



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

May 8, 2024 9:00 AM

Apopka City Hall Council Chambers

ANNEXATION

1. AN-24-1, 357 West 4th Street - Annexation (Annex), 1st Submittal
Owner(s): SFL Partners LLC
Applicant(s): SFL Partners LLC
Location: 357 West 4th Street
Proposed Use: Light Industrial
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

FUTURE LAND USE AMENDMENT

1. FLU-24-7, 814 Marvin C Zanders Avenue - Future Land Use (FLU), 1st Submittal
2. FLU-24-8, 996 South Orange Blossom Trail - Future Land Use (FLU), 1st Submittal
3. FLU-24-6, 357 West 4th Street - Future Land Use (FLU), 1st Submittal

REZONING

1. FLU-24-7, 814 Marvin C. Zanders Avenue - Rezoning (Rz), 1st Submittal
2. FLU-24-8, 996 South Orange Blossom Trail - Rezoning (Rz), 1st Submittal
3. FLU-24-6, 357 West 4th Street - Rezoning (Rz), 1st Submittal

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. SP-24-31, Keene Road Retail - Major Development Plan (MDP), 3rd Submittal

CONSTRUCTION SITE PLAN

1. SP-24-31, Keene Road Retail - Construction Site Plan (CSP), 3rd Submittal
2. SP-24-40, Southwick Commons - Construction Site Plan Revision (CSP Revision), 1st Submittal
3. SP-24-39, The Ridge Parcel 8 Community Park - Construction Site Plan (CSP), 2nd 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.



Title Survey Services

Professional Land Surveyors

Legal Description:

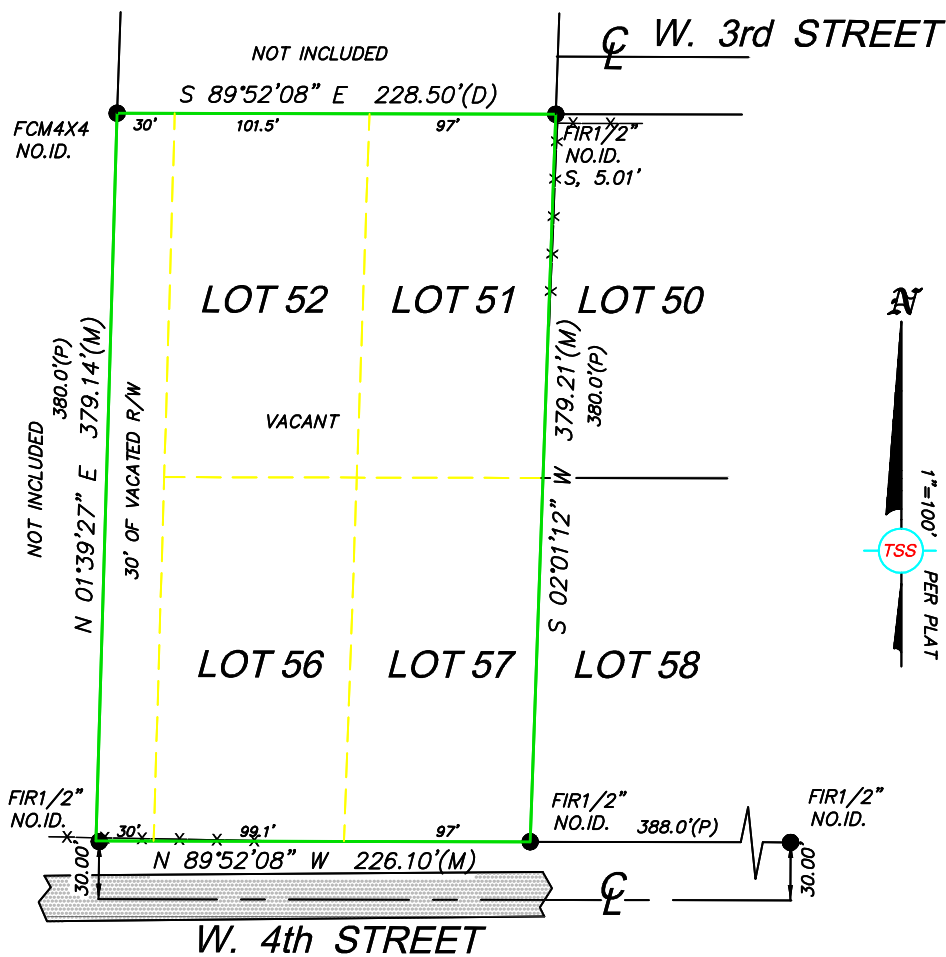
Lots 51, 52, 56 & 57, Block A, and the East 30 feet of Vacated Road West of Block A, BRADSHAW AND THOMPSON'S ADDITION TO APOPKA CITY, according to the plat thereof, as recorded in Plat Book "B", Page(s) 25, of the Public Records of Orange County, Florida.

Map Number 12095C Panel: 0120

Suffix : H F.I.R.M. Date : 09/24/2021 Flood Zone : X

Date of Survey : 04/05/2024 Completed : 04/12/2024

Boundary Survey



Certified To:
SFL Partners, LLC
JFJ Real Investments, LLC
Address:
357 W. 4th Street
Apopka, FL 32703
File Number # 357 W. 4th Street

-Notes-

- Survey is Based upon the Legal Description Supplied by Client.
- Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- Subject to any Easements and/or Restrictions of Record.
- Building Ties are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT determined.
- Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
- Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this endeavor. Title Survey Services and the signing surveyor assume NO Liability for the Accuracy of this Determination.

-Legend-

C	- Calculated	PC	- Point of Curvature
CL	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	R/W.	- Right of way
N&D	- Nail & Disk	Set	- Set 1/2" Rebar & Cap "PSM 5828"
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
-//-	- Wood / PVC Fence	-O-	- Chain Link Fence
PE.	- Pool Equipment		

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-05.172 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Nicholas S. Frazzitta, P.S.M. #5828
This Survey is intended ONLY for the use of Said Certified Parties.
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FLOOD INFORMATION:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF APOPKA, COMMUNITY NUMBER 120180, DATED 09-24-2021.

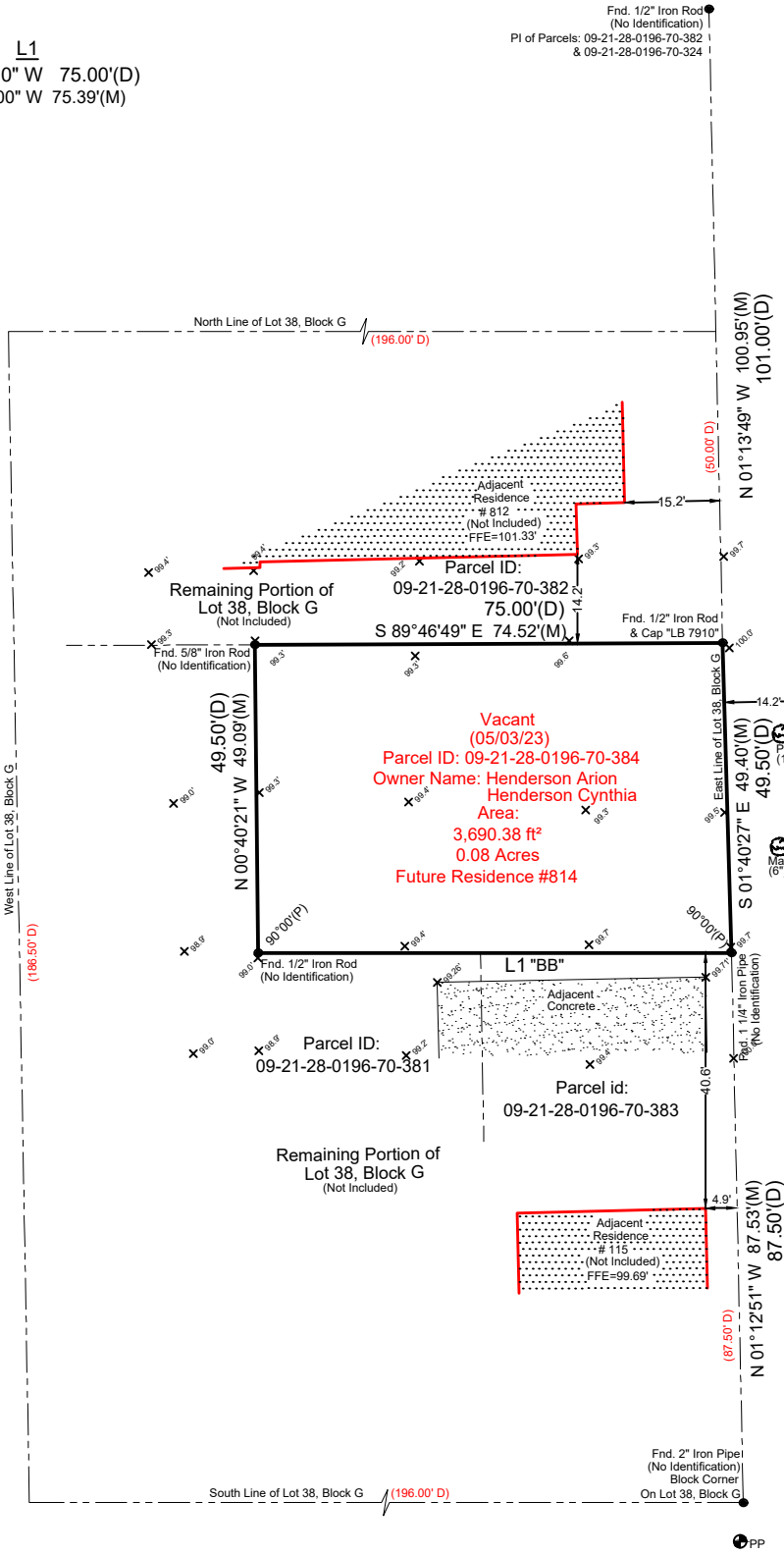
CERTIFIED TO:

HENDERSON COMMUNITY BUILDERS.



814 MARVIN C. ZANDERS AVENUE, APOPKA, FLORIDA 32703

"BB" L1
N 90°00'00" W 75.00'(D)
N 90°00'00" W 75.39'(M)



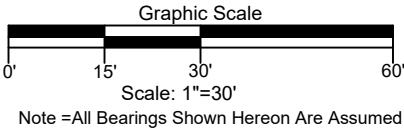
-Site Benchmark Information-

- #1
Set Nail & Disk "LB 7623" in Sidewalk
Elevation: 99.41'
- #2
Set Nail & Disk "LB 7623" in Sidewalk
Elevation: 100.00'

-Benchmark Information-

- Orange County Benchmark Datum
- Benchmark No:
- Benchmark Elevation:
- (Elevations are based upon NAVD 88 Datum)

Marvin C. Zanders Avenue
Lake Avenue
(Asphalt Road)



Field Date: 5/3/2023 Date Completed: 05/04/23

Drawn By: S.T. File Number: S-117579

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>Bearing basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".

>Building Ties are NOT to be used to reconstruct Property Lines.

>Fence Ownership is NOT determined.

>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.

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NONE VISIBLE

-POINTS OF INTEREST-

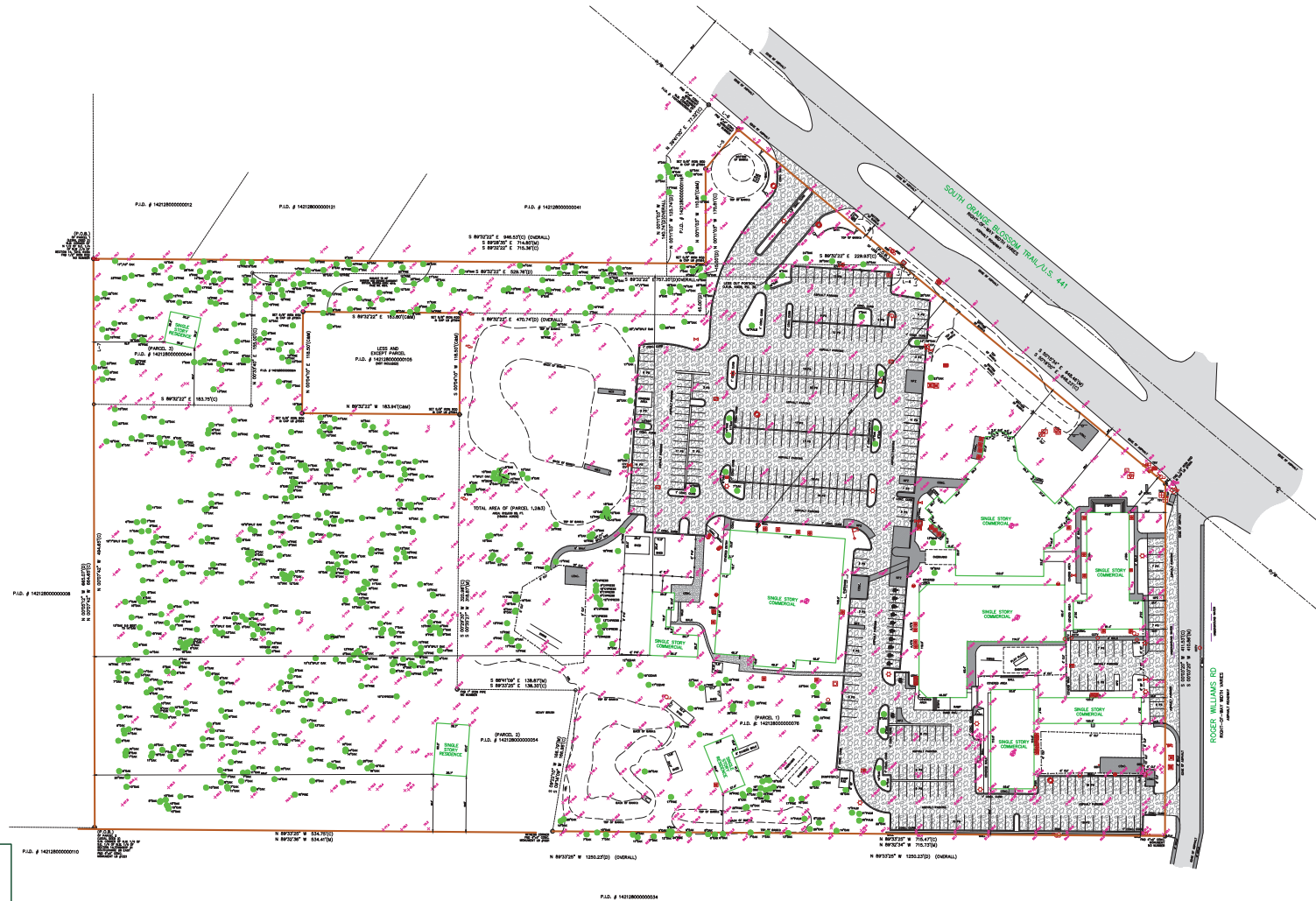
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Patrick K. Ireland, P.S.M. 6637, LB 7623
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Ireland & Associates Surveying, Inc.
800 Currency Circle | Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

NORTH

LINE	LENGTH	BEARINGS	LENGTH	BEARINGS
L-1	15.18'	N 09°16'23" E	(C)	--
L-2	17.40'	S 50°18'00" E	(C)	--
L-3	4.21'	S 09°48'19" W	(C)	--
L-4	15.17'	N 83°32'30" W	(C)	--
L-5	59.88'	N 34°11'00" E	(C)	60.25' S 38°50'04" W (N)
L-6	45.02'	S 50°19'00" E	(C)	43.04' S 48°24'03" E (N)
L-7	170.00'	N 00°07'43" E	(C)	--

[illegible]

PROPERTY /

First Choice Surveying...
Your First Choice for Land Surveys

[illegible][illegible]

(FOR INFORMATIONAL PURPOSES ONLY)
 FLOOD ZONE
 CERTIFIED TO:
 AMERICAN CIVIL ENGINEERING CO
 1600 AVENUE D, SUITE 100, NEWTON, MA 02459-1000

ORDERED BY:

CLIENT NO: 12450
JOB NO: 12450
FIELD DATE: 2023.08.03
DRAWN BY: JON M. SHOEMAKER
CHECKED BY: JON M. SHOEMAKER
APPROVED BY: J.A.

FIRST CHOICE SURVEYING, INC.

Digitally signed by Jon M. Shoemaker
Date: 2023.08.03 17:23:33 -0400



Title Survey Services

Professional Land Surveyors

Legal Description:

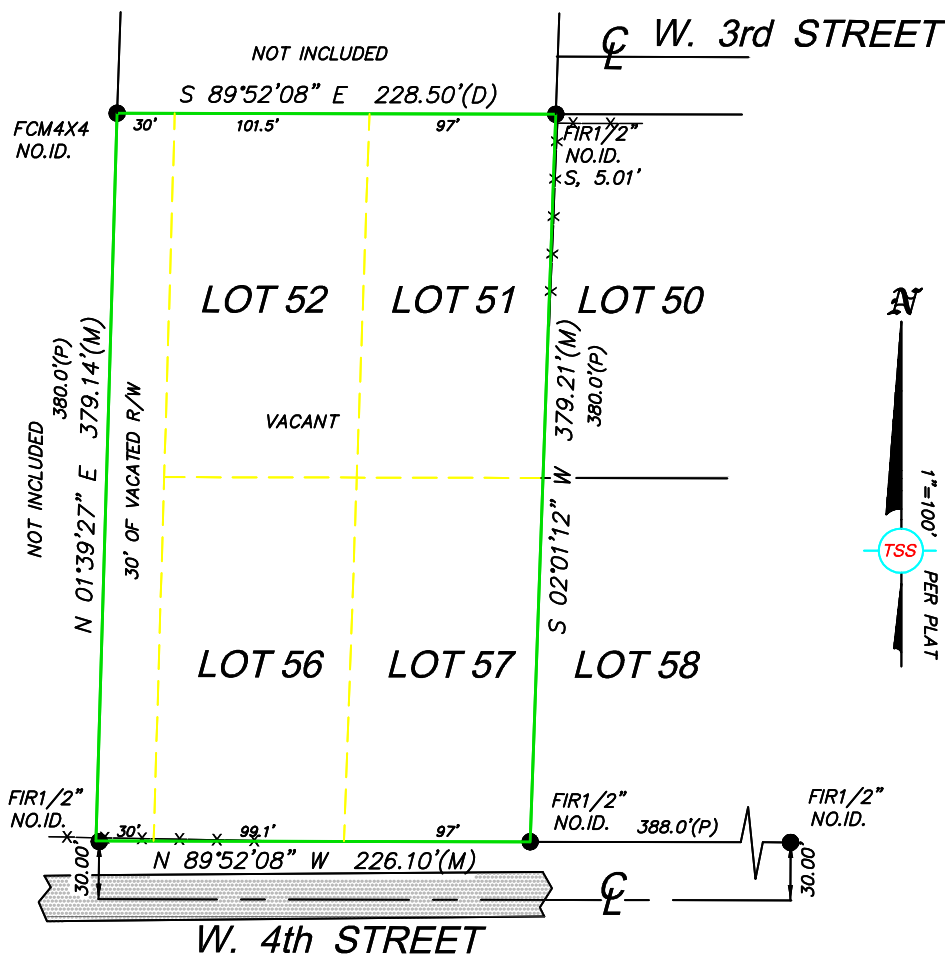
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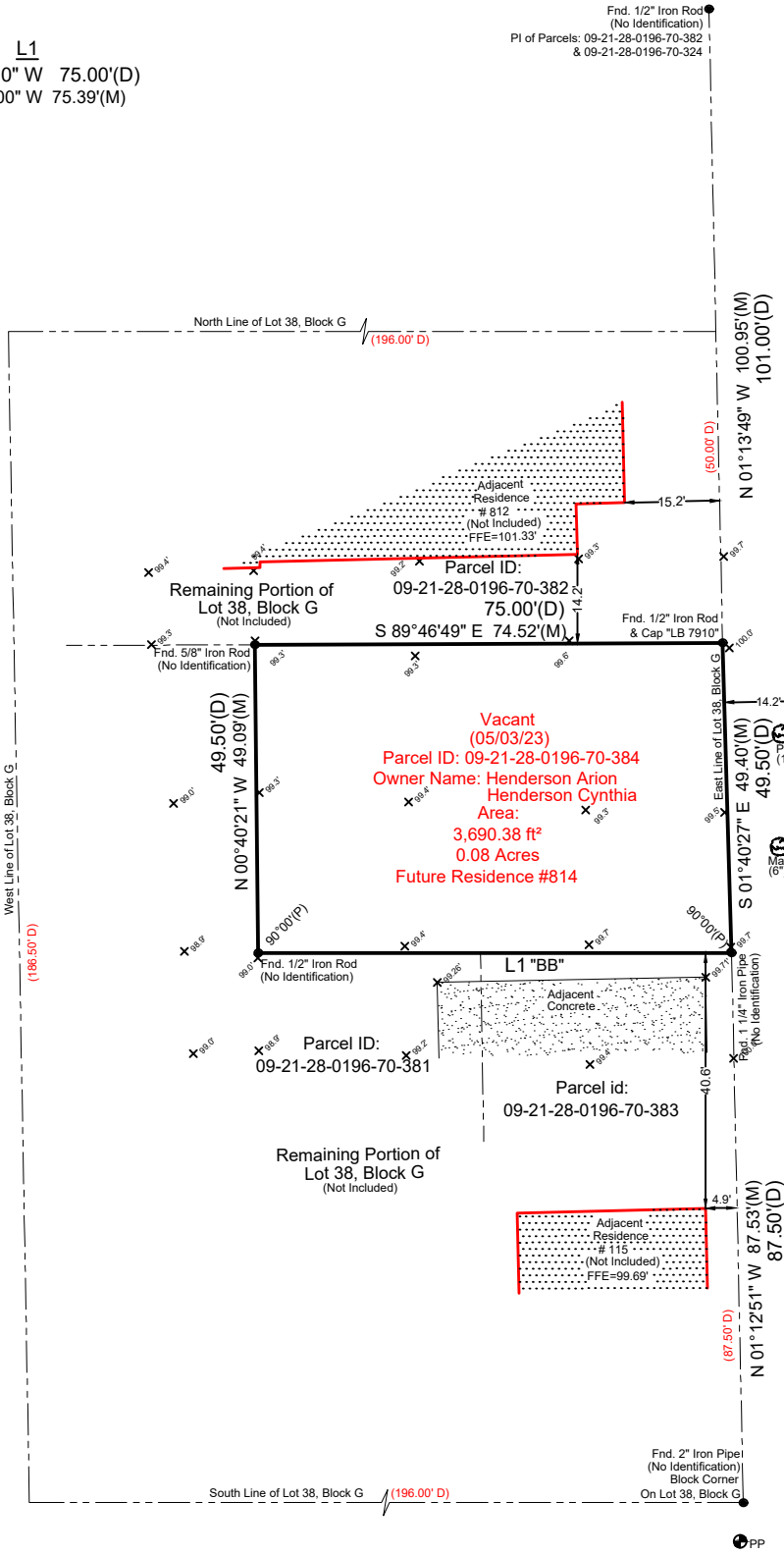
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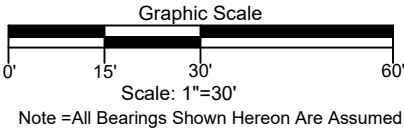


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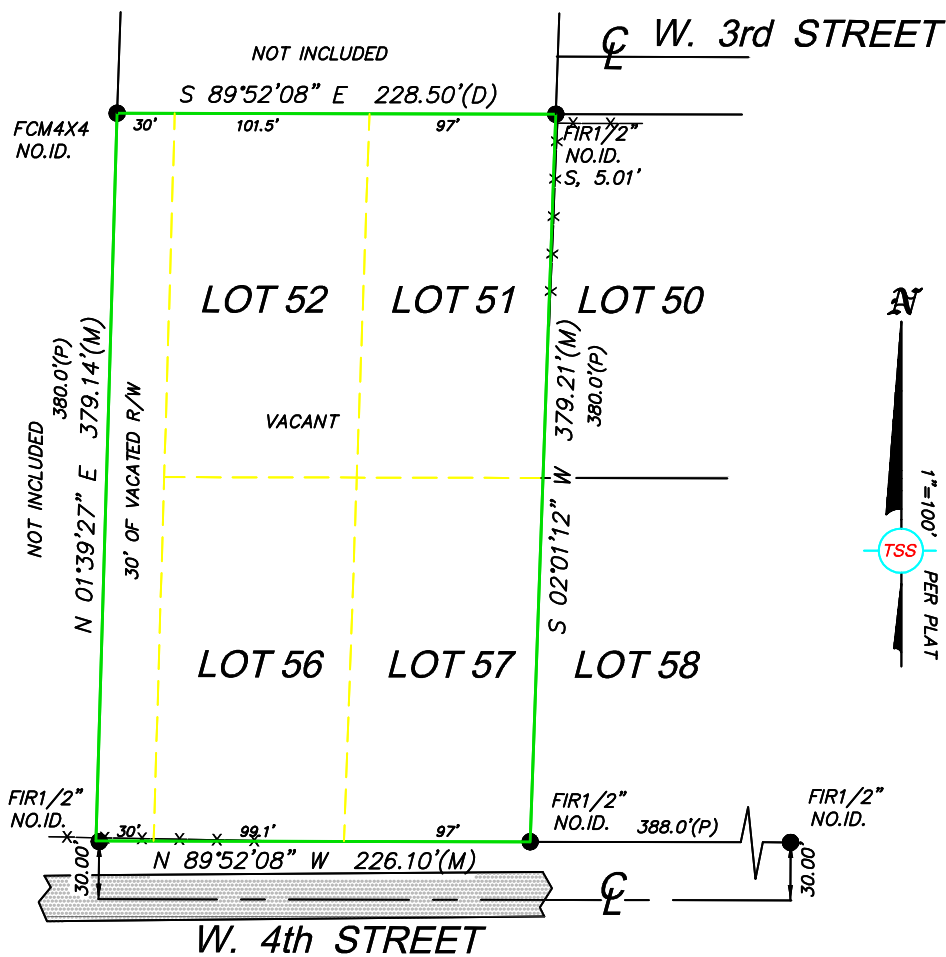
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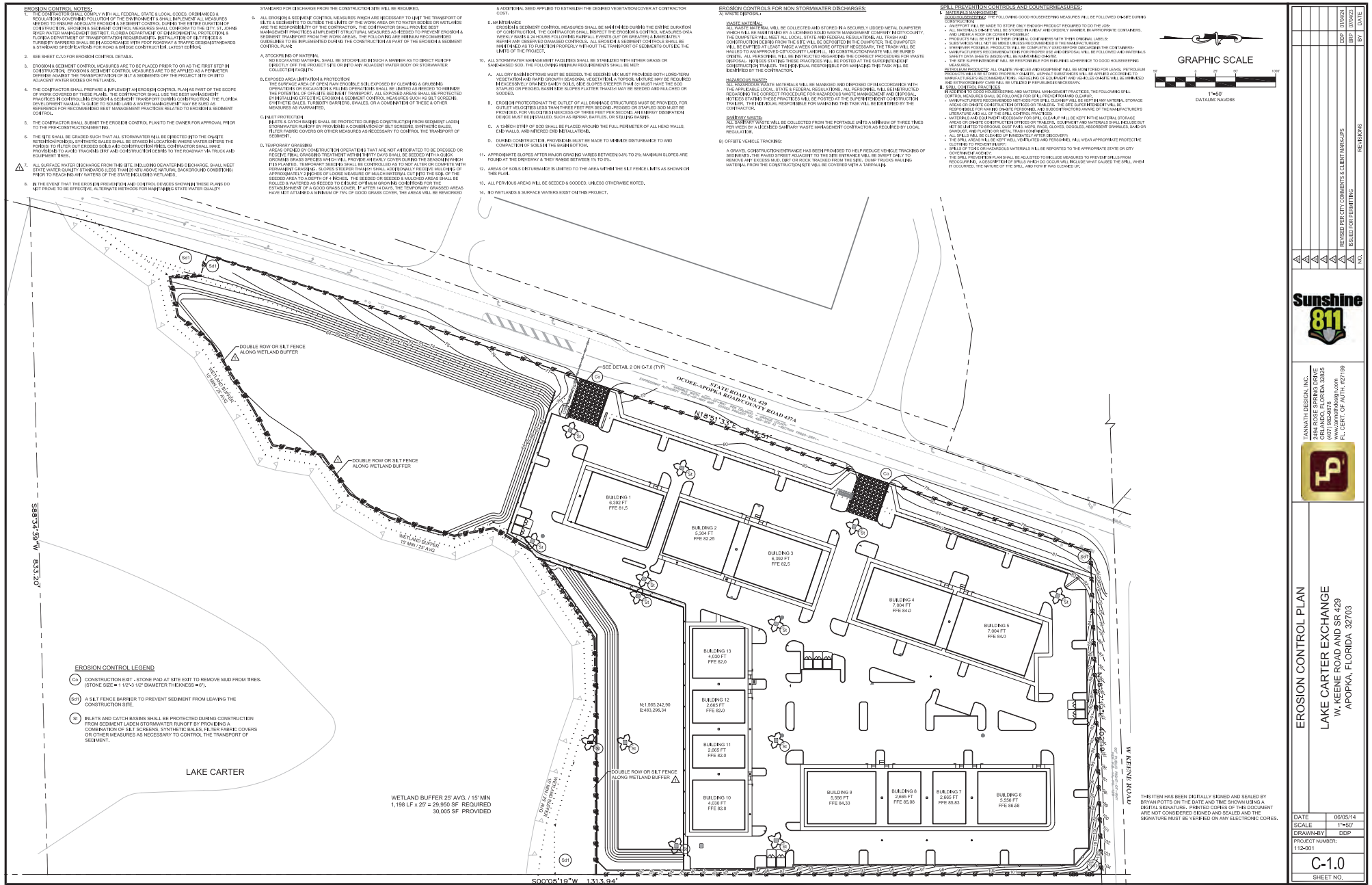


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REVISIONS

NO.	REVISIONS	DATE
1	ISSUED FOR CITY COMMENTS & CLIENT MARKUPS	08/20/14
2	ISSUED FOR PERMITS	08/20/14

Sunshine 811

TANNATH DESIGN, INC.
2444 ROSE SPRING DRIVE
SUITE 100
LAKE PARK, FLORIDA 32925
(407) 864-0878
www.tannathdesign.com
P.L. CENT. OF MATH. #27189

EROSION CONTROL PLAN

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

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.

DATE: 08/20/14
SCALE: 1"=50'
DRAWN BY: DDP
PROJECT NUMBER: 112-001
C-1.0
SHEET NO.

STORMWATER MANAGEMENT:
STORMWATER FACILITIES SHALL BE DESIGNED AND PERMITTED IN ACCORDANCE WITH THE CITY OF AUSTIN AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

FLOOD ZONE
THE SITE LOCATES IN FLOOD ZONE X, NOT A SPECIAL FLOOD AREA, PER FEMA FIRM PANEL 12069C0365 D, DATED 28.3.2003, LAKE COUNTY, FLORIDA.

WETLANDS
THERE ARE WETLANDS LOCATED ON THE SOUTH SIDE OF PROJECT SITE.

△ LAKE: 1.95 ACRES NO IMPACT
WETLAND: 6.09 ACRES NO IMPACT

VEGETATION
THE SITE IS CURRENTLY A WOODED FIELD.

GENERAL SITE NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS PRIOR TO START OF CONSTRUCTION.
2. ALL DIMENSIONS ARE FROM THE FACE OF CURB.
3. ALL RAMP ARE 3' UNLESS OTHERWISE NOTED.
4. ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AREAS OF INTERFERENCE.

- | | | | |
|--|--|--------------|------------------|
| BUILDING SETBACKS | | | |
| FRONT (SOUTH) | 20' | | |
| SIDE (EAST) | 10' | | |
| SIDE (WEST) | 10' | | |
| REAR (NORTH) | 10' | | |
| LANDSCAPE BUFFERS | | | |
| FRONT (SOUTH) | 10' | | |
| SIDE (EAST) | 7' | | |
| SIDE (WEST) | 0' | | |
| REAR (NORTH) | 0' | | |
| BUILDING HEIGHT | | | |
| MAXIMUM | 30' | | |
| SOILS | | | |
| SUB. NUMBER | NAME | USDA TEXTURE | HYDROLOGIC GROUP |
| 1 | CANDLER | SAND | A |
| 2 | PLACED AND MYNKA | SAND | A |
| 3 | AD | AD | |
| SOILS DATA FROM USDA NRCS ONLINE SOILS SURVEY DATED JANUARY 28, 2010 | | | |
| PARKING REQUIRED | | | |
| NET REQUIRED | 61.028 SQ. FT. X (1 SPACE PER 200 SQ. FT.) | | 310 SPACES |
| BICYCLE PARKING | | | |
| REQUIRED | | | 310 SPACES |
| PARKING PROVIDED | | | |
| STANDARD PARKING SPACES | | | 303 SPACES |
| COMPACT PARKING SPACES | | | 20 SPACES |
| ACCESSIBLE PARKING SPACES | | | 12 SPACES |
| TOTAL PARKING PROVIDED | | | 335 SPACES |



NO.	REVISIONS	DATE	BY
NO.	ISSUED FOR PERMITTING	BRP	07/15/21
NO.	REMOVED PER CITY COMMENTS & CLIENT MARK-UPS	CDP	03/15/24
NO.	REMOVED PER CITY COMMENTS & CLIENT MARK-UPS	CDP	04/10/21



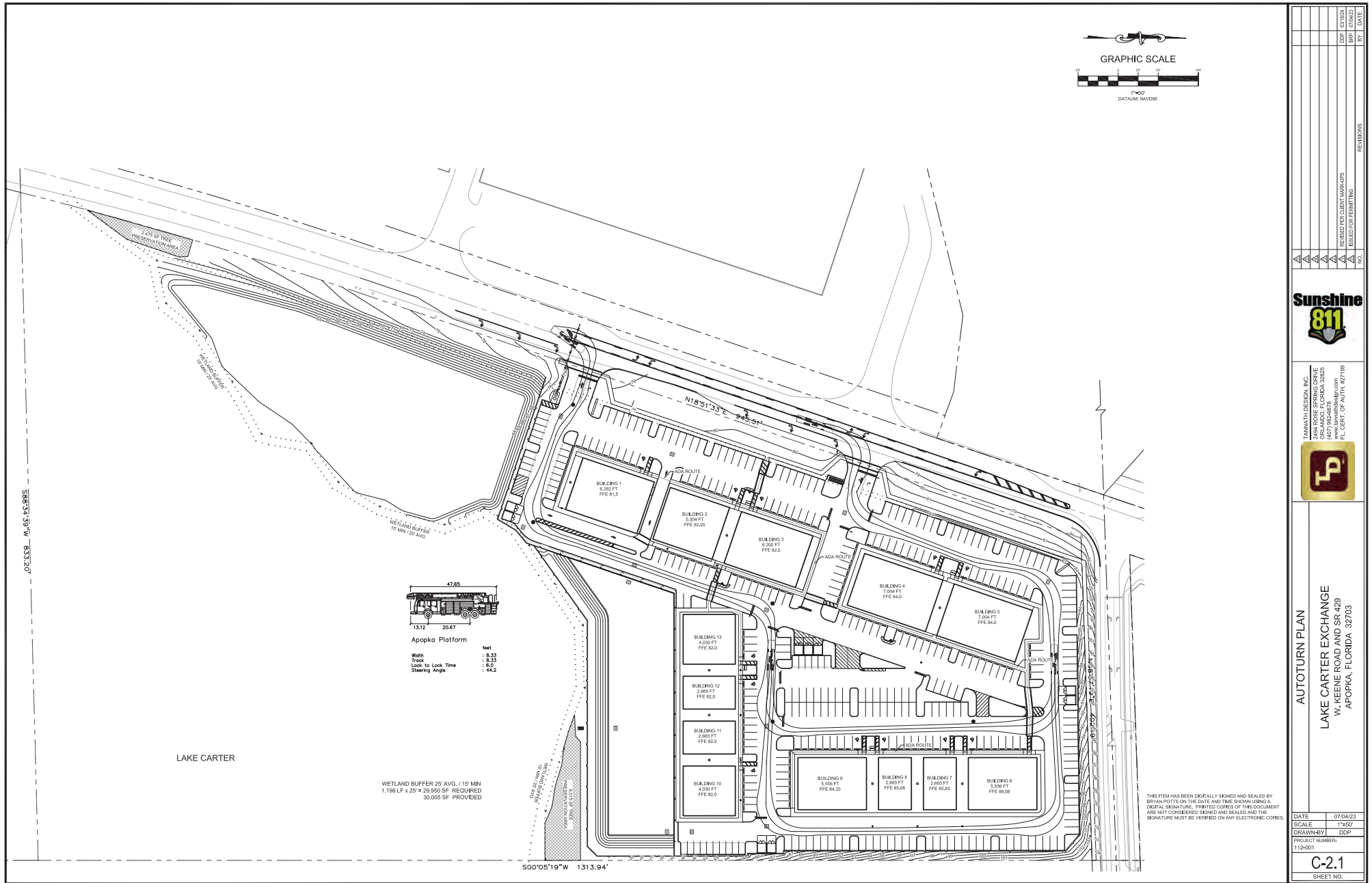
TANNATH DESIGN, INC.
494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
(407) 982-9878
www.tannathdesign.com
L. CERT. OF AUTH. #27199



SITE PLAN

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

DATE	07/04/23
SCALE	1"=50'
DRAWN-BY	DDP
PROJECT NUMBER: 112-001	
C-2.0	
SHEET NO.	



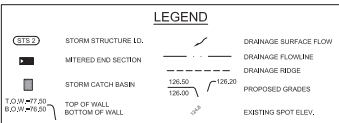
DATE	07/24/23
SCALE	1"=50'
DRAWN-BY	DDP
PROJECT NUMBER	112-001
C-2.1	
SHEET NO.	

NO.	DATE	BY	REVISIONS
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2484 ROSE SPRING DRIVE
DADE CITY, FL 34605
(407) 884-0878
www.tannathdesign.com
P.L. CERT. OF AUTH. #27199

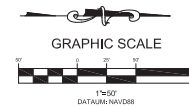
AUTOTURN PLAN
LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703



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 EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK 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 RELEVANT 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 EXISTING ORGANIC, BUT NOT AERIAL, RESIDUALITY OF EXISTING MATERIALS AS FILL. DERIVATING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DEPOSITED OFF-SITE, ALL OF WHICH WILL AFFECT PRICING, ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL 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.C.P. 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, RUBBISH, 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, 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 MINIMUM OF 12" LIFTS. REFER 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 GRADE 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-SEVEN (47) HOURS PRIOR TO DEMOLITION 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 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 PIPE CALL OUTS ARE MEASURED CENTERLINE TO CENTERLINE FOR MANHOLES AND INLETS.
14. ALL ON-SITE 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 BAHIA.
16. NO HARD WOOD TREES MAY BE PLANTED OVER OR WITHIN 5' OF UTILITY LINES OR STORM PIPES, ONLY SOO OR SOFT WOOD SHRUBS MAY BE PLANTED OVER UTILITY LINES.
17. ALL MITERED END SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 430-02.



NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMITS & CLIENT MARK-UPS	MDP	03/10/23
2	ISSUED FOR GRADING	MDP	03/22/23



TANNATH DESIGN, INC.
2484 ROSE SPRING DRIVE
SUITE 100
DADE CITY, FL 34625
(407) 824-0878
www.tannathdesign.com
P.L. CENT. OF PATH. #21199

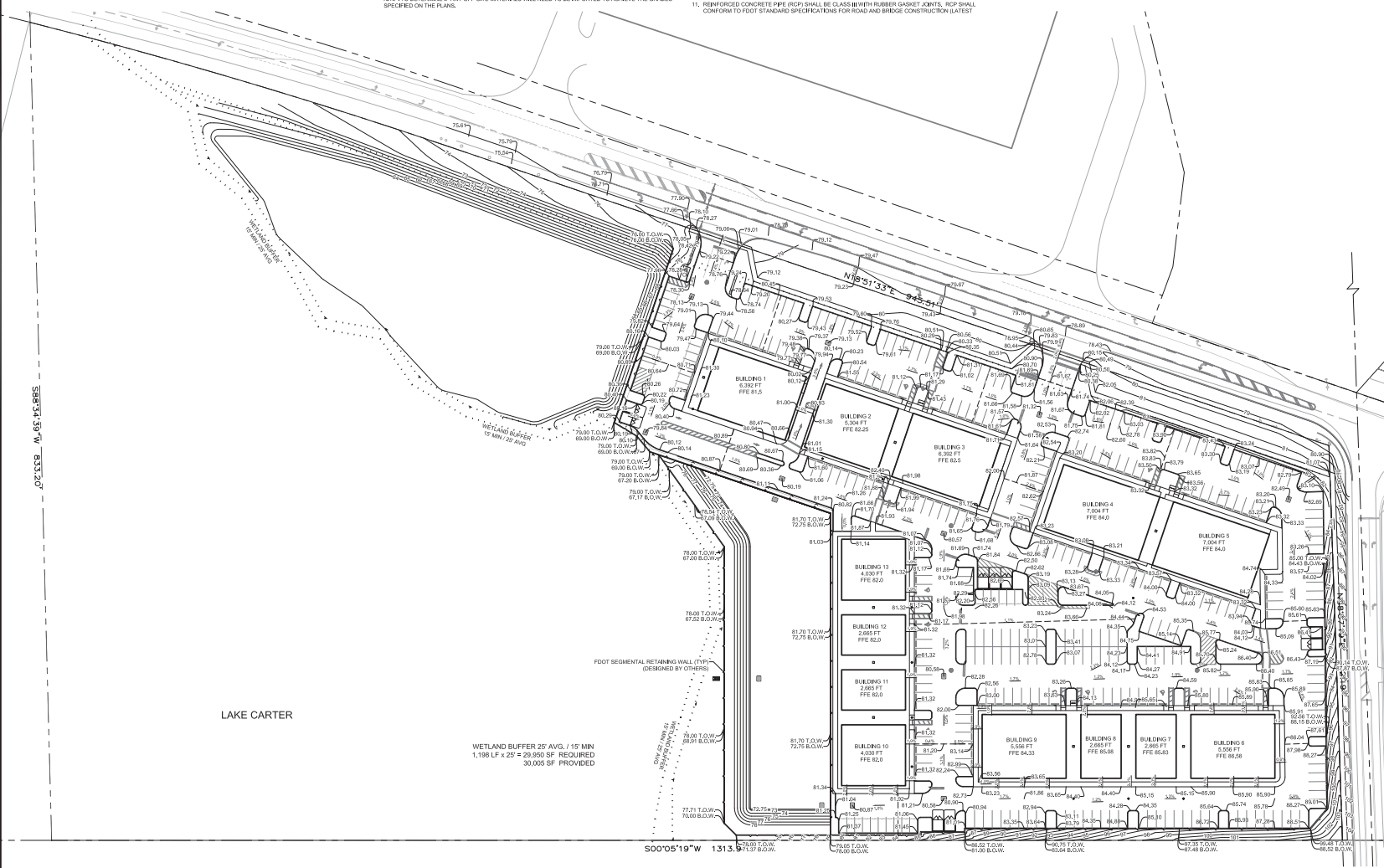


GRADING PLAN

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.

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY
BRYAN POTTS ON THE DATE AND TIME SHOWN USING A
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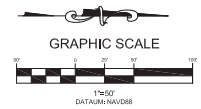
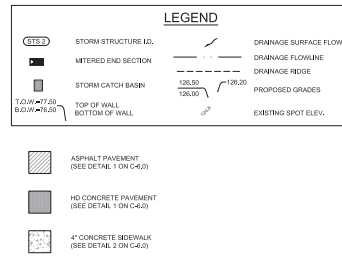


PAVING AND DRAINAGE NOTES

1. THE ENTITY THAT WILL OWN, OPERATE, AND MAINTAIN THE STORM SEWER SHOWN ON THESE PLANS IS US-12. 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 HISSELF OF EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK 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 PERMANENT 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 ORGANIC, BUT FILL AREAS. ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DEPOSED 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 INCIDENTAL 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.C.T.S. 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 (HOMOGENEOUS) FILL, STOCKPILES AND ORGANIC (MUCK) STOCKPILES IF SUCH IS INDICATED. 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 95% 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 12" LIFTS. REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL PROVIDE THE ENGINEER AND THE OWNER WITH ALL PASSING AND PILING TESTING RESULTS. RESULTS SHALL BE PROVIDED ON A TIMELY AND REGULAR BASIS PRIOR TO CONTRACTORS 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 GRADE 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 (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 STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION) SECTION 411. RUBBER GASKETS SHALL CONFORM TO SECTION 402.
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 PIPE CALL OUTS ARE MEASURED CENTERLINE TO CENTERLINE FOR MANHOLES AND INLETS.
14. ALL OFF-SITE AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED WITH A SEED AND MULCH MIXTURE UNLESS OTHERWISE NOTED.
15. ALL OFF-SITE AREAS DISTURBED BY CONSTRUCTION SHALL BE SOODED WITH BAHIA.
16. NO HARD WOOD TREES MAY BE PLANTED OVER OR WITHIN 5' OF UTILITY LINES OR STORM PIPES, ONLY SOD OR SOFT WOOD SHRUBS MAY BE PLANTED OVER UTILITY LINES.
17. ALL MITERED END SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 430-402.
18. DISTURBED AREAS TO BE SOODED 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 12 INLET RM ELEV. 76.16	INV. 76.81 E 18" HOPE	
STS 2	TYPE 12 INLET RM ELEV. 76.13	INV. 76.80 N 18" HOPE	INV. 76.80 E 18" HOPE
STS 3	TYPE 12 INLET RM ELEV. 81.32	INV. 77.37 N 18" HOPE	INV. 77.37 S 18" HOPE
STS 4	TYPE 12 INLET RM ELEV. 82.49	INV. 78.86 S 18" HOPE	
STS 5	TYPE 12 INLET RM ELEV. 76.84	INV. 76.88 W 18" HOPE INV. 76.80 NW 12" HOPE	
STS 6	TYPE 12 INLET RM ELEV. 80.19	INV. 76.88 S 18" HOPE INV. 76.80 S 18" HOPE INV. 77.15 NW 12" HOPE	
STS 7	TYPE 12 INLET RM ELEV. 81.32	INV. 80.07 N 12" HOPE	INV. 76.75 S 18" HOPE
STS 10	BUBBLE UP STRUCTURE TYPE 12 INLET RM ELEV. 72.75	INV. 69.06 W 30" HOPE	
STS 11	TYPE 12 INLET RM ELEV. 80.66	INV. 76.80 N 12" HOPE INV. 77.70 S 18" HOPE INV. 77.80 SW 12" HOPE	INV. 76.81 E 18" HOPE
STS 12	TYPE 12 INLET RM ELEV. 80.58	INV. 76.80 N 12" HOPE INV. 77.70 S 18" HOPE INV. 77.80 SW 12" HOPE	INV. 77.34 S 24" HOPE
STS 14	BUBBLE UP STRUCTURE TYPE 12 INLET RM ELEV. 73.25	INV. 71.00 N 24" HOPE	
STS 17	EMERGENCY OVERFLOW TYPE 12 INLET RM ELEV. 76.50	INV. 66.34 S 24" HOPE	

LAKE CARTER

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

500'05"19" W 1313.94'

Sunshine 811

TANNATH DESIGN INC.
2484 ROSE SPRING DRIVE
LAKE CRYSTAL, FL 32055
(407) 962-0878
www.tannathdesign.com
P.L. CERT. OF AUTH. #21199

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-3.1
SHEET NO.

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
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SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

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 ANY RELOCATION, TEMPORARY DISRUPTION OF SERVICE, OR CLAMPING 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 COOPERATE WITH THEM DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT & NO EXTRA COMPENSATION SHALL 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 62-606 PERMITTING & 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 RETESTING 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 WHICH 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 FOPF 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 FILLING, FLUSHING & TESTING OF NEW LINES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ANWA 681.15.
13. THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE FOPF WATER PERMIT. A RECEIPT APPROVAL THEREOF FROM THE LOCAL WATER UTILITY, ENGINEER OF RECORD, & FOPF PRIOR TO PLACING IN SERVICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE FOPF WATER & SEWER PERMITS FROM THE OWNER & MAINTAIN THEM ON THE JOB SITE AT ALL TIMES. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE ANWA 681.15 DISINFECTING WATER MAINS.
14. THE CONTRACTOR SHALL RECONSTRUCT AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (804), 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 PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS, UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE 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. NEW 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 WHERE THE BOTTOM OF THE WATER MAIN IS 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 PORTS 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 PIPELINES, 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 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, 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 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

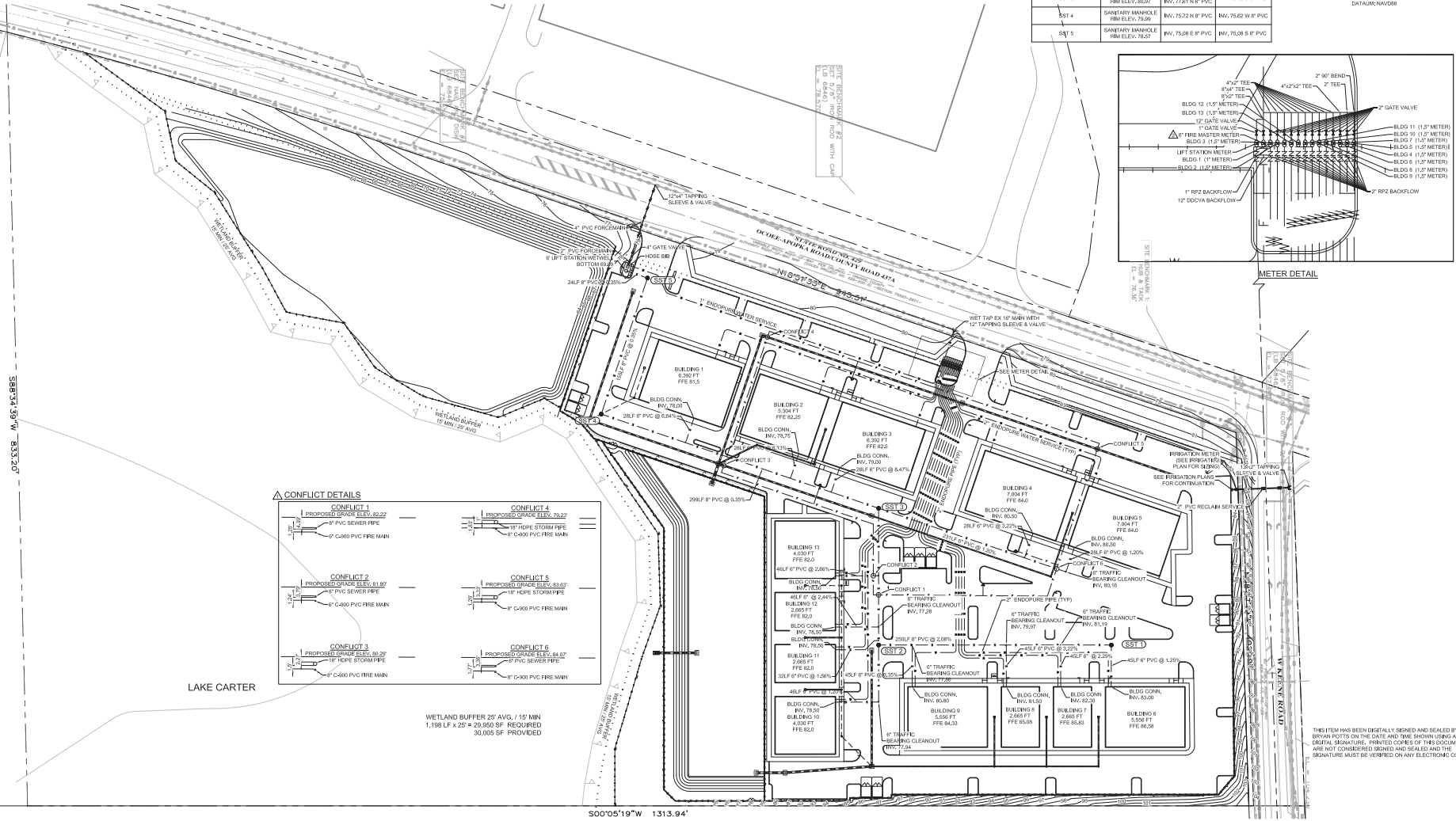
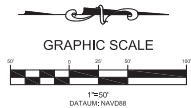
NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE. EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR LIFT STRUCTURE.

SEPARATION BETWEEN FIRE HYDRANT DRINKS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS

RECLAIMED WATER PIPELINES AND "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS"

FIRE HYDRANTS WITH UNDERGROUND DRINKS SHALL BE LOCATED SO THAT THE DRINKS 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 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".

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
SST 1	SANITARY MANHOLE RIM ELEV. 85.07	INV. 82.44 E 6" PVC	INV. 82.42 S 8" PVC
SST 2	SANITARY MANHOLE RIM ELEV. 85.07	INV. 77.21 E 6" PVC	INV. 77.20 W 8" PVC
SST 3	SANITARY MANHOLE RIM ELEV. 85.07	INV. 78.75 S 8" PVC	INV. 78.73 S 8" PVC
SST 4	SANITARY MANHOLE RIM ELEV. 78.57	INV. 75.72 N 6" PVC	INV. 75.62 W 8" PVC
SST 5	SANITARY MANHOLE RIM ELEV. 78.57	INV. 75.08 E 6" PVC	INV. 75.08 S 8" PVC



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 TEMPORARY DISRUPTION OF SERVICE. PRIOR TO ANY CONSTRUCTION OF ACTIVITY REGARDING SANITARY UTILITY, THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING AN UNDERGROUND UTILITY. ANY DISRUPTION OF SERVICE SHALL BE REPORTED TO THE RESPECTIVE UTILITY COMPANY & 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 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 & REQUIREMENTS 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 FIVE (5) WORKING DAYS NOTICE OF WATER TESTS. CONTRACTORS FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEERS OPTION & AT CONTRACTORS 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 FEEP 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 FILLING, FLUSHING & TESTING OF NEW LINES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ANNA 681.15.
13. THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE FEEP WATER PERMIT. A RECEIPT THEREOF FROM THE LOCAL WATER UTILITY, SUBMITTER OF RECORD, & FEEP, PRIOR TO PLACING IN SERVICE, IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN COPIES OF THE FEEP WATER & SEWER PERMITS FROM THE OWNER & MAINTAIN THEM ON THE JOB SITE AT ALL TIMES. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE ANNA 681.15 DISINFECTION WATER MAINS.
14. THE CONTRACTOR SHALL RECONSTRUCT AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH-SAFETY ACT (304A), 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 PIPELINES AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS, UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE 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, NEW 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 WHERE THE BOTTOM OF THE WATER MAIN IS 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 PORTS 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 PIPELINES, 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, 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 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

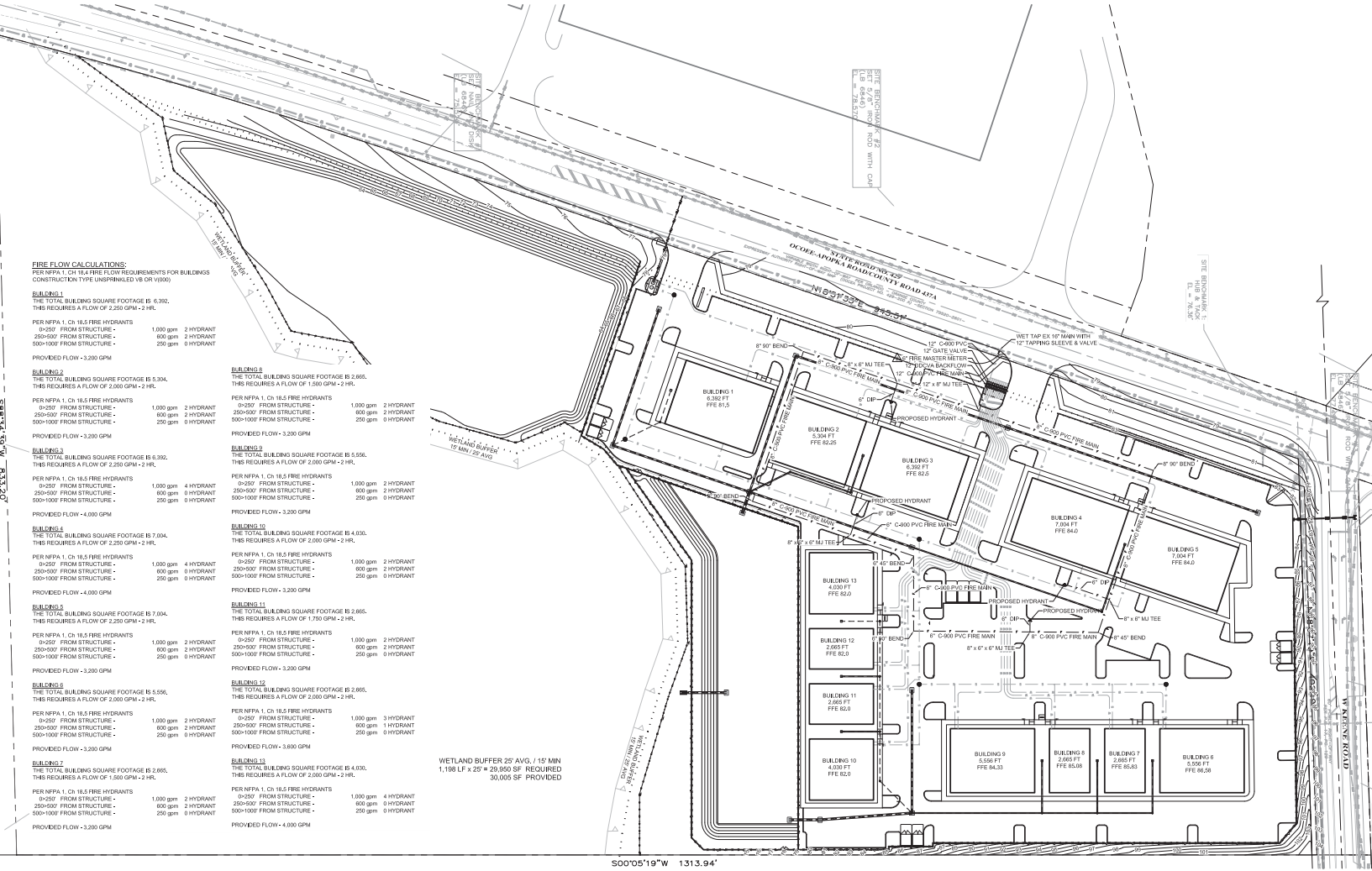
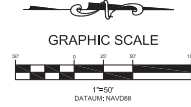
PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER.

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 28, 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 DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS

FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS 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".



FIRE FLOW CALCULATIONS:

PER NFPA 1, CH 16.4 FIRE FLOW REQUIREMENTS FOR BUILDINGS CONSTRUCTION TYPE UNSPRINKLED VB OR VB00

BUILDING 1
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,392.
THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 2
THE TOTAL BUILDING SQUARE FOOTAGE IS 5,334.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 3
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,392.
THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 4 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 4,000 GPM

BUILDING 4
THE TOTAL BUILDING SQUARE FOOTAGE IS 7,054.
THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 4 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 4,000 GPM

BUILDING 5
THE TOTAL BUILDING SQUARE FOOTAGE IS 7,054.
THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 4 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 6
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,596.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 7
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,392.
THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 8
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,392.
THIS REQUIRES A FLOW OF 2,250 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 9
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,596.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 10
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,596.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 11
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,596.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 12
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,596.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 13
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,596.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 14
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,596.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

BUILDING 15
THE TOTAL BUILDING SQUARE FOOTAGE IS 6,596.
THIS REQUIRES A FLOW OF 2,000 GPM - 2 HR.

PER NFPA 1, CH 16.5 FIRE HYDRANTS
0-250' FROM STRUCTURE - 1,000 gpm 2 HYDRANT
250-500' FROM STRUCTURE - 800 gpm 2 HYDRANT
500-1000' FROM STRUCTURE - 250 gpm 0 HYDRANT
PROVIDED FLOW - 3,200 GPM

WETLAND BUFFER 20' AVE / 10' MH
1,188 LF x 20' = 23,960 SF REQUIRED
30,005 SF PROVIDED

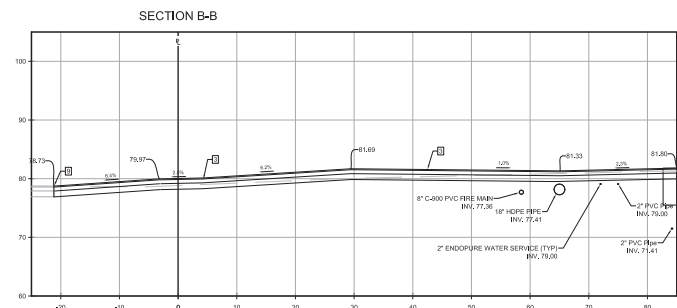
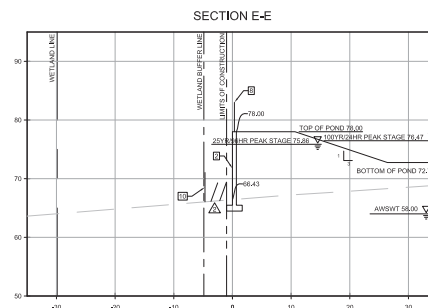
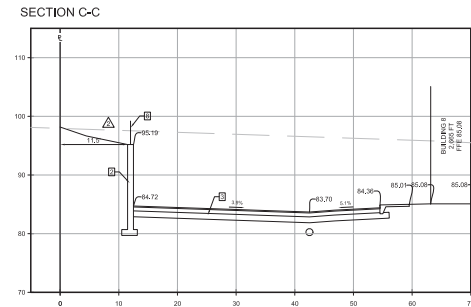
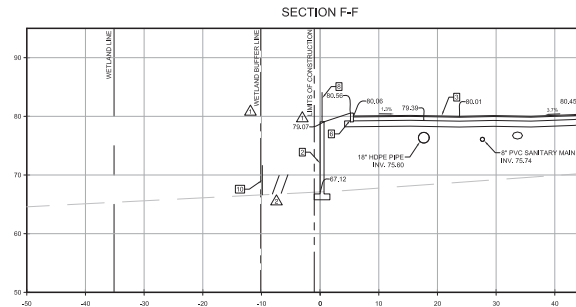
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Sunshine 811

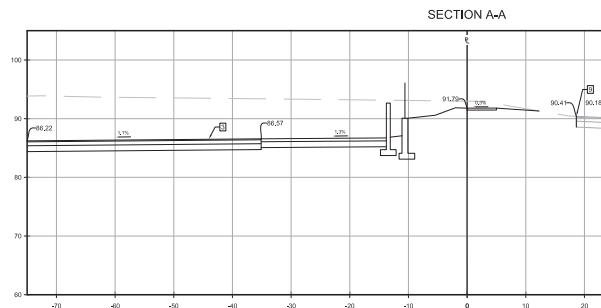
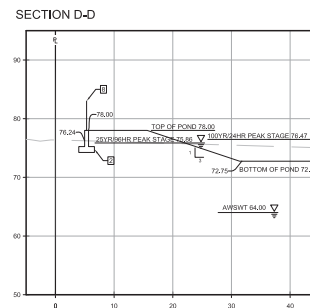
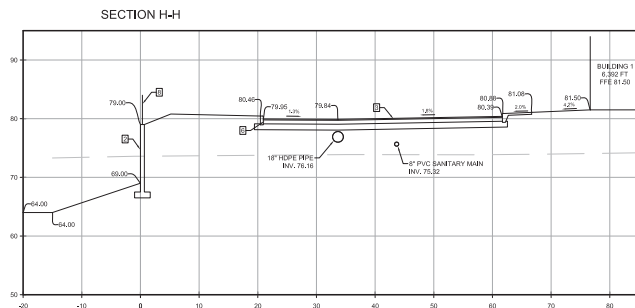
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2404 ROSE SPRING DRIVE
SUITE 100
APOPKA, FLORIDA 32703
www.tannathdesign.com
(407) 942-0478
FL. CERT. OF AUTH. #21789

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

DATE: 06/25/23
SCALE: 1"=50'
DRAWN-BY: DDP
PROJECT NUMBER: 112-001
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-4.9)
 - 4 6\"/>
 - 5 4\"/>
 - 6 TYPE 1\"/>
 - 7 PAVEMENT (SEE DETAIL 2 ON C-4.9)
 - 8 48\"/>
 - 9 MEET EXISTING GRADE
 - 10 PROPOSED WETLAND FENCE



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

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

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

TANNATH DESIGN, INC.	2444 ROSE SPRING DRIVE
PO BOX 10000	ORLANDO, FLORIDA 32815
407.980.0078	www.tannathdesign.com
P.L. CENT. OF AUTH. #2119	

NO.	REVISIONS	BY	DATE
1	ISSUED FOR EXAMINATION		08/23/23
2	ISSUED FOR EXAMINATION		08/23/23
3	ISSUED FOR EXAMINATION		08/23/23
4	ISSUED FOR EXAMINATION		08/23/23
5	ISSUED FOR EXAMINATION		08/23/23
6	ISSUED FOR EXAMINATION		08/23/23
7	ISSUED FOR EXAMINATION		08/23/23
8	ISSUED FOR EXAMINATION		08/23/23
9	ISSUED FOR EXAMINATION		08/23/23
10	ISSUED FOR EXAMINATION		08/23/23

DATE	06/30/23
SCALE	1"=10'
DRAWN-BY	DDP
PROJECT NUMBER	112-001
C-5.1	SHEET NO.

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMITS & CLIENT MARKUPS	DDP	01/05/24
2	ISSUED FOR PERMITS	DDP	04/02/23

Sunshine 811

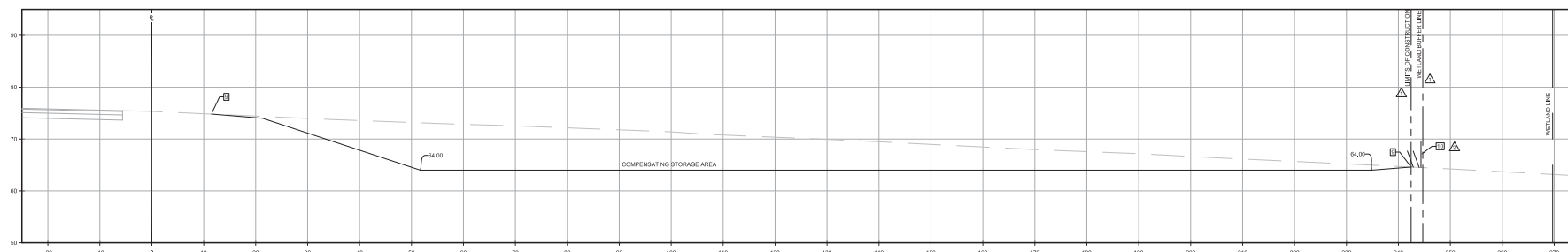
TANNATH DESIGN INC.
2484 ROSE SPRING DRIVE
DADE CITY, FL 34605
www.tannathdesign.com
(407) 892-0478
FL. CERT. OF AUTH. #27199

SITE CROSS SECTIONS

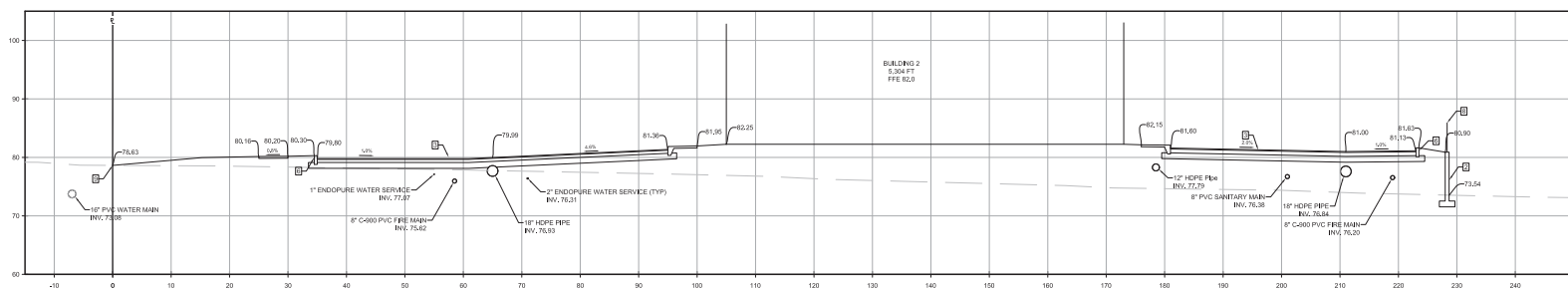
LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

- 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-4.0)
 - 4 6" HD CONCRETE PAVEMENT (SEE DETAIL 2 ON C-4.0)
 - 5 4" SIDEWALK (SEE DETAIL 1 ON C-4.0)
 - 6 TYPE 12 CURB (SEE DETAIL 1 ON C-4.0)
 - 7 PAVEMENT (SEE DETAIL 2 ON C-4.0)
 - 8 48" ALUMINUM POST FENCE POSTS IF O.C. SET IN CONCRETE PER APPROVED DETAIL
 - 9 MEET EXISTING GRADE
 - 10 PROPOSED WETLAND FENCE

SECTION I-I



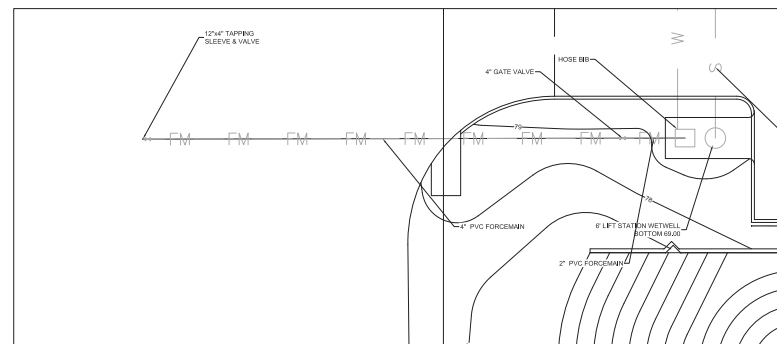
SECTION G-G



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

FORCEMAIN PROFILE

This profile view illustrates the vertical alignment of the forcemain system. The vertical axis represents elevation in feet, with markers at 72, 76, and 80. The horizontal axis represents stationing, with markers at 77+54, 77+59, 78+13, 78+55, 78+59, 79+21, and 79+31. The profile shows a 12" PVC FORCEMAIN pipe starting at station 77+54 at an elevation of approximately 76.5 feet. It includes a 12" DP RECLAIM MAIN and a 12" TAPPING SLEEVE & VALVE. The pipe runs horizontally for a short distance before sloping upwards. A 4" PVC FORCEMAIN section is shown, which includes a 4"x2" REDUCER and a 2" GATE VALVE. The profile ends at station 79+31 at an elevation of approximately 79.5 feet, where it connects to a LIFT STATION VALVE BOX. A 12" MINIMUM DEPTH is indicated for the initial horizontal section. A DIRECTIONAL DRILL FOR FORCEMAIN CROSSING is also noted. The scale is 1"=40'.

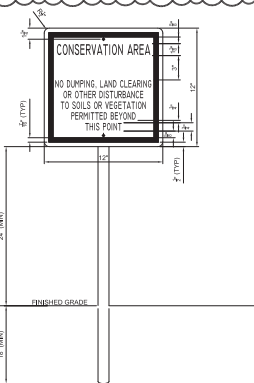


1"=10'
DATAUM: NAVD88

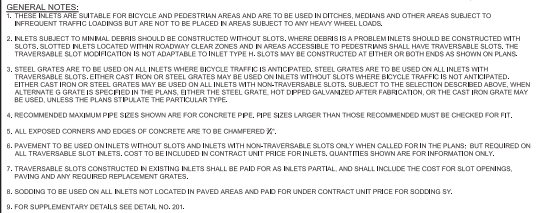


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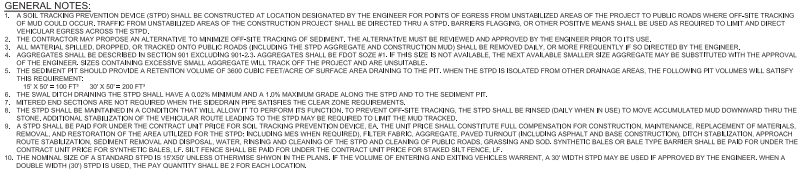
FORCEMAIN PLAN & PROFILE		LAKE CARTER EXCHANGE 1W, KEENE ROAD AND SR 429 APOPKA, FLORIDA 32703		TAMMATH DESIGN, INC. 10000 W. BOULEVARD, SUITE 200 ORLANDO, FLORIDA 32825 (407) 982-0878 www.tammathdesign.com FL. CERT. OF AUTH. #27109		Sunshine 811		△	
DATE 01/09/24		SCALE 1"=10'		PROJECT NUMBER: 112-2001		△		BY DATE	
DRAWN-BY DDP		C-S-5.0		REVISIONS		△		NO.	
Sheet No.		Sheet No.		REQUEST FOR PERMITTING		△		BP# 01/09/24	



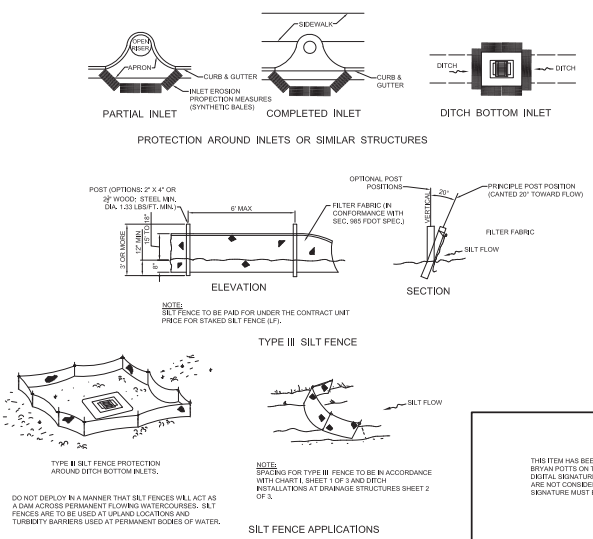
CONSERVATION AREA SIGN



3	TYPE C AND D INLET (FDOT INDEX 232
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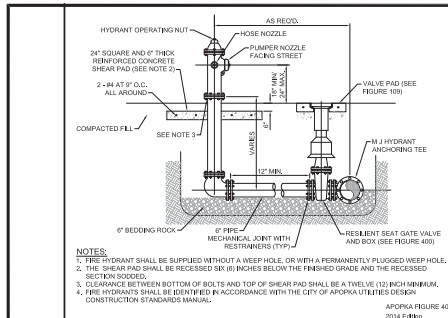


2	CONSTRUCTION ENTRANCE DETAILS
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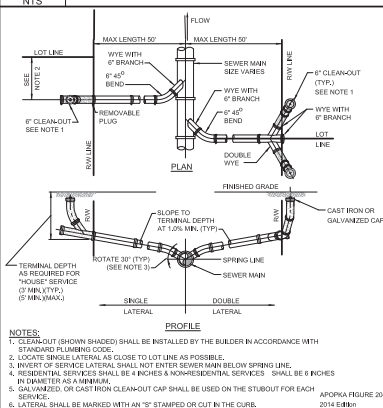


1	EROSION CONTROL DETAILS
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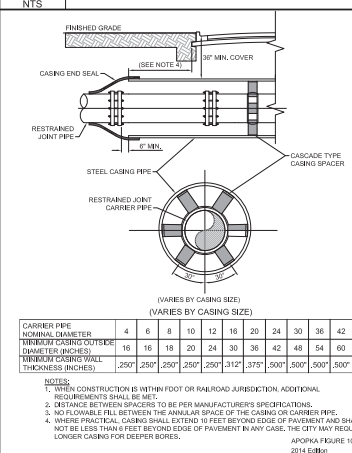
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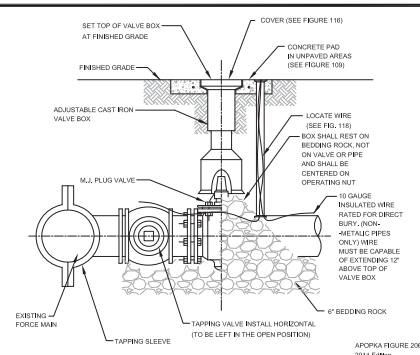
14 FIRE HYDRANT ASSEMBLY



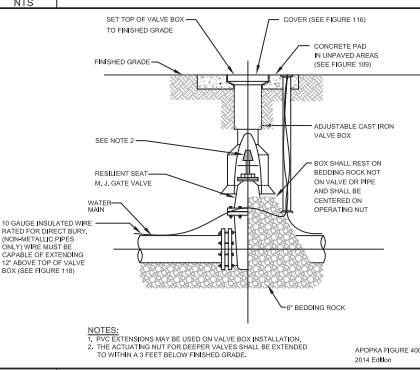
13 SERVICE LATERAL



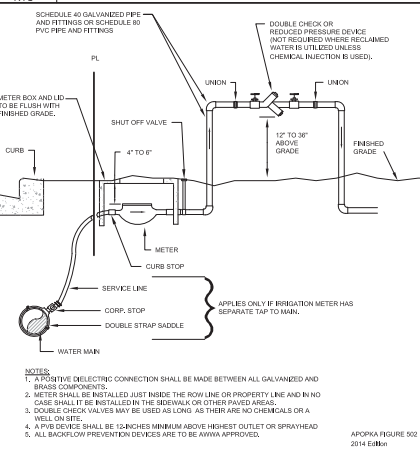
12 BORING AND JACKING DETAIL



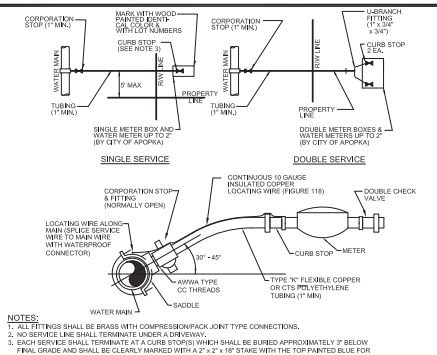
11 FORCE MAIN WET TAP TIE-IN



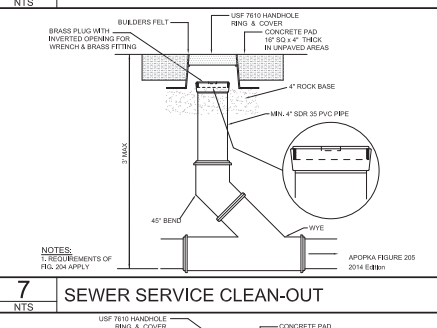
10 GATE VALVE AND BOX



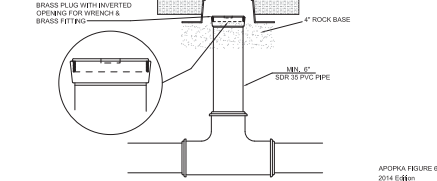
9 IRR. METER & DBL CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER



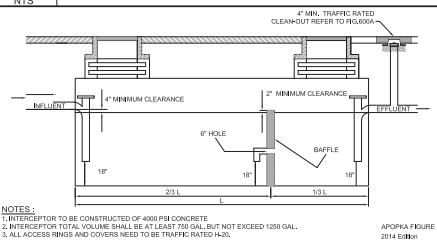
8 WATER SERVICE CONNECTION



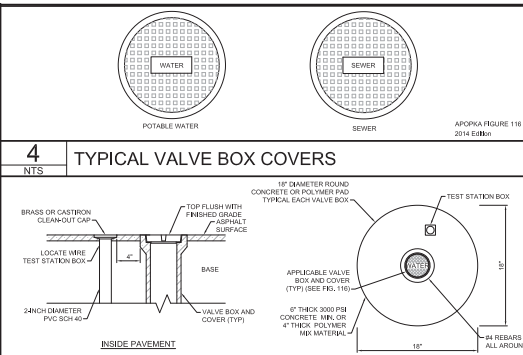
7 SEWER SERVICE CLEAN-OUT



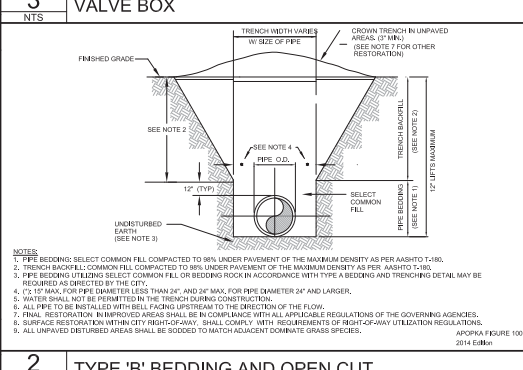
6 GREASE INTERCEPTOR CLEAN-OUT



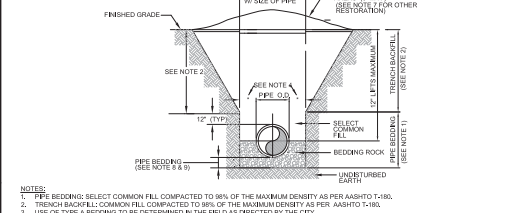
5 GREASE INTERCEPTOR



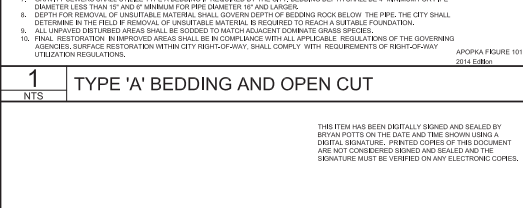
4 TYPICAL VALVE BOX COVERS



3 VALVE BOX



2 TYPE 'B' BEDDING AND OPEN CUT



1 TYPE 'A' BEDDING AND OPEN CUT

UTILITY 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
SHEET NO.: C-8.0

REVISIONS

NO.	DATE	BY	REVISIONS
1	07/27/23	DDP	ISSUED FOR RESULTING

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.

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

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.

PRIVATE SANITARY SEWER PUMP STATION
FACILITY OWNED BY:
NAME:
PHONE NUMBER:
FACILITY MAINTAINED BY:
NAME:
PHONE NUMBER:
STATION NUMBER:

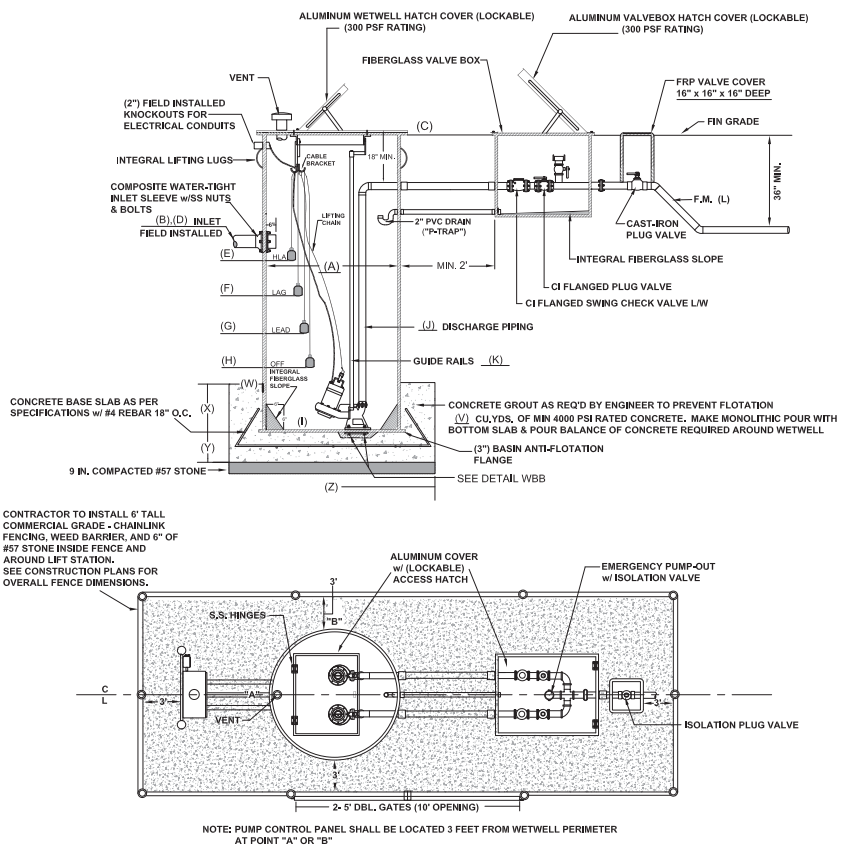
THIS IS A COPYRIGHTED DRAWING. ANY CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL FROM RILEY & COMPANY IS STRICTLY PROHIBITED.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

NO SUBSTITUTIONS - NO ALTERNATES

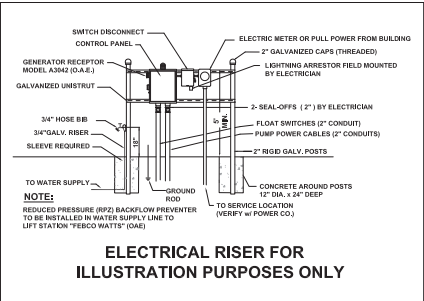
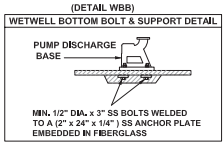
THIS ITEM HAS BEEN ORIGINALLY DRAWN AND SEALED BY BRYAN FORTIS ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED DRAWINGS AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRICAL COPIES.

DATE: 01/03/2024
SCALE: NTS
DRAWN-BY: DDP
PROJECT NUMBER: 107-001
C-9.0
SHEET NO.



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.

Table with 3 columns: Station Design Condition, Station Elevations and Dimensions, Station Manufacturing Materials, Station Valve Box Sizes, Station Hatch Openings (MAX), Concrete Ballast Requirements.



12/06/23 SR

1700 W. KEENE ROAD
APOPKA, FLORIDA 32703

Parcel ID #

A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 21 SOUTH, RANGE 26 EAST, ORANGE COUNTY, FLORIDA, BEING ALL OF THE LANDS CONVEYED BY DEED TO CARTER DARYL M TR, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6062, PAGE 1398, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29, N88°07'19"E, A DISTANCE OF 909.00 FEET; THENCE DEPARTING THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29, S01°52'42"E, A DISTANCE OF 30.00 FEET TO A POINT ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF W. KEENE ROAD (60' PUBLIC RIGHT-OF-WAY, PER P.B. 17, PG. 129) AND TO THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY-RIGHT-OF-WAY LINE OF SAID W. KEENE ROAD, N86°57'01"E, A DISTANCE OF 402.0 FEET; THENCE DEPARTING THE SOUTHERLY-RIGHT-OF-WAY LINE OF SAID W. KEENE ROAD, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29, S09°05'01"E, A DISTANCE OF 1313.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 29, S09°05'01"E, A DISTANCE OF 1313.34 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29, S88°34'30"W, A DISTANCE OF 853.20 FEET TO THE EASTERLY-RIGHT-OF-WAY LINE OF STATE ROAD NO. 429 / COCEOE-APPOCA / 437A (VARIABLE WIDTH-RIGHT-OF-WAY, PER ORDINANCE 2008-01, 2008-02, 2008-03, 2008-04, 2008-05, 2008-06, 2008-07, 2008-08, 2008-09, 2008-10, 2008-11, 2008-12, 2009-01, 2009-02, 2009-03, 2009-04, 2009-05, 2009-06, 2009-07, 2009-08, 2009-09, 2009-10, 2009-11, 2009-12, 2010-01, 2010-02, 2010-03, 2010-04, 2010-05, 2010-06, 2010-07, 2010-08, 2010-09, 2010-10, 2010-11, 2010-12, 2011-01, 2011-02, 2011-03, 2011-04, 2011-05, 2011-06, 2011-07, 2011-08, 2011-09, 2011-10, 2011-11, 2011-12, 2012-01, 2012-02, 2012-03, 2012-04, 2012-05, 2012-06, 2012-07, 2012-08, 2012-09, 2012-10, 2012-11, 2012-12, 2013-01, 2013-02, 2013-03, 2013-04, 2013-05, 2013-06, 2013-07, 2013-08, 2013-09, 2013-10, 2013-11, 2013-12, 2014-01, 2014-02, 2014-03, 2014-04, 2014-05, 2014-06, 2014-07, 2014-08, 2014-09, 2014-10, 2014-11, 2014-12, 2015-01, 2015-02, 2015-03, 2015-04, 2015-05, 2015-06, 2015-07, 2015-08, 2015-09, 2015-10, 2015-11, 2015-12, 2016-01, 2016-02, 2016-03, 2016-04, 2016-05, 2016-06, 2016-07, 2016-08, 2016-09, 2016-10, 2016-11, 2016-12, 2017-01, 2017-02, 2017-03, 2017-04, 2017-05, 2017-06, 2017-07, 2017-08, 2017-09, 2017-10, 2017-11, 2017-12, 2018-01, 2018-02, 2018-03, 2018-04, 2018-05, 2018-06, 2018-07, 2018-08, 2018-09, 2018-10, 2018-11, 2018-12, 2019-01, 2019-02, 2019-03, 2019-04, 2019-05, 2019-06, 2019-07, 2019-08, 2019-09, 2019-10, 2019-11, 2019-12, 2020-01, 2020-02, 2020-03, 2020-04, 2020-05, 2020-06, 2020-07, 2020-08, 2020-09, 2020-10, 2020-11, 2020-12, 2021-01, 2021-02, 2021-03, 2021-04, 2021-05, 2021-06, 2021-07, 2021-08, 2021-09, 2021-10, 2021-11, 2021-12, 2022-01, 2022-02, 2022-03, 2022-04, 2022-05, 2022-06, 2022-07, 2022-08, 2022-09, 2022-10, 2022-11, 2022-12, 2023-01, 2023-02, 2023-03, 2023-04, 2023-05, 2023-06, 2023-07, 2023-08, 2023-09, 2023-10, 2023-11, 2023-12, 2024-01, 2024-02, 2024-03, 2024-04, 2024-05, 2024-06, 2024-07, 2024-08, 2024-09, 2024-10, 2024-11, 2024-12, 2025-01, 2025-02, 2025-03, 2025-04, 2025-05, 2025-06, 2025-07, 2025-08, 2025-09, 2025-10, 2025-11, 2025-12, 2026-01, 2026-02, 2026-03, 2026-04, 2026-05, 2026-06, 2026-07, 2026-08, 2026-09, 2026-10, 2026-11, 2026-12, 2027-01, 2027-02, 2027-03, 2027-04, 2027-05, 2027-06, 2027-07, 2027-08, 2027-09, 2027-10, 2027-11, 2027-12, 2028-01, 2028-02, 2028-03, 2028-04, 2028-05, 2028-06, 2028-07, 2028-08, 2028-09, 2028-10, 2028-11, 2028-12, 2029-01, 2029-02, 2029-03, 2029-04, 2029-05, 2029-06, 2029-07, 2029-08, 2029-09, 2029-10, 2029-11, 2029-12, 2030-01, 2030-02, 2030-03, 2030-04, 2030-05, 2030-06, 2030-07, 2030-08, 2030-09, 2030-10, 2030-11, 2030-12, 2031-01, 2031-02, 2031-03, 2031-04, 2031-05, 2031-06, 2031-07, 2031-08, 2031-09, 2031-10, 2031-11, 2031-12, 2032-01, 2032-02, 2032-03, 2032-04, 2032-05, 2032-06, 2032-07, 2032-08, 2032-09, 2032-10, 2032-11, 2032-12, 2033-01, 2033-02, 2033-03, 2033-04, 2033-05, 2033-06, 2033-07, 2033-08, 2033-09, 2033-10, 2033-11, 2033-12, 2034-01, 2034-02, 2034-03, 2034-04, 2034-05, 2034-06, 2034-07, 2034-08, 2034-09, 2034-10, 2034-11, 2034-12, 2035-01, 2035-02, 2035-03, 2035-04, 2035-05, 2035-06, 2035-07, 2035-08, 2035-09, 2035-10, 2035-11, 2035-12, 2036-01, 2036-02, 2036-03, 2036-04, 2036-05, 2036-06, 2036-07, 2036-08, 2036-09, 2036-10, 2036-11, 2036-12, 2037-01, 2037-02, 2037-03, 2037-04, 2037-05, 2037-06, 2037-07, 2037-08, 2037-09, 2037-10, 2037-11, 2037-12, 2038-01, 2038-02, 2038-03, 2038-04, 2038-05, 2038-06, 2038-07, 2038-08, 2038-09, 2038-10, 2038-11, 2038-12, 2039-01, 2039-02, 2039-03, 2039-04, 2039-05, 2039-06, 2039-07, 2039-08, 2039-09, 2039-10, 2039-11, 2039-12, 2040-01, 2040-02, 2040-03, 2040-04, 2040-05, 2040-06, 2040-07, 2040-08, 2040-09, 2040-10, 2040-11, 2040-12, 2041-01, 2041-02, 2041-03, 2041-04, 2041-05, 2041-06, 2041-07, 2041-08, 2041-09, 2041-10, 2041-11, 2041-12, 2042-01, 2042-02, 2042-03, 2042-04, 2042-05, 2042-06, 2042-07, 2042-08, 2042-09, 2042-10, 2042-11, 2042-12, 2043-01, 2043-02, 2043-03, 2

CONTAINING 18,812 ACRES OF LAND, MORE OR LESS.

A1. ALL ROADSWAYS, WATER LINE LOCATIONS AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.

B. FIRE HYDRANTS MUST BE LOCATED WITHIN 200 FEET OF ALL BUILDINGS.

C. FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

D. ALL BUILDINGS OVER 400 SQ FT WILL BE REQUIRED TO HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM. IF PACKS ARE BEING INSTALLED, ESFR SPRINKLERS HEADS WILL BE REQUIRED FOR ANY STORAGE OVER 100 LB IN HEIGHT.

E. BUILDINGS MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM IF REQUIRED TO HAVE SPRINKLERS.

F. REQUIRE A BACKFLOW PREVENTER FOR THE FIRE PROTECTION SYSTEM WITHIN 25FT OF A HYDRANT.

G. KNOX BOXES WILL NOT BE PROVIDED FOR EACH BUILDING.

H. IF GATED MAIL WOULD YIELD GREEN AVENUE, AND KEY CODE 1862 FOR EMERGENCY ACCESS AND KNOX KEY SWITCH.

I. A STABILIZED ROADWAY SHOULD BE PROVIDED THROUGHOUT THE PROPERTY, AN ACCEPTABLE ACCESS DRIVEWAY CONSIST OF A STABILIZED DRIVEWAY OR PAVED DRIVEWAY. THE DRIVEWAY SHALL BE DESIGNED TO ACCOMMODATE TRAFFIC LOADS BASED ON THE APPROVED CONSTRUCTION SITE PLAN. AN ALTERNATIVE STABILIZED SURFACE ACCESS DRIVEWAY CAPABLE OF SUPPORTING 6,000 LBS. MAY BE REQUESTED IN A DETAILED, SIGNED AND SEALED SUBMITTAL FROM THE PLANNED AND SECTORS ENGINEERING FIRM. THE DRIVEWAY SHALL BE DESIGNED TO ACCOMMODATE AN OPERATIONAL WEIGHT OF AT LEAST 30' X 40' X 10' DEPTH. THE DRIVEWAY THAT IS CLEARLY MARKED AT LEAST EVERY 20' ALONG THE ALIGNMENT AND THAT WILL NOT BE DETURBED OR USED FOR PARKING VEHICLES OR EQUIPMENT AT ANY TIME DURING THE CONSTRUCTION PERIOD. THE DRIVEWAY SHALL BE MAINTAINED THROUGHOUT THE PROJECT. WHEN THE EMERGENCY DRIVEWAY BEING REPLACED WITH A PERMANENT DRIVING SURFACE, AT LEAST ONE ACTIVE FIRE HYDRANT SHALL BE LOCATED WITHIN 200 FEET OF THE DRIVEWAY. WHEN THE EMERGENCY DRIVEWAY BEING REPLACED WITH A PERMANENT DRIVEWAY, THE DRIVEWAY CONDITIONS ARE MET, A SIGNED LETTER SHALL BE PROVIDED TO THE ENGINEERING AND FIRE DEPARTMENTS THAT CONFIRMS THESE CONDITIONS ARE MET. THIS LETTER SHALL BE REVIEWED BY THE ENGINEERING AND FIRE DEPARTMENT. THE ENGINEERING AND FIRE DEPARTMENTS WITH FIRE ENGINEERING DEPARTMENTS, CONSIDER THE INSPECTION IS DEEMED ACCEPTABLE. FIRE AND ENGINEERING DEPARTMENTS WILL SUPPORT ISSUANCE OF A CONSTRUCTION PERMIT.

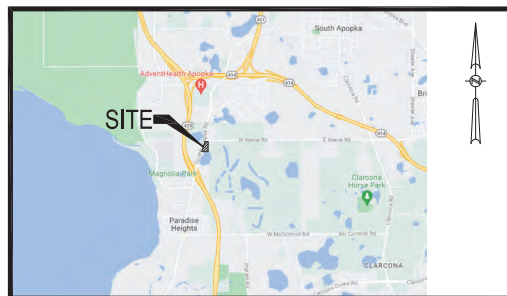
TANNATH DESIGN, INC.
2494 ROSE SPRING DRIVE
ORLANDO, FL 32825
(407) 375-2474
CONTACT: Bryan Potts, P.E.

CADDSCAPES, INC.
2714 S. ELSTON DRIVE
DELTONA, FL 32738
(407) 375-247410-5567
CONTACT: Jason Bridgewater, RLA

LEADING EDGE LAND SERVICES, INC.
8802 EXCHANGE DRIVE
ORLANDO, FL 32809
(407) 351-6730
CONTACT: JEFFREY D. HOFIUS P.S.M.

ANDREYEV ENGINEERING, INC.
4055 ST. JOHNS PARKWAY
SANFORD, FL 32771
(407) 330-7763
(408) CONTACT: Robert B Cornelius, P.E.

CONTACT: WAYNE KING



1

1. COOL ROOF IN A MINIMUM OF 50% OF THE BUILDINGS IN A MULTI-BUILDING DEVELOPMENT (TPO ROOFING IS CONSIDERED A COOL ROOF AND IS ON ALL OF THE RETAIL BUILDINGS WHICH IS OVER 50%) 1.50 POINTS
2. ORIENT AT LEAST 50% OF NON-RESIDENTIAL BUILDINGS WITHIN A 20% OF EAST-WEST AXIS FOR MAXIMUM SOLAR EXPOSURE. (WE ARE ABOUT 75%) 1.50 POINTS
3. LIMIT TURF GRASS TO 40% OF LANDSCAPE AREA. - 0.50 POINTS
4. USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED (WE WOULD NEED TO ADD THIS TO CONDO DOCS) 0.50 POINTS

SHEET INDEX OF DRAWINGS	
SHEET	NAME
CIVIL	
C-0.0	COVER SHEET
	BOUNDARY & TOPOGRAPHICAL SURVEY
C-1.0	DEMO PLAN
C-1.1	EROSION CONTROL PLAN
C-2.0	SITE PLAN
C-2.1	AUTOTURN PLAN
C-3.0	GRAZING PLAN
C-3.1	PAVING & DRAINAGE PLAN
C-4.0	UTILITY PLAN
C-4.1	FIRE PLAN
C-5.0	SITE CROSS SECTIONS
C-5.1	SITE CROSS SECTIONS
C-5.2	FOREMAN PLAN & PROFILE
C-6.0	PAVING DETAILS
C-7.0	DRAINAGE DETAILS
C-8.0	UTILITY DETAILS
C-9.0	LIFT STATION DETAILS
C-10.0 	PHOTOMETRIC PLAN
LANDSCAPE	
L-1	LANDSCAPE PLAN LOT P1-1
L-2	LANDSCAPE PLAN POND
L-3	LANDSCAPE DETAILS
L-4	IRRIGATION PLAN LOT P1-1
L-5	IRRIGATION PLAN POND
L-6	IRRIGATION DETAILS

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 Digitally signed by Bryan Potts
DN: c=US, o=Tannath Design Inc.,
dnQualifier=A01410D00
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155, cn=Bryan Potts
Date: 2024.04.22
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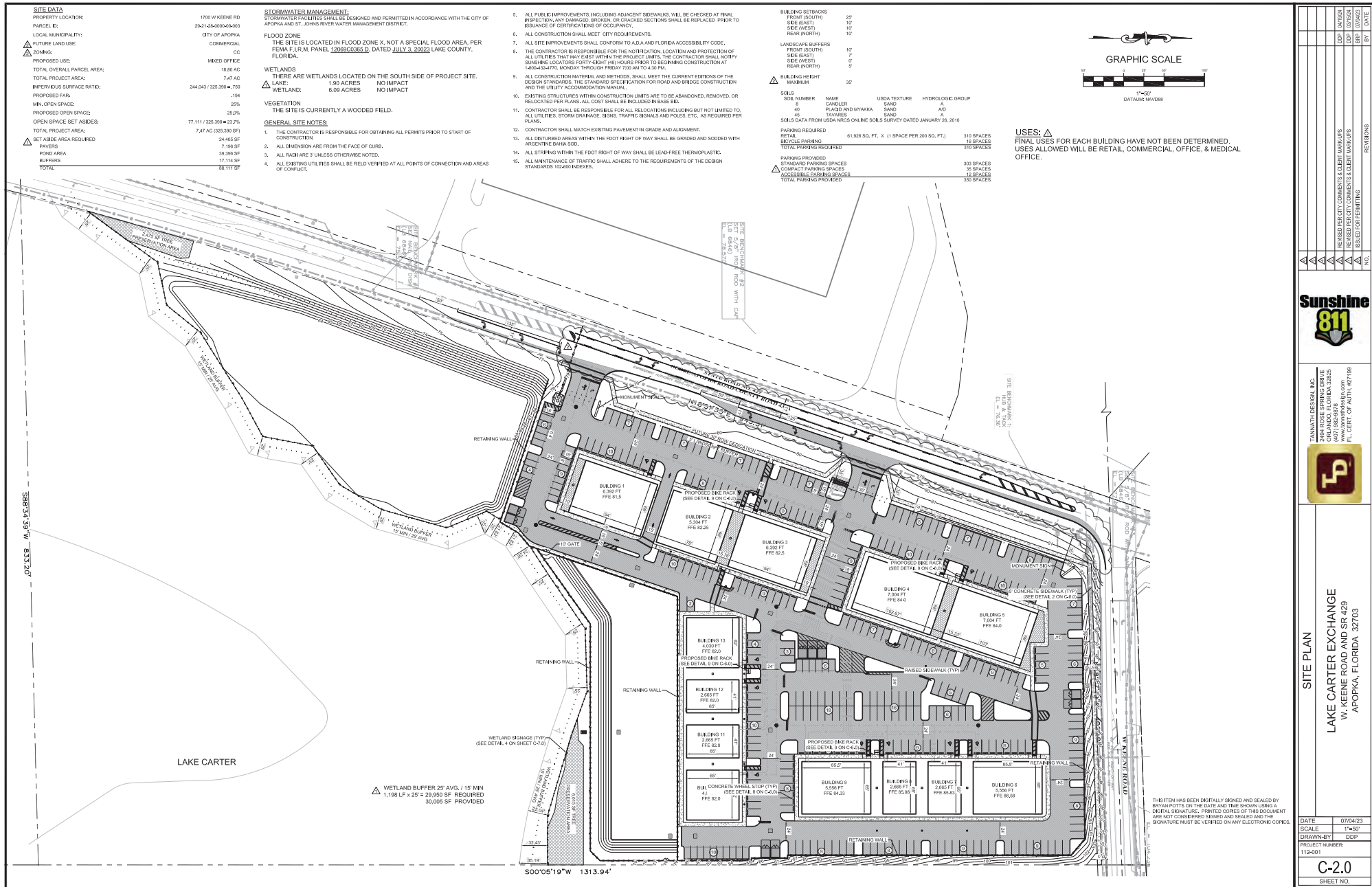
TANNATH DESIGN, INC.
494 ROSE SPRING DRIVE
ORLANDO, FLORIDA 32825
407) 982-9878
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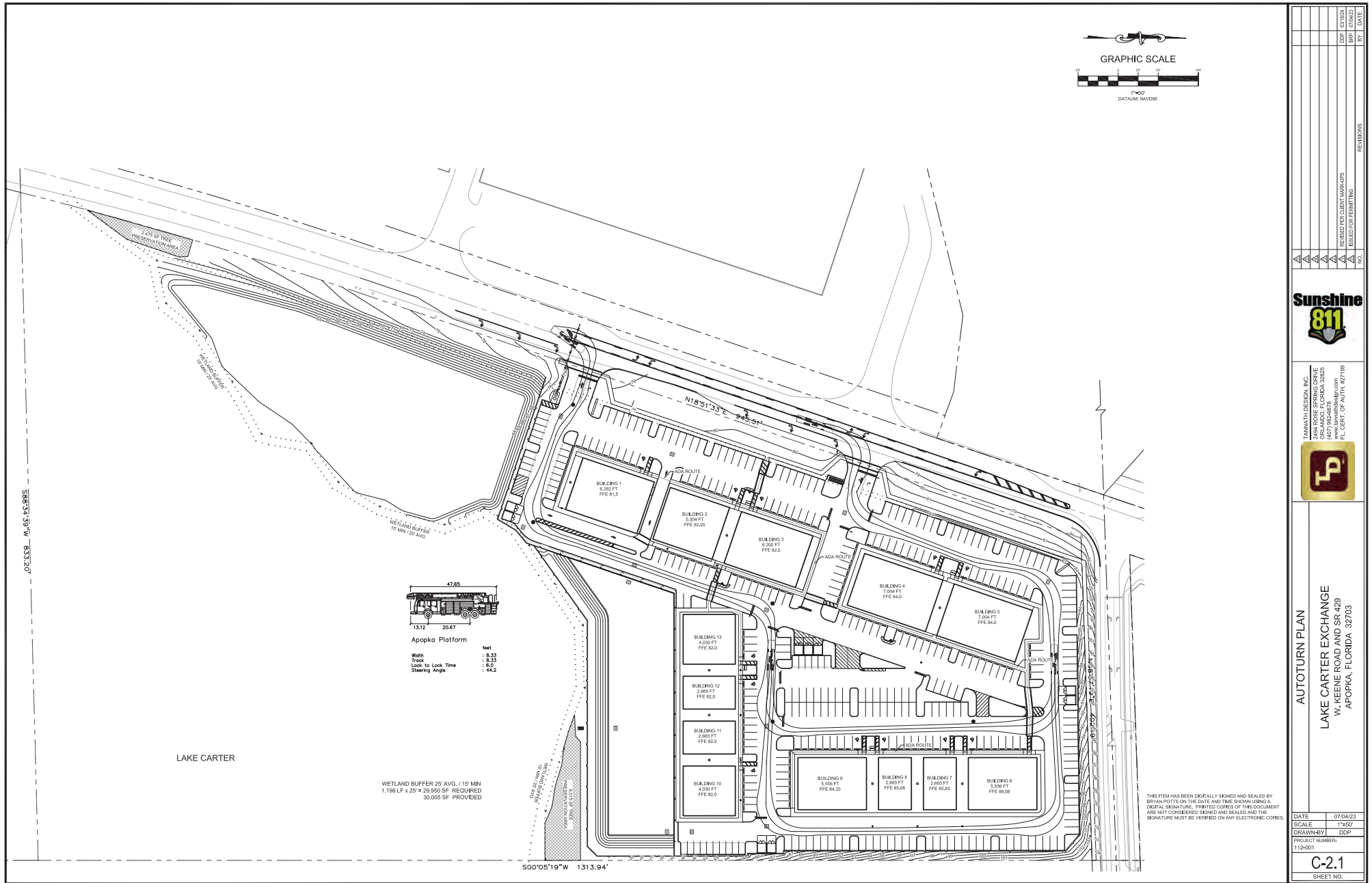


COVER SHEET

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	
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SHEET NO.	



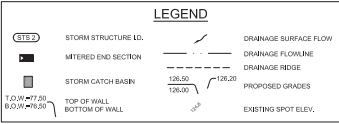


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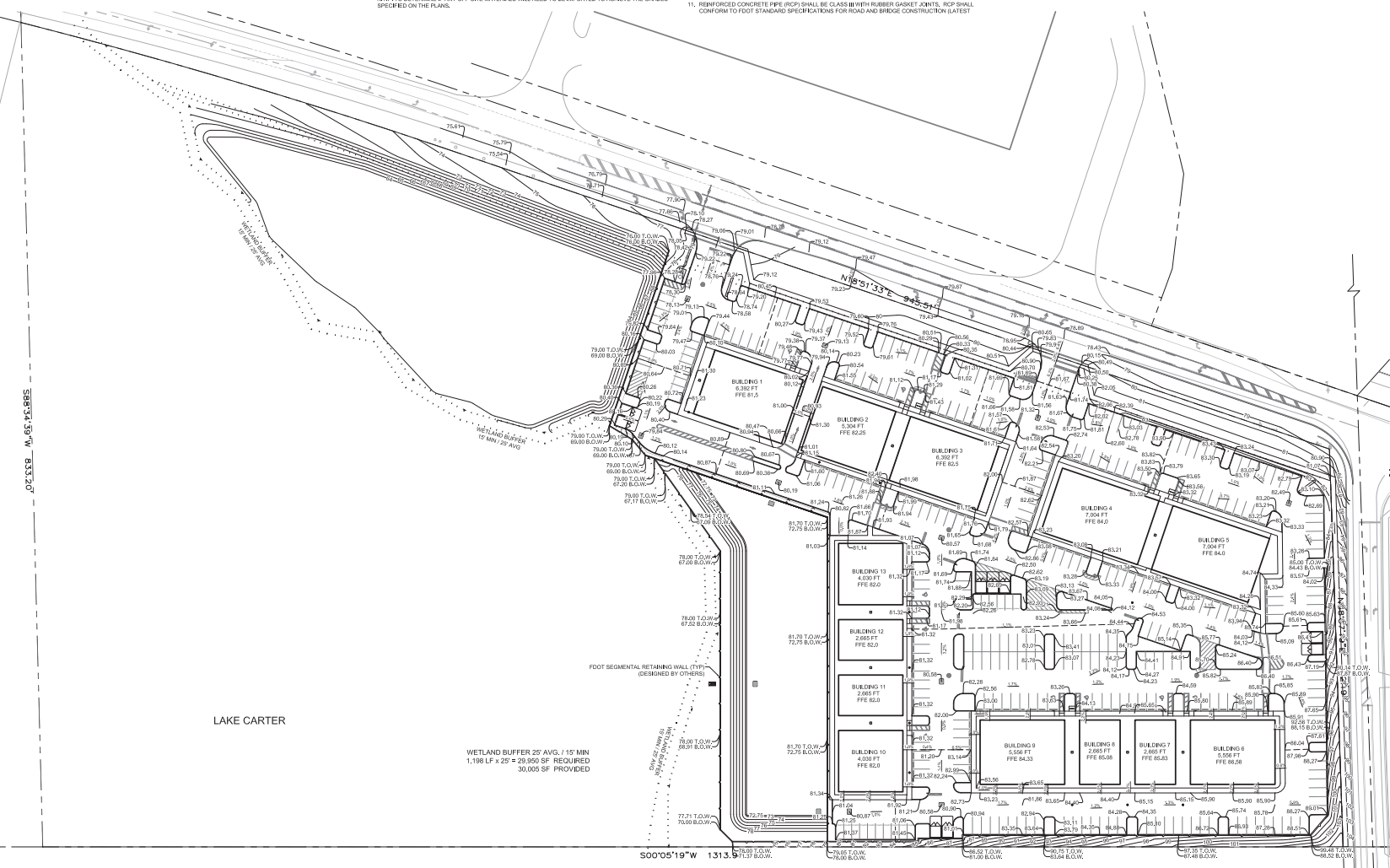
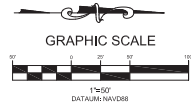
AUTOTURN PLAN
LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703



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 EARTHWORK QUANTITIES. THERE IS NO IMPLICATION THAT EARTHWORK 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 PERTINENT 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 EXISTING ORGANIC, BUT PEAT AREAS, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DEPOSITED OFF-SITE, ALL OF WHICH WILL AFFECT PRICING, ANY DELAY, INCONVENIENCE, OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL 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.C.P. 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 LAD 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, RUBBISH, 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, 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 95% 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 12" LIFTS. REFER 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 GRADE 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-SEVEN (47) HOURS PRIOR TO DEMOLITION 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 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 PIPE CALL OUTS ARE MEASURED CENTERLINE TO CENTERLINE FOR MANHOLES AND INLETS.
14. ALL ON-SITE 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 BAHIA.
16. NO HARD WOOD TREES MAY BE PLANTED OVER OR WITHIN 5' OF UTILITY LINES OR STORM PIPES, ONLY SOO OR SOFT WOOD SHRUBS MAY BE PLANTED OVER UTILITY LINES.
17. ALL INTENDED END SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 430-02.



NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMITS & CLIENT MARK-UPS	MDP	08/10/23
2	ISSUED FOR GRADING	MDP	08/22/23

Sunshine 811

TANNATH DESIGN, INC.
2484 ROSE SPRING DRIVE
SUITE 100
APOPKA, FLORIDA 32703
www.tannathdesign.com
TEL: 407.862.0078
FAX: 407.862.0079

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.

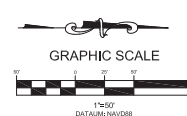
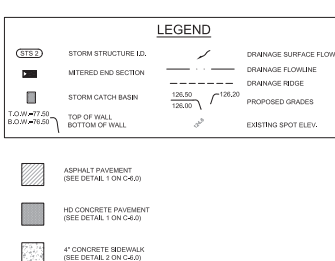
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1. THE ENTITY THAT WILL OWN, OPERATE, AND MAINTAIN THE STORM SEWER SHOWN ON THESE PLANS IS LCE 13 LLC. THE CONTRACTOR SHALL BE EXPECTED TO MEET ALL THE REQUIREMENTS OF THE PERMITS OBTAINED

- THE CONTRACTOR SHALL PERFORM ON-SITE INVESTIGATIONS AND CALCULATIONS TO DETERMINE NECESSARY TO ASSURE ITSELF OF EXISTING CONDITIONS. THERE IS NO IMPLICATION THAT EARTHWORK BALANCES TO BE MAINTAINED OR THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OR DISPOSAL OF EXCESS MATERIALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER CONTRACTOR HAS BEEN ACHIEVED ON THE UNDERPAID, BASE, AND ALL OTHER PERTINENT AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF THE CONTRACTOR'S INVESTIGATION.
- PRIOR TO THE PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE CONDITIONS AND PERFORMANCE. INVESTIGATIONS AS DETERMINED NECESSARY TO DETERMINE THE NECESSARY EARTHWORK BALANCES AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND PERFORMING REQUIREMENTS, CLEAN-UP REQUIRED FROM OFF-SITE AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF THE CONTRACTOR'S INVESTIGATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF THE CONTRACTOR'S INVESTIGATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL PROVIDE THE OWNER AND THE ENGINEER WITH COPIES OF THE CERTIFICATION OF THE CONTRACTOR'S INVESTIGATION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SLOPE PRIOR TO THE DETERMINE IF ANY OFF-SITE MATERIALS WILL BE IMPORTED TO ACHIEVE THE GRADES AND EARTHWORK BALANCES.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS (NOT SURVEY STATION) THAT A DETERMINATION MAY BE MADE OF SPECIFIC TESTS TO BE REMOVED, A TEST RESULT MAY BE REQUIRED TO BE OBTAINED BY THE CONTRACTOR.
7. ALL FILL MATERIALS SHALL BE FREE OF MUCK, STUMPS, ROOTS, BRUSH, VEGETATION MATTER, RUBBER, OR OTHER UNSUITABLE MATERIAL.
8. MATERIALS EXCAVATED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE STOCKPILED IN AN AREA OF THE PROJECT, AS SPECIFIED BY THE ENGINEER. MATERIALS EXCAVATED SHALL BE USED AS LATERAL (NONROADWAY) FILL, SUBGRADE AND ORGANS; MUCK STOCKPILES MUST BE COVERED WITH A DRAINAGE CURB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL UNSUITABLE MATERIALS FROM THE SITE.
9. FILL MATERIALS PLACED UNDER ROADWAYS SHALL BE COMPACTED TO AT LEAST 98% MAXIMUM DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MANNER THAT WILL PREVENT SETTLEMENT OF THE FILL. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MANNER THAT WILL PREVENT SETTLEMENT OF THE FILL. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MANNER THAT WILL PREVENT SETTLEMENT OF THE FILL. FILL MATERIALS SHALL BE PLACED AND COMPACTED IN A MANNER THAT WILL PREVENT SETTLEMENT OF THE FILL.
10. GRADING SHOWING 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 THE GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE THE GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE THE GRADING INTENT OF THE PROJECT. THE CONTRACTOR SHALL GRADE THE ENTIRE SITE TO PROVIDE THE GRADING INTENT OF THE PROJECT.

11. REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III WITH RUBBER GASKET JOINTS. RCP SHALL CONFORM TO RCP STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
12. ALL OTHER REQUIREMENTS REQUIRED FOR THE CONSTRUCTION OF THE STORM SEWER (OUTFALL PROTECTION, POLLUTION CONTROL, ETC.) ARE TO BE IN ACCORDANCE WITH DETAILS SHOWN ON THE "STORM SEWER AND FLOOD PROTECTION" DRAWINGS, 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 OFF-ROUTE AREAS DISTURBED BY THE CONSTRUCTION SHALL BE STABILIZED WITH A SEED AND MULCH TREATMENT.
15. ALL ON-ROUTE AREAS DISTURBED BY CONSTRUCTION SHALL BE SOLOED WITH BAHIA.
16. NO HARD WOOD TREES SHALL BE PLANTED OVER OR WITHIN 5' OF UTILITY LINES OR STORM PIPES, ONLY SOO OR SOFT WOOD SHRUBS MAY BE PLANTED OVER UTILITY LINES.
17. ALL MITERED END SECTIONS TO BE CONSTRUCTED IN ACCORDANCE WITH FOOT INDEX 404-022.
18. DISTURBED AREAS TO BE SOLOED WITH BAHIA SOO, WITH THE EXCEPTION OF THE POND BOTTOM TO BE SOLOED WITH BAHIA POND.



STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
STS 1	TYPE 2 INLET R&B ELEV. 70.15		INV. 70.61 E 10" HD"
STS 2	TYPE 2 INLET R&B ELEV. 70.13	INV. 70.00 N 10" HD"	INV. 70.60 S 10" HD"
STS 3	TYPE 2 INLET R&B ELEV. 70.25	INV. 77.27 N 10" HD"	INV. 77.25 S 10" HD"
STS 4	TYPE 2 INLET R&B ELEV. 70.46	INV. 77.08 N 10" HD"	INV. 77.08 S 10" HD"
STS 5	TYPE 2 INLET R&B ELEV. 70.44	INV. 75.00 N 10" HD"	INV. 75.00 N 10" HD"
STS 6	TYPE 2 INLET R&B ELEV. 80.19	INV. 74.05 N 10" HD"	INV. 70.78 S 30" HD"
STS 7	TYPE 2 INLET R&B ELEV. 81.20	INV. 74.05 N 10" HD"	INV. 77.15 NW 12" HD"
STS 8	TYPE 2 INLET R&B ELEV. 72.75	INV. 80.07 N 12" HD"	INV. 70.75 S 10" HD"
STS 9	BOBBLE UP STRUCTURE TYPE 2 INLET R&B ELEV. 70.06	INV. 68.00 N 10" HD"	INV. 70.61 E 10" HD"
STS 11	TYPE 2 INLET R&B ELEV. 80.06	INV. 77.29 N 10" HD"	INV. 77.50 S 24" HD"
STS 12	TYPE 2 INLET R&B ELEV. 80.06	INV. 70.00 N 12" HD"	INV. 77.00 S 10" HD"
STS 13	BOBBLE UP STRUCTURE TYPE 2 INLET R&B ELEV. 80.06	INV. 77.00 N 12" HD"	INV. 77.50 S 24" HD"
STS 14	EMERGENCY OVERFLOW TYPE 2 INLET R&B ELEV. 80.50		INV. 66.14 S 24" HD"

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'

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▲	REVISED PER COMMENTS & CLIENT MARKUPS	BRP	03/10/24	
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MIAMI, FLORIDA 33125
(305) 982-9878
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PAVING AND DRAINAGE PLAN

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

DATE	08/1
SCALE	1"=
DRAWN-BY	DE
PROJECT NUMBER: 112-001	
C-3.1	

C-3.1
SHEET NO.

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 ANY REDUCTION, TEMPORARY DISRUPTION OF SERVICE, OR CLAMPING 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 COOPERATE WITH THEM DURING THE RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT & NO EXTRA COMPENSATION SHALL 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 62-606 PERMITTING & CONSTRUCTION OF PUBLIC WATER SYSTEMS.
6. CONTRACTOR SHALL COORDINATE ALL WATER SYSTEM SITE SCHEDULING TO ALLOW ENGINEERS ATTENDANCE & PROVIDE FIVE (5) WORKING DAYS NOTICE OF WATER TESTS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING 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 WHICH 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 FOPF 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 FILLING, FLUSHING & TESTING OF NEW LINES IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ANWA 081.15.
13. THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE FOPF WATER PERMIT. A RECEIPT APPROVAL THEREOF FROM THE LOCAL WATER UTILITY, ENGINEER OF RECORD, & FOPF PRIOR TO PLACING IN SERVICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE FOPF WATER & SEWER PERMITS FROM THE OWNER & MAINTAIN THEM ON THE JOB SITE AT ALL TIMES. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE ANWA 051 "DISINFECTING WATER MAINS".
14. THE CONTRACTOR SHALL RECONSTRUCT AND ABIDE BY ALL OSHA EXCAVATION SAFETY STANDARDS, INCLUDING THE FLORIDA TRENCH SAFETY ACT (304A), 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 ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS, UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE 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, NEW 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 WHERE THE BOTTOM OF THE WATER MAIN IS 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 PORTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM".

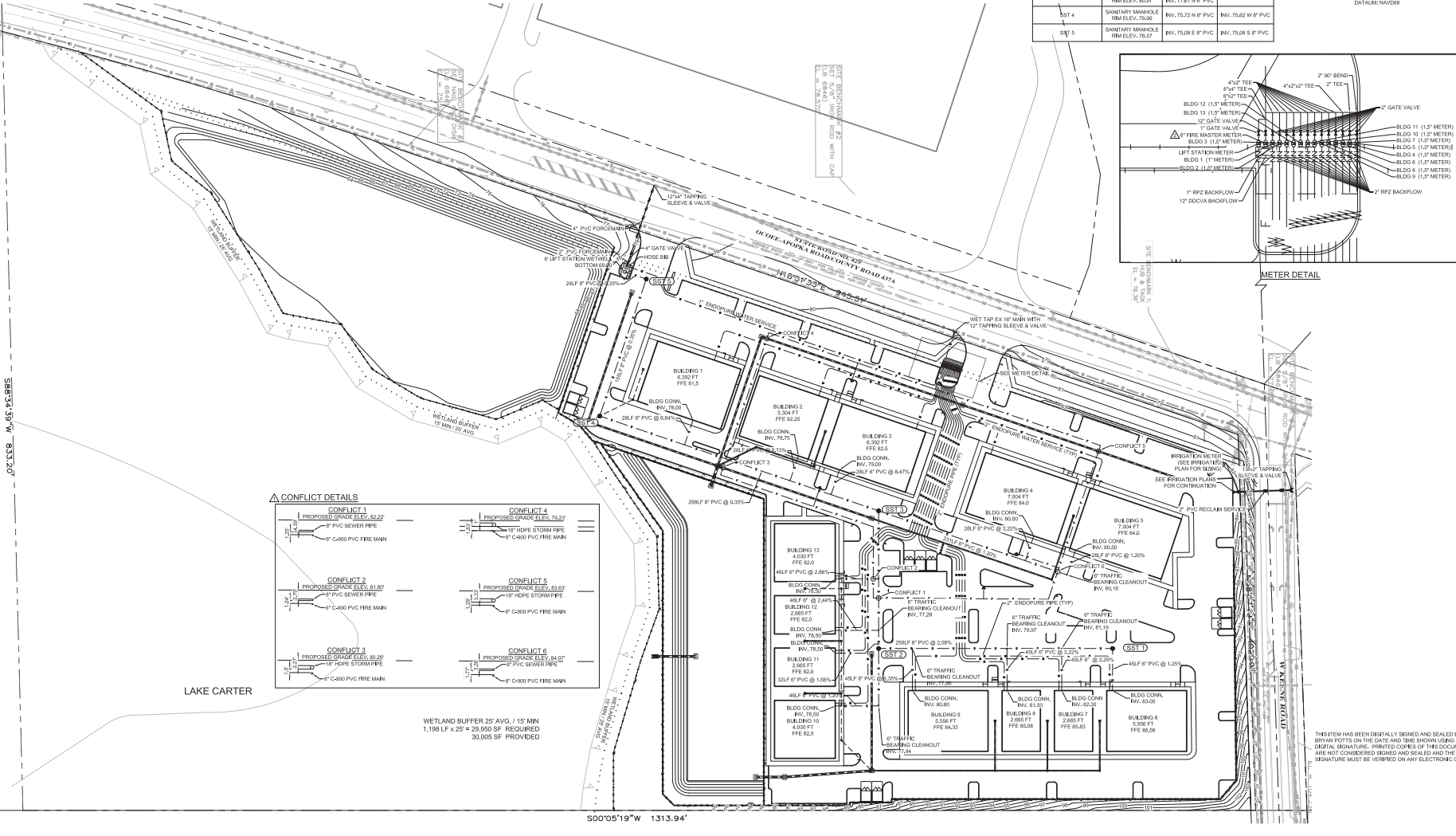
VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS AND RECLAIMED WATER PIPES: UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAD TO THE OUTSIDE OF THE WATER MAIN 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 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 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

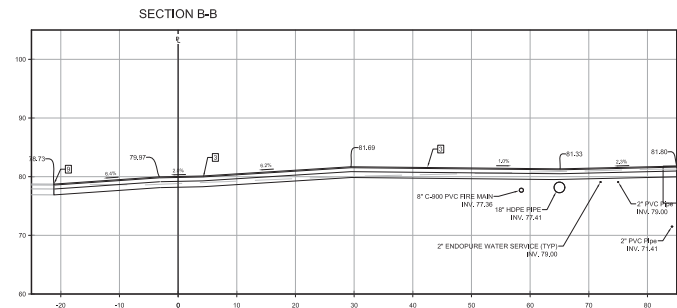
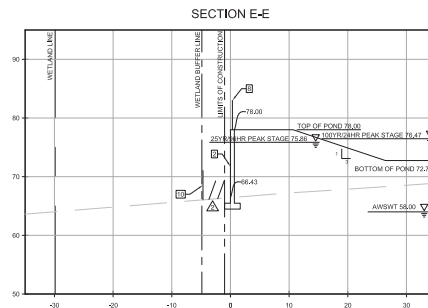
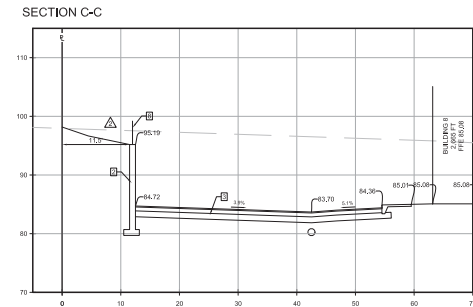
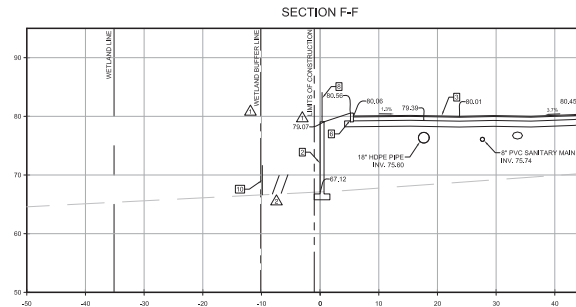
PIPELINES CONVEYING RECLAIMED WATER, AND AT LEAST SIX (6) FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER.

SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES: NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE. EFFECTIVE AUGUST 28, 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 LIFT STRUCTURE.

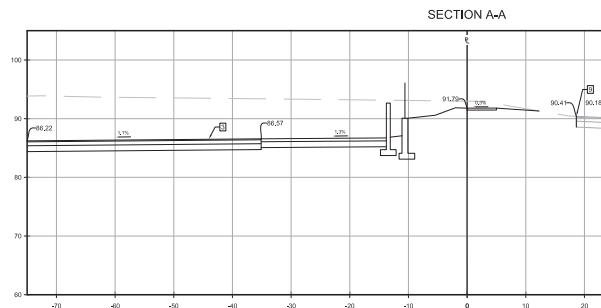
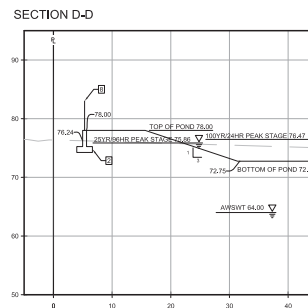
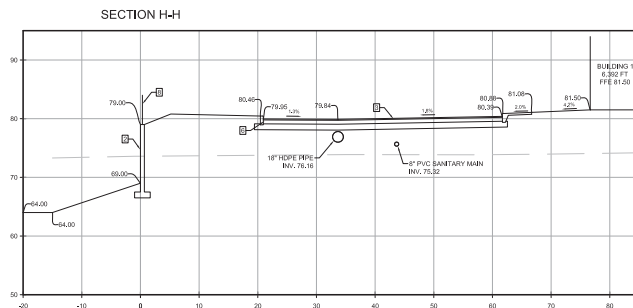
SEPARATION BETWEEN FIRE HYDRANT DRINKING AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS: RECLAIMED WATER PIPES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS, FIRE HYDRANTS WITH UNDERGROUND DRINKING SHALL BE LOCATED SO THAT THE DRINKING ARE AT LEAST (3) THREE FEET FROM ANY EXISTING 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".

STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
SST 1	SANITARY MANHOLE RIM ELEV. 85.07	INV. 82.44 E 6" PVC	INV. 82.42 S 8" PVC
SST 2	SANITARY MANHOLE RIM ELEV. 85.07	INV. 77.21 E 6" PVC	INV. 77.20 W 8" PVC
SST 3	SANITARY MANHOLE RIM ELEV. 85.07	INV. 78.75 S 8" PVC	INV. 78.73 S 8" PVC
SST 4	SANITARY MANHOLE RIM ELEV. 78.57	INV. 75.72 N 6" PVC	INV. 75.62 W 8" PVC
SST 5	SANITARY MANHOLE RIM ELEV. 78.57	INV. 75.08 E 6" PVC	INV. 75.08 S 8" PVC





- 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-4.0)
 - 4 6" HD CONCRETE PAVEMENT (SEE DETAIL 2 ON C-4.0)
 - 5 4" SIDEWALK (SEE DETAIL 3 ON C-4.0)
 - 6 TYPE 1' CURB (SEE DETAIL 1 ON C-4.0)
 - 7 PAVEMENT (SEE DETAIL 2 ON C-4.0)
 - 8 48" ALUMINUM PICKET FENCE POSTS @ O.C. SET IN CONCRETE PER APPROVED DETAIL
 - 9 MEET EXISTING GRADE
 - 10 PROPOSED WETLAND FENCE



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

DATE	08/30/23
SCALE	1"=10'
DRAWN-BY	DDP
PROJECT NUMBER	112-001
SHEET NO.	C-5.0
SITE CROSS SECTIONS	LAKE CARTER EXCHANGE W. KEENE ROAD AND SR 429 APOPKA, FLORIDA 32703
TANNATH DESIGN, INC.	2484 ROSE SPRING DRIVE SUITE 100, APOPKA, FLORIDA 32703 (407) 884-0878 www.tannathdesign.com P.L. CENT. OF AUTH. #2119
REVISIONS	NO.
BY	DATE

DATE	06/30/23
SCALE	1"=10'
DRAWN-BY	DDP
PROJECT NUMBER	112-001
C-5.1	SHEET NO.

NO.	REVISIONS	BY	DATE
1	ISSUED FOR PERMITS & CLIENT MARKUPS	DDP	01/05/24
2	ISSUED FOR PERMITS	DDP	04/02/23

Sunshine 811

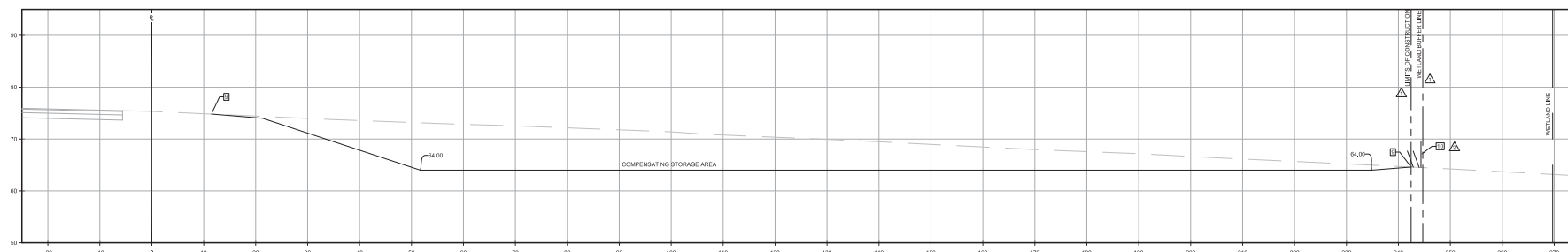
TANNATH DESIGN INC.
2484 ROSE SPRING DRIVE
DADE CITY, FL 34605
www.tannathdesign.com
(407) 826-0878
FL. CERT. OF AUTH. #27189

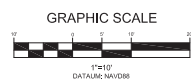
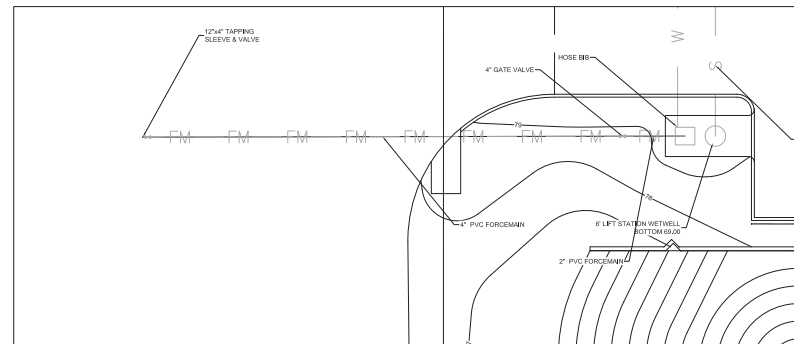
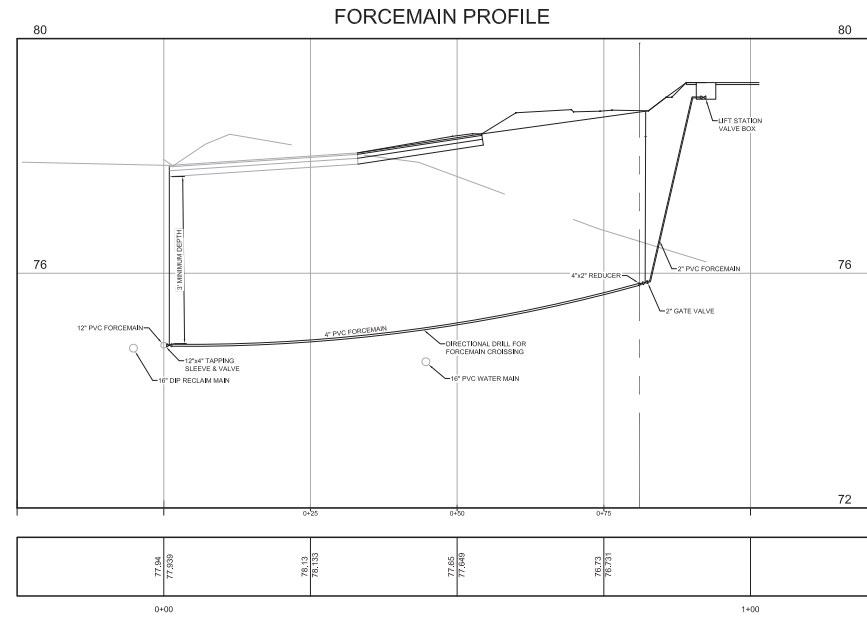
SITE CROSS SECTIONS

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

- 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-4.0)
 - 4 6" HD CONCRETE PAVEMENT (SEE DETAIL 2 ON C-4.0)
 - 5 4" SIDEWALK (SEE DETAIL 1 ON C-4.0)
 - 6 TYPE 12 CURB (SEE DETAIL 1 ON C-4.0)
 - 7 PAVER PATIO (SEE DETAIL 2 ON C-4.0)
 - 8 48" ALUMINUM POST FENCE POSTS IF O.C. SET IN CONCRETE PER APPROVED DETAIL
 - 9 MEET EXISTING GRADE
 - 10 PROPOSED WETLAND FENCE

SECTION I-I





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.

TANNATH DESIGN, INC. 2484 ROSE SPRING DRIVE APOPKA, FLORIDA 32025 (407) 882-0478 www.tannathdesign.com P.L. CERT. OF AUTH. #27199	FORCEMAIN PLAN & PROFILE LAKE CARTER EXCHANGE W. KEENE ROAD AND SR 429 APOPKA, FLORIDA 32703																																								
<table border="1" style="width: 100%; font-size: 8px;"> <tr> <td>DATE:</td> <td>01/29/24</td> </tr> <tr> <td>SCALE:</td> <td>1"=10'</td> </tr> <tr> <td>DRAWN-BY:</td> <td>DDP</td> </tr> <tr> <td>PROJECT NUMBER:</td> <td>112-001</td> </tr> <tr> <td colspan="2" style="text-align: center;">C-5.2</td> </tr> <tr> <td colspan="2" style="text-align: center;">SHEET NO.</td> </tr> </table>		DATE:	01/29/24	SCALE:	1"=10'	DRAWN-BY:	DDP	PROJECT NUMBER:	112-001	C-5.2		SHEET NO.																													
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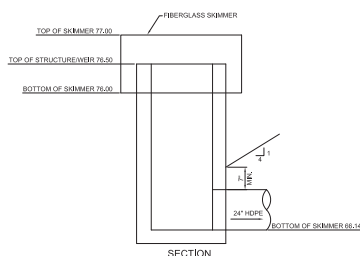


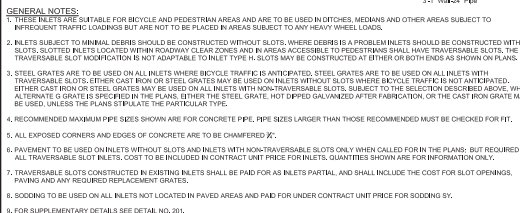
Diagram of a rectangular monument with dimensions and text:

- Top width: 36"
- Top left corner: 3"
- Top right corner: 3"
- Right side height: 32"
- Right side corner: 3"
- Bottom right corner: 3"
- Bottom width: 32"
- Bottom left corner: 3"
- Left side height: 32"
- Top left corner: 3"
- Text inside the monument:

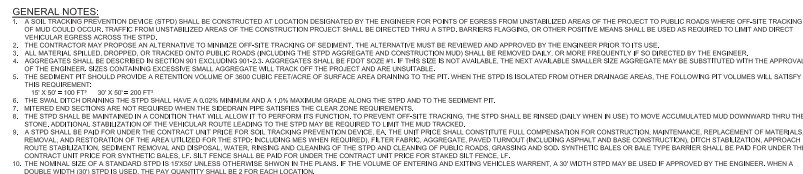
CONSERVATION AREA

NO DUMPING, LAND CLEARING
OR OTHER DISTURBANCE
TO SOILS OR VEGETATION
PERMITTED BEYOND
THIS POINT
- Below the monument, a horizontal line is labeled "EMPHASIZED GRADE".

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



3	TYPE C AND D INLET (FDOT INDEX 232
NTS	

[illegible]

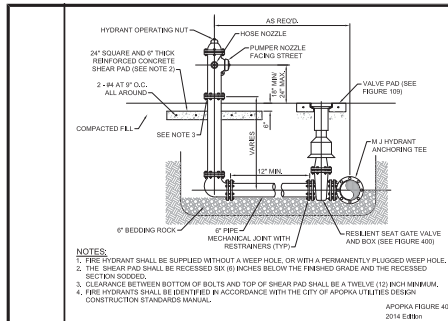
1 NTS	EROSION CONTROL DETAILS
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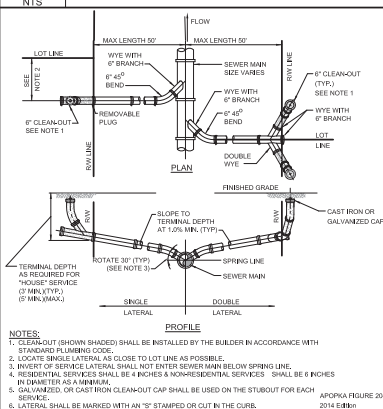
DRAINAGE DETAILS

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

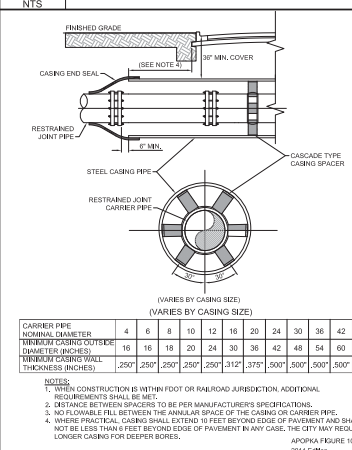
DATE	07/27/23
SCALE	NTS
DRAWN-BY	DDP
PROJECT NUMBER: 112-001	
C-7.0	
SHEET NO	



14 FIRE HYDRANT ASSEMBLY

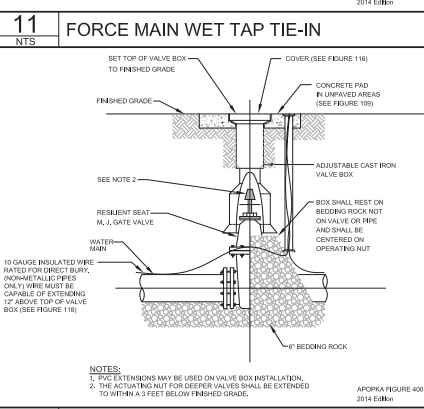


13 SERVICE LATERAL

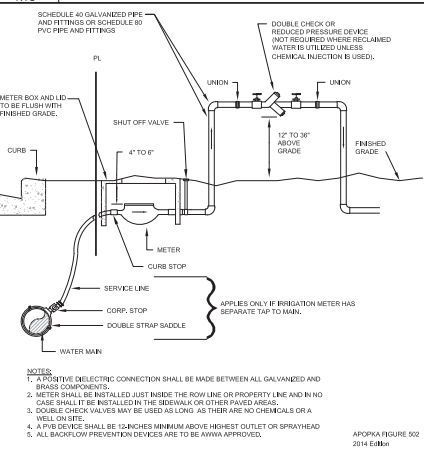


12 BORING AND JACKING DETAIL

11 FORCE MAIN WET TAP TIE-IN

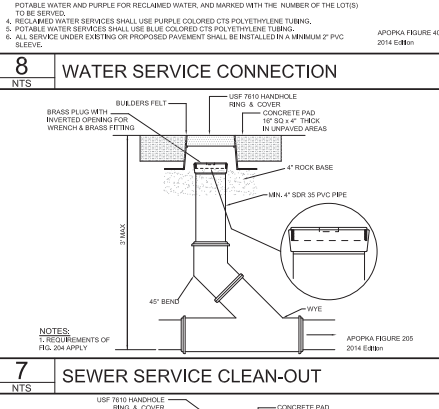


10 GATE VALVE AND BOX

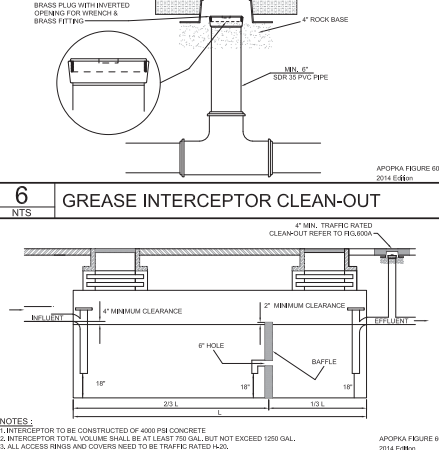


9 IRR. METER & DBL CHECK VALVE OR REDUCED PRESSURE BACKFLOW PREVENTER

8 WATER SERVICE CONNECTION



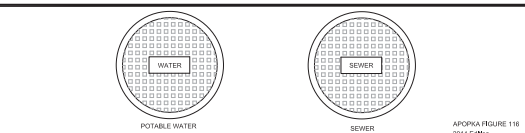
7 SEWER SERVICE CLEAN-OUT



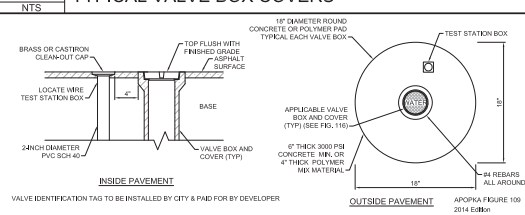
6 GREASE INTERCEPTOR CLEAN-OUT



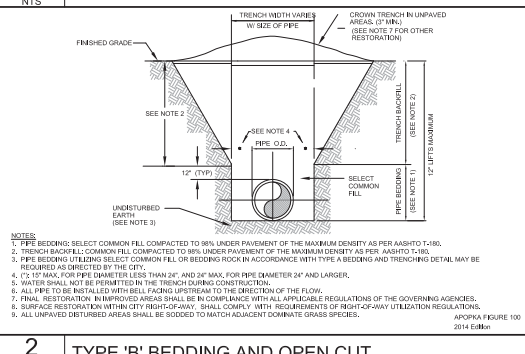
5 GREASE INTERCEPTOR



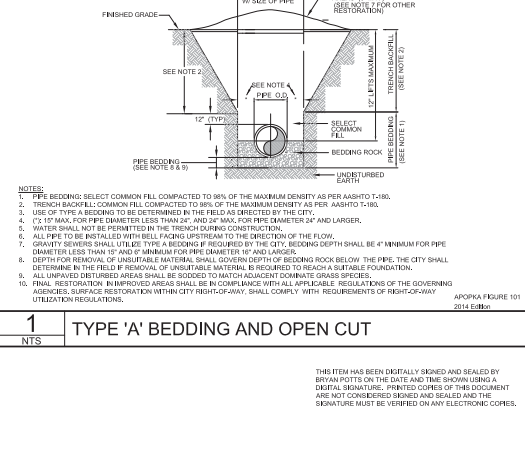
4 TYPICAL VALVE BOX COVERS



3 VALVE BOX



2 TYPE 'B' BEDDING AND OPEN CUT



1 TYPE 'A' BEDDING AND OPEN CUT



UTILITY 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
SHEET NO.: C-8.0

REVISIONS

NO.	DATE	BY
1	07/27/23	DDP

REVISIONS

1. REVISED FOR REVISION

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.

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 megged 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.

PRIVATE
SANITARY SEWER
PUMP STATION
FACILITY OWNED BY:
NAME:
PHONE NUMBER:
FACILITY MAINTAINED BY:
NAME:
PHONE NUMBER:
STATION NUMBER:
NOTE: CONTRACTOR MUST SUPPLY INFORMATION BELOW AT START-UP.

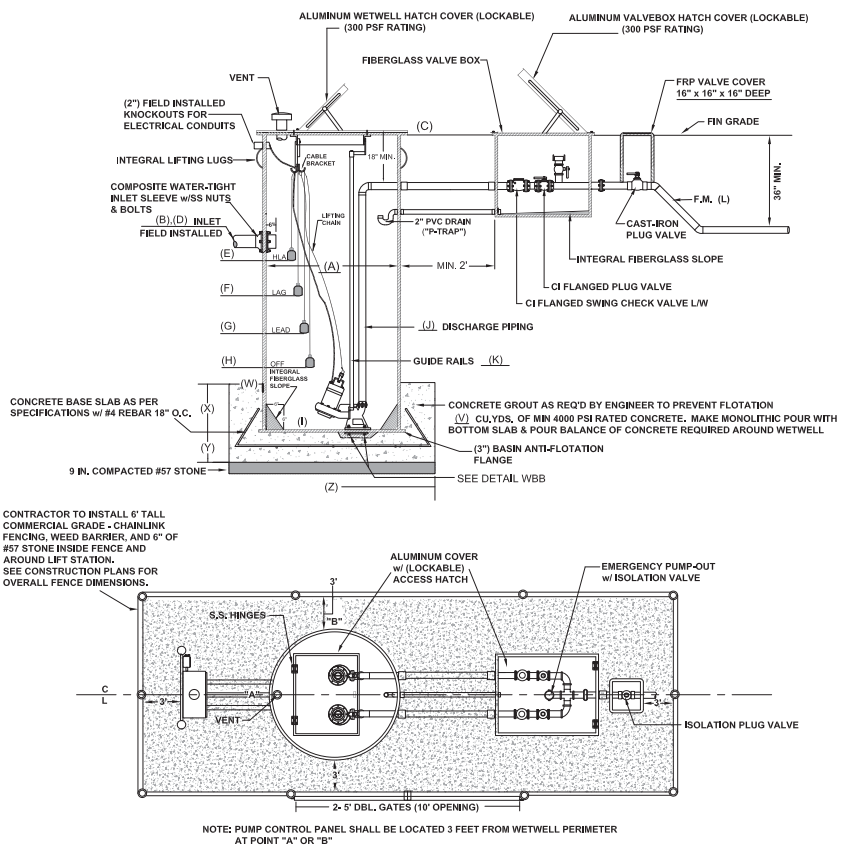
THIS IS A COPYRIGHTED DRAWING. ANY CHANGES OR MODIFICATIONS WITHOUT WRITTEN APPROVAL FROM RILEY & COMPANY IS STRICTLY PROHIBITED.

LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

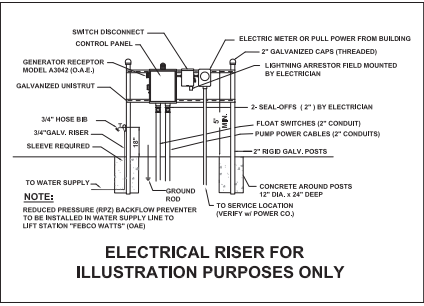
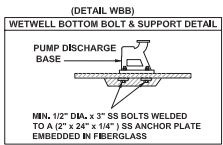
NO SUBSTITUTIONS - NO ALTERNATES

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PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED DRAWINGS AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRICAL COPIES.

DATE: 01/03/2024
SCALE: NTS
DRAWN-BY: DDP
PROJECT NUMBER: 107-001
C-9.0
SHEET NO.
LIFT STATION DETAILS
LAKE CARTER EXCHANGE
W. KEENE ROAD AND SR 429
APOPKA, FLORIDA 32703

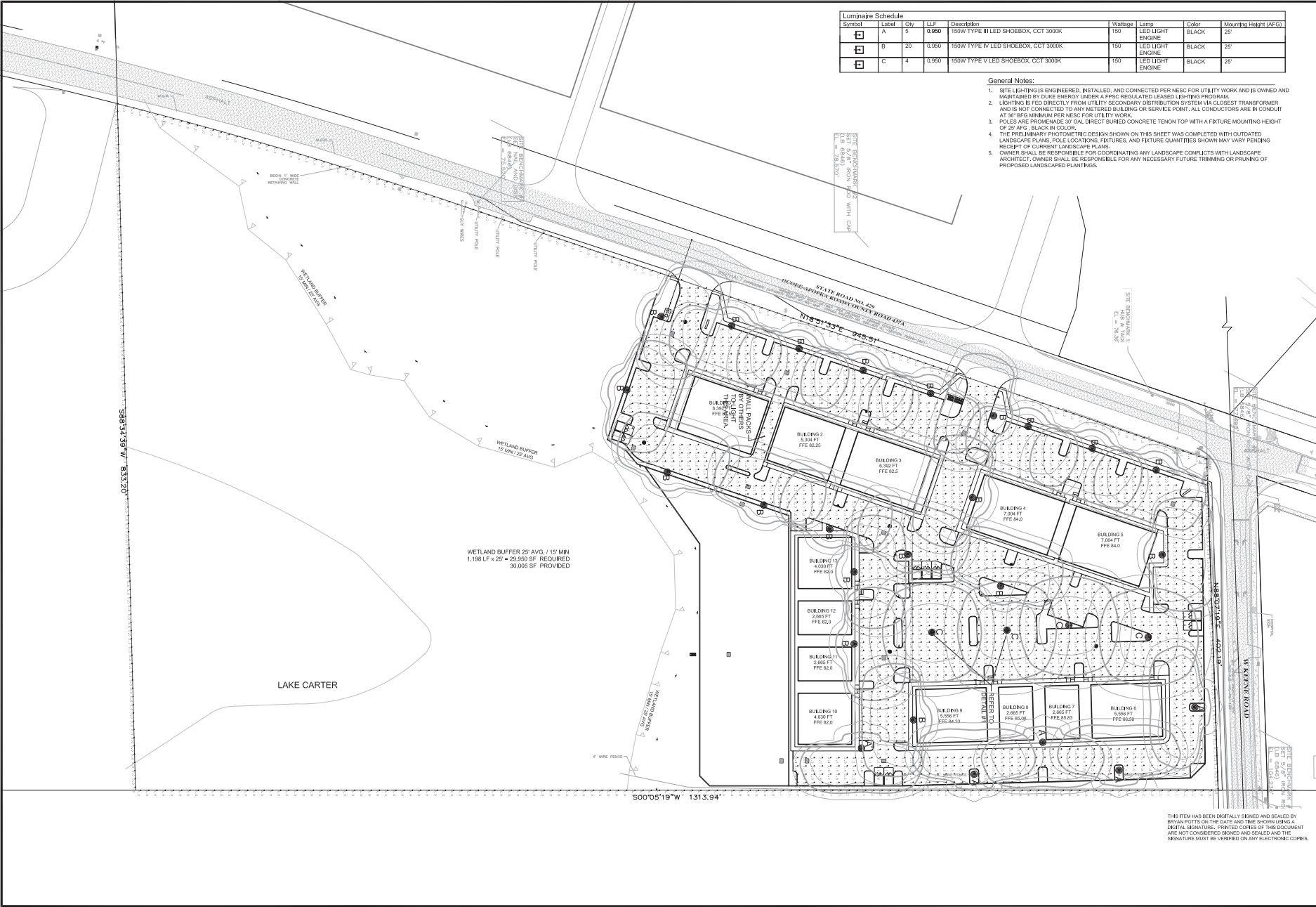


STATION DESIGN CONDITION
PRIMARY PUMP CAPACITY 106 GPM
PRIMARY TDH 102 TDH
RUN-OUT PUMP CAPACITY 141 GPM
RUN-OUT TDH 46.7 TDH
PUMP MODEL # HOMA RC50312
R.P.M. 3450
HORSEPOWER 8.9
ELECTRICAL/ VOLTS / PHASE 230V/3
PUMP DISCHARGE SIZE 2"
STATION ELEVATIONS AND DIMENSIONS
WETWELL DIAMETER (A) 72"
INVERT 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 (Y) 4.75 yds3
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"



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.

12/06/23.SR



Luminaire Schedule									
Symbol	Label	Qty	LLF	Description	Wattage	Lamp	Color	Mounting Height (AFG)	
	A	5	0.950	150W TYPE III LED SHOEBOX, CCT 3000K	150	LED LIGHT ENGINE	BLACK	25'	
	B	20	0.950	150W TYPE IV LED SHOEBOX, CCT 3000K	150	LED LIGHT ENGINE	BLACK	25'	
	C	4	0.950	150W TYPE V LED SHOEBOX, CCT 3000K	150	LED LIGHT ENGINE	BLACK	25'	

- General Notes:
1. SITE LIGHTING IS ENGINEERED, INSTALLED, AND CONNECTED PER NESC FOR UTILITY WORK AND IS OWNED AND MAINTAINED BY DUKE ENERGY UNDER A PPSC REGULATED LEASED LIGHTING PROGRAM.
 2. LIGHTING IS FED DIRECTLY FROM UTILITY SECONDARY DISTRIBUTION SYSTEM VIA CLOSEST TRANSFORMER AND IS NOT CONNECTED TO ANY METERED BUILDING OR SERVICE POINT. ALL CONDUCTORS ARE IN CONDUIT AT 36" BFC MINIMUM PER NESC FOR UTILITY WORK.
 3. POLES ARE PRECAST 30 GAL DIRECT BURIED CONCRETE TENDON TOP WITH A FIXTURE MOUNTING HEIGHT OF 25' AFG, BLACK IN COLOR.
 4. THE PRELIMINARY PHOTOMETRIC DESIGN SHOWN ON THIS SHEET WAS COMPLETED WITH OUTDATED LANDSCAPE PLANS, POLE LOCATIONS, FIXTURES, AND FIXTURE QUANTITIES SHOWN MAY VARY PENDING RECEIPT OF CURRENT LANDSCAPE PLANS.
 5. OWNER SHALL BE RESPONSIBLE FOR COORDINATING ANY LANDSCAPE CONFLICTS WITH LANDSCAPE ARCHITECT. OWNER SHALL BE RESPONSIBLE FOR ANY NECESSARY FUTURE TRIMMING OR PRUNING OF PROPOSED LANDSCAPE PLANTINGS.

DATE

03/06/24

SCALE

NTS

DRAWN-BY

DDP

PROJECT NUMBER

112-001

C-10.0

SHEET NO.

REVISIONS

NO.

BY

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SOUTHWICK COMMONS

CONSTRUCTION SITE PLAN

LEGAL DESCRIPTION

A PORTION OF SECTIONS 15, TOWNSHIP 21 SOUTH,
RANGE 28 EAST, LYING IN ORANGE COUNTY, FLORIDA.
TWO PARCELS WITHIN CITY CENTER OF APOPKA.

12.84 ACRES

SCOPE

CONSTRUCTION OF 3 MULTI-FAMILY BUILDINGS WITH
ASSOCIATED ROADWAYS, UTILITIES AND STORMWATER
CONVEYANCE SYSTEMS.

PROJECT TEAM:

OWNER

SOUTHWICK COMMONS LTD
RYAN VON WELLER
1105 KENSINGTON PARK DRIVE, SUITE 200
ALTOONTE SPRINGS, FL 32714
(407) 333-3233
RVONWELLER@WENDOVERGROUP.COM

ARCHITECT

SLOCUM PLATTS ARCHITECTS
WILLIAM PLATTS
670 NORTH ORLANDO AVENUE, SUITE 1001
MAITLAND, FL 32751
(407) 645-3019
WPLATTS@SLOCUMPLATTS.COM

CIVIL ENGINEER

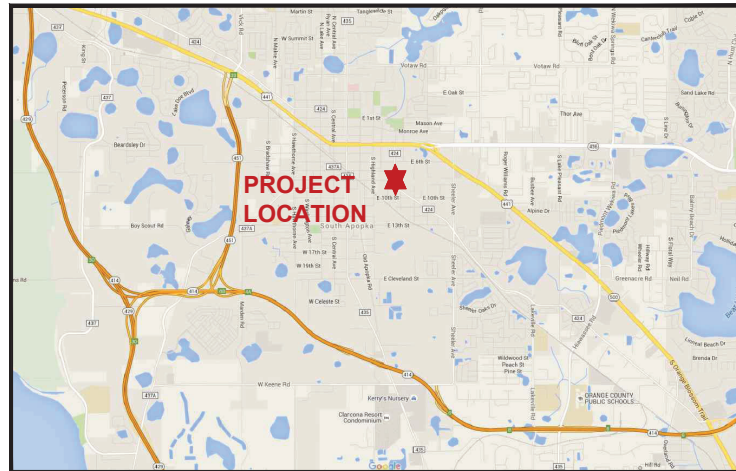
RICK V. BALDOCCHI
AVCON, INC.
5555 EAST MICHIGAN STREET, SUITE 200
ORLANDO, FL 32822
(407) 599-1122
RBALDOCCHI@AVCONINC.COM

SURVEYOR

SOUTHEASTERN SURVEYING
JAMES E. MAZURAK
AND MAPPING CORPORATION
6500 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
(407) 292-8580

PARCEL ID# 15-21-28-0000-00-001,
15-21-28-6756-00-191
APOPKA, FL

March 30, 2024



LOCATION MAP

Sheet List Table	
Sheet Number	Sheet Title
C-000	Cover Sheet
C-001	Topographic Survey
C-100	General Notes
C-200	Demolition and Erosion Control Plan 1
C-201	Demolition and Erosion Control Plan 2
C-202	Demolition and Erosion Control Details
C-300	Overall Site Plan
C-301	Geometry and Striping Plan 1
C-302	Geometry and Striping Plan 2
C-303	Civil Details
C-304	Vehicle Tracking Plan 1
C-305	Vehicle Tracking Plan 2
C-400	Grading Plan 1
C-401	Grading Plan 2
C-402	Drainage Plan 1
C-403	Drainage Plan 2
C-404	Grading and Drainage Details
C-500	Utility Plan 1
C-501	Utility Plan 2
C-502	Utility Details 1
C-503	Utility Details 2
C-504	Utility Details 3

HS-1-4	HARDSCAPE LAYOUT PLAN
HD-1	HARDSCAPE DETAILS PLAN
TM-1	TREE MITIGATION PLAN
LS-1-4	LANDSCAPE PLAN
LD-1	LANDSCAPE DETAILS & PLANT LIST
IR-1-4	IRRIGATION PLAN
IRD-1	IRRIGATION DETAILS AND LEGEND
IRD-2	IRRIGATION SPECIFICATIONS
EO.1	SYMBOLS, LEGENDS & ABBREV. - ELECTRICAL
E1.1	SITE PLAN - ELECTRICAL
E1.2	SITE PLAN - PHOTOMETRICS
E1.3	SITE PLAN - CUTSHEETS

AVCON PROJECT NO. 2021.0099.19
DATE 3/30/2024

REVISIONS

NO.	DATE	DESCRIPTION
1	6.30.23	CITY COMMENTS
2	7.26.23	CITY COMMENTS
3	8.22.23	FDEP COMMENTS
4	12.15.23	VE REVISIONS



AVCON, INC.
ENGINEERS & PLANNERS

5555 EAST MICHIGAN ST., SUITE 200 - ORLANDO, FL 32822
OFFICE: (407) 599-1122 - FAX: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NO. 5057
WWW.AVCONINC.COM

ENGINEER OF RECORD:



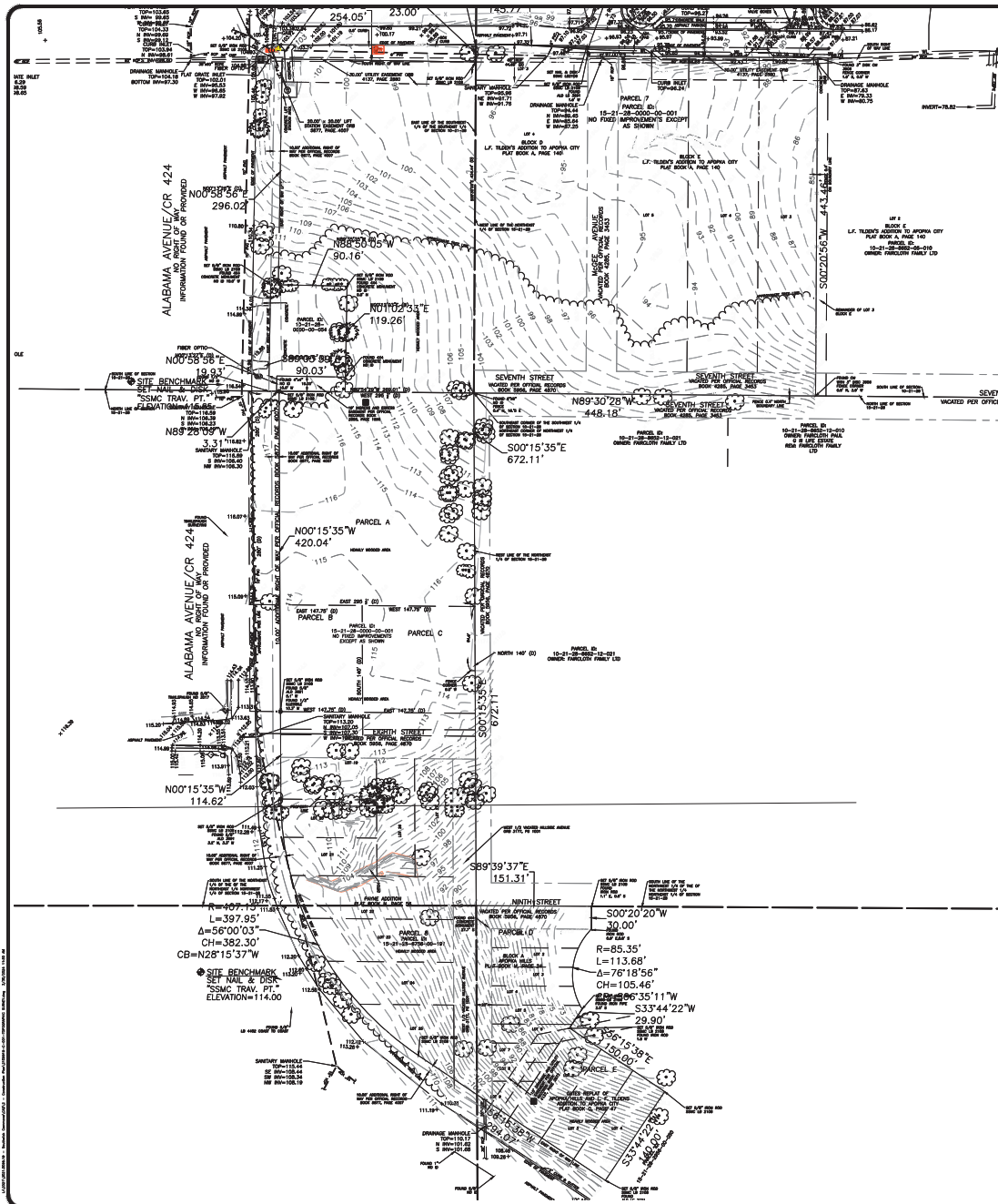
ALDO E. MEJIAS, PE
FL PE #76019



Digitally signed by Aldo E. Mejias
DN: c=US, o=AVCON INC., ou=Qualifier,
email=amejias@avconinc.com, cn=Aldo E. Mejias
Date: 2024.04.16 16:31:30 -0400

THESE CONSTRUCTION PLANS HAVE BEEN PREPARED IN ACCORDANCE
WITH THE ORANGE COUNTY LAND DEVELOPMENT CODE, CITY OF
APOPKA UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS.
ALL CONSTRUCTION AND MATERIALS WITHIN ORANGE COUNTY
RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD
SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 2016 EDITION,
LATEST EDITION & UPDATES.

CONTRACTOR TO NOTIFY AVCON, INC. OF CONSTRUCTION COMMENCEMENT

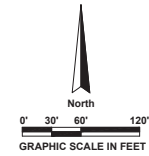


LEGEND & ABBREVIATIONS:

- ◊ = COMBINATION UTILITY POLE
- = IRON PIPE
- = WATER METER
- ⊕ = WATER VALVE
- = METERED END SECTION
- = BURIED CABLE TV PEDESTAL
- ◊ = COMBINATION UTILITY POLE
- = CONCRETE MONUMENT
- ⊙ = DRAINAGE MANHOLE
- = FLAT GRATE INLET
- ⊕ = FIRE HYDRANT
- ⋈ = DOWN GUY
- ⊕ = GAS VALVE
- = HAND HOLE
- = IRON ROD
- ⊕ = MAILBOX
- ⊕ = NAIL W/DISC
- ◊ = UTILITY POLE
- ⊕ = SANITARY MANHOLE
- ▲ = TRAFFIC SIGN
- ⊕ = UTILITY MARKER
- ⊕ = VAULT
- X— = CHAINLINK FENCE
- OH— = OVERHEAD UTILITY LINE
- T— = TREE/HEDGE LINE
- TL— = TOP OF BANK
- ABS = ACRYLONITRILE BUTADIENE STYRENE PIPE
- CMP = CORRUGATED METAL PIPE
- CMPE = CORRUGATED METAL PIPE ELLIPTICAL
- RCP = REINFORCED CONCRETE PIPE
- RCPE = REINFORCED CONCRETE PIPE ELLIPTICAL
- VCP = VITRIFIED CLAY PIPE
- PVC = POLYVINYL CHLORIDE PIPE
- INV = INVERT
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- ID = IDENTIFICATION
- ADA = AMERICANS WITH DISABILITIES ACT
- NAD = NORTH AMERICAN DATUM
- NAVD = NORTH AMERICAN VERTICAL DATUM
- TRAV.PT. = TRAVERSE POINT
- SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION

SIZE SHOWN IS TRUNK DIAMETER
IN INCHES MEASURED AT CHEST
HEIGHT

● = TREE
CA = CAMPHOR
O = OAK



SURVEYOR'S REPORT:

- UTILITY LOCATIONS SHOWN HEREON ARE BASED ON FIELD LOCATIONS OF MARKINGS BY SOUTHEASTERN SURVEYING & MAPPING CORP. FIELD MARKINGS ARE BASED ON SIGNALS RECEIVED FROM GROUND PENETRATING RADAR (GPR) AND ELECTRONIC EQUIPMENT. LOCATIONS ARE APPROXIMATE AND TEST HOLES SHOULD BE PERFORMED FOR VERIFICATION.
- EASEMENTS OR RIGHTS OF WAY THAT APPEAR ON RECORDED PLANS OR THAT HAVE BEEN FURNISHED TO THE SURVEYOR BY OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
- MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 REQUIREMENTS OF FLORIDA ADMINISTRATION CODE. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THE REQUIREMENT. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
- UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062 AND FLORIDA STATUTE 472.023.
- FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS SHOWN HEREON ARE BASED ON EAST RIGHT OF WAY LINE ALABAMA AVENUE, BEING NORTH 07°15'30" WEST BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- VERTICAL INFORMATION SHOWN HEREON REFERS TO A NATIONAL GEODETIC SURVEY (NGS) POINT WITH DESIGNATION TIPS 297, NO HIGHER ADJUSTED, HAVING A PUBLISHED ELEVATION OF 139.60 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- HORIZONTAL FEATURES SHOWN ON THE MAP REFER TO A NATIONAL GEODETIC SURVEY POINT WITH DESIGNATION TIPS 0131 ARDEN MOORE, PD NUMBER A07129 AND IS RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAVD83), 2011 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. DISTANCES SHOWN ARE GRID DISTANCES.
- I HAVE REVIEWED THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE INSURANCE COMMITMENT THE NUMBER #A007130, DATED NOVEMBER 14, 2020 AT 5:00 P.M. AND ALL RECORDED SURVEY RELATED ENCUMBRANCES, EXCEPT LENS, IDENTIFIED IN SCHEDULE B-1 OF THE TITLE INSURANCE COMMITMENT HAVE BEEN SHOWN OR NOTED ON THE SURVEY. TITLE COMMITMENT SCHEDULE B-1 EXCEPTIONS THAT ARE NOT A SURVEY MATTER MAY REQUIRE A LEGAL OPINION AS TO THOSE AFFECTING THE SURVEY. AFFECTING THE SUBJECT PARCEL, THEREFORE THE SURVEYOR IS NOT QUALIFIED BY LAW TO RENDER A CONCLUSIVE LEGAL OPINION AS TO THOSE NON-SURVEY MATTER EXCEPTIONS.
- IMPROVEMENTS AND TOPOGRAPHIC FEATURES SHOWN HEREON ARE LIMITED TO AREAS PER SPECIFIC INSTRUCTIONS OF THE CLIENT.
- RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY FOUND MONUMENTATION, RECORDED PLATS, AND INFORMATION OBTAINED ON THE ORANGE COUNTY PROPERTY APPRAISERS WEB SITE. NO RIGHT OF WAY DOCUMENTATION WAS PROVIDED BY CLIENT.
- FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT; OWNERSHIP OF FENCES, IF ANY, ARE UNKNOWN.
- ADJACENT PROPERTY INFORMATION SHOWN HEREON WAS NOT FURNISHED TO THIS SURVEYOR, AND WAS COMPILED USING LATEST AVAILABLE DATA. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY.
- THE ABOVE DESCRIBED PARCEL CONTAINS 12.91 ACRES, MORE OR LESS.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP (FIRM), MAP NUMBER 120850120F, MAP DATED SEPTEMBER 25, 2009 THE ABOVE DESCRIBED PROPERTY IS WITHIN ZONE "X".
- AS OF 9/16/2021 THERE IS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- NO ZONING REPORT HAS BEEN PROVIDED.
- WETLAND AREAS, IF EXISTING WERE NOT ADDRESSED AS A PART OF THIS SURVEY.

SURVEYOR'S CERTIFICATION:

TO: SOUTHWICK COMMONS, LTD., A FLORIDA LIMITED PARTNERSHIP AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 6(B), 7(A), 8, 9, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 2, 2021.



**SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION**
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 266-8500
e-mail: info@seasurveysurveying.com
Certification Number 185100

WENDOVER
HOUSING PARTNERS

AVCON

AVCON, INC.
ENGINEERS & PLANNERS
5551 E. MICHELANI BL., SUITE 200, ORLANDO, FL 32822-2779
OFFICE: (407) 594-1122 FAX: (407) 594-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 0007
WWW.AVCON.COM



**SOUTHWICK
COMMONS**

CONSTRUCTION SITE PLAN

**TOPOGRAPHIC
SURVEY**

ATTENTION:
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SCALE NOTE:
THE SCALES SHOWN ON THIS DRAWING ARE BASED ON A SPECIFIC PAPER SIZE AND PLOT CONFIGURATION. PLEASE USE CARE IN SCALED DISTANCES ON COPIES, OR NON-ORIGINAL PLOTS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC PRESENTATION.

REVISIONS:			
NO.	DATE	BY	DESCRIPTION
1	06/30/2023	HS	CITY REVISIONS
2	07/26/2023	HS	CITY REVISIONS
3	08/23/2023	HS	FDEP REVISIONS
4	12/15/2023	HS	VE REVISIONS

DESIGNED BY: RVB
DRAWN BY: HS
CHECKED BY: AEM
APPROVED BY: AEM
DATE: 03.30.24

AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER

C-001

GENERAL NOTES

- PER THE FEMA FLOOD INSURANCE RATE MAP (FIRM), THE SITE IS CLASSIFIED AS FLOOD ZONES X ON MAP PANEL NUMBER 12005001200, DATED SEPTEMBER 25, 2009.
 - THE HORIZONTAL AND VERTICAL ALIGNMENT OF THIS PROJECT IS DESIGNED BASED ON THE TOPOGRAPHIC SURVEY PREPARED BY SOUTHEASTERN SURVEYING AND MAPPING CORPORATION.
 - THE VERTICAL DATUM FOR WHICH ALL ELEVATIONS ARE IN REFERENCE TO, UNLESS OTHERWISE NOTED, IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD 83) 2011 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. DISTANCES SHOWN ARE GRID DISTANCES.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE FOLLOWING CODES, STANDARDS, AND SPECIFICATIONS, UNLESS SPECIFICALLY NOTED OTHERWISE WITHIN THIS CONTRACT DOCUMENTS:
 - A. CITY OF APOLKA ORDINANCES
 - B. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - C. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
 - D. FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT)
 - E. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - F. AMERICANS WITH DISABILITIES ACT (ADA)
 - G. ORLANDO UTILITIES COMMISSION (OUC)
 - IF ANY OF THE STANDARDS, SPECIFICATIONS, OR CODES ARE IN CONFLICT WITH EACH OTHER OR IN CONFLICT WITH THE DESIGN AS DEPICTED WITHIN THIS PLAN SET, THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY. THE MORE STRINGENT CRITERIA SHALL BE FOLLOWED AT THE DISCRETION OF THE ENGINEER OF RECORD.
 - THE SURVEY, ALL STANDARDS AND SPECIFICATIONS LISTED HEREIN, AND ALL PLAN SHEETS PREPARED BY AVCON, INC., ARE HEREBY INCORPORATED AS THE "COMPLETE CIVIL ENGINEERING CONSTRUCTION DOCUMENTS", HEREINAFTER REFERRED TO AS "CONSTRUCTION DOCUMENTS".
 - IF ANY ITEMS ARE DISCOVERED WITHIN THE CONSTRUCTION LIMITS THAT APPEAR TO BE HISTORICAL OR ARCHEOLOGICAL ARTIFACTS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, ENGINEER OF RECORD, AND THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, BUREAU OF HISTORIC PRESERVATION.
 - MANHOLE FRAMES AND COVERS SHALL BE ADJUSTED TO MATCH FINISHED GRADE.
- #### GRADING AND DRAINAGE NOTES
- PRIOR TO INITIATING ANY EXCAVATION ACTIVITIES, CONTRACTOR SHALL TAKE ALL NECESSARY AND PRACTICAL MEASURES TO ENSURE THAT UNAUTHORIZED ACCESS TO THE EXCAVATION IS PREVENTED.
 - ALL GRADING AND SITE PREPARATION SHALL CONFORM TO SPECIFICATIONS CONTAINED IN THE CONSTRUCTION DOCUMENTS.
 - CONTRACTOR SHALL VERIFY EXISTING TOPOGRAPHIC DATA, LOCATION OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
 - ALL CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF APOLKA REQUIREMENTS.
 - ALL OPEN DRAINAGE SHALES SHALL BE SLOODED PER PROJECT SPECIFICATIONS.
 - ALL GRADES SHOWN, WITH THE EXCEPTION OF THOSE INDICATED ON THE SURVEY BASE DRAWING, ARE EXTERIOR FINISHED GRADES UNLESS INDICATED OTHERWISE.
 - INLET AND MANHOLE ELEVATIONS ARE TOP OF RIM.
 - ALL SIDEWALK CROSS SLOPE SHALL HAVE MAXIMUM 2% CROSS SLOPE. SIDEWALK ALONG BUILDING SHALL SLOPE AWAY FROM BUILDING AND SIDEWALK ALONG STREET SHALL SLOPE TOWARD THE STREET.
 - ALL PROPOSED PAVING SURFACES IN INTERSECTIONS AND ADJACENT EXISTING SECTIONS SHALL BE GRADED TO DRAIN POSITIVELY IN THE DIRECTION SHOWN BY THE PROPOSED GRADINGS AND FLOW ARROWS ON THE PLANS AND TO PROVIDE A SMOOTH TRANSITION DRIVING SURFACE FOR VEHICLES WITH NO SHARP BROWNS IN GRADE, AND NO UNUSUALLY STEEP OR REVERSE CROSS SLOPES. APPROACHES TO INTERSECTIONS AND ENTRANCE AND EXIT GRADES TO INTERSECTIONS MAY REQUIRE MINOR LOCAL FIELD ADJUSTMENTS IF THE ACTUAL FIELD CONDITIONS VARY FROM THE SURVEYED INFORMATION THAT THE DESIGN WAS BASED UPON IN ORDER TO ACCOMPLISH THE INTENT OF THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ACCOMPLISH THIS AND CONSULT THE ENGINEER AS NEEDED TO MAKE ANY AND ALL REQUIRED INTERPRETATIONS OF THE PLANS OR GIVE SUPPLEMENTARY INFORMATION SHOULD THE INTENT OF THE PLANS BE UNCLEAR.
 - THE CONTRACTOR IS RESPONSIBLE FOR PAVING ALL ROADWAYS TO DRAIN POSITIVELY. INTERSECTIONS SHALL BE TRANSITIONED TO PROVIDE A SMOOTH DRIVING SURFACE WHILE MAINTAINING POSITIVE DRAINAGE. IF AN AREA OF POOR DRAINAGE IS OBSERVED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PAVING SO THAT A SOLUTION OR RECOMMENDATION FOR CORRECTION MAY BE MADE.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXCESS CUT OR SUPPLYING FILL AS NEEDED TO GRADE THE SITE AS DEPICTED IN THE CONSTRUCTION DOCUMENTS.
 - CHAPTER 556, FLORIDA STATUTES, REQUIRES EXCAVATORS TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA (800)556-5565 BEFORE BEGINNING ANY EXCAVATION. UNLESS THE STATE OF FLORIDA PROVIDES A LISTED IN-STATE, 556-5565, THE APPLICABLE, AN EXCAVATOR MUST NOTIFY 800-556-5565 TWO (2) BUSINESS DAYS BEFORE EXCAVATING. EXCAVATORS MAY CALL 1-800-442-4770 DURING BUSINESS HOURS OR USE THE INTERNET TO PROVIDE NOTICE PRIOR TO PAVING.
 - CONTRACTOR SHALL COMPLY WITH OSHA TRENCH SAFETY STANDARDS 29 C.F.R. § 1926.650, SUBPART P, AND ALL SUBSEQUENT REVISIONS OR UPDATES ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY AND WITH SECTION 553.62, FLORIDA STATUTES.
 - CONTRACTOR RESPONSIBLE TO OBTAIN ALL NECESSARY APPROVALS FOR DETERMINING ACTIVITIES.
 - THE CONTRACTOR MUST MEET ALL DETERMINING CRITERIA AS REQUIRED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJWRMD).
 - IF DETERMINING IS REQUIRED, THE CONTRACTOR IS TO SUBMIT A DETERMINING APPLICATION PACKAGE TO SJWRMD AT LEAST 21 DAYS PRIOR TO COMMENCING WORK WITH DETERMINING ACTIVITIES.

PIPE TRENCH / BEDDING NOTES (AVCON, INC.)

- PIPE BEDDING-SELECT COMMON FILL COMPACTED TO NINETY-EIGHT (98) PERCENT OF THE MAXIMUM DENSITY AS PER ASTM D 1587.
- TRENCH BACKFILL-COMMON FILL COMPACTED TO NINETY-EIGHT (98) PERCENT OF THE MAXIMUM DENSITY AS PER ASTM D 1587.
- THE TOP TWENTY-FOUR (24) INCHES OF ALL UTILITY TRENCHES WITH VEHICULAR TRAVEL PATHS SHALL BE PLACED IN MAXIMUM OF TWELVE (12) INCH LIFTS AND SHALL BE COMPACTED TO NINETY-EIGHT (98) PERCENT OF THE MAXIMUM DENSITY. ALL OTHER UTILITY TRENCHES SHALL BE COMPACTED TO NINETY-FIVE (95) PERCENT OF THE MAXIMUM DENSITY.
- PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK, IN ACCORDANCE WITH BEDDING AND TRENCHING DETAIL, MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
- WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF FLOW.
- COMMON FILL SHALL CONSIST OF MINERAL SOIL, SUBSTANTIALLY FREE OF CLAY, ORGANIC MATERIAL, MUCK, LOAM, WOOD, TRASH AND OTHER OBJECTIONABLE MATERIAL WHICH MAY BE COMPRESSIBLE OR WHICH CANNOT BE COMPACTED PROPERLY. COMMON FILL SHALL NOT CONTAIN STONES LARGER THREE (3) INCHES OR ONE-HALF (1 1/2) INCHES IN ANY DIMENSION IN THE TOP TWELVE (12) INCHES OR SIX (6) INCHES IN ANY DIMENSION IN THE BALANCE OF FILL AREA, AND SAND COMMON FILL SHALL NOT CONTAIN ASPHALT, BROKEN CONCRETE, MAGNETIC, RUBBLY, OR OTHER SIMILAR MATERIALS. COMMON FILL SHALL BE PLACED IN LIFTS OF NOT MORE THAN 12 INCHES. COMMON FILL SHALL BE COMPACTED DURING FILLING. ADDITIONAL COMMON FILL SHALL BE NO MORE THAN 10 PERCENT BY WEIGHT FINER THAN THE NO. 200 MESH SIEVE UNLESS FILLER MATERIAL IS SPECIFICALLY LOCATED BY THE ENGINEER.
- MATERIAL FILLING WITHIN THE ABOVE SPECIFICATIONS, ENCOUNTERED DURING THE EXCAVATION MAY BE STORED IN SEGREGATED STOCKPILES FOR REUSE. ALL MATERIAL WHICH, IN THE OPINION OF THE ENGINEER, IS NOT SUITABLE FOR REUSE, SHALL BE SPREAD AS SURFACE FILL OR DISPOSAL OF UNSUITABLE MATERIAL. SELECT COMMON FILL SHALL BE AS SPECIFIED ABOVE FROM COMMON FILL, EXCEPT THAT THE MATERIAL SHALL CONTAIN NO STONES LARGER THAN 1/2 INCHES IN LARGEST DIMENSION, AND SHALL BE NO MORE THAN 5 PERCENT BY WEIGHT FINER THAN THE NO. 200 MESH SIEVE.

CONTRACTOR NOTES

- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS AS SET FORTH BY THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA). CONTRACTOR FURTHER AGREES TO COMPLY WITH ALL STATE LAWS AND REGULATIONS PERTAINING TO JOB SITE SAFETY.
- CONTRACTOR SHALL BE AWARE OF, AND FOLLOW, ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, ORDINANCES, BUILDING CODES, AND SAFETY CODES.
- CONTRACTOR SHALL OBTAIN, FROM THE OWNER, COPIES OF ALL PERMITS ISSUED BY THE GOVERNING AUTHORITIES FOR THIS PROJECT. CONTRACTOR SHALL ADEQUATELY BY ALL TERMS, CONDITIONS, REQUIREMENTS, AND LIMITATIONS CONTAINED WITHIN SAID PERMITS. A COPY OF ALL PERMITS SHALL BE KEPT ON-SITE AND AVAILABLE FOR REVIEW AT ANY TIME.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER REQUIRED PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- THE LOCATION OF EXISTING UTILITY SERVICES AND SITE IMPROVEMENTS IS BASED ON THE BEST AVAILABLE DATA DURING THE DESIGN PHASE OF THIS PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING TOPOGRAPHIC DATA, LOCATION OF EXISTING UTILITIES AND ALL OTHER SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- THE CONTRACTOR IS ADVISED THAT UNCHARTED UTILITIES MAY BE FOUND TO EXIST WITHIN THE CONSTRUCTION AREA AND THAT CONSTRUCTION OPERATIONS SHOULD BE CONDUCTED WITH CAUTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL AREAS WITHIN THE PROJECT LIMITS UNTIL THE PROJECT IS ACCEPTED BY THE OWNER.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER.
- ALL WORK PERFORMED BY THE CONTRACTOR, OR THEIR DESIGNEES, SHALL BE IN REASONABLE CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR IS RESPONSIBLE FOR PROVIDING A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN AND HAVING IT APPROVED BY ORANGE COUNTY FOR ANY LOCATIONS WHERE CONSTRUCTION CAUSES AN OBSTRUCTION TO THE NORMAL FLOW OF TRAFFIC OR POSES A THREAT, IN ANY WAY, TO THE WELL-BEING OF THE PUBLIC.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND MAINTAINING EVERYTHING REQUIRED TO EXECUTE THE M.O.T. PLAN.
- IF THE CONTRACTOR BELIEVES THAT THERE ARE ERRORS AND/OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS, THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SURVEY MONUMENTATION. IF EXISTING SURVEY MONUMENTATION IS DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES, IT SHALL BE RESTORED BY A LICENSED SURVEYOR, AS DIRECTED BY THE SURVEYOR, AND APPROVED BY THE OWNER, AT THE CONTRACTOR'S EXPENSE.
- THE OWNER, OWNER'S REPRESENTATIVES AND GOVERNING AUTHORITIES HAVING JURISDICTION OVER THE PROJECT, SHALL BE GRANTED ACCESS TO THE SITE, BY THE CONTRACTOR, AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL PROVIDE THE NECESSARY FACILITIES FOR SUCH ACCESS.
- CONTRACTOR SHALL ENSURE THAT THE SITE IS SECURE FROM UNAUTHORIZED ACCESS. MEASURES TAKEN MAY INCLUDE, BUT ARE NOT LIMITED TO, PERIMETER FENCING, SIGNAGE, AND/OR SECURITY GUARDS.
- UNTIL FINAL ACCEPTANCE BY THE OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL COMPLETED WORK THAT MAY BE SUBJECT TO DAMAGE BY SUBSEQUENT CONSTRUCTION ACTIVITIES, INCLUDING WEATHERING OR OTHER CAUSE, ANY WORK THAT IS DAMAGED SHALL BE REPAIRED OR REPLACED PRIOR TO THE OWNER'S FINAL ACCEPTANCE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- CONTRACTOR SHALL NOT PERFORM ANY WORK LOCATED BEYOND THE LIMITS OF CONSTRUCTION AS REPRESENTED IN THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL VERIFY ALL QUANTITIES AND/OR LENGTHS OF MATERIALS DEPICTED THROUGHOUT THE CONSTRUCTION DOCUMENTS. ALL QUANTITIES SHALL BE BASED ON THE ACTUAL FIELD CONDITIONS. MATERIALS ARE MERELY FOR REFERENCE AND SHALL NOT BE USED AS CONTRACTORS BASIS OF BIDDING THE PROJECT.
- IT IS THE ENGINEER'S INTENT TO HAVE CONSTRUCTED WHAT IS REPRESENTED ON THE ENGINEER'S PLANS. IF THE CONTRACTOR DISCOVERS A DISCREPANCY BETWEEN ANY ALL P.C. SHALL BEAR THE NEW LOGO AND SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18 FOR PIPE OF NOMINAL DIAMETER FOUR (4) INCHES THROUGH TWELVE (12) INCHES. ALL P.V.C. SHALL BE SMALLER THAN 4" SHALL BEAR THE NEW LOGO AND SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 200 PSI.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY THE ENGINEER PRIOR TO PROCUREMENT OF MATERIALS, INCLUDING, BUT NOT LIMITED TO, CONCRETE, MUCK, LIMESTONE AND ASPHALT CONCRETE PAVING.
- CONTRACTOR SHALL SUBMIT COPIES OF ALL TESTING REPORTS TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO THE ENGINEER CERTIFICATION LETTERS AND ACCEPTANCE BY THE OWNER.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO PERFORM CONSTRUCTION ACTIVITIES WITHIN RROW.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT ANY EXISTING PIPE AND/OR STRUCTURE TO REMAIN ON-SITE TO ENSURE PROPER OPERATION OF THE SYSTEM.

EROSION CONTROL NOTES (AVCON, INC.)

- ALL EROSION CONTROL MEASURES, INCLUDING SILT SOCKS AND TURBIDITY BARRIERS, MUST REMAIN IN PLACE AND BE MAINTAINED IN GOOD CONDITION AT ALL LOCATIONS SHOWN UNTIL CONSTRUCTION IS COMPLETE, SOLES ARE STABILIZED, AND VEGETATION HAS BEEN ESTABLISHED.
- TURBIDITY BARRIERS FOR FLOWING STREAMS AND TIDAL CREEKS MAY BE EITHER FLOATING, OR STAKED TYPES OR ANY COMBINATIONS OF TYPES THAT WILL SUIT SITE CONDITIONS AND MEET DROSION CONTROL AND WATER QUALITY REQUIREMENTS. THE BARRIER TYPES WILL BE AT THE CONTRACTOR'S OPTION UNLESS OTHERWISE SPECIFIED IN THE PLANS. POSTS IN STAKED TURBIDITY BARRIERS TO BE INSTALLED IN VERTICAL POSITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THE EROSION CONTROL MEASURES SHOWN HEREIN ARE INTENDED AS MINIMUM STANDARDS. ANY EROSION CONTROL REQUIRED BEYOND THAT SPECIFIED SHALL BE CONSIDERED AS INCLUDED WITHIN THIS CONTRACT.
- ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO THE LOCAL, WATER MANAGEMENT DISTRICT AND FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION STANDARDS.
- EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO, OR AS THE FIRST STEP IN CONSTRUCTION. SEDIMENT CONTROL PRACTICES WILL BE APPLIED AS A PERMITTER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
- SEDIMENT MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED AND NOT ALLOWED TO COLLECT ON ANY PERMITTER AREAS OR IN WATERWAYS, INCLUDING BOTH NATURE AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES, AND PONDS.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF EROSION/SEDIMENT CONTROL EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
- AN INSPECTOR, CERTIFIED BY THE STATE OF FLORIDA OR EXPERIENCED IN THE INSTALLATION AND MAINTENANCE OF EROSION CONTROLS, IS REQUIRED TO INSPECT THE EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE APPROVED STORMWATER POLLUTION PREVENTION PLAN. INSPECTION REPORTS ARE TO BE COMPLETED ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAINFALL EVENT OF 0.50 INCHES OR GREATER. THESE REPORTS SHALL BE SUBMITTED TO THE OWNER AND ENGINEER WITHIN 24 HOURS OF THE DATE OF THE INSPECTIONS. SHALL BE SUBMITTED TO CITY OF APOLKA PRIOR TO THE ISSUANCE OF A CERTIFICATE OF COMPLETION OR OCCUPANCY.
- A TEMPORARY GRVEL CONSTRUCTION ENTRANCE, CONFORMING TO THE STANDARDS WITHIN THESE CONSTRUCTION DOCUMENTS, SHALL BE UTILIZED TO PREVENT EROSION AND SEDIMENT MATERIALS FROM BEING TRACKED OFF-SITE.
- ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING PUBLIC ROADS AND FACILITIES, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED AND NOT ALLOWED TO REMAIN ON THE ROADWAY OVERNIGHT BY THE CONTRACTOR.
- ALL PERMANENT SILT EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, AND ANY DISTURBED LAND AREAS, SHALL BE COMPLETED WITHIN 7 CALENDAR DAYS AFTER THE FINAL GRADING. A TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR:
 - 12.1. PREPARING AND SUBMITTING THE FDOT NOTICE OF INTENT (NOI) APPLICATION. THE NOI APPLICATION SHALL BE FILED AT LEAST TWO (2) DAYS BEFORE THE COMMENCEMENT OF CONSTRUCTION.
 - 12.2. PROVIDING FDOT PREPARED FDOT APPLICATION.
 - 12.3. PREPARING THE FDOT STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
 - 12.4. PREPARING AND SUBMITTING OF THE FDOT NOTICE OF INTENT (NOI) APPLICATION.
- PRIOR TO STARTING WORK OR CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A COPY OF THE COMPLETED FDOT DEPARTMENT OF ENVIRONMENTAL PROTECTION NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES TO CITY OF APOLKA.
- THE CONTRACTOR SHALL OBTAIN WATER MANAGEMENT DISTRICT PERMITS, IF APPLICABLE, PRIOR TO COMMENCING WORK FOR THIS PROJECT.
- IF CONTRACTOR DEEMS DETERMINING AS A NECESSARY MEANS OF CONSTRUCTION, THEY SHALL BE RESPONSIBLE FOR OBTAINING ALL DETERMINING PERMITS.

UTILITY NOTES.

- THE CONSTRUCTION OF ALL ONSITE, PRIVATELY OWNED UTILITIES (WATER AND WASTEWATER), SHALL BE IN CONFORMANCE WITH THE PLANS AND SPECIFICATIONS FOR THE PROJECT AND ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL. THE CONSTRUCTION OF ALL OFFSITE UTILITIES, OWNED BY THE PURVEYOR, SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS SET FORTH BY CITY OF APOLKA GUIDELINES.
- A. ALL ON SITE UTILITY CONSTRUCTION TO POINT OF SERVICE CONNECTIONS SHALL BE PERFORMED BY AN UNDERGROUND UTILITY CONTRACTOR LICENSED BY THE STATE OF FLORIDA.
- B. ALL ON SITE UTILITY SERVICES FROM THE POINT OF SERVICE CONNECTION & INCLUDING ALL BUILDING PLUMBING, SHALL BE PERFORMED BY A PLUMBER LICENSED BY THE STATE OF FLORIDA.
- THE LICENSED UNDERGROUND UTILITY CONTRACTOR AND PLUMBING CONTRACTOR SHALL COORDINATE FULLY WITH CITY OF APOLKA FOR THE REQUIREMENT OF THEIR WORK INCLUDING NECESSARY PERMITS, INSPECTIONS AND APPROVALS.
- ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, FIRE HYDRANTS, AND RELATED PRODUCTS THAT WILL COME INTO CONTACT WITH DRINKING WATER SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE/NSF INTERNATIONAL STANDARD 61.
- ALL NEW AND RELOCATED WATER MAIN PIPE, FITTINGS, VALVES, AND FIRE HYDRANTS SHALL BE IN CONFORMANCE WITH APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS. ALL NEW AND RELOCATED WATER MAIN PIPE AND FITTINGS SHALL CONTAIN NO MORE THAN 0.25 PERCENT LEAD, AND ALL PACKING AND JOINTING MATERIALS IN THE JOINTS OF NEW OR RELOCATED WATER MAIN PIPE SHALL BE IN CONFORMANCE WITH APPLICABLE AWWA STANDARDS.
- ROCK AND UNSUITABLE SOED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS AND/OR THE PIPE MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES) FOUND IN TRENCHES FOR NEW AND RELOCATED WATER MAIN PIPE SHALL BE REMOVED TO A DEPTH OF AT LEAST 6 INCHES BELOW THE BOTTOM OF THE PIPE, AND CONTIGUOUS AND UNIFORM BEDDING SHALL BE PROVIDED IN TRENCHES FOR NEW AND RELOCATED WATER MAIN PIPE. BACKFILL MATERIAL SHALL BE TAMPED IN LAYERS AROUND NEW AND RELOCATED WATER MAIN PIPE TO A SUFFICIENT HEIGHT ABOVE IT TO ADEQUATELY SUPPORT AND PROTECT THE PIPE.
- ALL TEES, BENDS, PLUGS, AND HYDRANTS IN NEW AND RELOCATED WATER MAINS SHALL BE PROVIDED WITH MECHANICALLY RESTRAINED JOINTS TO PREVENT MOVEMENT OR SEPARATION OF THE PIPE AND ITS APPURTENANCES.
- ALL NEW AND RELOCATED WATER MAINS SHALL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C600.
- ALL NEW AND RELOCATED WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA STANDARD C651 AND RULE 62-555.345, F.A.C.
- BACKFLOW-PREVENTION ASSEMBLIES/DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH RULE 62-555.345, F.A.C., AND THE AWWA MANUAL 16A, RECOMMENDED PRACTICE FOR BACKFLOW PREVENTION AND CROSS-CONNECTION CONTROL AND ORLANDO UTILITIES COMMISSION (OUC)
- ALL NEW AND RELOCATED WATER SERVICES SHALL BE IN CONFORMANCE WITH THE STATE PLUMBING CODE, AND ALL PIPE AND PIPE FITTINGS FOR NEW AND RELOCATED WATER SERVICES SHALL CONTAIN NO MORE THAN 0.25 PERCENT LEAD, AND ALL SOLDERS AND FLUX FOR NEW AND RELOCATED WATER SERVICES SHALL CONTAIN NO MORE THAN 0.2 PERCENT LEAD.
- THE CONTRACTOR SHALL NOTIFY CITY OF APOLKA 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
- ALL WATER DISTRIBUTION PIPING OWNED BY CITY OF APOLKA SHALL BE DUCTILE IRON PIPE, THE EXTENTS OF PIPING TO BE DUCTILE IRON SHALL BE FROM THE MET TE TO THE UNDERGROUND 90° BEND ON THE DOWNSTREAM SIDE OF THE BACKFLOW PREVENTERS.
- ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED (VERTICALLY AND HORIZONTALLY) AT ALL POINTS OF CONNECTION AND AT ALL AREAS OF CONFLICT WITH OUI INFRASTRUCTURE.
- ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.
- MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER, AND RECLAIMED WATER LINES.
- ALL WATER DISTRIBUTION SYSTEM PRESSURE PIPE SHALL HAVE A MINIMUM OF THIRTY-SIX (36) INCHES OF COVER.
- ALL P.V.C. WATER DISTRIBUTION SYSTEM PRESSURE PIPE TO BEAR NEW LOGO FOR POTABLE WATER USE. ALL P.V.C. PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900 (LATEST EDITION). THE P.V.C. PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150 PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18 FOR PIPE OF NOMINAL DIAMETER FOUR (4) INCHES THROUGH TWELVE (12) INCHES. ALL P.V.C. SHALL BE SMALLER THAN 4" SHALL BEAR THE NEW LOGO AND SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 200 PSI.
- THE CONTRACTOR SHALL TAKE ADEQUATE MEASURES TO ENSURE THE PROTECTION OF EXISTING ACTIVE MAINS FROM BACKFLOW CONTAMINATION DURING FILLING, FLUSHING, TESTING AND MAINTAINING A PRESSURE IN THE PIPING LINE. A LETTER OF CLEARANCE IS OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- HYDROSTATIC TESTS WILL BE PERFORMED ON THE NEWLY INSTALLED POTABLE WATER DISTRIBUTION SYSTEM PRESSURE PIPE AND APPURTENANCES IN ACCORDANCE WITH AWWA/ANSI C900-21 SECTION 4.
- WATER DISTRIBUTION LINES AND SERVICES ARE SHOWN SCHEMATICALLY. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE SYSTEM WITH THE NECESSARY FITTINGS, JOINTS, AND BENDS TO ALIGN THE SYSTEM IN COMPLIANCE WITH FDOT PERMIT REQUIREMENTS, AND CITY OF APOLKA REQUIREMENTS.
- IN THE EVENT THAT THE POTABLE WATER SYSTEM IS CONTAMINATED (I.E. WATER DOES NOT MEET FEDERAL, STATE REQUIREMENTS) DUE TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE RESPONSIBLE, UNDER THE DIRECTION OF THE OWNER, OR STATE AND LOCAL REGULATORY AGENCY, FOR CORRECTING ANY SUCH CONTAMINATION PROBLEM INCLUDING DISINFECTION, TESTING, AND OTHER CORRECTIVE ACTION AT CONTRACTOR'S EXPENSE.
- STABILIZED ROADSIDES AND A SUITABLE WATER SUPPLY SHALL BE PROVIDED ON THE PROJECT WHEN AND IF COMBUSTIBLE MATERIALS ARE BROUGHT ONTO THE CONSTRUCTION SITE IN QUANTITIES DEEMED TO BE HAZARDOUS PER 602.611 SPFC (94' ED.)

FIRE

- HYDRANT COLOR COODING SHALL BE PAINTED IN ACCORDANCE WITH N.F.P.A. 291.
- FIRE PROTECTION SYSTEM SHALL BE CONSTRUCTED BY A LICENSED FIRE SYSTEM CONTRACTOR, IN COMPLIANCE WITH N.F.P.A. 24 REGULATING THE CONSTRUCTION AND TESTING OF SUCH LINES.
- PER FS 633, THE FIRE PROTECTION MAIN MUST BE INSTALLED BY A CLASS I, II, OR V CONTRACTOR FROM THE POINT OF SERVICE TO 1 FOOT ABOVE FINISHED FLOOR GRADE.
- THE BODY OF PUBLIC FIRE HYDRANTS SHALL BE PAINTED YELLOW IN COLOR. THE BODY OF PRIVATE FIRE HYDRANTS SHALL BE PAINTED SAFETY ORANGE IN COLOR. COLOR COODING OF THE HYDRANT BODIES AND CAPS TO ILLUSTRATE AVAILABLE FIRE FLOW AMOUNTS SHALL BE ACCOMPLISHED FOR THE GUIDELINES OF N.F.P.A. 291, RECOMMENDED PRACTICES FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS OF 200 PSI.
- FIRE PROTECTION SYSTEM MANS ON PRIVATE PROPERTY SHALL MEET THE REQUIREMENTS AND SHALL BE INSTALLED PER NFPA 24, STANDARD FOR THE INSTALLATION OF PRIVATE FIRE SERVICE MAINS AND THEIR APPURTENANCES AND/OR NFPA 13, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS AS ADOPTED IN THE FLORIDA FIRE PREVENTION CODE.
- FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE LARGE 4.5" (STANDARD) PORT IS FACING THE ROADWAY IF IT IS ACCESSED BY:
- CLEARANCES AROUND THE PROPOSED FIRE DEPARTMENT CONNECTION MUST BE AT LEAST 7.5' IN FRONT OF IT AND TO EITHER SIDE OF THE APPLANCE PER ORANGE COUNTY FIRE RESCUE DEPARTMENT'S NEW CONSTRUCTION CHECKLIST AS ADOPTED IN THE FPFC.
- ALL P.V.C. PIPING FOR FIRE PROTECTION SHALL HAVE A MINIMUM PRESSURE RATING OF 200 PSI.
- THE CENTER OF A HOSE OUTLET SHALL BE NOT LESS THAN 18" ABOVE FINAL GRADE OR, WHERE LOCATED IN A HOSE HOUSE, 12" ABOVE THE FLOOR PER 7.3.3, NFPA 24.

FOOT GENERAL NOTES

- MAINTENANCE OF TRAFFIC TO BE SUPERVISED BY A CERTIFIED PERSON.
- ALL WORK PERFORMED WITHIN THE FOOT RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FOOT DESIGN STANDARDS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND THE UTILITY ACCOMMODATION MANUAL.
- IF THE DEPARTMENT DETERMINES THAT AS-BUILT CONDITIONS VARY SIGNIFICANTLY FROM THE APPROVED PLANS, THE PERMITTEE SHALL PROVIDE AS-BUILT PLANS, ALONG WITH RECORD DRAWINGS REPORTED BY THE PERMITTEE'S PROFESSIONAL ENGINEER, FORM 880-040-19, WITHIN 30 DAYS OF COMPLETING CONSTRUCTION.
- IT WILL BE THE RESPONSIBILITY OF THE PERMITTEE TO REPAIR ANY DAMAGE TO FOOT FACILITIES CAUSED BY CONSTRUCTION OF THE PROJECT.
- TEST RESULTS OF ANY TESTS TAKEN FOR OR DURING CONSTRUCTION OF THE PERMITTED WORK SHALL BE PROVIDED TO THE FOOT UPON REQUEST.
- ALL CONCRETE TO BE REMOVED SHALL BE SAW CUT AT THE NEAREST JOINT IN GOOD CONDITION, SO AS TO PRODUCE A CONNECTION WITH NEARLY VERTICAL, UNIFORM, AND COMPACTLY SHAPED, NOTICEABLE VOIDS, SURFACE IRREGULARITIES, AND OTHER DEFECTS. CONCRETE GUTTER SHALL BE SAWCUT BETWEEN ASPHALT AND GUTTER BEFORE REMOVAL.
- ALL CONCRETE SHALL BE AN APPROVED FOOT MIX DESIGN OF 3000 PSI.
- ALL MATERIALS INSTALLED WITHIN FOOT RIGHT-OF-WAY SHALL BE LIMITED TO THOSE ON THE FOOT'S QUALIFIED PRODUCTS LIST OR APPROVED PRODUCT LIST OF TRAFFIC CONTROL SIGNS AND DEVICES.
- ALL DRAINAGE ON STATE RIGHT-OF-WAY SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OF PROPOSED DEVELOPMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS AND PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/REMOVED IN THE FIELD WITH THE PROPOSED CHANGES EVEN IF THE FOOT PROVIDES NO DIRECTION.

WENDOVER
HOUSING PARTNERS

AVCON
INC.

AVCON, INC.
ENGINEERS & PLANNERS
5911 E. MICHAEL IV, SUITE 201, ORLANDO, FL 32827-2779
OFFICE: (407) 594-1122 FAX: (407) 594-1131
CONSTRUCTION DIVISION: 115 W. AUTERGAUSS BLVD., SUITE 100, ORLANDO, FL 32837
WWW.AVCON.COM



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CONSTRUCTION SITE PLAN

GENERAL NOTES

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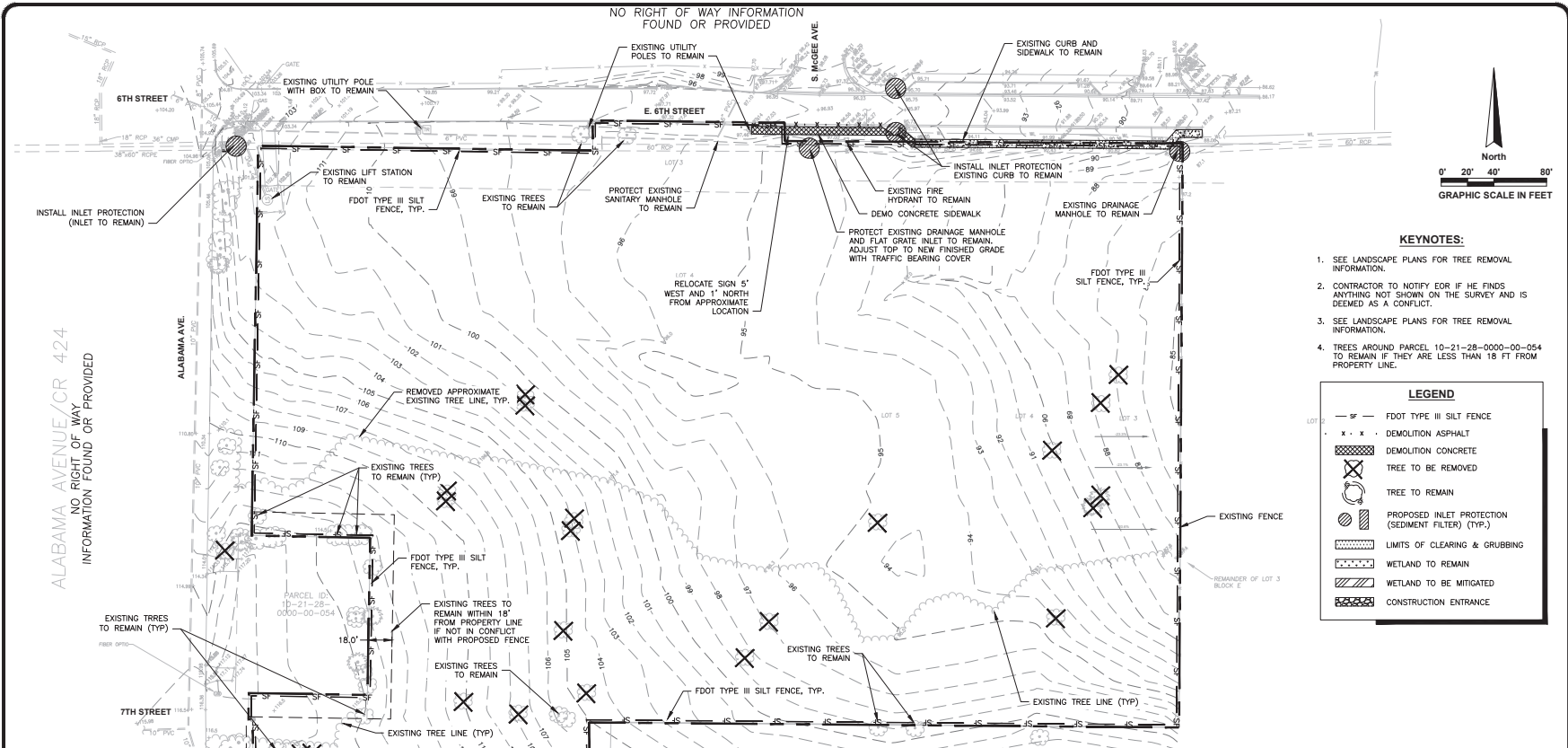
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DRAWN BY: HVB
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APPROVED BY: AEM
DATE: 03.30.24

AVCON PROJECT NO. 2021.0099.19

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C-100



KEYNOTES:

1. SEE LANDSCAPE PLANS FOR TREE REMOVAL INFORMATION.
2. CONTRACTOR TO NOTIFY EOR IF HE FINDS ANYTHING NOT SHOWN ON THE SURVEY AND IS DEEMED AS A CONFLICT.
3. SEE LANDSCAPE PLANS FOR TREE REMOVAL INFORMATION.
4. TREES AROUND PARCEL 10-21-28-0000-00-054 TO REMAIN IF THEY ARE LESS THAN 18 FT FROM PROPERTY LINE.

LEGEND

- FDOT TYPE III SILT FENCE
- x x x DEMOLITION ASPHALT
- DEMOLITION CONCRETE
- TREE TO BE REMOVED
- TREE TO REMAIN
- PROPOSED INLET PROTECTION (SEDIMENT FILTER) (TYP.)
- LIMITS OF CLEARING & GRUBBING
- WETLAND TO REMAIN
- WETLAND TO BE MITIGATED
- CONSTRUCTION ENTRANCE

DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY.
3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION ACTIVITY FOR DIG PERMITS, ELECTRICAL PERMITS OR OTHER PERMITS AS APPLICABLE. CONTRACTOR IS TO COORDINATE FULLY WITH UTILITY COMPANIES ON EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
4. ALL DEBRIS AND WASTE MATERIALS GENERATED BY DEMOLITION OR SUBSEQUENT CONSTRUCTION ACTIVITIES SHALL BE DISPOSED OFF-SITE IN A LEGAL MANNER AT AN APPROVED DISPOSAL FACILITY. THE CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR DEMOLITION, CONSTRUCTION WORK AND HAULING WASTE MATERIAL. ALL ASSOCIATED COSTS AND PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ASPHALT RESURFACING TO ALL EXISTING ROADS WHICH ARE SAW-CUT OR DAMAGED DURING CONSTRUCTION. ALL REPAIRS TO BE MADE IN ACCORDANCE WITH CITY OF APOPKA REQUIREMENTS.
6. ANY ENCOUNTERED CONTAMINATED MATERIALS SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
7. THE CONTRACTOR IS ADVISED THAT UNCHARTED UTILITIES MAY BE FOUND TO EXIST WITHIN THE CONSTRUCTION AREA AND THAT CONSTRUCTION OPERATIONS SHOULD BE CONDUCTED WITH CAUTION.
8. ANY MISCELLANEOUS GARBAGE, YARD WASTE AND CONSTRUCTION DEBRIS PRESENTLY ON-SITE DUE TO ILLEGAL DUMPING SHALL BE DISPOSED OF OFF-SITE ACCORDING TO THE SOLID WASTE AND HAZARDOUS WASTE REGULATIONS. USE CAUTION IF ANY HAZARDOUS WASTE IS PRESENT.
9. EXISTING IRRIGATION SYSTEMS ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE PROTECTED. ANY IRRIGATION

SYSTEM COMPONENTS REMOVED DUE TO CONSTRUCTION ACTIVITIES SHALL BE RESTORED AS QUICKLY AS POSSIBLE.

10. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
11. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY OWNER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
12. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
13. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
14. ALL ASPHALT OR CONCRETE TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
15. EXISTING SITE FEATURES LOCATED WITHIN THE AREA OF DEMOLITION IDENTIFIED TO REMAIN SHALL BE PROTECTED DURING THE COURSE OF CONSTRUCTION; FEATURES AFFECTED BY GRADING SHALL BE ADJUSTED TO MEET DESIGN GRADES.
16. SEE EROSION CONTROL PLAN FOR REMAINING INLET PROTECTION AND EROSION PREVENTION.
17. AT THE END OF EACH WORK PERIOD. ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF ABUTTING ROADS SHALL BE BACK FILLED IN ACCORDANCE WITH FOOT STANDARDS OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTOR EXPENSE.
18. THE CONTRACTOR SHALL ENSURE THAT THE MAINTENANCE OF TRAFFIC FOR THE PROJECT CONFORMS WITH FOOT STANDARDS FOR WORK BEING PERFORMED. ACCESS TO ADJACENT PROPERTIES TO BE MAINTAINED DURING CONSTRUCTION.
19. CONTRACTOR SHALL COORDINATE DEMOLITION WITH CONSTRUCTION OF IMPROVEMENTS WITHIN THE ROAD RIGHT-OF-WAY TO MINIMIZE TRAFFIC DISRUPTION.

20. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES. ALL EXISTING UTILITY CONNECTIONS TO BE DISCONNECTED AND REMOVED TO SERVICE POINT OR METER UNLESS NOTED TO REMAIN. CONTRACTOR IS RESPONSIBLE IN MAINTAINING AND PROTECTING UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ALL DAMAGES CAUSED DURING CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS/HERS EXPENSE.
21. EXISTING SURVEY MONUMENTATION SHALL NOT BE DISTURBED; ANY DISTURBED OR REMOVED MONUMENTATION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
22. CLEAR AND GRUB ALL DISTURBED AREAS PRIOR TO CONSTRUCTION.
23. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SERVICE/LATERAL LOCATIONS. ANY EXISTING SERVICE/LATERAL NOT USED OR LOCATED MORE THAN 5' FROM OUTSIDE OF LOT LINE SHALL BE REMOVED AND, IF NEEDED, REPLACED WITH NEW SERVICE/LATERAL.
24. FOR UTILITY SERVICES TO BE REMOVED, CONTRACTOR SHALL CUT SERVICE AND CAP AT UTILITY MAIN FOR WATER AND RECLAIMED WATER SERVICES. SERVICE LINE SHALL BE CUT DIRECTLY BEHIND THE CURB ON BOTH SIDES OF THE STREET AND FILLED WITH GROUT. FOR WASTEWATER LATERALS, CONTRACTOR SHALL REMOVE ENTIRE LATERAL UP TO THE MAIN AND PROVIDE A CAP AT THE WYE.
25. PRIOR TO DEMOLITION/CONSTRUCTION ACTIVITIES PROVIDE ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION (EPD) WITH NOTICE OF ASBESTOS RENOVATION OR DEMOLITION FORM. FOR MORE INFORMATION CONTACT JOHN PARKER AT EPD (407) 836-1400.
26. IF PREHISTORIC OR HISTORIC ARTIFACTS, SUCH AS POTTERY OR CERAMICS, PROJECTILE POINTS, DUGOUT CANOES, METAL IMPLEMENTS, HISTORIC BUILDING MATERIALS, OR ANY OTHER PHYSICAL REMAINS THAT COULD BE ASSOCIATED WITH NATIVE AMERICAN, EARLY EUROPEAN, OR AMERICAN SETTLEMENT ARE ENCOUNTERED AT ANY TIME WITHIN THE PROJECT SITE AREA, THE PERMITTED PROJECT SHALL CEASE ALL ACTIVITIES INVOLVING SUBSURFACE DISTURBANCE IN THE VICINITY OF THE DISCOVERY. THE APPLICANT SHALL CONTACT THE FLORIDA DEPARTMENT OF STATE, DIVISION OF HISTORICAL RESOURCES, COMPLIANCE REVIEW SECTION AT (850)-245-6333. PROJECT ACTIVITIES SHALL NOT RESUME WITHOUT VERBAL AND/OR WRITTEN AUTHORIZATION. IN THE EVENT THAT UNMARKED HUMAN REMAINS ARE ENCOUNTERED DURING PERMITTED ACTIVITIES, ALL WORK SHALL STOP IMMEDIATELY AND THE PROPER AUTHORITIES NOTIFIED IN ACCORDANCE WITH SECTION 872.05, FLORIDA STATUTES.

WENDOVER
HOUSING PARTNERS

AVCON
INC.

ENGINEERS & PLANNERS
5555 E. MICHELAN IV, SUITE 200, DULLES, VA 22024
OFFICE: (407) 594-1122 FAX: (407) 594-1131
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WWW.AVCONINC.COM



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CONSTRUCTION SITE PLAN

**DEMOLITION AND
EROSION CONTROL
PLAN 1**

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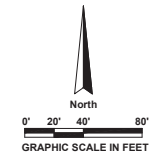
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LEGEND	
— SF —	FDOT TYPE III SILT FENCE
• x • x •	DEMOLITION ASPHALT
	DEMOLITION SIDEWALK
	TREE TO BE REMOVED
	PROPOSED INLET PROTECTION (SEDIMENT FILTER) (TYP.)



AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHIGAN ST., SUITE 200 - ORLANDO, FL 32822-2779
OFFICE: (407) 599-1122 - FAX: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5057
www.avcon.com

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FL P.E. #76019

CONSTRUCTION SITE PLAN

**DEMOLITION AND
EROSION CONTROL
PLAN 2**

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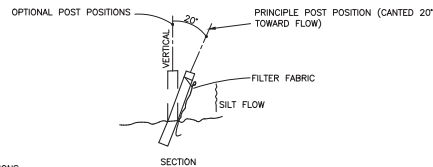
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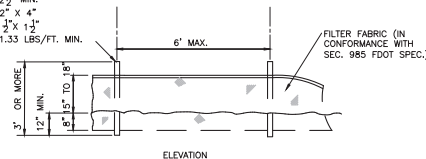
AN EROSION CONTROL PLAN SHALL BE PREPARED BY THE CONTRACTOR AND APPROVED BY OPCS PRIOR TO SCHEDULING OF PRE-CONSTRUCTION CONFERENCE. THE CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT AS ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY AND CAPACITY OF CHECK WEIRS, SEDIMENTS BASINS, SLOPE DRAINS, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE SYNTHETIC HAY BALES, TEMPORARY GRASSING ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.

-
- Diagram illustrating the construction of a tree protection cage:
- DRIFLINE OF TREE IS THE EXTENT OF ITS OUTER BRANCHES**
 - WOOD BRACING OR ORANGE MESH FENCING AROUND DRIFLINE. NAIL WOOD BRACING TO WOOD STAKES OR ATTACH MESH WITH TWISTED WIRE.**
 - WOOD BRACING (TYP.)**
 - HT.** (Height)
 - 5" TYP WOOD STAKE (TYP.)**
 - N.T.S.** (Not To Scale)
 - 2" X 4" WOOD STAKES 1.0' INTO GROUND, 5.0' ON CENTER ZIP TIES OR TWISTED WIRE.**

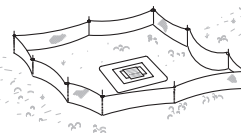
N.T.S.



POST OPTIONS:
WOOD 2-1/2" MIN.
WOOD 2" X 4"
OAK 1-1/2" X 1-1/2"
STEEL 1.33 LBS

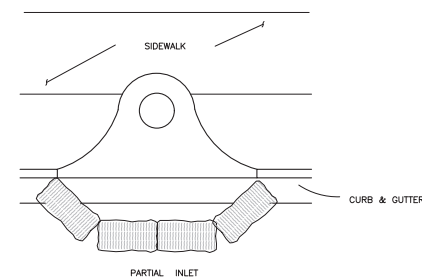
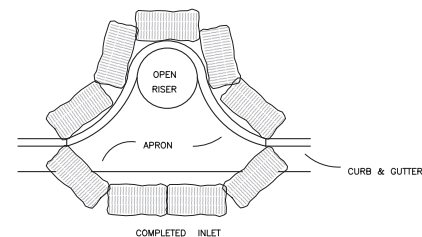
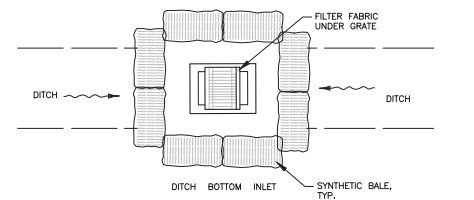


N.T.S.



NOTE: DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UNPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

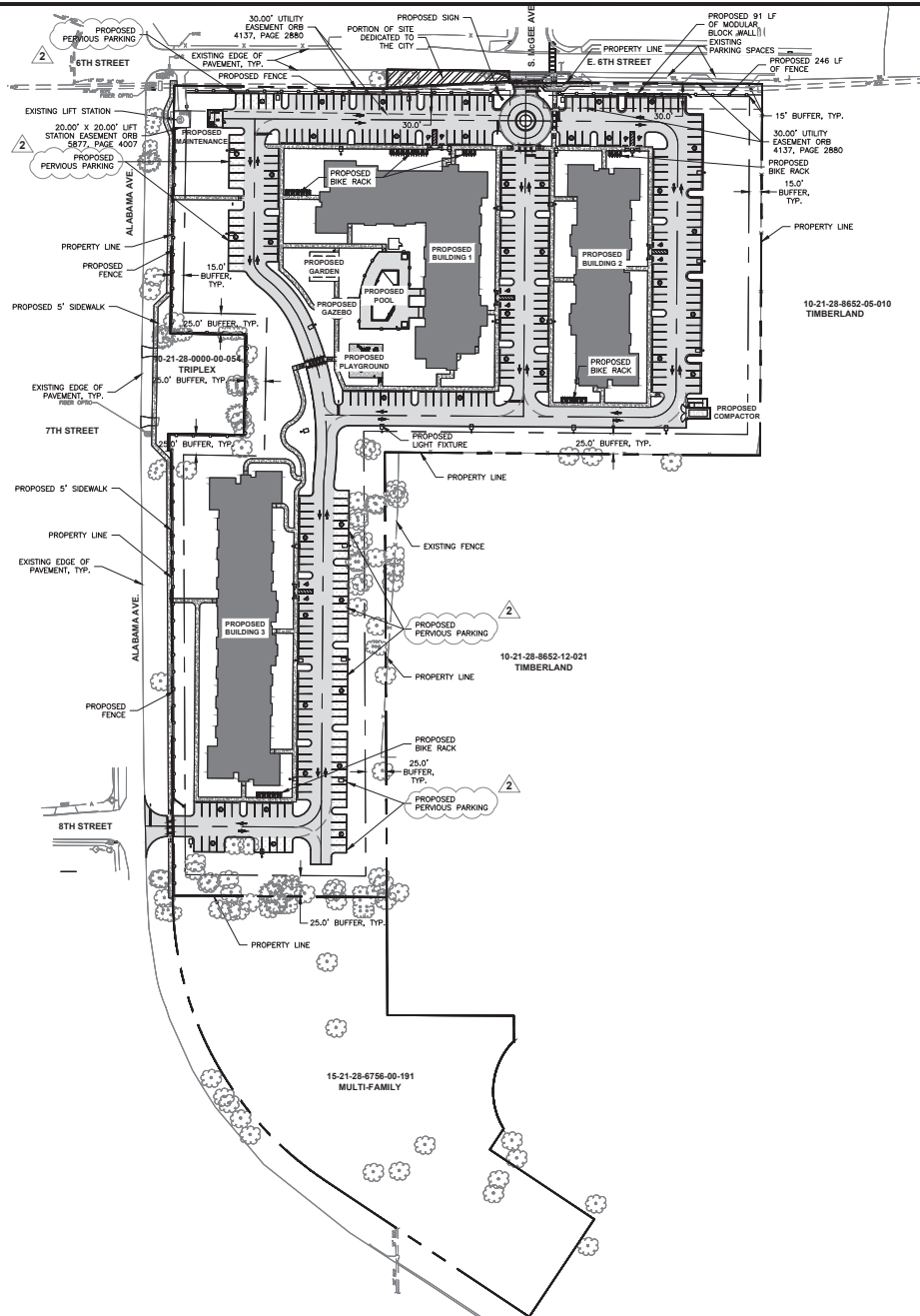
NTS



NOTE: ANCHOR SYNTHETIC BALES WITH 2 - 2" X 2" X 4' STAKES PER BALE

NTS

C-202



SITE DATA

1. PROJECT AREA: 559,337 S.F. (12.84 AC.)
2. PROJECT ADDRESS: 461 E. 7TH STREET, APOPKA, FL 32703
3. PARCEL I.D.: 15-21-28-0000-00-001, 15-21-28-6756-00-191

AREAS FOR TOTAL SITE:

PROPOSED CONCRETE/BRICK:	27,226 S.F.	(0.63 AC.)	4.90%
PROPOSED PAVEMENT:	111,787 S.F.	(2.57 AC.)	20.01%
BUILDINGS:	68,661 S.F.	(1.59 AC.)	12.31%
OPEN AREA:	339,768 S.F.	(7.80 AC.)	60.73%
TOTAL SITE AREA:	559,337 S.F.	(12.84 AC.)	100.0%

PERVIOUS/IMPERVIOUS CALCULATIONS:

IMPERVIOUS AREA:	207,674 S.F.	(5.04 AC.)	39.27%
PERVIOUS AREA:	339,768 S.F.	(7.80 AC.)	60.73%
TOTAL AREA:	559,337 S.F.	(12.84 AC.)	100.0%

PARKING REQUIRED

1.0 SPACES PER 1 BEDROOM UNIT	56 UNITS * 1.00	= 56 SPACES
1.35 SPACES PER 2 OR 3 BEDROOM UNIT	136 UNITS * 1.35	= 184 SPACES
VISITOR 10%		= 25 SPACES
TOTAL		= 265 SPACES

PARKING PROVIDED

TOTAL PARKING PROVIDED	348 SPACES
STANDARD SPACES (9'X18')	338 SPACES
HANDICAP SPACES (12'X18')	10 SPACES

BIKE PARKING PROVIDED

TOTAL PARKING PROVIDED	55 BIKE SPACES
------------------------	----------------

DENSITY

MULTI-FAMILY - 192 UNITS / 12.84 ACRES = 14.95 DU/AC

OPEN SPACE REQUIRED

25% OF BUILDABLE LAND
12.84 AC PROJECT SITE
12.84 AC X 25% = 3.21 AC

OPEN SPACE PROVIDED:

CATEGORY A: 7.74 AC
PERVIOUS AREAS (PARK, AREA OF ENTRANCEWAY, LANDSCAPE ISLANDS/BUFFERS)

TOTAL PROVIDED: 7.74 AC

BUILDING DATA:

BUILDING 1	24,844 S.F.
BUILDING 2	18,251 S.F.
BUILDING 3	25,566 S.F.
(SEE ARCHITECT PLANS FOR MORE INFORMATION)	

MAX BUILDING HEIGHT: 43'-0"
A VARIANCE HAS BEEN APPROVED TO ALLOW FOR A MAXIMUM BUILDING HEIGHT OF 43.0 FT

BUILDING TYPE DATA:

BUILDING 1:	
1 BEDROOM - 23 UNITS	
2 BEDROOM - 34 UNITS	
3 BEDROOM - 15 UNITS	

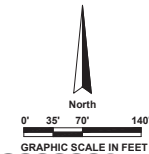
BUILDING 2:	
1 BEDROOM - 24 UNITS	
2 BEDROOM - 24 UNITS	
3 BEDROOM - 12 UNITS	

BUILDING 3:	
1 BEDROOM - 9 UNITS	
2 BEDROOM - 39 UNITS	
3 BEDROOM - 12 UNITS	

TOTAL - 192 UNITS

LIST OF AMENITIES:

- 1) THE FOLLOWING ITEMS ARE TO BE PROVIDED:
 - a. ABILITY TO ACCESS WIRELESS INTERNET
 - b. BALCONIES
 - c. WALK-IN SHOWER
 - d. ENERGY EFFICIENT APPLIANCES
 - e. FULL SIZE WASHER DRYER IN UNIT
 - f. WALK-IN CLOSETS
 - g. BICYCLE PARKING PER CODE
 - h. POOL
 - i. CLUBHOUSE WITH FIREPLACE
 - j. COMPUTER ROOM
 - k. EXERCISE ROOM
 - l. ACTIVITY ROOM WITH KITCHEN
 - m. GAZEBO WITH GRILL
 - n. COMMUNITY GARDEN AREA



LEGEND

[Pattern]	PAVEMENT - STANDARD DUTY
[Pattern]	PAVEMENT - HEAVY DUTY
[Pattern]	CONCRETE
[Pattern]	BUILDING FOOTPRINT
[Pattern]	BRICK
[Pattern]	PERVIOUS PAVERS

LOT SETBACKS

FRONT YARD	N/A
SIDE YARD	5'-0"
REAR YARD	20'-0"

KEYNOTES:

1. SEE ARCHITECT PLANS FOR ADDITIONAL BUILDING INFORMATION.
2. SIGNAGE WILL BE UNDER A SEPARATE PERMIT.

WENDOVER
HOUSING PARTNERS

AVCON

AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHAEL ST., SUITE 200, GLEN ARBOR, MI 48122-2779
OFFICE: (481) 594-1122 FAX: (481) 594-1131
CORPORATE CITY: (481) 594-1122 FAX: (481) 594-1131
WWW.AVCON.COM



ALDO E. MEJIAS, P.E.
FL P.E. #76019

SOUTHWICK COMMONS

CONSTRUCTION SITE PLAN

OVERALL SITE PLAN

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REVISIONS:

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4	12/15/2023	HS	VE REVISIONS

DESIGNED BY:

RVB

DRAWN BY:

HS

CHECKED BY:

AEM

APPROVED BY:

AEM

DATE:

03.30.24

AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-300

NOTES:

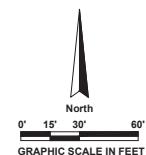
1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING APPROVAL OF FINAL CONSTRUCTION PLANS.
2. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO START CONSTRUCTION ACTIVITIES AND NOTIFY FOR ANY DISCREPANCY OR CONFLICT WITH PROPOSED IMPROVEMENTS.
3. NO CONCRETE INSTALLATIONS FOR TRAFFIC SIGNS.
4. STREET SIGN POSTS TO BE SQUARE GALVANIZED STEEL AND HOLES SHALL BE CORED. 2-INCH SQUARE GALVANIZED POLES SHALL BE PRE-SCORED, OR QUICK PUNCH.
5. ALL TRAFFIC CONTROL SIGNS WITHIN THE RIGHT-OF-WAY SHALL BE MANUFACTURED USING DIAMOND GRADE REFLECTIVE SHEETING. ALL SIGNS SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUTCD AND ORANGE COUNTY CRITERIA FOR SIGN SIZE AND SHAPE AND LETTERING DIMENSIONS.
6. ALL PAVEMENT MARKINGS WILL BE THERMOPLASTIC.
7. COLOR AND TEXTURE OF MODULAR BLOCK WALL TO BE COORDINATED AND APPROVED BY THE LANDSCAPE ARCHITECT.

KEYNOTES:

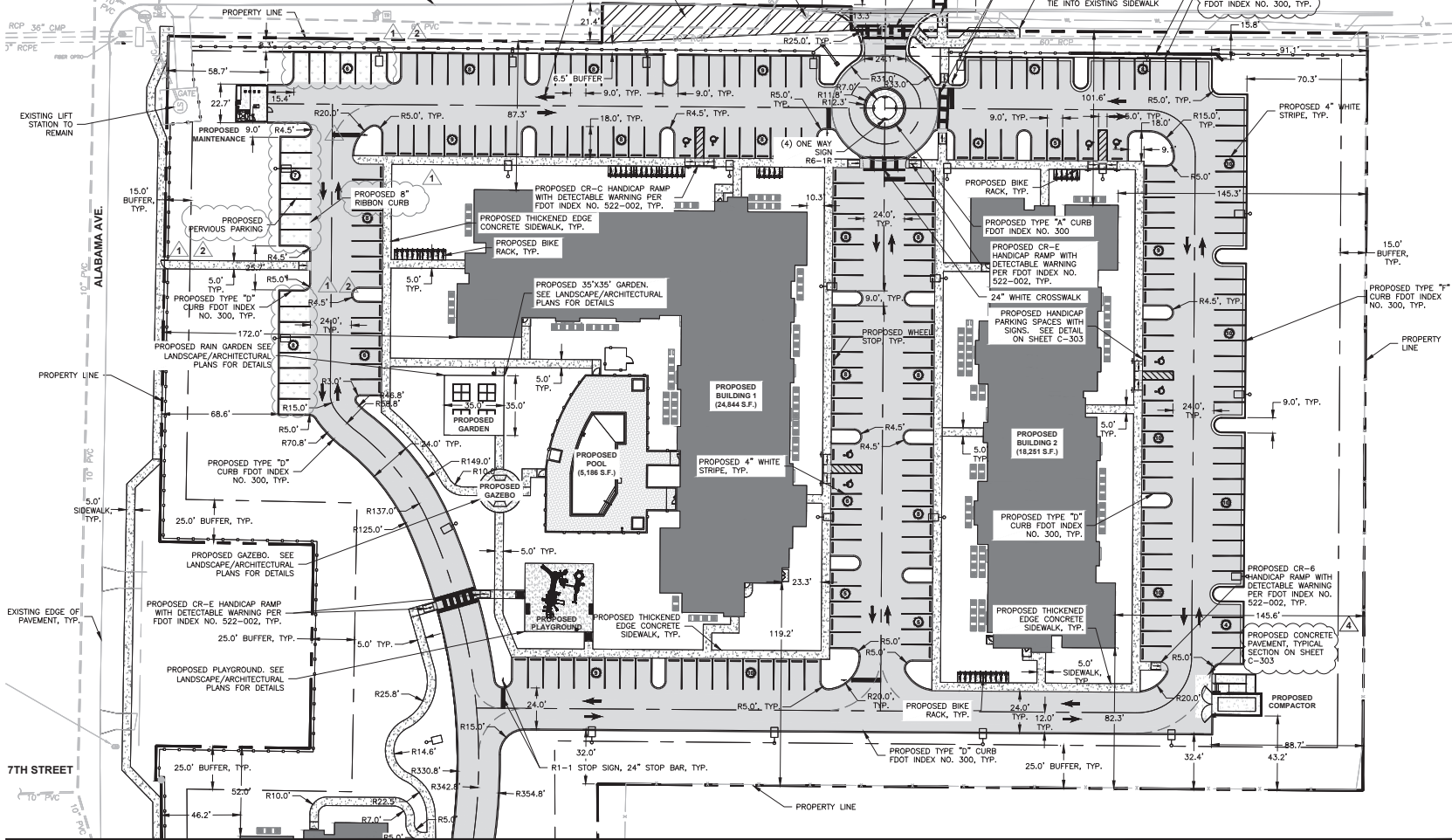
1. SEE ARCHITECT PLANS FOR ADDITIONAL BUILDING INFORMATION.

LEGEND

- PAVEMENT - STANDARD DUTY
- PAVEMENT - HEAVY DUTY
- CONCRETE
- BUILDING FOOTPRINT
- BRICK
- PERVIOUS PAVERS



6TH STREET



MATCH LINE SEE SHEET C-302

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AVCON

AVCON, INC.
ENGINEERS & PLANNERS
5551 E. MICHIGAN ST., SUITE 200, LOS ANGELES, CA 90022-2779
OFFICE: (407) 594-1122 FAX: (407) 594-1131
CORPORATE CITY: 415 E. ANTERO AVENUE, SUITE 100
WWW.AVCONINC.COM



ALDO E. MEJIAS, P.E.
FL P.E. #76019

**SOUTHWICK
COMMONS**

CONSTRUCTION SITE PLAN

**GEOMETRY AND
STRIPING PLAN 1**

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4	12/15/2023	HS	VE REVISIONS

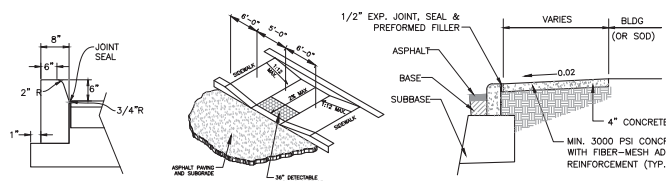
DESIGNED BY: RVB
DRAWN BY: HS
CHECKED BY: AEM
APPROVED BY: AEM
DATE: 03.30.24

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C-301



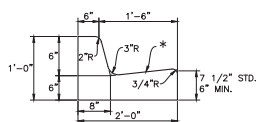
Page 50 of 76



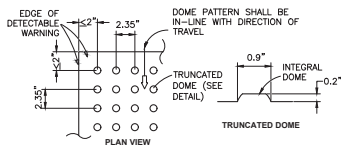
TYPE D CONCRETE CURB
N.T.S.

ADA RAMP CURB DETAIL
N.T.S.

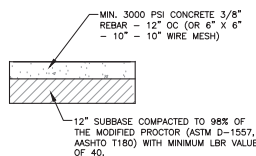
SIDEWALK CURB INTERFACE DETAIL
N.T.S.



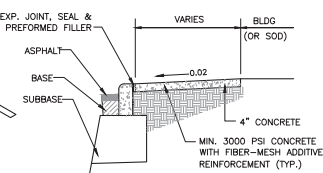
TYPE F CURB
N.T.S.



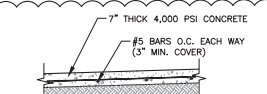
CURB RAMP DETECTABLE WARNING SURFACE
N.T.S.



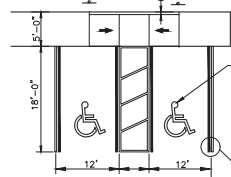
DUMPSTER PAD SECTION
N.T.S.



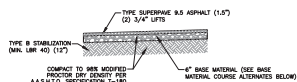
TYPE A CONCRETE CURB
N.T.S.



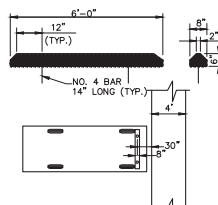
TYPICAL CONCRETE PAVEMENT SECTION
N.T.S.



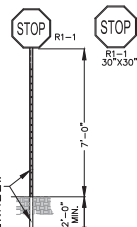
TYPICAL ACCESSIBLE STRIPING AND RAMP DETAIL
N.T.S.



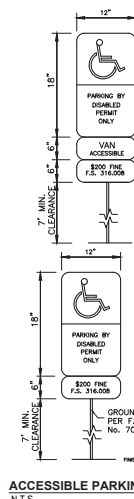
REGULAR DUTY ASPHALT PAVEMENT SECTION
N.T.S.



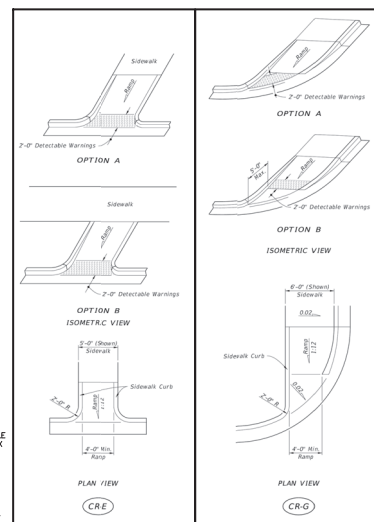
TYPICAL PRECAST WHEEL STOP DETAIL
N.T.S.



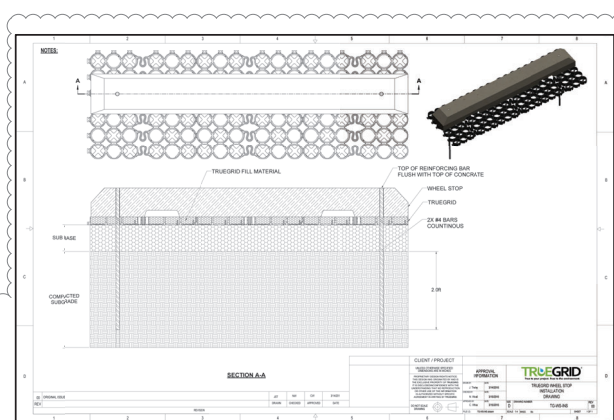
- NOTES:**
1. SEE PLANS FOR SIGNAGE TYPES AND LOCATIONS. SIGN PLACEMENT SHALL CONFORM TO FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND DESIGN STANDARD INDEX.
 2. SIGNAGE SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.



ACCESSIBLE PARKING SIGN
N.T.S.



DETECTABLE WARNING & SIDEWALK CURB RAMPS (CR-E & CR-G)
(INDEX 522-002) N.T.S.



WHEEL STOP IN PERVIOUS PARKING AREA
N.T.S.

STANDARD CONCRETE RIBBON CURB
N.T.S. FDOT INDEX No. 300

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HOUSING PARTNERS

AVCON

AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHELANEY, SUITE 200, OLA ANDREWS, FL 32622-2779
OFFICE: (407) 594-1122 FAX: (407) 594-1131
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 0007
WWW.AVCONINC.COM



ALDO E. MEJIAS, P.E.
FL P.E. #767019

SOUTHWICK COMMONS

CONSTRUCTION SITE PLAN

CIVIL DETAILS

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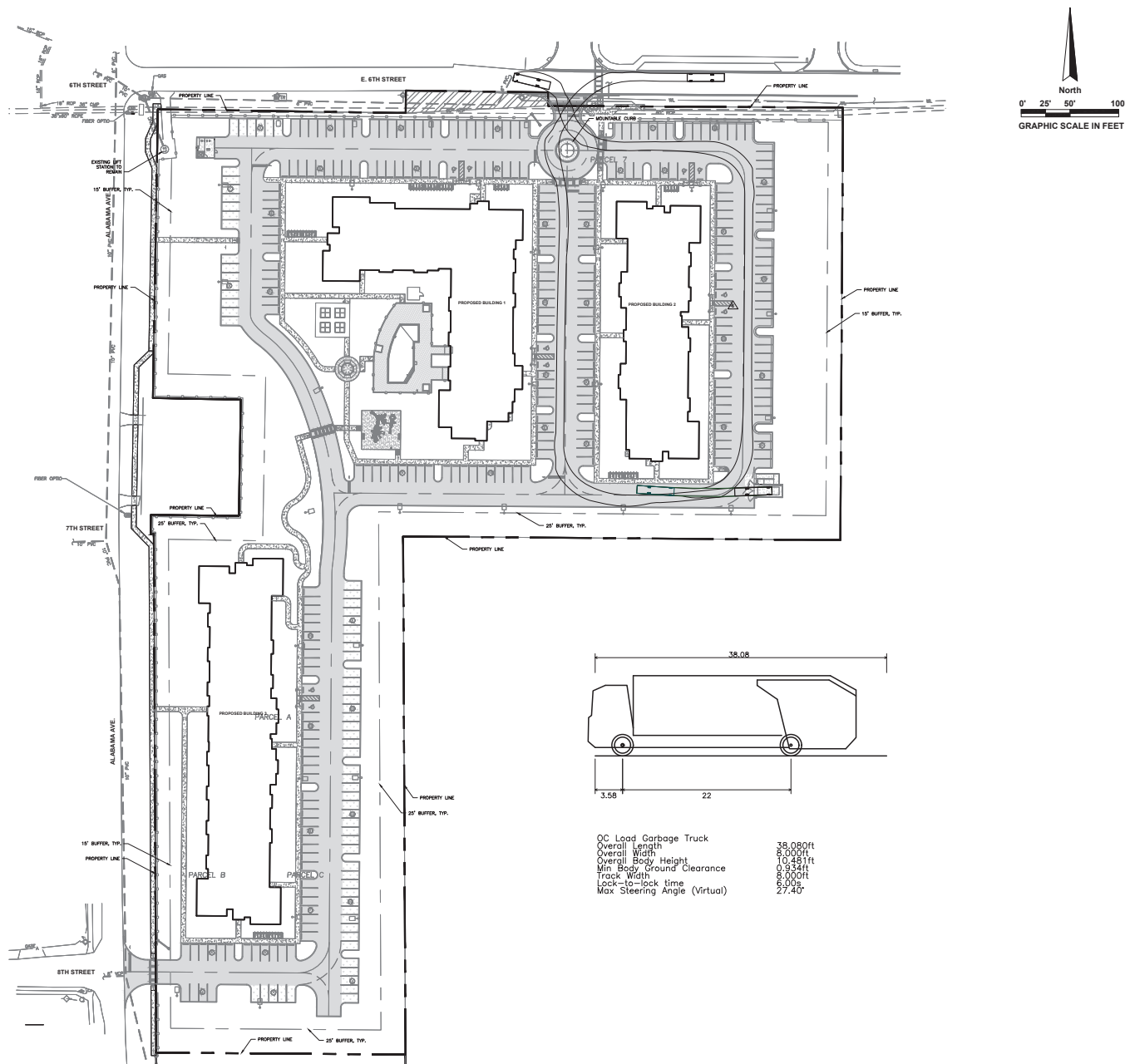
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4	12/15/2023	HS	VE REVISIONS	

DESIGNED BY: RVB
DRAWN BY: HS
CHECKED BY: AEM
APPROVED BY: AEM
DATE: 03.30.24

AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-303



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AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHAEL ST., SUITE 200, ORLANDO, FL 32822-2779
OFFICE: (407) 594-1122 • FAX: (407) 594-1131
CORPORATE CITIZENSHIP OF AUTOMOBILIST NUMBER: 5057
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**SOUTHWICK
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CONSTRUCTION SITE PLAN

**VEHICLE
TRACKING PLAN 1**

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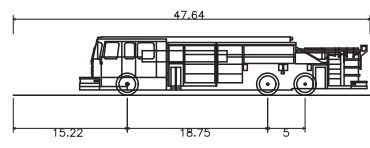
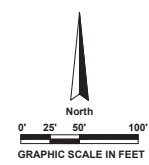
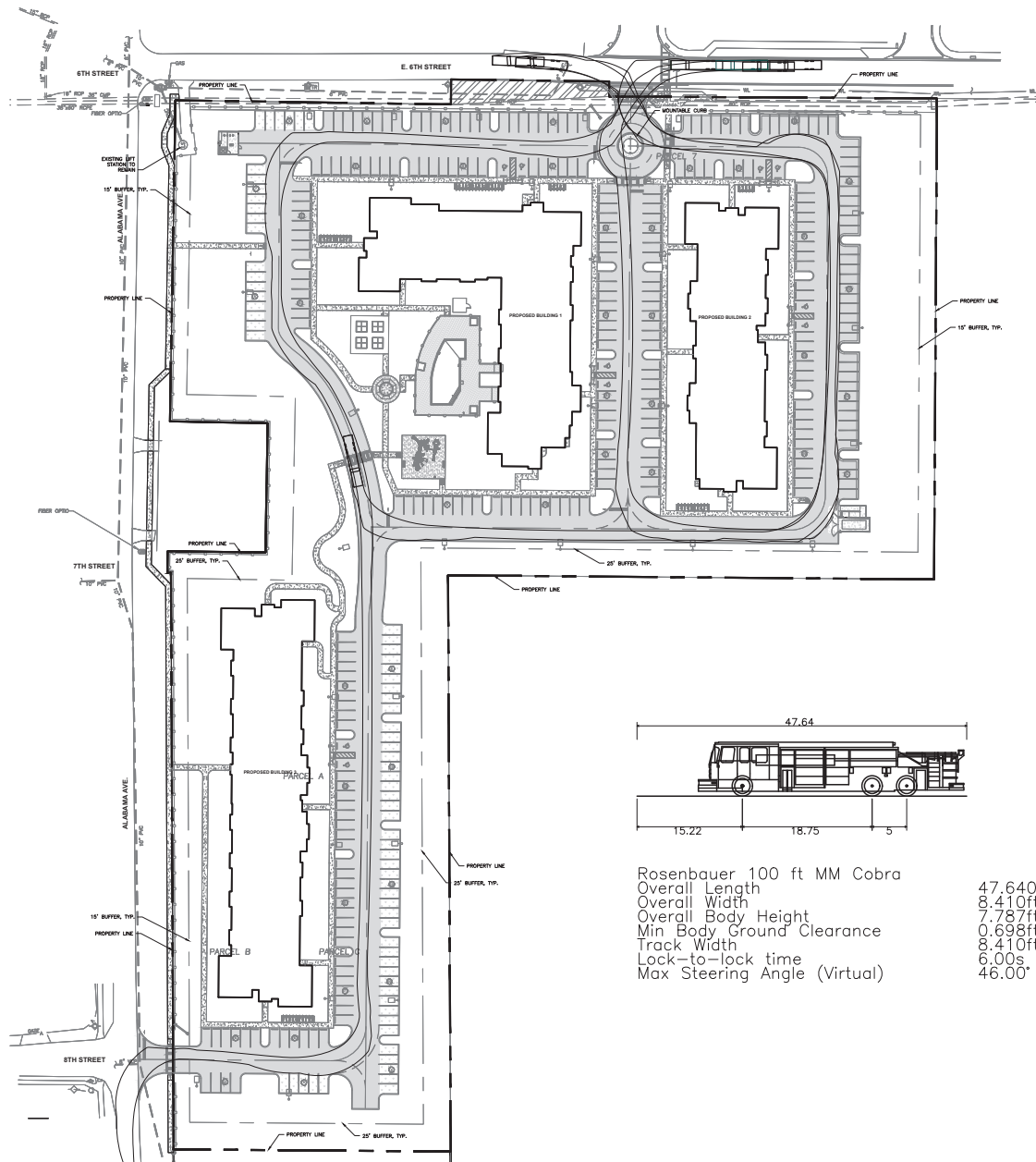
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AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-304



Rosenbauer 100 ft MM Cobra

Overall Length	47.640ft
Overall Width	8.410ft
Overall Body Height	7.787ft
Min Body Ground Clearance	0.698ft
Track Width	8.410ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	46.00°



SOUTHWICK COMMONS

CONSTRUCTION SITE PLAN

VEHICLE TRACKING PLAN 2

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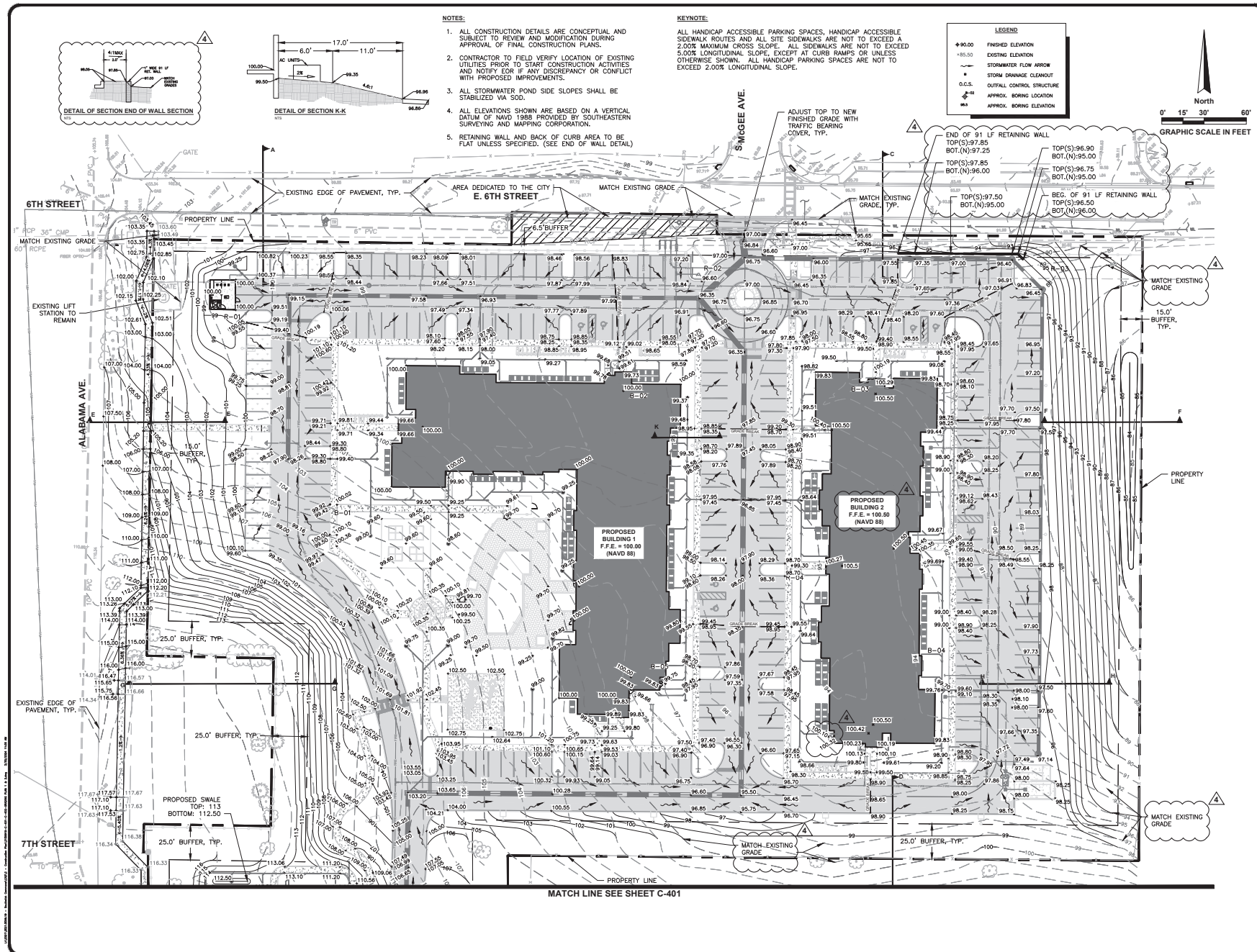
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DESIGNED BY: RVB
 DRAWN BY: HS
 CHECKED BY: AEM
 APPROVED BY: AEM
 DATE: 03.30.24

AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-305



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AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHIGAN ST., SUITE 200 • ORLANDO, FL 32822-2779
OFFICE: (407) 599-1122 • FAX: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5057
www.avconinc.com

ALDO E. MEJIAS, P.E.
FL P.E. #76019

**SOUTHWICK
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CONSTRUCTION SITE PLAN

GRADING PLAN 1

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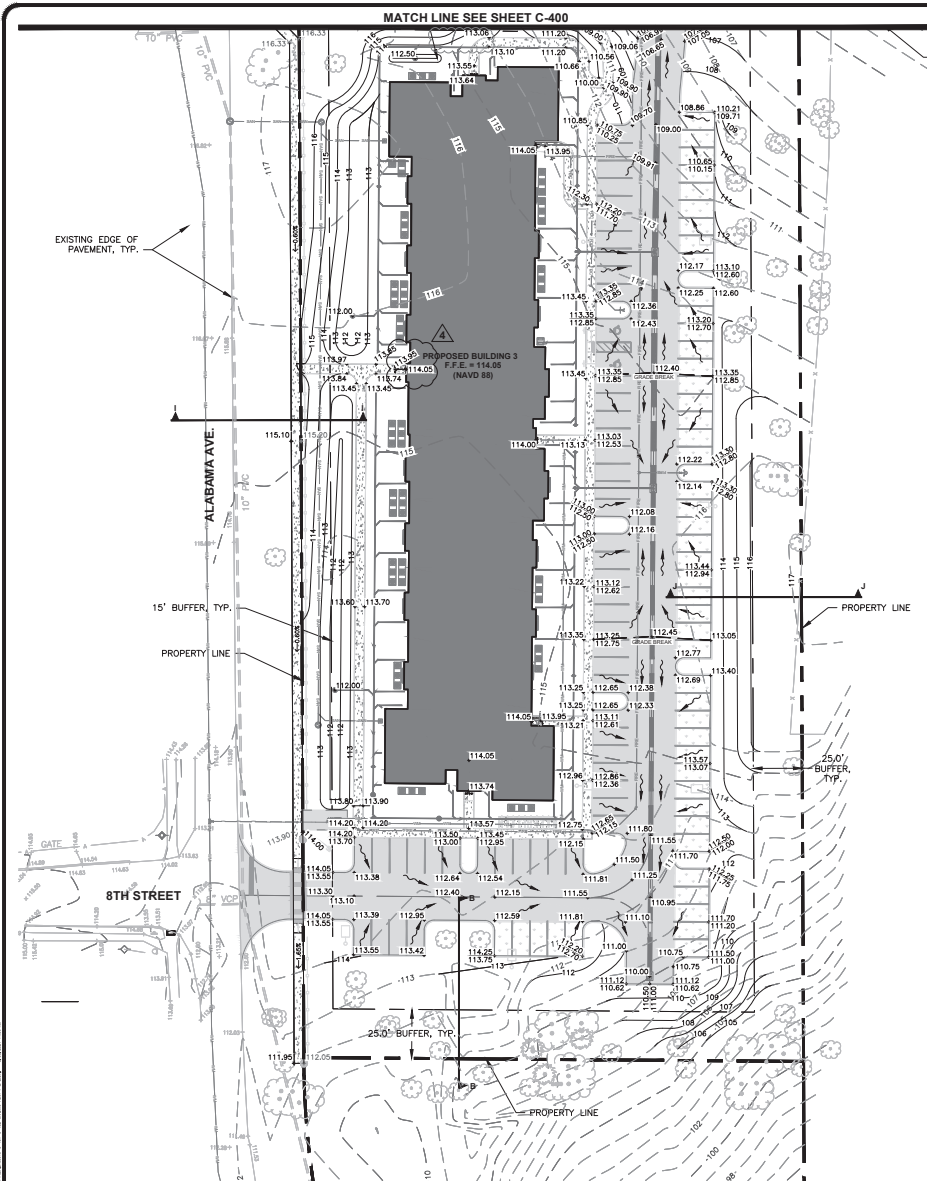
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4	12/15/2023	HS	VE REVISIONS

AVCON PROJECT NO. 2021.0099.

SHEET NUMBER
C-400

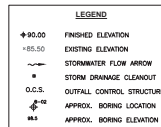
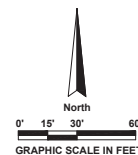
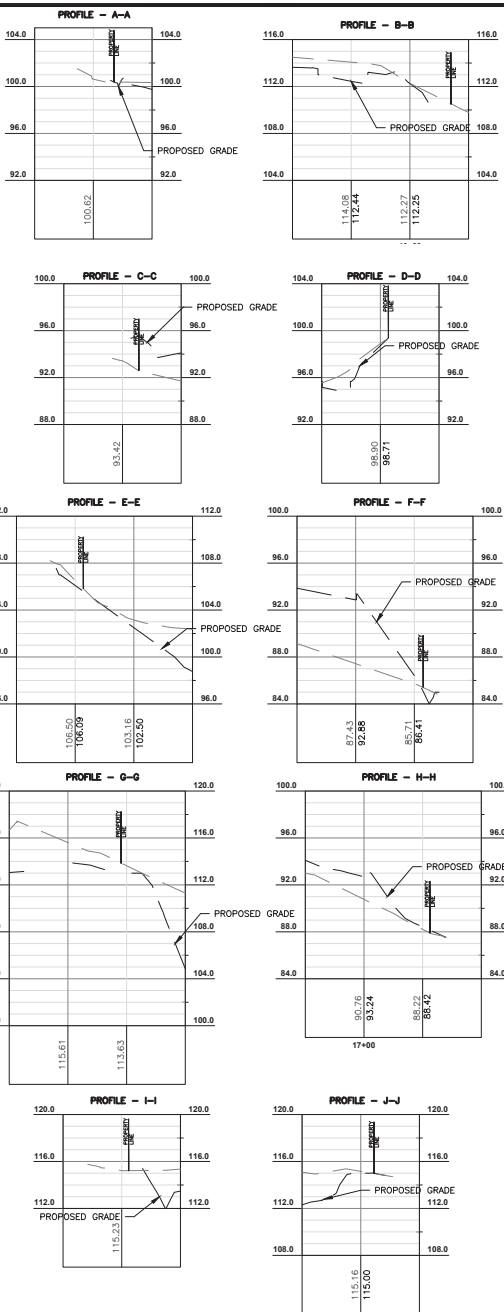


KEYNOTE:

ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. ALL SIDEWALKS ARE NOT TO EXCEED 5.00% LONGITUDINAL SLOPE, EXCEPT AT CURB RAMPS OR UNLESS OTHERWISE SHOWN. ALL HANDICAP PARKING SPACES ARE NOT TO EXCEED 2.00% LONGITUDINAL SLOPE.

NOTES:

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING APPROVAL OF FINAL CONSTRUCTION PLANS.
2. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO START CONSTRUCTION ACTIVITIES AND NOTIFY EOR IF ANY DISCREPANCY OR CONFLICT WITH PROPOSED IMPROVEMENTS.
3. ALL STORMWATER POND SIDE SLOPES SHALL BE STABILIZED VIA SOD.
4. ALL ELEVATIONS SHOWN ARE BASED ON A VERTICAL DATUM OF NAVD 1988 PROVIDED BY SOUTHEASTERN SURVEYING AND MAPPING CORPORATION.



PROFILE NOTE:
ALL PROFILES ARE SCALED 1:50

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AVCON

AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHAEL ST., SUITE 200, OREM, UT 84057-2779
OFFICE: (407) 594-1122 • FAX: (407) 594-1131
CORPORATE CITY/STATE OF AUTOREGISTRATION NUMBER: 5087
WWW.AVCON.COM



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FL P.E. #76019

**SOUTHWICK
COMMONS**

CONSTRUCTION SITE PLAN

GRADING PLAN 2

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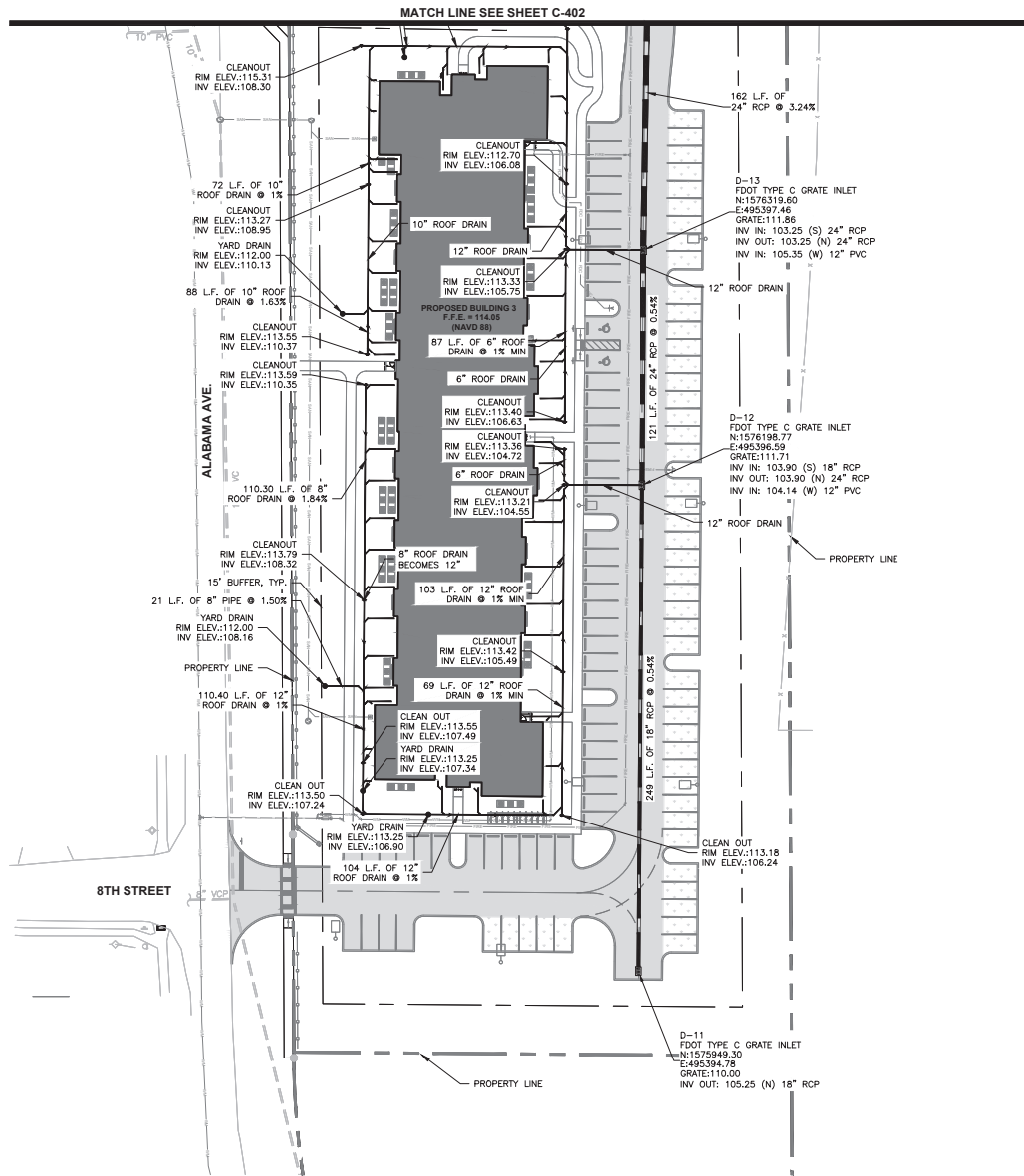
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REVISIONS:			
NO.	DATE	BY	DESCRIPTION
1	06/30/2023	HS	CITY REVISIONS
2	07/26/2023	HS	CITY REVISIONS
3	08/23/2023	HS	FDEP REVISIONS
4	12/18/2023	HS	VE REVISIONS

DESIGNED BY: RVB
DRAWN BY: HS
CHECKED BY: AEM
APPROVED BY: AEM
DATE: 03.30.24

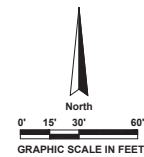
AVCON PROJECT NO. 2021.0099.19

SHEET NUMBER
C-401



ROOF DRAIN NOTES:

- 01 CONTRACTOR TO CONNECT EXISTING ROOF DRAINS TO PROPOSED STORM STRUCTURE. RELOCATE/ADJUST ANY EXISTING UNDERGROUND UTILITY IF IN CONFLICT WITH PROPOSED ROOF DRAIN CONNECTION (USE FITTINGS AS NECESSARY).
- 02 PROPOSED BUILDING: 6" PVC ROOF DRAINS @ 1% MIN. TO CONNECT ROOF DOWNSPOUT TO HEADER PIPE. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS AND CONNECTION DETAILS. THIS CONNECTION IS MADE WITH A RECTANGULAR DOWNSPOUT TO CIRCULAR PIPE ADAPTER. CONTRACTOR SHALL PROVIDE NECESSARY PIPE FITTINGS.
- 03 CONTRACTOR TO VERIFY ALL ROOF DRAIN CONNECTION SIZES WITH ARCHITECTURAL PLANS AND NOTIFY ENGINEER OF RECORD OF ANY DISCREPANCIES.



KEYNOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO START CONSTRUCTION ACTIVITIES AND NOTIFY EOR IF ANY DISCREPANCY OR CONFLICT WITH PROPOSED IMPROVEMENTS.
2. CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING GRATE AND MANHOLE. INSTALL CONCRETE SLAB/NEW TOPS WITH A MIN. OF 20" VERTICAL DISTANCE FROM PAVEMENT ELEVATION.
3. ALL PIPES ARE TO BE 0.50% IN SLOPE AND 3 FT MIN. BELOW PAVEMENT ELEVATION, UNLESS OTHERWISE NOTED IN THE PLANS.
4. CONTRACTOR TO NOTIFY EOR WHEN COMMENCEMENT OF WORK INVOLVING ANY DRAINAGE PIPE, DRAINAGE STRUCTURE.
5. HP STORM, A HIGH-PERFORMANCE POLYPROPYLENE (PP), IS AN APPROVED SUBSTITUTION FOR RCP; OR FDOT APPROVED EQUAL.

LEGEND

- DRAINAGE MANHOLE
- FDOT TYPE 9 CURB INLET
- FDOT TYPE D GRATE INLET
- FDOT TYPE C GRATE INLET
- YARD DRAIN
- ⌒ FDOT TYPE P1 CURB INLET
- ⌒ FDOT TYPE P2 CURB INLET
- ⌒ FDOT TYPE P3 CURB INLET
- ⌒ FDOT TYPE P4 CURB INLET
- ▬ MITERED END SECTION (MES)

WENDOVER
HOUSING PARTNERS

AVCON

AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHAEL ST., SUITE 200, GLENDALE, IL 60132-2779
OFFICE: (407) 594-1122 FAX: (407) 594-1131
CORPORATE OFFICES: 1000 N. W. 10TH AVENUE, SUITE 100, MIAMI, FL 33136
WWW.AVCON.COM



SOUTHWICK COMMONS

CONSTRUCTION SITE PLAN

DRAINAGE PLAN 2

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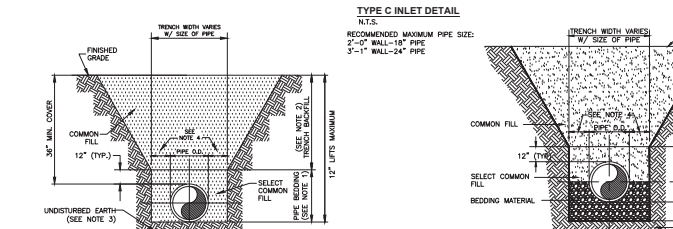
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4	12/15/2023	HS	VE REVISIONS

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AVCON PROJECT NO. 2021.0099.19

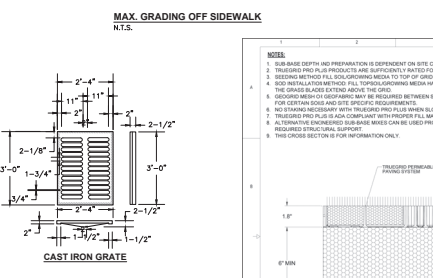
SHEET NUMBER

C-403

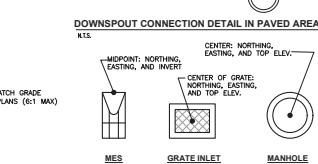
[illegible]

- NOTES:
1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 95% (88% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER ASTM D 1587.
 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (88% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER ASTM D 1587.
 3. UNDERDRAIN: USE SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
 - a. 12" MAXIMUM (12" MIN) PIPE DIAMETER LESS THAN 24"; AND 24" MAX. (12" MIN) PIPE DIAMETER 24" AND OVER.
 4. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
 5. ALL PIPE TO BE INSTALLED WITH THE CORRECT GRADE AND THE DIRECTION OF FLOW.
 6. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE DISTRICT, STATE AND FEDERAL REQUIREMENTS.
 7. COMMON FILL SHALL CONSIST OF MINERAL SOIL, SUBSTANTIALLY FREE OF CLAY, ORGANIC MATERIAL, COARSE GRAVEL, OR OTHER MATERIALS WHICH MAY BE UNDESIRABLY COMPRESSIBLE OR WHICH CANNOT BE COMPACTED PROPERLY; COMMON FILL SHALL NOT BE USED IN ANY MANNER WHICH MAY BE UNDESIRABLY COMPRESSIBLE OR WHICH CANNOT BE COMPACTED PROPERLY.
 8. THE TOP LAYER (12 INCHES OR SIX (6) INCHES IN ANY DIMENSION IN THE BALANCE OF THE PROJECT) SHALL BE A MINIMUM OF 12 INCHES OF BEDDING ROCK OR BEDDING MASONRY, RUMBLE, OR OTHER SIMILAR MATERIALS. IT SHALL HAVE PHYSICAL PROPERTIES THAT WILL PERMIT IT TO BE COMPACTED TO 95 PERCENT OF ITS MAXIMUM DENSITY. COMMON FILL SHALL BE NO MORE THAN 12 PERCENT BY WEIGHT FINER THAN THE NO. 200 SIEVE.
 9. MATERIAL WITHIN THE TRENCH SHALL BE APPROVED FOR USE IN A SPECIFIC LOCATION BY THE ENGINEER.
 10. ALL MATERIAL, WHICH IN THE OPINION OF THE ENGINEER, IS NOT SUITABLE FOR USE, SHALL BE STORED IN SEGREGATED STOCKPILES FOR REMOVAL.
 11. SELECT COMMON FILL SHALL BE AS SPECIFIED ABOVE FROM COMMON FILL, EXCEPT THAT THE PERCENT FINER THAN THE NO. 200 SIEVE SHALL BE NO MORE THAN 12 PERCENT IN ANY DIMENSION, AND SHALL BE NO MORE THAN 5 PERCENT BY WEIGHT FINER THAN THE NO.

TYPE A BEDDING AND TRENCHING DETAIL
N.T.S.

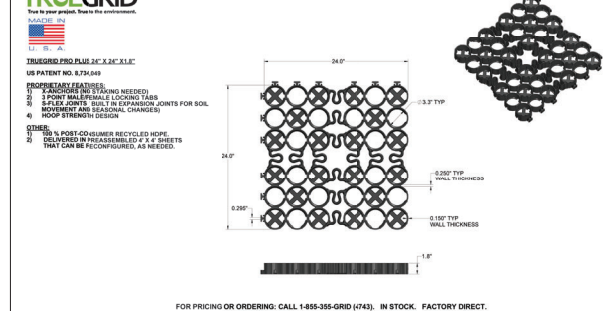
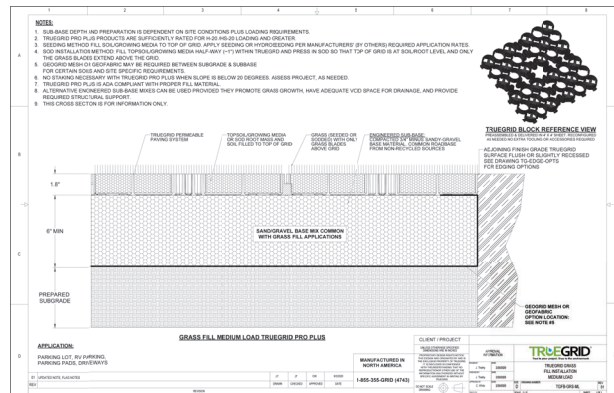


STRUCTURE LOCATING DETAIL
N.T.S.

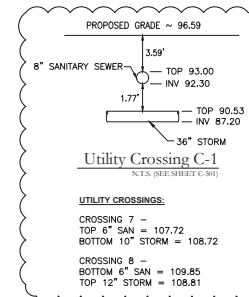


NOTES:
1. THE LOCATION OF THE NORTHING & EASTING SHOWN

- NOTES:**
1. THE LOCATION OF THE NORTHING & EASTING SHOWN ON THE PLANS FOR EACH STRUCTURE IS LOCATED AS SHOWN ABOVE.
 2. THE INVERT ELEVATION FOR MITERED END SECTIONS SHOWN ON THE PLANS IS LOCATED AS SHOWN ABOVE.
 3. THE TOP ELEVATION FOR GRATE INLETS AND MANHOLES AS SHOWN ON THE PLANS IS LOCATED AS SHOWN ABOVE.



PERVIOUS PARKING AREA DETAILS
N.T.S.



1. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER ANY REMOVAL OR RELOCATION OF EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO START CONSTRUCTION ACTIVITIES AND NOTIFY EGRESS OF RECORD IF ANY DISCREPANCY OR CONFLICT WITH PROVIDED RECORDS.
3. ALL UTILITIES LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED. UNLESS OTHERWISE NOTED.
4. MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTE WATER, AND RECLAIMED WATER LINES.
5. CONTRACTOR TO MAINTAIN 12" MIN. VERTICAL SEPARATION BETWEEN ANY EXISTING AND/OR PROPOSED WATER MAIN, WASTE WATER MAIN, AND ANY UNDERGROUND UTILITY. PROVIDE FITTINGS AS NECESSARY.
6. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH OTHER LINES.
7. PRIOR TO FIRE LINE INSTALLATION, THE FLORIDA LICENSED CONTRACTOR SHALL SUBMIT LAYOUT DESIGN DRAWINGS TO THE DEPARTMENT OF THE FLORIDA FIRE LOSS PREVENTION DIVISION (FLORIDA STATUTE 553.79, DRAWINGS MUST BE SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER. THE DRAWINGS SHALL BE SIGNED AND SEALED BY THE ENGINEER AND COMPONENTS STARTING FROM THE "POINT OF SERVICE" UNDER THE FLORIDA FIRE LOSS PREVENTION DESIGN SHALL BE IN ACCORDANCE TO THE CURRENT FLORIDA FIRE LOSS PREVENTION CODE AND ALL ADOPTED NFPA CODES AND STANDARDS.

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CHECKED BY: AEM
APPROVED BY: AEM
DATE: 03.30.24

AVCON PROJECT NO. 2021.0099.19

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C-501



AVCON, INC.
ENGINEERS & PLANNERS
5555 E. MICHIGAN ST., SUITE 200 • ORLANDO, FL 32822-2779
OFFICE: (407) 599-1122 • FAX: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5057
www.avconinc.com

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**SOUTHWICK
COMMONS**

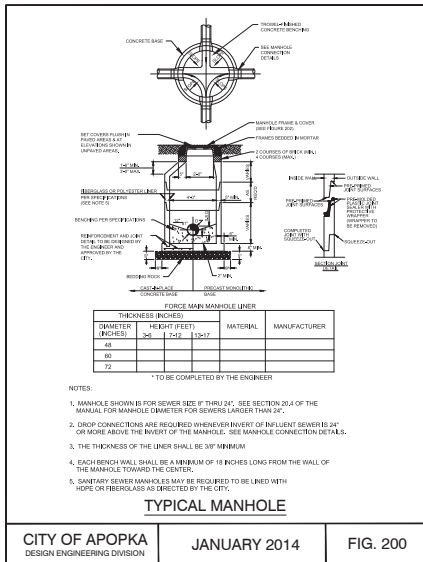
CONSTRUCTION SITE PLAN

UTILITY PLAN 2

REVISIONS:			
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2	07/26/2023	HS	CITY REVISIONS
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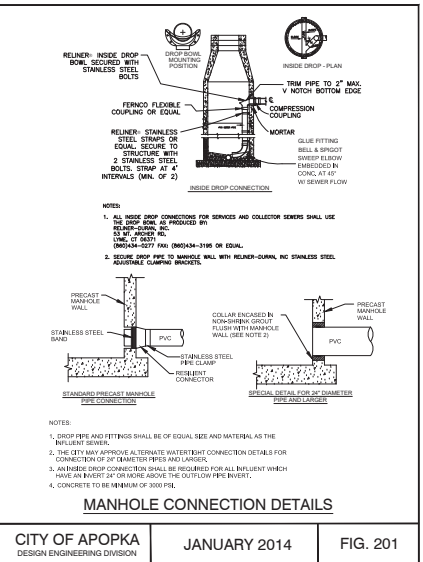
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CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

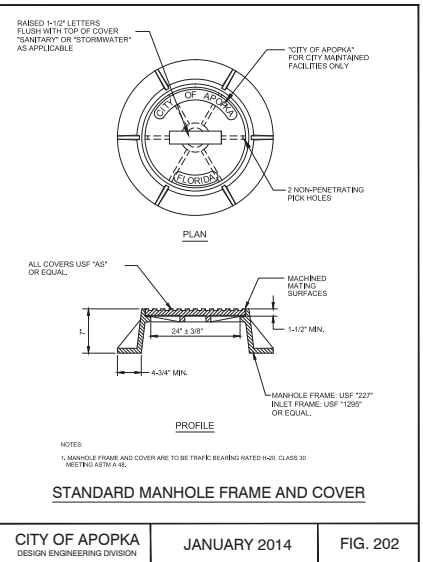
FIG. 200



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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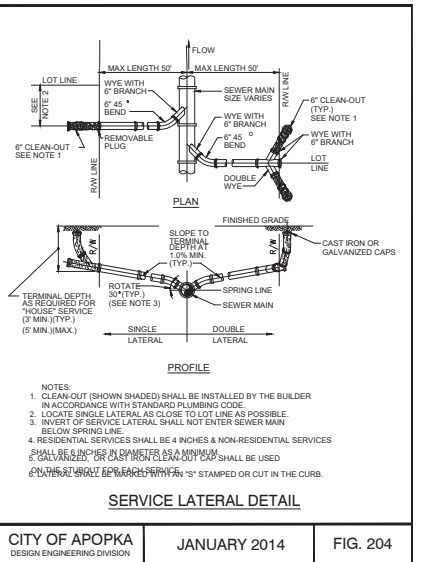
FIG. 201



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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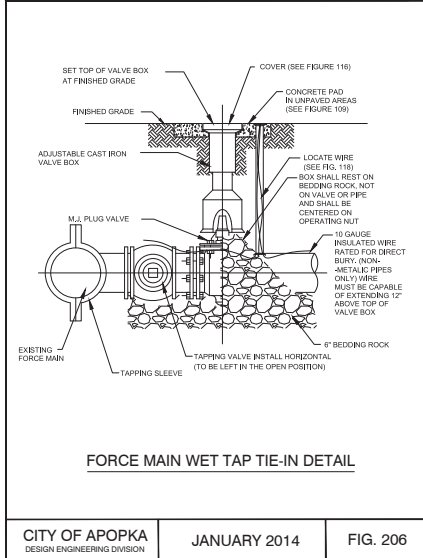
FIG. 202



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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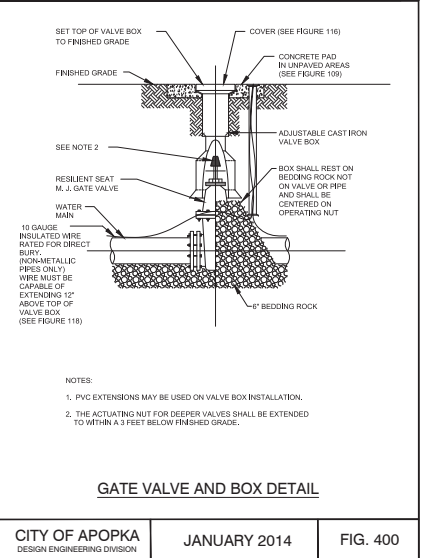
FIG. 204



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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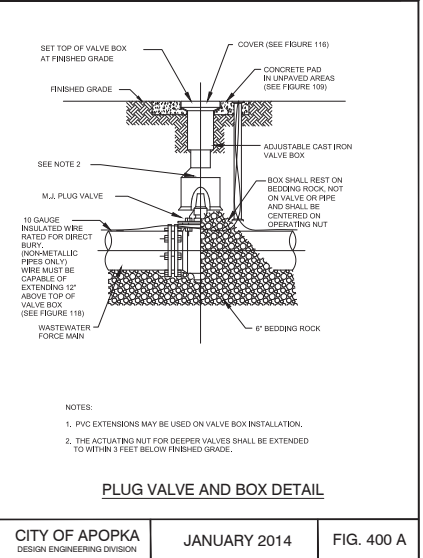
FIG. 206



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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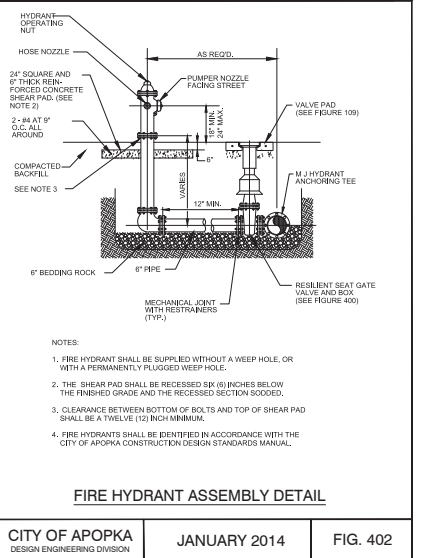
FIG. 400



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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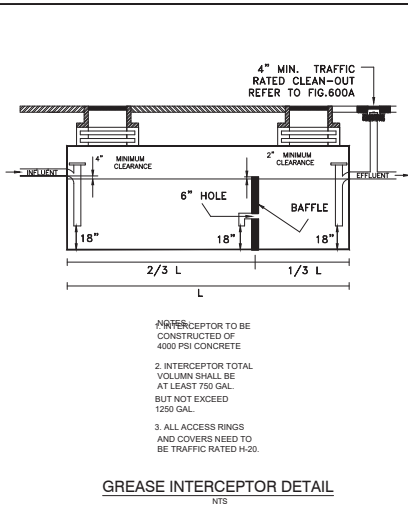
FIG. 400 A



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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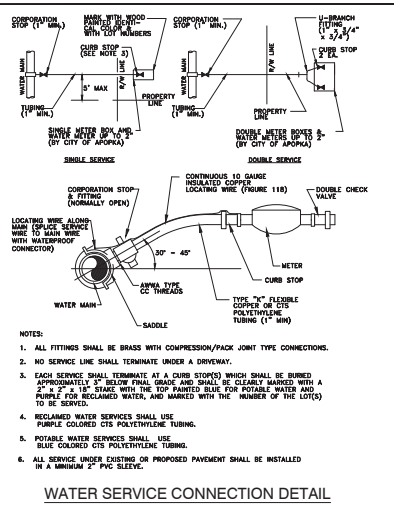
FIG. 402



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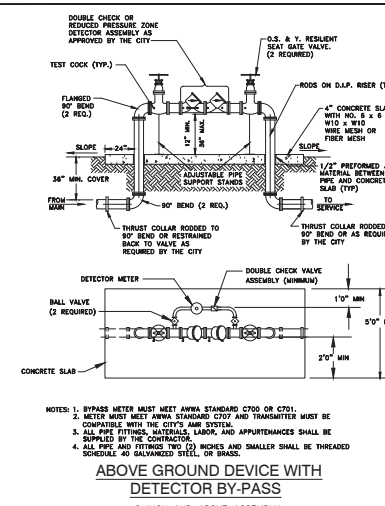
FIG. 600



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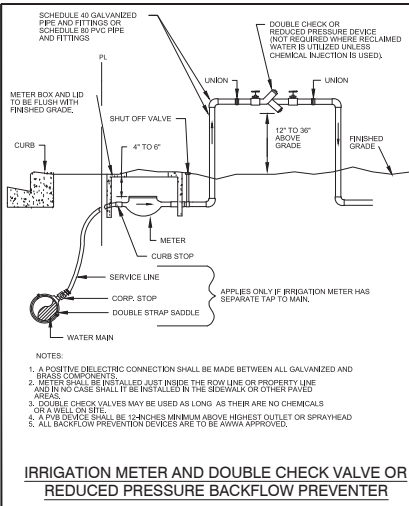
FIG. 405



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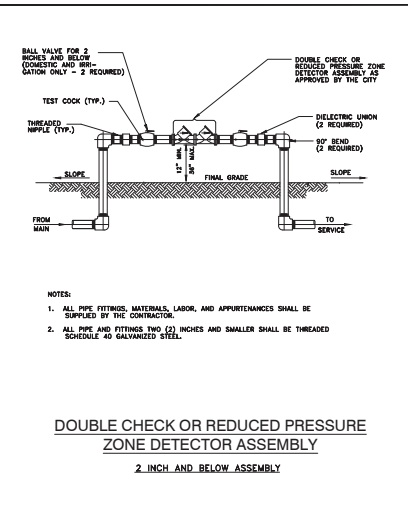
FIG. 500 B



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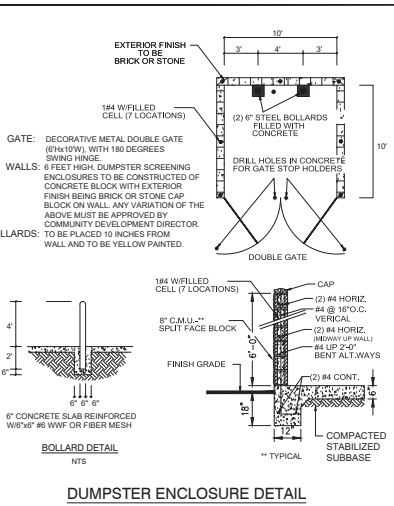
FIG. 502



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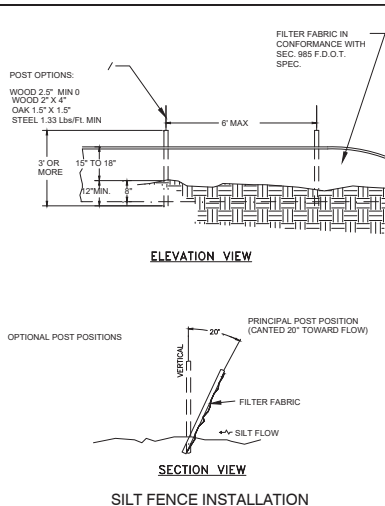
FIG. 500 A



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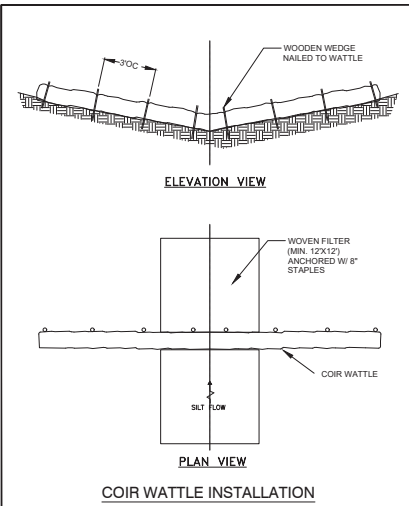
FIG. 601



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 602



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

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FIG. 603

NO.	DATE	BY	DESCRIPTION
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2	07/26/2023	HS	CITY REVISIONS
3	08/23/2023	HS	FDEP REVISIONS
4	12/15/2023	HS	VE REVISIONS

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CHECKED BY: AEM
APPROVED BY: AEM
DATE: 03.30.24

Construction Site Plan

Issued for Construction Plan Approval

Date Issued November 07, 2023

Latest Issue April 11, 2024

The Ridge PD - Parcel 8 Community Park

City of Apopka, Florida

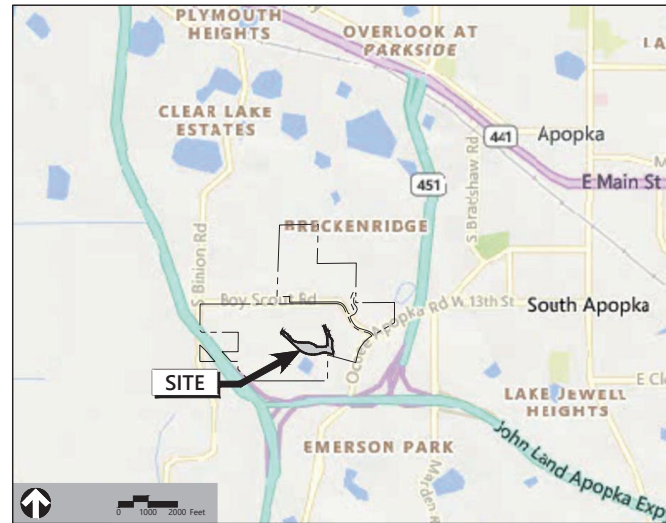
Parcel ID: 17-21-28-0000-00-007, 17-21-28-0000-00-008

Owner / Applicant

Craig Perry
Apopka Centerline Development LLC
15481 SW 12th Street
Suite 309
Sunrise, Florida 33326

Project Scope:

Development of a Community Park on Parcel 8 within The Ridge Planned Development in accordance with Ordinance 2938. The project consists of various outdoor amenities as per the approved PD Master Plan. The project also includes construction of a restroom building and a maintenance building along with the associated parking spaces and infrastructure.



Sheet Index

No.	Drawing Title	Latest Issue
C1.00	Legend & General Notes	April 11, 2024
C1.01	Existing Conditions & Erosion Control Plan	April 11, 2024
C1.02	Erosion Control Details	April 11, 2024
C1.03	Overall Site Plan	April 11, 2024
C1.04	Overall Site Data	April 11, 2024
C1.05	Master Site & Site Data Plan	April 11, 2024
C2.01 - 2.02	Grading, Drainage, & Utility Plan	April 11, 2024
C4.00 - C4.03	Standard Details	April 11, 2024

Reference Drawings

No.	Drawing Title	Latest Issue
Shts. 1-12	ALTA/NSPS Land Title Boundary, Topographic & Tree Survey	October 20, 2021
Sht. 1	Lift Station Details	Nov. 06, 2023

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225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

Community Planner & Civil Engineer

VHB
John Prowell
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407-839-4006 - 407-839-4008

Geotech

Yovaish Engineering Services, LLC
953 Sunshine Lane
Altamonte Springs, Florida 32714
P 407-774-9383 - 407-478-8978

Environmental

Bio-Tech Consulting Inc.
Mark Ausley
3025 E. South Street
Orlando, Florida 32803
P 407-894-5969 - 407-894-5970

Land Use Attorney

Gray Robinson P.A.
Tom Sullivan
301 E. Pine Street
Suite 1400
Orlando, Florida 32801
P 407-843-8880

Surveyor

VHB
225 E. Robinson Street
Suite 300
Orlando, Florida 32801
P 407-839-4006 - 407-839-4008

Allen & Company

Jim Rickman
16 E. Plant Street
Winter Garden, Florida 34787
P 407-654-5355

This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 16, 2024 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.

James R. Hoffman, P.E.
P.E. # 75623
DATE: Apr. 11, 2024



VHB Project: 63134.01
Issued for: Construction Plan Approval

Legend

Exist.	Prop.	Exist.	Prop.
			CONCRETE
			HEAVY DUTY PAVEMENT
			BUILDINGS
			RIPPRAP
			CONSTRUCTION EXIT
			TOP OF CURB ELEVATION
			BOTTOM OF CURB ELEVATION
			SPOT ELEVATION
			TOP & BOTTOM OF WALL ELEVATION
			TEST PIT LOCATION
			MONITORING WELL
			UNDERDRAIN
			STORM DRAIN
			ROOF DRAIN
			SEWER
			FORCE MAIN
			OVERHEAD WIRE
			WATER
			FIRE PROTECTION
			DOMESTIC WATER
			GAS
			ELECTRIC
			STEAM
			TELEPHONE
			FIRE ALARM
			CABLE TV
			CATCH BASIN CONCENTRIC
			CATCH BASIN ECCENTRIC
			DOUBLE CATCH BASIN CONCENTRIC
			DOUBLE CATCH BASIN ECCENTRIC
			DRAIN INLET
			DRAIN MANHOLE CONCENTRIC
			DRAIN MANHOLE ECCENTRIC
			TRENCH DRAIN
			PLUG OR CAP
			CLEANOUT
			FLARED END SECTION
			HEADWALL
			SEWER MANHOLE CONCENTRIC
			SEWER MANHOLE ECCENTRIC
			CURB STOP & BOX
			WATER VALVE & BOX
			TAPPING SLEEVE, VALVE & BOX
			SANITARY CONNECTION
			FIRE HYDRANT
			WATER METER
			POST INDICATOR VALVE
			WATER WELL
			GAS GATE
			GAS METER
			ELECTRIC MANHOLE
			ELECTRIC METER
			LIGHT POLE
			TELEPHONE MANHOLE
			TRANSFORMER PAD
			UTILITY POLE
			GUY POLE
			GUY WIRE & ANCHOR
			HAND HOLE
			PULL BOX
			MATCHLINE

GENERAL NOTES:

- EXIST. CONSTRUCTION TO BE IN ACCORDANCE WITH THE LATEST STANDARDS OF CITY OF APOKA, FLORIDA.
- PAVEMENT STRIPING TO BE IN ACCORDANCE WITH ORANGE COUNTY SPECIFICATIONS AND WITH THE FLORIDA D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION, SECTION 711-401.
- THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION AND AT ALL POSSIBLE AREAS OF CONFLICT. THEY ARE DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION TO ANY CONSTRUCTION ACTIVITY WITH THE OWNER OF THE UTILITY. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN CROSSING ANY UTILITY, WHETHER SHOWN ON THE PLANS OR LOCATED BY THE UTILITY COMPANY. ALL UTILITIES THAT INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY AND THE CONTRACTOR SHALL COOPERATE WITH THEM DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE CAUSED TO THE CONTRACTOR BY THE RELOCATION OF UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT.
- WHERE MUCH OR OTHER ORGANIC MATERIAL IS FOUND, IT SHALL BE REPLACED WITH GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM THE GRADING OPERATIONS OR OTHER SOURCE APPROVED BY THE GEOTECHNICAL ENGINEER. THE ORGANIC MATERIAL SHALL BE THEN USED AS TOP DRESSING WHEN MIXED WITH CLEAN BACKFILL SOIL AS APPROVED BY THE GEOTECHNICAL ENGINEER ON PLACED AS APPROVED BY OWNER.
- ALL FINISHED GRADES AND ELEVATIONS ARE AS DENOTED BY THE APPLICABLE LEGEND.
- AS PART OF THE CLEANING AND GRUBBING OPERATION THE CONTRACTOR IS TO REMOVE ALL EXISTING AND/OR EXISTING FACILITIES FROM THE SITE.
- FOR REMEDIATION CONTACT ALLEN & COMPANY.
- ANY STRUCTURES IN THE RECREATION AREA ARE TO BE PERMITTED SEPARATELY THROUGH THE CITY OF APOKA BUILDING DEPARTMENT.
- SEWER LINES SHALL BE CONSTRUCTED TO BE FLORIDA ACCESSIBILITY AND ADA COMPLIANT INCLUDING HANDICAP RAMP AT ALL INTERSECTIONS.
- CONCRETE SIDEWALKS (AS SPECIFIED BY APPROPRIATE ROADWAY SECTION) ADJACENT TO ALL LOTS TO BE INSTALLED BY HOME BUILDER. SIDEWALKS ADJACENT TO PARKING, MAIL, AND OPEN SPACE, AS SHOWN ON PLANS, ARE TO BE CONSTRUCTED WITH INFRASTRUCTURE.
- LANDWORK TO BE DONE IN ACCORDANCE WITH GEOTECHNICAL ENGINEERING EVALUATION REPORT, AS PREPARED BY GEOTECH ENGINEERING.
- ALL UTILITY LOCATIONS OUTSIDE RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHOULD BE PRIVATELY OWNED AND MAINTAINED.
- THE CONTRACTOR SHALL NOTIFY CITY OF APOKA UTILITIES DIVISION 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION. ALL EXISTING PRIOR TO CONSTRUCTION.
- THE CONSTRUCTION OF ALL UTILITIES CONNECTING TO CITY OF APOKA UTILITY SYSTEMS SHALL CONFORM TO THE CITY OF APOKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL, REV. 2010C.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING STOP/GO PERMIT FOR THE DISCHARGE OF PROCEDED GROUND WATER FROM ANY NON-CONTAMINATED SITE ACTIVITY IN ACCORDANCE OF FLORIDA ADMINISTRATIVE CODE 62-161.300 (3), 62-161.301 AND FLORIDA STATUTES CHAPTER 403.
- CONTRACTOR SHALL NOT WILLFULLY INSTALL OR CONTRACT ITEM AS SHOWN ON THE DRAWINGS WHEN IT IS APPARENT IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN EQUIPMENT, ATTITUDE, OR AREA DIMENSIONS THAT MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING OF SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY. IN THE EVENT THAT THE NOTIFICATION DOES NOT PREVENT CONSTRUCTION OR INSTALLATION ON CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

SANITARY SEWER NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN COMPLIANCE WITH CITY OF APOKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL 2016 EDITION.
- ALL MANHOLES SHALL BE 4' FT. INSIDE DIAMETER.
- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN MANHOLE CENTERLINE.
- ALL SANITARY SEWER LATERALS SHALL BE 6" INCH DIAMETER.
- INVERTS OF SANITARY SEWER LATERALS AT THEIR CONNECTION TO SANITARY MANHOLES SHALL BE NO MORE THAN ONE (1) FOOT ABOVE THE MANHOLE INVERT.
- MINIMUM AS BUILT 8" PVC SEWER LINE SLOPE WILL BE 0.20%, MINIMUM AS BUILT 12" PVC SEWER LINE SLOPE WILL BE 0.21%, MINIMUM AS BUILT 16" PVC SEWER LINE SLOPE WILL BE 0.22%, MINIMUM AS BUILT 20" PVC SEWER LINE SLOPE WILL BE 0.23%, MINIMUM AS BUILT 24" PVC SEWER LINE SLOPE WILL BE 0.24%, IF MINIMUM PIPE SLOPE IS NOT MET, THE PIPE WILL BE REPAIRED BY CONTRACTOR TO MEET THE MINIMUM REQUIREMENT AT NO ADDITIONAL COST.
- MAN LATERALS WITH 4" HIGH PIPE OF 2" x 4" PLANK PAINTED GREEN WITH LOT NUMBER CLEARLY MARKED AND AN "S" MARKED IN THE CURB.
- LEAKAGE TESTS ARE SPECIFIED REQUIRING THAT:
 - THE LEAKAGE EXHAUSTION OR INFILTRATION DOES NOT EXCEED 10 GALLONS PER DAY PER INCH OF PIPE DIAMETER PER MILE PER DAY AS MEASURED BETWEEN ADJACENT MANHOLES OVER A TWO (2) HOUR TESTING PERIOD.
 - EXFILTRATION OR INFILTRATION TESTS ARE PERFORMED WITH A MINIMUM POSITIVE HEAD OF 2 FEET, AND
 - LOW PRESSURE AIR LEAKAGE TEST SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPES" AS ESTABLISHED BY THE UNBEL. PVC PIPE ASSOCIATION. TESTING THIS TEST SHALL BE PRELIMED TO ESTABLISH LEAKAGE TEST LIMITS OF 15 PSI (20 GALLONS PER DAY PER INCH OF DIAMETER PER MILE OF SEWER).
- DESIGN REQUIRES:
 - MANHOLE LIFT HOLES AND GRADE ADJUSTMENT RINGS BE SEALED WITH NON-SHRINKING MORTAR OR AN OUTLET APPLIQUE MATERIAL.
 - INLET AND OUTLET PIPES BE JOINED TO THE MANHOLE WITH A GASKETED FLEXIBLE WATERTIGHT CONNECTION OR ANOTHER WATERTIGHT CONNECTION ARRANGEMENT THAT ALLOWS DIFFERENTIAL SETTLEMENT OF THE PIPE AND MANHOLE AND LIFT.
 - WATERTIGHT MANHOLE COVERS BE USED WHEREVER THE MANHOLE TOPS MAY BE FLOODED BY STREET RUNOFF OR HIGH WATER.

PAVING AND DRAINAGE NOTES:

- PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCE BETWEEN CENTERLINES OF DRAINAGE STRUCTURES.
- ALL MEDIAN AND SHOULD TO BE FILLED WITH GRANULAR.
- PAVEMENT RETURN BASH SHALL BE 2% AND MEASURED FROM THE INNERFACE OF THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
- DITCH BOTTOM AND CONCRETE STRUCTURE INLET GRATES SHALL BE SECURED WITH CHAIN AND PEBBLES.

PAVING AND DRAINAGE NOTES (CONTINUED):

- 5" FIVE (5) FEET OF SOI IS REQUIRED AROUND ALL DITCH BOTTOM INLETS, MANHOLES, HEADWALLS AND MEDIAN AND SIDEWALKS.
- TOP ELEVATIONS OF MANHOLES IN GRASSED AREAS SHALL BE AT MINIMUM 3 INCHES ABOVE FINISHED GRADE.
- ALL CONCRETE DRAINAGE STRUCTURES TO BE CONSTRUCTED PER D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PLACE BLUE REFLECTIVE MARKERS ON PAVEMENT IN FRONT OF FIRE HYDRANTS.
- MINIMUM LONGITUDINAL SLOPE OF CURB SHALL BE 0.3%.
- THE CONTRACTOR SHALL INSTALL AS PART OF THE INFRASTRUCTURE AND PRIOR TO CERTIFICATE OF COMPLETION, DRIP CURBS AND HANDICAP RAMPS AT ALL INTERSECTIONS OF THE SIDEWALK WITH THE PROPOSED PAVEMENT TO MEET CITY OF APOKA AND A.D.A.

EROSION CONTROL NOTES:

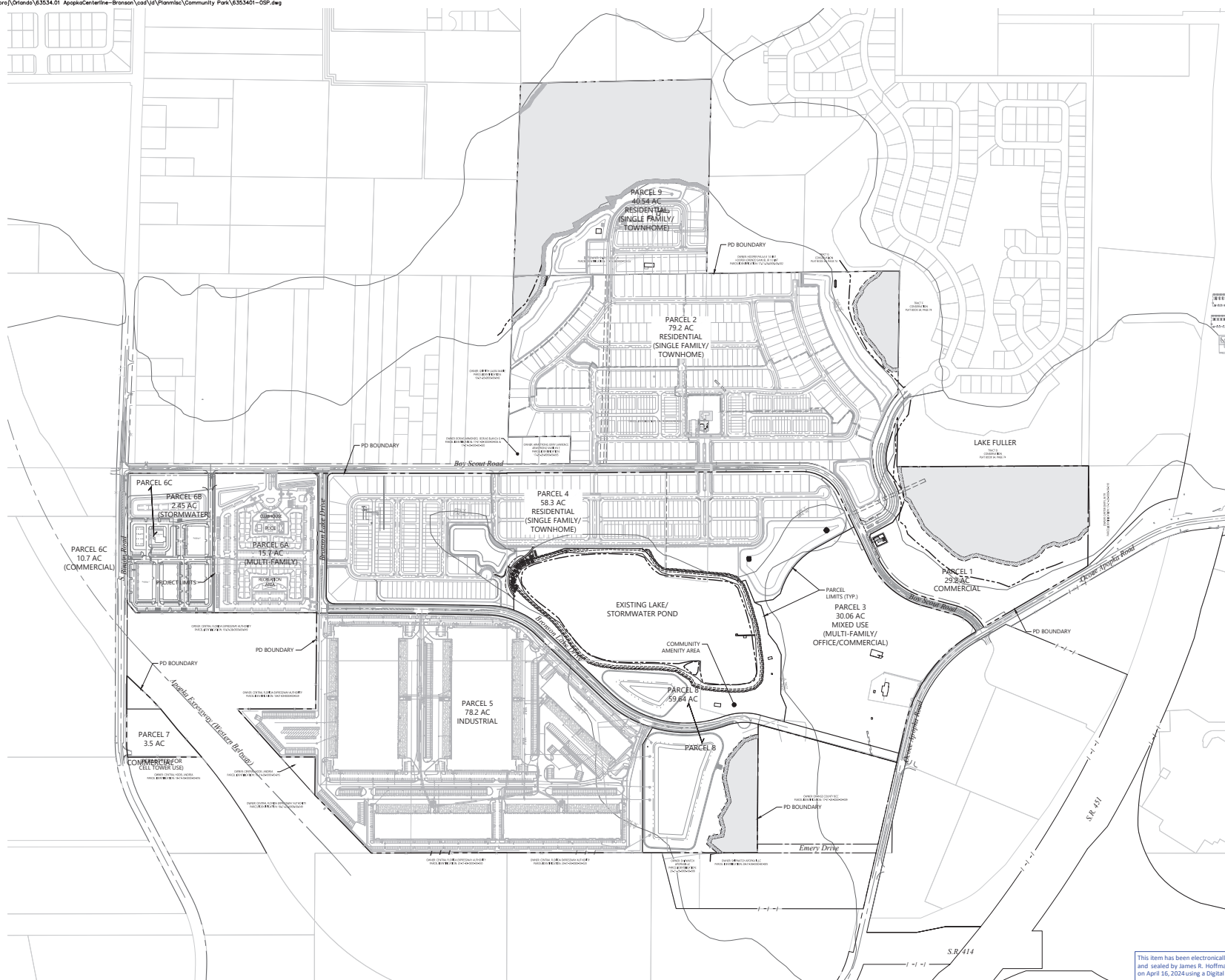
- EROSION CONTROL SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND PAVING PLANS, BY OTHERS.
- AT A MINIMUM Silt BARRIERS SHALL BE PLACED AS SHOWN ON THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTION, DURING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLAND. IF DURING CONSTRUCTION THE PROPOSED CONSTRUCTION SYSTEM DOES NOT EXIST, ALTERNATIVE TO THE EXISTING SYSTEM, ALTERNATIVE AND ADDITIONAL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH CITY OF APOKA AND L.R. 14-14 BROWN PROTECTION STANDARDS. THE DESIGN AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST ALSO MEET FEP'S FLORIDA EASC DESIGNER AND REVIEWER MANUAL.
- CONTRACTOR IS RESPONSIBLE TO SUPPLY EROSION CONTROL TO THE COUNTY ENGINEER FOR APPROVAL PRIOR TO THE SCHEDULING OF PRE-CONSTRUCTION CONFERENCE.
- CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT ACTIONS.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO ENSURE AGAINST POLLUTION, DURING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING KINOS AND WETLANDS/CONSERVATION AREAS ON OR OFF SITE, SUCH AS DURING SEDIMENTAL APPROVED BY THE PROJECT ENGINEER AND MAY INCLUDE, BUT NOT BE LIMITED TO CONSTRUCTION OF TEMPORARY EROSION CONTROL STRUCTURES SUCH AS SEDIMENT BASIN, SEDIMENT CHECK, OR Silt BARRIERS.
- A TWO FEET STOP OF Silt SHALL BE PLACED BEHIND BACK CURB OR AS OTHERWISE DURING IN THE APPROPRIATE SECTION. A TEMPORARY STOP OF A MIN. SHALL BE USED DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PREPARING AND ADHERING TO A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE TO THE REQUIREMENTS OF THE NURSE CONSTRUCTION GENERAL PERMIT. PERMIT COPY REFERS TO PART 4 OF A OF DEP 62-161.300 FOR ADDITIONAL INFORMATION.
- ALL PERMANENT EROSION CONTROL MEASURES SHALL BE COMPLETED WITHIN 7 DAYS OF ANY AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE EITHER TEMPORARILY OR PERMANENTLY CEASED. PART 5.6. ALL TEMPORARY EROSION CONTROL SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES ARE COMPLETE AND ESTABLISHED.

- DISCHARGE OF GROUNDWATER FROM DRAINING OPERATIONS REQUIRES APPROVAL FROM DEP AND THE APPLICABLE WATER MANAGEMENT DISTRICT. THE DEVELOPERS CONTRACTOR SHALL OBTAIN AN EROSION PERMIT FROM THE DISCHARGE OF GROUNDWATER FROM DRAINING OPERATIONS PURSUANT TO THE REQUIREMENTS OF 62-421.300(2) AND 62-420.1 A.C. AND FLORIDA STATUTES CHAPTER 403. DISCHARGES SUBJECT TO THE COUNTY'S MSA REQUIRE AN ORANGE COUNTY RIGHT OF WAY UTILIZATION PERMIT FOR DRAINING PRIOR TO THE START OF ANY DISCHARGES. TO OBTAIN RIGHT OF WAY APPROVAL, COPIES OF THE EROSION PERMIT, NOC, DOCUMENTATION SHOWING DRAINAGE AT THE SITE IS NOT WITHIN 50 FT OF KNOWN CONTAMINATION, AND A DRAINING PLAN SHALL BE SUBMITTED TO NURSE CLARK, ORANGE COUNTY ENVIRONMENTAL PROTECTION DIVISION 4671 N. UNIVERSITY BLVD., ORANGE, FL 32837. DISCHARGES MUST BE REQUESTED BY ORANGE COUNTY ON A CASE-BY-CASE BASIS TO CONFIRM SITE CONTAMINATION STATUS.

RECORD DRAWING NOTES:

- NOT LESS THAN THREE (3) WORKING DAYS PRIOR TO THE FINAL INSPECTION, THE CITY, THE DEVELOPER'S ENGINEER SHALL PROVIDE A WRITTEN CERTIFICATION SIGNED, SEALED, AND DATED, THAT ALL RECORD DRAWINGS, PLANS, ACCURATE AND COMPLETELY REFLECT ANY AND ALL VARIATIONS FROM OR CHANGES MADE TO THE CITY APPROVED CONSTRUCTION PLANS. THE SUBMITTAL SHALL INCLUDE ONE (1) COMPLETE SET OF SIGNED, SEALED, AND DATED RECORD DRAWING PLANS. IN ADDITION TO THE PLANS THE DEVELOPER'S ENGINEER MUST ALSO SUBMIT ONE (1) ELECTRONIC COPY IN PDF FORMAT AND ONE (1) ELECTRONIC COPY IN AUTOCAD 2011 OR LATER VERSION OF THE RECORD DRAWINGS TO THE CITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF ACCEPTANCE FOR THE IMPROVEMENTS. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS OF CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE CITY AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
 - DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
 - DRAWINGS SHALL SHOW ACTUAL LOCATION OF ALL UNDERGROUND AND ABOVE GROUND WATER, RECLAIMED WATER, STORM DRAINAGE AND WASTEWATER PIPING AND RELATED APPLIANCES, ALL CHANGES SHALL BE BASED HORIZONTAL CONTROL DATUM MATHEMATICAL STATE (FLORIDA, EAST 10' FEET) AND VERTICAL CONTROL DATUM: NAVD83. DRAWINGS SHALL SHOW ACTUAL INSTALLED PIPE SIZE, TYPE OF MATERIAL AND PRESSURE CLASSES.
 - DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON THE ORIGINAL. CONTROL DRAWINGS BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATED SHALL BE SHOWN.
 - LOCATION OF ALL MANHOLES, INVERTS, VALVES, AND VALVE BOXES SHALL BE SHOWN. ALL VALVES SHALL BE REPERFORATED FROM AT LEAST TWO AND PREFERABLY THREE PERMANENT POINTS.
 - DIMENSIONS BETWEEN ALL MANHOLES SHALL BE FIELD VERIFIED AND SHOWN. THE INVERTS, GRADE ELEVATIONS AND SLOPE OF ALL MANHOLES SHALL BE SHOWN. SEWER LATERALS SHALL BE LOCATED ALONG THE MAINS MEASURED FROM THE NEAREST CONSTREAM MANHOLE.
 - THE DEPTH FROM FINISH GRADE OF POTABLE WATER, RECLAIMED WATER, AND SEWER FORCE MAINS SHALL BE INDICATED AT ALL WATER LOCATIONS.
 - THE INFORMATION LOCATED IN ITEM 2.1, 6. AND 7. AND 7.1 SHALL BE COMPLETED BY A CERTIFIED PROFESSIONAL ENGINEER, SIGNED AND SEALED CERTIFICATION PREPARED BY THE SURVEYOR SHALL BE SUBMITTED TO THE CITY.
 - THE CERTIFIED RECORD DRAWINGS SHALL BE PRESENTED IN DIGITAL FORMAT. THE FORMAT SHALL BE A HIGH RESOLUTION PDF IMAGE AS WELL AS A PRINTED COPY. THE PRINTED COPY SHALL BE DEVELOPMENT PLAN. THE RECORD DRAWINGS SHALL CONSIST OF EACH SHEET THAT APPEARS IN THE DEVELOPMENT FINAL DEVELOPMENT PLAN, PLUS ANY ADDITIONAL PLANS WHICH NECESSARY TO COMPLETE THE PROJECT CONSTRUCTION.
 - ON EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED, AND DATED BY THE DEVELOPER'S ENGINEER. THE DEVELOPER'S ENGINEER SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS OF CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE CITY AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
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Page 67 of 76



**The Ridge PD - Parcel 8
Community Park**

[illegible]

Construction Plan
Approval
Vertical Datum NAVD 1988
Drawing Title

Overall Site Plan

This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 16, 2024 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.

Planned Development Zoning District Standards

The purpose of this PD is to provide flexibility in the development of a mixed-use project with residential, commercial, office and light industrial uses. The project is designed to respect the natural features of the land and is compatible with the character of the established surrounding neighborhoods.

Development within this PD shall be subject to the development standards outlined herein; however, if not addressed in this PD document, subject to the provisions of the City of Apopka Land Development Code.

SITE DATA

Future Land Use Low Density Residential, Mixed Use
Existing Zoning RSF-1A, MU-ES-GT
Proposed Zoning P(D) Planned Development

Adjacent Future Land Use

| | | | |
|-------------------------|-----------|----------------------|----------------|
| North | South | East | West |
| Low Density Residential | Mixed Use | Industrial/Mixed Use | West Mixed Use |

Adjacent Zoning

| | | | |
|----------------|----------|------|----------|
| North | South | East | West |
| RSF-1A, RSF-1B | MU-ES-GT | LT | MU-ES-GT |

OPEN SPACE

| LAND USE | PERCENTAGE REQUIRED |
|----------------------|---------------------|
| Residential | 30% |
| Commercial/Mixed Use | 20% |
| Industrial | 20% |

- Open space percentage requirements per Section 5.4, Table 5.4.4 Required Open Space Set-Asides of the City of Apopka LDC.
- Open space and recreation requirements shall be calculated on the overall PD area, and not on an individual parcel basis.
- Specific open space and recreation area calculations shall be provided on the minor or major development plans for each phase of development.

DEVELOPMENT PROGRAM

| Parcel NO | Land Use | Gross Acres | Development Program |
|-----------|-----------------|-------------|---------------------|
| 1 | Commercial | 29.3 | 100,000 sf |
| 2 | Residential | 79.37 | 340,000 sf |
| 3 | Multi-Family | 16.0 | 374,000 sf |
| 4 | Office | 7.0 | 30,000 sf |
| 5 | Commercial | 6.0 | 25,000 sf |
| 6 | Residential | 59.46 | 303,000 sf |
| 7 | Industrial | 78.2 | 1,000,000 sf |
| 8 | Multi-Family | 24.45 | 304,000 sf |
| 9 | Commercial | 8.4 | 100,000 sf |
| 10 | Commercial | 3.5 | 25,000 sf |
| 11 | Lake Recreation | 69.5 | |
| 12 | Residential | 46.9 | 41,000 sf |
| TOTAL | | 407.88 | |

Permitted Uses: Permitted uses shall be those described in the RSF-1A, RSF-1B, C-C, H, and MU-ES-GT use chart in the City of Apopka Land Development Code and listed in the PD Agreement. Additionally, wireless communication towers shall be permitted use on Parcel 7 only.

Phasing: The project will be developed in multiple phases. Each phase of development shall have sufficient infrastructure to stand alone. Please refer to sheet C-8 for specific phasing.

RESIDENTIAL DEVELOPMENT STANDARDS

Single Family Residential

| | Front Loaded
(55 feet or greater) | Rear Loaded
(30 feet or less) |
|-------------------------|--------------------------------------|----------------------------------|
| Min Lot Area | 5,500 sf | 3,000 sf |
| Min Lot Width | 16' | 12' |
| Min Living Area | 1,600 sf | 1,000 sf |
| Max Building Height | 2-stories/35' | 2-stories/35' |
| Front Primary Structure | 20' | 15' |
| Front Porch | 15' | 10' |
| Front Entry Garage | 25' | N/A |
| Side | 5' | 5' |
| Corner Side | 15' | 15' |
| Rear Primary Structure | 20' | 20' (3' with detached garage) |
| Accessory Structures | 5' | 5' |

Townhomes

| | |
|-----------------------------|-------------------------------|
| Min Lot Area | 1,600 sf |
| Min Lot Width | 16' |
| Min Living Area | 1,300 sf |
| Max Building Height | 3-stories/40' |
| Minimum Setbacks | 15' |
| Front Primary Structure | 15' |
| Side | 10' |
| Corner Side | 0' (7' end units) |
| Rear Primary Structure | 20' (3' with detached garage) |
| Accessory Structures | 5' |
| Minimum Building Separation | 20' |

Multi-Family

| | |
|-----------------------------|---------------|
| Min Living Area | 500 sf |
| Max Building Height | 5-stories/55' |
| Minimum Setbacks | 15' |
| Front Primary Structure | 15' |
| Side | 10' |
| Corner Side | 10' |
| Rear Primary Structure | 20' |
| Minimum Building Separation | 20' |

Multi-Family Detached

| | |
|-----------------------------|---------------|
| Min Living Area | 500 sf |
| Max Building Height | 3-stories/40' |
| Minimum Setbacks | 15' |
| Front Primary Structure | 15' |
| Side | 5' |
| Corner Side | 10' |
| Rear Primary Structure | 15' |
| Accessory Structures | 5' |
| Minimum Building Separation | 10' |

NON-RESIDENTIAL DEVELOPMENT STANDARDS

Retail/Commercial/Office

| | |
|-------------------------|-----------------------------------|
| Max FAR | 0.30 |
| Max Lot | 0.80 |
| Max Building Height | 50' |
| Minimum Setbacks | 15' |
| Front Primary Structure | 15' |
| Side | 10' |
| Corner Side | 20' |
| Rear Primary Structure | 10' (30' adjacent to residential) |

Industrial

| | |
|-------------------------|-----------------------------------|
| Max FAR | 0.60 |
| Max Lot | 0.85 |
| Max Building Height | 50' |
| Minimum Setbacks | 15' |
| Front Primary Structure | 10' |
| Side | 10' |
| Corner Side | 15' |
| Rear Primary Structure | 10' (30' adjacent to residential) |

| Trip Equivalency Conversion Matrix (Based on Daily 2-Way Trip Generation) (1) | | | | | |
|---|----------|-------------|---------------|------------|---------------------------|
| Change From | | Change To | | Trip Rate | |
| Land Use | Size | Warehouse | Single Family | Retail | ITE |
| | | | | | Land Use |
| Warehouse | 1,000 SF | | 0.0053 DU | 0.0243 KSF | Daily 2-Way Trip Rate (1) |
| Single Family | 1 DU | 0.0497 KSF | | 0.1472 DU | 0.54 Trips per 1 DU |
| Retail | 1,000 SF | 41.1118 KSF | 6.767 DU | | 66.39 Trips per 1,000 SF |

Example: To convert 100,000 SF of Warehouse space to equivalent Single Family or Retail:
 To Single Family: $100,000 / 1,000 \times 0.0053 = 0.53$ DU (Use 0.53 DU)
 To Retail: $100,000 / 1,000 \times 0.0243 = 2.43$ KSF (Use 2.43 KSF)
 To check if equivalent land use trip threshold is met:
 100,000 SF Warehouse Space = $100,000 / 1,000 \times 0.54 = 54$ Trips per 1,000 SF
 Single Family: $15 \times 0.54 = 8.1$ Trips per 1,000 SF
 Retail: $10,000 / 1,000 \times 0.60 = 6$ Trips per 1,000 SF (Use 6 Trips)

| Land Use | Land Use | ITE | Daily Trip |
|---------------|--------------|----------|-----------------|
| Land Use | Size | Code (1) | Generation Rate |
| Warehouse | 1,000,000 SF | 100 / 1 | 1.65 |
| Single Family | 250 / 1 | 100 / 1 | 0.54 |
| Retail | 74,000 SF | 800 / 1 | 66.39 |

- (1) Conversion Factors from ITE Trip Generation Manual, 6th Edition, 1996.
(2) Trip Generation Rates from 6th Edition of ITE Trip Generation Report, 2000.
(3) ITE Land Use Code Number / E - Fitted Curve Equation.
(4) Retail trip conversion matrix shall be recalculated for specific retail uses to account for fitted curve equation.

RECREATION AMENITIES - PARCEL 8

| | |
|--|------------------------------------|
| Picnic area with covered and outdoor seating areas | Dock with viewing and fishing pier |
| Visitor parking lot | Dog park |
| Bike paths and racks | Playground area and lawn |
| Open air pavilion | Community garden |
| Viewing and resting benches along paths | Walking pedestrian paths |

WAVES REQUEST

A waiver is requested from Section 3.7.2(1)(c) to allow for no more than 75% of the residential lots within Parcels 2 and 4 to be 50 feet in width or less, and the remaining residential lots within Parcels 2, 4 and 9 to be a mix of 50 and 60 feet in width, with a minimum of 25% of the total number of lots within each parcel be a minimum of 60 feet in width, in lieu of no more than 75% of the residential lots in a development or phase be 50 feet in width or less and the remaining lots shall be a minimum of 65 feet in width.

Justification: The proposed development is designed to be mixed use and pedestrian friendly. The additional lot width will ensure compact neighborhood design is achieved and will allow for a variety of lot sizes to serve a range of economic levels needed for successful development.

DEVELOPMENT NOTES

- All acreages are subject to change with final engineering and final plan review and approval.
- A Minor or Major Development Plan application shall be submitted for each phase of development. Each application shall address the requirements of the PD District Development Standards set forth in the City of Apopka Land Development Code Table 3.7.2.E.1, unless specifically addressed in this PD plan.
- Off-street parking shall be provided in accordance with Table 5.1.6A. Minimum Number of Off-Street Vehicular Parking Spaces of the City of Apopka Land Development Code.
- Landscaping and buffer standards shall be in accordance with Table 5.2.5.B.3.D-1: Bufferland Application of the City of Apopka Land Development Code. Interior landscape buffers between abutting property boundaries may have a ten (10) foot wide landscape buffer. Landscaping standards for residential development shall adhere to Section 5.2.2(B) of the City of Apopka Land Development Code.
- All stormwater ponds shown shall meet the City of Apopka Land Development Code requirements for slopes and depths requiring fencing.
- Exterior lighting shall comply with the requirements of Section 5.6 of the City of Apopka Land Development Code.
- Residential community signage shall comply with the requirements of Section 5.10.9 and non-residential standards shall comply with 5.10.7 of the City of Apopka's Land Development Code.
- Architectural design shall meet the intent of the City of Apopka's Development Design Guidelines.
- A concurrency application shall be submitted with each minor or major development plan for each phase of development.
- Densities and intensities within The Ridge PD may be exchanged based on the traffic equivalency matrix shown on the PD plan.
- In the event a cell tower is placed or Parcel 7, a fall zone radius will be provided adjacent to all residential, commercial and industrial structures located within the PD.
- All townhomes shall front a dedicated street.
- A Community Development District (CDD) will be established for ownership and maintenance of certain improvements within the development.
- Green building standards shall be provided per Section 5.11.4 of the City of Apopka Land Development Code. Specific standards will be provided during each minor or major development plan for each phase of development.
- Tree canopy retention standards shall be calculated on the overall PD area and not on an individual parcel basis. Tree canopy calculations shall be reviewed during the major development plan process. Tree canopy retention shall be maintained through each phase of development in accordance with Table 5.3.7.B.2.C in Section 5.3.7 of the City of Apopka's Land Development Code. Specific table calculations will be provided with each minor or major development plan.
- Fences and walls shall be permitted and adhere to the standards listed in Section 5.5 of the City of Apopka's Land Development Code.
- Neighborhood compatibility standards shall adhere to those listed in Section 5.8.3 of the City of Apopka Land Development Code.
- The access, mobility and circulation standards proposed shall adhere to those listed in Section 5.13.1.C of the City of Apopka Land Development Code.
- Street design and construction standards shall adhere to those listed in Section 5.13.2 of the City of Apopka Land Development Code.



225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

The Ridge PD

Apopka, Florida

| No. | Revisions | Date | Appr'd |
|-------------|--|------------|---------------|
| 1 | Revised per City comment | 02/15/2021 | |
| 2 | Revised per City comment | 03/08/2021 | |
| 3 | Revised per DRC Comments dated March 8, 2021 | 04/02/2021 | |
| 4 | PD Amendment | 03/08/2022 | |
| | | | |
| | | | |
| Designed by | EH | Checked by | EH |
| Issued for | | Date | March 8, 2022 |

Vertical Datum NAVD 1988

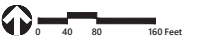
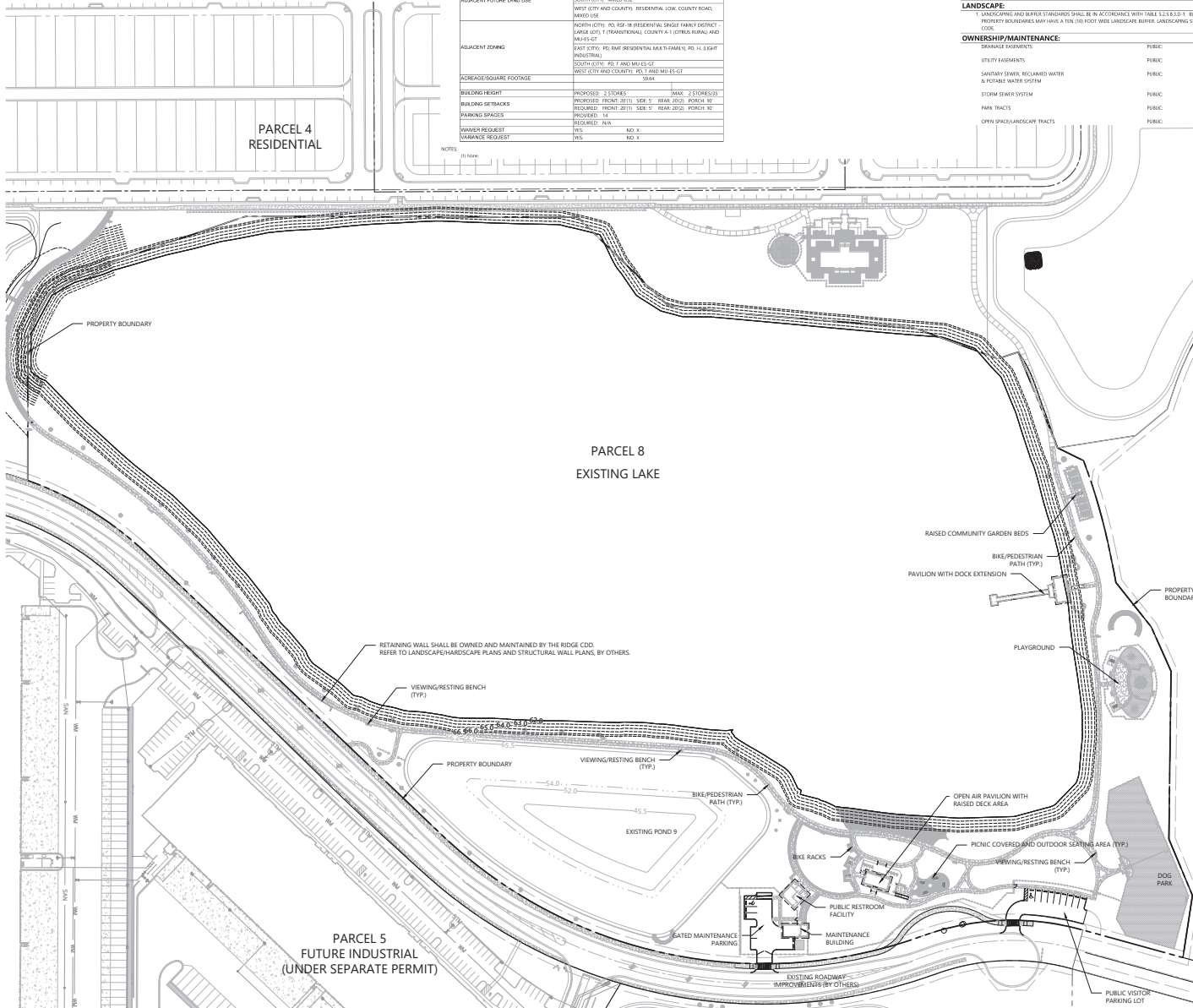
Overall Site Data



This item has been electronically signed and sealed by James R. Hoffman, P.E. on April 16, 2024 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.

DATE: Apr. 11, 2024 63534.00

| | | |
|--|--|--|
| GENERAL: | | |
| ZONING | PD | THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE |
| PROPOSED UNITS | RECREATION | 1 |
| PARCEL 8 | | |
| TOTAL GROSS ACRES | 59.66 AC. | |
| TOTAL STORMWATER | 2.89 AC. | |
| TOTAL WETLAND ACRES | 0.00 AC. | |
| TOTAL EXISTING SURFACE WATER ACRES | 24.19 AC. | |
| DEVELOPMENT PLAN CHART | | |
| PARCEL ID NUMBERS | 17-21-00-0000-00-001, 17-21-20-0000-00-000 | |
| FUTURE LAND USE | Lake/Recreation | |
| ZONING | PD | |
| ADJACENT FUTURE LAND USE | NORTH CITY: RESIDENTIAL LOW
EAST CITY: RESIDENTIAL MEDIUM, RESIDENTIAL LOW, INDUSTRIAL
SOUTH CITY: TRANSITIONAL
WEST CITY AND COUNTY: RESIDENTIAL LOW, COUNTY ROAD, MIXED USE
NORTH CITY: PD, RES-18, RESIDENTIAL SINGLE FAMILY DISTRICT - LARGE LOTS, TRANSITIONAL, COUNTY A-1 (OTRUS RURAL) AND MIXED USE
EAST CITY: PD, RMF, RESIDENTIAL MEDIUM-HIGH, PD, H, SIGHT TRIANGULAR
SOUTH CITY: PD, T AND MIXED USE
WEST CITY AND COUNTY: PD, T AND MIXED USE
SMA | |
| ADJACENT ZONING | | |
| ACREAGE/SQUARE FOOTAGE | | |
| BUILDING HEIGHT | PROPOSED: 2 STORIES MAX. 2 STORIES
PROPOSED FRONT: 20 FT, SIDE 12' REAR 20 FT, PORCH 10' | |
| BUILDING SETBACKS | PROPOSED FRONT: 20 FT, SIDE 12' REAR 20 FT, PORCH 10' | |
| PARKING SPACES | PROPOSED: 14 | |
| OWNER REQUEST | REQUIRED: N/A | |
| VARIANCE REQUEST | YES NO: X | |
| | YES NO: X | |
| NOTES | | |
| 1. To Note: | | |
| PHASING: | | |
| THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE | | |
| MISCELLANEOUS: | | |
| POTABLE WATER SERVICE: | CITY OF APOPKA | |
| WASTEWATER RECLAIMED SERVICE: | CITY OF APOPKA | |
| ELECTRIC SERVICE: | DUNE ENERGY | |
| FIRE PROTECTION: | CITY OF APOPKA | |
| AVERAGE DAILY TRAFFIC PER ILE 210 (10TH EDITION), PER MOP: | 5,000 | |
| SIGNAGE: | | |
| NO COMMUNITY ENTRANCE SIGNAGE IS PROPOSED WITHIN THIS SUBMITTAL | | |
| LIGHTING: | | |
| EXTERIOR LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 5.4 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE | | |
| FIRE: | | |
| 1. COMMUNITY PARK SERVED BY EXISTING FIRE HYDRANTS ALONG BRONSON LAKE DRIVE | | |
| LANDSCAPE: | | |
| 1. LANDSCAPING AND BUFFER STANDARDS SHALL BE IN ACCORDANCE WITH TABLE 5.2.5.3.3.1-1 BUFFERHARD APPLICATION OF THE CITY OF APOPKA LAND DEVELOPMENT CODE. INTERIOR LANDSCAPE BUFFERS BETWEEN ADJACENT PROPERTY BOUNDARIES MAY HAVE A TEN (10) FOOT WIDE LANDSCAPE BUFFER. LANDSCAPING STANDARDS FOR RESIDENTIAL DEVELOPMENT SHALL ADHERE TO SECTION 5.2.08 OF THE CITY OF APOPKA LAND DEVELOPMENT CODE | | |
| OWNERSHIP/MAINTENANCE: | | |
| DRAINAGE EASEMENTS | PUBLIC: | TO BE DEDICATED TO THE CITY OF APOPKA |
| UTILITY EASEMENTS | PUBLIC: | TO BE DEDICATED TO THE CITY OF APOPKA |
| SEWAGE TREATMENT PLANT | PUBLIC: | TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA |
| STORM SEWER SYSTEM | PUBLIC: | TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA |
| PARK TRACTS | PUBLIC: | TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT |
| OPEN SPACE/LANDSCAPE TRACTS | PUBLIC: | TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT |



The Ridge PD - Parcel 8 Community Park

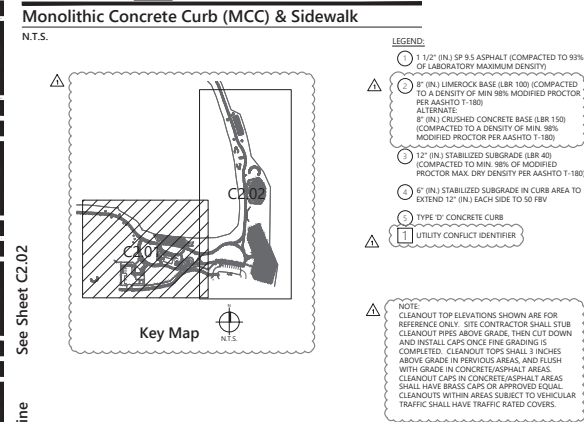
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|-----------------|------------|---------------|
| Apopka, Florida | | |
| Prepared by | Checked by | Approved by |
| DMK | JRH | |
| Date | Date | Date |
| | | Nov. 07, 2023 |

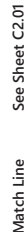
Construction Plan
Approval
Vertical Datum NAVD 1988

Master Site & Site Data Plan

| | | |
|--|--|--------------------------------|
| James R. Hoffman
Lic. No. 75623
Professional Engineer
FL 00001111 | | Drawing Number
C1.05 |
| James R. Hoffman, P.E.
P.E. # 75623
DATE: Apr. 11, 2024 | | Project Number
63534.01 |

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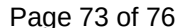
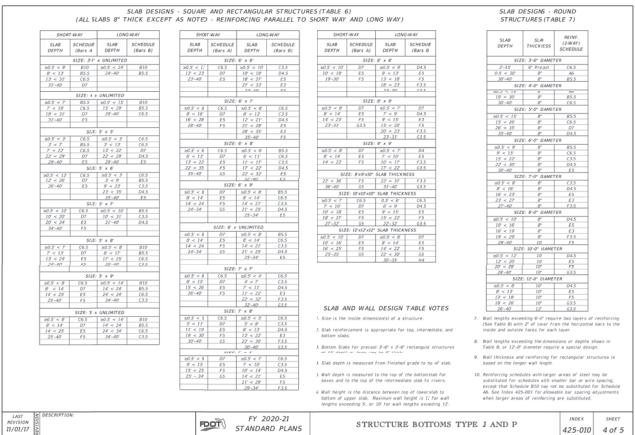
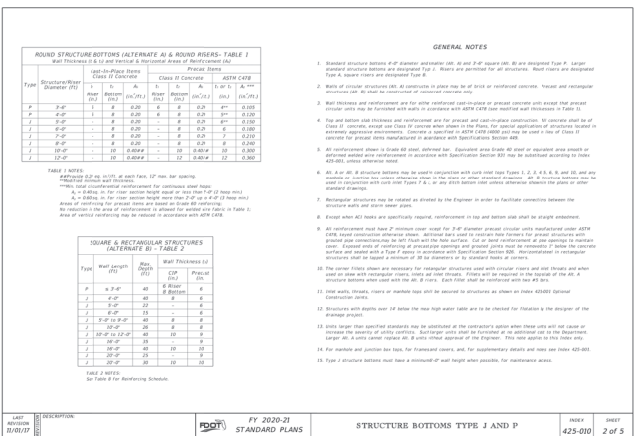
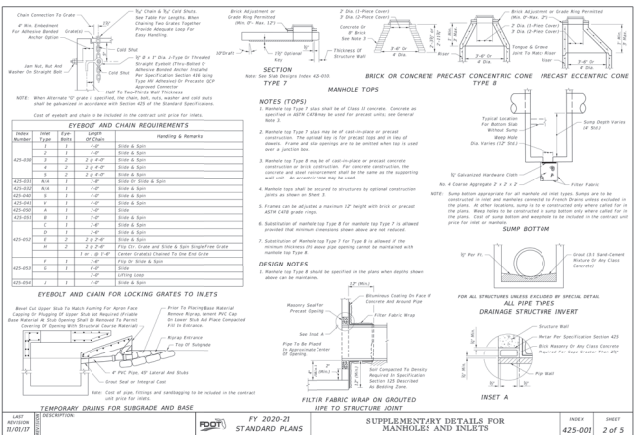
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HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 1)

| WALL THICKNESS | WALL HEIGHT | AREA OF REINFORCING (SQ. FT.) | WEIGHT OF REINFORCING (LBS.) |
|----------------|-------------|-------------------------------|------------------------------|
| 6" - 12" | 4'-0" | 3.00 | 120.00 |

TYPE C

Reinforcing Schedule Wall Size:
 6" Wall - 12" High
 3" Wall - 12" High (2" below 1" at top)
 6" Wall - 12" High

HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 2)

| WALL THICKNESS | WALL HEIGHT | WALL SPACING | AREA OF REINFORCING (SQ. FT.) | WEIGHT OF REINFORCING (LBS.) |
|----------------|-------------|--------------|-------------------------------|------------------------------|
| 6" - 12" | 4'-0" | 12" | 3.00 | 120.00 |
| 6" - 12" | 4'-0" | 18" | 2.00 | 80.00 |
| 6" - 12" | 4'-0" | 24" | 1.50 | 60.00 |

TYPE D

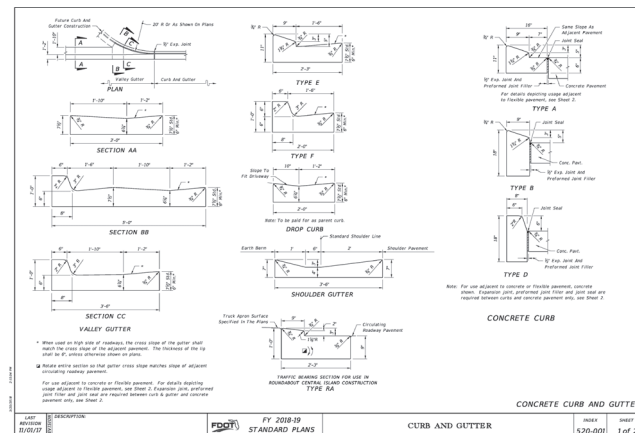
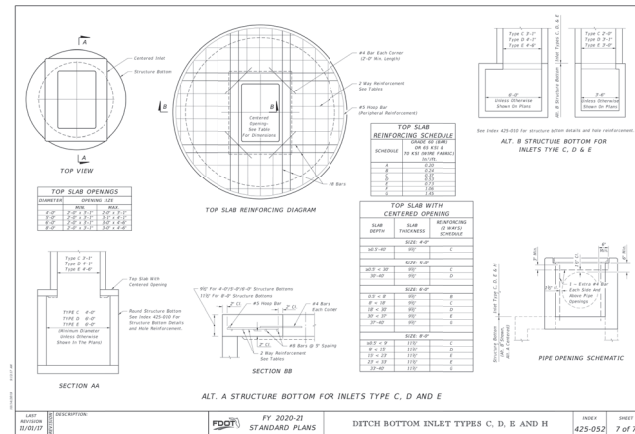
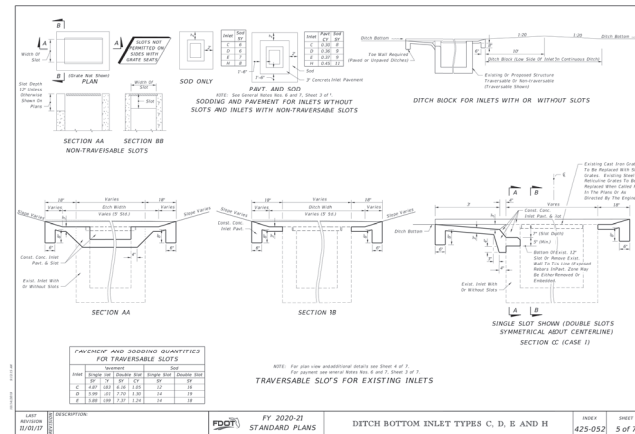
Reinforcing Schedule Wall Size:
 3" Wall - 12" High
 3" Wall - 12" High
 6" Wall - 12" High

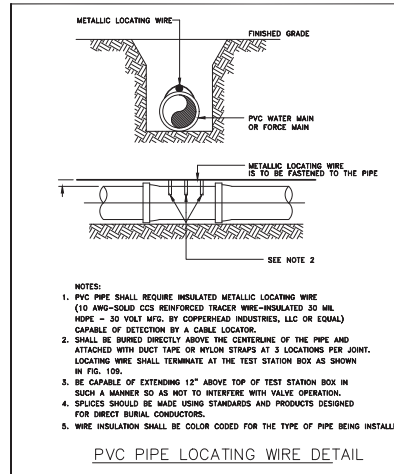
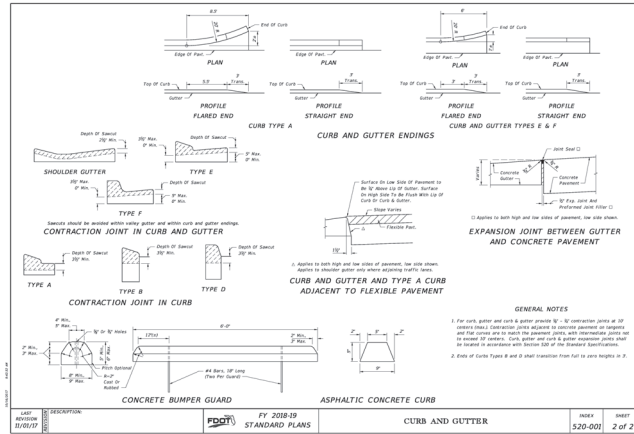
HORIZONTAL WALL REINFORCING SCHEDULES (TABLE 3)

| WALL THICKNESS | WALL HEIGHT | WALL SPACING | AREA OF REINFORCING (SQ. FT.) | WEIGHT OF REINFORCING (LBS.) |
|----------------|-------------|--------------|-------------------------------|------------------------------|
| 6" - 12" | 4'-0" | 12" | 3.00 | 120.00 |
| 6" - 12" | 4'-0" | 18" | 2.00 | 80.00 |
| 6" - 12" | 4'-0" | 24" | 1.50 | 60.00 |

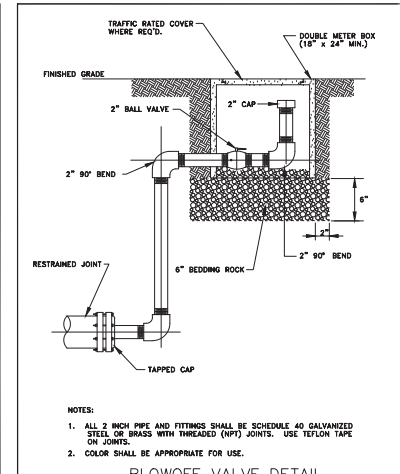
TYPE E

Reinforcing Schedule Wall Size:
 3" Wall - 12" High
 6" Wall - 12" High

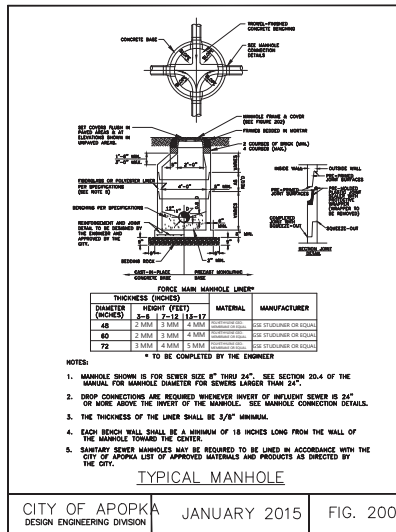




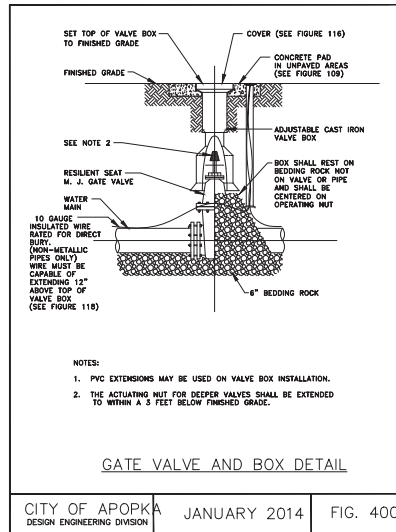
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 118



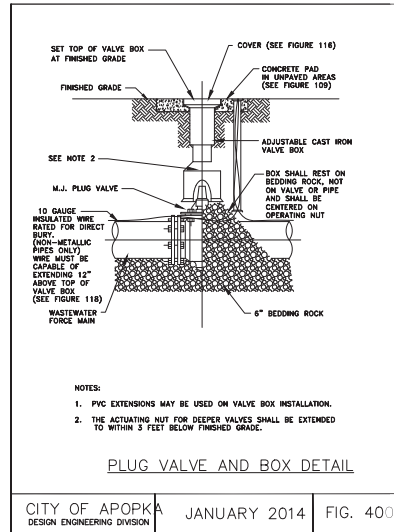
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 403



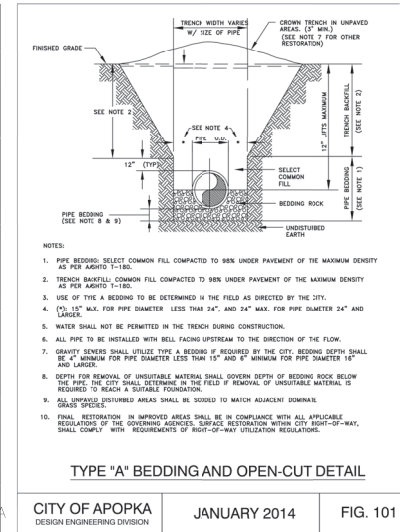
CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2015
FIG. 200



CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 400



CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 400 A



CITY OF APOPKA
DESIGN ENGINEERING DIVISION
JANUARY 2014
FIG. 101

The Ridge PD - Parcel 8
Community Park

Apopka, Florida

| No. | Revisions | Date | Appr'd |
|-----|-----------|------|--------|
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Construction Plan
Approval
Vertical Datum NAVD 1988
Standard Details

James R. Hoffman
P.E. # 75623
Date: Apr. 11, 2024
Project Number: 63534-01
Drawing Number: C4.03

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