



## **APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA**

**September 27, 2023 9:00 AM**  
**Apopka City Hall Council Chambers**

### **SPECIAL EVENTS**

#### **REZONING**

1. 100 Hermit Smith Road - Rezoning, 1st Submittal

#### **SITE PLAN:**

#### **MAJOR DEVELOPMENT PLAN**

1. Madison Oaks MF3 Parcel (Wyld Oaks MF) - Major Development Plan (MDP), 1st Submittal

#### **CONSTRUCTION SITE PLAN**

1. O2B Kids Apopka - Construction Site Plan (CSP), 4th Submittal
2. Apopka Multi-Family - Construction Site Plan (CSP), 2nd Submittal

#### **SUBDIVISION:**

#### **CONSTRUCTION SITE PLAN**

1. Lee Terrace - Construction Site Plan (CSP), 1st Submittal

#### **PLAT**

1. Acuera Estates - 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.

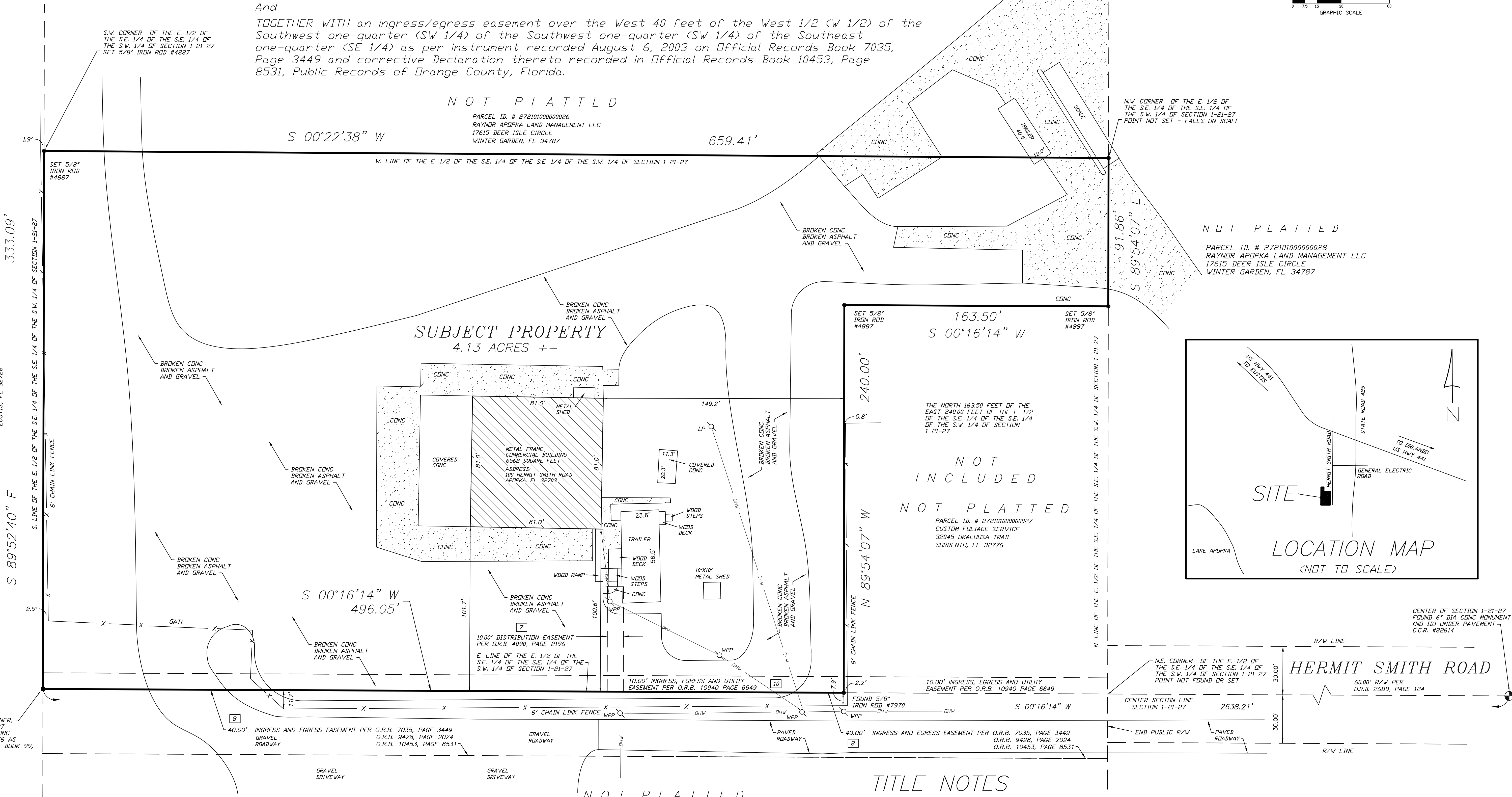
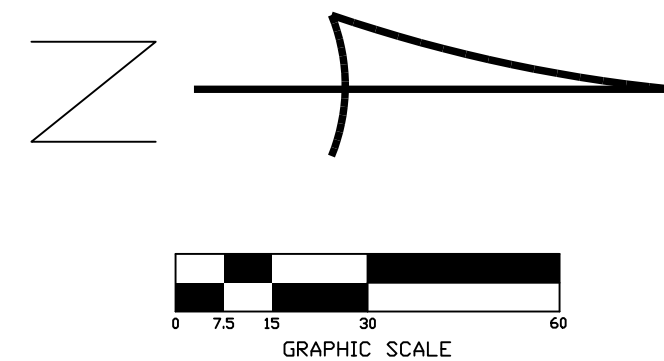
# ALTA NSPS LAND TITLE SURVEY

## LEGAL DESCRIPTION

The East 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 1, Township 21 South, Range 27 East, Orange County, Florida; Less the North 163.50 feet of the East 240.00 feet thereof; Less road right of ways;

And

TOGETHER WITH an ingress/egress easement over the West 40 feet of the West 1/2 (W 1/2) of the Southwest one-quarter (SW 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) as per instrument recorded August 6, 2003 on Official Records Book 7035, Page 3449 and corrective Declaration thereto recorded in Official Records Book 10453, Page 8531, Public Records of Orange County, Florida.



## SURVEYOR'S NOTES

## LEGEND / ABBREVIATIONS

O.R.B. = OFFICIAL RECORDS BOOK  
CONC = CONCRETE  
R/W = RIGHT OF WAY  
OHW = OVERHEAD WIRES  
WPP = WOOD POWER POLE  
GA = GUY ANCHOR  
(D.) = DEED  
(M.) = MEASURED  
(C.) = CALCULATED FROM SECTION BREAKDOWN  
LP = LIGHT POLE  
TRA = TRANSFORMER  
MES = MITERED END SECTION  
REG = REGISTERED  
LB = LICENSED BUSINESS

- BEARINGS BASED ON THE NORTH / SOUTH CENTER SECTION LINE OF SECTION 1-21-27 AS BEING S.00°16'14\" W. (ASSUMED).
- UNDERGROUND IMPROVEMENTS NOT LOCATED (EXCEPT AS SHOWN).
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- SUBJECT PROPERTY LIES IN ZONE \"X\" (AREA OF MINIMAL FLOODING) PER FLOOD INSURANCE RATE MAP PANEL NUMBER 12009C0125H, DATED 9/24/21.
- DATE OF FIELD SURVEY: 8/8/23.

- THE STREET ADDRESS OF SUBJECT PROPERTY IS: 100 HERMIT SMITH ROAD, APOPKA, FLORIDA.
- THE SURVEYOR IS NOT AWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND DID NOT OBSERVE EVIDENCE OF STREET REPAIRS AT THE TIME OF SURVEY.
- THERE IS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
- THE SURVEYOR HAS NOT BEEN PROVIDED WITH A ZONING LETTER.

NOT PLATTED

PARCEL ID. # 012127000000081  
MARILYN S. BOUGHMAN TRUST  
C/O WILLIAM C. BOUGHMAN TRUSTEE  
P.O. BOX 573 SORRENTO, FL 32776

## TITLE NOTES

THIS SURVEY REFLECTS EASEMENTS LISTED ON SCHEDULE \"B\", SECTION II OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 5011412-1129389, DATED 4/19/23 AS FOLLOWS:

- | ITEM                                                                                                           | COMMENT                                       |
|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
| 1. ITEMS 1 THROUGH 5                                                                                           | - STANDARD EXCEPTION ITEMS - NOTHING TO PLOT. |
| 6. RESOLUTION PER O.R.B. 2735, PAGE 539                                                                        | - NOT A MATTER OF SURVEY - NOTHING TO PLOT    |
| 7. DISTRIBUTION EASEMENT PER O.R.N. 4090, PAGE 2196                                                            | - SHOWN ON SURVEY                             |
| 8. INGRESS AND EGRESS EASEMENT PER O.R.B. 7035, PAGE 3449<br>O.R.B. 9428, PAGE 2024<br>O.R.B. 10453, PAGE 8531 | - SHOWN ON SURVEY                             |
| 9. UTILITY EASEMENT PER O.R.N. 8406M PAGE 2615                                                                 | - DOES NOT AFFECT PROPERTY                    |
| 10. INGRESS, EGRESS AND UTILITY EASEMENT PER O.R.B. 10940 PAGE 6649                                            | - SHOWN ON SURVEY                             |
| 11. STANDARD EXCEPTION ITEM                                                                                    | - NOTHING TO PLOT                             |
| 12. REFERENCE TO OLD SURVEY                                                                                    | - NOTHING TO PLOT                             |
| 13. MORTGAGE PER INSTRUMENT NO. 202302218962                                                                   | - NOTHING TO PLOT                             |
| 14. ASSIGNMENT OF RENTS                                                                                        | - NOTHING TO PLOT                             |
| 15. FINANCING STATEMENT                                                                                        | - NOTHING TO PLOT                             |

## SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 7(C), 8, 9, 11, 13 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8/8/23.

CERTIFIED TO:  
100 HERMIT SMITH, LLC  
FIRST AMERICAN TITLE  
INSURANCE COMPANY  
WALKER & TUDHOPE, P.A.

I HEREBY CERTIFY:  
THAT THIS SURVEY MEETS THE  
STANDARDS OF PRACTICE  
SET FORTH BY THE FLORIDA  
BOARD OF LAND SURVEYORS IN  
CHAPTER 5-17, FLORIDA  
ADMINISTRATIVE CODE.

THOMAS J. MCMAHON  
FL REG LAND SURVEYOR #4887

DATE: 8/8/23  
SCALE: 1\" = 30'  
JOB NO. 100 HERMIT  
MCMAHON SURVEYING  
AND MAPPING, LLC  
1690 TALL OAKS ROAD  
DELAND, FLORIDA, 32720  
LICENSED BUSINESS #7434  
PHONE 407-399-2044

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



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

| -- FOR OFFICIAL USE ONLY-- |         |
|----------------------------|---------|
| DATE SUBMITTED:            | 8.29.23 |
| FEE PAID: \$               | 1200    |
| CHECK #:                   | 201     |
| RECEIPT #:                 | 360747  |

## APPLICATION FOR FUTURE LAND USE AND/OR ZONING AMENDMENT

| Check One                           | REQUEST                                              | FEES    |
|-------------------------------------|------------------------------------------------------|---------|
| <input type="checkbox"/>            | Large Scale Future Land Use (FLU) Change (>50 acres) | \$4,000 |
| <input type="checkbox"/>            | Small Scale Future Land Use (FLU) Change (<50 acres) | \$2,000 |
| <input checked="" type="checkbox"/> | Zoning Amendment                                     | \$1,200 |

|                  |                       |         |                         |            |
|------------------|-----------------------|---------|-------------------------|------------|
| Owner of Record: | 100 Hermit Smith, LLC |         |                         |            |
| Address:         | 1601 Pine Avenue      |         |                         |            |
| City:            | Winter Park           | State:  | FL                      | Zip: 32789 |
| Phone:           |                       | E-Mail: | Wilson.McDowell@jll.com |            |

|            |                                |         |                             |            |
|------------|--------------------------------|---------|-----------------------------|------------|
| Applicant: | Lowndes c/o Logan Opsahl, Esq. |         |                             |            |
| Address:   | 215 N. Eola Dr.                |         |                             |            |
| City:      | Orlando                        | State:  | FL                          | Zip: 32801 |
| Phone:     | 407-418-6361                   | E-Mail: | Tara.Tedrow@lowndes-law.com |            |

|                                    |                       |
|------------------------------------|-----------------------|
| Subject Property Parcel I.D. #(s): | 01-21-27-0000-00-080  |
| Subject Property Address:          | 100 Hermit Smith Road |
| Subject Property Size (acres):     | 4.15 acres            |

| ADJACENT PROPERTY: |                            |        |                 |          |                          |
|--------------------|----------------------------|--------|-----------------|----------|--------------------------|
| Direction          | Jurisdiction<br>Circle One |        | Future Land Use | Zoning   | Present Use              |
| North              | <u>City</u>                | County |                 | RSF-1A/T | Vacant lot / Warehouse   |
| East               | <u>City</u>                | County |                 | I-L      | Vacant industrial        |
| South              | <u>City</u>                | County |                 | PD       | Vacant commercial (assn) |
| West               | <u>City</u>                | County |                 | PD       | Vacant Industrial        |



# Application for Future Land Use and/or Zoning Amendments

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|                                                                                                                                    |                                                                  |     |                                       |                                                             |  |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|-----|---------------------------------------|-------------------------------------------------------------|--|
| <b>Existing Use:</b>                                                                                                               | Outdoor mulch manufacturing and outdoor storage of raw materials |     | <b>Proposed Use:</b>                  | Industrial equipment rental and repair with outdoor storage |  |
| <b>FLU Amendment:</b>                                                                                                              | <b>From:</b>                                                     |     | <b>To:</b>                            |                                                             |  |
| <b>Zoning Amendment:</b>                                                                                                           | <b>From:</b>                                                     | PD  | <b>To:</b>                            | I-L Industrial (light)                                      |  |
| <b>Number of Persons Residing on the Subject Property:</b>                                                                         |                                                                  |     | None                                  |                                                             |  |
| <b>Improvements Existing on Property:</b>                                                                                          |                                                                  |     | Warehouse and modular office building |                                                             |  |
| <b>Additional Conditions Requested by Applicant:</b>                                                                               |                                                                  |     |                                       |                                                             |  |
| <b>Circle either YES or NO if the following public improvement(s) are available either on or adjacent to the subject property:</b> |                                                                  |     |                                       |                                                             |  |
| <b>Paved Street Meeting City Standards:</b>                                                                                        |                                                                  | Yes | XX                                    | No                                                          |  |
| <b>Curb and Gutter:</b>                                                                                                            |                                                                  | Yes | XX                                    | No                                                          |  |
| <b>Stormwater Drainage:</b>                                                                                                        |                                                                  | Yes | XX                                    | No                                                          |  |
| <b>Water:</b>                                                                                                                      | XX                                                               | Yes |                                       | No                                                          |  |
| <b>Sewer:</b>                                                                                                                      | XX                                                               | Yes |                                       | No                                                          |  |
| <b>Street Lights:</b>                                                                                                              |                                                                  | Yes | XX                                    | No                                                          |  |
| <b>Underwriter Approved Fire Hydrant:</b>                                                                                          |                                                                  | Yes | XX                                    | No                                                          |  |
| <b>Other:</b>                                                                                                                      |                                                                  |     |                                       |                                                             |  |

**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*

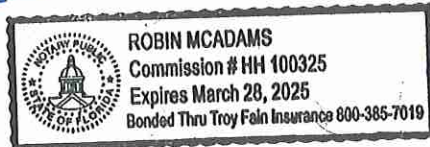
CERTIFICATION AND SIGNATURE

By: [Signature]  
Owner(s) of Record (Signature)  
John W. McDowell  
(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 30th day of August, 2023,  
by John W. McDowell who is personally known to me or has produced  
FL Drivers License as identification and who did / did not (circle one) take an  
oath.



My Commission Expires:

3/28/2025

[Signature]  
Notary Public (Signature)

Robin McAdams

Notary Public (Print Name)





Plotted By: Ceri En Modenize Sheet Set: MADISON OAKS Layout: C-001 GENERAL NOTES September 01, 2023 01:44:57pm K:\VRB\_LDEV\147922000 wld\_sots m-3\CADD\plansheets\C-001 GENERAL NOTES.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adoption by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.
7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.
8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.
11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.
12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
2. REFER TO THE TOPOGRAPHIC SURVEY FOR ADDITIONAL DETAILS OF EXISTING STRUCTURES, ETC., LOCATED WITHIN THE PROJECT SITE. UNLESS OTHERWISE NOTED, ALL EXISTING BUILDINGS, STRUCTURES, SLABS, CONCRETE, ASPHALT, DEBRIS PILES, SIGNS, AND ALL APPURTENANCES ARE TO BE REMOVED FROM THE SITE BY THE CONTRACTOR AND PROPERLY DISPOSED OF IN A LEGAL MANNER AS PART OF THIS CONTRACT. SOME ITEMS TO BE REMOVED MAY NOT BE DEPICTED ON THE TOPOGRAPHIC SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND DETERMINE THE FULL EXTENT OF ITEMS TO BE REMOVED. IF ANY ITEMS ARE IN QUESTION, THE CONTRACTOR SHALL CONTACT THE OWNER PRIOR TO REMOVAL OF SAID ITEMS.
3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.
2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT(FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.
11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL):1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

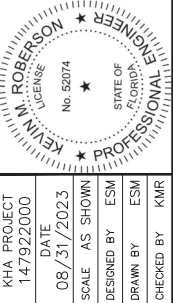
EROSION CONTROL NOTES

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

MAINTENANCE

- ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
  2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).
  3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
  4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
  5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
  6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED TO 55 CUBIC YARDS / ACRE.
  7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

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GENERAL NOTES

MADISON OAKS  
PREPARED FOR  
MADISON CAPITAL GROUP, LLC  
CITY OF APOPKA  
FLORIDA

SHEET NUMBER  
C-001

**Kimley»Horn**

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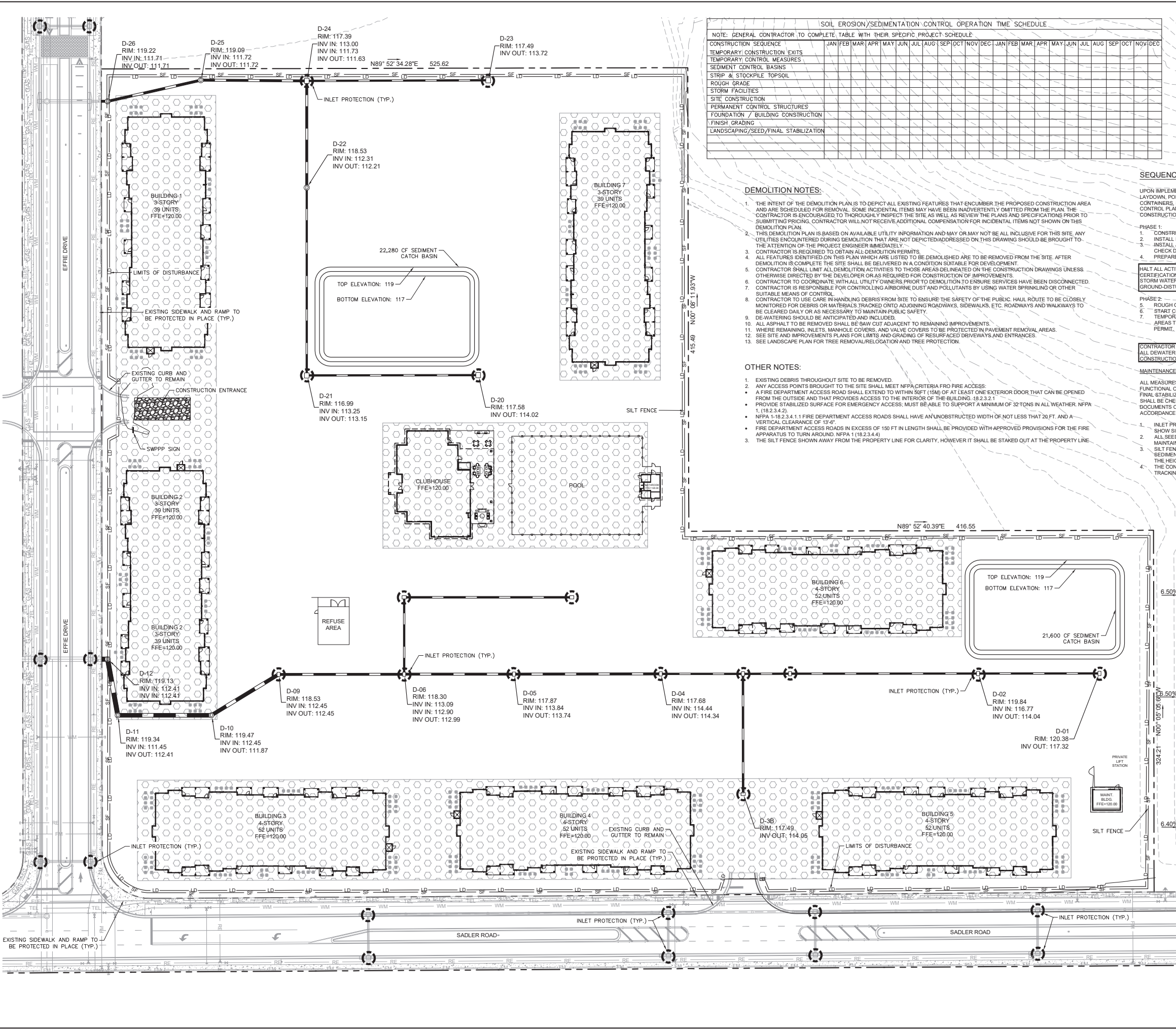
9/1/2023

REVISIONS

No.

DATE  
BY





| ACREAGE SUMMARY                      |          |
|--------------------------------------|----------|
| TOTAL PROJECT AREA                   | 12.06 AC |
| ON-SITE DISTURBED AREA               | 12.06 AC |
| TOTAL DISTURBED AREA                 | 12.06 AC |
| IMPERVIOUS AREA AT COMPLETION        | 8.25 AC  |
| PERVIOUS / SEEDED AREA AT COMPLETION | 3.81 AC  |

SITE PREPARATION SHALL BE IN ACCORDANCE  
WITH THE GEOTECHNICAL INVESTIGATION

NOTES:

1. CONTRACTOR TO CONSIDER Dewatering Activities When Preparing Bid Documents For This Project.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY Dewatering Permits As Site Conditions and Construction Activities Require.
3. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND Dewatering Operations.
4. FOR ALL TREES TO REMAIN, REFER TO LANDSCAPE PLANS FOR TREE PROTECTION FENCING.
5. SEE SHEET C-150 FOR EROSION CONTROL NOTES
6. ALL BUILDING FOOTPRINT TO BE INSIDE OVER-EXCAVATED AREA. IF BUILDING FOOTPRINT SHIFTS OUTSIDE OVER-EXCAVATED AREA, CONTRACTOR TO OVER-EXCAVATE AND COMPACT PER GEOTECH RECOMMENDATION.

### SEDIMENT BASIN SIZING CALCULATION

REQUIRED: 12.06 AC X 3,600 CF / 1 AC = 43,416 CF

PROVIDED: 21,940 SF X 2 FT DEPTH = 43,880 CF

1. INLET PROTECTIVE DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED.
4. SILT FENCES SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
5. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY.

CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING  
ALL DEWATERING PERMITS NECESSARY FOR  
CONSTRUCTION

## MAINTENANCE

PHASE 2: — — —

5. — — — ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
6. — — — START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
7. — — — TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED
- — — AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT. .

1. CONSTRUCT CONSTRUCTION ENTRANCE (1) AND INSTALL SILT FENCE AND SILT DIKES.
2. INSTALL INLET PROTECTION AT EXISTING INLET(S).
3. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
4. PREPARE CLEARING AND GRUBBING AND DEMOLITION OF THE SITE.

UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC., IMMEDIATELY DENOTE THEM ON THIS EROSION CONTROL PLAN AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.

### SEQUENCE OF CONSTRUCTION

[illegible]

DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL EXISTING FEATURES THAT ENCOMPASS THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLAN. AS REVIEW THE PLANS AND SPECIFICATIONS. ANY SUBMITTING PRICING CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THE DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITY ENCOUNTERED DURING DEMOLITION THAT IS NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE, CONTRACTOR SHALL PROVIDE A CONSTRUCTION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
7. CONTRACTOR TO TAKE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC, HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADS, SIDEWALKS, ETC. ROADSWAYS AND WALKWAYS TO BE CAREFULLY ROLLED OR AS NECESSARY FOR MAINTAINING PUBLIC SAFETY.
8. DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.
9. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
10. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. SEE SITE AND IMPROVEMENTS PLANS FOR LOCATION OF INLETS, VALVE COVERS, AND ENTRANCES.
11. SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION.

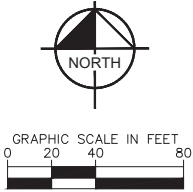
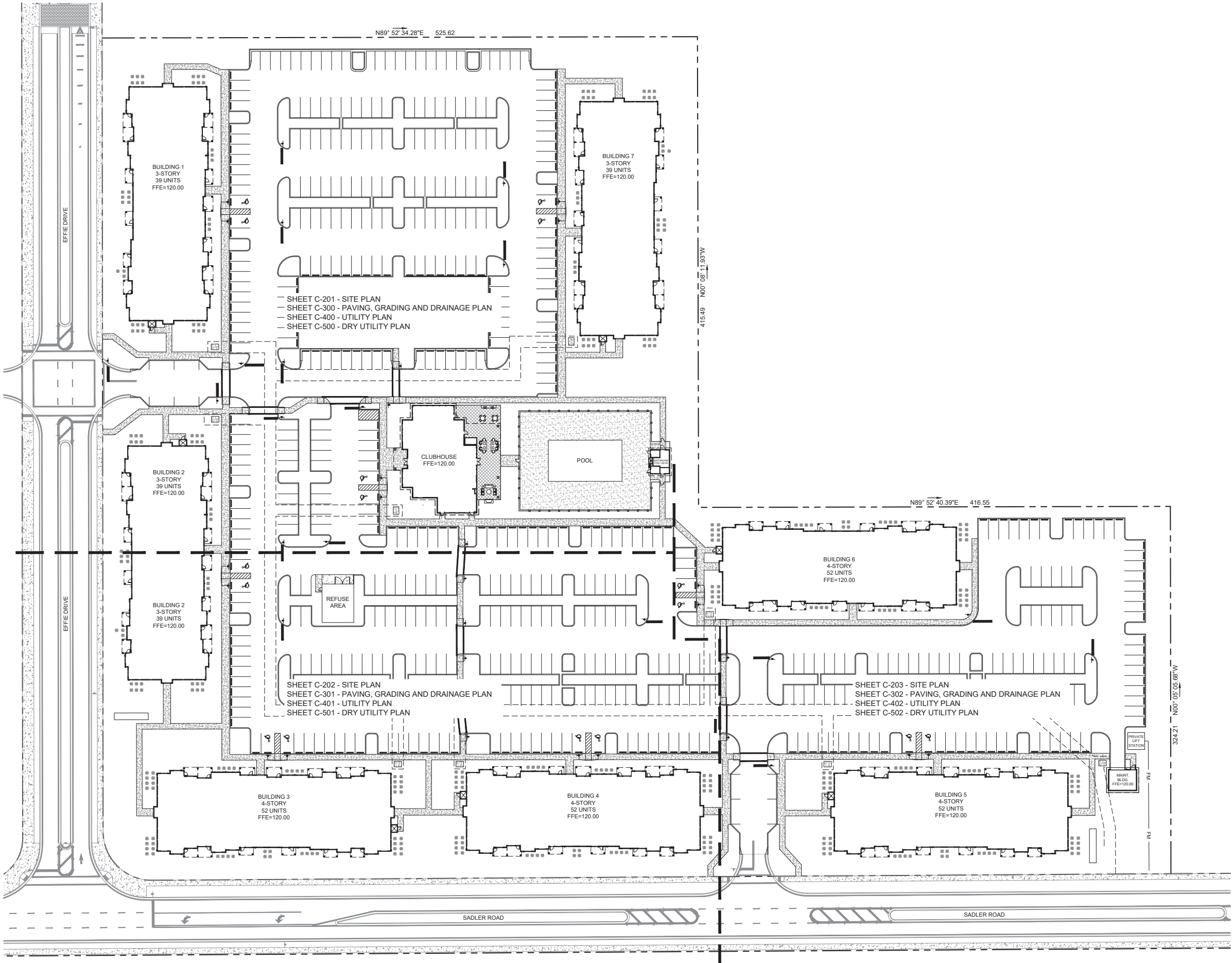
OTHER NOTES:

2. EXISTING DEBRIS THROUGHOUT SITE TO BE REMOVED.
3. ANY ACCESS POINTS BROUGHT TO THE SITE SHALL MEET NFPA CRITERIA FOR FIRE ACCESS.
4. A FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO WITHIN 50' (15M) OF AT LEAST ONE EXTERIOR DOOR THAT CAN BE OPENED FROM THE OUTSIDE, AND TO PROVIDE ACCESS TO THE INTERIOR OF THE BUILDING. (18.2.3.2)
5. PROVIDE STABILIZED SURFACE FOR EMERGENCY ACCESS; MUST BE ABLE TO SUPPORT A MINIMUM OF 32 TONS IN ALL WEATHER. NFPA 1, (18.2.3.4)
6. NFPA 1-18.2.3.4.1 FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT. AND A VERTICAL CLEARANCE OF 13'-6".
7. PROVIDE ACCESS ROADS IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE FIRE DEPARTMENT TO TURN AROUND. NFPA 1 (18.2.3.4.2)
8. THE SILT FENCE SHOWN AWAY FROM THE PROPERTY LINE FOR CLARITY, HOWEVER IT SHALL BE STAKED OUT AT THE PROPERTY LINE.





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OVERALL PLAN

MADISON OAKS  
PREPARED FOR  
MADISON CAPITAL GROUP, LLC

CITY OF APOPKA FLORIDA

SHEET NUMBER  
C-200

**Kimley»Horn**

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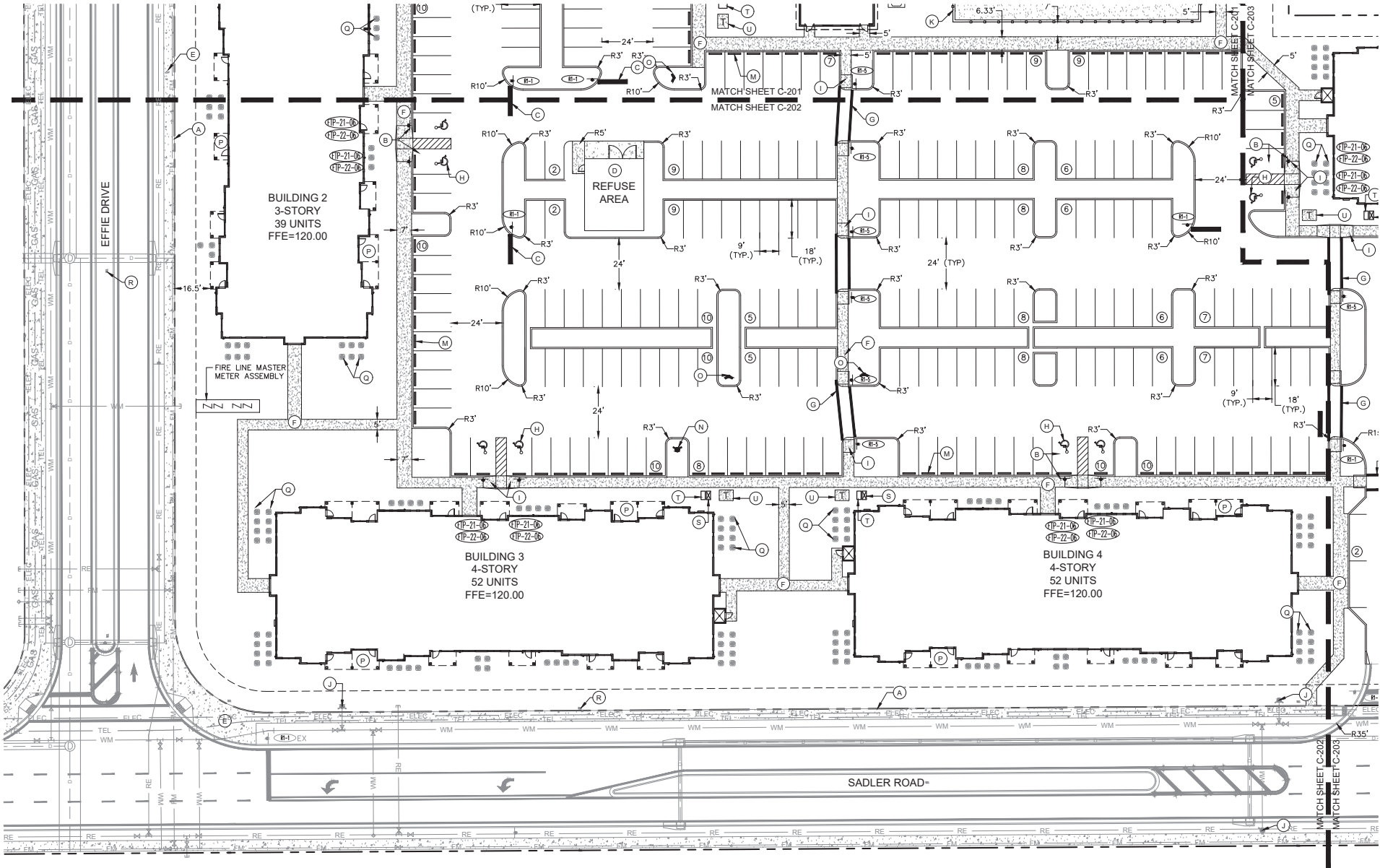
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- NOTES:
1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET FOR PAVEMENT DETAILS.
  2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
  3. ALL STRIPING ON ROADWAYS AND DRIVE AISLES (STOP BARS, CROSSWALKS, LANE STRIPING) SHALL BE THERMOPLASTIC.
  4. ALL LANDSCAPE ISLAND RADII ARE TO BE 10' OUTSIDE ADJACENT TO MAIN DRIVE AISLE AND 3' INSIDE RADII ADJACENT TO PARKING SPACE UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  6. REFER TO OFFSITE ROADWAY PLANS FOR MORE INFORMATION.

| SIGN LEGEND |          |                          |
|-------------|----------|--------------------------|
|             | TP-21-06 | ACCESSIBLE PARKING       |
|             | TP-22-06 | ACCESSIBLE PENALTY       |
|             | R1-1     | 30° STOP SIGN            |
|             | R1-3L/R  | YIELD TO PEDESTRIAN SIGN |

| SYMBOL LEGEND |                                    |
|---------------|------------------------------------|
|               | ACCESSIBLE PARKING SPACE           |
|               | PARKING STALL COUNT - DO NOT PAINT |
|               | TRANSFORMER PAD                    |
|               | DOUBLE SOLID YELLOW LINE           |
|               | AT&T HAND HOLE                     |
|               | FPL HAND HOLE                      |
|               | PROPERTY LINE                      |
|               | LIGHT POLE                         |

- LEGEND
- (A) PROPERTY LINE
  - (B) ACCESSIBLE PARKING SPACE AND SIGN (TYP.) (REFER TO DETAIL, SHEET C-350)
  - (C) 24" PAINTED STOP BAR WITH STOP SIGN
  - (D) SCREENED AND GATED REFUSE AREA, C-202 (REFER TO ARCH. DRAWINGS)
  - (E) EXISTING SIDEWALK
  - (F) CONCRETE SIDEWALK (REFER TO DETAIL, SHEET C-350)
  - (G) STRIPED CROSSWALK PER FDOT INDEX #711-001
  - (H) ACCESSIBLE PAVEMENT MARKING (TYP.)
  - (I) ACCESSIBLE CURB RAMP (TYP.) SEE DETAIL SHEET C-350.
  - (J) EXISTING FIRE HYDRANT
  - (K) FENCE
  - (L) LIGHT POLE (TYP.) REFER TO PHOTOMETRIC PLANS
  - (M) WHEEL STOP (TYP.)
  - (N) FIRE HYDRANT
  - (O) FIRE DEPARTMENT CONNECTION
  - (P) PATIO (TYP.)
  - (Q) AC CONDENSER UNITS ON CONCRETE PAD (TYP.) BY ARCHIMEP
  - (R) EXISTING LIGHT POLE (TYP.)
  - (S) AT&T HAND HOLE
  - (T) FPL HAND HOLE
  - (U) TRANSFORMER PAD
  - (V) POST OFFICE DROP OFF (SHEET C-201)

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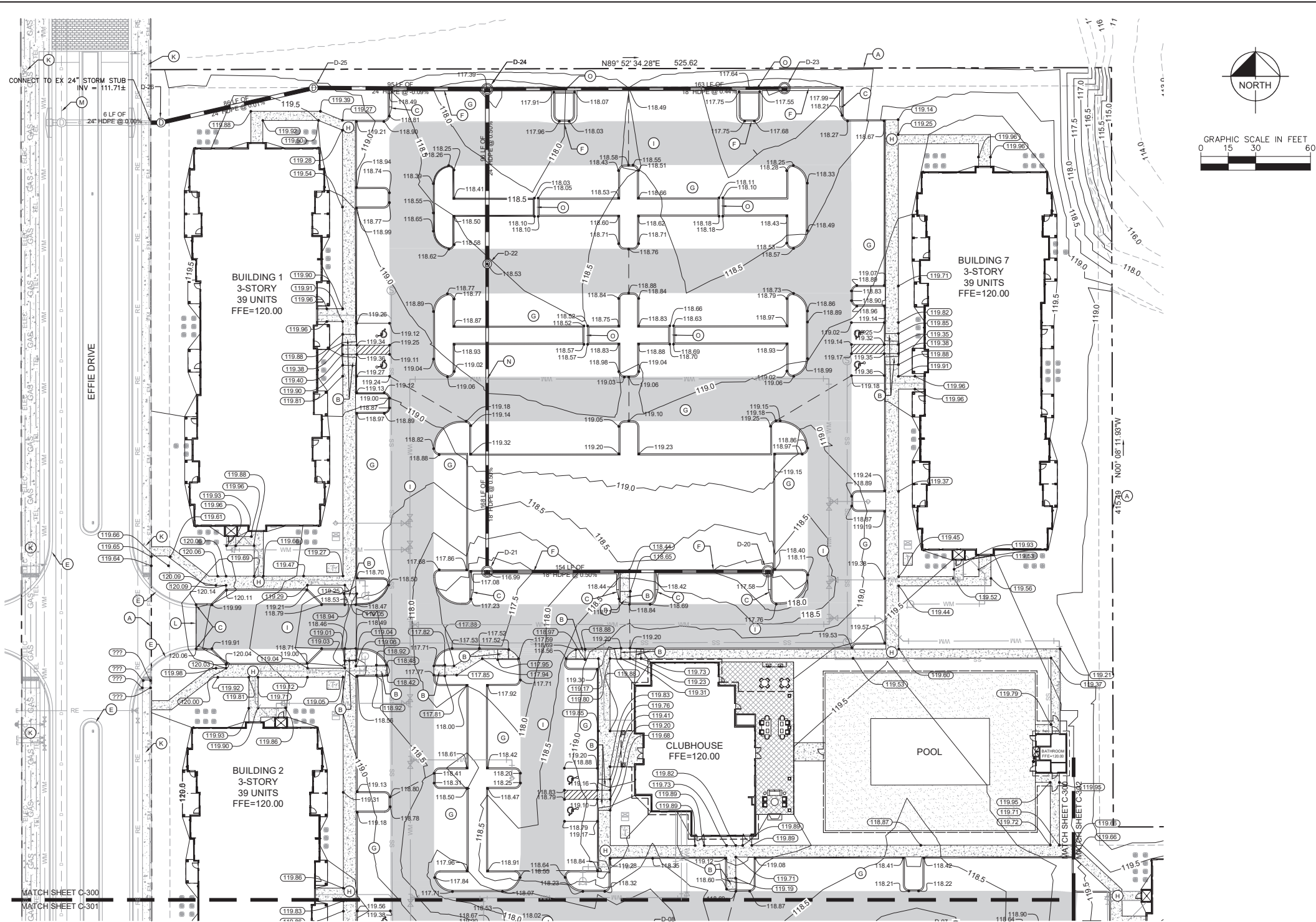
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| MADISON OAKS<br>PREPARED FOR<br>MADISON CAPITAL GROUP, LLC |  | FLORIDA |  |
| CITY OF APOPKA                                             |  |         |  |
| SHEET NUMBER<br>C-202                                      |  |         |  |

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| DRAINAGE<br>STRUCTURE TABLE |        |                  |                                     |
|-----------------------------|--------|------------------|-------------------------------------|
| STRUCTURE                   | TYPE   | RIM EL.<br>(FT.) | INV. EL.<br>(FT.)                   |
| D-01                        | TYPE C | RIM: 120.38      | 117.32(Z)                           |
| D-02                        | TYPE C | RIM: 119.84      | 116.77(E)<br>114.04(W)              |
| D-03                        | TYPE C | RIM: 118.02      | 113.20(E)<br>113.10(W)              |
| D-3A                        | TYPE C | RIM: 117.86      | 112.75(S)<br>112.89(N)<br>114.81(W) |
| D-3B                        | TYPE C | RIM: 117.49      | 114.05(N)                           |
| D-04                        | TYPE C | RIM: 117.68      | 114.44(E)<br>113.34(W)              |
| D-05                        | TYPE C | RIM: 117.87      | 113.84(E)<br>113.74(W)              |
| D-06                        | TYPE C | RIM: 118.30      | 113.09(E)<br>112.99(W)<br>112.90(N) |
| D-07                        | TYPE C | RIM: 117.56      | 114.09(W)                           |
| D-08                        | TYPE C | RIM: 117.48      | 113.34(E)<br>112.24(S)              |
| D-09                        | TYPE C | RIM: 118.53      | 112.45(E)<br>112.45(SW)             |

| STRUCTURE | TYPE       | R/W EL. (FT.) | INV. EL. (FT.)                      |
|-----------|------------|---------------|-------------------------------------|
| D-10      | MH         | RIM: 119.47   | 112.45(E)<br>111.87(N)              |
| D-11      | MH         | RIM: 119.34   | 111.45(E)<br>112.40(N)              |
| D-12      | MH         | RIM: 119.13   | 112.41(S)<br>112.41(N)              |
| D-20      | TYPE 9 (O) | RIM: 117.58   | 114.02(W)                           |
| D-21      | TYPE 9 (O) | RIM: 116.99   | 113.25(E)<br>113.15(N)              |
| D-22      | MH         | RIM: 118.53   | 112.31(S)<br>112.21(N)              |
| D-23      | TYPE 9 (O) | RIM: 117.49   | 113.72(W)                           |
| D-24      | TYPE 9 (O) | RIM: 117.39   | 113.00(E)<br>111.63(W)<br>111.73(S) |
| D-25      | MH         | RIM: 119.09   | 111.72(E)<br>111.72(N)              |
| D-26      | MH         | RIM: 119.22   | 111.71(E)<br>111.71(W)              |
|           |            |               |                                     |

### SYMBOL LEGEND

|                                                                                     |                                |
|-------------------------------------------------------------------------------------|--------------------------------|
|  | STANDARD DUTY ASPHALT PAVEMENT |
|  | HEAVY DUTY CONCRETE PAVEMENT   |
|  | STANDARD CONCRETE SIDEWALK     |
|  | HEAVY DUTY ASPHALT             |
|  | PROPOSED GRADE                 |
|  | TOP OF SIDEWALK GRADE          |
|  | DRAINAGE FLOW DIRECTION        |
|  | EX DENOTES EXISTING FEATURE    |

|                                                                                       |                                                                             |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|
|  | <b>DRAINAGE STRUCTURE</b><br>(SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION) |
|  | <b>DRAINAGE INLET</b>                                                       |
|  | <b>DRAINAGE MANHOLE</b>                                                     |
|  | <b>DRAINAGE PIPE</b>                                                        |
|  | <b>WATER MAIN</b>                                                           |
|  | <b>GRAVITY SEWER MAIN</b>                                                   |
|  | <b>PROPERTY LINE</b>                                                        |
|  | <b>PROPOSED CONTOUR</b>                                                     |
|  | <b>GRADE BREAK</b>                                                          |

DRAINAGE NOTES

- CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.

CONTRACTOR TO REFER TO FOOT DESIGN STANDARD (AND NOT LIMITED TO) DNECKS 425-010, 425-001, 425-020, 425-021, 425-024, 425-052 & 425-053 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.

ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. IF ANY SITE ARE HEAVY DUTY TRAFFIC RATED, CONTRACTOR SHALL REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.

ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.

SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE, NOR 5% LONGITUUDINAL GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6" IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 6'0"X6' AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.

7. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:

  - GRADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4'-24" O.D. DIAMETER.
  - RCP DRAINAGE PIPE MAKE CONNECTION PER FOOT INDEX #280 CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE.

8. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.

ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FOOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.

IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.

CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.

EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.

PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.

ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.

ALL STORMSEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".

ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BEYOND PROOF GRATES.

CONTRACTOR TO FLUSH AND VACUUM ENTIRE ON-SITE STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK.

ALL DRAINAGE STRUCTURES TO INCLUDE 2" OF SLUMP DEPTH.

ALL BUILDINGS ROOF DRAINS DOWNSPUTS TO CONNECT TO SITE DRAINAGE MAIN.

| RAINFALL EVENT | MAX STAGE AT THE POND (NAVD 88) |
|----------------|---------------------------------|
| 100 YEAR 24 HR | 16.23 FT                        |
| 25 YEAR 24 HR  | 15.04 FT                        |
| 10 YEAR 24 HR  | 14.14 FT                        |

PROPOSED BUILDINGS FFE = 120 FT NAVD 88  
MIN INLET ELEVATION = 116.99 FT NAVD 88

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1  
1

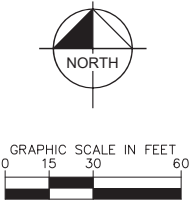
### PAVING AND GRADING NOTES

- TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR THEIR OWN TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE LOCATION OF UTILITIES IS NOT TO BE REPLIED TO BEING EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES TO AVOID ANY CONFLICT WITH THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- ALL UTILITIES AND CONSTRUCTION WITHIN THE FOOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FOOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
- THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AHEAD FROM BUILDINGS FOR EXISTING AND PROPOSED PAVEMENT SECTIONS.
- ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL REMOVE THE EXISTING PAVEMENT TO THE SUBGRADE BOTH STRAIGHT AND CURVE AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
- WHERE EXISTING PAVEMENT IS NOT TO BE REMOVED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JUNT AND FILL THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT MATERIAL TO THE SAME DEPTH AS THE EXISTING PAVEMENT. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
- CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE 4 INCHES OR LESS A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL LANDSCAPE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF EXISTING PAVEMENT / SIDEWALK SURFACE.
- THE CONTRACTOR SHALL ENSURE THAT LANDSCAPING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE OR CURB. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL ROAD BASE AND CURB IN UNDESIRABLE AREAS FROM ALL AREAS WHERE THE GRASS IS TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
- ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
- ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL CUTS OR STRONG SLOPE GRADING AREAS. CONTRACTOR SHALL MAINTAIN GRASS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
- THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND MAINTAIN GRASS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
- LANDSCAPE ISLANDS/ MARKING AREA TO BE BERMED 18" ABOVE BACK OF CURB ELEVATION.

### LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (SEE DETAIL SHEET C-350)
- (C) 3" CURB TRANSITION
- (D) FDOT TYPE "D" CURB (SEE DETAIL SHEET C-350)
- (E) EXISTING CURB
- (F) FDOT TYPE "F" CURB (SEE DETAIL SHEET C-350)
- (G) STANDARD DUTY ASPHALT PAVEMENT  
(TYP. PARKING PAVEMENT) (SEE DETAIL SHEET C-350)
- (H) STANDARD CONCRETE SIDEWALK (SEE DETAIL SHEET C-350)
- (J) HEAVY DUTY ASPHALT (SEE DETAIL SHEET C-350)
- (K) HEAVY DUTY CONCRETE (SEE DETAIL SHEET C-350)
- (J) EXISTING SIDEWALK
- (L) TIE INTO EXISTING PAVEMENT
- (M) EXISTING DRAINAGE PIPE
- (N) UTILITY CROSSING (SEE UTILITY SHEETS)
- (O) 2" DRAINAGE CHASE

ELEVATIONS SHOWN HEREON ARE BASED ON THE  
NORTH AMERICAN VERTICAL DATUM (NAVD88)



MADISON OAKS  
PREPARED FOR

MADISON CAPITAL GROUP, LLC

CITY OF APOPKA

PAVING, GRADING  
AND DRAINAGE PLAN

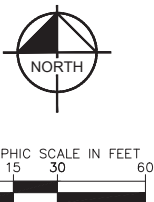
KEVIN W. ROBERSON  
LICENSE  
No. 52074  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

**Kimley»»Horn**  
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
TEL: 888.775.7753 FAX: 888.775.7754

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| DRAINAGE STRUCTURE TABLE |            |                |                                     |
|--------------------------|------------|----------------|-------------------------------------|
| STRUCTURE                | TYPE       | RIM EL. (F.T.) | INV. EL. (F.T.)                     |
| D-10                     | MH         | RIM: 119.47    | 112.45(E)<br>111.87(W)              |
| D-11                     | MH         | RIM: 119.34    | 111.45(E)<br>112.41(N)              |
| D-12                     | MH         | RIM: 119.13    | 112.41(S)<br>112.41(W)              |
| D-20                     | TYPE 9 (C) | RIM: 117.58    | 114.02(W)                           |
| D-21                     | TYPE 9 (C) | RIM: 116.99    | 113.25(E)<br>113.15(N)              |
| D-22                     | MH         | RIM: 118.53    | 112.31(S)<br>112.22(N)              |
| D-23                     | TYPE 9 (C) | RIM: 117.49    | 113.72(W)                           |
| D-24                     | TYPE 9 (C) | RIM: 117.39    | 113.00(E)<br>111.63(N)<br>111.73(S) |
| D-25                     | MH         | RIM: 119.09    | 111.72(E)<br>111.72(W)              |
| D-26                     | MH         | RIM: 119.22    | 111.71(E)<br>111.71(W)              |

|                                                                                     |                                |
|-------------------------------------------------------------------------------------|--------------------------------|
|  | STANDARD DUTY ASPHALT PAVEMENT |
|  | HEAVY DUTY CONCRETE PAVEMENT   |
|  | STANDARD CONCRETE SIDEWALK     |
|  | HEAVY DUTY ASPHALT             |
|  | PROPOSED GRADE                 |
|  | TOP OF SIDEWALK GRADE          |
|  | DRAINAGE FLOW DIRECTION        |
|  | DENOTES EXISTING FEATURE       |

|                                                                                                                                                                             |                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| D-XXX—→                                                                                                                                                                     | DRAINAGE STRUCTURE<br>(SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION) |
|   | DRAINAGE INLET                                                       |
|                                                                                        | DRAINAGE MANHOLE                                                     |
|                                                                                        | DRAINAGE PIPE                                                        |
| — WM —                                                                                                                                                                      | WATER MAIN                                                           |
| — SS —                                                                                                                                                                      | GRAVITY SEWER MAIN                                                   |
| — — —                                                                                                                                                                       | PROPERTY LINE                                                        |
| — 6 —                                                                                                                                                                       | PROPOSED CONTOUR                                                     |
| — — —                                                                                                                                                                       | GRADE BREAK                                                          |

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (SEE DETAIL SHEET C-350)
- (C) 3" CURB TRANSITION
- (D) FDOT TYPE "D" CURB (SEE DETAIL SHEET C-350)
- (E) EXISTING CURB
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- (J) HEAVY DUTY CONCRETE (SEE DETAIL SHEET C-350)
- (K) EXISTING SIDEWALK
- (L) TIE INTO EXISTING PAVEMENT
- (M) EXISTING DRAINAGE PIPE
- (N) UTILITY CROSSING (SEE UTILITY SHEETS)
- (O) Z DRAINAGE CHASE

REFER TO SHEET C-300 FOR DRAINAGE AND PAVING AND GRADING NOTES.

|             |            |
|-------------|------------|
| KHA PROJECT | DATE       |
| 147922000   | 08/31/2023 |
| SCALE       | AS SHOWN   |
| DESIGNED BY | ESS        |
| DRAWN BY    | ESS        |
| CHECKED BY  | KM         |

MADISON CAPITAL GROUP, LLC

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
|-----|-----------|------|----|

Plotted By: Ceri M. MacKenzie Sheet Set: MADISON OAKS Layout: C-302 PAVING, GRADING AND DRAINAGE PLAN September 01, 2023 01:47:23pm K:\VRB\_LDE\147922000\_wvd oaks.mf-3\CADD\plan sheets\C-300 PAVING, GRADING AND DRAINAGE PLAN.dwg  
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| DRAINAGE STRUCTURE TABLE |        |               |                                     |
|--------------------------|--------|---------------|-------------------------------------|
| STRUCTURE                | TYPE   | R/W EL. (FT.) | INV. EL. (FT.)                      |
| D-01                     | TYPE C | R/W: 120.38   | 117.32(W)                           |
| D-02                     | TYPE C | R/W: 119.84   | 116.77(E)<br>114.04(W)              |
| D-03                     | TYPE C | R/W: 118.02   | 113.20(E)<br>113.10(W)              |
| D-3A                     | TYPE C | R/W: 117.86   | 112.75(S)<br>112.88(E)<br>114.81(W) |
| D-3B                     | TYPE C | R/W: 117.49   | 114.05(N)                           |
| D-04                     | TYPE C | R/W: 117.68   | 114.44(E)<br>114.34(W)              |
| D-05                     | TYPE C | R/W: 117.87   | 113.84(E)<br>113.74(W)              |
| D-06                     | TYPE C | R/W: 118.30   | 113.09(E)<br>112.99(W)<br>112.90(N) |
| D-07                     | TYPE C | R/W: 117.66   | 114.09(W)                           |
| D-08                     | TYPE C | R/W: 117.48   | 113.34(E)<br>113.24(S)              |
| D-09                     | TYPE C | R/W: 118.53   | 112.45(E)<br>112.45(W)              |

| DRAINAGE STRUCTURE TABLE |            |               |                                     |
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| D-11                     | MH         | R/W: 119.34   | 111.45(E)<br>112.41(N)              |
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| D-20                     | TYPE 9 (C) | R/W: 117.58   | 114.02(W)                           |
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| D-25                     | MH         | R/W: 119.09   | 111.72(E)<br>111.72(W)              |
| D-26                     | MH         | R/W: 119.22   | 111.71(E)<br>111.71(W)              |

SYMBOL LEGEND

STANDARD DUTY ASPHALT PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

STANDARD CONCRETE SIDEWALK

HEAVY DUTY ASPHALT

PROPOSED GRADE

TOP OF SIDEWALK GRADE

DRAINAGE FLOW DIRECTION

DENOTES EXISTING FEATURE

DRAINAGE STRUCTURE  
(SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION)

DRAINAGE INLET

DRAINAGE MANHOLE

DRAINAGE PIPE

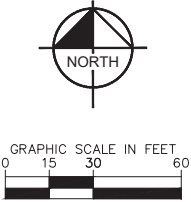
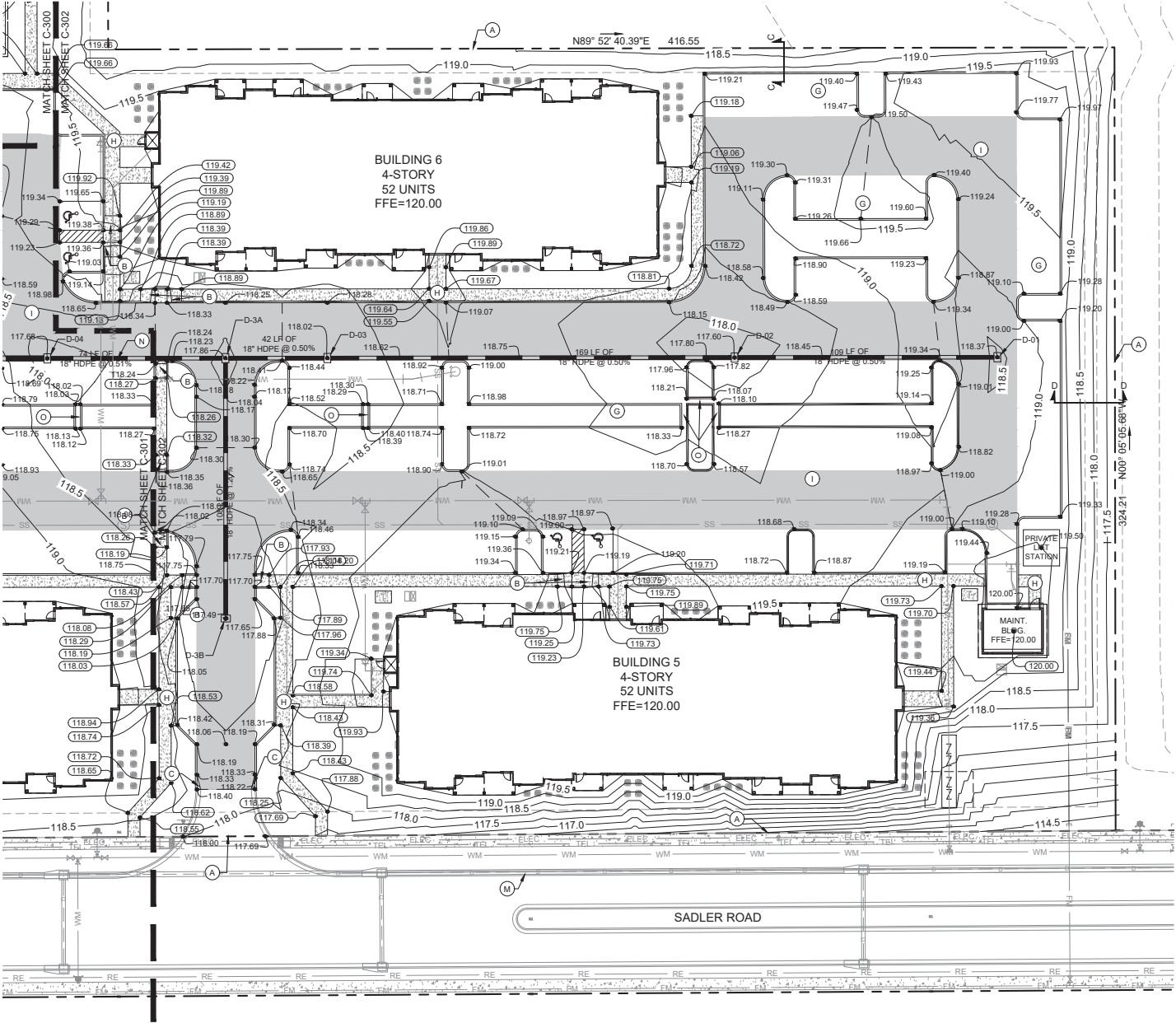
WATER MAIN

GRAVITY SEWER MAIN

PROPERTY LINE

PROPOSED CONTOUR

GRADE BREAK



LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (SEE DETAIL SHEET C-350)
- (C) 3" CURB TRANSITION
- (D) FDOT TYPE 10" CURB (SEE DETAIL SHEET C-350)
- (E) EXISTING CURB
- (F) FDOT TYPE 1" CURB (SEE DETAIL SHEET C-350)
- (G) STANDARD DUTY ASPHALT PAVEMENT (TYP. PARKING PAVEMENT) (SEE DETAIL SHEET C-350)
- (H) STANDARD CONCRETE SIDEWALK (SEE DETAIL SHEET C-350)
- (I) HEAVY DUTY ASPHALT (SEE DETAIL 3 SHEET C-350)
- (J) HEAVY DUTY CONCRETE (SEE DETAIL SHEET C-350)
- (K) EXISTING SIDEWALK
- (L) TIE INTO EXISTING PAVEMENT
- (M) EXISTING DRAINAGE PIPE
- (N) UTILITY CROSSING (SEE UTILITY SHEETS)
- (O) 2" DRAINAGE CHASE

NOTE:

REFER TO SHEET C-300 FOR DRAINAGE AND PAVING AND GRADING NOTES.

THIS SET HAS BEEN DIGITALLY SIGNED AND SEALED BY KEVIN M. ROBERSON ON THE DATE  
ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED  
AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



|             |            |
|-------------|------------|
| KHA PROJECT | 147922000  |
| DATE        | 08/31/2023 |
| SCALE       | AS SHOWN   |
| DESIGNED BY | ESM        |
| DRAWN BY    | ESM        |
| CHECKED BY  | KMR        |

PAVING, GRADING  
AND DRAINAGE PLAN

MADISON OAKS  
PREPARED FOR  
MADISON CAPITAL GROUP, LLC  
CITY OF APOPKA  
FLORIDA

SHEET NUMBER  
C-302

**Kimley»Horn**

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

9/1/2023

No.

REVISIONS

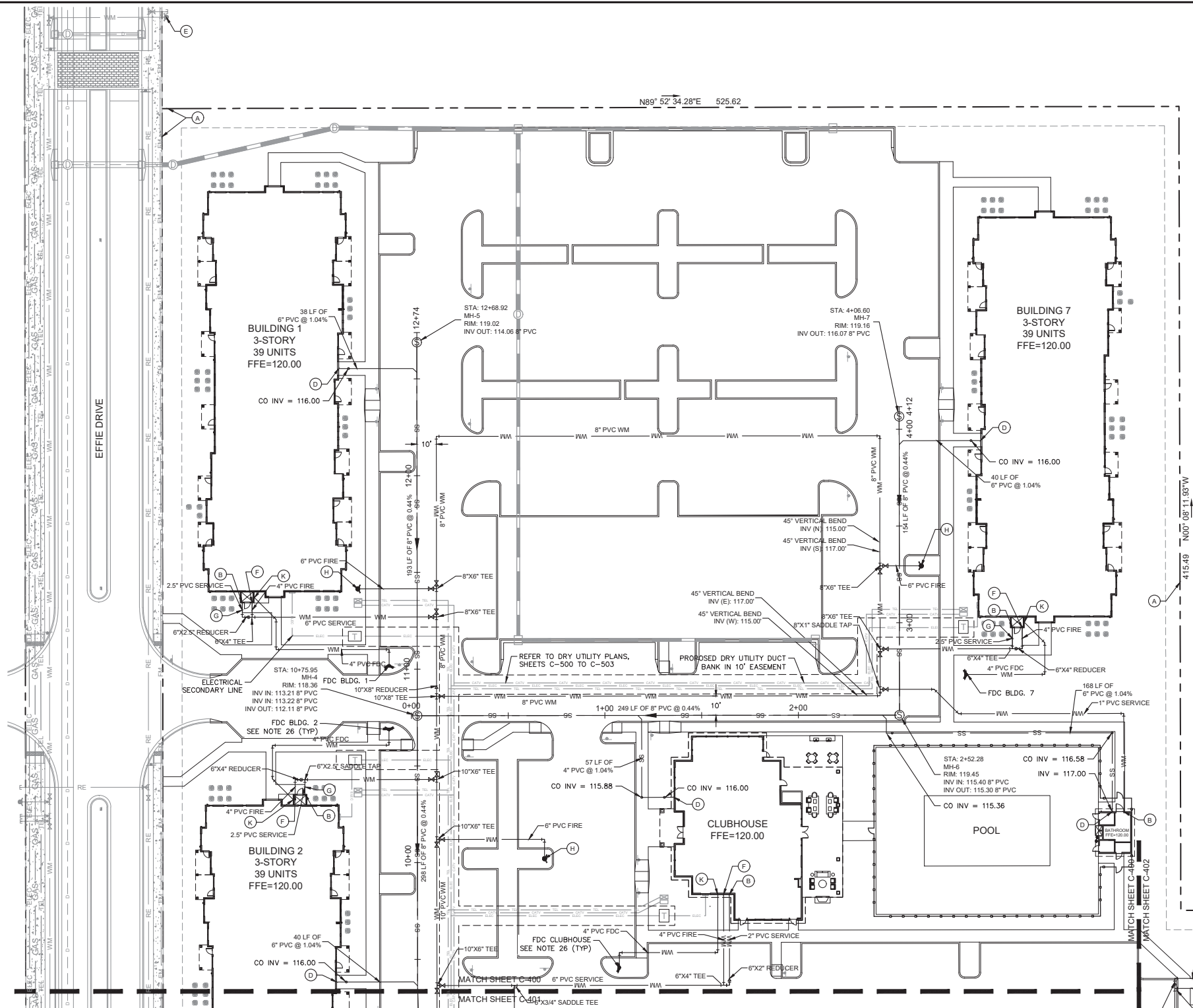
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BY





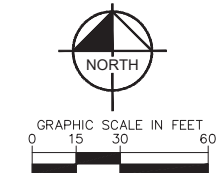




## CITY OF APOPKA (C.O.A.) UTILITY NOTES

1. THE DEVELOPER'S CONTRACTOR SHALL ACCOMPLISH ALL WATER MAIN & SERVICE WORK THROUGH THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & WATER METERS. C.O.A. WILL OWN & OPERATE UP TO & INCLUDING THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & METERS ONLY. THE REQUIRED WORK SHALL BE PERFORMED PER CURRENT C.O.A. MATERIAL SPECIFICATION & WATER DETAIL SHEET UNDER C.O.A. INSPECTION, TO SCHEDULE A C.O.A. INSPECTION. CALL 407-703-1718.
2. THE DEVELOPER/CONTRACTOR SHALL FILED VERIFY THE VERTICAL & HORIZONTAL LOCATION OF EXISTING C.O.A. WATER FACILITIES BEFORE COMMENCEMENT OF CONSTRUCTION.
3. THE DEVELOPER/CUSTOMER IS RESPONSIBLE FOR ALL REQUIRED PERMITS.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE LOCAL AUTHORITIES (CITY OF APOPKA) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
20. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
21. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
23. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
24. THE ENTIRE FIRE SERVICE FROM BUILDING TO CONNECTION POINT IS TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR HOLDING A "CONTRACTOR" LICENSE IN ACCORDANCE WITH CH. 489 OF THE FLORIDA STATUTES.
25. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.
26. CONTRACTOR TO PROVIDE A SIGN AT EACH FDC.

**NOTE:**  
PRIVATE FIRE SERVICE MAIN SHOWN FOR ALIGNMENT PURPOSES ONLY. FIRE SERVICE MAIN TO BE DESIGNED BY A LICENSED FIRE SERVICE DESIGNER. PRIVATE FIRE SYSTEM MAIN DESIGN INSTALLATION IS PER NFPA 24. PLUMBING CONTRACTOR MUST SECURE FIRE SERVICE PERMIT.



### LEGEND

- (A) PROPERTY LINE
- (B) DOMESTIC WATER CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
- (D) SANITARY SEWER CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (E) EXISTING FIRE HYDRANT
- (F) FIRE LINE CONNECTION (REFER TO MEP PLANS FOR CONTINUATION)
- (G) SAMPLE POINT
- (H) FIRE HYDRANT
- (I) CONTRACTOR TO REMOVE EXISTING CAP AND CONNECT (SIZE NOTED)
- (J) FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (PER CITY OF APOPKA DETAIL, SHEET C-451)
- (K) FIRE DEPARTMENT CONNECTION (FDC) (REFER TO MEP PLANS FOR CONTINUATION)
- (L) HOSE BIB

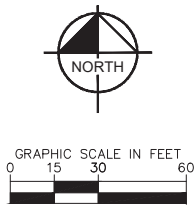
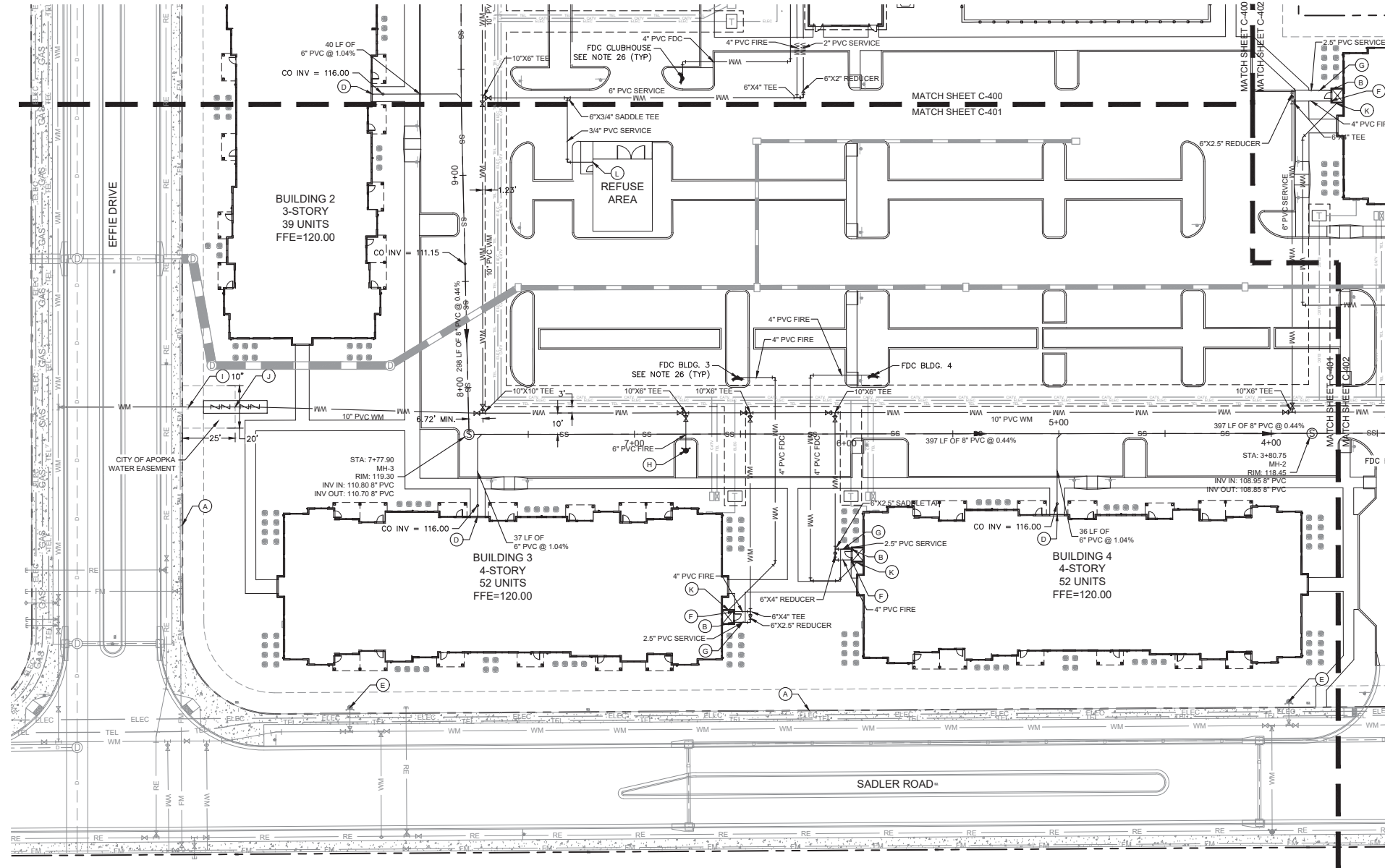
### LEGEND

- |                                                                                       |      |                                            |
|---------------------------------------------------------------------------------------|------|--------------------------------------------|
|    | WM   | WATER LINE                                 |
|    | EW   | EXISTING WATER MAIN                        |
|    | G    | PROPOSED GATE VALVE                        |
|    | N    | MASTER METER ASSEMBLY PER CITY DETAILS     |
|    | F    | FIRE HYDRANT                               |
|    | FD   | FIRE DEPARTMENT CONNECTION (FDC)           |
|    | R    | REDUCER (SIZE NOTED)                       |
|    | FM   | PROPOSED SANITARY FORCE MAIN               |
|    | SS   | PROPOSED GRAVITY SANITARY SEWER            |
|    | FM   | EXISTING SANITARY FORCE MAIN               |
|    | RE   | EXISTING RECLAIM LINE                      |
|    | D    | EXISTING DRAINAGE                          |
|    | D    | PROPOSED DRAINAGE (REFER TO PGD STANDARDS) |
|    | L    | EXISTING LIGHT POLE                        |
|   | T    | TRANSFORMER ON CONCRETE PAD                |
|  | ELEC | EXISTING ELECTRIC LINE                     |
|  | GAS  | EXISTING GAS LINE                          |
|  | ELC  | PROPOSED ELECTRIC LINE                     |
|  | TEL  | PROPOSED TELECOMMUNICATIONS LINE           |
|  | CATV | PROPOSED CATV LINE                         |

### UTILITY NOTES

4. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
5. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
6. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
  - a. PVC SDR35 PER ASTM D 3034, FOR PIPES MORE THAN 12" DEEP
  - b. 6" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12" DEEP
  - c. 6" PVC SCHEDULE 40
7. WATER LINES SHALL BE AS FOLLOWS:
  - a. DUCTILE IRON PIPE PER AWWA C150
  - b. 6" AND LARGER, PVC C-800 PER ASTM D 2241 CLASS 200 UNDER CITY RIGHTS, OTHERWISE CLASS 150
  - c. 6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
  - d. SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI B16.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241 (40% DUCTILE POLYETHYLENE OR APPROVED EQUAL).
8. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
9. ALL WATER JUNCTIONS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
10. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
11. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
12. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE WATER LINE. THE WATER LINE SHALL BE 12" OR LARGER WITH APPROVED POLYETHYLENE. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 TO 10 OR ANSI A21.11 (AWWA C-151) (CLASS 50).
13. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
14. ALL EXISTING UTILITIES OR RIGHT-OF-WAY MANHOLES AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITHIN PAVED AREAS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS WITHIN LANDSCAPED AREAS.
15. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
16. EXISTING UTILITIES SHALL BE VERIFIED IN ORDER TO INSTALLATION OF ANY NEW LINES.
17. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
18. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (CITY OF APOPKA) WITH REGARD TO MATERIALS AND METHODS OF CONSTRUCTION OF THE SERVICE SEWER.
19. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, SANITARY SEWER, AND GAS APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS TO THE SERVICE SEWER.
21. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE PROTECT THE SERVICE SEWER.
22. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
23. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
24. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
25. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS SHOWN ON THE PLANS.
27. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE PROTECT THE SERVICE SEWER.
28. THE ENTIRE FIRE SERVICE FROM BUILDING TO CONNECTION POINT IS TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR HOLDING A "CONTRACTOR V" LICENSE IN ACCORDANCE WITH CH. 489 OF THE FLORIDA STATUTES.
29. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.
30. CONTRACTOR TO PROVIDE A SIGN AT EACH FGD.

|                                                                                                                                                                                                                                                |                                                                                   |                            |                                  |                       |                                                                                                                                                                                                |            |                  |             |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------|----------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-------------|-----------|
| <p>THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEVIN M. ROBERSON ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.</p> | <p><b>MADISON OAKS</b><br/>PREPARED FOR<br/><b>MADISON CAPITAL GROUP, LLC</b></p> | <p><b>UTILITY PLAN</b></p> | <p>KHA PROJECT<br/>147922000</p> |                       | <p><b>Kimley»»Horn</b><br/>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.<br/>445 24TH STREET, SUITE 200, VERO BEACH, FL 32960<br/>PHONE: 772-794-4100<br/>WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</p> | <p>No.</p> | <p>REVISIONS</p> | <p>DATE</p> | <p>BY</p> |
|                                                                                                                                                                                                                                                |                                                                                   |                            | <p>DATE<br/>08/31/2023</p>       | <p>SCALE AS SHOWN</p> |                                                                                                                                                                                                |            |                  |             |           |
| <p>SHEET NUMBER<br/><b>C-400</b></p>                                                                                                                                                                                                           | <p>CITY OF APOPKA<br/>FLORIDA</p>                                                 |                            |                                  |                       |                                                                                                                                                                                                |            |                  |             |           |



### LEGEND

- (A) PROPERTY LINE
- (B) DOMESTIC WATER CONNECTION (REFER TO PLUMBING PLANS FOR CONTINUATION)
- (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
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- (L) HOSE BIB

LEGEND

- |                                                                                       |      |       |                                        |
|---------------------------------------------------------------------------------------|------|-------|----------------------------------------|
|    | WM   | _____ | WATER LINE                             |
|    | WM   | _____ | EXISTING WATER MAIN                    |
|    |      | _____ | PROPOSED GATE VALVE                    |
|    |      | _____ | MASTER METER ASSEMBLY PER CITY DETAILS |
|    |      | _____ | FIRE HYDRANT                           |
|    |      | _____ | FIRE DEPARTMENT CONNECTION (FDC)       |
|    |      | _____ | REDUCER (SIZE NOTED)                   |
|    | FM   | _____ | PROPOSED SANITARY FORCE MAIN           |
|    | SS   | _____ | PROPOSED GRAVITY SANITARY SEWER        |
|    | FM   | _____ | EXISTING SANITARY FORCE MAIN           |
|    | RE   | _____ | EXISTING RECLAIM LINE                  |
|    |      | _____ | EXISTING DRAINAGE                      |
|    |      | _____ | PROPOSED DRAINAGE (REFER TO PGD PLANS) |
|    |      | _____ | EXISTING LIGHT POLE                    |
|    |      | _____ | TRANSFORMER ON CONCRETE PAD            |
|    | ELEC | _____ | EXISTING ELECTRIC LINE                 |
|   | GAS  | _____ | EXISTING GAS LINE                      |
|  | ELEC | _____ | PROPOSED ELECTRIC LINE                 |
|  | TEL  | _____ | PROPOSED TELECOMMUNICATIONS LINE       |
|  | CATV | _____ | PROPOSED CATV LINE                     |

### UTILITY NOTES

1. SEE NOTES, SHEET C-400
2. FIRE FLOW CALCULATIONS FOUND ON SHEET C-400

NOTE:  
PRIVATE FIRE SERVICE MAIN SHOWN  
FOR ALIGNMENT PURPOSES ONLY. FIRE  
SERVICE MAIN TO BE DESIGNED BY A  
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PRIVATE FIRE SYSTEM MAIN DESIGN  
INSTALLATION IS PER NFPA 24.  
PLUMBING CONTRACTOR MUST SECURE  
FIRE SERVICE PERMIT.

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| KHA PROJECT | 147922000  |
| DATE        | 08/31/2023 |
| SCALE       | AS SHOWN   |
| DESIGNED BY | ESM        |
| DRAWN BY    | ESM        |
| CHECKED BY  | KMR        |

## UTILITY PLAN

**MADISON OAKS**  
PREPARED FOR  
**MADISON CAPITAL GROUP, LLC**  
CITY OF APOPKA  
FLORIDA

SHEET NUMBER  
**C-401**

**Kimley»»Horn**

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PHONE: 772-794-4100  
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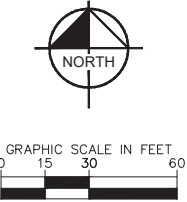
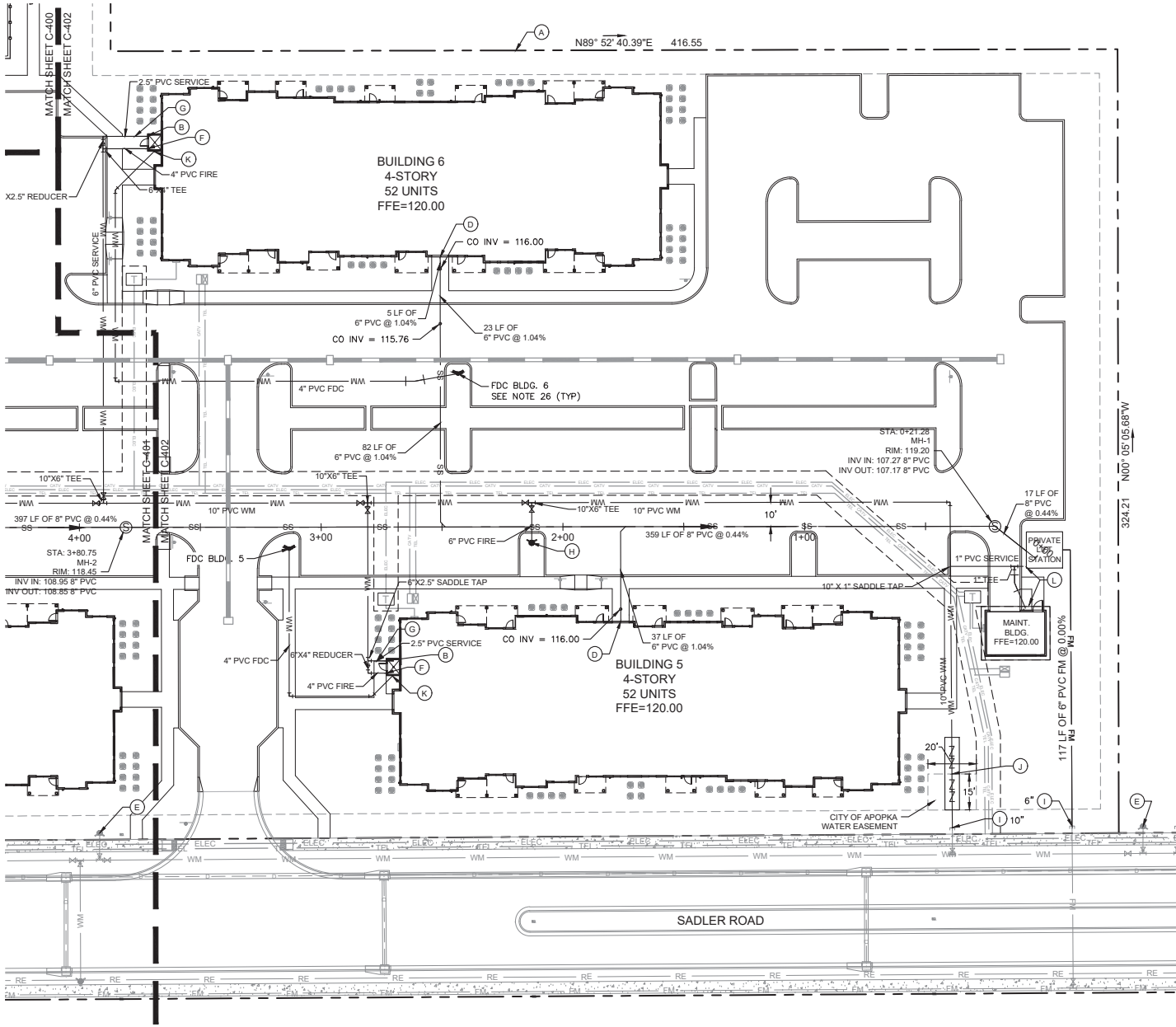
Professional Engineer Seal for Kevin M. Roberson, License No. 52074, State of Florida.

| No. | REVISIONS | DATE | BY |
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Plotted By: Rangel, Miscal Sheet Set: MADISON OAKS Layout: C-402 UTILITY PLAN September 01, 2023 01:41:42pm K:\VRB\_DEVELOPMENT\17922000 Wtd Oaks MF-3\CADD\PlanSheets\C-400 UTILITY PLAN.dwg  
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- LEGEND**
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  - WM EXISTING WATER MAIN
  - M PROPOSED GATE VALVE
  - MASTER METER ASSEMBLY PER CITY DETAILS
  - FIRE HYDRANT
  - FIRE DEPARTMENT CONNECTION (FDC)
  - REDUCER (SIZE NOTED)
  - FM PROPOSED SANITARY FORCEMAIN
  - SS PROPOSED GRAVITY SANITARY SEWER
  - FM EXISTING SANITARY FORCE MAIN
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  - ELEC EXISTING ELECTRIC LINE
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  - PROPOSED ELECTRIC LINE
  - PROPOSED TELECOMMUNICATIONS LINE
  - PROPOSED CATV LINE

- UTILITY NOTES**
- SEE NOTES, SHEET C-400
  - FIRE FLOW CALCULATIONS FOUND ON SHEET C-400

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| KHA PROJECT | 147922000  |
| DATE        | 08/31/2023 |
| SCALE       | AS SHOWN   |
| DESIGNED BY | ESM        |
| DRAWN BY    | ESM        |
| CHECKED BY  | KMR        |

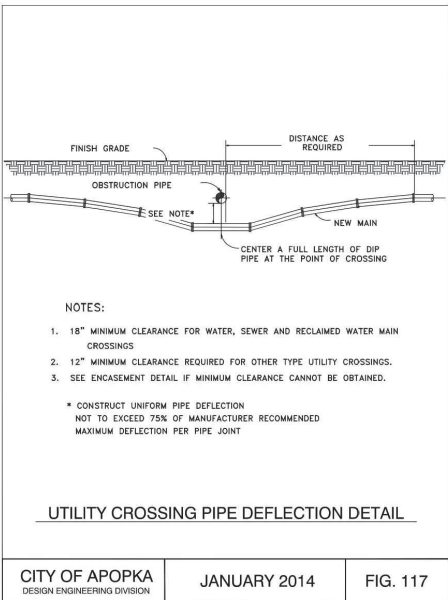
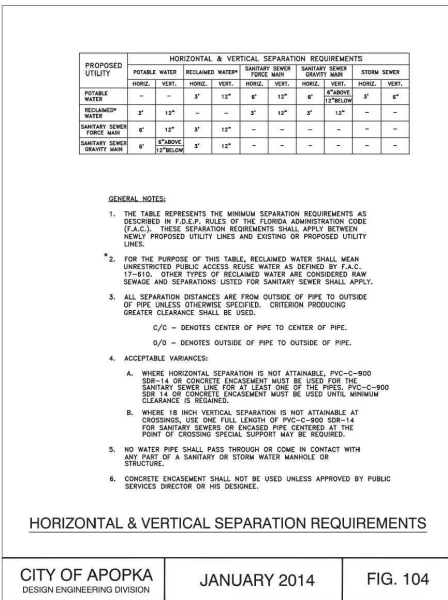
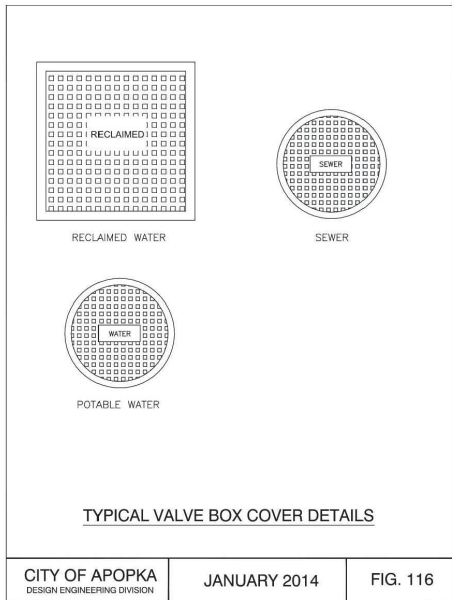
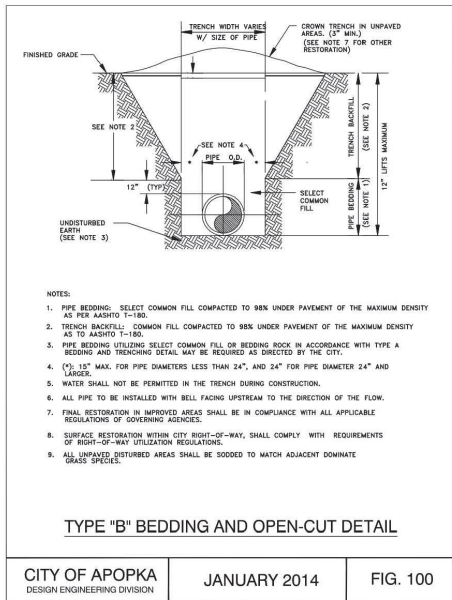
UTILITY PLAN

MADISON OAKS  
PREPARED FOR  
MADISON CAPITAL GROUP, LLC  
CITY OF APOPKA  
FLORIDA

SHEET NUMBER  
C-402

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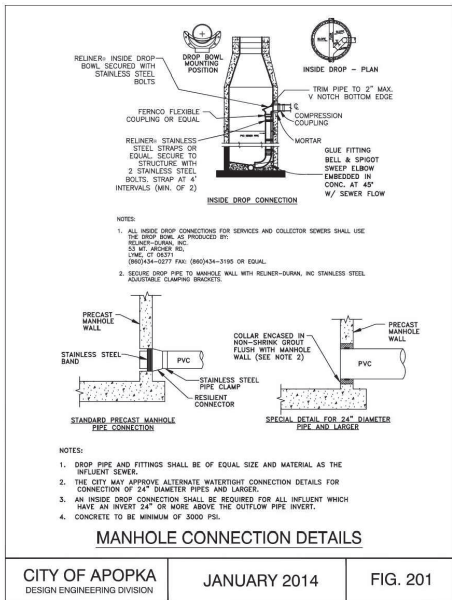
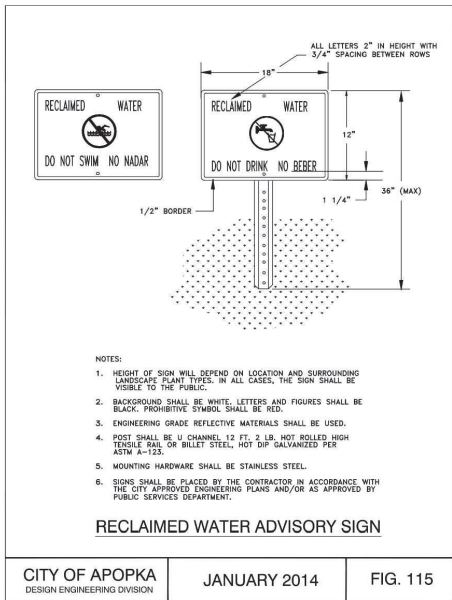
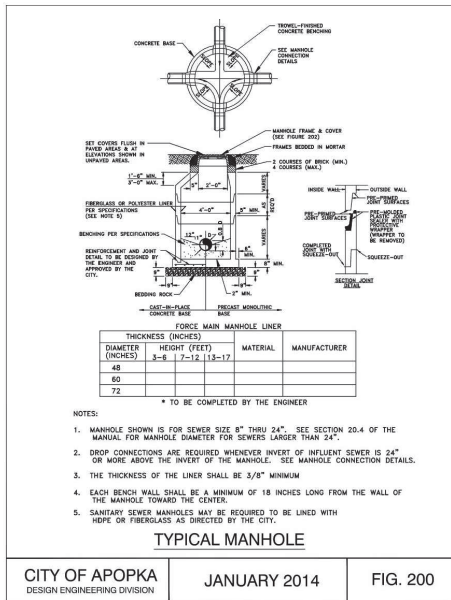
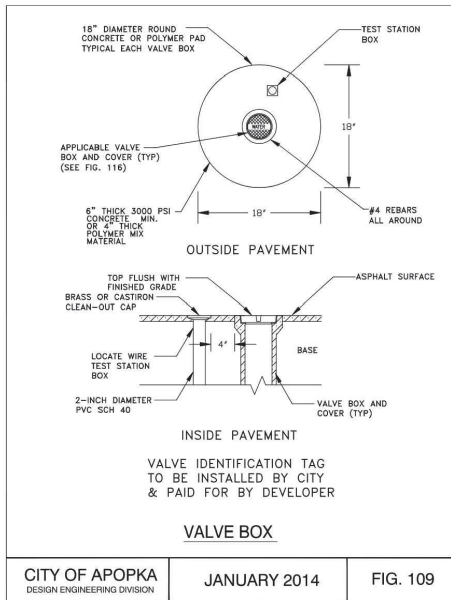
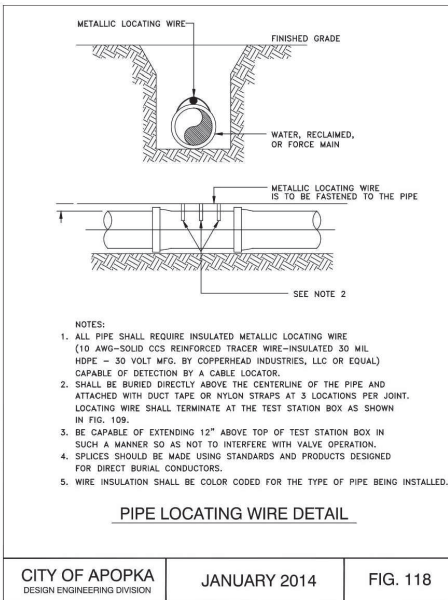
| MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). * |     |     |     |     |     |     |     |     |     |     |     |  |
|--------------------------------------------------------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|
| PIPE SIZE                                                          |     |     |     |     |     |     |     |     |     |     |     |  |
|                                                                    | 6"  | 8"  | 10" | 12" | 16" | 18" | 20" | 24" | 30" | 36" | 48" |  |
| 90° BEND                                                           | 3.3 | 4.3 | 5.1 | 6.0 |     |     |     |     |     |     |     |  |
| 45° BEND                                                           | 14  | 18  | 22  | 25  |     |     |     |     |     |     |     |  |
| 22 1/2° BEND                                                       | 7   | 9   | 11  | 12  |     |     |     |     |     |     |     |  |
| 11 1/4° BEND                                                       | 4   | 5   | 6   | 6   |     |     |     |     |     |     |     |  |
| TEE**                                                              | 1   | 7   | 24  | 44  |     |     |     |     |     |     |     |  |
| REDUCER (ONE SIZE SMALLER)                                         | 4   | 41  | 39  | 40  |     |     |     |     |     |     |     |  |
| DEAD END                                                           | 74  | 96  | 115 | 136 |     |     |     |     |     |     |     |  |

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

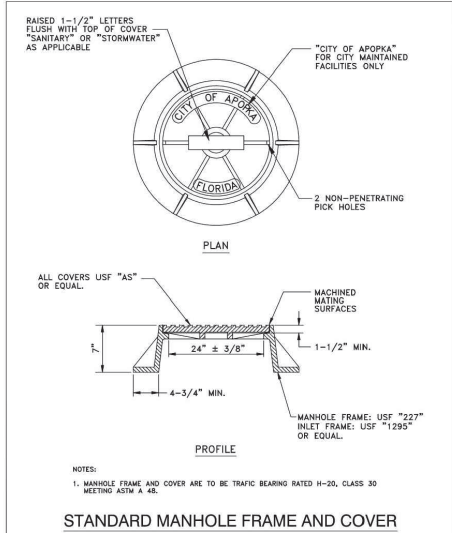
NOTES:

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

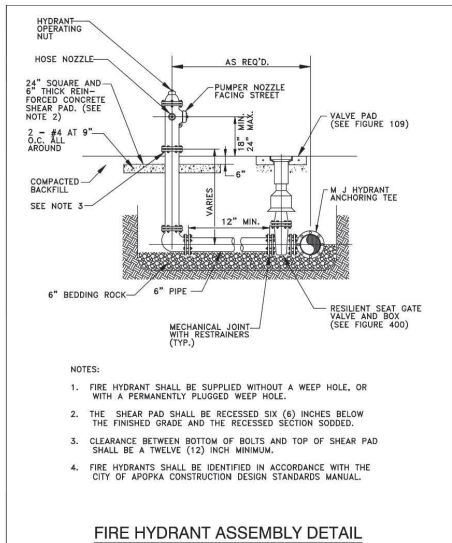
|                                     |     |          |
|-------------------------------------|-----|----------|
| TYPE OF PIPE: _____                 | PVC |          |
| WORKING PRESSURE: _____             | 150 | P.S.I.** |
| SOIL DESIGNATION: <u>SHCAND 3A1</u> |     |          |
| LAYING CONDITIONS: _____            | 3   |          |
6. FOR PIPE ENCASED IN POLYETHYLENE GRAVE THE GIVEN VALUE BY A FACTOR OF 1.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.



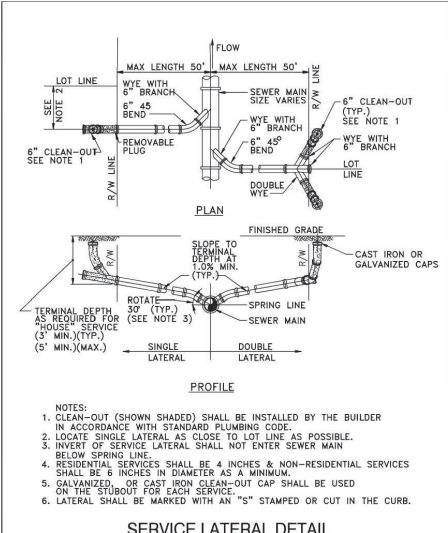




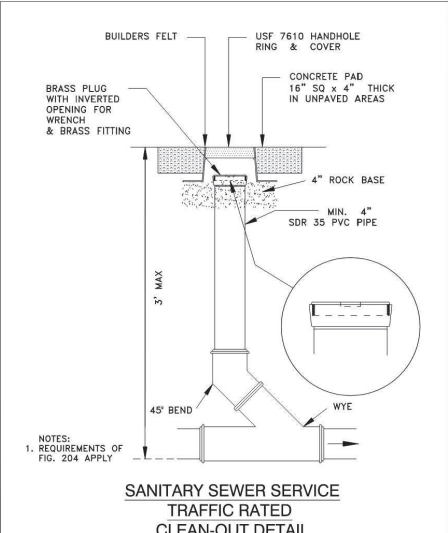
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| CITY OF APOPKA<br>DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 202 |
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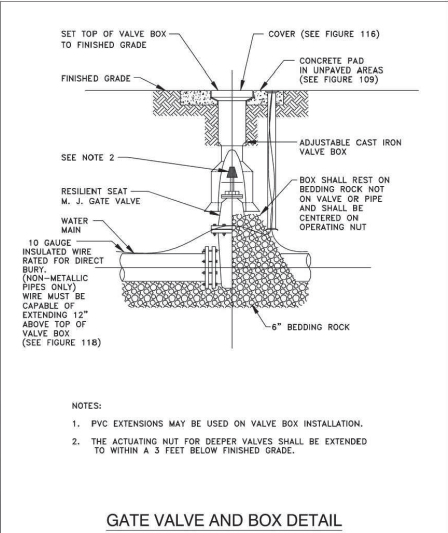
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| CITY OF APOPKA<br>DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 402 |
|-----------------------------------------------|--------------|----------|



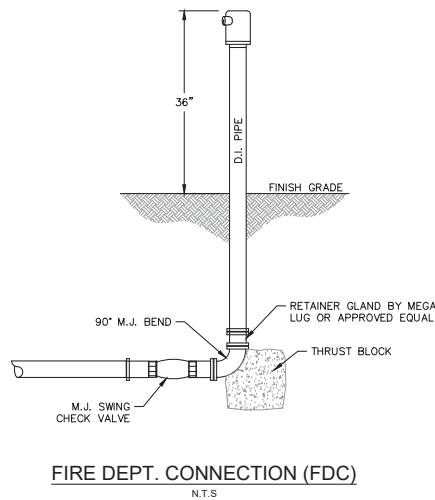
|                                               |              |          |
|-----------------------------------------------|--------------|----------|
| CITY OF APOPKA<br>DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 204 |
|-----------------------------------------------|--------------|----------|



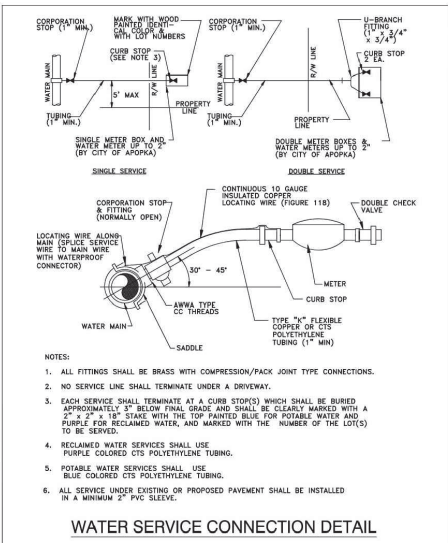
|                                               |              |          |
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| CITY OF APOPKA<br>DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 205 |
|-----------------------------------------------|--------------|----------|



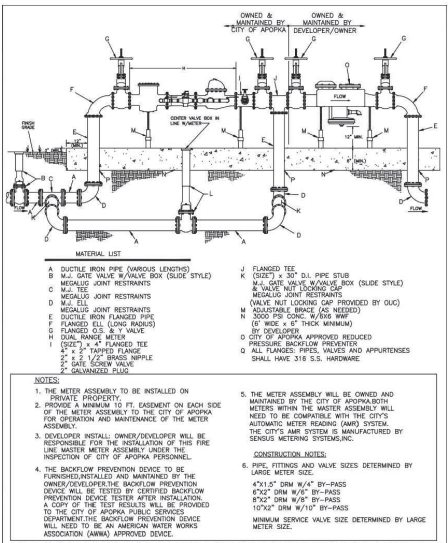
|                                               |              |          |
|-----------------------------------------------|--------------|----------|
| CITY OF APOPKA<br>DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 400 |
|-----------------------------------------------|--------------|----------|



FIRE DEPT. CONNECTION (FDC)  
N.T.S



|                                               |              |          |
|-----------------------------------------------|--------------|----------|
| CITY OF APOPKA<br>DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 405 |
|-----------------------------------------------|--------------|----------|



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

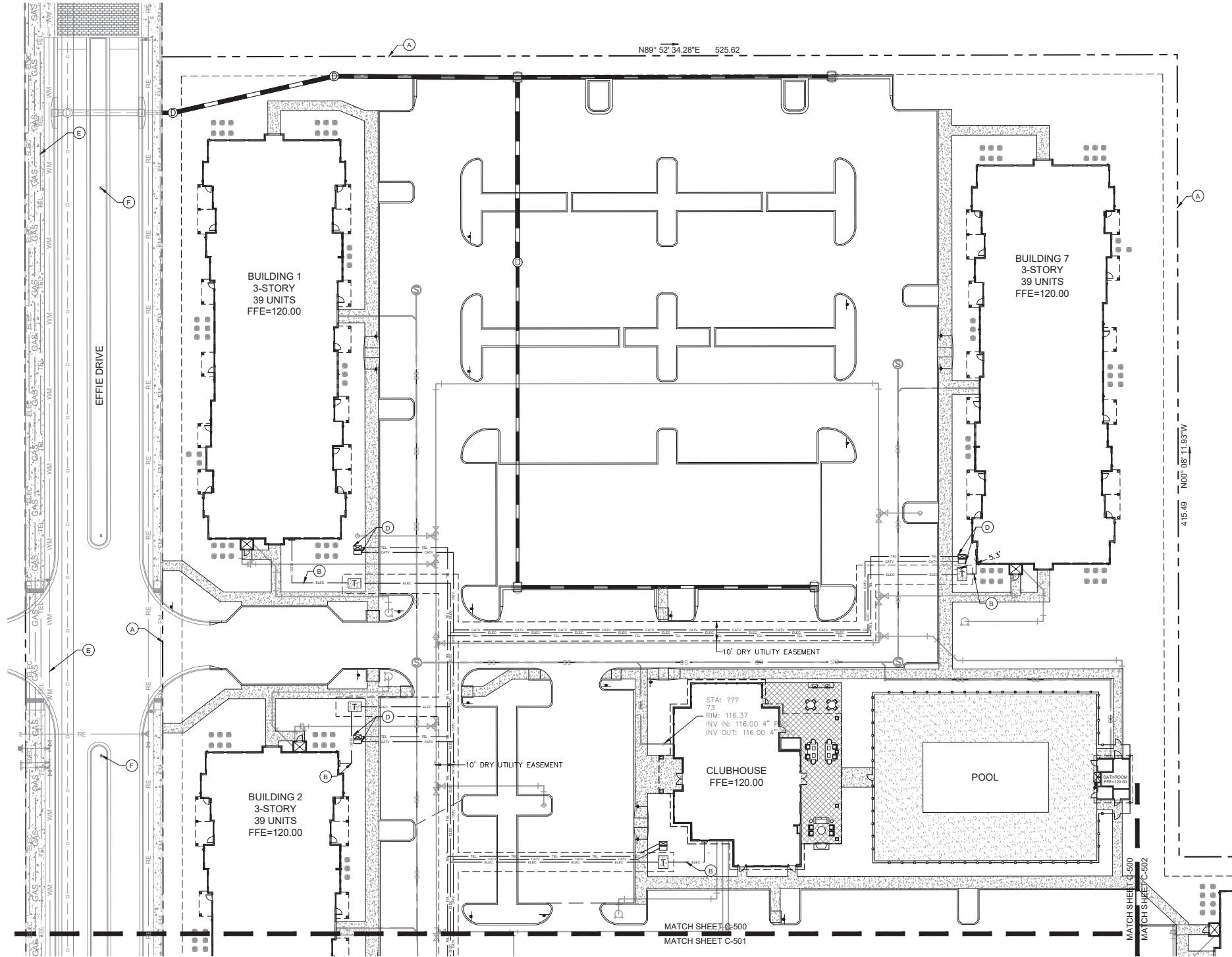
|                                               |              |            |
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| CITY OF APOPKA<br>DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 500 C |
|-----------------------------------------------|--------------|------------|

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|                                               |              |         |
|-----------------------------------------------|--------------|---------|
| CITY OF APOPKA<br>DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. GN |
|-----------------------------------------------|--------------|---------|



Plotted By: Cerlyn Madenzie - Sheet Set: MADISON OAKS - Layout: C-500 DRY UTILITY PLAN - September 01, 2023 01:58:57pm K:\VRB\DEV\147922000\wld\cde\m1-3\CADD\plansheets\C-500 DRY UTILITY PLAN.dwg  
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NOTES:

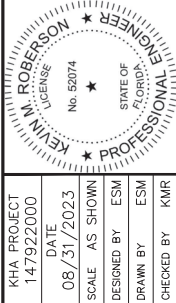
1. THIS PLAN IS INTENDED TO SHOW ROUTING OF THE UTILITY CONDUITS AND EASEMENT ONLY. FINAL DESIGN TO BE COMPLETED AND APPROVED BY THE RESPECTIVE UTILITY PROVIDERS.
2. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER. LOCATION, INSTALLATION AND BOX SPECIFICATION SUBJECT TO APPROVAL OF RESPECTIVE UTILITY COMPANIES

|    |    |                                        |
|----|----|----------------------------------------|
| WM | WM | WATER LINE                             |
| FM | FM | SANITARY FORCEMAIN                     |
| SS | SS | GRAVITY SANITARY SEWER                 |
| RE | RE | EXISTING SANITARY SEWER MAIN           |
|    |    | EXISTING DRAINAGE                      |
|    |    | PROPOSED DRAINAGE (REFER TO PGD PLANS) |
|    |    | PROPOSED ELECTRIC CONDUIT              |
|    |    | PROPOSED COMMUNICATION CONDUIT         |
|    |    | PROPOSED CATV CONDUIT                  |
|    |    | PROPOSED LIGHT POLE                    |
|    |    | EXISTING LIGHT POLE                    |
|    |    | TRANSFORMER ON CONCRETE PAD            |

LEGEND

- (A) PROPERTY LINE
- (B) SECONDARY ELECTRICAL CONNECTION (REFER TO MEP PLANS FOR CONTINUATION)
- (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
- (D) DRY UTILITY PULL BOX. REFER TO MEP PLANS FOR CONTINUATION INTO BUILDING
- (E) EXISTING DRY UTILITIES
- (F) EXISTING LIGHT POLE (TYP)

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AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DRY UTILITY PLAN

MADISON OAKS  
PREPARED FOR  
MADISON CAPITAL GROUP, LLC  
CITY OF APOPKA  
FLORIDA

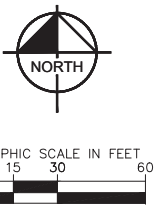
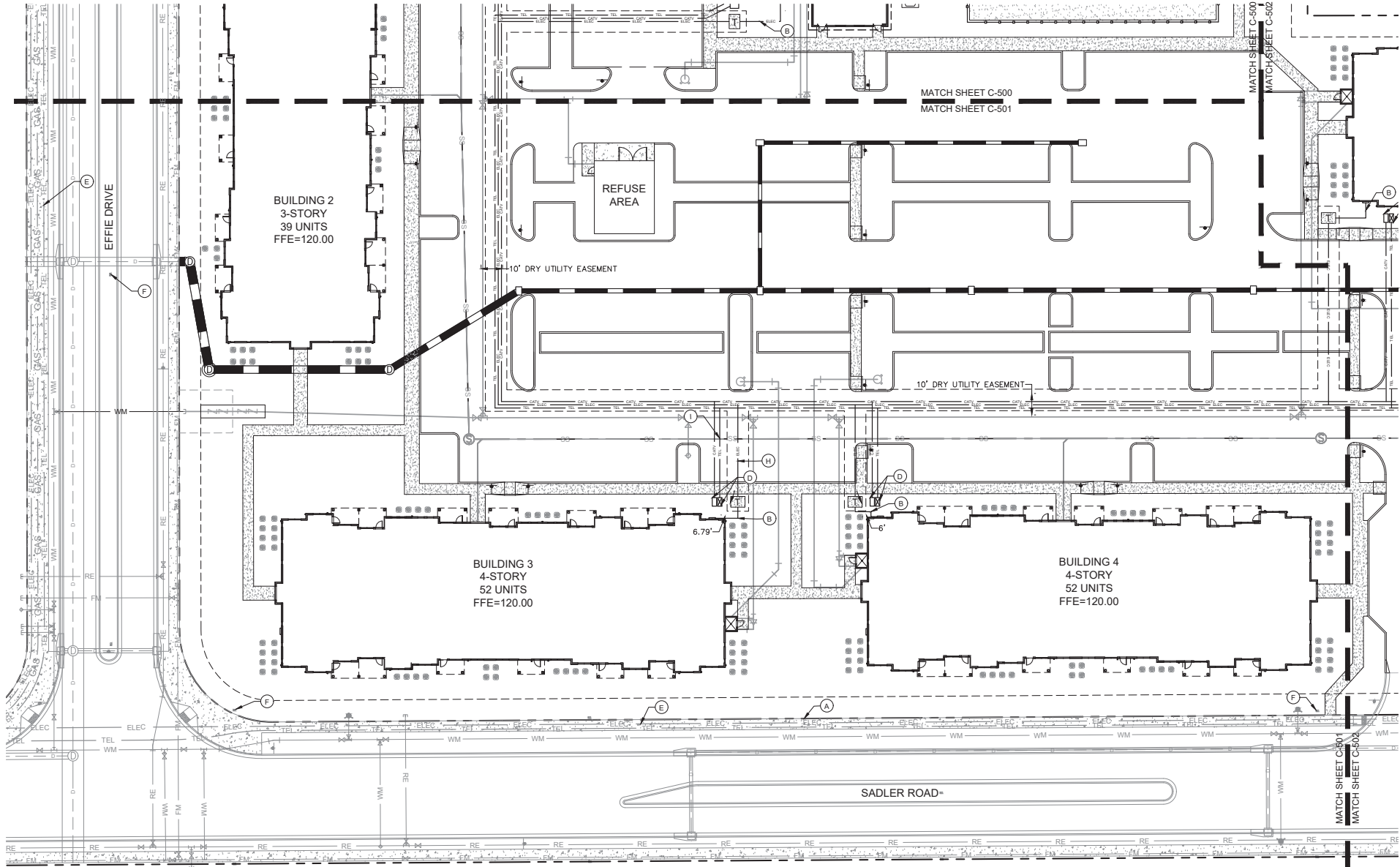
SHEET NUMBER  
C-500

| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960  
PHONE: 772-794-4100  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

9/1/2023

Plotted By: Cerlyn Madenzie Sheet Set: MADISON OAKS Layout: C-501 DRY UTILITY PLAN September 01, 2023 01:59:00pm K:\VRB\_LDEV\17922000 wds oaks m-3\CADD\plansheets\C-500 DRY UTILITY PLAN.dwg  
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- LEGEND**
- (A) PROPERTY LINE
  - (B) SECONDARY ELECTRICAL CONNECTION (REFER TO MEP PLANS FOR CONTINUATION)
  - (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
  - (D) DRY UTILITY PULL BOX. REFER TO MEP PLANS FOR CONTINUATION INTO BUILDING
  - (E) EXISTING DRY UTILITIES
  - (F) EXISTING LIGHT POLE (TYP)

- SYMBOL LEGEND**
- |      |      |                                        |
|------|------|----------------------------------------|
| WM   | WM   | WATER LINE                             |
| FM   | FM   | SANITARY FORCEMAIN                     |
| SS   | SS   | GRAVITY SANITARY SEWER                 |
| RE   | RE   | EXISTING SANITARY SEWER MAIN           |
|      |      | EXISTING DRAINAGE                      |
|      |      | PROPOSED DRAINAGE (REFER TO PGD PLANS) |
| ELEC | ELEC | PROPOSED ELECTRIC CONDUIT              |
| TEL  | TEL  | PROPOSED COMMUNICATION CONDUIT         |
| CATV | CATV | PROPOSED CATV CONDUIT                  |
|      |      | PROPOSED LIGHT POLE                    |
|      |      | EXISTING LIGHT POLE                    |
|      |      | TRANSFORMER ON CONCRETE PAD            |

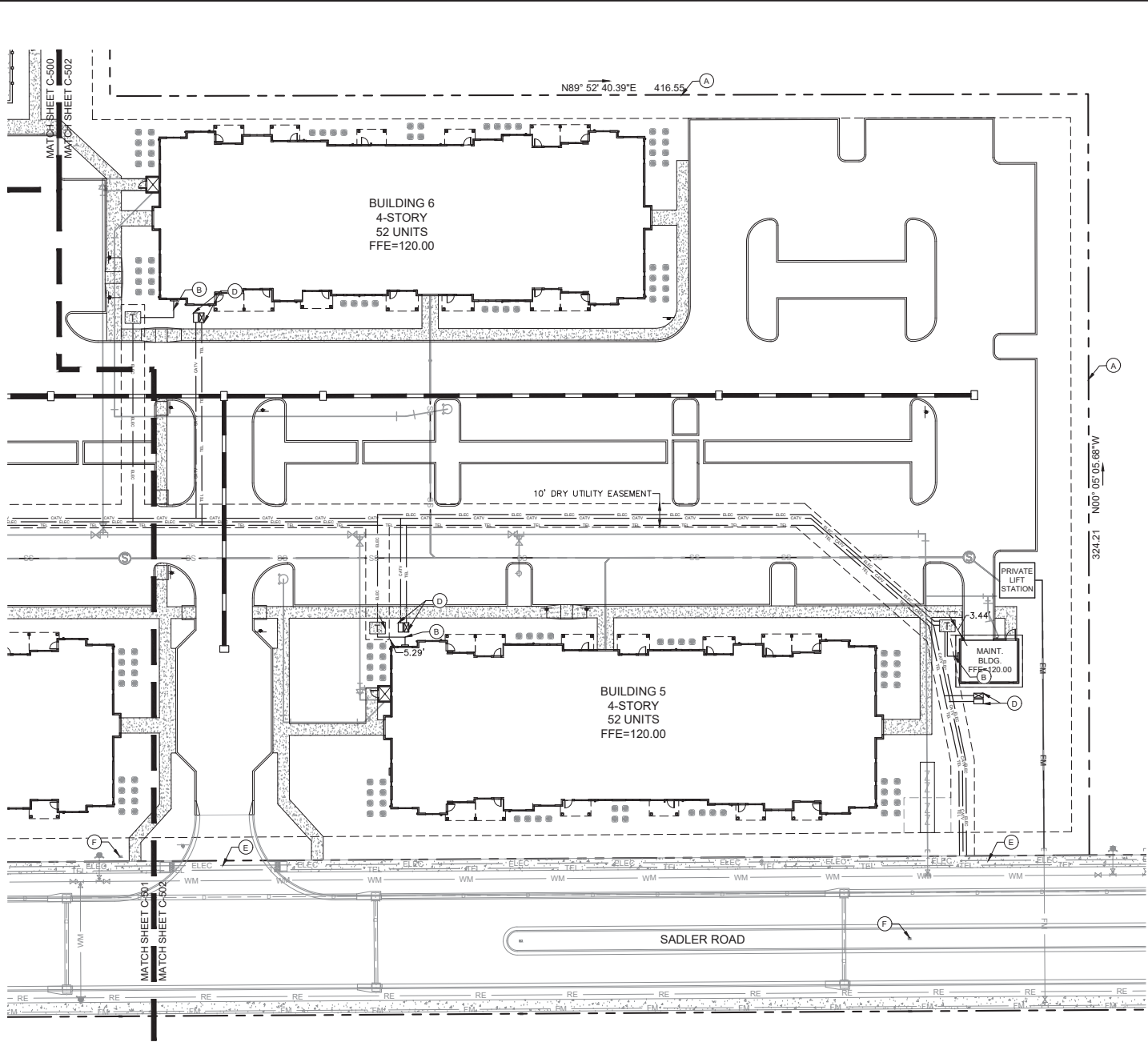
- NOTES:**
- THIS PLAN IS INTENDED TO SHOW ROUTING OF THE UTILITY CONDUITS AND EASEMENT ONLY. FINAL DESIGN TO BE COMPLETED AND APPROVED BY THE RESPECTIVE UTILITY PROVIDERS.
  - CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER. LOCATION, INSTALLATION AND BOX SPECIFICATION SUBJECT TO APPROVAL OF RESPECTIVE UTILITY COMPANIES

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|                                                                                         |                              |                          |  |  |                    |                   |                    |                 |                   |          |                                                                                                                                                                                                  |           |      |    |
|-----------------------------------------------------------------------------------------|------------------------------|--------------------------|--|--|--------------------|-------------------|--------------------|-----------------|-------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------|----|
| MADISON OAKS<br>PREPARED FOR<br>MADISON CAPITAL GROUP, LLC<br>CITY OF APOPKA<br>FLORIDA | SHEET NUMBER<br><b>C-501</b> | KHA PROJECT<br>147922000 |  |  | DATE<br>08/31/2023 | SCALE<br>AS SHOWN | DESIGNED BY<br>ESM | DRAWN BY<br>ESM | CHECKED BY<br>KMR | 9/1/2023 | <p><b>Kimley»Horn</b><br/>© 2023 KIMLEY-HORN AND ASSOCIATES, INC.<br/>445 24TH STREET, SUITE 200, VERO BEACH, FL 32960<br/>PHONE: 772-794-4100<br/>WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106</p> | REVISIONS | DATE | BY |
|                                                                                         |                              |                          |  |  |                    |                   |                    |                 |                   |          |                                                                                                                                                                                                  |           |      |    |



Plotted By: Carlin, Madenzie Sheet Set: MADISON OAKS Layout: C-502 DRY UTILITY PLAN September 01, 2023 01:59:04pm K:\VRB\DEV\17922000 wyl odds m-f-3\CADD\plansheets\C-500 DRY UTILITY PLAN.dwg  
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  - CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER. LOCATION, INSTALLATION AND BOX SPECIFICATION SUBJECT TO APPROVAL OF RESPECTIVE UTILITY COMPANIES



GRAPHIC SCALE IN FEET  
0 15 30 60

#### LEGEND

- (A) PROPERTY LINE
- (B) SECONDARY ELECTRICAL CONNECTION (REFER TO MEP PLANS FOR CONTINUATION)
- (C) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
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- WM WATER LINE
- FM SANITARY FORCEMAIN
- SS GRAVITY SANITARY SEWER
- RE EXISTING SANITARY SEWER MAIN
- EXISTING DRAINAGE
- PROPOSED DRAINAGE (REFER TO PGD PLANS)
- PROPOSED ELECTRIC CONDUIT
- PROPOSED COMMUNICATION CONDUIT
- PROPOSED CATV CONDUIT
- PROPOSED LIGHT POLE
- EXISTING LIGHT POLE
- TRANSFORMER ON CONCRETE PAD

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|             |            |
|-------------|------------|
| KHA PROJECT | 147922000  |
| DATE        | 08/31/2023 |
| SCALE       | AS SHOWN   |
| DESIGNED BY | ESM        |
| DRAWN BY    | ESM        |
| CHECKED BY  | KMR        |

## DRY UTILITY PLAN

MADISON OAKS  
PREPARED FOR  
MADISON CAPITAL GROUP, LLC  
CITY OF APOPKA  
FLORIDA

SHEET NUMBER  
C-502

**Kimley»Horn**

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

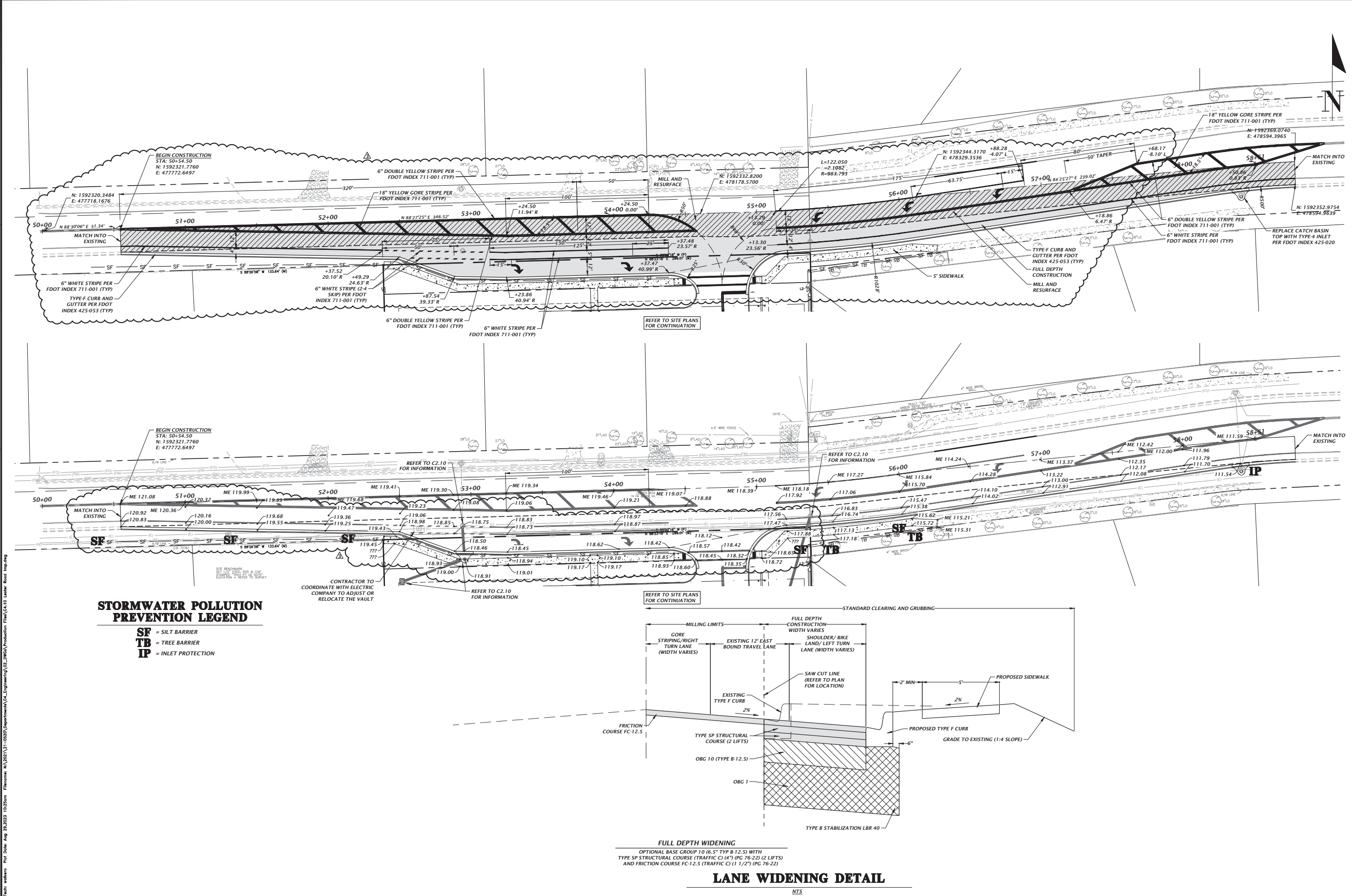
9/1/2023

REVISIONS

No.

DATE

BY



11001 Research Drive  
Alicia, FL 32315  
www.cdm.com

FLORIDA  
CD-0078

CH2M  
Hill

Engineering

SCALE: 1"=30'

VERTICAL SCALE  
AS SHOWN  
ORIGINAL DRAWING  
IF NOT ONE INCH ON  
SCALE, ACCORDINGLY

CONSTRUCTION REVISIONS:  
08/28/23 - FIELD ORDER #2A

SUBMITTALS:  
09/27/22 - SUBMITTAL TO CITY AND COUNTY  
10/28/22 - RESUBMITTAL TO CITY AND COUNTY

08/28/23 - FIELD ORDER #2A

CLIENT:  
CONCEPT DEVELOPMENT, INC.

PROJECT:  
O28 KIDS AVOPKA

SHEET TITLE:  
LESTER ROADWAY IMPROVEMENTS

TECHNICAL:  
B. GILLESPIE  
DESIGNER:  
J. JACKSON, E.I.  
CHECKER:  
W. JONES, P.E.  
PROJECT MANAGER:  
WALKER FAIR OWEN

Walker Fair Owen  
State of Florida, Professional  
Engineer, License No. 94201

This item has been digitally  
signed and sealed by Walker  
Fair Owen, PE on the date  
indicated here.

Printed copies of this  
document are not considered  
signed and sealed and the  
signature must be verified on  
any electronic copies.

FL PE No. 94201

SHEET NO.:

C4.10

Page 28 of 34

**GENERAL:**  
PROJECT SHALL COMPLY WITH THE RESIDENTIAL DESIGN STANDARDS SET FORTH BY CITY OF APOPKA, FLORIDA.

**ALL LANDSCAPING AND IRRIGATION SHALL MEET OR EXCEED THE REQUIREMENTS OF THE CITY OF APOPKA LAND DEVELOPMENT REGULATIONS.**

**BILLBOARDS AND POLE SIGNS SHALL BE PROHIBITED. GROUND AND FASCIA SIGNS SHALL COMPLY WITH ALL CITY REGULATION.**

**ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO  
ISSUING THE CERTIFICATE OF OCCUPANCY.**

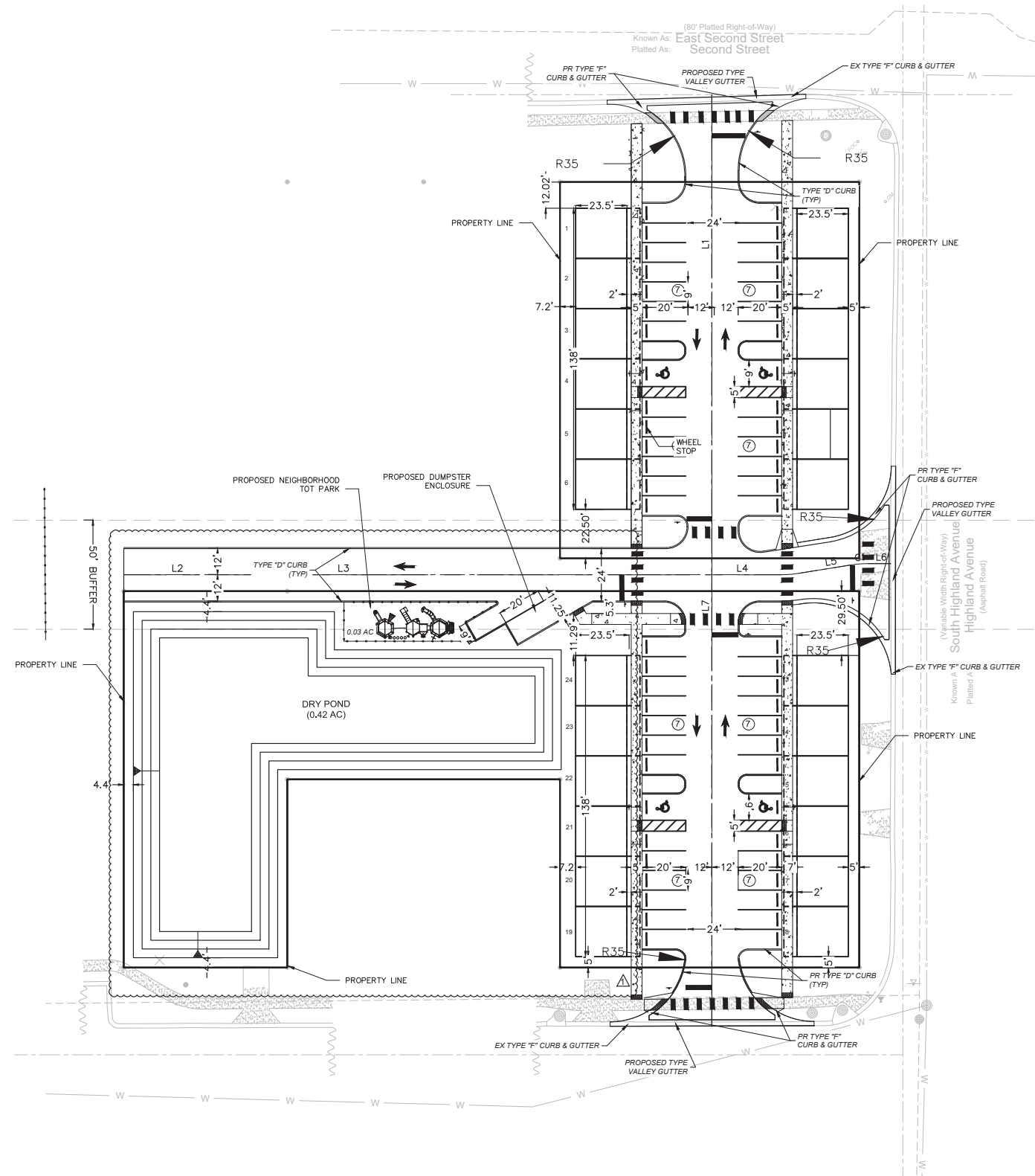
OWNERSHIP AND MAINTENANCE OF STORM WATER SYSTEM SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.  
THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO  
MEET CITY OF APOPKA CODES AND ST. JOHNS RIVER FLORIDA WATER MANAGEMENT  
DISTRICT REQUIREMENTS. BASED ON THE NATIONAL FLOOD INSURANCE  
PROGRAM FIRM MAP NO. 12095C0120H EFFECTIVE SEPTEMBER 24, 2021 PROPERTY IS WITHIN ZONE "X".

**OWNERSHIP AND MAINTENANCE OF THE SANITARY LIFT STATIONS SHALL BE THE RESPONSIBILITY OF CITY OF APOPKA UTILITY DEPARTMENT.**

PROJECT WILL BE CONSTRUCTED IN ONE (1) PHASE.

**FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1, 7TH EDITION . AND FLORIDA FIRE PROTECTION CODE (FFPC) 7TH EDITION.**

1. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR PROPOSED UTILITIES ARE SHOWN ON THESE PLANS.
2. FIRE HYDRANTS TO BE INSTALLED AS SHOWN ON THESE PLANS. CALCULATIONS SHALL MEET THE REQUIREMENTS OF ANNEX H & I OF NFPA 1, 2012 EDITION AND COORDINATED WITH CITY OF APOPKA FIRE AND RESCUE.
3. FIRE HYDRANTS SHALL MEET CITY OF APOPKA UTILITY STANDARDS.
4. THE DEVELOPER SHALL OBTAIN WATER, REUSE WATER, AND WASTEWATER SERVICE FROM CITY OF APOPKA WATER AUTHORITY.
5. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE CITY OF APOPKA FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED. CH. 16, NFPA 1, 2012 EDITION (FFPC 2011 EDITION).
6. PRIOR TO CONSTRUCTION PLAN APPROVAL, HYDRAULIC CALCULATIONS SHALL BE SUBMITTED TO CITY OF APOPKA SHOWING THAT THE PROPOSED WATER AND WASTEWATER, SYSTEMS HAVE BEEN SIZED TO SUPPORT THIS PROJECT.



SIDE: 5'  
CORNER: NOT APPLICABLE  
REAR: 20'

|                              |          |
|------------------------------|----------|
| EXISTING ZONING              | MU-D     |
| TOTAL PROPERTY               | 1.64 AC  |
| BUFFER AREA                  | 0.21 AC  |
| DEVELOPABLE AREA             | 1.43 AC  |
| 23.5'X23' UNIT (FIRST FLOOR) | 24 UNITS |

|                           |         |
|---------------------------|---------|
| OFF-SITE PERVIOUS AREA:   | 0.00 AC |
| OFF-SITE IMPERVIOUS AREA: | 0.22 AC |
| TOTAL OFF-SITE AREA:      | 0.22 AC |

|                   |         |         |
|-------------------|---------|---------|
| IMPERVIOUS AREA:  | 0.92 AC | 56.13%  |
| PERVIOUS AREA:    | 0.72AC  | 43.87%  |
| TOTAL GROSS AREA: | 1.64 AC | 100.00% |



**DAVE SCHMITT  
ENGINEERING, INC.**  
12301 LAKE UNDERHILL ROAD  
SUITE 241.  
ORLANDO, FL 32828  
407-207-9088 FAX 407-207-9089  
Certification of Authorization #27471

| REVISIONS |    |             |          |    |                       |
|-----------|----|-------------|----------|----|-----------------------|
| DATE      | BY | DESCRIPTION | DATE     | BY | DESCRIPTION           |
|           |    |             |          |    |                       |
|           |    |             |          |    |                       |
|           |    |             |          |    |                       |
|           |    |             | 08-08-23 | JT | REV PER CITY COMMENTS |

DAVE M. SCHMITT  
FLORIDA REG. NUMBER  
48274

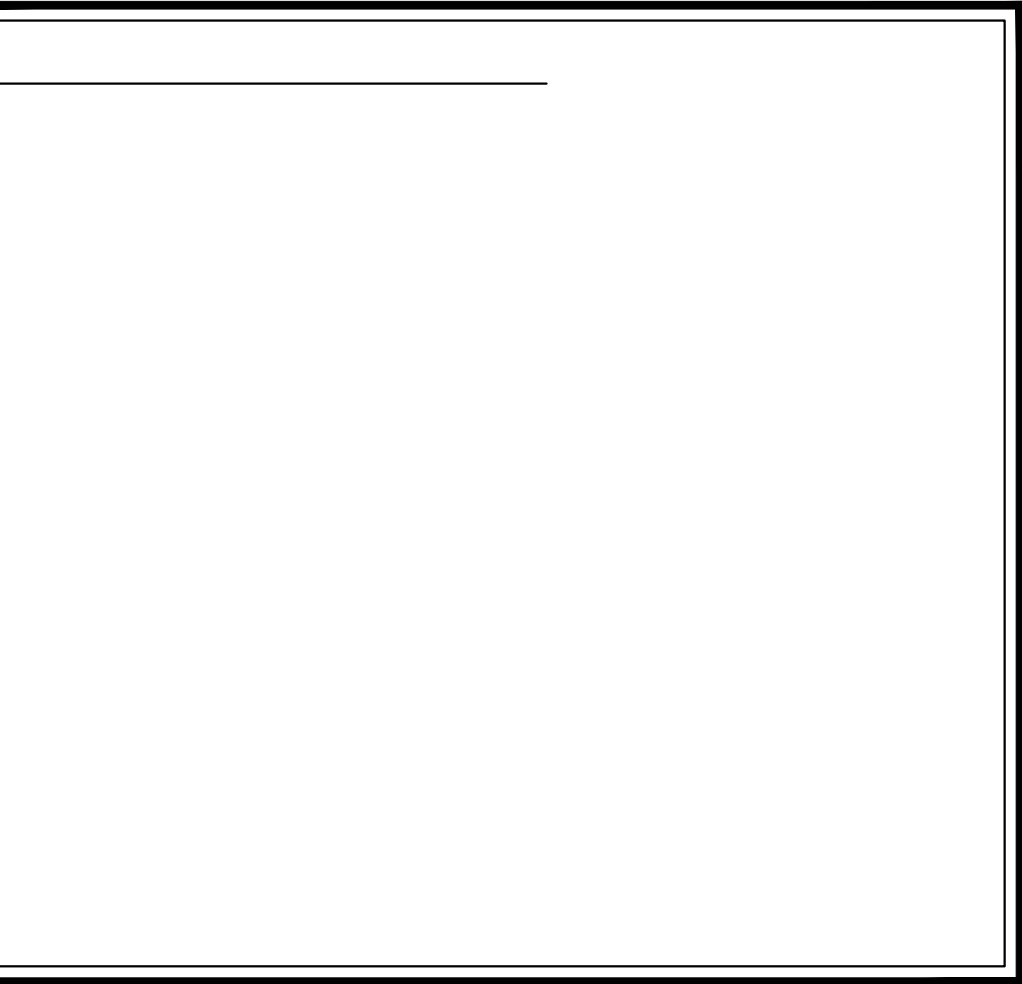
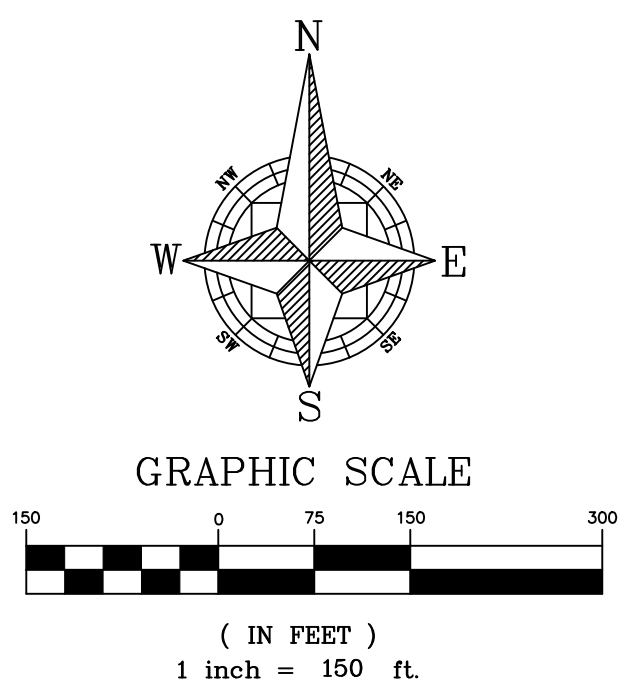
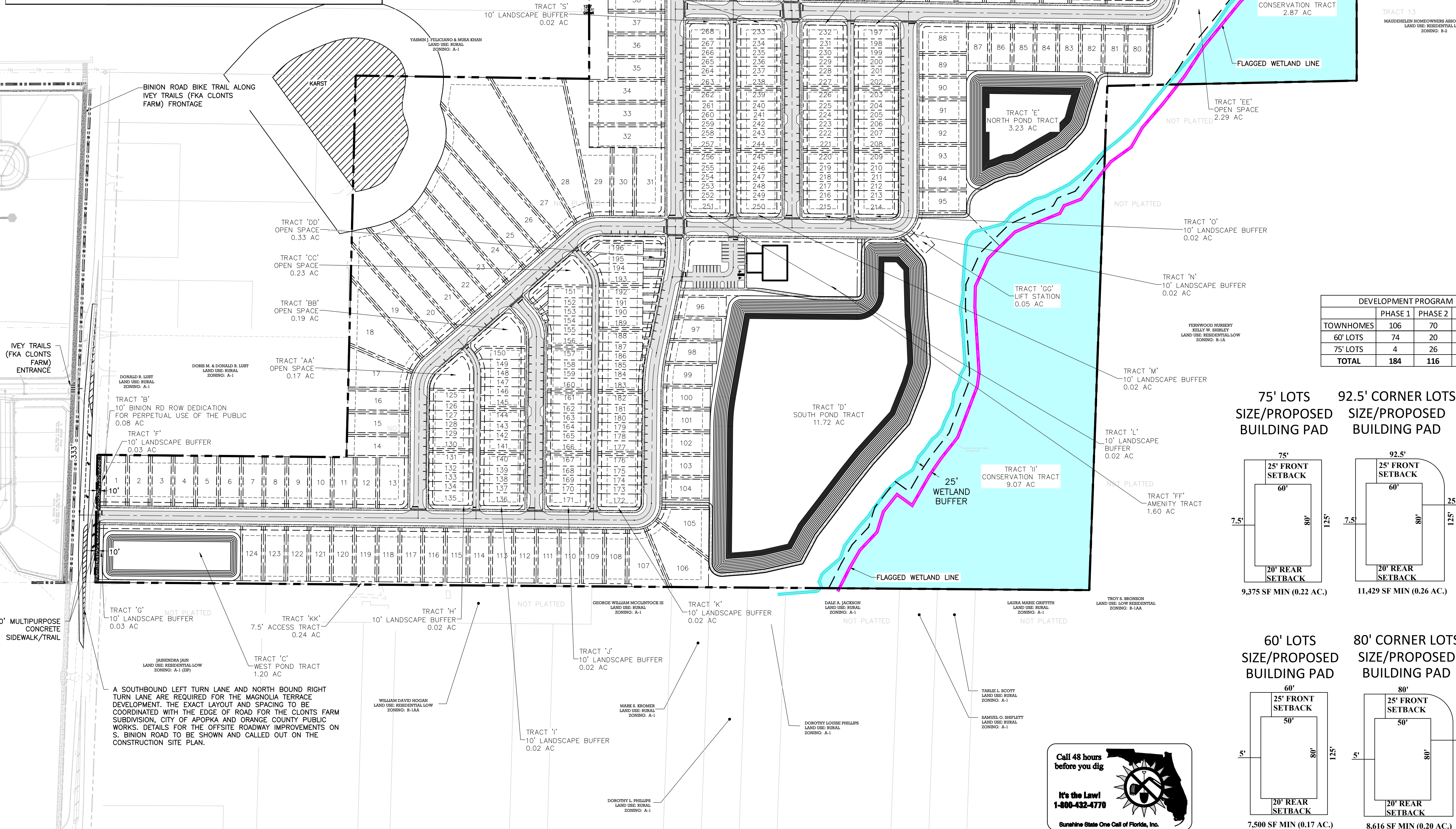
APOPKA MULTI-FAMILY  
CITY OF APOPKA, FLORIDA

|                   |
|-------------------|
| DATE: MARCH 2023  |
| PROJECT NO.: UC-1 |
| DRAWN BY: JT      |
| CHECKED BY: DMS   |
| SCALE: 1"=30'     |
| SHEET: 06 OF 15   |



| TRACT DATA |                                                              |           |               |          |
|------------|--------------------------------------------------------------|-----------|---------------|----------|
| TRACT      | DESCRIPTION                                                  | AREA (AC) | AREA (SF)     | OWNER    |
| TRACT 'A'  | PUBLIC RIGHT OF-WAY                                          | 13.63 AC  | 593,696.07 SF | CITY     |
| TRACT 'B'  | 10' BINION RD ROW DEDICATION FOR PERPETUAL USE OF THE PUBLIC | 0.08 AC   | 3,364.65 SF   | PUBLIC   |
| TRACT 'C'  | WEST POND TRACT                                              | 1.20 AC   | 52,469.47 SF  | H.O.A.   |
| TRACT 'D'  | SOUTH POND TRACT                                             | 11.72 AC  | 510,625.12 SF | H.O.A.   |
| TRACT 'E'  | NORTH POND TRACT                                             | 3.23 AC   | 140,662.60 SF | H.O.A.   |
| TRACT 'F'  | 10' LANDSCAPE BUFFER                                         | 0.03 AC   | 1,340.50 SF   | H.O.A.   |
| TRACT 'G'  | 10' LANDSCAPE BUFFER                                         | 0.03 AC   | 1,449.07 SF   | H.O.A.   |
| TRACT 'H'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,025.96 SF   | H.O.A.   |
| TRACT 'I'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,025.96 SF   | H.O.A.   |
| TRACT 'J'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,025.96 SF   | H.O.A.   |
| TRACT 'K'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,025.96 SF   | H.O.A.   |
| TRACT 'L'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,026.48 SF   | H.O.A.   |
| TRACT 'M'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,025.52 SF   | H.O.A.   |
| TRACT 'N'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,026.48 SF   | H.O.A.   |
| TRACT 'O'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,025.40 SF   | H.O.A.   |
| TRACT 'P'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,026.65 SF   | H.O.A.   |
| TRACT 'Q'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,025.40 SF   | H.O.A.   |
| TRACT 'R'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,026.65 SF   | H.O.A.   |
| TRACT 'S'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,025.40 SF   | H.O.A.   |
| TRACT 'T'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,026.65 SF   | H.O.A.   |
| TRACT 'U'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,025.40 SF   | H.O.A.   |
| TRACT 'V'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,026.58 SF   | H.O.A.   |
| TRACT 'W'  | 10' LANDSCAPE BUFFER                                         | 0.02 AC   | 1,025.45 SF   | H.O.A.   |
| TRACT 'X'  | LANDSCAPE BUFFER                                             | 0.17 AC   | 7,471.70 SF   | H.O.A.   |
| TRACT 'Y'  | LANDSCAPE BUFFER                                             | 0.18 AC   | 7,963.36 SF   | H.O.A.   |
| TRACT 'Z'  | 50' LANDSCAPE BUFFER                                         | 0.78 AC   | 34,087.83 SF  | H.O.A.   |
| TRACT 'AA' | OPEN SPACE                                                   | 0.17 AC   | 7,578.90 SF   | H.O.A.   |
| TRACT 'BB' | OPEN SPACE                                                   | 0.19 AC   | 8,493.08 SF   | H.O.A.   |
| TRACT 'CC' | OPEN SPACE                                                   | 0.23 AC   | 9,911.74 SF   | H.O.A.   |
| TRACT 'DD' | OPEN SPACE                                                   | 0.33 AC   | 14,438.73 SF  | H.O.A.   |
| TRACT 'EE' | OPEN SPACE                                                   | 2.29 AC   | 99,743.83 SF  | H.O.A.   |
| TRACT 'FF' | AMENITY TRACT                                                | 1.60 AC   | 69,877.97 SF  | H.O.A.   |
| TRACT 'GG' | UFT STATION                                                  | 0.05 AC   | 1,975.58 SF   | CITY     |
| TRACT 'HH' | CONSERVATION TRACT                                           | 2.87 AC   | 124,965.29 SF | H.O.A. * |
| TRACT 'II' | CONSERVATION TRACT                                           | 9.07 AC   | 394,989.58 SF | H.O.A. * |
| TRACT 'JJ' | OPEN SPACE                                                   | 1.89 AC   | 82,485.08 SF  | H.O.A.   |
| TRACT 'KK' | 7.5' ACCESS TRACT                                            | 0.24 AC   | 10,545.04 SF  | H.O.A.   |

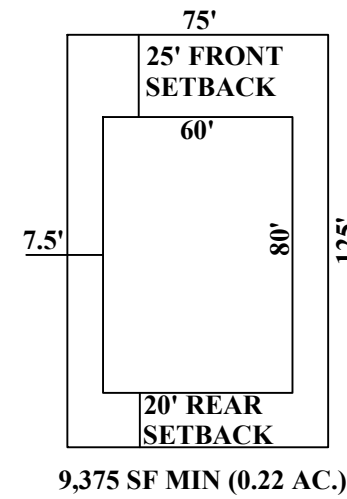
\* Tracts 'HH' and 'II' are to be owned and maintained by the home owners' association with development rights dedicated to the City of Apopka, Florida. No construction, clearing, grading or alteration of tracts 'HH' and 'II' is allowed unless approved by the City of Apopka and the other applicable jurisdictional agencies. Tracts 'HH' and 'II' are subject to a conservation easement in favor of the St. Johns River Water Management District pursuant to section 704.06, Florida Statutes, to be dedicated by separate instrument in the public records of Orange County, Florida.



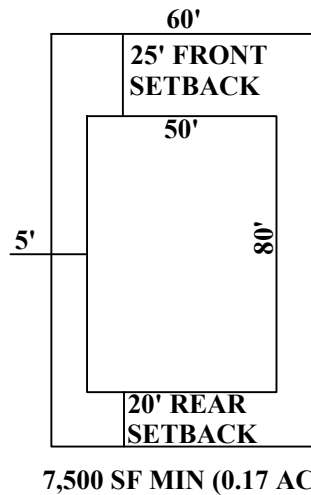
| DEVELOPMENT PROGRAM |         |         |       |
|---------------------|---------|---------|-------|
|                     | PHASE 1 | PHASE 2 | TOTAL |
| TOWNHOMES           | 106     | 70      | 176   |
| 60' LOTS            | 74      | 20      | 94    |
| 75' LOTS            | 4       | 26      | 30    |
| TOTAL               | 184     | 116     | 300   |

| OPEN SPACE TABLE          |          |        |
|---------------------------|----------|--------|
| OPEN SPACE REQUIRED (30%) | 24.35 AC | 30.00% |
| PROPOSED OPEN SPACE       |          |        |
| LANDSCAPE BUFFERS         | 1.51 AC  | 1.86%  |
| OPEN SPACE TRACTS         | 5.10 AC  | 6.28%  |
| CONSERVATION              | 11.94 AC | 14.71% |
| STORMWATER POND           | 12.17 AC | 14.99% |
| TOTAL                     | 30.72 AC | 37.84% |

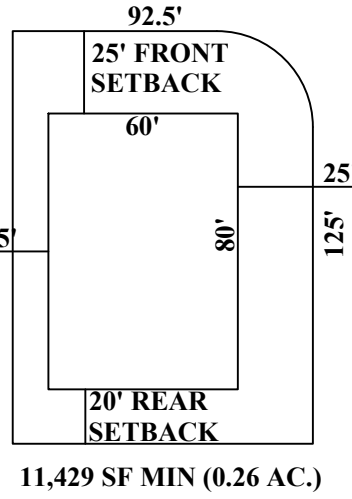
75' LOTS  
SIZE/PROPOSED  
BUILDING PAD



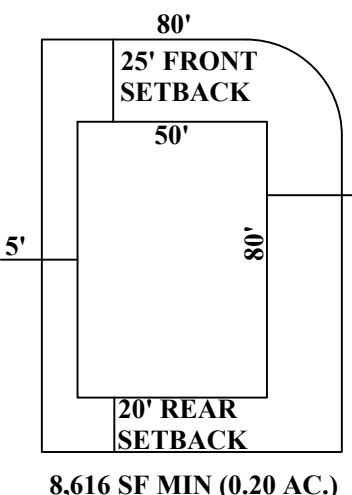
60' LOTS  
SIZE/PROPOSED  
BUILDING PAD



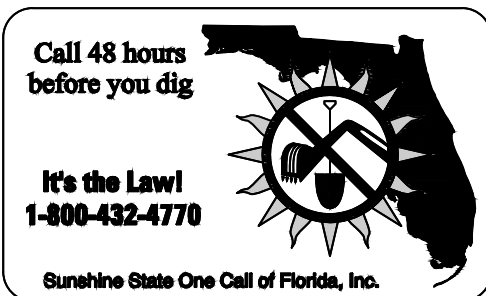
92.5' CORNER LOTS  
SIZE/PROPOSED  
BUILDING PAD



80' CORNER LOTS  
SIZE/PROPOSED  
BUILDING PAD



| PARCEL DATA          |                   |              |                            |
|----------------------|-------------------|--------------|----------------------------|
| PARCEL               | TOTAL PARCEL AREA | OWNER        |                            |
| 07-21-28-0000-00-016 | 5.40 AC           | 235,340 SF   | MARION & MARY HOPPER       |
| 07-21-28-0000-00-021 | 5.91 AC           | 257,301 SF   | HAROLD & MELODY THOMAS     |
| 07-21-28-0000-00-044 | 7.04 AC           | 306,351 SF   | MARY HOPPER                |
| 08-21-28-0000-00-007 | 9.93 AC           | 432,748 SF   | VERNUS & GAIL STAPLER      |
| 18-21-28-0000-00-018 | 10.47 AC          | 455,911 SF   | HAROLD & MELODY THOMAS     |
| 18-21-28-0000-00-019 | 5.04 AC           | 219,680 SF   | HAROLD & MELODY THOMAS     |
| 18-21-28-0000-00-020 | 10.15 AC          | 442,060 SF   | KENNETH & NATALIE DAVIDSON |
| 18-21-28-0000-00-023 | 5.05 AC           | 219,941 SF   | ANITA & DOUGLAS MATTHEWS   |
| 18-21-28-0000-00-038 | 5.06 AC           | 220,377 SF   | KENNETH & NATALIE DAVIDSON |
| 18-21-28-0000-00-054 | 10.06 AC          | 438,183 SF   | HAROLD & MELODY THOMAS     |
| 18-21-28-0000-00-056 | 15.92 AC          | 693,555 SF   | GEORGE & SANDRA THOMAS     |
| 18-21-28-0000-00-071 | 5.06 AC           | 220,547 SF   | ANITA & DOUGLAS MATTHEWS   |
| PROPERTY AREA        | 95.09 AC          | 4,141,994 SF | MERITAGE HOMES, INC.       |



APPROVED MASTER PLAN

CONSTRUCTION SITE PLAN

LEE TERRACE

CITY OF APOPKA, FLORIDA

SCALE: 1" = 150'

PROJECT: BIN-001

SHEET: C3.0

APPLAN ENGINEERING

Call 48 hours before you dig

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2221 Lee Road, Suite 27, Winter Park, Florida, 32789

DATE: 8/29/23

BY: [Signature]



# ACUERA ESTATES

LOCATED IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

## LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, FOR A POINT OF REFERENCE; THENCE RUN SOUTH 88°08'35" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 661.25 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 01°10'00" WEST, 675.00 FEET; THENCE RUN NORTH 88°04'57" EAST, 662.23 FEET TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF JASON DWELLEY PARKWAY, AS RECORDED IN PLAT BOOK 67, PAGES 34 THROUGH 36 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 01°05'01" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, 1646.73 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN NORTH 89°56'59" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 932.14 FEET TO A POINT LYING ON THE EAST LINE OF THE WEST 401.00 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE RUN SOUTH 01°11'58" WEST, ALONG THE EAST LINE OF THE WEST 401.00 FEET OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 327.15 FEET TO A POINT LYING ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE RUN NORTH 89°40'45" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, A DISTANCE OF 401.05 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 01°11'58" EAST, 650.51 FEET TO A POINT LYING ON THE SOUTH LINE OF THE PLAT OF ORCHID ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 93, PAGES 44 THROUGH 48 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE SOUTH AND EAST LINES OF SAID PLAT OF ORCHID ESTATES, THE FOLLOWING FOUR (4) COURSES AND DISTANCES; NORTH 89°46'45" EAST, 615.37 FEET; THENCE RUN NORTH 00°55'06" WEST, 562.87 FEET; THENCE RUN SOUTH 89°02'58" WEST, 135.50 FEET; THENCE RUN NORTH 00°55'14" WEST, 1401.59 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 106 OF SAID PLAT OF ORCHID ESTATES; THENCE RUN NORTH 88°08'35" EAST, ALONG THE SOUTH LINE OF LOTS 106 THROUGH 110, A DISTANCE OF 261.22 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 41.316 ACRES MORE OR LESS.

## LEGEND

- P.O.C. — POINT OF COMMENCEMENT
- P.O.B. — POINT OF BEGINNING
- O.R.B. — OFFICIAL RECORDS BOOK
- PG.(S) — PAGE(S)
- ID. — IDENTIFICATION
- C.C.R. — CERTIFIED CORNER RECORD
- R/W — RIGHT-OF-WAY
- LS. — LICENSED SURVEYOR
- LB. — LICENSED BUSINESS
- P.R.M. — PERMANENT REFERENCE MONUMENT
- C.M. — CONCRETE MONUMENT
- U.E. — UTILITY EASEMENT
- P.C. — POINT OF CURVATURE
- P.T. — POINT OF TANGENCY
- P.B. — PLAT BOOK
- (N.R.) — NON-RADIAL
- P.I. — POINT OF INTERSECTION
- D.E. — DRAINAGE EASEMENT
- ▣ — FOUND 4"x4" CONCRETE MONUMENT(P.R.M.)
- — SET 5/8" IRC, LB. 7808
- — DENOTES A PERMANENT CONTROL POINT (P.C.P.)  
A SET NAIL AND DISK STAMPED LS # 4044.
- — DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.)  
A SET 4"x4" CONCRETE MONUMENT STAMPED PRM LS # 4044.

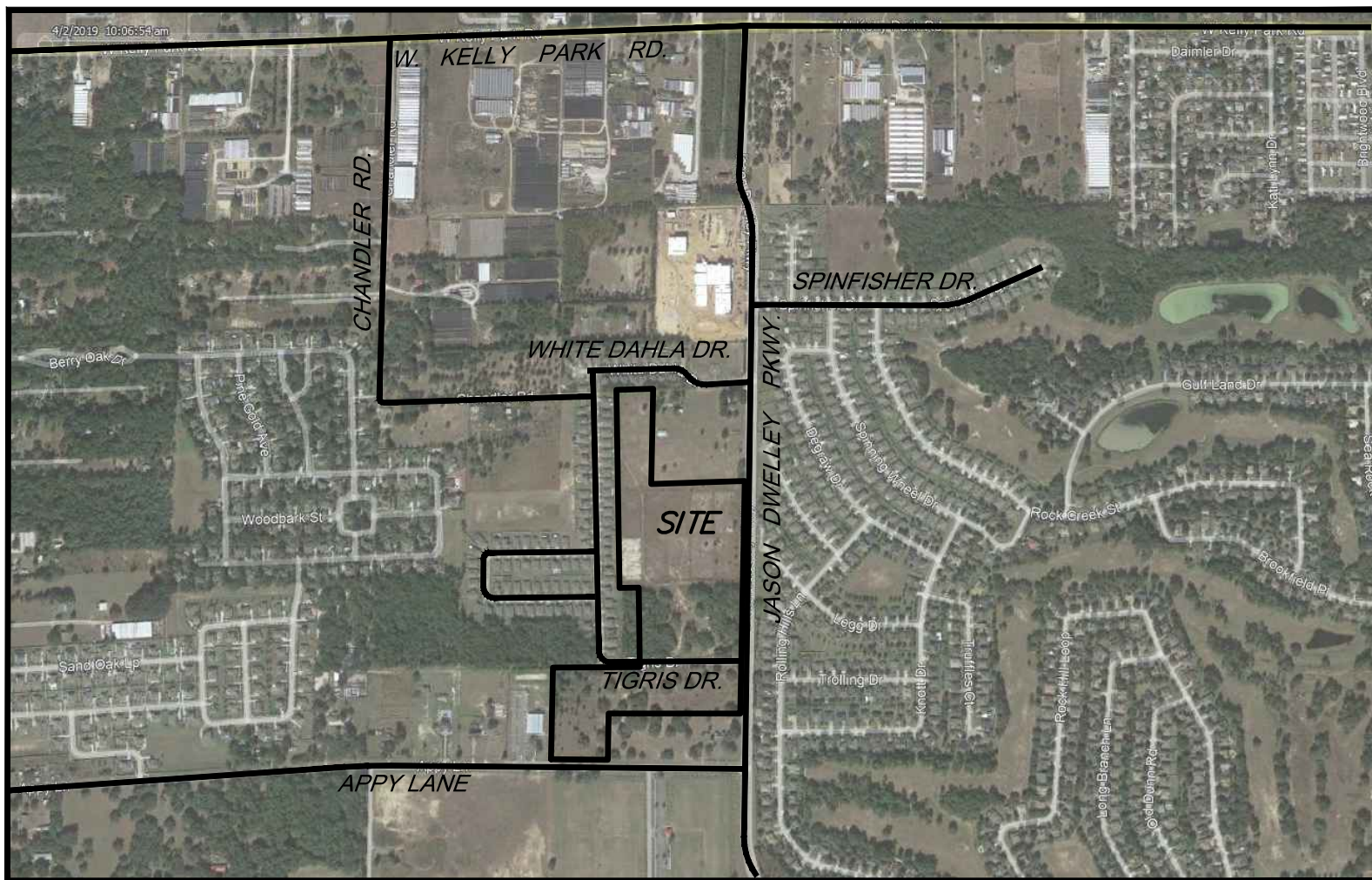
## NOTICE:

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.

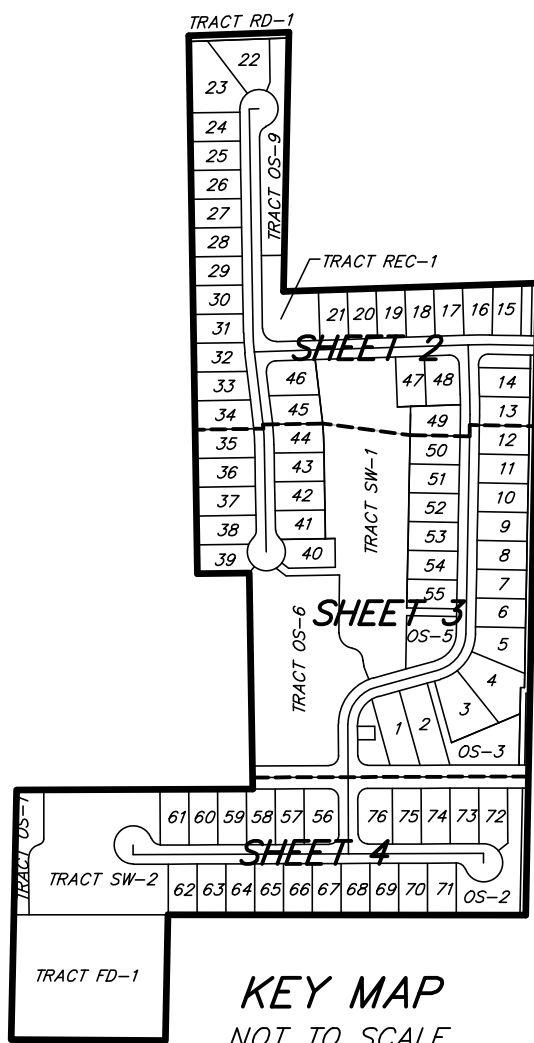
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

## SURVEYOR'S NOTES:

- (1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 EAST ZONE. THE MONUMENTED NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING SOUTH 88°08'35" WEST.
- (2) —■— DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 4" X 4" CONCRETE MONUMENT STAMPED PRM. LS. # 4044, UNLESS OTHERWISE NOTED.
- (3) —●— DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED POP LS. # 4044.
- (4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- (5) TRACT LS-1 (LIFT STATION), SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA, FLORIDA.
- (6) ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED (N.R.).
- (7) TRACTS LB-1, LB-2, LB-3, (LANDSCAPE BUFFER), TRACTS OS-1 THROUGH OS-9 (OPEN SPACE/ LANDSCAPE) AND TRACT REC-1, (POCKET PARK), SHALL BE OWNED AND MAINTAINED BY THE ACUERA ESTATES HOMEOWNERS ASSOCIATION, INC.
- (8) TRACTS SW-1 AND SW-2, (STORWATER/LANDSCAPE), SHALL BE OWNED AND MAINTAINED BY THE ACUERA ESTATES HOMEOWNERS ASSOCIATION, INC.
- (9) TRACT FD-1, (FUTURE DEVELOPMENT), SHALL BE MAINTAINED BY THE DEVELOPER, BEAZER HOMES LLC.
- (10) THE PROPERTY SHOWN HEREON IS SUBJECT TO THE DECLARATION OF COVENANTS, AND RESTRICTIONS FOR ACUERA ESTATES, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY SUPPLEMENTS AND AMENDMENTS THERETO.
- (11) THERE IS A 10.00 FOOT WIDE UTILITY EASEMENT ADJACENT TO ALL INTERIOR RIGHT-OF-WAYS DEDICATED TO TO THE PUBLIC.
- (12) THERE IS A 5.00 FOOT WIDE DRAINAGE EASEMENT ALONG SIDE LOT LINES, TO BE OWNED AND MAINTAINED BY THE LOT OWNER.
- (13) SUBJECT TO GRANT OF EASEMENT, RECORDED IN O.R.B. 3690, PAGE 1690, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- (14) SUBJECT TO INGRESS/EGRESS EASEMENT, RECORDED IN O.R.B. 3936 PAGE 576, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- (15) SUBJECT TO INGRESS/EGRESS EASEMENT, RECORDED IN O.R.B. 3936 PAGE 584, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- (16) SUBJECT TO CONSTRUCTION SLOPE AND ACCESS EASEMENT, RECORDED IN O.R.B. 10792 PAGE 352, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.



VICINITY MAP  
NOT TO SCALE



KEY MAP  
NOT TO SCALE

## PLAT BOOK

## PAGE

ACUERA ESTATES

## DEDICATION

KNOWN ALL MEN BY THESE PRESENTS, That the limited liability company named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates Tract ROW-1 and Tract ROW-2 (Additional right-of-way), right-of-ways and easements to the perpetual use of the public.

TRACT LS-1, (Lift Station) is dedicated in fee simple to the City of Apopka, without any restriction whatsoever over upon the City of Apopka. City ownership of Tract LS-1 and any improvements thereon vests upon approval of this plat by the City Council of the City of Apopka, Florida. The recording of this plat in the public records of Orange County, Florida shall act as conveyance to the City. No further instrument shall be necessary to vest fee simple title in the City as aforementioned.

IN WITNESS WHEREOF, KLLB AIV LLC, a Delaware limited liability company, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Signed, sealed and delivered in the presence of the following two witnesses:

KLLB AIV LLC,  
a Delaware limited liability company  
By: \_\_\_\_\_  
Anthony Pasqua  
Authorized Signer

Print Name: \_\_\_\_\_  
(Witness)

Print Name: \_\_\_\_\_  
(Witness)

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by Anthony Pasqua, as Authorized Signer of KLLB AIV LLC, a Delaware limited liability company, such person [ ] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

Signature of person taking acknowledgement

Print Name: \_\_\_\_\_

Notary Public — State of Florida

Commission No.: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

## CERTIFICATE OF SURVEYOR AND MAPPER

KNOWN ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on \_\_\_\_\_

a survey of the lands shown in the foregoing plat was completed; that said plat is a true and correct representation of the lands surveyed; that the plat was prepared under my responsible direction and supervision, and that this plat complies with all the survey requirements of Chapter 177 and Chapter 95.361, Florida Statutes.

Date \_\_\_\_\_  
LS 4044 Surveyor's Signature  
Surveyor's Registration Number David A. White  
LB 7808 Surveyor's Name (printed)  
Certificate of Authorization Number  
PEC — Surveying and Mapping, LLC  
2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765

## CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for compliance 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: \_\_\_\_\_  
Printed name: \_\_\_\_\_  
Registration Number \_\_\_\_\_ Date \_\_\_\_\_

## CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, that on \_\_\_\_\_, 2022 the undersigned approved the foregoing plat.

BY: \_\_\_\_\_  
Chairman

## CERTIFICATE OF APPROVAL BY THE MAYOR

THIS IS TO CERTIFY, that on \_\_\_\_\_, 2022 the undersigned approved the foregoing plat.

BY: \_\_\_\_\_  
Bryan Nelson, Mayor of the City of Apopka

Attest: \_\_\_\_\_  
Linda F. Goff, City Clerk

## CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, that on \_\_\_\_\_, 2022 the undersigned approved the foregoing plat.

BY: \_\_\_\_\_  
Richard W. Earp, City Engineer

## CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on \_\_\_\_\_

Comptroller in and for Orange County, Florida Document No. \_\_\_\_\_

BY: \_\_\_\_\_

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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# ACUERA ESTATES

LOCATED IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 2 OF 4

PLAT  
BOOK

PAGE



N. 1/4 CORNER  
SECTION 18-20-28  
C.C.R. 47915  
FOUND 1" IRON PIPE

SCALE 1"=60'  
60 0 60 120

| CURVE TABLE |          |            |         |        |
|-------------|----------|------------|---------|--------|
| CURVE       | RADIUS   | DELTA      | LENGTH  | CHORD  |
| C-1         | 925.00'  | 370°04"    | 52.12'  | 52.11' |
| C-2         | 125.00'  | 132°9'13"  | 29.42'  | 29.36' |
| C-3         | 125.00'  | 170°8'11"  | 37.39'  | 37.25' |
| C-4         | 475.00'  | 5°56'40"   | 49.28'  | 49.26' |
| C-5         | 475.00'  | 4°38'47"   | 38.52'  | 38.51' |
| C-6         | 475.00'  | 11°7'53"   | 10.76'  | 10.76' |
| C-7         | 925.00'  | 5°56'40"   | 54.47'  | 54.45' |
| C-8         | 992.00'  | 370°04"    | 51.96'  | 51.95' |
| C-11        | 1020.00' | 370°04"    | 53.43'  | 53.42' |
| C-12        | 100.00'  | 132°9'13"  | 23.54'  | 23.48' |
| C-13        | 150.00'  | 171°4'24"  | 45.13'  | 44.96' |
| C-14        | 25.00'   | 94°45'00"  | 41.34'  | 36.79' |
| C-15        | 25.00'   | 70°31'44"  | 30.77'  | 28.87' |
| C-16        | 50.00'   | 230°31'44" | 218.63' | 81.65' |
| C-17        | 500.00'  | 5°56'40"   | 51.88'  | 51.85' |
| C-18        | 500.00'  | 5°56'40"   | 51.88'  | 51.85' |
| C-22        | 550.00'  | 5°56'40"   | 57.06'  | 57.04' |
| C-23        | 25.00'   | 89°48'18"  | 39.18'  | 35.30' |
| C-24        | 100.00'  | 18°37'46"  | 32.51'  | 32.37' |
| C-25        | 150.00'  | 132°9'13"  | 35.31'  | 35.23' |
| C-26        | 25.00'   | 90°00'00"  | 39.27'  | 35.36' |
| C-27        | 967.00'  | 370°04"    | 50.65'  | 50.64' |
| C-42        | 1017.00' | 370°04"    | 53.27'  | 53.26' |
| C-43        | 25.00'   | 92°22'09"  | 40.30'  | 36.08' |
| C-44        | 970.00'  | 0°37'54"   | 10.70'  | 10.70' |
| C-45        | 50.00'   | 68°26'30"  | 59.73'  | 56.24' |
| C-46        | 50.00'   | 108°01'53" | 94.28'  | 80.92' |
| C-47        | 50.00'   | 42°21'22"  | 36.96'  | 36.11' |
| C-48        | 50.00'   | 31°41'58"  | 27.66'  | 27.31' |
| C-49        | 500.00'  | 2°48'17"   | 24.48'  | 24.47' |
| C-50        | 500.00'  | 3°08'23"   | 27.40'  | 27.40' |
| C-51        | 500.00'  | 1°03'46"   | 9.27'   | 9.27'  |
| C-52        | 500.00'  | 4°52'54"   | 42.60'  | 42.59' |
| C-59        | 550.00'  | 5°53'53"   | 53.42'  | 53.40' |
| C-60        | 550.00'  | 0°22'48"   | 3.65'   | 3.65'  |
| C-61        | 150.00'  | 87°08'26"  | 21.31'  | 21.29' |
| C-62        | 150.00'  | 5°20'47"   | 14.00'  | 13.99' |
| C-63        | 967.00'  | 1°48'35"   | 30.54'  | 30.54' |
| C-64        | 967.00'  | 1°11'29"   | 20.11'  | 20.11' |
| C-74        | 1017.00' | 2°56'25"   | 52.19'  | 52.18' |
| C-75        | 1017.00' | 0°03'39"   | 1.08'   | 1.08'  |
| C-76        | 25.00'   | 0°50'25"   | 0.37'   | 0.37'  |
| C-77        | 25.00'   | 91°31'44"  | 39.94'  | 35.82' |
| C-86        | 680.00'  | 4°29'54"   | 53.39'  | 53.37' |
| C-87        | 680.00'  | 1°26'46"   | 17.16'  | 17.16' |
| C-88        | 680.00'  | 5°56'40"   | 70.55'  | 70.52' |
| C-89        | 807.00'  | 2°10'07"   | 30.54'  | 30.54' |
| C-90        | 882.00'  | 1°59'03"   | 30.54'  | 30.54' |
| C-91        | 840.00'  | 0°55'04"   | 13.45'  | 13.45' |

NOTICE:  
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THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE  
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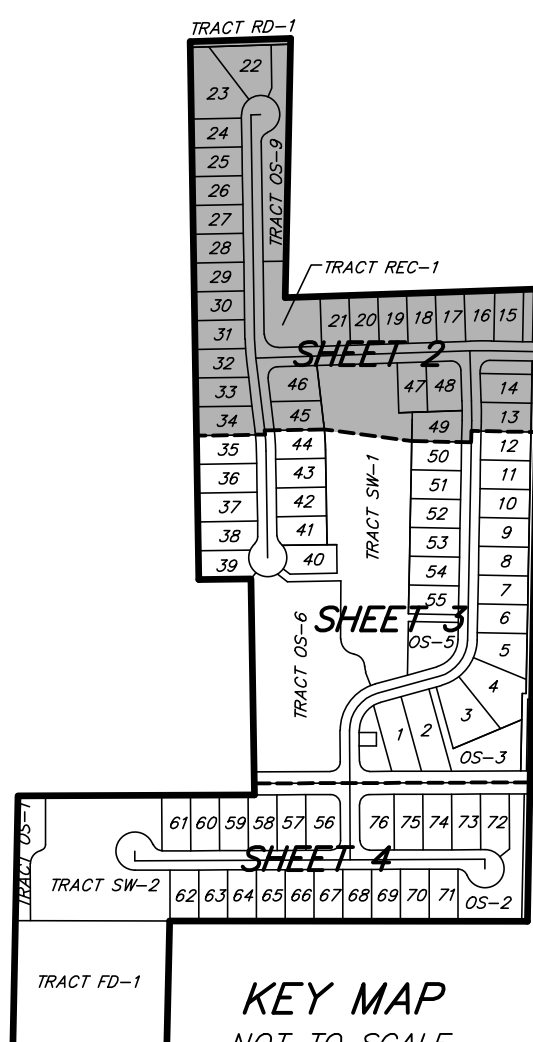
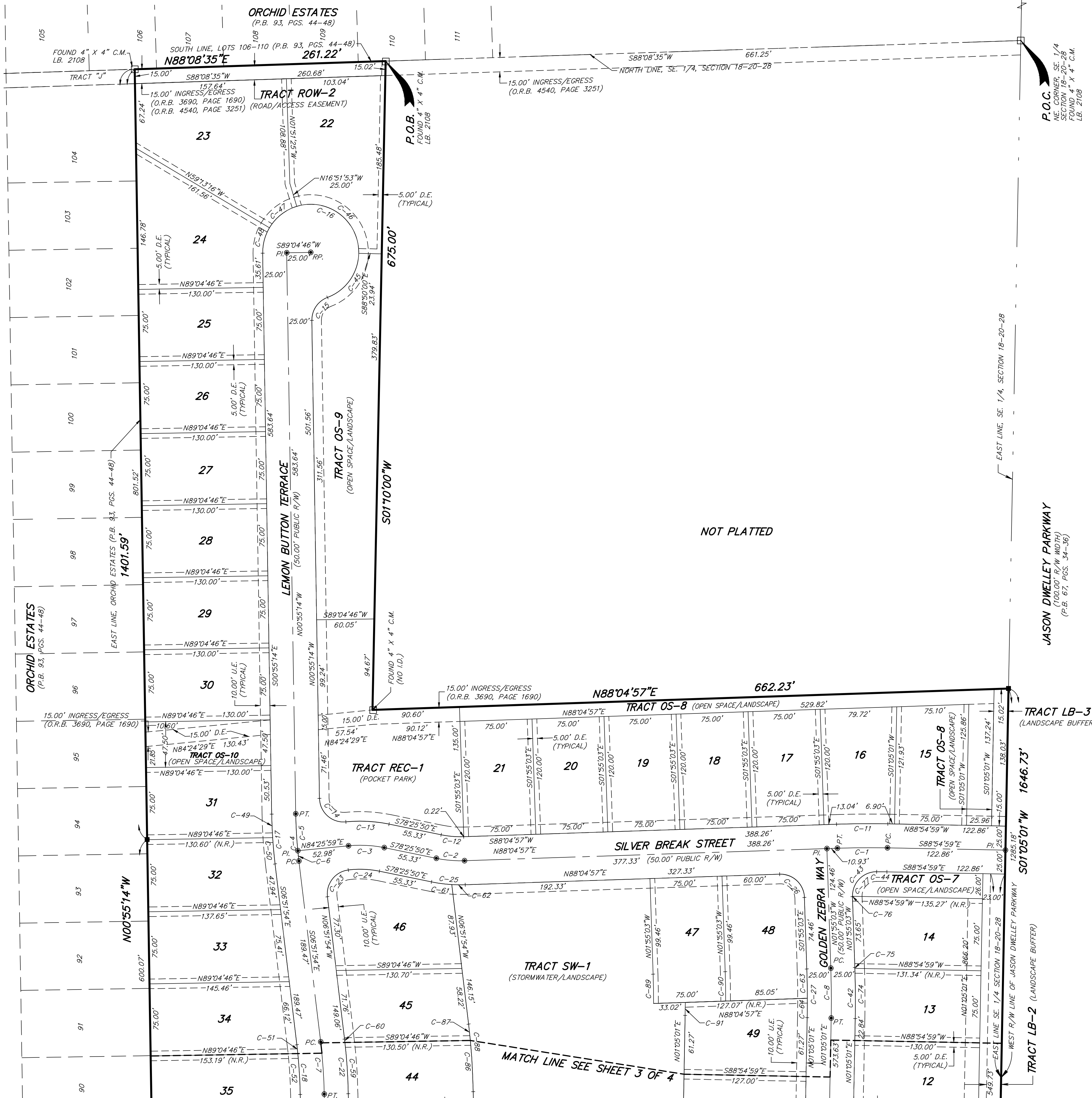
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT  
THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**PEC**

**SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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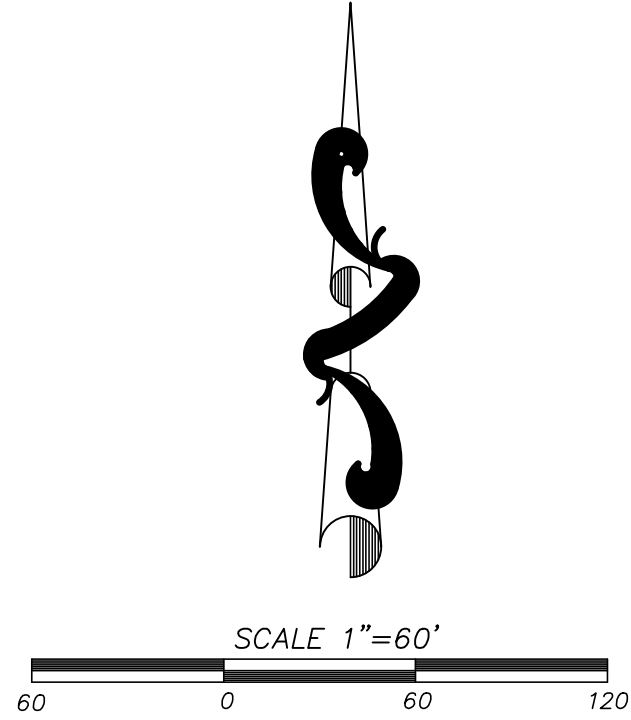


NOTE:  
SEE LEGEND ON SHEET ONE.



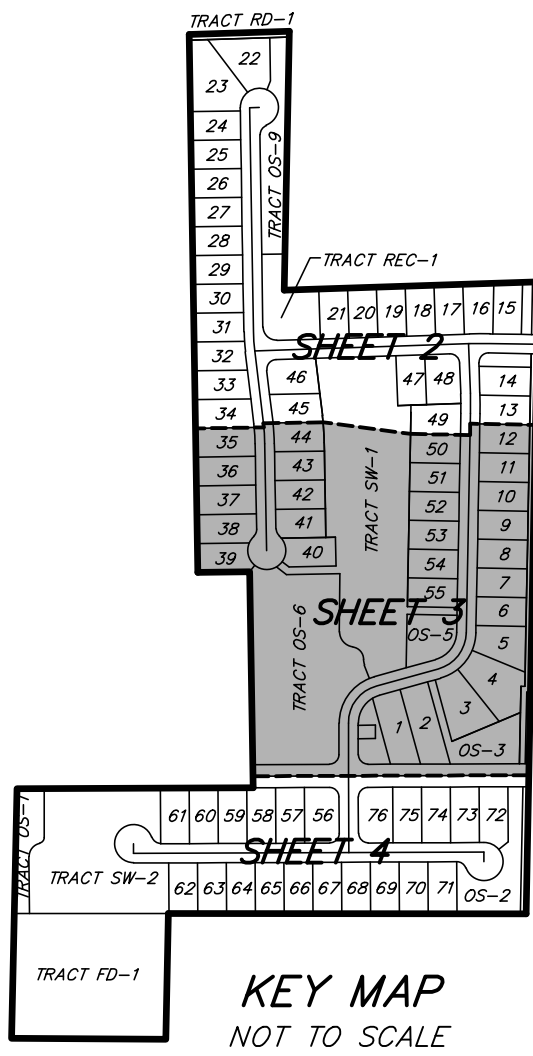
# ACUERA ESTATES

LOCATED IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



| CURVE TABLE |         |             |         |             |
|-------------|---------|-------------|---------|-------------|
| CURVE       | RADIUS  | DELTA       | CHORD   | CH. BEARING |
| C-7         | 525.00' | 5°56'40"    | 54.47'  | 54.45'      |
| C-9         | 100.00' | 7°32'44"    | 128.36' | 119.73'     |
| C-10        | 100.00' | 7°45'10"    | 130.64' | 121.54'     |
| C-18        | 900.00' | 5°56'40"    | 51.88'  | 51.85'      |
| C-19        | 25.00'  | 48°11'23"   | 21.03'  | 20.41'      |
| C-20        | 50.00'  | 27°6'22"46" | 24.11'  | 66.67'      |
| C-21        | 25.00'  | 48°11'23"   | 21.03'  | 20.41'      |
| C-22        | 550.00' | 5°56'40"    | 57.06'  | 57.04'      |
| C-28        | 75.00'  | 7°32'44"    | 96.27'  | 89.80'      |
| C-29        | 125.00' | 7°45'10"    | 163.30' | 151.93'     |
| C-30        | 25.00'  | 90°00'00"   | 39.27'  | 39.36'      |
| C-39        | 25.00'  | 90°00'00"   | 39.27'  | 39.36'      |
| C-40        | 75.00'  | 7°45'10"    | 97.98'  | 91.16'      |
| C-41        | 125.00' | 7°32'44"    | 160.45' | 149.66'     |
| C-51        | 500.00' | 1°03'46"    | 9.27'   | 9.27'       |
| C-52        | 500.00' | 4°52'54"    | 42.60'  | 42.59'      |
| C-53        | 50.00'  | 2°33'46"    | 20.56'  | 20.42'      |
| C-54        | 50.00'  | 2°51'31"    | 68.64'  | 61.03'      |
| C-55        | 50.00'  | 6°23'54"    | 60.73'  | 52.07'      |
| C-56        | 50.00'  | 2°32'51"    | 20.44'  | 20.30'      |
| C-57        | 50.00'  | 7°53'51"    | 65.99'  | 61.30'      |
| C-58        | 50.00'  | 8°57'54"    | 7.82'   | 7.82'       |
| C-59        | 550.00' | 5°33'53"    | 53.42'  | 53.40'      |
| C-60        | 550.00' | 0°22'48"    | 3.65'   | 3.65'       |
| C-65        | 125.00' | 5°52'56"    | 12.83'  | 12.83'      |
| C-66        | 125.00' | 6°8'58"04"  | 150.46' | 141.54'     |
| C-69        | 75.00'  | 6°01'51"    | 78.87'  | 75.29'      |
| C-70        | 75.00'  | 14°35'49"   | 19.11'  | 19.06'      |
| C-71        | 125.00' | 26°10'53"   | 57.01'  | 56.52'      |
| C-72        | 125.00' | 28°38'52"   | 62.50'  | 61.85'      |
| C-73        | 125.00' | 18°45'59"   | 40.94'  | 40.76'      |
| C-78        | 255.00' | 18°45'59"   | 83.15'  | 83.15'      |
| C-79        | 255.00' | 28°38'52"   | 127.50' | 126.18'     |
| C-80        | 255.00' | 27°36'41"   | 122.89' | 121.70'     |
| C-81        | 255.00' | 6°7'50'42"  | 301.95' | 284.62'     |
| C-82        | 255.00' | 7°10'51"    | 31.96'  | 31.94'      |
| C-83        | 40.00'  | 21°32'16"   | 15.04'  | 14.95'      |
| C-84        | 32.00'  | 82°22'32"   | 46.01'  | 42.15'      |
| C-85        | 40.00'  | 82°22'10"   | 57.62'  | 52.77'      |
| C-86        | 680.00' | 4°29'54"    | 53.39'  | 53.37'      |
| C-87        | 680.00' | 1°26'46"    | 17.16'  | 17.16'      |
| C-88        | 680.00' | 5°56'40"    | 70.55'  | 70.52'      |

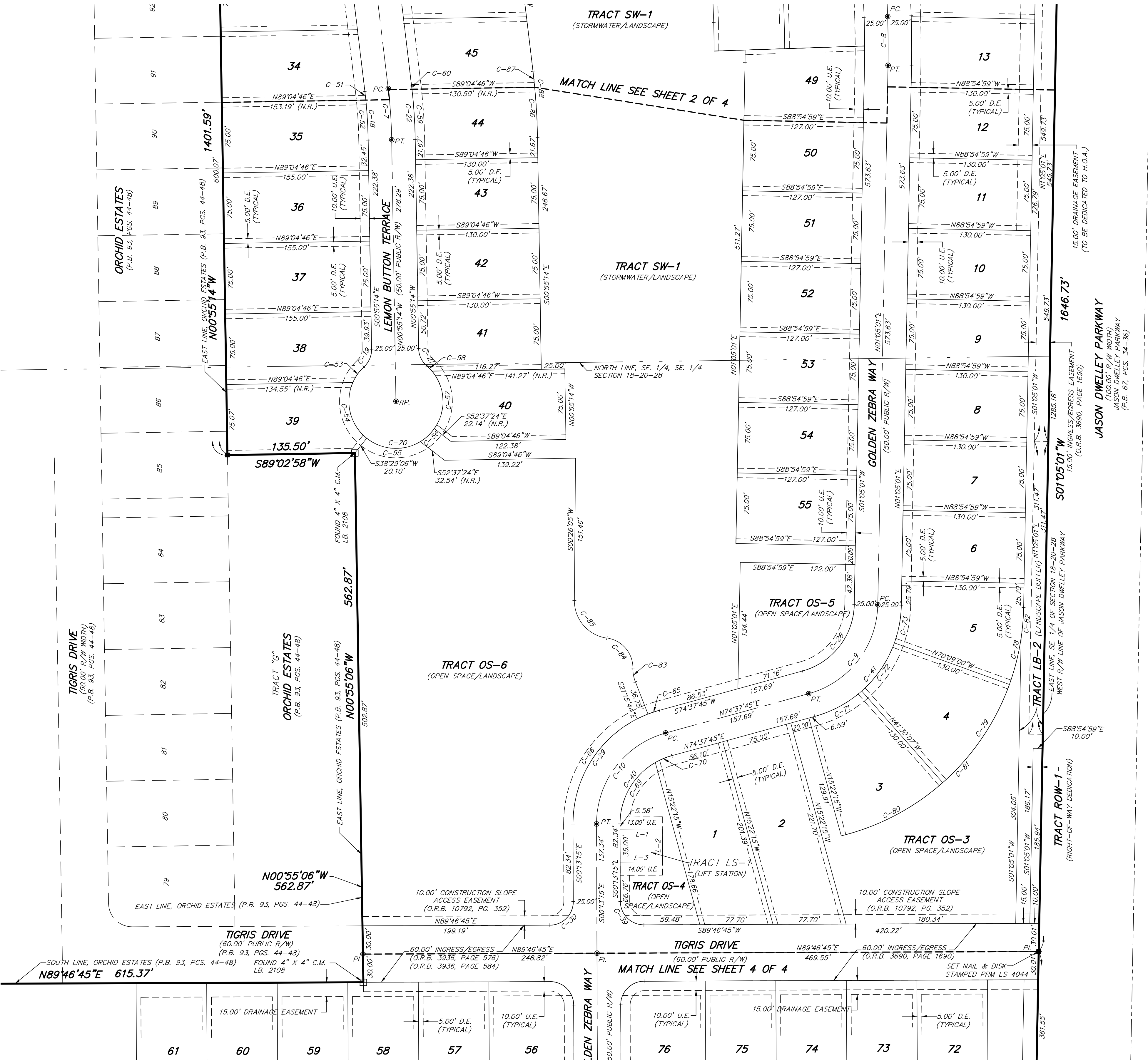
NOTE:  
SEE LEGEND ON SHEET ONE.



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.

| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L-1        | N89°46'45"E | 45.00' |
| L-2        | S00°13'15"E | 35.00' |
| L-3        | S89°46'45"W | 45.00' |



**SURVEYING AND MAPPING, LLC**  
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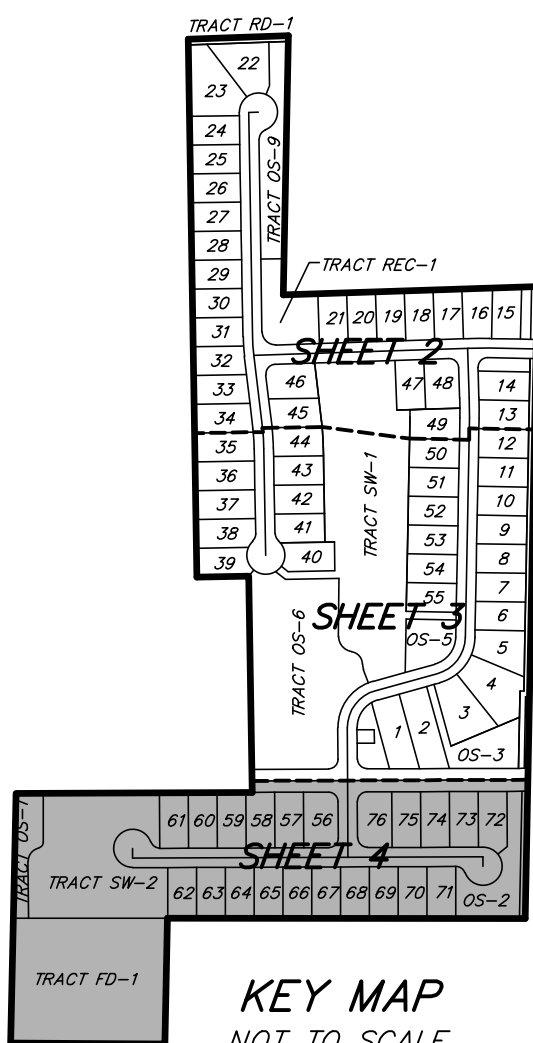
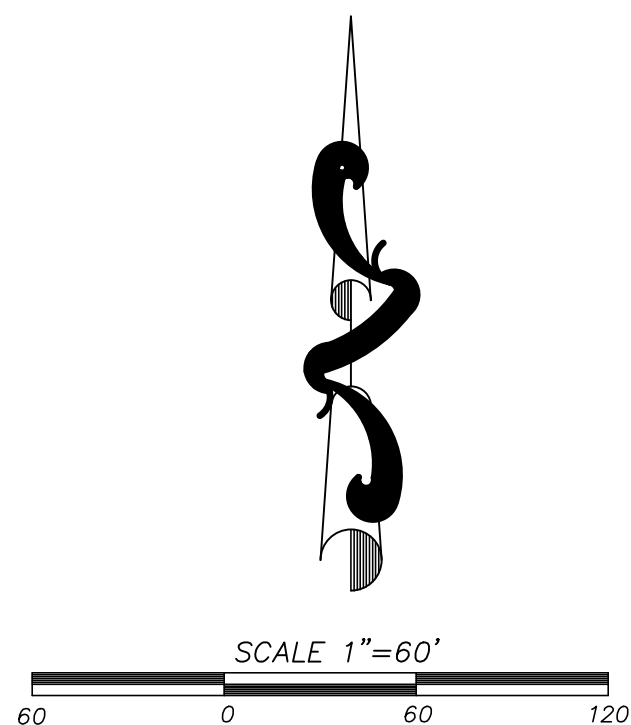


# ACUERA ESTATES

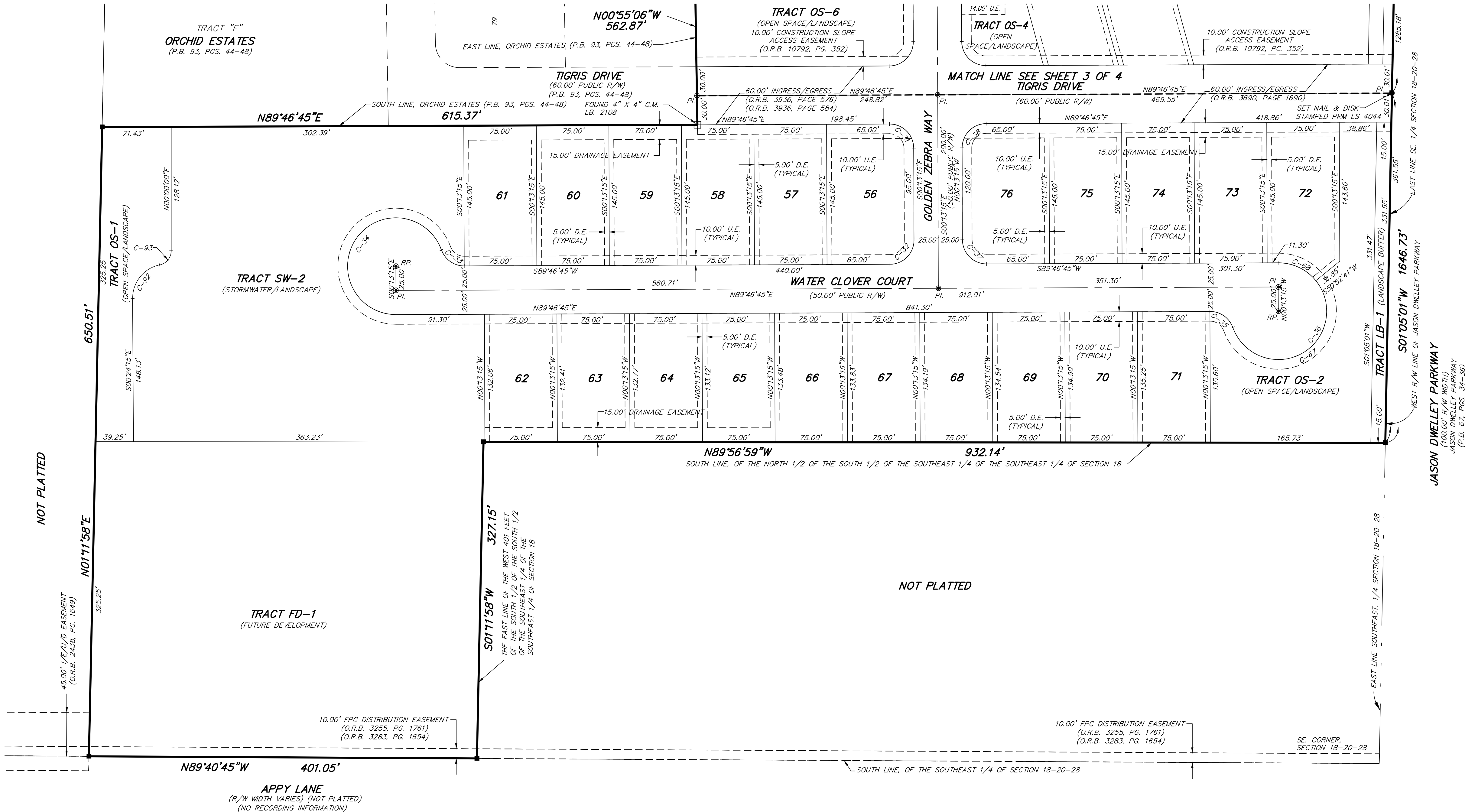
LOCATED IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST  
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 4 OF 4  
PLAT  
BOOK

PAGE



NOTE:  
SEE LEGEND ON SHEET ONE.



| CURVE TABLE |        |            |         |        |             |
|-------------|--------|------------|---------|--------|-------------|
| CURVE       | RADIUS | DELTA      | LENGTH  | CHORD  | CH. BEARING |
| C-31        | 25.00' | 90°00'00"  | 39.27'  | 35.36' | N45°13'15"W |
| C-32        | 25.00' | 90°00'00"  | 39.27'  | 35.36' | N44°46'45"E |
| C-33        | 25.00' | 70°31'44"  | 30.77'  | 28.87' | S54°52'23"E |
| C-34        | 50.00' | 250°31'44" | 218.63' | 81.65' | S35°02'37"W |
| C-35        | 25.00' | 70°31'44"  | 30.77'  | 28.87' | N54°57'23"W |
| C-36        | 50.00' | 250°31'44" | 218.63' | 81.65' | N35°02'37"E |
| C-37        | 25.00' | 90°00'00"  | 39.27'  | 35.36' | S44°13'15"E |
| C-38        | 25.00' | 90°00'00"  | 39.27'  | 35.36' | S44°46'45"W |
| C-67        | 50.00' | 199°25'48" | 174.04' | 98.57' | N60°35'35"E |
| C-68        | 50.00' | 51°05'56"  | 44.59'  | 43.13' | N64°40'17"W |
| C-92        | 35.00' | 78°54'45"  | 48.20'  | 44.48' | S39°03'08"W |
| C-93        | 15.00' | 78°30'30"  | 20.55'  | 18.98' | N39°15'15"E |

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**PEC**

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