

APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

September 13, 2023 9:00 AM
Apopka City Hall Council Chambers

SPECIAL EVENTS

FUTURE LAND USE AMENDMENT

1. 1700 W Keene Road - Small Scale Future Land Use, 2nd Submittal
2. 3585 and 3603 Golden Gem Road - Future Land Use Amendment, 1st Submittal

REZONING

1. 1700 W. Keene Road - Rezoning, 2nd Submittal

SITE PLAN:

CONSTRUCTION SITE PLAN

1. BeClimbing - Major Development Plan (MDP), 2nd Submittal
2. Wingspan Phase 1/ ABC Kelly Park Village Phase 1 - Construction Site Plan (CSP), 2nd Submittal

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. Ponkan Oak Manor - Construction Site Plan (CSP), 2nd Submittal

PLAT

1. Oak Pointe North - Plat, 1st Submittal
2. Crossroads at Kelly Park Ph 1-2, 1-3 & 2 - Plat, 1st Submittal

DISCUSSION

ADJOURNMENT

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

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

1.Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;

We believe the proposed project serves the goals, objectives and policies of the City.

2.Is not in conflict with any portion of this LDC;

The proposed Development is not in conflict with the LDC.

3.Addresses a demonstrated community need;

The project will provide retail and medical office to serve the hospital and local community.

4.Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The proposed Development fits in with the surrounding development. There is a Publix Plaza to the north, Industrial to the west, Orange County treatment facility to the east and a Lake to the South.

5.Would result in a logical and orderly development pattern;

The project would fill the last corner of this intersection with Retail/Commercial.

6.Would not adversely affect the property values in the area;

The proposed development would provide services that enhance property values in the area.

7.Would result in development that is adequately served by public facilities (roads, potable water, waste water, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and

The project will be served with Potable and wastewater, as well as Ocoee=Apopka Road and Keene Road.

8.Would not result in significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

The Parcel is essentially an infill piece surrounded on all sides by development or roads. It will not negatively impact the environment.



City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor
Apopka, FL 32703
407-703-1712

-- FOR OFFICIAL USE ONLY --	
DATE SUBMITTED:	7.24.23
FEE PAID: \$	\$3200 -
CHECK #:	3056
RECEIPT #:	360717

APPLICATION FOR FUTURE LAND USE AND/OR ZONING AMENDMENT

RECEIVED

JUL 24 2023

PLANNING & ZONING

Check One	REQUEST	FEES
☐	Large Scale Future Land Use (FLU) Change (>50 acres)	\$4,000
☒	Small Scale Future Land Use (FLU) Change (<50 acres)	\$2,000
☒	Zoning Amendment	\$1,200

Owner of Record:	M.L. Carter Services, Inc., Trustee of the Carter-Keene Road Land Trust				
Address:	3333 S Orange Ave #200				
City:	Orlando	State:	FL	Zip:	32806
Phone:	407-422-3144	E-Mail:	dcarter@maurycarter.com		

Applicant:	Bryan Potts, P.E.				
Address:	2494 Rose Spring Drive				
City:	Orlando	State:	FL	Zip:	32825
Phone:	407-982-9878	E-Mail:	bpotts@tannathdesign.com		

Subject Property Parcel I.D. #(s):	29-21-28-0000-00-003
Subject Property Address:	1700 W Keene Road, Apopka FL 32703
Subject Property Size (acres):	18.80

ADJACENT PROPERTY:					
Direction	Jurisdiction Circle One		Future Land Use	Zoning	Present Use
North	City	County	MU	MU-ES-GT	Keene Road
East	City	County	INST	A1	OC Water Reclaim Facility
South	City	County	MU	MU-ES-GT	Multifamily
West	City	County	Industrial	I-L	Ocoee-Apopka Road

Application for Future Land Use and/or Zoning Amendments

Page 2

Existing Use:	Undeveloped		Proposed Use:	Mixed Use -Comm/Retail	
FLU Amendment:	From:	Office	To:	Mixed Use	
Zoning Amendment:	From:	Office	To:	Mixed Use East Shore Gateway	
Number of Persons Residing on the Subject Property:			0		
Improvements Existing on Property:			0		
Additional Conditions Requested by Applicant:			N/A		
Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:					
Paved Street Meeting City Standards:			X	Yes	No
Curb and Gutter:				Yes	No
Stormwater Drainage:			X	Yes	No
Water:			X	Yes	No
Sewer:			X	Yes	No
Street Lights:			X	Yes	No
Underwriter Approved Fire Hydrant:			X	Yes	No
Other:					

DOCUMENTS REQUIRED FOR SUBMITTAL ([Electronic Submission](#) or CD only)

- Signed, Notarized Authorized Agent Form (if property owner did not sign application)
 - Signed & Sealed Boundary Survey
 - Location Map/Aerial Photo
 - Property Deed
 - Documents confirming required Community Meeting
 - Responses to zoning review standards below
-
1. *Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;*
 2. *Is not in conflict with any portion of this LDC;*
 3. *Addresses a demonstrated community need;*
 4. *Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;*
 5. *Would result in a logical and orderly development pattern;*
 6. *Would not adversely affect the property values in the area;*
 7. *Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and*
 8. *Would not result in significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and*

Application for Future Land Use and/or Zoning Amendments

Page 4

CERTIFICATION AND SIGNATURE

By:

Owner(s) of Record (Signature)

Daryl M Carter, President of M.L. Carter Services, Inc., Trustee

(Print Name)

By:

Owner(s) of Record (Signature)

(Print Name)

STATE OF FLORIDA
COUNTY OF ORANGE

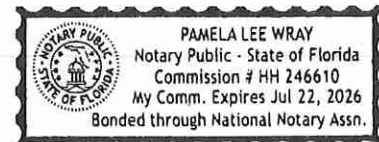
The foregoing instrument was acknowledged before me on this 21st day of July, 2023,
by Daryl M Carter who is personally known to me or has produced
N/A as Identification and who did (circle one) take an
oath.

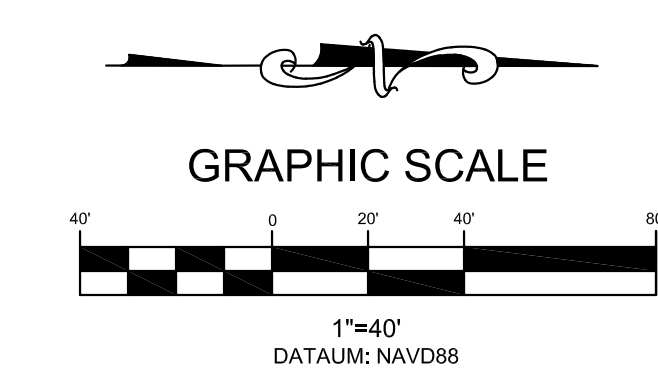
My Commission Expires:

07/22/2026

Pamela Lee Wray
Notary Public (Signature)

Pamela Lee Wray
Notary Public (Print Name)





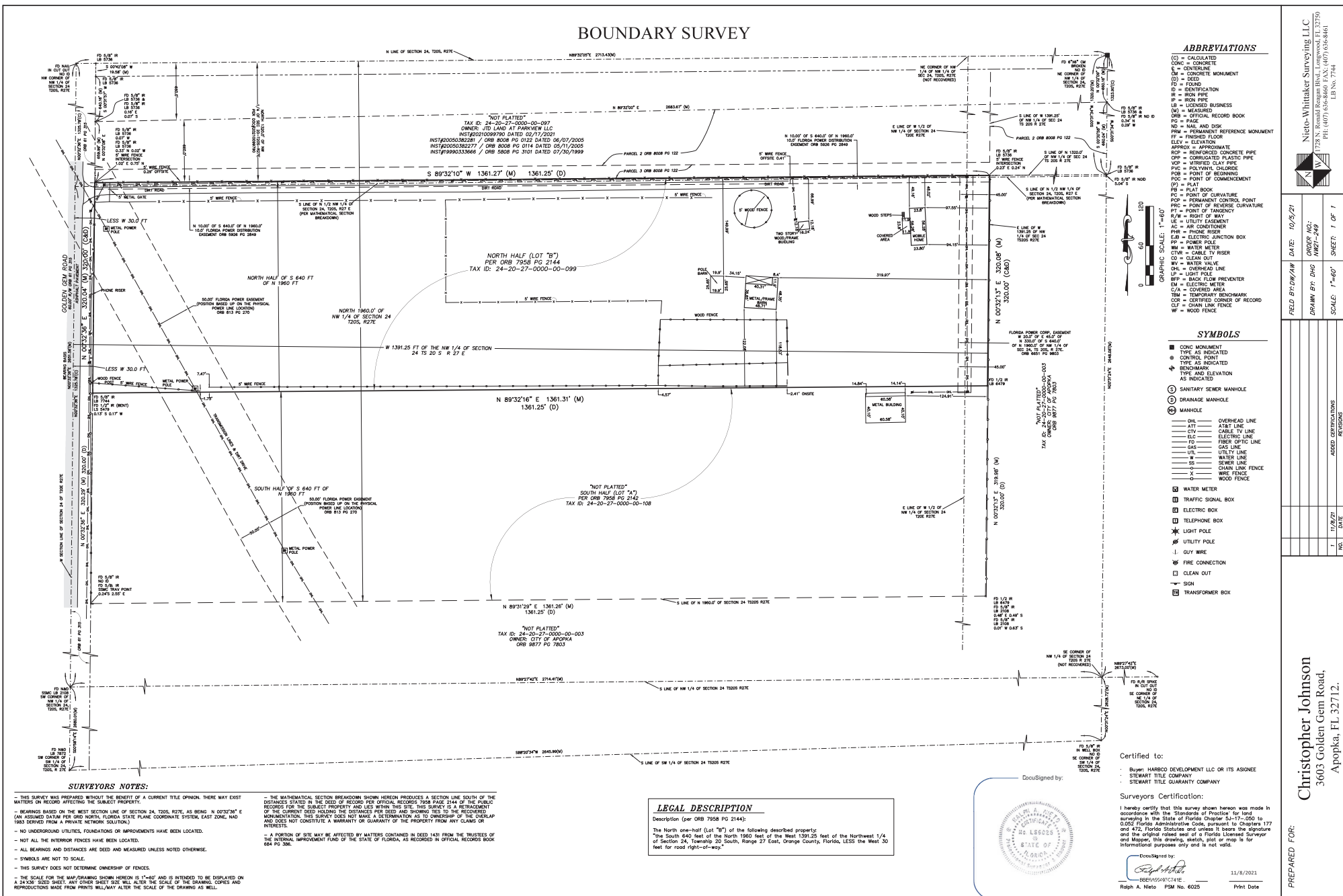
PROPERTY LOCATION:	1700 W KEENE RD
PARCEL ID:	29-21-28-0000-00-003
LOCAL MUNICIPALITY:	CITY OF APOPKA
PROPOSED USE:	RETAIL
TOTAL OVERALL PARCEL AREA:	18.80 AC
PROPOSED FAR:	.067
PARKING REQUIRED	
RETAIL 62,363 SQ. FT. X (1 SPACE PER 200 SQ. FT.)	312 SPACE
TOTAL PARKING REQUIRED	312 SPACE
PARKING PROVIDED	
STANDARD PARKING SPACES	358 SPACE
HANDICAPPED PARKING SPACES	16 SPACE
TOTAL PARKING PROVIDED	374 SPACE

CONCEPT PLAN DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAND REQUIREMENTS IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY ANALYSIS OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE DETERMINED AFTER FURTHER EXAMINATION AND VERIFICATION OF ALL APPLICABLE REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND ARE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY OF EXISTING CONDITIONS, INCLUDING, BUT NOT LIMITED TO, WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

SITE PLAN KEENE ROAD RETAIL W. KEENE ROAD AND SR 429 APOPKA, FLORIDA 32703		 TANNATH DESIGN, INC. 2494 ROSE SPRING DRIVE ORLANDO, FLORIDA 32825 (407) 982-9878 www.tannathdesign.com FL. CERT. OF AUTH. #27199	 Sunshine 811			
						
DATE	07/04/23					
SCALE	1"=20'					
DRAWN-BY	CMF					
PROJECT NUMBER: 109-001						
A						
CONCEPT						
		ISSUED FOR PERMITTING				
		REVISIONS				
		NO.				
		BY				
		DATE				
		CMF				
		07/04/23				





1.Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;

We believe the proposed project serves the goals, objectives and policies of the City.

2.Is not in conflict with any portion of this LDC;

The proposed Development is not in conflict with the LDC.

3.Addresses a demonstrated community need;

The project will provide retail and medical office to serve the hospital and local community.

4.Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The proposed Development fits in with the surrounding development. There is a Publix Plaza to the north, Industrial to the west, Orange County treatment facility to the east and a Lake to the South.

5.Would result in a logical and orderly development pattern;

The project would fill the last corner of this intersection with Retail/Commercial.

6.Would not adversely affect the property values in the area;

The proposed development would provide services that enhance property values in the area.

7.Would result in development that is adequately served by public facilities (roads, potable water, waste water, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and

The project will be served with Potable and wastewater, as well as Ocoee=Apopka Road and Keene Road.

8.Would not result in significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and

The Parcel is essentially an infill piece surrounded on all sides by development or roads. It will not negatively impact the environment.



City of Apopka
Community Development Department
120 E. Main Street, 2nd Floor
Apopka, FL 32703
407-703-1712

-- FOR OFFICIAL USE ONLY--	
DATE SUBMITTED:	7.24.23
FEE PAID: \$	\$3200 -
CHECK #:	3056
RECEIPT #:	360717

APPLICATION FOR FUTURE LAND USE AND/OR ZONING AMENDMENT

RECEIVED

JUL 24 2023

PLANNING & ZONING

Check One	REQUEST	FEES
☐	Large Scale Future Land Use (FLU) Change (>50 acres)	\$4,000
☒	Small Scale Future Land Use (FLU) Change (<50 acres)	\$2,000
☒	Zoning Amendment	\$1,200

Owner of Record:	M.L. Carter Services, Inc., Trustee of the Carter-Keene Road Land Trust				
Address:	3333 S Orange Ave #200				
City:	Orlando	State:	FL	Zip:	32806
Phone:	407-422-3144	E-Mail:	dcarter@maurycarter.com		

Applicant:	Bryan Potts, P.E.				
Address:	2494 Rose Spring Drive				
City:	Orlando	State:	FL	Zip:	32825
Phone:	407-982-9878	E-Mail:	bpotts@tannathdesign.com		

Subject Property Parcel I.D. #(s):	29-21-28-0000-00-003
Subject Property Address:	1700 W Keene Road, Apopka FL 32703
Subject Property Size (acres):	18.80

ADJACENT PROPERTY:					
Direction	Jurisdiction Circle One		Future Land Use	Zoning	Present Use
North	City	County	MU	MU-ES-GT	Keene Road
East	City	County	INST	A1	OC Water Reclaim Facility
South	City	County	MU	MU-ES-GT	Multifamily
West	City	County	Industrial	I-L	Ocoee-Apopka Road

Application for Future Land Use and/or Zoning Amendments

Page 2

Existing Use:	Undeveloped		Proposed Use:	Mixed Use -Comm/Retail	
FLU Amendment:	From:	Office	To:	Mixed Use	
Zoning Amendment:	From:	Office	To:	Mixed Use East Shore Gateway	
Number of Persons Residing on the Subject Property:			0		
Improvements Existing on Property:			0		
Additional Conditions Requested by Applicant:			N/A		
Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:					
Paved Street Meeting City Standards:			X	Yes	No
Curb and Gutter:				Yes	No
Stormwater Drainage:			X	Yes	No
Water:			X	Yes	No
Sewer:			X	Yes	No
Street Lights:			X	Yes	No
Underwriter Approved Fire Hydrant:			X	Yes	No
Other:					

DOCUMENTS REQUIRED FOR SUBMITTAL ([Electronic Submission](#) or CD only)

- Signed, Notarized Authorized Agent Form (if property owner did not sign application)
 - Signed & Sealed Boundary Survey
 - Location Map/Aerial Photo
 - Property Deed
 - Documents confirming required Community Meeting
 - Responses to zoning review standards below
-
1. *Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable City-adopted plans;*
 2. *Is not in conflict with any portion of this LDC;*
 3. *Addresses a demonstrated community need;*
 4. *Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;*
 5. *Would result in a logical and orderly development pattern;*
 6. *Would not adversely affect the property values in the area;*
 7. *Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities); and*
 8. *Would not result in significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment; and*

Application for Future Land Use and/or Zoning Amendments

Page 4

CERTIFICATION AND SIGNATURE

By: [Signature]
Owner(s) of Record (Signature)
Daryl M Carter, President of M.L. Carter Services, Inc., Trustee

(Print Name)

By: _____
Owner(s) of Record (Signature)

(Print Name)

STATE OF FLORIDA
COUNTY OF ORANGE

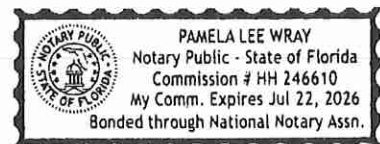
The foregoing instrument was acknowledged before me on this 21st day of July, 2023,
by Daryl M Carter who is personally known to me or has produced
N/A as Identification and who did () (circle one) take an
oath.

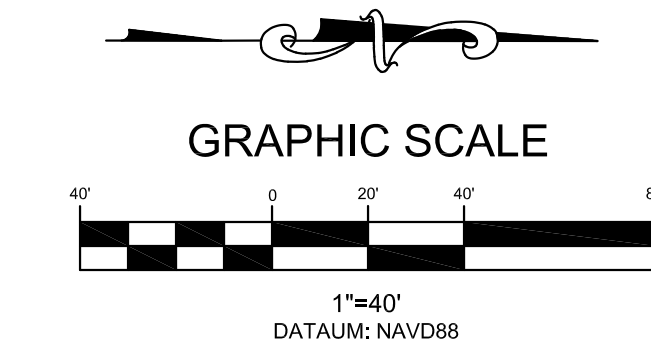
My Commission Expires:

07/22/2026

Pamela Lee Wray
Notary Public (Signature)

Pamela Lee Wray
Notary Public (Print Name)





PROPERTY LOCATION:	1700 W KEENE RD
PARCEL ID:	29-21-28-0000-00-003
LOCAL MUNICIPALITY:	CITY OF APOPKA
PROPOSED USE:	RETAIL
TOTAL OVERALL PARCEL AREA:	18.80 AC
PROPOSED FAR:	.067
PARKING REQUIRED	
RETAIL 62,363 SQ. FT. X (1 SPACE PER 200 SQ. FT.)	312 SPACES
TOTAL PARKING REQUIRED	312 SPACES
PARKING PROVIDED	
STANDARD PARKING SPACES	358 SPACES
HANDICAPPED PARKING SPACES	16 SPACES
TOTAL PARKING PROVIDED	374 SPACES

CONCEPT PLAN DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY ANALYSIS OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.

2. THE FEASIBILITY WITH RESPECT TO BOTH WATLAND, COUNTY, STATE AND OTHER APPLICABLE LAWS IS NOT GUARANTEED AND WILL BE RE-ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME. REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.

3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT TO BE USED FOR PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.

4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY. JURISDICTIONAL Delineation OR ARBORIST REPORT, LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.

SITE PLAN

KEENE ROAD RETAIL
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE	07/04/23
SCALE	1"=20'
DRAWN-BY	CMF
PROJECT NUMBER: 09-001	
A	
CONCEPT	



TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
FL. CERT. OF AUTH. #27199



Be CLIMBING, INC. MAJOR DEVELOPMENT PLAN

APOPKA, FLORIDA 32703
PARCEL ID: 22-21-28-0000-00-224

JANUARY 2023

CALL BEFORE YOU DIG:
Sunshine State One Call
11 Plantation Road
DeBary, FL 32713
Admin: (800) 638-4097
Locates: 811 or (800) 432-4770



PROJECT TEAM:

LAND OWNER/APPLICANT:
BU CLIMBING, INC.
STEPHEN GARNES- PRESIDENT
STEVEN600@AOL.COM

CIVIL ENGINEER:
LAURENCE POLNER
RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTA MONTE SPRINGS, FL 32701
407-453-8033

SURVEYOR:
IRELAND & ASSOCIATES SURVEYING, INC.
800 CURRENCY CIRCLE, SUITE 1030
LAKE MARY, FL 32746
407-478-3366

UTILITY SERVICE PROVIDERS

POTABLE WATER CITY OF APOPKA
NON-POTABLE WATER CITY OF APOPKA
WASTEWATER CITY OF APOPKA
POWER DUKE ENERGY
TELECOMMUNICATIONS SPECTRUM
GAS LAKE APOPKA

PROJECT NARRATIVE:

THE PURPOSE OF THIS PROJECT IS TO DEVELOP THE PROPERTY TO FACILITATE A 30,000 SF STRUCTURE TO BE UTILIZED AS A RECREATIONAL AND COMPENSATIVE ROCK CLIMBING FACILITY.



VICINITY MAP
N.T.S.



AERIAL MAP
N.T.S.

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, SAID POINT IS ALSO THE CENTERLINE OF KEENE ROAD; THENCE DEPARTING SAID CENTERLINE RUN NORTH 0°48'00" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 766.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 414, SAID POINT BEING THE POINT OF BEGINNING;

THENCE RUN NORTH 71°04'33" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 505.52 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 5884.08 FEET, A CENTRAL ANGLE OF 01°50'00" AND A CHORD DISTANCE OF 182.03 FEET, WITH A CHORD BEARING OF NORTH 70°09'29" WEST; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 182.04 FEET TO A POINT INTERSECTION OF THE NORTH LINE OF HIGHWAY 414 AND THE EAST RIGHT OF WAY LINE OF CLARCONA ROAD/WEST ORANGE TRAIL; THENCE NORTH 20°58'51" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 96.32 FEET TO A POINT; THENCE NORTH 19°07'39" WEST, STILL ALONG THE EAST RIGHT OF WAY LINE OF CLARCONA ROAD/WEST ORANGE TRAIL, A DISTANCE OF 248.96 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 89°50'46" EAST A DISTANCE OF 773.05 TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°48'00" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22, A DISTANCE OF 549.96 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE TWO (2) SEPARATE AND NONCONTIGUOUS EASEMENTS FOR INGRESS AND EGRESS, DRAINAGE, AND UTILITIES AS SET FORTH IN OFFICIAL RECORDS BOOK 4977, PAGE 2078 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SHEET INDEX

SHEET	DESCRIPTION
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES
C-3.0	SITE PLAN
C-3.1	FIRE TRUCK ROUTE PLAN
C-4.0	UTILITY PLAN
C-4.1	UTILITY NOTES
C-4.2	LIFT STATION PLAN
C-5.0	GRADING AND DRAINAGE PLAN
C-5.1	GRADING AND DRAINAGE PLAN
C-6.0	SWPPP PLAN
C-6.1	EROSION CONTROL DETAILS
C-7.0	CONSTRUCTION DETAILS
C-7.1-7.3	UTILITY DETAILS
PH-1	SITE PHOTOMETRIC PLAN
PH-2	SITE PHOTOMETRIC DETAILS
L-1	LANDSCAPE PLAN
TM-1 - TM-2	TREE MITIGATION PLANS
	BOUNDARY/TOPOGRAPHIC SURVEY



RCE CONSULTANTS, LLC

617 ARVERN DRIVE
ALTA MONTE SPRINGS, FL 32701
LARRY@RCECONSULTANTS.NET

REV	DATE	DESCRIPTION	REV
1	01/10/2023	CITY REC COMMENTS	
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

Be CLIMBING, INC.

COVER SHEET

DESIGNED: DM	
CHECKED: LMP	
PROJECT # 23.0022	
DATE 2/3/2023	

PROJECT DATA:

PARCEL ID: 22-21-28-0000-00-224
EXISTING ZONING: C-C
FUTURE LAND USE DESIGNATION: COMMERCIAL
PROPOSED USE: RECREATIONAL CLIMBING FACILITY
BUILDING HEIGHT: 75 FT
PROPERTY AREA: 6.63 Acres (288,883 SF)
FAR: 0.10 (30,000 SF/288,883 SF)

HOURS OF OPERATION:

MONDAY - THURSDAY: NOON TO 10:00 PM
FRIDAY-SATURDAY: 9:00 AM TO 10:00 PM
SUNDAY: NOON TO 8:00 PM

BUILDING SETBACKS (REQUIRED):
FRONT (CLARCONA ROAD) = 10 FT
SIDE (NORTH) = 10 FT
SIDE (SOUTH) = 10 FT
REAR (WEST) = 10 FT
LANDSCAPE BUFFER:
FRONT (CLARCONA ROAD) = 20 FT
SIDE (NORTH) = 10 FT
SIDE (SOUTH) = 10 FT
REAR (WEST) = 10 FT

REQUIRED PARKING:
6 SPACES/1,000 SF
180 SPACES REQUIRED
143 SPACES PROVIDED

GREEN BUILDING STANDARDS

PER LDC SECTION 5.11.4, THE FOLLOWING ARE TO BE PROVIDED (4 PTS REQUIRED)
ALL CENTRAL CONDITIONERS ARE TO BE ENERGY STAR QUALIFIED (0.5 PTS)
STORMWATER POND SHALL INFILTRATE RUNOFF FROM THE 100 YEAR STORM EVENT (1 PT)
TURF GRASS SHALL BE LIMITED TO 40% OF THE LANDSCAPED AREA (0.5 PT)
SOURCE A MINIMUM OF 25 PERCENT, BY COST, OF CONSTRUCTION MATERIALS FROM RECYCLED PRODUCTS OR PRODUCTS MANUFACTURED, EXTRACTED, HARVESTED, OR RECOVERED WITHIN 250 MILES OF THE SITE (1.5 PTS)
ALL PROPOSED STRUCTURES SHALL BE GREATER THAN 3 FEET ABOVE THE BASE FLOOD ELEVATION (0.5 PT)

TRAFFIC COUNTS

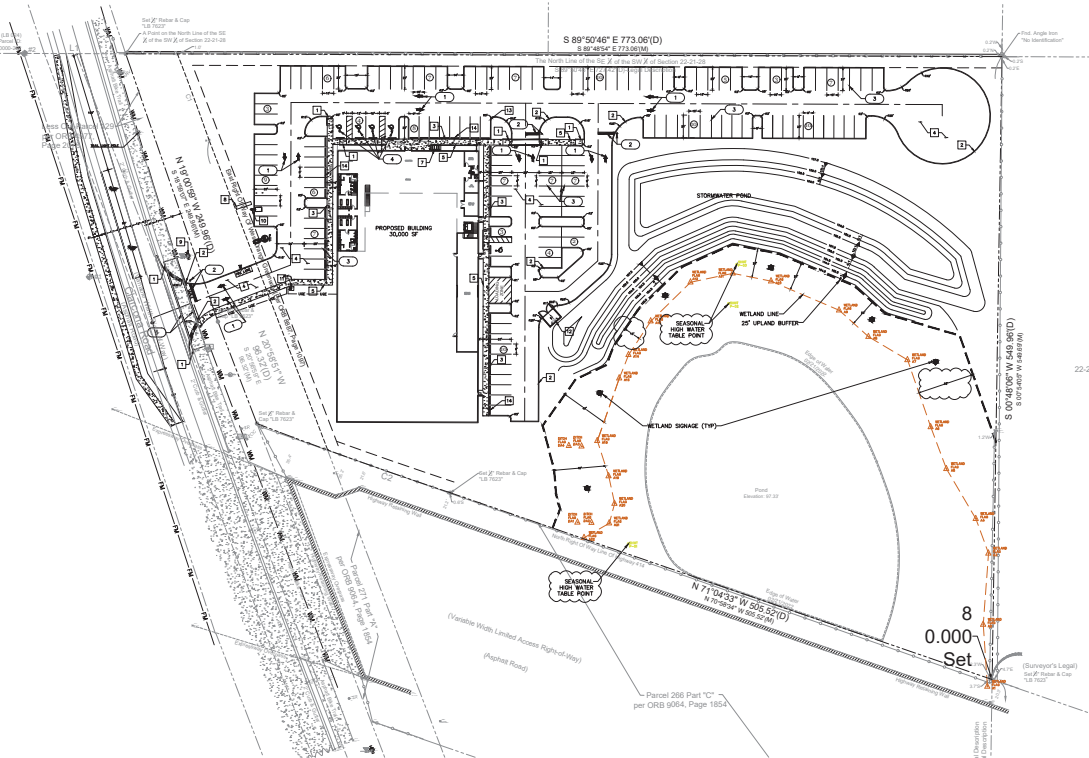
ITE TRIP GENERATION HANDBOOK
CODE 151, 10TH EDITION
338 TRIPS

*OPEN SPACE SET ASIDE CALCULATION
PER LDC SECTION 5.4.4, 7.5% IS REQUIRED

BUILDING	PAVING	STORMWATER	*WETLAND/BUFFER	*LANDSCAPE	TOTAL
30,000 SF	72,366 SF	24,799 SF	102,322 SF	59,315 SF	288,883 SF

*TOTAL SET ASIDE: 161,637 SF = 56%

PROPOSED PERVIOUS AREA
TOTAL = 141,313 SF OR 3.2 AC. (36%)



PAVEMENT MARKINGS & SIGNAGE

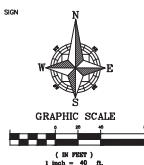
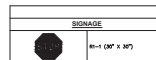
1. DIRECTIONAL ARROWS
2. 24" WIDE WHITE STOP BAR W/ 4" STOP SIGN (R-1)
3. PAVEMENT STRIPING (4" WHITE)
4. HANDICAP PAVEMENT SYMBOLS WITH HANDICAP SIGN
5. PEDESTRIAN CROSSWALK

SITE NOTES

1. SIDEWALK RAMP
2. FOOT PATH D CURB
3. MONOLITHIC CURB AND SIDEWALK
4. ASPHALT PAVEMENT
5. CONCRETE SIDEWALK
6. CONCRETE PAVEMENT
7. BIKE RACK
8. MONUMENT SIGN
9. FIRE HYDRANT
10. LIGHT POLE
11. TRANSFORMER PAD
12. METAL DUMPSTER ENCLOSURE
13. FIRE DEPARTMENT CONNECTION
14. WHEEL STOP

LEGEND:

- ① NUMBER OF PARKING SPACES



Be CLIMBING, INC.
SITE PLAN
APOPKA, FLORIDA 32703

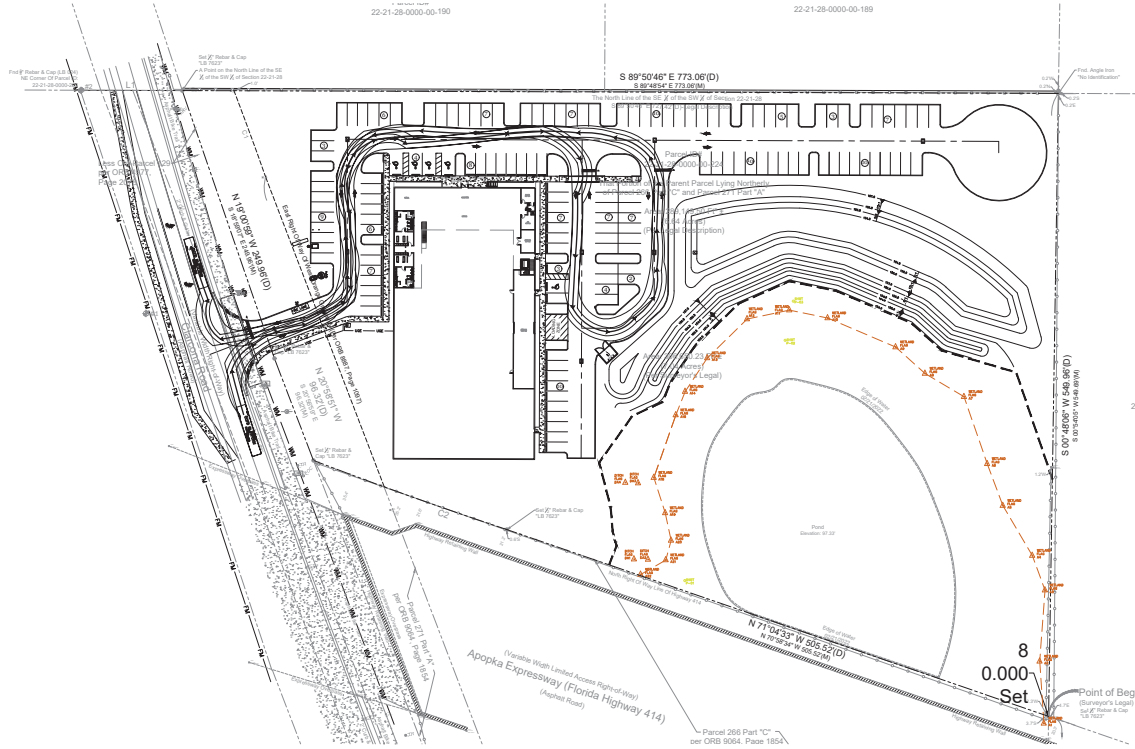
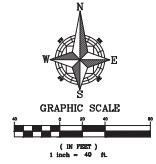
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	11/14/2023

BY: J. J. JONES, P.E.
11/14/2023
11/14/2023

PROJECT NO. 23-001
DATE: 11/14/2023
SCALE: 1"=40'
SHEET: C-3.0

PROJECT # 23-001
DRAWN/LAMP CHECKED: LAMP
DATE: 11/14/2023
SCALE: 1"=40'
SHEET: C-3.0
SITE PLAN

22-21-28-0000-00-190



Be CLIMBING, INC.
TRUCK TURN ANALYSIS
APOPKA, FLORIDA 32703

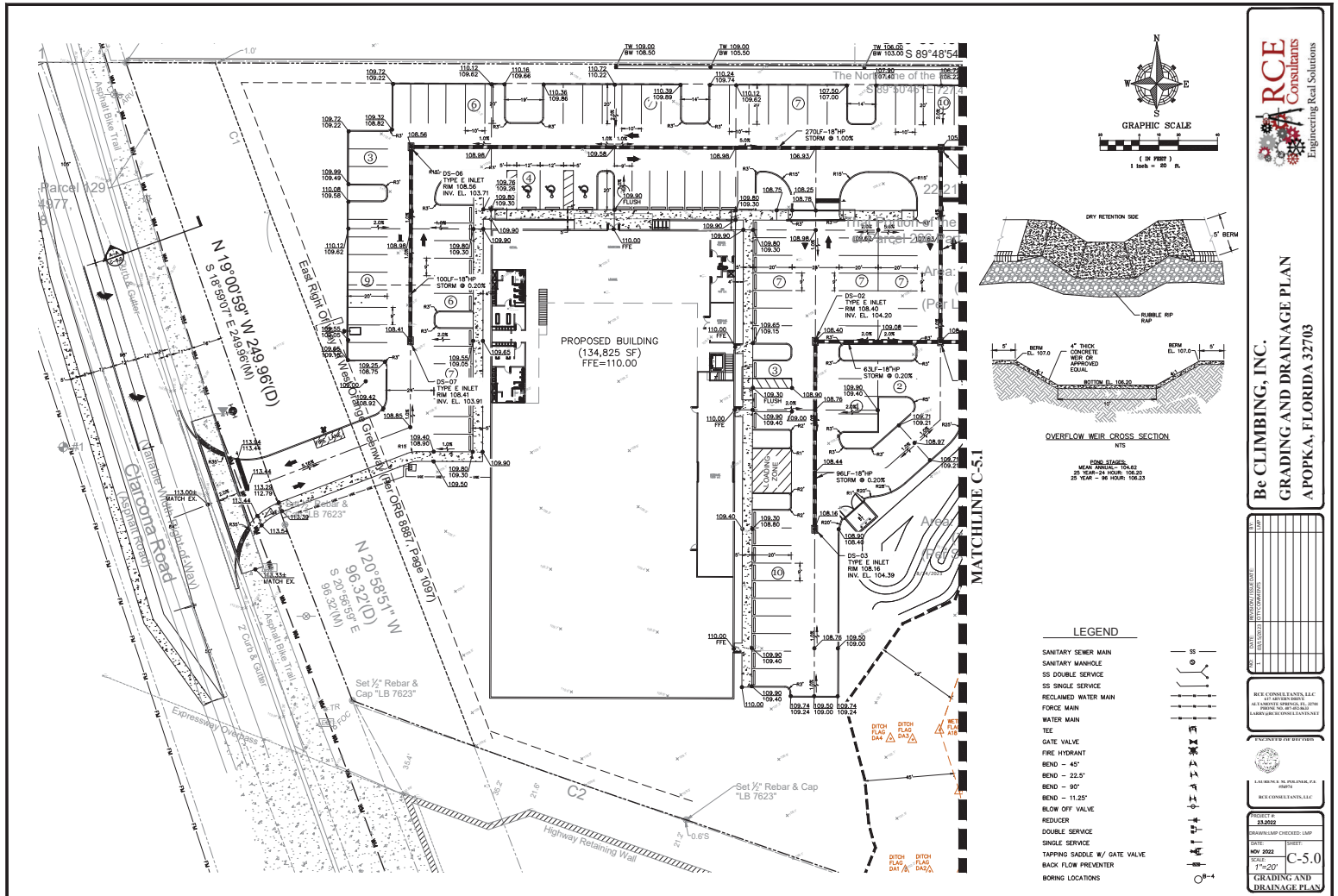
[illegible]

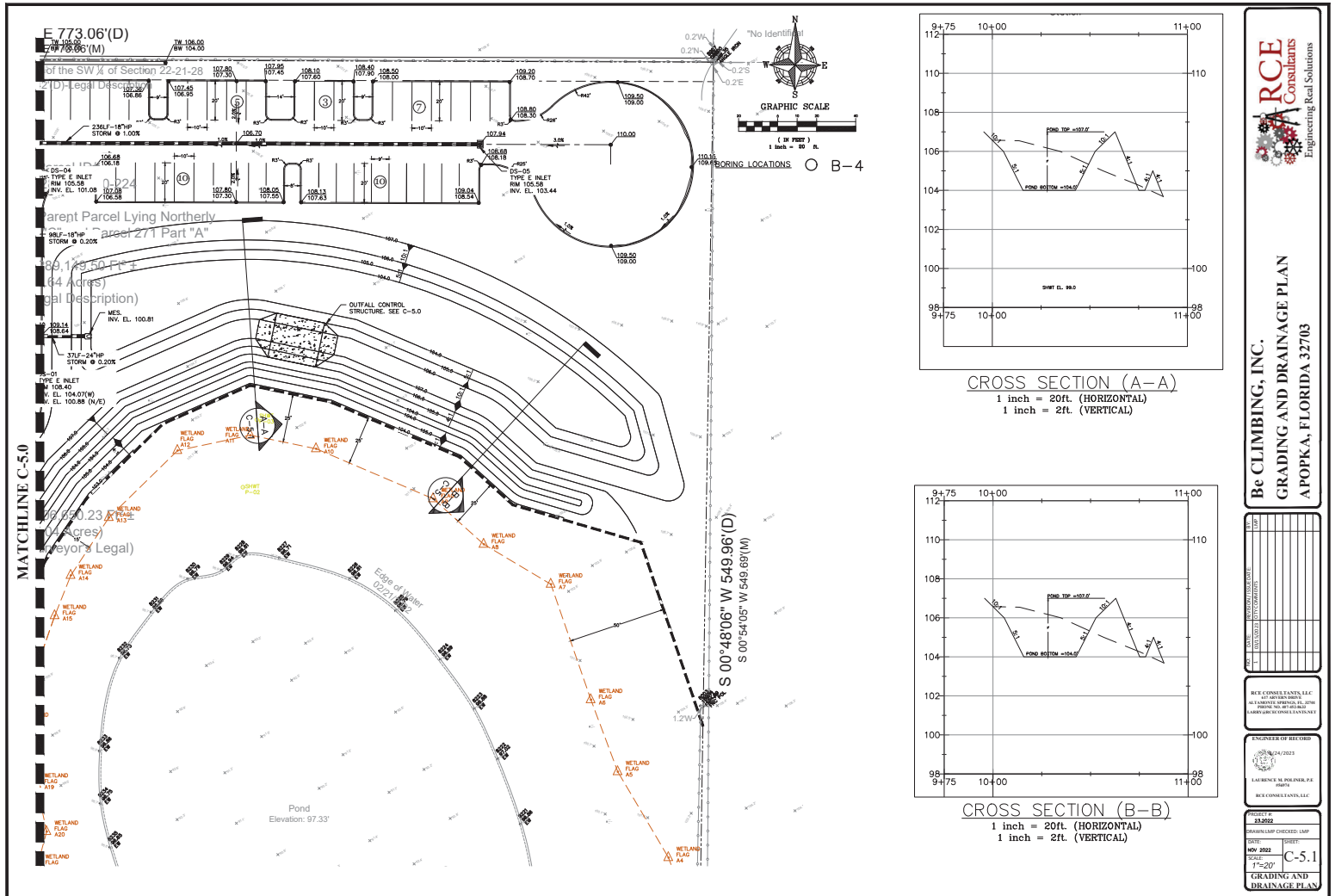
RICE CONSULTANTS, LLC
417 ARVORN DRIVE
ALTAMONTE SPRINGS, FL 32706
PHONE NO. 407-452-0633
ARRY@RICECONSULTANTS.NET



STATE OF FLORIDA
#154874
RCE CONSULTANTS, LLC

PROJECT #: 23-2022	
DRAWN LMP CHECKED: LMP	
DATE: MAY 2022	SHEET: C-3.1
SCALE: 1"=40'	
TRUCK TURN ANALYSIS	





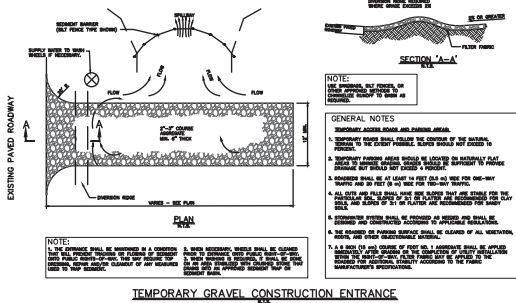
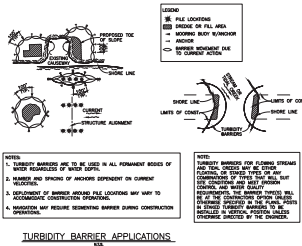
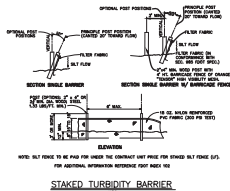
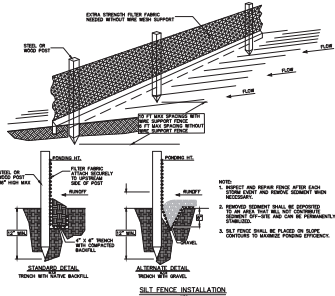
Be CLIMBING, INC.
GRADING AND DRAINAGE PLAN
APOKA, FLORIDA 32703

NO.	DATE	DESCRIPTION
1	11/11/2022	ISSUED FOR PERMIT
2	11/11/2022	ISSUED FOR PERMIT
3	11/11/2022	ISSUED FOR PERMIT
4	11/11/2022	ISSUED FOR PERMIT
5	11/11/2022	ISSUED FOR PERMIT
6	11/11/2022	ISSUED FOR PERMIT
7	11/11/2022	ISSUED FOR PERMIT
8	11/11/2022	ISSUED FOR PERMIT
9	11/11/2022	ISSUED FOR PERMIT
10	11/11/2022	ISSUED FOR PERMIT

BE CLIMBING, INC.
11111 W. 111TH AVENUE, SUITE 111
APOKA, FLORIDA 32703
TEL: 407.111.1111
WWW.BECLIMBING.COM

PROCESSED BY REVIEWER
11/11/2022
11/11/2022
11/11/2022
11/11/2022
11/11/2022
11/11/2022
11/11/2022
11/11/2022
11/11/2022
11/11/2022

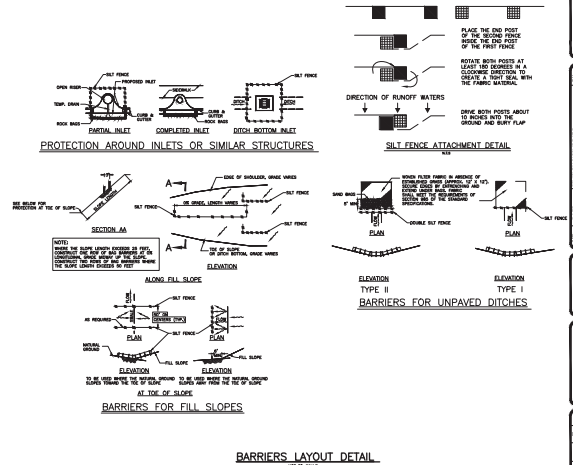
PROJECT #
DRAWING CHECKED LAMP
DATE
NOV 2022
SCALE
1"=20'
GRADING AND DRAINAGE PLAN
C-5.1



EROSION CONTROL NOTES

DURING ALL PHASES OF CONSTRUCTION THE SITE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL EXERCISE MEASURES TO PREVENT THE EROSION OF SOILS DUE TO THE ACTION OF THE WATER AND WIND. THE CONTRACTS SHALL USE THE FOLLOWING MEASURES TO ACCOMPLISH THIS OBJECTIVE:

- A. SURFACE PROTECTION**
1. CLEARING SHALL BE LIMITED SO AS TO EXPOSE THE SMALLEST POSSIBLE AREA OF LAND FOR THE SHORTEST POSSIBLE TIME.
 2. EXPOSED AREAS SHALL BE IMMEDIATELY PROTECTED AND PROTECTED TO A MINIMUM OF 10% PERMANENT COVER. SUCH COVER SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SOIL SEEDS AND MULCH, PROTECTIVE LESPICEA OR OTHER NEWLY GRADED CHANNELS OR STEEP SLOPES WILL REQUIRE THE USE OF PERMANENT MATTING, NETTING OF SEEDS AND MULCH AREAS, OR THE STAKING OR SHADING OF SOIL WHILE VEGETATION IS BECOMING ESTABLISHED.
- B. RUN-OFF CONTROL**
1. LONG AND/OR STEEP SLOPES WILL REQUIRE CONTOUR BENCHING AND FURROWING, OR BERMS TO REDUCE RUN-OFF VELOCITIES.
- C. SEDIMENT TRAPPING**
1. THE TRAPPING OF ERODED PARTICLES WILL BE ACCOMPLISHED BY THE DIVERSION OF RUN-OFF TO SEDIMENT BASINS, EXCAVATION TRAPS, BERMS, STAKED SYNTHETIC HAY BALES, OR FLOATING SILT CURTAINS.
 2. THE PROPOSED RETENTION AND/OR DETENTION POND(S) ALONG WITH ANY ENVIRONMENTAL BARRIERS (VIBRO SHAILED) SHALL BE CONSTRUCTED FIRST (THE POND(S) AND OUTFALL STRUCTURES) MUST BE COMPLETE AND OPERATIONAL PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS SURFACE.
 3. TRAPPING DEVICES SHALL BE PERIODICALLY INSPECTED DURING DRY PERIODS AND AFTER EACH RAINFALL EVENT BY THE SITE CONTRACTOR. TRAPPING DEVICES SHALL BE REPLACED IF DETERMINED TO BE INCAPABLE OF PERFORMING INTENDED FUNCTION OF SEDIMENT TRAPPING.
 4. TRAPPING DEVICES SHALL REMAIN IN PLACE UNTIL A VEGETATIVE COVER HAS ESTABLISHED SUFFICIENTLY TO STABILIZE THE SOILS AND PREVENT EROSION.
- D. SOIL MOISTURE**
1. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE CONSTRUCTION SITE A WATER SOURCE CAPABLE OF APPLYING WATER TO DRY EXPOSED SOIL IN ORDER TO PREVENT WIND EROSION. THE APPLICATION RATE AND MANNER SHALL BE SUCH THAT SOIL MOISTURE IS ATTAINED AND NO SURFACE RUN-OFF IS CREATED.
- E. RESPONSIBILITY**
1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED. AFTER THAT, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER COLLECTION AND RETENTION SYSTEM.



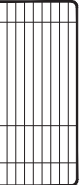
BeCLIMBING
EROSION CONTROL DETAILS
APOPKA, FLORIDA 32703

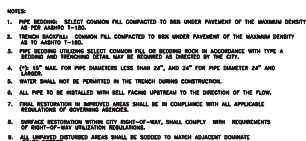
NO.	REVISIONS
1	ISSUED FOR PERMIT

BY: J. J. JONES, P.E.
DATE: 11/11/2023
PROJECT: C-6.0
SHEET: 1 OF 1

PROJECT: C-6.0
SHEET: 1 OF 1
DATE: 11/11/2023
SHEET: 1 OF 1





[illegible]

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE, IF FITTINGS TO BE LINED WITH A PROTECTIVE LINING.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUNS OF TIES OUTSIDE UNITS OF RESTRAINED JOINTS PER JOINTS PER JOINTS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS OF RESTRAINED PIPE SHALL BE CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "STURST RESTRICED DESIGN FOR PIPE" AND PROVIDED BY DIFRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:

PIPE	WORKING PRESSURE	SDR	WALL THICKNESS	WATER WEIGHT
150	150 P.S.I.	15.0	1.00	15.0 P.S.I.
180	180 P.S.I.	18.0	1.25	18.0 P.S.I.
210	210 P.S.I.	21.0	1.50	21.0 P.S.I.
240	240 P.S.I.	24.0	1.75	24.0 P.S.I.
270	270 P.S.I.	27.0	2.00	27.0 P.S.I.
300	300 P.S.I.	30.0	2.25	30.0 P.S.I.
360	360 P.S.I.	36.0	2.75	36.0 P.S.I.
420	420 P.S.I.	42.0	3.25	42.0 P.S.I.
480	480 P.S.I.	48.0	3.75	48.0 P.S.I.
540	540 P.S.I.	54.0	4.25	54.0 P.S.I.
600	600 P.S.I.	60.0	4.75	60.0 P.S.I.
660	660 P.S.I.	66.0	5.25	66.0 P.S.I.
720	720 P.S.I.	72.0	5.75	72.0 P.S.I.
780	780 P.S.I.	78.0	6.25	78.0 P.S.I.
840	840 P.S.I.	84.0	6.75	84.0 P.S.I.
900	900 P.S.I.	90.0	7.25	90.0 P.S.I.
960	960 P.S.I.	96.0	7.75	96.0 P.S.I.
1020	1020 P.S.I.	102.0	8.25	102.0 P.S.I.
1080	1080 P.S.I.	108.0	8.75	108.0 P.S.I.
1140	1140 P.S.I.	114.0	9.25	114.0 P.S.I.
1200	1200 P.S.I.	120.0	9.75	120.0 P.S.I.
1260	1260 P.S.I.	126.0	10.25	126.0 P.S.I.
1320	1320 P.S.I.	132.0	10.75	132.0 P.S.I.
1380	1380 P.S.I.	138.0	11.25	138.0 P.S.I.
1440	1440 P.S.I.	144.0	11.75	144.0 P.S.I.
1500	1500 P.S.I.	150.0	12.25	150.0 P.S.I.
1560	1560 P.S.I.	156.0	12.75	156.0 P.S.I.
1620	1620 P.S.I.	162.0	13.25	162.0 P.S.I.
1680	1680 P.S.I.	168.0	13.75	168.0 P.S.I.
1740	1740 P.S.I.	174.0	14.25	174.0 P.S.I.
1800	1800 P.S.I.	180.0	14.75	180.0 P.S.I.
1860	1860 P.S.I.	186.0	15.25	186.0 P.S.I.
1920	1920 P.S.I.	192.0	15.75	192.0 P.S.I.
1980	1980 P.S.I.	198.0	16.25	198.0 P.S.I.
2040	2040 P.S.I.	204.0	16.75	204.0 P.S.I.
2100	2100 P.S.I.	210.0	17.25	210.0 P.S.I.
2160	2160 P.S.I.	216.0	17.75	216.0 P.S.I.
2220	2220 P.S.I.	222.0	18.25	222.0 P.S.I.
2280	2280 P.S.I.	228.0	18.75	228.0 P.S.I.
2340	2340 P.S.I.	234.0	19.25	234.0 P.S.I.
2400	2400 P.S.I.	240.0	19.75	240.0 P.S.I.
2460	2460 P.S.I.	246.0	20.25	246.0 P.S.I.
2520	2520 P.S.I.	252.0	20.75	252.0 P.S.I.
2580	2580 P.S.I.	258.0	21.25	258.0 P.S.I.
2640	2640 P.S.I.	264.0	21.75	264.0 P.S.I.
2700	2700 P.S.I.	270.0	22.25	270.0 P.S.I.
2760	2760 P.S.I.	276.0	22.75	276.0 P.S.I.
2820	2820 P.S.I.	282.0	23.25	282.0 P.S.I.
2880	2880 P.S.I.	288.0	23.75	288.0 P.S.I.
2940	2940 P.S.I.	294.0	24.25	294.0 P.S.I.
3000	3000 P.S.I.	300.0	24.75	300.0 P.S.I.
3060	3060 P.S.I.	306.0	25.25	306.0 P.S.I.
3120	3120 P.S.I.	312.0	25.75	312.0 P.S.I.
3180	3180 P.S.I.	318.0	26.25	318.0 P.S.I.
3240	3240 P.S.I.	324.0	26.75	324.0 P.S.I.
3300	3300 P.S.I.	330.0	27.25	330.0 P.S.I.
3360	3360 P.S.I.	336.0	27.75	336.0 P.S.I.
3420	3420 P.S.I.	342.0	28.25	342.0 P.S.I.
3480	3480 P.S.I.	348.0	28.75	348.0 P.S.I.
3540	3540 P.S.I.	354.0	29.25	354.0 P.S.I.
3600	3600 P.S.I.	360.0	29.75	360.0 P.S.I.
3660	3660 P.S.I.	366.0	30.25	366.0 P.S.I.
3720	3720 P.S.I.	372.0	30.75	372.0 P.S.I.
3780	3780 P.S.I.	378.0	31.25	378.0 P.S.I.
3840	3840 P.S.I.	384.0	31.75	384.0 P.S.I.
3900	3900 P.S.I.	390.0	32.25	390.0 P.S.I.
3960	3960 P.S.I.	396.0	32.75	396.0 P.S.I.

VALVE BOX

NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDINGS. LANDSCAPE ARCHITECT SHALL ADVISE IN ALL CASES. THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE. LETTERS AND FIGURES SHALL BE BLACK. PHOTOGRAPH SHALL BE IN RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL, 12 FT. X 2 LB. NOT ROLLED HOT TUBE RAIL OR BUILT STEEL. HOT DIP GALVANIZED FOR ASTM A-123.
5. MOUNTING HANGERS SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF HOUSTON ENGINEERING PLAN AND/OR AS APPROVED BY THE CITY ENGINEER.

NOTES:

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

The diagram illustrates the recommended orientation for silt fence posts. A dashed vertical line is labeled 'VERTICAL'. A solid line representing the 'PRINCIPAL POST POSITION' is canted at a 20° angle toward the 'SILT FLOW', which is indicated by an arrow pointing to the right. The 'FILTER FABRIC' is shown as a line perpendicular to the principal post position. Several other dashed lines represent 'OPTIONAL POST POSITIONS' at various angles to the vertical.

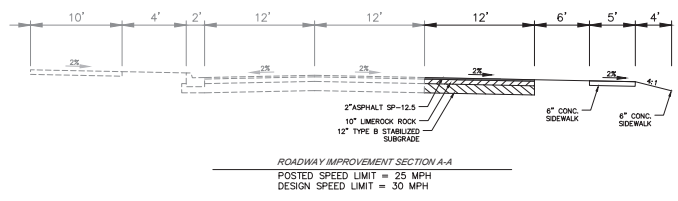
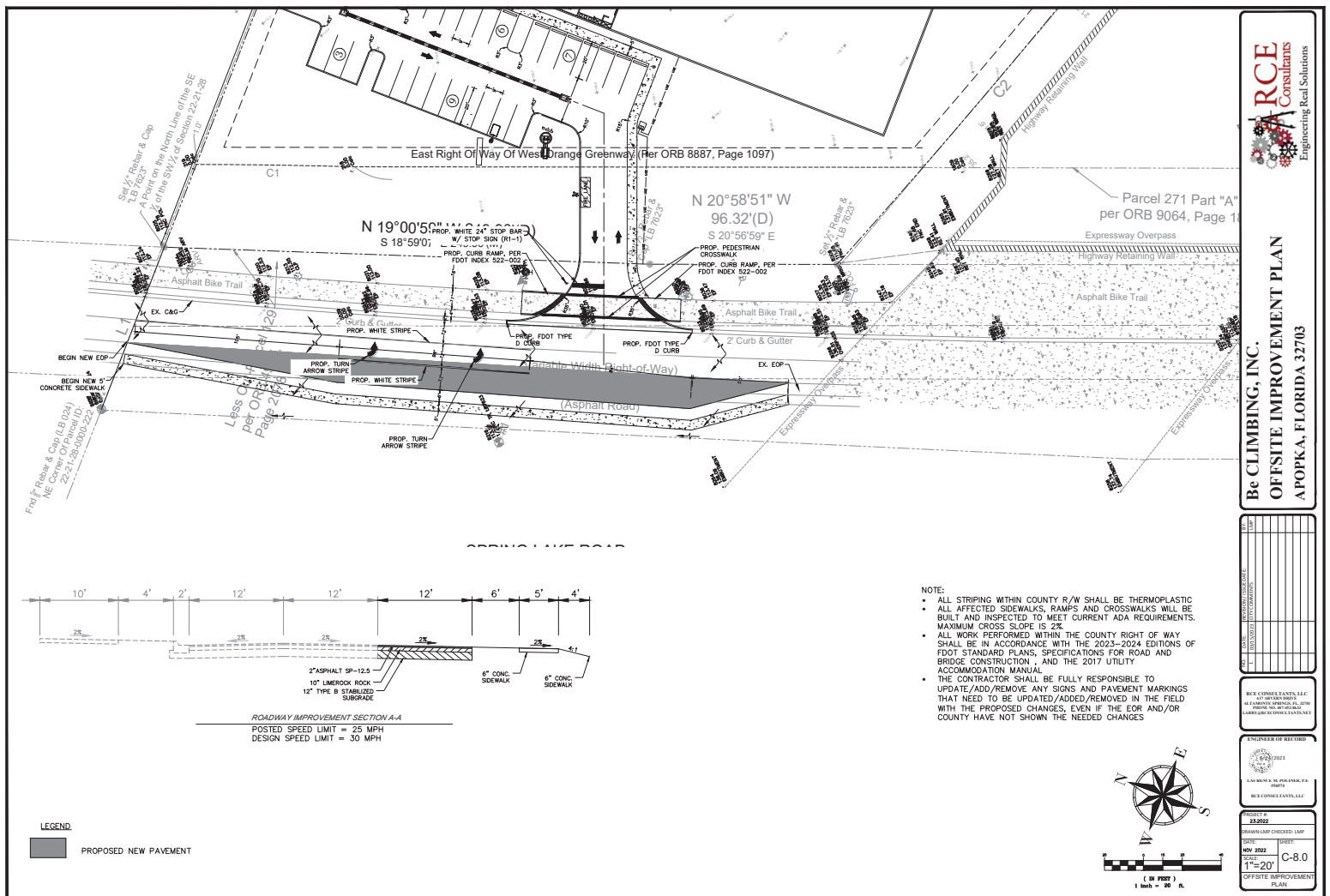
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 602
---	--------------	----------

NO.	DATE	DESCRIPTION
1	10/20/2023	ISSUED FOR PERMIT
2		
3		
4		
5		
6		
7		
8		
9		
10		

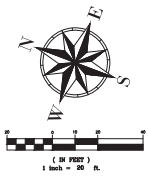
NOT A CONTRACT DOCUMENT, SEE THE CONTRACT DOCUMENTS FOR THE PROJECT. THIS PLAN IS FOR INFORMATION ONLY.

PROCESSED BY REVIEWER
DATE: 10/20/2023
BY: [Signature]
CHECKED: [Signature]
DATE: 10/20/2023
BY: [Signature]

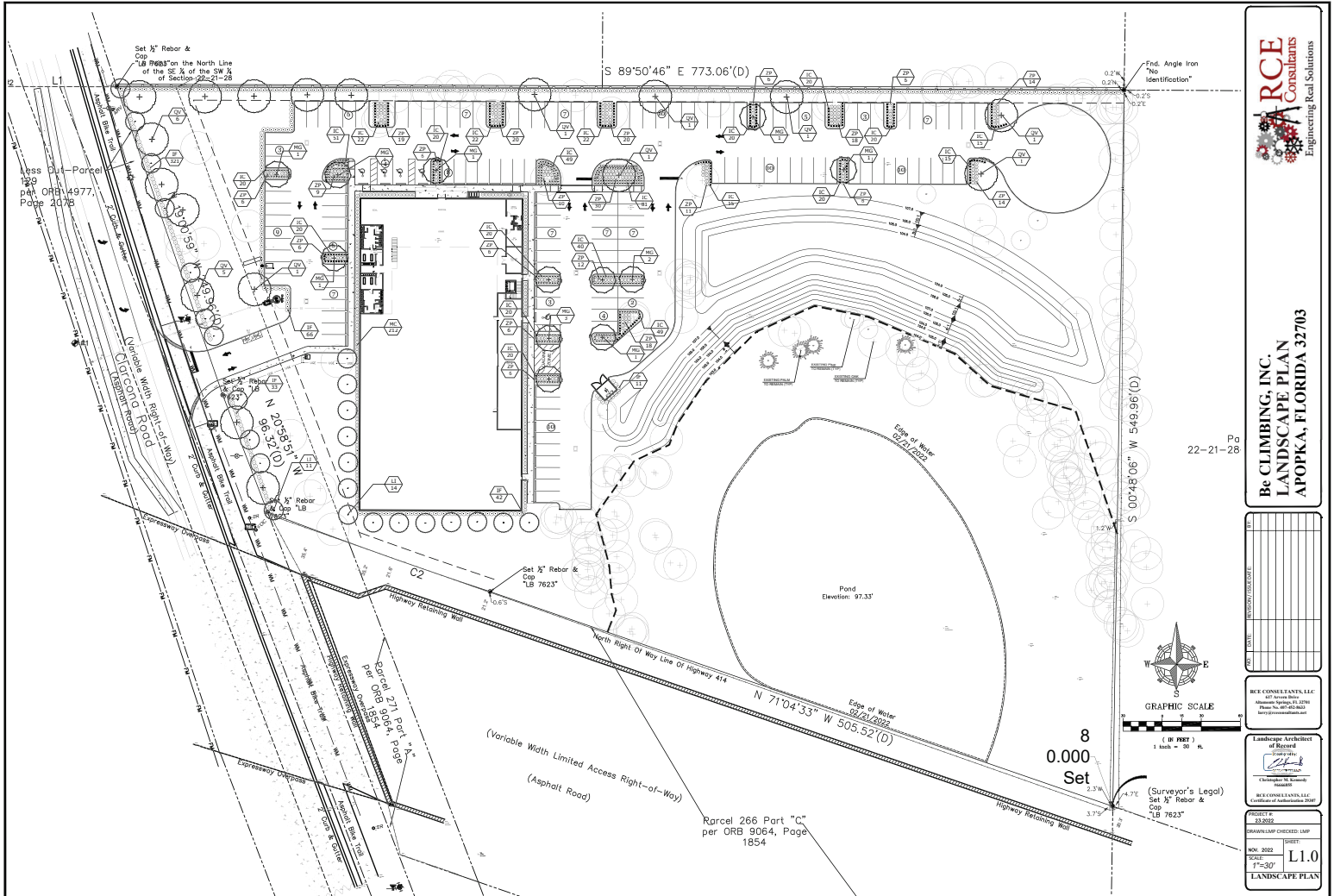
PROJECT # 23-0000
DRAWING/PLAN CHECKED: LAMP
DATE: 10/20/2023
BY: [Signature]
SCALE: 1"=20'
C-8.0
OFFSITE IMPROVEMENT PLAN



- NOTE:
- ALL STRIPING WITHIN COUNTY R/W SHALL BE THERMOPLASTIC
 - ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS. MAXIMUM CROSS SLOPE IS 2%.
 - ALL WORK PERFORMED WITHIN THE COUNTY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE 2023-2024 EDITIONS OF FDOT STANDARD PLANS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE 2017 UTILITY ACCOMMODATION MANUAL.
 - THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS AND PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/REMOVED IN THE FIELD WITH THE PROPOSED CHANGES, EVEN IF THE EOR AND/OR COUNTY HAVE NOT SHOWN THE NEEDED CHANGES



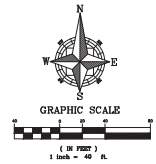
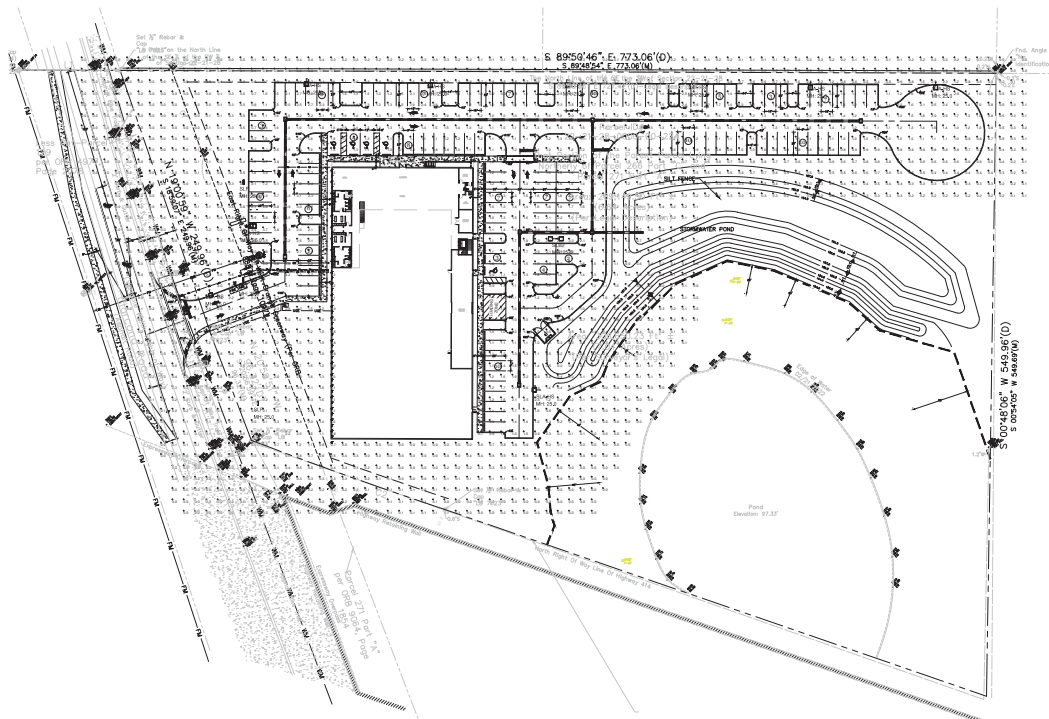
LEGEND:
[Shaded Box] PROPOSED NEW PAVEMENT



Oak (263 Total)					Cherry (30 Total)				
8" Oak	82	8" Camphor	2	8" Cherry	7				
8" Oak	89	8" Camphor	1	8" Cherry	1				
10" Oak	63	10" Camphor	1	10" Cherry	0				
12" Oak	77			12" Cherry	6				
14" Oak	7			15" Cherry	1				
14" Oak	34			18" Cherry	2				
15" Oak	3								
18" Oak	16	Pine (16 Total)		China (23 Total)					
20" Oak	118	Pine	2	8" China	1				
22" Oak	1	10" Pine	3	8" China	1				
24" Oak	30	12" Pine	3	10" China	10				
26" Oak	16	15" Pine	2	12" China	1				
30" Oak	2			15" China	1				
32" Oak	1	Palms (39 Total)		Rain (4 Total)					
37" Oak	15	15" Palms	1	8" Rain	2				
40" Oak	15	15" Palms	1	10" Rain	1				
42" Oak	1	14" Palm	1	20" Rain	1				
48" Oak	1	15" Palm	1						
52" Oak	1	18" Palm	1						
57" Oak	1	20" Palm	1						

Trees To Be Removed Based on Contents				
Oak (91 Total)	Camphor (3 Total)		Cherry (30 Total)	
8" Oak	24	8" Camphor	2	8" Cherry
8" Oak	33	8" Camphor	1	8" Cherry
12" Oak	31			10" Cherry
12" Oak		Pine (7 Total)		12" Cherry
14" Oak	4	4" Pine		15" Cherry
15" Oak	22	12" Pine		18" Cherry
16" Oak	3	8" Pine		
18" Oak	9			China (23 Total)
20" Oak	11	Palm (31 Total)		5" China
22" Oak	1	10" Palm	2	8" China
24" Oak	12	12" Palm	14	10" China
28" Oak	4	14" Palm	1	12" China
30" Oak	2	15" Palm	8	15" China
36" Oak	1	18" Palm	5	Rain (4 Total)
40" Oak	1	20" Palm	5	8" Rain
48" Oak	1		10" Rain	
			20" Rain	





Be CLIMBING, INC.
PHOTOMETRIC PLAN
APOPKA, FLORIDA 32703

Landreth Lighting Luminaire Schedule									
Symbol	[MANUFACT]	Qty	Label	Arrangement	Description	LLF	Lum. Watts	Lum. Lumens	BUG Rating
	Lithonia Lighting	8	SLA-HS	Single	DSXD LED P6 35K 60CRI T7M1T MVOLT RPA NLTA2R PIRIN HS FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURLY ALUMINUM POLE	1.000	137	13009	B1-U4-G3
	Lithonia Lighting	1	SLB2	Back-Bank	DSXD LED P6 35K 60CRI TSW MVOLT RPA NLTA2R PIRIN FINISH TBD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURLY ALUMINUM POLE	1.000	137	13009	B5-U4-G3
	Lithonia Lighting	3	SLF	Single	TFXA LED 40K MVOLT IS D0BXD; MOUNTED @ 25' AFG ON A ROUND TAPERED DIRECT BURLY ALUMINUM POLE	1.000	295.4	40315	B5-U2-G4

Landreth Lighting Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
35'-75' Wall	Illuminance	Fc	2.6	3.6	1.2	2.1	3.0
Parking Lot	Illuminance	Fc	1.5	6.5	0.6	2.5	10.8

[illegible]

RICE CONSULTANTS, LLC
417 ARVERN DRIVE
ALTAMONTE SPRINGS, FL 32708
PHONE NO. 407-652-8632
ARVN@RICECONSULTANTS.NET

ENGINEER OF RECORD



LAURENCE M. POLINER, P.E.
#5074

RCE CONSULTANTS, LLC

PROJECT #: 23-2022	
DRAWN/LMP CHECKED: LMP	
DATE: NOV 2022	SHEET: P-1
SCALE: 1"=40'	
PHOTOMETRIC PLAN	

[illegible][illegible][illegible][illegible]

Acoustic Performance Information

Sound Power Level (SPL) is a measure of the sound energy radiated by a sound source. It is measured in dB (A) and is used to compare the sound power of different sound sources. The sound power level is measured at a distance of 1 meter from the sound source.

W100 Loudspeaker Data

Frequency (Hz)	Sound Power Level (dB)
100	105
150	108
200	110
250	112
300	114
350	116
400	118
450	120
500	122
550	124
600	126
650	128
700	130
750	132
800	134
850	136
900	138
950	140
1000	142
1050	144
1100	146
1150	148
1200	150
1250	152
1300	154
1350	156
1400	158
1450	160
1500	162
1550	164
1600	166
1650	168
1700	170
1750	172
1800	174
1850	176
1900	178
1950	180
2000	182
2050	184
2100	186
2150	188
2200	190
2250	192
2300	194
2350	196
2400	198
2450	200
2500	202
2550	204
2600	206
2650	208
2700	210
2750	212
2800	214
2850	216
2900	218
2950	220
3000	222
3050	224
3100	226
3150	228
3200	230
3250	232
3300	234
3350	236
3400	238
3450	240
3500	242
3550	244
3600	246
3650	248
3700	250
3750	252
3800	254
3850	256
3900	258
3950	260
4000	262
4050	264
4100	266
4150	268
4200	270
4250	272
4300	274
4350	276
4400	278
4450	280
4500	282
4550	284
4600	286
4650	288
4700	290
4750	292
4800	294
4850	296
4900	298
4950	300
5000	302
5050	304
5100	306
5150	308
5200	310
5250	312
5300	314
5350	316
5400	318
5450	320
5500	322
5550	324
5600	326
5650	328
5700	330
5750	332
5800	334
5850	336
5900	338
5950	340
6000	342
6050	344
6100	346
6150	348
6200	350
6250	352
6300	354
6350	356
6400	358
6450	360
6500	362
6550	364
6600	366
6650	368
6700	370
6750	372
6800	374
6850	376
6900	378
6950	380
7000	382
7050	384
7100	386
7150	388
7200	390
7250	392
7300	394
7350	396
7400	398
7450	400
7500	402
7550	404
7600	406
7650	408
7700	410
7750	412
7800	414
7850	416
7900	418
7950	420
8000	422
8050	424
8100	426
8150	428
8200	430
8250	432
8300	434
8350	436
8400	438
8450	440
8500	442
8550	444
8600	446
8650	448
8700	450
8750	452
8800	454
8850	456
8900	458
8950	460
9000	

[illegible]

L1
N 82°48'54" W 82.34'(M)

Legal Description (Written By Surveyor):

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; SAID POINT IS ALSO THE CENTERLINE OF KEENE ROAD, THENCE DEPARTING SAID POINT TO THE NORTHWEST ALONG THE RIGHT-OF-WAY LINE OF SAID ROAD A DISTANCE OF 609.54 FEET TO SECTION 22, A DISTANCE OF 780.50 FEET TO A POINT ON THE NORTH-RIGHT-OF-WAY LINE OF HIGHWAY 414, SAID POINT BEING 10.00 FEET FROM THE RIGHT-OF-WAY LINE OF SAID ROAD;

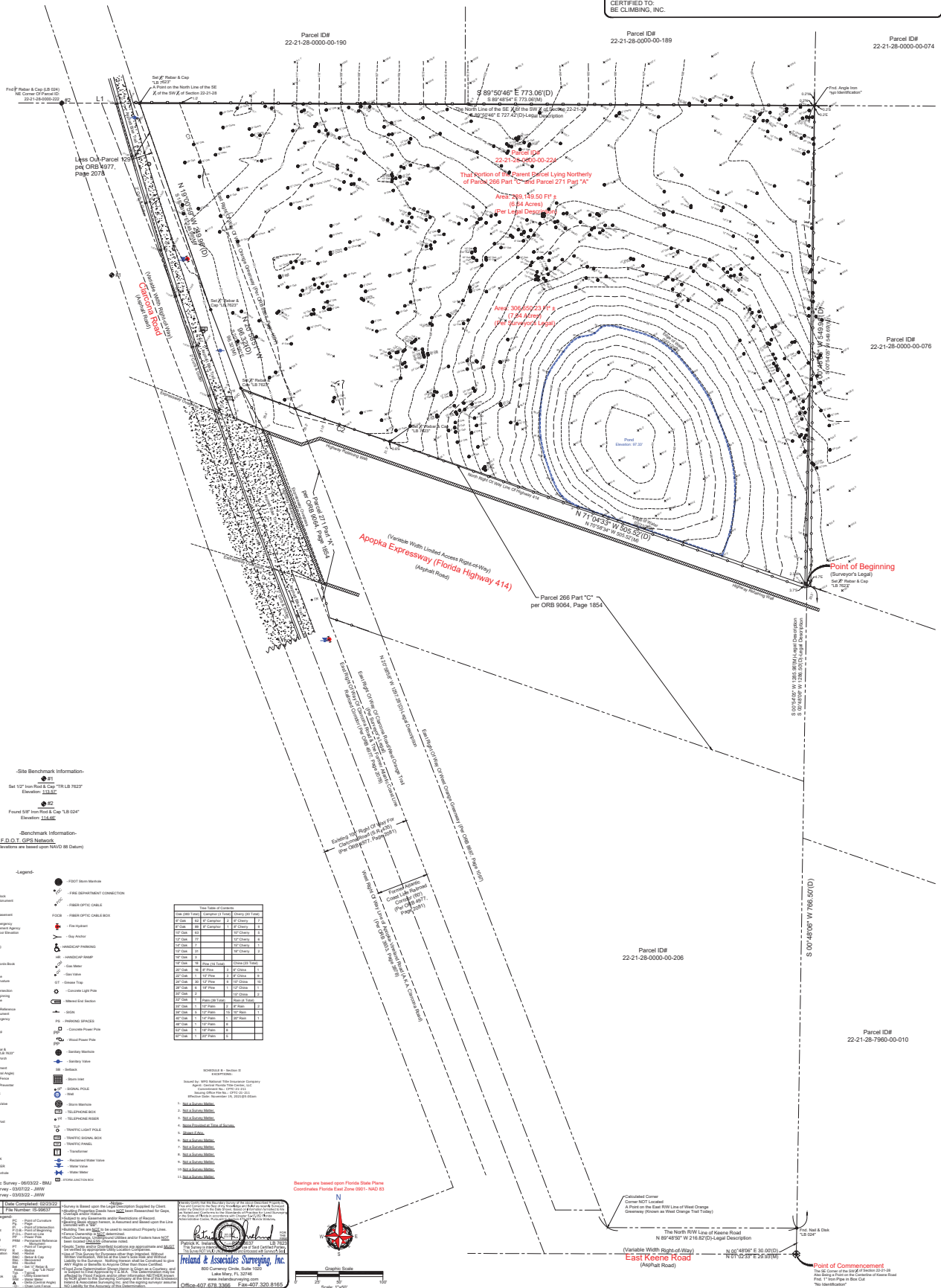
THENCE RUN NORTH 11°43'33" WEST, ALONG SAID NORTH-RIGHT-OF-WAY LINE A DISTANCE OF 509.52 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 5084.08 FEET; A CENTRAL ANGLE OF 100°00'00" BEING SUBTENDED BY SAID CURVE; THENCE CONTINUE ALONG SAID TANGENT CURVE TO THE POINT OF INTERSECTION OF SAID TANGENT CURVE WITH THE RIGHT-OF-WAY LINE OF HIGHWAY 414, THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 162.04 FEET TO A POINT OF INTERSECTION OF THE NORTH-LINE OF HIGHWAY 414 AND THE EAST RIGHT-OF-WAY LINE OF CLARCONA ROADWEST/ ORANGE TRAIL, THENCE NORTH 20°58'11" WEST, ALONG SAID RIGHT-OF-WAY LINE OF CLARCONA ROADWEST/ ORANGE TRAIL A DISTANCE OF 200.00 FEET, STILL ALONG THE EAST RIGHT-OF-WAY LINE OF CLARCONA ROADWEST/ ORANGE TRAIL, A DISTANCE OF 240.96 FEET TO THE POINT OF BEGINNING OF A 100' RADIUS CURVE, CONCAVE WESTERLY, HAVING A CENTRAL ANGLE OF 100°00'00";

BEGIN 04°02' EAST A DISTANCE OF 77.30 TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22; THENCE SOUTH 02°40'00" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, A DISTANCE OF 110.00 FEET TO THE EAST CORNER OF SAID QUARTER SECTION 22; THENCE WESTERLY TOGETHER WITH

THESE PARCELS SEPARATE AND NONCONTIGUOUS EASEMENTS FOR PUBLIC ROADS AND EGRESS, AND UTILITIES AS SET FORTH IN OFFICIAL RECORDS BOOK 4977, PAGE 2078 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

Field Disclaimer:
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 APOKA, COMMUNITY NUMBER 120180, DATED 09/25/2009.

CERTIFIED TO:
BE CLIMBING, INC.



Construction Site Plans
for
Wingspan/ABC Kelly Park Village
Apopka, Florida
Orange County No. 23-E-099

Legal Description:

LEGAL DESCRIPTION AS PROVIDED IN TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY ORDER NO. BY812111014, DATED 11/09/2021. (5202, 5206, AND 5128 PLYMOUTH SORRENTO ROAD, APOPKA, FL 32712)

PARCEL ONE:

Begin on the North line of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida, at a point 165 feet West of the Northeast corner of said Southeast 1/4 of the Southeast 1/4; run West along the North line of said Southeast 1/4 of the Southeast 1/4, 177 feet; thence South 120 feet; thence East 177 feet; thence North 120 feet to the Point of Beginning.

AND

The North 120 feet of the East 165 feet and the North 120 feet of the West 336.06 feet of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida; being the North 120 feet of Tract 1 of survey by W.R. Kelly of November, 1946, LESS piece beginning 165 feet West of the Northeast corner of the Southeast 1/4 of the Southeast 1/4; thence South 177 feet; North 120 feet and East 177 feet to the Point of Beginning.

AND

The West 350 feet of Lot 2, and the West 350 feet of Lot 1, LESS the North 120 feet, of the Glouson Gibons Subdivision of the South 1/2 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida, also described as the West 350 feet, LESS the North 120 feet thereof, of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida.

AND

The West 107.76 feet of the parcel of land described as follows: Begin 120 feet South and 30 feet West of the Northeast corner of the Southeast 1/4 of the Southeast 1/4, Section 12, Township 20 South, Range 27 East, Orange County, Florida; run South 212.66 feet, West 302.76 feet; North 212.66 feet; East 302.76 feet to the Point of Beginning. LESS the South 100 feet of the East 195 feet thereof.

AND

The North 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida, LESS the North 85 feet of the East 150 feet thereof.

PARCEL TWO:

Begin 120 feet South and 30 feet West of the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida; run South 212.66 feet, West 302.76 feet, North 212.66 feet, East 302.76 feet to the Point of Beginning. LESS the South 100 feet of the East 195 feet thereof; and LESS the West 107.76 feet thereof.

Narrative

Located in the Village Center Overlay District, Wingspan/ ABC provides a mixture of uses, including residential multi-family, commercial, and office uses. The multi-family component consists of 368 units, with a mixture of one bedroom/studio, two bedroom, and three bedroom units, which is intended to accommodate a variety of living options. The commercial structures are aligned with W. Kelly Park Road, Plymouth Sorrento Road, and the interior roads to create vibrant, pedestrian-friendly places. The open space includes a dynamic combination of plazas, greens, and outdoor recreation opportunities. With respect to the Form-Based Code, Wingspan/ ABC provides a mixture of uses in a pedestrian-friendly layout to accommodate a variety of living, shopping and employment opportunities.

Civil Engineer:

Poulos & Bennett, LLC
2602 E. Livingston St.
Orlando, FL 32803
407.487.2594

Architect:

Humphreys & Partners Architects
541 East Horation Ave., Suite 1
Maitland, FL 32751
407.339.9323

Surveyor:

Atlantic Surveying
308 S. Dillard Street
Winter Garden, FL 34787
407.656.4993

Transportation Consultant

Traffic & Mobility Consultants
3101 Maguire Blvd., Suite 265
Orlando, FL 32801
407.531.5332

Environmental:

Bio-Tech Consulting Inc.
3025 E. South Street
Orlando, FL 32803
407.894.5969

PARCEL THREE:

The North 85 feet of the East 150 feet of the North 1/2 of the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, LESS roadway therein, Orange County, Florida.

LEGAL DESCRIPTION AS PROVIDED IN TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY ORDER NO. BY812110091, DATED 10/25/2021. (5108 PLYMOUTH SORRENTO ROAD, APOPKA, FL 32712)

The North 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, LESS road, being Tract 5, on the unrecorded Plat of W.P. KELLY, surveyor, dated November 1946.

AND

The South 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, LESS part with roadway, being Tract 4, on the unrecorded Plat of W.P. KELLY, surveyor, dated November 1946.

LESS AND EXCEPT:

The North 150 feet of the East 150 feet of the South 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, LESS part within county road, being Tract 4, on the unrecorded Plat of Kelly, surveyor, dated November 1946.

AND LESS AND EXCEPT that portion as set forth in that certain Stipulated Order of Taking recorded September 11,2014 in Official Record Book 10803, Page 1152, of the Public Records of Orange County, Florida.

LEGAL DESCRIPTION AS PROVIDED IN TITLE COMMITMENT ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY ORDER NO. BY812108037, DATED 8/4/2021. (3103 WEST KELLY PARK ROAD, APOPKA, FL 32712)

The East 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 12, Township 20 South, Range 27 East, Orange County, Florida.

Parcel Id. No.:

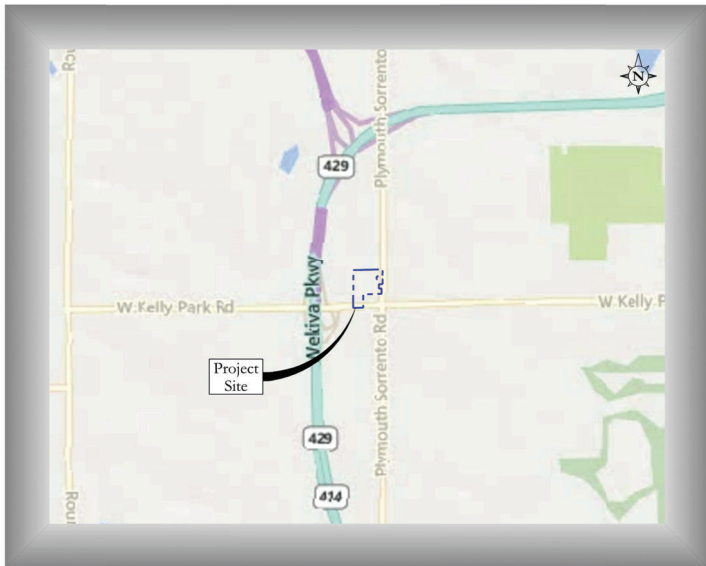
12-20-27-0000-00-025
12-20-27-0000-00-029
12-20-27-0000-00-031
12-20-27-0000-00-040
12-20-27-0000-00-070

Agent

Poulos & Bennett, LLC
2602 E. Livingston Street
Orlando, Florida 32803
407.487.2594

Owner/Applicant:

KPI Partnership, LLC
1001 Feehanville Drive
Mount Prospect, IL 60056



Vicinity Map

Scale: 1" = 3,000'

Sheet Index		Subm./Rev.								
Sheet Id.		Sheet Title	-	1	2	3	4	5	6	7
Civil Plans										
C0.00		Cover Sheet		■	■					
C0.01	- C0.02	Construction Notes		■	■					
C0.03		Existing Conditions Plan		■	■					
C0.04		Erosion Control & Demolition Plan		■	■					
C0.05		Erosion Control Notes & Details		■	■					
C1.00		Master Site Plan & Site Data		■	■					
C2.00	- C2.06	Site & Geometry Plan		■	■					
C3.00		Typical Roadway Sections		■	■					
C4.00		Master Drainage Plan		■	■					
C4.10	- C4.16	Paving, Grading, & Drainage Plan		■	■					
C4.20	- C4.22	Roof Drain Site Plan			■					
C4.30	- C4.31	Grading Sections & Details		■	■					
C4.40		Pond Sections & Drainage Structure Details		■	■					
C5.00		Master Utility Plan		■	■					
C5.10	- C5.16	Water & Wastewater Plan		■	■					
C5.20		Lift Station Details		■	■					
C6.00	- C6.03	Plan & Profiles		■	■					
C7.00		Fire Protection Plan		■	■					
C8.00	- C8.08	Offsite Improvement Plan		■	■					
C9.00		General Construction Details		■	■					
C9.01	- C9.09	FDOT Standard Details			■					
C9.10	- C9.18	Apopka & Orange County Standard Details			■					

Survey Plans

1 - 8	Topographic Survey		
1 - 2	Tree Survey		

Landscape Plans

L100	Tree Mitigation Plan		
L400	Overall Landscape Plan		
L401 - L402	Landscape Plan		
L410 - L411	Landscape Details and Notes		
L500	Overall Irrigation Plan		
L501 - L502	Irrigation Plan		
L510	Irrigation Details and Notes		

Landscape Plans

LI-01 - LI-05	Lighting Plan		
LI-100	General Lighting Notes		

Date	Description
3/17/2023	Submit to City of Apopka & SJRWMD
8/14/2023	Resubmit to City of Apopka, Orange County, & SJRWMD

NOTE:
CONSTRUCTION PLANS WERE PREPARED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION, AND MAINTENANCE FOR STREETS AND HIGHWAYS, FDOT GREEN BOOK, AND THE CITY OF APOPKA REGULATIONS AND SPECIFICATIONS.



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



2602 E. Livingston St., Orlando, FL 32813
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

P&B Job No.: 21-135

Construction Site Plans for ABC/Wingspan Kelly Park

Jeffrey M. Trimble
P.E. NO. 0082417
DATE: August 14, 2023

Z:\2021\12-1-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CDTA CITY 21-135-00

GENERAL NOTES:

- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:
 - WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DEWATERING (CUP)
 - WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) OR MSSW
 - FDEP WATER DISTRIBUTION
 - FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
 - FDEP REUSE
 - FDEP DREDGE AND FILL
 - ACOE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
 - LOCAL RIGHT OF WAY USE
 - LOCAL UNDERGROUND UTILITIES
 - FDEP & EPA NPDES STORMWATER
 - FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL TAKE
- CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IN THE STATE OF FLORIDA THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION IS THE PERMITTING AGENCY. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER.
- FLORIDA LAW (F.S. 556 - THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.
- CONTRACTOR SHALL CONTACT SUNSHINE STATE ONE-CALL OF FLORIDA, INC. PRIOR TO COMMENCEMENT OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.
- PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE POULOS & BENNETT WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF ALL APPLICABLE AGENCIES.
- THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
- AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIES IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.
- CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.
- IF AN EAGLE MANAGEMENT PLAN HAS BEEN FILED AND APPROVED BY FLORIDA GAME AND FRESHWATER FISH COMMISSION AND THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE, CONTRACTOR SHALL ABIDE BY THE PERMIT.
- MAINTAIN MINIMUM 3' COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.
- DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED.
- ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.
- CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.
- ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.
- CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.
- NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.
- ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE FDOT ROADWAY AND TRAFFIC STANDARD PLANS, LATEST EDITION.

- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S SOLE EXPENSE
- IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.
- CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE POULOS & BENNETT WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY POULOS & BENNETT IN NO WAY OBLIGATES POULOS & BENNETT TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.
- DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. HOWEVER, IF DEWATERING IS REQUIRED, THEN DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM CITY OF APOPKA, FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR OBTAINING ALL DEWATERING PERMITS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- WORK SHALL BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT THROUGH THE U.S. DEPARTMENT OF LABOR AND THE FLORIDA TRENCH SAFETY ACT.
- ALL PERSONAL PROPERTY, EXCEPT MAIL BOXES, WITHIN THE RIGHT-OF-WAY THAT IS NOT RELOCATED BY THE PROPERTY OWNER SHALL BE REMOVED BY THE CONTRACTOR AS NECESSARY TO CONSTRUCT THE PROJECT IN ACCORDANCE WITH THE PLANS. MAIL BOXES SHALL BE RELOCATED BY THE CONTRACTOR IN ACCORDANCE WITH FDOT DESIGN STANDARD 532.
- THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS 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 PROTECT EXISTING FACILITIES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY RELOCATION WITH UTILITY OWNERS AND ENGINEER SHOULD SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS.
- SHOULD AGGRESSIVE SOILS BE ENCOUNTERED CONTRACTOR SHALL NOTIFY ENGINEER FOR REMEDIAL ACTION.
- IMPACTS TO OFFSITE ROADWAYS, IF ANY, WILL NEED TO BE REPAIRED IN ACCORDANCE WITH CITY/COUNTY REQUIREMENTS. IF REQUIRED, CONTRACTOR SHALL OBTAIN SURETY BOND.
- NO EQUIPMENT EXTENDING HIGHER THAN 15 FT. ABOVE EXISTING GRADE SHALL BE USED WITHIN POWER EASEMENTS.
- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
- ANY WELLS SHOWN HEREON ARE THE WELLS LOCATED TO DATE AND DO NOT NECESSARILY REPRESENT ALL WELLS ON THE PROPERTY. THE ENGINEER SHALL BE NOTIFIED OF ANY WELLS ENCOUNTERED DURING CONSTRUCTION. ALL WELLS NOT DESIGNATED TO REMAIN OR FUNCTION SHALL BE PROPERLY SEALED AND ABANDONED PER APPLICABLE AGENCY REQUIREMENTS.
- VIBRATORY COMPACTION METHODS SHALL NOT BE USED WITHIN ANY EXISTING GAS EASEMENTS.
- ALL LIGHT POLES AND STRUCTURES TO BE LOCATED IN THE FIELD BY SURVEYOR SHALL BE RETAINED BY CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF ANY TRAFFIC EQUIPMENT, INCLUDING BUT NOT LIMITED TO, FIBER, LOOP SENSORS, PULL BOXES, CONDUIT, TRAFFIC SIGNALS AND CABINETS. ANY ITEMS DAMAGED BY THE CONTRACTOR WILL BE RESTORED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE AGREED UPON BY THE STATE AND/OR LOCAL ENGINEER.
- ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SEEDED/SODDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 2" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ALTA/NSPS LAND TITLE SURVEY, BOUNDARY SURVEY OR TITLE WORK FOR ASSOCIATED ENCUMBRANCES.
- SURROUNDING DEVELOPMENT AND ELEVATIONS WERE DETERMINED FROM DESIGN DRAWINGS AS LISTED IN THE SURVEYOR SECTION. CONTRACTOR TO FIELD VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF DIFFERENT.
- PROJECT WILL BE COMPLETED IN 1 PHASE IN ACCORDANCE WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN THE CITY OF APOPKA CODE.
- SIGHT LINES SHOWN ON THE PLANS SHALL BE MAINTAINED WITHIN THE TRIANGLES BOTH HORIZONTALLY AND VERTICALLY FROM 30 INCHES TO EIGHT FEET IN HEIGHT. ALL VERTICAL SITE IMPROVEMENTS SHALL BE REMOVED OR KEPT CLEAR FROM TRIANGLES.
- ALL MECHANICAL EQUIPMENT LOCATED OUTDOORS, SUCH AS HEATING, VENTILATION, AIR CONDITIONING, REFRIGERATION SYSTEMS, AND TRANSFORMERS SHALL BE VISUALLY SCREENED FROM ADJACENT RIGHT-OF-WAY PER CITY OF APOPKA REQUIREMENTS.
- ENGINEER ASSUMES NO LIABILITY FOR VERTICAL IMPROVEMENTS. FURTHER, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE VERTICAL ELEMENTS DO NOT CONFLICT WITH IMPROVEMENTS SHOWN HEREON.
- DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH CITY OF APOPKA CONSTRUCTION STANDARDS AND DETAILS AND/OR THE DETAILS SHOWN HEREIN.
- STORAGE OF MATERIALS ONSITE SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS OF CITY OF APOPKA.
- EQUIPMENT AND CONCRETE WASH DOWN AREAS SHALL BE LOCATED AND MAINTAINED PER CITY OF APOPKA REQUIREMENTS.
- A FIRE DEPARTMENT ACCESS ROAD SHALL BE PROVIDED AT THE START OF THE PROJECT AND MAINTAINED THROUGHOUT CONSTRUCTION. SIGHT LINES SHOWN ON THE PLANS SHALL BE MAINTAINED WITHIN THE TRIANGLES BOTH HORIZONTALLY AND VERTICALLY FROM 30 INCHES TO EIGHT FEET IN HEIGHT. ALL VERTICAL SITE IMPROVEMENTS SHALL BE REMOVED OR KEPT CLEAR FROM TRIANGLES.
- MAINTENANCE OF TRAFFIC DURING CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE APPROVED M.O.T. PLAN ON FILE.

- CONTRACTOR TO MAINTAIN ALL EXISTING SIDEWALKS OPEN DURING CONSTRUCTION, OR A SAFE, ADA COMPLIANT, TEMPORARY APPROVED PEDESTRIAN PATH SHALL BE PROVIDED UNTIL THE SIDEWALK CAN BE REOPENED.
- RETAINING WALLS SHOWN HEREON ARE TO BE DESIGNED BY OTHERS. ENGINEER ASSUMES NO LIABILITY FOR DAMAGE OR FAILURE OF CIVIL IMPROVEMENTS CAUSED BY FAILURE OF WALLS WHETHER DIRECTLY OR INDIRECTLY. ENGINEER RECOMMENDS GEOTECHNICAL CONSULTANT REVIEW SITE CONDITIONS TO DETERMINE IF A GLOBAL STABILITY ANALYSIS FOR RETAINING WALLS IS APPROPRIATE.
- MANHOLE LIDS, VALVE COVERS AND CLEAN-OUTS LOCATED IN TRAVEL LANES SHALL BE TRAFFIC BEARING RATED.
- IN CITY OF APOPKA PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, WHICH INCLUDES DEMOLITION, EARTHWORK AND/OR CONSTRUCTION, THE DEVELOPER/CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) A NOTICE OF INTENT (NOI) TO OBTAIN COVERAGE UNDER THE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CG?) PURSUANT TO THE REQUIREMENTS OF 62-521.300(4)(A) F.A.C. A COPY OF THE NOI SHALL BE SUBMITTED TO THE OPERATOR(S) OF THE MS4. COPIES OF THE SWPPP, NOI, AND FDEP ACKNOWLEDGEMENT LETTER ARE TO BE KEPT ON THE PROJECT SITE AND MADE AVAILABLE UPON REQUEST. UPON COMPLETION OF ALL LAND DISTURBING ACTIVITIES AND AFTER FINAL STABILIZATION OF THE SITE IS COMPLETE, THE DEVELOPER/CONTRACTOR SHALL SUBMIT TO FDEP A NOTICE OF TERMINATION (NOT) TO END THEIR COVERAGE UNDER THE CGP AND PROVIDE A COPY OF THE NOT TO THE OPERATOR(S) OF THE MS4.

AS-BUILT NOTES:

- THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH MUNICIPALITY REQUIREMENTS AND THE FOLLOWING REQUIREMENTS.
 - THE VERTICAL AND HORIZONTAL DATUMS USED SHALL BE AS STATED ON THE DRAWINGS.
 - DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
 - DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER AND WASTEWATER PIPING, AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS ETC.
 - DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA AND UTILITY PROVIDER REQUIREMENTS.
 - DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
 - DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
 - LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES OR OTHER UTILITY PROVIDER ACCEPTABLE REFERENCE.
 - DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED, AND THE INVERTS AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.
 - CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL:VERTICAL) TO A DEPTH OF 2 FT MINIMUM BELOW THE SWLT.
 - WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS, ALONG WITH PHOTOGRAPHS OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
 - WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT THE CONTRACTOR'S SOLE EXPENSE.
 - WHERE UPGRADED PIPE MATERIALS ARE SHOWN IN THE PLANS OR AS DIRECTED IN THE FIELD BY THE ENGINEER OR MUNICIPALITY, THE LENGTH, LOCATIONS, FITTINGS, ETC. FOR UPGRADED PIPE SHALL BE SHOWN ON THE AS-BUILT DRAWINGS, RECORD DRAWINGS OR PHOTOS.
 - CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR ALL PARK AND OPEN SPACE TRACTS GRADING. ENGINEER WILL CONFIRM COMPLIANCE WITH AGENCY REQUIREMENTS AND NOTIFY CONTRACTOR IF REMEDIAL ACTION IS NECESSARY.
- CONTRACTOR TO PLACE GRADE STAKES AT CENTER OF FRONT AND REAR LIMITS OF EACH BUILDING PAD FOR OWNER/ENGINEER INSPECTION AND APPROVAL.
- COMPLETE CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S SOLE EXPENSE.
- AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH POULOS & BENNETT CAD STANDARDS.
- POTABLE WATER CROSSINGS - POULOS & BENNETT REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS BE FIELD VERIFIED BY POULOS & BENNETT STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY POULOS & BENNETT PRIOR TO CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR

SURVEY AND CONTROL:

- EXISTING TOPOGRAPHY AND CONTOURS BASED ON THE FOLLOWING:
SURVEYOR: ATLANTIC SURVEYING, INC.
PROJECT NO.: 121079
DATED: 12/17/2021
- SURVEYOR'S REFERENCE VERTICAL BENCHMARK:
DESCRIPTION: NAVD OCEANGE COUNTY BENCHMARK "1356008"
ELEVATION: 90.728 (NAVD 1988)

BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF THE SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

DEMOLITION NOTES:

- CONTRACTOR SHALL REMOVE ALL WASTE MATERIAL FOR DISPOSAL OFF-SITE. DISPOSAL SHALL CONFORM TO ALL APPLICABLE REGULATIONS.
- EXISTING UNDERGROUND UTILITIES, UNLESS OTHERWISE NOTED, MAY BE CAPPED/PLUGGED AND ABANDONED IN PLACE EXCEPT WITHIN 30 FT. OF BUILDING. CAPPED AND PLUGGED PIPE ENDS SHALL BE ENCASED IN CONCRETE, 6" MINIMUM THICKNESS AROUND PIPE. MANHOLE BASES MAY BE LEFT IN PLACE PROVIDED THAT PIPE OPENINGS ARE PLUGGED AND REMAINING BASIS ARE FILLED WITH CONCRETE 6" MINIMUM ABOVE HIGHEST INVERT.
- ANY MATERIALS CLAIMED AS SALVAGE BY OWNER EITHER IN THE FIELD OR IN THE DRAWINGS SHALL BE STOCKPILED FOR OWNER'S REMOVAL.

- CONTRACTOR SHALL BE KNOWLEDGEABLE OF THE CONSTRUCTION DOCUMENTS AND BE RESPONSIBLE FOR PROTECTING ANY EXISTING FACILITY SO DESIGNATED OR DESIGNATED TO BE USED IN THE WORK.
- CONTRACTOR SHALL REMOVE ALL FOUNDATIONS, CONCRETE SLABS, AND UNDERGROUND STRUCTURES EXISTING ON THE SITE AT THE TIME OF BIDDING UNLESS OTHERWISE DIRECTED.
- CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES AND BE RESPONSIBLE FOR THE TERMINATION, CAPPING-OFF AND REMOVAL OF ALL UNDERGROUND AND ABOVE-GROUND UTILITY SERVICES EXISTING AT THE TIME OF BIDDING UNLESS DIRECTED TO BID OTHERWISE.
- CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND DISPOSING ALL WASTE MATERIALS CONSISTENT WITH ALL RULES AND REGULATIONS APPLICABLE TO THE SPECIFIC MATERIAL FOUND.

ADA NOTES:

- THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS, STRIPING AND ACCESSIBLE RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. SPECIFICATIONS.
 - PAVEMENT GRADES OVER ADA ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION EXCEPT AT RAMPS. (NOTE: RAMP LENGTHS MAY EXCEED 6 FEET.)
 - PROPOSED AND EXISTING SIDEWALKS SHALL BE RAMPED FLUSH WITH PAVEMENT. RAMPS SHALL NOT EXCEED SLOPES OF 12 HORIZONTAL TO 1 VERTICAL. (NOTE: RAMP LENGTHS REQUIRED MAY EXCEED 6 FT.)
 - WHERE SIDEWALK RAMPS CONNECT TO MIAMI CURB, THE SLOPE OF THE MIAMI CURB SHALL BE NO STEEPER THAN 12:1 TO CONFORM WITH FLORIDA/FEDERAL REGULATORY REQUIREMENTS. TWO FT. LONG CURB TRANSITIONS SHALL BE USED AT EACH SIDE OF THE RAMP.
 - WHERE RAMPS ARE POURED ADJACENT TO EXISTING MIAMI CURB, THE CURB SHALL BE REMOVED, FOR A DISTANCE EXTENDING TWO FT. BEYOND EACH END OF THE WALK AND RECONSTRUCTED.
 - SIDEWALK RAMPS SHALL INCLUDE DETECTABLE WARNINGS THAT ARE TEXTURED IN CONFORMANCE WITH FDOT STANDARDS EXCEPT WHERE LOCAL CODES DICTATE OTHERWISE. CONTRACTOR SHALL COORDINATE WITH LOCAL AUTHORITY FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR RAMP CONCRETE POURS. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL RAMP TEXTURED SURFACES AND SIDEWALK LONGITUDINAL AND CROSS SLOPES ARE IN CONFORMANCE WITH LOCAL, STATE AND FEDERAL ADA AND FAIR HOUSING ACT STANDARDS.
 - CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR PRE-POUR INSPECTION PRIOR TO ANY SIDEWALK AND/OR CURB RAMP CONCRETE POURS TO ENSURE ADA SLOPES AND CRITERIA ARE MET.
 - ALL MANHOLE, PULL BOX, UTILITY VAULT, VALVE, OR OTHER COVERS LOCATED WITHIN SIDEWALKS AND CROSSWALKS SHALL BE ADA COMPLIANT.
- CONCRETE JOINT CONSTRUCTION NOTES:
JOINTS FOR CONCRETE SLABS WHERE NOT OTHERWISE PROVIDED
- GENERAL -- A JOINTING PLAN SHALL BE PREPARED BY THE CONTRACTOR & APPROVED BY THE ENGINEER PRIOR TO PLACEMENT OF THE CONCRETE.
 - A SQUARE JOINTING PATTERN IS REQUIRED WHERE POSSIBLE. IF NECESSARY, RECTANGULAR PANELS CAN BE USED IF THE LONG DIMENSION IS MORE THAN 1.5 TIMES THE SHORT (e.g. 8' x 12'). JOINT SPACING SHALL NOT EXCEED 10 FEET IN A 4" SLAB, & 15 FEET IN A 6" SLAB.
 - ADJUST JOINTING LAYOUT OR LOCATIONS OF MANHOLES, CATCH BASINS, FOUNDATIONS & OTHER BUILT -- IN STRUCTURES SO THAT JOINTS WILL LINE UP WITH CORNERS OF THE STRUCTURE. JOINTS MAY BE ANGLED TO POINTS OF STRESS CONCENTRATION TO ALLOW ALIGNMENT WITH CORNERS OF STRUCTURES.
 - CONSTRUCTION/CONTROL JOINTS -- ANY LARGE AREA OF CONCRETE SHALL BE PAVED IN STRIPS OR LANES, EACH LANE SEPARATED BY A KEVED CONSTRUCTION/CONTROL JOINT. ALL PAVING LANES SHALL BE SUBDIVIDED BY LATERAL KEVED JOINTS RUNNING CONTINUOUSLY PERPENDICULAR TO PAVING STRIPS SPACED TO ALLOW SQUARE PAVEMENT SEGMENTS. CONSTRUCTION/CONTROL JOINTS MUST PROVIDE LOAD TRANSFER WITH KEVED JOINTS & STEEL REINFORCING DOWELS CONTINUING INTO ADJOINING SLABS.

A. CONSTRUCTION/CONTROL JOINTS MAY BE HAND TOOLED WITH MAX. 0.25 INCH RADIUS.

A. DEPTH OF CONTROL JOINT SHALL BE ONE - FOURTH OF THE TOTAL SLAB THICKNESS (e.g. 1.5" FOR 6" SLAB).

B. CONTROL JOINTS SHALL BE FORMED BY HAND WITH 0.25 INCH RADIUS TOOL OR IF APPROVED BY ENGINEER, FORMED BY SAWING. SAWING OF JOINTS SHALL BEGIN AS SOON AS THE CONCRETE HAS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT RAVELING.

4. ISOLATION JOINTS -- THESE JOINTS ARE USED TO ISOLATE BUILDING FOUNDATIONS, SIDEWALKS, DRAINS, LIGHT & SIGN BASES, & RETAINING WALLS LEAVING THE SLABS FREE TO MOVE HORIZONTALLY & VERTICALLY. THESE JOINTS SHALL EXTEND THE FULL DEPTH OF THE SLAB & SHALL NOT ALLOW ANY LOAD TRANSFER ACROSS THE JOINT.

A. ISOLATION JOINTS BETWEEN SLABS AT SOME GRADE SHALL BE FORMED WITH 0.25 INCH THICK NEOPRENE OR 0.50 INCH THICK ASPHALT IMPREGNATED FIBER FILLER WITH HYDROCARBON RESISTANT ELASTOMERIC FILL MATERIAL AS SEALER. ALL EDGES TO BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.

Consultant:

1 6/14/23 RESUBMIT TO CITY, COUNTY, & SRWMD

6/17/23 SUBMIT TO CITY OF APOPKA & SRWMD

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		

VERTICAL DATUM:	NAVD 88
-----------------	---------

JOB NO.:	21-135
----------	--------

DESIGNED BY:	JMT
--------------	-----

DRAWN BY:	MH
-----------	----

CHECKED BY:	RAO
-------------	-----

APPROVED BY:	JMT
--------------	-----

SCALE IN FEET:	N/A
----------------	-----

Project Name:

**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:

APOPKA, FL

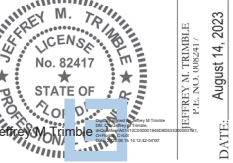
Sheet Title:

**CONSTRUCTION
NOTES**

Sheet No.:

C0.01

Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbenett.com
Eng. Bus. No. 28567

06/14/23	RESUBMIT TO CITY, COUNTY, & SJRWMD
06/17/23	SUBMIT TO CITY OF APOPKA & SJRWMD
NO. DATE:	DISPOSITIONS:
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-135
DESIGNED BY:	JMT
DRAWN BY:	MH
CHECKED BY:	RAO
APPROVED BY:	JMT
SCALE IN FEET:	N/A

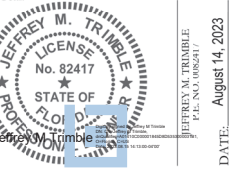
Submittal To:
APOPKA, FL

Sheet Title:

CONSTRUCTION NOTES

C0.02

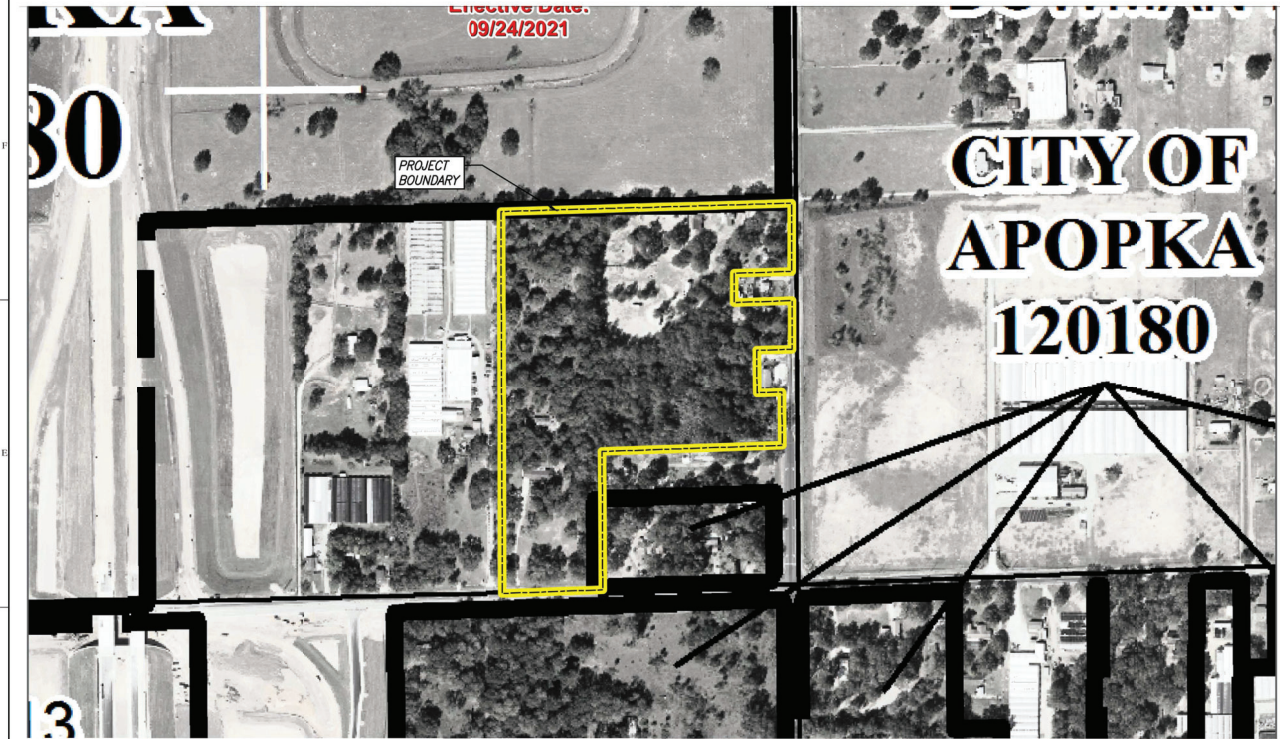
Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

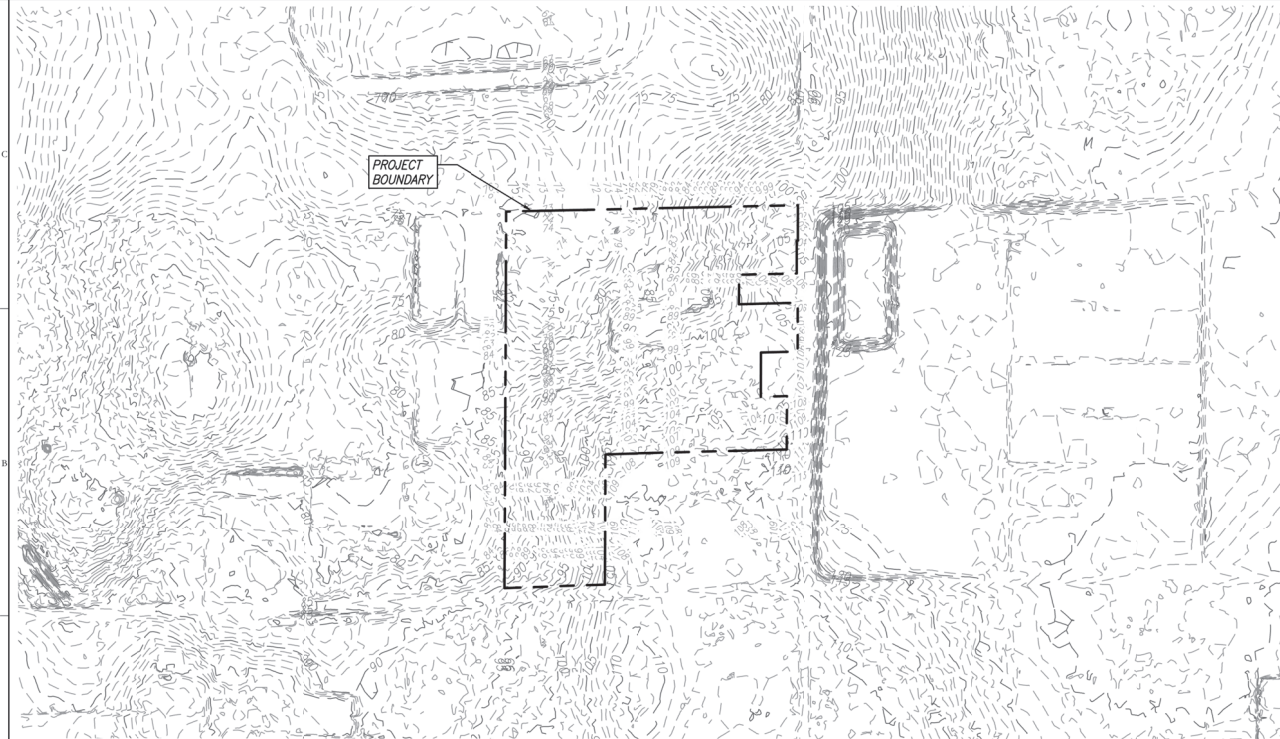
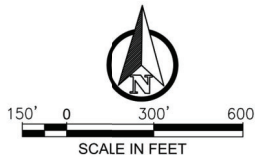
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



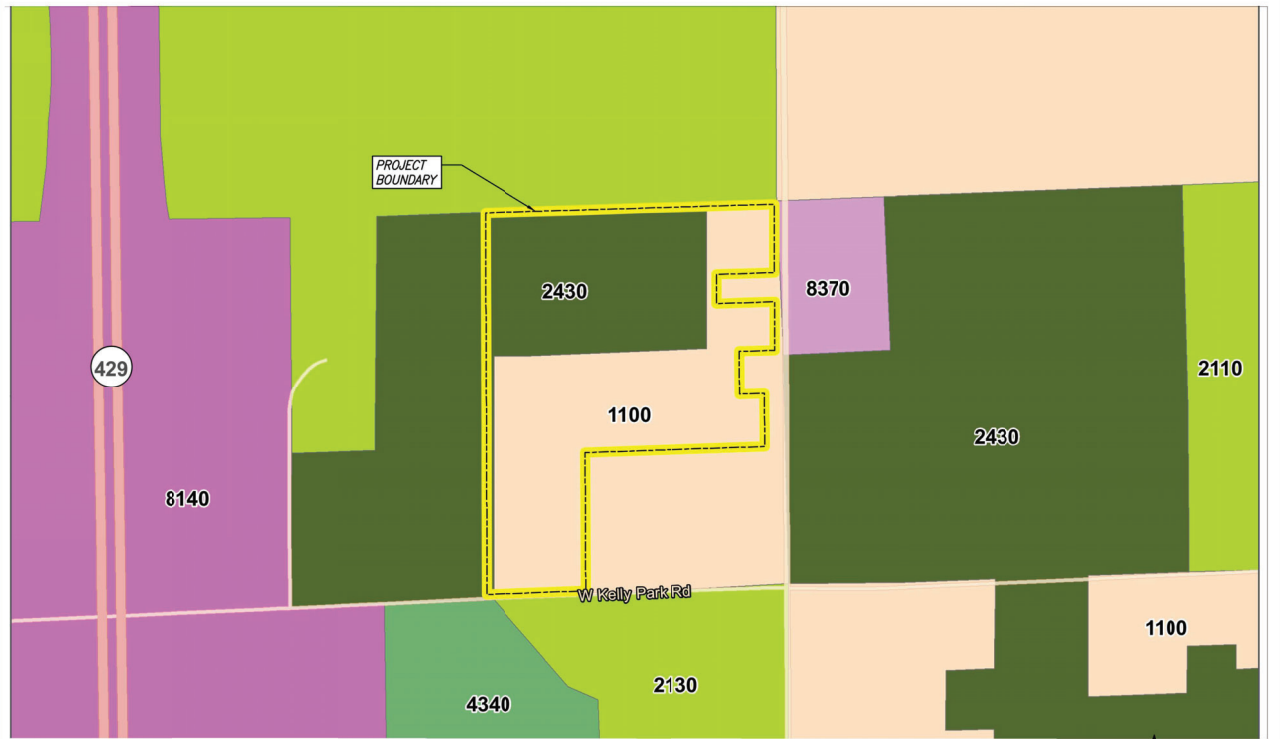
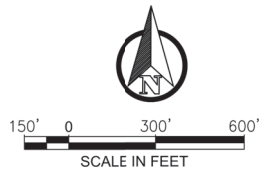
FEMA Flood Classification	
Zone	Zone Description
X	Areas of minimal flood hazard, determined to be outside the 500 year flood plain

Source: FEMA Map Service Center, Orange County, Florida, Map No. 12095C0050H dated 09/24/2021.

FLOODPLAIN MAP (1"=300')
SOURCE: FEMA 2009



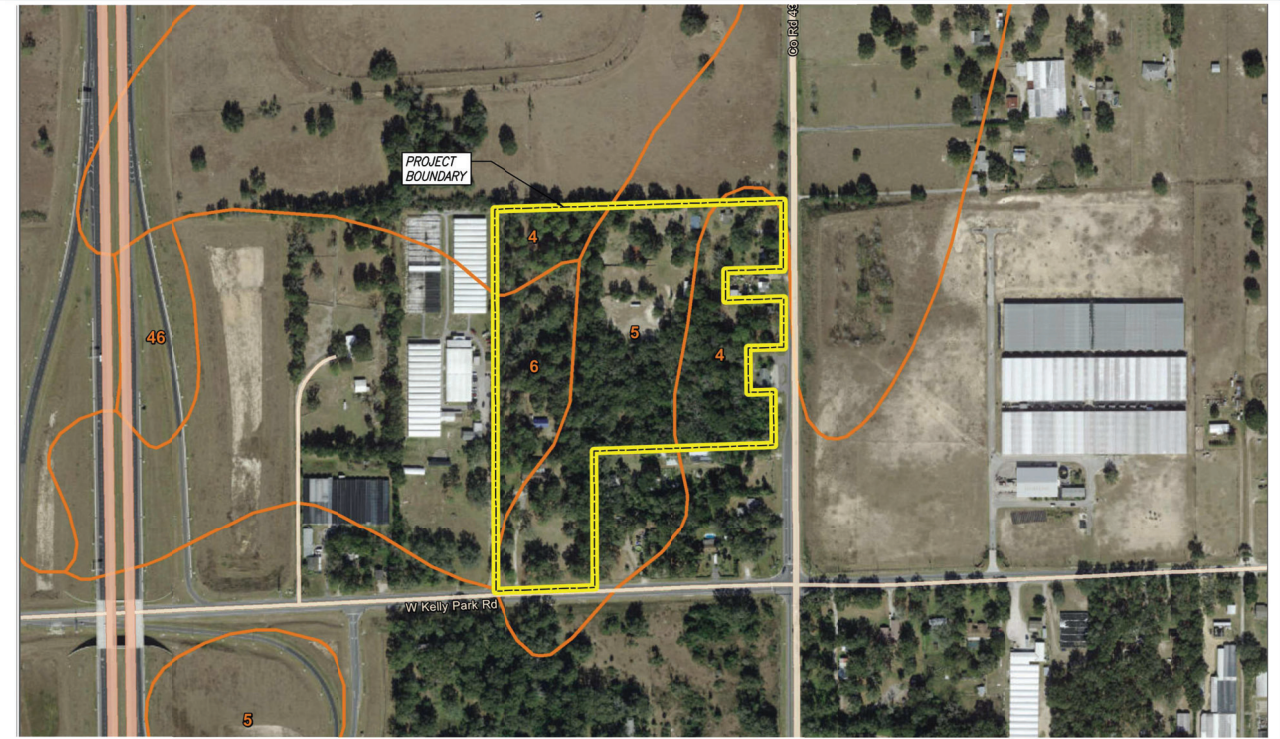
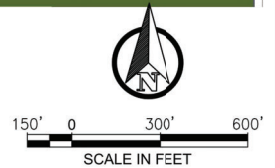
TOPOGRAPHY MAP (1"=300')
TOPOGRAPHY SOURCE: USGS Topo Quad



FLUCCS Classification	
FLUCCS #	FLUCCS Name
1100	Residential Low Density
2400	Nurseries and Vineyards

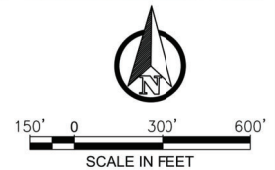
Source: SFWMD 2011 - FLUCCS-DOT 1999

FLUCCS PLAN (1"=300')



Soil Classification		
Soil #	Soil Name	Hydro. Group
4	Candler Fine Sand 0-5% Slopes	A
5	Candler Fine Sand 5-12% Slopes	A
6	Candler-Apopka Fine Sand 5-12% Slopes	A

AERIAL AND SOILS MAP (1"=300')
SOURCE: WEB SOIL SURVEY (USDA.GOV)



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	AS SHOWN	

Project Name:
WINGSPAN/ABC KELLY PARK VILLAGE

Submittal To:
APOPKA, FL

Sheet Title:
EXISTING CONDITIONS PLAN

Sheet No.:
C0.03

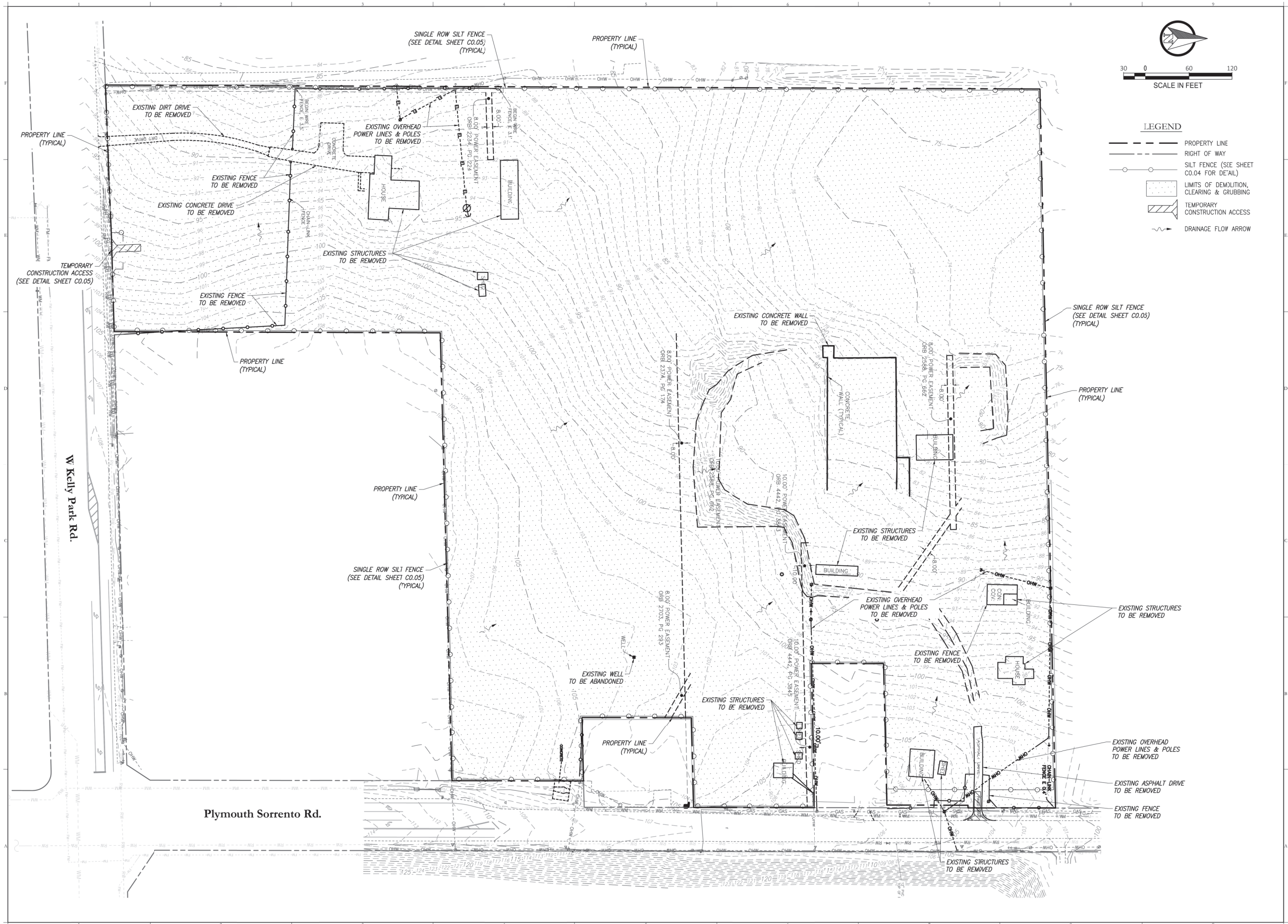
Seal:

DATE: August 14, 2023

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
3002 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1"=60'	

Project Name:

**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submitted To:

APOPKA, FL

Sheet Title:

**EROSION CONTROL &
DEMOLITION PLAN**

Sheet No.:

C0.04

Seal:



DATE: August 14, 2023

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH S.J.R.W.M.D. AND CITY OF APOPKA EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
3. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO CITY OF APOPKA FOR REVIEW AND APPROVAL A MINIMUM OF TWO WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN AND TURBIDITY BARRIERS, IN ACCORDANCE WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
4. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
5. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NPDES REQUIREMENTS.
6. CONTRACTOR SHALL RETAIN COPIES OF DATA USED TO COMPLETE THE NOTICE OF INTENT TO CONSTRUCT (NOI), THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND ALL REPORTS REQUIRED BY THE NPDES GENERIC PERMIT FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. SUCH REPORTS SHALL IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE.
7. CONTRACTOR AND SUBCONTRACTOR(S) IDENTIFIED IN THE SWPPP SHALL SIGN THE CERTIFICATION STATEMENT CONTAINED IN PART V.E.2 OF THE GENERIC PERMIT BEFORE CONDUCTING ANY WORK IDENTIFIED IN THE SWPPP.
8. CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP AT THE SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.
9. CONTRACTOR SHALL AMEND THE SWPPP WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION OR MAINTENANCE THAT MAY HAVE A SIGNIFICANT EFFECT ON THE POTENTIAL FOR OFF-SITE DISCHARGE OF POLLUTANTS, INCLUDING THE ADDITION OF OR CHANGE IN LOCATION OF DISCHARGE POINTS AND REVISION TO CONTROLS WHICH MAY HAVE PROVED TO BE INEFFECTIVE.
10. AMENDMENTS TO THE SWPPP SHALL INCLUDE IDENTIFYING ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A POLLUTION PREVENTION MEASURE.
11. AMENDMENTS TO THE SWPPP SHALL BE PREPARED, DATED AND KEPT AS ATTACHMENTS TO THE ORIGINAL PLAN.
12. THE SWPPP SHALL BE AMENDED TO REFLECT ANY CHANGE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES IN SITE PERMITS APPROVED BY STATE, REGIONAL OR LOCAL OFFICIALS FOR WHICH CONTRACTOR RECEIVES WRITTEN NOTICE AND CONTRACTOR SHALL RE-CERTIFY SUCH CHANGES RELATED TO SUCH WRITTEN NOTICE.
13. CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS AND CERTIFIED AS SUCH BY POULOS & BENNETT, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDP.
14. THE SCHEDULING, SEQUENCING AND CONTROL MEASURES, WHICH ARE OUTLINED HEREIN, ARE SUBJECT TO FINAL DEFINITION BY THE CONTRACTOR WHO WILL BE RESPONSIBLE FOR IMPLEMENTATION AND COMPLIANCE.
15. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE DEPICTING EACH PHASE OF THE WORK. THE CONTRACTOR SHALL ALSO BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN TO THE OWNER, THE ENGINEER AND CITY OF APOPKA ENCOMPASSING THE CONTRACTOR'S EXACT PLAN OF IMPLEMENTING THE PRINCIPLES AND THE REQUIREMENTS DESCRIBED HEREIN. NO CONSTRUCTION CAN BEGIN UNTIL SAID PLAN HAS BEEN APPROVED BY CITY OF APOPKA.
16. THROUGHOUT THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL DAILY INSPECT PROTECTIVE INSTALLATIONS FOR FAILURES OR SIGNS OF FAILURE OR MALFUNCTION AND EFFECT REPAIRS OR REPLACEMENT IMMEDIATELY UPON DISCOVERY.
17. THE RECOMMENDED GENERAL SEQUENCE OF CONSTRUCTION FOR ALL BASINS IS AS FOLLOWS:
 - 17.1. PLACEMENT OF PERIMETER PROTECTIVE MEASURES (SILT FENCE, SYNTHETIC HAY BALES, ETC...) AROUND ONSITE, LAKES, AT POINTS OF OFFSITE DISCHARGE, AND AROUND WORK AREAS.
 - 17.2. REROUTE RUNOFF FROM AREAS OUTSIDE OF THE DEVELOPMENT AREA TO MINIMIZE FLOW THROUGH AREAS TO BE DISTRIBUTED BY CONSTRUCTION, BERMS, SWALES AND OTHER MEANS USED FOR SUCH CONVEYANCE SHALL BE VEGETATED AND MEASURES TAKEN TO PROVIDE PROTECTION UNTIL STABILIZATION HAS BEEN ESTABLISHED.
 - 17.3. SELECT LOCATIONS FOR PLACEMENT OF MATERIAL, WHETHER SUITABLE FOR FILL OR UNSUITABLE, AND CONSTRUCT CONTAINMENT BERMS AROUND THE AREA THE USE OF STRIPPINGS FOR THIS PURPOSE MAY ACCELERATE BERM VEGETATION. CONSTRUCT TEMPORARY OUTLETS FROM CONTAINMENT AREAS WITH SCREENS, HAY BALES, SETTLING BASINS OR OTHER MEASURES TO PREVENT SILT TRANSPORTATION.
 - 17.4. SELECT/ DESIGNATE ACCESS ROUTING FOR CONSTRUCTION EQUIPMENT AND VEHICLES AND PROVIDE PERIMETER PROTECTIVE MEASURES WHERE EXISTING TERRAIN WILL BE SUBJECT TO DISRUPTION BY SUCH TRAFFIC.
 - 17.5. IF REQUIRED, CONSTRUCT ABOVE GROUND OR OTHER CONTAINMENT AREAS FOR CONSTRUCTION AREA RUNOFF. PROVIDE SCREENS, SYNTHETIC HAY BALES ETC., TO FILTER DISCHARGE THESE AREAS.
 - 17.6. GRASSING, SODDING, ETC. SHALL BE IN PLACE IMMEDIATELY UPON COMPLETION OF WORK IN DISTURBED AREAS WITHIN PROJECT AREA.
 - 17.7. IN ANY EVENT, CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING ANY AND ALL MEASURES ARE TAKEN TO COMPLY WITH LOCAL, STATE, FEDERAL AND OWNER REQUIREMENTS FOR EROSION AND SEDIMENT CONTROL DURING CONSTRUCTION.
18. BAHIA SOD OR OTHER STABILIZATION IS REQUIRED AROUND ALL STORM INLETS IN UNPAVED AREAS.
19. THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY HAS AUTHORIZED THE STATE OF FLORIDA TO ADMINISTER THE NATIONAL POLLUTANTS DISCHARGE ELIMINATION SYSTEM (N.P.D.E.S.). CONTRACTOR IS ADVISED THAT OPERATORS ARE REQUIRED TO FILE WITH F.D.E.P., A NOTICE OF INTENT TO USE THE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES THAT DISTURB ONE OR MORE ACRES OF LAND. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SUBMIT THE NOTICE OF INTENT (NOI) TO F.D.E.P. WITH A COPY TO THE OWNER, THE ENGINEER AND THE CITY AT LEAST 48 HOURS BEFORE INITIATING CONSTRUCTION.
20. AS REQUIRED BY THE GENERIC PERMIT, CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.) PURSUANT TO ALL REQUIREMENTS OF THE GENERIC PERMIT.
21. PURSUANT TO THE N.P.D.E.S., CONTRACTOR SHALL MAINTAIN RECORDS OF DATES WHEN MAJOR GRADING ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE AND SHALL INITIATE STABILIZATION MEASURES WITHIN 14 DAYS AFTER SUCH TEMPORARY OR PERMANENT CESSATION OF CONSTRUCTION ACTIVITY. STABILIZATION REQUIREMENTS (SODDING WHERE SHOWN ON THE PLANS, SEEDING AND MULCHING ELSEWHERE) APPLY TO ALL AREAS DISTURBED BY CONSTRUCTION, ON-SITE AND OFF-SITE.

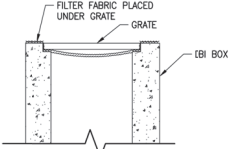
22. CONTRACTOR SHALL PROVIDE INSPECTIONS BY QUALIFIED PERSONNEL OF ALL POINTS OF DISCHARGE, DISTURBED AREAS NOT YET FINALLY STABILIZED, STORAGE AREAS EXPOSED TO RAINFALL, STRUCTURAL CONTROLS, VEHICULAR ACCESS LOCATIONS, AND PROVIDE INSPECTION TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. INSPECTIONS SHALL CONDUCTED DAILY AND WITHIN 24 HOUR AFTER EACH 0.50 INCH OR GREATER RAINFALL EVENT AND ANY NECESSARY REMEDIES SHALL BE PERFORMED IMMEDIATELY.

DUST CONTROL PROVISIONS

1. CONTRACTOR SHALL PRE-WATER THE SITE AND ALL WORK WILL BE PHASED TO REDUCED THE AMOUNT OF DISTURBED SURFACE AREA AT ANY ONE TIME ACTIVE OPERATIONS.
 - 1.1. WATER TO BE APPLIED TO DRY AREAS DURING LEVELING, GRADING, TRENCHING, AND EARTHMOVING ACTIVITIES.
 - 1.2. WATER TO BE APPLIED ON DISTURBED SURFACE AREAS TO FORM A VISIBLE CRUST.
 - 1.3. VEHICULAR ACCESS TO BE RESTRICTED AND WATER OR DUST SUPPRESSANTS TO BE APPLIED AND MAINTAINED AT ALL UN-VEGETATED AREAS.
2. CONTRACTOR SHALL PREVENT DUST FROM WIND EVENTS.
 - 2.1. WATER TO BE APPLIED TO VEHICULAR TRAFFIC AND EQUIPMENT STORAGE AREAS.
 - 2.2. WATER APPLICATION EQUIPMENT WILL APPLY WATER TO CONTROL FUGITIVE DUST DURING WIND EVENTS, UNLESS UNSAFE TO DO SO.
- 2.3. OUTDOOR CONSTRUCTION ACTIVITIES THAT DISTURB THE SOIL TO BE CEASE WHENEVER VISIBLE DUST EMISSIONS CANNOT BE EFFECTIVELY CONTROLLED.
3. CONTRACTOR SHALL HANDLE BULK MATERIAL.
 - 3.1. WATER TO BE APPLIED WHEN HANDLING BULK MATERIALS.
 - 3.2. WATER TO BE APPLIED TO STORAGE PILES.
 - 3.3. VEHICLE SPEED TO BE LIMITED ON THE WORK SITE.
- 3.4. ALL HAUL TRUCKS TO BE LOADED SUCH THAT THE FREEBOARD IS NOT LESS THAN SIX INCHES WHEN TRANSPORT USING A CHUTE OR CONVEYOR.
4. CONTRACTOR SHALL DO DAILY CLEANUPS:
 - 4.1. MINIMUM CLEANUP FREQUENCY TO BE DONE AT THE END OF THE WORK DAY AND REMOVED IMMEDIATELY IF CARRYOUT AND TRACK OUT EXTENDS BEYOND 50 FEET.
 - 4.2. CLEAN UP METHODS:
 - 4.2.1. MANUALLY SWEEPING AND PICKING UP.
 - 4.2.2. MECHANICAL SWEEPING WITH A ROTARY BRUSH OR BROOM ACCOMPANIED BY WATER SPRAYER ONBROOM.

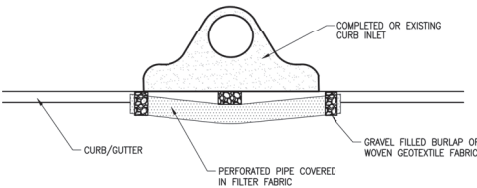
SWPPP NOTES

1. CONSTRUCTION ACTIVITY PERTAINS TO CONSTRUCTION OF MULTI-FAMILY APARTMENTS, CLUBHOUSE, GARAGES, AND ASSOCIATED DRIVEWAY/PARKING, SANITARY LINES, STORM LINES, AND WATER LINES AT LATITUDE 28°27'44"N & LONGITUDE 81°43'09"W.
2. EXISTING ON-SITE SOILS CONSIST OF NO. 4, CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES; NO. 5, CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES; NO. 6, CANDLER-APOPKA FINE SAND, 5 TO 12 PERCENT SLOPES, PER WEBB SOIL SURVEY, ORANGE COUNTY, FLORIDA, BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
3. ALL PROPOSED INLETS/OUTFALLS, ONCE INSTALLED, SHALL BE PROTECTED FROM EROSION AND SEDIMENT RUNOFF USING PROPERLY INSTALLED FILTER FABRICS. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED SHALL BE STABILIZED WITH SOD. SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF THE SITE. A DOUBLE ROW OF SILT FENCE, REINFORCED WITH FIELD FENCING, SHALL BE PLACED AROUND VEGETATIVE BUFFERS AND WETLAND AREAS. ALL AREAS DISTURBED MORE THAN 7 DAYS SHALL BE STABILIZED WITH RYE GRASS OR OTHER APPROPRIATE TEMPORARY VEGETATION APPLIED AT MANUFACTURER'S RECOMMENDATION.
4. THE TEMPORARY AND PERMANENT STABILIZATION PRACTICES INCLUDE SODDING ALL DISTURBED AREAS FOR STABILIZATION.
5. SILT FENCE AND INLET/OUTLET PROTECTION SHALL BE INSTALLED PER BEST MANAGEMENT PRACTICES, SEE SECTION 8.
6. CONTROL DETAILS OF POTENTIAL POLLUTANTS AS FOLLOWS:
 - 6.1. WASTE DISPOSAL - ALL CONSTRUCTION MATERIALS AND DEBRIS WILL BE PLACED IN DUMPSTER AND HAULED OFF SITE TO A LANDFILL OR OTHER DISPOSAL SITE. NO MATERIALS SHALL BE BURIED ON SITE.
 - 6.2. PROPER APPLICATION RATES OF ALL FERTILIZERS, HERBICIDES AND PESTICIDES AT CONSTRUCTION SITE - FLORIDA FRIENDLY FERTILIZERS AND PESTICIDES WILL BE USED AT A MINIMUM AND IN ACCORDANCE WITH MANUFACTURER'S SUGGESTED APPLICATION RATES. THE FERTILIZERS AND PESTICIDES WILL BE STORED IN A COVERED SHED.
 - 6.3. STORAGE, APPLICATION, GENERATION AND MIGRATION OF ALL TOXIC SUBSTANCES - ALL PAINTS AND OTHER CHEMICALS WILL BE STORED IN A LOCKED COVERED SHED.
 - 6.4. OTHER PORT-OUTS WILL PLACED AWAY FROM STORM SEWER SYSTEMS, STORM INLETS, SURFACE WATER AND WETLANDS. NO VEHICLE MAINTENANCE SHALL BE CONDUCTED ON-SITE. A WASHDOWN AREA SHALL BE DESIGNATED AT ALL TIMES AND WILL NOT BE LOCATED IN ANY AREA ALLOWING FOR DISCHARGE OF POLLUTED RUNOFF. A SMALL VEGETATED BERM SHALL BE PLACED AROUND THE WASHDOWN AREA.
7. MAINTENANCE FOR ALL STRUCTURAL AND NON-STRUCTURAL CONTROLS SHALL BE AS FOLLOWS:
 - 7.1. SILT FENCE SHALL BE INSPECTED AT LEAST WEEKLY. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
 - 7.2. MAINTENANCE SHALL BE PERFORMED ON THE ROCK ENTRANCE WHEN ANY VOID SPACES ARE FULL OF SEDIMENTS.
 - 7.3. INLETS/OUTLETS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAIN EVENT AND ANY REQUIRED REPAIRS TO THE FILTER FABRIC ON INLETS AND SILT FENCE SHALL BE PERFORMED IMMEDIATELY.
 - 7.4. BARE AREAS OF THE SITE THAT WERE PREVIOUSLY SEEDED SHALL BE RE-SEEDED PER MANUFACTURER'S INSTRUCTIONS.
 - 7.5. MULCH AND SOD THAT HAS BEEN WASHED OUT SHALL BE REPLACED IMMEDIATELY.
 - 7.6. MAINTAIN ALL OTHER AREAS OF THE SITE WITH PROPER CONTROLS AS NECESSARY.
8. QUALIFIED PERSONNEL WILL INSPECT ALL POINTS OF DISCHARGES, ALL DISTURBED AREAS OF CONSTRUCTION NOT STABILIZED, CONSTRUCTION AREAS, INGRESS/EGRESS AND ALL BMPs DAILY AND WITHIN 24 HOURS OF A RAINFALL EVENT THAT IS 0.5 INCHES OR GREATER. WHERE SITES HAVE BEEN FINALLY STABILIZED, SAID INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE A MONTH UNTIL NOTICE OF TERMINATION IS FILED.
9. NON-STORMWATER DISCHARGES MAY OCCUR FROM CONSTRUCTION ACTIVITIES SUCH AS WATERLINE FLUSHING, PAVEMENT WASH WATER (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED) AND UNCONTAMINATED GROUNDWATER (DEWATERING EXCAVATION). DEWATERING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY. IF SAID DISCHARGES DO OCCUR, THEY WILL BE DIRECTED TO THE TEMPORARY SEDIMENT BASIN PRIOR TO DISCHARGE. TURBID WATER FROM STORMWATER POND SHALL NOT BE PUMPED DIRECTLY INTO ANY RECEIVING WATERS. TREATMENT CAN INCLUDE SILT FENCES, SETTLING PONDS, PROPER USE OF FLOCCULATING AGENTS OR OTHER APPROPRIATE MEANS.
10. DRY RETENTION POND TO BE PROTECTED FROM SILT DURING CONSTRUCTION ACTIVITIES. IF IT IS DETERMINED THAT THE POND BOTTOM HAS BECOME SILTED THEN 6 INCHES OF POND BOTTOM SHALL BE REMOVED & REPLACED WITH CLEAN BACKFILL.



NOTE: THIS FILTER FABRIC PLACEMENT TO BE USED ON EXISTING DBI OR AFTER DBI HAS BEEN INSTALLED AND DURING SOIL DISTURBING ACTIVITIES. THE FILTER MUST BE CHECKED PERIODICALLY FOR SEDIMENT BUILDUP AND/OR DAMAGE TO FILTER MATERIAL. THE CONTRACTOR MUST REMOVE THE FILTER FABRIC AND CHECK THE STRUCTURES FOR SEDIMENT BUILDUP AFTER SOIL DISTURBING ACTIVITIES HAVE CEASED.

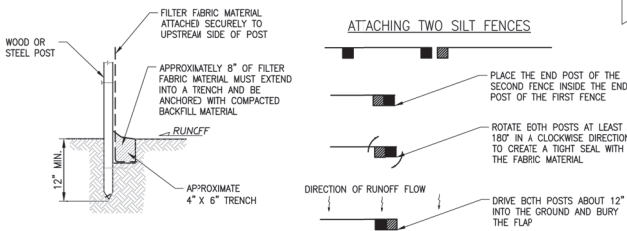
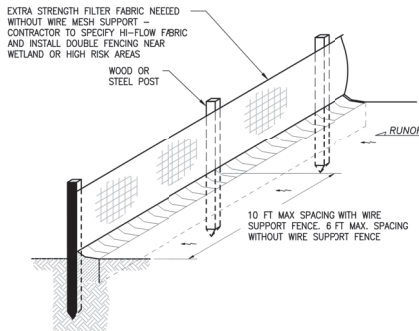
D.B.I. FILTER FABRIC DETAIL



NOTES:

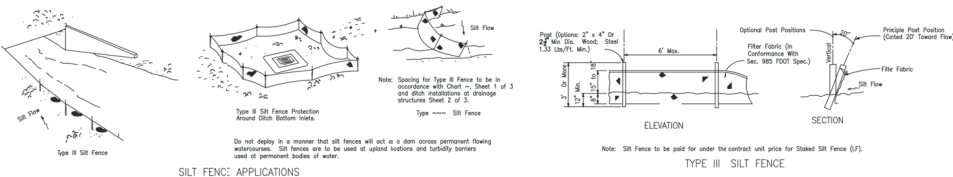
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREET SEGMENTS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE A ONE SANDBAG GIP IN THE TOP ROW TO PROVIDE A SHUFLWAY FOR OVERFLOW.
4. INSPECT BARRIERS AND REMOVED SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.
5. AT THE END OF EACH WORKDAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO THE STREET.

CURB INLET PROTECTION



FILTER FABRIC SILT FENCE INSTALLATION

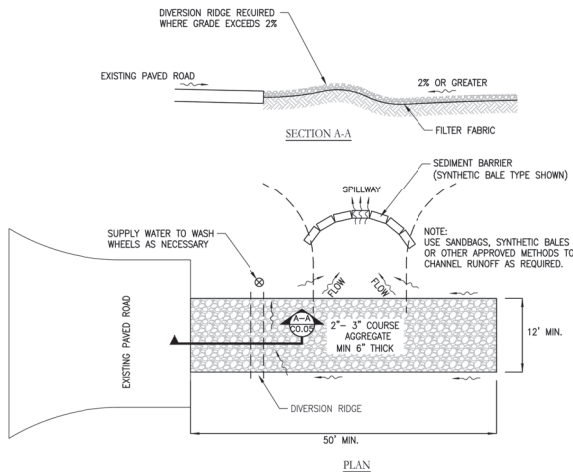
NOTE: ADDITIONAL CONTROLS TO BE UTILIZED AS NEEDED, DEPENDENT UPON ACTUAL SITE CONDITIONS AND CONSTRUCTION OPERATIONS.



EROSION CONTROL DETAILS FOR SILT FENCE

NPDES Information	
Address	3103 W. Kelly Park Road, Apopka, FL 32712
Latitude	28° 45' 30" N
Longitude	81° 33' 43" W
Jurisdictional Authority	St. Johns River Water Management District
Total Area (Per Survey)	21.36 ac
Project (Disturbed) Area	±21.36ac
MS4 Operator	-
Receiving Water Name	N/A
Soils (USDA NCRS Web Soil Survey)	No. 1, Albany Fine Sand, 0 To 5 Percent Slopes
	No. 3, Hurricane Fine Sand, 0 To 5 Percent Slopes
	No. 9, Leon Fine Sand, 0 To 2 Percent Slopes

NOTE: FOR PROJECTS WITH DISTURBED AREAS LESS THAN 1 ACRE NPDES PERMITTING IS NOT REQUIRED.



NOTES:

1. CONSTRUCTION ENTRANCE SHALL BE MAINTAINED AND UTILIZED DURING CONSTRUCTION.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAIN INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
5. TEMPORARY ACCESS TO BE CONSTRUCTED TO SUPPORT THE LOAD OF A FIRE APPARATUS.

TEMPORARY CONSTRUCTION ACCESS

CALL BEFORE YOU EXCAVATE
"CALL SUNSHINE"
TOLL FREE
1-800-432-4770
FL STATUTE 553.35(1979) REQUIRES MIN. 2 DAYS AND MAX. 5 DAYS NOTICE BEFORE YOU EXCAVATE

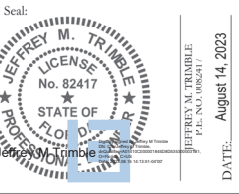
1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
-	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**EROSION CONTROL
NOTES & DETAILS**

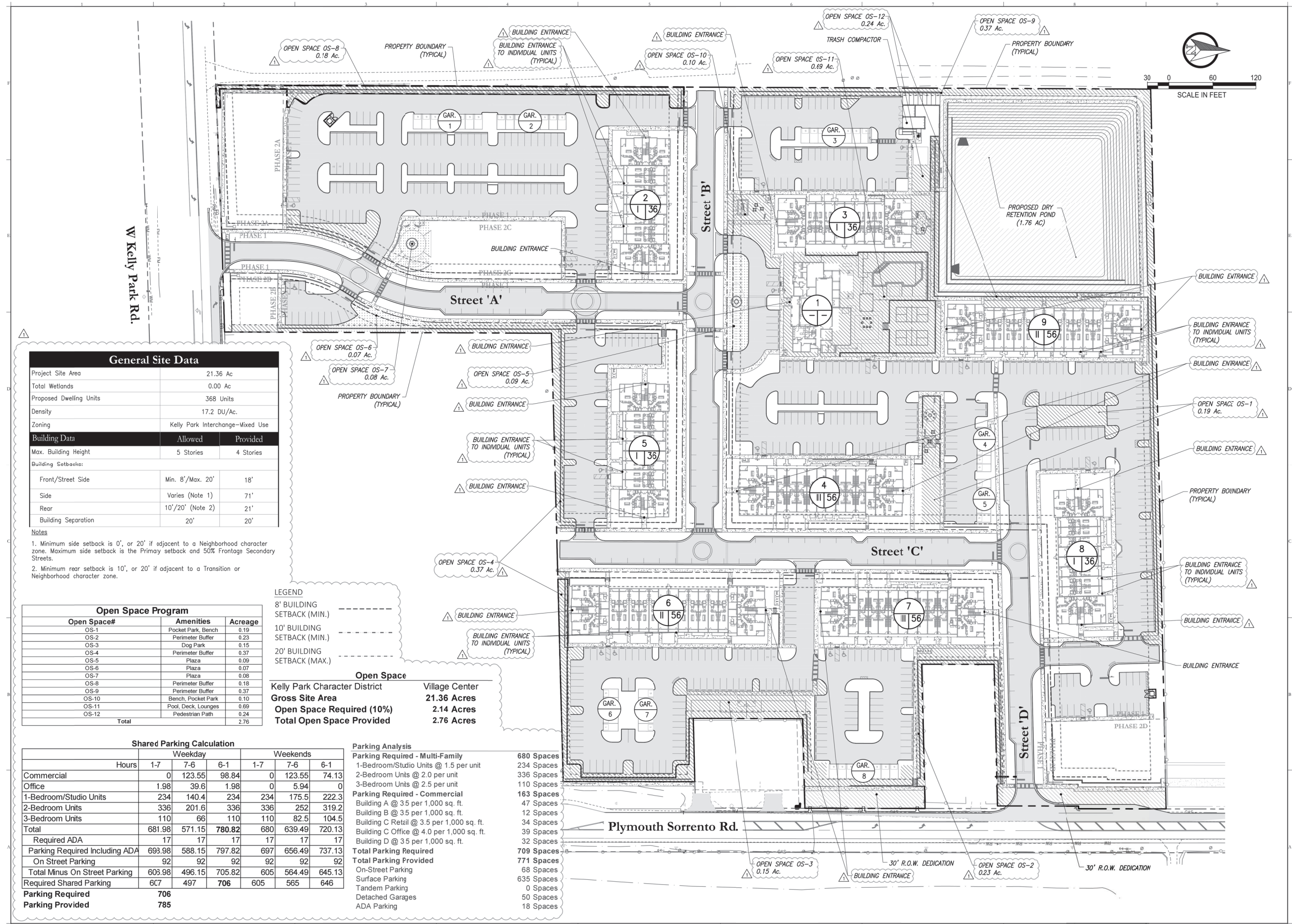
Sheet No.:
C0.05



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copy.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1"=60'	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**MASTER SITE PLAN
& SITE DATA**

Sheet No.:
C1.00

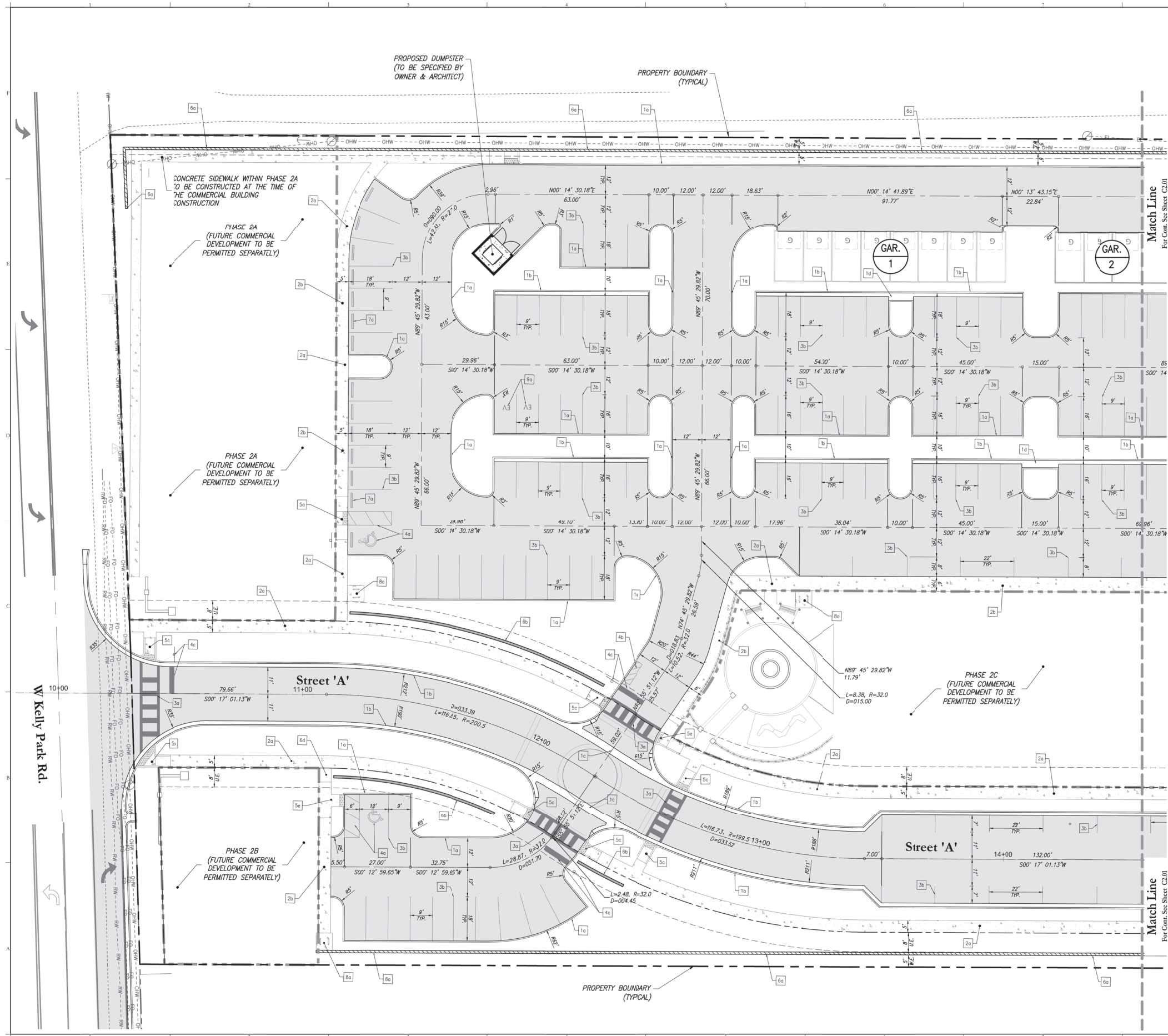
Seal:

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic version.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CD\21135-06D



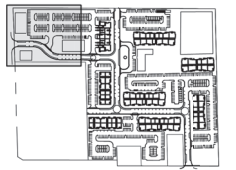
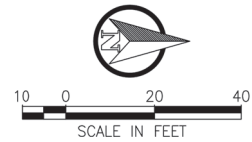
LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED YARD FDC
- PROPOSED CONCRETE SIDEWALK
- ASPHALT PAVEMENT PER DETAIL. SEE DETAIL SHEET C6.10.

- 1a FOOT TYPE 'D' CURB
- 1b FOOT TYPE 'F' CURB
- 1c FOOT VALLEY GUTTER
- 1d CURB FLOW THRU (SEE DETAIL SHEET C9.00)
- 2a 4" THICK 3,000 PSI SIDEWALK (SEE PLAN FOR WIDTH). SEE DETAIL SHEET C9.00
- 2b 4" THICK 3,000 PSI FIBER REINFORCED MONOLITHIC SIDEWALK (SEE SHEET C9.00)
- 3a 6" WIDE CROSSWALK WITH 12" WIDE WHITE PARALLEL STRIPES
- 3b 6" WIDE-WHITE PARKING STRIPE (TYP.) STANDARD PAINT PER FOOT STANDARD PLANS INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710
- 4a ADA PARKING & SIGNAGE PER FOOT STANDARD PLANS INDEX 711-001
- 4b FIRE LANE STRIPING AND SIGNAGE (SEE SHEET C9.00 FOR DETAILS)
- 4c R1-1 30"x30" STOP SIGN WITH 24" WIDE-WHITE STOP BAR (TYP.) (REFER TO FOOT STANDARD PLANS INDEX 711-001 FOR DETAILS)
- 5a FOOT CR-C ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 5b FOOT CR-D ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 5c FOOT CR-E ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 5d FOOT CR-G ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 5e FOOT CR-L ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 6a RETAINING WALL (TO BE DESIGNED & SIGNED & SEALED BY SPECIALTY ENGINEER & SUBMITTED FOR APPROVAL)
- 6b STREET WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- 6c STAIRS WITH RAILING (TO BE SPECIFIED BY ARCHITECT)
- 6d ADA RAMP WITH RAILING (TO BE SPECIFIED BY ARCHITECT)
- 7a WHEEL STOP (CONCRETE BUMPER GUARD) PER FOOT STANDARD PLANS INDEX 520-001
- 8a BICYCLE RACK (SEE LANDSCAPE PLANS FOR DETAILS)
- 9a ELECTRIC VEHICLE CHARGING STATION, PARKING & SIGNAGE. STATION CHARGING INFORMATION BY ELECTRICAL ENGINEER.

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL), EDGE OF PAVEMENT (WHERE NO CURB IS PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- FOR ALL STRIPING AND MARKINGS REFER TO F.D.O.T. STANDARD PLANS INDEX 711-001 FOR DETAILS - SPECIAL MARKING AREAS. ALL PAVEMENT MARKINGS TO BE STANDARD PAINT PER F.D.O.T. STANDARD PLAN INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710. FOR ALL SIGNAGE REFER TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SURVEYOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES
- CONTRACTOR TO REFER TO GENERAL NOTES SHEETS C0.01 & C0.02 FOR ADDITIONAL CONDITIONS.



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
		SUBMISSIONS/REVISIONS
VERTICAL DATUM:		NAVD 88
JOB NO:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		1" = 20'

Project Name:

**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:

APOPKA, FL

Sheet Title:

**SITE & GEOMETRY
PLAN**

Sheet No.:

C2.00

Seal:

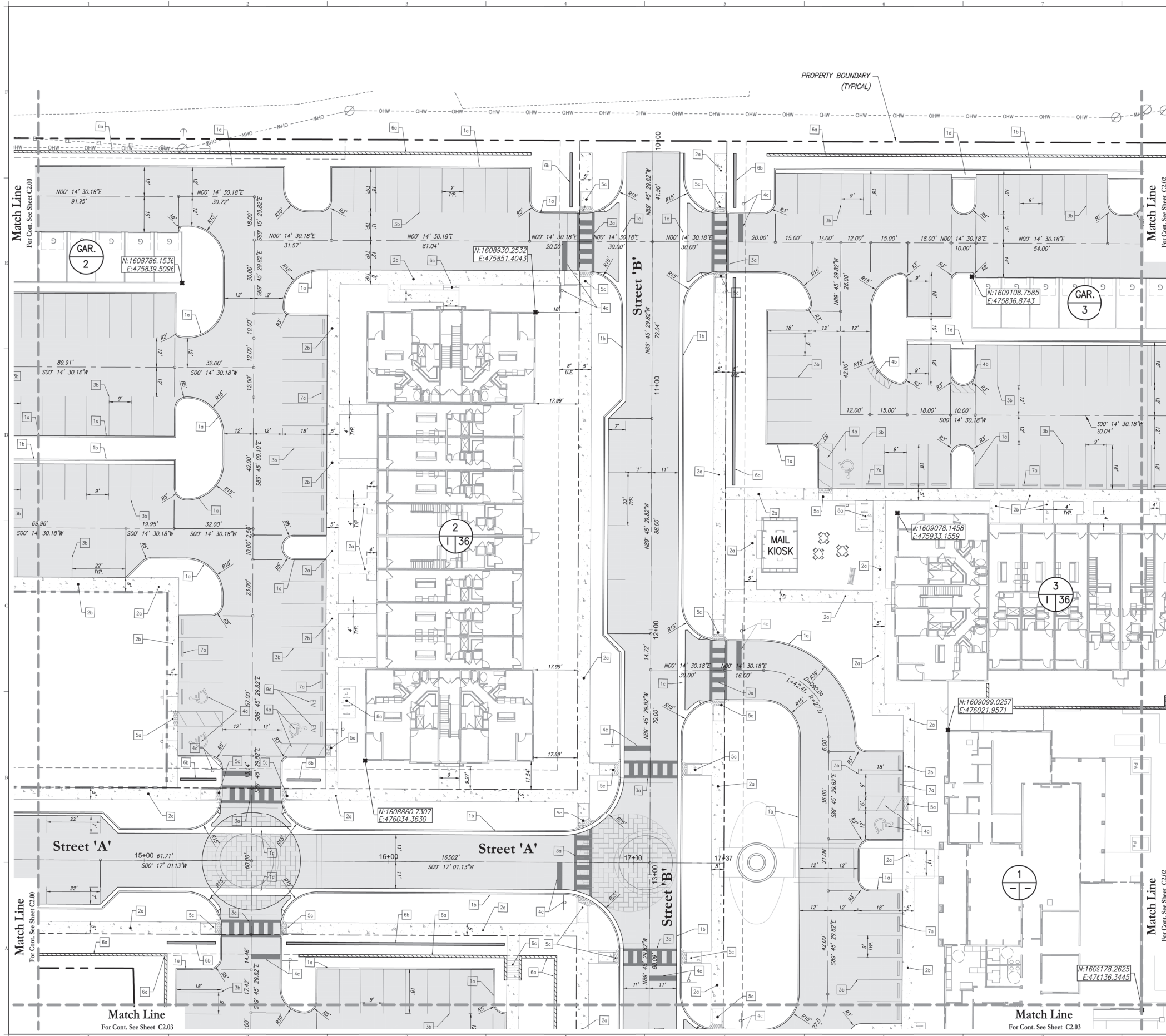


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic version.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbenett.com
Eng. Bus. No. 28567

Z:\2021\12-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CD\12135-6E2

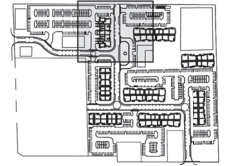
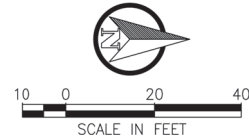


LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED YARD FDC
- PROPOSED CONCRETE SIDEWALK
- ASPHALT PAVEMENT PER DETAIL. SEE DETAIL SHEET C6.10.

- 1a FOOT TYPE 'D' CURB
- 1b FOOT TYPE 'F' CURB
- 1c FOOT VALLEY GUTTER
- 1d CURB FLOW THRU (SEE DETAIL SHEET C9.00)
- 2a 4" THICK 3,000 PSI SIDEWALK (SEE PLAN FOR WIDTH). SEE DETAIL SHEET C9.00
- 2b 4" THICK 3,000 PSI FIBER REINFORCED MONOLITHIC SIDEWALK (SEE SHEET C9.00)
- 3a 6" WIDE CROSSWALK WITH 12" WIDE WHITE PARALLEL STRIPES
- 3b 6" WIDE-WHITE PARKING STRIPE (TYP.) STANDARD PAINT PER FOOT STANDARD PLANS INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710
- 4a ADA PARKING & SIGNAGE PER FOOT STANDARD PLANS INDEX 711-001
- 4b FIRE LANE STRIPING AND SIGNAGE (SEE SHEET C9.00 FOR DETAILS)
- 4c R1-1 30"x30" STOP SIGN WITH 24" WIDE-WHITE STOP BAR (TYP.) (REFER TO FOOT STANDARD PLANS INDEX 711-001 FOR DETAILS)
- 5a FOOT CR-C ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 5b FOOT CR-D ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 5c FOOT CR-E ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 5d FOOT CR-G ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 5e FOOT CR-L ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 6a RETAINING WALL (TO BE DESIGNED & SIGNED & SEALED BY SPECIALTY ENGINEER & SUBMITTED FOR APPROVAL)
- 6b STREET WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- 6c STAIRS WITH RAILING (TO BE SPECIFIED BY ARCHITECT)
- 6d ADA RAMP WITH RAILING (TO BE SPECIFIED BY ARCHITECT)
- 7a WHEEL STOP (CONCRETE BUMPER GUARD) PER FOOT STANDARD PLANS INDEX 520-001
- 8a BICYCLE RACK (SEE LANDSCAPE PLANS FOR DETAILS)
- 9a ELECTRIC VEHICLE CHARGING STATION, PARKING & SIGNAGE. STATION CHARGING INFORMATION BY ELECTRICAL ENGINEER.

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL), EDGE OF PAVEMENT (WHERE NO CURB IS PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
 - FOR ALL STRIPING AND MARKINGS REFER TO F.D.O.T. STANDARD PLANS INDEX 711-001 FOR DETAILS - SPECIAL MARKING AREAS. ALL PAVEMENT MARKINGS TO BE STANDARD PAINT PER F.D.O.T. STANDARD PLAN INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710. FOR ALL SIGNAGE REFER TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - SURVEYOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES
 - CONTRACTOR TO REFER TO GENERAL NOTES SHEETS C0.01 & C0.02 FOR ADDITIONAL CONDITIONS.



Consultant:

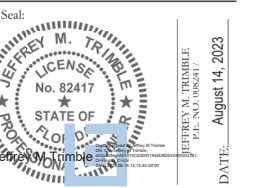
1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
		SUBMISSIONS/REVISIONS
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		1"=20'

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

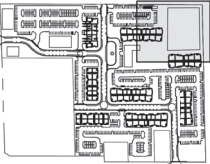
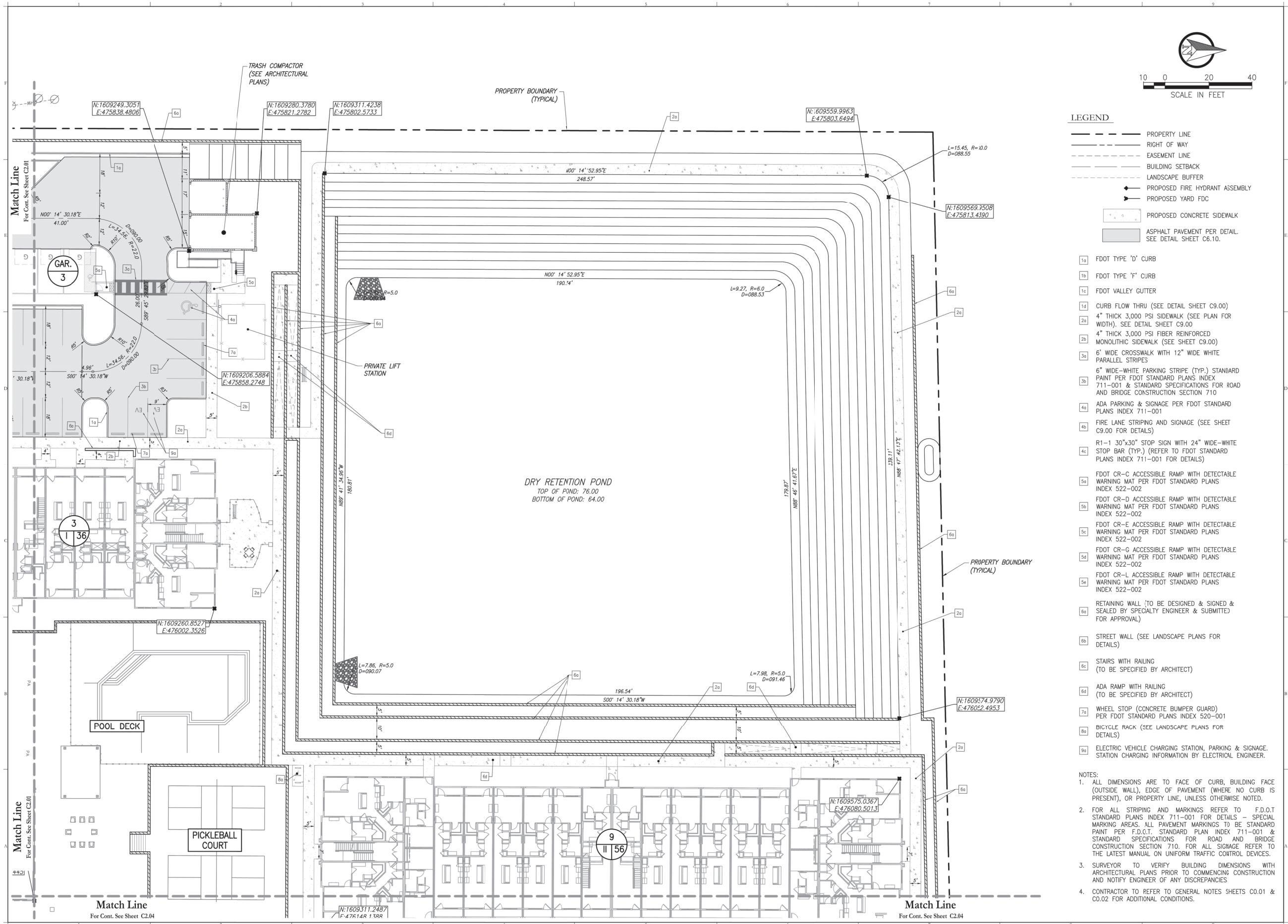
Submittal To:
APOPKA, FL

Sheet Title:
**SITE & GEOMETRY
PLAN**

Sheet No.:
C2.01



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbenett.com
Eng. Bus. No. 28567



Consultant:

1	06/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
	06/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
		SUBMISSIONS/REVISIONS
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		1" = 20'

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

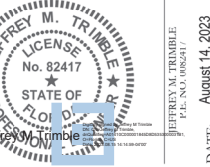
Submittal To:
APOPKA, FL

Sheet Title:
**SITE & GEOMETRY
PLAN**

Sheet No.:

C2.02

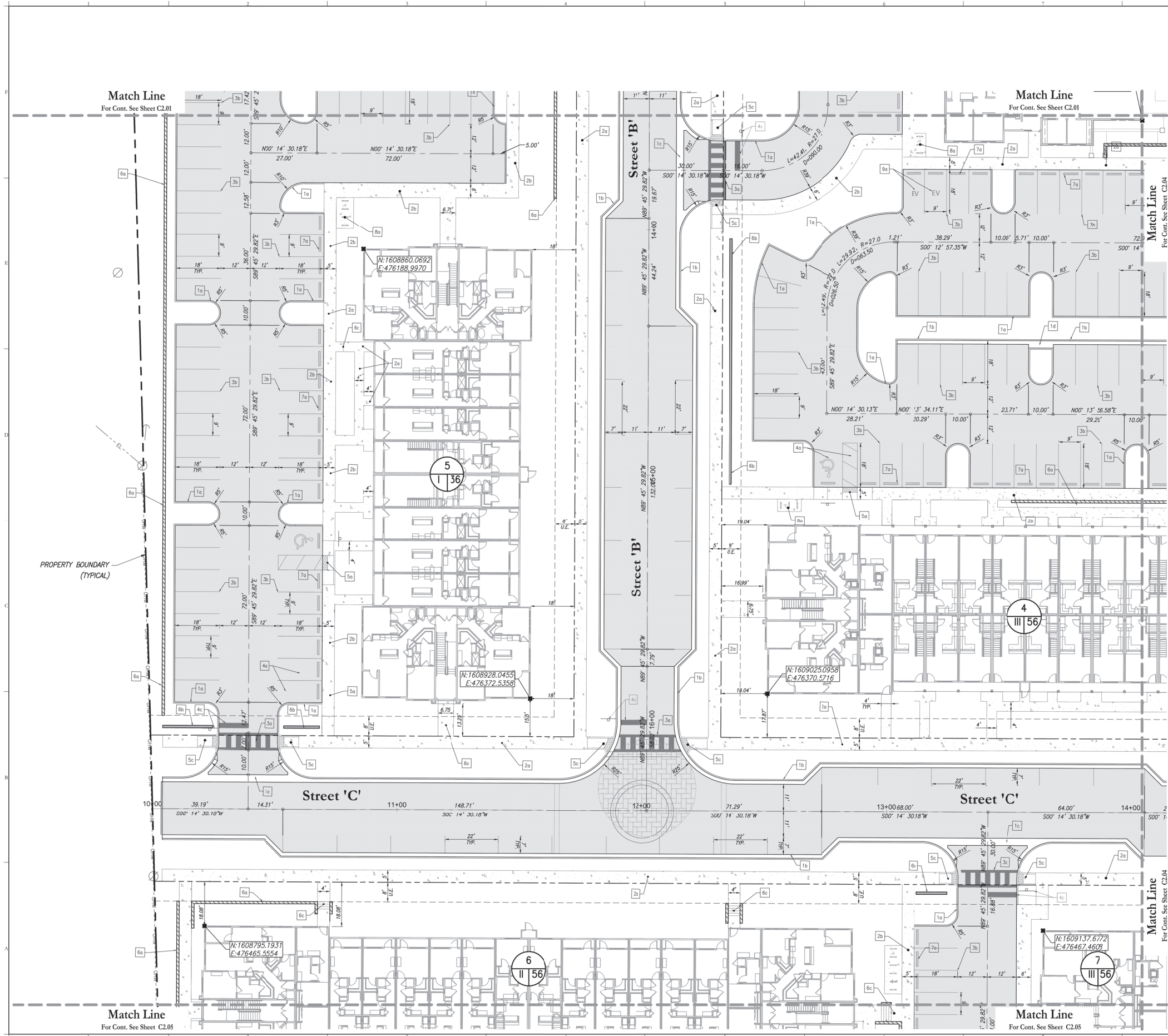
Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic version.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbenett.com
Eng. Bus. No. 28567



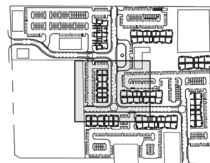
LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED YARD FDC
- PROPOSED CONCRETE SIDEWALK
- ASPHALT PAVEMENT PER DETAIL. SEE DETAIL SHEET C6.10.

- 1a FOOT TYPE 'D' CURB
- 1b FOOT TYPE 'F' CURB
- 1c FOOT VALLEY GUTTER
- 1d CURB FLOW THRU (SEE DETAIL SHEET C9.00)
- 2a 4" THICK 3,000 PSI SIDEWALK (SEE PLAN FOR WIDTH). SEE DETAIL SHEET C9.00
- 2b 4" THICK 3,000 PSI FIBER REINFORCED MONOLITHIC SIDEWALK (SEE SHEET C9.00)
- 3a 6" WIDE CROSSWALK WITH 12" WIDE WHITE PARALLEL STRIPES
- 3b 6" WIDE-WHITE PARKING STRIPE (TYP.) STANDARD PAINT PER FOOT STANDARD PLANS INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710
- 4a ADA PARKING & SIGNAGE PER FOOT STANDARD PLANS INDEX 711-001
- 4b FIRE LANE STRIPING AND SIGNAGE (SEE SHEET C9.00 FOR DETAILS)
- 4c R1-1 30"x30" STOP SIGN WITH 24" WIDE-WHITE STOP BAR (TYP.) (REFER TO FOOT STANDARD PLANS INDEX 711-001 FOR DETAILS)
- 5a FOOT CR-C ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 5b FOOT CR-D ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 5c FOOT CR-E ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 5d FOOT CR-G ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 5e FOOT CR-L ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FOOT STANDARD PLANS INDEX 522-002
- 6a RETAINING WALL (TO BE DESIGNED & SIGNED & SEALED BY SPECIALTY ENGINEER & SUBMITTED FOR APPROVAL)
- 6b STREET WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- 6c STAIRS WITH RAILING (TO BE SPECIFIED BY ARCHITECT)
- 6d ADA RAMP WITH RAILING (TO BE SPECIFIED BY ARCHITECT)
- 7a WHEEL STOP (CONCRETE BUMPER GUARD) PER FOOT STANDARD PLANS INDEX 520-001
- 8a BICYCLE RACK (SEE LANDSCAPE PLANS FOR DETAILS)
- 9a ELECTRIC VEHICLE CHARGING STATION, PARKING & SIGNAGE. STATION CHARGING INFORMATION BY ELECTRICAL ENGINEER.

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL), EDGE OF PAVEMENT (WHERE NO CURB IS PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- FOR ALL STRIPING AND MARKINGS REFER TO F.D.O.T. STANDARD PLANS INDEX 711-001 FOR DETAILS - SPECIAL MARKING AREAS. ALL PAVEMENT MARKINGS TO BE STANDARD PAINT PER F.D.O.T. STANDARD PLAN INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710. FOR ALL SIGNAGE REFER TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SURVEYOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES
- CONTRACTOR TO REFER TO GENERAL NOTES SHEETS C0.01 & C0.02 FOR ADDITIONAL CONDITIONS.



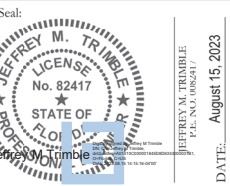
Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		1" = 20'
Project Name:		
WINGSPAN/ABC KELLY PARK VILLAGE		

Submittal To:
APOPKA, FL

Sheet Title:
SITE & GEOMETRY PLAN

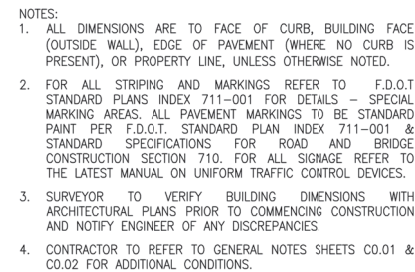
Sheet No.:
C2.03



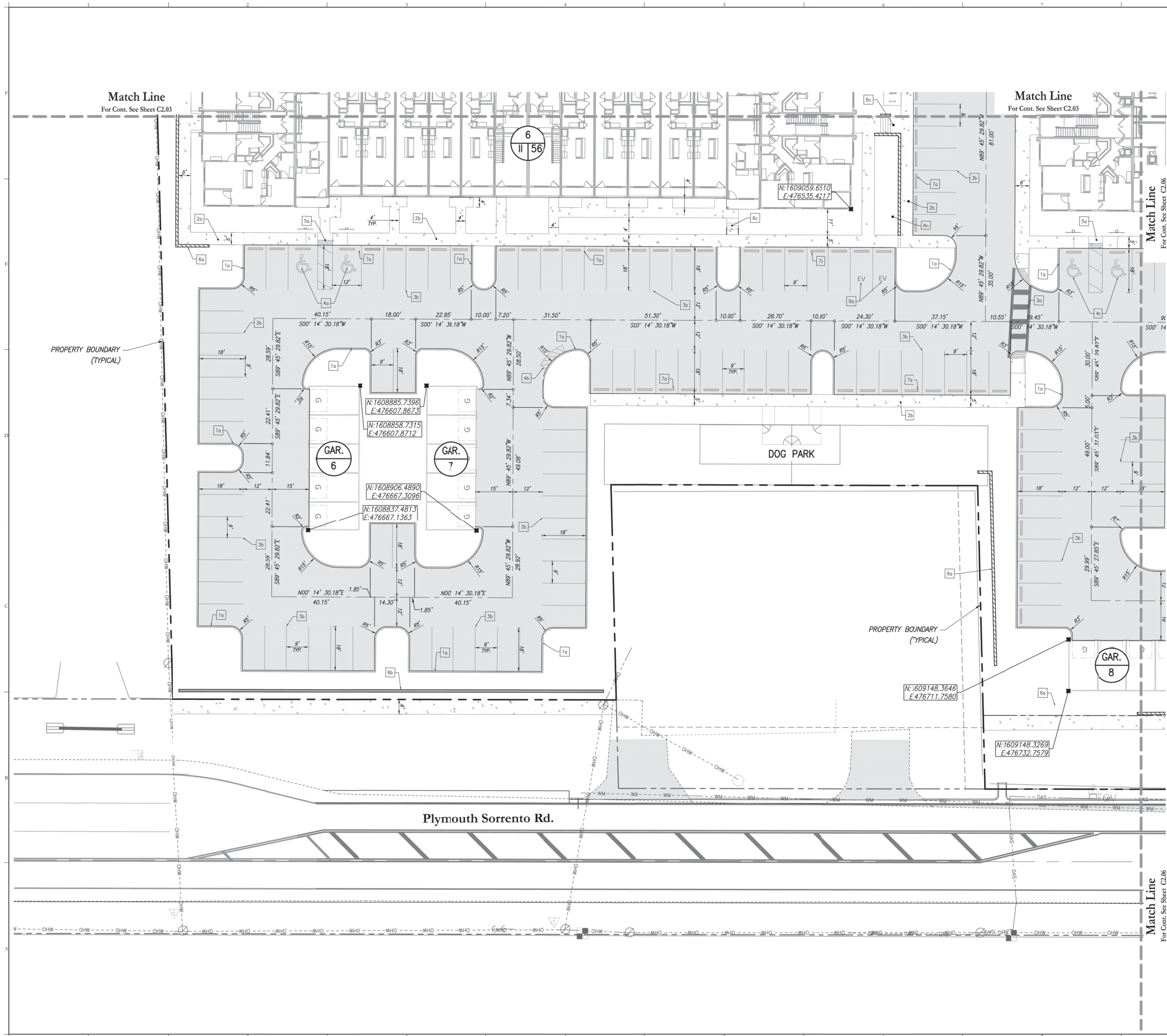
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic version.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CD\21135-06D



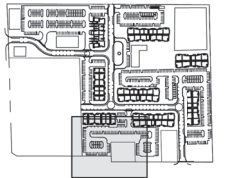
LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED YARD FDC
- PROPOSED CONCRETE SIDEWALK
- ASPHALT PAVEMENT PER DETAIL. SEE DETAIL SHEET C6.10.

- 1a FDOT TYPE 'D' CURB
- 1b FDOT TYPE 'F' CURB
- 1c FDOT VALLEY GUTTER
- 1d CURB FLOW THRU (SEE DETAIL SHEET C9.00)
- 2a 4" THICK 3,000 PSI SIDEWALK (SEE PLAN FOR WIDTH). SEE DETAIL SHEET C9.00
- 2b 4" THICK 3,000 PSI FIBER REINFORCED MONOLITHIC SIDEWALK (SEE SHEET C9.00)
- 3a 6" WIDE CROSSWALK WITH 12" WIDE WHITE PARALLEL STRIPES
- 3b 6" WIDE-WHITE PARKING STRIPE (TYP.) STANDARD PAINT PER FDOT STANDARD PLANS INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710
- 4a ADA PARKING & SIGNAGE PER FDOT STANDARD PLANS INDEX 711-001
- 4b FIRE LANE STRIPING AND SIGNAGE (SEE SHEET C9.00 FOR DETAILS)
- 4c R1-1 30"x30" STOP SIGN WITH 24" WIDE-WHITE STOP BAR (TYP.) (REFER TO FDOT STANDARD PLANS INDEX 711-001 FOR DETAILS)
- 5a FDOT CR-C ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FDOT STANDARD PLANS INDEX 522-002
- 5b FDOT CR-D ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FDOT STANDARD PLANS INDEX 522-002
- 5c FDOT CR-E ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FDOT STANDARD PLANS INDEX 522-002
- 5d FDOT CR-G ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FDOT STANDARD PLANS INDEX 522-002
- 5e FDOT CR-L ACCESSIBLE RAMP WITH DETECTABLE WARNING MAT PER FDOT STANDARD PLANS INDEX 522-002
- 6a RETAINING WALL (TO BE DESIGNED & SIGNED & SEALED BY SPECIALTY ENGINEER & SUBMITTED FOR APPROVAL)
- 6b STREET WALL (SEE LANDSCAPE PLANS FOR DETAILS)
- 6c STAIRS WITH RAILING (TO BE SPECIFIED BY ARCHITECT)
- 6d ADA RAMP WITH RAILING (TO BE SPECIFIED BY ARCHITECT)
- 7a WHEEL STOP (CONCRETE BUMPER GUARD) PER FDOT STANDARD PLANS INDEX 520-001
- 8a BICYCLE RACK (SEE LANDSCAPE PLANS FOR DETAILS)
- 9a ELECTRIC VEHICLE CHARGING STATION, PARKING & SIGNAGE. STATION CHARGING INFORMATION BY ELECTRICAL ENGINEER.

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB, BUILDING FACE (OUTSIDE WALL), EDGE OF PAVEMENT (WHERE NO CURB IS PRESENT), OR PROPERTY LINE, UNLESS OTHERWISE NOTED.
- FOR ALL STRIPING AND MARKINGS REFER TO F.D.O.T. STANDARD PLANS INDEX 711-001 FOR DETAILS - SPECIAL MARKING AREAS. ALL PAVEMENT MARKINGS TO BE STANDARD PAINT PER F.D.O.T. STANDARD PLAN INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710. FOR ALL SIGNAGE REFER TO THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- SURVEYOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES
- CONTRACTOR TO REFER TO GENERAL NOTES SHEETS C0.01 & C0.02 FOR ADDITIONAL CONDITIONS.



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
		SUBMISSIONS/REVISIONS
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		1" = 20'

Project Name:

**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:

APOPKA, FL

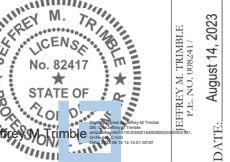
Sheet Title:

**SITE & GEOMETRY
PLAN**

Sheet No.:

C2.05

Seal:

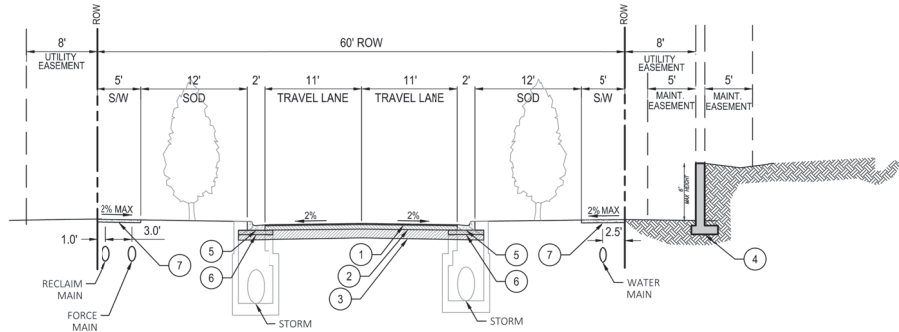


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbenett.com
Eng. Bus. No. 28567

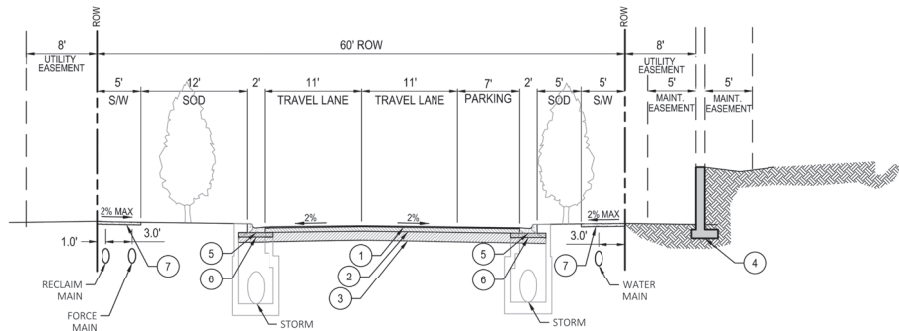
Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-75



TYPICAL ROAD SECTION (60' ROW)

N.T.S.

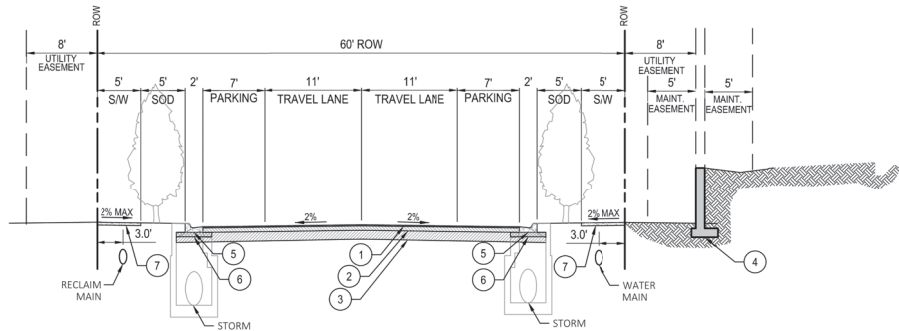
- STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
- POA DOCUMENTS SHALL INDICATE THAT THE POA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
- PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE POA



TYPICAL ROAD SECTION WITH PARKING (60' ROW)

N.T.S.

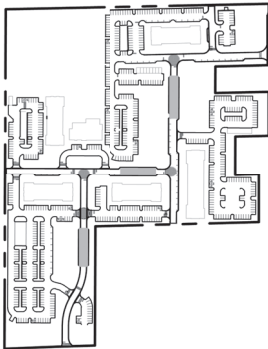
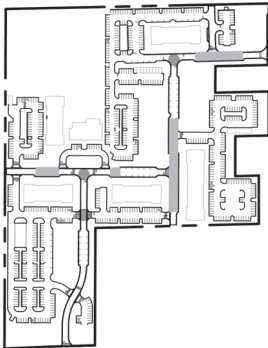
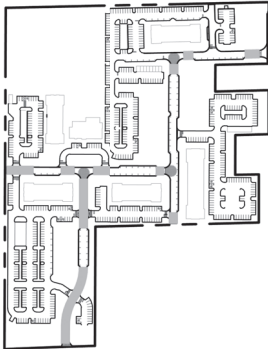
- STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
- POA DOCUMENTS SHALL INDICATE THAT THE POA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
- PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE POA
- PARKING ALLOWED ON ONE SIDE AS DEPICTED



TYPICAL ROAD SECTION WITH 2 SIDED PARKING (60' ROW)

N.T.S.

- STREET TREES SHALL NOT BE ROOT AGGRESSIVE AND SHALL BE INSTALLED WITH ROOT BARRIERS TO PREVENT ROOTS FROM ADVERSELY AFFECTING UTILITIES, CURBS AND/OR SIDEWALK
- POA DOCUMENTS SHALL INDICATE THAT THE POA IS RESPONSIBLE FOR MAINTENANCE OF STREET TREES
- PARKING SPACE STRIPING WITHIN CITY MAINTAINED PUBLIC RIGHT OF WAY SHALL BE MAINTAINED BY THE POA
- PARKING ALLOWED ON BOTH SIDES AS DEPICTED



Pavement Legend	
Symbol Id.	Description
①	2.5" (IN.) SP ASPHALT. 1.5" (IN.) SP-12.5 TOPPED WITH 1" (IN.) SP-9.5.
②	8" (IN.) LIMEROCK BASE, COMPACTED TO A MINIMUM DENSITY OF 95 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY WITH A MINIMUM LBR OF 100. LIMEROCK SHALL BE SOURCED FROM AN FDOT APPROVED SOURCE.
③	12" (IN.) STABILIZED SUBGRADE COMPACTED TO 98% MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D 1557) VALUE WITH A MINIMUM LBR OF 40.
④	RETAINING WALL WHERE APPLICABLE. SEE SHEETS C4.10-C4.16 FOR GRADING PLAN.
⑤	TYPE 'F' CONC. CURB & GUTTER
⑥	6" (IN.) STABILIZED SUBGRADE IN CURB AREA TO EXTEND 12" (IN.) EACH SIDE TO LBR 40.
⑦	4" (IN.) THICK CONC. SIDEWALK (3,000 P.S.I.)

NOTE:

- ASPHALT MIX WILL REQUIRE A MIX DESIGN APPROVAL BY CITY OF APOPKA.
- THE ABOVE PAVEMENT THICKNESS IS THE MINIMUM REQUIRED THICKNESS. CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT WHERE TESTING RESULTS DO NOT MEET THE MINIMUM REQUIRED THICKNESS.
- CONTRACTOR SHALL INSTALL A 2' STRIP OF SOD ALONG THE BACK OF ALL ROADWAY CURBING. SEE LANDSCAPE PLANS FOR ADDITIONAL TREATMENT WITHIN RIGHT-OF-WAY.
- AT THE TIME OF PLATTING AN 8' WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO ALL RIGHT-OF-WAY.
- SEE ECS FLORIDA, INC. GEOTECHNICAL ENGINEERING REPORT FOR ECS PROJECT NUMBER 24-6999 FOR PAVEMENT RECOMMENDATIONS.

Consultant:

1	06/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	06/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
		SUBMISSIONS/REVISIONS
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		As Shown

Project Name:

WINGSPAN/ABC
KELLY PARK
VILLAGE

Submittal To:

APOPKA, FL

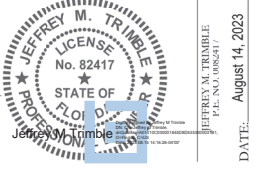
Sheet Title:

TYPICAL ROADWAY
SECTIONS

Sheet No.:

C3.00

Seal:

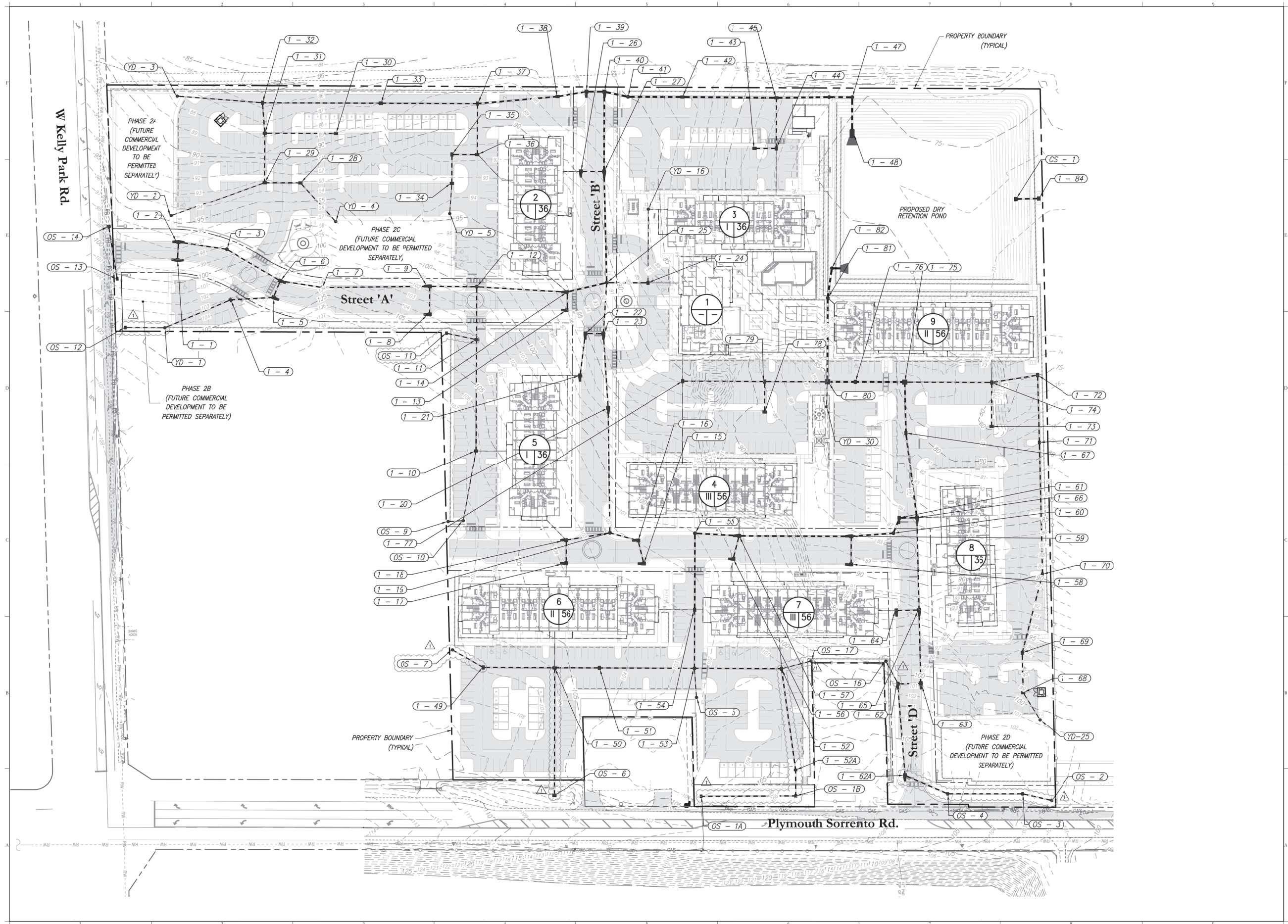


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copy.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-ADP



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1"=60'	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**MASTER DRAINAGE
PLAN**

Sheet No.:
C4.00

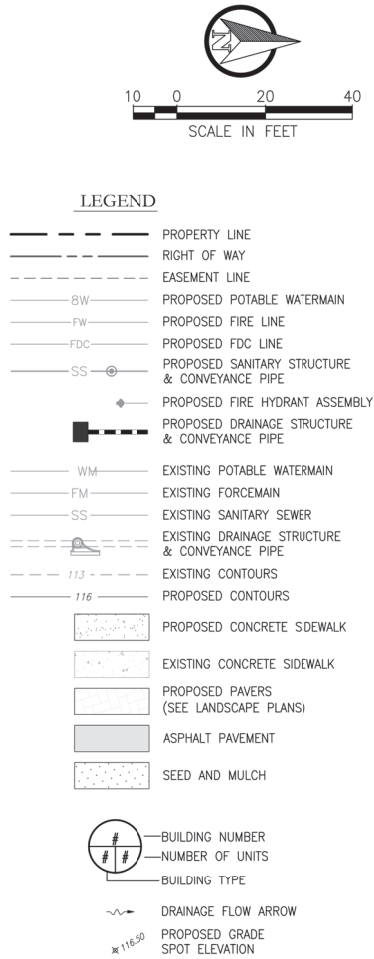
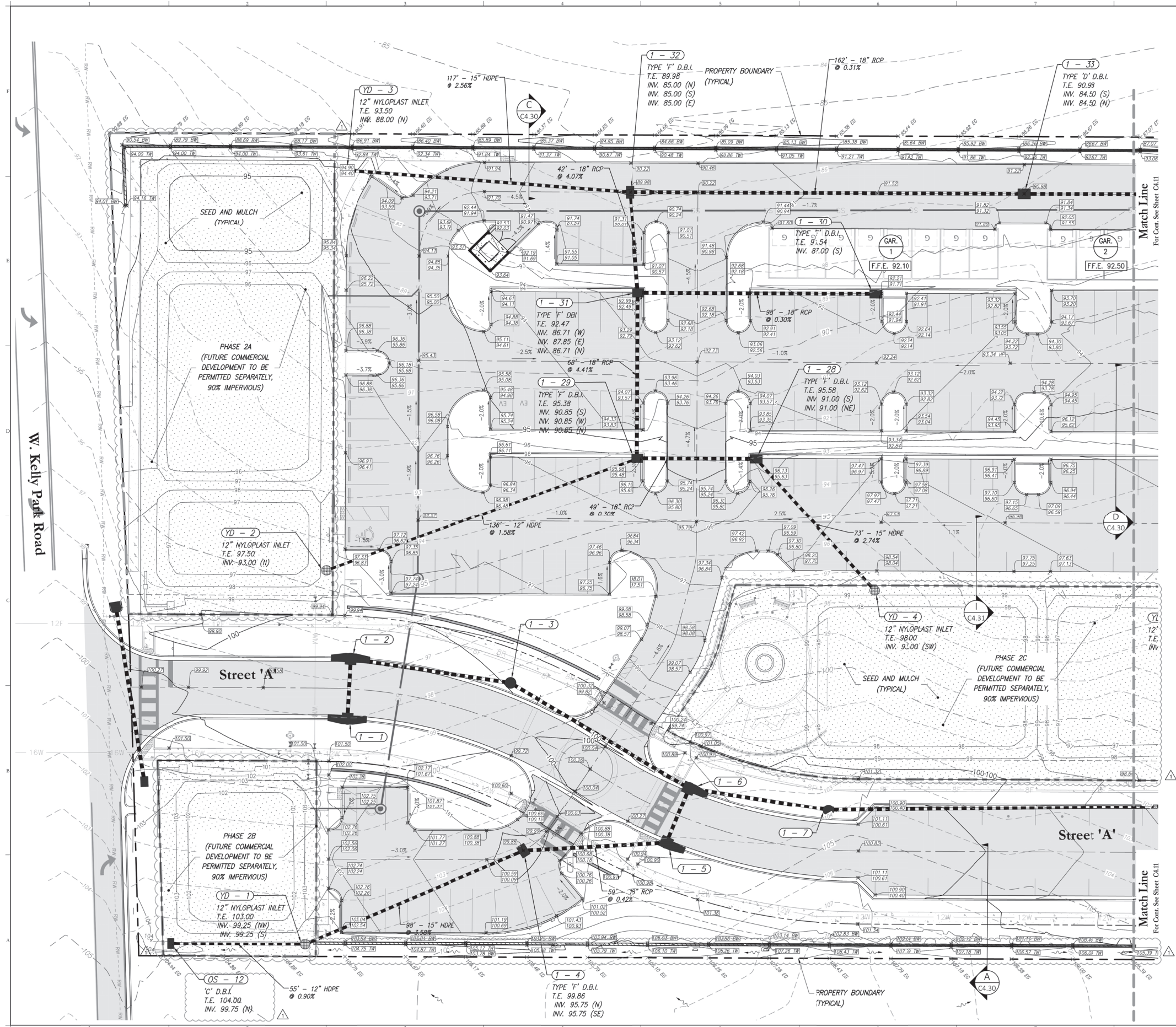
Seal:

DATE: August 14, 2023

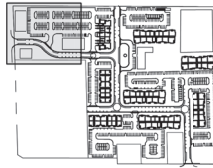
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567



- NOTE:
1. ALL ISLANDS TO BE CROWNED WITH 6" ABOVE TOP OF CURB.
 2. ALL CURBING TO BE 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE INDICATED.
 3. LANDSCAPE ISLANDS TO HAVE ANY PAVEMENTS BASE REMOVED AND BE FILLED WITH CLEAN BACKFILL (IN-SITU SOIL FREE OF DEBRIS IS ACCEPTABLE).
 4. ROOF DRAINAGE SCHEMATICALLY SHOWN. CONTRACTOR CAN FIELD ADJUST AS NEEDED TO AVOID CONFLICTS.
 5. CONTRACTOR TO ENSURE YARD GRADING BEHIND BUILDING TO HAVE POSITIVE DRAINAGE.



Consultant:

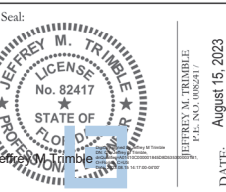
1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1" = 20'	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**PAVING, GRADING &
DRAINAGE PLAN**

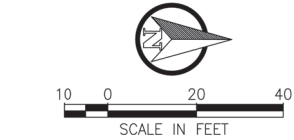
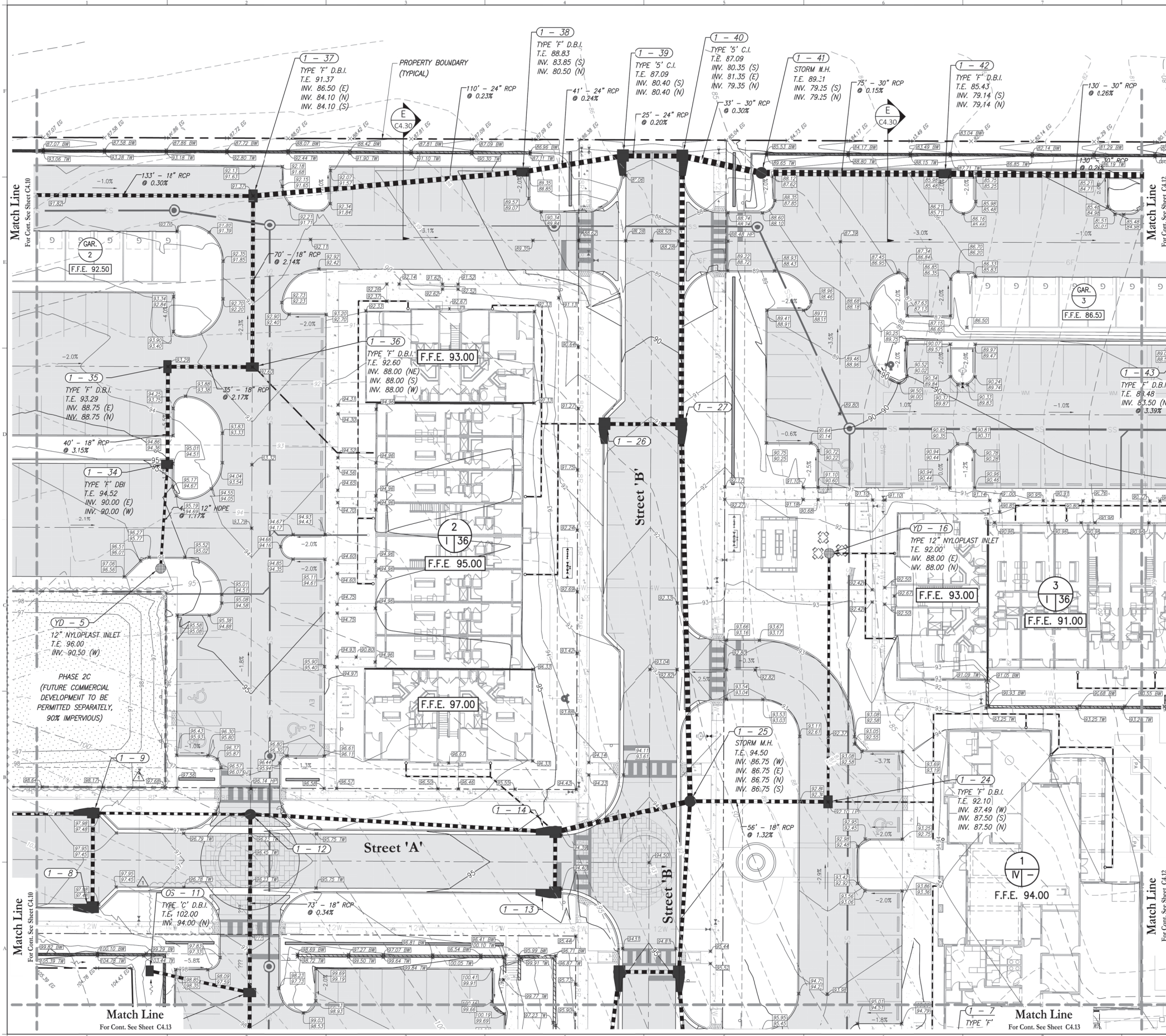
Sheet No.:
C4.10



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic action.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

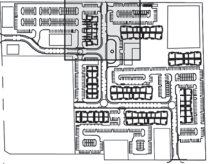


LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- BW PROPOSED POTABLE WATERMAIN
- FW PROPOSED FIRE LINE
- FDC PROPOSED FDC LINE
- SS PROPOSED SANITARY STRUCTURE & CONVEYANCE PIPE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED DRAINAGE STRUCTURE & CONVEYANCE PIPE
- WM EXISTING POTABLE WATERMAIN
- FM EXISTING FORCEMAIN
- SS EXISTING SANITARY SEWER
- EXISTING DRAINAGE STRUCTURE & CONVEYANCE PIPE
- 113 EXISTING CONTOURS
- 116 PROPOSED CONTOURS
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED PAVERS (SEE LANDSCAPE PLANS)
- ASPHALT PAVEMENT
- SEED AND MULCH
- BUILDING NUMBER
- NUMBER OF UNITS
- BUILDING TYPE
- DRAINAGE FLOW ARROW
- PROPOSED GRADE SPOT ELEVATION

NOTE:

- ALL ISLANDS TO BE CROWNED WITH 6" DIRT ABOVE TOP OF CURB.
- ALL CURBING TO BE 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE INDICATED.
- LANDSCAPE ISLANDS TO HAVE ANY PAVEMENTS BASE REMOVED AND BE FILLED WITH CLEAN BACKFILL (IN-SITU SOIL FREE OF DEBRIS IS ACCEPTABLE)
- ROOF DRAINAGE SCHEMATICALLY SHOWN. CONTRACTOR CAN FIELD ADJUST AS NEEDED TO AVOID CONFLICTS.
- CONTRACTOR TO ENSURE YARD GRADING BEHIND BUILDING TO HAVE POSITIVE DRAINAGE.



Consultant:

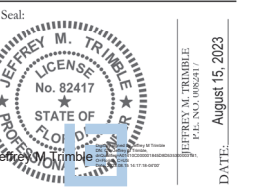
1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD	
NO.	DATE	DESCRIPTIONS
		SUBMISSIONS/REVISIONS
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1" = 20'	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submitted To:
APOPKA, FL

Sheet Title:
**PAVING, GRADING &
DRAINAGE PLAN**

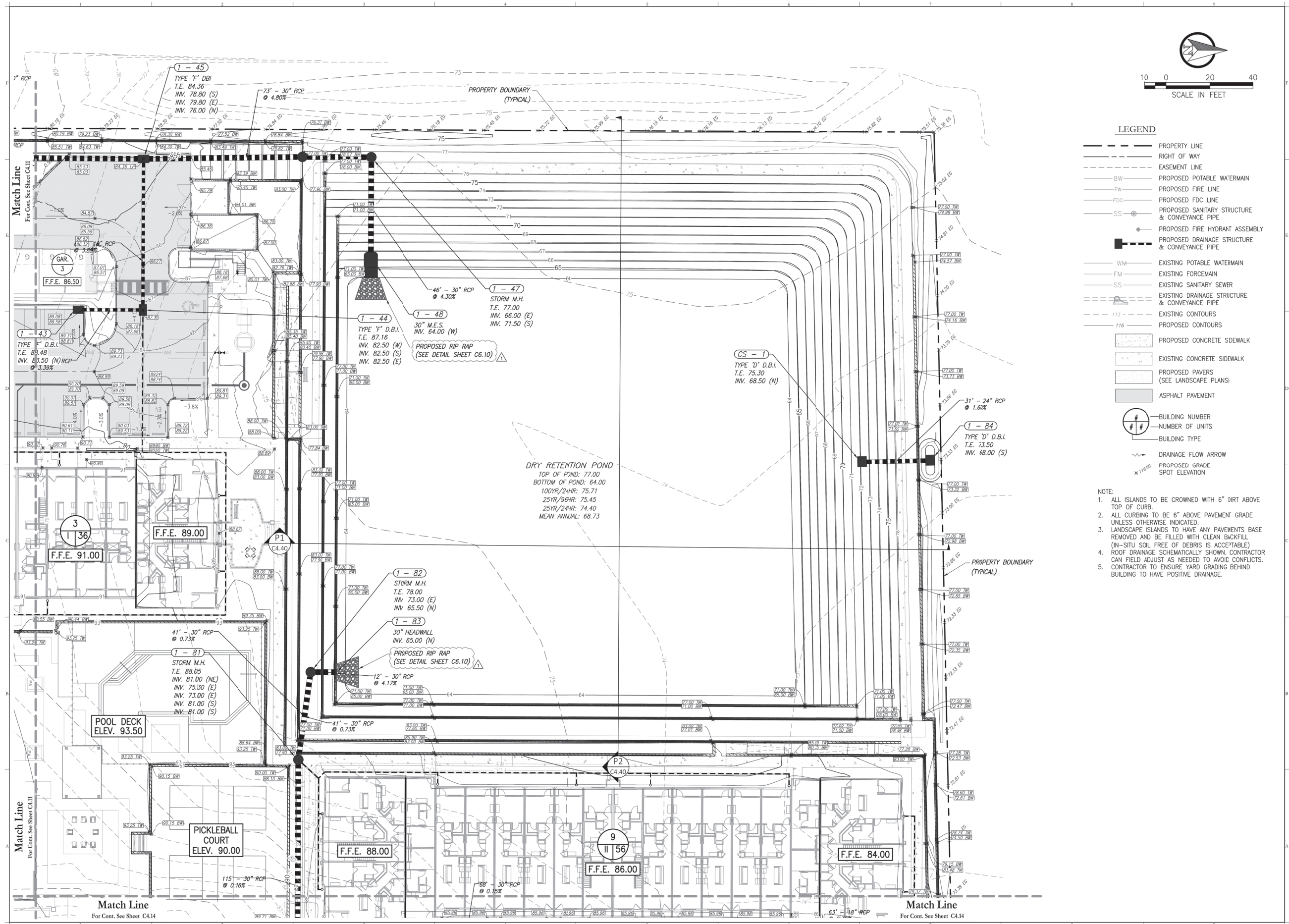
Sheet No.:
C4.11



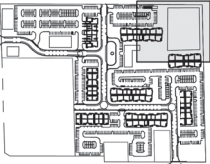
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic action.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



10 0 20 40
SCALE IN FEET



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- 8W PROPOSED POTABLE WATERMAIN
- FW PROPOSED FIRE LINE
- FDC PROPOSED FDC LINE
- SS PROPOSED SANITARY STRUCTURE & CONVEYANCE PIPE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED DRAINAGE STRUCTURE & CONVEYANCE PIPE
- WM EXISTING POTABLE WATERMAIN
- FM EXISTING FORCEMAIN
- SS EXISTING SANITARY SEWER
- EXISTING DRAINAGE STRUCTURE & CONVEYANCE PIPE
- 113 EXISTING CONTOURS
- 116 PROPOSED CONTOURS
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED PAVERS (SEE LANDSCAPE PLANS)
- ASPHALT PAVEMENT
- BUILDING NUMBER
- NUMBER OF UNITS
- BUILDING TYPE
- DRAINAGE FLOW ARROW
- PROPOSED GRADE
- SPOT ELEVATION

NOTE:

- ALL ISLANDS TO BE CROWNED WITH 6" DIRT ABOVE TOP OF CURB.
- ALL CURBING TO BE 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE INDICATED.
- LANDSCAPE ISLANDS TO HAVE ANY PAVEMENTS BASE REMOVED AND BE FILLED WITH CLEAN BACKFILL (IN-SITU SOIL FREE OF DEBRIS IS ACCEPTABLE).
- ROOF DRAINAGE SCHEMATICALLY SHOWN. CONTRACTOR CAN FIELD ADJUST AS NEEDED TO AVOID CONFLICTS.
- CONTRACTOR TO ENSURE YARD GRADING BEHIND BUILDING TO HAVE POSITIVE DRAINAGE.

Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1" = 20'	

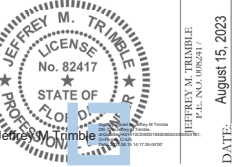
Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submitted To:
APOPKA, FL

Sheet Title:
**PAVING, GRADING &
DRAINAGE PLAN**

Sheet No.:
C4.12

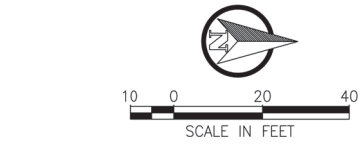
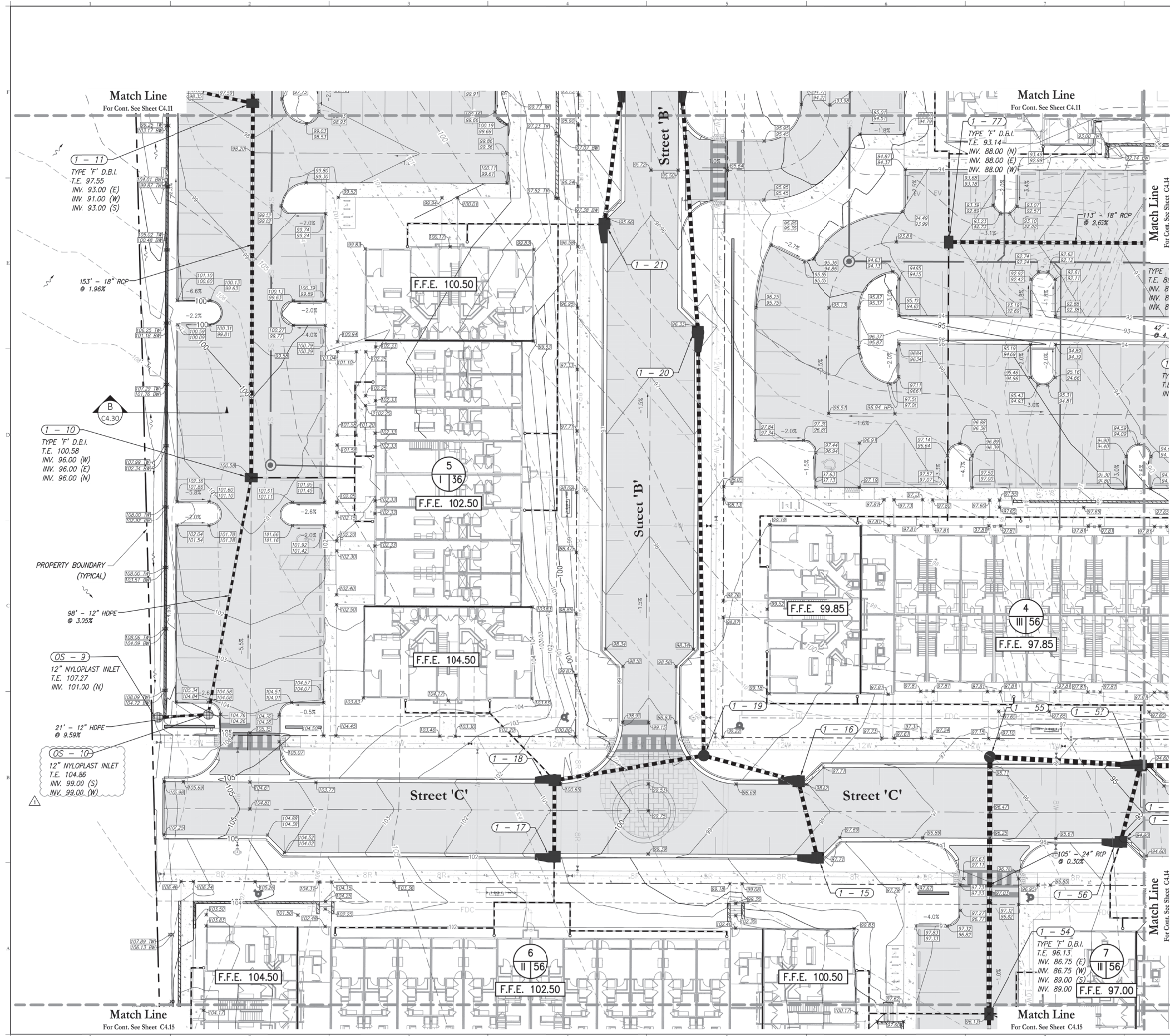
Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic version.



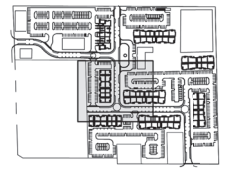
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbenett.com
Eng. Bus. No. 28567



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- 8W PROPOSED POTABLE WATERMAIN
- FW PROPOSED FIRE LINE
- FDC PROPOSED FDC LINE
- SS PROPOSED SANITARY STRUCTURE & CONVEYANCE PIPE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED DRAINAGE STRUCTURE & CONVEYANCE PIPE
- WM EXISTING POTABLE WATERMAIN
- FM EXISTING FORCEMAIN
- SS EXISTING SANITARY SEWER
- EXISTING DRAINAGE STRUCTURE & CONVEYANCE PIPE
- 113 EXISTING CONTOURS
- 116 PROPOSED CONTOURS
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED PAVERS (SEE LANDSCAPE PLANS)
- ASPHALT PAVEMENT
- BUILDING NUMBER
- NUMBER OF UNITS
- BUILDING TYPE
- DRAINAGE FLOW ARROW
- PROPOSED GRADE
- SPOT ELEVATION

- NOTE:**
- ALL ISLANDS TO BE CROWNED WITH 6" DIRT ABOVE TOP OF CURB.
 - ALL CURBING TO BE 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE INDICATED.
 - LANDSCAPE ISLANDS TO HAVE ANY PAVEMENTS BASE REMOVED AND BE FILLED WITH CLEAN BACKFILL (IN-SITU SOIL FREE OF DEBRIS IS ACCEPTABLE)
 - ROOF DRAINAGE SCHEMATICALLY SHOWN. CONTRACTOR CAN FIELD ADJUST AS NEEDED TO AVOID CONFLICTS.
 - CONTRACTOR TO ENSURE YARD GRADING BEHIND BUILDING TO HAVE POSITIVE DRAINAGE.



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1" = 20'	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**PAVING, GRADING &
DRAINAGE PLAN**

Sheet No.:
C4.13

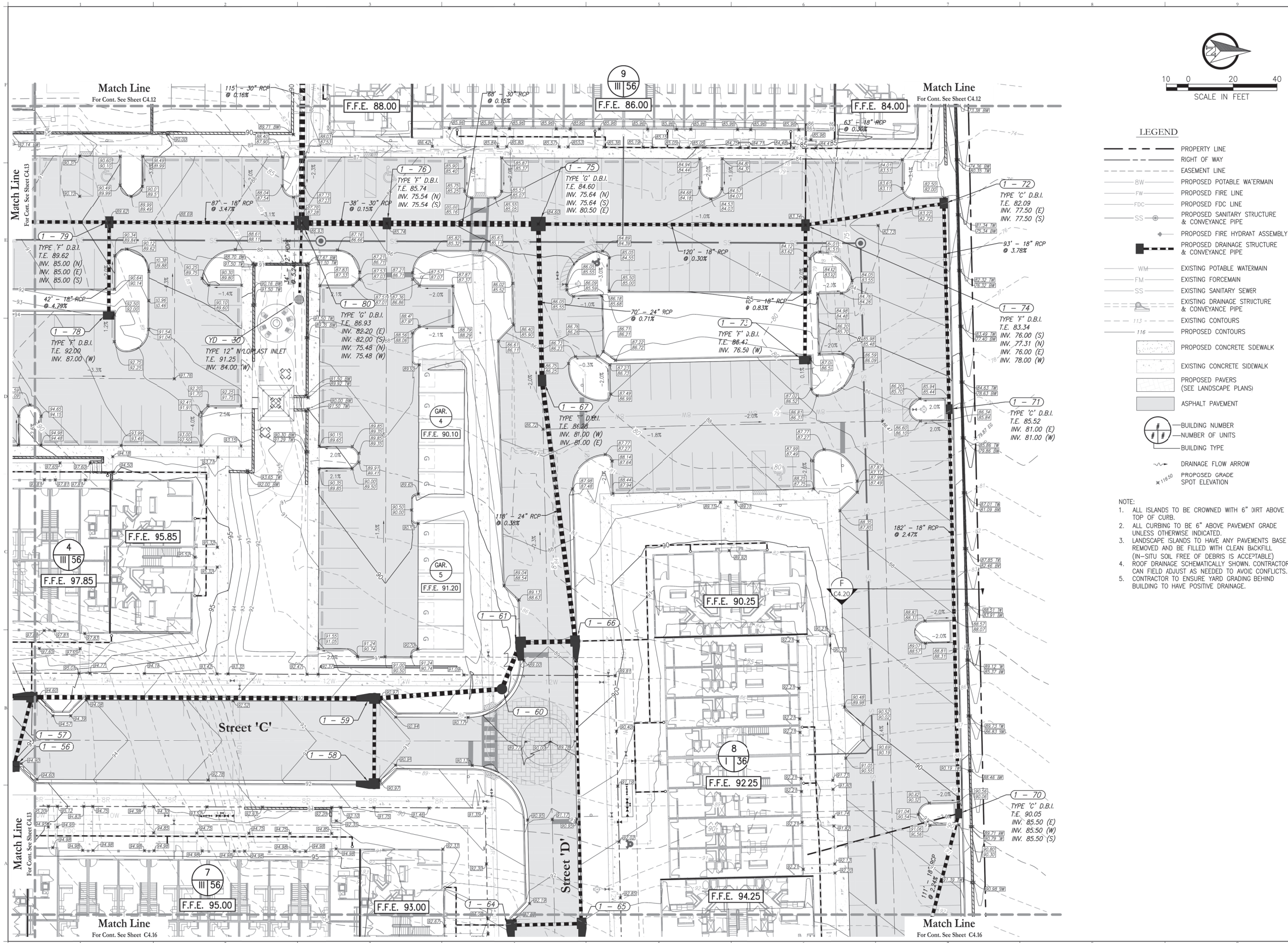
Seal:

JEFFREY M. TRAMBLE
LICENSED PROFESSIONAL ENGINEER
No. 82417
STATE OF FLORIDA
DATE: August 15, 2023

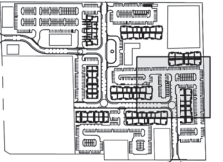
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



10 0 20 40
SCALE IN FEET



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- 8W PROPOSED POTABLE WATERMAIN
- FW PROPOSED FIRE LINE
- FDC PROPOSED FDC LINE
- SS PROPOSED SANITARY STRUCTURE & CONVEYANCE PIPE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED DRAINAGE STRUCTURE & CONVEYANCE PIPE
- WM EXISTING POTABLE WATERMAIN
- FM EXISTING FORCEMAIN
- SS EXISTING SANITARY SEWER
- EXISTING DRAINAGE STRUCTURE & CONVEYANCE PIPE
- 113 EXISTING CONTOURS
- 116 PROPOSED CONTOURS
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE SIDEWALK
- PROPOSED PAVERS (SEE LANDSCAPE PLANS)
- ASPHALT PAVEMENT
- BUILDING NUMBER
- NUMBER OF UNITS
- BUILDING TYPE
- DRAINAGE FLOW ARROW
- PROPOSED GRADE
- SPOT ELEVATION

NOTE:

- ALL ISLANDS TO BE CROWNED WITH 6" DIRT ABOVE TOP OF CURB.
- ALL CURBING TO BE 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE INDICATED.
- LANDSCAPE ISLANDS TO HAVE ANY PAVEMENTS BASE REMOVED AND BE FILLED WITH CLEAN BACKFILL (IN-SITU SOIL FREE OF DEBRIS IS ACCEPTABLE).
- ROOF DRAINAGE SCHEMATICALLY SHOWN. CONTRACTOR CAN FIELD ADJUST AS NEEDED TO AVOID CONFLICTS.
- CONTRACTOR TO ENSURE YARD GRADING BEHIND BUILDING TO HAVE POSITIVE DRAINAGE.

Consultant:

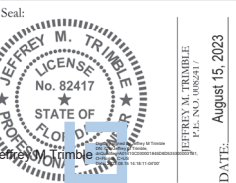
1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE:	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1" = 20'	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**PAVING, GRADING &
DRAINAGE PLAN**

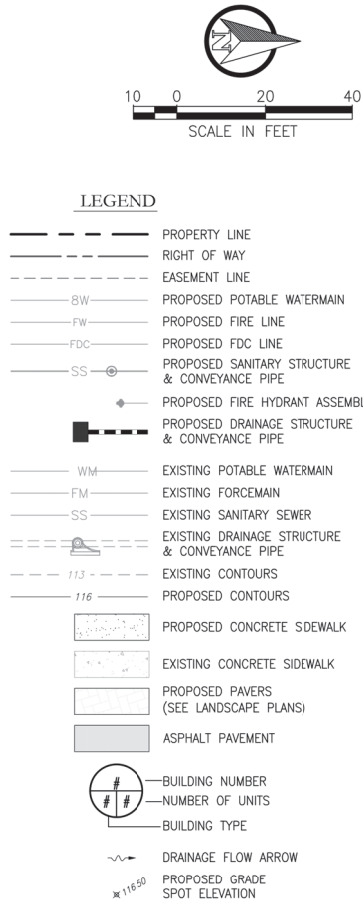
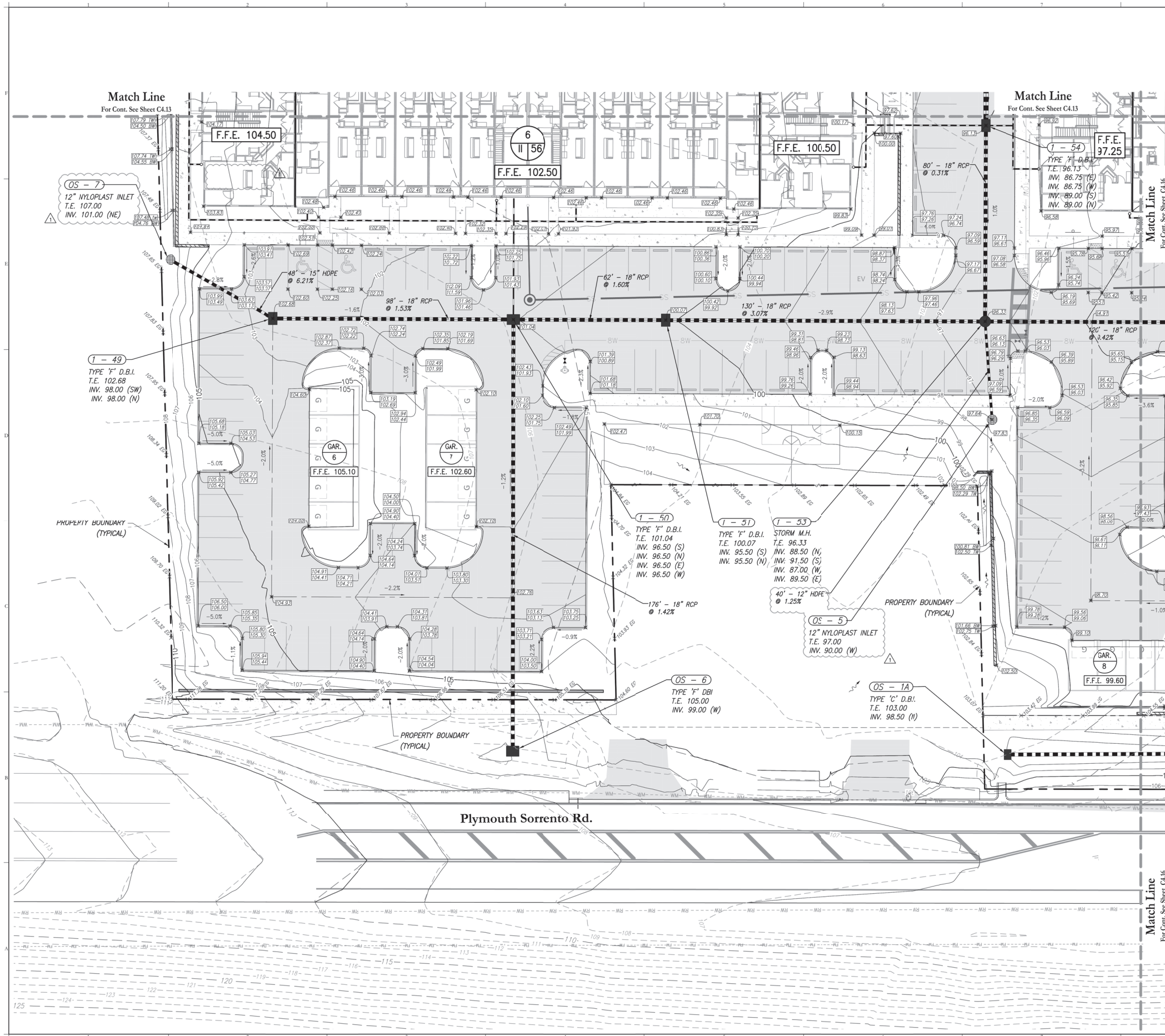
Sheet No.:
C4.14



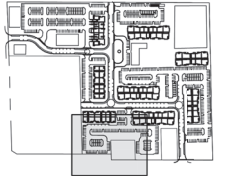
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



- NOTE:
1. ALL ISLANDS TO BE CROWNED WITH 6" DIRT ABOVE TOP OF CURB.
 2. ALL CURBING TO BE 6" ABOVE PAVEMENT GRADE UNLESS OTHERWISE INDICATED.
 3. LANDSCAPE ISLANDS TO HAVE ANY PAVEMENTS BASE REMOVED AND BE FILLED WITH CLEAN BACKFILL (IN-SITU SOIL FREE OF DEBRIS IS ACCEPTABLE).
 4. ROOF DRAINAGE SCHEMATICALLY SHOWN. CONTRACTOR CAN FIELD ADJUST AS NEEDED TO AVOID CONFLICTS.
 5. CONTRACTOR TO ENSURE YARD GRADING BEHIND BUILDING TO HAVE POSITIVE DRAINAGE.



Consultant:

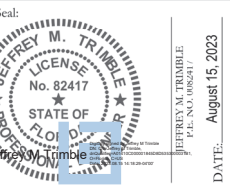
1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1" = 20'	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submitted To:
APOPKA, FL

Sheet Title:
**PAVING, GRADING &
DRAINAGE PLAN**

Sheet No.:
C4.15

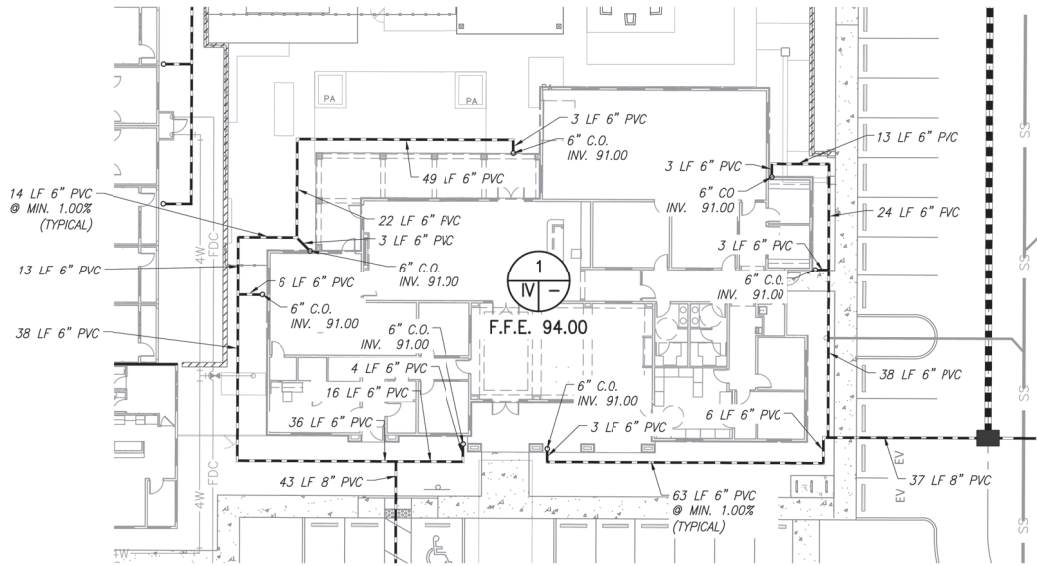
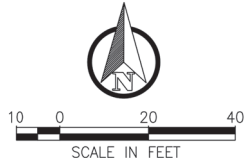


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic action.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CTV\21135-02P



BUILDING 1 ROOF DRAIN SITE PLAN

1"=20'

Consultant:

1	06/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
-	06/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		1" = 20'

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

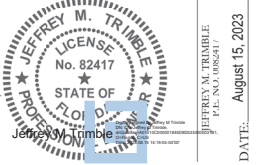
Submittal To:
APOPKA, FL

Sheet Title:
**ROOF DRAIN SITE
PLAN**

Sheet No.:

C4.20

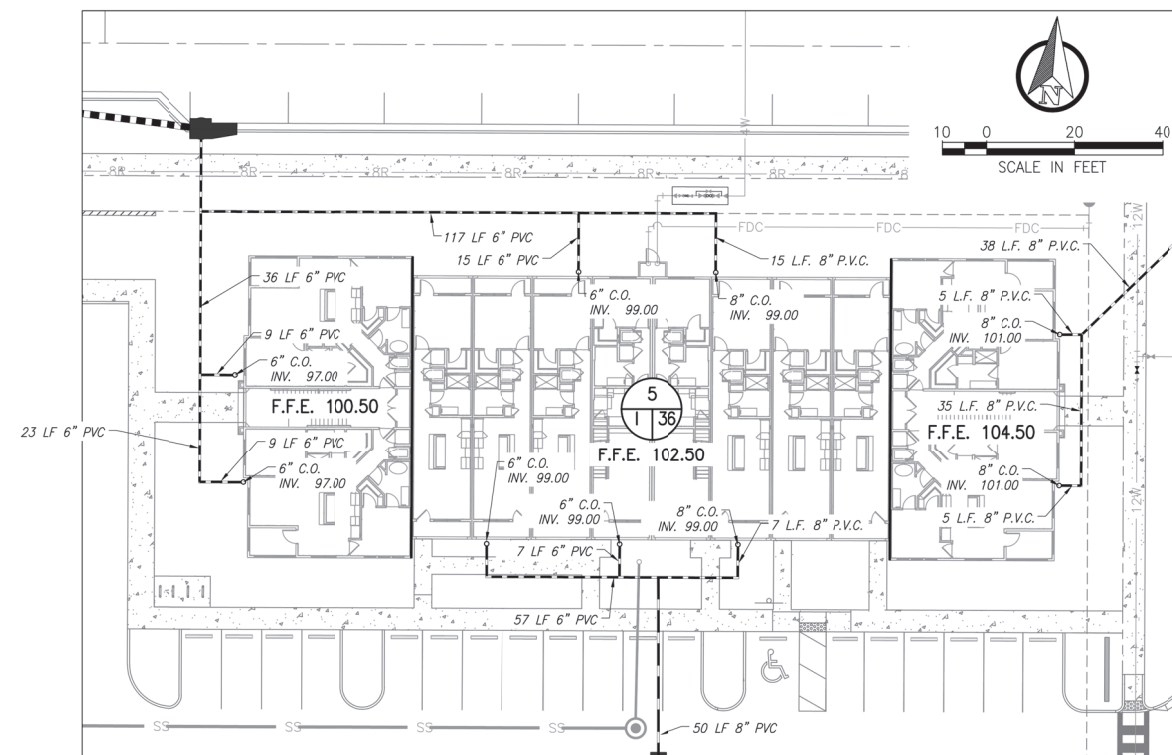
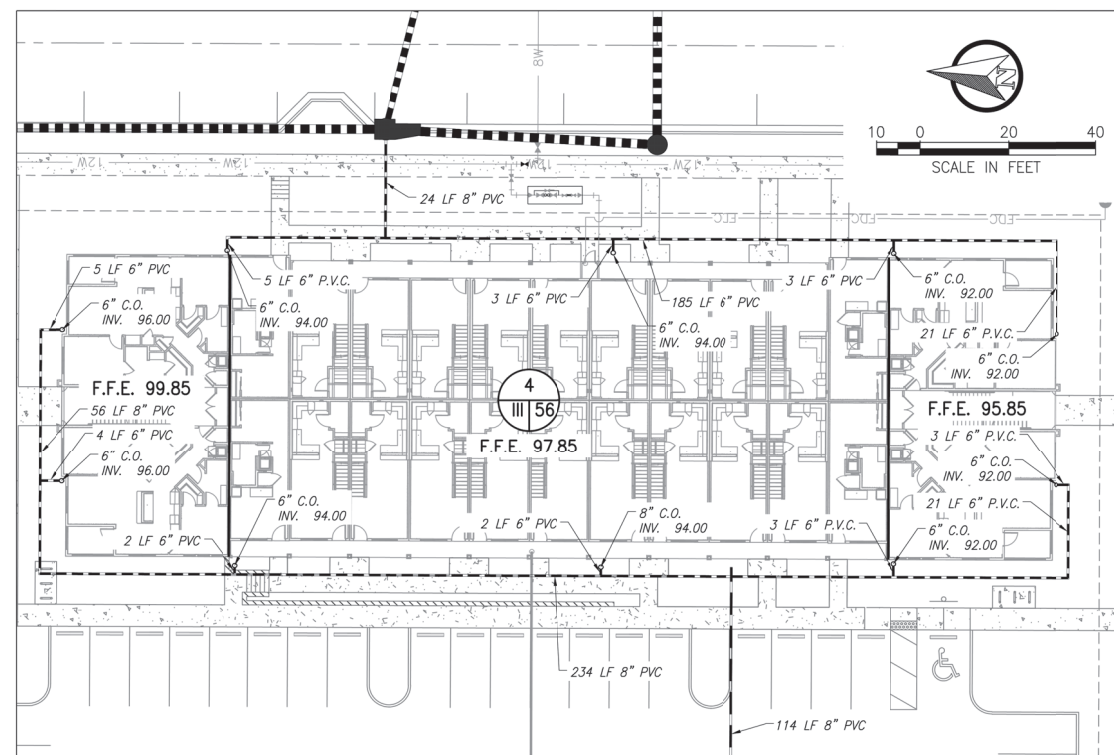
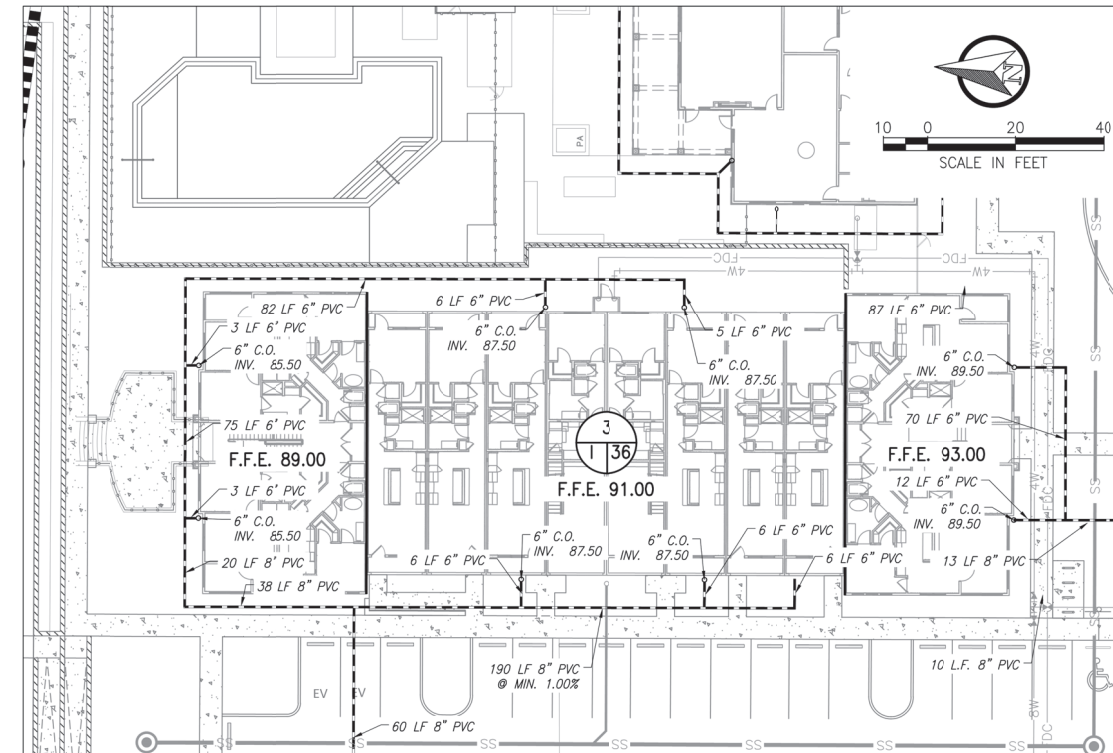
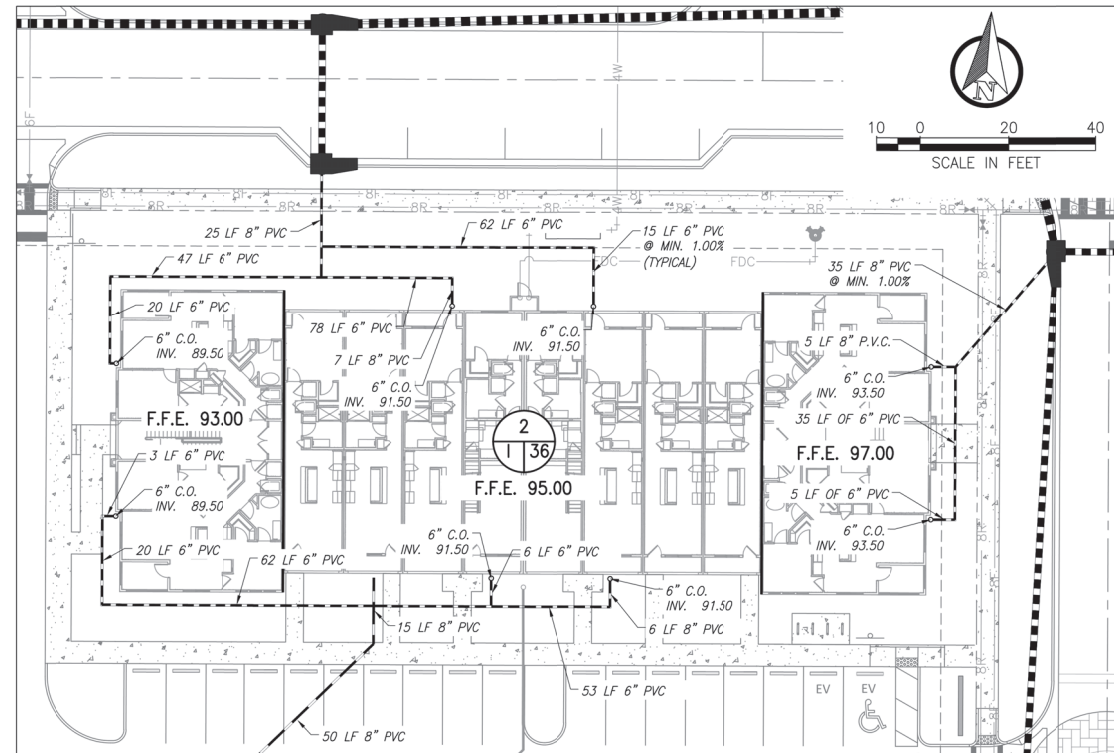
Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2394 www.poulosandbenett.com
Eng. Bus. No. 28567



Consultant:	
1	08/14/23 RESUBMIT TO CITY, COUNTY, & SJRWMD
2	08/17/23 SUBMIT TO CITY OF APOFKA & SJRWMD
NO.	DATE DESCRIPTIONS
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-135
DESIGNED BY:	JMT
DRAWN BY:	MH
CHECKED BY:	RAO
APPROVED BY:	JMT
SCALE IN FEET:	1" = 20'

WINGSPAN/ABC
KELLY PARK
VILLAGE

Submittal To:
APOPKA, FL

Sheet Title:

**ROOF DRAIN SITE
PLAN**

Sheet No.: **C4.21**

Seal:



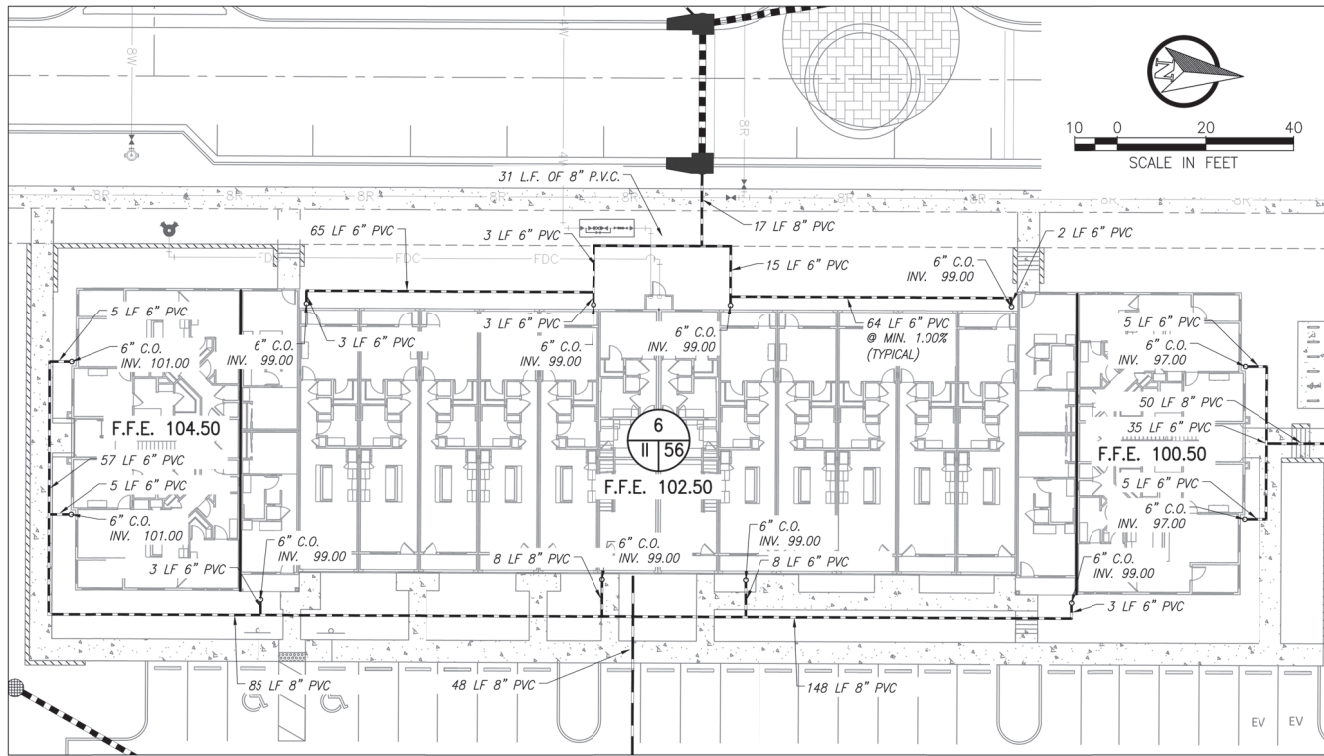
Jeffrey M. Trimble
P.E. No. 82417
P.E. No. 082631

DATE: August 15, 2023

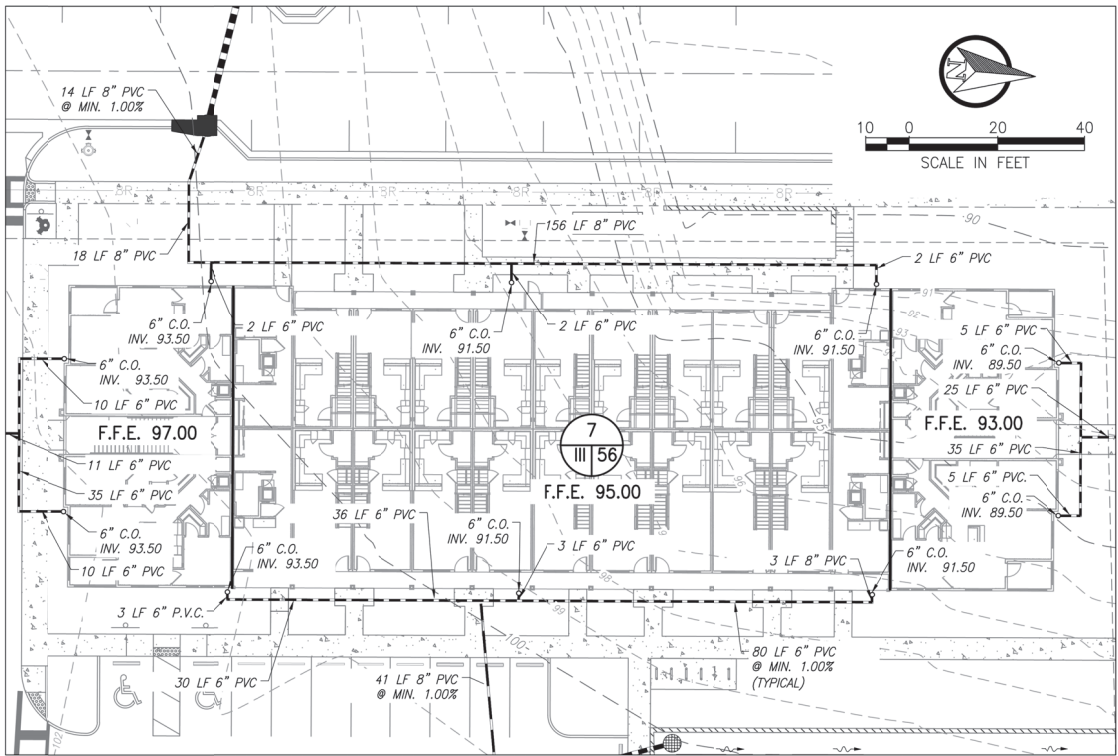
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

POULOS & BENNETT

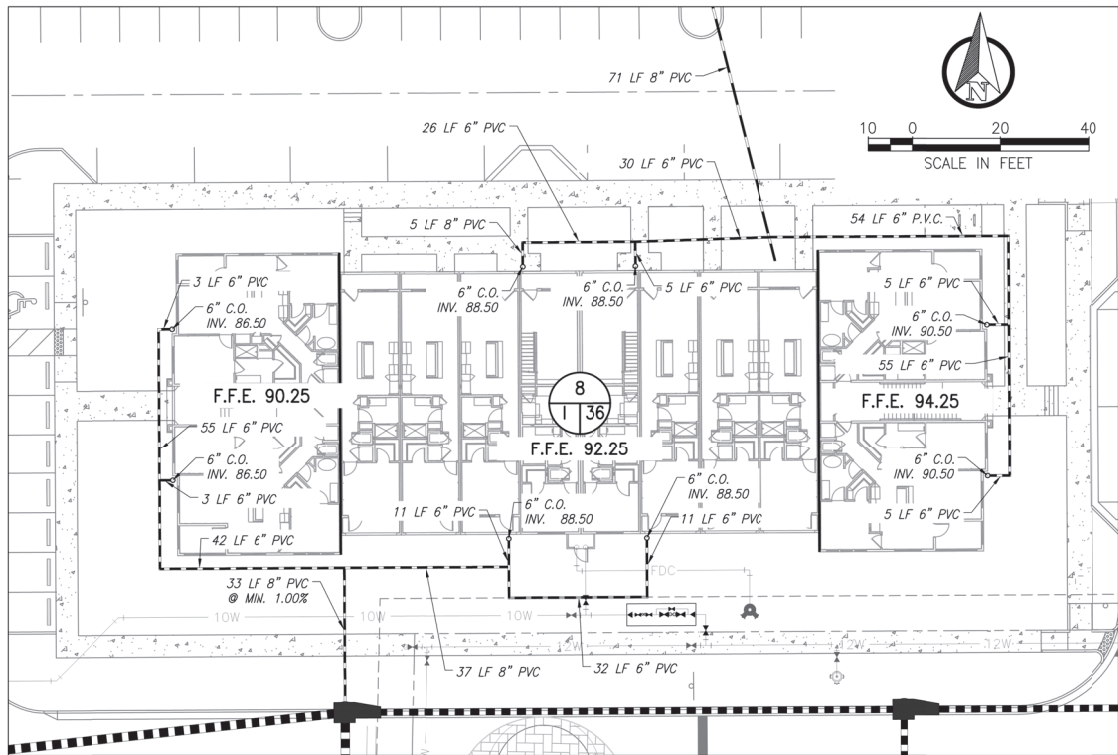
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



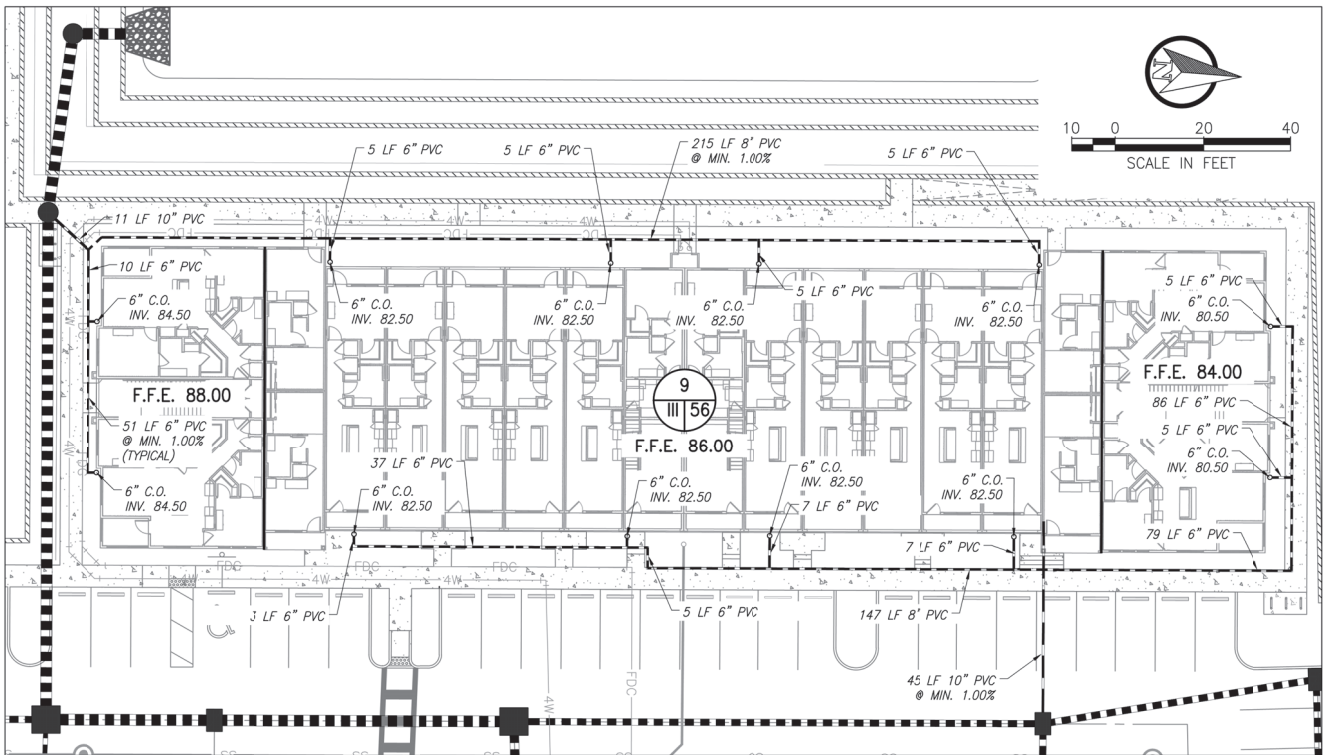
BUILDING 6 ROOF DRAIN SITE PLAN



BUILDING 7 ROOF DRAIN SITE PLAN



BUILDING 8 ROOF DRAIN SITE PLAN



BUILDING 9 ROOF DRAIN SITE PLAN

Consultant:	
1	6/14/23 RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23 SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE DESCRIPTIONS
	SUBMISSIONS/REVISIONS
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-135
DESIGNED BY:	JMT
DRAWN BY:	MH
CHECKED BY:	RAO
APPROVED BY:	JMT
SCALE IN FEET:	1" = 20'
Project Name:	WINGSPAN/ABC KELLY PARK VILLAGE

Submittal To:
APOPKA, FL

Sheet Title:
ROOF DRAIN SITE PLAN

Sheet No.:
C4.22

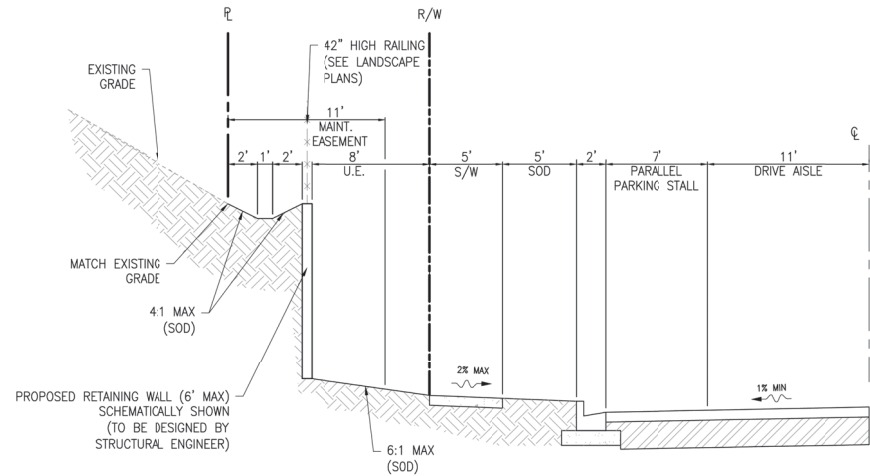
Seal:
JEFFREY M. TRAMBLE
No. 82417
STATE OF FLORIDA
PROFESSIONAL ENGINEER
DATE: August 15, 2023

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

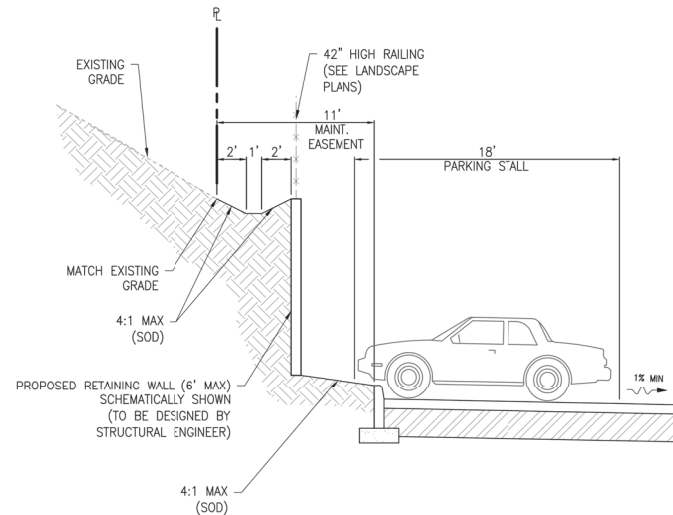
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567

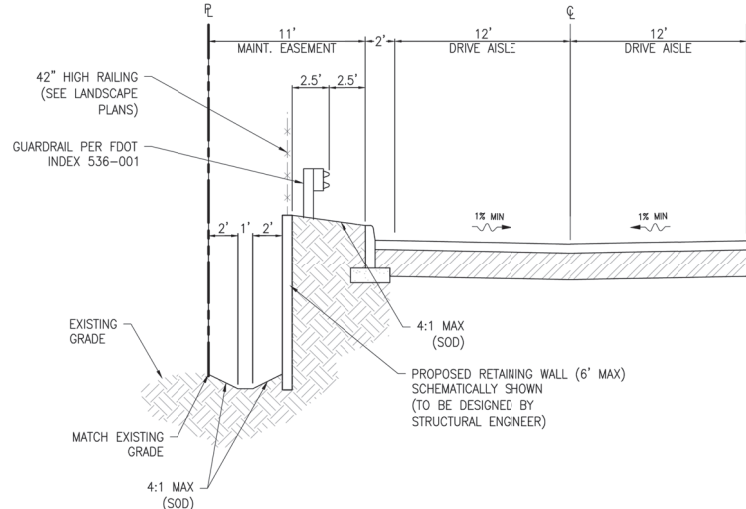
Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-SS01S



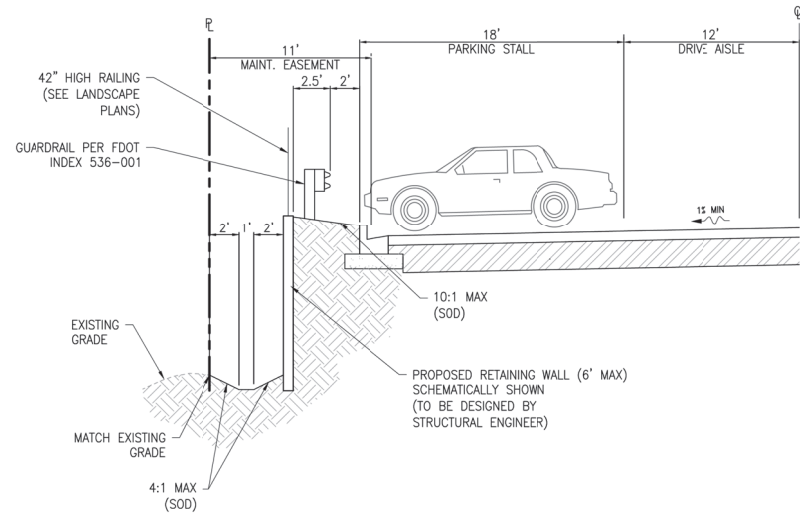
A TYPICAL GRADE ABOVE ROAD SECTION
N.T.S.



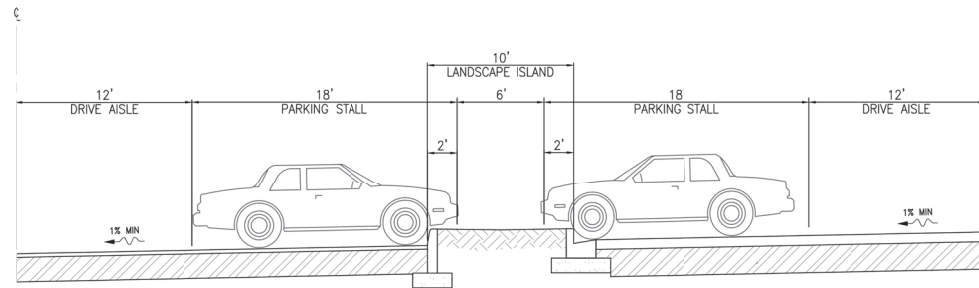
B TYPICAL GRADE ABOVE PERIMETER PARKING SECTION
N.T.S.



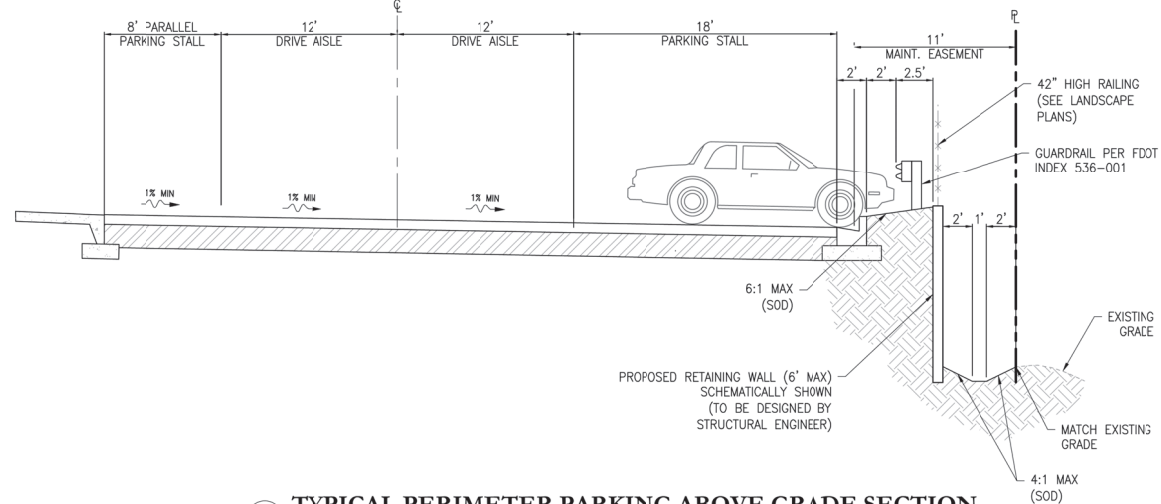
C TYPICAL PERIMETER ROAD ABOVE EXISTING GRADE SECTION
N.T.S.



E TYPICAL PERIMETER PARKING ABOVE GRADE SECTION
N.T.S.



D TYPICAL LANDSCAPE ISLAND PARKING
N.T.S.



F TYPICAL PERIMETER PARKING ABOVE GRADE SECTION
N.T.S.

Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:

**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:

APOPKA, FL

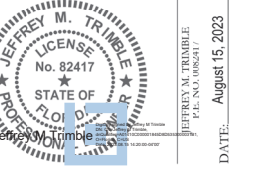
Sheet Title:

**GRADING SECTIONS
& DETAILS**

Sheet No.:

C4.30

Seal:

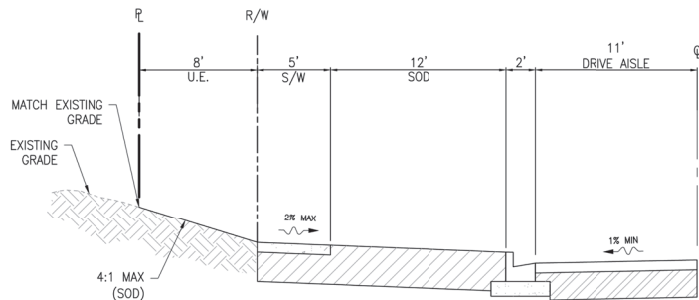


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copy.

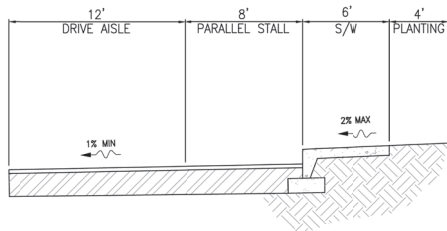


Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2394 www.poulosandbennett.com
Eng. Bus. No. 28567

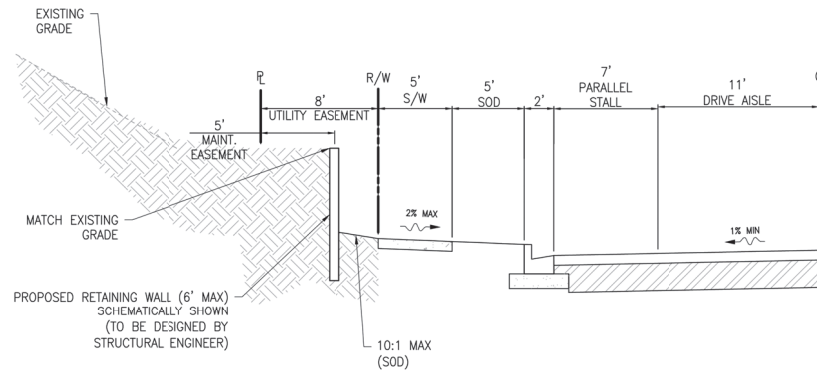
Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-CSDTLS



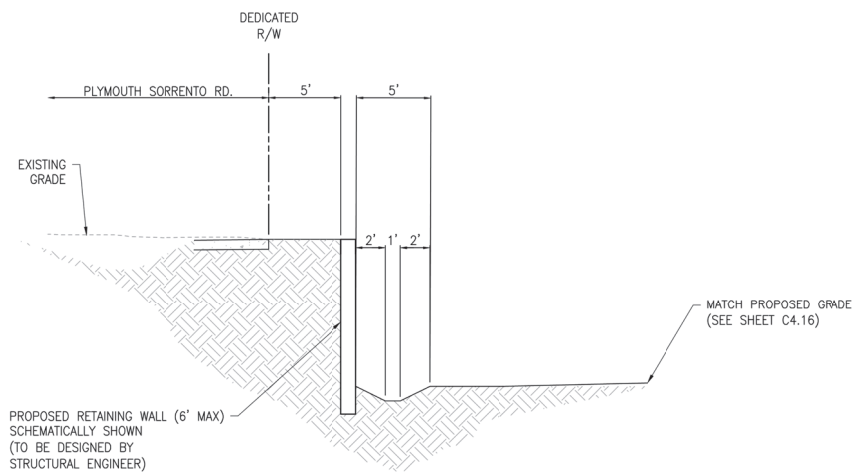
G TYPICAL GRADE ABOVE ROAD SECTION
N.T.S.



I TYPICAL 6' SIDEWALK ADJACENT PARALLEL PARKING STALL
N.T.S.



H TYPICAL GRADE ABOVE ROAD SECTION
N.T.S.



J PLYMOUTH SORRENTO RD. STREET WALL SECTION
N.T.S.

Consultant:

1	06/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	06/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:

**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:

APOPKA, FL

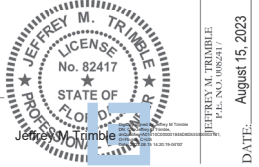
Sheet Title:

**GRADING SECTIONS
& DETAILS**

Sheet No.:

C4.31

Seal:

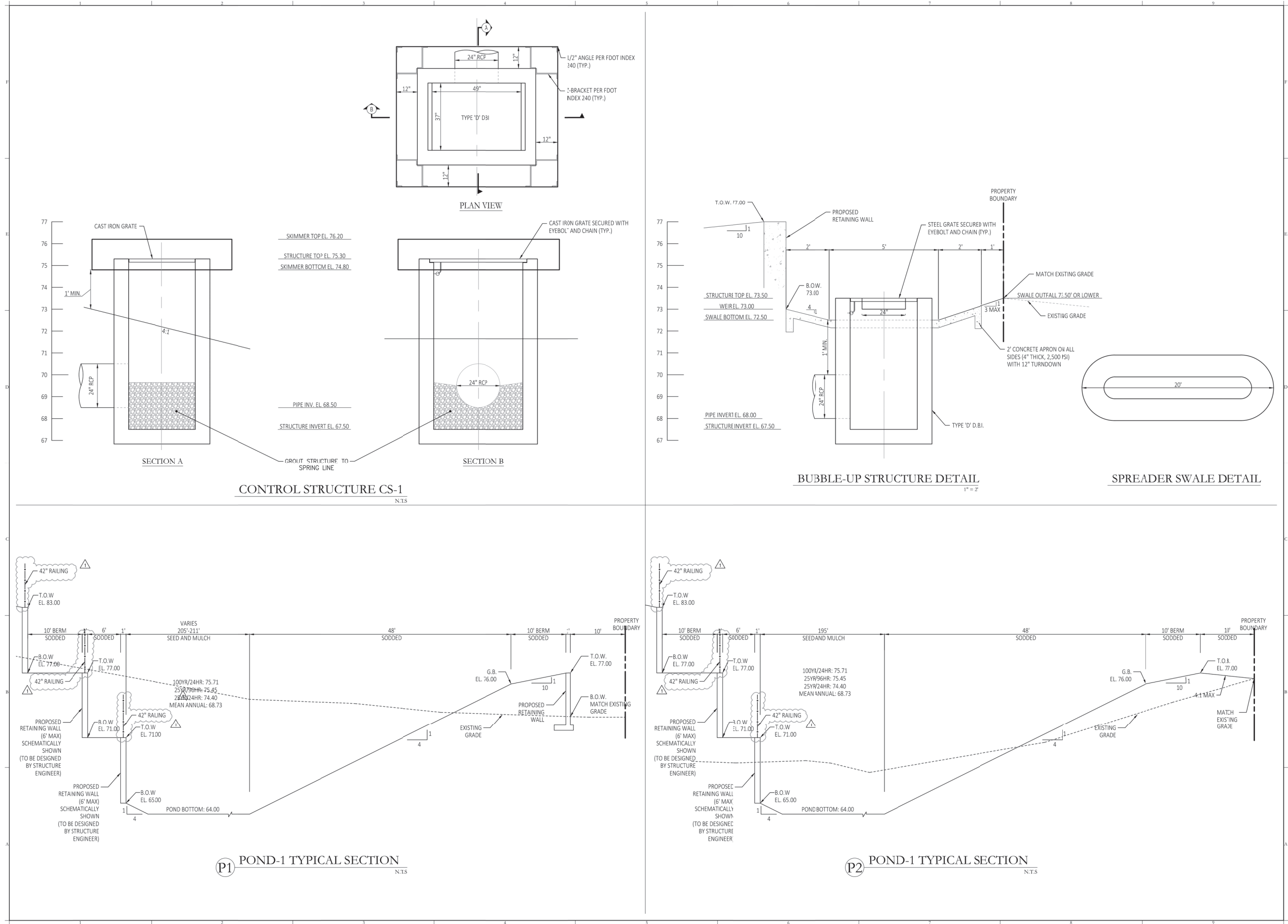


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-CD



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N.T.S.	

Project Name:

**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**POND SECTIONS &
DRAINAGE
STRUCTURE DETAILS**

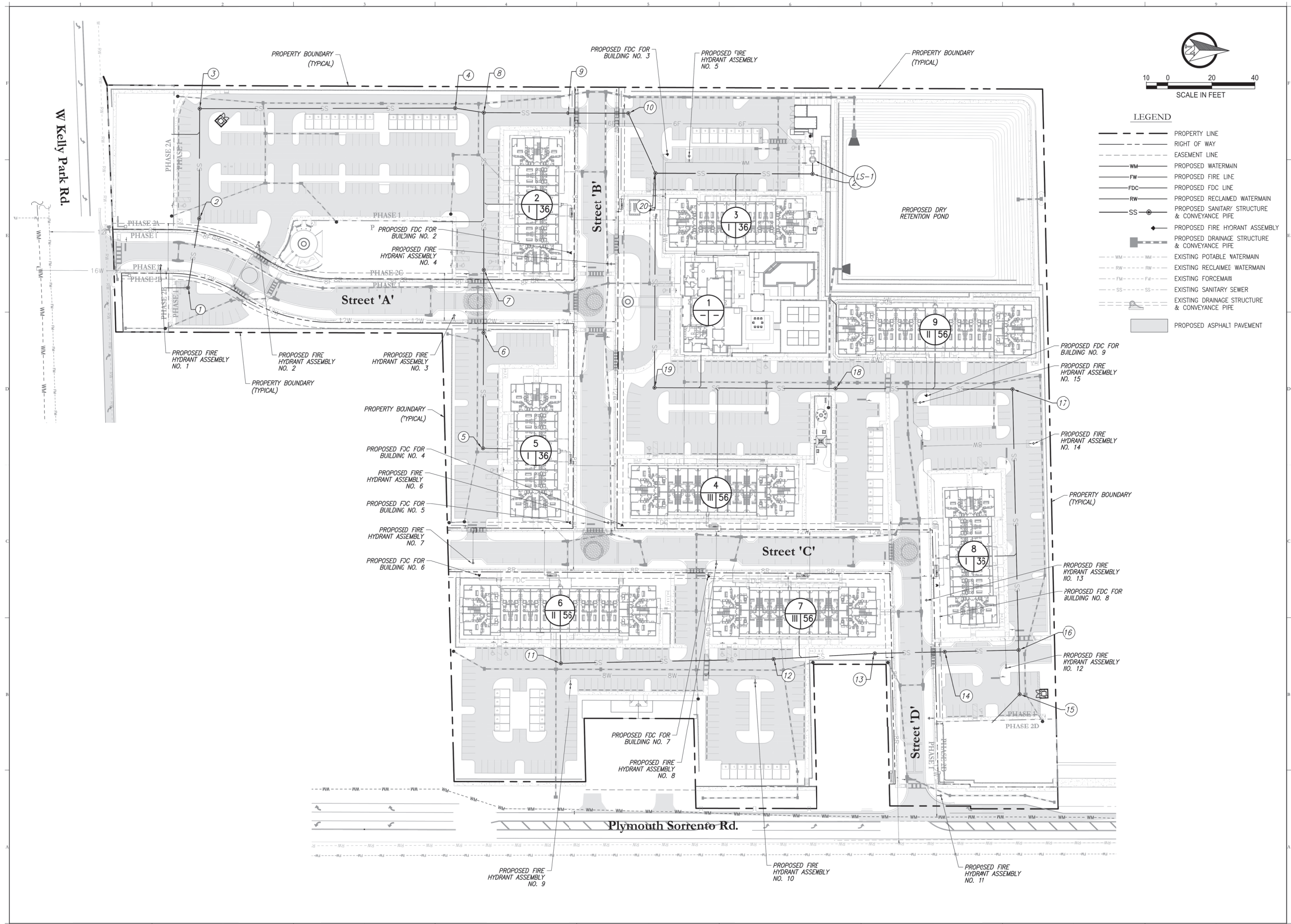
Sheet No.:
C4.40

Seal:
JEFFREY M. TRAMBLE
No. 82417
STATE OF
FLORIDA
Professional Engineer
August 14, 2023
DATE:

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copy.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO. DATE		DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		1"=60'

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

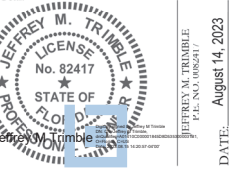
Submittal To:
APOPKA, FL

Sheet Title:
**MASTER UTILITY
PLAN**

Sheet No.:

C5.00

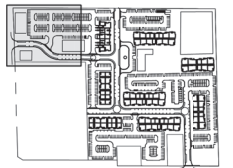
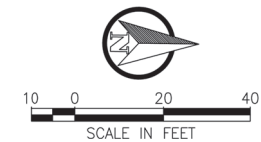
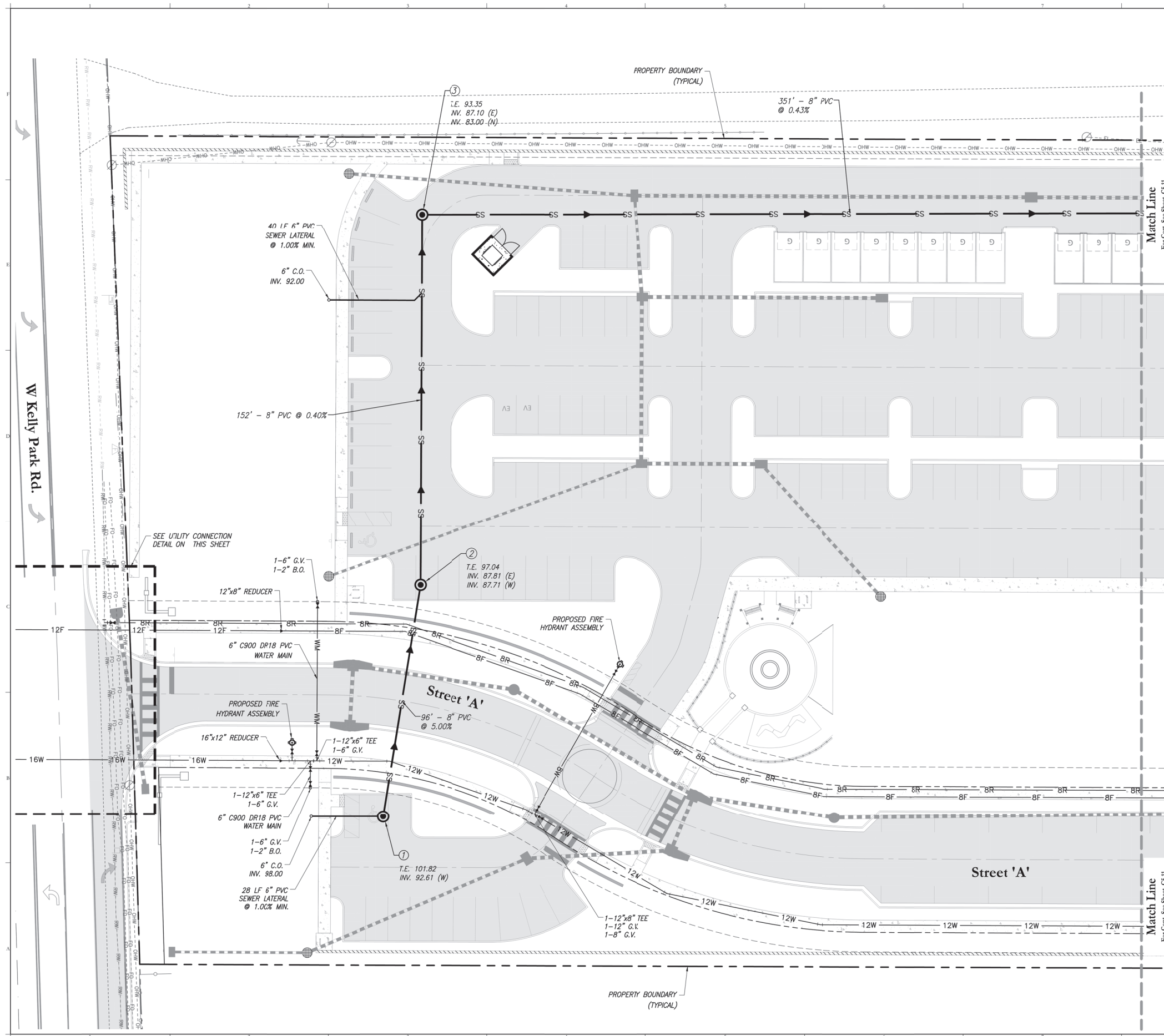
Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Consultant:

06/14/23	RESUBMIT TO CITY, COUNTY, & SJRWMD
06/17/23	SUBMIT TO CITY OF APOKKA & SJRWMD
NO.	DATE DESCRIPTIONS
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	21-135
DESIGNED BY:	JMT
DRAWN BY:	MH
CHECKED BY:	RAO
APPROVED BY:	JMT
SCALE IN FEET:	1" = 20'

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:

**WATER &
WASTEWATER PLAN**

Sheet No.:

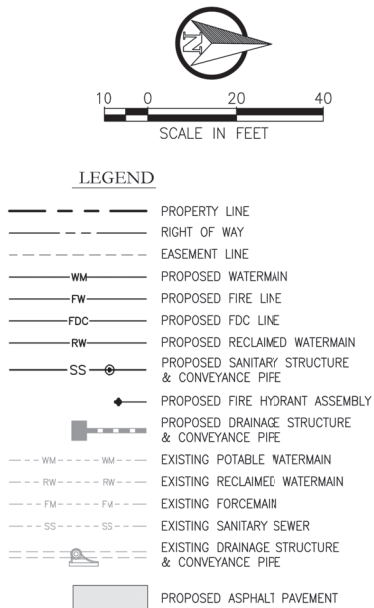
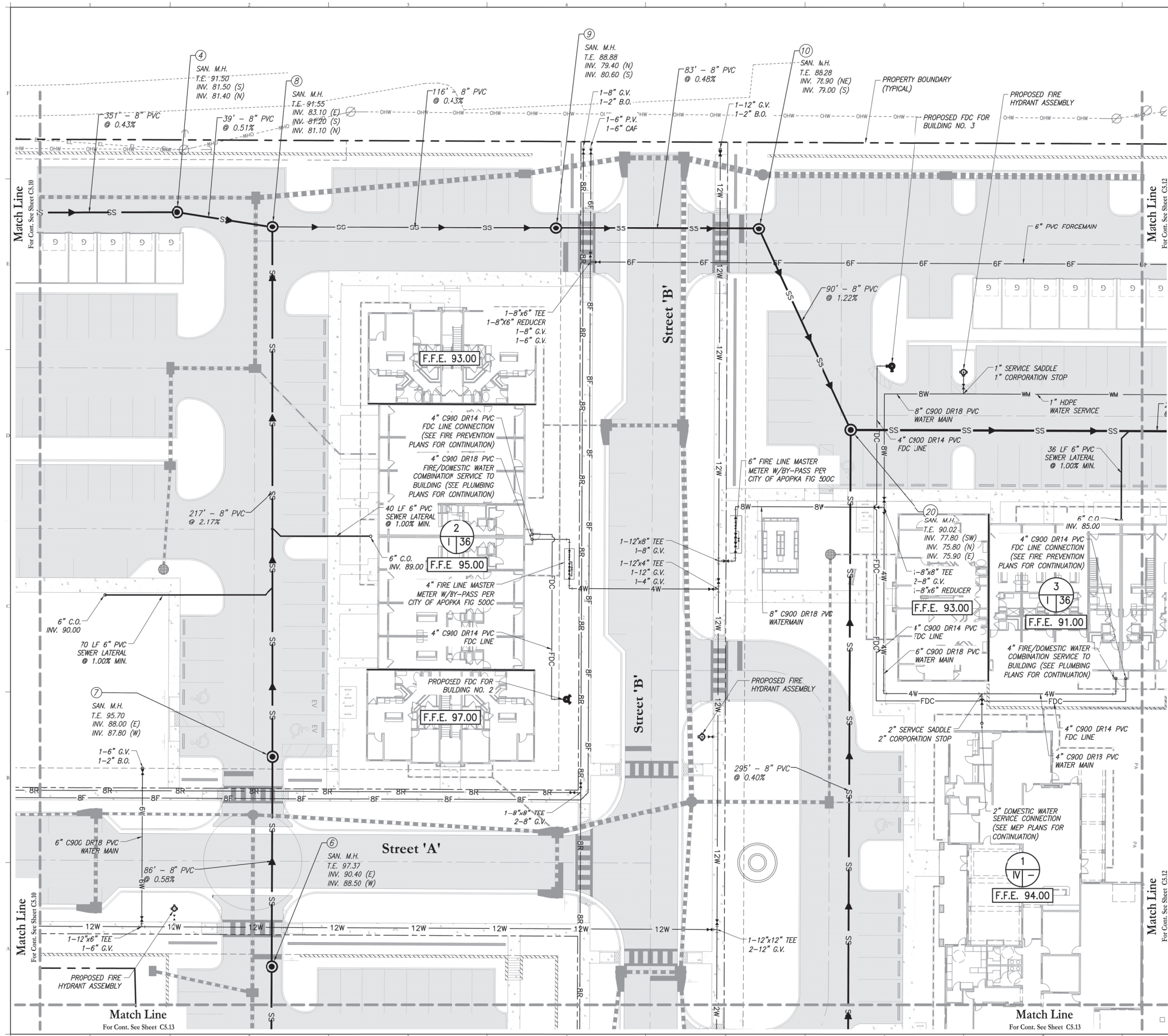
C5.10

Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Consultant:

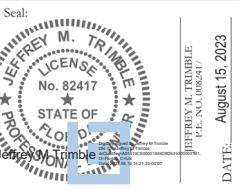
1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1" = 20'	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submitted To:
APOPKA, FL

Sheet Title:
**WATER &
WASTEWATER PLAN**

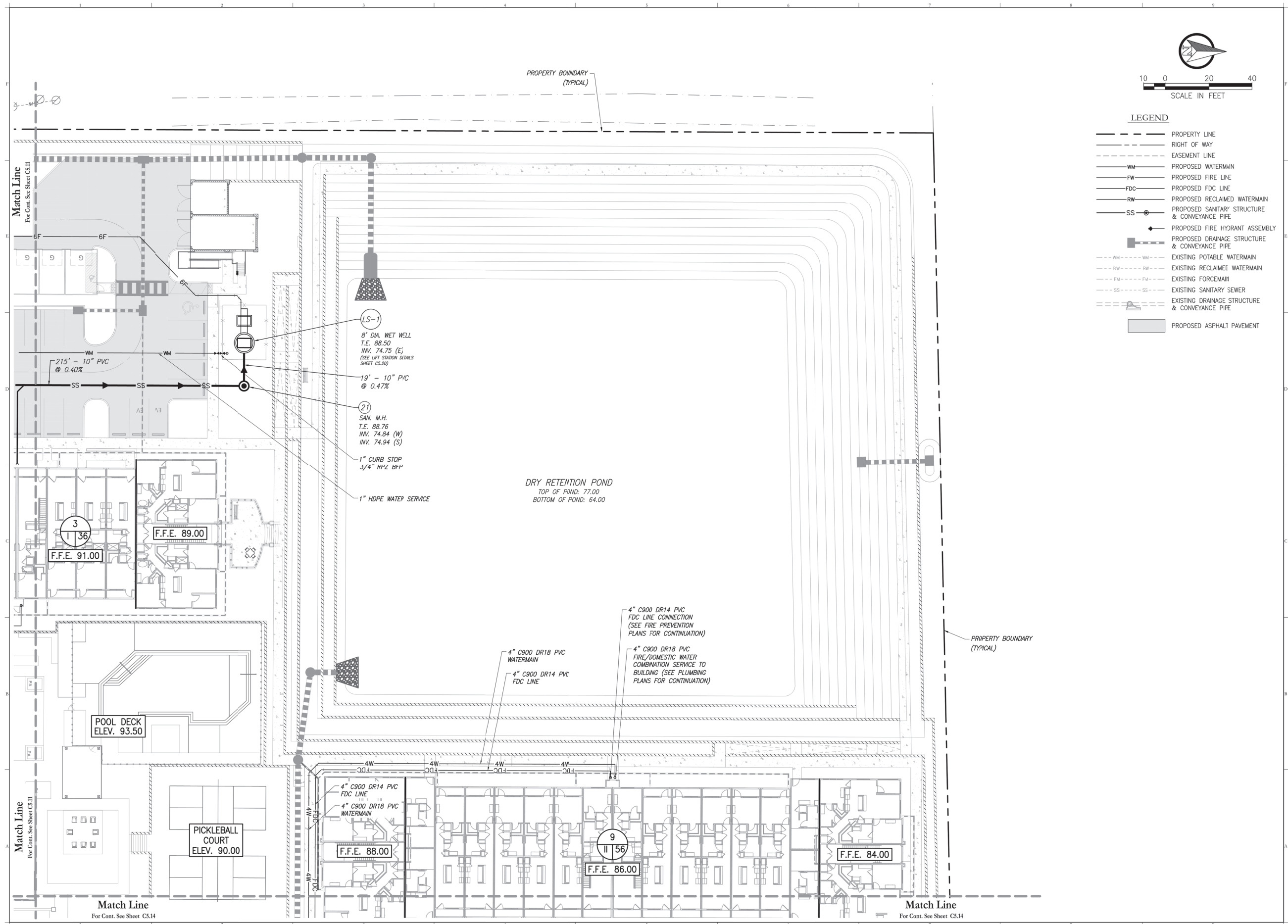
Sheet No.:
C5.11



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic version.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567



LEGEND

Consultant:

**WINGSPAN/ABC
KELLY PARK
VILLAGE**

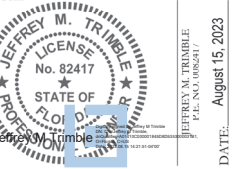
Sheet Title:

**WATER &
WASTEWATER PLAN**

Sheet No.:

C5.12

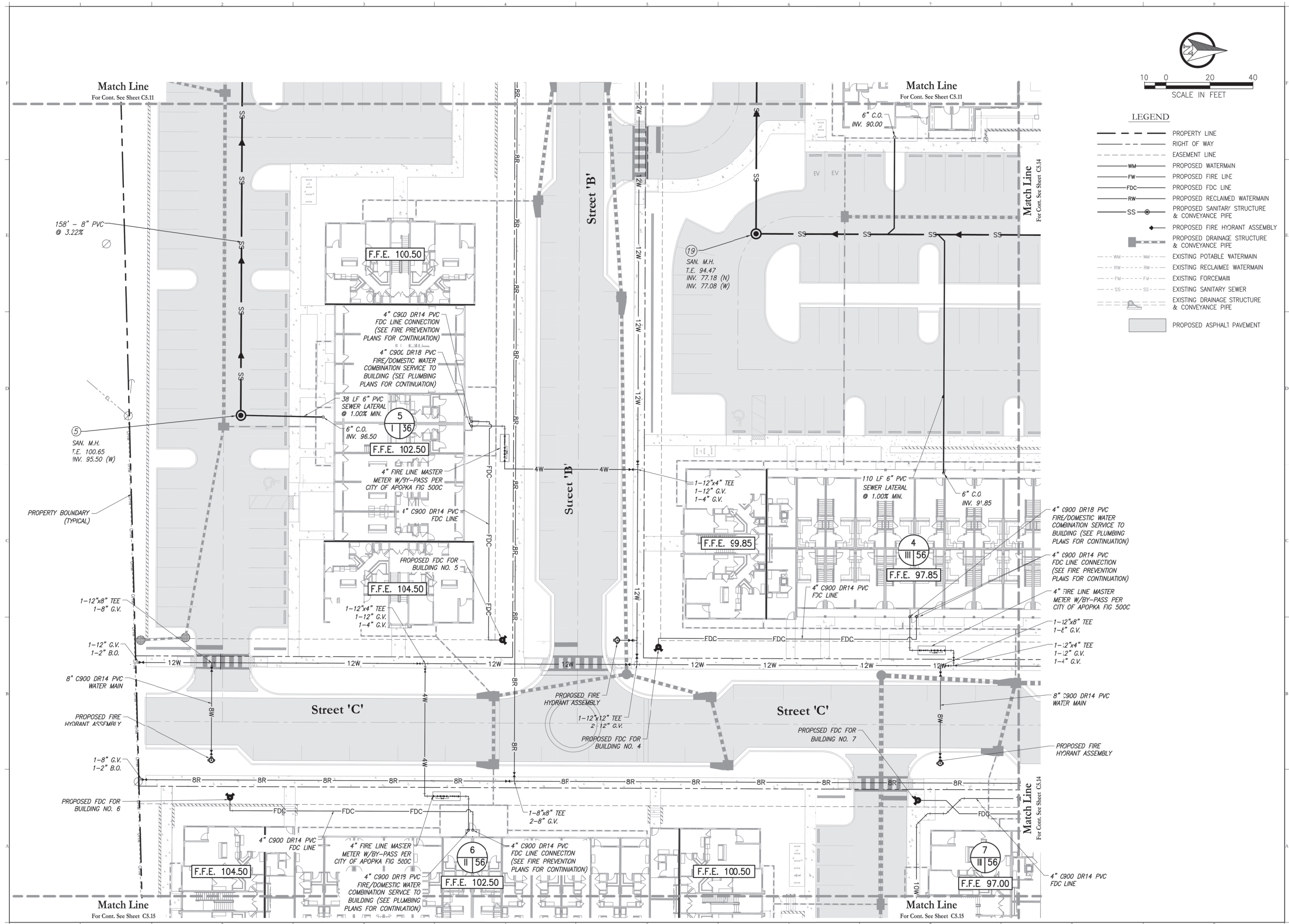
Seal



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21135-WWP



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1" = 20'	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submitted To:
APOPKA, FL

Sheet Title:
**WATER &
WASTEWATER PLAN**

Sheet No.:
C5.13

Seal:

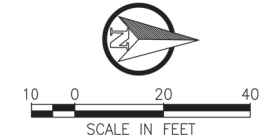
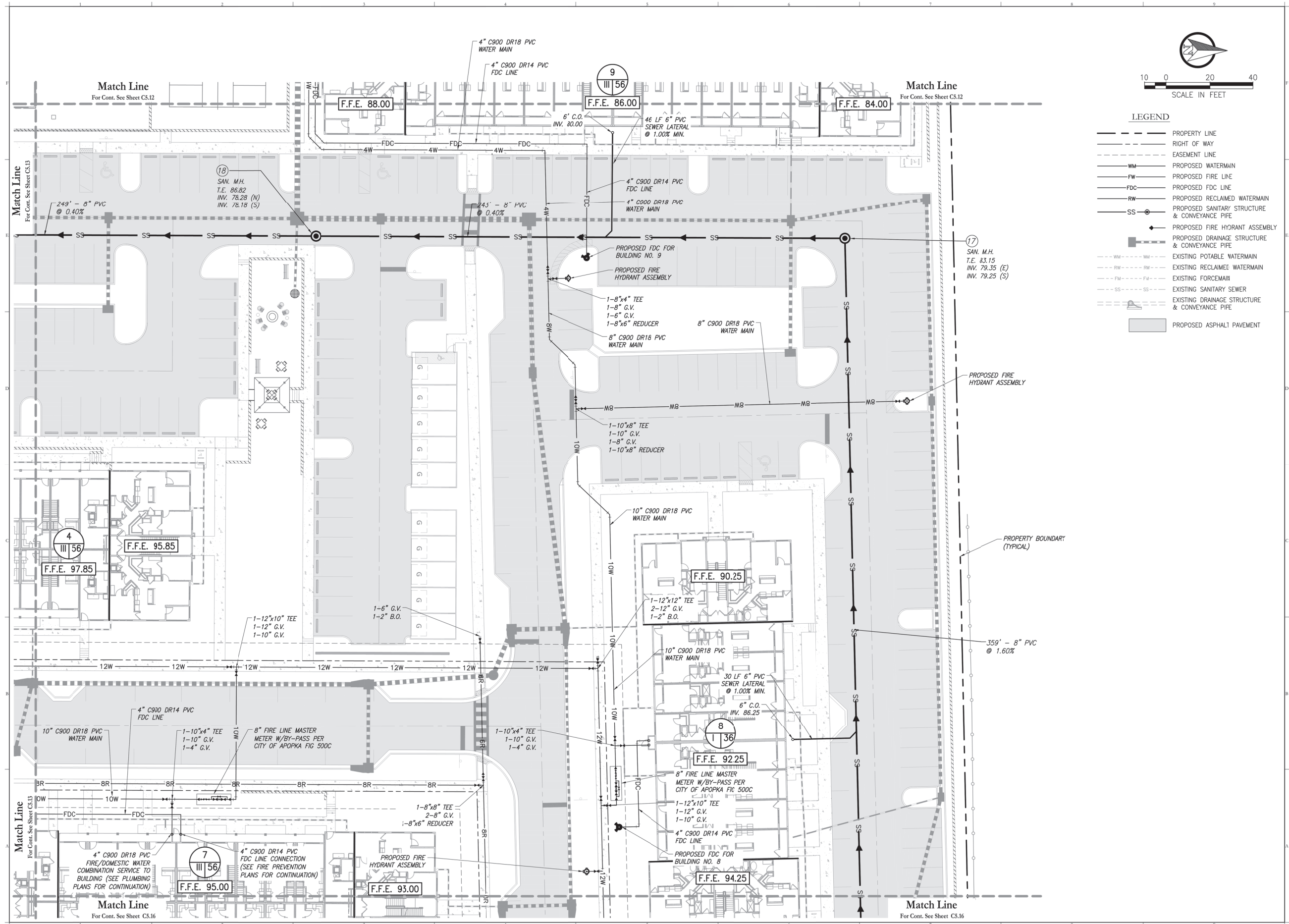
DATE: August 14, 2023

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copy.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\12-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CD\12135-WP



LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	EASEMENT LINE
---	PROPOSED WATERMAIN
---	PROPOSED FIRE LINE
---	PROPOSED FDC LINE
---	PROPOSED RECLAIMED WATERMAIN
---	PROPOSED SANITARY STRUCTURE & CONVEYANCE PIPE
---	PROPOSED FIRE HYDRANT ASSEMBLY
---	PROPOSED DRAINAGE STRUCTURE & CONVEYANCE PIPE
---	EXISTING POTABLE WATERMAIN
---	EXISTING RECLAIMED WATERMAIN
---	EXISTING FORCEMAIN
---	EXISTING SANITARY SEWER
---	EXISTING DRAINAGE STRUCTURE & CONVEYANCE PIPE
---	PROPOSED ASPHALT PAVEMENT

Consultant:

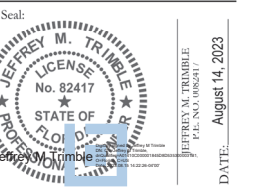
1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1" = 20'	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**WATER &
WASTEWATER PLAN**

Sheet No.:
C5.14

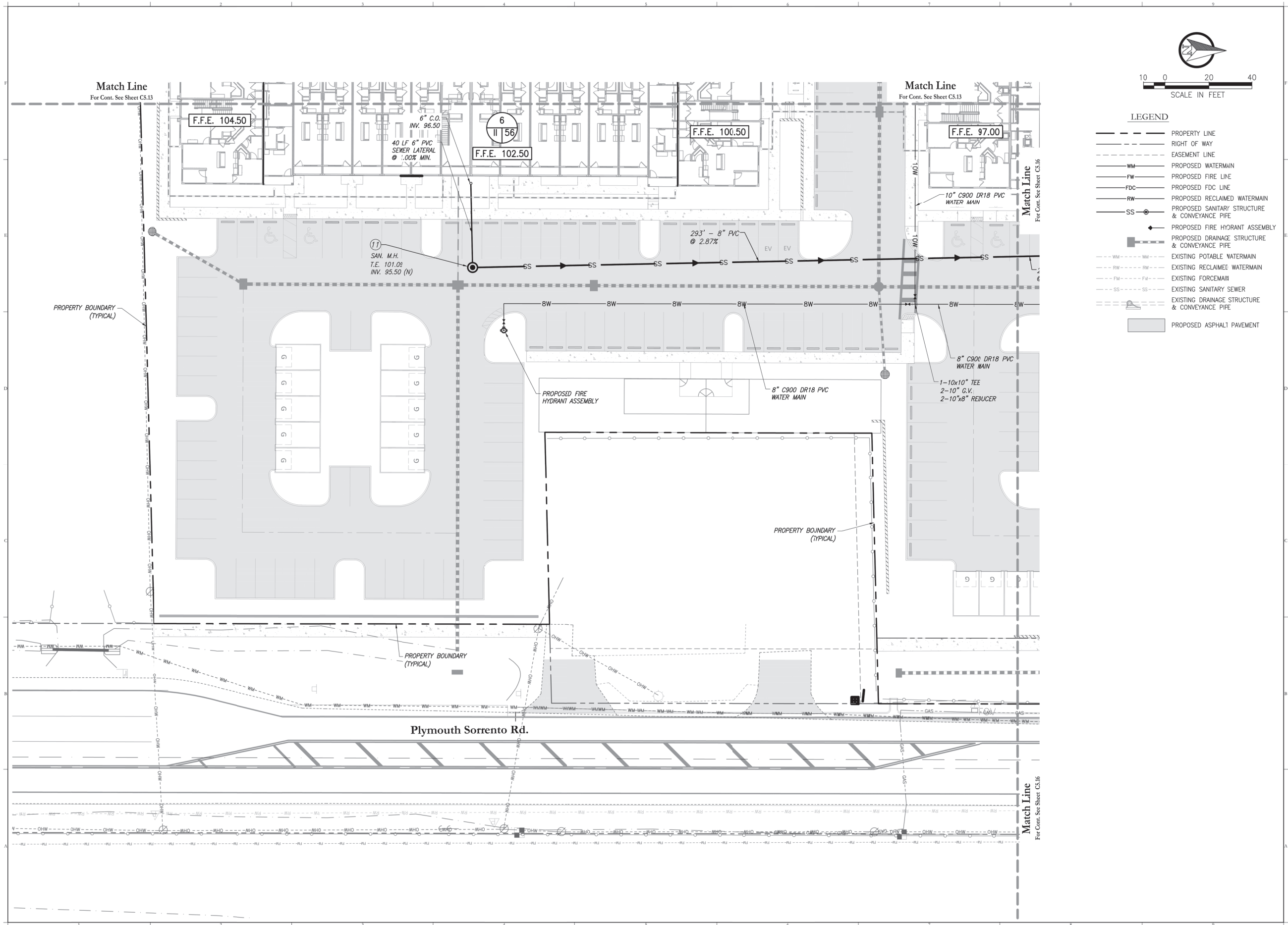


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copy.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21135-WMP



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- WM PROPOSED WATERMAIN
- FW PROPOSED FIRE LINE
- FDC PROPOSED FDC LINE
- RW PROPOSED RECLAIMED WATERMAIN
- SS PROPOSED SANITARY STRUCTURE & CONVEYANCE PIPE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED DRAINAGE STRUCTURE & CONVEYANCE PIPE
- EXISTING POTABLE WATERMAIN
- EXISTING RECLAIMED WATERMAIN
- EXISTING FORCEMAIN
- EXISTING SANITARY SEWER
- EXISTING DRAINAGE STRUCTURE & CONVEYANCE PIPE
- PROPOSED ASPHALT PAVEMENT

Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1" = 20'	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**WATER &
WASTEWATER PLAN**

Sheet No.:
C5.15

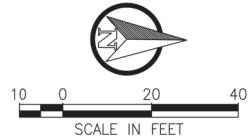
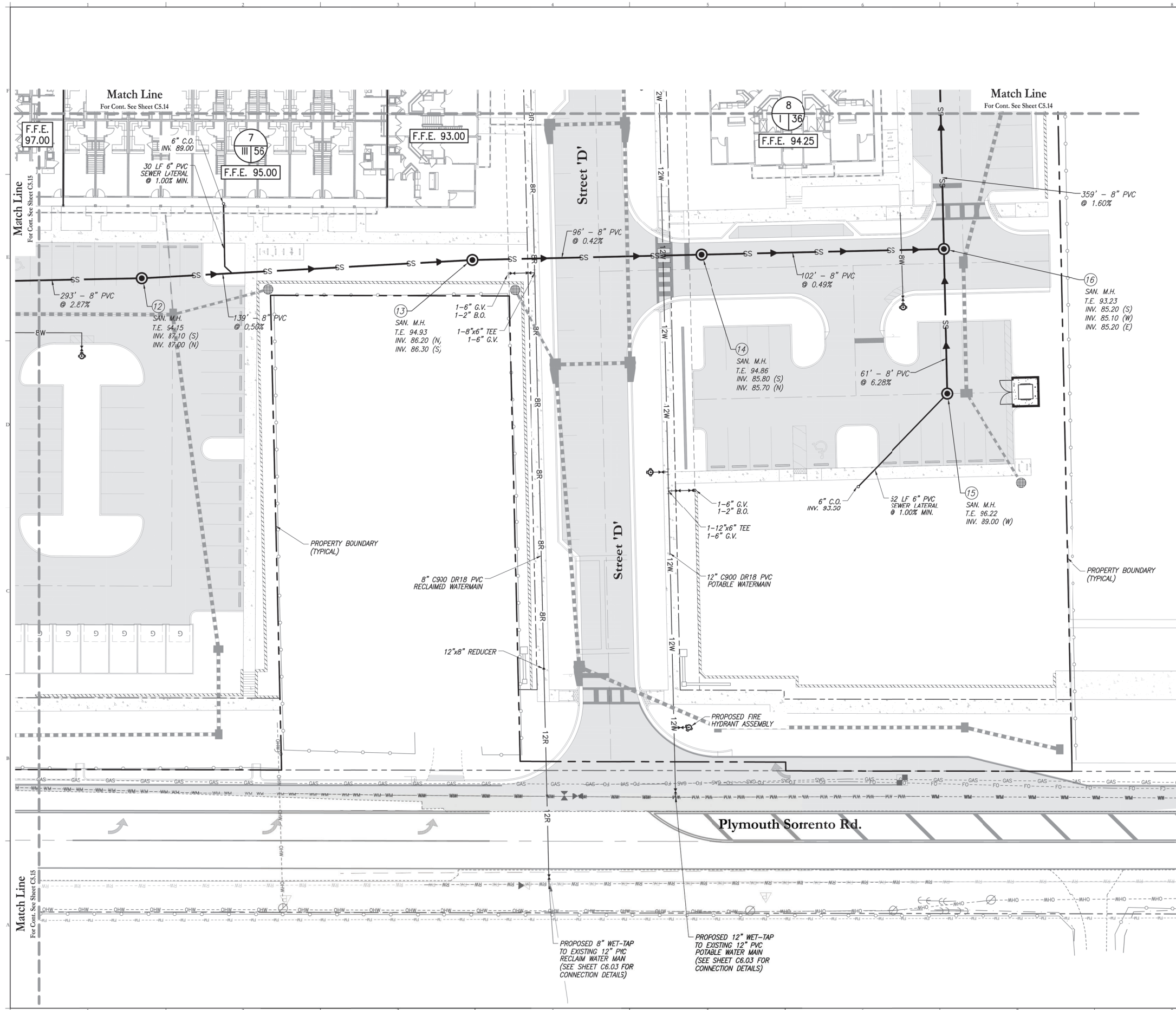


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copy.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CTV\21135-WWP



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- EASEMENT LINE
- WM PROPOSED WATERMAIN
- FW PROPOSED FIRE LINE
- FDC PROPOSED FDC LINE
- RW PROPOSED RECLAIMED WATERMAIN
- SS PROPOSED SANITARY STRUCTURE & CONVEYANCE PIPE
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED DRAINAGE STRUCTURE & CONVEYANCE PIPE
- WM EXISTING POTABLE WATERMAIN
- RW EXISTING RECLAIMED WATERMAIN
- FM EXISTING FORCEMAIN
- SS EXISTING SANITARY SEWER
- EXISTING DRAINAGE STRUCTURE & CONVEYANCE PIPE
- PROPOSED ASPHALT PAVEMENT

Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1" = 20'	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**WATER &
WASTEWATER PLAN**

Sheet No.:
C5.16

Seal:

DATE: August 14, 2023

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567

RILEY & Company, Inc. (H-20 LP)

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS
RILEY & COMPANY - GUARD PRO II MONITORING SYSTEM

SCOPE: Supply one complete H-20 LP Pre-Fab Lift Station, per design.
Pumps shall be capable of pumping domestic & commercial sewage.

Complete system shall be supplied by:

RILEY & Company, Inc.
Sanford, FL 32773 (Ph. 407-265-9963)

NO SUBSTITUTIONS - NO ALTERNATES

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)

Submersible pumps shall be HOMA Model AMS434. The pumps shall be installed in the H-20 LP FRP wetwell utilizing a dual slide rail system. The non-clog pumps must be a 4" discharge with a 3" solids handling capability.

Stator winding shall be open type with Class F insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable. A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 °C., but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors.

The pump motor shaft shall be AISI 430F SS threaded to take the pump impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

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 Marine Grade Aluminum with 4 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:

- 1- ea. RILEY & COMPANY GUARD PRO II MONITORING SYSTEM
- 2- ea. Motor Contactors
- 1- ea. 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 RCB5AH Battery Back-Up w/ Smart Charger For The High Level Alarm System
- 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-Resetable)
- 1- ea. GFI Duplex Convenience Outlet

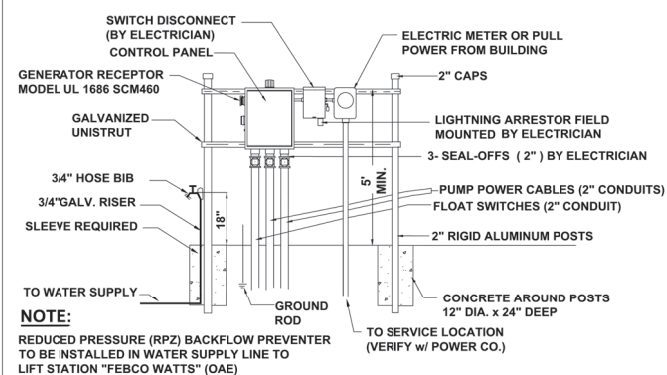
PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	372 GPM	TOP OF WETWELL	88.50
PRIMARY TDH	108' TDH	INLET INVERT	74.75
SECONDARY PUMP CAPACITY	613 GPM	HIGH LEVEL ALARM (HLA)	74.75
SECONDARY TDH	49' TDH	2nd PUMP ON (LAG)	74.25
PUMP MANUFACTURER	HOMA	1st PUMP ON (LEAD)	73.75
PUMP MODEL #	RCOC4X2	PUMPS OFF (OFF)	71.25
R.P.M.	3450	BOTTOM OF WETWELL	68.67
HORSEPOWER	23	WETWELL DIAMETER	96"
IMPELLER DIAMETER	7.087"	100-YEAR FLOOD ELEV.	75.00
ELECTRICAL/ VOLTS / PHASE	460V/3		
FULL LOAD AMPS/ PER PUMP	25.50		
PUMP DISCHARGE SIZE	4"		
SOLIDS HANDLING	3"		

NOTES:

- Water service with hose bibb and reduced pressure backflow preventer to be installed near lift station. (See Electrical Riser Illustration)
- System shall be operated and maintained to provide uninterrupted service as required by DEP Chapter 62-604.500.
- Approved Operation & Maintenance Manual(O&M) shall be kept available for operation and maintenance personnel
- A weather resistant emergency contact sign shall be installed at the lift station and made visible to the public (Lettering shall be min. 2" in height.
- INSPECTION & TESTING: A factory representative shall be provided for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance for the complete lift station package.

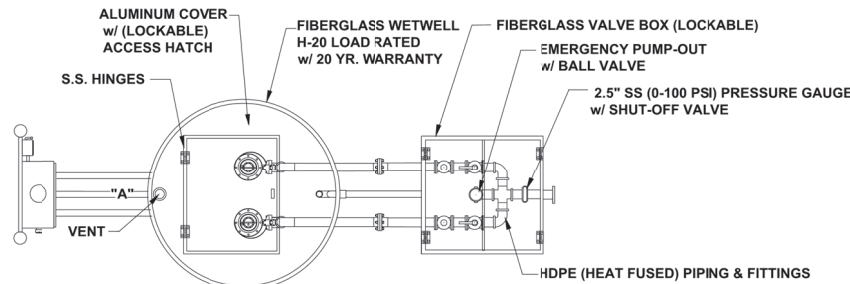
* ELECTRICIAN NOTES:

- DRAWING NOT TO SCALE
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
- ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
- ELECTRICIAN TO INSTALL SWITCH DISCONNECT & LIGHTNING ARRESTOR
- CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
- NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE

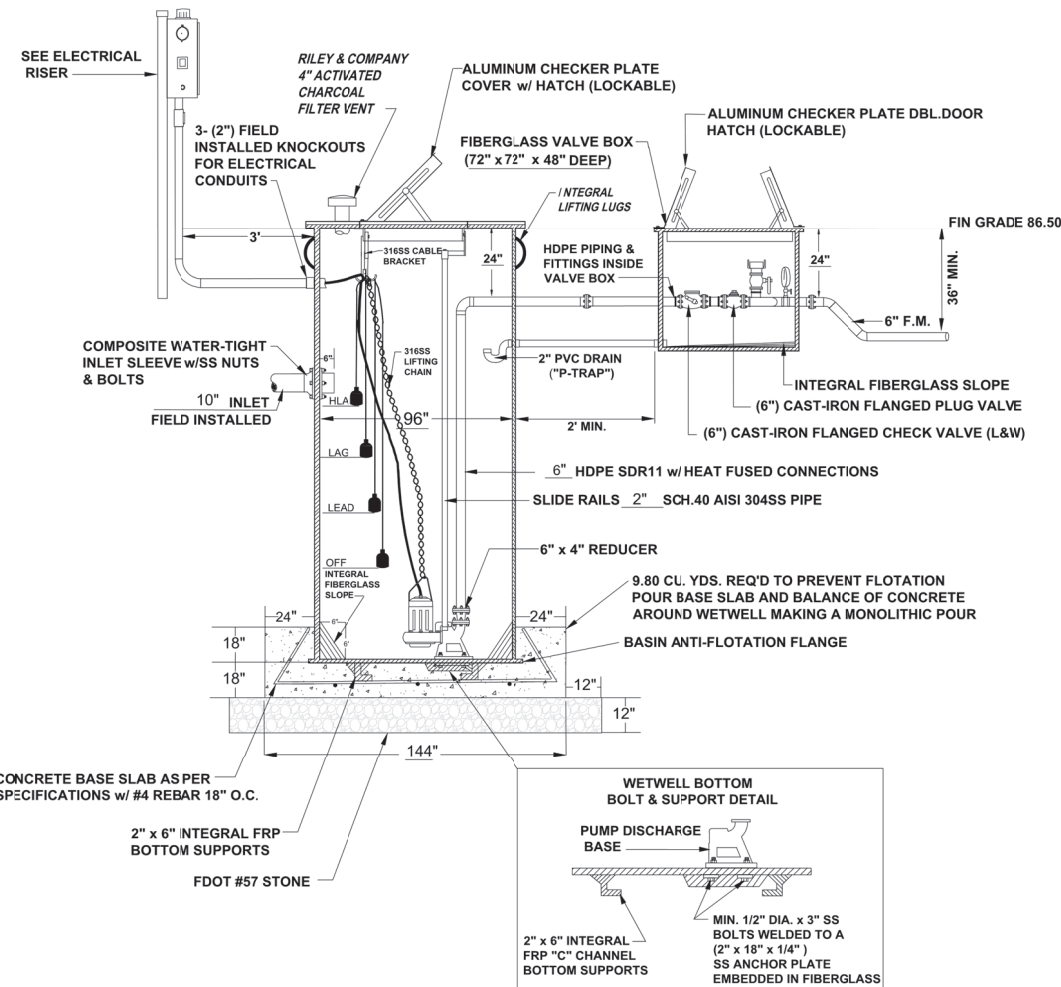


ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

03-14-16



NOTE: PUMP CONTROL PANEL SHALL BE LOCATED 3 FEET FROM WETWELL PERIMETER AT POINT "A"



Consultant:

RILEY & Company, Inc.
5491 Benchmark Lane
Sanford, FL 32773
PH. 407-265-9963

1 06/14/23 RESUBMIT TO CITY, COUNTY, & SRWMD

06/17/23 SUBMIT TO CITY OF APOPKA & SRWMD

NO. DATE DESCRIPTIONS

SUBMISSIONS/REVISIONS

VERTICAL DATUM: NAVD 88

JOB NO.: 21-135

DESIGNED BY: JMT

DRAWN BY: MH

CHECKED BY: RAO

APPROVED BY: JMT

SCALE IN FEET: N.T.S.

Project Name:

WINGSPAN/ABC
KELLY PARK
VILLAGE

Submittal To:

APOPKA, FL

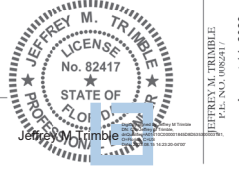
Sheet Title:

LIFT STATION
DETAILS

Sheet No.:

C5.20

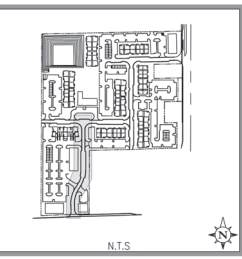
Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbenett.com
Eng. Bus. No. 28567



	06/14/23	RESUBMIT TO CITY, COUNTY, & SJRWMD
	06/17/23	SUBMIT TO CITY OF APOPKA & SJRWMD
NO.	DATE:	DISCUSSIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		1"=50'
Project Name:		

WINGSPAN/ABC
KELLY PARK
VILLAGE

Submittal To:
APOPKA, FL

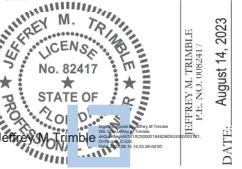
Sheet Title:

PLAN & PROFILE
STREET 'A'

Sheet No.:

C6.00

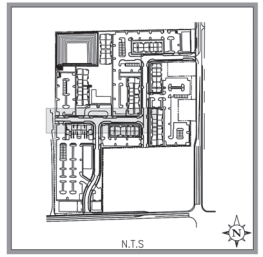
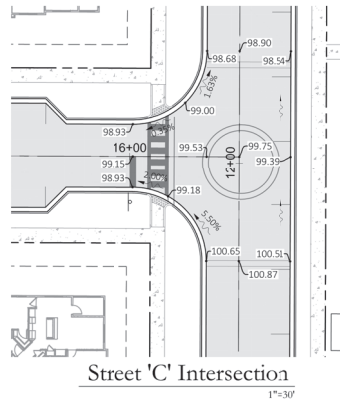
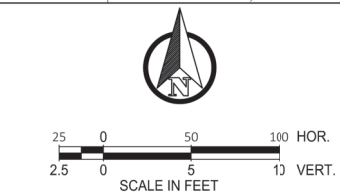
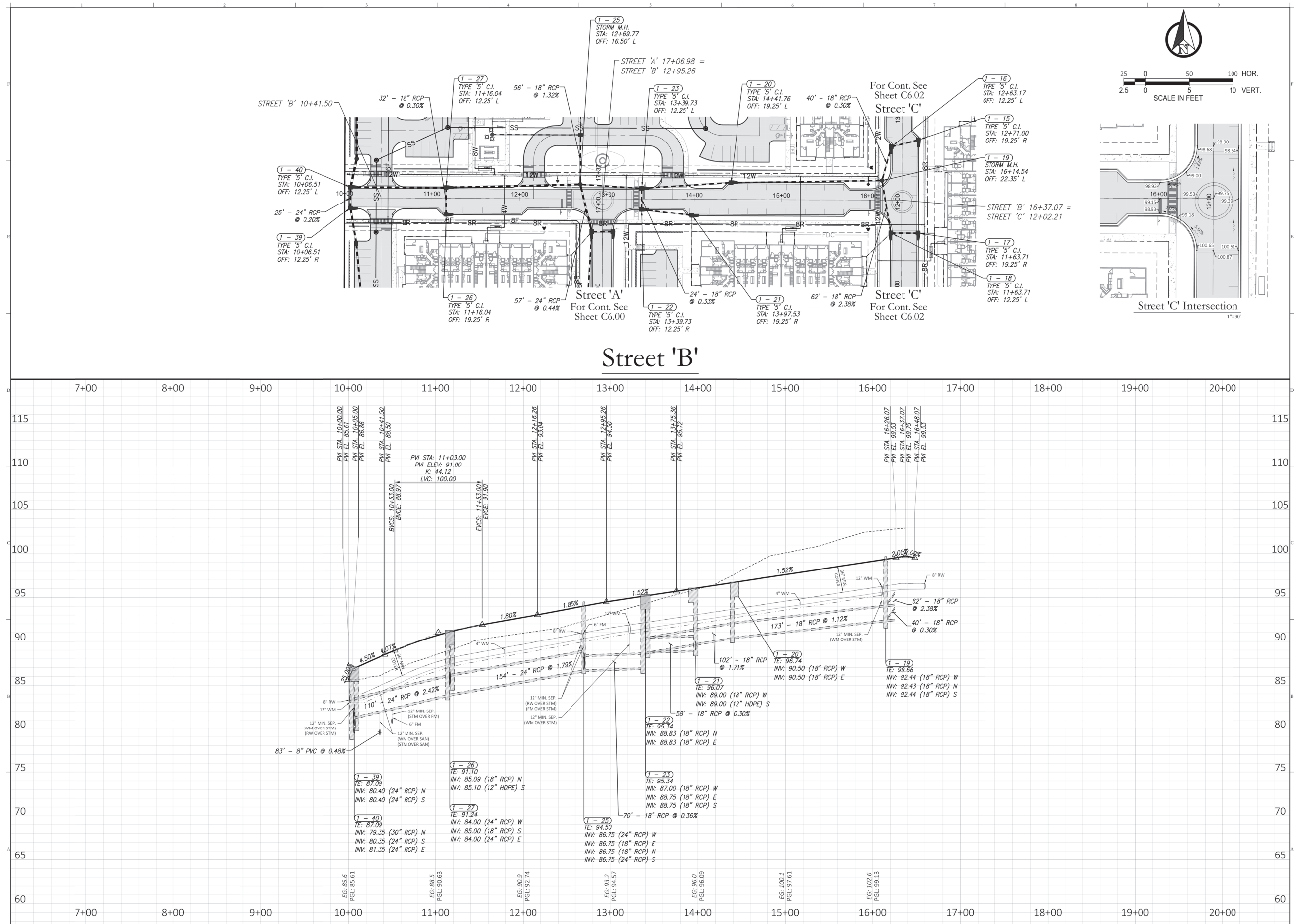
Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Consultant:

1	06/14/23	RESUBMIT TO CITY, COUNTY, & SJWMD
-	06/17/23	SUBMIT TO CITY OF APOPKA & SJWMD
NO. DATE: DESCRIPTIONS:		
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1"=50'	
Project Name:		

WINGSPAN/ABC
KELLY PARK
VILLAGE

Submittal To:
APOPKA, FL

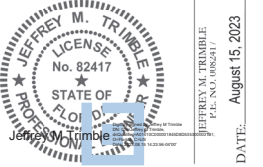
Sheet Title:

PLAN & PROFILE
STREET 'B'

Sheet No.:

C6.01

Seal:

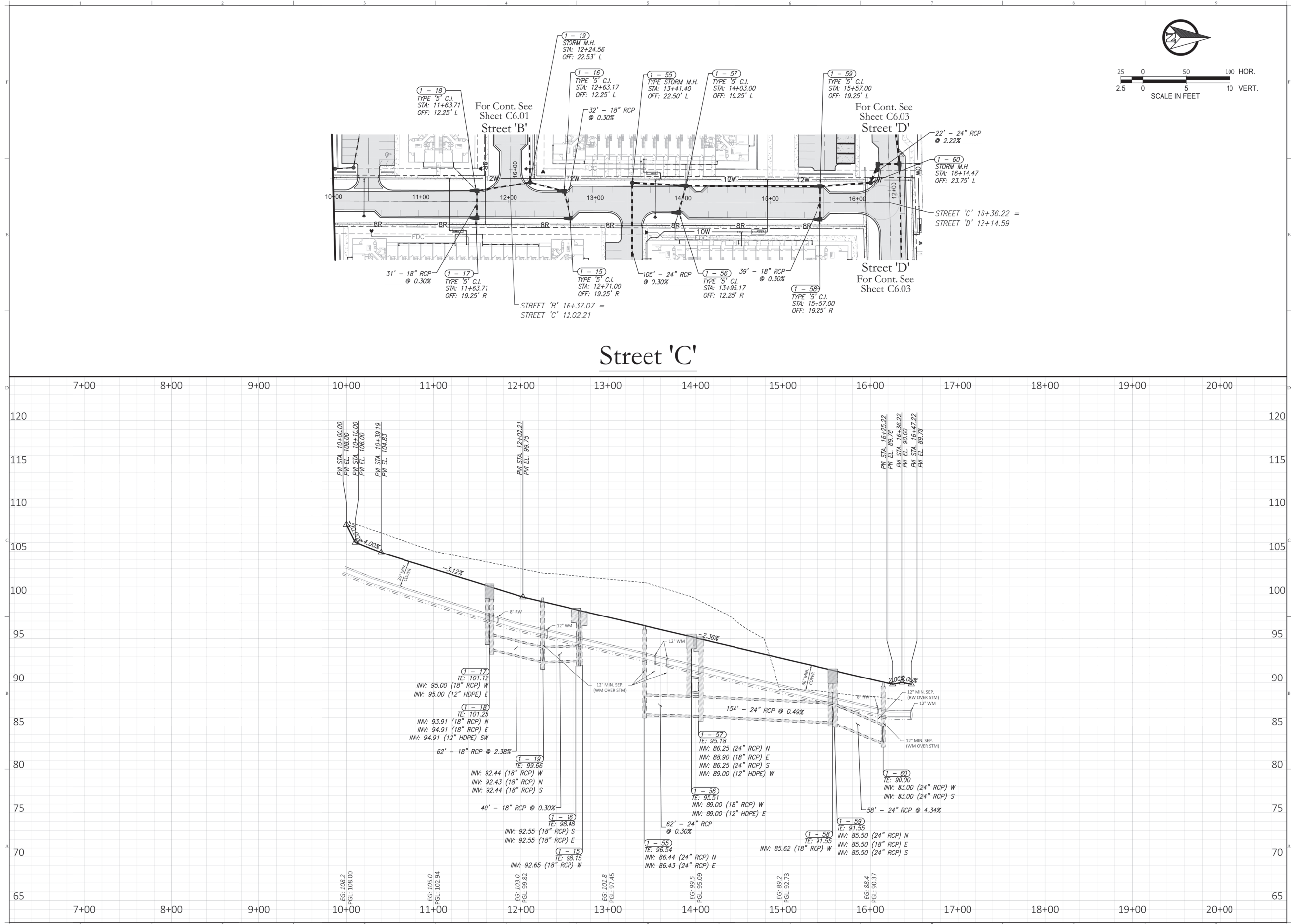


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

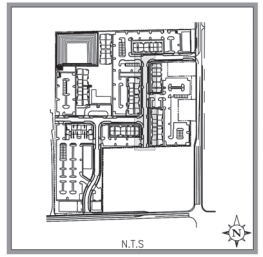
POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-PP-ST C



25 0 50 100 HOR.
2.5 0 5 10 VERT.
SCALE IN FEET



Consultant:

1	06/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
-	06/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE:	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		1"=50'

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**PLAN & PROFILE
STREET 'C'**

Sheet No.:
C6.02

Seal:

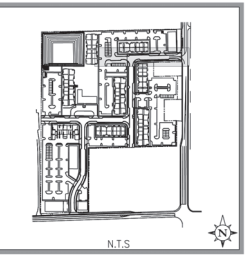
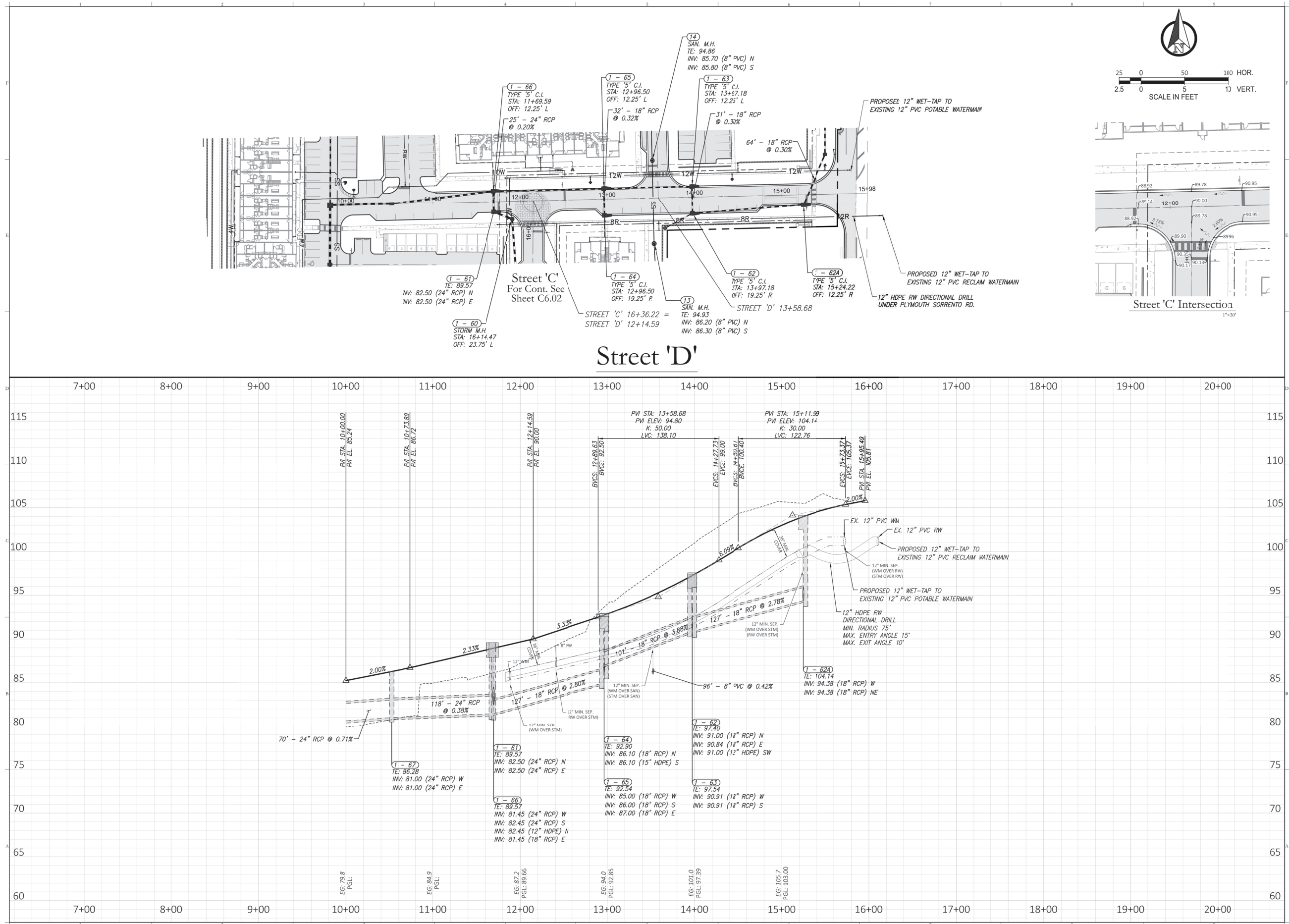
DATE: August 15, 2023

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2002 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CD\21-135-PP-ST D



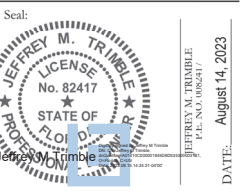
1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		1"=50'

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**PLAN & PROFILE
STREET 'D'**

Sheet No.:
C6.03

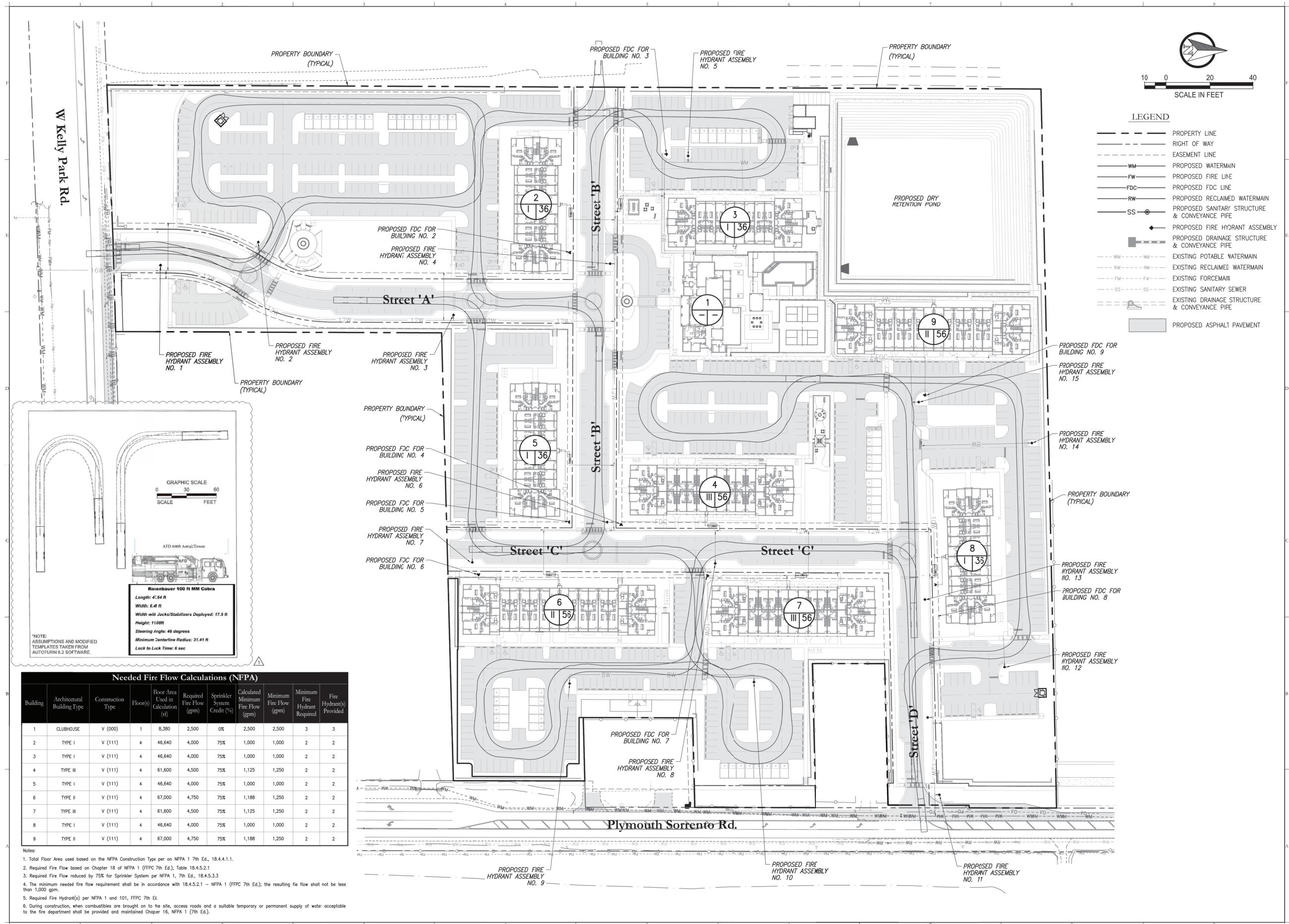


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copy.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CD\21-135-RFP



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1"=60'	

Project Name:

WINGSPAN/ABC
KELLY PARK
VILLAGE

Submittal To:
APOPKA, FL

Sheet Title:
FIRE PROTECTION
PLAN

Sheet No.:

C7.00

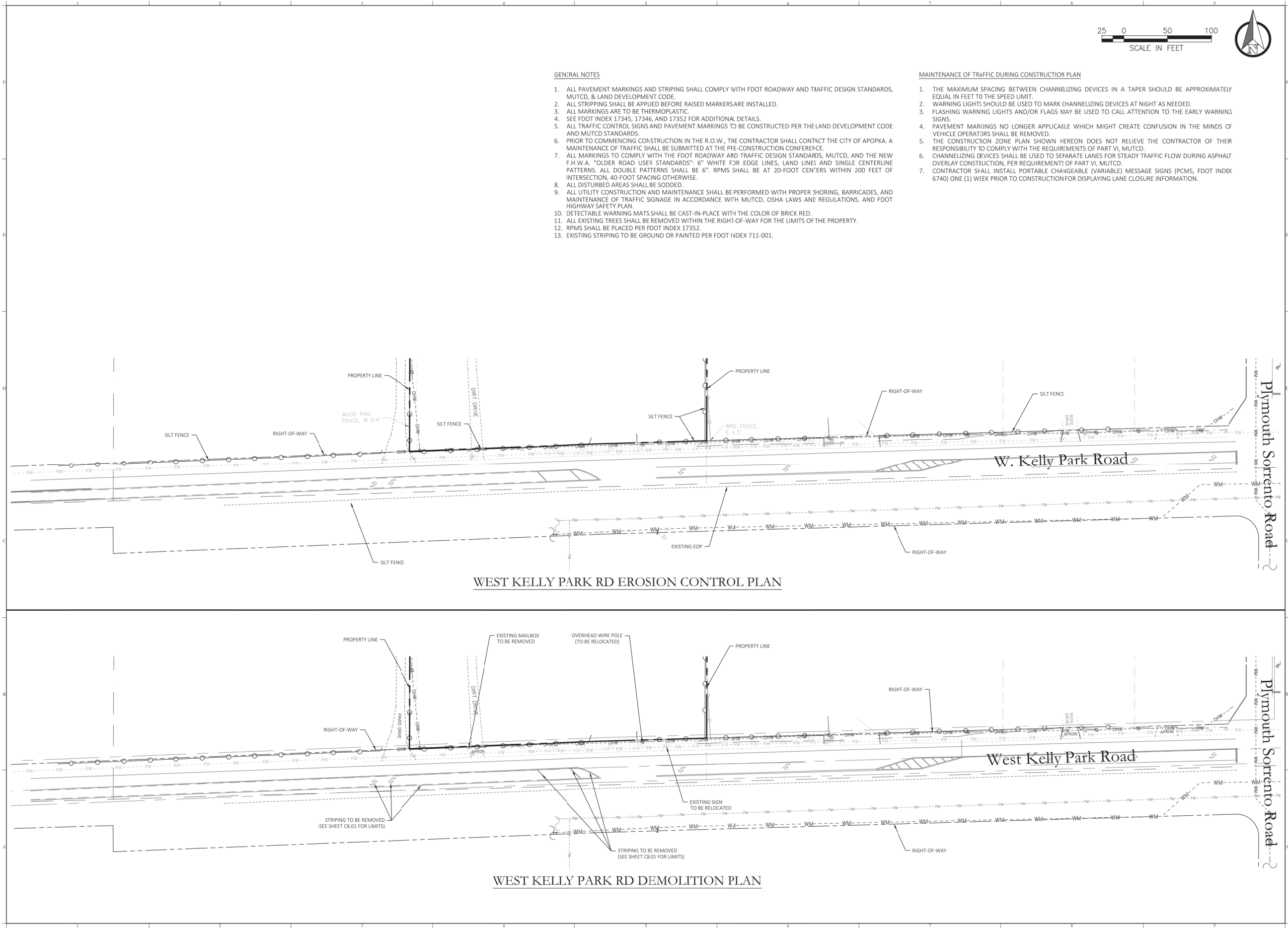
Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



GENERAL NOTES

1. ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MUTCD, & LAND DEVELOPMENT CODE.
2. ALL STRIPPING SHALL BE APPLIED BEFORE RAISED MARKERS ARE INSTALLED.
3. ALL MARKINGS ARE TO BE THERMOPLASTIC.
4. SEE FDOT INDEX 17345, 17346, AND 17352 FOR ADDITIONAL DETAILS.
5. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS TO BE CONSTRUCTED PER THE LAND DEVELOPMENT CODE AND MUTCD STANDARDS.
6. PRIOR TO COMMENCING CONSTRUCTION IN THE R.O.W., THE CONTRACTOR SHALL CONTACT THE CITY OF APOPKA. A MAINTENANCE OF TRAFFIC PLAN SHALL BE SUBMITTED AT THE PRE-CONSTRUCTION CONFERENCE.
7. ALL MARKINGS TO COMPLY WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MUTCD, AND THE NEW F.H.W.A. "OLDER ROAD USER STANDARDS": 6" WHITE FOR EDGE LINES, LAND LINES AND SINGLE CENTERLINE PATTERNS. ALL DOUBLE PATTERNS SHALL BE 6". RPMS SHALL BE AT 20-FOOT CENTERS WITHIN 200 FEET OF INTERSECTION, 40-FOOT SPACING OTHERWISE.
8. ALL DISTURBED AREAS SHALL BE SODDED.
9. ALL UTILITY CONSTRUCTION AND MAINTENANCE SHALL BE PERFORMED WITH PROPER SHORING, BARRICADES, AND MAINTENANCE OF TRAFFIC SIGNAGE IN ACCORDANCE WITH MUTCD, OSHA LAWS AND REGULATIONS, AND FDOT HIGHWAY SAFETY PLAN.
10. DETECTABLE WARNING MATS SHALL BE CAST-IN-PLACE WITH THE COLOR OF BRICK RED.
11. ALL EXISTING TREES SHALL BE REMOVED WITHIN THE RIGHT-OF-WAY FOR THE LIMITS OF THE PROPERTY.
12. RPMS SHALL BE PLACED PER FDOT INDEX 17352.
13. EXISTING STRIPING TO BE GROUND OR PAINTED PER FDOT INDEX 711-001.

MAINTENANCE OF TRAFFIC DURING CONSTRUCTION PLAN

1. THE MAXIMUM SPACING BETWEEN CHANNELIZING DEVICES IN A TAPER SHOULD BE APPROXIMATELY EQUAL IN FEET TO THE SPEED LIMIT.
2. WARNING LIGHTS SHOULD BE USED TO MARK CHANNELIZING DEVICES AT NIGHT AS NEEDED.
3. FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE EARLY WARNING SIGNS.
4. PAVEMENT MARKINGS NO LONGER APPLICABLE WHICH MIGHT CREATE CONFUSION IN THE MINDS OF VEHICLE OPERATORS SHALL BE REMOVED.
5. THE CONSTRUCTION ZONE PLAN SHOWN HEREON DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF PART VI, MUTCD.
6. CHANNELIZING DEVICES SHALL BE USED TO SEPARATE LANES FOR STEADY TRAFFIC FLOW DURING ASPHALT OVERLAY CONSTRUCTION, PER REQUIREMENTS OF PART VI, MUTCD.
7. CONTRACTOR SHALL INSTALL PORTABLE CHANGEABLE (VARIABLE) MESSAGE SIGNS (PCMS, FDOT INDEX 6740) ONE (1) WEEK PRIOR TO CONSTRUCTION FOR DISPLAYING LANE CLOSURE INFORMATION.



Consultant:

1	06/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	06/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO. DATE		DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		1"=50'

Project Name:

WINGSPAN/ABC
KELLY PARK
VILLAGE

Submittal To:

APOPKA, FL

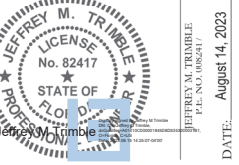
Sheet Title:

OFFSITE
IMPROVEMENT
PLAN
W. KELLY PARK RD.

Sheet No.:

C8.00

Seal:



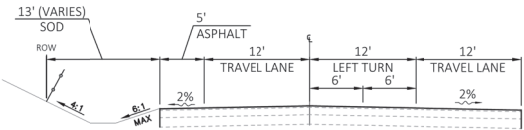
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copy.



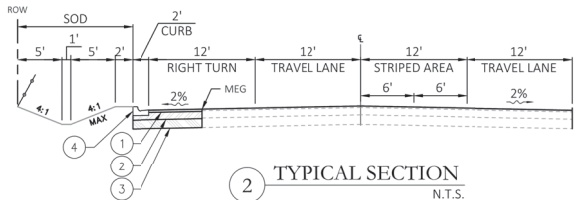
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbenett.com
Eng. Bus. No. 28567

Legend	
①	2.5" MIN. STRUCTURAL ASPHALT IN 2 LIFTS.
②	10" LIMEROCK IN 2 LIFT - 98% COMPACTION EACH LIFT, A.A.S.H.T.O. T-180, PRIMED & SANDED
③	12" MIN. TYPE B STABILIZED SUBGRADE MIN. LBR 40, 98% COMPACTION, A.A.S.H.T.O. T-180
④	TYPE 'F' CURB (FDOT INDEX 520-001)

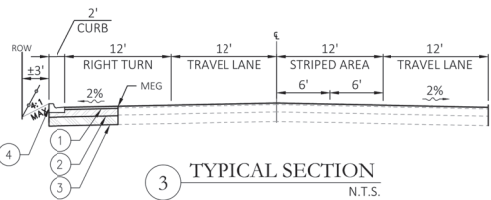
LIMITS OF PROPOSED ASPHALT



1 TYPICAL SECTION
N.T.S.



2 TYPICAL SECTION
N.T.S.



3 TYPICAL SECTION
N.T.S.

MAINTENANCE OF TRAFFIC DURING CONSTRUCTION PLAN

1. THE MAXIMUM SPACING BETWEEN CHANNELIZING DEVICES IN A TAPE SHOULD BE APPROXIMATELY EQUAL IN FEET TO THE SPEED LIMIT.
2. WARNING LIGHTS SHOULD BE USED TO MARK CHANNELIZING DEVICES AT NIGHT AS NEEDED.
3. FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE EARLY WARNING SIGNS.
4. PAVEMENT MARKINGS NO LONGER APPLICABLE WHICH MIGHT CREATE CONFUSION IN THE MINDS OF VEHICLE OPERATORS SHALL BE REMOVED.
5. THE CONSTRUCTION ZONE PLAN SHOWN HEREON DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF PART VI, MUTCD.
6. CHANNELIZING DEVICES SHALL BE USED TO SEPARATE LANES FOR STEADY TRAFFIC FLOW DURING ASPHALT OVERLAY CONSTRUCTION, PER REQUIREMENTS OF PART VI, MUTCD.
7. CONTRACTOR SHALL INSTALL PORTABLE CHANGEABLE (VARIABLE) MESSAGE SIGNS (PCMS, FDOT INDEX 6740) ONE (1) WEEK PRIOR TO CONSTRUCTION FOR DISPLAYING LANE CLOSURE INFORMATION.

GENERAL NOTES

1. ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MUTCD, & LAND DEVELOPMENT CODE.
2. ALL STRIPPING SHALL BE APPLIED BEFORE RAISED MARKERS ARE INSTALLED.
3. ALL MARKINGS ARE TO BE THERMOPLASTIC.
4. SEE FDOT INDEX 17345, 17346, AND 17352 FOR ADDITIONAL DETAILS.
5. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS TO BE CONSTRUCTED PER THE LAND DEVELOPMENT CODE AND MUTCD STANDARDS.
6. PRIOR TO COMMENCING CONSTRUCTION IN THE R.O.W., THE CONTRACTOR SHALL CONTACT THE CITY OF APOPKA. A MAINTENANCE OF TRAFFIC SHALL BE SUBMITTED AT THE PRE-CONSTRUCTION CONFERENCE.
7. ALL MARKINGS TO COMPLY WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MUTCD, AND THE NEW F.H.W.A. 'OLDER ROAD USER STANDARDS': 6" WHITE FOR EDGE LINES, LAND LINES AND SINGLE CENTERLINE PATTERNS. ALL DOUBLE PATTERNS SHALL BE 6". RPMS SHALL BE AT 20-FOOT CENTERS WITHIN 200 FEET OF INTERSECTION, 40-FOOT SPACING OTHERWISE.
8. ALL DISTURBED AREAS SHALL BE SODDED.
9. ALL UTILITY CONSTRUCTION AND MAINTENANCE SHALL BE PERFORMED WITH PROPER SHORING, BARRICADES, AND MAINTENANCE OF TRAFFIC SIGNAGE IN ACCORDANCE WITH MUTCD, OSHA LAWS AND REGULATIONS, AND FDOT HIGHWAY SAFETY PLAN.
10. DETECTABLE WARNING MATS SHALL BE CAST-IN-PLACE WITH THE COLOR OF BRICK RED.
11. ALL EXISTING TREES SHALL BE REMOVED WITHIN THE RIGHT-OF-WAY FOR THE LIMITS OF THE PROPERTY.
12. RPMS SHALL BE PLACED PER FDOT INDEX 17352.

Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1"=50'	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

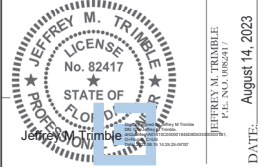
Submittal To:
APOPKA, FL

Sheet Title:
**OFFSITE
IMPROVEMENT
PLAN
W. KELLY PARK RD.**

Sheet No.:

C8.01

Seal:

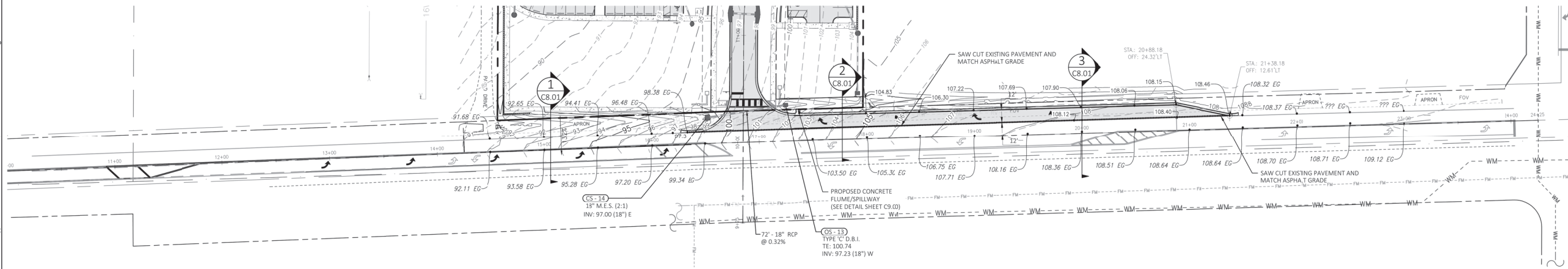


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

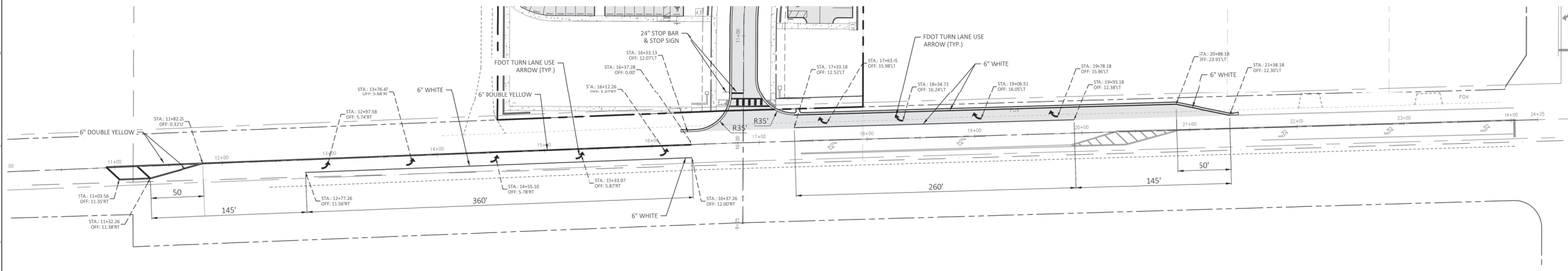


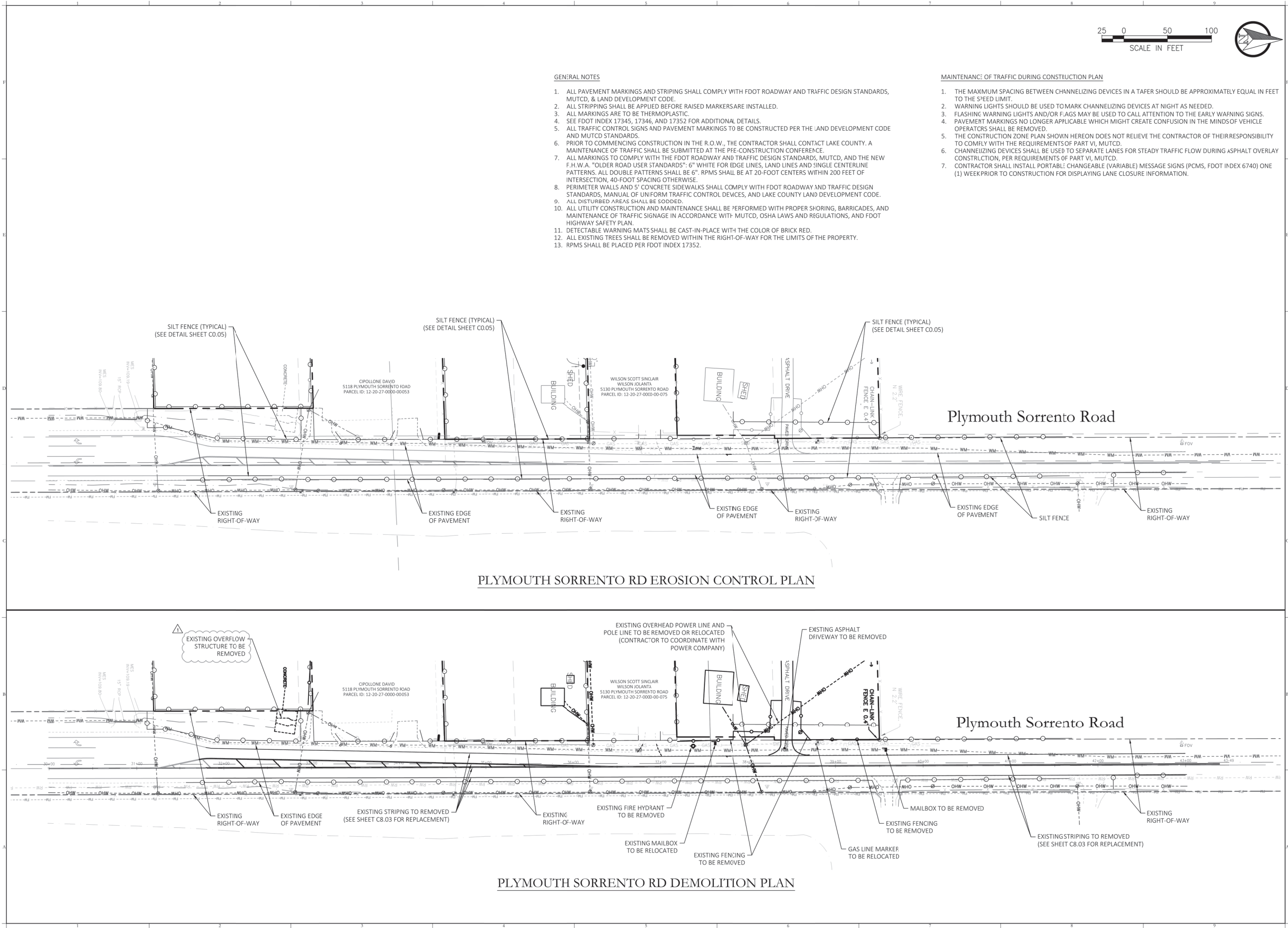
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567

WEST KELLY PARK RD PAVING & GRADING PLAN



WEST KELLY PARK RD SIGNAGE & STRIPING PLAN





GENERAL NOTES

1. ALL PAVEMENT MARKINGS AND STRIPING SHALL COMPLY WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MUTCD, & LAND DEVELOPMENT CODE.
2. ALL STRIPPING SHALL BE APPLIED BEFORE RAISED MARKERS ARE INSTALLED.
3. ALL MARKINGS ARE TO BE THERMOPLASTIC.
4. SEE FDOT INDEX 17345, 17346, AND 17352 FOR ADDITIONAL DETAILS.
5. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS TO BE CONSTRUCTED PER THE LAND DEVELOPMENT CODE AND MUTCD STANDARDS.
6. PRIOR TO COMMENCING CONSTRUCTION IN THE R.O.W., THE CONTRACTOR SHALL CONTACT LAKE COUNTY. A MAINTENANCE OF TRAFFIC SHALL BE SUBMITTED AT THE PFE-CONSTRUCTION CONFERENCE.
7. ALL MARKINGS TO COMPLY WITH THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MUTCD, AND THE NEW F.H.W.A. "OLDER ROAD USER STANDARDS": 6" WHITE FOR EDGE LINES, LAND LINES AND SINGLE CENTERLINE PATTERNS. ALL DOUBLE PATTERNS SHALL BE 6". RPMS SHALL BE AT 20-FOOT CENTERS WITHIN 200 FEET OF INTERSECTION, 40-FOOT SPACING OTHERWISE.
8. PERIMETER WALLS AND 5' CONCRETE SIDEWALKS SHALL COMPLY WITH FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, AND LAKE COUNTY LAND DEVELOPMENT CODE.
9. ALL DISTURBED AREAS SHALL BE SODDED.
10. ALL UTILITY CONSTRUCTION AND MAINTENANCE SHALL BE PERFORMED WITH PROPER SHORING, BARRICADES, AND MAINTENANCE OF TRAFFIC SIGNAGE IN ACCORDANCE WITH MUTCD, OSHA LAWS AND REGULATIONS, AND FDOT HIGHWAY SAFETY PLAN.
11. DETECTABLE WARNING MATS SHALL BE CAST-IN-PLACE WITH THE COLOR OF BRICK RED.
12. ALL EXISTING TREES SHALL BE REMOVED WITHIN THE RIGHT-OF-WAY FOR THE LIMITS OF THE PROPERTY.
13. RPMS SHALL BE PLACED PER FDOT INDEX 17352.

MAINTENANCE OF TRAFFIC DURING CONSTRUCTION PLAN

1. THE MAXIMUM SPACING BETWEEN CHANNELIZING DEVICES IN A TAPE SHOULD BE APPROXIMATELY EQUAL IN FEET TO THE SPEED LIMIT.
2. WARNING LIGHTS SHOULD BE USED TO MARK CHANNELIZING DEVICES AT NIGHT AS NEEDED.
3. FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE EARLY WARNING SIGNS.
4. PAVEMENT MARKINGS NO LONGER APPLICABLE WHICH MIGHT CREATE CONFUSION IN THE MINDS OF VEHICLE OPERATORS SHALL BE REMOVED.
5. THE CONSTRUCTION ZONE PLAN SHOWN HEREON DOES NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF PART VI, MUTCD.
6. CHANNELIZING DEVICES SHALL BE USED TO SEPARATE LANES FOR STEADY TRAFFIC FLOW DURING ASPHALT OVERLAY CONSTRUCTION, PER REQUIREMENTS OF PART VI, MUTCD.
7. CONTRACTOR SHALL INSTALL PORTABLE CHANGEABLE (VARIABLE) MESSAGE SIGNS (PCMS, FDOT INDEX 6740) ONE (1) WEEK PRIOR TO CONSTRUCTION FOR DISPLAYING LAINE CLOSURE INFORMATION.



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		1"=50'

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

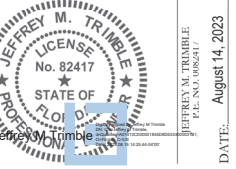
Submittal To:
APOPKA, FL

Sheet Title:
**OFFSITE
IMPROVEMENT
PLAN
PLYMOUTH
SORRENTO RD.**

Sheet No.:

C8.02

Seal:

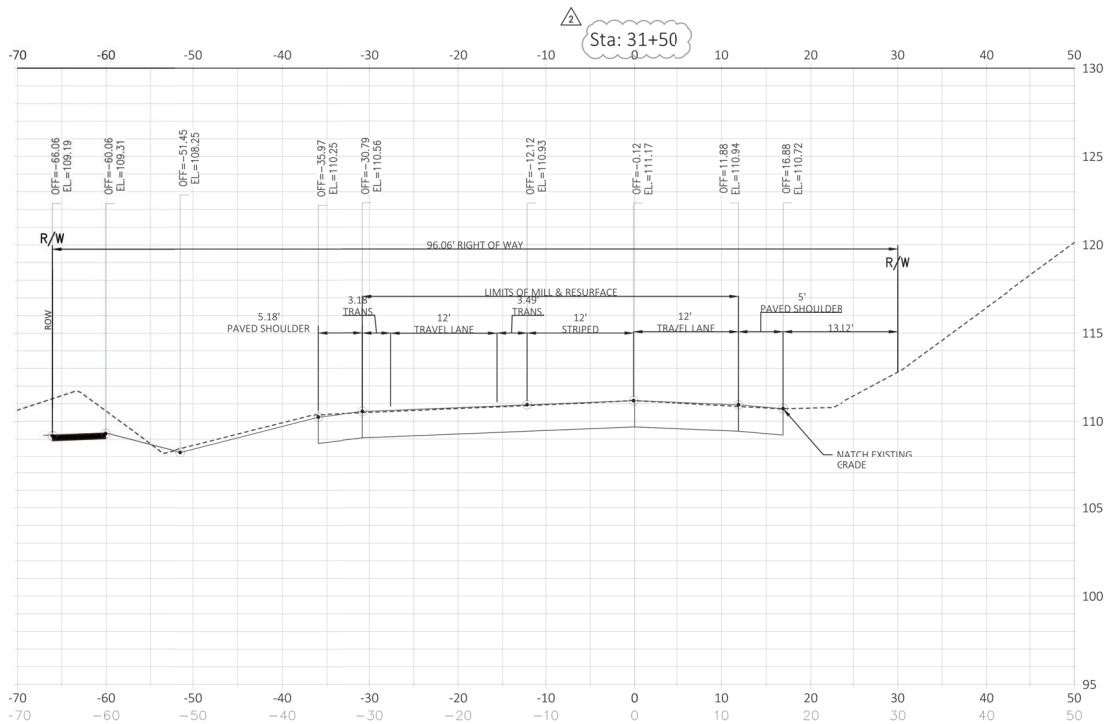
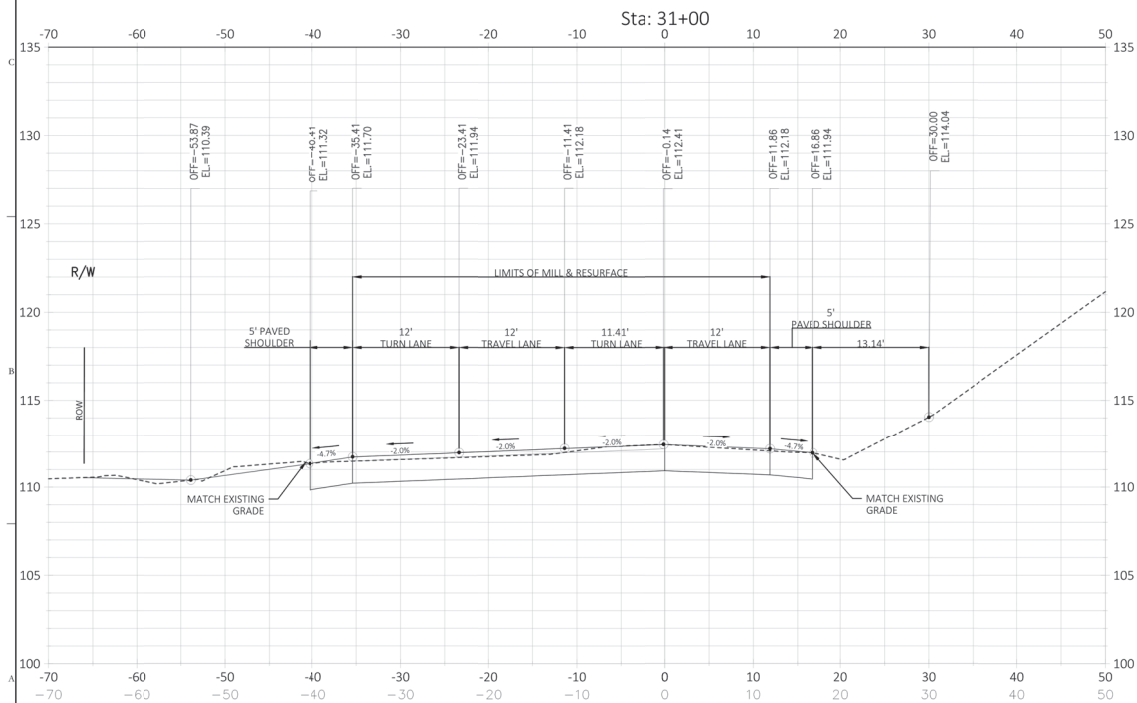
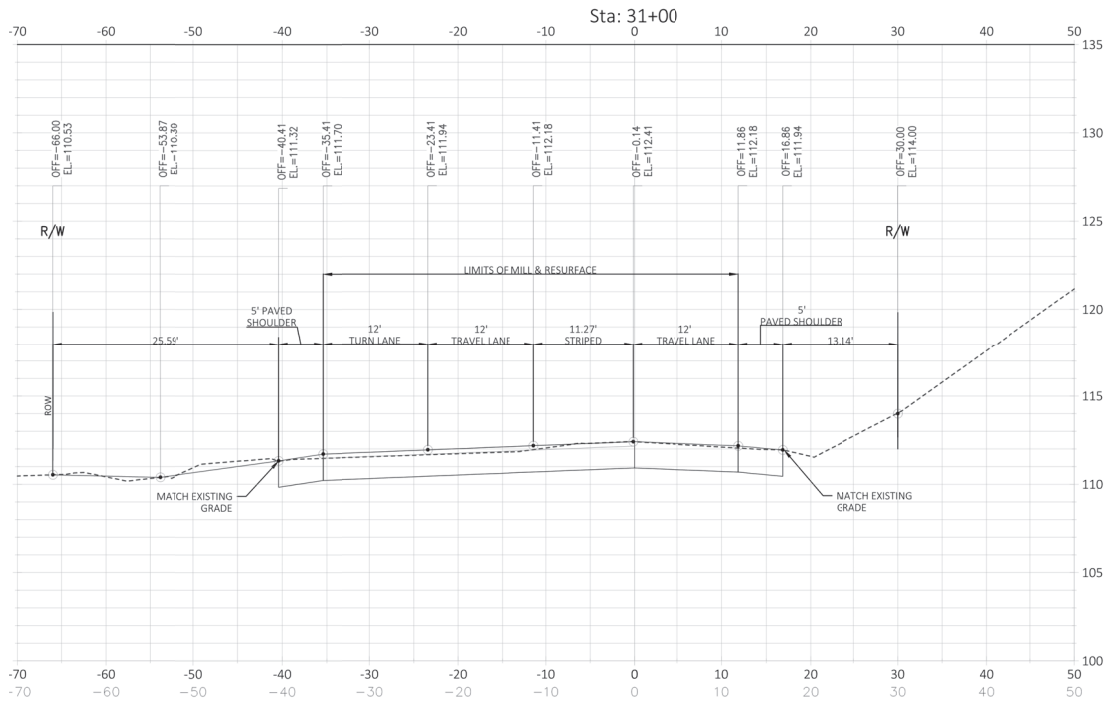
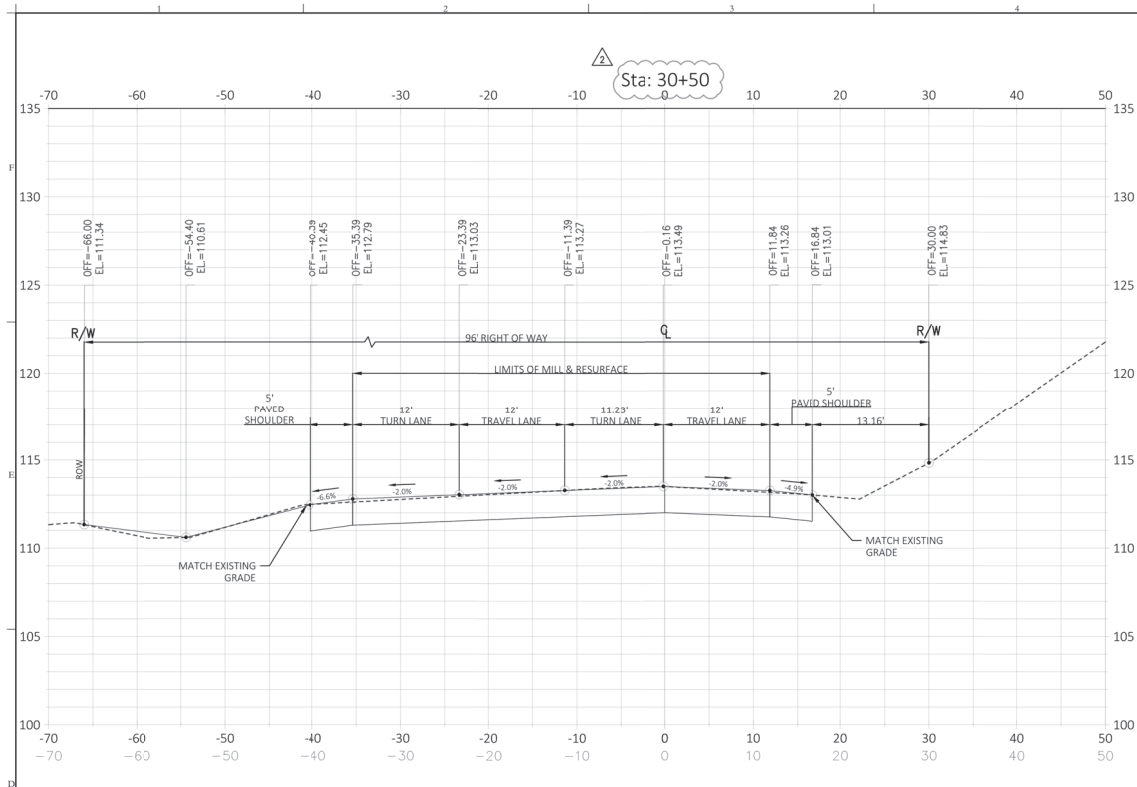


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copy.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-CP



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1"=10'	

Project Name:

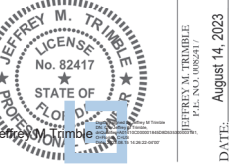
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submitted To:
APOPKA, FL

Sheet Title:
**PLYMOUTH
SORRENTO RD.
SECTIONS**

Sheet No.:
C8.10

Seal:

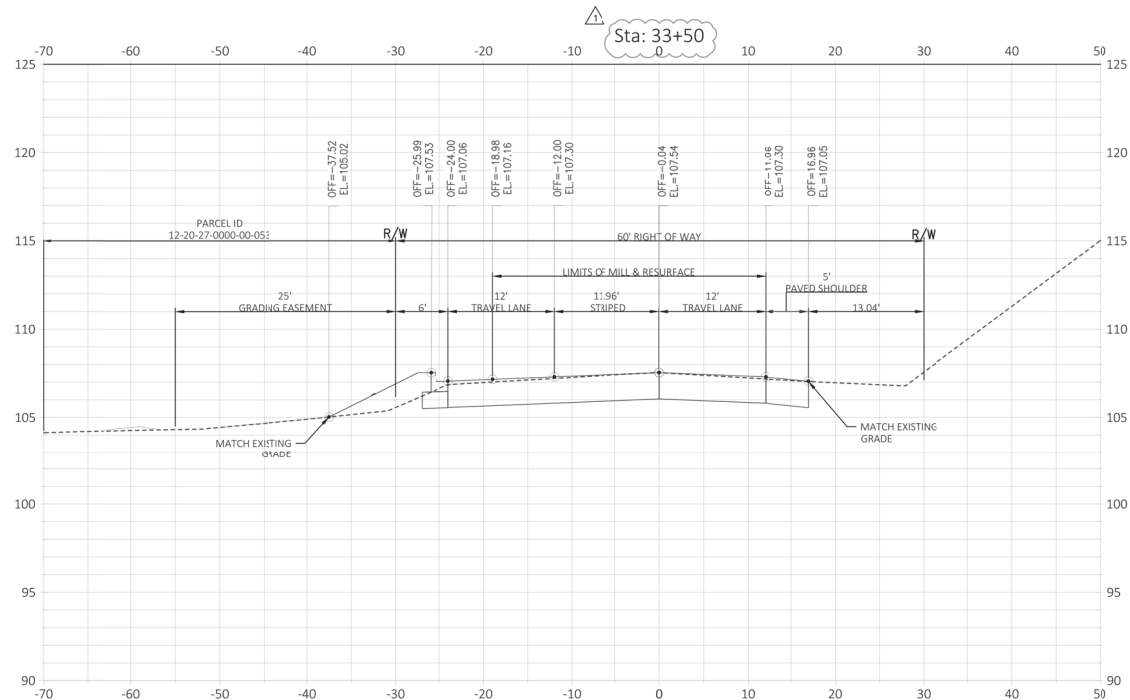
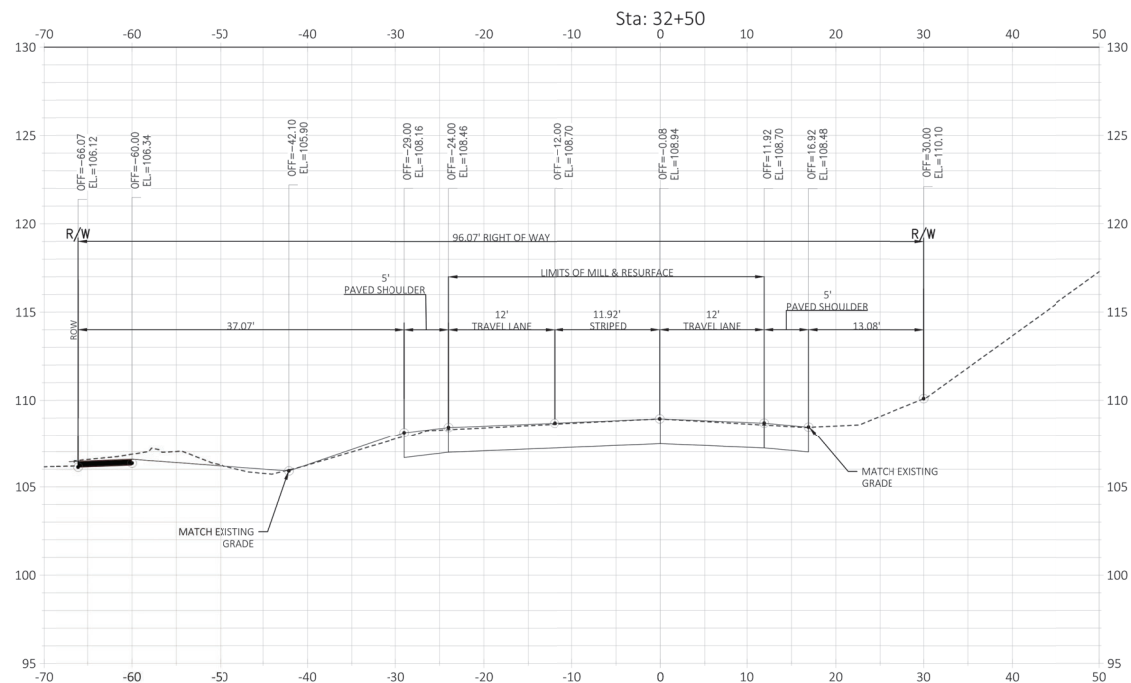
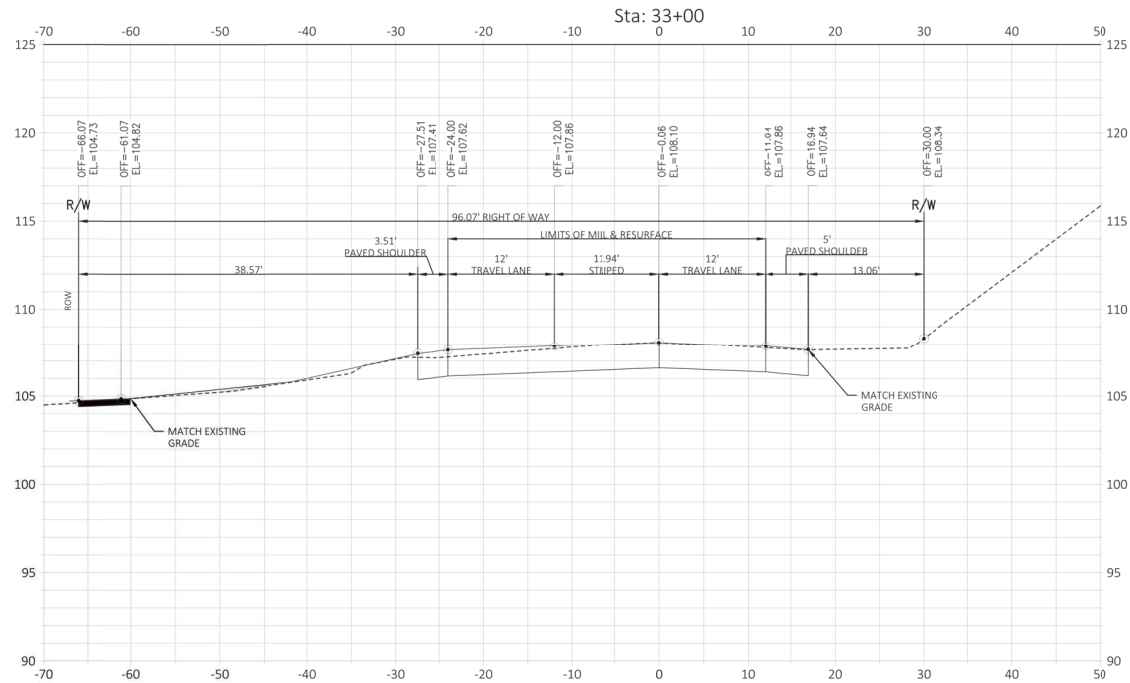
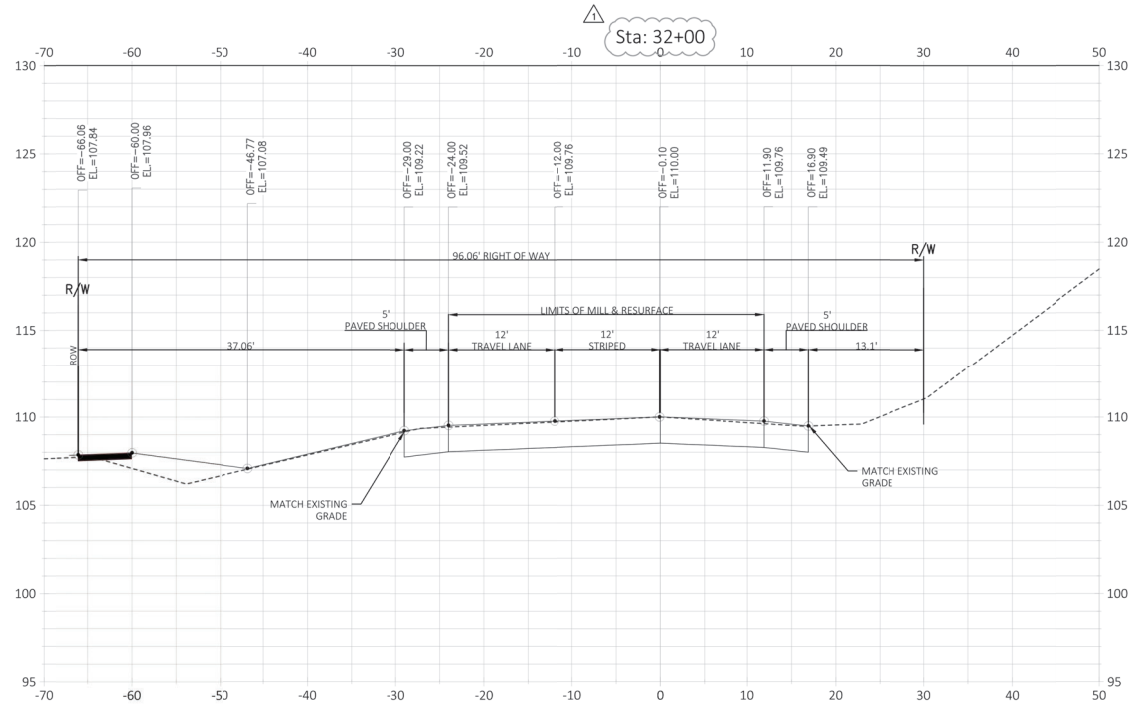


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-CP



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1"=10'	

Project Name:

**WINGSPAN/ABC
KELLY PARK
VILLAGE**

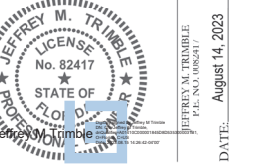
Submittal To:
APOPKA, FL

Sheet Title:
**PLYMOUTH
SORRENTO RD.
SECTIONS**

Sheet No.:

C8.04

Seal:

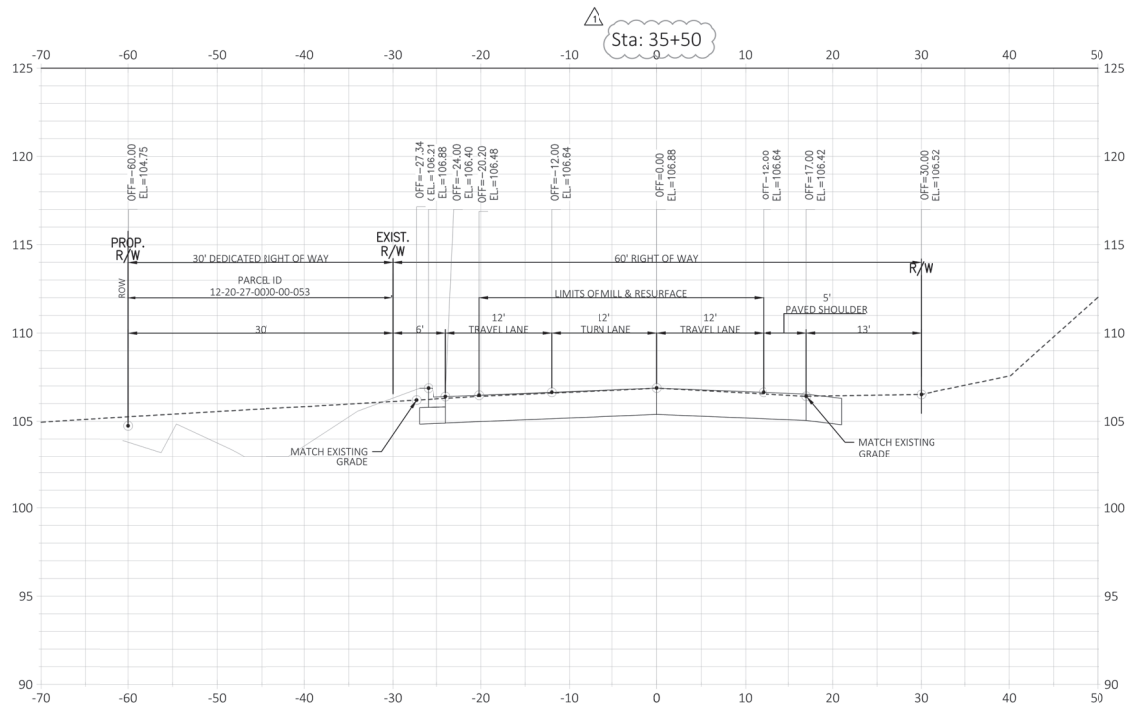
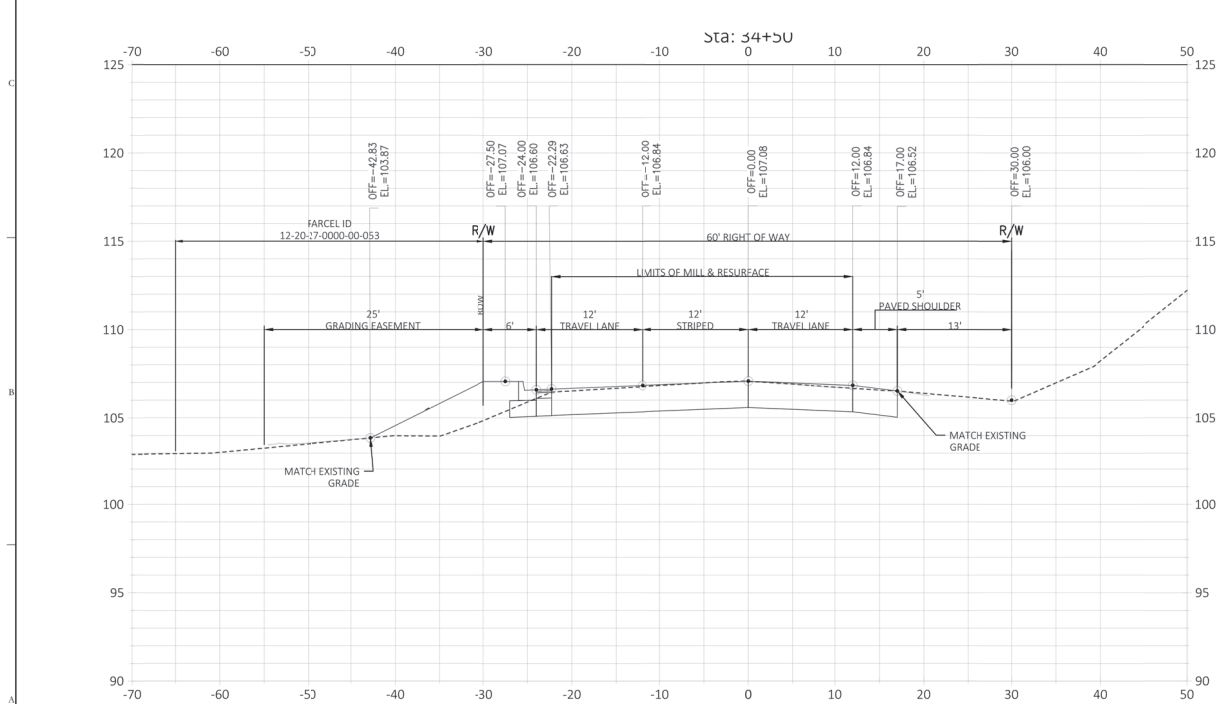
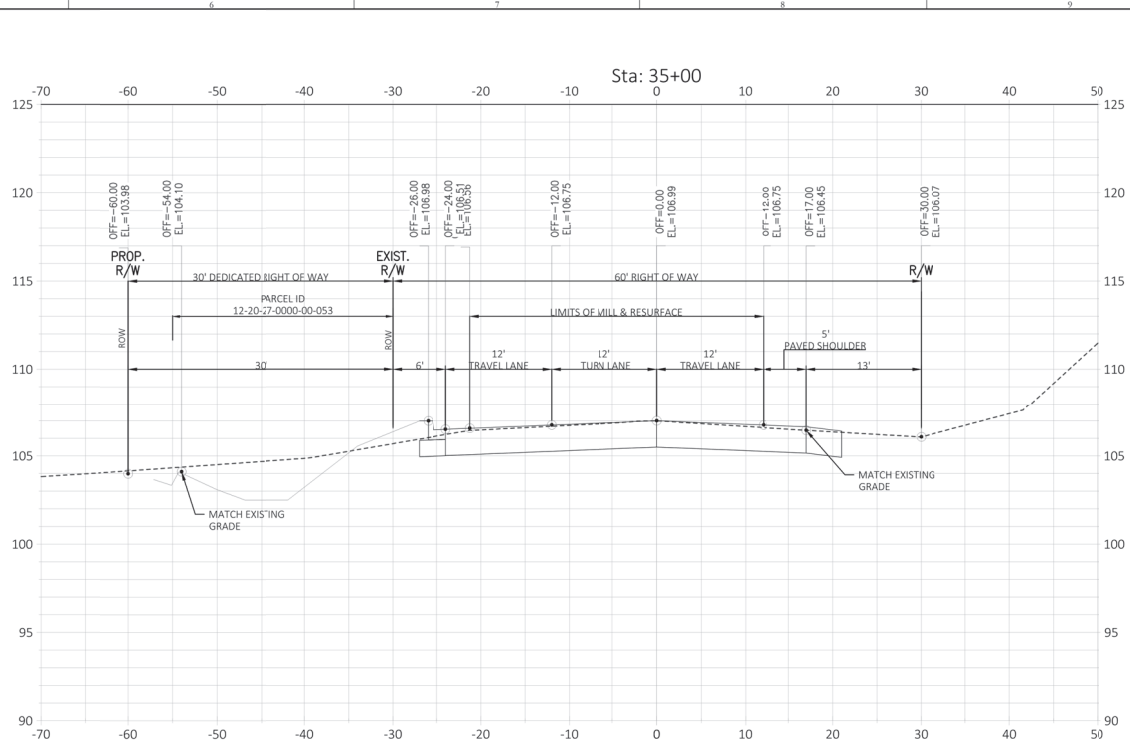
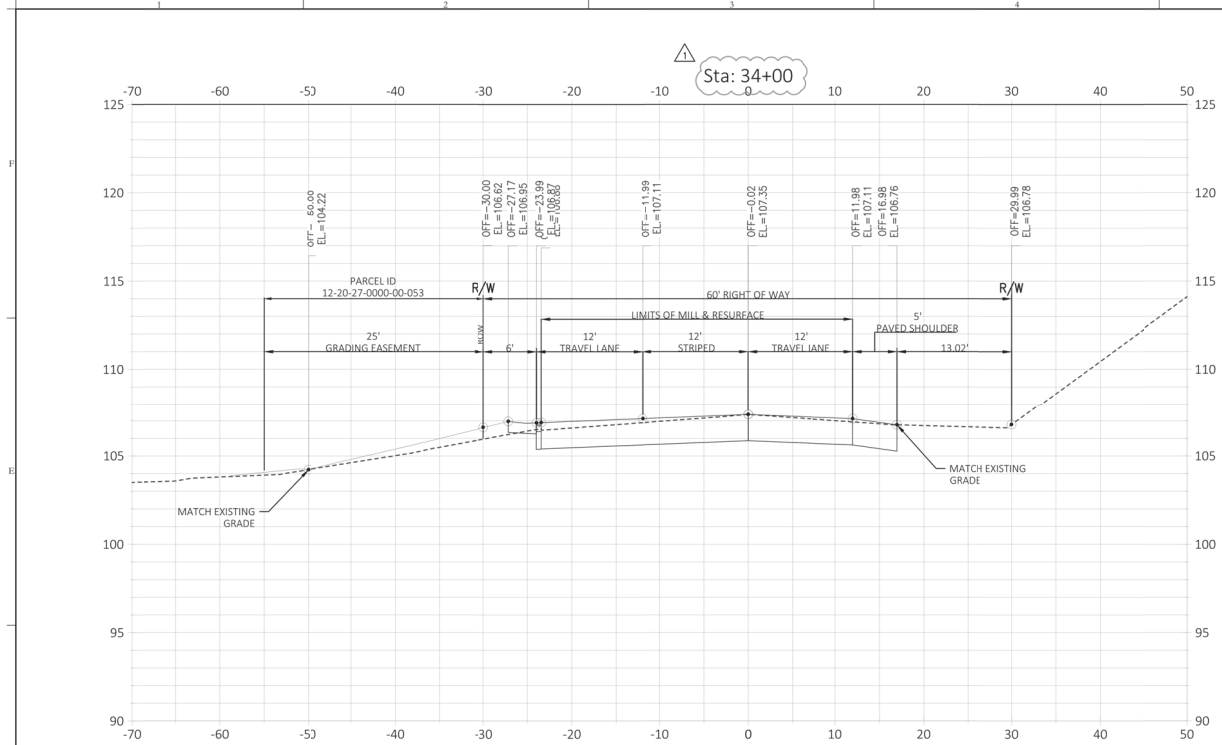


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic action.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-CP



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1"=10'	

Project Name:

WINGSPAN/ABC
KELLY PARK
VILLAGE

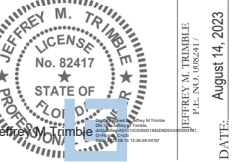
Submittal To:
APOPKA, FL

Sheet Title:
PLYMOUTH
SORRENTO RD.
SECTIONS

Sheet No.:

C8.05

Seal:

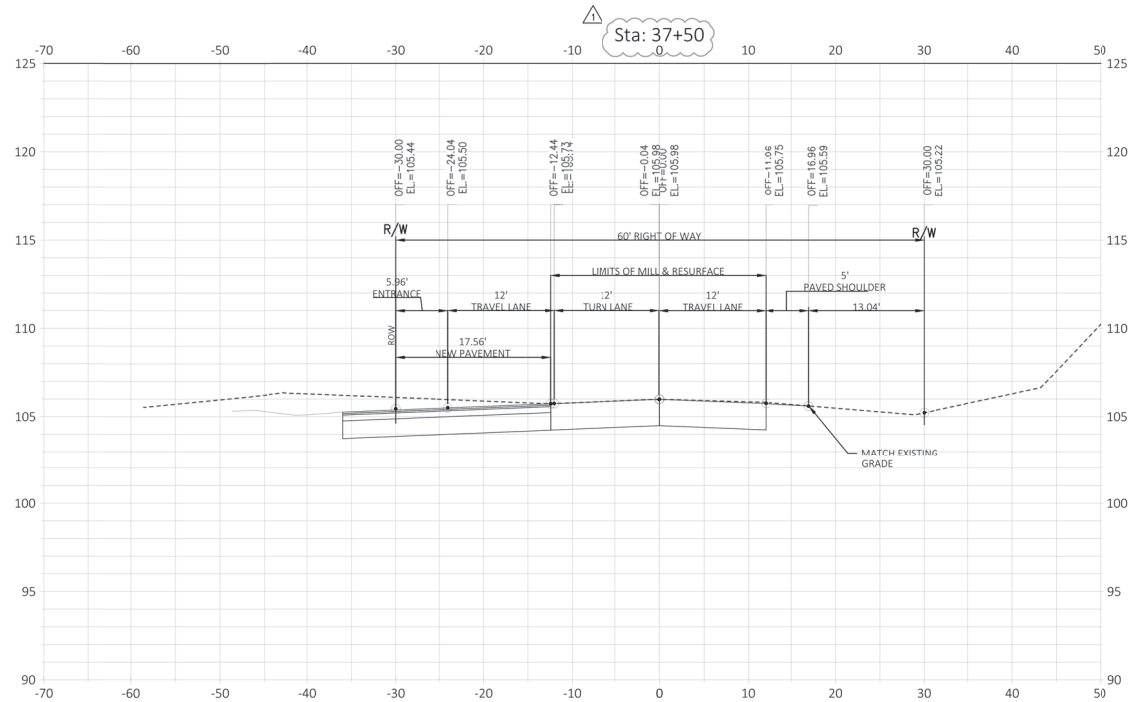
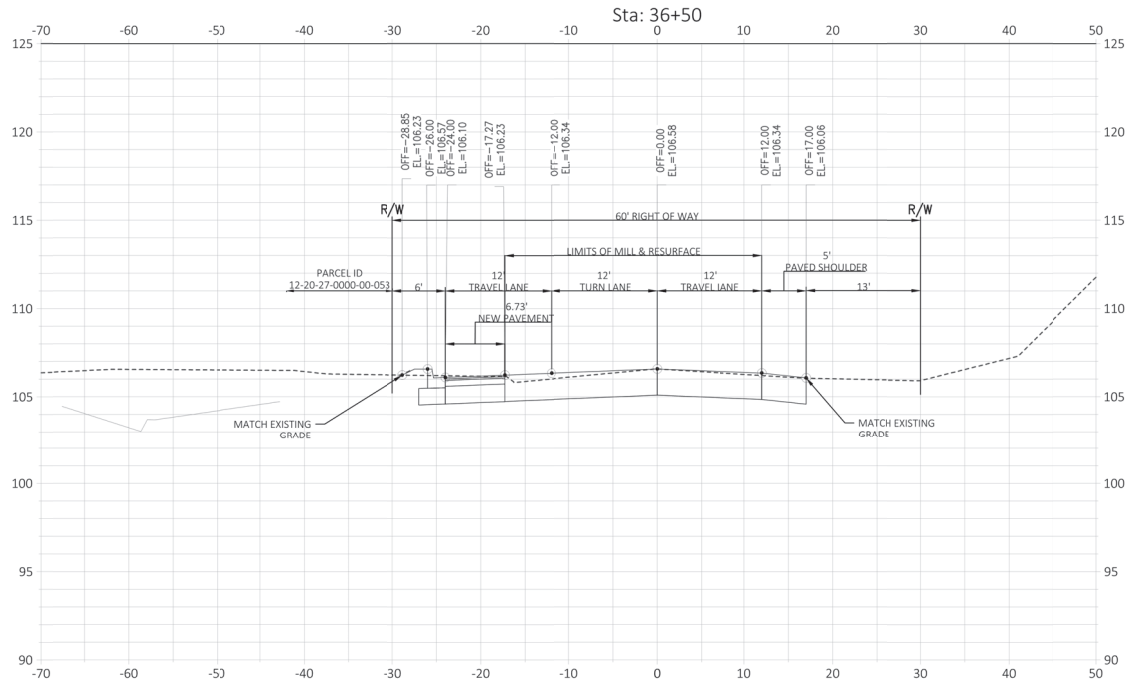
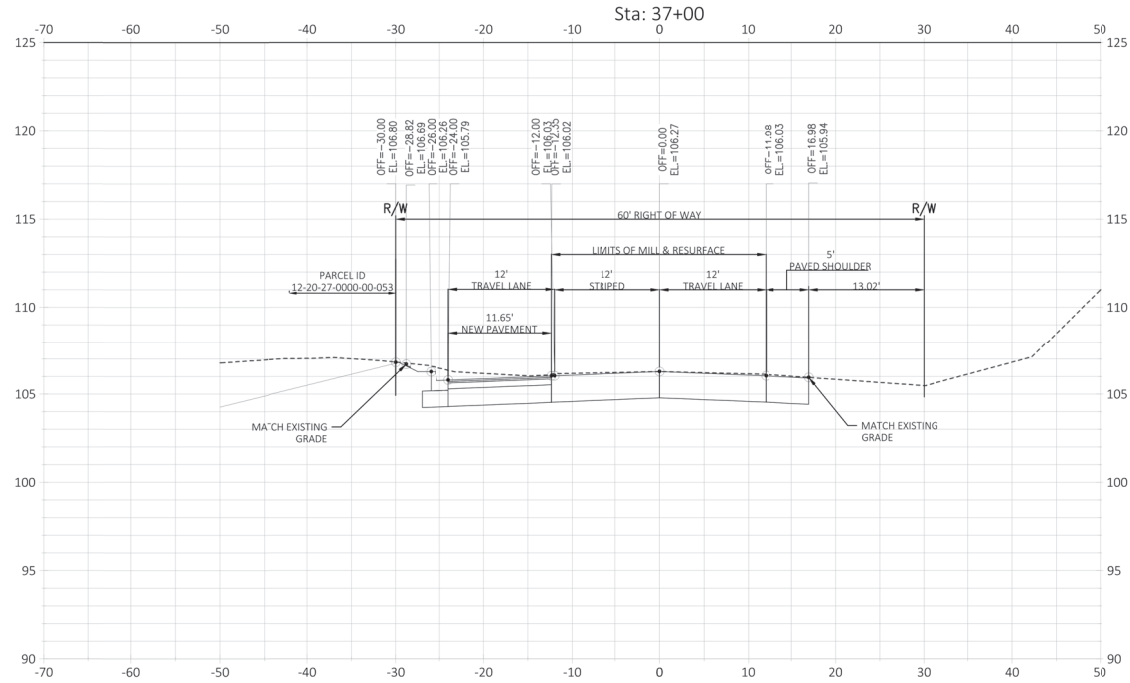
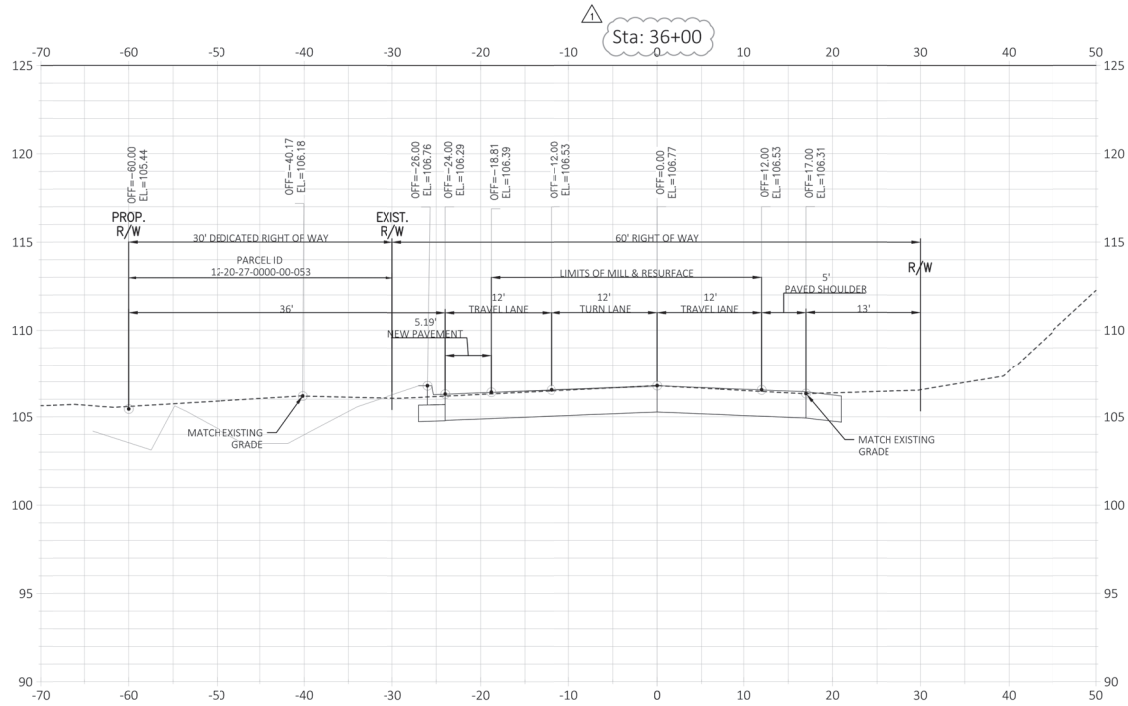


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-CP



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1"=10'	

Project Name:

**WINGSPAN/ABC
KELLY PARK
VILLAGE**

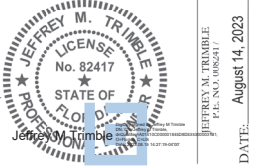
Submitted To:
APOPKA, FL

Sheet Title:
**PLYMOUTH
SORRENTO RD.
SECTIONS**

Sheet No.:

C8.06

Seal:

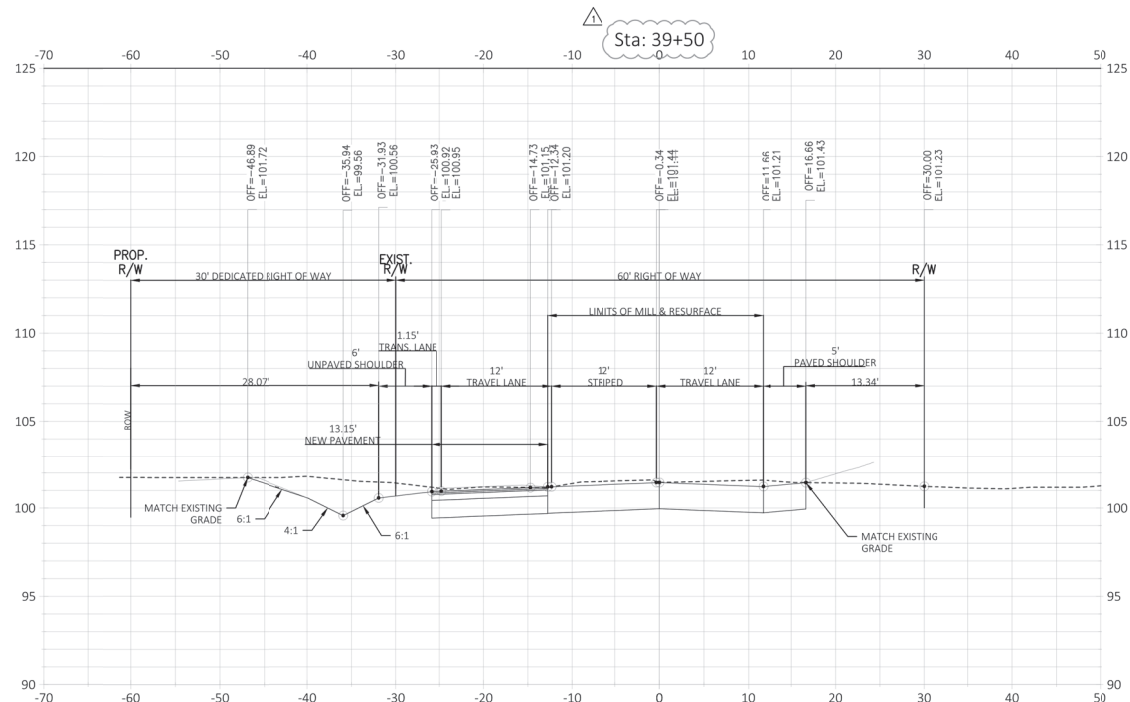
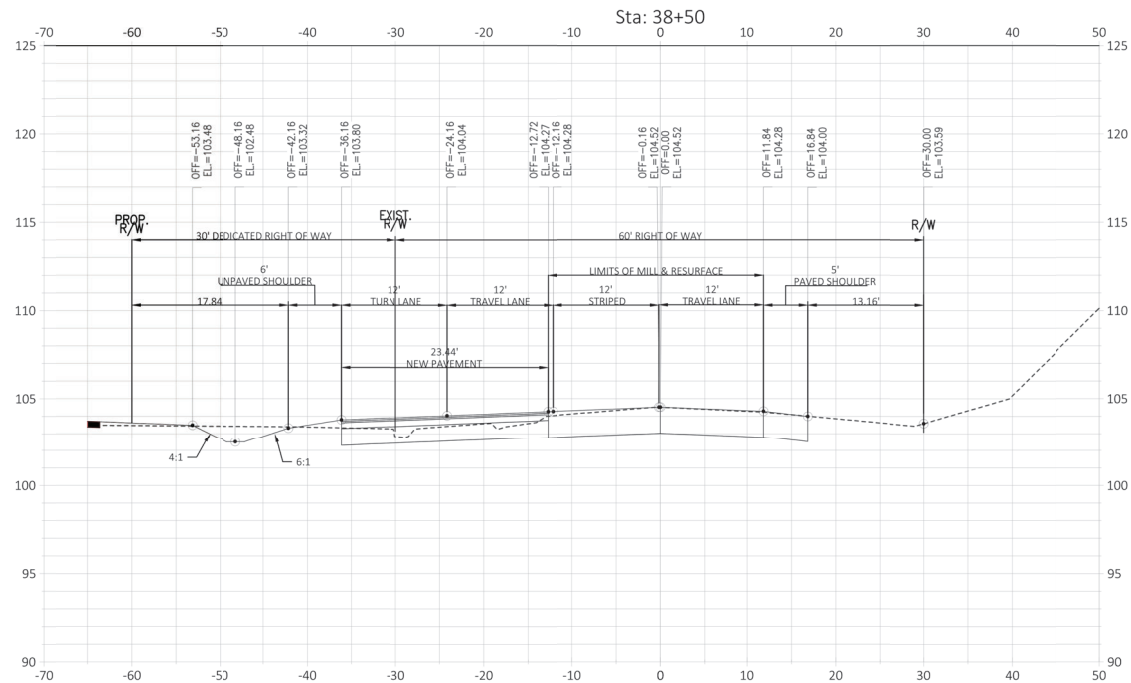
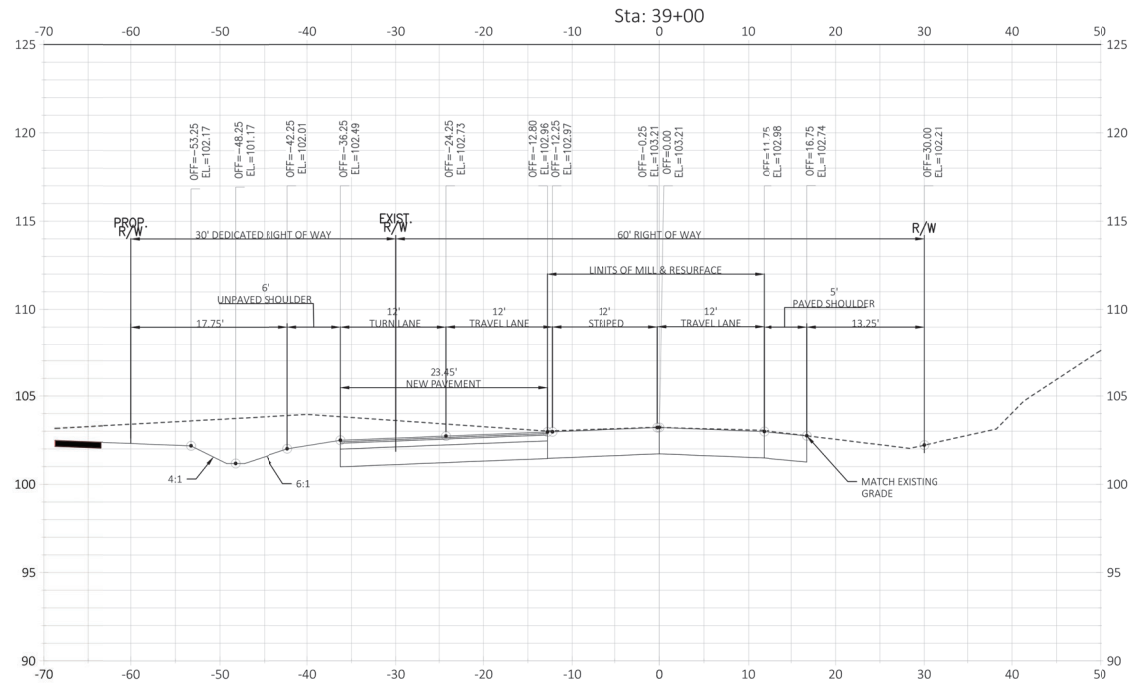
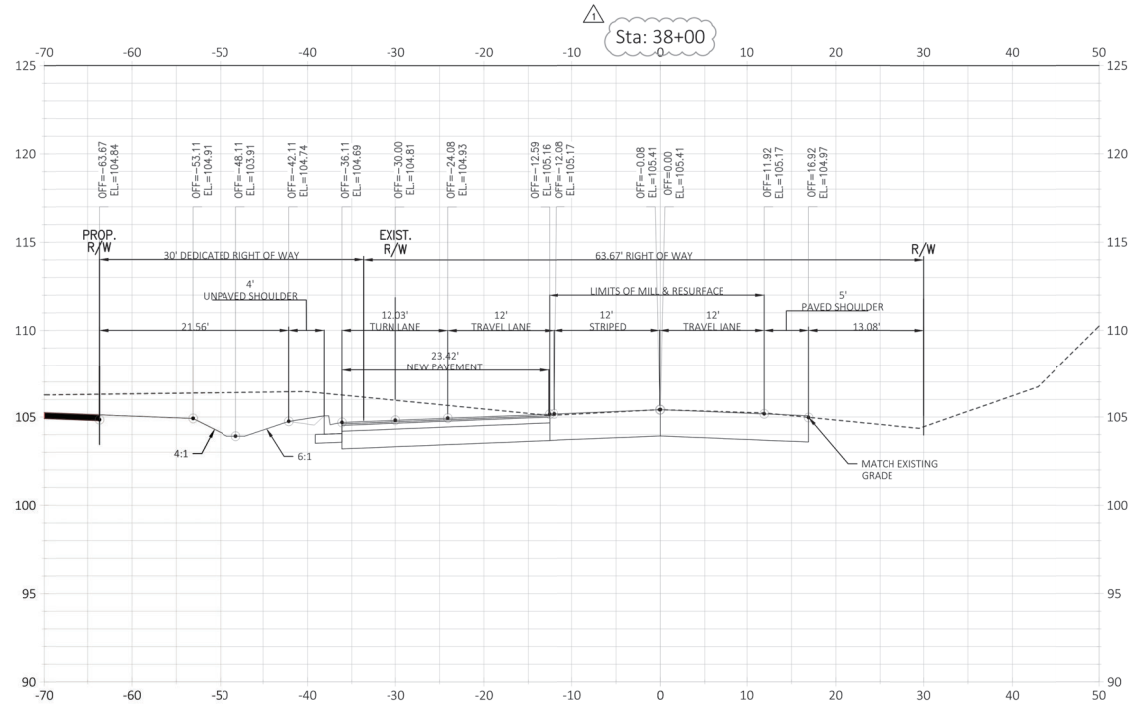


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CTY\21-135-CP



Consultant:

1	06/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	06/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	1"=10'	

Project Name:

WINGSPAN/ABC
KELLY PARK
VILLAGE

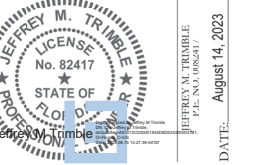
Submittal To:
APOPKA, FL

Sheet Title:
PLYMOUTH
SORRENTO RD.
SECTIONS

Sheet No.:

C8.07

Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

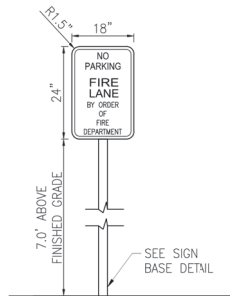


Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567



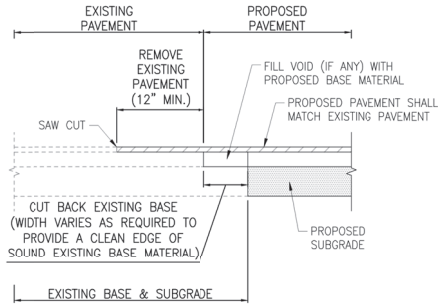
R1-1 30"x30" STOP SIGN WITH-
24" WIDE STOP BAR. BOTTOM
OF SIGN A MINIMUM 7" HIGH.
24" WIDE STOP BAR PER DETAIL
PER MUTCD

STOP SIGN DETAIL
N.T.S.

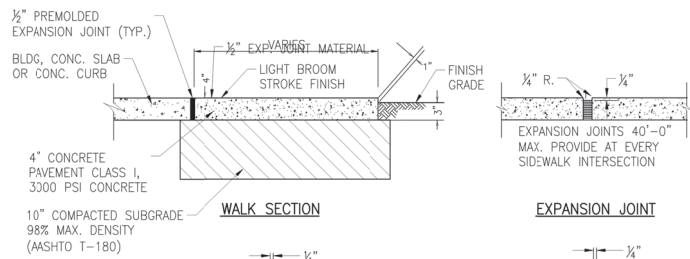


1. "NO PARKING FIRE LANE BY ORDER OF DEPARTMENT"
SIGN AT MAX. 25' O.C. SIGN TO BE 18"x24" W/RED
LETTERS ON WHITE BACKGROUND.
2. SIGN TO BE POSTED 7" (MIN.) / 8' (MAX.) ABOVE
FINISHED GRADE.

FIRE LANE SIGN DETAIL
N.T.S.

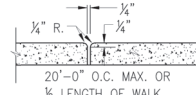


PAVEMENT ABUTMENT DETAIL
N.T.S.



WALK SECTION

EXPANSION JOINT



CONSTRUCTION JOINT



CONTROL JOINT

1/2" PREMOLDED
EXPANSION JOINT (TYP.)
BLDG. CONC. SLAB
OR CONC. CURB

1/2" EXPANSION
MATERIAL

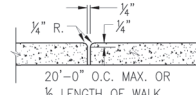
LIGHT BROOM
STROKE FINISH

4" CONCRETE
PAVEMENT CLASS I,
3300 PSI CONCRETE

10" COMPACTED SUBGRADE
98% MAX. DENSITY
(AASHTO T-180)

WALK SECTION

EXPANSION JOINT

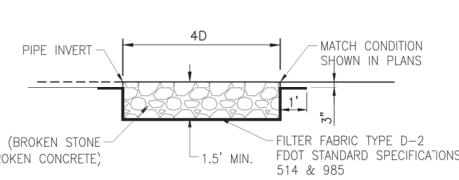
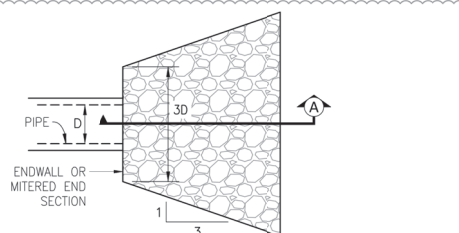


CONSTRUCTION JOINT



CONTROL JOINT

SIDEWALK JOINT DETAIL
N.T.S.

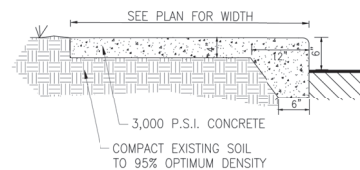


RIPRAP SHALL MEET THE REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS
SECTION 530 INCLUDING THE FOLLOWING GRADATION:

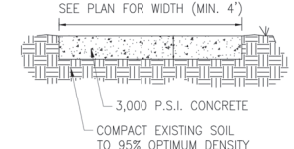
WEIGHT MAX. (POUNDS)	WEIGHT 50% (POUNDS)	WEIGHT MIN. (POUNDS)
75	30	4

ENSURE THAT AT LEAST 97% OF THE MATERIAL BY WEIGHT IS SMALLER THAN
WEIGHT MAXIMUM POUNDS. ENSURE THAT AT LEAST 50% OF THE MATERIAL BY
WEIGHT IS GREATER THAN WEIGHT 50% POUNDS. ENSURE THAT AT LEAST 90%
OF THE MATERIAL BY WEIGHT IS GREATER THAN WEIGHT MINIMUM POUNDS.

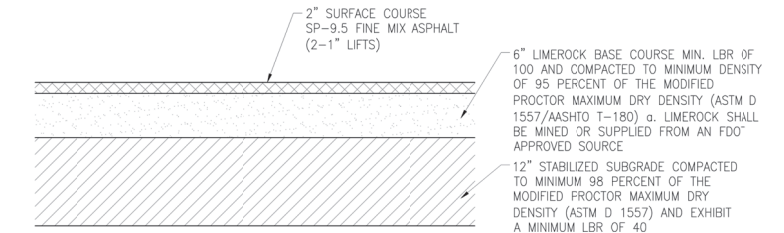
RIP RAP DETAIL
N.T.S.



MONOLITHIC SIDEWALK DETAIL
N.T.S.

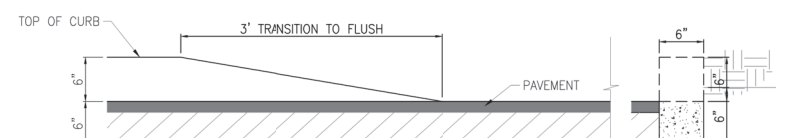
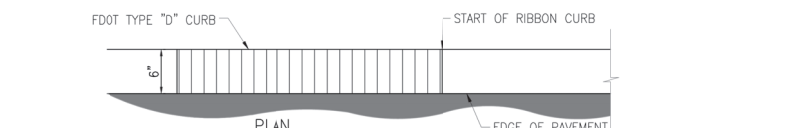


SIDEWALK DETAIL
N.T.S.

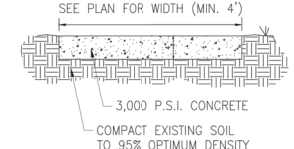


STANDARD ASPHALT PAVEMENT SECTION
N.T.S.

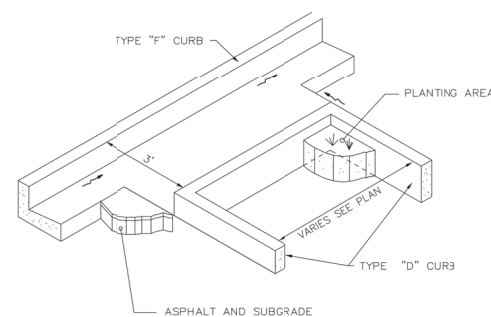
SEE ECS REPORT FOR PROJECT NUMBER 24:6979 FOR
PAVEMENT SECTION DETAILS.



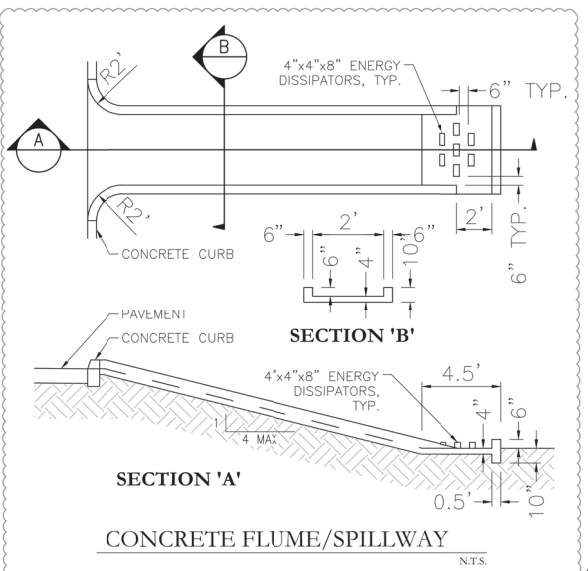
TYPE 'D' CURB TO PAVEMENT TRANSITION DETAIL
N.T.S.



SIDEWALK DETAIL
N.T.S.

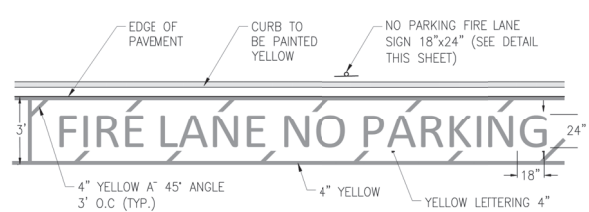


CURBED ISLAND FLOW THROUGH DETAIL
N.T.S.

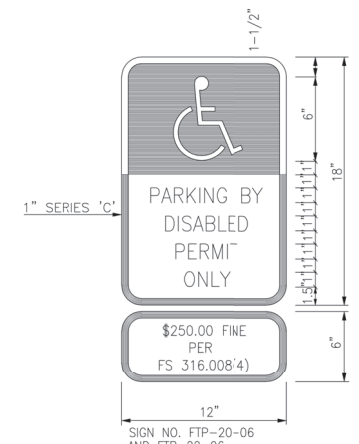


SECTION 'A'

CONCRETE FLUME/SPILLWAY
N.T.S.

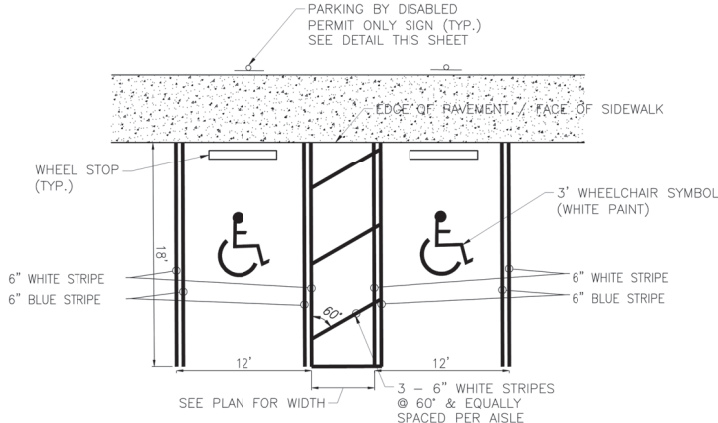


FIRE LANE STRIPING DETAIL
N.T.S.



NOTES:
1. TOP PORTION OF FTP-20-06 SHALL HAVE
REFLECTIVE BLUE BACKGROUND WITH WHITE
REFLECTIVE SYMBOL AND BORDER (PER FDOT
INDEX 17355).
2. BOTTOM PORTION OF FTP-20-06 SHALL HAVE A
REFLECTIVE WHITE BACKGROUND WITH BLACK
OPAQUE LEGEND AND BORDER (PER FDOT INDEX
17355).
3. SIGNS ARE TO BE MOUNTED AT STANDARD HEIGHT
(7' FROM PAVEMENT TO BOTTOM OF SIGN).

ACCESSIBLE SIGN DETAIL
N.T.S.



SEE FDOT STANDARD PLANS 711-001 FOR STRIPING SPECIFICATIONS AND COLOR

1. ALL PAVEMENT MARKINGS INSTALLED WITH SLP RESISTANT PAINT

ACCESSIBLE STRIPING SCHEMATIC
N.T.S.

Consultant:

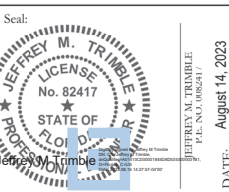
1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**GENERAL
CONSTRUCTION
DETAILS**

Sheet No.:
C9.00

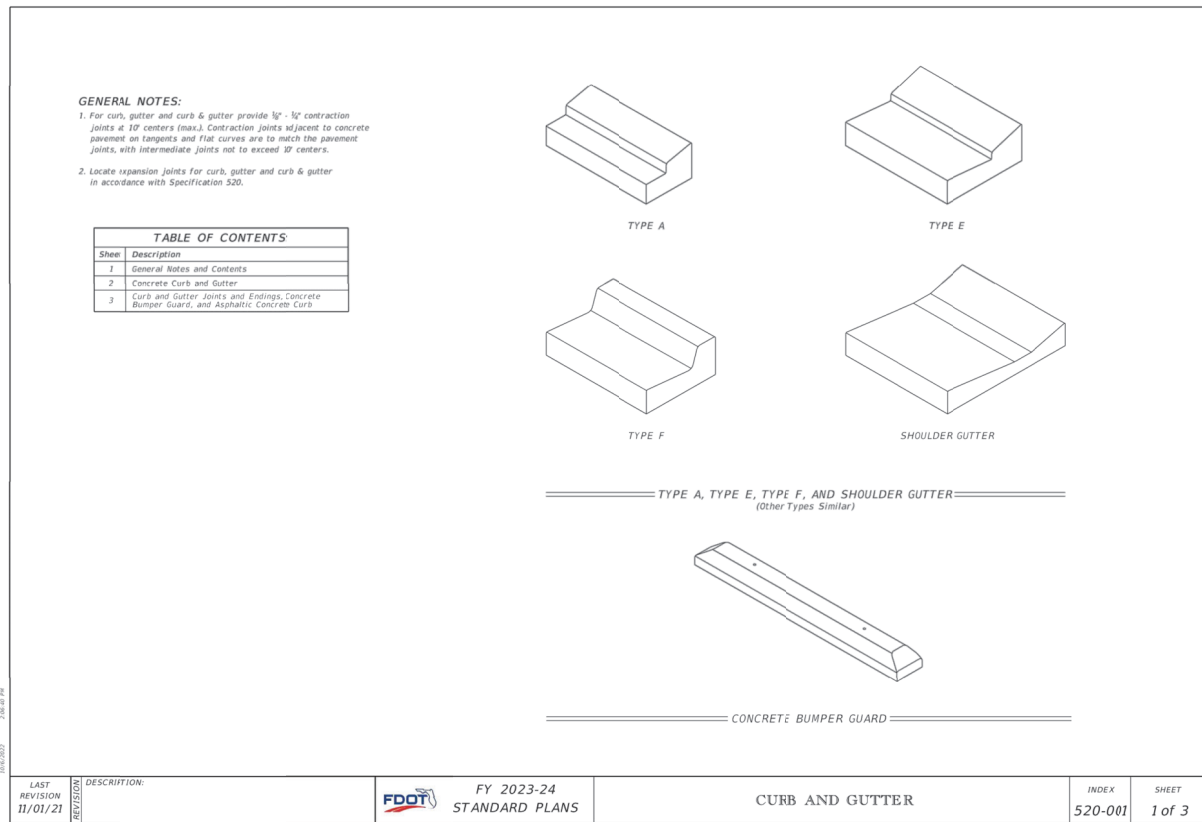
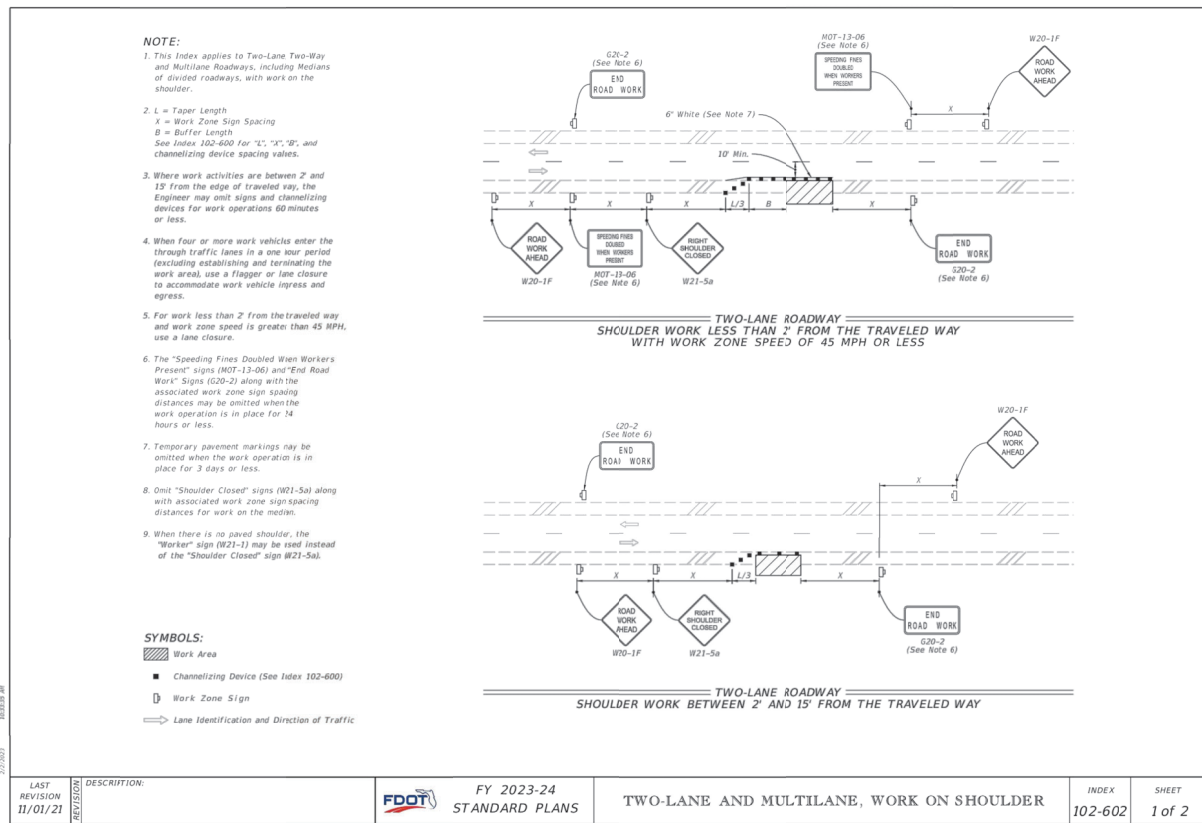
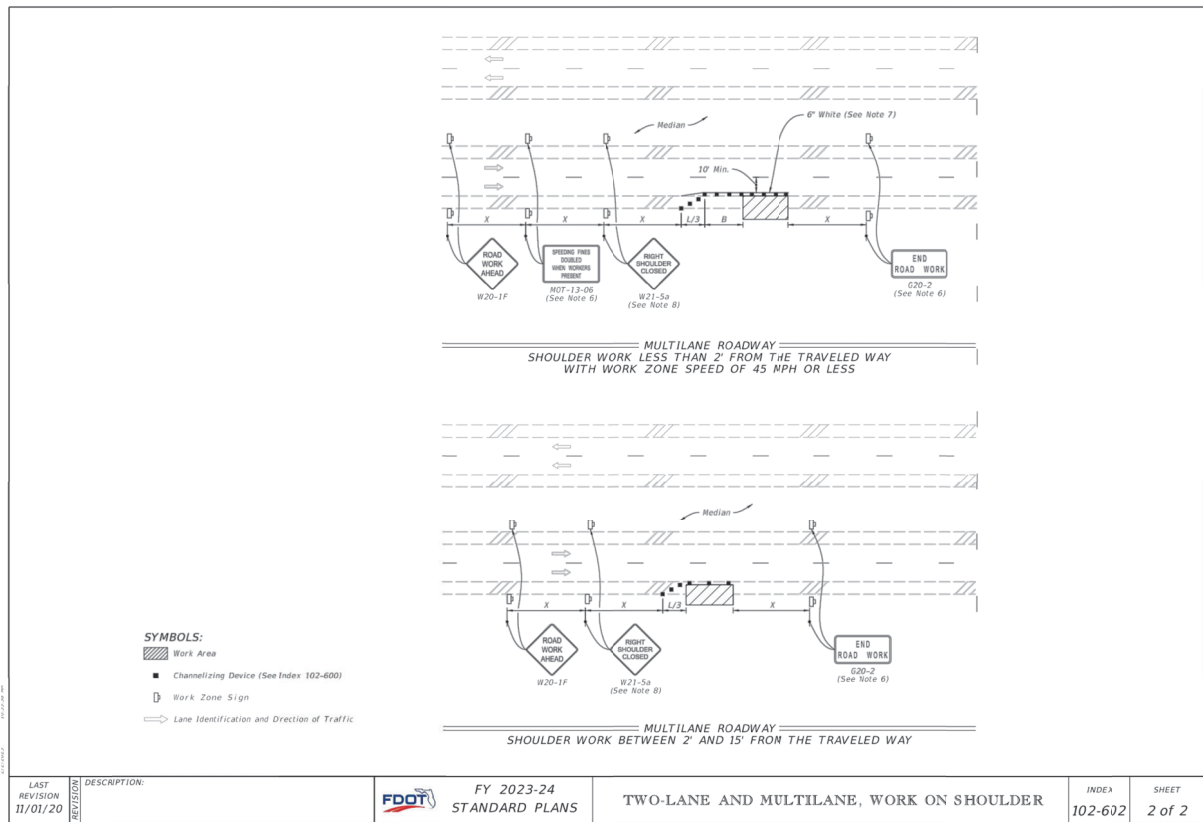
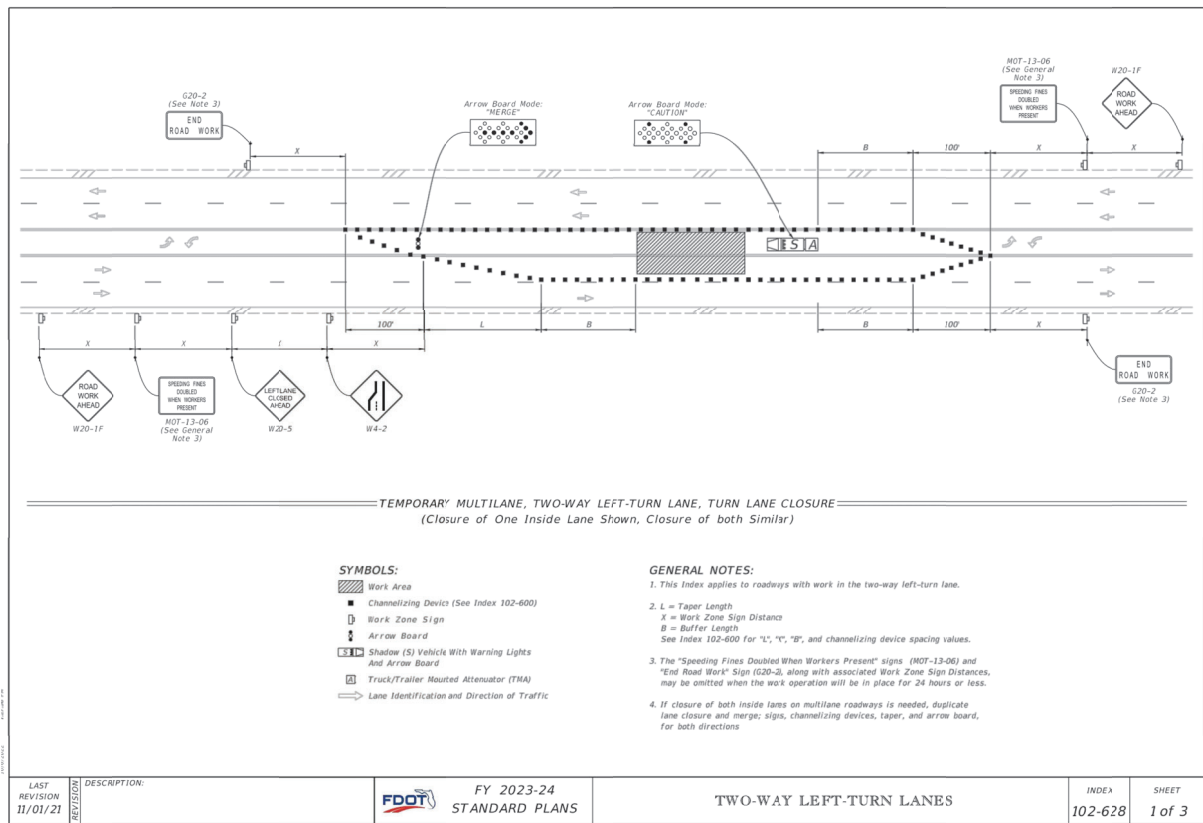


This item has been electronically signed and sealed using a digital
signature. Printed copies of this document are not considered signed and
sealed and this signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-0315



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO. DATE		DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		N/A

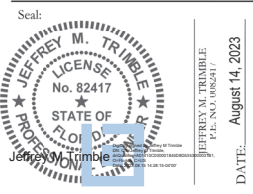
Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**FDOT STANDARD
DETAILS**

Sheet No.:

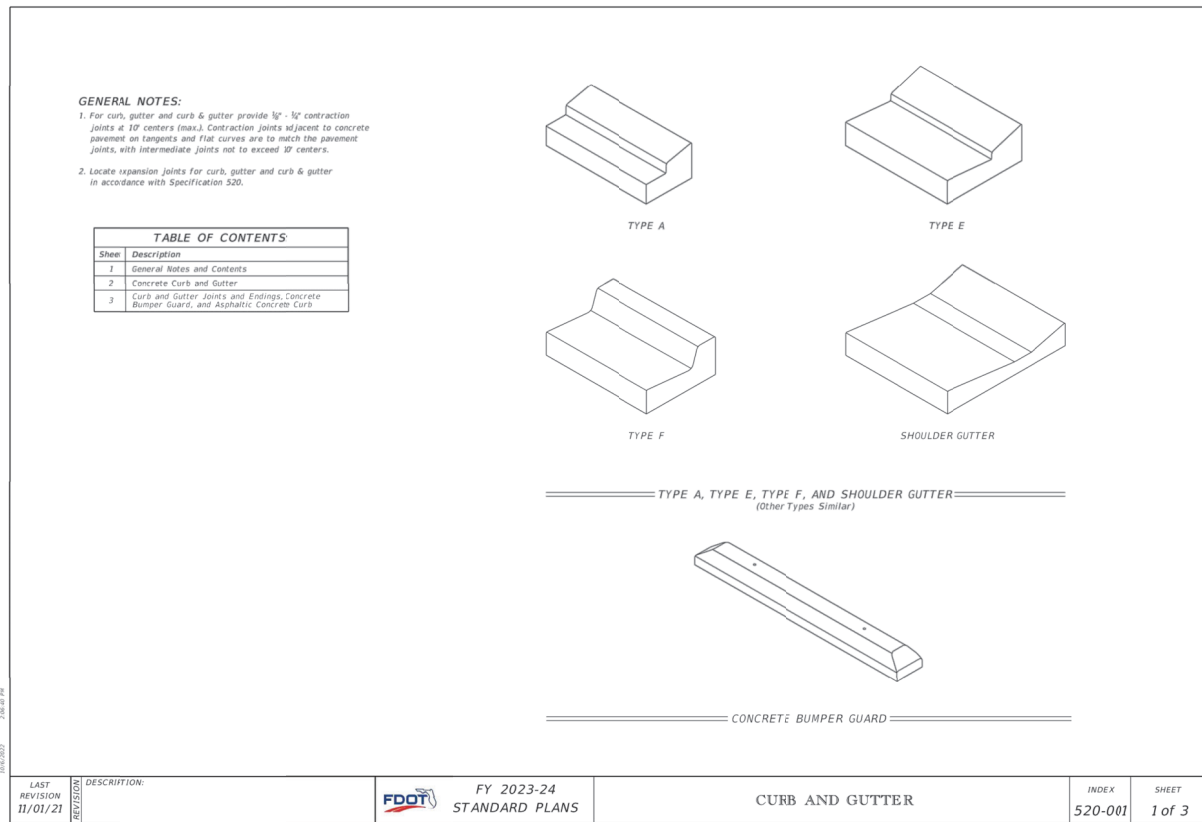
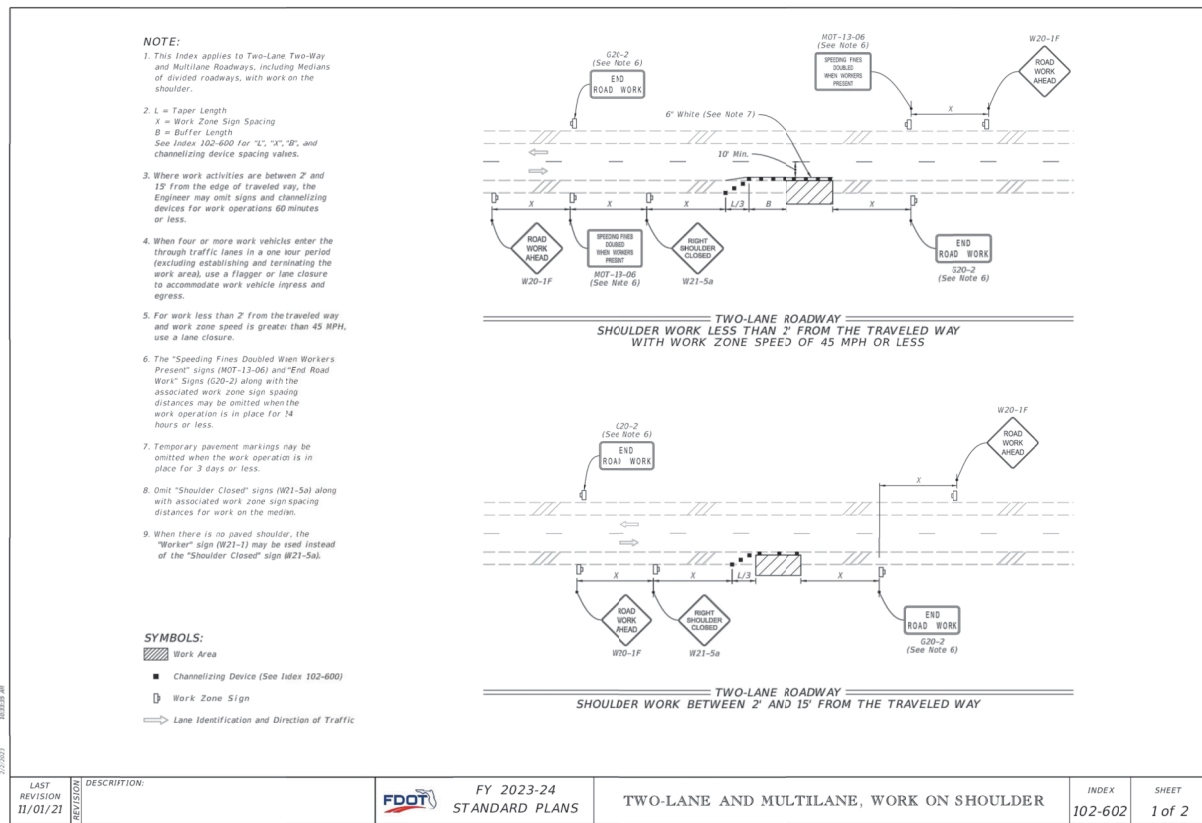
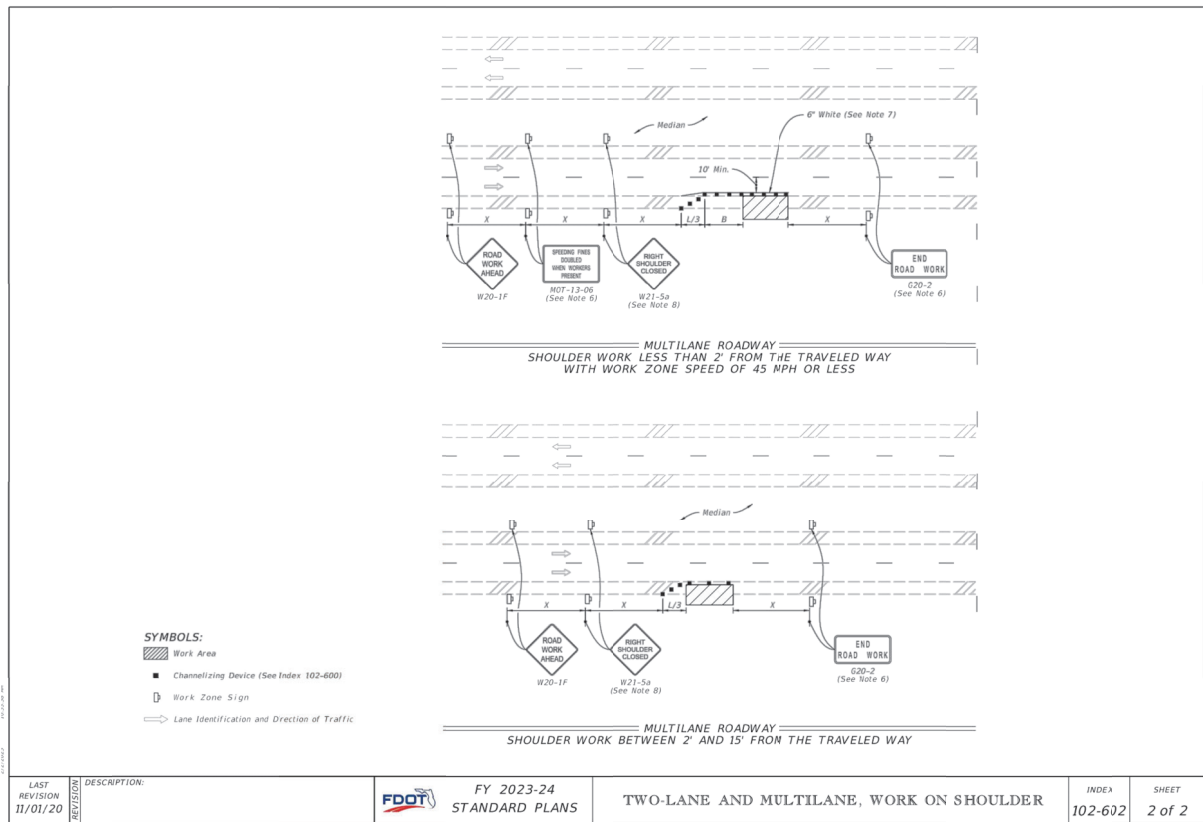
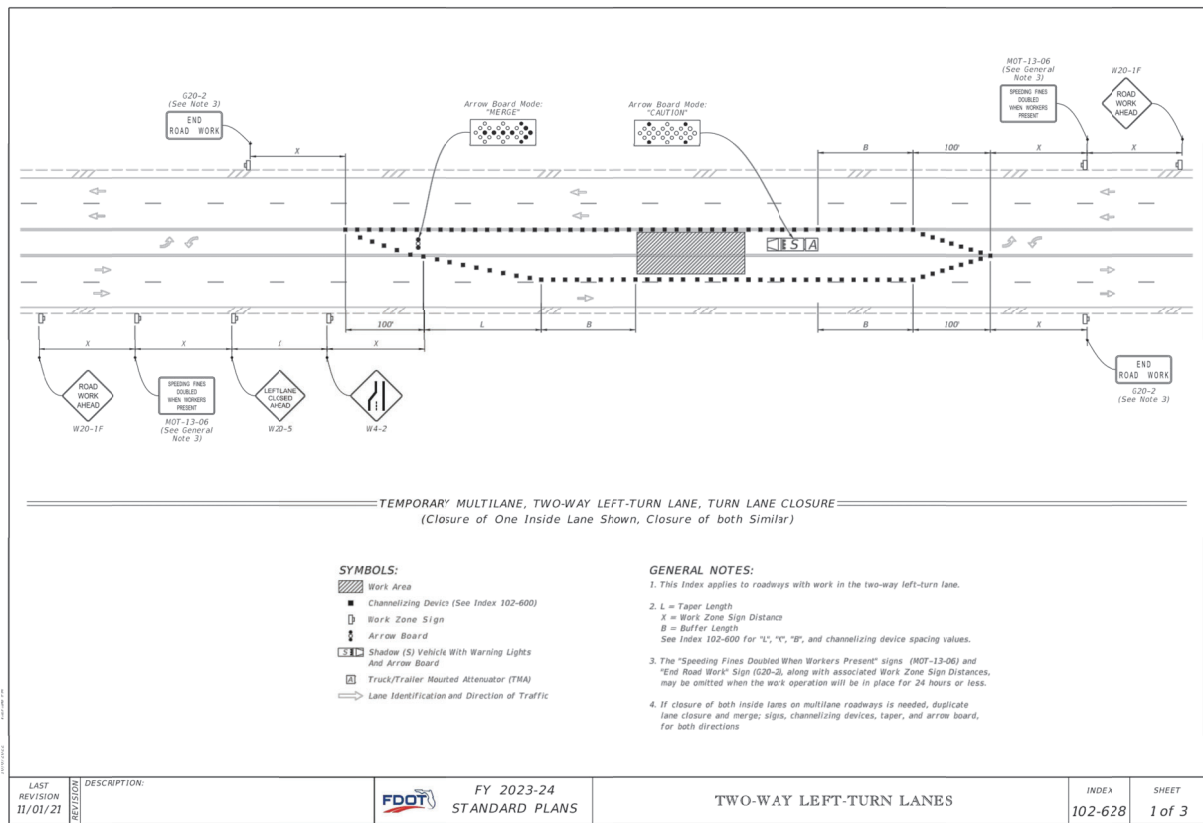
C9.01



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbenett.com
Eng. Bus. No. 28567



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTION
SUBMISSIONS/REVISIONS		
VERTICAL DATUM	NAVD 88	
JOB NO.	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

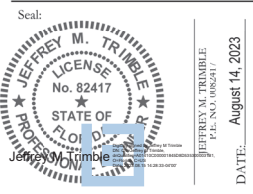
Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**FDOT STANDARD
DETAILS**

Sheet No.:

C9.02

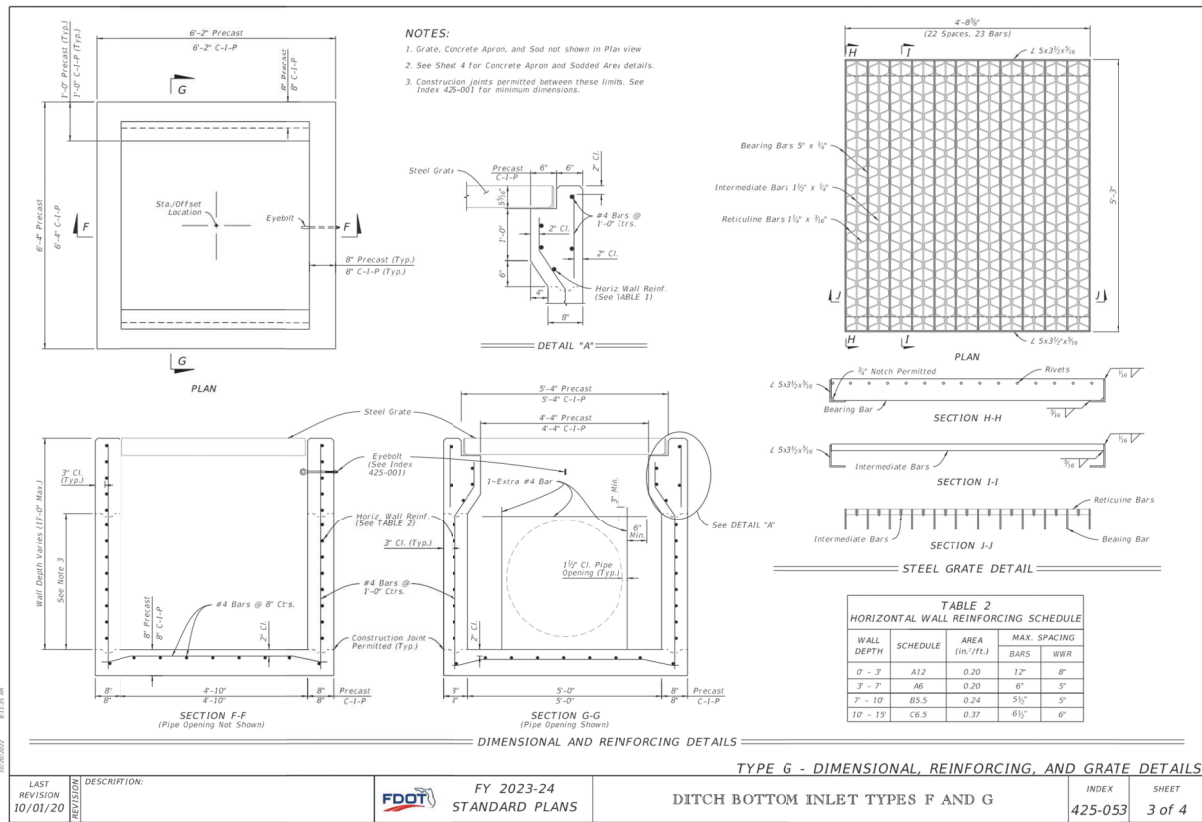
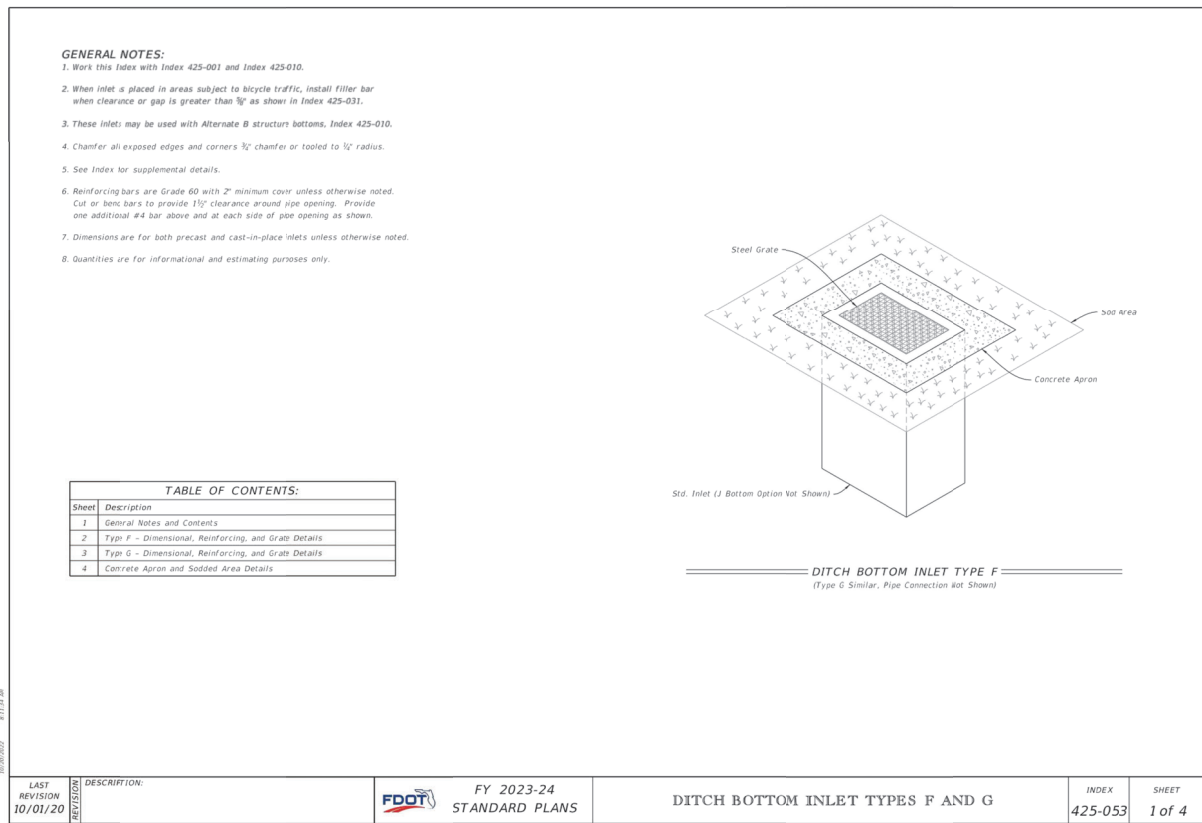
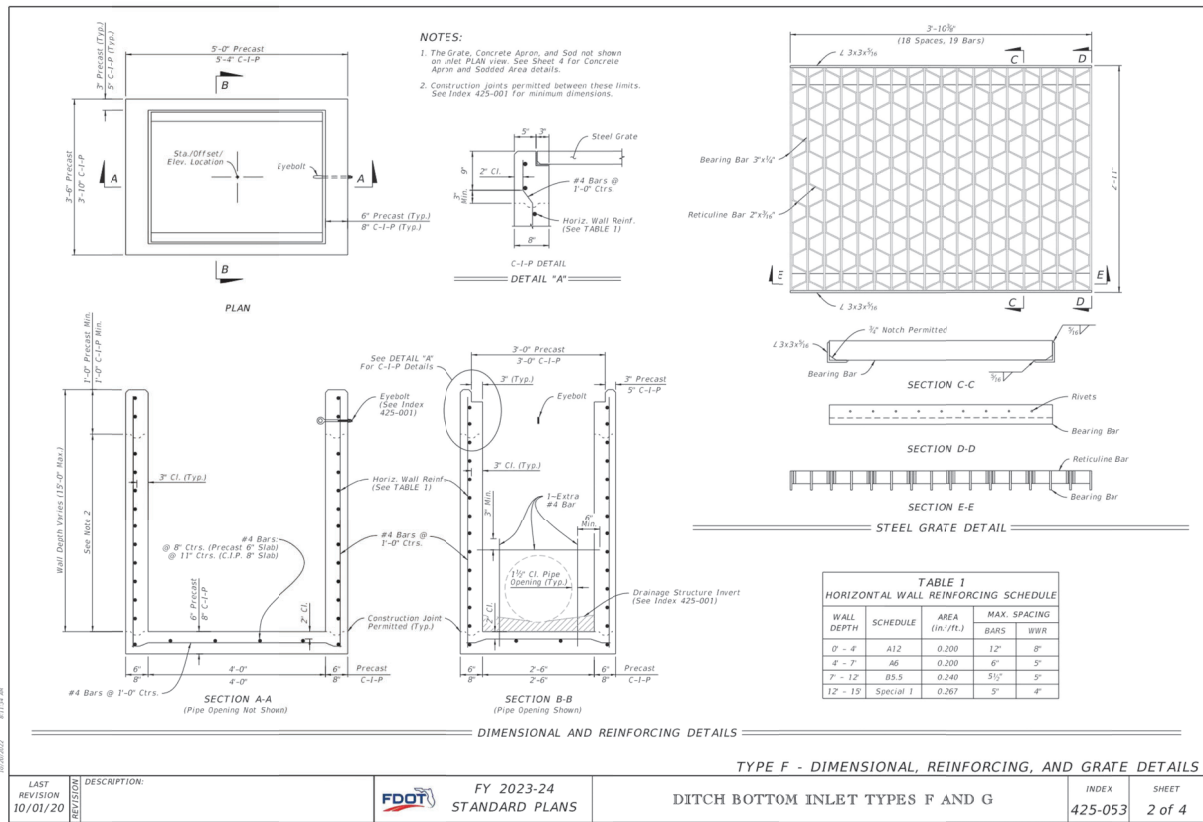
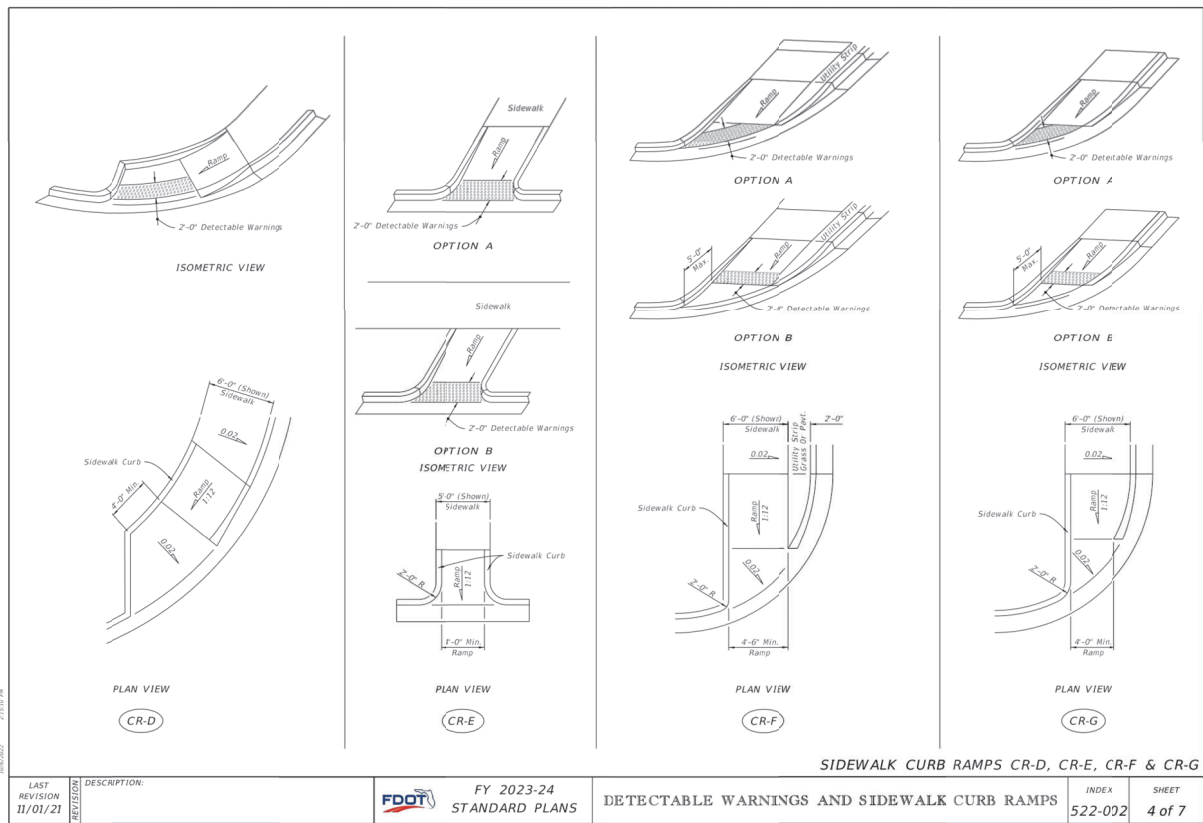


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbenett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-CD15



Consultant:

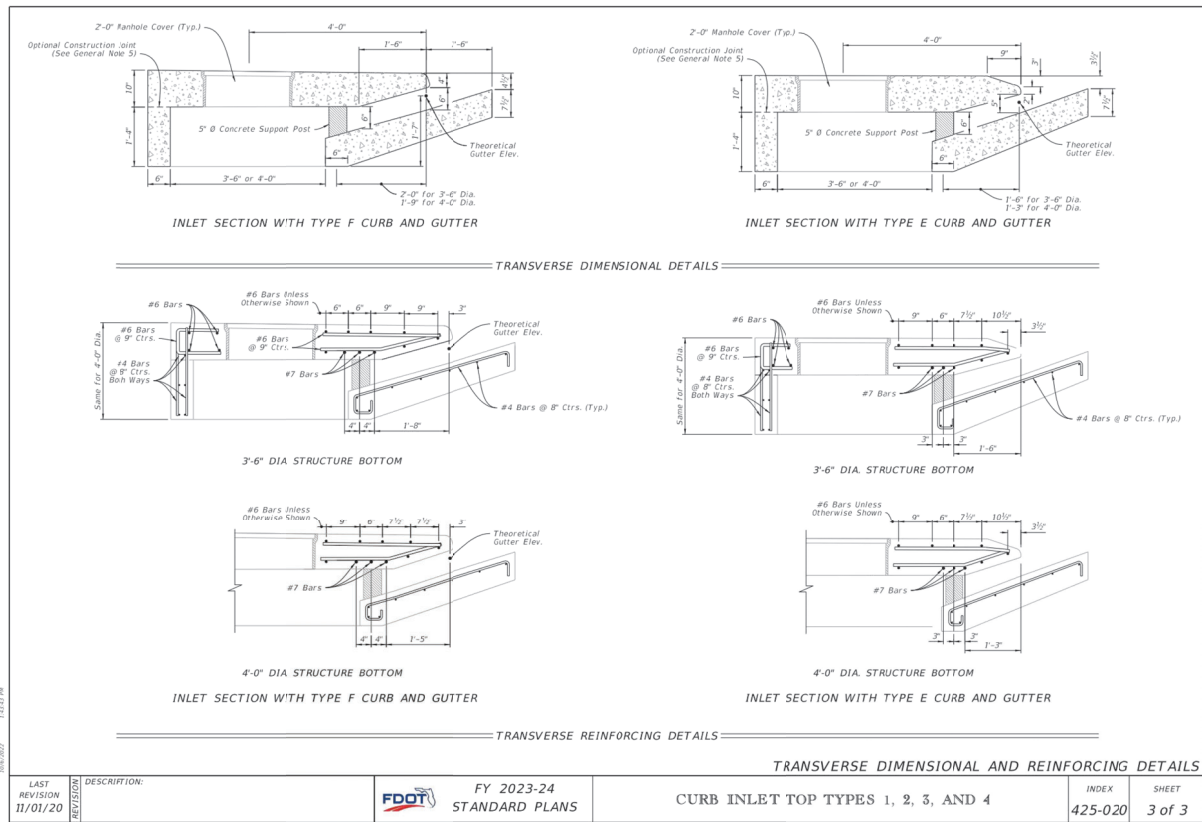
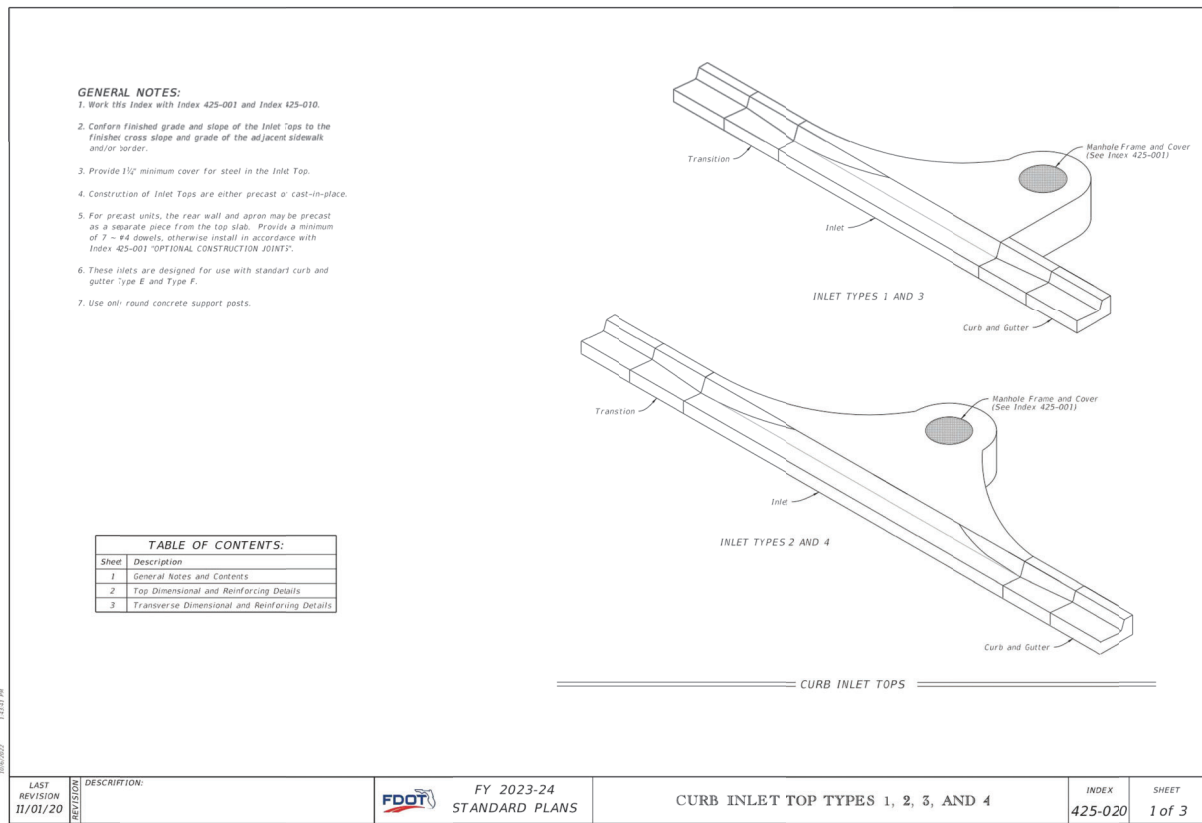
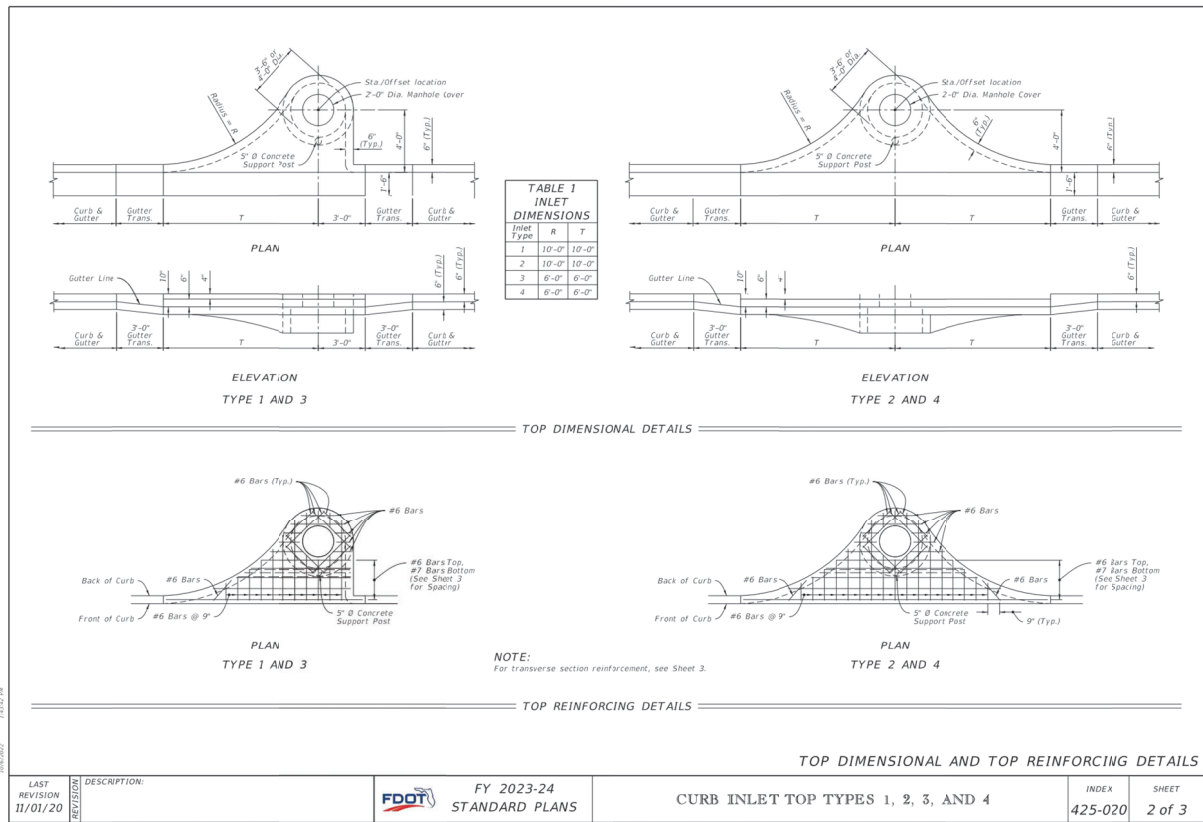
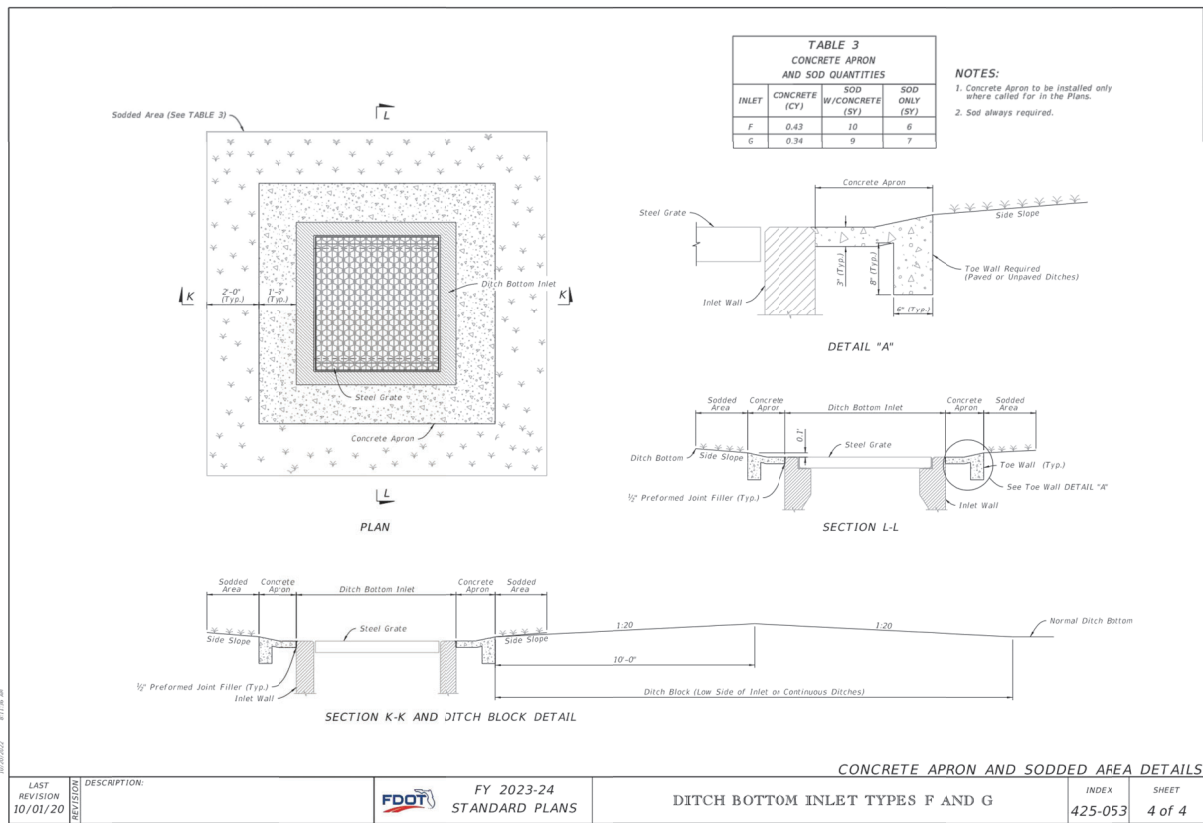
1 06/14/23 RESUBMIT TO CITY, COUNTY, & SRWMD
2 06/17/23 SUBMIT TO CITY OF APOPKA & SRWMD
NO. DATE DESCRIPTIONS
SUBMISSIONS/REVISIONS
VERTICAL DATUM: NAVD 88
JOB NO.: 21-135
DESIGNED BY: JMT
DRAWN BY: MH
CHECKED BY: RAO
APPROVED BY: JMT
SCALE IN FEET: N/A

Project Name:
WINGSPAN/ABC
KELLY PARK
VILLAGE

Submittal To:
APOPKA, FL

Sheet Title:
FDOT STANDARD
DETAILS

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CDTA\21-135-CDTAS



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**FDOT STANDARD
DETAILS**

Sheet No.:

C9.04

Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.



Poulos & Bennett, LLC
2402 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbenett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CAD\FINAL\CITY\21-135-CDTLS

GENERAL NOTES:

1. The location and construction of mailboxes shall conform to the rules and regulations of the United States Postal Service as modified by this index.

2. Mailboxes will not be permitted on Interstate highways, freeways, or other highways where prohibited by law or regulation.

3. The contractor shall give the Postmaster of the delivery route(s) written notice of project construction 7 days prior to the beginning of work, with Saturdays, Sundays and Holidays excluded.

The Contractor shall furnish and install one mailbox in accordance with this Index at each mail patron delivery location and maintain the box throughout the contract period. The Contractor shall apply box numbers to each patron box in accordance with identification specifications of the Domestic Mail Manual of the U. S. Postal Service; where local street names and house numbers are authorized by the Postmaster as a postal address, the Contractor shall inscribe the house number on the box; if the box is located on a different street from the patrons residence, the Contractor shall inscribe the street name and house number on the box.

The Contractor shall coordinate removal of the patrons existing mailboxes. Immediately after installing the new mailboxes the Contractor must notify each "Mail Delivery Patron" by Certified Mail that removal of the existing mailboxes must be accomplished in 21 days after receipt of notices. Patrons shall have the option of removing their existing mailboxes or leaving the mailboxes in place for removal by the Contractor; removal by the Contractor shall be included in the contract unit price for Mailbox. Each The Contractor shall dispose of mailboxes and supports in areas provided by him.

Reuse of existing mailboxes by the Contractor will not be a requirement under any construction project; however where an existing mailbox meets the design requirements of this Index and is structurally and functionally sound, the Contractor at his option may elect to reuse the existing mailbox in lieu of constructing a new mailbox. Any use of existing mailboxes must be approved by the Engineer.

4. Mailboxes shall be light sheet metal or plastic construction, in traditional style only, and only in Size 1 as prescribed by the Domestic Mail Manual of the U. S. Postal Service.

Mailbox production standards, lists of approved manufacturers and suppliers of mailbox design approval and guidance may be obtained by writing to the Rural Delivery Division, Delivery Service Department, Operations Group, USPS Headquarters, Washington, DC 20503.

5. Mailboxes shall be located on the right-hand side of the roadway in the direction of the delivery route, except on one-way roads and streets where they may be placed on the left-hand side.

Mailboxes on rural highways shall be set with the roadside face of the box offset from the edge of the traveled way a minimum distance of the greater of the following:

- Shoulder width plus 8' to 12'
- 10' for ADT over 10,000 vpd
 - 8' for ADT 100 to 10,000 vpd
 - 6' for ADT under 100 vpd
 - 2'-6' for low speed and ADT under 100 vpd

When a mailbox is installed within the limits of guardrail it should be placed behind the guardrail whenever practical.

Mailboxes on curbed highways, roads, and streets shall be set with the face of the box between 6" and 12" behind the face of curb. If the sidewalk abuts the curb or if an

unusual condition exists which makes it difficult or impractical to install or serve boxes at the curb, the Contractor, with concurrence of the local postal authority, may be permitted to install all mailboxes at the back edge of the sidewalk, where they can be served by the carrier from the sidewalk.

LAST REVISION 11/01/17	DESCRIPTION:	 FY 2023-24 STANDARD PLANS	MAILBOXES	INDEX 110-200	SHEET 1 of 3
------------------------------	--------------	--	-----------	------------------	-----------------

GENERAL NOTES:

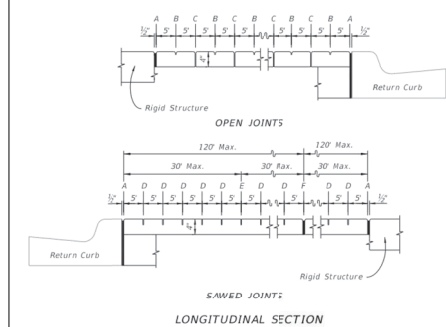
1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.

2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002

3. For Driveways see Index 522-003.

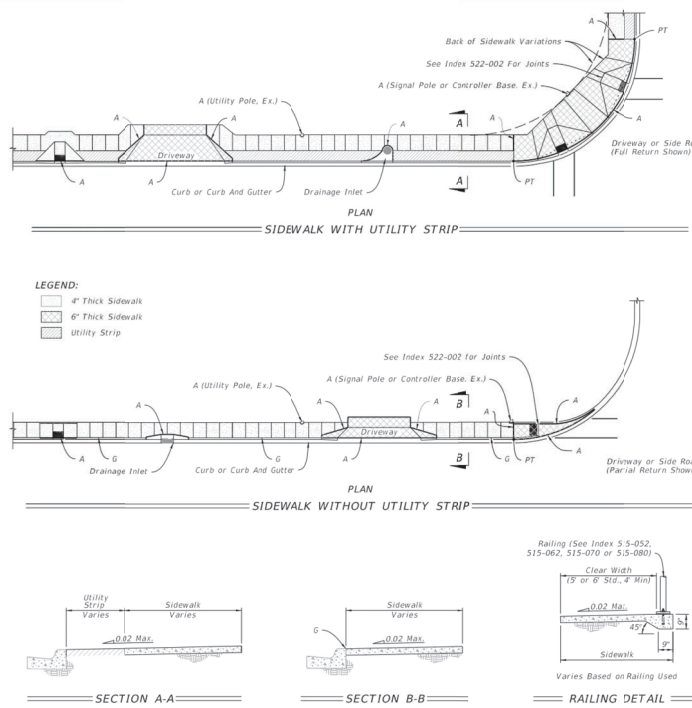
4. Bond breaker material can be any impermeable coat or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than 1/2".

5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bollard or Pole Guideway shown in the plans. (See BOLLARD DETAILS)



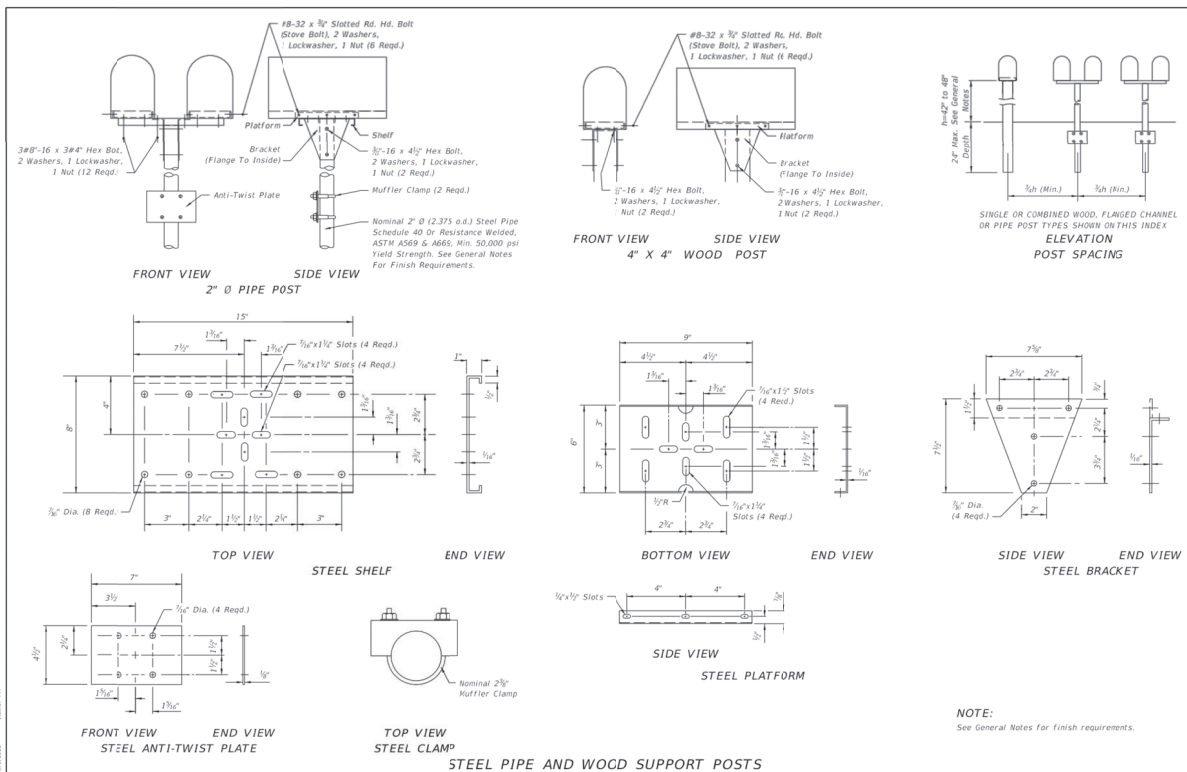
LEGEND:

- A- *1/2" Expansion Joints (Preformed Joint Filler) between the sidewalk and, driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).*
- B- *1/2" Dummy Joints, Tooled*
- C- *1/2" Formed Open Joints*
- D- *1/2" Saw Cut Joints, 1 1/2" Deep (within 96 hours) Max. 5' Centers*
- E- *1/2" Saw Cut Joints, 1 1/2" Deep (within 12 hours) Max. 30' Centers*
Jointfill Required When Length Exceeds 30'
- F- *1/2" Expansion Joint When Run of Sidewalk Exceeds 120'. Intermediate locations require callout for the plans or as locations as directed by the Engineer.*
- G- *Cold Joint With Bond Breaker, Tooled*

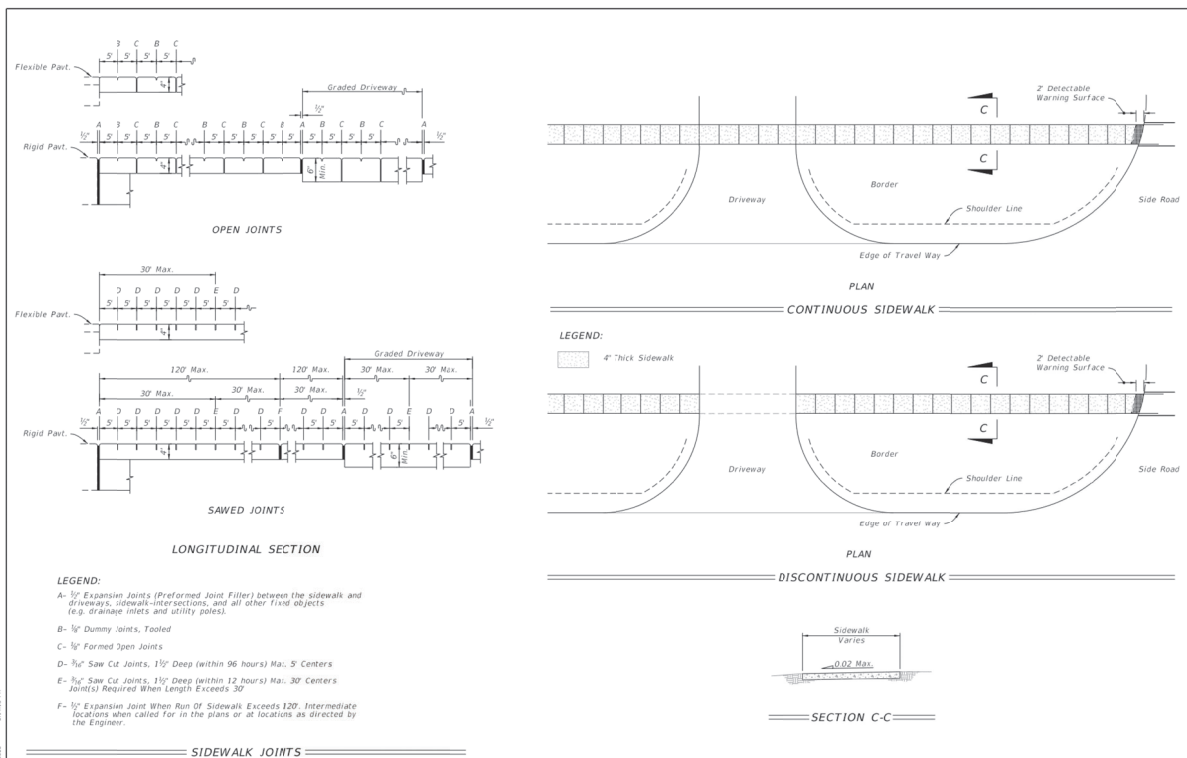


GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS

LAST REVISION 11/01/18	DESCRIPTION:	 FY 2023-24 STANDARD PLANS	CONCRETE SIDEWALK	INDEX 522-001	SHEET 1 of 2
------------------------------	--------------	--	-------------------	------------------	-----------------



LAST REVISION 11/01/17	DESCRIPTION:	 FY 2023-24 STANDARD PLANS	MAILBOXES	INDEX 110-200	SHEET 3 of 3
------------------------------	--------------	--	-----------	------------------	-----------------



LAST REVISION 11/01/18	DESCRIPTION:	 FY 2023-24 STANDARD PLANS	CONCRETE SIDEWALK INDEX 522-001	SHEET 2 of 2
------------------------------	--------------	--	---------------------------------------	-----------------

Consultant:

1	08/14/23	RESUBMIT TO CITY, COUNTY, & SJRWMD
-	08/17/23	SUBMIT TO CITY OF APOPKA & SJRWMD
NO.	DATE:	DESCRIPTIONS:
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		N/A

Project Name:

**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:

APOPKA, FL

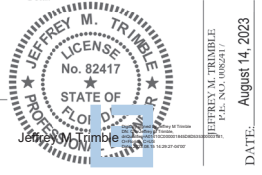
Sheet Title:

**FDOT STANDARD
DETAILS**

Sheet No.:

C9.05

Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

GENERAL NOTES:

1. The location and construction of mailboxes shall conform to the rules and regulations of the United States Postal Service as modified by this index.

2. Mailboxes will not be permitted on Interstate highways, freeways, or other highways where prohibited by law or regulation.

3. The contractor shall give the Postmaster of the delivery route(s) written notice of project construction 7 days prior to the beginning of work, with Saturdays, Sundays and Holidays excluded.

The Contractor shall furnish and install one mailbox in accordance with this Index at each mail patron delivery location and maintain the box throughout the contract period. The Contractor shall apply box numbers to each patron box in accordance with identification specifications of the Domestic Mail Manual of the U. S. Postal Service; where local street names and house numbers are authorized by the Postmaster as a postal address, the Contractor shall inscribe the house number on the box. If the box is located on a different street from the patrons residence, the Contractor shall inscribe the street name and house number on the box.

The Contractor shall coordinate removal of the patrons existing mailboxes. Immediately after installing the new mailboxes the Contractor must notify each Mail Delivery Patron by Certified Mail that removal of the existing mailboxes must be accomplished in 21 days after receipt of notices. Patrons shall have the option of removing their existing mailboxes or having the mailboxes in place for removal by the Contractor, removal by the Contractor shall be included in the contract unit price for Mailbox, Each. The Contractor shall dispose of mailboxes and supports in areas provided by him.

Reuse of existing mailboxes by the Contractor will not be a requirement under any construction project, however where an existing mailbox meets the design requirements of this Index and is structurally and functionally sound, the Contractor at his option may elect to reuse the existing mailbox in lieu of constructing a new mailbox. Any use of existing mailboxes must be approved by the Engineer.

4. Mailboxes shall be light sheet metal or plastic construction, in traditional style only, and only in Size 1 as prescribed by the Domestic Mail Manual of the U. S. Postal Service (DMH). Mailbox production standards, lists of approved manufacturers and suppliers of mailboxes, design approval and guidance may be obtained by writing to the Rural Delivery Division, Delivery Service Department, Operations Group, USPS Headquarters, Washington, DC 20260.

5. Mailboxes shall be located on the right-hand side of the roadway in the direction of the delivery route, except on one-way roads and streets where they may be placed on the left-hand side.

Mailboxes on rural highways shall be set with the roadside face of the box offset from the edge of the traveled way a minimum distance of the greater of the following:

a. Shoulder width plus 8' to 12'

b. 10' for ADT over 10,000 vpd
8' for ADT 100 to 10,000 vpd
6' for ADT under 100 vpd
2'-6" for low speed and ADT under 100 vpd

When a mailbox is installed within the limits of guardrail it should be placed behind the guardrail whenever practical.

Mailboxes on curved highways, roads, and streets shall be set with the face of the box between 6" and 12" behind the face of curb. If the sidewalk abuts the curb or if an unusual condition exists which makes it difficult or impractical to install or serve boxes at the curb, the Contractor, with concurrence of the local postal authority, may be permitted to install all mailboxes at the back edge of the sidewalk, where they can be served by the carrier from the sidewalk.

6. Mailboxes shall be set with the bottom of the box between 42" and 48" above the mail stop surface, unless the U.S. Postal Service establishes other height restrictions.

7. No more than two mailboxes may be mounted on a support structure unless the support structure and mailbox arrangements have been shown to be safe by crash testing in accordance with NCHRP Report 350.

Neighborhood Delivery and Collection Box Units (NDCBU) are a specialized multiple mailbox installation that must be located outside the highway and street clear zones. The location of NDCBUs is the sole responsibility of the Postmaster for the delivery route under consideration.

8. Lightweight newspaper receptacles may be mounted below the mailbox on the side of the support post in conformance with the USPS Domestic Mail Manual. The nail patron shall be responsible for newspaper receptacle installation and maintenance.

9. Wood and steel support posts for both single and double mailbox mountings shall be embedded no more than 24" into the ground.

Concrete, block, brick, stone or other rigid foundation structure or encasement, either above or below the shoulder ground line, will not be permitted for mailboxes on rural highways. In urban roads and streets where mailbox support posts are set within rigid pavement back of curb, the support posts shall be separated from the pavement by a minimum of 1" of expansion material.

Support posts shall not be fitted nor installed with surface mount base plates.

10. At driveway entrances mailboxes shall be placed on the far side of the driveway in the direction of the delivery route.

At intersecting roads mailboxes shall be located 100' or more from the centerline of the intersecting road on the far side in the direction of the delivery route with the distance increased to 200' when the route volume exceeds 400 vehicles per day.

11. Wood support post's shall be in conformance with the material and dimensional requirements of Specification 952 and the treatment requirements of Specification 955.

Steel support posts shall have an external finish equal to or better than two coats of weather resistant, air dried or baked, paint or enamel. Surfaces shall be cleaned of all loose scale prior to finishing. The Postal Service prefers that posts be painted white, but other colors may be used when approved by the Engineer. When galvanized posts are used painting is not required.

Mounting brackets, plates, platforms, shelves and accessory hardware surface finishes are to be suited to support post finish.

12. Mailboxes shall be paid for under the contract unit price for Mailboxes, Each. Payment shall be full compensation for boxes, posts and accessory items essential for installation in accordance with this standard; erection, adjustments to suit construction needs; and, for identification letters and numbers.

Payment shall be limited to one mailbox per patron address whether the mailbox is new, reused, salvaged, reset or relocated. Payment shall be per mailbox regardless of the number of mailboxes per support or grouping arrangement.

The above compensation shall include any work and cost incurred by the contractor for removal and disposal of existing mailboxes.

There shall be no payment participation for NDCBU furnishing, assembly, installation, resetting or relocation.

FDOT

FY 2023-24

STANDARD PLANS

MAILBOXES

INDEX

110-200

SHEET

1 of 3

FRONT VIEW
2" Ø PIPE POST

SIDE VIEW
2" Ø PIPE POST

TOP VIEW
STEEL SHELF

END VIEW
STEEL SHELF

FRONT VIEW
STEEL ANTI-TWIST PLATE

END VIEW
STEEL ANTI-TWIST PLATE

TOP VIEW
STEEL CLAMP

END VIEW
STEEL CLAMP

FRONT VIEW
4" X 4" WOOD POST

SIDE VIEW
4" X 4" WOOD POST

BOTTOM VIEW
STEEL PLATFORM

END VIEW
STEEL PLATFORM

SIDE VIEW
STEEL BRACKET

END VIEW
STEEL BRACKET

NOTE:
See General Notes for finish requirements.

FDOT

FY 2023-24

STANDARD PLANS

MAILBOXES

INDEX

110-200

SHEET

3 of 3

GENERAL NOTES:

1. Construct sidewalks in accordance with Specification 522. Use 6" concrete for Sidewalks and Curb Ramps located within Curb Returns (See Plan View). Install all other concrete with thickness as shown, unless otherwise detailed in the Plans.

2. Include detectable warnings on sidewalk curb ramps in accordance with Index 522-002.

3. For Driveways see Index 522-003.

4. Bond breaker material can be any impermeable coat or sheet membrane or preformed material having a thickness of not less than 6 mils and not more than 1/2".

5. Construct sidewalks with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Gutter as shown in the plans. (See RAILING DETAIL)

PLAN
SIDEWALK WITH UTILITY STRIP

PLAN
SIDEWALK WITHOUT UTILITY STRIP

LONGITUDINAL SECTION
SIDEWALK JOINTS

SECTION A-A

SECTION B-B

RAILINGS DETAIL

FDOT

FY 2023-24

STANDARD PLANS

CONCRETE SIDEWALK

INDEX

522-001

SHEET

1 of 2

PLAN
OPEN JOINTS

PLAN
SAWED JOINTS

LONGITUDINAL SECTION
OPEN JOINTS

LONGITUDINAL SECTION
SAWED JOINTS

PLAN
CONTINUOUS SIDEWALK

PLAN
DISCONTINUOUS SIDEWALK

SECTION C-C

LEGEND:

A- 1/2" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- 1/2" Dummy Joints, Tooled

C- 1/2" Formed Open Joints

D- 3/4" Saw Cut Joints, 1 1/2" Deep (within 96 hours) Max. 5' Centers

E- 3/4" Saw Cut Joints, 1 1/2" Deep (within 12 hours) Max. 30' Centers

F- 1/2" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

FDOT

FY 2023-24

STANDARD PLANS

CONCRETE SIDEWALK

INDEX

522-001

SHEET

2 of 2

Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTION
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**FDOT STANDARD
DETAILS**

Sheet No.:
C9.06

Seal:

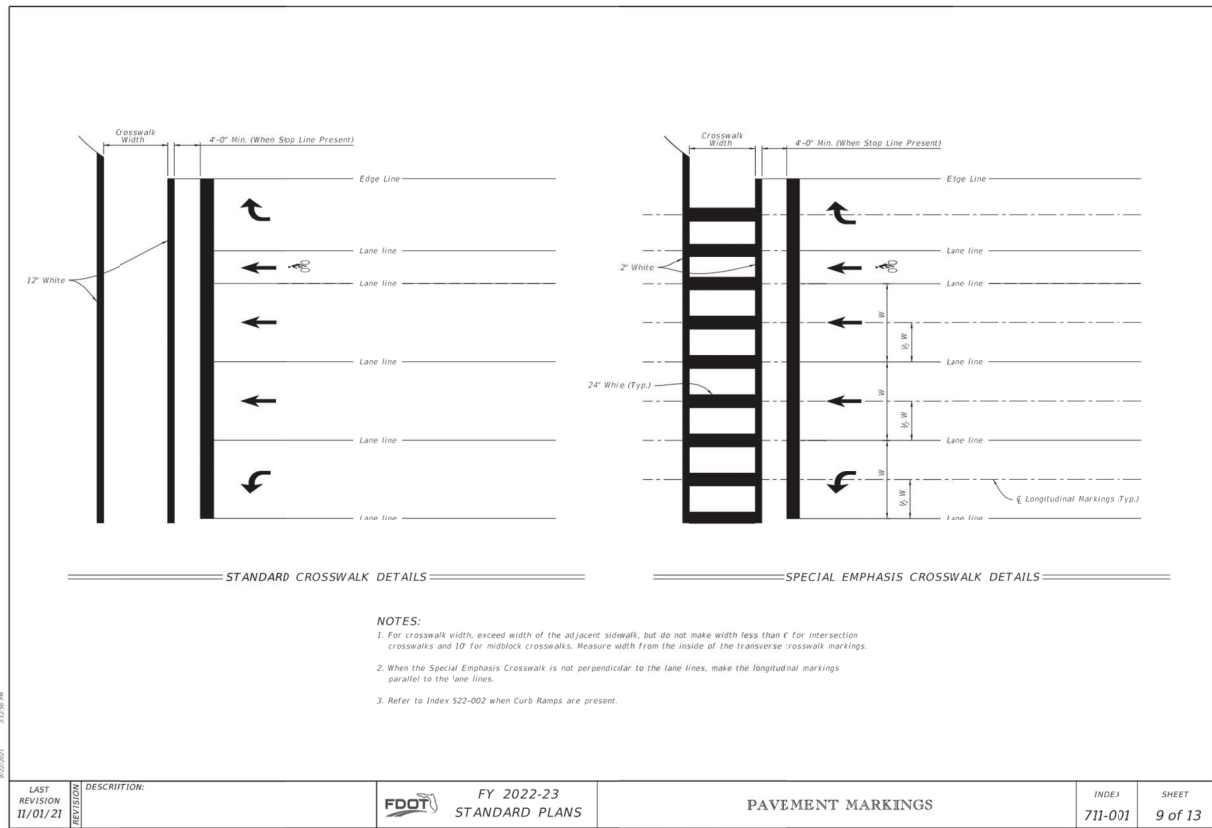
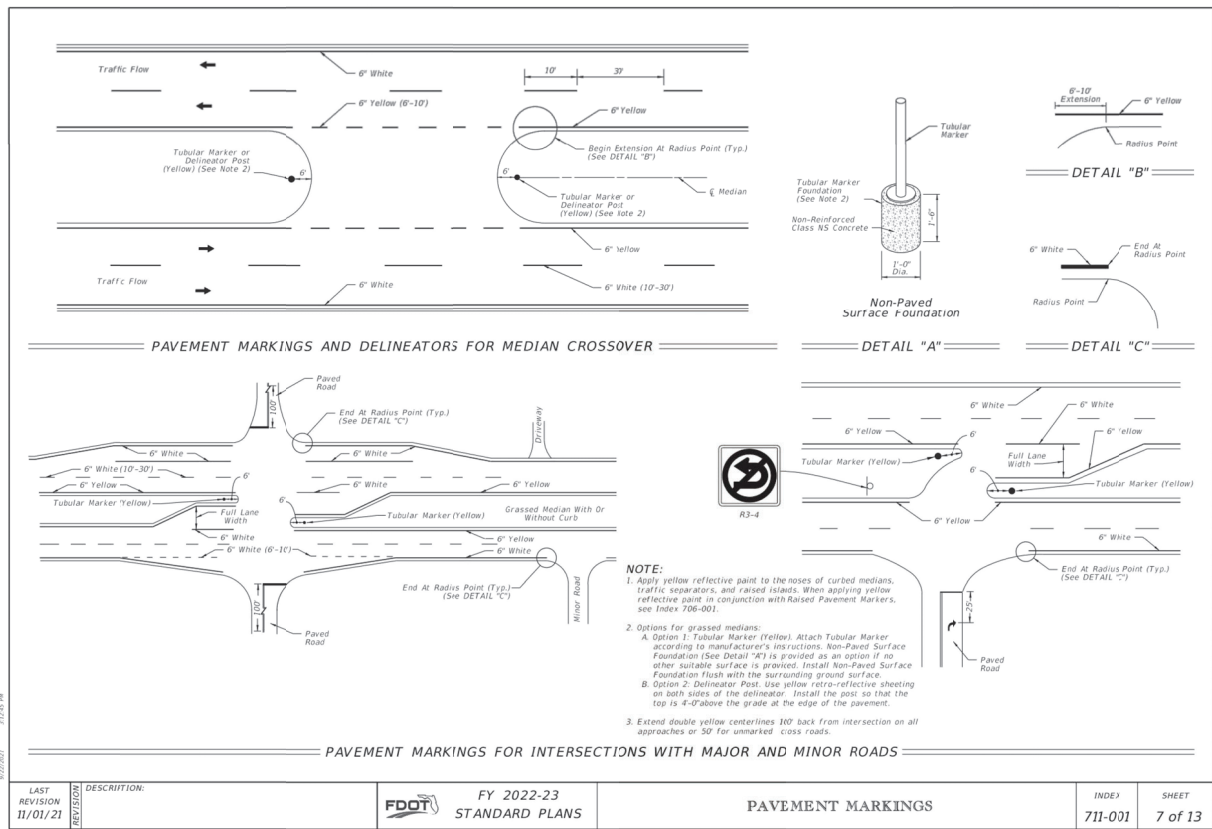
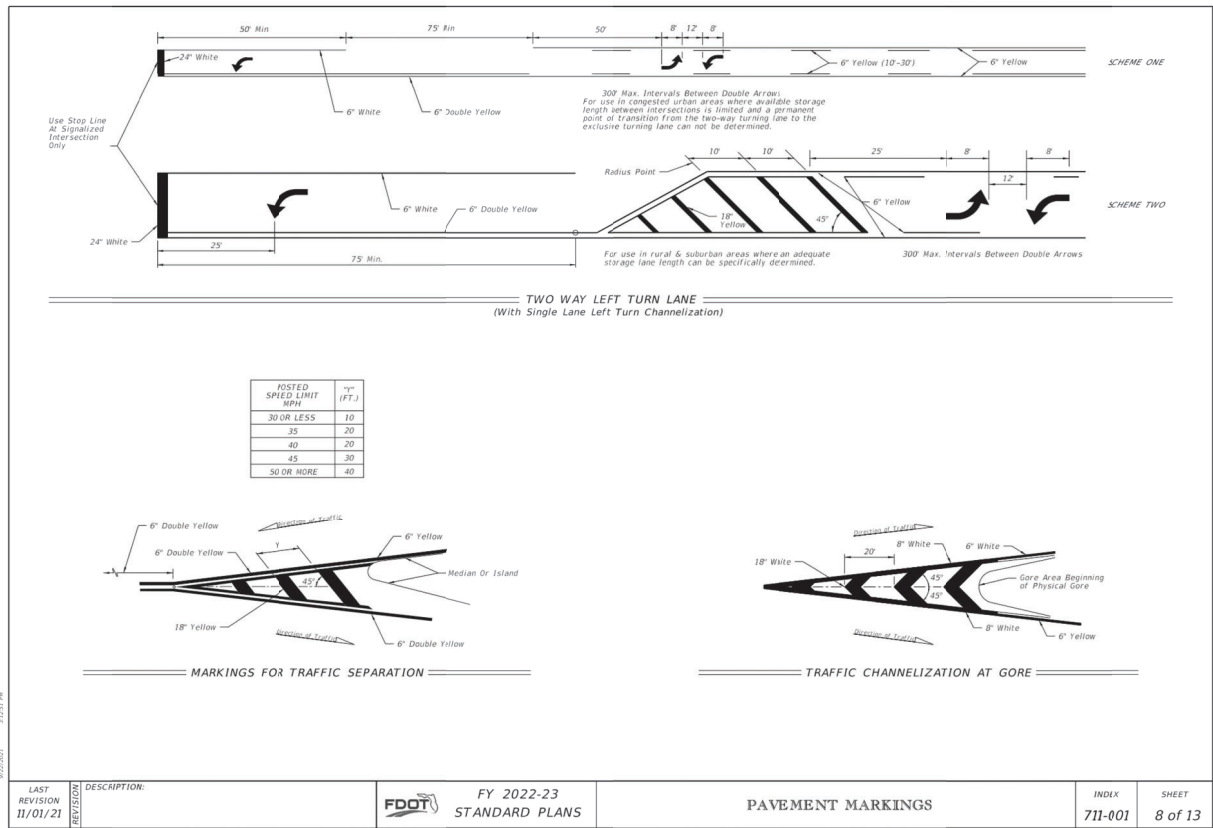
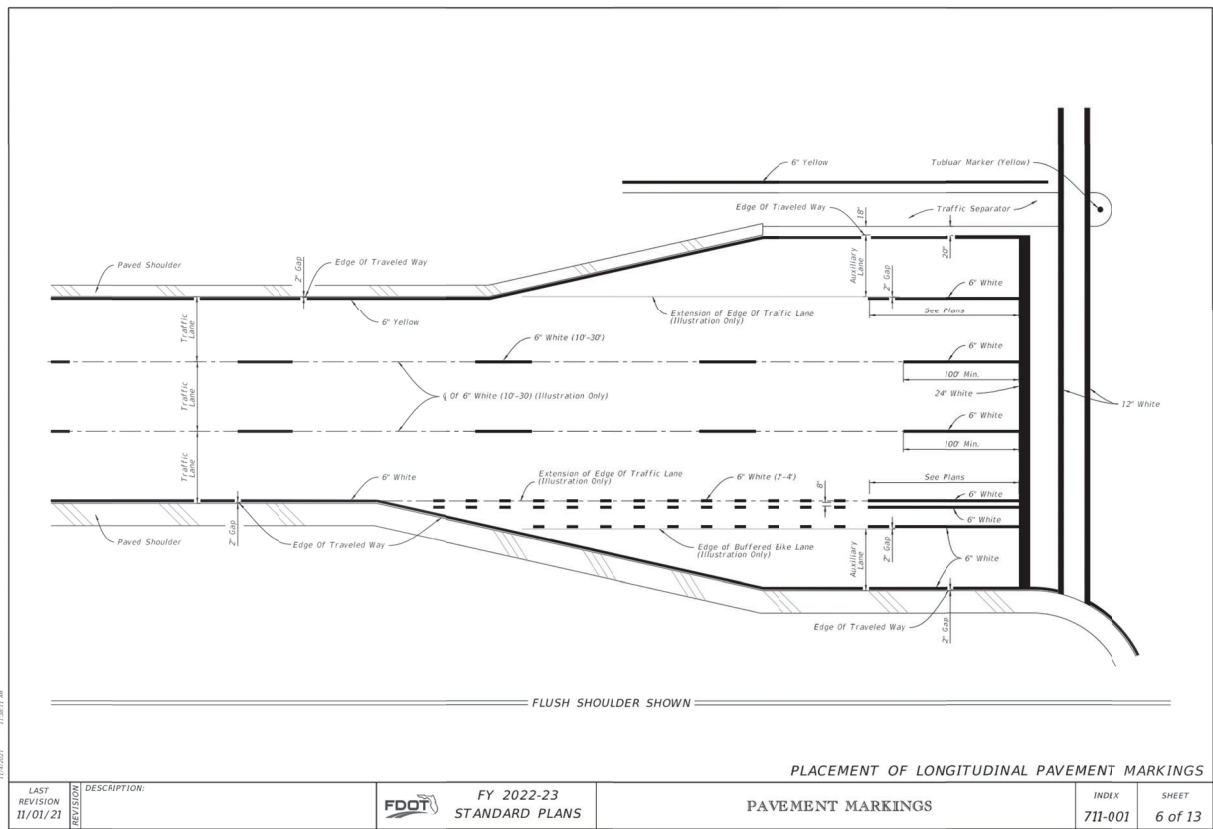
JEFFREY M. BENNETT
No. 82417
STATE OF FLORIDA
Professional Engineer
License No. 00002417
DATE: August 14, 2023

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be certified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-0315



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**FDOT STANDARD
DETAILS**

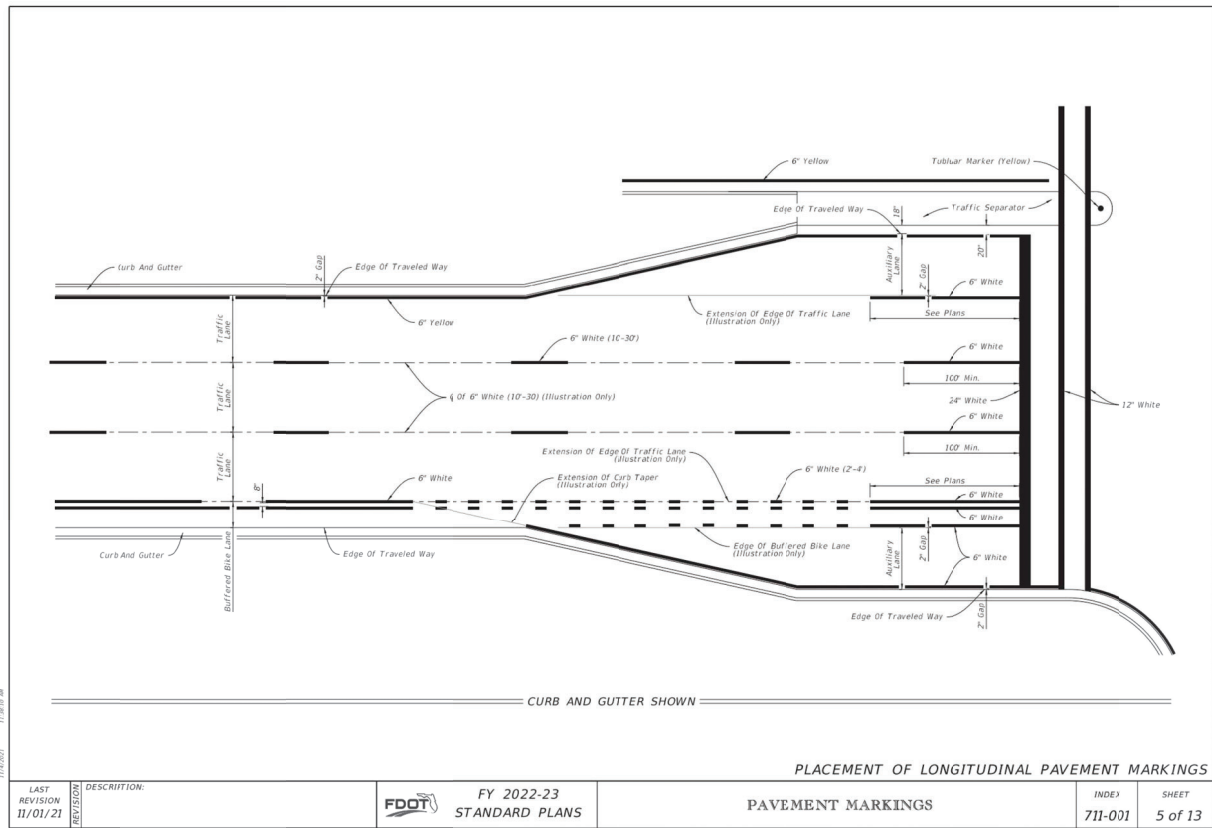
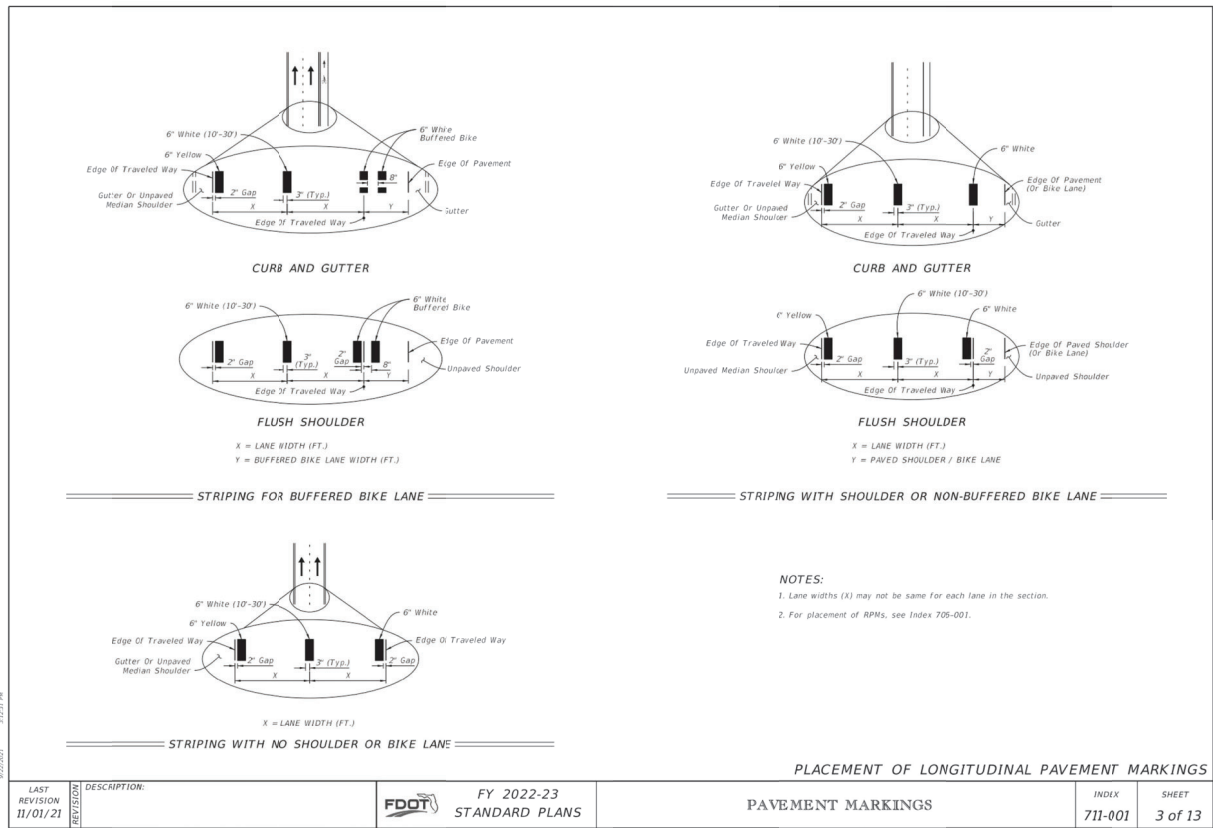
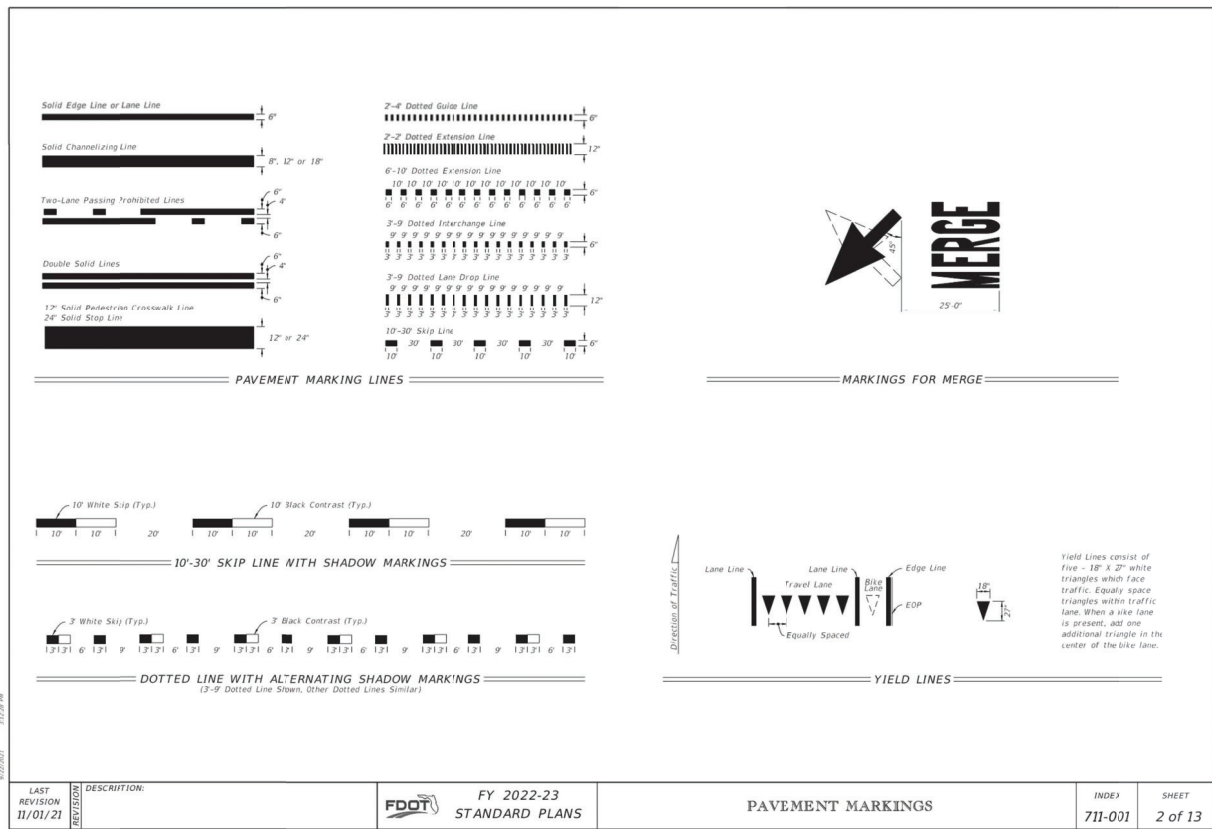
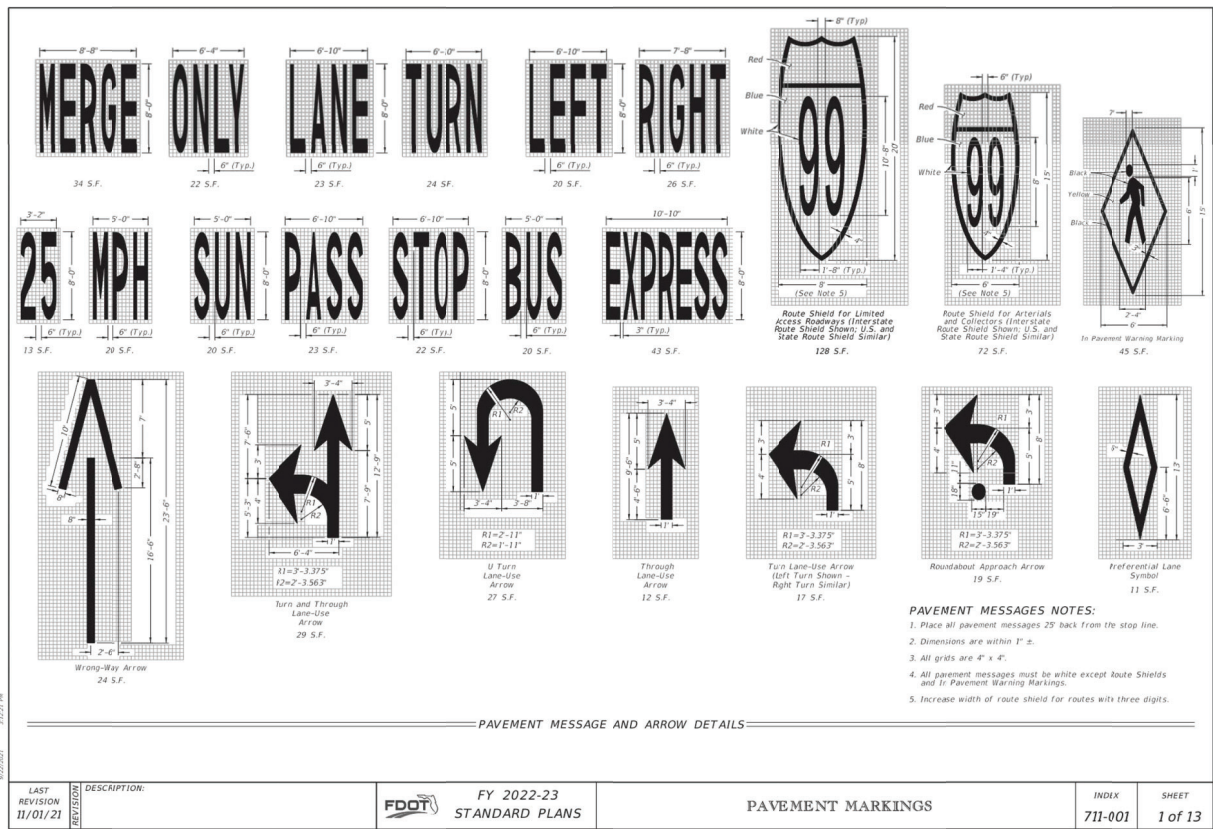
Sheet No.:
C9.07

Seal:
JEFFREY M. TRANBILLE
No. 82417
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
DATE: August 14, 2023

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copy.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbenett.com
Eng. Bus. No. 28567



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTION
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**FDOT STANDARD
DETAILS**

Sheet No.:
C9.08

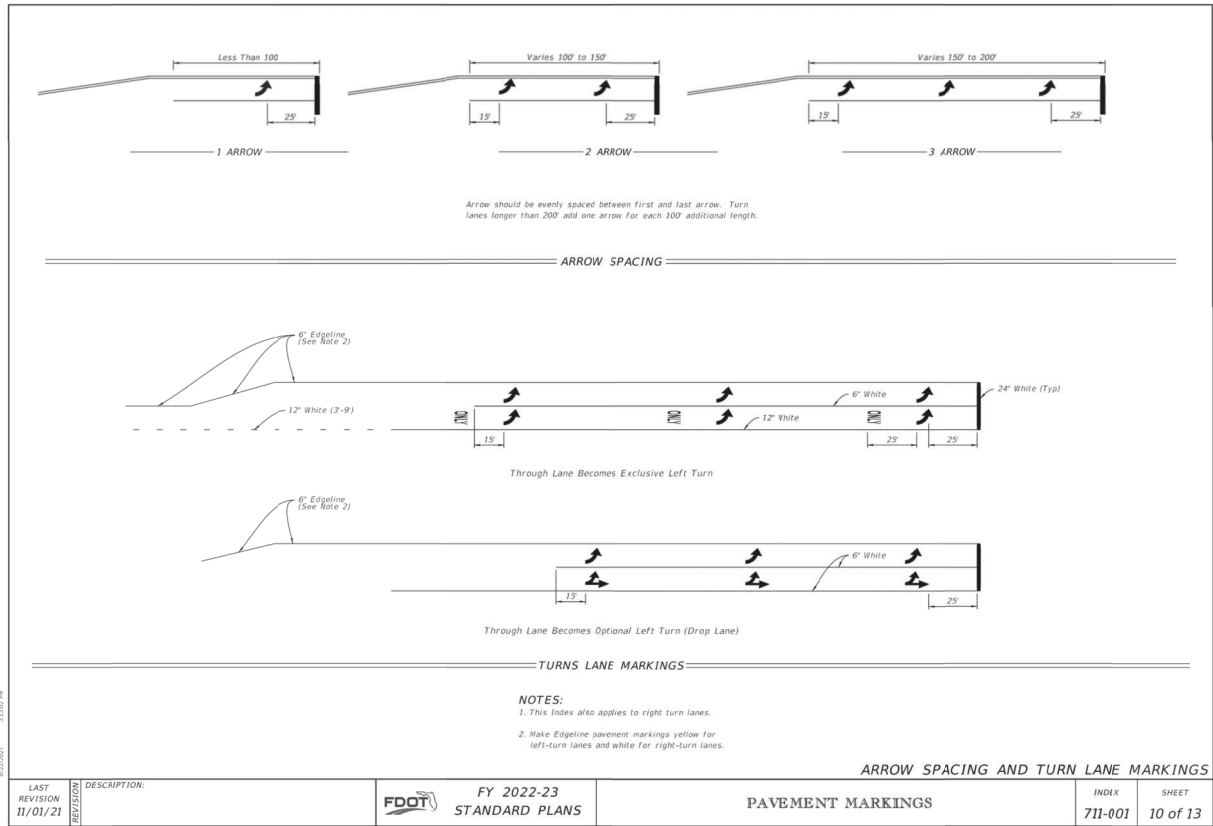
Seal:
JEFFREY M. TRANBARE
No. 82417
STATE OF
FLORIDA
Professional Engineer
DATE: August 14, 2023

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbenett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN -- KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-0315



Consultant:

1	06/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
-	06/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:

WINGSPAN/ABC
KELLY PARK
VILLAGE

Submittal To:

APOPKA, FL

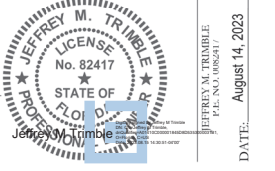
Sheet Title:

FDOT STANDARD
DETAILS

Sheet No.:

C9.09

Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2394 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-135 WINGSPAN - KELLY PARK MULTIFAMILY\CD\FINAL\CITY\21-135-0015

APPENDIX A

STANDARD DRAWINGS

OCU GENERAL NOTES

1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF INCLUDING, BUT NOT LIMITED TO; WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS, RECLAIMED WATER MAINS, ELECTRIC, GAS, CABLE TV, TELECOMMUNICATIONS, STORM WATER, FIBER OPTIC AND OTHER UNDERGROUND FACILITIES. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OCU DISPATCH OPERATOR (407-836-2777) AND THE OCU INSPECTOR.
3. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION INSPECTION SECTION, FIELD SERVICES DIVISION AT LEAST 10 CALENDAR DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT BY CALLING (407) 254-9798.
4. THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION INSPECTOR IN ACCORDANCE WITH TABLE 4110-1 "UTILITIES' SCHEDULE OF NOTIFICATIONS IN THIS MANUAL.
5. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE OCU SYSTEM SHALL BE IN CONFORMANCE WITH THE STANDARDS, CONSTRUCTION SPECIFICATIONS, AND APPENDIX D IN THIS MANUAL.
6. ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO; WATER MAINS, FORCE MAINS, RECLAIMED WATER MAIN, SANITARY GRAVITY PIPES, STORM WATER PIPES, ELECTRIC, TELEPHONE, GAS, POLES AND STAYS, CABLE TV AND OTHER UTILITY FACILITIES WITHIN THE LIMITS OF THE PROJECT WILL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL ADJUST ALL EXISTING OCU MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, CURBS, 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. ALL ADJUSTMENTS SHALL BE MADE TO CURRENT STANDARDS.
8. ONLY OCU PERSONNEL SHALL OPERATE EXISTING OCU WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR IS RESPONSIBLE FOR OPERATING ANY NEWLY INSTALLED VALVE THAT HAS NOT BEEN CLEARED FOR USAGE BY FDEP AND OCU. 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.
9. 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 AND WRITTEN NOTICE SHALL BE GIVEN TO AFFECTED CUSTOMERS AT LEAST 4 WORKING DAYS IN ADVANCE.
10. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND / OR HAULING OF WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS OR HAUL PLAN, REVIEWED AND APPROVED BY A PROFESSIONAL ENGINEER TO OCU DEVELOPMENT ENGINEERING AND TO THE INSPECTOR FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
11. ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY FDEP AND OCU.
12. THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH AN APPROVED 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 FORCE MAIN SHALL ALSO BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTER.
13. FOR PVC PIPE, NO JOINT DEFLECTION OR PIPE BENDING IS ALLOWED. ALIGNMENT CHANGE SHALL BE MADE ONLY WITH FITTINGS.
14. FOR DIP PIPE, 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.
15. FOR APPROVED PVC OR HDPE PIPE USED IN A HORIZONTAL DIRECTIONAL DRILL INSTALLATION, THE CURVATURE AND/OR DEFLECTION SHALL NOT EXCEED THE PARAMETERS ESTABLISHED IN THIS MANUAL.
16. ALL DAMAGE TO ORANGE COUNTY INFRASTRUCTURE, PIPELINES, AND ASSETS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE WITH AN APPROVED METHOD BY THE COUNTY. IF THE REPAIR IS NOT PERFORMED IN A TIMELY MANNER, AS DETERMINED BY THE ORANGE COUNTY UTILITY INSPECTOR, ORANGE COUNTY MAY PERFORM REPAIRS AND THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
17. THE CONTRACTOR SHALL BE LIABLE FOR ANY AND ALL SANITARY SEWER OVERFLOWS (SSO) ASSOCIATED WITH THE WORK, REGARDLESS OF FAULT. THE CONTRACTOR WILL BE ASSESSED PENALTIES FOR ANY AND EACH SSO AS SPECIFIED IN SECTION 3110, GENERAL CONSTRUCTION REQUIREMENTS.

ORANGE COUNTY UTILITIES

STANDARDS & CONSTRUCTION
SPECIFICATIONS MANUAL

FIGURE GN

10/10/2021

GENERAL NOTES

1. 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 (2013 Edition), and City of Apopka Utilities Design and Construction Standards Manual (2014 Edition).
2. All personal property, except mail boxes located within the public right-of-way (not relocated 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. 532.
3. 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.
4. 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.
5. Seed and mulch all disturbec areas not covered by sod unless otherwise directed.
6. All pavement offsets shown are to the proposed centerline of construction, as where radius dimensions are to the edge of pavement, unless otherwise noted.
7. Turnout locations and widths shown in the Construction Plans are approximate and may be adjusted as necessary or as directed by the Engineer. All turnouts shall be constructed in accordance with FDOT Index No. 515.
8. The various permits included in the bid specifications payment 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", excluding items specified elsewhere. Environmental controls shall be used at locations designated in the plans and/or designated by the Engineer.
9. 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 there to, and is responsible for coordinating utility relocation.
10. Prior to ordering drainage structures, the Contractor shall determine if drainage utility conflicts exist. Information about possible conflicts shall be submitted to the Engineer as soon as possible after discovery of such for resolution.
11. The Contractor shall notify all gas utility companies a minimum of two working days prior to excavation as required by Chapter 77-153 of the Florida Statutes.
12. All inlet/manhole - 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.
13. All curb inlets, ditch bottom inlets, and manholes shall have traffic bearing frames and covers or grates meeting AASHTO-20 loading requirements.
14. Changes of pipe inverts not exceeding plus or minus one foot will not be considered as a basis for additional compensation for the pertinent pipe bid item or for modification of precast structures.
15. All benchmarks (irons 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.
16. Public land corners within the limits of construction shall be protected. If a corner 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.
17. 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 (NAVD88). All submittals shall be signed and sealed by a Professional Land Surveyor registered in the State of Florida.
18. 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 stations 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.
19. Any United States Code (USC) and National Geodetic 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 Geodetic Advisor, NOAA
3900 Commonwealth Blvd. - MS105
Tallahassee, FL Phone (850) 245-2606
20. 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 maintained 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.
21. 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.
22. 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.
23. 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 section, established for this project, except where such excavations or removal is provided or in the Contract Construction Plans or Technical Specifications.
24. All work and all materials furnished shall be in conformity with the lines, grades, grading sections, cross sections, dimensions, material requirements, and testing requirements that are specified in the Contract Construction Plans or Technical Specifications.
25. All work shall be accomplished in strict accordance with all applicable federal, state and local codes, ordinances and regulations.
26. Apparent errors, discrepancies or omissions in the Construction Plans shall be brought to the Engineer's attention before bidding.
27. After completion of construction, the Contractor shall provide to the City a completed as-built plan one week prior to the final inspection. Before the final acceptance it shall be the Contractor's responsibility to perform a site cleanup for the removal of trash, debris, excess materials, and equipment to present the project site clean and in good order.
28. No extra payments shall be allowed for any work required due to misunderstanding of job or site conditions affecting the work as described in the Technical Specifications or shown on the Construction Plans. The Contractor shall not take advantage of any apparent error or omission in the Construction Plans or Technical Specifications and the Engineer shall be permitted to make corrections and interpretation as may be deemed necessary for the fulfillment of the intent of the Contract Documents. By entering the bidding process the bidders acknowledge acceptance of these conditions.
29. The Contractor shall submit four (4) sets of detailed shop drawings of all major items proposed for this project to the Engineer prior to ordering any of the equipment or material. Two (2) copies of the shop drawings will be returned to the Contractor. Upon the Contractor's receipt of approved shop drawings from the Engineer, the Contractor may proceed with the work.
30. The Contractor shall comply with the legal load restrictions in hauling of materials in public roads beyond the limits of construction work. A special permit will not relieve the Contractor of liability for damage which may result from the moving of material and equipment.
31. During construction, no direct discharge of water to downstream receiving waters will be allowed. The Contractor is responsible for maintaining water quality and route discharge water in such a manner as to adequately remove silt prior to runoff from the site.
32. Correction to existing lines to which utility pipe of the Contract must connect, the following work shall be performed:
A. Expose buried lines to confirm or determine end connection, pipe material and diameter.
B. Furnishing and installing piping and making proper connections.

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. GN

Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
-	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM		NAVD 88
JOB NO.		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		N/A

Project Name:

WINGSPAN/ABC
KELLY PARK
VILLAGE

Submittal To:

APOPKA, FL

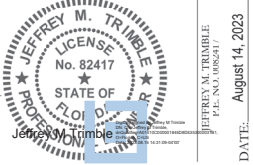
Sheet Title:

CITY OF APOPKA
STANDARD DETAILS

Sheet No.:

C9.10

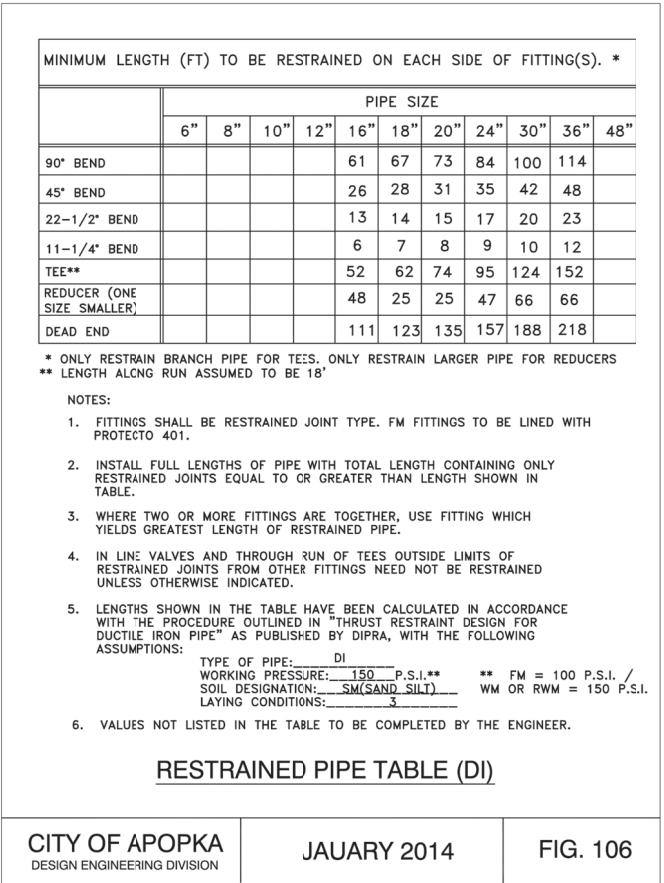
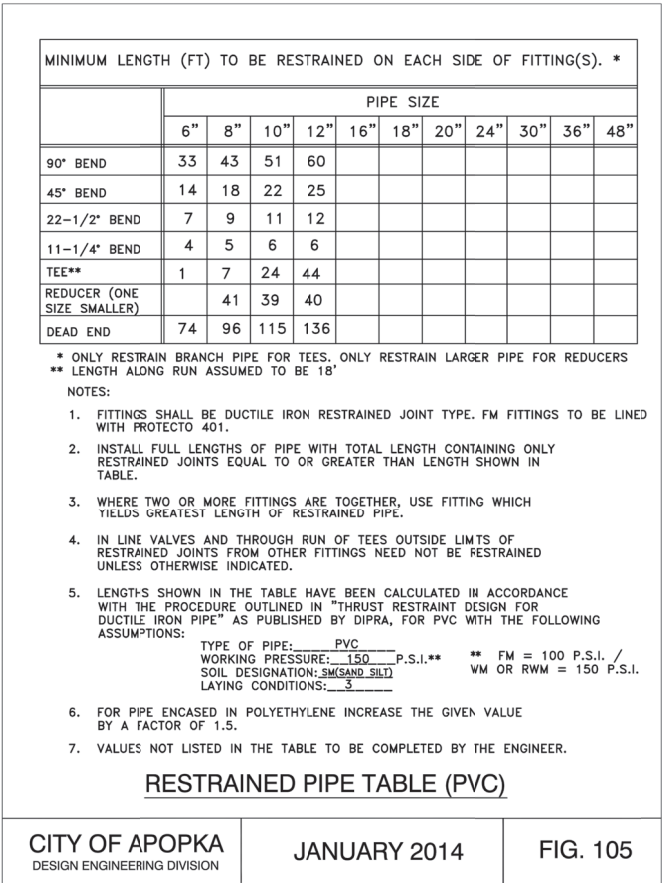
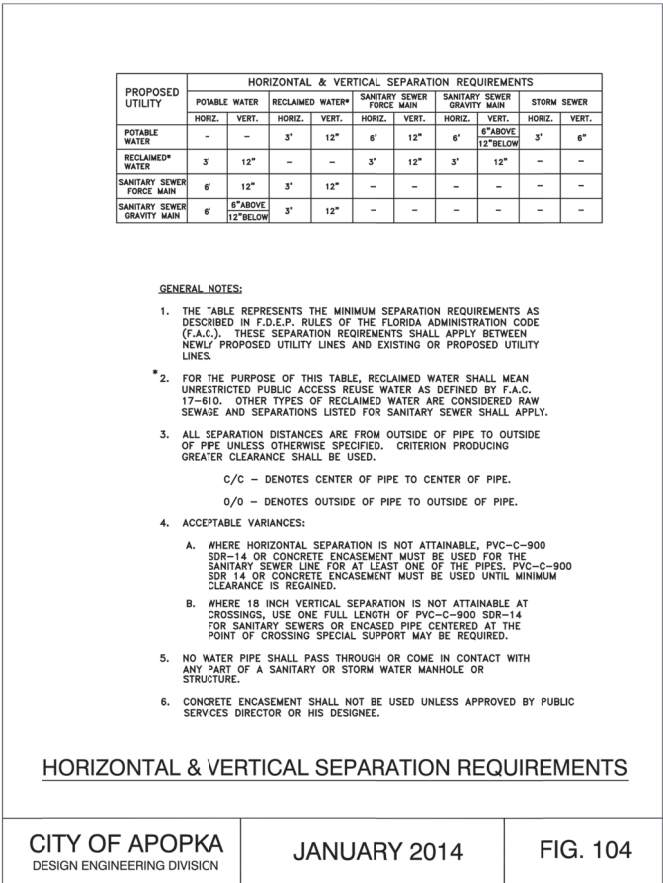
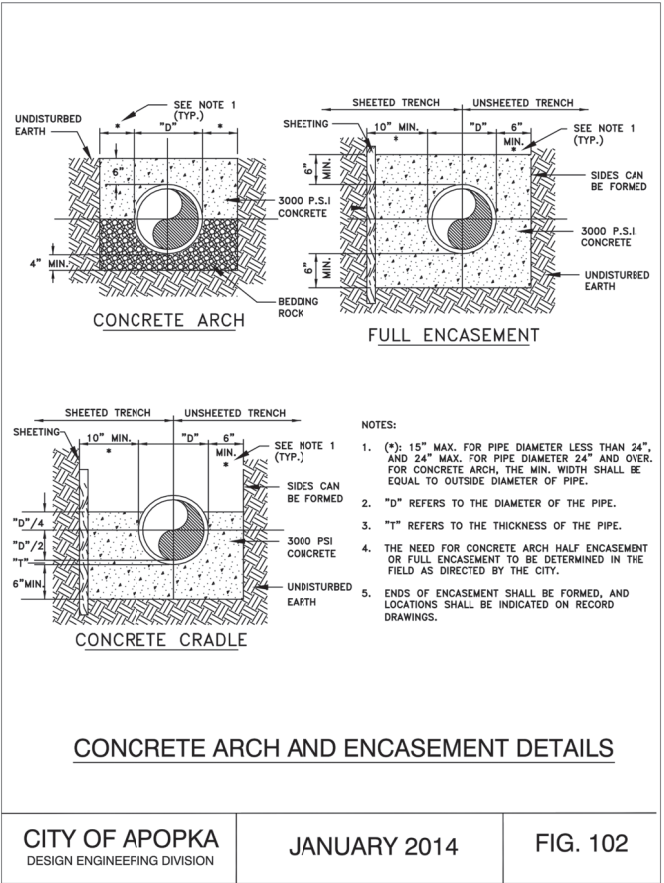
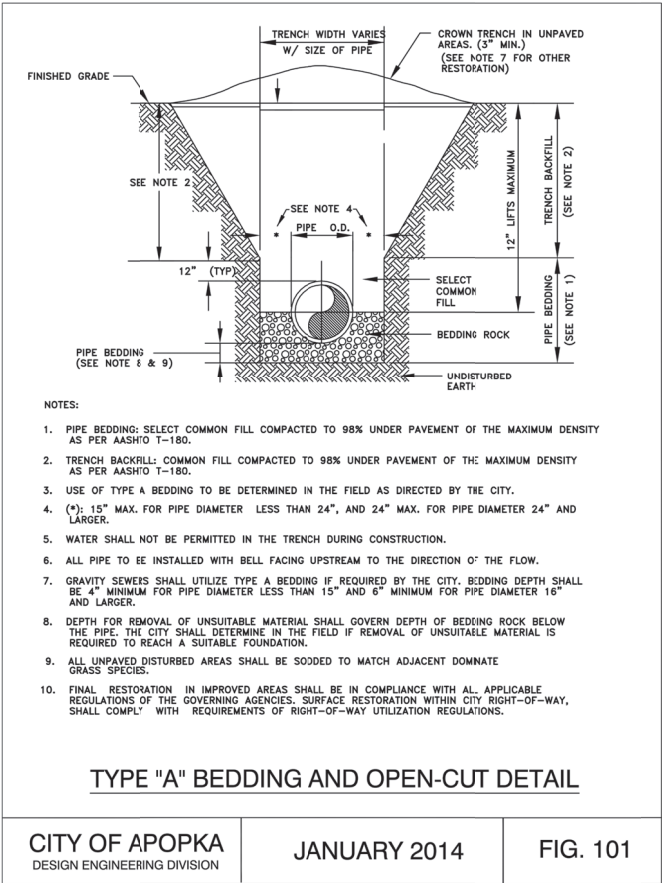
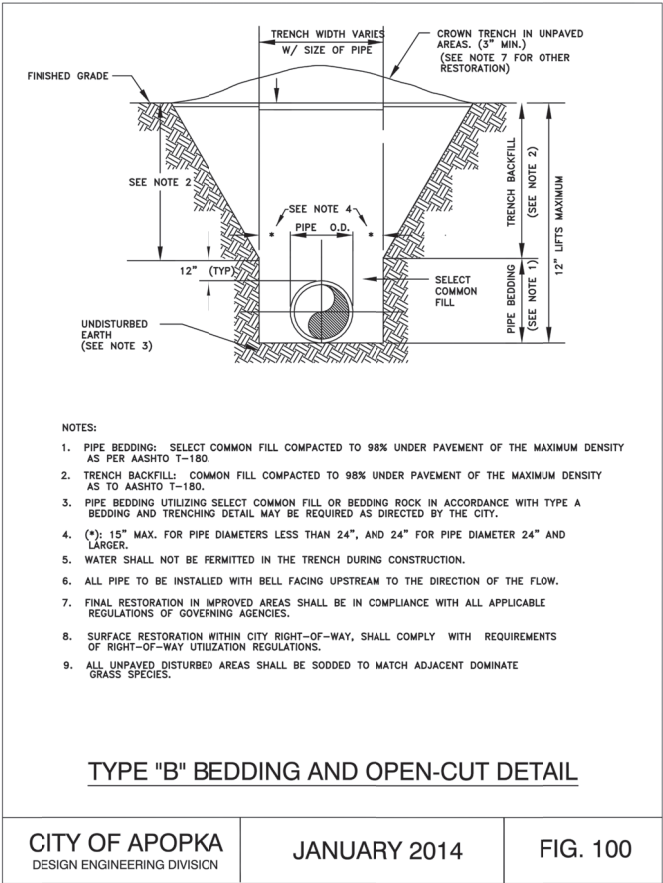
Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copy.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbenett.com
Eng. Bus. No. 28567



Consultant:

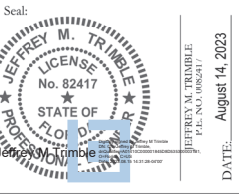
1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**CITY OF APOPKA
STANDARD DETAILS**

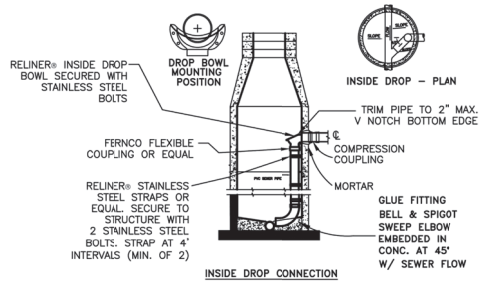
Sheet No.:
C9.11



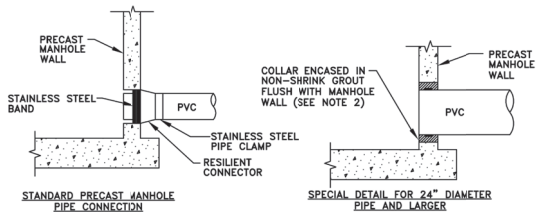
This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.



Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



- NOTES:
1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY: RELINER-DURAN, INC. 53 MI. ARCHER RD. LYME, CT 06371 (860)344-0277 FAX: (860)434-3190 OR EQUAL.
 2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC. STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.



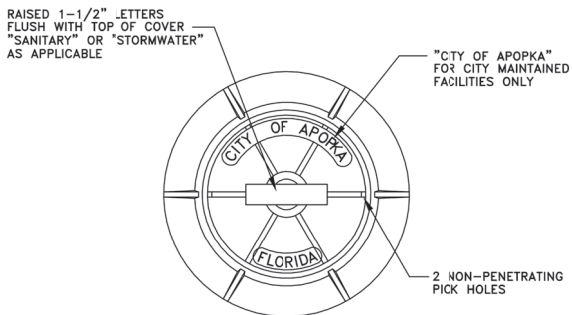
- NOTES:
1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
 2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
 3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
 4. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

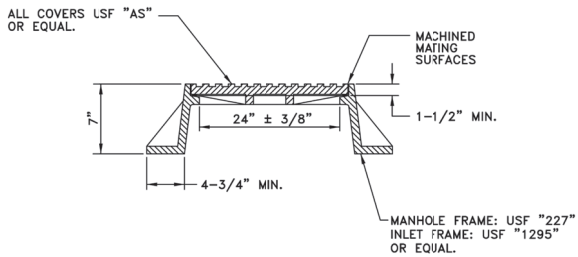
CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 201



PLAN



PROFILE

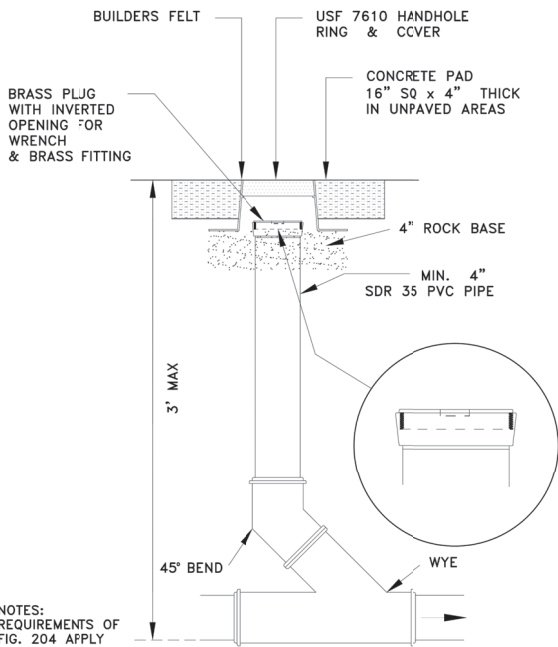
- NOTES:
1. MANHOLE FRAME AND COVER ARE TO BE TRAFFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 202



- NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

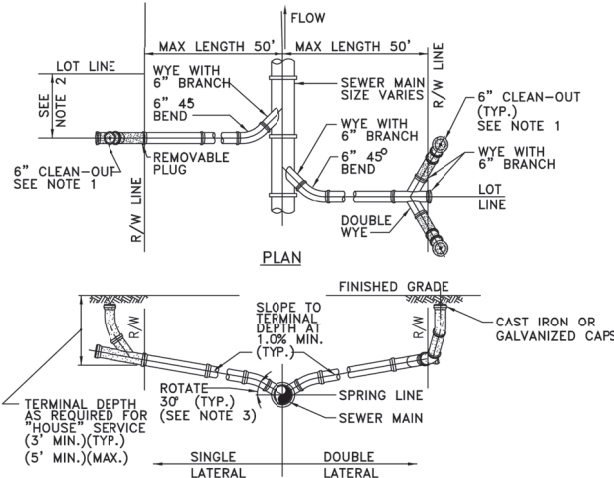
SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

NTS

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 205



PROFILE

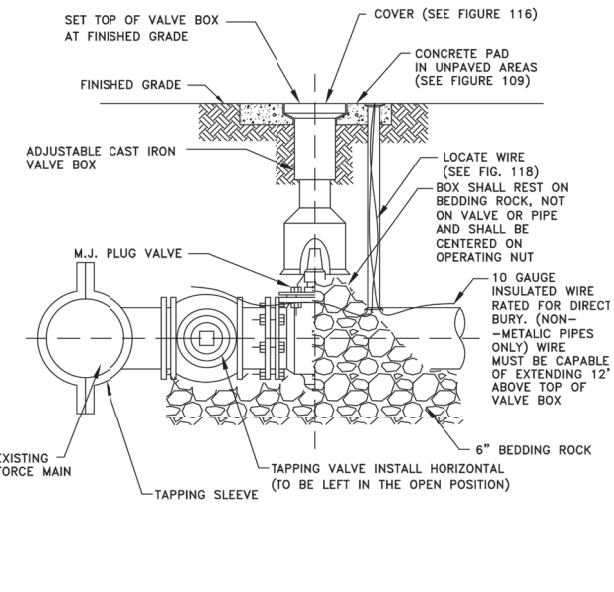
- NOTES:
1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
 2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
 3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
 4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL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

SERVICE LATERAL DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 204



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 206

Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM	NAVD 88	
JOB NO.	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:

WINGSPAN/ABC
KELLY PARK
VILLAGE

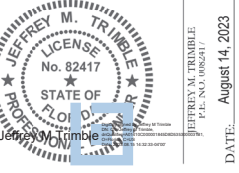
Submittal To:
APOPKA, FL

Sheet Title:
CITY OF APOPKA
STANDARD DETAILS

Sheet No.:

C9.14

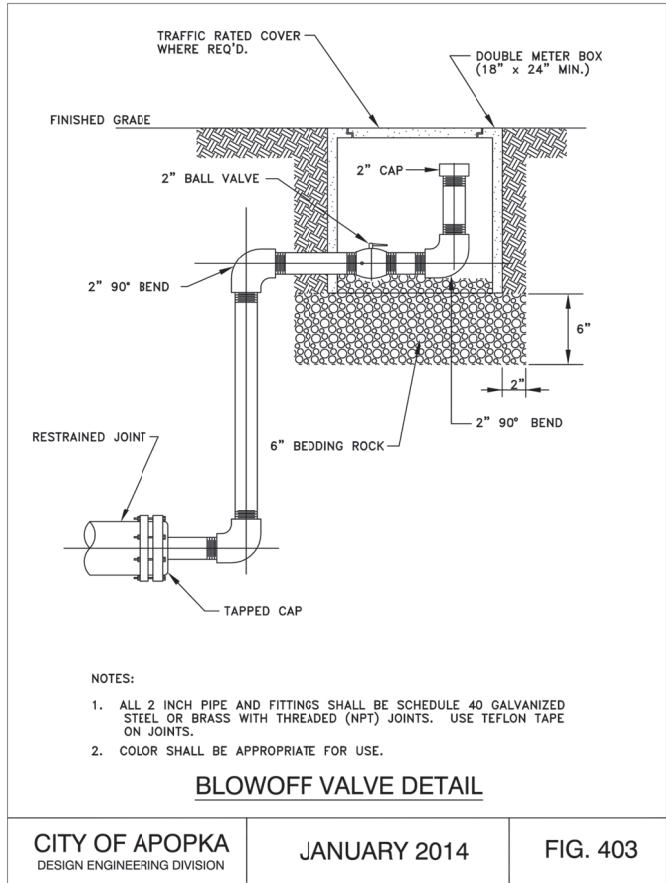
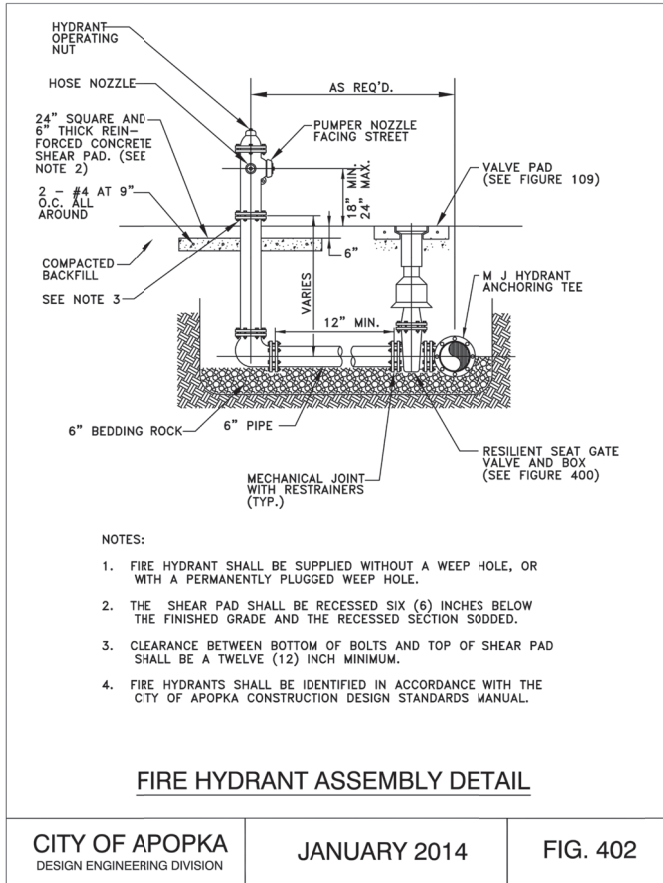
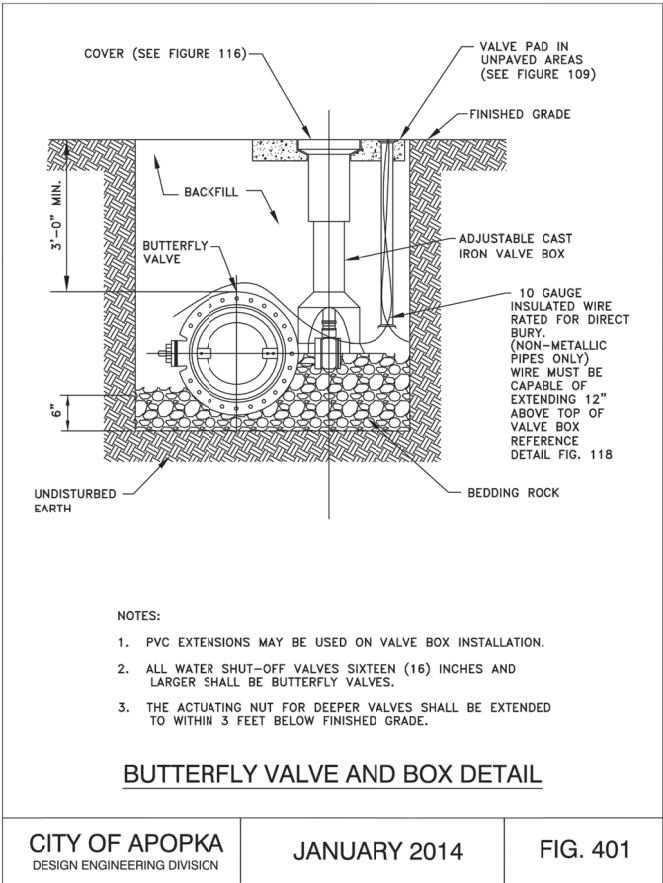
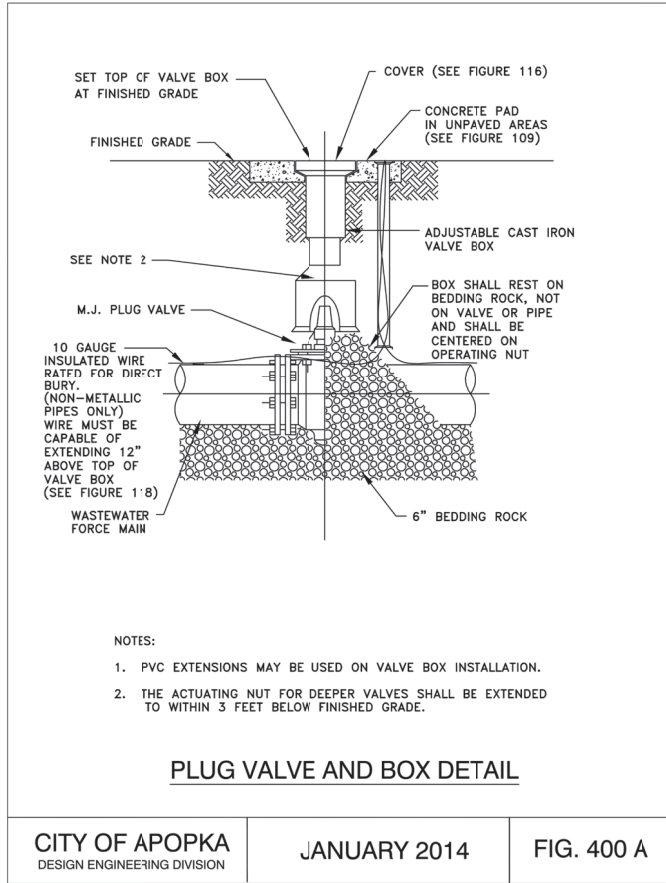
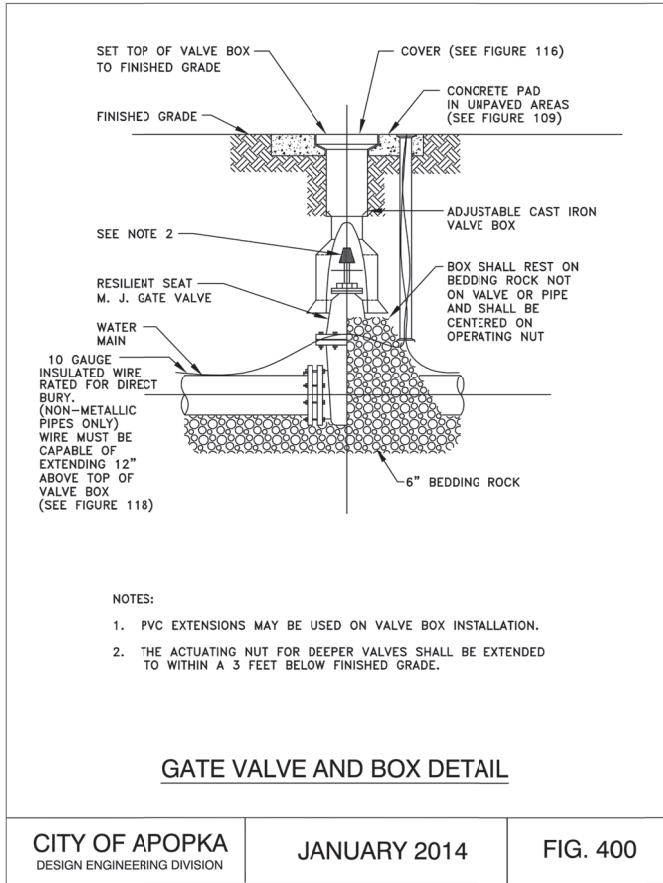
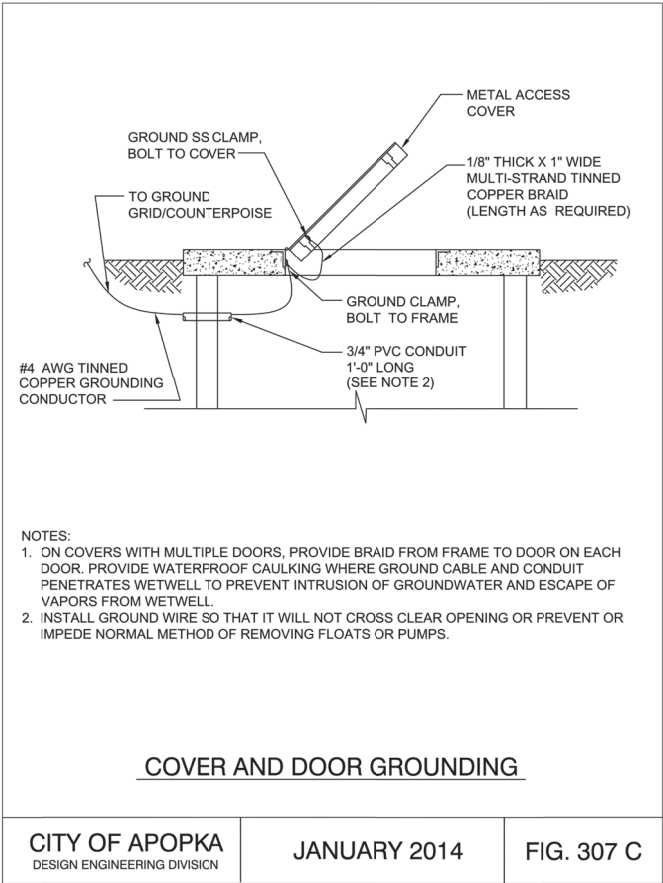
Seal:



This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Consultant:

	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submitted To:
APOPKA, FL

Sheet Title:
**CITY OF APOPKA
STANDARD DETAILS**

Sheet No.:
C9.15

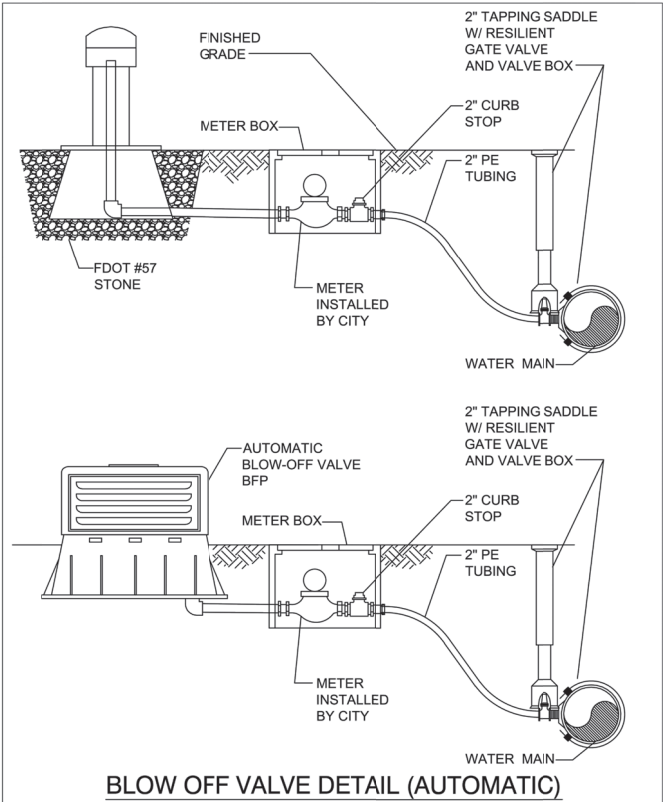
Seal:

DATE: August 14, 2023

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and this signature must be verified on any electronic copy.

POULOS & BENNETT

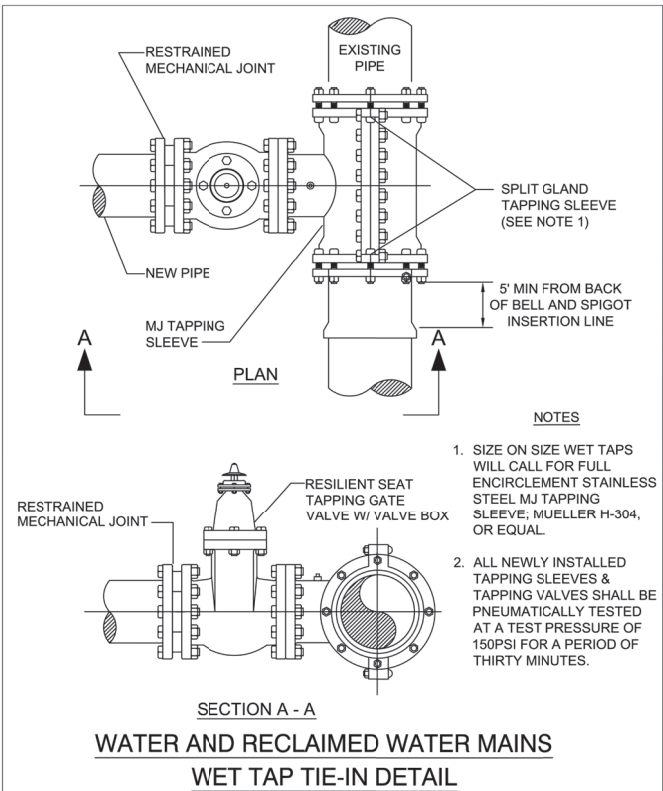
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

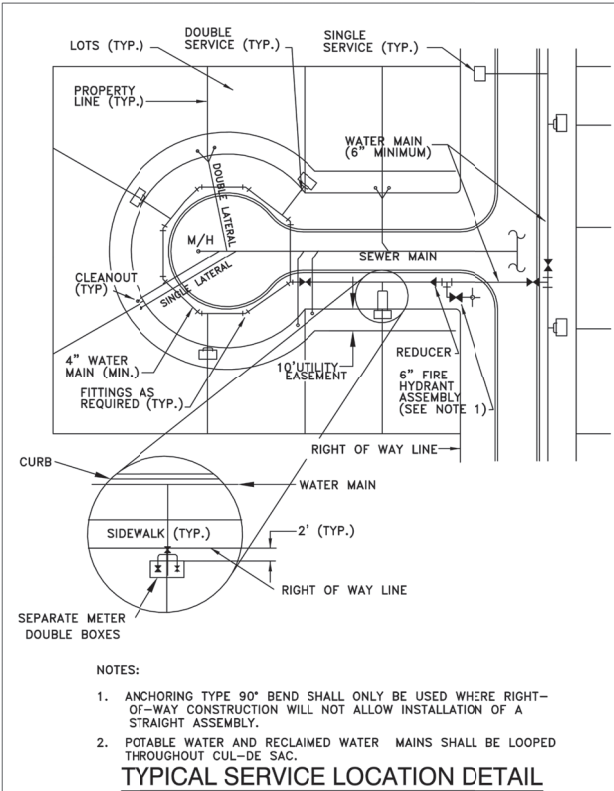
FIG. 403 A



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

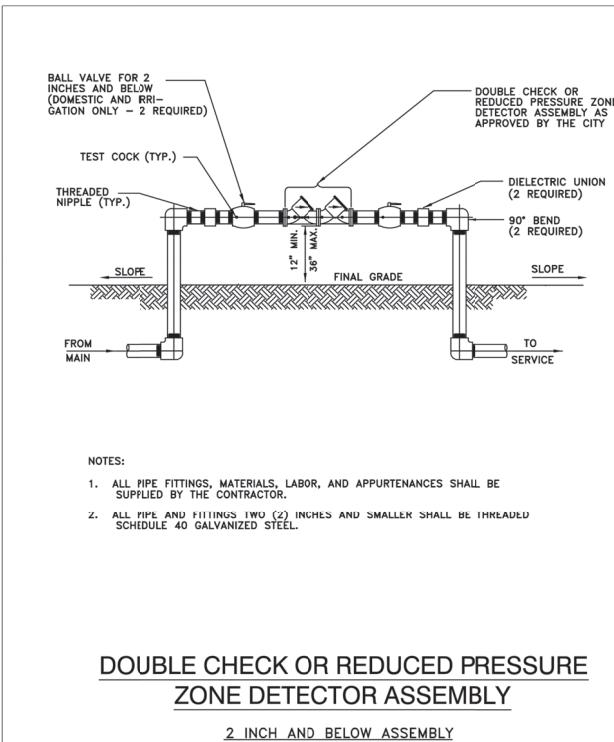
FIG. 406



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

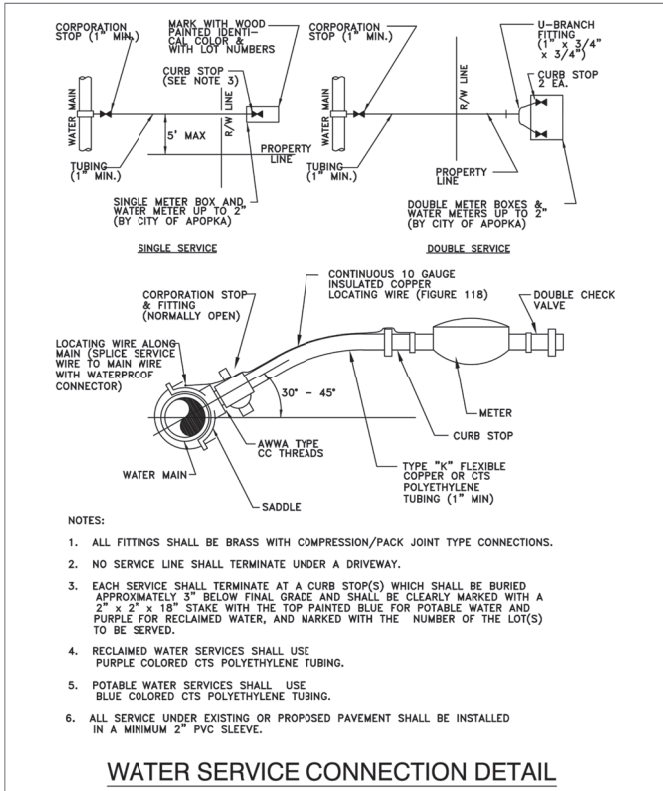
FIG. 404



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

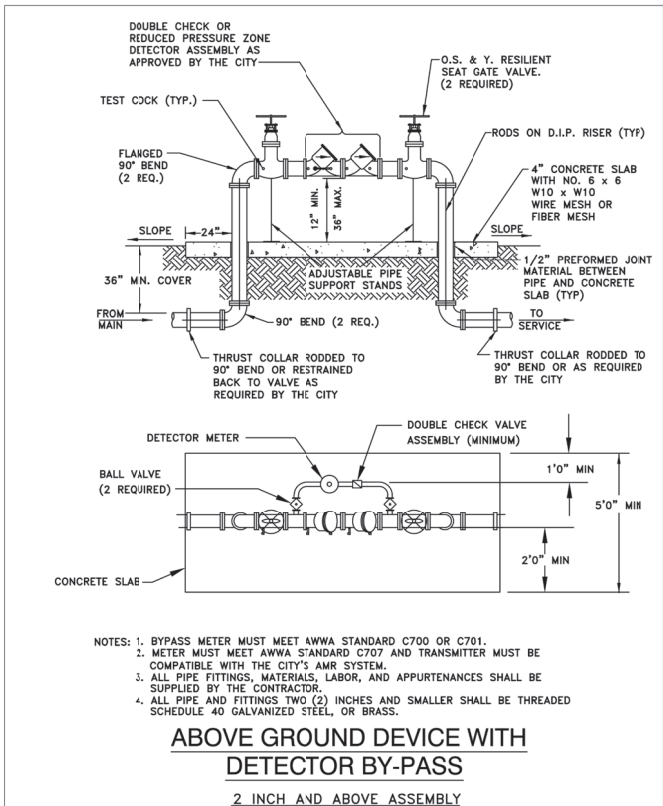
FIG. 500 A



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 405



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 500 B

Consultant:

	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		21-135
DESIGNED BY:		JMT
DRAWN BY:		MH
CHECKED BY:		RAO
APPROVED BY:		JMT
SCALE IN FEET:		N/A
Project Name:		

WINGSPAN/ABC
KELLY PARK
VILLAGE

Submitted To:
APOPKA, FL

Sheet Title:
CITY OF APOPKA
STANDARD DETAILS

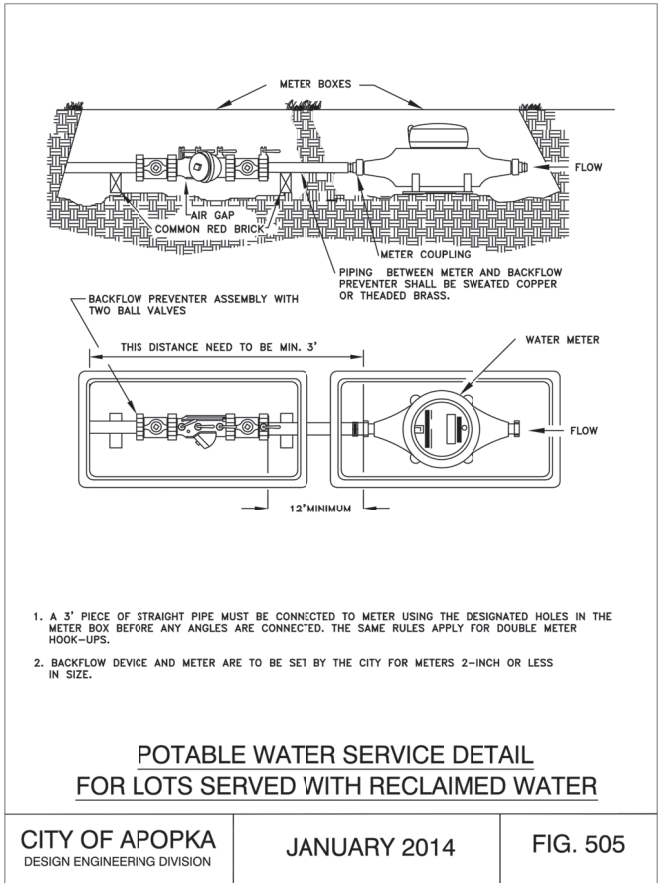
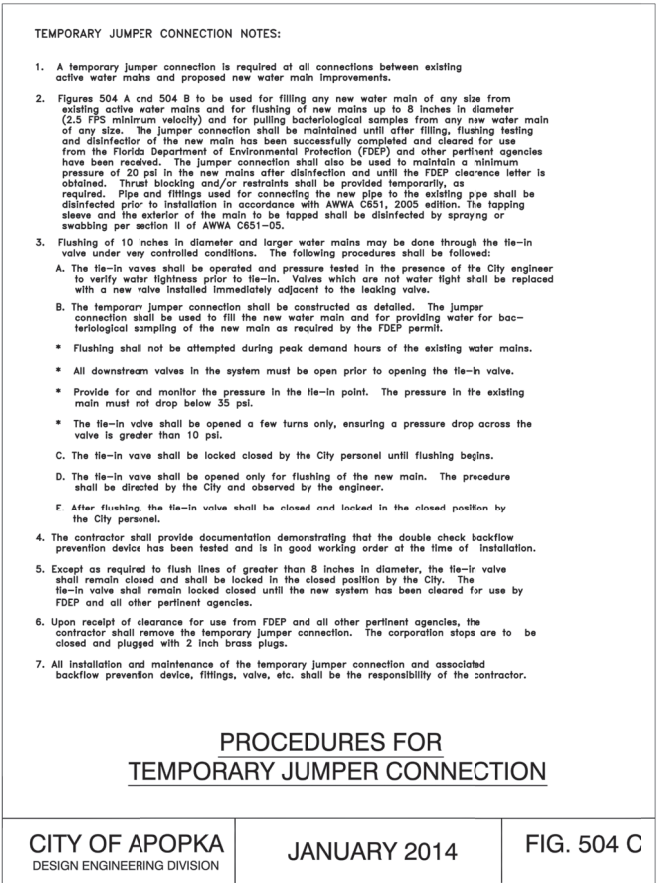
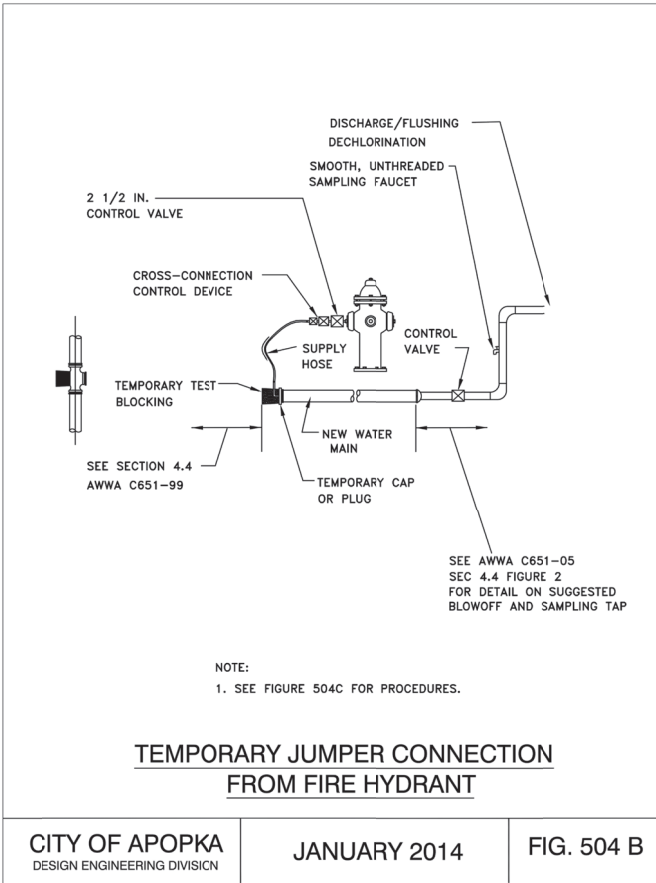
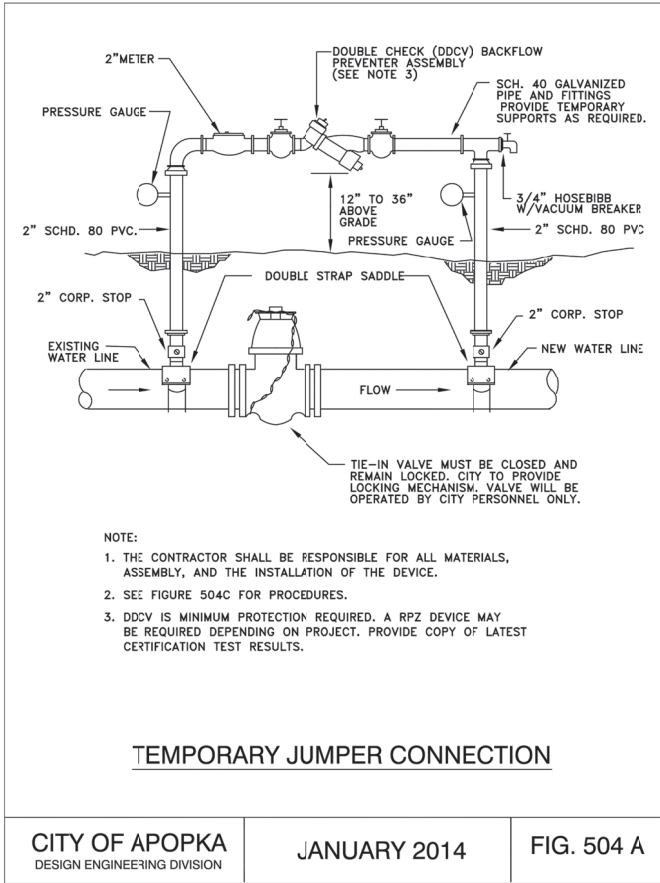
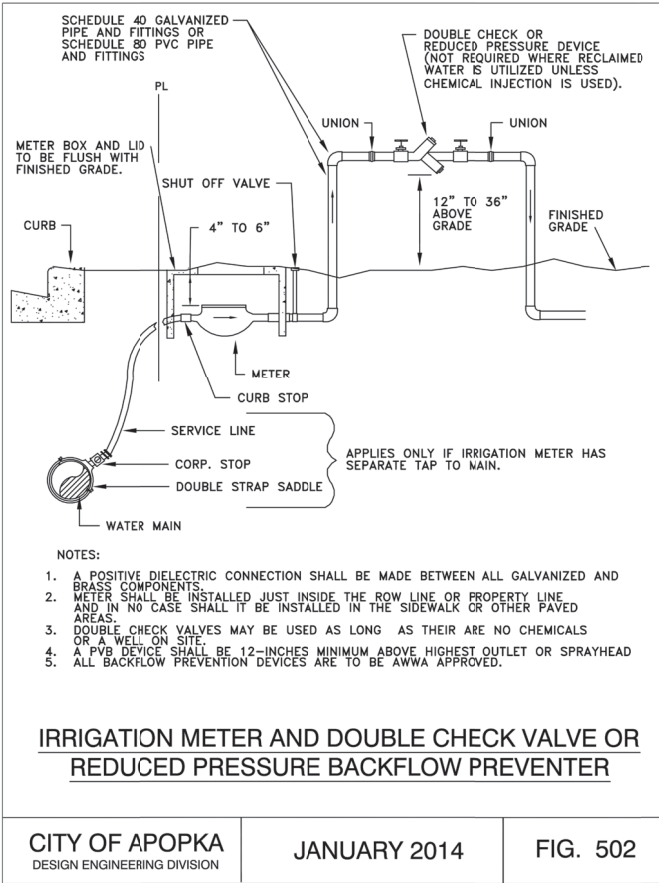
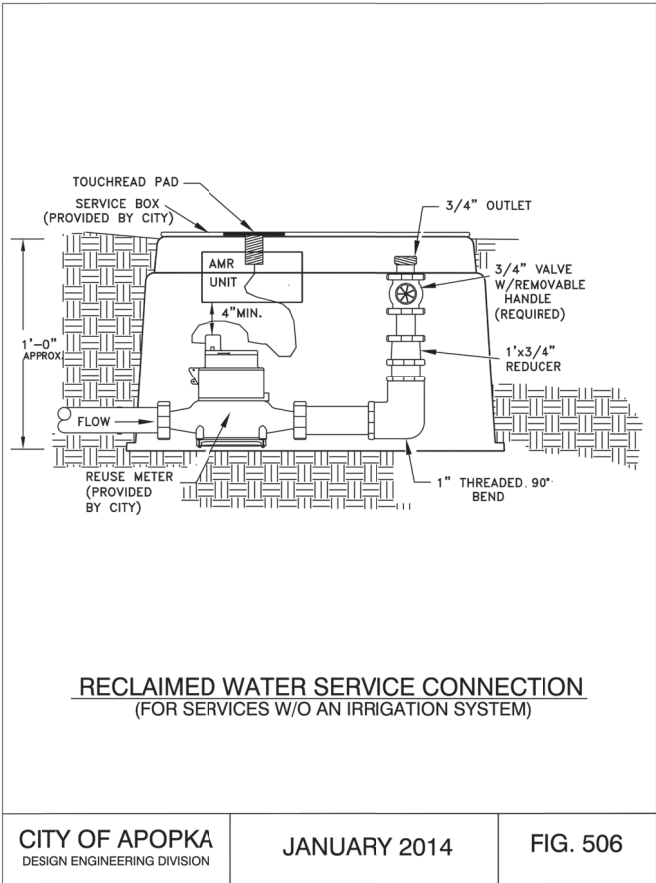
Sheet No.:
C9.16

Seal:
JEFFREY M. TRANBILLE
No. 82417
STATE OF
FLORIDA
Professional Engineer
DATE: August 14, 2023

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM	NAVD 88	
JOB NO.	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**CITY OF APOPKA
STANDARD DETAILS**

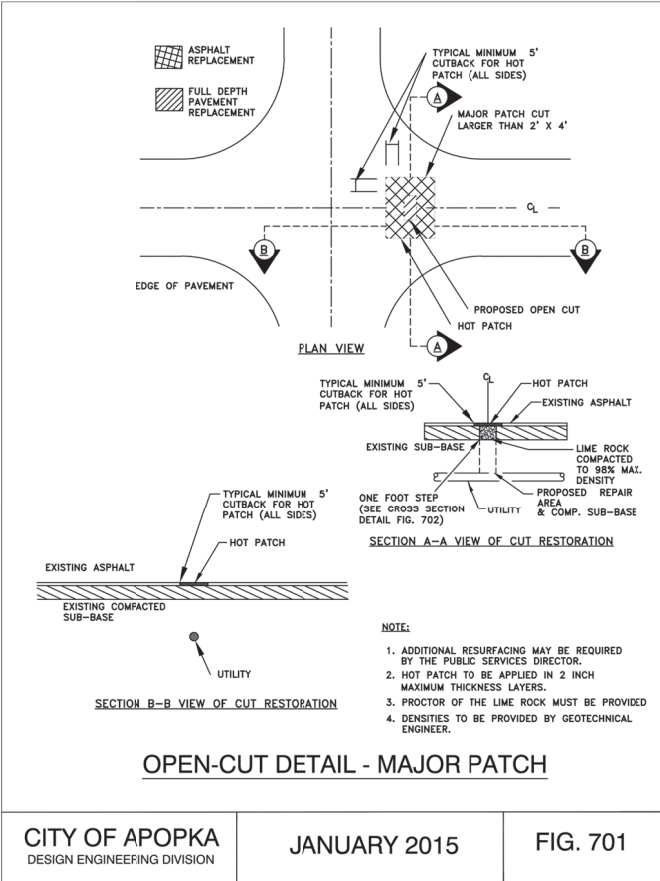
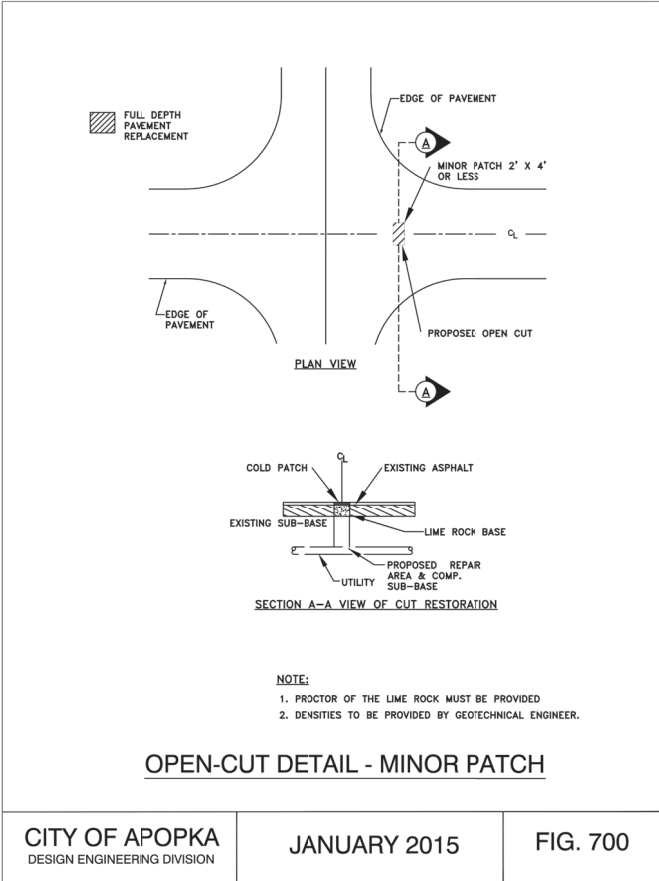
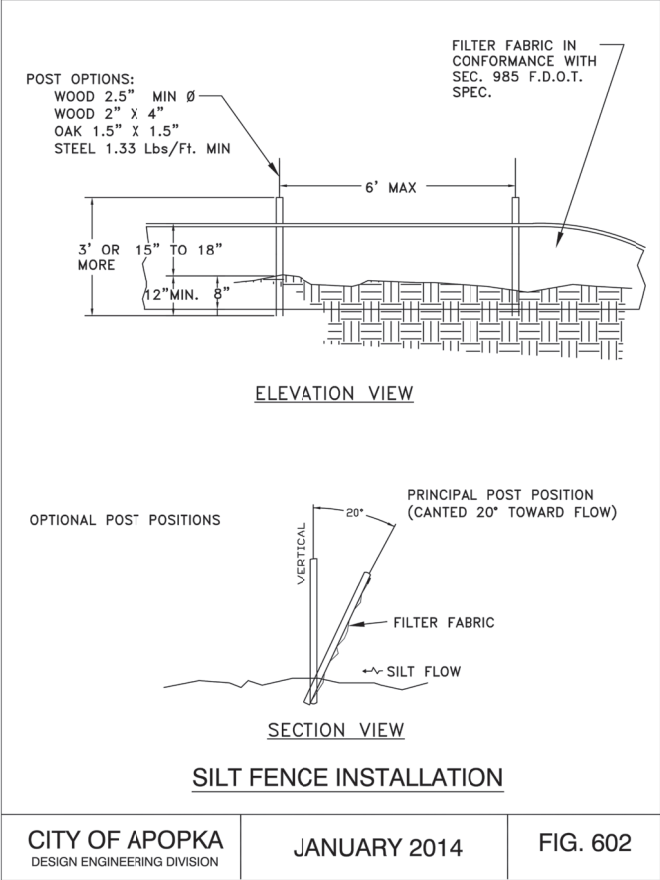
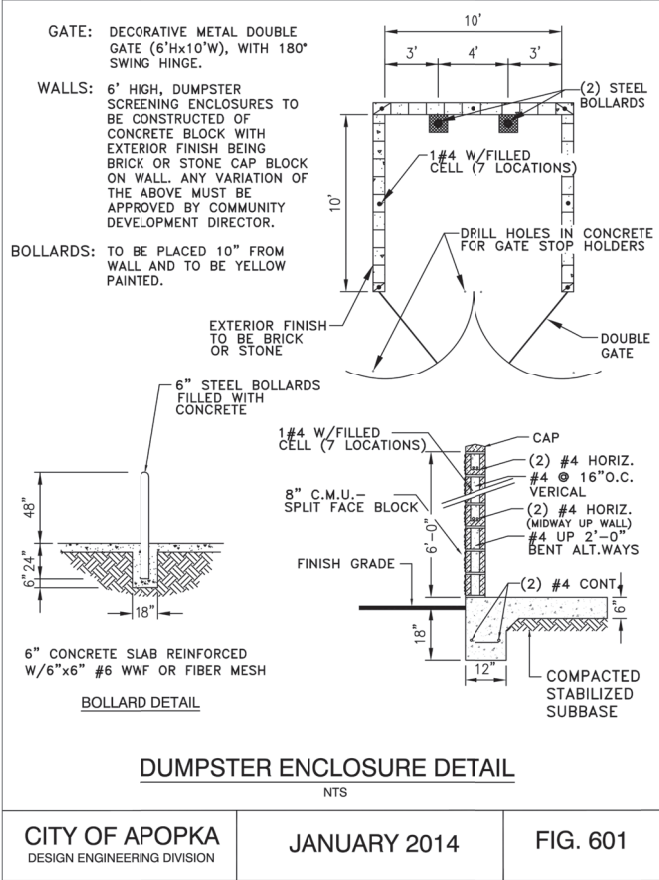
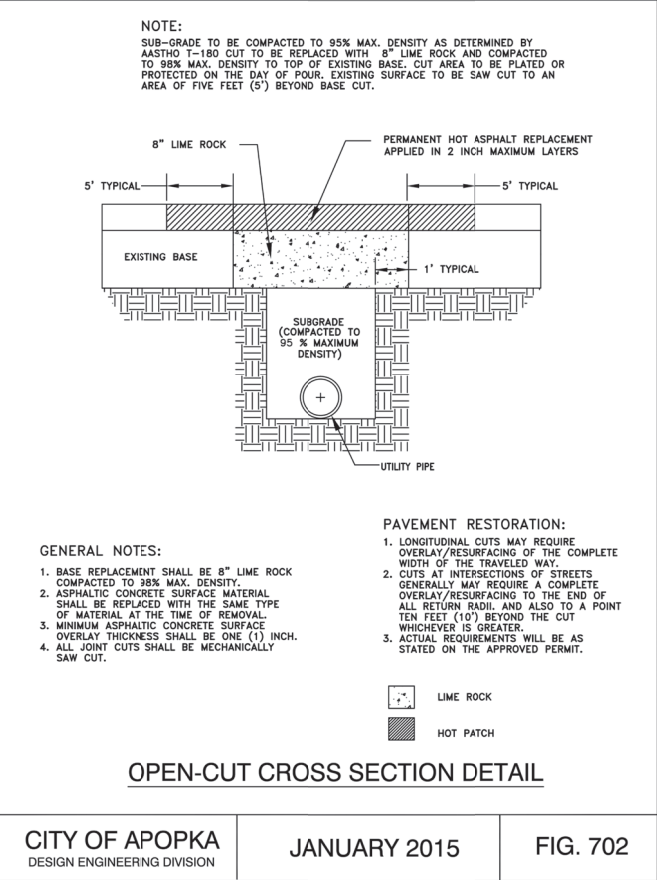
Sheet No.:
C9.17

Seal:
JEFFREY M. TRAMBLE
No. 82417
STATE OF
FLORIDA
Professional Engineer
DATE: August 14, 2023

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567



Consultant:

1	6/14/23	RESUBMIT TO CITY, COUNTY, & SRWMD
2	6/17/23	SUBMIT TO CITY OF APOPKA & SRWMD
NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	21-135	
DESIGNED BY:	JMT	
DRAWN BY:	MH	
CHECKED BY:	RAO	
APPROVED BY:	JMT	
SCALE IN FEET:	N/A	

Project Name:
**WINGSPAN/ABC
KELLY PARK
VILLAGE**

Submittal To:
APOPKA, FL

Sheet Title:
**CITY OF APOPKA
STANDARD DETAILS**

Sheet No.:
C9.18

Seal:

This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407-487-2594 www.poulosandbennett.com
Eng. Bus. No. 28567

INDEX OF SHEETS	
SHEET No.	SHEET TITLE
01	COVER
02	BOUNDARY AND TOPOGRAPHIC SURVEY
03	DEVELOPMENT INFORMATION AND NOTES
04	DEMOLITION AND SWPPP PLAN
05	SWPPP DETAILS
06	SITE LAYOUT PLAN
08	SITE GRADING PLAN
09	SITE GRADING PLAN
07	SITE DRAINAGE PLAN
10	CROSS SECTIONS
11	OVERALL UTILITY PLAN
12	PLAN AND PROFILE
13	PLAN AND PROFILE
14	PLAN AND PROFILE
15	DIRECTIONAL DRILL - RECLAIM & FORCE
16	LIFT STATION DETAILS AND NOTES
17	LIFT STATION DETAILS AND NOTES
18	CITY OF APOPKA DETAILS AND NOTES
19	CITY OF APOPKA DETAILS AND NOTES
20	FDOT DETAILS
21	MAINTENANCE OF TRAFFIC
22	MISCELLANEOUS DETAILS
23	AUTOTURN PLAN
24	EASEMENT PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE DETAILS AND NOTES
L4	IRRIGATION PLAN
L5	IRRIGATION PLAN
L6	IRRIGATION DETAILS AND NOTES

LEGAL DESCRIPTION

THE EAST ONE HALF OF THE WEST ONE HALF OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST, (LESS ROAD RIGHT OF WAY ON THE SOUTH); SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 30 FEET THEREOF. ALL OF SAID LANDS LYING AND BEING IN ORANGE COUNTY, FLORIDA.

PROJECT STATEMENT

PROPOSE THE DEVELOPMENT OF A 19-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION TO BE KNOWN AS "PONKAN OAK MANOR". SITE IMPROVEMENTS CONSIST OF PAVING, GRADING, STORMWATER MANAGEMENT, UTILITIES, AND LANDSCAPING. THE TOTAL PROJECT SITE CONSISTS OF 9.956 ACRES WITH 4.540 ACRES OF IMPERVIOUS SURFACE.

JURISDICTIONAL AGENCY PERMIT No.

CITY OF APOPKA (DEVELOPMENT ORDER)	-
ORANGE COUNTY (ACCESS)	-
FDSP (SEWER)	-
FDSP (WATER)	-
FDSP (NOI)	-
SJRWMD (STORMWATER)	-

THE GENERAL CONTRACTOR SHALL ENSURE THAT ANY SUBCONTRACTOR HAS A COMPLETE SET OF CONSTRUCTION DRAWINGS FOR ITS RESPECTIVE WORK. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR SUBCONTRACTORS ONLY UTILIZING INDIVIDUAL DRAWINGS FOR ITS WORK WHERE ADDITIONAL INFORMATION MAY BE CONTAINED ON OTHER DRAWINGS WITHIN THE SET.

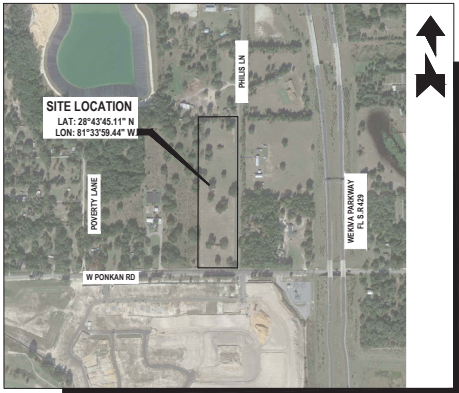
THESE DRAWINGS ARE THE PROPERTY OF NEWKIRK ENGINEERING, INC. ANY USE OR REPRODUCTION IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF NEWKIRK ENGINEERING, INC. COPYRIGHT 2013 ALL RIGHTS RESERVED.

MINOR DEVELOPMENT PLANS FOR

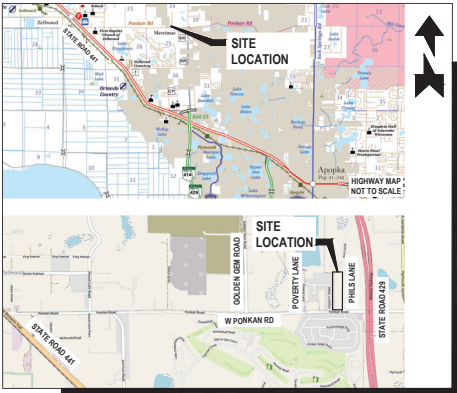
PONKAN OAK MANOR

SECTION 24, TOWNSHIP 20 S, RANGE 27 E
24-20-27-0000-00-062
3405 WEST PONKAN ROAD
APOPKA, FL 32712

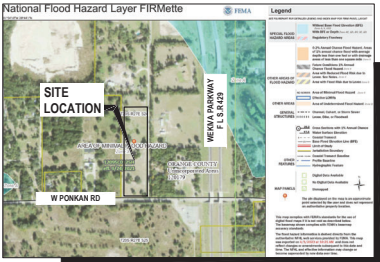
JUNE 2023
REVISED AUGUST 2023



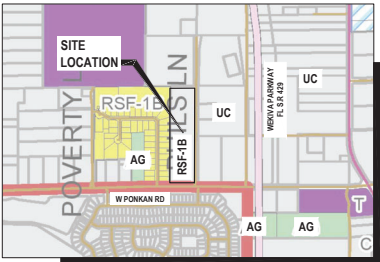
AERIAL MAP
SCALE: 1" = 500'



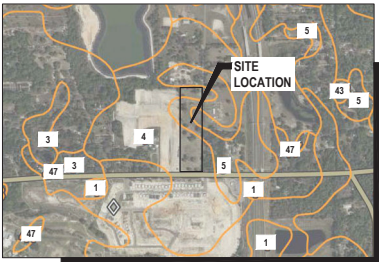
LOCATION MAP
SCALE: 1" = 2,000'



FLOOD ZONE MAP
SCALE: 1" = 850' FLOOD ZONE "X" PANEL NO. 12095C0125 H, EFF. 9/24/2021



ZONING MAP
SCALE: 1" = 800' ZONING : RSF-1B (RESIDENTIAL SINGLE-FAMILY - LARGE LOT)



SOILS MAP
SCALE: 1" = 900' (4) Candler Fine Sand, 0 to 5 Percent Slopes
SOIL TYPES: (5) Candler Fine Sand, 5 to 12 Percent Slopes

PROJECT TEAM

APPLICANT / PROPERTY OWNER	P&P BUILDCON LLC 1918 MEADOW CREST DRIVE APOPKA, FL 32712 PHONE: (407) 639-4657 EMAIL: PANKAJPAT2826@GMAIL.COM
ENGINEER / LANDSCAPE ARCHITECT / PROJECT MANAGER:	NEWKIRK ENGINEERING, INC. 1230 NORTH U.S. HIGHWAY 1, SUITE 3 ORMOND BEACH, FL 32174 PHONE: (386) 872-7794 EMAIL: HARRY@NEWKIRK-ENGINEERING.COM
SURVEYOR:	DEEP SOUTH SURVEYING 596 TERRANOVA CIRCLE WINTER HAVEN, FL 33884 PHONE: (863) 797-3366 WEBSITE: DEEPSOUTHSURVEYING@GMAIL.COM
GEOTECHNICAL:	UNIVERSAL ENGINEERING SCIENCES 911 BEVILLE ROAD, SUITE 3 SOUTH DAYTONA, FL 32119 PHONE: (386) 760-4067 EMAIL: CEBERHARDT@UNIVERSALENGINEERING.COM
ENVIRONMENTAL:	ECOLOGICAL CONSULTING SOLUTIONS, INC 225 N. HUNT CLUB BLVD., SUITE 202 LONGWOOD, FL 32779 PHONE: (407) 869-9434 FAX: (407) 869-9438 EMAIL: CKRACK@ECSFLCC

CONTACT NUMBERS

PLANNING & BUILDING - CITY OF APOPKA (407) 703-1712
WATER - CITY OF APOPKA (407) 703-1731
WASTEWATER - CITY OF APOPKA (407) 703-1731
ELECTRIC - DUKE ENERGY (407) 629-1010
TELECOMMUNICATIONS - SPECTRUM (855) 971-6277



1029 North US Hwy 1, Suite 2
Ormond Beach, Florida 32174
Phone: (386) 872-7794
Fax: (386) 872-7795
E-Mail: harry@newkirk-engineering.com
L.C. # 0000084
C.A. # 30009

NEWKIRK ENGINEERING
Civil Engineering
Transportation, CEI &
Landscape Architecture

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON

Harry Newkirk, PE # 62971

NO. 62971
STATE OF FLORIDA
Professional Engineer
Civil Engineering

PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

DRAWING NUMBER
01

PROJECT No. 2023.09

GENERAL CONSTRUCTION NOTES

1. GOVERNING SPECIFICATIONS: CITY OF APOPKA LAND DEVELOPMENT CODE, CITY OF APOPKA STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, CURRENT EDITION.
2. ALL CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE 2022 - 2023 EDITION OF THE FDOT DESIGN STANDARD INDICES, THE 2022 EDITION OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION AND THE 2017 EDITION OF THE FDOT UTILITY ACCOMMODATIONS MANUAL.
3. ALL UTILITY MATERIAL, CONSTRUCTION AND TESTING COVERED BY THESE DRAWINGS SHALL COMPLY WITH THE CITY OF APOPKA STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, LATEST EDITION. ALL UTILITY WORK AND CONNECTIONS SHALL BE COORDINATED WITH THE CITY OF APOPKA INSPECTOR.
4. THE CONTRACTOR SHALL PAY FOR AND OBTAIN A BUILDING PERMIT. THE ENGINEER WILL SCHEDULE THE PRECONSTRUCTION CONFERENCE BEFORE THE CONTRACTOR'S START OF WORK. THE CONTRACTOR SHALL CONTACT THE BUILDING DEPARTMENT AT (407) 763-1713 FOR INFORMATION ON ISSUANCE OF CITY PERMITS AND / OR OTHER REQUIREMENTS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEFICIENCIES OR DISCREPANCIES AMONG THE DIVISIONS OF THE DRAWING AND SPECIFICATIONS PRIOR TO THE BID DATE. NEITHER THE OWNER OR ENGINEER WILL BE RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES RAISED AFTER THE BID OPENING. ACCORDINGLY, IN LIGHT OF THESE OBLIGATIONS, THE ENGINEER IS OBLIGATED TO INTERPRET THE DRAWINGS AND SPECIFICATIONS IN A MANNER THAT WILL PROVIDE THE OWNER WITH A COMPLETE, FUNCTIONING FACILITY FOR THE BID PRICE.
6. THESE DRAWINGS AND THE PROJECT MANUAL ARE COMPLEMENTARY, AND ANY REQUIREMENT OF ONE SHALL BE A REQUIREMENT OF THE OTHER. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS AND TO COMPARE THE REQUIREMENTS OF EACH DIVISION AND ENSURE THAT EACH TRADE OR SUBCONTRACTOR IS MAKING THE ALLOWANCES NECESSARY TO PROVIDE THE OWNER A COMPLETE FACILITY, OPERATIONAL IN ALL RESPECTS, UNLESS OTHERWISE SPECIFICALLY STATED IN THE DRAWINGS.
7. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INSTRUCTING THE CONTRACTOR IN THE METHODS OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE METHOD TO CONSTRUCT THE IMPROVEMENTS AS SHOWN ON THE PLANS.
8. ONLY ONE TEMPORARY CONSTRUCTION SIGN IS PERMITTED, NOT TO EXCEED 32 SQUARE FEET IN SIGN AREA. MAXIMUM HEIGHT OF 8 FEET AND NO CLOSER THAN 10 FT FROM PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL APPLY FOR A TEMPORARY SIGN PERMIT AT THE CITY OF PALM COAST BUILDING DEPARTMENT. THE SIGN MUST BE REMOVED UPON RECEIPT OF THE CERTIFICATE OF OCCUPANCY.
9. LITTER CONTROL MEASURES TO PREVENT WIND-DRIVEN DEBRIS SHALL BE IMPLEMENTED THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEBRIS SHALL BE REMOVED AND THE PROJECT SITE CLEANED WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
10. AT NO TIME SHALL EXCAVATIONS BE LEFT UNCOVERED AFTER WORKING HOURS. CONTRACTOR SHALL SECURE THE WORK AREA AT THE END OF EACH DAY'S WORK.
11. AT ALL TIMES, THE CONTRACTOR SHALL TAKE PRECAUTIONS TO PROTECT UNDERGROUND UTILITIES, STRUCTURES AND OTHER ASSOCIATED FACILITIES FROM DAMAGE DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEASURES OF PROTECTION. ANY DAMAGED FACILITIES SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE CITY OR ENGINEER AT THE CONTRACTORS EXPENSE.
12. THERE SHALL BE NO DEVIATIONS FROM THESE PLANS UNLESS APPROVED IN WRITING BY THE ENGINEER AND THE OWNER.
13. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST FORTY- EIGHT (48) HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS.
14. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COST.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CERTIFIED MATERIAL TEST RESULTS TO THE ENGINEER OF THE RECORD PRIOR TO THE RELEASE OF FINAL CERTIFICATION BY THE ENGINEER. TEST RESULTS MUST INCLUDE, BUT MAY NOT BE LIMITED TO, DENSITIES FOR SUBGRADE AND BASE DENSITIES AT UTILITY CROSSINGS, MANHOLES, INLETS, STRUCTURES. TEST SHALL INCLUDE ASPHALT GRADATION REPORTS, CONCRETE CYLINDERS, ETC.
16. WHERE NEW ASPHALT MEETS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
17. PRIOR TO REMOVING CURB OR GUTTER, THE ADJACENT ASPHALT SHALL BE SAW CUT TO PROVIDE A STRAIGHT EVEN LINE.
18. ALL PROPOSED ELEVATIONS REFER TO FINISHED GRADES.
19. CONCRETE WALKS SHALL BE 4 INCHES THICK HAVING A 3,000 PSI STRENGTH, POURED OVER PROPERLY PREPARED SUBGRADE. ALL CONCRETE SIDEWALKS SHALL BE 8 INCHES THICK ACROSS DRIVEWAYS. 1/2 INCH EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 50'. CRACK CONTROL JOINTS SHALL BE 5' ON CENTERS.
20. CORE TESTS SHALL BE TAKEN TO VERIFY THICKNESS AND SUBSURFACE COMPACTION. PROVIDE FOR THREE SAMPLES, RANDOMLY LOCATED. TEST FOR EXTRACTION, GRADATION, LABORATORY DENSITY, AND MARSHALL'S STABILITY. PROVIDE A CERTIFICATE FROM THE TESTING AGENCY THAT MATERIALS AND INSTALLATION COMPLY WITH SPECIFICATIONS, SIGNED BY THE ASPHALTIC CONCRETE PRODUCER AND CONTRACTOR. ALL COSTS OF TESTS SHALL BE PAID BY THE CONTRACTOR. IF TESTS SHOW THE INSTALLATION DOES NOT MEET SPECIFICATIONS, THE PAVING SHALL BE REMOVED, REPLACED, AND RETESTED.
21. IF ANY MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-99 MODIFIED PROCTOR METHOD.
22. FILL MATERIAL IS TO BE PLACED IN ONE FOOT LIFTS AND COMPACTED TO THE APPROPRIATE DENSITY (96% FOR PAVED AREAS AND 95% FOR BUILDING PADS AND ALL OTHER AREAS AS PER AASHTO T-99).
23. NO BURYING OF ANY ORGANIC MATERIALS ALLOWED.
24. ALL UTILITIES SHALL BE LOCATED UNDERGROUND.

SITE AND GENERAL INFORMATION

1. THE PROPERTY AREA BOUNDARY CONSISTS OF 433,794 SF OR 9.956 ACRES. FOR BOUNDARY AND TOPOGRAPHIC SURVEY REFER TO THE SURVEY PERFORMED BY DEEP SOUTH SURVEYING, SURVEY No. 23020040 (SEE SHEET No. 2 OF THESE PLANS).
2. THE ZONING IS RSF-1B (RESIDENTIAL SINGLE-FAMILY - LARGE LOT) WITH FUTURE LAND USE OF VLD5R.
3. THE TAX PARCEL NUMBERS ARE 24-20-27-0000-062.
6. THE EXISTING SITE CONDITION CONSISTS OF A VACANT, CLEARED PARCEL.
7. PER THE USDA NATURAL RESOURCES CONSERVATION SERVICE FOR ORANGE COUNTY, THE SCS SOILS MAP INDICATES THE SITE CONSISTS OF: (4) CANDLER FINE SANDS, 0 TO 5 PERCENT SLOPES AND (5) CANDLER FINE SANDS 5 TO 12 PERCENT SLOPES.
8. THE SITE IS LOCATED WITHIN ZONE "X" PER FEMA MAP PANEL No. 12095C0125 H, DATED SEPTEMBER 24, 2021.
9. ELECTRICAL UTILITY SERVICE WILL BE PROVIDED BY DUKE ENERGY. TELEPHONE AND INTERNET WILL BE PROVIDED BY AT&T, AND CABLE SERVICE WILL BE PROVIDED BY SPECTRUM.
10. SOLID WASTE WILL BE COLLECTED AND DISPOSED OF BY ORANGE COUNTY.
11. THE SITE IS NOT LOCATED WITHIN THE LIMITS OF A WELLHEAD PROTECTION ZONE AND THERE IS NO ORDINARY HIGH WATER (OHW) LINE WITHIN THE SITE.
12. POTABLE WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF APOPKA.
13. ALL ON-SITE WATER AND SEWER FACILITIES ARE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
14. IRRIGATION SERVICE WILL BE PROVIDED BY A PROPOSED RECLAIM MAIN.

LEGEND

NOTE: NOT ALL SYMBOLS SHOWN HERE MAY BE APPLICABLE TO THESE DRAWINGS, ALSO THERE MAY BE ADDITIONAL SYMBOLS WITHIN PLANS NOT SHOWN HERE, SEE INDIVIDUAL DRAWING LEGEND WHERE APPLICABLE.

	BENCHMARK ID		4" BY 4" CONCRETE MONUMENT
	BORING ID		EXISTING EASEMENT
	EXISTING CABLE TV PEDESTAL		EXISTING UNDERGROUND FIBER OPTIC CABLE
	EXISTING CAP OR PLUG		EXISTING FORCE MAIN (# INDICATES SIZE)
	EXISTING CLEAN OUT		EXISTING GAS MAIN
	EXISTING CONDUIT RISER MARKER		EXISTING OVERHEAD ELECTRIC CABLES
	EXISTING ELECTRIC METER		EXISTING RAW WATER MAIN (# INDICATES SIZE)
	EXISTING ELEVATION (SOFT)		EXISTING RECLAIM WATER MAIN (# INDICATES SIZE)
	PROPOSED ELEVATION (SOFT)		PROPOSED SANITARY SEWER (# INDICATES SIZE)
	EXISTING ELEVATION (HARD)		PROPOSED WATER MAIN (# INDICATES SIZE)
	PROPOSED ELEVATION (HARD)		EXISTING CONTOUR
	EXISTING FIRE HYDRANT		PROPOSED CONTOUR (SOFT)
	EXISTING FIRE HYDRANT		PROPOSED CONTOUR (HARD)
	EXISTING FLOW DIRECTION		EXISTING UNDERGROUND TELEPHONE CABLE
	PROPOSED FLOW DIRECTION		EXISTING UNDERGROUND TELEVISION CABLE
	EXISTING GAS METER		EXISTING UNDERGROUND ELECTRICAL POWER CABLE
	EXISTING GAS VALVE		JURISDICTIONAL WETLAND LINE
	EXISTING GUY WIRE & ANCHOR PIN		EXISTING SANITARY SEWER (# INDICATES SIZE)
	EXISTING MAIL BOX		EXISTING WATER MAIN (# INDICATES SIZE)
	EXISTING MANHOLE (UNKNOWN)		EXISTING PIPE OR CONDUIT (TYPE SPECIFIED)
	PROPOSED MANHOLE		EXISTING SWALE OR CENTER OF DITCH
	EXISTING SANITARY SEWER CLEANOUT		PROPOSED SWALE OR CENTER OF DITCH
	EXISTING SANITARY SEWER MANHOLE		EXISTING TOP OF DITCH BANK
	EXISTING ROAD SIGNS AND POSTS		PROPOSED SWALE OR CENTER OF DITCH
	PROPOSED SIGN AND POST		EXISTING BOTTOM OF DITCH BANK
	EXISTING TEE		EXISTING WOOD FENCE
	EXISTING UTILITY POLE		EXISTING WIRE OR CHAIN LINK FENCE
	EXISTING VALVE IRRIGATION		PROPOSED WIRE OR CHAIN LINK FENCE
	EXISTING VALVE WATER		PROPOSED SILT/SEDIMENT FENCE
	PROPOSED WATER VALVE		PROPOSED COIR ROLL OR WATTLE
	EXISTING WATER METER		PROPOSED FLOATING TURBIDITY BARRIER
	EXISTING STORM SEWER WITH INLET		PROPOSED TREE PROTECTION
	PROPOSED STORM SEWER WITH INLET		
	12" IRON ROD (NO I.D.)		

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS - 2022 / 2023 AND QUALIFIED PRODUCTS LIST

INDEX NO.	DESCRIPTION	INDEX NO.	DESCRIPTION
102	TEMPORARY EROSION AND SEDIMENT CONTROL	350-001	CONCRETE PAVEMENT JOINTS
425-010	STRUCTURE BOTTOMS - TYPES J AND P	522-001	CONCRETE SIDEWALK
205	PIPE BACKFILL	514	OPTIONAL BASE GROUP AND STRUCTURAL NUMBERS
425-021	CURB INLET TOP TYPES 3 AND 6	102-000	GENERAL INFORMATION FOR TRAFFIC CONTROL THROUGH WORK ZONES
430-011	IS-TYPE CONCRETE ENWWALLS - BAFFLES	102-002	TWO-LANE, TWO-WAY, WORK ON SHOULDER
430-001	MISCELLANEOUS DRAINAGE DETAILS	102-003	TWO-LANE, TWO-WAY, WORK WITHIN THE TRAVEL WAY
520-001	CURB & CURB AND GUTTER	700-101	TYPICAL SECTIONS FOR PLACEMENT OF SINGLE & MULTIPLE COLUMN SIGNS
522-002	PUBLIC SIDEWALK CURB RAMPS	711-001	SPECIAL MARKING AREAS

ABBREVIATIONS

AWWA	AMERICAN WATER ASSOCIATION	GW	GROUND WATER	R	RADIUS
WORKS	CORRUGATED METAL	HC	HANDICAP	RCP	REINFORCED CONCRETE
CMP	POLYETHYLENE	HDPE	HIGH DENSITY	PPE	PIPE
PIPE	CORRUGATED PLASTIC	INV	INVERT	RPM	REFLECTIVE PAVEMENT MARKER
CPV	PIPE	K _a	HORIZONTAL PERMEABILITY	RW	RIGHT-OF-WAY
DIP	DUCTILE IRON PIPE	K _v	VERTICAL PERMEABILITY	SAN	SANITARY
ESMT	EASEMENT	KO	KNOCK OUT	SH	SEASONAL HIGH
EXIST	EXISTING	LF	LINEAL FEET	SMH	SANITARY MANHOLE
FAC	FLORIDA ADMINSTRATIVE CODE	MB	MAP BOOK	SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION	MES	MITERED END SECTION	SS	SANITARY SEWER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	MJ	MECHANICAL JOINT	SSWPP	STORMWATER POLLUTION PREVENTION PLAN
PH	FIRE HYDRANT	NA	NOT APPLICABLE	TSS	TEMPORARY SEDIMENT BASIN
FOC	FIBER OPTIC CABLE	NOVD	NATIONAL GEODETIC VERTICAL DATUM	TYP	TYPICAL
FF EL	FINISH FLOOR ELEVATION	OHE	OVERHEAD ELECTRIC	UGE	UNDERGROUND ELECTRIC
FM	FORCE MAIN	OR	OFFICIAL RECORD	UGT	UNDERGROUND TELEPHONE
FPD	FEET PER DAY	PG	PAGE	USACOE	UNITED STATES ARMY CORP. OF ENGINEERS
G	GAS	PG	PAGE	W	WATER (POTABLE)
GPC	GULF POWER COMPANY	PVC	POLYVINYL CHLORIDE		
		PVMT	PAVEMENT		

SITE PREPARATION

1. SEE GEOTECHNICAL REPORT PREPARED BY UNIVERSAL ENGINEERING SCIENCES, LLC, REPORT No. 2019982 DATED MARCH 19, 2023.

REVISIONS

DATE	DESCRIPTION
8/7/23	CITY COMMENTS

1325 West Oak Manor
Orlando, FL 32817
Phone (888) 127-7794
Fax (407) 226-1111
www.newkirk-engineering.com
CA # 12000
LC # 200004
Civil Engineering
Transportation, CG & Landscape Architecture

NEWKIRK ENGINEERING

DEVELOPMENT INFORMATION
AND NOTES

PONKAN OAK MANOR

3405 WEST POKKAN ROAD
APOPKA, FL 32712

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF NEWKIRK ENGINEERING, INC. ALL RIGHTS RESERVED.

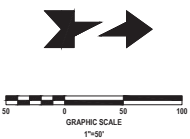
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No.	2023-30
DATE	JUNE 2023
DESIGN BY:	BWD
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	
DRAWING NUMBER	

03



WARNING !!

CONTRACTOR SHALL TAKE ALL PRECAUTIONS DURING CONSTRUCTION TO AVOID CONTACT WITH EXISTING UNDERGROUND UTILITIES, GAS MAINS, UNDERGROUND ELECTRIC AND FIBER OPTIC LINES IN THE RIGHT-OF-WAY.

EROSION CONTROL NOTES:

1. LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE SWPPP DURING CONSTRUCTION OPERATIONS.
2. NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
3. THE CONTRACTOR SHALL POST "NO TRESPASSING" SIGNAGE AT ALL SITE ENTRANCES PRIOR TO CONSTRUCTION.
4. MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN AND AT LEAST ONCE A WEEK.
5. THIS PLAN SHALL NOT BE CONSIDERED AS INCLUSIVE AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL EROSION FROM LEAVING THE SITE.
6. GENERAL CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
8. NO TURBID WATER SHALL BE DISCHARGED OFF-SITE FROM THE Dewatering OPERATION. CONTRACTOR SHALL TAKE MEASURES TO CONTROL TURBIDITY.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OF NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
11. PROVIDE DUST CONTROL FOR ALL EARTHWORK OPERATIONS. COVER AREA WITH LIGHT COATING OF WATER OR OTHER APPROVED METHOD.

LAND ALTERATION / TREE PRESERVATION NOTES:

1. ALL TREES TO REMAIN MUST BE PROTECTED BY TREE PRESERVATION BARRICADES MEETING THE MINIMUM STANDARDS. PROTECTIVE BARRICADES SHALL REMAIN IN PLACE UNTIL LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED.
2. ALL TRIMMING SHALL BE UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PRUNING STANDARDS.
3. ALL TREES LARGER THAN 36 INCHES AND ABOVE HISTORIC PRUNING SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE OR A REGISTERED CONSULTING ARBORIST WITH THE AMERICAN SOCIETY OF CONSULTING ARBORISTS. THE ARBORIST SHALL UNDERSTAND THAT THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PRUNING STANDARDS IS A STANDARD OF DIVISION 4.2.
4. ALL TREE ROOTS EXISTING WITHIN APPROVED IMPROVEMENT AREAS AND ORIGINATING FROM A PROTECTED TREE, SHALL BE SEVERELY CLEAN AT THE LIMITS OF THE PRESERVED AREA WHERE INDICATED ON THIS PLAN.

DEMOLITION AND SWPPP NOTES:

1. ALL EROSION CONTROL DEVICES AND VISIBLE BARRICADES SHALL BE INSTALLED AND APPROVED BY THE ENGINEER PRIOR TO THE START OF CLEARING AND GRUBBING.
2. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION MEETING WITH THE CITY AS SPECIFIED PRIOR TO START OF CONSTRUCTION.
3. THE SITE SHALL BE CLEARED AND GRUBBED OF ALL VEGETATION AND DEBRIS WITHIN THE APPROXIMATE LIMITS OF CLEARING AS INDICATED ON THE DRAWING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE CITY OF APOPKA UTILITY DEPARTMENT, FLORIDA SUNSHINE AND EMERGENCY SERVICES FOR RESPECTIVE UTILITY LOCATIONS AND "NOTICE" OF CONSTRUCTION ACTIVITY.
5. ALL REMOVED MATERIAL SHALL BE HAULED OFF-SITE TO AN APPROVED LANDFILL. TREES MAY BE LOGGED OR MULCHED FOR OFF-SITE DISPOSAL AT THE CONTRACTOR'S DISCRETION.
6. ALL EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO THE START OF WORK AND REMAIN IN PLACE UNTIL ALL WORK IS COMPLETE.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR PERIODIC INSPECTION AND REMOVAL OF DEBRIS AND SILT BEHIND EROSION CONTROL DEVICES.
8. ALL INLETS AND PIPE SHALL BE PROTECTED DURING CONSTRUCTION BY INLET PROTECTION MEASURES TO PREVENT SEDIMENT IN THE DRAINAGE SYSTEM (SEE DETAILS THIS DRAWING). THE ENTIRE DRAINAGE SYSTEM SHALL BE CLEARED OF ALL DEBRIS PRIOR TO FINAL ACCEPTANCE.
9. ALL OFF-SITE AREAS DISTURBED DURING CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY RESTORED TO PRIOR CONDITION UPON COMPLETION OF WORK.
10. SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION, BLOWING SAND AND THE IMPACT TO NEIGHBORING PROPERTIES.
11. THE CONTRACTOR SHALL PROVIDE THE ENGINEER, CITY A NOT PLAN AT PRECONSTRUCTION MEETING. TRAFFIC SHALL BE ALLOWED TO CONTINUE DURING WORK. PROVIDE MEASURES TO DETOUR TRAFFIC AROUND OPEN EXCAVATION WITH ADEQUATE BARRICADES, SIGNAGE AND FLAGPERSON TO DIRECT TRAFFIC. EMERGENCY SERVICES SHALL BE NOTIFIED 48 HOURS IN ADVANCE.
12. EXISTING DRIVEWAYS SHOWN ADJACENT TO OR OUTSIDE LIMITS OF CONSTRUCTION SHALL REMAIN IN-SERVICE. EXISTING UTILITIES AND DRIVEWAYS SHALL NOT BE REMOVED UNLESS OTHERWISE NOTED.
13. IF ANY Dewatering IS TO OCCUR DURING ANY PHASE OF CONSTRUCTION THEN Dewatering ACTIVITY SHALL ADHERE TO CHAPTER 400-22 FAC MORE SPECIFICALLY AS FOLLOWS PER 400-22.03(3) A "NOTICED GENERAL SHORT-TERM Dewatering PERMIT" IS REQUIRED "ONLY IF" Dewatering EXCEEDS 4 MILLION GALLONS PER DAY, EXCEPT DURING THE FIRST 120 HOURS OF Dewatering WHEN THE DAILY AND INSTANTANEOUS PUMPING RATES SHALL NOT EXCEED 6 MILLION GALLONS PER DAY. AVERAGE DAILY WITHDRAWAL SHALL NOT EXCEED 1 MILLION GALLONS PER DAY FOR THE FIRST 48 DAYS OF THE Dewatering ACTIVITY AND SHALL NOT EXCEED ONE MILLION GALLONS PER DAY OF A 180 DAY DURATION. EACH SPECIFIC Dewatering PROJECT SHALL NOT EXCEED 180 DAYS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE ANY Dewatering ACTIVITY IS BELOW THE SPECIFIED THRESHOLD. OTHERWISE A PERMIT WILL BE REQUIRED AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL FAMILIARIZE ITSELF WITH CHAPTER 400-22 FAC AND BE SOLELY RESPONSIBLE FOR OBTAINING AND SUBMITTING FORM RDS-58 TO SURVIVO A MINIMUM OF 10 DAYS PRIOR TO ANY Dewatering ACTIVITY. SUBMITTAL OF FORM RDS-58 IS NOT REQUIRED IF Dewatering IS 300,000 GALLONS PER DAY OR LESS AND WILL NOT EXCEED 30 DAYS IN DURATION.

CITY OF APOPKA RIGHT-OF-WAY NOTES:

1. NOTIFY CITY OF APOPKA DEVELOPMENT ENGINEERING DIVISION AT (407) 753-1718 A MINIMUM OF 24 HOURS PRIOR TO THE START OF CONSTRUCTION. FAILURE OF THE PERMITTEE TO OBTAIN THE APPROPRIATE INSPECTIONS PRIOR TO PROCEEDING WITH WORK SHALL NOT RELIEVE THE PERMITTEE FROM REEVALUATION OR OTHER MEASURES NECESSARY FOR THE INSPECTION OF WORK.
2. CITY OF APOPKA TRAFFIC ENGINEERING (407) 753-1718 IS NOT A MEMBER OF SUNSHINE ONE CALL. WHEN REQUESTING LOCATES, PLEASE PROVIDE A MINIMUM ADVANCED NOTIFICATION OF TWO (2) BUSINESS DAYS PRIOR TO PROPOSED WORK.
3. COORDINATION WITH CITY OF APOPKA TRAFFIC OPERATIONS (407) 753-1718 IS REQUIRED WITH A MINIMUM ADVANCED NOTICE OF SEVEN (7) DAYS PRIOR TO ANY SIDEWALK, LANE OR ROAD CLOSURE (INCLUDING FLAGGING OPERATIONS).
4. OPERATIONS WITHIN THE COUNTY RIGHT-OF-WAY SHALL NORMALLY BE CONDUCTED 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. ANY DEVIATION FROM THESE HOURS REQUIRES PRIOR APPROVAL FROM THE COUNTY DEVELOPMENT ENGINEER. EMERGENCY REPAIRS ARE EXCLUDED FROM THIS RESTRICTION.
5. ALL EXISTING SIDEWALKS WITHIN COUNTY RIGHT-OF-WAY SHALL EITHER REMAIN OPEN OR BE PROVIDED A TEMPORARY WALKWAY IN ACCORDANCE WITH THE CURRENT VERSION OF FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD INDEX NO. 680. ANY DAMAGE TO SIDEWALKS SHALL BE REPAIRED AND/OR REPLACED IN LIKE KIND BY THE CONTRACTOR. NEW SIDEWALKS AND SECTIONS THROUGH DRIVEWAYS MUST BE AT A 1% CROSS SLOPE AND 7% MAXIMUM CROSS SLOPE PER ADA STANDARDS.
6. DRIVING OR STAGING OF CONSTRUCTION VEHICLES OR MATERIALS IS NOT PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY OR ON PEDESTRIAN WALKWAYS AND PATHS. THERE SHALL BE NO OVERNIGHT CONSTRUCTION VEHICLE RELATED PARKING, CONSTRUCTION MATERIAL PLACEMENT OR STORAGE OF ANY AND PERMITTED WITHIN THE COUNTY RIGHT-OF-WAY.
7. NO TRENCH OR EXCAVATION SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT, UNLESS APPROVED BY THE COUNTY DEVELOPMENT ENGINEERING INSPECTOR. EXCAVATIONS SHALL MEET THE DROP OFF PROTECTION REQUIREMENTS OF THE LATEST FOOT DESIGN STANDARD INDEX NO. 606.
8. RESTORATION SHALL BE REQUIRED FOR ANY DAMAGE TO SIDEWALKS, CURBS, OR OTHER EXISTING STRUCTURES IN THE RIGHT-OF-WAY. ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE RE-GRASSED AND SOODED. SEED AND MULCH IS NOT AN ACCEPTABLE ALTERNATIVE TO SOODING.

TREE LEGEND

	EXISTING	REMOVED
PINE TREE	13	0
OAK TREE	1	0
	14	0

LEGEND:

- PROPOSED SILT FENCE (SEE DETAIL, SHEET No. 5)
- EXISTING TREE
- TREE PROTECTION BARRICADE (SEE DETAIL, SHEET No. 5)

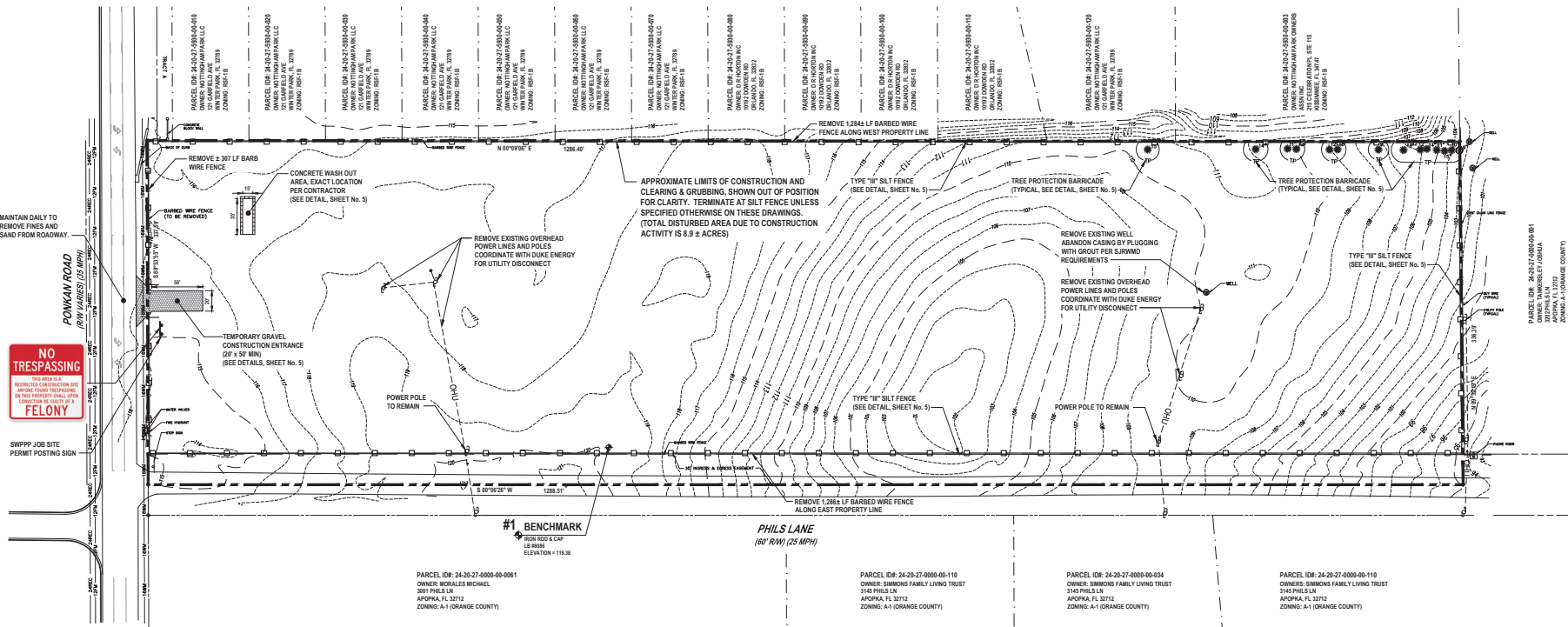
BENCHMARK INFORMATION:

- #1 SET IRON ROD AND CAP
LB 8005
ELEVATION 119.38

VERTICAL DATA
ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK #1302027, WITH A PUBLISHED ELEVATION OF 78.267, NORTH AMERICAN VERTICAL DATUM OF 1988.

SWPPP CONTACT LIST

1. SITE SUPERVISOR: TBD
2. CERTIFIED INSPECTOR: TBD
3. BMP MAINTAINER: TBD
4. SITE CONTRACTOR: TBD



DATE	DESCRIPTION
8/7/23	CITY COMMENTS

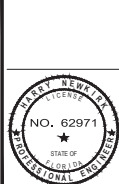
1325 West US Highway 3 Orlando, FL 32817 Phone (888) 827-7784 Fax (407) 827-7784 www.harrynewark.com CA # 13000 LC # 100004 Professional Engineer Civil Engineering Transportation, CG & Landscape Architecture



SWPP DETAILS AND NOTES
POMKAN OAK MANOR
3405 WEST POMKAN ROAD
APOPKA, FLORIDA 32712

THIS DRAWING IS THE PROPERTY OF HARRY NEWARK ENGINEERING, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF HARRY NEWARK ENGINEERING, INC. IS STRICTLY PROHIBITED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWARK, PE # 62971 ON 8/7/23

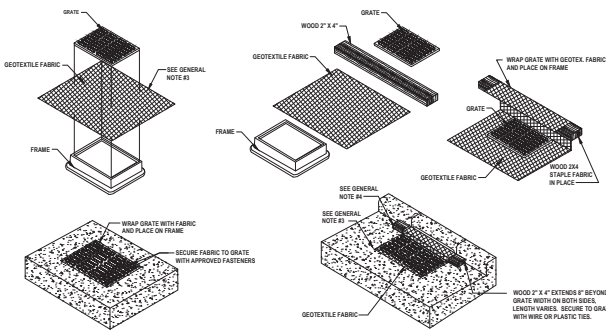


PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-30
DATE: JUNE 2023
DESIGN BY: BWD
DRAWN BY: DAB
CHECKED BY: HHN
SCALE: 1"=50'

DRAWING NUMBER

04



GENERAL NOTES:

1. GEOTEXTILE TO BE MIRAFI FILTERWEAVE 402 OR GEOTEX 111F. ALTERNATIVES INCLUDE APPROVED EQUAL ASTM D491 OR 100 TO 150 GALLON PER MINUTE PER SQUARE FOOT.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 18" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
4. FOR CURB INLET PROTECTION AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
6. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE USING A SEWN FLAP, HAND HOLDS, OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

GEOTEXTILE FABRIC INLET PROTECTION

NOT TO SCALE

TEMPORARY SEEDING SPECIFICATION:

GENERAL SEEDING CAN BE USED FOR TEMPORARY STABILIZATION. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. AREAS WHERE FINAL GRADING HAS BEEN COMPLETED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY SEEDED. TEMPORARY SEED MIXTURE IS SPECIFIED BELOW.

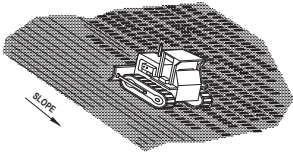
SEEDING MIXTURES
SEED MIXTURE SHALL BE BERMUDA COMMON 90 LB PURE LIVE SEED PER ACRE, FIBER 2000 LB PER ACRE, STABILIZER 120 LB PER ACRE AND FERTILIZER 300 LB PER ACRE.

ALL SLOPES AND FLAT GRADE
APPLY 6-20-20 COMMERCIAL ORGANIC FERTILIZER AT A RATE OF 300 LB PER ACRE AND SEED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

TEMPORARY SEEDING PLANTING DATES	SEED VARIETY	APPLICATION RATE
MARCH 15 - OCTOBER 15	PENSACOLA BAHIA (SCARIFIED)	90
	BERMUDA COMMON (50% HULLED)	25
OCTOBER 16 - MARCH 14	PENSACOLA BAHIA (SCARIFIED)	100
	BERMUDA COMMON (50% HULLED)	35
	ANNUAL RYE GRASS	10
	RYE GRAIN	30

MULCH SEEDED AREA WITH 2 TONS PER ACRE CLEAN GRAIN STRAW. ANCHOR STRAW WITH HYDRAULIC WOOD FIBER MULCH AT THE RATE OF 1000 LB PER ACRE, OR 150-200 POUNDS OF ORGANIC MULCH TACKIFIER PER ACRE, OR USE NETTING.

HYDRO FIBER MULCH MIXTURE SHALL BE PERFORMED IN A TANK WITH A CONTINUOUS AGITATION AND RECIRCULATION SYSTEM WITH SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENOUS SLURRY AND DISCHARGE SYSTEM WHICH WILL APPLY THE SLURRY AT A CONTINUOUS AND UNIFORM RATE. MIXTURE SHALL CONTAIN A GREEN FUGITIVE DYE AS AN APPLICATION INDICATOR.

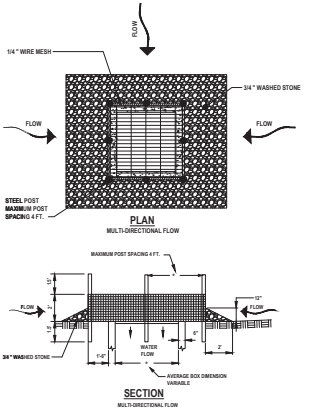


NOTE:

USE DOZER TRACKS TO CREATE GROOVES PERPENDICULAR TO THE SLOPE. GROOVES WILL CATCH SEED FERTILIZER MULCH, RAINFALL AND DECREASE SEDIMENT IN RUNOFF.

TRACKING DETAIL

NOT TO SCALE



NOTE:

1. SEDIMENT CONTROL STONE SHALL BE 3/4" WASHED STONE.
2. WIRE MESH SHALL BE: HARDWARE CLOTH 23 GAUGE MIN. AND SHALL HAVE 1/4" INCH MESH
3. TOP OF WIRE MESH SHALL BE A MINIMUM OF ONE FOOT BELOW THE SHOULDER OR ANY DIVERSION POINT.
4. STEEL POST SHALL BE 5 FT. IN LENGTH, BE INSTALLED 1.5 FT. DEEP MINIMUM, AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
5. WOOD POST SHALL BE 5 FT. IN HEIGHT, BE INSTALLED TO 1.5 FT. DEEP MINIMUM, AND BE 3 INCHES IN DIAMETER.
6. POST SPACING SHALL BE A MAXIMUM OF 4 FT.

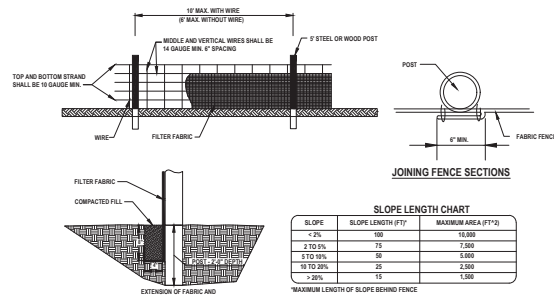
HARDWARE CLOTH INLET PROTECTION

NOT TO SCALE

1. STONE SIZE - #2 COARSE AGGREGATE, OR RECLAIMED/RECYCLED CONCRETE.
2. LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
3. DEPTH - 8" MINIMUM (COMPACTED)
4. WIDTH - 20' MINIMUM
5. GEOTEXTILE - 100% POLYPROPYLENE, 4 OZ/SY OVER THE ENTIRE AREA PRIOR TO PLACEMENT OF AGGREGATE.
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 6:1 SLOPES IS ACCEPTABLE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. MAINTAIN PERIODIC TOP DRESSING OF ADDITIONAL AGGREGATE AS CONDITIONS REQUIRE AND REPAIR AND/OR CLEANOUT ANY AREAS 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 REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, WASHING SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE WHICH DRAINS INTO AN APPROVED SEDIMENT POND OR SWALE.
9. INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN OR WEEKLY AT A MINIMUM.

CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

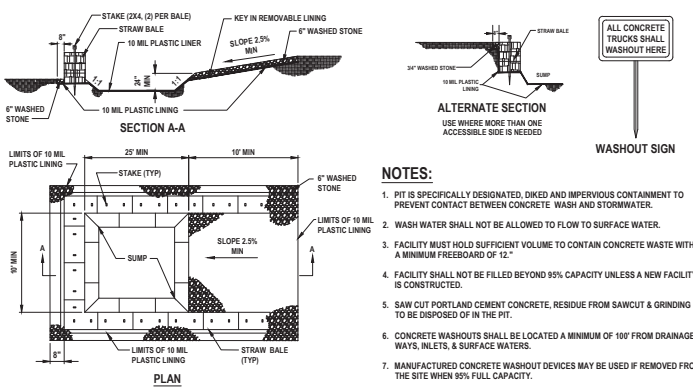


NOTES:

1. WWW MINIMUM 32" WIDTH WITH A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
2. FILTER FABRIC SHALL BE 36" WIDE AND SHALL BE FASTENED ADEQUATELY TO THE WIRE.
3. STEEL POST SHALL BE 6" IN LENGTH AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
4. WOOD POST SHALL BE 6" IN LENGTH AND 2" IN DIAMETER.
5. SUPPORT POSTS SHALL BE INSTALLED ON THE DOWNHILL SIDE OF THE SEDIMENT FENCE (DOWNSTREAM FROM EXPECTED FLOWS)
6. ACCUMULATED SEDIMENT SHALL REMOVED WHEN 25% THE HEIGHT OF FENCE.
7. MAXIMUM DRAINAGE AREA 10,000 SF PER 10' OF FENCE.
8. MAXIMUM LENGTH UP-SLOPE FROM FENCE PER CHART.

SEDIMENT FENCE DETAIL

NOT TO SCALE

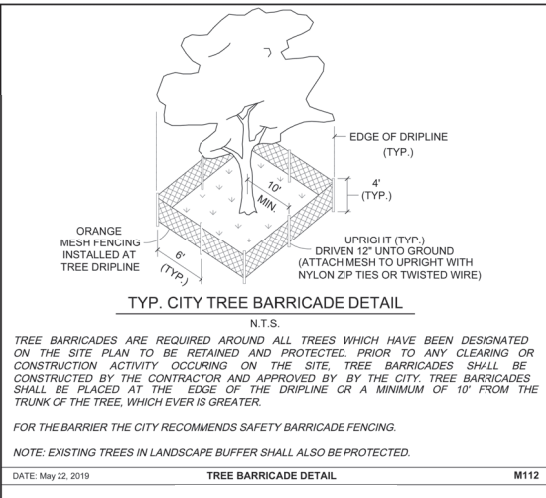


NOTES:

1. PIT IS SPECIFICALLY DESIGNATED, Diked AND IMPERVIOUS CONTAINMENT TO PREVENT CONTACT BETWEEN CONCRETE, WASH AND STORMWATER.
2. WASH WATER SHALL NOT BE ALLOWED TO FLOW TO SURFACE WATER.
3. FACILITY MUST HOLD SUFFICIENT VOLUME TO CONTAIN CONCRETE WASTE WITH A MINIMUM FREEBOARD OF 12"
4. FACILITY SHALL NOT BE FILLED BEYOND 95% CAPACITY UNLESS A NEW FACILITY IS CONSTRUCTED.
5. SAW CUT PORTLAND CEMENT CONCRETE, RESIDUE FROM SAWCUT & GRINDING TO BE DISPOSED OF IN THE PIT.
6. CONCRETE WASHOUTS SHALL BE LOCATED A MINIMUM OF 100' FROM DRAINAGE WAYS, INLETS, & SURFACE WATERS.
7. MANUFACTURED CONCRETE WASHOUT DEVICES MAY BE USED IF REMOVED FROM THE SITE WHEN 95% FULL CAPACITY.

CONCRETE WASHOUT AREA

NOT TO SCALE



TYP. CITY TREE BARRICADE DETAIL

N.T.S.

TREE BARRICADES ARE REQUIRED AROUND ALL TREES WHICH HAVE BEEN DESIGNATED ON THE SITE PLAN TO BE RETAINED AND PROTECTED. PRIOR TO ANY CLEARING OR CONSTRUCTION ACTIVITY OCCURRING ON THE SITE, TREE BARRICADES SHALL BE CONSTRUCTED BY THE CONTRACTOR AND APPROVED BY THE CITY. TREE BARRICADES SHALL BE PLACED AT THE EDGE OF THE DRIPLINE OR A MINIMUM OF 10' FROM THE TRUNK OF THE TREE, WHICHEVER IS GREATER.

FOR THE BARRIER THE CITY RECOMMENDS SAFETY BARRICADE FENCING.

NOTE: EXISTING TREES IN LANDSCAPE BUFFER SHALL ALSO BE PROTECTED.

DATE: May 22, 2019

TREE BARRICADE DETAIL

M112

REVISIONS

DATE	DESCRIPTION

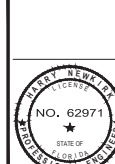
1325 West 10th St., Suite 3
Orlando, FL 32811
Phone (888) 827-7794
Fax (407) 255-1111
CA # 13000
LC # 200004
Civil Engineering
Transportation, Civil &
Landscape Architecture



SWPP DETAILS AND NOTES
PONKAN OAK MANOR
3405 WEST PONKAN ROAD
JAPORCA, FLORIDA 32712

THIS DRAWING IS THE PROPERTY OF HARRY NEWKIRK & ASSOCIATES, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF HARRY NEWKIRK & ASSOCIATES, INC.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON 01/05/23

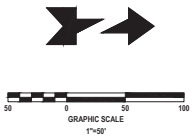


PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-30
DATE: JUNE 2023
DESIGN BY: BWD
DRAWN BY: DAB
CHECKED BY: HHN
SCALE: AS SHOWN

DRAWING NUMBER

05



SUMMARY OF DRAINAGE:

THE MINIMUM WATER QUALITY TREATMENT VOLUME REQUIRED IS THE GREATER OF 0.5 INCHES OF RUNOFF OVER THE DRAINAGE RETENTION AREA, 1.25 INCHES OVER THE IMPERVIOUS SURFACE, OR 3.5 INCHES OF RUNOFF OVER IMPERVIOUS SURFACE (WEKIVA RECHARGE). STORMWATER TREATMENT IS PROVIDED BY A DRY RETENTION SYSTEM. AN ADDITIONAL 4.5 INCH OF RUNOFF IS ADDED FOR AN ONLINE SYSTEM. THE TREATMENT SYSTEM IS DESIGNED TO ENSURE THE POST DEVELOPMENT DISCHARGE RATE AND VOLUME DOES NOT EXCEED THE PRE-DEVELOPMENT RATE AND VOLUME FOR THE MEAN ANNUAL, 25 YEAR-24 HOUR, 25 YEAR, 96-HOUR, AND 100 YEAR-24 HOUR STORM EVENTS.

PERMITTED RUNOFF			NODE: OFF-PHILS		
Design Storm	Rainfall (inches)	Inflow Rate (cfs)	Inflow Volume (ft ³)	Outflow Rate (cfs)	Outflow Volume (ft ³)
Mean Annual 24-Hour	PRE 4.30	0.00	0	0	0
10 Year 24-Hour	PRE 6.70	0.19	5,160	0	0
25 Year 24-Hour	PRE 8.60	1.39	15,132	0	0
25 Year 96-Hour	PRE 12.00	10.30	42,335	0	0
100 Year 24-Hour	PRE 11.80	5.53	40,631	0	0

PROPOSED - DISCHARGE			NODE: OFF-PHILS			STAGE
Design Storm	Rainfall (inches)	Inflow Rate (cfs)	Inflow Volume (ft ³)	Outflow Rate (cfs)	Outflow Volume (ft ³)	
Mean Annual 24-Hour	POST 4.30	0.00	0	0	0	104.01
10 Year 24-Hour	POST 6.70	0.00	0	0	0	104.65
25 Year 24-Hour	POST 8.60	0.00	0	0	0	105.91
25 Year 96-Hour	POST 12.00	0.00	0	0	0	107.39
100 Year 24-Hour	POST 11.80	0.00	0	0	0	108.00
TOB						109.00

RECOVERY		
	UNITS	DRY POND
TREATMENT VOL.	CF	93,098
TREATMENT EL	FT	108.10
RECOVERY TIME	HRS	38

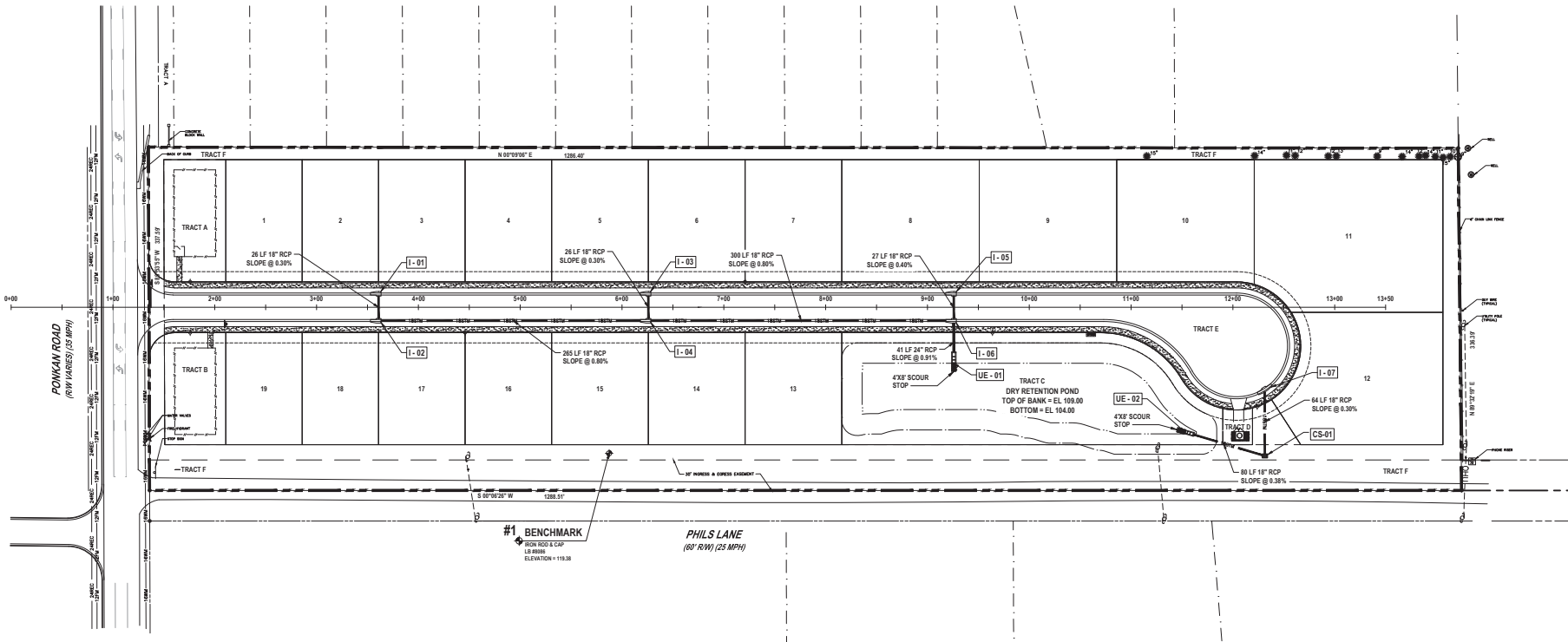
GENERAL DRAINAGE NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO DRAINAGE SYSTEM AND SHALL RESTORE ANY DAMAGED STRUCTURES.
- ALL STORM PIPE SHALL BE CONSTRUCTED OF RCP WITH CERTIFIED WATER-TIGHT JOINTS BY THE MANUFACTURER.
- THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL MATERIAL AND STRUCTURES TO THE ENGINEER (NEWKIRK ENGINEERING, INC.) FOR APPROVAL PRIOR TO THE PRECONSTRUCTION MEETING.
- CONTRACTOR TO PLACE FILTER FABRIC BETWEEN DRAINAGE STRUCTURES AND TOPS TO PREVENT SOIL INTRUSION. THE FABRIC SHALL BE PERIODICALLY CLEANED OF SAND & DEBRIS FABRIC SHALL REMAIN IN PLACE UNTIL PAVING IS COMPLETE.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING TREES, & ETC., WITHIN THE CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFFSITE.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST PER FOOT SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (HD) LOADING AND BE INSTALLED ACCORDINGLY PER FOOT STANDARD SPECIFICATIONS AND MANUFACTURES SPECIFICATIONS RESPECTIVELY.
- ALL DRAINAGE STRUCTURES AND PIPES SHALL BE CLEANED OF SAND AT THE LAST STAGE OF CONSTRUCTION PRIOR TO THE FINAL INSPECTION.
- ALL STORM INLET GRATES SHALL BE STEEL (TRAFFIC RATED).

DRAINAGE PIPE MINIMUM SLOPE REQUIREMENTS					
PIPE SIZE (IN)	SELF-CLEANING VELOCITY (FPS)	MANNINGS (N)	RADIUS (FT)	CROSS-SECTIONAL AREA (FT ²)	WETTED PERIMETER (FT / 100 FT)
18	3.0	0.012	0.75	1.767	FULL & 1/2 FULL 0.0022
24	3.0	0.012	1.00	3.142	FULL & 1/2 FULL 0.0015

DRAINAGE STRUCTURE SCHEDULE					
I.D.	STA.	OFFSET	STRUCTURE TYPE	TOP EL	SUMP EL
CS-01	12+31.30	146.00 R	TYPE E INLET	108.10	102.30
I-01	3+60.91	13.25 L	TYPE 5 INLET	114.11	108.91
I-02	3+60.91	13.25 R	TYPE 5 INLET	114.11	108.83
I-03	6+25.91	13.25 L	TYPE 5 INLET	111.99	106.79
I-04	6+25.91	13.25 R	TYPE 5 INLET	111.99	106.71
I-05	9+25.91	13.25 L	TYPE 5 INLET	110.25	103.63
I-06	9+25.91	13.25 R	TYPE 5 INLET	110.25	103.37
I-07	12+31.23	80.55 R	TYPE 6 INLET	108.10	103.49
UE-01	9+25.91	55.00 R	24" U-WALL 4:1 SLOPE WITH BAFFLE	0.00	777
UE-02	11+52.84	122.42 R	18" U-WALL 4:1 SLOPE WITH BAFFLE	0.00	777

- NOTES:
- ROUND STRUCTURE BOTTOMS ARE FOOT ALTERNATE "A".
 - SQUARE/RECTANGULAR STRUCTURE BOTTOMS ARE FOOT ALTERNATE "B".
 - 4" DIA. DIAMETER AND SMALLER AND 3" DIA. SQUARE STANDARD STRUCTURE BOTTOMS ARE FOOT TYPE DESIGNATED "P" LARGER STANDARD STRUCTURE BOTTOMS ARE DESIGNATED TYPE "J".
 - INSTALL 12"x12" WEEP HOLE AT BOTTOM OF STRUCTURE WITH 24"x24"x12" THICK AGGREGATE BED WRAPPED WITH FILTER FABRIC.



REVISIONS

DATE	DESCRIPTION
8/7/23	CITY COMMENTS

1325 West 4th St., Suite 3
Orlando, FL 32804
Phone (888) 127-7794
www.newkirk-engineering.com
CA # 000004
LC # 000004
Civil Engineering
Transportation, CG &
Landscape Architecture



SITE DRAINAGE PLAN
PONKAN OAK MANOR
3405 WEST PONKAN ROAD
JAPORCA, FLORIDA 32712

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2023 BY HARRY NEWKIRK.

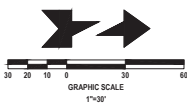
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED BY THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-30
DATE: JUNE 2023
DESIGN BY: HHN
DRAWN BY: BWD
CHECKED BY: HHN
SCALE: 1"=50'
DRAWING NUMBER

07



BENCHMARK INFORMATION:

#1 IRON ROD AND CAP
ELEVATION 78.261

VERTICAL DATA
ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE
COUNTY BENCHMARK #1302027, WITH A PUBLISHED
ELEVATION OF 78.261, NORTH AMERICAN VERTICAL
DATUM OF 1988.

GRADING LEGEND:

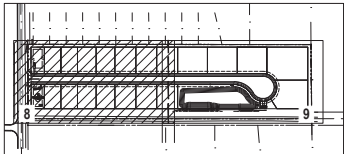
- 85 --- EXISTING CONTOUR
- 82 --- PROPOSED CONTOUR
- >--- DRAINAGE FLOW ARROW
- +28.77 EXISTING SPOT ELEVATION
- +115.80 PROPOSED SPOT ELEVATION

GENERAL EARTHWORK NOTES:

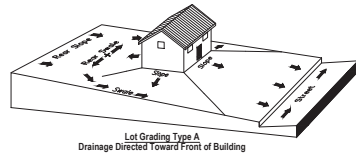
- IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-180 MODIFIED PROCTOR METHOD.
- ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 98% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-180 MODIFIED PROCTOR TEST.
- TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
- SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.
- ONCE AN AREA IS SEED OR SODDED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
- ALL NON-PAVED AREAS MUST BE PLANTED, GRASSED, OR MULCHED.

GENERAL GRADING NOTES:

- CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ACCORDANCE WITH SECTION 902.4 OF FACSC.
- ALL SIDEWALK LANDINGS SHALL HAVE SLOPES NO GREATER THAN 1/8 INCH / 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
- ALL SIDEWALKS SHALL HAVE A 1 PERCENT CROSS SLOPE.
- ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEY OR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR.



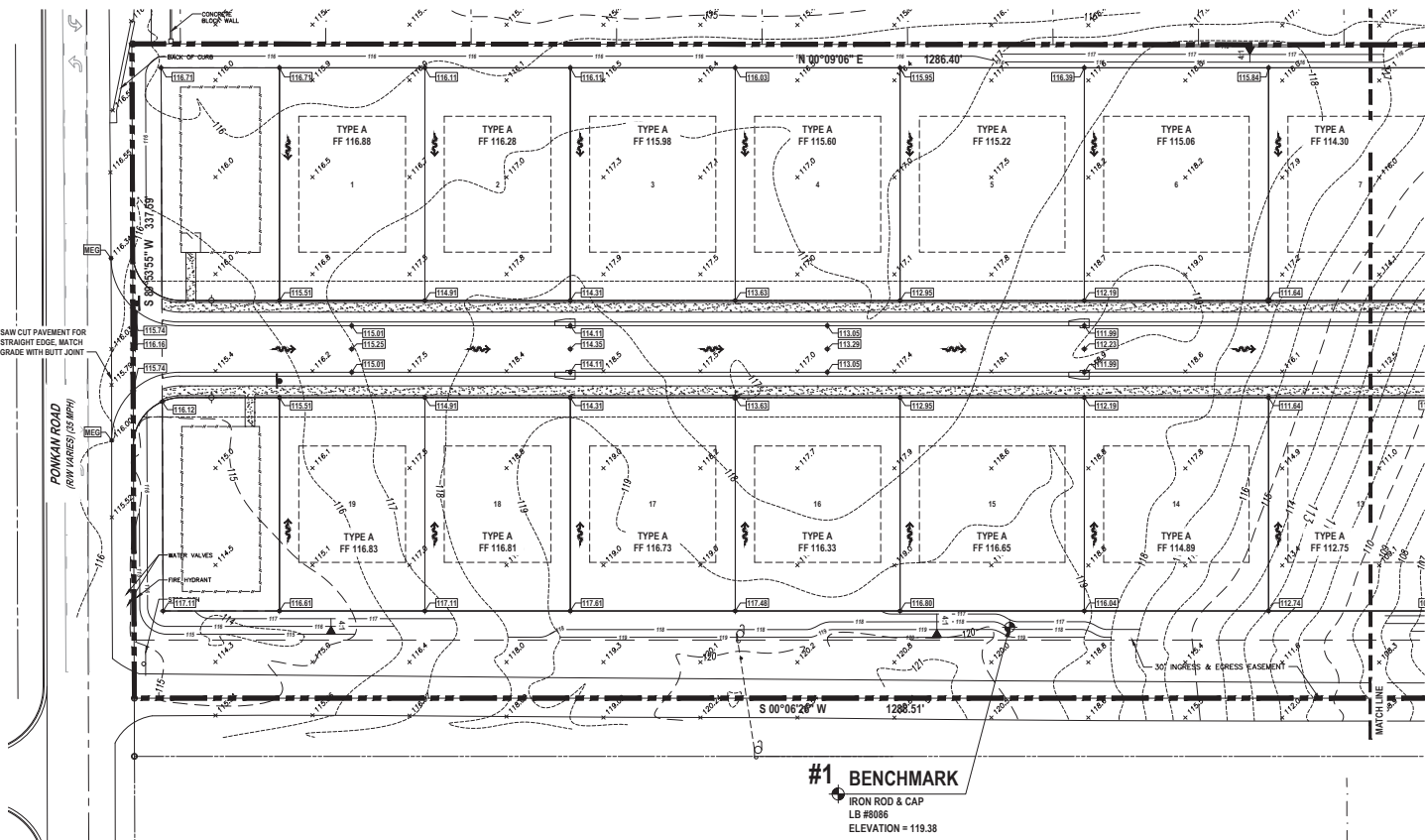
KEY MAP
NOT TO SCALE



- NOTE:
- ALL FINISHED FLOOR ELEVATIONS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.
 - ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 1 FOOT ABOVE THE BASE FLOOD ELEVATION AND/OR 1 FOOT ABOVE THE 100-YEAR DESIGN HIGH WATER LEVEL OF THE ADJACENT RETENTION AREA.
 - SIDE YARD SWALE SHALL BE CENTERED ON THE COMMON PROPERTY LINE.

TYPICAL LOT GRADING DETAILS

NOT TO SCALE



REVISIONS

DATE	DESCRIPTION

1325 West 10th St., Suite 3
Orlando, FL 32811
Phone (407) 827-7794
Fax (407) 827-7795
www.newkirk-engineering.com
CA # 20004
LC # 20004
Civil Engineering
Transportation, Civil &
Landscape Architecture



SITE GRADING PLAN
POMKAN OAK MANOR
3405 WEST POMKAN ROAD
APOKA, FLORIDA 32712

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NEWKIRK ENGINEERING.

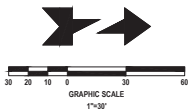
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON 06/06/2023



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-30
DATE: JUNE 2023
DESIGN BY: HHN
DRAWN BY: BWD
CHECKED BY: HHN
SCALE: 1"=30'
DRAWING NUMBER

08



GRADING LEGEND:

- 85 --- EXISTING CONTOUR
- 82 --- PROPOSED CONTOUR
- >--- DRAINAGE FLOW ARROW
- +28.77 EXISTING SPOT ELEVATION
- +105.00 PROPOSED SPOT ELEVATION

DRY RETENTION POND CONSTRUCTION NOTES:

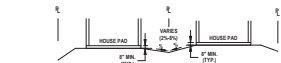
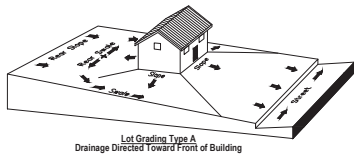
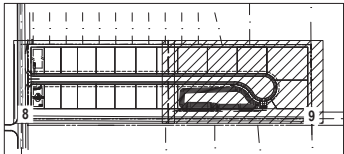
- INITIALLY CONSTRUCT THE RETENTION BASIN TO ROUGH GRADE BY UNDER-EXCAVATING BASIN BOTTOM AND SIDE SLOPES BY 12-INCHES. THE INTERIOR SIDE SLOPES AND BASIN BOTTOM SHOULD BE EXCAVATED TO 1-FEET BELOW FINAL DESIGN SPECIFICATIONS. THE EXCESS SOILS AND UNDERSIRABLE MATERIAL SHOULD BE CAREFULLY EXCAVATED AND REMOVED FROM THE POND SO THAT ALL ACCUMULATED SILTS, CLAYS, ORGANICS, AND OTHER FINE SEDIMENT MATERIAL HAS BEEN REMOVED FROM THE POND AREA. THE EXCAVATED MATERIAL SHOULD BE DISPOSED OFF-SITE AT LOCAL LANDFILL.
- ONCE THE BASIN HAS BEEN EXCAVATED TO FINAL GRADE, THE ENTIRE BASIN BOTTOM SHOULD BE DEEP RAKED AND LOOSENEED FOR OPTIMAL INFILTRATION.
- FINALLY, THE RETENTION BASIN SHALL BE FINAL STABILIZED WITH BAHIA SOIL.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS TO ENGINEER OF RECORD FOR APPROVAL PRIOR TO CONSTRUCTION.
- WHERE TREES ARE SHOWN TO BE SAVED, DO NOT OVER EXCAVATE UNDER THE DIAPHRANE LIGHTLY CLEAR UNDERSIRABLE VEGETATION (UNDERBUSH).

GENERAL EARTHWORK NOTES:

- IF ANY MUCK OR MUCK-LIKE MATERIAL IS DISCOVERED, IT WILL BE REQUIRED TO BE REMOVED, BACKFILLED WITH APPROPRIATE FILL, COMPACTED, AND TESTED USING AASHTO T-99 MODIFIED PROCTOR METHOD.
- ALL FILLING IS TO BE PERFORMED IN ONE-FOOT LIFTS. THE COMPACTION REQUIREMENT IS 90% FOR PAVED AREAS AND 95% FOR UNPAVED AREAS PER AASHTO T-99 MODIFIED PROCTOR TEST.
- TEMPORARY FILL STOCKPILING IS NOT PERMITTED IN LIFTS GREATER THAN SIX FEET.
- SOILS ARE TO BE STABILIZED BY WATER OR OTHER MEANS DURING CONSTRUCTION. THIS IS INTENDED TO REDUCE SOIL EROSION AND THE IMPACT TO NEIGHBORING COMMUNITIES.
- ONCE AN AREA IS SEEDED OR SOODED, IT MUST BE MAINTAINED TO ALLOW THE GRASS TO GROW.
- ALL NON-PAVED AREAS MUST BE PLANTED, GRASSSED, OR MULCHED.

GENERAL GRADING NOTES:

- CROSS SLOPES OF ACCESSIBLE PARKING SPACES AND ACCESS AISLE SHALL NOT EXCEED 1:48 IN ACCORDANCE WITH SECTION 902.4 OF FACSC.
- ALL SIDEWALK LANDINGS SHALL HAVE SLOPES NO GREATER THAN 1/8 INCH / 1 FOOT IN MANEUVERING SPACES AT ALL DOORWAYS.
- ALL SIDEWALKS SHALL HAVE A 1 PERCENT CROSS SLOPE.
- ALL IMPROVEMENTS SHALL BE STAKED FOR CONSTRUCTION BY MEANS OF DIGITAL COORDINATES BY SURVEY OR UTILIZING GEODETIC TOTAL STATION. SCALING OF DRAWINGS FOR PURPOSES OF STAKING ARE AT THE SURVEYOR.

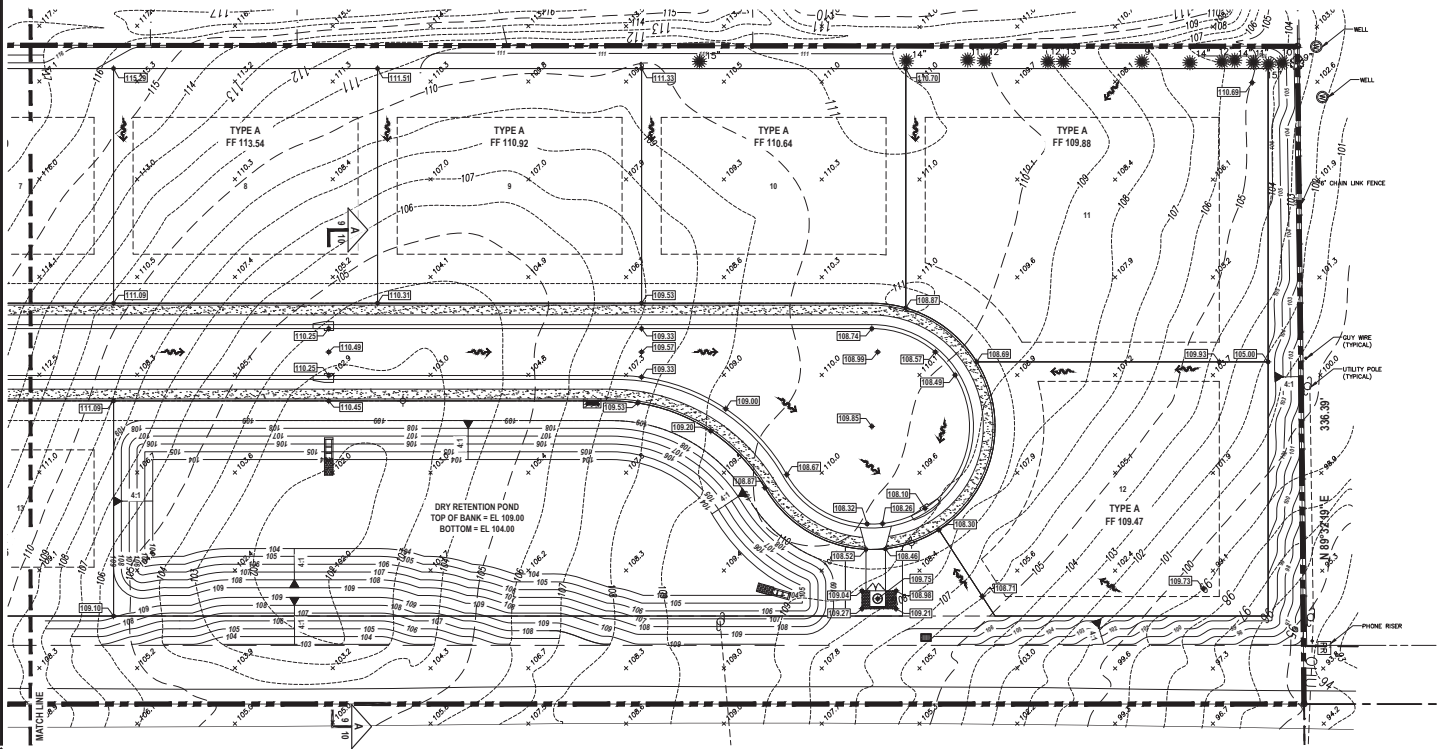


NOTE:

- ALL FINISHED FLOOR ELEVATIONS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE CENTERLINE OF THE ADJACENT ROADWAY.
- ALL FINISHED FLOOR ELEVATIONS ARE A MINIMUM OF 1 FOOT ABOVE THE BASE FLOOD ELEVATION AND/OR 1 FOOT ABOVE THE 100-YEAR DESIGN HIGH WATER LEVEL OF THE ADJACENT DETENTION AREA.
- SIDE YARD SWALE SHALL BE CENTERED ON THE COMMON PROPERTY LINE.

TYPICAL LOT GRADING DETAILS

NOT TO SCALE



REVISIONS

DATE	DESCRIPTION
8/7/23	CITY COMMENTS

1325 West 10th Street, Suite 3
Orlando, Florida 32714
Phone (407) 272-7794
Fax (407) 272-7795
Email: info@newkirk.com
CA # 000094
LC # 000094
Civil Engineering
Transportation, Civil &
Landscape Architecture



SITE GRADING PLAN
POMKAN OAK MANOR
3405 WEST POMKAN ROAD
JAPORKA, FLORIDA 32712

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2023 BY NEWKIRK ENGINEERING.

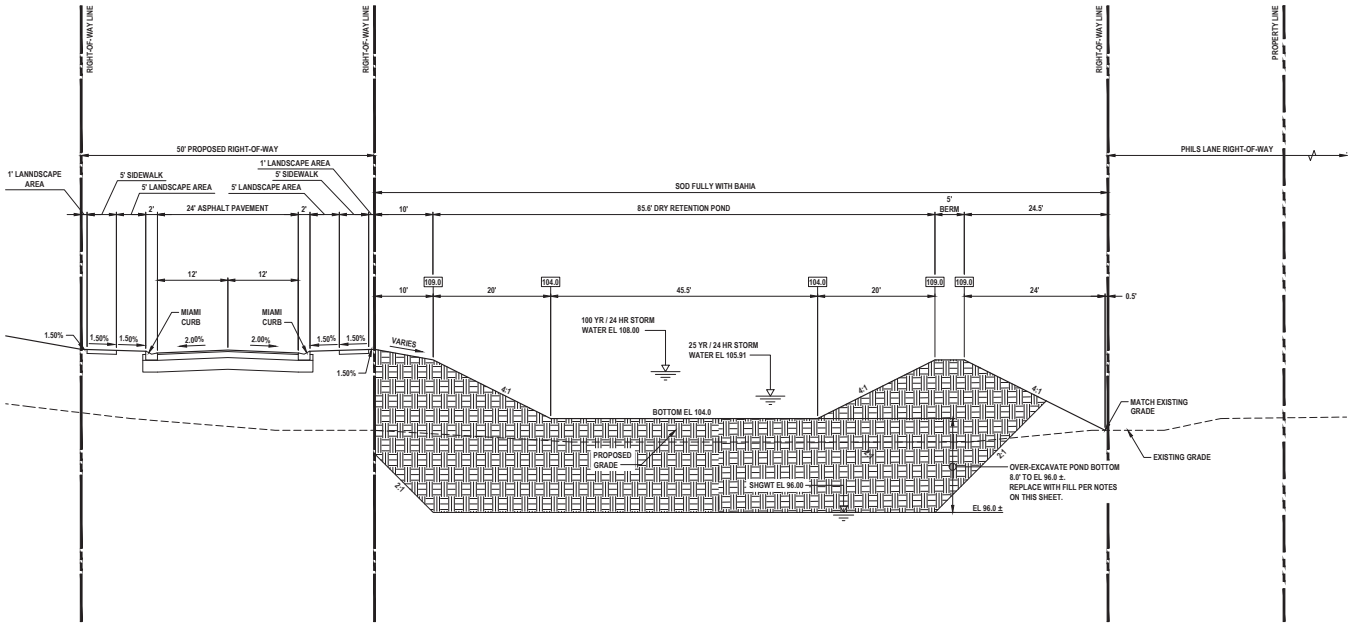
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-30
DATE: JUNE 2023
DESIGN BY: HHN
DRAWN BY: BWD
CHECKED BY: HHN
SCALE: 1"=30'
DRAWING NUMBER

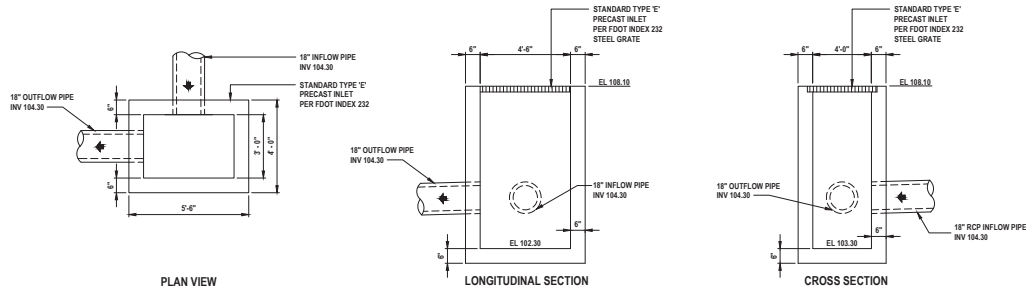
09



SECTION A (TYPICAL POND CROSS SECTION)
NOT TO SCALE

DRY RETENTION POND FILL NOTES:

- EXCAVATE HATCHED AREA TO ELEVATION 96.80' TIE INTO EXISTING CLAY LAYER AT A 2:1 SLOPE AS INDICATED ON THE POND SECTION (THIS SHEET). CLAY MATERIAL TO BE REMOVED AND REPLACED WITH CLEAN FILL MATCHING THE SPECIFICATIONS BELOW.
- PERCENT FINE SAND PASSING THROUGH #200 SIEVE SHALL BE 2.5%.
- MINIMUM PERMEABILITY EQUAL TO 40 FEET PER DAY, WHEN COMPACTED TO MINIMUM DENSITY EQUIVALENT TO 92 PERCENT OF THE SOIL'S MODIFIED PROCTOR DENSITY VALUE (ASTM D-1557).
- FILL MATERIAL MUST BE NATIVE SAND, NOT PROCESSED OR WASHED.
- EXCAVATION AND FILL MATERIALS SHALL INCLUDE THE ENTIRE FOOTPRINT OF THE DRY RETENTION POND.
- ADEQUACY OF FILL MATERIAL MUST BE APPROVED BY PROFESSIONAL ENGINEER OR GEOTECHNICAL ENGINEER AT TIME OF PLACEMENT.
- ONCE THE BASIN HAS BEEN EXCAVATED TO FINAL GRADE, THE ENTIRE BASIN BOTTOM SHOULD BE DEEP RAKED AND LOOSENEED FOR OPTIMAL INFILTRATION.
- FINALLY, THE BASIN SHOULD BE STABILIZED WITH BAHIA SOD.



EMERGENCY OVERFLOW STRUCTURE (CS-01) DETAIL
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION
8/7/23	CITY COMMENTS

1325 West 18th Street
Orlando Beach, Florida 32774
Phone (888) 627-7794
www.newkirk-engineering.com
CA # 13009
LC # 2000094
Civil Engineering
Transportation, CG &
Landscape Architecture



CROSS SECTIONS
PONKAN OAK MANOR
3405 WEST PONKAN ROAD
APOPKA, FLORIDA 32712

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND USE OR REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF NEWKIRK ENGINEERING CONSTITUTES A VIOLATION OF FEDERAL LAWS.

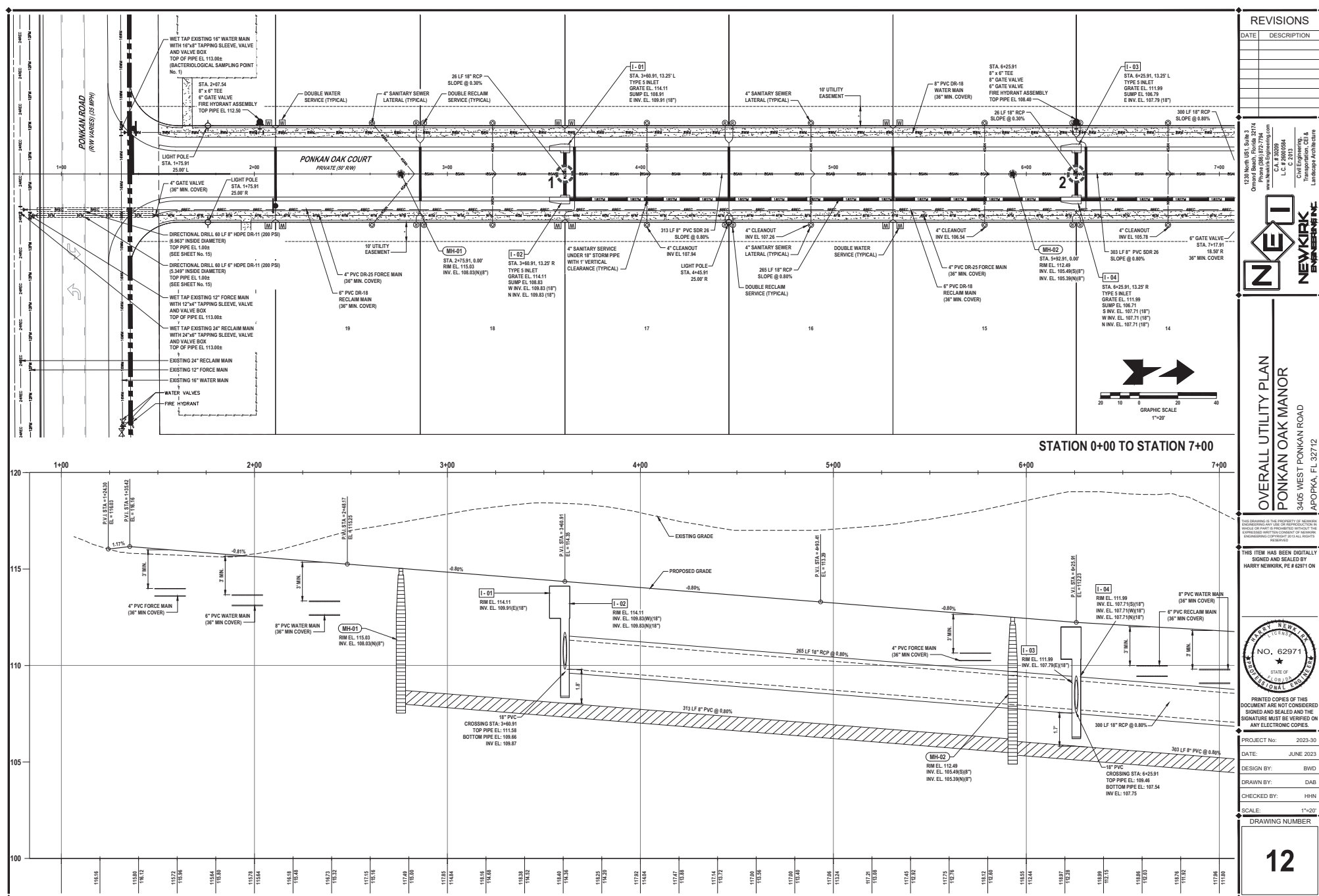
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-30
DATE: JUNE 2023
DESIGN BY: HHN
DRAWN BY: BWD
CHECKED BY: HHN
SCALE: AS SHOWN
DRAWING NUMBER

10



REVISIONS	
DATE	DESCRIPTION
8/7/23	CITY COMMENTS

1325 West US Highway 1
 Orlando, Florida 32714
 Phone (888) 827-7794
 Fax (407) 226-1111
 C.E. # 3000594
 L.C.E. # 3000594
 Civil Engineering
 Transportation, Civil &
 Landscape Architecture



OVERALL UTILITY PLAN
PONKAN OAK MANOR
 3405 WEST PONKAN ROAD
 APOPKA, FL 32712

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING, INC. NO PORTION OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF NEWKIRK ENGINEERING, INC.

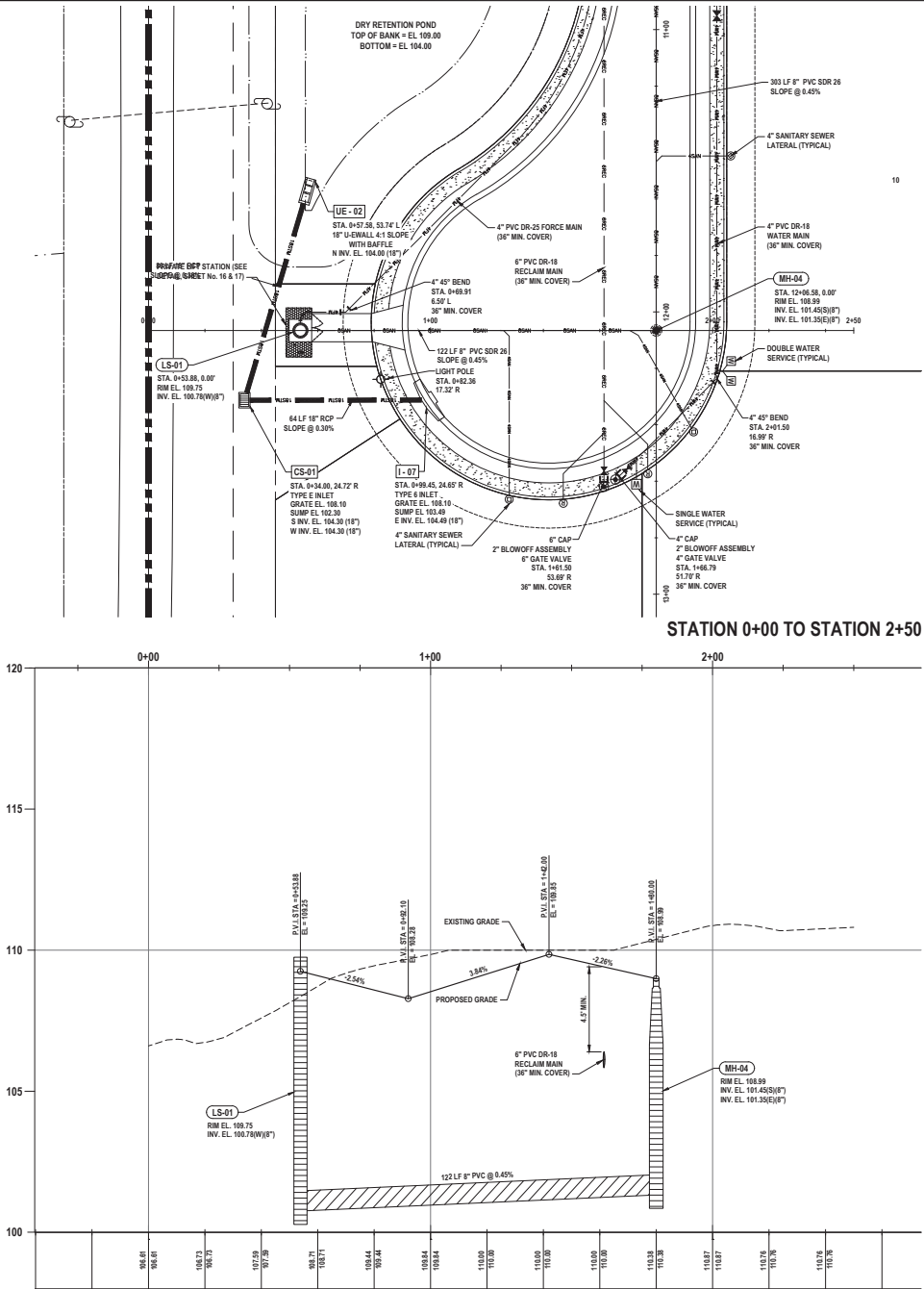
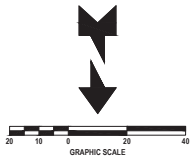
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON

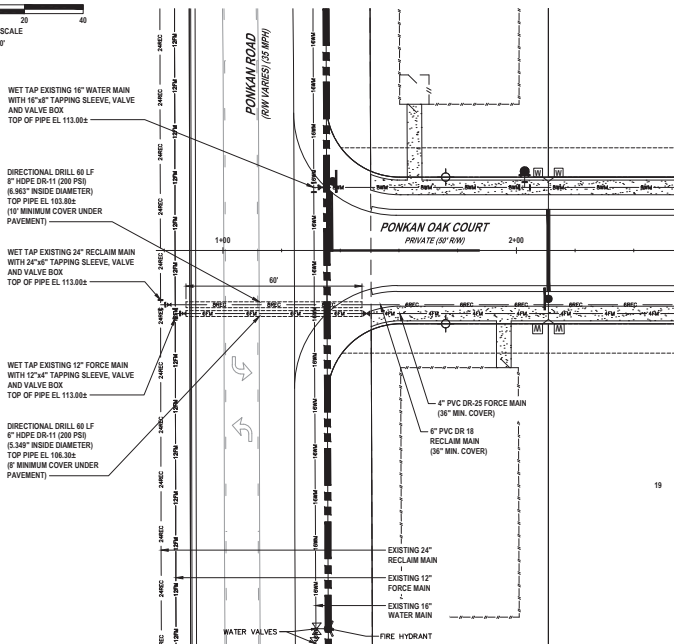
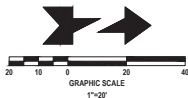


PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

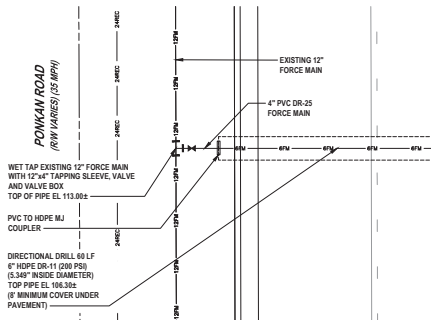
PROJECT No:	2023-30
DATE:	JUNE 2023
DESIGN BY:	BWD
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	SCALE
DRAWING NUMBER	

14





DIRECTIONAL DRILL PLAN
SCALE: 1"=20'



FORCE MAIN CONNECTION SCHEMATIC
SCALE: 1"=6'

UTILITY LEGEND

- 11.25" BEND
- 22.5" BEND
- 45" BEND
- 90" BEND
- TEE
- GATE VALVE
- FIRE HYDRANT ASSEMBLY
- SANITARY SEWER MANHOLE
- LIGHT POLE
- PVC CLASS 150 (DR-18) WATER MAIN (30" MIN. COVER)
- PVC CLASS 150 (DR-18) WATER MAIN (30" MIN. COVER)
- PE 4710 (SDR 8) WATER SERVICE (30" MINIMUM COVER)
- PE 4710 (SDR 8) WATER SERVICE (30" MINIMUM COVER)
- DIRECTIONAL DRILL 4" HOPE (DR 11) FORCE MAIN
- PVC (DR 25) C-900 FORCE MAIN

1
CONFLICT DETAIL, THIS SHEET

REVISIONS

DATE	DESCRIPTION
8/7/23	CITY COMMENTS

1335 West 10th Street
Orlando, Florida 32714
Phone (407) 872-7794
Fax (407) 872-7795
C.A. # 3000504
L.C. # 3000504
Civil Engineering
Transportation, CG &
Landscape Architecture



DIRECTIONAL DRILL PLAN AND
PROFILE - RECLAIM & FORCE
PONKAN OAK MANOR
3405 WEST PONKAN ROAD
APOPKA, FL 32712

THIS DRAWING IS THE PROPERTY OF HARRY NEWKIRK ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF HARRY NEWKIRK ENGINEERING, INC. ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON

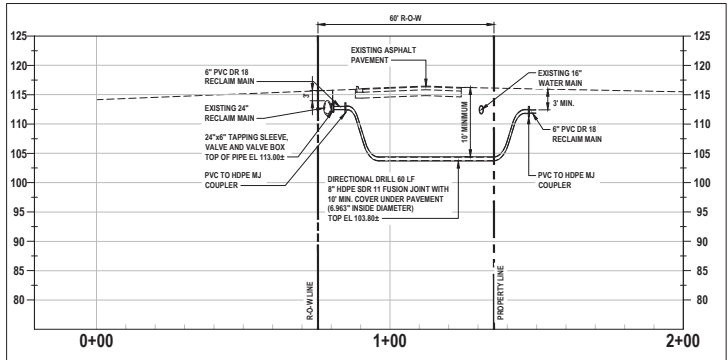


PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

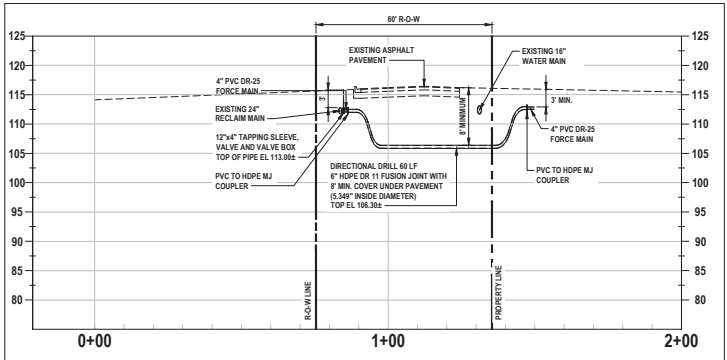
PROJECT No: 2023-30
DATE: JUNE 2023
DESIGN BY: BWD
DRAWN BY: DAB
CHECKED BY: HHN
SCALE: 1"=20'

DRAWING NUMBER

15



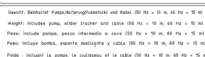
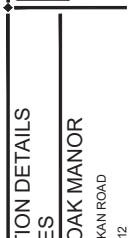
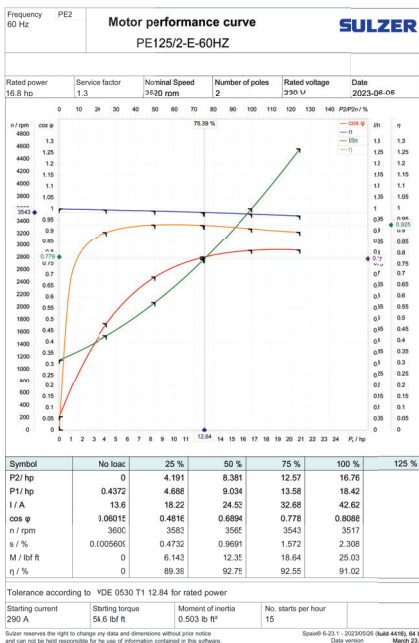
RECLAIM MAIN PROFILE

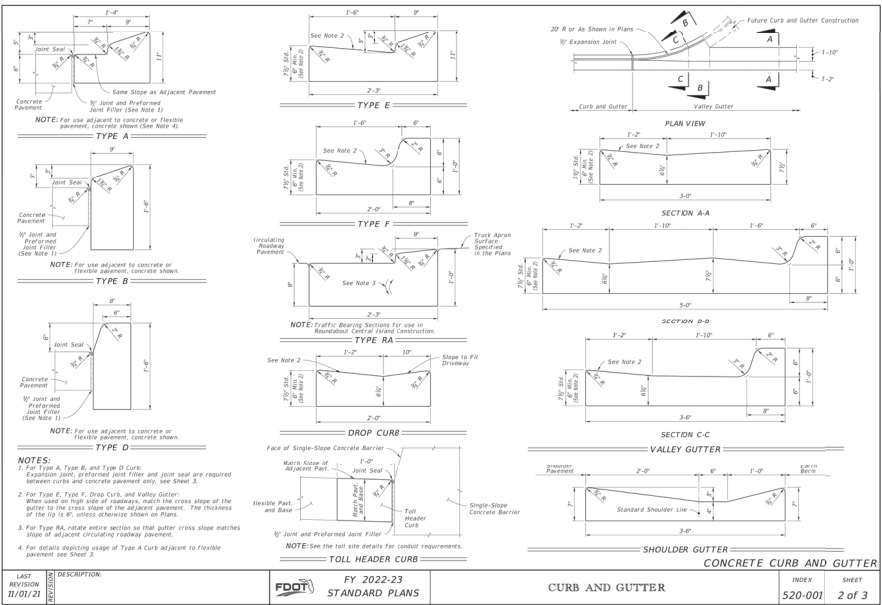


FORCE MAIN PROFILE

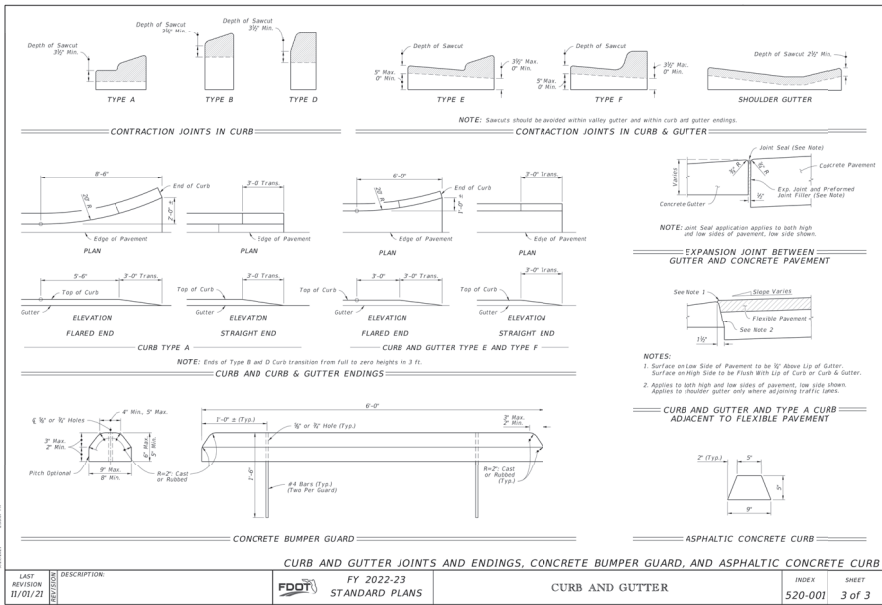


WARNING !!
CONTRACTOR SHALL TAKE ALL
PRECAUTIONS DURING CONSTRUCTION TO
AVOID CONTACT WITH EXISTING
UNDERGROUND UTILITIES, GAS MAINS AND
OVERHEAD ELECTRIC IN THE RIGHT-OF-WAY.





LAST REVISION 11/01/21	DESCRIPTION	FY 2022-23 STANDARD PLANS	NO. 520-001	SHEET 2 of 3
------------------------------	-------------	------------------------------	-------------	-----------------



LAST REVISION 11/01/21	DESCRIPTION	FY 2022-23 STANDARD PLANS	NO. 520-001	SHEET 3 of 3
------------------------------	-------------	------------------------------	-------------	-----------------

REVISIONS	
DATE	DESCRIPTION

1325 West 18th Street
Orlando, Florida 32714
Phone (407) 827-7794
Fax (407) 827-7795
www.newkirk-engineering.com
CA # 18004
LC # 2000094
Civil Engineering
Transportation, CG &
Landscape Architecture



PDOT DETAILS
PONKAN OAK MANOR
3405 WEST PONKAN ROAD
APOPKA, FL 32712

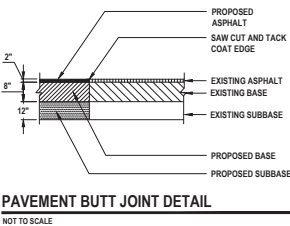
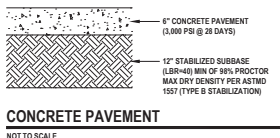
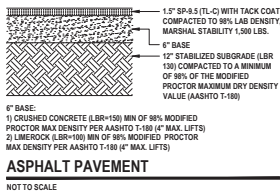
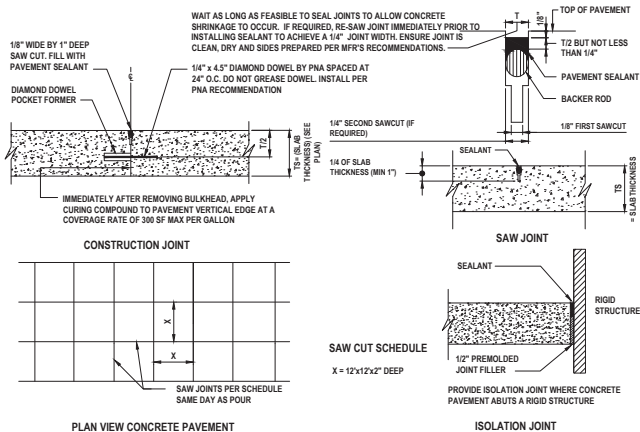
THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON



PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

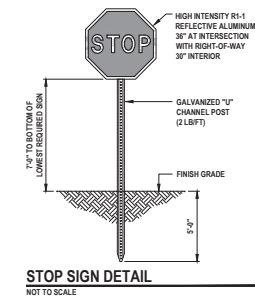
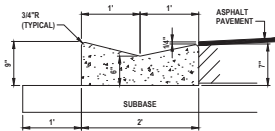
PROJECT No.	2023-30
DATE	JUNE 2023
DESIGN BY:	BWD
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	AS SHOWN

DRAWING NUMBER
20

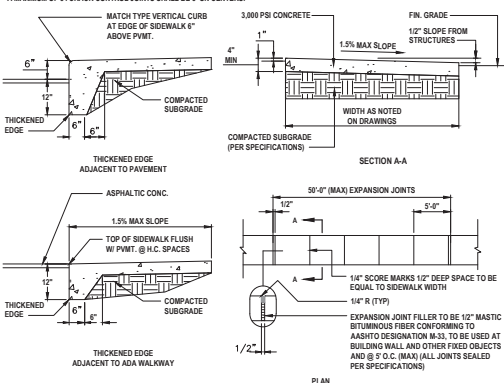


CURB CONSTRUCTION NOTES

- ALL CURBS TO BE CONSTRUCTED OF 28 DAY, 3000 P.S.I. CONCRETE.
- 1/2" PREMOLDED EXPANSION JOINT REQUIRED EVERY 50'. CONSTRUCTION JOINT REQUIRED EVERY 10' MAXIMUM IF MINIMUM.
- 1/2" PREMOLDED EXPANSION JOINT REQUIRED AT EACH SIDE OF ALL STORM INLET STRUCTURES AND AT ALL RADIUS POINTS.
- 6" SUBBASE TO BE COMPACTED AND TESTED TO 98% DENSITY BASED ON AASHTO T-99 MODIFIED PROCTOR TEST AND SHALL BE STABILIZED TO A MINIMUM L.B.R. 40.
- EXPANSION JOINT MATERIAL MUST COVER ENTIRE CROSS SECTION OF CURB.
- IN NO INSTANCE SHALL EXTRUDED CURBS (DEFINED AS HEADER-TYPE CURBS INSTALLED DIRECTLY ON TOP OF PAVEMENT) BE PERMITTED.



CONCRETE WALKS SHALL BE 4 INCHES THICK, CLASS I, HAVING A 3,000 PSI STRENGTH @ 28 DAYS, POURED OVER PROPERLY PREPARED SUBGRADE. ALL CONCRETE SIDEWALKS SHALL BE 8 INCHES THICK ACROSS DRIVEWAYS. 1/2 INCH EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 9'. CRACK CONTROL JOINTS SHALL BE 9' ON CENTERS.



SIDEWALK DETAILS

NOT TO SCALE

Outdoor Lighting



SANIBEL QSM LED
(Meets Dark Sky Criteria)

Light source: LED (white)

Voltage: 50 | 150 watts

Lumens: 5,810 | 16,160

Light pattern: E3NA Type III

IESNA cutoff classification: Full-cutoff

BUG rating: B20002

Color temperature: 3,000K (35W) | 4,000K (100W) (35W)



Light distribution pattern

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Colonial QSM	12', 17'	Black
Mariner	17', 30'	White
Promenade	25', 30'	Black, Bronze

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at QOLFlorida@duke-energy.com.

DUKE ENERGY
BUILDING A SUSTAINABLE ENERGY FUTURE

DATE	DESCRIPTION
8/7/23	CITY COMMENTS

1325 West 10th St., Suite 3
Orlando, FL 32817
Phone (888) 827-7794
Fax (407) 255-1111
CA # 00000004
LC # 00000004
Civil Engineering
Transportation, CG &
Landscape Architecture



MISCELLANEOUS DETAILS
PONKAN OAK MANOR
3405 WEST PONKAN ROAD
APOPKA, FL 32712

THIS DRAWING IS THE PROPERTY OF HARRY NEWKIRK ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF HARRY NEWKIRK ENGINEERING, INC.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY HARRY NEWKIRK, PE # 62971 ON 8/7/23

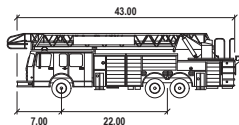
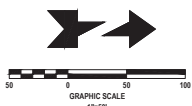


PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

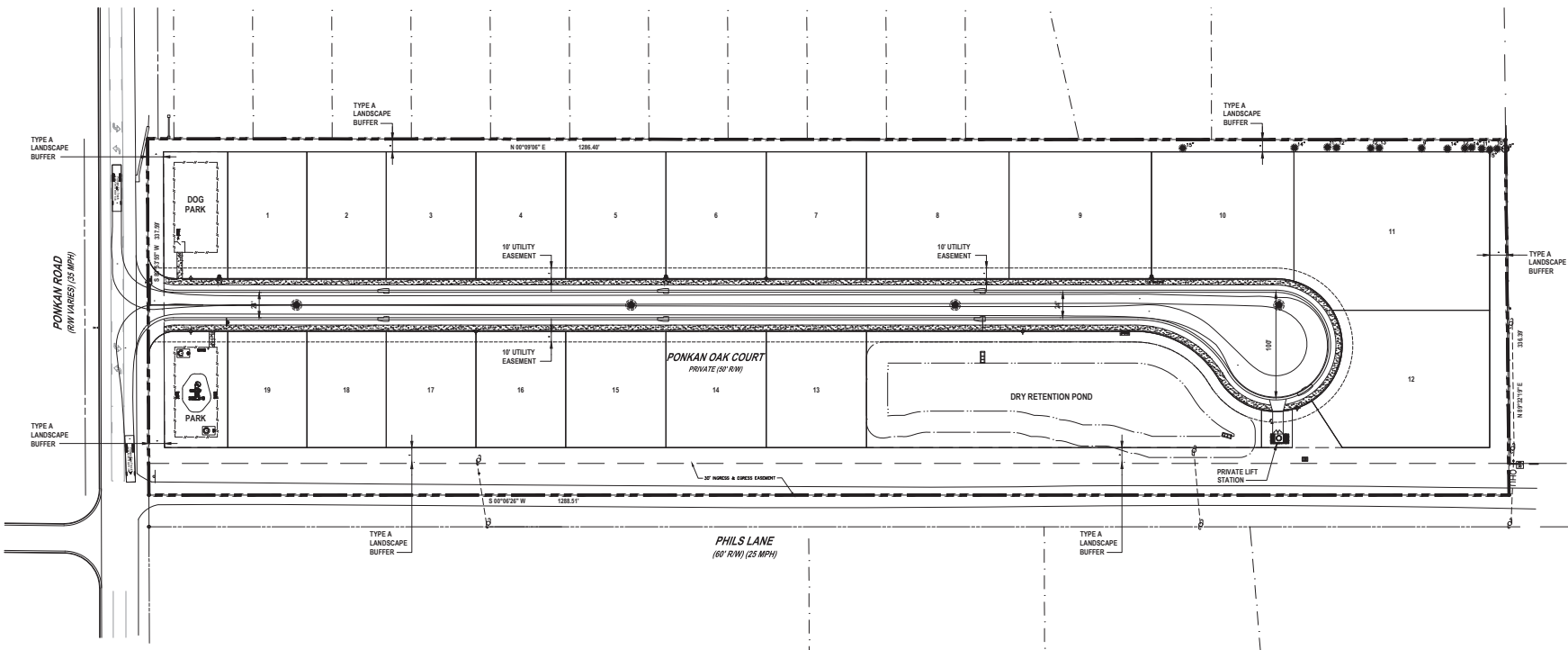
PROJECT No: 2023-30
DATE: JUNE 2023
DESIGN BY: BWD
DRAWN BY: DAB
CHECKED BY: HHN
SCALE:

DRAWING NUMBER

22



Aerial Fire Truck	
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



REVISIONS	
DATE	DESCRIPTION

1325 West 18th Street
Orlando, Florida 32714
Phone (407) 827-7794
www.newkirk-engineering.com

CA # 18000
LC # 1000004
Civil Engineering
Transportation, CG &
Landscape Architecture

NEWKIRK
ENGINEERING

NEI

AUTOTURN PLAN
PONKAN OAK MANOR
3405 WEST PONKAN ROAD
APOPKA, FLORIDA 32712

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2023 BY NEWKIRK ENGINEERING.

THIS ITEM HAS BEEN DIGITALLY
SIGNED AND SEALED BY
HARRY NEWKIRK, PE # 62971 ON

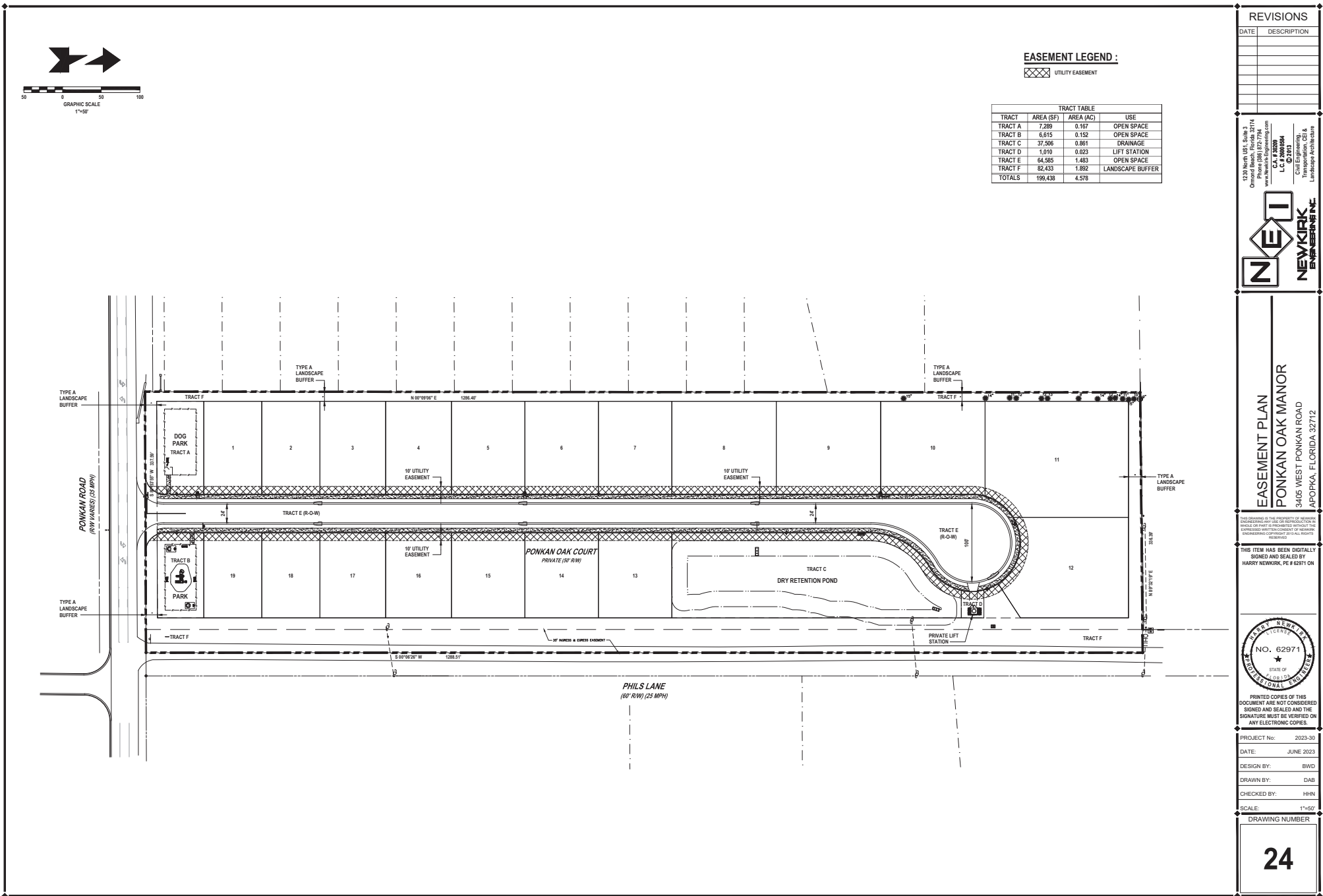
NO. 62971

STATE OF FLORIDA
PROFESSIONAL ENGINEER

PRINTED COPIES OF THIS
DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

PROJECT NO.	2023-30
DATE	JUNE 2023
DESIGN BY:	BWD
DRAWN BY:	DAB
CHECKED BY:	HHN
SCALE:	1"=50'

DRAWING NUMBER
23



REVISIONS

DATE	DESCRIPTION
8/7/23	CITY COMMENTS

1325 West 10th St., Suite 3
Orcutt Beach, Florida 32714
Phone: (888) 827-7794
Fax: (888) 827-7794
C.A. # 3000504
L.C. # 3000504
Civil Engineering
Transportation, CG &
Landscape Architecture



LANDSCAPE PLAN
PONKAN OAK MANOR
3405 WEST PONKAN ROAD
APOPKA, FLORIDA 32712

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2023 BY NEWKIRK ENGINEERING.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
LAUREN ADAMS, RLA # 6667278 ON



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

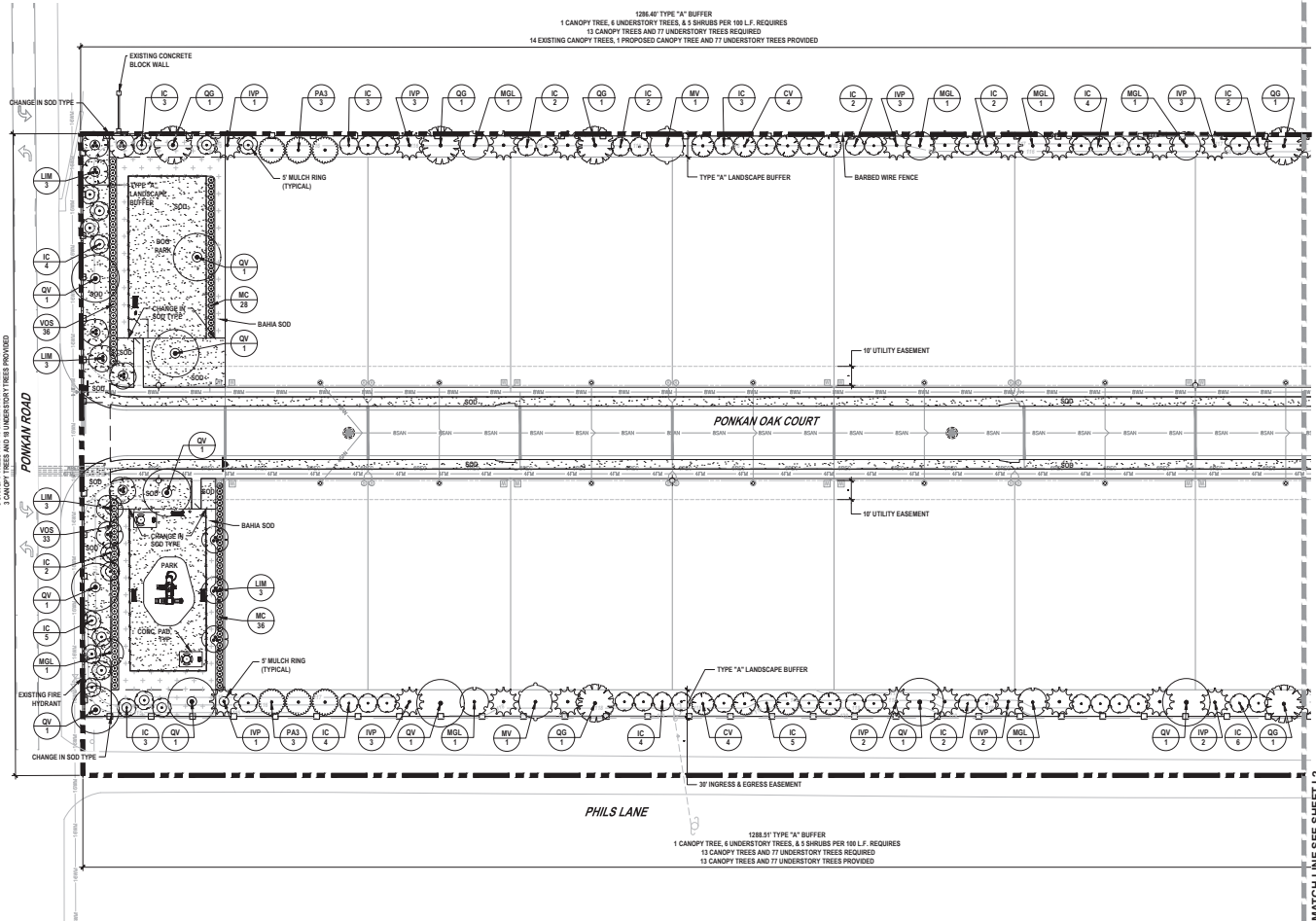
PROJECT No: 2023-30
DATE: JUNE 2023
DESIGN BY: LAA
DRAWN BY: CRA
CHECKED BY: LAA
SCALE: 1" = 30'

DRAWING NUMBER

L1

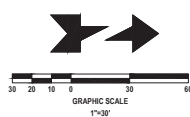
PLANT SCHEDULE

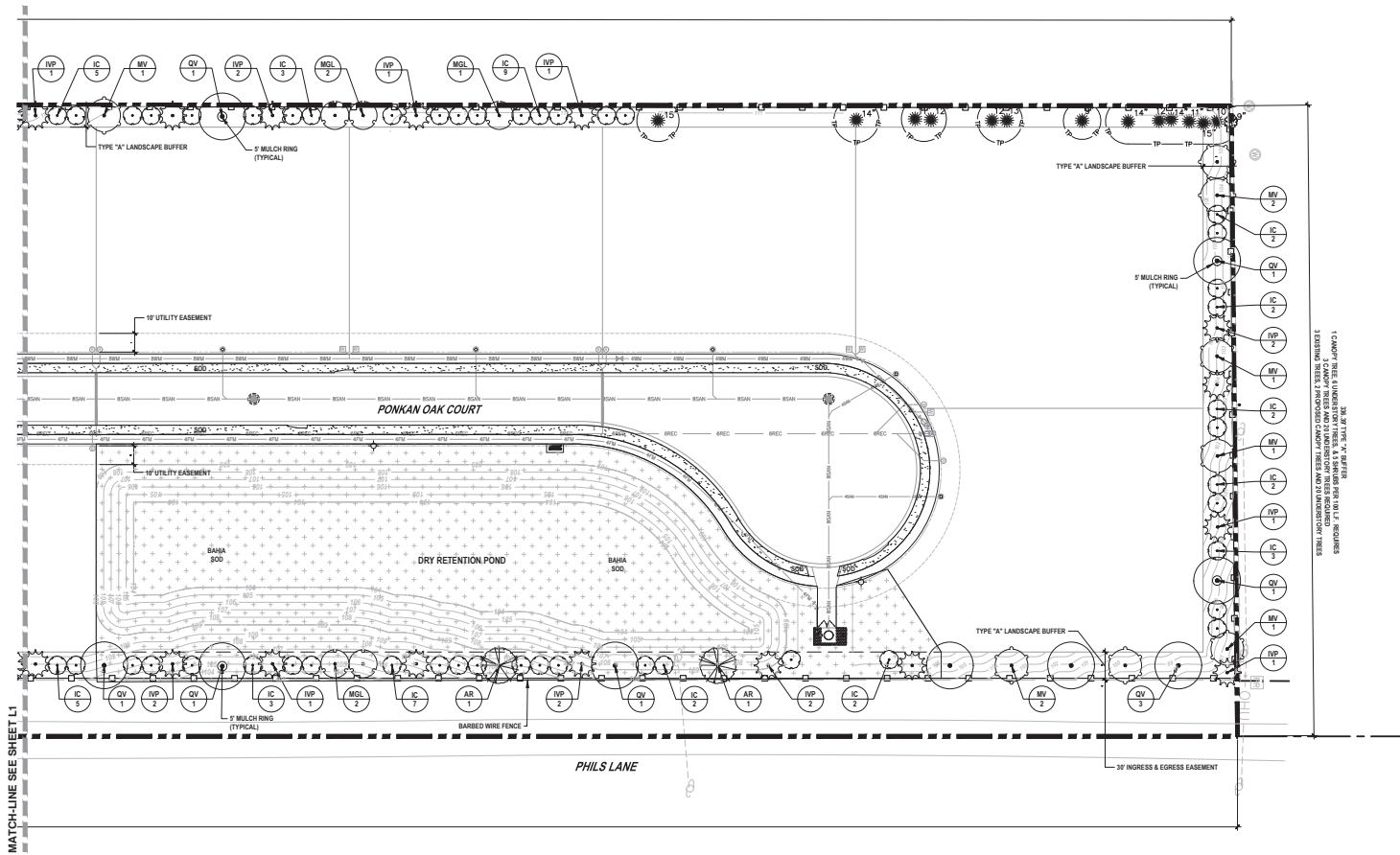
SHADE TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AR	2	ACER RUBRUM	RED MAPLE	3" CAL., 10' HT.	
QV	19	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	3" CAL., 10' HT.	
UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CV	8	CHONANTHUS VIRGINICUS	WHITE FRINGETREE	2" CAL., 8' HT.	
IC	105	ILEX CASSINE	DAHON HOLLY	2" CAL., 8' HT.	3" C.T.
WV	36	ILEX VOMITORIA PENDULA	WEeping YAUPOH HOLLY	2" CAL., 8' HT.	
LM	12	LADYSTROMA INSCA X FAUREI 'MUSKOGEE'	MUSKOGEE CRAFT WHITLE	2" CAL., 8' HT.	M.T. LILAC
MOL	12	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	2" CAL., 8' HT.	
WV	10	MAGNOLIA VIRGINIANA	SWEET BAY MAGNOLIA	2" CAL., 8' HT.	
PA3	6	PRUNUS ANGUSTIFOLIA	CHICKASAW PLUM	2" CAL., 8' HT.	
QV	6	QUERCUS GEMINATA	SAND LIVE OAK	2" CAL., 8' HT.	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
IC	64	WYCKIA CERIFERA	WAX WHITLE	3 GAL., 24" HT. X 18" SPAD.	30" O.C.
VOS	69	VIBURNUM OBOVATUM 'SELECT'	WALTER'S VIBURNUM	3 GAL., 15" HT. X 15" SPAD.	36" O.C.



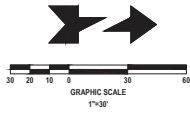
LEGEND

[Symbol]	ST. AUGUSTINE SOD
[Symbol]	BAHUA SOD





- EXISTING TREE LEGEND**
- PINE TREE
 - OAK TREE
- LEGEND**
- ST. AUGUSTINE SOD
 - BAHA SOD



REVISIONS	
DATE	DESCRIPTION
8/7/23	CITY COMMENTS

1335 West US Highway 90
Orlando, Florida 32714
Phone: (407) 827-7794
Fax: (407) 827-7795
Email: info@newkirk.com
C.A. # 30020
L.C. # 20000504
Civil Engineering
Transportation, Civil &
Landscape Architecture

NEWKIRK ENGINEERING

LANDSCAPE PLAN
PONKAN OAK MANOR
3405 WEST PONKAN ROAD
APOPKA, FLORIDA 32712

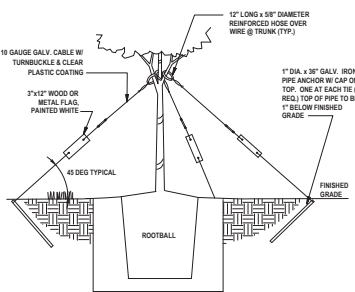
THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND USE OR REPRODUCTION IN ANY FORM WITHOUT THE WRITTEN CONSENT OF NEWKIRK ENGINEERING IS PROHIBITED. ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
LAUREN ADAMS, RLA # 6667278 ON

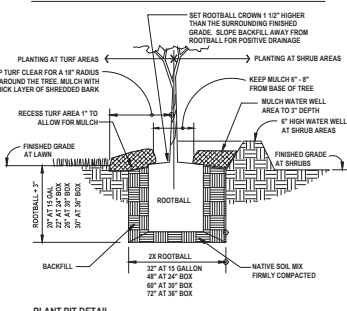
LAUREN ADAMS
R.L.A. # 6667278
STATE OF FLORIDA
LANDSCAPE ARCHITECT

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

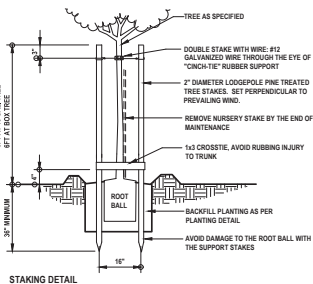
PROJECT No: 2023-30
DATE: JUNE 2023
DESIGN BY: LAA
DRAWN BY: CRA
CHECKED BY: LAA
SCALE: 1" = 30'
DRAWING NUMBER
L2



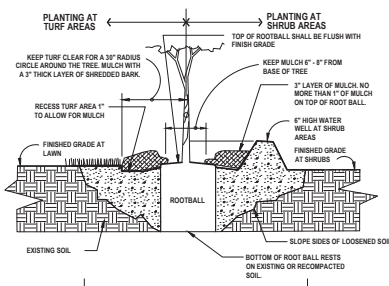
STAKING DETAIL



PLANT PIT DETAIL



STAKING DETAIL



PLANT PIT DETAIL

LANDSCAPE SOIL SPECIFICATIONS

- CONTRACTOR WILL BE RESPONSIBLE FOR ANY REQUIRED EXCAVATION AND FOR RAINING AND SMOOTHING OF GRADE. IT IS RECOMMENDED THAT LANDSCAPE CONTRACTOR COORDINATE WITH GRADING CONTRACTOR TO ESTABLISH SUBGRADES FOR PLANTING AREAS AS REQUIRED BELOW.
- LANDSCAPE SOIL REFERS TO STOCKPILED TOPSOIL OR THE PLANTING MIXTURE AS SPECIFIED BELOW. STRUCTURAL SOIL OR FILL DIRT SHALL NOT BE USED IN PLANTED AREAS.
- TOPSOIL SHALL BE STOCKPILED IF THE SITE CONSISTS OF NATIVE PLANT COMMUNITIES. IF NODIOUS AND/OR INVASIVE PLANT SPECIES ARE PRESENT, TOPSOIL SHALL NOT BE STOCKPILED AND THE PLANTING MIXTURE BELOW SHALL BE USED.
- IF STOCKPILED, THE TOPSOIL SHALL BE SALVAGED TO A DEPTH OF 4 TO 6 INCHES AND STOCKPILED NO HIGHER THAN 3 FEET IN HEIGHT.
- TOPSOIL SHALL BE STORED FOR AS SHORT A DURATION AS POSSIBLE TO ENSURE SURVIVAL OF SEEDS AND SOIL ORGANISMS.
- IF TOPSOIL HAS NOT BEEN STOCKPILED, PLANTING MIXTURE FOR TREES AND SHRUBS SHALL CONSIST OF 15% COMPOST, 15% COARSE SAND, AND 15% EXISTING SOIL, THOROUGHLY MIXED. IF THE EXISTING SOIL IS NOT NATIVE AND FREE OF INVASIVES, THEN TOPSOIL SHALL BE IMPORTED FOR THIS COMPONENT.
- MIXTURE FOR PALMS SHALL BE 50 PERCENT COARSE SAND AND 50 PERCENT EXISTING SOIL, MIX THOROUGHLY WITH EXISTING SOIL.
- LANDSCAPE SOIL SHALL BE USED IN ALL PLANT BEDS CONSISTING OF SHRUBS AND GROUNDCOVER TO A DEPTH OF 6" AND MULCH TO A DEPTH OF 3".
- LANDSCAPE SOIL SHALL BE FREE OF DEBRIS, WEEDS, PARTICLES LARGER THAN 8.0 INCHES AND INADVERTENTLY CONTAINING LIME OR TOXIC MATERIALS.
- EXISTING SOIL SHOULD NOT BE CONTINUOUSLY EXCAVATED BENEATH THE DRIP LINE OF EXISTING TREES. IN THIS CASE, IF SHRUBS OR GROUNDCOVER ARE PROPOSED, THEY SHOULD BE PLANTED IN NATIVE SOIL WITHOUT AMENDMENT.

REFER TO LANDSCAPE DETAILS FOR MINIMUM PLANTING PIT DIMENSIONS.

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS FOR FLORIDA #1 OR BETTER AS DESCRIBED IN THE CURRENT "GRADING AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE, OR THEIR EQUAL AS DETERMINED BY THE LANDSCAPE ARCHITECT. PLANT MATERIAL SHALL BE CLEARLY IDENTIFIED AS FLORIDA #1 OR BETTER ON EITHER LABELS OR INVOICES.
- ALL PLANT SPECIFICATIONS MUST BE MET OR EXCEEDED. SIZES IN PLANT SCHEDULE ARE MINIMUMS AND EACH MUST BE MET. CONTAINERS MAY NEED TO BE UPGRADED TO MEET ALL SPECIFICATIONS.
- ALL MULCH SHALL BE PINE BARK AND INSTALLED 2" DEEP. TREES IN SOD TO BE IN A 2" MINIMUM MULCHED RING. ALL PALMS TO BE IN A 2" MULCH RING. MULCH TO BE INSTALLED 2" FROM TRUNK AND 2" FROM PLANTS.
- SOD SHALL BE ST. AUGUSTINE "FLORITAM" UNLESS OTHERWISE NOTED ON THE PLAN AND SHALL BE 95% WEED-FREE. WHERE SPECIFIED, BANIA SOD SHALL BE 85% WEED-FREE. ALL SOD SHALL BE INSTALLED WITH TIGHT JOINTS, ROLLED AND FERTILIZED.
- ALL DIMENSIONS SHALL BE FIELD-CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION, WITH ANY DISCREPANCIES REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT.
- THE PLANT MATERIALS SCHEDULE IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR; SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN WILL PREVAIL.
- ALL MATERIALS MUST BE AS SPECIFIED ON THE LANDSCAPE PLAN. IF MATERIALS OR LABOR DO NOT ADHERE TO THE SPECIFICATIONS, THEY WILL BE REJECTED AT NO ADDITIONAL COST TO THE OWNER.
- PLANTING BEDS MAY BE TREATED WITH CHEMICAL HERBICIDE AS NEEDED. USE AS DIRECTED BY MANUFACTURERS.
- NO SUBSTITUTIONS OR CHANGES OF ANY KIND WILL BE ALLOWED AT THE TIME OF BIDDING SO AS TO PROVIDE FOR FAIR COMPARISON.
- THE CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND CONDITIONS PRIOR TO THE COMMENCEMENT OF THE ANY WORK.
- ALL BUILDING MATERIALS AND LABOR SHALL CONFORM TO THE FLORIDA BUILDING CODE AND ALSO TO ALL LOCAL CODES THAT HAVE JURISDICTION.
- ALL PERMIT AND VARIANCE APPLICATIONS SHALL BE MADE BY THE CONTRACTOR.
- PRIOR TO CONSTRUCTION OF PLANTING BEDS, ALL AREAS ARE TO HAVE SOIL TESTS CONDUCTED TO DETERMINE pH AND SOIL FERTILITY. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO AMEND THE SOIL TO MEET ADEQUATE FERTILITY AND pH FOR CORRESPONDING PLANT MATERIAL. ALL TEST RESULTS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
- WHERE AZALEAS, ROSES OR LOROPETALUMS ARE TO BE PLANTED, THE SOIL SHALL BE AMENDED BY REMOVING SOME OF THE NATIVE SOIL AND REPLACING WITH SOIL WITH A pH RANGE OF BETWEEN 5.5 - 6.5.
- EQUIPMENT SHALL BE OPERATED IN A MANNER AS NOT TO MUTILATE OR DESTROY ANY TREES SHOWN TO REMAIN. CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE DRIP LINE OF ANY TREE OR GROUPS OF TREES TO BE RETAINED OR THOSE PROPOSED. NOR SHALL THE CONTRACTOR ALLOW THE DISPOSAL OF WASTE MATERIAL, SUCH AS PAINT, OIL SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY TREE OR GROUP OF TREES. NO ATTACHMENT, WIRES (OTHER THAN PROTECTIVE GUY WIRES), SIGNS, OR PERMITS MAY BE FASTENED TO A TREE.
- ANY EXISTING TREES CREDITED TOWARDS REQUIRED BUFFERS OR LANDSCAPE REQUIREMENTS REMOVED FOR ANY REASON SHALL BE REPLACED WITH TREES MEETING CITY APPROVAL WITH REGARD TO SPECIES AND SIZE.
- ALL QUESTIONS CONCERNING THE PLAN AND/OR SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT (JMB 872784).
- ALL TREES AND PALMS MUST BE STAKED USING THE DETAILS PROVIDED OR ARBORIST STAKING SYSTEMS. ANY STAKING SYSTEM NOT INCLUDED MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
- ALL UNIMPROVED AREA NOT OTHERWISE PLANTED OR MULCHED SHALL BE SODDED WITH BANIA UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- THE CONTRACTOR SHALL GUARANTEE ALL INSTALLED PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE. ALL PLANT MATERIAL SHALL BE WATERED REGULARLY AS NEEDED UNTIL ESTABLISHED. FOR TREES, UP TO ONE YEAR AND FOR SHRUBS/GROUNDCOVER, GENERALLY 2 - 3 MONTHS.
- REMOVAL OF ALL CONSTRUCTION DEBRIS, LIMESTONE, EXCESS OF BUILDERS SAND, CONCRETE AND MORTAR DEBRIS, EXISTING WEEDS AND GRASS, AND ALL FOREIGN MATERIALS IN THE PLANTING BED AND SOD AREAS SHALL BE REMOVED.
- ALL EXISTING TREES AND PALMS WILL BE PROPERLY PRUNED AND CLEANED OF DEADWOOD, BROKEN BRANCHES, DEAD FRUITS AND VINES AS NEEDED. ALL STRUCTURAL PRUNING OF HARDWOOD TREES SHALL BE PERFORMED UNDER THE DIRECTION OF A CERTIFIED ARBORIST.
- ALL NODIOUS OR EXOTIC VEGETATION THAT DETRACTS FROM THE APPEARANCE OF THE EXISTING OR PLANTED VEGETATION WITHIN THE TREE PROTECTION AREA OR BUFFERS SHALL BE REMOVED. THE EDGE OF THE AREAS TO REMAIN NATURAL SHALL BE MULCHED 5' IN AND A CURVILINEAR BED LINE SHALL BE CREATED ADJACENT TO SODDED AREAS.
- ALL PLANTS SHALL BE INSTALLED ACCORDING TO THE FLORIDA FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES.

PLANT SPECIFICATION NOTES

- PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE (3) GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.
- IF SPECIFIED PLANTS ARE UNAVAILABLE AT THE TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

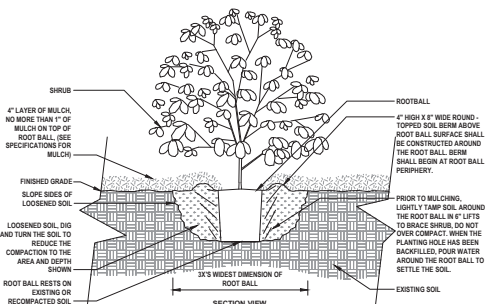
PLANT ESTABLISHMENT

- IRRIGATE EVERY DAY FOR ONE MONTH.
- IRRIGATE EVERY OTHER DAY FOR ONE ADDITIONAL MONTH.
- IRRIGATE TWICE A WEEK THEREAFTER OR MORE OFTEN DURING DRY PERIODS IF PLANTS ARE SHOWING SIGNS OF DISTRESS SUCH AS WILTING OR BROWNING.
- ENSURE MAIN SENSOR IS OPERATING CORRECTLY AND SYSTEM IS NOT WATERING ON DAYS WHEN IT RAINS.

1 TREE PLANTING DETAIL

1" = 1'-0"

P-CO-2023-30-01



- NOTES:
- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
 - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 SHRUB PLANTING DETAIL

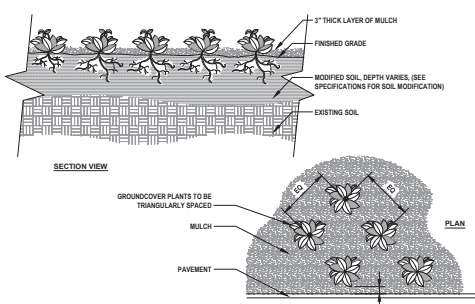
1" = 1'-0"

P-CO-2023-30-04

2 SMALL TREE PLANTING DETAIL

1" = 1'-0"

P-CO-2023-30-03



- NOTES:
- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
 - SMALL ROOTS 2" OR LESS THAT GROW AROUND, UP OR DOWN THE ROOTBALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING, ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOTBALL SHAVING CONTAINER DETAIL).
 - SETTLE SOIL AROUND ROOTBALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

4 GROUNDCOVER LAYOUT

1" = 1'-0"

P-CO-2023-30-02



REVISIONS

DATE	DESCRIPTION
8/7/23	CITY COMMENTS

1325 West US Highway 3
Ocoee, FL 32764
Phone: (888) 827-7784
Fax: (888) 827-7784
C.A. # 20000504
L.C. # 20000504
Civil Engineering
Transportation, Civil &
Landscape Architecture



LANDSCAPE DETAILS
AND NOTES
PONKAN OAK MANOR
3405 WEST PONKAN ROAD
APOPKA, FLORIDA 32712

THIS DRAWING IS THE PROPERTY OF NEWARK ENGINEERING AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF NEWARK ENGINEERING. ANY VIOLATION OF THIS POLICY WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
LAUREN ADAMS, RLA # 6887278



PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No: 2023-30
DATE: JUNE 2023
DESIGN BY: LAA
DRAWN BY: CRA
CHECKED BY: LAA
SCALE: AS SHOWN
DRAWING NUMBER

L3

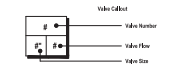
WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	SUN	MON	TUE	WED	THU	FRI	SAT	IN/ WEEK	MIN/ WEEK	GAL/ WEEK	GAL/ DAY
1	HUNTER ICV-G-FS-R	BUBBLER	0.94 in/h			24 min			24 min	0.75	48	1,296	448	
2	HUNTER ICV-G-FS-R	SHRUB SPRAY	1.52 in/h		15 min			15 min		0.75	30	865	442.5	
3	HUNTER ICV-G-FS-R	TURF SPRAY	1.62 in/h		28 min			28 min	1.5	56	1,537	788.6		
4	HUNTER ICV-G-FS-R	TURF SPRAY	1.73 in/h		27 min			27 min	1.5	53	1,384	682.2		
5	HUNTER ICV-G-FS-R	TURF SPRAY	1.65 in/h		28 min			28 min	1.5	55	1,487	793.6		
6	HUNTER ICV-G-FS-R	TURF SPRAY	1.53 in/h		30 min			30 min	1.5	59	1,559	754.5		
7	HUNTER ICV-G-FS-R	TURF SPRAY	1.6 in/h		29 min			29 min	1.5	57	1,602	801.0		
8	HUNTER ICV-G-FS-R	TURF SPRAY	1.7 in/h		27 min			27 min	1.5	54	1,511	755.5		
9	HUNTER ICV-G-FS-R	TURF SPRAY	1.25 in/h		37 min			37 min	1.5	73	2,049	1,025		
10	HUNTER ICV-G-FS-R	TURF SPRAY	1.25 in/h		36 min			36 min	1.5	72	1,981	990.5		
11	HUNTER ICV-G-FS-R	SHRUB SPRAY	1.29 in/h		18 min			18 min	0.75	35	1,055	502.3		
12	HUNTER ICV-G-FS-R	BUBBLER	0.94 in/h		24 min			24 min	0.75	48	1,244	672		
13	HUNTER ICV-G-FS-R	TURF SPRAY	1.54 in/h		30 min			30 min	1.5	59	1,388	694.2		
14	HUNTER ICV-G-FS-R	BUBBLER	0.97 in/h		24 min			24 min	0.75	47	1,034	517		
15	HUNTER ICV-G-FS-R	TURF SPRAY	1.63 in/h		13 min			13 min	1.5	25	589.6	294.8		
16	HUNTER ICV-G-FS-R	TURF SPRAY	1.63 in/h		12 min			12 min	1.5	24	564.0	282.0		
17	HUNTER ICV-G-FS-R	TOTALS:	3.84 in/h		425			425		455	861	22,877	11,438	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL	QTY	PR
11	HUNTER PROS-06-PRS30-CV-F-R 5' STRIP SPRAY	8	30
12	HUNTER PROS-06-PRS30-CV-F-R 5' RADIUS	146	30
13	HUNTER PROS-06-PRS30-CV-F-R 8' RADIUS	10	30
14	HUNTER PROS-06-PRS30-CV-F-R 10' RADIUS	13	30
15	HUNTER PROS-06-PRS30-CV-F-R 12' RADIUS	3	30
16	HUNTER PROS-06-PRS30-CV-F-R 15' RADIUS	72	30
17	HUNTER PROS-06-PRS30-CV-F-R 17' RADIUS	6	30
18	HUNTER PROS-06-PRS30-CV-F-R ADJUSTABLE ARC	108	30
19	HUNTER PROS-06-PRS30-CV-R 5' STRIP SPRAY	33	30
20	HUNTER PCB-R 10	390	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
21	HUNTER ICV-G-FS-R 1" 1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SEATRY FACTORY INSTALLED OPTION, AND RECLAIMED WATER ID, PURPLE HANDLE.	17
22	ZURN 350XL 1-1/2" DOUBLE CHECK VALVE ASSEMBLY W/ EZ3WAY INSERT.	1
23	HUNTER ICV-400-MICC-PED-58 24 STATION OUTDOOR MODULAR CONTROLLER, WITH TWO ICM-800 MODULE, COMMERCIAL USE, STAINLESS STEEL PEDESTAL.	1
24	HUNTER SOLAR-SYNC SOLAR, MAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND I-CORE CONTROLLERS, INITIAL AS NOTED, INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET. WIRED.	1
25	WATER METER 1-1/2" 1.5" RECLAIM METER	1
26	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26	5,911 L.F.
27	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	2,210 L.F.
28	PIPE SLEEVE: PVC SCHEDULE 40	72.5 L.F.



PLANT ESTABLISHMENT

- IRRIGATE EVERY DAY FOR ONE MONTH.
- IRRIGATE EVERY OTHER DAY FOR ONE ADDITIONAL MONTH.
- IRRIGATE TWICE A WEEK THEREAFTER OR MORE OFTEN DURING DRY PERIODS IF PLANTS ARE SHOWING SIGNS OF DISTRESS SUCH AS WILTING OR BROWNING.
- ENSURE DRAIN SENSOR IS OPERATING CORRECTLY AND SYSTEM IS NOT WATERING ON DAYS WHEN IT RAINS.

REVISIONS

DATE	DESCRIPTION
8/7/23	CITY COMMENTS

1325 West 34th St., Suite 3
Orcutt Beach, Florida 32774
Phone: (888) 672-7794
Fax: (888) 672-7795
L.C. # 20000504
C.E. # 20000504
Civil Engineering, C&E
Landscape Architecture



IRRIGATION PLAN
PONKAK OAK MANOR
3405 WEST PONKAK ROAD
APOPKA, FLORIDA 32712

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF NEWKIRK ENGINEERING, INC. ALL RIGHTS RESERVED.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
LAUREN ADAMS, RLA # 6867278

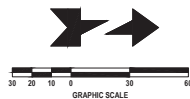


PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2023-30
DATE:	DATE
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	LAA
SCALE:	1" = 30'

DRAWING NUMBER

L4



WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	SUN	MON	TUE	WED	THU	FRI	SAT	IN/ WEEK	MIN/ WEEK	GAL/ WEEK	GAL/ DAY
1	HUNTER ICV-G-FS-R	BUBBLER	0.94 in/h			24 min			24 min	0.75	48	1,296	648	
2	HUNTER ICV-G-FS-R	SHRUB SPRAY	1.52 in/h			15 min			15 min	0.75	30	885	442.5	
3	HUNTER ICV-G-FS-R	TURF SPRAY	1.62 in/h			20 min			20 min	1.5	56	1,537	768.6	
4	HUNTER ICV-G-FS-R	TURF SPRAY	1.73 in/h			27 min			27 min	1.5	53	1,384	692.2	
5	HUNTER ICV-G-FS-R	TURF SPRAY	1.83 in/h			28 min			28 min	1.5	55	1,407	703.6	
6	HUNTER ICV-G-FS-R	TURF SPRAY	1.93 in/h			30 min			30 min	1.5	59	1,509	754.5	
7	HUNTER ICV-G-FS-R	TURF SPRAY	1.8 in/h			29 min			29 min	1.5	57	1,662	831.0	
8	HUNTER ICV-G-FS-R	TURF SPRAY	1.7 in/h			27 min			27 min	1.5	54	1,511	755.5	
9	HUNTER ICV-G-FS-R	TURF SPRAY	1.38 in/h			33 min			33 min	1.5	66	1,791	895.3	
10	HUNTER ICV-G-FS-R	TURF SPRAY	1.25 in/h			37 min			37 min	1.5	72	2,049	1,024.5	
11	HUNTER ICV-G-FS-R	TURF SPRAY	1.25 in/h			36 min			36 min	1.5	72	1,981	990.5	
12	HUNTER ICV-G-FS-R	SHRUB SPRAY	1.29 in/h			18 min			18 min	0.75	35	1,005	502.3	
13	HUNTER ICV-G-FS-R	BUBBLER	0.94 in/h			24 min			24 min	0.75	48	1,344	672	
14	HUNTER ICV-G-FS-R	TURF SPRAY	1.54 in/h			30 min			30 min	1.5	59	1,388	694.2	
15	HUNTER ICV-G-FS-R	BUBBLER	0.97 in/h			24 min			24 min	0.75	47	1,034	517	
16	HUNTER ICV-G-FS-R	TURF SPRAY	3.63 in/h			13 min			13 min	1.5	25	884.6	244.8	
17	HUNTER ICV-G-FS-R	TURF SPRAY	3.84 in/h			12 min			12 min	1.5	24	864.8	240.8	
		TOTALS:				425			425		861	22,877	11,438	

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURE/MODEL	QTY	PSI
	HUNTER PROS-06-PRS10-CV-F-R 5' STRIP SPRAY	8	30
	HUNTER PROS-06-PRS10-CV-F-R 5' RADIUS	146	30
	HUNTER PROS-06-PRS10-CV-F-R 8' RADIUS	10	30
	HUNTER PROS-06-PRS10-CV-F-R 10' RADIUS	13	30
	HUNTER PROS-06-PRS10-CV-F-R 12' RADIUS	3	30
	HUNTER PROS-06-PRS10-CV-F-R 15' RADIUS	72	30
	HUNTER PROS-06-PRS10-CV-F-R 17' RADIUS	6	30
	HUNTER PROS-06-PRS10-CV-F-R ADJUSTABLE ARC	108	30
	HUNTER PROS-06-PRS10-CV-F-R 5' STRIP SPRAY	33	30
	HUNTER PCB-R 10	390	30
SYMBOL	MANUFACTURE/MODEL/DESCRIPTION	QTY	
	HUNTER ICV-G-FS-R 1" 1/2", 2" AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER BENTLEY FACTORY INSTALLED OPTION, AND RECLAIMED WATER ID, PURPLE HANDLE.	17	
	ZURN 380XL 1-1/2" DOUBLE CHECK VALVE ASSEMBLY W/ EZSWAP INSERT.	1	
	HUNTER DC-800-MCPC PEDESTAL 24 STATION OUTDOOR MODULAR CONTROLLER, WITH TWO ICM-800 MODULE, COMMERCIAL USE, STAINLESS STEEL, PEDESTAL.	1	
	HUNTER SOLAR SYNC SOLAR RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER PCC, PRO-C, AND i-CORE CONTROLLERS, INSTALL AS NOTED, INCLUDES 10 YEAR LITHIUM BATTERY AND RUBBER MODULE COVER, AND GUTTER MOUNT BRACKET, WIRED.	1	
	WATER METER 1-1/2" 1.5" RECLAIM METER	1	
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26	5,911 L.F.	
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21	2,210 L.F.	
	PIPE SLEEVE: PVC SCHEDULE 40	72.5 L.F.	

PLANT ESTABLISHMENT

1. IRRIGATE EVERY DAY FOR ONE MONTH.
2. IRRIGATE EVERY OTHER DAY FOR ONE ADDITIONAL MONTH.
3. IRRIGATE TWICE A WEEK THEREAFTER OR MORE OFTEN DURING DRY PERIODS IF PLANTS ARE SHOWING SIGNS OF DRESS SUCH AS WILTING OR BROWNING.
4. ENSURE RAIN SENSOR IS OPERATING CORRECTLY AND SYSTEM IS NOT WATERING ON DAYS WHEN IT RAINS.

REVISIONS

DATE	DESCRIPTION
8/7/23	CITY COMMENTS

1325 West 10th St., Suite 3
Ocala, Florida 32714
Phone: (888) 827-7794
Fax: (352) 236-1111
L.C. # 3000594
C.E. # 12000
Civil Engineering,
Transportation, C&E &
Landscape Architecture



IRRIGATION PLAN
PONKAN OAK MANOR
3405 WEST PONKAN ROAD
APOPKA, FLORIDA 32712

THIS DRAWING IS THE PROPERTY OF NEWKIRK ENGINEERING AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF NEWKIRK ENGINEERING. COPYRIGHT 2023 BY NEWKIRK ENGINEERING.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
LAUREN ADAMS, RLA # 6667278 ON

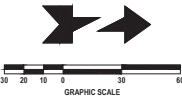


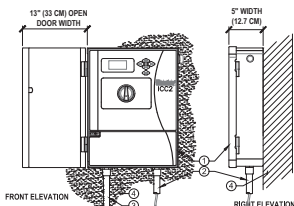
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

PROJECT No:	2023-30
DATE:	DATE
DESIGN BY:	LAA
DRAWN BY:	BWV
CHECKED BY:	LAA
SCALE:	1" = 30'

DRAWING NUMBER

L5





NOTE: MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HANDWIRED TO GROUND 110 VAC POWER SOURCE.

LEGEND:

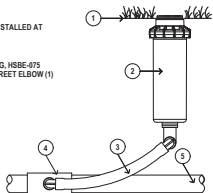
- ① IRRIGATION CONTROLLER (12C-805M) PER PLAN
- ② IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
- ③ ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, JUNCTION INSIDE CONTROLLER
- ④ ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

1 HUNTER ICC2 CONTROLLER

1/8" = 1'-0"

P-CO-2023-30-21

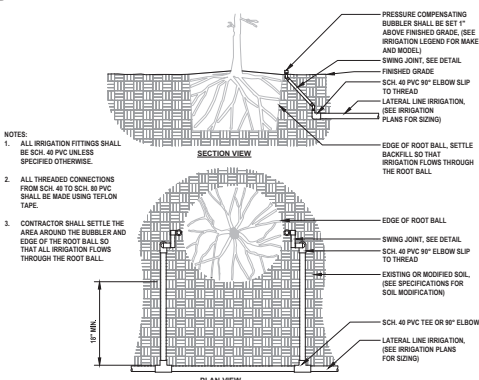
- 1 FINISH GRADE
- 2 SPRAY OR ROTOR HEAD INSTALLED AT FINISH GRADE
- 3 SWING JOINT: HUNTER PRO-FLEX TUBING, HSBE-075 ELBOWS (2), & MARLEX STREET ELBOW (1)
- 4 LATERAL TEE OR ELL
- 5 LATERAL PIPE



3 SPRAY HEAD AND ROTOR DETAIL

1/8" = 1'-0"

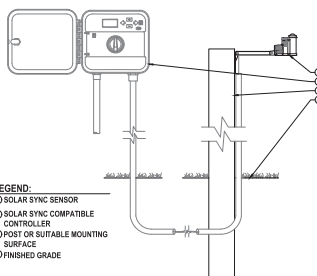
P-CO-2023-30-17



5 IRRIGATION BUBBLER (2) W/ LAYOUT

3/8" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
P-CO-2023-30-05



LEGEND:

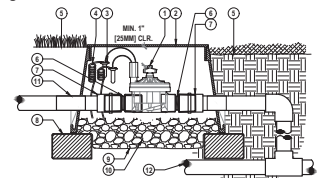
- ① SOLAR SYNC SENSOR
- ② SOLAR SYNC COMPATIBLE CONTROLLER
- ③ POST OR SUITABLE MOUNTING SURFACE
- ④ FINISHED GRADE
- ⑤ SENSOR PROBE

2 HUNTER SOLAR SYNC SENSOR

1/8" = 1'-0"

P-CO-2023-30-22

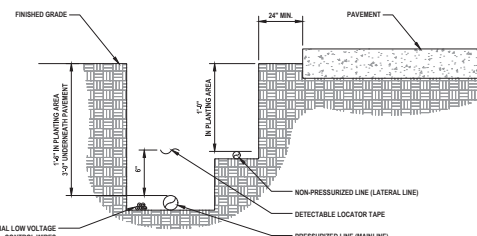
- LEGEND
- ① HUNTER REMOTE CONTROL VALVE (RCV) WITH FLOW CONTROL
 - ② IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS
 - ③ WATERPROOF CONNECTORS (2)
 - ④ 1/2" X 1/2" COILED WIRE TO CONTROLLER (RUBBER OR WELDED)
 - ⑤ FINISH GRADE AT ADJACENT SURFACE (RUBBER OR WELDED)
 - ⑥ SCH 40 CLOSE NIPPLE, SIZE PER RCV
 - ⑦ PVC SLIP X FPT ADAPTOR
 - ⑧ IRON SUPPORTS (4)
 - ⑨ FILTER FABRIC: WRAP TWICE AROUND IRON SUPPORTS
 - ⑩ 1/2" X 1/2" WASHED GRAVEL, 4" MIN. DEPTH
 - ⑪ IRRIGATION LATERAL
 - ⑫ MAINLINE AND FITTINGS



4 HUNTER REMOTE CONTROL VALVE (RCV)

1/12" = 1'-0"

P-CO-2023-30-20



- NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
 2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
 3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH 40 PVC ELECTRICAL CONDUIT.
 4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED 60 INCHES (5') ABOVE THE ENTIRE MAINLINE RUN.

6 IRRIGATION TRENCHING

1/12" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
P-CO-2023-30-15

IRRIGATION NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL EXISTING UTILITIES AND CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. CHECK PRESSURE AND QPM OF WATER SUPPLY BEFORE BEGINNING JOB AND REPORT FINDING TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL MAKE ANY ADJUSTMENT NECESSARY TO MAKE SYSTEM WORK AT ITS BEST.
3. THE PLAN IS SCHEMATIC ONLY. THE CONTRACTOR SHALL INSTALL PIPING IN A MINIMUM NUMBER OF TRENCHES AND SHALL INSTALL PIPE IN A MINIMUM LENGTH.
4. IRRIGATION LINES ARE SHOWN DIAGRAMMATICALLY AND ARE INTENDED TO SHOW DISTRIBUTION ZONES ONLY. LINES LOCATED UNDER PAVEMENT SHALL BE KEPT TO A MINIMUM AND ALL PIPING UNDER PAVED AREAS SHALL BE SLEEVES.
5. WHEN INSTALLING IRRIGATION PIPING IN ISLAND AND OTHER NARROW PLANTING AREAS RUN PIPING CLOSE TO CURB AND NOT DOWN THE MIDDLE OF THE PLANTING AREA. (BEFORE DOING IRRIGATION GET A COPY OF THE LANDSCAPE PLAN AND KEEP IRRIGATION LINES OUT OF PLANTING AREAS WHERE POSSIBLE.)
6. QUANTITIES FOR IRRIGATION MATERIALS MAY BE ESTIMATES. CONTRACTOR SHALL DO THEIR OWN TAKEOFF.
7. INSTALL SLEEVE PIPING WHERE SHOWN ON THE DRAWINGS AT THE PROPER DEPTH. ALL SLEEVE PIPE SHALL BE SCHEDULE 40 PVC PIPE INSTALLED A MINIMUM OF 2' BELOW FINISHED PAVING GRADES. ALL SLEEVES WHEN PLACED IN FIELD ARE TO BE LOCATED BY A METAL PIPE AT EACH END AND LOCATED FROM TWO STATIONARY POINTS BY TAPE MEASUREMENTS.
8. ALL TRENCHING SHALL BE KEPT OUT OF THE DRIP LINE AREA OF ALL EXISTING TREES. USE RADIAL LINES OR TUNNELING WHEN NECESSARY TO ENCRATCH INTO THE DRIP LINE AREA OF TREES.
9. ALL LATERAL PIPING SHALL BE INSTALLED A MINIMUM OF 12" BELOW GRADE.
10. LOCATE ALL VALVES AND OTHER IRRIGATION EQUIPMENT IN PLANT BED AREAS WITHIN THE PROJECT LIMITS FOR CONCEALMENT PURPOSES.
11. RISERS ARE TO BE HIDDEN COMPLETELY IN SHRUBBERY OR PAINTED BLACK AND IN NO CASE BE HIGHER THAN THE SHRUBBERY INSTALLED.
12. ALL VALVES SHALL BE INSTALLED IN VALVE BOXES. PROVIDE A 6" GRAVEL SUMP AT THE BOTTOM OF ALL VALVE BOXES AND INSTALL 1/2" TO 1" DIAMETER GRAVEL AT THE BOTTOM OF THE VALVE PIT.
13. IRRIGATION SHALL MEET ALL APPLICABLE CURRENT MUNICIPAL, COUNTY, STATE OR FEDERAL CODES, ORDINANCES AND REGULATIONS THAT HAVE JURISDICTION.
14. THERE SHALL BE A MINIMUM OF FOUR (4) INCHES BETWEEN THE IRRIGATION EQUIPMENT AND PAVEMENT.
15. THERE SHALL BE A MINIMUM OF TWELVE (12) INCHES BETWEEN THE IRRIGATION EQUIPMENT AND STRUCTURES.
16. THERE SHALL BE NO DIRECT SPRAY ON WALKWAYS, BUILDINGS, DRIVES OR ROADWAYS.
17. ALL TURF IRRIGATION HEADS SHALL PROVIDE 100% HEAD TO HEAD COVERAGE.
18. ALL FITTINGS SHALL BE SCHEDULE 40 PVC.
19. ALL SPRAY HEADS ARE TO BE A MINIMUM OF 6" POP-UP AND ALL HEADS IN PLANTING AREAS TO BE 12" POP-UP OR RISERS. RISERS SHALL BE PAINTED HUNTER GREEN.
20. ALL DRIP ZONES SHALL INCLUDE AN AIR RELIEF VALVE INSTALLED IN A VALVE BOX AT OPTIMAL HIGHEST POINT FROM THE CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE. ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP. FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM SOBBIS FLUSH IN SYSTEM.
21. ALL DRIP ROWS SHALL BE SPACED A MINIMUM OF 12" APART AND A MAXIMUM OF 18" APART.
22. ELECTRICAL TO CONTROLLER SHALL BE SUPPLIED BY ELECTRICAL CONTRACTOR (NOT IRRIGATION CONTRACTOR).
23. TREE PROTECTION AREA: HAND TRENCH ALL PIPING IN THESE AREAS TO AVOID IMPACTING THE CRITICAL PROTECTION ZONE OF THE EXISTING TREES TO REMAIN (TYP).
24. CONTRACTOR TO PROVIDE CONTROLLER HANDBOOK AND OPERATION INSTRUCTIONS, AS-BUILT ZONE DIAGRAM, INCLUDING LOCATIONS AND SIZE OF COMPONENTS, AND SOIL MOISTURE SENSOR PROBE LOCATION IF APPLICABLE. PRECIPITATION RATES FOR EACH ZONE AND SCHEDULE SUN TIMES, WINTER AND SUMMER TO THE OWNER.
25. PURPLE IRRIGATION EQUIPMENT MUST BE USED FOR ALL IRRIGATION IF REUSE WATER IS BEING USED.

SYSTEM MINIMUM REQUIREMENTS

1. THIS SYSTEM ASSUMES A MINIMUM PRESSURE OF 75 PSI.
2. IF THE WATER SUPPLY DOES NOT MEET THE MINIMUM PRESSURE, A BOOSTER PUMP MAY BE REQUIRED FOR PROPER SYSTEM FUNCTION.

PLANT ESTABLISHMENT

1. IRRIGATE EVERY DAY FOR ONE MONTH.
2. IRRIGATE EVERY OTHER DAY FOR ONE ADDITIONAL MONTH.
3. IRRIGATE TWICE A WEEK THEREAFTER OR MORE OFTEN DURING DRY PERIODS IF PLANTS ARE SHOWING SIGNS OF DISTRESS SUCH AS WILTING OR BROWNING.
4. ENSURE RAIN SENSOR IS OPERATING CORRECTLY AND SYSTEM IS NOT WATERING ON DAYS WHEN IT RAINS.

REVISIONS

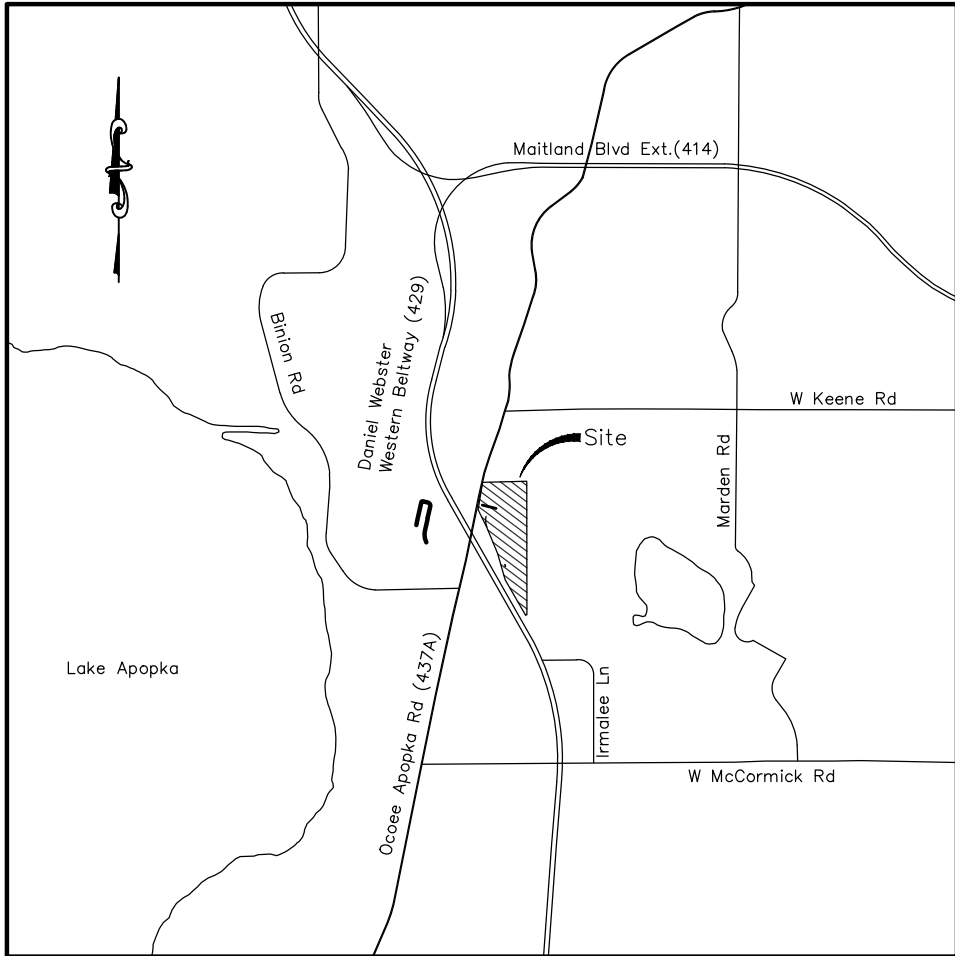
DATE	DESCRIPTION
------	-------------

8/7/23 CITY COMMENTS

Oak Pointe North
City of Apopka, Orange County, Florida
Section 29, Township 21 South, Range 28 East

Sheet 1 of 4

Vicinity Map
Not to Scale



Sheet Index

- Sheet 1 – Legal Description, Notes, Legend, Dedications and Vicinity Map
- Sheet 2 – Boundary and Tract designations
- Sheet 3 – Detail of Tracts B, C, D, G, J and Easements
- Sheet 4 – Detail of Tracts B, C, D, G, J and Easements

Abbreviations and Legend

- FDOT denotes Florida Department of Transportation
- S.R. denotes State Road
- R/W denotes right of way
- CCR denotes Certified Corner Record
- Doc. denotes document
- O.R. denotes Official Records Book
- P.B. denotes Plat Book
- Pg. denotes Page
- R denotes radius
- L denotes length
- D denotes delta angle
- C denotes chord
- CD denotes chord direction
- No. denotes number
- PRM denotes permanent reference monument
- PSM denotes Professional Surveyor and Mapper
- LB denotes Licensed Business

- denotes Set 4" x 4" concrete monument and disk stamped 'PRM – PSM 5205', unless otherwise noted
- denotes recovered 4" x 4" concrete monument and disk stamped 'PRM – LS 3993', unless otherwise noted
- denotes set 5/8" iron rod with plastic cap or nail and disk stamped 'PSM 5205'
- denotes change of direction – no monument set or recovered
- ⊙ denotes centerline

Property Description

A parcel of land situate in Section 29, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 29; thence run North 89°01'55" East along the North line of the Northwest 1/4 of the Southwest 1/4 of said Section 29, a distance of 763.66 feet to the Point of Beginning of the parcel intended to be described, said Point of Beginning being on the Easterly limited access right-of-way line of that certain Taking of Limited Access Right-of-Way for State Road 429, per Order of Taking, in Case No. 2010-CA-024504-0, Orange County, Florida, recorded in Official Records Book 10150, Page 54, Public Records of said Orange County; thence from said Point of Beginning run along said Easterly limited access right-of-way line for the following two (2) courses, first North 22°30'26" West, a distance of 504.27 feet; thence North 301°3'04" West, a distance of 379.29 feet to a point of intersection with the Southerly right-of-way line of additional right-of-way for County Road 437A according to the aforesaid taking, thence run along said Southerly right-of-way line for the following three courses, first North 12°06'53" East, a distance of 83.35 feet; thence North 12°41'19" East, a distance of 292.02 feet; thence North 04°13'20" East, a distance of 109.08 feet to a point of intersection with the existing Southeastery right-of-way line of said County Road 437A per Florida Department of Transportation Right-of-Way Map Section 75520-2601, said intersection point being a point on a non-tangent curve, concave to the Southeast, having a radius of 5699.56 feet, from which a radial line bears South 76°16'47" East; thence run Northeasterly along the arc of said curve, subtended by a central angle of 0°39'42", a distance of 65.81 feet to a point of intersection with the North line of the Southwest 1/4 of the Northwest 1/4 of said Section 29; thence run North 88°34'39" East along said North line, a distance of 833.19 feet to the Northeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 29; thence run South 00°05'19" West along the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 29, a distance of 1343.97 feet to the Southeast corner of said Southwest 1/4 of the Northwest 1/4; thence run South 00°04'09" West along the East line of the Northwest 1/4 of the Southwest 1/4 of said Section 29, a distance of 870.86 feet; thence depart said East line, North 89°55'51" West, a distance of 115.18 feet; thence run South 29°52'07" East, a distance of 230.80 feet back to the East line of said Northwest 1/4 of the Southwest 1/4; thence South 00°04'09" West along said East line, a distance of 120.20 feet; thence depart said East line, South 60°09'13" West, a distance of 18.90 feet to a point of intersection with the Easterly limited access right-of-way line, as shown on the Orlando Orange County Expressway Authority Right-of-Way Map, Project No. 75320-6460-604; thence along the said Easterly limited access right-of-way line North 29°52'07" West, a distance of 775.94 feet to a point of intersection with the aforesaid Order of Taking Parcel; thence along the Easterly limited access right-of-way line of said parcel the following two (2) courses, first North 15°27'09" West, a distance of 499.71 feet; thence North 22°30'26" West, a distance of 39.64 feet back to the Point of Beginning.

Subject property contains 33.028 acres, more or less.

Notes

- Bearings shown hereon are based on the North line of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 21 South, Range 28 East, Orange County, Florida, being assumed as North 89°01'55" East.
- Tracts A, B and C are Development Tracts to be owned and maintained by the Property Owners Association.
- Tract D is a lift station area to be owned and maintained by the City of Apopka.
- Tract E is compensating storage area for drainage to be owned and maintained by the Property Owners Association.
- Tract F is a drainage retention pond area to be owned and maintained by the Property Owners Association.
- Tract G is public right of way to be dedicated to the public.
- Tract H is a wetland area to be owned and maintained by the Property Owners Association.
- Tract I is Open Space to be owned and maintained by the Property Owners Association.
- Tract J is Open Space to be dedicated to and maintained by the Property Owners Association.
- The wall easement shown hereon is dedicated to and maintained by the Property Owners Association.
- Signage and Landscape Easement within Tract G shown hereon is dedicated to and maintained by the Property Owners Association.
- All platted Utility Easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This paragraph shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Further, such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.
- The following Exceptions are blanket in nature, and are not plotted:

Declaration of Restrictive Covenants by DHIC Oakpoint, LLC, recorded in Official Records Instrument No. 20210517763, of the Public Records of Orange County, Florida.

Non Exclusive Installation and Service Agreement recorded in Official Records Instrument No. 20210724217, of the Public Records of Orange County, Florida.

PLAT
BOOK

PAGE

Oak Pointe North
DEDICATION

KNOW BY ALL MEN BY THESE PRESENTS, That the undersigned being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and no part of said lands is dedicated to the public.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by the officer named below on _____

DHIC – Oakpoint LLC, a Delaware limited liability company

By: _____

Print name: _____ Title: _____

Signed in the presence of:

Sign Name: _____ Sign Name: _____

Print Name: _____ Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____day of _____, 2023, by _____ of DHIC – Oakpoint LLC, a Delaware limited liability company on behalf of the company. He [is personally known to me] [has produced _____as identification]

Notary Signature _____

Printed Notary Name _____

Commission # _____

Expiration Date _____

KNOW ALL MEN BY THESE PRESENTS, That the undersigned being the owner in fee simple of Tract G, Public Right of Way, shown hereon and hereby dedicates said lands and plat for the uses and purposes therein expressed.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed by the officer named below on _____

City of Apopka, a municipal corporation of the State of Florida

Print name: _____ Title: _____

Signed in the presence of:

Sign Name: _____ Sign Name: _____

Print Name: _____ Print Name: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____day of _____, 2023, by _____ of City of Apopka, a municipal corporation of the State of Florida on behalf of the Citof Apopka. He [is personally known to me] [has produced _____as identification]

Notary Signature _____

Printed Notary Name _____

Commission # _____

Expiration Date _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and Professional Land Surveyor, does hereby certify that on September 8, 2018, he completed the survey of said lands shown in the foregoing plat and said survey was made under his responsible direction and that the permanent reference monuments have been placed as required by Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Florida.

Signed _____ Date _____
Billy Joe Jenkins, Jr.
Florida Professional Surveyor and Mapper License Number 5205

Benchmark Surveying and Mapping, LLC
Certificate of Authorization Number 7874
3110 Red Fox Run, Kissimmee, Florida 34746
P.O. Box 771065, Winter Garden, Florida 34777-1065

CERTIFICATE OF APPROVAL
BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the City Council approved the foregoing plat.

Mayor _____ Date _____

CERTIFICATE OF APPROVAL
BY CITY ENGINEER

Examined and approved: _____
City Engineer _____ Date _____

CERTIFICATE OF APPROVAL BY
THE DEVELOPMENT REVIEW BOARD

THIS IS TO CERTIFY, That on _____ the foregoing plat was approved by the Apopka Land Development Review Committee

By: _____
Chairman

CERTIFICATE OF REVIEW
BY CITY SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part I of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

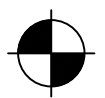
Signed: _____ Date _____
Printed name: Andrew Perry, P.S.M. 6124
Southeastern Surveying and Mapping Corp.
6500 All American Blvd., Orlando, Florida 32810

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County Official Records on _____ as File No. _____

County Comptroller in and for Orange County, Florida.

By: _____



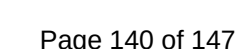
Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number – LB-7874

Post Office Box 771065, Winter Garden, Florida 34777-1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 654-6183
www.benchmarksurveyingandmapping.com

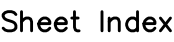
Notice:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

PAGE



PAGE



Sheet 1 – Legal Description, Notes, Legend, Dedications and Vicinity Map

Sheet 2 – Boundary and Tract designations

Sheet 3 – Detail of Tracts B, C, D, G, J and Easements

Sheet 4 – Detail of Tracts B, C, D, G, J and Easements

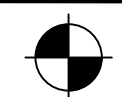
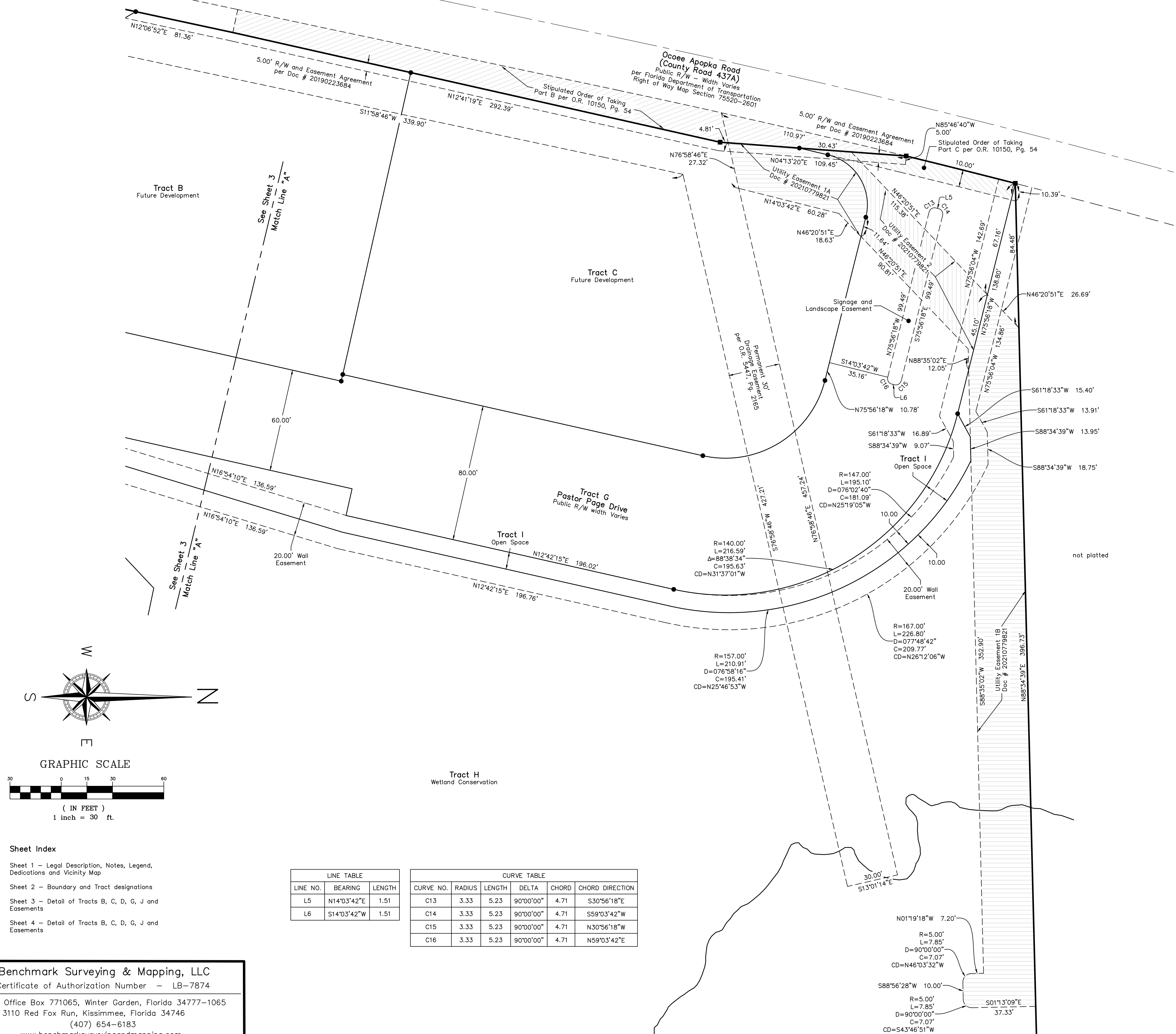


Oak Pointe North
City of Apopka, Orange County, Florida
Section 29, Township 21 South, Range 28 East

Sheet 4 of 4

PLAT
BOOK

PAGE



Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number - LB-7874

Post Office Box 771065, Winter Garden, Florida 34777-1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 654-6183
www.benchmarksurveyingandmapping.com

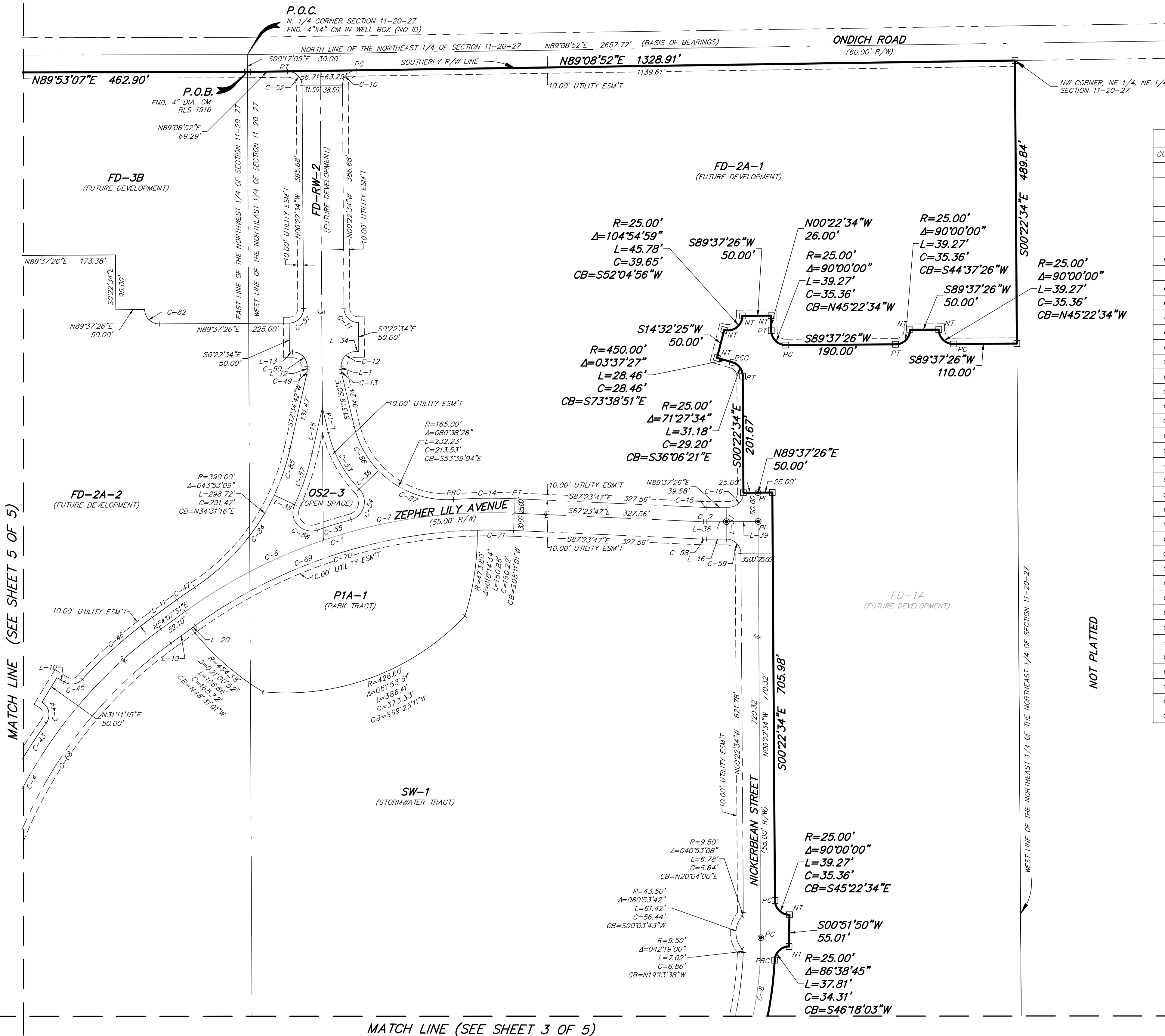
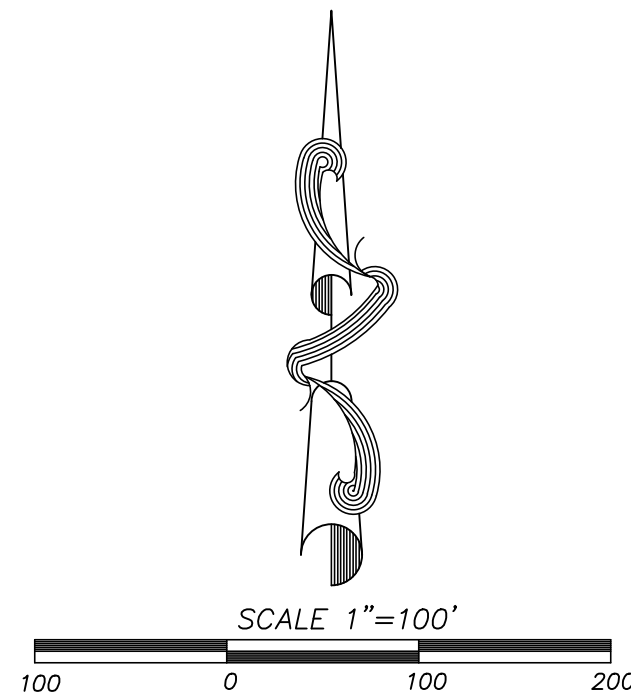
CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2

LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 2 OF 5

PLAT
BOOK

PAGE



CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-1	902.50'	38°28'42"	606.09'	594.77'	N73°21'52"E
C-2	97.50'	02°58'47"	5.07'	5.07'	S88°53'11"E
C-4	802.50'	54°15'12"	759.89'	731.81'	S26°59'55"W
C-6	902.50'	17°08'42"	270.06'	269.06'	S62°41'52"W
C-7	902.50'	21°19'39"	336.03'	334.09'	S81°56'13"W
C-8	645.00'	54°32'26"	613.98'	591.06'	N26°53'39"E
C-10	25.00'	89°31'26"	39.06'	35.21'	N44°23'09"E
C-11	25.00'	90°00'00"	39.27'	35.36'	N45°22'34"W
C-12	25.00'	90°00'00"	39.27'	35.36'	N44°37'26"E
C-13	29.00'	12°57'16"	6.56'	6.54'	N06°51'12"W
C-14	927.50'	06°34'30"	106.44'	106.38'	S89°18'57"W
C-15	72.50'	02°58'47"	3.77'	3.77'	N88°53'11"W
C-16	25.00'	90°00'00"	39.27'	35.36'	S44°37'26"W
C-43	827.50'	10°09'58"	146.82'	146.63'	N31°01'14"E
C-44	25.00'	94°54'58"	41.41'	36.84'	S11°21'16"E
C-45	25.00'	78°17'16"	34.16'	31.56'	N82°02'37"E
C-46	827.50'	11°13'31"	162.12'	161.86'	S48°30'45"W
C-47	927.50'	02°20'20"	37.86'	37.86'	S55°17'41"W
C-49	36.00'	12°57'16"	8.14'	8.12'	S06°06'04"W
C-50	25.00'	90°00'00"	39.27'	35.36'	S45°22'34"E
C-51	25.00'	90°00'00"	39.27'	35.36'	S44°37'26"W
C-52	25.00'	90°28'34"	39.48'	35.50'	N45°36'51"W
C-53	211.00'	30°40'31"	112.97'	111.62'	S28°40'06"E
C-54	32.00'	118°47'39"	66.35'	55.09'	S15°23'28"W
C-55	922.50'	03°45'57"	60.63'	60.62'	S72°54'18"W
C-56	32.00'	134°04'47"	74.88'	58.93'	N41°56'16"W
C-57	429.00'	12°31'25"	93.77'	93.58'	N18°50'25"E
C-58	127.50'	02°58'47"	6.63'	6.63'	S88°53'11"E
C-59	25.00'	90°00'00"	39.27'	35.36'	N45°22'34"W
C-68	772.50'	54°15'12"	731.48'	704.46'	N26°59'55"E
C-69	872.50'	38°28'42"	585.95'	575.00'	S73°21'52"W
C-70	872.50'	34°21'29"	523.21'	515.40'	N71°18'16"E
C-71	872.50'	04°07'12"	62.74'	62.73'	N89°27'23"W
C-82	25.00'	90°00'00"	39.27'	35.36'	S45°22'34"E
C-84	390.00'	31°21'43"	213.47'	210.82'	N40°46'59"E
C-85	390.00'	12°31'25"	85.25'	85.08'	N18°50'25"E
C-86	165.00'	30°40'31"	88.34'	87.29'	S28°40'06"E
C-87	165.00'	49°57'56"	143.89'	139.37'	S68°59'20"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N00°22'34"W	6.14'
L-10	S58°48'45"E	14.61'
L-11	N54°07'31"E	52.10'
L-12	N00°22'34"W	6.14'
L-13	S89°37'26"W	5.50'
L-14	S13°19'50"E	44.77'
L-15	S12°34'42"W	81.99'
L-16	N89°37'26"E	34.58'
L-19	N54°07'31"E	43.67'
L-20	N54°07'31"E	8.43'
L-34	S89°37'26"W	5.50'
L-35	N64°53'53"W	39.00'
L-36	N45°59'39"E	46.00'
L-37	N00°22'34"W	55.00'
L-38	N89°37'26"E	34.58'
L-39	N89°37'26"E	55.00'

INDEX
SHEET 1 = COVER SHEET
SHEET 2-5 = BOUNDARY AND DETAIL SHEETS

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

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."

CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2

LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 5

PLAT
BOOK

PAGE

MATCH LINE (SEE SHEET 2 OF 5)



SCALE 1"=100'
100 0 100 200

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE
C-3	645.00'	89°52'51"	1011.82'	911.22'
C-5	465.00'	54°44'56"	444.33'	427.62'
C-8	645.00'	54°32'26"	613.98'	591.06'
C-9	645.00'	35°20'25"	397.84'	391.56'
C-17	529.50'	02°04'21"	19.15'	19.15'
C-18	470.50'	01°58'57"	16.28'	16.28'
C-19	25.00'	79°59'21"	34.90'	32.14'
C-20	25.00'	90°07'03"	39.32'	35.39'
C-21	500.00'	18°11'44"	158.79'	158.12'
C-22	25.00'	108°21'08"	47.28'	40.54'
C-23	25.00'	40°34'32"	17.70'	17.34'
C-24	60.00'	50°55'14"	53.32'	51.59'
C-25	25.00'	46°43'53"	20.39'	19.83'
C-26	25.00'	86°24'43"	37.70'	34.23'
C-27	946.00'	00°26'09"	7.19'	7.19'
C-28	25.00'	94°01'25"	41.03'	36.57'
C-29	25.00'	85°02'51"	37.11'	33.79'
C-30	25.00'	87°42'45"	38.27'	34.64'
C-31	25.00'	90°12'38"	39.36'	35.42'
C-48	529.50'	07°47'25"	71.99'	71.94'
C-60	615.00'	43°11'11"	463.55'	452.66'
C-61	94.50'	09°02'39"	14.92'	14.90'
C-62	21.52'	33°16'52"	12.50'	12.32'
C-63	49.50'	73°10'25"	63.22'	59.01'
C-64	21.51'	43°56'53"	16.50'	16.10'
C-65	94.50'	03°31'52"	5.82'	5.82'
C-66	615.00'	26°09'32"	280.78'	278.35'
C-72	615.00'	01°29'06"	15.94'	15.94'
C-83	615.00'	02°35'10"	27.76'	27.76'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-2	S08°29'43"E	59.00'
L-3	N00°17'05"W	0.84'
L-17	N54°14'31"E	44.90'
L-18	N59°48'52"E	42.46'
L-21	S89°30'17"W	67.76'
L-22	S00°29'43"E	9.00'
L-23	S89°30'17"W	4.50'
L-24	S00°29'43"E	51.30'
L-25	S89°30'17"W	50.00'
L-26	S00°29'43"E	51.30'
L-27	S89°30'17"W	29.50'
L-28	S00°29'43"E	9.00'
L-29	S89°30'17"E	16.00'
L-30	S89°30'17"W	41.80'

INDEX
SHEET 1 = COVER SHEET
SHEET 2-5 = BOUNDARY AND DETAIL SHEETS

MATCH LINE (SEE SHEET 4 OF 5)

N00°17'05"W 498.24'

EAST LINE OF THE NORTHWEST 1/4 OF SECTION 11-20-27
WEST LINE OF THE NORTHEAST 1/4 OF SECTION 11-20-27

SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 11-20-27
NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11-20-27

LOT 1
OCB ACRES
(P.B. 53, PG. 82)

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

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."

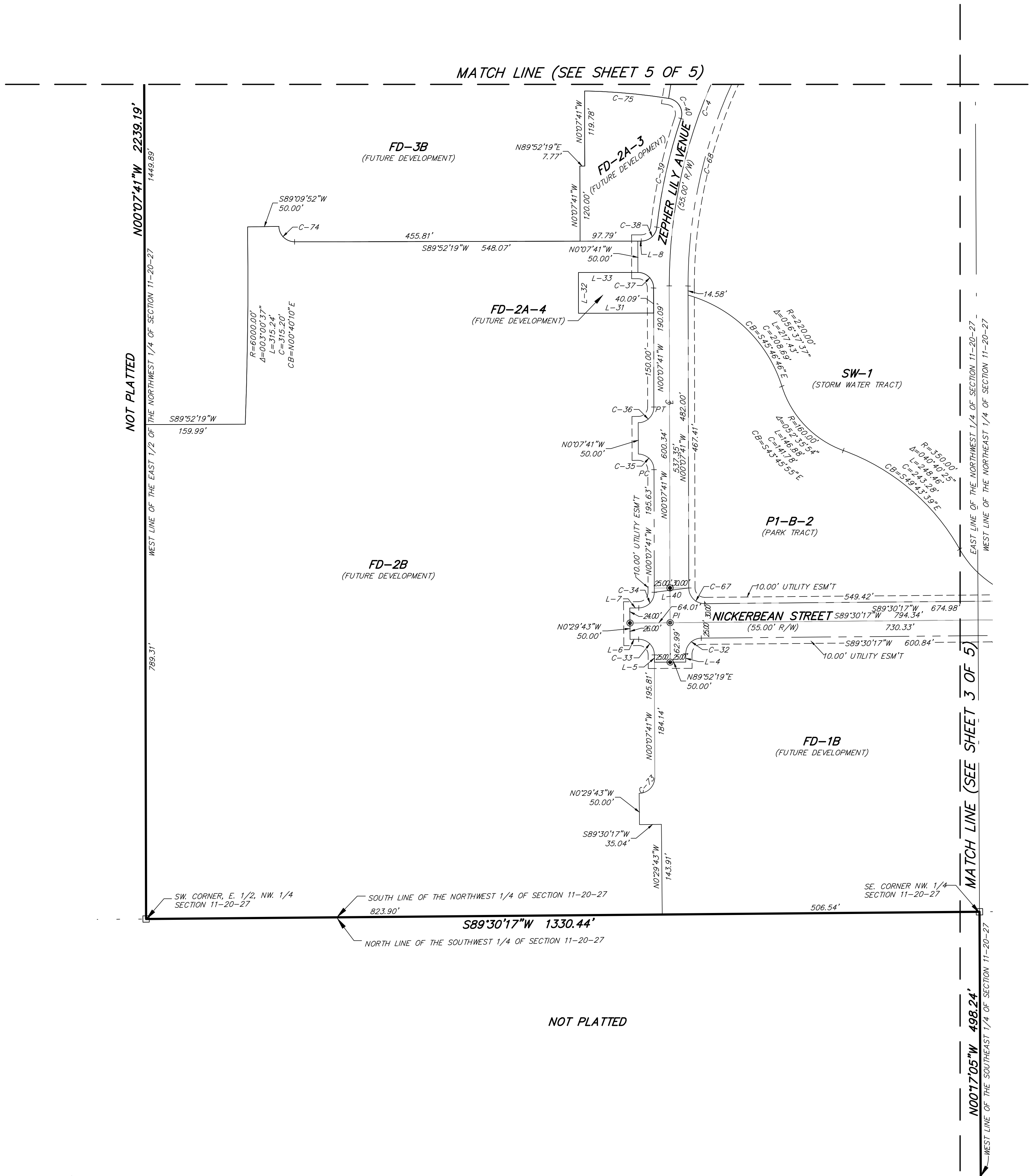
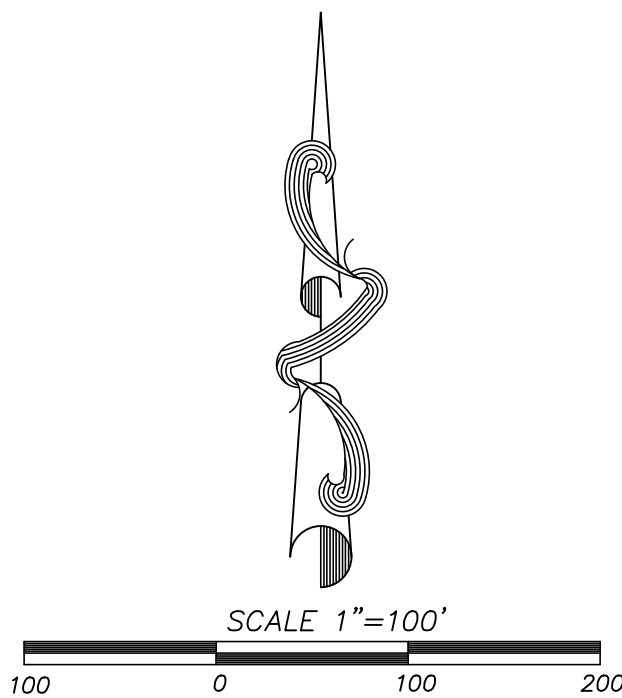
CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2

LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 4 OF 5

PLAT
BOOK

PAGE



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE
C-4	802.50'	54°15'12"	759.89'	731.81'
C-32	25.00'	89°37'58"	39.11'	35.24'
C-33	25.00'	90°22'02"	39.43'	35.47'
C-34	25.00'	89°37'58"	39.11'	35.24'
C-35	25.00'	90°00'00"	39.27'	35.36'
C-36	25.00'	90°00'00"	39.27'	35.36'
C-37	25.00'	89°47'44"	39.18'	35.29'
C-38	25.00'	83°28'10"	36.42'	33.28'
C-39	827.50'	12°17'07"	177.43'	177.09'
C-40	25.00'	99°41'56"	43.50'	38.22'
C-67	25.00'	90°22'02"	39.43'	35.47'
C-68	772.50'	54°15'12"	731.48'	704.46'
C-73	25.00'	89°37'58"	39.11'	35.24'
C-74	25.00'	89°17'33"	38.96'	35.14'
C-75	975.00'	07°54'48"	134.66'	134.55'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-4	N00°07'41"W	13.31'
L-5	N00°07'41"W	11.67'
L-6	N89°30'17"E	13.68'
L-7	N89°30'17"E	14.32'
L-8	S89°52'19"W	5.53'
L-31	N89°52'19"E	120.00'
L-32	S00°07'41"E	65.00'
L-33	S89°52'19"W	95.00'
L-40	S82°57'15"W	55.40'

INDEX
SHEET 1 = COVER SHEET
SHEET 2-5 = BOUNDARY AND DETAIL SHEETS

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

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."

CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2

LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 5 OF 5

PLAT
BOOK

PAGE



SCALE 1"=100'
100 0 100 200

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE
C-1	902.50'	38°28'42"	606.09'	594.77'
C-4	802.50'	54°15'12"	759.89'	731.81'
C-6	902.50'	17°08'42"	270.06'	269.06'
C-7	902.50'	21°19'59"	336.03'	334.09'
C-10	25.00'	89°31'26"	39.06'	35.21'
C-11	25.00'	90°00'00"	39.27'	35.36'
C-12	25.00'	00°00'00"	39.27'	35.36'
C-13	29.00'	02°57'16"	6.56'	6.54'
C-14	927.50'	6°34'30"	106.44'	106.38'
C-41	1030.00'	0°15'29"	4.64'	4.64'
C-42	25.00'	73°19'27"	31.99'	29.85'
C-43	827.50'	10°09'58"	146.82'	146.63'
C-44	25.00'	94°54'58"	41.41'	36.84'
C-45	25.00'	078°17'16"	34.16'	31.56'
C-46	827.50'	11°13'31"	162.12'	161.86'
C-49	36.00'	12°57'16"	8.14'	8.12'
C-50	25.00'	90°00'00"	39.27'	35.36'
C-51	25.00'	90°00'00"	39.27'	35.36'
C-52	25.00'	90°28'34"	39.48'	35.50'
C-53	211.00'	30°40'31"	112.97'	111.62'
C-54	32.00'	018°47'39"	66.35'	55.09'
C-55	922.50'	3°45'57"	60.63'	60.62'
C-56	32.00'	134°04'47"	74.88'	58.93'
C-57	429.00'	12°31'25"	93.77'	93.58'
C-68	772.50'	54°15'12"	731.48'	704.46'
C-69	872.50'	088°28'42"	585.95'	575.00'
C-70	872.50'	084°21'29"	523.21'	515.40'
C-71	872.50'	04°07'12"	62.74'	62.73'
C-76	1030.00'	04°47'37"	86.17'	86.15'
C-77	1030.00'	4°32'08"	81.54'	81.52'
C-78	947.50'	7°25'50"	122.88'	122.79'
C-79	1145.00'	6°52'02"	137.24'	137.16'
C-80	25.00'	93°40'05"	40.87'	36.47'
C-81	275.00'	11°14'15"	53.94'	53.85'
C-82	25.00'	90°00'00"	39.27'	35.36'
C-84	390.00'	31°21'43"	213.47'	210.82'
C-85	390.00'	12°31'25"	85.25'	85.08'
C-86	165.00'	30°40'31"	88.34'	87.29'
C-87	165.00'	49°57'56"	143.89'	139.37'

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	N00°22'34"W	6.14'
L-10	S58°48'45"E	14.61'
L-11	N54°07'31"E	52.10'
L-12	N00°22'34"W	6.14'
L-13	S89°37'26"W	5.50'
L-14	S13°19'50"E	44.77'
L-15	S12°34'42"W	81.99'
L-19	N54°07'31"E	43.67'
L-20	N54°07'31"E	8.43'
L-34	S89°37'26"W	5.50'
L-35	N64°53'53"W	39.00'
L-36	N45°59'39"E	46.00'

INDEX
SHEET 1 = COVER SHEET
SHEET 2-5 = BOUNDARY AND DETAIL SHEETS

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

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."