



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

April 10, 2024 9:00 AM

Apopka City Hall Council Chambers

ANNEXATION

1. Floridian North - Annexation (Annex), 2nd Submittal
Owner(s): 654 Ventures Inc.
Applicant(s): Tony Bengé
Location: Northeast corner of Hermit Smith Road and Yothers Road
Proposed Use: Residential
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager

FUTURE LAND USE AMENDMENT

1. Investments Alliance LLC - Future Land Use (FLU), 4th Submittal
2. Floridian North - Future Land Use (FLU), 2nd Submittal

REZONING

1. Investments Alliance LLC - Rezoning, 4th Submittal
2. Floridian North - Rezoning, 2nd Submittal

PLAT

1. SP-24-23, Lux Car Wash - Plat, 1st Submittal
2. Kelly Park Multi-Family Phase 3 - Plat, 2nd Submittal
3. SP-24-28, Crossroads at Kelly Park Phase 1B - Plat, 1st Submittal
4. SP-24-27, Bronson Peak Phase 2A - Plat, 1st Submittal
5. SP-24-4, Parkview Preserve Phase 2 - Plat, 2nd Submittal

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. SP-24-31, Keene Road Retail, Major Development Plan (MDP), 2nd Submittal

CONSTRUCTION SITE PLAN

1. SP-24-31, Keene Road Retail - Construction Site Plan (CSP), 2nd Submittal
2. SP-24-29, Crossroads at Kelly Park Phase 1-1 Master infrastructure and Mass Grading - Revision to Construction Site Plan (Revision to CSP), 1st Submittal

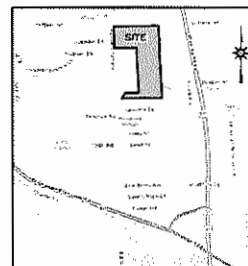
DISCUSSION

ADJOURNMENT

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

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

LOCATED IN SECTION 36, TOWNSHIP 20 SOUTH, RANGE 27 EAST
ORANGE COUNTY, FLORIDA



VICINITY MAP
(NOT TO SCALE)

[illegible]

8. THIS ALTA/SURF LAND TITLE SURVEY WAS PREPARED FOR BENSE DEVELOPMENT CORP. ADDITIONS OR DELETIONS BY ANYONE OTHER THAN THE SURVING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF LEADING EDGE LAND SERVICES, INC.

9. THIS SURVEY IS BASED ON THE FOLLOWING DATA:

A. ASSESSMENTS OF 2011, THE NORTH LINE OF THE MC 174 OF SECTION 36, TOWNSHIP 33 SOUTH, RANGE 27 EAST BOULEVARD, COUNTY OF FLORIDA

B. UNLESS OTHERWISE NOTED, SURVEY MEASUREMENTS AND LOCATED FEATURES SHOWN ON THIS SURVEY ARE BASED ON AROUND FIELD MEASUREMENTS.

C. UNLESS OTHERWISE NOTED, IF THIS SURVEY WOULD BE SUBJECT TO STANDARD STAKES SET FORTH IN ADMINISTRATIVE RULE 3A-17 "STANDARDS OF PRACTICE FOR SURVEYS AND MAPMERS."

10. THE TOTAL PROPERTY CONTAINS A TOTAL OF 43,557 ACRES OF LAND, MORE OR LESS

11. THE FOLLOWING HAVE BEEN USED IN THE PREPARATION OF THIS SURVEY:

A. ALTHOUGH LAND TITLE SURVEY OF LANDS OF WATERS, MARCELLA'S, ST. PIERRE, HOLZ & GOWIN, PREPARED BY LEADING EDGE LAND SERVICES, INC. HAS BEEN REVIEWED AND FOUND TO BE ACCURATE.

B. RIGHT OF WAY MAY FOR STATE ROAD 428, PROJECT NUMBER 428-203, PREPARED BY H&B, DATED FEBRUARY 26, 2009

C. RIGHT OF WAY MAP FOR STATE ROAD 428, PROJECT NUMBER 428-203, PREPARED BY SEDGISA CONSULTANTS, INC., DATED AUGUST 18, 2010

12. THE ABOVE ELEVATION RATE MAPS FOR ORANGE COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE 2 (AREA OF MINIMAL FLOOD HAZARD). THIS INFORMATION WAS TAKEN FROM SURVEY NUMBER 1200901014, REVISED SEPTEMBER 24, 2008.

13. THERE ARE NO PLANNING SPACES LOCATED ON THE SUBJECT PROPERTY.

14. A ZONING RESOLUTION WAS NOT SUBMITTED TO THE SUPERVISOR APPROXIMATELY TO THE ORANGE COUNTY FLORIDA, PROPERTY APPROXIMATELY, THE SIGNED AT 1 (CITY OF PALM BEACH) DISTRICTS THE BUILDING DISTANCE REQUIREMENTS ARE AS FOLLOWS:

-MINIMUM LOT AREA = 10 ACRES
-MINIMUM LOT WIDTH = 30 FEET
-MINIMUM BUILDING HEIGHT = 35 FEET

15. AS OF THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE DISCREPANCY OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUSINESS OPERATIONS OCCURRING ON THE SURVEYED PROPERTY.

16. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS AND RESTRICTIONS THAT ARE NOT REFLECTED HEREON.

W	FOUND CONCRETE MONUMENT	U	TELEPHONE PEDestal	CLR	CERTIFIED CORNER RECORD
W	FOUND RAILROAD SPK	U	SANITARY MANHOLE	W	TOWNSHIP
A	FOUND NAIL & DISK	U	WELL	R	RANGE
A	FOUND IRON ROD IN CAP	B	BOX	R	POINT OF VIEW
A	FOUND IRON PICK	BB	MAIL BOX	MC	POINT OF CURVATURE
A	SET NAIL & DISK "IN 2004"	C	COLUMN	N	NON-TANGENT
C	SET 2" X 1/2" IRON ROD IN CAP "IN 2004"	DNH	OVERHEAD UTILITY LINE	A/2	ARE CONDITIONS
FF	WOOD POWER POLE	FF	FEWER LINE	CL	CHAIN LINE
FF	GUY ANCHOR	P	POINT OF BEGINNING	MC	MEASUREMENT
W	WATER VALVE	C.D.	CONCRETE MONUMENT	PSM	PROFESSIONAL SURVEYOR'S MAP
W	FIRE HYDRANT	O.R.	OFFICIAL RECORDS BOOK		
W	ELECTRIC IRON	D.B.	DEED BOOK		
W	ELECTRIC WIRE	MC	MEASURE		
W	UTILITY MARKER	DOE	DEED RECORDS DOCUMENT NUMBER		

[illegible]

SURVEYOR'S CERTIFICATION

TO BE
THIS IS
WHICH
UNIFORM
TITLE
NAMES, A
OF TAB
21, 202

ALTA/NSPS LAND TITLE SURVEY

YOTHERS ASSEMBLAGE
TOWNSHIP 20 SOUTH, RANGE 27 EAST
SECTION 36, ORANGE COUNTY, FLORIDA

**LEADING EDGE
LAND SERVICES**

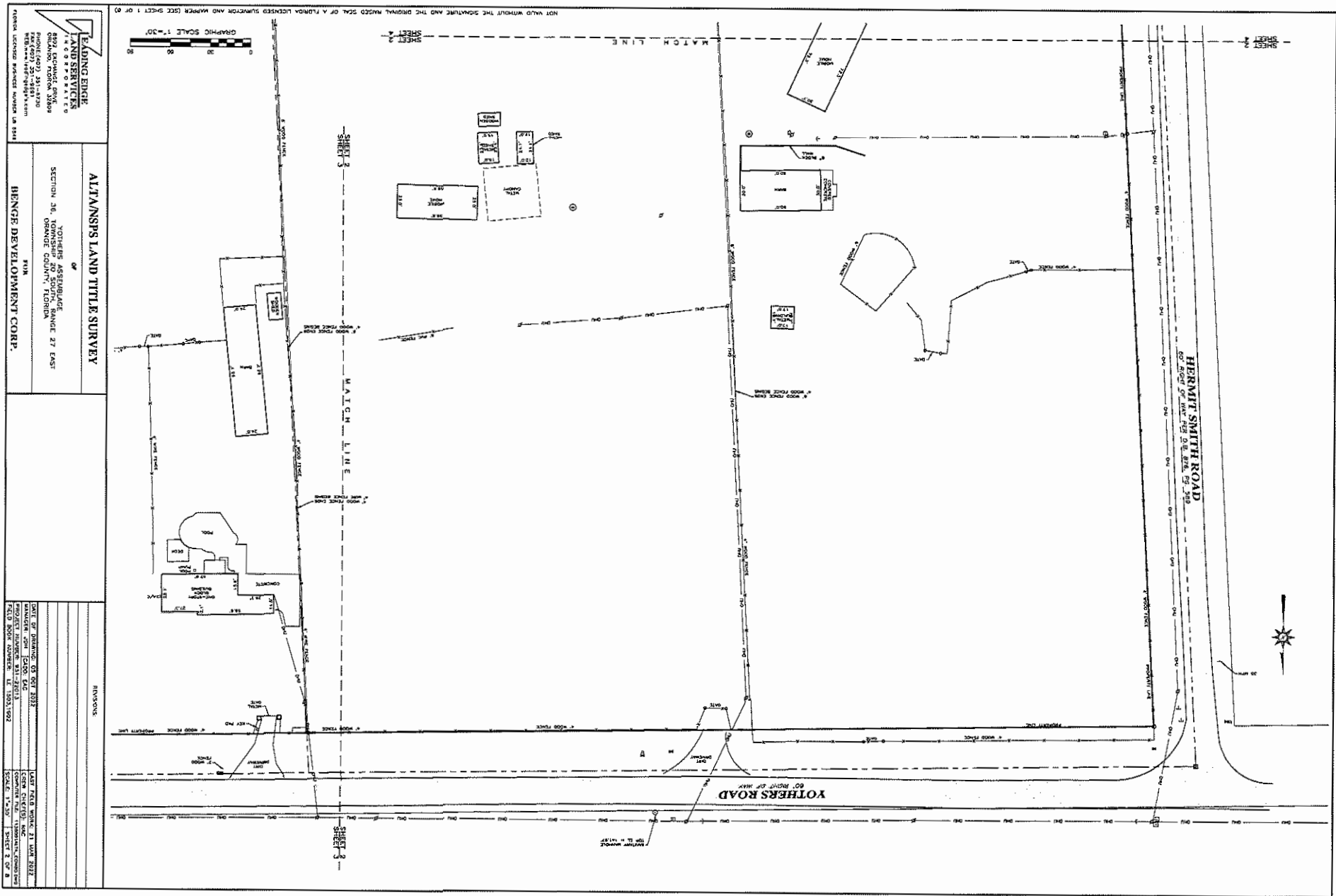
INCORPORATED
8502 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE (407) 351-8730
FAX (407) 351-8551
WEB new.leadingside.com

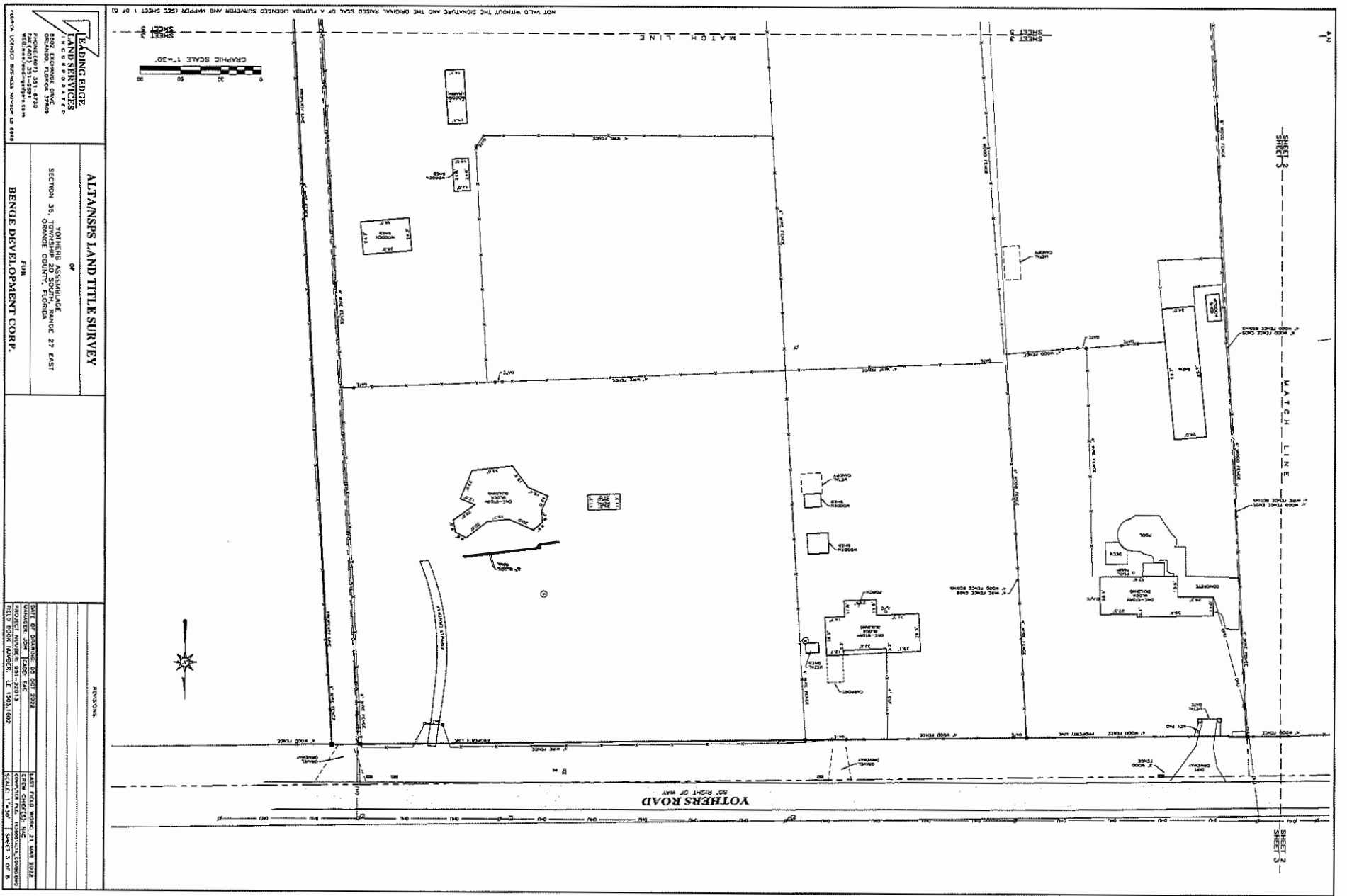
HOW MANY WITHOUT THE EXCHANGE AND THE GEOMETRIC BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

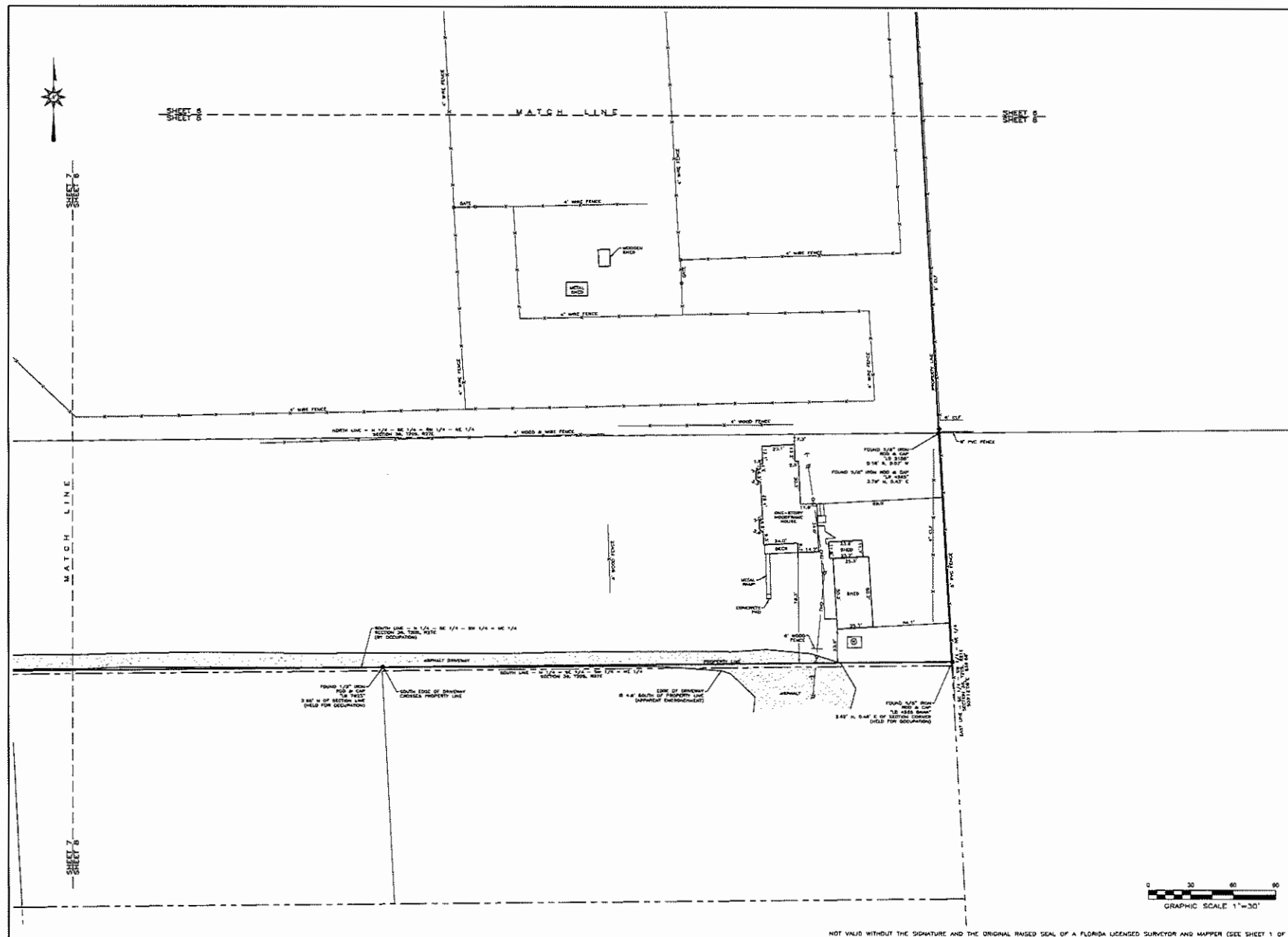
**LEADING EDGE
LAND SERVICES**

INCORPORATED
8502 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE (407) 351-8730
FAX (407) 351-8551
WEB new.leadingside.com

COMPUTER FILE: 138881AL13, COMP50 693	SHEET 1 OF 6
PROJECT NUMBER: 051-22013	SCALE: 1"=150'
FIELD BOOK NUMBER: LC 3503,1602	







NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 8)

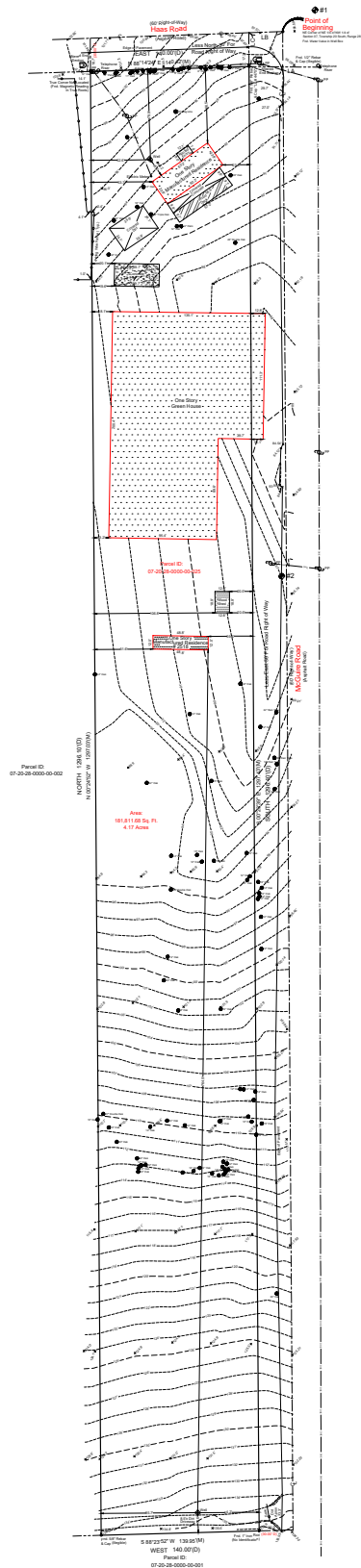


LEADING EDGE LAND SERVICES LLC 4802 TECHMANE BLVD ORLANDO, FLORIDA 32809 PHONE (407) 351-8920 WEB www.leadingedgepa.com FLORIDA LICENSED SURVEYOR NUMBER LB 8948	ALTANSPS LAND TITLE SURVEY OF YOTHERS ASSEMBLAGE SECTION 36, TOWNSHIP 28 SOUTH, RANGE 27 EAST ORANGE COUNTY, FLORIDA	REVISIONS <table><tr><td>DATE OF DRAFTING</td><td>05 DEC 2022</td></tr><tr><td>DATE OF FIELD WORK</td><td>11 MAR 2022</td></tr><tr><td>MANAGER</td><td>JOE TAC</td></tr><tr><td>PROJECT NUMBER</td><td>15001602</td></tr><tr><td>FIELD BOOK NUMBER</td><td>15001602</td></tr><tr><td>SCALE</td><td>1"=20'</td></tr><tr><td>SHEET</td><td>6 OF 8</td></tr></table>	DATE OF DRAFTING	05 DEC 2022	DATE OF FIELD WORK	11 MAR 2022	MANAGER	JOE TAC	PROJECT NUMBER	15001602	FIELD BOOK NUMBER	15001602	SCALE	1"=20'	SHEET	6 OF 8
DATE OF DRAFTING	05 DEC 2022															
DATE OF FIELD WORK	11 MAR 2022															
MANAGER	JOE TAC															
PROJECT NUMBER	15001602															
FIELD BOOK NUMBER	15001602															
SCALE	1"=20'															
SHEET	6 OF 8															

Boundary & Topographic Survey
Legal Description:
BEGIN AT THE NE CORNER OF NE 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST. RUN THENCE SOUTH 1326.1 FEET, THENCE WEST 170 FEET, THENCE NORTH 1326.1 FEET, THENCE EAST 170 FEET TO THE POINT OF BEGINNING, CONTAINING 5 ACRES MORE OR LESS, LESS THE NORTH 30 FEET AND EAST 30 FEET FOR ROAD.
FLOOD DISCLAIMER:
BY CONDUCTING A SURVEY WITH THE LOCAL GOVERNING MUNICIPALITY OR WITH FEMA, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120179, DATED 2011-09-24.
CERTIFIED TO:
INVESTMENTS ALLIANCE LLC

-Benchmark Information-
Florida Department of Transportation Datum.
(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-
#1
Fnd Rebar (No Identification).
Elevation: 55.77
#2
Fnd Nail & Disk (No Identification).
Elevation: 55.23



Point: Station: True Type: (10') = Diameter of Tree measured at Chest Height

Field Date	File Number	Date Completed
05/02/22	15-111051	05/05/22
Surveyor	Client	Project
...	...	...

Revisions

Irland & Associates Surveying, Inc.
1801 Commerce Center, Suite 100
Largo, Florida 33741
www.irlandsurveying.com
Office: 407.678.3365 Fax: 407.320.8165

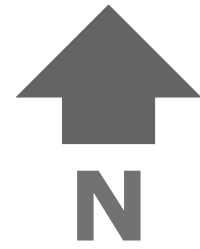
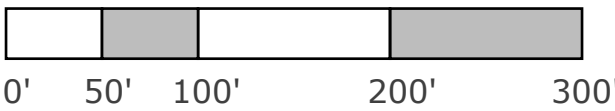


FLORIDIAN NORTH CONCEPTUAL PLAN

Legend

-  Upland Open Space - 3.81 Acres
-  Stormwater - 8.94 Acres
-  22' Townhomes - 122
-  55' Single Family Homes - 91
-  Pool / Amenities

ACREAGE & DENSITY
Net Acreage: ± 43.17 Acres
Proposed Units: 213 (4.93 du/ac)
Combined Open Space = 12.75 Acres (29%)



CONTACT INFO:
Alex Stringfellow
alex@stringfellowplanning.com
(352) 217-7710

Simon Hardt
simon@stringfellowplanning.com
(207) 607-9366



Legal Description:

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE
LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 126176, DATED 2021-09-24.
CERTIFIED TO:
INVESTMENTS: ALLIANCE LLC

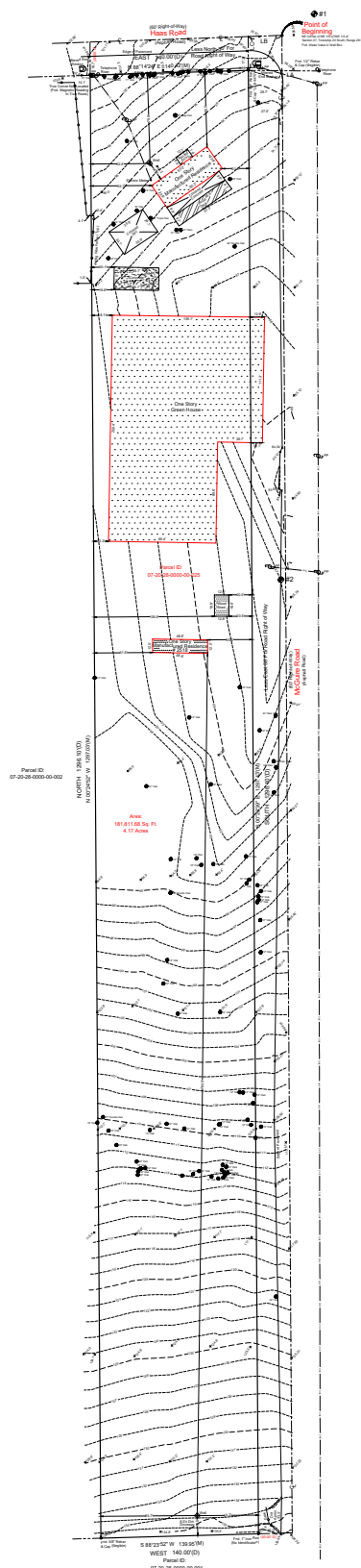
-Benchmark Information-

Florida Department of Transportation Datum
(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-

End Rebar (No Identification)
Elevation: 95.77'

 #2
Fnd. Nail & Disk (No Identification)
Elevation: 86.23'

[illegible]

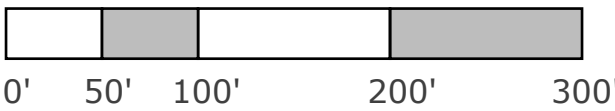


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KELLY PARK MULTI-FAMILY PHASE 3

A REPLAT, REPLATTING LOTS, 2 AND 3 OF KELLY PARK MULTI-FAMILY PHASE 1-1,
RECORDED IN PLAT BOOK____, PAGE(S)____THROUGH ____
LYING IN SECTIONS 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

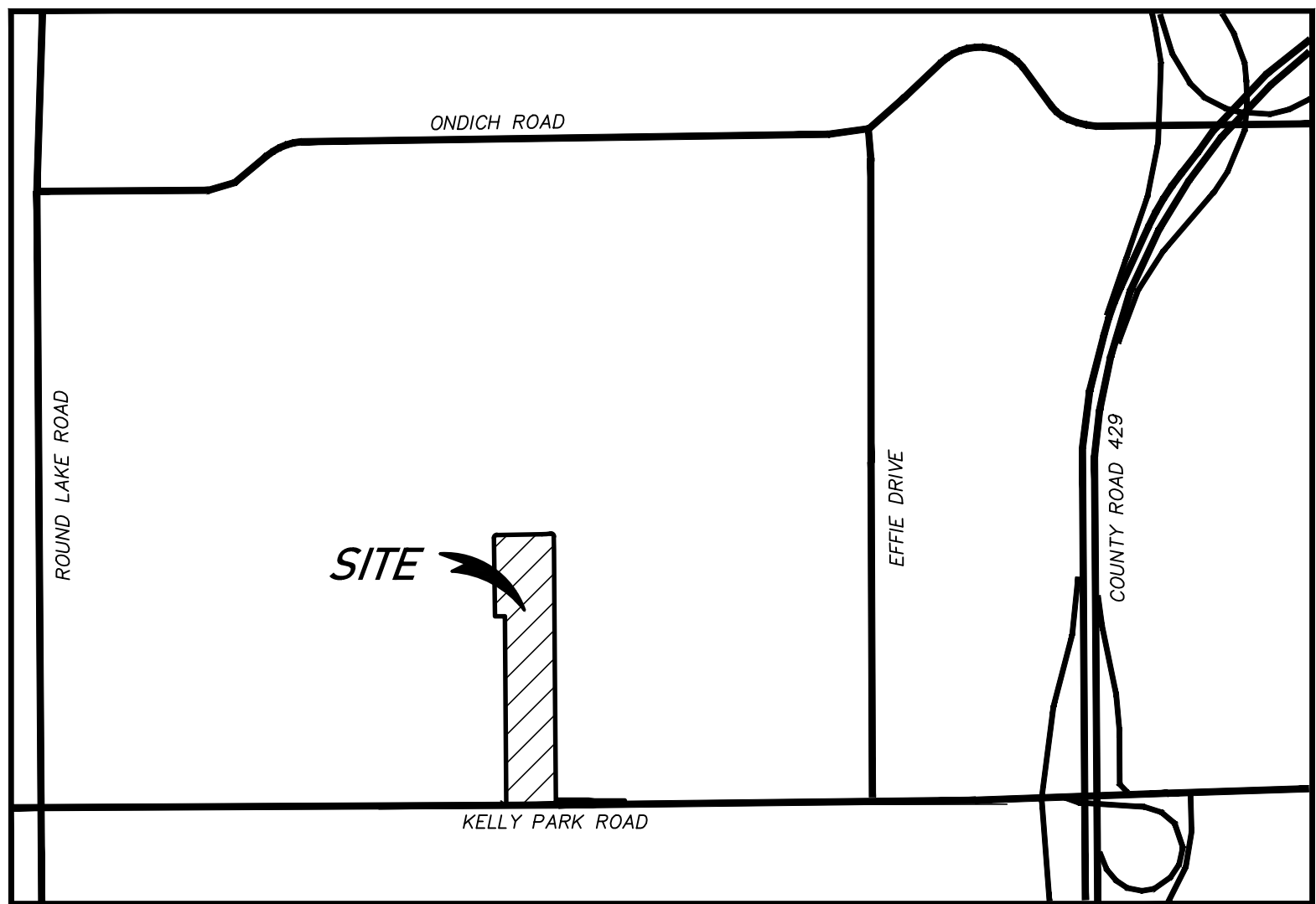
A TRACT OF LAND BEING LOTS 2 AND 3 OF KELLY PARK MULTI-FAMILY PHASE 1-1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK ____ , PAGES ____ THROUGH ____ , OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 11, FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°12'25" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 11, A DISTANCE OF 1082.13 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1, 0 C B ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 82, OF SAID PUBLIC RECORDS, ALSO BEING THE WESTERLY LINE OF SAID PLAT OF KELLY PARK MULTI-FAMILY PHASE 1-1; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°22'27" WEST, ALONG SAID SOUTHERLY EXTENSION, 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°22'27" WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 1561.67 FEET; THENCE RUN SOUTH 89°13'13" WEST, 85.82 FEET; THENCE RUN NORTH 00°44'27" WEST, ALONG SAID EAST LINE OF SAID LOT 1, A DISTANCE OF 553.19 FEET TO THE SOUTHWEST CORNER OF LOT 4, OF SAID PLAT OF KELLY PARK MULTI-FAMILY PHASE 1-1; THENCE DEPARTING SAID EAST LINE RUN NORTH 89°15'33" EAST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 495.48 FEET TO THE WEST RIGHT-OF-WAY LINE OF WAYPOINTE BOULEVARD; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°27'50" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 2114.42 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF KELLY PARK ROAD; THENCE RUN DEPARTING SAID WEST RIGHT-OF-WAY LINE, SOUTH 89°12'25" WEST, 409.43 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 20.907 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) BEARINGS SHOWN HEREON ARE ASSUMED, RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST BEING NORTH 89°12'25" EAST.
- (2) —○— DENOTES A PERMANENT REFERENCE MONUMENT (PRM) A SET 4" X 4" CONCRETE MONUMENT WITH A BRASS DISK STAMPED PRM LS # 4044.
- (3) —●— DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS # 4044.
- (4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- (5) THE SIGN EASEMENT SHOWN HEREON IS DEDICATED TO THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT FOR MAINTENANCE.
- (6) SUBJECT TO A NOTICE OF ESTABLISHMENT OF THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT RECORDED JUNE 6, 2023 IN OFFICIAL RECORDS INSTRUMENT NO. 20230350331, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- (7) TRACT "D", (PARK) SHALL BE OWNED AND MAINTAINED BY THE KELLY PARK COMMUNITY DEVELOPMENT DISTRICT.



INDEX
SHEET 1 = COVER SHEET
SHEET 2 = BOUNDARY AND DETAIL SHEET

NOTICE:

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

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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

SURVEYOR'S NOTES RELATING TO PROPERTY INFORMATION REPORT OF FIDELITY TITLE INSURANCE COMPANY'S FILE No. 11376798, REV.#1, EFFECTIVE DATE: SEPTEMBER, 28, 2023,

2. Subject to Restrictions, covenants, conditions, easements and other matters as contained on the plat of 0 C B Acres recorded February 28, 2003 in Plat Book 53, Page 82, Public Records of Orange County, Florida. (As to Lot 3 and Tract "D" of Kelly Park Multi-Family Phase 3)
DOES AFFECT THE SUBJECT PROPERTY, AS SHOWN HEREON.

3. Subject to Distribution Easement by and between Always Growing Trees, Inc., a Florida corporation, Grantor, and Florida Power Corporation d/b/a Progress Energy Florida, Inc., a Florida corporation, Grantee, recorded February 16, 2004, in Official Records Book 7307, Page 2298, Public Records of Orange County, Florida. (As to Lots 1, 2 and 3, and Tract "D" of Kelly Park Multi-Family Phase 3)
DOES AFFECT THE SUBJECT PROPERTY, AS SHOWN HEREON.

4. Subject to Memorandum of Understanding recorded October 1, 2010 in Official Records Book 10113, Page 359, Public Records of Orange County, Florida. (As to all lands)
IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, BUT NOT PLOTTABLE.

5. Subject to terms and provisions of that School Mitigation Agreement for Capacity Enhancement APK-10-001 (Project Name: Kelly Park Crossing) recorded January 28, 2013 in Official Records Book 10512, Page 2705, Public Records of Orange County, Florida. (As to those lands owned by Equestrian, LLC, a Delaware limited liability company)
IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, BUT NOT PLOTTABLE.

6. Subject to Land Development Agreement (Kelly Park Land) by and among Ondich Holdings LLC, a Texas limited liability company, Equestrian, LLC, a Delaware limited liability company, and Galvin Land Services, LLC, a Florida limited liability company recorded July 19, 2021 in Official Records Instrument No. 20210432531, and First Amendment to Land Development Agreement (Kelly Park Land) recorded May 17, 2023 in Official Records Instrument No. 20230280511, Public Records of Orange County, Florida. (As to those lands owned by Equestrian, LLC, a Delaware limited liability company)
IS BLANKET IN NATURE AND DOES AFFECT THE EASEMENT PARCEL A. (PER EXHIBIT "C" LEGAL DESCRIPTION, CONSTITUTED NO RETAINED LAND.)

7. Subject to Easement Agreement by and between Equestrian, LLC, a Delaware limited liability company, and Galvin Land Services, LLC, a Florida limited liability company recorded September 20, 2021 in Official Records Instrument No. 20210570307, as affected by Partial Assignment of Easement Agreement recorded September 21, 2022 in Official Records Instrument No. 20220582295, and Amended Easement Agreement recorded May 18, 2023 in Official Records Instrument No. 20230281479, Public Records of Orange County, Florida. (As to those lands owned by Equestrian, LLC, a Delaware limited liability company)
DOES AFFECT THE SUBJECT PROPERTY, AS SHOWN HEREON.

8. Subject to School Concurrence Mitigation Agreement APK-22-030 Kelly Park South by and between The School Board of Orange County, Florida, City of Apopka, and Kelly Park Land Investments, LLC, a Florida limited liability company and HarrisKp, LLC, a Florida limited liability company recorded March 8, 2023 in Official Records Instrument No. 20230132389, and General Assignment recorded July 25, 2023 in Official Records Instrument No. 20230415203, Public Records of Orange County, Florida. (As to Lots 1, 2 and 3, and Tract "D" of Kelly Park Multi-Family Phase 3)
DOES AFFECT THE SUBJECT PROPERTY, AS SHOWN HEREON.

9. Subject to Development Agreement by and among PRM Apopka/Kelly Park Owner LLC, a Delaware limited liability company, Kelly Park Land Investments, LLC, a Florida limited liability company, HarrisKp, LLC, a Florida limited liability company, and Galvin Land Services, LLC, a Florida limited liability company recorded May 19, 2023 in Official Records Instrument No. 20230286226, Public Records of Orange County, Florida. (As to all lands)
DOES AFFECT THE SUBJECT PROPERTY, AS SHOWN HEREON.

10. Subject to Development and Easement Agreement by and between DHIC - Kelly Park, LLC, a Delaware limited liability company, Kelly Park Land Investments, LLC, a Florida limited liability company, HarrisKp, LLC, a Florida limited liability company and Galvin Land Services, LLC, a Florida limited liability company recorded July 25, 2023 in Official Records Instrument No. 20230415204, Public Records of Orange County, Florida. (As to all lands)
IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, BUT NOT PLOTTABLE.

11. Subject to Declaration of Restrictive Covenant recorded July 25, 2023 in Official Records Instrument No. 20230145205, Public Records of Orange County, Florida. (As to Lots 2 and 3 of Kelly Park Multi-Family Phase 3)
IS BLANKET IN NATURE AND DOES AFFECT SUBJECT PROPERTY, BUT NOT PLOTTABLE.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that HarrisKp, LLC, a Florida limited liability company, being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates Streets and Utility Easements, to the perpetual use of the public and some shall be maintained by city of Apopka, Florida. No part of said lands, except as noted on the face of this plat, is dedicated to City of Apopka, Florida or to the public.

IN WITNESS WHEREOF, HarrisKp, LLC, a Florida limited liability company, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this ____ day of _____, 2024.

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

HarrisKp, LLC,
a Florida limited liability company

By: Thomas Harris, III
Manager

Print Name: _____
(Witness)

Print Name: _____
(Witness)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by Thomas Harris, III as Manager of HarrisKp, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☐ has produced _____ as identification.

Print Name: _____
Notary Public - State of Florida
Commission No.: _____
My Commission Expires: _____

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Kelly Park Land Investments, LLC, a Florida limited liability company, being the owner in fee simple of a portion of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates Streets and Utility Easements, to the perpetual use of the public and some shall be maintained by city of Apopka, Florida. No part of said lands, except as noted on the face of this plat, is dedicated to City of Apopka, Florida or to the public.

IN WITNESS WHEREOF, Kelly Park Land Investments, LLC, a Florida limited liability company, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this ____ day of _____, 2024.

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

Kelly Park Land Investments, LLC,
a Florida limited liability company

By: Mike Galvin
Manager

Print Name: _____
(Witness)

Print Name: _____
(Witness)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by Mike Galvin as Manager of Kelly Park Land Investments, LLC, a Florida limited liability company, on behalf of the company, who ☐ is personally known to me or ☐ has produced _____ as identification.

Print Name: _____
Notary Public - State of Florida
Commission No.: _____
My Commission Expires: _____

SHEET 1 OF 2

PLAT

BOOK

PAGE

**KELLY PARK MULTI-FAMILY PHASE 3
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that DHIC-Kelly Park, 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 dedicates Streets and Utility Easements, to the perpetual use of the public.

IN WITNESS WHEREOF, DHIC-Kelly Park, LLC, a Delaware limited liability company, has caused this Dedication to be executed by the Authorized Representative named below this ____ day of _____, 2024.

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

DHIC-Kelly Park, LLC,
a Delaware limited liability company

By: DHIC-Kelly Park, LLC, a Delaware limited liability company,
it's sale member _____

Matthew L. Mitchell
Vice President

WITNESS: _____
SIGNATURE PRINTED NAME

WITNESS: _____
SIGNATURE PRINTED NAME

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2024, by Matthew L. Mitchell, as Vice President of DHIC-Kelly Park, LLC, a Delaware limited liability company

who ☐ is personally known to me or ☐ has produced _____ as identification.

Notary Public
Print Name _____
Commission Number _____
My Commission Expires _____

(AFFIX NOTARY SEAL)

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

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

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

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

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

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

Signed: _____
Printed name: Edwin Munoz JR., P.S.M.
Southeastern Surveying and Mapping Corp.
Registration Number LS 7288

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

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

By: _____
Chairman

CERTIFICATE OF APPROVAL BY THE MAYOR

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

By: _____
Bryan Nelson, Mayor of the City of Apopka

Attest: _____
Susan M. Bone, City Clerk

CERTIFICATE OF APPROVAL BY CITY ENGINEER

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

By: _____
Richard W. Earp, City Engineer

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Official Records on _____ as Document# _____

_____ print
Comptroller in and for Orange County, Florida

By: _____

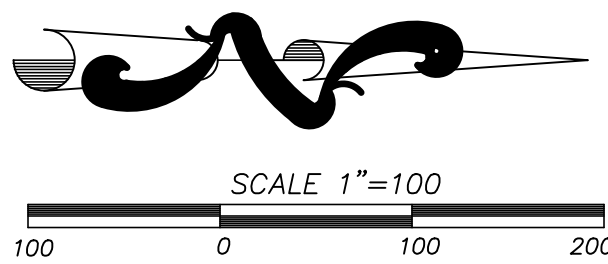
KELLY PARK MULTI-FAMILY PHASE 3

A REPLAT, REPLATTING LOTS, 2 AND 3 OF KELLY PARK MULTI-FAMILY PHASE 1-1,
RECORDED IN PLAT BOOK____, PAGE(S)____THROUGH____,
LYING IN SECTIONS 11 TOWNSHIP 20 SOUTH, RANGE 27 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 2 OF 2

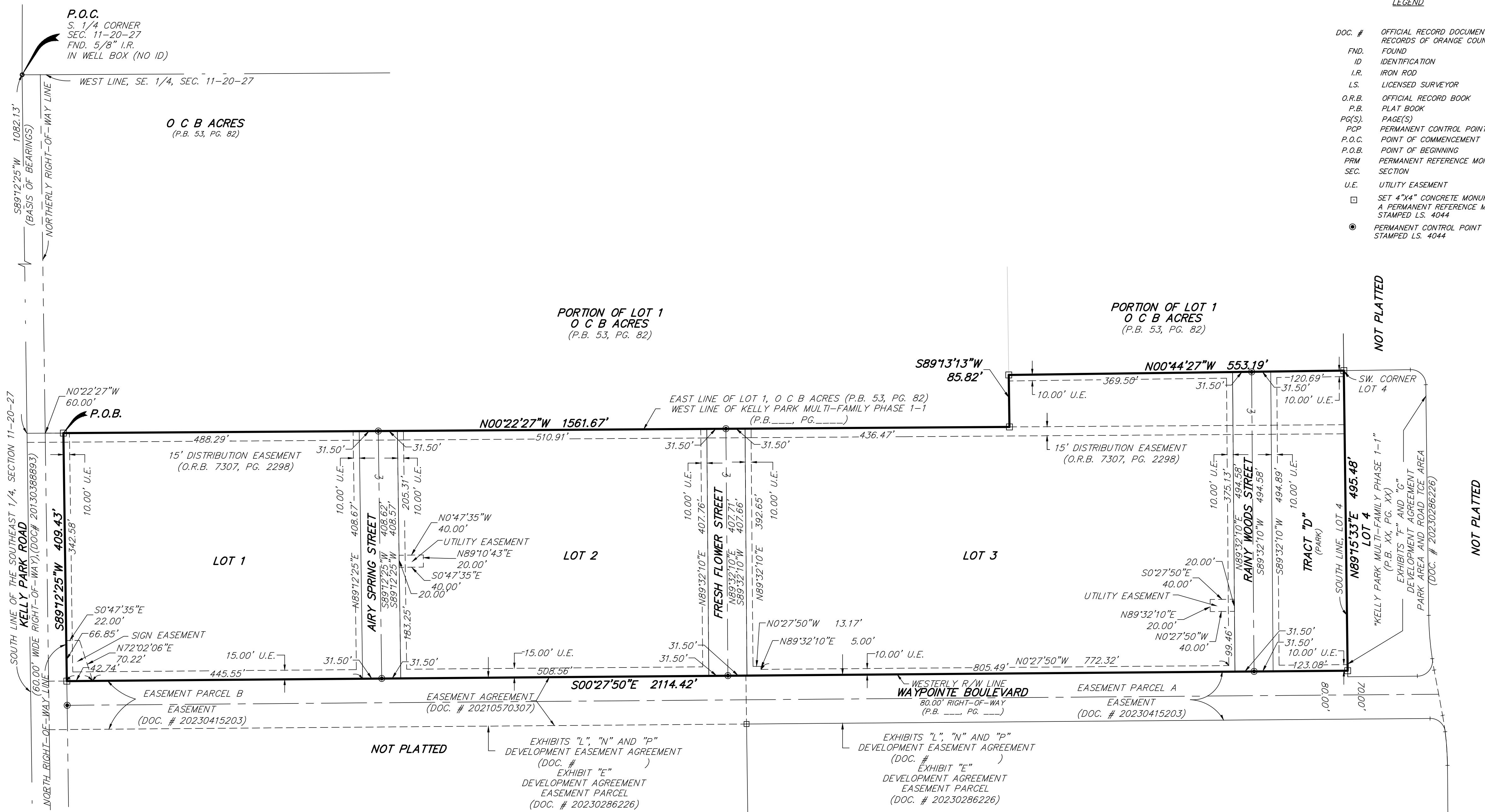
PLAT
BOOK

PAGE



LEGEND

DOC. #	OFFICIAL RECORD DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
FND.	FOUND
ID	IDENTIFICATION
I.R.	IRON ROD
LS.	LICENSED SURVEYOR
O.R.B.	OFFICIAL RECORD BOOK
P.B.	PLAT BOOK
PG(S).	PAGE(S)
PCP	PERMANENT CONTROL POINT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT (PRM)
SEC.	SECTION
U.E.	UTILITY EASEMENT
□	SET 4"x4" CONCRETE MONUMENT A PERMANENT REFERENCE MONUMENT (PRM) STAMPED L.S. 4044
●	PERMANENT CONTROL POINT (PCP) STAMPED L.S. 4044



INDEX
SHEET 1 = COVER SHEET
SHEET 2 = BOUNDARY AND DETAIL SHEET

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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

NOTICE:

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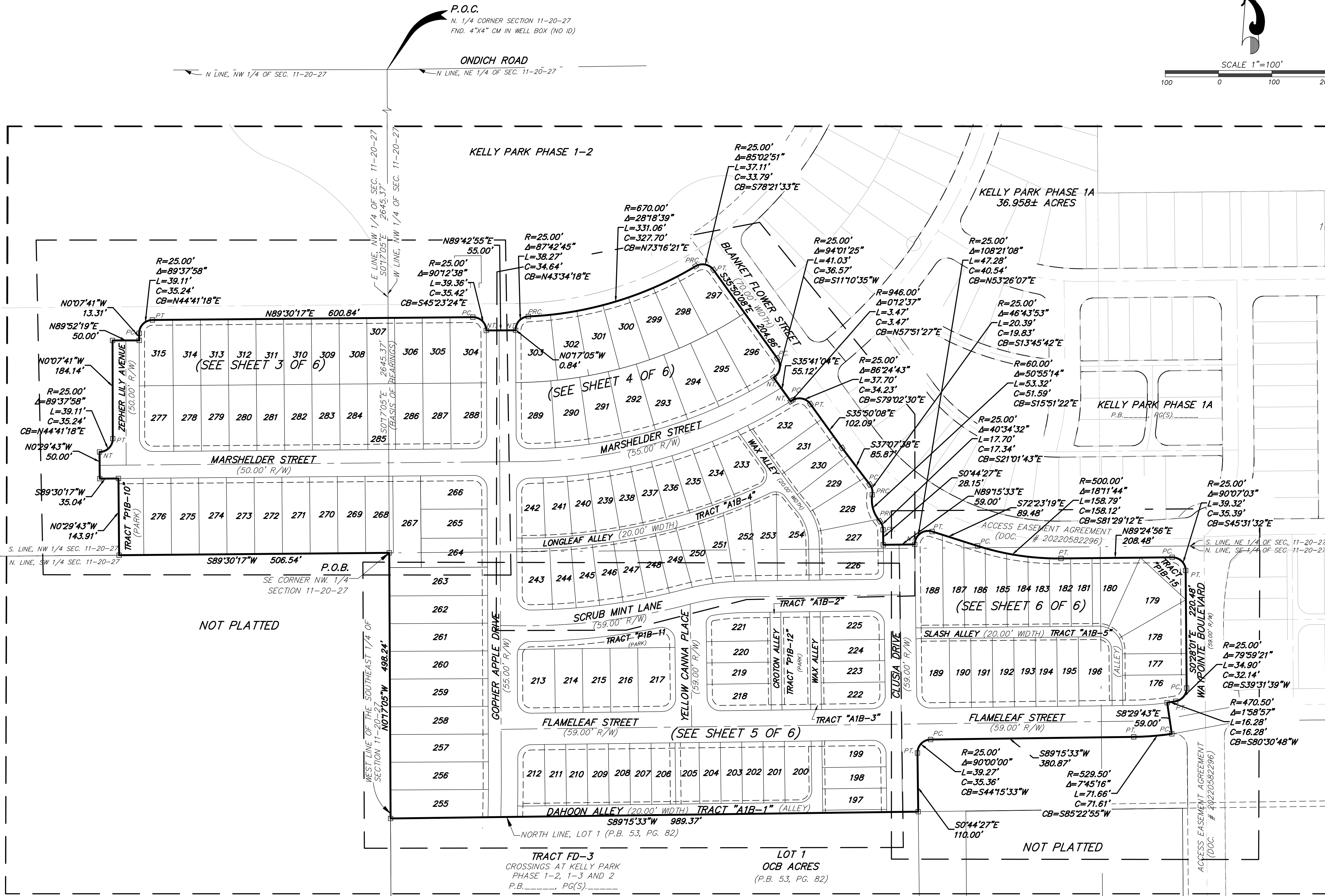
CROSSROADS AT KELLY PARK PHASE 1B

SHEET 2 OF 6

PLAT BOOK

PAGE

A REPLAT OF TRACT FD-1B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, AS RECORDED IN PLAT BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA



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

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CROSSROADS AT KELLY PARK PHASE 1B

SHEET 3 OF 6

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PAGE

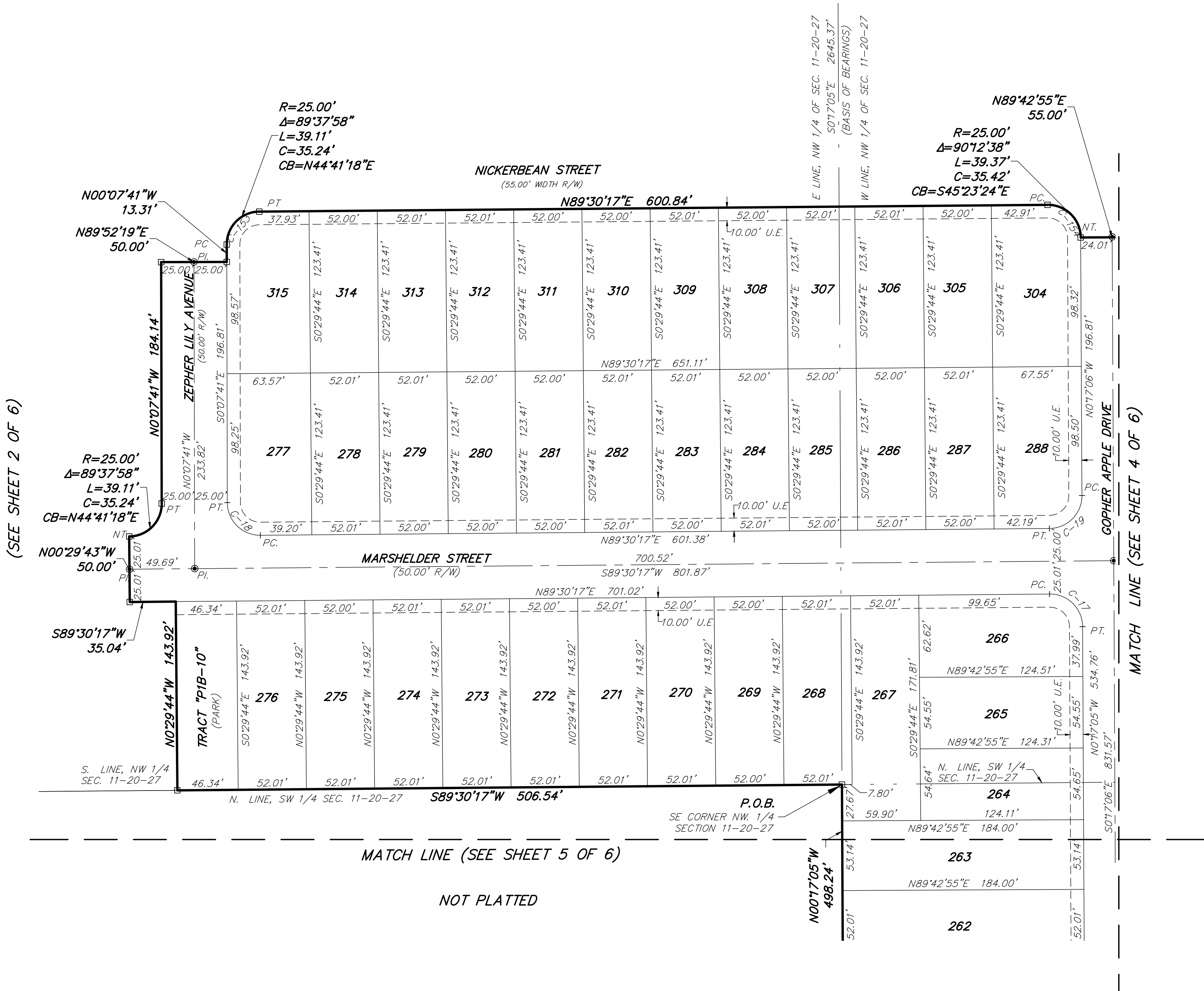
A REPLAT OF TRACT FD-1B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, AS RECORDED
IN PLAT BOOK _____, PAGE(S) _____, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



SCALE 1"=50'

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

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-17	25.00'	90°12'38"	39.36'	35.42'	N45°23'24"W
C-18	25.00'	90°22'02"	39.43'	35.47'	S45°18'42"E
C-19	25.00'	89°47'22"	39.18'	35.29'	N44°36'36"E
C-153	25.00'	89°37'58"	39.11'	35.24'	S44°41'18"W
C-154	25.00'	90°12'38"	39.36'	35.42'	N45°23'24"W



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CROSSROADS AT KELLY PARK PHASE 1B

SHEET 4 OF 6

PLAT BOOK

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CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE
C-3	915.00'	31°25'06"	501.74'	495.48'
C-4	420.00'	13°53'53"	101.88'	101.63'
C-5	1223.00'	16°49'15"	359.05'	357.76'
C-20	25.00'	92°17'32"	40.27'	36.06'
C-21	891.00'	30°58'05"	481.58'	475.74'
C-22	946.00'	31°17'50"	516.74'	510.34'
C-23	25.00'	85°52'16"	37.47'	34.06'
C-24	25.00'	90°22'39"	39.43'	35.47'
C-25	1193.50'	14°07'41"	294.29'	293.55'
C-26	449.50'	14°02'57"	110.22'	109.94'
C-27	15.00'	90°00'00"	23.56'	21.21'
C-58	449.50'	2°12'00"	17.26'	17.26'
C-59	449.50'	5°08'35"	40.35'	40.33'
C-60	449.50'	5°02'34"	39.56'	39.55'
C-61	449.50'	1°39'49"	13.05'	13.05'
C-62	1193.50'	1°30'00"	31.25'	31.24'
C-63	1193.50'	2°07'35"	44.29'	44.29'
C-64	1193.50'	2°07'35"	44.29'	44.29'
C-65	1193.50'	2°07'35"	44.29'	44.29'
C-66	1193.50'	2°07'35"	44.29'	44.29'
C-67	1193.50'	2°07'37"	44.31'	44.30'
C-68	1193.50'	1°59'44"	41.57'	41.57'
C-69	1078.50'	2°54'8"13"	485.71'	481.62'
C-70	23.00'	78°19'31"	31.44'	29.05'
C-71	640.00'	3°11'18"	35.61'	35.61'
C-72	90.00'	39°34'14"	62.16'	60.93'
C-73	23.00'	13°50'07"	5.55'	5.54'
C-74	23.00'	13°50'07"	5.55'	5.54'
C-75	110.00'	39°34'14"	75.97'	74.47'
C-76	110.00'	10°27'59"	20.09'	20.07'
C-77	110.00'	20°44'53"	39.83'	39.62'
C-78	110.00'	8°21'22"	16.04'	16.03'
C-79	620.00'	4°28'34"	48.43'	48.42'
C-80	620.00'	2°13'00"	23.99'	23.99'
C-81	620.00'	2°15'33"	24.45'	24.45'
C-82	23.00'	21°15'29"	8.53'	8.48'
C-83	23.00'	1°31'145"	5.30'	5.29'
C-84	1078.50'	3°00'47"	56.71'	56.71'
C-85	1078.50'	2°07'37"	40.04'	40.03'
C-86	1078.50'	2°07'35"	40.03'	40.02'
C-87	1078.50'	2°07'35"	40.03'	40.02'
C-88	1078.50'	2°07'35"	40.03'	40.02'
C-89	1078.50'	2°07'35"	40.03'	40.02'
C-90	1078.50'	2°07'35"	40.03'	40.02'
C-91	1078.50'	2°18'29"	43.45'	43.44'
C-92	1078.50'	2°39'06"	49.91'	49.91'
C-93	1078.50'	2°47'14"	52.47'	52.46'
C-94	1078.50'	2°17'05"	43.01'	43.00'
C-95	23.00'	29°03'44"	11.67'	11.54'
C-96	23.00'	49°15'47"	19.78'	19.17'
C-97	23.00'	101°04'00"	40.57'	35.51'
C-98	1058.50'	2°50'54"	464.90'	461.18'
C-99	1058.50'	2°43'59"	50.49'	50.48'
C-100	1058.50'	2°26'06"	44.98'	44.98'
C-101	1058.50'	2°26'06"	44.98'	44.98'
C-102	1058.50'	2°26'06"	44.98'	44.98'
C-103	1058.50'	2°26'06"	44.98'	44.98'
C-104	1058.50'	2°26'06"	44.98'	44.98'
C-105	1058.50'	2°26'06"	44.98'	44.98'
C-106	1058.50'	2°26'04"	44.97'	44.97'

CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE
C-107	1058.50'	2°43'38"	50.38'	50.38'
C-108	1058.50'	2°39'38"	49.15'	49.15'
C-109	23.00'	11°52'30"	4.77'	4.76'
C-110	946.00'	1°31'27"	25.16'	25.16'
C-111	946.00'	2°43'38"	45.03'	45.02'
C-112	946.00'	2°26'04"	40.19'	40.19'
C-113	946.00'	2°26'06"	40.20'	40.20'
C-114	946.00'	2°26'06"	40.20'	40.20'
C-115	946.00'	2°26'06"	40.20'	40.20'
C-116	946.00'	2°26'06"	40.20'	40.20'
C-117	946.00'	2°26'06"	40.20'	40.20'
C-118	946.00'	2°26'06"	40.20'	40.20'
C-119	946.00'	3°05'31"	51.05'	51.04'
C-120	946.00'	1°19'35"	21.90'	21.90'
C-121	946.00'	5°47'36"	95.65'	95.61'
C-122	891.00'	3°21'51"	52.32'	52.31'
C-123	891.00'	4°05'30"	63.63'	63.62'
C-124	891.00'	4°05'32"	63.64'	63.62'
C-125	891.00'	4°05'31"	63.63'	63.62'
C-126	891.00'	4°05'31"	63.63'	63.62'
C-127	891.00'	4°05'31"	63.63'	63.62'
C-128	891.00'	4°05'32"	63.64'	63.62'
C-129	891.00'	3°03'07"	47.46'	47.45'
C-130	793.36'	4°44'11"	65.58'	65.57'
C-131	793.36'	3°56'41"	54.62'	54.61'
C-132	793.36'	3°56'19"	54.54'	54.53'
C-133	793.36'	3°56'00"	54.46'	54.45'
C-134	793.36'	3°55'44"	54.40'	54.39'
C-135	793.36'	3°55'31"	54.35'	54.34'
C-136	793.36'	3°55'22"	54.32'	54.31'
C-137	793.36'	4°29'39"	62.23'	62.22'
C-138	793.36'	3°24'28"	45.52'	45.52'
C-139	793.36'	5°47'45"	80.25'	80.22'
C-140	793.36'	4°16'34"	59.21'	59.20'
C-141	793.36'	4°16'34"	59.21'	59.20'
C-142	793.36'	4°16'34"	59.21'	59.20'
C-143	793.36'	4°16'34"	59.21'	59.20'
C-144	793.36'	4°16'35"	59.21'	59.20'
C-145	793.36'	5°38'52"	78.21'	78.17'
C-146	670.00'	3°33'30"	41.61'	41.60'
C-147	670.00'	4°16'35"	50.01'	49.99'
C-148	670.00'	4°16'34"	50.00'	49.99'
C-149	670.00'	4°16'34"	50.00'	49.99'
C-150	670.00'	4°16'34"	50.00'	49.99'
C-151	670.00'	4°16'34"	50.00'	49.99'
C-152	670.00'	3°22'18"	39.43'	39.42'
C-153	25.00'	87°42'45"	38.27'	34.64'
C-154	25.00'	85°02'51"	37.11'	33.79'
C-155	25.00'	94°01'25"	41.03'	36.57'
C-156	25.00'	66°24'43"	37.70'	34.23'
C-157	25.00'	46°43'53"	20.39'	19.83'
C-158	60.00'	46°26'09"	48.63'	47.31'
C-159	60.00'	4°29'05"	4.70'	4.70'
C-160	25.00'	40°34'32"	17.70'	17.34'
C-161	25.00'	108°21'08"	47.28'	40.54'
C-162	25.00'	23°54'29"	10.43'	10.36'
C-163	25.00'	66°28'10"	29.00'	27.40'



LINE TABLE		
LINE #	BEARING	DISTANCE
L-4	N00°44'27"W	66.43'
L-5	N00°44'27"W	66.43'
L-6	N00°44'27"W	19.93'
L-7	N00°44'27"W	46.50'
L-8	N00°44'27"W	40.83'
L-9	N00°44'27"W	37.00'
L-10	N00°44'27"W	49.68'
L-12	N00°7°05"W	1.11'
L-13	N32°17'29"W	28.34'
L-14	N72°23'19"W	20.17'



SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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CROSSROADS AT KELLY PARK PHASE 1B

SHEET 5 OF 6

PLAT BOOK

PAGE

A REPLAT OF TRACT FD-1B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, AS RECORDED IN PLAT BOOK _____, PAGE(S) _____, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA



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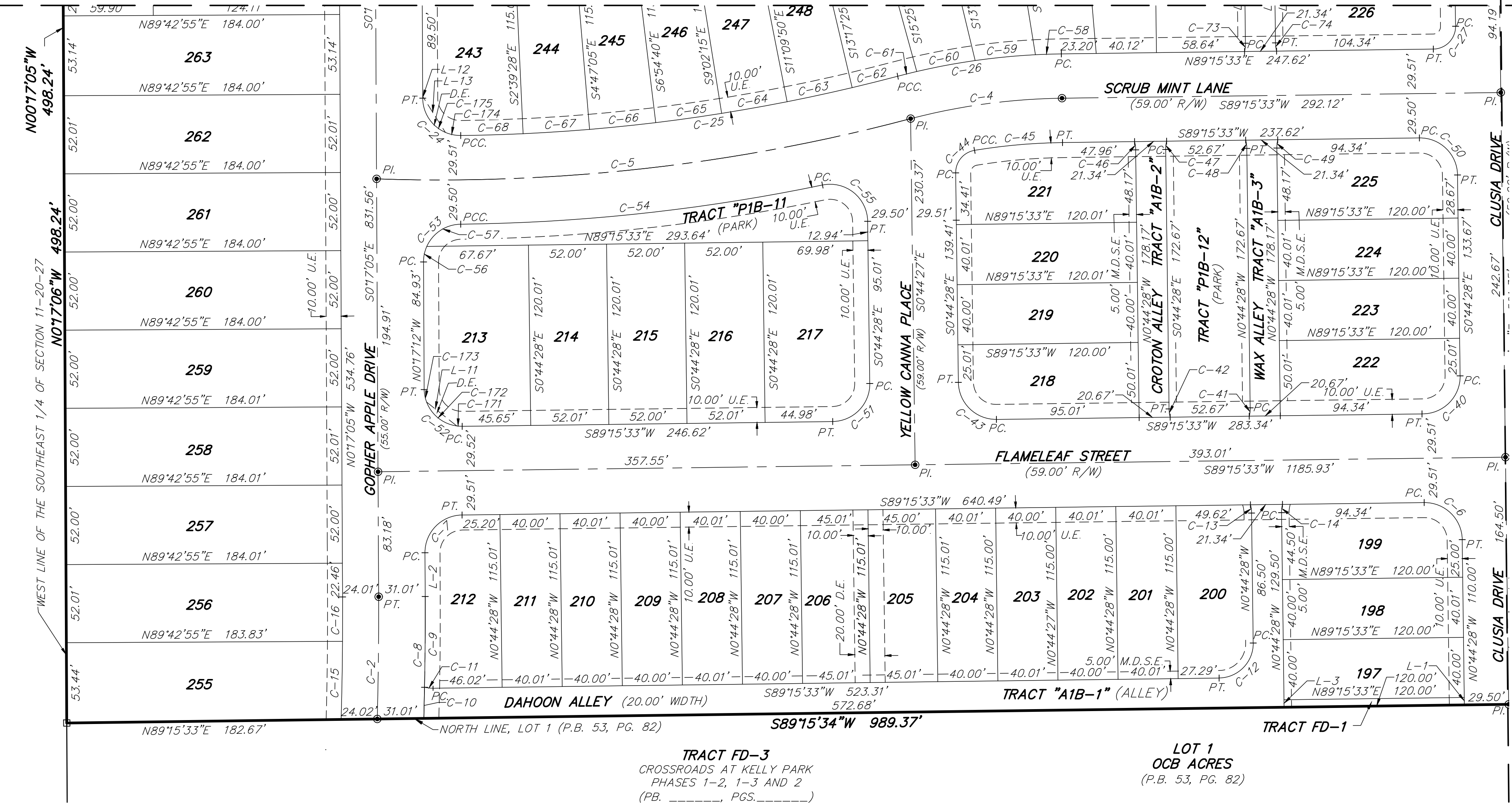
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CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-2	2499.50'	1°51'54"	81.35'	81.35'	N00°38'52"E
C-4	420.00'	13°53'53"	101.88'	101.63'	S82°18'36"W
C-5	1223.00'	16°49'15"	359.05'	357.76'	N83°34'07"E
C-6	25.00'	90°00'00"	39.27'	35.36'	N45°44'27"W
C-7	25.00'	89°32'38"	39.07'	35.21'	S44°29'14"W
C-8	2499.50'	1°51'33"	81.11'	81.10'	N00°38'42"E
C-9	2469.18'	1°24'05"	60.40'	60.39'	N00°24'27"E
C-10	1589.70'	0°44'47"	20.71'	20.71'	N01°20'14"E
C-11	23.00'	14°08'54"	5.68'	5.67'	S83°40'00"E
C-12	23.00'	90°00'00"	36.13'	32.53'	N44°15'33"E
C-13	23.00'	13°50'07"	5.55'	5.54'	N07°39'31"W
C-14	23.00'	13°50'07"	5.55'	5.54'	S06°10'36"W
C-15	2475.50'	1°12'13"	52.00'	52.00'	N01°00'03"E
C-16	2475.50'	0°41'02"	29.55'	29.55'	N00°03'26"E
C-24	25.00'	90°22'39"	39.43'	35.47'	S45°28'24"E
C-25	1193.50'	14°07'41"	294.29'	293.55'	N82°16'26"E
C-26	449.50'	14°02'57"	110.22'	109.94'	S82°14'04"W
C-27	15.00'	90°00'00"	23.56'	21.21'	N44°15'33"E
C-40	25.00'	91°32'39"	39.94'	35.83'	N45°01'21"E
C-41	23.00'	13°50'07"	5.55'	5.54'	N06°10'36"E
C-42	23.00'	13°50'07"	5.55'	5.54'	S07°39'31"E
C-43	25.00'	90°00'00"	39.27'	35.36'	S45°44'27"E
C-44	15.00'	81°21'51"	21.30'	19.56'	S39°56'28"W
C-45	390.50'	8°38'09"	58.86'	58.80'	S84°56'28"W
C-46	23.00'	13°50'07"	5.55'	5.54'	N07°39'31"W
C-47	23.00'	13°50'07"	5.55'	5.54'	S06°10'36"W
C-48	23.00'	13°50'07"	5.55'	5.54'	N07°39'31"W
C-49	23.00'	13°50'07"	5.55'	5.54'	S06°10'36"W
C-50	25.00'	90°00'00"	39.27'	35.36'	N45°44'27"W
C-51	25.00'	90°00'00"	39.27'	35.36'	N44°15'33"E
C-52	25.00'	89°32'07"	39.07'	35.21'	S45°58'24"E
C-53	25.00'	89°39'23"	39.12'	35.25'	S44°32'31"W
C-54	1252.50'	1°10°5'51"	242.60'	242.22'	N83°49'16"E
C-55	25.00'	100°59'12"	44.06'	38.58'	N51°14'03"W
C-56	25.00'	24°19'49"	10.62'	10.54'	S11°52'44"W
C-57	25.00'	65°19'34"	28.50'	26.98'	S56°42'25"W
C-58	449.50'	2°12'00"	17.26'	17.26'	S88°09'33"W
C-59	449.50'	5°08'35"	40.35'	40.33'	S84°29'16"W
C-60	449.50'	5°02'34"	39.56'	39.55'	S79°23'41"W
C-61	449.50'	1°39'49"	13.05'	13.05'	S76°02'30"W
C-62	1193.50'	1°30'00"	31.25'	31.24'	N75°57'35"E
C-63	1193.50'	2°07'35"	44.29'	44.29'	N77°46'23"E
C-64	1193.50'	2°07'35"	44.29'	44.29'	N79°53'58"E
C-65	1193.50'	2°07'35"	44.29'	44.29'	N82°01'33"E
C-66	1193.50'	2°07'35"	44.29'	44.29'	N84°09'08"E
C-67	1193.50'	2°07'37"	44.31'	44.30'	N86°16'44"E
C-68	1193.50'	1°59'44"	41.57'	41.57'	N88°20'24"E
C-73	23.00'	13°50'07"	5.55'	5.54'	N06°10'36"E
C-74	23.00'	13°50'07"	5.55'	5.54'	S07°39'31"E
C-171	25.00'	8°09'42"	3.56'	3.56'	S86°39'37"E
C-172	25.00'	61°54'03"	27.01'	25.71'	S51°37'44"E
C-173	25.00'	19°28'21"	8.50'	8.46'	S10°56'31"E
C-174	25.00'	23°54'29"	10.43'	10.36'	S78°42'29"E
C-175	25.00'	66°28'10"	29.00'	27.40'	S33°31'10"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S00°44'27"E	5.00'
L-2	N00°17'05"W	29.12'
L-3	S00°44'27"E	5.00'
L-11	N51°37'43"W	25.71'
L-12	N00°17'05"W	1.11'
L-13	N32°17'29"W	28.34'

MATCH LINE (SEE SHEET 3 OF 6)

MATCH LINE (SEE SHEET 4 OF 6)



TRACT FD-3
CROSSROADS AT KELLY PARK
PHASES 1-2, 1-3 AND 2
(P.B. _____, P.GS. _____)

LOT 1
OCB ACRES
(P.B. 53, PG. 82)

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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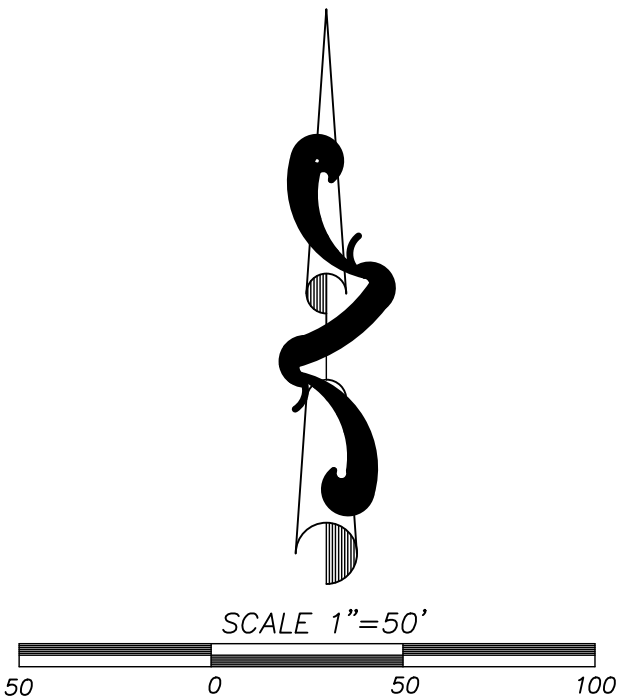
CROSSROADS AT KELLY PARK PHASE 1B

A REPLAT OF TRACT FD-1B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, AS RECORDED IN PLAT BOOK PAGE(S) OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 6 OF 6

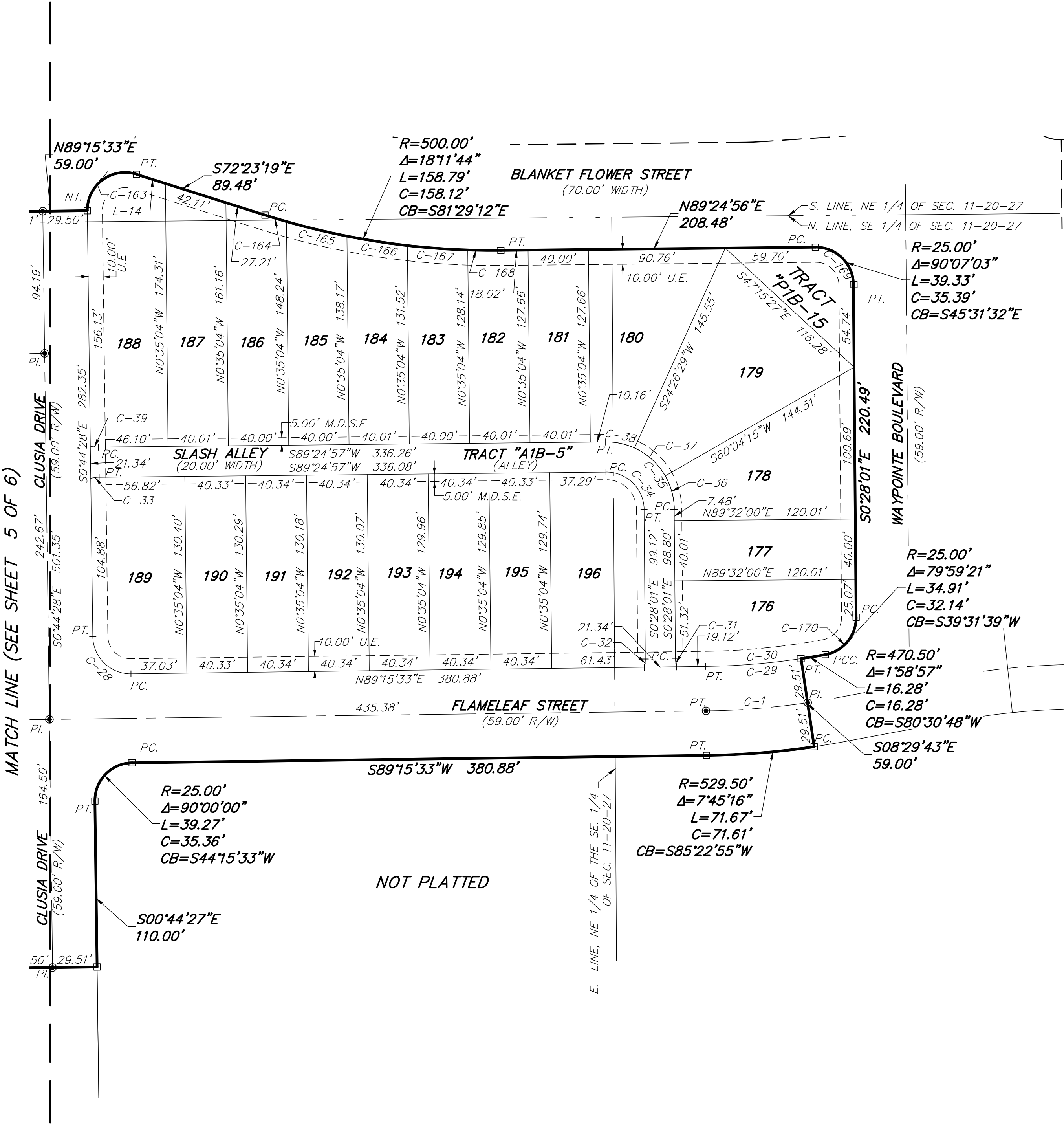
PLAT BOOK

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SHEET 2 = BOUNDARY AND KEY MAP
SHEETS 3-6 = DETAIL SHEETS

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-1	500.00'	7°46'31"	67.85'	67.80'	N85°22'17"E
C-28	25.00'	90°00'00"	39.27'	35.36'	S45°44'27"E
C-29	470.50'	7°45'16"	63.68'	63.63'	N85°22'55"E
C-30	470.50'	9°44'13"	79.96'	79.86'	N84°23'26"E
C-31	23.00'	14°08'16"	5.68'	5.66'	S07°32'09"E
C-32	23.00'	13°33'40"	5.44'	5.43'	N06°18'49"E
C-33	23.00'	13°39'31"	5.62'	5.60'	S82°25'11"W
C-34	25.00'	90°07'03"	39.32'	35.39'	N45°31'32"W
C-35	45.00'	90°07'03"	70.78'	63.70'	N45°31'32"W
C-36	45.00'	29°27'44"	23.14'	22.89'	N15°11'53"W
C-37	45.00'	35°37'46"	27.98'	27.53'	N47°44'38"W
C-38	45.00'	25°01'32"	19.66'	19.50'	N78°04'18"W
C-39	23.00'	13°40'43"	5.49'	5.48'	S83°44'42"E
C-163	25.00'	108°21'08"	47.28'	40.54'	N53°26'07"E
C-164	500.00'	1°41'56"	14.83'	14.83'	S73°14'17"E
C-165	500.00'	4°43'41"	41.26'	41.25'	S76°27'06"E
C-166	500.00'	4°38'53"	40.56'	40.55'	S81°08'23"E
C-167	500.00'	4°36'04"	40.15'	40.14'	S85°45'51"E
C-168	500.00'	2°31'10"	21.99'	21.99'	S89°19'28"E
C-169	25.00'	90°07'03"	39.32'	35.39'	N45°31'32"W
C-170	25.00'	79°59'21"	34.90'	32.14'	N39°31'39"E



SURVEYING AND MAPPING, LLC

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CROSSROADS AT KELLY PARK PHASE 1B

SHEET 3 OF 6

PLAT
BOOK

PAGE

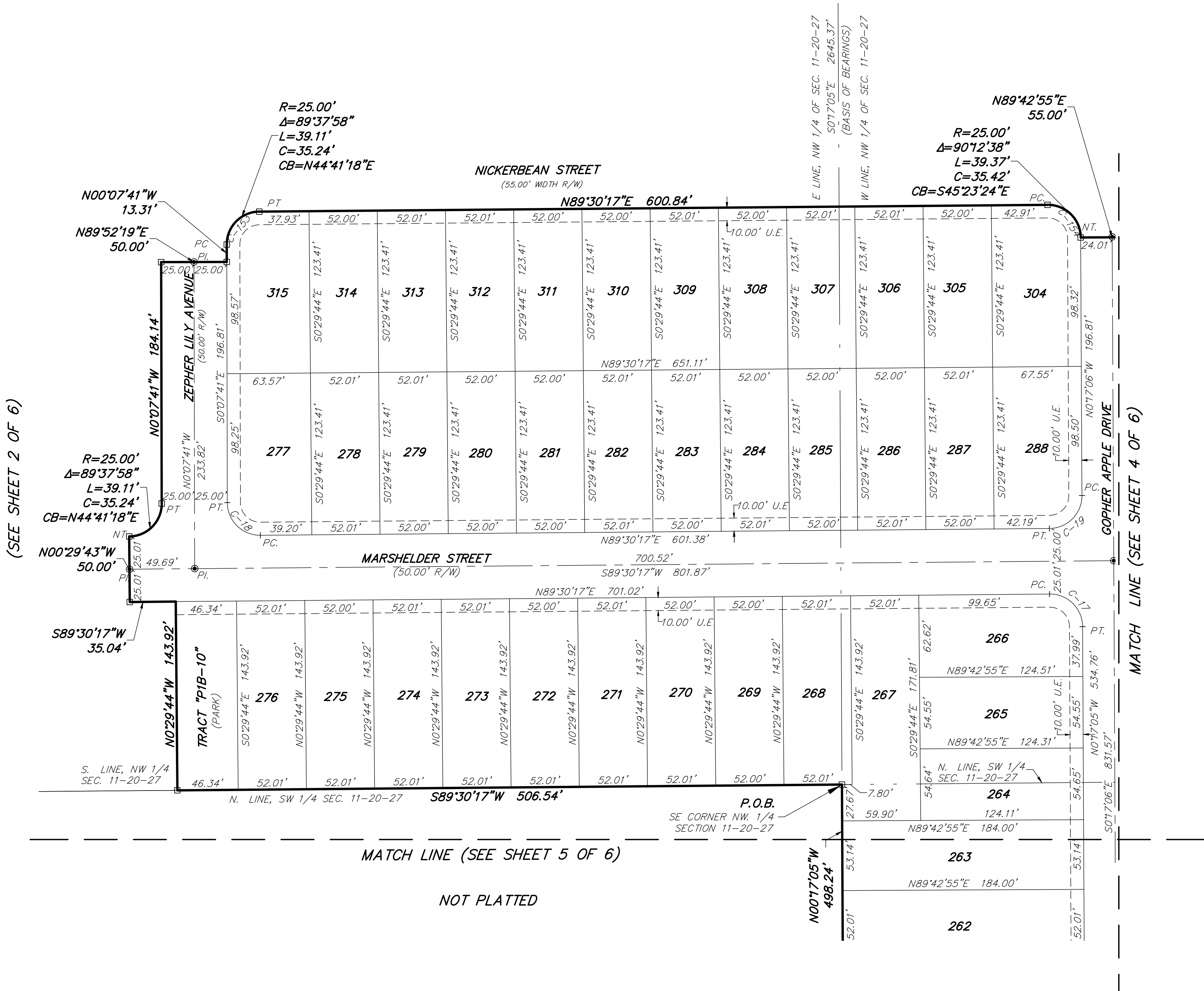
A REPLAT OF TRACT FD-1B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, AS RECORDED
IN PLAT BOOK _____, PAGE(S) _____, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



SCALE 1"=50'

INDEX
SHEET 1 = LEGAL DESCRIPTION, SURVEYOR'S
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CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-17	25.00'	90°12'38"	39.36'	35.42'	N45°23'24"W
C-18	25.00'	90°22'02"	39.43'	35.47'	S45°18'42"E
C-19	25.00'	89°47'22"	39.18'	35.29'	N44°36'36"E
C-153	25.00'	89°37'58"	39.11'	35.24'	S44°41'18"W
C-154	25.00'	90°12'38"	39.36'	35.42'	N45°23'24"W



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PEC

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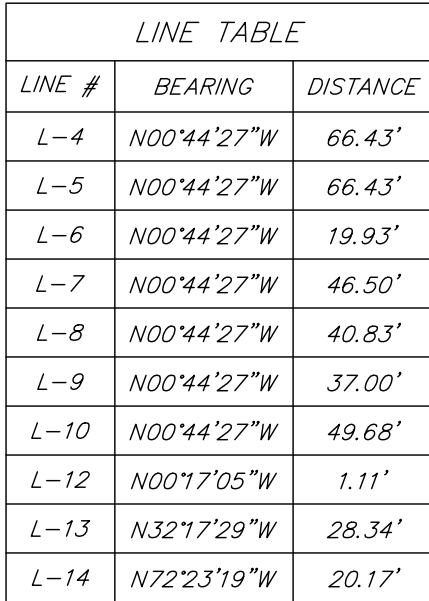
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PAGE

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-107	1058.50'	243°38"	50.38'	50.38'	N86°22'19"E
C-108	1058.50'	2°39'38"	49.15'	49.15'	N89°03'57"E
C-109	23.00'	11°52'30"	4.77'	4.76'	S83°39'59"E
C-110	946.00'	1°31'27"	25.16'	25.16'	N88°29'52"E
C-111	946.00'	2°43'38"	45.03'	45.02'	N86°22'19"E
C-112	946.00'	2°26'04"	40.19'	40.19'	N83°47'28"E
C-113	946.00'	2°26'06"	40.20'	40.20'	N81°21'24"E
C-114	946.00'	2°26'06"	40.20'	40.20'	N78°55'18"E
C-115	946.00'	2°26'06"	40.20'	40.20'	N76°29'12"E
C-116	946.00'	2°26'06"	40.20'	40.20'	N74°03'06"E
C-117	946.00'	2°26'06"	40.20'	40.20'	N71°37'00"E
C-118	946.00'	2°26'06"	40.20'	40.20'	N69°10'54"E
C-119	946.00'	3°05'31"	51.05'	51.04'	N66°25'05"E
C-120	946.00'	1°19'35"	21.90'	21.90'	N64°12'32"E
C-121	946.00'	5°47'36"	95.65'	95.61'	N60°38'56"E
C-122	891.00'	3°21'51"	52.32'	52.31'	N59°52'12"E
C-123	891.00'	4°05'30"	63.63'	63.62'	N63°35'53"E
C-124	891.00'	4°05'32"	63.64'	63.62'	N67°41'24"E
C-125	891.00'	4°05'31"	63.63'	63.62'	N71°46'55"E
C-126	891.00'	4°05'31"	63.63'	63.62'	N75°52'56"E
C-127	891.00'	4°05'31"	63.63'	63.62'	N79°57'57"E
C-128	891.00'	4°05'32"	63.64'	63.62'	N84°03'29"E
C-129	891.00'	3°03'37"	47.46'	47.45'	N87°37'48"E
C-130	793.36'	4°44'11"	65.58'	65.57'	N87°08'59"E
C-131	793.36'	3°56'41"	54.62'	54.61'	N82°48'31"E
C-132	793.36'	3°56'19"	54.54'	54.53'	N78°52'01"E
C-133	793.36'	3°56'00"	54.46'	54.45'	N74°55'51"E
C-134	793.36'	3°55'44"	54.40'	54.39'	N70°59'59"E
C-135	793.36'	3°55'31"	54.35'	54.34'	N67°04'21"E
C-136	793.36'	3°55'22"	54.32'	54.31'	N63°08'55"E
C-137	793.36'	4°29'39"	62.23'	62.22'	N58°56'24"E
C-138	793.36'	3°24°28'	45.52'	45.51'	N57°06'19"E
C-139	793.36'	5°47'45"	80.25'	80.22'	N59°35'27"E
C-140	793.36'	4°16'34"	59.21'	59.20'	N64°37'37"E
C-141	793.36'	4°16'34"	59.21'	59.20'	N68°54'11"E
C-142	793.36'	4°16'34"	59.21'	59.20'	N73°10'45"E
C-143	793.36'	4°16'34"	59.21'	59.20'	N77°27'19"E
C-144	793.36'	4°16'35"	59.21'	59.20'	N81°43'53"E
C-145	793.36'	5°38'52"	78.21'	78.17'	N86°41'37"E
C-146	670.00'	3°33'30"	41.61'	41.60'	N85°38'55"E
C-147	670.00'	4°16'35"	50.01'	49.99'	N81°43'53"E
C-148	670.00'	4°16'34"	50.00'	49.99'	N77°27'19"E
C-149	670.00'	4°16'34"	50.00'	49.99'	N73°10'45"E
C-150	670.00'	4°16'34"	50.00'	49.99'	N68°54'11"E
C-151	670.00'	4°16'34"	50.00'	49.99'	N64°37'37"E
C-152	670.00'	3°22'18"	39.43'	39.42'	N60°48'10"E
C-155	25.00'	8°74°45'	38.22'	34.64'	S43°34'18"W
C-156	25.00'	8°50°51"	37.11'	33.79'	N78°21'33"W
C-157	25.00'	94°01'25"	41.03'	36.57'	N11°10'35"E
C-158	25.00'	86°24'43"	37.70'	34.23'	N79°02'30"W
C-159	25.00'	46°43'53"	20.39'	18.83'	N13°45'42"W
C-160	60.00'	46°26'09"	48.63'	47.31'	S13°36'50"E
C-161	60.00'	4°29'05"	4.70'	4.70'	S39°04°26"E
C-162	25.00'	40°34'32"	17.70'	17.34'	N21°01'43"W
C-163	25.00'	108°21'08"	47.28'	40.54'	N53°26'07"E
C-174	25.00'	2°35'42'29"	10.40'	10.36'	S78°42'29"E
C-175	25.00'	66°28'10"	29.00'	27.40'	S53°31'10"E



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CROSSROADS AT KELLY PARK PHASE 1B

SHEET 5 OF 6

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A REPLAT OF TRACT FD-1B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, AS RECORDED
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LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
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SCALE 1"=50'
50 0 50 100

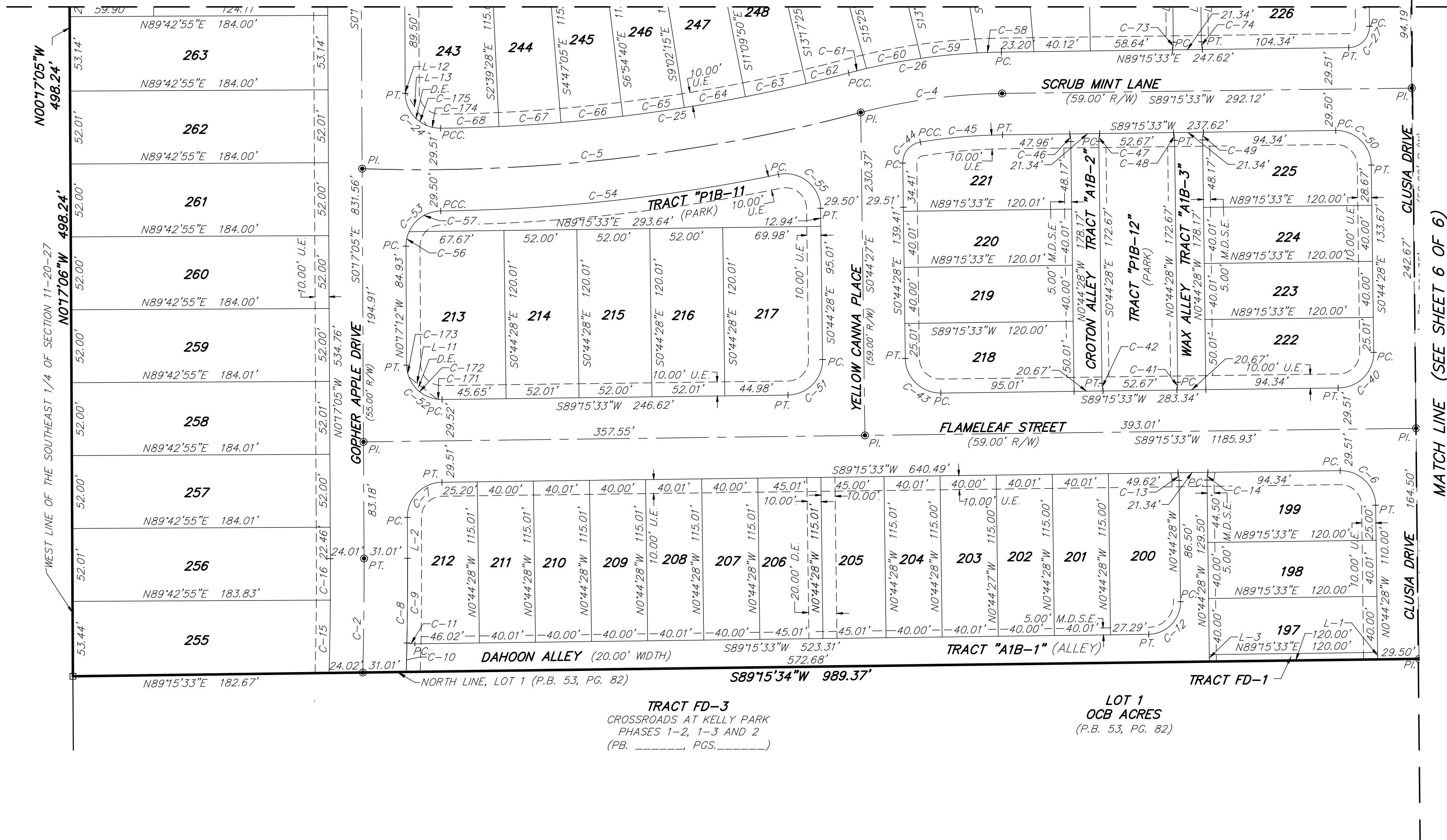
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CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-2	2499.50'	1°51'54"	81.35'	81.35'	N00°38'52"E
C-4	420.00'	13°53'53"	101.88'	101.63'	S82°18'36"W
C-5	1223.00'	16°49'15"	359.05'	357.76'	N83°34'07"E
C-6	25.00'	90°00'00"	39.27'	35.36'	N45°44'27"W
C-7	25.00'	89°32'38"	39.07'	35.21'	S44°29'14"W
C-8	2499.50'	1°51'33"	81.11'	81.10'	N00°38'42"E
C-9	2469.18'	1°24'05"	60.40'	60.39'	N00°24'27"E
C-10	1589.70'	0°44'47"	20.71'	20.71'	N01°20'14"E
C-11	23.00'	14°08'54"	5.68'	5.67'	S83°40'00"E
C-12	23.00'	90°00'00"	36.13'	32.53'	N44°15'33"E
C-13	23.00'	13°50'07"	5.55'	5.54'	N07°39'31"W
C-14	23.00'	13°50'07"	5.55'	5.54'	S06°10'36"W
C-15	2475.50'	1°12'13"	52.00'	52.00'	N01°00'03"E
C-16	2475.50'	0°41'02"	29.55'	29.55'	N00°03'26"E
C-24	25.00'	90°22'39"	39.43'	35.47'	S45°28'24"E
C-25	1193.50'	14°07'41"	294.29'	293.55'	N82°16'26"E
C-26	449.50'	14°02'57"	110.22'	109.94'	S82°14'04"W
C-27	15.00'	90°00'00"	23.56'	21.21'	N44°15'33"E
C-40	25.00'	91°32'39"	39.94'	35.83'	N45°01'21"E
C-41	23.00'	13°50'07"	5.55'	5.54'	N06°10'36"E
C-42	23.00'	13°50'07"	5.55'	5.54'	S07°39'31"E
C-43	25.00'	90°00'00"	39.27'	35.36'	S45°44'27"E
C-44	15.00'	81°21'51"	21.30'	19.56'	S39°56'28"W
C-45	390.50'	8°38'09"	58.86'	58.80'	S84°56'28"W
C-46	23.00'	13°50'07"	5.55'	5.54'	N07°39'31"W
C-47	23.00'	13°50'07"	5.55'	5.54'	S06°10'36"W
C-48	23.00'	13°50'07"	5.55'	5.54'	N07°39'31"W
C-49	23.00'	13°50'07"	5.55'	5.54'	S06°10'36"W
C-50	25.00'	90°00'00"	39.27'	35.36'	N45°44'27"W
C-51	25.00'	90°00'00"	39.27'	35.36'	N44°15'33"E
C-52	25.00'	89°32'07"	39.07'	35.21'	S45°58'24"E
C-53	25.00'	89°39'23"	39.12'	35.25'	S44°32'31"W
C-54	1252.50'	1°10°5'51"	242.60'	242.22'	N83°49'16"E
C-55	25.00'	100°59'12"	44.06'	38.58'	N51°14'03"W
C-56	25.00'	24°19'49"	10.62'	10.54'	S11°52'44"W
C-57	25.00'	65°19'34"	28.50'	26.98'	S56°42'25"W
C-58	449.50'	2°12'00"	17.26'	17.26'	S88°09'33"W
C-59	449.50'	5°08'35"	40.35'	40.33'	S84°29'16"W
C-60	449.50'	5°02'34"	39.56'	39.55'	S79°23'41"W
C-61	449.50'	1°39'49"	13.05'	13.05'	S76°02'30"W
C-62	1193.50'	1°30'00"	31.25'	31.24'	N75°57'35"E
C-63	1193.50'	2°07'35"	44.29'	44.29'	N77°46'23"E
C-64	1193.50'	2°07'35"	44.29'	44.29'	N79°53'58"E
C-65	1193.50'	2°07'35"	44.29'	44.29'	N82°01'33"E
C-66	1193.50'	2°07'35"	44.29'	44.29'	N84°09'08"E
C-67	1193.50'	2°07'37"	44.31'	44.30'	N86°16'44"E
C-68	1193.50'	1°59'44"	41.57'	41.57'	N88°20'24"E
C-73	23.00'	13°50'07"	5.55'	5.54'	N06°10'36"E
C-74	23.00'	13°50'07"	5.55'	5.54'	S07°39'31"E
C-171	25.00'	8°09'42"	3.56'	3.56'	S86°39'37"E
C-172	25.00'	61°54'03"	27.01'	25.71'	S51°37'44"E
C-173	25.00'	19°28'21"	8.50'	8.46'	S10°56'31"E
C-174	25.00'	23°54'29"	10.43'	10.36'	S78°42'29"E
C-175	25.00'	66°28'10"	29.00'	27.40'	S33°31'10"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L-1	S00°44'27"E	5.00'
L-2	N00°17'05"W	29.12'
L-3	S00°44'27"E	5.00'
L-11	N51°37'43"W	25.71'
L-12	N00°17'05"W	1.11'
L-13	N32°17'29"W	28.34'

MATCH LINE (SEE SHEET 3 OF 6)

MATCH LINE (SEE SHEET 4 OF 6)



MATCH LINE (SEE SHEET 6 OF 6)

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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

NOTICE:

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

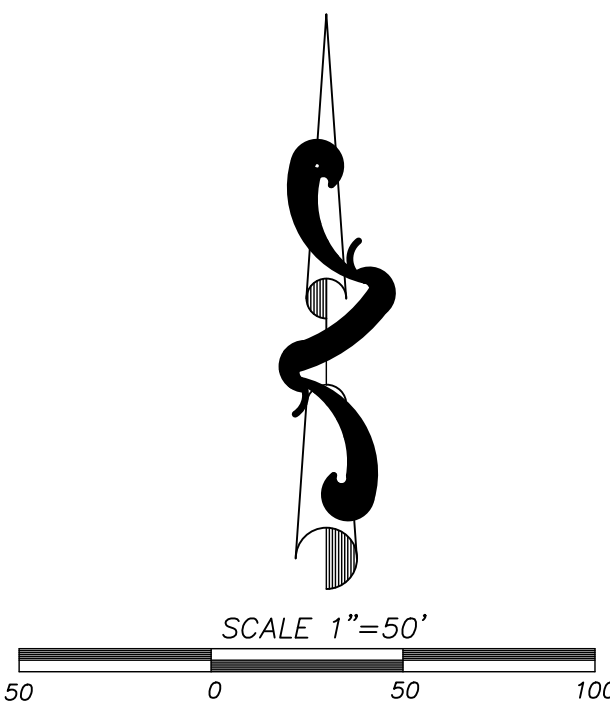
CROSSROADS AT KELLY PARK PHASE 1B

SHEET 6 OF 6

PLAT
BOOK

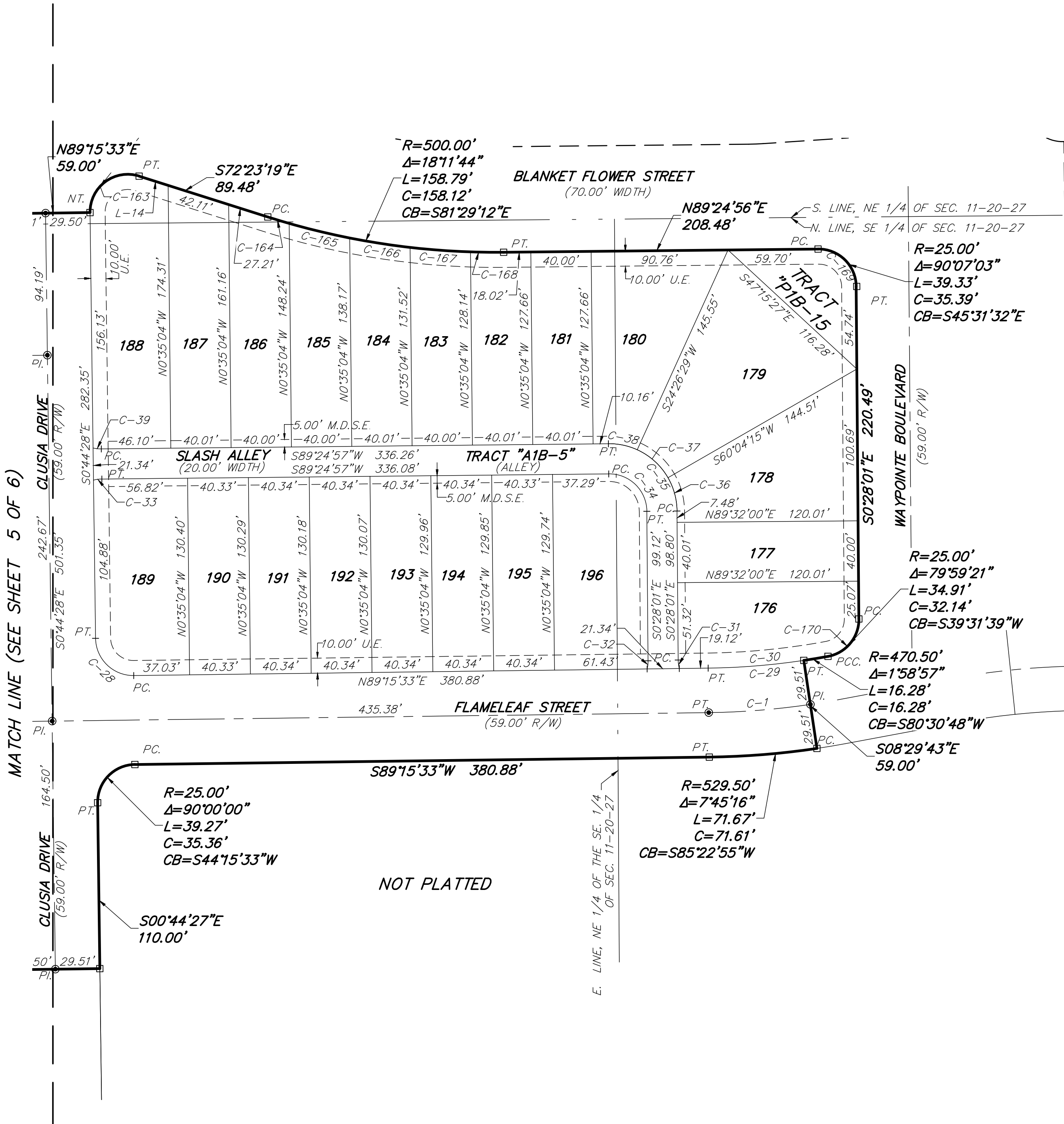
PAGE

A REPLAT OF TRACT FD-1B OF CROSSROADS AT KELLY PARK PHASES 1-2, 1-3 AND 2, AS RECORDED
IN PLAT BOOK _____, PAGE(S) _____, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
LYING IN SECTION 11, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA



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

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD DISTANCE	CHORD BEARING
C-1	500.00'	7°46'31"	67.85'	67.80'	N85°22'17"E
C-28	25.00'	90°00'00"	39.27'	35.36'	S45°44'27"E
C-29	470.50'	7°45'16"	63.68'	63.63'	N85°22'55"E
C-30	470.50'	9°44'13"	79.96'	79.86'	N84°23'26"E
C-31	23.00'	14°08'16"	5.68'	5.66'	S07°32'09"E
C-32	23.00'	13°33'40"	5.44'	5.43'	N06°18'49"E
C-33	23.00'	13°59'31"	5.62'	5.60'	S82°25'11"W
C-34	25.00'	90°07'03"	39.32'	35.39'	N45°31'32"W
C-35	45.00'	90°07'03"	70.78'	63.70'	N45°31'32"W
C-36	45.00'	29°27'44"	23.14'	22.89'	N15°11'53"W
C-37	45.00'	35°37'46"	27.98'	27.53'	N47°44'38"W
C-38	45.00'	25°01'32"	19.66'	19.50'	N78°04'18"W
C-39	23.00'	13°40'43"	5.49'	5.48'	S83°44'42"E
C-163	25.00'	108°21'08"	47.28'	40.54'	N53°26'07"E
C-164	500.00'	1°41'56"	14.83'	14.83'	S73°14'17"E
C-165	500.00'	4°43'41"	41.26'	41.25'	S76°27'06"E
C-166	500.00'	4°38'53"	40.56'	40.55'	S81°08'23"E
C-167	500.00'	4°36'04"	40.15'	40.14'	S85°45'51"E
C-168	500.00'	2°31'10"	21.99'	21.99'	S89°19'28"E
C-169	25.00'	90°07'03"	39.32'	35.39'	N45°31'32"W
C-170	25.00'	79°59'21"	34.90'	32.14'	N39°31'39"E



PEC

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CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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BRONSON PEAK PHASE 2A

SHEET 1 OF 3

REPLATTING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND LYING IN SECTION 17, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT FD-1, ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BOY SCOUT ROAD ACCORDING TO DEED BOOK 338, PAGE 17 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89° 43' 16" WEST ALONG THE SOUTH LINE OF SAID TRACT FD-1 AND SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 880.93 FEET TO THE SOUTHWEST CORNER OF SAID TRACT FD-1 ALSO BEING THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE WITH THE EAST LINE OF THE WEST 433 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN THE FOLLOWING THREE COURSES ALONG THE WESTERLY LINE OF SAID TRACT FD-1: NORTH 02°03'11" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 190.16 FEET TO THE NORTHEAST CORNER OF THE SOUTH 220 FEET OF THE WEST 433 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN SOUTH 89°43'16" WEST ALONG THE NORTH LINE OF SAID SOUTH 220 FEET OF THE WEST 433 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17 FOR A DISTANCE OF 433.36 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17; THENCE RUN NORTH 02° 03' 11" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 154.44 FEET; THENCE DEPARTING SAID WESTERLY LINE OF TRACT FD-1 AND SAID WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17 RUN NORTH 68° 32' 11" EAST FOR A DISTANCE OF 156.59 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF NORTH 10° 52' 16" WEST, AND A CHORD DISTANCE OF 27.57 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21° 11' 05" FOR A DISTANCE OF 27.73 FEET TO A POINT ON A RADIAL LINE; THENCE RUN NORTH 89° 43' 16" EAST FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 00° 15' 45" WEST FOR A DISTANCE OF 95.00 FEET; THENCE RUN NORTH 89° 43' 16" EAST FOR A DISTANCE OF 367.06 FEET; THENCE RUN NORTH 00° 16' 44" WEST FOR A DISTANCE OF 95.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 16° 35' 49" WEST, AND A CHORD DISTANCE OF 14.05 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32° 38' 11" FOR A DISTANCE OF 14.24 FEET TO A POINT ON A RADIAL LINE; THENCE RUN NORTH 57° 05' 05" EAST FOR A DISTANCE OF 58.00 FEET; THENCE RUN NORTH 74° 13' 45" EAST FOR A DISTANCE OF 6.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF NORTH 81° 58' 31" EAST, AND A CHORD DISTANCE OF 26.96 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 29' 31" FOR A DISTANCE OF 27.04 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89° 43' 16" EAST FOR A DISTANCE OF 521.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 23.00 FEET, WITH A CHORD BEARING OF NORTH 73° 59' 48" EAST, AND A CHORD DISTANCE OF 12.47 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31° 26' 56" FOR A DISTANCE OF 12.62 FEET TO A POINT ON THE NON-TANGENT EASTERLY LINE OF AFORESAID TRACT FD-1, BRONSON PEAK PHASE 1A, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FALCONHURST LANE, BRONSON PEAK PHASE 1C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 114, PAGES 9 THROUGH 13 OF AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING COURSES ALONG SAID EASTERLY LINE AND SAID WESTERLY RIGHT-OF-WAY LINE: SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 120.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 39° 54' 30" WEST, AND A CHORD DISTANCE OF 32.26 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80° 22' 27" FOR A DISTANCE OF 35.07 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 55.35 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 67° 46' 44" EAST, AND A CHORD DISTANCE OF 19.13 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00" FOR A DISTANCE OF 19.63 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE AND CONTINUING ALONG AFORESAID EASTERLY LINE OF TRACT FD-1, BRONSON PEAK PHASE 1A, RUN THE FOLLOWING COURSES; NORTH 89° 43' 16" EAST FOR A DISTANCE OF 69.64 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 22° 13' 16" WEST, AND A CHORD DISTANCE OF 19.13 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 00' 00" FOR A DISTANCE OF 220.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 45° 16' 44" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89° 43' 16" EAST FOR A DISTANCE OF 21.82 FEET; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 45° 16' 44" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00° 16' 44" EAST FOR A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

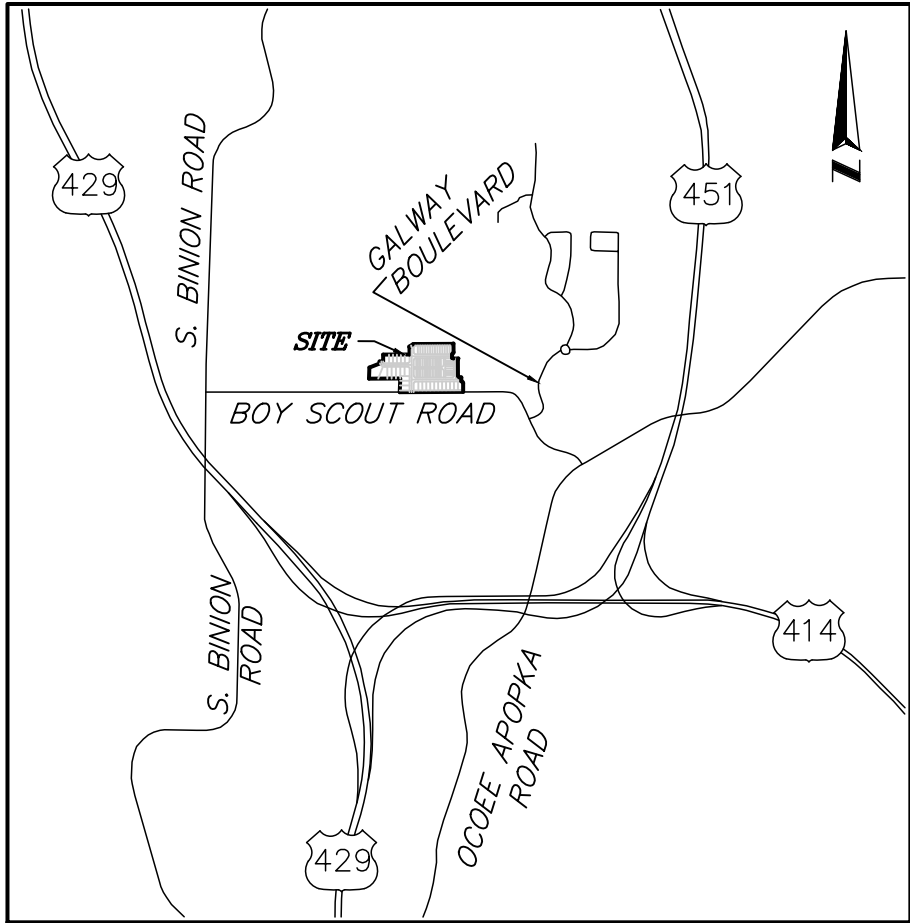
CONTAINS 14.52 ACRES MORE OR LESS

SURVEYOR'S NOTES:

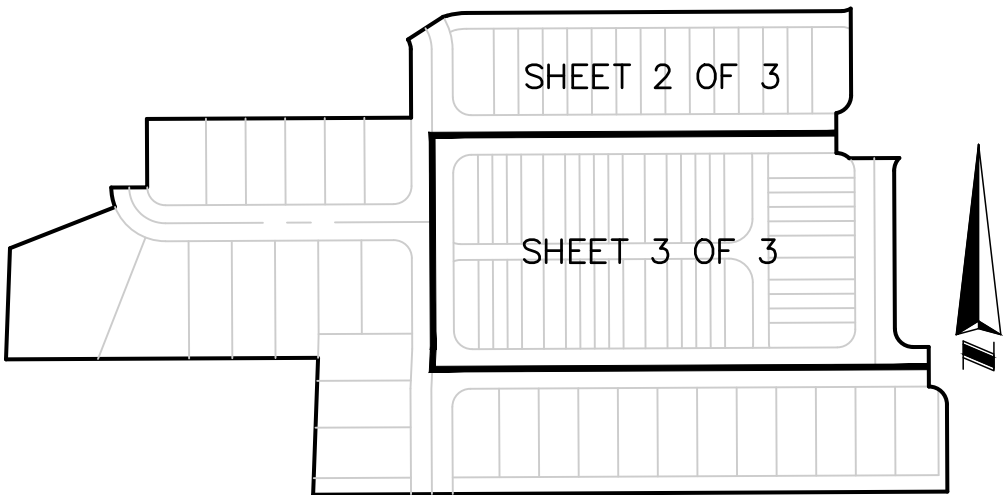
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST, BEING N02°03'11"E.
- ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
- ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- COMMON AREAS, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF BRONSON PEAK (THE DECLARATION), AS RECORDED IN DOCUMENT NUMBER 20230337117, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ANY AMENDMENTS OR SUPPLEMENTS THERETO, ARE TO BE OWNED AND MAINTAINED BY BRONSON PEAK HOMEOWNERS ASSOCIATION, INC. (THE ASSOCIATION).
- TRACTS OS-2 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
- A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS THE STREETS 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.
- PROPERTY IS SUBJECT TO A BLANKET TEMPORARY CONSTRUCTION EASEMENT, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20220341247. SAID EASEMENT WILL TERMINATE AT THE RECORDING OF THIS PLAT.
- PROPERTY IS SUBJECT TO A TEMPORARY NON-EXCLUSIVE ACCESS EASEMENT AGREEMENT TO KELLY W. SHIRLEY, AS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20210770397. EASEMENT SHALL TERMINATE AUTOMATICALLY, WITHOUT THE NECESSITY OF JOINDER OR RELEASE FROM GRANTEE, UPON GRANTOR'S OR ITS SUCCESSOR'S COMPLETION AND DEDICATION OF A PUBLIC RIGHT OF WAY THAT PROVIDES ACCESS TO AND FROM BOY SCOUT ROAD TO THE BENEFITED PROPERTY.
- TRACTS A-2 AND F-2 (ALLEY) ARE COMMON AREAS PER THE DECLARATION AND SHALL BE OWNED BY THE ASSOCIATION AND IS RESERVED FOR THE EXCLUSIVE USE AND BENEFIT OF THE FOLLOWING ENTITIES AND FOR THE FOLLOWING PURPOSES; (I) FOR THE PURPOSE OF EXERCISING ALL POWERS AND RESPONSIBILITIES DELEGATED TO THE ASSOCIATION PURSUANT TO THE DECLARATION (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 OWNER'S GUESTS AND INVITEES, INCLUDING BUT NOT LIMITED TO, POLICE, FIRE AND EMERGENCY MEDICAL SERVICES. ANY ACCESS IMPROVEMENTS AND APPURTENANCES AND RELATED FACILITIES CONSTRUCTED WITHIN ALLEYS A-2 AND F-2 ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE, AND SHALL BE MAINTAINED BY THE ASSOCIATION.
- THIS PLAT IS PART OF A PHASED DEVELOPMENT. THE LOT NUMBERS SHOWN HEREON ARE AS PER THE APPROVED PLANS.
- AREAS OF THE STREETS STRIPED FOR PARKING SHALL BE MAINTAINED BY THE ASSOCIATION.
- THE FENCE EASEMENT SHOWN HEREON IS DEDICATED TO THE ASSOCIATION AND MAINTAINED ACCORDING TO THE DECLARATION.

LEGEND OF SYMBOLS AND ABBREVIATIONS:

P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	N.T.	NON-TANGENT
LB	LICENSED BUSINESS	NR	NON-RADIAL
P.E.	PROFESSIONAL ENGINEER	R	RADIUS
⌄	CENTERLINE	CD	CHORD DISTANCE
CCR#	CERTIFIED CORNER RECORD NUMBER	CB	CHORD BEARING
U.E.	UTILITY EASEMENT	L	ARC LENGTH
D.E.	DRAINAGE EASEMENT	Δ	CENTRAL ANGLE
D.U.E.	DRAINAGE & UTILITY EASEMENT	↶	CHANGE IN DIRECTION
R/W	RIGHT-OF-WAY	PG.(S)	PAGE(S)
■	SET 4" x 4" CONCRETE MONUMENT LB 6723 PERMANENT REFERENCE MONUMENT (P.R.M.)	PB.	PLAT BOOK
▣	RECOVERED 4" x 4" CONCRETE MONUMENT LB 6723 PERMANENT REFERENCE MONUMENT (P.R.M.)	DB.	DEED BOOK
●	SET NAIL & DISK LB 6723 PERMANENT REFERENCE MONUMENT (P.R.M.)	F.E.	FENCE EASEMENT
⦿	SET NAIL & DISK LB 6723 PERMANENT CONTROL POINT (P.C.P.)		
P.I.	POINT OF INTERSECTION		
P.C.	POINT OF CURVATURE		
P.T.	POINT OF TANGENCY		



VICINITY MAP: NOT TO SCALE



KEY MAP (not to scale)

SHEET INDEX
SHEET 1 OF 3 - LEGAL DESCRIPTION, NOTES,
LEGEND & DEDICATION
SHEETS 2 AND 3 OF 3 - BOUNDARY, LOT
AND TRACT GEOMETRY

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QUALIFICATION STATEMENT 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 4-24-2023 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 platted 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 City Of Apopka, Orange County, Florida.

By: _____ Date: _____

James L. Rickman P.S.M. # 5633
Allen & Company
Licensed Business # 6723
16 East Plant Street
Winter Garden, Florida 34787

PLAT BOOK _____ PAGE _____

BRONSON PEAK PHASE 2A
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That DRP FL 5, LLC, a Delaware limited liability company being the owners 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 dedicates the streets, drainage easements and utility easements to the perpetual use of the public.

In witness whereof, the undersigned, DRP FL 5, LLC, a Delaware limited liability company has caused these presents to be executed and acknowledged by its undersigned _____ thereunto duly authorized on this _____ day of _____, 2024.

DRP FL 5, LLC, a Delaware limited liability company
By: DW General Partner, LLC, a Delaware limited liability company, its Manager

By: _____
Print Name: _____
Title: _____

Witnesses:

Print Name: _____

Print Name: _____

Notary Block:

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024 by _____ as _____ of DW General Partner, LLC, a Delaware limited liability company, the Manager of DRP FL 5, LLC, a Delaware limited liability company, on behalf of such company. He/She is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____

Commission Expires: _____

Commission Number: _____

CERTIFICATE OF APPROVAL
BY 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.

Signed: _____ Date _____

Printed Name: Ralph Nieto, P.S.M.
Registration Number 6025

CERTIFICATE OF APPROVAL
BY CITY ENGINEER

Examined and Approved _____
Richard Earp, P.E. Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Municipality

Mayor
Attest: _____
City Clerk

CERTIFICATE OF COUNTY COMPTROLLER

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

on _____ as Document# _____

County Comptroller in and for Orange County, Florida.

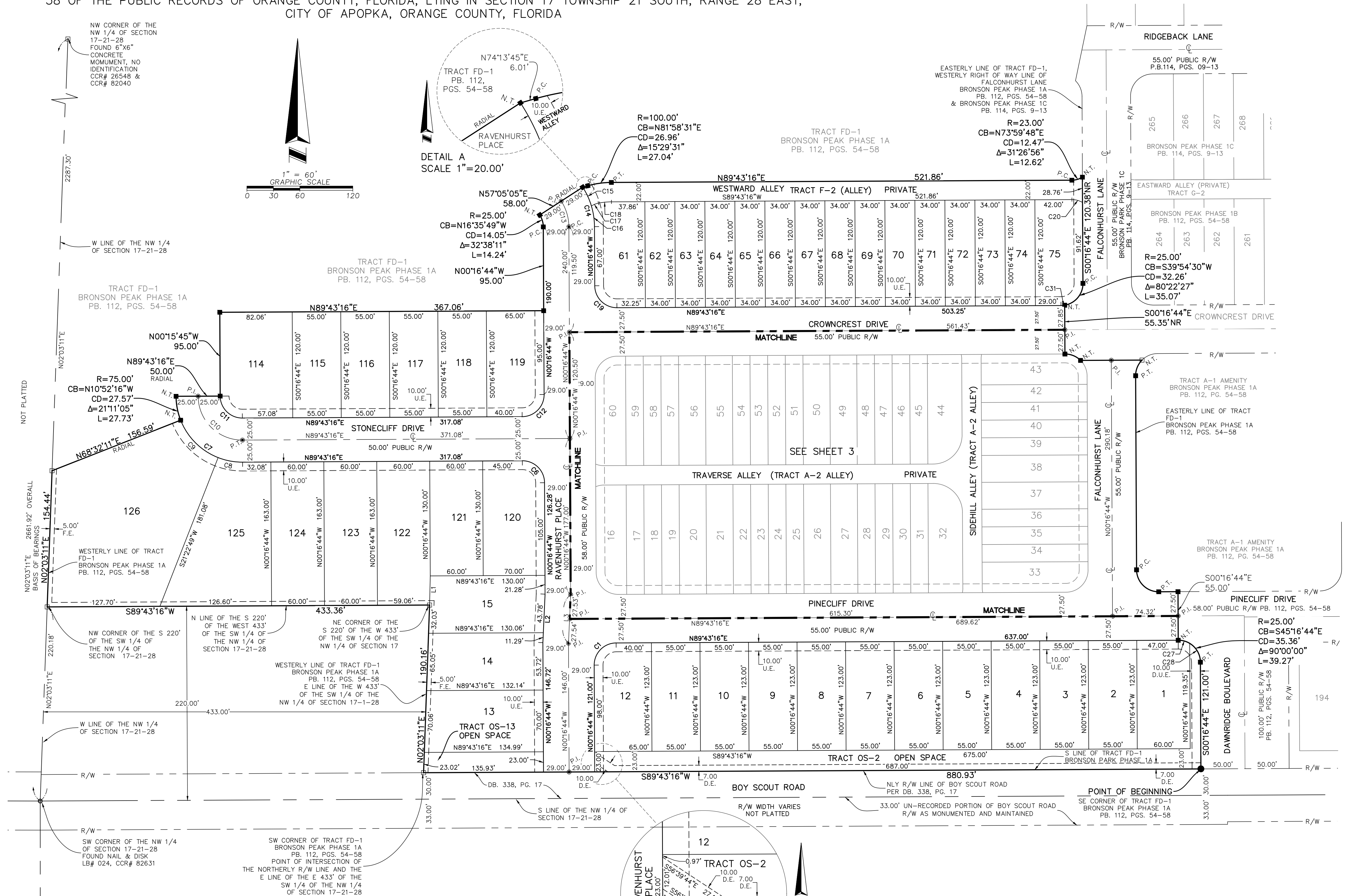
By _____

BRONSON PEAK PHASE 2A

SHEET 2 OF 3

PLAT BOOK ____ PAGE ____

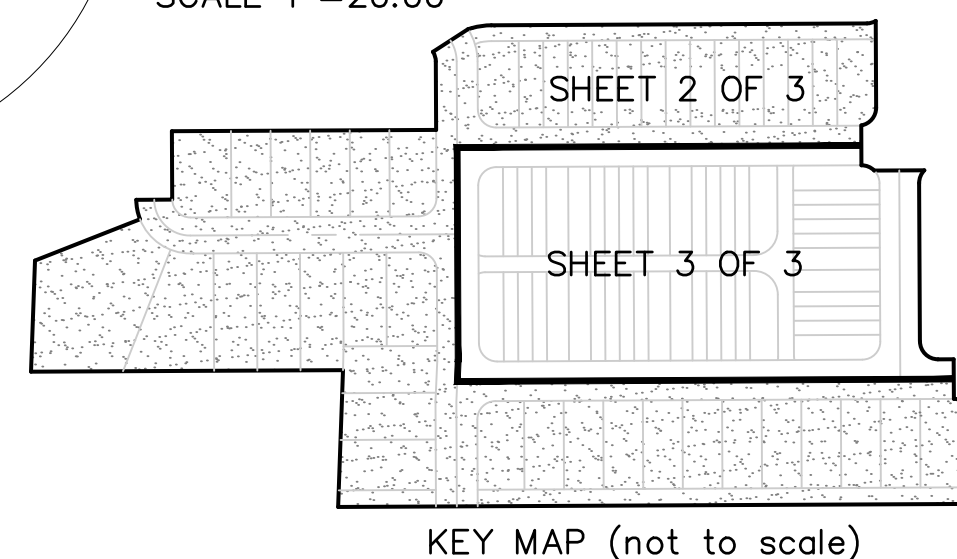
REPLATTING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C1	25.00'	S44°43'16"W	35.36'	090°00'00"
C6	25.00'	N45°16'44"W	35.36'	090°00'00"
C7	75.00'	S55°52'16"E	84.76'	068°48'55"
C8	75.00'	S79°26'57"E	28.18'	021°39'32"
C9	75.00'	S45°02'30"E	60.00'	047°09'23"
C10	50.00'	S45°16'44"E	70.71'	090°00'00"
C11	25.00'	S45°16'44"E	35.36'	090°00'00"
C12	25.00'	N44°43'16"E	35.36'	090°00'00"
C13	54.00'	N16°35'49"W	30.34'	032°38'11"
C14	83.00'	N16°35'49"W	46.64'	032°38'11"

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C15	83.00'	N24°47'06"W	23.48'	016°15'37"
C16	83.00'	N08°28'01"W	23.64'	016°22'33"
C17	23.00'	S68°00'40"W	8.63'	021°38'04"
C18	78.00'	S84°16'29"W	14.81'	010°53'34"
C19	25.00'	S45°16'44"E	35.36'	090°00'00"
C20	23.00'	N74°33'15"W	12.47'	031°26'56"
C27	25.00'	N74°36'46"W	13.50'	031°19'56"
C28	25.00'	N29°36'46"W	24.49'	058°40'04"
C31	25.00'	N84°54'30"E	4.20'	009°37'33"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S01°21'40"W	33.01'
L2	N02°35'06"E	55.07'
L3	N02°35'06"E	55.07'



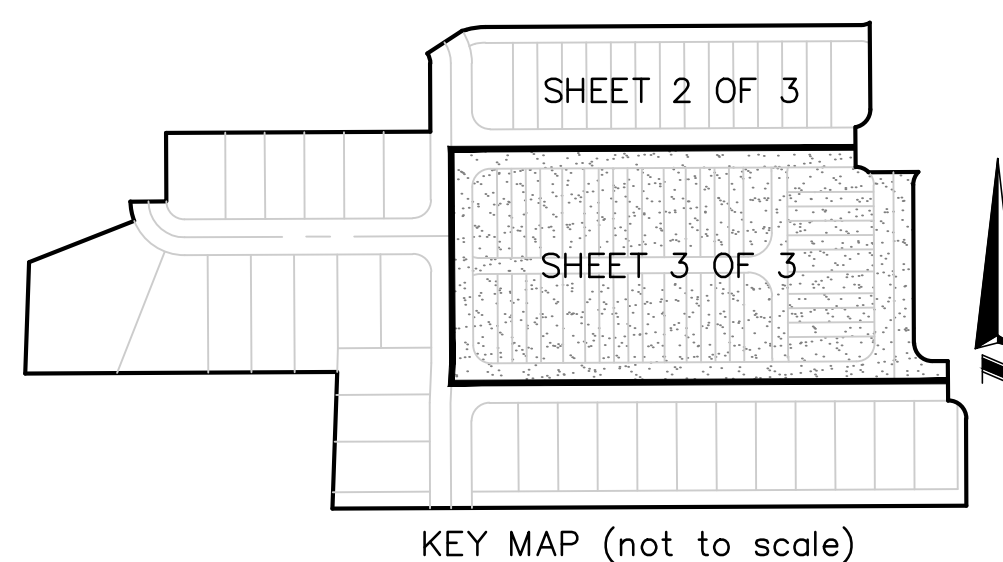
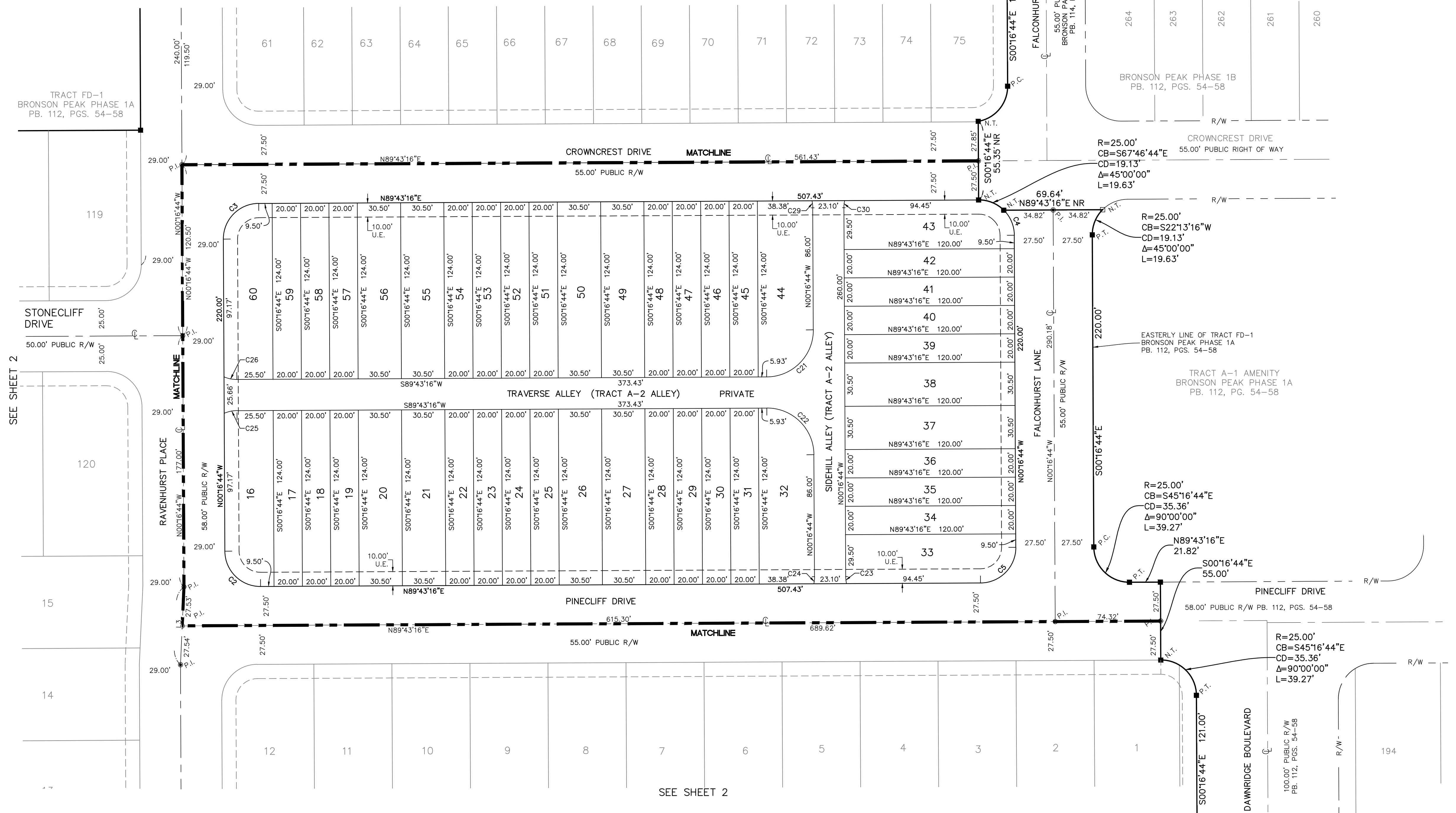
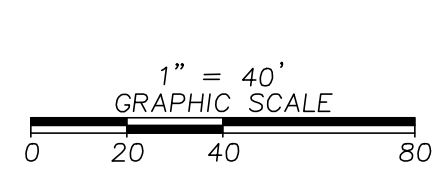
SHEET INDEX
SHEET 1 OF 3 - LEGAL DESCRIPTION, NOTES,
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AND TRACT GEOMETRY



BRONSON PEAK PHASE 2A

REPLATTING A PORTION OF TRACT FD-1, BRONSON PEAK PHASE 1A AS RECORDED IN PLAT BOOK 112, PAGES 54 THROUGH 58 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 17 TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 3 PLAT BOOK ____ PAGE ____



KEY MAP (not to scale)

CURVE TABLE				
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA
C2	25.00'	S45°16'44"E	35.36'	090°00'00"
C3	25.00'	S44°43'16"W	35.36'	090°00'00"
C4	25.00'	N22°46'44"W	19.13'	045°00'00"
C5	25.00'	N44°43'16"E	35.36'	090°00'00"
C21	33.00'	N44°43'16"E	46.67'	090°00'00"
C22	33.00'	N45°16'44"W	46.67'	090°00'00"
C23	23.00'	S06°33'24"E	5.03'	012°33'21"
C24	23.00'	N05°59'57"E	5.03'	012°33'21"
C25	23.00'	S78°12'12"W	9.18'	023°02'08"
C26	23.00'	S78°45'39"E	9.18'	023°02'08"
C29	23.00'	N06°33'25"W	5.03'	012°33'20"
C30	23.00'	S05°59'57"W	5.03'	012°33'20"

LINE TABLE		
LINE	BEARING	LENGTH
L3	N02°35'06"E	55.07'

SHEET INDEX
SHEET 1 OF 3 - LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION
SHEETS 2 AND 3 OF 3 - BOUNDARY, LOT AND TRACT GEOMETRY

ALLEN & COMPANY
Founded in 1988

SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355 LB#6723

PARK VIEW PRESERVE PHASE 2

A REPLAT OF TRACT FD-1, PARK VIEW PRESERVE PHASE 1
RECORDED IN PLAT BOOK 109, PAGES 109 THROUGH 115
SECTION 24, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SURVEYOR'S NOTES:

- (1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 EAST ZONE. THE MONUMENTED CENTERLINE OF KINGS CANYON DRIVE, AS RECORDED IN PLAT BOOK 109, PAGES 109 THROUGH 115, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING SOUTH 00°17'49" EAST.
- (2) —■— DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 4" X 4" CONCRETE MONUMENT STAMPED PRM. L.S. # 4044, UNLESS OTHERWISE NOTED.
- (3) —●— DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED PCP L.S. # 4044.
- (4) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- (5) ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
- (6) TRACTS A AND B (OPEN SPACE) CONSTITUTES COMMON PROPERTY AS DEFINED IN THE COMMUNITY DECLARATION RECORDED SEPTEMBER 14, 2022 IN OFFICIAL RECORDS INSTRUMENT NO. 20220563423 AND 20220563424, AND RE-RECORDED SEPTEMBER 14, 2023 IN OFFICIAL RECORDS INSTRUMENT NO. 2022063904, AND ARE OWNED AND MAINTAINED BY THE PARK VIEW PRESERVE HOMEOWNER'S ASSOCIATION, INC. ("ASSOCIATION").
- (7) TRACT RD-1 (RIGHT-OF-WAY) IDENTIFIED AS KINGS CANYON DRIVE, VOYAGEURS COURT, AND ISLE ROYALE PLACE, SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.

LEGAL DESCRIPTION

TRACT FD-1, PARK VIEW PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 109 THROUGH 115, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA AND CONTAINS 18.637 ACRES MORE OR LESS.

INDEX KEY

SHEET 1COVER SHEET
SHEET 2.....DETAIL SHEET NORTH SIDE
SHEET 3.....DETAIL SHEET SOUTH SIDE

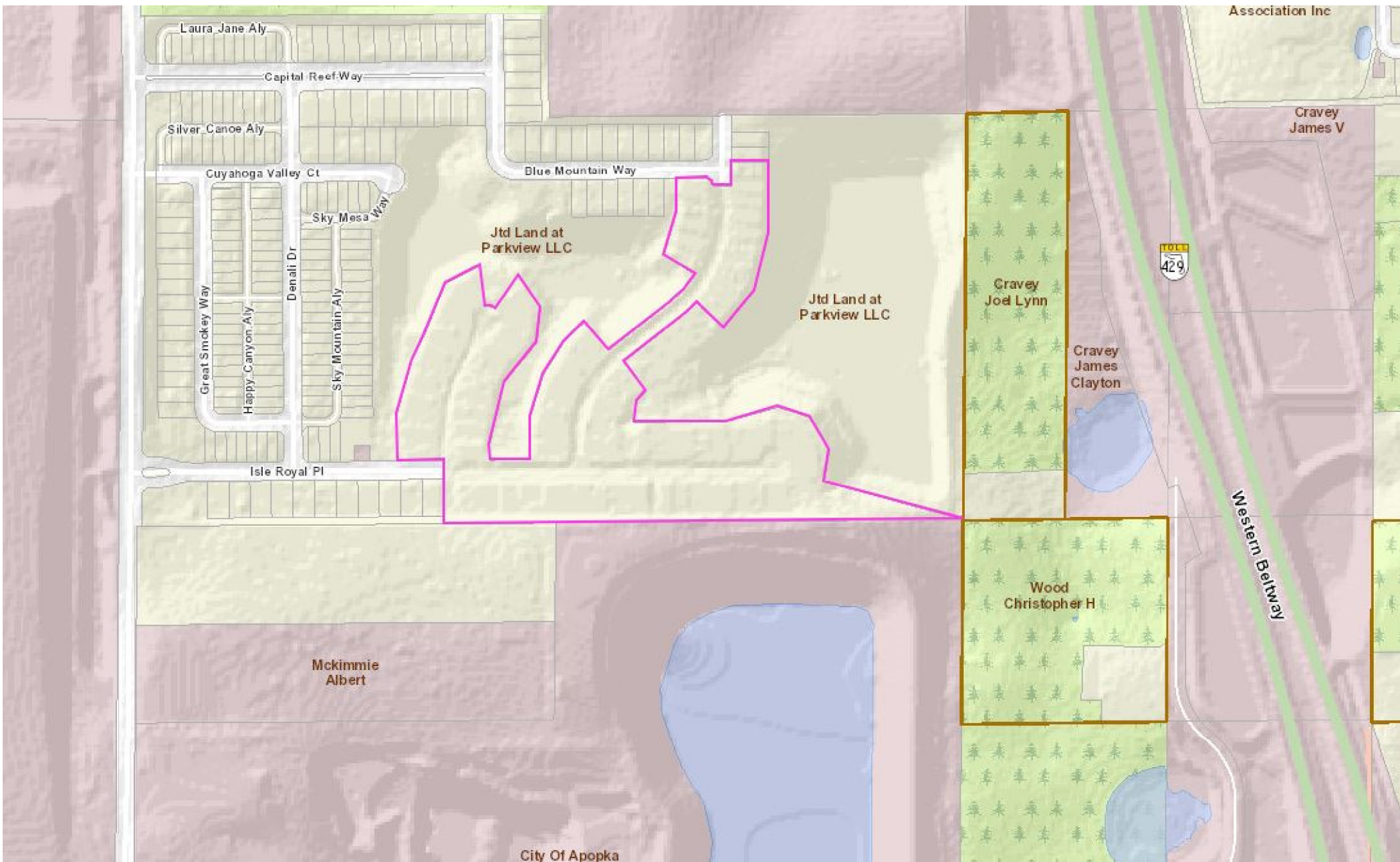
LEGEND

- P.O.C. — POINT OF COMMENCEMENT
P.O.B. — POINT OF BEGINNING
O.R.B. — OFFICIAL RECORDS BOOK
PG.(S) — PAGE(S)
ID. — IDENTIFICATION
C.C.R. — CERTIFIED CORNER RECORD
R/W — RIGHT-OF-WAY
L.S. — LICENSED SURVEYOR
L.B. — LICENSED BUSINESS
P.R.M. — PERMANENT REFERENCE MONUMENT
C.M. — CONCRETE MONUMENT
U.E. — UTILITY EASEMENT
P.C. — POINT OF CURVATURE
P.T. — POINT OF TANGENCY
P.B. — PLAT BOOK
(N.R.) — NON-RADIAL
P.I. — POINT OF INTERSECTION

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.



VICINITY MAP
NOT TO SCALE

PLAT
BOOK

PAGE

PARK VIEW PRESERVE PHASE 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that JTD Land at Parkview, LLC, a Florida limited liability company, being the owner in fee simple of all the lands described in the foregoing caption to this plat, hereby dedicates and conveys said land and plat for the uses and purposes therein expressed and dedicates an access easement over Tract RD-1 a/k/a Kings Canyon Drive, Voyageurs Court, and Isle Royale Place, utility easements and drainage easements shown herein to the perpetual use of the public.

Tract RD-1, a/k/a Kings Canyon Drive, Voyageurs Court, and Isle Royale Place, are hereby dedicated in fee simple to the City of Apopka without any restriction whatsoever. City ownership of the tracts and rights-of-way and any improvements thereon vests upon approval of this Plat by the City Council of the City of Apopka.

Recording of this Plat shall act as conveyance to the City of Apopka and no further instrument shall be necessary to vest fee simple title in the County as aforementioned.

IN WITNESS WHEREOF, JTD LAND AT PARKVIEW, LLC, a Florida limited liability company, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this ____ day of _____, 2024.

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

JTD LAND AT PARKVIEW, LLC
a Florida limited liability company

Print Name: _____
(Witness)

By: _____
Craig Harris
Manager

Print Name: _____
(Witness)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this ____ day of _____, 2024, by _____ as Manager of JTD LAND AT PARKVIEW, LLC, a Florida limited liability company, such person [] is personally known to me or [] has produced _____ as identification.

Signature of person taking acknowledgement _____

Print Name: _____

Notary Public — State of Florida

Commission No.: _____

My Commission Expires: _____

CERTIFICATE OF SURVEYOR AND MAPPER

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

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

Date _____
LS 4044 _____
Surveyor's Registration Number _____
LB 7808 _____
Certificate of Authorization Number _____
PEC — Surveying and Mapping, LLC
2100 Alafaya Trail, Suite 203, Oviedo, Florida, 32765

CERTIFICATE OF APPROVAL BY REVIEWING SURVEYOR

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

Signed: _____
Printed name: _____
Registration Number _____ Date _____

CERTIFICATE OF APPROVAL BY
APOPKA PLANNING COMMISSION

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

BY: _____
Chairman

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on _____, 2024 the City Council of the City of Apopka approved the foregoing plat.

BY: _____
Bryan Nelson, Mayor of the City of Apopka

Attest: _____
Susan M. Bone, City Clerk

CERTIFICATE OF APPROVAL BY CITY ENGINEER

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

BY: _____
Richard W. Earp, City Engineer

CERTIFICATE OF COUNTY COMPTROLLER

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

Comptroller in and for Orange County, Florida Document No. _____

BY: _____

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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

PARK VIEW PRESERVE PHASE 2

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SHEET 2 OF 3

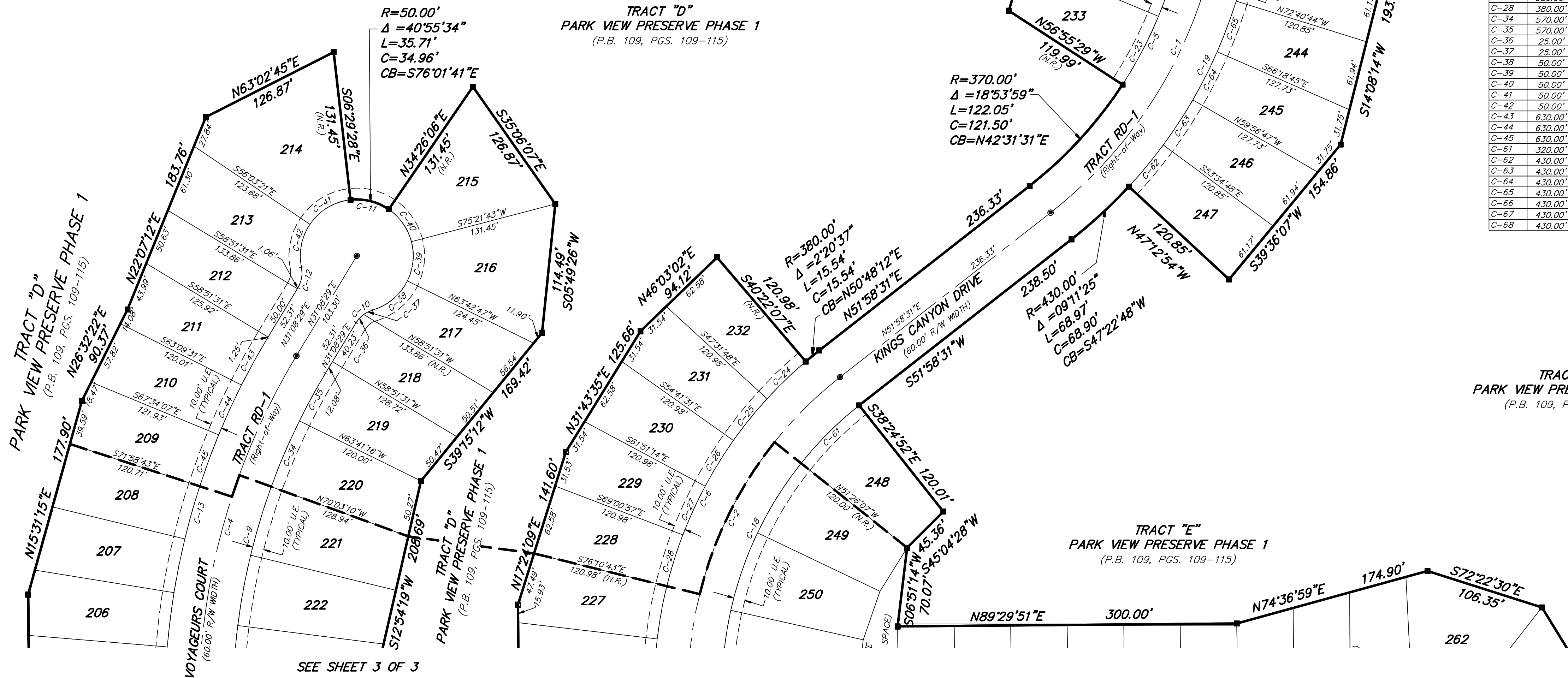
PLAT
BOOK

PAGE



SCALE 1"=60'
60 0 60 120

CURVE	CURVE TABLE				CH. BEARING
	RADIUS	DELTA	LENGTH	CHORD	
C-1	400.00'	52°16'20"	364.93'	352.40'	S29°50'21"W
C-2	350.00'	52°28'40"	320.57'	309.48'	S25°44'11"W
C-4	600.00'	31°38'38"	331.37'	327.18'	N15°19'10"E
C-5	370.00'	52°16'20"	337.56'	325.97'	S25°50'21"W
C-6	380.00'	52°28'40"	348.05'	336.01'	S25°44'11"W
C-9	570.00'	31°38'38"	314.81'	310.82'	N15°19'10"E
C-10	25.00'	42°50'00"	18.69'	18.26'	N52°33'29"E
C-11	50.00'	265°40'01"	231.84'	73.33'	N58°51'31"W
C-12	25.00'	42°50'00"	18.69'	18.26'	S09°43'29"W
C-13	630.00'	31°38'38"	347.94'	343.54'	S15°19'10"W
C-18	320.00'	52°05'24"	290.93'	281.01'	N25°32'33"E
C-19	430.00'	52°16'20"	392.30'	378.83'	N25°50'21"E
C-20	370.00'	01°32'28"	9.95'	9.95'	S00°28'25"W
C-21	370.00'	10°36'42"	68.53'	68.43'	S06°33'00"W
C-22	370.00'	10°36'42"	68.53'	68.43'	S17°09'42"W
C-23	370.00'	10°36'36"	68.51'	68.42'	S27°46'21"W
C-24	380.00'	07°09'44"	47.50'	47.47'	S46°03'04"W
C-25	380.00'	07°09'43"	47.50'	47.47'	S38°53'21"W
C-26	380.00'	07°08'43"	47.50'	47.47'	S31°43'58"W
C-27	380.00'	07°09'43"	47.50'	47.47'	S24°33'55"W
C-28	380.00'	07°09'43"	47.50'	47.47'	S17°24'12"W
C-34	570.00'	06°21'55"	63.32'	63.29'	N23°07'47"E
C-35	570.00'	04°49'45"	48.04'	48.03'	N28°43'37"E
C-36	25.00'	23°00'57"	10.04'	9.98'	N42°38'58"E
C-37	25.00'	19°49'04"	8.65'	8.60'	N64°03'58"E
C-38	50.00'	47°41'17"	41.62'	40.42'	N50°07'51"E
C-39	50.00'	40°55'50"	35.71'	34.96'	N05°49'28"E
C-40	50.00'	40°55'20"	35.71'	34.96'	N35°05'57"W
C-41	50.00'	49°34'04"	43.26'	41.92'	S58°43'41"W
C-42	50.00'	45°38'11"	39.83'	38.78'	S11°07'34"W
C-43	630.00'	04°18'01"	47.28'	47.27'	S28°59'29"W
C-44	630.00'	04°24'36"	48.49'	48.48'	S24°38'11"W
C-45	630.00'	04°24'36"	48.49'	48.48'	S20°13'35"W
C-61	320.00'	13°01'20"	72.73'	72.57'	N45°04'35"E
C-62	430.00'	06°22'00"	47.78'	47.76'	N39°36'12"E
C-63	430.00'	06°21'59"	47.78'	47.75'	N33°14'13"E
C-64	430.00'	06°21'59"	47.78'	47.75'	N26°52'14"E
C-65	430.00'	06°21'59"	47.78'	47.75'	N20°30'16"E
C-66	430.00'	06°21'59"	47.78'	47.75'	N14°08'17"E
C-67	430.00'	06°21'53"	47.77'	47.74'	N07°46'21"E
C-68	430.00'	04°53'14"	36.68'	36.67'	N02°08'48"E



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SHEET 3DETAIL SHEET SOUTH SIDE

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

PARK VIEW PRESERVE PHASE 2

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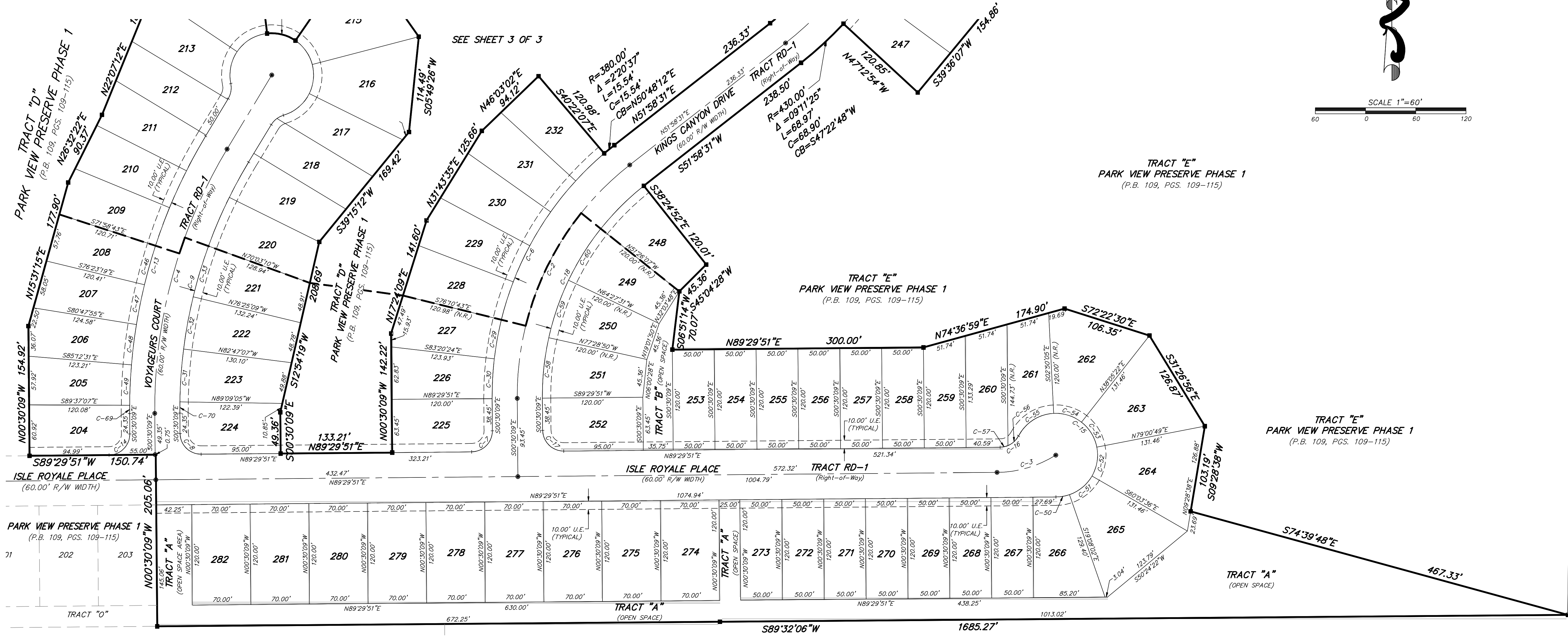
SHEET 3 OF 3

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SCALE 1"=60'
60 0 60 120



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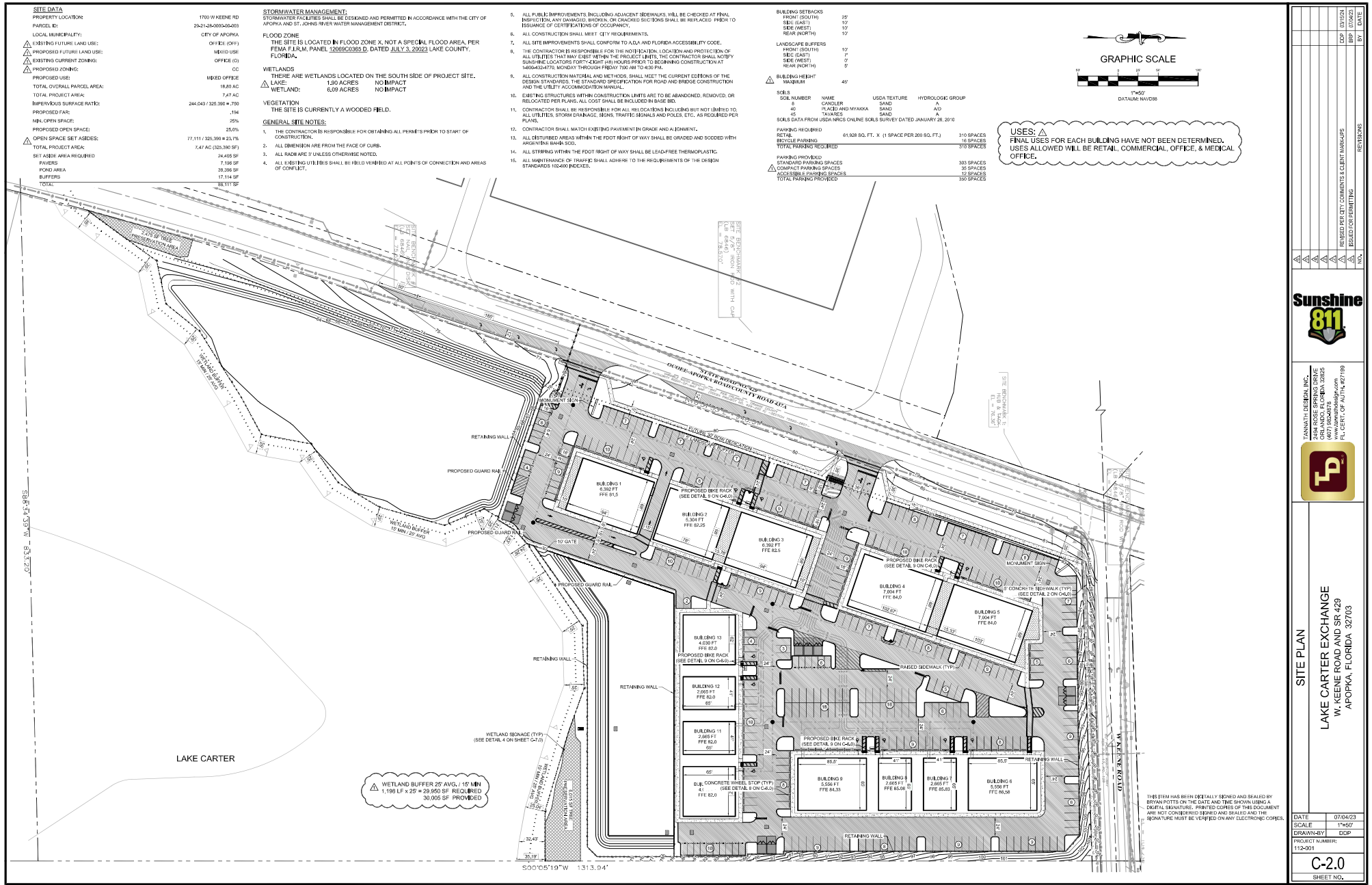
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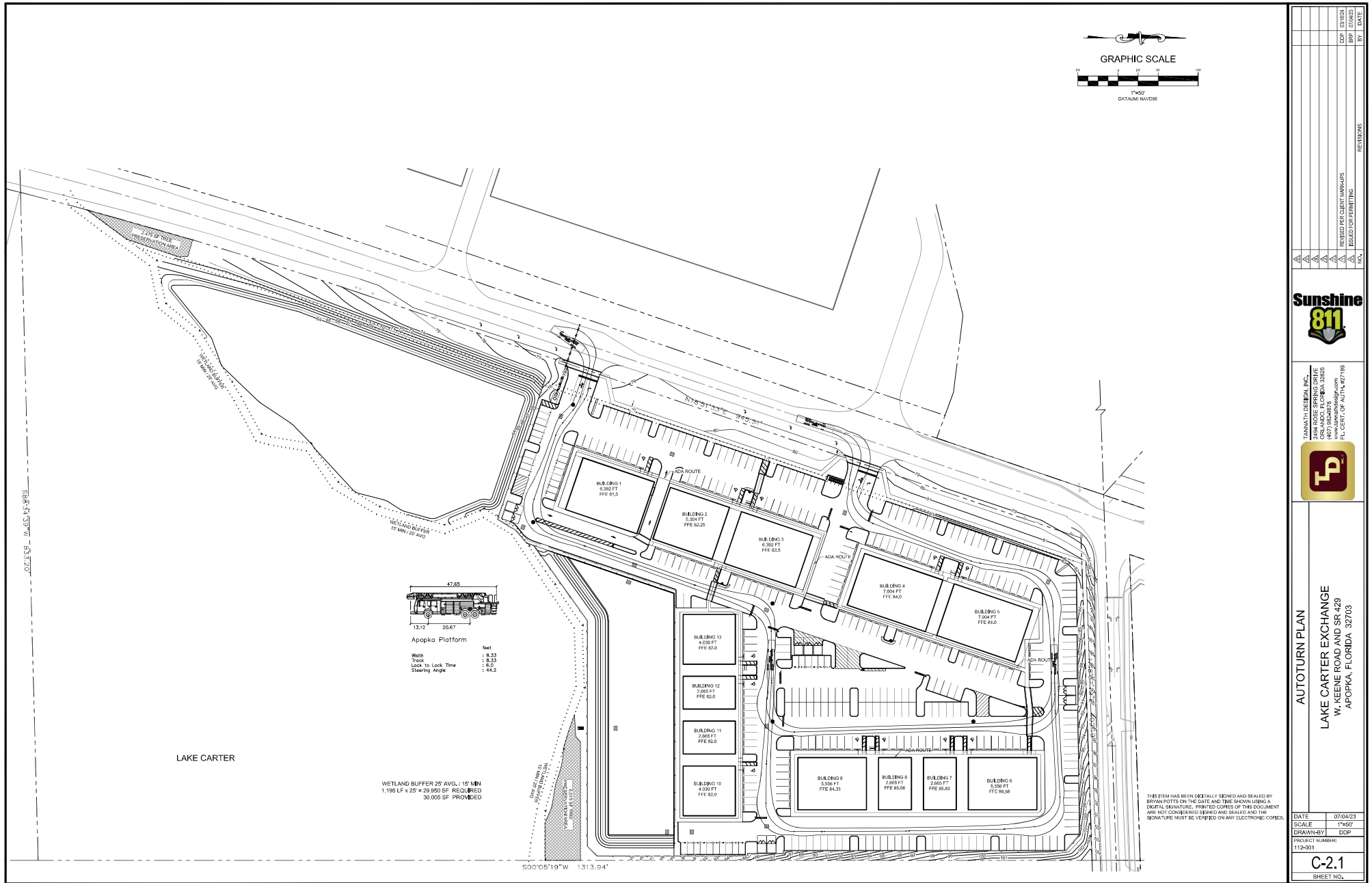
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C-2	350.00'	52°28'40"	320.57'	309.48'
C-3	133.72'	31°44'26"	74.08'	73.14'
C-4	600.00'	31°38'38"	331.37'	327.18'
C-6	380.00'	52°28'40"	348.05'	336.01'
C-7	25.00'	90°00'00"	39.27'	35.36'
C-8	25.00'	90°00'00"	39.27'	35.36'
C-9	570.00'	31°38'38"	314.81'	310.82'
C-13	630.00'	31°38'38"	347.94'	343.54'
C-14	25.00'	90°00'00"	39.27'	35.36'
C-15	50.00'	242°24'49"	211.55'	85.53'
C-16	25.00'	62°10'53"	27.13'	25.82'
C-17	25.00'	90°00'00"	39.27'	35.36'
C-18	320.00'	52°05'24"	290.93'	281.01'
C-29	380.00'	07°09'44"	47.80'	47.47'
C-30	380.00'	07°09'45"	47.50'	47.47'
C-31	570.00'	06°21'58"	63.33'	63.30'
C-32	570.00'	06°21'58"	63.33'	63.30'
C-33	570.00'	06°21'58"	63.33'	63.30'
C-46	630.00'	04°24'36"	48.49'	48.48'
C-47	630.00'	04°24'36"	48.49'	48.48'
C-48	630.00'	04°24'36"	48.49'	48.48'
C-49	630.00'	04°24'36"	48.49'	48.48'
C-50	50.00'	18°51'49"	16.46'	16.39'
C-51	50.00'	40°55'34"	35.71'	34.96'
C-52	50.00'	40°55'35"	35.72'	34.96'
C-53	50.00'	40°55'27"	35.71'	34.96'
C-54	50.00'	40°55'28"	35.71'	34.96'
C-55	50.00'	59°50'57"	52.23'	48.89'
C-56	25.00'	40°03'38"	17.48'	17.13'
C-57	25.00'	22°07'16"	9.65'	9.59'
C-58	320.00'	13°01'22"	72.73'	72.58'
C-59	320.00'	13°01'19"	72.73'	72.57'
C-60	320.00'	13°01'23"	72.73'	72.58'
C-69	630.00'	00°53'02"	9.72'	9.72'
C-70	570.00'	01°21'04"	13.44'	13.44'

1700 W. KEENE ROAD
APOPKA, FLORIDA 32703

Parcel ID #

C-0.0



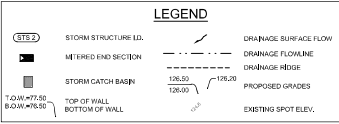


NO.	REVISIONS	BY	DATE
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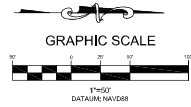
AUTOTURN PLAN
LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703



PAVING AND DRAINAGE NOTES

1. THE ENTITY THAT WILL OWN, OPERATE, AND MAINTAIN THE STORM SEWER SHOWN ON THESE PLANS IS LOCATED. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THE PERMITS OBTAINED.
2. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF SUFFICIENT QUANTITIES, THERE IS NO IMPLICATION THAT EXISTING BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPORT FILL NEEDED, OR FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE, AND ALL OTHER RETAINMENT AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL REPAIR ALL COSTS ASSOCIATED WITH TESTING AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF COMPACTION FROM THE TESTING COMPANY.
4. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED GRADING. BUT BEAT AWARE, ADEQUACY OF EXISTING MATERIALS AS FILL, GRADING REQUIREMENTS, CLEAN FILL REQUIRED FROM OWNER AND MATERIALS TO BE OBTAINED OF OFF-SITE, ALL OF WHICH WILL AFFECT HIS PRICING, ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INDENTICAL TO THE CONTRACT, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL, PRIOR TO N.J.C. TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEERS WHEN ALL WORK IS Laid OUT (SURVEY STAKES), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED, A TREE REMOVAL PERMIT IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR.
7. ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBER, OR OTHER UNSUITABLE MATTER.
8. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT CHUTE LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (NONROADWAY) FILL, STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF MUCK IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE.
9. FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-99. ALL OTHER AREAS ARE TO BE COMPACTED TO AT LEAST 95% MAXIMUM DENSITY AS SPECIFIED IN AASHTO T-99. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 17 LIFTS. PRIOR TO SOIL REPORT FOR ADDITIONAL INFORMATION, THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER WITH ALL PAVING AND FILLING TESTING RESULTS, RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTOR PAY REQUEST SUBMITTAL.
10. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRAD THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTOURS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER A MINIMUM OF FORTY-EIGHT HOURS PRIOR TO COMMENCEMENT OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.
11. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III WITH RUBBER GASKET JOINTS. RCP SHALL CONFORM TO FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 941. RUBBER GASKETS SHALL CONFORM TO SECTION 942.

12. ALL OTHER RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FOOT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND FOOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).
13. ALL PPE CALL OUTS ARE MEASURED CENTERLINE TO CENTERLINE FOR MANHOLES AND INLETS.
14. ALL CHUTE AREAS DESTROYED BY THE CONSTRUCTION SHALL BE STABILIZED WITH A SEED AND MULCH MIXTURE UNLESS OTHERWISE NOTED.
15. ALL OFF-SITE AREAS DESTROYED BY CONSTRUCTION SHALL BE SODDED WITH BAHN.
16. NO HARD WOOD TREES MAY BE PLANTED OVER OR WITHIN 2' OF UTILITY LINES OR STORM PIPES, ONLY 300 OR SOFT WOOD SHRUBS MAY BE PLANTED OVER UTILITY LINES.
17. ALL MITERED END SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 43042.



NO.	REVISIONS	BY	DATE
1	ISSUED FOR COMMENTS, CLIENT MARK-UPS	MDP	12/10/23
2	ISSUED FOR PERMITTING	MDP	12/22/23



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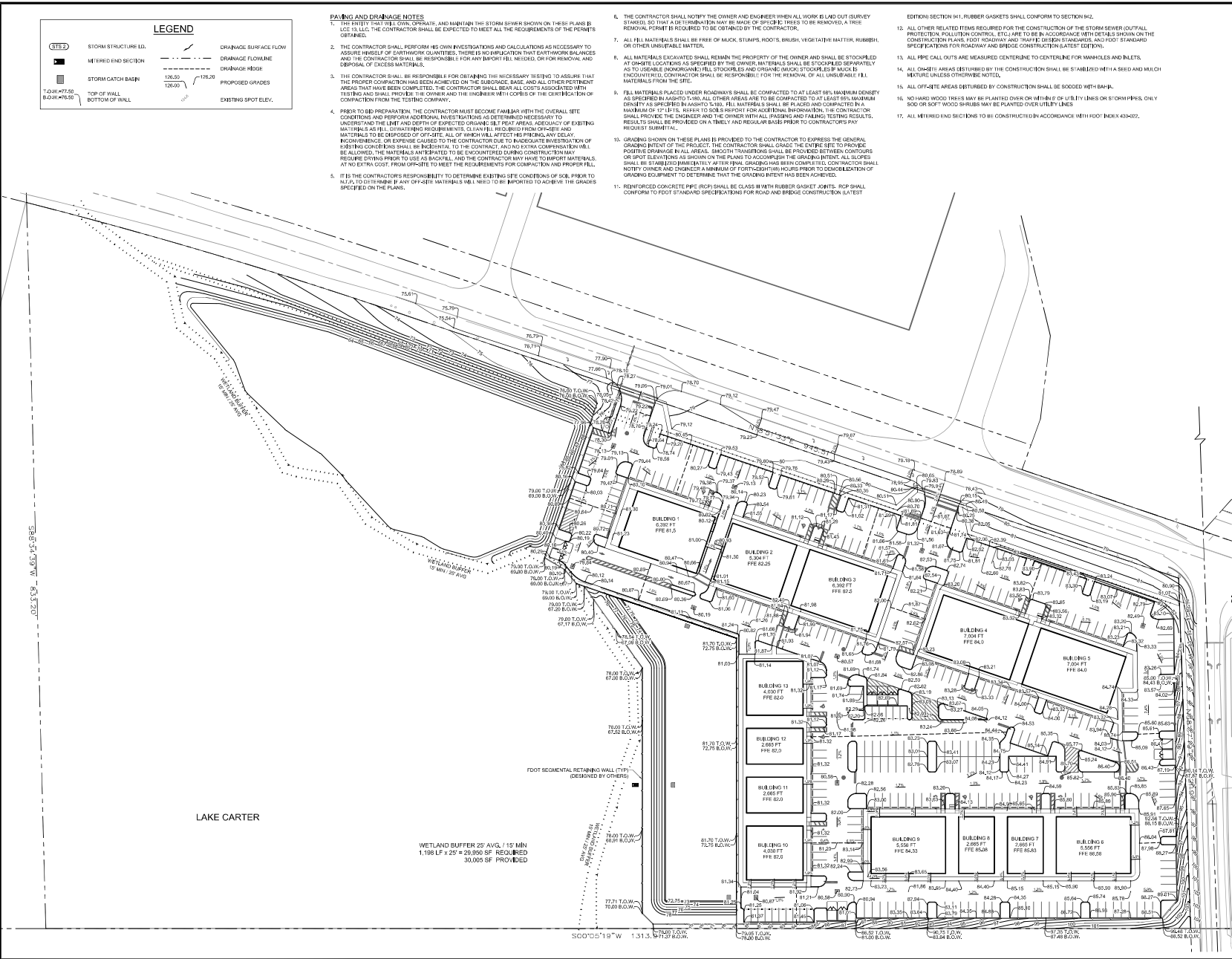


GRADING PLAN

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE: 08/10/23
SCALE: 1"=50'
DRAWN-BY: DDP
PROJECT NUMBER: 112-001
C-3.0
SHEET NO.

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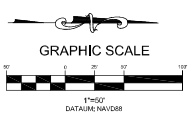
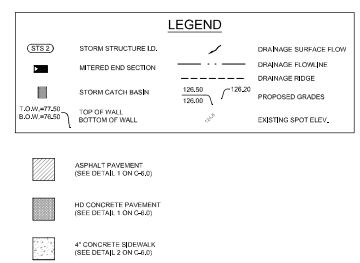


PAVING AND DRAINAGE NOTES

1. THE ENTITY THAT WILL OWN, OPERATE, AND MAINTAIN THE STORM SEWER SHOWN ON THESE PLANS IS UNDEVELOPED. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THE PERMITS OBTAINED.
2. THE CONTRACTOR SHALL PERFORM HIS OWN INVESTIGATIONS AND CALCULATIONS AS NECESSARY TO ASSURE HIMSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY IMPACT FILL REQUIRED FOR REMOVAL AND DISPOSAL OF EXCESS MATERIALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, BASE, AND ALL OTHER PORTION OF THE AREAS THAT HAVE BEEN COMPLETED. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF COMPACTION FROM THE TESTING COMPANY.
4. PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORM ADDITIONAL INVESTIGATIONS AS DETERMINED NECESSARY TO UNDERSTAND THE LIMIT AND DEPTH OF EXPECTED GRADING. ALL FILL AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DRAINAGE REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE, AND MATERIALS TO BE DEPOSITED OF OFF-SITE, ALL OF WHICH WILL AFFECT THE PRICING, ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCURRED BY THE CONTRACTOR, AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED TO BE ENCOUNTERED DURING CONSTRUCTION MAY REQUIRE DRYING PRIOR TO USE AS BACKFILL, AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL PRIOR TO ALL FILL TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.

6. THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER WHEN ALL WORK IS Laid OUT (SURVEY STAKED), SO THAT A DETERMINATION MAY BE MADE OF SPECIFIC TREES TO BE REMOVED. A TREE REMOVAL PERMIT IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR.
7. ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATIVE MATTER, RUBBER, OR OTHER UNSUITABLE MATTER.
8. ALL MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED AT ON-SITE. LOCATIONS AS SPECIFIED BY THE OWNER. MATERIALS SHALL BE STOCKPILED SEPARATELY AS TO USABLE (INORGANIC) FILL, STOCKPILED AND ORGANIC (MUCK) STOCKPILED IF SUCH IS ENCOUNTERED. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE FILL MATERIALS FROM THE SITE.
9. FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DENSITY AS SPECIFIED IN AASHTO M 28. ALL OTHER AREAS ARE TO BE COMPACTED TO AT LEAST 90% MAXIMUM DENSITY AS SPECIFIED IN AASHTO M 28. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MAXIMUM OF 12" LIFTS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER WITH ALL PASSING AND FAILING TEST RESULTS. ITS RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTORS PAY REQUEST SUBMITTING.
10. GRADING SHOWN ON THESE PLANS IS PROVIDED TO THE CONTRACTOR TO EXPRESS THE GENERAL GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS. SMOOTH TRANSITIONS SHALL BE PROVIDED BETWEEN CONTIGUOUS OR SPOT ELEVATIONS AS SHOWN ON THE PLANS TO ACCOMPLISH THE GRADING INTENT. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER FINAL GRADING HAS BEEN COMPLETED. CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER A MINIMUM OF FORTY-FOUR (48) HOURS PRIOR TO DEMOBILIZATION OF GRADING EQUIPMENT TO DETERMINE THAT THE GRADING INTENT HAS BEEN ACHIEVED.

11. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS B WITH RUBBER GASKET JOINTS. RCP SHALL CONFORM TO FOOT 21 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 4.1. RUBBER GASKETS SHALL CONFORM TO SECTION 4.02.
12. ALL OTHER RELATED ITEMS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTLIFT PROTECTION, POLLUTION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION PLANS, FOOT ROADWAY AND TRUSSE, DESIGN STANDARDS, AND FOOT STANDARD SPECIFICATIONS FOR ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION).
13. ALL PIPE CALL OUTS ARE MEASURED CENTERLINE TO CENTERLINE FOR MANHOLES AND INLETS.
14. ALL OFFSET AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED WITH A SEED AND MULCH Mixture UNLESS OTHERWISE NOTED.
15. ALL OFFSET AREAS DISTURBED BY CONSTRUCTION SHALL BE SODDED WITH BAHIA.
16. NO HARD WOOD TREES MAY BE PLANTED OVER OR WITHIN 5' OF UTILITY LINES OR STORM PIPES, ONLY SOG OR SOFT WOOD SHRUBS MAY BE PLANTED OVER UTILITY LINES.
17. ALL MITTERED END SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 404-02.
18. DISTURBED AREAS TO BE SODDED WITH BAHIA SOD, WITH THE EXCEPTION OF THE POND BOTTOM AND THE COMPENSATING STORAGE AREA.



STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
STS 1	TYPE D INLET RHM ELEV. 76.16	INV. 76.41 E 18\" HOPE	
STS 2	TYPE D INLET RHM ELEV. 76.13	INV. 76.08 N 18\" HOPE	INV. 76.00 E 18\" HOPE
STS 3	TYPE D INLET RHM ELEV. 81.32	INV. 77.27 N 18\" HOPE	INV. 77.27 S 18\" HOPE
STS 4	TYPE D INLET RHM ELEV. 82.49	INV. 79.85 S 18\" HOPE	
STS 5	TYPE D INLET RHM ELEV. 76.04	INV. 76.08 W 18\" HOPE INV. 76.00 NW 18\" HOPE	INV. 76.08 N 18\" HOPE
STS 6	TYPE D INLET RHM ELEV. 80.19	INV. 76.08 W 18\" HOPE INV. 76.08 S 18\" HOPE INV. 76.00 N 18\" HOPE INV. 77.23 NW 12\" HOPE	INV. 76.76 E 30\" HOPE
STS 7	TYPE D INLET RHM ELEV. 81.32	INV. 80.27 N 12\" HOPE	INV. 76.76 S 18\" HOPE
STS 10	BUBBLE UP STRUCTURE TYPE D INLET RHM ELEV. 75.75	INV. 80.06 W 30\" HOPE	
STS 11	TYPE D INLET RHM ELEV. 80.68	INV. 76.00 N 12\" HOPE INV. 77.34 S 12\" HOPE	INV. 76.41 E 18\" HOPE
STS 12	TYPE D INLET RHM ELEV. 80.59	INV. 76.00 N 12\" HOPE INV. 77.30 W 18\" HOPE INV. 77.30 SW 12\" HOPE	
STS 14	BUBBLE UP STRUCTURE TYPE D INLET RHM ELEV. 73.25	INV. 71.20 N 24\" HOPE	
STS 17	EMERGENCY OVERFLOW TYPE D INLET RHM ELEV. 76.50	INV. 86.34 S 24\" HOPE	

LAKE CARTER

WETLAND BUFFER 25' AVG. / 15' MIN
1,196 LF x 25' = 29,950 SF REQUIRED
30,005 SF PROVIDED

500'05\"/>

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2	REVISED FOR COMMENTS & CLIENT MARK-UPS	MDP	08/22/23
3	REVISED FOR PERMITTING	MDP	08/22/23

Sunshine 811

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PAVING AND DRAINAGE PLAN

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE	08/10/23
SCALE	1\"/>
DRAWN BY	MDP
PROJECT NUMBER	112-001
C-3.1	
SHEET NO.	

SANITARY WASTEWATER AND WATER SYSTEM NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE IN HAND BEFORE BEGINNING ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION & FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISRUPTION OR SHUTS, OR CANCELLATION OF ACTIVITY REGARDING SANITARY UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED, ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES & THE CONTRACTOR SHALL COORDINATE WITH THEM DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT & NO EXTRA COMPENSATION WILL BE ALLOWED.
4. ALL CONSTRUCTION OF THE SEWER COLLECTION AND WATER DISTRIBUTION SYSTEMS SHALL MEET THE CITY OF APOPKA SPECIFICATIONS FOR WASTEWATER & WATER MAIN CONSTRUCTION.
5. CROSS CONNECTION CONTROL SHALL BE IN ACCORDANCE WITH RULES & REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION CHAPTER 60-000 PERMITTING A CONSTRUCTION OF PUBLIC WATER SYSTEMS.
6. CONTRACTOR SHALL COORDINATE ALL WATER SYSTEM TEST SCHEDULING TO ALLOW ENGINEERS ATTENDANCE & PROVIDE FIVE (5) WORKING DAYS NOTICE OF WATER TESTS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RE-TESTING AT ENGINEER'S OPTION & AT CONTRACTOR'S EXPENSE.

7. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVAL FOR ANY PORTION OF THE WATER OR SEWER PIPE WORK WHEN HAS NOT BEEN TESTED, OBSERVED BY ENGINEER & REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
8. SITE CONTRACTOR SHALL COORDINATE & VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS & BUILDING CONTRACTOR.
9. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS MARKED UP WITH HORIZONTAL & VERTICAL ASBUILT INFORMATION ON LOCATION OF WATER MAINS, FITTINGS & WATER SERVICES LOCATED FROM CENTERLINE OF NEAREST FIRE HYDRANT OR NEAREST MANHOLE.
10. SITE UTILITY WORK SHALL TERMINATE 5 FEET FROM BUILDINGS UNLESS OTHERWISE STATED.
11. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FOPH HAS CLEARED THE SYSTEM FOR USE & THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
12. EXISTING WATER MAINS SHALL BE PROTECTED FROM CONTAMINATION DURING THE BIDDING, FLUSHING & TESTING OF NEW LINES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ANNA 601.15.
13. THE CONTRACTOR SHALL OBJECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE FOPH WATER POINT. A RECEIVED APPROVAL THEREOF FROM THE LOCAL WATER UTILITY. ENGINEER OF RECORD & FOPH PRIOR TO PLACING IN SERVICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE FOPH WATER & SEWER PERMITS FROM THE OWNER & MAINTAIN THEM ON THE JOB SITE AT ALL TIMES. DISRUPTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE ANNA 601 DISRUPTING WATER MAINS.
14. THE CONTRACTOR SHALL RECONSTRUCT AND ABIDE BY ALL OPEN EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (LOCAL LAWS OF FLORIDA). ANY MATERIAL CONSTRUCTION METHODS OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

UTILITY SEPARATION NOTE:

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPES AND CHASE SEWAGE TREATMENT AND DISPOSAL SYSTEMS, UNDERGROUND WATER MAINS SHALL BE AS LEAST 3 FEET (3') BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. UNDERGROUND WATER MAINS SHALL BE LEAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET AND PREFERABLY TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, NON UNDERGROUND WATER MAINS SHALL BE LEAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET AND PREFERABLY TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER OR PRESSURE-TYPE SANITARY SEWER. WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER, THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE (3) FEET INSIDE THE BOTTOM OF THE WATER MAIN Laid AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER. UNDERGROUND WATER MAINS SHALL BE LEAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED CHASE SEWAGE TREATMENT AND DISPOSAL SYSTEM.

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS AND RECLAIMED WATER PIPES SHALL BE AS LEAST SIX (6) INCHES AND PREFERABLY 12 INCHES ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE Laid SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE JOINTS SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR

PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER.

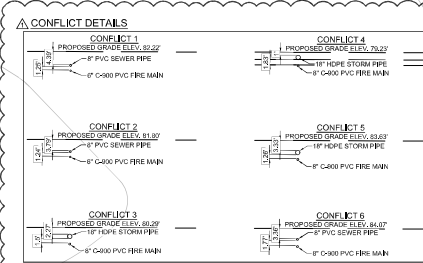
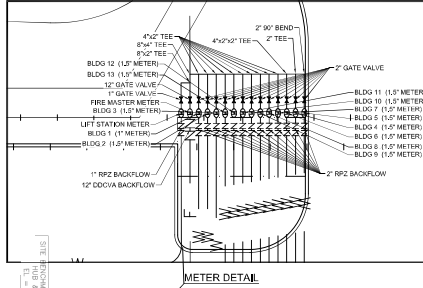
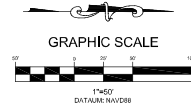
SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE, EFFECTIVE AUGUST 29, 2003. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

SEPARATION BETWEEN FIRE HYDRANT DRINKING AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPES, AND CHASE SEWAGE TREATMENT AND DISPOSAL SYSTEMS

FIRE HYDRANTS WITH UNDERGROUND DRINKING SHALL BE LOCATED SO THAT THE DRINKING ARE AT LEAST (3) THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, AT LEAST THREE (3) FEET AND PREFERABLY TEN (10) FEET FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, AND AT LEAST TEN (10) FEET FROM ANY EXISTING OR PROPOSED CHASE SEWAGE TREATMENT AND DISPOSAL SYSTEM.

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
SST 1	SANITARY MANHOLE RBM ELEV. 85.07	INV. 82.4 E P PVC	INV. 82.2 S E P PVC
SST 2	SANITARY MANHOLE RBM ELEV. 85.08	INV. 77.21 E P PVC	INV. 77.21 N P PVC
SST 3	SANITARY MANHOLE RBM ELEV. 85.07	INV. 75.21 N P PVC	INV. 75.21 S E P PVC
SST 4	SANITARY MANHOLE RBM ELEV. 75.08	INV. 75.22 N P PVC	INV. 75.22 W P PVC
SST 5	SANITARY MANHOLE RBM ELEV. 75.07	INV. 75.08 E P PVC	INV. 75.08 S E P PVC



LAKE CARTER

WETLAND BUFFER 25' AVG. / 15' MIN
1,180 LF x 20' = 23,600 SF REQUIRED
30,000 SF PROVIDED

500°05'19"W 131'3.94'

DATE: 08/25/23
SCALE: 1"=50'
DRAWN-BY: DDP
PROJECT NUMBER: 112-001

C-4.0
SHEET NO.

REVISIONS

NO.	REVISIONS	DATE
1	ISSUED FOR CITY COMMENTS & UTILITY MARKERS	08/25/23
2	ISSUED FOR PERMITTING	08/25/23

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LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

SANITARY WASTEWATER AND WATER SYSTEM NOTES:

1. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE IN HAND BEFORE BEGINNING ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION & FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR LOCATING & VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. IN THE EVENT OF ACTIVITY REGARDING SANITARY UTILITY, THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR. ANY INTERFERENCE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES & THE CONTRACTOR SHALL COORDINATE WITH THEM DURING THE RELOCATION PROCESS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT & NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
4. ALL COLLECTION OF THE SEWER COLLECTION AND WATER DISTRIBUTION SYSTEMS SHALL MEET THE CITY OF APOPKA SPECIFICATIONS FOR WASTEWATER & WATER MAIN CONSTRUCTION.
5. CROSS CONNECTION CONTROL SHALL BE IN ACCORDANCE WITH RULES & REGULATIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION CHAPTER 62-605 PERMITTING A CONSTRUCTION OF PUBLIC WATER SYSTEMS.
6. CONTRACTOR SHALL COORDINATE ALL WATER SYSTEM TEST SCHEDULING TO ALLOW ENGINEERS ATTENDANCE & PROVIDE 48 HOURS NOTICE OF WATER TESTS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RE-TESTING AT ENGINEER'S OPTION AT CONTRACTOR'S EXPENSE.
7. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVAL FOR ANY PORTION OF THE WATER OR SEWER PIPE WORK WHEN HAS NOT BEEN TESTED, OBSERVED BY ENGINEER & REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
8. SITE CONTRACTOR SHALL COORDINATE & VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS & BUILDING CONTRACTOR.
9. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS MARKED UP WITH HORIZONTAL & VERTICAL AS-BUILT INFORMATION ON LOCATION OF WATER MAINS, FITTINGS & WATER SERVICES LOCATED FROM CENTERLINE OF NEAREST FIRE HYDRANT OR NEAREST MANHOLE.
10. SITE UTILITY WORK SHALL TERMINATE 5 FEET FROM BUILDINGS UNLESS OTHERWISE STATED.
11. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE PUMP HAS CLEARED THE SYSTEM FOR PUMP & THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
12. EXISTING WATER MAINS SHALL BE PROTECTED FROM CONTAMINATION DURING THE BUILDING, FLUSHING & TESTING OF NEW LINES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ANNA 651.15.
13. THE CONTRACTOR SHALL OBJECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE PUMP WATER POINT & RECEIVED APPROVAL THEREOF FROM THE LOCAL WATER UTILITY. ENGINEER OF RECORD & PUMP PRIOR TO PLACING IN SERVICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE PUMP WATER & SEWER PERMITS FROM THE OWNER & MAINTAIN THEM ON THE JOB SITE AT ALL TIMES. DISSECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE ANNA 651 "DISSECTING WATER MAINS".
14. THE CONTRACTOR SHALL RECONSTRUCT AND ABOVE BY ALL OTHER EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (LOCAL LAWS OF FLORIDA). ANY MATERIAL CONSTRUCTION METHOD OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

UTILITY SEPARATION NOTE:

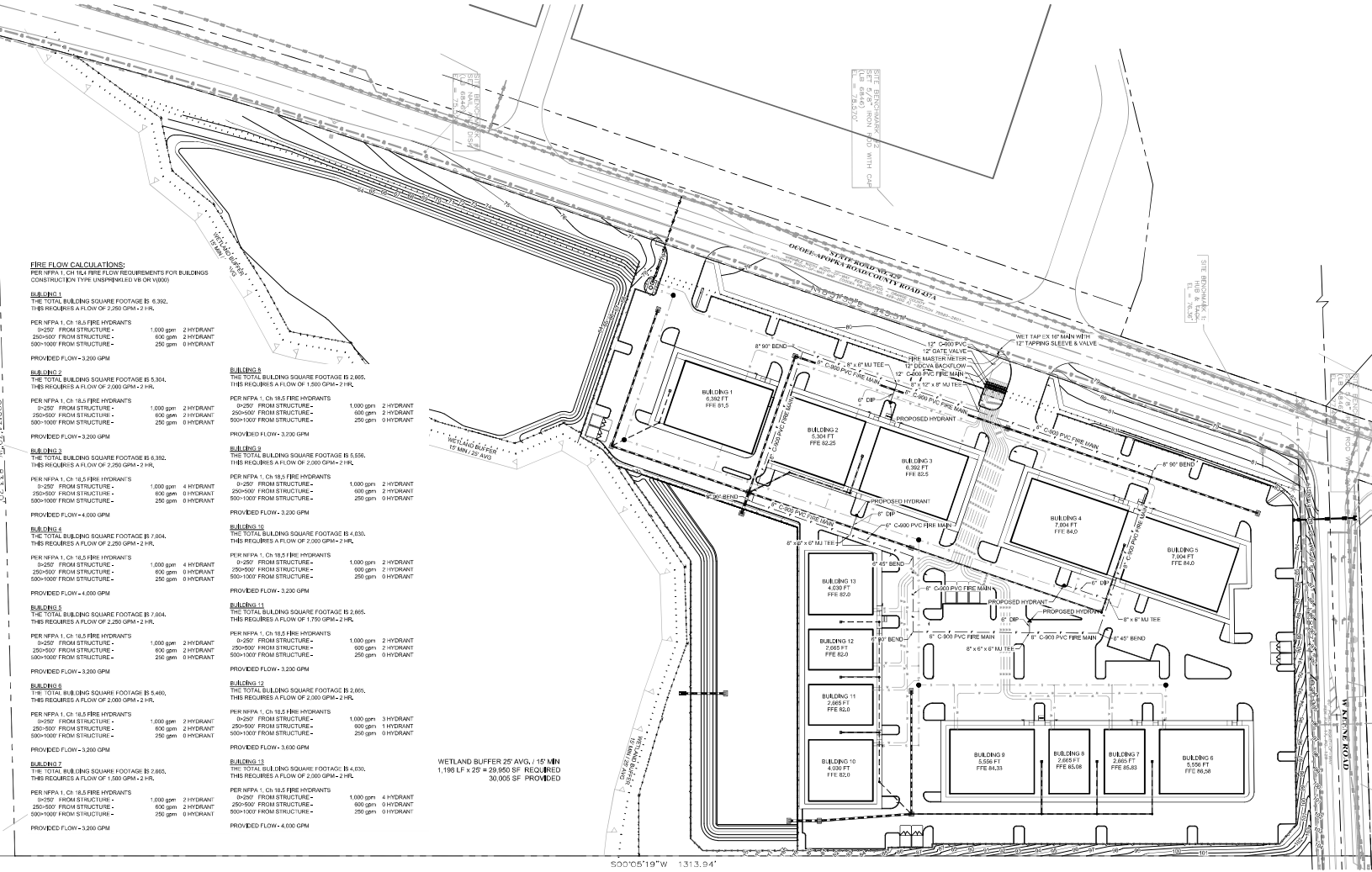
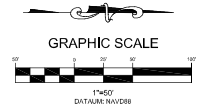
HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS, UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL SEPARATION OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET AND PREFERABLY TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, NON-UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET AND PREFERABLY TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE (3) FEET INSIDE THE BOTTOM OF THE WATER MAINS LAD AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER, UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM".

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS AND RECLAIMED WATER PIPES SHALL BE LAD TO PROVIDE A VERTICAL SEPARATION OF AT LEAST THREE (3) FEET BETWEEN UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN BE AT LEAST SIX (6) INCHES AND PREFERABLY 12 INCHES ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE. UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN ABOVE THE OTHER PIPELINE. AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR

PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER.

SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES, EFFECTIVE AUGUST 29, 2023, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

SEPARATION BETWEEN FIRE HYDRANT DRINKING AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. FIRE HYDRANTS WITH UNDERGROUND DRINKING SHALL BE LOCATED SO THAT THE DRINKING ARE AT LEAST (3) THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, AT LEAST THREE (3) FEET AND PREFERABLY TEN (10) FEET FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX (6) FEET AND PREFERABLY TEN (10) FEET FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, AND AT LEAST TEN (10) FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM".



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Sunshine 811

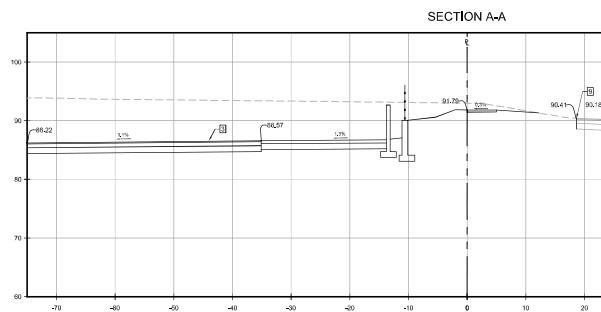
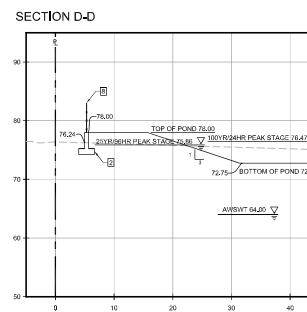
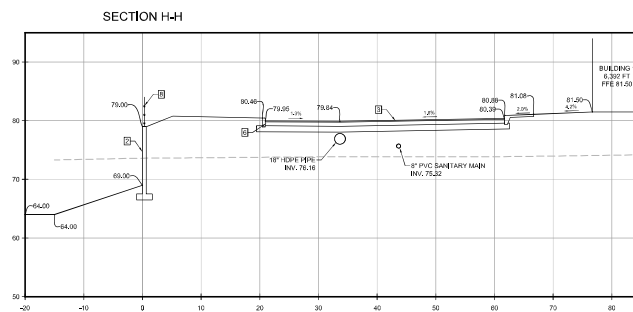
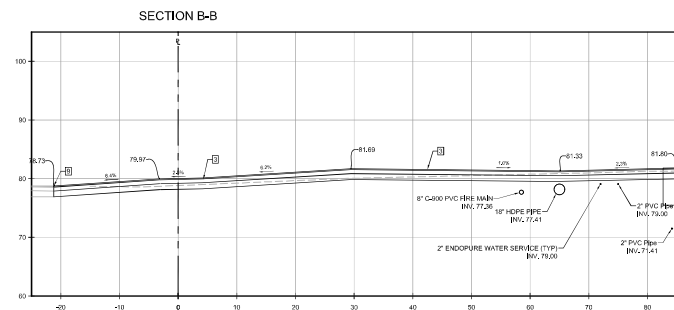
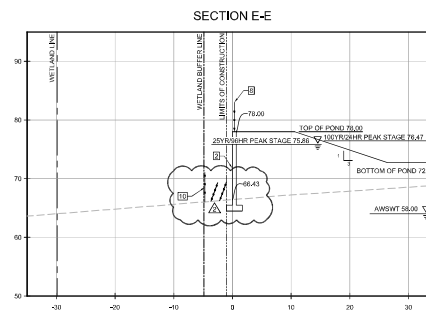
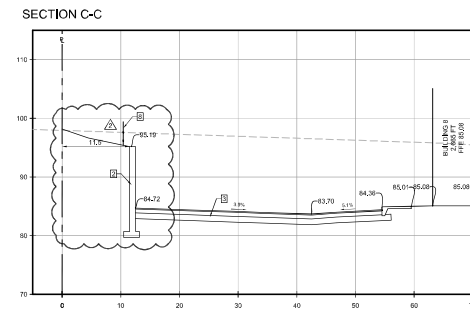
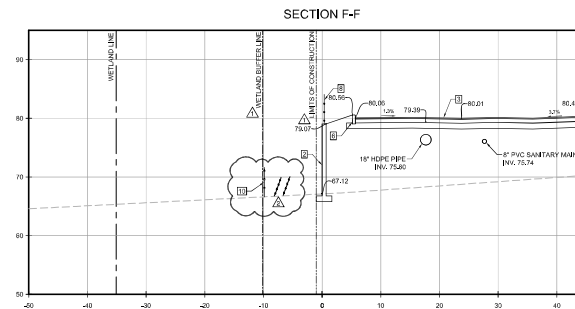
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LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

FIRE PLAN

DATE: 08/25/23
SCALE: 1"=40'
DRAWN BY: DDP
PROJECT NUMBER: 112-903

C-4.1
SHEET NO.



- ### SECTION NOTE LEGEND

- 1 SAW CUT AND REMOVE EXISTING SHOULDER OR CURB
- 2 RETAINING WALL (TO BE DESIGNED UNDER SEPARATE PERMIT)
- 3 ASPHALT PAVEMENT (SEE DETAIL 2 ON C-6J)
- 4 6" 10 CONCRETE PAVEMENT (SEE DETAIL 2 ON C-6J)
- 5 4" SIDEWALK (SEE DETAIL 3 ON C-6J)
- 6 TYPE D CURB (SEE DETAIL 1 ON C-6J)
- 7 PAVEMENT (SEE DETAIL 2 ON C-6J)
- 8 48" ALUMINUM PICKET FENCE POSTS @ 6' O.C. SET IN CONCRETE PER APPROVED DETAIL
- 9 MEET EXISTING GRADE
- 10 PROPOSED WETLAND FENCE

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NO.	REVISIONS	DATE
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△	REVISED PER COMMENTS	COP 11/05/24
△	REVISED FOR PERMITTING	BRP 11/05/23
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SITE CROSS SECTIONS

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE	08/30/23
SCALE	1"=10'
DRAWN-BY	DDP
PROJECT NUMBER: 112-001	
C-5.0	
SHEET NO.	

Profile view of the sewer line showing elevations and pipe segments. The vertical axis represents elevation in feet (60 to 100), and the horizontal axis represents stationing (-10 to 240). The profile shows a sewer line with various pipe segments and manholes. Key features include:

- 1" HDPE WATER MAIN** INV. 75.08 at station 0.
- 1" ENDUPURE WATER SERVICE** INV. 77.07 at station 35.
- 8" C4000 PVC FIRE MAIN** INV. 75.62 at station 40.
- 1" HDPE PIPE** INV. 75.31 at station 65.
- 1" HDPE PIPE** INV. 75.30 at station 70.
- 8" PVC SANITARY MAIN** INV. 76.38 at station 180.
- 1" HDPE PIPE** INV. 76.34 at station 200.
- 8" C4000 PVC FIRE MAIN** INV. 76.30 at station 210.
- 1" HDPE PIPE** INV. 76.30 at station 220.
- 1" HDPE PIPE** INV. 76.30 at station 230.
- 1" HDPE PIPE** INV. 76.30 at station 240.

The profile also shows a dashed line representing the ground surface and a solid line representing the sewer line. The sewer line is shown with various pipe segments and manholes, including a manhole at station 230 labeled "MANHOLE 2" with an elevation of 92.04 FT (FEE 80.2).

[illegible]

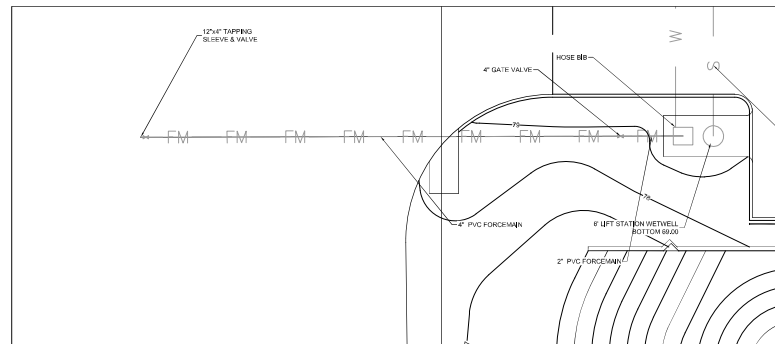
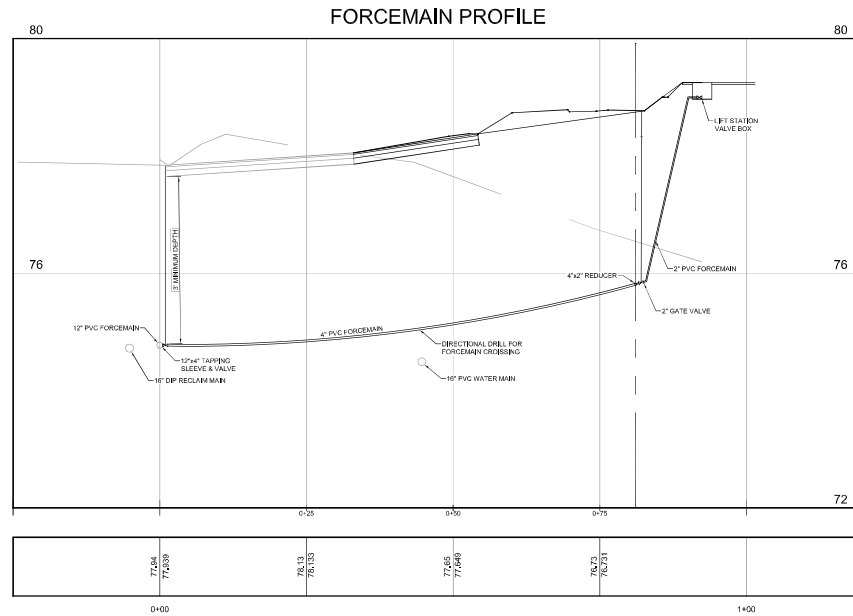
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SITE CROSS SECTIONS

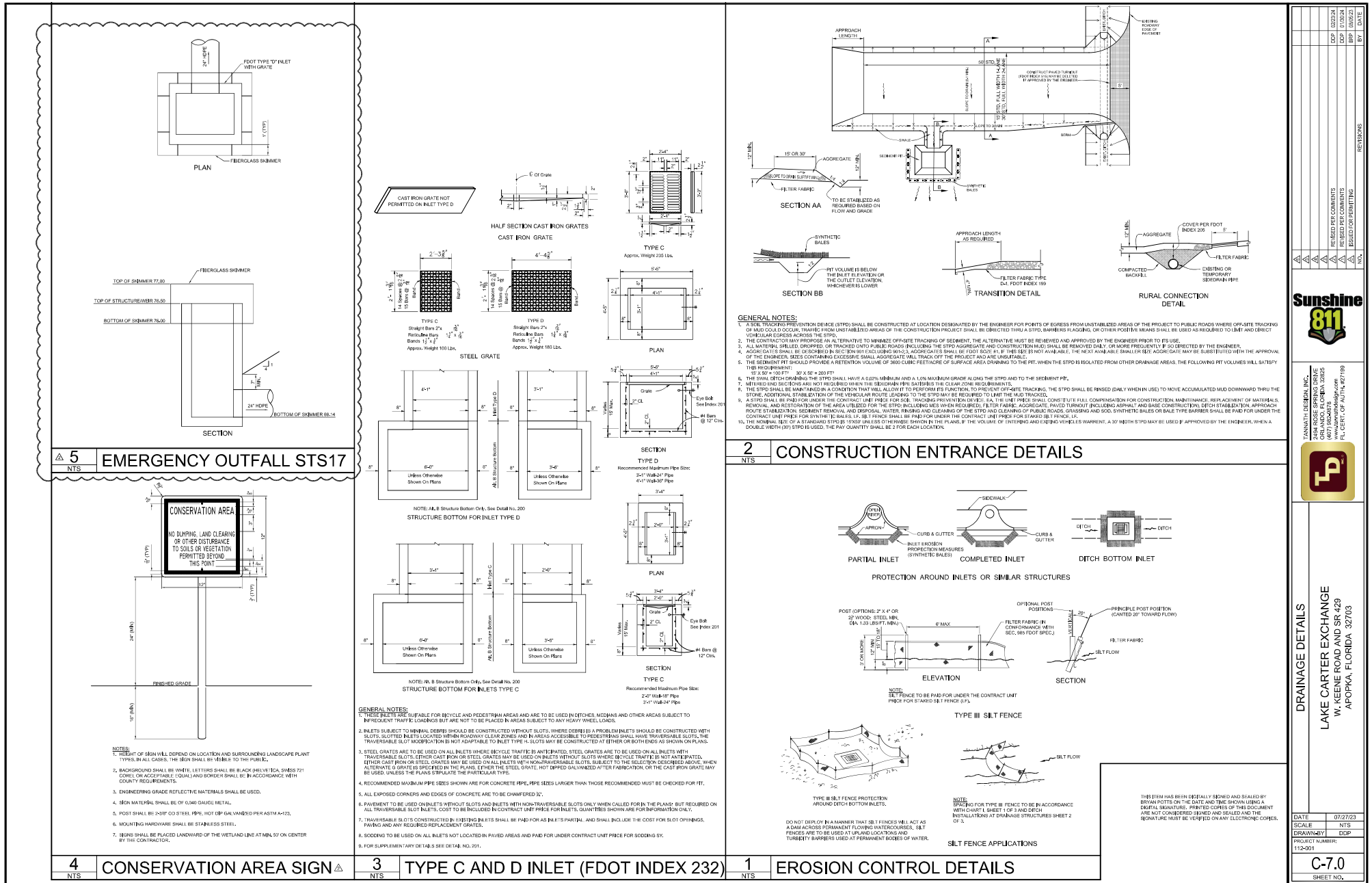
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DATE	08/30/23
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PROJECT NUMBER: 112-001	
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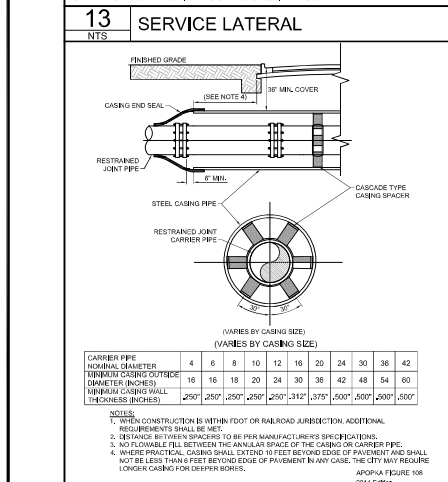
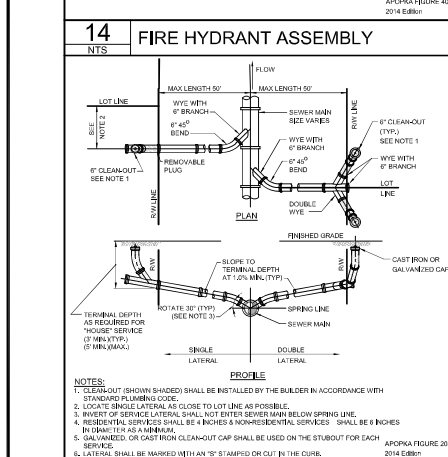
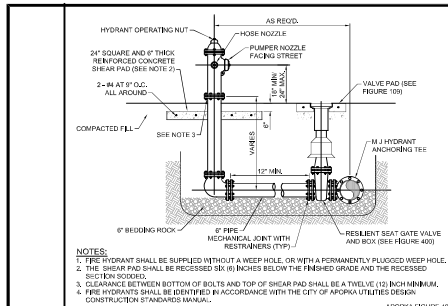
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FORCEMAIN PLAN & PROFILE LAKE CARTER EXCHANGE W. KEENE ROAD AND SR 429 APOPKA, FLORIDA 32703	
DATE: 01/26/24 SCALE: 1"=10' DRAWN-BY: DDP PROJECT NUMBER: 112-001 C-5.2 SHEET NO.	REVIEWED: _____ DESIGNED FOR PERMITTING: _____ NO. _____ BY: _____ DATE: 01/26/24



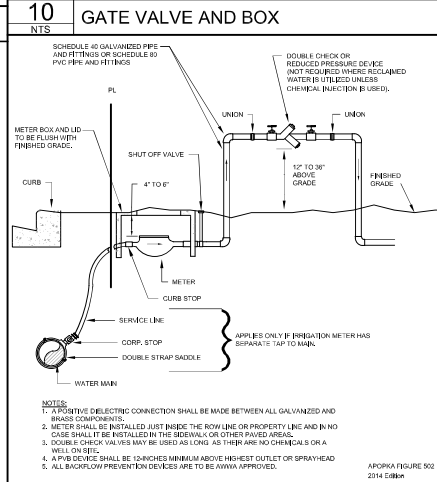
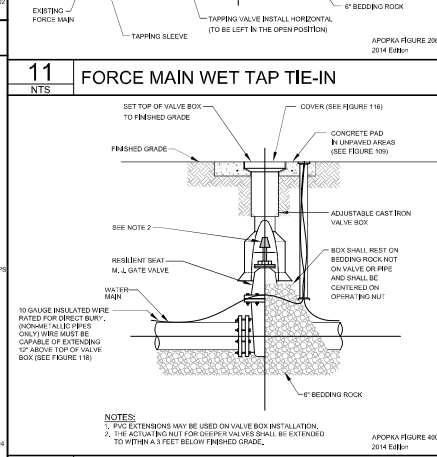
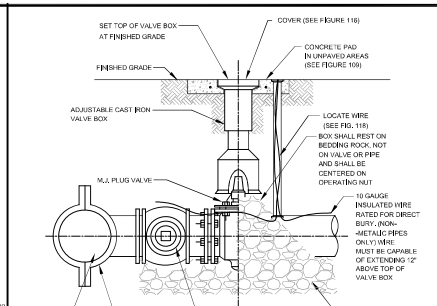
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PROJECT NUMBER	112-001
C7.0	
SHEET NO.	

DATE	07/27/23
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DRAWN BY	DGP
PROJECT NUMBER	112-001
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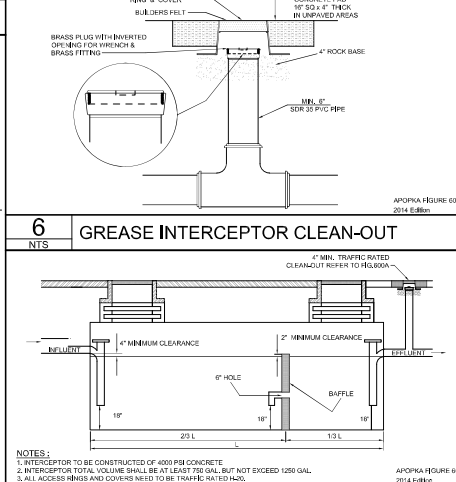
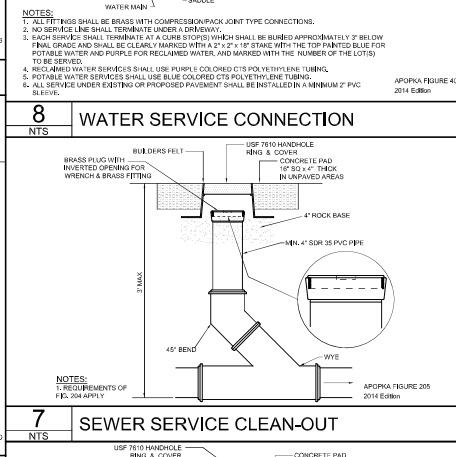
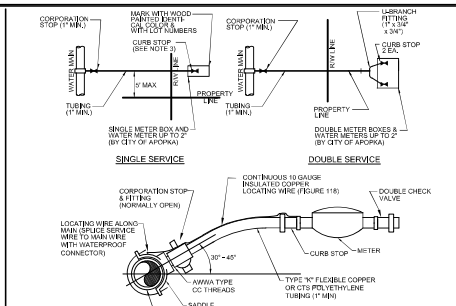
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SCALE	NTS
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PROJECT NUMBER	112-001
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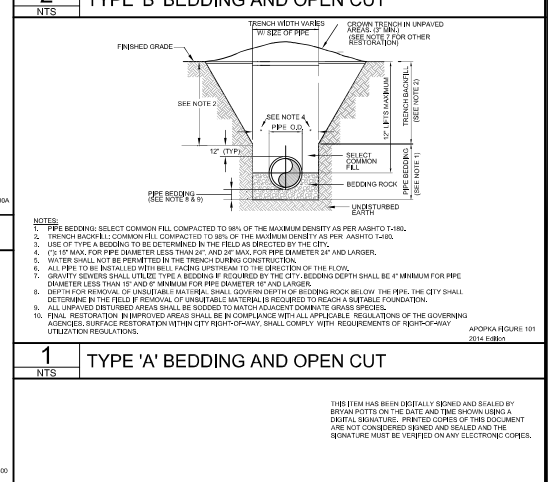
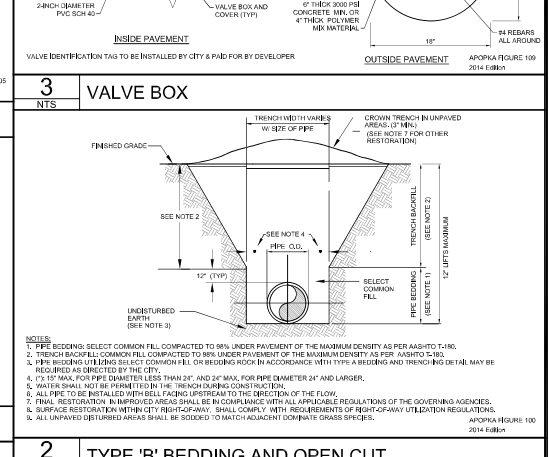
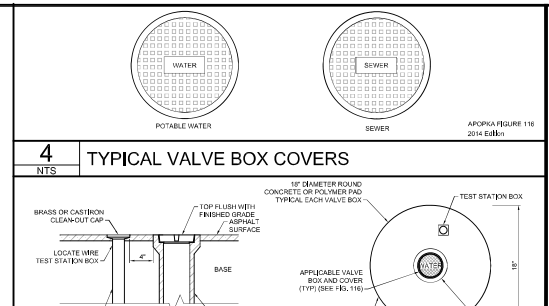
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CARRIER PIPE NOMINAL DIAMETER (INCHES)	4	6	8	10	12	16	20	24	30	36	42	48
MINIMUM CASING WALL THICKNESS (INCHES)	250"	250"	250"	250"	250"	312"	375"	500"	500"	500"	500"	500"



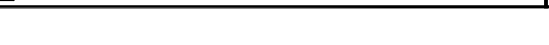
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CARRIER PIPE NOMINAL DIAMETER (INCHES)	4	6	8	10	12	16	20	24	30	36	42	48
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CARRIER PIPE NOMINAL DIAMETER (INCHES)	4	6	8	10	12	16	20	24	30	36	42	48
MINIMUM CASING WALL THICKNESS (INCHES)	250"	250"	250"	250"	250"	312"	375"	500"	500"	500"	500"	500"



DATE

07/27/23

SCALE

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DRAWN BY

DOP

PROJECT NUMBER

112-001

C-8.0

SHEET NO.

UTILITY DETAILS

LAKE CARTER EXCHANGE

W. KEENE ROAD AND SR 429

APOPKA, FLORIDA 32703

SUNSHINE 811

TAMMATH DESER, INC.

2404 ROSE SPRING DRIVE

APPOKA, FLORIDA 32625

(407) 964-0871

FLA. CERT. OF A.S. No. 12118

RILEY & Company, Inc. (H-20 GP)
w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

PUMPS: **SPECIFICATION**
Submersible grinder pumps shall be Manufacturer HOMA - Model RC50312.
The pumps shall be installed in the FRP wetwell utilizing a dual slide rail system.
The grinder system shall be capable of grinding the waste materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and discharge piping.
Stator winding shall be open type with Class H insulation and shall be heat shrink fitted into the stator housing. Shall withstand a continuous operating temperature of 155° C.
A heat sensor (2) thermal switches shall be attached to the motor windings.
The pump motor grinder shaft shall be EN 1.4301 / AISI 304SS connection to take the pump impeller and the grinder assembly.
Semi Axial Centrifugal Impeller shall be Cast Iron EN-GJL-200 / ASTM A48 30B.
Cutter/Grinder Assembly shall be Stainless Steel EN 1.4301 / AISI 304.
Double mechanical cartridge shaft seals shall be provided. The seal springs located inside the oil housing should be fully protected from the pumped liquid. The mechanical seals should be able to withstand rotation on either side.
Moisture sensor (2) shall be included in the motor housing assembly.
Power and Control cables shall be clamped against tensile loads and have a serviceable inlet to the motor, with hermetically sealed polyurethane filled, stainless steel cable plug connection. The pump and electric cables shall be capable of continuous submergence, without loss of waterproof integrity to a depth of 65 ft.

CONTROL PANEL: **SPECIFICATION**
The Enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep with 3 point latching system.
The enclosure shall have external mounting feet to allow for wall mounting.
The following components shall be mounted through the enclosure:
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range
1- ea. Alarm Horn (minimum 95 DCB)
1- ea. Generator Receptacle w/ waterproof cover 60A Minimum. Shall meet UL 1682 and UL 1686 Configuration.
The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.
The following components shall be mounted to back panel:
1- ea. RILEY & COMPANY GUARD PRO III MONITORING SYSTEM
2- ea. IEC style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Alternator
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS)
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1- ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.
The following components shall be mounted through the inner door:
1- ea. Main Circuit Breaker
1- ea. Emergency Circuit Breaker
1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
2- ea. Short Circuit Protectors w/ Auxiliary Contacts
1- ea. Control Circuit Breaker
1- ea. GFI Duplex Convenience Outlet
MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained within a plastic spiral wrap.
Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting.
The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility.
INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system. Megger the motors. The pump motors shall be meggered out prior to the start-up to ensure that the insulation of the pump motor/cable is intact. The pump controls and pumps shall be checked for mechanical reliability and proper operation.

- NOTES:**
1. DRAWING NOT TO SCALE
 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
 3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
 4. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
 5. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

18" x 24" PRIVATE SANITARY SEWER PUMP STATION

BOARD OF HOMEOWNERS CONTRACTOR

FACILITY OWNED BY: NAME: _____

PHONE NUMBER: _____

FACILITY MAINTAINED BY: NAME: _____

PHONE NUMBER: _____

STATION NUMBER: _____

NOTE: CONTRACTOR MUST SUPPLY INFORMATION FROM ALL PARTIES.

THIS IS A COPYRIGHTED DRAWING. ANY CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL FROM RILEY & COMPANY IS STRICTLY PROHIBITED.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

NO SUBSTITUTIONS - NO ALTERNATES

THIS DRAWING HAS BEEN CHECKED BY THE DESIGNER AND IS THE PROPERTY OF RILEY & COMPANY. IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN APPROVAL OF RILEY & COMPANY.

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SCALE: NTS
DRAWN BY: DDP
PROJECT NUMBER: 107-001

C-9.0
SHEET NO.

REVISIONS

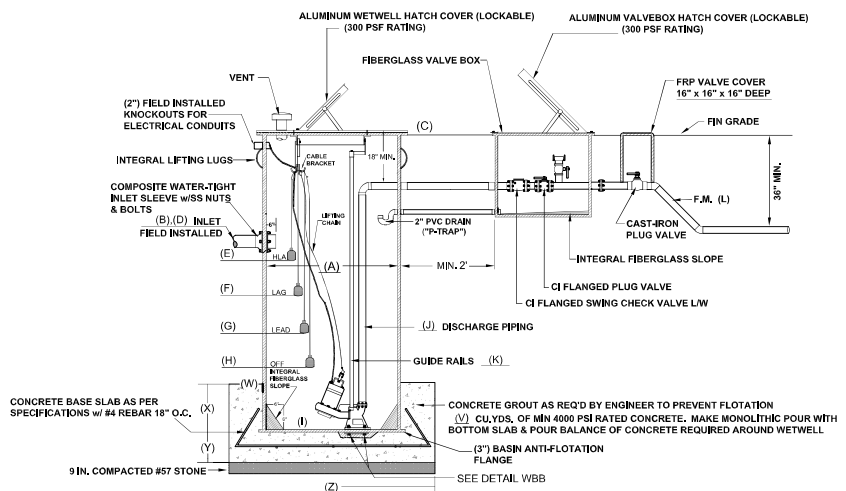
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Sunshine 811

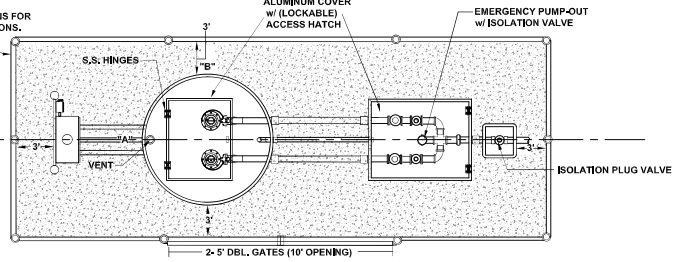
TANNATH DESEN, INC.
2404 ROSE SPRING DRIVE
SUITE 100
LAKE CATER EXCHANGE
LAKE CATER, FL 33625
(407) 940-0879
www.tannathdesen.com
FL CERT. OF AUTH. #21789

LIFT STATION DETAILS

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703



CONTRACTOR TO INSTALL 6" TALL COMMERCIAL GRADE - CHAINLINK FENCING, WEED BARRIER, AND 6" OF #57 STONE INSIDE FENCE AND AROUND LIFT STATION. SEE CONSTRUCTION PLANS FOR OVERALL FENCE DIMENSIONS.



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

WETWELL: **SPECIFICATION**
Wet well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on these assumptions and Third party specifications.

Hydrostatic Pressure 62.4 lbs. Per SQ Ft.
Saturated soil weight 120 lbs. Per Cubic Ft.
Soil Modulus of 700 lbs Per SQ Ft.
Pipe Stiffness As specified in ASTM D 3753

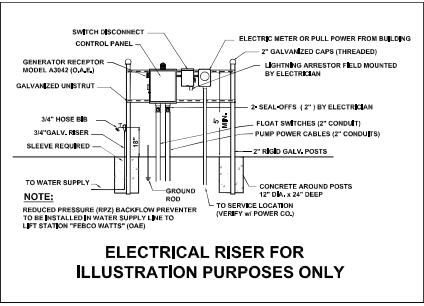
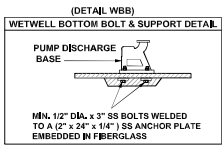
The wet well FRP laminate must be constructed to with stand or exceed two times the assumed loading on any depth of the wet well.

The cover shall be constructed of 1/2 inch thick material finish aluminum diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of holding door open in the vertical position (Locking hold open arm) made of non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

The prefabricated FRP lift station manufacture shall guarantee the prefabricated lift station as approved drawings for a period of One year from the date of delivery.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

STATION DESIGN CONDITION	
PRIMARY PUMP CAPACITY	106 GPM
PRIMARY TDH	102 TDH
RUN-OUT PUMP CAPACITY	141 GPM
RUN-OUT TDH	46.7 TDH
PUMP MODEL #	HOMA RC50312
R.P.M.	3450
HORSEPOWER	8.9
ELECTRICAL/ VOLTS / PHASE	230V/3
PUMP DISCHARGE SIZE	2"
STATION ELEVATIONS AND DIMENSIONS	
WETWELL DIAMETER (A)	72"
INVERT DIAMETER (B)	8"
TOP OF WETWELL (C)	78.50'
INLET / INVERT (D)	74.50'
HIGH LEVEL ALARM (HLA) (E)	74.00'
2nd PUMP ON (LAG) (F)	73.50'
1st PUMP ON (LEAD) (G)	73.00'
PUMPS OFF (OFF) (H)	71.25'
BOTTOM OF WETWELL (I)	69.00'
DISCHARGE PIPE DIAMETER (J)	2"
GUIDE RAIL DIAMETER (K)	1"
F.M. PIPE DIAMETER (L)	4"
STATION MANUFACTURING MATERIALS	
DISCHARGE PIPE	HDPE
INLET PIPE	PER EOR
GUIDE RAIL	304 SS
WET WELL	FRP ASTM D-3753
WET WELL HATCH COVER	300 LBS. PSI ALUM.
CABLE BRACKET	304 SS
LIFTING CHAIN	304 SS
BALL VALVE	304 SS
SWING CHECK VALVE	304 SS
VALVE BOX	FRP
VALVE BOX HATCH COVER	300 LBS. PSI ALUM.
STATION VALVE BOX SIZES	
(32" x 30" x 24" DEEP)	FOR 2" DISCHARGE
(36" x 36" x 36" DEEP)	FOR 3" DISCHARGE
STATION HATCH OPENINGS (MAX)	
WETWELL DIA.	36" 42" 50"
27" x 20" 24" x 36" 30" x 40"	
CONCRETE BALLAST REQUIREMENTS	
CUBIC YARDS OF CONCRETE REQUIRED (W)	4.75 yds ³
CIRCUMFERENCE DIMENSION + WIDTH (W)	18.0"
CIRCUMFERENCE DIMENSION + HEIGHT (X)	18.0"
BASE SLAB DIMENSION + HEIGHT (Y)	18.0"
BASE SLAB DIMENSION + LENGTH + WIDTH (Z)	96.0"



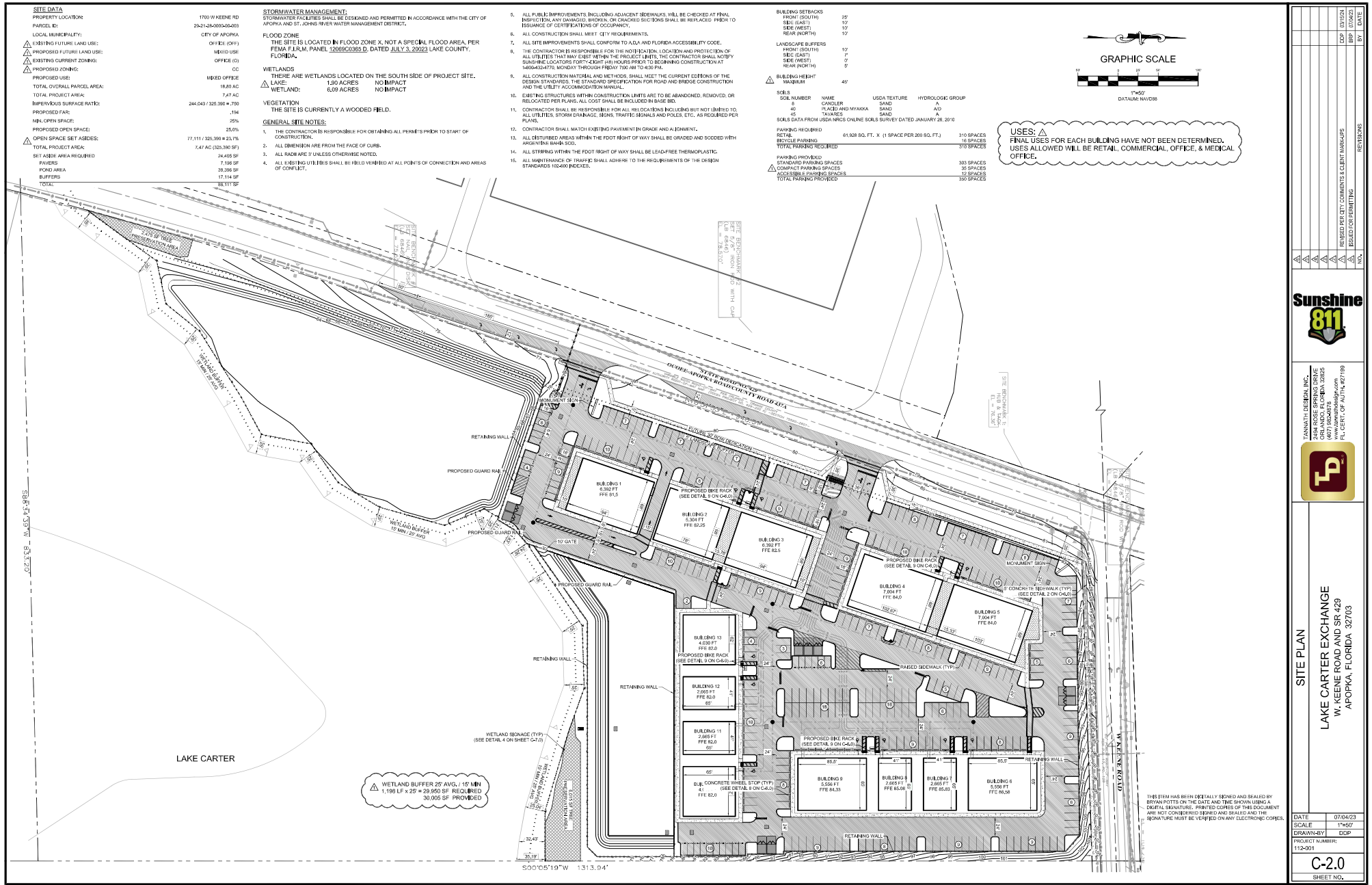
ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

12/06/23 SR

1700 W. KEENE ROAD
APOPKA, FLORIDA 32703

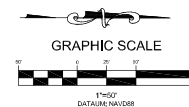
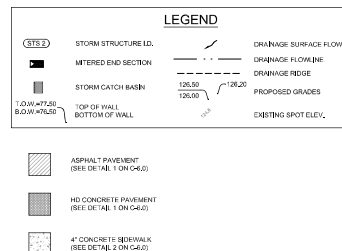
Parcel ID #

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STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIES IN:	PIES OUT:
ST1	TYPE D INLET RAB IDLEV, 76.16		INV. 76.11 6" HDPE
ST2	TYPE D INLET RAB IDLEV, 76.13	INV. 76.00 16" HDPE	INV. 76.00 18" HDPE
ST3	TYPE D INLET RAB IDLEV, 76.13	INV. 77.27 16" HDPE	INV. 76.03 18" HDPE
ST4	TYPE D INLET RAB IDLEV, 76.09		INV. 76.08 18" HDPE
ST5	TYPE D INLET RAB IDLEV, 76.04	INV. 76.08 16" HDPE INV. 76.00 16" HDPE	INV. 75.08 18" HDPE
ST6	TYPE D INLET RAB IDLEV, 76.19	INV. 76.00 16" HDPE INV. 76.00 16" HDPE INV. 77.15 16" HDPE	INV. 76.78 30" HDPE
ST7	TYPE D INLET RAB IDLEV, 76.20	INV. 80.07 12" HDPE	INV. 76.08 18" HDPE
ST8	DOUBLE UP STRUCTURE TYPE D INLET RAB IDLEV, 72.75	INV. 80.06 16" HDPE	
ST9	TYPE D INLET RAB IDLEV, 76.06		INV. 76.11 6" HDPE
ST10	TYPE D INLET RAB IDLEV, 76.08	INV. 76.00 12" HDPE INV. 77.16 16" HDPE INV. 77.50 50" HDPE	INV. 77.54 24" HDPE
ST11	TYPE D INLET RAB IDLEV, 76.25	INV. 74.00 24" HDPE	
ST12	DOUBLE UP STRUCTURE TYPE D INLET RAB IDLEV, 72.55		INV. 86.14 24" HDPE
ST13	EMERGENCY OVERFLOW TYPE D INLET RAB IDLEV, 76.50		

LAKE CARTER

WETLAND BUFFER 25' AVG. / 15' MIN
1,198 LF x 25' = 29,950 SF REQUIRED
30,005 SF PROVIDED

S00°05'19"W 1313.94'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
BRYAN POTTS ON THE DATE AND TIME SHOWN USING A
DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND SEALED AND THE
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

RECEIVED PER COMMENTS & CLIENT WORK-UPS	BRP	03/10/24
ISSUED FOR PERMITTING	BRP	04/23/23



TANNATH DESIGN, INC.
1494 ROSE SPRING DRIVE
DRLAND, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
I, CERT. OF AUTH. #27199



PAVING AND DRAINAGE PLAN

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE	08/11
SCALE	1"=
DRAWN-BY	DD
PROJECT NUMBER: 112-001	
C-3.1	
SHEET NO.	

SANITARY WASTEWATER AND WATER SYSTEM NOTES:

1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT.
2. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE IN HAND BEFORE BEGINNING ANY CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING & VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION & FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISRUPTION OR SHUTTING OR CANCELLATION OF ACTIVITY REGARDING SANITARY UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANIES & THE CONTRACTOR SHALL COORDINATE WITH THEM DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT & NO EXTRA COMPENSATION WILL BE ALLOWED.
4. ALL CONSTRUCTION OF THE SEWER COLLECTION AND WATER DISTRIBUTION SYSTEMS SHALL MEET THE CITY OF APOPKA SPECIFICATIONS FOR WASTEWATER & WATER MAIN CONSTRUCTION.
5. CROSS CONNECTION CONTROL SHALL BE IN ACCORDANCE WITH RULES & REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION CHAPTER 60-000 PERMITTING A CONSTRUCTION OF PUBLIC WATER SYSTEMS.
6. CONTRACTOR SHALL COORDINATE ALL WATER SYSTEM TEST SCHEDULING TO ALLOW ENGINEERS ATTENDANCE & PROVIDE FIVE (5) WORKING DAYS NOTICE OF WATER TESTS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RE-TESTING AT ENGINEER'S OPTION & AT CONTRACTOR'S EXPENSE.

7. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVAL FOR ANY PORTION OF THE WATER OR SEWER PIPE WORK WHEN HAS NOT BEEN TESTED, OBSERVED BY ENGINEER & REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
8. SITE CONTRACTOR SHALL COORDINATE & VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS & BUILDING CONTRACTOR.
9. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS MARKED UP WITH HORIZONTAL & VERTICAL ASBUILT INFORMATION ON LOCATION OF WATER MAINS, FITTINGS & WATER SERVICES LOCATED FROM CENTERLINE OF NEAREST FIRE HYDRANT OR NEAREST MANHOLE.
10. SITE UTILITY WORK SHALL TERMINATE 5 FEET FROM BUILDINGS UNLESS OTHERWISE STATED.
11. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FOPH HAS CLEARED THE SYSTEM FOR USE & THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.
12. EXISTING WATER MAINS SHALL BE PROTECTED FROM CONTAMINATION DURING THE BIDDING, FLUSHING & TESTING OF NEW LINES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ANNOA 601.15.
13. THE CONTRACTOR SHALL OBJECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE FOPH WATER POINT. A RECEIVED APPROVAL THEREOF FROM THE LOCAL WATER UTILITY. ENGINEER OF RECORD & FOPH PRIOR TO PLACING IN SERVICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE FOPH WATER & SEWER PERMITS FROM THE OWNER & MAINTAIN THEM ON THE JOB SITE AT ALL TIMES. DISRUPTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE ANNOA 601 DISRUPTING WATER MAINS.
14. THE CONTRACTOR SHALL RECONSTRUCT AND ABIDE BY ALL OPEN EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (LOCAL LAWS OF FLORIDA). ANY MATERIAL CONSTRUCTION METHODS OR MATERIAL COST TO COMPLY WITH THESE LAWS SHALL BE INCIDENTAL TO THE CONTRACT.

UTILITY SEPARATION NOTE:

HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPES AND CHASE SEWAGE TREATMENT AND DISPOSAL SYSTEMS, UNDERGROUND WATER MAINS SHALL BE AS TO PROVIDE A MINIMUM HORIZONTAL SEPARATION OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. UNDERGROUND WATER MAINS SHALL BE LEAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE (3) FEET AND PREFERABLY TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, NON-UNDERGROUND WATER MAINS SHALL BE LEAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX (6) FEET AND PREFERABLY TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER OR PRESSURE-TYPE SANITARY SEWER. WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER, THE MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE (3) FEET INSIDE THE BOTTOM OF THE WATER MAIN Laid AT LEAST SIX (6) INCHES ABOVE THE TOP OF THE SEWER. UNDERGROUND WATER MAINS SHALL BE LEAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN (10) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED CHASE SEWAGE TREATMENT AND DISPOSAL SYSTEM.

VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS AND RECLAIMED WATER PIPES SHALL BE AS TO PROVIDE A MINIMUM VERTICAL SEPARATION OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER. UNDERGROUND WATER MAINS SHALL BE LEAD TO PROVIDE A MINIMUM VERTICAL SEPARATION OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER. WASTEWATER OR STORMWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LEAD TO PROVIDE A MINIMUM VERTICAL SEPARATION OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER. UNDERGROUND WATER MAINS SHALL BE LEAD TO PROVIDE A MINIMUM VERTICAL SEPARATION OF AT LEAST THREE (3) FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED CHASE SEWAGE TREATMENT AND DISPOSAL SYSTEM.

PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER.

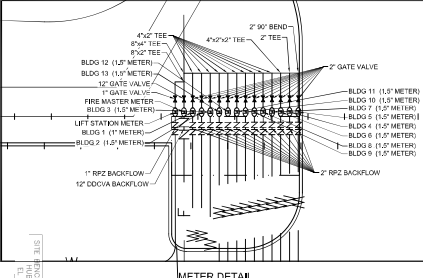
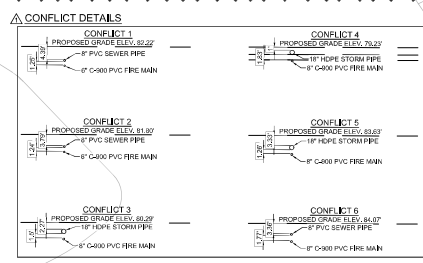
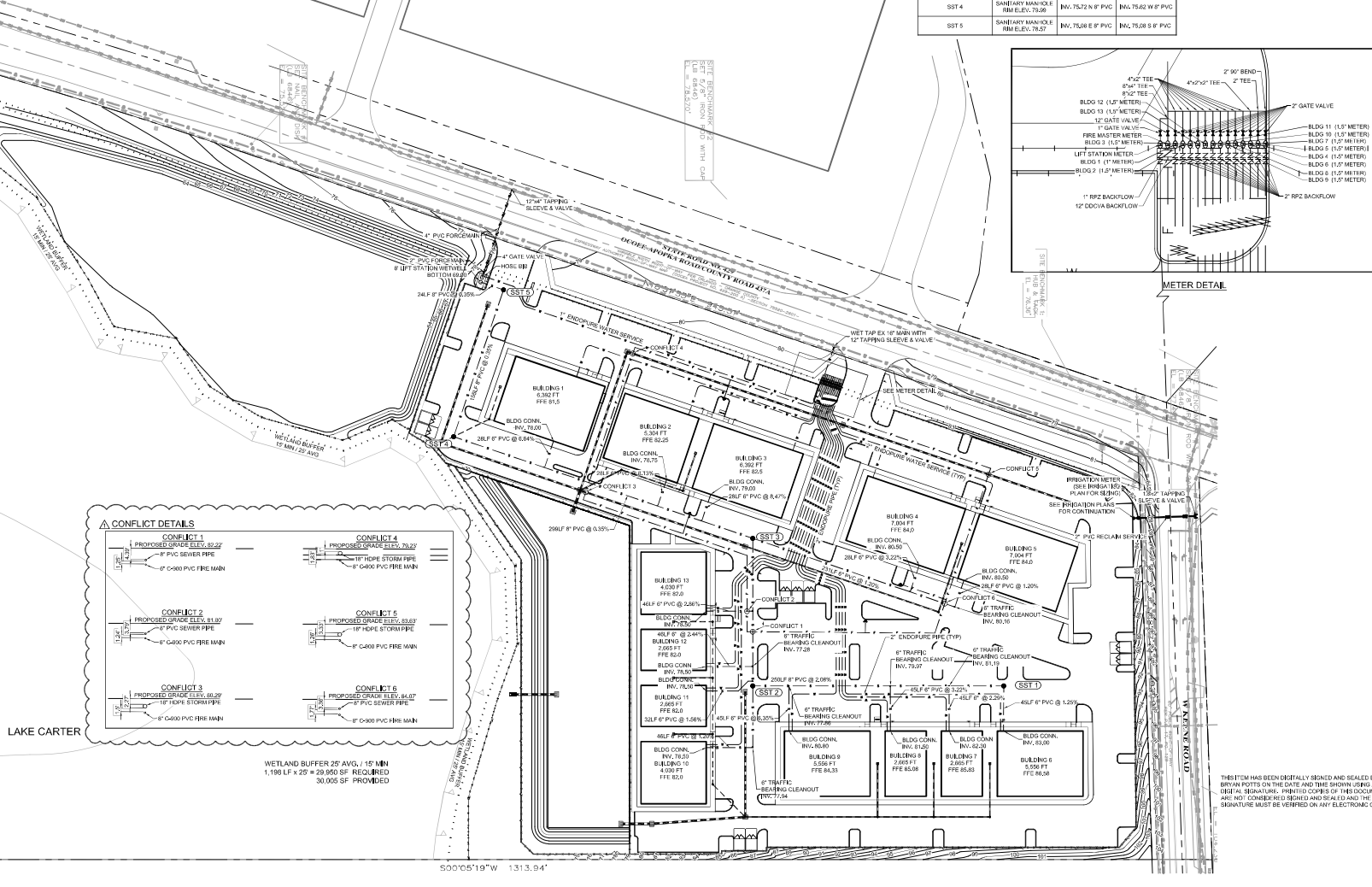
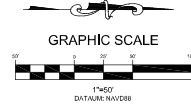
SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

NO WATER MAIN SHALL PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A SANITARY SEWER MANHOLE, EFFECTIVE AUGUST 29, 2003. WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH OR COME INTO CONTACT WITH ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

SEPARATION BETWEEN FIRE HYDRANT DRINKING AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPES, AND CHASE SEWAGE TREATMENT AND DISPOSAL SYSTEMS

FIRE HYDRANTS WITH UNDERGROUND DRINKING SHALL BE LOCATED SO THAT THE DRINKING ARE AT LEAST (3) THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER, AT LEAST THREE (3) FEET AND PREFERABLY TEN (10) FEET FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX (6) FEET, AND PREFERABLY TEN (10) FEET FROM ANY EXISTING OR PROPOSED GRAVITY-OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN OR PIPELINE CONVEYING RECLAIMED WATER, AND AT LEAST TEN (10) FEET FROM ANY EXISTING OR PROPOSED CHASE SEWAGE TREATMENT AND DISPOSAL SYSTEM.

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
SST 1	SANITARY MANHOLE RIM ELEV. 86.07	INV. 82.4 E P PVC INV. 82.4 S E P PVC	INV. 82.4 S E P PVC
SST 2	SANITARY MANHOLE RIM ELEV. 86.02	INV. 77.21 E P PVC INV. 77.21 N P PVC	INV. 77.21 W P PVC
SST 3	SANITARY MANHOLE RIM ELEV. 86.07	INV. 76.21 E P PVC INV. 76.21 N P PVC	INV. 76.21 S E P PVC
SST 4	SANITARY MANHOLE RIM ELEV. 76.08	INV. 75.72 N P PVC INV. 75.72 W P PVC	INV. 75.72 S E P PVC
SST 5	SANITARY MANHOLE RIM ELEV. 76.07	INV. 75.08 E P PVC INV. 75.08 S E P PVC	



DATE: 08/25/23
SCALE: 1"=50'
DRAWN-BY: DDP
PROJECT NUMBER: 112-001

REVISIONS
NO. DESCRIPTION
1. ISSUED FOR CITY COMMENTS & UTILITY MARKERS
2. ISSUED FOR PERMITTING

Sunshine 811
TAMMATH DESIGN, INC.
2404 ROSE SPRING DRIVE
APOPKA, FLORIDA 32625
(407) 364-0878
www.tammathdesign.com
P.L. CENT. OF APT. N. 27189

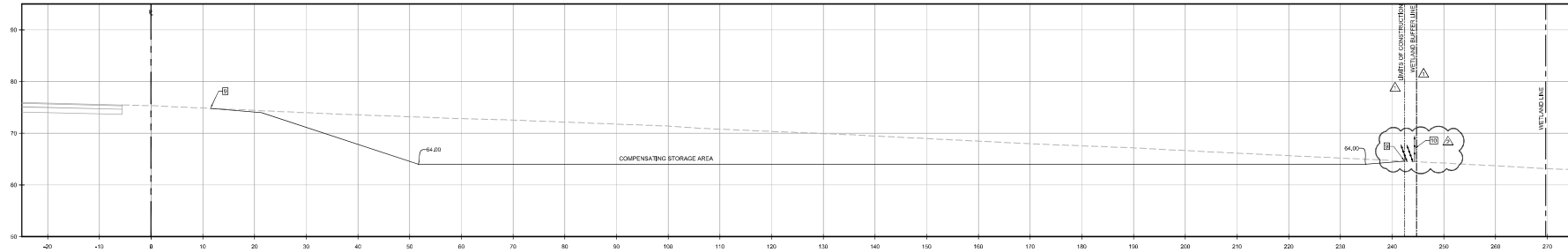
UTILITY PLAN
LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE: 08/25/23
SCALE: 1"=50'
DRAWN-BY: DDP
PROJECT NUMBER: 112-001
C-4.0
SHEET NO.

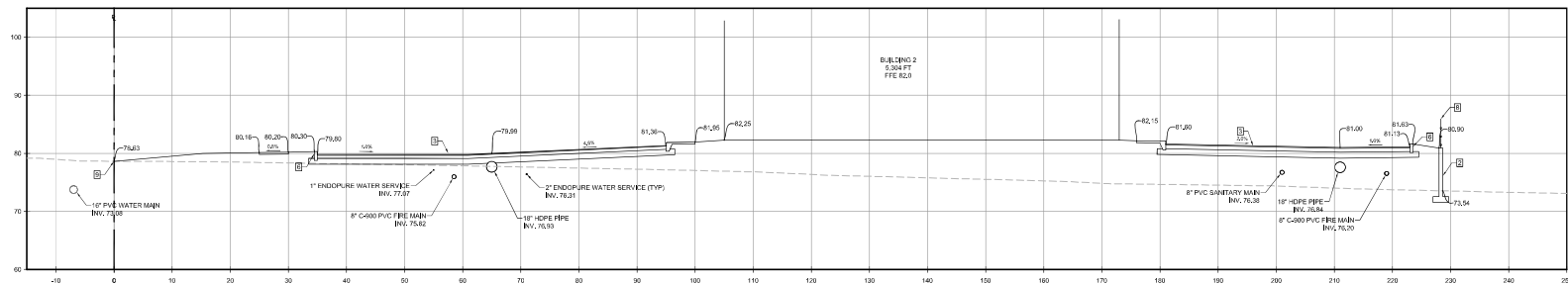
SECTION NOTE LEGEND

- 1 SAW CUT AND REMOVE EXISTING SHOULDER OR CURB
- 2 RETAINING WALL (TO BE DESIGNED UNDER SEPARATE PERMIT)
- 3 ASPHALT PAVEMENT (SEE DETAIL 2 ON C4.0)
- 4 6" HD CONCRETE PAVEMENT (SEE DETAIL 2 ON C4.0)
- 5 4" SIDEWALK (SEE DETAIL 1 ON C4.0)
- 6 TYPE 12 CURB (SEE DETAIL 1 ON C4.0)
- 7 PAVEMENT (SEE DETAIL 2 ON C4.0)
- 8 48" ALUMINUM POST FENCE POSTS IF O.C. SET IN CONCRETE PER APPROVED DETAIL
- 9 MEET EXISTING GRADE
- 10 PROPOSED WETLAND FENCE

SECTION H-I



SECTION G-G



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
BRYAN ROTTEN ON THE DATE AND TIME SHOWN USING A
DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT
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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	REVISIONS	BY	DATE
1	ISSUED FOR COMMENTS, CLIENT WORKS	DDP	11/03/23
2	ISSUED FOR PERMITTING	DDP	11/03/23

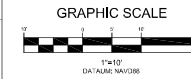
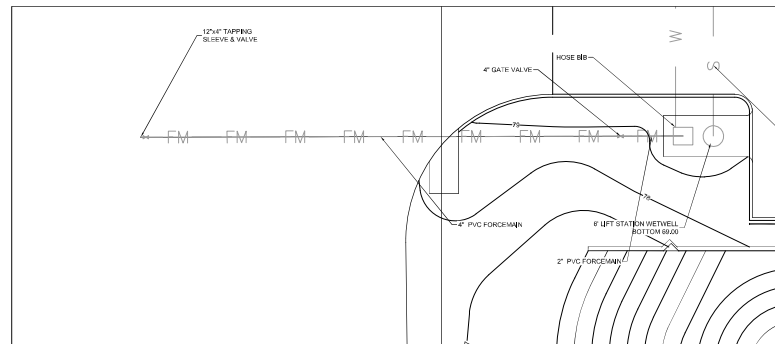
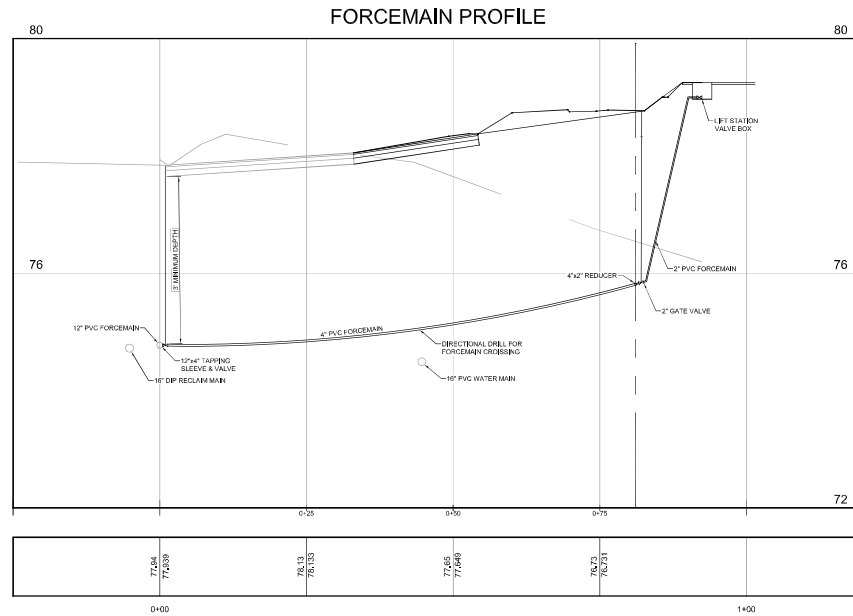


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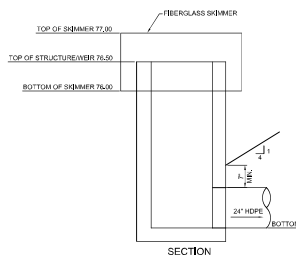
SITE CROSS SECTIONS
LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE	08/30/23
SCALE	1"=10'
DRAWN-BY	DDP
PROJECT NUMBER	112-001
C-5.1	SHEET NO.

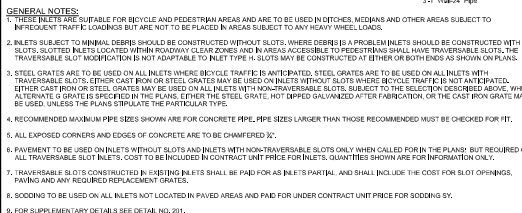


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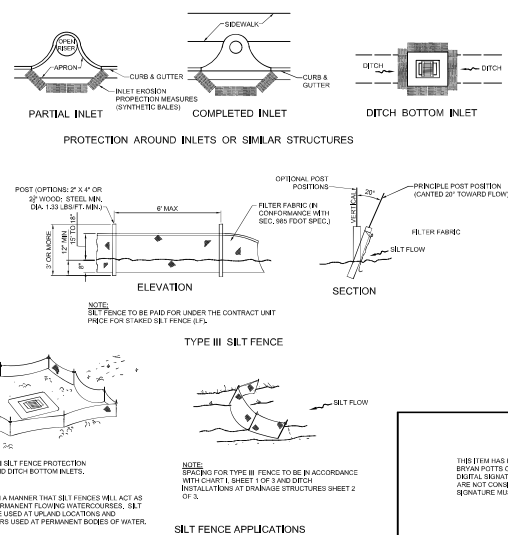
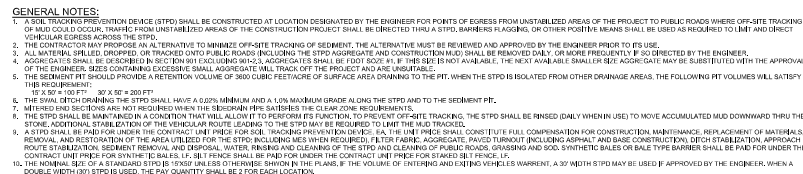
Sunshine 811	
TANNATH DESIGN INC. 2404 ROSE SPRING DRIVE APOPKA, FLORIDA 32025 (407) 884-0878 www.tannathdesign.com P.L. CENT. OF AUTH. #217189	
FORCEMAIN PLAN & PROFILE LAKE CARTER EXCHANGE W. KEENE ROAD AND SR 429 APOPKA, FLORIDA 32703	
DATE: 01/26/24 SCALE: 1"=10' DRAWN-BY: DDP PROJECT NUMBER: 112-001 C-5.2 SHEET NO.	NO. _____ REVISIONS _____ DESIGNED FOR PERMITTING _____ BY: _____ DATE: 01/26/24

[illegible]

- | | |
|-----|--|
| 4 | CONSERVATION AREA SIGN  |
| NTS | |



2	CONSTRUCTION ENTRANCE DETAILS
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[illegible]

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DRAINAGE DETAILS

LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

DATE	07/27/23
SCALE	NTS
DRAWN-BY	DDP
PROJECT NUMBER: 112-001	
C-7.0	
SHEET NO.	

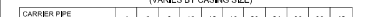


NTS	
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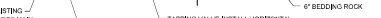
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|----|--|
| 12 | |
|----|--|

FINISHED GRADE	
----------------	--



NOTES:
1. WHEN CONSTRUCTION IS WITHIN FOOT OR RAILROAD JURISDICTION, ADDITIONAL

- 2014 Edition



2014 Edition



- | | |
|---|--------------------|
| 0 | GATE VALVE AND BOX |
|---|--------------------|

SCHEDULE 40 GALVANIZED PIPE
AND FITTINGS OR SCHEDULE 80
PIPE OR FITTINGS



- 2014 edition

3. PRESSURE BACKFLOW PREVENTER



- | | |
|---|-------|
| 9 | |
|---|-------|

BUILDERS Felt



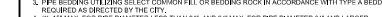
- BUILDERS FELT — 16" SQ x 4" THICK
IN UNPAVED AREAS



- ALL ACCESS RINGS AND COVERS NEED TO BE TRAFFIC RATED H-20.



VALVE IDENTIFICATION TAG TO BE INSTALLED BY CITY & PAID FOR BY DEVELOPER



- | | |
|-----|----------------------------|
| NTS | TYPE B BEDDING AND OPEN CO |
|-----|----------------------------|



- [illegible]

RILEY & Company, Inc. (H-20 GP)
w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS

PUMPS: Submersible grinder pumps shall be Manufacturer HOMA - Model RC50312. The pumps shall be installed in the FRP wetwell utilizing a dual slide rail system. The grinder system shall be capable of grinding the waste materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and discharge piping. Stator winding shall be open type with Class H insulation and shall be heat shrink fitted into the stator housing. Shall withstand a continuous operating temperature of 155° C. A heat sensor (2) thermal switches shall be attached to the motor windings. The pump motor grinder shaft shall be EN 1.4301 / AISI 304SS connection to take the pump impeller and the grinder assembly. Semi Axial Centrifugal Impeller shall be Cast Iron EN-GJL-200 / ASTM A48 30B. Cutter/Grinder Assembly shall be Stainless Steel EN 1.4301 / AISI 304. Double mechanical cartridge shaft seals shall be provided. The seal springs located inside the oil housing should be fully protected from the pumped liquid. The mechanical seals should be able to withstand rotation on either side. Moisture sensor (2) shall be included in the motor housing assembly. Power and Control cables shall be clamped against tensile loads and have a serviceable inlet to the motor, with hermetically sealed polyurethane filled, stainless steel cable plug connection. The pump and electric cables shall be capable of continuous submergence, without loss of waterproof integrity to a depth of 65 ft.

CONTROL PANEL: The enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep with 3 point latching system. The enclosure shall have external mounting feet to allow for wall mounting. The following components shall be mounted through the enclosure: 1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range 1- ea. Alarm Horn (minimum 95 DCB) 1- ea. Generator Receptacle w/ waterproof cover 60A Minimum. Shall meet UL 1682 and UL 1686 Configuration. The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws. The following components shall be mounted to back panel: 1- ea. RILEY & COMPANY GUARD PRO III MONITORING SYSTEM 2- ea. IEC style Motor Contactors 1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/ 2 N/O & 1 N/C Contacts 1- ea. Alternator 1- ea. Control Transformer (480 Volt Only) (Min. 500VA) 1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS) 20- ea. Terminals For Field Connections 6- ea. Terminals For Motor Connections (Single Phase Only) 7- ea. Grounding Lugs 1- ea. Lightning and Surge Protection shall meet the UL 1449 2nd Edition

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge. The following components shall be mounted through the inner door: 1- ea. Main Circuit Breaker 1- ea. Emergency Circuit Breaker 1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed) 2- ea. Short Circuit Protectors w/ Auxiliary Contacts 1- ea. Control Circuit Breaker 1- ea. GFI Duplex Convenience Outlet **MISCELLANEOUS:** All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained within a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by lift station supplier and be a TUV (UL508A Certified) facility. **INSPECTION & TESTING:** A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of complete system. Megger the motors. The pump motors shall be meggered out prior to the start-up to ensure that the insulation of the pump motor/cable is intact. The pump controls and pumps shall be checked for mechanical reliability and proper operation.

- NOTES:**
1. DRAWING NOT TO SCALE
 2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
 3. ELECTRICIAN SHALL SEAL OFF CONDUIT RUNS
 4. CONTRACTOR SHALL VERIFY POWER SOURCE PRIOR TO ORDERING EQUIPMENT
 5. NEUTRAL TO BE SUPPLIED FOR 230V-3 PHASE OR 230V-SINGLE PHASE POWER.

18" 24" PRIVATE SANITARY SEWER PUMP STATION

BOARD OF HOMEOWNERS CONTRACTOR

FACILITY OWNED BY: NAME: PHONE NUMBER: FACILITY MAINTAINED BY: NAME: PHONE NUMBER: STATION NUMBER:

NOTE: CONTRACTOR MUST SUPPLY INFORMATION FROM AT "START".

THIS IS A COPYRIGHTED DRAWING. ANY CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL FROM RILEY & COMPANY IS STRICTLY PROHIBITED.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

NO SUBSTITUTIONS - NO ALTERNATES

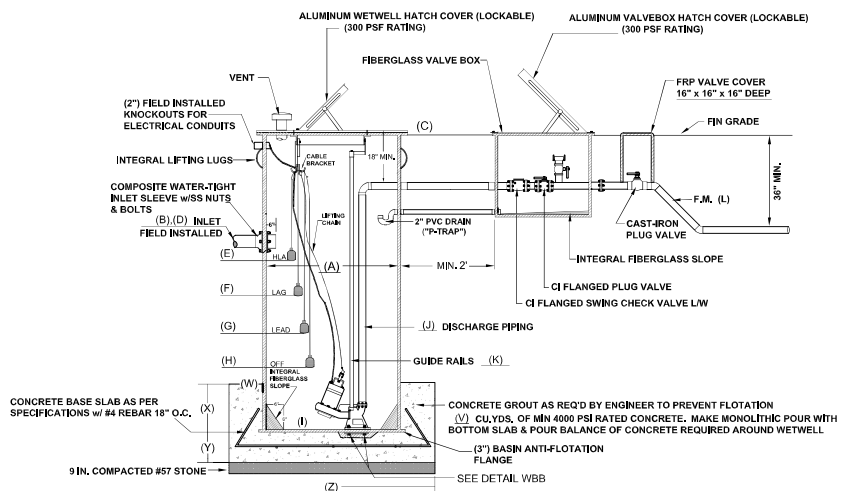
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DATE: 01/05/2024 SCALE: NTS DRAWN BY: DDP PROJECT NUMBER: 107-001 C-9.0 SHEET NO.

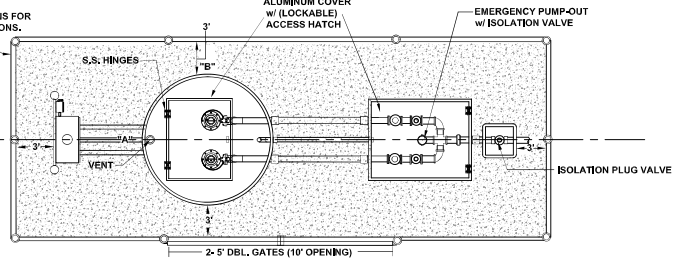
DATE	01/05/24
SCALE	NTS
DRAWN BY	DDP
PROJECT NUMBER	107-001
REVISIONS	
NO.	REVISED PER COMMENTS
BY	DATE



LIFT STATION DETAILS
LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703



CONTRACTOR TO INSTALL 6" TALL COMMERCIAL GRADE - CHAINLINK FENCING, WEED BARRIER, AND 6" OF #57 STONE INSIDE FENCE AND AROUND LIFT STATION. SEE CONSTRUCTION PLANS FOR OVERALL FENCE DIMENSIONS.



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

WETWELL:

Wet well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on these assumptions and Third party specifications.

Hydrostatic Pressure 62.4 lbs. Per SQ Ft.
Saturated soil weight 120 lbs. Per Cubic Ft.
Soil Modulus of 700 lbs Per SQ Ft.
Pipe Stiffness As specified in ASTM D 3753

The wet well FRP laminate must be constructed to with stand or exceed two times the assumed loading on any depth of the wet well.

The cover shall be constructed of 1/2 inch thick material finish aluminum diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of holding door open in the vertical position (Locking hold open arm) made of non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

The prefabricated FRP lift station manufacture shall guarantee the prefabricated lift station as approved drawings for a period of One year from the date of delivery.

EXECUTION:

Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the drawing.

STATION DESIGN CONDITION

PRIMARY PUMP CAPACITY	106	GPM
PRIMARY TDH	102	TDH
RUN-OUT PUMP CAPACITY	141	GPM
RUN-OUT TDH	46.7	TDH
PUMP MODEL #	HOMA RC50312	
R.P.M.	3450	
HORSEPOWER	8.9	
ELECTRICAL/ VOLTS / PHASE	230V/3	
PUMP DISCHARGE SIZE	2"	

STATION ELEVATIONS AND DIMENSIONS

WETWELL DIAMETER (A)	72"
INVERT DIAMETER (B)	8"
TOP OF WETWELL (C)	78.50'
INLET / INVERT (D)	74.50'
HIGH LEVEL ALARM (HLA) (E)	74.00'
2nd PUMP ON (LAG) (F)	73.50'
1st PUMP ON (LEAD) (G)	73.00'
PUMPS OFF (OFF) (H)	71.25'
BOTTOM OF WETWELL (I)	69.00'
DISCHARGE PIPE DIAMETER (J)	2"
GUIDE RAIL DIAMETER (K)	1"
F.M. PIPE DIAMETER (L)	4"

STATION MANUFACTURING MATERIALS

DISCHARGE PIPE	HDPE
INLET PIPE	PER EOR
GUIDE RAIL	304 SS
WET WELL	FRP ASTM D-3753
WET WELL HATCH COVER	300 LBS. PSI ALUM.
CABLE BRACKET	304 SS
LIFTING CHAIN	304 SS
BALL VALVE	304 SS
SWING CHECK VALVE	304 SS
VALVE BOX	FRP
VALVE BOX HATCH COVER	300 LBS. PSI ALUM.

STATION VALVE BOX SIZES

(32" x 30" x 24" DEEP)	FOR 2" DISCHARGE
(36" x 36" x 36" DEEP)	FOR 3" DISCHARGE

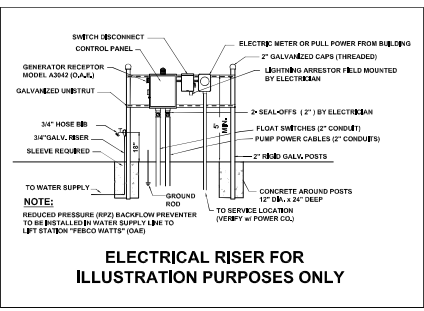
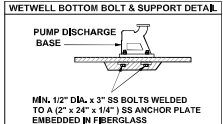
STATION HATCH OPENINGS (MAX)

WETWELL DIA.	36"
27" x 20"	24" x 36"
30" x 40"	

CONCRETE BALLAST REQUIREMENTS

CUBIC YARDS OF CONCRETE REQUIRED (Y)	4.75 yds ³
CIRCUMFERENCE DIMENSION - WIDTH (W)	18.0"
CIRCUMFERENCE DIMENSION - HEIGHT (H)	18.0"
BASE SLAB DIMENSION - LENGTH (L)	18.0"
BASE SLAB DIMENSION - LENGTH & WIDTH (Z)	96.0"

(DETAIL WBB)

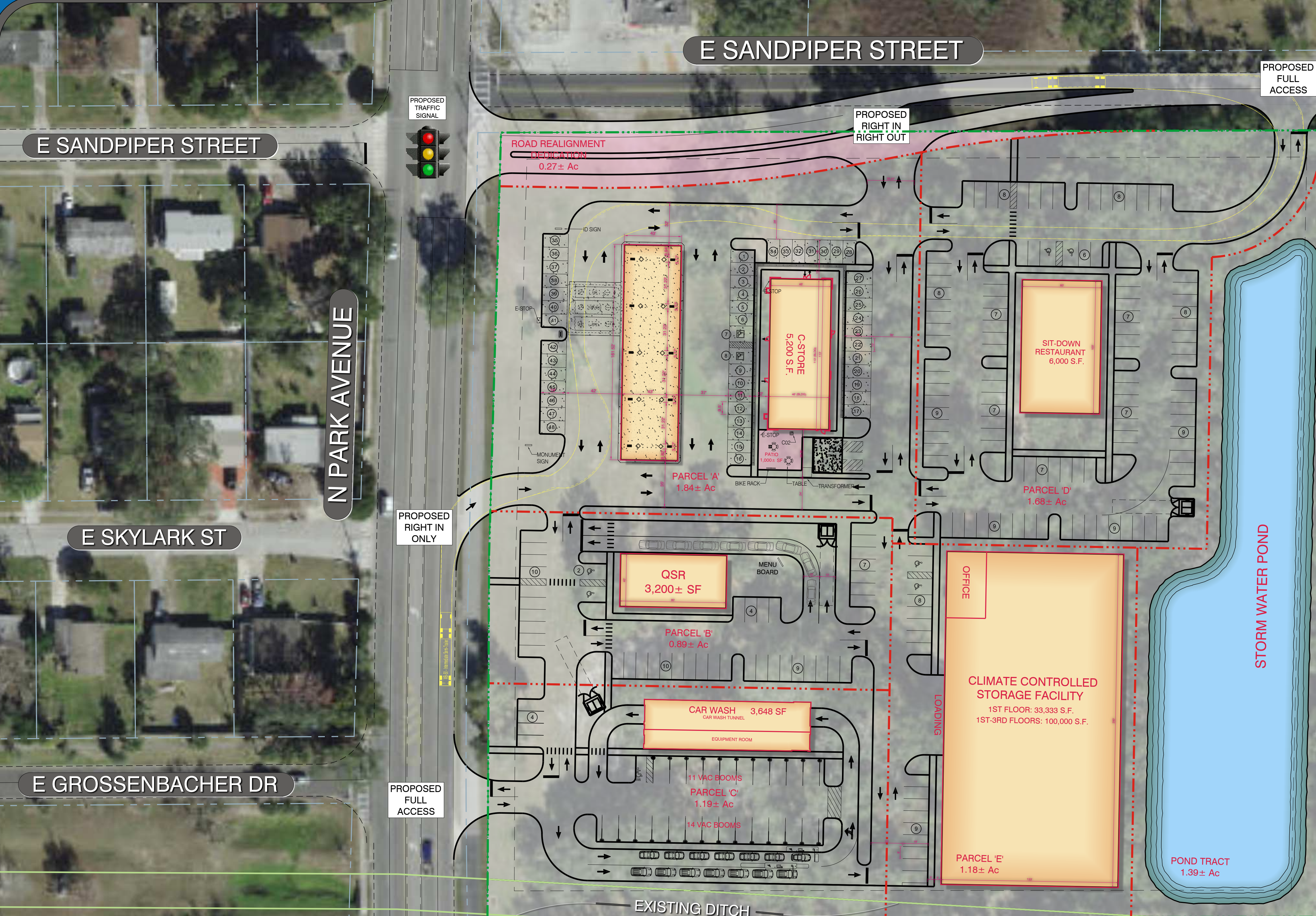


ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

12/06/23 SR

Park Avenue & E Sandpiper Street
Apopka
Orange County, FL

CONCEPT PLAN "A"



PROJECT DATA

TOTAL PROJECT AREA:

PARCEL 'A'	1.84± Ac
PARCEL 'B'	0.89± Ac
PARCEL 'C'	1.19± Ac
PARCEL 'D'	1.68± Ac
PARCEL 'E'	1.18± Ac
POND TRACT	1.39± Ac
ROAD DEDICATION	0.27± Ac
TOTAL	8.44± Ac

JURISDICTION:
CITY OF APOPKA, FL

PROPERTY FUTURE LAND USE:
COMMERCIAL

PROPERTY ZONING:
"C-1"

PROPOSED DENSITY:

PARCEL 'A'	5,200 SF
PARCEL 'B'	3,200 SF
PARCEL 'C'	3,648 SF
PARCEL 'D'	6,000 SF
PARCEL 'E'	100,000 SF

PROPOSED PARKING:

PARCEL 'A'	48 SPACES (9.2 SP / 1000 SF)
PARCEL 'B'	42 SPACES (13.1 SP / 1000 SF)
PARCEL 'C'	5 STANDARD SPACES 25 VAC BOOMS
PARCEL 'D'	109 SPACES (18.1 SP / 1000 SF)
PARCEL 'E'	17 SPACES

NOTES:
DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:

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

THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1014 - 534
SCALE: 1" = 40' DATE: 03-21-24
DRAWN BY: Stuebs PROJ. MGR: Stuebs

PROVIDED FOR...
Forman Property LApopka #8 LLC

PROVIDED BY...
AVID GROUP

CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
SURVEYING PHONE (727) 789-9500
GIS AVIDGROUP.COM