE IN REASONABLE CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS, DETAILS OR SPECIFICATIONS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED OR LOCATED.
8. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL BARRICADES, LIGHTS, WARNING SIGNS, AND PAVEMENT MARKINGS FOR HAZARDS AND THE CONTROL OF TRAFFIC THROUGH THE CONSTRUCTION ZONE IN CONFORMITY WITH THE ALL AGENCIES HAVING JURISDICTION STANDARDS TO EFFECTIVELY PREVENT ACCIDENTS AT ALL LOCATIONS WHERE CONSTRUCTION CAUSES AN OBSTRUCTION TO THE NORMAL FLOW OF TRAFFIC OR CREATES A HAZARD IN ANY WAY TO THE PUBLIC.
9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE OWNER OR OWNER'S AGENT.
10. THE CONTRACTOR SHALL COMPLY WITH ALL LEGAL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS ON PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR ANY DAMAGE THAT MAY RESULT FROM THE MOVING OF MATERIALS AND EQUIPMENT.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION, SUCH AS THE PRESERVATION OF ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS, PROPERTY CORNERS, POINTS OR MARKERS. IN THE EVENT ANY MONUMENTATION IS DISTURBED, IT SHALL BE RESTORED BY A FLORIDA LICENSED SURVEYOR AND MAPPER SELECTED BY THE OWNER AT THE CONTRACTOR'S EXPENSE.
12. THE OWNER, OWNER'S REPRESENTATIVES AND INSPECTORS OF APPLICABLE GOVERNMENT AGENCIES HAVING JURISDICTION, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK SITE WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS. THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND INSPECTIONS.
13. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS OR USE. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.
14. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY MANUFACTURER.
15. ADEQUATE TRAFFIC CONTROL, SIGNAGE, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONSTRUCTION EQUIPMENT ENGAGED IN WORK ENTERS ONTO OR CROSSES FUNCTIONING TRAFFIC-CARRYING ROADWAY.
16. THOSE PARTS OF WORK IN PLACE THAT ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE, PROTECTING WORK COMPLETED.
17. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.
18. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITS OR ACTIONS, PUBLIC OR PRIVATE, ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OR WHEN ANY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION, ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.

- 19. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:
A. ALL EMPLOYEES ON THE WORK SITE AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;
B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS; AND
C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.
20. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS, PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.
21. ALL DAMAGE OR LOSS TO ANY PROPERTY REFERRED TO IN HEREIN CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR, OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.
22. UNTIL FINAL ACCEPTANCE OF THE WORK BY OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSES THEREOF.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA AND SCHEDULES, AND SIGNING FOR SAID INSPECTIONS.
24. THE CONTRACTOR SHALL CONTROL AND BE RESPONSIBLE FOR THEIR OPERATIONS AND THOSE OF THEIR SUBCONTRACTORS AND ALL SUPPLIERS, TO ASSURE THE LEAST INTERFERENCE TO THE PUBLIC. THE CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED MOVEMENT OF VEHICULAR TRAFFIC AND SHALL LIMIT THEIR OPERATIONS IN RELATION TO THE SAFETY AND CONVENIENCE OF THE TRAVELING PUBLIC. UNDER ALL CIRCUMSTANCES, SAFETY SHALL BE THE MOST IMPORTANT CONSIDERATION.
25. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE POLICIES AND GUIDELINES ESTABLISHED BY ALL AGENCIES HAVING JURISDICTION FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE OR INJURY TO PROPERTY OF ANY CHARACTER, DURING THE EXECUTION OF THE WORK, RESULTING FROM ANY ACT, OMISSION, NEGLIGENCE, OR MISCONDUCT IN THEIR MANNER OR METHOD OF EXECUTING THE WORK, OR AT ANYTIME DUE TO DEFECTIVE WORK OR MATERIALS.
26. THE CONTRACTOR SHALL NOT EXCAVATE, REMOVE, OR OTHERWISE DISTURB ANY MATERIAL, STRUCTURE OR PART OF A STRUCTURE WHICH IS LOCATED OUTSIDE THE LINES, GRADES OR GRADING SECTIONS ESTABLISHED FOR THIS PROJECT, EXCEPT WHERE SUCH EXCAVATION OR REMOVAL IS PROVIDED FOR IN THE CONTRACT, PLANS OR SPECIFICATIONS.
27. THE CONTRACTOR SHOULD VERIFY THE QUANTITIES AND LENGTHS OF MATERIALS SHOWN ON THE PLANS. ANY DISCREPANCY BETWEEN MATERIAL CALLOUTS AND ACTUAL SHOWN IN PLAN VIEW IS TO BE BROUGHT TO THE ENGINEER'S ATTENTION BY THE CONTRACTOR PRIOR TO BIDDING. IT IS THE ENGINEER'S INTENTION TO CONSTRUCT WHAT IS SHOWN ON THE PLANS.
28. ANY DISCREPANCY BETWEEN THE DIMENSIONS AND MEASUREMENTS SHOWN ON THE PLANS AND THE ACTUAL FIELD CONDITIONS SHALL IMMEDIATELY BE BROUGHT TO THE ENGINEER'S ATTENTION. FAILURE TO DO SO AND TO CONTINUE CONSTRUCTION SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR ALL ERRORS AND NECESSARY CORRECTIONS THAT MAY SUBSEQUENTLY ARISE.

EROSION CONTROL

- 1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND ALL REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT.
2. THE CONTRACTOR SHALL DEVELOP AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) ACCORDING TO EPA/FDEP EROSION CONTROL CRITERIA TO MINIMIZE EROSION AND INSURE PROPER FUNCTIONING OF STORM WATER MANAGEMENT SYSTEM UPON COMPLETION OF CONSTRUCTION. IN ADDITION TO MEETING EPA/FDEP NPDES CRITERIA, THE SWPPP SHALL BE SUBMITTED TO AND COMPLY WITH LOCAL AGENCY HAVING JURISDICTION'S MINIMUM EROSION CONTROL CRITERIA.
3. CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORTATION OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT AS THOSE THAT EXIST PRIOR TO COMMENCEMENT OF CONSTRUCTION. THIS CONDITION MUST BE SATISFIED UNTIL PROJECT IS FULLY COMPLETED AND ACCEPTED. CONTRACTOR SHALL PROVIDE ROUTINE MAINTENANCE ON TEMPORARY EROSION CONTROL FEATURES. DISCREPANCY MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF CHECK WEIRS, SEDIMENT BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGH OUT THE LIFE OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE HAY BALES, SILT BARRIERS, MURAI FILTERS, TEMPORARY GRASSING, ETC., AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION. CONTRACTOR SHALL PROVIDE CONTINUOUS MONITORING OF EROSION AND SEDIMENT CONTROLS TAKEN AND SHALL DOCUMENT ALL CORRECTIVE MEASURES. A COPY OF THE APPROVED SWPPP SHALL BE KEPT ON SITE AT ALL TIMES FOR REVIEW BY OWNER'S REPRESENTATIVE AND BY NPDES INSPECTORS. THIS PERMIT MUST BE SUBMITTED TO CITY OF ORLANDO BY THE CONTRACTOR PRIOR TO THE ISSUANCE OF PERMITS.
4. THE OWNER AND/OR CONTRACTOR SHALL PROVIDE A NOTICE OF INTENT IN ACCORDANCE WITH CRITERIA SET FORTH IN THE NPDES PERMIT REQUIREMENTS 48 HOURS PRIOR TO BEGINNING CONSTRUCTION, CLEARING, OR DEMOLITION.
5. PROVIDE EFFECTIVE TEMPORARY AND PERMANENT EROSION CONTROL FOLLOWING THE REQUIREMENTS IN SECTION 104 OF THE STATE DEPT. OF TRANSPORTATION STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, (F.D.O.T. SECTION 104)
6. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENTATION RESULTING FROM SURFACE RUNOFF UNTIL COMPLETION OF ALL CONSTRUCTION OPERATION THAT MAY CAUSE SEDIMENT RUNOFF. FILTER FABRIC SHALL BE PLACED AND MAINTAINED UNDER THE GRATE AND FILTER SOCKS PLACED IN FRONT OF THE THROAT OF CURB INLETS, DURING CONSTRUCTION.
7. TURBIDITY BARRIERS MUST BE INSTALLED AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SEDIMENTS AND SUSPENDED SOLIDS TO THE RECEIVING WATER BODY EXISTS DUE TO CONSTRUCTION. TURBIDITY BARRIERS SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED, SOILS ARE STABILIZED AND VEGETATION HAS BEEN ESTABLISHED.
8. ALL SLOPES 5:1 OR GREATER SHALL BE SODDED. ALL POND SLOPES AND RIGHTS-OF-WAY SHALL BE SODDED.
9. IN ACCORDANCE WITH FDEP AND WATER MANAGEMENT DISTRICT PERMITS, ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF NO CONSTRUCTION ACTIVITIES.

DEMOLITION AND CLEARING

- 1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CLEARLY DESIGNATE THE LIMITS OF CONSTRUCTION ON-SITE. THE CONTRACTOR SHALL NOT PERFORM ANY WORK OUTSIDE THE LIMITS OF CONSTRUCTION.
2. THE CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES THAT ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD.
3. ALL PRACTICAL AND NECESSARY EFFORT SHALL BE TAKEN DURING CONSTRUCTION TO PREVENT UNNECESSARY TREE REMOVAL.
4. ANY PROPOSED CUT OR FILL MATERIAL TO BE REMOVED OR PLACED WITHIN THE DRIP LINE OF SPECIMEN TREES TO REMAIN, INCLUDING TRENCHING FOR PROPOSED IMPROVEMENTS SUCH AS UTILITIES, WILL REQUIRE THE ADVANCED PRE-TREATMENT OF EACH IMPACTED TREE BY A QUALIFIED ARBORIST OR AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO MINIMIZE THE POTENTIALLY ADVERSE IMPACTS OF CONSTRUCTION.
5. TREE PROTECTION BARRICADES OR EQUIVALENT PROTECTIVE MEASURES WILL BE CONSTRUCTED ACCORDING TO THE LOCAL JURISDICTION'S CRITERIA FOR TREES TO REMAIN WITHIN THE LIMITS OF CONSTRUCTION.
6. IN AREAS REQUIRING FILL MATERIAL, THE CONTRACTOR SHALL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETATION MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS PLACED. IMMEDIATELY PRIOR TO THE PLACING OF FILL MATERIAL, THE ENTIRE AREA UPON WHICH FILL IS TO BE PLACED, SHALL BE SCARIFIED IN A DIRECTION APPROXIMATELY PARALLEL TO THE AXIS OF FILL. THE GEOTECHNICAL ENGINEER SHALL APPROVE THE AREA PRIOR TO THE PLACEMENT OF FILL.

PAVING, GRADING & DRAINAGE

- 1. THE CONTRACTOR SHALL PERFORM ALL WORK PERTAINING TO DRAINAGE INCLUDING EXCAVATION OF STORMWATER MANAGEMENT PONDS OR EQUIVALENT FACILITIES PRIOR TO THE COMMENCEMENT OF OTHER WORK INCLUDED IN THESE PLANS.
2. THE CONTRACTOR SHALL TAKE ALL IMPROVEMENTS USING THE RECORD PLAT. THE CONTRACTOR SHALL VERIFY WITH THE ENGINEER THAT THE PLAT IS CORRECT PRIOR TO ANY CONSTRUCTION. IF A PLAT DOES NOT EXIST, CONTRACTOR IS TO VERIFY USE OF THE SURVEY FOR LAYOUT WITH ENGINEER PRIOR TO STARTING WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO INSURE CORRECT POSITIONING, BOTH HORIZONTAL AND VERTICAL, INCLUDING MINIMUM BUILDING SETBACKS PRIOR TO THE INSTALLATION OF ANY IMPROVEMENT. ANY DISCREPANCY BETWEEN PLATTED INFORMATION AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY AND IN WRITING.
3. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.
4. ALL DRAINAGE STRUCTURES ARE TO BE TRAFFIC BEARING UNLESS OTHERWISE NOTED. ALL PRECAST CIRCULAR STRUCTURES SHALL BE CONSTRUCTED WITH A MINIMUM 5-INCH WALL THICKNESS.

- 5. ALL PROPOSED PAVING SURFACES IN INTERSECTIONS AND ADJACENT EXISTING SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE PROPOSED GRADES AND FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTHLY TRANSITIONED DRIVING SURFACE FOR VEHICLES WITH NO SHARP BREAKS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS MAY REQUIRE MINOR LOCAL FIELD ADJUSTMENTS SHOULD ACTUAL CONDITIONS VARY FROM THE SURVEYED INFORMATION. THE DESIGN WAS BASED UPON IN ORDER TO ACCOMPLISH THE INTENT OF THE PLANS. IN ADDITION, THE STANDARD CROWN WILL HAVE TO BE CHANGED IN ORDER TO DRAIN POSITIVELY IN THE AREA OF INTERSECTIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACCOMPLISH THE ABOVE AND CONSULT THE ENGINEER AS NEEDED TO MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INSTRUCTIONS SHOULD THE INTENT OF THE PLANS BE UNCLEAR.
6. CONSTRUCTION OF ROADWAYS SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE LOCAL AGENCY(S) HAVING JURISDICTION AND THE MINIMUM SUGGESTED SECTIONS AS OUTLINED IN THE SOILS REPORT'S RECOMMENDATIONS, UNLESS OTHERWISE NOTED.
7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY EXCESS CUTS OR SUPPLYING FILL AS NECESSARY TO GRADE THE SITE TO THE PROPOSED ELEVATIONS AS DESIGNED WITHIN THE CONSTRUCTION DOCUMENTS.
8. IF LIMESTONE BEDROCK IS ENCOUNTERED DURING EXCAVATION OF THE RETENTION BASINS OR A SINKHOLE OR SOLUTION CAVITY FORMS DURING CONSTRUCTION, EXCAVATION OF THE BASIN MUST BE HALTED IMMEDIATELY, THE OWNER, ENGINEER, AND WATER MANAGEMENT DISTRICT MUST BE NOTIFIED, AND REMEDIAL ACTION WILL BE REQUIRED. THE PERMITEE MUST INSPECT ALL PERMITTED SURFACE WATER MANAGEMENT BASINS MONTHLY FOR THE OCCURRENCE OF SINKHOLES AND DOCUMENT THESE INSPECTIONS ON WATER MANAGEMENT DISTRICT COMPLIANCE FORM NUMBER EN-39. TWO COPIES OF THE COMPLETED FORMS MUST BE SENT TO THE WATER MANAGEMENT DISTRICT AND THE LOCAL AGENCY HAVING JURISDICTION ANNUALLY BY MAY 31ST. OF EACH YEAR. THE PERMITEE MUST REPORT ANY SINKHOLE THAT DEVELOPS WITHIN THE SURFACE WATER MANAGEMENT SYSTEM. THE PERMITEE MUST NOTIFY THE WATER MANAGEMENT DISTRICT AND LOCAL AGENCY HAVING JURISDICTION OF ANY SINKHOLE DEVELOPMENT IN THE SURFACE WATER MANAGEMENT SYSTEM WITHIN 48 HOURS OF ITS DISCOVERY AND COMPLETE SINKHOLE REPAIR WITHIN 10 DAYS OF SUCH DISCOVERY USING A DISTRICT APPROVED METHODOLOGY.
9. AFTER THE ROADWAY HAS BEEN CONSTRUCTED TO SUBGRADE, IT SHALL BE PROOF-ROLLED TO ASSURE THAT PROPER COMPACTION HAS BEEN ATTAINED. THE PROOF-ROLLING AND COMPACTION OPERATIONS SHALL BE INSPECTED AND TESTED BY A FLORIDA LICENSED GEOTECHNICAL ENGINEER TO ASSURE THAT THE SPECIFIED COMPACTION IS MAINTAINED AND ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED.
10. THE CONTRACTOR SHALL INSURE THAT A MINIMUM SOIL DENSITY OF 98% COMPACTION IS ACHIEVED UNLESS OTHERWISE NOTED FOR PAVED AREAS. RETAINING WALL FOOTINGS, AND OTHER FOUNDATIONS DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT GEOTECHNICAL TESTING AND DESIGN HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.
11. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED IN THE CENTER OF THE DRIVING LANE OPPOSITE EACH FIRE HYDRANT.
12. STORM PIPE LENGTHS SHOWN ON THE PLANS INCLUDE MITERED END SECTIONS. IF THE CONTRACTOR ELECTS TO USE AN APPROVED ALTERNATE, THE PIPE LENGTHS MUST BE ADJUSTED.
13. INLET OFFSETS ARE TO THE CENTERLINES SHOWN ON F.D.O.T. DESIGN STANDARDS INDEXES.
14. THE CONTRACTOR IS RESPONSIBLE FOR PAVING ALL ROADWAYS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. IF AN AREA OF POOR DRAINAGE IS OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PAVING SO THAT A SOLUTION OR RECOMMENDATION FOR CORRECTION MAY BE MADE.
15. ALL REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE MINIMUM CLASS III, UNLESS OTHERWISE APPROVED OR NOTED ON THE PLANS OR SPECIFICATIONS.
16. ALL STORMWATER PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.

PUBLIC RIGHTS-OF-WAY

- 1. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHTS-OF-WAY WITH THE RESPECTIVE LOCAL AGENCY(S) HAVING JURISDICTION (CITY OR COUNTY) DIRECTOR OF PUBLIC WORKS AND THE JURISDICTION'S ENGINEER. IN ADDITION, ANY WORK WITHIN A STATE ROAD RIGHT-OF-WAY MUST BE APPROVED AND COORDINATED WITH THE FDOT THROUGH THE LOCAL MAINTENANCE OFFICE FOR EACH DISTRICT.
2. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM ALL JURISDICTIONS RESPONSIBLE FOR SUCH RIGHT-OF-WAY.
3. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE RESPECTIVE LOCAL AGENCY(S) HAVING JURISDICTION. THIS PLAN SHALL COMPLY WITH THE MINIMUM REQUIREMENTS AS OUTLINED IN THE 'MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES' PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION AND THE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS.

UTILITIES

- UTILITY PROVIDERS:
WATER: _____ APOPKA UTILITIES
RECLAIMED WATER: _____ APOPKA UTILITIES
SEWER: _____ APOPKA UTILITIES
ELECTRIC: _____ DUKE ENERGY
1. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING SIZE, TYPE, LOCATION, AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFYING THE INVOLVED UTILITY PROVIDERS TO MAKE ANY NECESSARY ARRANGEMENTS FOR THE PROTECTION OF SERVICE. ON CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY, THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. THE RESPECTIVE UTILITY PROVIDERS SHALL RELOCATE UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS OF SUCH RELOCATION OPERATIONS. ANY DELAY OR INTERFERENCE CAUSED BY THE INVOLVED UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL CONFORM TO FLORIDA STATUTE CHAPTER 556 AND THE SUNSHINE STATE ONE-CALL OF FLORIDA.
3. CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS AND THE SUNSHINE UNDERGROUND UTILITIES NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 72 HOURS PRIOR TO START OF WORK. CONTRACTOR IS RESPONSIBLE FOR CONTINUAL MAINTENANCE OF ALL UTILITY LOCATES, FLAGS, MARKING, ET CETERA THROUGH THE ENTIRE DURATION OF CONSTRUCTION.
4. UTILITY SERVICES TO THE PROPOSED BUILDING(S) SHALL TERMINATE 5 FEET OUTSIDE OF THE BUILDING UNLESS OTHERWISE NOTED. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL REVIEW BUILDING ARCHITECTURAL AND PLUMBING PLANS TO VERIFY PROPER CONTINUATION OF THE PROPOSED UTILITIES FOR LOCALITY, ALIGNMENT AND ELEVATIONS) FOR EACH SERVICE TO THE BUILDING(S). SHOULD UTILITY SERVICE LATERALS SHOWN ON THE SITE CIVIL CONSTRUCTION PLANS NOT CORRESPOND WITH BUILDING ARCHITECTURAL OR PLUMBING PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
5. THE POWER DISTRIBUTION SYSTEM SHALL BE DESIGNED AND INSTALLED BY THE POWER SERVICE PROVIDER. THE CONTRACTOR SHALL COORDINATE WITH SAID POWER SERVICE PROVIDER TO INSURE PROPER CONSTRUCTION PHASING IS ACHIEVED, AND TO ALLOW THE INSTALLATION OF STREET CROSSINGS, SLEEVES, CONDUITS, POLES, TRANSFORMERS, AND OTHER REQUIRED EQUIPMENT. IT IS THE OWNERS RESPONSIBILITY TO ACQUIRE ANY NECESSARY EASEMENTS AS A RESULT OF THE POWER SERVICE PROVIDER'S DESIGN AND RESPECTIVE INSTALLATION LOCATIONS.
6. THE TELEPHONE, CABLE TV, DATA, AND/OR COMMUNICATION SYSTEMS SHALL BE DESIGNED AND INSTALLED BY THEIR RESPECTIVE SERVICE PROVIDER. THE CONTRACTOR SHALL COORDINATE WITH SAID SERVICE PROVIDER TO INSURE PROPER CONSTRUCTION PHASING IS ACHIEVED, CONFLICT FREE, AND TO ALLOW THE INSTALLATION OF STREET CROSSINGS, SLEEVES, CONDUITS, POLES, AND OTHER REQUIRED EQUIPMENT. IT IS THE OWNERS RESPONSIBILITY TO ACQUIRE ANY NECESSARY EASEMENTS AS A RESULT OF THE SERVICE PROVIDER'S DESIGN AND RESPECTIVE INSTALLATION LOCATIONS.
7. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY COORDINATE THE FINAL DESIGNS AND SUBSEQUENT INSTALLATIONS OF ALL UTILITIES TO THE INSTALLATION OF ANY IMPROVEMENT. ANY DISCREPANCY BETWEEN PLATTED INFORMATION AND THE PLANS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY AND IN WRITING.
8. UNLESS OTHERWISE NOTED, THE TOP 24 INCHES OF ALL UTILITY TRENCHES WITHIN ROADWAYS IN MAXIMUM 12' LIFTS, SHALL BE COMPACTED TO 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY; ALL OTHER UTILITY TRENCHES SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR MAXIMUM DENSITY.
9. THE CONTRACTOR SHALL NOTIFY THE APPLICABLE UTILITIES CONSTRUCTION DEPARTMENT FOR THE CORRESPONDING LOCAL UTILITY PROVIDED A MINIMUM OF 48 HOURS PRIOR TO STARTING ANY UTILITIES CONSTRUCTION.
10. PIPE ALIGNMENT, DEFLECTION, AND INTEGRITY TESTING SHALL BE PERFORMED BY THE 'LAMPING' METHOD AND UTILIZING VIDEO INSPECTION. THE CONTRACTOR SHALL PERFORM INTERNAL VIDEO INSPECTION FOR THE GRAVITY SEWER TO CHECK PIPE ALIGNMENT AND DEFLECTION.
11. ALL FIRE HYDRANTS AND APPARATUS MUST COMPLY WITH FFPC SECTION 3-5.6 AND SECTION 3-7.1 WHEN APPLICABLE.
12. MAXIMUM SPACING OF FIRE HYDRANTS IS 600' IN ACCORDANCE WITH CITY CODE 24.30 (F.R.I.).
13. UNDERGROUND MAIN CONTRACTOR MUST APPLY FOR A FIRE PERMIT FOR THE INSTALLATION OR MODIFICATION OF ANY UNDERGROUND MAINS SERVING FIRE HYDRANTS AND/OR FIRE PROTECTION SYSTEMS PRIOR TO ANY INSTALLATION. IF THE WATER DISTRIBUTION SYSTEM AND FIRE HYDRANTS ARE LOCATED IN A RIGHT-OF-WAY OR RECORDED EASEMENT AND OWNERSHIP IS MAINTAINED BY THE WATER PURVEYOR, WE WILL ONLY REQUIRE INSTALLATION TO THE WATER PURVEYOR'S STANDARDS FOR UNDERGROUND COMPONENTS AND CONNECTIONS. HOWEVER, HYDRANTS MUST BE IN COMPLIANCE WITH HYDRANT SPACING, LOCATION, DISTRIBUTION, COLOR CODING, AND NEEDED FLOW MINIMUMS AS SPECIFIED IN CITY FIRE CODE, INCLUDING MAIN AND FIRE HYDRANT INSTALLATIONS ON PRIVATE PROPERTY WILL REQUIRE AN FIR PERMIT AND FULL COMPLIANCE WITH NFPA 24, [CITY FIRE CODE, SECTION 24.13(1)(13)].



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CARRIAGE HILL PHASE 2

CITY OF APOPKA, FLORIDA

SEAL Christopher J. Allen FL PE # 77719 9/25/2016

Table with columns: No., DATE, BY, Description. Includes project # 50101346, drawn by KJK, approved by CJA, checked by CJA, date June 2018, datum NAVD 88, and title Q:\CARR_50101346\CAD\Civil\Final\Civil_Plans\CARR2-GenNotes-01.dgn

GENERAL NOTES

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C02

GENERAL NOTES

- Governing standards and specifications on this project are considered the Florida Department of Transportation (FDOT) Design Standards (2013 Edition), FDOT Standard Specifications for Road and Bridge Construction (2011 Edition), and City of Apopka Utilities Design and Construction Standards Manual (2014 Edition).
- All personnel (except mail boxes located within the public right-of-way) located by the property owner, shall be removed by the Contractor as necessary to construct the project in accordance with the Construction Plans. Mail boxes shall be relocated by the Contractor in accordance with FDOT Index No. 232.
- The disposal of excess earthwork materials shall be the responsibility of the Contractor. Approval of disposal sites shall be obtained from the City of Apopka prior to disposal.
- All existing trees and stumps within the right-of-way and limit of the project are to be removed as clearing and grubbing unless otherwise directed.
- Stump and slash shall be removed from the site and disposed of in a sanitary manner.
- All pavement offsets shown are to the proposed centerline of construction, at whose radius dimensions are to the edge of pavement, unless otherwise noted.
- Turnout locations and widths shown in the Construction Plans are approximate and may be adjusted as necessary, as directed by the Engineer. All turnouts shall be constructed in accordance with FDOT Index No. 315.
- The various permits included in the bid specifications are included in the bid price for Section 104. The Contractor shall perform his work in accordance with the requirements of "Prevention, Control, and Abatement of Erosion and Water Pollution", including items specified elsewhere. Environmental controls shall be used at locations designated in the plans and undesignated by the Engineer.
- The information shown on these drawings concerning type and location of underground and other utilities are based on available records and surveys, but is not guaranteed to be accurate or all inclusive. The Contractor shall make his own determination as to the type and location of utilities as may be necessary to avoid damage thereto, and is responsible for coordinating utility relocation.
- Prior to existing drainage structures, the Contractor shall determine if drainage utility conflict exist. Information about possible conflicts shall be submitted to the Engineer as soon as possible after discovery of such for resolution.
- The Contractor shall notify all gas utility companies a minimum of two working days prior to excavation as required by Chapter 714.03 of the Florida Statutes.
- All interconnectable pipe joints shall be filled with non-shrink grout, covered with an asphaltic mastic coating, and wrapped with a filter fabric material per Section 13.03.03 of the Orange County Road Construction Specifications.
- All curb inlets, ditch bottom inlets, and manholes shall have traffic bearing frames and cover or grates meeting AASHTO-20 loading requirements.
- Changes of pipe inverts not exceeding plus or minus one foot will not be considered as a basis for additional compensation for the percent pipe bid item or for modification of present estimates.
- All benchmarks (sions and monuments) shown in the Construction Plans, or found, shall be preserved. Those shown in proposed pavement shall be protected with a cast iron valve box.
- Public load covers within the limits of construction shall be protected. If a cover monument is in danger of being destroyed or disturbed, the Contractor shall notify the Engineer, without delay, by telephone. The Contractor shall provide written follow up confirmation within 48 hours of telephone notification.
- Prior to beginning of any construction, the Contractor shall submit to the Engineer a set of field notes verifying the benchmark elevations and the reference point connections on the plan and profile view sheets, and/or a set of field notes for all additional benchmark and reference point connections proposed to be used in constructing the project with their location, description and elevation, based on North American Vertical Datum (NAVD83). All benchmarks shall be signed and sealed by a Professional Land Surveyor registered in the State of Florida.
- Within 21 calendar days after notice to proceed, the Contractor shall stake the public right-of-way at 50 foot intervals and the right-of-way breaks with corresponding station shown on the stakes. No invoice for payment for mobilization (Pay Item No. 101-1) will be processed until the right-of-way has been staked to the satisfaction of the Engineer.
- Any United States Code (USC) and National Geographic Survey (NGS) monuments within the limits of construction shall be protected. If in danger of damage, the Contractor shall notify the Engineer, and both shall notify:
State Geographic Authority, NOAA
3900 Community College Blvd. - MS1015
Tallahassee, FL Phone (904) 245-2666
- It shall be the responsibility of the Contractor to acquire all necessary right-of-way and maintenance of traffic permits. The City will waive all permits required for construction activities within the limits of public right-of-way owned and controlled by the City of Apopka. For construction activity within the limits of public right-of-way maintained by the City but owned by Orange County or the State of Florida, the Contractor shall acquire the required permits from the agencies. It shall be the responsibility of the Contractor to insure that all required permits are obtained and in-hand before beginning any construction.
- The location of all existing utilities, storm drainage systems, and topographic features shown on the plans have been determined from the best available information and are provided for the convenience of the Contractor. The Engineer assumes no responsibility for their inaccuracy. Should a discrepancy arise between these plans and actual field conditions, which would appreciably affect the execution of these plans, the Contractor shall halt construction and notify the Engineer immediately.
- The Contractor shall be responsible for notifying the City within 48 hours before any inspections. Also, the Contractor shall be responsible for meeting all inspection criteria, schedules and signing said inspections.

horizontal separation distance between water mains and gravity-type sanitary sewers shall be reduced to three (3) feet where the bottom of the water main is laid at least six (6) inches above the top of the sewer.

d. New or relocated, underground water mains shall be laid to provide a horizontal distance of at least ten (10) feet between the outside of the water main and all parts of any existing or proposed "on-site sewage treatment and disposal system" as defined in section 381.006(1), F.S., and rule 64E-6.002, F.A.C.

2. Vertical separation between underground water mains and sanitary or storm sewers, wastewater or storm water force mains, and reclaimed water pipelines:

a. New or relocated, underground water mains involving any existing or proposed gravity or vacuum type sanitary sewer or storm sewer shall be laid on the outside of the water main at least six (6) inches, and preferably twelve (12) inches, above or at least twelve (12) inches below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.

b. New or relocated, underground water mains involving any existing or proposed pressure-type sanitary sewer, wastewater or storm water force main, or pipeline conveying reclaimed water shall be laid on the outside of the water main at least twelve (12) inches above or below the outside of the other pipeline. However, it is preferable to lay the water main above the other pipeline.

c. At the utility crossings described in paragraphs (a) and (b) above, one full length of water main pipe shall be centered above or below the other pipeline so the water main joints will be as far as possible from the other pipeline. Alternatively, at such crossings, the pipes shall be arranged so that all water main joints are at least three (3) feet from all joints in vacuum-type sanitary sewers, storm sewers, storm water force mains, or pipelines conveying reclaimed water regulated under part III of chapter 62-610, F.A.C., and at least six (6) feet from all joints in gravity- or pressure-type sanitary sewers, wastewater force mains, or pipelines conveying reclaimed water not regulated under part III of chapter 62-610, F.A.C.

3. Separation between water mains and sanitary or storm sewer manholes.

a. No water main shall pass through, or come into contact with, any part of a sanitary sewer manhole.

b. Effective August 28, 2003, water mains shall not be constructed or altered to pass through, or come into contact with, any part of a storm sewer manhole or inlet structure.

4. Separation between fire hydrant drains and sanitary or storm sewers, wastewater or storm water force mains, reclaimed water pipelines, and on-site sewage treatment and disposal systems. New or relocated fire hydrants with underground drains shall be located so that the drains are at least three (3) feet from any existing or proposed storm sewer, storm water force main, or pipeline conveying reclaimed water regulated under part III of chapter 62-610, F.A.C., at least three (3) feet, and preferably ten (10) feet, from any existing or proposed vacuum-type sanitary sewer, at least six (6) feet, and preferably ten (10) feet, from any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under part III of chapter 62-610, F.A.C., and at least ten (10) feet from any existing or proposed "on-site sewage treatment and disposal system" as defined in section 381.006(2), F.S., and rule 64E-6.002.

Service Pipe, Stops, Fittings and Service Saddles

1. Service Pipe: All service lines shall be 1 1/2" or 2" polyethylene tubing, with NSF logo for potable water use, and must conform to specification in AWWA C900 and AWWA C901.

2. Stops: Corporation Stops shall be 1 1/2" or 2" brass, equipped with connections compatible with the polyethylene tubing and threaded in accordance with specifications in AWWA C900 and AWWA C901. Club stops shall be sized to match the meter size and conform to the specifications in AWWA C900 and AWWA C901.

3. Fittings: Fittings shall be brass cast and machined in accordance with specifications in AWWA C900 and AWWA C901, with compatible polyethylene tubing connections.

4. Service Saddles: A service saddle shall be used for all service line taps. Service saddles shall be double strap, anchored by a minimum four (4) bolt pattern on a ductile iron saddle body. Service saddles for PVC pipes shall have the double strap sized exactly to the pipe outside diameter. Sealing gaskets shall be Buna-N rubber and straps shall be corrosion resistant alloy steel. The City may require a stainless steel strap and fluted epoxy or nylon coated ductile iron body with stainless steel hardware in areas designated as corrosive.

Thrust Blocks

a. Longitudinal thrust along pressurized pipe lines at bends, tees, reducers, and caps or plugs shall be counteracted by enough weight of concrete to counter-balance the vertical and horizontal thrust force. Where undrained trench walls are not suitable for thrust blocking, the contractor shall furnish and install suitable pipe hangers or tie designed and manufactured specifically for this purpose. Hangers and/or ties shall be approved by the Engineer.

b. Joints shall be protected by filling existing pipe prior to placing concrete thrust block.

c. Bearing area of thrust blocks shall be adequate to prevent any movement of the fitting and shall be of the size and dimensions as shown in the construction plans.

d. Concrete for thrust block shall be class C. Concrete shall be placed against undisturbed material, and shall not cover joints, holes or man, or interfere with the removal of any joint. Wooden side forms shall be provided for thrust blocks. In lieu of thrust blocking and with the approval of the engineer, pipe hangers and/or ties, or restrained push-on, or restrained mechanical joints may be used.

e. Restrained joints shall be used where shown in the construction plans.

Pressure and Leakage Test of Underground Pressure Piping

a. Hydraulic pressure and leakage test shall conform with section 7.2 of AWWA C605 (PVC) and section 9.2 of AWWA C600 (PE) specification with the exception that the contractor shall furnish all gages, meters, pressure pumps and other equipment needed to test the line. Hydraulic pressure and leakage test for polyethylene (PE) pressure pipe shall conform with chapter 9 of AWWA manual M55. No leakage is allowed during field pressure testing of PE pipes that are joined by thermal or fit-and-welding.

b. The pressure required for the field hydrostatic pressure test shall be 50% above the normal

working pressure but not less than 150 psi. The contractor shall provide temporary plug and blocking necessary to maintain the required test pressure. Corporation rocks at least 3/4-inch in diameter, pipe flter and angle globe valves shall be provided at each pipe dead-end in order to bleed air from the line. Duration of pressure test shall be at least two (2) hours with no drop in test pressure. The cost of these items shall be paid by the contractor.

c. The leakage test shall be conducted following the pressure test and shall be of not less than two (2) hours duration. All leaks evident at the surface shall be repaired and leakage eliminated regardless of total leakage as shown by test. Lines, which fail to meet tests, shall be repaired and retested as necessary until test requirements are met. Defective materials, pipes, valves, and accessories shall be removed and replaced. The pipe lines shall be tested in such sections as may be directed by the engineer by shoring valves or installing temporary plugs as required. The lines shall be filled with water, all air removed, and the test pressure shall be maintained in the pipe for the entire test period by means of a force pump to be furnished by the contractor. Accurate means shall be provided for monitoring the water required to maintain this pressure. The amount of water required is a measure of the leakage.

d. The amount of leakage, which will be permitted, shall be in accordance with AWWA C600 standards for all pressure. No pipe installation shall be accepted if the leakage is greater than the following formula:

The formula for PVC pipe	The formula for steel pipe
$L = H \cdot D \cdot \frac{P}{1500}$	$L = H \cdot S \cdot D \cdot \frac{P}{121,000}$
Where	Where
L = allowable leakage in gals per hour	L = allowable leakage in gals per hour
H = length of pipe in feet	H = length of pipe in feet
D = diameter of pipe in inches	D = diameter of pipe in inches
P = test pressure in psi	P = test pressure in psi
S = allowable leakage in gals per hour	S = allowable leakage in gals per hour

e. The contractor must submit his plan for setting to the Engineer for review at least ten (10) days before starting the test. The contractor shall remove and adequately dispose all blocking material and equipment after completion and acceptance of the field hydrostatic test, unless otherwise directed by the Engineer. Any damage to the pipe coating shall be repaired by the contractor. Lines shall be totally free and clean prior to final acceptance.

Disinfection

Prior to acceptance of the lines, and prior to use of said mains of domestic purposes, the contractor shall flush the line clear of foreign material and then sterilize the pipeline, including all valves and fittings, in accordance with AWWA C651.

Chlorination

The chlorinating agent shall be applied at the beginning of the section adjacent to the feeder connection and shall be injected through a corporation rock, hydrant or other connection having minimum of the entire line. The chlorinating agent shall be any compound specified by said AWWA C651 requirements, such as "HTH" or other approved chlorine-bearing compounds. Water shall be fed slowly into the new line with chlorine applied in amounts to produce a dosage of 40 to 50 ppm and a residual of not less than 50 ppm in all parts of the line after a 24-hour period has elapsed. During chlorination process, operate all valves and accessories.

Flushing the Water Mains

Care shall be taken to provide disinfections to the test system and extremities shall be carefully flushed to accomplish this end.

Connections to Existing Water Mains

If the connection of proposed water main results in depressurization of existing water main below 20 psi, one of the following shall occur:

a. Precautionary hot water notice shall be issued in all areas where an interruption of water service that has been deemed a health threat by the Florida Department of Environmental Protection (FDEP) will occur, or will affect the bacteriological quality of the existing water main. The issuance of the hot water notices shall be directed to the field by the utility owner.

b. Advisories shall be issued if temporary changes in water quality are expected to occur and are not deemed an imminent public health threat. The advisories shall also be issued by the utility owner.

CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. GN CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. GN 2

NOTES:

1. EXTERIOR ARCHITECTURE SHALL COMPLY WITH THE INTENT OF THE CITY'S DEVELOPMENT DESIGN STANDARDS/GUIDELINES AND MUST BE APPROVED BY THE APOPKA COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT.

2. LIGHT POLES AND FIXTURES SHALL BE PROVIDED WITH FINAL DEVELOPMENT PLANS.

3. LIGHT POLE AND FIXTURES SHALL BE A DECORATIVE TYPE APPROVED BY THE CITY OF APOPKA.

UTILITY NOTES

- All restorative shall conform with the standards and specifications set forth by local, state and federal regulations, which so ever are more stringent, shall be adhered to.
- The contractor shall be responsible for locating and verifying (horizontally and vertically) all existing utilities prior to construction and for notifying various utility companies to make the necessary arrangements for any relocation, temporary disturbance service or clarification of activity regarding said utility. The contractor shall exercise caution when crossing an underground utility, whether shown on these plans or field located. All utilities, which interfere with the proposed construction, shall be relocated by the respective utility companies and the contractor shall cooperate with them fully during relocation operations. Any delay or inconvenience of the various utilities shall be incidental to the contract and no extra compensation will be allowed.
- Provide minimum 12 foot cover for all utilities unless otherwise noted in the construction plans.
- Protect all utilities located within the roadways associated with this project to 50% of the project maximum depth.
- The specifications, notes and plans call attention to certain required features of the construction but do not purport to cover all details of design and construction. However, the contractor shall furnish and install the works in all details and ready for operation.
- All equipment and material associated with any utility work on this project shall be handled, stored, handled, tested and operated in strict accordance with the applicable manufacturer's instructions.
- All utility work shall be accomplished to the highest quality craftsmanship standards.

Location of Public Water System (PWS) Mains (Pipe Separation Requirements)

The term "water main" shall mean mains, including treatment plant process piping, conveying either raw, partially treated, or finished drinking water, fire hydrant leads and service lines that are under the control of a public water system and that have an inside diameter of three (3) inches or greater.

1. Horizontal separation between underground water mains and sanitary or storm sewers, wastewater or storm water force mains, reclaimed water pipelines, and on-site sewage treatment and disposal systems:

a. New or relocated, underground water mains shall be laid to provide a horizontal distance of at least three (3) feet between the outside of the water main and the outside of any existing or proposed storm sewer, storm water force main, or pipeline conveying reclaimed water regulated under part III of chapter 62-610, F.A.C.

b. New or relocated, underground water mains shall be laid to provide a horizontal distance of at least three (3) feet, and preferably ten (10) feet, between the outside of the water main and the outside of any existing or proposed vacuum-type sanitary sewer.

c. New or relocated, underground water mains shall be laid to provide horizontal distance of at least six (6) feet, and preferably ten (10) feet, between the outside of the water main and the outside of any existing or proposed gravity- or pressure-type sanitary sewer, wastewater force main, or pipeline conveying reclaimed water not regulated under part III of chapter 62-610, F.A.C., the minimum conveying reclaimed water not regulated under part III of chapter 62-610, F.A.C.

REVISIONS

No.	DATE	BY	Description

PROJECT # 50101346
DRAWN BY KJK
APPROVED BY CJA
CHECKED BY CJA
DATE JUNE 2018
DATUM NAVD 88

TITLE
CITY OF APOPKA
GENERAL
NOTES

QCARR_50101346\CADD\Civil\Final\Civil Plans\NCARR2-GenNotes-Apopka.dgn
SHEET NO.

C04

SWPP / EROSION CONTROL PLAN

PROJECT NAME CARRIAGE HILL PROJECT #: CARR2 FDEP PERMIT#: TBD SJRWMD PERMIT #: TBD

SITE PLAN

1. DRAINAGE PATTERNS (FLOW LINES): SEE GRADING PLAN (SHEET C14)
2. SLOPES: SEE GRADING PLAN (SHEET C14)
3. AREA DISTURBED/ AREAS NOT TO BE DISTURBED: SEE GRADING PLAN (SHEET C14)
4. LOCATION AND DETAILS OF BMPS: SEE EROSION CONTROL PLAN (SHEET C09)
(STRUCTURAL CONTROLS SUCH AS (BUT NOT LIMITED TO) SILT FENCES OR TURBIDITY BARRIERS AND NO- STRUCTURAL CONTROLS SUCH AS (BUT NOT LIMITED TO) ALUM SYSTEMS OR POLYCRILAMIDE)
5. LOCATION OF WETLANDS AND SURFACE WATERS SEE EROSION CONTROL PLAN (SHEET C09)
6. LOCATION (LATITUDE AND LONGITUDE) OF ALL OUTFALL(S) TO CITY STORM SEWER, OR SURFACE WATER ALL OUTFALL STRUCTURES HAVE BEEN LOCATED THROUGH THE USE OF NORTHING , EASTING COORDINATES AND LOCATED ON THE GRADING PLAN (SHEET C14)

OTHER INFORMATION

LOCATION (ADDRESS): EAST SIDE OF RODGERS ROAD, NORTH OF WEST LESTER ROAD

DESCRIPTION OF CONSTRUCTION ACTIVITIES: SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD CONSISTING OF 15 UNITS TO BE CONSTRUCTED IN A SINGLE PHASE

CONSTRUCTION SEQUENCE: EROSION PROTECTION INSTALLATION, CLEARING, FILLING, UNDERGROUND UTILITIES, PAVING, BUILDING CONSTRUCTION

SOIL TYPES: SEE SOILS PLAN (SHEET C08)

DEWATERING METHOD AND LOCATION: ANY DEWATERING REQUIRED BY CONTRACTOR IS TO BE PERMITTED BY THE APPROPRIATE AGENCY, DEWATERING FOR THE PROPOSED POND IS PERMITTED THROUGH SJRWMD

BMPS (DESCRIPTION): SEE EROSION CONTROL PLAN (SHEET C8)

PERMANENT STABILIZATION (DESCRIPTION): SEE CONSTRUCTION PLANS

PERMANENT STORMWATER MANAGEMENT CONTROL (DESCRIPTION): SEE CONSTRUCTION PLANS

POTENTIAL POLLUTANTS DURING CONSTRUCTION: SEE CONSTRUCTION PLANS

INSPECTIONS: CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER EACH RAINFALL GREATER THAN 0.5". AN RAIN GAUGE WILL BE ONSITE TO MEASURE THE RAINFALL AMOUNTS

ADDITIONAL NOTES

CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL IF IT BECOMES NECESSARY TO MEET STATE AND LOCAL STANDARDS

OPERATOR AND/OR RESPONSIBLE AUTHORITY: JTD LAND AT ROGERS RD., LLC
CONTRACTOR: TBD



Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS - 8764

CARRIAGE HILL
PHASE 2

CITY OF APOPKA, FLORIDA

9/25/2018

REVISIONS

No.	DATE	BY	Description

PROJECT # 50101346
DRAWN BY KJK
APPROVED BY CJA
CHECKED BY CJA
DATE JUNE 2018
DATUM NAVD 88

TITLE
**STORMWATER
POLLUTION
PROTECTION
PLAN**

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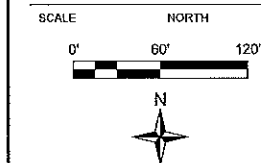
SHEET NO.

C05

CARRIAGE HILL
PHASE 2

CITY OF APOPKA, FLORIDA

9/25/2018



REVISIONS

No.	DATE	BY	Description

PROJECT # 50101346

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APPROVED BY CJA

CHECKED BY CJA

DATE JUNE 2018

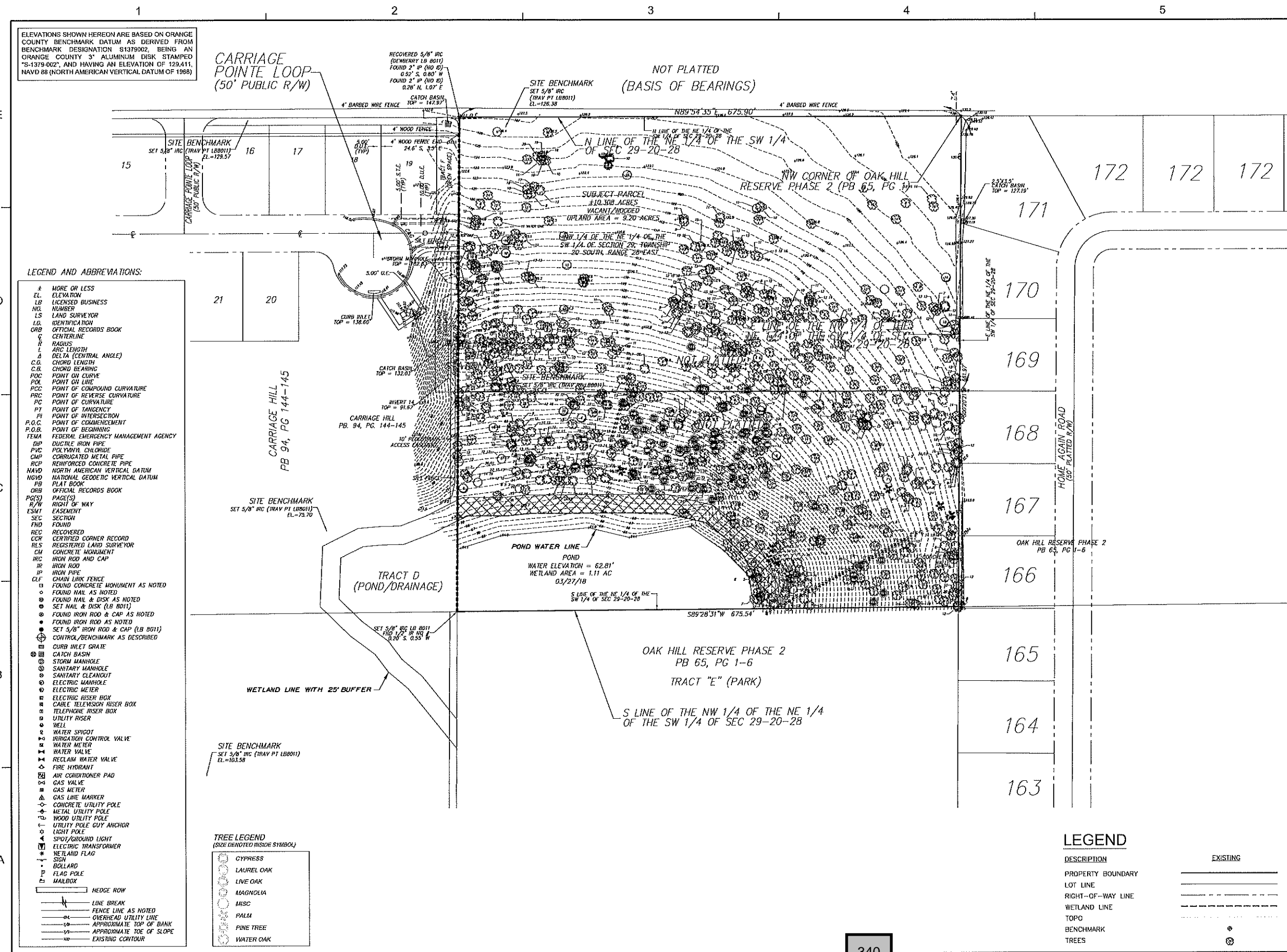
DATUM NAVD 88

TITLE

EXISTING
CONDITIONS
PLAN

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SHEET NO.

C06



ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK DATUM AS DERIVED FROM BENCHMARK DESIGNATION S1379002, BEING AN ORANGE COUNTY 3" ALUMINUM DISK STAMPED "S-1379-002", AND HAVING AN ELEVATION OF 129.411, NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988)

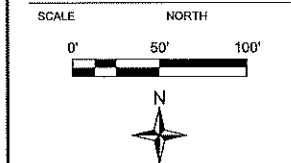
LEGEND AND ABBREVIATIONS:

- ± MORE OR LESS
- EL ELEVATION
- LB LICENSED BUSINESS
- N.O. NUMBER
- LS LAND SURVEYOR
- LD IDENTIFICATION
- ORB OFFICIAL RECORDS BOOK
- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- C.D. CHORD
- C.B. CHORD BEARING
- P.O.C. POINT ON CURVE
- P.O.L. POINT ON LINE
- P.O.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.I. POINT OF INTERSECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- PB PLAT BOOK
- ORB OFFICIAL RECORDS BOOK
- PG(S) PAGE(S)
- R/W RIGHT OF WAY
- ESMT EASEMENT
- SEC SECTION
- FND FOUND
- REC RECOVERED
- CCR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CM CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IP IRON PIPE
- CLF CHAIN LINK FENCE
- FC FOUND CONCRETE MONUMENT AS NOTED
- FOUND NAIL AS NOTED
- FOUND NAIL & DISK AS NOTED
- ⊙ SET NAIL & DISK (LB 8011)
- ⊙ FOUND IRON ROD & CAP AS NOTED
- ⊙ FOUND IRON ROD AS NOTED
- ⊙ SET 5/8" IRON ROD & CAP (LB 8011)
- ⊙ CONTROL/BENCHMARK AS DESCRIBED
- ⊙ CURB INLET GRATE
- ⊙ CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ SANITARY CLEANOUT
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC RISER BOX
- ⊙ CABLE TELEVISION RISER BOX
- ⊙ TELEPHONE RISER BOX
- ⊙ UTILITY RISER
- ⊙ WELL
- ⊙ WATER SPICOT
- ⊙ IRRIGATION CONTROL VALVE
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ RECLAIM WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ AIR CONDITIONER PAD
- ⊙ GAS VALVE
- ⊙ GAS METER
- ⊙ GAS LINE MARKER
- ⊙ CONCRETE UTILITY POLE
- ⊙ METAL UTILITY POLE
- ⊙ WOOD UTILITY POLE
- ⊙ UTILITY POLE GUY ANCHOR
- ⊙ LIGHT POLE
- ⊙ SPOT/GROUND LIGHT
- ⊙ ELECTRIC TRANSFORMER
- ⊙ WETLAND FLAG
- ⊙ SIGN
- ⊙ BOLLARD
- ⊙ FLAG POLE
- ⊙ MAILBOX
- HEDGE ROW
- LINE BREAK
- FENCE LINE AS NOTED
- OVERHEAD UTILITY LINE
- APPROXIMATE TOP OF BANK
- APPROXIMATE TOE OF SLOPE
- EXISTING CONTOUR

- TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)
- CYPRESS
 - LAUREL OAK
 - LIVE OAK
 - MAGNOLIA
 - MISC
 - PALM
 - PINE TREE
 - WATER OAK

SEAL

Christopher J. Allen
 FL PE # 77719
 9/25/2018



REVISIONS

No.	DATE	BY	Description

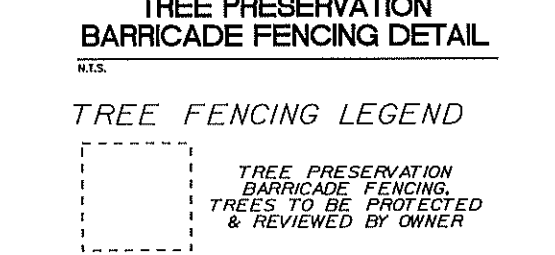
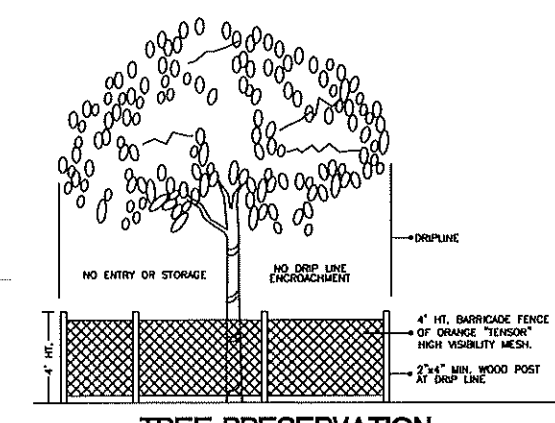
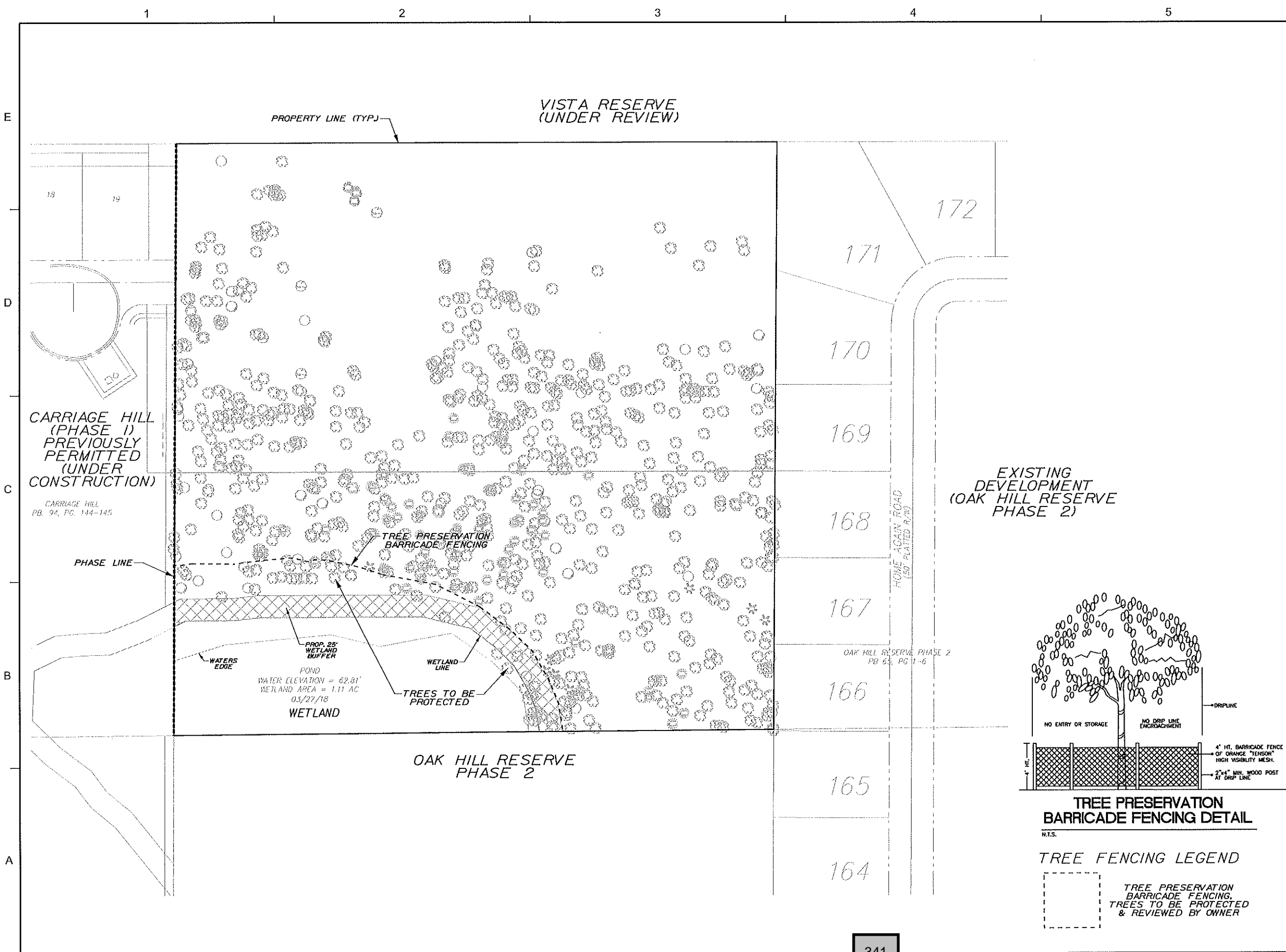
PROJECT #	50101346
DRAWN BY	KJK
APPROVED BY	CJA
CHECKED BY	CJA
DATE	JUNE 2018
DATUM	NAVD 88

TITLE

TREE SAVE PLAN

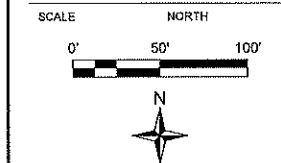
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 SHEET NO.

C07



SEAL

Christopher J. Allen
FL PE # 77719
9/25/2018



REVISIONS

No.	DATE	BY	Description

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DRAWN BY KJK
APPROVED BY CJA
CHECKED BY CJA
DATE JUNE 2018
DATUM NAVD 88

TITLE
**SOILS TYPE MAP
& SOIL BORINGS
LOCATIONS**

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SHEET NO.

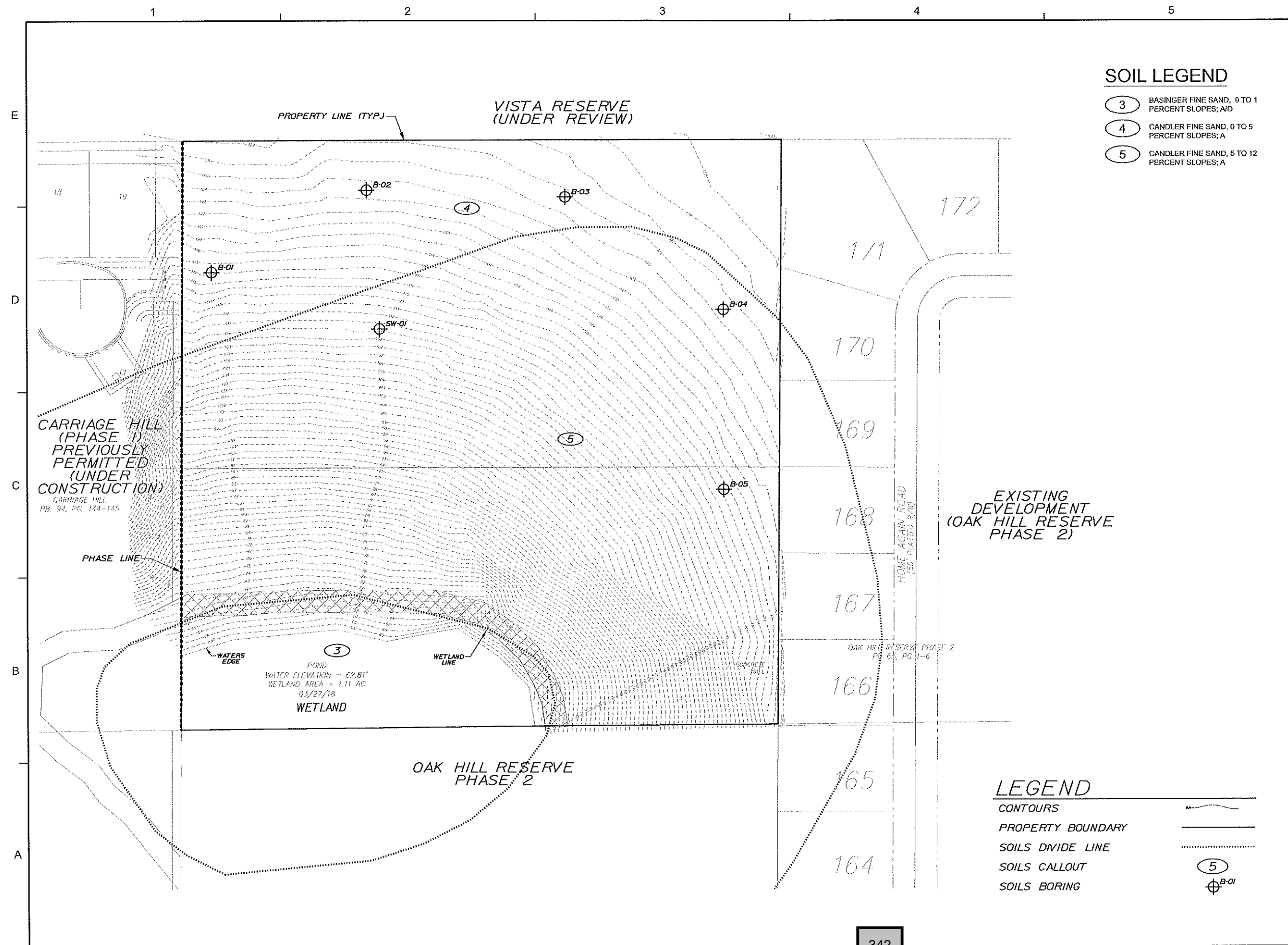
C08

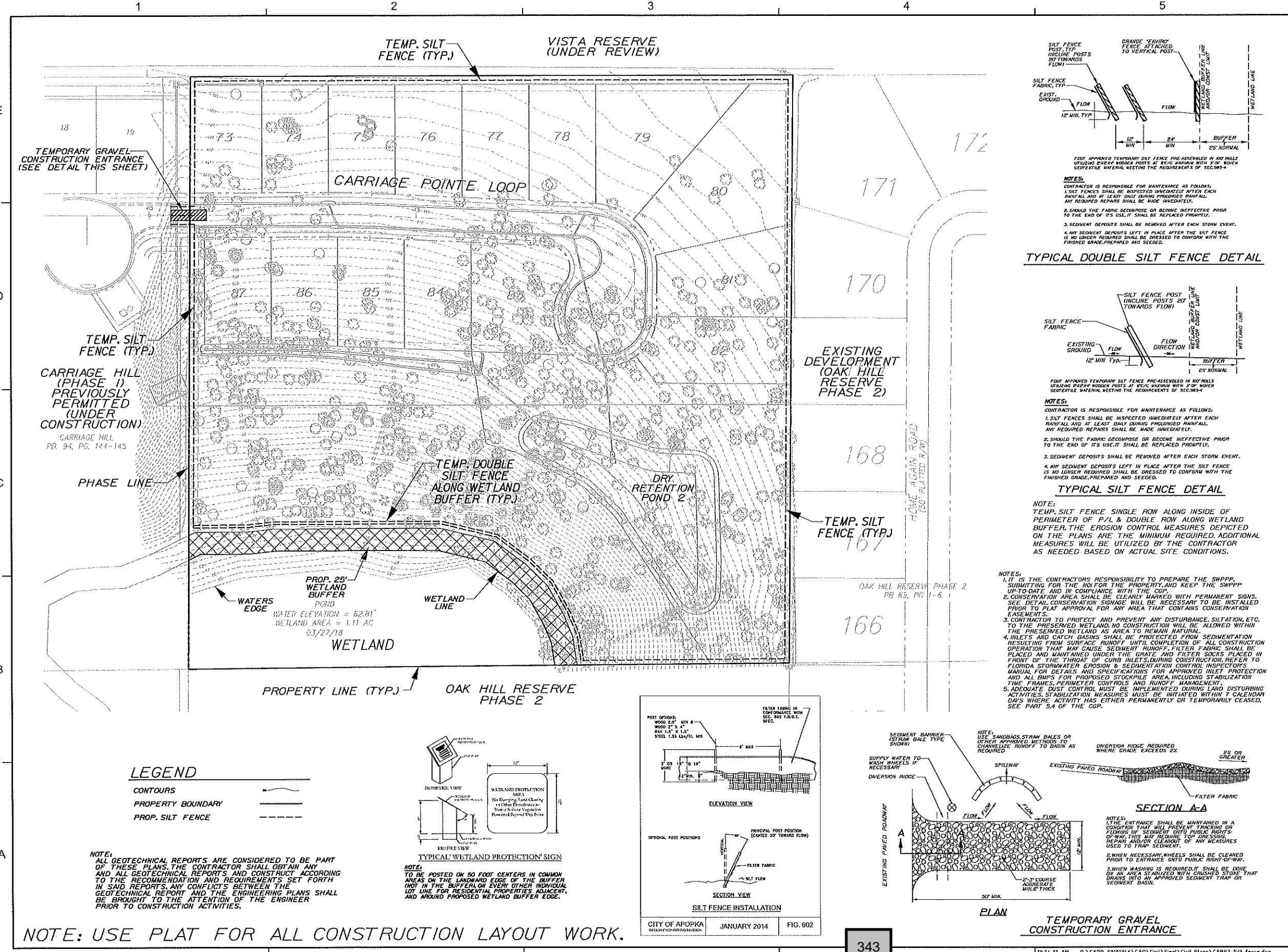
SOIL LEGEND

- 3 BASINGER FINE SAND, 0 TO 1 PERCENT SLOPES; A/D
- 4 CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES; A
- 5 CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES; A

LEGEND

- CONTOURS
- PROPERTY BOUNDARY
- SOILS DIVIDE LINE
- SOILS CALLOUT
- SOILS BORING



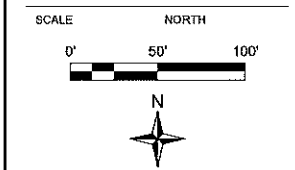


Dewberry
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 800 NORTH MAGNOLIA AVE
 SUITE 1000
 ORLANDO, FL 32803
 PHONE: 407.843.2120
 ENGINEERING BUSINESS-8794

**CARRIAGE HILL
 PHASE 2**

CITY OF APOPKA, FLORIDA

SEAL
 Christopher J. Allen
 FL PE # 77719
 9/25/2018



REVISIONS

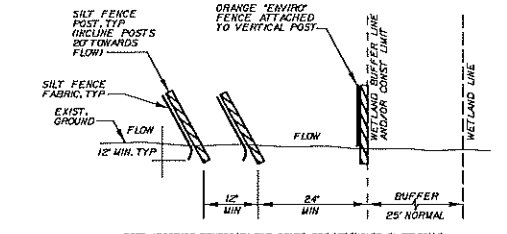
No.	DATE	BY	Description

PROJECT # 50101346
 DRAWN BY KJK
 APPROVED BY CJA
 CHECKED BY CJA
 DATE JUNE 2018
 DATUM NAVD 88

EROSION CONTROL PLAN

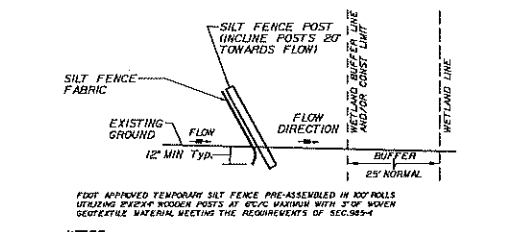
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 SHEET NO.

C09



TYPICAL DOUBLE SILT FENCE DETAIL

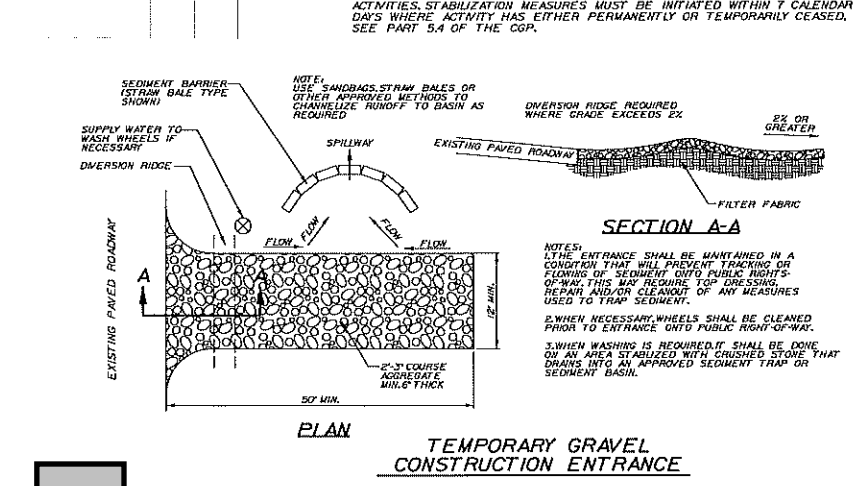
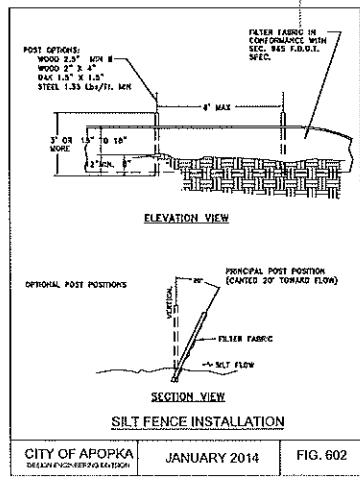
NOTES:
 1. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AS FOLLOWS:
 1.1 SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
 1.2 SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF ITS USE, IT SHALL BE REPLACED PROMPTLY.
 1.3 SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
 1.4 ANY SEDIMENT DEPOSITS LEFT IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE FINISHED GRADE, PREPARED AND SEEDED.



TYPICAL SILT FENCE DETAIL

NOTE:
 TEMP. SILT FENCE SINGLE ROW ALONG INSIDE OF PERIMETER OF P/L & DOUBLE ROW ALONG WETLAND BUFFER. THE EROSION CONTROL MEASURES DEPICTED ON THE PLANS ARE THE MINIMUM REQUIRED. ADDITIONAL MEASURES WILL BE UTILIZED BY THE CONTRACTOR AS NEEDED BASED ON ACTUAL SITE CONDITIONS.

NOTES:
 1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE SWPPP, SUBMITTING FOR THE NOI FOR THE PROPERTY, AND KEEP THE SWPPP UP-TO-DATE AND IN COMPLIANCE WITH THE CGP.
 2. CONSERVATION AREA SHALL BE CLEARLY MARKED WITH PERMANENT SIGNS. SEE DETAIL CONSERVATION SIGNAGE WILL BE NECESSARY TO BE INSTALLED PRIOR TO PLAT APPROVAL FOR ANY AREA THAT CONTAINS CONSERVATION EASEMENTS.
 3. CONTRACTOR TO PROTECT AND PREVENT ANY DISTURBANCE, SILTATION, ETC. TO THE PRESERVED WETLAND. NO CONSTRUCTION WILL BE ALLOWED WITHIN THE PRESERVED WETLAND AS AREA TO REMAIN NATURAL.
 4. INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENTATION RESULTING FROM SURFACE RUNOFF. COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CAUSE SEDIMENT RUNOFF. FILTER FABRIC SHALL BE PLACED AND MAINTAINED UNDER THE GRATE AND FILTER SOCKS PLACED IN FRONT OF THE THROAT OF CURB INLETS DURING CONSTRUCTION. REFER TO FLORIDA STORMWATER EROSION & SEDIMENTATION CONTROL INSPECTOR'S MANUAL FOR DETAILS AND SPECIFICATIONS FOR APPROVED INLET PROTECTION AND ALL BMP'S FOR PROPOSED STOCKPILE AREA INCLUDING STABILIZATION TIME, FRAMES, PERIMETER CONTROLS AND RUNOFF MANAGEMENT.
 5. ADEQUATE DUST CONTROL MUST BE IMPLEMENTED DURING LAND DISTURBING ACTIVITIES. STABILIZATION MEASURES MUST BE INITIATED WITHIN 7 CALENDAR DAYS WHERE ACTIVITY HAS EITHER PERMANENTLY OR TEMPORARILY CEASED. SEE PART 5.A OF THE CGP.



LEGEND

CONTOURS
 PROPERTY BOUNDARY
 PROP. SILT FENCE

NOTE:
 ALL GEOTECHNICAL REPORTS ARE CONSIDERED TO BE PART OF THESE PLANS. THE CONTRACTOR SHALL OBTAIN ANY AND ALL GEOTECHNICAL REPORTS AND CONSTRUCT ACCORDING TO THE RECOMMENDATION AND REQUIREMENTS SET FORTH IN SAID REPORTS. ANY CONFLICTS BETWEEN THE GEOTECHNICAL REPORT AND THE ENGINEERING PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION ACTIVITIES.

TYPICAL 'WETLAND PROTECTION' SIGN

NOTE:
 TO BE POSTED ON 50 FOOT CENTERS IN COMMON AREAS ON THE LANDWARD EDGE OF THE BUFFER (NOT IN THE BUFFER) ON EVERY OTHER INDIVIDUAL LOT LINE FOR RESIDENTIAL PROPERTIES ADJACENT, AND AROUND PROPOSED WETLAND BUFFER EDGE.

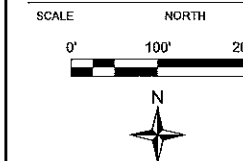
NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

**CARRIAGE HILL
PHASE 2**

CITY OF APOPKA, FLORIDA

SEAL

Christopher J. Allen
FL PE # 77719
9/25/2018



REVISIONS

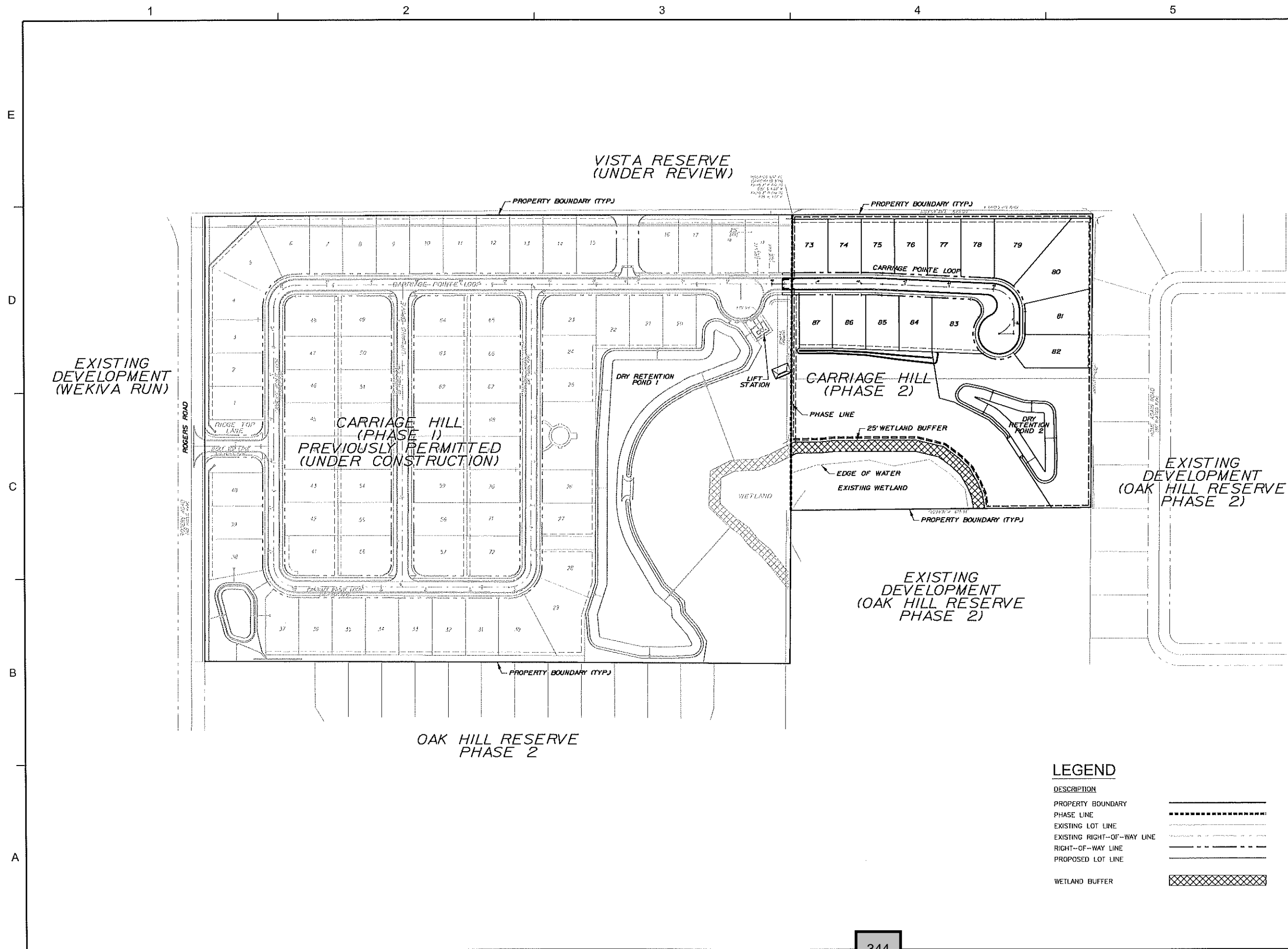
No.	DATE	BY	Description

PROJECT # 50101346
DRAWN BY KJK
APPROVED BY CJA
CHECKED BY CJA
DATE JUNE 2018
DATUM NAVD 88

TITLE
**OVERALL
SITE
PLAN**

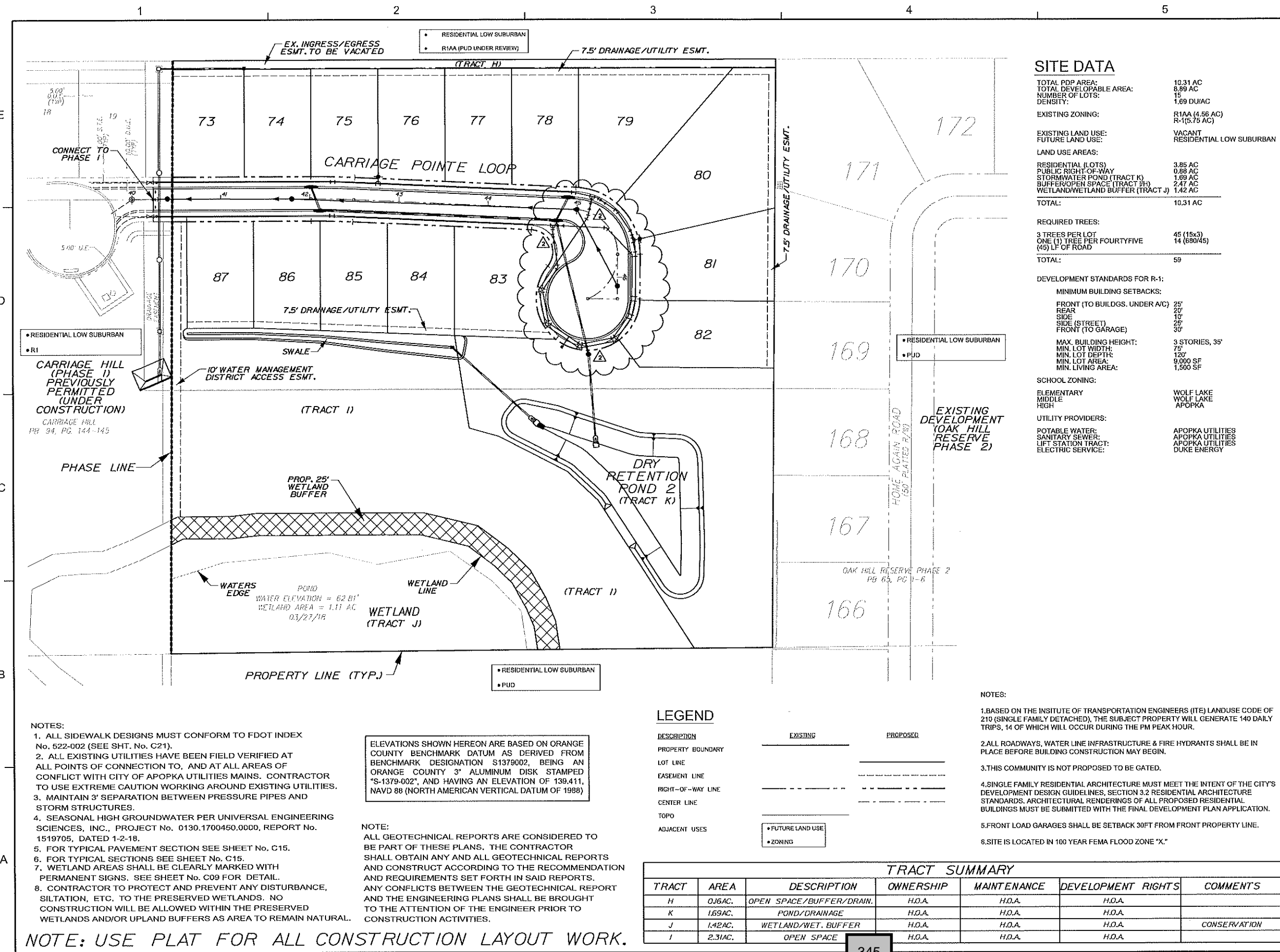
Q:\CARR_50101346\CAD\Civil\Final\Civil Plans\CARR2-OverallSitePlan.dgn
SHEET NO.

C10



LEGEND

DESCRIPTION	
PROPERTY BOUNDARY	-----
PHASE LINE	-----
EXISTING LOT LINE	-----
EXISTING RIGHT-OF-WAY LINE	-----
RIGHT-OF-WAY LINE	-----
PROPOSED LOT LINE	-----
WETLAND BUFFER	XXXXXX



- NOTES:**
1. ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 522-002 (SEE SHT. No. C21).
 2. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA UTILITIES MAINS. CONTRACTOR TO USE EXTREME CAUTION WORKING AROUND EXISTING UTILITIES.
 3. MAINTAIN 3' SEPARATION BETWEEN PRESSURE PIPES AND STORM STRUCTURES.
 4. SEASONAL HIGH GROUNDWATER PER UNIVERSAL ENGINEERING SCIENCES, INC., PROJECT No. 0130.1700450.0000, REPORT No. 1519705, DATED 1-2-18.
 5. FOR TYPICAL PAVEMENT SECTION SEE SHEET No. C15.
 6. FOR TYPICAL SECTIONS SEE SHEET No. C15.
 7. WETLAND AREAS SHALL BE CLEARLY MARKED WITH PERMANENT SIGNS. SEE SHEET No. C09 FOR DETAIL.
 8. CONTRACTOR TO PROTECT AND PREVENT ANY DISTURBANCE, SILTATION, ETC. TO THE PRESERVED WETLANDS. NO CONSTRUCTION WILL BE ALLOWED WITHIN THE PRESERVED WETLANDS AND/OR UPLAND BUFFERS AS AREA TO REMAIN NATURAL.

ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK DATUM AS DERIVED FROM BENCHMARK DESIGNATION S1379002, BEING AN ORANGE COUNTY 3" ALUMINUM DISK STAMPED "S-1379-002", AND HAVING AN ELEVATION OF 139.411, NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988)

NOTE:
ALL GEOTECHNICAL REPORTS ARE CONSIDERED TO BE PART OF THESE PLANS. THE CONTRACTOR SHALL OBTAIN ANY AND ALL GEOTECHNICAL REPORTS AND CONSTRUCT ACCORDING TO THE RECOMMENDATION AND REQUIREMENTS SET FORTH IN SAID REPORTS. ANY CONFLICTS BETWEEN THE GEOTECHNICAL REPORT AND THE ENGINEERING PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION ACTIVITIES.

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY BOUNDARY	—	—
LOT LINE	—	—
EASEMENT LINE	—	—
RIGHT-OF-WAY LINE	—	—
CENTER LINE	—	—
TOPO	—	—
ADJACENT USES	• FUTURE LAND USE	• ZONING

- NOTES:**
1. BASED ON THE INSITUITE OF TRANSPORTATION ENGINEERS (ITE) LANDUSE CODE OF 210 (SINGLE FAMILY DETACHED), THE SUBJECT PROPERTY WILL GENERATE 140 DAILY TRIPS, 14 OF WHICH WILL OCCUR DURING THE PM PEAK HOUR.
 2. ALL ROADWAYS, WATER LINE INFRASTRUCTURE & FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
 3. THIS COMMUNITY IS NOT PROPOSED TO BE GATED.
 4. SINGLE FAMILY RESIDENTIAL ARCHITECTURE MUST MEET THE INTENT OF THE CITY'S DEVELOPMENT DESIGN GUIDELINES, SECTION 3.2 RESIDENTIAL ARCHITECTURE STANDARDS. ARCHITECTURAL RENDERINGS OF ALL PROPOSED RESIDENTIAL BUILDINGS MUST BE SUBMITTED WITH THE FINAL DEVELOPMENT PLAN APPLICATION.
 5. FRONT LOAD GARAGES SHALL BE SETBACK 30FT FROM FRONT PROPERTY LINE.
 6. SITE IS LOCATED IN 100 YEAR FEMA FLOOD ZONE "X."

TRACT SUMMARY

TRACT	AREA	DESCRIPTION	OWNERSHIP	MAINTENANCE	DEVELOPMENT RIGHTS	COMMENTS
H	0.6AC.	OPEN SPACE/BUFFER/DRAIN.	H.O.A.	H.O.A.	H.O.A.	
K	1.69AC.	POND/DRAINAGE	H.O.A.	H.O.A.	H.O.A.	
J	1.42AC.	WETLAND/WET. BUFFER	H.O.A.	H.O.A.	H.O.A.	CONSERVATION
I	2.31AC.	OPEN SPACE	H.O.A.	H.O.A.	H.O.A.	

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

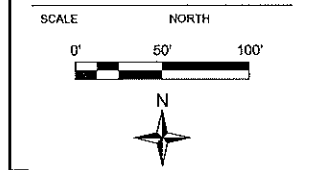
SITE DATA

TOTAL PDP AREA:	10.31 AC
TOTAL DEVELOPABLE AREA:	8.89 AC
NUMBER OF LOTS:	15
DENSITY:	1.69 DU/AC
EXISTING ZONING:	R1AA (4.56 AC) R-1(5.75 AC)
EXISTING LAND USE:	VACANT
FUTURE LAND USE:	RESIDENTIAL LOW SUBURBAN
LAND USE AREAS:	
RESIDENTIAL (LOTS)	3.85 AC
PUBLIC RIGHT-OF-WAY	0.88 AC
STORMWATER POND (TRACT K)	1.69 AC
BUFFER/OPEN SPACE (TRACT JH)	2.47 AC
WETLAND/WETLAND BUFFER (TRACT J)	1.42 AC
TOTAL:	10.31 AC
REQUIRED TREES:	
3 TREES PER LOT	45 (15x3)
ONE (1) TREE PER FOURTYFIVE (45) LF OF ROAD	14 (880/45)
TOTAL:	59
DEVELOPMENT STANDARDS FOR R-1:	
MINIMUM BUILDING SETBACKS:	
FRONT (TO BUILDG. UNDER A/C)	25'
REAR	20'
SIDE	10'
SIDE (STREET)	25'
FRONT (TO GARAGE)	30'
MAX. BUILDING HEIGHT:	3 STORIES, 35'
MIN. LOT WIDTH:	75'
MIN. LOT DEPTH:	120'
MIN. LOT AREA:	9,000 SF
MIN. LIVING AREA:	1,500 SF
SCHOOL ZONING:	
ELEMENTARY	WOLF LAKE
MIDDLE	WOLF LAKE
HIGH	APOPKA
UTILITY PROVIDERS:	
POTABLE WATER:	APOPKA UTILITIES
SANITARY SEWER:	APOPKA UTILITIES
LIFT STATION TRACT:	APOPKA UTILITIES
ELECTRIC SERVICE:	DUKE ENERGY

Dewberry
Dewberry Engineers Inc.
600 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.5120
ENGINEERING BUSINESS - 4784

**CARRIAGE HILL
PHASE 2**
CITY OF APOPKA, FLORIDA

SEAL
Christopher J. Allen
FL PE # 17719
9/25/2018



REVISIONS

No.	DATE	BY	Description
2	9-16-18	KJK	REV PER CITY

PROJECT # 50101346
DRAWN BY KJK
APPROVED BY CJA
CHECKED BY CJA
DATE JUNE 2018
DATUM NAVD 88

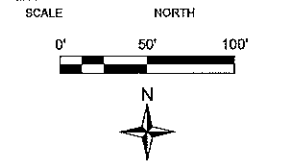
SITE PLAN

Q:\CARR_50101346\CAD\Civil\Final\Civil Plans\CARR2-SitePlan.dgn
SHEET NO.

C11

SEAL

Christopher J. Allen
 FL PE # 77719
 9/25/2018



REVISIONS

No.	DATE	BY	Description

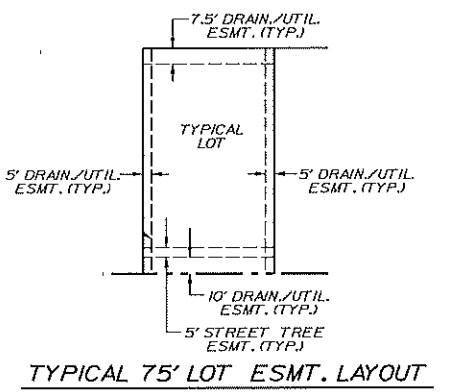
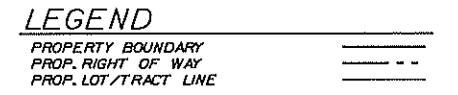
PROJECT # 50101346
 DRAWN BY KJK
 APPROVED BY CJA
 CHECKED BY CJA
 DATE JUNE 2018
 DATUM MAYD 88

TITLE
GEOMETRY PLAN

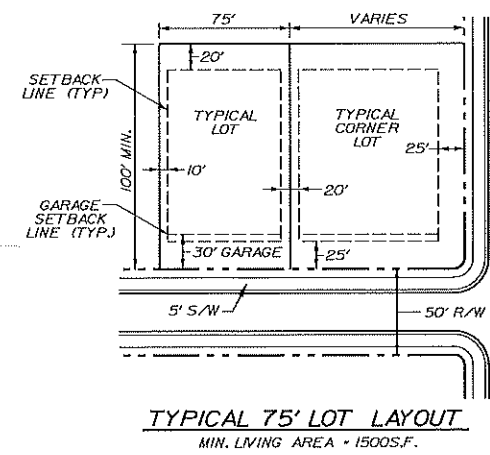
Q:\CARR_50101346\CAD\Civil\Final\Civil Plans\CARR2-Geometry.dgn
 SHEET NO.

C12

- NOTES:**
- LOTS LOCATED ON CUL-DE-SACS AND CURVES SHALL BE PERMITTED UP TO A 40 PERCENT REDUCTION OF THE MINIMUM WIDTH AT THE PROPERTY LINE, BUT SHALL BE REQUIRED TO MAINTAIN THE MINIMUM LOT WIDTH AT THE BUILDING LINE.
 - THE FRONT ELEVATION OF ANY HOME CONSTRUCTED ON A CUL-DE-SAC OR A CURVE SHALL BE NO MORE THAN A 30 DEGREE DEFLECTION FROM A LINE PERPENDICULAR TO A RADIAL LINE FROM THE CENTER OF THE CUL-DE-SAC OR THE RADIAL POINT OF THE CURVE THROUGH A MID-POINT OF THE LOT FRONTAGE. THIS PERPENDICULAR LINE SHALL BE DRAWN FROM THE INTERSECTION OF THE RADIAL LINE AND THE CORNER OF THE PROPOSED STRUCTURE. ALL MINIMUM LOT WIDTH AND STRUCTURE SETBACKS MUST BE ACCOMPLISHED. EVIDENCE OF COMPLIANCE WITH THESE STANDARDS SHALL BE EVIDENCED ON THE DEVELOPMENT PLANS, PLOT PLANS, FOUNDATION SURVEYS AND FINAL SURVEYS ASSOCIATED WITH THE BUILDING PERMIT AND INSPECTION.
 - RIGHT OF WAYS TO BE PUBLIC.
 - EASEMENT ON PRIVATE LOTS TO BE MAINTAINED BY THE HOMEOWNER.
 - LOT AREAS, EASEMENT LINES AND TRACT AREAS ON THE FINAL PLAT MAY VARY FROM THAT SHOWN DUE TO FINAL ENGINEERING DESIGN CRITERIA AND CONSTRAINTS.
 - A 10' DRAINAGE & UTILITY EASEMENT SHALL BE DEDICATED ACROSS THE FRONT OF ALL LOTS (SEE TYPICAL 75' LOT LAYOUT FOR EASEMENT DEPICTION).
 - A 12' DRAINAGE & UTILITY EASEMENT SHALL BE DEDICATED ACROSS THE REAR OF ALL LOTS (SEE TYPICAL 75' LOT LAYOUT FOR EASEMENT DEPICTION).
 - A 5' DRAINAGE & UTILITY EASEMENT SHALL BE DEDICATED ALONG THE SIDES OF ALL LOTS (SEE TYPICAL 75' LOT LAYOUT FOR EASEMENT DEPICTION).



EXISTING DEVELOPMENT
 (OAK HILL RESERVE
 PHASE 2)

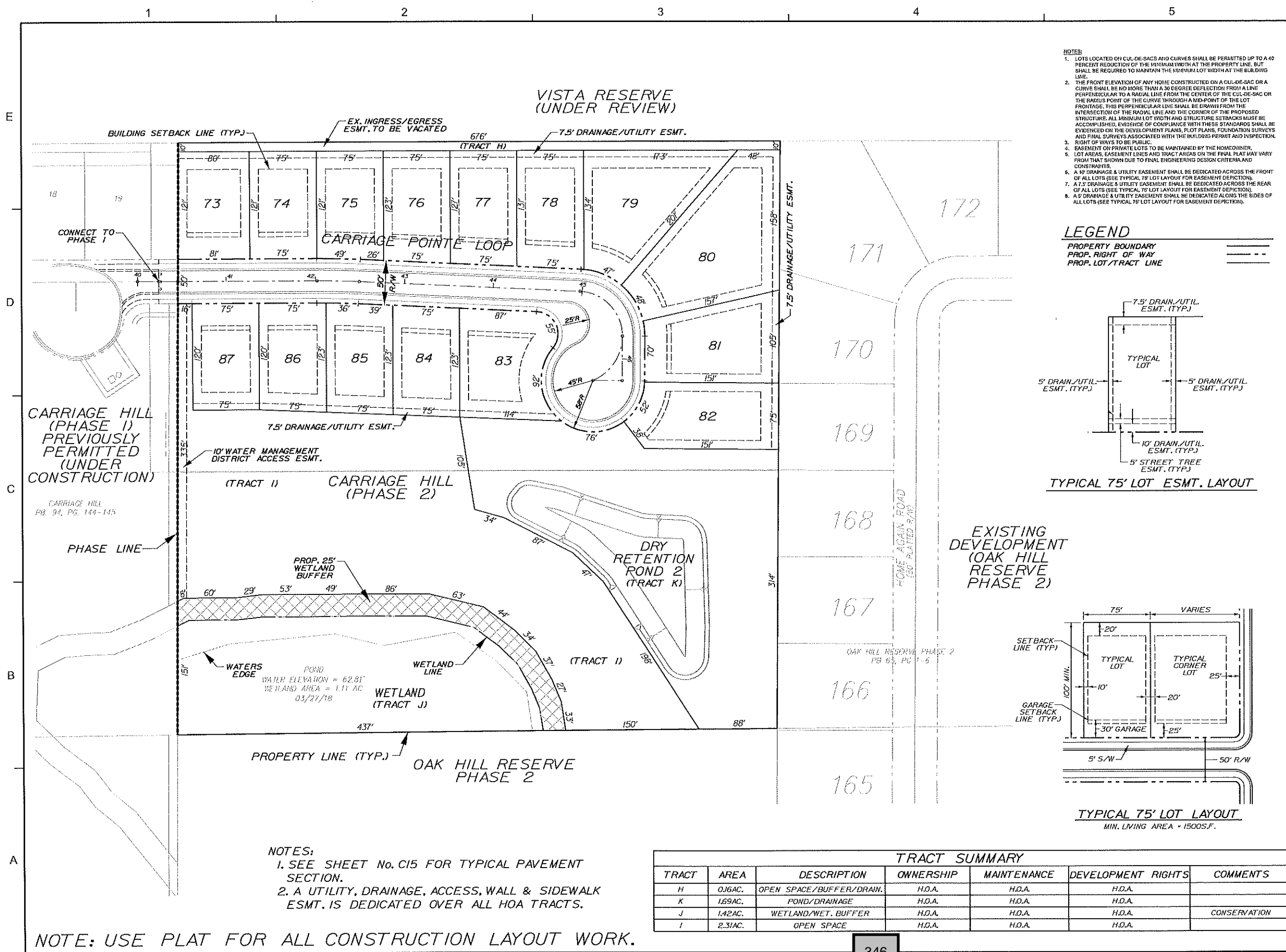


TRACT SUMMARY

TRACT	AREA	DESCRIPTION	OWNERSHIP	MAINTENANCE	DEVELOPMENT RIGHTS	COMMENTS
H	0.16AC.	OPEN SPACE/BUFFER/DRAIN.	H.O.A.	H.O.A.	H.O.A.	
K	1.69AC.	POND/DRAINAGE	H.O.A.	H.O.A.	H.O.A.	
J	1.42AC.	WETLAND/WET. BUFFER	H.O.A.	H.O.A.	H.O.A.	CONSERVATION
I	2.31AC.	OPEN SPACE	H.O.A.	H.O.A.	H.O.A.	

- NOTES:**
- SEE SHEET No. C15 FOR TYPICAL PAVEMENT SECTION.
 - A UTILITY, DRAINAGE, ACCESS, WALL & SIDEWALK ESMT. IS DEDICATED OVER ALL HOA TRACTS.

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

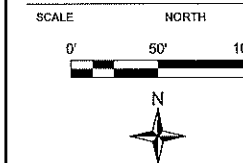


CARRIAGE HILL
PHASE 2

CITY OF APOPKA, FLORIDA

SEAL

Christopher J. Allen
FL PE # 77715
9/25/2016



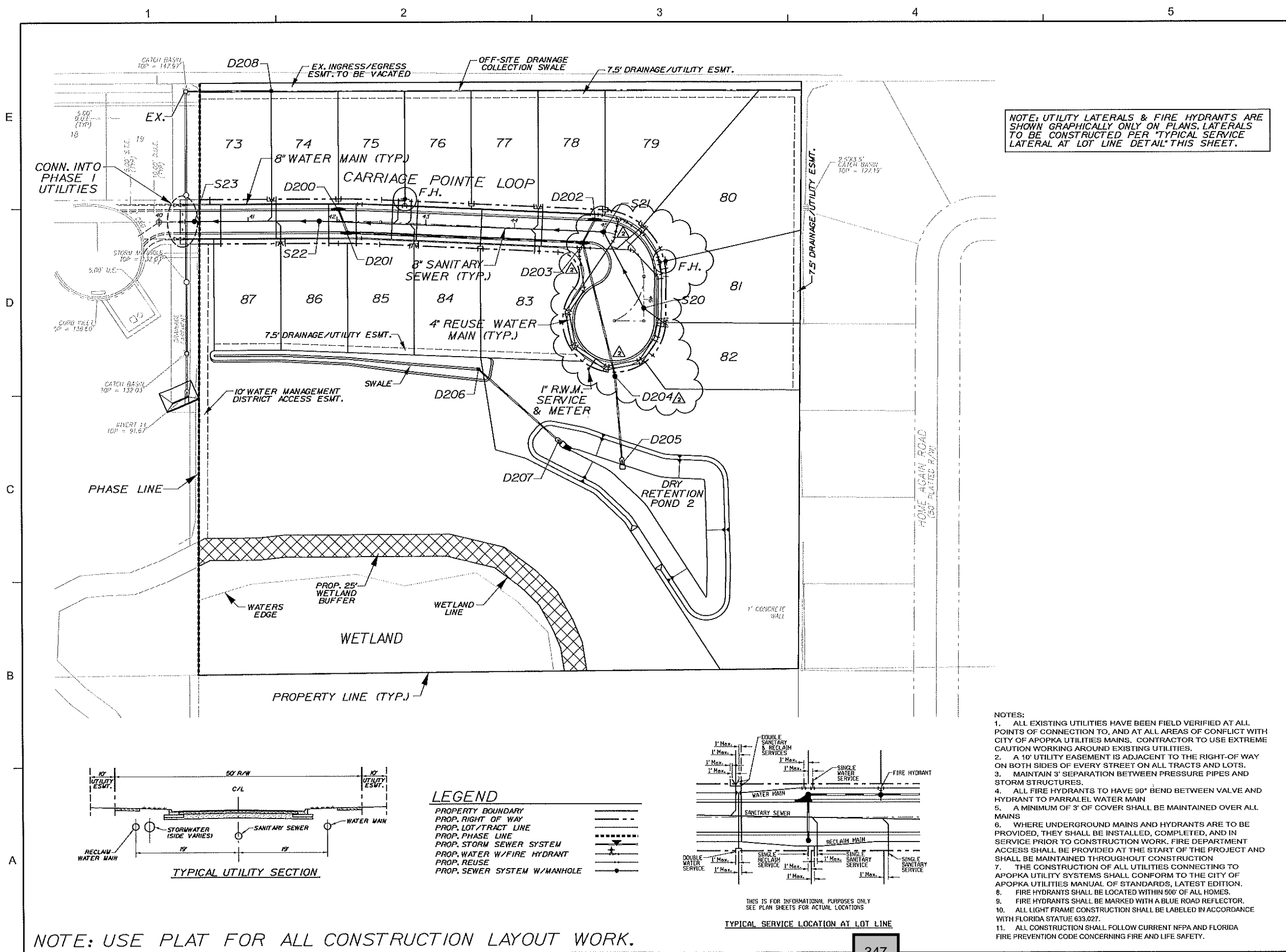
REVISIONS			
No.	DATE	BY	Description
2	9-18-18	KJK	REV PER CITY

PROJECT #	50101346
DRAWN BY	KJK
APPROVED BY	CJA
CHECKED BY	CJA
DATE	JUNE 2018
DATUM	NAVD 88
TITLE	

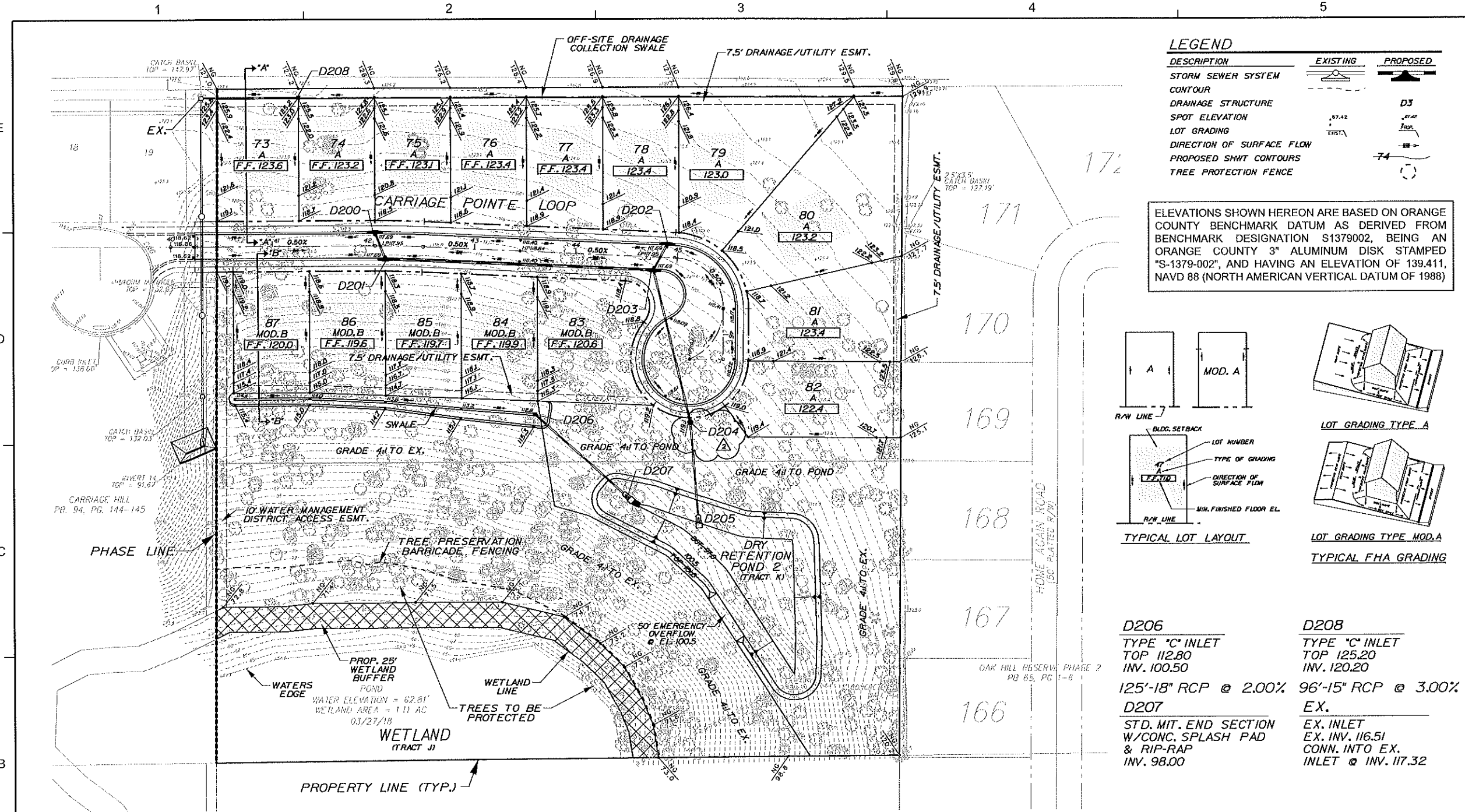
UTILITY PLAN

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SHEET NO.

C13



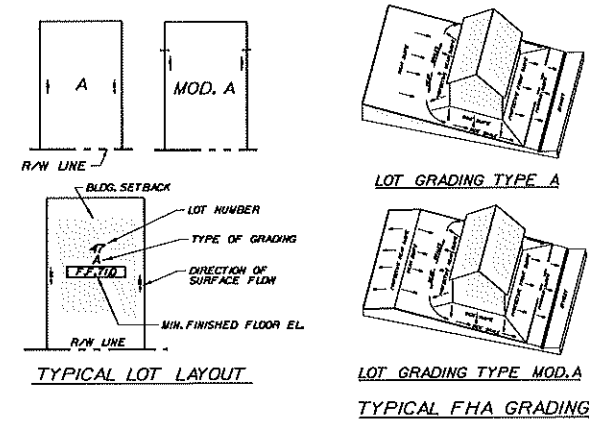
- NOTES:
- ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH CITY OF APOPKA UTILITIES MAINS. CONTRACTOR TO USE EXTREME CAUTION WORKING AROUND EXISTING UTILITIES.
 - A 10' UTILITY EASEMENT IS ADJACENT TO THE RIGHT-OF WAY ON BOTH SIDES OF EVERY STREET ON ALL TRACTS AND LOTS.
 - MAINTAIN 3' SEPARATION BETWEEN PRESSURE PIPES AND STORM STRUCTURES.
 - ALL FIRE HYDRANTS TO HAVE 90° BEND BETWEEN VALVE AND HYDRANT TO PARALLEL WATER MAIN
 - A MINIMUM OF 3' OF COVER SHALL BE MAINTAINED OVER ALL MAINS
 - WHERE UNDERGROUND MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK. FIRE DEPARTMENT ACCESS SHALL BE PROVIDED AT THE START OF THE PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION
 - THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO APOPKA UTILITIES SYSTEMS SHALL CONFORM TO THE CITY OF APOPKA UTILITIES MANUAL OF STANDARDS, LATEST EDITION.
 - FIRE HYDRANTS SHALL BE LOCATED WITHIN 500' OF ALL HOMES.
 - FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.
 - ALL LIGHT FRAME CONSTRUCTION SHALL BE LABELED IN ACCORDANCE WITH FLORIDA STATUE 633.027.
 - ALL CONSTRUCTION SHALL FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE CONCERNING FIRE AND LIFE SAFETY.



LEGEND

DESCRIPTION	EXISTING	PROPOSED
STORM SEWER SYSTEM		
CONTOUR		
DRAINAGE STRUCTURE		
SPOT ELEVATION		
LOT GRADING		
DIRECTION OF SURFACE FLOW		
PROPOSED SHWT CONTOURS		
TREE PROTECTION FENCE		

ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK DATUM AS DERIVED FROM BENCHMARK DESIGNATION S1379002, BEING AN ORANGE COUNTY 3" ALUMINUM DISK STAMPED "S-1379-002", AND HAVING AN ELEVATION OF 139.411, NAVD 88 (NORTH AMERICAN VERTICAL DATUM OF 1988)

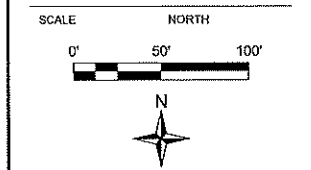


D206	D208
TYPE "C" INLET	TYPE "C" INLET
TOP 112.80	TOP 125.20
INV. 100.50	INV. 120.20
125'-18" RCP @ 2.00%	96'-15" RCP @ 3.00%
D207	EX.
STD. MIT. END SECTION	EX. INLET
W/CONC. SPLASH PAD	EX. INV. 116.51
& RIP-RAP	CONN. INTO EX.
INV. 98.00	INLET @ INV. 117.32

Dewberry
 Dewberry Engineers Inc.
 600 NORTH MAGNOLIA AVE.
 SUITE 1000
 ORLANDO, FL 32803
 PHONE: 407.843.5120
 ENGINEERING BUSINESS 3794

**CARRIAGE HILL
 PHASE 2**
 CITY OF APOPKA, FLORIDA

SEAL
 Christopher J. Allen
 P.E. # 77719
 9/25/2018



REVISIONS

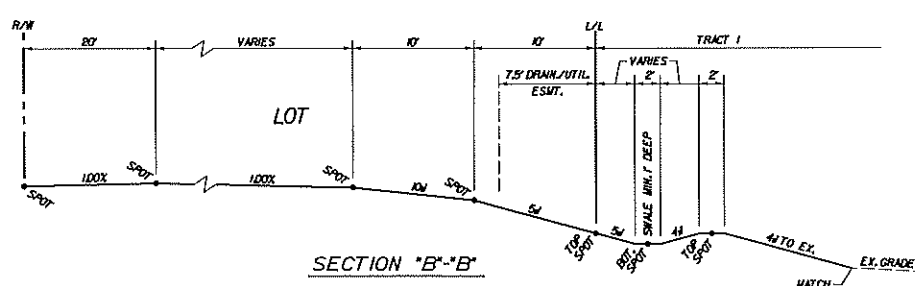
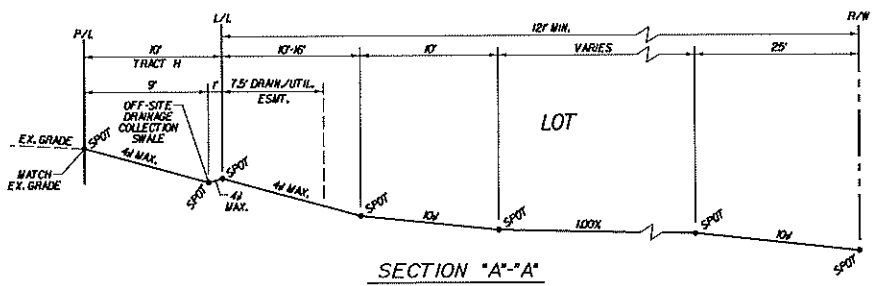
No.	DATE	BY	Description
2	9-18-18	KJK	REV PER CITY

PROJECT # 50101346
 DRAWN BY KJK
 APPROVED BY CJA
 CHECKED BY CJA
 DATE JUNE 2018
 DATUM NAVD 88
 TITLE

LOT & BLOCK GRADING PLAN

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 SHEET NO.

C14

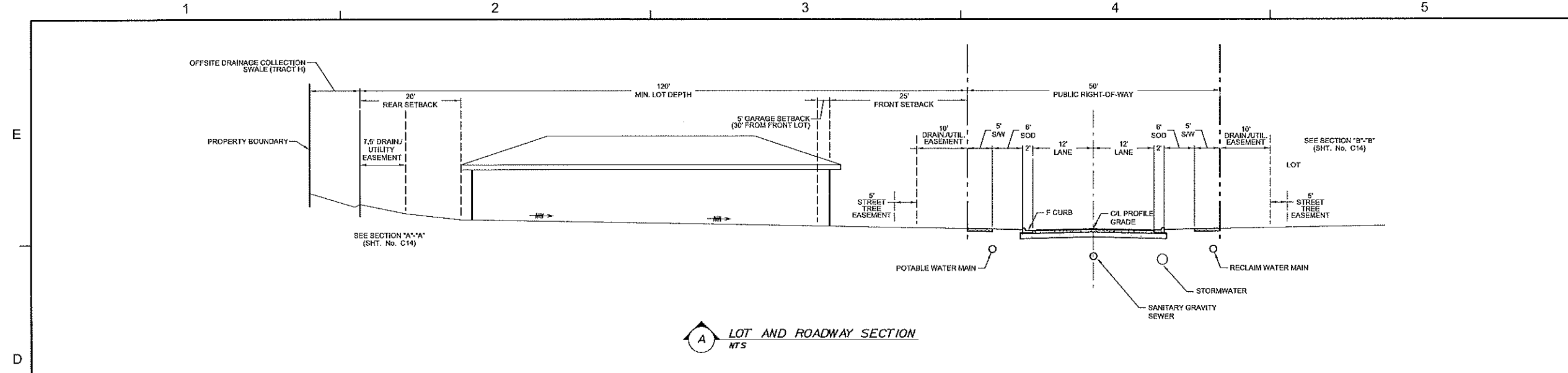


NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

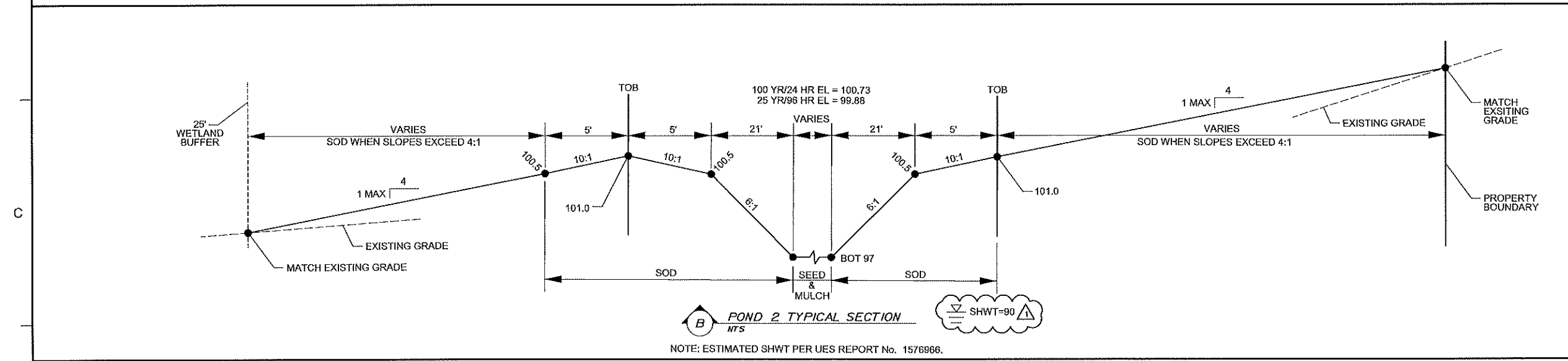
NOTE: SEE SHT. No. C21 FOR TYPICAL POND S.

NOTE:
 ALL GEOTECHNICAL REPORTS ARE CONSIDERED TO BE PART OF THESE PLANS. THE CONTRACTOR SHALL OBTAIN ANY AND ALL GEOTECHNICAL REPORTS AND CONSTRUCT ACCORDING TO THE RECOMMENDATION AND REQUIREMENTS SET FORTH IN SAID REPORTS. ANY CONFLICTS BETWEEN THE GEOTECHNICAL REPORT AND THE ENGINEERING PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION ACTIVITIES.

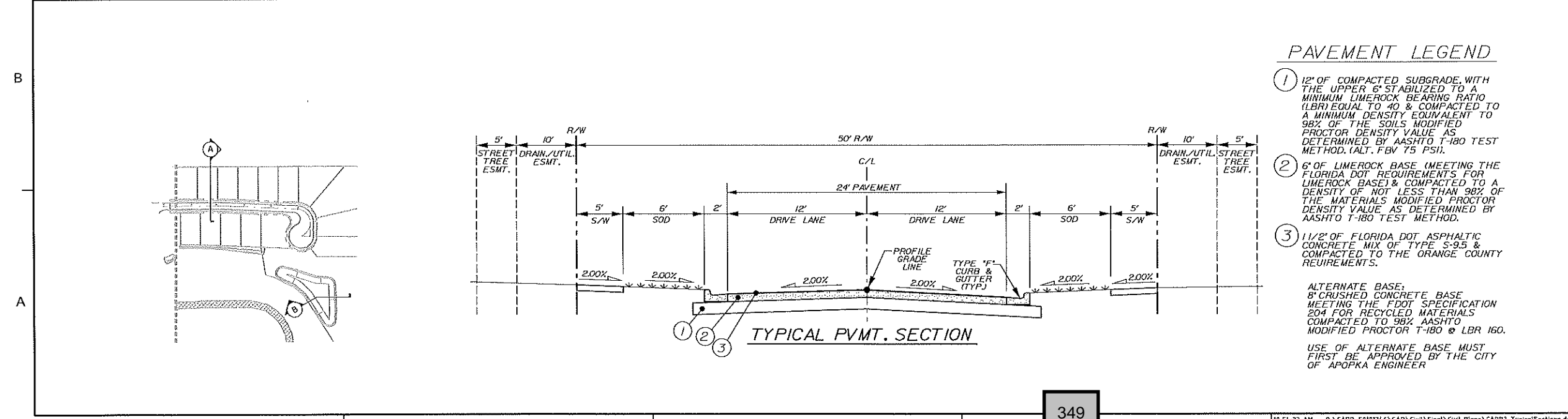
NOTES:
 1. WETLAND AREAS SHALL BE CLEARLY MARKED WITH PERMANENT SIGNS. SEE SHEET No. C09 FOR DETAIL.
 2. CONTRACTOR TO PROTECT AND PREVENT ANY DISTURBANCE, SILTATION, ETC. TO THE PRESERVED WETLANDS. NO CONSTRUCTION WILL BE ALLOWED WITHIN THE PRESERVED WETLANDS AND/OR UPLAND BUFFERS AS AREA TO REMAIN NATURAL.
 3. SEE SHEET No. C15 FOR TYPICAL SECTIONS.
 4. ALL SLOPES GREATER THAN 4:1 SHALL BE SODDED.



A LOT AND ROADWAY SECTION
 NTS



B POND 2 TYPICAL SECTION
 NTS



TYPICAL PVMT. SECTION

PAVEMENT LEGEND

- ① 12" OF COMPACTED SUBGRADE, WITH THE UPPER 6" STABILIZED TO A MINIMUM LIMEROCK BEARING RATIO (LBR) EQUAL TO 40 & COMPACTED TO A MINIMUM DENSITY EQUIVALENT TO 98% OF THE SOILS MODIFIED PROCTOR DENSITY VALUE AS DETERMINED BY AASHTO T-180 TEST METHOD. (ALT. FBV 75 PSI).
- ② 6" OF LIMEROCK BASE (MEETING THE FLORIDA DOT REQUIREMENTS FOR LIMEROCK BASE) & COMPACTED TO A DENSITY OF NOT LESS THAN 98% OF THE MATERIALS MODIFIED PROCTOR DENSITY VALUE AS DETERMINED BY AASHTO T-180 TEST METHOD.
- ③ 1 1/2" OF FLORIDA DOT ASPHALTIC CONCRETE MIX OF TYPE S-9.5 & COMPACTED TO THE ORANGE COUNTY REQUIREMENTS.

ALTERNATE BASE:
 8" CRUSHED CONCRETE BASE MEETING THE FDOT SPECIFICATION 204 FOR RECYCLED MATERIALS COMPACTED TO 98% AASHTO MODIFIED PROCTOR T-180 @ LBR 160.
 USE OF ALTERNATE BASE MUST FIRST BE APPROVED BY THE CITY OF APOPKA ENGINEER

SEAL
 Christopher J. Allen
 FL PE # 77719
 9/25/2018

REVISIONS

No.	DATE	BY	DESCRIPTION
1	9-7-18	TFS	REV PER ST. JOHNS

PROJECT # 50101346
 DRAWN BY KJK
 APPROVED BY CJA
 CHECKED BY CJA
 DATE JUNE 2018
 DATUM NAVD 88

TITLE
TYPICAL SECTIONS

Q:\CARR_50101346\CAD\Civil\Final\Civil Plans\CARR2-TypicalSections.dgn
 SHEET NO.

C15

NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER SYSTEM		
STORM SEWER SYSTEM		
WATER SYSTEM		
FIRE HYDRANT		
DRAINAGE STRUCTURE		
SANITARY STRUCTURE		
LOT NUMBER		
PROPERTY BOUNDARY		
RIGHT-OF-WAY		



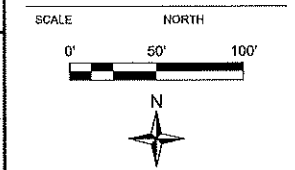
Dewberry Engineers Inc.
800 NORTH MAGNOLIA AVE
SUITE 1000
ORLANDO, FL 32803
PHONE: 407.843.3120
ENGINEERING BUSINESS - 8761

CARRIAGE HILL
PHASE 2

CITY OF APOPKA, FLORIDA

SEAL
Christopher J. Allen
FL PE # 77719
9/25/2019

KEY PLAN



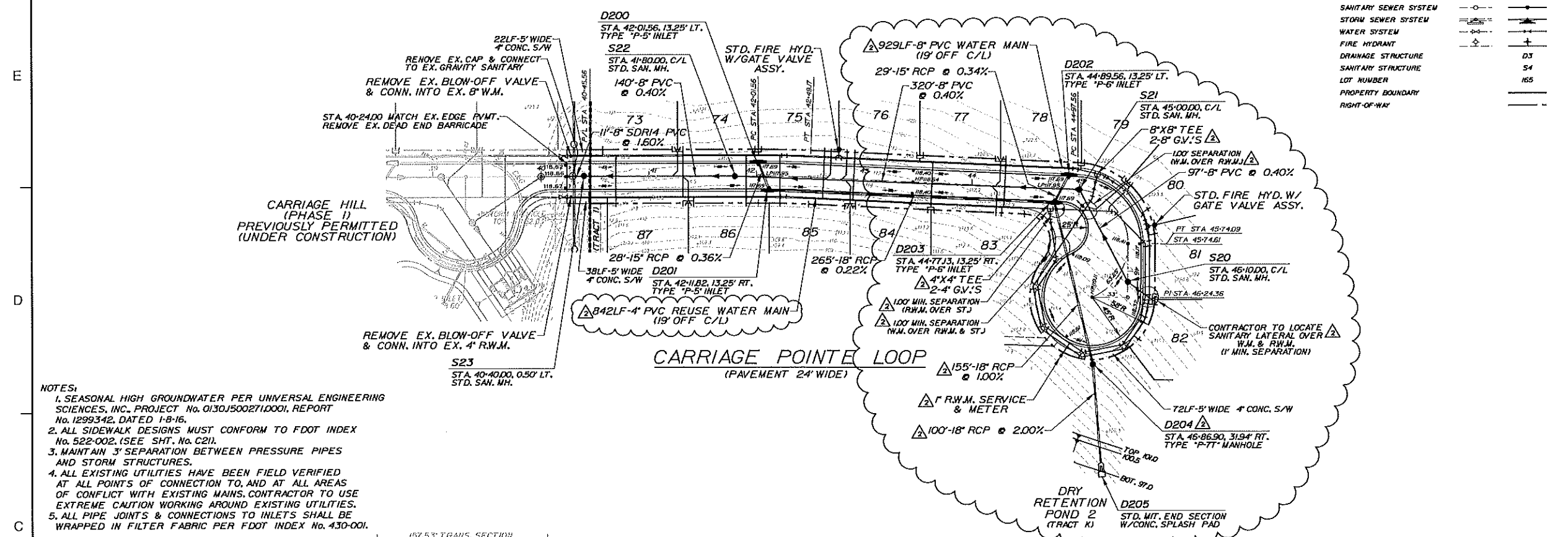
REVISIONS			
No.	DATE	BY	DESCRIPTION
2	9-18-18	KJK	REV PER CITY

PROJECT # 50101346
DRAWN BY KJK
APPROVED BY CJA
CHECKED BY CJA
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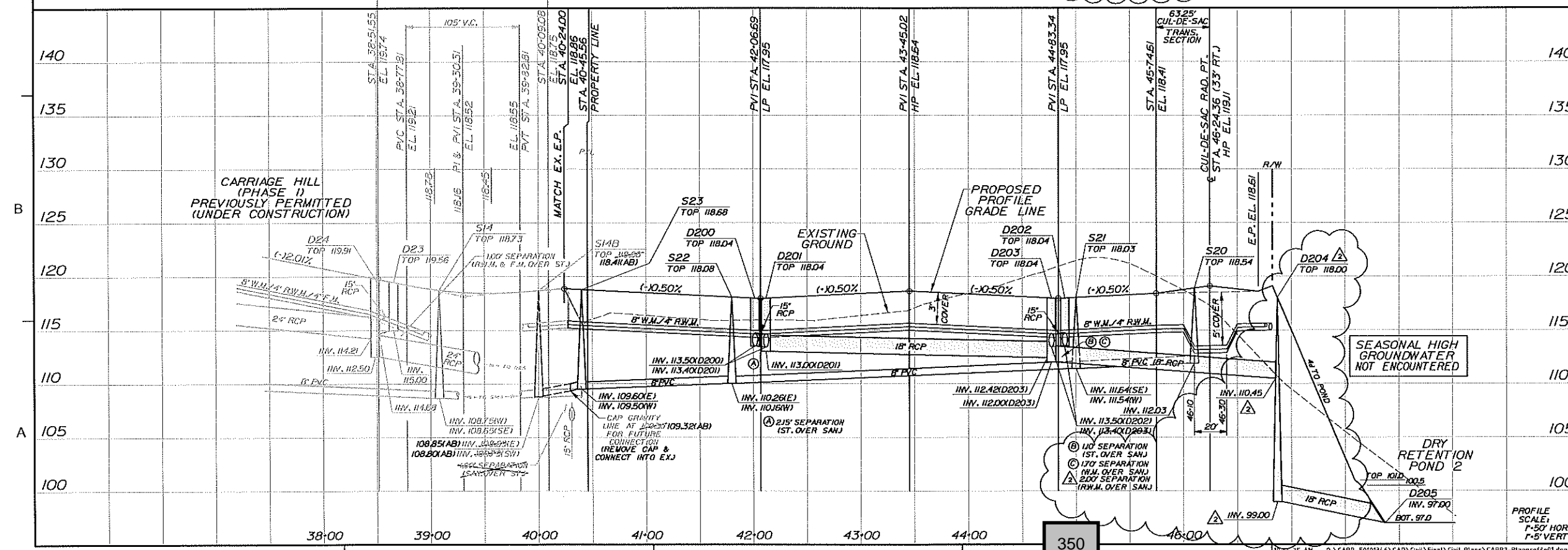
PLAN & PROFILE
CARRIAGE
POINTE LOOP

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SHEET NO.

C16



- NOTES:
- SEASONAL HIGH GROUNDWATER PER UNIVERSAL ENGINEERING SCIENCES, INC., PROJECT No. 0130J5002710001, REPORT No. 1299342, DATED 1-8-16.
 - ALL SIDEWALK DESIGNS MUST CONFORM TO FDOT INDEX No. 522-002, (SEE SHT. No. C21).
 - MAINTAIN 3' SEPARATION BETWEEN PRESSURE PIPES AND STORM STRUCTURES.
 - ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH EXISTING MAINS. CONTRACTOR TO USE EXTREME CAUTION WORKING AROUND EXISTING UTILITIES.
 - ALL PIPE JOINTS & CONNECTIONS TO INLETS SHALL BE WRAPPED IN FILTER FABRIC PER FDOT INDEX No. 430-001.



PROFILE SCALE:
1"=50' HORIZ.
1"=5' VERT.

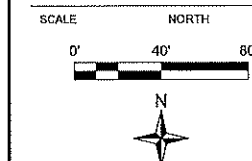
350

CARRIAGE HILL
 PHASE 2

CITY OF APOPKA, FLORIDA

SEAL

Christopher J. Allen
 FL PE # 77719
 9/25/2018



REVISIONS

No.	DATE	BY	Description

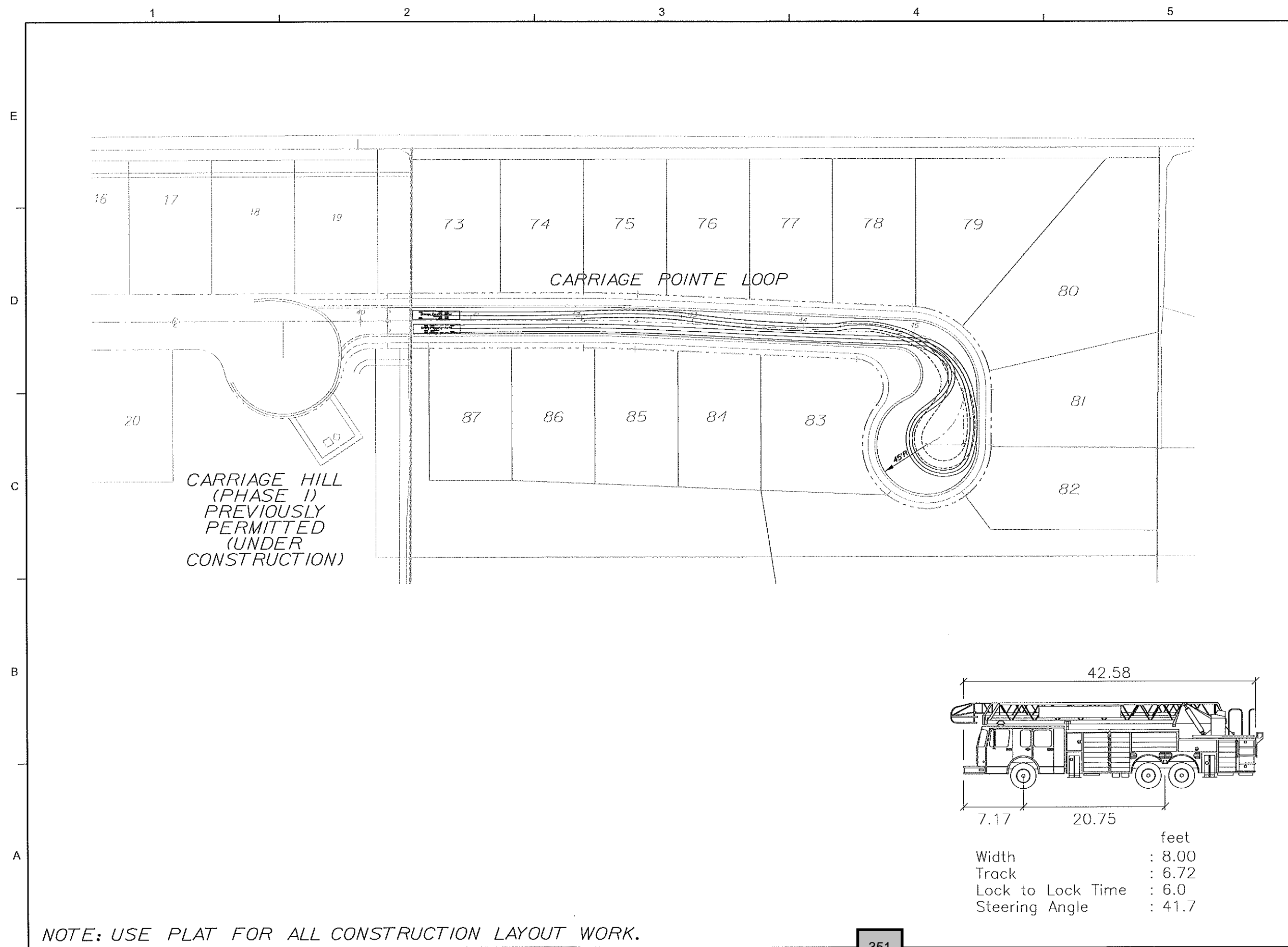
PROJECT # 50101348
 DRAWN BY KJK
 APPROVED BY CJA
 CHECKED BY CJA
 DATE JUNE 2018
 DATUM NAVD 88

TITLE

**AUTOTURN
 SITE PLAN**

Q:\CARR_50101348\CAD\Civil\Final\Civil Plans\CARR2-Autoturn.dgn
 SHEET NO.

C17



NOTE: USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.

CARRIAGE HILL
PHASE 2

CITY OF APOPKA, FLORIDA

SEAL

Christopher J. Allan
FL PE # 77719
9/25/2015

REVISIONS			
No.	DATE	BY	Description

PROJECT # 50101346
DRAWN BY JJK
APPROVED BY CJA
CHECKED BY CJA
DATE JUNE 2018
DATUM NAVD 88

TITLE
**CITY OF APOPKA
RECLAIMED
WATER MAIN
DETAILS**

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SHEET NO.

C20

THE UTILITIES SYSTEMS WITHIN THIS DEVELOPMENT ARE DESIGNED PER THE CITY OF APOPKA UTILITY DEPARTMENT STANDARDS AND CONSTRUCTION MANUAL. WE ARE PROVIDING AS PART OF THE DESIGN STANDARDS FROM THE MANUAL THE DETAILS TO BE UTILIZED AS A MINIMUM REQUIREMENT FOR THE CONSTRUCTION OF THESE SYSTEMS. AS THE ENGINEER OF RECORD WE ARE AGREEING TO THE USE OF THESE DETAILS FOR THE CONSTRUCTION OF THESE SYSTEMS PER CITY OF APOPKA UTILITIES REQUIREMENTS. AS SUCH, THE DETAILS DO NOT ADDRESS EVERY SITUATION AND WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE ENGINEER OF RECORD OF ANY CHANGES REQUIRED FOR THE FINAL INSTALLATION OF THE SYSTEMS.

<p>TYPE "B" BEDDING AND OPEN-CUT DETAIL</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 100</p>	<p>TYPE "A" BEDDING AND OPEN-CUT DETAIL</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 101</p>	<p>THRUST BLOCK DETAIL</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JUNE 2012 FIG. 103</p>	<p>HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 104</p>	<p>RESTRAINED PIPE TABLE (PVC)</p> <table border="1"> <thead> <tr> <th>PIPE SIZE</th> <th>6"</th> <th>8"</th> <th>10"</th> <th>12"</th> <th>14"</th> <th>16"</th> <th>20"</th> <th>24"</th> <th>30"</th> <th>36"</th> <th>48"</th> </tr> </thead> <tbody> <tr> <td>8' MIN</td> <td>33</td> <td>43</td> <td>51</td> <td>60</td> <td>70</td> <td>81</td> <td>93</td> <td>105</td> <td>117</td> <td>130</td> <td>144</td> </tr> <tr> <td>12' MIN</td> <td>44</td> <td>56</td> <td>66</td> <td>77</td> <td>89</td> <td>101</td> <td>114</td> <td>127</td> <td>141</td> <td>156</td> <td>172</td> </tr> <tr> <td>16' MIN</td> <td>55</td> <td>68</td> <td>80</td> <td>93</td> <td>107</td> <td>121</td> <td>136</td> <td>151</td> <td>167</td> <td>184</td> <td>202</td> </tr> <tr> <td>20' MIN</td> <td>66</td> <td>80</td> <td>94</td> <td>109</td> <td>125</td> <td>141</td> <td>158</td> <td>175</td> <td>193</td> <td>212</td> <td>232</td> </tr> <tr> <td>24' MIN</td> <td>77</td> <td>92</td> <td>108</td> <td>125</td> <td>143</td> <td>161</td> <td>180</td> <td>199</td> <td>219</td> <td>240</td> <td>262</td> </tr> <tr> <td>30' MIN</td> <td>88</td> <td>105</td> <td>123</td> <td>142</td> <td>162</td> <td>183</td> <td>204</td> <td>226</td> <td>248</td> <td>272</td> <td>296</td> </tr> <tr> <td>36' MIN</td> <td>99</td> <td>118</td> <td>138</td> <td>159</td> <td>181</td> <td>204</td> <td>227</td> <td>251</td> <td>276</td> <td>302</td> <td>328</td> </tr> <tr> <td>48' MIN</td> <td>121</td> <td>143</td> <td>166</td> <td>191</td> <td>217</td> <td>244</td> <td>272</td> <td>301</td> <td>331</td> <td>362</td> <td>394</td> </tr> </tbody> </table> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 105</p>	PIPE SIZE	6"	8"	10"	12"	14"	16"	20"	24"	30"	36"	48"	8' MIN	33	43	51	60	70	81	93	105	117	130	144	12' MIN	44	56	66	77	89	101	114	127	141	156	172	16' MIN	55	68	80	93	107	121	136	151	167	184	202	20' MIN	66	80	94	109	125	141	158	175	193	212	232	24' MIN	77	92	108	125	143	161	180	199	219	240	262	30' MIN	88	105	123	142	162	183	204	226	248	272	296	36' MIN	99	118	138	159	181	204	227	251	276	302	328	48' MIN	121	143	166	191	217	244	272	301	331	362	394	<p>VALVE BOX</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 109</p>	<p>PIPE IDENTIFICATION</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JUNE 2012 FIG. 111</p>
PIPE SIZE	6"	8"	10"	12"	14"	16"	20"	24"	30"	36"	48"																																																																																																							
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<p>PIPE AND APPURTENANCES PRESSURE RATING</p> <table border="1"> <thead> <tr> <th rowspan="2">PSI</th> <th colspan="2">PVC</th> <th colspan="2">HDPE</th> <th colspan="2">PVC</th> <th colspan="2">HDPE</th> </tr> <tr> <th>12"</th> <th>16"</th> <th>12"</th> <th>16"</th> <th>12"</th> <th>16"</th> <th>12"</th> <th>16"</th> </tr> </thead> <tbody> <tr> <td>150</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> </tr> <tr> <td>200</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> </tr> <tr> <td>250</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> </tr> <tr> <td>300</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> <td>●</td> </tr> </tbody> </table> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 110</p>	PSI	PVC		HDPE		PVC		HDPE		12"	16"	12"	16"	12"	16"	12"	16"	150	●	●	●	●	●	●	●	●	200	●	●	●	●	●	●	●	●	250	●	●	●	●	●	●	●	●	300	●	●	●	●	●	●	●	●	<p>RELEASE VALVE DETAIL - RECLAIMED WATER ONLY</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 113</p>	<p>RELEASE VALVE DETAIL - RECLAIMED WATER ONLY</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 113A</p>	<p>RECLAIMED WATER ADVISORY SIGN</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 115</p>	<p>TYPICAL VALVE BOX COVER DETAILS</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 116</p>	<p>UTILITY CROSSING PIPE DEFLECTION DETAIL</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 117</p>	<p>PIPE LOCATING WIRE DETAIL</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 118</p>																																																							
PSI		PVC		HDPE		PVC		HDPE																																																																																																										
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<p>GATE VALVE AND BOX DETAIL</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 400</p>	<p>BLOWOFF VALVE DETAIL</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 403</p>	<p>TYPICAL SERVICE LOCATION DETAIL</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 404</p>	<p>BLOW OFF VALVE DETAIL (AUTOMATIC)</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 403 A</p>	<p>WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 406</p>	<p>RECLAIMED WATER SERVICE CONNECTION (FOR SERVICES TWO AIR PURGATION SYSTEM)</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JANUARY 2014 FIG. 506</p>	<p>PIPE IDENTIFICATION</p> <p>CITY OF APOPKA DESIGN ENGINEER: CJA JUNE 2012 FIG. 111</p>																																																																																																												

SEAL

Christopher J. Allen
 FL PE # 77716
 9/25/2018

REVISIONS

No.	DATE	BY	Description

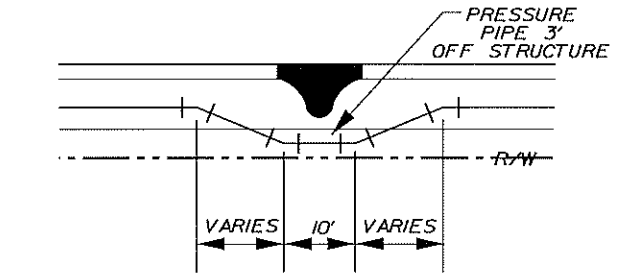
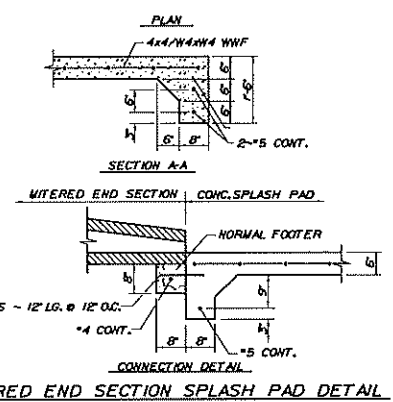
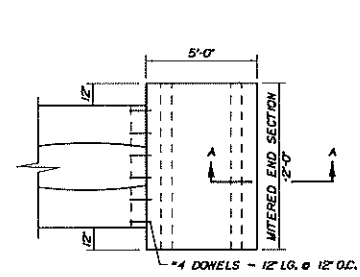
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 DRAWN BY KJK
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 CHECKED BY CJA
 DATE JUNE 2018
 DATUM NAVD 88

TITLE

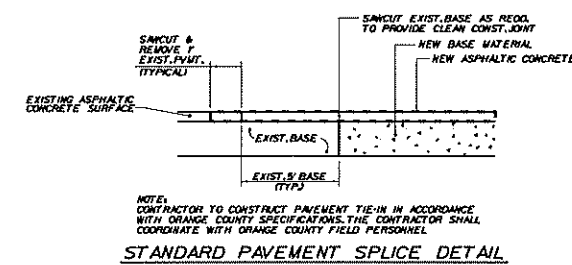
**DRAINAGE &
 PAVING
 DETAILS**

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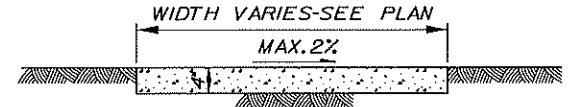
C21



PRESSURE PIPES BEHIND STRUCTURE DETAIL

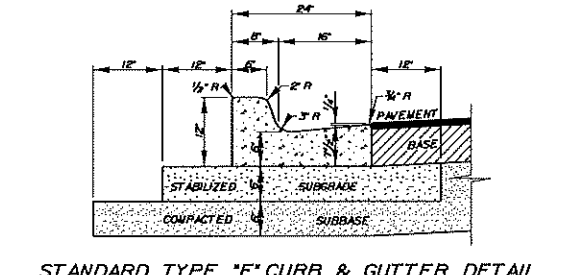


STANDARD PAVEMENT SPLICE DETAIL



SIDEWALK DETAIL

- NOTES:
 1. ALL SIDEWALK TO BE CONSTRUCTED WITH A MAX. 5% LONGITUDINAL SLOPE PER A.D.A. REQUIREMENTS.
 2. SIDEWALKS TO BE 6" THICK AT DRIVEWAY LOCATIONS.
 3. ALL SIDEWALKS MUST BE CONSTRUCTED IN COMPLIANCE.
 4. MINIMUM CONCRETE STRENGTH 3000PSI.



STANDARD TYPE "F" CURB & GUTTER DETAIL

AS-BUILT REQUIREMENTS

- TOP ELEVATION OF EACH MANHOLE FRAME AND COVER/GRATE AS WELL AS OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, WEIRS, AND SKIMMERS, ETC.)
- INVERT ELEVATIONS OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES
- ACTUAL GRADE OF THE PIPE BETWEEN STRUCTURES
- INVERTS OF ALL MITERED END SECTIONS
- INVERT ELEVATION AND 2 HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUBOUTS
- MEET CITY OF APOPKA REQUIREMENTS PER CODE.

NOTE:
 CONTRACTOR TO REFER TO LATEST FDOT DESIGN STANDARDS FOR ALL DRAINAGE STRUCTURES.

CARRIAGE HILL
 PHASE 2

APOPKA, FLORIDA

SEAL

Michael J. Uchuk
 FL RLA # 8689675
 Sep 25, 2018

KEY PLAN

SCALE



No.	DATE	BY	Description

REVISIONS

DRAWN BY BE
 APPROVED BY M.J.
 CHECKED BY M.J.
 DATE AUGUST 27, 2018

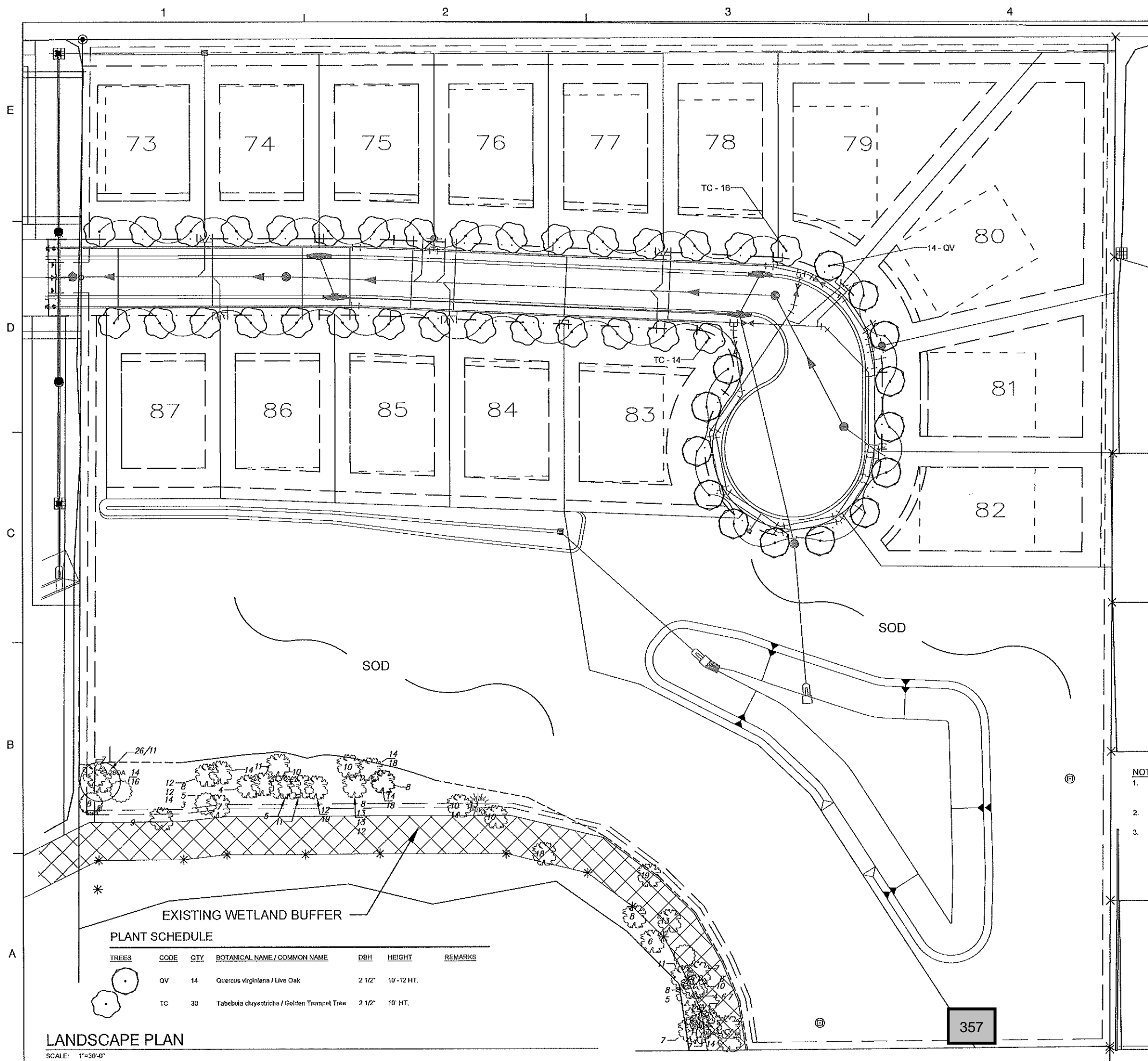
TITLE

LANDSCAPE
 PLAN

PROJECT NO. 50101346

L2.10

SHEET NO. OF



EXISTING WETLAND BUFFER

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	DBH	HEIGHT	REMARKS
	QV	14	Quercus virginiana / Live Oak	2 1/2"	10'-12' HT.	
	TC	30	Tabebuia chrysotricha / Golden Trumpet Tree	2 1/2"	10' HT.	

LANDSCAPE PLAN
 SCALE: 1"=30'-0"

- NOTES:
1. DISTURBED AREAS THAT ARE NOT PAVED OR MULCHED SHALL BE SODDED TO THE LIMITS OF SOD AND PROPERTY LINE WITH BAHIA SOD.
 2. SOD POND SLOPES WITH BAHIA SOD AND SEED BASE OF POND WITH BAHIA GRASS
 3. THE LANDSCAPING AND IRRIGATION PLANS MUST MEET THE REQUIREMENTS OF ORDINANCE 2069.

357

CARRIAGE HILL
 PHASE 2

APOPKA, FLORIDA

Michael J. Urchuk
 FL P.L.A. # 666875
 Sep 25, 2018

SEAL

KEY PLAN

SCALE



No.	DATE	BY	Description
REVISIONS			

DRAWN BY: JAS
 APPROVED BY: MJU
 CHECKED BY: MJU
 DATE: AUGUST 27, 2018

TITLE

IRRIGATION
 PLAN

PROJECT NO. 50101346

IR2.10

SHEET NO. OF

CRITICAL ANALYSIS

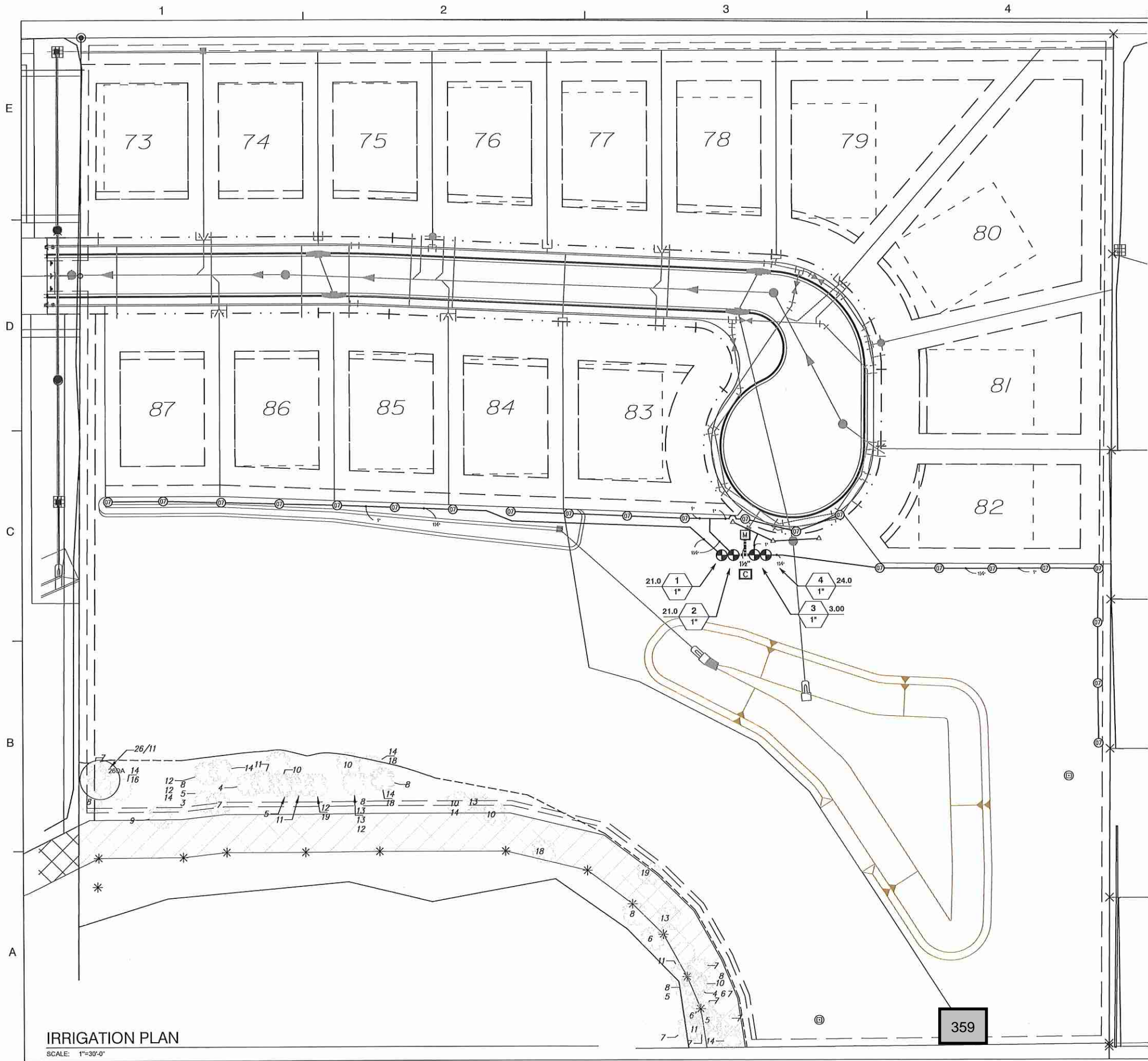
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 P.O.C. NUMBER: 01
 Water Source Information: 1" RECLAIMED METER
FLOW AVAILABLE
 Water Meter Size: 1"
 Flow Available: 37.50 gpm
PRESSURE AVAILABLE
 Static Pressure at POC: 60.00 psi
 Elevation Change: 5.00 ft
 Service Line Size: 1 1/2"
 Length of Service Line: 10.00 ft
 Pressure Available: 57.00 psi
DESIGN ANALYSIS
 Maximum Station Flow: 24.00 gpm
 Flow Available at POC: 37.50 gpm
 Residual Flow Available: 13.50 gpm
Critical Station: 1
 Design Pressure: 40.00 psi
 Friction Loss: 5.92 psi
 Fittings Loss: 0.59 psi
 Elevation Loss: 0.00 psi
 Loss through Valve: 3.48 psi
 Pressure Req. at Critical Station: 49.97 psi
 Loss for Fittings: 0.06 psi
 Loss for Main Line: 0.58 psi
 Loss for POC to Valve Elevation: 0.00 psi
 Loss for Backflow: 0.00 psi
 Loss for Water Meter: 2.50 psi
 Critical Station Pressure at POC: 53.09 psi
 Pressure Available: 57.00 psi
 Residual Pressure Available: 3.91 psi

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PRECIP
1	Rain Bird PESBR	1"	Turf Rotor	21.00	0.53 in/h
2	Rain Bird PESBR	1"	Turf Rotor	21.00	0.55 in/h
3	Rain Bird PESBR	1"	Bubbler	3.00	3.40 in/h
4	Rain Bird PESBR	1"	Turf Rotor	24.00	0.50 in/h



MAINLINE AND LATERAL LOCATION, WHERE SHOWN, IS FOR GRAPHIC CLARITY PURPOSES ONLY. INSTALL AT THE BACK OF CURB, FRONT OF WALK, BACK OF WALK, OR ADJACENT TO OTHER HARDSCAPES TO FACILITATE FUTURE LOCATION AND TO PROTECT FROM DAMAGE. ENSURE MAINLINE IS INSTALLED ACCORDING FDEP GUIDELINES AND TO IRRIGATION SPECIFICATIONS AND DETAILS.

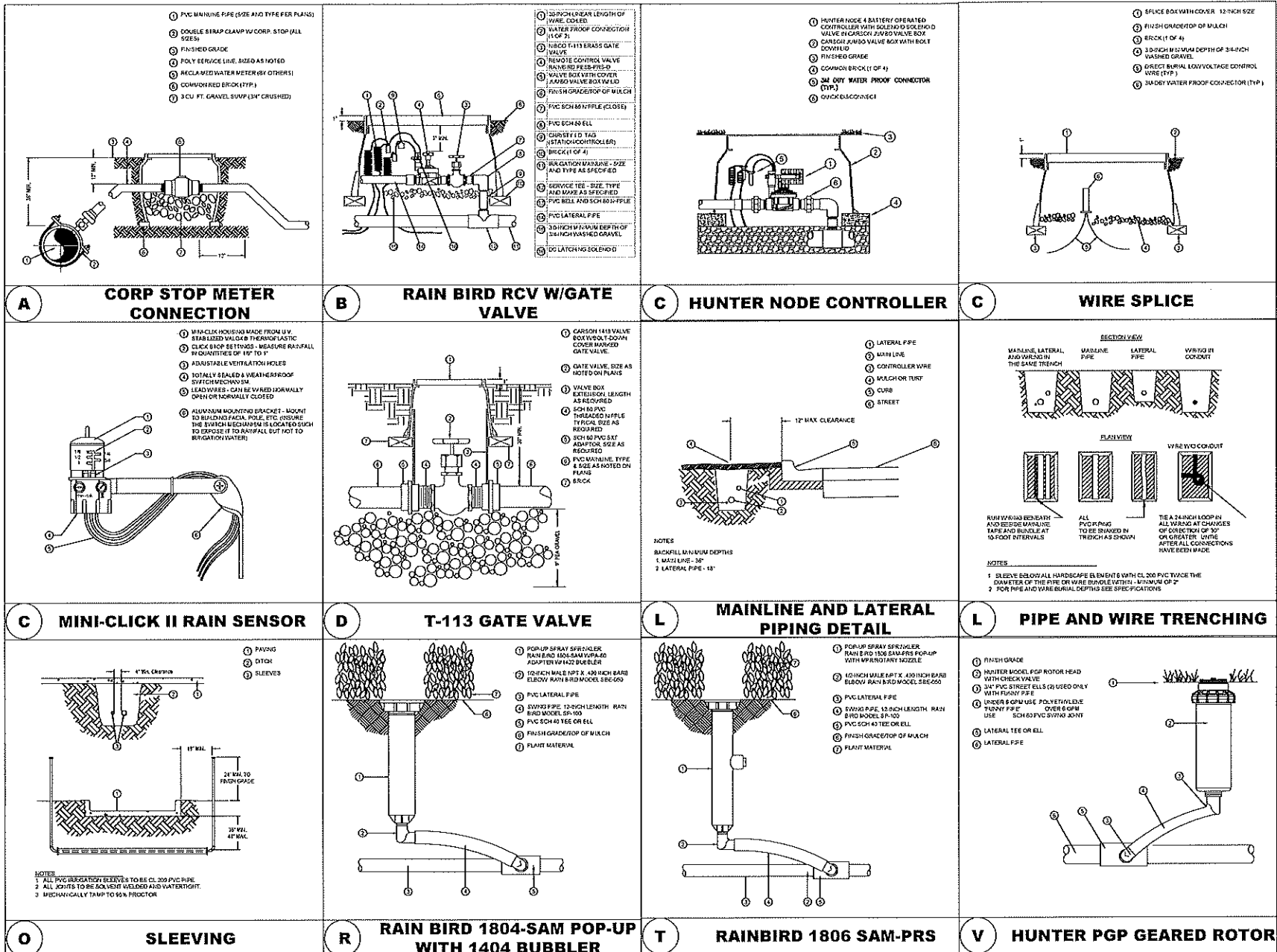


IRRIGATION PLAN
 SCALE: 1"=30'-0"

359

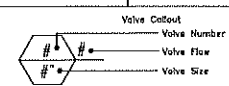
GENERAL NOTES

- THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AS IT MAY NOT HAVE BEEN POSSIBLE TO ACCURATELY DEPICT THE EXACT LOCATIONS FOR ALL MATERIAL, OR ALL JOBSITE ELEMENTS. THE INSTALLER SHALL BE EXPECTED TO MAKE MINOR ADJUSTMENTS ON THE SITE AS NEEDED, IN ORDER TO MAINTAIN COMPLETE AND ACCURATE COVERAGE, AND MAINTAIN THE INTENT OF THE DESIGN. MODIFICATIONS WHICH INCREASE THE SPACING OF HEADS, OR DECREASE THE SIZING OF PIPE, SHALL NOT BE MADE WITHOUT PRIOR CONSENT OF THE PROJECT MANAGER. THE FINAL LOCATIONS FOR ALL MAJOR EQUIPMENT, INCLUDING CONTROLLERS, VALVES, BUFLY CONNECTIONS, MAINLINES, ETC. SHALL BE DETERMINED IN THE FIELD, STAKED OUT BY THE CONTRACTOR, USING THE DRAWINGS AS A GUIDE, AND APPROVED PRIOR TO INSTALLATION.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS. ALTHOUGH DUE DILIGENCE HAS BEEN EXERCISED IN THE PREPARATION OF THE DOCUMENTS TO AVOID CONFLICTS, IT SHALL REMAIN THE RESPONSIBILITY OF THE INSTALLER FOR VERIFICATION AND CONFORMANCE TO THE PARTICULAR CODES FOR THIS LOCATION. THE INSTALLER SHALL OBTAIN ANY NECESSARY PERMITS, LOCATES, AND INSPECTIONS.
- ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. THE INSTALLATION SHALL BE COORDINATED WITH ALL NEW AND EXISTING IMPROVEMENTS, AND WITH THE ACTUAL INSTALLED BEDLINES, 60D LIMITS, AND PLANT LOCATIONS.
- THE INSTALLER SHALL BE FAMILIAR WITH ALL APPLICABLE DOCUMENTS, INCLUDING ANY WRITTEN SPECIFICATIONS THAT MAY HAVE BEEN ISSUED. ANY CONFLICT FOUND BETWEEN THE VARIOUS DOCUMENTS SHALL BE SUBMITTED IN WRITING TO THE PROJECT MANAGER FOR DETERMINATION.
- ALL MATERIAL AND LABOR NECESSARY TO PROVIDE A COMPLETE, FULLY OPERATIONAL, AND GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS. THIS SHALL INCLUDE CONFORMANCE TO THE REQUIREMENTS AND RECOMMENDATIONS OF THE VARIOUS MANUFACTURERS OF THE EQUIPMENT, AND TO APPLICABLE TRAINING AND CERTIFICATION OF INSTALLATION PERSONNEL.
- UNLESS SPECIFICALLY STATED TO THE CONTRARY, PIPING AND WIRING PASSING UNDER PAVED OR OTHER IMPERVIOUS SURFACES SHALL BE INSTALLED IN SLEEVING OF ADEQUATE SIZE AND STRENGTH. SIDEWALKS AND DECKS AND TURF PAVERS SHALL REQUIRE SLEEVING, EVEN IF NOT SHOWN ON THE DRAWINGS. CONTROL WIRING MAY BE RUN WITHIN A LARGER SLEEVE WITH MAINLINE PIPING, BUT ONLY IF PROTECTED BY A SMALLER CONDUIT. WIRE MAY NOT BE TAPED TO THE MAINLINE IN LIEU OF THIS CONDUIT, AS ABRASION OF THE WIRE JACKET IS LIKELY TO OCCUR.
- SLEEVES UNDER PARKING AND DRIVEWAYS MAY BE THE RESPONSIBILITY OF OTHER THAN THE IRRIGATION CONTRACTOR (SUCH AS THE PAVING OR SITE CIVIL CONTRACTOR). CONSULT OTHER DOCUMENTS FOR ADDITIONAL INFORMATION. ANY NEEDED SLEEVE WHICH EITHER CANNOT BE FOUND OR IS DAMAGED BEYOND PRACTICAL USE SHALL BE REPORTED TO THE PROJECT MANAGER IMMEDIATELY, ALONG WITH RECOMMENDATIONS FOR CORRECTIVE ACTION. SLEEVES UNDER SIDEWALKS, DECKS, ETC. ARE NORMALLY INSTALLED BY THE IRRIGATION CONTRACTOR.
- CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHENEVER POSSIBLE. WIRE SHALL DIRECT BURIAL PER 14-GAUGE.
- ALL SPRINKLER HEADS SHALL BE OF THE PROPER SIZE AND TYPE FOR THE LOCATION AND PLANT MATERIAL. HEADS SHALL BE INSTALLED IN THE PRESCRIBED MANNER, PLUMB, AND WITH THE PROPER HEIGHT WITH RESPECT TO GRADE AND/OR PLANT MATERIAL. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCES FROM ALL PAVING, CURBS, SIDEWALKS, WALLS, AND OTHER OBSTACLES, SO THAT DAMAGE TO EQUIPMENT DOES NOT OCCUR DURING NORMAL LANDSCAPE MAINTENANCE OPERATIONS. ALL SPRINKLERS SHALL BE ADJUSTED TO OBTAIN OPTIMAL COVERAGE OF PLANT MATERIAL, WHILE MINIMIZING OVERSPRAY ON UNDOUB, WALLS PAVING OR OTHER IMPERVIOUS SURFACES, PARTICULARLY WOODWORK, AND/OR TRIM. THE INSTALLER SHALL UTILIZE THE PROPER SPRAY NOZZLE PATTERN FOR THE LOCATION, AS WELL AS PRESSURE-COMPENSATING HEADS OR SCREENS, AND ADJUSTABLE-PATTERN NOZZLES WHERE A FIXED PATTERN IS NOT SUITABLE TO CONTROL COVERAGE OR OVERSPRAY.
- RISER-MOUNTED HEADS SHALL BE INSTALLED WITHIN THE FIRST ROW OF PLANT MATERIAL, SO THAT THE HEAD IS PROTECTED AND CONCEALED BY THE MATERIAL. IT MAY BE REQUIRED TO RELOCATE HEADS NOT CONFORMING TO THIS STIPULATION AFTER PLANTS ARE INSTALLED. THIS SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER. RISERS SHALL BE STAKED AS SHOWN IN THE DETAILS, AND PAINTED A DURABLE FLAT COLOR, TO BE AGREED UPON BY THE PARTIES.
- TREE BUBBLER HEADS SHALL BE CONSIDERED TEMPORARY, AND WILL BE CAPPED OFF ONCE MATERIAL IS ESTABLISHED.
- THE CONTROLLER SHALL REQUIRE A BATTERY OPERATED TIMER. CONTRACTOR WILL BE REQUIRED TO INSTALL DC LATCHING SOLENOIDS ON EACH VALVE.
- THE CONTROLLER SHALL BE EQUIPPED WITH A PROPERLY LOCATED AND INSTALLED RAIN SENSOR. THE SENSOR SHALL BE LOCATED IN SUCH A MANNER SO THAT IT IS UNOBSTRUCTED AND DIRECTLY EXPOSED TO NATURAL RAINFALL FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM ROOFS, ETC.
- THE MINIMUM SUPPLY REQUIREMENT FOR THE SYSTEM AS DESIGNED IS 35 -GPM AT 60-PSI.
- THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH ALL REQUIREMENTS FOR THE WORK, AND TO CONDUCT HIS WORK IN A CLEAN, SAFE, AND WORKMANLIKE MANNER. THE OWNER RESERVES THE RIGHT TO ACT TO PROTECT HIS PROPERTY AND THE OTHER PERSONNEL AT WORK THERE, AND TO MAKE EMERGENCY REPAIRS OR TAKE CORRECTIVE ACTION IF THE INSTALLER DOES NOT FULFILL HIS OBLIGATIONS IN A TIMELY MANNER. THE OWNER FURTHER RESERVES THE RIGHT TO BACK-CHARGE THE INSTALLER TO COVER SUCH EXPENSES, TO THE EXTENT ALLOWED UNDER APPLICABLE LAW.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	ARC	PSI	GPM	RADIUS	
Δ	Rain Bird 1800-1400 Flood 1404	3	360	30	1.00	3'	R
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY		PSI	GPM	RADIUS	DETAIL
⊙	Hunter PGP-ADJ Turf Rotor, 4.0" Pop-Up, Adjustable and Full Circle, Standard Angle Red Nozzle, Lower Precipitation Rate.	22		40	3.00	38'	V
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY					DETAIL
⊕	Rain Bird PESBR 1", 1-1/2", and 2" Durable Chlorine-Resistant Valves for Reclaimed Water Applications. With Scrubber Mechanism Technology, and Purple Flow Control Handle.	4					B
C	Hunter NODE-200 2-Station Controller, Outdoor, Battery Powered, DC Latching Solenoid Ordered Separately.	1					C
M	Water Meter 1" 1" RECLAIMED METER	1					A
---	Irrigation Lateral Line: PVC Class 200 SDR 21	1,078 LI.					L
---	Irrigation Mainline: PVC Schedule 40	42.3 LI.					L



360



Dewberry®
 Dewberry Engineers Inc.
 800 NORTH MAGNOLIA AVE
 SUITE 1000
 ORLANDO, FL 32803
 PHONE: 407.843.8120
 ENGINEERING BUSINESS 4794
 LAUD. ARCH. - LC29005959

**CARRIAGE HILL
 PHASE 2**

APCOPKA, FLORIDA
 Michael J. Urchuk
 P.E. P.L.A. # 000875
 Sep. 25, 2018

SEAL

KEY PLAN

SCALE

No.	DATE	BY	Description

REVISIONS
 DRAWN BY: JAS
 APPROVED BY: MJU
 CHECKED BY: MJU
 DATE: AUGUST 27, 2018

TITLE

**NOTES AND
 DETAILS**

PROJECT NO. 50101346

IR3.00

SHEET NO. OF

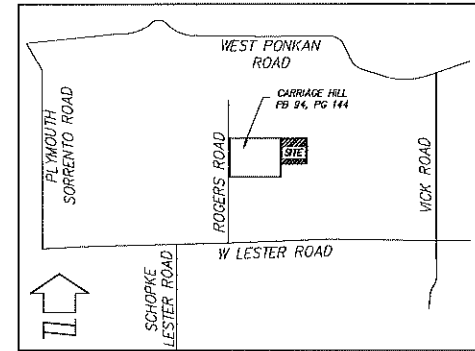
CARRIAGE HILL PHASE 2
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29,
TOWNSHIP 20 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING N89°54'35"E.
- ALL CURVILINEAR LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE INDICATED, A UTILITY AND DRAINAGE EASEMENT BEING 10.00 FEET WIDE AT THE FRONT OF ALL LOTS AND TRACTS ABUTTING ROAD RIGHTS-OF-WAY IS HEREBY DEDICATED TO THE CITY OF APOPKA, AND PUBLIC UTILITY SERVICE PROVIDERS. THE CITY OF APOPKA AND PUBLIC UTILITY SERVICE PROVIDERS ARE RESPONSIBLE ONLY FOR THE MAINTENANCE OF THEIR RESPECTIVE UTILITIES PLACED WITHIN THE UTILITY EASEMENTS. THE FEE SIMPLE OWNER OF SAID LOTS AND/OR TRACTS SHALL BE RESPONSIBLE FOR THE GRASS AND LANDSCAPING WITHIN ALL UTILITY EASEMENTS LOCATED UPON INDIVIDUAL LOTS AND/OR TRACTS.
- UNLESS OTHERWISE INDICATED A UTILITY AND DRAINAGE EASEMENT BEING 5 FEET WIDE ADJACENT TO ALL SIDE LOT LINES AND A 7.5 FEET WIDE ADJACENT TO ALL REAR LOT LINES IS HEREBY DEDICATED TO THE CITY OF APOPKA AND PUBLIC UTILITY SERVICE PROVIDERS. THE CITY OF APOPKA AND PUBLIC UTILITY SERVICE PROVIDERS ARE RESPONSIBLE ONLY FOR THE MAINTENANCE OF THEIR RESPECTIVE UTILITIES PLACED WITHIN THE UTILITY EASEMENTS. THE FEE SIMPLE OWNER OF SAID LOTS AND/OR TRACTS SHALL BE RESPONSIBLE FOR THE GRASS AND LANDSCAPING WITHIN ALL UTILITY EASEMENTS LOCATED UPON INDIVIDUAL LOTS AND/OR TRACTS.
- A UTILITY, DRAINAGE, ACCESS, WALL AND SIDEWALK EASEMENT OVER TRACTS I AND K IS HEREBY DEDICATED TO THE CITY OF APOPKA.
- PURSUANT TO SECTION 177.091 (28), FLORIDA STATUTES, AS AMENDED; ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CARRIAGE HILL AND ALL EXHIBITS THERETO, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____ OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- TRACT H (OPEN SPACE/BUFFER/DRAINAGE), TRACT K (POND/DRAINAGE), AND TRACT I (OPEN SPACE) ARE HEREBY GRANTED TO AND SHALL BE MAINTAINED BY THE CARRIAGE HILL PROPERTY OWNERS ASSOCIATION, INC.
- TRACT J (WETLAND/WETLAND BUFFER) IS HEREBY DEDICATED TO AND SHALL BE MAINTAINED BY THE CARRIAGE HILL PROPERTY OWNERS ASSOCIATION, INC. A CONSERVATION EASEMENT OVER TRACT J IS HEREBY DEDICATED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH AND SUBJECT TO THE CITY OF APOPKA LAND DEVELOPMENT CODE, AS AMENDED FROM TIME TO TIME, AND ALL FEDERAL, STATE, COUNTY AND CITY RULES, REGULATIONS, ORDINANCES, PROVISIONS AND APPROVALS. NOTHING THEREIN SHALL BE CONSTRUED TO WAIVE ANY PROVISION OF THE APOPKA LAND DEVELOPMENT CODE.
- SUBJECT PROPERTY CONTAINS: 15 RESIDENTIAL LOTS AND 4 TRACTS.
- THE 7.50 FOOT WIDE DRAINAGE AND UTILITY EASEMENTS (D.U.E.) ARE HEREBY DEDICATED TO THE CITY OF APOPKA AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
- THE 10.00' WATER MANAGEMENT ACCESS EASEMENT IN TRACT I IS HEREBY DEDICATED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
- THE 5.00' STREET TREE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF APOPKA.

LEGEND AND ABBREVIATIONS:

± MORE OR LESS	POP PERMANENT CONTROL POINT
CB CHORD BEARING	PG(S) PAGE/PAGES
CCR CERTIFIED CORNER RECORD	PI POINT OF INTERSECTION
CH CHORD DISTANCE	PLS PROFESSIONAL LAND SURVEYOR
CL CENTER LINE	PRC POINT OF REVERSE CURVATURE
CM CONCRETE MONUMENT	PRM PERMANENT REFERENCE MONUMENT
DB DEED BOOK	PSM PROFESSIONAL SURVEYOR MAPPER
D.E. DRAINAGE EASEMENT	PT POINT OF TANGENCY
D.U.E. DRAINAGE & UTILITY EASEMENT	R RADIUS
FND FOUND	(R) RADIAL
ID IDENTIFICATION	RR RAILROAD
IP IRON PIPE	R/W RIGHT OF WAY
IPC IRON PIPE & CAP	RCP REINFORCED CONCRETE PIPE
IR IRON ROD	RP RADIUS POINT
IRC IRON ROD & CAP	SEC SECTION
L ARC LENGTH	S.T.E. STREET TREE EASEMENT
L.E. LANDSCAPE EASEMENT	U.E. UTILITY EASEMENT
LB LICENSED BUSINESS	(TYP) TYPICAL
M.E. MAINTENANCE EASEMENT	▲ CENTRAL ANGLE
N/D NAIL & DISK	— BREAK LINE
NQ NUMBER	▲ SET 4"x4" CM (LB 8011)
(NR) NON-RADIAL	□ FOUND 4"x4" CM (AS NOTED)
OOCEA ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY	⊙ SET N/D (LB 8011)
ORB OFFICIAL RECORDS BOOK	⊙ FOUND N/D (AS NOTED)
(P) PLAT	⊙ SET 5/8" IRC (LB 8011)
PB PLAT BOOK	⊙ FOUND IRON ROD (AS NOTED)
PC POINT OF CURVATURE	⊙ FOUND IRON PIPE (AS NOTED)
	⊙ FOUND RAIL ROAD SPIKE (AS NOTED)



VICINITY MAP
(NOT TO SCALE)

LEGAL DESCRIPTION:

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 29 TOWNSHIP 20 SOUTH, RANGE 28 EAST; THENCE RUN N89°54'35"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29, A DISTANCE OF 1351.79 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29; SAID POINT ALSO BEING THE NORTHEAST CORNER OF TRACT F, CARRIAGE HILL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGES 144 THROUGH 145 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE N89°54'35"E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 675.80 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; SAID POINT BEING THE NORTHWEST CORNER OF LOT 171, OAK HILL RESERVE PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 65, PAGES 1 THROUGH 6 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S00°20'21"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 AND THE WEST LINE OF SAID OAK HILL RESERVE PHASE 2, A DISTANCE OF 661.97 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29; SAID POINT LYING ON THE NORTH LINE OF TRACT E OF SAID OAK HILL RESERVE PHASE 2; THENCE RUN S89°28'31"W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 675.54 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 AND THE NORTHWEST CORNER OF AFORESAID TRACT E; THENCE RUN N00°18'12"E ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, AND THE EAST LINE OF THE AFORESAID CARRIAGE HILL, A DISTANCE OF 667.09 TO THE POINT OF BEGINNING.

CONTAINING 449,004 SQUARE FEET OR 10.31 ACRES, MORE OR LESS

SHEET INDEX
SHEET 1: DEDICATION,
NOTES, LEGEND,
DESCRIPTION
SHEET 2: DETAIL SHEET

NOTICE
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**CERTIFICATE OF APPROVAL
BY MUNICIPALITY**
THIS IS TO CERTIFY, THAT ON _____, 2018,
THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF CITY COMMISSIONERS OF THE CITY OF APOPKA, FLORIDA.

MAYOR: _____

ATTEST: _____

BY: _____, C.C.

PLAT BOOK : _____ **PAGE:** _____

**CARRIAGE HILL PHASE 2
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT JTD LAND AT ROGERS RD., LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE THE STREETS, SIDEWALK EASEMENTS, UTILITY EASEMENTS, DRAINAGE EASEMENTS (UNLESS OTHERWISE NOTED), SHOWN HEREON (TO THE EXTENT SUCH EASEMENTS ARE NOT SHOWN HEREON AS PRIVATE EASEMENTS) TO THE PERPETUAL USE OF THE PUBLIC; A CONSERVATION EASEMENT OVER TRACT J (WETLAND/WETLAND BUFFER) IS HEREBY DEDICATED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT;

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ON _____, A.D. 2018.

BY: JTD LAND AT ROGERS RD., LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGNED: _____
NAME: CRAIG HARRIS
TITLE: MANAGER

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

WITNESS (SIGNATURE) _____ WITNESS (PRINTED) _____

WITNESS (SIGNATURE) _____ WITNESS (PRINTED) _____

STATE OF FLORIDA, COUNTY OF _____

THIS IS TO CERTIFY, THAT ON _____, 2018
BEFORE ME AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID PERSONALLY APPEARED CRAIG HARRIS, AS MANAGER OF JTD LAND AT ROGERS RD., LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

SIGNATURE OF NOTARY _____

NOTARY PRINTED NAME _____

MY COMMISSION EXPIRES _____ MY COMMISSION NO. _____

**CERTIFICATE OF APPROVAL
BY CITY ENGINEER**

EXAMINED AND APPROVED:

CITY ENGINEER _____ DATE _____

**QUALIFICATION STATEMENT
OF SURVEYOR AND MAPPER**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING A PROFESSIONAL SURVEYOR AND MAPPER HAS PREPARED THE FOREGOING PLAT AND IT WAS MADE UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS AS REQUIRED BY CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN ORANGE COUNTY, FLORIDA.

WILLIAM D. DEWBERRY _____ DATE _____
FLORIDA REGISTRATION NUMBER: 5381 (SEAL)
DEWBERRY
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
CERTIFICATE OF AUTHORIZATION NUMBER LB 8011

**CERTIFICATE OF APPROVAL
BY APOPKA PLANNING COMMISSION**

EXAMINED AND APPROVED:

DIRECTOR OF PLANNING COMMISSION _____ DATE _____

**CERTIFICATE OF REVIEW
BY CITY SURVEYOR**

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES.

CITY SURVEYOR _____ DATE _____
FLORIDA REGISTRATION NUMBER: _____

CERTIFICATE OF COUNTY COMPTROLLER

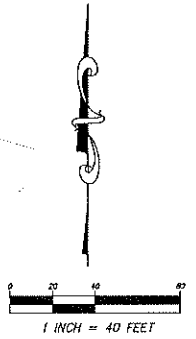
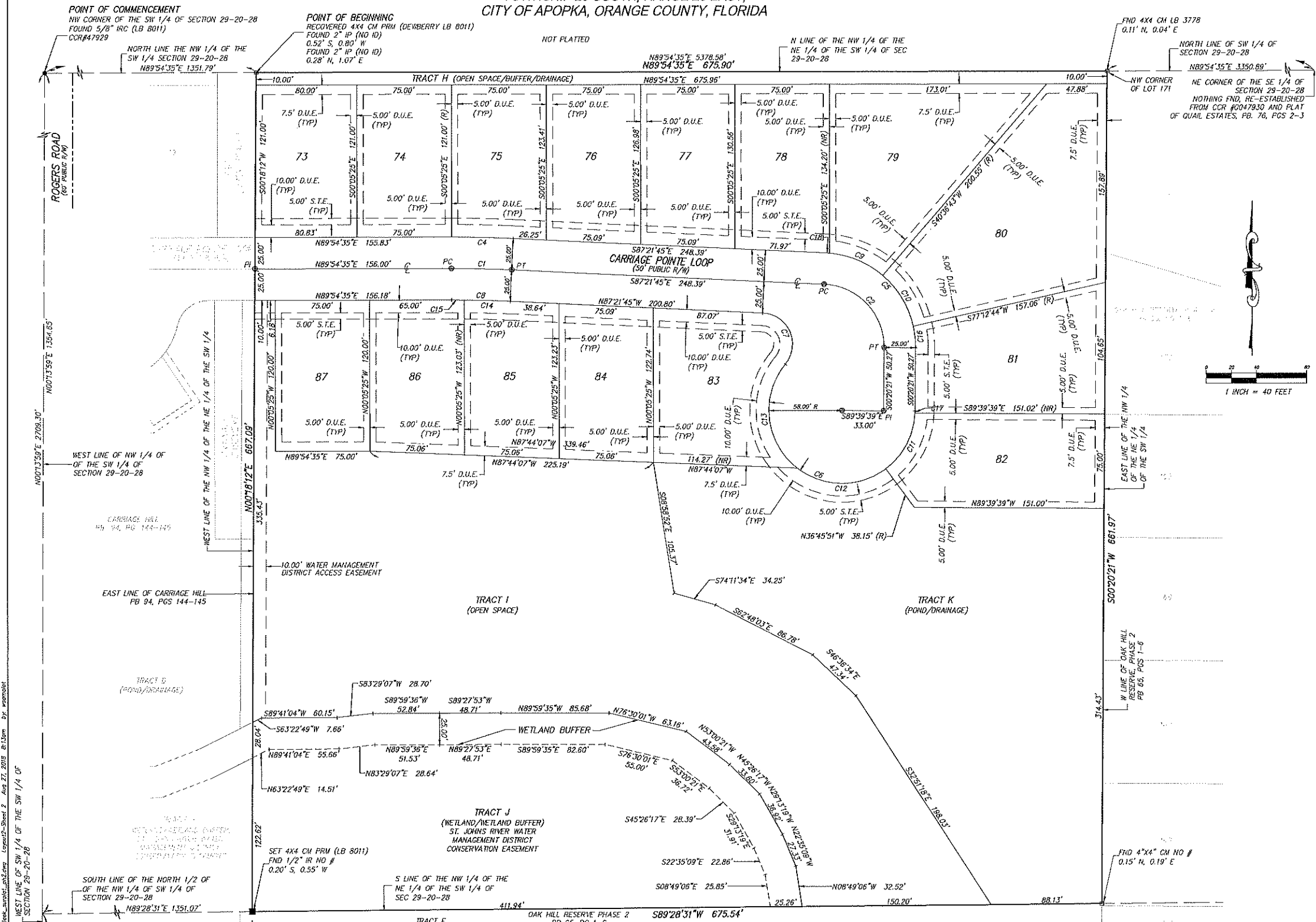
I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON _____, 2018, AS FILE NO. _____

COUNTY COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA
BY: _____

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9828 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

CARRIAGE HILL PHASE 2
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 29,
TOWNSHIP 20 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

PLAT BOOK: PAGE:



Drawing name: S:\Unit\Prospect\Planning\Drawings\plat\plat.dwg Date: 27-Aug-2015 10:13am by: mmoore

Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9825 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

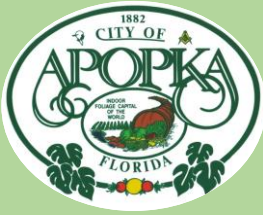
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	47.61'	1000.00	02°43'40"	47.61'	S88°43'35"W
C2	76.53'	50.00	87°42'06"	69.28'	S43°30'42"W
C4	48.80'	1025.00	02°43'40"	48.80'	S88°43'35"W
C5	114.80'	75.00	87°42'06"	103.92'	N43°30'42"W
C6	221.64'	58.00	218°56'54"	109.36'	S70°11'12"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C7	55.26'	25.00	126°39'00"	44.68'	N24°02'15"W
C8	46.42'	975.00	02°43'40"	46.42'	N88°43'35"W
C9	46.59'	75.00	35°35'25"	45.84'	N67°10'59"W
C10	47.91'	75.00	36°36'00"	47.10'	
C11	51.87'	58.13	51°07'38"	50.17'	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C12	75.67'	58.00	74°44'49"	70.41'	S89°23'26"E
C13	92.43'	58.00	91°18'17"	82.95'	S06°21'53"E
C14	36.42'	975.00	02°08'25"	36.42'	N88°25'58"W
C15	10.00'	975.00	00°35'16"	10.00'	N89°47'48"W
C16	17.18'	75.00	13°07'37"	17.15'	N06°13'28"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C17	1.68'	58.00	01°39'39"	1.68'	N01°10'10"E
C18	3.12'	75.00	02°23'04"	3.12'	N86°10'13"W

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CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: Vacate Ordinance

MEETING OF: November 7, 2018
 FROM: Community Development
 EXHIBIT(S): Legal Description
 Vicinity Map
 Aerial Map
 Ordinance No. 2657

SUBJECT: ORDINANCE NO. 2657 – VACATE A PORTION OF RIGHT-OF -WAY – FRONDS ROAD

REQUEST: SECOND READING AND ADOPTION OF ORDINANCE NO. 2657 – VACATE A PORTION OF FRONDS ROAD RIGHT-OF-WAY

SUMMARY:

OWNER/APPLICANT: Pat Lee / Mid-Florida Freezer Warehouse Ltd.
 LOCATION: South of U.S. Highway 441, East of Hermit Smith Road and West of U.S. 441
 EXISTING USE: Right-of-way
 AREA TO BE VACATED: 3,067 Square Feet +/-
 RELATIONSHIP TO ADJACENT PROPERTIES:

<i>Direction</i>	<i>Future Land Use</i>	<i>Zoning</i>	<i>Present Use</i>
North (City)	Industrial	I-1	Vacant (Mid-Florida Freezer – Owner)
East (City)	Industrial	I-1	Vacant (Mid-Florida Freezer – Owner)
South (City)	Industrial	I-1	Vacant (Mid-Florida Freezer – Owner)
West (City)	N/A	N/A	Fronds Road Right-of-Way

FUNDING SOURCE:

N/A

DISTRIBUTION

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

ADDITIONAL COMMENTS: Mid-Florida Freezer Warehouse Ltd. is seeking to vacate a portion of Fronds Road that is an existing public right-of-way. All property abutting the portion to be vacated is owned by Mid-Florida Freezer Ltd. The vacated right-of-way is proposed to be incorporated into the Mid-Florida Logistics Park Master Plan/Preliminary Development Plan. A portion of Fronds Road, west of the proposed right-of-way vacation to Hermit Smith Road, will remain as public right-of-way.

PUBLIC HEARING SCHEDULE:

October 17, 2018 - City Council - 1st Reading (7:00 p.m.)

November 7, 2018 - City Council - 2nd Reading (1:30 p.m.)

DULY ADVERTISED:

October 5, 2018 - Public Hearing Notice (Apopka Chief)

October 26, 2018 - (Apopka Chief)

RECOMMENDATION ACTION:

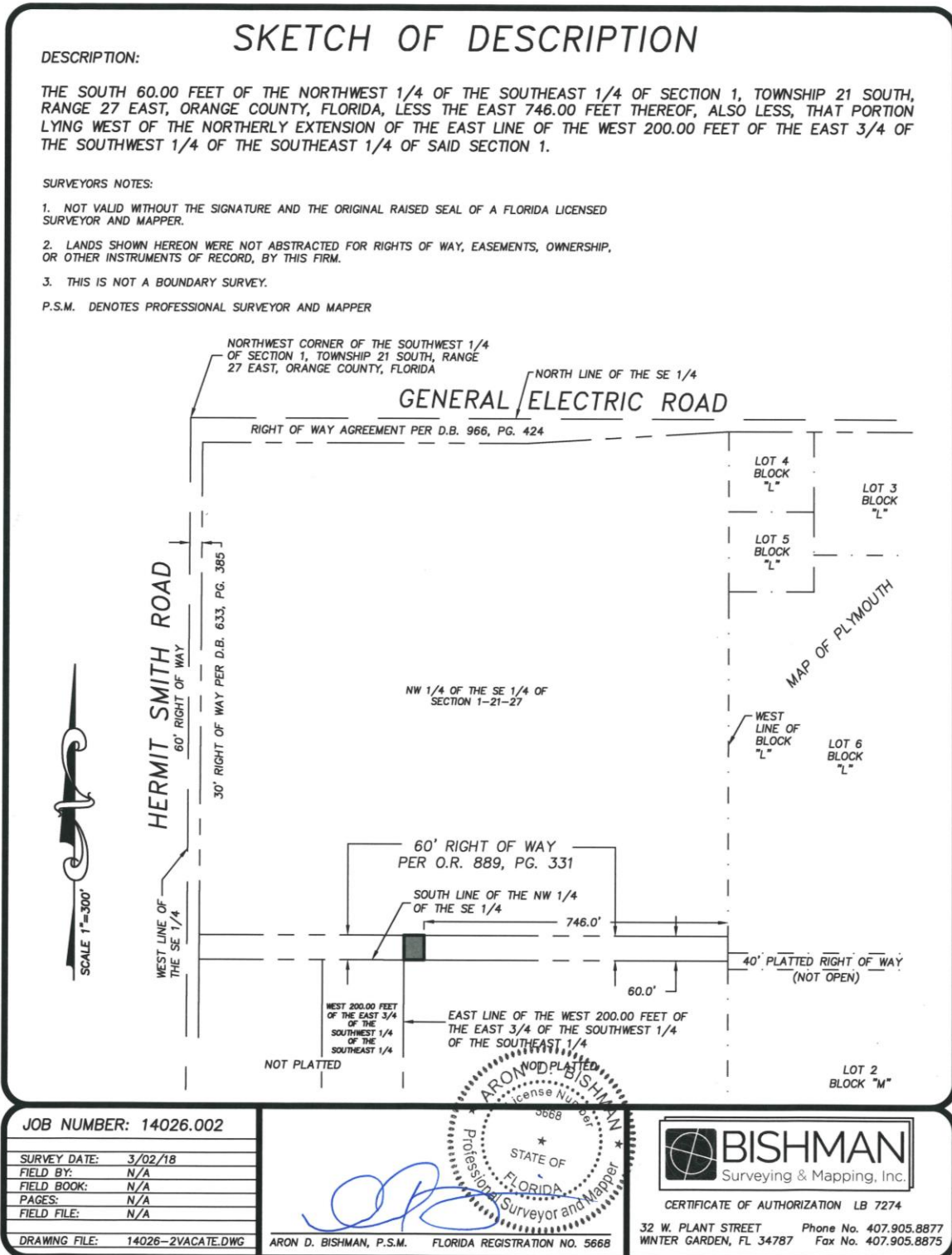
The **Development Review Committee** recommends approval of the request to vacate a portion of Fronds Road Right-of-Way as described in the Sketch of Description attached below.

The **City Council**, at its meeting on October 17, 2018, accepted the First Reading of Ordinance No. 2657, and held it over for Second Reading and Adoption on November 7, 2018.

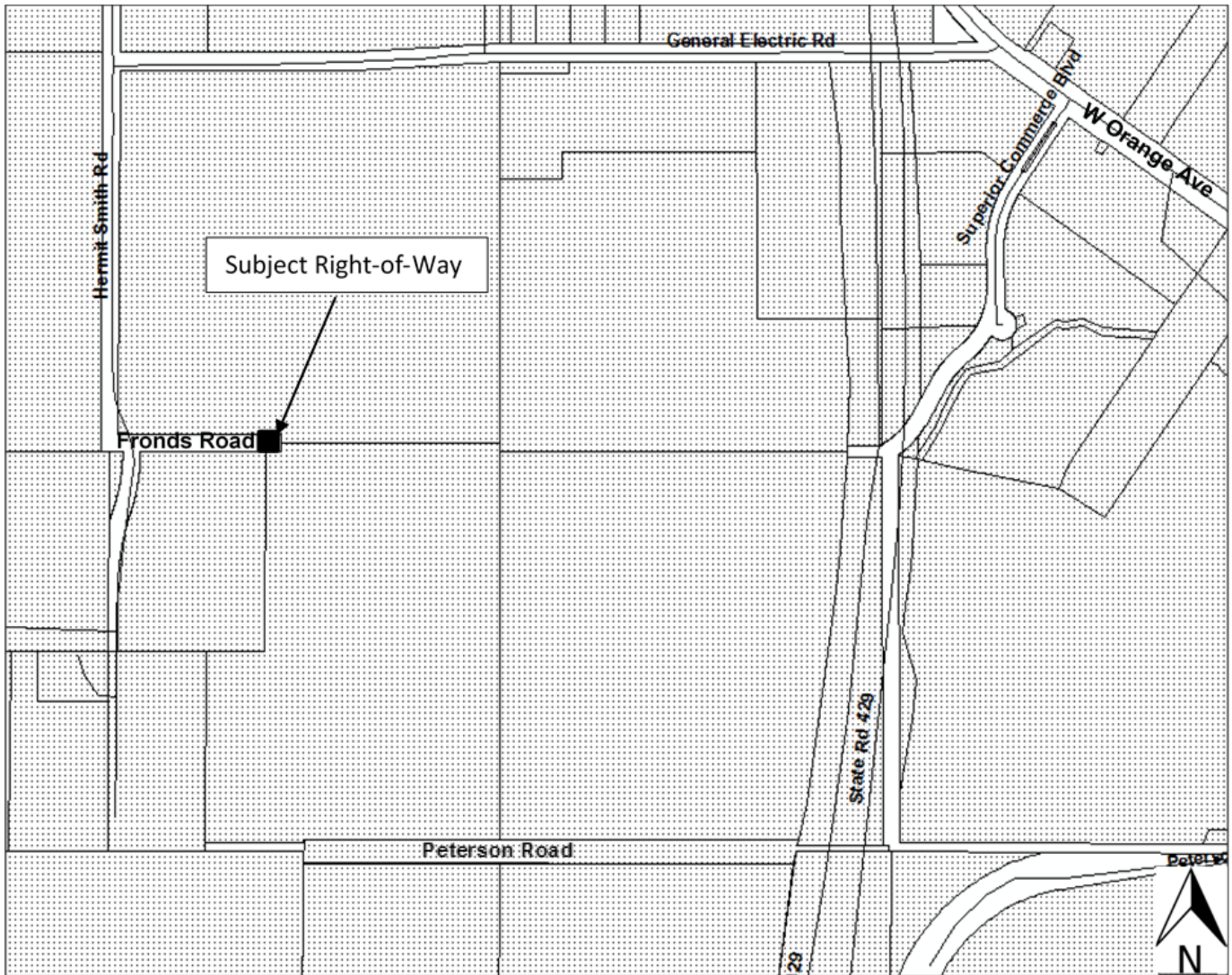
Adopt Ordinance No. 2657.

Applicant: Mid Florida Freezer Warehouse Ltd.

Total Acres: 3,067 square feet, more or less



VICINITY MAP



AERIAL MAP



ORDINANCE NO. 2657

AN ORDINANCE OF THE CITY OF APOPKA, TO VACATE A RIGHT-OF-WAY, KNOWN AS FRONDS ROAD, LOCATED SOUTH OF U.S. HIGHWAY 441, EAST OF S.R. 429; IN SECTION 1, TOWNSHIP 21, RANGE 27, OF ORANGE COUNTY, FLORIDA; PROVIDING DIRECTIONS TO THE CITY CLERK, FOR SEVERABILITY, FOR CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to provisions of Florida Statutes, Section 336.10, a Petition has been filed by the Mid-Florida Freezer Warehouse Ltd., to vacate, abandon, discontinue, renounce and disclaim roadway as shown in Exhibit "A"; and

WHEREAS, CenturyLink, Duke Energy, Charter Spectrum Communications and Lake Apopka Natural Gas District have no objection to the abandonment of a portion of the existing utility easement; and

WHEREAS, the City Council has determined that under the proposed circumstances there exists no public need for this existing easement; and

WHEREAS, after public notice in accordance with Florida Statute 336.10, the City Council has determined that it is not contrary to public interest to vacate and abandon said existing easement.

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

Section 1. That the following lands, and graphically depicted by the attached Exhibit "A," shall be officially closed, discontinued, and vacated:

Legal Description:

The South 60.00 feet of the Northwest ¼ of the Southeast ¼ of Section 1, Township 21 South, Range 27 East, Orange County, Florida, less the East 746.00 feet thereof, also less, that portion lying West of the Northerly extension of the East line of the West 200.00 feet of the East ¾ of the Southwest ¼ of the Southeast ¼ of said Section 1.

Section II. NOTICE. That notice of the adoption of this Ordinance be published and the Ordinance be filed with the Clerk of the Circuit Court of Orange County, Florida, and duly recorded among the Public Records of Orange County, Florida.

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

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

Section V. EFFECTIVE DATE. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: October 17, 2018

READ SECOND TIME
AND ADOPTED: November 7, 2018

Bryan Nelson, Mayor

ATTEST:

Linda Goff, City Clerk

APPROVED AS TO FORM:

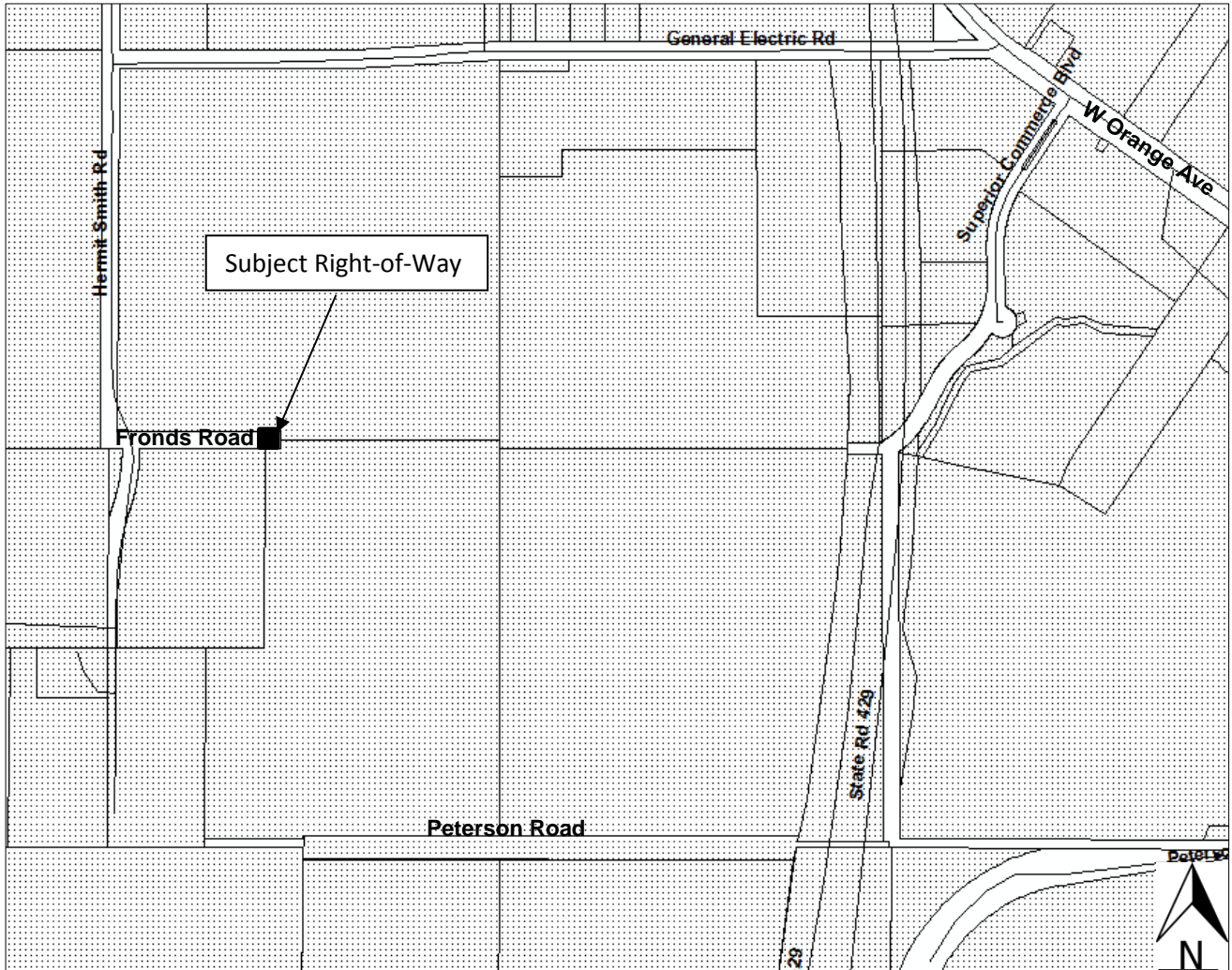
Clifford Shepard, Esq., City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: October 5, 2018; October 26, 2018

ORDINANCE NO. 2657
EXHIBIT "A"

City of Apopka
Proposed Vacate of Right-of-Way
Fronds Road

VICINITY MAP



Total Area: 3,067 square feet +/- (.07 acre +/-)

SKETCH OF DESCRIPTION

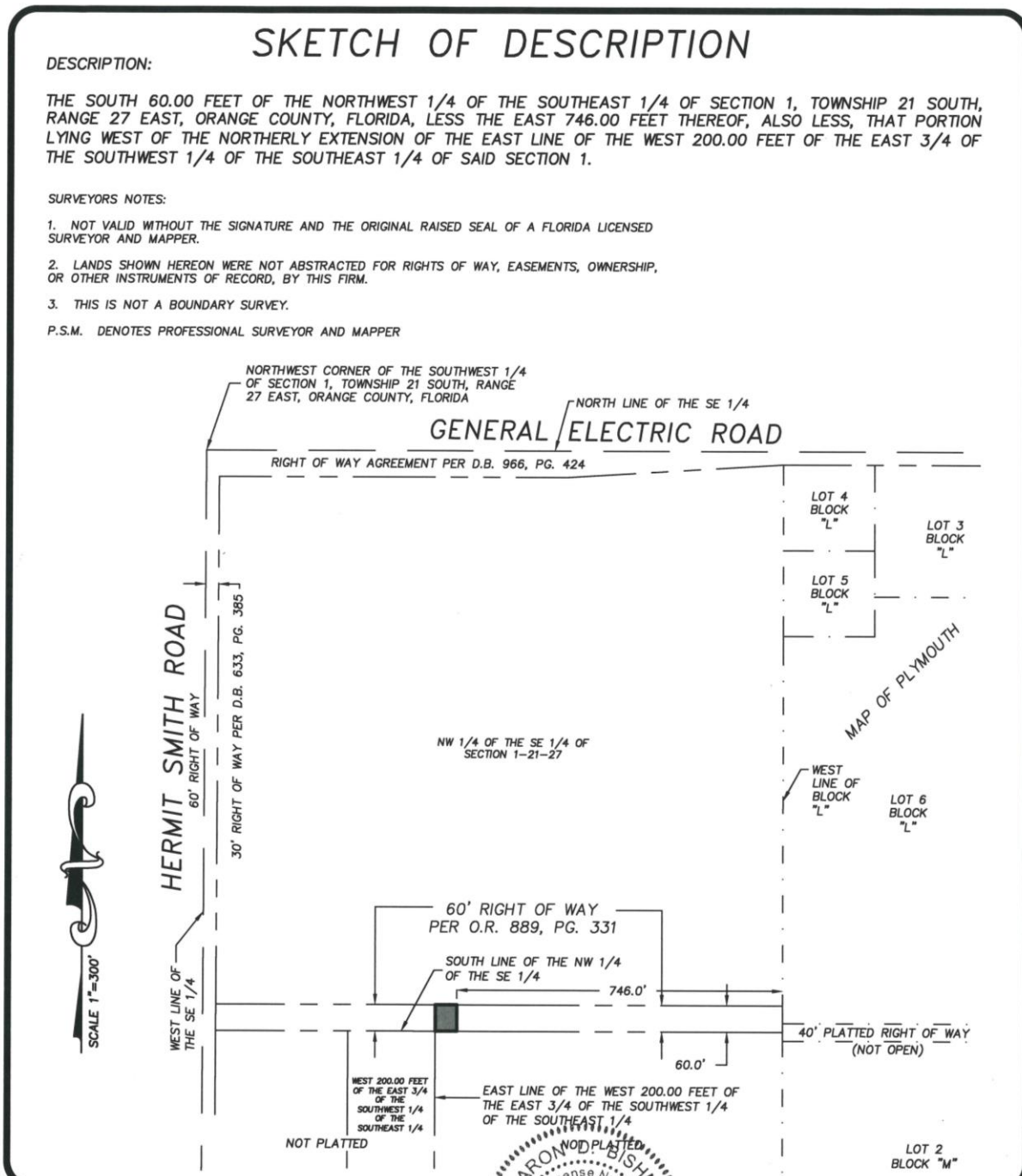
DESCRIPTION:

THE SOUTH 60.00 FEET OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 21 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE EAST 746.00 FEET THEREOF, ALSO LESS, THAT PORTION LYING WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF THE WEST 200.00 FEET OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 1.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. THIS IS NOT A BOUNDARY SURVEY.

P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER



JOB NUMBER: 14026.002			
SURVEY DATE:	3/02/18		
FIELD BY:	N/A		
FIELD BOOK:	N/A		
PAGES:	N/A		
FIELD FILE:	N/A		
DRAWING FILE:	14026-2VACATE.DWG		CERTIFICATE OF AUTHORIZATION LB 7274 32 W. PLANT STREET Phone No. 407.905.8877 WINTER GARDEN, FL 34787 Fax No. 407.905.8875



CITY OF APOPKA CITY COUNCIL

CONSENT AGENA
 PUBLIC HEARING
 SPECIAL REPORTS
 OTHER: Vacate

MEETING OF: November 7, 2018
FROM: Community Development
EXHIBITS: Vicinity Map
Ordinance No. 2680
Utility Release Letters
Survey
CenturyLink Encroach. Agreement
Property Owner Acceptance Letter

SUBJECT: **ORDINANCE NO. 2680 – UTILITY EASEMENT VACATE – WILLIE AND CYNTHIA MCINVALE – 1541 ISLAY COURT**

REQUEST: **SECOND READING OF ORDINANCE NO. 2680 – UTILITY EASEMENT VACATE – WILLIE AND CYNTHIA MCINVALE – 1541 ISLAY COURT**

SUMMARY:

OWNER/APPLICANT: Willie and Cynthia McInvale
LOCATION: 1541 Islay Ct.
LAND USE: Residential Low (0-5 du/ac)
ZONING: R-1AA
EXISTING USE: Single-Family Residence
AREA TO BE VACATED: 629.44 +/- Sq. Ft.
RELATIONSHIP TO ADJACENT PROPERTIES:

Direction	Land Use	Zoning	Present Use
North - City	Residential Low (0-5 du/ac)	R-1AA	Single Family Residence
East - City	Residential Low (0-5 du/ac)	R-1AA	Single Family Residence
South - City	Residential Low (0-5 du/ac)	R-1AA	Single Family Residence
West - City	Residential Low (0-5 du/ac)	R-1AA	Single Family Residence

FUNDING SOURCE: N/A

DISTRIBUTION

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

ADDITIONAL COMMENTS: The applicants are seeking to vacate a portion of an existing 10-foot wide utility easement located along the rear property line to accommodate a swimming pool. The southern six-feet of a portion of the 10-foot wide utility easement will be vacated as shown on the accompanying survey. A pool edge must be setback a minimum of five-feet from the rear property line.

Vacating this portion of the utility easement will not affect any abutting property owners.

The Development Review Committee, including the Public Services Department, has evaluated the site and has agreed to the vacate request. Additionally, all local utility providers have been contacted by the applicant and have provided the letters received from each utility provider indicating no objection to this vacate request.

PUBLIC HEARING SCHEDULE:

October 17, 2018 - City Council - 1st Reading
November 7, 2018 - City Council - 2nd Reading

DULY ADVERTISED:

October 5, 2018 - Public Hearing Notice (Apopka Chief)
October 26, 2018 – Public Hearing Notice (Apopka Chief)

RECOMMENDATION ACTION:

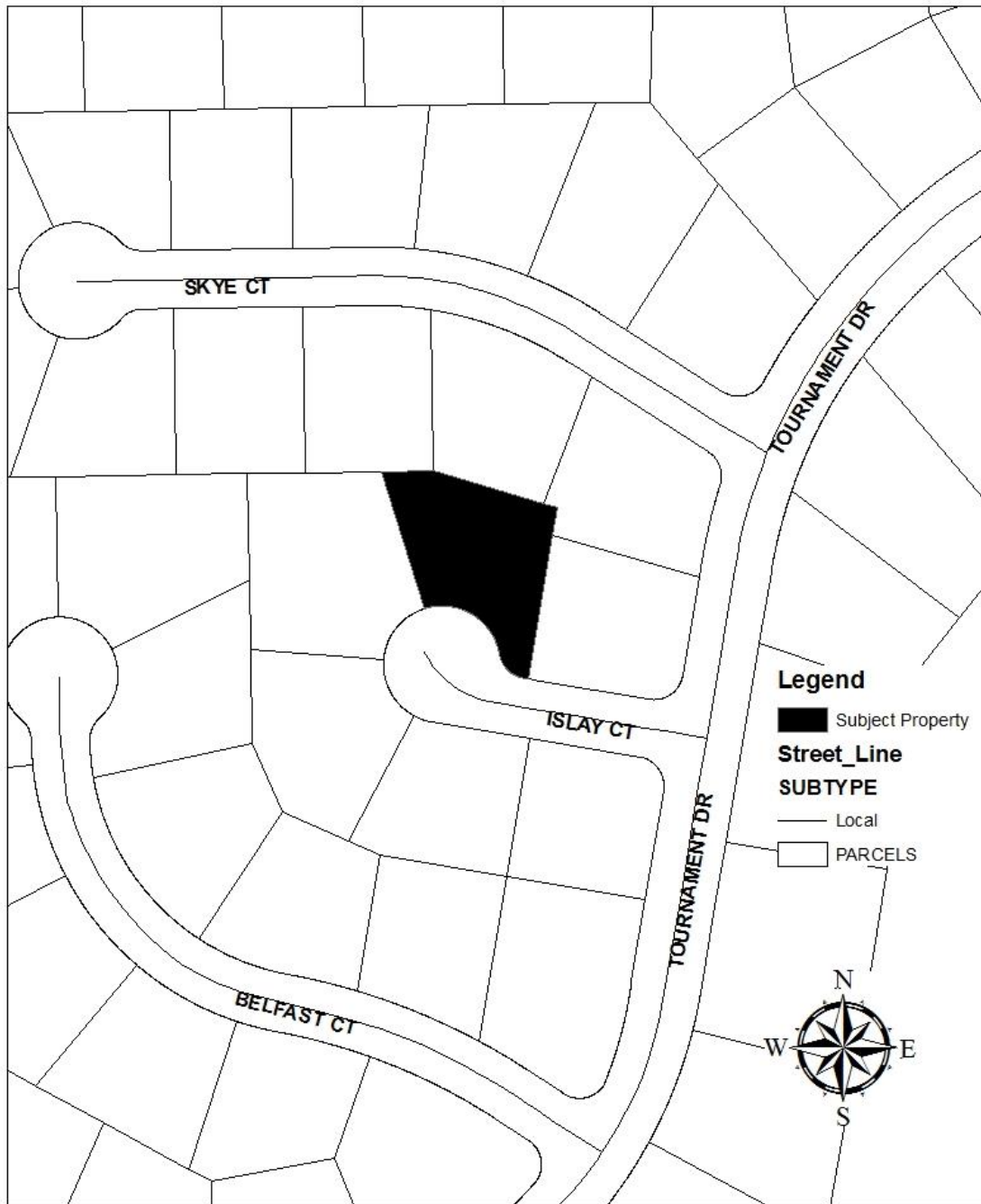
The **Development Review Committee** recommended approval of the request to vacate a portion of the existing drainage and utility easement as described in the legal description.

The **City Council**, at its meeting on October 17, 2018, accepted the First Reading of Ordinance No. 2680 and held it over for second reading on November 7, 2018.

Recommended Motion: Adopt Ordinance No. 2680

Willie and Cynthia McInvale
Proposed Vacate of Existing Utility Easement
1541 Islay Ct.
Parcel ID: 31-20-28-2521-00-850

VICINITY MAP



ORDINANCE NO. 2680

AN ORDINANCE OF THE CITY OF APOPKA, TO VACATE A PORTION OF THE EASEMENT AT THE REAR OF 1541 ISLAY COURT, LOCATED NORTH OF ISLAY COURT, WEST OF TOURNAMENT DRIVE; PROVIDING DIRECTIONS TO THE CITY CLERK, FOR SEVERABILITY, FOR CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to provisions of Florida Statutes, Section 336.10, a Petition has been filed by William and Cynthia McInvale, to vacate, abandon, discontinue, renounce and disclaim a portion of an existing utility easement located at 1541 Islay Court, as shown in Exhibit "A"; and

WHEREAS, CenturyLink (f/k/a Embarq), Progress Energy, Charter Spectrum Communications and Lake Apopka Natural Gas District have no objection to the abandonment of a portion of the existing utility easement; and

WHEREAS, the City Council has determined that under the proposed circumstances there exists no public need for this existing easement; and

WHEREAS, after public notice in accordance with Florida Statute 336.10, the City Council has determined that it is not contrary to public interest to vacate and abandon said existing easement.

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

Section 1. That the following lands, and graphically depicted by the attached Exhibit "A," shall be officially closed, discontinued, and vacated:

Legal Description:

A PORTION OF THE SOUTHERLY 6 FEET OF A 10 FOOT UTILITY EASEMENT ALONG THE REAR OF LOT 85, ERROL ESTATE UNIT 4A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 88 AND 89, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE AFORESAID LOT 85; THENCE RUN N 70°58'02" W 5.04 FEET ALONG THE NORTHERN LINE OF SAID LOT 85; THENCE RUNS 11°43'46" W 4.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUES 11°43'46" W 6.05 FEET; THENCE RUN N 70°58'02" W 105.29 FEET PARALLEL TO THE SAID NORTHERN LINE OF 85; THENCE RUN N 19°01'58" E 6.00' FEET; THENCE RUNS 70°58'02" E 104.52 FEET PARALLEL TO THE SAID NORTHERN LINE OF 85 AND TO THE POINT OF BEGINNING.

Containing: Containing 629.44 square feet, more or less.

Section II. NOTICE. That notice of the adoption of this Ordinance be published and the Ordinance be filed with the Clerk of the Circuit Court of Orange County, Florida, and duly recorded among the Public Records of Orange County, Florida.

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

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

Section V. EFFECTIVE DATE. That this Ordinance shall take effect upon the date of adoption.

READ FIRST TIME: October 17, 2018

READ SECOND TIME
AND ADOPTED: November 7, 2018

Bryan Nelson, Mayor

ATTEST:

Linda Goff, City Clerk

APPROVED AS TO FORM:

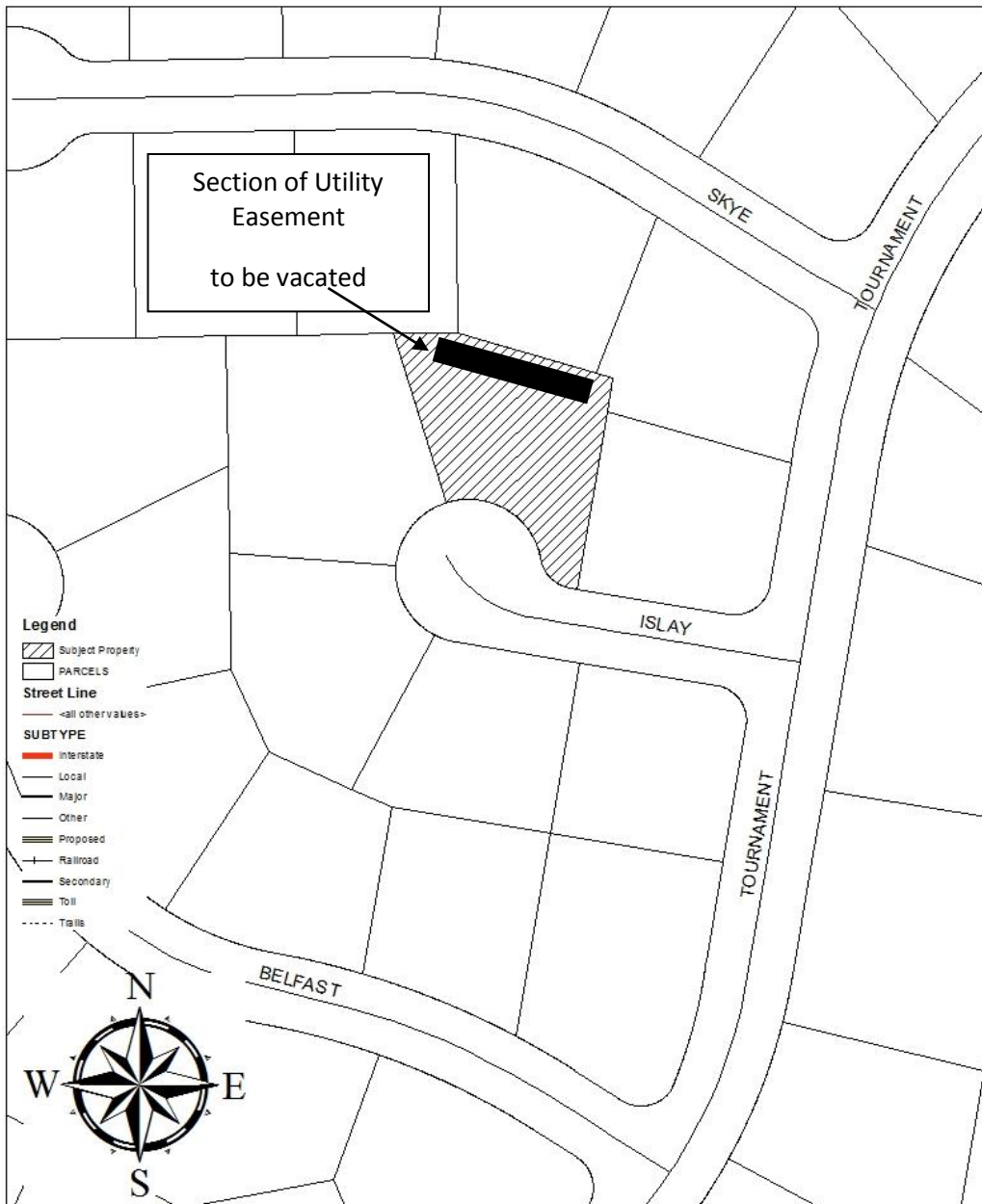
Clifford Shepard, Esq., City Attorney

DULY ADVERTISED FOR PUBLIC HEARING: October 5, 2018; October 26, 2018

ORDINANCE NO. 2680
EXHIBIT "A"
William and Cynthia McInvale
Proposed Vacate of Existing Utility Easement
1541 Islay Court
Parcel ID: 31-20-28-2521-00-850

VICINITY MAP

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





WR # 3532629

February 25, 2011

Gary A. Badzinski
1541 Islay Court
Apopka, FL 32712

Subject: No Conflict Pool Letter for 1541 Islay Court, Apopka, FL 32712

Dear Mr. Gary Badzinski:

Thank you for contacting Progress Energy for a letter of no conflict regarding your pool construction.

NO CONFLICT: Progress Energy has reviewed our existing facilities at the above referenced address and has found no apparent conflict at the proposed pool location. According to the drawing(s) you have provided Progress Energy has no objection to the proposed construction.

Note: Florida law requires excavators to dial **Sunshine State One Call of Florida at 811** to locate existing underground utilities prior to digging to avoid personal injury and damage to equipment.

Sincerely,

Sandy Watson
Distribution Design Specialist

August 8, 2018



CONFLICT REVIEW LETTER

Cynthia and Willie McInvale
1451 Islay Ct.
Apopka, Florida 32712

SUBJECT: Encroachment of existing pool and retaining wall
1541 Islay Ct.

Dear Mr. and Mrs. McInvale,

Please be advised that Embarq Florida, Inc., D/B/A Centurylink has no objection to the existing encroachment of a pool and retaining wall depicted on the attached exhibit and within the 10' wide Utility Easement, along the rear lot line of Lot 85, according to *Errol Estate Unit 4A* Plat as recorded in Plat Book 7, Pages 88-89, Orange County Florida Public Records.

Embarq Florida, Inc., D/B/A Centurylink is not able to approve a vacation of the above described 10' wide Utility Easement due to the existence of buried cable within above described 10' wide Utility Easement.

This approval neither subordinates nor relinquishes any damage or relocation costs (if any) incurred by Embarq Florida, Inc., D/B/A Centurylink, resulting from this placement and will be billed to the responsible party. Contact Sunshine State One Call of Florida at 811 to locate existing underground utilities prior to digging.

Should there be any questions or concerns, please contact me at 318-330-6894 or by email at michael.pietlukiewicz@centurylink.com.

Sincerely,

EMBARQ FLORIDA, INC., D/B/A CENTURYLINK

Michael Pietlukiewicz

Michael Pietlukiewicz

11111 Dorsett Rd.

2nd Floor

Maryland Heights, MO 63043

Construction Department
3767 All American Blvd
Orlando FL 32810



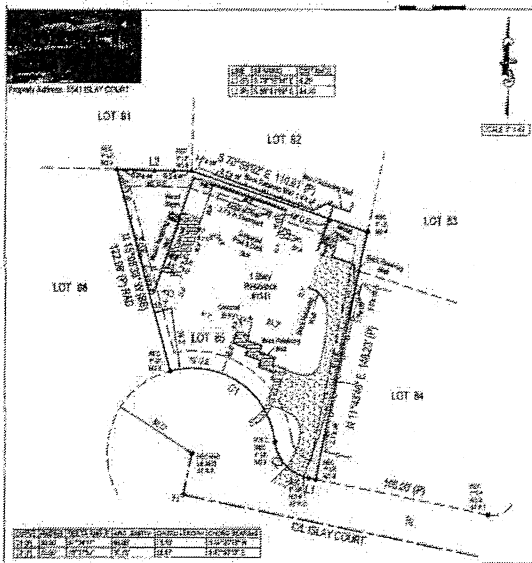
July 10, 2018

Bill McInvale
1541 Islay Ct
Apopka, FL 32712

Re: Request for encroachment
1541 Islay Ct

Dear Mr. McInvale:

Spectrum currently uses the existing rear 10ft and 5ft side utility easement, Charter Spectrum has reviewed your request to no objection to the encroachment to the rear and side easements as shown in this drawing below.



If you need and additional information, please contact me at my office 407-532-8511.

Sincerely,
Tracey Domostoy
Tracey Domostoy
Construction Supervisor
Charter- Spectrum

Cc: E-mailed. bmcinval@cfl.rr.com

 **Lake Apopka
Natural Gas District**

1320 Winter Garden-Vineland Rd, Winter Garden, Florida 34787
P: 407.656.2734 F: 407.656.9371 | www.lanagd.org

June 20, 2018


Bill McInvale
1541 Islay Ct.
Apopka, FL 32712

Re: No Conflict Letter

Address: 1541 Islay Ct.

City: Apopka, FL 32712

NO CONFLICT: Lake Apopka Natural Gas District has reviewed our existing facilities at the above referenced address and has found no existing facilities within the described location. Lake Apopka Natural Gas District does not object to the application request to vacate.



SIGNED

6/20/2018

DATE

Domingo Colon

PRINT NAME

Gas Construction Specialist

TITLE

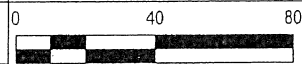
- NOTES:
1. THIS BOUNDARY SURVEY WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT OR PROVIDED INFORMATION.
 2. NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. SEPTIC +/- IF SHOWN.
 3. THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON OR USED BY ANY OTHER ENTITY. SURVEYS ARE NOT TRANSFERABLE.
 4. DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES. BOUNDARY BEARINGS AND DISTANCES ARE SHOWN AS PLATTED UNLESS DENOTED AS MEASURED.
 5. BEARINGS ARE BASED ON RECORD PLAT DATUM AND ON THE LINE SHOWN AS BASE BEARING (BB).
 6. BUILDING LINES SHOWN, REPRESENT BUILDING WALLS. EAVES, IF ANY, NOT LOCATED OR SHOWN.
 7. NO BUILDING SETBACKS OR BUILDING RESTRICTIONS SHOWN UNLESS PROVIDED TO THIS SURVEYOR.

Boundary
And
Mapping
Associates, Inc.

LAND
SURVEYORS
LB 4565

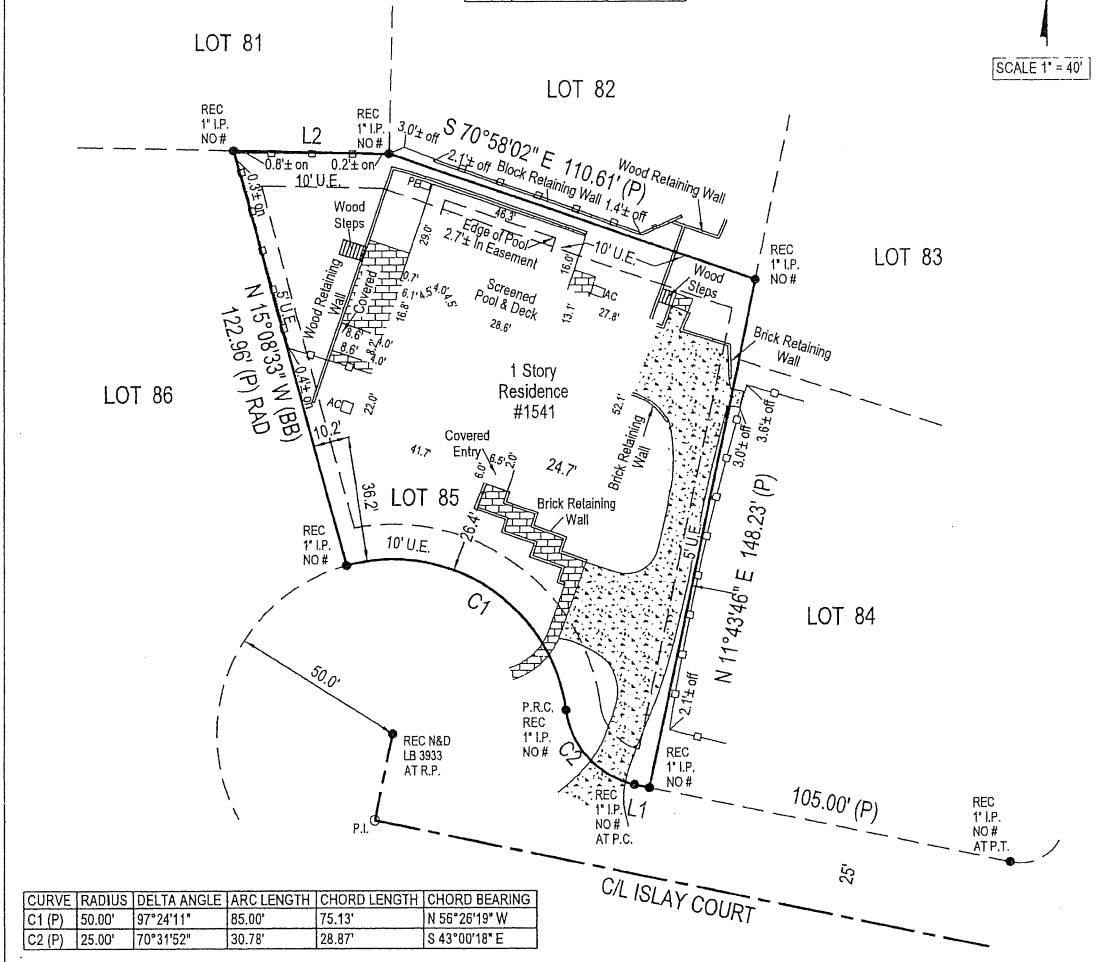
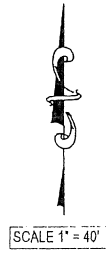
109 WEST ORANGE STREET
ALTA MONTE SPRINGS, FL.
32714
PH. (407) 696-1155

FLOOD ZONE REFERENCE:
PROPERTY APPEARS TO BE LOCATED IN ZONE 'X' PER F.I.R.M. MAP PANEL NO. 12095C 0119 F DATED 09-25-09.



Property Address: 1541 ISLAY COURT

LINE	BEARING	DISTANCE
L1 (P)	S 78°16'14" E	4.29'
L2 (P)	S 88°41'59" E	44.20'



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1 (P)	50.00'	97°24'11"	85.00'	75.13'	N 56°26'19" W
C2 (P)	25.00'	70°31'52"	30.78'	28.87'	S 43°00'18" E

DESCRIPTION: LOT 85, ERROL ESTATE UNIT 4A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 88 AND 89, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CERTIFIED TO:
WILLIE KENNETH MCINVALE JR. AND CYNTHIS BROTEMARKE MCINVALE
FBC MORTGAGE, LLC, ISAOA/ATIMA
VENTURE TITLE LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

JOB NO.: 18-895
DATE: FIELD: 05-07-18
SIGNED: 05-09-18
DRAWN BY: JDB
P.C.: TJP
CHECKED BY: RWJ

LEGEND

REC. - RECOVERED	○ - POINT NOT FOUND OR SET
I.P. - IRON PIPE	
I.C. - ILLUSORY CAP #	
C.M. - CONCRETE MONUMENT	
RB - REBAR	
RAD. - RADIAL	
N.R. - NOT RADIAL	
N.D. - NAIL & DISC	
(P) - PER PLAT	
(M) - AS MEASURED	
(D) - PER DESCRIPTION	
O.L. - ON LINE	
P.C. - POINT OF CURVATURE	
P.T. - POINT OF TANGENCY	
R.W. - RIGHT-OF-WAY	
P.O.B. - POINT OF BEGINNING	
P.B. - PLAT BOOK PG. - PAGE	
O.R.B. - OFFICIAL RECORDS BOOK	
M.B. - MAP BOOK	

PRC - POINT OF REVERSE CURVE
R.P. - RADIUS POINT
R - RADIUS
L - LENGTH OF ARC
S.E. - SIDEWALK EASEMENT
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT
L.E. - LANDSCAPE EASEMENT
P.E. - POOL EQUIPMENT
P.P. - POWER POLE
- - CHAIN LINK / WIRE FENCE LINE +/-
- - WOODEN FENCE LINE +/-
- - VINYL FENCE LINE +/-
- - ALUMINUM FENCE LINE +/-
- - OVERHEAD LINE +/-

This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida statutes.

Rodney W. Jackson
RODNEY W. JACKSON,
PSM 6281

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



CenturyLink

10/16/2018

Bill McInvale
1541 Islay Court
Apopka, FL 32712

**SUBJECT: 10.00' Utility Easement Encroachment, 1541 Islay Ct.
APN: 312028252100850**

Mr. McInvale:

CenturyLink has reviewed your Request to Proceed with Improvements as shown on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference, within the Easement Tract and has no objections providing, however, the following terms and conditions are agreed to, and met, by Bill McInvale, his contractors, representatives, employees, assigns, and/or future property owners (collectively "Property Owner"):

1. A minimum of 3 feet of cover above CenturyLink facilities is maintained at all times and the final grade provides for no less than said 3 feet of cover.
2. If any CenturyLink facilities are damaged or require relocation as a result of said Improvements, or the act of installing, maintaining or removing said Improvements, Property Owner agrees to bear the cost of repair and/or relocation of said CenturyLink facilities. Repairs and relocations will be performed under the guidelines of CenturyLink, all regulating entities, and the supervision of a CenturyLink Inspector.
3. No buildings or structures are to be placed within the Easement Tract other than those shown on Exhibit "A". Any future encroachment will require a separate agreement.

The act of proceeding with work of any type within the Easement Tract or, if the structure is existing as of the date of this letter, the act of not immediately removing the structure from the Easement Tract, constitutes Property Owner's acceptance of the above terms and Property Owner agrees to be bound by said terms.

It is the intent and understanding of CenturyLink that this action shall not reduce our rights to any existing easement or rights we have on this site or in the area.

The acceptance of the hereinabove terms and conditions shall "run with the land" and be enforceable upon the property owner of record at the time of any damage or required relocation of CenturyLink facilities due to the encroachment as shown on Exhibit A or any breach of these terms and conditions.

If you have any questions or would like to discuss this action further, please contact Tommy Sassone at Thomas.Sassone@CenturyLink.com.

Sincerely yours,

Tommy Sassone
Network Infrastructure Services
CenturyLink

EXHIBIT A

NOTES:

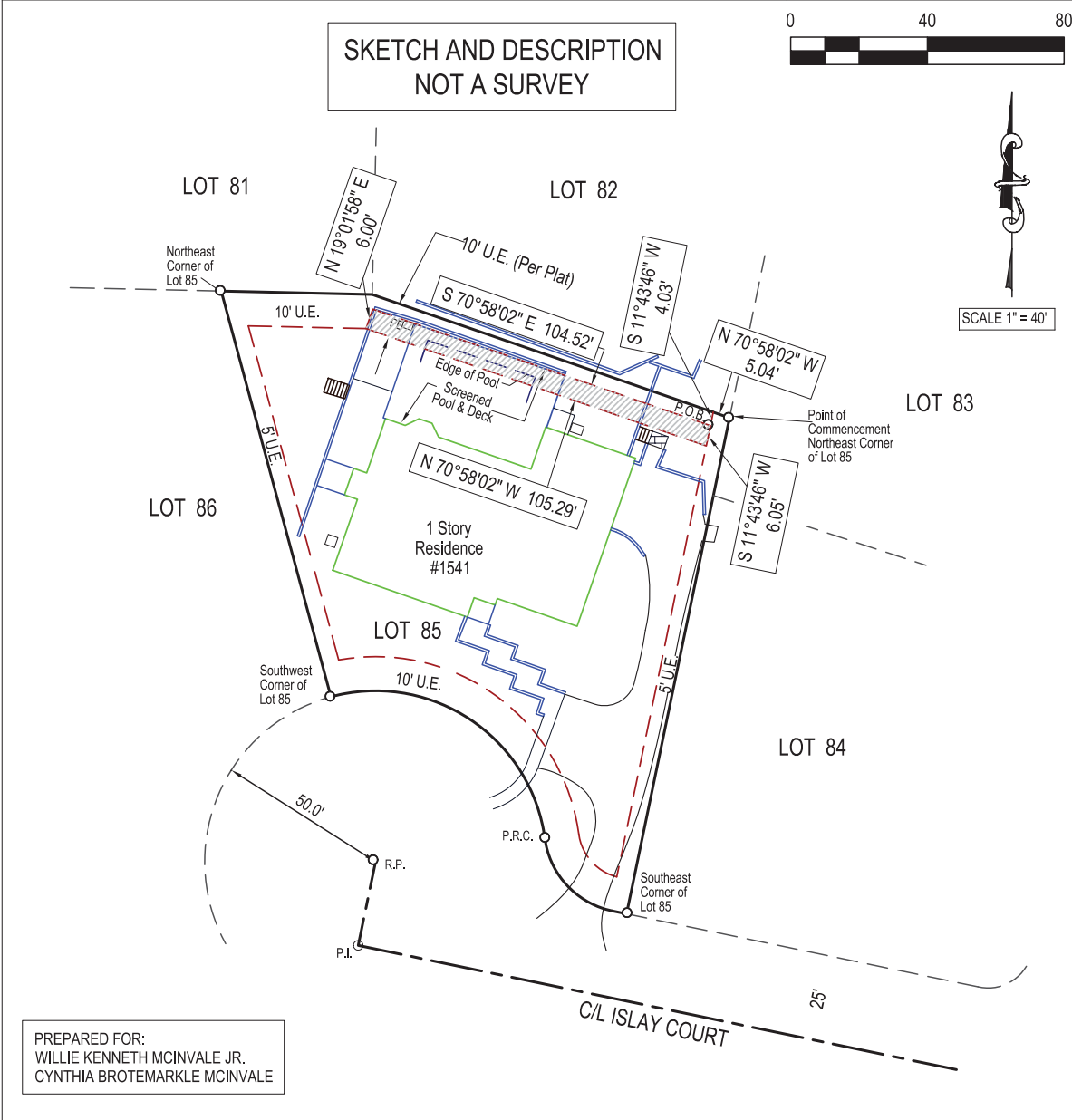
1. THIS SKETCH AND DESCRIPTION WAS PREPARED FROM TITLE OR OTHER INFORMATION FURNISHED TO THIS SURVEYOR. THERE MAY BE OTHER RESTRICTIONS RECORDED OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY. PROPERTY IS SUBJECT TO ALL TITLE EXCEPTIONS, COVENANTS, RESTRICTIONS, EASEMENTS AND SETBACKS OF RECORD. NO TITLE ABSTRACT PERFORMED BY THIS SURVEYOR. EASEMENTS SHOWN PER PLAT OR PROVIDED INFORMATION.
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**Boundary
And
Mapping
Associates, Inc.**

















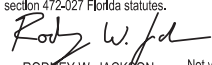
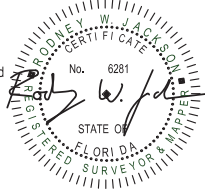








109 WEST ORANGE STREET
ALTA MONTE SPRINGS, FL.
32714
PH. (407) 696-1155

LAND
SURVEYORS
LB 4565



DESCRIPTION: (PROPOSED PORTION OF EASEMENT TO BE VACATED)
 A PORTION OF THE SOUTHERLY 6 FEET OF A 10 FOOT UTILITY EASEMENT ALONG THE REAR OF LOT 85, ERROL ESTATE UNIT 4A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE(S) 88 AND 89, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE AFORESAID LOT 85; THENCE RUN N 70°58'02" W 5.04 FEET ALONG THE NORTHERN LINE OF SAID LOT 85; THENCE RUN S 11°43'46" W 4.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 11°43'46" W 6.05 FEET; THENCE RUN N 70°58'02" W 105.29 FEET PARALLEL TO THE SAID NORTHERN LINE OF 85; THENCE RUN N 19°01'58" E 6.00 FEET; THENCE RUN S 70°58'02" E 104.52 FEET PARALLEL TO THE SAID NORTHERN LINE OF 85 AND TO THE POINT OF BEGINNING.

(CONTAINING 629.44 SQUARE FEET MORE OR LESS)

JOB NO.: 18-895 Easement DATE: OFFICE: 09-10-18	<p>LEGEND</p> <table style="font-size: small;"> <tr> <td>REC. - RECOVERED</td> <td>PRC - POINT OF REVERSE CURVE</td> <td></td> <td>PAVERS/BRICK</td> </tr> <tr> <td>I.P. - IRON PIPE</td> <td>R.P. - RADIUS POINT</td> <td></td> <td></td> </tr> <tr> <td>I.C. - ILLIGIBLE CAP #</td> <td>R - RADIUS</td> <td></td> <td></td> </tr> <tr> <td>C.M. - CONCRETE MONUMENT</td> <td>L - LENGTH OF ARC</td> <td></td> <td></td> </tr> <tr> <td>RB - REBAR</td> <td>S.E. - SIDEWALK EASEMENT</td> <td></td> <td></td> </tr> <tr> <td>RAD. - RADIAL</td> <td>U.E. - UTILITY EASEMENT</td> <td></td> <td></td> </tr> <tr> <td>N.R. - NOT RADIAL</td> <td>D.E. - DRAINAGE EASEMENT</td> <td></td> <td></td> </tr> <tr> <td>N&D - NAIL & DISC</td> <td>L.E. - LANDSCAPE EASEMENT</td> <td></td> <td></td> </tr> <tr> <td>(P) - PER PLAT</td> <td>P.E. - POOL EQUIPMENT</td> <td></td> <td></td> </tr> <tr> <td>(M) - AS MEASURED</td> <td>P.P. - POWER POLE</td> <td></td> <td></td> </tr> <tr> <td>(D) - PER DESCRIPTION</td> <td></td> <td></td> <td></td> </tr> <tr> <td>OL. - ON LINE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>P.C. - POINT OF CURVATURE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>P.T. - POINT OF TANGENCY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>RW - RIGHT-OF-WAY</td> <td></td> <td></td> <td></td> </tr> <tr> <td>P.O.B. - POINT OF BEGINNING</td> <td></td> <td></td> <td></td> </tr> <tr> <td>P.B. - PLAT BOOK PG. - PAGE</td> <td></td> <td></td> <td></td> </tr> <tr> <td>O.R.B. - OFFICIAL RECORDS BOOK</td> <td></td> <td></td> <td></td> </tr> <tr> <td>M.B. - MAP BOOK</td> <td></td> <td></td> <td></td> </tr> </table>	REC. - RECOVERED	PRC - POINT OF REVERSE CURVE		PAVERS/BRICK	I.P. - IRON PIPE	R.P. - RADIUS POINT			I.C. - ILLIGIBLE CAP #	R - RADIUS			C.M. - CONCRETE MONUMENT	L - LENGTH OF ARC			RB - REBAR	S.E. - SIDEWALK EASEMENT			RAD. - RADIAL	U.E. - UTILITY EASEMENT			N.R. - NOT RADIAL	D.E. - DRAINAGE EASEMENT			N&D - NAIL & DISC	L.E. - LANDSCAPE EASEMENT			(P) - PER PLAT	P.E. - POOL EQUIPMENT			(M) - AS MEASURED	P.P. - POWER POLE			(D) - PER DESCRIPTION				OL. - ON LINE				P.C. - POINT OF CURVATURE				P.T. - POINT OF TANGENCY				RW - RIGHT-OF-WAY				P.O.B. - POINT OF BEGINNING				P.B. - PLAT BOOK PG. - PAGE				O.R.B. - OFFICIAL RECORDS BOOK				M.B. - MAP BOOK				<p>This is a digitally signed and sealed drawing of a boundary survey performed under the direction of the undersigned. Survey is authorized on or about the date of the survey shown hereon and certified only to those persons and/or entities listed hereon. The boundary survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17 F.A.C. pursuant to section 472-027 Florida statutes.</p> <div style="text-align: center;">  <p>RODNEY W. JACKSON, PSM 6281</p> </div> <div style="text-align: right; margin-top: 10px;">  </div> <p style="font-size: x-small; text-align: right;">Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.</p>
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Willie (Bill) Kenneth McInvale, Jr.
1541 Islay Court
Apopka, FL 32712
407-413-4748

October 17, 2018

City of Apopka
Community Development Department
Planning and Zoning Division
120 East Main Street, 2nd Floor
Apopka, FL 32703

Attention: Mr. Phil Martinez

RE: Application for Vacating Easement

Dear Mr. Martinez,

Please accept this letter as notification of my acceptance of and agreement to the terms and conditions presented in the Utility Easement Encroachment Letter regarding the above address from Tommy Sassone, Network Infrastructure Services, CenturyLink, dated October 16, 2018.

Thank you for your continued cooperation and understanding in this matter. Please feel free to contact me if you have any questions or need additional information.

Sincerely,

Willie Kenneth McInvale, Jr.



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: Resolution No. 2018-23

MEETING OF: November 7, 2018
 FROM: Finance Department
 EXHIBITS: Exhibit A

SUBJECT: RESOLUTION NO. 2018 - 23 – AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018

REQUEST: REQUEST COUNCIL ADOPT RESOLUTION NO. 2018-23 TOTALING \$488,261.20

SUMMARY:

On September 27, 2017, by Resolution No. 2017-17, the City Council adopted the final budgets for fiscal year 2017/2018. The City has committed to expenditures and has experienced unanticipated revenues/expenditures through the current fiscal year that need to be reflected in the current budget. Florida Statutes, Section 166.241(4) requires the governing body amend the budget in the same manner as the original budget is adopted.

Exhibit A – This amendment includes changes for the funding and appropriations for the Splash Pad at Kit Land Nelson Park. These appropriations should have been carried forward from fiscal year 2017.

FUNDING SOURCE:

FY 2017 - 2018 Budget Amendment for the Splash Pad project will be funded from carry forward reserves.

RECOMMENDATION ACTION:

Adopt Resolution No. 2018-23

DISTRIBUTION

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

**EXHIBIT A
CITY OF AOPKA
BUDGET AMENDMENT
Wednesday, November 07, 2018**

Date : _____
 Prepared by: _____
 Approved by: _____
 Entry Code: _____

Date Entered: _____
 Entered By: _____
 Batch #: _____
 Posted By: _____

ACCOUNT NUMBER	J/E DESCRIPTION	TO	FROM
104-389-0009	CARRY-OVER APPROPRIATIONS(BUDGET)		488,261.20
104-3614-572-63000	IMPROVEMENTS OTHER THAN BLDGS.	488,261.20	
THE SPLASH PAD BUDGET WAS NOT CARRIED FORWARD FROM FY 2017 INTO FY 2018.			
	TOTAL	488,261.20	488,261.20
COMMENTS: RESOLUTION 2018-23			

RESOLUTION NO. 2018-23

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

WHEREAS, the City Council of the City of Apopka, Florida, has determined that the Budget for Fiscal Year 2017/2018 should be amended; and

WHEREAS, Florida Statutes, Section 166.241(4) requires the governing body amend the budgets in the same manner as the original budget is adopted; and

WHEREAS, the City Council adopted the final budgets for fiscal year 2017/2018 through resolution on September 27, 2017.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

SECTION 1: That the Budget for the City of Apopka, Florida, and Fiscal Year 2017/2018 is hereby amended as indicated in Exhibit A – with an amendment totaling \$488,261.20 which are hereby attached and made part of this Resolution by reference thereto.

SECTION 2: Effective Date. This Resolution shall take effect upon final passage and adoption.

ADOPTED THIS 7TH DAY OF November, 2018

CITY OF APOPKA, FLORIDA

BRYAN NELSON, MAYOR

ATTEST:

SUSAN M. BONE, DEPUTY CITY CLERK



CITY OF APOPKA CITY COUNCIL

- CONSENT AGENDA
- PUBLIC HEARING
- SPECIAL REPORTS
- OTHER: Resolution No. 2018-24

MEETING OF: November 7, 2018
 FROM: Finance Department
 EXHIBITS: Exhibit A

SUBJECT: RESOLUTION NO. 2018 - 24 – AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019

REQUEST: REQUEST COUNCIL ADOPT RESOLUTION NO. 2018-24 TOTALING \$275,100.00

SUMMARY:

On September 19, 2018, by Resolution No. 2018-19 the City Council adopted the final budgets for fiscal year 2018/2019. The City has committed to expenditures and has experienced unanticipated revenues/expenditures through the current fiscal year that need to be reflected in the current budget. Florida Statutes, Section 166.241(4) requires the governing body amend the budget in the same manner as the original budget is adopted.

Exhibit A – This amendment includes changes for the funding and appropriations for the rent, improvements to the space and the relocation of the tenants for the UCF Incubator; emergency repairs for the pressure-sustaining valve at the North Shore Reuse Water Pump Station; and Fire donations.

FUNDING SOURCE:

FY 2018 - 2019 Budget Amendment includes funding from general reserves for the UCF Incubator approved by council on September 5, 2018 and previous year remaining balance of fire donations earmarked in reserves for the fire donations. These donations were already accounted for separately. The valve repair is being funded from the utility (401) fund reserves.

RECOMMENDATION ACTION:

Adopt Resolution No. 2018-24

DISTRIBUTION

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

**EXHIBIT A
CITY OF AOPKA
BUDGET AMENDMENT
Wednesday, November 07, 2018**

Date : _____
 Prepared by: _____
 Approved by: _____
 Entry Code: _____

Date Entered: _____
 Entered By: _____
 Batch #: _____
 Posted By: _____

ACCOUNT NUMBER	J/E DESCRIPTION	TO	FROM
001-389-0010	FUNDING FROM RESERVES		230,000.00
001-4020-515-3400	OTHER CONTRACTUAL SERVICES	221,000.00	
001-4020-515-4400	RENTALS AND LEASES	9,000.00	

ESTABLISH APPROPRIATIONS FOR THE UCF INCUBATOR RELOCATION TO THE PROPERTY OWNED BY FLORIDA HOSPITAL WHICH WAS APPROVED ON SEPTEMBER 5, 2018. THIS FUNDING ALLOWS FOR RENT, IMPROVEMENTS TO THESPACE (WHICH IS NOT OWNED BY THE CITY), AND RELOCATION FUNDS.

ACCOUNT NUMBER	J/E DESCRIPTION	TO	FROM
401-389-0000	FUNDING FROM RESERVES		30,000.00
401-3191-535-4600	REPAIR & MAINT.-BLDG & EQUIPMENT	30,000.00	

ESTABLISH FUNDING AND APPROPRIATIONS FOR EMERGENCY REPAIRS OF THE PRESSURE-SUSTAINING VALVE AT THE NORTH SHORE REUSE WATER PUMP STATION. APPROVAL WAS GIVEN ON TODAY'S CONSENT AGENDA

ACCOUNT NUMBER	J/E DESCRIPTION	TO	FROM
401-389-0000	FUNDING FROM RESERVES		15,100.00
001-2110-522-8201	FIRE CHIEF DONATION EXPENSE	12,100.00	
001-2110-522-8202	FIRE CPR DONATION EXPENSE	3,000.00	

ESTABLISH APPROPRIATION FROM PREVIOUS YEARS REMAINING BALANCE CARRY FORWARDS. THIS MONEY IS SITTING IN RESTRICTED RESERVES FOR ALLOWABLE SPENDING ONLY FOR FIRE.

TOTAL 275,100.00 275,100.00

COMMENTS: **RESOLUTION 2018-24**

RESOLUTION NO. 2018-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018 AND ENDING SEPTEMBER 30, 2019, PROVIDING FOR A BUDGET AMENDMENT

WHEREAS, the City Council of the City of Apopka, Florida, has determined that the Budget for Fiscal Year 2018/2019 should be amended; and

WHEREAS, Florida Statutes, Section 166.241(4) requires the governing body amend the budgets in the same manner as the original budget is adopted; and

WHEREAS, the City Council adopted the final budgets for fiscal year 2018/2019 through resolution on September 19, 2018.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, AS FOLLOWS:

SECTION 1: That the Budget for the City of Apopka, Florida, and Fiscal Year 2018/2019 is hereby amended as indicated in Exhibit A – with an amendment totaling \$275,100 which are hereby attached and made part of this Resolution by reference thereto.

SECTION 2: Effective Date. This Resolution shall take effect upon final passage and adoption.

ADOPTED THIS 7TH DAY OF November, 2018

CITY OF APOPKA, FLORIDA

BRYAN NELSON, MAYOR

ATTEST:

SUSAN M. BONE, DEPUTY CITY CLERK

Brian Forman

Brian Forman has 22 years of professional experience, including 10 years of experience as a municipal Recreation Director. Brian earned a Bachelor's Degree in Recreation Administration from York College of Pennsylvania, and a Master's Degree in Physical Education and Athletics Administration from Ball State University. He is a Certified Parks and Recreation Professional. Brian spent the first 17 years of his career in Connecticut before serving as Apopka's Recreation Operations and Maintenance Manager from 2013-2014. Brian accepted a Recreation Director position in Pennsylvania in 2014 where he opened an \$11-million-dollar member-based Community and Recreation Center, then he returned to the area in 2016. He has served as the Director of Parks and Recreation in Bartow, FL since 2016, leading a department that includes 29 full-time employees and a budget over \$3 million. Brian's background includes coaching and officiating baseball, basketball and soccer on the high school and collegiate levels, as well as 30 years of experience in youth summer camp. Brian has a history of increasing programs and revenue while enhancing facilities in a fiscally efficient manner. He resides in Winter Garden with his wife and 2 daughters.

BRIAN FORMAN

PROFESSIONAL PROFILE:

Experienced leader. Creates team environment. Motivates staff to be the best we can be. Goal oriented professional. Always looking to improve. Dedicated to providing the best services and facilities possible. Proven relationship builder with community organizations and businesses.

SUMMARY OF ACCOMPLISHMENTS:

- 22 years Professional Experience, including 10 years Director Experience
- Major Facility Construction Projects: \$11 million Community and Recreation Center and \$15 million facility expansion and renovation project
- Facility Development and Management: Athletic Complexes, Parks, Aquatics, Community Centers, Cemeteries, Camps
- Created Long Term Plans
- Developed and Managed Budgets up to \$3.4 million
- Created Sponsorship Agreements and Community Partnerships
- Fiscally Efficient: Routinely found ways to reduce expenses
- Increased Programs Offered, Participation in Existing Programs, Revenue
- Worked with Boards/Committees
- Experienced Making Public Presentations

PROFESSIONAL WORK EXPERIENCES:

Parks and Recreation Director, City of Bartow, 2016 – Present

Supervise 29 FT staff with 7 direct reports and a budget over \$3 million. Manage 14 parks, 19 fields, 3 community centers, 3 cemeteries, pool, right of ways. Increased number of programs offered and participation in existing programs, including tripling Blarney Triathlon registrations. Improved marketing and promotions strategies through increased and updated on-line presence, new recreation software and additional means of promotion. Developed positive community relationships with local clubs and organizations. Updated the 5 year plan. Project Manager and Administrator for completed CDBG Grant Project adding a community garden, sport court, event space and safety equipment. Pre-planning for Parks Master Plan.

Recreation Director, Montgomery Township, 2014 – 2016

Opened new \$11 million Community and Recreation Center. Developed all policies, procedures and fees. Created staff structure and first facility operating budget of \$1 million. Dramatically increased programming and services to the community in areas such as; art, toddler programs, youth birthday parties, youth sports, adult sports, fitness, senior programs, trips, events, rentals. Developed comprehensive marketing plans. Made public presentations.

BRIAN FORMAN



Recreation Operations Manager, City of Apopka, 2013 – 2014

Supervised 20 FT staff with 8 direct reports and a budget over \$2.5 million. Managed 180 acre, 28 field athletic complex and amphitheater, 2 community centers. Improved quality of fields and facilities through proper planning and keeping staff accountable. Developed policies and programs. Managed staff and facilities for Old Florida Outdoor Festival. Worked with community organizations. Created programs and events.

Parks and Recreation Director, Town of Plymouth, 2008 – 2013

Created new programs, such as Summer Youth Rec, Outdoor Family Movie Night and more. Increased overall program participation by over 100%. Doubled program revenue. Managed revolving program income fund in addition to the general fund. Reduced expenses by 10%. Developed and expanded partnerships with Healthtrax Fitness and Wellness Center, Pequabuck Golf Club, D'Amato's Martial Arts, the Board of Education and others. Managed parks, lakes, fields.

Recreation and Wellness Assistant Director, Mandell JCC, 1996 – 2007

Assisted in managing 12 FT staff and a department budget of \$2 million. Created Sponsor Agreements with Coca Cola, Morgan Stanley and many local businesses. Oversaw gymnasium, fitness center, indoor aquatics center, camp, swim and tennis club. Created programs like All Star Sports Jams, Adult Softball, Adult Volleyball, Youth Soccer, Youth Floor Hockey, Youth Fitness Training. Created and Directed events for Single Adults. Directly involved in planning and executing \$15 million expansion and renovation of primary facility. Served as Assistant Camp Director for traditional day/overnight camp with over 250 participants and 70 staff. Scheduled facilities.

EDUCATION & CERTIFICATION:

Master of Arts: Administration in Phys Ed and Athletics, Ball State University
Bachelor of Science: Recreation Administration, York College of Pennsylvania
Certified Parks and Recreation Professional

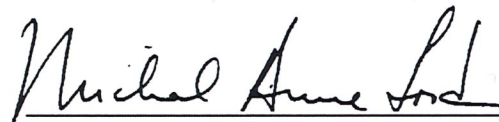
National Recreation and Park Association

Let it be known that

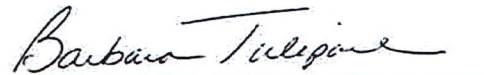
Brian Forman

has met the requirements of the standards set forth by the
National Certification Board
and is hereby granted certification as a

Certified Park and Recreation Professional



CHAIRPERSON



NRPA PRESIDENT AND CEO



3/2/2017

DATE CERTIFIED

10358763

CERTIFICATION NUMBER

3/1/2019

EXPIRATION DATE

395

CITY OF APOPKA
ORDINANCE NO. 2612

AN ORDINANCE OF THE CITY OF APOPKA, FLORIDA; AMENDING CERTAIN SECTIONS OF CHAPTER 6, "ALCOHOLIC BEVERAGES" OF THE CODE OF ORDINANCES OF THE CITY OF APOPKA, PROVIDING FOR CITY ADMINISTRATOR APPROVAL OF CONSUMPTION OF ALCOHOLIC BEVERAGES FOR EVENTS ON CITY OWNED PROPERTY WHERE A LEASE OR RENTAL AGREEMENT HAS BEEN AUTHORIZED BY CITY COUNCIL FOR SUCH PROPERTY; AMENDING DISTANCE RESTRICTIONS ON THE SALE OF ALCOHOLIC BEVERAGES IN PROXIMITY TO SCHOOLS; ELIMINATING DISTANCE REQUIREMENTS ON THE SALE OF ALCOHOLIC BEVERAGES IN PROXIMITY TO GOVERNMENT BUILDINGS AND CHURCHES; ELIMINATING DISTANCE RESTRICTIONS BETWEEN ESTABLISHMENTS FOR THE SALE OF ALCOHOLIC BEVERAGES; PROVIDING FOR LOCATION OF SALES ON CITY-OWNED PROPERTY; AMENDING RESTRICTIONS REGARDING THE HOURS THAT ALCOHOLIC BEVERAGES CAN BE SOLD; AND PROVIDING FOR CODIFICATION, CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, Section 166.021(3), *Florida Statutes*, provides, in pertinent part, that "[t]he Legislature recognizes that pursuant to the grant of powers set forth in Section 2(b), Art. VIII of the State Constitution, the legislative body of each municipality has the power to enact legislation concerning any subject matter upon which the state legislature may act" except for certain very limited matters; and

WHEREAS, Chapter 6, City of Apopka Code of Ordinances, Florida, regulates the sale and consumption of alcoholic beverages; and

WHEREAS, the City Council of the City of Apopka, Florida, wishes to amend restrictions on the sale and consumption of alcoholic beverages within the City in accordance with the requirements of this ordinance; and

WHEREAS, the City of Apopka wishes to conform the requirements regarding the hours that alcoholic beverages may be sold with the requirements of Orange County, Florida; and

WHEREAS, the City Council of the City of Apopka, Florida, has determined that the continued protection of the health, safety, and welfare of its citizens requires that Chapter 6, of the Apopka Code of Ordinances be amended accordingly.

LEGISLATIVE UNDERSCORING: Underlined words constitute additions to the City of Apopka Code of Ordinances, ~~strikethrough~~ constitutes deletions from the original, and asterisks (***) indicate an omission from the existing text which is intended to remain unchanged.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA, as follows:

SECTION 1. Chapter 6, Alcoholic Beverages of the Code of Ordinances of the City of Apopka, Florida, is hereby amended as follows:

Sec. 6-2. - Definitions.

Restaurant means a business advertised and held out to the public to be a place where full-course meals are prepared, in a full service kitchen with a commercial stove, refrigerator and oven, and served on a regular basis from a prepared menu, which facility provides seating for at least 25 patrons with standard height dining room tables or booths of adequate size to accommodate the service of full-course meals in accordance with the number of chairs found at the table, with such seating exclusive of seating at bars, counters or cocktail tables. The primary operation of the restaurant shall be for the serving of full-course meals. ~~As required in the state alcoholic beverage and cigarette laws, a~~ A restaurant must derive at least 51 percent of its gross revenue from the sale of food and nonalcoholic beverages. Records ~~provided to the state~~ shall be provided to the city, upon written request, for determination of percentage requirements. No person shall attempt to circumvent the intent of this subsection by an artifice or scheme, such as the serving of stock meals. The term "stock meals" as used in this subsection, includes but is not limited to the serving of cold plates, snacks, hors d'oeuvres, microwave oven heated foods or previously prepared sandwiches.

School means a ~~facility used for education or instruction in any branch of knowledge,~~ public or private elementary, middle and or high schools, ~~colleges, community colleges and universities. The term "school" shall also include properly licensed day nurseries and other child care centers.~~

Sec. 6-3. Possession or consumption in public place.

(a) Prohibition and exceptions.

- (1) It is unlawful for any person to use, possess, consume, or carry in any cup, glass, can, or other open or unsealed container, any alcoholic beverage or any mixture containing an alcoholic beverage in any public park or governmental property or on the public right-of-way, inclusive of streets, sidewalks or alleys, within the Municipal Corporate Limits of the City of Apopka Florida except as otherwise permitted under section 6-3(a)(4), ~~or 6-3(a)(5),~~ or 6-3)a(6).

- (2) It is unlawful for any person to consume alcoholic beverages or carry in any cup, glass, can or other open or unsealed container any alcoholic beverage or any mixture containing an alcoholic beverage in or upon any parking area open to public use or in or upon any private property without the consent of the owner, tenant or other person lawfully in possession of said property except as otherwise permitted under section 6-3(a)(4), ~~or 6-3(a)(5), or 6-3)a(6).~~

- (4) The City Council may permit consumption and carrying of alcoholic beverages on streets, sidewalks alleys and right-of-way within the Municipal Corporate Limits of the City of Apopka, Florida and ~~or~~ on city-owned property subject to such terms and conditions as the City Council may impose for the protection of the public health, safety and welfare through approval of a special event permit, use agreement, or other official action.

- (5) The City Administrator may permit alcohol consumption by official action for events on city-owned property where a lease or rental agreement has been authorized by city council for such property, and alcoholic beverage sales and/or service takes place subject to such terms and conditions as the city administrator or his/her designee may impose for the protection of the public health, safety, and welfare and all other requirements of law.

- (5) ~~(6)~~ Any individual, corporation, association or organization which has received permission from the City Council to engage in a public or private event is further authorized to provide alcoholic beverages for consumption at the particular event or program, given such authorization is expressly approved by the City Council pursuant to the requirements of this Section and subject to all other requirements of law through the approval of special event permit, use agreement, or other official action.

Sec. 6-7. - Location of sales.

- ~~(a) Location restrictions for sale of alcoholic beverages are as follows:~~

- ~~(1) The provisions of this subsection (a) shall not apply to supermarkets, convenience stores, drugstores or similar establishments which sell alcoholic beverages in house or as an accessory use, in sealed containers, for consumption off the premises.~~

- ~~(2) No person shall sell any intoxicating beverage within 750 feet of any established church, school, government property or building, or public park.~~

- ~~a. This subsection 6-7(a)(2) shall not apply to:~~

- ~~1. City owned property for which a lease or rental agreement has been authorized by city council, and alcoholic beverage sales take place subject to such terms and conditions as the city council may impose for the protection of the public health, safety and subject to all other requirements of law.~~

- ~~2. A special event permit or other similar official action approved by city council for an event or program on streets, sidewalks, alleys and right of way within the municipal corporate limits of the City of Apopka, Florida and/or on city-owned property subject to such terms and conditions as the city council may impose for the protection of the public health, safety and welfare.~~
- ~~(3) Bars and lounges and any establishment for consumption on the premises or package stores licensed by the city, county or state must be at least 750 feet apart. This subsection does not govern restaurants serving the public with a full service kitchen providing full course meals. This subsection shall not apply if one or both of the two establishments is:~~
- ~~a. An establishment incidental to and within a portion of a building used for a bona fide restaurant.~~
- ~~b. An establishment incidental to and within a building used as a hotel or motel with at least 50 rental sleeping rooms. Such incidental use must follow the restaurant requirements as defined in section 6-1.~~
- ~~c. An establishment incidental to and within a bona fide nonprofit private club where only members and their guests are served or sold alcoholic beverages.~~
- ~~(4) If the proposed establishment is to be located within a shopping center or group of commercial stores within a single structure, the required distances shall be measured from the primary entrance of that proposed establishment rather than the nearest wall of the building or structure in which alcoholic beverages are to be sold or consumed.~~
- ~~(5) The distance between establishments for the sale or consumption of alcoholic beverages and churches, schools, government property or buildings and public parks, regardless of jurisdictional boundaries, shall be determined with a certified survey from a land surveyor registered in the state. The survey shall be provided by the applicant when distance clarification is required, at the discretion of the community development department. The survey shall indicate the distance between any such uses or properties. The survey shall indicate the shortest distance, as measured by following a straight line from the nearest property line in which the alcoholic beverages are sold or consumed to the nearest point of the other property line or other use. In cases where there are no churches, schools, public property or public parks or existing alcoholic beverage establishments within 750 feet, the survey shall so certify.~~
- ~~(b) In order to qualify for the exemptions and modifications provided for separation of alcoholic beverage establishments in subsection (a) of this section, the establishments in hotels or motels, restaurants, nonprofit private clubs and commercial amusements shall not display any bar, cocktail, beer, wine, liquor or similar alcoholic beverage sign visible from any exterior areas or interior areas within five feet of any windows or doors which are visible from the exterior of the building.~~
- ~~(c) Where an establishment for the sale or consumption of alcoholic beverages is located in conformity with the provisions of this section, the subsequent location of a church, school, government property or public park in the proximity of such existing establishment shall not be construed to cause such establishment to be in violation of this chapter, provided the establishment maintains a current occupational license.~~

- (a) No person shall sell any alcoholic beverage within 500 feet of any established school, which distance shall be measured by following the shortest route of ordinary pedestrian travel along the public thoroughfare from the main entrance of such place of business to the nearest point of the school grounds in use as part of the school facilities.
- (b) Where an establishment for the sale or consumption of alcoholic beverages is located in conformity with subsection (a), the subsequent location of a school, in the proximity of such existing establishment shall not be construed to cause such establishment to be in violation of this chapter, provided the establishment maintains a current occupational license.
- (c) The restrictions of subsection (a) shall not apply to:
- (1) Supermarkets, convenience stores, drugstores or similar establishments which sell alcoholic beverages in-house or as an accessory use, in sealed containers, for consumption off the premises.
- (2) Bars and Lounges which:
- i. limit the sale of alcoholic beverages to wine and/or beer only in accordance with a license issued by the Florida Division of Alcoholic Beverages and Tobacco where wine and/or beer is served only on the premises and/or sold only in sealed containers for consumption off the premises; and
 - ii. are located within both a) the Community Redevelopment Area of the Apopka Community Redevelopment Agency as designated by the Community Redevelopment Plan and b) the Downtown Development Overlay District. The Community Redevelopment Area and Downtown Development Overlay District share the common area herein described as those lands within the following boundaries: Highland Avenue to Sheeler Avenue and 10th Street to 1st Street.
- (3) Restaurants which:
- i. limit the sale of alcoholic beverages to wine and/or beer only in accordance with a license issued by the Florida Division of Alcoholic Beverages and Tobacco where wine and/or beer is served only on the premises and/or sold only in sealed containers for consumption off the premises; and
 - ii. are located within both a) the Community Redevelopment Area of the Apopka Community Redevelopment Agency as designated by the Community Redevelopment Plan and b) the Downtown Development Overlay District. The Community Redevelopment Area and Downtown Development Overlay District share the common area herein described as those lands within the following boundaries: Highland Avenue to Sheeler Avenue and 10th Street to 1st Street.

- (4) Non-profit private clubs are that located within both a) the Community Redevelopment Area of the Apopka Community Redevelopment Agency as designated by the Community Redevelopment Plan and b) the Downtown Development Overlay District. The Community Redevelopment Area and Downtown Development Overlay District share the common area herein described as those lands within the following boundaries: Highland Avenue to Sheeler Avenue and 10th Street to 1st Street.
- (5) City-owned property for which a lease or rental agreement has been authorized by city council, and alcoholic beverage sales and/or service takes place subject to such terms and conditions as the city administrator or his/her designee may impose for the protection of the public health, safety and subject to all other requirements of law.
- (6) A special event permit, use agreement, or other similar official action approved by the City for an event on streets, sidewalks, alleys and right-of-way, and/or city property within the municipal corporate limits of the City of Apopka, Florida subject to such terms and conditions as the city council may impose for the protection of the public health, safety and welfare.

Sec. 6-8. - Existing establishments.

- (a) The provisions of this chapter shall not be construed to be retroactive, and any existing establishment for the sale of alcoholic beverages which conforms to the regulations in effect when such establishment was established shall not be rendered illegal or in violation through the adoption of these regulations. If any nonconforming or grandfathered use ceases operation, for any reason, for a period of more than 180 days, the nonconforming or grandfathered use shall be deemed abandoned and shall not thereafter be permitted to continue.
- ~~(b) As of the adoption of the ordinance from which this chapter is derived, existing establishments for off premises sales or on premises consumption for restaurants that are conforming uses which sell alcoholic beverages, and subsequently close, may reopen within a 24 month period, regardless if another new establishment opens within 750 feet, according to this chapter. An extension beyond the initial 24 months may only be applied for, in writing, to the city council, prior to the expiration of the 24 month period.~~

Sec. 6-9. - Hours of sale; closing hours.

~~(a) *On premises; hours of operation.*~~

- ~~(1) Alcoholic beverages may be sold, consumed, served, or permitted to be served or consumed, in any place holding a license under the Division of Alcoholic Beverages and Tobacco, State Department of Business and Professional Regulations, which license permits the consumption of beverages on the premises of the licensee, only between the hours of 9:00 a.m. and 12:00 a.m. (midnight) each day of the week except Sunday whereas the hours shall be 12:00 p. m. (noon) through 12:00 a.m. (midnight) alcoholic beverages may be sold, consumed, served, or permitted to be served or consumed in any place holding a license under the Division of Alcoholic Beverages and Tobacco State~~

~~Department of Business and Professional Regulation which license permits the consumption of alcoholic beverages on the premises of the licensee, between the hours of 9:00 a.m. on December 31 and such hours of operation to sell alcoholic beverages by any establishment licensed to sell alcoholic beverages, are extended from 12:00 a.m. (midnight) to 3:00 a.m. of the following day.~~

- ~~(2) Any established and open business annexed into the city after the effective date of this ordinance may continue to operate under the rules and ordinances in place under the jurisdiction annexed from until such time the business use is changed, sold, or transferred.~~

~~(b) *Package sale, off premises.*~~

- ~~(1) Alcoholic beverages may be sold in any place holding a license under the Division of Beverage and Tobacco State Department of Business Regulation, which license permits package sale of alcoholic beverages by the licensee for consumption off the premises of the licensee only between the hours of 9:00 a.m. and 12:00 a.m. (midnight) of the following day, each day of the week, except Sunday whereas the hours shall be 12:00 p.m. (noon) through 12:00 a.m. (midnight). Alcoholic beverages may be sold in any place holding a license under the Division of Beverage, State Department of Business Regulation, which license permits package sale of alcoholic beverages by the licensee for consumption off the premises of the licensee between the hours of 9:00 a.m. on December 31, and such hours of operation to sell alcoholic beverages by any establishment licensed to sell alcoholic beverages, are extended from 12:00 a.m. (midnight) to 3:00 a.m. of the following day.~~

- ~~(2) Any established and open business annexed into the city after the effective date of this ordinance may continue to operate under the rules and ordinances in place under the jurisdiction annexed from until such time the business use is changed, sold, or transferred.~~

(a) On-premises; catered events; hours of operation.

- (1) Except as provided by subsections 6-9(a)(1)(i-iv) below, alcoholic beverages may be sold, consumed, served or permitted to be served or consumed, in any place holding a license issued by the Division of Alcoholic Beverages and Tobacco of the Department of Business and Professional Regulation, which license permits the consumption of alcoholic beverages on the premises of the licensee, only between the hours of 11:00 a.m. and 2:00 a.m. of the following day, each day of the week, except that alcoholic beverages may be sold, consumed, served or permitted to be served or consumed, in any place holding such a license, between the hours of 11:00 a.m. on December 31, and 3 a.m. of the following day.

(i) At any golf course holding a license, the hours of sale, consumption or service may begin at 7:00 a.m. and end at sundown of the same day.

(ii) At any private function at a banquet hall or convention facility holding a license, the hours of sale, consumption or service may begin at 7:00 a.m. and end at 3:00 a.m. of the following day, provided the hall or facility has a minimum square footage of ten thousand (10,000) square feet available for the private function.

(iii) At any hotel or motel (as the terms are defined by state statute) holding a license, the hours of sale, consumption or service may begin at 7:00 a.m. and end at 2:00 a.m. of the following day, except that at any private guest room the hours of sale or service may end at 3:00 a.m. of the following day.

(iv) At any restaurant the hours of sale, consumption or service may begin at 7:00 a.m. and end at 2:00 a.m. of the following day.

(2) Alcoholic beverages may be sold or served at a catered event by a caterer licensed by the Division of Alcoholic Beverages and Tobacco and the Division of Hotels and Restaurants, only between the hours of 9:00 a.m. and 2:00 a.m. of the following day.

(3) For those licensed under the Beverage Law to sell alcoholic beverages for consumption on the vendor's licensed premises and whose principal business is the sale of alcoholic beverages and for those licensed under the Beverage Law as caterers, the "hours of operation" or "hours of business" at a premises shall be restricted to the hours of sale, consumption or service set forth in subsections 4-3(a) and (b) above.

(b) Package sale, off-premises.

Alcoholic beverages may be sold in any place holding a license under the division of beverage, state department of business regulation, which license permits package sale of alcoholic beverages by the licensee for consumption off the premises of the licensee, only between the hours of 7:00 a.m. and 2:00 a.m. of the following day, each day of the week, except that alcoholic beverages may be sold in any place holding a license under the division of beverage, state department of business regulation, which license permits package sale of alcoholic beverages by the licensee for consumption off the premises of the licensee between the hours of 7:00 a.m. on December thirty-first and 3 a.m. of the following day.

SECTION 3. CODIFICATION. It is the intention of the City Council that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Apopka; and the City Clerk is directed to take the necessary steps to effect codification into the Code, and Sections of this ordinance may be numbered or renumbered or lettered or re-lettered and the word "ordinance" may be changed to "chapter", "section", "article", or such other appropriate word or phrase in order to accomplish such codification. Typographical errors which do not affect the intent may be authorized by the Mayor, without need of public hearing, by filing a corrected or re-codified copy of same with the City Clerk.

SECTION 4. CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5. SEVERABILITY. If any section, subsection, sentence, clause, phrase of this ordinance, or the particular application thereof shall be held invalid by any court, administrative agency, or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application shall not be affected thereby.

SECTION 6. EFFECTIVE DATE. That this ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect immediately upon its passage and adoption.

READ FIRST TIME: December 6, 2017

READ SECOND TIME
AND ADOPTED: December 20, 2017




Joseph E. Kilsheimer, Mayor

ATTEST:



Linda F. Goff, City Clerk

APPROVED as to form and legality for use
and reliance by the City of Apopka, Florida.



Clifford B. Shepard, City Attorney
Patrick Buckner's Assistant

DULY ADVERTISED FOR PUBLIC HEARING: November 24, 2017
December 8, 2017