



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

February 14, 2024 9:00 AM
Apopka City Hall Council Chambers

SPECIAL EVENTS

PLAT

1. Oakview - Plat, 3rd Submittal
2. Crossroads at Kelly Park, Phase 1A - Plat, 3rd Submittal

SPECIAL EXCEPTION

1. GCC Worship Center - Special Exception (SPX), 1st Submittal

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. Plymouth Sorrento Apartments - Major Development Plan (MDP), 1st Submittal

CONSTRUCTION SITE PLAN

1. Trinity Construction - Construction Site Plan (CSP), 1st Submittal
2. Crossroads at Kelly Park, Park Tract P1-B-2 - Construction Site Plan (CSP), 1st Submittal
3. FCS Industries - Construction Site Plan (CSP), 1st Submittal

DISCUSSION

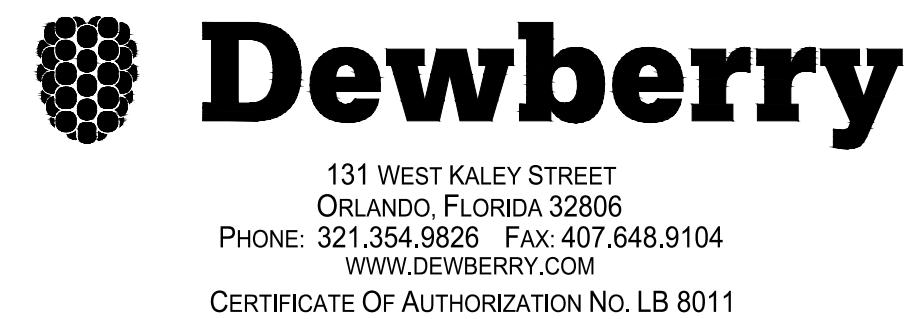
ADJOURNMENT

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

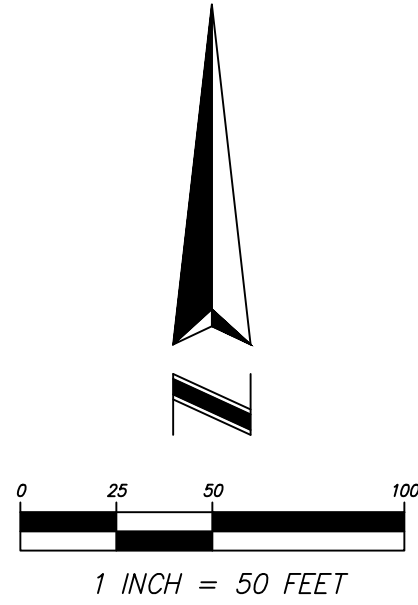
within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

PLAT	
BOOK :	PAGE:



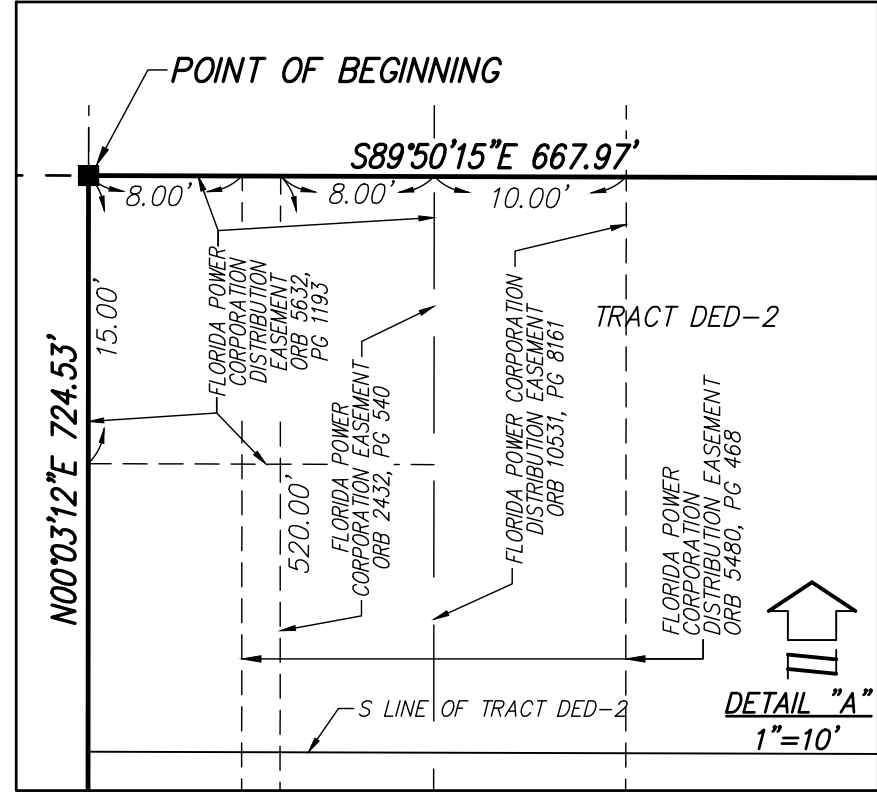
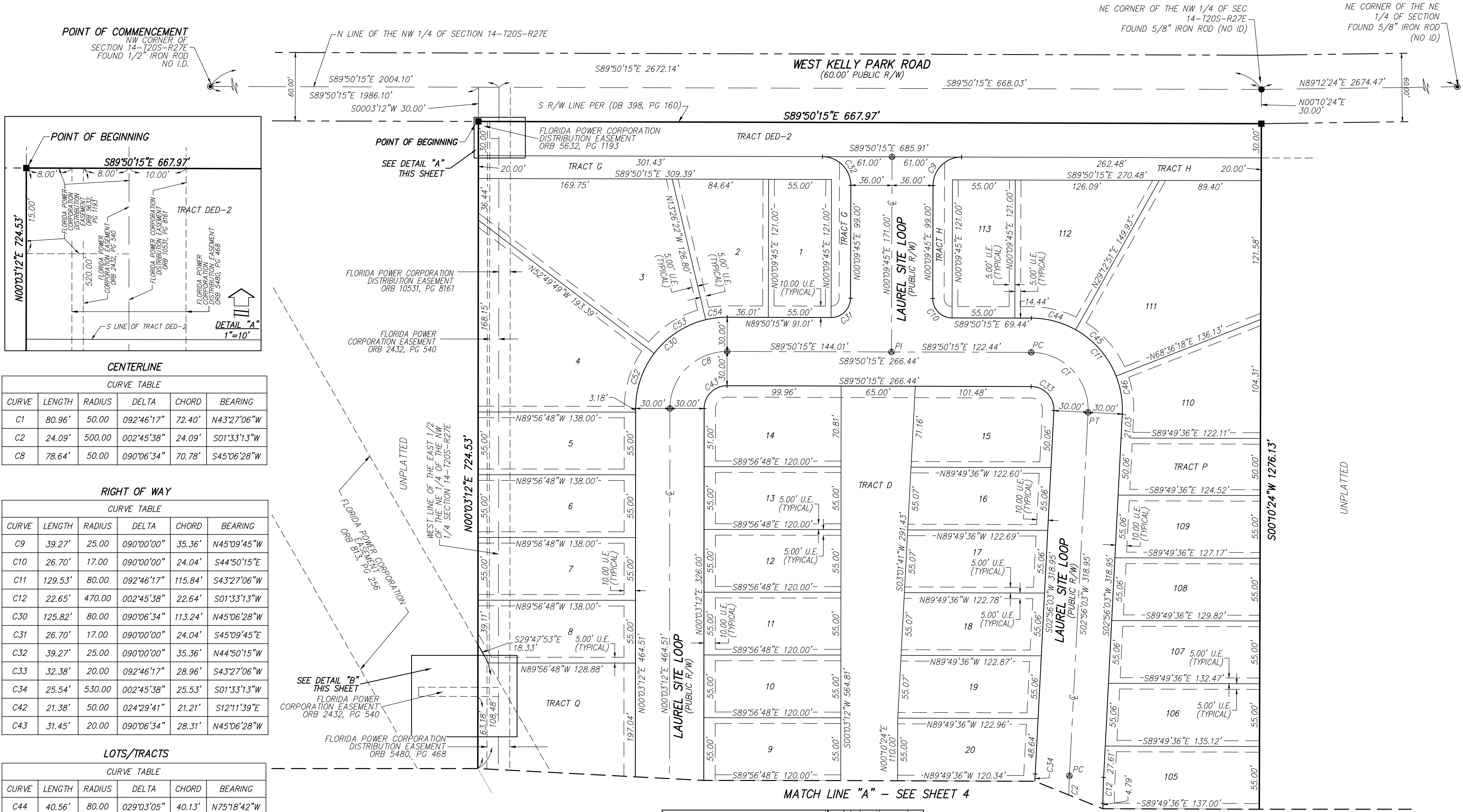
SHEET 1: COVER SHEET/DESCRIPTION/NOTES/LEGEND
SHEET 2: KEY SHEET/OVERALL PLAT BOUNDARY
SHEETS 3-5: PLAT DETAIL SHEETS





OAKVIEW
SITUATED IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

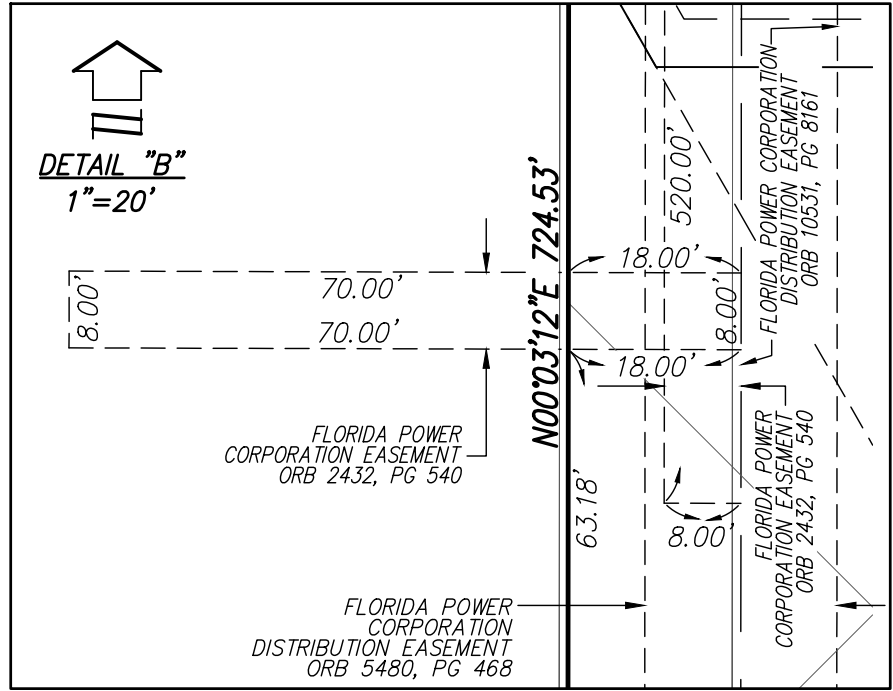
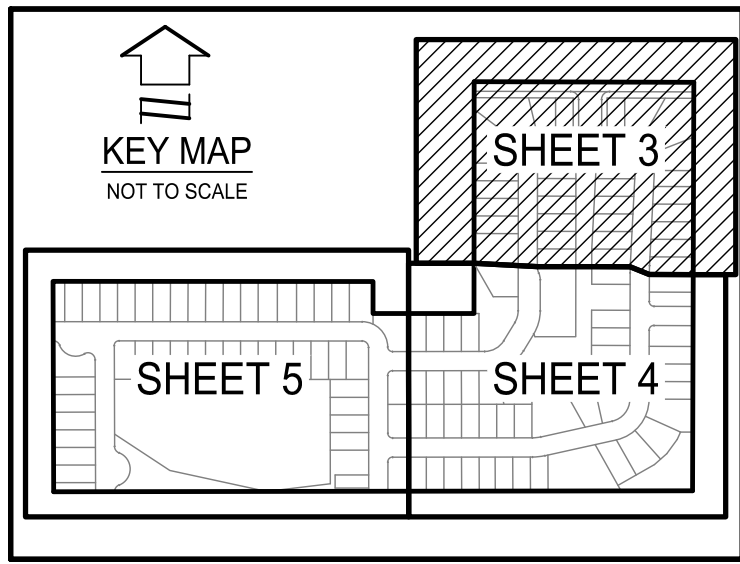
PLAT
BOOK : PAGE:



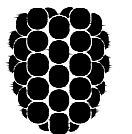
CENTERLINE					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	80.96'	50.00'	092°46'17"	72.40'	N43°27'06"W
C2	24.09'	500.00'	002°45'38"	24.09'	S01°33'13"W
C8	78.64'	50.00'	090°06'34"	70.78'	S45°06'28"W

RIGHT OF WAY					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C9	39.27'	25.00'	090°00'00"	35.36'	N45°09'45"W
C10	26.70'	17.00'	090°00'00"	24.04'	S44°50'15"E
C11	129.53'	80.00'	092°46'17"	115.84'	S43°27'06"W
C12	22.65'	470.00'	002°45'38"	22.64'	S01°33'13"W
C30	125.82'	80.00'	090°06'34"	113.24'	N45°06'28"W
C31	26.70'	17.00'	090°00'00"	24.04'	S45°09'45"E
C32	39.27'	25.00'	090°00'00"	35.36'	N44°50'15"W
C33	32.38'	20.00'	092°46'17"	28.96'	S43°27'06"W
C34	25.54'	530.00'	002°45'38"	25.53'	S01°33'13"W
C42	21.38'	50.00'	024°29'41"	21.21'	S12°11'39"E
C43	31.45'	20.00'	090°06'34"	28.31'	N45°06'28"W

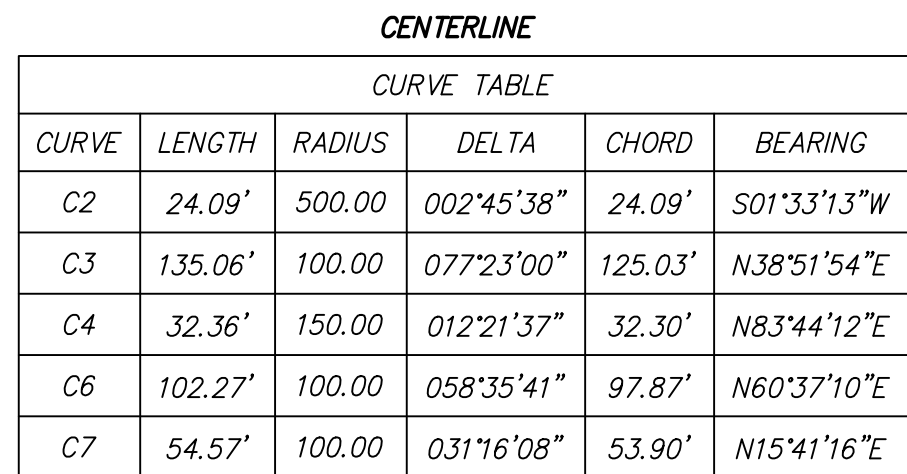
LOTS/TRACTS					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C44	40.56'	80.00'	029°03'05"	40.13'	N75°18'42"W
C45	55.00'	80.00'	039°23'27"	53.92'	N41°05'26"W
C46	33.97'	80.00'	024°19'45"	33.72'	N09°13'50"W
C52	51.82'	80.00'	037°07'00"	50.92'	S18°36'42"W
C53	55.00'	80.00'	039°23'27"	53.92'	S56°51'55"W
C54	18.99'	80.00'	013°36'07"	18.95'	S83°21'42"W



SHEET INDEX	
SHEET 1:	COVER SHEET/DESCRIPTION/NOTES/LEGEND
SHEET 2:	KEY SHEET/OVERALL PLAT BOUNDARY
SHEETS 3-5:	PLAT DETAIL SHEETS

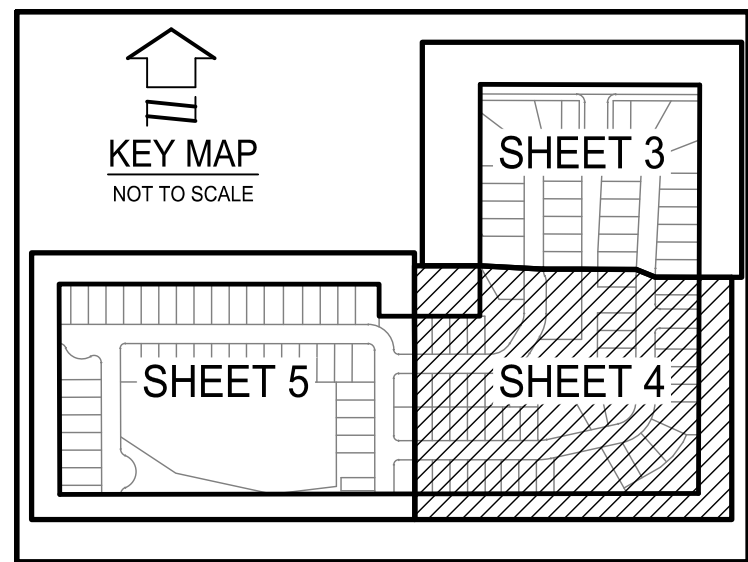
 **Dewberry**
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

PLAT	
BOOK :	PAGE:



RIGHT OF WAY					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C13	23.56'	15.00	090°00'00"	21.21'	S44°49'36"E
C14	23.56'	15.00	090°00'00"	21.21'	S45°10'24"W
C15	175.58'	130.00	077°23'00"	162.53'	N38°51'54"E
C16	38.83'	180.00	012°21'37"	38.76'	N83°44'12"E
C28	71.59'	70.00	058°35'41"	68.51'	N60°37'10"E
C29	38.20'	70.00	016°06'08"	37.73'	N15°41'16"E
C34	25.54'	530.00	002°45'38"	25.53'	S01°33'13"W
C35	94.54'	70.00	077°23'00"	87.52'	N38°51'54"E
C36	25.89'	120.00	012°21'37"	25.84'	N83°44'12"E
C39	132.95'	130.00	058°35'41"	127.23'	N60°37'10"E
C40	75.86'	139.00	031°16'08"	74.92'	N15°41'16"E
C41	21.38'	50.00	024°29'41"	21.21'	S12°11'39"W
C42	21.38'	50.00	024°29'41"	21.21'	S12°11'39"E

LOTS/TRACTS					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C47	54.30'	130.00	02°3'55"53"	53.90'	N12°08'21"E
C48	55.00'	130.00	02°4'4"26"	54.59'	N36°7'30"E
C49	66.28'	130.00	02°9'12"41"	65.56'	N62°57'04"E
C55	26.85'	130.00	01°14'9"55"	26.89'	N80°00'03"E
C56	55.41'	130.00	02°4'25"17"	54.98'	N65°52'28"E
C59	50.69'	130.00	022°20'29"	50.37'	N42°29'35"E

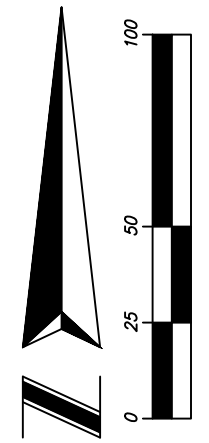


SHEET INDEX	
SHEET 1:	COVER SHEET/DESCRIPTION/NOTES/LEGEND
SHEET 2:	KEY SHEET/OVERALL PLAT BOUNDARY
SHEETS 3-5:	PLAT DETAIL SHEETS

SHEET 4 OF 5

OAKVIEW
SITUATED IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

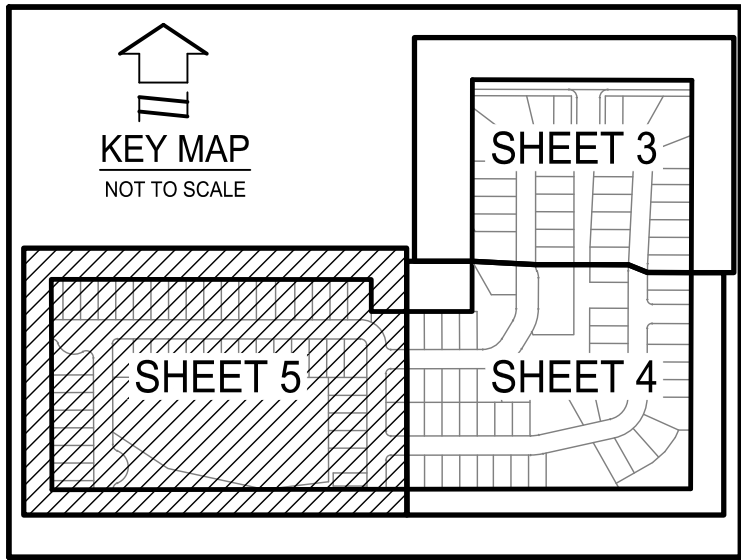
PLAT
BOOK : PAGE:



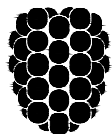
CENTERLINE					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C5	78.43'	50.00'	089°52'37"	70.63'	N45°01'18"W
C57	75.97'	116.00'	037°31'25"	74.62'	S71°16'42"W
C58	75.97'	116.00'	037°31'25"	74.62'	S18°56'50"E

RIGHT OF WAY					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C17	23.56'	15.00'	090°00'00"	21.21'	S44°55'01"W
C18	31.37'	20.00'	089°52'37"	28.25'	S45°01'18"W
C19	23.62'	15.00'	090°13'32"	21.25'	N44°55'38"W
C20	26.26'	22.00'	068°22'54"	24.73'	N34°22'35"E
C21	128.90'	54.00'	136°45'48"	100.40'	N00°11'08"W
C22	26.26'	22.00'	068°22'54"	24.73'	S34°00'19"W
C23	46.18'	22.00'	120°16'53"	38.16'	S60°19'35"W
C24	93.20'	54.00'	098°53'19"	82.06'	S71°01'22"E
C25	26.26'	22.00'	068°22'54"	24.73'	N55°46'09"W
C26	124.04'	80.00'	088°50'22"	111.99'	S45°32'25"W
C27	23.29'	15.00'	088°57'45"	21.02'	S45°36'07"E
C37	23.56'	15.00'	090°00'00"	21.21'	S45°04'59"E
C38	23.56'	15.00'	090°00'00"	21.21'	S44°55'01"W

LOTS/TRACTS					
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C50	35.24'	80.00'	025°14'08"	34.95'	N77°20'32"W
C51	88.81'	80.00'	063°36'14"	84.32'	N32°55'21"W



SHEET INDEX	
SHEET 1: COVER SHEET/DESCRIPTION/NOTES/LEGEND	
SHEET 2: KEY SHEET/OVERALL PLAT BOUNDARY	
SHEETS 3-5: PLAT DETAIL SHEETS	



Dewberry
131 WEST KALEY STREET
ORLANDO, FLORIDA 32806
PHONE: 321.354.9826 FAX: 407.648.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

Drawing name: C:\Users\jwarrs\OneDrive\OneDrive\Local\temp\k2Publish\Oakview_surplat.dwg Sheet 5 Jul 24, 2023 11:50am by jwarrs

CROSSROADS AT KELLY PARK PHASE 1A

LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 11 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°17'05" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 300.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF ONDICH ROAD; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°28'52" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1328.91 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 00°22'34" EAST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 489.84 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'34" EAST, ALONG SAID WEST LINE TO THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1470.39 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN NORTH 89°24'56" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 742.90 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°28'01" EAST, 664.56 FEET TO A POINT LYING ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11; THENCE RUN SOUTH 00°27'50" EAST, 339.32 FEET; THENCE RUN SOUTH 89°31'59" WEST, 139.06 FEET; THENCE RUN NORTH 00°28'01" WEST, 10.59 FEET; THENCE RUN SOUTH 89°31'59" WEST, 296.99 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 470.50 FEET, A CENTRAL ANGLE OF 05°29'10", AN ARC LENGTH OF 45.03 FEET, A CHORD LENGTH OF 45.03 FEET AND A CHORD BEARING OF SOUTH 86°47'24" WEST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 05°57'11" WEST, 59.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 95°29'10", AN ARC LENGTH OF 41.66 FEET, A CHORD LENGTH OF 37.01 FEET AND A CHORD BEARING OF NORTH 48°12'36" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°28'01" WEST, 93.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 565.00 FEET, A CENTRAL ANGLE OF 12°14'34", AN ARC LENGTH OF 120.73 FEET, A CHORD LENGTH OF 120.50 FEET AND A CHORD BEARING OF NORTH 05°39'16" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 44°37'27", AN ARC LENGTH OF 3.89 FEET, A CHORD LENGTH OF 3.80 FEET AND A CHORD BEARING OF NORTH 34°05'16" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 57.02 FEET, A CENTRAL ANGLE OF 24°22'10", AN ARC LENGTH OF 24.25 FEET, A CHORD LENGTH OF 24.07 FEET AND A CHORD BEARING OF NORTH 44°12'55" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 50°05'38", AN ARC LENGTH OF 4.90 FEET, A CHORD LENGTH OF 4.70 FEET AND A CHORD BEARING OF NORTH 60°41'39" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°07'28" EAST, 32.61 FEET; THENCE RUN NORTH 00°28'01" WEST, 59.02 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 112°27'54", AN ARC LENGTH OF 49.07 FEET, A CHORD LENGTH OF 41.56 FEET AND A CHORD BEARING OF NORTH 35°38'35" WEST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 69°24'38" WEST, 59.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 170.50 FEET, A CENTRAL ANGLE OF 10°44'46", AN ARC LENGTH OF 31.98 FEET, A CHORD LENGTH OF 31.90 FEET AND A CHORD BEARING OF NORTH 05°39'16" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 5.00 FEET, A CENTRAL ANGLE OF 46°23'52", AN ARC LENGTH OF 4.05 FEET, A CHORD LENGTH OF 3.94 FEET AND A CHORD BEARING OF SOUTH 54°32'04" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 57.02 FEET, A CENTRAL ANGLE OF 30°50'21", AN ARC LENGTH OF 30.69 FEET, A CHORD LENGTH OF 30.32 FEET AND A CHORD BEARING OF SOUTH 62°18'50" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°13'52", AN ARC LENGTH OF 17.12 FEET, A CHORD LENGTH OF 16.79 FEET AND A CHORD BEARING OF SOUTH 86°13'03" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 86°13'03" WEST, 102.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°30'05", AN ARC LENGTH OF 37.74 FEET, A CHORD LENGTH OF 34.26 FEET AND A CHORD BEARING OF NORTH 07°24'57" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 946.00 FEET, A CENTRAL ANGLE OF 00°25'29", AN ARC LENGTH OF 7.01 FEET, A CHORD LENGTH OF 7.01 FEET AND A CHORD BEARING OF NORTH 50°27'17" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 39°45'28" WEST, 55.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 93°55'20", AN ARC LENGTH OF 40.98 FEET, A CHORD LENGTH OF 36.54 FEET AND A CHORD BEARING OF NORTH 82°41'48" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 35°50'08" WEST, 204.97 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 85°02'51", AN ARC LENGTH OF 37.11 FEET, A CHORD LENGTH OF 33.79 FEET AND A CHORD BEARING OF NORTH 06°41'17" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 670.00 FEET, A CENTRAL ANGLE OF 46°14'02", AN ARC LENGTH OF 540.65 FEET, A CHORD LENGTH OF 526.10 FEET AND A CHORD BEARING OF NORTH 26°05'42" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°38'45", AN ARC LENGTH OF 37.81 FEET, A CHORD LENGTH OF 34.31 FEET AND A CHORD BEARING OF NORTH 46°18'03" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 00°51'50" EAST, 55.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 45°22'34" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°22'34" WEST, 705.98 FEET; THENCE RUN SOUTH 89°37'26" WEST, 50.00 FEET; THENCE RUN NORTH 00°22'34" WEST, 201.67 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 170.50 FEET, A CENTRAL ANGLE OF 10°44'46", AN ARC LENGTH OF 31.98 FEET, A CHORD LENGTH OF 31.90 FEET AND A CHORD BEARING OF NORTH 05°39'16" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 450.00 FEET, A CENTRAL ANGLE OF 03°37'27", AN ARC LENGTH OF 28.46 FEET, A CHORD LENGTH OF 28.46 FEET AND A CHORD BEARING OF NORTH 73°38'51" WEST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 14°32'25" EAST, 50.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 104°54'59", AN ARC LENGTH OF 45.78 FEET, A CHORD LENGTH OF 39.63 FEET AND A CHORD BEARING OF NORTH 02°12'54" EAST; THENCE NON-RADIAL TO SAID CURVE, RUN NORTH 89°37'26" EAST, 50.00 FEET; THENCE RUN SOUTH 00°22'34" EAST, 26.00 FEET TO THE POINT OF CURVATURE OF CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 45°22'34" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°37'26" EAST, 110.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 36.971 ACRES MORE OR LESS.

INDEX:
SHEET 1 = LEGAL DESCRIPTION, DEDICATIONS
AND SURVEYOR'S NOTES
SHEETS 2-3 = BOUNDARY
SHEETS 4-6 = DETAIL SHEETS

NOTICE:

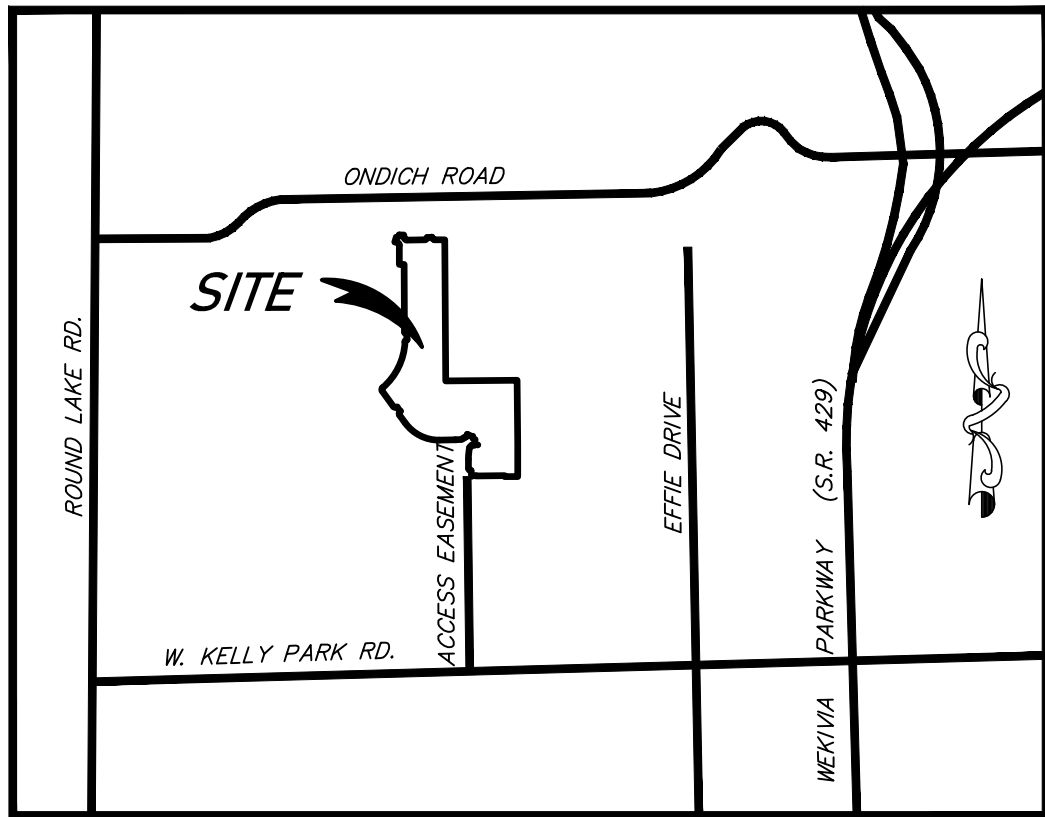
"THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

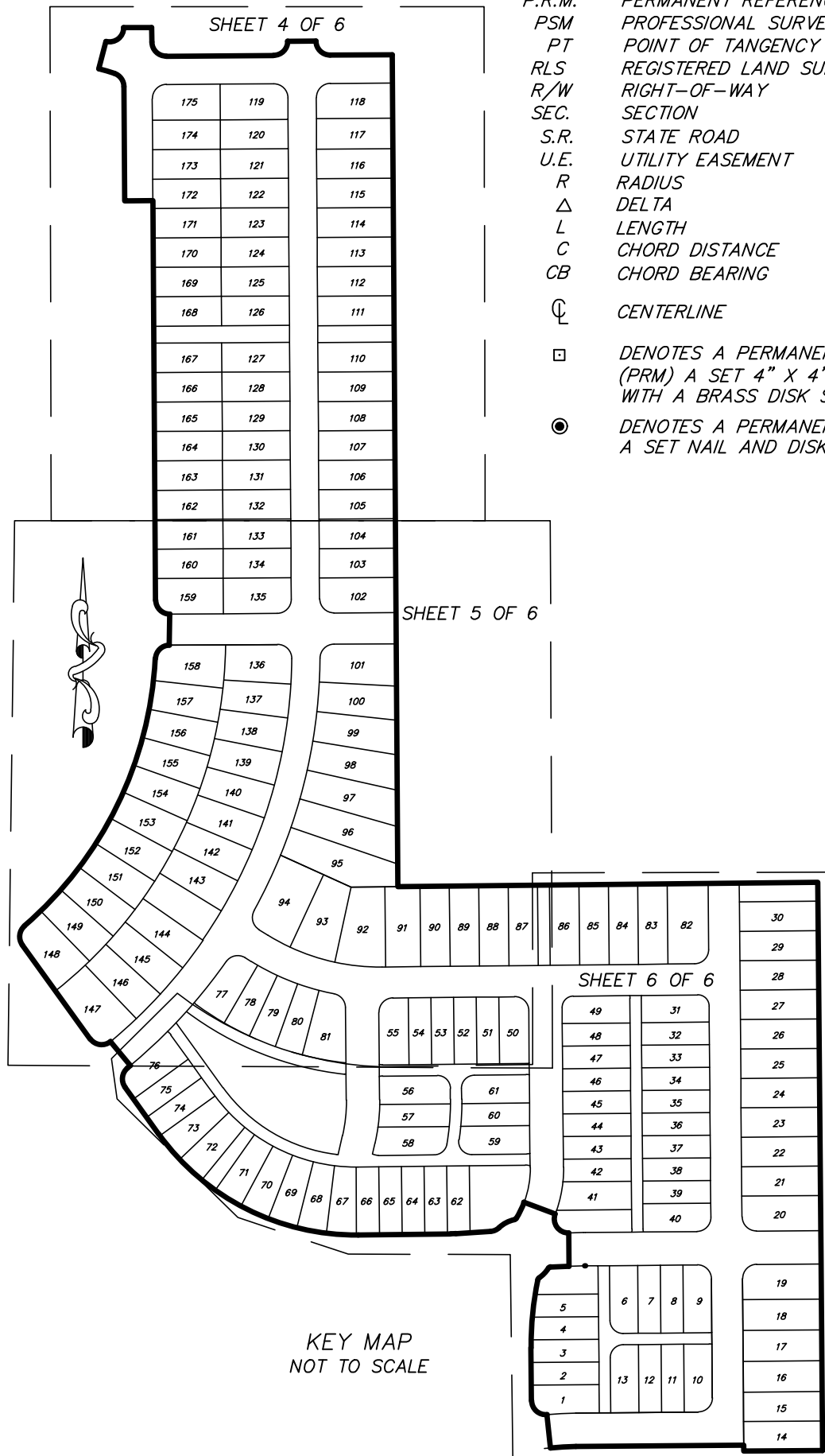


LOCATION MAP
NOT TO SCALE

LEGEND

- D.E. DRAINAGE EASEMENT
- CM CONCRETE MONUMENT
- DIA. DIAMETER
- DOC. DOCUMENT
- FND. FOUND
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- M.D.S.E. MAINTENANCE, DRAINAGE AND SIGNAGE EASEMENT
- N.D. NO IDENTIFICATION
- (N.R.) NON-RADIAL
- NT NON-TANGENT
- ORB OFFICIAL RECORDS BOOK
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVATURE
- P.C.P. PERMANENT CONTROL POINT
- PG(S). PAGE(S)
- PI POINT OF INTERSECTION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- P.R.M. PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR & MAPPER
- PT POINT OF TANGENCY
- RLS REGISTERED LAND SURVEYOR
- R.O.W. RIGHT-OF-WAY
- SEC. SECTION
- S.R. STATE ROAD
- U.E. UTILITY EASEMENT
- R. RADIUS
- Δ DELTA
- L. LENGTH
- C. CHORD DISTANCE
- CB CHORD BEARING
- Ⓢ CENTERLINE

- DENOTES A PERMANENT REFERENCE MONUMENT (PRM) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS # 4044.
- DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS # 4044.



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, BEING SOUTH 00°17'05" EAST.
- — DENOTES A PERMANENT REFERENCE MONUMENT (PRM) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS # 4044.
- — DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS # 4044.
- 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 DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE PLAT AND THE LANDS DESCRIBED HEREIN ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR CROSSROADS AT KELLY PARK (THE "DECLARATION") AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO. COMMON AREAS, AS DEFINED IN THE DECLARATION ARE TO BE OWNED AND MAINTAINED BY CROSSROADS AT KELLY PARK OWNERS ASSOCIATION, INC. ASSOCIATION", AS PRESCRIBED IN THE DECLARATION.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- TRACT FD-2 (FUTURE DEVELOPMENT) SHALL BE OWNED AND MAINTAINED BY DFC KELLY PARK, LLC, ITS SUCCESSORS AND/OR ASSIGNS.
- AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER ALL DRAINAGE EASEMENTS (D.E.) SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF APOPKA FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO PUBLIC HEALTH, SAFETY AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE CITY OF APOPKA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM, ITS SUCCESSORS AND/OR ASSIGNS.
- TRACTS "A1A-6, A1A-7, A1A-8 AND A1A-9 (ALLEYS) ARE COMMON AREAS PER THE DECLARATION AND SHALL BE OWNED BY THE ASSOCIATION ITS SUCCESSORS AND ASSIGNS. AND ARE RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE PURPOSES: (I) FOR THE PURPOSE OF EXERCISING ALL POWER AND RESPONSIBILITIES DELEGATED TO THE ASSOCIATION PURSUANT TO THE DECLARATION. (II) THE OWNERS OF THE LOTS WITHIN THE PROPERTY FOR PURPOSED OF ACCESS TO AND FROM PUBLIC STREETS AND LOTS LYING ADJACENT TO SUCH ALLEY TRACTS AND (III) CITY OF APOPKA AND ITS EMPLOYEES AND AGENTS SOLELY FOR THE PURPOSE OF PERFORMING MUNICIPAL AND GOVERNMENT FUNCTIONS REASONABLY NECESSARY TO PROVIDE FOR AND PROTECT THE HEALTH, SAFETY AND WELFARE OF THE PROPERTY AND OWNERS THEREOF OR RESIDENCE THEREON, AS WELL AS SUCH OWNER'S GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY SERVICES. ANY ACCESS IMPROVEMENTS AND APPURTENANCES AND RELATED FACILITIES CONSTRUCTED WITHIN THE TRACTS "A1A-6, A1A-7, A1A-8 AND A1A-9 (ALLEYS) ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND SHALL BE MAINTAINED BY THE ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.
- SUBJECT TO EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20210578353. BLANKET IN NATURE AND NOT PLOTTABLE.
- SUBJECT TO TEMPORARY CONSTRUCTION EASEMENT IN FAVOR OF KELLY PARK COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 20220483784. BLANKET IN NATURE AND NOT PLOTTABLE.
- THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT, (THE "CDD"), AND ITS SUCCESSORS AND ASSIGNS, ARE HEREBY DEDICATED NON-EXCLUSIVE, PERPETUAL EASEMENTS TO ACCESS, INSTALL, CONSTRUCT, ACQUIRE, OPERATED, MAINTAIN, REPAIR AND REPLACE STORMWATER IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ALL CURBS, GUTTERS, DRAINS AND CATCH-BASINS) OVER ALL RIGHTS-OF-WAYS, DRAINAGE EASEMENTS, AND MAINTENANCE, DRAINAGE AND SIGNAGE EASEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN ANY MASTER STORMWATER IMPROVEMENTS WITHIN SUCH EASEMENT AREAS.
- FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND OR KELLY PARK COMMUNITY DEVELOPMENT DISTRICT.
- PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS DEDICATED TO A HOMEOWNER'S ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
- THE DRAINAGE EASEMENTS (D.E.) AND MAINTENANCE, DRAINAGE AND SIGNAGE EASEMENTS (M.S.D.E.) SHOWN HEREON ARE DEDICATED TO THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.

SURVEYOR'S NOTES RELATING TO FIDELITY NATIONAL TITLE INSURANCE COMPANY ITEMS:

WE HAVE EXAMINED THE FURNISHED PLAT PROPERTY INFORMATION REPORT, ORDER NO. 11197076, REVISED: DECEMBER 02, 2023.

- Distribution Easement with Florida Power Corporation, a Florida corporation, recorded in Official Records Book 3449, Page 1406. DOES AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
- Distribution Easement with Florida Power Corporation recorded in Official Records Book 6697, Page 2767. DOES AFFECTS SUBJECT PROPERTY, BASED ON FACILITIES.
- Memorandum of Understanding recorded in Official Records Book 10113, Page 359. NOT A MATTER OF SURVEY.
- School Mitigation Agreement for Capacity Enhancement APK-10-001 (Project Name: Kelly Park Crossing) recorded in Official Records Book 10512, Page 2705. NOT A MATTER OF SURVEY.
- Land Development Agreement recorded in Official Records Instrument No. 20210432531. NOT A MATTER OF SURVEY.
- Easement Agreement recorded in Official Records Instrument No. 20210570307 and affected by the Partial Assignment recorded in Official Records Instrument No. 20220582295. DOES AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
- Easement Agreement recorded in Official Records Instrument No. 20210578353. DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.
- Ordinance No. 8924 establishing the Kelly Park Community Development District. NOT A MATTER OF SURVEY.
- Development Agreement (Kelly Park Property) recorded in Official Records Instrument No. 20220474291; First Amendment recorded in Official Records Instrument No. 20230100263 and Second Amendment recorded in Official Records Instrument No. 20230019619. DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.
- Temporary Construction Easement in favor of Kelly Park Community Development District recorded in Official Records Instrument No. 20220483784. DOES AFFECT SUBJECT PROPERTY, BLANKET IN NATURE BUT, NOT PLOTTABLE.
- Assignment of Land Use Rights and Land Development Rights recorded in Official Records Instrument No. 20220582294. NOT A MATTER OF SURVEY.
- Access Easement Agreement recorded in Official Records Instrument No. 20220582296. DOES AFFECTS SUBJECT PROPERTY, AS SHOWN HEREON.
- Final Judgment in favor of Kelly Park Community Development District recorded in Official Records Instrument No. 20220670812. NOT A MATTER OF SURVEY.
- Construction Mortgage, Assignment of Leases and Rents and Security Agreement dated March 29, 2023 in favor of Flagstar Bank, N. A. and recorded March 30, 2023 in Official Records Instrument No. 20230117890; Assignment of Rights recorded in Official Records Instrument No. 202301177891 and UCC Financing Statement recorded in Official Records Instrument No. 202301177892. NOT A MATTER OF SURVEY.
- School Concurrence Mitigation Agreement recorded in Official Records Instrument No. 20230234129. NOT A MATTER OF SURVEY.
- Roadway Funding Agreement for West Kelley Park Road recorded in Official Records Instrument No. 20230378714. NOT A MATTER OF SURVEY.

PLAT BOOK	PAGE
-----------	------

CROSSROADS AT KELLY PARK PHASE 1A

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT JEN FLORIDA 51 LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LAND AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE STREETS AND UTILITY EASEMENTS (U.E.), TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSE.

IN WITNESS WHEREOF, JEN FLORIDA 51 LLC, a Florida Limited Liability Company, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this ____ day of _____, 2024.

Signed, sealed and delivered in the presence of the following two witnesses: JEN FLORIDA 51 LLC, a Florida Limited Liability Company

JEN 8 LB LLC,
680 FIFTH AVE 25TH FLOOR
NEW YORK, NY. 10019

By:

Name:

Title:

Print Name:

Print Name:

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2024, by _____ as _____ of JEN FLORIDA 51 LLC, a Florida Limited Partnership, on behalf of the company, who [] is personally known to me or [] has produced _____ as identification.

Print Name:

Notary Public - State of Florida

Commission No.:

My Commission Expires: _____

CERTIFICATE OF APPROVAL BY
APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, that on _____, 2024 the undersigned approved the foregoing plat.

By:

Chairman

CERTIFICATE OF APPROVAL BY THE MUNICIPALITY

THIS IS TO CERTIFY, that on _____, 2024 the undersigned approved the foregoing plat.

By:

Bryan Nelson, Mayor of the City of Apopka

Attest:

Susan M. Bona, City Clerk

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, that on _____, 2024 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 _____

As Doc#

Comptroller in and for Orange County, Florida

By:

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: _____ Date _____
Printed name: Edwin Munoz JR., P.S.M.
Registration Number LS 7288

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS , that the undersigned, being a licensed and registered surveyor and mapper, does hereby certify that on April 25, 2023

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 permanent reference monuments have been placed as shown thereon, 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 Registration Number

LB 7808

Certificate of Authorization Number

PEC - Surveying and Mapping, LLC

2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765

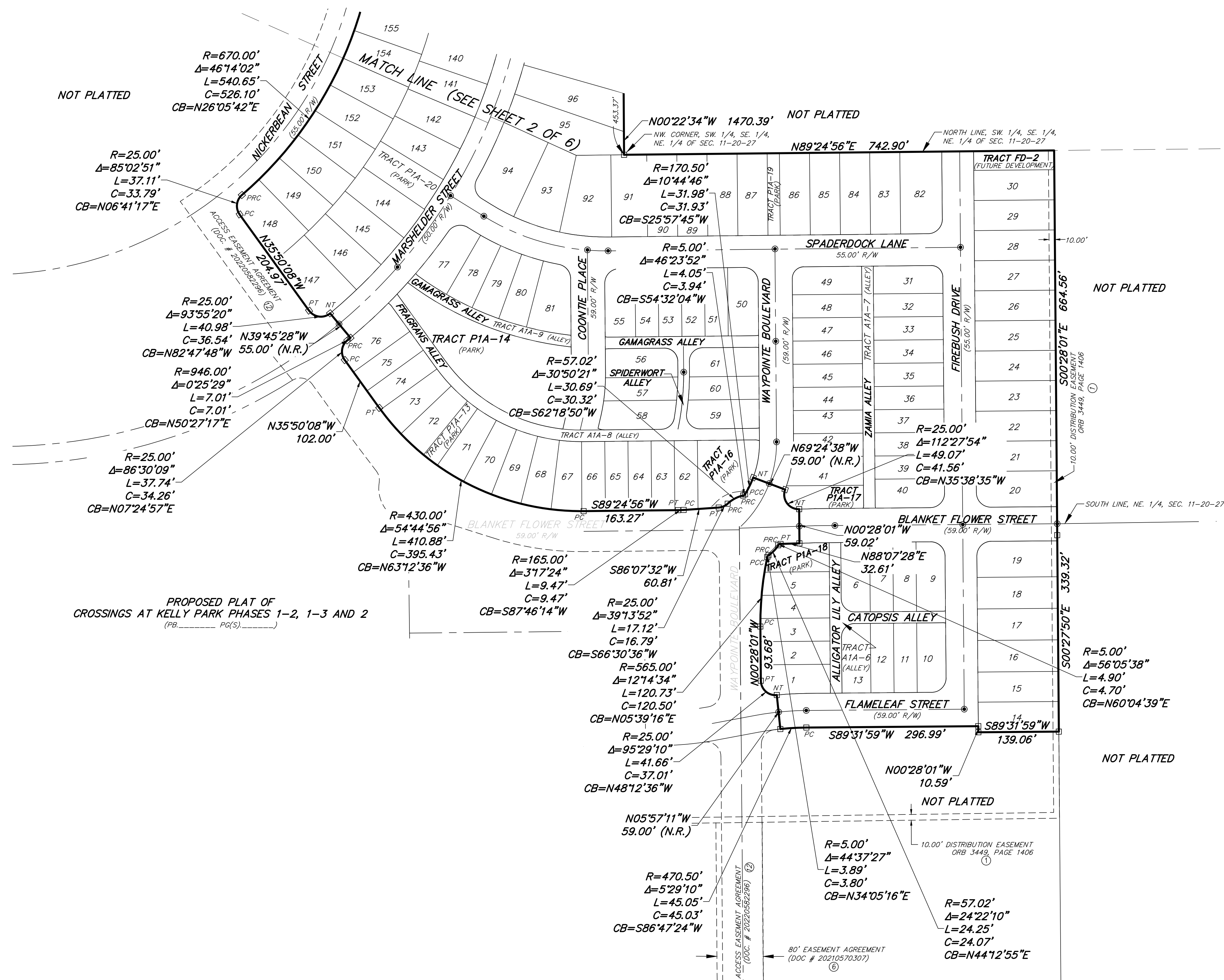
Surveyor's Signature

David A. White

Surveyor's Name (printed)

CROSSROADS AT KELLY PARK PHASE 1A

**LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA**



INDEX:
SHEET 1 = LEGAL DESCRIPTION, DEDICATIONS
AND SURVEYOR'S NOTES
SHEETS 2-3 = BOUNDARY
SHEETS 4-6 = DETAIL SHEETS

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

NOTICE:

"THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

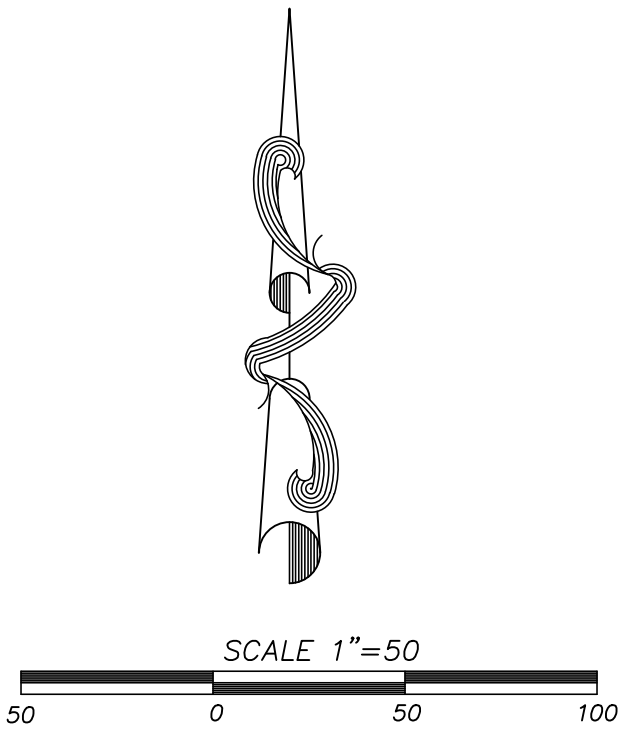
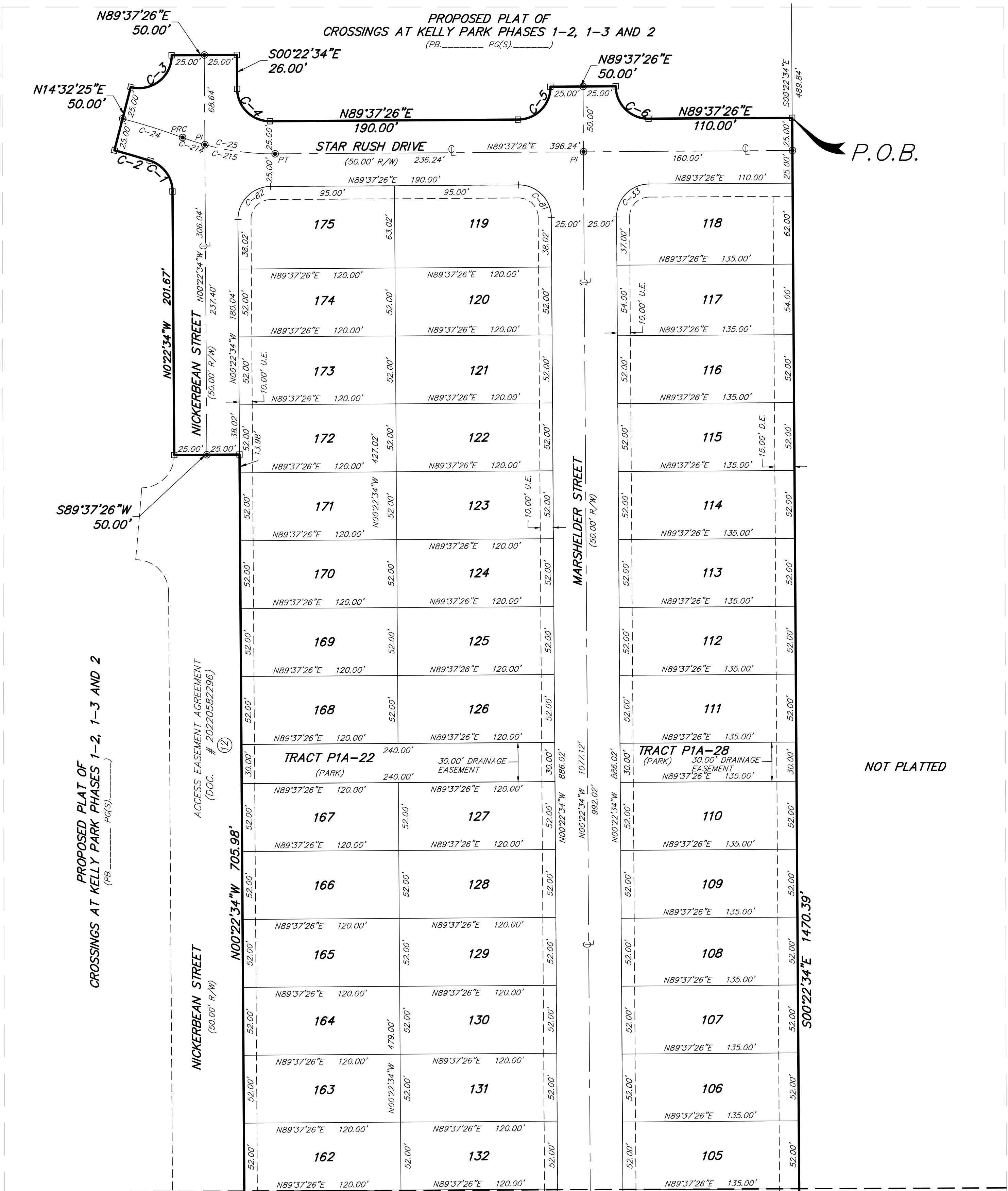
CROSSROADS AT KELLY PARK PHASE 1A

LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 4 OF 6

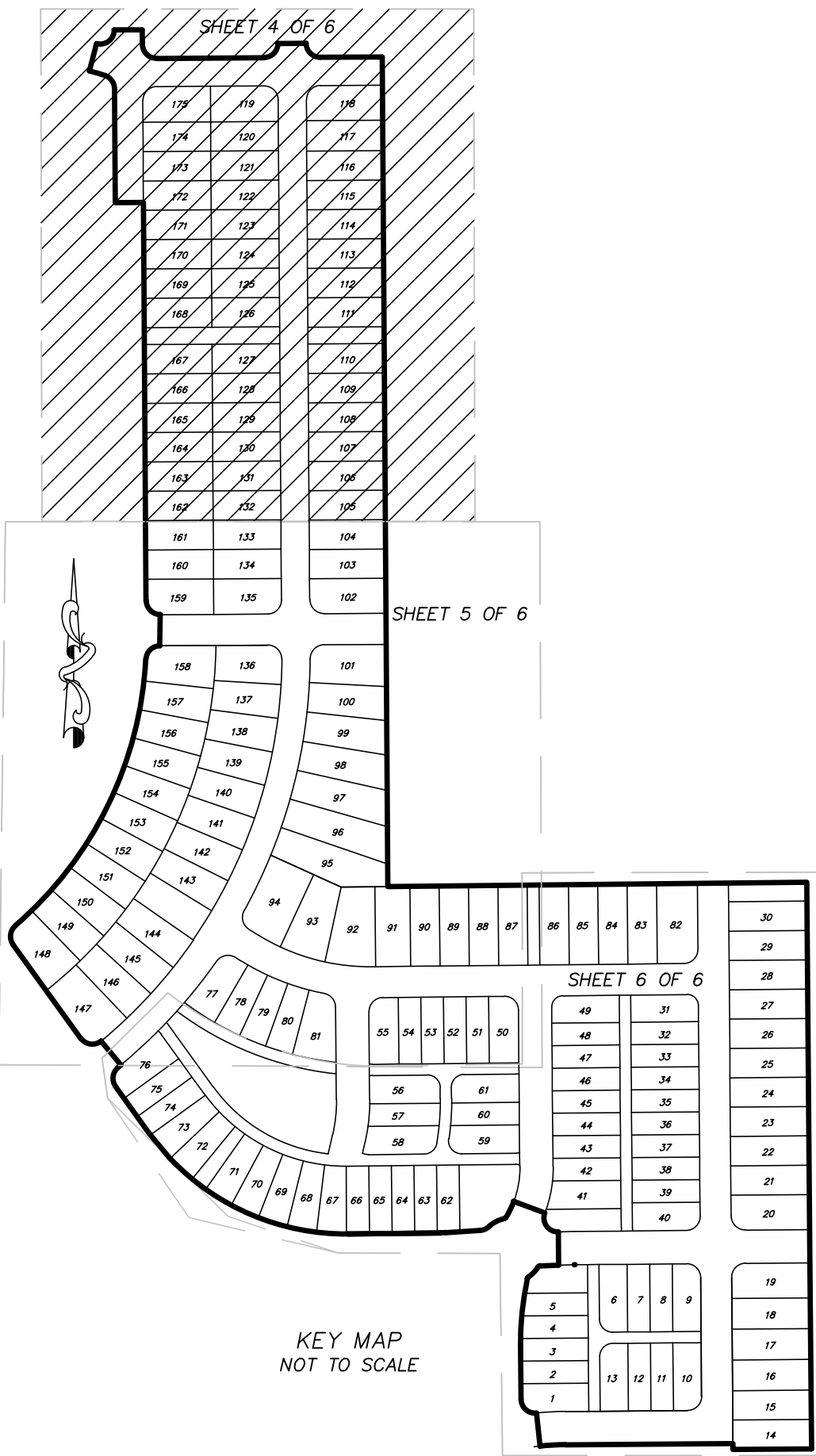
PLAT
BOOK

PAGE



INDEX:
SHEET 1 = LEGAL DESCRIPTION, DEDICATIONS
AND SURVEYOR'S NOTES
SHEETS 2-3 = BOUNDARY
SHEETS 4-6 = DETAIL SHEETS

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING
C-1	25.00'	071°27'34"	31.18'	N36°06'21"W
C-2	450.00'	003°37'27"	28.46'	N73°38'51"W
C-3	25.00'	104°54'59"	45.78'	N52°04'56"E
C-4	25.00'	090°00'00"	39.27'	S45°22'34"E
C-5	25.00'	090°00'00"	39.27'	N44°37'26"E
C-6	25.00'	090°00'00"	39.27'	S45°22'34"E
C-24	475.00'	005°48'40"	48.18'	N72°33'15"W
C-25	200.00'	020°43'39"	72.35'	S80°00'45"E
C-33	25.00'	090°00'00"	39.27'	S44°37'26"W
C-81	25.00'	090°00'00"	39.27'	N45°22'34"W
C-82	25.00'	090°00'00"	39.27'	S44°37'26"W
C-214	200.00'	005°08'06"	17.92'	S72°12'58"E
C-215	200.00'	015°35'33"	54.43'	S82°34'48"E



PEC

SURVEYING AND MAPPING, LLC

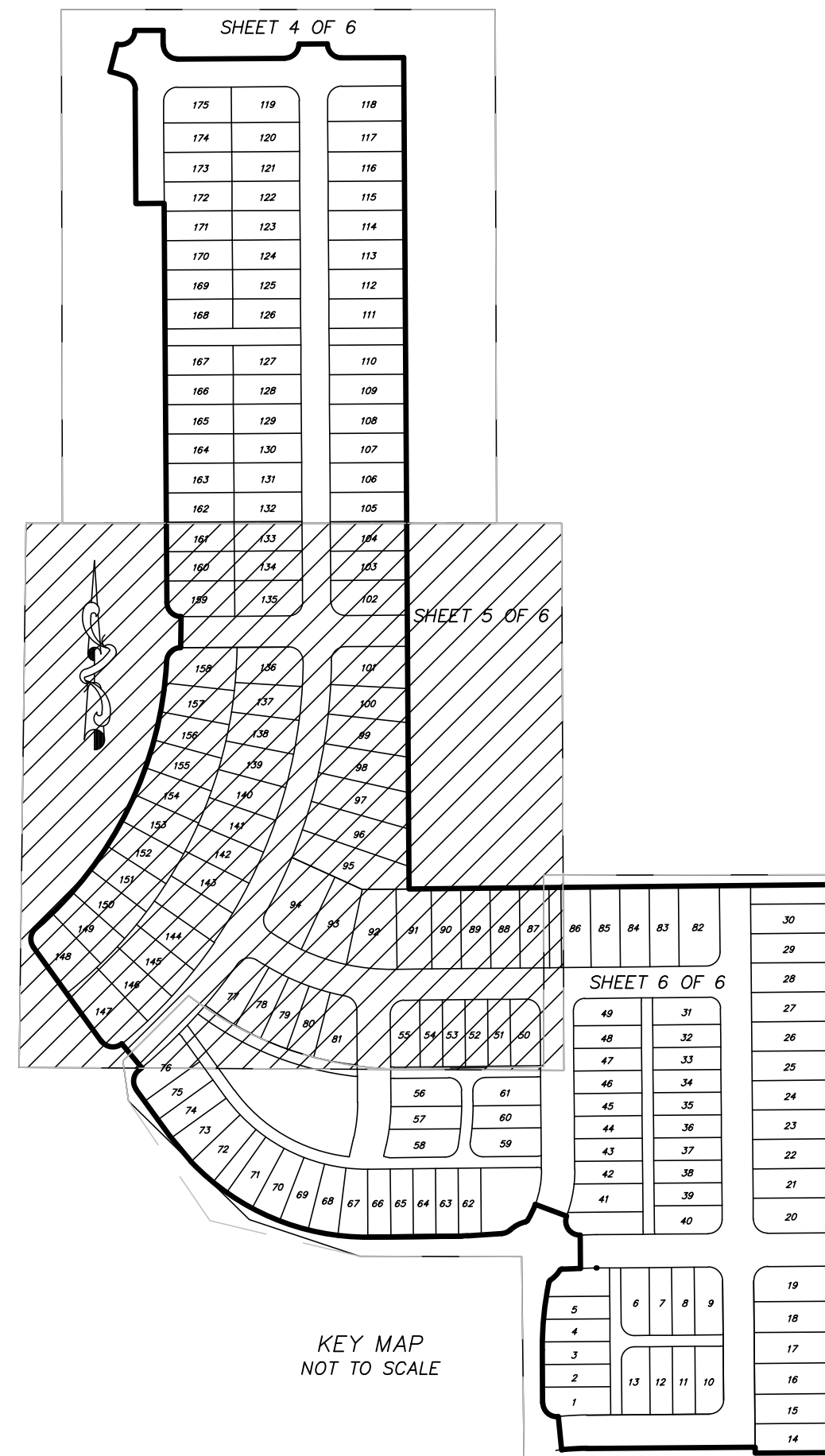
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

**LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA**

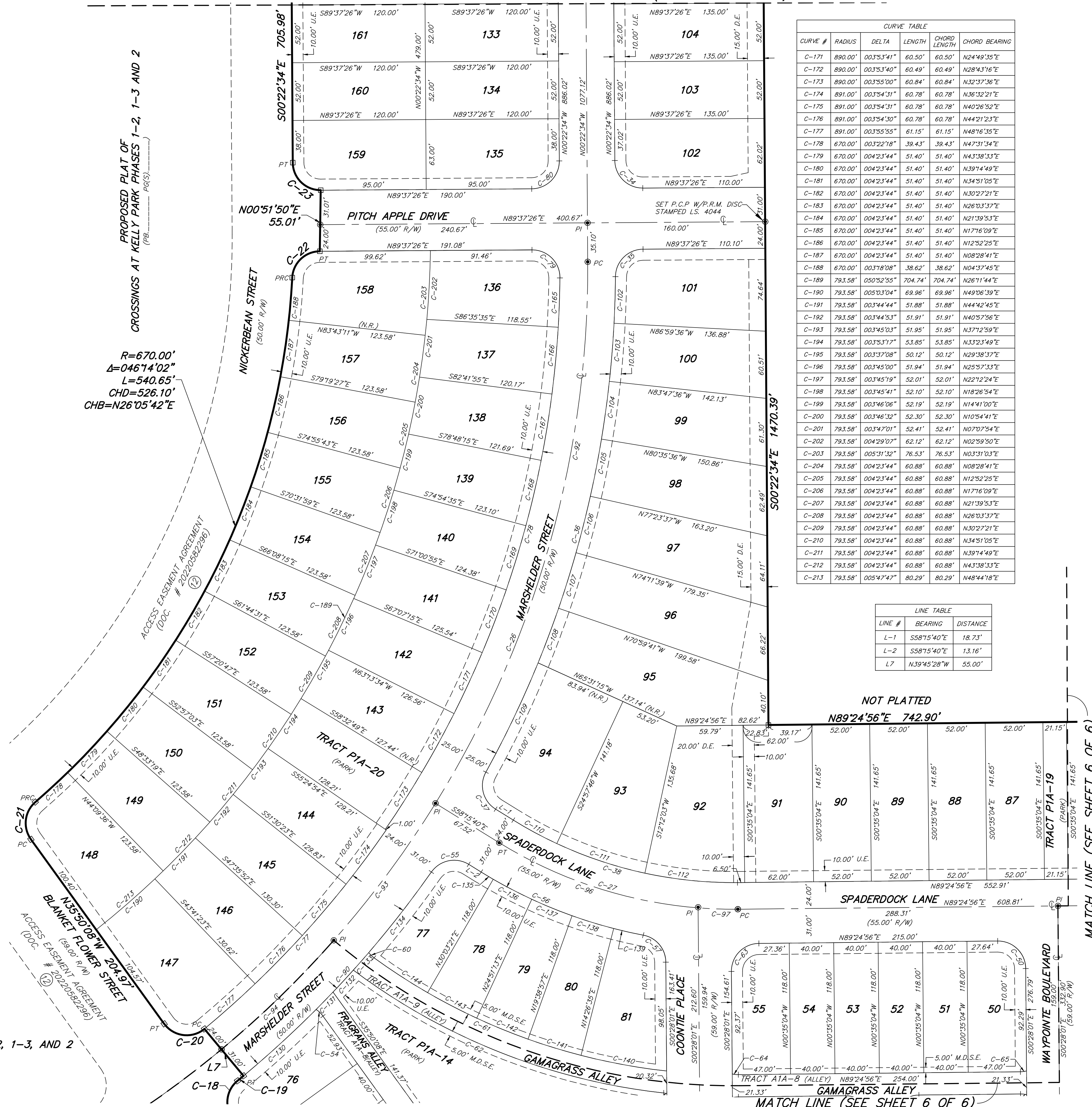
INDEX:
SHEET 1 = LEGAL DESCRIPTION, DEDICATIONS
AND SURVEYOR'S NOTES
SHEETS 2-3 = BOUNDARY
SHEETS 4-6 = DETAIL SHEETS



PROPOSED PLAT OF
CROSSROADS AT KELLY PARK PHASES 1-2, 1-3, AND 2

"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."

PROPOSED PLAT OF
CROSSINGS AT KELLY PARK PHASES 1-2, 1-3 AND 2



MATCH LINE (SEE SHEET 6 OF 6)

**LYING IN SECTION 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA**

**PLAT
BOOK**

PAGE

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C-7	47.50'	05°29'10"	45.05'	45.05'	S86°47'24"W
C-8	25.00'	09°29'10"	41.66'	41.66'	S48°12'36"E
C-9	565.00'	01°24'34"	120.73'	120.73'	S05°39'19"E
C-10	50.00'	04°34'32"	38.9'	38.9'	S34°05'16"W
C-11	57.02'	02°24'10"	24.25'	24.25'	N44°15'55"E
C-12	50.00'	05°05'38"	4.90'	4.90'	S60°04'39"W
C-13	25.00'	11°27'34"	49.07'	49.07'	S35°38'39"E
C-14	170.50'	01°04'46"	31.98'	31.98'	N25°57'45"E
C-15	50.00'	04°23'52"	4.05'	4.05'	S45°34'04"E
C-16	57.02'	03°50'21"	30.69'	30.69'	S62°18'50"E
C-17	25.00'	03°39'52"	17.12'	17.12'	N68°30'36"W
C-18	25.00'	08°30'09"	37.74'	37.74'	S02°34'57"W
C-19	946.00'	00°02'29"	7.01'	7.01'	N50°27'11"E
C-20	25.00'	03°35'50"	40.98'	40.98'	S48°27'48"E
C-28	200.00'	02°10'23"	73.50'	73.50'	N10°03'41"E
C-29	300.00'	05°44'56"	286.66'	286.66'	S46°12'36"E
C-30	300.00'	01°32'25"	70.28'	70.28'	N06°14'39"E
C-31	559.50'	04°40'34"	396.43'	396.43'	S70°07'10"E
C-32	464.50'	01°12'11"	98.93'	98.93'	S05°38'05"E
C-33	25.00'	08°52'57"	39.22'	39.22'	N44°28'28"E
C-40	25.00'	09°00'00"	39.22'	39.22'	S45°28'19"E
C-41	25.00'	09°00'00"	39.22'	39.22'	S44°31'59"W
C-42	25.00'	09°00'00"	39.22'	39.22'	N45°28'19"E
C-43	25.00'	09°00'00"	39.22'	39.22'	N44°31'59"E
C-44	23.00'	09°00'00"	36.13'	36.13'	S44°31'59"W
C-45	23.00'	09°00'00"	36.13'	36.13'	S45°28'19"E
C-46	25.00'	09°00'00"	39.22'	39.22'	N44°31'59"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L-3	N89°24'56"E	37.05'
L-4	N89°24'56"E	66.91'
L-5	S12°57'19"W	29.67'
L-6	NOT USED	
L7	N39°45'28"W	55.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C-47	229.00'	021°03'23"	84.34'	84.34'	N10°03'41"E
C-48	200.00'	089°52'57"	31.37'	31.37'	S44°28'28"W
C-49	200.00'	090°07'03"	31.66'	31.46'	N45°31'32"W
C-51	170.50'	021°03'23"	62.66'	62.66'	N10°03'41"E
C-52	23.00'	021°03'42"	8.45'	8.45'	N80°03'13"W
C-53	310.00'	054°44'56"	286.22'	286.22'	S63°16'26"E
C-54	23.00'	021°09'54"	8.90'	8.90'	N46°25'05"W
C-58	270.50'	031°22'50"	63.37'	63.37'	N60°14'39"E
C-59	290.00'	047°16'48"	239.47'	239.47'	S59°29'32"E
C-61	549.50'	029°48'33"	285.89'	285.89'	S68°50'05"E
C-62	569.50'	030°36'41"	304.24'	304.27'	S62°31'19"E
C-66	23.00'	033°70'09"	5.60'	5.60'	N83°36'29"W
C-67	23.00'	034°33'04"	5.51'	5.51'	N82°33'24"E
C-68	23.00'	098°40'02"	39.66'	39.66'	N47°10'03"E
C-69	474.50'	008°40'59"	71.91'	71.91'	N03°52'29"E
C-70	23.00'	089°52'57"	36.08'	36.08'	S44°28'28"W
C-71	23.00'	090°07'03"	36.18'	36.18'	N45°31'32"W
C-72	454.50'	010°02'33"	79.65'	79.66'	N04°33'19"E
C-73	23.00'	079°50'24"	32.05'	32.05'	N49°29'44"E
C-74	23.00'	027°21'17"	10.98'	10.98'	S76°24'28"E
C-75	328.50'	031°25'20"	77.19'	77.19'	N60°14'39"E
C-76	23.00'	034°33'06"	5.51'	5.51'	S82°33'24"E
C-83	23.00'	012°33'21"	5.04'	5.04'	N87°35'19"E
C-84	23.00'	013°33'21"	5.04'	5.04'	N40°11'20"W
C-85	500.00'	005°29'10"	47.87'	47.87'	S66°42'24"W
C-86	529.50'	005°29'10"	50.70'	50.70'	S66°42'24"W
C-87	100.00'	001°24'31"	24.26'	24.26'	S88°94'42"E

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C-88	129.50'	001°24'31"	3.18'	3.18'	S88°49'44"W
C-89	70.50'	001°24'31"	1.73'	1.73'	S88°49'44"W
C-90	946.00'	051°05'16"	250.44'	250.44'	N42°39'30"E
C-91	165.00'	003°17'24"	9.47'	9.47'	N87°46'14"E
C-94	915.00'	008°50'04"	141.09'	141.09'	N45°39'30"E
C-95	NOT USED				
C-98	NOT USED				
C-99	NOT USED				
C-100	290.00'	007°26'07"	37.63'	37.63'	S86°52'00"E
C-101	NOT USED				
C-113	565.00'	001°24'21"	13.86'	13.86'	S00°14'09"W
C-114	565.00'	004°03'52"	40.08'	40.08'	S02°58'16"W
C-115	565.00'	002°40'38"	40.36'	40.36'	S02°05'59"W
C-116	565.00'	002°05'48"	26.43'	26.43'	S10°28'26"W
C-117	229.50'	001°42'25"	6.84'	6.84'	N19°44'09"E
C-118	229.50'	012°50'04"	51.41'	51.41'	N12°27'55"E
C-119	229.50'	006°30'34"	26.10'	26.10'	N40°47'26"E
C-120	430.00'	000°25'46"	3.22'	3.22'	N89°37'49"E
C-121	430.00'	00°05'24"	53.21'	53.21'	S86°36'36"E
C-122	430.00'	00°05'24"	53.21'	53.21'	S79°31'12"E
C-123	430.00'	00°05'24"	53.21'	53.21'	S72°25'48"E
C-124	430.00'	00°05'24"	53.21'	53.21'	S65°20'24"E
C-125	430.00'	00°05'24"	53.21'	53.21'	S58°10'00"E
C-126	430.00'	00°40'02"	30.02'	30.02'	S42°52'17"E
C-127	430.00'	00°05'52"	53.23'	53.23'	S47°09'20"E
C-128	430.00'	00°17'09"	54.68'	54.68'	S39°57'49"E
C-129	430.00'	000°29'07"	3.64'	3.64'	S36°04'14"E

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C-130	946.00'	005°21'58"	88.60'	88.60'	N47°33'34"E
C-131	946.00'	001°19'31"	21.88'	21.88'	N44°12'49"E
C-132	946.00'	001°38'10"	26.97'	26.97'	N42°44'04"E
C-133	946.00'	001°16'12"	20.29'	N42°04'24"E	N41°16'58"E
C-145	23.00'	007°03'45"	2.84'	2.84'	N80°09'47"W
C-146	474.50'	002°51'33"	23.68'	23.68'	N68°49'12"E
C-147	474.50'	004°50'26"	40.09'	40.09'	N02°56'12"E
C-148	474.50'	005°09'50"	8.14'	8.14'	N00°01'29"E
C-149	454.50'	001°15'54"	8.18'	8.18'	N00°02'56"E
C-150	454.50'	005°03'16"	40.10'	40.10'	N03°05'35"E
C-151	454.50'	003°52'22"	31.38'	31.38'	N07°33'51"E
C-152	329.50'	004°58'02"	28.57'	28.57'	N10°28'16"E
C-153	329.50'	006°59'14"	40.18'	40.18'	N04°29'40"E
C-154	329.50'	001°28'04"	8.44'	8.44'	N00°16'07"E
C-155	310.00'	000°25'46"	2.32'	2.32'	N89°37'49"E
C-156	310.00'	007°05'24"	38.36'	38.36'	S86°36'16"E
C-157	310.00'	007°05'24"	38.36'	38.36'	S79°31'12"E
C-158	310.00'	007°05'24"	38.36'	38.36'	S72°25'48"E
C-159	310.00'	007°05'24"	38.36'	38.36'	S65°20'24"E
C-160	310.00'	007°05'24"	38.36'	38.36'	S58°15'00"E
C-161	310.00'	004°00'02"	21.65'	21.65'	S52°42'17"E
C-162	310.00'	007°05'52"	38.40'	38.40'	S47°09'20"E
C-163	310.00'	007°05'52"	38.40'	38.40'	S40°03'27"E
C-164	310.00'	000°40'23"	3.64'	3.64'	S36°10'20"E
C-216	23.00'	007°43'52"	3.10'	3.10'	S87°00'52"E
C-217	290.00'	006°31'20"	33.01'	33.01'	S86°24'36"E
C-218	290.00'	000°54'47"	4.62'	4.62'	N89°59'20"E

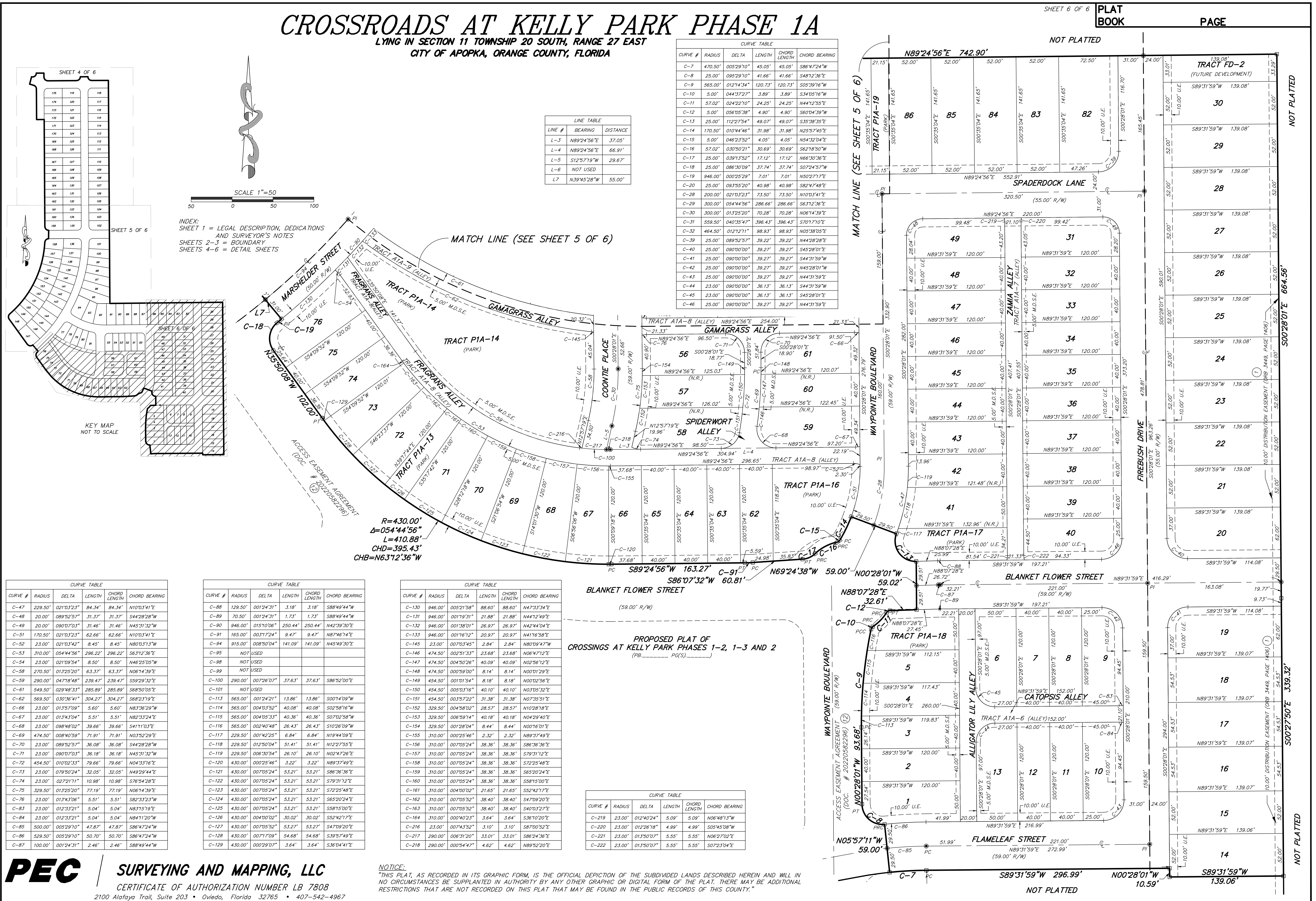
CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD LENGTH	CHORD BEARING
C-219	23.00'	012°40'24"	5.09'	5.09'	N06°48'13"W
C-220	23.00'	012°26'18"	4.99'	4.99'	S05°45'08"W
C-221	23.00'	013°50'07"	5.55'	5.55'	N06°27'02"E
C-222	23.00'	013°50'07"	5.55'	5.55'	S07°23'04"E

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."

PEC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967



Boundary Survey

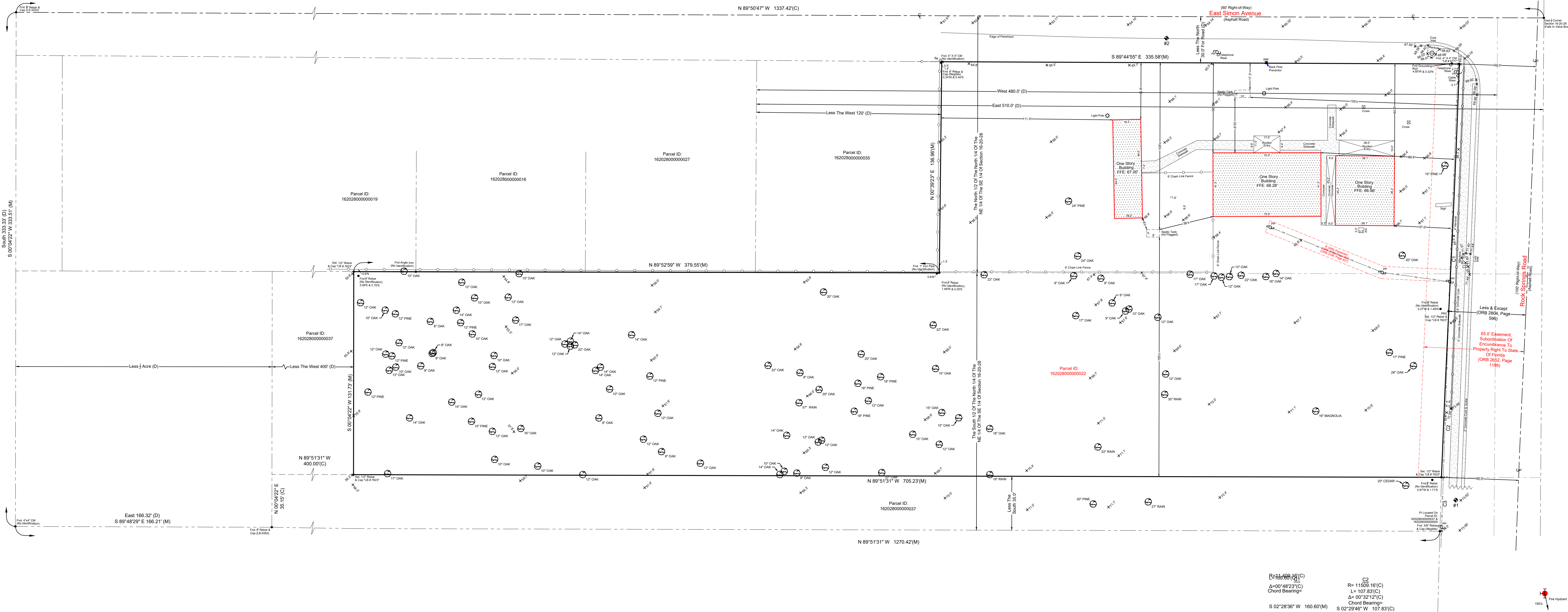
Legal Description:

A PORTION OF LAND IN SECTION 16, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:
THE SOUTH 1/2 OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY AND LESS THE WEST 1/2 ACRE THEREOF.

AND

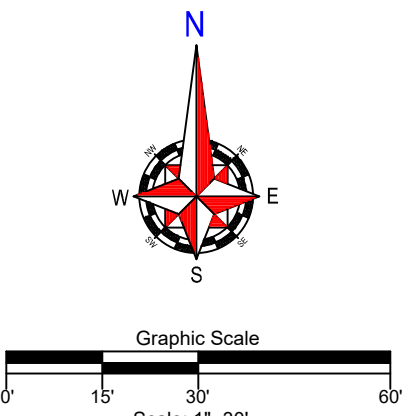
THE WEST 480 FEET OF THE EAST 510 FEET OF THE NORTH 1/2 OF THE NORTH 1/4 OF THE NE 1/4 OF THE SE 1/4 SECTION 16, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET FOR THE ROAD.
LESS AND EXCEPT THE WEST 120 FEET OF THE WEST 480 FEET OF THE EAST 510 FEET OF THE NORTH 1/2 OF THE NORTH 1/4 OF THE NE 1/4 OF THE SE 1/4 SECTION 16, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET FOR THE ROAD.
ALSO LESS AND EXCEPT THAT PORTION THEREOF AS CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS BOOK 2804, PAGE 596, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LESS THE WEST 400 FEET AND THE SOUTH 35 FEET THEREOF.

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120180, DATED 2021-09-24.
CERTIFIED TO:
JOEL BREIDENBAUGH



Bearing: $89^{\circ}49'18''$ (C)
 $\Delta=00^{\circ}48'23''$ (C)
Chord Bearings:
S $02^{\circ}28'36''$ W 160.60 (M) S $02^{\circ}29'46''$ W 107.83 (C)
R= 11509.16 (C)
L= 35.01 (C)
 $\Delta= 00^{\circ}10'33''$ (C)
Chord Bearings:
S $01^{\circ}43'21''$ W 35.01 (C)

Note: Assumed Bearings.



Benchmark Information-

Orange County Benchmark

Designation: 11962013
Elevations: 71.590'
(Elevations are based upon North American Vertical Datum 1988)
-Site Benchmark Information-
#1
Set Nail & Disk (LB 7623) in Conc. Sidewalk.
Elevation: 73.95'
#2
Set Nail & Disk (LB 7623) in Asphalt
Elevation: 64.69'

Field Data: 03/23/23		Date Completed: 03/31/23		File Number: IS-115503	
Drawn By: SD					
C - Calculated		PC - Point of Curvature		-Notes-	
E - Centerline		PI - Point of Intersection		-Survey is Based upon the Legal Description Supplied by Client.	
CB - Concrete Block		P.O.B. - Point of Beginning		-Subdividing Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Mistakes.	
CM - Concrete Monument		P.L. - Permanent Reference		-Subject to any Easements and/or Restrictions of Record.	
D - Driveway		PR - Point of Tangency		-Bearing Basis shown herein, is Assumed and Based upon the Line	
DE - Debris		R - Radius		-Landslide with a 100'	
FE - Easement		Rat. - Rate & Cap		-Building Ties are NOT to be used to reconstruct Property Lines.	
FEMA - Federal Emergency Management Agency		Rec - Recovered		-Roof Overhangs, Underground Utilities and/or Fictitious have NOT	
F.F.E. - Finished Floor Elevation		RS - Rooted		been located UNLESS otherwise noted.	
F - Found		Set 1" High 7623"		-Septic Tanks and/or Drained locations are approximate and MUST	
L - Length (Arc)		T - Utility Easement		be verified by appropriate Utility Location Companies.	
L - Labeled		V - Value Marked		-Site of This Survey for Purpose other than Intended, Without	
N&D - Nail & Disk		V.M. - Vertical Monument		Written Notification, Will be at the Owner's Sole Risk and will be	
N - Non-Survey		V.M. - Vertical Monument		Liability to the Surveyor. Nothing Herein shall be Constructed to give	
ORB - Official Records Book		V.M. - Vertical Monument		ANY Rights or Benefits to Anyone Other than Those Certified.	
P - Point		V.M. - Vertical Monument		-Flood Zone Determination Shown Herein is Given as a Courtesy, and	
P.B. - Point of Beginning		V.M. - Vertical Monument		is Subject to Final Approval by F.E.A. This Determination may be	
				affected by Flood Factors and/or other information NEITHER known	
				by NGS given to this Surveying Company at the time of this Endeavor.	
				Ireland & Associates Surveying, Inc. and the signing surveyor assume	
				NO LIABILITY for the Accuracy of this Determination.	

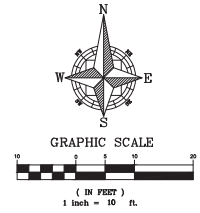
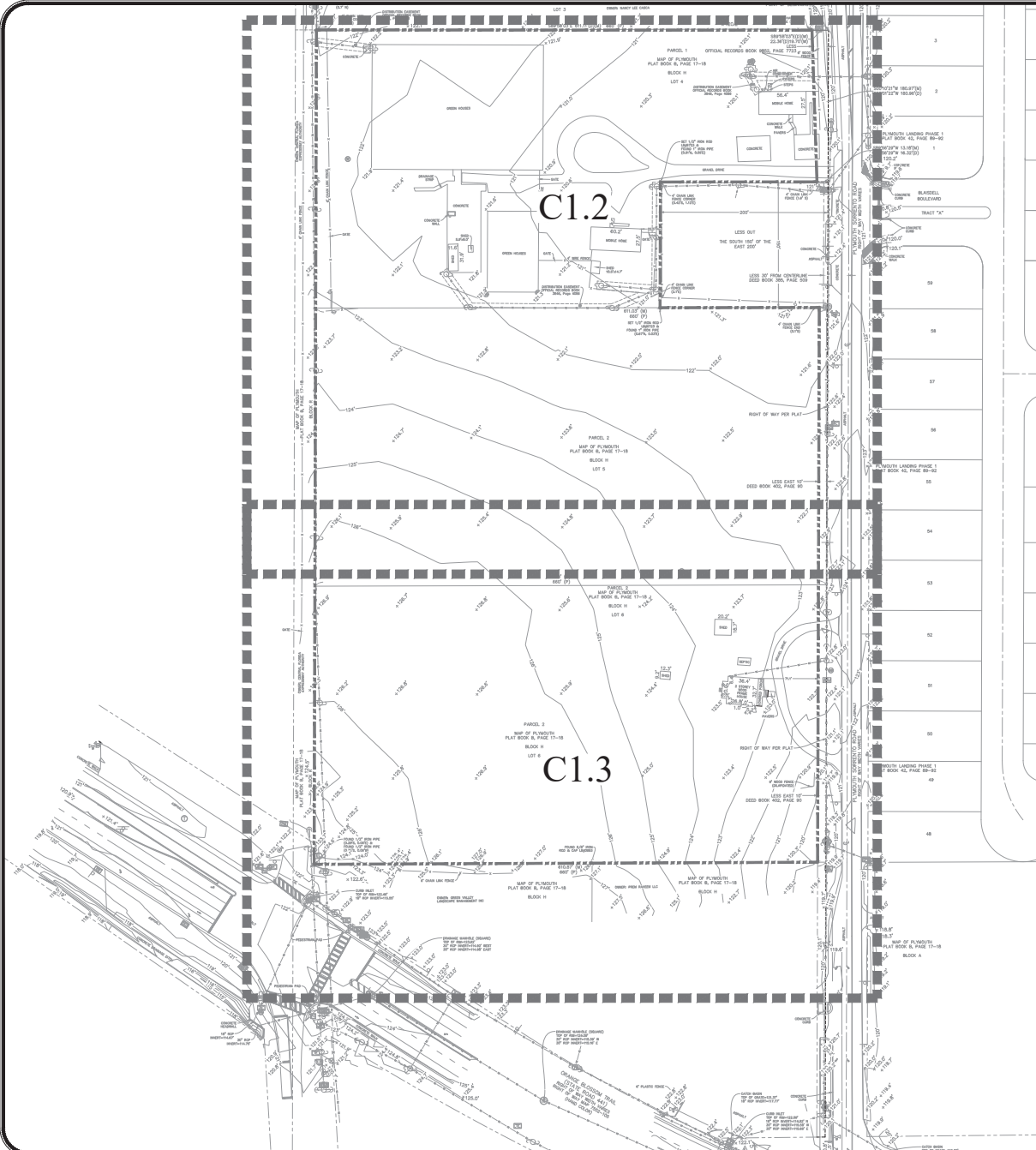
Revisions	
Updated Survey - 04/10/23	
Additional Topographic - 10/12/23	

Twenty Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Skill as a Licensed Surveyor.	
Ireland & Associates Surveying, Inc.	
Patrick K. Ireland, P.S., L.B. 7623	
800 Currency Circle Suite 1020	
Lake Mary, Florida 32746	
www.IrelandSurveying.com	
Office-407.678.3366 Fax-407.320.8165	

PROPOSED SYMBOLS

LINES			
	CENTER LINE		
	CHAIN LINK FENCE		
	CONTOUR		
	EASEMENT		
	FENCE		
	GUARDRAIL		
	EXISTING PLATS		
	RETAINING WALL		
	RIGHT-OF-WAY LINE		
	SHORELINE		
	SWALE		
	SOIL BOUNDARY		
SANITARY SEWER			
	SANITARY SEWER LINE		
	CLEANOUT		
	FORCE MAIN		
	MANHOLE		
POTABLE WATER			
	WATER MAIN		
	EXISTING VALVE		
	FIRE HYDRANT		
	WATER METER		
STORM DRAIN			
	STORM SEWER		FOOT TYPE 1 INLET
	CURB INLET		FOOT TYPE 2 INLET
	MANHOLE		FOOT TYPE 3 INLET
	MITERED END		FOOT TYPE 4 INLET
	STORM INLET		FOOT TYPE 5 INLET
	SPOT ELEVATION		FOOT TYPE 6 INLET
HIGHWAY & UTILITIES			
	BENCHMARK		STATE ROADS
	BOUND CORNER		GUY POLE
	CONCRETE		UTILITY POLE
	COUNTY ROADS		YARD LIGHT
	INTERSTATE ROADS		GAS MAIN
	LIGHT POLE		OVER HEAD WIRE
	SIGN		ELECTRIC CABLE OR CONDUIT, BURIED
	EDGE OF PAVEMENT		UNDERGROUND TELEPHONE CABLE
			EDGE OF PAVEMENT

		SCALE	DESIGNAL	CITY ENGINEERING & LAND PLANNING		APP REV	DATE	DESCRIPTION	BY
		N.T.S.	A. FRANCIS	PROJECT	S. SIERRA-GL				
OER-001		L. CLASSON		APPIAN.COM - 407.960.3968		2001 Lee Road, Ste 200, West Palm Beach, Florida 33411			
SHEET		DATE: 1/25/24							
C1.0									
ABBREVIATIONS & SYMBOLS									
MAJOR DEVELOPMENT PLAN									
PLYMOUTH SORRENTO APARTMENTS									
CITY OF APOPKA, FLORIDA									



EXISTING CONDITION PLAN BASED ON
SURVEY PROVIDED BY:
ALLEN & COMPANY PROFESSIONAL
SURVEYORS AND MAPPERS
JAMES L. RICKMAN, PSW #5633
DATE OF FIELD SURVEY: 10/06/2021

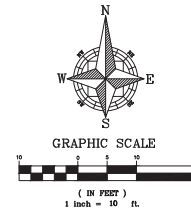
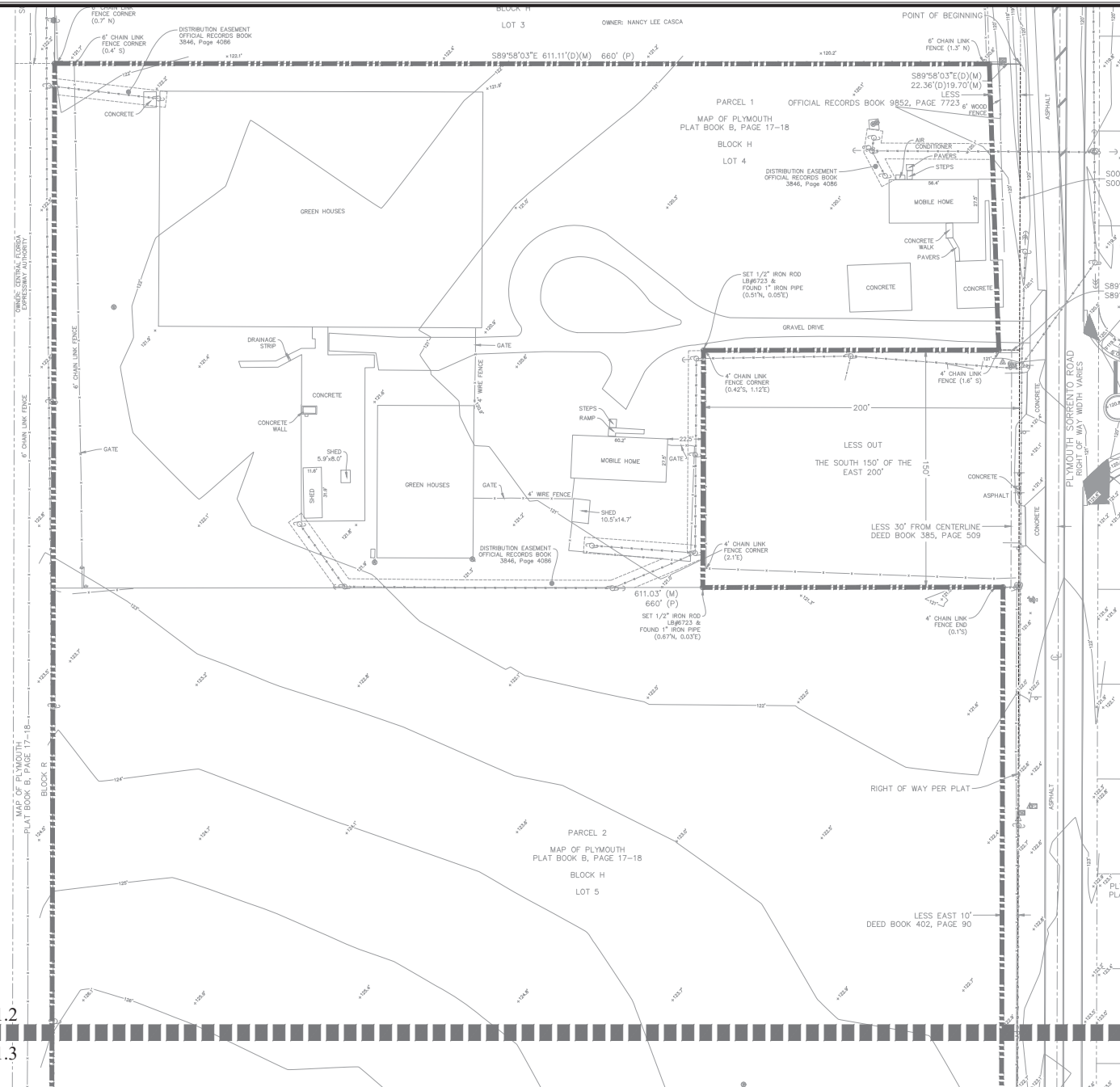
SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF SECTION 6, TOWNSHIP 21 SOUTH, RANGE 28 EAST, AS HAVING AN ASSUMED BEARING OF 500°09'28\"
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. ACCURACY OF THE SURVEY DATA SHOWN HEREON HAS BEEN VERIFIED BY REDUNDANT MEASUREMENTS OF TRANSVERSE CLOSURES ACHIEVING OR EXCEEDING A CLOSURE OF 1 FOOT IN 10,000 FEET.
4. ALL BOUNDARY LINE BEARINGS, DISTANCES AND CURVE DATA ARE PLAT AND/OR DESCRIBED AND MEASURED UNLESS SHOWN AS (P) = PLAT, (D) = DESCRIBED AND/OR (M) = MEASURED.
5. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE COMMITMENT FILE NUMBER 10688226 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE 8/01/2022 AT 5:00 PM.
6. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
7. THE LANDS SHOWN HEREON LIE IN ZONE X UNSHADED, DEFINED AS AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD CHANCE, PER FLOOD INSURANCE RATE MAP (FIRM) NO. 12095C0010, WITH AN EFFECTIVE MAP DATE OF 8/24/2021. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
8. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL IN ANY MANNER.
9. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
10. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOCCUPIED, ABOVE GROUND ENCROACHMENTS, THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL JUDGMENT AND SUBJECT TO LEGAL INTERPRETATION.
11. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOCCUPIED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
12. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, ORANGE COUNTY BENCHMARK NUMBER 51579005, ELEVATION BEING 122.654'.
13. LAST DATE OF FIELD SURVEY: OCTOBER 6, 2021.
14. SUBJECT PROPERTY CONTAINS APPROXIMATELY 567,937.58 SQUARE FEET OR 13.038 ACRES.

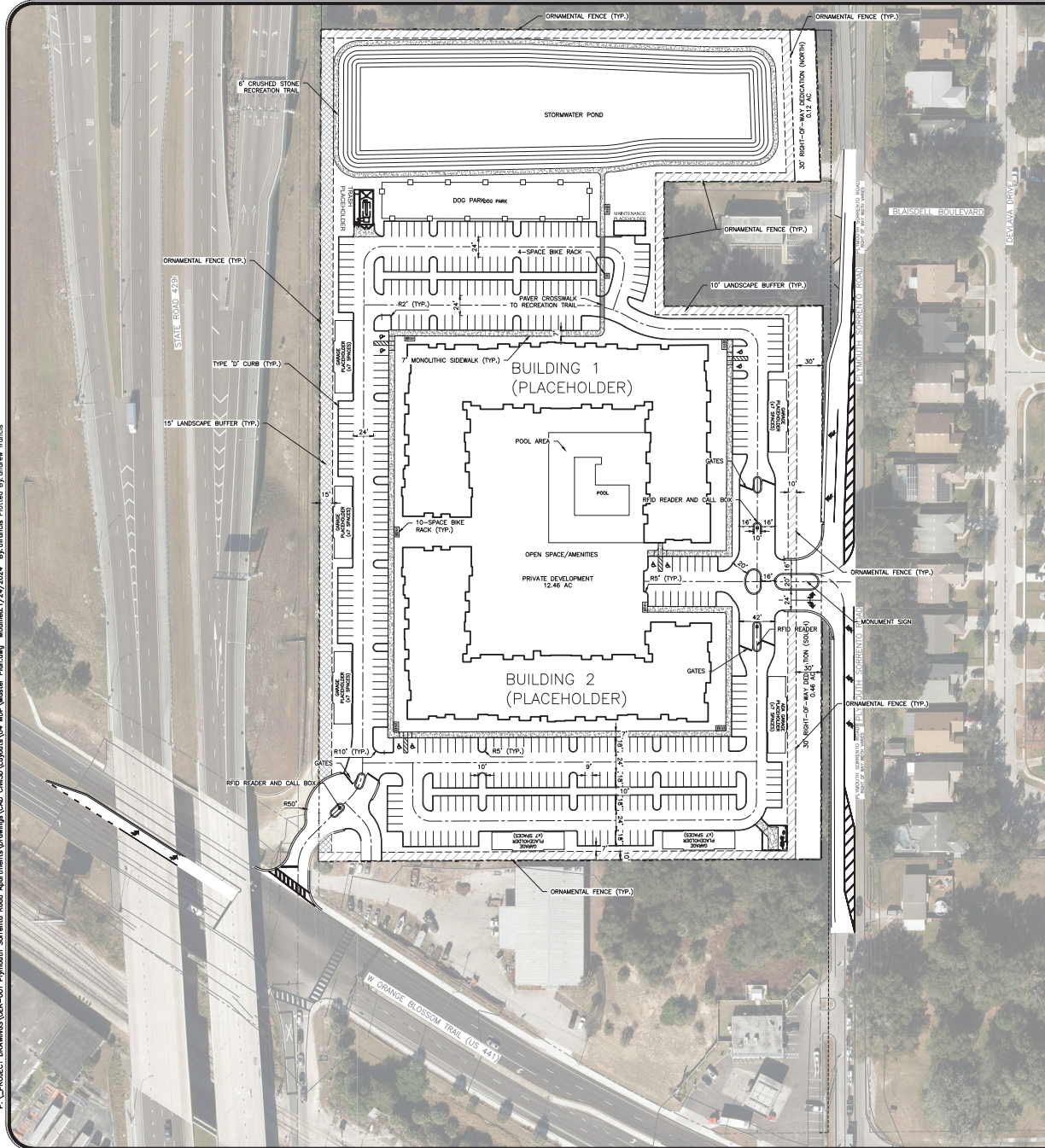
SYMBOL AND ABBREVIATION LEGEND:		
—	STORM DRAINAGE MANHOLE	WELL
—	OVERHEAD ELECTRICAL LINE	CATCH BASIN
⊙	BENCHMARK LOCATION	NATURAL GAS MARKER
⊙	CABLE TELEVISION CABINET	WATER VALVE
⊙	CABLE TELEVISION RISER	FOUND IRON ROD OR PIPE AS NOTED
⊙	CONCRETE POWER POLE	SET 1/2\"
⊙	QUIV WIRE	CENTER LINE
⊙	ELECTRICAL METER	LBS
⊙	WOODEN POWER POLE	LICENSED BUSINESS
⊙	FIBER OPTIC VAULT	PROFESSIONAL SURVEYOR AND MAPPER
⊙	FIBER OPTIC MARKER	PSW
⊙	IRRIGATION VALVE	REINFORCED CONCRETE PIPE
⊙	BOLLARD	BACKFLOW PREVENTER
⊙	SINGLE STAND SIGN	SPOT ELEVATION
⊙	UNKNOWN VAULT	100' TREE LOCATION
⊙		

SHEET 3 OF 49
NOT FOR CONSTRUCTION

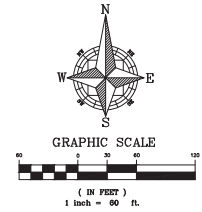
PROJECT: 06-001	DATE: 1/25/24
SHEET: C1.1	
APPIAN ENGINEERING, INC.	
MAJOR DEVELOPMENT PLAN	
PLYMOUTH SORRENTO APARTMENTS	
CITY OF APOPKA, FLORIDA	
CIVIL ENGINEERING & LAND PLANNING	
APPROVED FOR: JAMES L. RICKMAN, PSW #5633	
DATE: 1/25/24	
BY: [Signature]	



	SCALE	1" = 30'	DATE	1/26/24	CIVIL ENGINEERING & LAND PLANNING APPLAN ENGINEERING LLC. (APPLAN.COM - 407/960-9568) 2521 Lee Road, #3007, Wynnton, FL 33092
	DRAWN: A. FRANGIS DESIGNED: S. SIERRA-OL CHECKED: C. SIERRA-OL SHEET C1.2	PROJECT MAJOR DEVELOPMENT PLAN EXISTING CONDITIONS — NORTH PLYMOUTH SORRENTO APARTMENTS CITY OF APOPKA, FLORIDA			



- LEGEND**
- | | |
|---|----------------------|
|  | PROPERTY BOUNDARY |
|  | 10' LANDSCAPE BUFFER |
|  | 15' LANDSCAPE BUFFER |



SITE DATA:

- | | |
|-------------------------------|---|
| 1. OCPA - PARCEL ID: | 06-21-28-7172-08-040, 06-21-28-7172-08-050 |
| 2. PROPERTY ADDRESS: | 750 & 922 WYLMOUTH SORRENTO ROAD
APOPKA, FLORIDA 34712 |
| 3. TOTAL PROPERTY AREA: | 13.04 AC |
| 4. RIGHT-OF-WAY DEDICATION: | 0.58 AC |
| 5. DEVELOPABLE AREA: | 12.46 AC |
| 6. FEMA FIRM MAP FLOOD ZONE: | X
FIRM MAP FLOOD ZONE DATED SEPTEMBER 14, 2015 |
| 7. EXISTING FUTURE LAND USE: | AG, COMM |
| 8. PROPOSED FUTURE LAND USE: | HDR-25 |
| 9. ADJACENT FUTURE LAND USE: | |
| NORTH | R (C(NTY)) |
| SOUTH | C (C(NTY), PD (C(NTY)) |
| EAST | RU (C(NTY)) |
| WEST | COMM (CITY), MU (CITY) |
| 10. EXISTING ZONING: | T, C-C |
| 11. PROPOSED ZONING: | PD |
| 12. ADJACENT ZONING: | |
| NORTH | A-1 (C(NTY)) |
| SOUTH | RS1D (C-C (C(NTY), PD (C(NTY)) |
| EAST | RTF (CITY) |
| WEST | ME-S-GT (CITY) |
| 13. DEVELOPMENT PROGRAM: | 242 UNTS |
| 14. ALLOWED DENSITY (HDR-25): | 25.00 DU/AC |
| 15. PROPOSED DENSITY: | 18.56 DU/AC |
| 16. MAXIMUM BUILDING HEIGHT: | 49 FL |

*BUILDING HEIGHT IS MEASURED AS THE VERTICAL DISTANCE FROM FINISHED GRADE TO THE MEAN HEIGHT LEVEL BETWEEN THE EAVES PER THE CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 10.2.1.

- | | |
|--|------------------------|
| 17. MINIMUM LIVING AREA: | |
| 1 BEDROOM | 690 SF |
| 2 BEDROOM | 1,110 SF |
| 3 BEDROOM | 1,400 SF |
| 18. PARKING SPACES REQUIRED: | 533 SPACES |
| PER SECTION 5.1.A. OF THE CITY OF APOKA 2019 LAND DEVELOPMENT C | |
| (242 DWELLING UNITS x 2 RESIDENT SPACES PER UNIT = 484 SPACES) | |
| (484 RESIDENT SPACES + 6.1 VISITOR SPACE PER RESIDENT SPACE = 49 SPACES) | |
| 19. PARKING SPACES PROPOSED: | |
| 9' X 18' STANDARD SPACES | 367 |
| 12' X 18' ADA SPACES | |
| GARAGE SPACES | |
| ADA GARAGE SPACES | 38 |
| TOTAL | 424 (1.75 SPACES/DU)** |

**REFER TO ALTERNATIVE PARKING ANALYSIS BY TRAFFIC & MOBILITY CONSULTANTS, LLC.

- | | |
|-------------------------------|------------------|
| 20. BICYCLE PARKING REQUIRED: | |
| SHORT TERM (1 PER 20 UNITS) | 13 SPACES |
| LONG TERM (1 PER 4 UNITS) | 61 SPACES |
| TOTAL | 74 SPACES |
| <hr/> | |
| 21. BICYCLE PARKING PROPOSED: | |
| 1x 4-SPACE BIKE RACK | 4 SPACES |
| 7x 10-SPACE BIKE RACK | 70 SPACES |
| TOTAL | 74 SPACES |

- | 22. SETBACKS: | CODE | PROPOSED |
|----------------|--------|-----------|
| FRONT | 25ft. | 100 ft*** |
| REAR | 25 ft. | 100 ft. |
| SIDE | 15 ft | 45 ft. |
| STRUCTURES**** | | |
| CORNER | 25 ft. | N/A |

***MINIMUM FRONT SETBACK MEASURED FROM EDGE OF BUILDING TO WESTERN BOUNDARY OF DEDICATED RIGHT-OF-WAY.

****ACCESSORY STRUCTURES SHALL HAVE A MINIMUM SEPARATION OF 10'.

- | | |
|--------------------------|--------------------------|
| 23. OPEN SPACE REQUIRED: | 30% (3.91 AC) |
| 24. OPEN SPACE PROPOSED: | |
| LANDSCAPE BUFFERS: | ±0.65 AC |
| POOL/AMENITY: | ±1.40 AC |
| DOG PARK/TRAIL: | ±0.79 AC |
| STORMWATER POND (75%): | ±1.29 AC |
| | <u>±4.13 AC (±43.4%)</u> |

25. **PROPOSED AMENITIES:**
ON-SITE LEASING OFFICE
CLUBROOM
RESORT-STYLE SALTWATER POOL
AMENITY DECK
POOL CABANA/PAVILION
RECREATION LAWN
CONFERENCE ROOM
CO-WORKING SPACE
FITNESS CENTER
YOGA LAWN
DOG PARK
PET SPA
OUTDOOR GRILLS
WALKING TRAIL

26. GREEN BUILDING STANDARDS:
-ELEVATE NEW AND/OR EXISTING STRUCTURES
MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION

4.00+ per page

SHEET 6 OF 49

NOT FOR CONSTRUCTION

P:\PROJECT DRAWINGS\06R-001 Plymouth Sorrento Road Apartments\Drawings\CAD\04303\Layouts\04 Map\Master Plan.dwg Modified: 1/24/2024 By: cfrancis

This instrument prepared by and after recording return to:

Jonathan P. Huels
Lowndes
215 N. Iola Drive
Orlando, Florida 32801

[SPACE ABOVE THIS LINE FOR RECORDING DATA]

PLANNED DEVELOPMENT AGREEMENT

THIS PLANNED DEVELOPMENT AGREEMENT ("Agreement") is made this ____ day of _____, 20____, by and between Gary D. Charlton as Trustee for the Gary D. Charlton Living Trust, whose address is 1236 Lavanham Court, Apopka, FL 32712-3069, and Peggy G. Charlton as Trustee for the Peggy G. Charlton Living Trust, whose address is 1236 Lavanham Court, Apopka, FL 32712-3069 ("Owner"), 111 Pursuit LLC, a Florida limited liability company, whose address is 2400 Apopka Blvd., Apopka, FL 32703 ("Developer"), and the CITY OF APOPKA, FLORIDA, a municipality organized and existing under the laws of the State of Florida, whose address is 120 E. Main Street, Apopka, FL 32703 ("City"). Owner, Developer, and the City are sometimes together referred to herein as the "Parties" or separately as a "Party."

RECITALS:

A. Owner is the fee simple owner of that certain real property more particularly described in **Exhibit "A"** attached hereto and incorporated herein ("Property") (for purposes of this Agreement, the aforesaid Property is also herein referred to as the "**Development**").

B. Developer is under contract to purchase the Property from Owner for the purpose of developing the Property pursuant to that certain Planned Development / Master Plan for Plymouth Sorrento Apartments (the "**PD Plan**") prepared by Appian Engineering LLC (the "**Engineer**"), and this Agreement.

C. The Developer desires to develop the Property as a two hundred forty-two (242) unit apartment complex, together with related amenities as more particularly set forth in the PD Plan ("**Intended Improvements**").

D. State law and the City require that Developer develop the Property in accordance with the City's Comprehensive Plan ("**Comprehensive Plan**"), its Land Development Code ("**LDC**"), and the terms and conditions of this Agreement.

E. Pursuant to the City's Land Development Code ("**LDC**") Section 3.7.2.F.2, this Agreement is a required component for the establishment of a PD district to, *inter alia*, establish the conditions related to the approval of the PD Plan, the provision of public facilities in the Development, the environmental protection of the Property, the community benefits and amenities

in the Development, and all other provisions determined by the City to be relevant and necessary to the development of the Property.

F. The current zoning classification of the Property is Community Commercial and Transitional (T), and the Owner and Developer desire to change the zoning classification of the Property to Planned Development (PD) pursuant to the PD Plan, the LDC and the Comprehensive Plan.

G. The Owner, Developer, and City desire to enter into this Agreement to facilitate development of the Property in accordance with the PD Plan in a mutually agreeable manner, resolve any inconsistencies in applicable provisions of the LDC with the PD Plan, and set forth the agreements and conditions that shall be applicable throughout the Development.

H. The terms and conditions set forth in this Agreement are consistent with and further the goals, objectives, and policies of the Comprehensive Plan, and construction of the Development pursuant to the PD Plan and Standards, and this Agreement will provide the City and its residents with a quality residential development which meets or exceeds the requirements of the LDC, and which will provide recreational / open spaces for resident use, and preserve natural habitat and wetland areas.

I. The Development is approved for development pursuant to the PD Plan, a copy of which is attached hereto as **Exhibit "B"** and is incorporated herein, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the premises and mutual covenants contained herein, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the parties hereto, the parties hereto, intending to be legally bound, hereby covenant and agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **Development Specifications.** The Development consists of the following:

- Gross Acreage: 13.04 acres +/-
- Net Developable Acreage (gross acreage less surface waters, wetlands and upland floodplains): 13.04 acres +/-
- Net Residential Density: 18.56 u./a.c
- Maximum Number of Dwelling Units Allowed: 242
- Total Number of Dwelling Units Proposed: 242
- Phasing: The Development will be developed and constructed concurrently but the individual sections of buildings will be phased for final inspections and certificates

of Occupancy. The internal site phasing schedule will be defined during the Major Development Plan and Construction Site Plan for the Development.

3. Provision of Public Facilities:

a) Right of Way:

i. Developer will convey to City a 3½-foot strip adjacent to existing right-of-way in conjunction with future expansion of Plymouth Sorrento Road prior to final certificate of occupancy.

b) Utilities:

i. Potable water, reclaimed water, and wastewater services shall be provided by the City. Developer shall be responsible for the design and installation of on-site potable water, reclaimed water, and wastewater facilities in compliance with applicable City, State of Florida, and federal regulations. Easements necessary for the construction, installation, and maintenance of the City Owned on-site potable water, reclaimed water and wastewater facilities shall be granted to the City prior to issuance of final certificate of occupancy.

ii. Electric services shall be provided by Duke Energy. Easements necessary for the construction, installation, and maintenance of the on-site electric facilities shall be granted to the provider prior to issuance of final certificate of occupancy.

iii. Cable television / telecommunications services shall be provided by Charter Communications aka Spectrum or Century Link (aka Lumen). Easements necessary for the construction, installation, and maintenance of the on-site cable television / telecommunications facilities shall be granted to the provider prior to issuance of final certificate of occupancy.

iv. Fire protection services shall be provided by the City. Developer shall be responsible for the design and installation of on-site fire protection facilities in compliance with applicable City, State of Florida, and federal regulations. Easements necessary for the construction, installation, and maintenance of the City Owned on-site fire protection facilities shall be granted to the City prior to issuance of final certificate of occupancy.

v. Solid waste / trash collection services shall be provided by the City of Apopka.

c) Stormwater:

11. **Entire Agreement and Amendment.** This Agreement sets forth the entire agreement between Owner, Developer, and City relating to the subject matter herein and supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, between the parties. Any amendment to this Agreement shall only be effective if in writing, executed by Owner, Developer, and City, and recorded in the Public Records of Orange County, Florida.

12. **Default.** Failure by any Party to perform any of its obligations hereunder shall constitute a default entitling any non-defaulting Party to pursue such remedies as may be available to it under Florida law or equity, including, without limitation, an action for specific performance and/or injunctive relief, writ of mandamus, or termination ^{hereof}. Prior to termination of this Agreement or either Party filing an action as a result of a default under this Agreement, the non-defaulting Party shall first provide the defaulting Party with written notice of said action. Upon receipt of said notice, the defaulting Party shall be provided a thirty (30) day opportunity in which to cure the default, except where otherwise provided herein.

13. **Attorney's Fees.** In the event of any dispute hereto and of any action to interpret or enforce this Agreement, any provision hereof or any matter arising herefrom, the prevailing party shall be entitled to recover its reasonable costs, fees and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney (in-house and outside counsel), paralegal and legal research fees, costs and expenses and other professional fees, costs and expenses whether suit be brought or not, and whether in settlement, in any declaratory action, in any bankruptcy case or proceeding, at trial or on appeal or at any rehearing.

14. **Force Majeure.** Except as otherwise expressly provided in this Agreement, no Party shall be liable for any breach of this Agreement for any delay or failure of performance resulting from any cause beyond such Party's reasonable control, including but not limited to the weather, strikes or labor disputes, adverse rulings in third-party lawsuits, casualty, war, terrorist acts, riots or civil disturbances, acts of civil or military authorities, pandemics, or acts of God, or governmental action in response to such causes (individually, a "**force majeure**") provided the Party affected takes all reasonably necessary steps to resume full performance.

15. **Construction.** Each party hereto hereby acknowledges that all parties hereto participated equally in the drafting of this Agreement and that, accordingly, no court construing this Agreement shall construe it more stringently against one party than the other. As used in this Agreement, the plural includes the singular, and the singular includes the plural. Use of one gender includes all genders. Substitutes of Paragraphs used in this Agreement are for convenient reference only and shall include, define, or otherwise affect the substance or construction of provisions of this Agreement.

16. **Execution and Counterparts.** To facilitate execution, the parties hereto agree that this Agreement may be executed in as many counterparts as may be required and it shall not be necessary that the signature of, or on behalf of, each party, or that the signatures of all persons required to bind any party, appear on each counterpart; it shall be sufficient that the signature of, or on behalf of, each party, or that the signatures of the persons required to bind any party, appear on one or more of such counterparts. All counterparts shall collectively constitute a single agreement.

i. Stormwater for the proposed development is proposed to utilize a traditional excavated stormwater management facility.

4. Community Benefits and Amenities:

a) **Open Space Set Aside Area Requirements.** Pursuant to LDC Section 5.4, Table 5.4.4 Required Open Space Set Aside Area is 30% of Net Developable Acreage for residential PD Districts. Based upon a Net Developable Acreage of 13.04 acres, the Required Open Space Set Aside Area for the Development is 3.91 acres. The PD Plan contemplates a total Open Space Set Aside Area of 4.13 acres, which is 32% of Net Developable Acreage in the Development, exceeding the Open Space Set Aside requirements of the LDC.

b) **Active Recreation Area Requirements.** Pursuant to LDC Section 5.4, Table 5.4.5, Active Recreation Area is included within the Open Space Set Aside Area. The PD Plan contemplates a total Active Recreation Area of 2.9 acres, which is 55% of the required Open Space Set Aside Area.

c) **Amenities.** The following amenities will be provided within the Development:

- On-site Leasing Office
- Clubroom
- Resort-Style Saltwater Pool
- Amenity Deck
- Pool Cabana/Pavilion
- Recreation Lawn
- Conference Room
- Co-Working Space
- Fitness Center
- Yoga Lawn
- Dog Park
- Pet Spa
- Outdoor Grills
- Walking Trail

5. **Development of Subject Property.** Except as otherwise set forth herein as the responsibility of the City, Developer shall design, permit and construct, at its own cost and expense, all Intended Improvements related to the Development. If applicable, the City and Developer shall enter into an Improvement Agreement consistent with the provisions set forth in Section 5.15, LDC prior to commencement of construction of the Development.

a) **Improved Architectural Design.** The Intended Improvements shall comply Section 3.2.2 - Multi-family Architecture, City of Apopka Design Guidelines (the "**Design Guidelines**"). Pursuant to the Design Guidelines, the buildings shall have a recognizable top including roof overhangs, richly textured materials and/or differently colored materials. All support structures shall be of a similar style, color, design, and materials as used for the

principal structure. Mechanical equipment on the ground shall have associated landscape screening.

b) **Green Building.** The Development shall comply with Section 5.11, LDC, and incorporate at least four (4) points from the options set forth in Table 5.11.A.1.R, LDC. Subject to final design requirements, the Property will be developed utilizing the following Green Building Standards:

- Resiliency to Natural Hazards:** Elevate structures more than 3 feet above base flood elevation (BFE) (4.0 points based on proposed FFE minimum of 122 feet which is 55.1 feet above BFE which is at elevation 60.5 feet).

Notwithstanding the foregoing, Developer shall be permitted to use alternative Green Building Standards or additional Green Building Standards to comply with Section 5.11, LDC, which may be addressed during the Construction Plan approval process.

c) **Construction Plans.** The Intended Improvements shall be constructed in accordance with the construction plans approved by City through its standard plans review process.

d) **Impact Fees.** At the time of issuance of any building permits for the Development, Developer shall pay all applicable impact fees in amounts which are in effect at the time of building permit issuance.

6. **Consistency with Comprehensive Plan.** City hereby finds that this Agreement is consistent with the Comprehensive Plan and other City governing documents, including but not limited to the LDC, and is a legislative act of the City Council. City further finds that this Agreement promotes the public health, safety, and welfare, and is consistent with, and a proper exercise of, City's powers under the Municipal Home Rule Powers Act, as provided in Section 2(b), Article VIII of the Florida Constitution, Chapter 160.02, Florida Statutes, and City's police powers.

7. **Justifications for Residential Development Standards.** The purpose of the Planned Development district, per Section 3.7.2.A, LDC, is to encourage innovative, integrated, and efficient land planning and physical design concepts to achieve a high quality of development, environmental sensitivity, energy efficiency, and adequate public facilities and services by, *inter alia*:

- reducing the inflexibility of zoning district standards;
- allowing greater flexibility in the form and design of development, pedestrian and traffic circulation, respecting natural features of the land and protecting the environment, and the location and integration of open space and civic space into the development;
- allowing more efficient use of land, with smaller networks of streets and utilities;

way; d) providing pedestrian connections within the site and the public right-of-way;

e) promoting development forms and patterns that respect the character of established surrounding neighborhoods.

8. **Minor Amendments and Adjustments to Approved PD Plan.** The Parties agree that a Development of this type requires ongoing day-to-day decisions that may result in minor or insignificant changes to the Development (in addition to administrative adjustments). Such "Minor Adjustments" are those which do not materially affect or modify the Development and are typical of developments of this type. No such Minor Adjustment may modify or otherwise adversely impact the criteria outlined in the approved PD Plan. Developer is authorized to make such Minor Adjustments as are necessary in its professional discretion and in the ordinary course of business with prior approval of City or the City Designer. If Developer is in doubt as to whether a matter is a Minor Adjustment, Developer may from time to time request the concurrence of the City Designer that a particular matter involves a Minor Adjustment, which request for concurrence shall be in writing, and which concurrence shall also be in writing and shall be binding upon City and the Developer.

9. **Obligation to Adhere to Requirements of Law.** Owner, Developer and City agree that each Party and its respective successors and assigns will be bound by the provisions of this Agreement, as well as all applicable Federal, State, and local law, as the same may be amended or created from time to time. No clause or provision of this Agreement shall be construed to excuse the observance of any requirement of any law by Owner, Developer or City. Failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve Owner, Developer or City of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction.

10. **Binding Effect.** All terms and provisions of this Agreement are binding upon the parties hereto and their respective successors and assigns and all rights, privileges, benefits, and burdens created hereunder are covenants running with the Property, binding upon, and inuring to the benefit of the parties hereto and their respective successors and assigns. Each Party acknowledges and agrees that the other shall have the right to assign its rights and obligations under this Agreement to any of its successors or assigns.

Notwithstanding anything in the foregoing, or elsewhere in this Agreement, to the contrary, this Agreement and all covenants created hereunder shall be released from, and shall no longer encumber, title to, any portion of the Property that is conveyed, by plat or otherwise, to the City, County, or other applicable local government.

Within fifteen (15) days following the written request of Owner or Developer, City shall execute an instrument in recordable form acknowledging that any and all obligations under and pursuant to this Agreement have been fully satisfied and performed, or specifying which, if any, obligations under this Agreement remain unsatisfied or unperformed, and Owner or Developer may record any such instrument in the Public Records of Orange County, Florida.

17. **Governing Law/Venue.** This Agreement shall be governed by and construed under the laws of the State of Florida. Venue for any action arising out of this Agreement shall be Orange County, Florida.

18. **Notices.** Any notice, request, demand, instruction or other communication to be given to either party hereunder shall be in writing and shall be (i) hand delivered, or (ii) sent by Federal Express or a comparable overnight mail service, or (iii) mailed by U.S. registered or certified mail, return receipt requested, postage prepaid, or (iv) transmitted by e-mail, facsimile or teletypewriter with a copy of such notice promptly delivered by one of the other approved methods specified herein; the Parties at their respective addresses set forth below. Any notice delivered as aforesaid shall be deemed to have been given upon actual delivery of said notice at the appropriate address set forth below or upon return by the addressee to accept delivery of such notice. Each party's counsel is expressly permitted to execute and deliver notices for its respective client. The addressee and addresses for the purpose of this Paragraph 20 may be changed by giving notice of such change in compliance with this Paragraph 20. Unless and until such written notice is delivered, the last address and address stated herein shall be deemed to continue in effect for all purposes hereunder.

If to City: City of Apopka
Attn: City Admin Assistant
120 E. Main Street
Apopka, Florida 32703

If to Owners: Gary D. Charlton as Trustee for the Gary D. Charlton Living Trust
1236 Lavanham Court
Apopka, FL 32712-3069

Peggy G. Charlton as Trustee for the Peggy G. Charlton Living Trust
1236 Lavanham Court
Apopka, FL 32712-3069

If to Developer: 111 Pursuit LLC
Attn: Erik Hoverson
2400 Apopka Blvd.
Apopka, FL 32703

With copy to: Lowndes
Attn: Jonathan P. Huels
215 N. Iola Drive
Orlando, Florida 32801

19. **Recording in Public Records.** A memorandum of this Agreement, executed by both Parties shall be recorded in the Public Records of Orange County, Florida. The City Clerk shall ensure the proper recording is accomplished within fourteen (14) days after the execution of this Agreement by the Parties.

CIVIL ENGINEERING LAND PLANNING		DATE	BY
PD DEVELOPMENT STANDARDS		DATE	BY
MAJOR DEVELOPMENT PLAN		DATE	BY
PLYMOUTH SORRENTO APARTMENTS		DATE	BY
CITY OF APOPKA, FLORIDA		DATE	BY
SCALE	N/A	SHEET	C2.1
PROJECT	06R-001	DATE	1/25/24
DESIGNED BY	A. FRANCIS	DATE	1/25/24
CHECKED BY	J. FRANCO	DATE	1/25/24
APPROVED BY	J. FRANCO	DATE	1/25/24
APPIAN ENGINEERING LLC			
2021 Lee Road, Room 277, Warm Springs, Florida 32789			
APPROVED FOR CONSTRUCTION			
No. 90745			
STATE OF FLORIDA			
PROFESSIONAL ENGINEER			

SHEET 7 OF 49
NOT FOR CONSTRUCTION



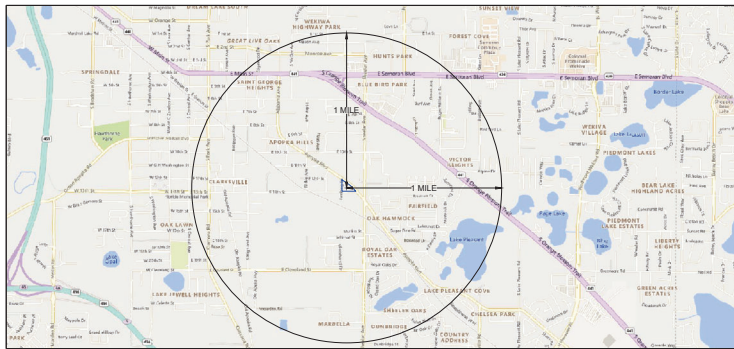
SITE CONSTRUCTION PLANS

FOR

TRINITY CONSTRUCTION

(875 E 13TH ST, APOPKA, FL 32703)

PARCEL ID#:15-21-28-0000-00-095, 15-21-28-0000-00-096



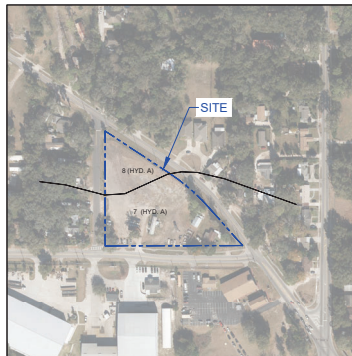
LOCATION MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 2000'



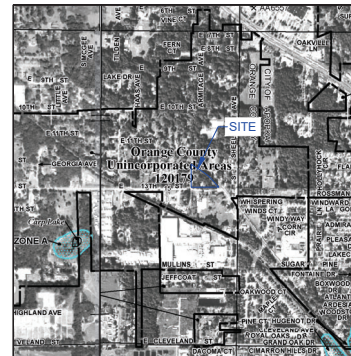
AERIAL MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 2000'



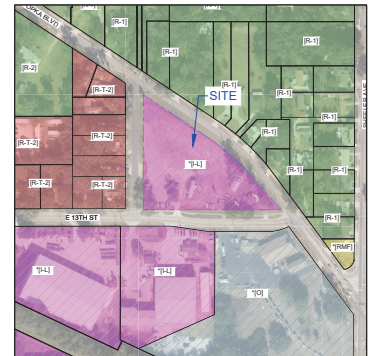
QUAD MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 2000'



SOILS MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 200'



FEMA MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 1000'



ZONING AND FUTURE LAND USE MAP
SEC 15 - TWP 21S - RNG 28E
SCALE: 1" = 200'

OWNER / APPLICANT
ADAMS BROTHERS CONSTRUCTION CO., INC.
800 EAST 13TH STREET
APOPKA, FL 32703
407-886-3455
ANTHONY W. ADAMS, PRESIDENT / DIRECTOR
1442 ATLANTIS DRIVE
APOPKA, FL 32703

CIVIL ENGINEER
CIVIL ENGINEERING SOLUTIONS, INC.
322 NORTH ROCKINGHAM AVE.
TAVARES, FL 32778
352.742.2011 FAX: 352.742.5044
DAVID CLUTTS, P.E., PRESIDENT

LANDSCAPE ARCHITECT
L.R. HUFFSTETTLER, INC.
3655 LAKE VALE DRIVE
GRAND ISLAND, FL 32735
352.516.5254

ARCHITECT
BEYOND 2 DIMENSIONS, INC.
JOHN D. YOUNGMAN (AR 9601)
421 EAST SR. 434, SUITE 1015
LONGWOOD, FLORIDA 32750
407.497.0090

GENERAL NOTES:

1. PARCEL INFORMATION
 - 1.1. ALTERNATE KEY: 15-21-28-0000-00-095, 15-21-28-0000-00-096
 - 1.2. SITE AREA: 103.42-SF (2.38-AC)
 - 1.3. FLUCCS VEGETATIVE COVER: MEDIUM DENSITY, 2+5 DWELLING UNITS/ACRE (1200)
2. ZONING
 - 2.1. EXISTING ZONING: J-4 LIGHT INDUSTRIAL (CITY OF APOPKA)
 - 2.2. EXISTING FUTURE LAND USE: (IND) - INDUSTRIAL (CITY OF APOPKA)
3. BUILDING INFORMATION
 - 3.1. FLOOR AREA RATIO
 - 3.1.1. MAX ALLOWABLE F.A.R.: 0.4 (41,388-SF)
 - 3.2. BUILDING SETBACKS
 - 3.2.1. FRONT (SOUTH): 10'
 - 3.2.2. FRONT (NORTHEAST): 10'
 - 3.2.3. SIDE (WEST): 30'
 - 3.3. LANDSCAPE BUFFERS
 - 3.3.1. FRONT (SOUTH): 15'
 - 3.3.2. FRONT (NORTHEAST): 15'
 - 3.3.3. SIDE (WEST): 15'
 - 3.4. IMPERVIOUSNESS
 - 3.4.1. SHOWN: 1.40-AC (59.1%)
4. UTILITIES
 - 4.1. WATER: CITY OF APOPKA
 - 4.2. SEWER: CITY OF APOPKA
 - 4.3. LIGHTING & PHOTOMETRIC PROVIDED BY OTHERS
5. FLOOD FLOOD MAP
 - 5.1. SITE DOES NOT LAY WITHIN FLOOD ZONE (FEMA MAP PANEL: 12060C0000, DATE: 05/05/2009)
6. SITE SOILS INCLUDE:
 - 6.1. 7 - CANDLEURBAN COMPLEX, 0 TO 5 PERCENT (HYD. GROUP X)
 - 6.2. 9 - CANDLEURBAN COMPLEX, 5 TO 12 PERCENT (HYD. GROUP X)
7. SURVEY
 - 7.1. PROVIDED BY: H&H SURVEY CONSULTANTS
8. DATUM
 - 8.1. 11.1. VERTICAL: NAVD83
 - 8.2. 11.2. HORIZONTAL: NAD83
 - 8.3. 11.3. PERPETUATE EXISTING MONUMENTATION

PROPERTY DESCRIPTION

PARCEL ID: 15-21-28-0000-00-096
THAT PART OF SEC 14 OF SE 1/4 OF NE 1/4 LYING S & W OF OLD APOPKA RD (LESS RW ON S) IN SEC 15-21-28
PARCEL ID: 15-21-28-0000-00-095
E 110 FT OF W 1/2 OF SEC 14 OF NE 1/4 LYING S OF PAVED RD (LESS W 20 FT THEREOF FOR RW) & (LESS S 30 FT THEREOF TAKEN FOR RW PER CR 5305/1061) IN SEC 15-21-28

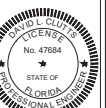
CIVIL ENGINEER'S TABLE OF SHEETS

C0.00 - COVER
C1.00 - EXISTING CONDITIONS
C2.00 - TREE REMOVAL & PROTECTION PLAN
C3.00 - STORMWATER POLLUTION PREVENTION PLAN
C4.00 - SITE PLAN
C5.00 - PAVING, GRADING & DRAINAGE PLAN
C6.00 - CROSS SECTIONS & DETAILS
C7.00 - LIFT STATION DETAIL
C7.01 - GENERAL NOTES
C7.02 - STORMWATER AND UTILITY DETAILS
C7.03 - UTILITY DETAILS
C8.00 - FIRE ACCESS INFORMATION SHEET

REVISIONS:

Civil Engineering Solutions, Inc.
Civil & Environmental Engineering
300 West Rockingham Ave., Tavares, FL 32778
Phone: 352.742.2011 Fax: 352.742.5044
www.civil-engineering.com

TRINITY CONSTRUCTION
SITE CONSTRUCTION PLANS
APOPKA, FLORIDA



David Clutts
2024.01.25
16:58:53
-0500

THIS DOCUMENT HAS BEEN DIGITALLY
SIGNED AND SEALED BY
DAVID CLUTTS
CIVIL ENGINEERING SOLUTIONS, INC.
TAVARES, FLORIDA 32778
TEL: 352.742.2011
FAX: 352.742.5044

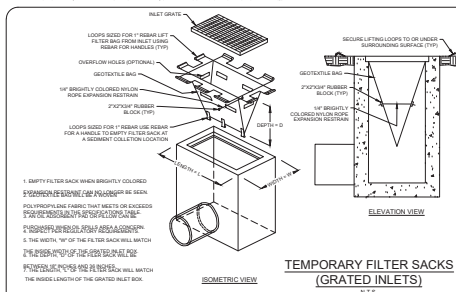
DRAWN BY: WG
CHECKED BY: DC
FILE NUMBER:
23117-01
ISSUE DATE:
01/25/2024
SHEET SIZE:
24 X 36

COVER

SHEET NUMBER
C0.00

[illegible][illegible]

NPDES STORMWATER NOTICES CENTER, MS 82510
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
2000 BANK OF AMERICA DRIVE
TALLAHASSEE, FLORIDA 32399-2450
FOR A SUMMARY OF THE NPDES PERMIT TO THE OPERATOR OF THE USA
IN THE STATE OF FLORIDA, PLEASE CONTACT THE REGIONAL OFFICE, REGIONAL MEASURES AND ADDITIONAL INFORMATION.

[illegible][illegible]

PROPERTIES	TEST METHOD	UNITS
WIND TENSILE STRENGTH	ASTM D-4832	280 LBS
WIND TENSILE ELONGATION	ASTM D-4832	100%
TEAR RESISTANCE	ASTM D-4833	125 LBS
PULL-OUT	ASTM D-3796	800 LBS
TRANSPARENCY	ASTM D-4833	125 LBS
UV RESISTANCE	ASTM D-4833	125 LBS
APPROXIMATE OAR SIZE	ASTM D-4711	48 IN. DEW
FLOW RATE	ASTM D-4841	60 GAL./MIN./IN. DWT
PERFORATION	ASTM D-4841	1.5 SEC./IN.

LOW TO MODERATE FLOW GEOTEXTILES FABRIC SPECIFICATIONS		
PROPERTIES	TEST METHOD	UNITS
WIND TENSILE STRENGTH	ASTM D-4832	280 LBS
WIND TENSILE ELONGATION	ASTM D-4832	100%
TEAR RESISTANCE	ASTM D-4833	125 LBS
PULL-OUT	ASTM D-3796	600 LBS
TRANSPARENCY	ASTM D-4833	60 LBS
UV RESISTANCE	ASTM D-4833	20 LBS
APPROXIMATE OAR SIZE	ASTM D-4711	20 IN. DEW
FLOW RATE	ASTM D-4841	250 GAL./MIN./IN. DWT
PERFORATION	ASTM D-4841	1.5 SEC./IN.

[illegible]

CONTRACTOR COPY ONTO 8-1/2" x 11"
TO CREATE REPORT FORMS

[illegible]

2. PRIOR TO ANY CONSTRUCTION ACTIVITIES AND/OR CLEARING AND GRUBBING THE PERMITTEE SHALL FENCE MUST BE IN PLACE AS SHOWN ON THIS PLAN.

3. MEET ON SITE WITH CONTRACTOR TO DISCUSS IMPLEMENTATION OF PERMITTER CONDITIONS, BINDINGS AND DISAGREES.

3. CONSTRUCT ACTION BASIN TO WITHIN ONE FOOT OF FINISHED GRADE IN CONFORMANCE WITH ROUGH GRADING. RETENTION BASIN MUST BE PROPERLY STABILIZED PRIOR TO DIRECTING STORMWATER TO THE BASIN. THIS CAN BE ACCOMPLISHED BY TEMPORARY SEEDS AND MULCHING OR BY PERMANENT SOODING OF SOILS. ALL DISTURBED AREAS MUST BE STABILIZED IMMEDIATELY IF THEY ARE TO BE FOLLOWED UP BY A INSTALLATION OF PERMANENT VEGETATION. IF THE BASIN IS TO BE USED FOR ANY OTHER PURPOSES, IT MUST BE IMPLEMENTED IMMEDIATELY. FOLLOWS MUST PREVENT SIGNIFICANT BUILDING IN THE RETENTION BASIN AND STORMWATER PIPE SYSTEM.

4. FINAL GRADING AND PERMANENT STABILIZATION TO BE IN PLACE AT THE COMPLETION OF CONSTRUCTION ACTIVITIES. THE ENTIRE STORMWATER BASIN SHALL BE FENCED AND MONITORED BY THE PERMITTEE.

5. BUILT FOR THE APPROVED STORMWATER PLANS AND PERFORM AS DESIGNED. SUBSTANTIAL DEVIATIONS FROM THE APPROVED STORMWATER PLANS REQUIRE A REVISION TO THE PLAN AND A REVISION TO THE PERMIT.

BY CERTIFYING UNDER PENALTY OF LAW THAT I UNDERSTAND, AND SHALL COMPLY WITH THE TERMS AND CONDITIONS OF THE FLORIDA GENERAL PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES AND THIS STORMWATER POLLUTION PREVENTION PLAN PREPARED THEREUNDER:

SIGNATURE _____ DATE _____

PRINT NAME _____

ADDRESS _____

NOTE: INSTALL EROSION CONTROL FEATURES PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THIS SITE.

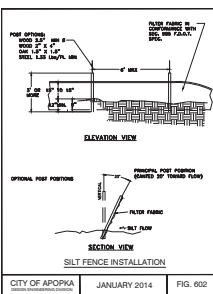
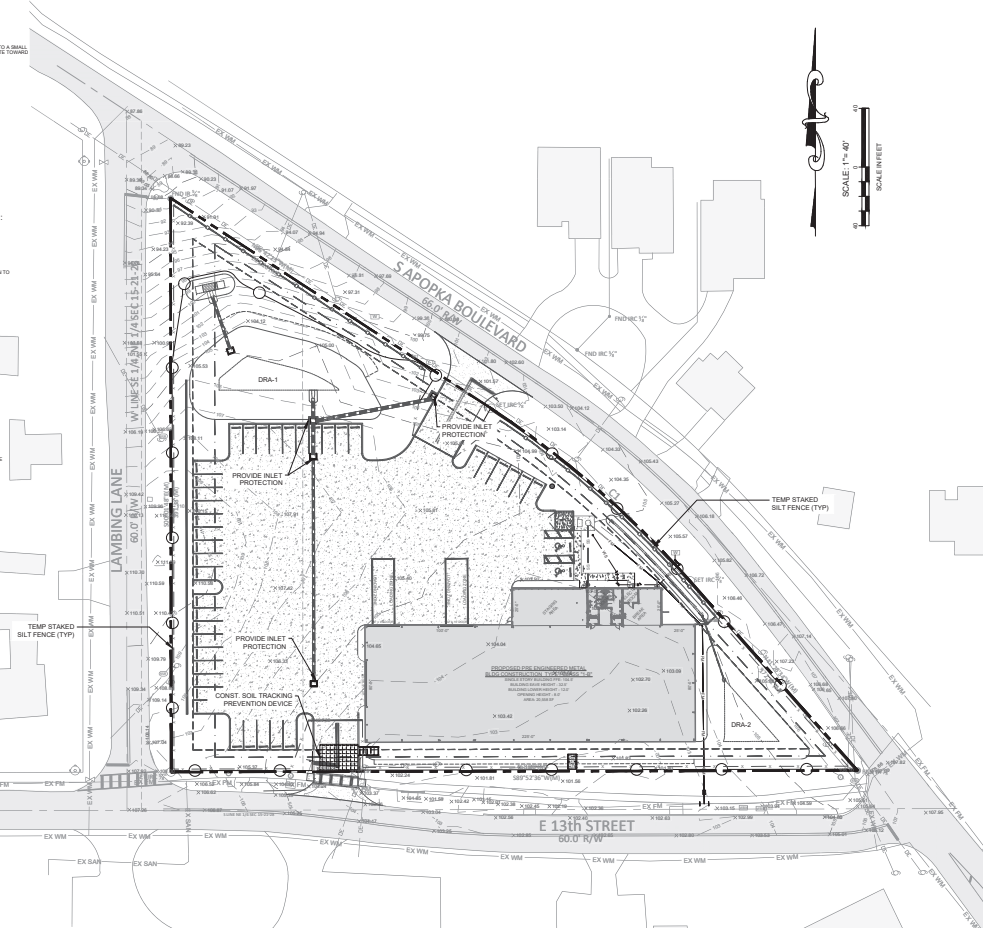
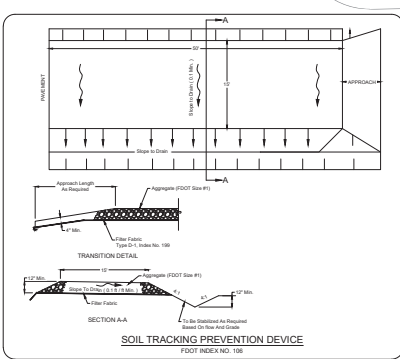
THE UNDERSIGNED INDURES THAT THE SURFACE WATER AND STORMWATER MANAGEMENT MEASURES PROPOSED IN THE PLAN WILL BE EFFECTIVELY IMPLEMENTED UNTIL COMPLETION OF THE PROJECT OR UNTIL THE PERMANENT SURFACE WATER MANAGEMENT SYSTEM IS OPERATIONAL.

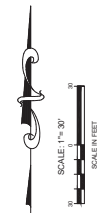
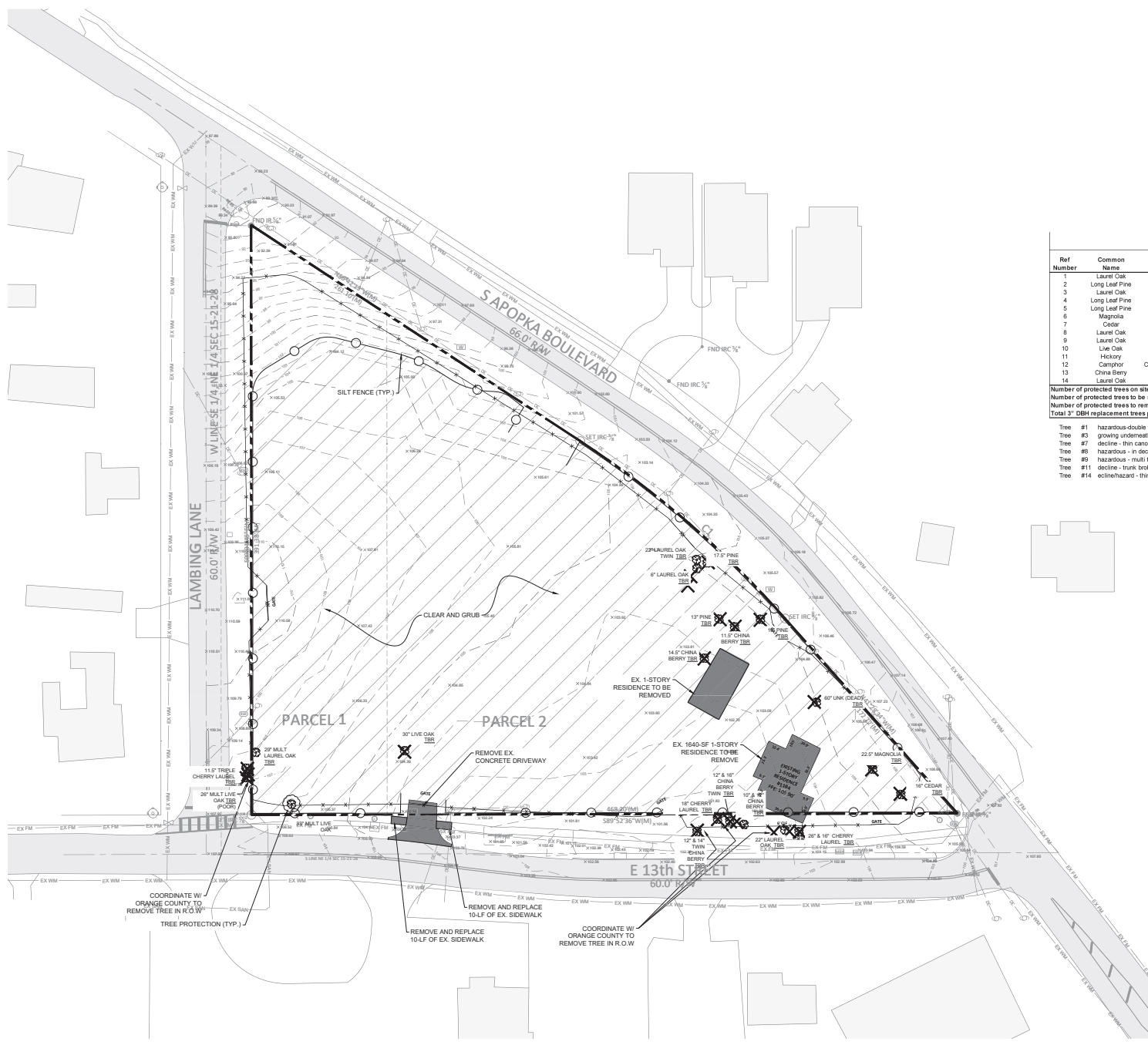
NAME _____

COMPANY _____

SIGNATURE _____

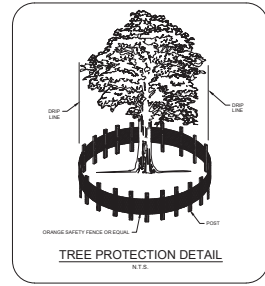
DATE _____





Ref Number	Common Name	Botanical Name	DBH Inches	Trunks	Trees Removed	DBH Inches Removed	Replacement Trees	Notes
1	Laurel Oak	Quercus laurifolia	22	2	1	44		decline/hazard*
2	Long Leaf Pine	Pinus palustris	17.5	1	1	17.5	5.83	native/good decline*
3	Laurel Oak	Quercus laurifolia	6	1	1	6		native/good decline*
4	Long Leaf Pine	Pinus palustris	13	1	1	13	4.33	native/good decline*
5	Long Leaf Pine	Pinus palustris	18	1	1	18	6.00	native/good decline*
6	Magnolia	Magnolia grandiflora	22.5	1	1	22.5	7.50	native/good decline*
7	Cedar	Juniperus virginiana	16	1	1	16		decline/hazard*
8	Laurel Oak	Quercus laurifolia	29	1	1	29		decline/hazard*
9	Live Oak	Quercus virginiana	14	3	1	42		native/good decline*
10	Live Oak	Quercus virginiana	16.5	2				decline/hazard*
11	Hickory	Carya spp.	60	1	1	60		decline/hazard*
12	Campthor	Cinnamomum camphora	14.5	1	1			invasive/exotic
13	China Berry	Melia azadirach	11.5	1	1			invasive/exotic
14	Laurel Oak	Quercus virginiana	16.5	1	1	16.5		decline/hazard*
Number of protected trees on site			12		11	284.5	23.67	
Number of protected trees to be removed			1				26.00	
Number of protected trees to remain Total 3" DBH								
Total 3" DBH replacement trees provided								

- Tree #1 hazardous-double trunk with inclusions, severe pruning, mastetoe infestation, thinning crown
- Tree #3 growing underneath #1, leaning west, uneven canopy
- Tree #7 decline - thin canopy
- Tree #8 hazardous - in decline, canopy deadwood, trunk damaged, mastetoe infestation
- Tree #9 hazardous - multi trunk, decline, thinning canopy, dropping large branches, multiple inclusions in trunk
- Tree #11 decline - trunk broken off at 10', structural damage with peeling bark, sucker growth
- Tree #14 decline/hazard - thinning canopy, proximity to power line, uneven canopy from severe pruning



LEGEND

--- T&B BOUNDARY LINE

X / T&B BOUNDARY LINE

--- TREE TO BE REMOVED

--- APPLY TREE PROTECTION MEASURES

--- AREA TO BE CLEARED & GRUBBED

REVISIONS:

Civil Engineering Solutions, Inc.

Civil & Environmental Engineering

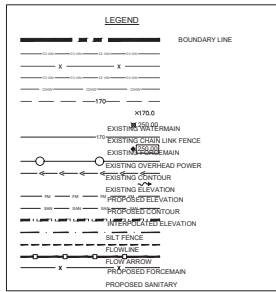
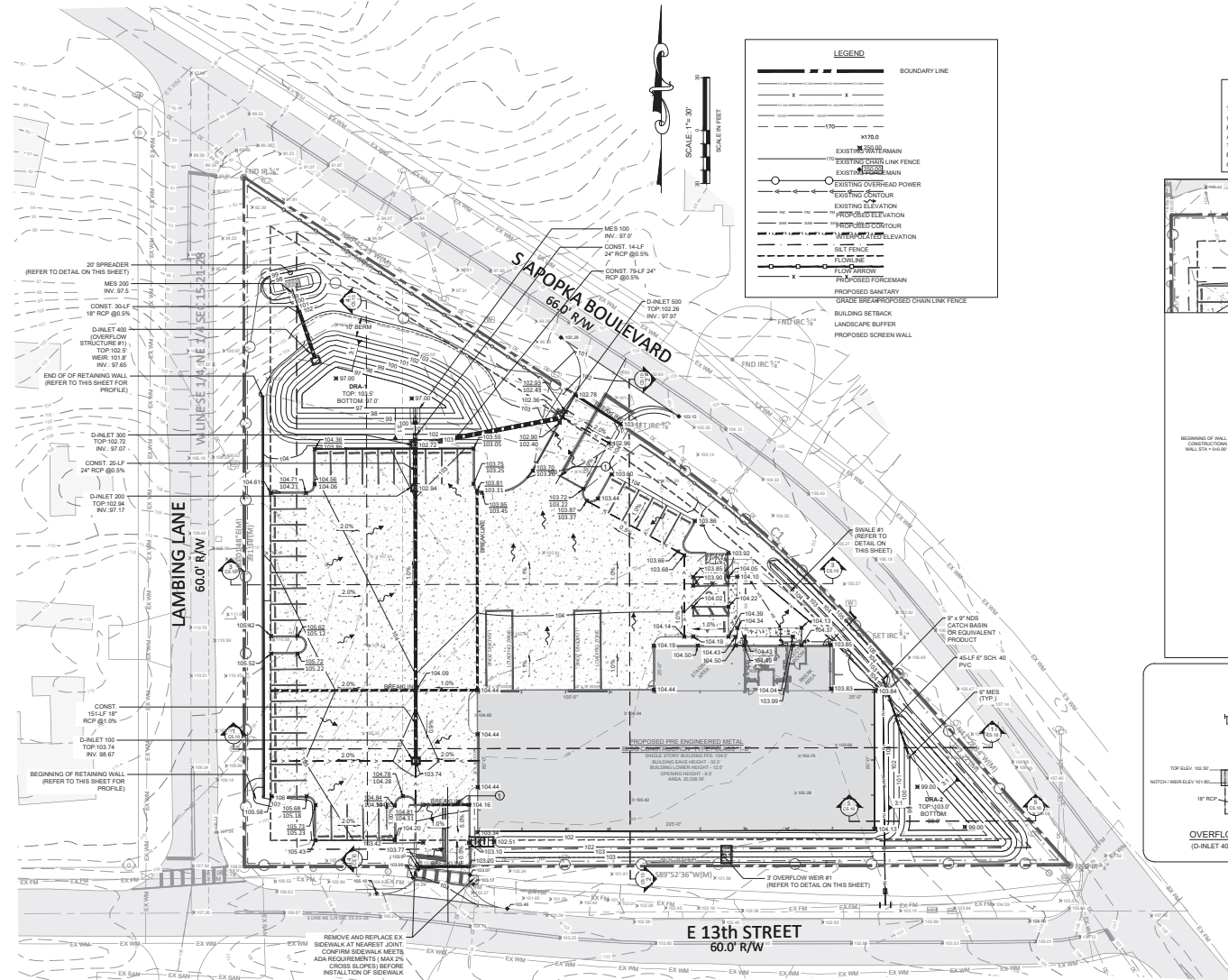
300 West Washington Ave., Tampa, FL 33679
 Phone: (813) 241-1111 Fax: (813) 241-1112
 Email: info@civilsolutions.com Website: www.civilsolutions.com

TRINITY CONSTRUCTION
SITE CONSTRUCTION PLANS

APOLKA, FLORIDA

NO. 47894
STATE OF FLORIDA
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE: 12/31/2024

DRAWN BY: WG
CHECKED BY: DC
FILE NUMBER: 23117-01
ISSUE DATE: 01/25/2024
SHEET SIZE: 24 X 36
DEMOLITION PLAN
SHEET NUMBER: C3.00



NOTICE TO CONTRACTOR

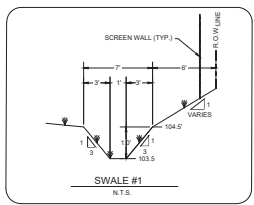
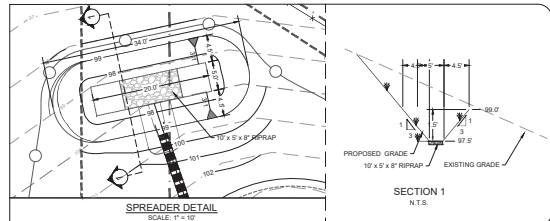
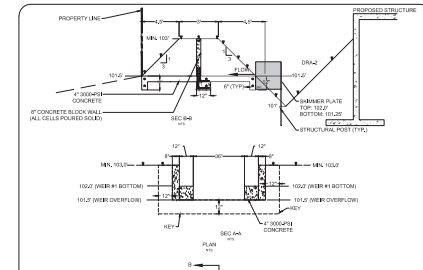
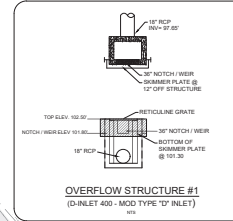
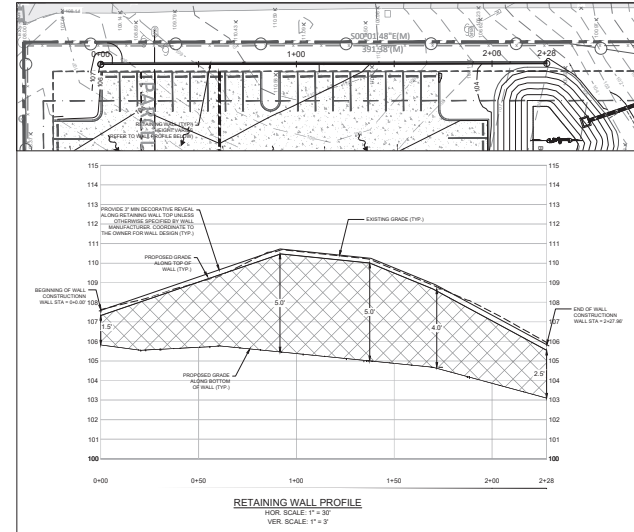
THE CONTRACTOR SHALL MAKE PROVISIONS IN THEIR BID AND SCOPE OF WORK TO UPDATE, ADD, AND/OR REMOVE AS DIRECTED ANY SIGNS AND PAVEMENT MARKINGS THAT MAY NEED TO BE UPDATED, ADDED, ADJUSTED, AND/OR REMOVED AS DIRECTED BY THE PROJECT ENGINEER. THIS PROVISION IS REQUIRED TO ALLOW FOR FINAL FIELD ADJUSTMENTS BASED ON ENCOUNTERED CONDITIONS AND FIELD OBSERVATIONS BY CITY OF APOPKA AND ORANGE COUNTY INSPECTORS AND ENGINEERS.

NOTES

1. CONTRACTOR SHALL COORDINATE WITH OWNER TO PROVIDE FIRE DEPARTMENT ACCESS LOADING DEVICE.

NOTE TO CONTRACTOR

1. ALL SIDEWALK + DRIVEWAY CONSTRUCTION WITHIN COUNTY + ONSITE R/W SHALL CONFORM WITH THE AMERICAN DISABILITY ACT (ADA).
2. ALL DISTURBED AREAS SHALL BE BODDED.
3. ALL DRY WATER RETENTION AREAS, SLOPES & BERMS SHALL BE BODDED WITH NON-SLUCK GROWN SOIL.
4. ALL FILL SHALL BE BODDED WITH 10% FINESS PASSING THE #30 SIEVE AND BE COMPACTED TO MINIMUM DENSITY OF 95% PER ASTM D-1557.
5. REF: YOUNG & RUBICAM GEOTECHNICAL REPORT # PM 23-03156.01 FOR ADDITIONAL SITE PREPARATION REQUIREMENTS PRIOR TO CONSTRUCTION.



Civil Engineering Solutions, Inc.

Civil & Environmental Engineering

200 West Washington Ave., Tampa, FL 33606
 Phone: (813) 281-1000
 Fax: (813) 281-1001
 Email: info@civilsolutions.com

TRINITY CONSTRUCTION SITE CONSTRUCTION PLANS

APOPKA, FLORIDA



DRAWN BY: WG

CHECKED BY: DC

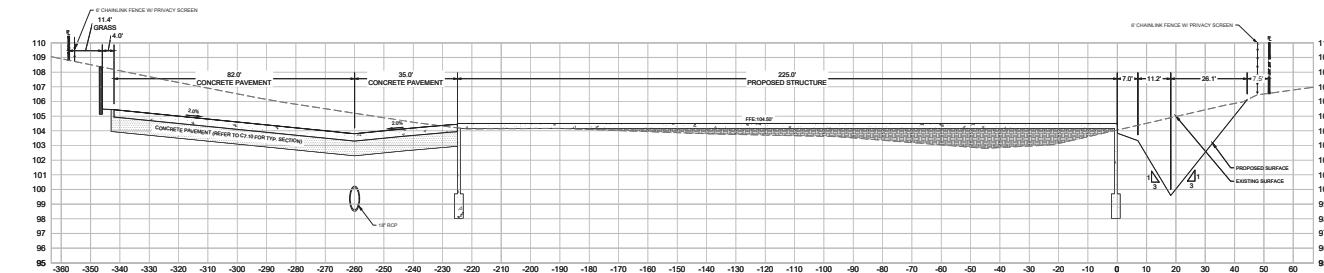
FILE NUMBER: 23117-01

ISSUE DATE: 01/25/2024

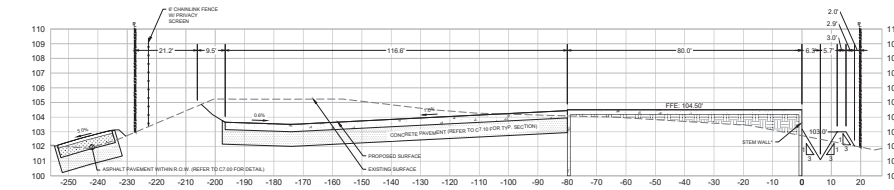
SHEET SIZE: 24 X 36

PAVING, GRADING & DRAINAGE PLAN

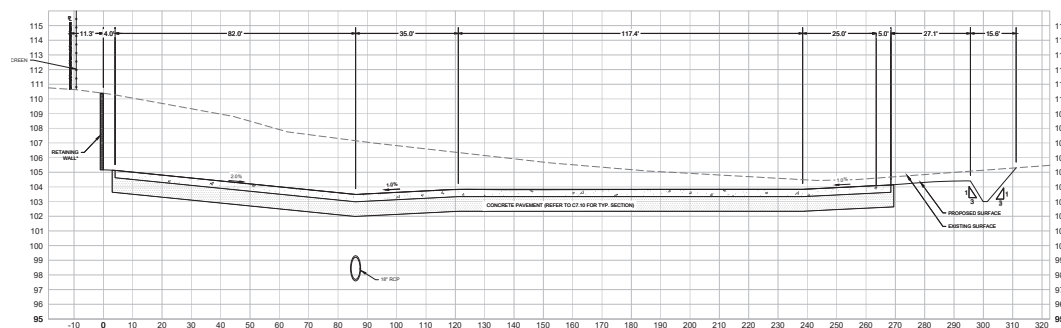
SHEET NUMBER: C5.00



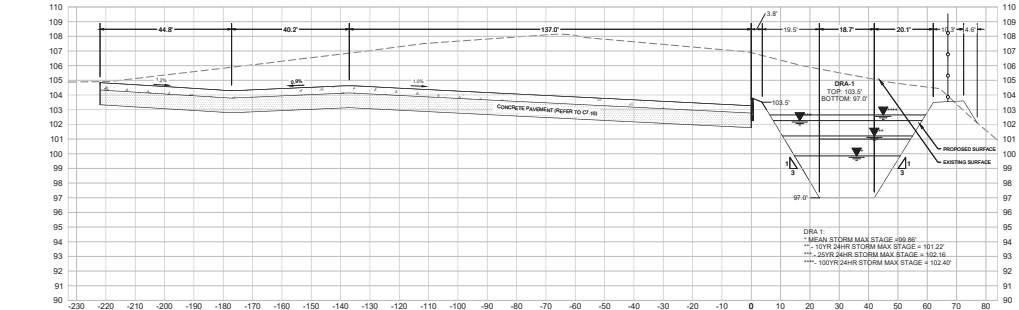
SECTION 1
SCALE: HOR. 1" = 20', VER. 1" = 4'



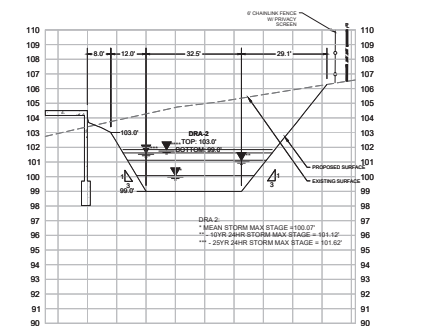
SECTION 2
SCALE: HOR. 1" = 20', VER. 1" = 4'



SECTION 3
SCALE: HOR. 1" = 20', VER. 1" = 4'



SECTION 4
SCALE: HOR. 1" = 20', VER. 1" = 4'



SECTION 5
SCALE: HOR. 1" = 20', VER. 1" = 4'

NOTE TO CONTRACTOR
ALL SIDEWALK & DRIVEWAY CONSTRUCTION WITHIN COUNTY & ON-SITE ROW SHALL CONFORM WITH THE AMERICAN DISABILITY ACT (ADA)
2. ALL DISTRIBUTED AREAS SHALL BE SODDED
3. ALL DRY WATER RETENTION AREAS, SLOPES & BERMS SHALL BE SODDED WITH NON-MUCK-GROWN SOD
4. CLEAN FILL SHALL CONSIST OF LESS THAN 10% FINES PASSING THE #200 SIEVE AND BE COMPACTED TO MINIMUM DENSITY OF 98% FOR ASPHALT & 95% FOR FILL
5. REF YOWASH GEOTECHNICAL REPORT # PN 23-02135.03 FOR ADDITIONAL SITE PREPARATION REQUIREMENTS PRIOR TO CONSTRUCTION

REVISIONS:

Civil Engineering Solutions, Inc.

Civil & Environmental Engineering

300 West Washington Ave., Tallahassee, FL 32301

Phone: (904) 201-1111 Fax: (904) 201-1112

www.civil-engineering.com

TRINITY CONSTRUCTION

SITE CONSTRUCTION PLANS

APOLKA, FLORIDA

STATE OF FLORIDA

PROFESSIONAL ENGINEER

No. 47684

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON

DRAWN BY: WG

CHECKED BY: DC

FILE NUMBER:

23117-01

ISSUE DATE:

12/21/2023

SHEET SIZE

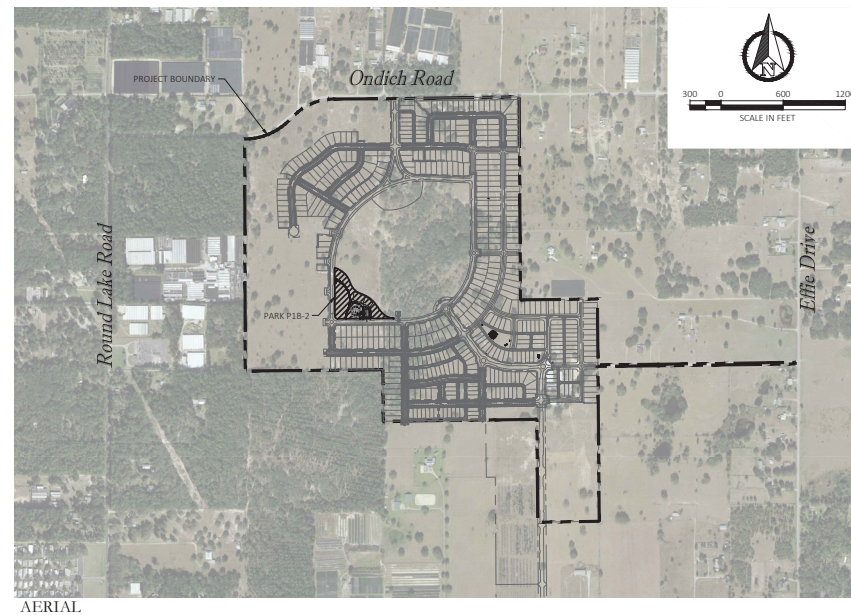
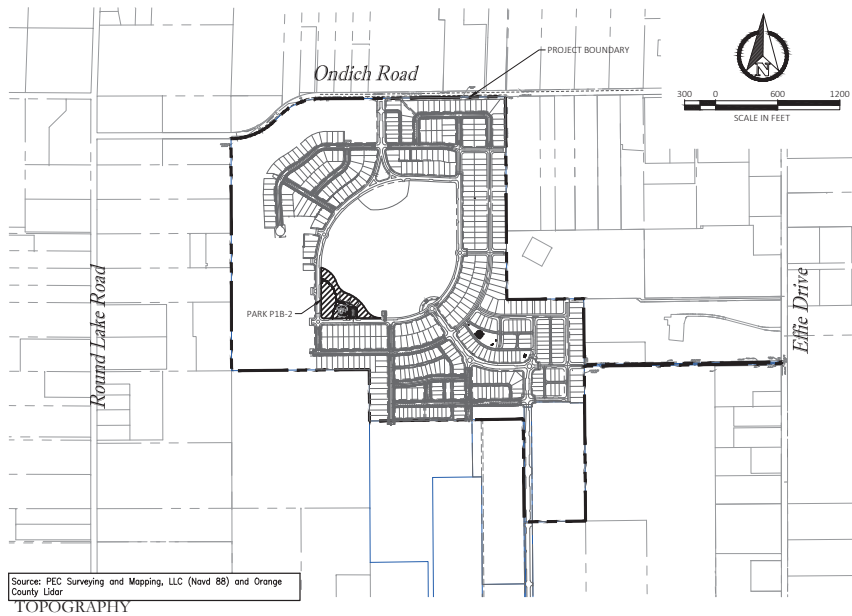
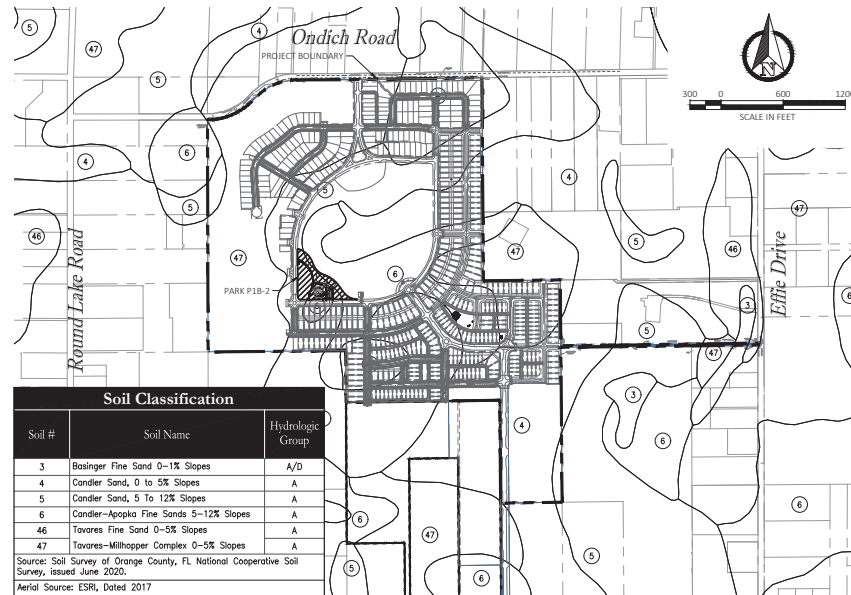
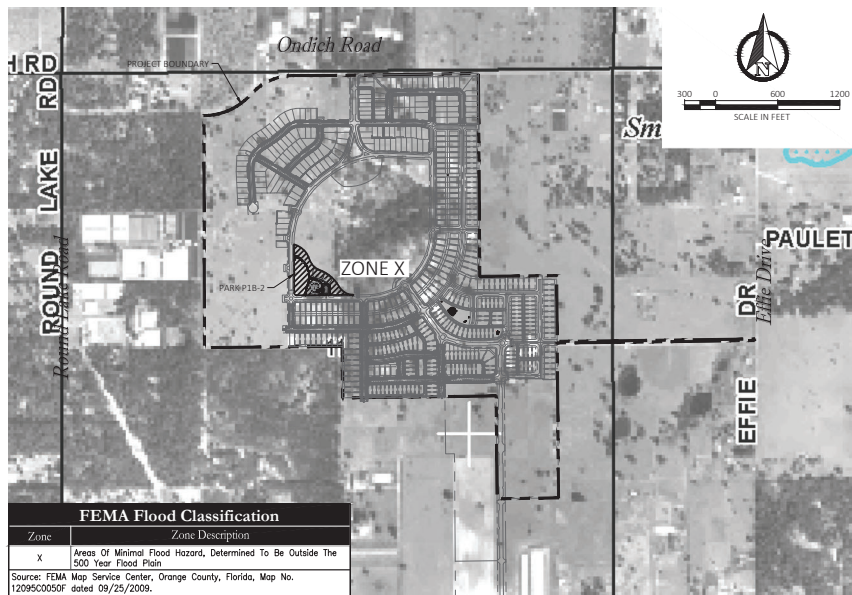
24 X 36

CROSS SECTIONS

SHEET NUMBER

C5.10

Page 30 of 62



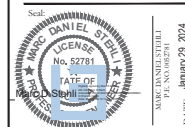
Key Map:

01/20/2024 SUBMIT TO CITY OF APOPKA
NO. DATE DESCRIPTION
VERTICAL DATUM NAVD 88
JOB NO. 21-027B
DESIGNED BY: KL
DRAWN BY: YR/KL
CHECKED BY: MDS
APPROVED BY: MDS
SCALE IN FEET: 1" = 600'

Project Name:
**CROSSROADS AT
KELLY PARK -
PARK TRACT PIB-2**

Jurisdiction:
CITY OF APOPKA, FL
Sheet Title:
**EXISTING
CONDITIONS PLAN**

Sheet No:
C0.03



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

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.467.2204 www.poulosandbennett.com
Eng. Bus. No. 28567

21/02/21-1/1-2027 DAWN - KELLY PARK PHASES CDD/PAV/PAV/PAV P1B-1/1-2027-PAV P1B-2-2027

PARK TRACTS		
PHASE-1	P1-3	0.30
	PHASE-1 SUBTOTAL	0.30
PHASE-1A	P1A-1	2.04
	P1A-14	0.76
	P1A-16	0.23
	P1A-17	0.12
	P1A-18	0.12
	P1A-19	0.07
	P1A-20	0.13
	P1A-22	0.17
	P1A-28	0.09
	P1A-13	0.07
	PHASE-1A SUBTOTAL	3.79
PHASE-1B	P1B-10	0.15
	P1B-11	0.22
	P1B-12	0.23
	P1B-15	0.07
	P1B-2	3.00
	PHASE-1B SUBTOTAL	3.67
PHASE-2A	P2A-23	0.11
	PHASE-2A SUBTOTAL	0.11
PHASE-2B	P2B-8	0.12
	P2B-9	0.13
PHASE-3B	PHASE-2B SUBTOTAL	0.25
	P3B-4	0.30
	P3B-5	0.15
	P3B-6	0.29
	P3B-7	0.17
	PHASE-3B SUBTOTAL	0.91
	TOTAL	9.05

OWNERSHIP / MAINTENANCE		
ROADWAYS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
ALLEYS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA
DRAINAGE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA WITH EASEMENT TO CITY OF APOPKA
DRAINAGE EASEMENTS (D.E.)	PUBLIC	TO BE DEDICATED TO CDD OR HOA . DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY CITY OF APOPKA.
PRIVATE DRAINAGE EASEMENTS (P.D.E.)	PRIVATE	TO BE DEDICATED TO THE CDD OR HOA. DRAINAGE FACILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE CDD OR HOA.
UTILITY EASEMENTS	PUBLIC	TO BE DEDICATED TO CITY OF APOPKA. UTILITIES WITHIN THE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY APOPKA UTILITIES.
WATER, RECLAIMED WATER AND SANITARY SEWER UTILITIES	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA UP TO METERS/CLEAN-OUTS
LIFT STATION TRACTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
PARK/OPEN SPACE TRACTS	PRIVATE	TO BE OWNED AND MAINTAINED BY THE CDD OR HOA
SIDEWALKS IN PUBLIC RIGHT OF WAY	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STORMWATER & STREET LIGHTING	PUBLIC	AN MSBU WILL BE ESTABLISHED FOR ROUTINE MAINTENANCE OF STORMWATER SYSTEM FUNCTIONALITY AND STANDARD OPERATION MAINTENANCE OF STREET LIGHTING
SIDEWALK EASEMENTS	PUBLIC	TO BE OWNED AND MAINTAINED BY CITY OF APOPKA
STREET TREES IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA
PARKING SPACE STRIPING IN PUBLIC ROW	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA
MISCELLANEOUS		
POTABLE WATER SERVICE	CITY OF APOPKA	
RECLAIMED WATER SERVICE	CITY OF APOPKA	
WASTEWATER SERVICE	CITY OF APOPKA	
ELECTRIC SERVICE	DUKE ENERGY	
FIRE PROTECTION	CITY OF APOPKA	

Key Map:

01/20/2024 SUBMIT TO CITY OF APOPKA	
NO.	DATE
SUBMISSIONS REVISIONS	
VERTICAL DATUM	NAD 83
JOB NO.	21-027B
DESIGNED BY:	KL
DRAWN BY:	YR/KL
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:
**CROSSROADS AT
KELLY PARK -
PARK TRACT PIB-2**

Jurisdiction:
CITY OF APOPKA, FL

Sheet Title:
SITE DATA TABLES

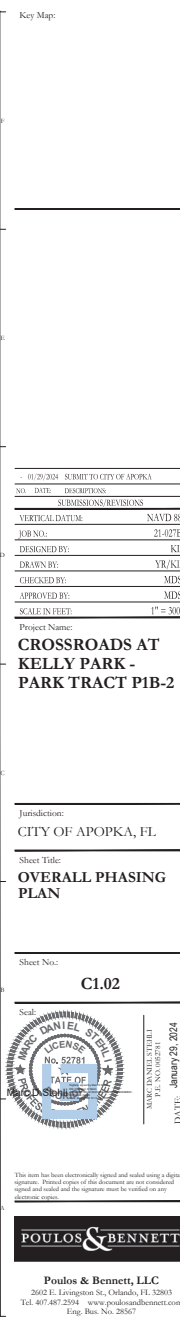
Sheet No:
C1.01



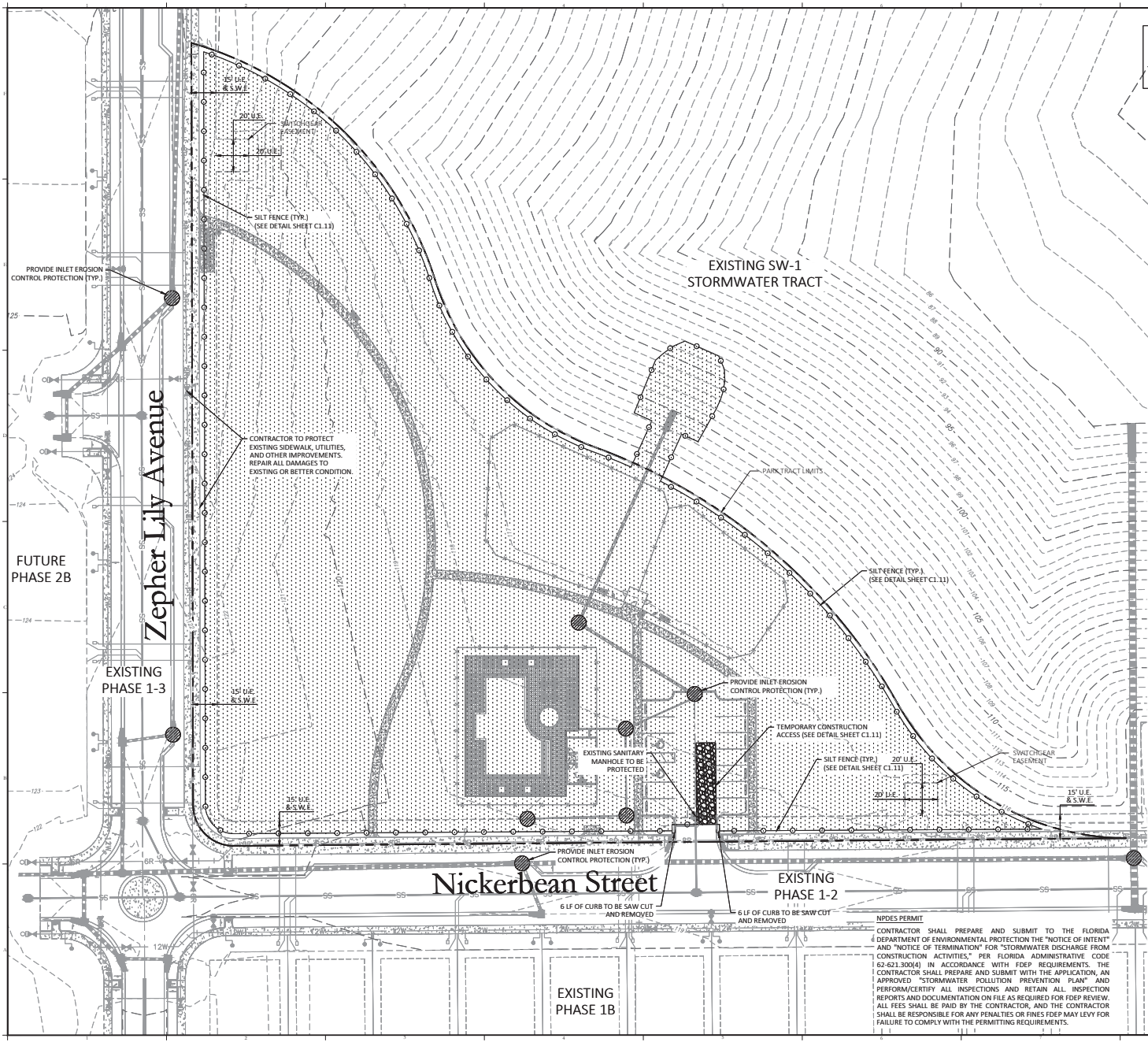
This form has been electronically signed and sealed using a digital signature. Physical copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



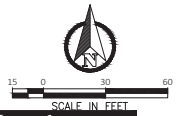
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.467.2594 www.poulosandbennett.com
Eng. Bus. No. 28567



21-0017-01-027 DAWN - KELLY PARK PHASES C/D/PL/CL/CT/PAK PIB-01-027-0000 PIB-01-027-0000 PIB-01-027-0000



CALL BEFORE YOU EXCAVATE
"CALL SUNSHINE"
1-800-432-4770
TOLL FREE
FL STATUTE 353.361(970) REQUIRES
90% 2 DAYS AND MAX. 2 DAYS
NOTICE BEFORE YOU EXCAVATE



Erosion Legend	
Symbol	Description
---	PROPERTY BOUNDARY
○	SILT FENCE (SILT FENCE TO BE INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITIES)
—80—	MAJOR CONTOUR
—79—	MINOR CONTOUR
---	PROPOSED DISTURBED AREA
⊙	INLET PROTECTION
—	STORM PIPE
⊙	STORM MANHOLE
⊙	INLET
⊙	MITERED END SECTION
---	DISTURBED AREA
3.06 ACRES	

EROSION CONTROL NOTES:

1. DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS, SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
2. SODDING OF DETENTION PONDS AND OTHER AREAS DESIGNATED FOR SOD, SHOULD BE ACCOMPLISHED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
3. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUGH GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPERVIOUS SURFACE WITHIN THE AREA TO BE SERVED BY THOSE FACILITIES TO PREVENT REDUCTION IN STORAGE VOLUME AND PERCOLATION RATES. ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
4. IF DURING CONSTRUCTION, THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVES AND ADDITIONAL METHODS OF PROTECTION SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH S.J.R.W.M.D. AND CITY OF APOPKA EROSION PROTECTION STANDARDS.
5. THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO THE CITY OF APOPKA FOR REVIEW AND APPROVAL. A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRECONSTRUCTION MEETING. THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR SYNTHETIC HAY BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
6. ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF FINAL GRADING. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE COMPLETED AND ESTABLISHED.
7. AT A MINIMUM SILT BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT TO CAUSE AN INCREASE IN TURBIDITY, OR DISCHARGE OF MATERIAL OFFSITE OR TO EXISTING WETLANDS. DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORY ALTERNATIVES AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH CITY OF APOPKA AND S.J.R.W.M.D. EROSION PROTECTION STANDARDS.
8. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS, INCLUDING ANY COST ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
9. CONTRACTOR IS RESPONSIBLE FOR PREPARING AND ADHERING TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH THE FLORIDA STORMWATER, EROSION, AND SEDIMENTATION CONTROL INSPECTORS MANUAL PUBLISHED BY FDEP.
10. CONTRACTOR SHALL STAKE IN ALL SOD UNTIL SUCH TIME THAT GROUND IS STABILIZED IN ORDER TO PREVENT EROSION.
11. WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, SIP/RI/MD, AND CITY OF APOPKA BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.
12. THE SITE SHALL BE STABILIZED FOLLOWING GRUBBING, CLEARING, EARTH WORK OR MASS GRADING TO ESTABLISH A DENSE STAND OF GRASS, OR SHALL INCORPORATE OTHER APPROVED BEST MANAGEMENT PRACTICES, ON ALL DISTURBED AREAS IF DEVELOPMENT DOES NOT BEGIN WITHIN 7 DAYS. FINAL STABILIZATION SHALL ACHIEVE A MINIMUM OF 70% COVERAGE OF THE DISTURBED LAND AREA AND SHALL INCLUDE A MAINTENANCE PROGRAM TO ENSURE MINIMUM COVERAGE SURVIVAL AND OVERALL SITE STABILIZATION UNTIL SITE DEVELOPMENT.
13. IF DETERMINED TO BE NECESSARY DURING CONSTRUCTION A 6 FOOT HIGH SCREEN FENCE MAY BE REQUIRED ALONG ALL PROPERTY LINES.
14. PRIOR TO BEGINNING CONSTRUCTION, THE PERMITTEE MUST DEMARCATHE LIMITS OF CONSTRUCTION WITH ORANGE SAFETY FENCING. INITIAL CLEARING SHALL INCLUDE A PATH ALONG THE LIMITS OF CONSTRUCTION TO FACILITATE A VISUAL LIMIT OF CLEARING FOR THE INSTALLATION OF THE ORANGE SAFETY FENCE AND EROSION CONTROL DEVICES. AFTER THE INITIAL CLEARING ADJACENT TO THE CONSERVATION AREAS IS COMPLETE, A SILT FENCE AND ORANGE SAFETY FENCE MUST BE INSTALLED ALONG THE LIMITS OF CONSTRUCTION NEXT TO THE CONSERVATION EASEMENT BOUNDARIES AND MAINTAINED THROUGHOUT THE CONSTRUCTION.

Key Map:

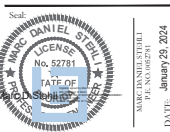
01/20/2024 SUBMIT TO CITY OF APOPKA	
NO.	DATE
SUBMISSION REVISIONS	
VERTICAL DATUM	NAD 83
JOB NO.	21-027B
DESIGNED BY:	KL
DRAWN BY:	YR/KL
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	1" = 30'

Project Name:
**CROSSROADS AT
KELLY PARK -
PARK TRACT PIB-2**

Jurisdiction:
CITY OF APOPKA, FL

Sheet Title:
**EROSION CONTROL
PLAN**

Sheet No:
C1.10



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

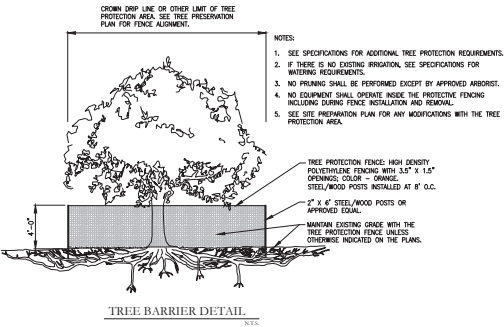


Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel: 407.467.2294 www.poulosandbenett.com
Eng. Bus. No. 28567

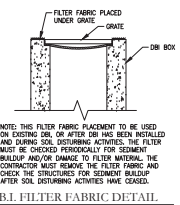
21-0011-1-1-2027 DAWN - KELLY PARK PHASES C&D (FINAL) CITY PARK P1B-1-1-1-2027-PHASE P1B-2-CEP

NPDES Information	
Address	Northeast Street
Latitude	28°45'54.9"N
Longitude	81°30'08.4"W
Jurisdictional Authority	City Of Apopka
Total Area (Per Survey)	3.00 ac
Project (Disturbed) Area	0.500 ac
Area Operator	N/A
Site Operator	N/A
Receiving Water Name	Onsite detention area
Silt (USDA NRCS "Soil Survey")	No. 4 Coarser Fine Sand, 0 To 5 Percent Slope
	No. 5 Coarser Fine Sand, 5 To 12 Percent Slope
	No. 6 Coarser Applea Fine Sand, 5 To 12 Percent Slope

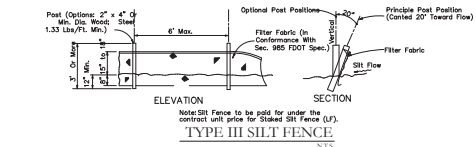
NOTE: FOR PROJECTS WITH DISTURBED AREAS LESS THAN 1 ACRE NPDES PERMITTING IS NOT REQUIRED.



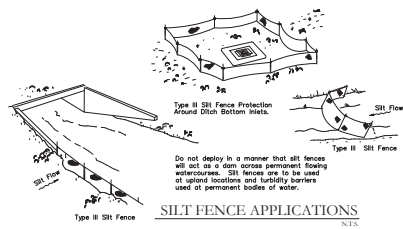
NOTE: TREE BARRIER TO BE PLACED AT LIMITS OF TREE'S DRIP LINE.



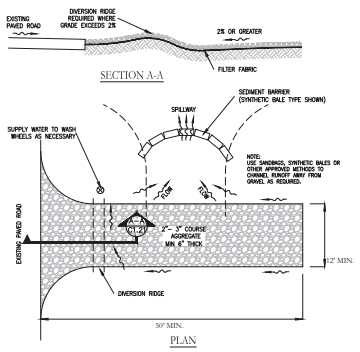
D.B.I. FILTER FABRIC DETAIL



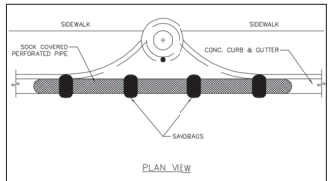
TYPE III SILT FENCE



SILT FENCE APPLICATIONS



TEMPORARY CONSTRUCTION ENTRANCE



CURB AND GUTTER SEDIMENT BARRIER

Key Map:

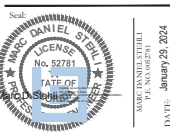
01/20/2024	SUBMIT TO CITY OF APOPKA
NO.	DATE
DESCRIPTION	
SUBMISSIONS REVISIONS	
VERTICAL DATUM	NAVD 88
JOB NO.	21-027B
DESIGNED BY:	KL
DRAWN BY:	YR/KL
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:
**CROSSROADS AT
KELLY PARK -
PARK TRACT PIB-2**

Jurisdiction:
CITY OF APOPKA, FL

Sheet Title:
**EROSION CONTROL
DETAILS**

Sheet No:
C1.11

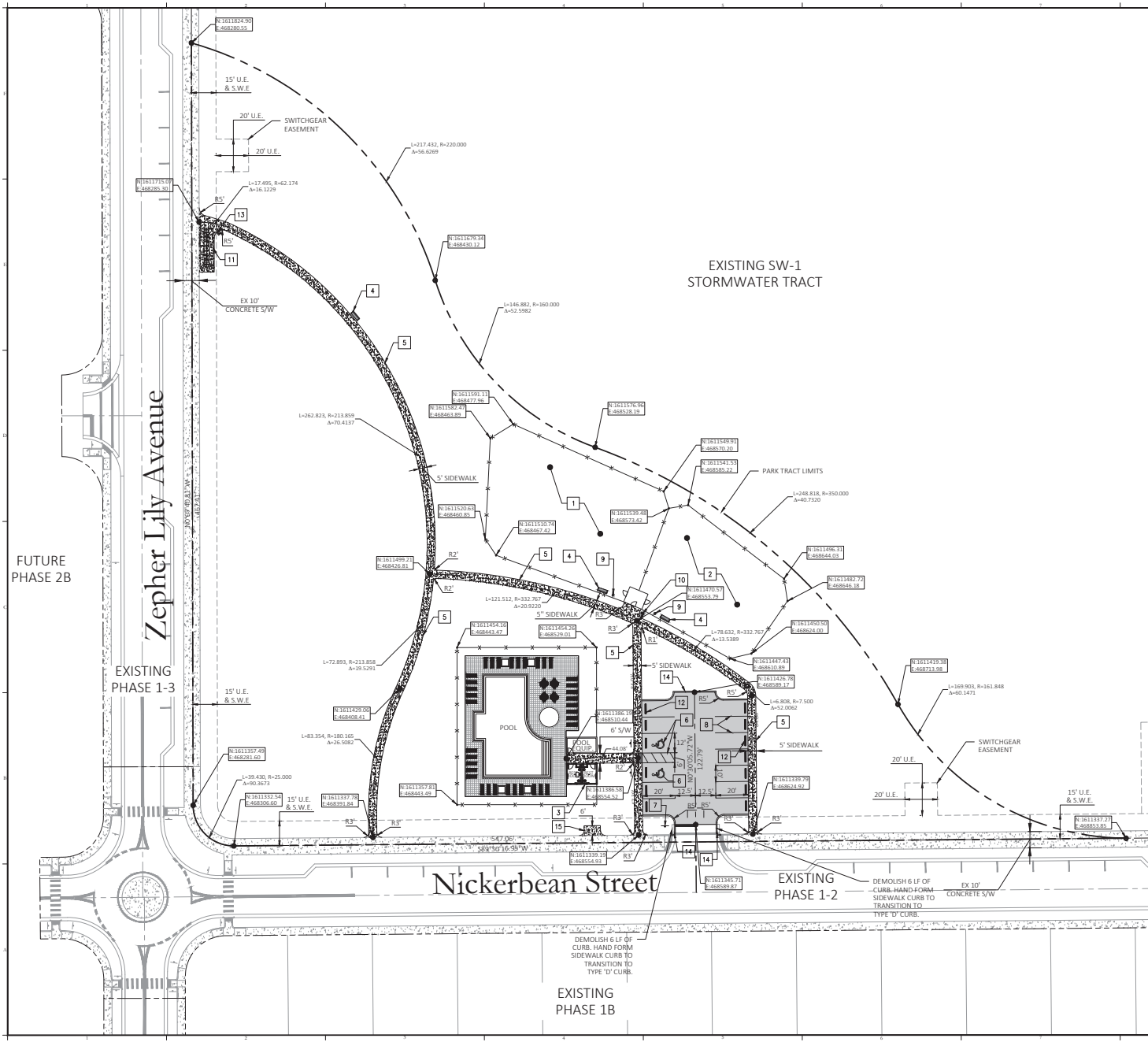


This form has been electronically signed and sealed using a digital signature. Physical copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.467.2204 www.poulosandbennett.com
Eng. Bus. No. 28567

2/20/21 1:11:47 DAWN - KELLY PARK PHASES C&D (FINAL) CITY PARK P1B-2-1 - 1027-4986 P1B-2-520



- LEGEND**
- 1 LARGE DOG PARK (SEE LANDSCAPE ARCHITECT PLANS)
 - 2 SMALL DOG PARK (SEE LANDSCAPE ARCHITECT PLANS)
 - 3 RESTROOM/CHANGE ROOMS BUILDING (SEE ARCHITECT PLANS)
 - 4 BENCHES (SEE LANDSCAPE ARCHITECT PLANS)
 - 5 SIDEWALK (SEE PLAN FOR WIDTH; SEE SHEET C3.00 FOR DETAIL)
 - 6 ACCESSIBLE PARKING & SIGNAGE PER FOOT STANDARD PLANS INDEX 711-001 PAGE 12 OF 13 (SEE SHEET C3.00 FOR DETAIL)
 - 7 R1-3 30"x30" STOP SIGN WITH 24" WIDE STOP BAR WITH FOOT STANDARD PAINT. (REFER TO FOOT STANDARD PLANS INDEX 711-001 FOR DETAILS & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710)
 - 8 6" WIDE WHITE PARKING STRIPE (TYP.) STANDARD PAINT PER FOOT STANDARD PLANS INDEX 711-001 & STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 710
 - 9 DOG WASTE STATION (SEE LANDSCAPE ARCHITECT PLANS)
 - 10 WATER FOUNTAIN WITH DRYWELL
 - 11 MAIL KIOSK, SHOWN FOR INFORMATIVE PURPOSES ONLY. DEVELOPER SHALL BE RESPONSIBLE FOR FINAL DESIGN / INSTALLATION OF KIOSK
 - 12 WHEEL STOP (TYP.)
 - 13 TRASH RECEPTACLE (SEE LANDSCAPE ARCHITECT PLANS)
 - 14 TYPE 'D' CURB (SEE SHEET C3.00 FOR DETAIL)
 - 15 BIKE RACK (SEE LANDSCAPE ARCHITECT PLANS)

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT (REFER TO SHEET C3.00 FOR PAVEMENT SECTIONS)
- PROPOSED CONCRETE SIDEWALK (REFER TO SHEET C3.00 FOR SIDEWALK DETAIL)
- PROPERTY LINE
- RIGHT OF WAY (R.O.W.)
- UTILITY EASEMENT

Impervious Calculations				
Tract	Tract Area (Acres)	Tract Area (SF)	Impervious Area (SF)	Pervious Area (SF)
Tract P1B-2	3.00	130,680	20,767	109,913
TOTALS:	3.00	130,680	20,767	109,913

NOTES:
1. THESE CONSTRUCTION PLANS ARE FOR SITE WORK ONLY. BUILDING, POOL AND OTHER PARK RELATED ELEMENTS TO BE PERMITTED SEPARATELY.

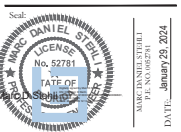
Key Map:

01/20/2024 SUBMIT TO CITY OF APOPKA
NO. DATE DESCRIPTION
SUBMISSIONS/REVISIONS
VERTICAL DATUM NAVD 88
JOB NO. 21-027B
DESIGNED BY: KL
DRAWN BY: YR/KL
CHECKED BY: MDS
APPROVED BY: MDS
SCALE IN FEET: 1" = 30'

Project Name:
**CROSSROADS AT
KELLY PARK -
PARK TRACT PIB-2**

Jurisdiction:
CITY OF APOPKA, FL
Sheet Title:
**SITE & GEOMETRY
PLAN**

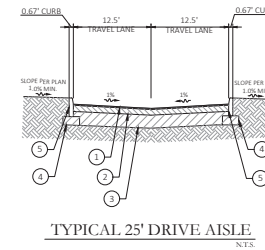
Sheet No:
C2.00



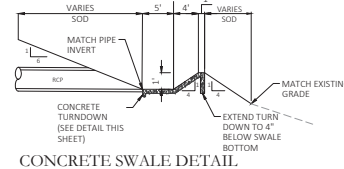
This sheet has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.467.2294 www.poulosandbennett.com
Eng. Bus. No. 28567

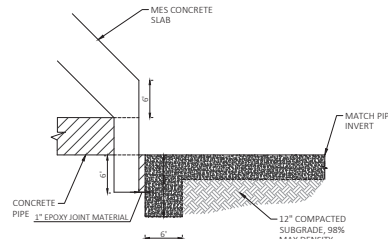
1. ASPHALT MIX WILL REQUIRE A MIX DESIGN APPROVAL BY CITY OF APOPKA.
2. THE ABOVE PAVEMENT THICKNESS IS THE MINIMUM REQUIRED THICKNESS. CONTRACTORS SHALL BE RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT WHERE TESTING RESULTS DO NOT MEET THE MINIMUM REQUIRED THICKNESS.



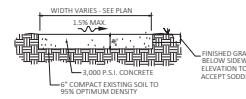
TYPICAL 25' DRIVE AISLE W/PARKING



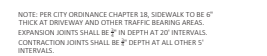
CONCRETE SWALE DETAIL



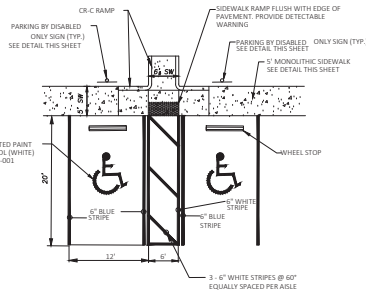
CONCRETE TURNDOWN DETAIL



SIDEWALK/CONCRETE PAD DETAIL

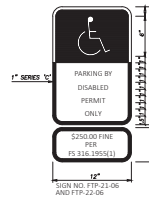


TYPE 'D' CURE



ADA PARKING DETAIL

N.T.S.



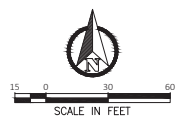
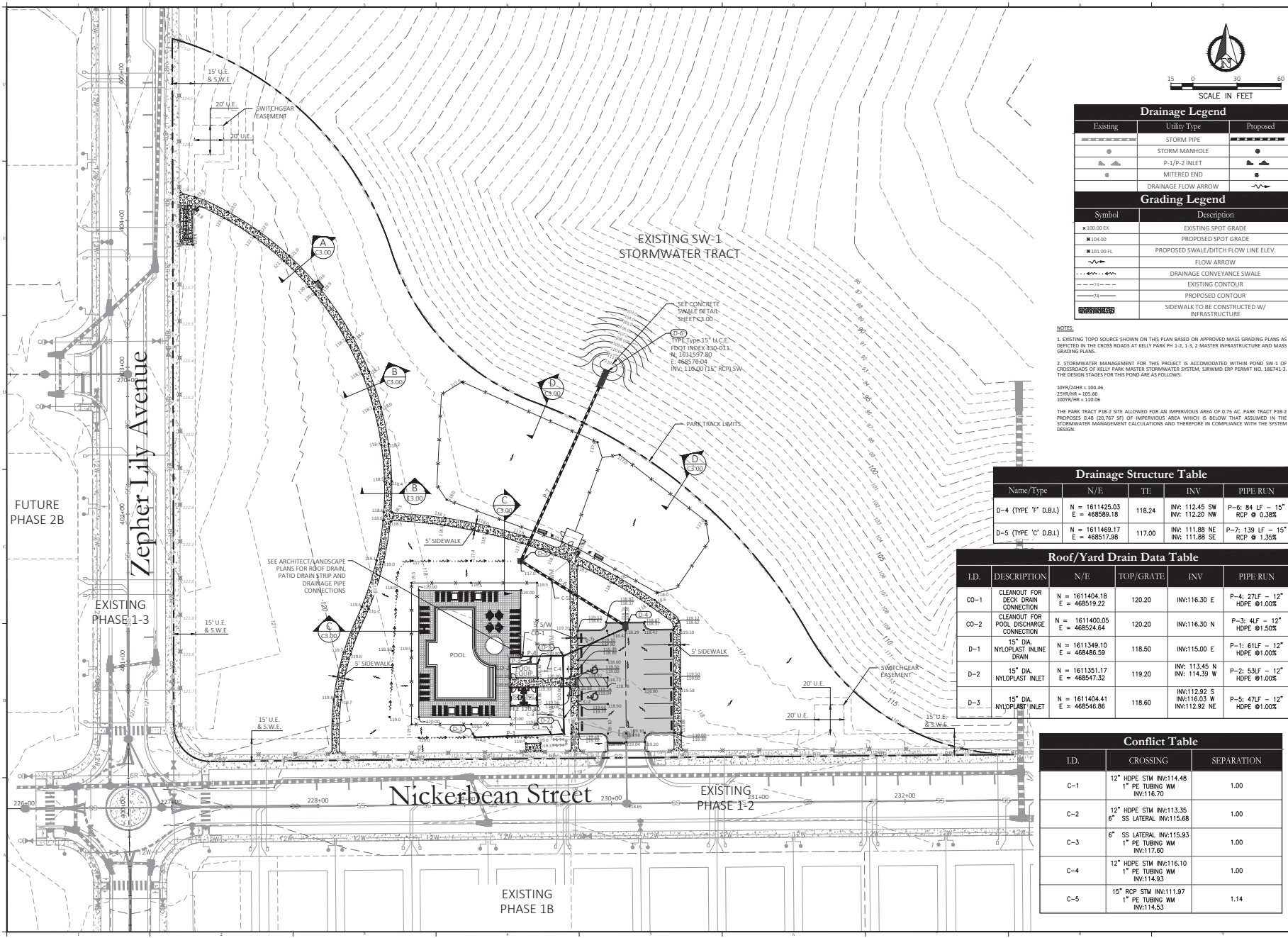
NOTES:

1. TOP PORTION OF FTP-21-06 SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER

HANDICAP SIGN DETAIL

Page 42 of 62

2/20/21 1:17 2021 DAWN - KELLY PARK PHASES C/D/UNL/CITY/PAK P1B-1-3-1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000



Drainage Legend		
Existing	Utility Type	Proposed
	STORM PIPE	
	STORM MANHOLE	
	P-1/P-2 INLET	
	MITERED END	
	DRAINAGE FLOW ARROW	
Grading Legend		
Symbol	Description	
	EXISTING SPOT GRADE	
	PROPOSED SPOT GRADE	
	PROPOSED SWALE/DITCH FLOW LINE ELEV.	
	FLOW ARROW	
	DRAINAGE CONVEYANCE SWALE	
	EXISTING CONTOUR	
	PROPOSED CONTOUR	
	SIDEWALK TO BE CONSTRUCTED W/ INFRASTRUCTURE	

NOTES:
1. EXISTING TOPO SOURCE SHOWN ON THIS PLAN BASED ON APPROVED MASS GRADING PLANS AS DEPICTED IN THE CROSS SECTIONS AT KELLY PARK PH 1-2, 1-3, 2 MASTER INFRASTRUCTURE AND MASS GRADING PLANS.
2. STORMWATER MANAGEMENT FOR THIS PROJECT IS ACCOMMODATED WITHIN POND SW-1 OF CROSSROADS OF KELLY PARK MASTER STORMWATER SYSTEM, S/WWD ERP PERMIT NO. 186741-3. THE DESIGN STAGES FOR THIS POND ARE AS FOLLOWS:
30YR/24HR = 104.46
25YR/HR = 105.66
30YR/HR = 110.06
THE PARK TRACT P1B-2 SITE ALLOWED FOR AN IMPERVIOUS AREA OF 0.75 AC. PARK TRACT P1B-2 PROPOSES 0.48 (20,767 SF) OF IMPERVIOUS AREA WHICH IS BELOW THAT ASSUMED IN THE STORMWATER MANAGEMENT CALCULATIONS AND THEREFORE IN COMPLIANCE WITH THE SYSTEM DESIGN.

Drainage Structure Table				
Name/Type	N/E	TE	INV	PIPE RUN
D-4 (TYPE "F" D.B.I.)	N = 1611425.03 E = 468589.18	118.24	INV: 112.45 SW INV: 112.20 NW	P-6: 84 LF - 12" HOPE @ 0.38%
D-5 (TYPE "C" D.B.I.)	N = 1611469.17 E = 468517.98	117.00	INV: 111.88 NE INV: 111.88 SE	P-7: 139 LF - 15" RCP @ 1.35%

Roof/Yard Drain Data Table					
ID	DESCRIPTION	N/E	TOP/GRATE	INV	PIPE RUN
CO-1	CLEANOUT FOR DECK DRAIN CONNECTION	N = 1611404.18 E = 468519.22	120.20	INV:116.30 E	P-4: 27LF - 12" HOPE @ 1.00%
CO-2	CLEANOUT FOR POOL DISCHARGE CONNECTION	N = 1611400.05 E = 468524.64	120.20	INV:116.30 N	P-3: 4LF - 12" HOPE @ 1.50%
D-1	15" DIA NYLOPLAST INLINE DRAIN	N = 1611349.10 E = 468486.59	118.50	INV:115.00 E	P-1: 61LF - 12" HOPE @ 1.00%
D-2	15" DIA NYLOPLAST INLET	N = 1611351.17 E = 468547.32	119.20	INV: 113.45 N INV: 114.39 W	P-2: 53LF - 12" HOPE @ 1.00%
D-3	15" DIA NYLOPLAST INLET	N = 1611404.41 E = 468546.86	118.60	INV:112.92 S INV:116.03 W INV: 112.92 NE	P-5: 47LF - 12" HOPE @ 1.00%

Conflict Table		
ID	CROSSING	SEPARATION
C-1	12" HDPE STM INV: 114.48 1" PE TUBING WM INV: 116.70	1.00
C-2	12" HDPE STM INV: 113.35 6" SS LATERAL INV: 115.68	1.00
C-3	6" SS LATERAL INV: 115.93 1" PE TUBING WM INV: 117.60	1.00
C-4	12" HDPE STM INV: 116.10 1" PE TUBING WM INV: 114.93	1.00
C-5	15" RCP STM INV: 111.97 1" PE TUBING WM INV: 114.53	1.14

Key Map:

01/20/2024 SUBMIT TO CITY OF APOPKA

NO. DATE: 01/20/2024

STUDY/ISSUE REVISIONS

VERTICAL DATUM: NAVD 88

FOR NO.: 21-027B

DESIGNED BY: KL

DRAWN BY: YR/KL

CHECKED BY: MDS

APPROVED BY: MDS

SCALE IN FEET: 1" = 30'

Project Name: CROSSROADS AT KELLY PARK - PARK TRACT PIB-2

Jurisdiction: CITY OF APOPKA, FL

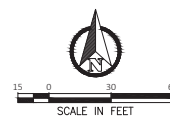
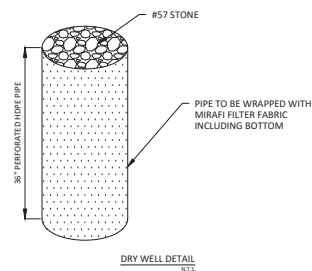
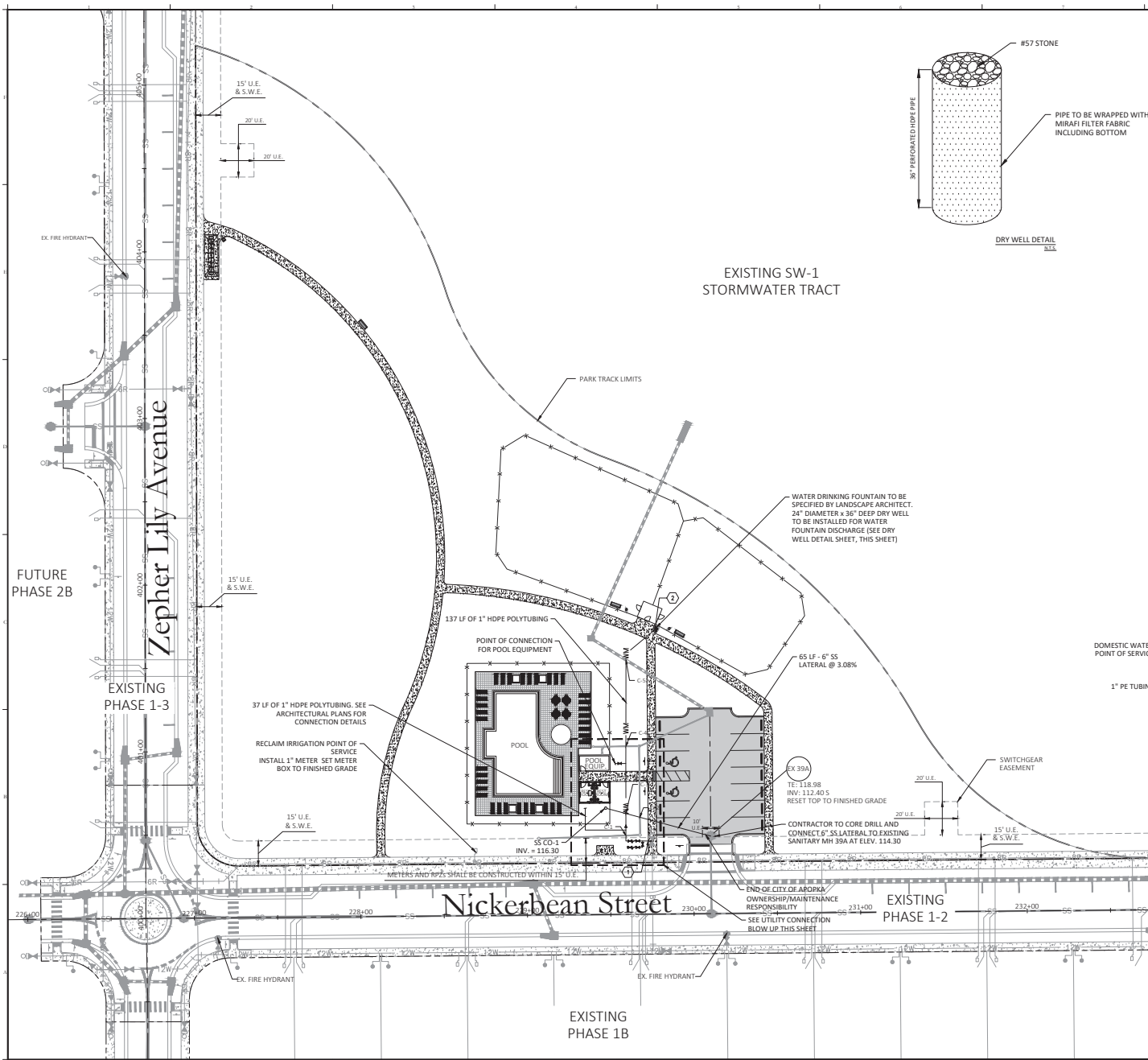
Sheet Title: GRADING & DRAINAGE PLAN

Sheet No.: C4.00

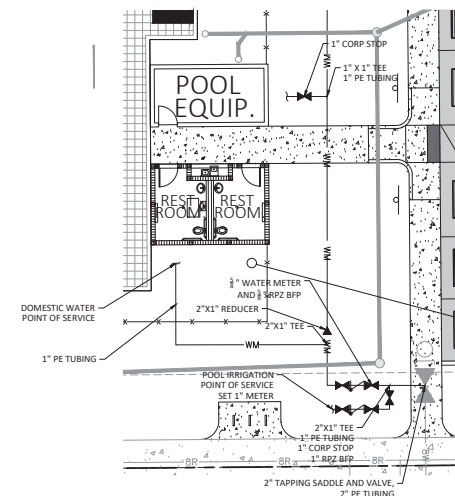
Seal:

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

POULOS & BENNETT
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.467.2504 www.poulosandbennett.com
Eng. Bus. No. 28567

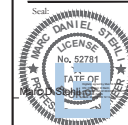


Utility Legend		
Existing	Utility Type	Proposed
	WATER MAIN (WM)	
	RECLAIM WATER MAIN (RW)	
	SANITARY SEWER (SS)	
	WATER SERVICE	
	RECLAIM WATER SERVICE	
	SANITARY SEWER LATERAL	
	GATE VALVE (G.V.)	
	TEE	
	BEND	
	REDUCER (RED.)	
	FIRE HYDRANT ASSEMBLY	
	ASSET I.D.	
	BT SAMPLE POINT	



UTILITY CONNECTION BLOW UP

Conflict Table		
I.D.	CROSSING	SEPARATION
C-1	12" HDPE STM INV:114.48 1" PE TUBING WM INV:116.70	1.00
C-2	12" HDPE STM INV:113.35 6" SS LATERAL INV:115.68	1.00
C-3	6" SS LATERAL INV:115.93 1" PE TUBING WM INV:117.60	1.00
C-4	12" HDPE STM INV:116.10 1" PE TUBING WM INV:114.93	1.00
C-5	15" RCP STM INV:111.97 1" PE TUBING WM INV:115.15	1.14

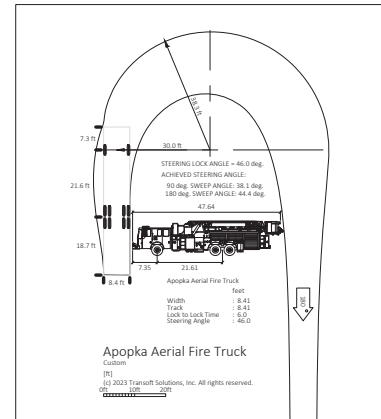
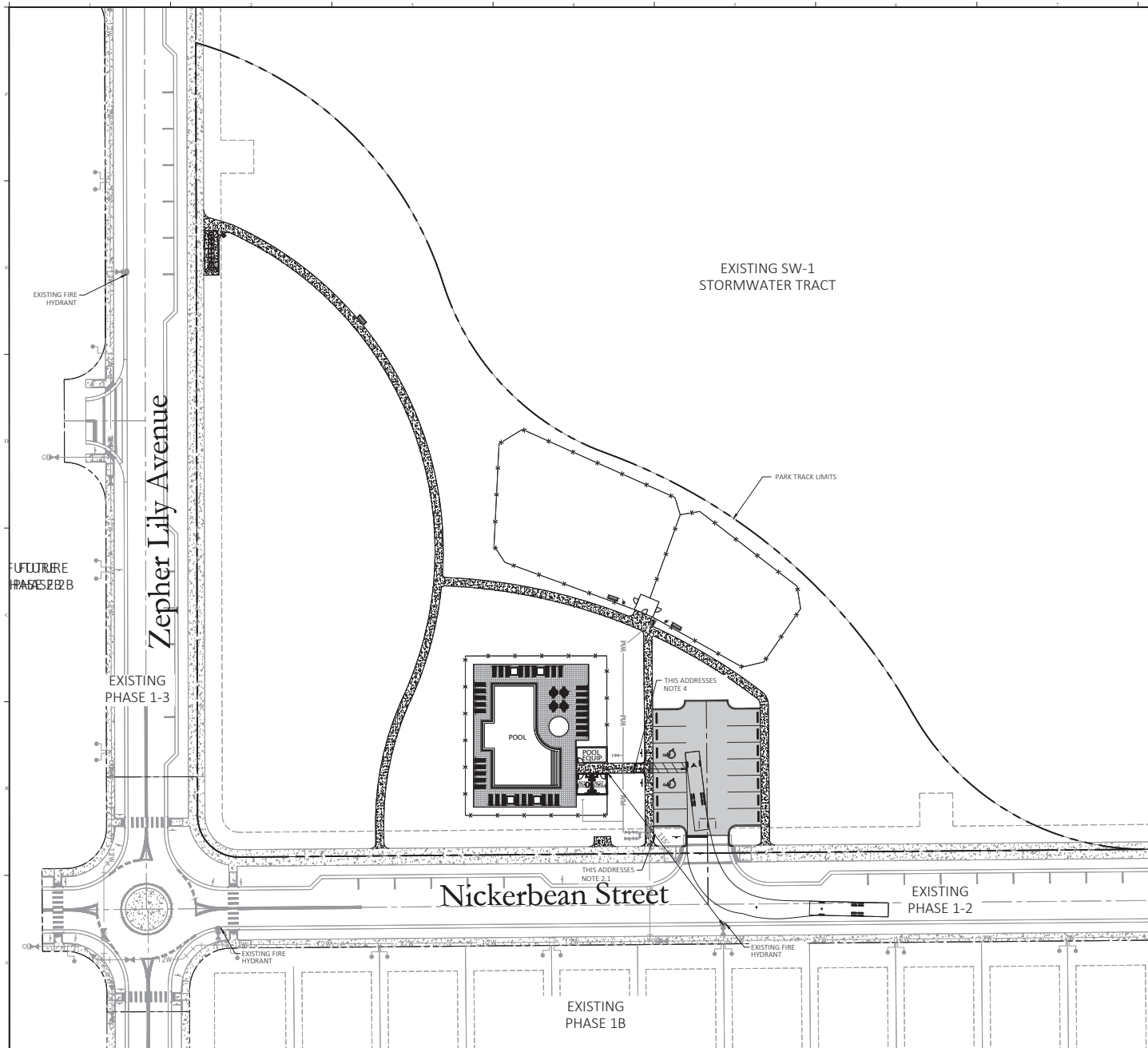


This item has been electronically signed and sealed using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

POULOS & BENNETT

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

2/20/21 1:17:27 DAWN - KELLY PARK PHASES CADD/PLAT/CITY/PAK P1B-1-1 1:17:27 PAK P1B-2-1 PPK



- NOTES:
1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF APOPKA SUBDIVISION REGULATIONS NAD THE FPFC 7TH EDITION AND NFPA.
 2. FIRE HYDRANTS SHALL BE PROVIDED FOR BUILDINGS OTHER THAN DETACHED ONE- AND TWO-FAMILY DWELLINGS IN ACCORDANCE WITH BOTH OF THE FOLLOWING:
 - 2.1 THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 50 FEET.
 - 2.2 THE MAXIMUM DISTANCE TO A FIRE HYDRANT FROM THE CLOSEST POINT ON THE BUILDING SHALL NOT EXCEED 50 FEET.
 3. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER FPFC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
 4. ALL PRIMARY BUILDING STRUCTURES SHALL BE LOCATED ON LOTS SUCH THAT THE FIRE DEPARTMENT ACCESS ROAD IS WITHIN 50 FT. OF AN EXTERIOR DOOR IN ACCORDANCE WITH 18.2.3.2.1 OF THE FPFC 7TH EDITION AND NFPA 1(2018) WITH FLORIDA AMENDMENTS.
 5. STREET DESIGN CAN ACCOMMODATE LARGE TRUCKS, FIRE TRUCKS, MOVING COMPANY SEMITRUCKS WB-40 AND GARBAGE TRUCKS AND BASED ON THE CENTERLINE MINIMUM RADIUS OF 50.0'.
 6. FIRE HYDRANTS SHALL BE LOCATED 5 FEET TO 7 FEET FROM THE EDGE OF PAVEMENT TO CENTER OF HYDRANTS.
 7. ALL UTILITIES WITHIN THE PROJECT WILL BE PRIVATELY OWNED & MAINTAINED.
 8. UTILITY SYMBOLS ARE GRAPHIC REPRESENTATIONS OF PROVIDED FACILITIES AND SHALL BE INSTALLED PER THE UTILITY PROVIDER'S STANDARD DETAILS AND SPECIFICATIONS, LATEST EDITION.
 9. CONTRACTOR SHALL INSTALL BLUE REFLECTIVE PAVEMENT MARKING IN THE CENTER OF THE ADJACENT TRAVEL LANE IN FRONT OF ALL FIRE HYDRANTS.

Key Map:

01/20/2024 SUBMIT TO CITY OF APOPKA

NO.	DATE	DESCRIPTION
1	01/20/2024	SUBMISSIONS REVISIONS

VERTICAL DATUM: NAVD 88
JOB NO.: 21-027B
DESIGNED BY: KL
DRAWN BY: YR/KL
CHECKED BY: MDS
APPROVED BY: MDS
SCALE IN FEET: 1" = 30'

Project Name: **CROSSROADS AT KELLY PARK - PARK TRACT PIB-2**

Jurisdiction: CITY OF APOPKA, FL

Sheet Title: **FIRE PROTECTION PLAN**

Sheet No: **C7.00**

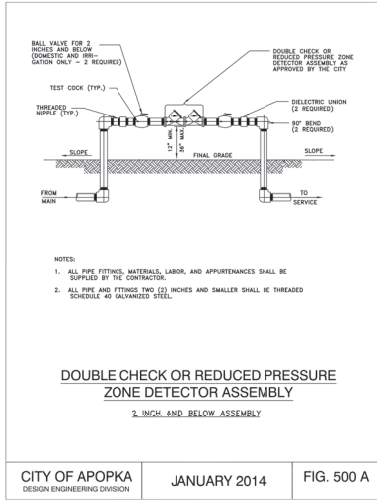
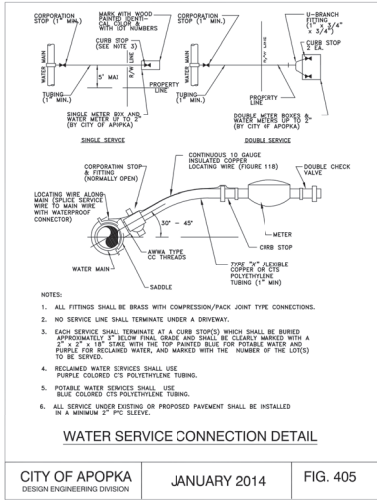
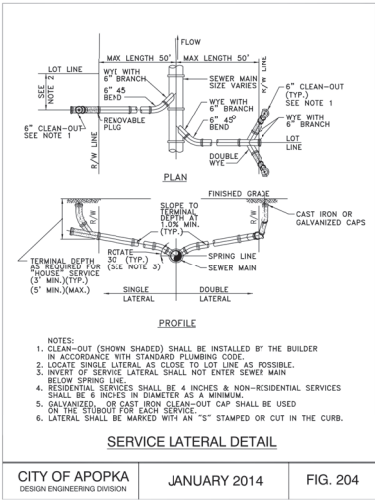
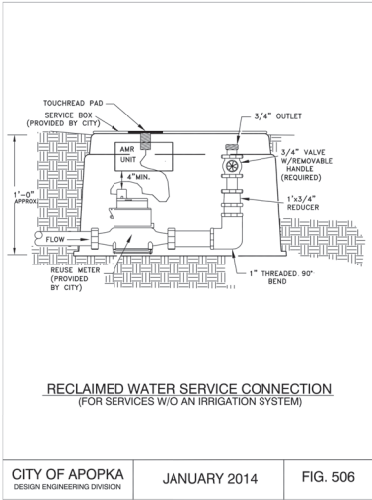
Scale: 1" = 30'

APPROVED: DANIEL STEINBERG, No. 52781, STATE OF FLORIDA, Professional Engineer, dated: January 25, 2024

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

POULOS & BENNETT
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.467.2294 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2021\21-1227 DAWN - KELLY PARK PHASES\DWG\FINAL\CITY\WAK 11B-1\21-1227-PRM-11B-2-C013



Key Map:

Consultant:

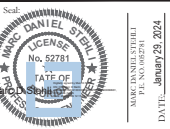
12/07/2023	SUBMIT TO CITY OF APOPKA & SHOWN
NO. DATE	DESCRIPTION
SUBMISSIONS REVISIONS	
VERTICAL DATUM	NAVD 88
FOR NO.	21-027B
DESIGNED BY:	MDS
DRAWN BY:	YR/KL
CHECKED BY:	MDS
APPROVED BY:	MDS
SCALE IN FEET:	N.T.S.

Project Name:
**CROSSROADS AT
KELLY PARK -
PARK TRACT FD-1**

Jurisdiction:
CITY OF APOPKA, FL

Sheet Title:
**APOPKA
CONSTRUCTION
DETAILS**

Sheet No:
C9.10



This form has been electronically signed and sealed by Sean Daniel Smith on the data adjacent to the seal using a WEI information code. Printed copies of this document are not considered signed and sealed and the WEI information code must be verified on any document copies.

POULOS & BENNETT

Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.467.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

CONTRACTOR SHALL READ ALL NOTES AND BECOME FAMILIAR WITH THIS DOCUMENT PRIOR TO PROVIDING PRICE FOR CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY AMBIGUITY OR DISCREPANCY PRIOR TO PROVIDING COST ESTIMATE. REQUEST FOR INFORMATION (RFIs) SHALL BE SUBMITTED PRIOR TO CONSTRUCTION.



C.A. NO.: 29108
75 DR. PHILLIPS BLVD. SUITE 260
ORLANDO, FL 32819
PHONE: 407-286-2610

FCS INDUSTRIES DEVELOPMENT

WILLIE FISHER
FCS INDUSTRIES
549 FERGUSON DR
ORLANDO, FL 32805
TELEPHONE: 407.947.3127

CARLOS A. BARRIOS, P.E.
7575 DR. PHILLIPS BLVD. SUITE
260 ORLANDO, FL 32819
TELEPHONE: 407-286-2610

JOSE A. RODRIGUEZ.
7575 DR. PHILLIPS BLVD. SUITE
260 ORLANDO, FL 32819
TELEPHONE: 407-286-2610

KURT DEAL
DEAL LAND SURVEYING
TELEPHONE: 407-878.3796

CADD SCAPES, INC.
432 NOWELL LOOP
DELAND, FL 32724
TELEPHONE: (407) 310-5567

BLUE MARLIN ENGINEERING
102 DRENNEN ROAD, SUITE B-10
ORLANDO, FL 32806
TELEPHONE: (407) 217-4464

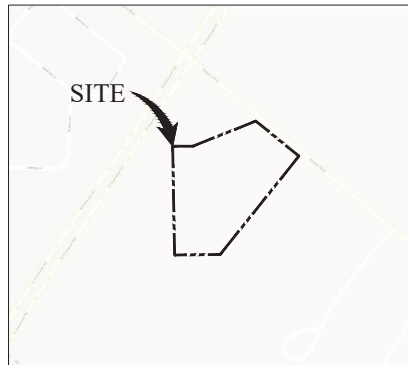
SECTION: 24
TOWNSHIP: 21 SOUTH
RANGE: 28 EAST



		<u>TITLE</u>	<u>ISSUE DATE</u>	<u>SHEET REVISION</u>
CS		COVER SHEET	12/7/2023	
C0.0		GENERAL NOTES	12/8/2023	
C0.1		SITE DEMOLITION PLAN	12/9/2023	
C1.0		SITE GEOMETRY PLAN	12/10/2023	
C2.0		SITE UTILITY PLAN	12/11/2023	
C3.0		GRADING AND DRAINAGE PLAN	12/12/2023	
C3.1		SWPPP/EROSION CONTROL PLAN	12/13/2023	
C4.0	- C4.1	SITE DETAILS	12/14/2023	
C5.0	- C5.3	UTILITY DETAILS	12/15/2023	
C6.0		DRAINAGE DETAILS	12/16/2023	
C7.0		LIFT STATION DETAILS	12/17/2023	
		BOUNDARY SURVEY	12/18/2023	



AERIAL MAP
SCALE: 1"= 250'



LOCATION MAP
SCALE: 1" = 250'

WATER: CITY OF APOPKA VLADIMIR
SIMINOVSKI
TELEPHONE: (407) 703-1731

SEWER: CITY OF APOPKA VLADIMIR
SIMINOVSKI
TELEPHONE: (407) 703-1731

ELECTRIC: DUKE ENERGY
DUKE'S CUSTOMER SERVICE CENTER
TELEPHONE: (407) 629-1010

GAS
UTILITY: LAKE APOPKA NATURAL GAS
MINGO COLON
TELEPHONE: (407) 656-2734

TELEPHONE: CENTURYLINK
BILL MCCLOUD
TELEPHONE: (850) 599-1444

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 28 EAST,
THENCE EAST 362.3 FEET; EAST TO RIGHT OF WAY OF THE DIXIE HIGHWAY;
THENCE SOUTH 50 DEGREES 22 MINUTES EAST ALONG SAID HIGHWAY 230 FEET;
THENCE AT RIGHT ANGLES SOUTH 39 DEGREES 38 MINUTES WEST 522.8 FEET;
THENCE SOUTH 89 DEGREES 51 MINUTES WEST 201.0 FEET TO THE WEST LINE
OF SAID TRACT; THENCE WEST ALONG SAID LINE 10 FEET TO BEGINNING
LESS ROADWAY AND RIGHT OF WAYS ALL BEARINGS ON THE NORTH LINE AS
TRUE EAST AND WEST.

LESS AND EXCEPT THAT PART CONVEYED IN OFFICIAL RECORDS BOOK 6202, PAGE 3692 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF LOT 1, IN BLOCK H, OF OVERSTREET, AS RECORDED IN PLAT BOOK E, AT PAGE 27, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 362.30 FEET THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF APOPKA BOULEVARD; THENCE SOUTH 69 DEGREES 07 MINUTES 52 SECONDS WEST A DISTANCE OF 280.72 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 85 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 15.00 FEET TO THE SOUTH CORNER OF SAID SECTION 24; THENCE SOUTH A DISTANCE OF 15.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 550.00 FEET TO THE POINT OF BEGINNING.



FCS INDUSTRIES DEVELOPMENT

2000 APOPKA BLVD.
APOPKA, FL 32703

TITLE:

COVER
SHEET

PROJ MANAGER: CB	DATE: 12/07/202
DRAWN BY: AC	SHEET NO.: CS
SCALE: AS NOTED	
PROJECT NO.: 23-043	



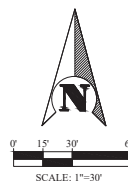


COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY ARE SIGNED AND SEALED AND THE SHA AUTHENTICATION IS VERIFIED ON ANY ELECTRONIC COPIES.

2000 APOPKA BLVD.
APOPKA, FL 32703

DEMOLITION PLAN

MANAGER: CB	DATE: 12/07/2023
BY: C	SHEET NO.: C0.1
NOTED	
CT NO.: 043	

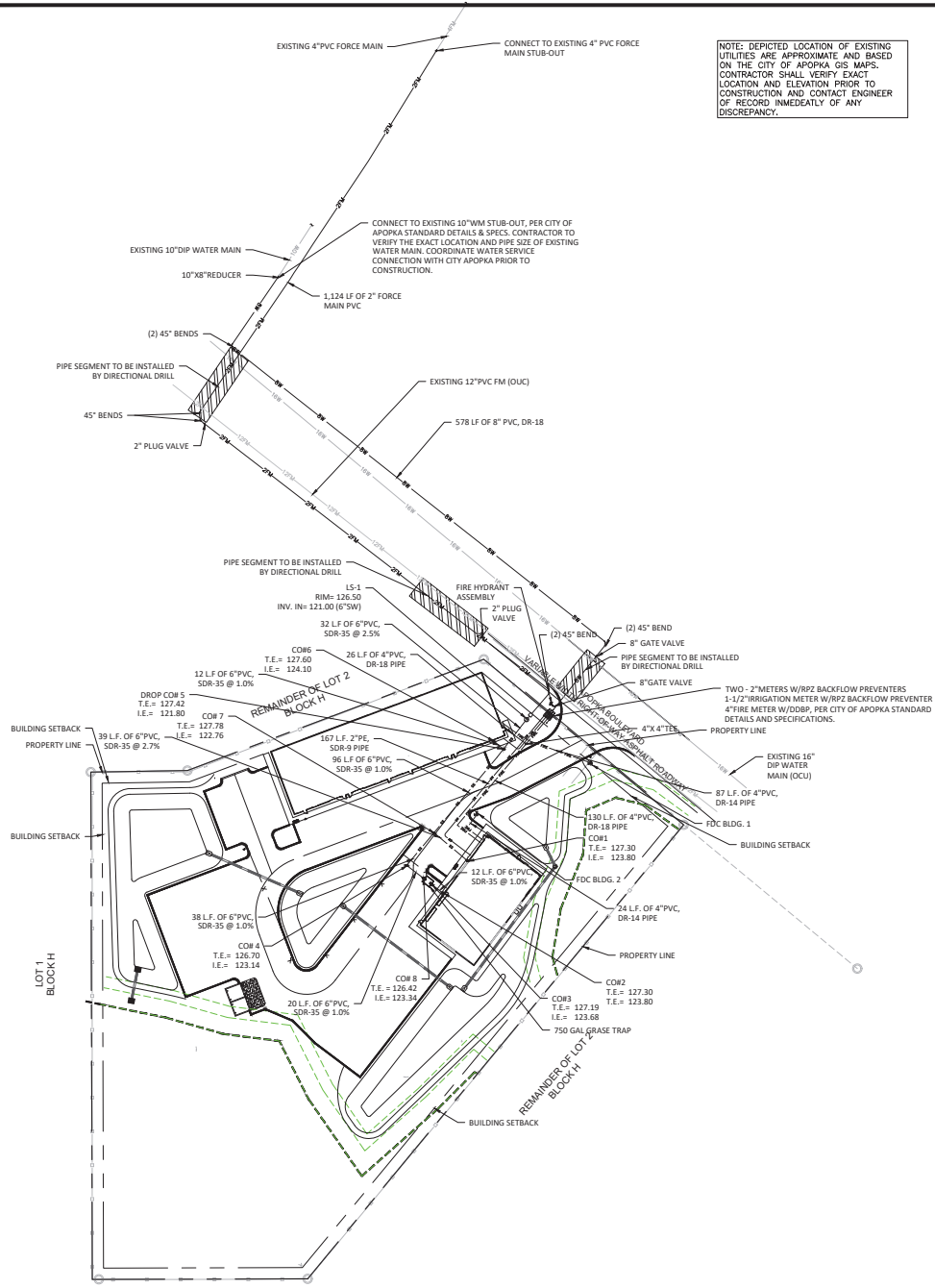


1. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL COORDINATE HIS ACTIVITIES WITH ALL THE UTILITY COMPANIES SERVING THIS AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. THE CONTRACTOR IS TO COMPLETELY REMOVE AND DISPOSE OF ALL STRUCTURES AND BUILDINGS INDICATED HEREIN, INCLUDING FOUNDATIONS; TIMBER AND BRUSH; (EXCEPT AS OTHERWISE NOTED) ALL STUMPS AND LOGS TO BE REMOVED FULLY WITH ALL OTHER STRUCTURES AS SHOWN OR REASONABLY IMPLIED IN THE DRAWINGS.
3. IN AREAS WHERE EXISTING TREES SHALL BE REMOVED, A MINIMUM 10' (TEN) FEET REMOVAL DISTANCE (2 FEET BELOW SUB-GRADE IN ROADWAY AREAS AND TWO (2) FEET BELOW EXISTING GROUND ELSEWHERE, THE CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL WASTE.
4. WHERE PAYMENT OR STRUCTURES TO BE REMOVED ARE ABUTTING OR ARE A PART OF CONNECTED FACILITIES (THAT ARE OFF-SITE), RESTORATION OF ANY DAMAGE THAT MIGHT RESULT FROM THE REMOVAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DO OR BETTER THAN EXISTING, UNLESS SPECIFICALLY EXEMPTED ON THE PLAN. THE COST OF SUCH RESTORATION SHALL BE THE RESPONSIBILITY TO OTHER CONSTRUCTION ITEMS AND NO EXTRA COMPENSATION WILL BE ALLOWED.
5. THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM AVAILABLE INFORMATION AND IS GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR, THE OWNER OR ENGINEER. ASSUME NO RESPONSIBILITY FOR ACCURACY OF THE LOCATION OF EXISTING CONTRACTOR AND/OR OTHER UTILITIES. THE CONTRACTOR SHALL VISIT THE SITE AND DETERMINE THE EXISTING AND LOCATION OF ALL UTILITIES, INCLUDING POWER LINES AND TREES (SHOWN OR NOT ON THE PLANS) WHICH WOULD NEED TO BE REMOVED OR PRESERVED.
6. THE CONTRACTOR IS TO COORDINATE THE RELOCATION OR REMOVAL OF ALL OVERHEAD UNDERGROUND UTILITIES, UTILITY POLES, LIGHTS, AND CABLES IN THE RIGHT-OF-WAY AND ON THE PROPERTY WITH THE APPROPRIATE SERVICE PROVIDER.
7. THE CONTRACTOR SHALL REFERENCE AND RESTORE PROPERTY CORNERS AND LAND MARKERS DISTURBED DURING OTHER CONSTRUCTION (UNDER THE DIRECTION OF A FLORIDA REGISTERED LAND SURVEYOR).
8. ALL DISTURBED AREAS, INCLUDING RIGHT-OF-WAY, MUST BE RESTORED PRIOR TO FINAL ACCEPTANCE.
9. CONTRACTOR SHALL BECOME FAMILIAR WITH SITE CONDITIONS AND DEMOLITIONS REQUIREMENTS BEFORE CONSTRUCTION. CONTRACTOR MUST VISIT SITE BEFORE PROVIDING CONSTRUCTION BID TO OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE BUILDING IS TO BE DEMOLISHED.
10. CONTRACTOR SHALL SAW CUT ALL CONCRETE AND/OR PAVEMENT TO A FULL DEPTH ALONG THE DEMOLITION LIMIT, PRIOR TO

 EXISTING TREE TO BE REMOVED, CONTRACTOR TO COMPARE LANDSCAPE PLANS AGAINST TREE DEMOLITION PLAN AND NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES.

REFER TO SHEET C0.0 FOR
GENERAL NOTES, SPECIFICATIONS,
AND LEGENDS, IN ADDITION TO
SITE-SPECIFIC NOTES AND
REQUIREMENTS.



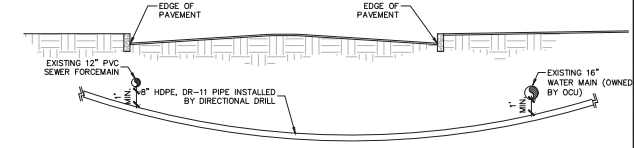
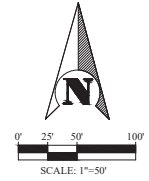


UTILITY NOTES

- CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AT ALL CROSSING AND CONNECTION POINTS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION RELATED ACTIVITIES. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- CONTRACTOR TO BEGIN SANITARY INSTALLATION AT POINT OF CONNECTION.
- CONTRACTOR TO MAINTAIN 12" VERTICAL SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER MAIN.
- ALL PROPOSED INFRASTRUCTURE IMPROVEMENTS PRIVATE OR PUBLIC MUST BE CONSTRUCTED IN ACCORDANCE WITH APOPKA COUNTY'S MINIMUM STANDARDS & CONSTRUCTION SPECIFICATIONS FOR WATER & WASTEWATER.
- CONTRACTOR TO COORDINATE ALL UTILITY SERVICE CONNECTIONS INTO BUILDING (I.E. WATER, SEWER, FIRE, GAS, ETC.) WITH ARCHITECTURAL AND MEP PLANS (BY OTHERS)

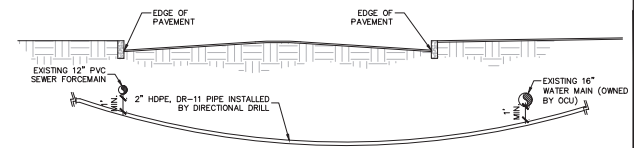
PHONE
CONTRACTOR SHALL COORDINATE CONDUIT SIZE, CONNECTION POINT, AND SERVICE SIZE WITH TELEPHONE SERVICE PROVIDER PRIOR TO CONSTRUCTION.

ELECTRIC
CONTRACTOR SHALL COORDINATE CONNECTION POINT, SERVICE SIZE, TRANSFORMER LOCATION AND CONSTRUCTION WITH ELECTRIC SERVICE PROVIDER PRIOR TO CONSTRUCTION. CONTRACTOR TO INCLUDE ANY AND ALL ASSOCIATED COST IN ORIGINAL CONSTRUCTION BUDGET FOR INSTALLATION OF PRIMARY AND SECONDARY EMPTY CONDUITS AND WIRES AS REQUIRED BY ELECTRIC UTILITY PROVIDER.



NOTE:
EXISTING UTILITIES BASED ON CITY OF APOPKA GIS MAP AND 3' FEET OF MINIMUM COVER. CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCY.

WATER MAIN DIRECTIONAL DRILL DETAIL



NOTE:
EXISTING UTILITIES BASED ON CITY OF APOPKA GIS MAP AND 3' FEET OF MINIMUM COVER. CONTRACTOR SHALL VERIFY EXACT LOCATION OF EXISTING UTILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCY.

FORCE MAIN DIRECTIONAL DRILL DETAIL

REQUIRED FIRE FLOW PER NFPA1	
FIRE AREA	12,000 SF
CONSTRUCTION TYPE	II-B (000)
MINIMUM REQUIRED FLOW	1,000 GPM*
REQUIRED RESIDUAL PSI	20

* PER NFPA-CHAPTER 18 (TABLE 18.4.5.2.1) AND USING A 70% REDUCTION ALLOWED FOR BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM. (MINIMUM FIRE FLOW OF 1,000GPM)

REFER TO SHEET C0.0 FOR GENERAL NOTES, SPECIFICATIONS, AND LEGENDS. IN ADDITION TO SITE-SPECIFIC NOTES AND REQUIREMENTS.



C.A. NO. 2808
1775 DR. PHILIP BLVD. SUITE 200
ORLANDO, FL 32819
PHONE: 407-266-2808

BY:	
DATE:	
REV:	
DESCRIPTION:	

SEAL

FCS INDUSTRIES DEVELOPMENT

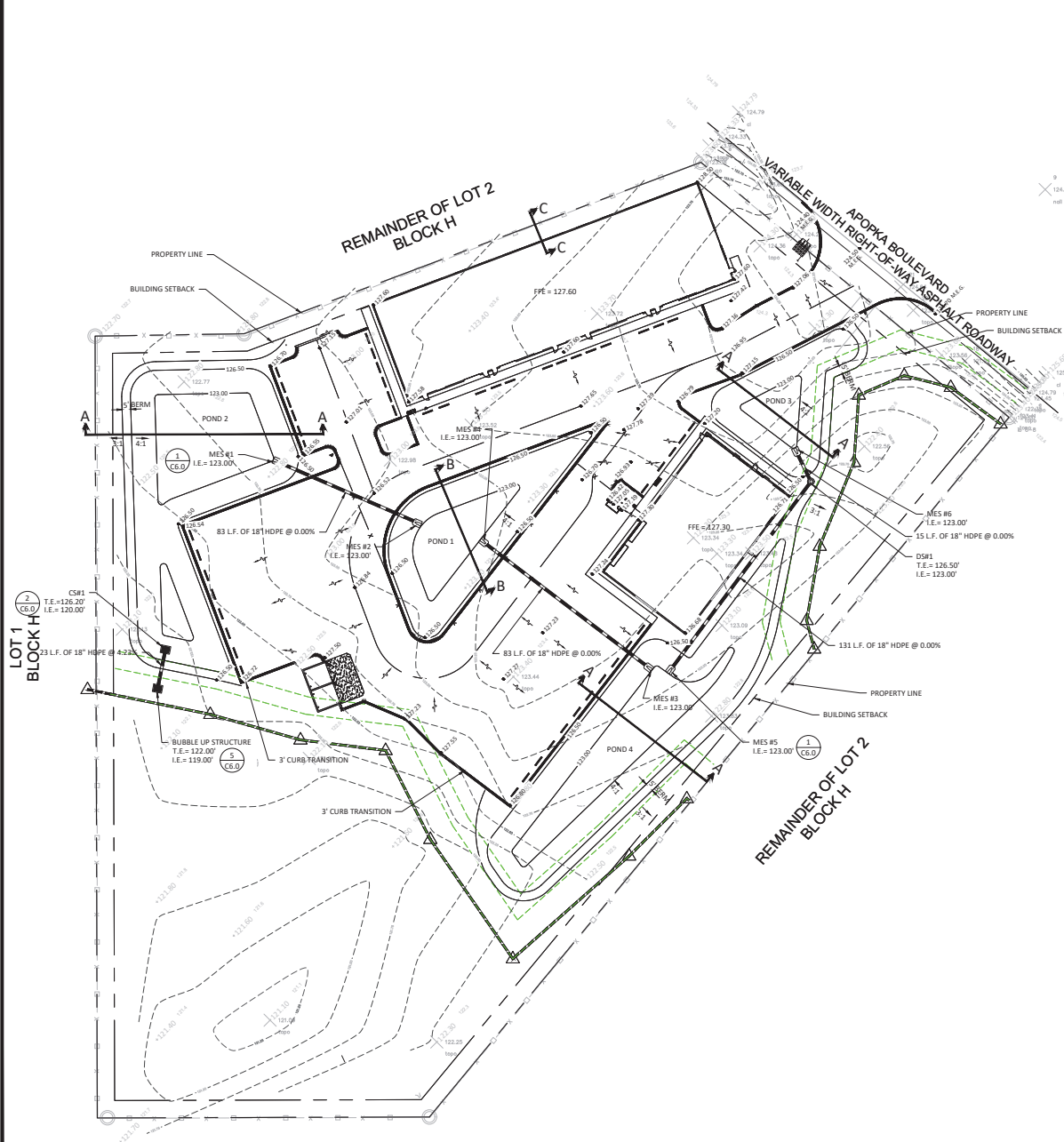
2000 APOPKA BLVD.
APOPKA, FL 32703

TITLE:

SITE UTILITY PLAN

PROJ MANAGER:	CB	DATE:	12/07/2023
DRAWN BY:	AC	SHEET NO.:	
SCALE:	AS NOTED		
PROJECT NO.:	23-043		

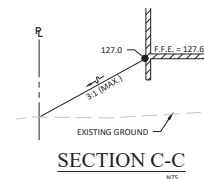
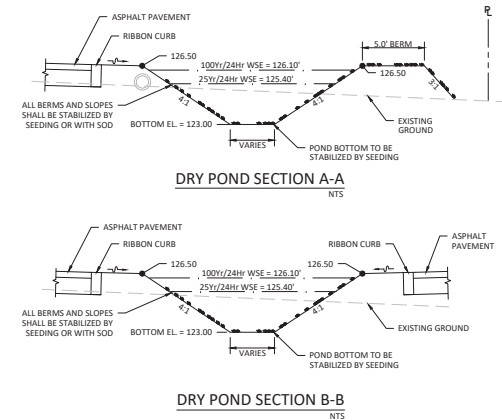
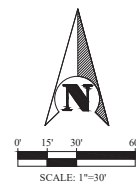
C2.0



NOTES:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING PIPE LOCATION, INVERT ELEVATION, MATERIALS, AND PIPE SIZE BEFORE CONSTRUCTION BEGINS. CONTACT ENGINEER OF RECORD OF ANY DISCREPANCY WITH CONSTRUCTION PLANS.
2. CONTRACTOR TO VERIFY SLOPES ON ALL SIDEWALKS, HANDICAP ZONES, RAMPS AND DRIVEWAY CONNECTIONS FOR COMPLIANCE WITH ADA REQUIREMENTS AND/OR OPERATIONAL FUNCTIONALITY PRIOR TO POURING FINAL CONCRETE OR ASPHALT. PROPOSED SIDEWALKS SHALL NOT EXCEED 2% ACROSS AND 5% LONGITUDINAL.
3. ALL PROPOSED GRADES AND CONTOURS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL CONTACT ENGINEER OF RECORD AT LEAST 24 HOURS PRIOR TO POURING CONCRETE OR PLACING ASPHALT ON ALL DRIVEWAY/CURB CUT CONNECTIONS FOR ENGINEERING INSPECTIONS.
5. THE CONTRACTOR IS TO PERFORM ALL EARTHWORK ACTIVITIES IN ACCORDANCE WITH THE SPECIFICATIONS AND RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL INVESTIGATION REPORT PREPARED BY BLUE MARLIN ENGINEERING GENERAL CONTRACTOR (AND ALL SITE WORK SUBCONTRACTORS) SHALL OBTAIN AND REVIEW A COPY OF THE GEOTECHNICAL INVESTIGATION REPORT. COPIES OF THE REPORT ARE AVAILABLE THROUGH THE OWNER/DEVELOPER OR BLUE MARLIN ENGINEERING DIRECTLY. CONTRACTOR TO INCLUDE ALL NECESSARY SOIL WORK IN THE PROJECT BID.
6. ALL RIGHT-OF-WAY DISTURBED BY THIS WORK SHALL BE RESTORED TO ITS ORIGINAL CONDITION AND IN ACCORDANCE WITH APPLICABLE COUNTY AND FOOT CODES. ALL DISTURBED AREAS MUST BE SODD TO MATCH EXISTING GRASS TYPE.
7. ALL ELEVATIONS ARE IN NAVD 88 VERTICAL DATUM.

SOIL BORING LOCATION



REFER TO SHEET C0.0 FOR
GENERAL NOTES, SPECIFICATIONS,
AND LEGENDS, IN ADDITION TO
SITE-SPECIFIC NOTES AND
REQUIREMENTS.



SEAL

FCS INDUSTRIES DEVELOPMENT

2000 APOPKA BLVD.
APOPKA, FL 32703

GRADING AND DRAINAGE PLAN

TITLE:

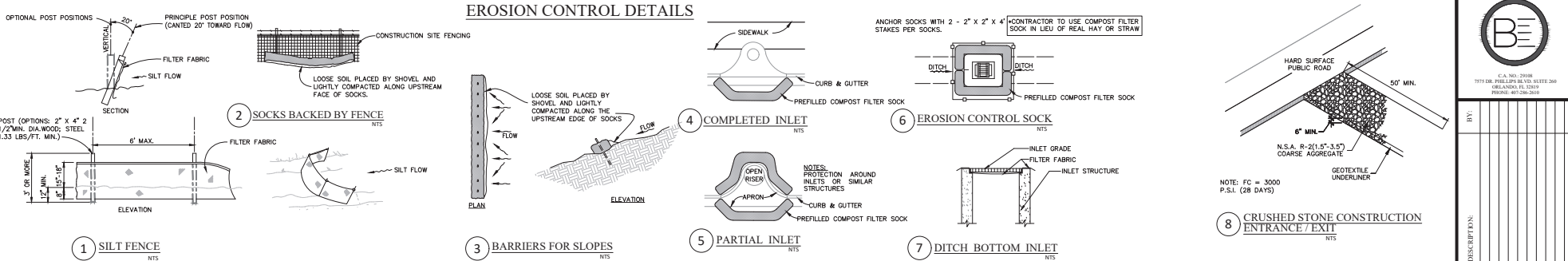
PROJ MANAGER: CB DATE: 12/07/2023

DRAWN BY: AC SHEET NO.: C3.0

SCALE: AS NOTED

PROJECT NO.: 23-043

Created: January 9, 2024, 8:58:18 AM, Cadd/B, 125-043 FCS Industries Development - Apopka/Civil Engineering/Construction Plans/23-043 - SWPPP.dwg
Drawn by: AC
Checked by: JAC
Plotted: 1/19/2024, 4:27:31 PM, Cadd.



EROSION/POLLUTION CONTROL NOTES

ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH LOCAL CITY/COUNTY AND WATER MANAGEMENT DISTRICT SPECIFICATIONS. SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WARNERS AND/OR CONDITIONS OF SITE PERMITS.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. ALL AREAS AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITION, UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
5. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET LOCAL REQUIREMENTS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.
7. CONTRACTOR SHALL KEEP ANY AND ALL SAND, SILT OR OTHER DEBRIS FROM MOVING OFF-SITE. INSTALL AND MAINTAIN SILT FENCE JUST INSIDE OF PROPERTY LINE.
8. CONTRACTOR SHALL BLOCK INTRUSION OF SAND, SILT OR OTHER DEBRIS INTO ANY DRAINAGE OR SANITARY SEWER STRUCTURE OR PIPING ON OR ADJACENT TO SITE.
9. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
10. FOR ADDITIONAL INFORMATION AND DETAILS, SEE F-DOT INDEX NO. 102.
11. UNLESS SPECIFIED, SILT FENCES MAY BE USED IN LIEU OF HAY BARRIERS.
12. ADDITIONAL POSTS AND RAILS MAY BE NECESSARY TO SECURE AND SUPPORT BARRIERS.
13. ADDITIONAL BARRIER LENGTHS MAY BE REQUIRED BY THE COUNTY ENGINEER OR BY REGULATORY AGENCIES.
14. FILTER FABRIC MUST BE INSTALLED UNDER ALL INLET GRATES, AT ALL TIMES WHEN INLETS ARE NOT PROTECTED BY SILT FENCE OR FILTER SOCK, UNTIL THE LIMEROCK BASE IS FINISHED AND PRIMED.
15. THE CONTRACTOR IS REQUIRED TO HAVE THIS PLAN ALONG WITH A COPY OF THE NPDES NOTICE OF INTENT POSTED IN A VISIBLE LOCATION ON THE CONSTRUCTION SITE AT ALL TIMES.
16. CONTRACTOR IS REQUIRED BY NPDES TO KEEP A LOG ON SITE FOR THE SOIL EROSION AND SEDIMENT CONTROL MEASURES INDICATED ON THE PLAN. THE LOG SHALL CONTAIN DATES FOR: INSTALLATION OF CONTROL MEASURES, MAJOR SITE CONSTRUCTION ACTIVITIES, INSPECTION ON AT LEAST A WEEKLY BASIS AND INSPECTION AFTER ANY RAINFALL EVENT THAT IS 1/2" OR GREATER.
17. THE CONTRACTOR IS REQUIRED TO SUBMIT A NOTICE OF TERMINATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION UPON THE COMPLETION OF CONSTRUCTION.
18. CONTRACTOR SHALL RETAIN ALL RECORDS FOR A PERIOD OF THREE YEARS FOLLOWING THE NOTICE OF TERMINATION.
19. NON STORMWATER DISCHARGES SUCH AS FIRE HYDRANT FLUSHING, ETC. SHALL BE DISCHARGED TO EXISTING UNDERGROUND STORMWATER FACILITY OR ON SITE RETENTION POND.
20. ANY POTENTIALLY HAZARDOUS CHEMICALS BROUGHT ONTO THE JOB SITE WILL BE LIMITED AND KEPT IN ORIGINAL CONTAINER WITH MSDS LABEL.
21. NO SILT SHALL BE TRACKED ONTO PUBLIC ROADWAYS. ANY SILT DEPOSITED ON PUBLIC ROADWAYS SHALL BE REMOVED BY THE END OF THE WORK DAY.

22. CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL/SEDIMENTATION BARRIERS (SYNTHETIC HAY BALES OR SILTATION CURTAINS) TO PREVENT SILTATION INTO ADJACENT PROPERTY, STREETS, STORM SEWERS AND WATERWAYS. IN ADDITION, CONTRACTOR SHALL PLACE STRAW, MULCH, OR OTHER SUITABLE MATERIAL ON OVER THE AREAS WHERE CONSTRUCTION RELATED TRAFFIC IS TO ACCESS THE SITE. IF, IN THE OPINION OF THE ENGINEER AND/OR LOCAL AUTHORITIES, EXCESSIVE DIRT IS TRANSPORTED OFF-SITE, EITHER BY NATURAL DRAINAGE OR BY VEHICULAR TRAFFIC, THE CONTRACTORS IS TO REMOVE SAID DIRT TO THE SATISFACTION OF THE ENGINEER AND/OR AUTHORITIES.
23. THE CONTRACTOR SHALL LIMIT THE DISCHARGE OF TURBID WATERS OFF-SITE, OR INTO ON-SITE/OFF-SITE WETLANDS (IF APPLICABLE), TO NO MORE THAN 29 NTU's (NEPHELOMETRIC TURBIDITY UNITS), ABOVE BACKGROUND LEVELS.
24. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE THE AFFECTED AREA USING SPRINKLING, IRRIGATION OR OTHER ACCEPTABLE METHODS.
25. CONTRACTOR SHALL INSPECT AND MAINTAIN ON A DAILY BASIS ALL EROSION/SEDIMENTATION CONTROL FACILITIES. ALL EROSION CONTROL MEASURES SHALL ALSO BE INSPECTED AFTER ANY 1/2" OR GREATER RAINFALL EVENT.
26. THE CONTRACTOR SHALL ENSURE THAT SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL BARRIER SHALL BE IMMEDIATELY REMOVED AND PLACED IN UPLAND AREAS.

PERMANENT SEEDING & MULCHING:

1. ALL AREAS WHICH HAVE BEEN DISTURBED BY THE CONSTRUCTION WILL, AS A MINIMUM, BE FERTILIZED AND SEED. THE FERTILIZER SHALL BE OF 12-8-8 PROPORTIONS AND SHALL BE UNIFORMLY SPREAD AT A RATE OF 400-500 POUND PER ACRE AND MIXED WITH THE SOIL TO A UNIFORM DEPTH OF FOUR INCHES. INCLUDED WITH THE FERTILIZING OPERATION WILL BE THE APPLICATION OF AMENDMENTS, IF NECESSARY, SUCH AS DOLOMITIC LIMESTONE OR ALUMINUM SULFATE TO CORRECT THE pH FACTOR TO WITHIN THE LIMITS OF 6.0-7.0. THE GRASS SEED SHALL BE UNIFORMLY SPREAD AT THE RATE OF 100 POUND PER ACRE WHILE THE SOIL IS MOIST. THE GRASS SEED MIXTURE SHALL BE OF 20 PARTS BERMUDA AND 80 PARTS BAHIA, WITH THE ADDITION OF 30 PARTS RYE IN THE WINTER SEASON.
2. IN ADDITION TO THE MINIMUM REQUIREMENTS OF NOTE 1 ABOVE, SLOPES FROM 6:1 TO 4:1 WILL BE MULCHED WITH A UNIFORM THICKNESS OF APPROXIMATELY TWO INCHES. LOOSE MEASURE OF MULCH MATERIAL INCORPORATED INTO THE SOIL BY MIXING TO A DEPTH OF FOUR INCHES.
3. ALL RETENTION/DETENTION BASINS SHALL BE SODED WITHIN THEIR LIMITS. ALL EXPOSED AREAS WITHIN PUBLIC RIGHT-OF-WAYS WILL BE SOLID SODED. OTHER AREAS WITH SLOPES STEEPER THAN 4:1 WILL BE SODED.
4. STRIP SOD SHALL BE PLACED ADJACENT TO ALL CURBS, WALKS AND PAVEMENTS.
5. ALL GRASSED AREAS WILL BE MAINTAINED TO ASSURE A GOOD STAND AND SUFFICIENT GROUND COVER TO MINIMIZE EROSION. IF AFTER 60 DAYS AN ADEQUATE GROUND COVER HAS NOT BEEN ESTABLISHED, THE AREA WILL BE RE-GRASSED.
6. GRASSED AREAS NOT ACCEPTED WITHIN 90 DAYS OF THEIR COMPLETION SHALL BE FERTILIZED AT AN APPLICATION RATE OF 250 POUNDS PER ACRE.

TEMPORARY SEEDING & MULCHING:

1. AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE DRESSED AND RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED, AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE.
2. SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY ESTABLISHED IN NOTE 1 ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2-INCHES LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDING AREA TO A DEPTH OF 4-INCHES.
3. THE SEEDER OR THE SEEDER AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
4. IF AFTER FOURTEEN DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
5. ALL FEATURES OF THE PROJECT DESIGNED AND CONSTRUCTED TO PREVENT EROSION AND SEDIMENT SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION AS THEY WERE ORIGINALLY DESIGNED AND CONSTRUCTED.

B&E
P.O. BOX 120108
7575 DR. PHILLIPS BLVD. SUITE 200
ORLANDO, FL 32819
PHONE: 407-296-2600

BY: _____

DATE: _____

REV: _____

DESCRIPTION: _____

THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY A PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA. ANY CHANGES TO THIS DOCUMENT MUST BE MADE IN THE ORIGINAL COPY. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID FOR ANY PURPOSES. ANY CHANGES TO THIS DOCUMENT MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SEAL

JOSE A. RODRIGUEZ, P.E.

FCS INDUSTRIES DEVELOPMENT

2000 APOPKA BLVD.
APOPKA, FL 32703

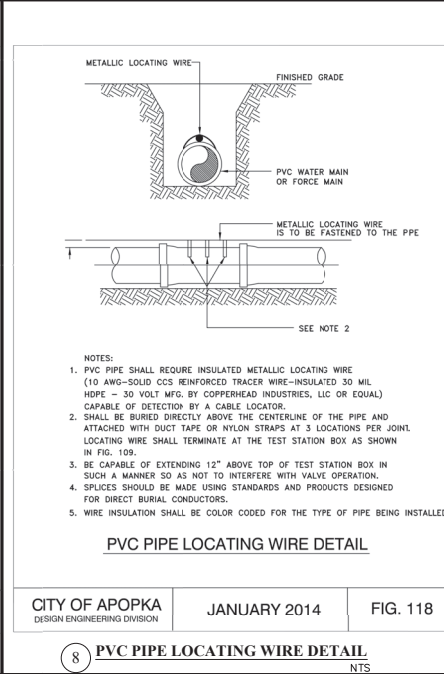
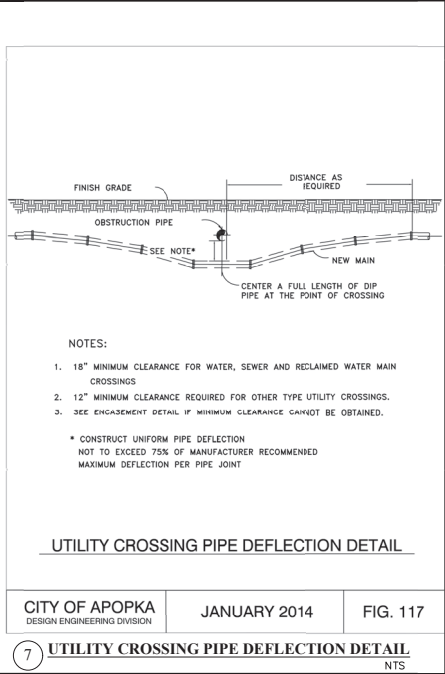
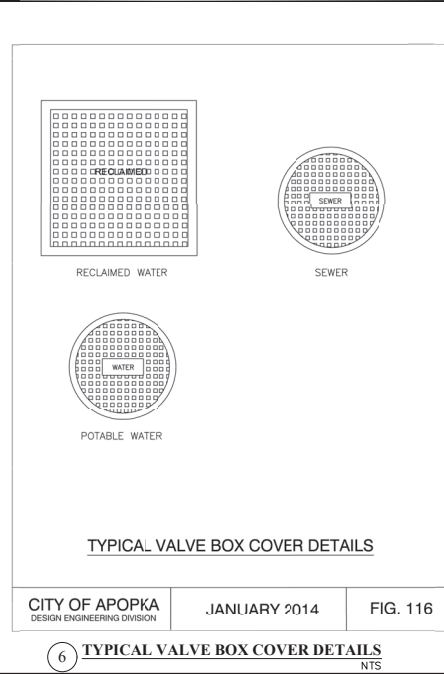
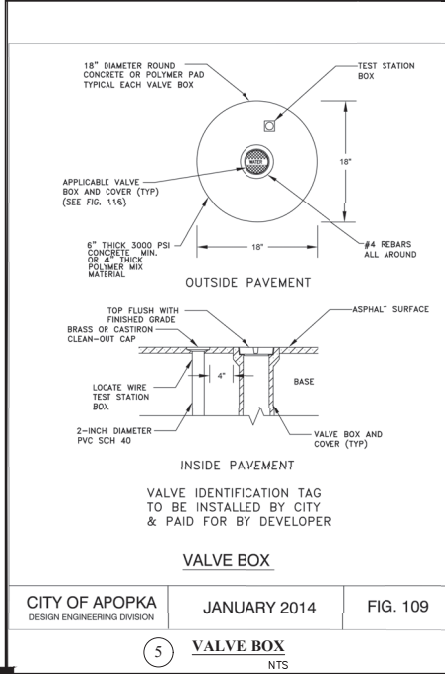
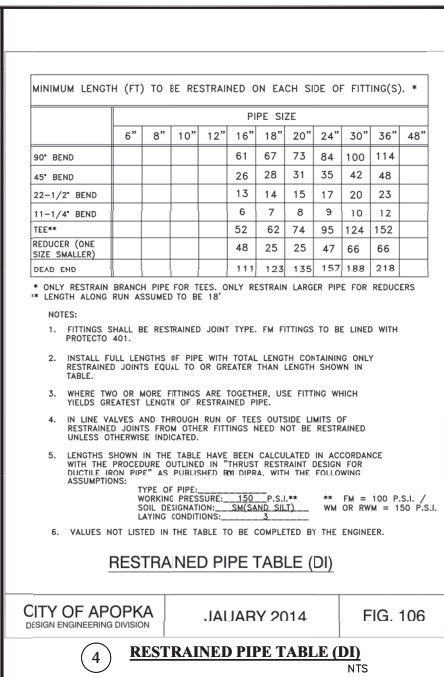
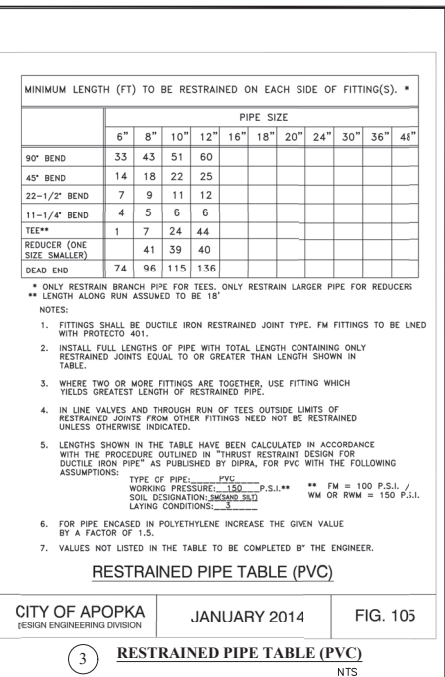
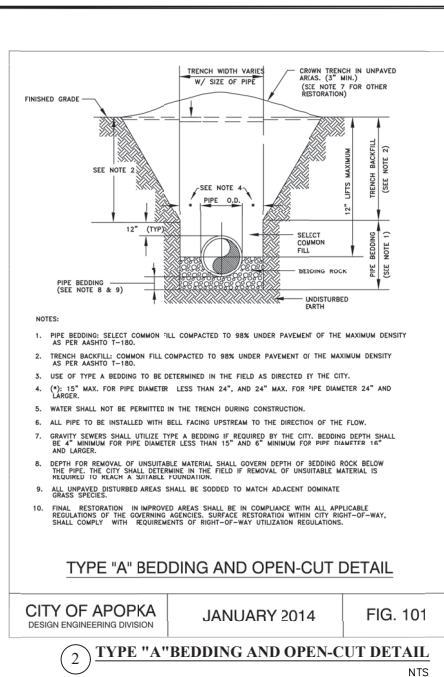
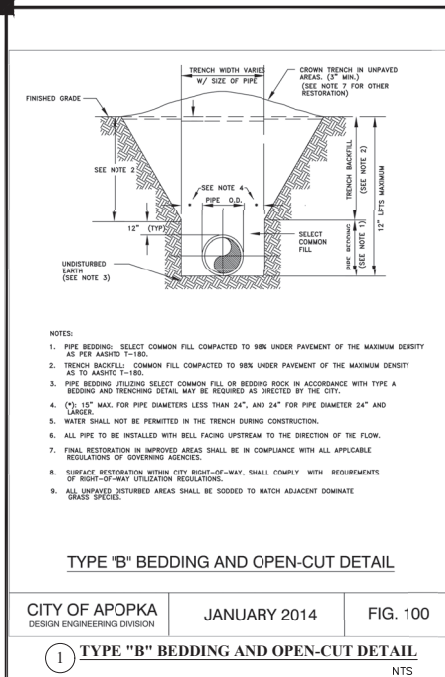
TITLE: SWPPP / EROSION CONTROL NOTES & DETAILS

PROJ. MANAGER: CB DATE: 12/07/2023

DRAWN BY: AC SHEET NO.: C3.2

SCALE: AS NOTED

PROJECT NO.: 23-043



BE
C.A. NO. 28008
7575 DR. PHILIP BLVD. SUITE 200
ORLANDO, FL 32835
PHONE: 407-266-2600

BY: _____
DATE: _____
REV: _____

DESCRIPTION: _____

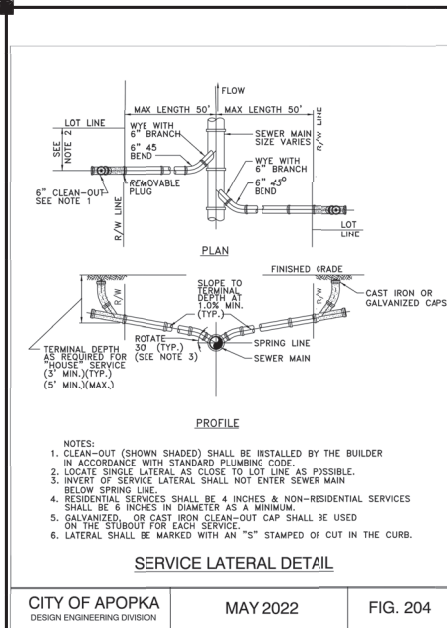
SEAL: _____
JANE A. KOBURZKE, P.E., NO. 1008

FCS INDUSTRIES DEVELOPMENT
2000 APOPKA BLVD.
APOPKA, FL 32703

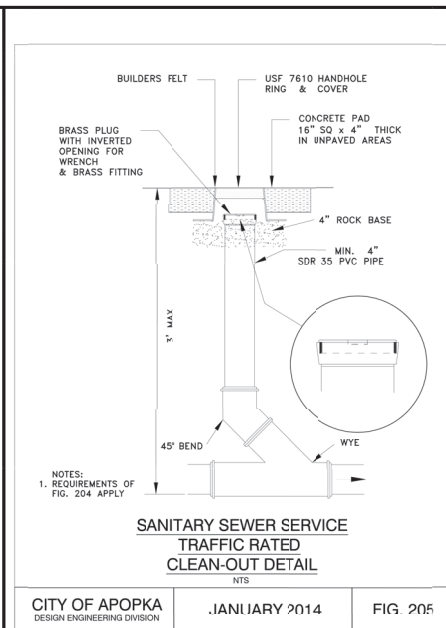
UTILITY DETAILS

TITLE: _____
PROJ. MANAGER: CB
DRAWN BY: AC
SCALE: AS NOTED
PROJECT NO: 23-043

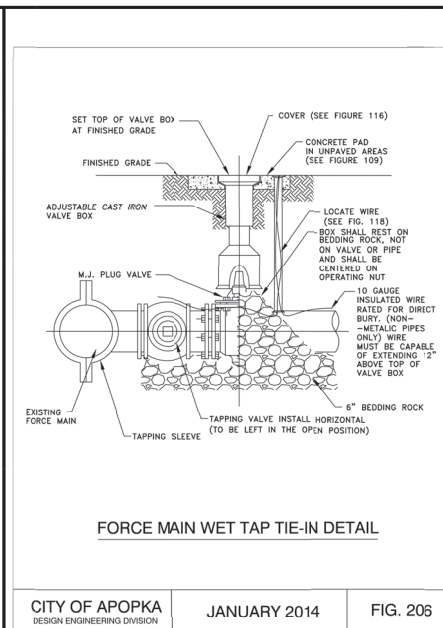
DATE: 12/07/2023
SHEET NO: C5.0



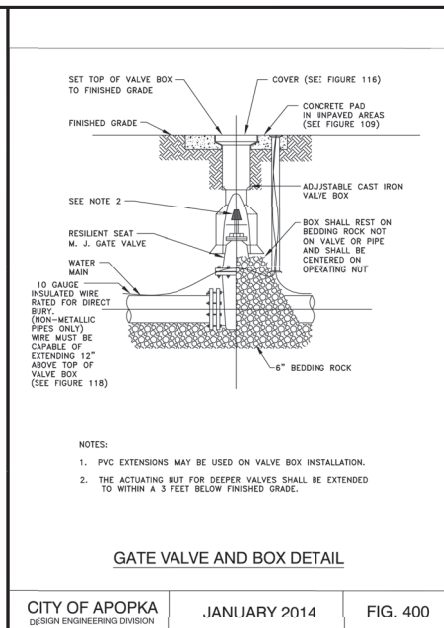
1 SERVICE LATERAL DETAIL
NTS



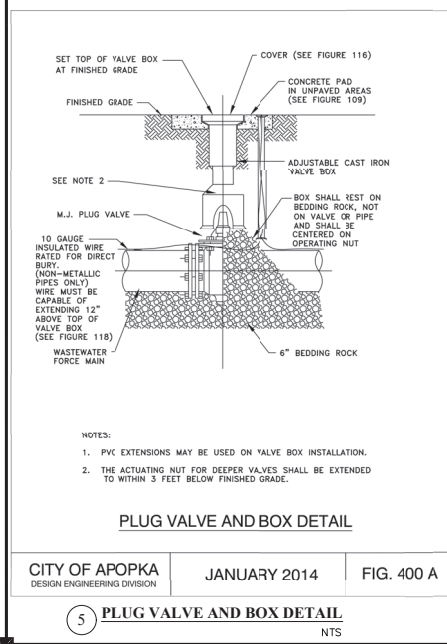
2 SANITARY SEWER SERVICE
NTS



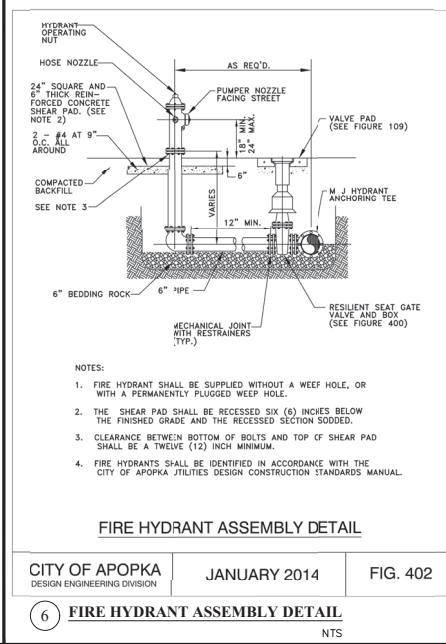
3 FORCE MAIN WET TAP TIE-IN DETAIL
NTS



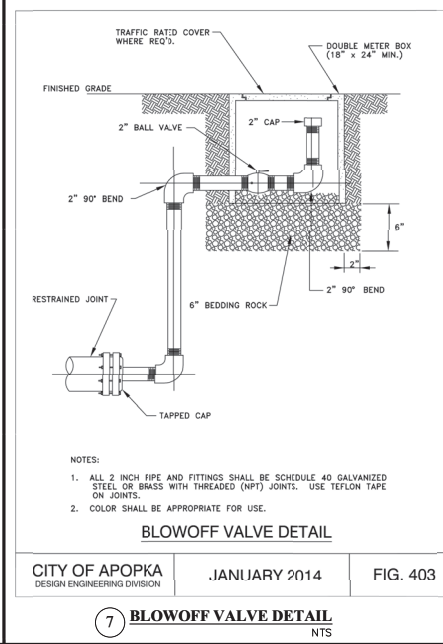
4 GATE VALVE AND BOX DETAIL
NTS



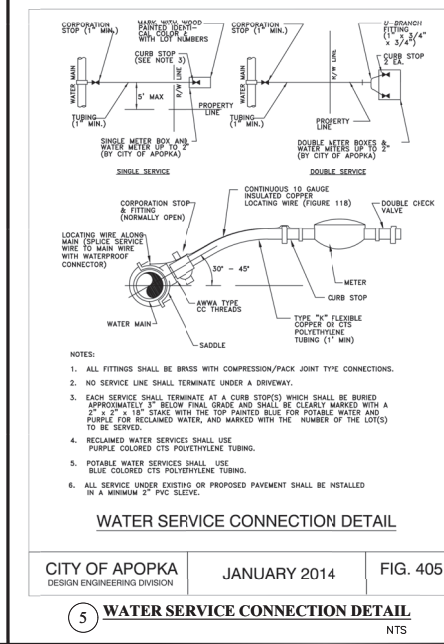
5 PLUG VALVE AND BOX DETAIL
NTS



6 FIRE HYDRANT ASSEMBLY DETAIL
NTS



7 BLOWOFF VALVE DETAIL
NTS



5 WATER SERVICE CONNECTION DETAIL
NTS

BE
C.A. NO. 12408
1775 DR. PHILIP BLVD. SUITE 200
ORLANDO, FL 32819
PHONE: 407-246-2840

BY: _____
DESCRIPTION: _____
DATE: _____
REV: _____

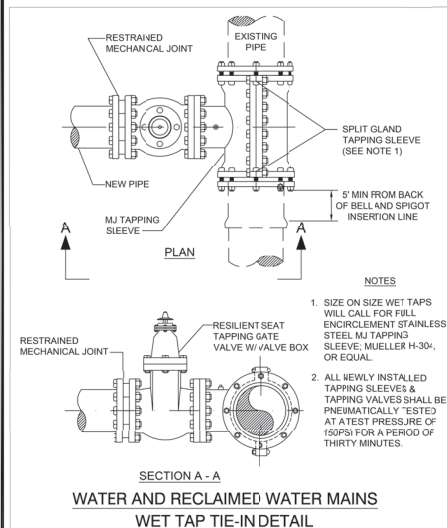
THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE DESIGNER. ANY CHANGES TO THIS PLAN MUST BE MADE BY THE DESIGNER. ANY CHANGES TO THIS PLAN MUST BE MADE BY THE DESIGNER. ANY CHANGES TO THIS PLAN MUST BE MADE BY THE DESIGNER.

SEAL
JANE A. RODRIGUEZ, P.E., NO. 12408

FCS INDUSTRIES DEVELOPMENT
2000 APOPKA BLVD.
APOPKA, FL 32703

UTILITY DETAILS

TITLE: _____
PROJ. MANAGER: CB
DATE: 12/07/2023
DRAWN BY: AC
SHEET NO.: _____
SCALE: AS NOTED
PROJECT NO.: C5.1

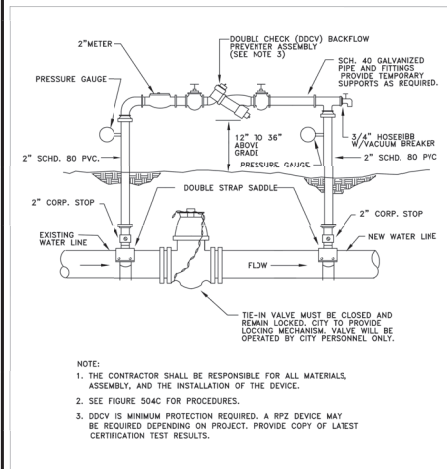


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 406

1 **WATER AND RECLAIMED WATER MAINS**
NTS

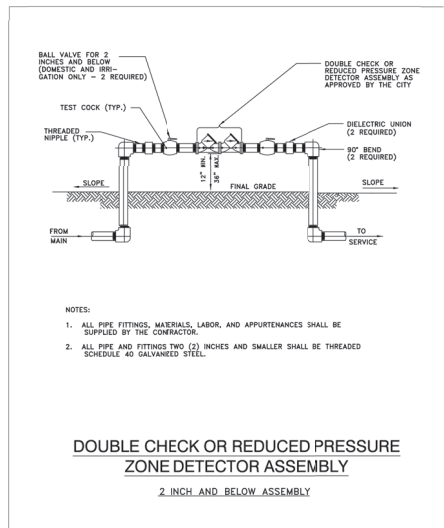


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 504 A

5 **TEMPORARY JUMPER CONNECTION**
NTS

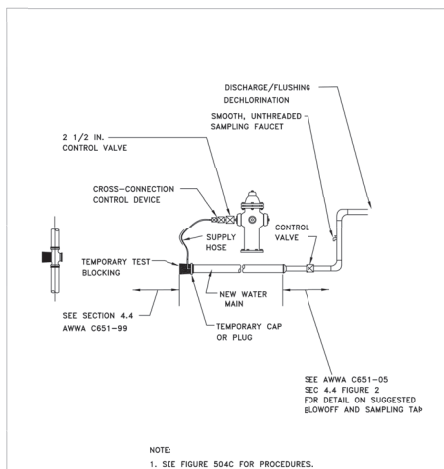


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 500 A

2 **DOUBLE CHECK OR REDUCER PRESSURE**
NTS

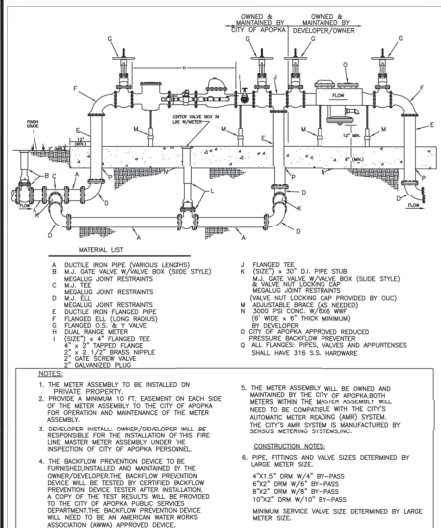


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 504 B

6 **TEMPORARY JUMPER CONNECTION**
NTS

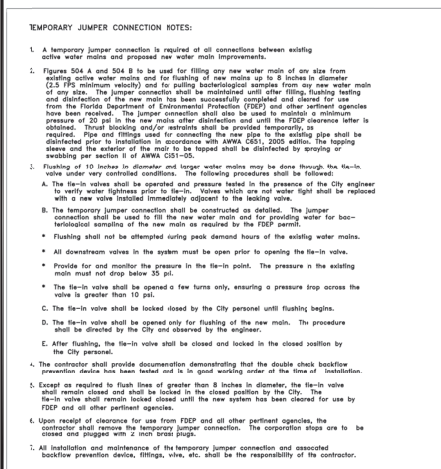


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 500 C

3 **FIRE LINE METER ASSEMBLY W/BY-PASS**
NTS

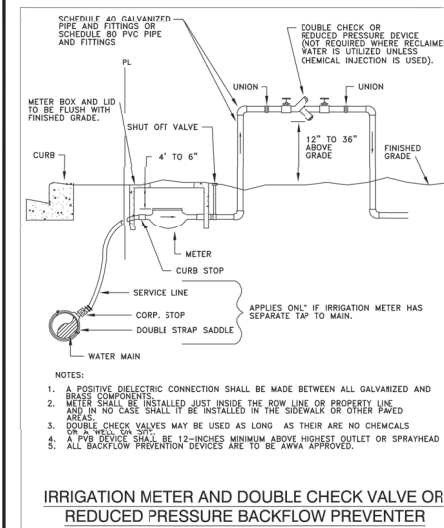


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 504 C

7 **PROCEDURES FOR TEMPORARY JUMPER CONNECTION**
NTS

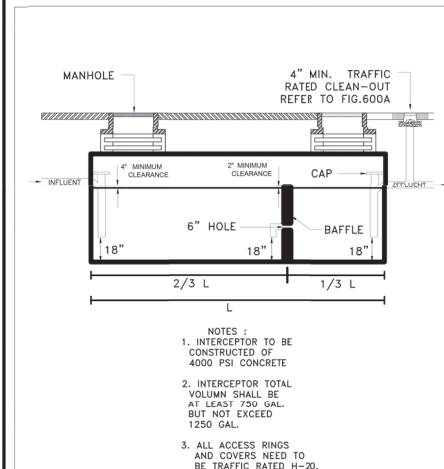


CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 502

4 **IRRIGATION METER AND DOUBLE CHECK VALVE**
NTS



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 600

8 **GREASE INTERCEPTOR DETAIL**
NTS

BE

C.A. NO. 12608
7975 DR. PHELPS BLVD. SUITE 200
ORLANDO, FL 32819
PHONE: 407-286-2669

BY: _____

DATE: _____

REV: _____

DESCRIPTION: _____

SEAL

FCS INDUSTRIES DEVELOPMENT

2000 APOPKA BLVD.
APOPKA, FL 32703

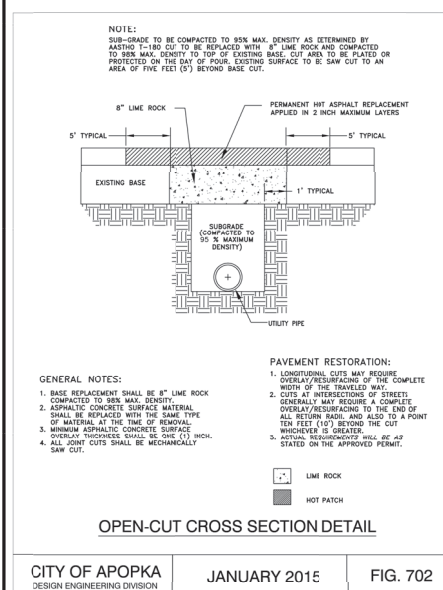
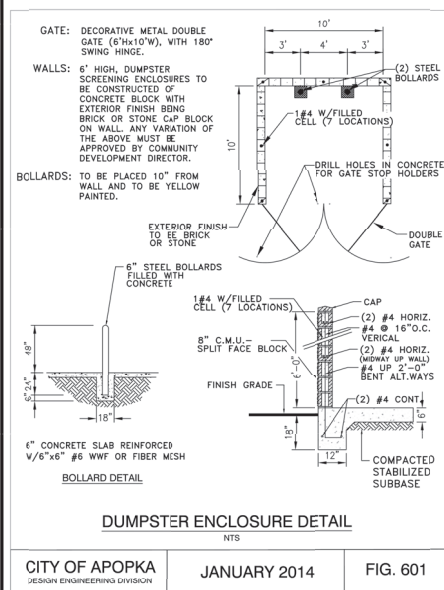
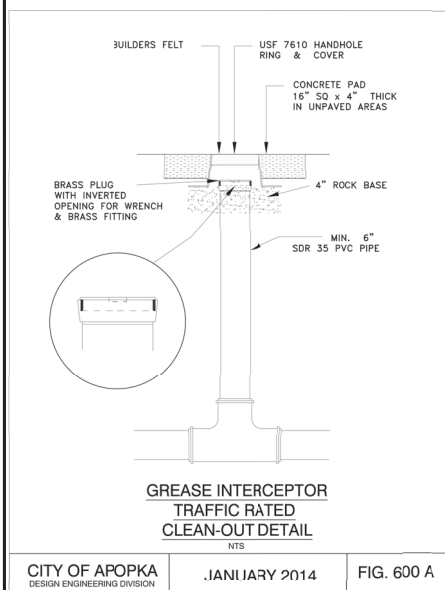
UTILITY DETAILS

PROJ. MANAGER: CB
DATE: 12/07/2023

DRAWN BY: AC
SHEET NO.: C5.2

SCALE: AS NOTED

PROJECT NO.: 23-043



1 GRASE INTERCEPTOR CLEAN-OUT DETAIL NTS

2 **DUMPSTER ENCLOUSER DETAIL**

3 OPEN-CUT CROSS SECTION DETAIL

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

4 GENERAL NOTES NTS

Page 61 of 62

RILEY & Company, Inc. (GP / DUPLEX)[®]

Top View

SCOPE: Supply one complete RILEY & COMPANY, INC. GP Duplex Pre-Fab Lift Station, per design.

Complete system shall be supplied by:

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

Contract to be awarded on the basis of the base bid RILEY & COMPANY, INC.
PRE-FAB LIFT STATION.

PUMPS: Submersible grinder pumps shall be RILEY & COMPANY, INC. Model LSG. The pump shall be installed in the fiberglass wetwell utilizing a quick-disconnect system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the Sch.80 PVC discharge piping. (3 YEAR WARRANTY)

DUPLEX CONTROL PANEL: (3 YEAR WARRANTY)

Control panel shall be assembled and built by a TUV (UL508A CERTIFIED) manufacturing facility.

The Enclosure shall be NEMA 4X, Fiberglass, minimum 18" high x 16" wide x 6" deep with padlockable draw latches.

The enclosure shall have external mounting feet to allow for wall mounting. All hardware shall be stainless steel.

The following components shall be mounted through the enclosure:

- 1- ea. Red Alarm Beacon (Light)
- 1- ea. Alarm Horn
- 1- ea. Alarm Silence Pushbutton

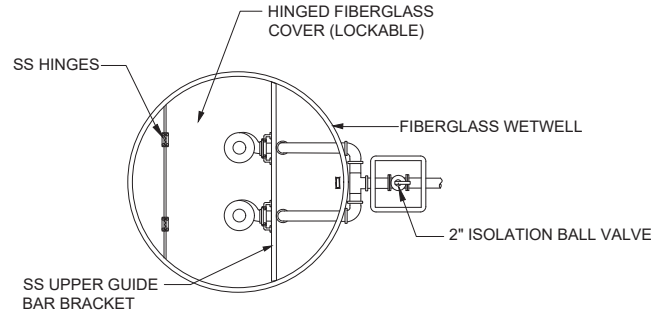
The backpanel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to backpanel:

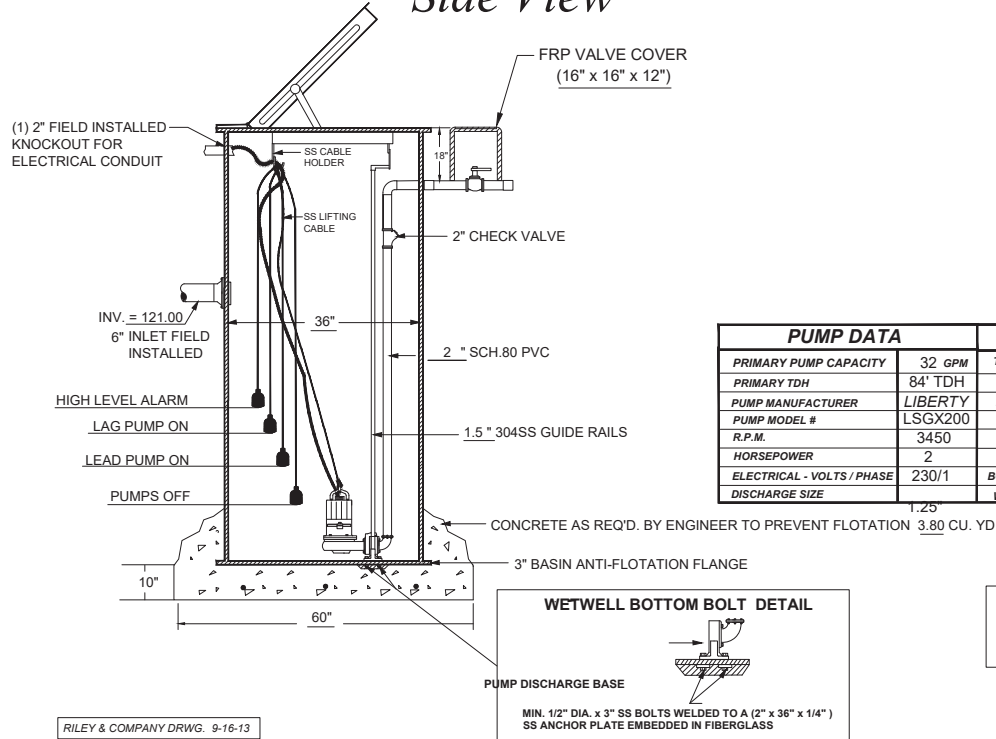
- 2- ea. Motor Contactors
- 1- ea. Silence Relay
- 1- ea. Duplex Alternator
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 3- ea. Grounding Lugs

The following components shall be included:

- 1- ea. Main Circuit Breaker
- 2- ea. Short Circuit Protectors
- 1- ea. Control Circuit Breaker
- 1- ea. Hand-Off-Auto Selector Switches
- 2- ea. Pump Run Pilot Lights



Side View



PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	32 GPM	TOP OF WETWELL	126.50
PRIMARY TDH	84' TDH	INLET INVERT	121.00
PUMP MANUFACTURER	LIBERTY	HIGH LEVEL ALARM	120.50
PUMP MODEL #	LSGX200	LAG PUMP ON	120.00
R.P.M.	3450	LEAD PUMP ON	119.00
HORSEPOWER	2	PUMPS OFF	118.00
ELECTRICAL - VOLTS / PHASE	230/1	BOTTOM OF WETWELL	116.50
DISCHARGE SIZE	1.25	WETWELL DIAMETER	36"

WETWELL BOTTOM BOLT DETAIL



PUMP DISCHARGE BASE

MIN. 1/2" DIA. x 3" SS BOLTS WELDED TO A (2" x 36" x 1/4") SS ANCHOR PLATE EMBEDDED IN FIBERGLASS

RILEY & COMPANY DRWG. 9-16-13



P.O. BOX 12008
1775 DR. PHILIP BLVD. SUITE 200
ORLANDO, FL 32819
PHONE: 407-265-9963

REV.	DATE	DESCRIPTION

THIS DRAWING HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY THE DESIGNER. ANY CHANGES TO THIS DRAWING MUST BE MADE IN THE ORIGINAL FILE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID FOR CONSTRUCTION PURPOSES. ANY CHANGES TO THIS DOCUMENT MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



FCS INDUSTRIES DEVELOPMENT
2000 APOPKA BLVD.
APOPKA, FL 32703

LIFT STATION DETAILS

PROJ. MANAGER: CB	DATE: 12/07/2023
DRAWN BY: AC	SHEET NO.: C7.0
SCALE: AS NOTED	PROJECT NO.: 23-043

