

APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

April 3, 2024 9:00 AM

Apopka City Hall Council Chambers

PLAT

1. SP-23-9, Bronson's Ridge - Replat, 2nd Submittal

SPECIAL EXCEPTION

1. SPX-24-2, Bronson ADU - Special Exception (SPX), 1st Submittal

SITE PLANS:

CONSTRUCTION SITE PLAN

1. Kelly Park Road and Waypointe Boulevard Intersection Improvement - Construction Site Plan (CSP), 1st Submittal
Owner(s): DFC Kelly Park, LLC
Applicant(s): Poulos and Bennett, LLC. - Christina Baxter, P.E.
Location: Intersection of West Kelly Park Road and Waypointe Boulevard
Proposed Use: Intersection Widening
Project Manager: Pam Richmond
Presented by: Pamela Richmond, Transportation Coordinator

EASEMENT VACATION

1. Oak Pointe of Apopka Homeowners Association - Vacation of Easement (VAC), 1st Submittal
Owner(s): Oak Pointe of Apopka Homeowners Association
Applicant(s): Evan Engineering - David Evans
Location: 3640 Major Oak Boulevard
Proposed Use: Lift Station Vacation
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

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.

BRONSON'S RIDGE REPLAT

A REPLAT OF BRONSON'S RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LOCATED IN SECTIONS 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A REPLAT OF BRONSON'S RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LYING IN SECTIONS 17 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE NORTHEAST CORNER OF SOUTHEAST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 00°00'38" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BOY SCOUT ROAD AND THE POINT OF BEGINNING; THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING COURSES: NORTH 89°43'16" EAST FOR A DISTANCE OF 2037.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 282.10 FEET, A CENTRAL ANGLE OF 65°18'17", THE CHORD OF WHICH BEARS SOUTH 57°37'34" EAST FOR A DISTANCE OF 304.41 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 321.53 FEET TO A NON-TANGENT POINT; THENCE RUN SOUTH 24°58'39" EAST FOR A DISTANCE OF 241.59 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN SOUTH 61°02'34" WEST FOR A DISTANCE OF 300.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 42°32'33", THE CHORD OF WHICH BEARS SOUTH 39°46'17" WEST FOR A DISTANCE OF 366.41 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 374.97 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 18°30'04" WEST FOR A DISTANCE OF 34.88 FEET; THENCE RUN SOUTH 50°22'51" WEST FOR A DISTANCE OF 66.34 FEET; THENCE RUN SOUTH 80°59'34" WEST FOR A DISTANCE OF 127.19 FEET; THENCE RUN NORTH 22°27'50" WEST FOR A DISTANCE OF 167.34 FEET; THENCE RUN SOUTH 71°32'09" WEST FOR A DISTANCE OF 34.37 FEET; THENCE RUN NORTH 69°38'20" WEST FOR A DISTANCE OF 144.79 FEET; THENCE RUN NORTH 85°25'10" WEST FOR A DISTANCE OF 268.38 FEET; THENCE RUN NORTH 83°27'57" WEST FOR A DISTANCE OF 130.71 FEET; THENCE RUN NORTH 45°36'26" WEST FOR A DISTANCE OF 203.03 FEET; THENCE RUN NORTH 89°53'27" WEST FOR A DISTANCE OF 536.22 FEET; THENCE RUN SOUTH 71°09'55" WEST FOR A DISTANCE OF 261.11 FEET; THENCE RUN SOUTH 60°11'31" WEST FOR A DISTANCE OF 79.12 FEET; THENCE RUN SOUTH 28°41'04" WEST FOR A DISTANCE OF 73.35 FEET; THENCE RUN SOUTH 00°03'18" WEST FOR A DISTANCE OF 238.05 FEET TO A NON-TANGENT POINT OF A CURVE CONCAVE SOUTHWESTERLY WITH A RADIUS OF 544.50 FEET, A CENTRAL ANGLE OF 18°33'50", THE CHORD OF WHICH BEARS NORTH 79°40'53" WEST FOR A DISTANCE OF 175.65 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 176.42 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 88°57'48" WEST FOR A DISTANCE OF 403.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 30065.00 FEET, A CENTRAL ANGLE OF 01°01'04", THE CHORD OF WHICH BEARS NORTH 89°28'20" WEST FOR A DISTANCE OF 533.99 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 534.00 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°58'51" WEST FOR A DISTANCE OF 128.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY WITH A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 90°32'40", THE CHORD OF WHICH BEARS NORTH 44°42'31" WEST FOR A DISTANCE OF 78.15 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 86.92 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00°33'49" EAST FOR A DISTANCE OF 810.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 89°27'28", THE CHORD OF WHICH BEARS NORTH 45°17'33" EAST FOR A DISTANCE OF 49.26 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 54.65 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°58'43" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 1202.51 FEET; THENCE RUN NORTH 00°00'38" WEST FOR A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 59.44 ACRES, MORE OR LESS.

SHEETS

SHEET 1 = COVER/GENERAL NOTES
SHEET 2 = OVERALL
SHEETS 3-5 = DETAILS

PROPERTY INFORMATION REPORT

- Planned Development Agreement (The Ridge) by and among the City of Apopka, Apopka Development Opportunity, LLC, Apopka Centerline Development, LLC, Ruth Ina Bronson Trust, Troy S. Bronson Trust, Troy S. Bronson Family LP, Binion Partners, LLC, and John and Donna Kirkland recorded August 3, 2021 in Official Records Instrument No. 20210532976, together with the Transportation Improvements Development Agreement and Grant of Easement attached thereto as Exhibit B; First Amendment to Planned Development Agreement recorded December 9, 2021 in Official Records Instrument No. 20210751331; Second Amendment to Planned Development Agreement recorded October 7, 2022 in Official Records Instrument No. 20220608956. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
- Covenants, conditions and easements, as contained in that certain Covenant for Bronson's Ridge recorded December 21, 2021 in Official Records Instrument No. 20210778848. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)
- Temporary Construction Easement by and between AG EHC II (LEN) Multi State 1, LLC, a Delaware limited liability company, Grantor, and Ridge at Apopka Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, Grantee, recorded June 1, 2022 in Official Records Instrument No. 20220341246. (AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE)

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 (CERTIFIED CORNER RECORD #82631) TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 (CERTIFIED CORNER RECORD #82634), BEING A BEARING OF NORTH 89° 58' 43" WEST.
- PURSUANT TO F.S. CHAPTER 177.091(28), ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THE ABOVE SHALL NOT APPLY TO ANY PRIVATE EASEMENTS, IF ANY, GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. CABLE TELEVISION SERVICES CONSTRUCTION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- TRACT AM-1 (AMENITY TRACT) SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC., A WALL EASEMENT IS HEREBY DEDICATED OVER SAID TRACT.
- TRACTS P-4 AND P-5 (POND TRACTS) SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER SAID TRACTS AND ALL DRAINAGE EASEMENTS 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 THE 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. A WALL EASEMENT IS HEREBY DEDICATED OVER SAID TRACT P-5.
- TRACTS OS-5, OS-6, OS-8, OS-9, OS-10 AND OS-11 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC.
- TRACTS OS-1, OS-2, OS-3, OS-4, OS-7, OS-12, OS-13, OS-14 AND OS-15 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC., A WALL EASEMENT IS HEREBY DEDICATED OVER SAID TRACTS.
- A UTILITY EASEMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC OVER SAID TRACTS OS-4 AND OS-15 (OPEN SPACE).
- THERE IS A 10.00 FOOT UTILITY EASEMENT RESERVED ALONG THE FRONT OF ALL LOTS AND TRACTS ADJACENT TO RIGHT OF WAY (UNLESS OTHERWISE NOTED).
- THERE IS A 5.00 FOOT DRAINAGE EASEMENT RESERVED ALONG THE FRONT OF ALL LOT LINES (UNLESS OTHERWISE NOTED).
- THERE IS A 7.50 FOOT DRAINAGE EASEMENT RESERVED ALONG THE REAR OF ALL LOT LINES (UNLESS OTHERWISE NOTED).
- DRAINAGE EASEMENTS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS.
- WALL EASEMENTS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC.
- A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS THE STREETS, TRACTS A-4, A-5 AND A-6 (ALLEY) AND ALL UTILITY EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
- TRACTS A-1, A-2, A-3, A-4, A-5, A-6 AND A-7 (ALLEY) SHALL BE OWNED AND MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC. AND ARE RESERVED FOR THE EXCLUSIVE BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES: (I) FOR THE PURPOSE OF EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED TO BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC. (II) THE OWNERS OF THE LOTS WITHIN THE PROPERTY FOR PURPOSES 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 RESIDENTS THEREON, AS WELL AS SUCH OWNERS' GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO POLICE, FIRE AND EMERGENCY MEDICAL SERVICES. ANY ACCESS IMPROVEMENTS AND APPURTENANCES AND RELATED FACILITIES CONSTRUCTED WITHIN TRACTS A-1, A-2, A-3, A-4, A-5, A-6 AND A-7 (ALLEY) ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND SHALL BE MAINTAINED BY BRONSON'S RIDGE PROPERTY OWNERS ASSOCIATION, INC.
- 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.

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.



225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Licensed Business #7153

SHEET 1 OF 5

PLAT
BOOK

PAGE

BRONSON'S RIDGE REPLAT

DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS, that AG EHC II (LEN) Multi State 1, LLC, a Delaware 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 lands and plat for the uses and purposes therein expressed and further dedicates all rights of way and the utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested by the Officer named below on _____.

AG EHC II (LEN) Multi State 1, LLC, a Delaware limited liability company

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

By: _____

Name: Steven S. Benson
Title: Manager

Signed and sealed in the presence of: _____

Printed Name: _____

Printed Name: _____

STATE OF ARIZONA COUNTY OF MARICOPA

This foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2024, By Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) Multi State 1, LLC, a Delaware limited liability company, who is personally known to me or has produced the following identification; Drivers License, and he did / did not take an oath, that he is the person described and who executed the foregoing Dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC:

Signature of Notary Public: _____

Printed Name of Notary Public: _____

My Commission expires: _____

Commission Number: _____

IN WITNESS WHEREOF, the undersigned, Lennar Homes, LLC, a Florida limited liability company, has caused these presents to be executed and acknowledged by its undersigned Officer thereto duly authorized on this ____ day of _____, 2024.

LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: _____

Signature of Witness _____ Name _____

Printed Name of Witness _____ Printed Name _____

Signature of Witness _____ Title _____

Printed Name of Witness _____

STATE OF FLORIDA COUNTY OF ORANGE

This foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization, this ____ day of _____, 2024, By _____ as _____ of Lennar Homes, LLC, a Florida limited liability company, He/She is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC:

Signature of Notary Public: _____

Printed Name of Notary Public: _____

My Commission expires: _____

Commission Number: _____

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in the Orange County

Official Records on _____, 2024.

Document #: _____

County Comptroller in and for Orange County, Florida.

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

Examined
and
Approved

Chairman

Date

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Part 1 of the Florida Statutes and that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signature: _____ Date: _____

Print Name: Ralph A. Nieto, P.S.M.

Registration Number: 6025

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined
and
Approved

Richard Earp, P.E.

Date

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on September 12, 2022 I completed the survey of the lands as shown in the foregoing plat or plan; that said plat is a true and correct representation of the lands surveyed and plotted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

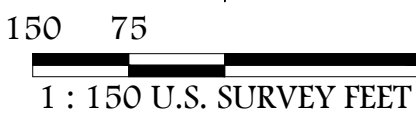
By: _____ Date: _____

Surveyors Name: Ivys M. Ocasio-Santiago, PSM
Registration Number: 7382
Florida Professional Land Surveyor

Registration Number Of Legal Entity: L.B. 7153
Vannasse Hogen Brustlin, Inc.
225 E. Robinson Street, Suite 300
Orlando, Florida 32801

PAGE

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 SUPPLIED 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.



BRONSON'S RIDGE REPLAT

A REPLAT OF BRONSON'S RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LOCATED IN SECTIONS 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 5

PLAT
BOOK

PAGE

RIGHT OF WAY, DEED BOOK 338, PAGE 18

RIGHT OF WAY, OFFICIAL RECORDS BOOK 1076, PAGE 548

SOUTH RIGHT OF WAY LINE OF
BOY SCOUT ROAD
OFFICIAL RECORDS BOOK 1076, PAGE 548

N 89°58'43" W 2,603.64'
N LINE OF THE SE 1/4 OF SECTION 18-21-28

BOY SCOUT ROAD
RIGHT OF WAY VARIES
NOT PLATTED

RIGHT OF WAY, DEED BOOK 338, PAGE 18
RIGHT OF WAY, OFFICIAL RECORDS BOOK 1133, PAGE 608

Parcel Curve Data				
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING
C1	67.50'	106.03'	90°00'00"	S 44°26'11" E 95.46'
C2	67.50'	105.39'	89°27'28"	S 45°17'33" W 95.01'
C3	64.00'	100.87'	90°18'01"	S 45°10'43" E 90.75'
C4	37.00'	58.31'	90°18'01"	S 45°10'43" E 52.46'
C5	92.00'	145.00'	90°18'01"	S 45°10'43" E 130.45'
C6	25.00'	39.40'	90°18'01"	S 45°10'43" E 35.45'
C7	25.00'	39.27'	90°00'00"	N 44°58'43" W 35.36'
C8	25.00'	39.27'	90°00'00"	N 44°58'43" W 35.36'
C9	25.00'	39.03'	89°27'28"	S 45°17'33" E 35.19'
C10	25.00'	39.51'	90°32'32"	N 44°42'27" W 35.52'
C11	25.00'	39.03'	89°27'28"	S 45°17'33" W 35.19'
C12	25.00'	39.51'	90°32'32"	N 44°42'27" W 35.52'
C13	40.00'	62.45'	89°27'28"	S 45°17'33" W 56.30'
C14	95.00'	15.60'	9°24'22"	S 85°19'06" W 15.58'
C15	95.00'	55.05'	33°12'11"	S 64°00'50" W 54.29'
C16	95.00'	60.31'	36°22'27"	S 29°13'31" W 59.30'
C17	95.00'	17.37'	10°28'28"	S 5°48'03" W 17.34'
C18	95.00'	148.33'	89°27'30"	S 45°17'34" W 133.71'
C19	25.00'	39.27'	90°00'00"	N 45°33'49" E 35.36'
C20	25.00'	10.29'	23°34'41"	S 77°38'50" E 10.22'
C21	25.00'	28.98'	66°25'19"	S 32°38'50" E 27.39'
C22	25.00'	39.27'	90°00'00"	S 44°26'11" E 35.36'
C23	25.00'	28.98'	66°25'19"	S 33°46'28" W 27.39'
C24	25.00'	10.29'	23°34'41"	S 78°46'28" W 10.22'
C25	25.00'	39.27'	90°00'00"	S 45°33'49" W 35.36'
C26	25.00'	33.94'	77°46'32"	N 50°32'55" W 31.39'
C27	95.00'	52.91'	31°54'30"	S 27°36'54" E 52.22'
C28	95.00'	61.04'	36°49'01"	S 61°58'39" E 60.00'
C29	95.00'	15.01'	9°03'01"	S 84°54'41" E 14.99'
C30	95.00'	128.96'	77°46'32"	S 50°32'55" E 119.28'
C31	40.00'	62.83'	90°00'00"	S 44°26'11" E 56.57'
C32	25.00'	39.27'	90°00'00"	N 45°33'49" E 35.36'
C33	25.00'	39.27'	90°00'00"	S 44°26'11" E 35.36'
C34	25.00'	39.27'	90°00'00"	N 45°33'49" E 35.36'
C35	25.00'	39.27'	90°00'00"	S 44°26'11" E 35.36'
C36	25.00'	28.98'	66°25'19"	N 57°21'10" E 27.39'
C37	50.00'	144.10'	165°07'15"	N 73°17'52" W 99.16'
C38	50.00'	25.98'	29°46'03"	N 49°33'52" E 25.69'
C39	50.00'	22.79'	26°06'55"	N 77°30'21" E 22.59'
C40	50.00'	48.77'	55°52'58"	N 62°37'20" E 46.86'
C41	33.00'	51.84'	90°00'00"	S 44°26'11" E 46.67'
C42	33.00'	21.18'	36°46'47"	N 72°10'26" E 20.82'
C43	55.00'	86.39'	90°00'00"	N 45°33'49" E 77.78'
C44	55.00'	35.77'	37°15'51"	N 18°04'07" W 35.14'
C45	55.00'	30.07'	31°19'40"	N 52°27'52" W 29.70'
C46	55.00'	65.84'	68°35'31"	N 33°43'57" W 61.98'
C47	25.00'	39.27'	90°00'00"	S 45°10'17" E 35.36'
C71	564.50'	71.49'	7°15'24"	N 74°44'52" W 71.45'
C82	292.50'	1.53'	0°18'01"	N 89°52'17" E 1.53'
C83	314.50'	1.65'	0°18'01"	N 89°52'17" E 1.65'
C92	25.00'	16.22'	37°10'12"	S 71°41'37" E 15.94'
C93	25.00'	23.18'	53°07'48"	S 26°32'37" E 22.36'
C94	25.00'	16.09'	36°52'12"	N 71°35'11" E 15.81'
C95	25.00'	23.18'	53°07'48"	N 26°35'11" E 22.36'

Parcel Line Data		
NUMBER	BEARING	DISTANCE
L1	S 89°58'43" E	25.44'
L5	S 53°17'58" W	57.04'
L6	S 68°01'42" E	16.01'
L7	N 52°44'40" W	28.20'
L8	N 78°22'34" W	77.25'

Parcel Line Data		
NUMBER	BEARING	DISTANCE
L9	N 89°58'43" W	49.98'
L10	N 89°58'43" W	49.98'
L11	N 89°43'16" E	25.10'
L27	S 28°29'40" W	24.42'
L28	N 0°01'17" E	10.00'

Parcel Line Data		
NUMBER	BEARING	DISTANCE
L29	N 0°01'17" E	10.00'
L33	N 0°01'17" E	10.00'
L34	N 21°58'18" E	22.00'

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL
RECORD 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.

LEGEND & ABBREVIATIONS

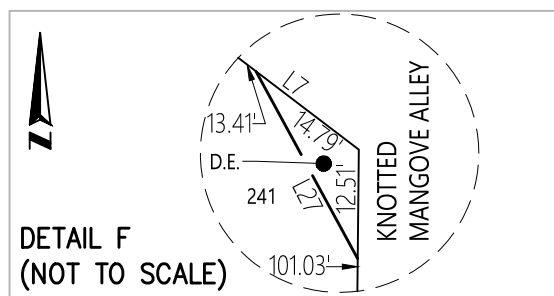
CCR = CERTIFIED CORNER RECORD
CHB = CURVE CHORD BEARING
CHD = CURVE CHORD DISTANCE
CMON = CONCRETE MONUMENT
D.E. = DRAINAGE EASEMENT
L = CURVE LENGTH
LB = LICENSED BUSINESS
N.R. = NON-RADIAL
N.T. = NON-TANGENT
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
W.E. = WALL EASEMENT

LEGEND & ABBREVIATIONS

P.I. = POINT OF INTERSECTION
PRM = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
P.R.C. = POINT OF REVERSE CURVATURE
R = CURVE RADIUS
(R) = RADIUS
R.P. = RADIUS POINT
RNG. = RANGE
SEC. = SECTION
TWP. = TOWNSHIP
U.E. = UTILITY EASEMENT
Δ = CURVE DELTA ANGLE
SET 4" X 4" CMON WITH NAIL & DISC "VHB PRM LB 7153"
= CENTERLINE



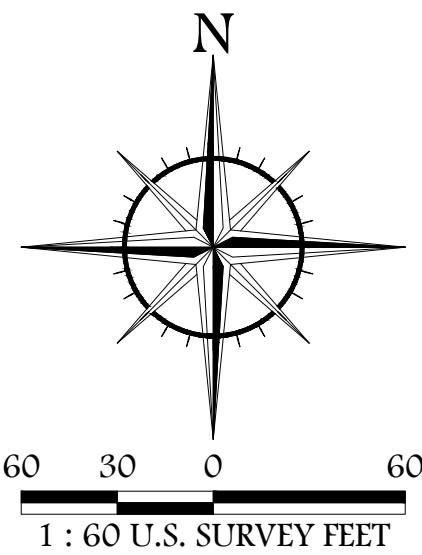
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Licensed Business #7153



PAGE

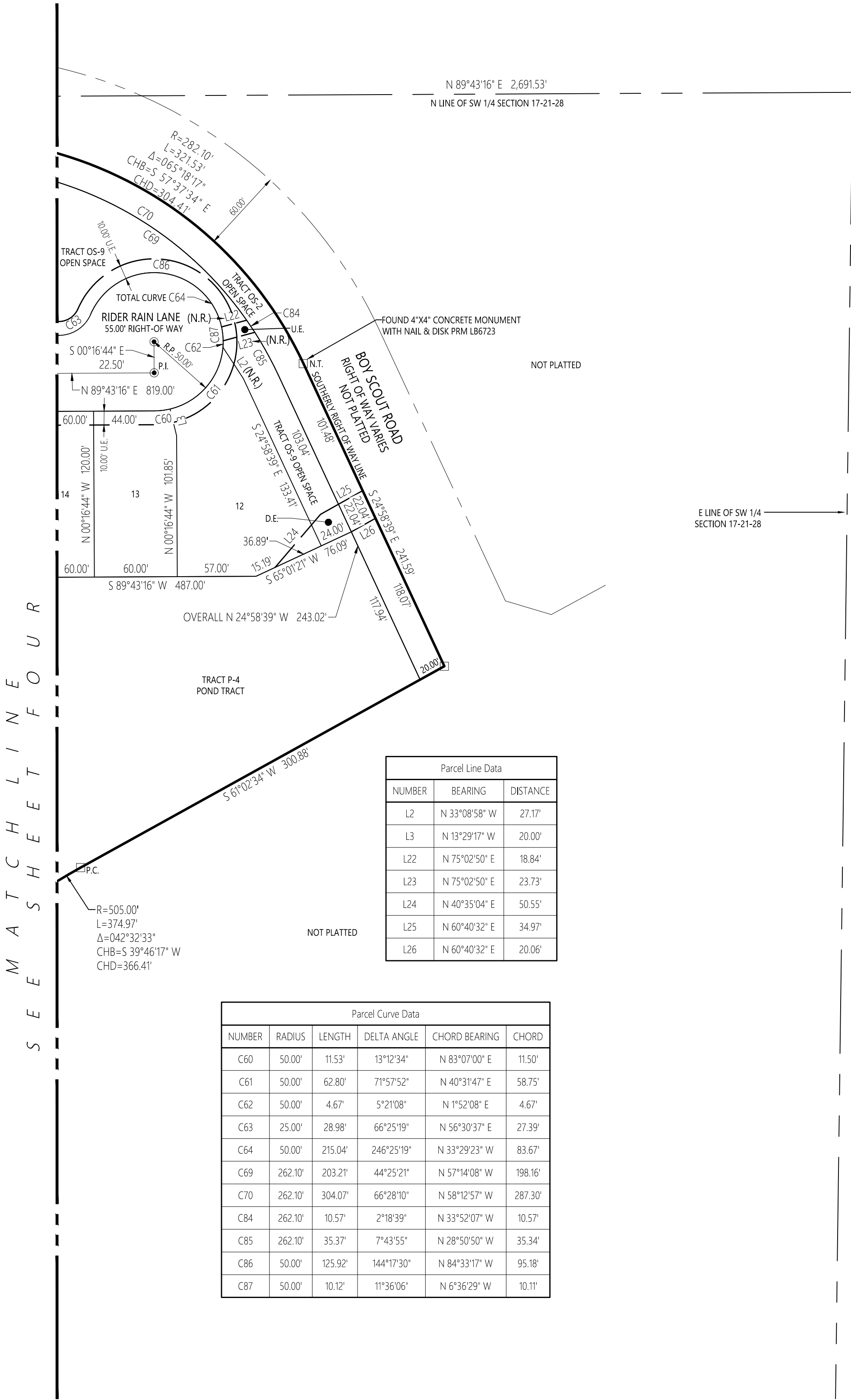
DETAIL B
(NOT TO SCALE)

The diagram shows a circular structure with a north arrow pointing upwards. A bearing of $N 89^{\circ}43'16'' E$ is indicated. A dimension of 1.00' is shown between two points on the structure.



BRONSON'S RIDGE REPLAT

A REPLAT OF BRONSON'S RIDGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LOCATED IN SECTIONS 17 AND 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



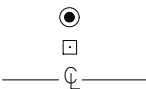
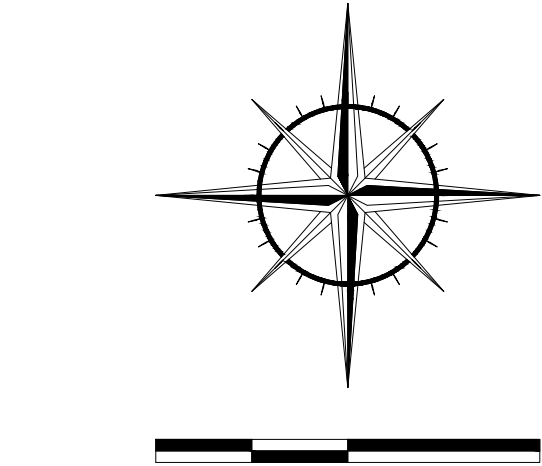
Parcel Line Data		
NUMBER	BEARING	DISTANCE
L2	N 33°08'58\"	27.17'
L3	N 13°29'17\"	20.00'
L22	N 75°02'50\"	18.84'
L23	N 75°02'50\"	23.73'
L24	N 40°35'04\"	50.55'
L25	N 60°40'32\"	34.97'
L26	N 60°40'32\"	20.06'

Parcel Curve Data					
NUMBER	RADIUS	LENGTH	DELTA ANGLE	CHORD BEARING	CHORD
C60	50.00'	11.53'	13°12'34\"	N 83°07'00\"	11.50'
C61	50.00'	62.80'	71°57'52\"	N 40°31'47\"	58.75'
C62	50.00'	4.67'	5°21'08\"	N 1°52'08\"	4.67'
C63	25.00'	28.98'	66°25'19\"	N 56°30'37\"	27.39'
C64	50.00'	215.04'	246°25'19\"	N 33°29'23\"	83.67'
C69	262.10'	203.21'	44°25'21\"	N 57°14'08\"	198.16'
C70	262.10'	304.07'	66°28'10\"	N 58°12'57\"	287.30'
C84	262.10'	10.57'	2°18'39\"	N 33°52'07\"	10.57'
C85	262.10'	35.37'	7°43'55\"	N 28°50'50\"	35.34'
C86	50.00'	125.92'	144°17'30\"	N 84°33'17\"	95.18'
C87	50.00'	10.12'	11°36'06\"	N 6°36'29\"	10.11'

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.



225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Licensed Business #7153



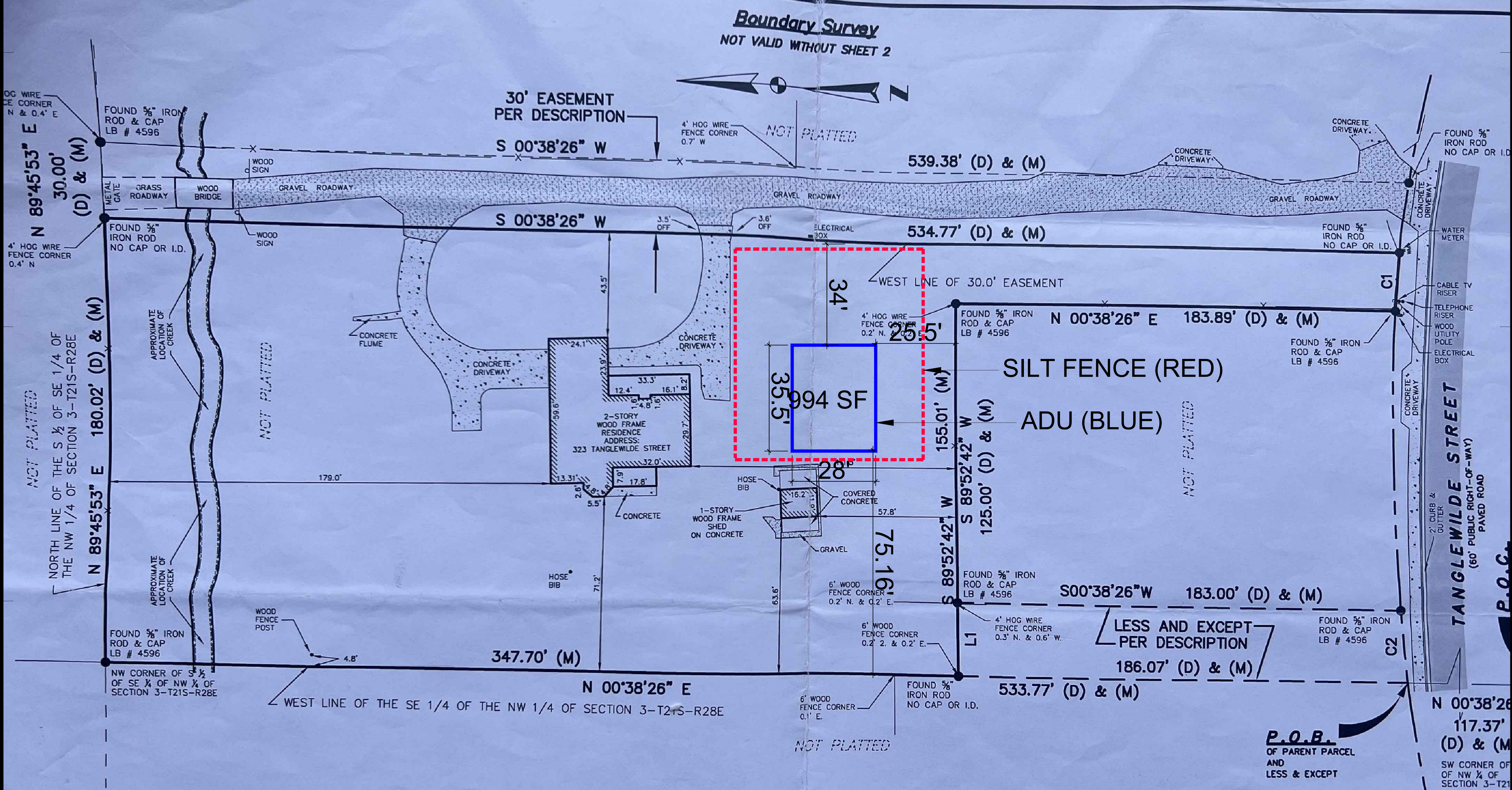
ADU FOR BRONSON RESIDENCE
323 TANGLEWILDE ST
APOPKA FL

REVISIONS

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△	
△	
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△	
△	

PROJ NO.: 2024-002
DATE: xx
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PROHIBITED.
DRAWN: AE
CHECK: AE

SW CORNER OF
OF NW 1/4 OF
SECTION 3-T21S-R28E



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGH	CHORD	CHORD BEARING
C1	716.20'	2°00'38"	25.13'	25.13'	N83°42'09"W

LINE TABLE		
LINE	LENGTH	BEARING

Project No. JH-001
Dwg file: JH-001.DWG

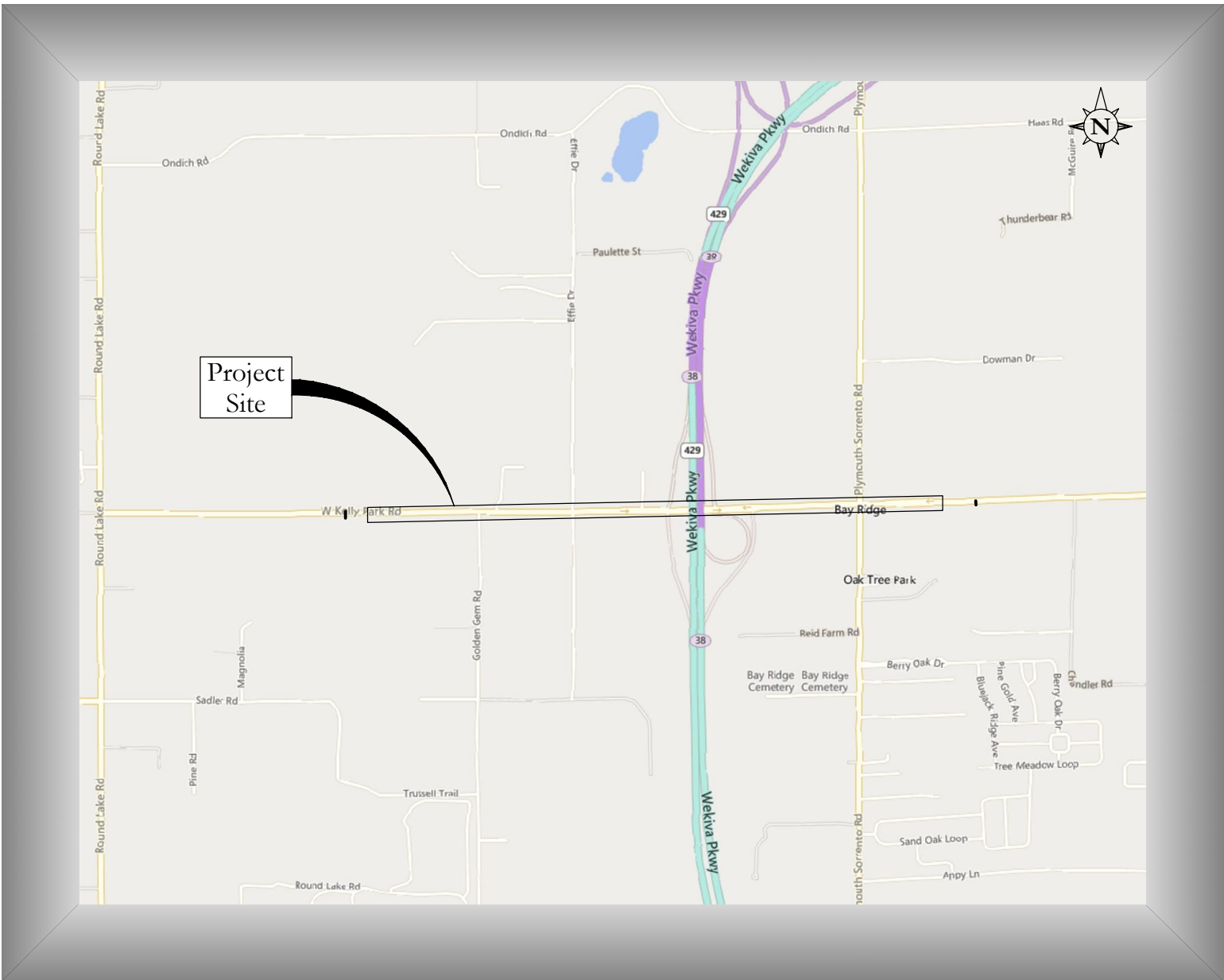
DRAWN: WCE
APPROVED: WCE

Boundary Survey
Jeffrey L. Rettig and Deborah R. Rettig

W. C. Elliott
121 Burns Avenue

Construction Plans
for
Kelly Park Rd.
Waypointe Blvd. Intersection Widening
City of Apopka, FL

Owner/Developer/Applicant:
GALVIN-HARRIS LAND SERVICES, LLC
121 SNELL ISLE BLVD
ST. PETERSBURG, FL 33704



Vicinity Map
Scale: 1" = 3,000'

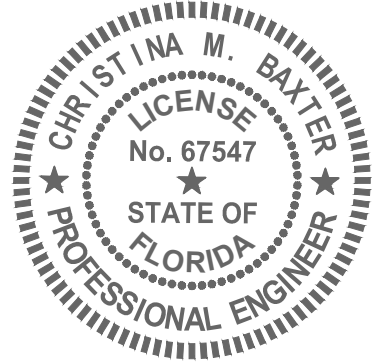
Sheet Index	
Sheet Id.	Sheet Title
C0.01 - C0.02	General Notes
C0.03 - C0.07	Existing Survey & Topography
C0.10	Existing Conditions - Soils & Floodplain
C2.10	Erosion Control Plan & Details
C3.00 - C3.01	Typical Road Sections & Details
C3.10	Signing & Pavement Marking Plan
C4.00	Roadway Soil Borings
C5.00	Drainage Map
5.01	Overall Drainage Map
C6.00	Project Layout & Road Centerline Geometry
C6.01 - 6.05	Plan & Profile
C8.00 - C8.09	Cross Sections
C8.10	Drainage Structure Cross Sections
Date Description	
3/11/2023	Submit To City Of Apopka

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

Environmental:
Bio-Tech Consulting Inc.
3025 East South St.
Orlando, FL 32803
407.894.5969
407.894.5970

Surveyor:
Southeastern Surveying & Mapping
6500 All American Blvd.
Orlando, FL 32801
407.292.8580

Geotechnical Engineer:
Universal Engineering Services
3532 Maggie Blvd.
Orlando, FL 32811
407.4230.504
407.423.3106



CHRISTINA M. BAXTER
P.E. NO. 67547
DATE: March 11, 2024

This item has been electronically signed and sealed by Christina M. Baxter on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567
P&B Job No.: 22-085

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

Z:\2022\22-085 GALVIN LAND SERVICES - KELLY PARK RD FINAL DESIGN\CD\FINAL\CITY PHASE 1\22085-PH1-01.dgn

GENERAL NOTES:

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN. PERMITS INCLUDED (BUT NOT NECESSARILY LIMITED TO) ARE:

- WATER MANAGEMENT DISTRICT CONSUMPTIVE USE (WATER USE) FOR CONSTRUCTION DETERMINATION (CUP)
- WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMIT (ERP) OR MSSW
- WATER MANAGEMENT DISTRICT WETLAND RESOURCE PERMIT
- FDEP WATER DISTRIBUTION
- FDEP SANITARY SEWER COLLECTION AND TRANSMISSION
- FDEP REUSE
- FDEP DREDGE AND FILL
- ACOE NATIONWIDE OR INDIVIDUAL DREDGE AND FILL
- LOCAL RIGHT OF WAY USE
- LOCAL UNDERGROUND UTILITIES
- FDOT DRIVEWAY CONNECTION
- FDOT UTILITY
- FDOT STORMWATER DISCHARGE CONNECTION
- FDEP & EPA NPDES STORMWATER
- FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION TORTOISE INCIDENTAL
- TAKE

2. CONTRACTOR IS ADVISED THAT THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN SAME. A COPY SHALL BE SENT TO OWNER.

3. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SECURE THE PROJECT SITE DURING CONSTRUCTION, TO PREVENT TRESPASSING OF UNAUTHORIZED PEDESTRIANS AND/OR VEHICLES IN ALL WORK AREAS. THE CONTRACTOR SHALL POST SIGNS, CONSTRUCT BARRIERS OR IMPLEMENT OTHER METHODS NECESSARY TO CONTROL ACCESS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR TRESPASSING ON THE CONSTRUCTION SITE OR DAMAGES TO ANY WORK RELATED THERETO.

5. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, RECLAIMED WATER, SEWER, POWER, TELEPHONE, GAS AND CABLE TV COMPANIES.

6. PRIOR TO COMMENCEMENT, CONTRACTOR SHALL PROVIDE POULOS & BENNETT WITH CONSTRUCTION SCHEDULE FOR VARIOUS SITE WORK ELEMENTS SO THAT PERIODIC SITE VISITS MAY BE COORDINATED TO ENSURE TIMELY CERTIFICATION OF COMPLETION TO AGENCIES AND AVOID DELAYS IN ISSUANCE OF CERTIFICATES OF OCCUPANCY/COMPLETION.

7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE 2021-22 FDOT STANDARD PLANS FOR ROAD CONSTRUCTION AND ORANGE COUNTY LAND DEVELOPEMNT CODES.

8. EXISTING UTILITIES HAVE BEEN FIELD VERIFIED BY THE PROJECT SURVEYOR AT AREAS OF CONNECTION AND AREAS OF CONFLICT AS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD RE-VERIFICATION OF SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. SHALL THE CONTRACTOR OBSERVE ANY DEVIATIONS FROM WHAT IS SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAID PRIOR TO COMMENCEMENT OF WORK. ANY WORK THAT MUST BE REDONE DUE TO FAILURE OF CONTRACTOR TO NOTIFY THE ENGINEER OF DEVIATIONS PRIOR TO CONSTRUCTION WILL BE AT THE CONTRACTORS SOLE EXPENSE.

9. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON OR BELOW THE SURFACE OF THE GROUND, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.

10. AS PART OF THE CLEARING AND GRUBBING OPERATION, THE CONTRACTOR IS TO REMOVE ALL FENCING AND/OR EXISTING FACILITIES FROM THE SITE. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING SITE VISIT TO UNDERSTAND THE EXISTING CONDITIONS OF THE SITE. IF REMOVAL OF EXISTING FACILITIES IS NOT INCLUDED IN THE BASE BID, THEN IT SHALL BE SPECIFICALLY IDENTIFIED.

11. CONTRACTOR SHALL PROTECT WETLANDS AND ALL ADJACENT PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

12. MAINTAIN MINIMUM 3' COVER OVER PROPOSED GRAVITY SANITARY, FORCE MAIN, WATER AND REUSE LINES, UNLESS OTHERWISE NOTED.

13. ALL RECOMMENDATIONS AND REQUIREMENTS OF INSPECTION PERSONNEL OTHER THAN OWNER'S SHALL BE REPORTED TO ENGINEER/OWNER/OWNERS REPRESENTATIVE PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY ENGINEER/OWNER.

14. CONTRACTOR SHALL BE CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN IN THE PLANS OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BECOME FAMILIAR WITH AND CONFORM WITH ALL TREE PROTECTION/PRESERVATION PROVISIONS OF THE CONTRACT DOCUMENTS AND LOCAL GOVERNMENT. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT AND MITIGATION COSTS FOR ANY TREES REMOVED THAT WERE DESIGNATED TO BE PRESERVED.

15. ALL WORK SHALL BE OPEN TO AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, COUNTY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER AND REGULATORY AGENCIES.

16. CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWING AND MATERIALS ORDERING PHASE OF PROJECT AND ADVISE ENGINEER OF ANY DISCREPANCIES.

17. NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS OR AS APPROVED BY ENGINEER/OWNER IN WRITING.

18. ALL FDOT DESIGN INDICES ARE HEREBY INCORPORATED AS PLAN REFERENCES HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF ALL APPLICABLE INDEX DRAWINGS AND CONSTRUCTING ALL WORKS IN CONFORMANCE WITH THE 2021-22 FDOT STANDARD PLANS FOR ROAD CONSTRUCTION.

19. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE ROAD CENTERLINE GEOMETRY AND COORDINATES PROVIDED IN THESE PLANS. CONTRACTOR SHALL CONFIRM WITH THE ENGINEER PRIOR TO CONSTRUCTION. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE AND CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL AND VERTICAL.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT CONTRACTOR'S EXPENSE.

21. IMMEDIATELY AT ONSET OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES CRITICAL TO COMPLETING THE PROJECT (INCLUDING WATER, REUSE, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV) AND SHALL EVALUATE POTENTIAL CONFLICTS. ALL SUCH CONFLICTS SHALL BE REPORTED TO ENGINEER/OWNER IMMEDIATELY UPON DISCOVERY.

22. CONTRACTOR SHALL INSTRUCT THE GEOTECHNICAL TESTING LABORATORY PROVIDING CONSTRUCTION TESTING TO PROVIDE POULOS & BENNETT WITH COPIES OF ALL SITE-WORK TEST REPORTS AS THEY ARE GENERATED. CONTRACTOR SHALL MAINTAIN THE RESPONSIBILITY OF CONSTRUCTING THE PROJECT IN STRICT ACCORDANCE WITH THE PROJECT PLANS, SPECIFICATIONS AND REQUIREMENTS. RECEIPT OF COPIES OF GEOTECHNICAL REPORTS BY POULOS & BENNETT IN NO WAY OBLIGATES POULOS & BENNETT TO ANY REVIEW, COMMENTS OR ACTIONS REGARDING THE WORK.

23. PROPOSED LANDSCAPE SHALL BE A MINIMUM OF 5' HORIZONTAL SEPARATION FROM THE ROOT BALLS OF TREES TO TWA MAINTAINED UTILITIES.

AS-BUILT NOTES:

1. THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF AS-BUILTS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CONCURRENTLY WITH CONSTRUCTION PROGRESS. AS-BUILTS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH MUNICIPALITY REQUIREMENTS AND THE FOLLOWING REQUIREMENTS:

1.1. THE VERTICAL AND HORIZONTAL DATUMS USED SHALL BE AS STATED ON THE DRAWINGS.

1.2. DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.

1.3. DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND STORM DRAINAGE, POTABLE WATER, RECLAIMED WATER, FORCEMAIN, SANITARY SEWER AND RELATED APPURTENANCES. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS. DRAWINGS SHALL ALSO SHOW ACTUAL INSTALLED PIPE MATERIAL, CLASS, ETC.

1.4. DRAWINGS SHALL CLEARLY INDICATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN POTABLE WATER MAIN AND STORM DRAINAGE/SANITARY SEWER/RECLAIMED WATER MAINS/FORCEMAIN AT POINTS OF CROSSING IN ACCORDANCE WITH FDEP CRITERIA AND UTILITY PROVIDER REQUIREMENTS.

1.5. DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.

1.6. DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS, BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.

1.7. LOCATION OF ALL INLETS, MANHOLES, HYDRANTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REFERENCED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS OR BY STATE PLANE COORDINATES OR OTHER UTILITY PROVIDER ACCEPTABLE REFERENCE.

1.8. DIMENSIONS BETWEEN ALL INLETS AND MANHOLES SHALL BE FIELD VERIFIED AND THE INVERTS, AND GRADE ELEVATIONS OF ALL INLETS AND MANHOLES SHALL BE SHOWN.

1.9. CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN REQUIRED PER PLAN (HORIZONTAL-VERTICAL) TO A DEPTH OF 2 FT MINIMUM BELOW THE SLWT.

1.10. EACH SHEET OF THE AS-BUILT PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING "THESE AS-BUILT DRAWINGS ACCURATELY DEPICT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED".

1.11. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE CONSTRUCTED ELEVATIONS, ALONG WITH PHOTOGRAPHS OF EACH CROSSING, IN SUCH A WAY THAT THE VERTICAL SEPARATION BETWEEN THE WATER MAIN AND OTHER UTILITIES MAY BE VERIFIED BY THE ENGINEER. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.

1.12. WHERE THE POTABLE WATER MAIN CROSSES OTHER UTILITIES (STORM, GRAVITY SEWER, FORCEMAIN AND RECLAIMED WATER), THE CERTIFIED AS-BUILT DRAWINGS SHALL CLEARLY INDICATE THE LOCATIONS OF PIPE JOINTS IN SUCH A MANNER AS TO DEMONSTRATE THE PIPE IS CENTERED AT ALL THE CROSSING. FAILURE TO PROVIDE THIS INFORMATION WILL RESULT IN THE CONTRACTOR EXCAVATING AND SURVEYING THE UTILITIES AT NO ADDITIONAL COST TO THE OWNER.

1.13. WHERE UPGRADED PIPE MATERIALS ARE SHOWN IN THE PLANS OR AS DIRECTED IN THE FIELD BY THE ENGINEER OR MUNICIPALITY, THE LENGTH, LOCATIONS, FITTINGS, ETC. FOR UPGRADED PIPE SHALL BE SHOWN ON THE AS-BUILT DRAWINGS, RECORD DRAWINGS OR PHOTOS.

2. CONTRACTOR TO PLACE GRADE STAKES AT CENTER OF FRONT AND REAR LIMITS OF EACH BUILDING PAD FOR OWNER/ENGINEER INSPECTION AND APPROVAL.

3. COMPLETE CERTIFIED AS-BUILT DRAWINGS, PRESSURE TEST FROM JURISDICTION HAVING AUTHORITY, ASSET TABLES, AND DEFLECTION TABLES SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S EXPENSE.

4. IN TWA THE CONTRACTOR SHALL SUBMIT TWO (2) CERTIFIED COPIES AND EXCEL FILES OF THE COMPLETED UTILITY ASSET TABLES USING THE TWA STANDARD ASSET TABLES TEMPLATE AVAILABLE ON THEIR WEBSITE. COMPLETE ASSET TABLE REQUIRED PRIOR TO ANY CERTIFICATION OF RESPECTIVE SYSTEM. COORDINATE DATA SHALL BE PROVIDED IN STATE PLANE COORDINATES.

6. AS-BUILT DRAWINGS SHALL BE PREPARED IN ACCORDANCE WITH POULOS & BENNETT CAD STANDARDS.

7. POTABLE WATER CROSSINGS - POULOS & BENNETT REQUIRES THAT AT LEAST TEN PERCENT (10%) OF THE POTABLE WATER CROSSINGS AND INSTALLATIONS BE FIELD VERIFIED BY POULOS & BENNETT STAFF. THE 10% TO BE FIELD VERIFIED WILL BE IDENTIFIED BY POULOS & BENNETT PRIOR TO CONSTRUCTION AND PROVIDED TO THE SITE CONTRACTOR.

8. COMPLETE AS-BUILTS AND ASSET TABLES, MEETING JURISDICTION HAVING AUTHORITY STANDARDS AND CONSTRUCTION SPECIFICATIONS, SHALL BE PROVIDED TO POULOS & BENNETT FOR REVIEW AND APPROVAL. PAY APPLICATIONS REQUESTING PAYMENT BEYOND 80% OF CONTRACT AMOUNT, PER SYSTEM, MAY BE HELD AT THE DISCRETION OF THE OWNER UNTIL THE AS-BUILTS AND ASSET TABLES ARE DEEMED COMPLETE BY POULOS & BENNETT.

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 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 SHALL 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. ALL 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 EPA, W.M.D. AND CITY/COUNTY EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.

5. 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB.

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. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH NPDES REQUIREMENTS.

8. CONTRACTOR SHALL REMAIN RESPONSIBLE FOR OPERATION AND MAINTENANCE OF POLLUTION PROTECTION/BMP MEASURES UNTIL CONSTRUCTION HAS BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT PLANS AND CERTIFIED AS SUCH BY POULOS & BENNETT, WHETHER OR NOT CONTRACTOR HAS SUBMITTED A NOTICE OF TERMINATION (NOT) TO FDEP.

SURVEY AND CONTROL:

1. BOUNDARY, EXISTING TOPOGRAPHY AND CONTOURS, AND BENCHMARKS BASED ON THE FOLLOWING:

SURVEYOR: Southeastern Surveying & Mapping
6500 All American Blvd.
Orlando, FL 32801
407.292.8580

2. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION, DISTURBED MONUMENTATION SHALL BE RESTORED BY A FLORIDA-LICENSED LAND SURVEYOR SELECTED BY THE OWNER AT THE CONTRACTOR'S SOLE EXPENSE.

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

4. PLANS ARE PRESENTED IN NAVD88. CONVERSION NGVD29 -> FT. = NAVD88.

PAVING, DRAINAGE AND GRADING:

1. THE CONTRACTOR SHALL INSTALL, AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DROP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET STATE OF FLORIDA ACCESSIBILITY CODE AND FEDERAL A.D.A. REQUIREMENTS.

2. CONTRACTOR IS RESPONSIBLE FOR OBTAINING FDEP GENERIC PERMIT FOR THE DISCHARGE OF PRODUCED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-621.300 (2), 62-620, AND FLORIDA STATUTES CHAPTER 403.

3. DURING CONSTRUCTION, THE GEOTECHNICAL ENGINEER PROVIDING PROJECT TESTING SHALL MONITOR CONSTRUCTION CONDITIONS AND PROVIDE RECOMMENDATIONS FOR ADDITIONAL ROADWAY UNDERDRAINS AS NEEDED. ENGINEER SHALL BE NOTIFIED OF ANY SUCH RECOMMENDATIONS.

4. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE CONSERVATION AREA LINES. OWNER RESERVES THE RIGHT TO CHECK THE STAKING AND REQUIRE IT TO BE RELOCATED IF NECESSARY. IT SHALL REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

5. ALL SIGNAGE, PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH FDOT "DESIGN STANDARDS" AND FLORIDA HIGHWAY ADMINISTRATION "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES"; LATEST EDITIONS.

6. REGULATORY SIGNS (STOP, ETC.) SHALL BE IN PLACE PRIOR TO FINAL INSPECTION OF PAVING AND DRAINAGE IMPROVEMENTS, UNLESS SIGNAGE IS PROVIDED BY THE MUNICIPALITY.

7. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES AND FROM INVERTS OF ENDWALLS AND/OR MITERED END SECTIONS. BIDDERS SHALL ADJUST FOR PIPE LENGTHS WHEN BIDDING MITERED END SECTIONS.

8. CONTRACTOR SHALL NOT COMPACT, STABILIZE, OR CONSTRUCT BASE COURSE WITHIN LANDSCAPE ISLANDS, TRACTS OR MEDIANS BEYOND LOCATIONS SHOWN IN ROADWAY CROSS SECTIONS. WHERE SUCH TREATMENT DOES OCCUR, IT SHALL BE REMOVED AND REPLACED WITH SUITABLE PLANTING SOILS ACCEPTABLE TO OWNER'S LANDSCAPE ARCHITECT.

9. ALL PAVEMENT RETURN RADII SHALL MEASURED FROM THE INTERFACE TO THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.

10. SITE GRADING, PAVING AND DRAINAGE MATERIALS AND CONSTRUCTION SHALL CONFORM TO FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

11. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.

12. UNDERDRAIN DISCHARGE PIPE, UNDER PAVEMENT AND STRUCTURE CONNECTION, SHALL BE PVC ASTM D3034 SDR 35 WITH ELASTOMETRIC JOINTS, NON-PERFORATED. ALL OTHER LOCATIONS SHALL BE PERFORATED HDPE DRAIN PIPE WITH FILTER SOCK.

13. YARD DRAINS SHALL BE NYOPLAST INLINE DRAINS AND DRAIN BASINS AS APPLICABLE WITH CAST IRON GRATES AND WATERTIGHT ADAPTER CONNECTIONS (OR APPROVED EQUAL).

14. YARD DRAIN PIPING: PVC CONFORMING TO ASTM D3034, SDR35 SHALL BE USED FOR ALL PIPE RUNS IN WHICH ANY PART LIES UNDER PAVED AREAS. SAID PVC OR HEAVY DUTY CORRUGATED POLYETHYLENE MAY BE USED FOR ALL OTHER RUNS. MATERIAL SELECTION SHALL BE CONSISTENT THROUGHOUT THE PROJECT.

15. DITCH BOTTOM AND CONTROL STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND EYEBOLT.

16. FIVE (5) FEET OF SOD IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MITERED END SECTIONS.

17. THE LIMITS OF THE POND TRACTS SHALL BE SODDED FROM TRACT LIMITS TO LIMITS SHOWN IN POND SECTION. IN THE CASE OF DRY BOTTOM PONDS, THE BOTTOM WILL BE SEED AND MULCHED UNLESS OTHERWISE SPECIFIED.

18. BLUE REFLECTIVE PAVEMENT MARKERS FOR ALL FIRE HYDRANTS SHALL BE PLACED IN THE CENTER OF THE NEAREST TRAVELED LANE TO MARK THEIR LOCATIONS.

19. TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 4 INCHES ABOVE FINISH GRADE AND SOD.

20. MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.30% UNLESS SPECIFIED OTHERWISE.

21. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DOCUMENTATION, FOR ADS STORM PIPE, FROM THE PIPE MANUFACTURER CONFIRMING THAT SUFFICIENT COVER HAS BEEN PROVIDED TO PREVENT FLOTATION. IN THE EVENT THAT ADEQUATE COVER IS NOT PROVIDED, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN DESIGN AND CONSTRUCTION SPECIFICATIONS FROM THE MANUFACTURER, FOR THE ADS PIPE ANCHORING SYSTEM. IF ADS STORM PIPE IS USED THEN MITERED END SECTIONS (MES) MAY BE SUBSTITUTED FOR FLARED END SECTIONS (FES) AT PIPE RUN TERMINATIONS.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL HAVE THE PLAN PREPARED BY AN FDOT CERTIFIED DESIGNER AND SUBMIT THE PLAN FOR APPROVAL.

23. GEOTECHNICAL SERVICES HAVE BEEN PROVIDED AS REFERENCED BELOW. GEOTECHNICAL RECOMMENDATIONS ARE NOT THE RESPONSIBILITY OF POULOS & BENNETT. POULOS & BENNETT HAS RELIED ON THE BELOW REFERENCED GEOTECHNICAL REPORT(S) IN PREPARATION OF THE DRAWINGS. ANY CONFLICT BETWEEN INFORMATION WITHIN THE REPORT AND THESE DRAWINGS SHALL BE REPORTED TO ENGINEER/OWNER. POULOS & BENNETT ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS, COMPLETENESS OR ACCURACY OF GEOTECHNICAL INFORMATION.

GEOTECHNICAL ENGINEER: UNIVERSAL ENGINEERING SCIENCES

REPORT NO.: ?, DATE: ?

REPORT NO.: ?, DATE: ?

REPORT NO.: ?, DATE: ?

24. CONTRACTOR IS RESPONSIBLE FOR GRADING ALL PAVEMENT TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. SHALL AREAS OF POOR DRAINAGE BE OBSERVED, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PLACEMENT OF CURBS OR PAVEMENT COURSES, SO THAT RECOMMENDATIONS FOR CORRECTION MAY BE MADE.

25. 100-YEAR FLOOD ELEVATIONS SHOWN HEREIN ARE DERIVED FROM (FEMA/FLOOD INSURANCE RATE MAP OF ?, COMMUNITY PANEL #? DATED ?)

Key Map:

Consultant:

NO. DATE: DESCRIPTIONS:	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	22-085
DESIGNED BY:	TM/JD/CC
DRAWN BY:	JD/CC
CHECKED BY:	TM
APPROVED BY:	CMB
SCALE IN FEET:	N.T.S.

Project Name:

Kelly Park Rd.
Waypointe Blvd.
Intersection Widening

Submittal To:

CITY OF APOPKA

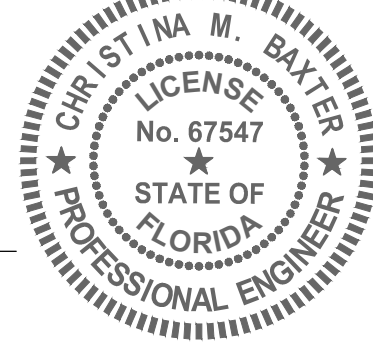
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GENERAL NOTES

Sheet No.:

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Eng. Bus. No. 28567

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26. ALL DISTURBED FDOT, CITY AND COUNTY RIGHTS OF WAY SHALL BE RESTORED. SOD SHALL BE PLACED FROM EDGE OF PAVEMENT TO THE TOE OF BANK AND ALL AREAS SHALL MATCH OR EXCEED PRECONSTRUCTION CONDITIONS.

27. FINISHED FLOOR ELEVATIONS ARE MINIMUM ELEVATIONS REQUIRED TO SATISFY DRAINAGE AND/OR 100-YEAR FLOODPLAIN REQUIREMENTS. PAD ELEVATIONS, IMMEDIATELY OUTSIDE OF BUILDING WALLS SHALL BE NO MORE THAN 8 INCHES BELOW THE FINISHED FLOOR ELEVATIONS SHOWN.

28. ALL OFF-SITE DISTURBED AREAS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITION, OR BETTER.

29. CONTRACTOR SHALL REMOVE ALL MUCK DEPOSITS IN CONSTRUCTION AREAS AND AREAS TO BE FILLED. SEE GEOTECHNICAL REPORT.

30. ENGINEER RESERVES THE RIGHT TO WITHHOLD AUTHORIZATION FOR PAYMENT FOR ANY ROADWORK WHICH HAS NOT BEEN TESTED BY A FLORIDA-REGISTERED GEOTECHNICAL ENGINEER AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.

31. ROAD GRADING AND CONSTRUCTION SHALL INCLUDE BRINGING ANY UTILITY EASEMENTS, AS SHOWN OR NOTED ON THE PLAT OR CONSTRUCTION DRAWINGS, ADJACENT TO THE RIGHT-OF-WAY LINE TO WITHIN 6 INCHES OF FINAL DESIGN GRADE. LOT GRADING REQUIREMENT MAY BE MORE STRINGENT.

32. INLETS WHICH ARE GRAPHICALLY SHOWN ON LOT LINES AND NOT OTHERWISE LOCATED BY STATIONING SHALL BE LOCATED SUCH THAT THE CENTERLINE OF THE INLET TOP IS ALIGNED WITH THE LOT LINE.

33. DRAINAGE MANHOLES AND INLETS (NOT INCLUDING CONTROL STRUCTURES) IN THE PLANS ARE IDENTIFIED BY TOP TYPE ONLY. CONTRACTOR SHALL PROVIDE STANDARD DITCH BOTTOM INLET, J OR P STRUCTURE BOTTOMS, SIZED AS REQUIRED TO ACCOMMODATE PIPE SIZES AND ORIENTATIONS SHOWN. SHOP DRAWINGS SHALL BE SUBMITTED WHICH CLEARLY REPRESENT SUCH DATA.

34. CONTRACTOR SHALL STABILIZE AND PROTECT ALL END WALL, MITERED END SECTION, FLARED END SECTION, ETC. STRUCTURES THROUGHOUT THE PROJECT UNTIL THE BANK SLOPES OF THE RECEIVING WATER BODY ARE STABILIZED AND ACCEPTED BY OWNER.

35. DRAINAGE STRUCTURE TOP ELEVATIONS REFER TO THE ELEVATION OF THE TOP OF CURB FOR CURB INLETS AND THE RIM OR GRATE ELEVATION FOR MANHOLES AND DITCH BOTTOM INLETS. ELEVATIONS FOR THE RETENTION POND CONTROL STRUCTURES ARE SHOWN ON THE CONTROL STRUCTURE DETAIL SHEETS.

36. STATION AND OFFSET FOR CURB INLETS REFERS TO THE LOCATION IDENTIFIED AS "CENTER OF BOX" IN FDOT STANDARD PLANS 425-021. STATION AND OFFSET FOR MITERED END SECTIONS REFERS TO THE LOCATION IDENTIFIED AS "LOCATION REFERENCE" IN FDOT STANDARD PLANS 430-021. STATION AND OFFSET FOR FLARED END SECTIONS REFERS TO THE LOCATION IDENTIFIED AS "C/L OF PIPE" IN FDOT STANDARD PLANS 430-020. STATION AND OFFSET FOR MANHOLES AND DITCH BOTTOM INLETS REFERS TO THE CENTER OF THE STRUCTURE.

DEMOLITION NOTES:

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

STANDARD SPECIAL PURPOSE NOTES:

- THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.
- THE WELLS SHOWN HEREON ARE THE WELLS LOCATED TO DATE AND DO NOT NECESSARILY REPRESENT ALL WELLS ON THE PROPERTY. THE ENGINEER SHALL BE NOTIFIED OF ANY WELLS ENCOUNTERED DURING CONSTRUCTION. ALL WELLS NOT DESIGNATED TO REMAIN OR FUNCTION SHALL BE PROPERLY SEALED AND ABANDONED PER APPLICABLE AGENCY REQUIREMENTS.

Site Legend		
Existing	Description	Proposed
	PROPERTY BOUNDARY	----
----	ROADWAY RIGHT-OF-WAY	----
----	ROADWAY CENTER LINE	----
----	ASPHALT PAVEMENT	
[]	SIDEWALK TO BE CONSTRUCTED WITH INFRASTRUCTURE	
	MULTI-USE TRAIL TO BE CONSTRUCTED WITH INFRASTRUCTURE	

Wetland Legend	
Symbol	Description
	WETLAND CONSERVATION AREAS
	UPLAND BUFFERS CONSERVATION EASEMENT
	PROPOSED WETLAND IMPACT AREAS (PRIMARY)
	PROPOSED WETLAND IMPACT AREAS (SECONDARY)
----	NORMAL HIGH WATER LEVEL
	FLOODPLAIN IMPACT
	FLOODPLAIN COMPENSATING STORAGE

Erosion Legend	
Symbol	Description
—○—○—	SILT FENCE (SILT FENCE TO BE INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITIES)
○○○○○○○○	TURBIDITY BARRIER
— 80 —	MAJOR CONTOUR
— 79 —	MINOR CONTOUR
~>	SURFACE DRAINAGE FLOW DIRECTION
	CONSTRUCTION ENTRANCE

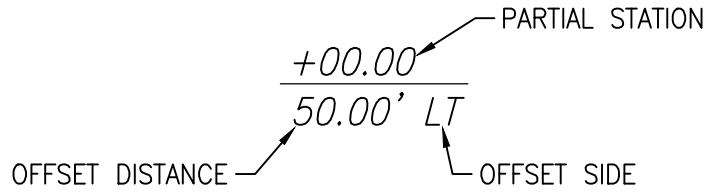
Drainage Legend		
Existing	Utility Type	Proposed
----	STORM PIPES	----
□	STORM DBI	■
	STORM CURB INLETS	
⊕	STORM MANHOLES	●
—UD—UD—	UNDERDRAIN LINES	—UD—UD—
	PRIMARY BASIN LINE	----
	PRIMARY BASIN ID.	Basin EC-3

Utility Legend		
Existing	Utility Type	Proposed
---WM-----WM---	WATER MAINS (WM)	---WM---
---RW-----RW---	RECLAIM WATER MAINS (RW)	---RW---
	W.M. SERVICE LINE	┐
	R.W. SERVICE LINE	┐
┐┐┐	GATE VALVE (G.V.)	┐┐┐
┐┐┐	TEE	┐┐┐
┐┐┐	BENDS	┐┐┐
┐┐┐	REDUCER	┐┐┐
●●●	FIRE HYDRANT ASSEMBLY	●●●
	S.S. LATERAL	>
---FM-----FM---	FORCEMAINS (FM)	---FM---
---SS-----SS---	SANITARY MAINS	---SS---
⊙	SANITARY MANHOLES	⊙

Pavement Marking Legend	
Symbol	Description
←	PAINTED WHITE DIRECTIONAL ARROWS
—	24" STOP BAR & STOP SIGN (4' BEHIND CROSSWALK)
III	SPECIAL EMPHASIS CROSSWALK
III	CROSSWALK
→	BIKE LANE

Grading Legend	
Symbol	Description
×100.00 EX	EXISTING SPOT GRADE
•104.00	PROPOSED SPOT GRADE
•101.00 FL	PROPOSED SWALE/DITCH FLOW LINE ELEV.
~>	FLOW ARROW
~>~>	DRAINAGE CONVEYANCE SWALE
---	EXISTING CONTOUR
---74---	PROPOSED CONTOUR
----	STEM WALL
----	RETAINING WALL
---	100 YR. FLOOD ELEVATION

Miscellaneous Legend



NOTE: ALL OFFSET ANNOTATIONS ARE FROM C/L OF CONSTRUCTION UNLESS NOTED IN SHEET.

Standard Abbreviations	
Abbreviation	Meaning
AVG	AVERAGE
AC	ACRES
B.O.	BLOW-OFF ASSEMBLY
B/L	BASE LINE
BW	BOTTOM OF WALL
C.I.	CURB INLET
C/L	CENTER LINE
C/C	CENTER TO CENTER
CONT	CONTINUATION
D / DRAIN	DRAINAGE
D.B.I.	DITCH BOTTOM INLET
(E)	EAST
E / ESMT	EASEMENT
EL / ELEV	ELEVATION
EX / EXIST	EXISTING
F / FM / F.M.	FORCEMAIN
F.F. / FF	FINISH FLOOR
FL	FLOW LINE
FT	FEET
GV / G.V.	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
HR	HOUR
IN	INCHES
INV.	INVERT ELEVATION
LT	LEFT SIDE
M.H.	MANHOLE
MAINT	MAINTENANCE
MAX	MAXIMUM
M.E.S.	MITERED END SECTION
MIN	MINIMUM
(N)	NORTH
NCL	NORMAL CONTROL LEVEL
P/L	PROPERTY LINE
P.G.L.	PROFILE GRADE LINE
PVC	POLYVINYL CHLORIDE
R / RW / R.W.	RECLAIMED MAIN
R/W / ROW	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RPM	REFLECTIVE PAVEMENT MARKER
RT	RIGHT SIDE
(S)	SOUTH
SF	SQUARE FEET
SHT	SHEET
SS	SANITARY SEWER
STA	STATION
ST.	STREET
T.E.	TOP ELEVATION
TW	TOP OF WALL
TYP	TYPICAL
U / UTIL	UTILITY
(W)	WEST
W / WM / W.M.	WATERMAIN
W/R	WHITE/RED
VERT	VERTICAL
YR	YEAR

Key Map:

Consultant:

NO. DATE DESCRIPTIONS	
SUBMISSIONS/REVISIONS	
VERTICAL DATUM:	NAVD 88
JOB NO.:	22-085
DESIGNED BY:	TM/JD/CC
DRAWN BY:	JD/CC
CHECKED BY:	TM
APPROVED BY:	CMB
SCALE IN FEET:	N.T.S.

Project Name:

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:

CITY OF APOPKA

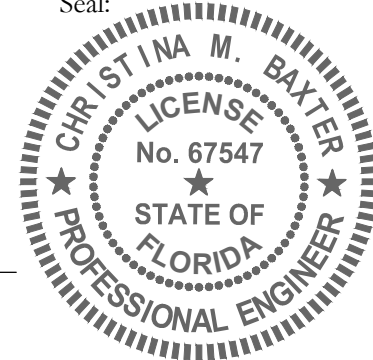
Sheet Title:

GENERAL NOTES

Sheet No.:

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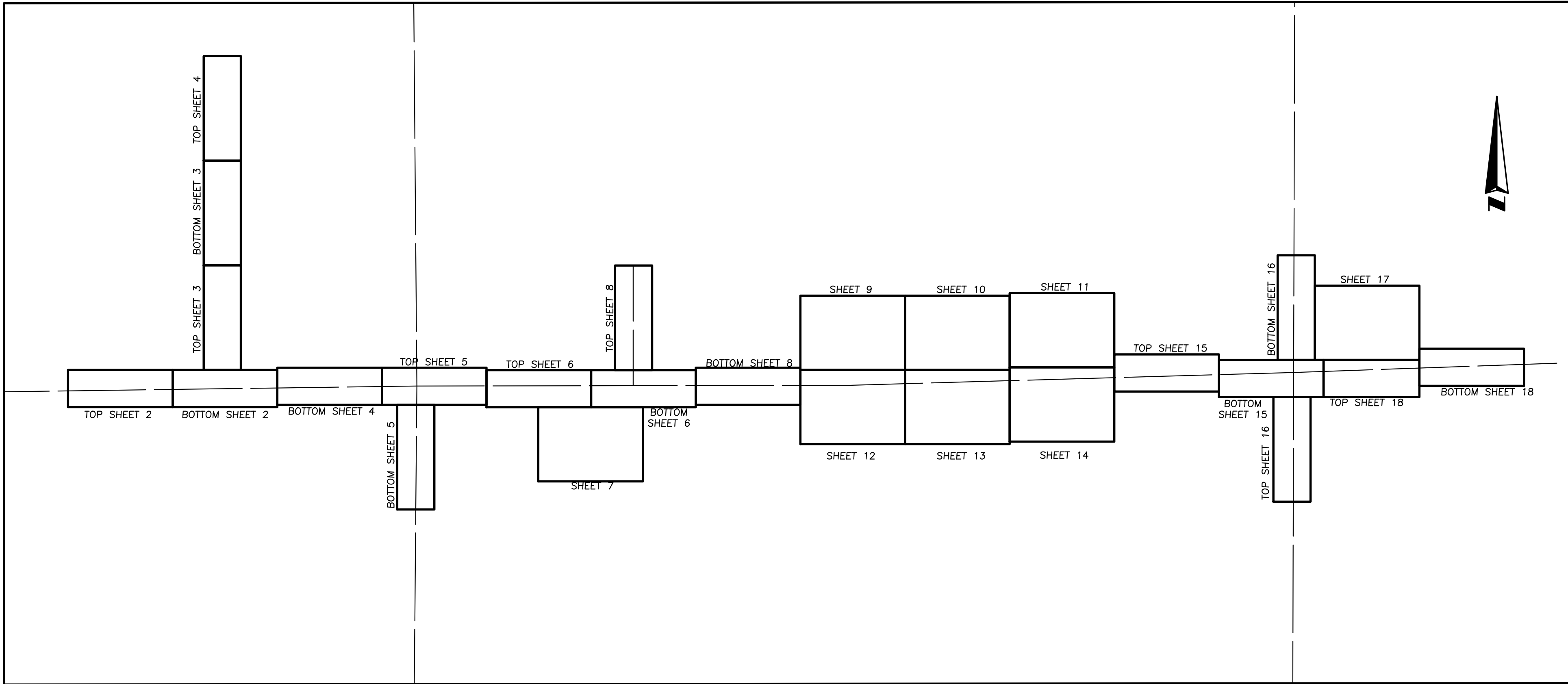
Soil Boring Table						
POINT #	DESCRIPTION	NORTHING	EASTING	LATITUDE	LONGITUDE	ELEVATION
100	SB R-44	1608311.98	478242.40	N028°45'24.8432"	W081°33'19.0880"	132.05
101	SB R-43	1608306.70	478014.75	N028°45'24.7813"	W081°33'21.4206"	133.25
102	SB R-42	1608301.56	477861.75	N028°45'24.7224"	W081°33'23.3641"	132.36
103	SB R-41	1608293.15	477627.26	N028°45'24.6283"	W081°33'25.9982"	129.99
104	SB R-40	1608284.97	477446.58	N028°45'24.5389"	W081°33'28.0277"	126.49
105	SB R-39	1608281.07	477248.23	N028°45'24.4911"	W081°33'30.2560"	121.51
106	SB R-38	1608273.70	477060.12	N028°45'24.4093"	W081°33'32.3690"	116.62
107	SB R-37	1608253.50	476831.55	N028°45'24.1988"	W081°33'34.9360"	109.75
108	SB R-36	1608252.57	476641.51	N028°45'24.1807"	W081°33'37.0710"	105.49
109	SB R-35	1608257.60	476441.00	N028°45'24.2211"	W081°33'39.3241"	107.44
110	SB R-34	1608244.62	476240.14	N028°45'24.0833"	W081°33'41.5801"	103.46
111	SB R-33	1608238.54	476087.88	N028°45'24.0160"	W081°33'43.2905"	104.11
112	SB R-32	1608233.84	475844.46	N028°45'23.9580"	W081°33'46.0251"	91.39
113	SB R-31	1608223.08	475647.03	N028°45'23.8423"	W081°33'48.2426"	87.01
114	SB R-30	1608217.04	475447.40	N028°45'23.7732"	W081°33'50.4852"	87.10
115	SB R-29	1608215.96	475243.14	N028°45'23.7528"	W081°33'52.7800"	84.88
116	SB R-28	1608193.08	475044.34	N028°45'23.5170"	W081°33'55.0124"	81.72
117	SB R-27	1608185.76	474839.87	N028°45'23.4349"	W081°33'57.3091"	82.72
118	SB R-26	1608188.07	474646.50	N028°45'23.4487"	W081°33'59.4818"	87.90
119	SB R-25	1608155.54	474501.92	N028°45'23.1188"	W081°34'01.1045"	88.55
120	SB R-24	1608160.22	474238.42	N028°45'23.1537"	W081°34'04.0652"	90.33
121	SB R-23	1608164.61	474009.20	N028°45'23.1864"	W081°34'06.6407"	94.62
122	SB R-22	1608226.32	473835.28	N028°45'23.7880"	W081°34'08.5981"	96.54
123	SB R-21	1608167.22	473658.34	N028°45'23.1956"	W081°34'10.5828"	97.91
124	SB R-20	1608224.64	473430.47	N028°45'23.7533"	W081°34'13.1460"	102.96
125	SB R-19	1608184.42	473242.47	N028°45'23.3461"	W081°34'15.2561"	104.64
126	SB R-18	1608224.49	473026.68	N028°45'23.7326"	W081°34'17.6827"	106.06
127	SB R-17	1608173.59	472850.86	N028°45'23.2203"	W081°34'21.9553"	104.14
128	SB R-16	1608188.89	472646.26	N028°45'23.3621"	W081°34'21.9548"	105.76
129	SB R-15 NO LATH	1608187.08	472452.19	N028°45'23.3349"	W081°34'24.1351"	106.15
130	SB R-14	1608188.62	472206.02	N028°45'23.3384"	W081°34'26.9009"	106.26
131	SB R-13	1608185.73	472043.21	N028°45'23.3020"	W081°34'28.7300"	106.86
132	SB R-12	1608185.99	471840.93	N028°45'23.2949"	W081°34'31.0026"	111.63
133	SB R-11	1608178.26	471643.16	N028°45'23.2090"	W081°34'33.2242"	119.59
134	SB R-10 NO HOLE	1608229.72	471448.86	N028°45'23.7091"	W081°34'35.4099"	126.38
135	SB R-09	1608184.05	471240.21	N028°45'23.2470"	W081°34'37.7516"	130.68
136	SB R-08	1608222.59	471047.93	N028°45'23.6193"	W081°34'39.9141"	131.90
137	SB R-07	1608166.12	470835.34	N028°45'23.0500"	W081°34'42.2994"	132.01
138	SB R-06	1608219.07	470658.46	N028°45'23.5657"	W081°34'44.2896"	129.27
139	SB R-05	1608171.67	470439.95	N028°45'23.0859"	W081°34'46.7419"	129.71
140	SB R-03	1608167.28	470040.81	N028°45'23.0232"	W081°34'51.2261"	129.24
141	SB R-02	1608162.55	469868.53	N028°45'22.9680"	W081°34'53.1614"	130.92
142	SB R-01	1608159.02	469647.11	N028°45'22.9223"	W081°34'55.6489"	133.09
31598	SB P4 DE POLE	1608160.53	470152.65	N028°45'22.9618"	W081°34'49.9692"	126.28
31604	SB P3 DE POLE	1608160.60	470174.81	N028°45'22.9635"	W081°34'49.7202"	126.81

KELLY PARK ROAD D,E&P



SHEET LAYOUT
SHEET 1 COVER & KEY MAP
SHEETS 2-18 TOPOGRAPHIC DETAILS

KEY MAP
NOT TO SCALE



LEGEND & ABBREVIATIONS:

- = CONCRETE MONUMENT
- = IRON ROD
- = IRON PIPE
- ⊙ = NAIL&DISC
- ⊕ = AIR RELEASE VALVE

- ⊞ = BURIED CABLE PEDESTAL
- ⊞ = BURIED TELEPHONE PEDESTAL
- ⊞ = COMBINATION POLE

- ⊞ = FIRE HYDRANT
- ⊞ = ELECTRIC FIXTURE
- ⊞ = FLAT GRATE INLET

- ⊞ = GUY WIRE ANCHOR
- ⊞ = HAND HOLE
- ⊞ = MAIL BOX

- ⊞ = MITERED END SECTION
- ⊞ = SIGN
- ⊞ = SERVICE POLE

- ⊞ = TRAFFIC SIGN
- ⊞ = TANK
- ⊞ = UTILITY MARKER

- ⊞ = WATER METER
- ⊞ = WATER VALVE
- ⊞ = BURIED ELECTRIC PEDESTAL

- ⊞ = BACKFLOW PREVENTER
- ⊞ = BURIED TELEPHONE PEDESTAL
- ⊞ = DRAINAGE MANHOLE

- ⊞ = FLAGPOLE
- ⊞ = ELECTRIC SERVICE METER
- ⊞ = GAS VALVE
- ⊞ = WATER SPIGOT
- ⊞ = IRRIGATION VALVE

- ⊞ = LANDSCAPE LIGHTING
- ⊞ = LIGHT POLE
- ⊞ = UTILITY POLE

- ⊞ = POST/BOLLARD
- ⊞ = RECLAIMED WATER METER
- ⊞ = RECLAIMED WATER VALVE

- ⊞ = SOIL BORING
- ⊞ = SEWER VALVE
- ⊞ = TRAFFIC CONTROLLER CABINET

- ⊞ = TRANSFORMER ON SLAB
- ⊞ = TRAFFIC SIGNAL SPAN POLE
- ⊞ = VAULT

- ⊞ = WELL
- ⊞ = TREE/HEDGE LINE
- ⊞ = GUARDRAIL

- ⊞ = WIRE FENCE
- ⊞ = CHAINLINK FENCE
- ⊞ = POST & RAIL FENCE

- ⊞ = VINYL FENCE
- ⊞ = BURIED FIBER OPTIC LINE
- ⊞ = BURIED TELEPHONE LINE

- ⊞ = BURIED ELECTRIC LINE
- ⊞ = GAS MAIN

- ⊞ = OVERHEAD UTILITY LINE
- ⊞ = WATER MAIN
- ⊞ = FORCE MAIN
- ⊞ = RECLAIM WATER LINE
- ⊞ = TRAFFIC CONTROL LINE

- ⊞ = UNKNOWN UTILITY LINE
- ⊞ = INVERT
- ⊞ = END OF INFORMATION

- ⊞ = CORRUGATED METAL PIPE
- ⊞ = REINFORCED CONCRETE PIPE
- ⊞ = PROFESSIONAL LAND SURVEYOR

- ⊞ = REGISTERED LAND SURVEYOR
- ⊞ = LICENSED BUSINESS
- ⊞ = IDENTIFICATION

- ⊞ = TRAVEL POINT
- ⊞ = NORTH AMERICAN VERTICAL DATUM
- ⊞ = TRAVERSE POINT

- ⊞ = SOUTHEASTERN SURVEYING & MAPPING CORPORATION
- ⊞ = PALM
- ⊞ = PALM

- ⊞ = TREE
- ⊞ = CAMPHOR
- ⊞ = CEDAR

- ⊞ = CHINABERRY
- ⊞ = MAGNOLIA
- ⊞ = MYRTLE

- ⊞ = OAK
- ⊞ = PINE
- ⊞ = GOLDEN RAIN

- ⊞ = SWEET GUM
- ⊞ = UNKNOWN

- ⊞ = UNKNOWN

DESCRIPTION:

A portion of Section 12 and 13, Township 20 South, Range 27 East, and a portion of Section 7 and 18, Township 20 South, Range 28 East lying in Orange County, Florida.

SURVEYOR'S REPORT:

- Utility locations shown hereon are based on field locations of markings by Southeastern Surveying & Mapping Corp. Field markings are based on signals received from Ground Penetrating Radar (GPR) and electronic equipment. Locations are approximate and Test Holes should be performed for verification.
- Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
- Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
- This survey does not determine ownership of the lands shown hereon.
- Underground foundations have not been located.
- Survey map and report or the copies thereof are not valid without the original signature and seal or the electronic signature and seal of a Florida Licensed Surveyor and Mapper, and if shown hereon is in compliance with Florida Administrative Code 5J-17.062 and Florida Statute 472.025.
- Features shown by symbol as indicated in the legend are not to scale.
- Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- Vertical information shown hereon refers to National Geodetic Survey Data Sheet Designation L 708 023 PID AA6719 with a published elevation of 115.18 feet North American Vertical Datum of 1988 (NAVD88).
- Horizontal positions for all features shown on the map are relative to North American Datum of 1983 (NAD83), 2007 adjustment, State Plane Coordinate System, Florida East Zone. Control point used for this survey are National Geodetic Survey (NGS) points PID#AA6719; distances shown are GRID distances.
- This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
- Improvements and Topographic features shown hereon are limited to areas per specific instructions of the client.
- Right of Way information shown hereon was determined by found monumentation, recorded plats, recorded Right of Way Maps, and information obtained on the Orange County Property Appraisers web site.

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

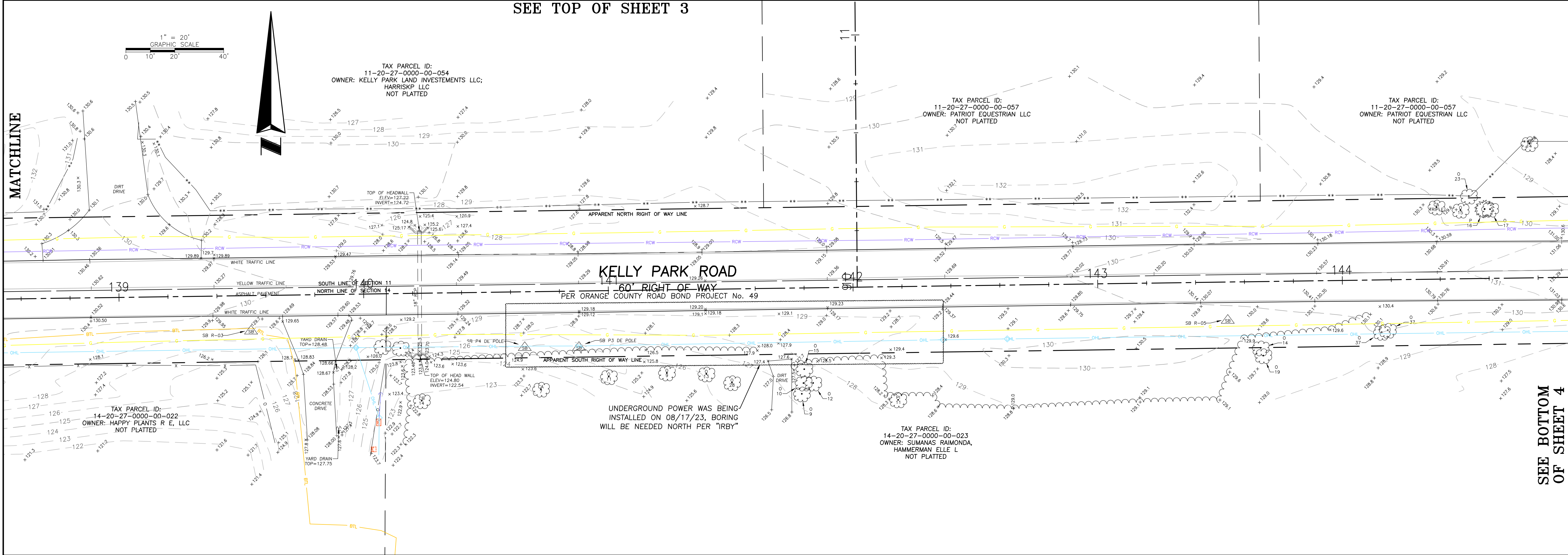
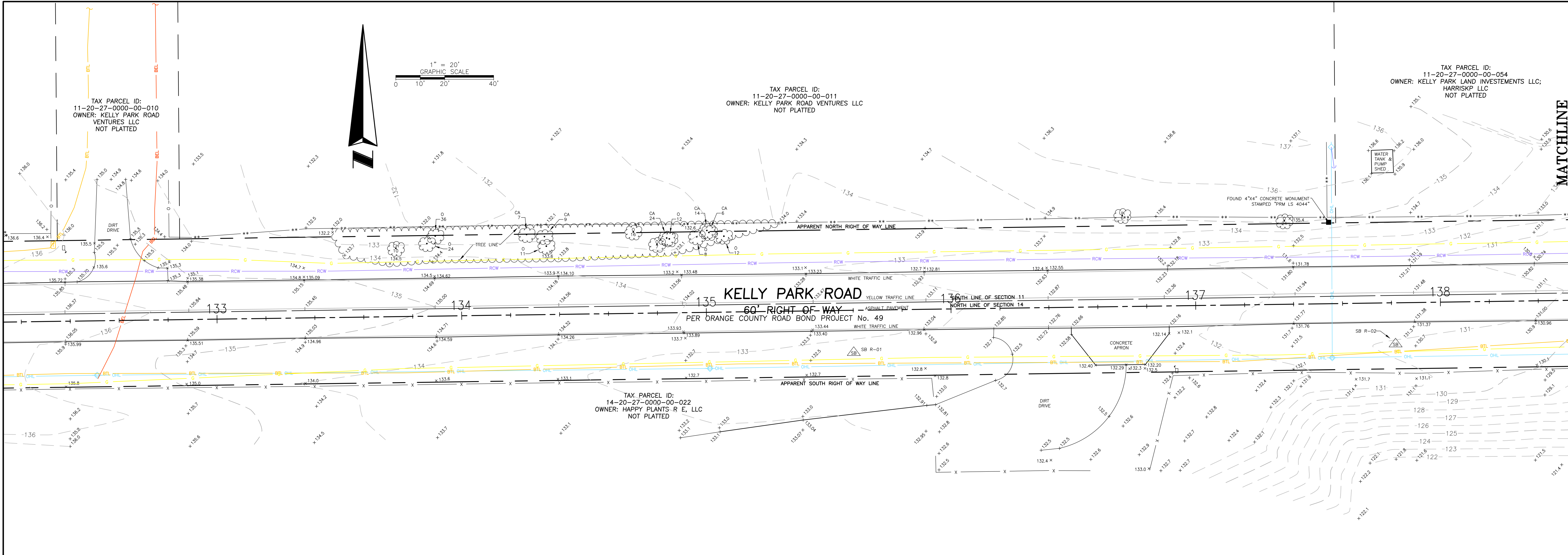
REVISION	DATE	BY
Added Additional Topographic Information	08/25/23	AB
Added Soil Borings	09/06/23	AB

Topographic Survey	Project: Kelly Park Road: Survey, Geotech, Signal Design Orange County, Florida.	Scale: 1" = 20'
	Drawn By: SM	Field Date: 09/16/2021

Certified to:	Kimley-Horn and Associates, Inc
DRAWING NUMBER	49724004
SHEET NUMBER	1 OF 18

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION	6500 All American Boulevard Orlando, Florida 32817-4308 (407) 292-8580 info@southeasternsurveying.com Certification Number 182108
	JESSE R. HODAPP, PSM Licensed Professional Surveyor Number 472

Z:\2022\22-085 Galvin Land Services - Kelly Park Rd Final Design\CORRESPONDENCE\SURVEY\INCOMING\2023-09-11 Survey with Soil Borings\49724004c.dwg



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION	
6000 All American Boulevard Orlando, FL 32817-4300 (407) 292-8580 e-mail: info@southesternsurveying.com Certification Number: 182108	
PROJECT: Kelly Park Road: Survey, Geotech, Signal Design Orange County, Florida.	
Field Date: 09/16/2021 Scale: 1" = 20'	
DRAWING NUMBER: 49724004C SHEET NUMBER: 2 OF 18	

Topographic Survey	
BY:	AR
REVISION:	Added Additional Topographic Information
	Added Soil Borings
REVISION DATE:	08/25/23
	09/09/23

SEE SHEET 1 FOR NOTES, LEGEND AND DESCRIPTION.

Z:\2022\22-085 Galvin Land Services - Kelly Park Rd Final Design\CORRESPONDENCE\SURVEY\INCOMING\2023-09-11 Survey with Soil Borings\49724004c.dwg

SEE BOTTOM SHEET 2

MATHCLINE

TAX PARCEL ID:
11-20-27-0000-00-054
OWNER: KELLY PARK LAND INVESTMENTS LLC;
HARRISKP, LLC
NOT PLATTED

TAX PARCEL ID:
11-20-27-0000-00-057
OWNER: PATRIOT EQUESTRIAN, LLC
NOT PLATTED

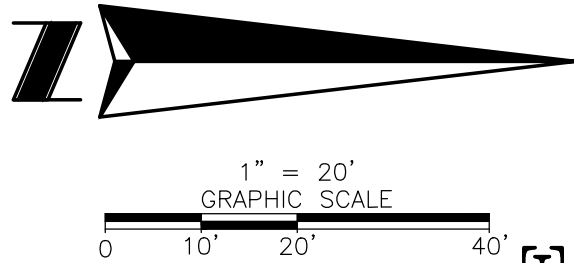
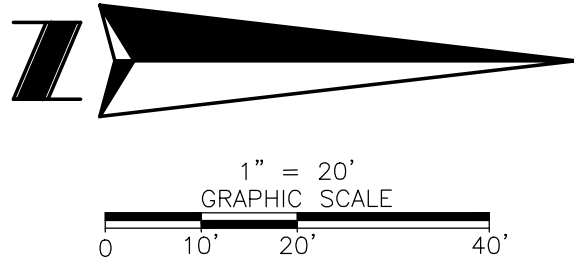
TAX PARCEL ID:
11-20-27-0000-00-054
OWNER: KELLY PARK LAND INVESTMENTS LLC;
HARRISKP, LLC
NOT PLATTED

TAX PARCEL ID:
11-20-27-0000-00-057
OWNER: PATRIOT EQUESTRIAN, LLC
NOT PLATTED

TAX PARCEL ID:
11-20-27-0000-00-070
OWNER: HARRISKP, LLC;
KELLY PARK LAND INVESTMENTS LLC
NOT PLATTED

NO ACCESS AT TIME OF SURVEY
AREA UNDER CONSTRUCTION

NO ACCESS AT TIME OF SURVEY
AREA UNDER CONSTRUCTION



SEE TOP SHEET 4

MATHCLINE

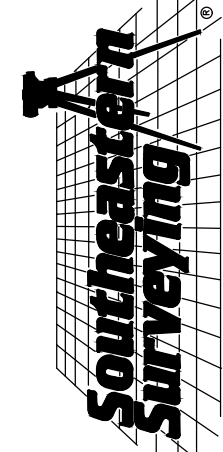
DRAWING NUMBER
49724004C
SHEET
NUMBER
3 OF 18

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

Topographic Survey
Project: **Kelly Park Road: Survey, Geotech, Signal Design
Orange County, Florida.**
Field Date: 09/16/2021 Drawn By: SM Scale: 1" = 20'

REVISION		BY
08/22/23	Added Additional Topographic Information	AR
09/06/23	Added Soil Borings	JRH

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32817-4358
(407) 292-8580
e-mail: info@southeasternsurveying.com
Certification Number 1B2108

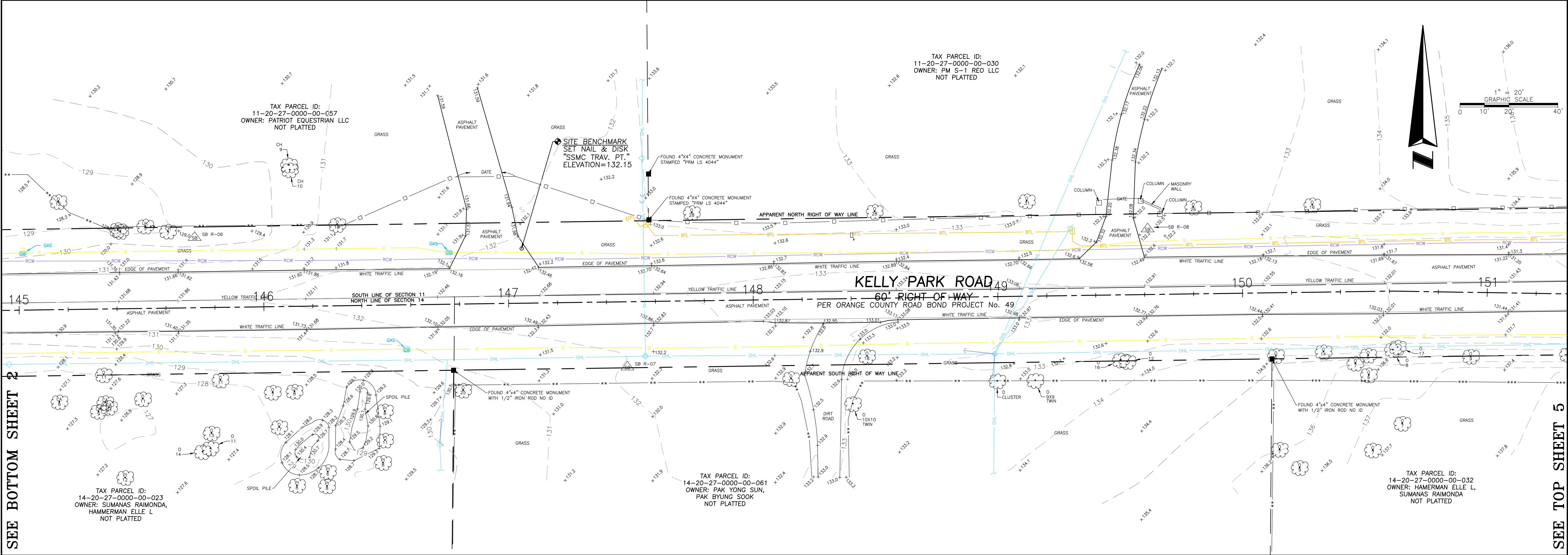


SHEET NUMBER 3 OF 18
NOT VALID WITHOUT SHEETS
1 THROUGH 18

Z:\2022\22-085 Galvin Land Services - Kelly Park Rd Final Design\CORRESPONDENCE\SURVEY_INCOMING\2023-09-11 Survey with Soil Borings\49724004c.dwg

SEE BOTTOM SHEET 2

SEE BOTTOM OF SHEET 3



SEE TOP SHEET 5

SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
49724004C
SHEET
NUMBER
4 OF 18

Topographic Survey
Project: **Kelly Park Road: Survey, Geotech, Signal Design**
Orange County, Florida.

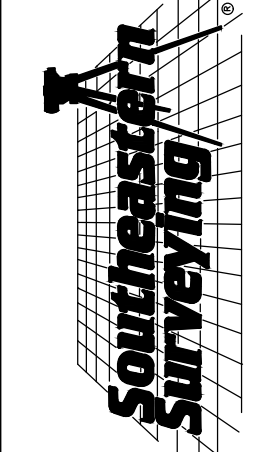
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Drawn By: SM
Scale: 1" = 20'

REVISION DATE
08/25/23
09/06/23

REVISION
Added Additional Topographic Information
Added Soil Borings

BY
AR
JRH

**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
6500 All American Boulevard
Orlando, Florida 32817-4338
(407) 292-8580
e-mail: info@southesternsurveying.com
Certification Number 182108



SHEET NUMBER 4 OF 18
NOT VALID WITHOUT SHEETS
1 THROUGH 18

TAX PARCEL ID:
11-20-27-0000-00-054
OWNER: KELLY PARK LAND INVESTMENTS LLC;
HARRISKP, LLC
NOT PLATTED

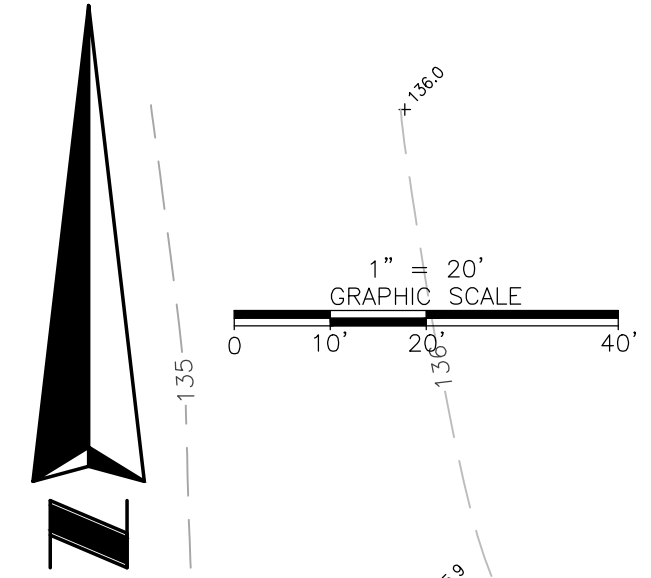
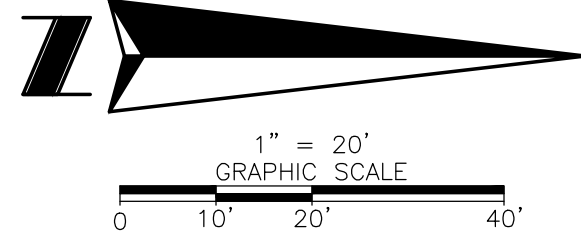
TAX PARCEL ID:
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OWNER: HARRISKP, LLC;
KELLY PARK LAND INVESTMENTS LLC
NOT PLATTED

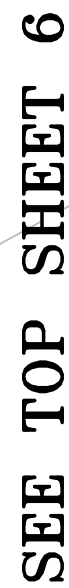
TAX PARCEL ID:
11-20-27-0000-00-030
OWNER: PM S-1 REO LLC
NOT PLATTED

TAX PARCEL ID:
14-20-27-0000-00-061
OWNER: PAK YONG SUN,
PAK BYUNG SOOK
NOT PLATTED

TAX PARCEL ID:
14-20-27-0000-00-032
OWNER: HAMERMAN ELLE L,
SUMAMAS RAIMONDA
NOT PLATTED

NO ACCESS AT TIME OF SURVEY
AREA UNDER CONSTRUCTION

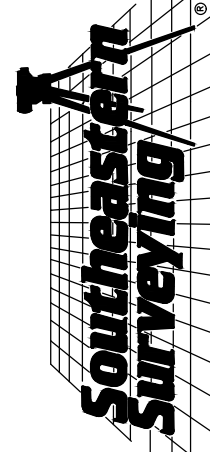




**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**

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(407) 292-8580
e-mail: info@southeasternsurveying.com
Certification Number LB2108

NOT VALID WITHOUT SHEETS
1 THROUGH 18



Topographic Survey

Orange County, Florida.

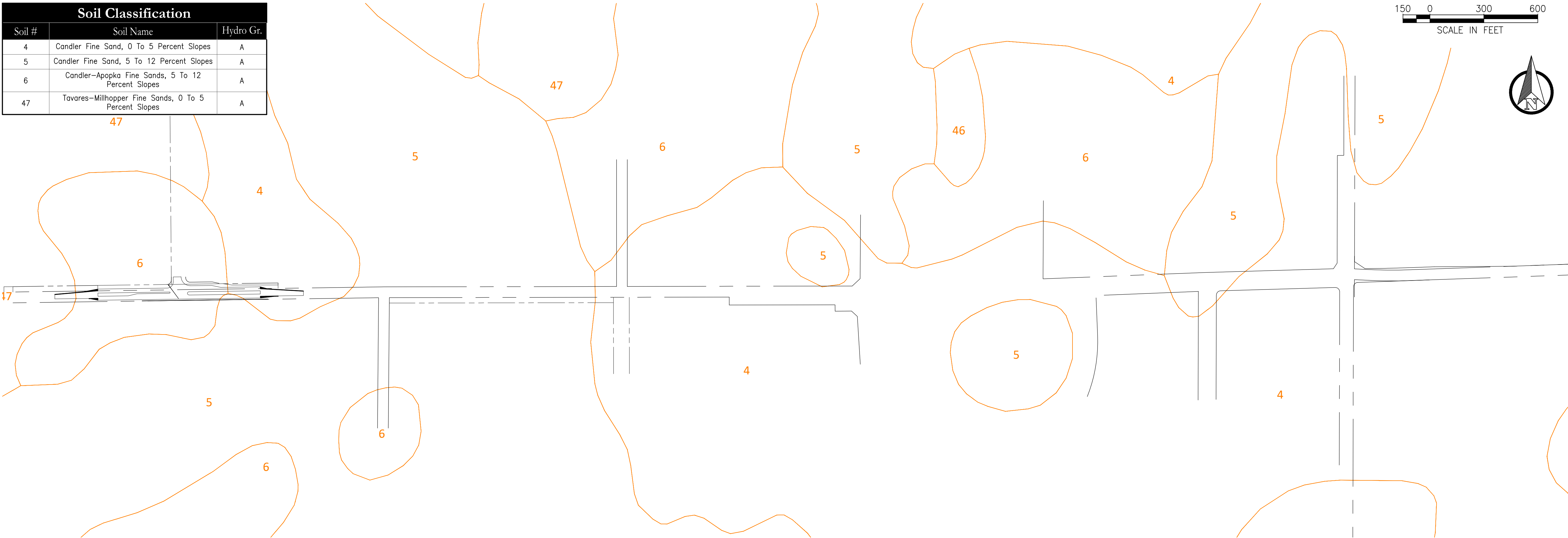
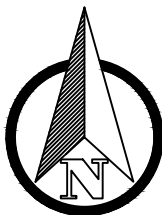
Field Date:	09/16/2021	Drawn By:	SM	Scale:	1" = 20'
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SEE SHEET 1 FOR NOTES,
LEGEND AND DESCRIPTION.

DRAWING NUMBER
49724004C
SHEET
NUMBER
5 OF 18

Z:\2022\22-085 GALVIN LAND SERVICES - KELLY PARK RD FINAL DESIGN\CAD\FINAL\CITY\PHASE 1\22085-PH1-EX2

Soil Classification		
Soil #	Soil Name	Hydro Gr.
4	Candler Fine Sand, 0 To 5 Percent Slopes	A
5	Candler Fine Sand, 5 To 12 Percent Slopes	A
6	Candler-Apopka Fine Sands, 5 To 12 Percent Slopes	A
47	Tavares-Millhopper Fine Sands, 0 To 5 Percent Slopes	A

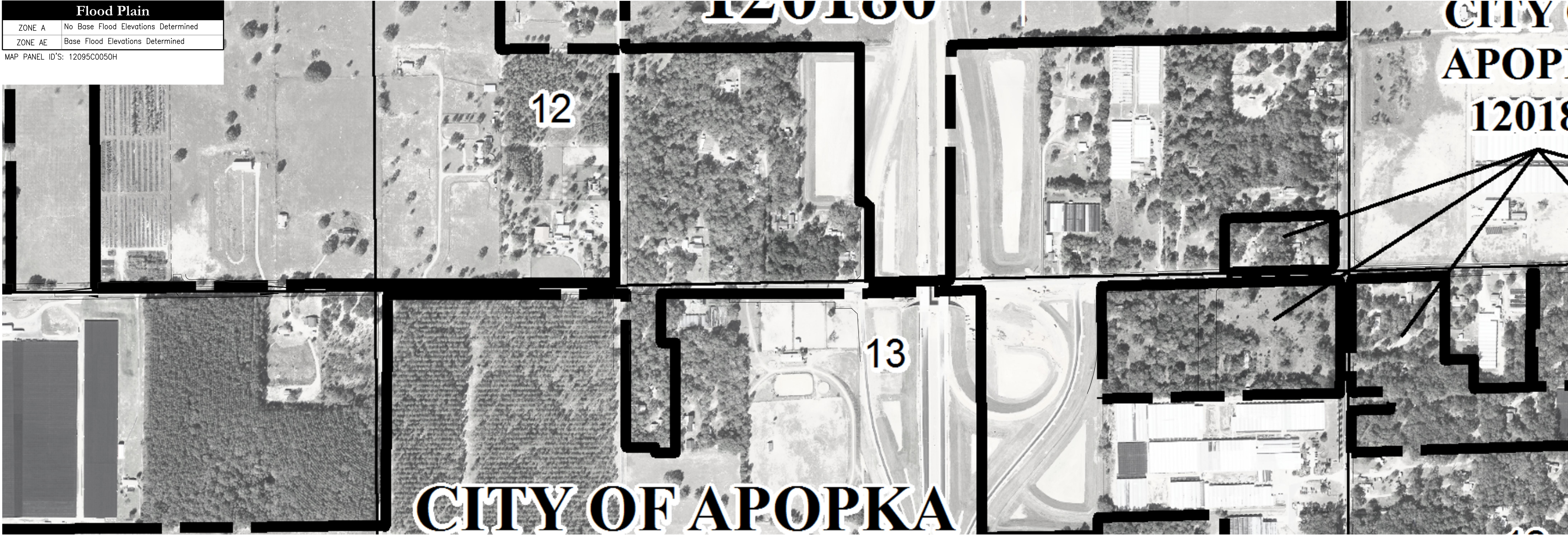


SOILS VIEW - Source: NRCS Soil Survey

SCALE: 1" = 300'

Flood Plain	
ZONE A	No Base Flood Elevations Determined
ZONE AE	Base Flood Elevations Determined

MAP PANEL ID'S: 12095C0050H



FLOOD ZONE MAP - Source: FEMA Digital Flood Map Products

SCALE: 1" = 300'

Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		22-085
DESIGNED BY:		TM/JD/CC
DRAWN BY:		JD/CC
CHECKED BY:		TM
APPROVED BY:		CMB
SCALE IN FEET:		1" = 300'

Project Name:

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:

CITY OF APOPKA

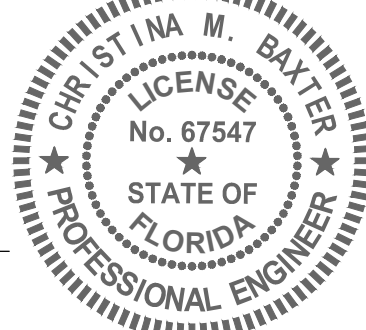
Sheet Title:

**EXISTING
CONDITIONS - SOILS
& FLOOD PLAIN**

Sheet No.:

C0.10

Seal:



CHRISTINA M. BAKER
TEL. NO. 067-547

DATE: March 11, 2024

This item has been electronically signed and sealed by Christina M. Baker on the date adjacent to the seal using a SHA authentication code. Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on any electronic copies.



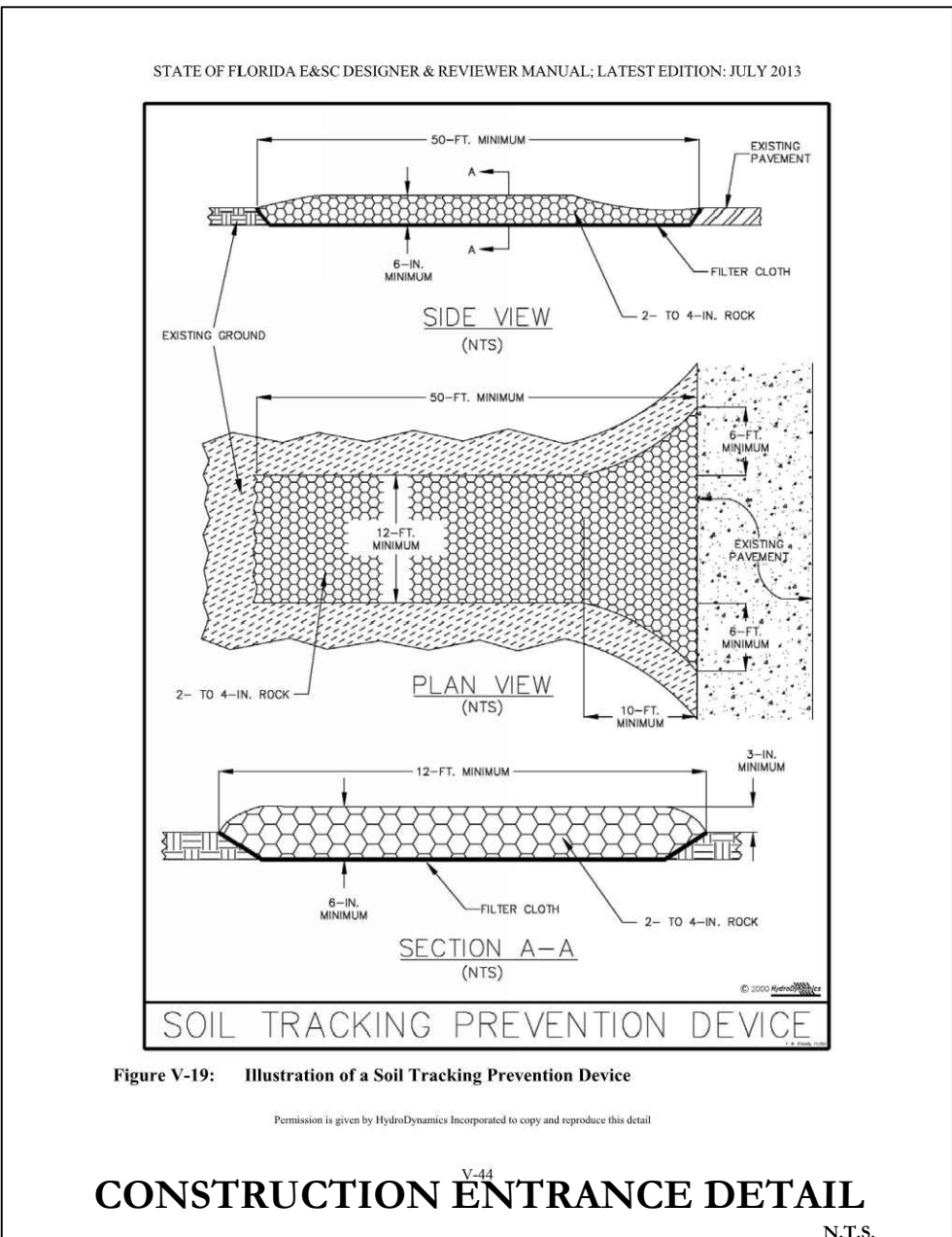
Poulos & Bennett, LLC
2602 E. Livingston St., Orlando, FL 32803
Tel. 407.487.2594 www.poulosandbennett.com
Eng. Bus. No. 28567

Z:\2022\22-085 GALVIN LAND SERVICES - KELLY PARK RD FINAL DESIGN\CAD\FINAL\CITY\PHASE 1\22085-PH1-ECF

EROSION CONTROL NOTES:

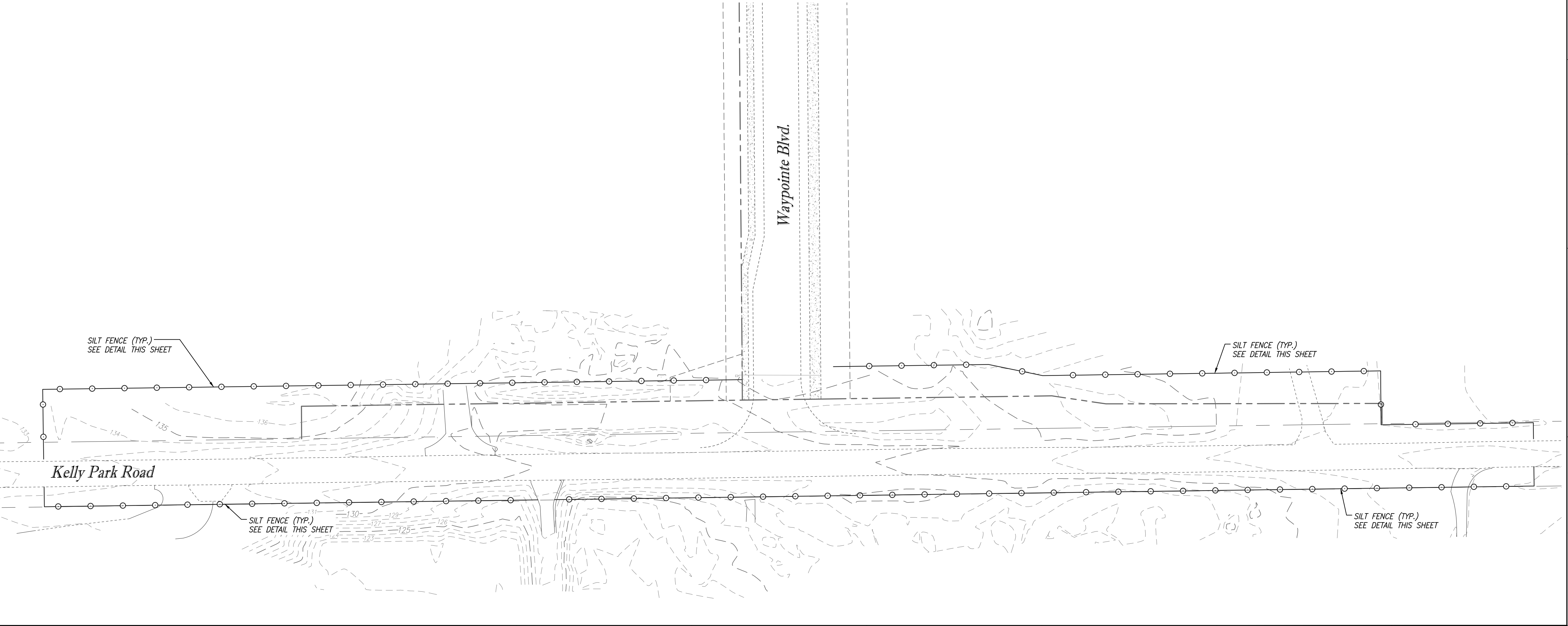
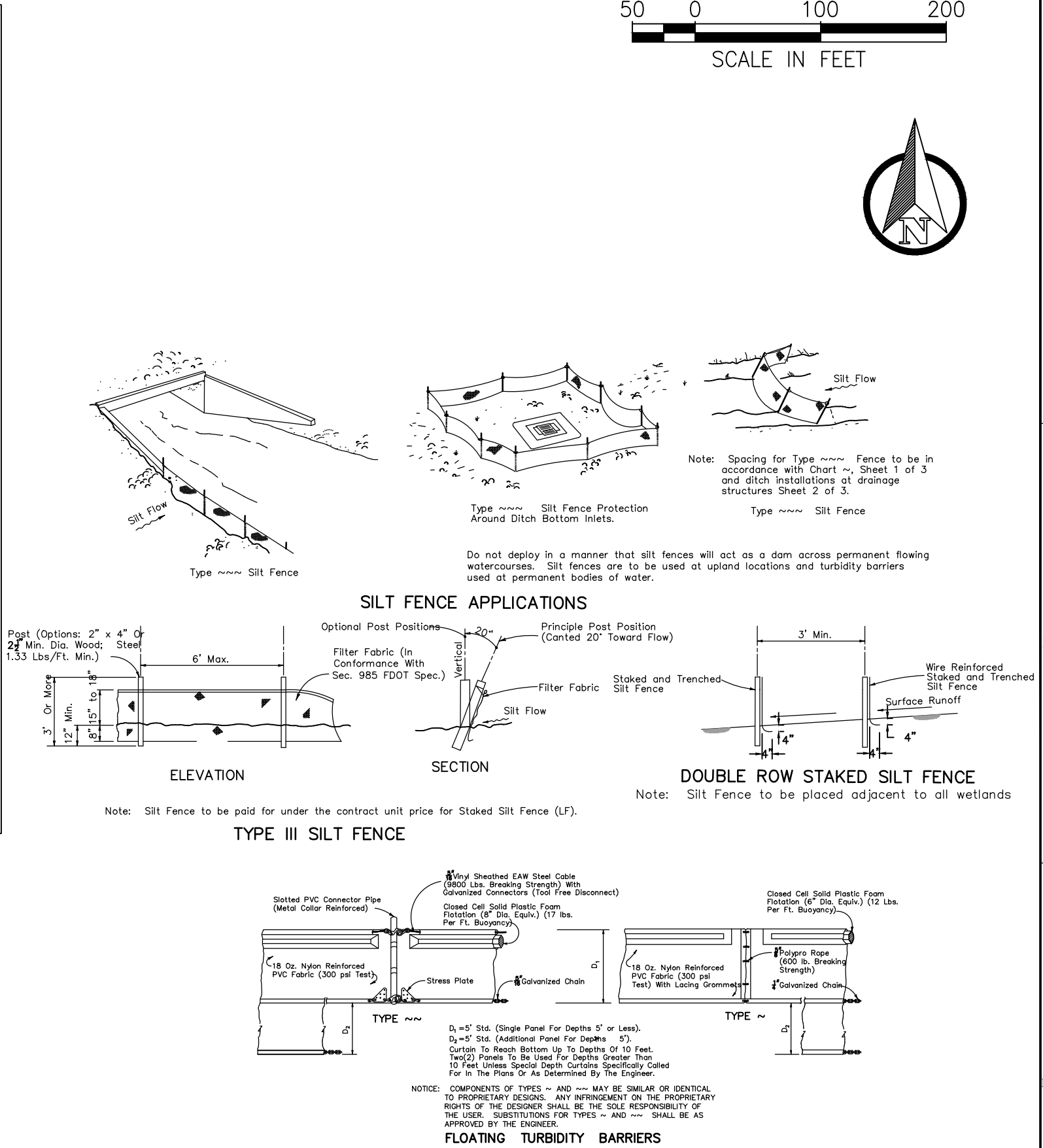
- DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO INSURE AGAINST POLLUTING, SILTING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING SURFACE WATERS. SUCH MEASURES SHALL BE APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT LIMITED TO, CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES, SUCH AS SEDIMENT BASINS, SEDIMENT CHECKS, OR SILT BARRIERS.
- SODDING OF DETENTION PONDS SHOULD BE ACCOMPLISHED WITHIN SEVEN (7) DAYS FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
- 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. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FROM THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.
- 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.F.W.M.D. AND OSCEOLA COUNTY EROSION PROTECTION STANDARDS. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION CONTROL COSTS INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
- THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A DETAILED EROSION CONTROL PLAN TO OSCEOLA COUNTY FOR REVIEW AND APPROVAL A MINIMUM OF 2 WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING. AT A MINIMUM, THE EROSION CONTROL PLAN SHALL PROPOSE SILT SCREEN OR SYNTHETIC HAY BALES AND TURBIDITY BARRIERS, IN ACCORDANCE WITH THE CONSTRUCTION PLANS.
- 2' STRIP OF SOD SHALL BE PLACED BEHIND BACK OF CURB. THE CURBSIDE BMP SHALL BE INSTALLED AS INDICATED IN THE SWPPP WHILE GRADING IS ACTIVE.
- 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.
- CONTRACTOR SHALL STAKE IN ALL SOD UNTIL SUCH TIME THAT GROUND IS STABILIZED IN ORDER TO PREVENT EROSION.
- WORK SHALL BE DONE IN ACCORDANCE WITH EPA, FDEP, SFWMD, AND OSCEOLA COUNTY BEST MANAGEMENT PRACTICES AND EROSION CONTROL SPECIFICATIONS.
- DISCHARGE OF GROUNDWATER FROM DEWATERING OPERATIONS REQUIRES APPROVAL FROM FDEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE CONTRACTOR SHALL OBTAIN A FDEP GENERIC PERMIT FOR THE DISCHARGE OF GROUND WATER FROM DEWATERING OPERATIONS PURSUANT TO THE REQUIREMENTS OF 62-621.300(2)(A) AND 62-620 F.A.C. AND FLORIDA STATUTES CHAPTER 403.
- PRIOR TO THE START OF LAND DISTURBING ACTIVITIES, WHICH INCLUDES DEMOLITION, EARTHWORK AND/OR CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND SUBMIT TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) A NOTICE OF INTENT (NOI) TO OBTAIN COVERAGE UNDER THE NPDES GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (CGP) PURSUANT TO THE REQUIREMENTS OF 62-621.300(4)(A) F.A.C. UPON COMPLETION OF ALL LAND DISTURBING ACTIVITIES AND AFTER FINAL STABILIZATION OF THE SITE IS COMPLETE, THE DEVELOPER/CONTRACTOR SHALL SUBMIT TO FDEP A NOTICE OF TERMINATION (NOT) TO END THEIR COVERAGE UNDER THE CGP.

- BMPs TO CONTROL DUST SHALL BE IMPLEMENTED, AS NEEDED, DURING THE COURSE OF LAND DISTURBING ACTIVITIES.
- EXCAVATION ACTIVITY SHALL BE CONDUCTED SO AS TO CONTROL THE GENERATION AND OFF-SITE MIGRATION OF DUSTS AND PARTICLES. ALL AREAS IN WHICH SUCH DUSTS OR PARTICLES MAY BE GENERATED SHALL BE KEPT WET, TREATED WITH CHEMICAL DUST DETERGENTS, OR CONTROLLED IN ANOTHER MANNER TO REDUCE THE POTENTIAL FOR THEIR OFFSITE MIGRATION. ATMOSPHERIC DISCHARGES FROM PROCESSING AND DRYING EQUIPMENT SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS. TO MINIMIZE DUST AND TO PREVENT THE DEPOSIT OF SOIL EXCAVATION MATERIAL ON PAVED ROADS, TRUCKS SHALL BE COVERED WITH THEIR TAILGATES LATCHED. DIRT ROAD SEGMENTS OF THE DESIGNATED HAUL ROUTE SHALL REQUIRE REGULAR WATERING, AS NECESSARY, TO MINIMIZE DUST GENERATED BY HAULING ACTIVITIES.
- NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR DIRECTLY TO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
- CONTRACTOR TO EXTEND EROSION SOCK PIPE 1' (FT.) BEYOND CURB THROAT AT EACH END. THREE (3) SAND BAGS ARE REQUIRED FOR EACH SOCK PIPE.
- THE ENTIRE WETLAND IMPACT AREA WILL BE DEWATERED AND ALL UNSUITABLE SUBSOIL SUCH AS MUCK, CLAY AND/OR ROCK WILL BE EXCAVATED AND REMOVED BEFORE PLACING OF FILL. ONLY SUITABLE MATERIALS SHALL BE USED FOR THE FILL AND SHALL BE DONE IN LAYERS NOT EXCEEDING 12 INCHES IN THICKNESS AND COMPACTED TO 95% MAX DENSITY PER AASTHO T-180 IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- CLEARING AND GRUBBING SHALL CONSIST OF THE COMPLETE REMOVAL AND DISPOSAL OF ALL BUILDINGS, TIMBER, BRUSH, STUMPS, ROOTS, RUBBISH AND DEBRIS AND ALL OTHER OBSTRUCTIONS RESTING OR PROTRUDING THROUGH THE SURFACE OF EXCAVATED AREAS, AND OF ALL OTHER STRUCTURES AND OBSTRUCTIONS NECESSARY TO BE REMOVED AS DESIGNATED ON THE APPROVED PLANS. THE WORK SHALL INCLUDE DISPOSAL OF THE CLEARED VEGETATION, DEBRIS OR OTHER UNSUITABLE MATERIALS IN A MANNER SUITABLE TO THE ENGINEER AND OSCEOLA COUNTY. ALL CLEARING AND GRUBBING SHALL COMPLY WITH FDOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION, MOST CURRENT EDITION.
- DEWATERING OPERATIONS SHALL ABIDE BY LDC 4.12.1.F AND PROVIDE MINIMUM DRAWDOWN OF THE GROUNDWATER OUTSIDE THE ACTUAL EXCAVATION SITE. SHOULD THE COUNTY RECEIVE COMPLAINTS THAT THE DEWATERING OPERATION CAUSED FLUCTUATIONS IN THE GROUND WATER TABLE IN ADJACENT WATER BODIES, WETLAND AREAS OF WATER SUPPLY WELLS, DEWATERING OPERATION SHALL BE TERMINATED UNTIL SUCH TIME A MITIGATION PLAN IS DEVELOPED AND APPROVED BY THE COUNTY.
- CONTRACTOR TO MAINTAIN EXISTING FLOW DURING CONSTRUCTION OF THE CULVERTS AND IMPLEMENT BMP'S TO PREVENT SEDIMENT TRANSPORT.



NOTES:

- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE SHALL BE IN ACCORDANCE WITH FDOT EROSION AND SEDIMENT CONTROL MANUAL LATEST EDITION.



Key Map:

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DRAWN BY:	JD/CC	
CHECKED BY:	TM	
APPROVED BY:	CMB	
SCALE IN FEET:	1" = 200'	
Project Name:		

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:

CITY OF APOPKA

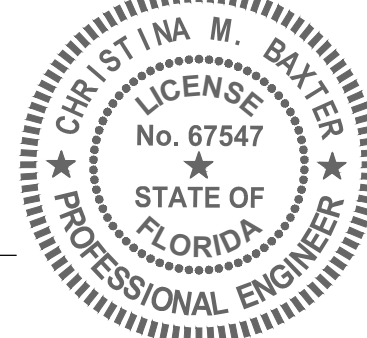
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**EROSION CONTROL
PLAN & DETAILS**

Sheet No.:

C2.10

Seal:

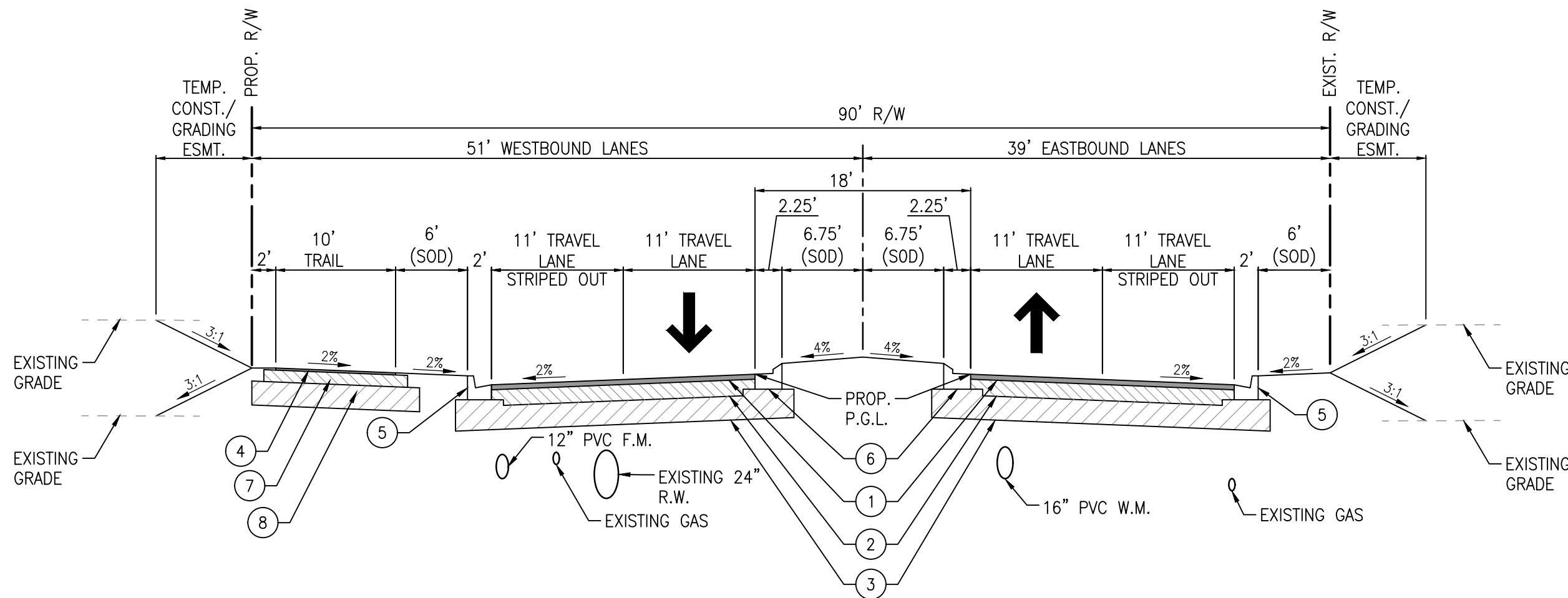


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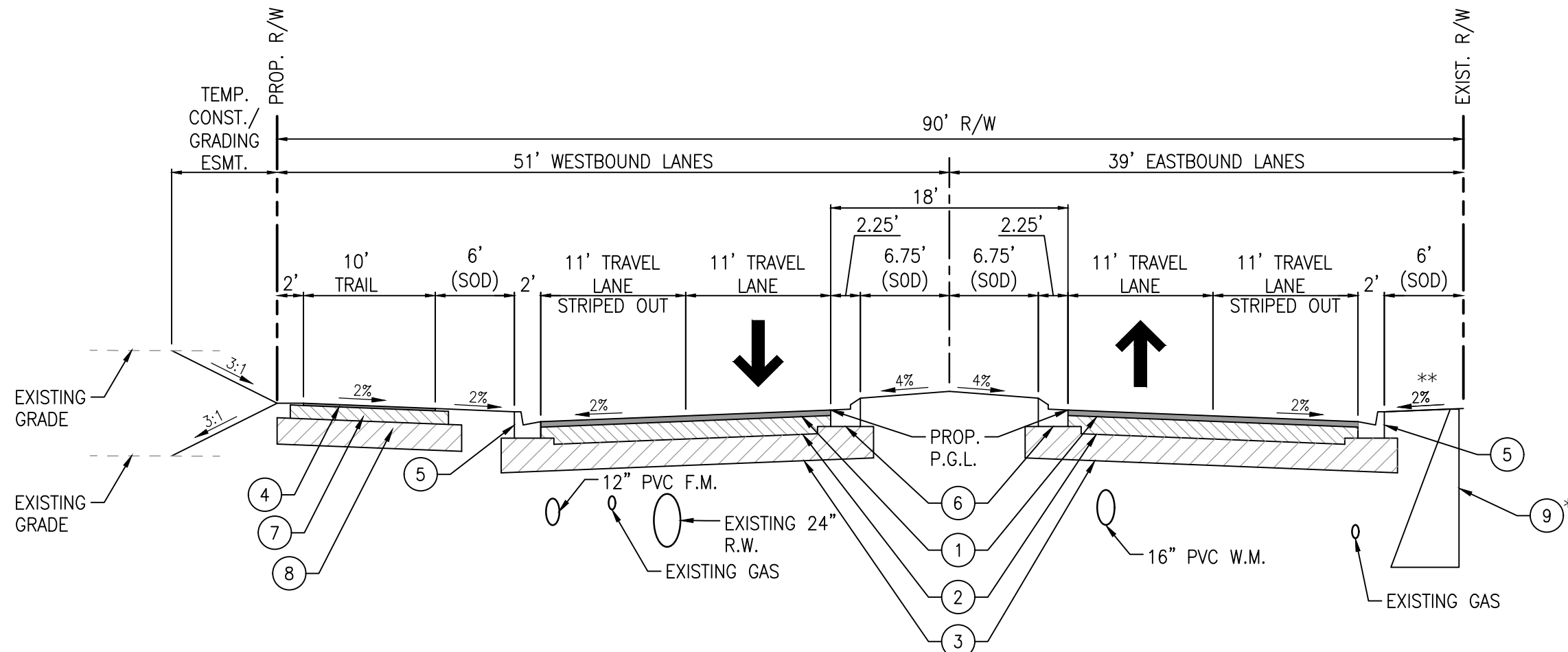
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KELLY PARK RD. - WAYPOINTE BLVD. INTERSECTION WIDENING TYPICAL ROAD SECTION (90' R/W)

PUBLIC ROAD
STA. 137+54.58 TO STA. 140+00.00
DESIGN SPEED = 40 MPH
POSTED SPEED = 35 MPH

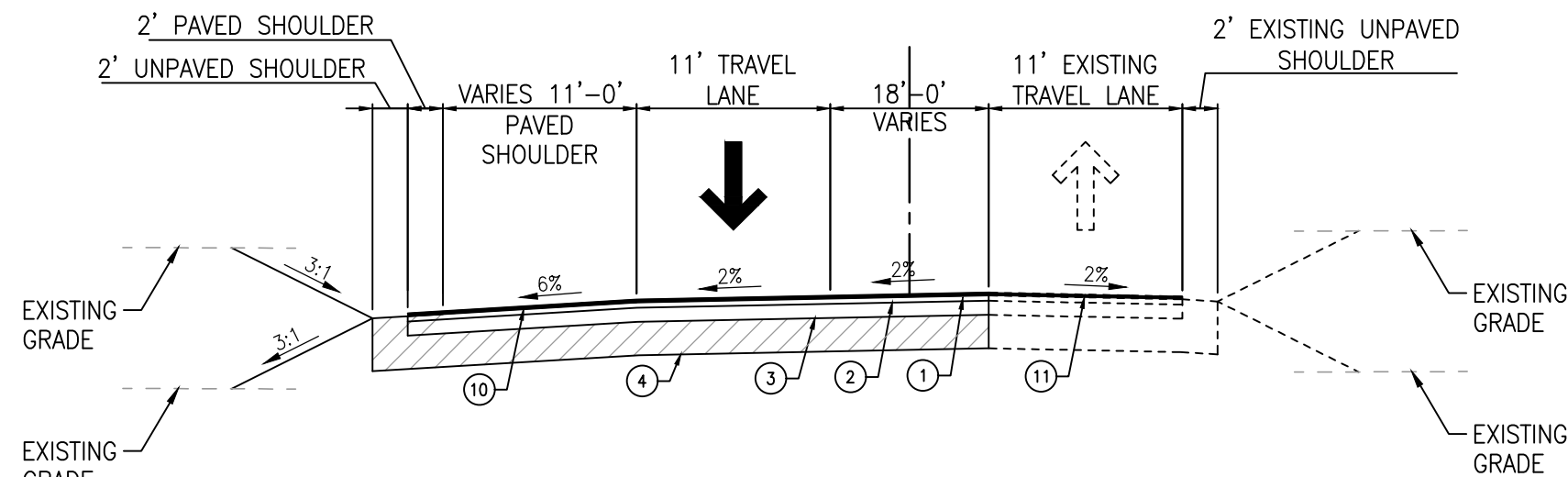
1" = 10'



KELLY PARK RD. - WAYPOINTE BLVD. INTERSECTION WIDENING TYPICAL ROAD SECTION (90' R/W)

PUBLIC ROAD
STA. 140+00.00 TO STA. 146+58.03
DESIGN SPEED = 40 MPH
POSTED SPEED = 35 MPH

1" = 10'



KELLY PARK RD. - WAYPOINTE BLVD. INTERSECTION WIDENING TYPICAL ROAD SECTION (90' R/W)

PUBLIC ROAD
STA. 135+14.62 TO STA. 137+54.58
STA. 146+58.03 TO STA. 148+98.03
DESIGN SPEED = 40 MPH
POSTED SPEED = 35 MPH

1" = 10'

SEE PLANS FOR LIMITS OF OVERBUILD

Pavement Legend	
Symbol Id.	Description
①	3.5" (IN.) ASPHALT (FIRST LIFT 2" TYPE SP-12.5 ASPHALT & SECOND LIFT 1.5" TYPE SP-9.5 ASPHALT)
②	9.5" (IN.) LIMEROCK (LBR 100) COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180) OR RECLAIMED CONCRETE AGGREGATE (LBR 150) COMPACTED TO A MINIMUM DENSITY OF 100% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180) (1)
③	12" (IN.) STABILIZED SUBGRADE TYPE B (MIN. LBR 40)
④	1.25" (IN.) TYPE SP-9.5 ASPHALT
⑤	TYPE 'F' CONC. CURB
⑥	TYPE 'E' CONC. CURB
⑦	2" (IN.) SHELL OR RECLAIMED CONCRETE AGGREGATE (LBR 120) COMPACTED TO A MINIMUM DENSITY OF 100% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180) (1)
⑧	4" (IN.) LIMEROCK (LBR 100) COMPACTED TO A MINIMUM DENSITY OF 98% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180) OR RECLAIMED CONCRETE AGGREGATE (LBR 120) COMPACTED TO A MINIMUM DENSITY OF 100% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (AASHTO T-180) (1)
⑨	FDOT GRAVITY WALL (400-011)
⑩	OVERBUILD PAVEMENT TYPE SP-9.5 (VARIES DEPTH) SEE C3.01 FOR DETAILS
⑪	0.5" (IN.) MILLING WITH 1.5" (IN.) TYPE SP-9.5

NOTES:

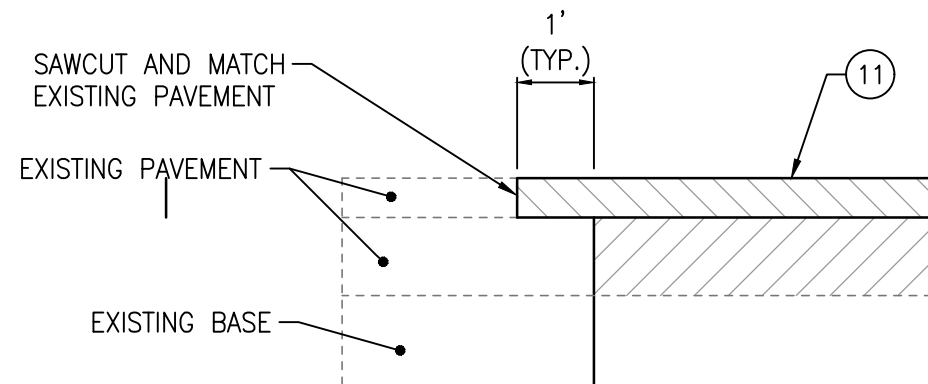
(1) IF CRUSHED CONCRETE IS USED, MATERIALS MUST BE PRODUCED FROM A SOURCE APPROVED BY FDOT. BASE MATERIAL SHOULD COMPLY AND BE PLACED IN ACCORDANCE WITH THE FDOT ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS LATEST EDITION SUPPLEMENTAL SECTION 204-2.2 - "RECLAIMED CONCRETE AGGREGATE BASE MATERIALS". IN ORDER TO ENSURE CONSISTENCY OF THE CRUSHED CONCRETE MATERIAL, ADDITIONAL LBR AND SIEVE GRADATION TESTS SHOULD BE PERFORMED AT A MINIMUM FREQUENCY OF ONE TEST PER 15,000 SQUARE FEET, AND FOR EACH VISUAL CHANGE IN MATERIAL.

(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.

(3) ALL BASE MATERIALS SHALL COMPLY WITH THE FDOT ROAD AND BRIDGE CONSTRUCTION SPECIFICATIONS LATEST EDITION.

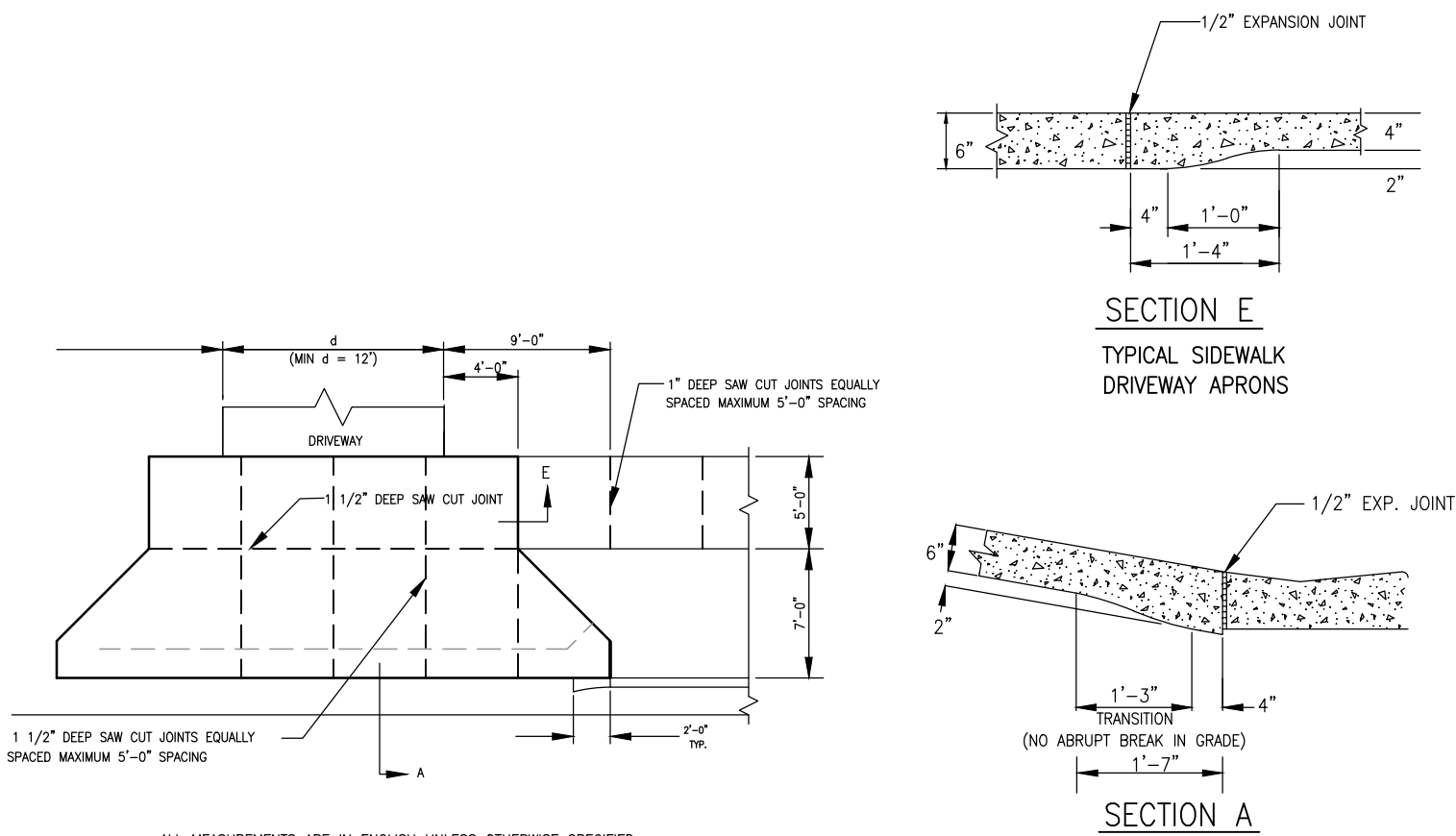
(4) PAVEMENT RECOMMENDATION ARE GREATER THAN GEOTECH REPORT RECOMMENDATIONS BASED ON CITY OF APOPKA MINIMUM STRUCTURAL REQUIREMENTS FOR MULTIMODAL CORRIDOR.

(5) MINIMUM TWO (2') FOOT SEPARATION BETWEEN THE BOTTOM OF THE BASE AND THE ESTABLISHED SHGWIT IS REQUIRED.



PAVEMENT TRANSITION DETAIL

N.T.S.



TYPICAL DRIVEWAY APRONS

N.T.S.

Key Map:

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	APPROVED BY:	CMB
	SCALE IN FEET:	N.T.S.

Project Name:

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:

CITY/COUNTY, FL

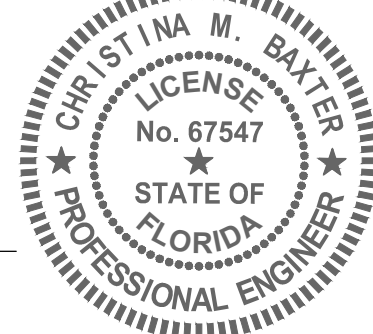
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**TYPICAL ROAD
SECTIONS**

Sheet No.:

C3.00

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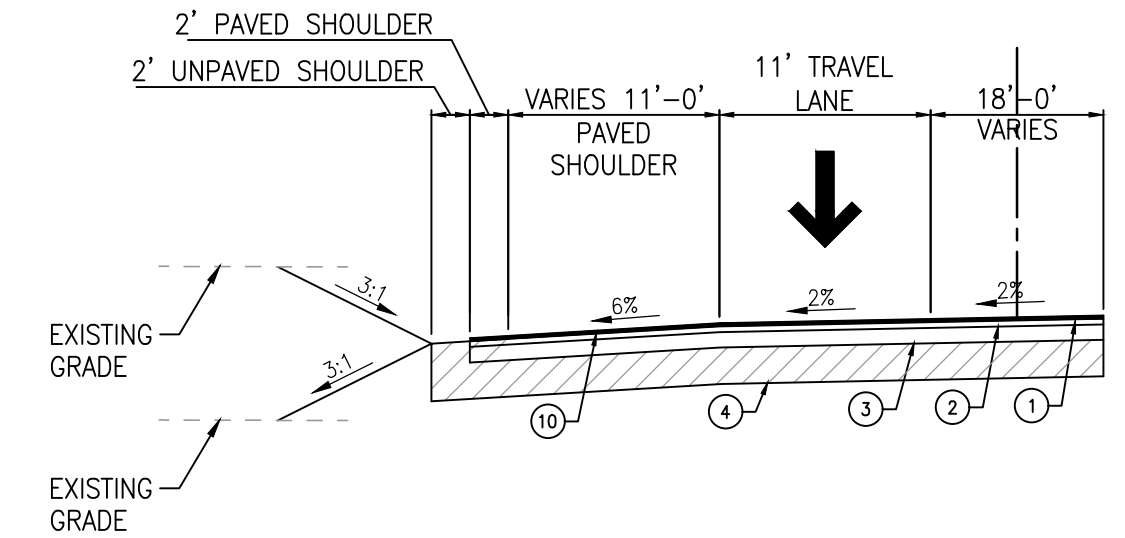


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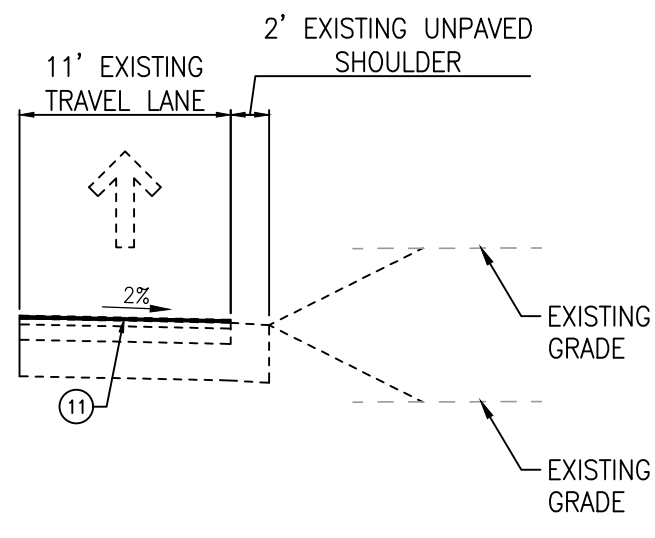


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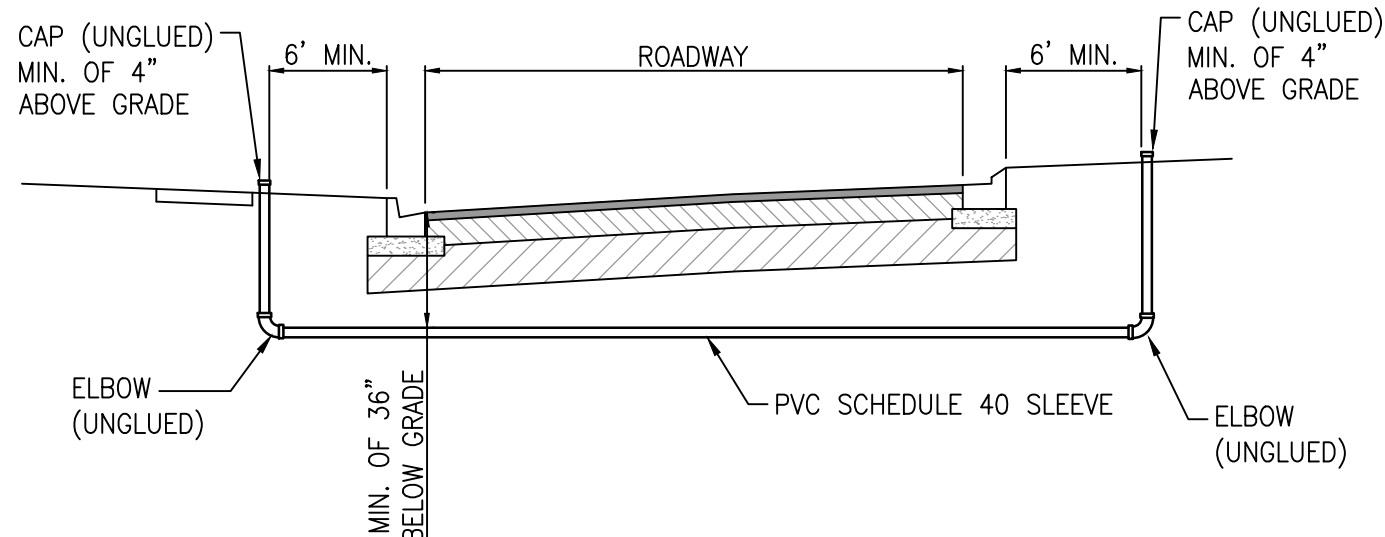
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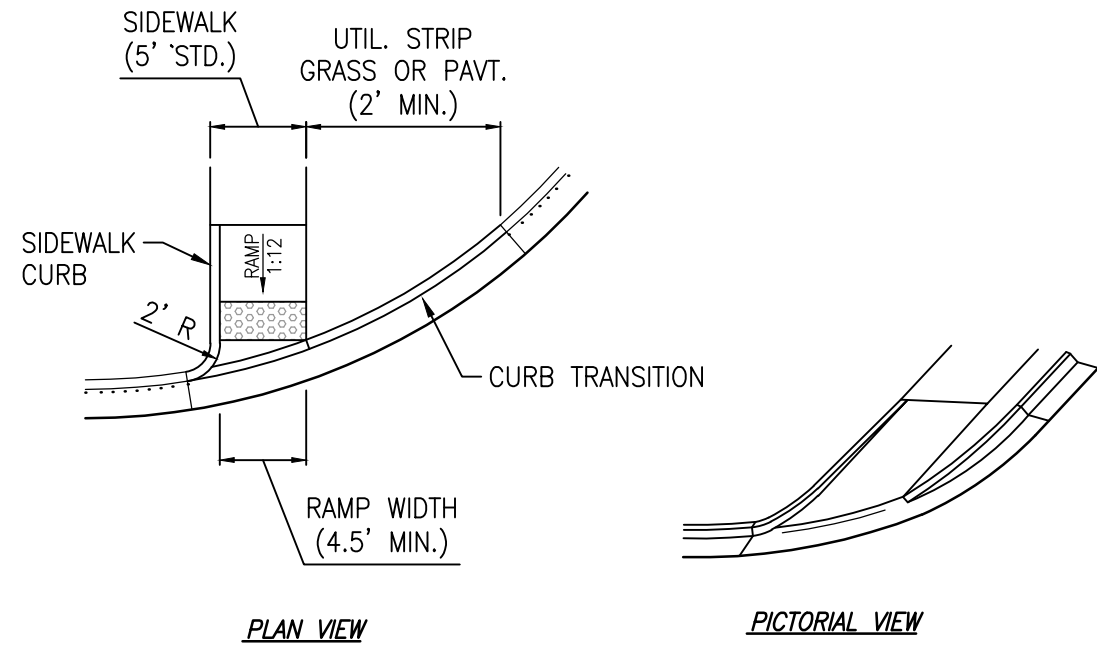
OVERBUILD AND RESURFACING DETAIL
N.T.S.



MILLING AND RESURFACING DETAIL
N.T.S.



SLEEVE INSTALLATION
N.T.S.



CURB RAMP DETAIL 'CR-F'
N.T.S.

RESURFACING AND OVERBUILD NOTES:

1. THE RESURFACING FROM THE BEGINNING OF THE PROJECT TO APPROXIMATELY STA. 136+50 WILL BE MILLED AND RESURFACED AND THE CONTRACTOR IS TO ENSURE 1.5" OF RESURFACING FROM THE BEGINNING OF CONSTRUCTION USING VARIABLE MILLING TO MEET THE EXISTING ROADWAY ELEVATION.
2. THE OVERBUILD IS REQUIRED FROM STA. 136+50 TO STA.137+54.75, FROM APPROXIMATELY 1" TAPERING DOWN TO 4.25". THE CONTRACTOR SHALL ADJUST THE OVERBUILD DEPTH TO ENSURE THE EXISTING PAVEMENT SURFACE IS RAISED TO CONFORM TO THE PROPOSED PROFILE AND CROSS SLOPE.
3. OVERBUILD IS REQUIRED FROM STA. 146+58.03 TO STA. 148+25 AT A DEPTH OF APPROXIMATELY 6" TAPERING DOWN TO 1".T HE CONTRACTOR SHALL ADJUST THE OVERBUILD DEPTH TO ENSURE THE EXISTING PAVEMENT SURFACE IS RAISED TO CONFORM TO THE PROPOSED PROFILE AND CROSS SLOPE.
4. THE RESURFACING FROM APPROXIMATELY STA. 148+25 TO THE EDN OF THE PROJECT WILL BE MILLED AND RESURFACED AND THE CONTRACTOR IS TO ENSURE 1.5" OF RESURFACING TO THE END OF CONSTRUCTION USING VARIABLE MILLING TO MEET THE EXISTING ROADWAY ELEVATION.

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Project Name:

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

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CITY/COUNTY, FL

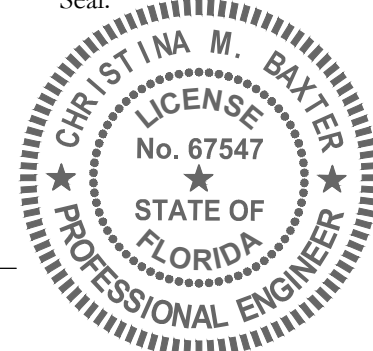
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**TYPICAL ROAD
SECTIONS**

Sheet No.:

C3.01

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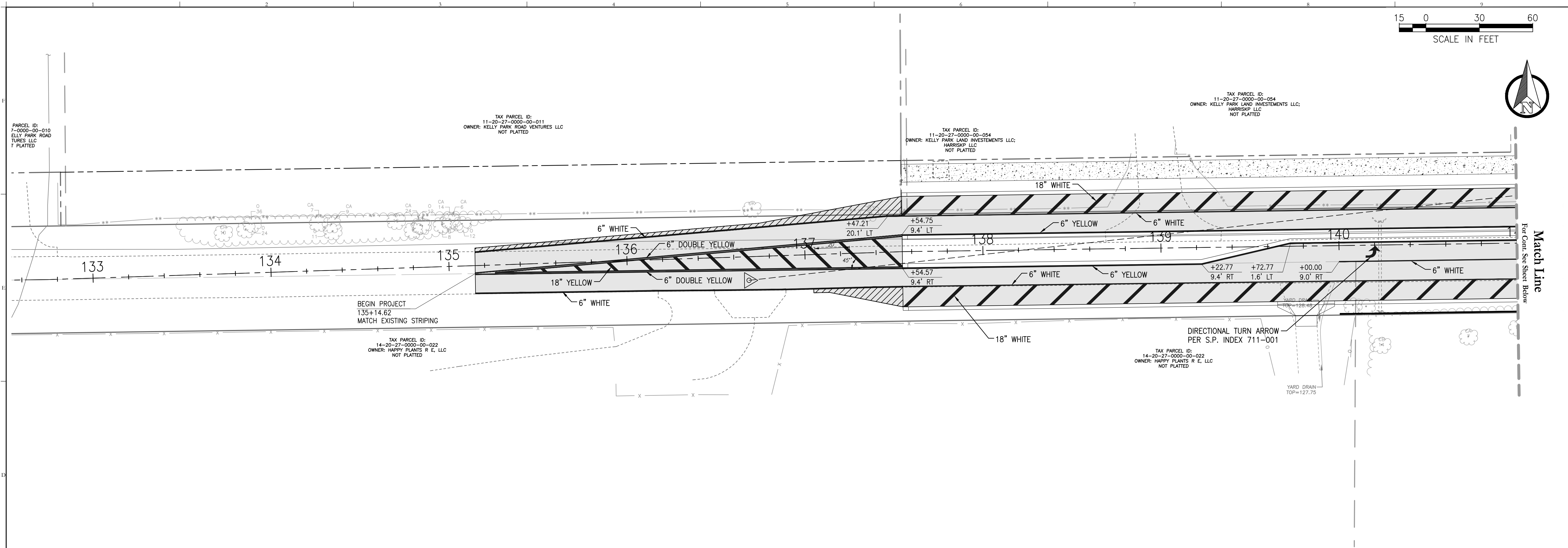
CHRISTINA M. BAXTER
P.E. NO. 67547
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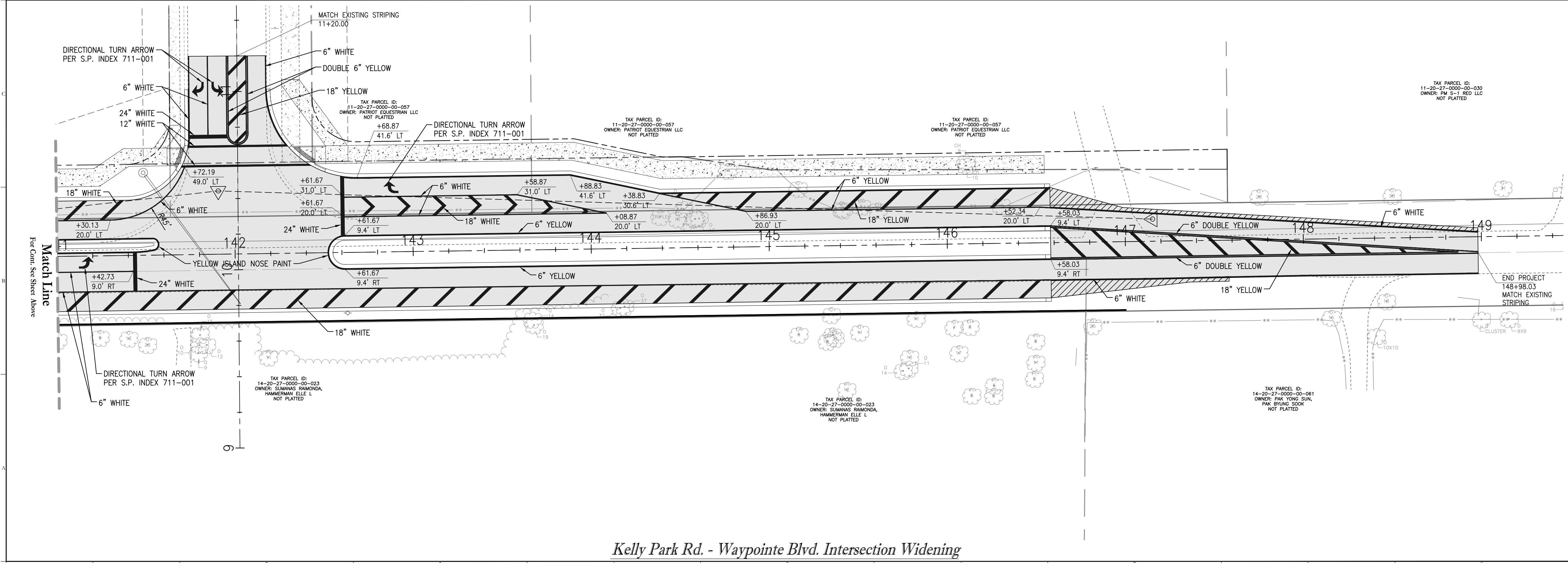


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Kelly Park Rd. - Waypointe Blvd. Intersection Widening



Kelly Park Rd. - Waypointe Blvd. Intersection Widening

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SCALE IN FEET:	1" = 30'	

Project Name:

Kelly Park Rd.
Waypointe Blvd.
Intersection Widening

Submittal To:

CITY OF APOPKA

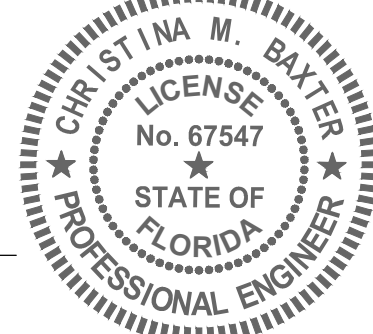
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SIGNING &
PAVEMENT
MARKING PLAN

Sheet No.:

C3.10

Seal:



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E.L. NO. 067547
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Project Name:		

Kelly Park Rd.
Waypointe Blvd.
Intersection Widening

Submittal To:

CITY OF APOPKA

Sheet Title:

ROADWAY SOIL
BORINGS

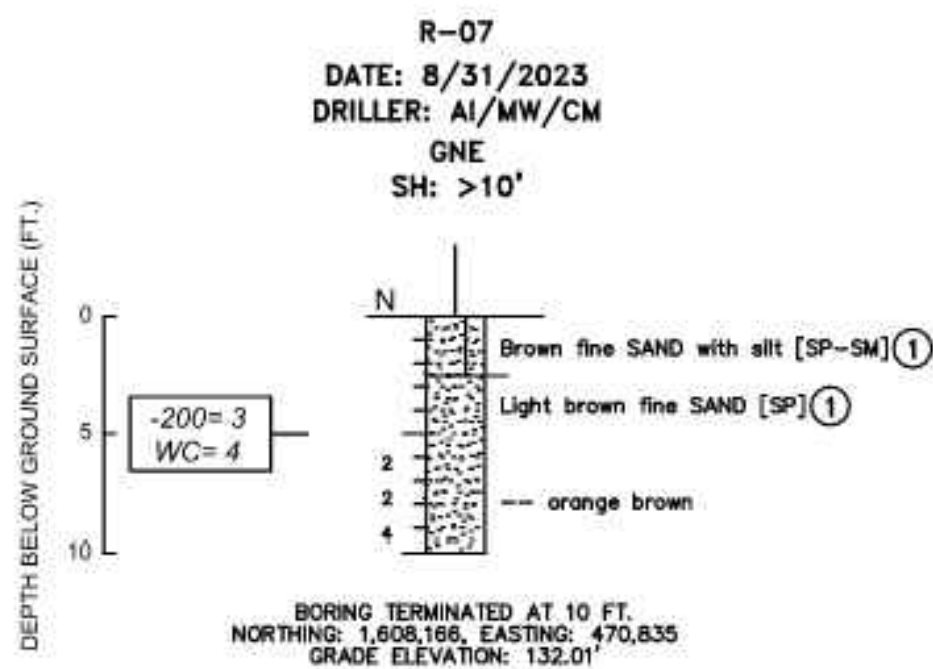
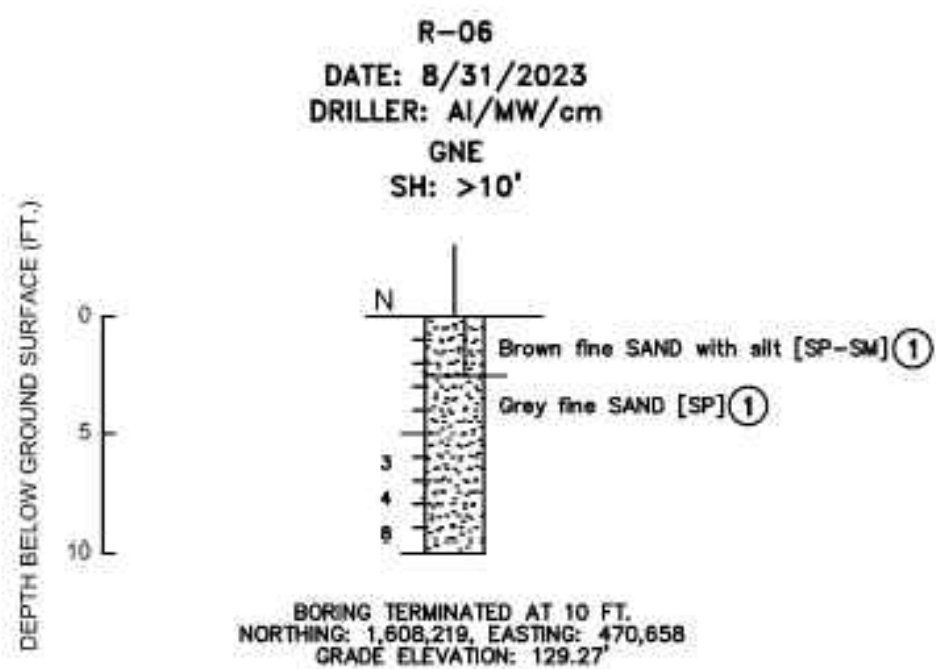
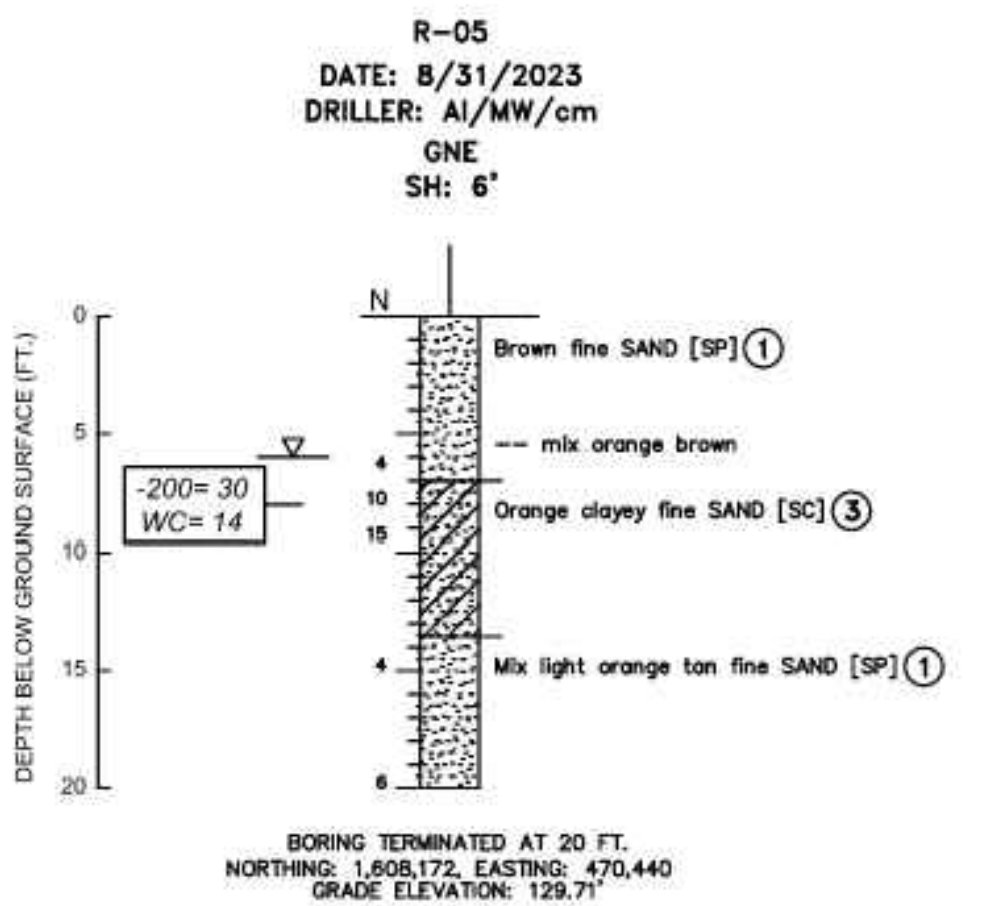
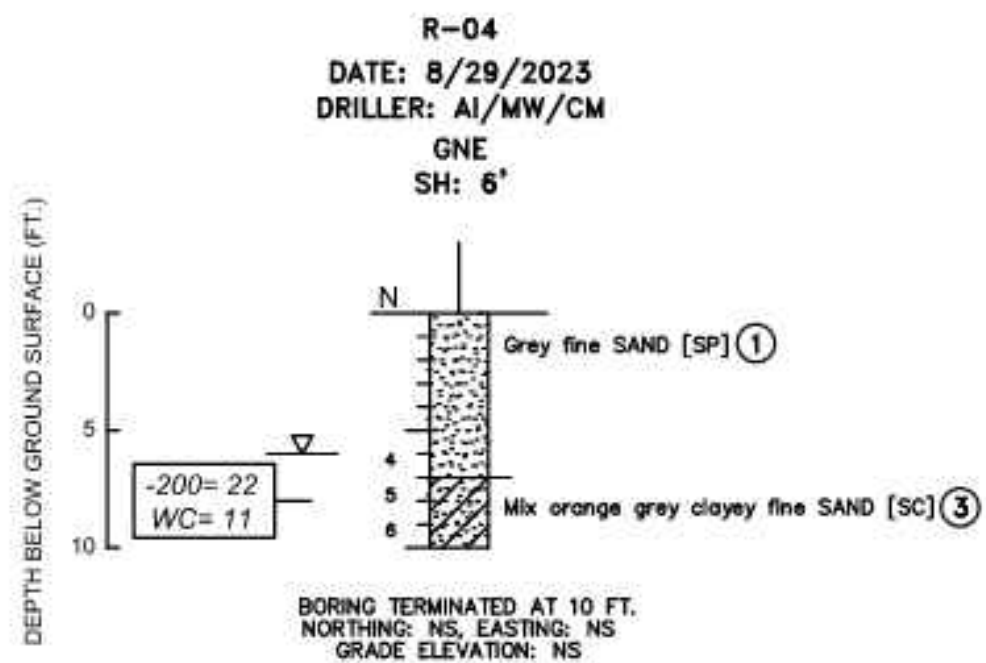
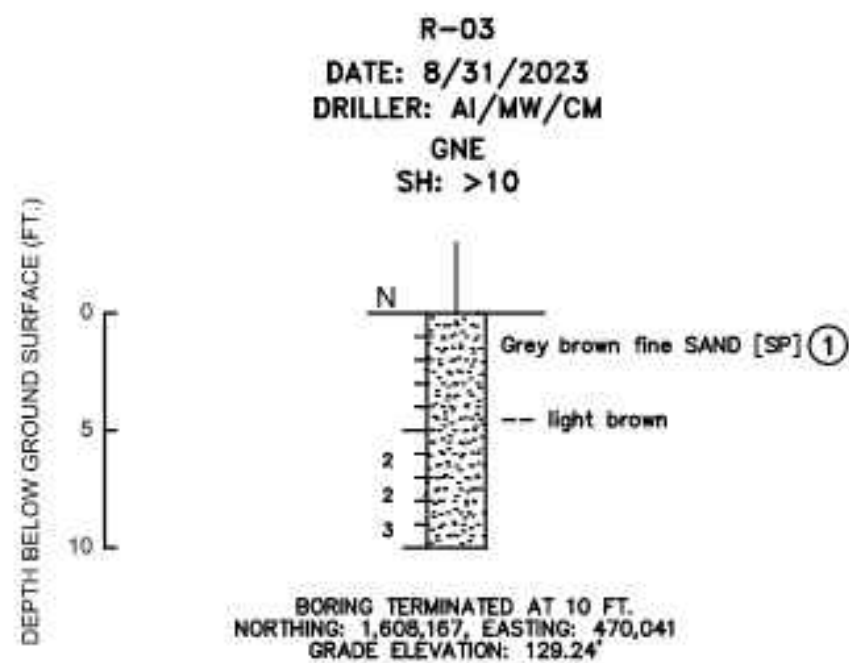
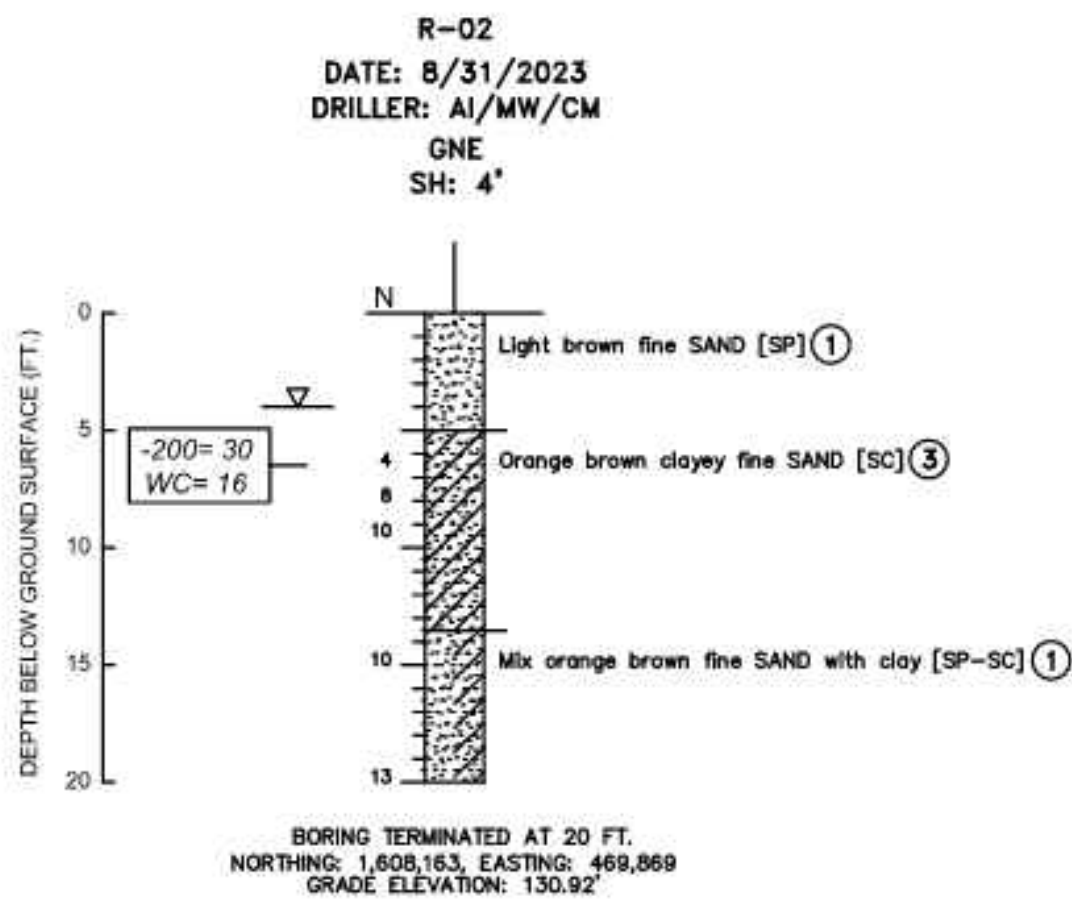
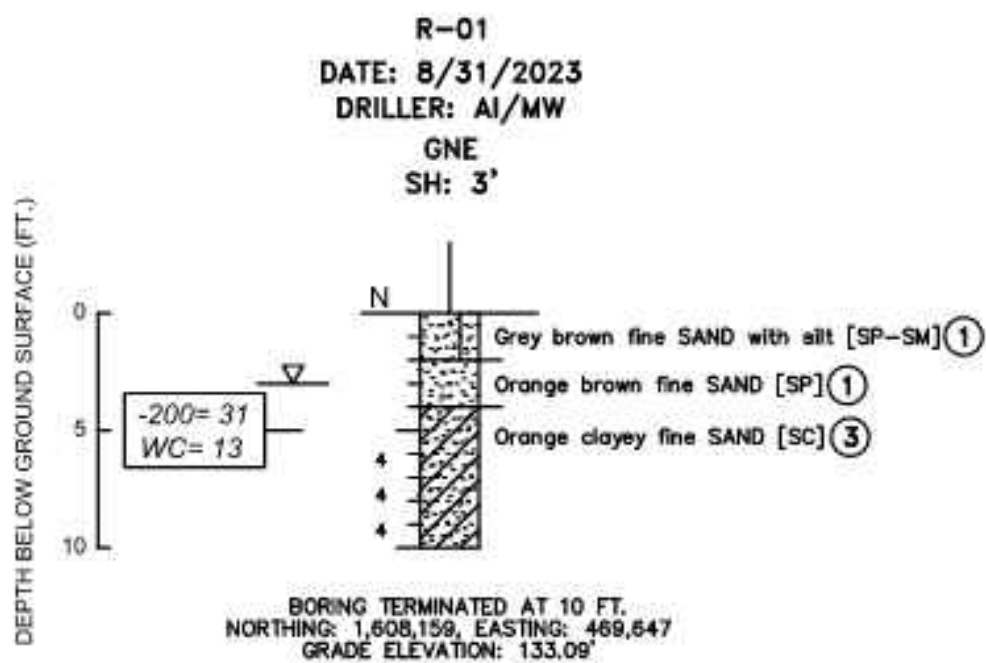
Sheet No.:

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DATE: March 11, 2024

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KEY TO BORING LOGS

SAND	SAND WITH SILT	SAND WITH CLAY	CLAYEY SAND
N	STANDARD PENETRATION RESISTANCE IN BLOWS PER FOOT (18" SPOON - ASTM D-1586)		
SP	USCS GROUP SYMBOL BASED ON VISUAL OBSERVATION AND LABORATORY TESTS		
▽	ESTIMATED SEASONAL HIGH GROUNDWATER TABLE		
▽ (DATE)	WATER TABLE LEVEL DURING DRILLING OPERATION		
-200	PERCENT PASSING NO. 200 U.S. STANDARD SIEVE		
WC	NATURAL MOISTURE CONTENT (%)		
NS	NOT SURVEYED		
GNE	GROUNDWATER NOT ENCOUNTERED		
①	SOIL STRATUM: A-3		
③	SOIL STRATUM: A-2-6		

CORRELATION OF STANDARD PENETRATION RESISTANCE WITH RELATIVE DENSITY AND CONSISTANCY OF SOIL

GRANULAR MATERIALS (SILTS, SANDS & GRAVELS)		COHESIVE SOILS (CLAYS)	
CONSISTENCY DESIGNATION	SPT N (BLOWS/FT.)	CONSISTENCY DESIGNATION	SPT N (BLOWS/FT.)
VERY LOOSE	0-4	VERY SOFT	0-2
LOOSE	5-10	SOFT	3-4
MEDIUM DENSE	11-30	FIRM	5-8
DENSE	31-50	STIFF	9-16
VERY DENSE	50+	VERY STIFF	17-30
		HARD	30+

NOTES

- SUBSURFACE VARIATIONS BETWEEN BORINGS SHOULD BE ANTICIPATED AS INDICATED IN SECTION 2-4 OF THE STANDARD SPECIFICATIONS.
- PLAN PROVIDED BY CLIENT.
- ALL SOIL BORING LOCATIONS ARE APPROXIMATE (NOT SURVEYED).
- SOIL BORINGS PERFORMED ON 8/29/2023 - 8/31/2023
- HAMMER TYPE: SAFETY

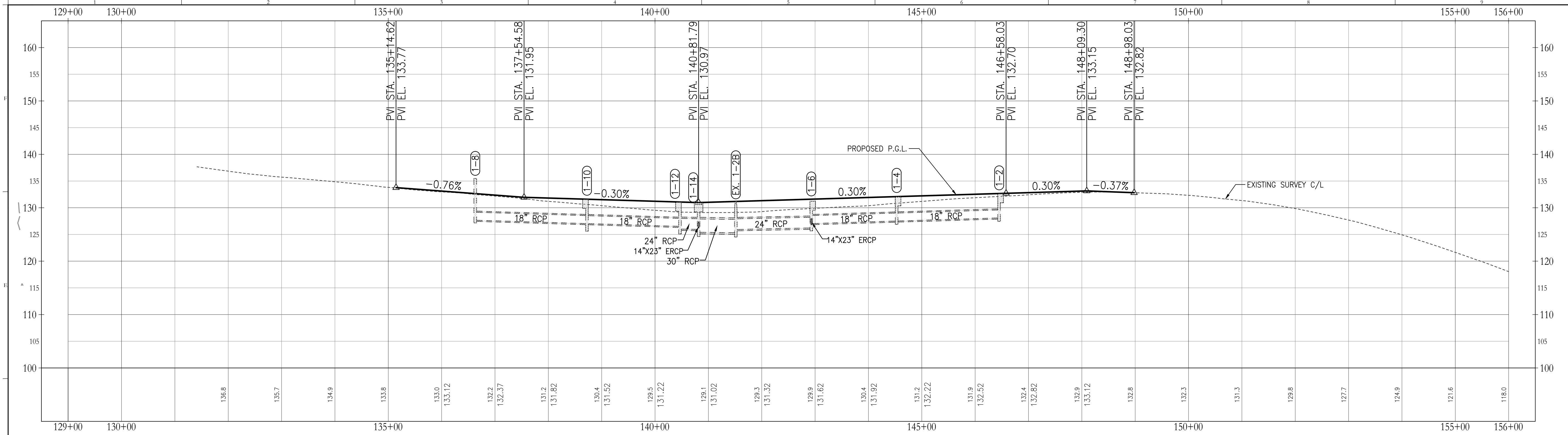
REVISIONS		Date	By	Description

Drawn by	N.F.	9/6/23
Checked by	J.B.	9/14/23
Designed by		
Checked by		
Approved by		

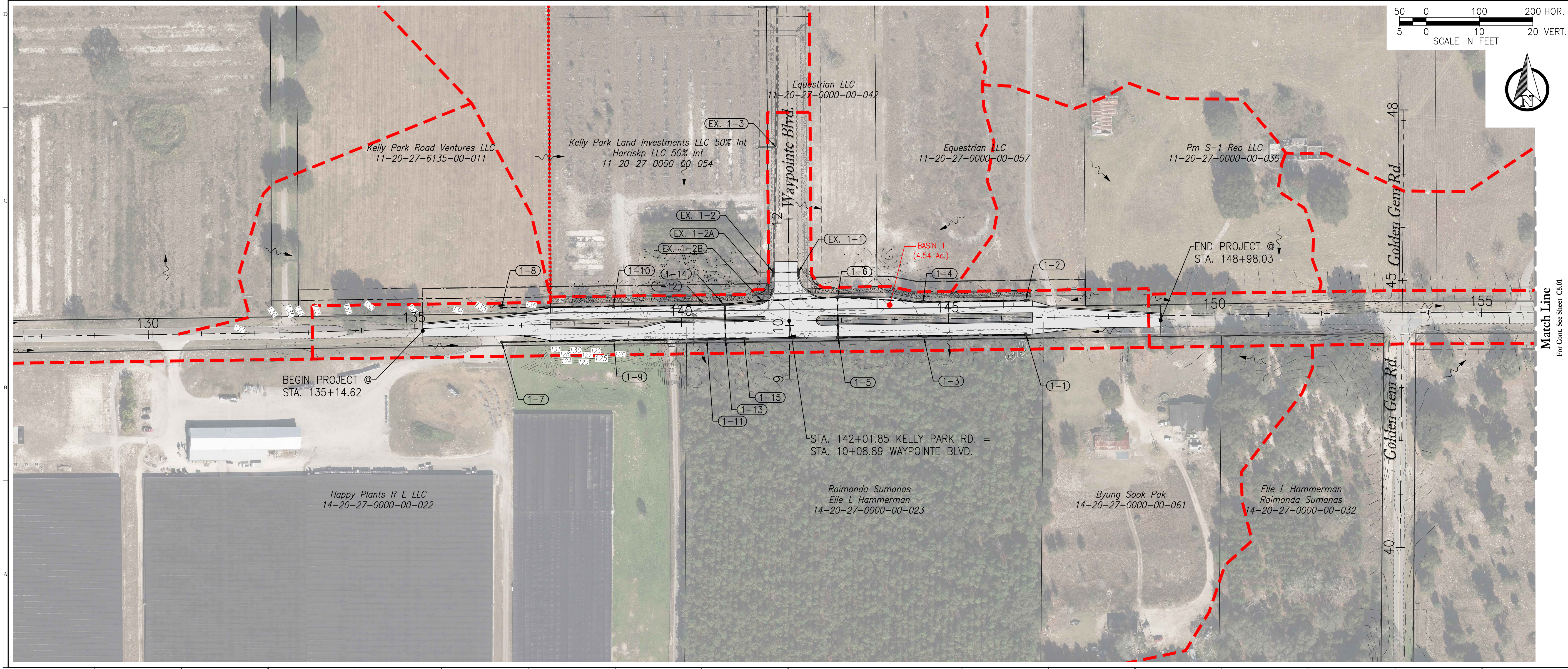
ENGINEER OF RECORD:		CLIENT:
UES		POULOS & BENNETT
3532 Maggie Boulevard		ROAD NO.
Orlando, Florida 32811		COUNTY
Phone: (407) 423-0504		UES PROJECT NUMBER
Cert. of Authorization #549		ORANGE
		0130.2300234.0000

SHEET TITLE:		PROJECT NAME:	SHEET NO.
SPT BORINGS		ROADWAY SOIL SURVEY REPORT	
		WEST KELLY PARK ROAD IMPROVEMENTS	
		APOPKA, ORANGE COUNTY, FLORIDA	B-2.1

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Kelly Park Rd.



Key Map:

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APPROVED BY:	CMB	
SCALE IN FEET:	1" = 100'	

Project Name:

Kelly Park Rd. Waypointe Blvd. Intersection Widening

Submitted To:

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Sheet Title:

DRAINAGE MAP

Sheet No.:

C5.00

Seal:

CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

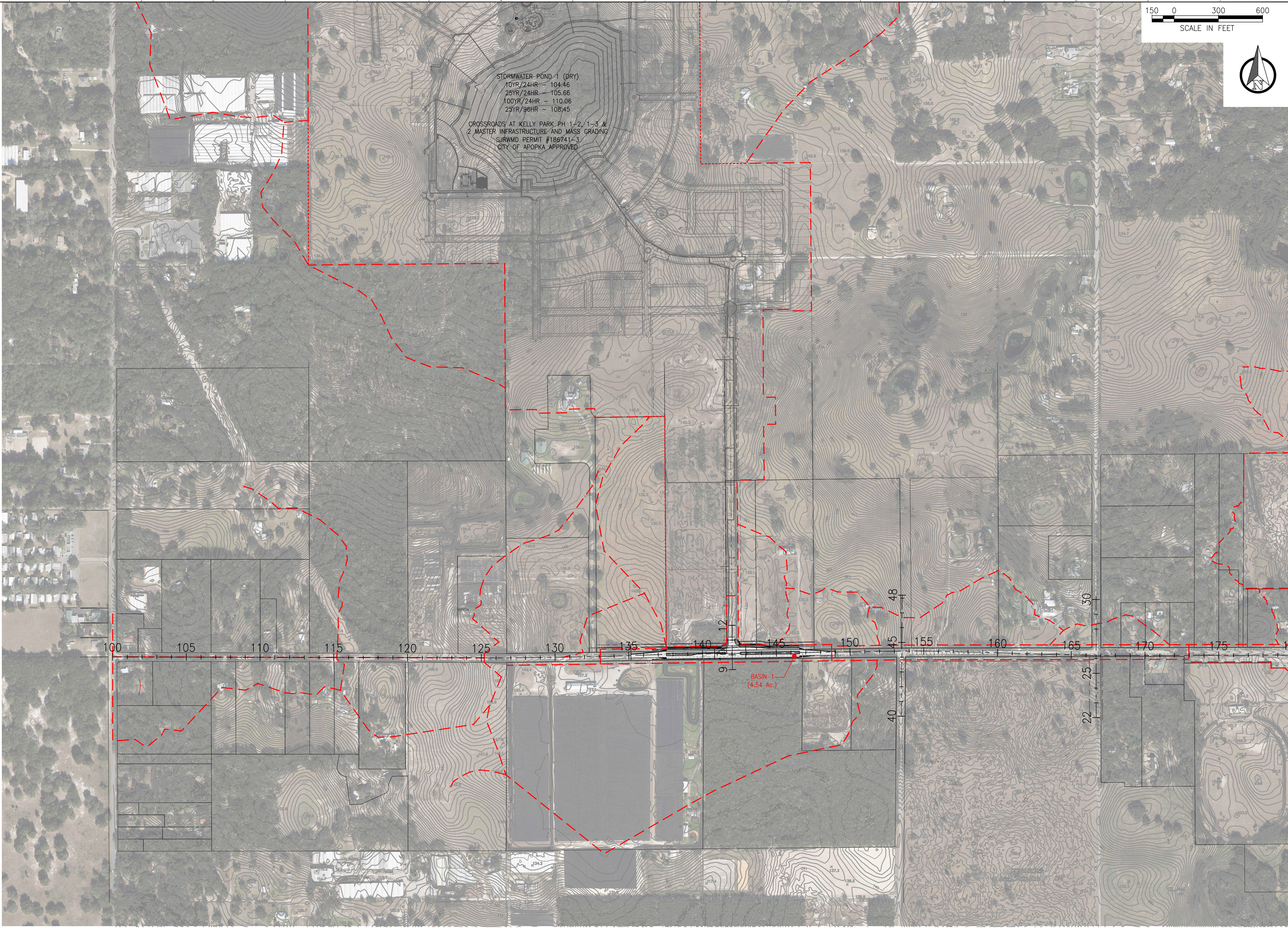
CHRISTINA M. BAXTER
P.E. NO. 667547
DATE: March 11, 2024

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		SCALE IN FEET:	1" = 100'	

Project Name:
**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

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Sheet Title:
**OVERALL
DRAINAGE MAP**

Sheet No.:
C5.01

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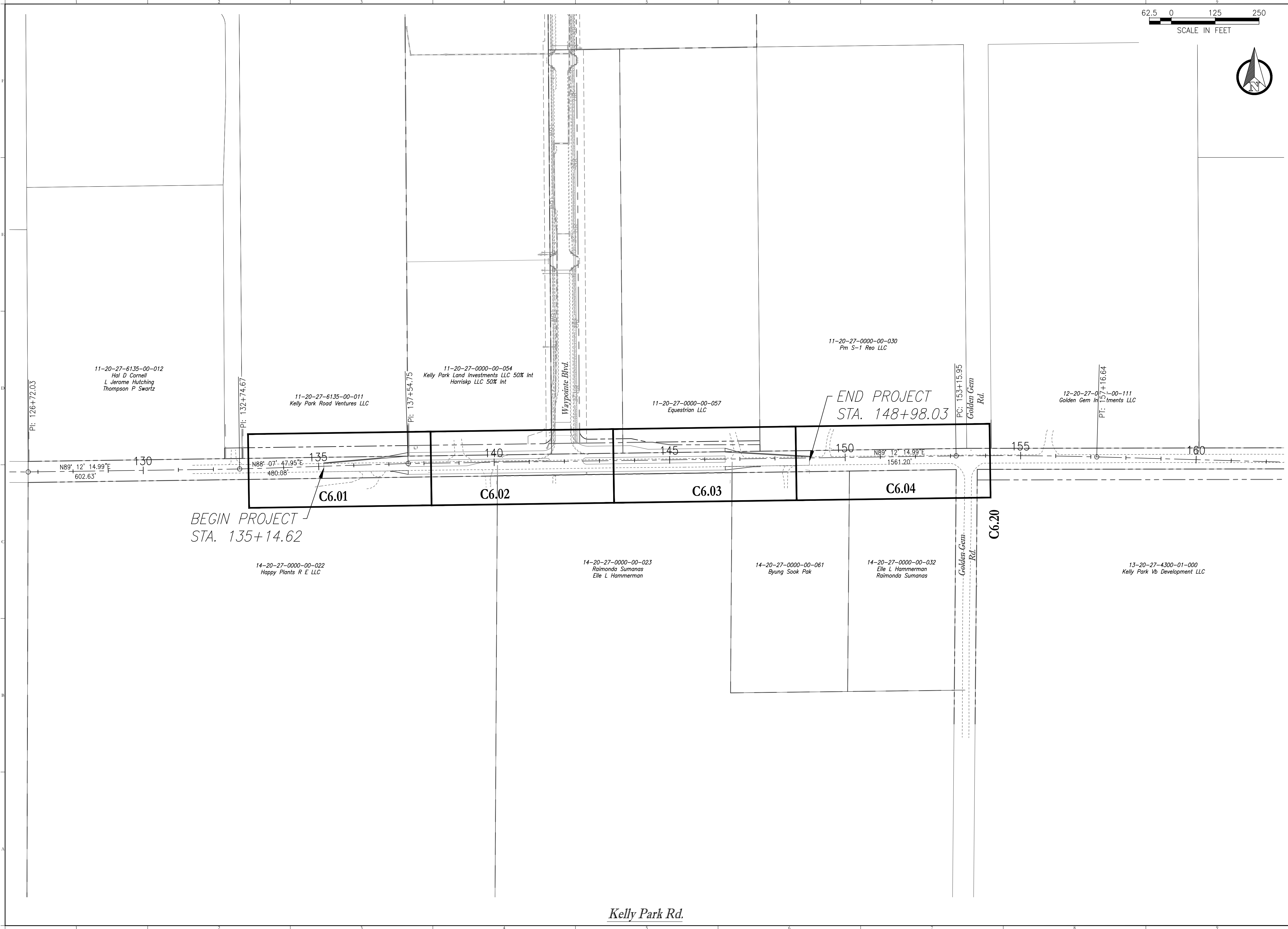
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Key Map:

Consultant:

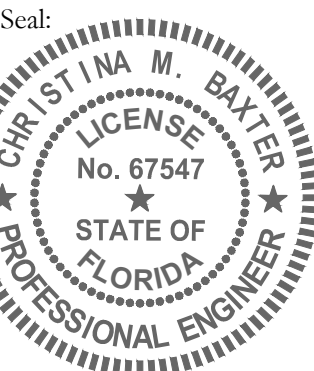
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NO.	DATE	DESCRIPTIONS
VERTICAL DATUM: NAVD 88		
JOB NO.: 22-085		
DESIGNED BY: TM/JD/CC		
DRAWN BY: JD/CC		
CHECKED BY: TM		
APPROVED BY: CMB		
SCALE IN FEET: 1" = 22'		

Project Name:
**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:
CITY OF APOPKA

Sheet Title:
**PROJECT LAYOUT &
ROAD CENTERLINE
GEOMETRY**

Sheet No.:
C6.00

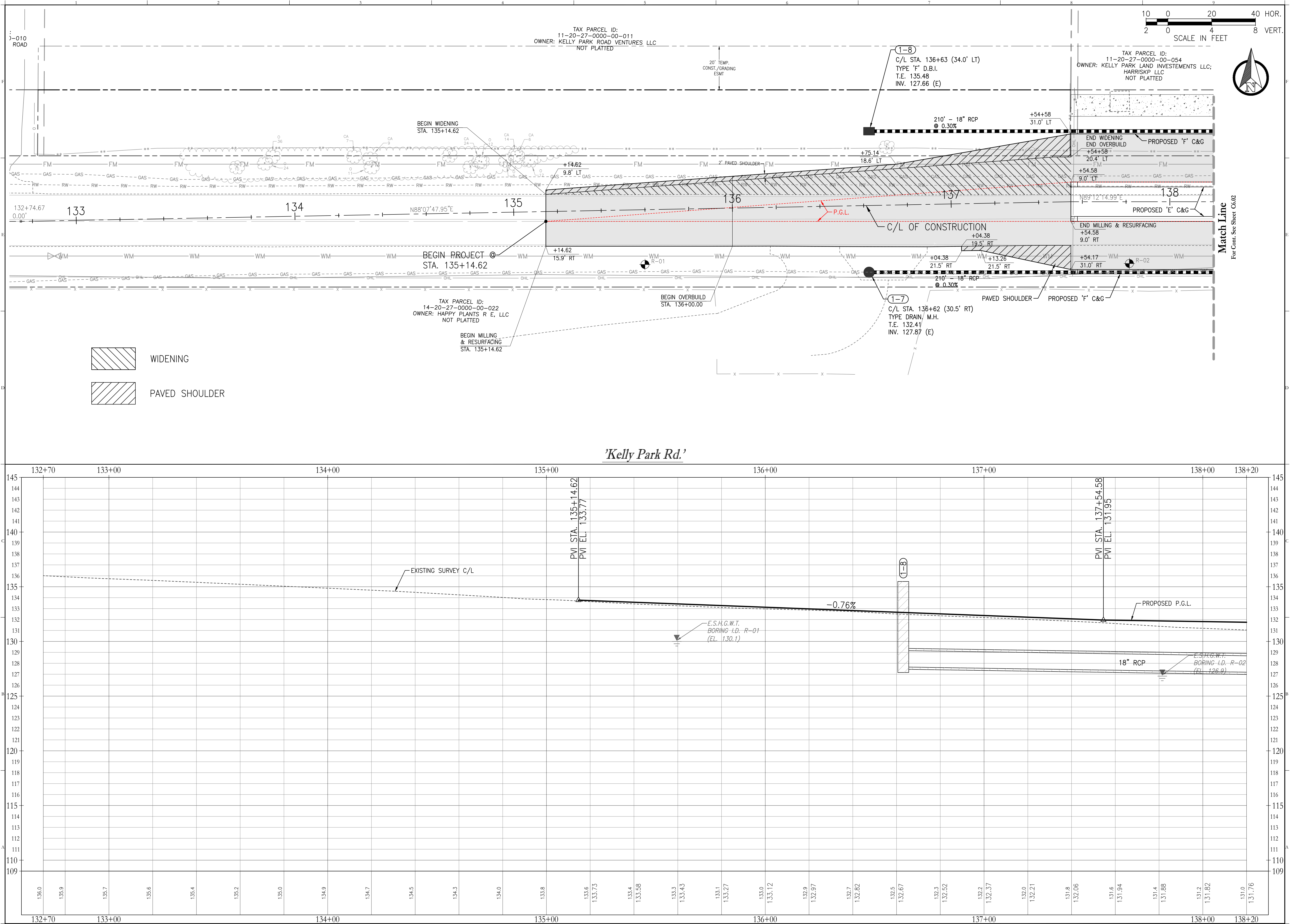


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Key Map:

10 0 20 40 HOR.
2 0 4 8 VERT.
SCALE IN FEET

Consultant:

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:	NAVD 88	
JOB NO.:	22-085	
DESIGNED BY:	TM/JD/CC	
DRAWN BY:	JD/CC	
CHECKED BY:	TM	
APPROVED BY:	CMB	
SCALE IN FEET:	1" = 20'	

Project Name:

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:

CITY OF AOPKA

Sheet Title:

PLAN & PROFILES

Sheet No.:

C6.01

Seal:

CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

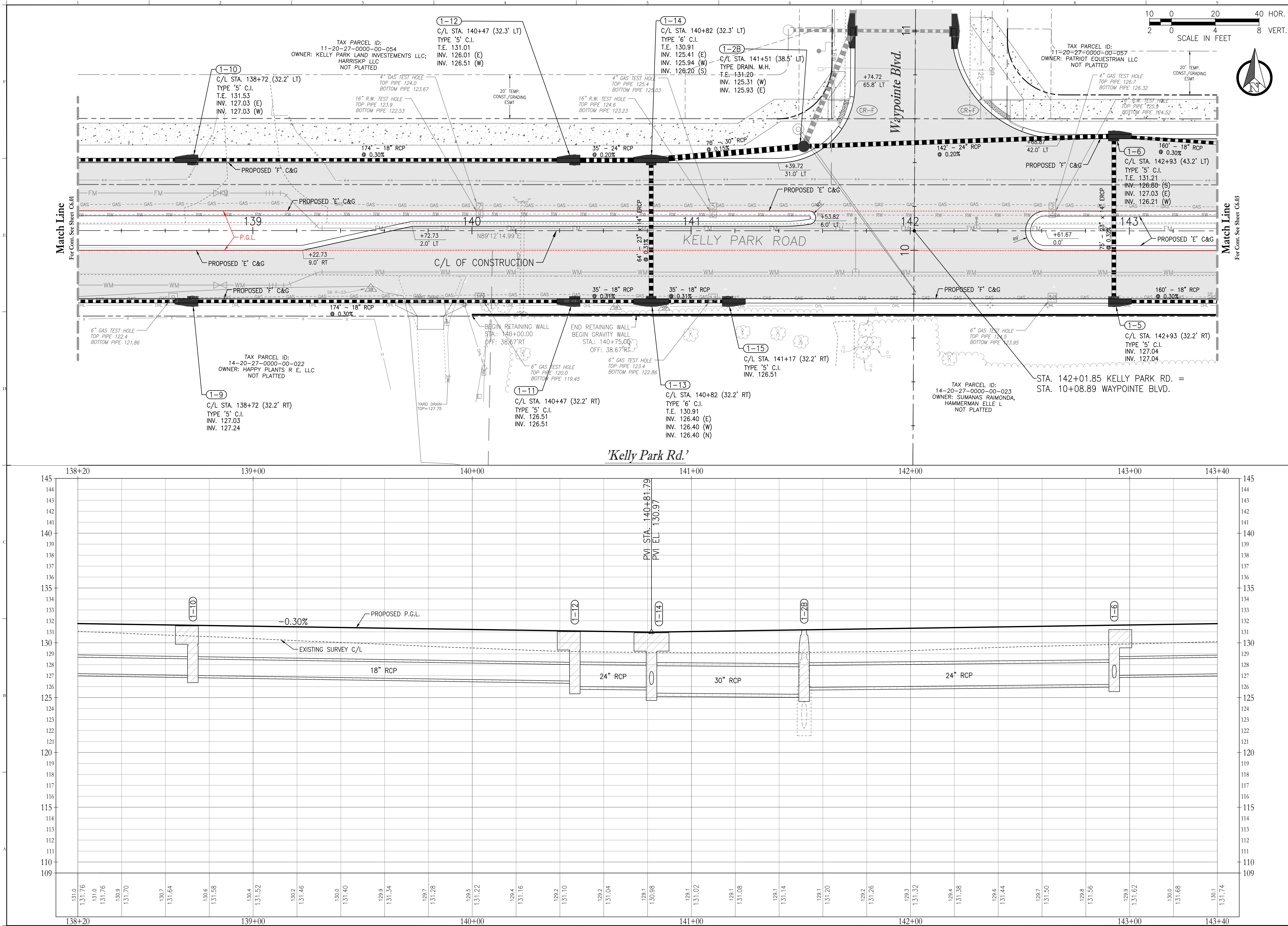
CHRISTINA M. BAXTER
TEL. NO. 966-547
DATE: March 11, 2024

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Project Name:
**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:
CITY OF APOPKA

Sheet Title:
PLAN & PROFILES

Sheet No.:
C6.02

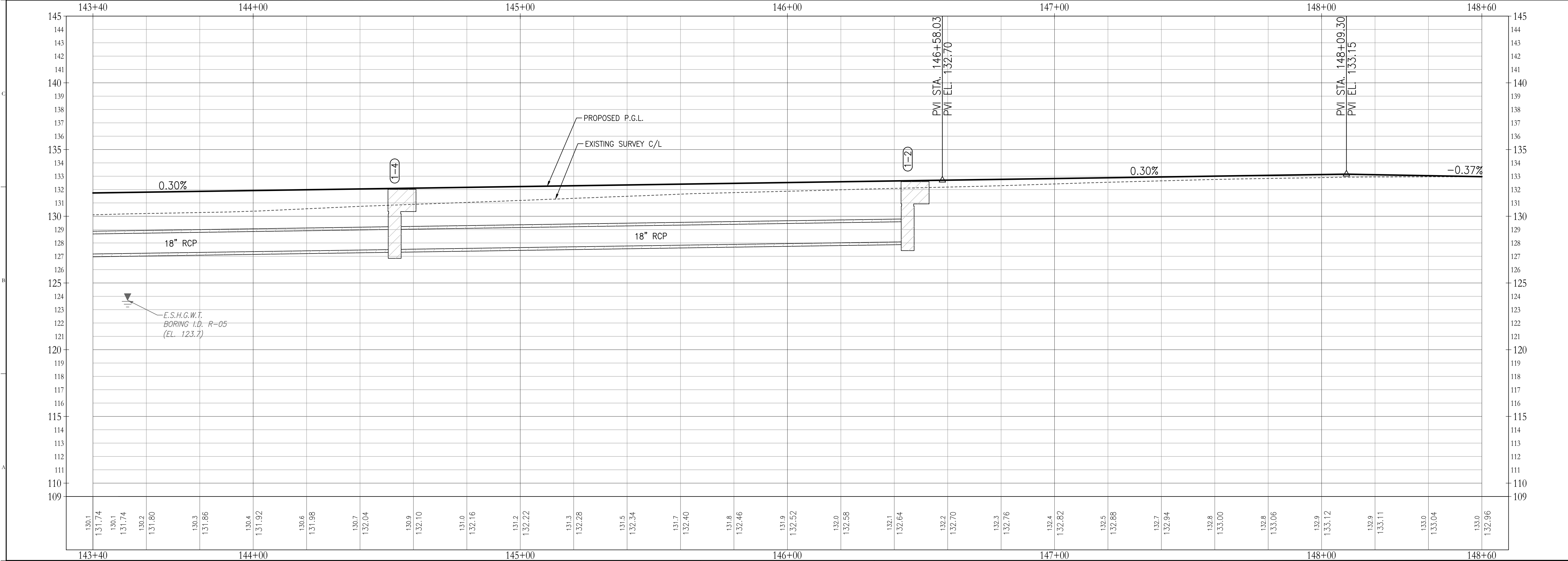
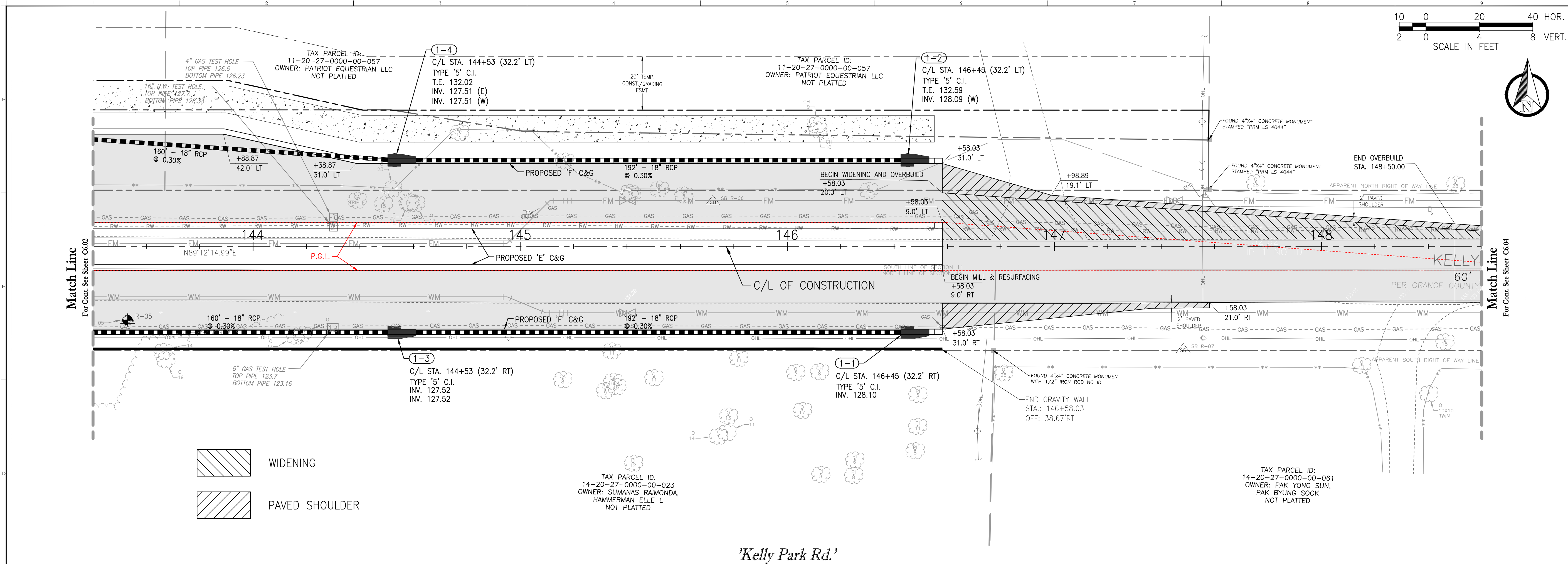
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CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF
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PROFESSIONAL ENGINEER
DATE: **March 11, 2024**

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Key Map:

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JOB NO.:	22-085	
DESIGNED BY:	TM/JD/CC	
DRAWN BY:	JD/CC	
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APPROVED BY:	CMB	
SCALE IN FEET:	1" = 20'	

Project Name:

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:

CITY OF APOPKA

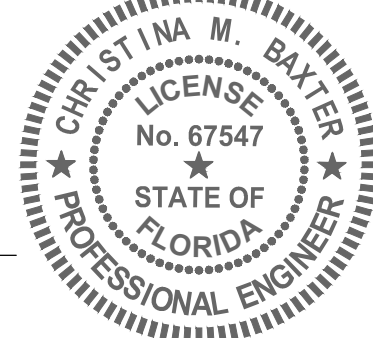
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PLAN & PROFILES

Sheet No.:

C6.03

Seal:



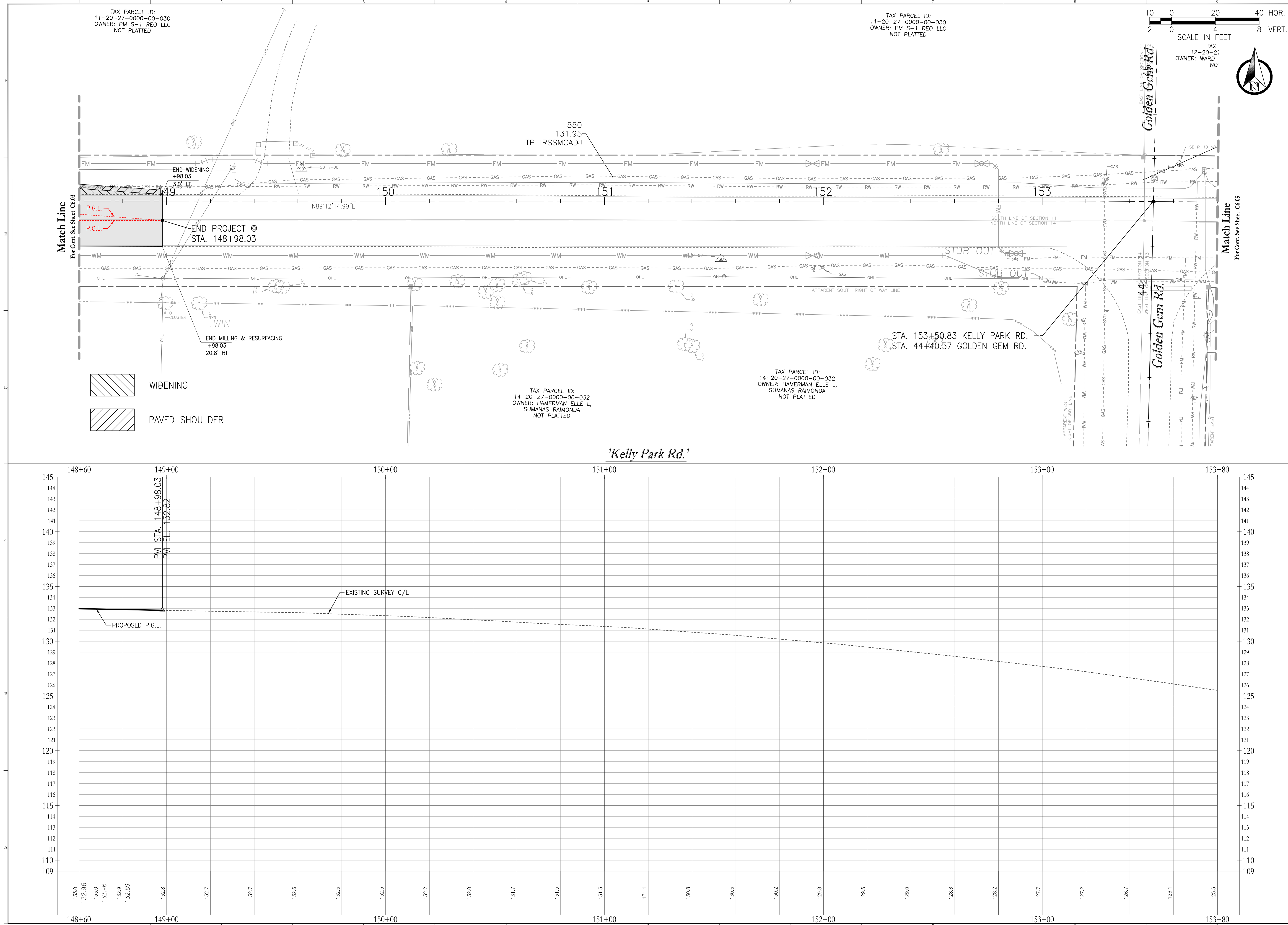
CHRISTINA M. BAXTER
TEL. NO. 067-547
DATE: March 11, 2024

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SUBMISSIONS/REVISIONS		
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JOB NO.:	22-085	
DESIGNED BY:	TM/JD/CC	
DRAWN BY:	JD/CC	
CHECKED BY:	TM	
APPROVED BY:	CMB	
SCALE IN FEET:	1" = 20'	

Project Name:

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submitted To:

CITY OF APOPKA

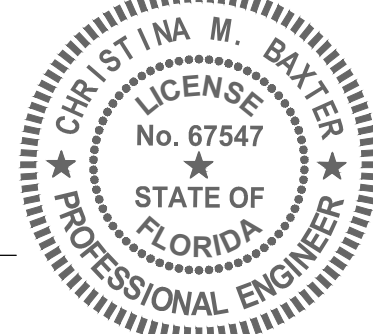
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Sheet No.:

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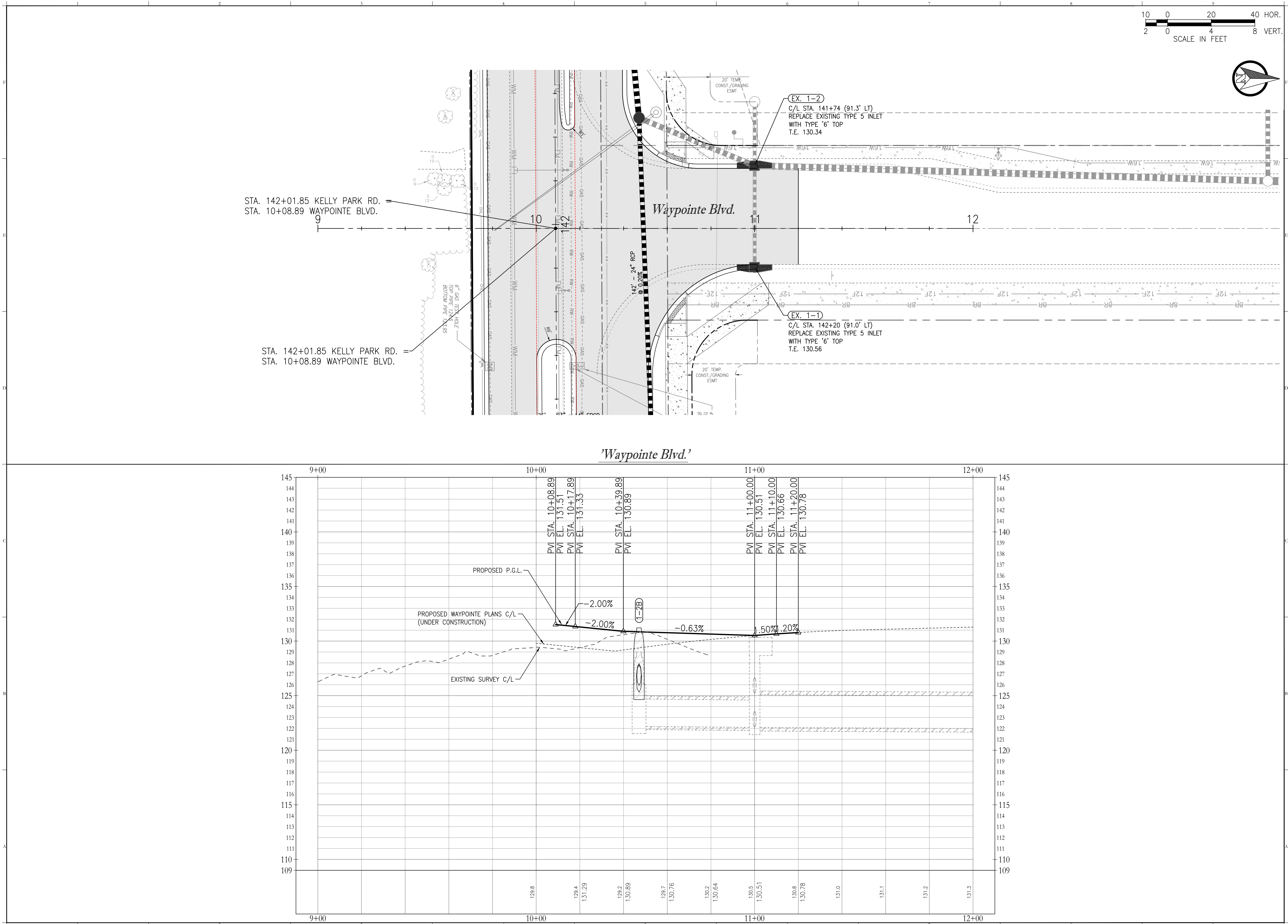
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TEL. NO. 067-547
DATE: March 11, 2024

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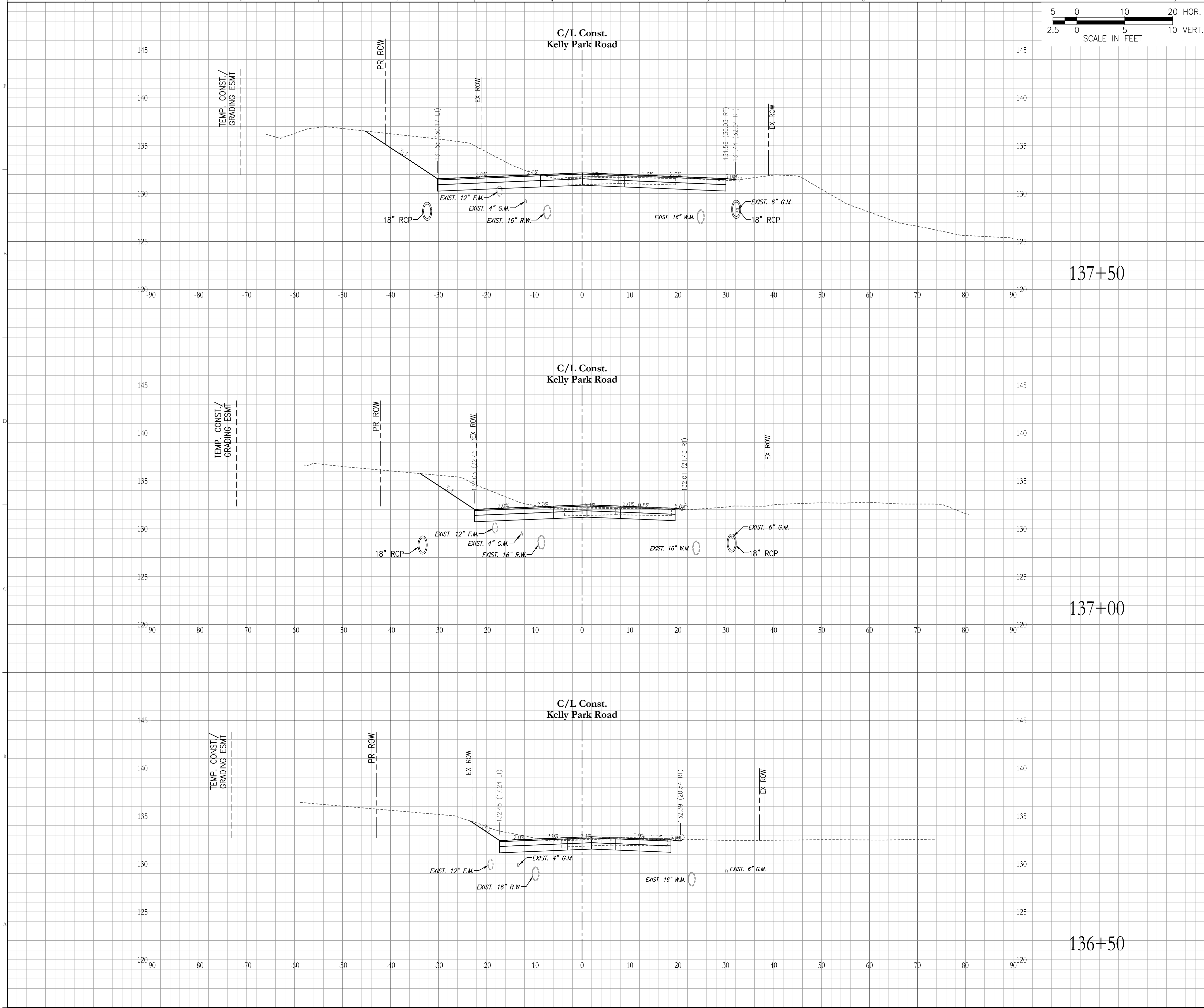


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Regular Exc.		Embankment	
A(sf)	V(cy)	A(sf)	V(cy)

Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		22-085
DESIGNED BY:		TM/JD/CC
DRAWN BY:		JD/CC
CHECKED BY:		TM
APPROVED BY:		CMB
SCALE IN FEET:		1" = 10'

Project Name:

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:

CITY OF AOPKA

Sheet Title:

CROSS SECTIONS

Sheet No.:

C8.01

Seal:

CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

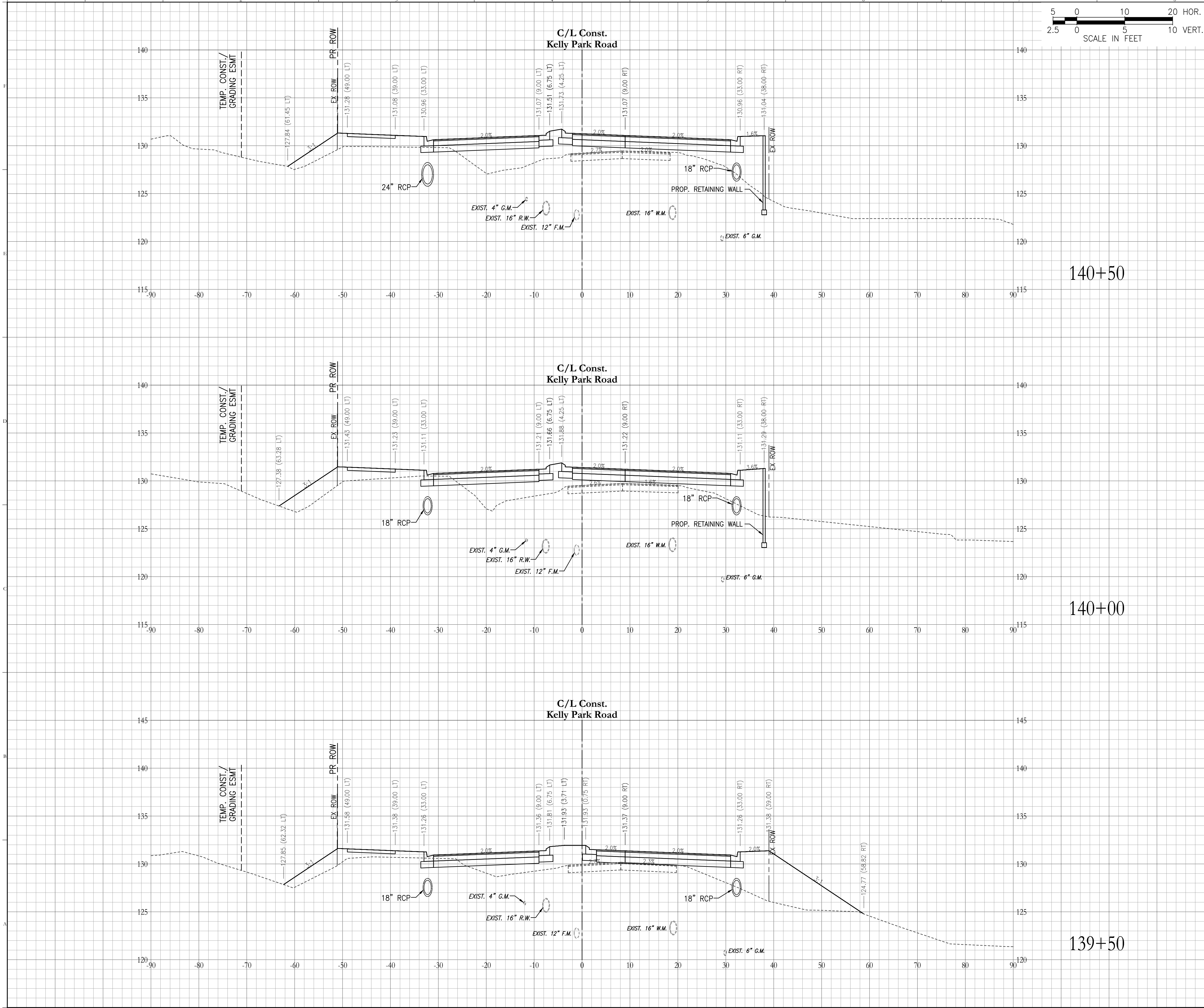
CHRISTINA M. BAXTER
P.E. NO. 667547
DATE: March 11, 2024

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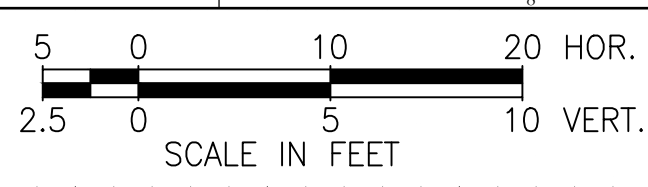
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140+50

140+00

139+50



Regular Exc.		Embankment	
A(sf)	V(cy)	A(sf)	V(cy)

Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		22-085
DESIGNED BY:		TM/JD/CC
DRAWN BY:		JD/CC
CHECKED BY:		TM
APPROVED BY:		CMB
SCALE IN FEET:		1" = 10'

Project Name:

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:

CITY OF APOPKA

Sheet Title:

CROSS SECTIONS

Sheet No.:

C8.03

Seal:

CHRISTINA M. BAXTER
No. 67547
STATE OF FLORIDA
PROFESSIONAL ENGINEER

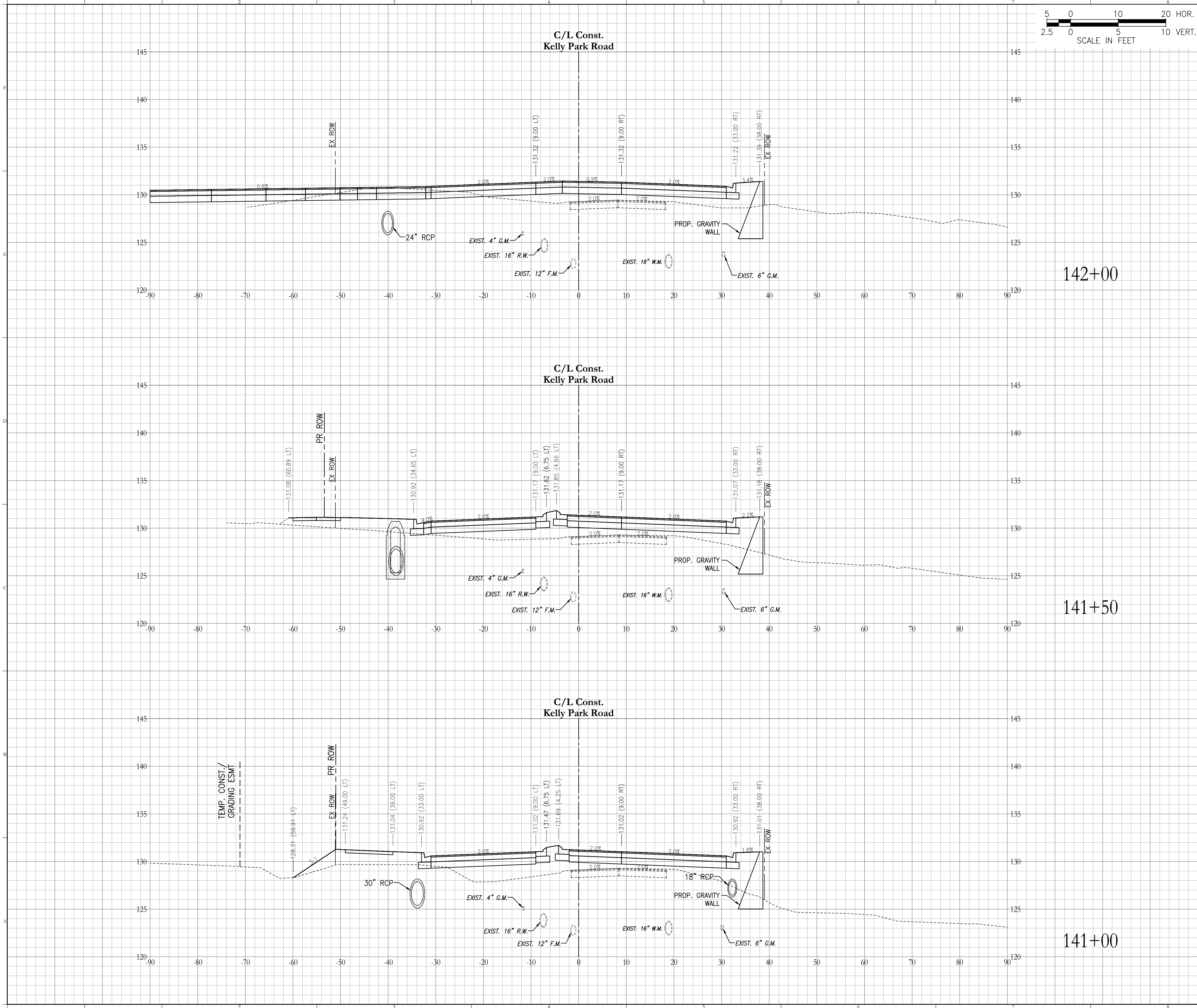
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P.E. NO. 667547
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Regular Exc.		Embankment	
A(sf)	V(cy)	A(sf)	V(cy)

Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
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JOB NO.:		22-085
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CHECKED BY:		TM
APPROVED BY:		CMB
SCALE IN FEET:		1" = 10'

Project Name:

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:

CITY OF APOPKA

Sheet Title:

CROSS SECTIONS

Sheet No.:

C8.04

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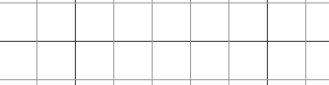
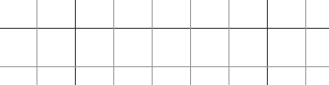
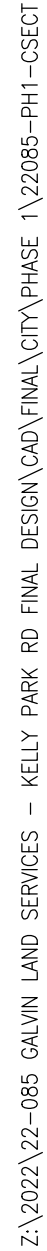
CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

CHRISTINA M. BAXTER
P.E. NO. 667547
DATE: March 11, 2024

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Consultant:

Project Name: _____

Kelly Park Rd. Waypointe Blvd. Intersection Widening

Submittal To:
CITY OF APOPKA

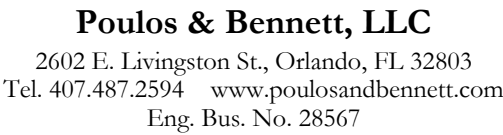
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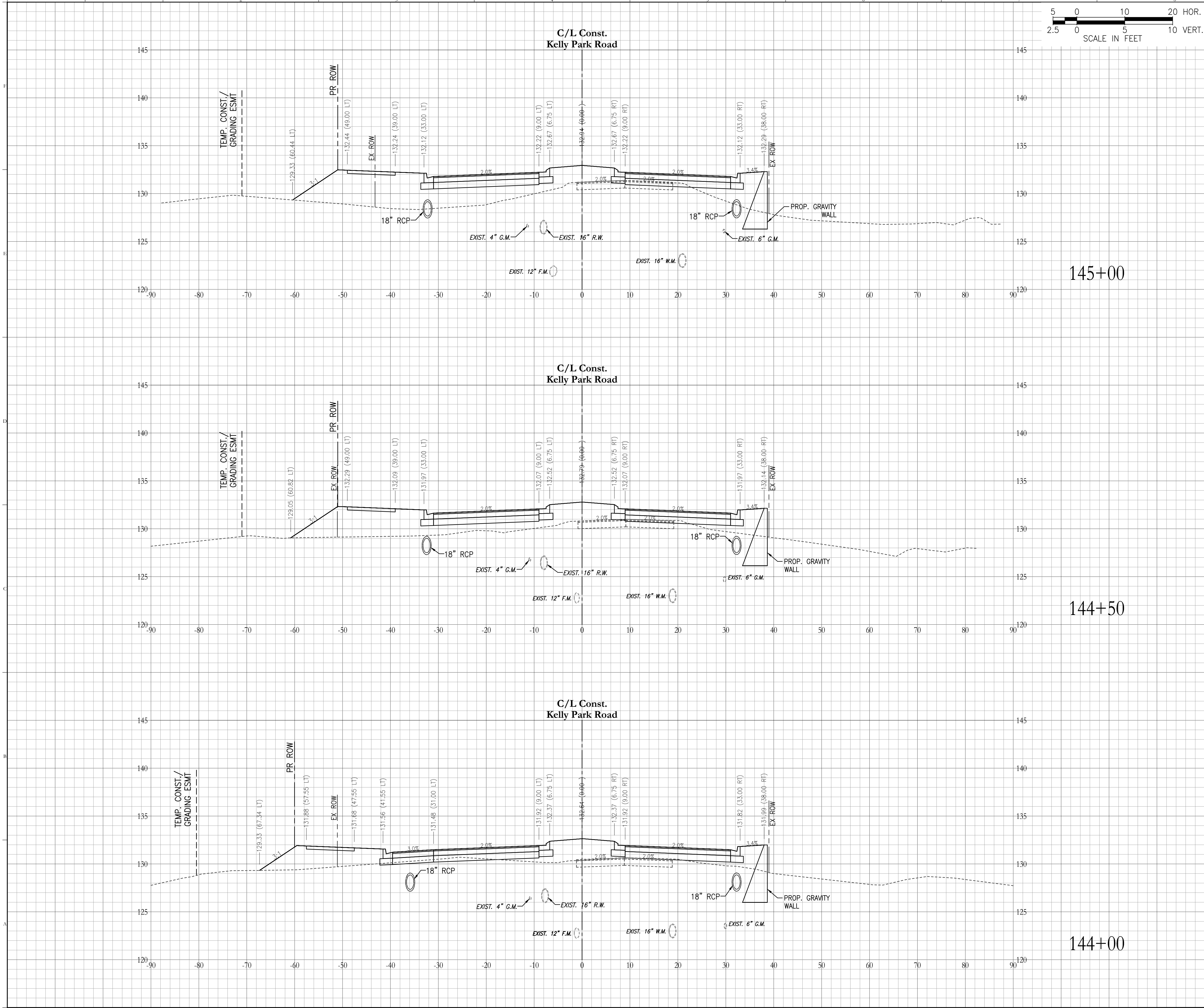
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Regular Exc.		Embankment	
A(sf)	V(cy)	A(sf)	V(cy)

Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM:		NAVD 88
JOB NO.:		22-085
DESIGNED BY:		TM/JD/CC
DRAWN BY:		JD/CC
CHECKED BY:		TM
APPROVED BY:		CMB
SCALE IN FEET:		1" = 10'

Project Name:

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:

CITY OF APOPKA

Sheet Title:

CROSS SECTIONS

Sheet No.:

C8.06

Seal:

CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

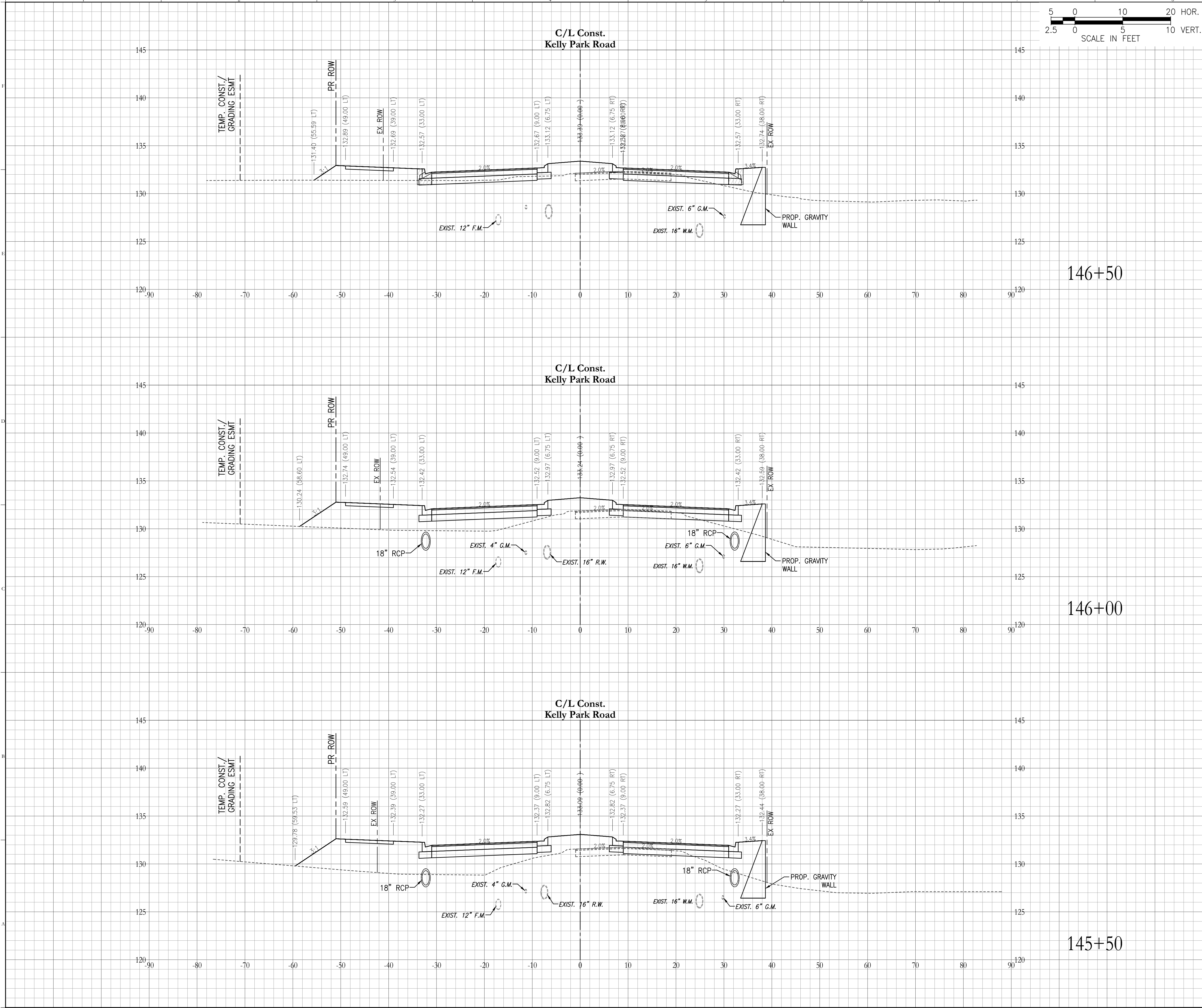
CHRISTINA M. BAXTER
P.E. NO. 667547
DATE: **March 11, 2024**

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Regular Exc.		Embankment	
A(sf)	V(cy)	A(sf)	V(cy)

Key Map:

Consultant:

NO.	DATE	DESCRIPTIONS
SUBMISSIONS/REVISIONS		
VERTICAL DATUM: NAVD 88		
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DESIGNED BY: TM/JD/CC		
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CHECKED BY: TM		
APPROVED BY: CMB		
SCALE IN FEET: 1" = 10'		

Project Name:

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:

CITY OF AOPKA

Sheet Title:

CROSS SECTIONS

Sheet No.:

C8.07

Seal:

CHRISTINA M. BAXTER
LICENSE
No. 67547
STATE OF FLORIDA
PROFESSIONAL ENGINEER

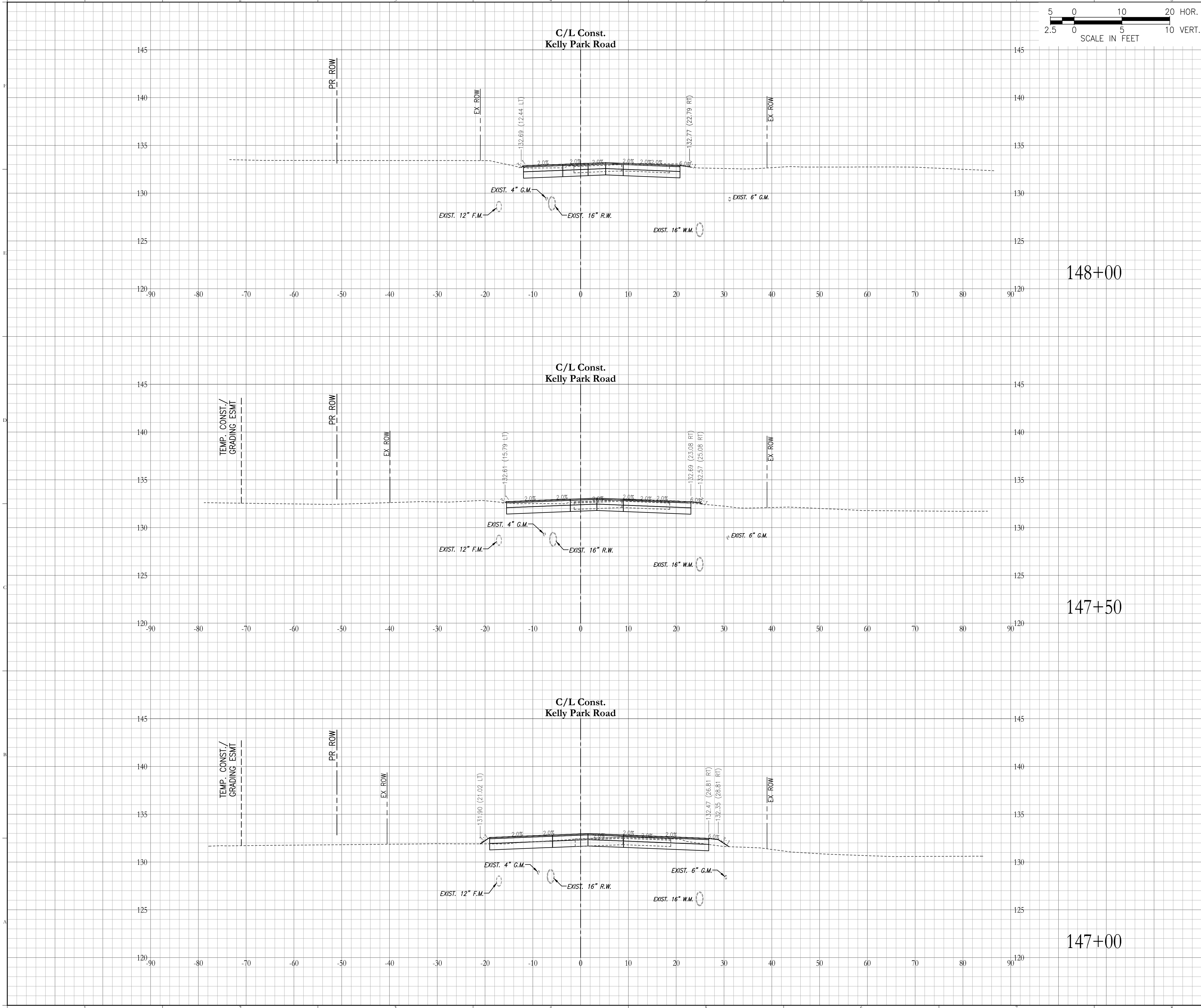
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P.E. NO. 667547
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Regular Exc.		Embankment	
A(sf)	V(cy)	A(sf)	V(cy)

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SUBMISSIONS/REVISIONS		
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DESIGNED BY:		TM/JD/CC
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CHECKED BY:		TM
APPROVED BY:		CMB
SCALE IN FEET:		1" = 10'

Project Name:

**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:

CITY OF AOPKA

Sheet Title:

CROSS SECTIONS

Sheet No.:

C8.08

Seal:

CHRISTINA M. BAXTER
No. 67547
STATE OF FLORIDA
PROFESSIONAL ENGINEER

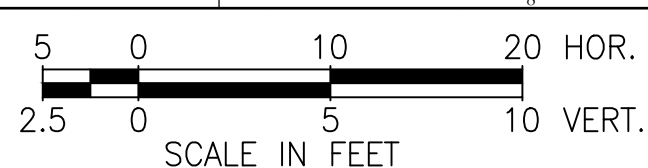
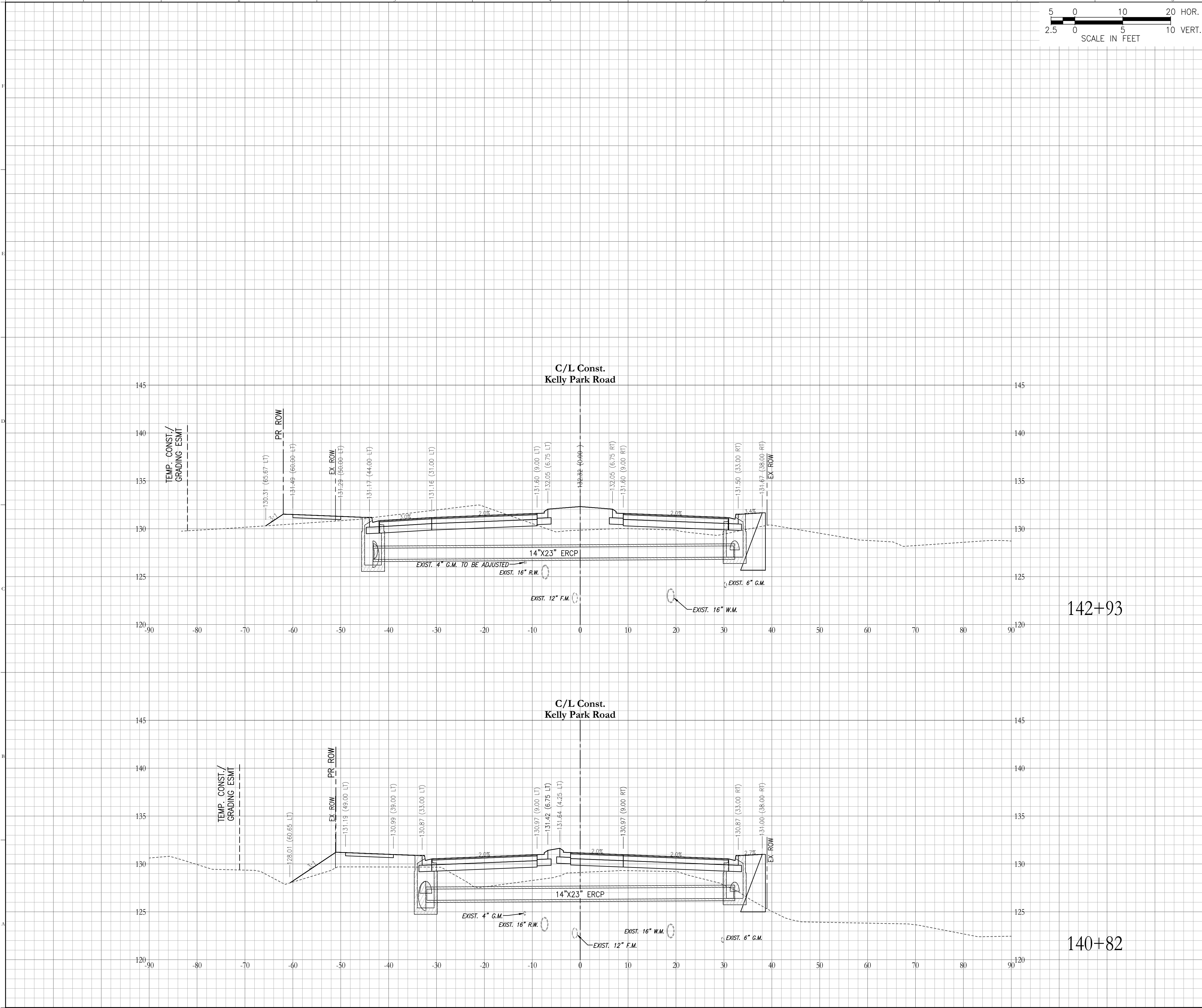
CHRISTINA M. BAXTER
P.E. NO. 667547
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Regular Exc.		Embankment	
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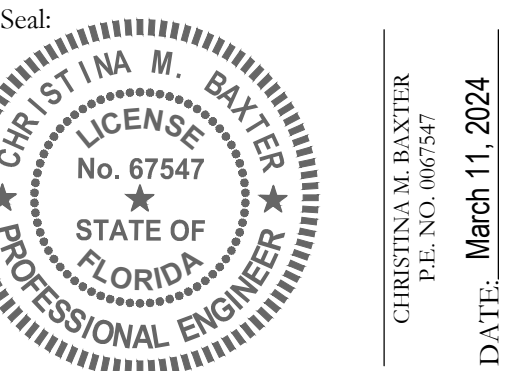
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CHECKED BY:	TM
APPROVED BY:	CMB
SCALE IN FEET:	1" = 10'

Project Name:
**Kelly Park Rd.
Waypointe Blvd.
Intersection Widening**

Submittal To:
CITY OF AOPKA

Sheet Title:
**DRAINAGE
STRUCTURE
CROSS SECTIONS**

Sheet No.:
C8.10



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OAK POINTE SOUTH

BEING PORTIONS OF SECTION 29, & 32, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 6

PLAT BOOK

109

PAGE

88

LEGAL DESCRIPTION

A PARCEL OF LAND IN SECTIONS 29 AND 32, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE BEAR N89°43'00"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 661.50 FEET TO A POINT AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, ALSO BEING THE NORTHWEST CORNER OF APOPKA WOODS SUBDIVISION, AS RECORDED IN PLAT BOOK 86, PAGES 123 THROUGH 125, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S00°03'49"W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, AND THE WEST LINE OF SAID APOPKA WOODS SUBDIVISION, A DISTANCE OF 678.65 FEET TO A POINT AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 28 EAST; THENCE S00°05'05"W ALONG THE EAST LINE OF SAID WEST 1/2, AND THE WEST LINE OF SAID APOPKA WOODS SUBDIVISION, A DISTANCE OF 1299.08 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST MCCORMICK ROAD (60' WIDE); THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) S89°42'04"W, A DISTANCE OF 659.66 FEET TO A POINT AT THE INTERSECTION WITH THE WEST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, SAID SECTION 32; (2) THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, S89°46'26"W, A DISTANCE OF 517.15 FEET TO A POINT IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 429, PER THE ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY MAP FOR PROJECT NO. 75320-6460-604, SAID POINT BEING A POINT OF NON-TANGENCY ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5071.07 FEET AND FROM WHICH A RADIAL LINE BEARS N89°40'21"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°56'15", A DISTANCE OF 1233.57 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE FOR THE FOLLOWING 6 COURSES AND DISTANCES, FIRST N00°13'36"E, A DISTANCE OF 81.41 FEET; THENCE N20°59'55"W, A DISTANCE OF 218.39 FEET; THENCE N22°49'47"W, A DISTANCE OF 108.56 FEET TO A POINT OF NON-TANGENCY ON A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 5061.07 FEET AND FROM WHICH A RADIAL LINE BEARS S71°49'38"W; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°42'05", A DISTANCE OF 1033.62 FEET TO THE END OF SAID CURVE AND A POINT OF NON-TANGENCY; THENCE N29°36'57"W, A DISTANCE OF 237.79 FEET; THENCE N29°52'07"W, A DISTANCE OF 32.82 FEET; THENCE DEPART SAID RIGHT-OF-WAY LINE, N60°09'13"E, A DISTANCE OF 18.90 FEET TO A POINT ON A LINE LYING 150 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SAID SECTION 29, THENCE ALONG SAID PARALLEL LINE, N89°30'30"E, A DISTANCE OF 658.90 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SAID SECTION 29; THENCE ALONG SAID WEST LINE S00°01'48"W, A DISTANCE OF 150.02 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SAID SECTION 29; THENCE ALONG SAID NORTH LINE N89°30'34"E, A DISTANCE OF 659.01 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SAID SECTION 29; THENCE ALONG SAID EAST LINE S00°00'34"E, A DISTANCE OF 676.01 FEET BACK TO THE POINT-OF-BEGINNING.

LESS AND EXCEPT THAT PORTION OF PROPERTY LABELED AS "RW" DESCRIBED IN QUIT CLAIM DEED FROM CENTRAL FLORIDA EXPRESSWAY AUTHORITY TO CITY OF APOPKA, DATED APRIL 11, 2019 AND RECORDED APRIL 30, 2019, IN DOCUMENT #20190264830 IN THE OFFICIAL RECORDS FOR ORANGE COUNTY, FLORIDA

CONTAINING 3,118,384 SQUARE FEET OR 71.588 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- ALL PLATTED UTILITY EASEMENT SHOWN OR NOTED HEREON ARE EASEMENTS FOR THE PERPETUAL USE OF THE PUBLIC UTILITY PROVIDERS UNLESS OTHERWISE SPECIFIED.
- THERE SHALL BE A 5 FOOT UTILITY AND DRAINAGE EASEMENT IN THE INTERIOR SIDE OF EACH SIDE AND A 7.5 FOOT UTILITY AND DRAINAGE EASEMENT IN THE REAR OF ALL LOTS IN BLOCKS 1 THROUGH 9 OF THIS PLAT.
- BEARINGS ARE SHOWN HEREON ARE BASED UPON NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/1990), THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST IS REFERENCED TO BEAR NORTH 89°43'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED (NR).
- THIS PLAT, AS RECORDED IN ITS ORIGINAL FORM IN THE PUBLIC RECORDS IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- IN THE EVENT THAT THE SURFACE OF A PRIVATE STREET IS DISTURBED DUE TO MAINTENANCE, REPAIR OR REPLACEMENT OF A PUBLIC IMPROVEMENT OR UTILITY LOCATED THEREIN, THEN THE PERSONS OR COMPANY RESPONSIBLE SHALL BE RESPONSIBLE FOR RESTORING THE STREET SURFACE ONLY TO THE EXTENT WHICH WOULD BE REQUIRED IF THE STREET WERE A PUBLIC STREET, IN ACCORDANCE WITH THE COUNTY SPECIFICATIONS.
- IRMALEE LANE (REFERRED TO HEREON AS MAJOR OAK BOULEVARD ON THE PLAT) IS REQUIRED TO REMAIN AS A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER CENTRAL FLORIDA EXPRESSWAY DOCUMENTATION.
- THE PROPERTY DEPICTED HEREON IS GOVERNED BY A MANDATORY HOMEOWNER'S ASSOCIATION KNOWN AS "THE OAK POINTE OF APOPKA HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT", THE PROPERTY SHOWN HEREON IS SUBJECT TO THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF OAK POINTE AT APOPKA", AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY.
- COMMERCIAL TRACTS 1 AND 2 ARE TO BE OWNED AND MAINTAINED BY D.R. HORTON, INC., A DELAWARE CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS.
- TRACT M-1 IS A LIFT STATION TRACT, AND IS TO BE CONVEYED TO ORANGE COUNTY, FLORIDA, FOR OWNERSHIP IN FEE SIMPLE FOLLOWING THE RECORDING OF THIS PLAT VIA SEPARATE INSTRUMENT TO BE RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LEGEND

- INDICATES (P.M.) PERMANENT REFERENCE MONUMENT SET 4X4 CONCRETE MONUMENT STAMPED "PRM LB 6393" UNLESS OTHERWISE NOTED
- INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 6393" UNLESS OTHERWISE NOTED

- Δ/D = CURVE CENTRAL ANGLE/DELTA
- R = RADIUS
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- (TYP) = TYPICAL
- U.E. = UTILITY EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT

CERTIFICATE OF SURVEYOR

THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION. TO THE BEST OF MY KNOWLEDGE, THIS PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

SURVEYOR: E. GLENN TURNER, P.S.M.
REGISTRATION NUMBER: LS #5643
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NUMBER OF LEGAL ENTITY: LB 6393

DATE: 06/30/2022

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: Ralph A Nieto
PRINTED NAME: RALPH A. NIETO P.S.M.
COMMISSION NUMBER: 114689057
REGISTRATION NUMBER: 6025

DATE: 8/12/22

ACCEPTANCE OF DEDICATIONS

OAK POINTE OF APOPKA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, DOES HEREBY ACCEPT OWNERSHIP AND DEDICATION OF ALL RIGHTS OF WAY, DRAINAGE EASEMENTS, LANDSCAPE BUFFER TRACTS, LANDSCAPE EASEMENTS, UTILITY EASEMENTS, WATER MANAGEMENT TRACTS, DRAINAGE EASEMENTS, RECREATION TRACTS, PARKING TRACT, OPEN SPACE TRACTS AND WALL EASEMENTS AS SHOWN ON THIS PLAT AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 11th DAY OF July, 2022

OAK POINTE OF APOPKA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: *[Signature]* VICE PRESIDENT (V.P.)

SIGNED IN THE PRESENCE OF:

WITNESS: *[Signature]* PRINT NAME: Matthew Stolz

WITNESS: *[Signature]* PRINT NAME: Gregory C. Hines

ACKNOWLEDGMENT
STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 11th DAY OF July, 2022, BY *[Signature]* TO ME WELL KNOWN TO BE THE V.P. OF OAK POINTE OF APOPKA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND HE/SHE ACKNOWLEDGED THAT HE/SHE EXECUTED SUCH ACCEPTANCE OF DEDICATIONS HEREON AS SUCH OFFICER OF THE COMPANY AND THAT THE SEAL AFFIXED TO THIS INSTRUMENT IS THE COMPANY SEAL AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID COMPANY. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

[Signature] Notary Public
STATE OF FLORIDA
Comm# HH089057
Expires 2/3/2025

PRINTED NAME: Sydney D. Kendrick
MY COMMISSION EXPIRES 2/3/2025 (NOTARY STAMP)

MORTGAGEE'S JOINDER AND CONSENT

STATE OF Florida
COUNTY OF Orange

THE UNDERSIGNED, AS THE OWNER AND HOLDER OF THOSE CERTAIN MORTGAGES RECORDED AS DOCUMENT NUMBERS 20190336524 AND 20190543069 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATIONS OF THE LANDS AND RESERVATIONS DESCRIBED IN THIS PLAT, AND AGREES THAT ITS MORTGAGES SHALL BE SUBORDINATED TO SUCH DEDICATIONS AND RESERVATIONS. NOTWITHSTANDING THE FOREGOING, IN NO EVENT SHALL THIS JOINDER AND CONSENT BE DEEMED A LIMITATION ON THE OPERATION OR EFFECT OF THE MORTGAGES EXCEPT AS SPECIFICALLY SET FORTH IN THIS JOINDER AND CONSENT.

BY: BP456, INC., A DELAWARE CORPORATION
SIGNATURE: *[Signature]*
PRINTED NAME: Rob Lawson TITLE: Vice President

SIGNED IN THE PRESENCE OF:

WITNESS: *[Signature]* PRINTED NAME: Gregory C. Hines

WITNESS: *[Signature]* PRINTED NAME: Matthew Stolz

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 11th DAY OF July, 2022, BY *[Signature]* AS THE V.P. OF BP456, INC., A DELAWARE CORPORATION, AND HE/SHE IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

[Signature] Notary Public
STATE OF FLORIDA
Comm# HH089057
Expires 2/3/2025

PRINTED NAME: Sydney D. Kendrick
MY COMMISSION EXPIRES 2/3/2025 (NOTARY STAMP)

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, THAT ON 20th, THE UNDERSIGNED APPROVED THE FOREGOING PLAT.

BY: *[Signature]* CHAIRMAN

CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, THAT ON August 12, 2022, THE UNDERSIGNED APPROVED THE FOREGOING PLAT.

BY: *[Signature]* RICHARD M. EARP, CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE MAYOR

THIS IS TO CERTIFY, THAT ON 20th, THE UNDERSIGNED APPROVED THE FOREGOING PLAT.

BY: *[Signature]* BRUCE NELSON, MAYOR OF THE CITY OF APOPKA

BY: *[Signature]* LINDA F. SOFF, CITY CLERK

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, THAT ON THIS PLAT WAS RECORDED IN THE ORANGE COUNTY OFFICIAL RECORDS ON August 19, 2022.

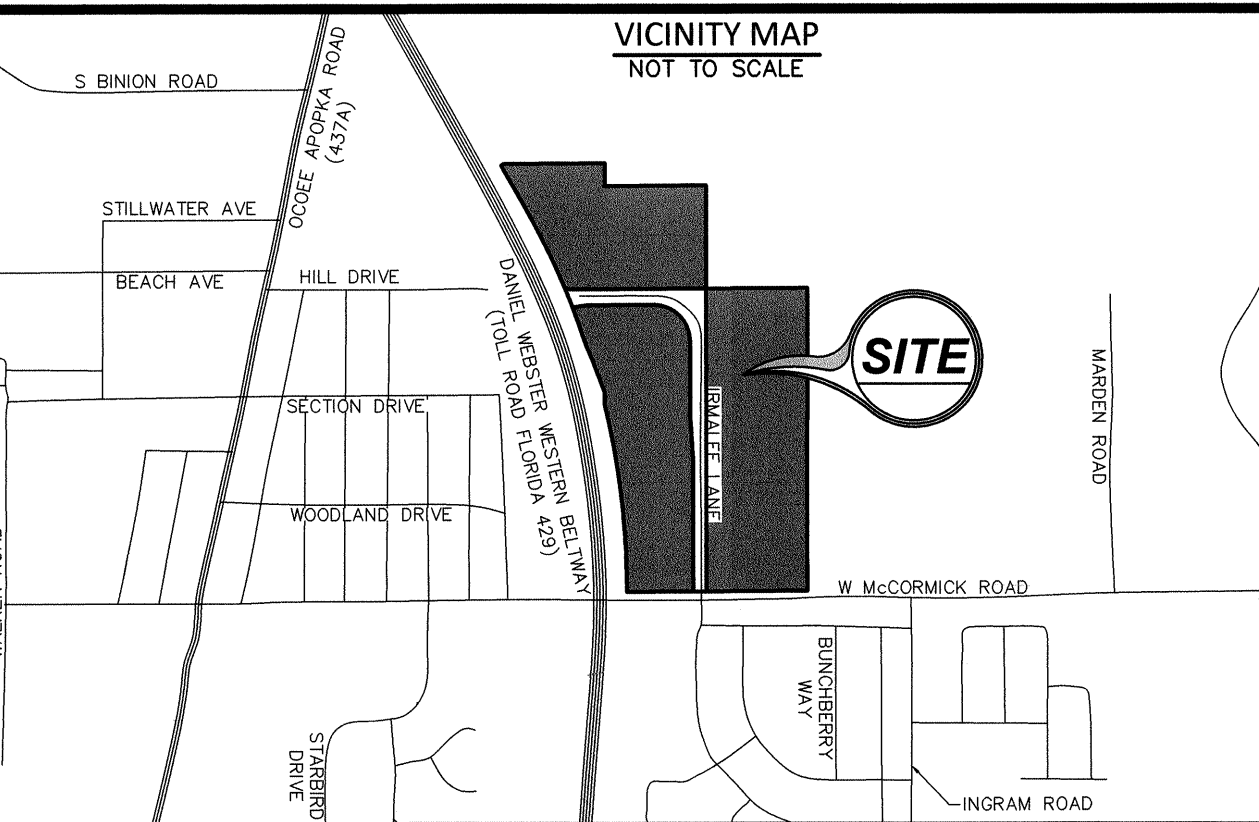
[Signature] VALERIE NUSBAUMER
COMPTROLLER IN AND FOR ORANGE COUNTY, FLORIDA
PRINTED NAME: Valerie Nusbaum

DATE: 8/22/22

SEAL

COUNTY

FLORIDA

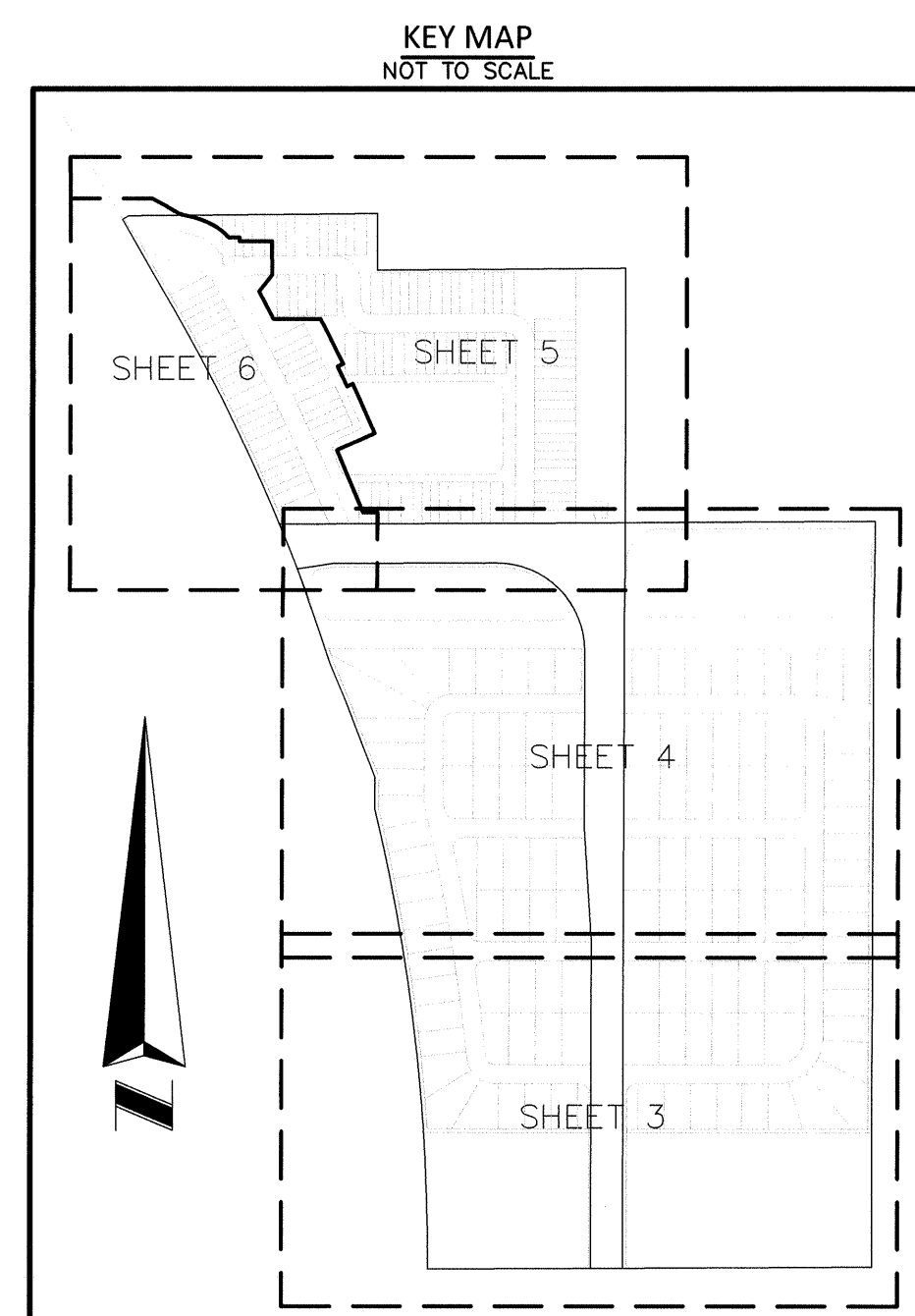
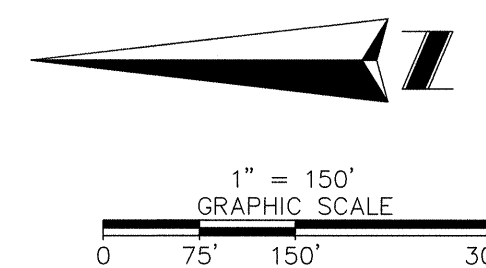
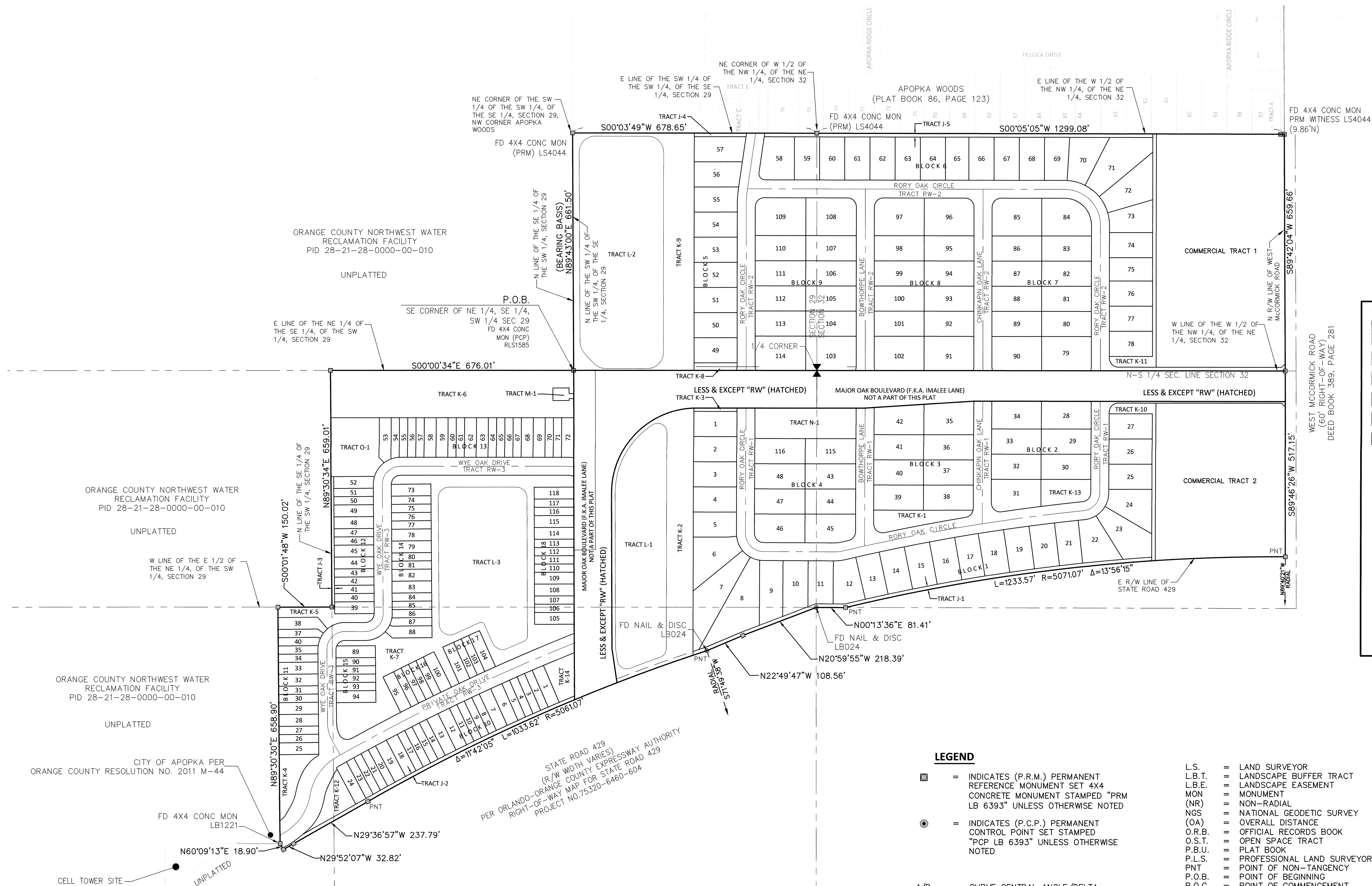


"FLOOD HAZARD WARNING"
THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT ORANGE COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR USE OF THIS PROPERTY. EVEN MEETING ORANGE COUNTY STANDARDS DOES NOT ENSURE ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWER SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

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.

OAK POINTE SOUTH

BEING PORTIONS OF SECTION 29, & 32, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



LEGEND

-  = INDICATES (P.R.M.) PERMANENT
REFERENCE MONUMENT SET 4X4
CONCRETE MONUMENT STAMPED "PRM
LB 6393" UNLESS OTHERWISE NOTED
-  = INDICATES (P.C.P.) PERMANENT
CONTROL POINT SET STAMPED
"PCP LB 6393" UNLESS OTHERWISE
NOTED

- | | | |
|------|---|---------------------------|
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| A | = | RADIUS |
| L | = | CURVE LENGTH |
| B.E. | = | BUFFER EASEMENT |
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| I.E. | = | INGRESS/EGRESS EASEMENT |
| IR | = | IRON ROD |
| IR&C | = | 5/8" IRON ROD & CAP |
| L.B. | = | LICENSED BUSINESS |

- L.S. = LAND SURVEYOR
L.B.T. = LANDSCAPE BUFFER TRACT
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ASM
AMERICAN
SURVEYING
& MAPPING INC.
CERTIFICATION OF AUTHORIZATION
NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803 (407) 426-7979

SHEET INDEX

1. COVER SHEET (LEGAL, NOTES, DEDICATION, SIGNATURE BLOCKS, AND LEGEND)
2. OVERALL PLAT VIEW AND BOUNDARY
3. LOT AND EASEMENT DETAIL SHEET
4. LOT AND EASEMENT DETAIL SHEET
5. LOT AND EASEMENT DETAIL SHEET
6. LOT AND EASEMENT DETAIL SHEET

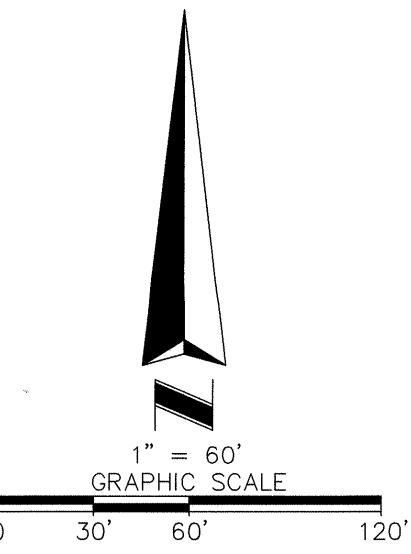
OAK POINTE SOUTH

SHEET 3 OF 6

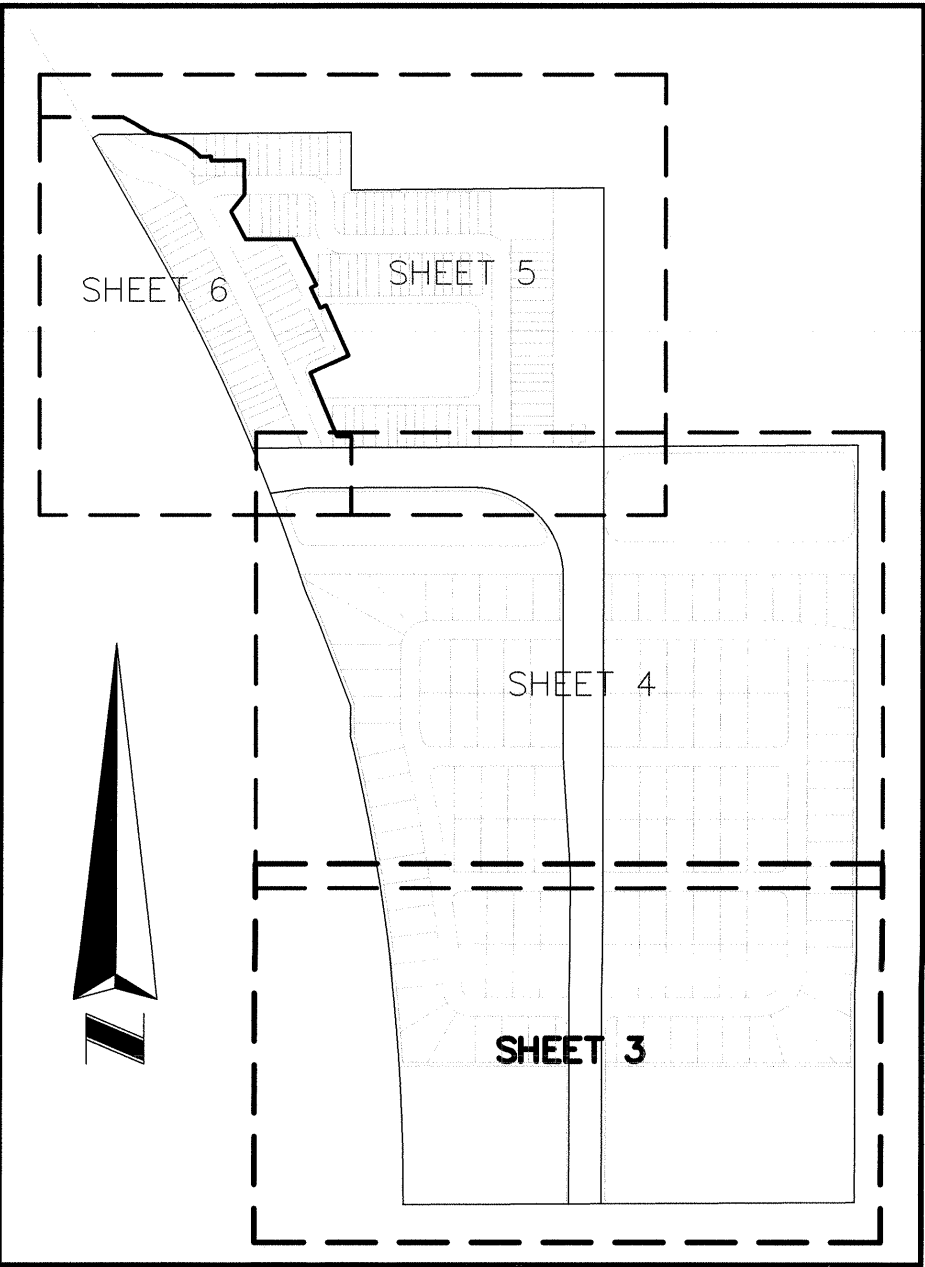
PLAT BOOK **109** PAGE **90**

BEING PORTIONS OF SECTION 29, & 32, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

MATCHLINE - SEE SHEET 4



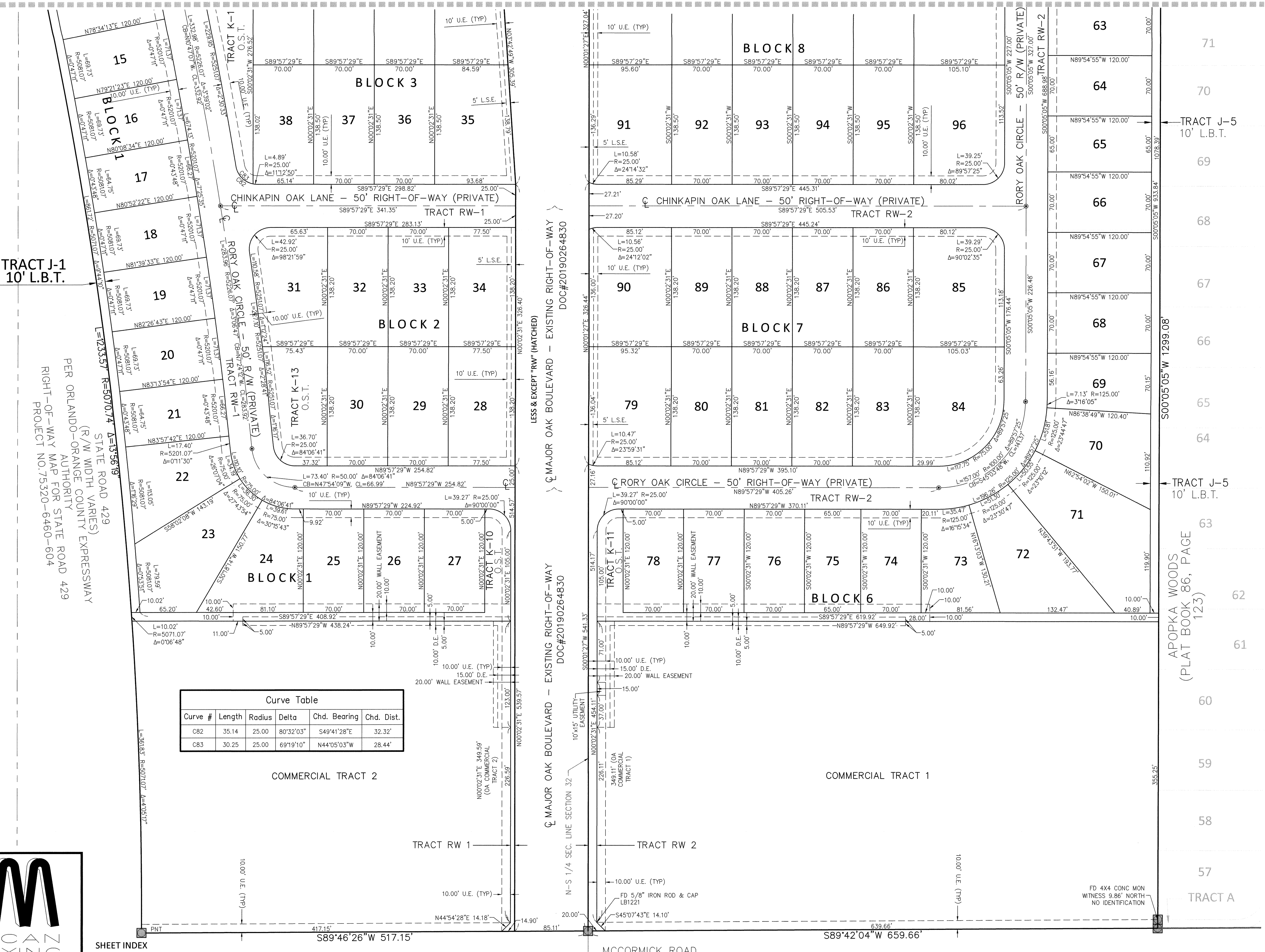
KEY MAP
NOT TO SCALE



LEGEND

- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 4X4 CONCRETE MONUMENT STAMPED "PRM LB 6393" UNLESS OTHERWISE NOTED
- INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 6393" UNLESS OTHERWISE NOTED

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Curve Table					
Curve #	Length	Radius	Delta	Chd. Bearing	Chd. Dist.
CB2	35.14	25.00	80°32'03"	S49°41'28"E	32.32'
CB3	30.25	25.00	69°19'10"	N44°05'03"W	28.44'

- SHEET INDEX**
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KEY MAP
NOT TO SCALE

SHEET 6

SHEET 5

SHEET 4

SHEET 3

North Arrow

 = INDICATES (P.R.M.) PERMANENT
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CONCRETE MONUMENT STAMPED "PR"
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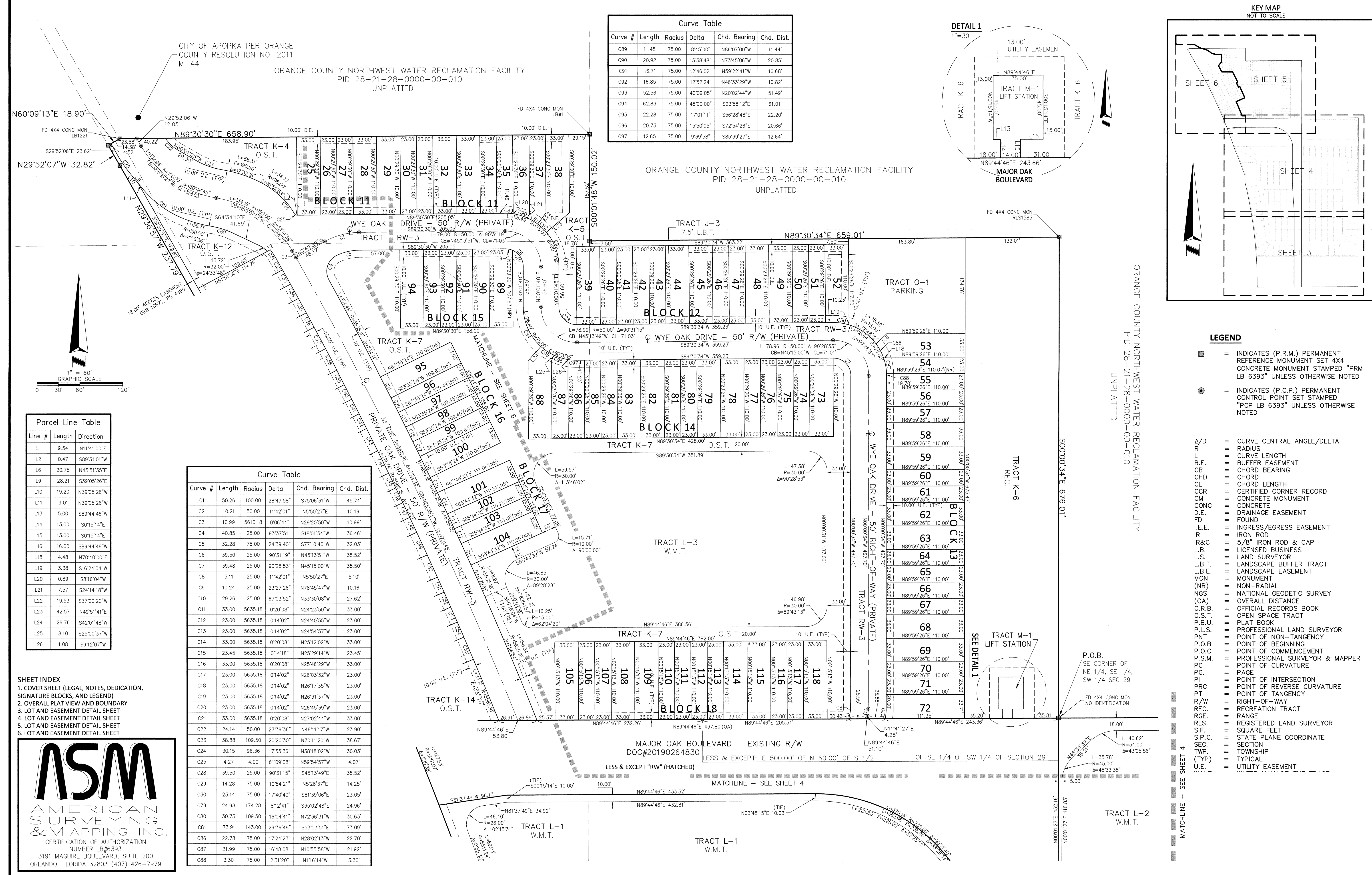
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ASM
AMERICAN
SURVEYING
& MAPPING INC.
CERTIFICATION OF AUTHORIZATION
NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803 (407) 426-7979

BEING PORTIONS OF SECTION 29, & 32, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



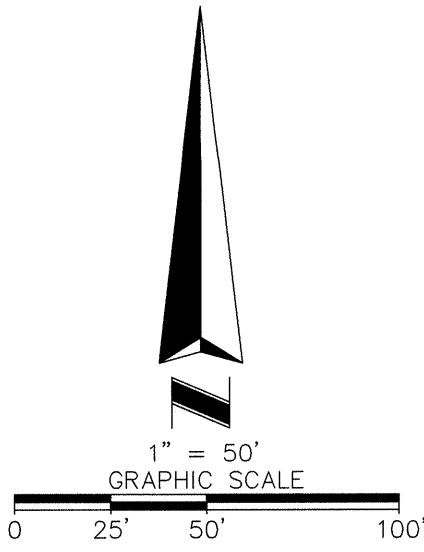
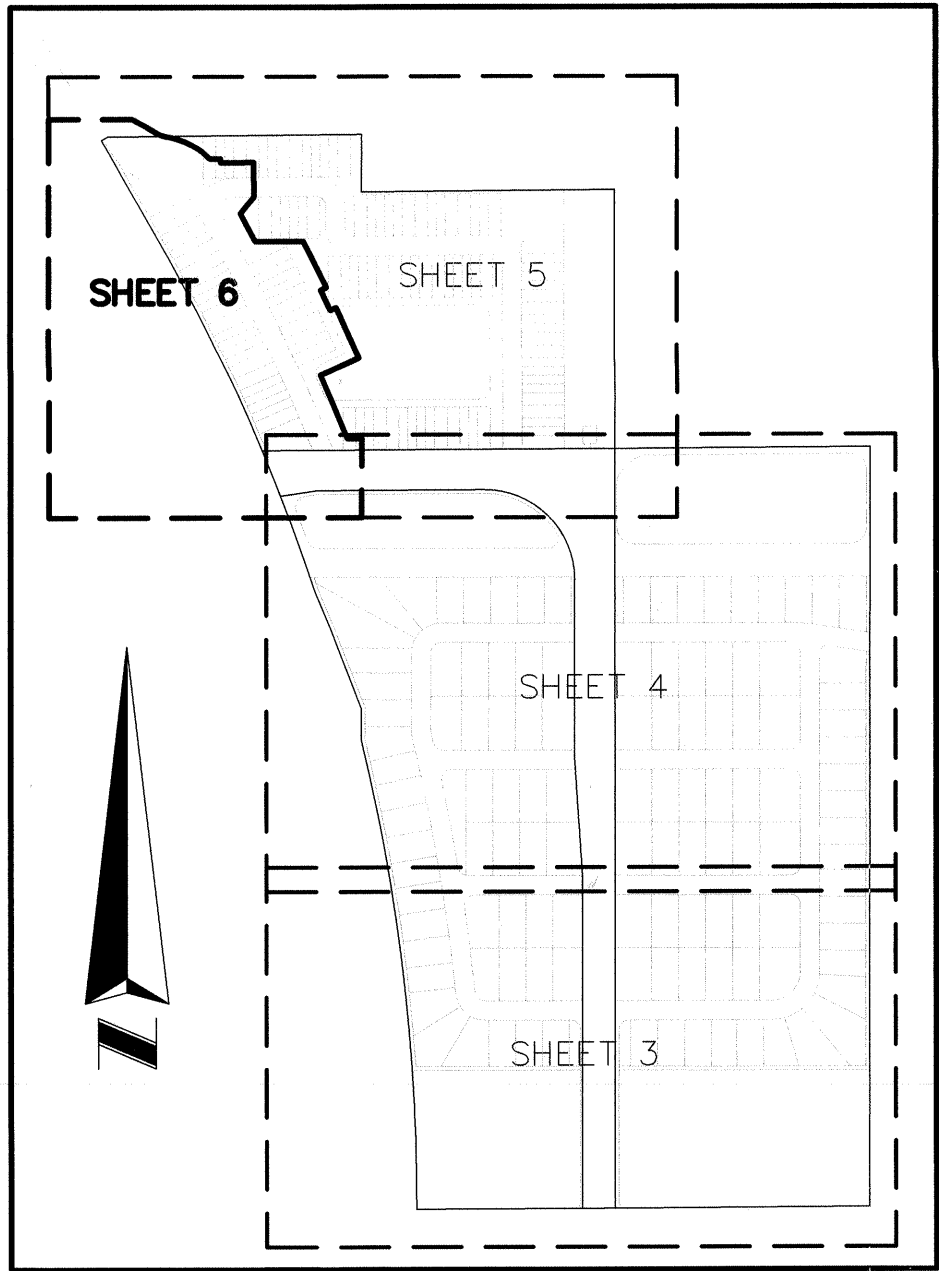
OAK POINTE SOUTH

SHEET 6 OF 6

PLAT BOOK **109** PAGE **93**

BEING PORTIONS OF SECTION 29, & 32, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

KEY MAP
NOT TO SCALE



PER ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY
RIGHT-OF-WAY MAP FOR STATE ROAD 429
PROJECT NO. 75320-6460-604

18.00' ACCESS EASEMENT
ORB 10677, PG. 4490

TRACT J-2
10' L.B.T.

18.00' ACCESS EASEMENT
ORB 10677, PG. 4490

MAJOR OAK BOULEVARD -
EXISTING R/W
DOC#20190264830

LESS & EXCEPT "RW" (HATCHED)

TRACT L-1
W.M.T.

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 5

Curve Table					
Curve #	Length	Radius	Delta	Chd. Bearing	Chd. Dist.
C1	50.26	100.00	28°47'58"	S75°06'31"W	49.74'
C2	10.21	50.00	11°42'01"	N5°50'27"E	10.19'
C4	40.85	25.00	93°37'51"	S18°01'54"W	36.46'
C5	32.28	75.00	24°39'40"	S77°10'40"W	32.03'
C6	39.50	25.00	90°31'19"	N45°13'51"W	35.52'
C7	39.48	25.00	90°28'53"	N45°15'00"W	35.50'
C8	5.11	25.00	11°42'01"	N5°50'27"E	5.10'
C9	10.24	25.00	23°27'26"	N78°45'47"W	10.16'
C10	29.26	25.00	67°03'52"	N33°30'08"W	27.62'
C11	33.00	5635.18	0°20'08"	N24°23'50"W	33.00'
C12	23.00	5635.18	0°14'02"	N24°40'55"W	23.00'
C13	23.00	5635.18	0°14'02"	N24°54'57"W	23.00'
C14	33.00	5635.18	0°20'08"	N25°12'02"W	33.00'
C15	23.45	5635.18	0°14'18"	N25°29'14"W	23.45'
C16	33.00	5635.18	0°20'08"	N25°46'29"W	33.00'
C17	23.00	5635.18	0°14'02"	N26°03'32"W	23.00'
C18	23.00	5635.18	0°14'02"	N26°17'35"W	23.00'
C19	23.00	5635.18	0°14'02"	N26°31'37"W	23.00'
C20	23.00	5635.18	0°14'02"	N26°45'39"W	23.00'
C21	33.00	5635.18	0°20'08"	N27°02'44"W	33.00'
C22	24.14	50.00	27°39'36"	N46°11'17"W	23.90'
C23	36.88	109.50	20°20'30"	N70°11'20"W	36.67'
C24	30.15	96.36	17°55'36"	N38°18'02"W	30.03'
C25	4.27	4.00	61°09'08"	N59°54'57"W	4.07'
C28	39.50	25.00	90°31'15"	S45°13'49"E	35.52'
C29	14.28	75.00	10°54'21"	N5°26'37"E	14.25'
C30	23.14	75.00	17°40'40"	S81°39'06"E	23.05'
C31	16.38	125.00	7°30'29"	S33°09'27"E	16.37'

Curve Table					
Curve #	Length	Radius	Delta	Chd. Bearing	Chd. Dist.
C32	16.70	5585.18	0°10'17"	S29°19'05"E	16.70'
C33	23.00	5585.18	0°14'10"	S29°06'51"E	23.00'
C34	23.00	5585.18	0°14'09"	S28°52'41"E	23.00'
C35	23.00	5585.18	0°14'09"	S28°38'32"E	23.00'
C36	23.00	5585.18	0°14'09"	S28°24'23"E	23.00'
C37	34.18	5585.18	0°21'02"	S28°06'47"E	34.18'
C38	34.18	5585.18	0°21'02"	S27°45'45"E	34.18'
C39	23.00	5585.18	0°14'09"	S27°28'09"E	23.00'
C40	23.00	5585.18	0°14'09"	S27°13'59"E	23.00'
C41	23.00	5585.18	0°14'09"	S26°59'50"E	23.00'
C42	23.00	5585.18	0°14'09"	S26°45'40"E	23.00'
C43	35.07	5585.18	0°21'35"	S26°27'48"E	35.07'
C44	35.07	5585.18	0°21'35"	S26°06'13"E	35.07'
C45	23.00	5585.18	0°14'09"	S25°48'21"E	23.00'
C46	23.00	5585.18	0°14'09"	S25°34'11"E	23.00'
C47	23.00	5585.18	0°14'09"	S25°20'02"E	23.00'
C48	23.00	5585.18	0°14'09"	S25°05'52"E	23.00'
C49	35.16	5585.18	0°21'39"	S24°47'58"E	35.16'
C50	34.41	5585.18	0°21'11"	S24°26'34"E	34.41'
C51	23.00	5585.18	0°14'09"	S24°08'53"E	23.00'
C52	23.00	5585.18	0°14'09"	S23°54'44"E	23.00'
C53	23.00	5585.18	0°14'09"	S23°40'35"E	23.00'
C54	23.00	5585.18	0°14'09"	S23°26'25"E	23.00'
C55	33.81	5585.18	0°20'48"	S23°06'56"E	33.81'
C56	33.11	5071.07	0°22'27"	S23°17'03"E	33.11'
C57	23.00	5071.07	0°15'36"	S23°36'04"E	23.00'
C58	23.00	5071.07	0°15'36"	S23°51'40"E	23.00'
C59	23.00	5071.07	0°15'36"	S24°07'16"E	23.00'

Curve Table					
Curve #	Length	Radius	Delta	Chd. Bearing	Chd. Dist.
C60	23.00	5071.07	0°15'36"	S24°22'51"E	23.00'
C61	33.04	5071.07	0°22'24"	S24°41'51"E	33.04'
C62	33.03	5071.07	0°22'24"	S25°04'15"E	33.03'
C63	23.00	5071.07	0°15'36"	S25°23'14"E	23.00'
C64	23.00	5071.07	0°15'36"	S25°38'50"E	23.00'
C65	23.00	5071.07	0°15'36"	S25°54'25"E	23.00'
C66	23.00	5071.07	0°15'36"	S26°10'01"E	23.00'
C67	33.22	5071.07	0°22'31"	S26°29'05"E	33.22'
C68	33.22	5071.07	0°22'31"	S26°51'36"E	33.22'
C69	23.00	5071.07	0°15'36"	S27°10'39"E	23.00'
C70	23.00	5071.07	0°15'36"	S27°26'15"E	23.00'
C71	23.00	5071.07	0°15'36"	S27°41'50"E	23.00'
C72	23.00	5071.07	0°15'36"	S27°57'26"E	23.00'
C73	33.25	5071.07	0°22'33"	S28°16'30"E	33.25'
C74	33.25	5071.07	0°22'32"	S28°39'02"E	33.25'
C75	23.00	5071.07	0°15'36"	S28°58'06"E	23.00'
C76	23.00	5071.07	0°15'36"	S29°13'42"E	23.00'
C77	23.01	5071.07	0°15'36"	S29°29'18"E	23.01'
C78	22.64	5071.07	0°15'21"	S29°44'46"E	22.64'
C79	24.98	174.28	8°12'41"	S29°02'48"E	24.96'
C80	30.73	109.50	16°04'41"	N72°36'31"W	30.63'
C81	73.91	143.00	29°36'49"	S53°53'51"E	73.09'
C82	35.14	25.00	80°32'03"	S49°41'28"E	32.32'
C83	30.25	25.00	69°19'10"	N44°05'03"W	28.44'

Parcel Line Table		
Line #	Length	Direction
L1	9.54	N11°41'00"E
L2	0.47	S89°31'01"W
L6	20.75	N45°51'35"E
L7	0.37	S29°36'57"E
L8	33.01	S29°36'57"E
L9	28.21	S39°05'26"E
L10	19.20	N39°05'26"W
L11	9.01	N39°05'26"W
L12	5.11	N61°51'36"E

LEGEND

- = INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT SET 4X4 CONCRETE MONUMENT STAMPED "PRM LB 6393" UNLESS OTHERWISE NOTED
- = INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "POP LB 6393" UNLESS OTHERWISE NOTED

- Δ/D = CURVE CENTRAL ANGLE/DELTA
- R = RADIUS
- L = CURVE LENGTH
- B.E. = BUFFER EASEMENT
- CB = CHORD BEARING
- CHD = CHORD
- CL = CHORD LENGTH
- CCR = CERTIFIED CORNER RECORD
- CM = CONCRETE MONUMENT
- CONC = CONCRETE
- D.E. = DRAINAGE EASEMENT
- FD = FOUND
- I.E.E. = INGRESS/EGRESS EASEMENT
- IR = IRON ROD
- IR&C = 5/8" IRON ROD & CAP
- L.B. = LICENSED BUSINESS

- L.S. = LAND SURVEYOR
- L.B.T. = LANDSCAPE BUFFER TRACT
- L.E. = LANDSCAPE EASEMENT
- MON = MONUMENT
- (NR) = NON-RADIAL
- NGS = NATIONAL GEODETIC SURVEY
- (OA) = OVERALL DISTANCE
- O.R.B. = OFFICIAL RECORDS BOOK
- O.S.T. = OPEN SPACE TRACT
- P.B.U. = PLAT BOOK
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- PNT = POINT OF NON-TANGENCY
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
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- S.F. = SQUARE FEET
- S.P.C. = STATE PLANE COORDINATE
- SEC. = SECTION
- TWP. = TOWNSHIP
- (TYP) = TYPICAL
- U.E. = UTILITY EASEMENT
- W.M.T. = WATER MANAGEMENT TRACT



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Orange County Utilities
9150 Curry Ford Rd. 2nd floor
Orlando, Florida 32825

February 14, 2024

Petition to Vacate:

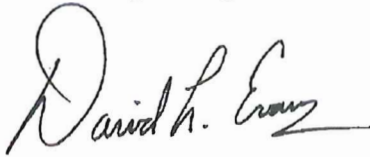
To whom this may concern,

I am in the process of requesting that Orange County Utilities vacate a portion of a utility easement on Tract K-6, as shown on the enclosed map. The site address is 3640 Major Oak Blvd Apopka, FL 32703 and lies within the subdivision found in Plat Book 109, Page 88. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Evans Engineering at 407-872-1515.

Sincerely,

Evans Engineering



David Evans P.E

- _____ The subject parcel is NOT within our service area.
- _____ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
- _____ The subject parcel is within our service area. We object to the vacation.
- ✓ _____ The subject parcel is within our service area.
We have no objection to the vacation.

Signature:

Print Name:

Title:

Date:



Gregory J. Sims

Engineer III

2-22-24

Duke Energy
P.O. Box 14042
St. Petersburg, Florida 33733
407-629-1010

February 14, 2024

Petition to Vacate:

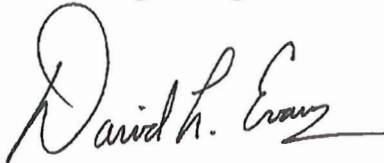
To whom this may concern,

I am in the process of requesting that Duke Energy vacate a portion of a utility easement on Tract K-6, as shown on the enclosed map. The site address is 3640 Major Oak Blvd Apopka, FL 32703 and lies within the subdivision found in Plat Book 109, Page 88. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

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Sincerely,

Evans Engineering



David Evans P.E

- ☐ The subject parcel is NOT within our service area.
- ☒ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
- ☐ The subject parcel is within our service area. We object to the vacation.

Additional comments: Duke Energy has no objection to the 1' platted utility easement vacation surrounding the fence.

Signature:	<u>Emily F. Bower</u>
Print Name:	<u>Emily F. Bower</u>
Title:	<u>Land Representative</u>
Date:	<u>02/28/2024</u>

Spectrum (formerly known as Brighthouse Networks)
3767 All American Blvd.
Orlando, Florida 32810
407-291-2500

February 14, 2024

Petition to Vacate:

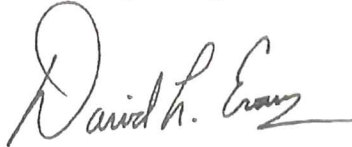
To whom this may concern,

I am in the process of requesting that Spectrum vacate a portion of a utility easement on Tract K-6, as shown on the enclosed map. The site address is 3640 Major Oak Blvd Apopka, FL 32703 and lies within the subdivision found in Plat Book 109, Page 88. Part of the vacation process is to provide letters showing no objection from utility companies who have jurisdiction in the neighborhood.

Please review your records, complete the form below and return this letter to me. If you have any questions, please contact Evans Engineering at 407-872-1515.

Sincerely,

Evans Engineering



David Evans P.E

- ☒ The subject parcel is NOT within our service area.
☒ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
☐ The subject parcel is within our service area. We object to the vacation.

Additional comments: _____

Signature: _____

Print Name: _____

Title: _____

Date: _____



Brian Curtis
Director of Engineering
2/16/2024



Evans Engineering, Inc.
719 Irma Avenue
Orlando, FL 32803
February 13, 2024

Matthew Stolz
DR Horton, Inc.
10192 Dowden Road
Orlando, FL 32832

Dear Matthew Stolz,

I trust this letter finds you well. I am writing to officially communicate Evans Engineering's position regarding the proposed vacating of the lift station easement at Oak Pointe South. After thorough review and consideration, we are pleased to inform you that Evans Engineering has no objections to the proposed easement vacation. We believe that this decision is in the best interest of all parties involved and will contribute positively to the overall development of Oak Pointe South. In order to proceed with the formalization of this agreement, we kindly request your signature below outlining the terms and conditions of the easement vacation. Your prompt attention to this matter will help facilitate a smooth and timely process. Should you have any questions or require further clarification, please feel free to contact our office for assistance.

Sincerely,
Evans Engineering

A handwritten signature in black ink that reads 'David H. Evans'.

David Evans P.E

Petition to Vacate:

(Your Name)

- ☒ The subject parcel is NOT within our service area.
☐ The subject parcel is within our service area. We **do not** have any facilities within the right-of-way. We have **no objection** to the vacation.
☐ The subject parcel is within our service area. We object to the vacation.

Additional comments: DR Horton owns lots 53-72 adjacent to Tract K

Signature:

Print Name:

Title:

Date:

A handwritten signature in blue ink that reads 'Matthew Stolz'.
Matthew Stolz
Asst. Sec.
2/13/24