APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

May 15, 2024 9:00 AM

Apopka City Hall Council Chambers

REZONING

1. PD- 24-4, Floridian Town Center - Planned Development Amendment (PD Amend), 2nd Submittal

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. SP-23-2, Tire Service Center Apopka - Major Development Plan (MDP), 2nd Submittal

CONSTRUCTION SITE PLAN

1. SP-24-19, Dutch Bros FL 1202 - Construction Site Plan (CSP), 2nd Submittal
2. SP-24-18, North Orange Animal Hopsital - Construction Site Plan (CSP), 2nd Submittal
3. SP-24-8, FCS Industries - Construction Site Plan (CSP), 2nd Submittal
4. SP-24-42, Madison Oaks (MF3) - Construction Site Plan (CSP), 1st Submittal

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. SP-24-41, Plymouth Harbor - Major Development Plans (MDP), 1st Submittal
   Owner(s):Plymouth Harbor LLC
   Applicant(s): G L Summit Engineering - Geoffery L. Summitt
   Location: South of Plymouth Oaks Road, West of Plymouth Sorrento Road and North of Bailey Hill Road
   Proposed Use: Residential
   Project Manager: Bobby Howell
   Presented by: Bobby Howell, Planning Manager

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.

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JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE:

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER

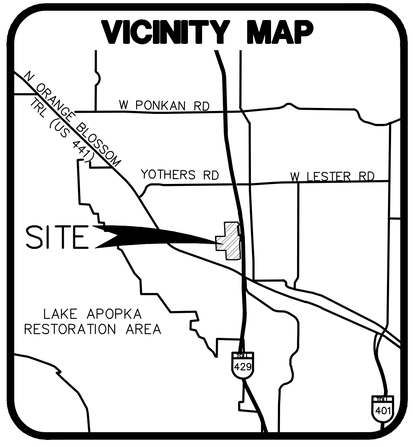
CITY OF APOPKA, FLORIDA

PREPARED FOR

FLORIDIAN APOPKA PHASE I OWNER, LLC
60 14th STREET SOUTH, SUITE 104
BIRMINGHAM, AL 35233
PH: 205.254.8565

FLORIDIAN TOWN CENTER

VICINITY MAP



SECTION 36, TOWNSHIP 20 S, RANGE 27 E,
SECTION 31, TOWNSHIP 20 S, RANGE 28 E
PROPERTY APPRAISER PARCEL ID #
06-21-28-7172-05-002, 06-21-28-7172-16-020, 06-21-28-7172-16-030, 06-21-28-7172-16-040, 06-21-28-7172-16-050, 06-21-28-7172-16-051, 06-21-28-7172-16-060, 06-21-28-7172-16-070, 36-20-27-0000-00-047, 36-20-27-0000-00-048, 36-20-27-0000-00-052, 36-20-27-0000-00-066, 36-20-27-0000-00-068, 36-20-27-0000-00-074, 36-20-27-0000-00-075, 36-20-27-0000-00-083, 36-20-27-0000-00-085, 36-20-27-0000-00-093

OWNER/APPLICANT

FLORIDIAN APOPKA PHASE I OWNER, LLC
60 14th STREET SOUTH, SUITE 104
BIRMINGHAM, AL 35233
Ph: 205.254.8565

ENGINEER/SURVEYOR

DONALD W. McINTOSH ASSOCIATES, INC.
2200 PARK AVENUE NORTH
WINTER PARK, FLORIDA 32789
Ph: 407.644.4068
CONTACT PERSON: JOHN T. TOWNSEND, PE

PLANNERS/LANDSCAPE ARCHITECTS

GAI CONSULTANTS, INC.
618 E. SOUTH STREET, SUITE 700
ORLANDO, FLORIDA 32801
Ph: 321.319.3069

GEOTECHNICAL SERVICES

DEVO ENGINEERING
5500 ALHAMBRA DRIVE
ORLANDO, FLORIDA 32808
Ph: 407.290.2371

REVISED APRIL 19, 2024
OCTOBER 30, 2020

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ORLANDO, FL 32810 407.644.4068
ENGINEERS
PLANNERS
SURVEYORS

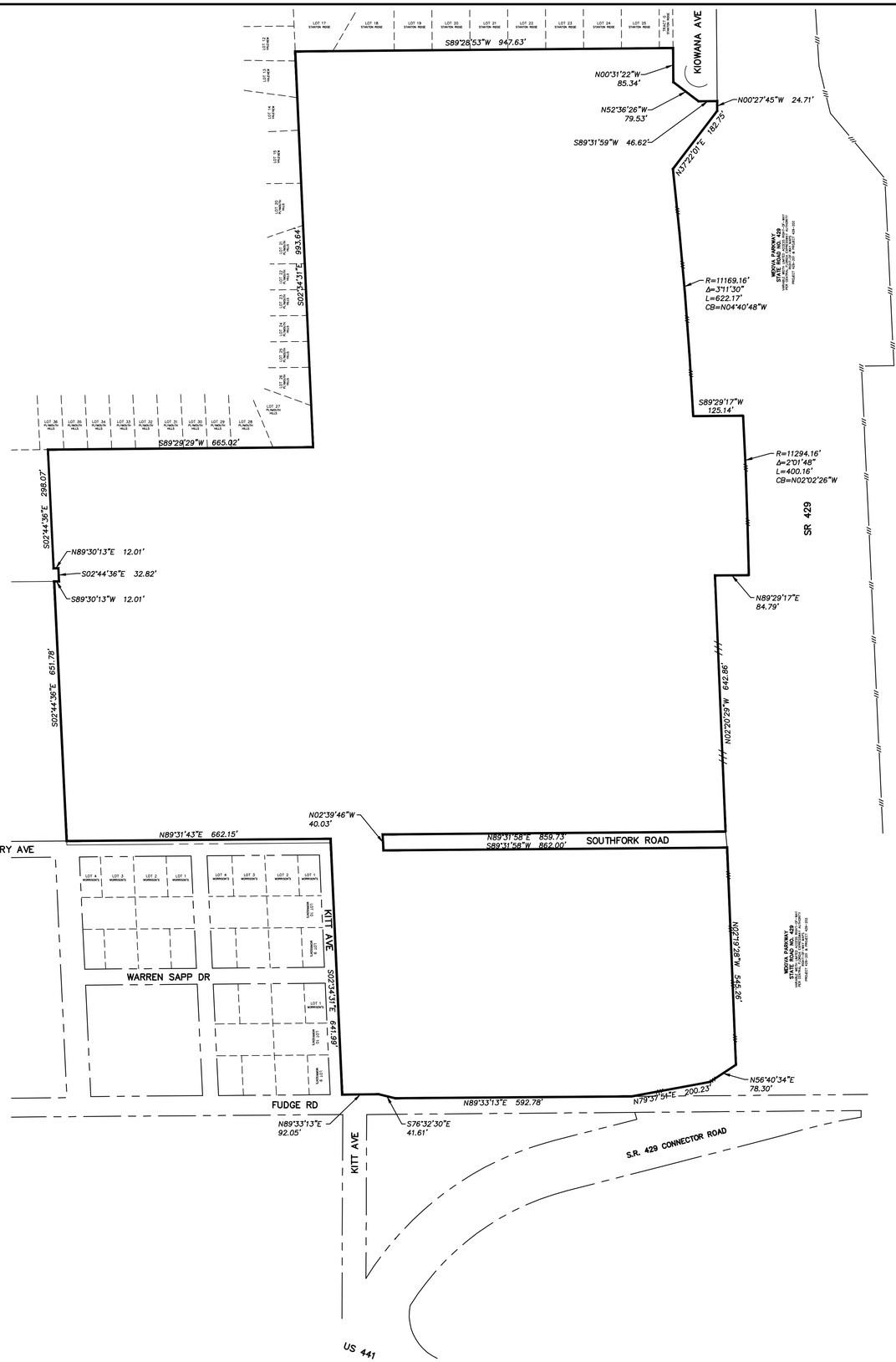
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FLORIDIAN TOWN CENTER – –MUMP–18161 – 10/30/20 – REVISED 04/19/24

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DESCRIPTION:

That part of MAP OF PLYMOUTH, according to the plat thereof, as recorded in Plat Book B, Pages 17 and 18, of the Public Records of Orange County, Florida, and that part of Section 36, Township 20 South, Range 27 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract G, according to the plat of STANTON RIDGE, as recorded in Plat Book 99, Pages 131 through 134, of the Public Records of Orange County, Florida; thence S89°28'53"W along the South line of said plat of STANTON RIDGE, for a distance of 947.63 feet to the Southwest corner of said plat of STANTON RIDGE and the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 36; thence S02°34'31"E along said West line, 993.64 feet to the Northeast corner of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 36; thence S89°29'29"W along the North line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 665.02 feet to the Northwest corner of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36, for a distance of 298.07 feet to the North line of the South 1/2 acre of said South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said West line run N89°30'13"E along said North line, 12.01 feet to the East line of the Western 12.00 feet of said South 1/2 acre of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said North line run S02°44'36"E along said East line, 32.82 feet to the South line of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence departing said East line run S89°30'13"W along said South line, 12.01 feet to the Southwest corner of said Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 36; thence S02°44'36"E along the West line of the Northeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 36, for a distance of 651.78 feet to the North line of lands described in Official Records Book 4175, Page 4995, of the Public Records of Orange County, Florida; thence departing said West line run N89°31'43"E along said North line and the North line of lands described in Official Records Book 4184, Page 3110, of the Public Records of Orange County, Florida, for a distance 662.15 feet to the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 36; thence departing said North line run S02°34'31"E along said West line, 641.99 feet to the North line of lands described in Official Records Book 2987, Page 1787, of the Public Records of Orange County, Florida; thence departing said West line run N89°33'13"E along said North line and the North line of lands described in Official Records Book 9852, Page 5231, of the Public Records of Orange County, Florida, 92.05 feet; thence S76°32'30"E along said North line of lands described in Official Records Book 9852, Page 5231, for a distance of 41.61 feet to the North right-of-way line of Fudge Road, platted as Lake Street, according to the aforesaid plat of MAP OF PLYMOUTH; thence departing said North line run N89°33'13"E along said North right-of-way line, 592.78 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9852, Page 6076, of the Public Records of Orange County, Florida; thence departing said North right-of-way line run N79°37'51"E along said Westerly limited access right-of-way line, 200.23 feet; thence N56°40'34"E along said Westerly limited access right-of-way line, 78.30 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 9964, Page 3691, of the Public Records of Orange County, Florida; thence N02°19'28"W along said Westerly limited access right-of-way line, 545.26 feet to the Northwest corner of Lot 8, Block P, according to said plat of MAP OF PLYMOUTH, and the South line of lands described in Official Records Document Number 20190621267, of the Public Records of Orange County, Florida; thence departing said Westerly limited access right-of-way line, run S89°31'58"W along said South line, 862.00 feet to the Southwest corner of said lands described in Official Records Document Number 20190621267; thence N02°39'46"W along the West line of said lands described in Official Records Document Number 20190621267, for a distance 40.03 feet to the Northwest corner of said lands described in Official Records Document Number 20190621267; thence N89°31'58"E along the North line of said lands described in Official Records Document Number 20190621267, for a distance of 859.73 feet to the Southwest corner of Lot 1, Block P, according to said plat of MAP OF PLYMOUTH and the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10808, Page 4332, of the Public Records of Orange County, Florida; thence departing said North line run N02°20'29"W along said Westerly limited access right-of-way line, 642.86 feet; thence N89°29'17"E along said Westerly limited access right-of-way line, 84.79 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10764, Page 480, of the Public Records of Orange County, Florida and a non-tangent curve concave Westerly having a radius of 11294.16 feet and a chord bearing of N02°02'26"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 02°01'48" for a distance of 400.16 feet to the Westerly limited access right-of-way line of State Road Number 429, as described in Official Records Book 10705, Page 4582, of the Public Records of Orange County, Florida and as described in Official Records Book 10705, Page 6080, of the Public Records of Orange County, Florida and a non-tangent line; thence S89°29'17"W along said Westerly limited access right-of-way line, 125.14 feet to a non-tangent curve concave Westerly having a radius of 11169.16 feet and a chord bearing of N04°40'48"W; thence Northerly along said Westerly limited access right-of-way line and the arc of said curve through a central angle of 03°11'30" for a distance of 622.17 feet to a non-tangent line; thence N37°22'01"E along said Westerly limited access right-of-way line, 182.75 feet; thence N00°27'45"W along said Westerly limited access right-of-way line, 24.71 feet to the Southeast corner of the aforesaid plat of STANTON RIDGE; thence departing said Westerly limited access right-of-way line run the following courses and distances along the aforesaid South line of the plat of STANTON RIDGE: S89°31'59"W, 46.62 feet; N52°36'26"W, 79.53 feet; N00°31'22"W, 85.34 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, scale factor of 0.99997293, NAD 83 Datum (2011 adjustment) and all distances are grid dimensions.

Containing 73.931 acres more or less when calculated in ground dimensions.

Being subject to any rights-of-way, restrictions, conditions and easements of record.

GENERAL NOTES:

1. THIS IS NOT A SURVEY AND IS SHOWN FOR GENERAL INFORMATION ONLY. FOR ADDITIONAL INFORMATION SEE THE BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY D.W.M.A., PROVIDED UNDER SEPARATE COVER WITH THIS SUBMITTAL PACKAGE.

2. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE:

NO.	DATE	REVISIONS	CHK.
1	2/11/21	REVISED PER CITY COMMENTS	

McINTOSH Associates
an LJA company
ENGINEERS PLANNERS SURVEYORS
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810
407.644.4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MAB	MAB	JTT	10/30/20	1"=150'	18161

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
CITY OF APOPKA, FLORIDA

BOUNDARY AND LEGAL DESCRIPTION

DRAWING

SHEET 2 OF 16

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LEGEND

- EXISTING SOILS LIMITS, PER USDA NATURAL RESOURCES CONSERVATION SERVICE MAPS
- EXISTING LAND USE DATA, PER SJRWMD

FLUCCS CODE LEGEND

- 1100 – RESIDENTIAL 1/2 ACRE
- 1180 – RESIDENTIAL 2 ACRE
- 1200 – RESIDENTIAL 1/4 ACRE
- 2110 – IMPROVED PASTURES
- 2430 – ORNAMENTALS
- 4340 – UPLAND MIXED CONIFEROUS
- 8140 – ROADS AND HIGHWAYS
- 8370 – SURFACE WATER COLLECTION BASINS

SOILS LEGEND

- (4) – CANDLER FINE SANDS, 0%-5% SLOPES
- (5) – CANDLER FINE SANDS, 5%-12% SLOPES
- (7) – CANDLER-URBAN LAND COMPLEX, 0%-5% SLOPES
- (46) – TAVARES FINE SAND, 0%-5% SLOPES
- (47) – TAVARES-MILLHOPPER FINE SANDS, 0%-5% SLOPES

150'

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PLANNED DEVELOPMENT MASTER PLAN

DRAWING

FLORIDIAN TOWN CENTER

CITY OF APOPKA, FLORIDA

AERIAL, EXISTING SOILS & FLUCCS

SHEET 3 OF 16

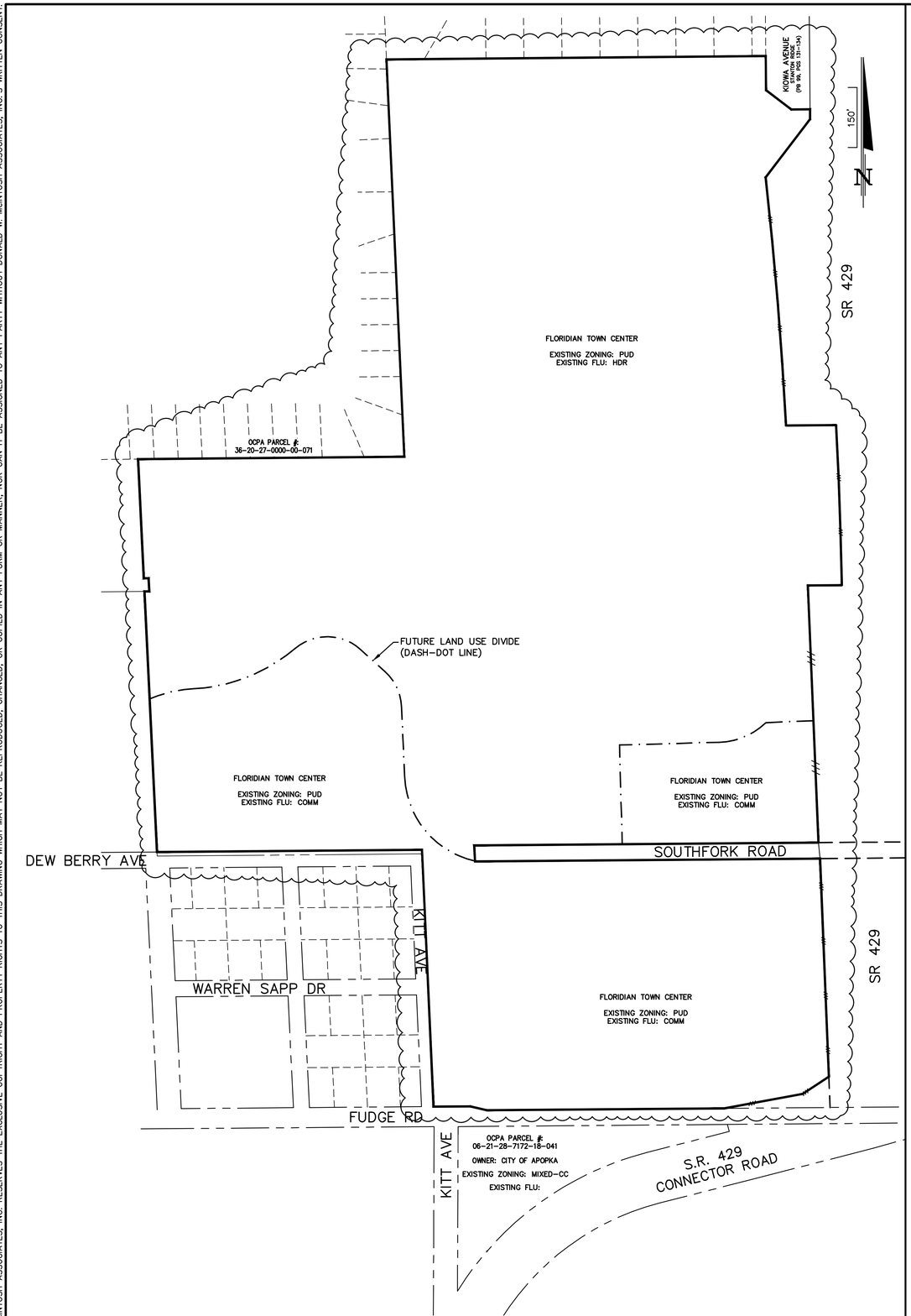
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DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
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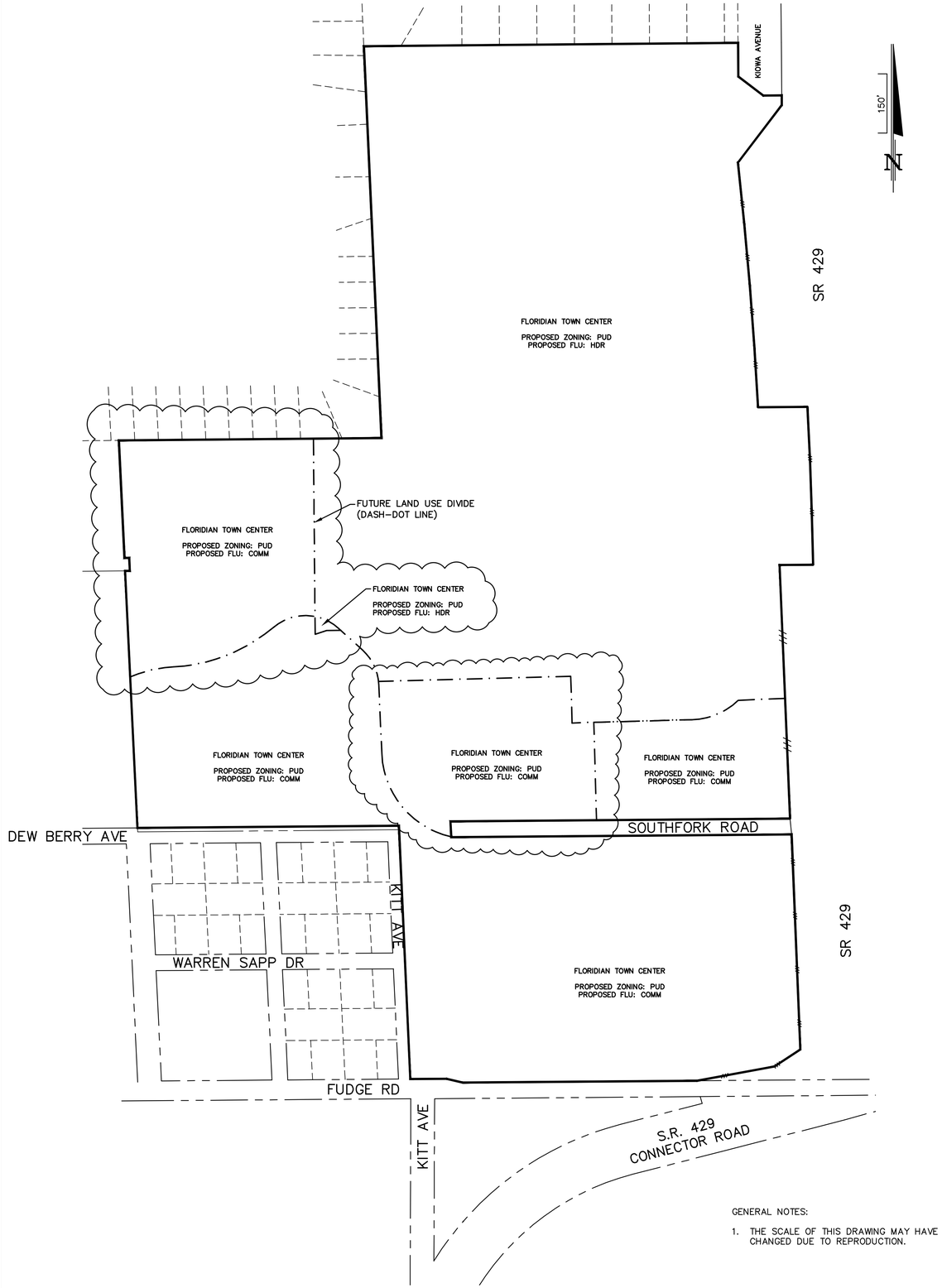
JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE:

NO.	DATE	REVISIONS	CHK.
2	3/22/24	REV PARCELS 5,6,&7 BOUNDARY AND ADD TRACT H	
1	2/11/21	REVISED PER CITY COMMENTS	

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EXISTING ZONING AND FUTURE LAND USE



PROPOSED ZONING AND FUTURE LAND USE

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NO.	DATE	REVISIONS	CHK.
2	3/22/24	REV PROPOSED ZONING AND FLU	
1	2/11/21	REVISED PER CITY COMMENTS	

JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE:

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407.644.4068

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MAB	MAB	JTT	10/30/20	1"=150'	18161

PLANNED DEVELOPMENT MASTER PLAN

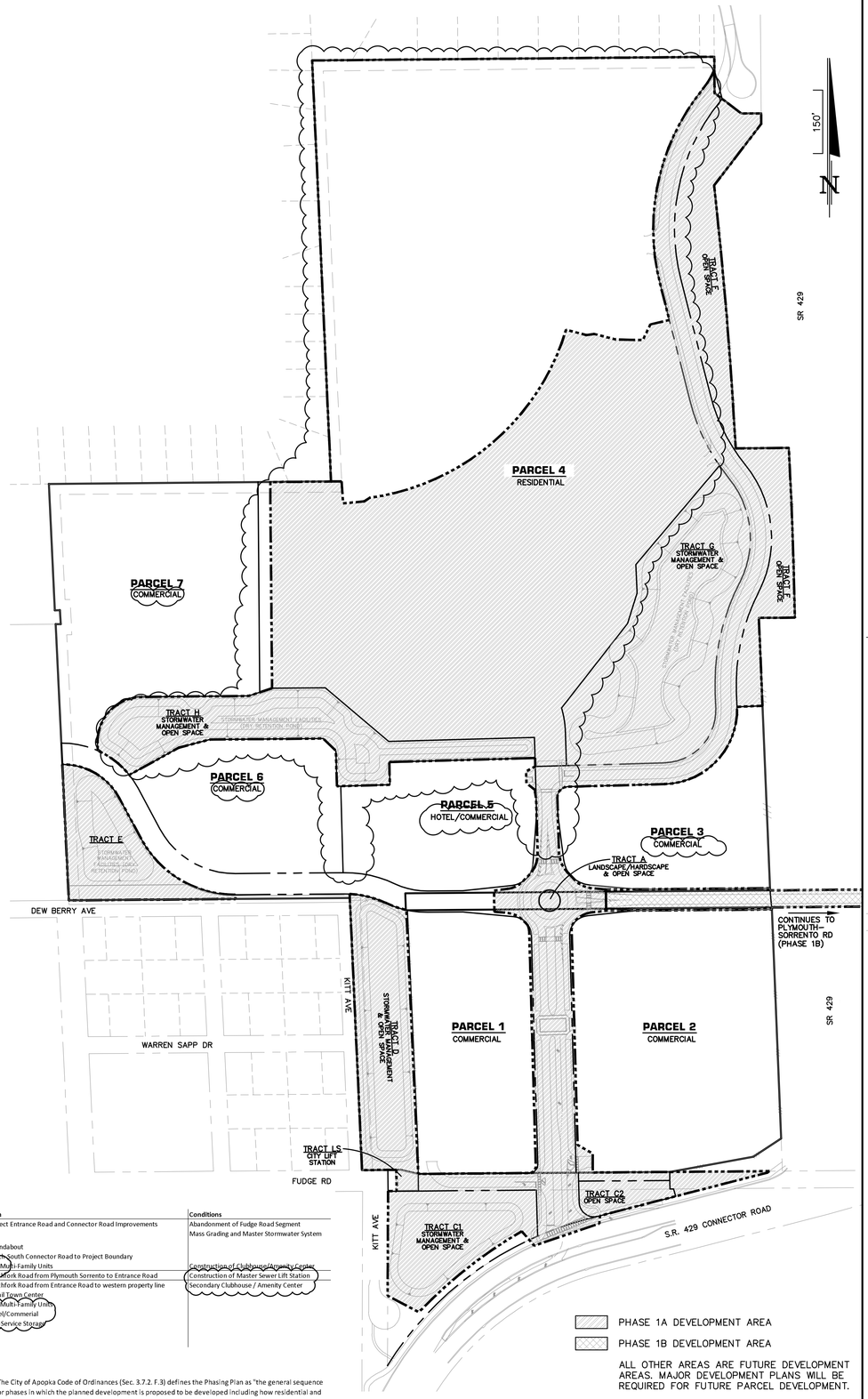
FLORIDIAN TOWN CENTER
CITY OF APOPKA, FLORIDA
EXISTING AND PROPOSED ZONING & FLU MAP

DRAWING

SHEET 4 OF 16

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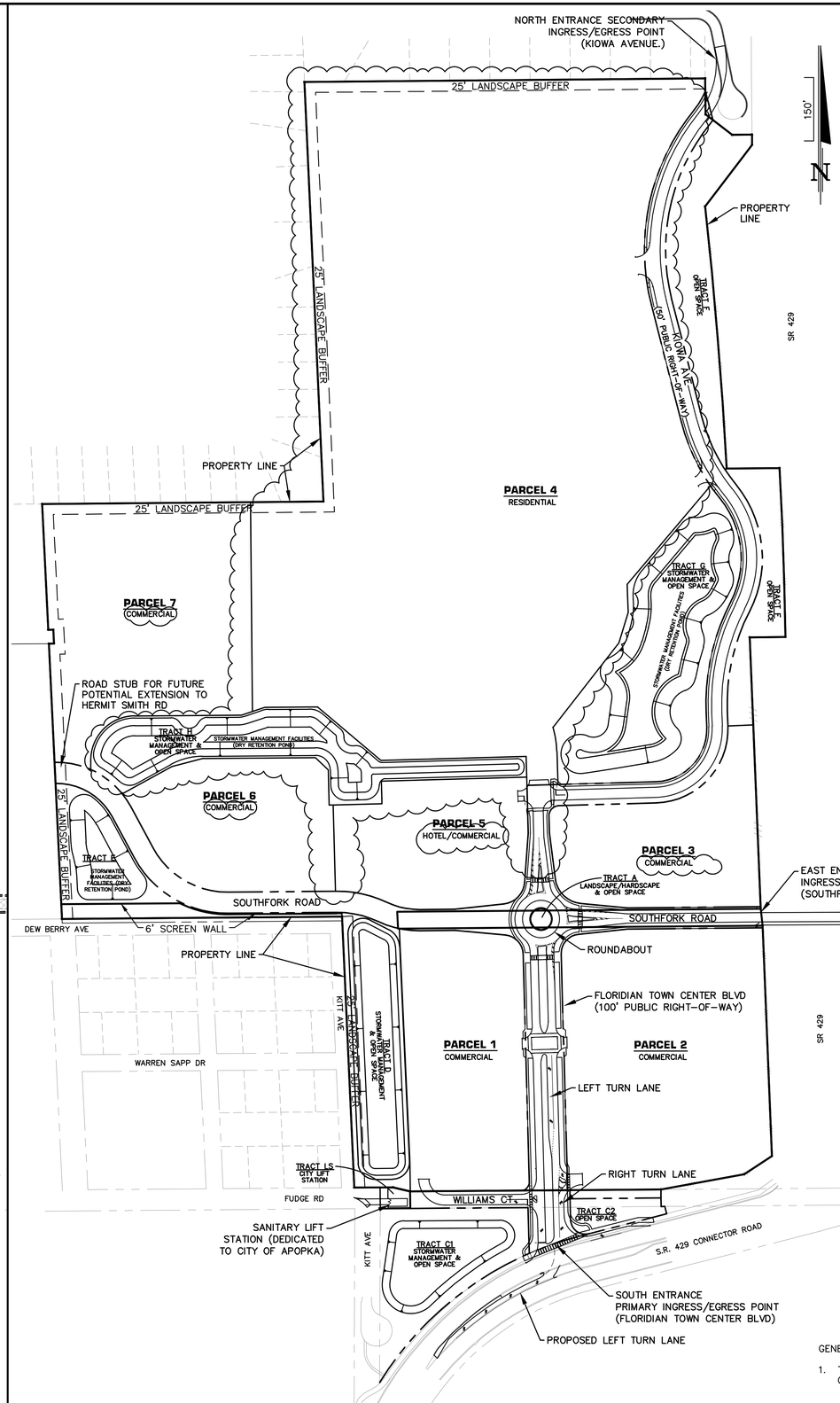


Phasing Plan

Phase	Item	Conditions
Phase 1a	Project Entrance Road and Connector Road Improvements	Abandonment of Fudge Road Segment
		Mass Grading and Master Stormwater System
	Roundabout	
	North-South Connector Road to Project Boundary	
	300 Multi-Family Units	Construction of Clubhouse/Amenity Center
Phase 1b	Southfork Road from Plymouth Sorrento to Entrance Road	Construction of Master Sewer Lift Station
Future Phase	Southfork Road from Entrance Road to western property line	Secondary Clubhouse / Amenity Center
	Retail Town Center	
	301 Multi-Family Units	
	Hotel/Commercial	
	Self-Service Storage	

Notes:
1. The City of Apopka Code of Ordinances (Sec. 3.7.2. F.3) defines the Phasing Plan as "the general sequence or phases in which the planned development is proposed to be developed including how residential and nonresidential development will be timed, how infrastructure (public and private), open space and other amenities will be provided and timed..."
2. A performance bond may be required by the City for infrastructure or improvements pledged as amenities to the Floridian Town Center residents.

PHASING PLAN



GENERAL NOTES:
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OVERALL MASTER PLAN

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.
2	3/22/24	REV PARCEL 4 LAYOUT, 5&6 BOUNDARY, ADD TRACT H	
1	2/11/21	REVISED PER CITY COMMENTS	

JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE:

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1950 SUMMIT PARK DRIVE, SUITE 600
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407.644.4068

ENGINEERS PLANNERS SURVEYORS

JOB NUMBER 18161 | SCALE 1"=150' | DATE 10/30/20
DRAWN BY MAB | DESIGNED BY MAB | CHECKED BY JTT | DATE

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
CITY OF APOPKA, FLORIDA
OVERALL MASTER PLAN AND PHASING PLAN

DRAWING

SHEET 5 OF 16

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PARCEL AND TRACT DESCRIPTION

NAMES	DESCRIPTION	AREA (AC)	OWNERSHIP/MAINTENANCE
PARCELS			
1	COMMERCIAL	4.00	DEVELOPER
2	COMMERCIAL	6.63	DEVELOPER
3	HOTEL/COMMERCIAL	3.12	DEVELOPER
4	RESIDENTIAL	30.76	DEVELOPER
5	FLEX SPACE/OFFICE	2.91	DEVELOPER
6	YMCA/COMMERCIAL	3.03	DEVELOPER
7	ALF/COMMERCIAL	5.85	DEVELOPER
TRACTS			
A	LANDSCAPE/HARDSCAPE & OPEN SPACE	0.05	PROPERTY OWNERS ASSOCIATION
B	OPEN SPACE	0.10	PROPERTY OWNERS ASSOCIATION
C1	STORMWATER MANAGEMENT & OPEN SPACE	1.84	CITY OWNED/POA MAINTAINED
C2	OPEN SPACE	0.33	CITY OWNED/POA MAINTAINED
D	STORMWATER MANAGEMENT & OPEN SPACE	1.96	PROPERTY OWNERS ASSOCIATION
E	STORMWATER MANAGEMENT & OPEN SPACE	1.40	PROPERTY OWNERS ASSOCIATION
F	OPEN SPACE	2.49	PROPERTY OWNERS ASSOCIATION
G	STORMWATER MANAGEMENT & OPEN SPACE	3.89	PROPERTY OWNERS ASSOCIATION
H	STORMWATER MANAGEMENT & OPEN SPACE	2.40	PROPERTY OWNERS ASSOCIATION
LS	SANITARY LIFT STATION	0.08	CITY OF APOPKA
R/W	PUBLIC RIGHT-OF-WAY	6.79	CITY OF APOPKA

PD Program Allocations

Development Parcel	PUD Parcel Acreage	Use	Allocation of PD Program	Net Parcel Density/Intensity[1]
Commercial FLU				
1	4.00 acres	Commercial/Retail/Office	25,235 sq ft	0.14 FAR
2	6.63 acres	Commercial/Retail/Office	67,500 sq ft	0.23 FAR
3	3.12 acres	Commercial/Retail/Office	32,000 sq ft	0.24 FAR
5	2.91 acres	Commercial/Retail/Hotel	72,000 du	0.57 FAR
6	3.03 acres	Commercial/Retail/Office	62,000 sq ft	0.47 FAR
7	5.85 acres	Commercial/Retail/Office	110,000 sq ft	0.43 FAR
		Total Program Allocated in Commercial FLU	368,735 sq ft	0.25 FAR
HDR FLU				
4	30.76 acres	Multi-Family	601 du	19.5 du/acre
		Total Program Allocated in HDR FLU	601 du	15.0 du/acre
			30,050 sq ft	0.01 FAR

Notes: 1. Development parcels exclude some open space tracts, some stormwater pond tracts, and public ROWs; therefore, parcel densities shown are based on program allocations to the net parcel acreages. Overall project densities are maintained per maximum FLU densities and intensities.

Max PD Program

FLU	Max Densities/ Intensities	Max PD Program Per FLU
Commercial		
33.84 acres gross	0.25 FAR	368,517 sq ft
HDR		
40.09 acres gross	15 du/acre 50 sq ft per unit	601 units 30,050 sq ft[1]

Notes: 1. The Apopka Comprehensive Plan Future Land Use Policy 3.1.h allows for 50 sq ft of commercial uses per unit within HDR.

Multifamily Unit Breakdown

Unit Type	Minimum Square Footage	Phase 1 Proposed Mix	
		Total Units[1]	% of Units
Studio/1 Bedroom	750 sq ft	150	25%
2 Bedrooms	1,000 sq ft	120	20%
3 Bedrooms	1,300 sq ft	30	5%

Notes: 1. The unit type breakdown is conceptual and may vary at MDP.

Preliminary Phase Program Breakdown

Parcel	Phase 1	Future Phase
1	0 sq ft	25,235 sq ft
2	0 sq ft	67,500 sq ft
3	0 sq ft	32,000 sq ft
4	312 du[1]	289 du[1]
5	0 sq ft	72,000 sq ft
6	0 sq ft	62,000 sq ft
7	0 sq ft	110,000 sq ft

1. The phase subtotals for residential units may fluctuate up to 5% so long as the total unit count for Parcel 4 does not exceed 601 units

Development Standards

Standard	Parcel						
	1	2	3	4	5	6	7
Lot Standards							
Min Lot Width	50'	50'	50'	75'	50'	50'	50'
Minimum Building Setbacks							
Front	10'	10'	10'	10'	10'	10'	10'
Side	10'	10'	10'	15'	10'	10'	10'
Street Side	10'	10'	10'	15'	10'	10'	10'
Rear	15'	15'	15'	15'	15'	15'	15'
From Single Family Lot Line	60'	n/a	n/a	25'	n/a	60'	50'
Minimum Parking Setback							
From Single Family Lot Line	25'	n/a	n/a	25'	n/a	25'	25'
Minimum Building Separation (Residential)	n/a	n/a	n/a	20'	n/a	n/a	n/a
Building Height							
Max Height	35'	35'	75'	50'	75'	35'	50'
Max Stories	3	3	6	4	6	2	4
Minimum Living Area[1]	n/a	n/a	n/a	750'	n/a	n/a	n/a
Minimum Parking	2.75 space/ksf of commercial on average			1.45 spaces per unit + 1 space per 10 units guest	2.0 space/ksf of hotel use 2.75 space/ksf of commercial on average		Per LDC

1. See detailed unit breakdown table for minimum living area by unit type.

Permitted Parcel Uses

Uses	Parcel						
	1	2	3	4	5	6	7
Multi-Family				Y			
Townhome					Y		
Hotel			Y		Y		
Commercial/Retail	Y	Y	Y		Y	Y	
Professional Office	Y	Y	Y		Y	Y	Y
Medical Office	Y	Y	Y		Y	Y	Y
Self-Service Storage[1]	Y	Y	Y				Y
Parks and Open Space[2]	Y	Y	Y	Y	Y	Y	Y
Indoor Recreation						Y	
Institutional/Civic					Y	Y	

Notes : 1. Only indoor, climate controlled self-service storage shall be permitted. No outdoor self-service storage will be permitted.
2. Parks may include passive or active recreational facilities such as playgrounds, dog parks, sport courts, etc.

PROHIBITED PD USES

A. ANY USE THAT EMITS AN OBNOXIOUS ODOR, OBNOXIOUS NOISE, OR OBNOXIOUS SOUND THAT CAN BE HEARD OR SMELLED OUTSIDE OF ANY BUILDING IN THE PROJECT.

B. AN OPERATION PRIMARILY USED AS WAREHOUSE OPERATION OR ANY ASSEMBLING, MANUFACTURING, DISTILLING, REFINING, SMELTING, AGRICULTURAL, OR MINING OPERATION.

C. ANY SELF-SERVICE STORAGE FACILITIES THAT ARE NOT CLIMATE CONTROLLED.

D. ANY OUTDOOR STORAGE OF AUTOMOBILES, RECREATIONAL VEHICLES, OR BOATS.

E. ANY "SECOND HAND" STORE, ANY OPERATION SELLING "SURPLUS" OR "SALVAGE" GOODS, OR PAWN SHOP.

F. ANY MOBILE HOME PARK, TRAILER COURT, LABOR CAMP, JUNKYARD, OR STOCKYARD; BUT THIS PROHIBITION IS NOT APPLICABLE TO THE TEMPORARY USE OF CONSTRUCTION TRAILERS DURING PERIODS OF CONSTRUCTION, RECONSTRUCTION OR MAINTENANCE.

G. ANY DUMPING, DISPOSING, INCINERATION OR REDUCTION OF GARBAGE, BUT THIS PROHIBITION DOES NOT APPLY TO (I) GARBAGE COMPACTORS OR OTHER GARBAGE COLLECTION AREAS OR FACILITIES LOCATED NEAR THE REAR OF ANY BUILDING, OR (II) RECYCLING CENTERS THAT MAY BE REQUIRED BY GOVERNMENTAL REQUIREMENTS.

H. ANY FIRE SALE, BANKRUPTCY SALE (UNLESS PURSUANT TO A COURT ORDER) OR AUCTION HOUSE OPERATION.

I. ANY CENTRAL LAUNDRY, DRY CLEANING PLANT, OR LAUNDROMAT, BUT THIS RESTRICTION IS NOT INTENDED TO PREVENT THE OPERATION OF AN ON-SITE SERVICE ORIENTED SOLELY TO PICKUP AND DELIVERY OF CLOTHING BY THE ULTIMATE CONSUMER, WITH NO WASHING OR PROCESSING FACILITIES WITHIN THE PROJECT, AS THE SAME MAY BE FOUND IN RETAIL SHOPPING CENTERS IN THE METROPOLITAN AREA WHERE THE PROJECT IS LOCATED.

J. ANY (I) AUTOMOBILE, TRUCK, TRAILER, OR RECREATIONAL VEHICLE SALES, LEASING, OR DISPLAY OPERATION, (II) CAR WASH, OR (III) BODY SHOP REPAIR OPERATION.

K. ANY BOWLING ALLEY OR SKATING RINK.

L. ANY MORTUARY OR FUNERAL HOME.

M. ANY ESTABLISHMENT SELLING OR EXHIBITING OBSCENE OR SEXUALLY EXPLICIT MATERIAL.

N. ANY ESTABLISHMENT SELLING OR EXHIBITING ILLICIT DRUGS OR RELATED PARAPHERNALIA.

O. A STRIP CLUB.

P. ANY MASSAGE PARLOR OR SIMILAR ESTABLISHMENT (BUT THE PROVISION OF THERAPEUTIC MESSAGES AS PART OF A FIRST-CLASS HEALTH OR BEAUTY SPA OPERATION OR BY PROFESSIONAL HEALTH CARE PROVIDERS IS PERMITTED).

Q. ANY FLEA MARKET, AMUSEMENT OR VIDEO ARCADE, POOL OR BILLIARD HALL, OR DANCE HALL.

R. ANY TRAINING OR EDUCATIONAL FACILITY, INCLUDING: BEAUTY SCHOOLS, BARBER COLLEGES, READING ROOMS, PLACES OF INSTRUCTION, OR OTHER OPERATIONS CATERING PRIMARILY TO STUDENTS OR TRAINEES RATHER THAN TO CUSTOMERS, BUT THIS PROHIBITION IS NOT APPLICABLE TO ON-SITE EMPLOYEE TRAINING BY AN OCCUPANT INCIDENTAL TO THE CONDUCT OF ITS BUSINESS AT THE PROJECT.

S. ANY GAMBLING FACILITY OR OPERATION, INCLUDING: OFF-TRACK OR SPORTS BETTING PARLOR; TABLE GAMES SUCH AS BLACKJACK OR POKER; SLOT MACHINES, VIDEO POKER/BLACKJACK/KENO MACHINES OR SIMILAR DEVICES; OR BINGO HALL.

STATEMENT OF PLANNING AND DEVELOPMENT GOALS

THE FLORIDIAN TOWN CENTER WILL, THROUGH THE APPLICATION OF THE PROPOSED PD, PERMIT A CONTINUUM OF INSTITUTIONAL, SHOPPING, DINING, LODGING, AND RESIDENTIAL USES WITHIN A HIGH QUALITY, WELL DESIGNED, AND COMPACT PROJECT. EVEN WHILE USING STANDARD LAND USE CATEGORIES, THE PD WILL ALLOW FOR EFFECTIVE ALLOCATION AND INTEGRATION OF USES, INCLUDING THE FLEXIBILITY OF MIXED-USE IN THE CORE OF THE SITE. THE PD IS ESPECIALLY POWERFUL IN ITS ABILITY TO BALANCE THE NEED FOR RESPONSIVENESS IN THE FACE OF RAPIDLY CHANGING MARKETS WITH THE RESPONSIBILITY OF PROVIDING QUALITY ASSURANCE TO THE CITY AND TO NEIGHBORS. THE PD ENSURES THAT SIGNIFICANT OPEN SPACE, AMENITIES, COMMUNITY FACILITIES, AND WAYFINDING ARE PROVIDED AND THAT PEDESTRIAN ACCESS AND COMFORT ARE PRINCIPLE CONCERNS. THE PD ALSO ENSURES THAT THE OPPORTUNITY POSED AT THIS KEY PROPERTY, AT THE CONFLUENCE OF SOME OF THE LARGEST AND MOST IMPORTANT TRANSPORTATION CORRIDORS IN THE REGION, IS NOT WASTED ON INCREMENTAL, PIECEMEAL SPRAWL, BUT MAXIMIZED AS A NEW TOWN CENTER FOR NORTHWEST APOPKA.

COMPENSATING COMMUNITY BENEFITS

COMPENSATING COMMUNITY BENEFITS SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:

- IN AREAS WHERE UNDERGROUND UTILITIES WOULD HAVE PREVENTED THE PLACEMENT OF TRADITIONAL CANOPY STREET TREES, WE ARE TAKING EXTRA STEPS TO ESTABLISH A QUALITY DESIGN AESTHETIC AND A PLEASANT PEDESTRIAN ENVIRONMENT. ON KIOWA AVENUE WE ARE PROVIDING FOR LIVE OAKS OUTSIDE THE ROW AND UTILITY BUFFER THAT WILL COME TO PROVIDE SHADE TO THE SIDEWALK AND DISTINCTIVE CHARACTER TO THE CORRIDOR. ON SOUTHFORK AND FLORIDIAN TOWN CENTER BLVD, THOUGH SMALLER TREES ARE BEING USED IN THE RIGHT OF WAY, WE ARE NEARLY DOUBLING THE STREET TREE REQUIREMENT, IN ORDER TO ACHIEVE THE DESIRED PEDESTRIAN ENVIRONMENT.
- PROTECTION OF MANY EXISTING SPECIMEN TREES BY ALTERING THE LOCATION AND CONFIGURATION OF NUMEROUS STORMWATER PONDS, ROADS, BUFFERS, LANDSCAPED AREAS, AND OPEN SPACE.
- PROVIDING CENTRAL STORMWATER FACILITIES FOR BOTH THE DEVELOPMENT AND THE CITY ROW.
- PROVIDING SIGNIFICANTLY MORE THAN THE MINIMUM 30% OPEN SPACE REQUIREMENT FOR A PD, WHICH IN ITSELF, IS HIGHER THAN THE REQUIREMENTS OF THE CITY'S TRADITIONAL ZONING CATEGORIES.
- PROVIDING FOR CO-BRANDING OF SIGNS AND GATEWAYS FOR THE CITY AND THE DEVELOPMENT.
- PROVIDING A SITE FOR A NEW YMCA, THE ONLY ONE IN THIS PART OF THE ORLANDO METRO.
- PROVIDING FOR THE EXTENSION OF A NEW LOCAL COLLECTOR ROAD, WHICH WILL EVENTUALLY CONNECT TO YOTHERS ROAD.

GENERAL NOTE:

1. ALL NOTES AND DATA TABLES PROVIDED HEREON HAVE BEEN PROVIDED BY COMMUNITY SOLUTIONS GROUP, A GAI CONSULTANTS, INC. SERVICE GROUP

NOTES

COMMUNITY DESIGN
1. ALL VEHICLE PARKING LOTS AND STRUCTURES CONTAINING MORE THAN 50 PARKING SPACES SHALL PROVIDE CLEARLY IDENTIFIED PEDESTRIAN ROUTES BETWEEN PARKING AREAS AND A PRIMARY PEDESTRIAN ENTRANCE(S) TO THE BUILDING(S) SERVED BY THE PARKING AREA.
2. EACH MULTI-FAMILY BUILDING SHALL HAVE ACCESS TO A SIDEWALK THAT CONNECTS TO THE PROJECT PEDESTRIAN NETWORK.
3. THE MULTI-FAMILY DEVELOPMENT SHALL HAVE SIDEWALK CONNECTIONS TO THE TOWN CENTER.
4. WHERE A SIDEWALK OR OTHER WALKWAY CROSSES A STREET, DRIVEWAY, DRIVE AISLE, OR PARKING LOT, THE CROSSING SHALL BE CLEARLY MARKED WITH A CHANGE IN PAVING MATERIAL, COLOR, OR HEIGHT, OR DECORATIVE BOLLARDS.

BUILDING DESIGN AND ARCHITECTURE
1. BUILDING FACADES SHALL NOT EXCEED 60 FEET ALONG A STREET FRONTAGE WITHOUT PROVIDING A SUBSTANTIAL VOLUME BREAK SUCH AS A VOLUME RECESS, A TOWER OR BAY, OR AN ARCHITECTURALLY PROMINENT PUBLIC ENTRANCE THE RECESSES AND PROJECTIONS SHALL HAVE A MINIMUM DEPTH OF THREE FEET.
2. IF A FLAT ROOF IS PROPOSED, PARAPET WALLS WITH THREE-DIMENSIONAL CORNICE TREATMENTS SHALL CONCEAL THE ROOF. THE CORNICE SHALL INCLUDE A PERPENDICULAR PROJECTION OF A MINIMUM OF EIGHT (8) INCHES FROM THE PARAPET FACADE PLANE.
3. ALL PRIMARY PEDESTRIAN ENTRANCES INTO PRINCIPAL BUILDINGS SHALL BE CLEARLY DEFINED AND EMPHASIZED USING CHANGES IN THE WALL PLANE OR FACADE MATERIAL, PILASTERS, AWNINGS, CANOPIES, PORCHES, OR OTHER ARCHITECTURAL ELEMENTS. WHERE THE FACADE OF A PRINCIPAL BUILDING ABUTS OR FACES A STREET, AT LEAST ONE OPERABLE PEDESTRIAN ENTRANCE PROVIDING BOTH INGRESS AND EGRESS SHALL BE PROVIDED. IF THE FACADE INCLUDES MULTIPLE TENANT SPACES, AT LEAST ONE SUCH ENTRANCE SHALL BE PROVIDED FOR EACH STREET-LEVEL TENANT SPACE. THESE REQUIRED PEDESTRIAN ENTRANCES SHALL OPEN DIRECTLY TO THE STREET SIDEWALK WITHOUT REQUIRING PEDESTRIANS TO PASS THROUGH A GARAGE, PARKING LOT, OR OTHER NON-PEDESTRIAN AREA LOCATED BETWEEN THE ENTRANCE AND THE STREET.
4. FACADES SHALL NOT EXCEED 20 HORIZONTAL FEET AND TEN VERTICAL FEET WITHOUT INCLUDING AT LEAST ONE OF THE FOLLOWING ELEMENTS:(CANOPIES, RECESSES, ARCADES, RAISED PARAPETS, ROOF FORMS, ADJACENT DISPLAY WINDOWS) TO ESTABLISH CLEARLY DEFINED, HIGHLY VISIBLE, PRIMARY BUILDING ENTRANCES. BUILDING FACADES ALONG PUBLIC STREETS SHALL MAINTAIN A PEDESTRIAN SCALE AND INTEGRATE THE PUBLIC AND PRIVATE SPACES USING ARCHITECTURAL ELEMENTS.
5. ANY AC OR MECHANICAL UNITS LOCATED ON THE ROOF SHALL BE SCREENED FROM VIEW.
6. THE MULTI-FAMILY DEVELOPMENT WILL BE GATED.

MULTI-FAMILY AMENITIES
1. ONE COMMUNITY CLUBHOUSE AND POOL WILL BE PROVIDED IN THE FIRST PHASE OF MULTI-FAMILY DEVELOPMENT.
2. THE COMMUNITY CLUBHOUSE SHALL BE EQUIPPED WITH RESTROOMS, KITCHEN AREA, WORKOUT ROOM, AND MEETING AREA.
3. ACCESS TO THE COMMUNITY CLUBHOUSE SHALL BE RESTRICTED TO THE MULTI-FAMILY RESIDENTS AND THEIR GUESTS.
4. THE COMMUNITY CLUBHOUSE SHALL BE DESIGNED TO ACCOMMODATE PERSONS WITH DISABILITIES AS REQUIRED BY FLORIDA BUILDING CODE AND ADA, CURRENT ENFORCED EDITIONS.
5. THE ARCHITECTURAL DESIGN OF THE COMMUNITY CLUBHOUSE SHALL BE COMPLIMENTARY TO THE DESIGN OF THE MULTI-FAMILY BUILDINGS.

PARKING
1. PARKING RATIOS ARE PROVIDED ON SHEET 6.
2. COMPACT SPACES ALLOWED IN COMMERCIAL, UP TO 25% MAXIMUM.
3. REQUEST A WAIVER TO CITY LDC SECTION 5.1.5.I.(2) REQUIREMENT FOR WHEEL STOPS. DEVELOPMENT WILL UTILIZE RAISED CURBS IN LIEU OF WHEEL STOPS. ADDITIONAL DESIGN ALLOWANCE WILL PROVIDE FOR 2' VEHICLE OVERHANG BY EXPANDING CONCRETE SIDEWALKS AND/OR LANDSCAPE AREAS ADJACENT TO PARKING STALLS.

LANDSCAPE & BUFFERS
1. ALL LANDSCAPE DESIGNS WILL ABIDE BY THE CITY OF APOPKA LAND DEVELOPMENT CODE WITH THE EXCEPTIONS LISTED IN THIS SECTION BELOW.
2. THE CITY OF APOPKA LDC APPENDIX D SECTION 4.5 - LANDSCAPING AND BUFFERS REQUIRES STREET TREES TO BE PROVIDED 50' APART AND "CLOSE TO THE CURB". THIS IS IN CONFLICT WITH PUBLIC WORKS AND ENGINEERING REQUIREMENTS TO PROTECT SIDEWALKS AND UNDERGROUND UTILITIES INCLUDING WATER, RECLAIMED, STORMWATER, AND SANITARY SEWER. WE ARE ADDRESSING THIS CONFLICT IN THE FOLLOWING WAYS, DEPENDING ON CONTEXT:

   ON KIOWA AVE - WE ARE PROVIDING THE SAME OR SIMILAR REQUIRED NUMBER OF STREET TREES OUTSIDE BUT ADJACENT TO THE ROW, SEPARATED FROM UTILITIES BY 10'.

   ON SOUTHFORK (EAST OF THE ROUNDABOUT) - DUE TO THE EXPRESSWAY OVERPASS AND NARROW CORRIDORS FOR UNDERGROUND UTILITIES, UNDERSTORY STREET TREES ARE PROVIDED IN PLACE OF CANOPY TREES "CLOSE TO THE CURB". WE HAVE DOUBLED THE NUMBER OF UNDERSTORY TREES TO PROVIDE ADDITIONAL CANOPY AND SHADE.

   ON FLORIDIAN TOWN CENTER BLVD - DUE TO UNDERGROUND UTILITIES, UNDERSTORY TREES ARE PROVIDED "CLOSE TO THE CURB". LIVE OAKS ARE PROVIDED IN THE CENTRAL MEDIAN, AWAY FROM UTILITIES TO INCREASE THE MASS OF TREES AND CANOPY.
3. LANDSCAPE BUFFER PLANTINGS TO BE PROVIDED PER CITY OF APOPKA LDC.
4. THIS PROJECT WILL ABIDE BY ALL RELEVANT TREE PROTECTION STANDARDS PER THE CITY OF APOPKA LAND DEVELOPMENT CODE.
5. NATIVE VEGETATION AROUND THE PERIMETER OF THE SITE WILL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.

FIRE DEPARTMENT
1. ADEQUATE STABILIZED ACCESS AND FIRE HYDRANTS SHALL BE IN PLACE WITHIN 500' OF ANY STRUCTURE PRIOR TO VERTICAL CONSTRUCTION.
2. FIRE HYDRANTS MUST BE WITHIN 500 FEET OF EACH RESIDENTIAL UNIT.
3. FIRE HYDRANTS SHALL BE MARKED WITH A BLUE ROAD REFLECTOR.
4. ALL MULTI-FAMILY RESIDENTIAL MUST BE EQUIPPED WITH FIRE SPRINKLER SYSTEMS AND FIRE ALARMS MEETING FLORIDA FIRE PREVENTION CODE.
5. FIRE DEPARTMENT CONNECTIONS (FDC) FOR SPRINKLER SYSTEMS MUST BE REMOTE FROM THE BUILDINGS WITH FIRE LANES.
6. IF THE MULTI-FAMILY DEVELOPMENT IS GATED, THE GATE SHALL BE EQUIPPED WITH AN OPTI-COM TYPE SIGNALING DEVICE THAT IS COMPATIBLE WITH CITY OF APOPKA EMERGENCY VEHICLES. IT MUST ALSO BE EQUIPPED WITH A YELP SIREN ACTIVATION AND GATE CODE REQUESTED BY THE FIRE DEPARTMENT.

PUBLIC SERVICES
1. ROADS, DRIVEWAYS, AND ROUNDABOUTS SHALL FOLLOW CITY STANDARDS AND SPECIFICATIONS.
2. UTILITIES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOPKA.
3. SANITATION SERVICES SHALL BE COORDINATED WITH AND PROVIDED BY THE CITY OF APOPKA.
4. SANITATION SERVICE SHALL BE VIA ROLL-OFF BINS LOCATED WITHIN AN ENCLOSED COMPACTOR BAY ON EACH SITE.
5. LANDSCAPE AND IRRIGATION DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF APOPKA ORDINANCE 2069, ADOPTED MAY 21, 2008, WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

PROJECT ROADS
1. PROJECT ROADS, INCLUDING KIOWA AVENUE, SOUTHFORK ROAD, WILLIAMS COURT, AND FLORIDIAN TOWN CENTER BOULEVARD WILL BE OWNED BY THE CITY AND MAINTAINED ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTAINED AGREEMENT(S).
2. MAINTENANCE FOR ALL LANDSCAPED MEDIANS AND STREET TREES SHALL BE THE RESPONSIBILITY OF THE MASTER ASSOCIATION, ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENTS.
3. ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE CITY AS PART OF THE CITY-MAINTAINED ROW. LANDSCAPE AND HARDSCAPE COMPONENTS INTERIOR TO THE ROUNDABOUT PAVEMENT WILL BE MAINTAINED BY THE MASTER ASSOCIATION ACCORDING TO THE CONDITIONS OF THE DEVELOPMENT AGREEMENT AND ANY SUBSEQUENT MAINTENANCE AGREEMENT.

SIGNAGE
1. A SIGN PLAN IS PROVIDED ON SHEET S-1. THIS PLAN ADDRESSES THE DIMENSIONS AND LOCATIONS OF THE PROJECT'S OVERALL WAYFINDING PER SECTION 5.10.7.B. OF THE LAND DEVELOPMENT CODE BUT DOES NOT ADDRESS ON-SITE SIGNAGE AND BUILDING SIGNAGE.
2. ALL BUILDING AND SITE SIGNAGE SHALL BE IN ACCORDANCE WITH SECTION 5.10, CITY OF APOPKA LAND DEVELOPMENT CODE
3. THE DESIGNS ILLUSTRATED IN THE SIGN PLAN ARE CONCEPTUAL AND THE MATERIALS, COLORS, AND DESIGNS MAY CHANGE SLIGHTLY AT PERMITTING.

ADDITIONAL NOTES
1. ALL RESIDENTIAL UNITS SHALL COMPLY WITH THE FAIR HOUSING ACT ACCESSIBILITY STANDARDS.
2. ALL RESIDENTIAL UNITS SHALL HAVE LAUNDRY FACILITIES LOCATED WITHIN THE LIVABLE AREA.
3. BICYCLE RACKS SHALL BE PROVIDED AT THE COMMUNITY CLUBHOUSE AND PARK AREAS.
4. DEVELOPMENT WITHIN THE PUD SHALL BE SUBJECT TO MAJOR DEVELOPMENT PLAN APPROVAL.
5. OFF-SITE SIGNAGE SHALL BE SUBJECT TO THE PROPER EASEMENTS.
6. FINAL PLAT SHALL BE RECORDED PRIOR TO FIRST CO.
7. LIGHTING REQUIREMENTS MUST MEET ALL CITY OF APOPKA AND THE ELECTRIC PROVIDER'S REGULATIONS AT THE TIME OF ANY CONSTRUCTION PLAN SUBMITTAL AND ANY SUBSEQUENT APPROVALS

NOT FOR CONSTRUCTION

JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE:

NO.	DATE	REVISIONS	CHK.
5	4/19/24	UPDATED NOTES	
4	3/22/24	UPDATED NOTES	
3	3/22/21	REVISED PERMITTED AND PROHIBITED USE DATA	
2	3/11/21	REVISED PER CITY COMMENTS	
1	2/11/21	REVISED PER CITY COMMENTS	

McINTOSH ASSOCIATES
an LJA company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810
407.644.4068

ENGINEERS PLANNERS SURVEYORS

JOB NUMBER 18161 | SCALE NTS | DATE 10/30/20 | CHECKED BY JTT | DESIGNED BY MAB | DRAWN BY MAB

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER

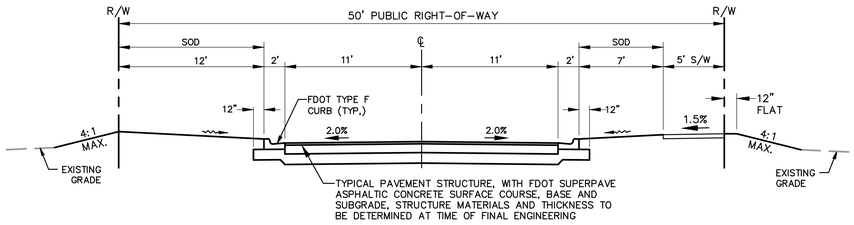
CITY OF APOPKA, FLORIDA

DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS

DRAWING

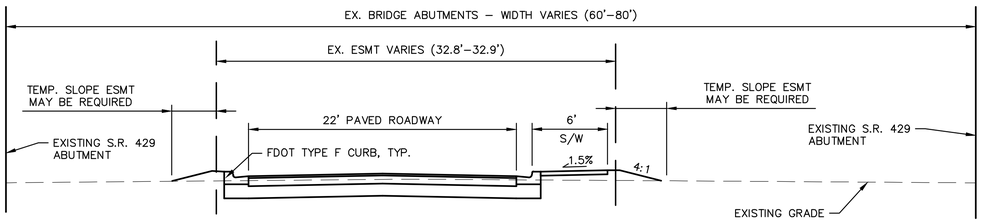
SHEET 6 OF 16

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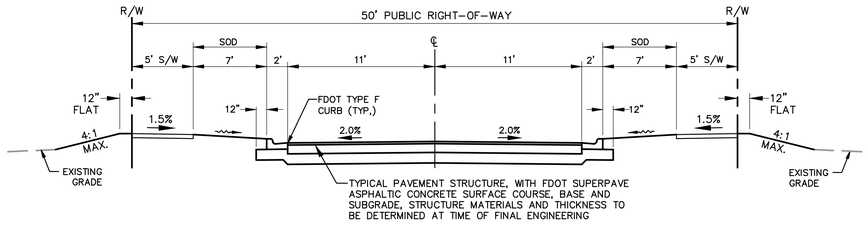
SOUTHFORK ROAD SECTION
FROM SR 429 UNDERPASS TO PLYMOUTH-SURRENTO RD

NTS



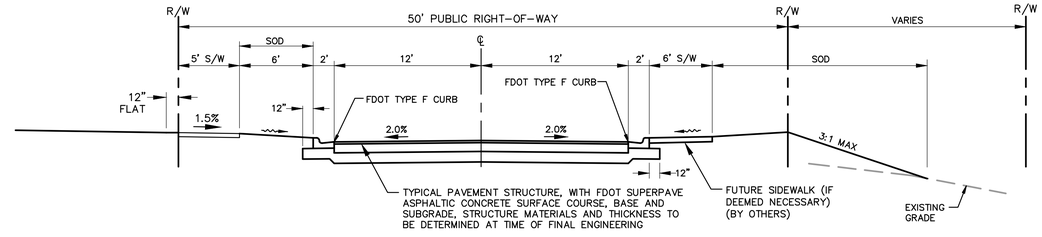
SOUTHFORK ROAD SECTION
THROUGH SR 429 UNDERPASS

NTS



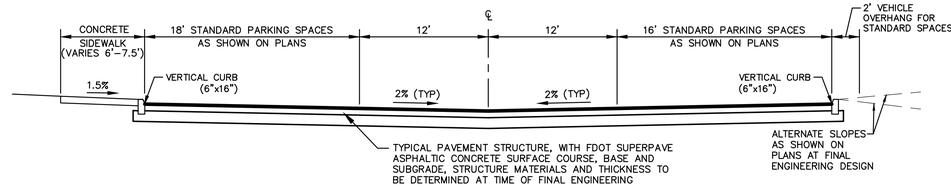
SOUTHFORK ROAD SECTION
WEST OF S.R. 429

NTS



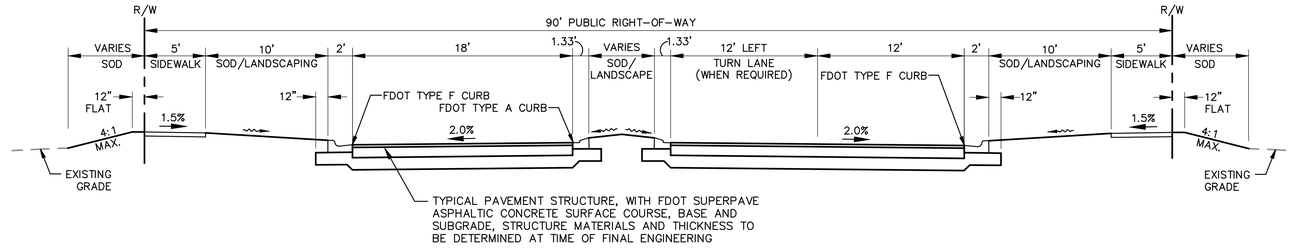
KIOWA AVENUE SECTION

NTS



TYPICAL PARKING AISLE SECTION

NTS



CROWNED ENTRANCE ROAD SECTION

NTS

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION NO. 68

NO.	DATE	REVISIONS	CHK.
2	3/11/21	REVISED PER CITY COMMENTS	
1	2/11/21	REVISED PER CITY COMMENTS	

JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE:

JOB NUMBER 18161 | SCALE NTS | DATE 10/30/20

DRAWN BY MAB | DESIGNED BY MAB | CHECKED BY JTT

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER

CITY OF APOPKA, FLORIDA

DEVELOPMENT NOTES, DATA TABLES AND TYPICAL ROAD SECTIONS

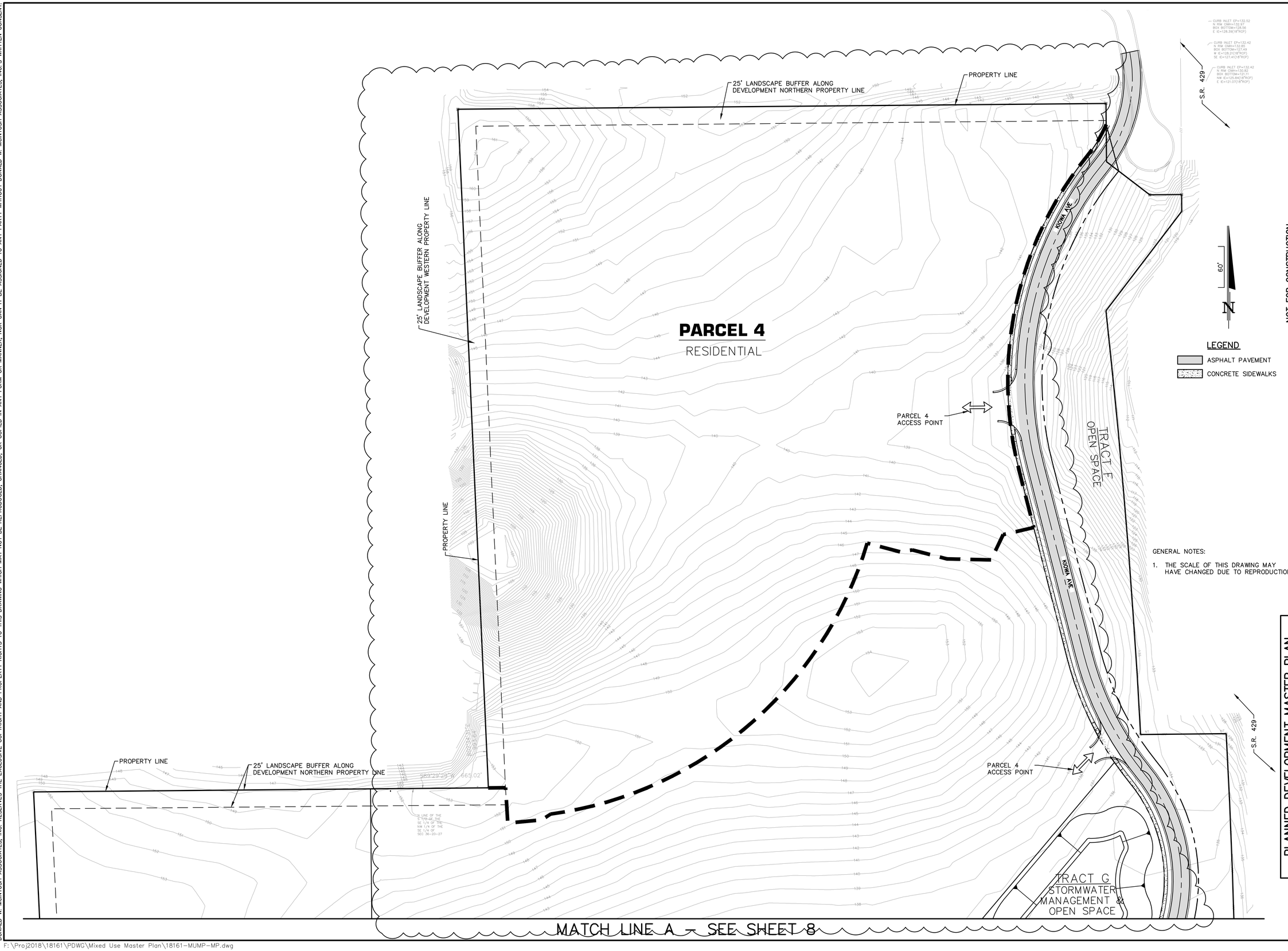
DRAWING 18161-MUMP-NOTE

SHEET 6A OF 16

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NOT FOR CONSTRUCTION

GENERAL NOTES:

1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NO.	DATE	REVISIONS	CHK.
2	3/22/24	REV PARCEL 4 LAYOUT	
1	2/11/21	REVISED PER CITY COMMENTS	

JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE:

McINTOSH ASSOCIATES
an LJA company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810 407.644.4068
ENGINEERS PLANNERS SURVEYORS

DRAWN BY	DESIGNED BY	CHECKED BY	JOB NUMBER
MAB	MAB	JTT	18161

SCALE	DATE
1"=60'	10/30/20

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER

CITY OF APOPKA, FLORIDA

MASTER PLAN - NORTH

DRAWING

SHEET 7 OF 16

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MATCH LINE A – SEE SHEET 7

PARCEL 7
COMMERCIAL

25' LANDSCAPE BUFFER ALONG DEVELOPMENT WESTERN PROPERTY LINE

PARCEL 7 ACCESS POINT

PARCEL 4
RESIDENTIAL

TRACT H
STORMWATER MANAGEMENT & OPEN SPACE

STORMWATER MANAGEMENT FACILITIES (DRY RETENTION POND)

TRACT F
OPEN SPACE

STORMWATER MANAGEMENT FACILITIES (DRY RETENTION POND)

TRACT G
STORMWATER MANAGEMENT & OPEN SPACE

PARCEL 4 ACCESS POINT

LIMITS OF PUBLIC/PRIVATE ROADWAY OWNERSHIP FOR MAINTENANCE

PARCEL 5 ACCESS POINT

PARCEL 6
COMMERCIAL

APPROXIMATE LOCATION OF PARCEL 6 ACCESS POINT

SOUTHFORK RD
50' PUBLIC R/W

TRACT E
STORMWATER MANAGEMENT FACILITIES (DRY RETENTION POND)

APPROXIMATE LOCATION OF PARCEL 6 ACCESS POINT

PARCEL 5
HOTEL/COMMERCIAL

KIOWA AVE

FLORIDIAN TOWN CENTER BLVD

APPROXIMATE LOCATION OF PARCEL 3 ACCESS POINT

S.R. 429

PARCEL 3
COMMERCIAL

APPROXIMATE LOCATIONS OF PARCEL 3 ACCESS POINTS

TRACT A
LANDSCAPE/HARDSCAPE & OPEN SPACE

APPROXIMATE LOCATION OF PARCEL 5 ACCESS POINT

SOUTHFORK ROAD

SCREEN WALL

DEW BERRY AVE.

ROUNDABOUT WITH LANDSCAPE FEATURE

APPROXIMATE LOCATIONS OF PARCEL 2 ACCESS POINTS

APPROXIMATE LOCATION OF PARCEL 1 ACCESS POINT

FLORIDIAN TOWN CENTER BLVD

25' LANDSCAPE BUFFER ALONG DEVELOPMENT WESTERN PROPERTY LINE

KITT AVE.

TRACT D
STORMWATER MANAGEMENT & OPEN SPACE

20' LANDSCAPE MEDIAN

PARCEL 1 ACCESS POINT

PARCEL 1
COMMERCIAL

PARCEL 2 ACCESS POINT

PARCEL 2
COMMERCIAL

MATCH LINE C
SEE SHEET 9

MATCH LINE B – SEE SHEET 9

LEGEND
- ASPHALT PAVEMENT
- CONCRETE SIDEWALKS

GENERAL NOTES:
1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.
2	3/22/24	REV PARCEL 4 LAYOUT, 5&6 BOUNDARY, ADD TRACT H	
1	2/11/21	REVISED PER CITY COMMENTS	

JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE:

McINTOSH Associates
an LJA company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810
407.644.4068
ENGINEERS PLANNERS SURVEYORS

JOB NUMBER 18161
SCALE 1"=60'
DATE 10/30/20
CHECKED BY JTT
DESIGNED BY MAB
DRAWN BY MAB

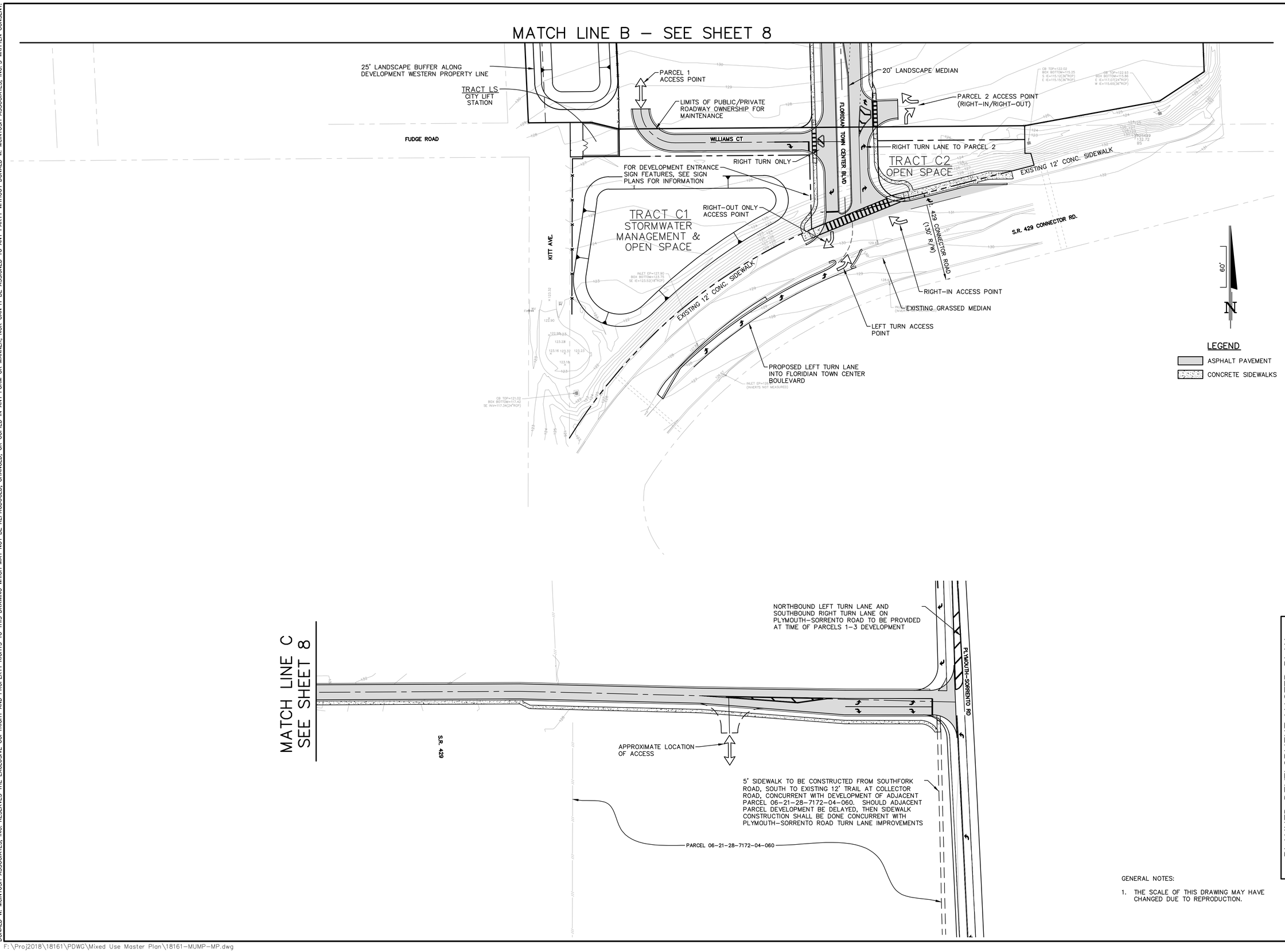
PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
CITY OF APOPKA, FLORIDA
MASTER PLAN – MID SECTION

DRAWING
SHEET 8 OF 16

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GENERAL NOTES:

1. THE SCALE OF THIS DRAWING MAY HAVE CHANGED DUE TO REPRODUCTION.

NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	CHK.
1	2/11/21	REVISED PER CITY COMMENTS	

JAMES C. NUGENT
FLORIDA P.E. No. 57553
DATE:

PLANNED DEVELOPMENT MASTER PLAN

FLORIDIAN TOWN CENTER
CITY OF APOPKA, FLORIDA
MASTER PLAN – SOUTH &
SOUTHFORK ROAD IMPROVEMENTS

DRAWING

SHEET 9 OF 16

McINTOSH ASSOCIATES
an LJA company
1950 SUMMIT PARK DRIVE, SUITE 600
ORLANDO, FL 32810
407.644.4068

DRAWN BY	DESIGNED BY	CHECKED BY	SCALE	JOB NUMBER
MAB	MAB	JTT	1"=60'	18161

DATE 10/30/20

ENGINEERS PLANNERS SURVEYORS

F:\Proj2018\18161\PDWG\Mixed Use Master Plan\18161-MUMP-MP.dwg

CONSTRUCTION SITE PLANS
LUX CARWASH - APOPKA
1752, 1760, 1788 & 1774 ROCK SPRINGS ROAD

PARCEL I.D. No. 33-20-28-0000-00-033, 33-20-28-0000-00-034,
33-20-28-0000-00-042, 33-20-28-0000-00-048

OWNER: SABAL HOSPITALITY GROUP, INC.
7276 INTERNATIONAL DRIVE
ORLANDO, FL 32819
PHONE: 407-492-0893
EMAIL: JACK@GPMHOSPITALITY.COM

APPLICANT: SABAL HOSPITALITY GROUP, INC.
7276 INTERNATIONAL DRIVE
ORLANDO, FL 32819
PHONE: 407-492-0893
EMAIL: JACK@GPMHOSPITALITY.COM

ARCHITECT: RABITS & ROMANO ARCHITECTURE
5205 S. ORANGE AVENUE, SUITE 200
ORLANDO, FL 32809
PHONE: 407-490-0350
EMAIL: FULVIO@RABITSROMANO.COM

GEOTECHNICAL: UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BOULEVARD
ORLANDO, FL 32811
PHONE: 407-423-0504
EMAIL: AWILDEROTTER@UNIVERSALENGINEERING.COM

SURVEYOR: CANVAS LAND SURVEYING
1650 OAK VALLEY DRIVE
LONGWOOD, FL 32750
PHONE: 321-689-5330
EMAIL: LUKE@CANVASLANDSURVEYING.COM

PERMITTING AGENCIES
CITY OF APOPKA - SITE DEVELOPEMENT PLAN
SJRWMD - ENVIRONMENTAL RESOURCE PERMIT
ORANGE COUNTY - RIGHT-OF-WAY PERMIT
FDEP - NPDES, WATER, AND SEWER

UTILITY COMPANIES

WATER	CITY OF APOPKA	407-703-1731
SEWER	CITY OF APOPKA	407-703-1731
ELECTRIC	DUKE ENERGY	407-629-1010
FIBER, TELEPHONE	CENTURYLINK	850-599-1444
CATV, FIBER, TELEPHONE	CHARTER COMMUNICATIONS	407-532-8520
FIBER	ZAYO GROUP (FKA LIGHTWAVE, LLC)	406-496-6510
NATURAL GAS	LAKE APOPKA NATURAL GAS DISTRICT	407-656-2734

SITE VICINITY MAP



SCALE: 1" = 1000'

PROJECT DESCRIPTION:

THE PROJECT WILL INCLUDE A 5,072 SF AUTOMATIC CARWASH FACILITY ALONG WITH THREE (3) PAY STATIONS, SIX (6) PRE-WASH STATIONS, TWENTY-NINE (29) VACUUM SPACES, THREE (3) EMPLOYEE SPACES, EIGHTEEN (18) PARKING SPACES FOR FUTURE DEVELOPMENT, MASTER STORM-WATER MANAGEMENT SYSTEM, MASTER WATER AND SEWER INFRASTRUCTURE, TWO (2) FUTURE RETAIL LOTS, AND A MASTER LIFT STATION.

PLAN INDEX

C-1 COVER SHEET
C-2 BOUNDARY AND TOPOGRAPHIC SURVEY (1 OF 2)
C-3 BOUNDARY AND TOPOGRAPHIC SURVEY (2 OF 2)
C-4 LEGEND, NOTES AND SPECIFICATIONS
C-5 STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN
C-6 STORMWATER POLLUTION PREVENTION PLAN (NOTES AND DETAILS)
C-7 OVERALL SITE PLAN
C-8 SITE GEOMETRY PLAN (1 OF 2)
C-9 SITE GEOMETRY PLAN (2 OF 2)
C-10 SITE PAVING, GRADING AND DRAINAGE PLAN (1 OF 2)
C-11 SITE PAVING, GRADING AND DRAINAGE PLAN (2 OF 2)
C-12 SITE UTILITY PLAN (1 OF 2)
C-13 SITE UTILITY PLAN (2 OF 2)
C-14 VEHICLE TRACKING
C-15 OFFSITE IMPROVEMENTS PLAN
C-16 CROSS SECTIONS (1 OF 2)
C-17 CROSS SECTIONS (2 OF 2)
C-18 SITE CONSTRUCTION DETAILS
C-19 SITE CONSTRUCTION & UTILITY CROSSING DETAILS
C-20 F.D.O.T. M.O.T. INDEX DETAILS 102-600 (1 OF 3)
C-21 F.D.O.T. M.O.T. INDEX DETAILS 102-600 (2 OF 3)
C-22 F.D.O.T. M.O.T. INDEX DETAILS 102-600 (3 OF 3)
C-23 F.D.O.T. M.O.T. INDEX DETAILS 102-602 AND 102-603
C-24 CITY OF APOPKA UTILITY DETAILS
C-25 LIFT STATION DETAILS
L-1 SITE LANDSCAPE PLAN
L-2 SITE IRRIGATION PLAN

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

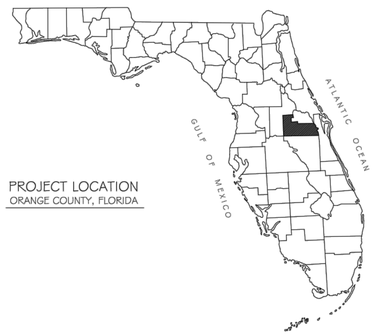
Gregory R Crawford
Digitally signed by Gregory R Crawford
Date: 2023.05.17 16:56:59 -04'00'

STATE OF FLORIDA · GREGORY R. CRAWFORD · LICENSE NO. 81335

22-029 Cover.dwg

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY

1752, 1760, 1774 & 1788 ROCK SPRINGS ROAD, APOPKA, FL 32712
LYING IN SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA



PROJECT LOCATION
ORANGE COUNTY, FLORIDA

VICINITY MAP



LEGAL DESCRIPTION (PER TITLE COMMITMENTS)

PUMPHREY PARCEL (COMMITMENT NO. T195426B)

SOUTH 165 FEET OF SOUTHEAST 1/4 OF NORTHEAST 1/4 OF NORTHEAST 1/4 (LESS NORTH 80 FEET OF EAST 186 FEET & LESS WEST 437 FEET) & (LESS EAST 50 FEET FOR ROAD RIGHT OF WAY) & (LESS PART TAKEN FOR RIGHT OF WAY IN OFFICIAL RECORDS BOOK 2670, PAGE 375) OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SUMNER PARCEL (COMMITMENT NO. T195425B)

THE EAST 264 FEET OF THE NORTH 165 FEET OF THE SOUTH 330 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA. LESS ROAD RIGHT-OF- WAY ON THE EAST.

AND

BEGIN AT A POINT 1320 FEET NORTH AND 223 FEET WEST OF THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN THENCE WEST 437 FEET, THENCE NORTH 165 FEET, THENCE EAST 437 FEET, THENCE SOUTH 165 FEET TO POINT OF BEGINNING.

AND

FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN NORTH ALONG THE EAST LINE OF SAID SECTION 1485 FEET TO A POINT OF BEGINNING; THENCE RUN NORTH ALONG THE EAST LINE OF SAID SECTION 165 FEET; THENCE RUN WEST 660 FEET; THENCE RUN SOUTH 165 FEET; THENCE RUN EAST 660 FEET TO THE POINT OF BEGINNING (LESS THE EAST 264 FEET THEREOF).

CORTEZ PARCEL (COMMITMENT NO. T225909)

THE NORTH 80 FEET OF THE SOUTH 165 FEET OF THE EAST 183 FEET OF THE SE 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, LESS THE EAST 50 FEET THEREOF FOR ROAD RIGHT-OF-WAY, ORANGE COUNTY, FLORIDA.

LEGAL DESCRIPTION (OVERALL AS SURVEYED)

A PARCEL OF LAND LYING IN A PORTION THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 20 SOUTH, OF SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 01°07'09" EAST ALONG THE EAST LINE OF SAID NORTHEAST 1/4 FOR 1,321.28 FEET TO THE SOUTH EAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SAID NORTH EAST 1/4 OF SECTION 33; THENCE NORTH 88°52'51" WEST ALONG SAID SOUTH LINE FOR 70.00 FEET TO THE WEST RIGHT OF WAY LINE OF ROCK SPRINGS ROAD AND POINT OF BEGINNING; THENCE NORTH 87°52'59" EAST, ALONG SAID LINE, FOR 588.67 FEET TO THE SOUTHWEST CORNER OF THE SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTH EAST 1/4; THENCE NORTH 00°56'26" EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTH EAST 1/4 FOR 329.22 FEET; THENCE SOUTH 87°58'19" EAST FOR 609.87 FEET TO INTERSECT THE AFORESAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES: (1) SOUTH 01°07'09" WEST FOR 283.49 FEET; (2) NORTH 89°21'03" WEST FOR 20.03 FEET; (3) SOUTH 01°07'09" WEST FOR 46.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 199,933 SQUARE FEET OR 4.589 ACRES, MORE OF LESS.

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS	☼	LIGHTPOLE
(D)	DEED		SIGN
(P)	PLAT	PB	WIRE PULL BOX
(M)	FIELD MEASUREMENT	E	ELECTRIC METER
C.M.D.	CONC. MONUMENT W/ DISK "PRM LB 7345"	W	WATER METER
O.R.B.	OFFICIAL RECORDS BOOK	T	TELEPHONE RISER
R/W	RIGHT OF WAY	S	SANITARY MANHOLE
℄	CENTERLINE	D	DRAINAGE MANHOLE
CONC.	CONCRETE		BOUNDARY LINE
ASPH.	ASPHALT		CHAIN LINK FENCE
E/P	EDGE OF PAVEMENT		FENCE AS NOTED
	BOLLARD		LINE BREAK
100.0	SPOT ELEVATION	50	CONTOUR LINE

SCHEDULE B, SECTION II EXCEPTIONS

(PUMPHREY PARCEL COMMITMENT NO. T195426B)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE ON WHICH ALL OF THE SCHEDULE B, PART-I REQUIREMENTS ARE MET. *(NON-SURVEY ITEM)*
2. STANDARD EXCEPTIONS:
   A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. *(NON-SURVEY ITEM)*
   B. EASEMENTS, OF CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. *(NON-SURVEY ITEM)*
   C. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. *(SEE MAP OF SURVEY)*
   D. ANY LIEN, OR RIGHT OF LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. *(NON-SURVEY ITEM)*
   E. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED, AND ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LANDS. *(THERE ARE NO WATER BODIES ADJACENT TO SURVEYED PARCEL)*
3. TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. *(NON-SURVEY ITEM)*
4. ANY LIEN ARISING UNDER CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES, FOR SERVICE BY ANY WATER SYSTEM, SEWER SYSTEM OR GAS SYSTEM SERVICING THE LAND DESCRIBED. *(NON-SURVEY ITEM)*
5. ANY LEASE, GRANT, EXCEPTION OR RESERVATION OF MINERAL RIGHTS APPEARING IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. *(NON-SURVEY ITEM)*
6. RESERVATION OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 340, PAGE 501 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 695, PAGE 182 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA., PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. *(EASEMENT NOT DESCRIBED, NOT PLOTTED)*
7. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED. *(NON-SURVEY ITEM)*

SCHEDULE B, SECTION II EXCEPTIONS

(SUMNER PARCEL COMMITMENT NO. T195425B)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE ON WHICH ALL OF THE SCHEDULE B, PART-I REQUIREMENTS ARE MET. *(NON-SURVEY ITEM)*
2. STANDARD EXCEPTIONS:
   A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. *(NON-SURVEY ITEM)*
   B. EASEMENTS, OF CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. *(NON-SURVEY ITEM)*
   C. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. *(SEE MAP OF SURVEY)*
   D. ANY LIEN, OR RIGHT OF LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. *(NON-SURVEY ITEM)*
   E. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED, AND ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LANDS. *(THERE ARE NO WATER BODIES ADJACENT TO SURVEYED PARCEL)*
3. TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. *(NON-SURVEY ITEM)*
4. ANY LIEN ARISING UNDER CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES, FOR SERVICE BY ANY WATER SYSTEM, SEWER SYSTEM OR GAS SYSTEM SERVICING THE LAND DESCRIBED. *(NON-SURVEY ITEM)*
5. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED. *(NON-SURVEY ITEM)*
6. EASEMENT FOR RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2230, PAGE 201 RECORDED JUNE 1, 1972 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. *(INGRESS-EGRESS EASEMENT, SEE EXCEPTION 7)*
7. RELEASE OF EASEMENT RECORDED IN INSTRUMENT #20210167792, WHICH RELEASES THAT CERTAIN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2230, PAGE 201, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SCHEDULE B, SECTION II EXCEPTIONS

(CORTEZ PARCEL COMMITMENT NO. T225909)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE ON WHICH ALL OF THE SCHEDULE B, PART-I REQUIREMENTS ARE MET. *(NON-SURVEY ITEM)*
2. STANDARD EXCEPTIONS:
   A. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. *(NON-SURVEY ITEM)*
   B. EASEMENTS, OF CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. *(NON-SURVEY ITEM)*
   C. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES. *(SEE MAP OF SURVEY)*
   D. ANY LIEN, OR RIGHT OF LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. *(NON-SURVEY ITEM)*
   E. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED, AND ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LANDS. *(THERE ARE NO WATER BODIES ADJACENT TO SURVEYED PARCEL)*
3. TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. *(NON-SURVEY ITEM)*
4. ANY LIEN ARISING UNDER CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES, FOR SERVICE BY ANY WATER SYSTEM, SEWER SYSTEM OR GAS SYSTEM SERVICING THE LAND DESCRIBED. *(NON-SURVEY ITEM)*
5. MINERALS OF WHATSOEVER KIND, SUBSURFACE AND SURFACE SUBSTANCES, INCLUDING BUT NOT LIMITED TO COAL, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND AND GRAVEL IN, ON, UNDER AND THAT MAY BE PRODUCED FROM THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, WHETHER OR NOT APPEARING IN THE PUBLIC RECORDS OR LISTED IN SCHEDULE B. THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTEREST THAT ARE NOT LISTED. *(NON-SURVEY ITEM)*
6. LIABILITY AS TO ALL COUNTY AND MUNICIPLE ASSESSMENTS IS HEREBY LIMITED TO ONLY THOSE WHICH HAVE BEEN FILED IN THE OFFICIAL RECORDS OF THE COUNTY NOTED ON SCHEDULE A HEREOF AS OF DATE OF POLICY WHICH CONTAIN THE NAME OF THE OWNER, LEGAL DESCRIPTION AND LIEN AMOUNT *(NON-SURVEY ITEM)*
7. COVENANTS, CONDITIONS AND RESTRICTIONS, IDF ANY, APPEARING IN THE PUBLIC RECORDS. *(NON-SURVEY ITEM)*

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENTS AS DERIVED FROM THE TRIMBLE VRS NOW NETWORK. AS A REFERENCE FOR THIS SURVEY, THE WESTERLY RIGHT OF WAY LINE OF ROCK SPRINGS ROAD, HAS A BEARING OF N01°07'09"E (M).
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 12095C0110H, EFFECTIVE DATE SEPTEMBER 24, 2021, THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA. FLOOD ZONE DETERMINATION WAS PERFORMED BY GRAPHICALLY PLOTTING ONTO FLOOD RATE INSURANCE MAPS PREPARED BY FEMA. THERE HAS BEEN NO FIELD SURVEYING PERFORMED BY THIS FIRM TO DETERMINE THIS FLOOD ZONE. THIS IS THE PROFESSIONAL OPINION OF CANVAS LAND SURVEYING, LLC. THE LENDER (IF ANY) MAKES THE FINAL DETERMINATION AS TO THE REQUIREMENT OF FLOOD INSURANCE OR NOT. WE ASSUME NO RESPONSIBILITY FOR ACTUAL FLOODING CONDITIONS.
3. THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF (3) COMMITMENTS FOR TITLE INSURANCE:

   PUMPHREY PARCEL BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE JUNE 27, 2022, FILE NUMBER T195426B.

   SUMNER PARCEL BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE JUNE 27, 2022, FILE NUMBER T195425B.

   CORTEZ PARCEL BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE JUNE 27, 2022, FILE NUMBER T225909.
4. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED BY GPS/ROVER METHODS.
5. VERTICAL DATUM SHOWN HEREON IS REFERENCED TO ORANGE COUNTY BENCHMARK "L1305013" (3-1/2" ALUMINUM O.C. DISK IN CONCRETE CURB INLET), HAVING AN ELEVATION OF 118.951 FEET (NAVD 88).
6. THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE ROAD 435, ORANGE COUNTY, SECTION 75070-2505, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
7. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
8. WETLAND AREAS, IF ANY, WERE NOT ADDRESSED AS PART OF THIS SURVEY.
9. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
10. SUBJECT PARCEL CONTAINS: ± 4.589 ACRES.
11. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
12. NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
13. THIS SURVEY AND THE COPIES THEREOF ARE NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL.

JOB NO. J449	COMMITMENT NO.(S) T195426B, T195425B & T225909

CERTIFIED TO:

JAGDISH SINGH;
LUX CAR WASH, LLC.

F.E.G. PROJECT NO.
22-029

SHEET NO.
C-2

SHEET 2 OF 27

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A),7(B)(1), 8, 9, 10(A), 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 28, 2022.

DATE OF PLAT OR MAP: JULY 8, 2022.

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

LUKE P. FULFORD, P.S.M., NO. 6954
CANVAS LAND SURVEYING, LB 8320

CANVAS LAND SURVEYING
1600 OAK VALLEY DRIVE
OVIEDO, FL 32765
321.689.5330
CANVASLANDSURVEYING.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8320

REVISIONS	DATE	DRAWN	CHK.
FB/PG	07/11/22	LP.F	
INITIAL RELEASE			

CLIENT: LUX CARWASH, LLC.
JOB NO. J449
DRAWING DATE: 06/28/2022 DRAWN BY: LPF
DATE OF SURVEY: 06/28/2022
ACAD FILE: 1788 ROCK SPRINGS ROAD.DWG

LYING IN SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

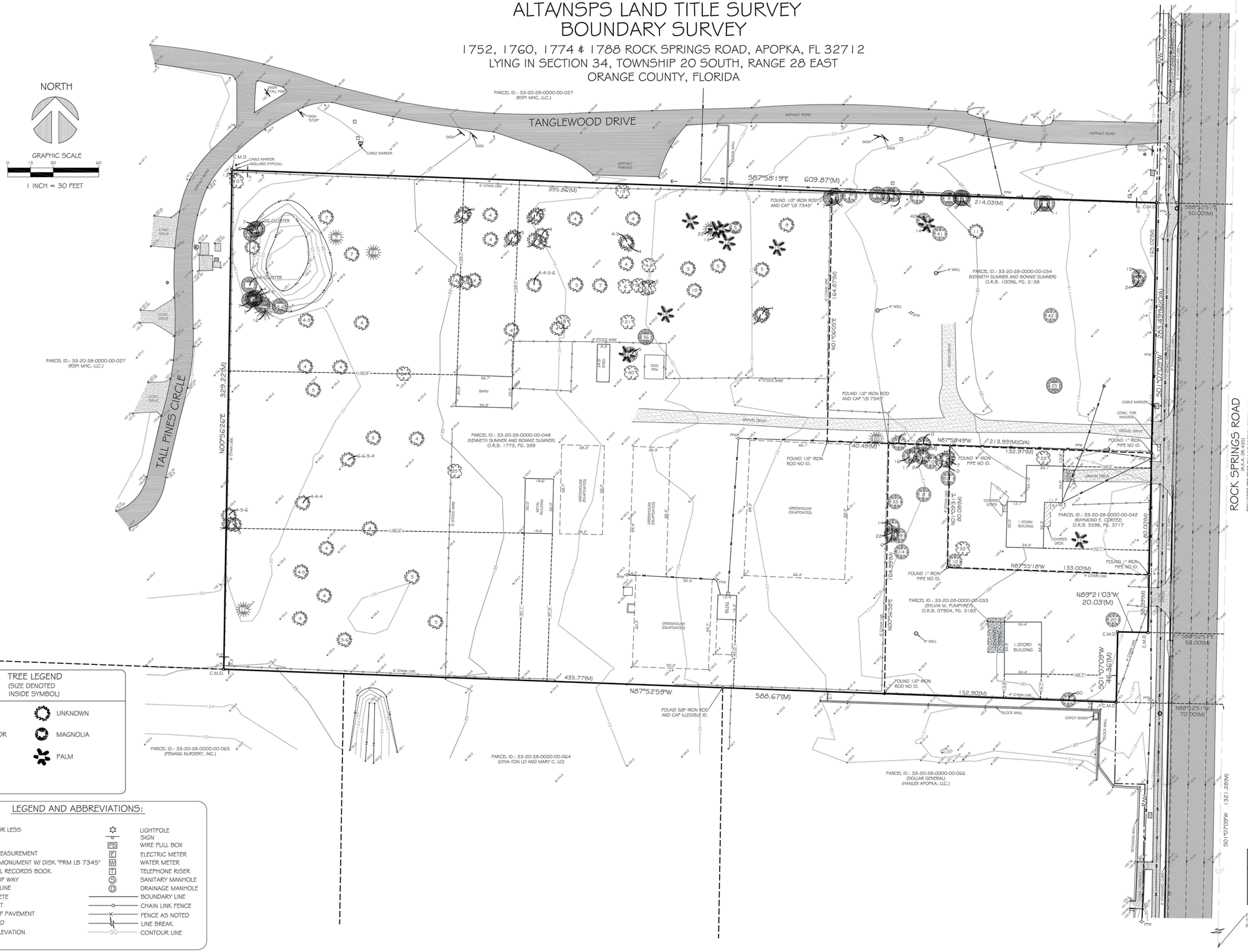
BOUNDARY SURVEY
ALTA/NSPS LAND TITLE SURVEY
-FOR:-
LUX CAR WASH, LLC

SHEET 1 OF 2

22-029 Survey.dwg

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY

1752, 1760, 1774 & 1788 ROCK SPRINGS ROAD, APOPKA, FL 32712
LYING IN SECTION 34, TOWNSHIP 20 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA



TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

OAK · CAMPHOR · PINE · ELM · UNKNOWN · MAGNOLIA · PALM

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS		LIGHTPOLE
(D)	DEED		SIGN
(P)	PLAT	PB	WIRE PULL BOX
(M)	FIELD MEASUREMENT	E	ELECTRIC METER
C.M.D.	CONC. MONUMENT W/ DISK "PRM LB 7345"	W	WATER METER
O.R.B.	OFFICIAL RECORDS BOOK	T	TELEPHONE RISER
R/W	RIGHT OF WAY	S	SANITARY MANHOLE
℄	CENTERLINE	D	DRAINAGE MANHOLE
CONC.	CONCRETE		BOUNDARY LINE
ASPH.	ASPHALT		CHAIN LINK FENCE
E/P	EDGE OF PAVEMENT		FENCE AS NOTED
	BOLLARD		LINE BREAK
+50.0	SPOT ELEVATION	50	CONTOUR LINE

F.E.G. PROJECT NO. 22-029
SHEET NO. C-3
SHEET 3 OF 27

E 1/4 CORNER OF SECTION 33, TOWNSHIP 20 S, RANGE 28 E (PER COR #057372)

CANVAS LAND SURVEYING
1650 MAITLAND AVENUE
LONGWOOD, FL 32750
(407) 960-2090
CANVAS.LAND.SURVEYING.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8320

REVISIONS

	FB/PG	DATE	DRAWN	CHK
INITIAL RELEASE		07/11/22	L.P.F	

CLIENT: LUX CARWASH, LLC.
JOB NO. J449
DRAWING DATE: 06/29/2022 DRAWN BY: LPF
DATE OF SURVEY: 06/28/2022
ACAD FILE: 1768 ROCK SPRINGS ROAD.DWG

LYING IN SECTION 33, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

BOUNDARY SURVEY
ALTA/NSPS LAND TITLE SURVEY
-FOR-
LUX CAR WASH, LLC

SHEET 2 OF 2

GENERAL NOTES:

1. THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS.
2. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO ENSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND AT THE JOB SITE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTRACTOR SHALL ABIDE BY ALL CONDITIONS CONTAINED THEREIN.
3. THE SPECIFICATIONS, NOTES, AND PLANS CALL ATTENTION TO CERTAIN REQUIRED FEATURES OF THE CONSTRUCTION BUT DO NOT PURPORT TO COVER ALL DETAILS OF DESIGN AND CONSTRUCTION. HOWEVER, THE CONTRACTOR SHALL FURNISH & INSTALL THE WORK IN ALL DETAILS AND READY FOR OPERATION.
4. ALL EQUIPMENT SHALL BE HANDLED, STORED, INSTALLED, TESTED, AND OPERATED IN STRICT ACCORDANCE WITH THE APPLICABLE MANUFACTURER'S WRITTEN INSTRUCTIONS.
5. ALL WORK SHALL BE ACCOMPLISHED TO THE HIGHEST QUALITY CRAFTSMANSHIP STANDARDS AS APPROVED BY THE ENGINEER.
6. ALL WORK SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS.
7. APPARENT ERRORS, DISCREPANCIES, OR OMISSIONS ON THE DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE BIDDING.
8. AFTER COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PERFORM SITE CLEAN-UP OPERATIONS FOR REMOVAL OF ALL TRASH, DEBRIS, EXCESS MATERIAL, AND EQUIPMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PRESENT THE PROJECT SITE CLEAN AND IN GOOD ORDER AT THE TIME OF FINAL ACCEPTANCE.
9. THE CONTRACTOR SHALL COMPLY WITH ALL RULES, REGULATIONS, AND SPECIFICATIONS OF **CITY OF APOPKA, FLORIDA** FOR SITE IMPROVEMENT IN THE ABSENCE OF A PARTICULAR REQUIREMENT.
10. FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION IN ANY PUBLIC OR PRIVATE STREET, ALLEY, OR RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE, OR GAS UTILITY EASEMENT WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF THE PROPOSED EXCAVATION." THIS INCLUDES ANY OPERATION UTILIZING HAND TOOLS OR POWER TOOLS WHICH MOVES OR REMOVES ANY STRUCTURE, EARTH, ROCK, OR OTHER MASS OF MATERIAL BY SUCH METHODS AS DIGGING, BACKFILLING, DEMOLITION, GRADING, DITCHING, DRILLING, BORING, AND CABLE PLOWING. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATING (EXCLUDING SATURDAYS, SUNDAYS, AND LEGAL HOLIDAYS).
11. CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS; INCLUDING BUT NOT LIMITED TO WATER, SEWER, POWER, TELEPHONE, GAS, AND CABLE TV COMPANIES.
12. ANY DIFFERING SITE CONDITIONS FROM THAT WHICH IS REPRESENTED HEREON, WHETHER ABOVE, ON, OR BELOW THE SURFACE OF THE GROUND, SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER AND OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND OWNER.
13. THE CONTRACTOR SHALL FURNISH OWNER WITH ACCURATE RECORD DRAWINGS PREPARED BY A LICENSED PROFESSIONAL SURVEYOR SHOWING AS-CONSTRUCTED HORIZONTAL AND VERTICAL DIMENSIONING OF THE WORK IN ACCORDANCE WITH CITY OF APOPKA, FLORIDA REQUIREMENTS. THE SUBMITTAL COPY OF THE RECORD DRAWINGS WILL NOT BE RETURNED. THE RECORD DRAWING OR A REPRODUCIBLE COPY PREPARED BY THE ENGINEER SHALL BE CERTIFIED BY THE CONTRACTOR AS CORRECT. ALL INFORMATION WHICH IS UNCHANGED AND CURRENT SHALL BE NOTED BY CHECKING OFF OR CIRCLING. ALL REVISED INFORMATION SHALL BE CROSSED THROUGH AND NEW DATA ADDED. ADDITIONAL REQUIREMENTS ARE NOTED IN PAVING, GRADING, DRAINAGE, WATER, AND SEWER NOTES.
14. ALL PRIVATE AND PUBLIC PROPERTIES AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED UNLESS SPECIFICALLY EXEMPTED BY THE PLANS. THE COST FOR SUCH RESTORATION SHALL BE INCIDENTAL TO OTHER CONSTRUCTION AND NO EXTRA COMPENSATION WILL BE ALLOWED.
15. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS IN PREPARING THE SITE FOR CONSTRUCTION; THIS INCLUDES REMOVAL OF ANY EXISTING ORGANIC SOILS, DELETERIOUS MATERIAL, VEGETATION, AND/OR DEBRIS FROM WITHIN THE LIMITS OF CONSTRUCTION AS IDENTIFIED BY THE GEOTECHNICAL ENGINEER; PROOFROLLING OF THE NATURAL SOILS WHERE REQUIRED; AND OTHER GENERAL SITE PREPARATION REQUIREMENTS. SPECIFIC PROOFROLLING COMPACTION REQUIREMENTS SHOULD BE CONSISTENT WITH THE APPLICABLE DESIGN DOCUMENTS AND GEOTECHNICAL ENGINEER'S RECOMENDATIONS. IF THERE IS A CONFLICT BETWEEN THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND THE DESIGN DOCUMENTS, THE MORE STRINGENT REQUIREMENT SHALL APPLY.

GEOMETRY NOTES:

1. THESE PLANS ARE BASED ON A SURVEY PREPARED FOR THE OWNER BY **CANVAS LAND SURVEYING** AND DATED **JUNE 29, 2022.**
2. REFER TO SHEET **C-2** FOR REFERENCED BENCHMARK.
3. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE & CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL & VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY APPARENT DISCREPANCIES ARE FOUND.
4. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE BUILDING GEOMETRY SHOWN WITH THAT IN THE FINAL ARCHITECTURAL DRAWINGS, PRIOR TO STAKE-OUT, & SHALL NOTIFY OWNER & ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

MARKING, STRIPING, & SIGNAGE NOTES:

1. ALL MARKINGS MUST COMPLY WITH THE F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND **THE CITY OF APOPKA, FLORIDA LAND DEVELOPMENT CODE**. PARKING SPACES SHALL BE F.D.O.T. RATED PAINT. ALL OTHER MARKINGS MUST BE THERMOPLASTIC.
2. HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND OTHER APPLICABLE STANDARDS. REFER TO F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS INDEX 17355 FOR HANDICAP SYMBOL.
3. HANDICAP SIGN SHALL BE F.D.O.T. SPECIFICATIONS.

PAVING, GRADING, & DRAINAGE NOTES:

1. ALL CONSTRUCTION, INCLUDING SIDEWALKS, SHALL BE IN ACCORDANCE WITH **CITY OF APOPKA, FLORIDA** CONSTRUCTION SPECIFICATIONS AND OTHER GENERAL AND SPECIAL SPECIFICATIONS, AND THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, UNLESS STATED OTHERWISE IN THE SPECIFICATIONS OR ON THE PLANS.
2. SUBSURFACE INFORMATION PROVIDED WITH THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT.
3. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
4. ALL FILL MATERIAL IN GENERAL IMPROVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE SOIL'S MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180. SPECIFIC SITE PREPARATION METHODS, TYPE OF FILL TO BE USED FOR PARKING AND BUILDING AREAS, AND COMPACTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS (SEE GEOTECHNICAL REPORT PREPARED BY **UNIVERSAL ENGINEERING SCIENCES, INC.**; PROJECT NO. **0730.2000024.0000**) REFER TO STRUCTURAL, ARCHITECTURAL, AND GEOTECHNICAL DOCUMENTS FOR ANY WORK RELATED TO BUILDINGS AND OTHER VERTICAL ELEMENTS FOR SPECIFIC SITE IMPROVEMENT AND FILL REQUIREMENTS. THIS PLAN ONLY COVERS SITE RELATED IMPROVEMENTS AND INFRASTRUCTURE. REFER TO PAVEMENT SECTION DETAILS FOR MATERIAL AND COMPACTION REQUIREMENTS OF PAVEMENT SUBGRADE.
5. ALL UNDERGROUND UTILITIES INCLUDING CONDUIT FOR ELECTRICAL, CABLE TV, AND TELEPHONE SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
6. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF ALL MAJOR ITEMS PROPOSED FOR THIS PROJECT TO THE ENGINEER PRIOR TO ORDERING ANY OF THE EQUIPMENT. UPON THE CONTRACTOR'S RECEIPT OF APPROVED SHOP DRAWINGS FROM THE ENGINEER, THE CONTRACTOR MAY PROCEED WITH THE WORK.
8. ALL DISTURBED AREAS MUST BE SODDED, UNLESS OTHERWISE NOTED ON THE PLANS. ALL SODDING MUST BE DONE IN ACCORDANCE WITH SECTION 570 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
9. PROVIDE HANDICAP ACCESS WHERE SIDEWALKS MEET CURBS WITHIN THE PUBLIC RIGHT-OF-WAY.

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM WITH **CITY OF APOPKA, FLORIDA** SPECIFICATIONS, SUBJECT TO AUTHORIZED AND APPROVED VARIANCES, WAIVERS AND/OR CONDITIONAL CHANGES.
2. 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 PERIMETER DEFENSE AGAINST ANY TRANSPORTATION OF SILT OFF THE SITE.
3. CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN AT THE PRE-CONSTRUCTION MEETING. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION AND SEDIMENTATION DURING CONSTRUCTION.
4. ALL CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
5. PRIOR TO LAND CLEARING THE CONTRACTOR SHALL PROVIDE TREE PROTECTION BARRIERS TO MEET THE REQUIREMENTS OF **CITY OF APOPKA, FLORIDA.**
6. THE CONTRACTOR SHALL SELECTIVELY CLEAR ONLY THE AREAS REQUIRED FOR CONSTRUCTION AND STABILIZE ANY POTENTIAL EROSION AREAS IMMEDIATELY FOLLOWING COMPLETION OF CONSTRUCTION.

WATER & SEWER UTILITY NOTES:

1. CONTRACTOR SHALL COORDINATE WITH **CITY OF APOPKA** FOR CONSTRUCTION OF THE WATER AND SEWER SYSTEMS. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THEIR SPECIFICATIONS AND REQUIREMENTS, AS APPLICABLE AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.
2. CONTRACTOR SHALL COORDINATE ALL WATER AND SEWER SYSTEM TEST SCHEDULING TO ALLOW ENGINEER'S ATTENDANCE AND PROVIDE FIVE (5) WORKING DAYS NOTICE OF WATER AND SEWER TESTS. CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE.
3. 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) AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
4. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.
5. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.
6. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS MARKED UP WITH HORIZONTAL AND VERTICAL AS-BUILT INFORMATION ON LOCATION OF WATER MAINS, FITTINGS, AND WATER SERVICES LOCATED FROM CENTERLINE OF NEAREST FIRE HYDRANT OR NEAREST MANHOLE.
7. SITE UTILITY WORK SHALL TERMINATE 5 FEET FROM BUILDINGS UNLESS OTHERWISE STATED.
8. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.

F.D.E.P. CONSTRUCTION NOTES:

UTILITY SEPARATION – VERTICAL CLEARANCE:

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED GRAVITY-OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE OTHER PIPELINE OR AT LEAST 12" BELOW THE OTHER PIPELINE; AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
2. 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 OR 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 REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

UTILITY SEPARATION HORIZONTAL SEPARATION:

1. NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III CHAPTER 62-610, F.A.C.; A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER (OR A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER IF THE BOTTOM OF THE WATER MAIN WILL BE LAID AT LEAST (6") SIX INCHES ABOVE THE TOP OF THE SEWER); A HORIZONTAL DISTANCE OF AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
2. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL NEWLY-INSTALLED WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE **CITY OF APOPKA** & IN ACCORDANCE WITH AWWA STANDARD C600 FOR DUCTILE-IRON PIPE. TESTING SHALL BE IN ACCORDANCE WITH AWWA MANUAL M23 FOR PVC PIPE.
3. THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM IN ACCORDANCE WITH THE F.D.E.P. WATER PERMIT, & RECEIVE APPROVAL THEREOF FROM THE LOCAL WATER UTILITY, ENGINEER OF RECORD, & F.D.E.P., PRIOR TO PLACING IN SERVICE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THE F.D.E.P. WATER & SEWER PERMITS FROM THE PERMITS FROM THE OWNER & MAINTAIN THEM ON THE JOB SITE AT ALL TIMES. DISINFECTION OF THE WATER DISTRIBUTION SYSTEM SHALL SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH AWWA 651 "DISINFECTING WATER MAINS". SHALL BE PERFORMED IN ACCORDANCE WITH AWWA 651 "DISINFECTING WATER MAINS".

CONSTRUCTION NOTES:

1. THE PERMITTEE SHALL BE SEPARATELY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION & TESTING BEYOND THE METER TO ASSURE POTABILITY AT THE POINT OF USE.
2. POTABLE WATER PIPES WILL BE DISINFECTED IN ACCORDANCE WITH AWWA SPECIFICATIONS C651.
3. POTABLE PIPES WILL BE HYDROSTATICLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS C600 & C605/M23 FOR DUCTILE IRON & PVC PIPES, RESPECTIVELY.
   A. POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:
   B. DUCTILE IRON PIPE (3" TO 64") – AWWA C150/AWWA C151; LINING PER AWWA C104, COATING PER AWWA C116, ENCASEMENT PER AWWA C105, FLANGED PIPE PER AWWA C115, GASKET JOINTS PER AWWA C111 AND FITTINGS PER AWWA C110 OR AWWA C153.
   C. PVC (WITH NATIONAL SANITATION FOUNDATION SEAL)
      1. AWWA C900/ASTM 1784 (4" TO 12") WITH DR25 MINIMUM;
      2. AWWA C905 (14" TO 48")
      3. PRESSURE RATED PIPE (SDR SERIES) SHALL BE ASTM D2241, SCHEDULE 40, 80, & 120 PVC PIPES PER ASTM D1785. THE COMPOUNDS USED FOR EITHER OF THESE TYPES SHALL BE PER ASTM D1784.
   D. POLYETHYLENE PIPE (1/2" – 3") – AWWA C901 WITH VALVES & FITTINGS (AWWA C800);
   E. POLYETHYLENE PIPE (4" – 63") – AWWA C906.
   F. FIRE HYDRANTS & VALVES PER AWWA SERIES C500 THROUGH C560.
   G. METERS PER AWWA SERIES C700 THROUGH C710.
   E. NON-AWWA PVC PIPES (ALLOWED ONLY FOR SIZES LESS THAN 4 INCHES) MUST HAVE A MINIMUM PRESSURE CLASS OF 200 PSI AND MUST BEAR THE NSF MARK ON EACH INSTALLED LENGTH.

CONNECTION TO EXISTING WATER MAINS:

1. IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:
   A. PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE D.E.P. CENTRAL DISTRICT OR WILL AFFECT BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER QUALITY ARE EXPECTED TO OCCUR & NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.
   B. IN CASES OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR & NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.

FILLING OF WATERMAINS:

1. FILLING OF PROPOSED WATER MAINS FROM EXISTING WATER MAINS WILL BE DONE IN ACCORDANCE WITH AWWA SPECIFICATIONS C651.

MATERIAL SPECIFICATIONS:

PAVING, GRADING, & DRAINAGE:

1. PAVING MATERIALS SHALL CONFORM WITH F.D.O.T. STANDARDS & SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
2. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
3. ALL STORM STRUCTURES SHALL CONFORM WITH F.D.O.T. STANDARD INDEX DRAWINGS & SPECIFICATIONS EXCEPT THAT DITCH BOTTOM INLETS IN PAVED AREAS SHALL HAVE TRAVERSABLE, TRAFFIC BEARING, GRATES SUPPORTED BY STEEL ANGLE SEATS OR SUPPORTED ON FOUR SIDES. GRATES SHALL BE CAST IRON UNLESS BICYCLE TRAFFIC IS ANTICIPATED.
4. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED & SHALL HAVE 4 FEET MINIMUM DIAMETER.

WATER MATERIAL:

GENERAL MATERIAL SPECIFICATIONS

MATERIAL USED IN THE CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM SHALL ADHERE TO THE REQUIREMENTS OUTLINED IN THE **CITY OF APOPKA WATER DISTRIBUTION'S** SPECIFICATION STANDARDS MANUAL. THE FOLLOWING INFORMATION IS TO PROVIDE GENERAL GUIDANCE IN THE PREPARATION OF CONSTRUCTION PLANS AND SPECIFICATIONS, AND IN NO WAY LIMITS **CITY OF APOPKA'S** RIGHTS TO APPROVE OR DISAPPROVE PLANS, SPECIFICATIONS OF INSTALLATIONS. MOST CENTRAL FLORIDA UTILITY SUPPLY COMPANIES HAVE A COPY OF **CITY OF APOPKA'S** SPECIFICATION STANDARDS MANUAL.

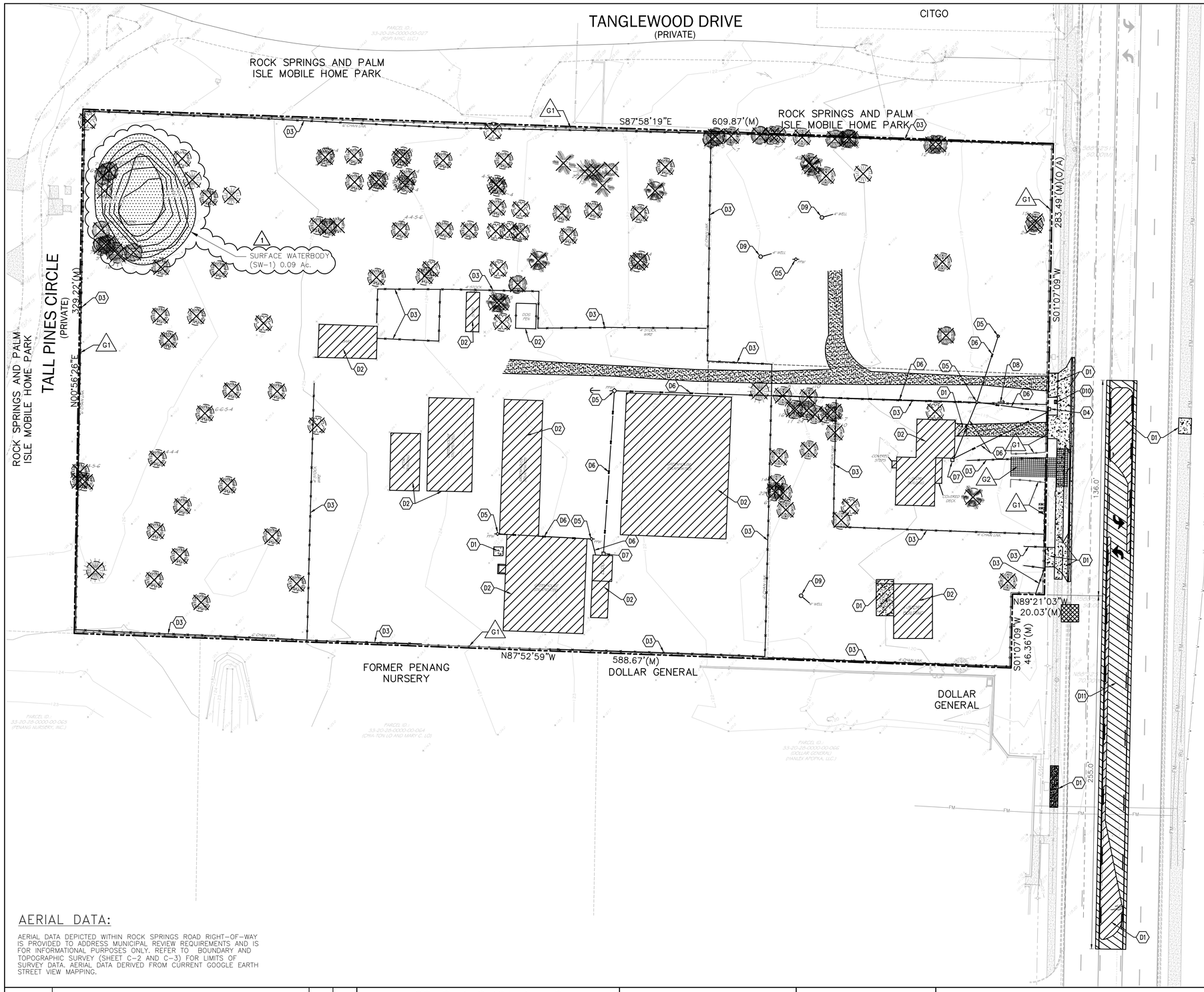
SPECIAL NOTICE:
CITY OF APOPKA SPECIFICATIONS OFTEN ADD TO THE MANUFACTURER'S SPECIFICATIONS. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT: CITY OF APOPKA WATER DISTRIBUTION STANDARDS AND SPECIFICATIONS 407-703-1731.

SEE CITY OF APOPKA WATER MATERIAL SPECIFICATIONS ON SHEET C-24 FOR DETAILS.

SEE CITY OF APOPKA WASTEWATER MATERIAL SPECIFICATIONS ON SHEET C-24 FOR DETAILS.

CONCRETE CONSTRUCTION NOTES:

1. CONCRETE PRE-CONSTRUCTION MEETING
   A. THE CONCRETE CONTRACTOR ALONG WITH THE CONCRETE PRODUCER MAY REQUEST THROUGH THE GENERAL CONTRACTOR FOR A PRE-CONSTRUCTION MEETING PRIOR TO CONCRETE PLACEMENT.
   B. ATTENDEE: CONCRETE CONTRACTOR, CONCRETE PRODUCER, GENERAL CONTRACTOR, OWNER OR OWNER'S REPRESENTATIVE(S), ENGINEER OF RECORD, ARCHITECT, SITE CONTRACTOR, GEOTECHNICAL REPRESENTATIVE(S), ETC.
   C. AGENDA: INCLUDE BUT NOT LIMITED TO THE FOLLOWINGS; (CONTRACTOR MAY CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION FOR PRE-CONSTRUCTION MEETING CHECK LISTS)
      i. MIXTURE(S) APPROVAL
      ii. CONCRETE TESTING: TYPE, LOCATION OF SAMPLINGS, ETC.
      iii. CONCRETE DELIVERY: QUANTITY/HR, PUMP, CONVEYOR, ETC.
      iv. PLACEMENT: METHOD, QUANTITY/DAY, STAGING & CLEAN OUT LOCATION, ETC.
      v. FINISHING: CURING, JOINTING, ETC.
2. JOINTS FOR CONCRETE SLABS
   A. GENERAL – A JOINTING PLAN FOR THE ENTIRE PAVING AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE ENGINEER OF RECORD (EOR) 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. THE CONTRACTOR MAY ALSO CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION (FC&PA) FOR TECHNICAL RESOURCES AND ASSISTANT.
      i. A SQUARE JOINTING PATERN IS REQURED WHERE POSSIBLE, IF NECESSARY, RECTANGULAR PANELS CAN BE USED IF THE LONG DIMENSION IS NO MORE THAN 1.5 TIMES THE SHORT (e.g. 8' x 12'). JOINT SPACING SHALL NOT EXCEED THE FOLLOWING: 10 FEET IN A 4" THICK SLAB, 12 FEET IN A 5" THICK SLAB OR 15 FEET IN SLAB WITH THICKNESS OF 6" OR GREATER.
      ii. BOX OUT AREA AROUND MANHOLES, CATCH BASINS, DRAINAGE STRUCTURES & OTHER BUILT-IN STRUCTURES WITHIN THE PAVING AREA SHALL BE CIRCULAR WHERE POSSIBLE. A MINIMUM OFFSET OF 12" FROM ANY EDGE OF THE STRUCTURE. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE. CONSTRUCTION & CONTROL JOINTS SHALL BE CONTINUOUS THROUGH ADJACENT LANES & EXTEND THROUGH INTEGRAL CURB. JOINTS CAN BE TERMINATED & OFFSET AT ISOLATION JOINTS. WHERE JOINTS INTERFACE ANY RADIUS OR CURVATURE, OFFSET A MINIMUM OF 12" FROM EDGE OF PAVEMENT AND FORM JOINT 90 DEGREE TO EDGE OF PAVEMENT TO AVOID ACUTE ANGLE OR SMALL WEDGES OF CONCRETE AT CURVATURES. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE.
   B. CONSTRUCTION JOINTS – A CONSTRUCTION JOINT SEPARATES ONE DAY PLACEMENT TO THE NEXT DAY PLACEMENT. A CONSTRUCTION JOINT SHALL BE A MINIMUM OF 5 FEET FROM ANY ADJACENT CONTROL JOINT. NEXT DAY PLACEMENT SHALL BUTT UP TO THE EXISTING PAVEMENT AS A COLD JOINT. THE CONSTRUCTION JOINT MAY BE HAND-TOOLED WITH MAXIMUM 0.25" RADIUS AT THE EDGE OF THE JOINT.CONTROL JOINTS FROM BOTH PLACEMENT AREAS SHALL MATCH AND BE CONTINUOUS ACROSS THE CONSTRUCTION JOINT.
   C. CONTROL/CONTRACTION JOINTS – CONTROL JOINTS ARE JOINTS WITHIN THE PAVING AREA FORMED THROUGH TOOLING OR SAW CUTTING. CONTROL JOINTS ESTABLISH WEAK PLANES TO RELIEVE STRESSES DUE TO SHRINKAGE OR TEMPERATURE CHANGE. INSTALL CONTROL JOINTS WITHIN 12 HRS FROM THE TIME THE CONCRETE HITS THE GROUND OR OBTAIN IN WRITING APPROVAL FROM THE EOR BEYOND THE 12-HR TIME LIMIT.
      i. EARLY-ENTRY SAW CUTTING METHOD: CUT JOINT TO A MINIMUM OF 1" DEEP FOR PAVEMENT THICKNESS UP TO 8". CUTTING OF JOINT SHALL NOT CAUSE RAVELING TO THE EDGES OR DEFORMATION OF THE SURFACE DUE TO EQUIPMENT OR WORKER.
      ii. OTHER METHODS: INSTALL JOINT TO A MINIMUM OF 1/3 OF PAVEMENT DEPTH. FINISH EDGES WITH 0.25" RADIUS. OPERATION SHALL NOT CAUSE ANY DEFORMATION OF THE SURFACE.
   D. ISOLATION JOINTS – THESE JOINTS USE ISOLATION MATERIALS TO PREVENT FRESH CONCRETE FROM BONDING TO HARDENED CONCRETE SUCH AS, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, SIDEWALKS, DRAINAGE STRUCTURES, LIGHTING & SIGNAGE BASES, RETAINING WALLS, CURBS, ETC. THE ISOLATION MATERIAL SHALL EXTEND THE FULL-DEPTH OF THE FRESH CONCRETE THICKNESS. FROM ONE DAY PLACEMENT TO THE NEXT, WHERE JOINTS ARE MATCHED, ISOLATION MATERIAL IS NOT NECESSARY. (E.G. ONE LANE PAVING TO THE NEXT, INTEGRAL CURBS)
   E. ISOLATION JOINTS BETWEEN SLABS AT SOME GRADE SHALL BE FORMED WITH 0.25 INCH THICK NEOPRENE OR 0.50 INCH THICK ASPHALT IMPREGNATED FIBER FILLER WITH HYDORCARBON RESISTANT ELASTOMERIC FILL MATERIAL AS SEALER. ALL EDGES TO BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.
   F. A SATISFACTORY ISOLATION JOINT CAN BE FORMED AT METAL BUILDING CURBS BY PLACING A STRIP OF CURING PAPER AGAINST THE METAL FORM & THEN PLACING THE FRESH CON



AERIAL DATA:

AERIAL DATA DEPICTED WITHIN ROCK SPRINGS ROAD RIGHT-OF-WAY IS PROVIDED TO ADDRESS MUNICIPAL REVIEW REQUIREMENTS AND IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO BOUNDARY AND TOPOGRAPHIC SURVEY (SHEET C-2 AND C-3) FOR LIMITS OF SURVEY DATA. AERIAL DATA DERIVED FROM CURRENT GOOGLE EARTH STREET VIEW MAPPING.

GRAPHIC SCALE

30' 0 15' 30' 60'

1" = 30'

PLAN LEGEND

- SAW CUT & REMOVE EXISTING ASPHALT & CONCRETE IN HATCHED AREAS.
- EXISTING TREE TO BE REMOVED.
- EXISTING TREE TO REMAIN.
- SILT FENCE EROSION CONTROL BARRIER
- INLET INSERT SEDIMENT CONTAINMENT SYSTEM
- SURFACE WATERBODY (SW-1) – 0.09 Ac. (IMPACTED) 1

DEMOLITION NOTES

1. THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF EXISTING UTILITIES & OTHER FEATURES ARE SHOWN ON THE PLANS ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PLAN PREPARATION. THE CONTRACTOR SHALL VERIFY THE LOCATIONS, ELEVATIONS, & DIMENSIONS OF ALL EXISTING UTILITIES & OTHER FEATURES AFFECTING THE WORK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY FEG OF ANY DISCREPANCIES WHICH MAY AFFECT THE PROPOSED WORK.
2. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES BEFORE EXCAVATION.
3. THE CONTRACTOR SHALL, PRIOR TO INITIATION OF ANY SITE CLEARING OR OTHER CONSTRUCTION ACTIVITIES, INSTALL SILT SCREENS DOWNSTREAM OF ALL AREAS WHICH HAVE POTENTIAL OF EROSION OR SEDIMENT TRANSPORT OFFSITE OR TO WATER BODIES. THE CONTRACTOR SHALL IMPLEMENT OTHER STRUCTURAL EROSION CONTROL MEASURES IF REQUIRED TO PREVENT SEDIMENT TRANSPORT TO OFF-SITE AREAS & WATER BODIES.
4. ALL TRASH, DEBRIS, & OTHER MATERIAL REMOVED FROM THE SITE SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS.
5. ANY EXCAVATED TRENCHES ARE TO BE BACKFILLED WITH CLEAN SAND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY VALUE (AASHTO T-180). REFER TO GEOTECHNICAL REPORT FOR SPECIFIC COMPACTION REQUIREMENTS UNDER BUILDING & OTHER STRUCTURES.
6. ALL EXISTING CONCRETE TO BE REMOVED SHALL BE SAWCUT & REMOVED @ THE FIRST AVAILABLE GOOD JOINT & REPLACED TO MATCH EXISTING.
7. THE CONTRACTOR SHALL CONTACT THE GAS UTILITY FOR LOCATION BEFORE EXCAVATION. CHAPTER 17-153 F.S. REQUIRES THAT AN EXCAVATOR NOTIFIES ALL GAS UTILITIES AT LEAST TWO DAYS PRIOR TO EXCAVATING. ALSO CALL 1-800-432-4770 FOR SUNSHINE LOCATES. F.S. 556.101 THROUGH 111.
8. CONTRACTOR TO PROVIDE TREE PROTECTION AS REQUIRED BY THE LOCAL JURISDICTION.
9. REMOVAL OF EXISTING BUILDINGS SHALL INCLUDE THE CONCRETE SLAB, FOOTERS, WATER, SEWER, GREASE TRAPS, ETC. ASSOCIATED WITH THE BUILDING.
10. REMOVAL OF EXISTING SOD, TREES, SHRUBS, ETC. SHALL INCLUDE ROOTS AND IRRIGATION SYSTEMS.
11. REMOVAL OF EXISTING PAVEMENT SHALL INCLUDE THE EXISTING BASE MATERIAL AND CURBS.
12. CONTRACTOR SHALL COORDINATE WITH THE APPLICABLE UTILITY COMPANIES TO DISCONNECT THE UTILITIES AT, OR NEAR, THE PROPERTY LINE TO ALLOW THE INTEGRAL LINES AND FIXTURES TO BE REMOVED. THIS SHALL APPLY TO POWER, TELEPHONE, CABLE, WATER AND SEWER SYSTEMS.

DEMOLITION KEYNOTES

D1. DEMOLISH AND REMOVE EXISTING CONCRETE/ASPHALT.
D2. DEMOLISH AND REMOVE EXISTING STRUCTURE.
D3. DEMOLISH AND REMOVE EXISTING FENCE.
D4. CONTRACTOR TO COORDINATE WITH TELEPHONE PROVIDER FOR RELOCATION OF TELEPHONE BOX.
D5. DEMOLISH AND REMOVE EXISTING POWER/LIGHT POLE.
D6. DEMOLISH AND REMOVE EXISTING OVERHEAD UTILITY LINE.
D7. DEMOLISH AND REMOVE EXISTING ELECTRIC BOX.
D8. DEMOLISH AND REMOVE EXISTING GUY WIRE.
D9. CONTRACTOR TO CAP EXISTING WELL (PER APPLICABLE LOCAL AND STATE REQUIREMENTS).
D10. CONTRACTOR TO COORDINATE WITH USPS FOR RELOCATION OF MAILBOXES (2).
D11. 2.5" MILLING.

GRADING KEYNOTES

G1. SYNTHETIC EROSION CONTROL BARRIER (SEE FIGURE V-2, SHEET C-6 FOR DETAIL).
G2. CONSTRUCT SOIL TRACKING PREVENTION DEVICE (SEE FIGURE V-19, SHEET C-6 FOR DETAIL).

DATE	REVISIONS	BY	CHECKED
5/16/23	1 PER SJRWMD COMMENTS	JWM	GRC

CONSTRUCTION PLANS
LUX CARWASH - APOPKA
1752, 1760, 1788 & 1774 ROCK SPRINGS ROAD
CITY OF APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 22-029
SCALE 1" = 30'
DATE MARCH 27, 2023
SHEET NO. C-5
SHEET 5 OF 27

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Gregory R Crawford

FLORIDA ENGINEERING GROUP, INC. 5127 S. ORANGE AVENUE, SUITE 200 ORLANDO, FL 32809 CERTIFICATE OF AUTHORIZATION #28829

Digitally signed by Gregory R Crawford
Date: 2023.05.17 16:54:25 -04'00'

22-029 Plans.dwg

EROSION CONTROL SITE DESCRIPTION NOTES:

1. THE PROPOSED CONSTRUCTION ACTIVITY WILL ENTAIL THE CLEARING & GRUBBING OF A 4.59 ACRE SITE LOCATED AT 1752, 1760, 1788 & 1774 ROCK SPRINGS ROAD ITS ASSOCIATED PARKING, DRAINAGE & UTILITIES.

2. THE SEQUENCE OF SOILS DISTURBANCE ACTIVITY IS AS FOLLOWS:

   A. INSTALL SILT FENCE AS SHOWN ON THE PLANS & PROVIDE TREE PROTECTION ON SITE, IF APPLICABLE.

   B. ROUGH GRADE PROPOSED POND AREA(S) OR TEMPORARY SEDIMENTATION BASIN(S).

   C. CLEAR & GRUB THE AREA TO BE DISTURBED. ENSURE THAT DRAINAGE FROM SITE DURING CONSTRUCTION IS CONVEYED TO THE POND(S) OR TEMPORARY SEDIMENTATION BASIN(S).

   D. PLACE FILL ON-SITE TO BRING THE SITE UP TO THE PROPOSED GRADES.

   E. BEGIN COMPACTION / STABILIZATION PROCESS.

3. THE TOTAL SITE AREA IS 4.59± ACRES & THE AREA TO BE DISTURBED IS 2.61± ACRES.

4. THE EXISTING SOIL IS #35 – POMELLO-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES #45 – SMYRNA FINE SANDS – URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES. THE QUALITY OF THE STORMWATER DISCHARGE IS CONSISTENT W/ THE RUNOFF GENERATED BY A COMMERCIAL SITE.

5. THE TOTAL DRAINAGE AREA FOR THE PROJECT IS APPROXIMATELY 4.59 ACRES.

6. THE LATITUDE & LONGITUDE FOR THE DISCHARGE POINTS IS LAT: 28°42'35" N LONG: 81°30'34" W. THE RECEIVING WATER BODY IS ON-SITE STORMWATER POND, THEN EVENTUALLY DISCHARGES TO THE WEKIVA RIVER.

7. WASTE DISPOSAL SHALL BE IMPLEMENTED IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. ALL TRUCKS EXITING THE SITE WILL BE HOSED, ITS LOAD COVERED and THE COVER PROPERLY SECURED. THE STORAGE, APPLICATION, GENERATION & MIGRATION OF ALL FERTILIZERS, HERBICIDES, PESTICIDES & TOXIC MATERIAL SHALL BE IN ACCORDANCE W/ LOCAL, STATE & FEDERAL REGULATIONS.

8. CONTRACTOR SHALL IDENTIFY THE INDIVIDUAL(S) RESPONSIBLE FOR THE WEEKLY & REQUIRED INSPECTIONS. A REPORTING SYSTEM ENTAILING THE ITEMS TO BE INSPECTED & THEIR CONDITION SHOULD BE DOCUMENTED & PLACED IN A DEDICATED FILING SYSTEM THAT WILL REMAIN ON THE PROJECT SITE, ACCESSIBLE TO THE CONSTRUCTION TEAM & TO THE F.D.E.P. INSPECTORS.

9. INSPECTIONS: CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER AFTER EACH RAINFALL GREATER THAN 0.5 INCH. A RAIN GAUGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNT.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & REGULATIONS GOVERNING POLLUTION OF THE ENVIRONMENT & SHALL IMPLEMENT ALL MEASURES NEEDED TO ENSURE ADEQUATE EROSION & SEDIMENT CONTROL DURING THE ENTIRE DURATION OF CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO CITY OF APOPKA, FLORIDA, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, & FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS. INSTALLATION OF SILT FENCES & TURBIDITY BARRIERS SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS & STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.

2. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORTATION OF SILT & SEDIMENTS OFF THE PROJECT SITE OR INTO ADJACENT WATER BODIES OR WETLANDS.

3. THE CONTRACTOR SHALL PREPARE & IMPLEMENT AN EROSION CONTROL PLAN AS PART OF THE SCOPE OF WORK COVERED BY THESE PLANS. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION & SEDIMENT TRANSPORT DURING CONSTRUCTION. THE FLORIDA DEVELOPMENT MANUAL "A GUIDE TO SOUND LAND & WATER MANAGEMENT" MAY BE USED AS REFERENCE FOR RECOMMENDED BEST MANAGEMENT PRACTICES RELATED TO EROSION & SEDIMENT CONTROL.

4. THE CONTRACTOR SHALL SUBMIT THE EROSION CONTROL PLAN TO THE OWNER FOR APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.

5. ALL EROSION & SEDIMENT CONTROL MEASURES WHICH ARE NECESSARY TO LIMIT THE TRANSPORT OF SILTS & SEDIMENTS TO OUTSIDE THE LIMITS OF THE WORK AREA OR TO WATER BODIES OR WETLANDS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES & IMPLEMENT STRUCTURAL MEASURES AS NEEDED TO PREVENT EROSION & SEDIMENT TRANSPORT FROM THE WORK AREAS. THE FOLLOWING ARE MINIMUM RECOMMENDED GUIDELINES TO BE IMPLEMENTED DURING CONSTRUCTION AS PART OF THE EROSION & SEDIMENT CONTROL PLAN:

   A. STOCKPILING OF MATERIAL

   NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH A MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.

   B. EXPOSED AREA LIMITATION & PROTECTION

   THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF OFF-SITE SEDIMENT TRANSPORT. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING EFFECTIVE EROSION & SEDIMENT CONTROL MEASURES SUCH AS SILT SCREENS, SYNTHETIC BALES, TURBIDITY BARRIERS, SWALES, OR A COMBINATION OF THESE & OTHER MEASURES AS WARRANTED.

   C. INLET PROTECTION

   INLETS & CATCH BASINS SHALL BE PROTECTED DURING CONSTRUCTION FROM SEDIMENT LADEN STORMWATER RUNOFF BY PROVIDING A COMBINATION OF SILT SCREENS, SYNTHETIC BALES, FILTER FABRIC COVERS OR OTHER MEASURES AS NECESSARY TO CONTROL THE TRANSPORT OF SEDIMENT.

   D. TEMPORARY GRASSING

   AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRASSING TREATMENT WITHIN THIRTY DAYS SHALL BE SEEDED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED. TEMPORARY SEEDING SHALL BE CONTROLLED AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. SLOPES STEEPER THAN 6:1 SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES OF LOOSE MEASURE OF MULCH MATERIAL CUT INTO THE SOIL OF THE SEEDED AREA TO A DEPTH OF 4 INCHES. THE SEEDED OR SEEDED & MULCHED AREAS SHALL BE ROLLED & WATERED AS NEEDED TO ENSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER. IF AFTER 14 DAYS, THE TEMPORARY GRASSED AREAS HAVE NOT ATTAINED A MINIMUM OF 75% OF GOOD GRASS COVER, THE AREAS WILL BE REWORKED & ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER. REWORKED & ADDITIONAL SEED APPLIED

   E. MAINTENANCE

   EROSION & SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED DURING THE ENTIRE DURATION OF CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE EROSION & CONTROL MEASURES ON A WEEKLY BASIS & 24 HOURS FOLLOWING RAINFALL EVENTS (0.5" OR GREATER) & IMMEDIATELY REPAIR ANY OBSERVED DAMAGED CONTROLS. ALL EROSION & SEDIMENT CONTROLS SHALL BE MAINTAINED AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.

6. APPROXIMATE SLOPES AFTER MAJOR GRADING VARIES BETWEEN 0.5% TO 6.0%. MAXIMUM SLOPES ARE FOUND IN THE POND AND RANGE BETWEEN 2:1 TO 6:1.

7. AREAS OF SOILS DISTURBANCE IS LIMITED TO THE AREA WITHIN THE SILT FENCE LIMITS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN (SEE SHEET C-5).

8. ALL DISTURBED PERVIOUS AREAS WILL BE SODDED, UNLESS OTHERWISE NOTED.

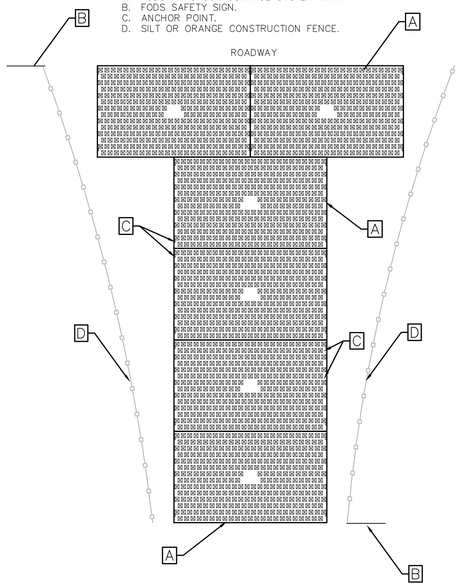
9. NO WETLANDS ARE LOCATED WITHIN THE PROPERTY BOUNDARY

FODS TRACKOUT CONTROL SYSTEM INSTALLATION GUIDE DETAIL

THE PURPOSE AND DESIGN OF THE FODS TRACKOUT CONTROL SYSTEM IS TO EFFECTIVELY REMOVE MOST SEDIMENT FROM VEHICLE TIRES AS THEY EXIT A DISTURBED LAND AREA ONTO A PAVED STREET. THIS MANUAL IS A PLATFORM FROM WHICH TO INSTALL A FODS TRACKOUT CONTROL SYSTEM. (NOTE: THIS IS NOT A ONE SIZE FITS ALL GUIDE.) THE INSTALLATION MAY NEED TO BE MODIFIED TO MEET THE EXISTING CONDITIONS, EXPECTATIONS, OR DEMANDS OF A PARTICULAR SITE. THIS IS A GUIDELINE. ULTIMATELY THE FODS TRACKOUT CONTROL SYSTEM SHOULD BE INSTALLED SAFELY WITH PROPER ANCHORING AND SIGNS PLACED AT THE ENTRANCE AND EXIT TO CAUTION USERS AND OTHERS.

KEY NOTES:

A. FODS TRACKOUT CONTROL SYSTEM MAT.
B. FODS SAFETY SIGN.
C. ANCHOR POINT.
D. SILT OR ORANGE CONSTRUCTION FENCE.



TYPICAL ONE-LANE LAYOUT

INSTALLATION:
1. THE SITE WHERE THE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED SHOULD CORRESPOND TO BEST MANAGEMENT PRACTICES AS MUCH AS POSSIBLE. THE SITE WHERE FODS TRACKOUT CONTROL SYSTEM IS PLACED SHOULD ALSO MEET OR EXCEED THE LOCAL JURISDICTION OR STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS.
2. CALL FOR UTILITY LOCATES 3 BUSINESS DAYS IN ADVANCE OF THE OF FODS TRACKOUT CONTROL SYSTEM INSTALLATION FOR THE MARKING OF UNDERGROUND UTILITIES. CALL THE UTILITY NOTIFICATION CENTER AT 811.
3. ONCE THE SITE IS ESTABLISHED WHERE FODS TRACKOUT CONTROL SYSTEM IS TO BE PLACED, ANY EXCESSIVE UNEVEN TERRAIN SHOULD BE LEVELED OUT OR REMOVED SUCH AS LARGE ROCKS, LANDSCAPING MATERIALS, OR SUDDEN ABRUPT CHANGES IN ELEVATION.
4. THE INDIVIDUAL MATS CAN START TO BE PLACED INTO POSITION. THE FIRST MAT SHOULD BE PLACED NEXT TO THE CLOSEST POINT OF EGRESS. THIS WILL ENSURE THAT THE VEHICLE WILL EXIT STRAIGHT FROM THE SITE ONTO THE PAVED SURFACE.
8. AFTER THE FIRST MAT IS PLACED DOWN IN THE PROPER LOCATION, MATS SHOULD BE ANCHORED TO PREVENT THE POTENTIAL MOVEMENT WHILE THE ADJOINING MATS ARE INSTALLED. ANCHORS SHOULD BE PLACED AT EVERY ANCHOR POINT (IF FEASIBLE) TO HELP MAINTAIN THE MAT IN ITS CURRENT POSITION.
9. AFTER THE FIRST MAT IS ANCHORED IN ITS PROPER PLACE, AN H BRACKET SHOULD BE PLACED AT THE END OF THE FIRST MAT BEFORE ANOTHER MAT IS PLACED ADJACENT TO THE FIRST MAT.
10. ONCE THE SECOND MAT IS PLACED ADJACENT TO THE FIRST MAT, MAKE SURE THE H BRACKET IS CORRECTLY SITUATED BETWEEN THE TWO MATS, AND SLIDE MATS TOGETHER.
11. NEXT THE CONNECTOR STRAPS SHOULD BE INSTALLED TO CONNECT THE TWO MATS TOGETHER.
12. UPON PLACEMENT OF EACH NEW MAT IN THE SYSTEM, THAT MAT SHOULD BE ANCHORED AT EVERY ANCHOR POINT TO HELP STABILIZE THE MAT AND ENSURE THE SYSTEM IS CONTINUOUS WITH NO GAPS IN BETWEEN THE MATS.
13. SUCCESSIVE MATS CAN THEN BE PLACED TO CREATE THE FODS TRACKOUT CONTROL SYSTEM REPEATING THE ABOVE STEPS.

USE AND MAINTENANCE
1. VEHICLES SHOULD TRAVEL DOWN THE LENGTH OF THE TRACKOUT CONTROL SYSTEM AND NOT CUT ACROSS THE MATS.
2. DRIVERS SHOULD TURN THE WHEEL OF THEIR VEHICLES SUCH THAT THE VEHICLE WILL MAKE A SHALLOW S-TURN ROUTE DOWN THE LENGTH OF THE FODS TRACKOUT CONTROL SYSTEM.
3. MATS SHOULD BE CLEANED ONCE THE VOIDS BETWEEN THE PYRAMIDS BECOME FULL OF SEDIMENT. TYPICALLY THIS WILL NEED TO BE PERFORMED WITHIN TWO WEEKS AFTER A STORM EVENT. BRUSHING IS THE PREFERRED METHOD OF CLEANING, EITHER MANUALLY OR MECHANICALLY.
4. THE USE OF ICE MELT, ROCK SALT, SNOW MELT, DE-ICER, ETC. SHOULD BE UTILIZED AS NECESSARY DURING THE WINTER MONTHS AND AFTER A SNOW EVENT TO PREVENT ICE BUILDUP.

REMOVAL
1. REMOVAL OF FODS TRACKOUT CONTROL SYSTEM IS REVERSE ORDER OF INSTALLATION.
2. STARTING WITH THE LAST MAT, THE MAT THAT IS PLACED AT THE INNERMOST POINT OF THE SITE OR THE MAT FURTHEST FROM THE EXIT OR PAVED SURFACE SHOULD BE REMOVED FIRST.
3. THE ANCHORS SHOULD BE REMOVED.
4. THE CONNECTOR STRAPS SHOULD BE UNBOLTED AT ALL LOCATIONS IN THE FODS TRACKOUT CONTROL SYSTEM.
5. STARTING WITH THE LAST MAT IN THE SYSTEM, EACH SUCCESSIVE MAT SHOULD THEN BE MOVED AND STACKED FOR LOADING BY FORKLIFT OR EXCAVATOR ONTO A TRUCK FOR REMOVAL FROM THE SITE.

FIGURE V-19

STATE OF FLORIDA E&SC DESIGNER & REVIEWER MANUAL; LATEST EDITION: JULY 2013

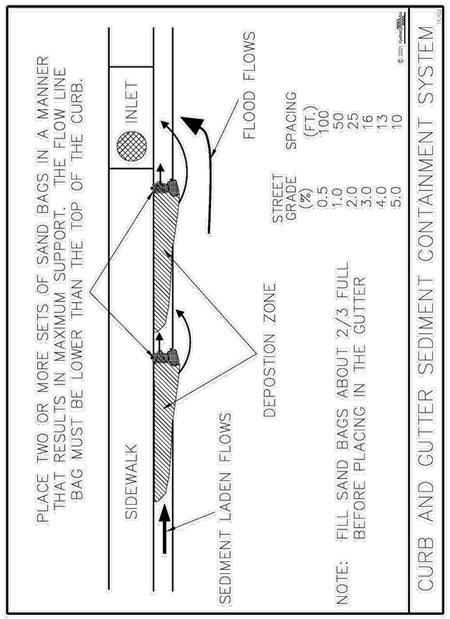


Figure V-19B: Illustration of a Curb and Gutter Sediment Containment System

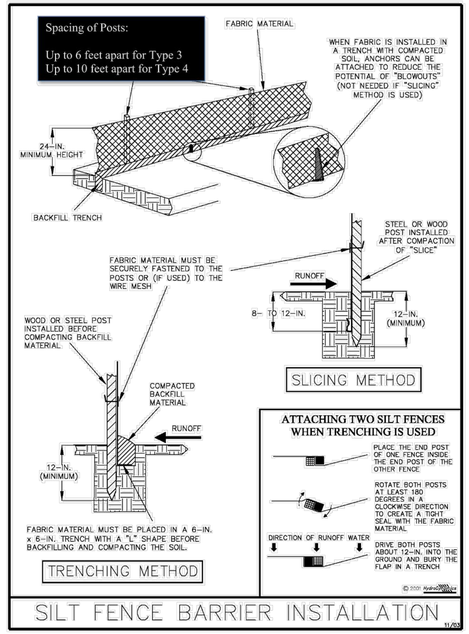


Figure V-2: Illustration of a Silt Fence Barrier

SOIL TRACKING PREVENTION

1. A SOIL TRACKING PREVENTION DEVICE (STPD) SHALL BE CONSTRUCTED AT THE LOCATION SHOWN ON THE PLANS. TRAFFIC FROM UNSTABILIZED AREAS OF CONSTRUCTION SHALL BE DIRECTED THRU THE STPD BARRIER. FLAGGING OR OTHER POSITIVE MEANS SHALL BE USED AS REQUIRED TO LIMIT & DIRECT VEHICULAR EGRESS ACROSS THE STPD.
2. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE TECHNIQUE TO MINIMIZE OFFSITE TRACKING OF SEDIMENT. THE ALTERNATIVE MUST BE REVIEWED & APPROVED BY THE ENGINEER &/OR CITY OF APOPKA, FLORIDA PRIOR TO ITS USE.
3. ALL MATERIALS SPILLED, DROPPED, OR TRACKED ONTO PUBLIC ROADS (INCLUDING THE STPD AGGREGATE & CONSTRUCTION MUD) SHALL BE REMOVED DAILY, OR MORE FREQUENTLY IF SO DIRECTED BY THE ENGINEER &/OR CITY OF APOPKA, FLORIDA.
4. AGGREGATES SHALL BE AS DESCRIBED IN SECTION 901 EXCLUDING 901-2.3. AGGREGATES SHALL BE FDOT SIZE #1. IF THIS SIZE IS NOT AVAILABLE, THE NEXT AVAILABLE SMALLER SIZE AGGREGATE MAY BE SUBSTITUTED WITH THE APPROVAL OF THE ENGINEER. SIZES CONTAINING EXCESSIVE SMALL AGGREGATE WILL TRACK OFF THE PROJECT & ARE UNSUITABLE.
5. THE STPD SHALL BE MAINTAINED IN A CONDITION THAT WILL ALLOW IT TO PERFORM ITS FUNCTION. TO PREVENT OFFSITE TRACKING, THE STPD SHALL BE RINSED (DAILY WHEN IN USE) TO MOVE ACCUMULATED MUD DOWNWARD THRU THE STONE. ADDITIONAL STABILIZATION OF THE VEHICULAR ROUTE LEADING TO THE STPD MAY BE REQUIRED TO LIMIT THE MUD TRACKED.

EROSION CONTROLS FOR NON STORMWATER DISCHARGES:

A) WASTE DISPOSAL:

WASTE MATERIAL:

ALL WASTE MATERIAL WILL BE COLLECTED AND STORED IN A METAL DUMPSTER WHICH WILL BE MAINTAINED BY A LICENSED SOLID WASTE MANAGEMENT COMPANY IN CITY OF APOPKA, FLORIDA. THE DUMPSTER WILL MEET ALL LOCAL, STATE AND FEDERAL REGULATIONS. ALL TRASH AND CONSTRUCTION DEBRIS FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. THE DUMPSTER WILL BE EMPTIED AS OFTEN AS NECESSARY TO NOT CAUSE ON-SITE DISPOSAL OF WASTE. THE TRASH WILL BE HAULED TO A LANDFILL APPROVED BY CITY OF APOPKA, FLORIDA. NO CONSTRUCTION WASTE WILL BE BURIED ONSITE. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

HAZARDOUS WASTE:

ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN ACCORDANCE WITH THE APPLICABLE LOCAL, STATE & FEDERAL REGULATIONS. ALL PERSONNEL WILL BE INSTRUCTED REGARDING THE CORRECT PROCEDURE FOR HAZARDOUS WASTE DISPOSAL. NOTICES STATING THESE PRACTICES WILL BE POSTED AT THE SUPERINTENDENT CONSTRUCTION TRAILER. THE INDIVIDUAL RESPONSIBLE FOR MANAGING THIS TASK WILL BE IDENTIFIED BY THE CONTRACTOR.

SANITARY WASTE:

ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS A MINIMUM OF THREE TIMES PER WEEK BY A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR AS REQUIRED BY LOCAL REGULATION.

B) OFFSITE VEHICLE TRACKING:

A GRAVEL CONSTRUCTION ENTRANCE HAS BEEN PROVIDED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEPT DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WILL BE COVERED WITH A TARPAULIN.

SPECIFIC NOTES:

1. DEMOLITION LIMITS FOR SIDEWALKS, CURBS AND OTHER EXISTING IMPROVEMENTS ARE SHOWN BASED ON ENGINEER'S ESTIMATE OF WHAT IS NEEDED TO CONSTRUCT THE IMPROVEMENTS SHOWN. ANY DEMOLITION BEYOND THE LIMITS SHOWN DEEMED NECESSARY BY THE CONTRACTOR SHALL BE VERIFIED DURING THE BID PROCESS AND COORDINATED WITH OWNER AND LOCAL JURISDICTION. RESTORATION OF ALL AREAS IMPACTED BY THE CONSTRUCTION SHALL BE MADE AS PART OF THE BASE BID FOR THE PROJECT TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

DUST CONTROL & PREVENTION:

THE SURFACE AREA OF OPEN, RAW ERODIBLE SOILS EXPOSED BY CLEARING & GRUBBING OPERATIONS OR EXCAVATION & FILLING OPERATIONS SHALL BE LIMITED AS NEEDED TO MINIMIZE THE POTENTIAL OF DUST PRODUCTION. IN ADDITION,

1. ALL EXPOSED AREAS SHALL BE PROTECTED BY INSTALLING DUST CONTROL CONTROL MEASURES SUCH AS STABLIZING EXPOSED SOILS USING VEGETATION, MULCHING, SPRAY-ON ADHESIVES, CALCIUM CHLORIDE, WET SUPRESSION (WATERING) AND STONE/GRAVEL LAYERING AS APPLICABLE FOR THE PROJECT AND DEEMED NEECESSARY BY THE CONTRACTOR TO CONTROL DUST.
2. ONSITE VEHICLE TRAFFIC SHOULD BE LIMITED TO A MAXIMUM 15 MPH SPEED, AND THE NUMBER AND ACTIVITY OF VEHICLES SHOULD BE CONROLLED AT ANY GIVEN TIME.
3. A MOBLE UNIT SHOULD BE AVAILABLE TO APPLY WATER TO CONTROL DUST WHEN NEEDED.
4. COVERS SHALL BE PROVIDED FOR ALL HAUL TRUCKS TRASPORTING MATERIALS THAT CONTRIBTURE TO DUST.
5. IF CHEMICAL STABILIZATION METHOD IS USED, THE CHEMICALS SHOULD BE APPROVED FOR USE BY THE APPROPRIATE REGULATORY AGENCIES AND SHALL NOT CREATE ANY ADVERSE IMPACTS TO STORMWATER, PLANT LIFE, WATER BODIES, GROUNDWATER, OR FISH AND WILDLIFE.

NPDES NOTE

A NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NDPES) IS REQUIRED FOR THE PROJECT. UNLESS OBTAINED BY THE OWNER, THE CONTRACTOR SHALL APPLY AND OBTAIN A NOI NPDES PRIOR TO START OF CONSTRUCTION ACTIVITIES.

DATE	REVISIONS	BY	CHECKED
5/16/23	1 PER SJRWMD COMMENTS	JWM	GRC

CONSTRUCTION PLANS
LUX CARWASH - APOPKA
1752, 1760, 1788 & 1774 ROCK SPRINGS ROAD
CITY OF APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

STORMWATER POLLUTION PREVENTION PLAN (NOTES AND DETAILS)

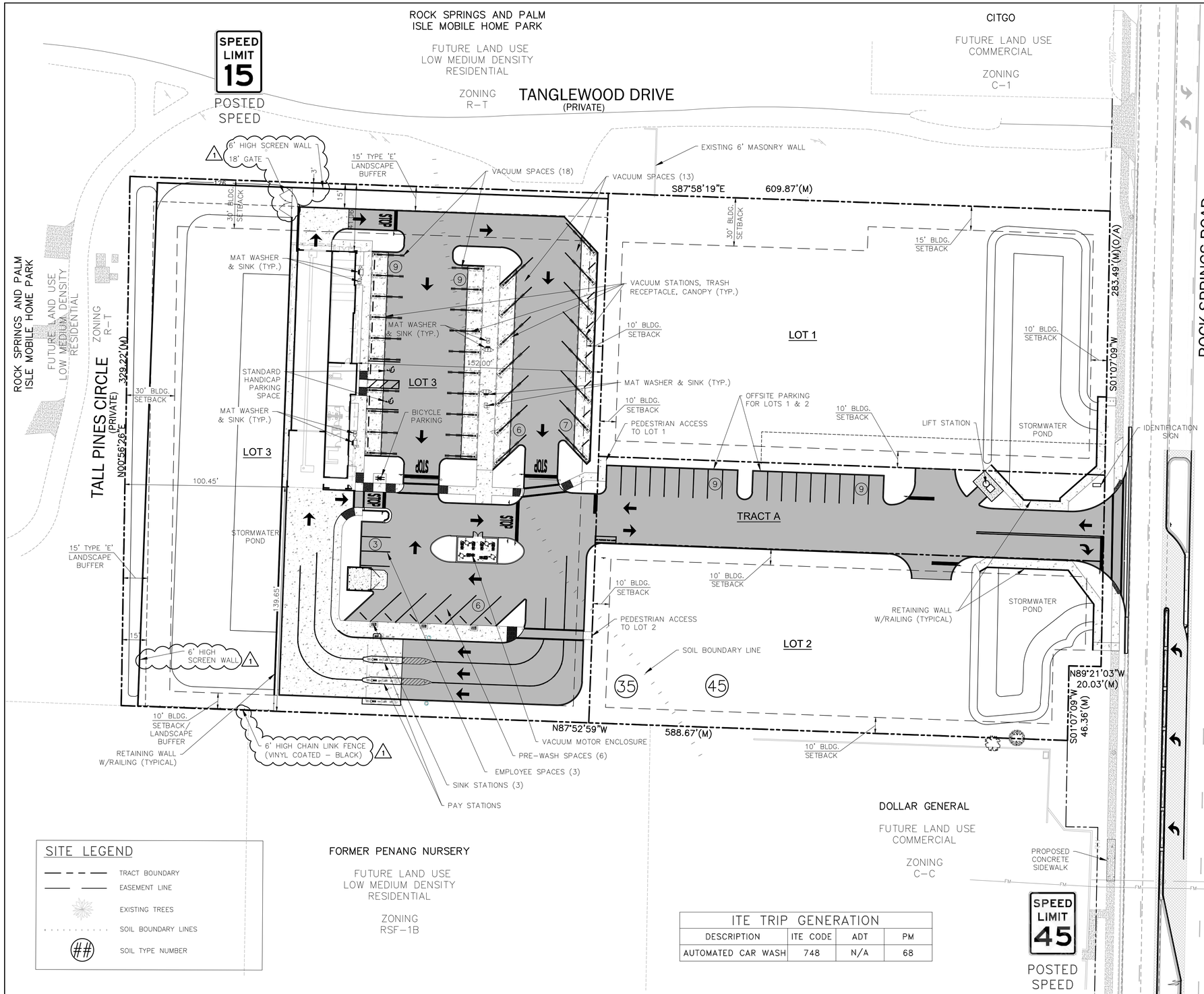
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 22-029
SCALE NONE
DATE MARCH 27, 2023
SHEET NO. C-6
SHEET 6 OF 27

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FLORIDA ENGINEERING GROUP, INC.
Digitally signed by Gregory R. Crawford
Date: 2023.05.17 16:58:07 -04'00'

22-029 Plans.dwg



SITE DATA

PROPERTY LOCATION: 1752, 1760, 1788 & 1774 ROCK SPRINGS ROAD

EXISTING PROPERTY ZONING:	C-C
PROPOSED PROPERTY ZONING:	C-C
PARCEL ID NUMBERS:	33-20-28-0000-00-033, 33-20-28-0000-00-034, 33-20-28-0000-00-042, 33-20-28-0000-00-048
PROPERTY FUTURE LAND USE DESIGNATION:	COMMERCIAL
EXISTING USE:	RESIDENTIAL/SINGLE FAM. CLASS II AND ORCHARD/GROVES
PROPOSED USE:	CAR WASH/RETAIL
TOTAL AREA:	4.59± ACRES
TRACT A:	0.39± ACRES
LOT 1:	1.18± ACRES
LOT 2:	0.79± ACRES
LOT 3:	2.22± ACRES
PROJECT AREA:	4.59± ACRES
PROPOSED BUILDING (LOT 3):	5,793 S.F.

BUILDING SETBACKS (REQUIRED)			BUILDING SETBACKS (PROPOSED)		
FRONT	(EAST)	10'	FRONT	(EAST)	152.00'
SIDE	(NORTH)	15'/30' (ST. SIDE/RESIDENTIAL)	SIDE	(NORTH)	41.06'
SIDE	(SOUTH)	10'	SIDE	(SOUTH)	139.65'
REAR	(WEST)	30'	REAR	(WEST)	100.45'

MAXIMUM ALLOWABLE BUILDING HEIGHT: 35'

BUILDING HEIGHT (PROPOSED): 35'

BUILDING CONSTRUCTION TYPE: TYPE 2B (II (111)), UNPROTECTED

PARKING (LOT 3 & TRACT A)

PARKING REQUIRED	
CARWASH (3 SPACES/BAY+1 SPACE/200 SF (1 BAY = 3 SPACES + 512 SF/200 = 3 SPACES)	6 SPACES
TOTAL PARKING REQUIRED	6 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP	1 SPACES
BICYCLE PARKING (1 PER 10,000 SF)	1 SPACES

PARKING PROVIDED	
PRE-WASH PARKING SPACES	6 SPACES
VACUUM PARKING SPACES (STANDARD)	29 SPACES
VACUUM PARKING SPACES (HANDICAP)	2 SPACES
HANDICAP PARKING (STANDARD)	1 SPACE
EMPLOYEE PARKING (STANDARD)	3 SPACES
TRACT A PARKING	18 SPACES
TOTAL PARKING PROVIDED	59 SPACES
BICYCLE PROVIDED	2 SPACES

SITE AREA CALCULATIONS (LOT 3 & TRACT A)

	EXISTING			PROPOSED		
BUILDING	0.00 S.F.			6,053.49 S.F.		
DUMPSTER	0.00 S.F.			225.00 S.F.		
PAVING/CURBS	0.00 S.F.			56,665 S.F.		
SIDEWALK	0.00 S.F.			5,522.58 S.F.		
IMPERVIOUS AREA	0.00 S.F.	0.000 AC.	000.00 %	68,466.07 S.F.	1.57 AC.	60.12 %
PERVIOUS AREA	96,944.35 S.F.	2.226 AC.	100.00 %	45,410.07 S.F.	1.04 AC.	39.88 %
TOTAL SITE AREA	96,944.33 S.F.	2.226 AC.	100.00 %	113,876.14 S.F.	2.61 AC.	100.00

MINIMUM OPEN SPACE REQUIRED: 20 %

OPEN SPACE PROVIDED: 39.88 %

FLOOD ZONE

FLOOD ZONE X PER FEMA F.I.R.M. PANEL 12095C0110H DATED: 09/24/2021

SOILS

#35 – POMELLO-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES

#45 – SMYRNA FINE SANDS – URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES

WETLAND STATEMENT

NO WETLANDS ARE LOCATED WITHIN THE PROPERTY BOUNDARY.

HAZARDOUS MATERIALS STATEMENT

DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ONTO THE SITE IN SUCH QUANTITIES AS DEEMED HAZARDOUS BY THE FIRE OFFICIAL, ACCESS ROADS & A SUITABLE TEMPORARY SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED & MAINTAINED.

LIGHTING NOTE

LIGHTING SHALL COMPLY WITH CITY OF APOPKA, FLORIDA COMMERCIAL DESIGN STANDARDS.

COMMERCIAL DESIGN STANDARDS NOTE

THE PROJECT SHALL COMPLY WITH THE COMMERCIAL DESIGN STANDARDS SET FORTH IN THE CITY OF APOPKA, FLORIDA LAND DEVELOPMENT CODE.

DUMPSTER NOTE

THE DUMPSTER SHALL HAVE OPAQUE GATING AND THE WALL SHALL HAVE A DECORATIVE CONCRETE CAP. WALL SHALL BE ARCHITECTURALLY COMPATIBLE MATERIAL TO THE PRINCIPLE BUILDING.

SIGNAGE NOTE

BILLBOARDS & POLE SIGNS SHALL BE PROHIBITED. GROUND & FASCIA SIGNS SHALL BE PER CITY OF APOPKA, FLORIDA LAND DEVELOPMENT CODE.

ITE TRIP GENERATION

DESCRIPTION	ITE CODE	ADT	PM
AUTOMATED CAR WASH	748	N/A	68

DATE	REVISIONS	BY	CHECKED
5/16/23	1 PER SJRWMD COMMENTS	JWM	GRC

CONSTRUCTION PLANS
LUX CARWASH - APOPKA
1752, 1760, 1788 & 1774 ROCK SPRINGS ROAD
CITY OF APOPKA, FLORIDA

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5127 S. Orange Avenue, Suite 200
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Phone: 407-895-0324
Fax: 407-895-0325
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OVERALL SITE PLAN

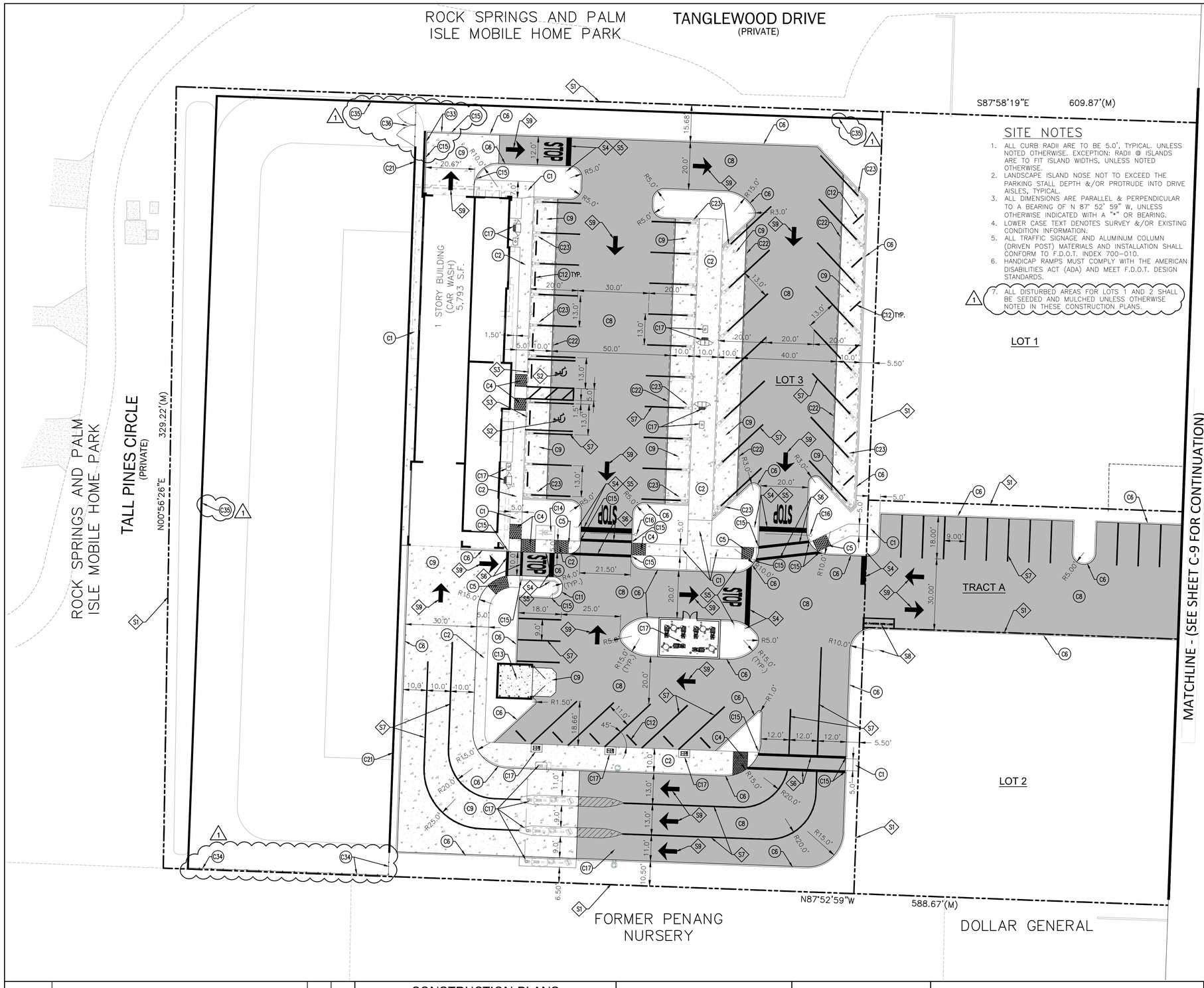
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 22-029
SCALE 1" = 30'
DATE MARCH 27, 2023
SHEET NO. C-7
SHEET 7 OF 27

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Gregory R Crawford
FLORIDA ENGINEERING GROUP, INC. STATE OF FLORIDA GREGORY R. CRAWFORD 66826 REGISTERED ENGINEER
Digitally signed by Gregory R Crawford
Date: 2023.05.17 16:58:26 -04'00'

22-029 OverallSitePlan.dwg



SITE NOTES

1. ALL CURB RADII ARE TO BE 5.0', TYPICAL. UNLESS NOTED OTHERWISE. EXCEPTION: RADII @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
2. LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE AISLES, TYPICAL.
3. ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF N 87° 52' 59" W, UNLESS OTHERWISE INDICATED WITH A "+" OR BEARING.
4. LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.
5. ALL TRAFFIC SIGNAGE AND ALUMINUM COLUMN (DRIVEN POST) MATERIALS AND INSTALLATION SHALL CONFORM TO F.D.O.T. INDEX 700-010.
6. HANDICAP RAMPS MUST COMPLY WITH THE AMERICAN DISABILITIES ACT (ADA) AND MEET F.D.O.T. DESIGN STANDARDS.

(1) 7. ALL DISTURBED AREAS FOR LOTS 1 AND 2 SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE NOTED IN THESE CONSTRUCTION PLANS.

SITE LEGEND

- TRACT BOUNDARY
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROJECT AREA LIMITS
- EXISTING TREE TO REMAIN

GRAPHIC SCALE

20' 0 10' 20' 40'

1" = 20'

(#) SITE STRIPING & SIGNAGE KEYNOTES

S1. PROPERTY BOUNDARY/TRACT LINE.
S2. HANDICAP PARKING STALL TYPICAL. — 1 C-18
S3. HANDICAP SIGN TYPICAL. — 2 C-18
S4. 24" THERMOPLASTIC STOP BAR WITH R1-1 STOP SIGN TYPICAL. — 3 C-18
S5. "DO NOT ENTER" SIGN, TYPICAL. — 4 C-18
S6. 5' CROSSWALK 12" WHITE THERMOPLASTIC, TYPICAL.
S7. 6" TRAFFIC PAINT (WHITE), TYPICAL.
S8. FIRE MARKING & SIGNAGE PER FIRE MARSHAL, TYPICAL.
S9. DIRECTIONAL ARROWS PER F.D.O.T. INDEX 711-001.
S10. 6" DOUBLE YELLOW (80 L.F.).
S11. R3-5R RIGHT TURN ONLY SIGN, TYPICAL. — 19 C-18
S12. R3-5L LEFT TURN ONLY SIGN, TYPICAL. — 20 C-18
S13. MATCH EXISTING STRIPING, TYPICAL.
S14. GORE STRIPING PER F.D.O.T. INDEX No. 711-001, (WHITE).
S15. SEE SHEET C-15 FOR OFFSITE IMPROVEMENTS.
S16. EXISTING STRIPING, TYPICAL.
S17. 6" TRAFFIC PAINT (YELLOW), TYPICAL.

(#) SITE CONSTRUCTION KEYNOTES

C1. CONCRETE SIDEWALK TYPICAL. — 5 C-18
C2. SIDEWALK WITH MONOLITHIC CURB TYPICAL. — 6 C-18
C3. CURB RAMP DETECTABLE WARNING TYPICAL. — 7 C-18
C4. F.D.O.T. CURB RAMP CR-E TYPICAL. — 8 C-18
C5. F.D.O.T. CURB RAMP CR-F TYPICAL. — 9 C-18
C6. HEAD CURB TYPICAL. — 10 C-18
C7. ASPHALT PAVING HEAVY DUTY TYPICAL. — 11 C-18
C8. ASPHALT PAVING MEDIUM DUTY TYPICAL. — 12 C-18
C9. CONCRETE PAVING SECTION TYPICAL. — 13 C-18
C10. F.D.O.T. VALLEY GUTTER, TYPICAL. — 14 C-18
C11. F.D.O.T. TYPE F CURB, TYPICAL. — 15 C-18
C12. F.D.O.T. CONCRETE BUMPER GUARD TYPICAL. — 16 C-18
C13. DUMPSTER ENCLOSURE TYPICAL (PERMITTED BY OTHERS).
C14. INVERTED U BIKE RACK, TYPICAL. — 17 C-18
C15. 1' CURB TRANSITION, TYPICAL. — 18 C-18
C16. SWING ARM GATE (DESIGNED AND PERMITTED BY OTHERS).
C17. CARWASH EQUIPMENT (BY OTHERS).
C18. CONCRETE SIDEWALK PER F.D.O.T. INDEX 522-001.
C19. LIFT STATION.
C20. MATCH EXISTING CURB.
C21. MODULAR RETAINING WALL W/ 48" HIGH ALUMINUM PICKET FENCE (BLACK) (BY OTHERS).
C22. VACUUM BOOM CANOPY (DESIGNED AND PERMITTED BY OTHERS).
C23. VACUUM STATION (DESIGNED AND PERMITTED BY OTHERS).
C24. 2' TRAFFIC SEPARATOR.
~~C25. BUILDING STEMWALL (DESIGN BY OTHERS).~~
C26. PROJECT IDENTIFICATION SIGN (TO BE DESIGNED AND PERMITTED BY SIGN COMPANY).
C27. EXISTING CONCRETE SIDEWALK.
C28. MATCH EXISTING CONCRETE SIDEWALK.
C29. EXISTING CURB.
C30. F.D.O.T. TYPE A CURB, TYPICAL. — 21 C-19
C31. CONCRETE TRAFFIC SEPARATOR PER F.D.O.T. INDEX NO. 520-020, TYPICAL.
C32. GRASSED MEDIAN, TYPICAL.
C33. FLUSH CURB, TYPICAL. — 22 C-18
C34. 6' HIGH CHAIN LINK FENCE (VINYL COATED – BLACK) TYPICAL.
C35. 6' HIGH SCREEN WALL, TYPICAL.
C36. 18' DOUBLE GATE.

(1)

DATE	REVISIONS	BY	CHECKED
5/16/23	1 PER SJRWMD COMMENTS	JWM	GRC

CONSTRUCTION PLANS
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Phone: 407-895-0324
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SITE GEOMETRY PLAN (1 OF 2)

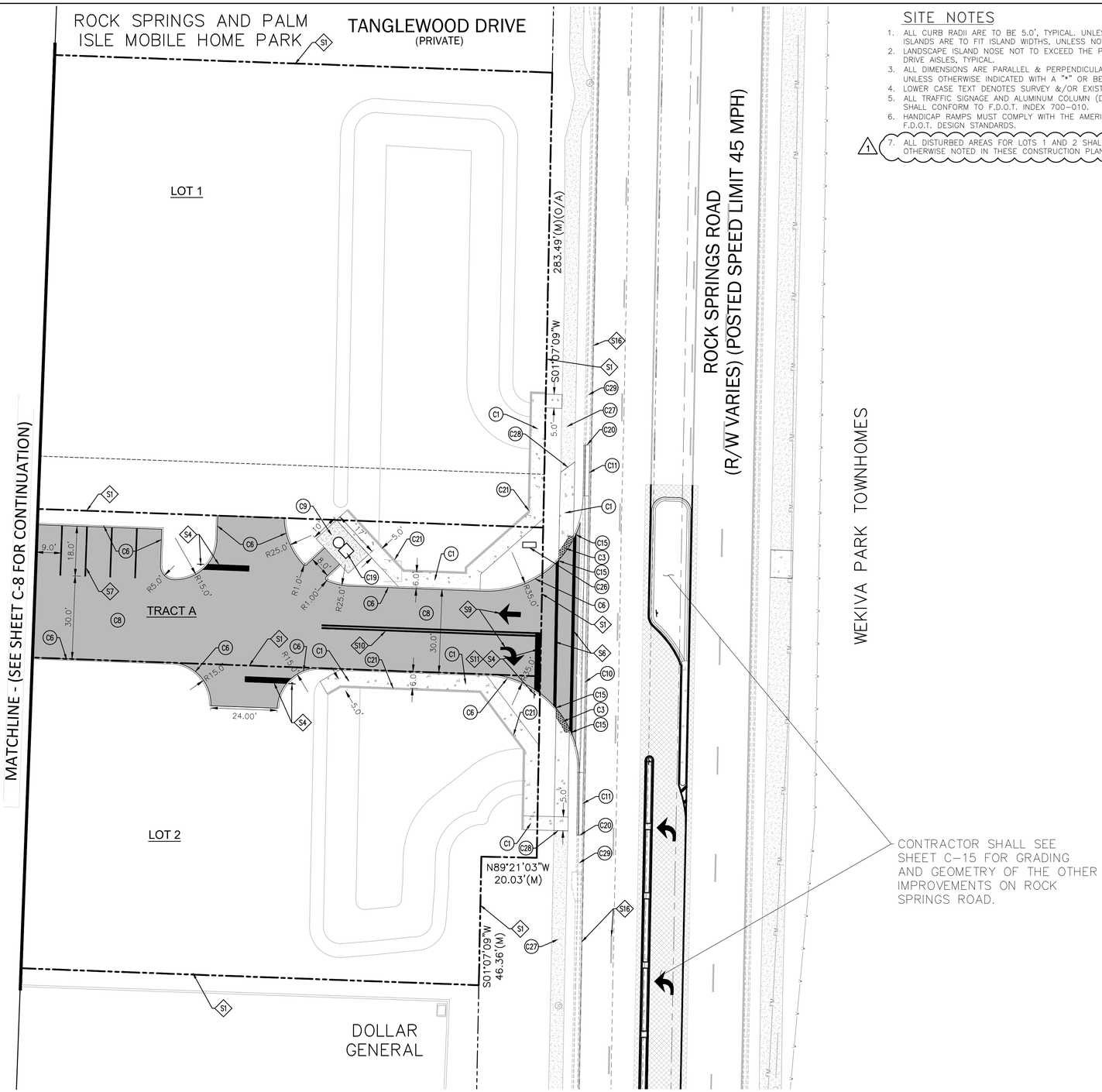
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 22-029
SCALE 1" = 20'
DATE MARCH 27, 2023
SHEET NO. C-8
SHEET 8 OF 27

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Gregory R Crawford
Digitally signed by Gregory R Crawford
Date: 2023.05.17 16:58:46 -04'00'

22-029 Plans.dwg



SITE NOTES

1. ALL CURB RADII ARE TO BE 5.0', TYPICAL, UNLESS NOTED OTHERWISE. EXCEPTION: RADII @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
2. LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE AISLES, TYPICAL.
3. ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF N 87° 52' 59" W, UNLESS OTHERWISE INDICATED WITH A "+" OR BEARING.
4. LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.
5. ALL TRAFFIC SIGNAGE AND ALUMINUM COLUMN (DRIVEN POST) MATERIALS AND INSTALLATION SHALL CONFORM TO F.D.O.T. INDEX 700-010.
6. HANDICAP RAMPS MUST COMPLY WITH THE AMERICAN DISABILITIES ACT (ADA) AND MEET F.D.O.T. DESIGN STANDARDS.
7. ALL DISTURBED AREAS FOR LOTS 1 AND 2 SHALL BE SEEDED AND MULCHED UNLESS OTHERWISE NOTED IN THESE CONSTRUCTION PLANS.

SITE LEGEND

- TRACT BOUNDARY
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROJECT AREA LIMITS
- EXISTING TREE TO REMAIN

GRAPHIC SCALE

20' 0 10' 20' 40'

1" = 20'

SITE STRIPING & SIGNAGE KEYNOTES

S1. PROPERTY BOUNDARY/TRACT LINE.
S2. HANDICAP PARKING STALL TYPICAL. (1 C-18)
S3. HANDICAP SIGN TYPICAL. (2 C-18)
S4. 24" THERMOPLASTIC STOP BAR WITH R1-1 STOP SIGN TYPICAL. (3 C-18)
S5. "DO NOT ENTER" SIGN, TYPICAL. (4 C-18)
S6. 5' CROSSWALK 12" WHITE THERMOPLASTIC, TYPICAL.
S7. 6" TRAFFIC PAINT (WHITE), TYPICAL.
S8. FIRE MARKING & SIGNAGE PER FIRE MARSHAL, TYPICAL.
S9. DIRECTIONAL ARROWS PER F.D.O.T. INDEX 711-001.
S10. 6" DOUBLE YELLOW (80 L.F.).
S11. R3-5R RIGHT TURN ONLY SIGN, TYPICAL. (19 C-18)
S12. R3-5L LEFT TURN ONLY SIGN, TYPICAL. (20 C-18)
S13. MATCH EXISTING STRIPING, TYPICAL.
S14. GORE STRIPING PER F.D.O.T. INDEX No. 711-001, (WHITE).
S15. SEE SHEET C-15 FOR OFFSITE IMPROVEMENTS.
S16. EXISTING STRIPING, TYPICAL.
S17. 6" TRAFFIC PAINT (YELLOW), TYPICAL.

SITE CONSTRUCTION KEYNOTES

C1. CONCRETE SIDEWALK TYPICAL. (5 C-18)
C2. SIDEWALK WITH MONOLITHIC CURB TYPICAL. (6 C-18)
C3. CURB RAMP DETECTABLE WARNING TYPICAL. (7 C-18)
C4. F.D.O.T. CURB RAMP CR-E TYPICAL. (8 C-18)
C5. F.D.O.T. CURB RAMP CR-F TYPICAL. (9 C-18)
C6. HEAD CURB TYPICAL. (10 C-18)
C7. ASPHALT PAVING HEAVY DUTY TYPICAL. (11 C-18)
C8. ASPHALT PAVING MEDIUM DUTY TYPICAL. (12 C-18)
C9. CONCRETE PAVING SECTION TYPICAL. (13 C-18)
C10. F.D.O.T. VALLEY GUTTER, TYPICAL. (14 C-18)
C11. F.D.O.T. TYPE F CURB, TYPICAL. (15 C-18)
C12. F.D.O.T. CONCRETE BUMPER GUARD TYPICAL. (16 C-18)
C13. DUMPSTER ENCLOSURE TYPICAL (PERMITTED BY OTHERS).
C14. INVERTED U BIKE RACK, TYPICAL. (17 C-18)
C15. 1' CURB TRANSITION, TYPICAL. (18 C-18)
C16. SWING ARM GATE (DESIGNED AND PERMITTED BY OTHERS).
C17. CARWASH EQUIPMENT (BY OTHERS).
C18. CONCRETE SIDEWALK PER F.D.O.T. INDEX 522-001.
C19. LIFT STATION.
C20. MATCH EXISTING CURB.
C21. MODULAR RETAINING WALL W/ 48" HIGH ALUMINUM PICKET FENCE (BLACK) (BY OTHERS).
C22. VACUUM BOOM CANOPY (DESIGNED AND PERMITTED BY OTHERS).
C23. VACUUM STATION (DESIGNED AND PERMITTED BY OTHERS).
C24. 2' TRAFFIC SEPARATOR.
~~C25. BUILDING STEMWALL (DESIGN BY OTHERS).~~
C26. PROJECT IDENTIFICATION SIGN (TO BE DESIGNED AND PERMITTED BY SIGN COMPANY).
C27. EXISTING CONCRETE SIDEWALK.
C28. MATCH EXISTING CONCRETE SIDEWALK.
C29. EXISTING CURB.
C30. F.D.O.T. TYPE A CURB, TYPICAL. (21 C-19)
C31. CONCRETE TRAFFIC SEPARATOR PER F.D.O.T. INDEX NO. 520-020, TYPICAL.
C32. GRASSED MEDIAN, TYPICAL.
C33. FLUSH CURB, TYPICAL. (22 C-18)
C34. 6' HIGH CHAIN LINK FENCE (VINYL COATED – BLACK) TYPICAL.
C35. 6' HIGH SCREEN WALL, TYPICAL.
C36. 18' DOUBLE GATE.

DATE	REVISIONS	BY	CHECKED
5/16/23	1 PER SJRWMD COMMENTS	JWM	GRC

CONSTRUCTION PLANS
LUX CARWASH - APOPKA
1752, 1760, 1788 & 1774 ROCK SPRINGS ROAD
CITY OF APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

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SITE GEOMETRY PLAN (2 OF 2)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

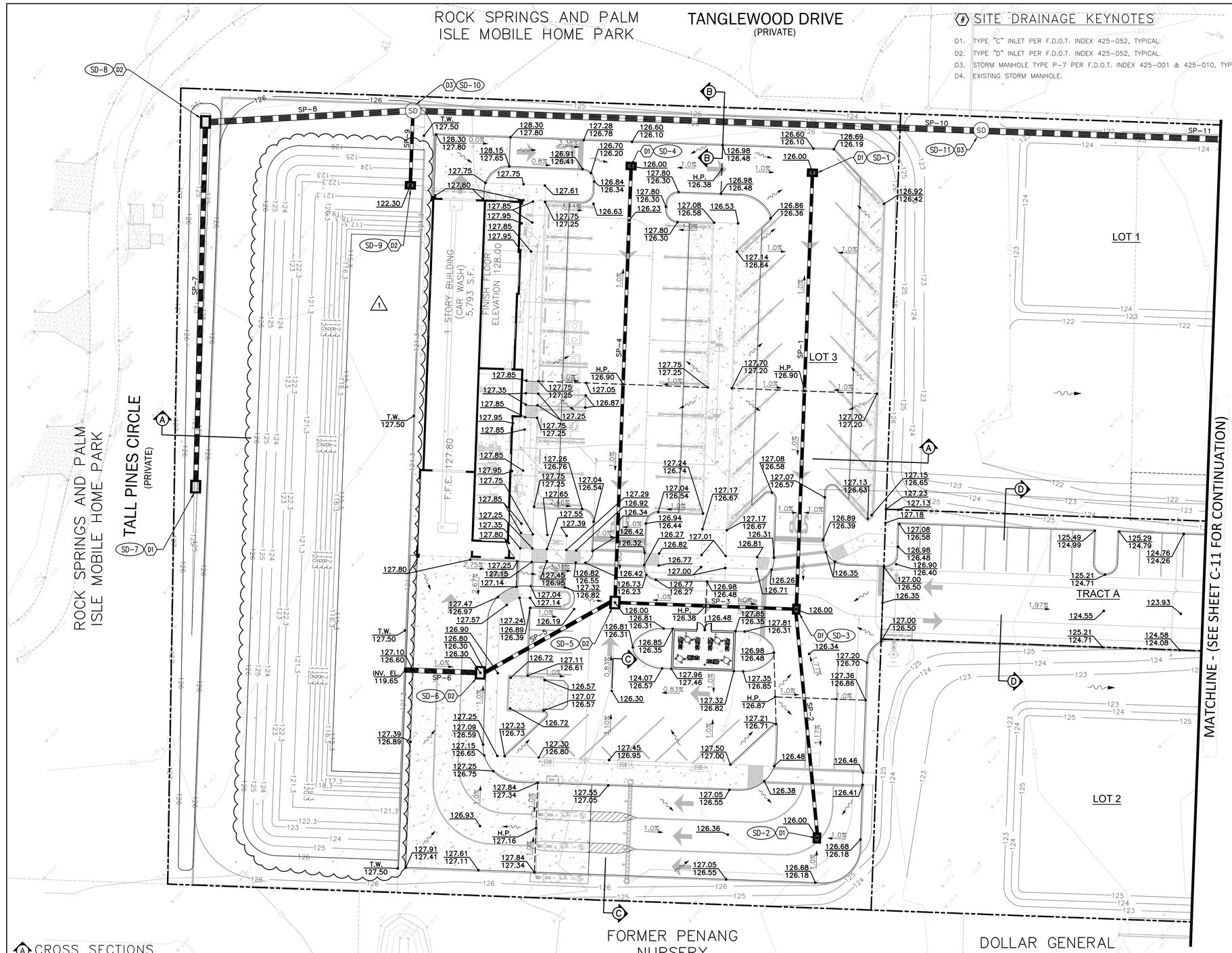
PROJECT NO. 22-029
SCALE 1" = 20'
DATE MARCH 27, 2023
SHEET NO. C-9
SHEET 9 OF 27

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Gregory R Crawford
Digitally signed by Gregory R Crawford
Date: 2023.05.17 16:52:06 -04'00'

FLORIDA ENGINEERING GROUP, INC. GREGORY R. CRAWFORD LICENSE NO. 73555 STATE OF FLORIDA

22-029 Plans.dwg



SITE DRAINAGE KEYNOTES

D1. TYPE "C" INLET PER F.D.O.T. INDEX 425-052, TYPICAL.
D2. TYPE "D" INLET PER F.D.O.T. INDEX 425-052, TYPICAL.
D3. STORM MANHOLE TYPE P-7 PER F.D.O.T. INDEX 425-001 & 425-010, TYPICAL.
D4. EXISTING STORM MANHOLE.

SITE LEGEND

- TRACT BOUNDARY
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROJECT AREA LIMITS
- EXISTING TREE TO REMAIN

GRAPHIC SCALE
20' 0 10' 20' 40'
1" = 20'

GRADING KEYNOTES

G1. SYNTHETIC EROSION CONTROL BARRIER (SEE FIGURE V-2, SHEET C-6 FOR DETAIL).
G2. CONSTRUCT SOIL TRACKING PREVENTION DEVICE (SEE FIGURE V-19, SHEET C-6 FOR DETAIL).
G3. INSTALL INLET INSERT SEDIMENT CONTAINMENT SYSTEM (SEE FIGURE V-18, SHEET C-6 FOR DETAIL).
G4. INSTALL TEMPORARY 6' CHAIN LINK FENCE WITH VISUAL BARRIER AND SYNTHETIC EROSION CONTROL BARRIER PRIOR TO DEMOLITION/GRADING ACTIVITIES (SEE FIGURE V-3 & DETAIL 1 ON SHEET C-6).

STORM DRAINAGE PIPE CHART

DESIGNATION	PIPE LENGTH (LINEAR FEET)	PIPE SIZE & TYPE	PIPE SLOPE	FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER
SP-1	180	15" R.C.P.	0.35%	SD-1	SD-3
SP-2	94	15" R.C.P.	0.35%	SD-2	SD-3
SP-3	75	15" R.C.P.	0.35%	SD-3	SD-5
SP-4	180	15" R.C.P.	0.35%	SD-4	SD-5
SP-5	63	15" R.C.P.	0.35%	SD-5	SD-6
SP-6	29	18" R.C.P.	0.35%	SD-6	POND
SP-7	151	18" R.C.P.	0.35%	SD-7	SD-8
SP-8	86	24" R.C.P.	0.35%	SD-8	SD-10
SP-9	30	18" R.C.P.	0.35%	SD-9	SD-10
SP-10	235	24" R.C.P.	0.35%	SD-10	SD-11
SP-11	233	24" R.C.P.	0.77%	SD-11	SD-13
SP-12	23	30" R.C.P.	0.35%	SD-12	SD-13
SP-13	54	30" R.C.P.	0.35%	SD-13	EX-1
SP-14	22	19"x30" E.R.C.P.	2.27%	HEADWALL-2	SD-14
SP-15	23	19"x30" E.R.C.P.	2.17%	SD-14	SD-15
SP-16	8	19"x30" E.R.C.P.	0.00%	SD-15	POND

DRAINAGE STRUCTURE LEGEND

SD-1
TYPE "C" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 126.00
INV. ELEV. 121.75 S

SD-2
TYPE "C" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 126.00
INV. ELEV. 121.75 N

SD-3
TYPE "C" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 126.00
INV. ELEV. 121.12 N
INV. ELEV. 121.42 S
INV. ELEV. 121.02 W

SD-4
TYPE "C" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 126.00
INV. ELEV. 121.75 S

SD-5
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 126.00
INV. ELEV. 120.76 E
INV. ELEV. 121.12 N
INV. ELEV. 120.50 SW

SD-6
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 126.30
INV. ELEV. 120.28 NE
INV. ELEV. 119.75 W

SD-7
TYPE "C" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 125.00
INV. ELEV. 120.50

SD-8
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 124.75
INV. ELEV. 119.97 S
INV. ELEV. 119.50 E

SD-9
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
(SEE SHEET C-19 FOR DETAIL)
TOP ELEV. 124.40
INV. ELEV. 120.00 N

SD-10
TYPE "P-7" MANHOLE
PER F.D.O.T. INDEX 425-001
TOP ELEV. 126.30
INV. ELEV. 119.20 W
INV. ELEV. 119.90 S
INV. ELEV. 119.10 E

SD-11
TYPE "P-7" MANHOLE
PER F.D.O.T. INDEX 425-001
TOP ELEV. 123.25
INV. ELEV. 118.28 W
INV. ELEV. 118.20 E

SD-12
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
(SEE SHEET C-19 FOR DETAIL)
TOP ELEV. 121.25
INV. ELEV. 116.50 N

SD-13
TYPE "P-7" MANHOLE
PER F.D.O.T. INDEX 425-001
TOP ELEV. 121.00
INV. ELEV. 116.40 W
INV. ELEV. 116.42 S
INV. ELEV. 114.19 E

SD-14
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 121.32
INV. ELEV. 118.50 S
INV. ELEV. 118.50 N

SD-15
TYPE "P-7" MANHOLE
PER F.D.O.T. INDEX 425-001
TOP ELEV. 122.00
INV. ELEV. 119.00 S
INV. ELEV. 119.00 NE

EX-1
EXISTING STORM MANHOLE
TOP ELEV. 117.75
INV. ELEV. 114.00±
CORE INV. ELEV. 114.00

CROSS SECTIONS

1. SECTIONS NOT SHOWN ON THIS SHEET ARE LOCATED ON SHEET C-16 AND SUBSEQUENT SHEETS.

DATE	REVISIONS	BY	CHECKED
5/16/23	1 PER SJRWMD COMMENTS	JWM	GRC

CONSTRUCTION PLANS
LUX CARWASH - APOPKA
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SITE PAVING, GRADING AND DRAINAGE PLAN (1 OF 2)

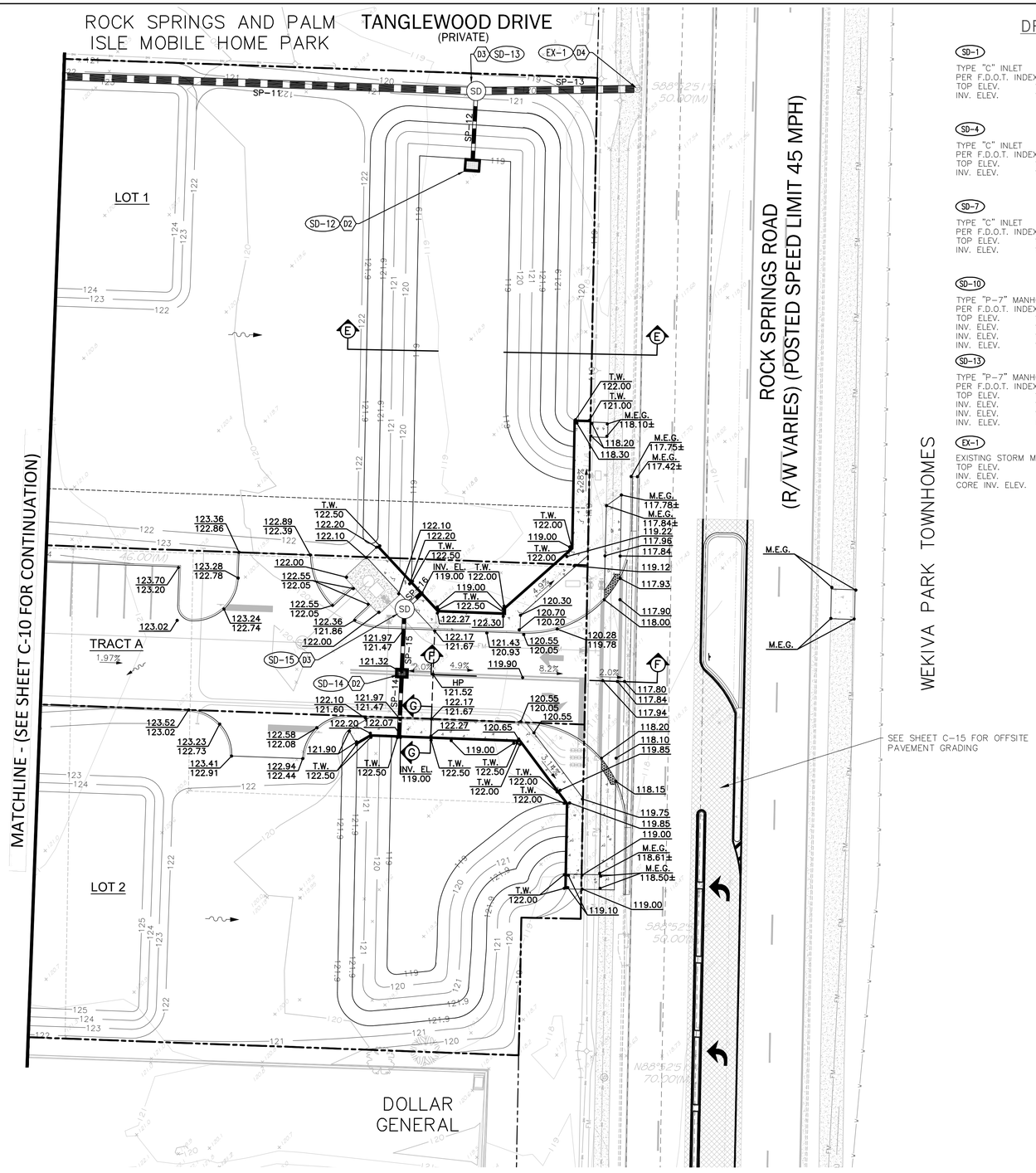
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 22-029
SCALE 1" = 20'
DATE MARCH 27, 2023
SHEET NO. C-10
SHEET 10 OF 27

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Gregory R Crawford
Digitally signed by Gregory R Crawford
Date: 2023.05.17 16:59:26 -04'00'

22-029 Plans.dwg



DRAINAGE STRUCTURE LEGEND

SD-1
TYPE "C" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 126.00
INV. ELEV. 121.75 S

SD-2
TYPE "C" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 126.00
INV. ELEV. 121.75 N

SD-3
TYPE "C" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 126.00
INV. ELEV. 121.12 N
INV. ELEV. 121.42 S
INV. ELEV. 121.02 W

SD-4
TYPE "C" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 126.00
INV. ELEV. 121.75 S

SD-5
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 126.00
INV. ELEV. 120.76 E
INV. ELEV. 121.12 N
INV. ELEV. 120.50 SW

SD-6
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 126.30
INV. ELEV. 120.28 NE
INV. ELEV. 119.75 W

SD-7
TYPE "C" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 125.00
INV. ELEV. 120.50

SD-8
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 124.75
INV. ELEV. 119.97 S
INV. ELEV. 119.50 E

SD-9
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
(SEE SHEET C-19 FOR DETAIL)
TOP ELEV. 124.40
INV. ELEV. 120.00 N

SD-10
TYPE "P-7" MANHOLE
PER F.D.O.T. INDEX 425-001
TOP ELEV. 126.30
INV. ELEV. 119.20 W
INV. ELEV. 119.90 S
INV. ELEV. 119.10 E

SD-11
TYPE "P-7" MANHOLE
PER F.D.O.T. INDEX 425-001
TOP ELEV. 123.25
INV. ELEV. 118.28 W
INV. ELEV. 118.20 E

SD-12
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
(SEE SHEET C-19 FOR DETAIL)
TOP ELEV. 121.25
INV. ELEV. 116.50 N

SD-13
TYPE "P-7" MANHOLE
PER F.D.O.T. INDEX 425-001
TOP ELEV. 121.00
INV. ELEV. 116.40 W
INV. ELEV. 116.42 S
INV. ELEV. 114.19 E

SD-14
TYPE "D" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 121.32
INV. ELEV. 118.50 S
INV. ELEV. 118.50 N

SD-15
TYPE "P-7" MANHOLE
PER F.D.O.T. INDEX 425-001
TOP ELEV. 122.00
INV. ELEV. 119.00 S
INV. ELEV. 119.00 NE

EX-1
EXISTING STORM MANHOLE
TOP ELEV. 117.75
INV. ELEV. 114.00±
CORE INV. ELEV. 114.00

SITE LEGEND

- TRACT BOUNDARY
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROJECT AREA LIMITS
- EXISTING TREE TO REMAIN

GRAPHIC SCALE
20' 0 10' 20' 40'
1" = 20'

(A) CROSS SECTIONS

1. SECTIONS NOT SHOWN ON THIS SHEET ARE LOCATED ON SHEET C-16 AND SUBSEQUENT SHEETS.

(#) SITE DRAINAGE KEYNOTES

D1. TYPE "C" INLET PER F.D.O.T. INDEX 425-052, TYPICAL.
D2. TYPE "D" INLET PER F.D.O.T. INDEX 425-052, TYPICAL.
D3. STORM MANHOLE TYPE P-7 PER F.D.O.T. INDEX 425-001 & 425-010, TYPICAL.
D4. EXISTING STORM MANHOLE.

(#) GRADING KEYNOTES

G1. SYNTHETIC EROSION CONTROL BARRIER (SEE FIGURE V-2, SHEET C-6 FOR DETAIL).
G2. CONSTRUCT SOIL TRACKING PREVENTION DEVICE (SEE FIGURE V-19, SHEET C-6 FOR DETAIL).
G3. INSTALL INLET INSERT SEDIMENT CONTAINMENT SYSTEM (SEE FIGURE V-18, SHEET C-6 FOR DETAIL).
G4. INSTALL TEMPORARY 6' CHAIN LINK FENCE WITH VISUAL BARRIER AND SYNTHETIC EROSION CONTROL BARRIER PRIOR TO DEMOLITION/GRADING ACTIVITIES (SEE FIGURE V-3 & DETAIL 1 ON SHEET C-6).

STORM DRAINAGE PIPE CHART

DESIGNATION	PIPE LENGTH (LINEAR FEET)	PIPE SIZE & TYPE	PIPE SLOPE	FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER
SP-1	180	15" R.C.P.	0.35%	SD-1	SD-3
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SP-3	75	15" R.C.P.	0.35%	SD-3	SD-5
SP-4	180	15" R.C.P.	0.35%	SD-4	SD-5
SP-5	63	15" R.C.P.	0.35%	SD-5	SD-6
SP-6	29	18" R.C.P.	0.35%	SD-6	POND
SP-7	151	18" R.C.P.	0.35%	SD-7	SD-8
SP-8	86	24" R.C.P.	0.35%	SD-8	SD-10
SP-9	30	18" R.C.P.	0.35%	SD-9	SD-10
SP-10	235	24" R.C.P.	0.35%	SD-10	SD-11
SP-11	233	24" R.C.P.	0.77%	SD-11	SD-13
SP-12	23	30" R.C.P.	0.35%	SD-12	SD-13
SP-13	54	30" R.C.P.	0.35%	SD-13	EX-1
SP-14	22	19"x30" E.R.C.P.	2.27%	HEADWALL-2	SD-14
SP-15	23	19"x30" E.R.C.P.	2.17%	SD-14	SD-15
SP-16	8	19"x30" E.R.C.P.	0.00%	SD-15	POND

DATE	REVISIONS	BY	CHECKED
5/16/23	1 PER SJRWMD COMMENTS	JWM	GRC

CONSTRUCTION PLANS
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SITE PAVING, GRADING AND DRAINAGE PLAN (2 OF 2)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 22-029
SCALE 1" = 20'
DATE MARCH 27, 2023
SHEET NO. C-11
SHEET 11 OF 27

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Gregory R Crawford

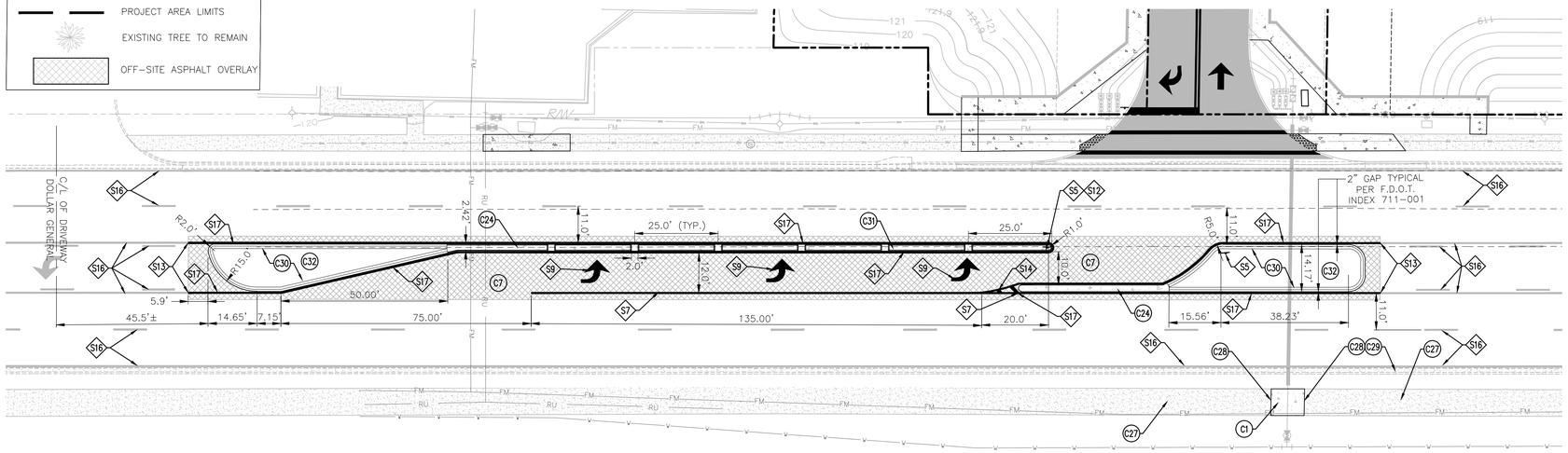
FLORIDA ENGINEERING GROUP, INC. CERTIFICATE OF AUTHORIZATION NO. 30843
STATE OF FLORIDA GREGORY R. CRAWFORD LICENSE NO. 73355

Digitally signed by Gregory R Crawford
Date: 2023.05.17 16:59:45 -04'00'

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SITE LEGEND

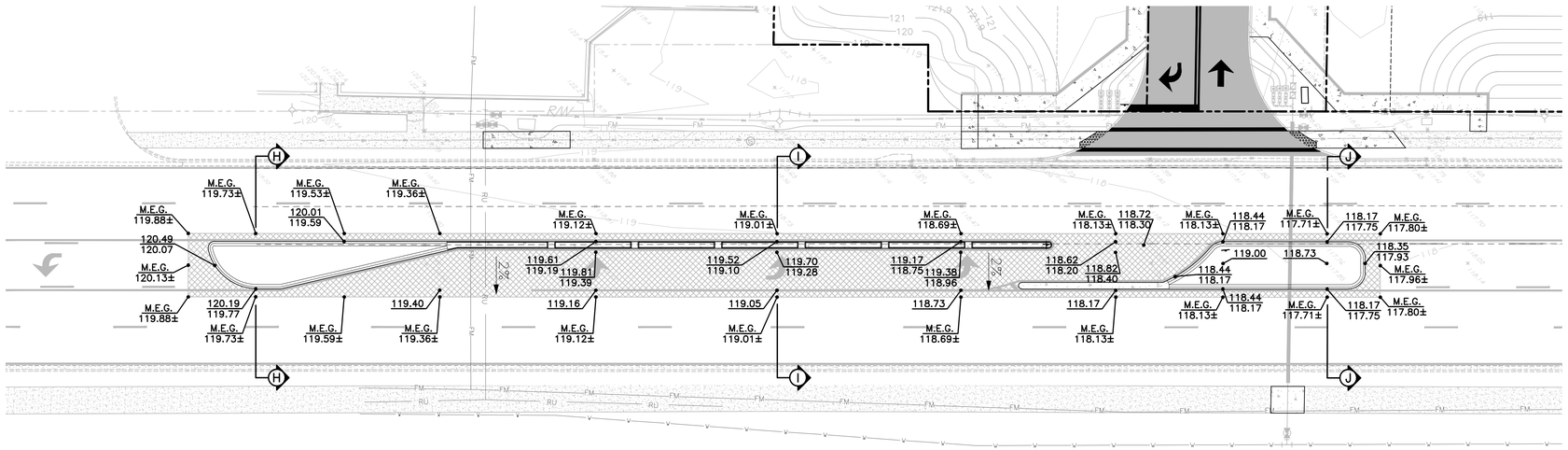
- TRACT BOUNDARY
- EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROJECT AREA LIMITS
- EXISTING TREE TO REMAIN
- OFF-SITE ASPHALT OVERLAY



ROCK SPRINGS ROAD (R/W VARIES)
(POSTED SPEED LIMIT 45 MPH)

(SEE SHEETS C-20 – C-23 FOR F.D.O.T. MAINTENANCE OF TRAFFIC DETAILS)

GEOMETRY PLAN



ROCK SPRINGS ROAD (R/W VARIES)
(POSTED SPEED LIMIT 45 MPH)

(SEE SHEETS C-20 – C-23 FOR F.D.O.T. MAINTENANCE OF TRAFFIC DETAILS)

GRADING PLAN

GRAPHIC SCALE

20' 0 10' 20' 40'

1" = 20'

SITE NOTES

1. ALL CURB RADII ARE TO BE 5.0', TYPICAL. UNLESS NOTED OTHERWISE. EXCEPTION: RADII @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
2. LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.
3. ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF N 87° 52' 59" W, UNLESS OTHERWISE INDICATED WITH A "±" OR BEARING.
4. LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.
5. ALL TRAFFIC SIGNAGE AND ALUMINUM COLUMN (DRIVEN POST) MATERIALS AND INSTALLATION SHALL CONFORM TO F.D.O.T. INDEX 700-010.
6. HANDICAP RAMPS MUST COMPLY WITH THE AMERICAN DISABILITIES ACT (ADA) AND MEET F.D.O.T. DESIGN STANDARDS.

(#) SITE STRIPING & SIGNAGE KEYNOTES

S1. PROPERTY BOUNDARY/TRACT LINE.
S2. HANDICAP PARKING STALL TYPICAL. — 1 C-18, 2 C-18
S3. HANDICAP SIGN TYPICAL. — 3 C-18
S4. 24" THERMOPLASTIC STOP BAR WITH R1-1 STOP SIGN TYPICAL. — 4 C-18
S5. "DO NOT ENTER" SIGN, TYPICAL.
S6. 5' CROSSWALK 12" WHITE THERMOPLASTIC, TYPICAL.
S7. 6" TRAFFIC PAINT (WHITE), TYPICAL.
S8. FIRE MARKING & SIGNAGE PER FIRE MARSHAL, TYPICAL.
S9. DIRECTIONAL ARROWS PER F.D.O.T. INDEX 711-001.
S10. 6" DOUBLE YELLOW (80 L.F.).
S11. R3-5R RIGHT TURN ONLY SIGN, TYPICAL. — 19 C-18, 20 C-18
S12. R3-5L LEFT TURN ONLY SIGN, TYPICAL.
S13. MATCH EXISTING STRIPING, TYPICAL.
S14. GORE STRIPING PER F.D.O.T. INDEX No. 711-001, (WHITE).
S15. SEE SHEET C-15 FOR OFFSITE IMPROVEMENTS.
S16. EXISTING STRIPING, TYPICAL.
S17. 6" TRAFFIC PAINT (YELLOW), TYPICAL.

(#) SITE CONSTRUCTION KEYNOTES

C1. CONCRETE SIDEWALK TYPICAL. — 5 C-18
C2. SIDEWALK WITH MONOLITHIC CURB TYPICAL. — 6 C-18
C3. CURB RAMP DETECTABLE WARNING TYPICAL. — 7 C-18
C4. F.D.O.T. CURB RAMP CR-E TYPICAL. — 8 C-18
C5. F.D.O.T. CURB RAMP CR-F TYPICAL. — 9 C-18
C6. HEAD CURB TYPICAL. — 10 C-18
C7. ASPHALT PAVING HEAVY DUTY TYPICAL. — 11 C-18
C8. ASPHALT PAVING MEDIUM DUTY TYPICAL. — 12 C-18
C9. CONCRETE PAVING SECTION TYPICAL. — 13 C-18
C10. F.D.O.T. VALLEY GUTTER, TYPICAL. — 14 C-18
C11. F.D.O.T. TYPE F CURB, TYPICAL. — 15 C-18
C12. F.D.O.T. CONCRETE BUMPER GUARD TYPICAL. — 16 C-18
C13. DUMPSTER ENCLOSURE TYPICAL (PERMITTED BY OTHERS).
C14. INVERTED U BIKE RACK, TYPICAL. — 17 C-18
C15. 1' CURB TRANSITION, TYPICAL. — 18 C-18
C16. SWING ARM GATE (DESIGNED AND PERMITTED BY OTHERS).
C17. CARWASH EQUIPMENT (BY OTHERS).
C18. CONCRETE SIDEWALK PER F.D.O.T. INDEX 522-001.
C19. LIFT STATION.
C20. MATCH EXISTING CURB.
C21. MODULAR RETAINING WALL W/ 48" HIGH ALUMINUM PICKET FENCE (BLACK) (BY OTHERS).
C22. VACUUM BOOM CANOPY (DESIGNED AND PERMITTED BY OTHERS).
C23. VACUUM STATION (DESIGNED AND PERMITTED BY OTHERS).
C24. 2' TRAFFIC SEPARATOR.
~~C25. BUILDING STEMWALL (DESIGN BY OTHERS).~~
C26. PROJECT IDENTIFICATION SIGN (TO BE DESIGNED AND PERMITTED BY SIGN COMPANY).
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C28. MATCH EXISTING CONCRETE SIDEWALK.
C29. EXISTING CURB.
C30. F.D.O.T. TYPE A CURB, TYPICAL. — 21 C-19
C31. CONCRETE TRAFFIC SEPARATOR PER F.D.O.T. INDEX NO. 520-020, TYPICAL.
C32. GRASSED MEDIAN, TYPICAL.

DATE	REVISIONS	BY	CHECKED
5/16/23	1 PER SJRWMD COMMENTS	JWM	GRC

CONSTRUCTION PLANS
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OFFSITE IMPROVEMENTS PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 22-029
SCALE 1" = 20'
DATE MARCH 27, 2023
SHEET NO. C-15
SHEET 15 OF 27

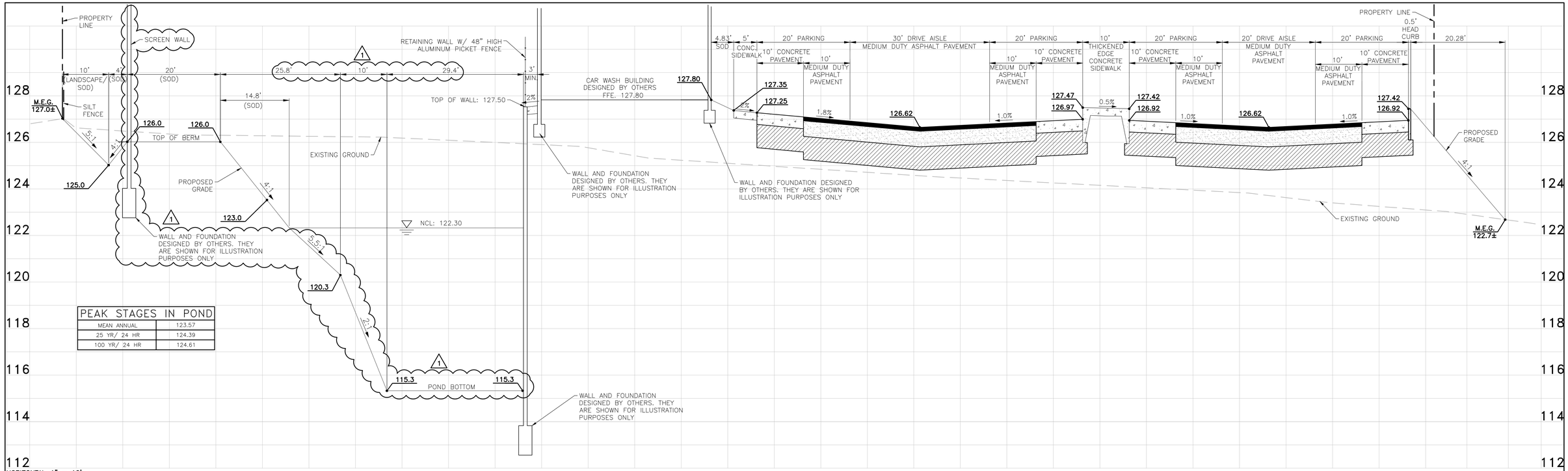
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GREGORY R. CRAWFORD
STATE OF FLORIDA
No. 82737

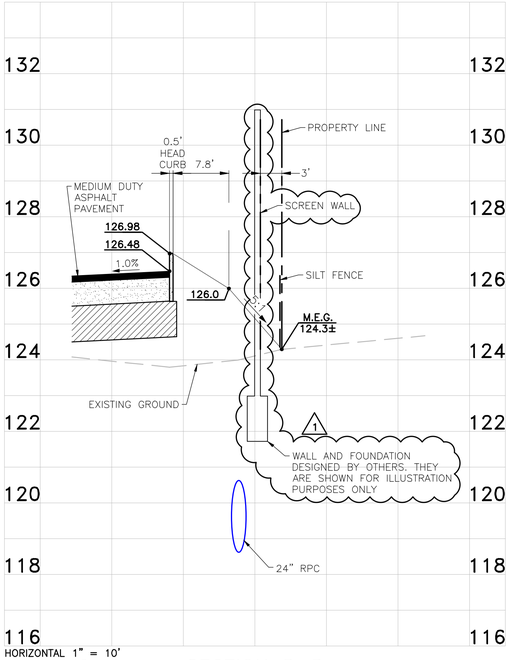
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Date: 2023.05.17 17:00:37 -04'00'

22-029 Plans.dwg



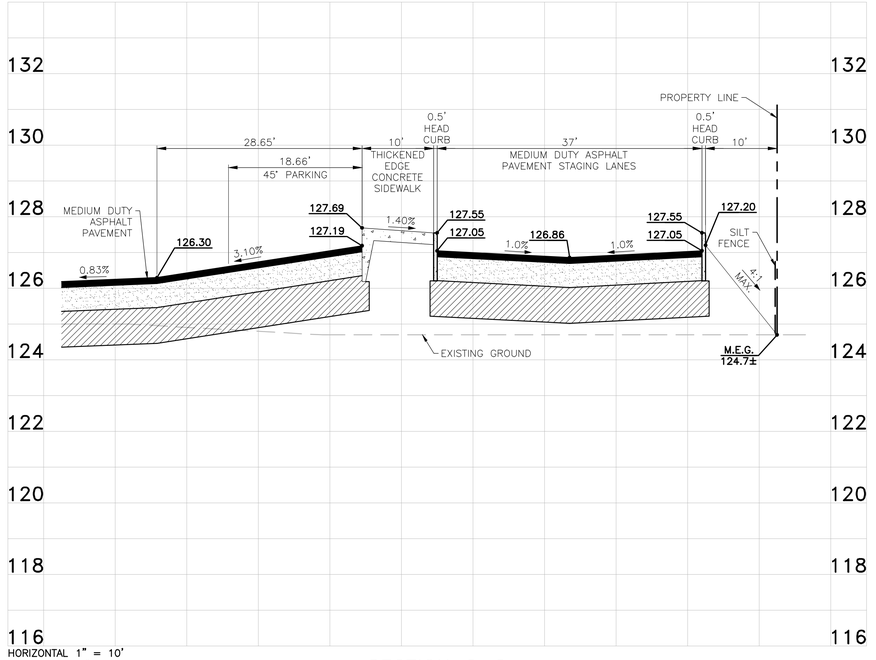
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VERTICAL 1" = 2'

SECTION A–A



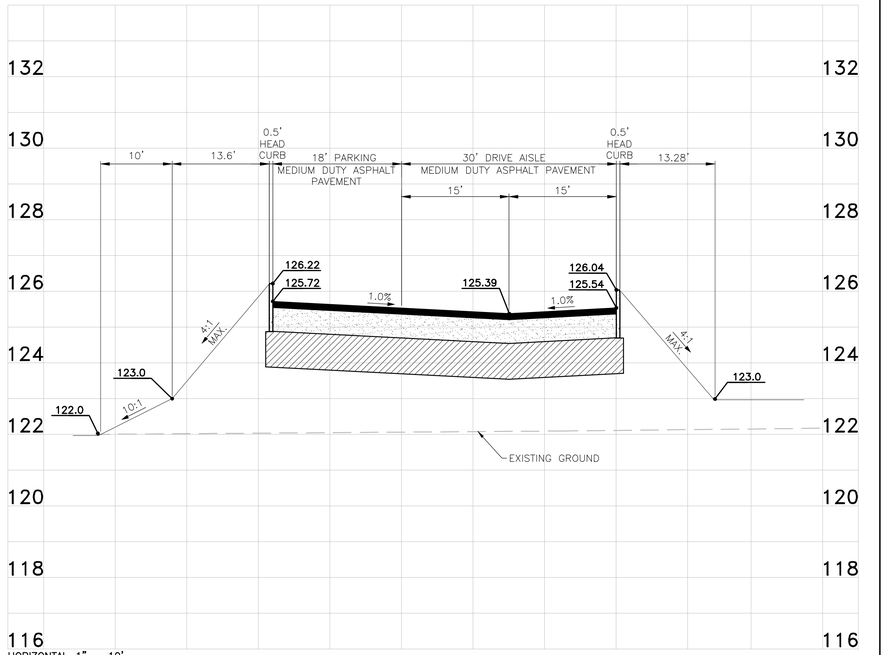
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VERTICAL 1" = 2'

SECTION B–B



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION C–C



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION D–D

DATE	REVISIONS	BY	CHECKED
5/16/23	1 PER SJRWMD COMMENTS	JWM	GRC

CONSTRUCTION PLANS
LUX CARWASH - APOPKA
1752, 1760, 1788 & 1774 ROCK SPRINGS ROAD
CITY OF APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

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CROSS SECTIONS (1 OF 2)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 22-029
SCALE NOTED
DATE MARCH 27, 2023
SHEET NO. C-16
SHEET 16 OF 27

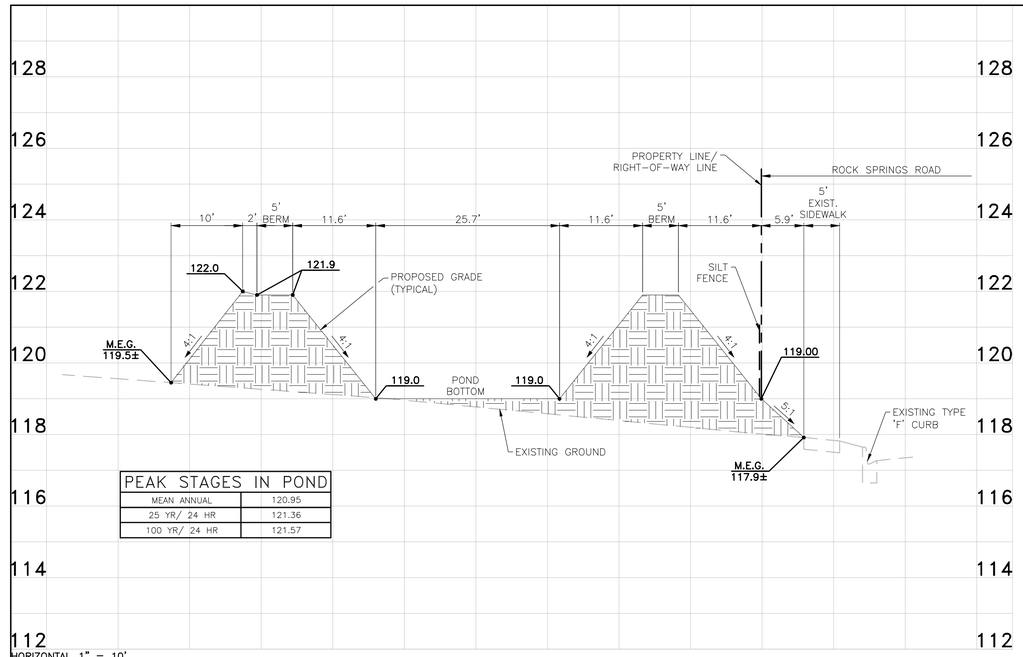
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Gregory R Crawford

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Date: 2023.05.17 17:00:32 -04'00'

FLORIDA PROFESSIONAL ENGINEER GREGORY R. CRAWFORD STATE OF FLORIDA

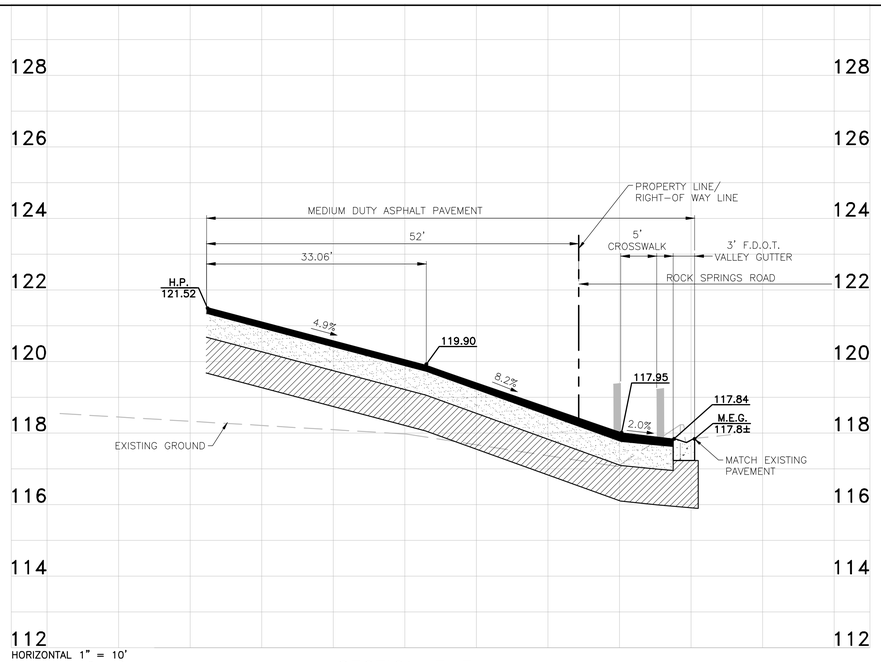
22-029 CrossSections.dwg



PEAK STAGES IN POND	
MEAN ANNUAL	120.95
25 YR/ 24 HR	121.36
100 YR/ 24 HR	121.57

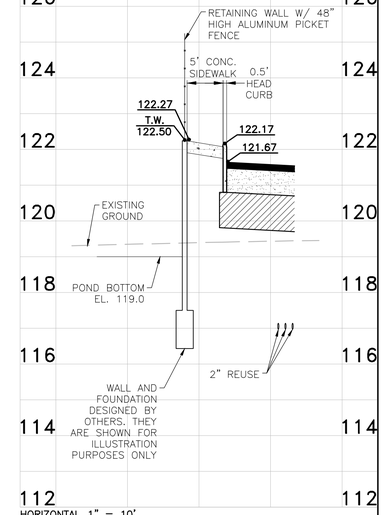
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SECTION E-E



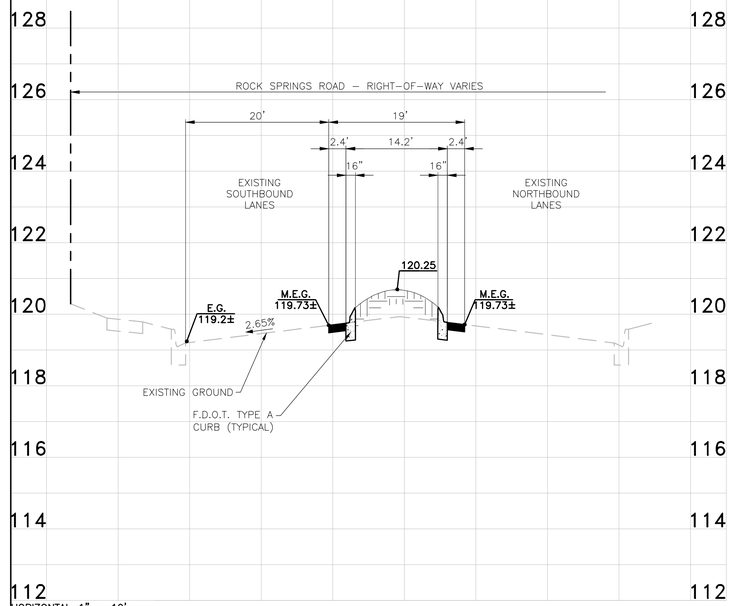
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SECTION F-F



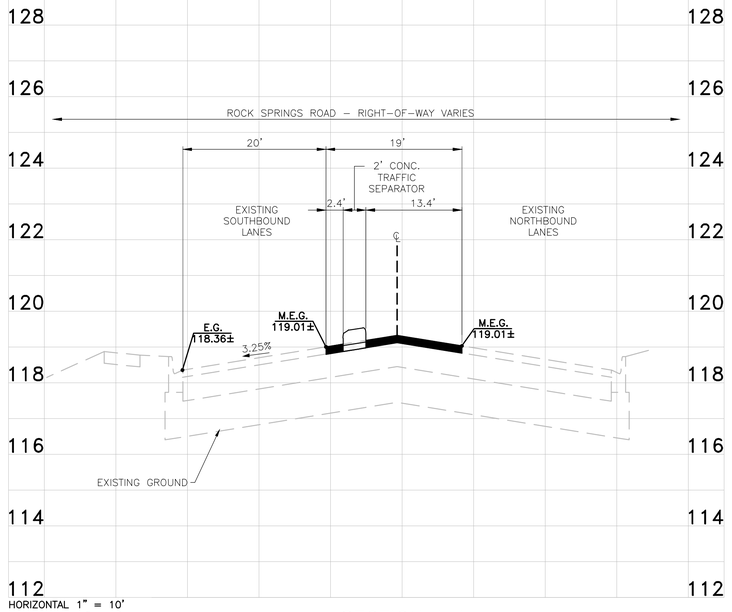
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SECTION G-G



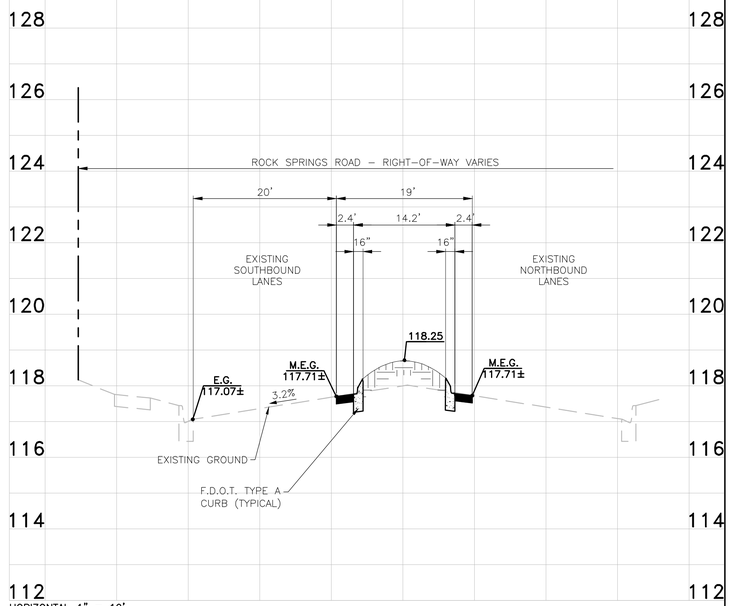
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VERTICAL 1" = 2'

SECTION H-H



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION I-I



HORIZONTAL 1" = 10'
VERTICAL 1" = 2'

SECTION J-J

DATE	REVISIONS	BY	CHECKED
5/16/23	1 PER SJRWMD COMMENTS	JWM	GRC

CONSTRUCTION PLANS
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CROSS SECTIONS (2 OF 2)

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

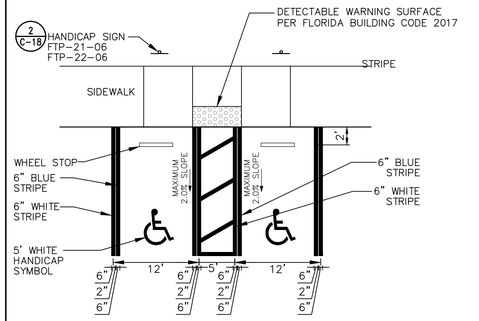
PROJECT NO. 22-029
SCALE NOTED
DATE MARCH 27, 2023
SHEET NO. C-17
SHEET 17 OF 27

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Gregory R Crawford
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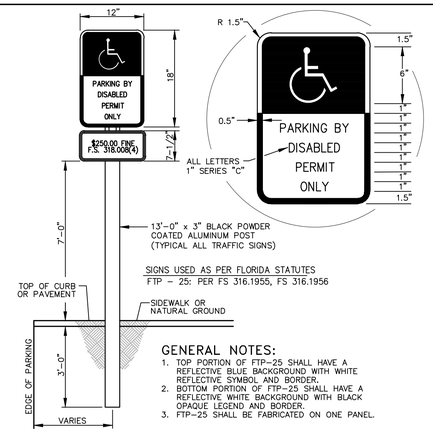
FLORIDA ENGINEERING GROUP, INC.
GREGORY R. CRAWFORD
LICENSE NO. 71552
STATE OF FLORIDA

22-029 CrossSections.dwg



ADA PARKING STRIPING SHALL MEET F.D.O.T. 711-001 (2018-2019) STANDARD.

1 C-18 HANDICAP PARKING DETAIL
NOT TO SCALE



GENERAL NOTES:
1. TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-25 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP-25 SHALL BE FABRICATED ON ONE PANEL.

2 C-18 HANDICAP SIGN DETAIL
NOT TO SCALE

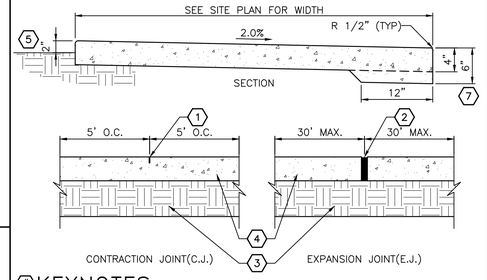


30" HIGH INTENSITY REFLECTORIZED MATERIAL REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION

3 C-18 R1-1 STOP SIGN DETAIL
NOT TO SCALE

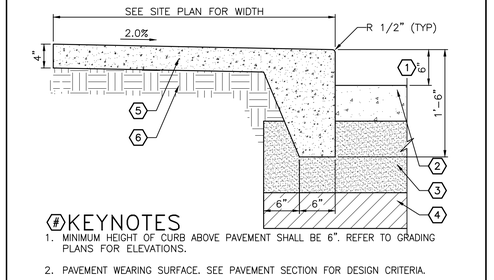


4 C-18 R5-1 DO NOT ENTER SIGN DETAIL
NOT TO SCALE



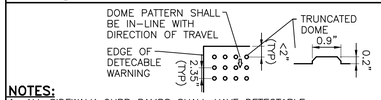
KEYNOTES
1. 1" DEEP 1/8"R TOOLED JOINT.
2. PREMOLDED EXPANSION JOINT FILLER STRIP & JOINT SEALER W/1/8"R TOOLED EDGES.
3. 6" COMPACTED SUBGRADE
4. 3000 P.S.I. CONC. W/FIBER MESH(TYP)
5. FINISHED GRADE (TYP.)
6. SIDEWALK SHALL BE PICTURE FRAME WITH BROOM FINISH.
7. 6"x12" MODIFIED EDGE (WHEN FLUSH WITH PAVEMENT)

5 C-18 CONCRETE SIDEWALK DETAIL
NOT TO SCALE



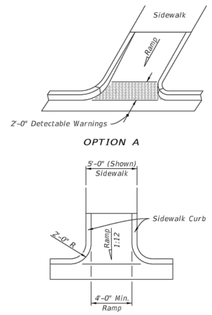
KEYNOTES
1. MINIMUM HEIGHT OF CURB ABOVE PAVEMENT SHALL BE 6". REFER TO GRADING PLANS FOR ELEVATIONS.
2. PAVEMENT WEARING SURFACE. SEE PAVEMENT SECTION FOR DESIGN CRITERIA.
3. PAVEMENT BASE. SEE PAVEMENT SECTION FOR DESIGN CRITERIA.
4. PAVEMENT SUBBASE. SEE PAVEMENT SECTION FOR DESIGN CRITERIA.
5. 3000 PSI CONCRETE WITH FIBER MESH, TYPICAL.
6. 6" COMPACTED SUB-GRADE TO @ LEAST 95% OF THE MODIFIED PROTOR MAXIMUM DRY DENSITY VALUE (ASTM D-1557, AASHTO T-180).
7. SIDEWALK SHALL BE PICTURE FRAME WITH BROOM FINISH.

6 C-18 SIDEWALK WITH MONOLITHIC CURB DETAIL
NOT TO SCALE



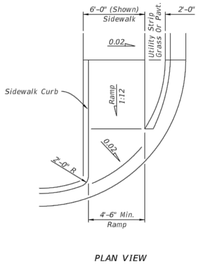
NOTES:
1. ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB. COLOR RED.
2. CURB RAMP DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP & IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF CURB. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING A TRUNCATED DOME PATTERN IN CONFORMANCE W/ U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBILITY DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

7 C-18 CURB RAMP DETECTABLE WARNING DETAIL
NOT TO SCALE



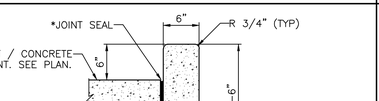
F.D.O.T. INDEX 522-002 CR-E OPTION A

8 C-18 F.D.O.T. CURB RAMP CR-E DETAIL
NOT TO SCALE



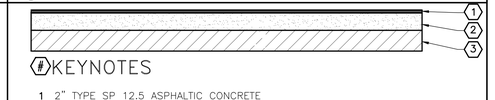
F.D.O.T. INDEX 522-002 CR-F

9 C-18 F.D.O.T. CURB RAMP CR-F DETAIL
NOT TO SCALE



1. PROVIDE 1/8" CONTROL JOINTS @ 10' O.C.
2. * PROVIDE EXPANSION JOINT WHERE CONCRETE CURB ABUTS CONCRETE PAVEMENT, CURB AND ANY FIXED STRUCTURE.

10 C-18 HEAD CURB DETAIL
NOT TO SCALE



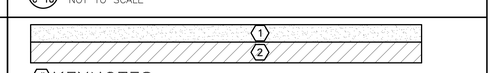
KEYNOTES
1 2" TYPE SP 12.5 ASPHALTIC CONCRETE
2 8" LIMEROCK BASE COURSE (LBR=100)
3 12" STABILIZED SUBGRADE (LBR=40)

12 C-18 ASPHALT PAVING MEDIUM DUTY SECTION
NOT TO SCALE



KEYNOTES
1 2.5" TYPE SP 12.5 ASPHALTIC CONCRETE

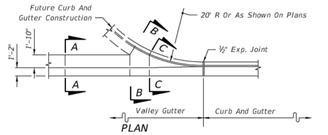
11 C-19 ASPHALT PAVING HEAVY DUTY OVERLAY
NOT TO SCALE

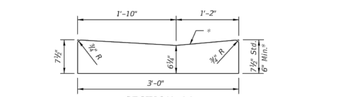


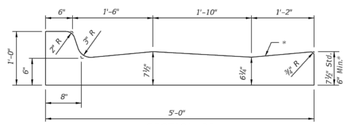
KEYNOTES
1 6" 4,000 PSI CONCRETE
2 12" STABILIZED SUBGRADE (LBR=40)

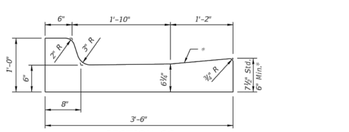
NOTES:
1. EXPANSION JOINT SPACING SHALL BE 14'X14' MAXIMUM.
2. CONTRACTOR SHALL ALSO SEE CONCRETE CONSTRUCTION NOTES ON SHEET C-4 FOR ADDITIONAL SPECIFICATIONS.

13 C-18 CONCRETE PAVING SECTION DETAIL
NOT TO SCALE



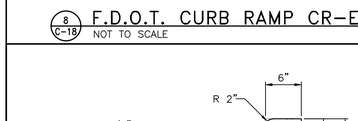






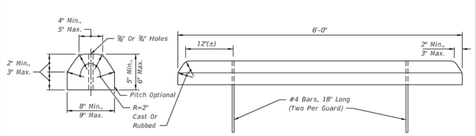
F.D.O.T. INDEX 520-001

14 C-18 F.D.O.T. VALLEY GUTTER DETAIL



SEE F.D.O.T. INDEX 520-001

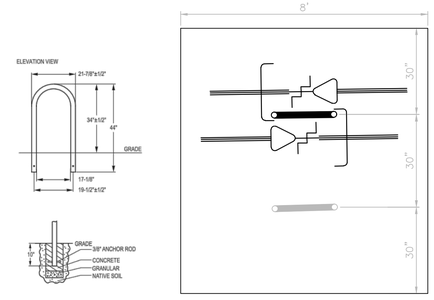
15 C-18 F.D.O.T. TYPE F CURB DETAIL
NOT TO SCALE



SEE F.D.O.T. INDEX 520-001

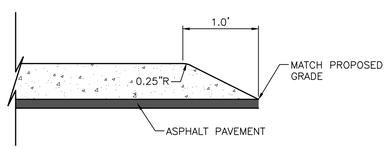
16 C-18 F.D.O.T. CONCRETE BUMPER GUARD DETAIL
NOT TO SCALE

NOTES:
1. BICYCLE RACK(S) SHALL HAVE A TUBE DIAMETER OF 2-3/8" INCHES AND BE POWDER COATED (BLACK).
2. BICYCLE RACK(S) SHALL BE A HEIGHT OF 34-36 INCHES. MULTIPLE RACKS SHALL BE SPACED 30 INCHES CENTER BETWEEN HORIZONTAL ROWS.



BELSON OUTDOORS MODEL # U238-IG-P BIKE RACK
HTTPS://WWW.BELSON.COM/DIMENSIONS.ASPX?M=U238-IG-P

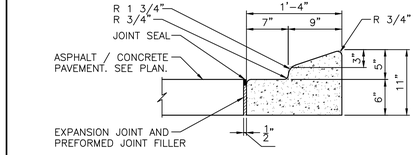
17 C-18 INVERTED U BIKE RACK DETAIL
NOT TO SCALE



18 C-18 1' CURB TRANSITION DETAIL

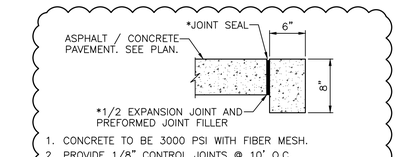


19 C-18 R3-5R RIGHT TURN ONLY SIGN DETAIL
NOT TO SCALE



SEE F.D.O.T. INDEX 520-001

21 C-18 F.D.O.T. TYPE A CURB DETAIL
NOT TO SCALE



1. CONCRETE TO BE 3000 PSI WITH FIBER MESH.
2. PROVIDE 1/8" CONTROL JOINTS @ 10' O.C.
3. * PROVIDE EXPANSION JOINT WHERE CONCRETE CURB ABUTS PAVEMENT, CURB AND ANY FIXED STRUCTURE.

1 22 C-18 FLUSH CURB DETAIL
NOT TO SCALE

DATE	REVISIONS	BY	CHECKED
5/16/23	1 PER SJRWMD COMMENTS	JWM	GRC

CONSTRUCTION PLANS
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Orlando, FL 32809
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Fax: 407-895-0325
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SITE CONSTRUCTION DETAILS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 22-029
SCALE NOTED
DATE MARCH 27, 2023
SHEET NO. C-18
SHEET 18 OF 27

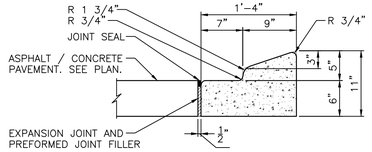
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Gregory R Crawford
Digitally signed by Gregory R Crawford
Date: 2023.05.17 17:04:23 -04'00'

22-029 FEG-DetailSheet.dwg

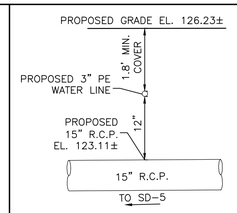


20 C-19 R3-5L LEFT TURN ONLY SIGN DETAIL
NOT TO SCALE

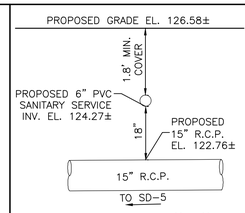


SEE F.D.O.T. INDEX 520-001

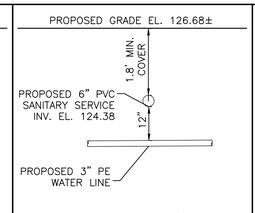
21 C-19 F.D.O.T. TYPE A CURB DETAIL
NOT TO SCALE



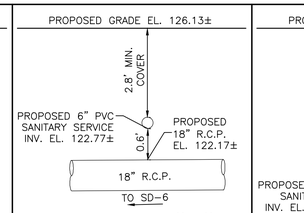
CROSSING "A"
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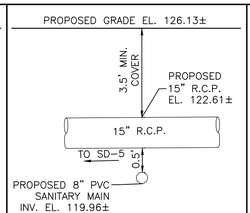
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NOT TO SCALE



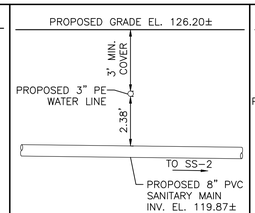
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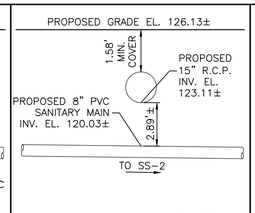
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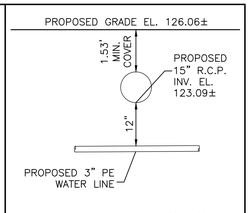
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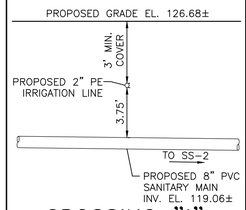
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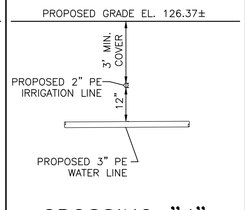
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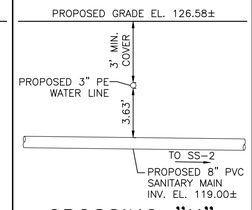
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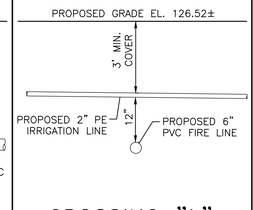
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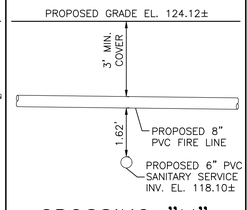
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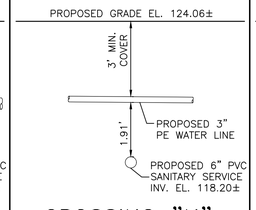
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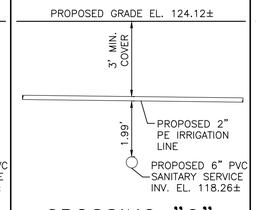
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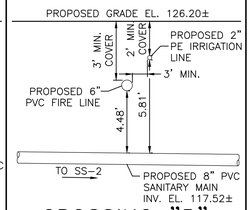
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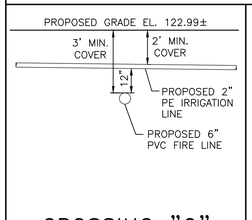
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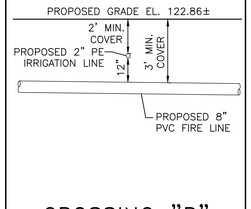
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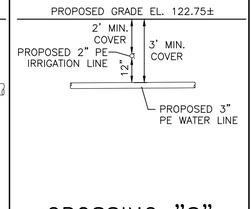
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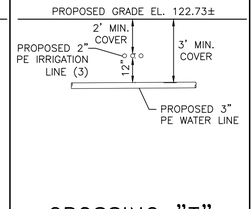
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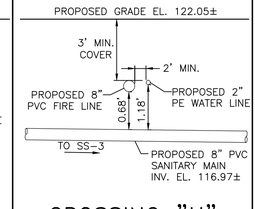
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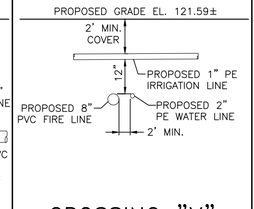
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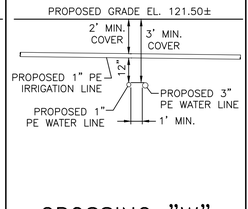
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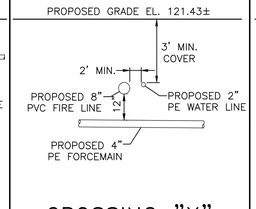
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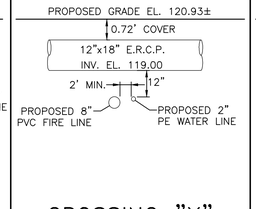
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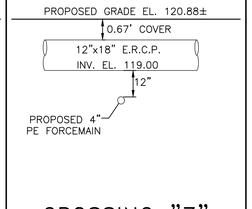
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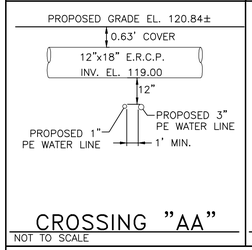
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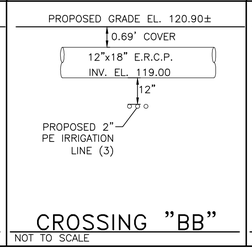
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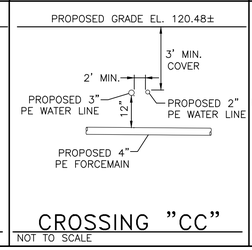
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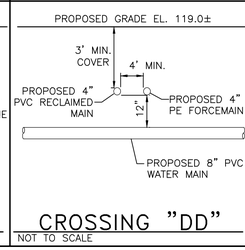
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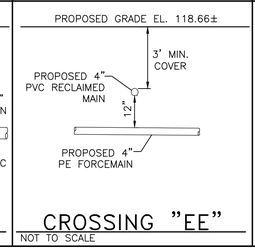
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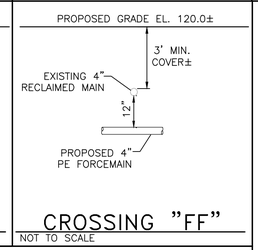
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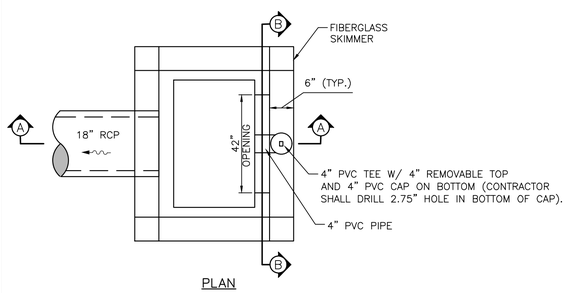
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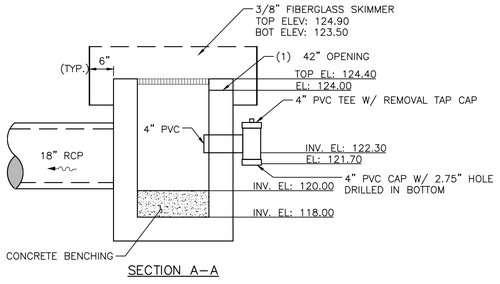
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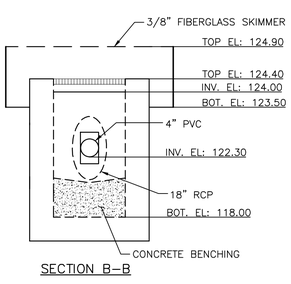
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PLAN

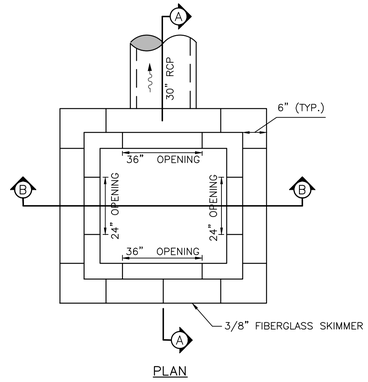


SECTION A-A

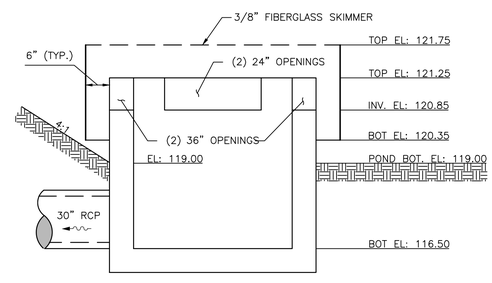


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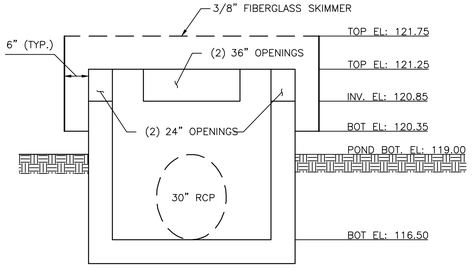
STRUCTURE SD-9 DETAIL
NOT TO SCALE



PLAN



SECTION A-A



SECTION B-B

STRUCTURE SD-12 DETAIL
NOT TO SCALE

DATE	REVISIONS	BY	CHECKED
5/16/23	1 PER SJRWMD COMMENTS	JWM	GRC

CONSTRUCTION PLANS
LUX CARWASH - APOPKA
1752, 1760, 1788 & 1774 ROCK SPRINGS ROAD
CITY OF APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325

www.feg-inc.us

SITE CONSTRUCTION & UTILITY CROSSING DETAILS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 22-029
SCALE NOTED
DATE MARCH 27, 2023
SHEET NO. C-19
SHEET 19 OF 27

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: GREGORY R. CRAWFORD, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Gregory R Crawford
FLORIDA ENGINEERING GROUP, INC.
GREGORY R. CRAWFORD, P.E.
Digitally signed by Gregory R Crawford
Date: 2023.05.17 17:01:46 -04'00'

22-029 FEG-DetailSheet.dwg

811 Know what's below. Call before you dig.

NORTH

SCALE: 1" = 20'

0' 20' 40'

W ORANGE BLOSSOM TRAIL
STATE ROAD 500 / U.S. HIGHWAY 441
STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY MAP
SECTION 75020-1505, 1.53 PUBLIC R/W

NORTH ORANGE ANIMAL HOSPITAL 6582 SF

ADJACENT PROJECT TO BE CONSTRUCTED SEPARATELY OR AT THE SAME TIME

DUTCH BROS COFFEE 950 SF

PATIO
BIKE RACKS SEE DETAIL

ONE STORY BLOCK BUILDING

ANIMAL HOSPITAL LIFT STATION

DUTCH BROS DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)

STORMWATER POND 100

PROPOSED RIP RAP

OPEN SPACE SET-ASIDE = 3,905 SF

10' BUILDING SETBACK

SPREADER SWALE

NORTHERLY R/W LINE SEABOARD COASTLINE RAILROAD

POB EAST PARCEL
SNAID: METAL READING UNDER SIDEWALK

SITE BENCHMARK
ELEVATION:112.11

SITE BENCHMARK
ELEVATION:113.42

10' FLORIDA POWER DISTRIBUTION EASEMENT
ORB 3283, PG 1548

DEED COVERAGE ADJACENT PROPERTY PER WARRANTY DEED ORB 9882, PG 2328
EAST 272.6' MEASURED ALONG ROAD LINE PARALLEL TO EAST LINE
SE 1/4, SW 1/4, SECTION 5,
CONSISTENT WITH SUBJECT WEST PARCEL & PARCEL FURTHER WEST

DESCRIPTION OF EASTERN SUBJECT PARCEL OVERLAPS ADJACENT DEED COVERAGE; HELD BOUNDARY AS DESCRIBED IN ADJACENT DEED. SEE BOUNDARY RESOLUTION

DESCRIPTION OF EASTERN SUBJECT PARCEL OVERLAPS WESTERN SUBJECT PARCEL DEED COVERAGE

EAST BOUNDARY WESTERN SUBJECT PARCEL

PROJECT AREA LIMITS

R/W LINE

C/L R/W

30" x 30" R1-1 STOP SIGN
R3-5 RIGHT TURN ONLY

PAINTED RIGHT TURN ARROW

6" THERMO DOUBLE YELLOW STRIPE

DIRECTIONAL DRIVE ARROWS, TYP.

DETECTABLE WARNING

24" WHITE THERMOPLASTIC STOP BAR -PER FDOT INDEX 711- 001

PROPOSED MONUMENT SIGN

REPAIR SIDEWALK TO EXISTING CONDITIONS

CONNECT TO EXISTING ROAD

CONNECT TO EXISTING ROAD 4" YELLOW FIRE LANE STRIPING, SEE DETAIL

R1-1 STOP SIGN

DRIVETHRU EXIT
24" WHITE STOP BAR W/"DO NOT ENTER" PAVEMENT MARKINGS

DRIVETHRU BYPASS LANE

DRIVETHRU WINDOW

CONCRETE SIDEWALK 10'

CR-A SIDEWALK RAMP WITH DETECTABLE WARNING PER FDOT INDEX 522-002
3' CURB TRANSITION

LIGHT POLE

CONCRETE ADA PARKING, SEE DETAIL

CONNECT TO EXISTING SIDEWALK

DETECTABLE WARNING

TRENCH CURB

LIGHT POLE

ACCESSIBLE PATH

(2) 12" SOLID WHITE CROSSWALK STRIPS

CR-D SIDEWALK RAMP WITH DETECTABLE WARNING PER FDOT INDEX 522-002

4" WHITE STRIPE, TYP

DRIVETHRU ENTRANCE

CONNECT TO EXISTING ROAD. PROPOSED BOLLARD

24" WHITE THERMOPLASTIC STOP BAR -PER FDOT INDEX 711- 001

PROPOSED LOT LINE

(2) 12" SOLID WHITE CROSSWALK STRIPS

RAMP

TRENCH CURB
3' CURB TRANSITION

EXPOSED CURB

6" WHITE STRIPE, TYP

6" WHITE STRIPE, 10' O.C.

5' CONCRETE SIDEWALK

LOADING AREA, SEE DETAIL

13' X 6' CONCRETE LIFT STATION PAD

6' CHAIN LINK WITH GATE AT THE EDGE OF CONCRETE SLAB

CR-D SIDEWALK RAMP WITH DETECTABLE WARNING PER FDOT INDEX 522-002

MENU SIGN
LIGHT POLE

ADA PARKING SIGN

WARNING STRIP, TYP
LIGHT POLE

TRANSFORMER PAD

DETECTABLE WARNING
LIGHT POLE

(2) 12" SOLID WHITE CROSSWALK STRIPS

RAISED MEDIAN W/ TRENCH CURB

MENU SIGN

ACCESSIBLE PATH
DETECTABLE WARNING

SITE CHARACTERISTICS

PARCEL INFORMATION:

PARCEL ID:	05-21-28-0000-00-075
PROPOSED USE:	COFFEE SHOP W/DRIVE THRU
FLOOD AREA:	ZONE X
ZONING:	C-C COMMUNITY COMMERCIAL
PARCEL AREA:	0.793 AC
OPEN SPACE SET-ASIDE:	3,905 SF (11.31%)

BUILDING SETBACKS:

NORTH:	10'
SOUTH:	10'
EAST:	10'
WEST:	10'

SITE AREAS:

PRE DEVELOPMENT			
IMPERVIOUS:	0.000 AC	0 SF	0.00%
PERVIOUS:	0.793 AC	34,537 SF	100.00%
TOTAL SITE AREA:	0.793 AC	34,537 SF	100.00%
POST DEVELOPMENT			
PERVIOUS	0.223 AC	9,723 SF	28.15%
IMPERVIOUS	0.570 AC	24,814 SF	71.85%
PAVEMENT/CONCRETE	0.548 AC	23,864 SF	
BUILDING	0.022 AC	950 SF	
TOTAL SITE AREA:	0.793 AC	34,537 SF	100.00%

PARKING STATISTICS

REQUIRED PARKING:
1 SPACE PER 100 SF GFA = 9.75 x 1 = 10 SPACES REQUIRED

PROVIDED PARKING:

STANDARD SPACES	10 SPACES
ADA SPACES	02 SPACES
TOTAL PARKING PROVIDED =	12 SPACES
BICYCLE PARKING PROVIDED =	02 SPACES

SITE NOTES

1. SEE BOUNDARY & TOPOGRAPHY SURVEY FOR LEGAL DESCRIPTION & BENCHMARK INFO.
2. CONTRACTOR TO REFERENCE ARCHITECTURAL DRAWINGS FOR DETAILED DESIGN OF PROPOSED BUILDING, INCLUDING SLAB DESIGN, UTILITY CONNECTIONS, DOORWAYS, AND OTHER SITE ITEMS. GC TO NOTIFY ENGINEER OF RECORD OF ANY DEVIATIONS FROM CIVIL PLANS BEFORE CONSTRUCTION.
3. ALL PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED, AND SHALL BE ACCOMPLISHED WITH USE OF PAINTING MACHINES AND/OR STENCILS. ALL PAINT FOR PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF SOLVENTBORNE APPLICATION RECOMMENDATIONS.
4. PARKING STALLS STRIPING SHALL BE 4" WIDE AND SHALL BE STRAIGHT WITH A CLEAN EDGE. ALL DIRECTIONAL ARROWS, STOP BARS, ETC SHALL CONFORM TO THE LATEST MUTCD.
5. ALL PROPOSED ADA SPACES ARE VAN ACCESSIBLE. ADA PARKING SIGNS SHALL INDICATED SUCH.
6. KNOX BOXES ARE TO BE PROVIDED FOR EACH BUILDING.

NO.	DATE	DESCRIPTION
1	04/15/2024	REVISE PER CITY & SJRWMD RAI

REVISION BLOCK

MICHAEL O. FLORA, P.E.
STATE OF FLORIDA
PROFESSIONAL ENGINEER
LICENSE NO. 79415
04/15/2024
THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL O. FLORA, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.
NOT VALID WITHOUT DIGITALLY SIGNED AND SEALED

DESIGNED BY:	DRAWN BY:	CHECKED BY:
MF	IV	MF

SLOAN Engineering Group
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830
PHONE: (863) 800-3846 - FAX: (863) 800-1159
FLORIDA CERTIFICATE OF AUTHORIZATION (FCA) # 26247

CLIENT: COLE VALLEY PARTNERS

PROJECT: DUTCH BROS FL1202

SITE PLAN

1432 W ORANGE BLOSSOM TRAIL, APOPKA, FL 32712

PROJECT NO.	SHEET
2689	C300

811 Know what's below. Call before you dig.

W ORANGE BLOSSOM TRAIL
STATE ROAD 500/U.S. 441
STATE OF FLORIDA STATE ROAD
DEPARTMENT RIGHT OF WAY MAP
SECTION 75022-105; 105 PUBLIC R/W

POB EAST PARCEL
SN&D; METAL READING
UNDER SIDEWALK

374.38'
N00°04'23"E

10' FLORIDA POWER
DISTRIBUTION EASEMENT
ORB 3283, PG 1548

OPEN SPACE SET-ASIDE = 1,187 SF

PROPOSED 4' CLF

SITE BENCHMARK
ELEVATION:112.11

ACCESSIBLE PATH

TRENCH CURB

5' CONCRETE
SIDEWALK

ADA PARKING,

R3'

13.7'

7.2'

5.9'

PROPOSED CONCRETE SIDEWALK

TRANSFORMER PAD

10' BUILDING SETBACK

EXISTING
TRENCH CURB

DEED COVERAGE ADJACENT
PROPERTY PER WARRANTY DEED
ORB 9882, PG 2328
EAST 272.6' MEASURED ALONG ROAD
LINE PARALLEL TO EAST LINE
SE 1/4, SW 1/4, SECTION 5.
CONSISTENT WITH SUBJECT WEST
PARCEL & PARCEL FURTHER WEST

DESCRIPTION OF EASTERN SUBJECT
PARCEL OVERLAPS ADJACENT
DEED COVERAGE; HELD BOUNDARY
AS DESCRIBED IN ADJACENT DEED.
SEE BOUNDARY RESOLUTION

OPEN SPACE SET-ASIDE = 4,742 SF

PROPOSED
4" WHITE
STRIPE, TYP

REPAIR SIDEWALK TO
EXISTING CONDITIONS

CONNECT TO EXISTING SIDEWALK

(2) 12" SOLID WHITE
CROSSWALK STRIPS

ADA
PARKING
SIGN

5' CONCRETE SIDEWALK

NORTH ORANGE
ANIMAL HOSPITAL
6582 SF

ONE STORY BLOCK
BUILDING

EXISTING
TRENCH CURB

WHEELSTOP, TYP

4" WHITE
STRIPE, TYP

ACCESSIBLE PATH

EXISTING NORTH ORANGE
ANIMAL HOSPITAL PYLON SIGN

CONCRETE SIDEWALK

RAMP

H.C. RAILING

EXISTING WHEELSTOP, TYP

REPAIR SIDEWALK TO
EXISTING CONDITIONS

30" x 30" R1-1 STOP SIGN
R3-5 RIGHT TURN ONLY

TRENCH CURB

FLUSH SIDEWALK, TYP
4" YELLOW FIRE LANE
STRIPING, SEE DETAIL

CR-E SIDEWALK RAMP WITH
DETECTABLE WARNING PER
FDOT INDEX 522-002

BIKE RACKS SEE DETAIL

CR-E SIDEWALK RAMP WITH
DETECTABLE WARNING PER
FDOT INDEX 522-002

(2) 12" SOLID WHITE
CROSSWALK STRIPS

ACCESSIBLE PATH

EXISTING CONCRETE ADA
PARKING, SEE DETAIL

PAINTED RIGHT TURN ARROW

PROPOSED BOLLARDS

6" THERMO DOUBLE
YELLOW STRIPE

24" WHITE THERMOPLASTIC
STOP BAR
- PER FDOT INDEX 711- 001

5' CONCRETE SIDEWALK

EXISTING (2) 12"
SOLID WHITE
CROSSWALK STRIPS

ADA PARKING
SIGN

EAST BOUNDARY WESTERN
SUBJECT PARCEL

N00°04'23"E(M) 401.21'(M)

S01°56'23"W(M) 398.99'(M)

10' BUILDING SETBACK

DIRECTIONAL
DRIVE ARROWS,
TYP.

DETECTABLE
WARNING

CONNECT TO
EXISTING ROAD

CONNECT TO
EXISTING ROAD

24" WHITE THERMOPLASTIC
STOP BAR
- PER FDOT INDEX 711- 001

CONCRETE SIDEWALK

TRENCH CURB

PROJECT AREA LIMITS

3' CURB TRANSITION
RAMP

R1-1 STOP SIGN
RAMP

REPAIR SIDEWALK TO
EXISTING CONDITIONS

DO NOT ENTER

STOP

STOP

PROPOSED LOT LINE

4" WHITE
STRIPE, TYP

TRENCH CURB

LOADING AREA
SEE DETAIL

6' CHAIN LINK WITH
GATE AT THE EDGE
OF CONCRETE SLAB

13' X 6' CONCRETE
ANIMAL HOSPITAL
LIFT STATION

VETERINARY DUMPSTER ENCLOSURE
(SEE ARCH PLANS FOR DETAILS)

DESCRIPTION OF EASTERN SUBJECT
PARCEL OVERLAPS WESTERN SUBJECT
PARCEL DEED COVERAGE

SPREADER SWALE

DUTCH BROS
COFFEE
950 SF
ADJACENT PROJECT TO BE CONSTRUCTED
SEPARATELY OR AT THE SAME TIME

PATIO

S00°04'23"W
44.01'

S65°15'00"E
28.78'

STORMWATER POND 100

NORTHERLY R/W LINE SEABOARD
COASTLINE RAILROAD

PROPOSED RIP RAP

4.8'

S89°55'37"E
70.97'

PROJECT AREA LIMITS

C/L R/W

SITE BENCHMARK
ELEVATION:113.42

S00°00'52"W
110.95'

S00°04'23"W
1.00'

N89°46'09"W
1.00'

N87°46'09"E
0.84'

S00°04'23"W
444.13'

CBL

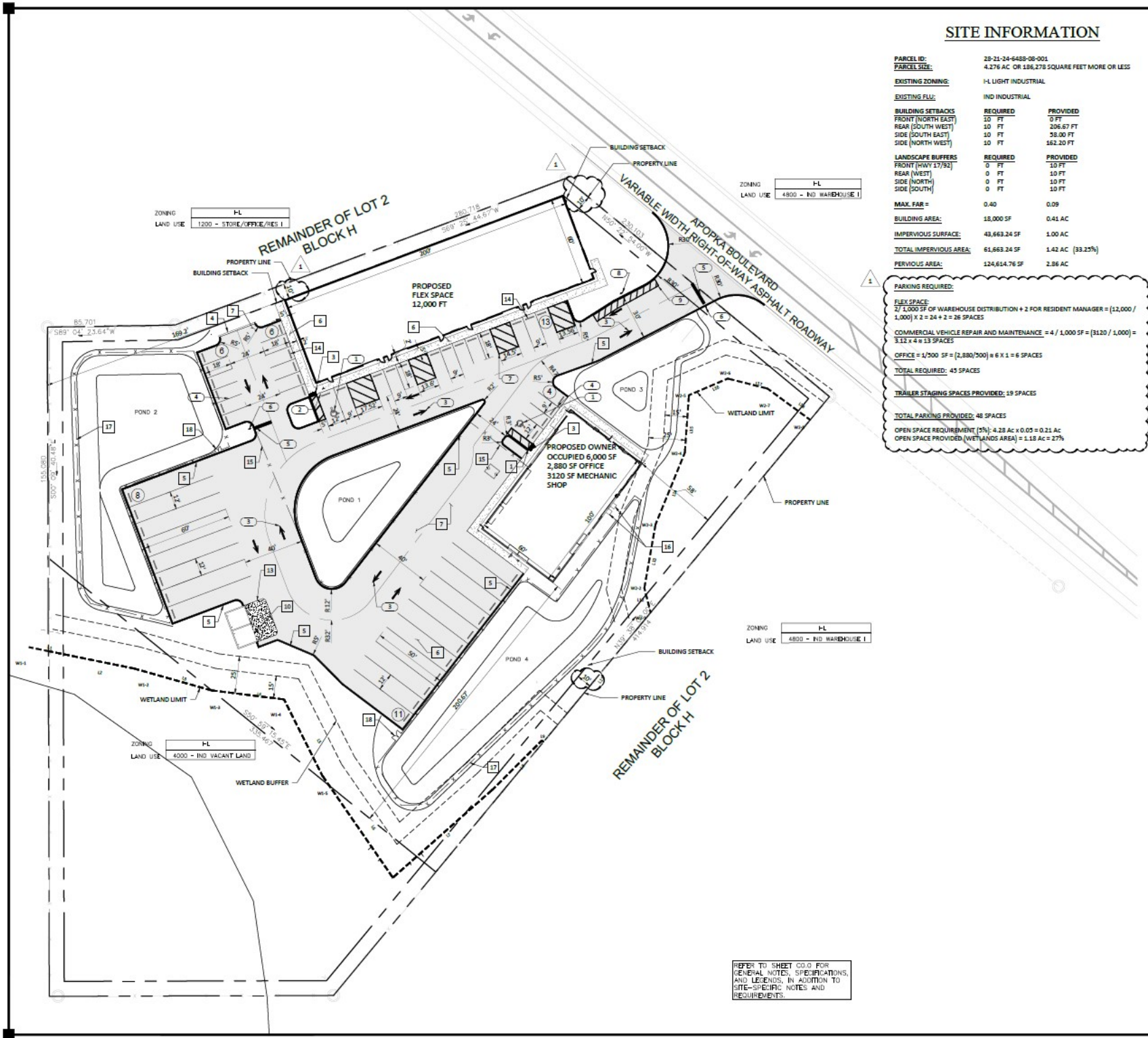
HO

GM

DR

OH

SLOAN Engineering Group



SITE INFORMATION

PARCEL ID:	28-21-24-6488-08-001
PARCEL SIZE:	4.276 AC OR 186,278 SQUARE FEET MORE OR LESS
EXISTING ZONING:	I-L LIGHT INDUSTRIAL
EXISTING FLU:	IND INDUSTRIAL

BUILDING SETBACKS	**REQUIRED**	**PROVIDED**
FRONT (NORTH EAST)	10 FT	0 FT
REAR (SOUTH WEST)	10 FT	206.67 FT
SIDE (SOUTH EAST)	10 FT	58.00 FT
SIDE (NORTH WEST)	10 FT	162.20 FT
LANDSCAPE BUFFERS	**REQUIRED**	**PROVIDED**
FRONT (HWY 17/92)	0 FT	10 FT
REAR (WEST)	0 FT	10 FT
SIDE (NORTH)	0 FT	10 FT
SIDE (SOUTH)	0 FT	10 FT
MAX. FAR =	0.40	0.09
BUILDING AREA:	18,000 SF	0.41 AC
IMPERVIOUS SURFACE:	43,663.24 SF	1.00 AC
TOTAL IMPERVIOUS AREA:	61,663.24 SF	1.42 AC (33.25%)
PERVIOUS AREA:	124,614.76 SF	2.86 AC

PARKING REQUIRED:

FLEX SPACE:
2/ 1,000 SF OF WAREHOUSE DISTRIBUTION + 2 FOR RESIDENT MANAGER = (12,000 / 1,000) X 2 = 24 + 2 = 26 SPACES

COMMERCIAL VEHICLE REPAIR AND MAINTENANCE = 4 / 1,000 SF = (3120 / 1,000) = 3.12 x 4 ≈ 13 SPACES

OFFICE = 1/500 SF = (2,880/500) ≈ 6 X 1 = 6 SPACES

TOTAL REQUIRED: 45 SPACES

TRAILER STAGING SPACES PROVIDED: 19 SPACES

TOTAL PARKING PROVIDED: 48 SPACES

OPEN SPACE REQUIREMENT (5%): 4.28 Ac x 0.05 = 0.21 Ac
OPEN SPACE PROVIDED (WETLANDS AREA) = 1.18 Ac = 27%

SCALE: 1"=30'

TRAFFIC CONTROL & SIGNAGE

1. HANDICAP PARKING AND STRIPING (1 / C4.0)
2. HANDICAP SIGN (2 / C4.0)
3. PAVEMENT MARKINGS (3 / C4.0)
4. 6" WHITE STRIPING (PAINT)
5. 24" WHITE STRIPING STOP BAR
6. 36" "STOP" SIGN (4 / C4.0)
7. 6" YELLOW STRIPING (PAINT)
8. "NO PARKING" SIGN
9. NO PARKING FIRE LANE

SITE DATA

1. SIDEWALK HANDICAP RAMP (5 / C4.0)
2. (NOT IN USE)
3. DETECTABLE WARNING (7 / C4.0)
4. 6" CURB TYPE D (8 / C4.0)
5. 12" RIBBON CURB (4 / C4.1)
6. FLUSH MONOLITHIC SIDEWALK (9 / C4.0)
7. HEAVY DUTY ASPHALT (11 / C4.0)
8. (NOT IN USE)
9. DRAINAGE STRUCTURE (SEE SHEET C3.0)
10. DOUBLE DUMPSTER CONCRETE PAD AND 6' MASONRY ENCLOSURE (6 / C4.1)
11. 6" CONCRETE BOLLARDS (1 / C4.1)
12. CONCRETE SIDEWALK (12 / C4.0)
13. CONCRETE APRON (13 / C4.0)
14. WHEEL STOPS (2 / C4.1)
15. 6' HEIGHT CHAIN LINK FENCE W/SLIDING GATE (5 / C4.1)
16. 36" X 36" A/C CONCRETE PAD
17. 4' HEIGHT CHAIN LINK FENCE (7 / C4.1)
18. 8' WIDE DOUBLE SWING GATE

LEGEND

- HEAVY DUTY PAVEMENT SECTION
- CONCRETE SURFACE

C.A. NO.: 29108
7575 DR. PHILLIPS BLVD. SUITE 260
ORLANDO, FL 32819
PHONE: 407-286-2010

REV.	DATE	DESCRIPTION	BY:
1	02/16/24	PER CITY & SJRWMD COMMENTS	JH

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSE A. RODRIGUEZ ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

SEAL: JOSE A. RODRIGUEZ, P.E. NO. 71088 — STATE OF FLORIDA — PROFESSIONAL ENGINEER

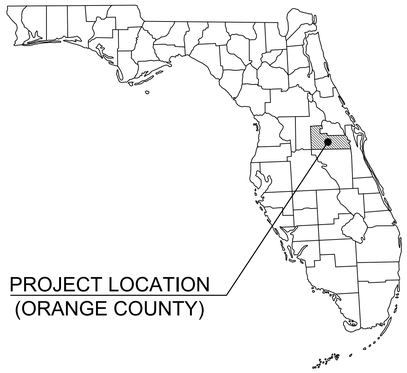
FCS INDUSTRIES DEVELOPMENT

2000 APOPKA BLVD.
APOPKA, FL 32703

TITLE:
SITE GEOMETRY PLAN

PROJ MANAGER: CB	DATE: 12/07/2023
DRAWN BY: AC	SHEET NO.: C1.0
SCALE: AS NOTED	
PROJECT NO.: 23-043	

Sunshine 811



MAJOR DEVELOPMENT PLANS

FOR

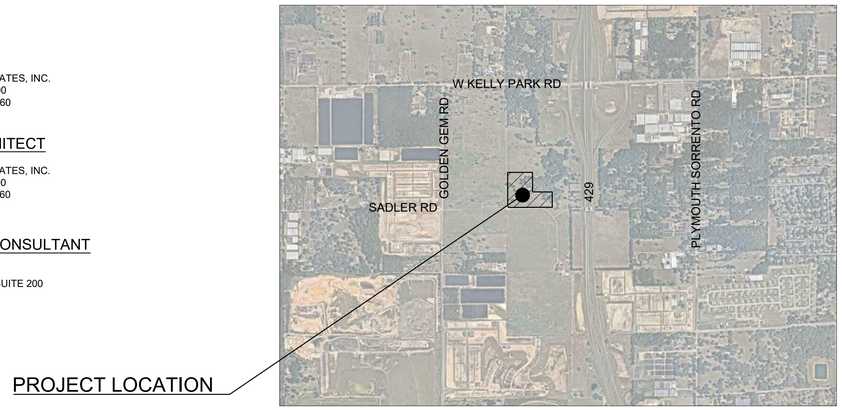
MADISON OAKS

LOCATED IN

CITY OF APOPKA, FLORIDA

SECTION 13, TOWNSHIP 20S, RANGE 27E

3434 WEST KELLY PARK ROAD, APOPKA, FL 32712 ⚠



VICINITY
N.T.S.

PROJECT TEAM

OWNER/DEVELOPER
RONNIE MACEJEWSKI
MADISON CAPITAL GROUP
1095 W MORSE BLVD., STE 200
WINTER PARK, FL 32789
(407) 766-8543

ARCHITECT
RICHARD KEMP
RULE JOY TRAMMELL & RUBIO, LLC
300 GALLERIA PARKWAY, SUITE 740
ATLANTA, GA 30339
(770) 661-1492

SURVEYOR
JIM SHANNON
SHANNON SURVEYING, INC.
499 NORTH S.R. 434, SUITE 2045
ALTAMONTE SPRINGS, FL 32714
(407) 774-8372

CIVIL ENGINEER
KEVIN M. ROBERSON, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100

LANDSCAPE ARCHITECT
BEN JOHNSON, RLA
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FLORIDA 32960
(772) 794-4100

GEOTECHNICAL CONSULTANT
PHILIP ERBLAND, P.E.
S&ME, INC.
1615 EDGEWATER DRIVE, SUITE 200
ORLANDO, FL 32804
(407) 975-1273

LIST OF CONTACTS

STORMWATER
ST. JOHN'S RIVER WATER MGT. DIST.,
4049 REID STREET
PALATKA, FL 32177
(386) 329-4500

WATER
CITY OF APOPKA UTILITIES
150 E. FIFTH STREET
APOPKA, FL 32703
(407) 703-1627
RICHARD EARP

SANITARY SEWER
CITY OF APOPKA UTILITIES
150 E. FIFTH STREET
APOPKA, FL 32703
(407) 703-1627
RICHARD EARP

FIRE PREVENTION
CITY OF APOPKA FIRE DEPARTMENT
175 E. FIFTH STREET
APOPKA, FL 32703
(407) 703-1756
CONTACT: SEAN WYLAM

PLANNING AND ZONING
CITY OF APOPKA PLANNING AND ZONING
120 E. MAIN STREET
SECOND FLOOR
APOPKA, FL 32703
(407) 703-1684
CONTACT: JAMES HITT

BUILDING DIVISION
CITY OF APOPKA BUILDING-SAFETY DIVISION
120 E. MAIN STREET, 2ND FLOOR
APOPKA, FL 32703
(407) 703-1713

LANDSCAPING AND TREE PRESERVATION
CITY OF APOPKA PARKS AND RECREATION
120 E. MAIN STREET
APOPKA, FL 32703
(407) 703-1700

ELECTRIC PROVIDER
DUKE ENERGY
275 W PONKAN RD
CITY OF APOPKA, FL 32712
(407) 464-1279
CONTACT: SHAWN CARROLL

TELEPHONE PROVIDER
SBA. COMMUNICATIONS CORP
8051 CONGRESS AVE
BOCA RATON, FL
33487-1307

CABLE PROVIDER
SBA. COMMUNICATIONS CORP
8051 CONGRESS AVE
BOCA RATON, FL
33487-1307

NATURAL GAS PROVIDER
LAKE APOPKA NATURAL GAS
1320 WINTER GARDEN VINELAND RD
WINTER GARDEN, FL 34787
(407) 656-2734

PROJECT SCOPE:

THIS PROJECT INCLUDES THE DEVELOPMENT OF 325 MULTIFAMILY APARTMENT UNITS AND ASSOCIATED AMENITIES. 9 BUILDINGS TOTALING 114,533 SF ARE PROPOSED. CONSTRUCTION IS EXPECTED TO BE COMPLETED IN A SINGLE PHASE. THIS PROJECT IS PART OF THE LARGER DEVELOPMENT, WYLD OAKS (FKA KELLY PARK CROSSINGS). THIS APPLICATION (MADISON OAKS, ALSO REFERRED TO AS MF-3) CORRESPONDS TO THE MF-3 PARCEL IDENTIFIED ON THE WYLD OAKS PROJECT.

SCREEN READER TECHNOLOGY TAG:

IF YOU REQUIRE FURTHER CLARIFICATION OF WHAT THIS DOCUMENT REPRESENTS, PLEASE CONTACT THE ADA COORDINATOR OF CITY OF APOPKA AT 407-703-1700.

PREPARED BY:
Kimley»Horn

C-000
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No.	REVISIONS	DATE	BY
⚠1	APOPKA DRC COMMENTS	01-04-24	CET

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KEVIN M. ROBERSON ★ PROFESSIONAL ENGINEER ★
LICENSE: No. 52074 ★ STATE OF FLORIDA
4/22/2024

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

CITY OF APOPKA FLORIDA

SHEET NUMBER

Plotted By:Cerjan, Mackenzie Street Set:MADISON OAKS Layout:C-000 COVER SHEET April 22, 2024 05:44:00pm K:\VRB_LDEV\147922000 wyld oaks mf-3\CADD\plansheets\C-000 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.

3. EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE TOPOGRAPHIC SURVEY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ENTIRELY ACCURATE. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.

4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 48 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS AND BONDS IF REQUIRED PRIOR TO CONSTRUCTION.

6. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONSTRUCTION DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS AND COPIES OF ANY REQUIRED CONSTRUCTION PERMITS.

7. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE OWNER AND NOTIFICATION TO THE ENGINEER.

8. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE OWNER AND DESIGN ENGINEER OF RECORD DIRECTLY FROM THE TESTING AGENCY.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE ENGINEER A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA DEPICTING THE ACTUAL FIELD LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING AND MAINTAINING AS-BUILT INFORMATION WHICH SHALL BE RECORDED AS CONSTRUCTION PROGRESSES OR AT THE COMPLETION OF APPROPRIATE CONSTRUCTION INTERVALS AND SHALL BE RESPONSIBLE FOR PROVIDING AS-BUILT DRAWINGS TO THE OWNER FOR THE PURPOSE OF CERTIFICATION TO JURISDICTIONAL AGENCIES AS REQUIRED. ALL AS-BUILT DATA SHALL BE COLLECTED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR WHOSE SERVICES ARE ENGAGED BY THE CONTRACTOR.

11. ANY WELLS DISCOVERED ON SITE THAT WILL HAVE NO USE MUST BE PLUGGED BY A LICENSED WELL DRILLING CONTRACTOR IN A MANNER APPROVED BY ALL JURISDICTIONAL AGENCIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY WELL ABANDONMENT PERMITS REQUIRED.

12. ANY WELL DISCOVERED DURING EARTH MOVING OR EXCAVATION SHALL BE REPORTED TO THE APPROPRIATE JURISDICTIONAL AGENCIES WITHIN 24 HOURS AFTER DISCOVERY IS MADE.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS DO NOT CONFLICT WITH ANY KNOWN EXISTING OR OTHER PROPOSED IMPROVEMENTS. IF ANY CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITE WORK THAT WOULD BE AFFECTED. FAILURE TO NOTIFY OWNER OF AN IDENTIFIABLE CONFLICT PRIOR TO PROCEEDING WITH INSTALLATION RELIEVES OWNER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

DEMOLITION NOTES

1. ALL MATERIAL REMOVED FROM THIS SITE BY THE CONTRACTOR SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.

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

3. THE CONTRACTOR SHALL REFER TO THE DEMOLITION PLAN FOR DEMOLITION/PRESERVATION OF EXISTING TREES. ALL TREES NOT SPECIFICALLY SHOWN TO BE PRESERVED OR RELOCATED SHALL BE REMOVED AS A PART OF THIS CONTRACT. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION.

PAVING, GRADING AND DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN COUNTY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR FDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

2. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.

3. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.

5. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.

6. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.

7. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.

8. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.

9. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.

10. IF DEWATERING IS REQUIRED, THE CONTRACTOR SHALL OBTAIN ANY APPLICABLE REQUIRED PERMITS. THE CONTRACTOR IS TO COORDINATE WITH THE OWNER AND THE DESIGN ENGINEER PRIOR TO ANY EXCAVATION.

11. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.

12. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

13. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.

14. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

16. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.

17. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.

18. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.

19. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.

20. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF FLORIDA NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.

3. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO THE OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.

4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY THE PERMITTING AGENCY OR OWNER.

5. EROSION CONTROL PLAN MUST CLEARLY DELINEATE ALL STATE WATERS. PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS MUST BE MAINTAINED ON SITE AT ALL TIMES.

6. THE CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.

7. CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.

8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THE PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.

13. STABILIZATION PRACTICES SHOULD BE INITIATED AS SOON AS PRACTICAL, BUT IN NO CASE MORE THAN 7 DAYS WHERE CONSTRUCTION HAS TEMPORARILY CEASED.

14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRED IN THESE AREAS. REFER TO SECTION 981 OF THE STANDARD SPECIFICATIONS FOR SEEDING AND MAINTENANCE REQUIREMENTS.

15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.

16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED AS SOON AS POSSIBLE.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

18. ON-SITE & OFF SITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE EROSION CONTROL PLAN AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

20. DUE TO GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION.

21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.

MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO SECTION 981 OF THE OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION).

3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.

4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.

5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.

6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED TO 55 CUBIC YARDS / ACRE.

7. ALL MAINTENANCE OPERATIONS SHALL BE DONE IN A TIMELY MANNER BUT IN NO CASE LATER THAN 2 CALENDAR DAYS FOLLOWING THE INSPECTION.

No.	REVISIONS	DATE	BY

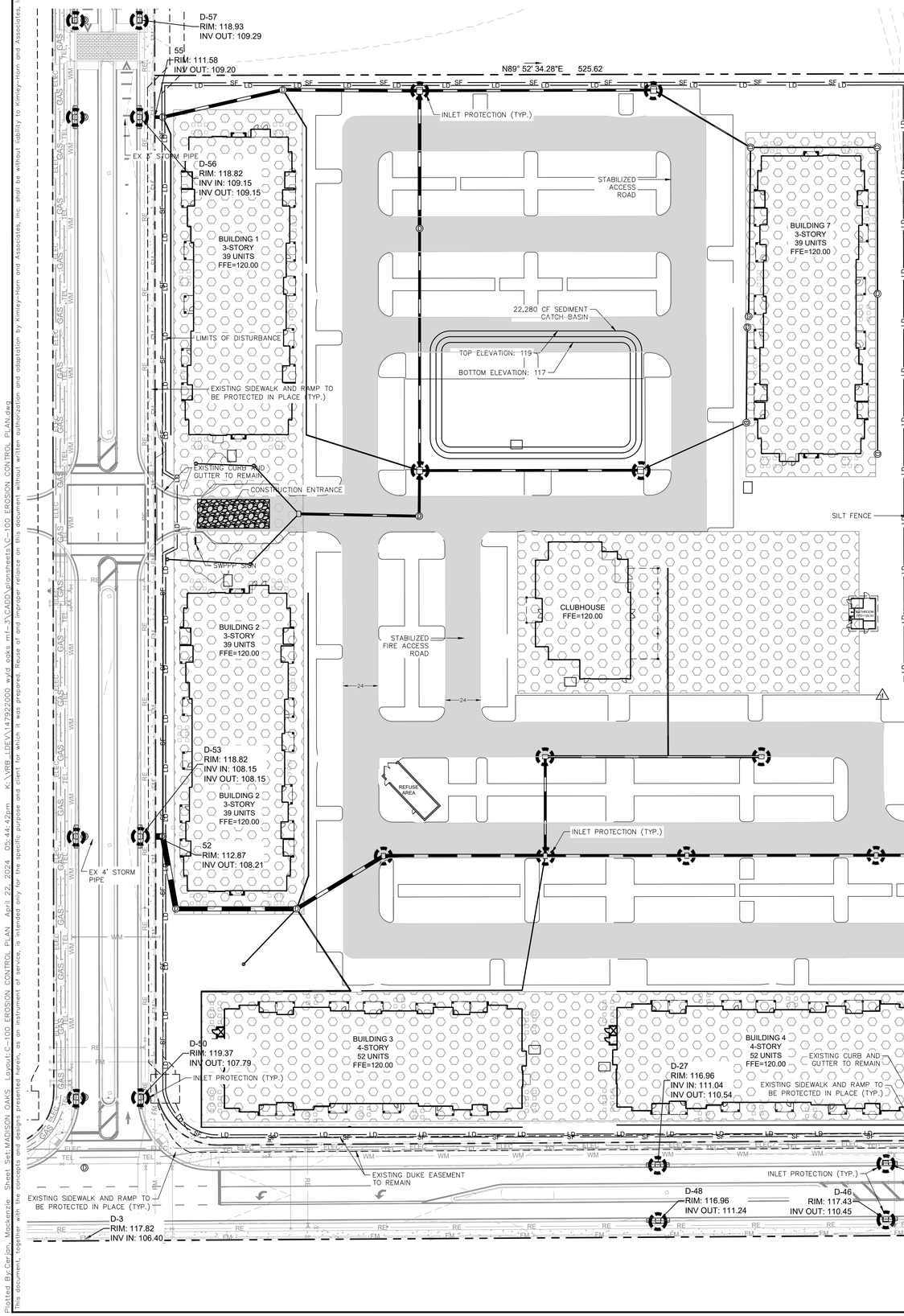
Kimley»Horn
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KEVIN W. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/22/2024

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

FLORIDA
CITY OF APOPKA
SHEET NUMBER

Plotted By:Cerpin, Mackenzie Sheet Set:MADISON OAKS Layout:C-001 GENERAL NOTES April 22, 2024 05:44:09pm K:\VRB_LDE\147922000 wyld oaks mtf-3\CAD\plansheets\C-001 GENERAL NOTES.dwg
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SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE																								
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE																								
CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASINS																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

GRAPHIC SCALE IN FEET
0 20 40 80

DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT ALL 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 PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR TO COORDINATE WITH ALL UTILITY OWNERS PRIOR TO DEMOLITION TO ENSURE SERVICES HAVE BEEN DISCONNECTED.
7. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
8. 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.
9. DE-WATERING SHOULD BE ANTICIPATED AND INCLUDED.
10. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
11. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS.
12. SEE SITE AND IMPROVEMENTS PLANS FOR LIMITS AND GRADING OF RESURFACED DRIVEWAYS AND ENTRANCES.
13. SEE LANDSCAPE PLAN FOR TREE REMOVAL/RELOCATION AND TREE PROTECTION.

OTHER NOTES:

1. EXISTING DEBRIS THROUGHOUT SITE TO BE REMOVED.
2. ANY ACCESS POINTS BROUGHT TO THE SITE SHALL MEET NFPA CRITERIA FRO FIRE ACCESS:
   - A FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO WITHIN 50FT (15M) OF AT LEAST ONE EXTERIOR DOOR THAT CAN BE OPENED FROM THE OUTSIDE AND THAT PROVIDES ACCESS TO THE INTERIOR OF THE BUILDING. 18.2.3.2.1
   - PROVIDE STABILIZED SURFACE FOR EMERGENCY ACCESS; MUST BE ABLE TO SUPPORT A MINIMUM OF 32 TONS IN ALL WEATHER. NFPA 1, (18.2.3.4.2).
   - NFPA 1-18.2.3.4.1.1 FIRE DEPARTMENT ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAT 20 FT. AND A VERTICAL CLEARANCE OF 13'-6".
   - FIRE DEPARTMENT ACCESS ROADS IN EXCESS OF 150 FT IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE FIRE APPARATUS TO TURN AROUND. NFPA 1 (18.2.3.4.4)
3. THE SILT FENCE SHOWN AWAY FROM THE PROPERTY LINE FOR CLARITY, HOWEVER IT SHALL BE STAKED OUT AT THE PROPERTY LINE

SEQUENCE OF CONSTRUCTION

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

PHASE 1:
1.
2.
3.
4.

HALT ALL ACTIVITIES AND CONTACT THE CONSULTANT TO PERFORM INSPECTION AND CERTIFICATION OF BMPS. GENERAL CONTRACTOR SHALL SCHEDULE AND CONDUCT STORM WATER PRE-CONSTRUCTION MEETING WITH CONSULTANT AND ALL GROUND-DISTURBING CONTRACTORS BEFORE PROCEEDING WITH CONSTRUCTION.

PHASE 2:
5.
6.
7.

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

MAINTENANCE

ALL MEASURES STATED ON THIS EROSION CONTROL PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR THE APPLICABLE PERMIT, WHICHEVER IS MORE STRINGENT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1.
2.
3.
4.

No.	REVISIONS	DATE	BY
1	APOPKA DRC COMMENTS	10-04-24	CET

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KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/22/2024

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

FLORIDA
CITY OF APOPKA
SHEET NUMBER

Plotted By:Cerlom, Mackenzie Sheet Set:MADISON OAKS Layout:C-100 EROSION CONTROL PLAN April 22, 2024 05:44:42pm K:\VRB_LDEV\147922000 wyld oaks mf-3\CAD\plansheets\C-100 EROSION CONTROL PLAN.dwg
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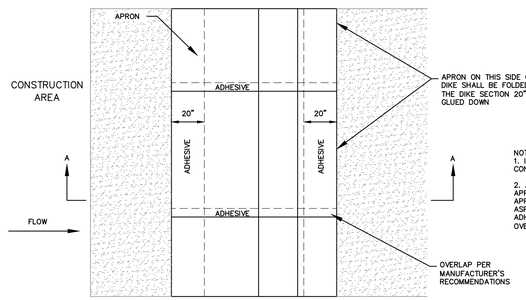
Section 1	Project Name and location information:	Madison Oaks
Section 2	Describe the nature of the construction activity:	CONSTRUCTION OF INFRASTRUCTURE FOR A MULTI-FAMILY RESIDENTIAL DEVELOPMENT
Section 3	Describe the intended sequence of major soil disturbing activities:	REFER TO CONSTRUCTION SEQUENCE ON SHEET C-100
Section 4	Total area of the site:	12.06 AC.
Section 5	Total area of the site to be disturbed:	12.06 AC.
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	BASED ON THE SOIL SURVEY OF ORANGE COUNTY, FLORIDA, AS PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE (FORMERLY THE SOIL CONSERVATION SERVICE), THE PROPERTY IS UNDERLAIN BY BROAD AREAS OF SANDY SOILS IDENTIFIED AS VARIANTS OF "CANDLER FINE SANDS". THESE SANDY SOILS ARE COMMONLY FOUND ON KNOLLS AND RIDGES ON MARINE TERRACES. THESE SOILS REPORTEDLY ARE MODERATELY TO STEEPLY SLOPING AND EXCESSIVELY WELL DRAINED. DEPTHS TO GROUNDWATER ARE TYPICALLY MORE THAN 80 INCHES BELOW THE NATURAL GROUND SURFACE FOR MOST OF THE YEAR.
Section 7	Estimate the drainage area size for each discharge point:	DISCHARGE POINT SW= 10.06 AC DISCHARGE POINT NW=2.0 AC
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	DISCHARGE POINT: WYLD OAKS MASTER DEVELOPMENT SYSTEM LAT: 28°44'59.15" LONG: 81°34'20.75"
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florda Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
	SILT FENCE AND SILT DIKE SHALL BE INSTALLED AROUND PERIMETER OF THE CONSTRUCTION SITE	
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
	THE PERIMETER SILT FENCE SHALL BE MAINTAINED AROUND THE ENTIRE PROJECT SITE UNTIL LANDSCAPE HAS BEEN INSTALLED.	
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
	SILT FENCE/SILT DIKE	
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
	SEE THE EROSION CONTROL PLAN	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
	N/A	

Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle tracking from construction entrances/exits:	Off site vehicle tracking of sediments and dust generation will be minimized via a rock construction entrance, street sweeping and the use of water to keep dust down.
Section 16	The proper application rates of all fertilizers, herbicides and pesticides used at the construction site:	Florida-friendly fertilizers and pesticides will be used at a minimum and in accordance with the manufacturer's suggested application rates.
Section 17	The storage, application, generation and migration of all toxic substances:	All paints and other chemicals will be stored in a locked covered shed.
Section 18	Other:	Port-o-lets will be placed away from storm sewer systems, storm inlet(s), surface waters and wetlands. No vehicle maintenance shall be conducted on-site. A washdown area shall be designated at all times and will not be located in any area that will allow for the discharge of polluted runoff.
Section 19	Provide a detailed description of the maintenance plan for all structural and non-structural controls to assure that they remain in good and effective operating condition.	
	Contractor shall provide routine maintenance of permanent and temporary sediment and erosion control features in accordance with the technical specifications or as follows, whichever is more stringent: • Silt fence shall be inspected at least weekly. Any required repairs shall be made immediately. Sediment deposits shall be removed when they reach approximately one-half the height of the barrier. • Maintenance shall be performed on the rock entrance when any void spaces are full of sediment. • Inlet(s)/outfalls shall be inspected immediately after each rain event and any required repairs to the filter inlets, silt fence, or filter fabric shall be performed immediately. • Bare areas of the site that were previously seeded shall be reseeded per manufactures' instructions. • Mulch and sod that has been washed out shall be replaced immediately. • Maintain all other areas of the site with proper controls as necessary.	
Section 20	Inspections: Describe the inspection and inspection documentation procedures, as required by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	Qualified personnel will inspect all points of discharges, all disturbed areas of construction that have not been stabilized, constructed areas and locations where vehicles enter and exit the site, and all BMPs at least once every 7 calendar days and within 24 hours of the end of a rainfall event that is 0.5 inches or greater. Where sites have been finally stabilized, said inspections shall be conducted at least once every month until the Notice of Termination is filed.	
Section 21	Identify and describe all sources of non-stormwater discharges as allowed by the FDEP NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities.	
	N/A	
Section 22	All contractor(s) and subcontractor(s) identified in the SWPPP must sign the following certification:	
	"I certify under penalty of law that I understand, and shall comply with, the terms and conditions of the State of Florida Generic Permit for Stormwater Discharge from Large and Small Construction Activities and this Stormwater Pollution Prevention Plan prepared thereunder."	

Section 22	Name	Title	Company Name, Address and Phone Number	Date

EROSION CONTROL NOTES

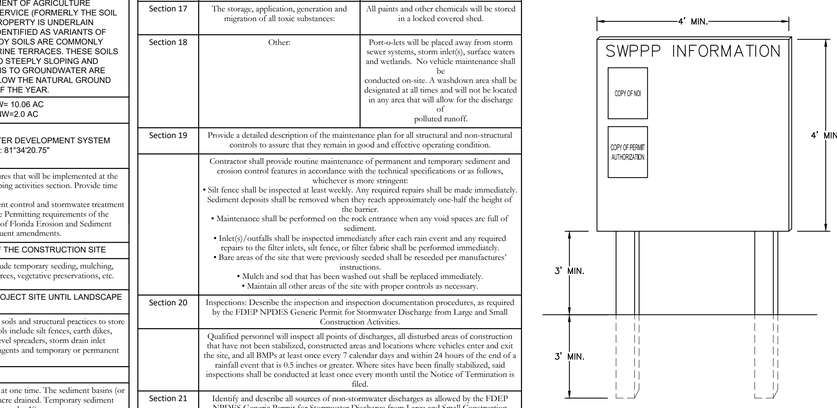
1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED, COVERED OR CONTAINED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED.
6. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, SLOPE DRAIN STRUCTURE OR APPROVED CONTROL.
8. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM WATER SYSTEM, DITCH OR CHANNEL. ALL STORM WATER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION.
10. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT CONTROLS. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
13. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND EROSION AT ALL TIMES DURING CONSTRUCTION.
14. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN THE "FLORIDA EROSION AND SEDIMENT CONTROL MANUAL" AND COUNTY PERMITS.
15. CONTRACTOR IS RESPONSIBLE FOR ALL SURFACE WATER DISCHARGES, RAINFALL RUN OFF OR DEWATERING ACTIVITIES.
16. CONTRACTOR MUST INCORPORATE ALL BMP'S NECESSARY TO MEET OR EXCEED STATE WATER QUALITY AND SWPPP REQUIREMENTS.
17. THE POLLUTION PREVENTION PLAN IS A MINIMUM GUIDELINE ONLY. ADDITIONAL BMP'S MAY BE NECESSARY AT CONTRACTOR'S EXPENSE.
18. NOI TO BE POSTED ON SITE.



DIKE PLAN VEIW

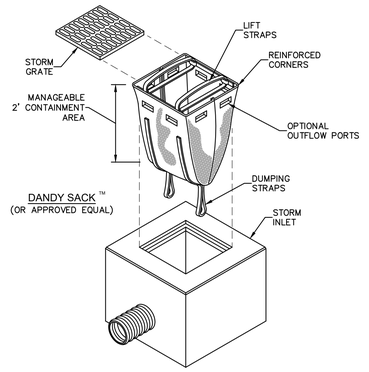
SILT DIKE ON EXISTING PAVEMENT
N.T.S

NOTES:
1. INSTALLED SILT DIKE UNIT SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH PAVEMENT.
2. ADHESIVES SHALL BE LIQUID NAIL OR APPROVED EQUAL FOR CONCRETE PAVEMENT APPLICATIONS AND EMULSIFIED ASPHALT FOR ASPHALT APPLICATIONS. ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

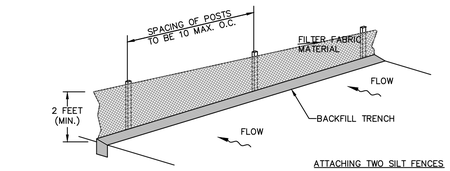


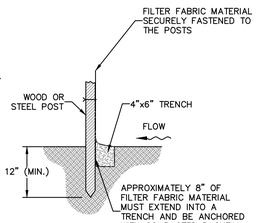
SWPPP INFORMATION SIGN
N.T.S

NOTES:
1. "SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.
2. SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
3. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE ENTRANCE/EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE/VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
4. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE–OF–TERMINATION (NOT) IS FILED FOR THE PERMIT.
5. CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE LOCAL AGENCY.
6. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT–OF–WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
7. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THIS SWPPP INFORMATION SIGN.

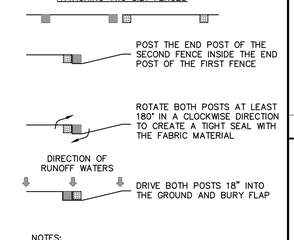


INLET INSERT
N.T.S

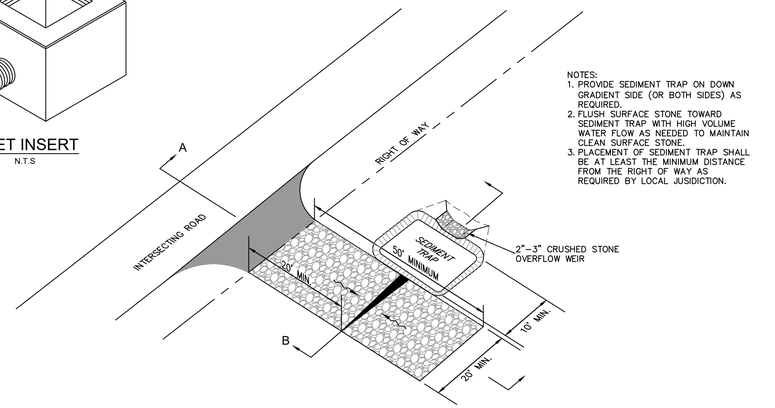




SILT FENCE INSTALLATION

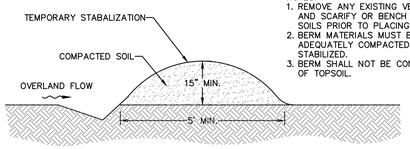


NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF–SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



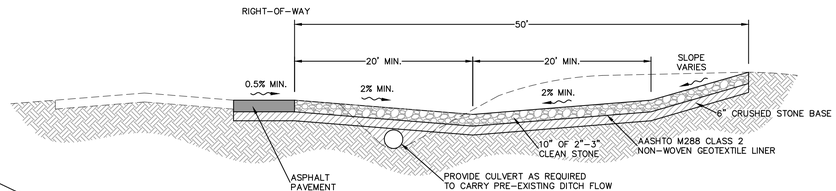
VIEW

NOTES:
1. PROVIDE SEDIMENT TRAP ON DOWN GRADIENT SIDE (OR BOTH SIDES) AS REQUIRED.
2. FLUSH SURFACE STONE TOWARD SEDIMENT TRAP WITH HIGH VOLUME WATER FLOW AS NEEDED TO MAINTAIN CLEAN SURFACE STONE.
3. PLACEMENT OF SEDIMENT TRAP SHALL BE AT LEAST THE MINIMUM DISTANCE FROM THE RIGHT OF WAY AS REQUIRED BY LOCAL JUSIDICTION.

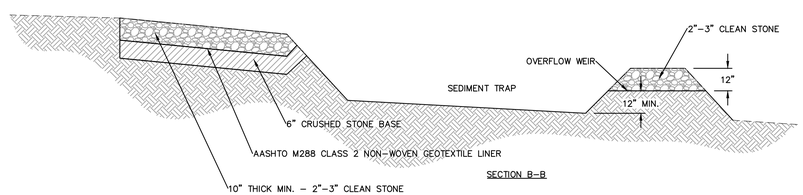


TEMPORARY DIVERSION DITCH
N.T.S

NOTES:
1. REMOVE ANY EXISTING VEGETATION AND SCARIFY OR BENCH ADJACENT SOILS PRIOR TO PLACING BERM.
2. BERM MATERIALS MUST BE ADEQUATELY COMPACTED AND STABILIZED.
3. BERM SHALL NOT BE CONSTRUCTED OF TOPSOIL.

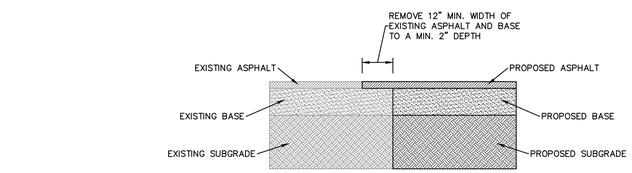


SECTION A–A

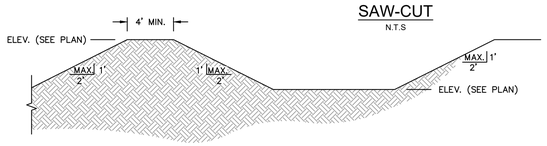


SECTION B–B

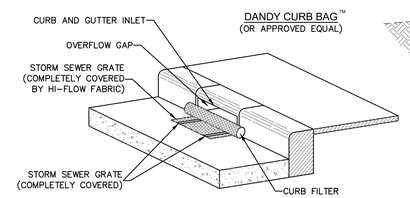
CONSTRUCTION EXIT

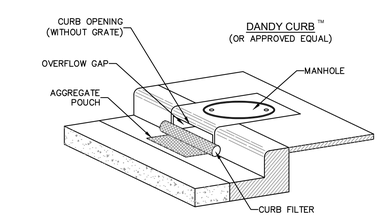


SAW-CUT
N.T.S



SEDIMENT BASIN
N.T.S





CURB INLET SEDIMENT CONTROL
N.T.S

Kimley»Horn
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WWW.KIMLEY–HORN.COM REGISTRY NO. 35106

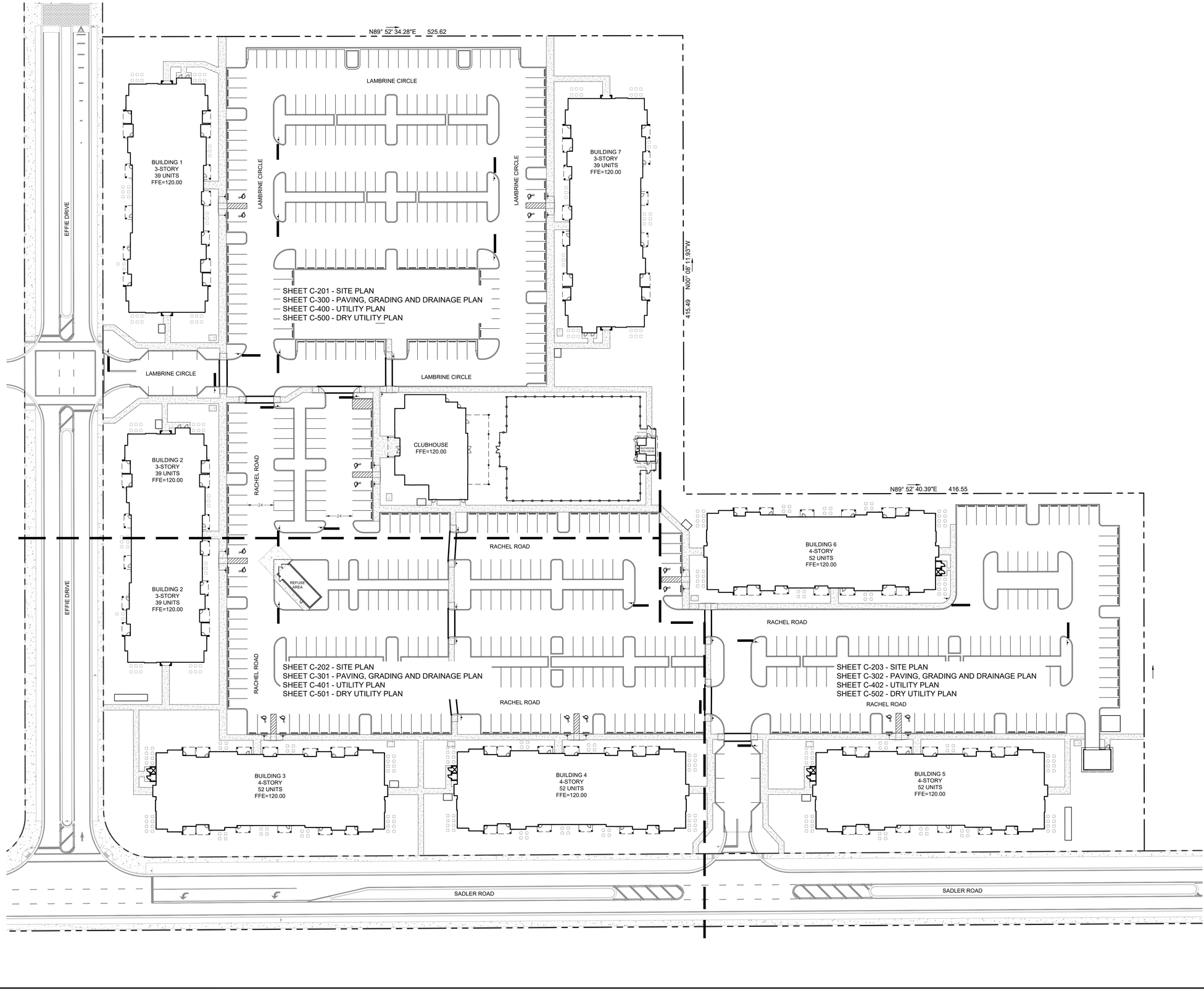
No.	REVISIONS	DATE	BY

KEVIN M. ROBERSON ★ No. 52074 ★ STATE OF FLORIDA ★ PROFESSIONAL ENGINEER
4/22/2024

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

FLORIDA
CITY OF APOPKA
SHEET NUMBER

Plotted By:Corbyn Mackenzie Sheet Set:MADISON OAKS Layout:C-150 EROSION CONTROL DETAILS April 22, 2024 05:44:51pm K:\ORB_LDEV\147922000 wyld oaks mf-3\CADD\Plansheets\C-150 EROSION CONTROL DETAILS.dwg
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GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY

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

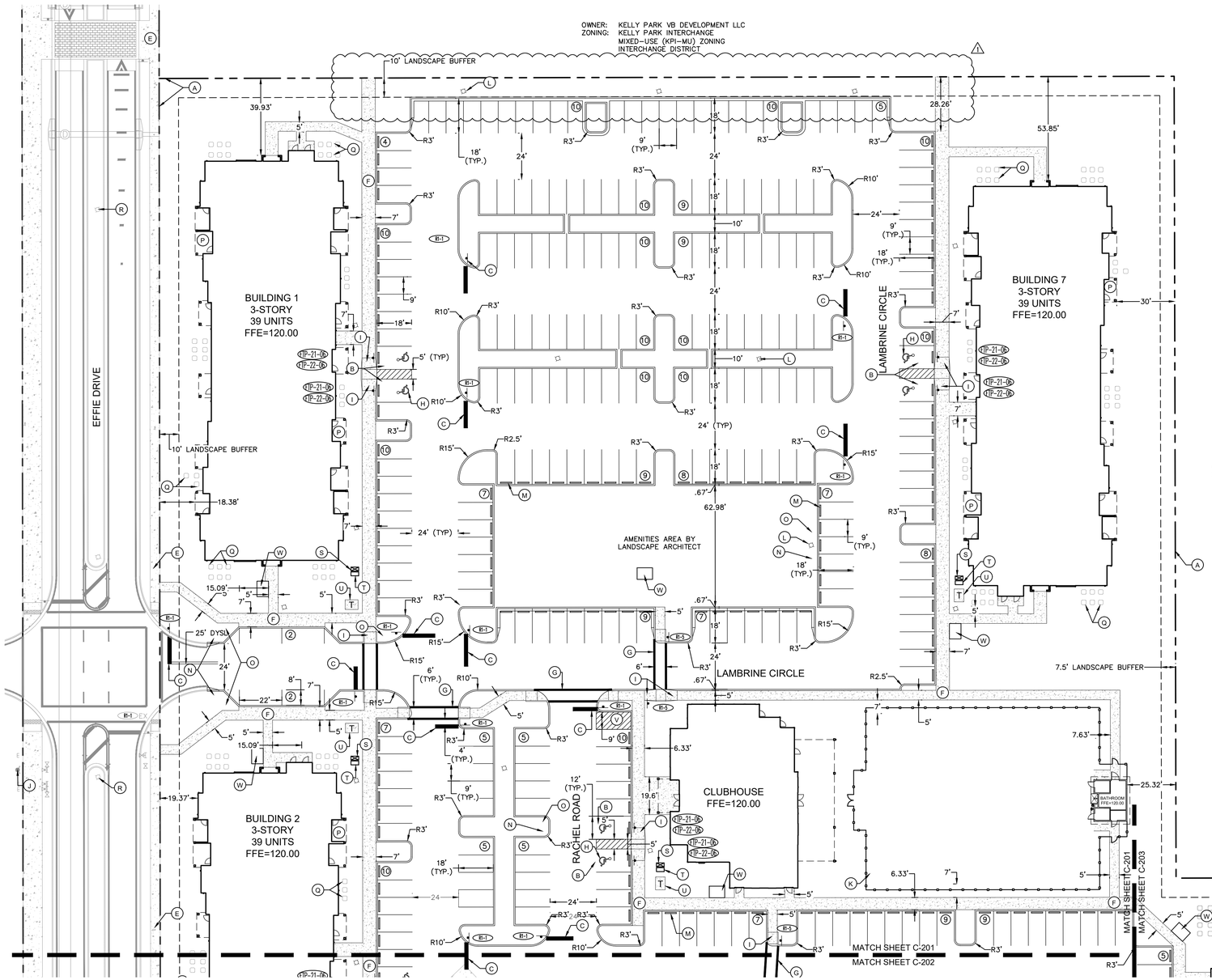
KEVIN M. ROBERSON ★ PROFESSIONAL ENGINEER ★ LICENSE No. 52074 STATE OF FLORIDA
4/22/2024

KHA PROJECT	147922000
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SCALE	AS SHOWN
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CHECKED BY	KMR

CITY OF APOPKA
FLORIDA

SHEET NUMBER

Plotted By:Cerjon, Mackenzie Street Set:MADISON OAKS Layout:C-200 OVERALL PLAN April 22, 2024 05:45:05pm K:\VRB_LDE\VA\147922000 wyld oaks mf-3\CAD\Volumesheets\C-200 OVERALL PLAN.dwg
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OWNER: KELLY PARK VB DEVELOPMENT LLC
ZONING: KELLY PARK INTERCHANGE
MIXED-USE (KPI-MU) ZONING
INTERCHANGE DISTRICT

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

SITE DATA

PROJECT DESCRIPTION:

PARCEL ID:

LOCATION:

ADDRESS:

ZONING DISTRICT:

LAND USE:

FLOOD ZONE:

MAX. BUILDING HEIGHT

PROPERTY AREA:

FLOOR AREA RATIO:

SITE COVERAGE:
SITE AREA:
BUILDING AREA:
IMPERVIOUS AREA (85% MAX.):
PERVIOUS AREA

BUILDING SETBACKS:
FRONT (WEST/EFFIE DR.)
REAR (EAST) 10'
SIDE (NORTH)
SIDE (SOUTH/SADLER RD.)

PARKING SUMMARY:
STANDARD
ACCESSIBLE
TOTAL

* 12 SPACES REQUIRED BASED ON TOTAL PROVIDED PARKING PER ADA CODE

PARKING CALCULATION:
1 BEDROOM = 1.5 SPACES PER UNIT = 1.5 SPACES X 175 UNITS = 263 SPACES
2 BEDROOM = 2 SPACES PER UNIT = 2 SPACES X 125 UNITS = 250 SPACES
3 BEDROOM = 2.5 SPACES PER UNIT = 2.5 SPACES X 25 UNITS = 63 SPACES
TOTAL PARKING REQUIRED = 576 SPACES

1 *SPECIAL EXCEPTION USE PERMIT GRANTED FOR MULTI-FAMILY USE(S) AT THE APRIL 11, 2023 PLANNING COMMISSION.

LEGEND

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

NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET FOR PAVEMENT DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
3. ALL STRIPING ON ROADWAYS AND DRIVE AISLES (STOP BARS, CROSSWALKS, LANE STRIPING) SHALL BE THERMOPLASTIC.
4. ALL LANDSCAPE ISLAND RADII ARE TO BE 10' OUTSIDE ADJACENT TO MAIN DRIVE AISLE AND 3' INSIDE RADII ADJACENT TO PARKING SPACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. REFER TO OFFSITE ROADWAY PLANS FOR MORE INFORMATION.
7. PHOTOMETRIC PLAN FOR STREET LIGHTS ALONG EFFIE DRIVE AND SADLER ROAD HAVE BEEN APPROVED AND INCLUDED IN THE WYLD OAKS INFRASTRUCTURE CSP.

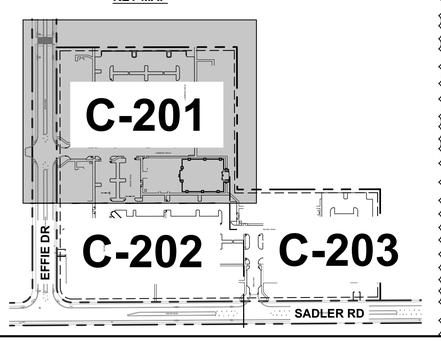
SIGN LEGEND

PARKING BY DISABLED PERMIT ONLY	FTP-21-06	ACCESSIBLE PARKING
$ 250 FINE F.S. 316.16	FTP-22-06	ACCESSIBLE PENALTY
STOP	R1-1	30" STOP SIGN
	R1-5/R	YIELD TO PEDESTRIAN SIGN

SYMBOL LEGEND

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

KEY MAP



NOTE: THIS PROJECT IS 12.06 ACRES IN SIZE AND PROPOSING 325 UNITS. THE DENSITY OF THE PROJECT IS 27 DU/ACRE IF CALCULATED ON A PROJECT ACREAGE BASIS. HOWEVER, SECTION 8 OF THE KELLY PARK CROSSINGS (NKA WYLD OAKS) DEVELOPMENT AGREEMENT PROVIDES THAT THE DENSITY ALLOWED WITHIN EACH OF THE DISTRICTS (AKA CHARACTER ZONES) WITHIN THE DEVELOPMENT SHALL BE CALCULATED BASED ON THE TOTAL GROSS ACREAGE OF EACH DISTRICT AND NOT ON AN INDIVIDUAL PROJECT BASIS. THUS, THE DENSITY OF A RESIDENTIAL PROJECT, AS CALCULATED ON A PROJECT ACREAGE BASIS, MAY EXCEED THE MAXIMUM DENSITY ESTABLISHED FOR THE DISTRICT SO LONG AS THE OVERALL DENSITY OF THE DISTRICT, AS CALCULATED ON GROSS ACREAGE BASIS DOES, NOT EXCEED SUCH MAXIMUM. PURSUANT TO THE APPROVED MASTER PLAN FOR THE KELLY PARK CROSSINGS (NKA WYLD OAKS) AND SECTION 8 OF THE DEVELOPMENT AGREEMENT, A MAXIMUM DENSITY OF THE INTERCHANGE DISTRICT IS 15 DU/ACRE, WHICH WOULD ALLOW UP TO 1,069 RESIDENTIAL UNITS (71.27 ACRES X 15 DU/ACRE) IF DEVELOPMENT BONUSES DESCRIBED IN THE RECORDED DEVELOPMENT AGREEMENT WERE OBTAINED. IF THE DENSITY BONUSES WERE NOT OBTAINED, THEN A MAXIMUM DENSITY OF 10 DU/ACRE - THE BASE DENSITY ALLOWED UNDER THE KPI CODE - WOULD BE APPLIED. THIS PROJECT HAS NOT OBTAINED ANY DENSITY BONUSES. THEREFORE, THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ALLOWED IN THE INTERCHANGE DISTRICT IS REDUCED TO 1,008 UNITS TO REFLECT THE APPLICATION OF THE BASE DENSITY OF 10 DU/ACRE TO THE ACREAGE OF THIS PROJECT PURSUANT TO THE FOLLOWING FORMULA: (12.06 ACRES X 10 DU/ACRE) + (59.21 ACRES X 15 DU/ACRE) = 1,008 RESIDENTIAL UNITS FOR THE ENTIRE DISTRICT

MAXIMUM RESIDENTIAL UNITS	
RESIDENTIAL UNITS PREVIOUSLY ALLOCATED TO OTHER PROJECTS IN INTERCHANGE DISTRICT	
RESIDENTIAL UNITS ALLOCATED TO THIS PROJECT (MADISON OAKS)	
RESIDENTIAL UNITS REMAINING IN INTERCHANGE DISTRICT	

No.	DATE	BY
1	APOPKA DRC COMMENTS	01-04-24 CET
	REVISIONS	

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

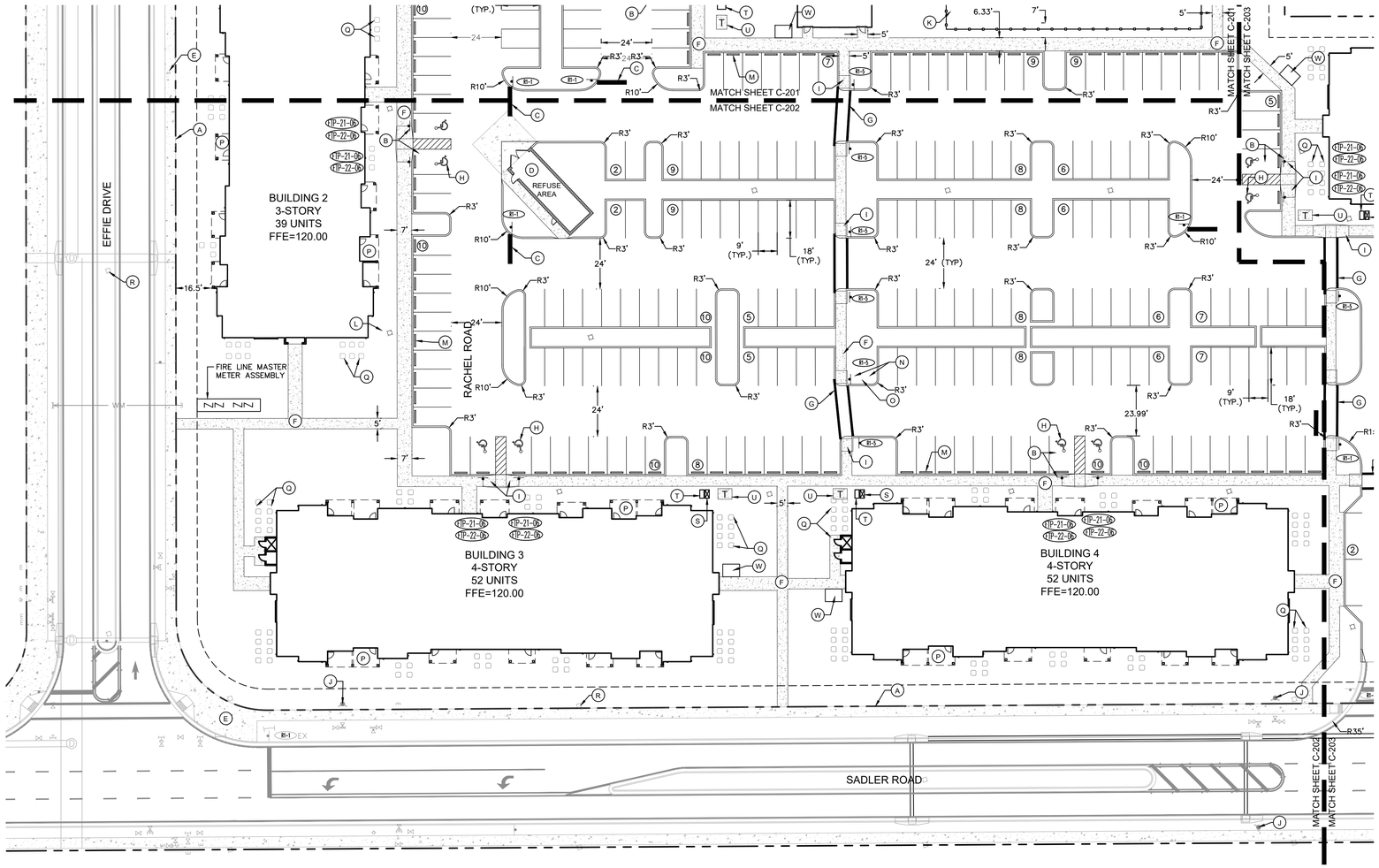
KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/22/2024

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

CITY OF APOPKA FLORIDA

SHEET NUMBER

Plotted By:Corbyn Mascenik Sheet Set:MADISON OAKS Layout:C-201 SITE PLAN April 22, 2024 05:45:33pm K:\VRB_LDEV\147922000 wyld oaks mf-3\CAD\plansets\C-201 SITE PLAN.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

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- (B) ACCESSIBLE PARKING SPACE AND SIGN (TYP.) (REFER TO DETAIL, SHEET
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- (D) SCREENED AND GATED REFUSE AREA, C-202 (REFER TO ARCH. DRAWINGS)
- (E) EXISTING SIDEWALK
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- (Q) AC CONDENSER UNITS ON CONCRETE PAD (TYP.) BY ARCH/MEP
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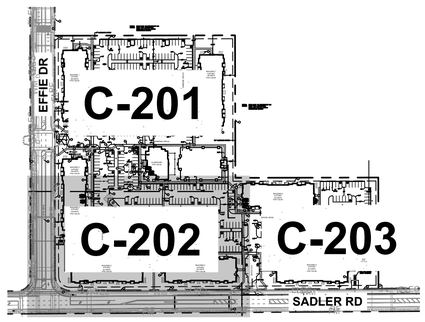
SIGN LEGEND

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	R1-5L/R	YIELD TO PEDESTRIAN SIGN

SYMBOL LEGEND

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

KEY MAP



No.	REVISIONS	DATE	BY
1	APOPKA DRC COMMENTS	01-04-24	CET

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

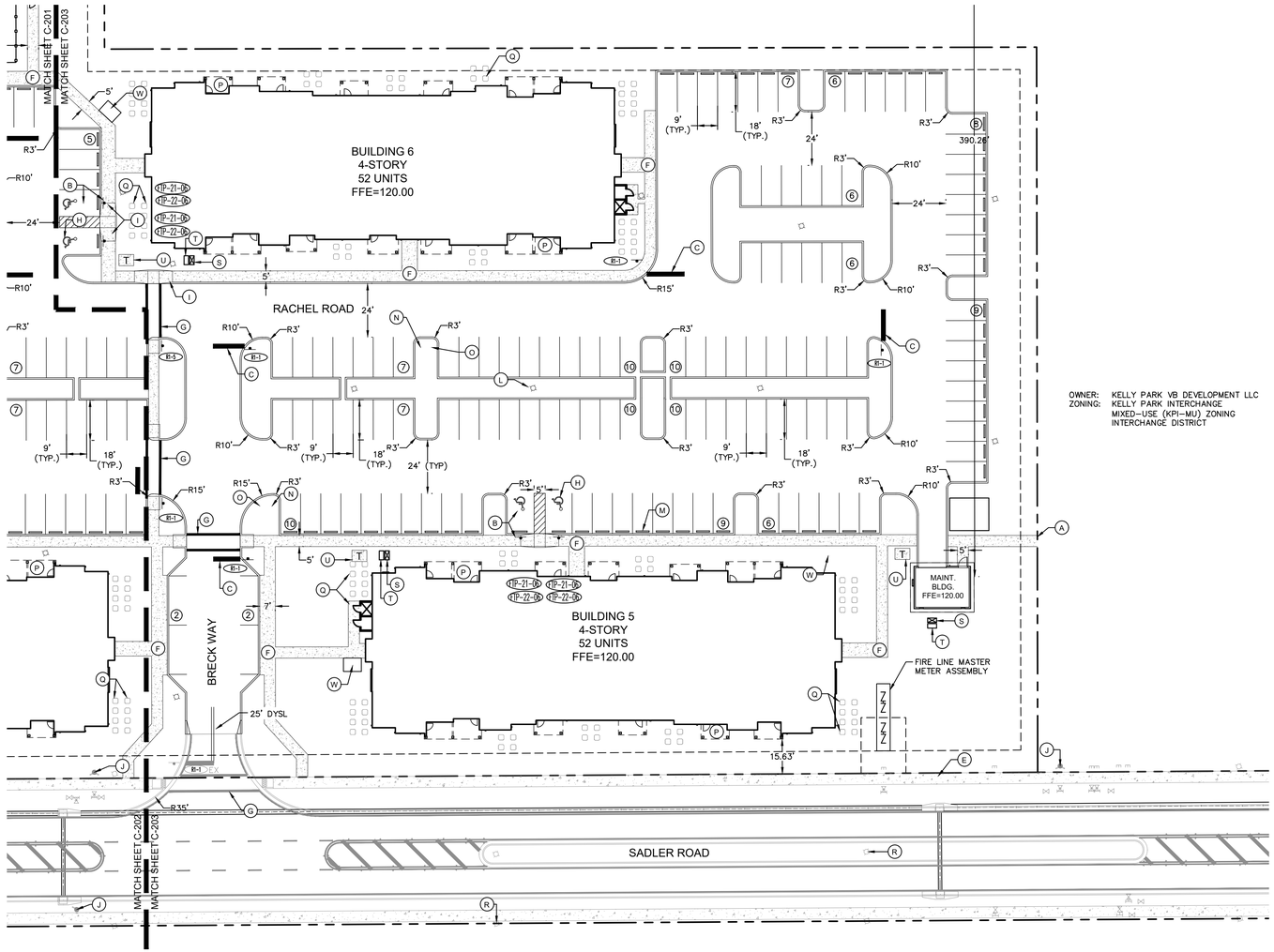
KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/22/2024

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

FLORIDA
CITY OF APOPKA

SHEET NUMBER

Plotted By:Corjon Mackenzie Sheet Set:MADISON OAKS Layout:C-202 SITE PLAN April 22, 2024 05:45:42pm K:\ORB_LDEV\147922000 wyld oaks mf-3\CADD\plansheets\C-201 SITE PLAN.dwg
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OWNER: KELLY PARK VB DEVELOPMENT LLC
ZONING: KELLY PARK INTERCHANGE
MIXED-USE (KPI-MU) ZONING
INTERCHANGE DISTRICT

LEGEND

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

NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET FOR PAVEMENT DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
3. ALL STRIPING ON ROADWAYS AND DRIVE AISLES (STOP BARS, CROSSWALKS, LANE STRIPING) SHALL BE THERMOPLASTIC.
4. ALL LANDSCAPE ISLAND RADII ARE TO BE 10' OUTSIDE ADJACENT TO MAIN DRIVE AISLE AND 3' INSIDE RADII ADJACENT TO PARKING SPACE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
6. REFER TO OFFSITE ROADWAY PLANS FOR MORE INFORMATION.
7. PHOTOMETRIC PLAN FOR STREET LIGHTS ALONG EFFIE DRIVE AND SADLER ROAD HAVE BEEN APPROVED AND INCLUDED IN THE WYLD OAKS INFRASTRUCTURE CSP.

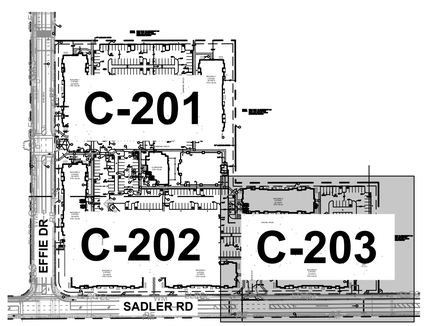
SIGN LEGEND

PARKING BY PERMIT ONLY	FTP-21-06	ACCESSIBLE PARKING
$ 250 FINE F.S. 316.19	FTP-22-06	ACCESSIBLE PENALTY
STOP	R1-1	30" STOP SIGN
	R1-5L/R	YIELD TO PEDESTRIAN SIGN

SYMBOL LEGEND

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

KEY MAP



No.	REVISIONS	DATE	BY
1	APOPKA DRC COMMENTS	01-04-24	CET

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

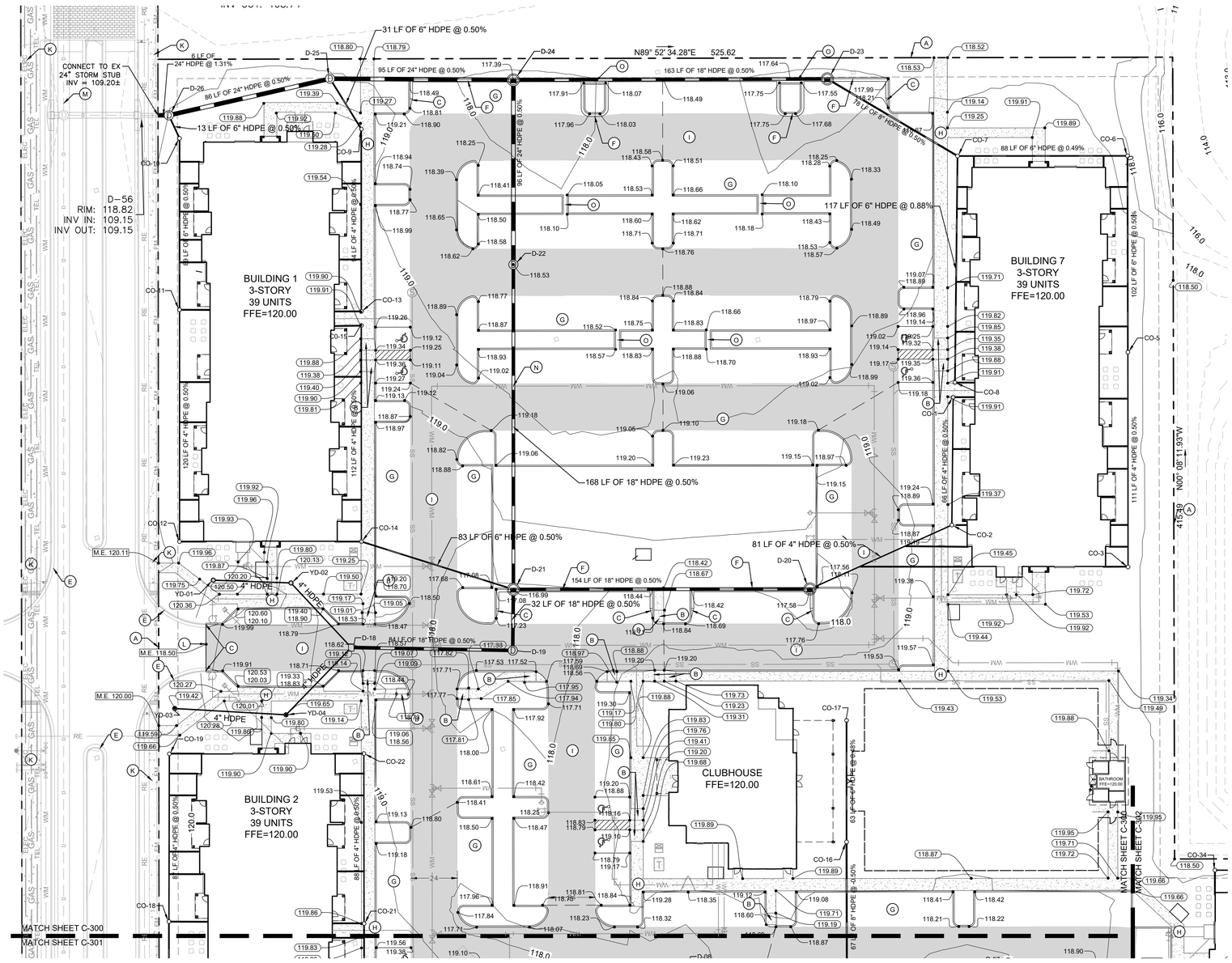
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CITY OF APOPKA
FLORIDA

SHEET NUMBER

Plotted By:Cerlom, Mackenzie Street Set:MADISON OAKS Layout:C-203 SITE PLAN April 22, 2024 05:45:52pm K:\VRB_LDEV\147922000 wyld oaks mf-3\CAD\plansheets\C-201 SITE PLAN.dwg
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31 LF OF 6" HDPE @ 0.50%
6 LF OF 24" HDPE @ 1.31%
CONNECT TO EX 24" STORM STUB INV = 109.20±
95 LF OF 24" HDPE @ 0.50%
N89° 52' 34.28"E 525.62
163 LF OF 18" HDPE @ 0.50%
86 LF OF 24" HDPE @ 0.50%
13 LF OF 6" HDPE @ 0.50%
88 LF OF 6" HDPE @ 0.49%
D-56
RIM: 118.82
INV IN: 109.15
INV OUT: 109.15
117 LF OF 6" HDPE @ 0.88%
BUILDING 1
3-STORY
39 UNITS
FFE=120.00
BUILDING 7
3-STORY
39 UNITS
FFE=120.00
168 LF OF 18" HDPE @ 0.50%
83 LF OF 6" HDPE @ 0.50%
81 LF OF 4" HDPE @ 0.50%
154 LF OF 18" HDPE @ 0.50%
32 LF OF 18" HDPE @ 0.50%
84 LF OF 18" HDPE @ 0.50%
4" HDPE
BUILDING 2
3-STORY
39 UNITS
FFE=120.00
CLUBHOUSE
FFE=120.00
BATHROOM FFE=120.00
MATCH SHEET C-300
MATCH SHEET C-301
MATCH SHEET C-302
M.E. 120.11
M.E. 118.50
M.E. 120.00
N00° 08'11.93"W
41.59'



GRAPHIC SCALE IN FEET
0 15 30 60

SYMBOL LEGEND

- (G) STANDARD DUTY ASPHALT PAVEMENT
- (J) HEAVY DUTY CONCRETE PAVEMENT
- (H) STANDARD CONCRETE SIDEWALK
- (I) HEAVY DUTY ASPHALT
- 11.50 PROPOSED GRADE
- (11.50) TOP OF SIDEWALK GRADE
- DRAINAGE FLOW DIRECTION
- EX DENOTES EXISTING FEATURE
- D-XXX DRAINAGE STRUCTURE (SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION)
- DRAINAGE INLET
- (D) DRAINAGE MANHOLE
- DRAINAGE PIPE
- WM WATER MAIN
- SS GRAVITY SEWER MAIN
- PROPERTY LINE
- 6 PROPOSED CONTOUR
- GRADE BREAK

DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
D-01	TYPE C	RIM: 118.37	114.58(W) 115.66(S)
D-02	TYPE C	RIM: 117.60	114.04(E) 114.04(W) 114.04(NW)
D-03	TYPE C	RIM: 118.02	113.20(E) 113.10(W)
D-3A	TYPE C	RIM: 117.86	112.89(S) 112.89(E) 112.89(W) 112.89(NW)
D-3B	TYPE C	RIM: 117.92	114.05(N) 114.05(W)
D-04	TYPE C	RIM: 117.68	112.52(E) 112.52(W)
D-05	TYPE C	RIM: 117.87	111.86(E) 111.86(W)
D-06	TYPE C	RIM: 118.30	111.37(E) 111.37(W) 111.37(N) 111.87(S)

DRAINAGE STRUCTURE TABLE

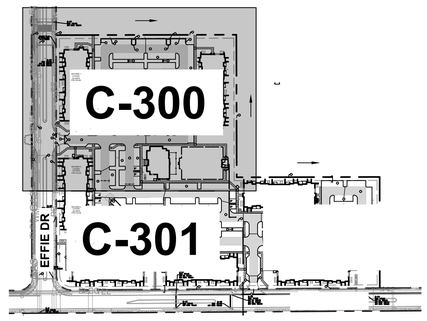
STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
D-07	TYPE C	RIM: 117.66	112.47(W)
D-08	TYPE C	RIM: 117.48	111.71(E) 111.71(S)
D-09	TYPE C	RIM: 118.53	110.81(E) 108.85(SW)
D-10	MH	RIM: 119.69	108.64(NE) 108.64(W) 109.92(N) 110.00(SW) 109.92(SE)
D-11	MH	RIM: 119.60	108.38(E) 108.38(N)
D-12	MH	RIM: 119.48	108.23(S) 108.23(W) 108.23(N)
D-18	TYPE C	RIM: 118.66	112.08(E) 115.50(NW) 115.50(SW)
D-19	MH	RIM: 117.41	111.66(W) 111.66(N)

DRAINAGE STRUCTURE TABLE

STRUCTURE	TYPE	RIM EL. (FT.)	INV. EL. (FT.)
D-20	TYPE 9 (O)	RIM: 117.58	114.02(W) 114.02(NE)
D-21	TYPE 9 (O)	RIM: 116.99	113.25(E) 111.50(N) 111.50(W) 111.50(S)
D-22	MH	RIM: 118.53	110.65(S) 110.65(N)
D-23	TYPE 9 (O)	RIM: 117.49	113.72(W) 114.94(SE)
D-24	TYPE 9 (O)	RIM: 117.39	112.90(E) 110.18(W) 110.18(S)
D-25	MH	RIM: 119.10	109.70(E) 109.70(W) 110.39(SE)
D-26	MH	RIM: 119.01	109.27(E) 109.27(W) 109.37(SE)

DRAINAGE NOTES

1. CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEX'S 425-010, 425-001, 425-020, 425-021, 425-024, 425-052 & 425-053 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
3. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
5. ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
6. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
7. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   A. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24" DIAMETER.
   B. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 280,CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   C. NOTIFY CONSULTANT FOR CONNECTION METHOD TO STEEL PIPE.
8. ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
11. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
12. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
13. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
14. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
15. ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES.
16. CONTRACTOR TO FLUSH AND VACUUM ENTIRE ON-SITE STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK.
17. ALL DRAINAGE STRUCTURED TO BE CONSTRUCTED WITH NO SUMPS PER FDOT INDEX 425-001.
18. ALL BUILDINGS ROOF DRAINS DOWNSPOUTS TO CONNECT TO SITE DRAINAGE MAIN.



No.	REVISIONS	DATE	BY
1	APOPKA DRC COMMENTS	01-04-24	CET

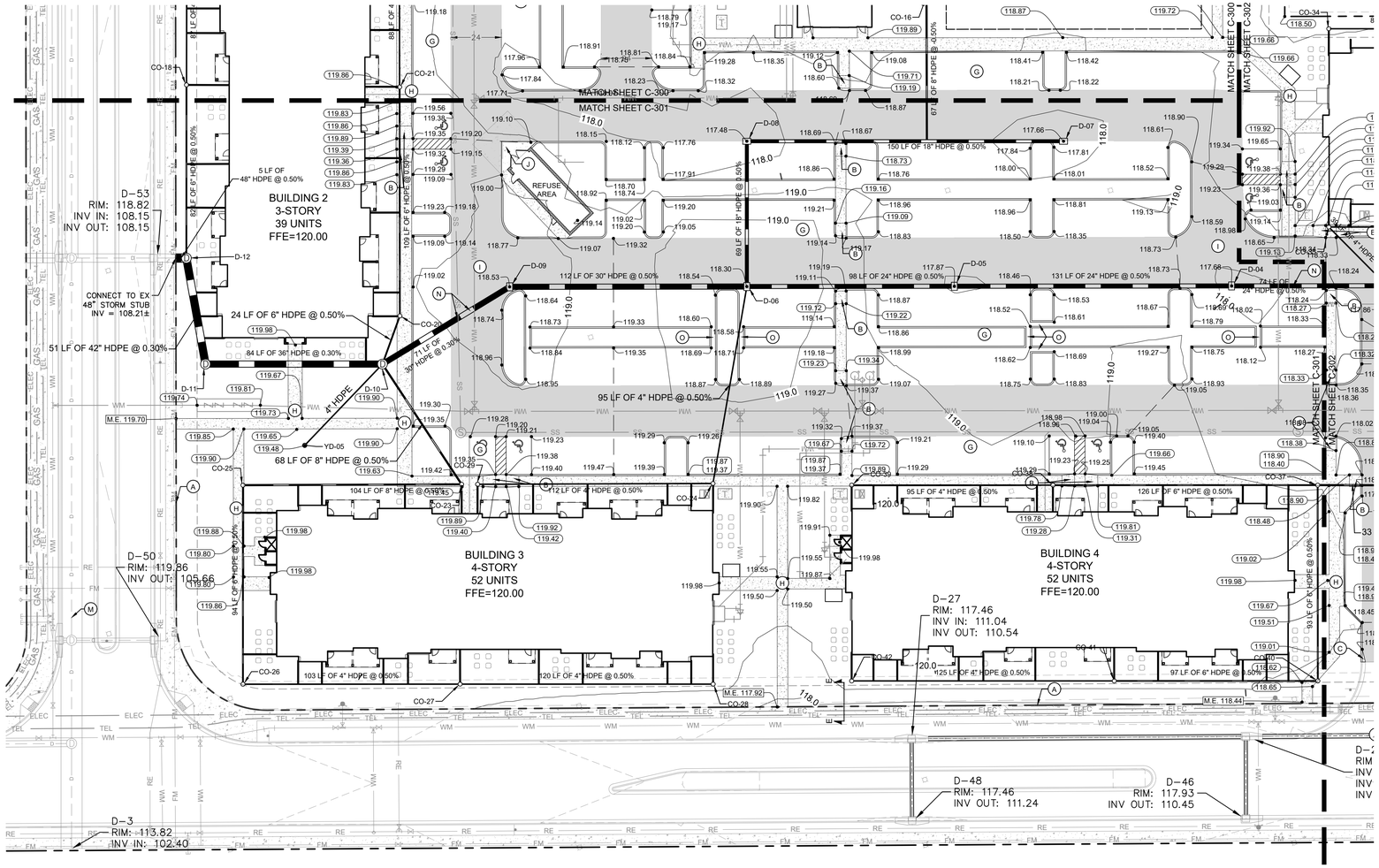
Kimley»Horn
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PHONE: 772-794-4100
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KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/22/2024

KHA PROJECT	147922000
DATE	08/31/2023
SCALE	AS SHOWN
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DRAWN BY	ESM
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FLORIDA
CITY OF APOPKA
SHEET NUMBER

Plotted By:Cerqin Mackenzie Sheet Set:MADISON OAKS Layout:C-300 PAVING GRADING AND DRAINAGE PLAN April 22, 2024 05:46:41pm K:\VRB_LDEV\147922000 wyld oaks mf-3\CADD\plansheets\C-300 PAVING GRADING AND DRAINAGE PLAN.dwg
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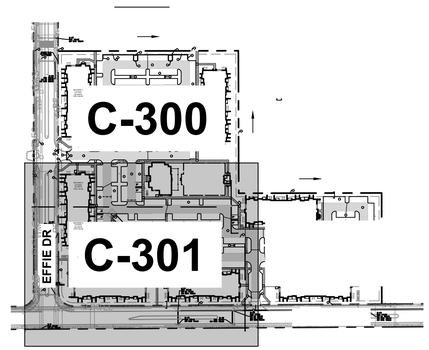
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D-05	TYPE C	RIM: 117.87	111.86(E) 111.86(W)
D-06	TYPE C	RIM: 118.30	111.37(E) 111.37(W) 111.37(N) 111.87(S)

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SYMBOL LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD CONCRETE SIDEWALK
- HEAVY DUTY ASPHALT
- PROPOSED GRADE
- TOP OF SIDEWALK GRADE
- DRAINAGE FLOW DIRECTION
- EX — DENOTES EXISTING FEATURE
- D-XXX — DRAINAGE STRUCTURE (SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION)
- DRAINAGE INLET
- DRAINAGE MANHOLE
- DRAINAGE PIPE
- WM — WATER MAIN
- SS — GRAVITY SEWER MAIN
- PROPERTY LINE
- 6 — PROPOSED CONTOUR
- GRADE BREAK



No.	DATE	BY
1	APOPKA DRC COMMENTS	01-04-24 CET
	REVISIONS	

Kimley»Horn
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KEVIN M. ROBERSON ★ PROFESSIONAL ENGINEER ★ LICENSE No. 52074 STATE OF FLORIDA

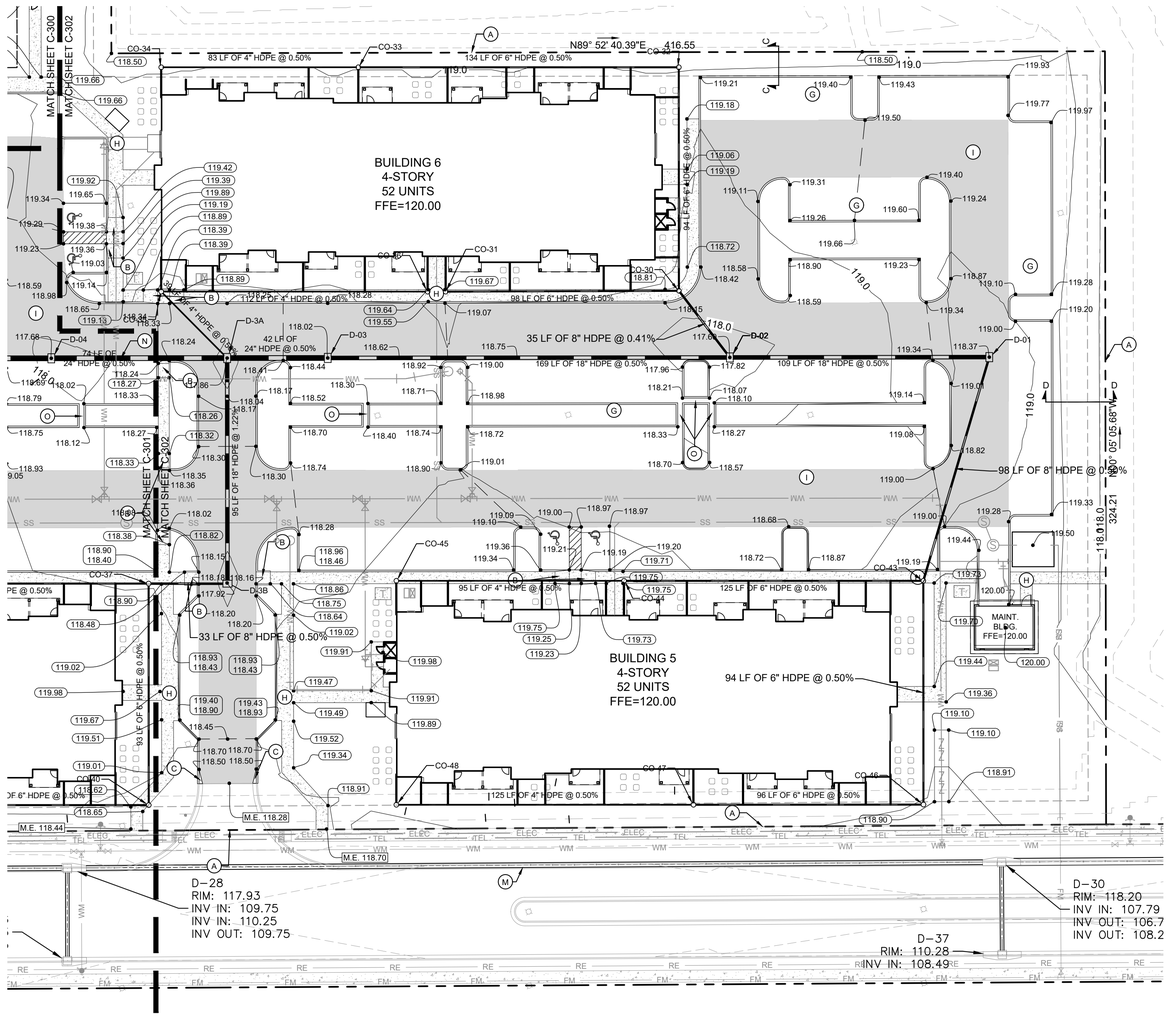
4/22/2024

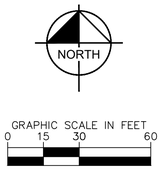
KHA PROJECT 147922000
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CITY OF APOPKA
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SHEET NUMBER

Plotted By:Cerynn Mackenzie Sheet Set:MADISON OAKS Layout:C-301 PAVING GRADING AND DRAINAGE PLAN April 22, 2024 05:47:04pm K:\VRB_LDEV\147922000 wyld oaks mf-3\CADD\plansheets\C-300 PAVING GRADING AND DRAINAGE PLAN.dwg
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GRAPHIC SCALE IN FEET
0 15 30 60

SYMBOL LEGEND

G	STANDARD DUTY ASPHALT PAVEMENT
J	HEAVY DUTY CONCRETE PAVEMENT
H	STANDARD CONCRETE SIDEWALK
I	HEAVY DUTY ASPHALT
11.50	PROPOSED GRADE
11.50	TOP OF SIDEWALK GRADE
	DRAINAGE FLOW DIRECTION
EX	DENOTES EXISTING FEATURE
D-XXX	DRAINAGE STRUCTURE (SEE DRAINAGE STRUCTURE TABLE FOR INFORMATION)
	DRAINAGE INLET
D	DRAINAGE MANHOLE
	DRAINAGE PIPE
WM	WATER MAIN
SS	GRAVITY SEWER MAIN
	PROPERTY LINE
6	PROPOSED CONTOUR
	GRADE BREAK

DRAINAGE STRUCTURE TABLE

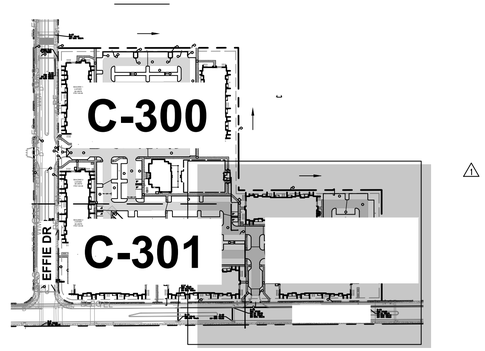
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DRAINAGE STRUCTURE TABLE

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D-23	TYPE 9 (G)	RIM: 117.49	113.72(W) 114.94(SE)
D-24	TYPE 9 (G)	RIM: 117.39	112.90(E) 110.18(W) 110.18(S)
D-25	MH	RIM: 119.10	109.70(E) 109.70(W) 110.39(SE)
D-26	MH	RIM: 119.01	109.27(E) 109.27(W) 109.37(SE)



No.	DATE	BY
1	APOPKA DRC COMMENTS	01-04-24 CET
	REVISIONS	

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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
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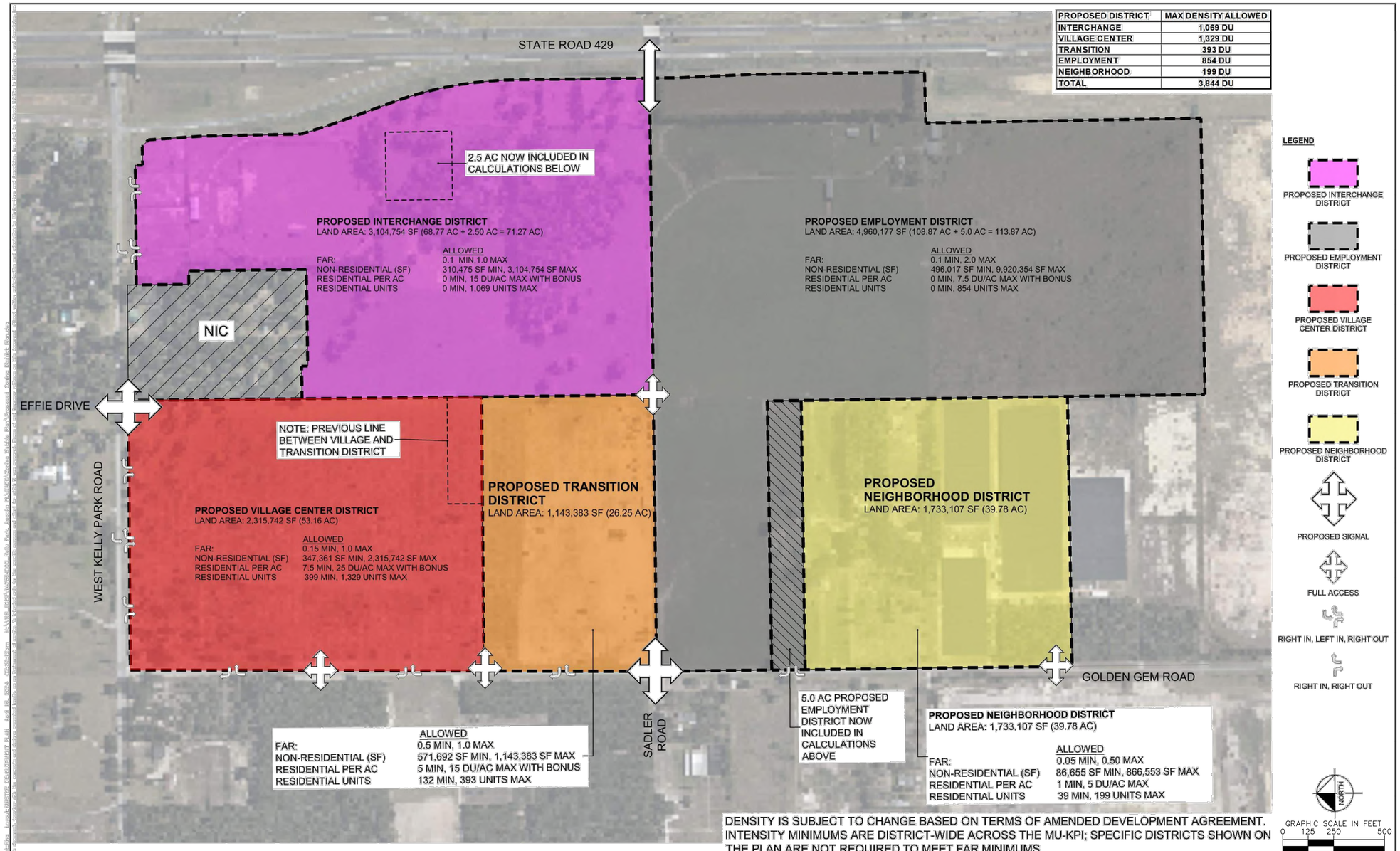
KEVIN M. ROBERSON PROFESSIONAL ENGINEER
LICENSE: No. 52074 STATE OF FLORIDA
4/22/2024

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

CITY OF APOPKA FLORIDA

SHEET NUMBER

Plotted By:Cerpinn Mackenzie Sheet Set:MADISON OAKS Layout:C-302 PAVING GRADING AND DRAINAGE PLAN April 22, 2024 05:47:23pm K:\VRB_LDEV\147922000 wyld oaks mf-3\CADD\cranesheets\C-300 PAVING, GRADING AND DRAINAGE PLAN.dwg
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WYLD OAKS

KPI-MU REZONING
MASTER DEVELOPMENT PLAN
OVERLAY ZONING DISTRICT BUBBLE PLAN

DATE: 04-16-2024

SHEET NUMBER
MDP-1C

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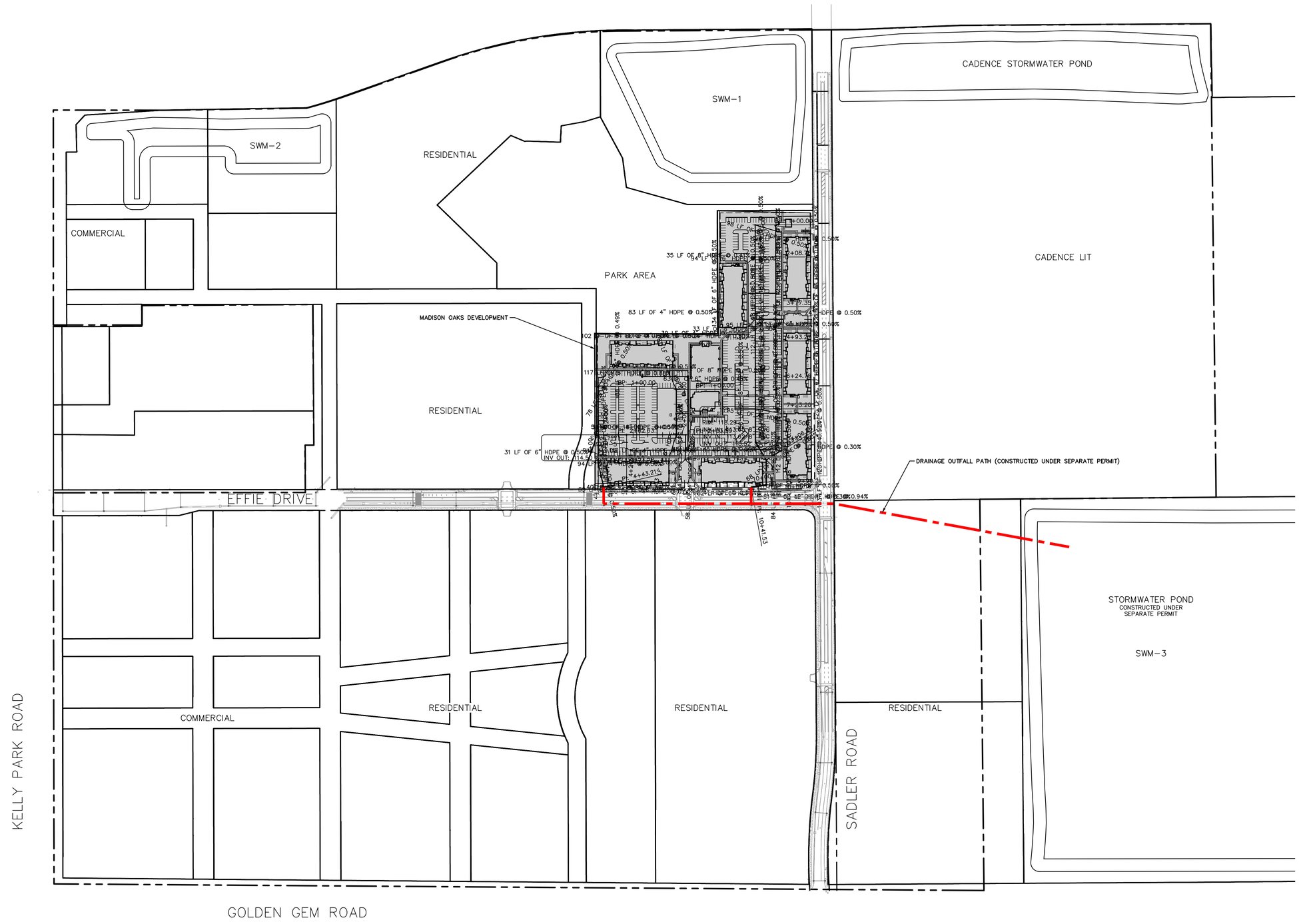
No.	REVISIONS	DATE	BY

KEVIN M. ROBERSON ★ PROFESSIONAL ENGINEER ★ LICENSE: No. 52074 STATE OF FLORIDA
4/22/2024

KHA PROJECT 147922000
DATE 08/31/2023
SCALE AS SHOWN
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FLORIDA
CITY OF APOPKA
SHEET NUMBER

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4/22/2024

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NOTE: STORM STRUCTURES TO BE CONSTRUCTED WITH NO SUMPS PER FDOT INDEX 425-001.

GRAPHIC SCALE IN FEET

0 10 20 40

HORIZONTAL

0 2 4 8

VERTICAL

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DATE	08/31/2023
SCALE	AS SHOWN
DESIGNED BY	ESM
DRAWN BY	ESM
CHECKED BY	KMR

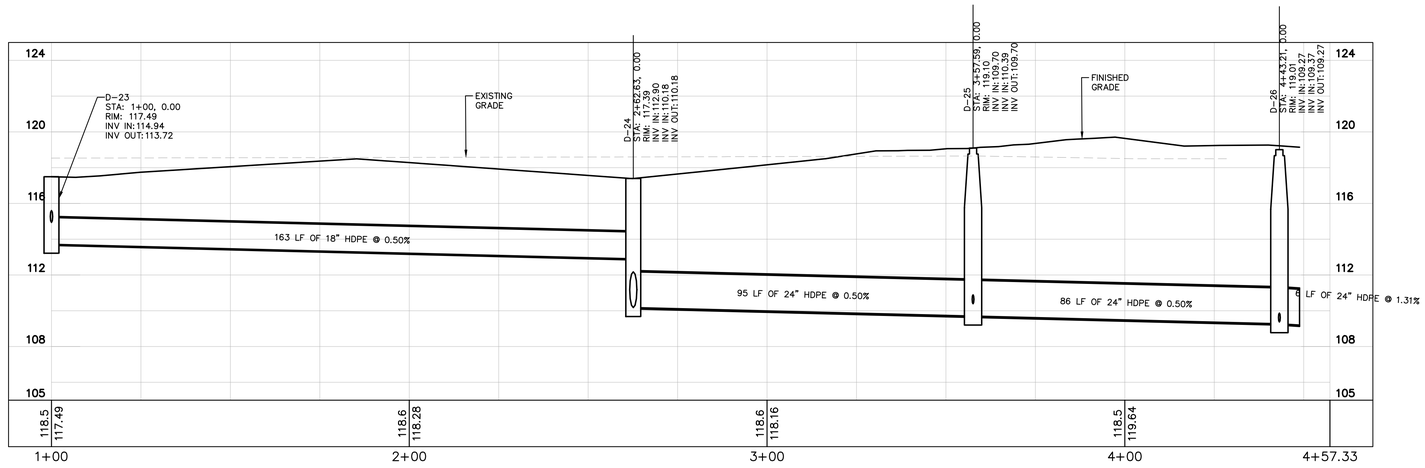
4/22/2024

CITY OF APOPKA

FLORIDA

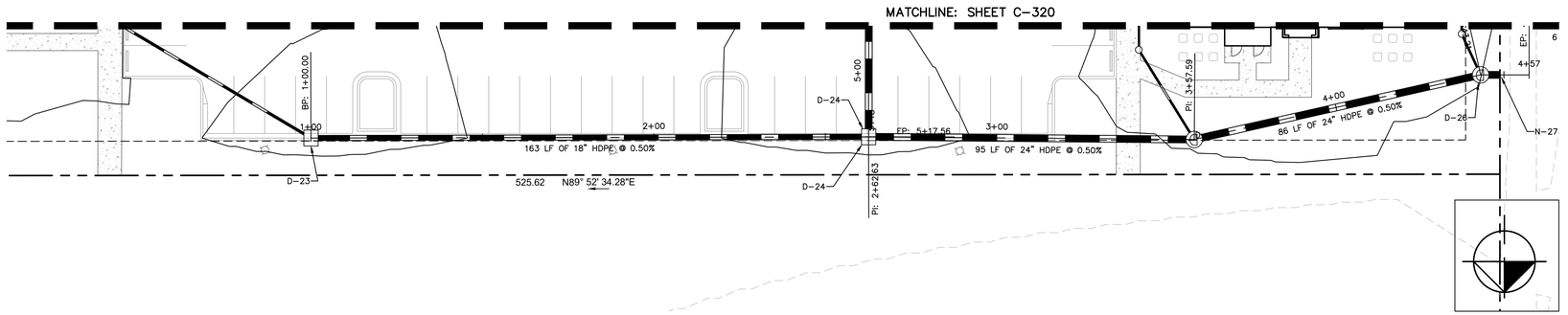
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NOTE: STORM STRUCTURES TO BE CONSTRUCTED WITH NO SUMPS PER FDOT INDEX 425-001.



GRAPHIC SCALE IN FEET
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HORIZONTAL

0 2 4 8
VERTICAL



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DRAWN BY ESM
CHECKED BY KMR

CITY OF APOPKA
FLORIDA

SHEET NUMBER

NOTE: STORM STRUCTURES TO BE CONSTRUCTED WITH NO SUMPS PER FDOT INDEX 425-001.

GRAPHIC SCALE IN FEET

0 10 20 40

HORIZONTAL

0 2 4 8

VERTICAL

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4/22/2024

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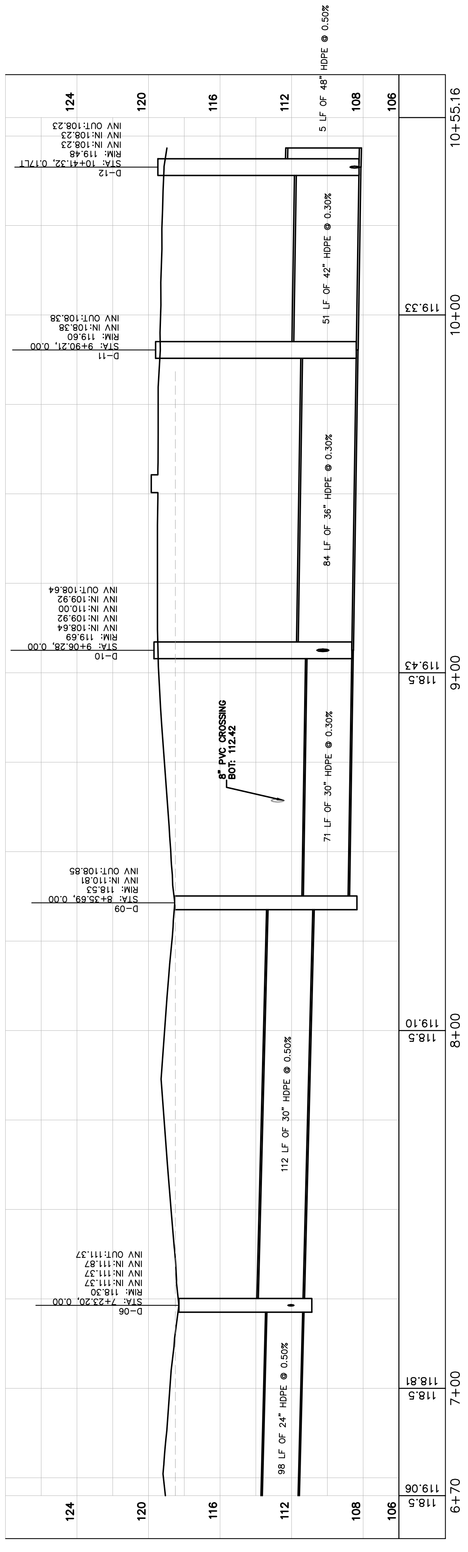
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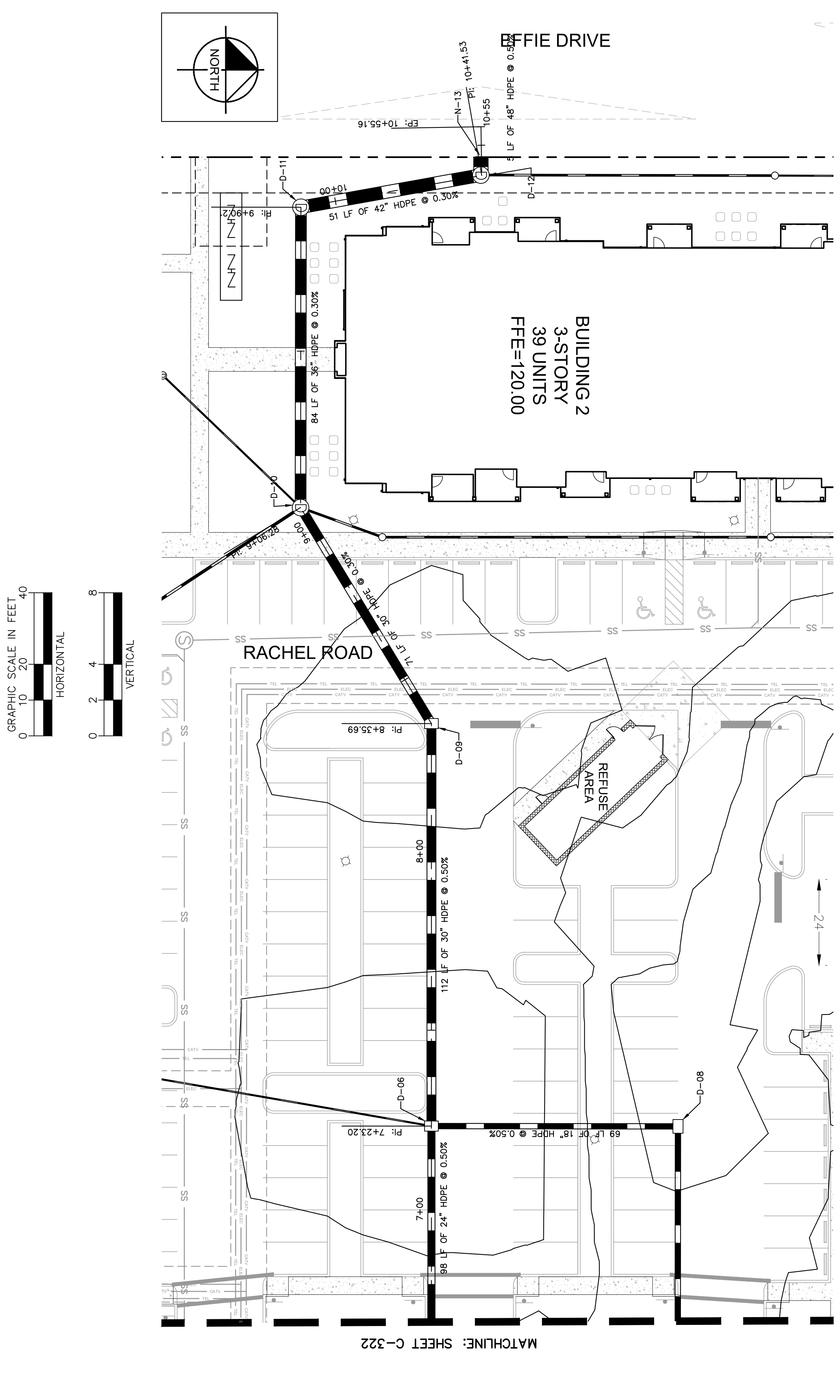
NO.	REVISIONS	DATE	BY

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

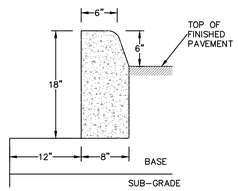
CITY OF APOPKA FLORIDA

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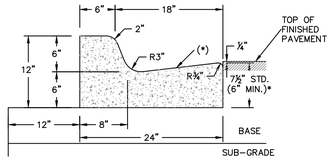




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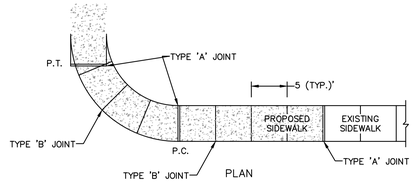


TYPE "D" CURB
N.T.S

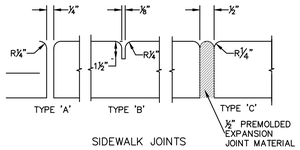


* WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6" UNLESS OTHERWISE SHOWN ON THE PLANS. ASPHALT SURFACE ON HIGH SIDE TO BE FLUSH WITH LIP OF CURB OR CURB & GUTTER.

TYPE "F" CURB AND GUTTER
N.T.S

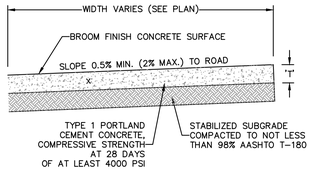


PLAN



SIDEWALK JOINTS

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	100' MAX. SPACING, P.C./P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
'B'	5'-0" CENTER TO CENTER
'C'	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES.



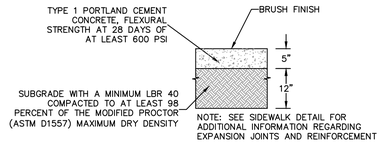
STANDARD CROSS SECTION

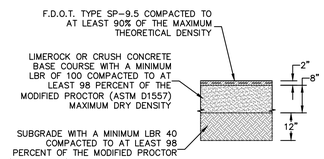
TABLE OF SIDEWALK THICKNESS	
LOCATION	"T"
PEDESTRIAN ONLY AREAS	4"

NOTE:
ALL SIDEWALK STREET CROSSINGS MUST MEET THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT (ADA) COMPLIANCE GUIDE. TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.

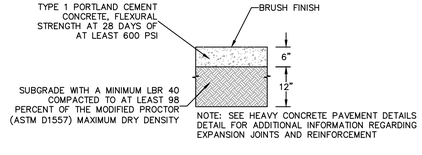
CONCRETE SIDEWALK
N.T.S

STANDARD DUTY ASPHALT
N.T.S

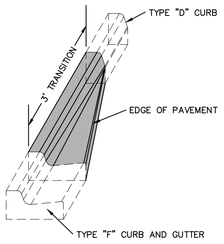




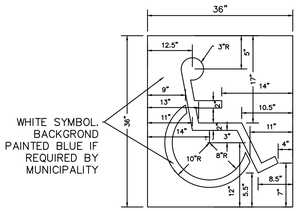
HEAVY DUTY ASPHALT
N.T.S



NOTE:
CONTRACTOR TO REFER TO THE GEOTECHNICAL REPORT FOR SITE WORK SPECIFICATIONS.



3' CURB TRANSITION
N.T.S

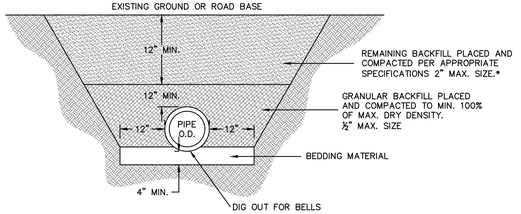


ADA SYMBOL
N.T.S



NOTE: ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, CURRENT EDITION, AND CONSTRUCTED IN ACCORDANCE WITH THE FDOT DESIGN STANDARDS FOR DESIGN, CONSTRUCTION, MAINTENANCE AND UTILITY OPERATIONS ON THE STATE HIGHWAY SYSTEM, CURRENT EDITION.

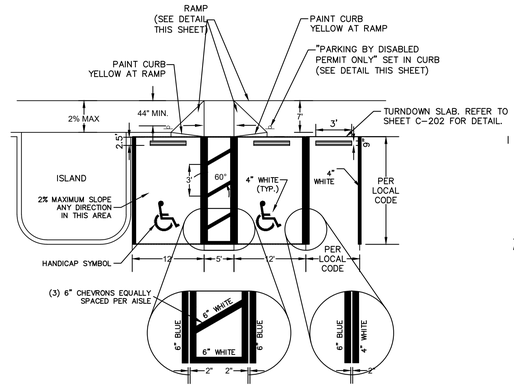
CONNECTION TO EXISTING PAVEMENT
scale: N.T.S. ref.



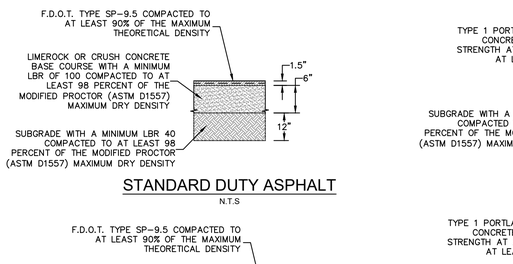
NOTES:
1. BEDDING SHALL CONSIST OF IN-SITU GRANULAR MATERIAL (2" MAX SIZE), UNSUITABLE IN-SITU MATERIALS SUCH AS MUCK, DEBRIS AND LARGER ROCK SHALL BE REMOVED.
2. THE PIPE SHALL BE FULLY SUPPORTED FOR ITS ENTIRE LENGTH WITH APPROPRIATE COMPACTION UNDER THE PIPE HAUNCHES.
3. THE PIPE SHALL BE PLACED IN A DRY TRENCH.
4. BACKFILL SHALL BE FREE OF UNSUITABLE MATERIAL SUCH AS LARGER ROCK, MUCK AND DEBRIS.
5. ALL WORK SHALL CONFORM TO STATE OF FLORIDA TRENCH SAFETY ACT.

* COMPACT TO 98%OF AASHTO T-180 MAXIMUM DRY DENSITY UNDER EXISTING AND PROPOSED PAVEMENT AREAS. COMPACT TO 95% ON ALL OTHER AREAS UNLESS OTHERWISE NOTED..

TRENCH WITHOUT EXFILTRATION
N.T.S

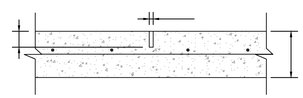


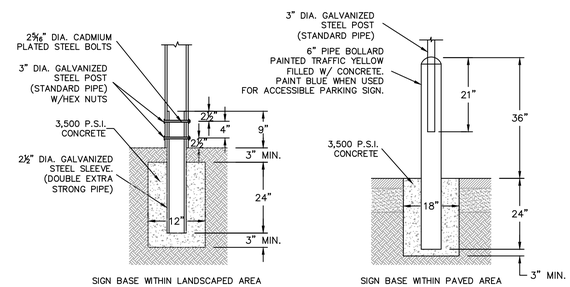
ACCESSIBLE PARKING-STRIPING DETAIL
scale: N.T.S. ref. C3.1



NOTES:
1. PIPE MUST BE SCHEDULE 40 PVC.
2. THE DOWNSPOUT COLLECTOR DRAIN SHALL BE INSTALLED BEFORE THE DOWNSPOUTS ARE INSTALLED ON THE BUILDING. SITEWORK CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO AND INCLUDING THE RODENT SCREEN. BUILDING CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONNECTION AT THE POINT OF THE RODENT SCREEN.

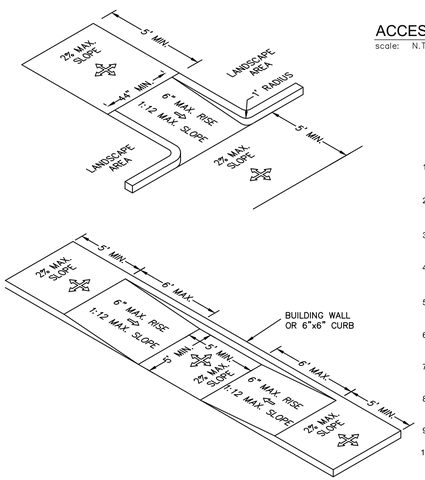
DOWNSPOUT COLLECTOR DETAIL
N.T.S





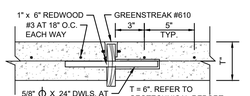
NOTE:
SIGNS INSTALLED WITHIN SIDEWALKS SHALL BE SET DIRECTLY IN THE CONCRETE AND SHALL UTILIZE A 3" DIAMETER SIGN POST PER THE SPECIFICATIONS.

SIGN BASE
N.T.S



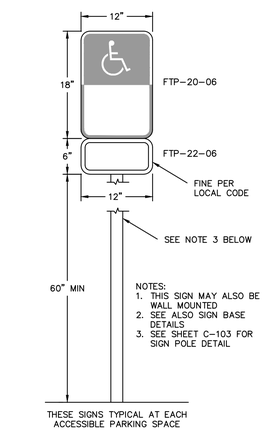
ACCESSIBLE RAMPS
N.T.S

1. ALL ACCESSIBLE COMPONENTS CONSTRUCTED AS PART OF THESE PLANS SHALL COMPLY WITH CHAPTER 11 OF THE FLORIDA BUILDING CODE.
2. ACCESSIBLE ROUTE TO ACCESSIBLE SPACES, BUILDING ENTRANCES, AND PUBLIC STREETS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.
3. UNLESS OTHERWISE SHOWN ON THE PLANS, THE MINIMUM CLEAR ROUTE SHALL BE 36" WIDE WITH A 60" X 60" PASSING SPACE EVERY 200 FEET.
4. ACCESSIBLE ROUTES THROUGH PLANTERS SHALL BE LEVEL WITH THE SURROUNDING PAVEMENT OR PROVIDE CURB RAMPS AT EACH END WITH A MINIMUM 48" LEVEL LANDING IN BETWEEN.
5. THE ACCESSIBLE ROUTE IN FRONT OF PULL - IN PARKING SHALL BE A MINIMUM OF 44" WIDE AND NOT REDUCED BY VEHICLE OVERHANGS, CURBING, SIGN POSTS, OR OTHER OBSTRUCTIONS.
6. SPECIAL RAMP RULES APPLY FOR ANY RISE GREATER THAN 6" INCLUDING BUT NOT LIMITED TO RESTRICTION ON SLOPE, TOTAL RISE BETWEEN LANDINGS, AND USE OF HANDRAILS, PER F.B.C 11-4.8.
7. PUBLIC SIDEWALK CURB RAMPS CONSTRUCTED WITHIN A PUBLIC RIGHT-OF -WAY, IN ABSENCE OF LOCAL ROADWAY GUIDELINES, SHALL MEET THE REQUIREMENTS OF F.D.O.T INDEX 304.
8. WHEN ACCESSIBLE PARKING ABUTS CURB OR EDGE OF PAVEMENT, PLEASE REFER TO DETAIL FOR STRIPING COLOR, STALL DIMENSIONS AND SLOPE.
9. CHANGE IN LEVEL ALONG ACCESSIBLE ROUTE IS NOT TO EXCEED 1/4" WITHOUT A RAMP PER SECTION 11-4.3.8.
10. ALL HANDICAPPED PARKING SPACES SHALL BE SIGNED AND MARKED IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS INDEX 17346.



SEE NOTES 4 & 5, SHEET C-200

EXPANSION JOINT DETAIL
N.T.S



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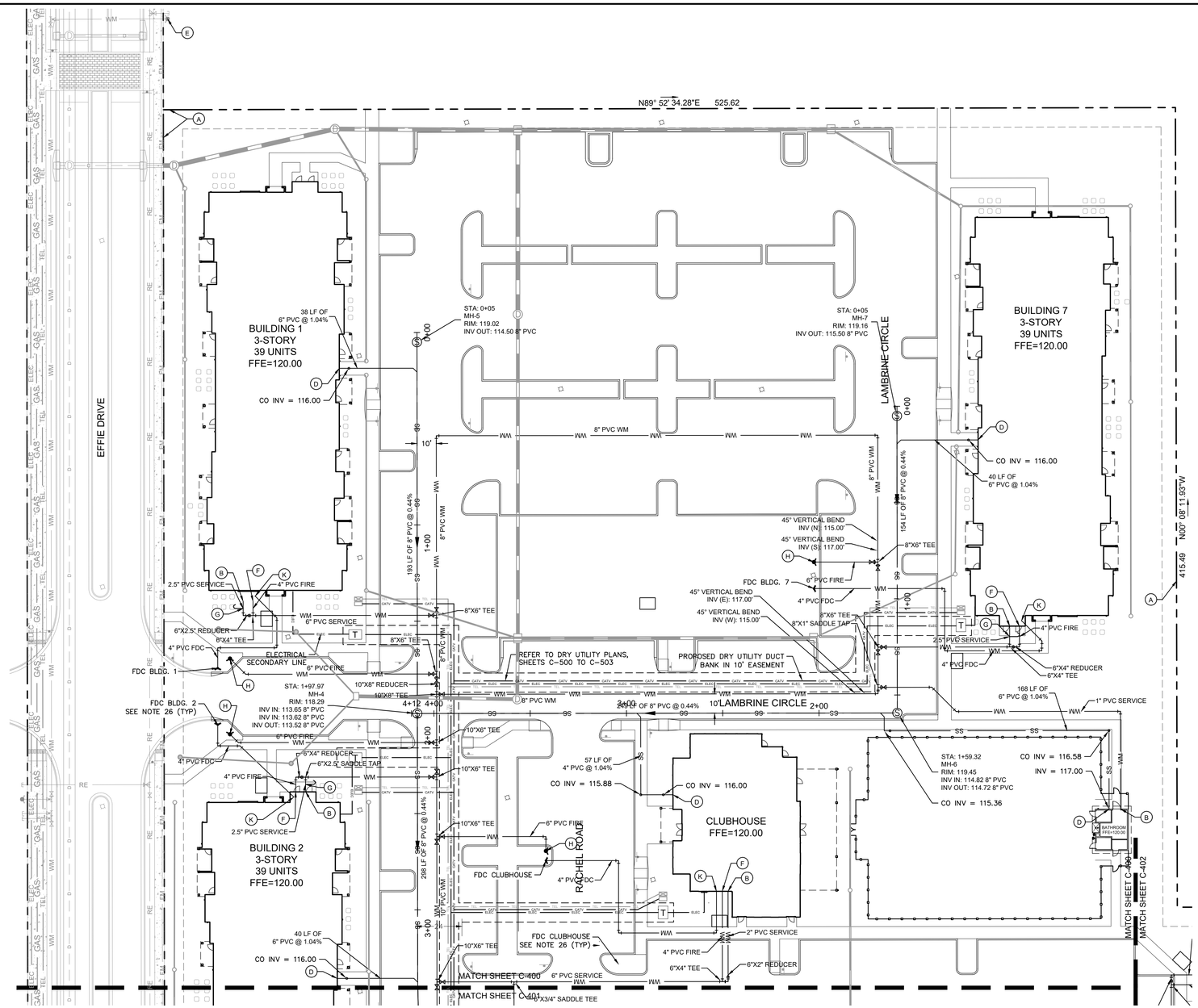
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445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/22/2024

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

FLORIDA
CITY OF APOPKA
SHEET NUMBER



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

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

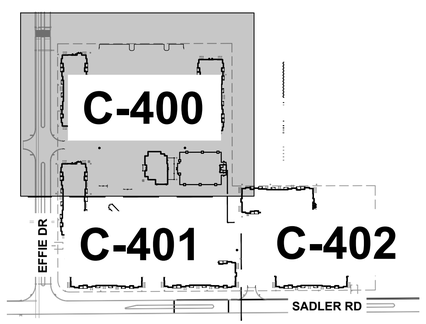
LEGEND

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

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAT 12' DEEP
   8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40
   DUCTILE IRON PIPE PER AWWA C150
4. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241 CLASS 200 UNDER CITY ROADS, OTHERWISE CLASS 150
   6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241 (ADS POLYFLEX OR APPROVED EQUAL).
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
10. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITHIN PAVED AREAS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS WITHIN LANDSCAPED AREAS.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (CITY OF APOPKA) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
20. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
21. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
23. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
24. THE ENTIRE FIRE SERVICE FROM BUILDING TO CONNECTION POINT IS TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR HOLDING A "CONTRACTOR V" LICENSE IN ACCORDANCE WITH CH. 489 OF THE FLORIDA STATUTES.
25. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.
26. CONTRACTOR TO PROVIDE A SIGN AT EACH FDC.

KEY MAP



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

1. THE DEVELOPER'S CONTRACTOR SHALL ACCOMPLISH ALL WATER MAIN & SERVICE WORK THROUGH THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & WATER METERS. C.O.A. WILL OWN & OPERATE UP TO & INCLUDING THE POINT OF CONNECTION/FIRE SERVICE CONTROL VALVE & METERS ONLY. THE REQUIRED WORK SHALL BE PERFORMED PER CURRENT C.O.A. MATERIAL SPECIFICATION & WATER DETAIL SHEET UNDER C.O.A. INSPECTION. TO SCHEDULE A C.O.A. INSPECTION, CALL 407-703-1718.
2. THE DEVELOPER/CONTRACTOR SHALL FILED VERIFY THE VERTICAL & HORIZONTAL LOCATION OF EXISTING C.O.A. WATER FACILITIES BEFORE COMMENCEMENT OF CONSTRUCTION.
3. THE DEVELOPER/CUSTOMER IS RESPONSIBLE FOR ALL REQUIRED PERMITS.

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

No.	REVISIONS	DATE	BY
1	APOPKA DRC COMMENTS	01-04-24	CET

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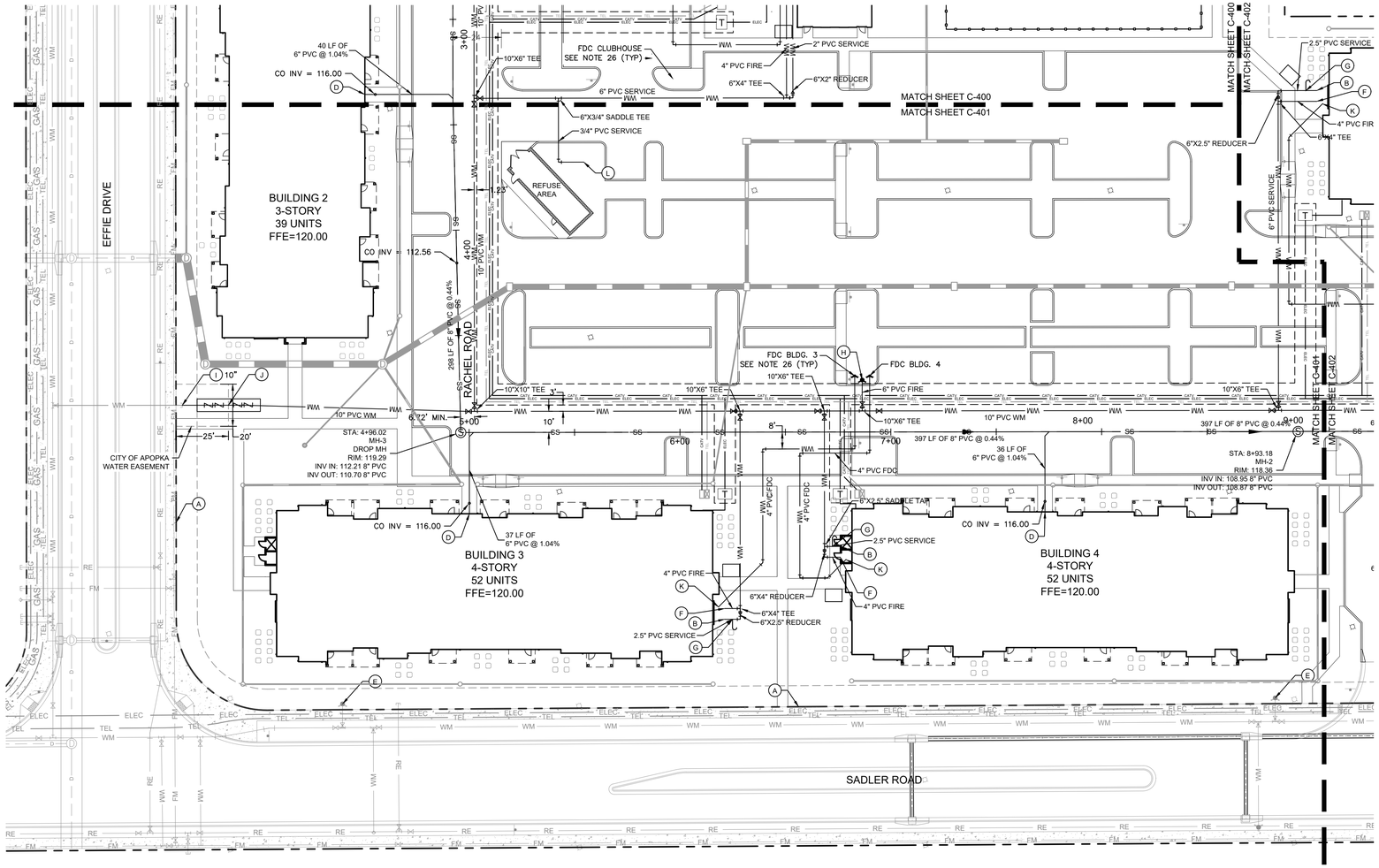
KEVIN M. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/22/2024

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

CITY OF APOPKA FLORIDA

SHEET NUMBER

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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

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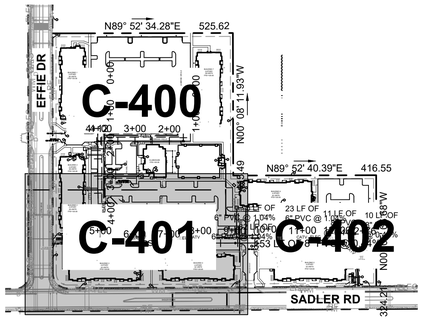
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UTILITY NOTES

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

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KEY MAP



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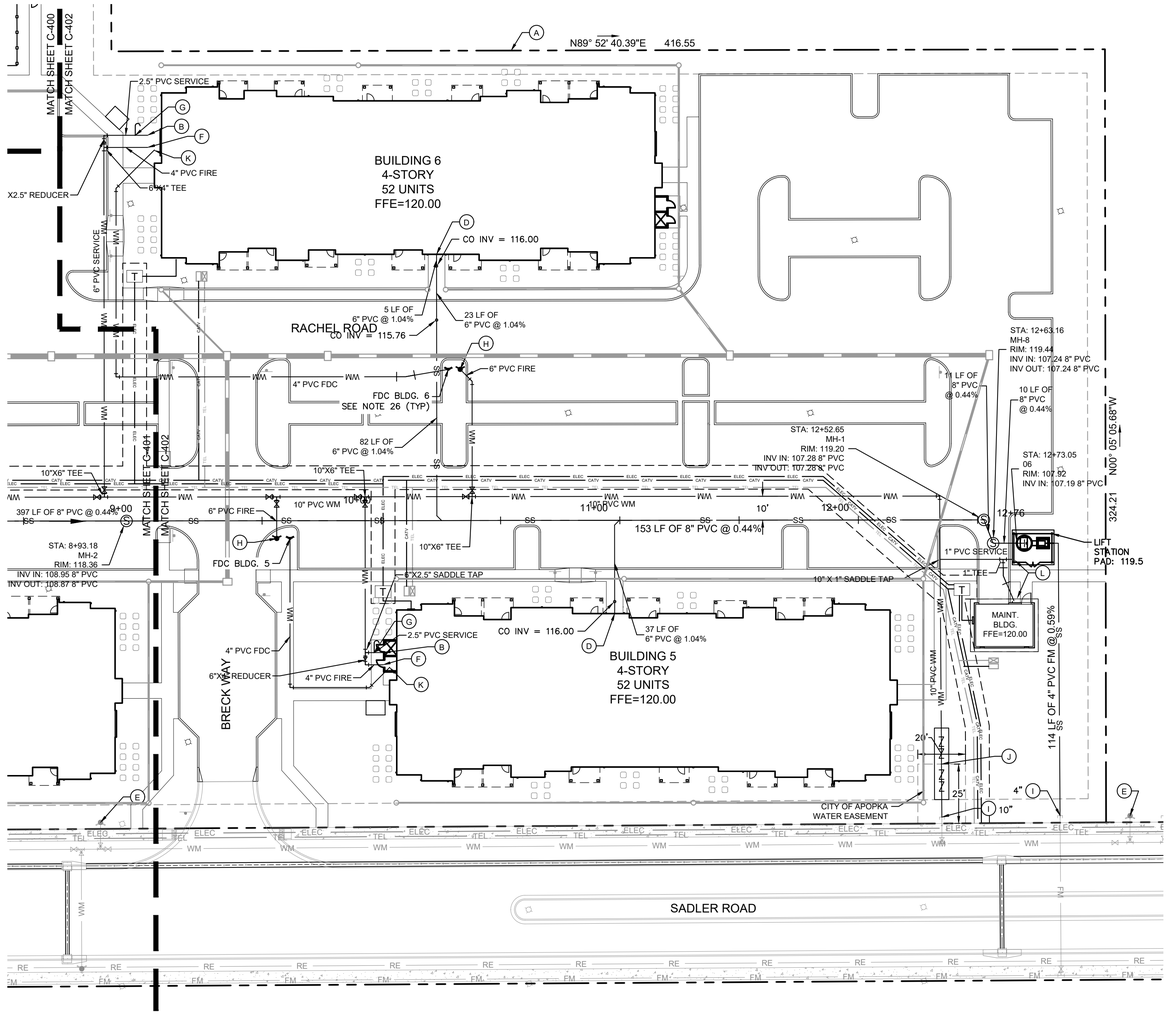
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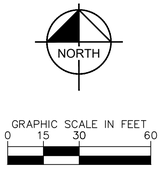
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CITY OF APOPKA
FLORIDA

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0 15 30 60

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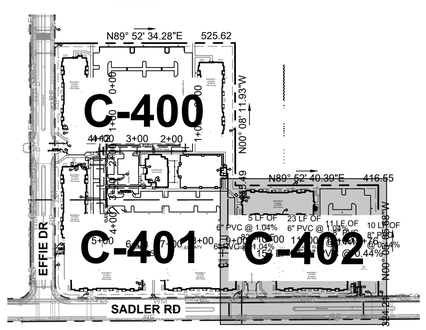
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1	APOPKA DRC COMMENTS	01-04-24 CET

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KEVIN M. ROBERSON * PROFESSIONAL ENGINEER * LICENSE No. 52074 STATE OF FLORIDA
4/22/2024

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VERTICAL

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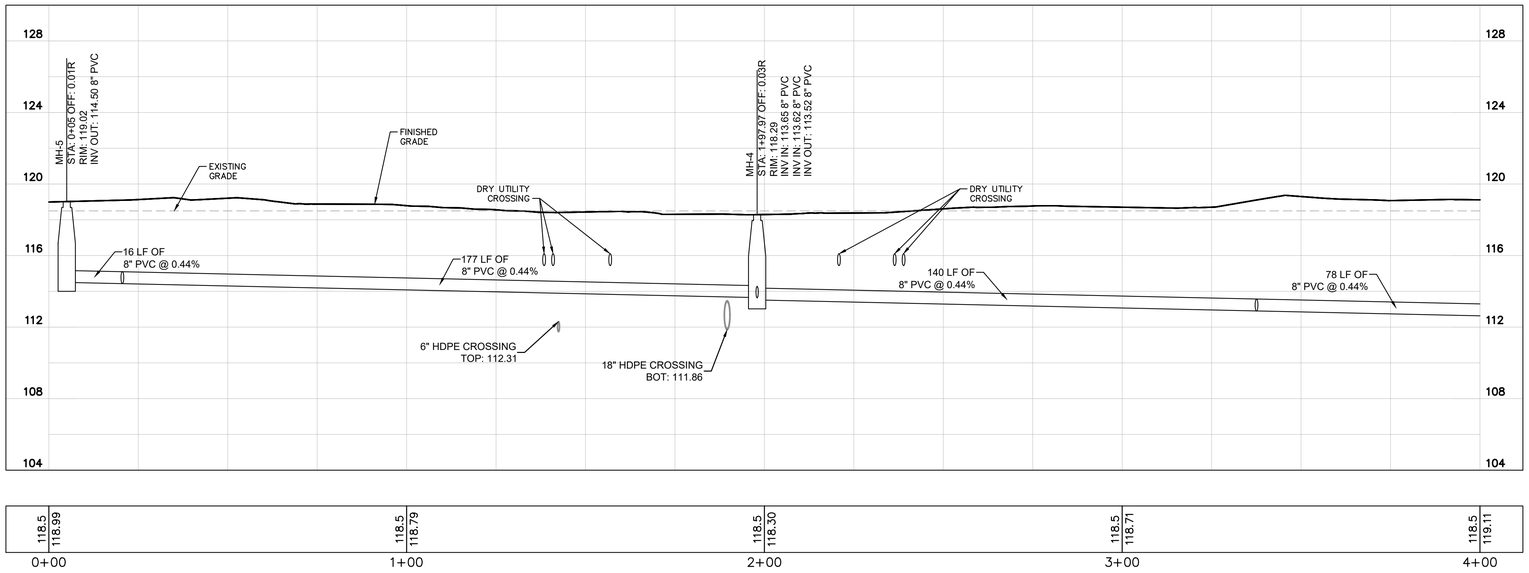
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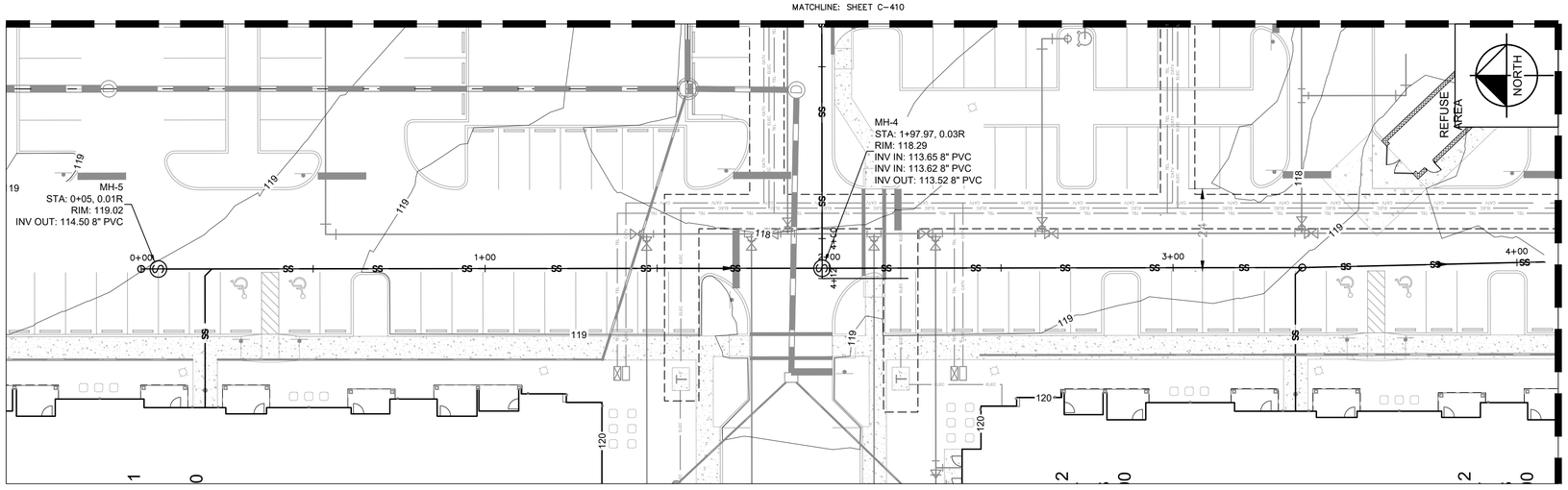
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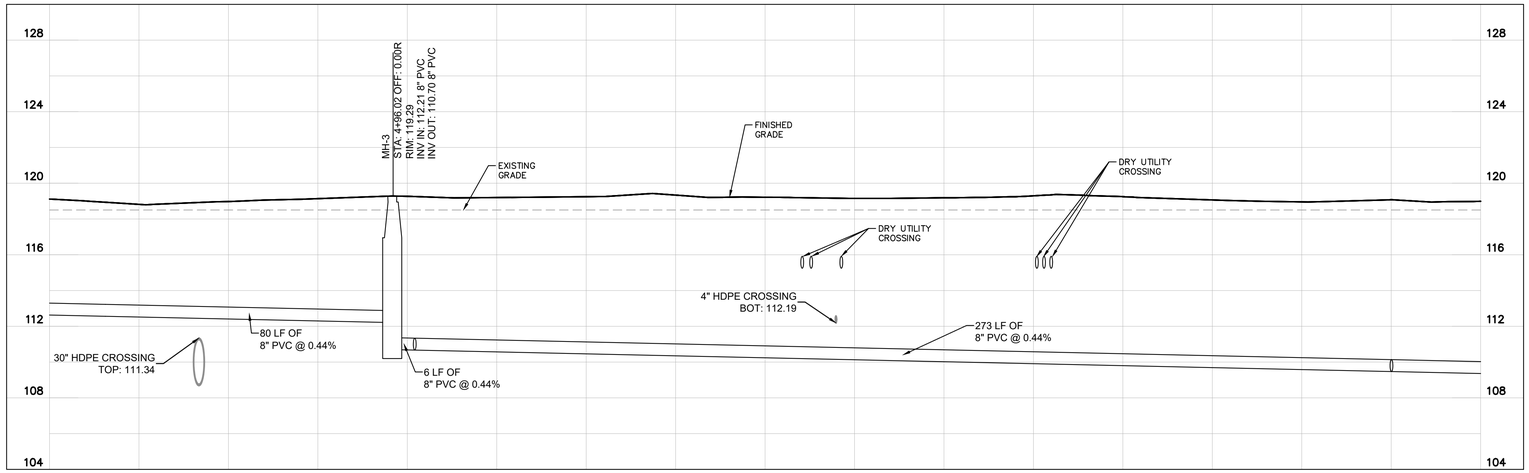
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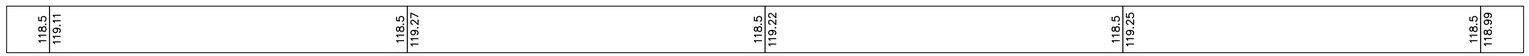
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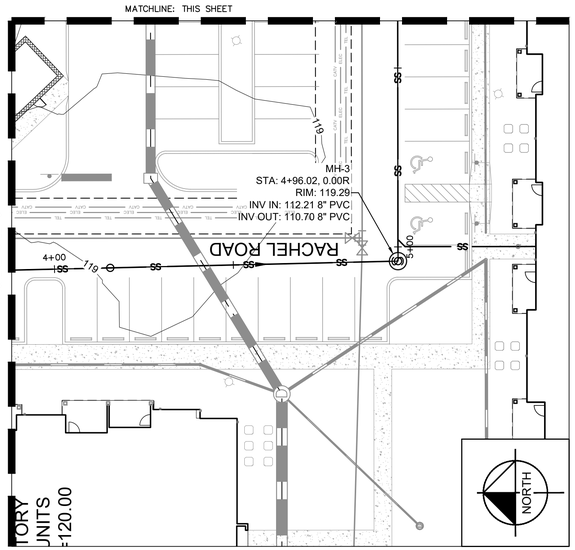
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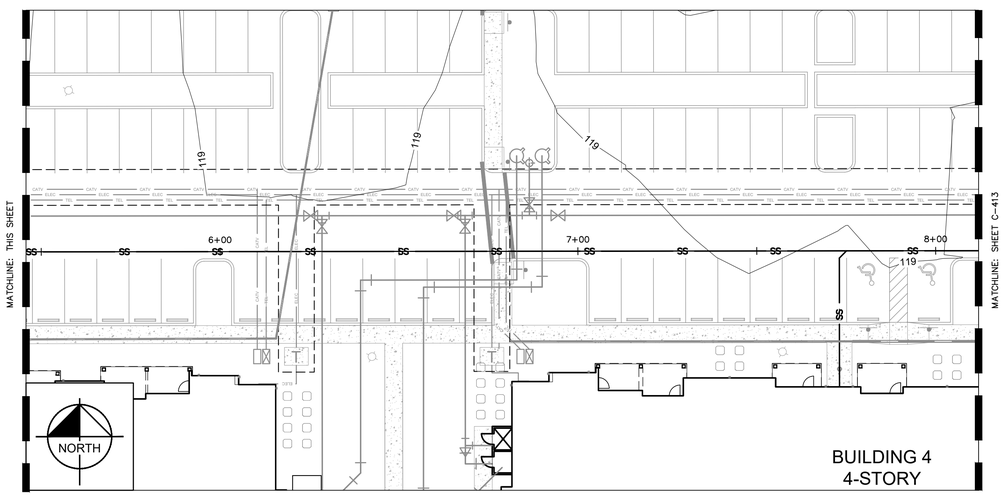




GRAPHIC SCALE IN FEET
0 10 20 40
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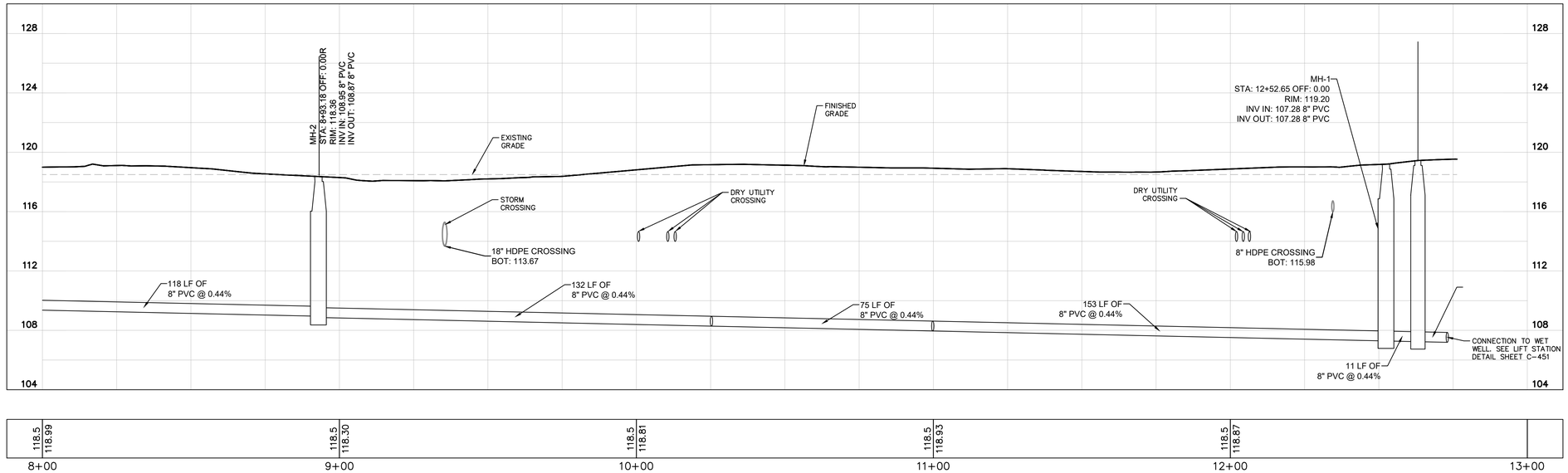
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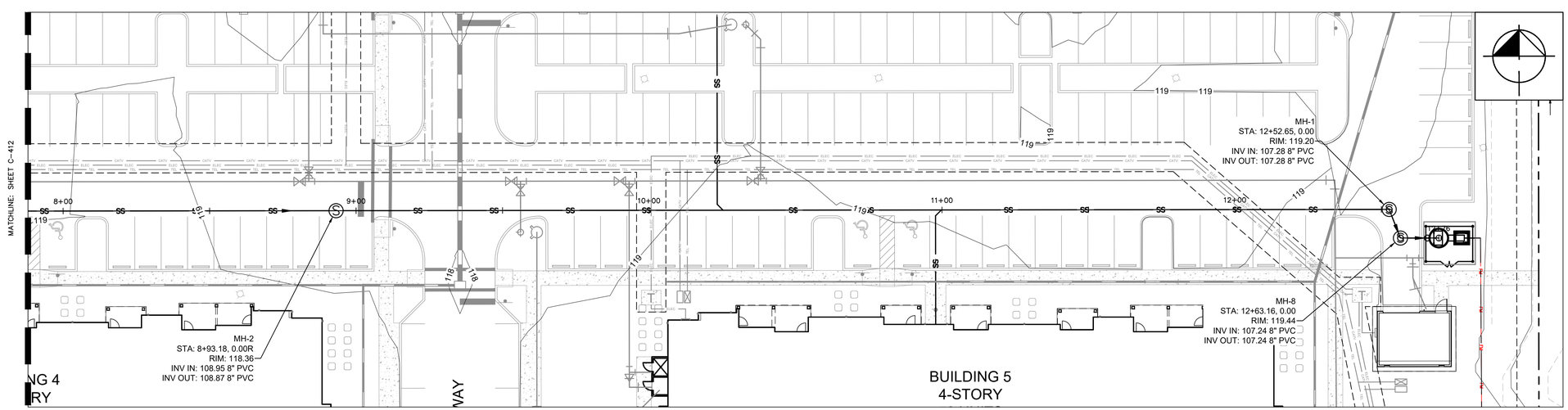
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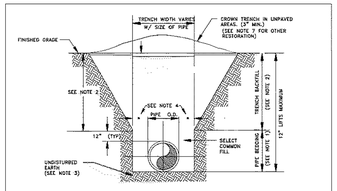
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CITY OF APOPKA
FLORIDA

SHEET NUMBER

Plotted By:Cerpin, Mackenzie Sheet Set:MADISON OAKS Layout:C-413 UTILITY PROFILE April 22, 2024 05:49:58pm K:\VRB_LDEV\147922000 wyld oaks mf-3\CADD\plansheets\C-410 UTILITY PROFILE.dwg
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NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% UNDER PAVEMENT OF THE MAXIMUM DENSITY AS TO AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY THE CITY.
4. (*): 15" MAX. FOR PIPE DIAMETERS LESS THAN 24", AND 24" FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES.
8. SURFACE RESTORATION WITHIN CITY RIGHT-OF-WAY, SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS.
9. ALL UNPAVED DISTURBED AREAS SHALL BE SODDED TO MATCH ADJACENT DOMINATE GRASS SPECIES.

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS									
	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER FORCE MAIN		SANITARY SEWER GRAVITY MAIN		STORM SEWER	
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	-	-	3'	12"	6'	12"	6'	12" (18" WHERE CROSSING)	3'	6"
RECLAIMED* WATER	3'	12"	-	-	3'	12"	3'	12"	-	-
SANITARY SEWER FORCE MAIN	6'	12"	3'	12"	-	-	-	-	-	-
SANITARY SEWER GRAVITY MAIN	6'	6" (18" WHERE CROSSING)	3'	12"	-	-	-	-	-	-

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN PROPOSED AND EXISTING OR PROPOSED UTILITY LINES.
2. *2. FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-610. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.

   C/C = DENOTES CENTER OF PIPE TO CENTER OF PIPE.

   O/O = DENOTES OUTSIDE OF PIPE TO OUTSIDE OF PIPE.
4. ACCEPTABLE VARIANCES:
   A. WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE, PVC-C-900 DIR-14 OR CONCRETE ENCASEMENT MUST BE USED FOR THE SANITARY SEWER LINE FOR AT LEAST ONE OF THE PIPES. PVC-C-900 DIR-14 OR CONCRETE ENCASEMENT MUST BE USED WITH MINIMUM CLEARANCE OF 6" BETWEEN PIPES.
   B. WHERE 18 INCH VERTICAL SEPARATION IS NOT ATTAINABLE AT CROSSINGS, USE ONE FULL LENGTH OF PVC-C-900 DIR-14 FOR SANITARY SEWERS OR ENCASED PIPE CENTERED AT THE POINT OF CROSSING SPECIAL SUPPORT MAY BE REQUIRED.
5. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
6. CONCRETE ENCASEMENT SHALL NOT BE USED UNLESS APPROVED BY PUBLIC SERVICES DIRECTOR OR HIS DESIGNEE.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 104

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *											
	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

* ONLY RESTRAIN BRANCH PIPE FOR TEES, ONLY RESTRAIN LARGER PIPE FOR REDUCERS

** LENGTH ALONG RUN ASSUMED TO BE 18'

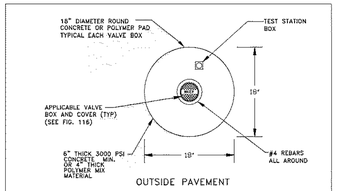
NOTES:

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

   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM/SW/SP
   LAYING CONDITIONS: TRENCH
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

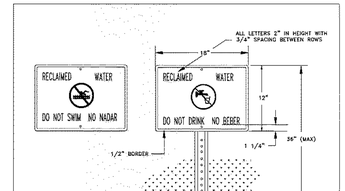
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

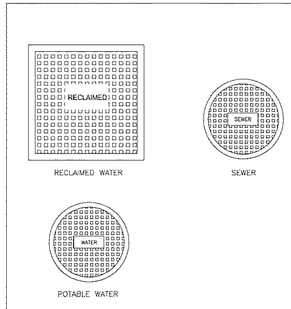


NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE. LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 1.2 FT. 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, NOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

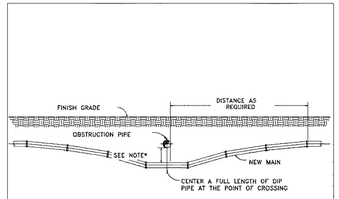
RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



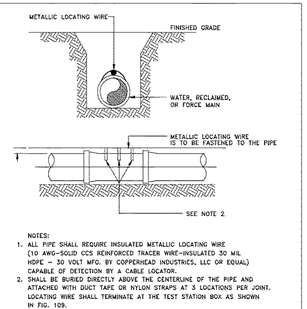
NOTES:

1. 18" MINIMUM CLEARANCE FOR WATER, SEWER AND RECLAIMED WATER MAIN CROSSINGS
2. 12" MINIMUM CLEARANCE REQUIRED FOR OTHER TYPE UTILITY CROSSINGS.
3. SEE ENCASEMENT DETAIL IF MINIMUM CLEARANCE CANNOT BE OBTAINED.

* CONSTRUCT UNIFORM PIPE DEFLECTION NOT TO EXCEED 75% OF MANUFACTURER RECOMMENDED MAXIMUM DEFLECTION PER PIPE JOINT

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

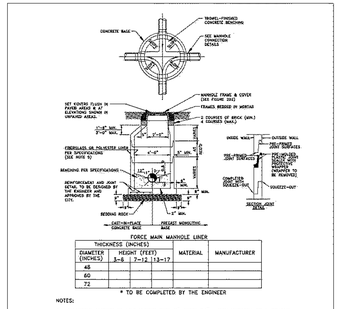


NOTES:

1. ALL PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 AWG-SOLID CCS REINFORCED TRACER WIRE-INSULATED 30 MIL HDPE – 30 VOLT MFG. BY COPPERHEAD INDUSTRIES, LLC OR EQUAL) CAPABLE OF DETECTION BY A CABLE LOCATOR.
2. SHALL BE BURIED DIRECTLY ABOVE THE CENTERLINE OF THE PIPE AND ATTACHED WITH DUCT TAPE OR NYLON STRAPS AT 3 LOCATIONS PER JOINT. LOCATING WIRE SHALL TERMINATE AT THE TEST STATION BOX AS SHOWN IN FIG. 109.
3. BE CAPABLE OF EXTENDING 12" ABOVE TOP OF TEST STATION BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.
4. SPLICES SHOULD BE MADE USING STANDARDS AND PRODUCTS DESIGNED FOR DIRECT BURIAL CONDUCTORS.
5. WIRE INSULATION SHALL BE COLOR CODED FOR THE TYPE OF PIPE BEING INSTALLED.

PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



THICKNESS (INCHES)			
DIAMETER (INCHES)	HEIGHT (FEET) 3-6	7-12	13-17	MATERIAL	MANUFACTURER
---	---	---	---	---	---
48					
60					
72					

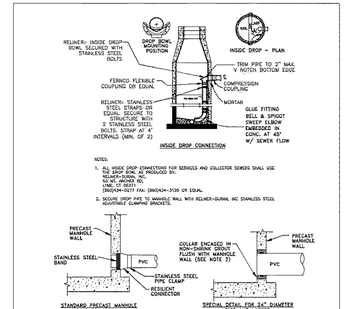
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20-4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED WITH HDPE OR FIBERGLASS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 200

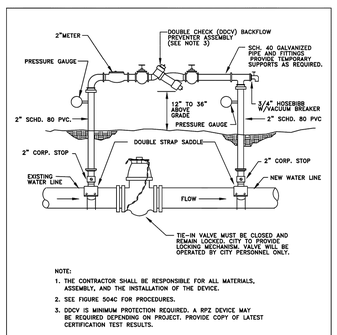


NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. THE CITY MAY APPROVE ALTERNATE WATERTIGHT CONNECTION DETAILS FOR CONNECTION OF 24" DIAMETER PIPES AND LARGER.
3. AN INSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH MAKE AN INVERT 24" OR MORE ABOVE THE OUTFLOW PIPE INVERT.
4. CONCRETE TO BE MINIMUM OF 3000 PSI.

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 201

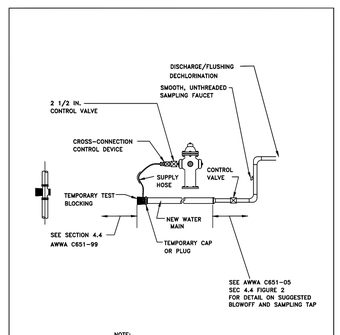


NOTE:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, ASSEMBLY, AND THE INSTALLATION OF THE DEVICE.
2. SEE FIGURE 504C FOR PROCEDURES.
3. DDCV IS MINIMUM PROTECTION REQUIRED. A RPZ DEVICE MAY BE REQUIRED DEPENDING ON PROJECT. PROVIDE COPY OF LATEST CERTIFICATION TEST RESULTS.

TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 A



NOTE:

1. SEE FIGURE 504C FOR PROCEDURES.

TEMPORARY JUMPER CONNECTION FROM FIRE HYDRANT

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 B

TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504.1 and 504.2 to be used for filling any new water main of any size from existing water mains. The jumper shall be sized to provide a flow velocity of 2.5 fps minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new water main has been completed and approval to serve is received from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is obtained. Thrust blocking and/or restraints shall be provided temporarily, as necessary, for the jumper connection. Any section of pipe or fitting to be cut shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section 11 of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in valve under very controlled conditions. The following procedures shall be followed:
   A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer or City personnel. Any valve found to be inoperable or leaking shall be replaced with a new valve installed immediately adjacent to the leaking valve.
   B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit.
   * Flushing shall not be attempted during peak demand hours of the existing water mains.
   * All downstream valves in the system must be open prior to opening the tie-in valve.
   * Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
   * The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
   C. The tie-in valve shall be locked closed by the City personal until flushing begins.
   D. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personal.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve and the flush hydrant locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 C

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KEVIN W. ROBERSON LICENSE No. 52074 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/22/2024

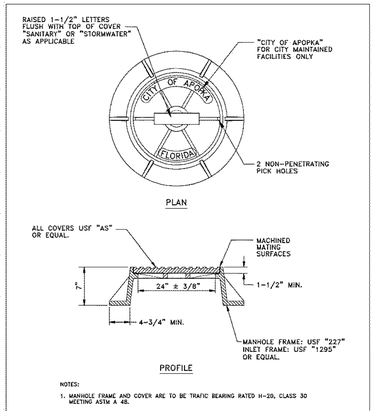
No.	REVISIONS	DATE	BY

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

CITY OF APOPKA FLORIDA

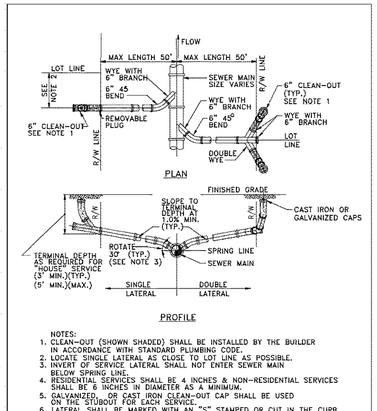
SHEET NUMBER

Plotted By:Cerjan, Mackenzie Street Set:MADISON OAKS Layout:C-450 UTILITY PLAN DETAILS April 22, 2024 05:50:23pm K:\VRB_LDEV\147922000 wyld oaks mtf-3\CAD\plansheets\C-450 UTILITY PLAN DETAILS.dwg
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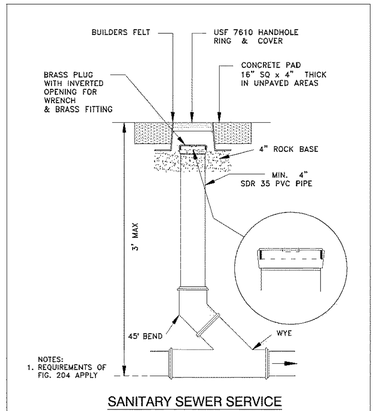
STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202



SERVICE LATERAL DETAIL

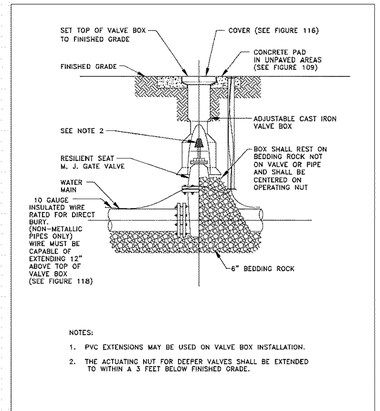
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



SANITARY SEWER SERVICE TRAFFIC RATED CLEAN-OUT DETAIL

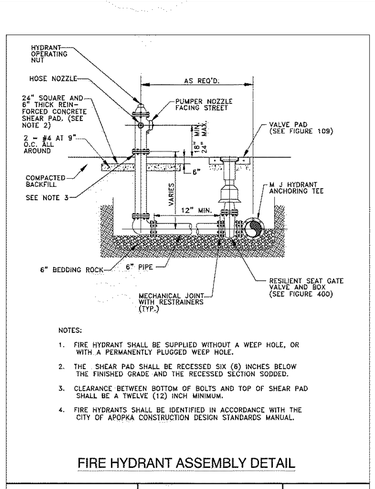
NTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205



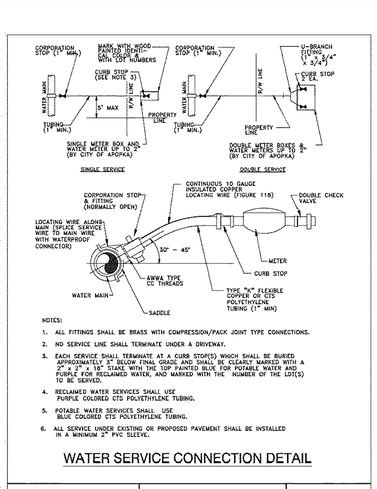
GATE VALVE AND BOX DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400



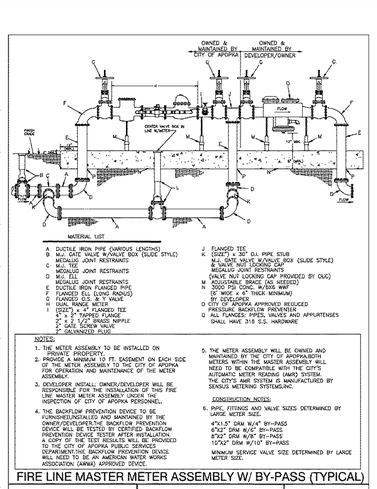
FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



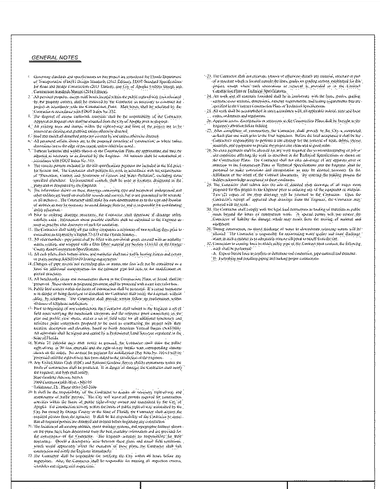
WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405



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

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 500 C


GENERAL NOTES

Governing Standards and Specifications on this project are established by Florida Department of Transportation (FDOT) Standard Specifications for Road and Bridge Construction (2013 Edition), and City of Apopka Utilities Design and Construction Standards Manual (2014 Edition).

Any deviation from these standards must be approved by the City prior to construction. Any deviation not approved shall be rejected and shall be removed and replaced at the Contractor's expense.

The Contractor shall maintain a complete, current set of approved plans, specifications, and permits on the project site at all times. Failure to maintain these documents shall result in suspension of work until corrected.

The Contractor shall notify the City of Apopka Utilities Department at least 48 hours prior to the start of any construction activity on the project. Notification shall include the name and 24-hour contact number of the Contractor's superintendent responsible for the project.

The Contractor shall coordinate with all utility companies and obtain all necessary locates prior to excavation. The Contractor shall protect all existing utilities and shall be responsible for any damage caused by construction activities.

All trench excavation shall comply with OSHA 29 CFR Part 1926 Subpart P. Trenches deeper than 5 feet shall be designed by a Florida-registered professional engineer and shall include shoring or sloping as required. The Contractor shall maintain safe access to all trenches for inspection personnel.

Dewatering shall be performed as necessary to maintain a stable, dry trench bottom during construction. Discharge of groundwater shall not cause erosion, sedimentation, or flooding of adjacent properties or waterways. The Contractor shall obtain any required dewatering permits.

Unsuitable soils encountered during excavation shall be removed and replaced with clean, compacted granular fill as directed by the Engineer. Payment for unsuitable soil removal shall be made only if authorized in writing by the Engineer prior to removal.

Trench backfill shall be placed in lifts not exceeding 12 inches (loose measurement) and compacted to a minimum of 98% of the maximum dry density as determined by ASTM D698 (Standard Proctor). Compaction tests shall be performed at a minimum frequency of one test per 200 linear feet per lift, or as directed by the Engineer. Test results shall be submitted to the City within 48 hours of testing.

Pipe bedding shall be placed and compacted as shown on the applicable detail sheet. Bedding material shall be free of rocks larger than 1.5 inches in any dimension. Backfill material shall be free of debris, organic matter, and unsuitable soils.

Pavement restoration shall match the existing pavement section in thickness and type. Asphalt shall be placed in lifts not exceeding 2 inches (compacted). Base course shall be limerock or crushed concrete meeting FDOT Section 911 requirements. Restoration shall extend a minimum of 1 foot beyond the limits of the trench cut in all directions.

Concrete used for thrust blocks, encasement, and miscellaneous work shall have a minimum 28-day compressive strength of 3,000 psi. Concrete shall be placed against undisturbed earth wherever possible. Forms shall be used where necessary to prevent damage to existing improvements.

Pipe joints shall be made in accordance with the manufacturer's recommendations. Push-on joints shall be lubricated with a vegetable-based lubricant approved by the pipe manufacturer. Mechanical joints shall be torqued to the manufacturer's recommended values using a calibrated torque wrench.

Thrust restraint shall be provided at all bends, tees, plugs, caps, and valves. Restraint may be provided by concrete thrust blocks or mechanical restraint devices (e.g., MEGALUG or equivalent). Thrust block dimensions shall be as shown on the applicable detail sheet or as directed by the Engineer based on soil conditions and test pressure.

Valves shall be operated only by City of Apopka Utilities personnel. The Contractor shall not operate any valve on the existing system. All valves shall be left in the position directed by the City. Valve boxes shall be set flush with finished grade and shall not be covered by pavement or other materials.

Fire hydrants shall be installed in accordance with the City of Apopka Fire Department requirements and the applicable detail sheet. Hydrants shall be painted per the City's standard color scheme. Hydrant leads shall be restrained for the full length from the main to the hydrant.

Water mains shall be disinfected in accordance with AWWA C651. Chlorination shall be performed by the Contractor and witnessed by the City. Bacteriological samples shall be collected on two consecutive days and submitted to a certified laboratory. Results shall be provided to the City before the water main is placed in service.

Pressure testing shall be performed at 150 psi for a minimum of 2 hours in accordance with AWWA C600. Test pressure shall not vary by more than 5 psi during the test period. Leakage shall not exceed the allowable rate as determined by the applicable AWWA standard.

The Contractor shall maintain adequate traffic control at all times in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) and FDOT Design Standards, Index 600 series. Lane closures shall be coordinated with the City and shall not exceed the limits approved by the Engineer.

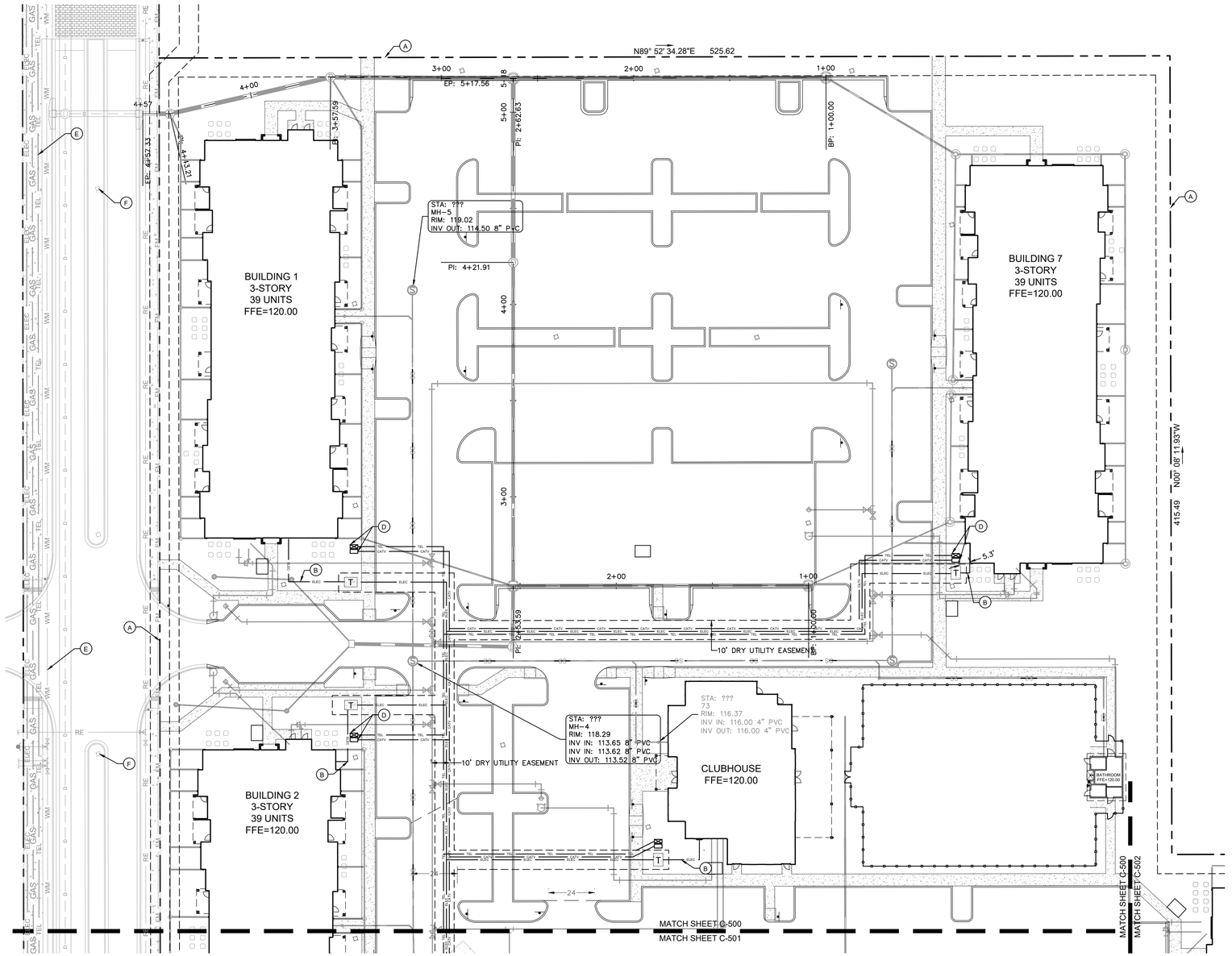
The Contractor shall maintain access to all properties and businesses at all times. Temporary access shall be provided if construction activities will block access for more than one work period in the final configuration.

The Contractor shall keep the project site free of debris, trash, and construction materials. Upon completion of work, the site shall be restored to a condition equal to or better than that existing before construction began.

The Contractor shall provide as-built record drawings to the City upon completion of the project. As-built drawings shall be submitted in both hard copy and digital format (PDF and AutoCAD) before the final inspection will be scheduled.

The Contractor shall comply with all applicable federal, state, and local laws, ordinances, and regulations. The Contractor shall obtain all permits required for construction activities within the limits of public rights-of-way and easements from the City of Apopka. All construction activity within the limits of public rights-of-way is subject to the City of Apopka Right-of-Way Use Permit requirements. The Contractor shall maintain a copy of the permit at the project site at all times.

The Contractor shall maintain adequate insurance coverage as required by the City of Apopka and shall provide certificates of insurance to the City before beginning work. The Contractor shall indemnify and hold harmless the City, its officers, employees, and agents from any claims, damages, losses, or expenses arising out of the Contractor's performance of the work.



NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

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

SYMBOL LEGEND

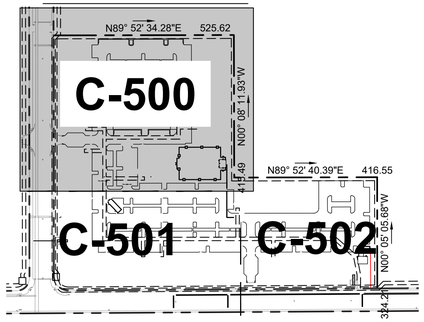
WM — WM
FM — FM
SS — SS
RE — RE
ELEC — ELEC
TEL — TEL
CATV — CATV

T
SWITCH

NOTES:

1. THIS PLAN IS INTENDED TO SHOW ROUTING OF THE UTILITY CONDUITS AND EASEMENT ONLY. FINAL DESIGN TO BE COMPLETED AND APPROVED BY THE RESPECTIVE UTILITY PROVIDERS.
2. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER, LOCATION, INSTALLATION AND BOX SPECIFICATION SUBJECT TO APPROVAL OF RESPECTIVE UTILITY COMPANIES
3. PHOTOMETRIC PLAN FOR STREET LIGHTS ALONG EFFIE DRIVE AND SADLER ROAD HAVE BEEN APPROVED AND INCLUDED IN THE WYLD OKAS INFRASTRUCTURE CSP.

KEY MAP



No.	REVISIONS	DATE	BY
1	APOPKA DRC COMMENTS	10-04-24	CET

Kimley»Horn
2023 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

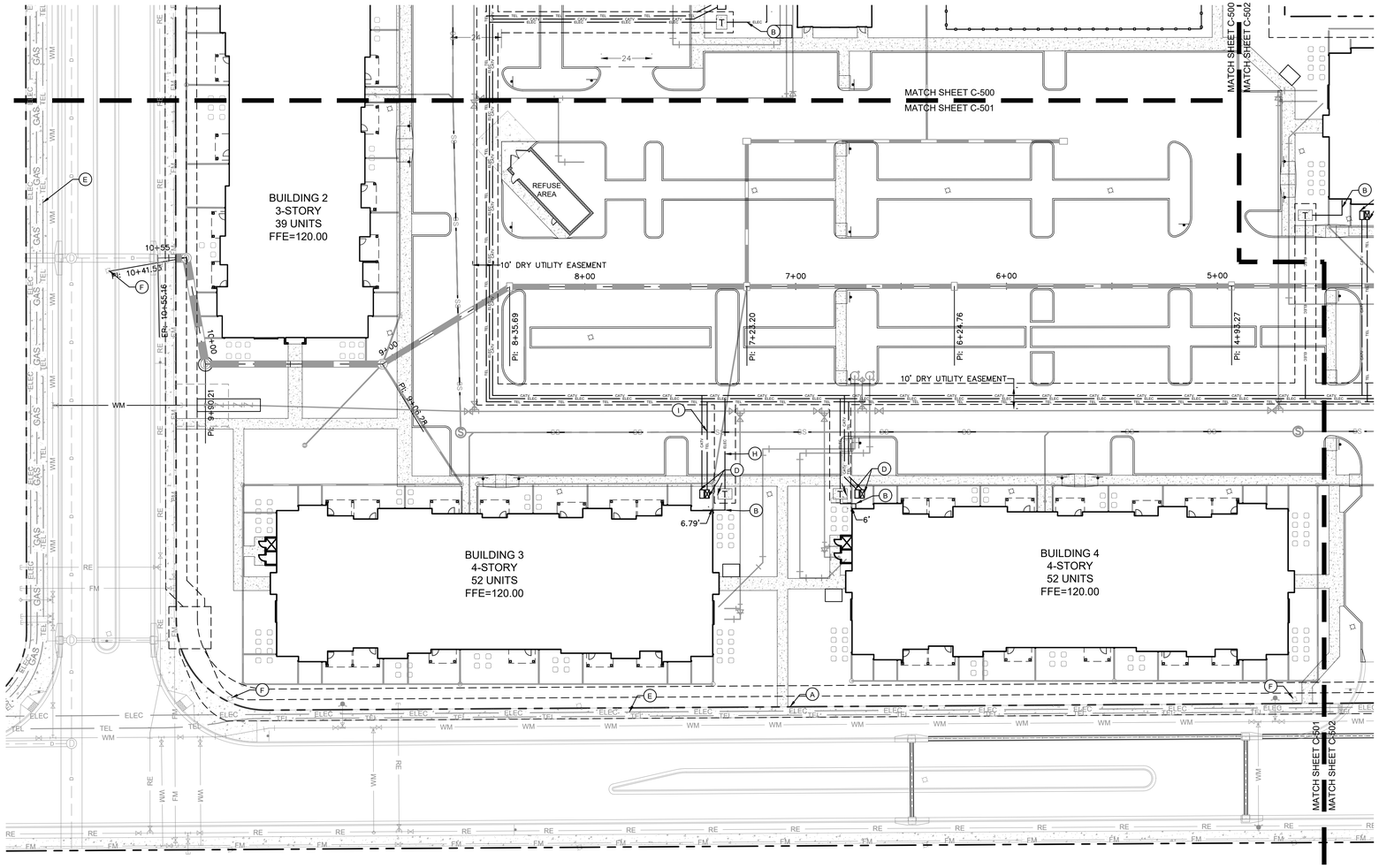
KEVIN M. ROBERSON
LICENSE: No. 52074
STATE OF FLORIDA
PROFESSIONAL ENGINEER
4/22/2024

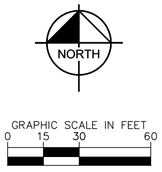
KHA PROJECT 147922000
DATE 08/31/2023
SCALE AS SHOWN
DESIGNED BY ESM
DRAWN BY ESM
CHECKED BY KMR

CITY OF APOPKA
FLORIDA

SHEET NUMBER

Plotted By:Cerqui Mackenzie Sheet Set:MADISON OAKS Layout:C-500 DRY UTILITY PLAN April 22, 2024 05:50:52pm K:\VRB_LDEV\147922000 wyld oaks mf-3\CADD\Plansheets\C-500 DRY UTILITY PLAN.dwg
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GRAPHIC SCALE IN FEET
0 15 30 60

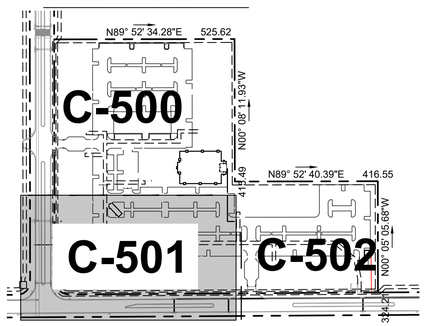
LEGEND

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KEY MAP



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REVISIONS

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PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KEVIN M. ROBERSON ★ PROFESSIONAL ENGINEER ★ LICENSE: No. 52074 STATE OF FLORIDA

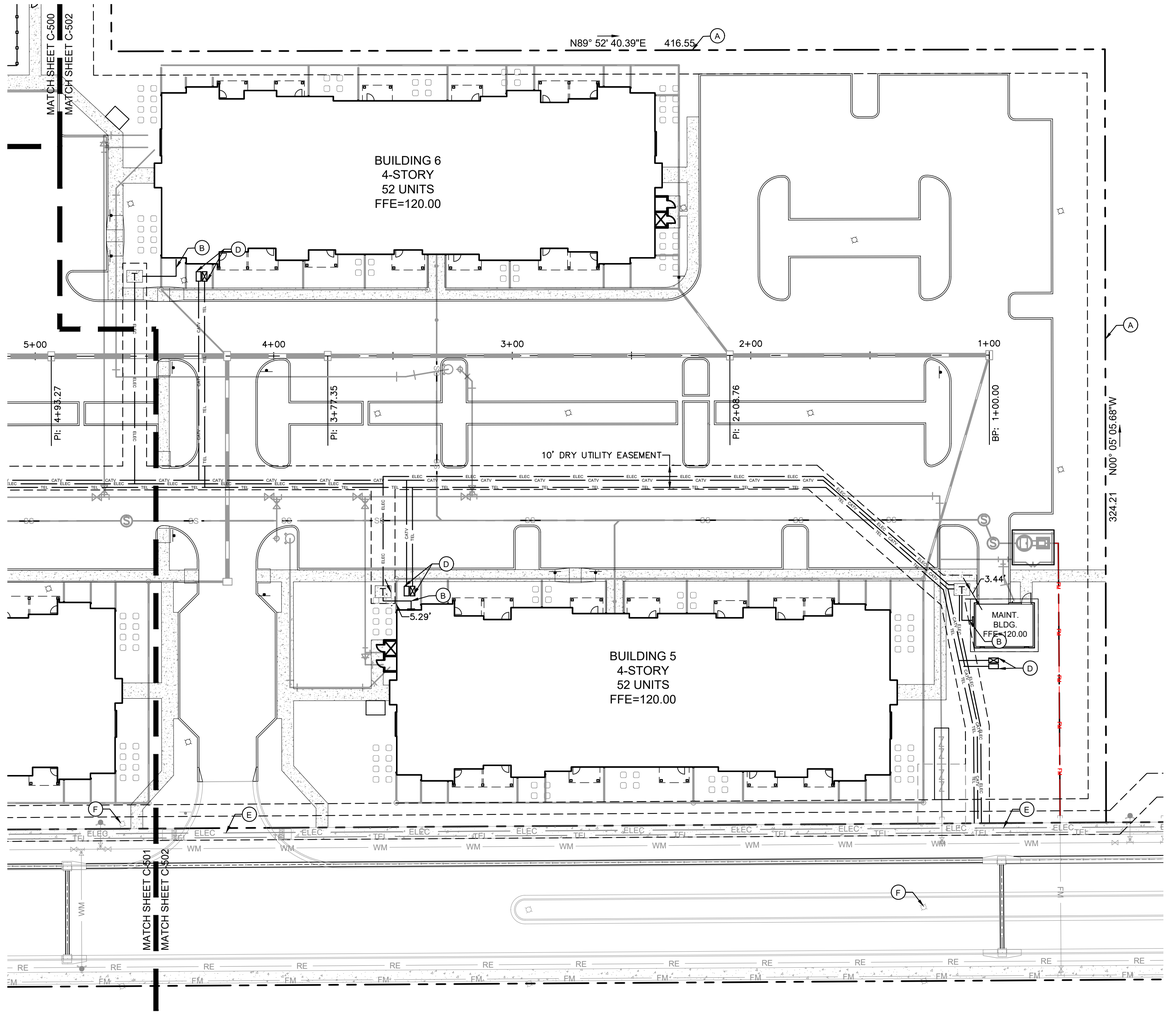
4/22/2024

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

CITY OF APOPKA FLORIDA

SHEET NUMBER

Plotted By:Cerpinn Mackenzie Sheet Set:MADISON OAKS Layout:C-501 DRY UTILITY PLAN Apr 22, 2024 05:50:59pm K:\VRB_LDEV\147922000 wyld oaks mf-3\CADD\plansheets\C-500 DRY UTILITY PLAN.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

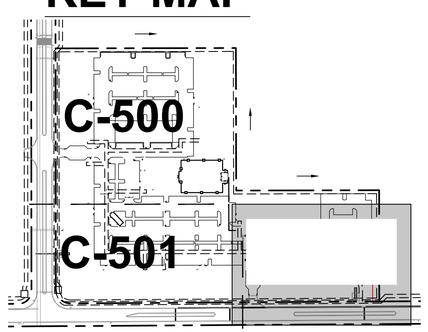
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SYMBOL LEGEND

WM
FM
SS
RE
ELEC
TEL
CATV
T
HDMZ

KEY MAP



⚠1

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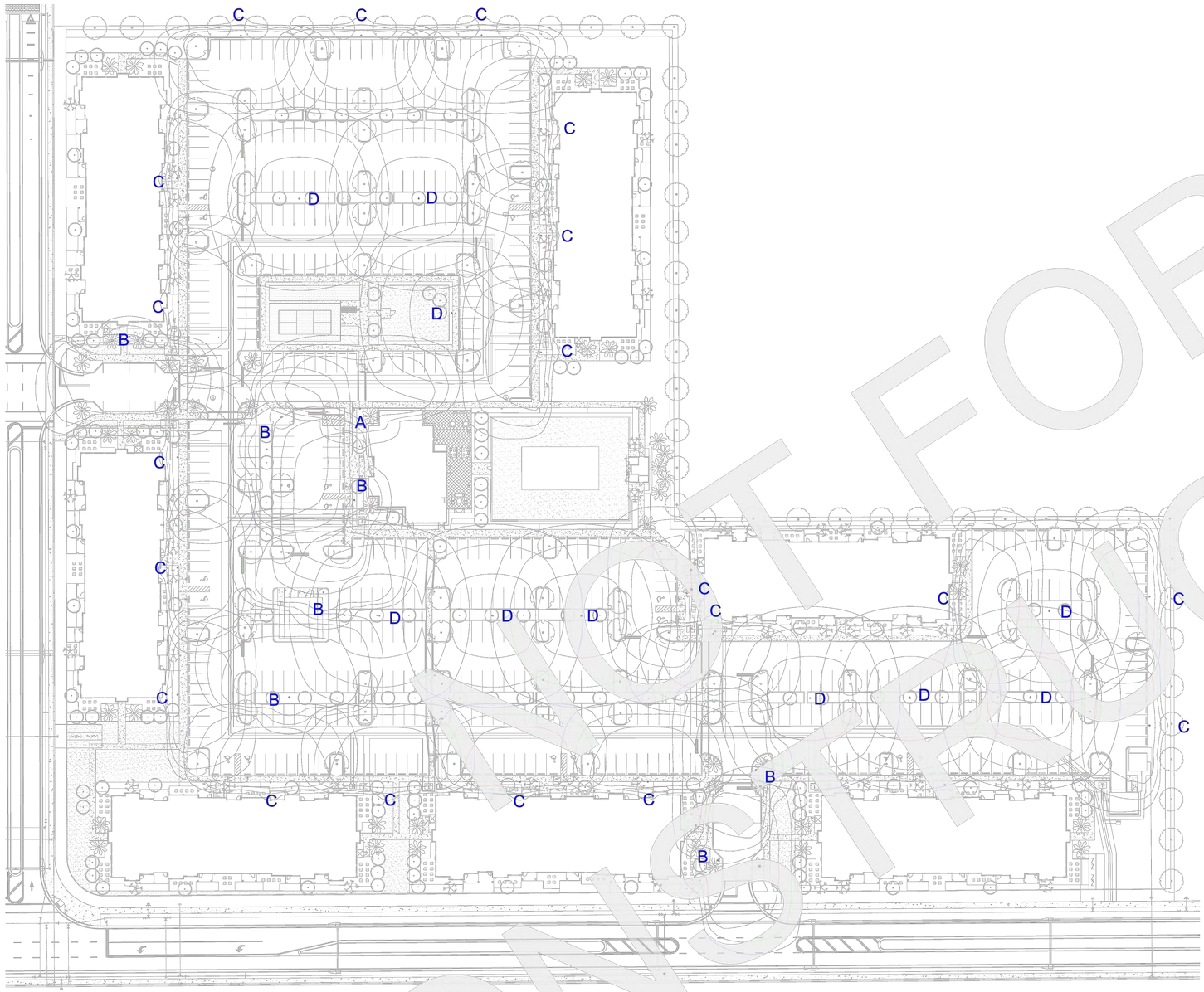
KHA PROJECT 147922000
DATE 08/31/2023
SCALE AS SHOWN
DESIGNED BY ESM
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CHECKED BY KMR

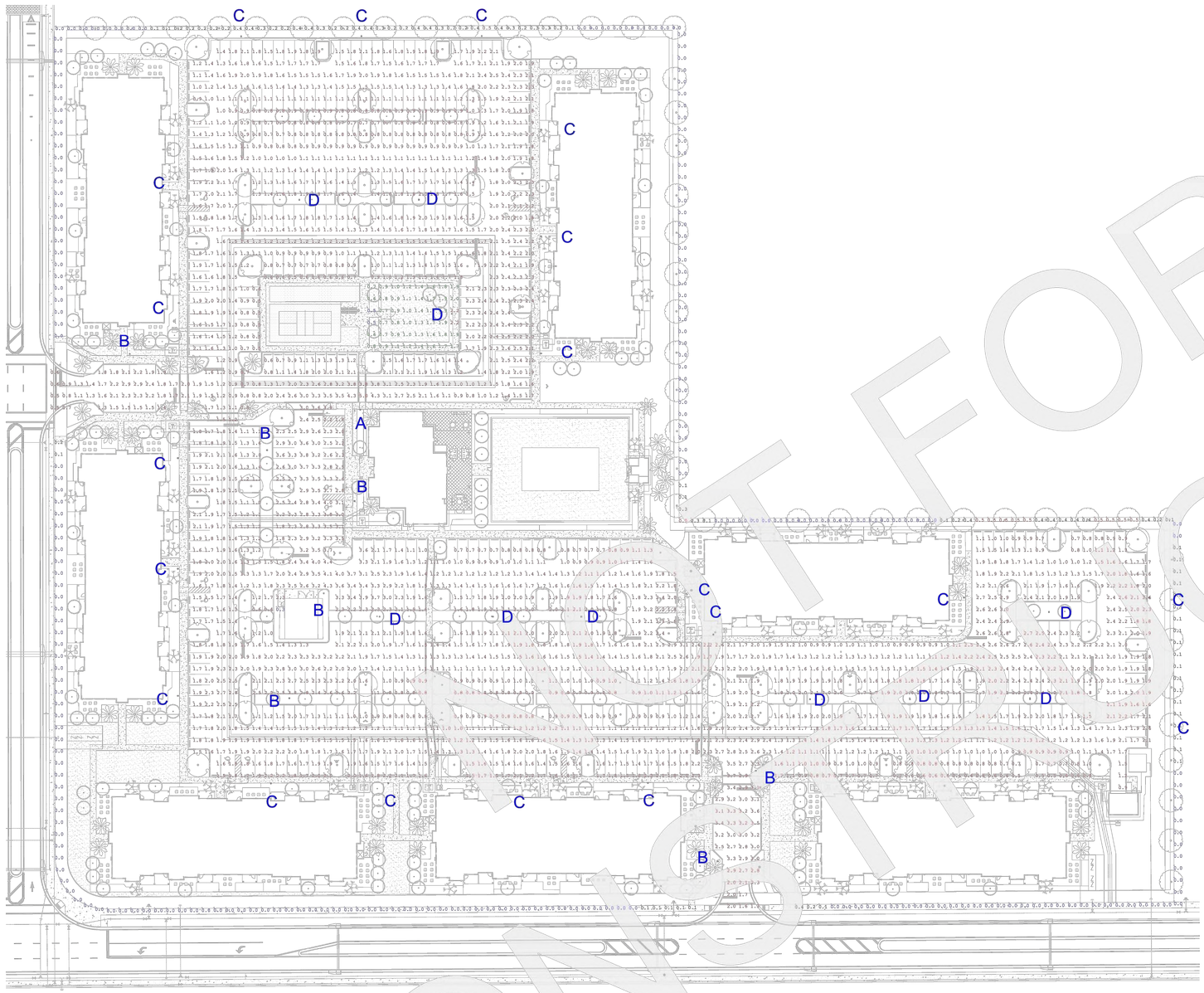
FLORIDA

CITY OF APOPKA

SHEET NUMBER

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C
C
C



Site Photometry Plan
Scale : 1" = 50'

Calculation Summary							
Label	Symbol	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drives	+	Fc	1.68	5.0	0.3	5.60	16.67
Dog Park Area	+	Fc	1.28	2.2	0.5	2.56	4.40
Property Line	+	Fc	0.07	0.5	0.0	N.A.	N.A.

Outdoor Lighting



SHOEBOX LED
(Meets Dark Sky Criteria)

LED (Light-emitting diode)	150 | 210 | 420 watts
Mounting height	25'-35'
Color	Bronze | Black
Pole	Promenade concrete Static Cast concrete Tenon Top concrete
Applications	Neighborhoods Roadways Shopping centers

Light source: LED *(white)*

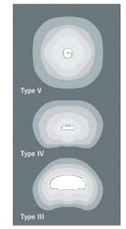
Wattage: 150 | 210 | 420 watts

Light pattern: IES Type V | Type IV (forward throw) | Type III

IESNA cutoff classification: Full-cutoff

BUG rating: Type III, IV, V = B3U0G4 / B5U0G3
Type IV, V = B4U0G5 / B5U0G5

Color temperature: 3,000K | 4,000K



light distribution pattern

POLE AVAILABLE	MOUNTING HEIGHT	COLOR
Promenade concrete	25'-35'	Bronze, Black
Static Cast concrete	25'-40'	Gray
Tenon Top concrete	25'-40'	Gray

FEATURES	BENEFITS
Turnkey operation	Provides hassle-free installation and service
Little or no installation cost	Frees up capital for other projects
Design services by lighting professionals included	Meets industry standards and lighting ordinances
Maintenance, electricity & warranty included	Eliminates high and unexpected repair bills
One low monthly cost on your electric bill	Convenience and savings for you

For additional information, contact us at **ODLFlorida@duke-energy.com.**

DUKE ENERGY®
BUILDING A SMARTER ENERGY FUTURE®

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Light Fixture Information

DUKE ENERGY®
Outdoor Lighting Solutions
3300 Exchange Place
Lake Mary, Florida 32746
www.duke-energy.com

Lighting Design & Simulation: Calculated illuminance values shown in this drawing are predicted results and are based on IESNA Lighting Handbook calculation procedures and Beam/Zonal dimensions & Initial/Mean lumens of specified luminaires. Actual performance of any manufactured luminaire may vary due to changes in electrical voltage, tolerance in lamp and ballast manufacture, and other factors over which Duke Energy has no control.

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Madison Apopka Apartments - Site Lighting Plan

Apopka, Florida

CONSTRUCTION
PRELIMINARY
NOT FOR

N

SCALE: 1" = 50'

Designer	Christopher Cordell
Date	September 03, 2022
Scale	1" = 50'
Drawing No.	SLC-02
	2 of 2

MOPS

PRIVATE SERIES

MANUFACTURED ODORLESS PUMP STATION

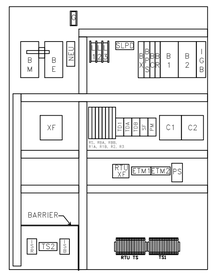
ATLANTIC ENVIRONMENTAL SYSTEMS, INC.
LAKE WORTH, FL 33461
PH: (561) 547-8080 FAX: (561) 547-3999

©2000

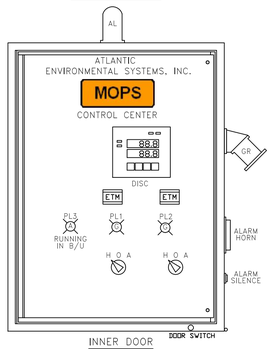
MOPS CONTROL CENTER

CONTROL CENTER DESIGNED & MANUFACTURED TO MEET ALL D.E.P. REQUIREMENTS

SEE SCHEDULE FOR ELECTRICAL SERVICE REQUIREMENTS



INTERIOR LAYOUT



INNER DOOR

(OUTER DOOR NOT NOT SHOWN FOR CLARITY)

PANEL COMPONENTS

ALT	ALTERNATOR (IN DISC)
AS	ALARM SILENCE SWITCH
B1-2	MOTOR BREAKERS
BC	CONTROL BREAKER
BE	EMERGENCY BREAKER
BM	MAIN BREAKER
BR	GFI RECEPTACLE BREAKER
BPS	POWER SUPPLY BREAKER
BX	TRANSFORMER BREAKER
C1-2	MOTOR START CONTACTORS
CR	GFI CONVENIENCE RECEPTACLE
DISC	DUPLEX INTRINSICALLY- SC100 SAFE CONTROLLER
ETM	ELAPSED TIME METER
G	GROUND
GR	GENERATOR RECEPTACLE
H	HORN
HOA	HAND-OFF-AUTO SWITCH- GE (ON DISC)
IGB	INLET GRINDER BREAKER
NEU	NEUTRAL
PL1,2,3	PILOT LIGHT (GE)
PM	PHASE MONITOR
PS	POWER SUPPLY
R2-3	RELAYS
RBA-B	BATTERY RELAYS
RS	SILENCE RELAY
R1A-B	RELAYS
RTUXF	RTU TRANSFORMER
SF	SEAL FAIL RELAY
SLPD	SURGE/LIGHTNING PROTECTION DEVICE
TS1	TERMINAL STRIP FOR PUMPS
TS2	TERMINAL STRIP FOR I.S.
XF	50/60Hz 0.5KVA TRANSFORMER

ENCLOSURE

NEMA 4X STAINLESS STEEL
SINGLE DOOR w/PADLOCK HASP
ALUMINUM INNER (DEAD FRONT) DOOR
30"H x 30"W x 8"D
PANEL LABELED FOR U.L. 508A "MOTOR CONTROL CENTERS" AND U.L. 698A "HAZARDOUS LOCATION PANELS"

NOTE:

SEE CONTROL PANEL DETAIL SHEET FOR ADDITIONAL NOTES.

27	NEU	NEU	NEU	119	118	123	#1-20	COM	SF	11	T2	T3
FROM PS	NEU		120V			RTU TERMINALS		PUMP SEAL FAIL		MOTOR 1 LEADS		

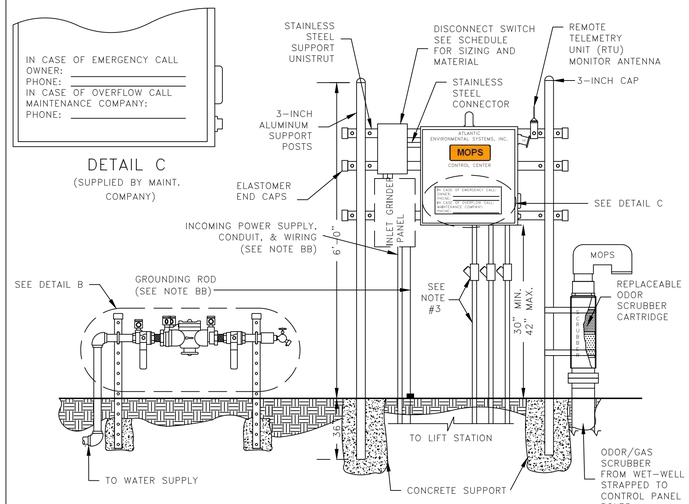
TS1 TERMINAL SCHEDULE

15	16	P10	T1	T2	T3	17	18	P20
MT1 MOTOR 1		GND	MOTOR 2 LEADS			MT2 MOTOR 2		GND

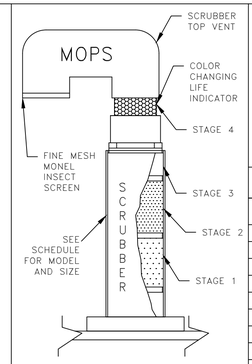
TS2 TERMINAL SCHEDULE

DETAIL C

(SUPPLIED BY MAINT. COMPANY)



CONTROL CENTER ASSEMBLY AND INSTALLATION N.T.S.



DETAIL A

MOPS ODOR/GAS SCRUBBER

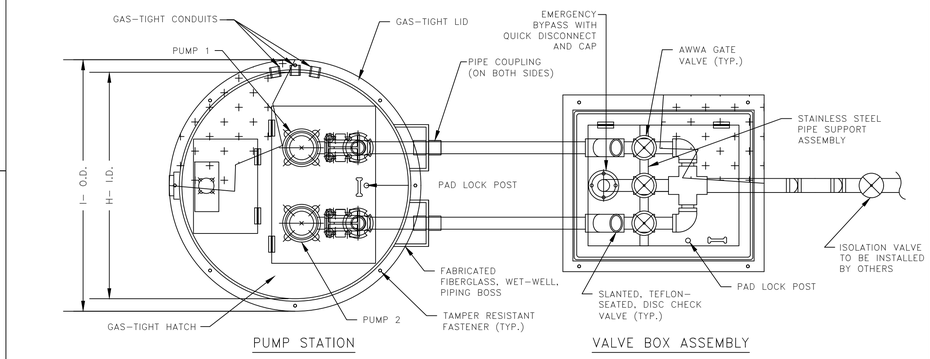
NOTES:

1. SCRUBBER DESIGNED TO REMOVE TOXIC SEWAGE GASES, H2S, AND OFFENSIVE ODORS SUCH AS SKATOLES AND MERCAPTANS.
2. SCRUBBER'S LIFE EXPECTANCY CALCULATIONS ARE INCLUDED IN SHOP DRAWING SUBMITTALS.
3. SCRUBBER UNIT CAN BE MOUNTED INSIDE WET-WELL OR TOP MOUNTED.
4. MODEL 'B' SHOWN.

MOPS PUMP STATION SCHEDULE

MOPS SERIES		ITEM	DESCRIPTION	
INITIAL DESIGN FLOW (G.P.M.)	160		100 YEAR FLOOD ELEVATION	117.46'
INITIAL DESIGN HEAD (T.D.H.)	68'		25 YEAR FLOOD ELEVATION	116.70'
SECONDARY DESIGN FLOW (G.P.M.)	280	A	GRADE ELEVATION	119.50'
SECONDARY DESIGN HEAD (T.D.H.)	49'	B	TOP ELEVATION OF WET WELL	119.50'
RATED PERFORMANCE SPEED	3450	C	BOTTOM ELEVATION OF WET WELL	97.50'
RATED MOTOR HORSEPOWER	12	D	ALL PUMPS OFF ELEVATION	102.00'
SUBMERSIBLE PUMP TYPE (P-1,P-2)	NON-CLOG	E	LEAD PUMP ON ELEVATION	104.00'
PUMP MODEL NUMBER	MOPS	F	LAG PUMP ON ELEVATION	105.00'
SERVICE ENTRANCE VOLTAGE	230	G	HIGH ALARM ELEVATION	106.00'
SERVICE ENTRANCE PHASE	3	H	INSIDE DIAMETER OF WET-WELL	84"
CONTROL CENTER FULL LOAD AMPS	82	I	OUTSIDE DIAMETER OF ANTI-FLOATATION RING	108"
NEMA 3R PAINTED STEEL DISCONNECT SWITCH, RATED AMPS	100	J	MINIMUM CUBIC FEET OF CONCRETE BALLAST (CU YDS)	486 (18)
WET WELL SCOURER SYSTEM	N/A	K	INVERT PIPE DIAMETER	8"
REMOTE STATION MONITOR (TELEMETRY)	N/A	L	FORCE MAIN DIAMETER	4"
ON-SITE GENERATOR SYSTEM	N/A	M	PRIMARY INVERT ELEVATION	107.10'
INLET GRINDER SYSTEM	AES	N	SECONDARY INVERT ELEVATION	N/A

MOPS EQUIPMENT IDENTIFICATION	QTY.	MODEL DESIGNATION
MOPS PUMP STATION	1	A24-84264-C-12.0-MEGA
MOPS VALVE BOX ASSEMBLY (VBA)	1	VBA-24
MOPS ODOR/GAS SCRUBBER (OGS)	1	OGS-B
MOPS R.P.Z. ASSEMBLY	1	75
MOPS CONTROL CENTER	1	PSC-222-12.0-T
MOPS DISCONNECT SWITCH	1	FDS-100-3-2-PS
MOPS CONTROL CENTER MOUNTING ASSEMBLY	1	CCMA-32AL
MOPS WET WELL INLET GRINDER	1	AES SERIES 250
MOPS REMOTE STATION MONITOR	0	N/A
1st YEAR SERVICE/MAINTENANCE CONTRACT	0	N/A
MOPS ON-SITE GENERATOR SYSTEM	0	N/A
MOPS FIELD SERVICE WORK	1	CONTROL INSTALLATION & START-UP



PUMP STATION

VALVE BOX ASSEMBLY

TOP VIEW N.T.S.

MOPS PUMP STATION COMPLIANCE NOTES:

THIS PUMP STATION DESIGN COMPLIES WITH THE FOLLOWING REQUIRED STANDARDS:

- STATE OF FLORIDA ENVIRONMENTAL PROTECTION STANDARDS
- FLORIDA ADMINISTRATIVE CODE (F.A.C.): 62-640.400- COLLECTION AND
- NATIONAL ELECTRIC CODE (NEC) CLASS 1, DIVISION 1, GROUP D- HAZARDOUS LOCATIONS
- UNDERWRITER'S LABORATORIES (U.L.) 508A-MOTOR CONTROL CENTERS AND U.L. 698A-INSTRINSICALLY SAFE CONTROL CENTERS
- RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (2014 EDITION).

1. PUMPS ARE RATED BY FACTORY MUTUAL FOR CLASS 1, DIVISION 1, GROUP D ATMOSPHERES AS REQUIRED BY NEC.
2. THE CONTROL CENTER INCORPORATES INTRINSICALLY SAFE RELAYS AND IS LISTED TO UL 698A INTRINSICALLY SAFE FOR CLASS 1, DIVISION 1 ATMOSPHERES.
3. THE CONDUIT PROVIDED, ALONG WITH CONDUIT GAS-SEAL-OFFS, ARE RATED FOR CLASS 1, DIVISION 1 LOCATIONS.
4. THE WASTEWATER PUMPS AND THE CONTROL CENTER INCORPORATE A MECHANICAL SEAL FAILURE DETECTION AND NOTIFICATION SYSTEM.
5. THE CONTROL CENTER INCLUDES EITHER A REMOTE TELEMETRY UNIT (RTU) OR A SELF-CHARGING, BACK-UP ALARM SYSTEM TO OPERATE ON POWER FAILURE.
6. THE PUMP STATION INCORPORATES AN ODORLESS DESIGN WITH A SCRUBBER SYSTEM TO CONTROL TOXIC GASES AND ODORS FOR COMPLIANCE TO F.A.C. 62-604.400.
7. THE BOTTOM OF THE TOP RIM ELEVATION OF PUMP STATION MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 25 YEAR FLOOD ELEVATION. THE LISTED 25 YEAR FLOOD ELEVATION PROVIDED BY SITE CIVIL ENGINEER.
8. THE BOTTOM ELEVATION OF THE MOPS CONTROL CENTER MUST BE LOCATED AT A HIGHER ELEVATION THAN THE 100 YEAR FLOOD ELEVATION. THE LISTED 100 YEAR FLOOD ELEVATION PROVIDED BY THE SITE CIVIL ENGINEER.

MOPS ENGINEERING NOTES:

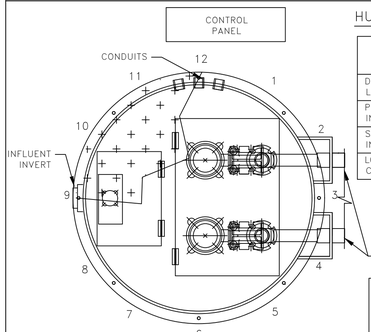
AA. THE HORSEPOWER SHOWN ON THE SCHEDULE IS A MINIMUM HORSEPOWER REQUIREMENT BASED ON THE STATION'S DESIGN CRITERIA AND THE REQUIRE TORQUE. (LOWER RATED HORSEPOWER EQUIPMENT ACCEPTABLE.)
BB. THESE ITEMS ARE NOT SUPPLIED BY A.E.S. WITH THE MOPS STATION.
CC. INVERT ELEVATIONS BASED ON INSIDE BOTTOM OF PIPE.
DD. THE MOPS CONTROL ASSEMBLY CONSISTS OF THE FOLLOWING: CONTROL CENTER DISCONNECT SWITCH, ASSEMBLY, ELECTRICAL CONDUITS, AND SEAL-OFF. THESE ITEMS MUST BE SUPPLIED AND MOPS PUMP STATION MANUFACTURER TO VALIDATE MOPS WARRANTY PROGRAM.
EE. FOR STATIONS IN MIAMI-DADE COUNTY, THE MOPS PUMP STATION IS SUPPLIED WITH A REMOTE TELEMETRY MONITORING UNIT AND A.E.S. MAINTENANCE SERVICE. THE R.T.U. ALLOWS FOR MONITORING OF LAG ALARM, HIGH ALARM, AND POWER FAILURE PER CHAPTER 24.42.2(5). THE R.T.U. IS EQUIPPED WITH A BATTERY BACK UP AND IS INSTALLED ABOVE THE 100 YEAR FLOOD ELEVATION.

THE MOPS WASTEWATER PUMP STATION DESIGN AND EQUIPMENT SHOWN ON THIS DRAWING HAS BEEN REVIEWED, PERMITTED, AND CERTIFIED AS COMPLYING WITH ALL THE STATE OF FLORIDA D.E.P. AND LOCAL REQUIREMENTS. ANY SUBSTITUTION FROM THIS DESIGN MAY REQUIRE NEW PERMITS, APPLICATION FEES, AND ENGINEERING SERVICES FOR RE-CERTIFICATION AND DESIGN REVIEW.

P.E. CERTIFICATION:

Bonnie McLeod, P.E., Lic # 70797 V.P. of Engineering
Atlantic Environmental Systems, Inc., Certificate # 26398
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Ph: 561-547-8080 Fax: 561-547-3999

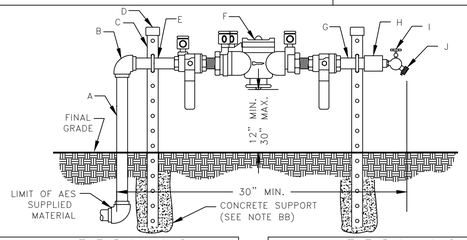
HUB AND INVERT LOCATION



ITEMS	CLOCK POSITION
DISCHARGE LINES	3:00
PRIMARY INVERT	9:00
SECONDARY INVERT	N/A
LOCATION OF CONTROL PANEL	12:00

SCHEMATIC BASED ON THE STATION'S DISCHARGE BEING LOCATED AT THE #3 CLOCK POSITION. SEE SCHEDULE FOR LOCATION OF INVERTS AND CONTROL PANEL. LOCATIONS SUBJECT TO CHANGE.

NOTE: BACKFILL AROUND LIFT STATION FROM ANTI-FLOATATION RING UP TO FINISHED GRADE SHALL BE COMMON FILL COMPACTED IN 12-INCH MAX. LIFTS TO 98% DENSITY PER AASHTO T-180. CONTRACTOR SHALL EXERCISE CARE NOT TO DAMAGE WETWELL DURING COMPACTION.



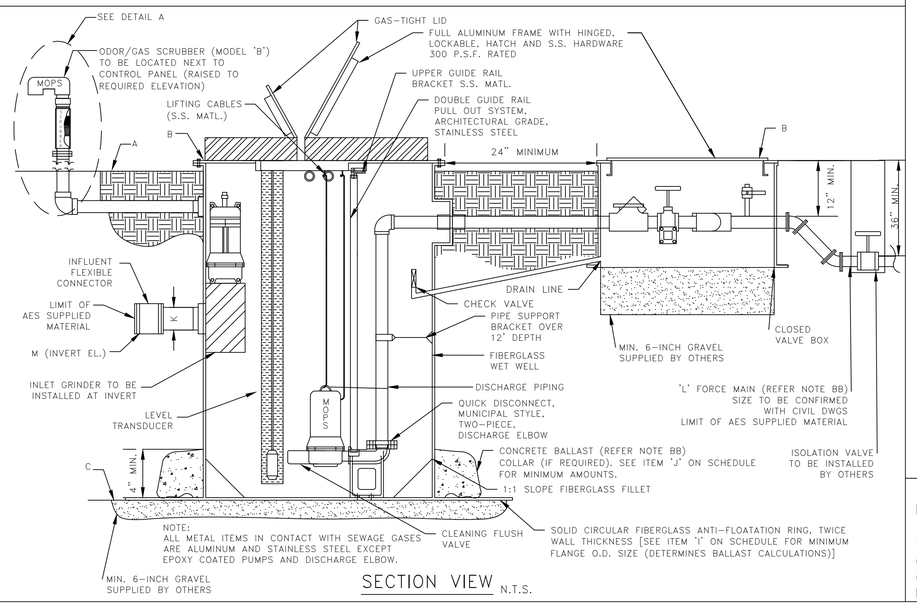
MATERIALS		
ITEM	QTY.	DESCRIPTION
A	1	3/4" x 24" S.S. NIPPLE
B	2	3/4" x 1" S.S. 90° ELBOW
C	2	1"x1"x40" S.S. SUPPORT BRACKET
D	2	SUPPORT BRACKET CAPS P/N 2116
E	2	3/4" S.S. PIPE BOLTS

MATERIALS		
ITEM	QTY.	DESCRIPTION
F	1	3/4" APP. BACKFLOW PREVENTER
G	1	3/4" x 4" S.S. NIPPLE
H	1	3/4" x 3/4" S.S. COUPLING
I	1	3/4" BRONZE HOSE BIB
J	1	3/4" VACUUM BREAKER

DETAIL B

R.P.Z. BACKFLOW PREVENTER ASSEMBLY DETAIL

U.S.C. AND A.S.S.E. APPROVED N.T.S.



SECTION VIEW N.T.S.

Project:

Prepared For:

AES. Project No.:

Date:

Page No.

LS-1

Plymouth Harbor
Major Development Plan

City of Apopka Florida Parcel I.D. # 25-20-27-0000-00-008; 021
30-20-28-0484-00-040; 060

for

Lennar Homes Orlando

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:

LOTS 4 AND 5 OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOT 5 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO A RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 5 IN DEED BOOK 997, PAGE 167, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 393 FEET THEREOF; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

THE EAST HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS THE EAST 30 FEET IN DEED BOOK 997, PAGE 166, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AS TO PARCELS 2, 3 AND 4, LESS AND EXCEPT:
THAT PORTION TAKEN BY THE FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA, BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10771, PAGE 1724 (NO LEGAL DESCRIPTION ATTACHED) AND DUPLICATE FILING WITH LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; OFFICIAL RECORDS BOOK 10780, PAGE 5828 (LEGAL DESCRIPTION UNREADABLE) AND OFFICIAL RECORDS BOOK 10780, PAGE 6572; AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 20160259721, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

PART OF LOT 6, OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 06'17" EAST 1667.05 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SECTION LINE NORTH 87 DEGREES 56'33" EAST 20.01 FEET TO THE POINT OF BEGINNING, BEING NORTH 00 DEGREES 06'17" EAST 2.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 06'17" EAST 326.52 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE DEPARTING SAID WEST LINE NORTH 87 DEGREES 59'04" EAST 601.92 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT OF THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60' RIGHT OF WAY; AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 14'30" EAST 326.01 FEET TO A POINT BEING NORTH 00 DEGREES 14'30" WEST 2.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 56'33" WEST 603.91 FEET ALONG A LINE BEING 2.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 6 IN DEED BOOK 997, PAGE 167; AND SUBJECT TO AN INGRESS EGRESS EASEMENT OVER THE SOUTH 20 FEET THEREOF BY THE EASEMENT IN OFFICIAL RECORDS BOOK 5820, PAGE 3121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 6:

1. THE NORTH 1/2 OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD. AND, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 997, PAGE 165, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

by

G L SUMMITT
ENGINEERING INC

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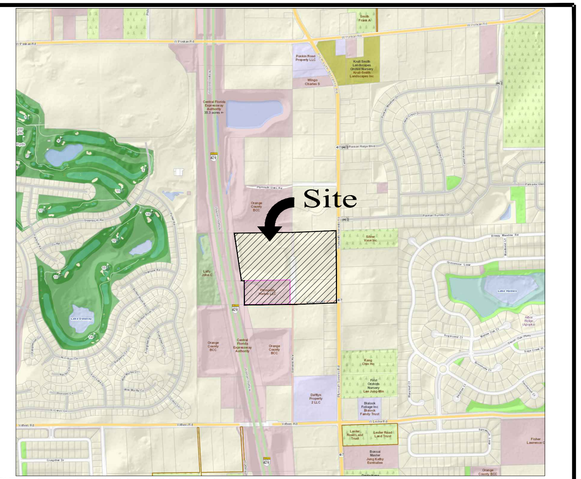
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Ph: (407) 328-1909

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Orlando, FL 34805
Ph: (407) 351-7100

Cable Provider
Spectrum Networks
100 Gordon St.
Sanford, FL 32771
Ph: (321) 805-3081

Vicinity Map



STR: 20,28, 20S, 28E 1" = 1,000'

Drawing Index

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1	Coversheet	04-10-24
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9	Design Standards Plan	04-10-24
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14	Truck Turning Plan(s)	04-10-24
15	Landscape Plan(s)	04-10-24
16	Landscape Details	04-10-24
17	General Details	04-10-24
18	Architectural Elevations	04-10-24

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This item has been digitally signed and sealed by Geoffrey L. Summitt, P.E. on *Apr 19 2024*

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

Lennar Homes Orlando
6675 Westwood Blvd.
Orlando, FL 32821

Plymouth Harbor Subdivision
City of Apopka, Florida

Major Development Plan

Coversheet

Plans not valid unless Signed, Dated and Sealed below.

LICENSED ENGINEER No. 58775 STATE OF FLORIDA PROFESSIONAL

GEOFFREY L. SUMMITT, P.E.
Date: April 10, 2024
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	mm/dd/yy	xxxxxxxxxxxxxxxxxxxxxx
2	mm/dd/yy	xxxxxxxxxxxxxxxxxxxxxx
3	mm/dd/yy	xxxxxxxxxxxxxxxxxxxxxx
4	mm/dd/yy	
5	mm/dd/yy	
6	mm/dd/yy	
7	mm/dd/yy	
8	mm/dd/yy	
9	mm/dd/yy	
10	mm/dd/yy	

SHEET NUMBER
1 OF 18

ABBREVIATIONS

A

A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH

B

BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE

C

CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER

D

DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY

E

E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F

F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING

G

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE

H

HB	HOSE BIBB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC

I

I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT

J

JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

L

L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL

M

MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING

N

NORTH	NORTH
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P

PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER

Q

Q	FLOW RATE

R

R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN

S

S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM

T

T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL

U

UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE

V

VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

W

W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

Y

YD	YARD
YR	YEAR

MISC.

&	AND
@	AT
△	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE (R/W)
- SHORELINE
- SWALE
- BUILDING LINE
- CONTOURS (81 / 80)
- RAILROAD TRACKS
- GAS MAIN (GAS)
- UNDERGROUND ELECTRIC (UE)
- UNDERGROUND TELEPHONE (UGT)
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- UNDERGROUND CABLE TELEVISION (CTV)
- EASEMENT

SANITARY

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN (FM)
- MANHOLE

WATER & REUSE WATER

- WATER MAIN 6" PVC PIPE (6"WM)
- REUSE WATER MAIN (RM)
- BACKFLOW PREVENTOR (B.F.P.)
- WATER VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- MANHOLE
- MITERED END
- STORM INLET
- FDOT TYPE 6 INLET
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- RECOVERED 4x4 CM
- SET 4x4 CM
- SET IRON ROD
- RECOVERED IRON ROD
- CONCRETE
- COUNTY ROADS (520)
- INTERSTATE ROADS (95)
- STATE ROADS (50)
- WOOD AND/OR METAL LIGHT POLE
- CONCRETE LIGHT POLE
- YARD LIGHT
- MISCELLANEOUS SIGN
- SECTION CORNER (16 / 15 / 21 / 22)
- EDGE OF PAVEMENT W/O CURB
- EDGE OF PAVEMENT W/CURB
- GUY POLE
- WOOD UTILITY POLE
- CONCRETE UTILITY POLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- ELECTRIC BOX / TRANSFORMER
- WELL
- MONITORING WELL
- DUMPSTER
- RR CROSSING SIGN
- RR CROSSING GATE
- TRAFFIC SIGNAL POLE
- SATALITE DISH
- GUY WIRE
- HANDICAP PARKING
- SPOT ELEVATION (99.50)
- BRICK PAVERS
- DIRT ROAD
- 8" MAPLE TREE
- 8" OAK TREE
- 8" PINE TREE
- 8" PALM TREE
- 8" MISC. TREE

PROPOSED SYMBOLS

LINES

- BOUNDARY
- CONSERVATION SETBACK
- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR (81 / 80)
- EASEMENT
- FENCE
- GUARDRAIL
- LOT LINE
- PROPERTY LINE (P/L)
- RETAINING WALL
- RIGHT-OF-WAY LINE (R/W)
- SETBACK LINE
- SHORELINE
- SWALE
- TREE LINE

SANITARY

- 100 LF SAN 8 PVC 0.40% — 100 LINEAR FEET SANITARY 8" PVC PIPE @ 0.40% SLOPE
- CLEANOUT
- DOUBLE SANITARY SERVICE
- FORCE MAIN (FM)
- MANHOLE

WATER & REUSE WATER

- WATER MAIN (WM)
- 11 1/2° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- CHECK VALVE
- DOUBLE DETECTOR CHECK VALVE
- DOUBLE WATER SERVICE
- GATE VALVE
- FIRE HYDRANT
- METER
- REDUCER
- BLOWOFF
- BACKFLOW PREVENTER
- SAMPLE POINT (SP 2)
- UNDERDRAIN CEANOUT
- RECLAIMED WATER MAIN (RM)
- REUSE WATER SYSTEM CONNECTION
- DOUBLE REUSE WATER SERVICE

STORM DRAIN

- 100 LF STS 24 RCP @ 0.20% — 100 LINEAR FEET STORM PIPE 24" REINFORCED CONCRETE PIPE @ 0.20%
- UNDERDRAIN 6" PVC PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- SLOPE DIRECTION ARROW FOR POND SIDE SLOPE
- 100.00 — SPOT ELEVATION
- STORM INLET

HIGHWAY & UTILITIES

- BOUND CORNER
- CONCRETE
- COUNTY ROADS (520)
- DETAIL REFERENCE (901 / 24)
- DUMPSTER PAD
- FF=98.76 TYPE A — FINISHED FLOOR ELEVATION W/ FHA LOT TYPE
- GUY POLE
- HANDICAP PARKING
- INTERSTATE ROADS (95)
- LIGHT POLE
- SIGNS
- SECTION CORNER (16 / 15 / 21 / 22)
- STATE ROADS (50)
- SILT FENCE
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- CROSS SECTION DETAIL (901 / 24)

G L SUMMITT
ENGINEERING INC
Office: Lake Mary
3667 Simonton Place
Lake Mary, Florida 32746
phone: 407-323-0705
fax: 407-992-8650
www.GLSeng.com

Lennar Homes Orlando
6675 Westwood Blvd.
Orlando, FL 32821

Plymouth Harbor
Subdivision
City of Apopka, Florida

Major
Development Plan

Symbols & Abbreviations

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 10, 2024
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	#####	##########################
2	#####	##########################
3	#####	##########################
4	#####	
5	#####	
6	#####	
7	#####	
8	#####	
9	#####	
10	#####	

SHEET NUMBER
2 OF 18

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:

LOTS 4 AND 5 OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOT 5 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO A RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 5 IN DEED BOOK 997, PAGE 167, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 393 FEET THEREOF; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

THE EAST HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS THE EAST 30 FEET IN DEED BOOK 997, PAGE 166, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AS TO PARCELS 2, 3 AND 4, LESS AND EXCEPT:
THAT PORTION TAKEN BY THE FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA, BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10771, PAGE 1724 (NO LEGAL DESCRIPTION ATTACHED) AND DUPLICATE FILING WITH LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; OFFICIAL RECORDS BOOK 10780, PAGE 5828 (LEGAL DESCRIPTION UNREADABLE) AND OFFICIAL RECORDS BOOK 10780, PAGE 6572; AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 20160259721, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

PART OF LOT 6, OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 06'17" EAST 1667.05 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SECTION LINE NORTH 87 DEGREES 56'33" EAST 20.01 FEET TO THE POINT OF BEGINNING, BEING NORTH 00 DEGREES 06'17" EAST 2.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 06'17" EAST 326.52 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE DEPARTING SAID WEST LINE NORTH 87 DEGREES 59'04" EAST 601.92 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT OF THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60' RIGHT OF WAY; AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 14'30" EAST 326.01 FEET TO A POINT BEING NORTH 00 DEGREES 14'30" WEST 2.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 56'33" WEST 603.91 FEET ALONG A LINE BEING 2.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022058372, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 6 IN DEED BOOK 997, PAGE 167; AND SUBJECT TO AN INGRESS EGRESS EASEMENT OVER THE SOUTH 20 FEET THEREOF BY THE EASEMENT IN OFFICIAL RECORDS BOOK 5820, PAGE 3121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 6:

THE NORTH 1/2 OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD. AND, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 997, PAGE 165, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 11372767
ISSUING OFFICE FILE NUMBER: 11041-000052-FL
COMMITMENT DATE: 09/13/2023 @ 11:00 PM

BII EXCEPTONS

ITEM 5: AFFECTS; BLANKET IN NATURE (PARCELS 1 & 5)
ITEM 6: AFFECTS; BLANKET IN NATURE (PARCEL 2)
ITEM 7: AS SHOWN; PARCELS 1, 4, 5 & 6
ITEM 8: AS SHOWN; PARCEL 5
ITEM 9: AFFECTS; NOT PLOTTABLE
ITEM 10: AFFECTS; BLANKET IN NATURE (PARCELS 1-4)

A. THIS MAP OF SURVEY IS CERTIFIED TO:

LENNAR HOMES, LLC
XXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXX

B. THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR AND MAPPER IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: 10/09/23. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 10/2023.

C. THE LANDS SHOWN HEREON LIE WITHIN ZONE X ACCORDING TO "FIRM" MAP NUMBER 12095C0110H, EFFECTIVE 09/24/2021.

D. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

E. ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY BENCHMARK S-1579-023 HAVING AN ELEVATION OF 127.46' (NAVD 88).

F. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

G. UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEYOR.

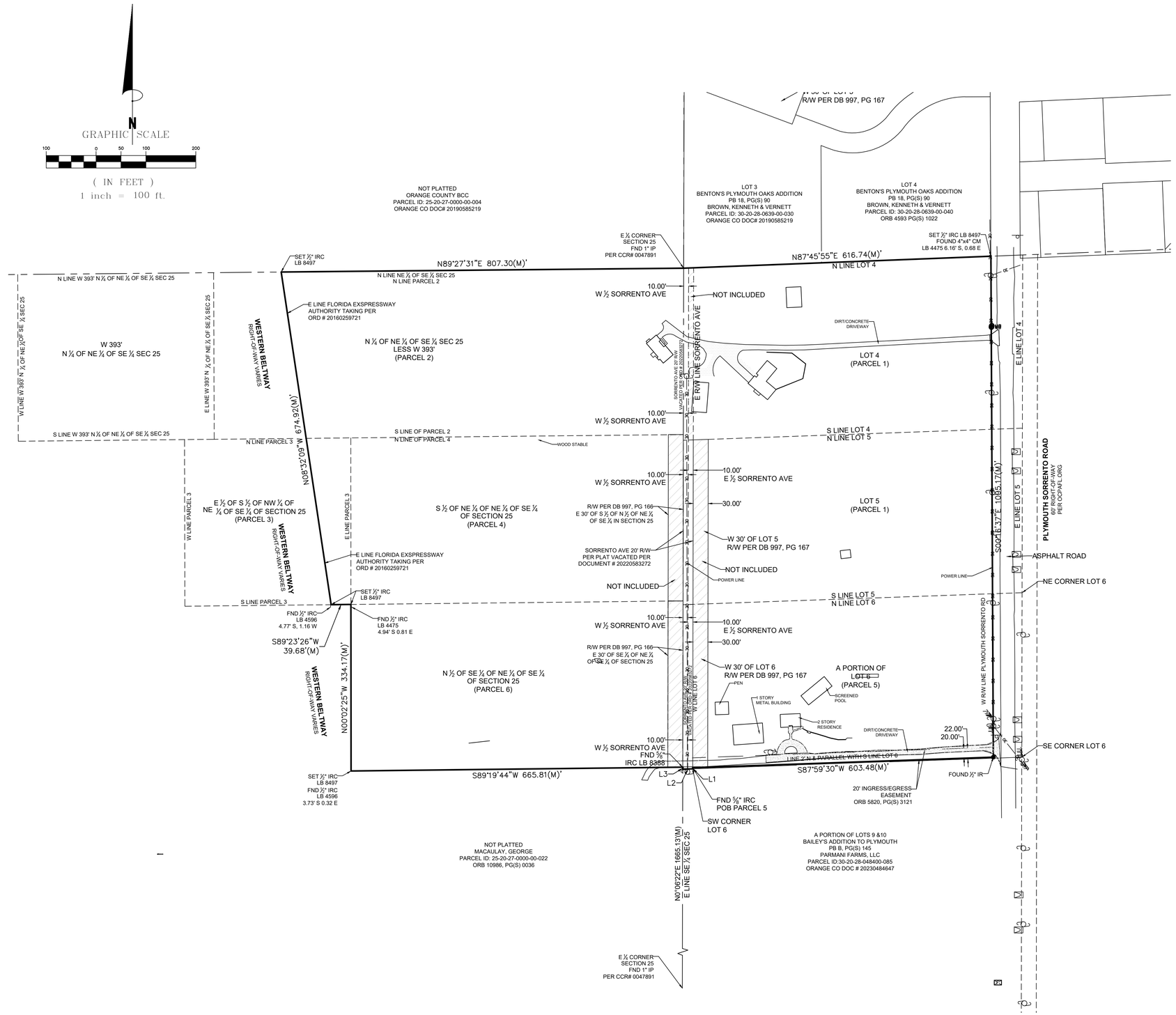
H. THERE WAS NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

I. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

J. THIS PROPERTY HAS DIRECT ACCESS TO PLYMOUTH SORRENTO RD, WHICH IS A PUBLIC RIGHT-OF-WAY.

K. THE LEGAL DESCRIPTION PREPARED BY THIS SURVEYOR DESCRIBES ONE AND THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT REFERENCED ON THIS SURVEY.

L. EACH OF THE LOTS WITHIN PARCEL XXXXX ARE CONTIGUOUS ALONG THEIR RESPECTIVE BOUNDARIES WITHOUT ANY GAPS, GORE OR HIATUSES.



MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBIE STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

10/09/23

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
1 OF 4

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

PARCEL 1:

LOTS 4 AND 5 OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOT 5 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
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SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS THE EAST 30 FEET IN DEED BOOK 997, PAGE 166, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AS TO PARCELS 2, 3 AND 4, LESS AND EXCEPT:
THAT PORTION TAKEN BY THE FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA, BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10771, PAGE 1724 (NO LEGAL DESCRIPTION ATTACHED) AND DUPLICATE FILING WITH LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; OFFICIAL RECORDS BOOK 10780, PAGE 5828 (LEGAL DESCRIPTION UNREADABLE) AND OFFICIAL RECORDS BOOK 10780, PAGE 6572; AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 20160259721, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 6 IN DEED BOOK 997, PAGE 167; AND SUBJECT TO AN INGRESS EGRESS EASEMENT OVER THE SOUTH 20 FEET THEREOF BY THE EASEMENT IN OFFICIAL RECORDS BOOK 5820, PAGE 3121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

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THE NORTH 1/2 OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD. AND, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 997, PAGE 165, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 11372767
ISSUING OFFICE FILE NUMBER: 11041-000052-FL
COMMITMENT DATE: 09/13/2023 @ 11:00 PM

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ITEM 10: AFFECTS; BLANKET IN NATURE (PARCELS 1-4)

A. THIS MAP OF SURVEY IS CERTIFIED TO:

LENNAR HOMES, LLC
XXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXX

B. THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR AND MAPPER IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: 10/09/23. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 10/2023.

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D. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE EAST ZONE OF FLORIDA.

E. THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.

F. UNDERGROUND UTILITIES WERE NOT LOCATED BY THIS SURVEYOR.

G. THERE WAS NO EVIDENCE OF RECENT EARTHWORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

H. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

I. THIS PROPERTY HAS DIRECT ACCESS TO PLYMOUTH SORRENTO RD, WHICH IS A PUBLIC RIGHT-OF-WAY.

J. THE LEGAL DESCRIPTION PREPARED BY THIS SURVEYOR DESCRIBES ONE AND THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT REFERENCED ON THIS SURVEY.

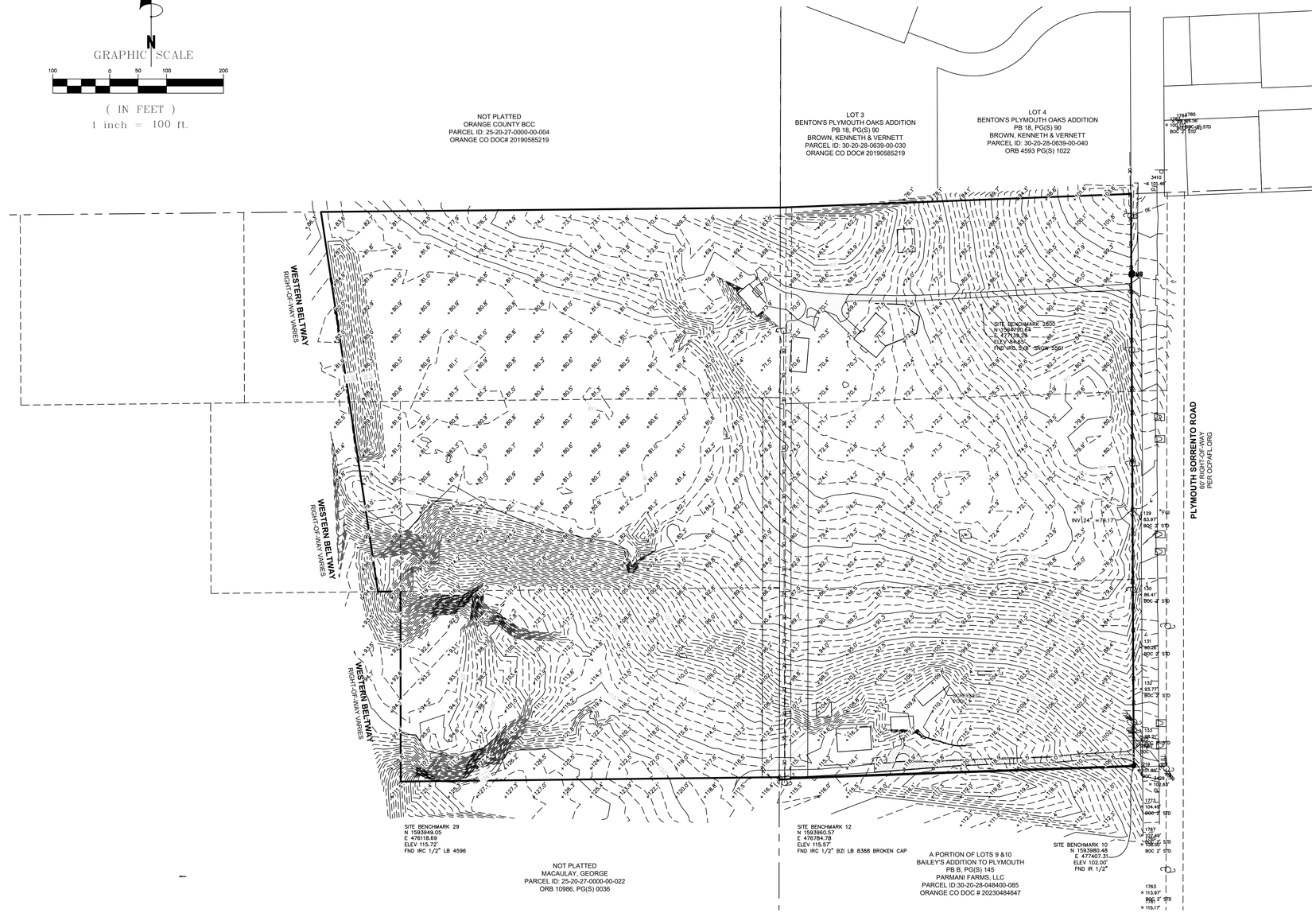
K. EACH OF THE LOTS WITHIN PARCEL XXXXXX ARE CONTIGUOUS ALONG THEIR RESPECTIVE BOUNDARIES WITHOUT ANY GAPS, GORE OR HIATUSES.

N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBIE STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

10/09/23

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

ALTA/NSPS LAND TITLE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
2 OF 4

LEGAL DESCRIPTION (PER TITLE COMMITMENT):

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SUBJECT TO A RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 5 IN DEED BOOK 997, PAGE 167, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 2:

THE NORTH QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, LESS THE WEST 393 FEET THEREOF; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 3:

THE EAST HALF (1/2) OF THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

PARCEL 4:

THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE ADJACENT TO LOTS 4, 5 AND 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #20220583272, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS THE EAST 30 FEET IN DEED BOOK 997, PAGE 166, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AS TO PARCELS 2, 3 AND 4, LESS AND EXCEPT:
THAT PORTION TAKEN BY THE FLORIDA EXPRESSWAY AUTHORITY, A BODY POLITIC AND CORPORATE AND AN AGENCY OF THE STATE UNDER THE LAWS OF THE STATE OF FLORIDA, BY THE STIPULATED ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 10771, PAGE 1724 (NO LEGAL DESCRIPTION ATTACHED) AND DUPLICATE FILING WITH LEGAL DESCRIPTION IN OFFICIAL RECORDS BOOK 10779, PAGE 2159; OFFICIAL RECORDS BOOK 10780, PAGE 5828 (LEGAL DESCRIPTION UNREADABLE) AND OFFICIAL RECORDS BOOK 10780, PAGE 6572; AND STIPULATED FINAL JUDGMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT # 20160259721, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

PART OF LOT 6, OF BAILEY'S ADDITION TO PLYMOUTH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 145, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, THENCE NORTH 00 DEGREES 06'17" EAST 1667.05 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE DEPARTING SAID SECTION LINE NORTH 87 DEGREES 56'33" EAST 20.01 FEET TO THE POINT OF BEGINNING, BEING NORTH 00 DEGREES 06'17" EAST 2.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH 00 DEGREES 06'17" EAST 326.52 FEET ALONG THE WEST LINE OF SAID LOT 6; THENCE DEPARTING SAID WEST LINE NORTH 87 DEGREES 59'04" EAST 601.92 FEET ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT OF THE WEST RIGHT OF WAY LINE OF PLYMOUTH SORRENTO ROAD, A 60' RIGHT OF WAY; AND THE NORTHEAST CORNER OF SAID LOT 6; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 14'30" EAST 326.01 FEET TO A POINT BEING NORTH 00 DEGREES 14'30" WEST 2.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 87 DEGREES 56'33" WEST 603.91 FEET ALONG A LINE BEING 2.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; AND THAT EAST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022058372, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD.
SUBJECT TO AN EASEMENT FOR RIGHT-OF-WAY GRANTED TO ORANGE COUNTY ACROSS WEST 30 FEET OF LOT 6 IN DEED BOOK 997, PAGE 167; AND SUBJECT TO AN INGRESS EGRESS EASEMENT OVER THE SOUTH 20 FEET THEREOF BY THE EASEMENT IN OFFICIAL RECORDS BOOK 5820, PAGE 3121, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 6:

THE NORTH 1/2 OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; AND THAT WEST 1/2 PORTION OF SORRENTO AVENUE LYING ADJACENT TO LOT 6 BY RESOLUTION GRANTING PETITION TO VACATE #20-01-002 RECORDED IN OFFICIAL RECORDS INSTRUMENT #2022058372, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. LESS EXISTING RIGHT-OF-WAY TO PLYMOUTH SORRENTO ROAD. AND, LESS THE EAST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY PER RIGHT-OF-WAY AGREEMENT RECORDED IN DEED BOOK 997, PAGE 165, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 11372767
ISSUING OFFICE FILE NUMBER: 11041-000052-FL
COMMITMENT DATE: 09/13/2023 @ 11:00 PM

BII EXCEPTONS

ITEM 5: AFFECTS; BLANKET IN NATURE (PARCELS 1 & 5)
ITEM 6: AFFECTS; BLANKET IN NATURE (PARCEL 2)
ITEM 7: AS SHOWN; PARCELS 1, 4, 5 & 6
ITEM 8: AS SHOWN; PARCEL 5
ITEM 9: AFFECTS; NOT PLOTTABLE
ITEM 10: AFFECTS; BLANKET IN NATURE (PARCELS 1-4)

MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBIE STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

10/09/23

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

ALTA/NSPS LAND TITLE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
3 OF 4

TREE TABLE			
Point #	Northing	Easting	Description
6000	1594001	477088	OAK 8"
6001	1594002	477075	OAK 14"
6002	1594010	477075	OAK 14"
6003	1594015	477074	OAK 14"
6004	1594007	477097	OAK 10"
6005	1594000	477101	OAK 16"
6006	1594003	477109	OAK 20"
6007	1594002	477123	OAK 16"
6008	1594009	477126	OAK 10"
6009	1594010	477120	OAK 8"
6010	1593997	477036	OAK 12"
6011	1593998	477054	OAK 18"
6012	1593998	477033	OAK 12"
6013	1594032	477026	OAK 30"
6014	1594058	477099	OAK 16"
6015	1594100	477096	OAK 24"
6016	1594081	477075	OAK 36"
6017	1594080	477003	OAK 48"
6018	1594003	477149	OAK 14"
6019	1594012	477147	OAK 16"
6020	1594010	477152	OAK 16"
6021	1594011	477160	OAK 12"
6022	1594014	477172	OAK 22"
6023	1594034	477148	OAK 30"
6024	1594056	477119	OAK 20"
6025	1594060	477122	OAK 24"
6026	1594057	477127	OAK 16"
6027	1594062	477149	OAK 18"
6028	1593993	476971	PAL 14"
6033	1594093	477338	PIN 20"
6034	1594123	477311	OAK 24"
6035	1594094	477277	OAK 24"
6036	1594086	477274	OAK 24"
6037	1594008	477300	OAK 30"
6038	1594011	477300	OAK 16"
6039	1594011	477325	OAK 42"
6040	1594015	477347	OAK 24"
6041	1594007	477281	OAK 8"
6042	1594006	477276	OAK 30"
6043	1594033	477381	OAK 12"
6044	1594048	477378	PAL 14"
6045	1594034	477382	PIN 20"
6046	1594056	477367	PIN 16"
6047	1594071	477379	OAK 8"
6048	1594060	477387	OAK 36"
6049	1594014	477296	OAK 16"
6050	1594011	477273	OAK 18"
6051	1594087	477225	OAK 16"
6052	1594073	477218	OAK 24"
6053	1594061	477223	OAK 20"
6054	1594036	477222	OAK 12"
6055	1594031	477221	OAK 12"
6056	1594005	477218	OAK 42"
6057	1594157	477277	PIN 12"
6058	1594179	477255	PIN 12"
6059	1594179	477253	OAK 28"
6060	1594214	477218	OAK 48"
6061	1594200	477192	PIN 12"
6062	1594152	477222	OAK 20"
7000	1594624	476397	OAK 32"

TREE TABLE			
Point #	Northing	Easting	Description
7001	1594682	476460	OAK 36"
7002	1594759	476581	OAK 32"
7003	1594542	476696	OAK 12"
7004	1594525	476684	OAK 16"
7005	1594487	476673	OAK 12"
7006	1594457	476656	OAK 10"
7007	1594417	476617	OAK 10"
7008	1594398	476596	OAK 36"
7009	1594356	476597	OAK 30"
7010	1594713	476778	OAK 54"
7011	1594732	476776	OAK 24"
7012	1594599	476747	OAK 24"
7013	1594764	476629	OAK 10"
7014	1594772	476732	OAK 36"
7015	1594597	476877	OAK 54"
7016	1594558	476895	OAK 28"
7017	1594557	476807	OAK 28"
7018	1594535	476888	OAK 24"
7019	1594537	476889	OAK 22"
7020	1594592	476951	OAK 30"
7021	1594616	476980	OAK 16"
7022	1594528	477124	OAK 72"
7023	1594411	477085	OAK 44"
7024	1594310	476887	OAK 32"
7025	1594289	476922	OAK 18"
7026	1594291	476927	OAK 24"
7027	1594285	476952	OAK 16"
7028	1594294	477001	OAK 24"
7029	1594293	477039	OAK 12"
7030	1594391	477130	OAK 42"
7031	1594316	477137	OAK 42"
7032	1594312	477197	OAK 48"
7033	1594300	477110	OAK 24"
7035	1594346	477226	OAK 14"
7036	1594311	477235	OAK 28"
7037	1594315	477249	OAK 20"
7038	1594303	477260	OAK 12"
7039	1594302	477298	OAK 14"
7040	1594294	477336	OAK 16"
7041	1594306	477344	OAK 54"
7042	1594398	477399	OAK 12"
7043	1594400	477401	OAK 12"
7044	1594447	477242	OAK 28"
7045	1594847	477016	OAK 28"
7046	1594859	477017	OAK 32"
7047	1594762	476979	OAK 28"
7048	1594768	476980	OAK 44"
7049	1594807	477166	OAK 36"
7050	1594761	476911	OAK 48"
7051	1594741	476843	OAK 32"
7052	1594738	476847	OAK 24"
7053	1594727	476850	OAK 26"
7054	1594712	476846	OAK 40"
7055	1594809	476775	OAK 32"
7056	1594814	476761	OAK 52"
7057	1594861	476733	OAK 44"
7058	1594878	476731	OAK 10"
7059	1594896	476705	OAK 14"
7060	1594215	477392	OAK 10"
7061	1594290	477379	PAL 14"
7062	1594255	477224	OAK 16"
7063	1594278	477226	OAK 20"
7064	1594208	477150	OAK 54"
7065	1594226	477143	OAK 28"
7066	1594209	477135	OAK 20"
7067	1594165	477078	OAK 20"
7068	1594172	477078	OAK 24"
7069	1594264	477073	OAK 30"
7070	1594263	477036	OAK 36"
7071	1594227	477072	OAK 52"
7072	1594276	477006	OAK 30"
7073	1594259	476999	OAK 44"
7074	1594205	477000	OAK 28"
7075	1594201	476998	OAK 18"
7076	1594144	477029	OAK 24"

TREE TABLE			
Point #	Northing	Easting	Description
7077	1594154	477003	OAK 24"
7078	1594264	476927	OAK 26"
7079	1594265	476925	OAK 14"
7080	1594265	476881	OAK 16"
7081	1594285	476872	OAK 18"
7082	1594216	476839	OAK 26"
7083	1594182	476832	OAK 24"
7084	1594163	476832	OAK 22"
7085	1594145	476880	OAK 28"
7086	1594114	476977	OAK 14"
7087	1594116	476943	OAK 22"
7088	1594112	476963	MAP 26"
7089	1594112	476902	PAL 10"
7090	1594071	476951	OAK 40"
7091	1594055	476887	OAK 28"
7092	1594104	476864	OAK 28"
7093	1594119	476827	OAK 24"
7094	1594090	476841	OAK 10"
7095	1594082	476830	OAK 16"
7096	1594078	476842	OAK 14"
7097	1594071	476810	OAK 12"
7098	1594068	476812	OAK 12"
7099	1594053	476846	OAK 32"
7100	1594059	476850	OAK 10"
7101	1594059	476839	OAK 14"
7102	1594054	476871	MAP 10"
7103	1594048	476867	MAP 10"
7104	1594943	476435	OAK 52"
7105	1594919	476594	OAK 10"
7106	1594297	477400	OAK 10"
7107	1594309	477409	OAK 18"
7108	1594310	477407	OAK 24"
7109	1594327	477407	OAK 20"
7110	1594338	477405	OAK 12"
7111	1594059	476774	OAK 24"
7112	1594057	476764	OAK 24"
7113	1594029	476767	OAK 42"
7114	1593982	476779	OAK 42"
7115	1594008	476755	OAK 30"
7116	1593984	476727	OAK 54"
7117	1594025	476728	OAK 26"
7118	1594032	476694	OAK 26"
7119	1594007	476694	OAK 36"
7120	1594133	476780	OAK 16"
7121	1594113	476778	OAK 16"
7122	1594121	476780	OAK 14"
7123	1594091	476774	OAK 12"
7124	1594094	476769	OAK 10"
7125	1594097	476767	OAK 10"
7126	1594038	476715	OAK 16"
7127	1594030	476718	OAK 16"
7128	1594071	476744	OAK 32"
7129	1594108	476730	OAK 12"
7130	1594125	476766	OAK 12"
7131	1594143	476751	OAK 14"
7132	1594129	476725	OAK 16"
7133	1594133	476728	OAK 20"
7134	1594181	476731	OAK 10"
7135	1594178	476726	OAK 12"
7136	1594201	476714	OAK 68"
7137	1594234	476706	OAK 12"
7138	1594242	476681	OAK 24"
7139	1594250	476829	OAK 14"
7140	1594255	476842	OAK 16"
7141	1594273	476821	OAK 10"
7142	1594264	476843	OAK 26"
7143	1594265	476776	OAK 14"
7144	1594291	476860	OAK 16"
7145	1594262	476729	OAK 22"
7146	1594266	476749	OAK 14"
7147	1594270	476744	OAK 18"
7148	1594271	476741	OAK 12"
7149	1593967	476686	OAK 10"
7150	1593968	476678	OAK 12"
7151	1593973	476679	OAK 16"

TREE TABLE			
Point #	Northing	Easting	Description
7152	1593980	476658	OAK 54"
7153	1593973	476625	OAK 18"
7154	1593981	476612	OAK 24"
7155	1593996	476631	OAK 16"
7156	1594005	476624	OAK 18"
7157	1593967	476595	OAK 28"
7158	1593973	476582	OAK 28"
7159	1593981	476597	OAK 10"
7160	1593968	476576	OAK 12"
7161	1593970	476572	OAK 12"
7162	1593971	476566	OAK 16"
7163	1593972	476563	OAK 14"
7164	1593970	476548	OAK 14"
7165	1593970	476546	OAK 24"
7167	1593980	476485	OAK 14"
7168	1593971	476468	OAK 16"
7169	1593982	476473	OAK 12"
7170	1593984	476468	OAK 12"
7171	1594016	476491	OAK 10"
7172	1594015	476486	OAK 10"
7173	1594013	476511	OAK 14"
7176	1593977	476444	OAK 96"
7177	1593976	476456	OAK 24"
7178	1593995	476450	OAK 16"
7179	1593995	476425	OAK 14"
7180	1593974	476428	OAK 14"
7183	1593968	476360	OAK 14"
7184	1593994	476378	OAK 16"
7185	1594005	476396	OAK 24"
7186	1593971	476350	OAK 36"
7187	1594008	476335	OAK 28"
7188	1593988	476332	OAK 12"
7189	1593973	476325	OAK 16"
7190	1593974	476323	OAK 24"
7191	1593982	476322	OAK 24"
7192	1593987	476355	OAK 12"
7193	1593994	476367	OAK 24"
7194	1594000	476303	OAK 68"
7195	1594011	476297	OAK 16"
7196	1593999	476296	OAK 16"
7197	1594012	476287	OAK 16"
7198	1593968	476281	OAK 14"
7199	1593964	476286	OAK 14"
7200	1594011	476303	OAK 32"
7203	1593957	476247	OAK 16"
7207	1593958	476237	OAK 12"
7209	1593988	476212	OAK 26"
7210	1593979	476194	OAK 16"
7211	1593968	476201	OAK 10"
7212	1593968	476194	OAK 12"
7213	1593966	476181	OAK 24"
7214	1593973	476164	OAK 10"
7216	1593954	476145	OAK 14"
7217	1593967	476156	OAK 18"
7218	1593964	476147	OAK 18"
7219	1594039	476139	OAK 12"
7220	1594033	476142	OAK 12"
7221	1593973	476154	OAK 12"
7222	1593989	476149	OAK 12"
7223	1594041	476151	OAK 10"
7224	1594030	476170	OAK 10"
7225	1594017	476168	OAK 10"
7226	1594043	476164	OAK 10"
7227	1594045	476156	OAK 10"
7228	1594048	476161	OAK 10"
7229	1594020	476186	OAK 10"
7230	1594017	476191	OAK 10"
7231	1594068	476167	OAK 12"
7232	1594037	476204	OAK 12"
7233	1594062	476193	OAK 16"
7234	1594066	476216	OAK 14"
7235	1594131	476170	OAK 12"
7236	1594146	476156	OAK 12"
7237	1594124	476189	OAK 14"
7238	1594109	476185	OAK 10"

TREE TABLE			
Point #	Northing	Easting	Description
7239	1594100	476189	OAK 10"
7240	1594100	476182	OAK 10"
7241	1594059	476251	OAK 10"
7242	1594025	476227	OAK 10"
7243	1594023	476246	OAK 10"
7244	1594024	476226	OAK 12"
7245	1594025	476246	OAK 12"
7246	1594032	476300	OAK 30"
7247	1594029	476299	OAK 10"
7248	1594034	476344	OAK 14"
7249	1594093	476342	PAL 14"
7250	1594077	476351	OAK 14"
7251	1594091	476365	OAK 12"
7252	1594069	476351	OAK 14"
7253	1594094	476374	OAK 12"
7254	1594011	476390	OAK 12"
7255	1594004	476401	OAK 12"
7256	1594035	476424	OAK 14"
7257	1594035	476426	OAK 12"
7258	1594016	476427	OAK 10"
7259	1594035	476433	OAK 36"
7260	1594120	476396	OAK 16"
7261	1594063	476522	OAK 14"
7262	1594063	476547	OAK 16"
7263	1594060	476550	OAK 28"
7264	1594094	476516	OAK 10"
7265	1594099	476504	OAK 16"
7266	1594006	476573	OAK 20"
7267	1594007	476567	OAK 18"
7268	1594025	476564	OAK 14"
7269	1594282	476687	OAK 14"
7270	1594271	476706	OAK 14"
7271	1594280	476709	OAK 16"
7272	1594255	476730	OAK 16"
7273	1594267	476680	OAK 10"
7274	1594247	476662	OAK 18"
7275	1594245	476661	OAK 16"
7276	1594238	476663	OAK 16"
7277	1594232	476664	OAK 16"
7278	1594277	476671	OAK 32"
7279	1594281	476661	OAK 18"
7280	1594284	476661	OAK 18"
7281	1594279	476631	OAK 12"
7282	1594281	476630	OAK 12"
7283	1594283	476628	OAK 12"
7284	1594288	476617	OAK 16"
7285	1594276	476617	OAK 14"
7286	1594261	476613	OAK 10"
7287	1594255	476615	OAK 28"
7288	1594226	476622	OAK 10"
7289	1594224	476623	OAK 10"
7290	1594280	476646	OAK 10"
7291	1594213	476584	OAK 16"
7292	1594215	476586	OAK 14"
7293	1594208	476601	OAK 14"
7294	1594168	476593	OAK 16"
7295	1594165	476595	OAK 16"
7296	1594254	476555	OAK 14"
7297	1594257	476555	OAK 14"
7298	1594287	476558	OAK 14"
7299	1594274	476570	OAK 16"
7300	1594280	476588	OAK 24"
7301	1594196	476536	OAK 16"
7302	1594184	476539	OAK 24"
7303	1594188	476552	OAK 18"
7304	1594192	476557	OAK 16"
7305	1594198	476559	OAK 12"
7306	1594283	476529	OAK 12"
7307	1594296	476539	OAK 14"
7308	1594276	476519	OAK 10"
7309	1594295	476512	OAK 16"
7310	1594280	476446	OAK 30"
7311	1594277	476470	OAK 20"
7312	1594257	476445	OAK 20"
7313	1594301	476448	OAK 18"

TREE TABLE			
Point #	Northing	Easting	Description
7314	1594302	476457	OAK 14"
7315	1594301	476472	OAK 18"
7316	1594299	476475	OAK 18"
7317	1594297	476474	OAK 12"
7318	1594299	476477	OAK 12"
7319	1594308	476428	OAK 14"
7320	1594253	476478	OAK 14"
7321	1594257	476431	OAK 12"
7322	1594244	476439	OAK 10"
7323	1594285	476421	OAK 20"
7324	1594275	476419	OAK 14"
7325	1594296	476374	OAK 28"
7326	1594270	476392	OAK 48"
7327	1594290	476377	OAK 16"
7328	1594299	476356	OAK 14"
7329	1594291	476347	OAK 16"
7330	1594299	476351	OAK 12"
7331	1594269	476369	OAK 12"
7332	1594255	476350	OAK 24"
7333	1594309	476324	OAK 26"
7334	1594284	476321	OAK 28"
7335	1594277	476317	OAK 18"
7336	1594283	476298	OAK 26"
7337	1594277	476298	OAK 20"
7338	1594308	476304	OAK 10"
7339	1594313	476300	OAK 16"
7340	1594358	476305	OAK 36"
7341	1594347	476253	OAK 24"
7342	1594349	476263	OAK 16"
7343	1594345	476262	OAK 10"
7344	1594351	476246	OAK 10"
7345	1594315	476268	OAK 12"
7346	1594315	476241	OAK 16"
7347	1594304	476249	OAK 16"
7348	1594272	476268	OAK 18"
7349	1594264	476267	OAK 18"
7350	1594296	476257	OAK 10"
7351	1594299	476244	OAK 10"
7352	1594292	476226	OAK 14"
7353	1594285	476224	OAK 16"
7354	1594285	476221	OAK 10"
7355	1594294	476214	OAK 14"
7356	1594273	476217	OAK 18"
7357	1594308	476199	OAK 16"
7358	1594300	476198	OAK 16"
7359	1594291	476195	OAK 16"
7360	1594302	476188	OAK 20"
7361	1594291	476189	OAK 16"
7362	1594340	476185	OAK 18"
7363	1594342	476189	OAK 18"
7364	1594346	476181	OAK 14"
7365	1594305	476170	OAK 18"
7366	1594296	476162	OAK 10"
7367	1594288	476161	OAK 14"
7368	1594286	476156	OAK 14"
7369	1594301	476142	OAK 16"
7370	1594290	476143	OAK 16"
7371	1594282	476136	OAK 18"
7372	1594294	476144	OAK 28"
7373	1594317	476147	OAK 14"
7374	1594354	476152	OAK 16"
7375	1594348	476163	OAK 14"
7376	1594338	476179	OAK 16"
7377	1594335	476184	OAK 16"
7378	1594335	476187	OAK 16"
7379	1594353	476123	OAK 14"
7380	1594365	476139	OAK 14"
7381	1594331	476121	OAK 16"
7382	1594353	476109	OAK 12"
7383	1594353	476115	OAK 16"
7384	1594348	476092	OAK 16"
7385	1594366	476094	OAK 16"
7386	1594351	476086	OAK 16"
7387	1594387	476115	OAK 18"
7388	1594345	476082	OAK 12"

TREE TABLE			
Point #	Northing	Easting	Description
7389	1594286	476120	OAK 12"
7390	1594294	476120	OAK 16"
7391	1594155	476497	OAK 26"
7392	1594166	476503	OAK 16"
7393	1594166	476496	OAK 16"
7394	1594187	476503	OAK 18"
7395	1594182	476497	OAK 14"
7396	1594181	476496	OAK 26"
7397	1594187	476470	OAK 14"
7398	1594189	476469	OAK 14"
7399	1594190	476472	OAK 16"
7400	1594188	476474	OAK 14"
7401	1594112	476482	OAK 18"
7402	1594172	476365	OAK 16"
7403	1594235	476283	OAK 16"
7404	1594222	476287	OAK 16"
7405	1594214	476302	OAK 18"
7406	1594238	476302	OAK 10"
7407	1594232	476257	OAK 12"
7408	1594232	476309	OAK 10"
7409	1594190	476249	OAK 10"
7410	1594205	476246	OAK 10"
7411	1594204	476235	OAK 16"
7412	1594207	476231	OAK 12"
7413	1594194	476232	OAK 12"
7414	1594198	476249	OAK 12"
7415	1594182	476288	OAK 12"
7416	1594256	476239	OAK 12"
7417	1594235	476217	OAK 12"
7418	1594235	476196	OAK 12"
7419	1594232	476186	OAK 16"
7420	1594270	476167	OAK 16"
7421	1594236	476196	OAK 12"
7422	1594217	476208	OAK 12"
7423	1594204	476216	OAK 10"
7424	1594199	476201	OAK 12"
7425	1594196	476189	OAK 10"
7426	1594184	476200	OAK 10"
7427	1594184	476191	OAK 10"
7428	1594167	476209	OAK 10"
7429	1594167	476217	OAK 10"
7430	1594162	476216	OAK 10"
7431	1594158	476226	OAK 12"
7432	1594123	476217	OAK 12"
7433	1594117	476223	OAK 10"
7434	1594121	476225	OAK 10"
7435	1594112	476227	OAK 16"
7436	1594134	476238	OAK 10"
7437	1594130	476272	OAK 10"
7438	1594139	476243	OAK 10"
7439	1594092	476256	OAK 12"
7440	1594100	476240	OAK 10"
7441	1594112	476205	OAK 14"
7442	1594130	476185	OAK 14"
7443	1594131	476190	OAK 12"
7444	1594162	476185	OAK 16"
7445	1594179	476165	OAK 16"
7446	1594171	476153	OAK 10"
7447	1594168	476144	OAK 10"
7448	1594141	476125	OAK 10"
7449	1594149	476136	OAK 14"
7450	1594227	476178	OAK 14"
7451	1594129	476307	OAK 10"
7452	1594131	476306	OAK 10"
7453	1594131	476302	OAK 10"
7454	1594314	476820	OAK 14"
7455	1594325	476820	OAK 16"
7456	1594299	476809	OAK 12"
7457	1594290	476838	OAK 12"
7458	1594313	476783	OAK 14"
7459	1594320	476786	OAK 14"
7460	1594319	476784	OAK 10"
7461	1594363	476793	OAK 10"
7462	1594352	476796	OAK 12"
7463	1594381	476795	OAK 12"

TREE TABLE			
Point #	Northing	Easting	Description
7464	1594355	476794	OAK 16"
7465	1594357	476798	OAK 16"
7466	1594367	476796	OAK 16"
7467	1594415	476805	OAK 18"
7468	1594402	476803	OAK 18"
7469	1594428	476804	OAK 12"
7470	1594452	476827	OAK 12"
7471	1594446	476827	OAK 18"
7472	1594453	476796	OAK 16"
7473	1594405	476697	OAK 36"
7474	1594336	476722	OAK 28"
7475	1594486	476789	OAK 36"
7476	1594494	476803	OAK 14"
7477	1594503	476802	OAK 16"
7478	1594375	476499	OAK 12"
7479	1594362	476460	OAK 12"
7480	1594353	476479	OAK 10"
7481	1594350	476494	OAK 10"
7482	1594327	476467	OAK 10"
7483	1594335	476464	OAK 10"
7484	1594363	476448	OAK 12"
7485	1594360	476411	OAK 10"
7486	1594361	476400	OAK 10"
7487	1594372	476425	OAK 20"
7488	1594402	476369	OAK 10"
7489	1594383	476364	OAK 10"
7490	1594357	476384	OAK 10"
7491	1594377	476345	OAK 14"
7492	1594413	476373	OAK 10"
7493	1594397	476302	OAK 10"
7494	1594400	476269	OAK 12"
7495	1594405	476274	OAK 14"
7496	1594426	476320	OAK 14"
7497	1594347	476237	OAK 10"
7498	1594360	476224	OAK 10"
7499	1594348	476228	OAK 12"
7500	1594362	476237	OAK 12"
7501	1594359	476221	OAK 18"
7502	1594365	476234	OAK 24"
7503	1594356	476201	OAK 16"
7504	1594376	476187	OAK 14"
7505	1594371	476169	OAK 16"
7506	1594370	476163	OAK 16"
7507	1594387	476184	OAK 12"
7508	1594392	476180	OAK 16"
7509	1594412	476191	OAK 20"
7510	1594379	476139	OAK 12"
7511	1594393	476139	OAK 10"
7512	1594388	476122	OAK 12"
7513	1594389	476117	OAK 14"
7514	1594384	476114	OAK 20"
7515	1594382	476094	OAK 16"
7516	1594422	476063	OAK 16"
7517	1594449	476090	OAK 10"
7518	1594460	476140	OAK 18"
7519	1594451	476075	PAL 12"
7520	1594468	476065	OAK 10"
7521	1594438	476214	OAK 10"
7522	1594458	476200	OAK 12"

MIZO & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
1407 CUMBIE STREET
ORLANDO, FL 32804
(321) 200-4904
LICENSE BUSINESS NUMBER 8497

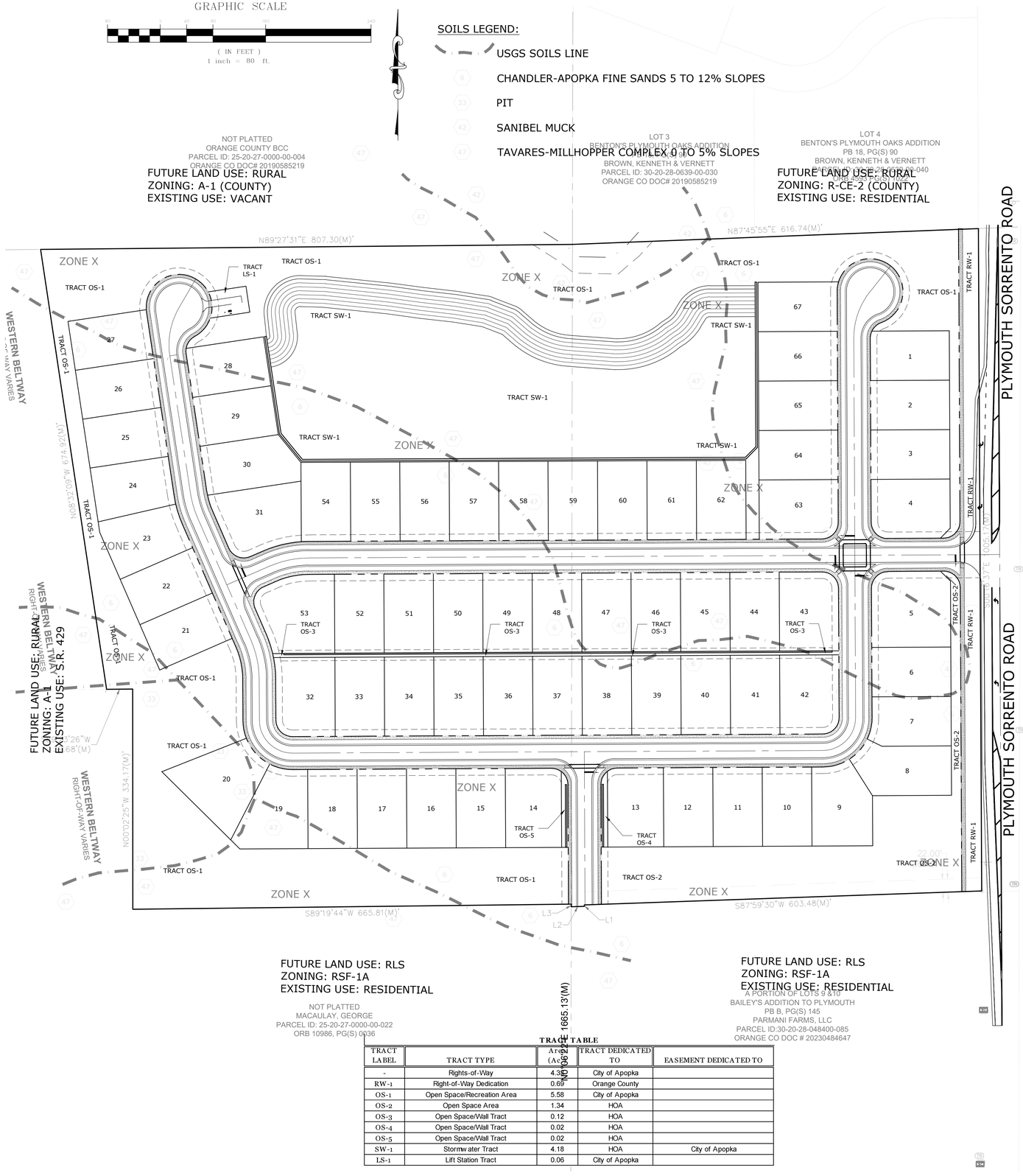
10/09/23

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR:
LENNAR HOMES
6675 WESTWOOD BOULEVARD #500
ORLANDO, FLORIDA 32821-8061

BOUNDARY, TOPOGRAPHIC & TREE SURVEY
LYING IN
SECTIONS 30, TOWNSHIP 20 SOUTH, RANGE 30 EAST

SHEET
4 OF 4



TRACT TABLE

TRACT LABEL	TRACT TYPE	AREA (Ac)	TRACT DEDICATED TO	EASEMENT DEDICATED TO
-	Rights-of-Way	4.33	City of Apopka	
RW-1	Right-of-Way Dedication	0.69	Orange County	
OS-1	Open Space/Recreation Area	5.58	City of Apopka	
OS-2	Open Space Area	1.34	HOA	
OS-3	Open Space/Wall Tract	0.12	HOA	
OS-4	Open Space/Wall Tract	0.02	HOA	
OS-5	Open Space/Wall Tract	0.02	HOA	
SW-1	Stormw ater Tract	4.18	HOA	City of Apopka
LS-1	Lift Station Tract	0.06	City of Apopka	

SITE DATA:

Parcel I.D. #: 25-20-27-0000-00-008; 021
30-20-28-0484-00-040; 060

Property FLU: RLS
Property Zoning: RSF-1B

Gross Land Area:	30.98 acres
Lakes/Wetland Area:	0.03 acres
Gross Developable Area:	30.95 acres
Net Developable Area:	30.95 acres
Stormwater Management Area:	4.18 acres
Right-of-Way Area:	4.33 acres
Right-of-Way Dedication:	0.69 acres
Public Open Space Tracts:	7.08 acres
Proposed Residential Units:	67 Single-Family Detached Lots
Net Residential Density:	2.16 dwelling units/Net Developable Acre
Minimum Living Area:	1,600 sqft. (Heated/cooled space)RSF-1b
Maximum Building Height:	Two Stories, 35'
Minimum Lot Width:	75' (RSF-1B)
Minimum Lot Depth:	N/A
Minimum Lot Size:	8,000 (RSF-1B)
Maximum Lot Coverage:	60%
Minimum Open Space %:	25%

Setbacks:

Front:	25' (RSF-1B)
Side:	10' (RSF-1B)
Side Street:	25' (RSF-1B)
Rear:	25' (RSF-1B)

Open Space Requirements:

Land Development Code (Residential 20%)
30.95ac. * .20 = 6.19 acres (required)
Open Space Provided:

Tract OS-1:	5.58 acres
Tract OS-2:	1.34 acres
Tract OS-3:	0.12 acres
Tract OS-4:	0.02 acres
Tract OS-5:	0.02 acres
Tract SW-1:	4.18 acres
Total:	11.26 acres (6.19 required)

Major Street Setbacks:

Plymouth Sorrento Road. 30' (setback from right-of-way line)

Additional Notes:

1. Billboards and pole signs shall be prohibited.
2. There is no proposed 100 yr. Flood Plain encroachment.
3. All Conservation Easements associated buffers area will be owned & maintained by the HOA with a development rights Easement dedicated to the City of Apopka via plat.
4. A Homeowner's Association will be created for maintenance and ownership of common area tracts as reflected in the tract table.
5. Fire Protection will be provided by City of Apopka in accordance with the 2023 Florida Fire Prevention Code.
6. The project will be constructed in a single phase.

Off-Street Parking:

Required Parking:

2.0 spaces per Unit (for Single-Family Residences): (67 units x 2.0 spaces/unit) = 134
Total Required Parking: 134
Provided Parking:
2 Garage Spaces per Unit: 134 spaces
2 Driveway Spaces per Unit: 134 spaces
Total Parking Provided: 268 spaces

Phasing:

This project is to be developed in a single phase.

Traffic:

Single-Family Residential: 67 d.u. * 9.57 trip/d.u. = 641 A.D.T.

Stormwater Management:

The project will meet the requirements of City of Apopka Land Development Code and the St. Johns River Water Management District.

School Age Population:

67 d.u. * .478 children/unit = 32 children

Needed Fire Flow (NFF): (Based on FFPC 2012 Edition Chapter 18 & Annex I)

Single-Family (less than 5,000 sqft.): 1,000 gpm

Water, Sewer and Solid Waste Demand:

Water Demand:
67 Units * 300 gallons/day = 20,100 gallons/day

Sewer Demand:
67 Units * 280 gallons/day = 18,760 gallons/day

Solid Waste Demand:
67 Units * 2.6 persons/unit * 4.3 Lb./person/day = 749 Lb/day

Recreational/Open Space Demand:
67 Units * 2.6 persons/unit /1,000 * 3.0 ac/1,000 persons = 0.52 ac.

Green Building Standards Points Allocation:

- Install a "cool roof" on a minimum of 50 percent of the dwelling units in a subdivision. The cool roof shall cover the entire roof of the building. Install a "cool roof" on a minimum of 50 percent of the buildings in a multi-building development. The cool roof shall cover the entire roof of the building: 1.50 points
- Installation of Energy Star HVAC: 0.50 points
- Use Vegetation or Vegetated Structures to shade HVAC Units: 0.25 points
- Pre-Wire a Minimum of 75 percent of residential dwelling units in the development for solar panels: 1.50 points
- Install Operable Windows to Allow for Natural Ventilation in the event of power failures: 0.25 points

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3667 Simonton Place
Lake Mary, Florida 32746
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www.GLSeng.com

Lennar Homes Orlando
6675 Westwood Blvd.
Orlando, FL 32821

Plymouth Harbor Subdivision
City of Apopka, Florida

Major Development Plan

Overall Site Plan

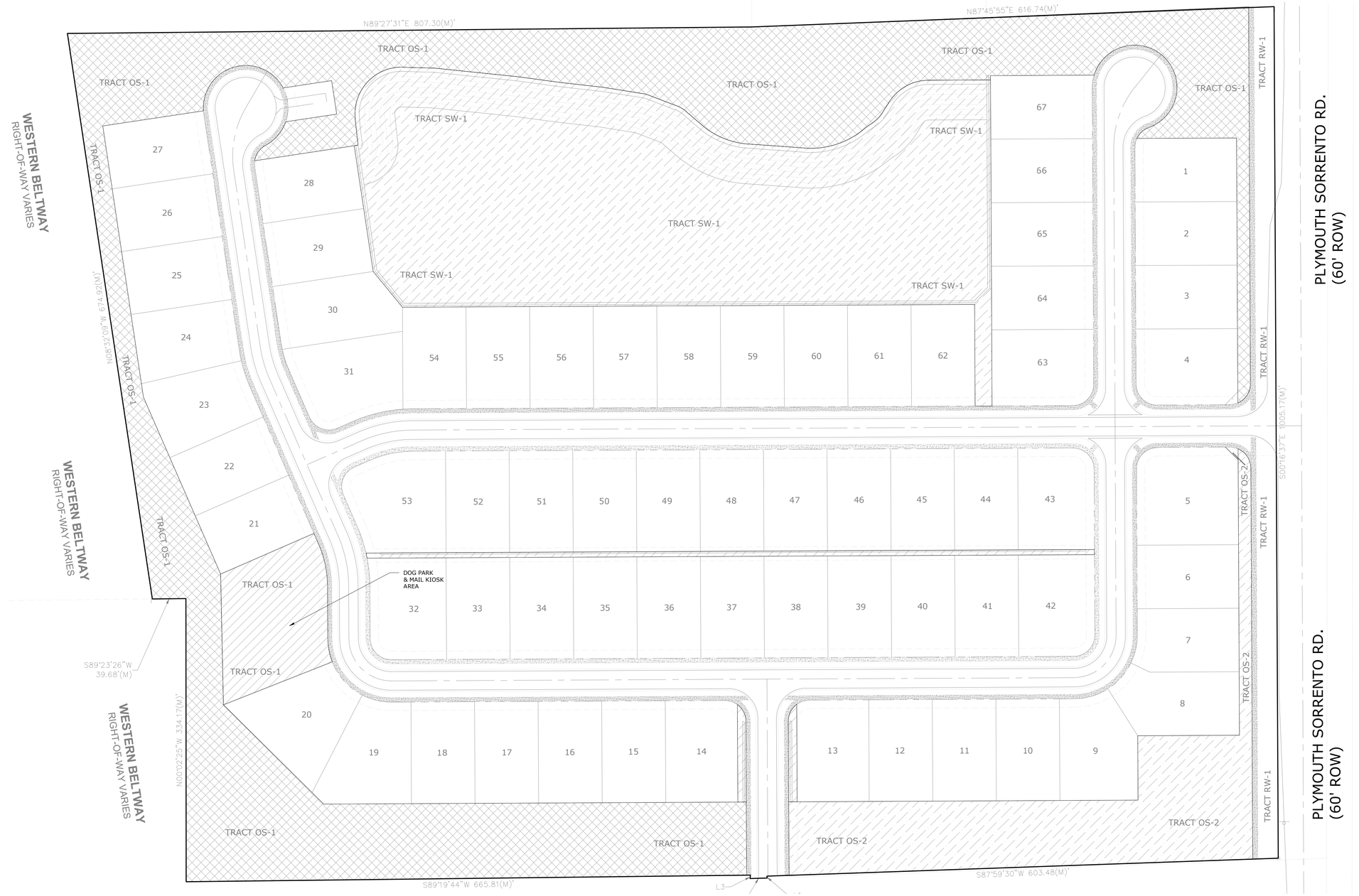
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 10, 2024
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	#####	##########################
2	#####	##########################
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SHEET NUMBER
7 OF 18



OPEN SPACE SET-ASIDE HATCH LEGEND

ACTIVE RECREATIONAL AREA

PASSIVE RECREATIONAL AREA

GENERAL OPEN SPACE

Open Space Set-Aside Requirements:

Land Development Code (Residential 20%)
55.5ac. * .20 = 11.1 acres (required)
Open Space Provided:

Tract A:	0.18 acres (Buffer)
Tract B:	0.20 acres (Buffer)
Tract C:	0.40 acres (Buffer)
Tract D:	7.04 acres (Passive)
Tract E:	6.46 acres (Buffer)
Tract G:	0.08 acres (Buffer)
Total:	14.36 acres (11.1 required)

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

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Plymouth Harbor
Subdivision
City of Apopka, Florida

Major
Development Plan

Open Space Rec Plan

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SHEET NUMBER
8 OF 18



SITE DESIGN STANDARDS PLAN:

NEIGHBORHOOD 'A' DESIGN DETAILS:

Minimum Living Area:	1,600 sqft. (Heated/cooled space)
Maximum Building Height:	Two Stories, 35'
Minimum Lot Width:	75'
Minimum Lot Depth:	105'
Minimum Lot Size:	8,000
Maximum Lot Coverage:	60%
Minimum Open Space %:	20%
Garage Location:	Front-Entry (2-Car)
Setbacks:	
Front:	25' (RSF-1B)
Side:	10' (RSF-1B)
Side Street:	25' (RSF-1B)
Rear:	25' (RSF-1B)
Accessory Uses:	Those permitted by code
Architectural Design:	Consistent with Appendix D Development Design Guidelines

Street Landscaping:

Landscaping shall be consistent with Section 5.2 of the City of Apopka LDR

Building Architecture:

Building Architecture shall comply with Appendix D Development Design Guidelines.

Model-Home Park:

Up to 4 Model-Homes shall be allowed prior to Certificate of Completion of the Site.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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Plymouth Harbor
Subdivision
City of Apopka, Florida

Major
Development Plan

Design
Standards Plan

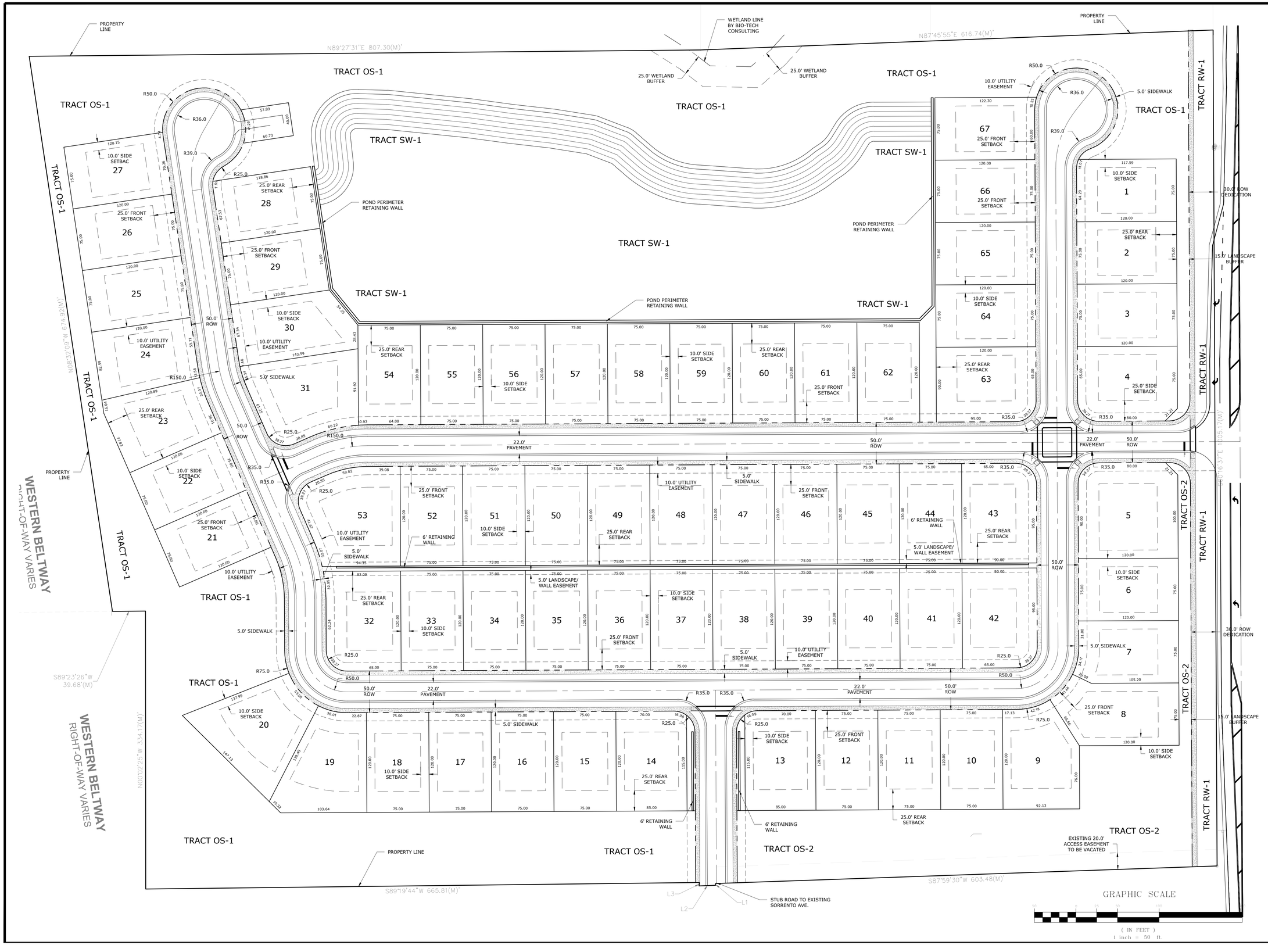
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Revisions

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SHEET NUMBER
9 OF 18



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Plymouth Harbor
Subdivision
City of Apopka, Florida

Major Development Plan

Detailed Site Plan 1

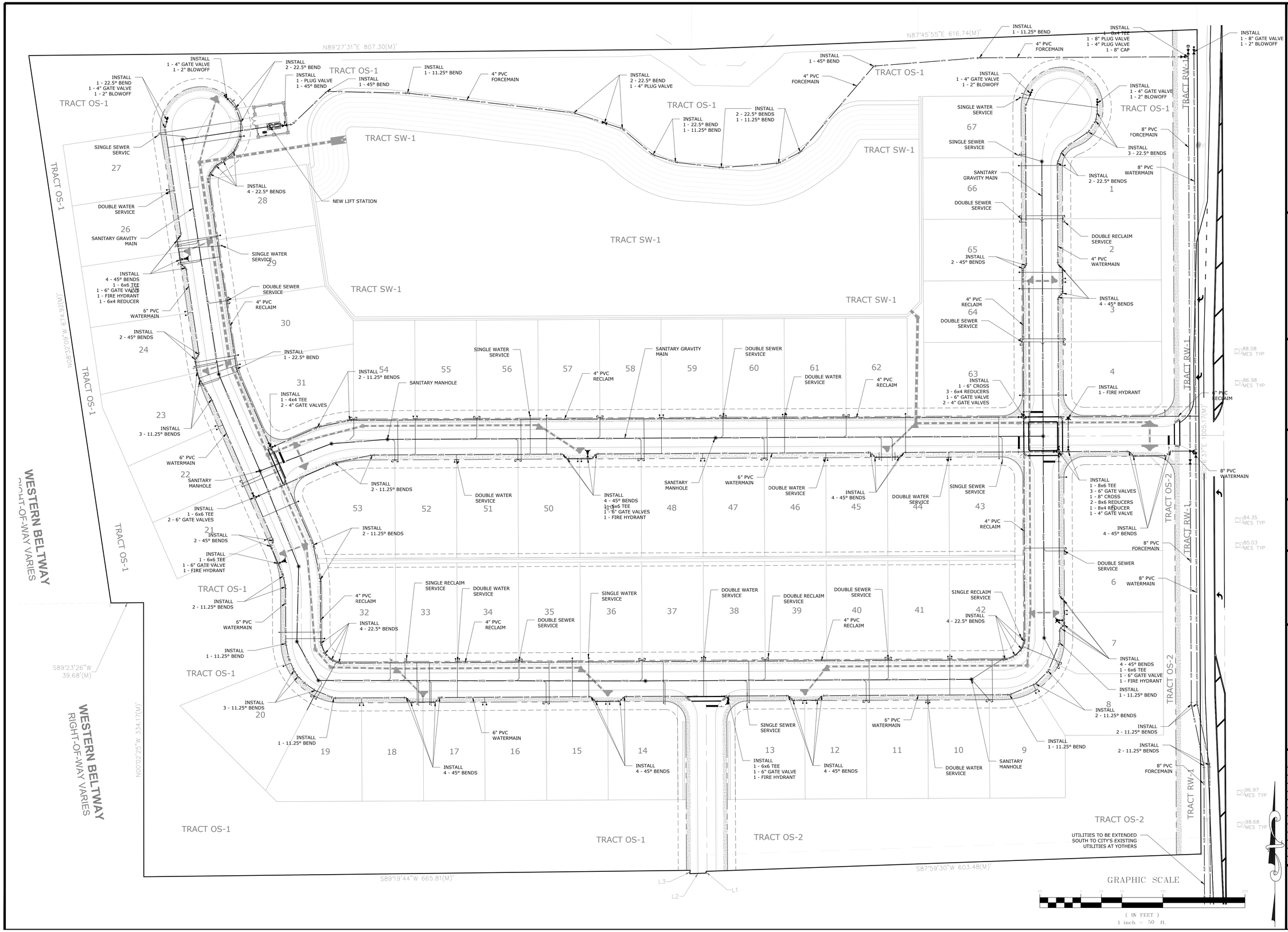
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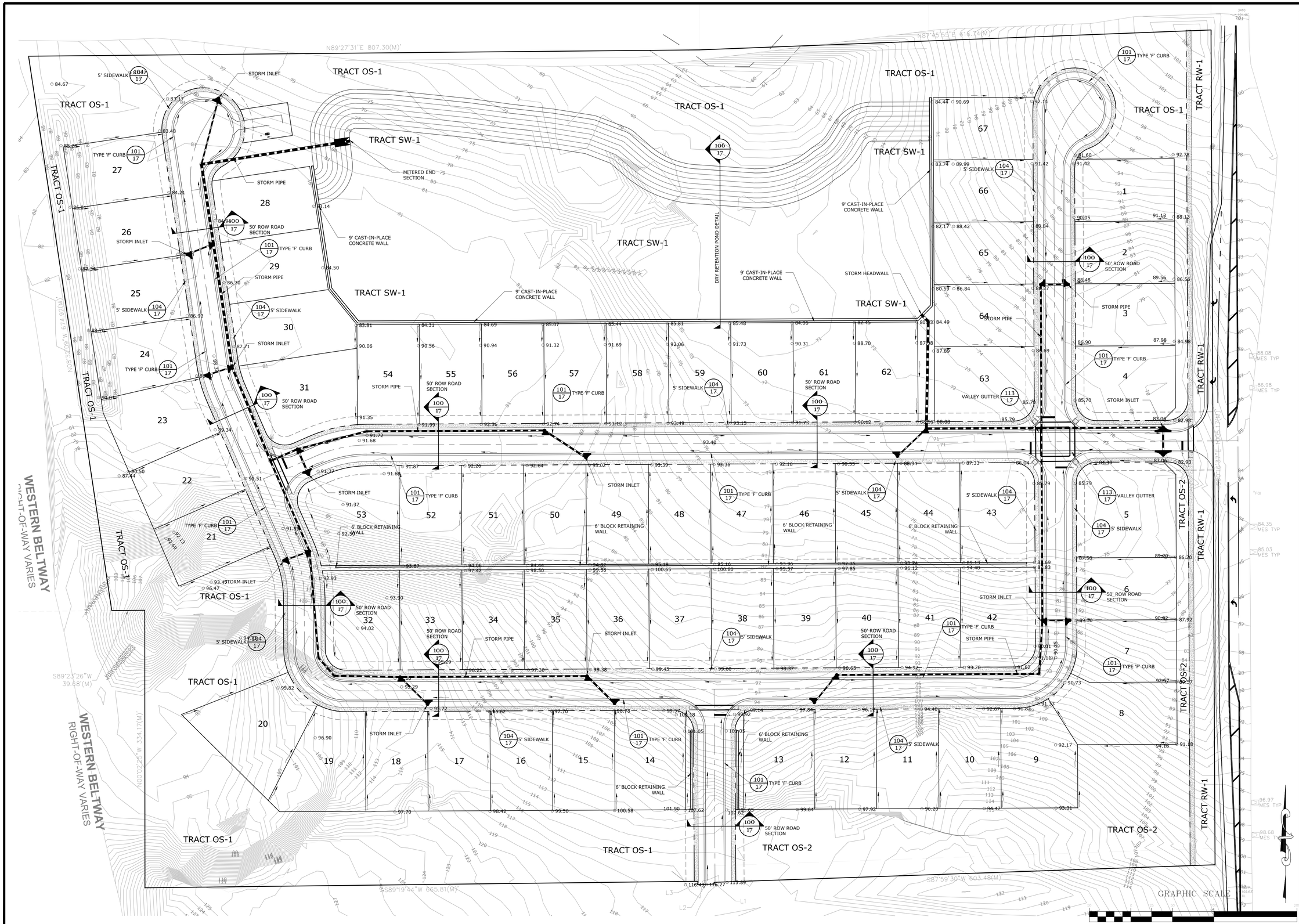
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SHEET NUMBER
10 OF 18


N89°27'31"E 807.30(M)'
N87°45'55"E 616.74(M)'
TRACT OS-1
TRACT SW-1
TRACT RW-1
TRACT OS-2
NEW LIFT STATION
SINGLE SEWER SERVIC
DOUBLE WATER SERVICE
SANITARY GRAVITY MAIN
SINGLE WATER SERVICE
DOUBLE SEWER SERVICE
SINGLE RECLAIM SERVICE
DOUBLE RECLAIM SERVICE
SANITARY MANHOLE
4" PVC FORCEMAIN
8" PVC FORCEMAIN
6" PVC WATERMAIN
8" PVC WATERMAIN
4" PVC WATERMAIN
4" PVC RECLAIM
INSTALL 1 - 4" GATE VALVE 1 - 2" BLOWOFF
INSTALL 1 - 22.5° BEND 1 - 4" GATE VALVE 1 - 2" BLOWOFF
INSTALL 1 - 8" GATE VALVE 1 - 2" BLOWOFF
INSTALL 2 - 22.5° BEND
INSTALL 1 - PLUG VALVE 1 - 45° BEND
INSTALL 1 - 45° BEND
INSTALL 1 - 11.25° BEND
INSTALL 2 - 22.5° BEND 1 - 4" PLUG VALVE
INSTALL 1 - 45° BEND
INSTALL 1 - 11.25° BEND
INSTALL 1 - 6x4 TEE 1 - 8" PLUG VALVE 1 - 4" PLUG VALVE 1 - 8" CAP
INSTALL 4 - 22.5° BENDS
INSTALL 1 - 22.5° BEND 1 - 11.25° BEND
INSTALL 2 - 22.5° BENDS 1 - 11.25° BEND
INSTALL 3 - 22.5° BENDS
INSTALL 2 - 22.5° BENDS
INSTALL 4 - 45° BENDS 1 - 6x6 TEE 1 - 6" GATE VALVE 1 - FIRE HYDRANT 1 - 6x4 REDUCER
INSTALL 2 - 45° BENDS
INSTALL 1 - 22.5° BEND
INSTALL 2 - 11.25° BENDS
INSTALL 1 - 4x4 TEE 2 - 4" GATE VALVES
INSTALL 3 - 11.25° BENDS
INSTALL 1 - 6x6 TEE 2 - 6" GATE VALVES
INSTALL 2 - 45° BENDS
INSTALL 1 - 6x6 TEE 1 - 6" GATE VALVE 1 - FIRE HYDRANT
INSTALL 4 - 45° BENDS 1 - 6x6 TEE 1 - 6" GATE VALVES 1 - FIRE HYDRANT
INSTALL 1 - 11.25° BEND
INSTALL 3 - 11.25° BENDS
INSTALL 1 - 6" CROSS 3 - 6x4 REDUCERS 1 - 6" GATE VALVE 2 - 4" GATE VALVES
INSTALL 1 - FIRE HYDRANT
INSTALL 4 - 45° BENDS
INSTALL 1 - 8x6 TEE 3 - 6" GATE VALVES 1 - 8" CROSS 2 - 8x6 REDUCERS 1 - 8x4 REDUCER 1 - 4" GATE VALVE
INSTALL 2 - 11.25° BENDS
INSTALL 1 - 6x6 TEE 1 - 6" GATE VALVE 1 - FIRE HYDRANT
INSTALL 4 - 45° BENDS
INSTALL 1 - 6x6 TEE 1 - 6" GATE VALVES 1 - FIRE HYDRANT
INSTALL 4 - 22.5° BENDS
INSTALL 4 - 45° BENDS 1 - 6x6 TEE 1 - 6" GATE VALVE 1 - FIRE HYDRANT
INSTALL 1 - 11.25° BEND
INSTALL 2 - 11.25° BENDS
INSTALL 1 - 6x6 TEE 1 - 6" GATE VALVE 1 - FIRE HYDRANT
INSTALL 4 - 45° BENDS
INSTALL 1 - 11.25° BEND
INSTALL 2 - 11.25° BENDS
INSTALL 1 - 8x6 TEE 3 - 6" GATE VALVES 1 - 8" CROSS 2 - 8x6 REDUCERS 1 - 8x4 REDUCER 1 - 4" GATE VALVE
INSTALL 4 - 45° BENDS
INSTALL 2 - 11.25° BENDS
INSTALL 1 - 11.25° BEND
INSTALL 2 - 11.25° BENDS
INSTALL 1 - 6x6 TEE 1 - 6" GATE VALVE 1 - FIRE HYDRANT
INSTALL 4 - 45



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Orlando, FL 32821

Plymouth Harbor Subdivision

City of Apopka, Florida

Major Development Plan

Drainage & Grading Plan 1

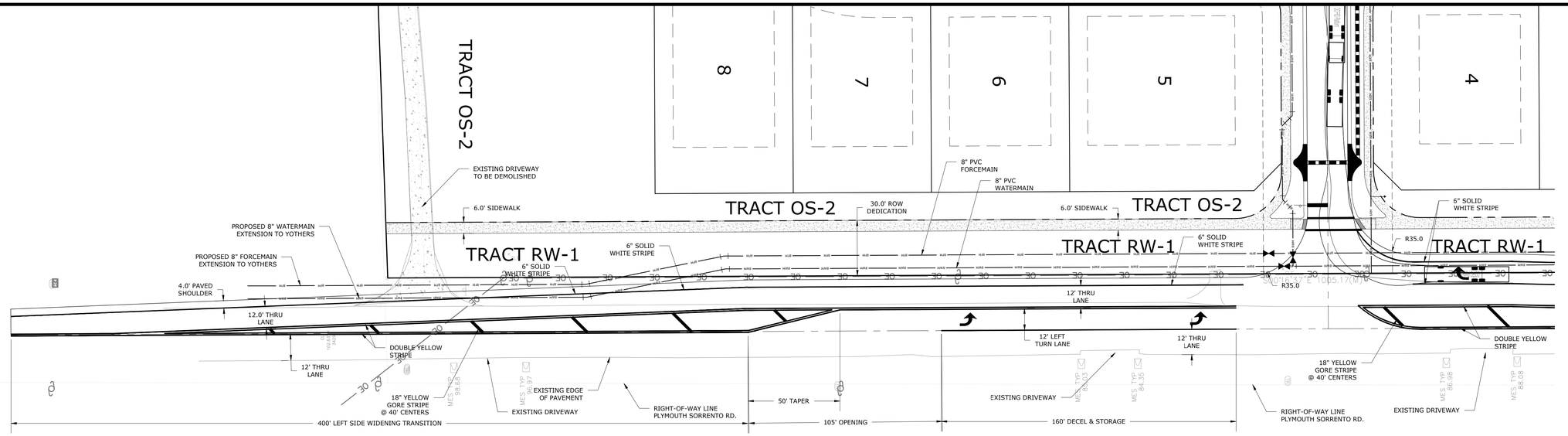
Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 10, 2024
FL Registration #58775
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Revisions

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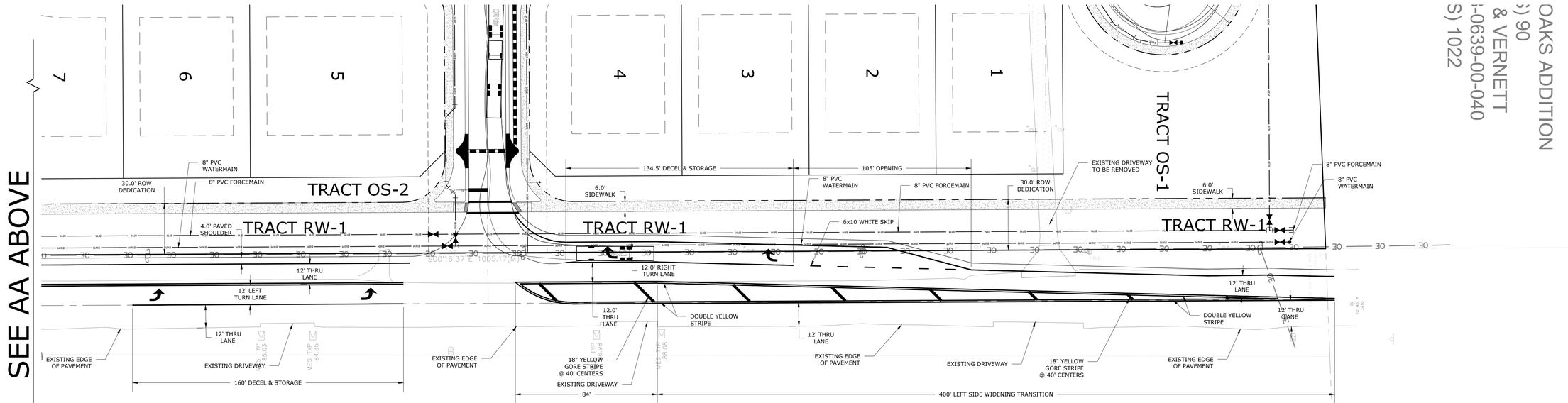
SHEET NUMBER
12 OF 18



PLYMOUTH SORRENTO ROAI
60' RIGHT-OF-WAY
PER OCPAFL.ORG

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

PLYMOUTH HARBOR RD. IMPROVEMENT PLAN



PLYMOUTH SORRENTO ROAD
60' RIGHT-OF-WAY
PER OCPAFL.ORG

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

PLYMOUTH HARBOR RD. IMPROVEMENT PLAN

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Subdivision
City of Apopka, Florida

Major
Development Plan

Plymouth
Sorrento Rd

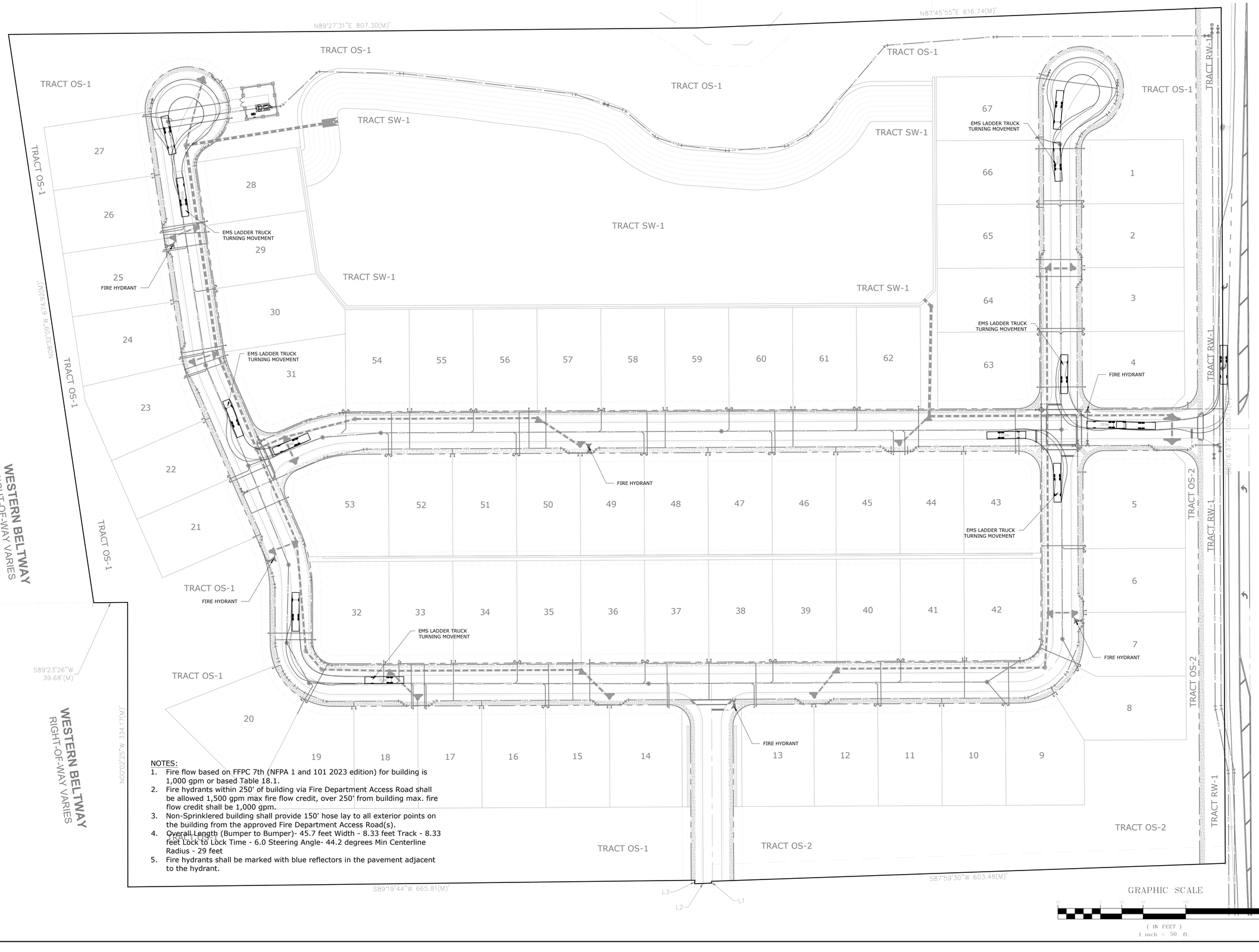
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SHEET NUMBER
13 OF 18



NOTES:

1. Fire flow based on FFPC 7th (NFPA 1 and 101 2023 edition) for building is 1,000 gpm or based Table 18.1.
2. Fire hydrants within 250' of building via Fire Department Access Road shall be allowed 1,500 gpm max fire flow credit, over 250' from building max. fire flow credit shall be 1,000 gpm.
3. Non-Sprinklered building shall provide 150' hose lay to all exterior points on the building from the approved Fire Department Access Road(s).
4. Overall Length (Bumper to Bumper)- 45.7 feet Width - 8.33 feet Track - 8.33 feet Lock to Lock Time - 6.0 Steering Angle- 44.2 degrees Min Centerline Radius - 29 feet
5. Fire hydrants shall be marked with blue reflectors in the pavement adjacent to the hydrant.

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

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Orlando, FL 32821

Plymouth Harbor
Subdivision
City of Apopka, Florida

Major Development Plan

Truck Turning Plan

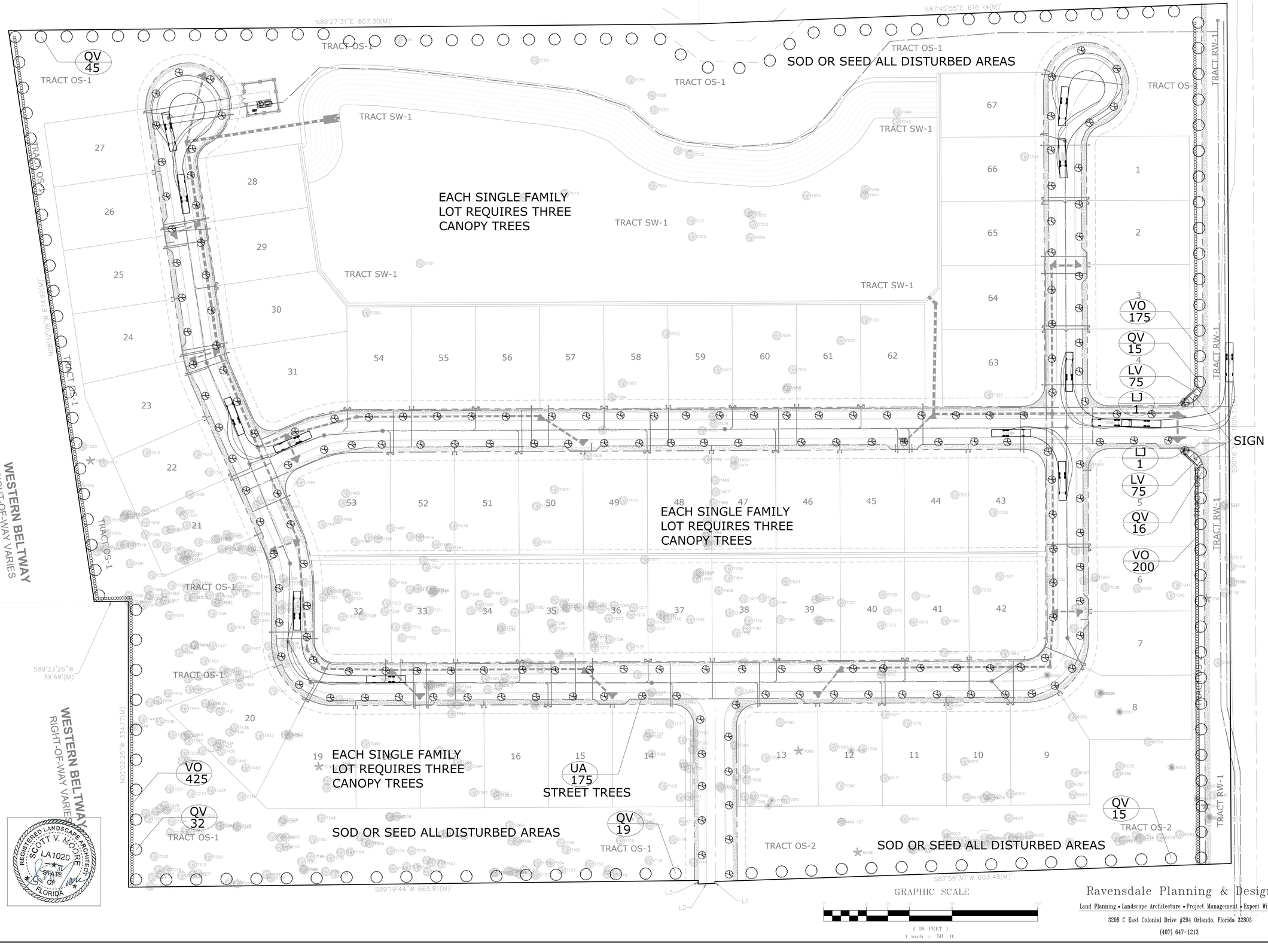
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Revisions

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SHEET NUMBER
14 OF 18



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Subdivision
City of Apopka, Florida

Major Development Plan

Landscape Plan 1

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GEOFFREY L. SUMMITT, P.E.
Date: April 10, 2024
FL Registration #58775
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REGISTERED LANDSCAPE ARCHITECT
SCOTT V. MOORE
LA1020
STATE OF FLORIDA

Revisions

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SHEET NUMBER
15 OF 18

Ravensdale Planning & Design
Land Planning • Landscape Architecture • Project Management • Expert Witness
3208 C East Colonial Drive #294 Orlando, Florida 32803
(407) 647-1213

TREE CALCULATIONS:

TOTAL PROTECTED INCHES ON SITE:	10,090"
TOTAL INCHES REMOVED:	10,090"
TOTAL INCHES RETAINED:	0
TOTAL SPECIMEN INCHES RETAINED:	0
TOTAL INCHES REQUIRED:	10,090"
TOTAL INCHES REPLACED:	1503"
TOTAL INCHES POST DEVELOPMENT:	1503"
SITE CLEARING AREA IN SQUARE FEET/ACRES:	30 acres

TREE CALCULATION

	REMOVED	SAVED
# OF SPECIMEN TREES	144	0
# OF CANOPY TREES	403	0
# OF UNDERSTORY TREES	0	0
TOTAL INCHES REMOVED	10,090"	SAVED 0"

TREE REMOVAL CALCULATION

10,090" OAK TREES

10,090" TOTAL INCHES REMOVED
00" TOTAL INCHES SAVED
1,503" TOTAL INCHES INSTALLED
10,090" MINUS 1,503" INSTALLED= 8,587 X $15/IN.= $128,805
TO BE PAID INTO TREE MITIGATION BANK

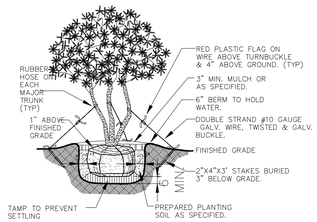
ALL LANDSCAPE AND IRRIGATION SHALL COMPLY
WITH THE WATER WISE STANDARDS (SECTION 5.2.5.D)

PLANT LIST

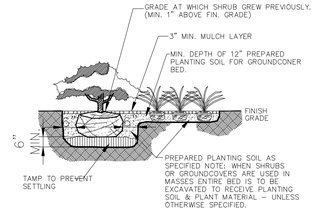
SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY
QV	QUERCUS VIRGINIANA (LIVE OAK)	10' MIN.HT. 3" CAL.. 4'-5'MIN.SPREAD.	YES	YES	126
LJ	LIGUSTRUM JAPONICUM (LIGUSTRUM)	8' MIN.HT. 2.5" CAL.. 4'-5'MIN.SPREAD.	YES	NO	2
VO	VIBURNUM ODORATISSIMUM (SWEET VIBURNUM)	30" MIN.HT. 24" MIN.SPREAD 7 GAL. 30" O.C.	YES	NO	800
LV	LIRIOPE VARIEGATA (AZTEC GRASS)	1 GAL. 24" O.C.	YES	NO	150
	SINGLE FAMILY LOTS				
QV	QUERCUS VIRGINIANA (LIVE OAK) OR OTHER APPROVED CANOPY TREE	10' MIN.HT. 3" CAL.. 4'-5'MIN.SPREAD.	YES	YES	201
	STREET TREES (ROOT BARRIER REQUIRED FOR ALL STREET TREES)				
UA	ULMUS ALATA (WINGED ELM)	10' MIN.HT. 3" CAL.. 4'-5'MIN.SPREAD.	YES	YES	174
BAHIA SOD	QUANTITY TO BE CALCULATED BY CONTRACTOR		YES	YES	

PLANT SYMBOL → 00 / XX → PLANT QUANITY

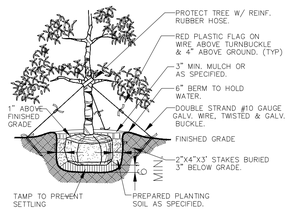
NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.



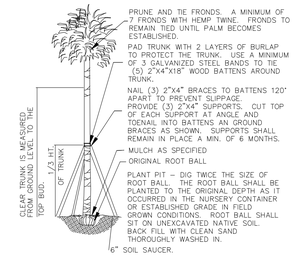
MULTI-TRUNK DETAIL



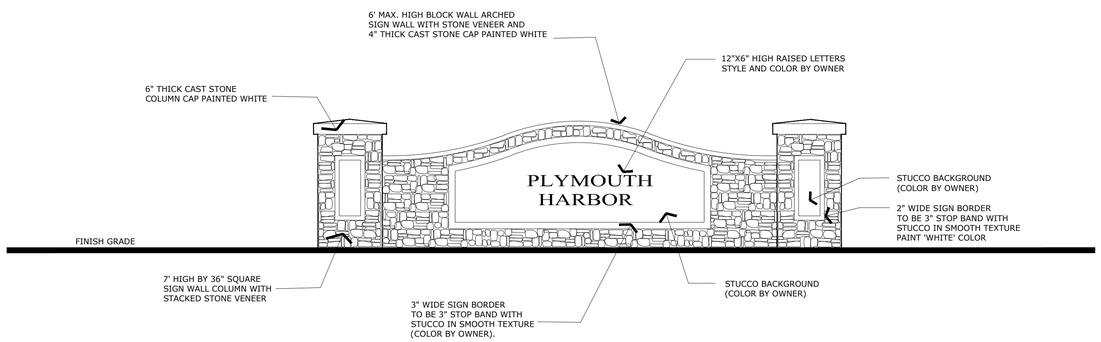
SHRUB AND GROUND COVER DETAIL



TREE PLANTING DETAIL



PALM PLANTING DETAIL



ENTRY SIGN-ELEVATION

NTS

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER 'GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1963 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF PINE BARK MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 3 FEET (3') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION .
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED, WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA'.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.
12. THE TREE CALIPER OF ALL TREES SPECIFIED ON THE PLANT LIST SHALL BE AT LEAST TWO &HALF (2.5) INCHES IN DIAMETER WHEN MEASURED AT SIX (6) INCHES ABOVE GRADE.

REGISTERED LANDSCAPE ARCHITECT SCOTT V. MOORE LA1020 STATE OF FLORIDA

Ravensdale Planning & Design
Land Planning Landscape Architecture Project Management Expert Witness
5106 South Pointe Drive Inverness, Florida 34450
(407) 647-1213

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Plymouth Harbor
Subdivision
City of Apopka, Florida

Major
Development Plan

Landscape Details

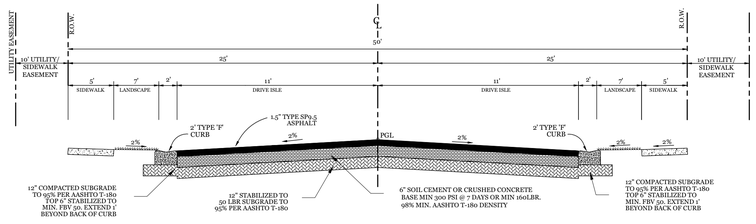
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GEOFFREY L. SUMMITT, P.E.
Date: April 10, 2024
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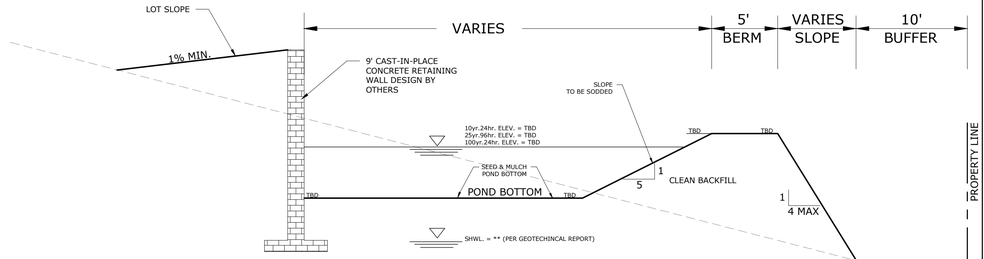
Revisions

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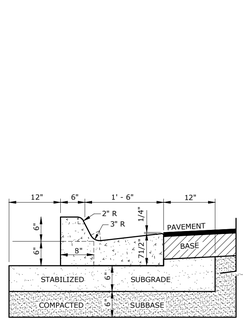
SHEET NUMBER
16 OF 18



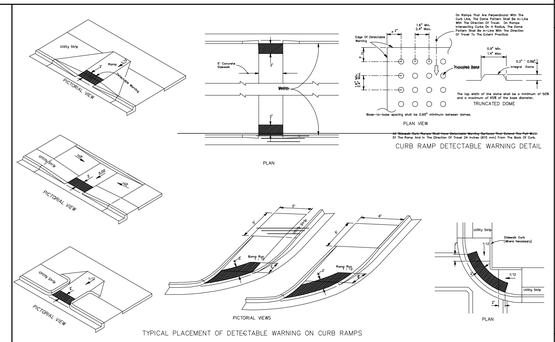
100 - TYPICAL 50' ROW ROADWAY CROSS SECTION DETAIL
N.T.S.



106 - DRY RETENTION POND CROSS SECTION
N.T.S.



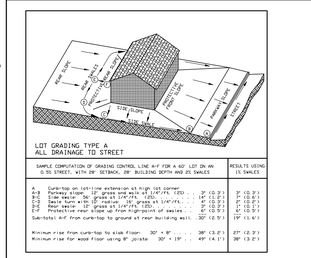
101 - TYPE 'F' CURB DETAIL
N.T.S.



CURB RAMP DETECTABLE WARNING DETAIL

TYPICAL PLACEMENT OF DETECTABLE WARNING ON CURB RAMPS

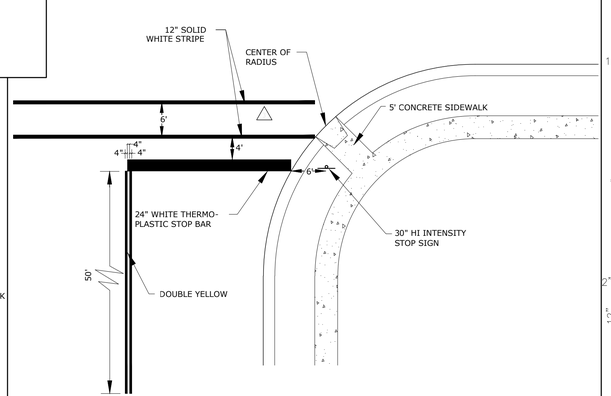
102 - TRUNCATED DOME DETAIL
N.T.S.



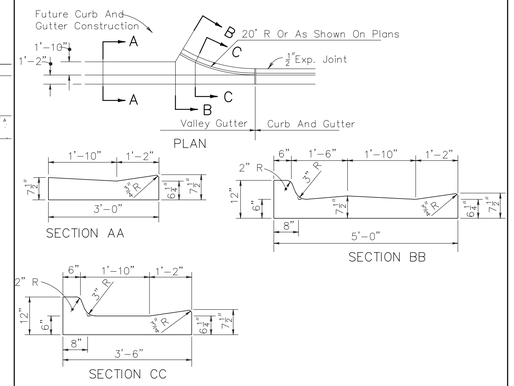
107 - TYPE 'A' LOT GRADING
N.T.S.

108 - TYPE 'B' LOT GRADING
N.T.S.

109 - TYPE 'C' LOT GRADING
N.T.S.



110 - STOP SIGN, STOP BAR & CROSSWALK
N.T.S.

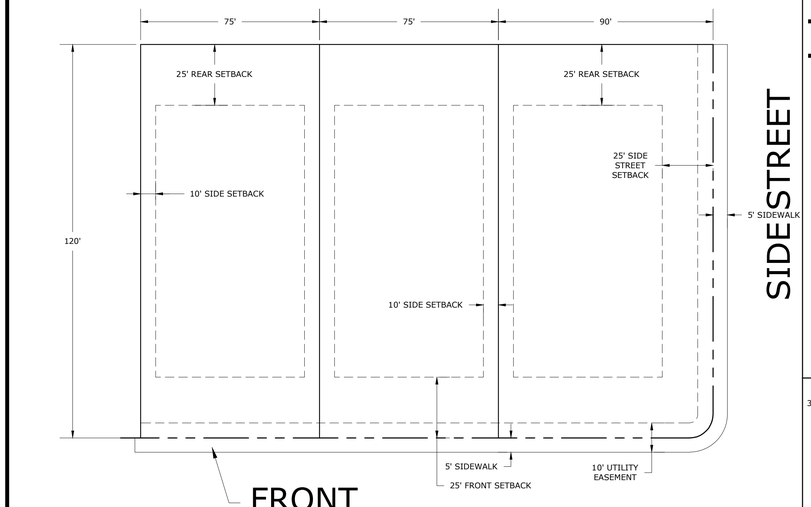


113 - VALLEY GUTTER DETAIL
N.T.S.

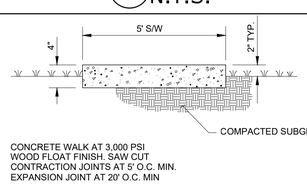
Lot Area Table				
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning
1	8,991.00	0.21	75	RSF-1B
2	9,000.00	0.21	75	RSF-1B
3	9,000.00	0.21	75	RSF-1B
4	10,553.00	0.24	90	RSF-1B
5	13,553.00	0.31	90	RSF-1B
6	9,000.00	0.21	75	RSF-1B
7	9,043.00	0.21	75	RSF-1B
8	10,583.00	0.24	75	RSF-1B
9	10,636.00	0.24	75	RSF-1B
10	9,000.00	0.21	75	RSF-1B
11	9,000.00	0.21	75	RSF-1B
12	9,000.00	0.21	75	RSF-1B
13	10,176.00	0.23	85	RSF-1B
14	10,176.00	0.23	85	RSF-1B
15	9,000.00	0.21	75	RSF-1B
16	9,000.00	0.21	75	RSF-1B
17	9,000.00	0.21	75	RSF-1B
18	9,000.00	0.21	75	RSF-1B
19	11,153.00	0.26	75	RSF-1B
20	12,322.00	0.28	75	RSF-1B
21	9,000.00	0.21	75	RSF-1B
22	9,000.00	0.21	75	RSF-1B
23	9,944.00	0.23	75	RSF-1B
24	9,355.00	0.21	75	RSF-1B
25	9,000.00	0.21	75	RSF-1B
26	9,000.00	0.21	75	RSF-1B
27	9,000.00	0.21	75	RSF-1B
28	8,997.18	0.21	75	RSF-1B
29	9,000.00	0.21	75	RSF-1B
30	10,380.00	0.24	75	RSF-1B
31	12,035.00	0.28	75	RSF-1B
32	10,699.00	0.25	85	RSF-1B
33	9,000.00	0.21	75	RSF-1B
34	9,000.00	0.21	75	RSF-1B
35	9,000.00	0.21	75	RSF-1B
36	9,000.00	0.21	75	RSF-1B
37	9,000.00	0.21	75	RSF-1B
38	9,000.00	0.21	75	RSF-1B
39	9,000.00	0.21	75	RSF-1B
40	9,000.00	0.21	75	RSF-1B
41	9,000.00	0.21	75	RSF-1B
42	10,665.00	0.24	90	RSF-1B
43	10,665.00	0.24	90	RSF-1B
44	9,000.00	0.21	75	RSF-1B
45	9,000.00	0.21	75	RSF-1B
46	9,000.00	0.21	75	RSF-1B
47	9,000.00	0.21	75	RSF-1B
48	9,000.00	0.21	75	RSF-1B
49	9,000.00	0.21	75	RSF-1B
50	9,000.00	0.21	75	RSF-1B
51	9,000.00	0.21	75	RSF-1B
52	9,000.00	0.21	75	RSF-1B
53	12,788.00	0.29	90	RSF-1B
54	9,001.00	0.21	75	RSF-1B
55	9,000.00	0.21	75	RSF-1B
56	9,000.00	0.21	75	RSF-1B
57	9,000.00	0.21	75	RSF-1B
58	9,000.00	0.21	75	RSF-1B
59	9,000.00	0.21	75	RSF-1B
60	9,000.00	0.21	75	RSF-1B
61	9,000.00	0.21	75	RSF-1B
62	9,000.00	0.21	75	RSF-1B

Lot Area Table				
Lot Number	Gross Area (sqft)	Gross Area (ac.)	Lot Width (ft)	Zoning
63	10,665.00	0.24	90	RSF-1B
64	9,000.00	0.21	75	RSF-1B
65	9,000.00	0.21	75	RSF-1B
66	9,000.00	0.21	75	RSF-1B
67	9,011.00	0.21	75	RSF-1B

111 - LOT AREA TABLE
N.T.S.



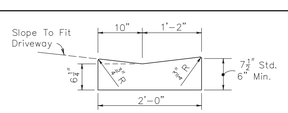
103 - TYPICAL RSF-1B LOT LAYOUT PLAN
N.T.S.



CONCRETE WALK AT 3,000 PSI
WOOD FLOAT FINISH. SAW CUT
CONTRACTION JOINTS AT 5' O.C. MIN.
EXPANSION JOINT AT 20' O.C. MIN

NOTE: ALL SIDEWALK TO BE CONSTRUCTED AS PART OF INFRASTRUCTURE

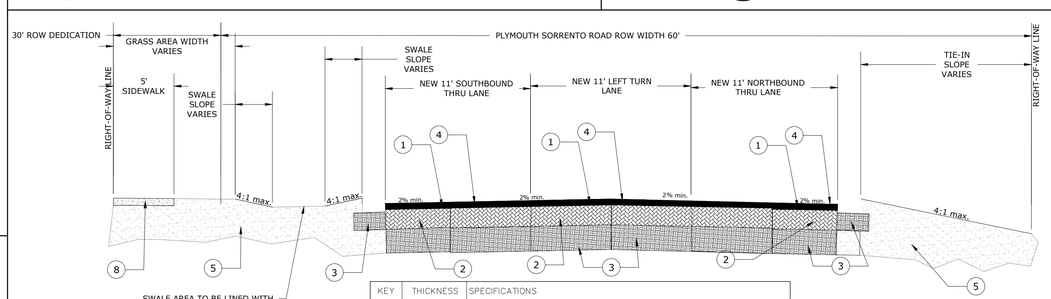
104 - STANDARD SIDEWALK DETAIL
N.T.S.



For curb, gutter, curb and gutter and traffic separators provide 1/2" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers.

8"-

105 - MIAMI CURB
N.T.S.



KEY	THICKNESS	SPECIFICATIONS
1	2" MIN.	SP-12.5 TL-C/D Asphalt Min. 1 Lift – Max. 30% R.A.P.
2	10"	Crushed Concrete Fines Min. LBR 160 & 98% Compaction per T-180
3	12"	Type B Stabilized Subgrade, 98% Min. Compaction, LBR 40 or FBV 75 Alt SG-1: (6" additional of Key Item #2 specified above) Extend 1' beyond curb as needed
4	1.25" MIN.	FC-9.5 TL-C Asphalt Friction Course/Leveling Course 1 Lift Max. 20% R.A.P.
5	N/A	Earth / Soil
6	1.25" – 2.5"	Mill & Resurface w/ FC-9.5 TL-C Asphalt Friction Course 1 Lift Max 20% R.A.P.
7	N/A	Type 'F' Curb & Gutter
8	4"	5' Wide 4000 PSI Fiber Reinforced Sidewalk

112 - PLYMOUTH SORRENTO ROAD LEFT TURN WIDENING SECTION
N.T.S.(DESIGN SPEED 50 MPH; POSTED 45MPH)

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6675 Westwood Blvd.
Orlando, FL 32821

Plymouth Harbor
Subdivision
City of Apopka, Florida

Major
Development Plan

General Details 1

Plans not valid unless Signed, Dated and Sealed below.

GEOFFREY L. SUMMITT, P.E.
Date: April 10, 2024
FL Registration #58775
Certificate of Authorization #29665

Revisions

NO.	DATE	DESCRIPTION
1	#####	##########################
2	#####	##########################
3	#####	##########################
4	#####	
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9	#####	
10	#####	

SHEET NUMBER
17 OF 18













200 - CONCEPTUAL ARCHITECTURAL ELEVATIONS
N.T.S.

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SHEET NUMBER
18 OF 18