

APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

June 19, 2024 9:00 AM

Apopka City Hall Council Chambers

FUTURE LAND USE AMENDMENT

1. Leon Property - Small Scale Future Land Use (SSFLU), 4th Submittal

REZONING

1. Leon Property - Rezoning (Rz), 4th Submittal

SITE PLAN:

CONSTRUCTION SITE PLAN

1. SP-24-47. Eden Crest (fka) Lee Terrace - Construction Site Plan Revision (CSP), 1st Submittal

VARIANCE

1. VAR-24-3, 5260 Mount Plymouth Road - Variance, 1st Submittal
Owner(s): Elvian Galvan
Applicant(s): Excel Engineering Consultants, LLC - Julian R. Coto
Location: 5260 Mount Plymouth Road
Proposed Use: To decrease the width of lot size to construct a single family home.
Project Manager: Jun Sohn
Presented by: Jun Sohn, Planner
2. VAR-24-4, 5276 Plymouth Road - Variance (VAR), 1st Submittal
Owner(s): Elvia Galvan
Applicant(s): Excel Engineering Consultants, LLC - Julian R. Coto
Location: 5276 Plymouth Sorrento Road
Proposed Use: To decrease width of lot size to construct one single family home.
Project Manager: Jun Sohn
Presented by: Jun Sohn, Planner

DISCUSSION

ADJOURNMENT

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

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views

of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

Land Use Plan

Date Issued: 07/12/2021

Latest Issue: 02/13/2024

Applicant:
HalDSi
1302 Osprey Ave
Orlando, FL 32803
Contact: Jim Hall
Email: jimhall@halldsi.com
Phone: 407.257.9235

Client:
Leon David F

Po Box 770252
Winter Garden, FL
34777-0252

Sheet Index:

- Page 1: Cover
- Page 2: Aerial
- Page 3: Wetlands
- Page 4: Enviromental Conditions
- Page 5: Concept Plan
- Page 6: Land Use Plan
- Page 7: Survey
- Page 8: Purpose of PD

Hall Development Services Inc.

1302 Osprey Avenue Orlando, FL 32803
Ph: (407) 257-9235
Planning, Real Estate, and Entitlement Strategies
www.halldsi.com

Leon Property

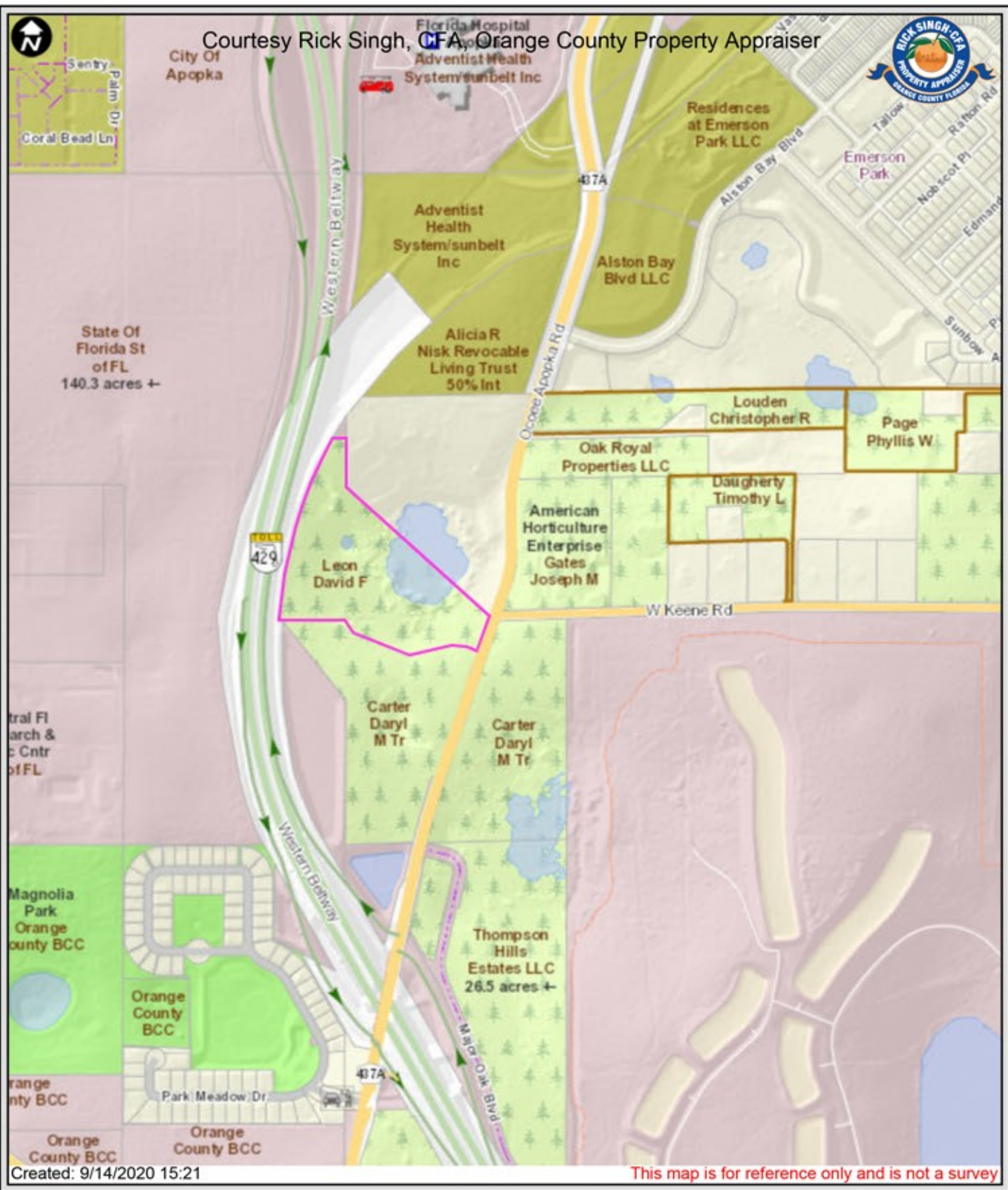
Apopka, FL

Parcel ID: 19-21-28-0000-00-005

Request: 249 residential units in midrise building

Legal Description:

PART OF SE1/4 SEC 19-21-28 & SW1/4 SEC 20-21-28 & NW1/4 SEC 29-21-28 DESC AS
BEG AE SE COR SEC 19 RUN S 28 DEG E 86.32 FT S 66 DEG E 361.46 FT N 78 DEG E
258.68 FT S 83 DEG E 96.67 FT S 69 DEG E 61.23 FT N 18 DEG E 219.46 FT N 46 DEG W
TO A PT LYING 238.63 FT S OF NW COR SW1/4 OF SW1/4 OF SEC 20 N 288 FT M/L TO
EXPWY W 83.97 FT SWLY 988.04 FT TH E 392.06 FT TO POBR



Prior Park House St. James, Barbados
Ph: (246) 421-6875
Geospatial Project Management, Application Development, Base Mapping
www.georbis.com



Title:
AERIAL

Project:
**LEON
PROPERTY**

Location:
APOPKA, FL



ISSUED
DATE: FOR:

KEY PLAN

Aerial Photography Source: FDOT 2017
Path: G:\20021_Leon\MXD\SiteMap_Leon24x36L.mxd

SHEET NO.

02



Bio-Tech Consulting Inc.
Environmental and Permitting Services
3025 E. South Street Orlando, FL 32803
Ph: 407-894-5969 Fax: 407-894-5970
www.bio-techconsulting.com

2510 Ocoee Apopka Road
Orange County, Florida
Figure
Wetland Map

180 Feet
Project #: 1215-296
Produced By: LPM
Date: 8/26/2021



Wetlands

Legend

- Subject Property
- Wetlands

Notes:



Topography & Floodplain

Legend

- Topography (5 ft.)
- Subject Property

Fema Flood Zones

- AE
- X

Source:
Topography - SFWMD 5 ft.

Boundary - Orange County Property Appraiser

Floodplain - Fema Flood Hazard Zone Lines
Dated June 1, 2018



Soils Map

Legend

- Subject Property

Map Unit Symbol - Map Unit Name

- 47 - Tavares-Millhopper fine sands, 0 to 5 percent slopes
- 6 - Candler-Apopka fine sands, 5 to 12 percent slopes
- 99 - Not Classified

Source:
Soil Survey of Orange County, Florida
National Cooperative Soil Survey,
Issued August 1989



Aerial & Existing Land Use

Legend

- Subject Property

Land Use Cover

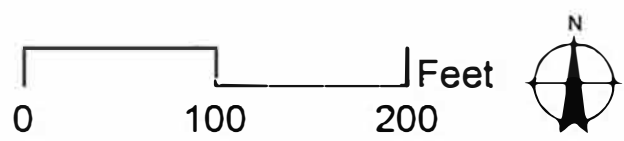
- 213 - Woodland Pastures
- 330 - Mixed Upland Nonforested
- 420 - Upland Hardwood Forests
- 520 - Lakes
- 630 - Wetland Forested Mixed
- 641 - Freshwater Marshes
- 643 - Wet Prairies
- 814 - Roads and Highways

Source:
Aerial - FDOT - 2017 Orange County Orthophotos
FLUCFCS - Statewide Land Use Land Cover 2004-2017

Title:
ENVIROMENTAL
CONDITIONS

Project:
LEON
PROPERTY

Location:
APOPKA, FL



ISSUED
DATE: FOR:

KEY PLAN

Aerial Photography Source: FDOT 2017

Path: G:\20021_Leon\X\SiteMap_Leon24x36.mxd

SHEET NO.

04



Residential Units: 249

General Site Data		
Project Site Area	17.85 Ac	
Total Wetlands	±5.84 Ac	
Approx. Area Of Floodplain	±11.34 Ac	
Floodplain Impact ⁽¹⁾	±15,742 Cu. Yd.	2.32 Ac.
Compensating Storage	±15,765 Cu. Yd.	2.17 Ac.
Total Stormwater Provided	1.10 Ac	15%
Overall Buildable Area ⁽²⁾	8.35 Ac	
Net Buildable Area ⁽³⁾	7.25 Ac	
Buildings	4	
Parking Count ⁽⁴⁾	300 Parking Stalls	

- Notes:
- Floodplain impacts doesn't include the access road.
 - Overall Buildable Area includes Access Driveway.
 - Net Buildable Area excludes 15% Stormwater Pond
 - Per Section 5.1.6.A Parking Space Standards, the minimum number of vehicular parking spaces for a multifamily use is 1/studio and 1 bedroom for residents; 1.35 for all other units for residents; 0.1/resident space for visitors.

Legend

- WETLAND
- COMPENSATING STORAGE
- FLOODPLAIN IMPACT
- FLOODPLAIN LINE (ELEV. 72.0')

Hall Development Services Inc.

1302 Osprey Avenue Orlando, FL 32803
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POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

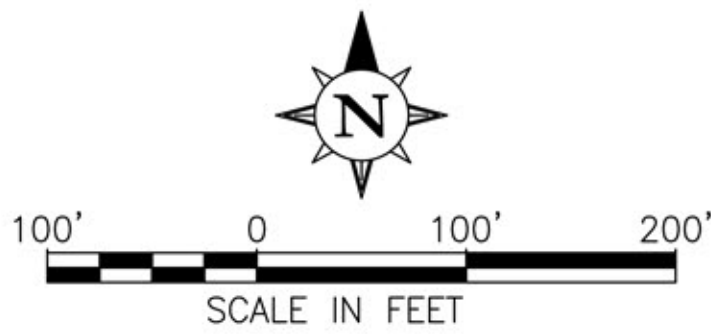


Exhibit 1

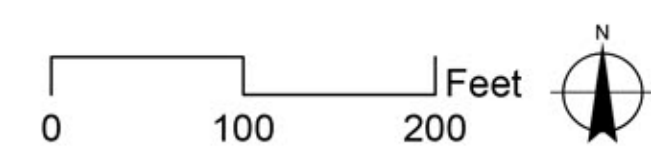
December 12, 2023
P & B Job No.: 22-079

2602 E. Livingston St.
Orlando, Florida 32803- 407.487.2594



Project:
LEON
PROPERTY

Location:
APOPKA, FL



ISSUED

DATE: FOR:

KEY PLAN

Aerial Photography Source: **FDOT 2017**

Path: G:\20021 Leon\MXD\SiteMap Leon24x36L.mxd

SHEET NO.

06

Page 8 of 120

<u>SITE DATUM</u>	
Gross acreage:	17.85
Net acreage:	12.07
Current Use on the Property:	Vacant
Current Future Land Use Designation:	RH
Requested Future Land Use Designation:	HDR-25
Current Zoning:	T
Requested Zoning:	PUD
Proposed Use & Development Program:	249 residential units

DEVELOPMENT PROGRAM

Land Use	ITE	Acres	Units	Trip Gen Rate	Trips
Apartments mid rise	221	12.07	249	4.64	1,115

TE rate 221

Permitted land uses	Apartments
Prohibited uses	All other uses

Max Residential density	25 du/acre
Proposed Residential density	20.6 du/acre

SCHOOL AGE POPULATION

Land Use	Units	Elementary	Middle	High
Mid rise	249	34	16	19

Total School Children	69
-----------------------	----

DEVELOPMENT STANDARDS

- Perimeter building setback
- Ocoee-Apopka Road building setback
- Beltway building setback
- Perimeter paving setback

RESIDENTIAL STANDARDS

Min. living area	500 SF
Max. lot coverage	75%
Building separation	20'
Building Height	65'

Parking	1/studio and 1 bedroom for residents; 1.35 for all other units for residents; 0.1/resident space for visitors; 20% of spaces over 100 spaces shall be pervious
Vehicle Parking	15 spaces
Bicycle Parking	

Landscaping	per 5.2.5. - Landscaping and Buffer Standards B.
Tree Protection	per Section 5.3. - Tree Protection Standards
Open Space	30%

ACCESS

Ocoee-Apopka Road will provide vehicle access.

SIGNAGE

Will comply with Section 5.10. - Signs of the LDC.
Billboards shall be prohibited

PHASING

One phase

STORMWATER

Will comply with City and Water Management District standards

SERVICE PROVIDERS

Water Service	Apopka
Wastewater	Apopka

NOTES

1. Ownership of storm water management facilities shall be determined at PDP.
2. Open space to be owned and maintained by the POA.
3. A minimum of 20% of the parking spaces will have pervious parking.

AMENITIES

Bicycle storage, Clubhouse, Pool, Outdoor grills

These development standards will meet City standards:

1. Off-Street Parking, Bicycle Parking, and Loading Standards;
2. Landscaping and Buffer Standards
3. Tree Protection Standards;
4. Open Space Set-Aside Standards;
5. Fences and Walls;
6. Exterior Lighting;
7. Development Design Guidelines;
8. Neighborhood Compatibility Standards, if applicable;
9. Agricultural Compatibility Standards, if applicable;
10. Signs;
11. Green Building Standards;
12. Green Building Incentives, if applicable;
13. Roads, Streets, Sidewalks, and Bikeways;
14. Utilities;
15. Guarantees and Sureties; and
16. Miscellaneous Standards

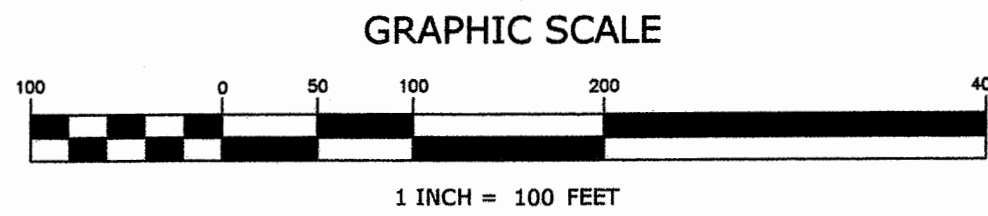
Legend

 Subject Property

 Orange County Parcels

ALTA / ACSM LAND TITLE SURVEY

HEIDRICH AND LEON PARCELS A PORTION OF SECTIONS 19, 20 AND 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST ORANGE COUNTY, FLORIDA



LINE	LENGTH	BEARING
L1	84.15'(M) 84.04'(D)	N89°57'52"E(M) N89°59'13"E(D)
L2	61.20'(M) 61.23'(D)	N69°48'44"W(M) N69°52'09"W(D)
L3	96.64'(M) 96.67'(D)	N83°00'33"W(M) N83°01'06"W(D)
L4	86.19'(M) 86.32'(D)	N30°27'57"W(M) N30°33'34"W(D)

LAND AREA CALCULATIONS

21.55524 ACRES	HEIDRICH PARCEL
4.99648 ACRES	LEON PARCEL #1
12.92630 ACRES	LEON PARCEL #2
39.47800 ACRES	TOTAL AREA

SYMBOL LEGEND

- PINE TREE
- OAK TREE
- RAIN TREE
- PALM TREE
- PECAN TREE
- CAMPHOR TREE
- MAGNOLIA TREE
- WELL
- WOOD POWER POLE
- GUY ANCHOR
- IRON ROD AND CAP
- CONCRETE MONUMENT
- IRON PIPE
- BENCHMARK
- WETLANDS DELINEATION FLAG

ABBREVIATIONS

- CB CONCRETE BLOCK
- CONC CONCRETE
- (TYP) TYPICAL
- INV INVERT
- WLA WETLAND LOCATION FLAG
- EL ELEVATION
- OHV OVERHEAD WIRE
- TOL BURIED TELEPHONE LINE
- GAS BURIED GAS LINE
- RCP REINFORCED CONCRETE PIPE
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- (C) CALCULATED
- (M) FIELD MEASURED
- (D) PER LEGAL DESCRIPTION
- C.C.R. CERTIFIED CORNER RECORD
- IRC IRON ROD AND CAP
- FND FOUND
- P.V.M.T. PAVEMENT
- SEC SECTION
- TWP TOWNSHIP
- RNG RANGE
- ID IDENTIFICATION
- QM CONCRETE MONUMENT
- IP IRON PIPE
- S.R. STATE ROAD
- C.R. COUNTY ROAD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- W/W WITH

CURVE	DELTA	RADIUS	LENGTH	CH BRG
C 1	19°10'52"	1175.92'	393.66'	S08°11'43"W
C 2	20°22'18"	542.96'	193.05'	N08°40'08"E
C 3	9°18'13"(M) 9°18'24"(D)	2714.79'	440.82'(M) 440.97'(D)	N08°23'39"E(M) N08°24'59"E(D)
C 4	11°32'55"(M) 11°32'51"(D)	2714.79'	547.19'(M) 547.14'(D)	N18°51'36"E(M) N18°50'36"E(D)
C 5	3°04'34"(M) 3°04'45"(D)	2774.00'	148.93'(M) 149.08'(D)	N28°07'51"E(M) N28°11'21"E(D)

CFCs

CENTRAL FLORIDA CONSULTING SURVEYORS
629 Maitland Avenue Altamonte Springs, FL 32701
Tel: (407) 767-0166 Fax: (407) 767-8558
email: cfc6771@cfl.rr.com
Certificate of Authorization No. LB6771

Purpose. The purpose of the Planned Development - (PD) zoning district is to encourage innovative, integrated, and efficient land planning and physical design concepts. The planned development district is intended to achieve a high quality of development, environmental sensitivity, energy efficiency, and adequate public facilities and services, and other goals and objectives by:

- (1) Reducing the inflexibility of zoning district standards that sometimes results from strict application of the base district, and development and form standards;

The proposed Master Plan takes advantage of Medicine Lake to act as the central feature of the proposed project. The residential is clustered to the west of lake and remote from Ocoee Apopka Road. This avoids the inflexibility of the base district.

- (2) Allowing greater flexibility in selecting: the form and design of development, the ways by which pedestrians and traffic circulate, how the development is located and designed to respect the natural features of the land and protect the environment, the location and integration of open space and civic space into the development, and design amenities;

Medicine Lake is a significant natural feature on the parcel. The Lake will be surrounded by open space types, passive, active and storm water management.

- (3) Encouraging a greater mix of land uses within the same development;

The neighborhood provides a mix of uses with employment to the south, mixed use proposed across Ocoee Apopka Road and additional residential to the north.

- (4) Allowing more efficient use of land, with smaller networks of streets and utilities;

The Master Plan is efficient with an entry drive along the lake and all the parking to the west adjacent to the SR 429.

- (5) Providing pedestrian connections within the site and to the public right-of-way; and Pedestrian facilities are provided adjacent to Ocoee Apopka Road, adjacent to the entry drive and between the residential buildings.

- (6) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses.

The proposed development form respects the proposed residential to the north



Title:
Purpose of PD

Project:
Leon

Location:
Apopka, Fl

ISSUED
DATE: FOR:

KEY PLAN

Aerial Photography Source:

SHEET NO.

Land Use Plan

Date Issued: 07/12/2021

Latest Issue: 02/13/2024

Applicant:
HalDSi
1302 Osprey Ave
Orlando, FL 32803
Contact: Jim Hall
Email: jimhall@halldsi.com
Phone: 407.257.9235

Client:
Leon David F

Po Box 770252
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- Page 2: Aerial
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- Page 4: Enviromental Conditions
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- Page 7: Survey
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Leon Property

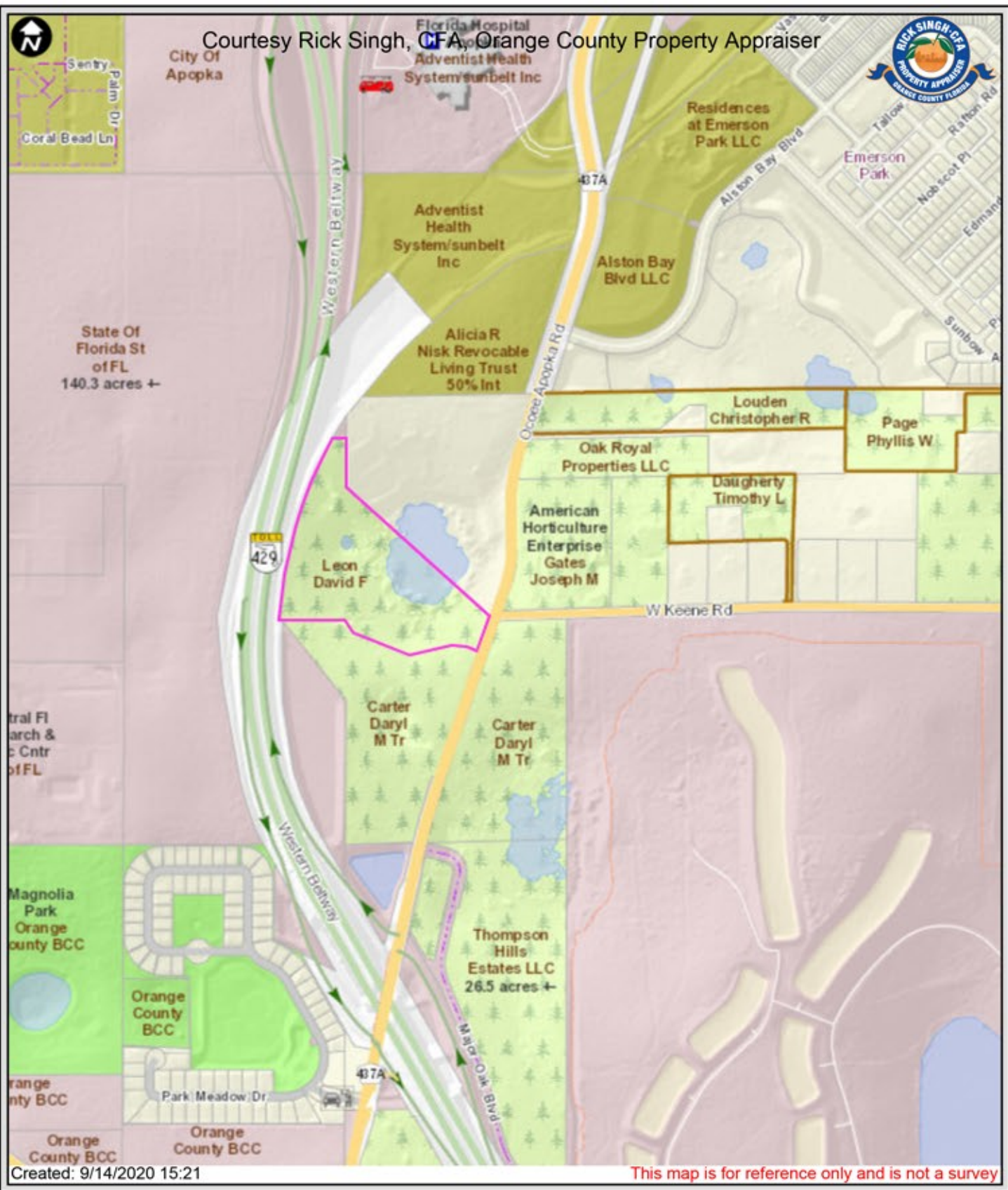
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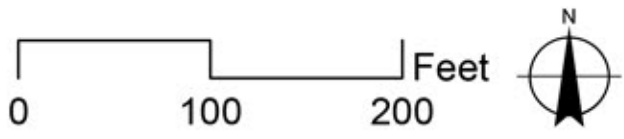
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Project:
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PROPERTY**

Location:
APOPKA, FL



ISSUED
DATE: FOR:

KEY PLAN

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2510 Ocoee Apopka Road
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Figure
Wetland Map

180 Feet
Project #: 1215-296
Produced By: LPM
Date: 8/26/2021



Wetlands

Legend

- Subject Property
- Wetlands

Notes:



Topography & Floodplain

Legend

- Topography (5 ft.)
- Subject Property

Fema Flood Zones

- AE
- X

Source:
Topography - SFWMD 5 ft.
Boundary - Orange County Property Appraiser
Floodplain - Fema Flood Hazard Zone Lines
Dated June 1, 2018



Soils Map

Legend

- Subject Property
- Map Unit Symbol - Map Unit Name
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- 6 - Candler-Apopka fine sands, 5 to 12 percent slopes
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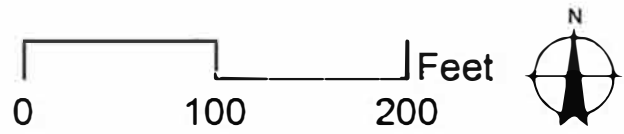
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CONDITIONS

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APOPKA, FL



ISSUED
DATE: FOR:

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SHEET NO.

04



Residential Units: 249

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- Notes:
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 - Overall Buildable Area includes Access Driveway.
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- COMPENSATING STORAGE
- FLOODPLAIN IMPACT
- FLOODPLAIN LINE (ELEV. 72.0')

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Certificate of Authorization No. 28567

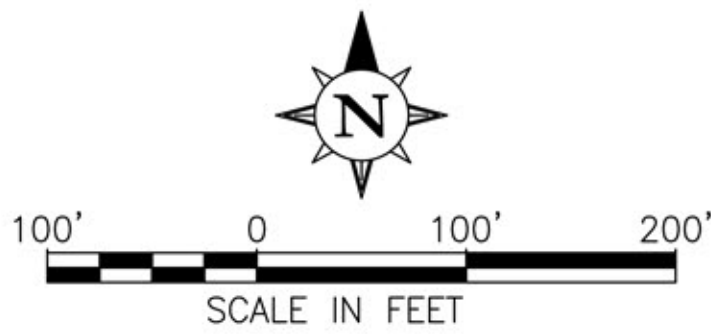
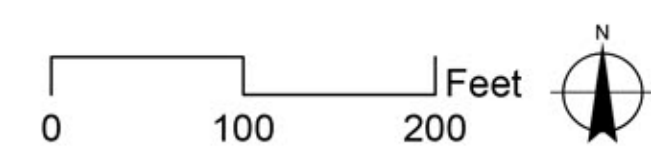


Exhibit 1



Project:
LEON
PROPERTY

Location:
APOPKA, FL



ISSUED

DATE: FOR:

KEY PLAN

Aerial Photography Source: **FDOT 2017**

Path: G:\20021 Leon\MXD\SiteMap Leon24x36L.mxd

SHEET NO.

06

Page 16 of 120

<u>SITE DATUM</u>	
Gross acreage:	17.85
Net acreage:	12.07
Current Use on the Property:	Vacant
Current Future Land Use Designation:	RH
Requested Future Land Use Designation:	HDR-25
Current Zoning:	T
Requested Zoning:	PUD
Proposed Use & Development Program:	249 residential units

DEVELOPMENT PROGRAM					
Land Use	ITE	Acres	Units	Trip Gen Rate	Trips
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TE rate 221

Permitted land uses	Apartments
Prohibited uses	All other uses

Max Residential density	25 du/acre
Proposed Residential density	20.6 du/acre

SCHOOL AGE POPULATION

Land Use	Units	Elementary	Middle	High
Mid rise	249	34	16	19

Total School Children	69
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DEVELOPMENT STANDARDS

Perimeter building setback	10'
Ocoee-Apopka Road building setback	18'
Beltway building setback	25'
Perimeter paving setback	7.5'

RESIDENTIAL STANDARDS

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Building Height	65'

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Vehicle Parking	15 spaces
Bicycle Parking	

Landscaping	per 5.2.5. - Landscaping and Buffer Standards B.
Tree Protection	per Section 5.3. - Tree Protection Standards
Open Space	30%

ACCESS

Ocoee-Apopka Road will provide vehicle access.

SIGNAGE

Will comply with Section 5.10. - Signs of the LDC.
Billboards shall be prohibited

PHASING

One phase

STORMWATER

Will comply with City and Water Management District standards

SERVICE PROVIDERS

Water Service	Apopka
Wastewater	Apopka

NOTES

1. Ownership of storm water management facilities shall be determined at PDP.
2. Open space to be owned and maintained by the POA.
3. A minimum of 20% of the parking spaces will have pervious parking.

AMENITIES

Bicycle storage, Clubhouse, Pool, Outdoor grills

Legend

 Subject Property

 Orange County Parcels

ALTA / ACSM LAND TITLE SURVEY

HEIDRICH AND LEON PARCELS

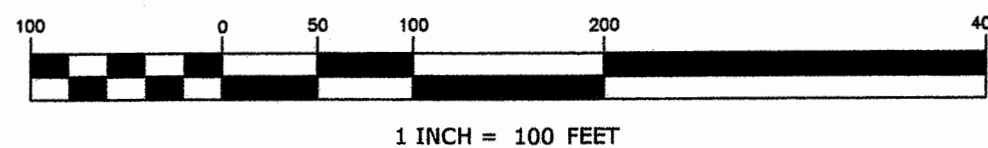
A PORTION OF SECTIONS 19, 20 AND 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST

ORANGE COUNTY, FLORIDA

PAGE 2 OF 4



GRAPHIC SCALE



LINE	LENGTH	BEARING
L1	84.15'(M) 84.04'(D)	N89°57'52"E(M) N89°59'13"E(D)
L2	61.20'(M) 61.23'(D)	N69°48'44"W(M) N69°52'09"W(D)
L3	96.64'(M) 96.67'(D)	N83°00'33"W(M) N83°01'06"W(D)
L4	86.19'(M) 86.32'(D)	N30°27'57"W(M) N30°33'34"W(D)

LAND AREA CALCULATIONS

21.55524 ACRES	HEIDRICH PARCEL
4.99648 ACRES	LEON PARCEL #1
12.92630 ACRES	LEON PARCEL #2
39.47800 ACRES	TOTAL AREA

SYMBOL LEGEND

- PINE TREE
- OAK TREE
- RAIN TREE
- PALM TREE
- PECAN TREE
- CAMPHOR TREE
- MAGNOLIA TREE
- WELL
- WOOD POWER POLE
- GUY ANCHOR
- IRON ROD AND CAP
- CONCRETE MONUMENT
- IRON PIPE
- BENCHMARK
- WETLANDS DELINEATION FLAG

ABBREVIATIONS

- CB CONCRETE BLOCK
- CONC CONCRETE
- (TYP) TYPICAL
- INV INVERT
- WLA WETLAND LOCATION FLAG
- EL ELEVATION
- OHW OVERHEAD WIRE
- TOL BURIED TELEPHONE LINE
- GAS BURIED GAS LINE
- RCP REINFORCED CONCRETE PIPE
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- (C) CALCULATED
- (M) FIELD MEASURED
- (D) PER LEGAL DESCRIPTION
- C.C.R. CERTIFIED CORNER RECORD
- IRC IRON ROD AND CAP
- FND FOUND
- PVMT PAVEMENT
- SEC SECTION
- TWP TOWNSHIP
- RNG RANGE
- ID IDENTIFICATION
- QM CONCRETE MONUMENT
- IP IRON PIPE
- S.R. STATE ROAD
- C.R. COUNTY ROAD
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- W/W WITH

CURVE	DELTA	RADIUS	LENGTH	CH BRG
C 1	19°10'52"	1175.92'	393.66'	S08°11'43"W
C 2	20°22'18"	542.96'	193.05'	N08°40'08"E
C 3	9°18'13"	2714.79'	440.82'(M) 440.97'(D)	N08°23'39"E(M) N08°24'59"E(D)
C 4	11°32'55"	2714.79'	547.19'(M) 547.14'(D)	N18°51'36"E(M) N18°50'36"E(D)
C 5	3°04'34"	2774.00'	148.93'(M) 149.08'(D)	N28°07'51"E(M) N28°11'21"E(D)

CFCs

CENTRAL FLORIDA CONSULTING SURVEYORS

629 Maitland Avenue Altamonte Springs, FL 32701

Tel: (407) 767-0166

Fax: (407) 767-8558

email: cfc6771@cfl.rr.com

Certificate of Authorization No. LB6771

Purpose. The purpose of the Planned Development - (PD) zoning district is to encourage innovative, integrated, and efficient land planning and physical design concepts. The planned development district is intended to achieve a high quality of development, environmental sensitivity, energy efficiency, and adequate public facilities and services, and other goals and objectives by:

- (1) Reducing the inflexibility of zoning district standards that sometimes results from strict application of the base district, and development and form standards;

The proposed Master Plan takes advantage of Medicine Lake to act as the central feature of the proposed project. The residential is clustered to the west of lake and remote from Ocoee Apopka Road. This avoids the inflexibility of the base district.

- (2) Allowing greater flexibility in selecting: the form and design of development, the ways by which pedestrians and traffic circulate, how the development is located and designed to respect the natural features of the land and protect the environment, the location and integration of open space and civic space into the development, and design amenities;

Medicine Lake is a significant natural feature on the parcel. The Lake will be surrounded by open space types, passive, active and storm water management.

- (3) Encouraging a greater mix of land uses within the same development;

The neighborhood provides a mix of uses with employment to the south, mixed use proposed across Ocoee Apopka Road and additional residential to the north.

- (4) Allowing more efficient use of land, with smaller networks of streets and utilities;

The Master Plan is efficient with an entry drive along the lake and all the parking to the west adjacent to the SR 429.

- (5) Providing pedestrian connections within the site and to the public right-of-way; and Pedestrian facilities are provided adjacent to Ocoee Apopka Road, adjacent to the entry drive and between the residential buildings.

- (6) Promoting development forms and patterns that respect the character of established surrounding neighborhoods and other types of land uses.

The proposed development form respects the proposed residential to the north



Title:
Purpose of PD

Project:
Leon

Location:
Apopka, Fl

ISSUED
DATE: FOR:

KEY PLAN

Aerial Photography Source:

SHEET NO.

P:\PROJECT DRAWINGS\DDC-001 Lee Terrace Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\GENERAL NOTES.dwg Modified: 4/16/2024 By: bklille

- [illegible]

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18-21-28 AS BEING 89°33'56"W FOR ANGULAR DESIGNATION ONLY.

2. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12095C0120H, MAP DATE 9/24/2021 AND ZONE AE, AREA WITH A BASE FLOOD ELEVATION OF 69'1".

3. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, ORANGE COUNTY BENCHMARK N7L08042, ELEVATION BEING 71.327'.

1. ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB LOCATION. MAXIMUM, ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.
2. TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX, UNLESS OTHERWISE NOTED.
3. ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.
4. REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.
5. THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.0 INCHES. THE DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.
6. THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.
7. CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING. COMPLIING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.
8. CONTRACTOR TO REFER TO MUNICIPALITY DETAILS AS NEEDED.
9. DRIVEWAY/ROADWAY CROSS SLOPES AT CROWLSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
10. SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.
11. CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.
12. ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ALL RAMP REQUIREMENTS.
13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FDOT STANDARDS, (INDEX 304, MOST CURRENT EDITION)

AS-BUILT DRAWINGS SHALL BE PREPARED BY AND CERTIFIED (SIGNED AND SEALED) BY A REGISTERED SURVEYOR, AND SHALL BE PROVIDED TO THE ENGINEER OF RECORD UPON COMPLETION OF THE PROJECT SITE IMPROVEMENTS A MINIMUM OF 1 WEEK PRIOR TO CONTRACTORS ATTEMPT FOR FINAL CERTIFICATE OF OCCUPANCY (CO). AS-BUILT DRAWINGS SHALL REFLECT ANY CHANGES TO THE IMPROVEMENTS MADE DURING CONSTRUCTION AND MUST MEET THE MINIMUM REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION AS WELL AS THE CRITERIA OUTLINED BELOW. BOTH THE ORIGINAL DESIGN AND REVISED AS-BUILT DATA, AS APPLICABLE, MUST BE CLEARLY SHOWN. THE AS-BUILT DRAWINGS MUST BE CLEARLY LABELED AS AS-BUILT OR RECORD DRAWING. THE FOLLOWING INFORMATION, AT A MINIMUM, SHALL BE CERTIFIED ON THE AS-BUILT DRAWINGS:

A. LOCATION AND DIMENSIONS OF PIPES, VALVES, FITTINGS, CHANGE OF DIRECTION, AND OTHER ASSOCIATED FACILITIES.

A. LOCATION, DIMENSION, AND INVERT ELEVATIONS OF PIPES, MANHOLES (INCLUDING RIM ELEVATION), LIFTSTATION, FORCEMAIN, FITTINGS, CHANGE IN DIRECTION AND OTHER ASSOCIATED FACILITIES.

A. DIMENSIONS AND ELEVATIONS OF ALL DISCHARGE STRUCTURES INCLUDING ALL WEIRS, SLOTS, GATES, PIPES, AND SKIMMERS;

B. LOCATIONS, DIMENSIONS, AND ELEVATIONS OF ALL FILTER, EXFILTRATION, OR UNDERDRAIN SYSTEMS INCLUDING CLEANOUTS, PIPES, CONNECTIONS TO CONTROL STRUCTURES, AND POINTS OF DISCHARGE TO THE RECEIVING WATERS;

C. DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AND SEDIMENT DETENTION STAGES, INCLUDING THE TREATMENT AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;

D. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF THE DRAINAGE SYSTEM IMPROVEMENTS TO DETERMINE FLOW DIRECTIONS AND CONVEYANCE OF RUNOFF TO THE TREATMENT SYSTEM;

E. DIMENSIONS, ELEVATIONS, CONTOURS, FINAL GRADES, OR CROSS-SECTIONS OF ALL CONVEYANCE SYSTEMS UTILIZED TO CONVEY OFF-SITE RUNOFF AROUND THE SYSTEM;

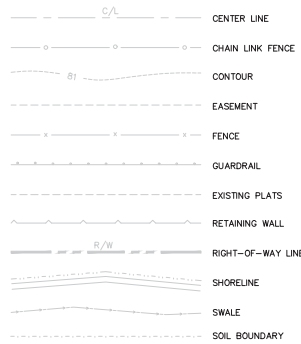
- A. ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.
- B. ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.
- C. ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.

ABBREVIATIONS

[illegible]

EXISTING SYMBOLS

LINES



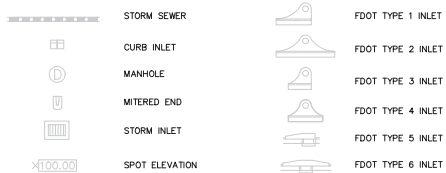
SANITARY SEWER



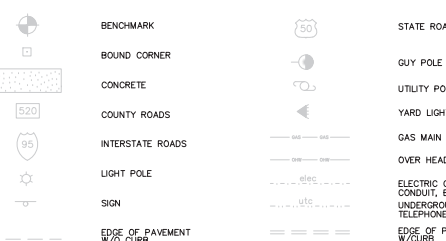
POTABLE WATER



STORM DRAIN

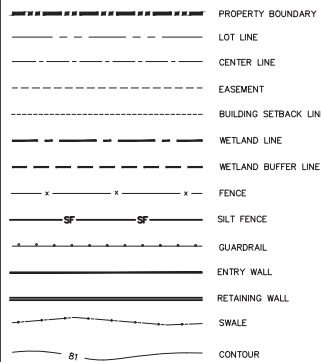


HIGHWAY & UTILITIES

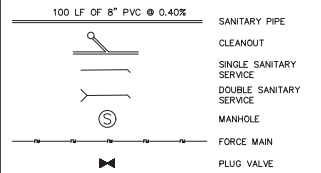


PROPOSED SYMBOLS

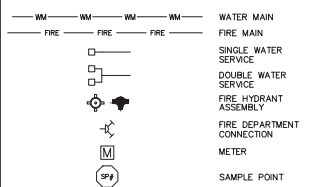
LINES



SANITARY SEWER



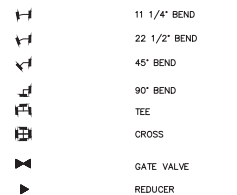
POTABLE WATER



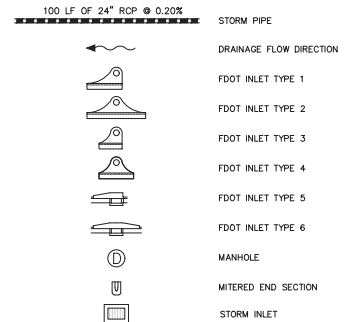
RECLAIMED WATER



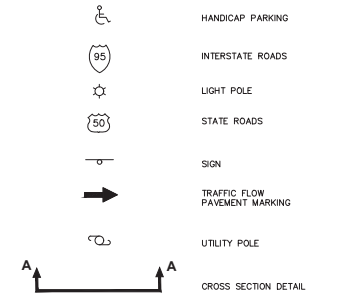
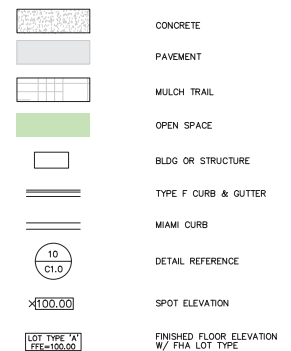
GENERIC UTILITIES



STORM



ROADWAY & GRADING

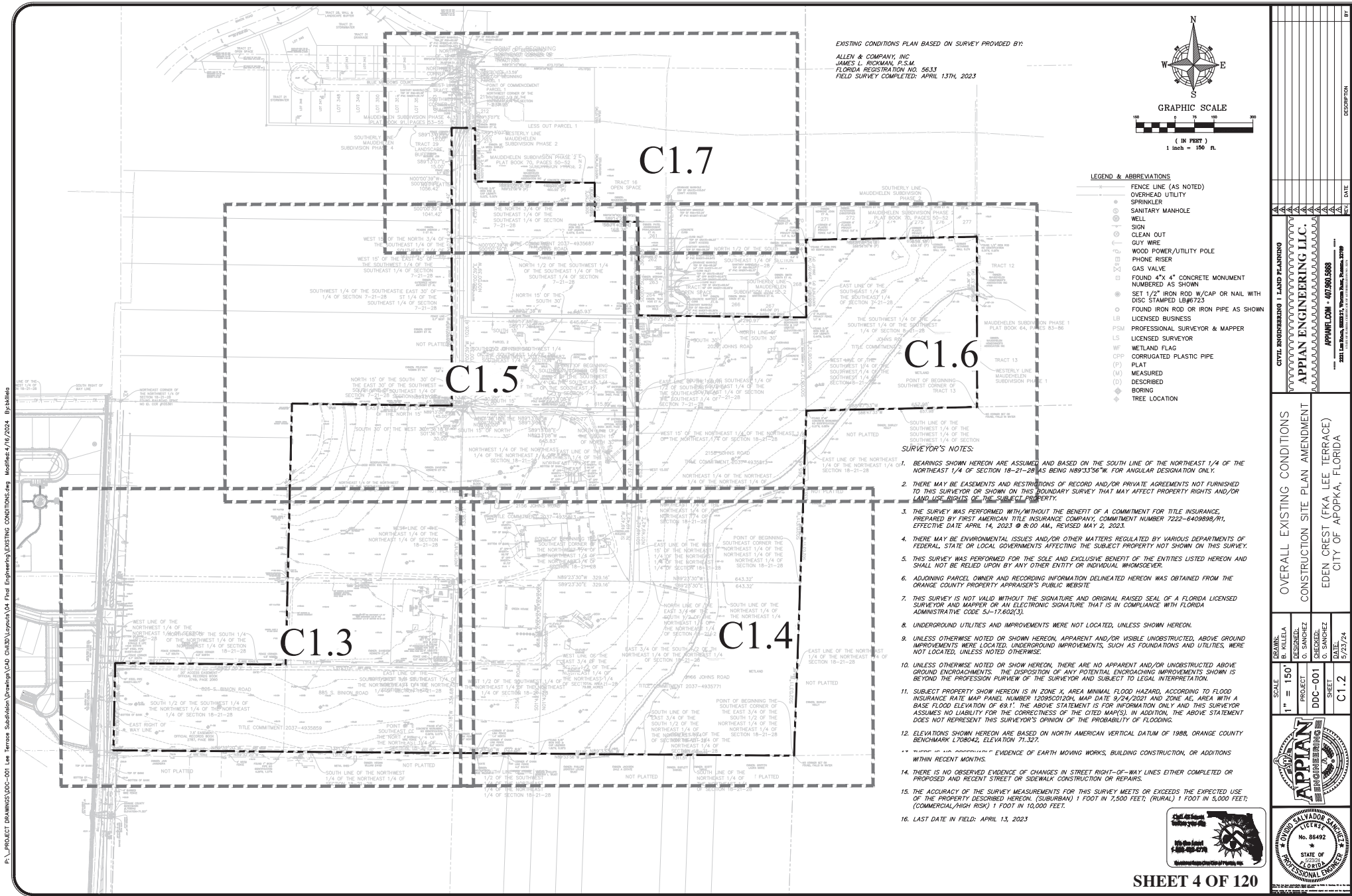


NOTES:
1. TREE TYPES SHALL BE REFERENCED
BY LEGEND ON APPLICABLE
DRAWING SHEETS.

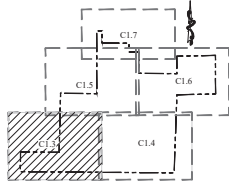
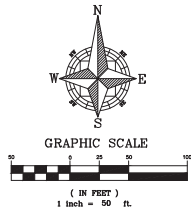
2. EXISTING CONSTRUCTION FEATURES MAY BE SCREENED ON DRAWING SHEETS TO PROVIDE CLARITY.

SHEET 3 OF 120

P:\PROJECT DRAWINGS\DDC-001 Lee Terrace Stationing\Drawings\CAD\043D\Layout\04 Final Engineering\EXISTING CONDITIONS.dwg Modified: 4/10/2024 By: ksk



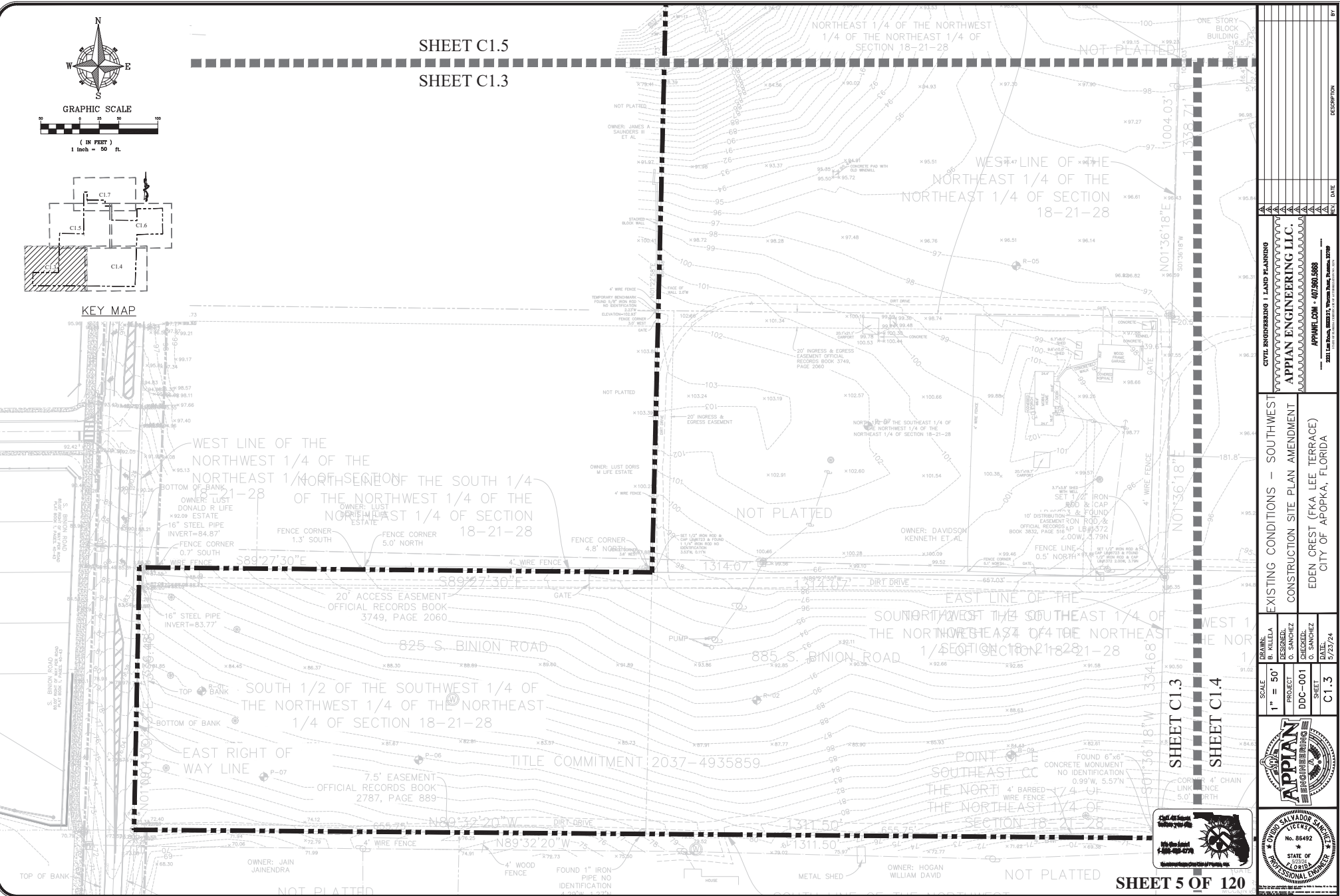
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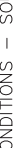
KEY MAP

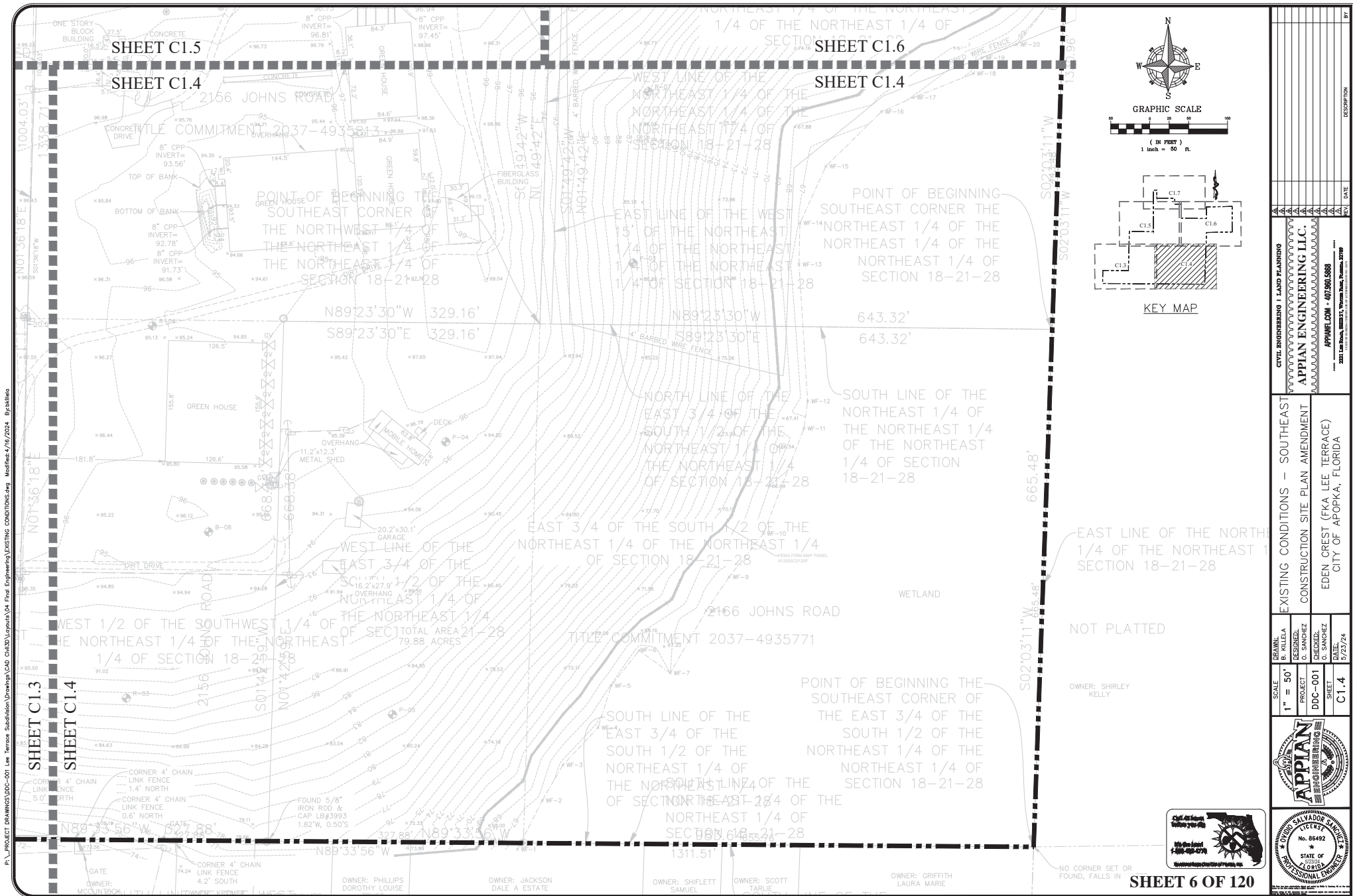
SHEET C1.5

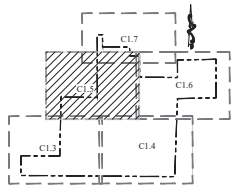
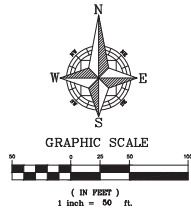
SHEET C1.3



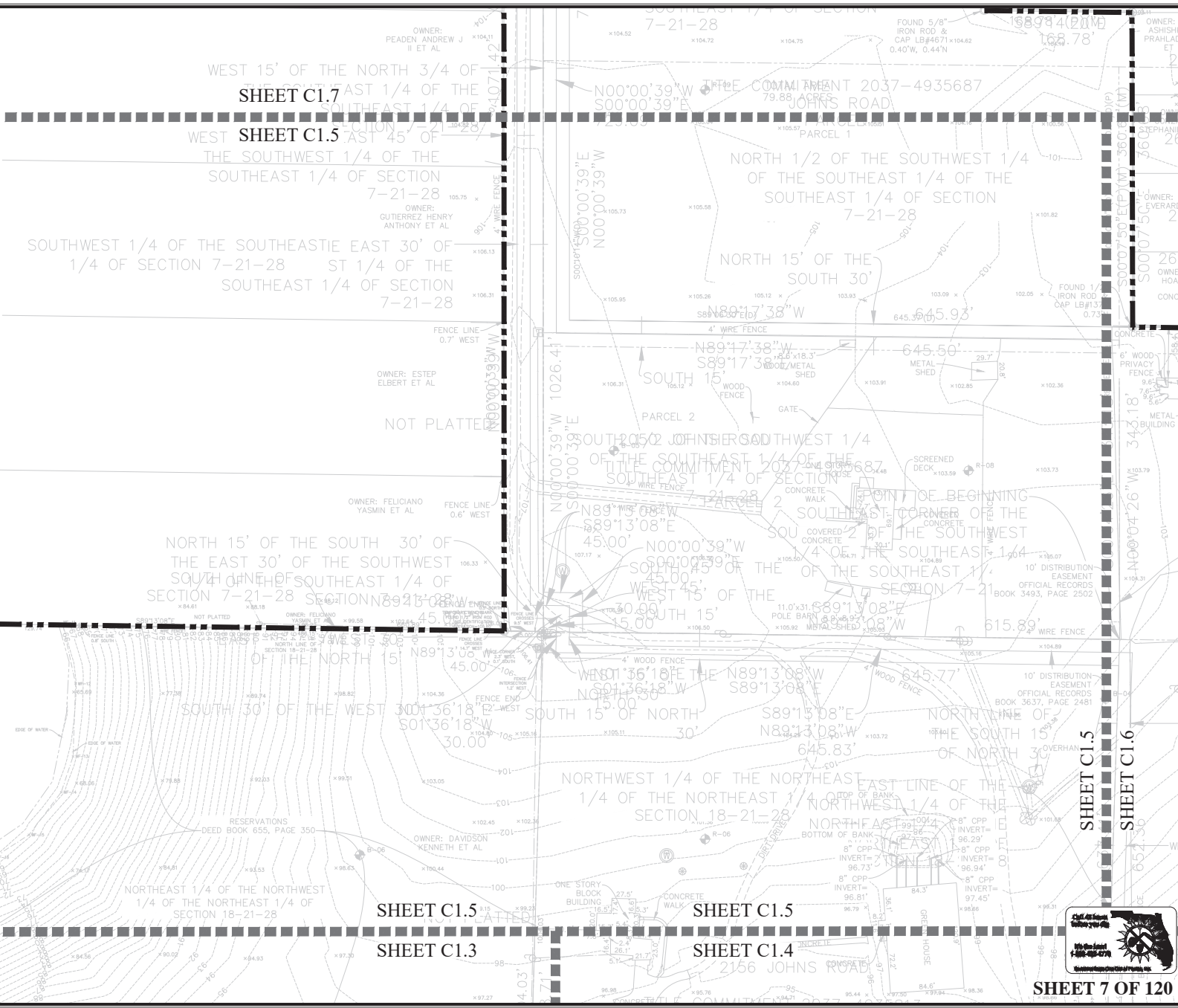
SHEET 5 OF 120

				SCALE		DRAWN:		EXISTING CONDITIONS – SOUTHWEST		CIVIL ENGINEERING & LAND PLANNING		DATE		DESCRIPTION		BY	
				1" = 50'		B. KALLEA		CONSTRUCTION SITE PLAN AMENDMENT		APPIAN ENGINEERING LLC.							
				PROJECT		O. SANCHEZ		CHECKED:		APPIAN.COM • 407.560.5968							
				DOC-001				O. SANCHEZ		2221 Lee Terrace, #202, Apopka, Florida 32712							
				SHEET				DATE:									
				C1.3				5/23/24									

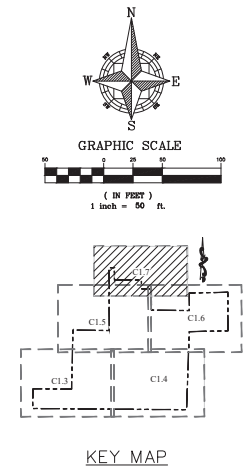
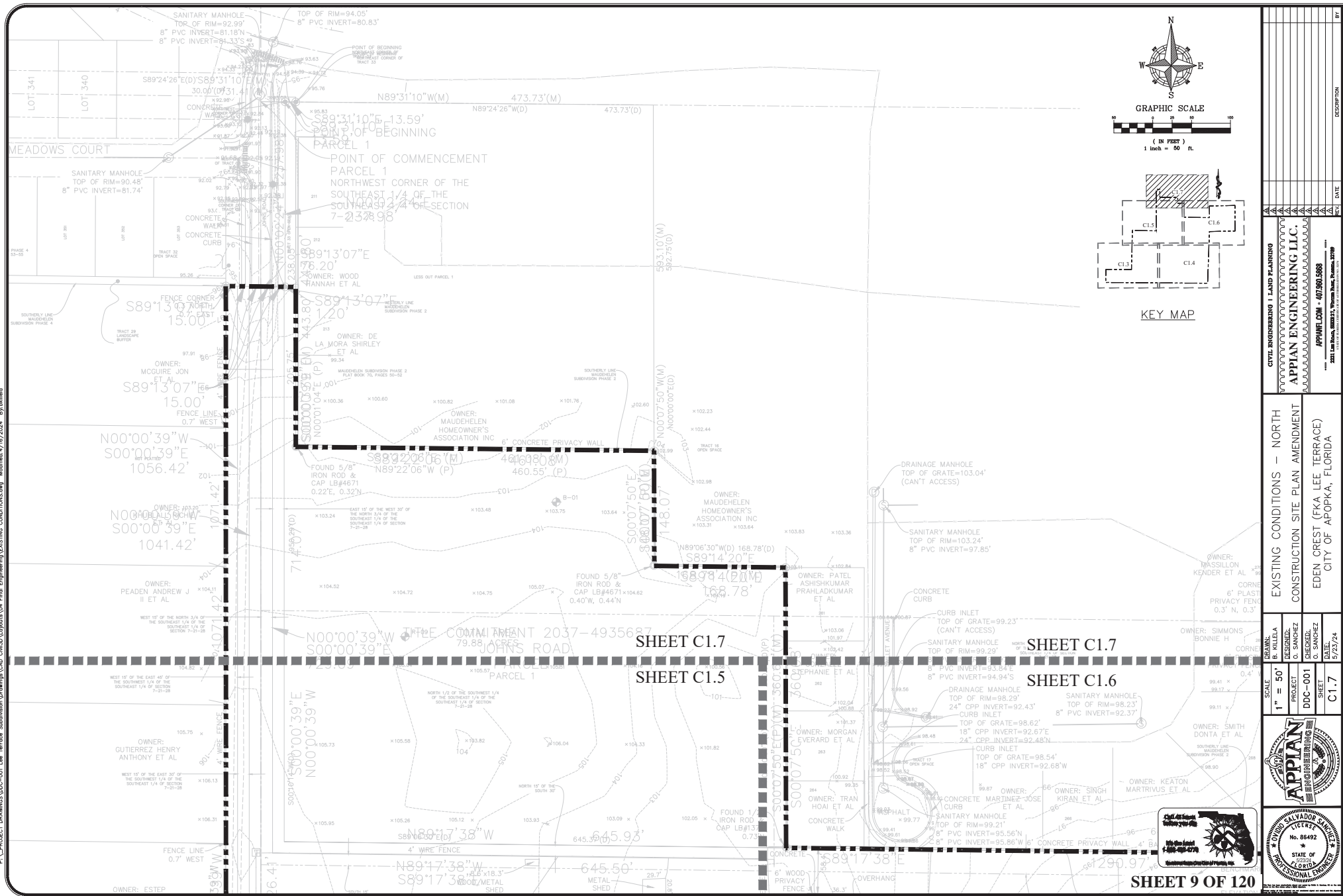




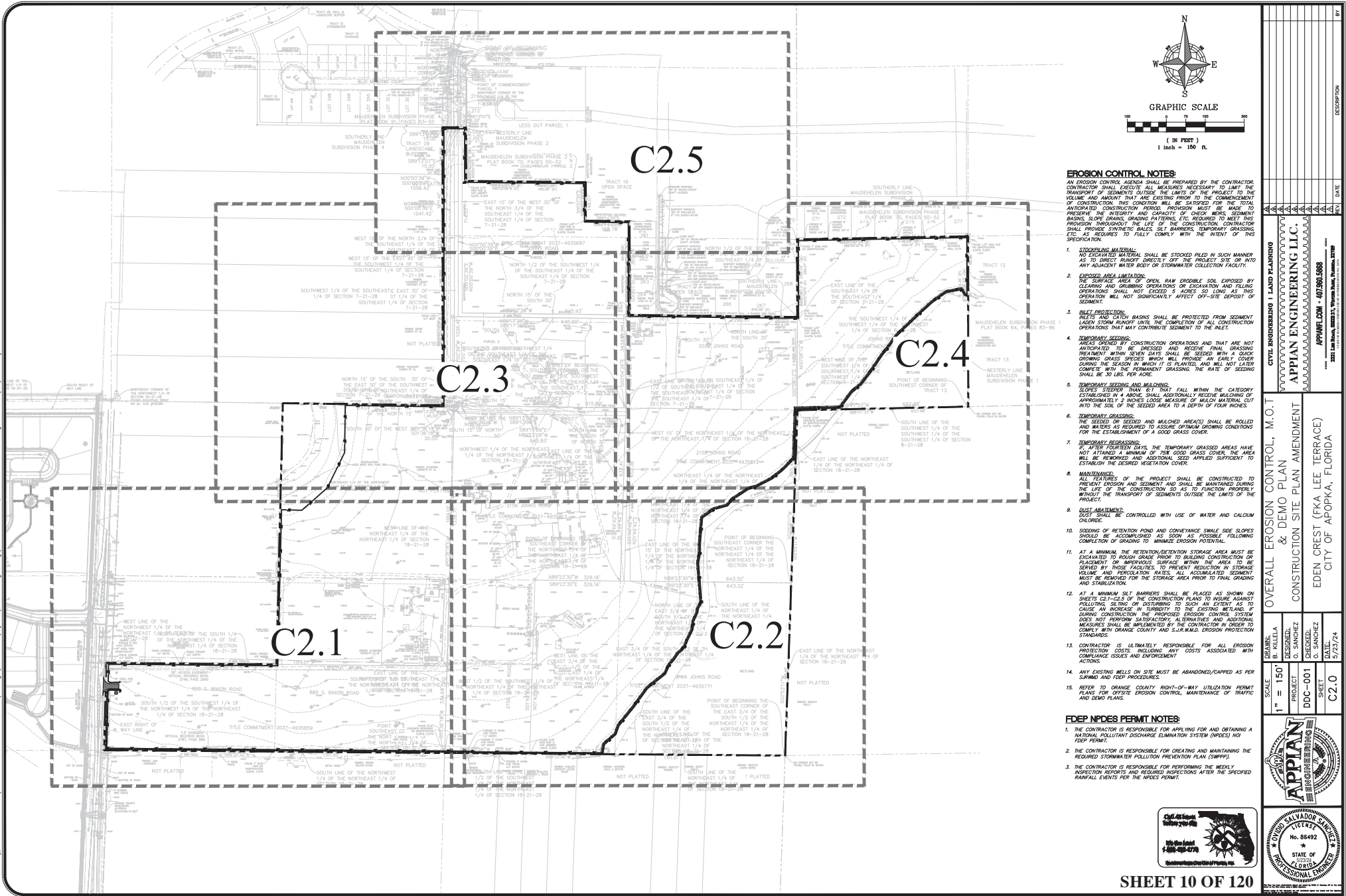
KEY MAP



CIVIL ENGINEERING & LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM - 407.560.5968		2021 Lee Terrace Subdivision, Apopka, Florida	
EXISTING CONDITIONS - NORTHWEST		CONSTRUCTION SITE PLAN AMENDMENT		EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA	
DRAWN:	B. KYLELA	DESIGNED:	O. SANCHEZ	CHECKED:	O. SANCHEZ	DATE:	5/23/24
SCALE:	1" = 50'	PROJECT:	DDC-001	SHEET:	C1.5		
APPIAN ENGINEERING		FLORIDA LICENSE NO. 86492		STATE OF FLORIDA		REGISTERED PROFESSIONAL ENGINEER	



CIVIL ENGINEERING & LAND PLANNING		DATE		BY	
APPIAN ENGINEERING LLC.		DATE		BY	
APPIAN.ORG • 407.560.5988		DATE		BY	
2021 Lee Terrace, Apopka, Florida 32712		DATE		BY	
EXISTING CONDITIONS - NORTH		DATE		BY	
CONSTRUCTION SITE PLAN AMENDMENT		DATE		BY	
EDEN CREST (FKA LEE TERRACE)		DATE		BY	
CITY OF APOPKA, FLORIDA		DATE		BY	
SCALE		SHEET		DATE	
1" = 50'		C1.7		5/23/24	
PROJECT		CHECKED		DATE	
O. SANCHEZ		O. SANCHEZ		5/23/24	
DRAWN BY		CHECKED		DATE	
B. KELLEA		O. SANCHEZ		5/23/24	
APPIAN ENGINEERING		APPIAN ENGINEERING		APPIAN ENGINEERING	
LICENSED PROFESSIONAL ENGINEER		LICENSED PROFESSIONAL ENGINEER		LICENSED PROFESSIONAL ENGINEER	
STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA	
LICENSE NO. 86492		LICENSE NO. 86492		LICENSE NO. 86492	
DAVID SALVADOR		DAVID SALVADOR		DAVID SALVADOR	
APPOPKA, FLORIDA		APPOPKA, FLORIDA		APPOPKA, FLORIDA	



EROSION CONTROL NOTES:
 AN EROSION CONTROL PLAN SHALL BE PREPARED BY THE CONTRACTOR. THE CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE WETLANDS AND CAPACITY OF CHECK BASINS, SEDIMENT BASINS, SLOPE DRAINAGE, GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. CONTRACTOR SHALL PROVIDE SYNTHETIC BALES, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THE SPECIFICATION.

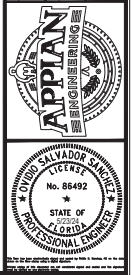
- 1. STOCKPILING MATERIAL:**
NO EXCAVATED MATERIAL SHALL BE STOCKPILED IN SUCH MANNER AS TO DIRECT RUNOFF DIRECTLY OFF THE PROJECT SITE OR INTO ANY ADJACENT WATER BODY OR STORMWATER COLLECTION FACILITY.
- 2. EXPOSED AREA LIMITATION:**
THE SURFACE AREA OF OPEN, RAW EXPOSED SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 20% OF THE TOTAL PROJECT AREA. THIS OPERATION WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENT.
- 3. SILT PROTECTION:**
DITCHES AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LOADS FROM RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
- 4. TEMPORARY SEEDING:**
AREAS OPENED BY CONSTRUCTION OPERATIONS AND THAT ARE NOT ANTICIPATED TO BE RESEED AND RECEIVE FINAL GRASSING TREATMENT WITHIN SEVEN DAYS SHALL BE SEED WITH A QUICK GROWING GRASS SPECIES WHICH WILL PROVIDE AN EARLY COVER DURING THE SEASON IN WHICH IT IS PLANTED AND WILL NOT LATER COMPETE WITH THE PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 LBS. PER ACRE.
- 5. TEMPORARY SEEDING AND MULCHING:**
SLOPES STEEPER THAN 6:1 THAT FALL WITHIN THE CATEGORY DESCRIBED IN A ABOVE SHALL ADDITIONALLY RECEIVE MULCHING OF APPROXIMATELY 2 INCHES LOOSE MEASURE OF MULCH MATERIAL CUT OUT AT THE JOINT OF THE SEEDING AREA TO A DEPTH OF FOUR INCHES.
- 6. TEMPORARY GRASSING:**
THE SEEDING OF SEEDS AND MULCHED AREAS(S) SHALL BE ROLLED AND MATTERS AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
- 7. TEMPORARY RESEEDING:**
IF, AFTER FOURTEEN DAYS, THE TEMPORARY GRASSING AREAS HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE RESEED AND ADDITIONAL SEED APPLIED SUFFICIENT TO ESTABLISH THE DESIRED VEGETATION COVER.
- 8. MAINTENANCE:**
ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
- 9. DUST ABATEMENT:**
DUST SHALL BE CONTROLLED WITH USE OF WATER AND CALCIUM CHLORIDE.
- 10. SODDING OF RETENTION POND AND CONVEYANCE SMALL SLOPE SLOPES:**
SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF GRADING TO MINIMIZE EROSION POTENTIAL.
- 11. AT A MINIMUM, THE RETENTION/DETENTION STORAGE AREA MUST BE EXCAVATED TO ROUNDED GRADE PRIOR TO BUILDING CONSTRUCTION OR PLACEMENT OF IMPROVED SURFACE WITHIN THE AREA TO BE SERVED BY THESE FACILITIES AND PREVENT REDUCED STORAGE VOLUME AND ACCUMULATION RATES. ALL ACCUMULATED SEDIMENT MUST BE REMOVED FOR THE STORAGE AREA PRIOR TO FINAL GRADING AND STABILIZATION.**
- 12. AT A MINIMUM, SILT BARRIERS SHALL BE PLACED AS SHOWN ON SHEETS C2.1-C2.5 OF THE CONSTRUCTION PLANS TO INSURE AGAINST POLLUTING, SLIDING OR DISTURBING TO SUCH AN EXTENT AS TO CAUSE AN INCREASE IN TURBIDITY TO THE EXISTING WETLANDS. IF DURING CONSTRUCTION THE PROPOSED EROSION CONTROL SYSTEM DOES NOT PERFORM SATISFACTORILY, ALTERNATIVE EROSION CONTROL MEASURES SHALL BE IMPLEMENTED BY THE CONTRACTOR IN ORDER TO COMPLY WITH ORANGE COUNTY AND S.J.R.M.D. EROSION PROTECTION STANDARDS.**
- 13. CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR ALL EROSION PROTECTION COSTS, INCLUDING ANY COSTS ASSOCIATED WITH COMPLIANCE ISSUES AND ENFORCEMENT.**
- 14. ANY EXISTING WELLS ON SITE MUST BE ABANDONED/CAPPED AS PER SURMID AND FDEP PROCEDURES.**
- 15. REFER TO ORANGE COUNTY RIGHT-OF-WAY UTILIZATION PERMIT PLANS FOR OFF-SITE EROSION CONTROL, MAINTENANCE OF TRAFFIC AND DEMO PLANS.**

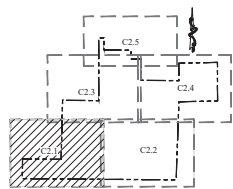
- FDEP NPDES PERMIT NOTES:**
1. THE CONTRACTOR IS RESPONSIBLE FOR APPLYING FOR AND OBTAINING A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) NON FDEP PERMIT.
 2. THE CONTRACTOR IS RESPONSIBLE FOR CREATING AND MAINTAINING THE REQUIRED STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
 3. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING THE WEEKLY INSPECTION REPORTS AND REQUIRED INSPECTIONS AFTER THE SPECIFIED RAINFALL EVENTS PER THE NPDES PERMIT.



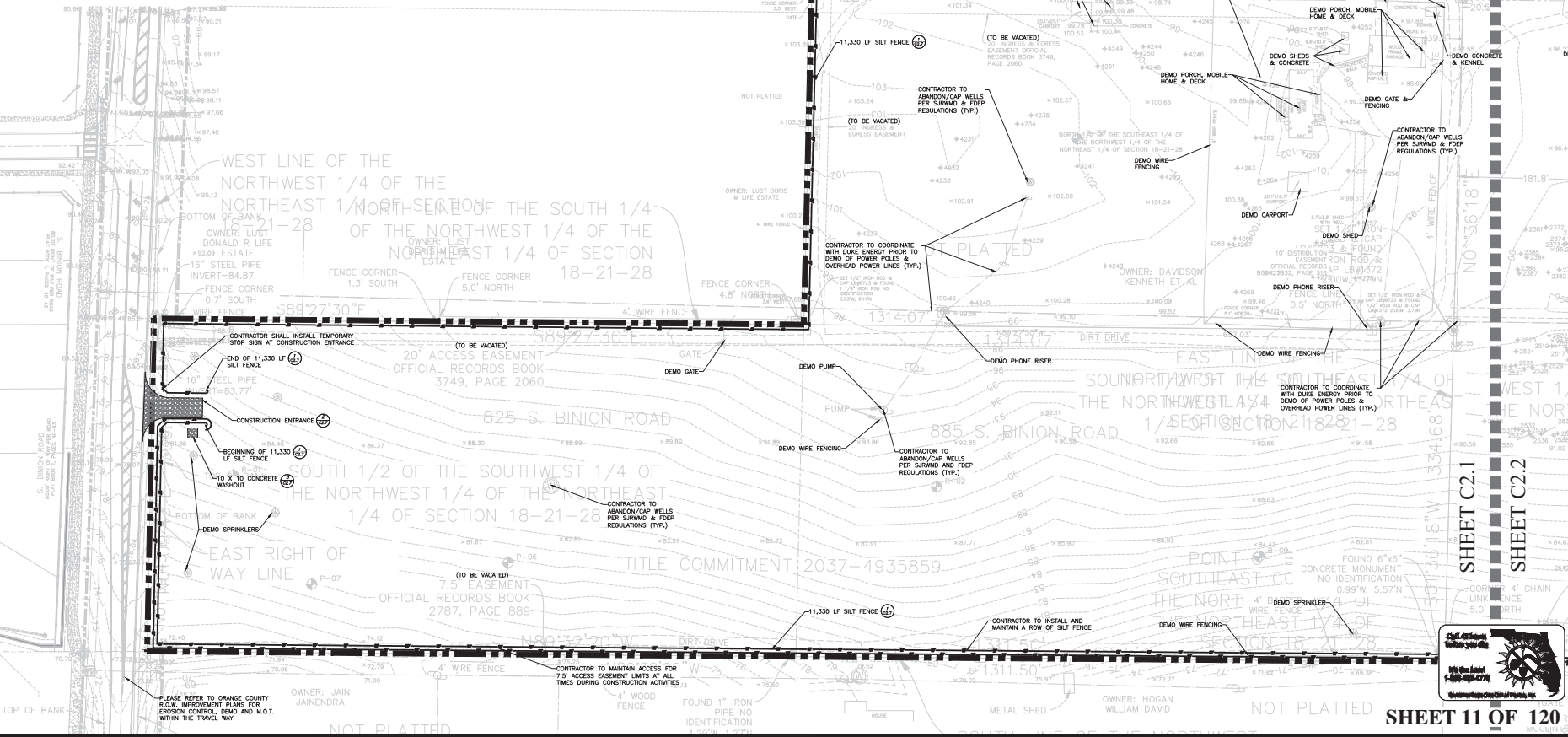
SHEET 10 OF 120

CIVIL ENGINEERING & LAND PLANNING APPLAN ENGINEERING LLC. 2201 E. US HWY 1, SUITE 200, APOPKA, FL 32070 PHONE: 407.560.5868 FAX: 407.560.5869 WWW.APPLANENGINEERING.COM				DATE
PROJECT: EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA	SHEET: DDC-001	SCALE: 1" = 150'	DATE: 5/23/24	BY:
DRAWN: B. KULEVA DESIGNED: O. SANCHEZ CHECKED: O. SANCHEZ	PROJECT: DDC-001	SCALE: 1" = 150'	DATE: 5/23/24	DESCRIPTION:
OVERALL EROSION CONTROL, M.O.T. & DEMO PLAN CONSTRUCTION SITE PLAN AMENDMENT	SHEET: DDC-001	SCALE: 1" = 150'	DATE: 5/23/24	DESCRIPTION:

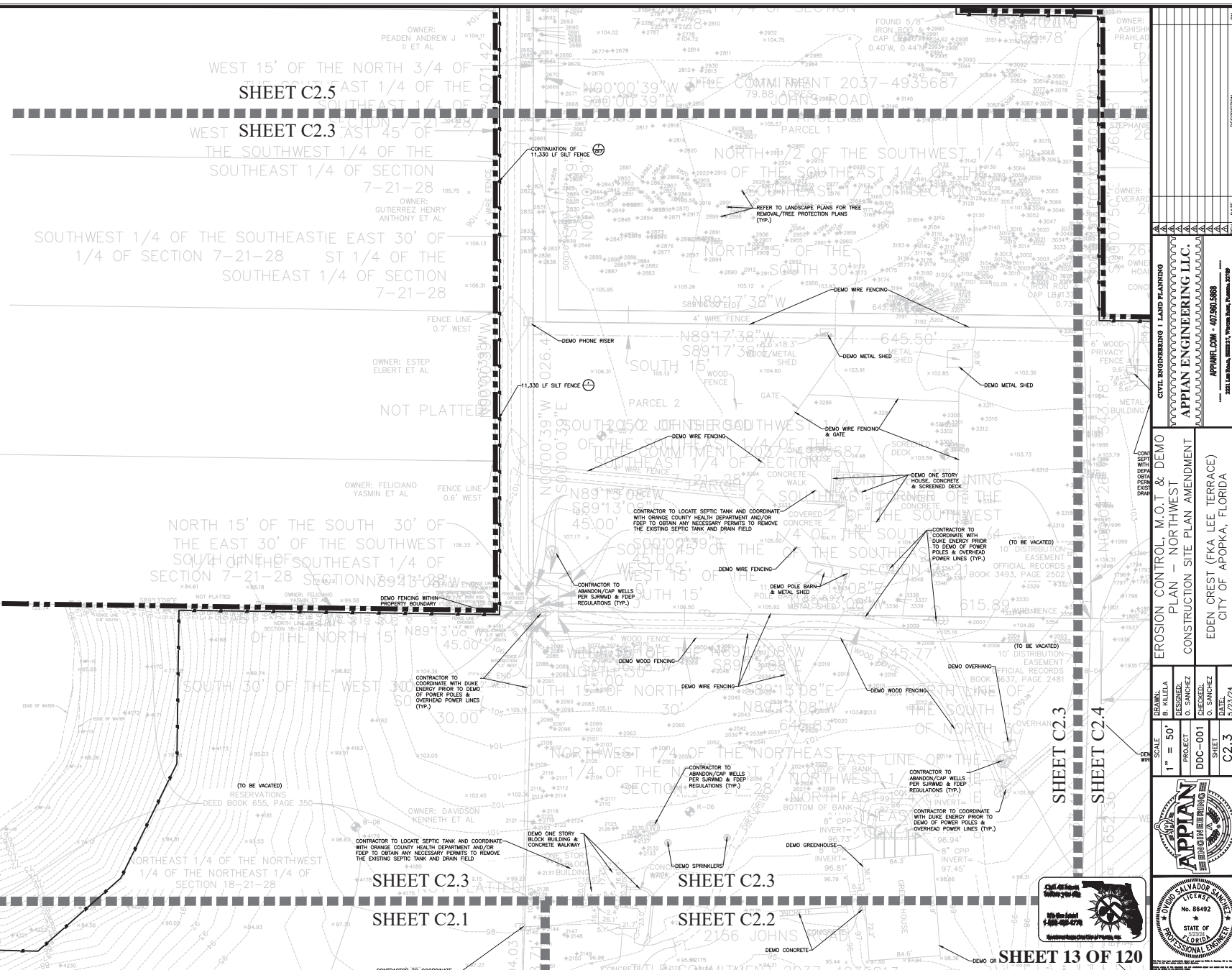
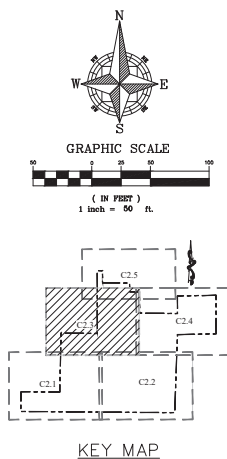




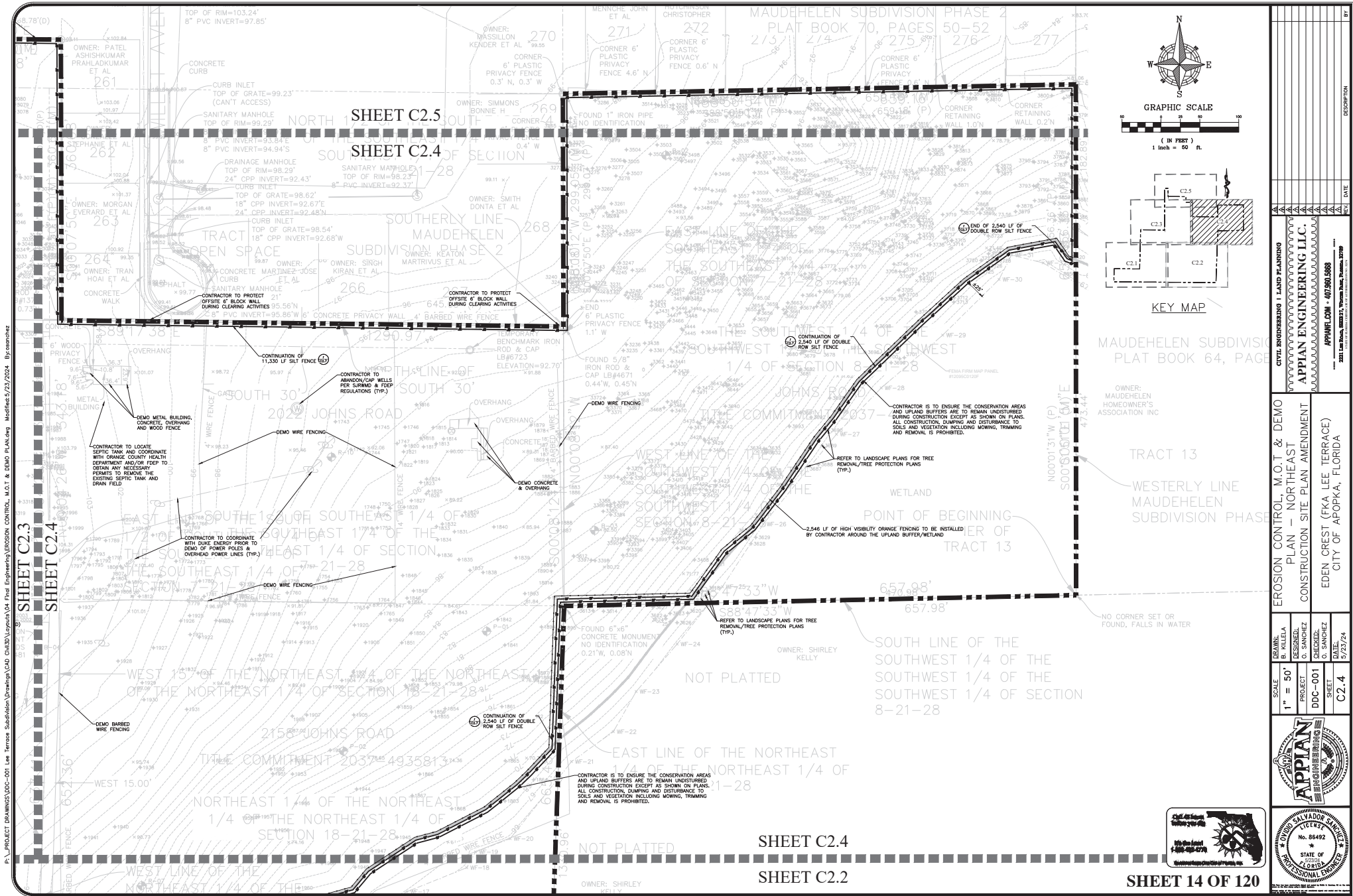
KEY MAP



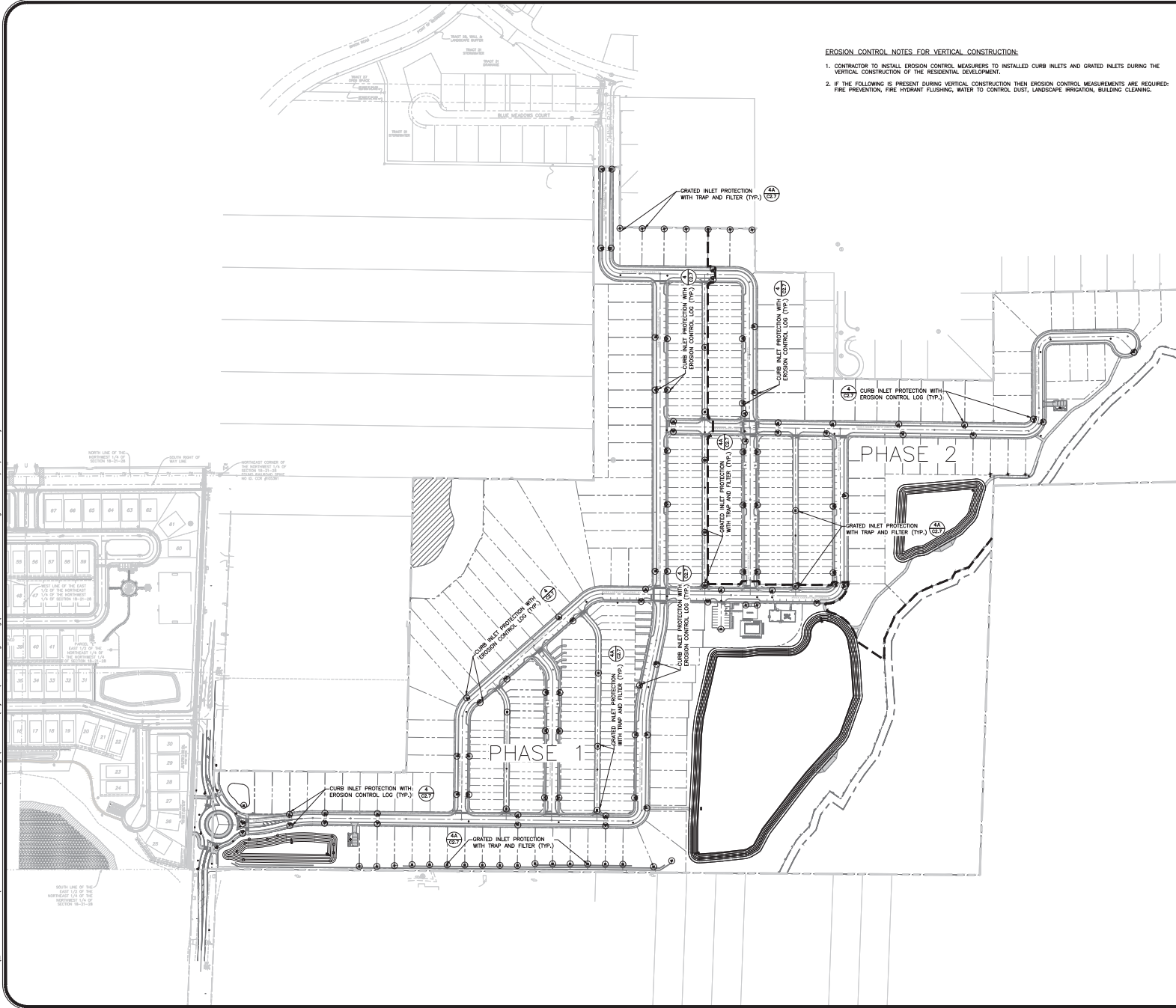
	SCALE	1" = 50'	DRAWN: B. KILLEA DESIGNED: O. SANCHEZ PROJECT: DDC-001 CHECKED: O. SANCHEZ DATE: 5/23/24	EROSION CONTROL, M.O.T. & DEMO PLAN - SOUTHWEST CONSTRUCTION SITE PLAN AMENDMENT EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA	CIVIL ENGINEERING I LAND PLANNING APPLAN ENGINEERING LLC. APPLAN.COM - 407-960-5968 2421 Lee Road, Suite 200, Apopka, FL 32712	DATE	BY
						REV	DESCRIPTION



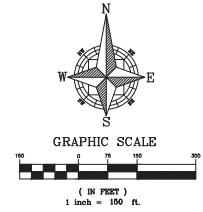
P:\PROJECT DRAWINGS\DDC-001 Lee Terrace Subdivision\Drawings\CAD\DWG\Layout\04 Final Engineering\EROSION CONTROL, M.O.T. & DEMO PLAN.dwg Modified: 5/23/24 By: cswm24



DESCRIPTION		DATE
CIVIL ENGINEERING & LAND PLANNING		
APPIAN ENGINEERING LLC.		
APPIAN.COM - 407.560.5968		
2021 Lee Terrace Subdivision Phase 2		
EROSION CONTROL, M.O.T. & DEMO		
PLAN - NORTHEAST		
CONSTRUCTION SITE PLAN AMENDMENT		
EDEN CREST (FKA LEE TERRACE)		
CITY OF APOPKA, FLORIDA		
DRAWN:	B. KELLEA	
DESIGNED:	O. SANCHEZ	
PROJECT:	DDC-001	
CHECKED:	O. SANCHEZ	
SHEET:		
DATE:	5/23/24	
SCALE:	1" = 50'	
SHEET C2.4		
SHEET 14 OF 120		

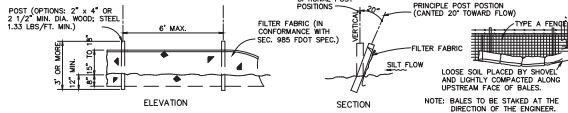


1. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES TO INSTALLED CURB INLETS AND GRATED INLETS DURING THE VERTICAL CONSTRUCTION OF THE RESIDENTIAL DEVELOPMENT.
2. IF THE FOLLOWING IS PRESENT DURING VERTICAL CONSTRUCTION THEN EROSION CONTROL MEASUREMENTS ARE REQUIRED: FIRE PREVENTION, FIRE HYDRANT FLUSHING, WATER TO CONTROL DUST, LANDSCAPE IRRIGATION, BUILDING CLEANING.



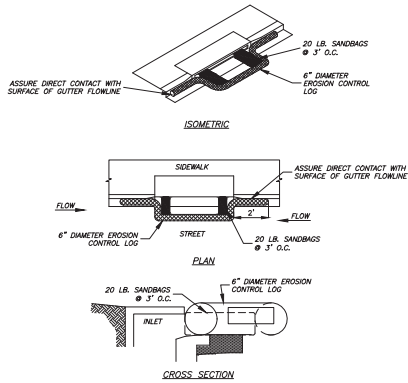
 PROPERTY BOUNDARY
 PHASE LINE

		SCALE	DRAWING	EROSION CONTROL FOR VERTICAL CONSTRUCTION CONSTRUCTION SITE PLAN AMENDMENT EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA	CIVIL ENGINEERING & LAND PLANNING APPIAN ENGINEERING LLC. APPIAN.COM - 407.580.5868 2021 Lant Pines, LLC & P, Norman Dale, Esquire, 2020	DATE	REVISION	DATE	DESCRIPTION	BY
		PROJECT	CHECKED			SHEET	DATE	REVISION	DATE	DESCRIPTION
		1" = 150'	O. SANCHEZ	DDC-001		5/23/24				
			O. SANCHEZ							
				C2.6						



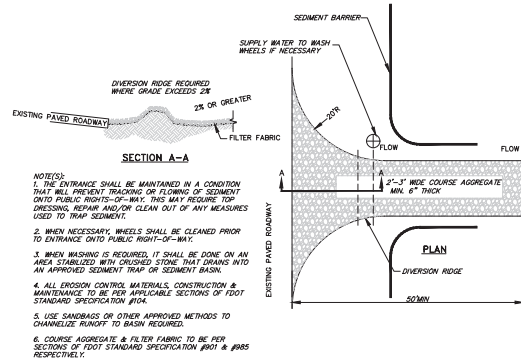
NOTE:
SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (17)

1 TYPE III SILT FENCE DETAIL
N.T.S.



NOTES:
1. EROSION CONTROL LOG CONTAINMENT MESH SHALL BE 100% BIODEGRADABLE, PHOTODEGRADABLE OR RECYCLABLE AND FILL MATERIAL SHALL CONSIST OF MELLOW, ASPEN EXCELSDOR FIBERS, CHIPPED SITE VEGETATION, COCONUT FIBERS, 100% RECYCLABLE FIBERS, OR ANY OTHER ACCEPTABLE MATERIAL, EXCLUDING STRAW AND HAY.
2. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
3. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM WATER BEGINS TO OVERTOP THE CURB.
4. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

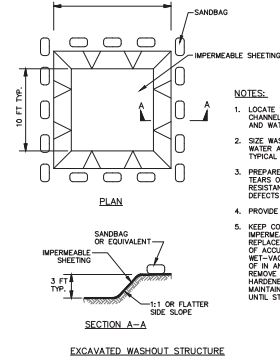
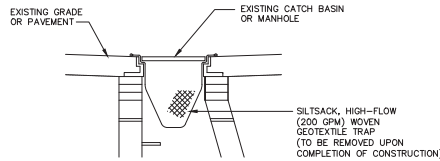
4 EROSION CONTROL LOG DETAIL
N.T.S.



3 CONCRETE WASH OUT
N.T.S.

2 TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.

4A INLET TRAP AND FILTER
N.T.S.

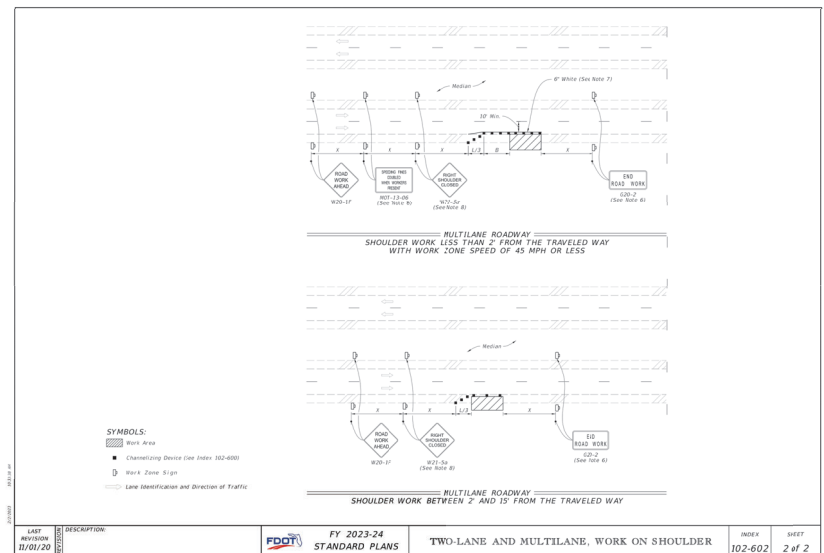
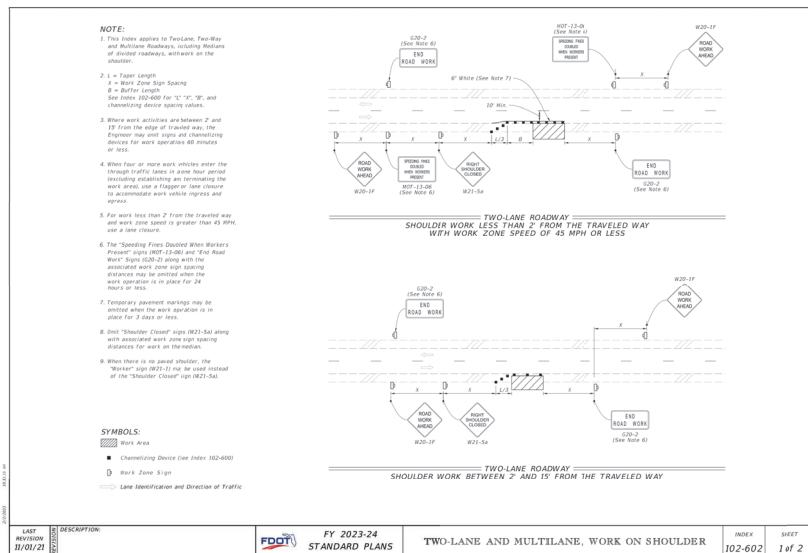
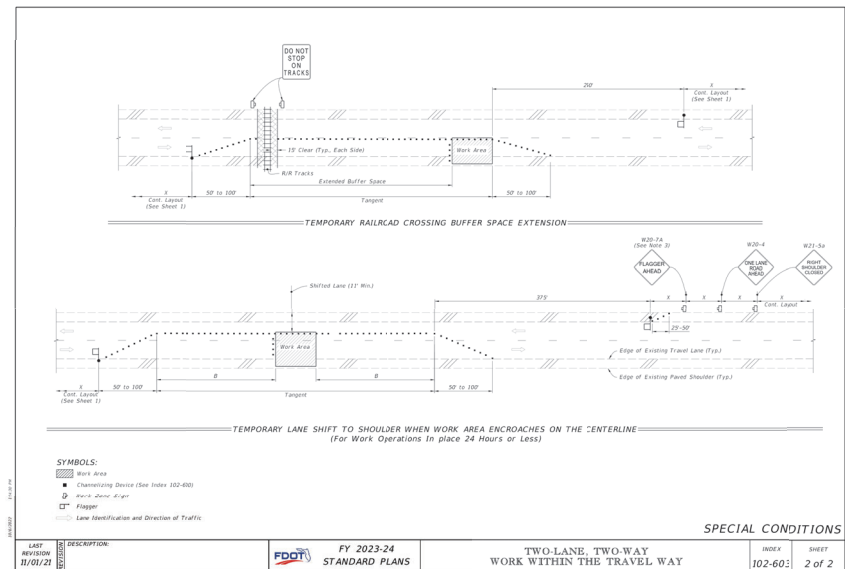
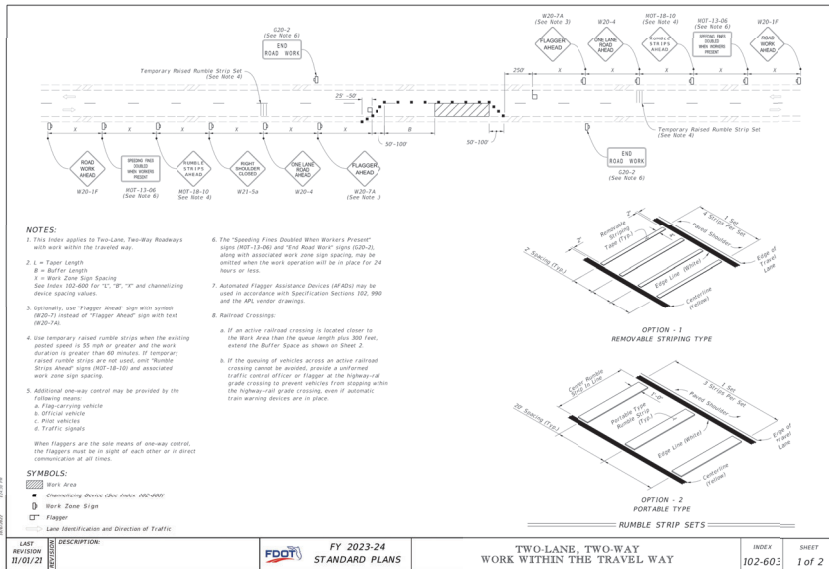


NOTES:
1. LOCATE WASHOUT STRUCTURE A MINIMUM OF 50 FEET AWAY FROM OPEN CHANNELS, STORM DRAIN INLETS, SENSITIVE AREAS, BELLANDS, BUFFERS AND WATER COURSES AND AWAY FROM CONSTRUCTION TRAFFIC.
2. SIZE WASHOUT STRUCTURE FOR VOLUME NECESSARY TO CONTAIN WASH WATER AND SOLIDS AND MAINTAIN AT LEAST 4 INCHES OF FREEBOARD. TYPICAL DIMENSIONS ARE 10 FEET X 10 FEET X 3 FEET DEEP.
3. PREPARE SOIL BASE FREE OF ROCKS OR OTHER DEBRIS THAT MAY CAUSE TEARS OR HOLES IN THE LINER. FOR LINER, USE 10 MIL OR THICKER UV RESISTANT IMPERMEABLE SHEETING, FREE OF HOLES AND TEARS OR OTHER DEFECTS THAT COMPROMISE IMPERMEABILITY OF THE MATERIAL.
4. PROVIDE A SIGN FOR THE WASHOUT IN CLOSE PROXIMITY TO THE FACILITY.
5. KEEP CONCRETE WASHOUT STRUCTURE WATER TIGHT. REPLACE IMPERMEABLE LINER IF DAMAGED (E.G., RIPPED OR PUNCTURED). EMPTY OR REPLACE WASHOUT STRUCTURE THAT IS 75 PERCENT FULL AND DISPOSE OF ACCUMULATED MATERIAL PROPERLY. DO NOT REUSE PLASTIC LINER. WET-VACUUM STORED LIQUIDS THAT HAVE NOT EVAPORATED AND DISPOSE OF IN AN APPROVED MANNER. PRIOR TO FORECASTED RAINSTORMS, REMOVE LIQUIDS OR COVER STRUCTURE TO PREVENT OVERFLOWS. REMOVE HARDENED SOLIDS, WHOLE OR BROKEN UP, FOR DISPOSAL OR RECYCLING. MAINTAIN RUNOFF DIVERSION AROUND EXCAVATED WASHOUT STRUCTURE UNTIL STRUCTURE IS REMOVED.

CIVIL ENGINEERING & LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM - 407.560.1568		2021 Lee Terrace, Suite 200, Apopka, FL 32712		DATE		DESCRIPTION		BY	
SCALE	N.T.S.	PROJECT	DDC-001	SHEET	C2.7	DRAWN	B. KELLEA	DESIGNED	O. SANCHEZ	CHECKED	O. SANCHEZ	DATE	5/23/24
EROSION CONTROL & M.O.T. DETAILS CONSTRUCTION SITE PLAN AMENDMENT EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA													



SHEET 17 OF 120



5 PDOT M.O.T. DETAIL - WORK WITHIN TRAVEL WAY
N.T.S.

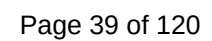
6 MAINTENANCE OF TRAFFIC - WORK ON SHOULDER
N.T.S.



SHEET 18 OF 120

CIVIL ENGINEERING & LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM - 407.560.5968	
CONSTRUCTION SITE PLAN AMENDMENT		EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA	
DRAWN BY: KYLEA	DESIGNED BY: O. SANCHEZ	CHECKED BY: O. SANCHEZ	DATE: 5/23/24	SCALE: N.T.S.	
PROJECT: DDC-001		SHEET: C2.8		PROJECT: DDC-001	
APPIAN ENGINEERING		APPIAN ENGINEERING		APPIAN ENGINEERING	
FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER	
No. 86492		No. 86492		No. 86492	





SITE DATA:

PCA - PARCEL ID#:	67-21-26-0000-0046
	67-21-26-0000-0044
	67-21-26-0000-0041
	18-21-26-0000-0078
	18-21-26-0000-0079
	18-21-26-0000-0074
	68-21-26-0000-0047
	18-21-26-0000-0073
	18-21-26-0000-0071
	18-21-26-0000-0076
	18-21-26-0000-0028
	18-21-26-0000-0038
TOTAL PARCEL AREA:	95.89 AC.
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE:	X
FORM FSPA-12199C-8/2000 DATED 07/25/2000	
EXISTING ZONING:	A-1 (ZIP, R-AAA
PROPOSED ZONING:	PD
ADJACENT ZONING:	
NORTH	A-1 (ZIP, A-1 (COUNTY, R-AAA, R-2
SOUTH	A-1 (ZIP, A-1 (COUNTY, R-AAA, R-2
EAST	A-1 (ZIP, R-AAA, R-AAA, R-2
WEST	A-1 (ZIP, A-1 (COUNTY, R-2
EXISTING FUTURE LAND USE (FLU):	RI
PROPOSED FUTURE LAND USE (FLU):	RI
ADJACENT FUTURE LAND USE (FLU):	
NORTH	RI, R (COUNTY)
SOUTH	RI, R (COUNTY)
EAST	RI
WEST	RI, R (COUNTY), COMM.
PROPOSED DENSITY:	300 LOTS / BLK AC - 3.70 DUC/AC
PROPOSED MINIMUM LOT REQUIREMENTS	
24' LOT:	
MINIMUM LOT AREA	2,760 SF
MINIMUM LIVING AREA	1,800 SF
MAX LOT COVERAGE	85%
MINIMUM LOT WIDTH	24 ft.
MINIMUM LOT DEPTH	115 ft.
MAXIMUM BUILDING HEIGHT	25 ft.
SETBACKS	
FRONT PORCH	FRONT
FRONT	15 ft.
SIDE	10 ft.
REAR	25 ft.
CORNER	15 ft.
GARAGE REAR	20.75 ft.
40' LOT:	
MINIMUM LOT AREA	7,680 SF
MINIMUM LIVING AREA	750
MAX LOT COVERAGE	140 ft.
MINIMUM LOT WIDTH	125 ft.
MINIMUM LOT DEPTH	125 ft.
MAXIMUM BUILDING HEIGHT	35 ft.
SETBACKS	
FRONT PORCH	FRONT
FRONT	25 ft.
SIDE	5 ft.
REAR	20 ft.
CORNER	20 ft.
GARAGE FRONT	30 ft.
30' LOT:	
MINIMUM LOT AREA	3,375 SF
MINIMUM LIVING AREA	1,800 SF
MAX LOT COVERAGE	125 ft.
MINIMUM LOT WIDTH	75 ft.
MINIMUM LOT DEPTH	75 ft.
MAXIMUM BUILDING HEIGHT	35 ft.
SETBACKS	
FRONT PORCH	FRONT
FRONT	3 ft.
SIDE	7.5 ft.
REAR	20 ft.
CORNER	20 ft.
GARAGE FRONT	30 ft.



SHEET 22 OF 120

		SCALE	APPROVED MASTER PLAN – SITE	CIVIL ENGINEERING LAND PLANNING APPIAN ENGINEERING LLC. APPIANE.COM 407.960.5883 1221 East Avenue, Suite 100, Pompano Beach, FL 33062	DATE
		DRAWN: B. KELLEA DESIGNED: N.T.S. PROJECT: CONSTRUCTION SITE PLAN AMENDMENT CHECKED: DDC -001 SHEET C3.2	DATA EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA		DATE 5/23/24

MAGNOLIA TERRACE MASTER SITE PLAN DEVELOPMENT STANDARDS

A. Design Standards

1. LOT CRITERIA

Description	Single-Family Detached 60' Lots (Front Loaded)	Single-Family Detached 75' Lots (Front Loaded)	Single-Family Attached 24' Lots (Rear Loaded)
Lot Setback ⁽¹⁾			
Front Porch ⁽²⁾	3' min.	3' min.	3' min.
Front	25' min.	25' min.	15' min.
Rear	20' min.	20' min.	25' min.
Side	5' min.	7.5' min.	10' min.
Side Corner	25' min.	25' min.	15' min.
Garage Front	30' min.	30' min.	
Garage Rear	-	-	20.75' min.
Lot Dimensions			
Min. Average Lot Area	7,500 SF	9,375 SF	2,760 SF
Min. Lot Width	60' ⁽³⁾	75'	24' ⁽³⁾
Min. Lot Depth	125'	125'	115'
Max. Lot Coverage	75%	75%	85%
Max. Building Height	35' 2 Stories	35' 2 Stories	35' 2 Stories
Min. Living Area	1,800 SF	1,800 SF	1,300 SF

- (1) See Master Plan for depiction of conceptual individual site plans.
(2) Front porch setback as allowed per City of Apopka Development Design Guidelines §2.1.
(3) No more than 75% of the residential lots in a development or phase shall be 50 feet in width or less. The remaining lots shall be a minimum of 65 feet in width. Conditional approval is determined by the City Council depending on surrounding land uses.

B. Architectural, Buildings, and Accessory Structures

1. Architectural design shall meet the intent of City of Apopka Development Design Guidelines unless otherwise stated.
2. Each individual single-family home shall have a minimum of two (2) bedrooms.
3. All front-loaded and rear-loaded lots shall have a minimum two (2) car garages.
4. Mail delivery for all lots within Magnolia Terrace shall occur at cluster mailbox units. Mail kiosk shall provide covered roof area for protection from inclement weather. Approval from the postmaster of the location shall be submitted prior to approval of the Construction Site Plan.
5. AC condenser units and similar equipment shall be placed in the side yard area. Units and similar equipment shall be placed with a minimum of three (3) feet setback from side property line. Units shall be screened from side streets with landscaping or opaque fencing.
6. Trash/recycle bin pads (minimum 6'x4') for front-loaded lots shall be provided within the side yard and adjacent to driveways.
7. Trash/recycle bin pads (minimum 6'x4') for rear-loaded lots shall be provided within the rear yard and adjacent to driveways.
8. Storage sheds or similar storage facilities shall not be allowed.
9. Swimming pools shall be allowed on all front-loaded lots.

1

19. Garages shall be accessed from the adjacent alley at the rear of the lot for all rear-loaded lots.
20. All alleys shall be proposed as two-way travel lanes.
21. Power service within the development shall be underground. No overhead service will be allowed.
22. Vehicular, Pedestrian and Accent lighting shall substantially conform the Section 3.10 - Lighting of the City of Apopka Development Design Guidelines.
23. Connections to existing City of Apopka Water, Wastewater, and Reclaim Water utility lines to be made during initial phase of the development and built out or a phase-by-phase basis.
24. The new main and zone will be assessed a pro rata fee, based on the development's share of usage for the wastewater. A separate agreement for the pro rata usage fee will be executed during Construction Site Plan.

D. Recreation and Open Space

1. Required project open space shall be a minimum of 30% of the developed site area in accordance with City of Apopka PD Zoning District and LDC Section 3.7.2(c).
2. Required project recreation shall be provided at a rate of 3.6 acres per 1,000 population with 2.6 population per dwelling unit.
3. The Amenity Tract shall be an approximate 1.60-acre Community Center. A specific park site plan and amenities/equipment shall be provided with the Construction Site Plan. Amenities shall include a cabana with restrooms, a swimming pool, a playground, and a mixed-use active field at a minimum. Community Center area amenities shall include a cabana, swimming pool and deck, and mail kiosk at a minimum. The cabana shall include a storage room, restroom facilities for the building and pool, screened lanai area, and unscreened lanai area. The swimming pool and deck area shall be a minimum of 3200 SF and water area of a minimum of 1400 SF.
4. The phasing of all Open Space and Parks and Recreation tracts shall be consistent with that depicted on the Park Tracts and Open Space Tracts.

E. Buffers and Landscaping

1. A fifteen (15) foot buffer tract for perimeter wall and landscaping will be provided along the S. Binion Road frontage. These tracts shall be dedicated to and maintained by the HOA. A six (6') foot high wall or fence is provided in these tracts to provide buffering from the adjacent roadways. Entrance feature and community sign will be provided with Construction Site Plan.
2. Final landscape plans for the buffer areas along Johns Road and S. Binion Road will be provided with the Construction Site Plan.
3. Tree Planting Conditions. Minimum of two new trees shall be planted per 50' wide residential lot and a minimum of one new tree shall be planted per 40' wide residential lot. The new trees shall be a minimum of 3 1/2 inches DBH at the time of planting and shall count toward the overall number of required tree replacement inches, if any.
4. Tree Protection Plan - The Construction Site Plan shall include tree protection techniques to prevent harm to any trees designate to be preserved or encroachment into protected natural areas, including but not limited to tree barricades, silk fencing or other similar techniques accepted by the City Engineer.
5. No 'street trees' will be proposed between the curband sidewalk unless specifically requested by Planning and Zoning Department. If necessary, any proposed trees, which are located between the curb and the sidewalk, cannot be root aggressive or they must have root barriers installed to prevent damage to the utilities, curb and sidewalk.

4

- a) Swimming Pools must be in-ground type. Above Ground Pools are prohibited.
b) Swimming pools and decks are prohibited from projecting beyond the side wall facade.
10. Swimming pools shall not be allowed on rear-loaded lots.
11. Screen enclosures over swimming pools shall be constructed with non-metal or non-vinyl roofs shall be allowed on all front-loaded lots.
a) Screen enclosures over swimming pools and their respective deck area shall be single story with dome or angled roofs. Enclosure structural members shall be bronze. Screening shall be dark mesh. Solid opaque or clear panels on the walls or roofs are prohibited.
b) Screen enclosures with metal, vinyl, or screen roofs over non-swimming pool decks are prohibited.
12. Architectural Design Standards:
a) Architectural styles shall be determined prior to Construction Site Plan approval, and these shall meet the intent of the City of Apopka's Development Design Guidelines except as noted on these Development Standards. Modification or replacement of the exterior elevations can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
b) Front facade materials such as cultured stone veneer, stucco, wood plank and fiber cement siding shall be utilized to be consistent with the applicable Architectural Style.
c) Minimum roof pitch shall be 5 / 12 over the main house and garage. The roof pitch over porches shall be a minimum of 4 / 12.
d) Thirty-year asphalt shingle shall be installed on all roofs. Three-tab shingles are prohibited. The shingle color shall complement the color scheme of the house.
e) Aluminum fascia and soffits shall be standard for all houses. The fascia and soffit color shall complement the color scheme of the house.
f) Window Banding trim and front door shall be painted an accent color.
g) Concrete or pavers shall be installed at front yard driveways, lead walks, porches, and porches.
13. Front Building Entrance Elevation Design Standards:
a) Front porches and porches at grade level.
b) Front garages shall be flush with or behind the primary residential facade or porch.
c) Front garage frontage shall be limited to 50%. Frontage is determined by garage door width.
d) Identical model plan type shall not be constructed in adjacent lots without a different elevation type. The same elevation style type of varying story heights shall not be constructed on three (3) consecutive lots.
e) Identical exterior paint schemes shall not be applied on adjacent lots.
f) Specific elevation style types shall have similar wall finishes, window grid patterns, window banding and trim, roof lines and slopes, etc. Applied to each lot wall model plan type front elevations.
g) Modification or replacement of the exterior elevation can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
14. Rear Elevation Facing Design Standards:
a) Applicable to rear-loaded lots only.
b) Single story lots shall be required on any two-story home to eliminate box on box appearance.
c) Single story homes shall have gable ends at lanais or jogs in rear wall facade to eliminate continuous horizontal fascia line and single high roof plane.
d) Large expanses of solid wall shall be avoided through use of windows, wall features, or wall/roof jogs.
e) Window grid patterns and window banding and trim shall match front elevation windows.

2

F. Maintenance and Plat

1. Magnolia Terrace Homeowners' Association shall maintain all common areas including all alleys, fences/walls and landscaping within said common areas.
2. The Construction Site Plan shall include the plat document, and the plat shall be in final form.
3. The City of Apopka shall be responsible for maintenance of streets, on-street parallel parking spaces, and street lighting and stormwater collection systems within the public rights of way within the Magnolia Terrace.
4. All parking striping is to be maintained by the HOA.
5. Pavement design shall have a recommended twenty (20) year lifespan.

G. Wetlands and Environmental

1. There are wetlands and environmentally sensitive areas on the site.
2. According to the FEMA Flood Insurance Rate Map for Orange County, FL, Panel No. 12095-C-0129-F, dated September 25, 2009, there are areas within the site that fall within the 100-year flood plain.
3. An erosion protection plan will be submitted with Construction Site Plan.
4. Tree removal, tree replacement, and landscaping shall be in conformance with Article V of the City of Apopka Land Development Code.
5. Individual lot arbor clearing permit is required prior to clearing or grading of any lot or issuance of building permit. Placement of the house shall preserve existing trees to the greatest extent practical. Plot plan for each lot shall illustrate tree locations as presented within the Construction Site Plan.

H. Development Condition Continuity.

The PD Development Standards shall be printed within the PD Master Plan and the Construction Site Plan.

I. Signage.

Signage shall comply with the City of Apopka Land Development Code and City of Apopka Development Design Guidelines.

J. Lighting.

Lighting shall comply with the City of Apopka's City Ordinance No. 2069. Street and parking area or pedestrian path light poles shall be decorative type and details provided with the Construction Site Plan.

K. Garbage Pickup.

1. Garbage of front-loaded single-family units to be picked up at the adjacent right-of-way.
2. Garbage of rear-loaded single-family units to be picked up at the adjacent alley.

5

- f) Window style types of the same story height shall not be constructed adjacent to the same elevation style type. The same elevation style type of varying story heights shall not be constructed on three (3) consecutive lots.
g) Identical exterior paint schemes shall not be applied on adjacent lots.
h) Modification or replacement of the exterior elevation can be approved by the Community Development Director if such changes represent equivalent architectural value. Substantial deviations from architectural rendering must be approved by City Council.
15. Individual Lot Front and Rear Yard Fencing Standards:
a) Community Perimeter Fencing not included.
b) Fencing is prohibited in front yards.
c) Maximum height of a fence shall be six (6) feet above final grade.
d) Fencing at rear yards of rear alley loaded lots shall be setback a minimum two (2) feet from the alley and driveway edges.
e) Fencing at street corner lot side yards shall be setback a minimum of ten (10) feet from the street side property line.

C. Utilities and Infrastructure

1. Potable water service shall be provided by the City of Apopka. The water system shall be designed to City of Apopka standards.
2. Reclaimed water service shall be provided by the City of Apopka. The reclaim water system shall be designed to City of Apopka standards.
3. Stormwater management system shall be designed to comply with the design standards of the City of Apopka and St. Johns River Water Management District for projects without a positive outfall.
4. A final drainage report and soils report will be submitted with Construction Site Plan. The sanitary system shall be provided by the City of Apopka. The sanitary system shall be designed to city standards.
5. Utility easements shall be dedicated to the City of Apopka.
6. Drainage easements to be dedicated to the Homeowners' Association unless otherwise required by the City of Apopka.
7. All storm water utility pipes may be moved to existing trees in the right-of-way. Any change in the location of these pipes will be shown on the Construction Site Plan.
8. On-site streets are to be constructed per City of Apopka standards.
9. A signage plan will be provided with the Construction Site Plan.
10. Stabilized access roadways and fire hydrants must be in place before building construction may begin.
11. Solid waste collection and public safety (police and fire) provided by the City of Apopka.
12. The internal street right-of-way is to be private.
13. A five (5) foot wide sidewalk is to be constructed adjacent to internal roads throughout the entire project in compliance with the City of Apopka Land Development Code. Final alignment may be adjusted at Construction Site Plan to preserve existing trees.
14. Right-of-way dedication along S. Binion Road shall be as depicted on the Magnolia Terrace Master Plan.
15. Lot parking shall be provided at a rate of 4 parking spaces per dwelling unit. Provided parking shall at a minimum contain 2 parking spaces within the driveway and 2 parking spaces within an enclosed garage.
16. Garages shall be accessed from the adjacent public right-of-way at the front of the lot for all front-loaded lots.

3

L. Miscellaneous.

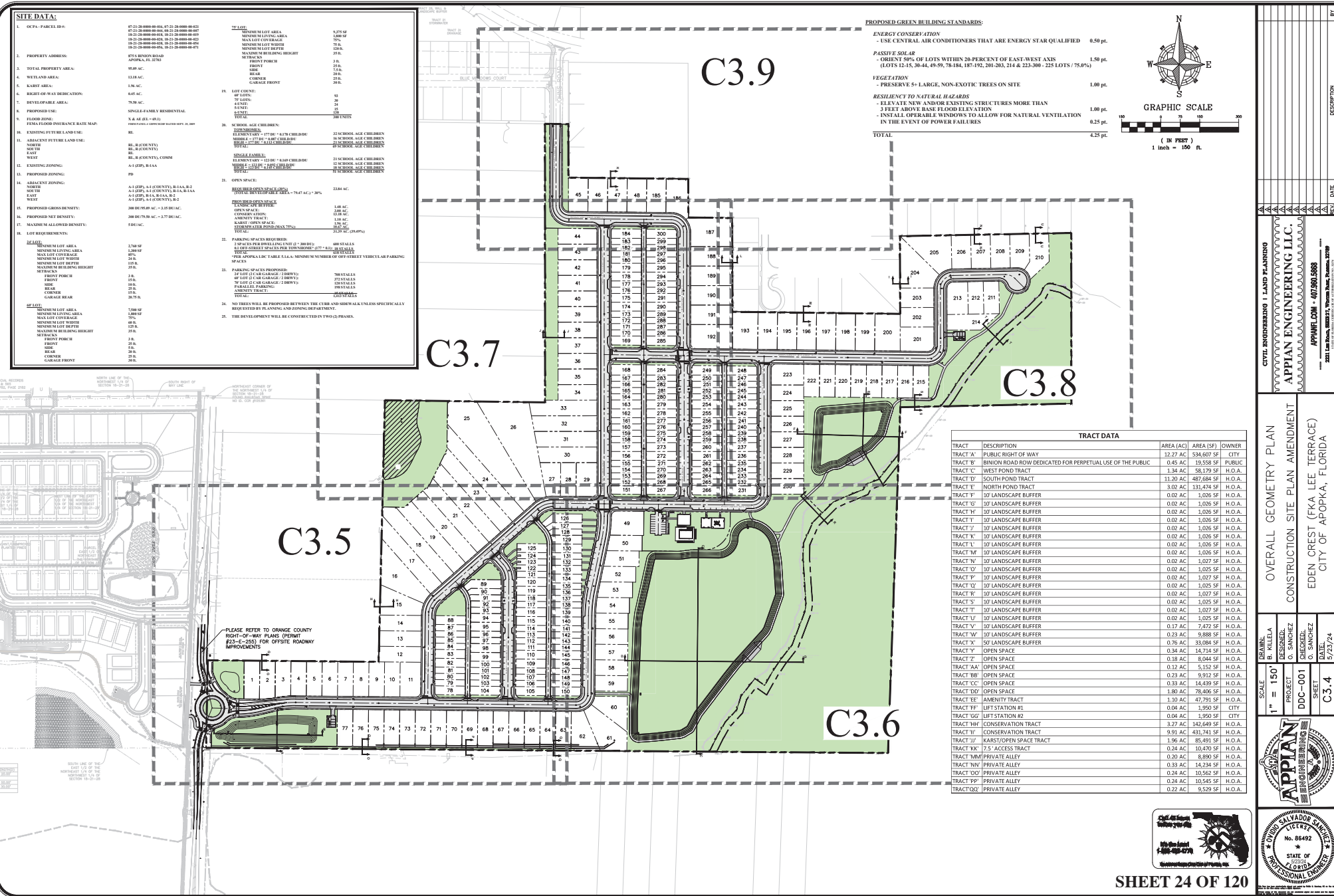
1. Any existing septic tanks or wells shall be properly abandoned prior to earthwork or construction. Permits shall be applied for and issued by the appropriate agencies.
2. All septic tanks are subject to change with final engineering and final plat review and approval.
3. Outdoor storage areas (boats, trailers, recreational vehicles, etc.) are not provided within the development and will be prohibited through the HOA documents.
4. All lots with rear-alley access shall have uniform address numbers on the backside of the residence and the front of the building facing common open space areas.
5. The Major Development Plan and Construction Site Plan shall include a list of the green building principals incorporated into the subdivision and shall adhere to the Green Building Standards (LDC Section 5.11).
6. Offsite roadway improvements to be constructed during initial phase of the development.

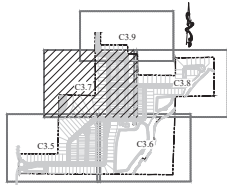
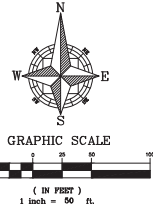
6



SHEET 23 OF 120

CIVIL ENGINEERING & LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN ENGINEERING LLC.		EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA		DATE		BY			
APPROVED MASTER PLAN - DEVELOPMENT STANDARDS		CONSTRUCTION SITE PLAN AMENDMENT		APPIAN ENGINEERING LLC.		EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA		DATE		BY			
SCALE		N.T.S.		PROJECT		DDC-001		SHEET		C3.3		DATE		BY	
DRAWN		B. KULELA		DESIGNED		O. SANCHEZ		CHECKED		O. SANCHEZ		DATE		5/23/24	
PROJECT		DDC-001		SHEET		C3.3		DATE		5/23/24		BY			





KEY MAP

LEGEND
KARST FEATURE BY UNIVERSAL ENGINEERING SERVICES, LLC. GEOTECHNICAL EXPLORATION DATED MAY 18, 2021

SHEET C3.9
SHEET C3.7

SHEET C3.7
SHEET C3.5

SHEET 27 OF 120

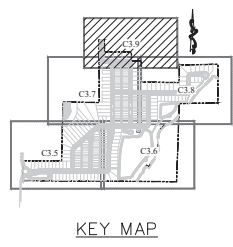
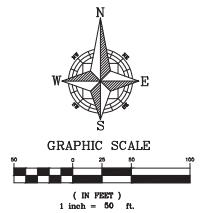
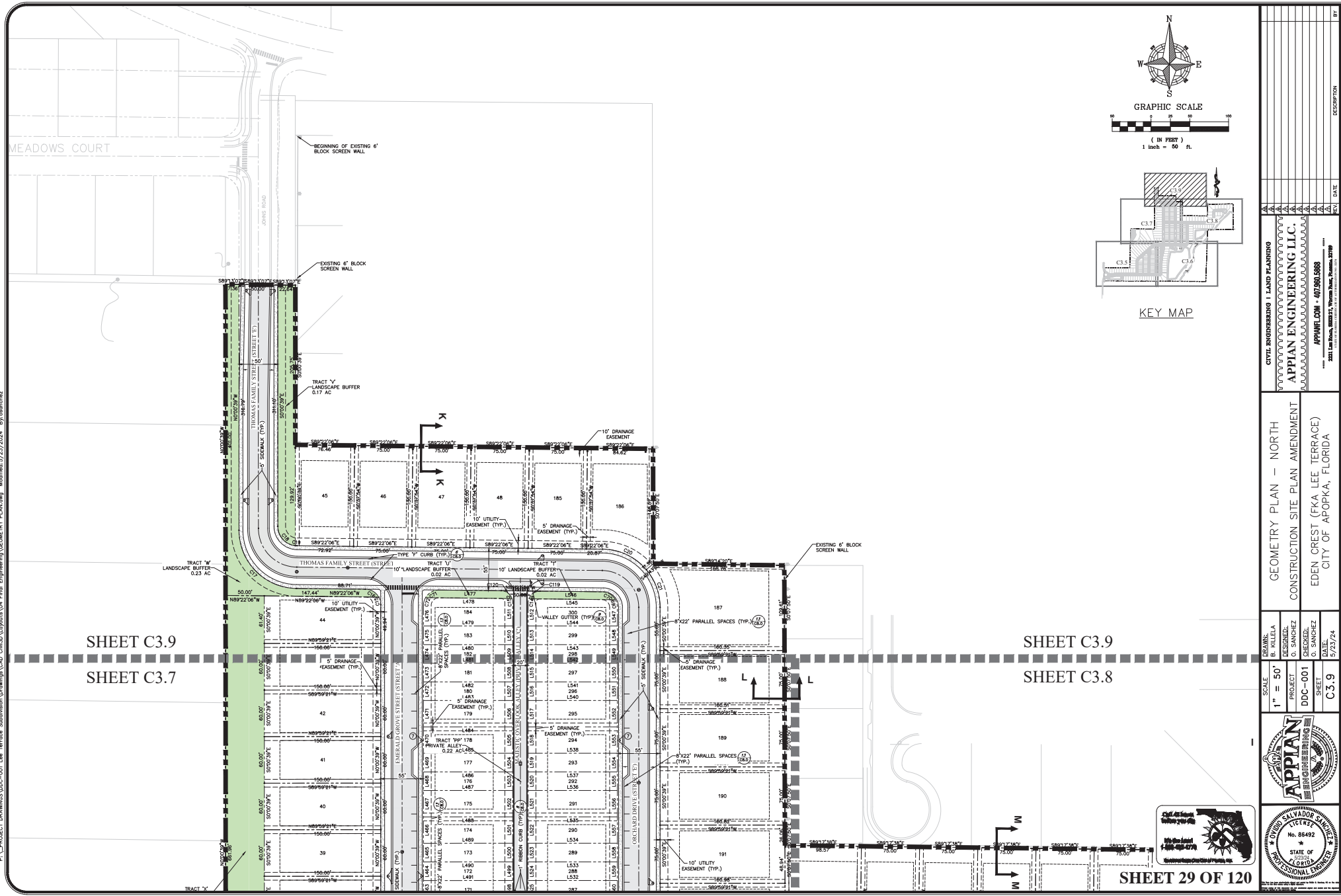
GEOMETRY PLAN - NORTHWEST
CONSTRUCTION SITE PLAN AMENDMENT
EDEN CREST (FKA LEE TERRACE)
CITY OF APOPKA, FLORIDA

SCALE
1" = 50'
PROJECT
DDC-001
SHEET
C3.7

DRAWN:
B. KULEVA
DESIGNED:
O. SANCHEZ
CHECKED:
O. SANCHEZ
DATE:
5/23/24

APPIAN ENGINEERING
L.L.C.
LICENSE NO. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

CIVIL ENGINEERING & LAND PLANNING
APPIAN ENGINEERING L.L.C.
APPIAN.COM - 407.560.5868
2801 Lee Road, Suite 200, Apopka, Florida 32718



CIVIL ENGINEERING & LAND PLANNING		APPLAN ENGINEERING LLC.		APPLAN.COM • 407.580.5868		DATE	DESCRIPTION	BY
GEOMETRY PLAN - NORTH		CONSTRUCTION SITE PLAN AMENDMENT		EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA		
DRAWN:	B. KELLEA	PROJECT:	DDC-001	CHECKED:	O. SANCHEZ	DATE:	5/23/24	
SCALE:	1" = 50'	SHEET:	C3.9					



SHEET 29 OF 120

Line #	Length	Direction
L1	1.28	S0° 32' 30"E
L2	34.00	S0° 32' 30"E
L3	24.00	S0° 32' 30"E
L4	24.00	S0° 32' 30"E
L5	24.00	S0° 32' 30"E
L6	24.00	S0° 32' 30"E
L7	34.00	S0° 32' 30"E
L8	34.00	S0° 32' 30"E
L9	24.00	S0° 32' 30"E
L10	24.00	S0° 32' 30"E
L11	24.00	S0° 32' 30"E
L12	24.00	S0° 32' 30"E
L13	115.00	N89° 27' 30"E
L14	115.00	N89° 27' 30"E
L15	115.00	S89° 27' 30"E
L16	115.00	N89° 27' 30"E
L17	115.00	S89° 27' 30"E
L18	115.00	N89° 27' 30"E
L19	115.00	S89° 27' 30"E
L20	115.00	N89° 27' 30"E

Line #	Length	Direction
L21	115.00	S89° 27' 30"E
L22	115.00	N89° 27' 30"E
L23	115.00	N89° 27' 30"E
L24	111.46	S89° 27' 30"E
L25	80.00	S89° 27' 30"E
L26	34.00	N0° 32' 30"E
L27	24.00	N0° 32' 30"E
L28	24.00	N0° 32' 30"E
L29	24.00	N0° 32' 30"E
L30	24.00	N0° 32' 30"E
L31	24.00	N0° 32' 30"E
L32	34.00	N0° 32' 30"E
L33	24.00	N0° 32' 30"E
L34	24.00	N0° 32' 30"E
L35	24.00	N0° 32' 30"E
L36	29.00	N0° 32' 30"E
L37	29.00	S0° 32' 30"E
L38	24.00	S0° 32' 30"E
L39	24.00	S0° 32' 30"E
L40	24.00	S0° 32' 30"E

Line #	Length	Direction
L41	24.00	S0° 32' 30"E
L42	34.00	S0° 32' 30"E
L43	34.00	S0° 32' 30"E
L44	24.00	S0° 32' 30"E
L45	24.00	S0° 32' 30"E
L46	34.00	S0° 32' 30"E
L47	34.00	S0° 32' 30"E
L48	18.91	S57° 03' 08"E
L49	115.00	N89° 27' 30"E
L50	7.64	N68° 17' 52"E
L51	115.00	S89° 27' 30"E
L52	115.00	N89° 27' 30"E
L53	115.00	S89° 27' 30"E
L54	1.15	S81° 39' 19"W
L55	115.00	N89° 27' 30"E
L56	115.00	S89° 27' 30"E
L57	115.00	N89° 27' 30"E
L58	115.00	S89° 27' 30"E
L59	115.00	N89° 27' 30"E
L60	115.00	S89° 27' 30"E
L61	115.00	N89° 27' 30"E
L62	115.00	S89° 27' 30"E

Line #	Length	Direction
L63	115.00	N89° 27' 30"E
L64	115.00	S89° 27' 30"E
L65	115.00	N89° 27' 30"E
L66	115.00	S89° 27' 30"E
L67	115.00	N89° 27' 30"E
L68	111.46	S89° 27' 30"E
L69	80.00	S89° 27' 30"E
L70	24.00	N0° 32' 30"E
L71	24.00	N0° 32' 30"E
L72	24.00	N0° 32' 30"E
L73	24.00	N0° 32' 30"E
L74	24.00	N0° 32' 30"E
L75	34.00	N0° 32' 30"E
L76	34.00	N0° 32' 30"E
L77	24.00	N0° 32' 30"E
L78	24.00	N0° 32' 30"E
L79	34.00	N0° 32' 30"E
L80	34.00	N0° 32' 30"E
L81	24.00	N0° 32' 30"E
L82	24.00	N0° 32' 30"E

Line #	Length	Direction
L83	24.00	N0° 32' 30"E
L84	24.00	N0° 32' 30"E
L85	34.00	S0° 32' 30"E
L86	24.00	S0° 32' 30"E
L87	24.00	S0° 32' 30"E
L88	24.00	S0° 32' 30"E
L89	24.00	S0° 32' 30"E
L90	24.00	S0° 32' 30"E
L91	24.00	S0° 32' 30"E
L92	7.57	S0° 32' 30"E
L93	26.43	S0° 32' 30"E
L94	34.00	S0° 32' 30"E
L95	24.00	S0° 32' 30"E
L96	24.00	S0° 32' 30"E
L97	34.00	S0° 32' 30"E
L98	34.00	S0° 32' 30"E
L99	24.00	S0° 32' 30"E
L100	24.00	S0° 32' 30"E
L101	24.00	S0° 32' 30"E
L102	24.00	S0° 32' 30"E
L103	34.00	S0° 32' 30"E
L104	34.00	S0° 32' 30"E

Line #	Length	Direction
L105	24.00	S0° 32' 30"E
L106	24.00	S0° 32' 30"E
L107	24.00	S0° 32' 30"E
L108	24.00	S0° 32' 30"E
L109	80.00	S89° 27' 30"E
L110	111.46	S89° 27' 30"E
L111	115.00	N89° 27' 30"E
L112	115.00	S89° 27' 30"E
L113	115.00	N89° 27' 30"E
L114	115.00	S89° 27' 30"E
L115	115.00	N89° 27' 30"E
L116	115.00	S89° 27' 30"E
L117	115.00	N89° 27' 30"E
L118	115.00	S89° 27' 30"E
L119	115.00	N89° 27' 30"E
L120	115.00	S89° 27' 30"E
L121	115.00	N89° 27' 30"E
L122	115.00	S89° 27' 30"E
L123	115.00	N89° 27' 30"E
L124	115.00	S89° 27' 30"E

Line #	Length	Direction
L125	115.00	N89° 27' 30"E
L126	115.00	S89° 27' 30"E
L127	115.00	N89° 27' 30"E
L128	115.00	S89° 27' 30"E
L129	115.00	N89° 27' 30"E
L130	115.00	S89° 27' 30"E
L131	114.97	N89° 27' 30"E
L132	32.04	N0° 32' 30"E
L133	24.00	N0° 32' 30"E
L134	24.00	N0° 32' 30"E
L135	24.00	N0° 32' 30"E
L136	24.00	N0° 32' 30"E
L137	34.00	N0° 32' 30"E
L138	34.00	N0° 32' 30"E
L139	24.00	N0° 32' 30"E
L140	24.00	N0° 32' 30"E
L141	34.00	N0° 32' 30"E
L142	34.00	N0° 32' 30"E
L143	24.00	N0° 32' 30"E
L144	24.00	N0° 32' 30"E

Line #	Length	Direction
L145	24.00	N0° 32' 30"E
L146	24.00	N0° 32' 30"E
L147	34.00	N0° 32' 30"E
L148	34.00	N0° 32' 30"E
L149	24.00	N0° 32' 30"E
L150	24.00	N0° 32' 30"E
L151	24.00	N0° 32' 30"E
L152	29.00	N0° 32' 30"E
L153	29.00	S0° 32' 30"E
L154	24.00	S0° 32' 30"E
L155	24.00	S0° 32' 30"E
L156	24.00	S0° 32' 30"E
L157	34.00	S0° 32' 30"E
L158	34.00	S0° 32' 30"E
L159	24.00	S0° 32' 30"E
L160	24.00	S0° 32' 30"E
L161	24.00	S0° 32' 30"E
L162	24.00	S0° 32' 30"E
L163	34.00	S0° 32' 30"E
L164	34.00	S0° 32' 30"E

Line #	Length	Direction
L165	24.00	S0° 32' 30"E
L166	24.00	S0° 32' 30"E
L167	24.00	S0° 32' 30"E
L168	24.00	S0° 32' 30"E
L169	34.00	S0° 32' 30"E
L170	34.00	S0° 32' 30"E
L171	24.00	S0° 32' 30"E
L172	24.00	S0° 32' 30"E
L173	32.04	S0° 32' 30"E
L174	32.17	N57° 34' 32"E
L175	4.01	S41° 22' 41"E
L176	20.29	S41° 22' 41"E
L177	54.49	S48° 37' 19"W
L178	115.00	N89° 27' 30"E
L179	115.00	S89° 27' 30"E
L180	17.34	S58° 17' 07"W
L181	115.00	N89° 27' 30"E
L182	115.00	S89° 27' 30"E
L183	115.00	N89° 27' 30"E
L184	115.00	S89° 27' 30"E
L185	115.00	S89° 27' 30"E

Line #	Length	Direction
L186	115.00	N89° 27' 30"E
L187	115.00	S89° 27' 30"E
L188	115.00	N89° 27' 30"E
L189	115.00	S89° 27' 30"E
L190	115.00	N89° 27' 30"E
L191	115.00	S89° 27' 30"E
L192	115.00	N89° 27' 30"E
L193	115.00	S89° 27' 30"E
L194	115.00	N89° 27' 30"E
L195	115.00	S89° 27' 30"E
L196	115.00	N89° 27' 30"E
L197	115.00	S89° 27' 30"E
L198	115.00	N89° 27' 30"E
L199	115.00	S89° 27' 30"E
L200	115.00	N89° 27' 30"E
L201	115.00	S89° 27' 30"E
L202	115.00	N89° 27' 30"E
L203	115.00	S89° 27' 30"E
L204	115.00	N89° 27' 30"E
L205	111.46	S89° 27' 30"E

Line #	Length	Direction
L206	80.00	S89° 27' 30"E
L207	24.00	N0° 32' 30"E
L208	24.00	N0° 32' 30"E
L209	24.00	N0° 32' 30"E
L210	24.00	N0° 32' 30"E
L211	34.00	N0° 32' 30"E
L212	34.00	N0° 32' 30"E
L213	24.00	N0° 32' 30"E
L214	24.00	N0° 32' 30"E
L215	24.00	N0° 32' 30"E
L216	24.00	N0° 32' 30"E
L217	34.00	N0° 32' 30"E
L218	5.74	N0° 32' 30"E
L219	28.26	N0° 32' 30"E
L220	24.00	N0° 32' 30"E
L221	24.00	N0° 32' 30"E
L222	24.00	N0° 32' 30"E
L223	24.00	N0° 32' 30"E
L224	34.00	N0° 32' 30"E
L225	34.00	N0° 32' 30"E

Line #	Length	Direction
L226	24.00	N0° 32' 30"E
L227	34.00	N0° 32' 30"E
L228	24.00	N0° 32' 30"E
L229	24.00	N0° 32' 30"E
L230	24.00	N0° 32' 30"E
L231	24.00	N0° 32' 30"E
L232	34.00	N0° 32' 30"E
L233	24.19	S0° 00' 39"E
L234	24.00	S0° 00' 39"E
L235	24.00	S0° 00' 39"E
L236	24.00	S0° 00' 39"E
L237	24.00	S0° 00' 39"E
L238	34.00	S0° 00' 39"E
L239	34.00	S0° 00' 39"E
L240	24.00	S0° 00' 39"E
L241	24.00	S0° 00' 39"E
L242	24.00	S0° 00' 39"E
L243	24.00	S0° 00' 39"E
L244	34.00	S0° 00' 39"E
L245	34.00	S0° 00' 39"E

Line #	Length	Direction
L246	24.00	S0° 00' 39"E
L247	24.00	S0° 00' 39"E
L248	24.00	S0° 00' 39"E
L249	24.00	S0° 00' 39"E
L250	30.57	S0° 00' 39"E
L251	79.94	N89° 17' 38"W
L252	111.41	N89° 17' 38"W
L253	115.00	S89° 59' 21"E
L254	115.00	N89° 59' 21"E
L255	115.00	S89° 59' 21"E
L256	115.00	N89° 59' 21"E
L257	115.00	S89° 59' 21"E
L258	115.00	N89° 59' 21"E
L259	115.00	S89° 59' 21"E
L260	115.00	N89° 59' 21"E
L261	115.00	S89° 59' 21"E
L262	115.00	N89° 59' 21"E
L263	115.00	S89° 59' 21"E
L264	115.00	N89° 59' 21"E
L265	115.00	S89° 59' 21"E

Line #	Length	Direction
L266	115.00	N89° 59' 21"E
L267	115.00	S89° 59' 21"E
L268	115.00	N89° 59' 21"E
L269	115.00	S89° 59' 21"E
L270	111.51	S89° 27' 30"E
L271	80.05	S89° 27' 30"E
L272	29.96	N0° 00' 39"E
L273	24.00	N0° 00' 39"E
L274	24.00	N0° 00' 39"E
L275	24.00	N0° 00' 39"E
L276	24.00	N0° 00' 39"E
L277	34.00	N0° 00' 39"E
L278	34.00	N0° 00' 39"E
L279	24.00	N0° 00' 39"E
L280	24.00	N0° 00' 39"E
L281	24.00	N0° 00' 39"E
L282	24.00	N0° 00' 39"E
L283	34.00	N0° 00' 39"E
L284	34.00	N0° 00' 39"E
L285	24.00	N0° 00' 39"E

Line #	Length	Direction
L286	24.00	N0° 00' 39"E
L287	24.00	N0° 00' 39"E
L288	79.96	S89° 27' 30"E
L289	34.57	N0° 00' 39

Curve #	Chord Length	Chord Direction	Radius
C1	31.13'	N65°34'39"E	25.00'
C2	56.83'	N83°27'52"E	385.00'
C4	19.11'	N89°07'09"E	385.00'
C5	3.67'	N79°34'56"E	300.00'
C6	55.04'	N85°11'46"E	300.00'
C7	28.28'	N45°32'30"E	20.00'
C8	45.70'	N12°00'04"E	115.00'
C9	44.97'	N34°44'08"E	115.00'
C10	5.24'	N47°18'58"E	115.00'
C11	13.91'	N52°05'16"E	115.00'
C12	43.20'	N66°22'47"E	115.00'
C13	26.71'	N83°52'23"E	115.00'
C14	28.42'	N45°55'55"E	20.00'
C15	10.14'	N14°41'22"W	20.00'
C16	20.00'	N59°22'06"W	20.00'
C17	105.47'	N44°41'22"W	75.00'
C18	33.65'	S42°18'08"E	25.00'
C19	2.08'	S66°58'52"E	25.00'
C20	62.32'	S84°49'15"E	75.00'
C21	51.63'	S20°08'32"E	75.00'

Curve #	Chord Length	Chord Direction	Radius
C63	10.17'	S14°44'05"E	20.00'
C64	20.00'	S59°27'30"E	20.00'
C65	20.00'	N60°32'30"E	20.00'
C66	10.54'	N15°15'55"E	20.00'
C67	20.00'	N60°42'22"E	20.00'
C68	10.59'	N15°15'55"E	20.00'
C69	10.14'	N14°41'22"W	20.00'
C70	20.00'	N59°22'06"W	20.00'
C71	20.00'	S60°37'54"W	20.00'
C72	10.57'	S15°18'38"W	20.00'
C73	10.11'	S14°39'08"E	20.00'
C74	20.00'	S59°17'38"E	20.00'
C75	20.00'	N60°32'30"E	20.00'
C76	10.35'	N15°32'30"E	20.00'
C77	102.98'	N6°08'35"E	527.50'
C78	83.97'	N6°02'48"E	397.50'
C79	28.15'	N44°44'05"W	20.00'
C80	42.93'	S69°34'54"W	60.00'
C81	28.28'	S33°7'19"W	20.00'
C82	82.27'	S20°25'06"E	115.00'

Curve #	Chord Length	Chord Direction	Radius
C127	8.45'	S25°00'36"E	15.00'
C128	13.97'	S37°09'47"E	95.00'
C129	18.62'	S27°19'30"E	95.00'
C130	22.10'	S15°01'25"E	95.00'
C131	14.72'	S33°54'06"E	95.00'
C132	5.07'	S9°11'38"E	15.00'
C133	5.07'	N10°16'38"E	15.00'
C134	5.07'	N10°16'38"E	15.00'
C135	1.96'	N01°12'19"W	75.00'
C136	16.00'	S36°32'47"E	95.00'
C137	19.08'	S25°57'06"E	95.00'
C138	32.26'	S10°24'48"E	95.00'
C139	1.96'	S00°2'53"E	95.00'
C140	5.07'	S9°11'38"E	15.00'
C141	4.89'	N9°23'16"W	15.00'
C142	5.26'	S10°05'00"W	15.00'
C143	4.93'	S9°28'13"E	15.00'
C144	5.22'	N10°00'04"E	15.00'
C145	5.22'	N10°00'04"E	15.00'
C146	4.89'	N9°23'16"W	15.00'

Curve #	Chord Length	Chord Direction	Radius
C22	28.11'	S44°39'08"E	20.00'
C23	35.61'	N45°17'05"E	25.00'
C24	2.07'	N0°39'08"E	75.00'
C25	54.93'	N22°55'25"E	75.00'
C26	52.54'	N45°54'33"E	75.00'
C27	4.63'	N87°10'49"E	75.00'
C28	28.92'	S73°44'17"E	50.00'
C29	43.50'	S31°08'47"E	50.00'
C30	99.13'	S77°03'22"W	50.00'
C31	28.87'	N55°47'17"W	25.00'
C33	35.07'	S44°24'21"W	25.00'
C34	102.31'	S42°52'01"W	75.00'
C35	6.33'	S88°17'18"W	75.00'
C36	28.46'	S45°20'52"W	20.00'
C37	5.24'	S1°59'23"W	75.00'
C38	102.83'	S47°15'57"W	75.00'
C39	28.42'	S45°15'55"W	20.00'
C40	72.63'	S4°35'32"W	452.50'
C41	20.13'	S10°28'12"W	452.50'
C42	22.05'	S10°24'27"W	472.50'

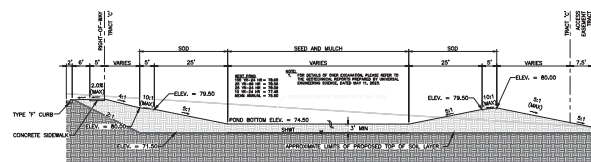
Curve #	Chord Length	Chord Direction	Radius
C83	10.35'	S14°27'30"E	20.00'
C84	20.00'	S59°27'30"E	20.00'
C85	0.00'	S89°27'31"E	13.54'
C86	20.00'	N60°32'29"E	20.00'
C87	10.35'	N15°32'30"E	20.00'
C88	39.35'	N20°25'06"W	55.00'
C89	28.28'	N86°22'41"W	20.00'
C90	48.89'	S24°34'54"W	60.00'
C91	10.35'	S14°27'30"E	20.00'
C92	20.00'	S59°27'30"E	20.00'
C93	12.43'	S46°26'54"E	78.00'
C94	12.17'	S25°06'02"W	15.00'
C95	82.65'	S83°29'52"W	337.00'
C97	48.22'	S67°07'16"W	62.00'
C98	18.36'	S44°30'23"E	62.00'
C99	48.12'	S66°42'31"E	62.00'
C103	13.68'	N86°48'09"E	100.00'
C104	141.42'	N45°32'30"E	100.00'
C105	17.32'	S55°16'38"W	15.00'
C106	17.32'	N54°11'38"W	15.00'

Curve #	Chord Length	Chord Direction	Radius
C147	5.26'	S10°05'00"W	15.00'
C148	4.93'	S9°28'13"E	15.00'
C149	5.24'	S10°02'46"W	15.00'
C150	4.89'	S9°23'16"E	15.00'
C151	5.26'	N10°05'00"E	15.00'
C152	4.91'	N9°25'31"W	15.00'
C153	67.76'	N27°00'38"W	217.00'
C154	24.56'	S60°27'46"W	62.00'
C155	37.28'	N58°03'41"E	78.00'
C157	5.00'	N8°26'00"W	15.00'

Curve #	Chord Length	Chord Direction	Radius
C43	60.22'	S5°25'01"W	472.50'
C44	10.08'	S10°09'09"W	472.50'
C45	10.21'	S44°33'17"W	70.00'
C46	34.55'	S23°11'51"W	70.00'
C47	36.23'	S52°29'09"W	70.00'
C48	27.98'	S79°00'50"W	70.00'
C49	2.21'	N89°50'16"E	373.57'
C50	86.47'	N83°01'20"E	373.57'
C51	10.17'	S14°44'05"E	20.00'
C52	20.00'	S59°27'30"E	20.00'
C53	20.00'	N60°32'30"E	20.00'
C54	10.54'	N15°15'55"E	20.00'
C55	10.11'	N14°39'08"W	20.00'
C56	20.00'	S59°17'38"W	20.00'
C57	20.00'	S60°42'22"W	20.00'
C58	10.59'	S15°20'52"W	20.00'
C59	10.11'	S14°39'08"W	20.00'
C60	20.00'	S59°17'38"W	20.00'
C61	20.00'	S60°42'22"W	20.00'
C62	10.59'	S15°20'52"W	20.00'

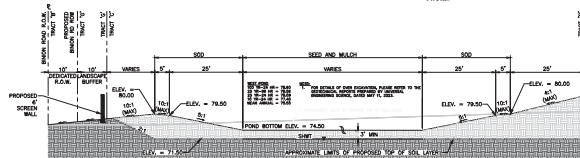
Curve #	Chord Length	Chord Direction	Radius
C107	17.32'	S55°16'38"W	15.00'
C108	17.32'	N54°11'38"W	15.00'
C109	17.32'	S55°16'38"W	15.00'
C110	17.32'	N54°11'38"W	15.00'
C111	17.32'	S55°16'38"W	15.00'
C112	17.32'	N54°11'38"W	15.00'
C113	17.32'	N55°26'30"E	15.00'
C114	17.32'	S54°01'46"E	15.00'
C115	17.32'	N55°26'30"E	15.00'
C116	17.32'	S54°01'46"E	15.00'
C117	17.32'	S55°26'30"W	15.00'
C118	17.32'	N54°01'46"W	15.00'
C119	17.32'	N55°22'02"E	15.00'
C120	17.32'	S54°06'14"E	15.00'
C121	21.21'	S86°22'41"E	15.00'
C122	53.66'	S20°25'06"E	75.00'
C123	14.38'	N19°59'24"E	15.00'
C124	21.21'	S86°22'41"E	15.00'
C125	51.83'	S21°09'55"E	75.00'
C126	21.21'	N3°37'19"E	15.00'

LOT DATA TABLE		
LOT	DESCRIPTION	BUILDABLE AREA (SQ FT)
LOT 1		5,120 SF
LOT 2		5,040 SF
LOT 3		4,613 SF
LOT 4		4,453 SF
LOT 5		4,452 SF
LOT 6		4,452 SF
LOT 7		4,452 SF
LOT 8		4,452 SF
LOT 9		4,452 SF
LOT 10		4,452 SF
LOT 11		4,452 SF
LOT 12		4,452 SF
LOT 13		4,452 SF
LOT 14		5,876 SF
LOT 15		5,830 SF
LOT 16		5,788 SF
LOT 17		8,668 SF
LOT 18		14,671 SF
LOT 19		13,138 SF
LOT 20		15,692 SF
LOT 21		14,516 SF
LOT 22		13,701 SF
LOT 23		13,893 SF
LOT 24		14,742 SF
LOT 25		15,959 SF
LOT 26		37,390 SF
LOT 27		4,900 SF
LOT 28		4,238 SF
LOT 29		4,305 SF
LOT 30		8,997 SF
LOT 31		8,541 SF
LOT 32		10,086 SF
LOT 33		10,077 SF
LOT 34		5,250 SF
LOT 35		5,250 SF
LOT 36		5,250 SF
LOT 37		5,250 SF
LOT 38		5,250 SF
LOT 39		5,250 SF
LOT 40		5,250 SF
LOT 41		5,250 SF
LOT 42		5,250 SF
LOT 43		5,250 SF
LOT 44		5,340 SF
LOT 45		5,164 SF
LOT 46		5,100 SF
LOT 47		5,100 SF
LOT 48		5,100 SF
LOT 49		5,100 SF
LOT 50		5,100 SF
LOT 51		5,100 SF
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LOT 90		5,100 SF
LOT 91		5,100 SF
LOT 92		5,100 SF
LOT 93		5,100 SF
LOT 94		5,100 SF
LOT 95		5,100 SF
LOT 96		5,100 SF
LOT 97		5,100 SF
LOT 98		5,100 SF
LOT 99		5,100 SF
LOT 100		5,100 SF



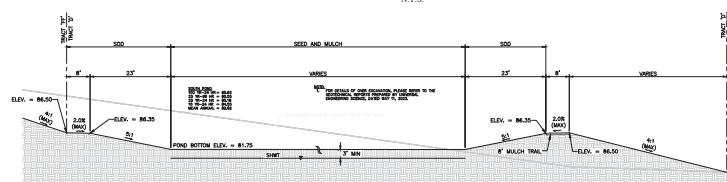
POND SECTION A-A

N.T.S.



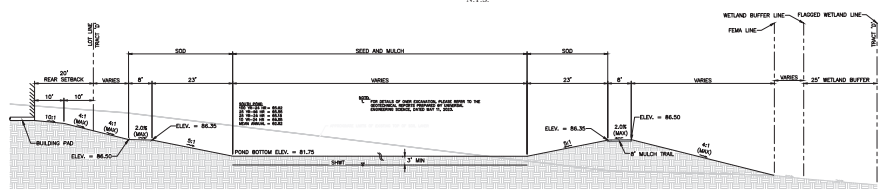
POND SECTION B-B

N.T.S.



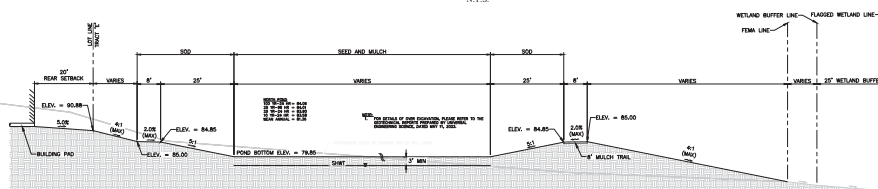
POND SECTION C-C

N.T.S.



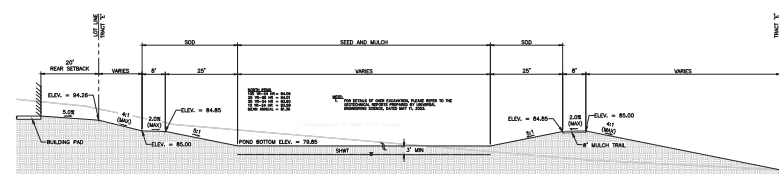
POND SECTION D-D

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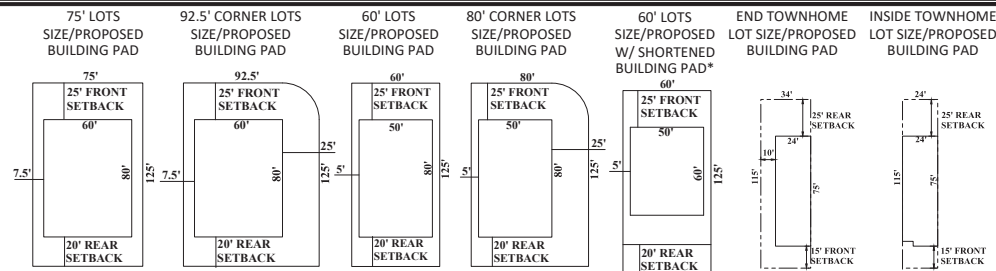
POND SECTION E-E

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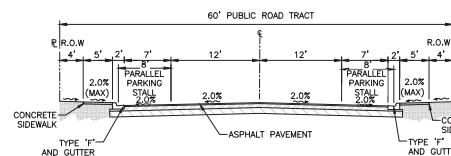


POND SECTION F-F

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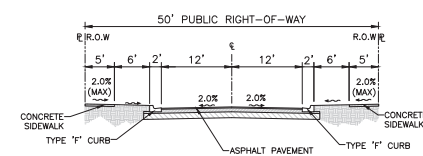


**LOTS 61-77,
211, 214,
215-216 & 230



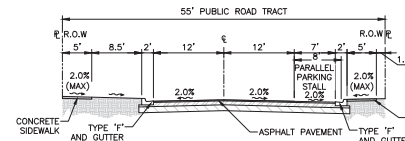
TYPICAL 60' RIGHT-OF-WAY

N.T.S.



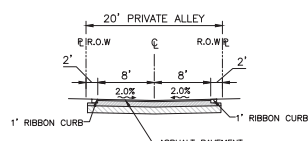
TYPICAL 50' RIGHT-OF-WAY

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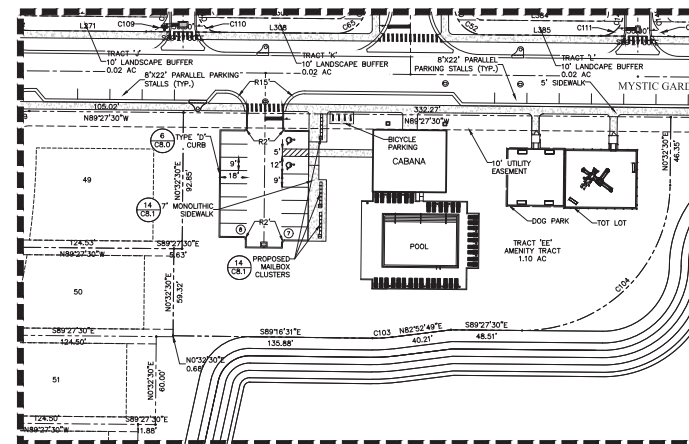
TYPICAL 55' RIGHT-OF-WAY

N.T.S.



TYPICAL 20' ALLEY

N.T.S.



AMENITY DETAIL

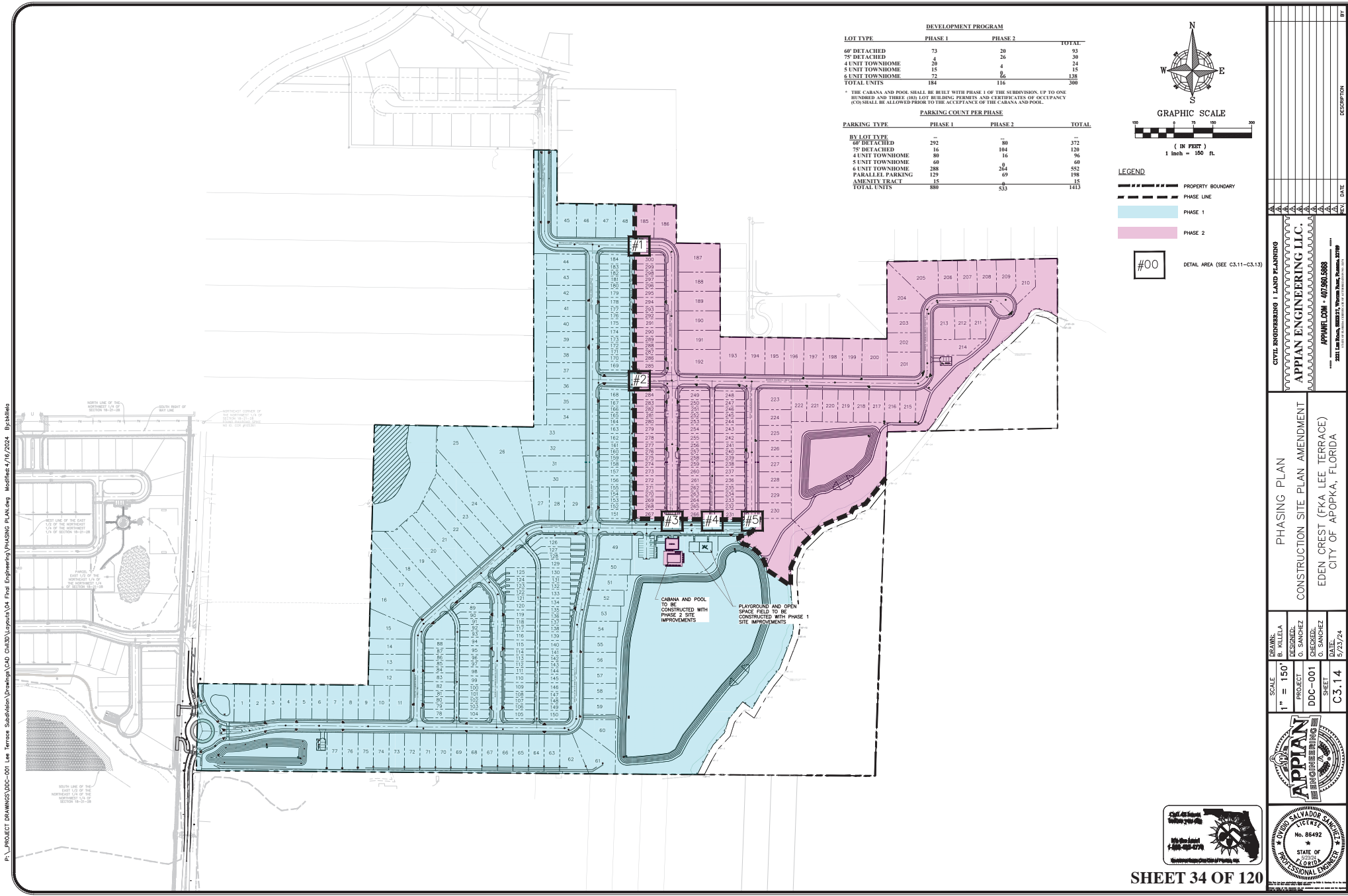
SCALE: 1" = 40'



SHEET 32 OF 120

CIVIL ENGINEERING & LAND PLANNING APPIAN ENGINEERING LLC. APPIAN.COM • 407.560.5988 2021 Lee Terrace, Suite 200, Apopka, FL 32712	CROSS SECTIONS CONSTRUCTION SITE PLAN AMENDMENT EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA	DRAWN: B. KYLELA DESIGNED: O. SANCHEZ PROJECT: DDC-001 CHECKED: O. SANCHEZ SHEET: 32 DATE: 5/23/24	SCALE: N.T.S. PROJECT: DDC-001 SHEET: 32 DATE: 5/23/24	APPIAN ENGINEERING FLORIDA PROFESSIONAL ENGINEER NO. 86492 STATE OF FLORIDA
		DATE: 5/23/24	DATE: 5/23/24	APPIAN ENGINEERING FLORIDA PROFESSIONAL ENGINEER NO. 86492 STATE OF FLORIDA
		DATE: 5/23/24	DATE: 5/23/24	APPIAN ENGINEERING FLORIDA PROFESSIONAL ENGINEER NO. 86492 STATE OF FLORIDA
		DATE: 5/23/24	DATE: 5/23/24	APPIAN ENGINEERING FLORIDA PROFESSIONAL ENGINEER NO. 86492 STATE OF FLORIDA

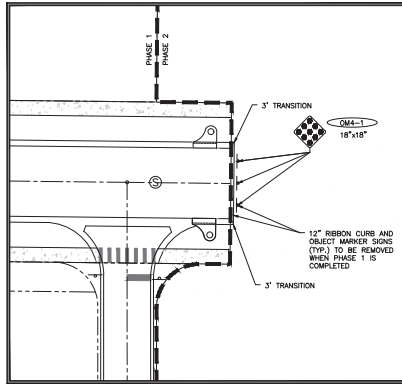
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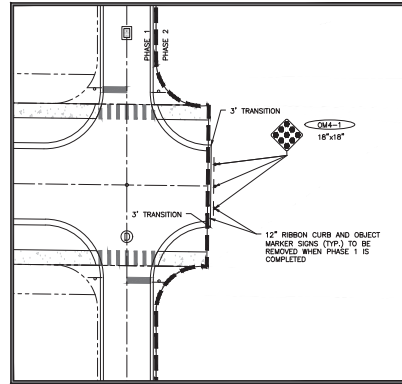
SHEET 34 OF 120

CIVIL ENGINEERING & LAND PLANNING		APPLAN ENGINEERING LLC.		APPLAN.COM - 407.560.5868		2021 Lee Terrace, Suite 200, Apopka, FL 32712	
PHASING PLAN		CONSTRUCTION SITE PLAN AMENDMENT		EDEN CREST (AKA LEE TERRACE)		CITY OF APOPKA, FLORIDA	
SCALE	1" = 150'	DESIGNED	O. SANCHEZ	CHECKED	O. SANCHEZ	DATE	5/23/24
PROJECT	DDC-001	SHEET	C3.14				
APPLAN ENGINEERING		APPLAN ENGINEERING		APPLAN ENGINEERING			
APPLAN ENGINEERING		APPLAN ENGINEERING		APPLAN ENGINEERING			

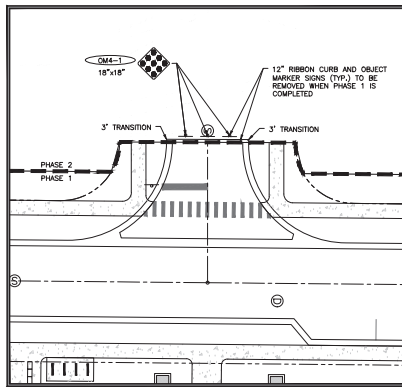
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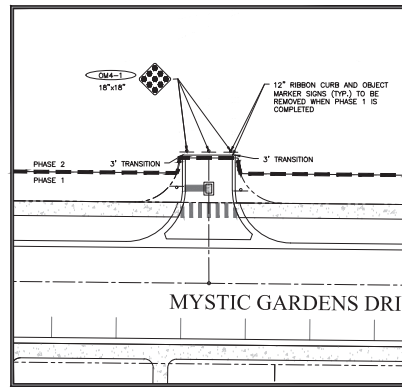
PHASING DETAIL AREA #1
SCALE: 1" = 20'



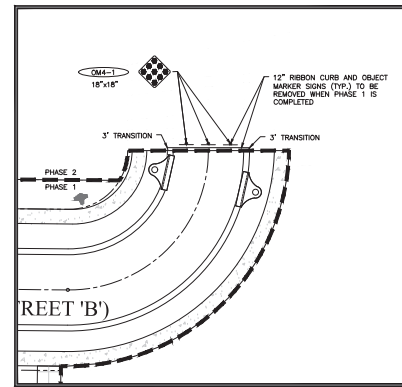
PHASING DETAIL AREA #2
SCALE: 1" = 20'



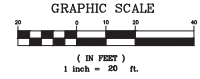
PHASING DETAIL AREA #3
SCALE: 1" = 20'



PHASING DETAIL AREA #4
SCALE: 1" = 20'

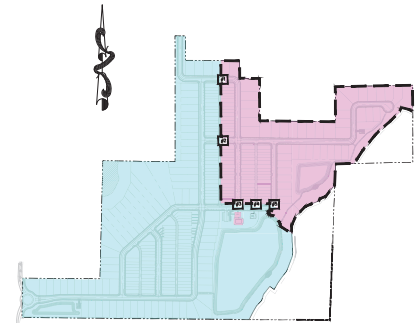


PHASING DETAIL AREA #5
SCALE: 1" = 20'



LEGEND

- PROPERTY BOUNDARY
- PHASE LINE
- PHASE 1
- PHASE 2



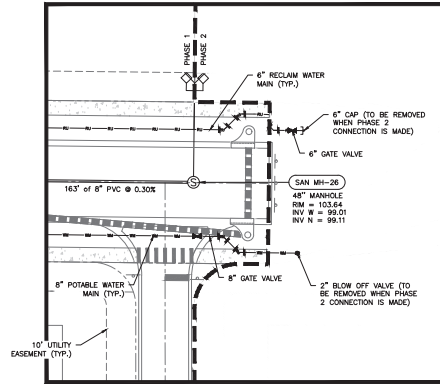
KEY MAP

CIVIL ENGINEERING & LAND PLANNING		APPLAN ENGINEERING LLC.		APPLAN.COM • 407.560.5988		2021 Lee Terrace, Suite 200, Apopka, FL 32712		DATE		DESCRIPTION		BY	
PHASING PLAN - GEOMETRY		CONSTRUCTION SITE PLAN AMENDMENT		EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA		DRAWN:		SCALE:		PROJECT:	
B. KILLELA		O. SANCHEZ		O. SANCHEZ		O. SANCHEZ		5/23/24		1" = 20'		DDC-001	
SHEET		C3.15		C3.15		C3.15		C3.15		C3.15		C3.15	
APPLAN ENGINEERING		APPLAN ENGINEERING		APPLAN ENGINEERING		APPLAN ENGINEERING		APPLAN ENGINEERING		APPLAN ENGINEERING		APPLAN ENGINEERING	
FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER	
No. 86492		No. 86492		No. 86492		No. 86492		No. 86492		No. 86492		No. 86492	
STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA	
APPLAN ENGINEERING		APPLAN ENGINEERING		APPLAN ENGINEERING		APPLAN ENGINEERING		APPLAN ENGINEERING		APPLAN ENGINEERING		APPLAN ENGINEERING	

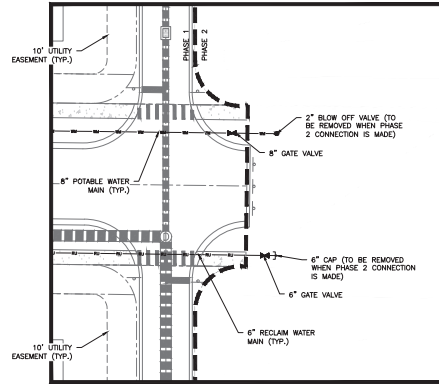


SHEET 35 OF 120

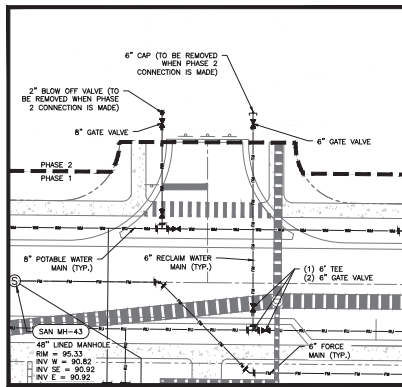
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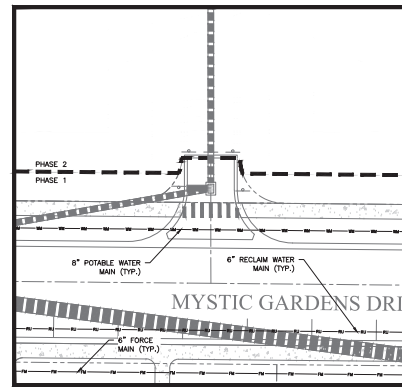
PHASING DETAIL AREA #1
SCALE: 1" = 20'



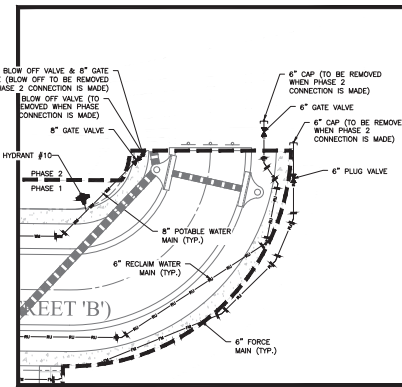
PHASING DETAIL AREA #2
SCALE: 1" = 20'



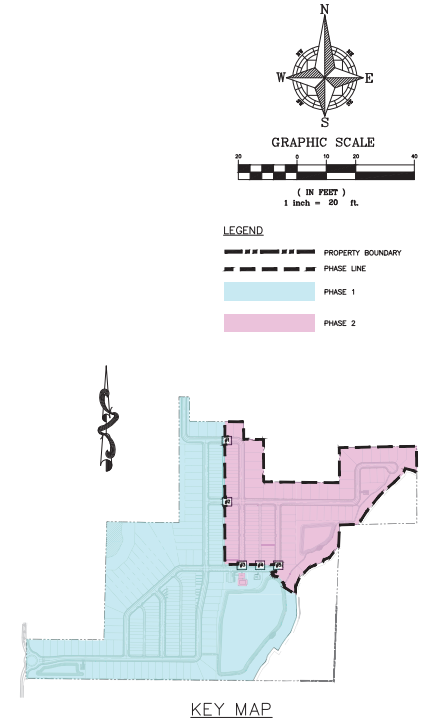
PHASING DETAIL AREA #3
SCALE: 1" = 20'



PHASING DETAIL AREA #4
SCALE: 1" = 20'



PHASING DETAIL AREA #5
SCALE: 1" = 20'



UTILITY PHASING NOTES:

- POTABLE WATER MAINS MUST TERMINATE WITH A MAIN LINE GATE VALVE AND BLOW OFF AT THE END OF EACH PHASE.
- RECLAIMED WATER MAINS MUST TERMINATE WITH A MAIN LINE GATE VALVE AND A CAP AT THE END OF EACH PHASE.
- STORM PIPES SHALL BE EXTENDED 20' BEYOND PHASING LINE TO INVERT AS SPECIFIED ON PHASING PLAN - DRAINAGE.



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGEND

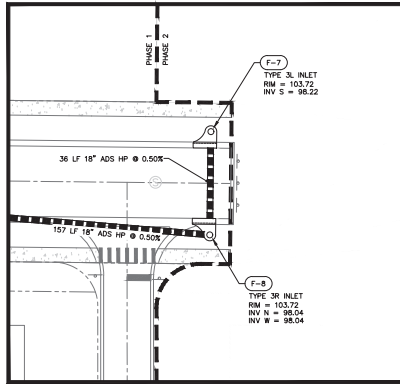
- PROPERTY BOUNDARY
- PHASE LINE
- PHASE 1
- PHASE 2

CIVIL ENGINEERING & LAND PLANNING	DATE	BY
APPLAN ENGINEERING LLC.		
APPLAN.COM - 407.580.1588		
2021 Lee Terrace Station, Apopka, Florida		
PHASING PLAN - UTILITIES		
CONSTRUCTION SITE PLAN AMENDMENT		
EDEN CREST (FKA LEE TERRACE)		
CITY OF APOPKA, FLORIDA		
DRAWN: B. KYLELA	SCALE: 1" = 20'	
DESIGNED: O. SANCHEZ	PROJECT: DDC-001	
CHECKED: O. SANCHEZ	SHEET: C3.16	
DATE: 5/23/24		
APPLAN ENGINEERING		
FLORIDA PROFESSIONAL ENGINEER		
NO. 86492		
STATE OF FLORIDA		

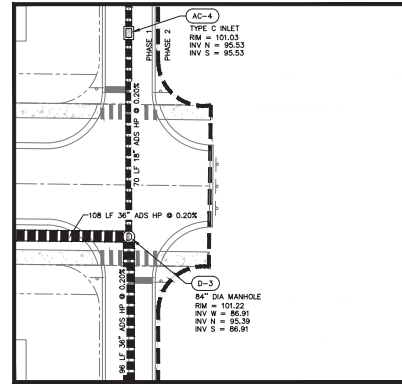


SHEET 36 OF 120

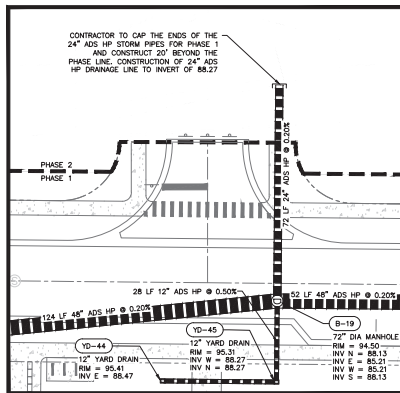
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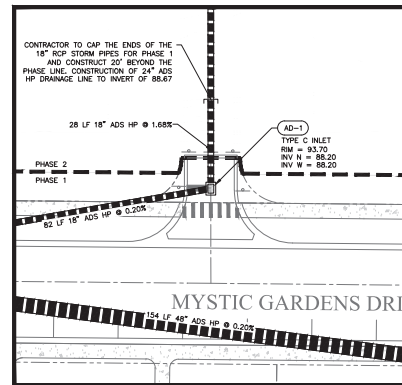
PHASING DETAIL AREA #1
SCALE: 1" = 20'



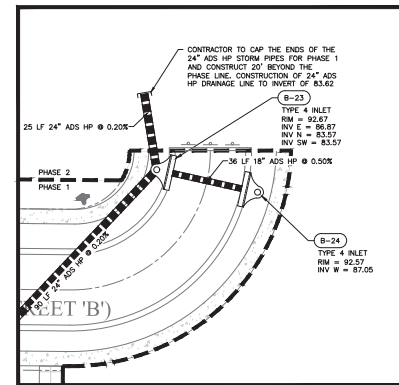
PHASING DETAIL AREA #2
SCALE: 1" = 20'



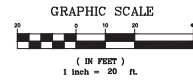
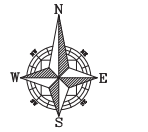
PHASING DETAIL AREA #3
SCALE: 1" = 20'



PHASING DETAIL AREA #4
SCALE: 1" = 20'

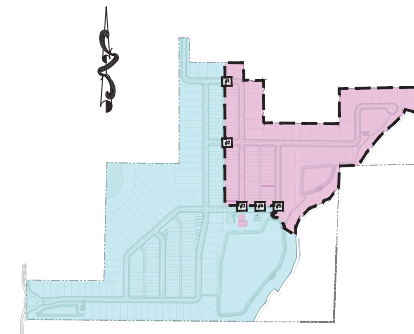


PHASING DETAIL AREA #5
SCALE: 1" = 20'



LEGEND

- PROPERTY BOUNDARY
- - - PHASE LINE
- PHASE 1
- PHASE 2



KEY MAP

CIVIL ENGINEERING & LAND PLANNING		DATE	BY
APPLAN ENGINEERING LLC.			
APPLAN.COM - 407.560.5968			
2021 Lee Terrace Subdivision, Apopka, Florida			
PHASING PLAN - DRAINAGE			
CONSTRUCTION SITE PLAN AMENDMENT			
EDEN CREST (FKA LEE TERRACE)			
CITY OF APOPKA, FLORIDA			
DRAWN:	B. KILLELA	SCALE:	1" = 20'
DESIGNED:	O. SANCHEZ	PROJECT:	DDC-001
CHECKED:	O. SANCHEZ	SHEET:	C3.17
DATE:	5/23/24		



SHEET 35 OF 118

Figure 1 is a plan view of the study area, showing the layout of the road network. The diagram includes labels for 'PHASE 2' and 'PHASE 1' construction areas. It also shows various road segments with elevation markers (e.g., +05.4, +05.27, +05.24, +05.22, +05.23, +05.3, +05.4, +05.28, +05.29, +05.26, +05.25, +05.24, +05.23, +05.22, +05.21, +05.20, +05.19, +05.18, +05.17, +05.16, +05.15, +05.14, +05.13, +05.12, +05.11, +05.10, +05.09, +05.08, +05.07, +05.06, +05.05, +05.04, +05.03, +05.02, +05.01, +04.99, +04.98, +04.97, +04.96, +04.95, +04.94, +04.93, +04.92, +04.91, +04.90, +04.89, +04.88, +04.87, +04.86, +04.85, +04.84, +04.83, +04.82, +04.81, +04.80, +04.79, +04.78, +04.77, +04.76, +04.75, +04.74, +04.73, +04.72, +04.71, +04.70, +04.69, +04.68, +04.67, +04.66, +04.65, +04.64, +04.63, +04.62, +04.61, +04.60, +04.59, +04.58, +04.57, +04.56, +04.55, +04.54, +04.53, +04.52, +04.51, +04.50, +04.49, +04.48, +04.47, +04.46, +04.45, +04.44, +04.43, +04.42, +04.41, +04.40, +04.39, +04.38, +04.37, +04.36, +04.35, +04.34, +04.33, +04.32, +04.31, +04.30, +04.29, +04.28, +04.27, +04.26, +04.25, +04.24, +04.23, +04.22, +04.21, +04.20, +04.19, +04.18, +04.17, +04.16, +04.15, +04.14, +04.13, +04.12, +04.11, +04.10, +04.09, +04.08, +04.07, +04.06, +04.05, +04.04, +04.03, +04.02, +04.01, +03.99, +03.98, +03.97, +03.96, +03.95, +03.94, +03.93, +03.92, +03.91, +03.90, +03.89, +03.88, +03.87, +03.86, +03.85, +03.84, +03.83, +03.82, +03.81, +03.80, +03.79, +03.78, +03.77, +03.76, +03.75, +03.74, +03.73, +03.72, +03.71, +03.70, +03.69, +03.68, +03.67, +03.66, +03.65, +03.64, +03.63, +03.62, +03.61, +03.60, +03.59, +03.58, +03.57, +03.56, +03.55, +03.54, +03.53, +03.52, +03.51, +03.50, +03.49, +03.48, +03.47, +03.46, +03.45, +03.44, +03.43, +03.42, +03.41, +03.40, +03.39, +03.38, +03.37, +03.36, +03.35, +03.34, +03.33, +03.32, +03.31, +03.30, +03.29, +03.28, +03.27, +03.26, +03.25, +03.24, +03.23, +03.22, +03.21, +03.20, +03.19, +03.18, +03.17, +03.16, +03.15, +03.14, +03.13, +03.12, +03.11, +03.10, +03.09, +03.08, +03.07, +03.06, +03.05, +03.04, +03.03, +03.02, +03.01, +02.99, +02.98, +02.97, +02.96, +02.95, +02.94, +02.93, +02.92, +02.91, +02.90, +02.89, +02.88, +02.87, +02.86, +02.85, +02.84, +02.83, +02.82, +02.81, +02.80, +02.79, +02.78, +02.77, +02.76, +02.75, +02.74, +02.73, +02.72, +02.71, +02.70, +02.69, +02.68, +02.67, +02.66, +02.65, +02.64, +02.63, +02.62, +02.61, +02.60, +02.59, +02.58, +02.57, +02.56, +02.55, +02.54, +02.53, +02.52, +02.51, +02.50, +02.49, +02.48, +02.47, +02.46, +02.45, +02.44, +02.43, +02.42, +02.41, +02.40, +02.39, +02.38, +02.37, +02.36, +02.35, +02.34, +02.33, +02.32, +02.31, +02.30, +02.29, +02.28, +02.27, +02.26, +02.25, +02.24, +02.23, +02.22, +02.21, +02.20, +02.19, +02.18, +02.17, +02.16, +02.15, +02.14, +02.13, +02.12, +02.11, +02.10, +02.09, +02.08, +02.07, +02.06, +02.05, +02.04, +02.03, +02.02, +02.01, +01.99, +01.98, +01.97, +01.96, +01.95, +01.94, +01.93, +01.92, +01.91, +01.90, +01.89, +01.88, +01.87, +01.86, +01.85, +01.84, +01.83, +01.82, +01.81, +01.80, +01.79, +01.78, +01.77, +01.76, +01.75, +01.74, +01.73, +01.72, +01.71, +01.70, +01.69, +01.68, +01.67, +01.66, +01.65, +01.64, +01.63, +01.62, +01.61, +01.60, +01.59, +01.58, +01.57, +01.56, +01.55, +01.54, +01.53, +01.52, +01.51, +01.50, +01.49, +01.48, +01.47, +01.46, +01.45, +01.44, +01.43, +01.42, +01.41, +01.40, +01.39, +01.38, +01.37, +01.36, +01.35, +01.34, +01.33, +01.32, +01.31, +01.30, +01.29, +01.28, +01.27, +01.26, +01.25, +01.24, +01.23, +01.22, +01.21, +01.20, +01.19, +01.18, +01.17, +01.16, +01.15, +01.14, +01.13, +01.12, +01.11, +01.10, +01.09, +01.08, +01.07, +01.06, +01.05, +01.04, +01.03, +01.02, +01.01, +00.99, +00.98, +00.97, +00.96, +00.95, +00.94, +00.93, +00.92, +00.91, +00.90, +00.89, +00.88, +00.87, +00.86, +00.85, +00.84, +00.83, +00.82, +00.81, +00.80, +00.79, +00.78, +00.77, +00.76, +00.75, +00.74, +00.73, +00.72, +00.71, +00.70, +00.69, +00.68, +00.67, +00.66, +00.65, +00.64, +00.63, +00.62, +00.61, +00.60, +00.59, +00.58, +00.57, +00.56, +00.55, +00.54, +00.53, +00.52, +00.51, +00.50, +00.49, +00.48, +00.47, +00.46, +00.45, +00.44, +00.43, +00.42, +00.41, +00.40, +00.39, +00.38, +00.37, +00.36, +00.35, +00.34, +00.33, +00.32, +00.31, +00.30, +00.29, +00.28, +00.27, +00.26, +00.25, +00.24, +00.23, +00.22, +00.21, +00.20, +00.19, +00.18, +00.17, +00.16, +00.15, +00.14, +00.13, +00.12, +00.11, +00.10, +00.09, +00.08, +00.07, +00.06, +00.05, +00.04, +00.03, +00.02, +00.01, +00.00, -00.01, -00.02, -00.03, -00.04, -00.05, -00.06, -00.07, -00.08, -00.09, -00.10, -00.11, -00.12, -00.13, -00.14, -00.15, -00.16, -00.17, -00.18, -00.19, -00.20, -00.21, -00.22, -00.23, -00.24, -00.25, -00.26, -00.27, -00.28, -00.29, -00.30, -00.31, -00.32, -00.33, -00.34, -00.35, -00.36, -00.37, -00.38, -00.39, -00.40

PROPERTY BOUNDARY
PHASE LINE
PHASE 1
PHASE 2



		SCALE 1" = 20'	DRAWN: B. HALLA	PHASING PLAN – PAVING & GRADING CONSTRUCTION SITE PLAN AMENDMENT EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA	CIVIL ENGINEERING & LAND PLANNING APPIAN ENGINEERING LLC. APPIANFL.COM • 407.960.5688 2221 Lind Road, SUITE 317, Winter Park, FL 32789
		PROJECT DDC-001	DESIGNED: D. SANCHEZ		



1. ALL PARKING SPACE STRIPING WITHIN THE CITY-OWNED RIGHT-OF-WAY SHALL BE MAINTAINED BY THE H.O.A.

C3.20

PLEASE REFER TO ORANGE COUNTY
RIGHT-OF-WAY IMPROVEMENT PLANS FOR
OFFSITE SIGNAGE AND STRIPING



CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC

APPIANFL.COM • 407.960.5668

2221 Lee Road, Suite 217, Weston, FL, 33391
 A DIVISION OF APPIAN CONSULTING, INC. OF APPIAN GROUP, INC.

[illegible]

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GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

THE EAST CORNER OF
1 NORTHWEST 1/4 OF
SECTION 18-21-28
AND RAILROAD SPIKE
ID. COR. #105361

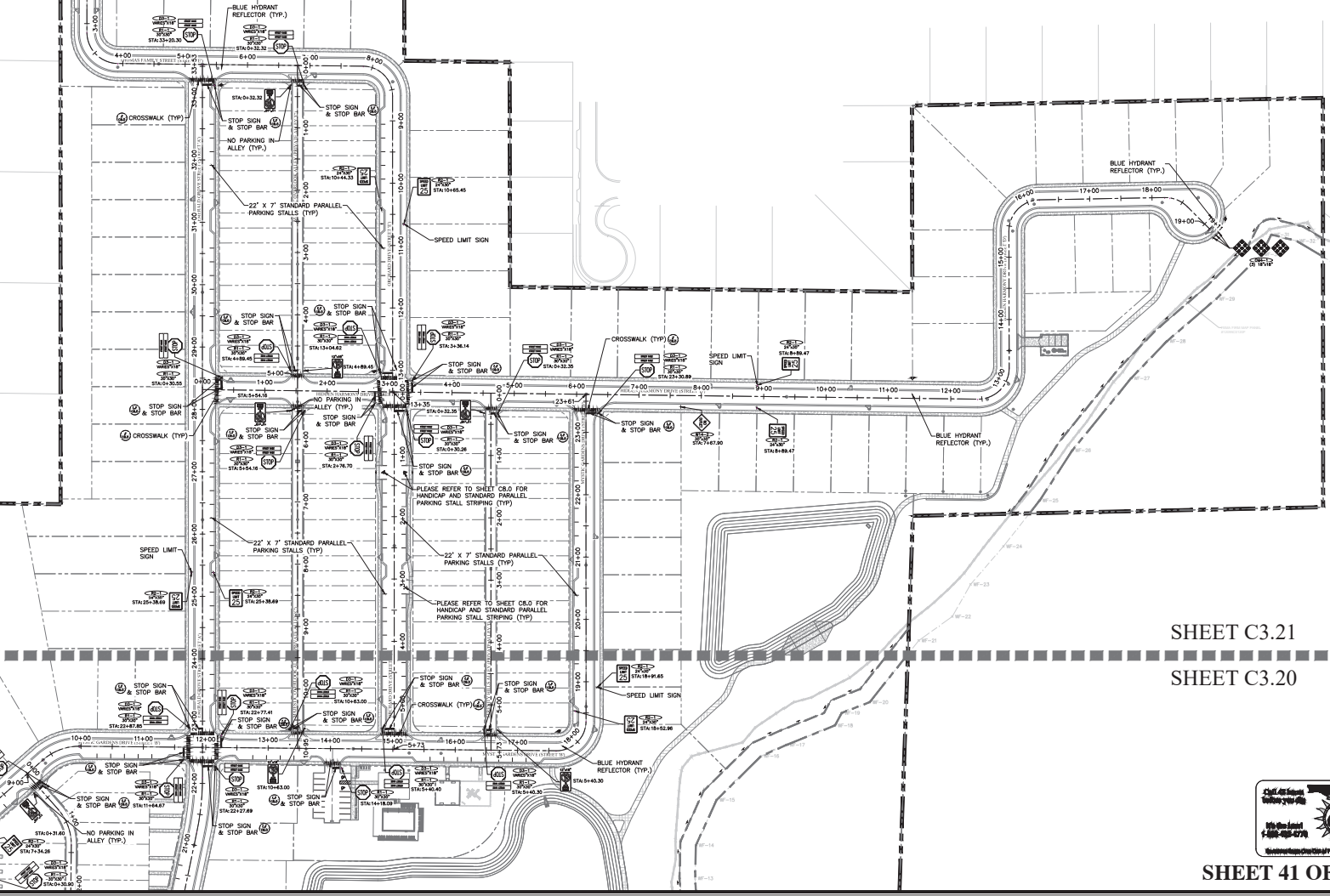
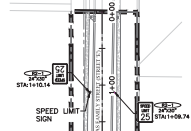
SHEET C3.21

SHEET C3.20

PLEASE REFER TO ORANGE COUNTY
RIGHT-OF-WAY IMPROVEMENT PLANS FOR
OFFSITE SIGNAGE AND STRIPING

SHEET 40 OF 120

CIVIL ENGINEERING & LAND PLANNING		APPLAN ENGINEERING LLC.		APPLAN.COM - 407.560.5868	
SOUTH		CONSTRUCTION SITE PLAN AMENDMENT		EDEN CREST (FKA LEE TERRACE)	
CITY OF APOPKA, FLORIDA		SCALE: 1" = 80'		PROJECT: DDC-001	
DRAWN: B. KELLEA		DESIGNED: O. SANCHEZ		CHECKED: O. SANCHEZ	
DATE: 5/23/24		SHEET: C3.20		DATE: 5/23/24	
APPLAN ENGINEERING		APPLAN ENGINEERING		APPLAN ENGINEERING	
FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER	
No. 86492		No. 86492		No. 86492	
STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA	



SHEET C3.20

SHEET 41 OF 120

[illegible]

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GRAPHIC SCALE



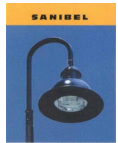
(IN FEET)
1 inch = 150 ft.

LEGEND

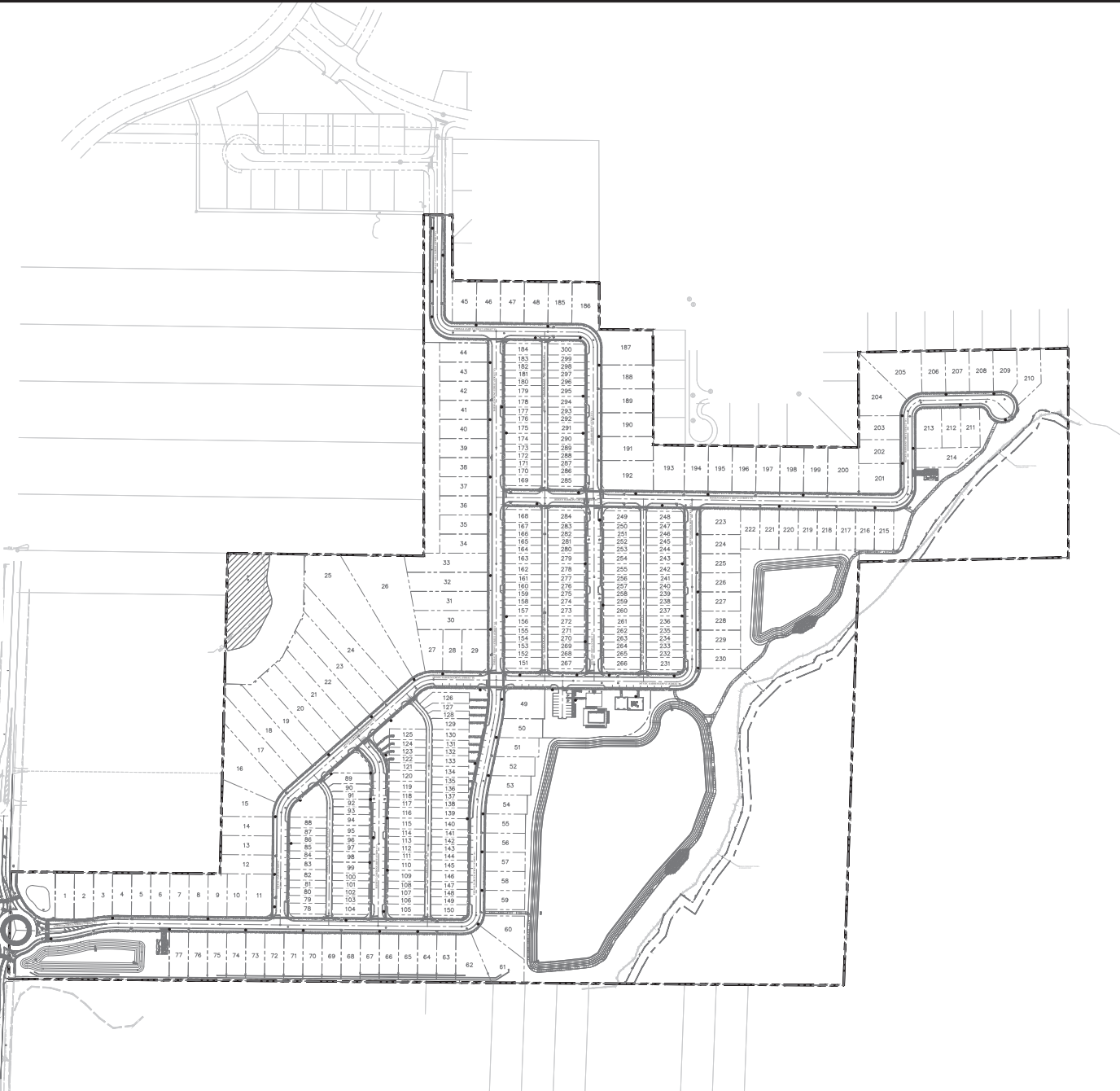
- PROPERTY BOUNDARY
- PROPOSED LIGHT

LIGHTING NOTES:

1. STREET LIGHTS AND POLES SHALL BE DECORATIVE TYPE CONSISTENT WITH THE DEVELOPMENT DESIGN GUIDELINES.
2. LIGHT POLE FOOTERS CANNOT BE EXPOSED ABOVE FINISHED GRADE.



DETAIL: PROPOSED STREET LIGHT AND POLE DETAIL



SHEET 42 OF 120

CIVIL ENGINEERING / LAND PLANNING		DATE	BY
APPLAN ENGINEERING LLC.			
APPLAN.COM - 407.560.5868			
2021 Lee Terrace Subdivision, Apopka, Florida, 32709			
LIGHTING PLAN			
CONSTRUCTION SITE PLAN AMENDMENT			
EDEN CREST (FKA LEE TERRACE)			
CITY OF APOPKA, FLORIDA			
SCALE	1" = 150'		
DRAWN	B. KELLEA		
DESIGNED	O. SANCHEZ		
PROJECT	DDC-001		
CHECKED	O. SANCHEZ		
SHEET	C3.22		
DATE	5/23/24		
APPLAN ENGINEERING			
FLORIDA PROFESSIONAL ENGINEER			
No. 86492			
STATE OF FLORIDA			

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GENERAL UTILITY NOTES:

1. BACTERIOLOGICAL TESTS WITH CHLORINE RESIDUALS INDICATED (TAKEN ON TWO CONSECUTIVE DAYS) SHALL BE CONDUCTED AT EACH POTABLE WATER METER FOR EVERY BUILDING, AT EVERY MET-TAP CONNECTION AND EVERY LOCATION INDICATED WITHIN THESE PLANS. RESULTS OF THE BACTERIOLOGICAL TESTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD IMMEDIATELY UPON COMPLETION. BACTERIOLOGICAL TEST RESULTS SHALL BE CONSIDERED UNACCEPTABLE IF THE TESTS WERE COMPLETED MORE THAN 30 DAYS BEFORE THE ENGINEER RECEIVED THE RESULTS.
2. ALL WATERMAINS SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINISHED GRADE.
3. ALL WATERMAINS AND FIRELINES PIPES SHALL BE RESTRAINED VIA MECHANICAL JOINTS.
4. WATER MAIN PVC PIPES LESS THAN 4 INCHES MUST CONFORM TO THE SPECIFICATIONS OF ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR21 AND MUST BEAT THE NSF LOGO ON EACH INSTALLED LENGTH.
5. UNDERGROUND MARKING TAPE FOR ALL SANITARY FORCEMAINS SHALL BE INSTALLED 4 TO 8 INCHES BELOW THE FINISHED GRADE SURFACE DIRECTLY OVER THE PIPELINE. MARKER TAPE SHALL BE MADE OF AN INERT POLYETHYLENE MATERIAL HAVING A MINIMUM THICKNESS OF 4 MILS AND BE COLOR CODED "SAFETY GREEN".
6. CONTRACTOR SHALL CONDUCT AND PROVIDE RESULTS IMMEDIATELY TO THE ENGINEER OF RECORD FOR PRESSURE AND LEAKAGE TESTS ON THE FORCE MAIN TRUNK LINE ONCE THE PRESSURE SEWER HAS BEEN INSTALLED AND PARTLY BACKFILLED. FINAL BACKFILL AND COMPACTION SHALL NOT COMMENCE UNTIL APPROVAL OF THE PRESSURE AND LEAKAGE TESTS HAS BEEN PROVIDED BY THE ENGINEER OF RECORD.
7. FOLLOWING SATISFACTORY PRESSURE TEST RESULTS, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM AND RECEIVE APPROVAL THEREOF FROM APPROPRIATE AGENCIES PRIOR TO PLACING THE SYSTEM INTO SERVICE.
8. FIRE HYDRANTS SHALL BE PLACED A MINIMUM OF 3 FT. AND A MAXIMUM OF 5 FT. FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED, NO FENCE, TREE, POST, SHRUB, OR OTHER OBJECT WHICH COULD BLOCK THE HYDRANT FROM NORMAL VIEW OR OBSTRUCT THE HYDRANT'S USE SHALL BE LOCATED WITHIN FOUR (4) FEET OF THE HYDRANT. THE FOUR-AND-ONE-HALF INCH (4-1/2") LARGE VOLUME CONNECTION SHALL FACE THE NEAREST ROADWAY OR THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINISHED GRADE.
9. ALL FIRE HYDRANT LEADS SHALL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND INCLUDE AUXILIARY VALVES.
10. WHEN NECESSARY, DEWATERING SHALL BE PROVIDED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW MAIN BEING LAID.
11. ALL UTILITIES SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.
12. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO THE CITY OF APOPKA WITH A MINIMUM COMPACTION OF 95% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T-180 MODIFIED PROCTOR TEST.
13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 12 INCHES ABOVE THE PIPE AND AT 12 INCHES VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.
14. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND.
15. ALL WATER VALVES, INCLUDING CONCRETE COLLAR (WITH DEBRIS CAP), SHALL BE ADJUSTED TO FINISHED GRADE AND THE VALVE BOX LID, PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.
16. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES WITHOUT CITY OF APOPKA INSPECTOR PRESENT.
17. ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE.
18. PIPE USED IN WATER DISTRIBUTION SYSTEMS SHALL BE EITHER POLYVINYL CHLORIDE (PVC), OR DUCTILE IRON PIPE (DIP).
- (a) ALL PVC PIPE OF NOMINAL DIAMETER FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE MANUFACTURED IN ACCORDANCE WITH ANWA STANDARD C900, LATEST EDITION. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18.
- (b) ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/ANWA A21.51/C151 AND HAVE A MINIMUM 350 PRESSURE CLASS RATING

WATER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SMO TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WATER DISTRIBUTION SYSTEM.
2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.
3. ALL PROPOSED WATER MAINS SHALL BE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST ANWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.
4. PRIOR TO HYDROSTATIC TESTING A PRELIMINARY FLUSHING SHALL BE REQUIRED THROUGH FULL DIAMETER FLUSHING OR SWABING. PRELIMINARY FLUSHING/SWABING SHALL BE PERFORMED PER ANWA C051 STANDARD - "DISINFECTING WATER MAINS". ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES ALONG THE TEST SECTION.
5. HYDROSTATIC TESTING SHALL CONSIST OF PRESSURE TEST AND LEAKAGE TEST. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET, UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM CITY OF APOPKA. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED.
6. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY CITY OF APOPKA, FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.
7. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD^2 \sqrt{P}}{148,000}$$

L = ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE, IN INCHES
P = AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH (GAUGE)

8. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN PASSING LIMITS. THE CONTRACTOR SHALL FURNISH ALL THE NECESSARY LABOR, PUMPS, GAUGES AND ALL OTHER ITEMS NECESSARY TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.
- SEWER SYSTEM TESTING REQUIREMENTS:
1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY SEWAGE GRAVITY COLLECTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SMO TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WASTEWATER DISTRIBUTION SYSTEM.

2. ALL TESTING REQUIRED BY CITY OF APOPKA SHALL BE PAID FOR BY THE DEVELOPER / CONTRACTOR.

3. GRAVITY MAINS SHALL BE INSPECTED WITH CCTV FOR ALIGNMENT, GRADE VARIATIONS, SEPARATED PIPES, LEAKS, DEFLECTION, CRACKED, BROKEN OR OTHERWISE DEFECTIVE PIPE TO ENSURE OVERALL PIPE INTEGRITY. THE APPROVED CCTV INSPECTION CONTRACTOR SHALL SUBMIT THE REPORT TO THE UTILITIES DEPARTMENT AS REQUIRED.

4. LEAKAGE TESTING FOR GRAVITY MAINS SHALL BE BY LOW-PRESSURE AIR TEST. LEAKAGE TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE PROCEDURE FOR "RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE" AS ESTABLISHED BY THE UNI-BELL PVC PIPE ASSOCIATION.

5. EACH GRAVITY MAIN LEAKAGE TEST SECTION SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN ADJACENT MANHOLES.
- LOCATION OF PUBLIC WATER SYSTEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314
- | Other Pipe | Horizontal Separation | Crossings (1) | Joint Spacing & Crossings (Full Joint Centered) |
|---|-----------------------|---------------|---|
| Storm Sewer, Stormwater Force Mains, Reclaimed Water (2) | | | |
| Vacuum Sanitary Sewer | | | |
| Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Mains, Reclaimed Water (4) | | | |
| On-Site Sewage Treatment & Disposal System | | | |

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer.
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer: This document is provided for your information only. Please refer to F.A.C. Rule 62-555.314 for additional testing requirements.
- FDEP UTILITY CONSTRUCTION NOTES:
1. NOTE TO THE UTILITY: PURSUANT TO 62-555.345, DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FOR FLUSHING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.

2. THE PERMITTEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY.

3. ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.

4. ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A DOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER UNDERGROUND. PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPES DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE. FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.
- FDEP UTILITY SEPARATION REQUIREMENTS
- (62-555.314, F.A.C. LOCATION OF PUBLIC WATER SYSTEM MAINS)
- FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.
- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER, OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:
(a) NEW OR RELOCATED, UNDERGROUND WATER MAINS 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 STORMWATER SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.
(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
(c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
(d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 6A-6-6.002, F.A.C.

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

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:
(a) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
(b) EFFECTIVE AUGUST 28, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR 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 AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 6A-6-6.002, F.A.C.
- SHEET 43 OF 120
- CIVIL ENGINEERING & LAND PLANNING

APPIAN ENGINEERING LLC.

APPIAN.COM • 407.560.5968

— JEFFREY M. APPIAN, P.E., License No. 12499 —

— JAMES M. APPIAN, P.E., License No. 12498 —

UTILITY NOTES

CONSTRUCTION SITE PLAN AMENDMENT

EDEN CREST (FKA LEE TERRACE)

CITY OF APOPKA, FLORIDA

SCALE: N.T.S.

PROJECT: DDC-001

SHEET: C4.0

DRAWN: B. KYLELA

DESIGNED: O. SANCHEZ

CHECKED: O. SANCHEZ

DATE: 5/23/24

APPIAN ENGINEERING

FLORIDA PROFESSIONAL ENGINEER

STATE OF FLORIDA

NO. 86492

EXPIRATION DATE: 12/31/2025

APPOKKA

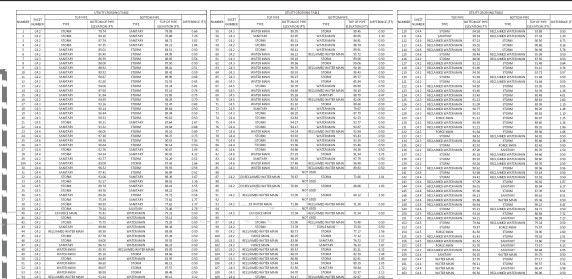
FLORIDA

NO. 86492

EXPIRATION DATE: 12/31/2025
- Page 61 of 120



- ALL WATER MAINS LEADING TO A PROPOSED FIRE HYDRANT SHALL BE A MINIMUM OF 8".
2. FIRE FLOW REQUIREMENTS FOR BUILDINGS SHALL BE IN ACCORDANCE WITH NFPA I, SECTION 18.4.
3. DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW REPORT AND A HYDRAULIC GRAPH.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING WATER MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE TO THE FDER UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING. REFER TO UTILITY NOTES SHEET FOR SEPARATION REQUIREMENTS.
5. ALL OFF-SITE PORTIONS OF THE SANITARY SYSTEM SHALL BE INSTALLED WITH A MINIMUM COVERAGE OF 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
6. ALL GRAVITY MAINS SHALL BE SDR-35 PIPE PER THE CITY OF APOPKA MANUAL OF STANDARDS.
7. ALL WATERMAINS SHALL BE C-900, CLASS 150, DR-18 PVC PIPE PER CITY OF APOPKA MANUAL OF STANDARDS.
8. ALL FORCE MAINS SHALL BE AWWA C-900, CLASS 150, DR-25 PIPE PER CITY OF APOPKA MANUAL OF STANDARDS.
9. ALL UTILITY IMPROVEMENTS SHALL BE PUBLICLY OWNED AND MAINTAINED.
10. A BLANKET UTILITY EASEMENT OVER ALL PROPOSED UTILITY IMPROVEMENTS SHALL BE DEDICATED TO THE CITY OF APOPKA WITH THE PLAT OF THIS PROPERTY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR DEFLECTING FORCE MAIN WHEN 12 INCHES (MIN.) OF SEPARATION IS NOT ACHIEVABLE TO THE FDER UTILITY SEPARATION REQUIREMENTS AND STANDARD UTILITY CROSSING. REFER TO UTILITY NOTES SHEET FOR SEPARATION REQUIREMENTS.
12. ALL METERS ARE TO BE IN THE GREEN AREA BETWEEN THE DRIVEWAYS. NO METER BOXES ARE ALLOWED IN DRIVEWAYS OR SIDEWALKS.
13. CONTRACTOR TO PERMANENTLY MARK CURBS WHERE WATER AND SEWER SERVICE LINES AND VALVES EXIST.
14. CONTRACTOR IS REQUIRED TO PROVIDE FIRE DEPARTMENT ACCESS AND WATER PRIOR TO ANY COMBUSTIBLES BEING BROUGHT ON SITE.
15. EXISTING UTILITIES SHOWN FOR REFERENCE PURPOSES BASED ON CITY OF APOPKA GIS INFORMATION. CONTRACTOR TO FIELD VERIFY UTILITY LOCATIONS AND NOTIFY ENGINEER OF RECORD AND CITY INSPECTOR IF LOCATIONS SHOWN ARE NOT CORRECT.
16. CONTRACTOR TO LOCATE OTHER UTILITIES NOT SHOWN ON THESE PLANS AND NOTIFY ENGINEER OF RECORD OF ANY CONFLICTS.
17. CONTRACTOR TO MAKE ALL DEFLECTIONS BETWEEN PROPOSED WATER, RECLAIM, AND FORCE MAIN AND EXISTING UTILITIES, CCTV AND FIBER OPTIC AS NECESSARY PER AUTHORITY HAVING JURISDICTION OVER UTILITIES.



1. FIRE HYDRANT LOCATION AND DISTRIBUTION SHALL FOLLOW NFPA 1.
2. A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED. (NFPA 1, 18.5.7.1)
3. A CLEAR SPACE OF NOT LESS THAN 60 INCH SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5 INCH (NFPA 1, 18.5.7.2)
4. AFTER THE INSTALLATION OF THE NEW HYDRANTS, A FIRE FLOW TESTING SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:
 - a. FIRE FLOW TESTING SHALL BE CONDUCTED BY THE FIRE DEPARTMENT USING FLOW TESTING AND MARKING OF HYDRANTS. A FIRE FLOW TEST RESULTS FROM THE NEAREST HYDRANT TO THE HYDRANT BEING TESTED SHALL BE PROVIDED TO THE OWNER. IF A TEST NEED TO BE PROVIDED, DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW TEST REPORT, A PHOTOGRAPH OF THE HYDRANT, AND A FLOW TESTING PROCEDURE.
5. THE LOCATION OF THE FIRE HYDRANT SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1, 18.5.10.1)



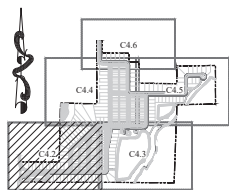
SHEET 44 OF 120

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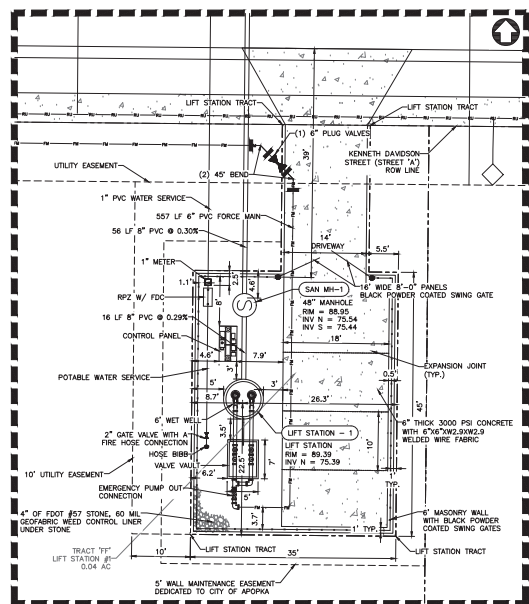


GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



KEY MAP



LIFT STATION #1 DETAIL

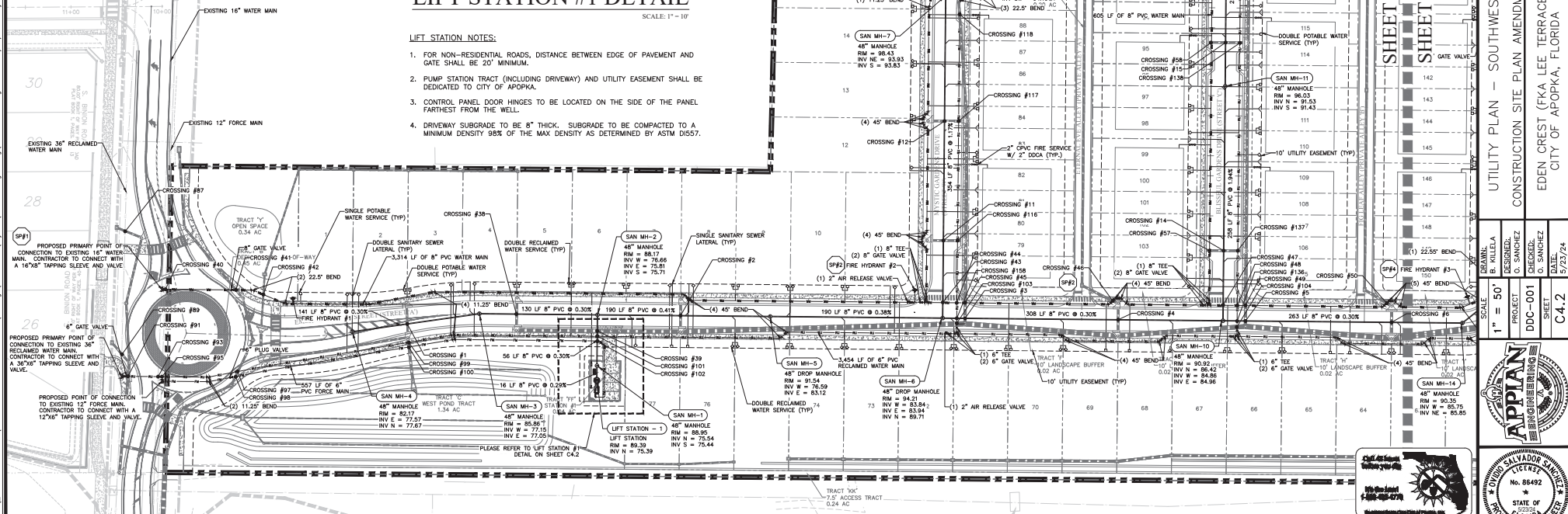
SCALE: 1" = 10'

LIFT STATION NOTES:

1. FOR NON-RESIDENTIAL ROADS, DISTANCE BETWEEN EDGE OF PAVEMENT AND GATE SHALL BE 20' MINIMUM.
2. PUMP STATION TRACT (INCLUDING DRIVEWAY) AND UTILITY EASEMENT SHALL BE DEDICATED TO CITY OF APOPKA.
3. CONTROL PANEL DOOR HINGES TO BE LOCATED ON THE SIDE OF THE PANEL FARTEST FROM THE WELL.
4. DRIVEWAY SUBGRADE TO BE 8" THICK. SUBGRADE TO BE COMPACTED TO A MINIMUM DENSITY 98% OF THE MAX DENSITY AS DETERMINED BY ASTM D1557.

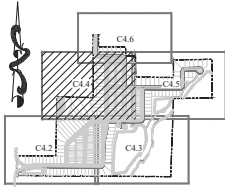
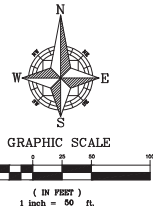
SHEET C4.4

SHEET C4.2



SHEET 45 OF 120

CIVIL ENGINEERING & LAND PLANNING	
APPIAN ENGINEERING LLC.	
APPIAN.COM - 407.560.5868	
2021 Lee Terrace, Suite 200, Apopka, Florida 32712	
UTILITY PLAN - SOUTHWEST	
CONSTRUCTION SITE PLAN AMENDMENT	
EDEN CREST (FKA LEE TERRACE)	
CITY OF APOPKA, FLORIDA	
DRAWN: B. KELLEA	SCALE: 1" = 50'
DESIGNED: O. SANCHEZ	PROJECT: DDC-001
CHECKED: O. SANCHEZ	SHEET: C4.2
DATE: 5/23/24	



KEY MAP

SHEET C4.6
SHEET C4.4

SHEET C4.4
SHEET C4.2

SHEET C4.4
SHEET C4.5

UTILITY PLAN - NORTHWEST
CONSTRUCTION SITE PLAN AMENDMENT
EDEN CREST (FKA LEE TERRACE)
CITY OF APOPKA, FLORIDA

1" = 50'
PROJECT
DDC-001
SHEET
C4.4



DESIGNED: B. KILLEA
CHECKED: O. SANCHEZ
DATE: 5/23/24

DESCRIPTION

DATE

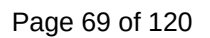
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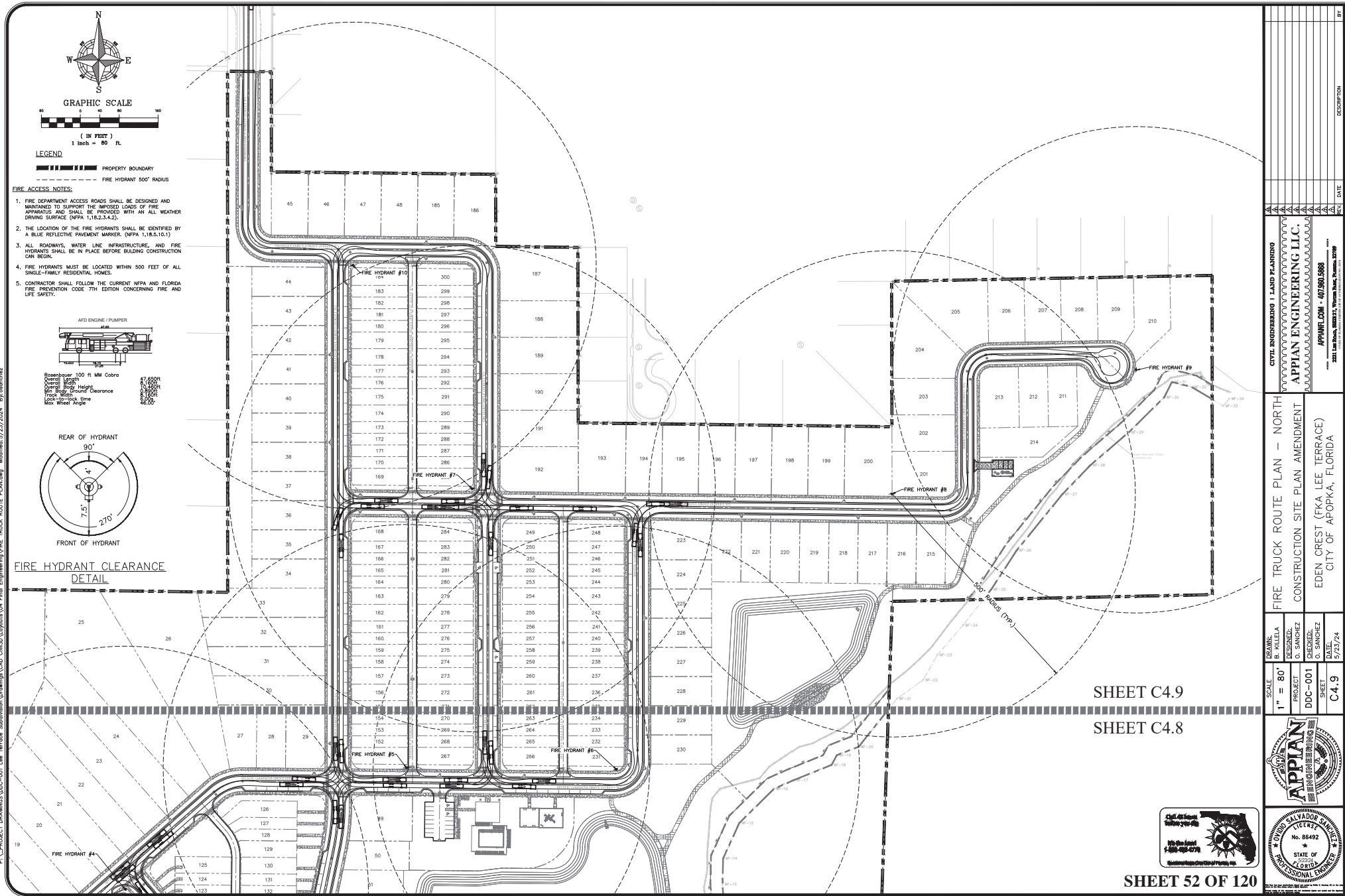
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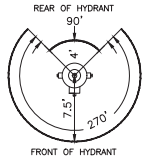
SHEET 47 OF 120



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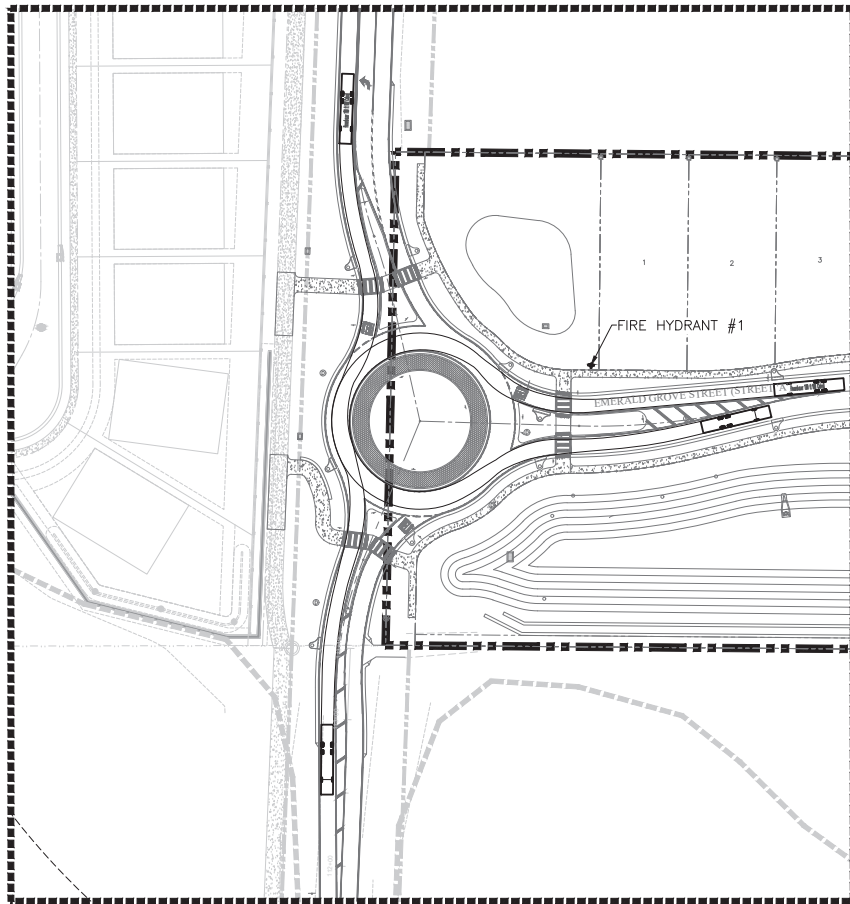
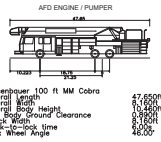
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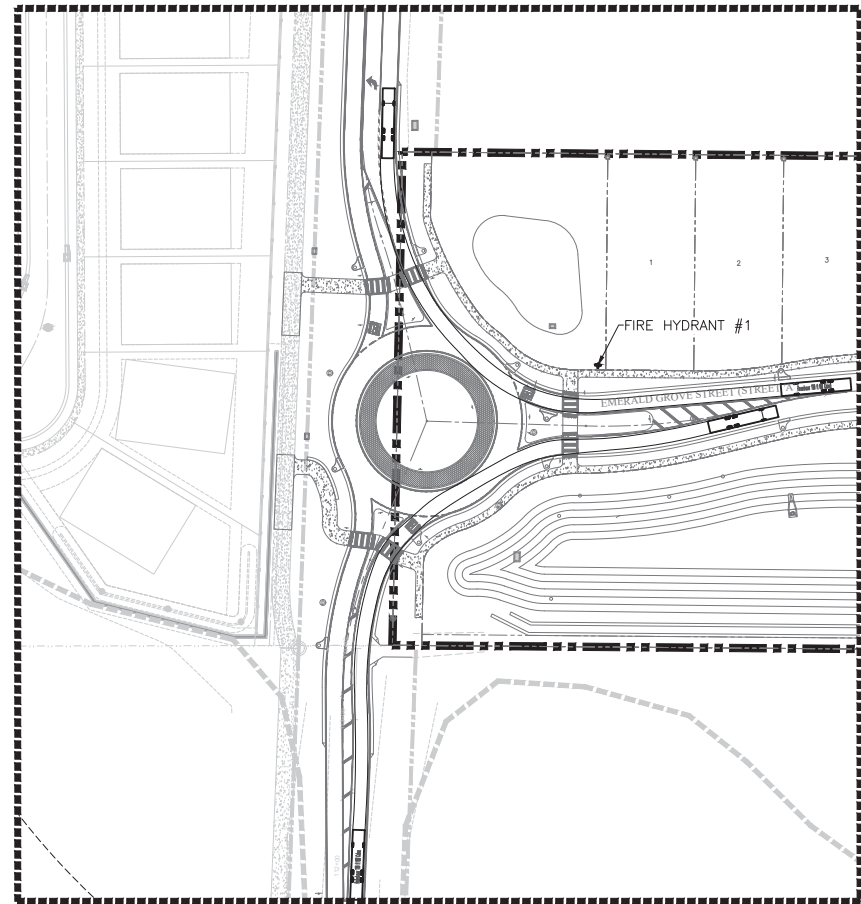
FIRE HYDRANT CLEARANCE
DETAIL

FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1.18.2.3.4.2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER, (NFPA 1.18.5.10.1).
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION CAN BEGIN.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENTIAL HOMES.
5. CONTRACTOR SHALL FOLLOW THE CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.



ROUNDAABOUT FIRE TRUCK DETAIL #1 – LEFT-TURN MOVEMENTS
SCALE: 1" = 40'



ROUNDAABOUT FIRE TRUCK DETAIL #2 – RIGHT-TURN MOVEMENTS
SCALE: 1" = 40'

LEGEND

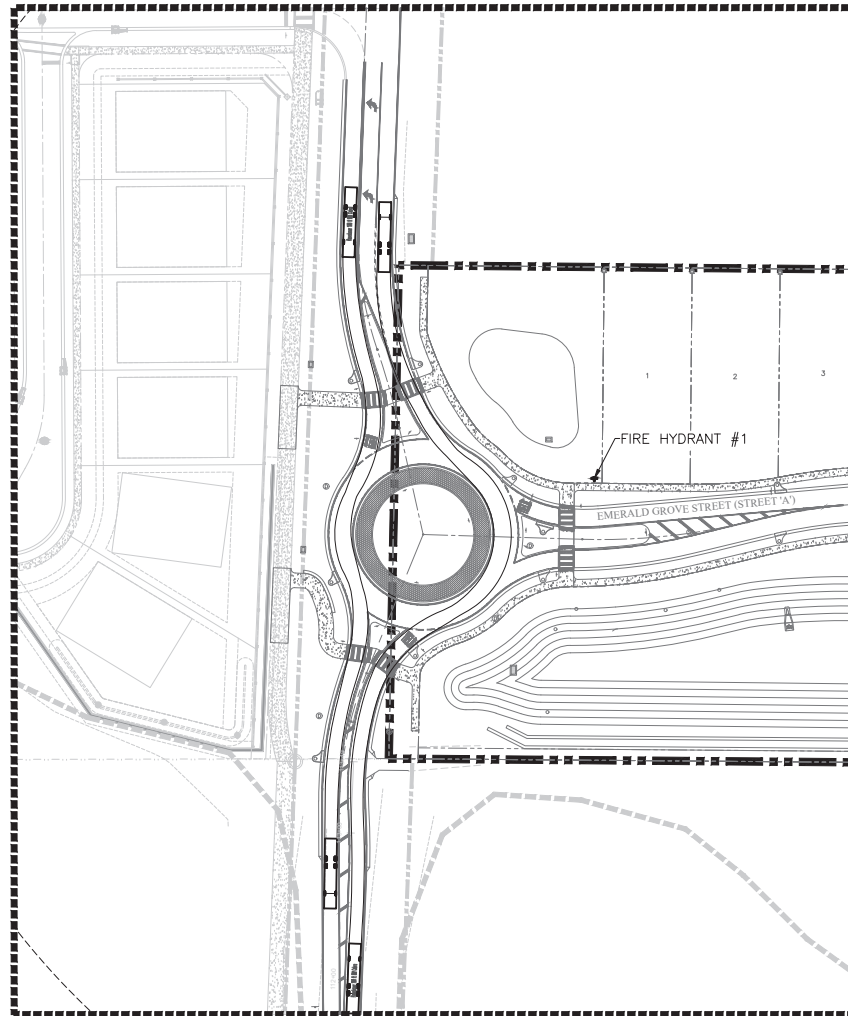
- PROPERTY BOUNDARY
- FIRE HYDRANT 500' RADIUS



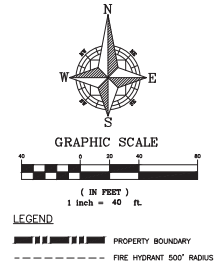
GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

CIVIL ENGINEERING & LAND PLANNING		APPLAN ENGINEERING LLC.		APPLAN.COM - 407-580-1588		2021 Lee Terrace, Suite 200, Apopka, FL 32712		DATE		DESCRIPTION		BY	
FIRE TRUCK ROUTE PLAN –		ROUNDAABOUT DETAILS		CONSTRUCTION SITE PLAN AMENDMENT		EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA					
SCALE	1" = 40'	DRAWN	B. KILLEA	DESIGNED	O. SANCHEZ	CHECKED	O. SANCHEZ	DATE	5/23/24				
PROJECT	DDC-001												
SHEET	C4.10												
													

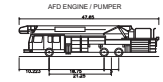


ROUNDABOUT FIRE TRUCK DETAIL #3 — THROUGH MOVEMENTS
SCALE: 1" = 40'

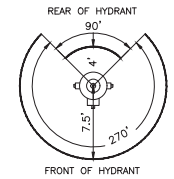


FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1.18.2.3.4.2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1.18.5.10.1)
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION CAN BEGIN.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENTIAL HOMES.
5. CONTRACTOR SHALL FOLLOW THE CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.



Booster/Pumper 100 FL MM Cobra
Overall Length: 42'-0"
Overall Width: 8'-6"
Overall Height: 13'-0"
Min. Body Ground Clearance: 10'-0"
Front Overlap: 10'-0"
Lock-to-lock time: 12.00
Max Wheel Angle: 45.00



FIRE HYDRANT CLEARANCE
DETAIL



SHEET 54 OF 120

CIVIL ENGINEERING & LAND PLANNING APPLAN ENGINEERING LLC. APPLAN.COM • 407.560.1568 2021 Lee Terrace, Suite 200, Apopka, FL 32712	FIRE TRUCK ROUTE PLAN — ROUNDABOUT DETAILS CONSTRUCTION SITE PLAN AMENDMENT EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA	SCALE: 1" = 40' PROJECT: DDC-001 SHEET: C4.11	DRAWN: B. KELLEA DESIGNED: O. SANCHEZ CHECKED: O. SANCHEZ DATE: 5/23/24	APPLAN ENGINEERING FLORIDA PROFESSIONAL ENGINEER No. 86492 STATE OF FLORIDA	DATE: 5/23/24 DESCRIPTION: BY:

1. FINISHED FLOOR TO BE SET 18" ABOVE THE ELEVATION OF 100 YEAR FLOOD FOR THOSE LOTS LOCATED IN SPECIAL FLOOD HAZARD AREA.
2. ALL GRADING LOTS SHALL PROVIDE A MINIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES.
3. PER OWNERS REPRESENTATIVE, A TURN DOWN FOOTER UP TO 32" IS PERMISSIBLE AS OPPOSED TO A STEM WALL.
4. PROPOSED FINISHED FLOOR WITH STEM WALL OR TURN DOWN FOOTER MUST HAVE THE DRIVEWAY BE LOCATED ON THE HIGH SIDE OF LOT.
5. FINISH FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION/DETENTION PONDS.
6. PER CITY OF APOKALA DESIGN GUIDELINES, NO LOTS SHALL BE ALLOWED TO DRAIN ACROSS ADJACENT LOTS.
7. POND TOP OF BANK AND SIDE SLOPES TO BE PLANTED WITH SAND BASED (NOT MUCK BASED) BAHIA SOD. POND BOTTOM TO BE SEEDED AND MULCHED.
8. CONTRACTOR IS TO ENSURE THE CONSERVATION AREAS AND UPLAND BUFFERS ARE TO REMAIN UNDISTURBED DURING CONSTRUCTION EXCEPT AS SHOWN ON THE PLANS. ALL CONSTRUCTION, DUMPING AND DISTURBANCE TO THE SOILS AND VEGETATION INCLUDING MOWING, TRIMMING AND REMOVAL IS PROHIBITED.

1. EACH INDIVIDUAL LOT SHALL HAVE A CONVEYANCE SWALE WITH A MINIMUM DEPTH OF ONE FOOT (1") ADJACENT TO A RETAINING WALL.
2. REAR YARD DRAINS SHALL BE DESIGNED TO PREVENT STORMWATER DRAINAGE FROM FLOWING OVER TOP OF RETAINING WALLS.
3. ALL REAR YARD DRAINS SHALL HAVE A CONCRETE COLLAR.
4. ALL REAR YARD DRAINS SHALL BE A MINIMUM OF 12" AND GRATES SHALL MEET H-20 LOAD RATING FOR PEDESTRIAN TRAFFIC.

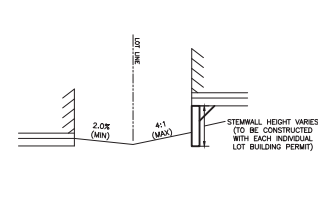
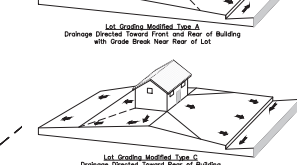
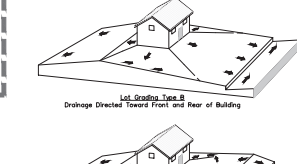
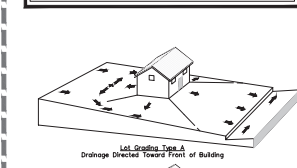
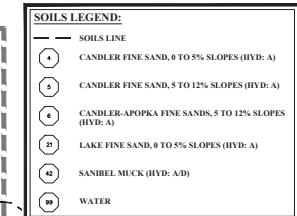
1. A 42-INCH DECORATIVE RAILING/FENCE IS REQUIRED FOR ALL PORTIONS OF RETAINING WALLS DESIGNED AS GREATER THAN 30 INCHES IN HEIGHT.
2. REFER TO RETAINING WALL STRUCTURAL DESIGN PLANS AND CALCULATIONS BEING SUBMITTED WITH THE CONSTRUCTION SITE PLAN.
3. THE HOME OWNERS ASSOCIATION SHALL MAINTAIN ALL RETAINING WALLS.

1. ALL TURN DOWN FOOTER ELEVATION CALL OUTS ARE AT THE GROUND ELEVATION.

2. ALL GROUND ELEVATIONS AT THE CORNER OF THE BUILDING PAD WHERE NO TURN DOWN FOOTER IS PRESENT SHALL BE THE FINISH FLOOR ELEVATION MINUS THE BUILDING PAD THICKNESS (8" TYPICALLY) UNLESS OTHERWISE NOTED.
3. A MINIMUM OF 2.0% SLOPE AWAY FROM ALL TURN DOWN FOOTER SHALL BE PROVIDED FOR A MINIMUM DISTANCE OF 5 FEET ON ALL SIDES. THE MAXIMUM SLOPE AWAY FROM THE TURN DOWN FOOTER SHALL NOT EXCEED 25.0%.

NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 18-21-28

-



TYPICAL LOT WITH STEMWALL



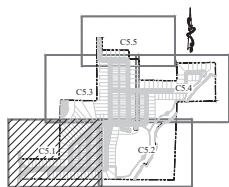
SHEET 55 OF 120

				OVERALL PAVING AND GRADING PLAN CONSTRUCTION SITE PLAN AMENDMENT EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA		CIVIL ENGINEERING I LAND PLANNING APPIAN ENGINEERING LLC. APPIANE.COM • 407.990.5888 2211 LAW PARK, SUITE 210, PLYMOUTH, FLORIDA 32778																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								</	
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P:\PROJECT DRAWINGS\UDC-001 Lee Terrace Station\Drawings\CAD\DWG\UDC001\UDC001.dwg Modified: 5/23/2024 By: asanchez



GRAPHIC SCALE



KEY MAP

POND NOTES:

1. THE CONTRACTOR SHALL OVER-EXCAVATE AND REPLACE THE CLAYEY SOILS WITH CLEAN IN-SITU FINE SAND CONTAINING LESS THAN 5% FINES (PASSING ASTM SIEVE NO. 200) AND HAVE A MINIMUM IN-PLACE VERTICAL PERMEABILITY RATE OF 20 FT/DAY OR GREATER FROM THE POND TO A DEPTH OF 3.0 FEET BELOW THE PLANNED ELEVATION OF THE POND BOTTOM, OR TO AN ELEVATION.
2. POND TOP OF BANK AND SIDE SLOPES TO BE PLANTED WITH SAND BASED (NOT MUCK BASED) BARRIA SOD.

PLEASE REFER TO ORANGE COUNTY RIGHT-OF-WAY PLANS (PERMIT #03-250) FOR OFFSITE ROADWAY IMPROVEMENTS

LIFT STATION #1 GRADING DETAIL

SCALE: 1" = 10'

SHEET C5.3
SHEET C5.1

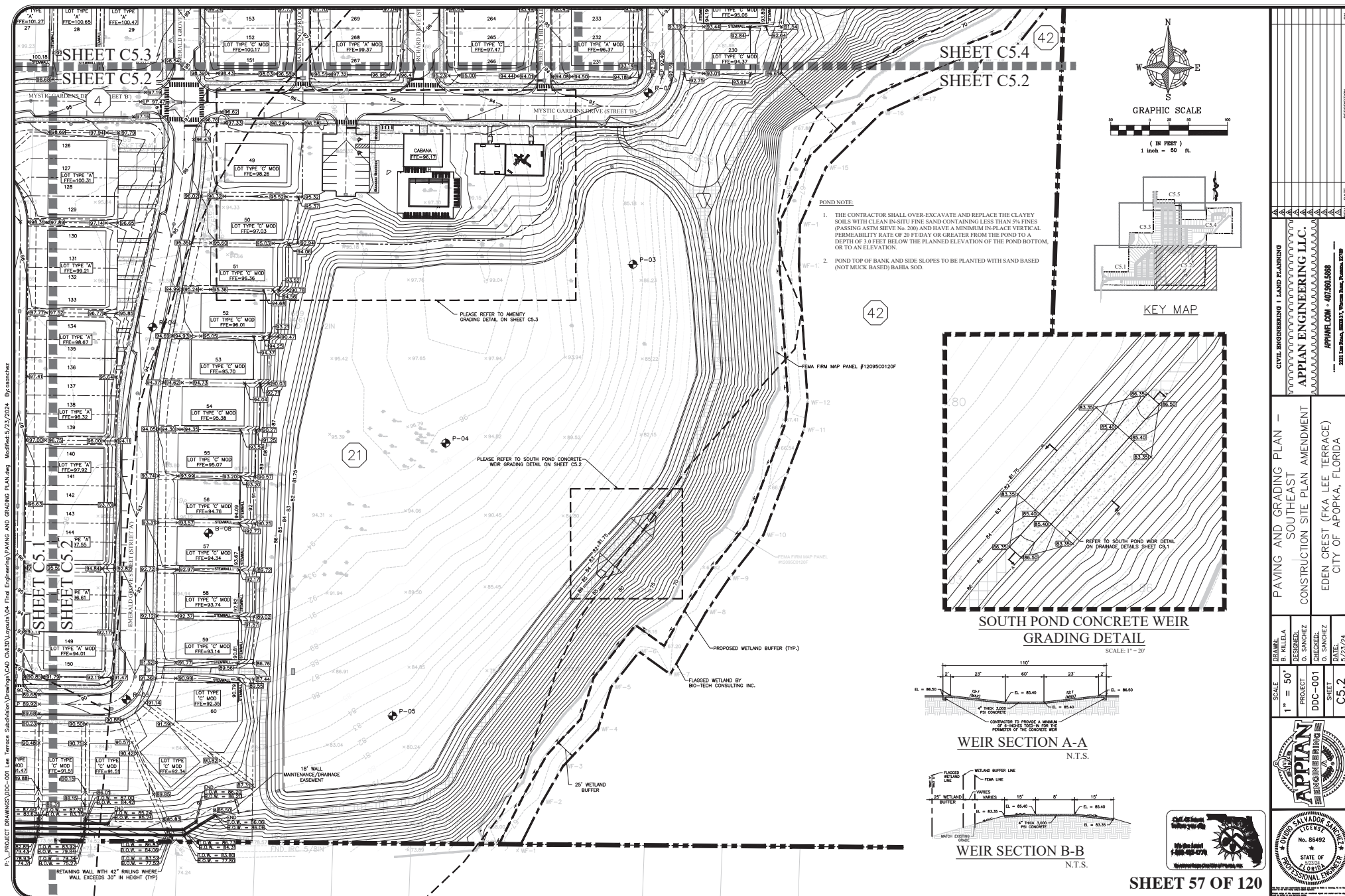
SHEET C5.1
SHEET C5.2

SHEET 56 OF 120

CIVIL ENGINEERING & LAND PLANNING		SOUTHWEST		APPLAN ENGINEERING LLC.		CONSTRUCTION SITE PLAN AMENDMENT		EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA	
DESIGNED BY	B. KELLEA	CHECKED BY	O. SANCHEZ	PROJECT	DDC-001	SHEET	C5.1	DATE	5/23/24	DESCRIPTION	
APPLAN.COM - 407.961.5988										DATE	
2021 Lee Terrace Station, Apopka, FL 32703										DATE	

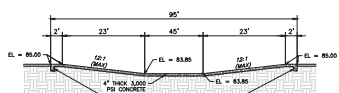
APPLAN ENGINEERING LLC
O. SANCHEZ
No. 86492
STATE OF FLORIDA
CIVIL ENGINEER

P:\PROJECT DRAWINGS\DDC-001 Lee Terrace Subdivision Drawings\CAD\DWG\Grading\Grading Plan.dwg Modified: 2/23/2024 By: essanchez

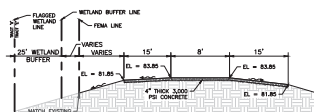


SHEET 57 OF 120

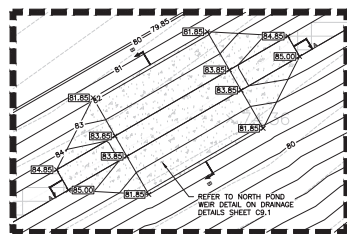
CIVIL ENGINEERING & LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM • 407.560.5968		DATE: 5/23/24		DESCRIPTION		BY	
PAVING AND GRADING PLAN -		SOUTHEAST		CONSTRUCTION SITE PLAN AMENDMENT		EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA			
DRAWN: B. KYLELA		DESIGNED: O. SANCHEZ		CHECKED: O. SANCHEZ		DATE: 5/23/24					
SCALE: 1" = 50'		PROJECT: DDC-001		SHEET: C5.2							
APPIAN ENGINEERING		FLORIDA PROFESSIONAL ENGINEER		No. 86492		STATE OF FLORIDA					
FLORIDA PROFESSIONAL ENGINEER		No. 86492		STATE OF FLORIDA							



WEIR SECTION A-A
N.T.S.

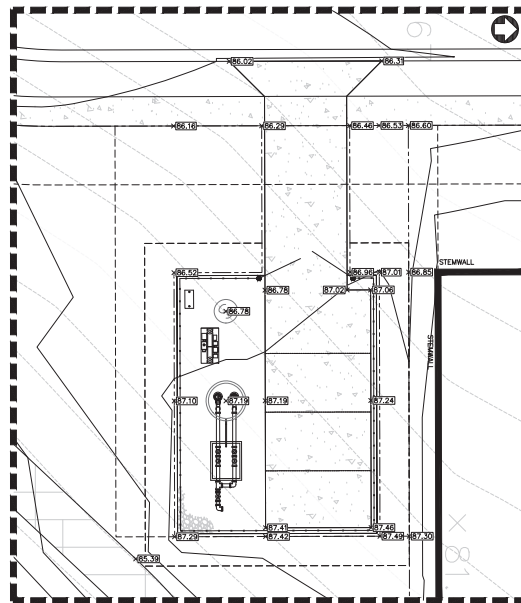


WEIR SECTION B-B
N.T.S.



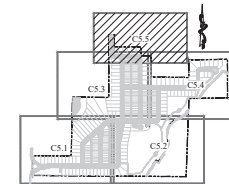
NORTH POND CONCRETE
WEIR GRADING DETAIL

SCALE: 1" = 20'

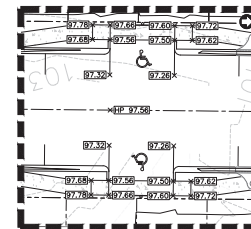
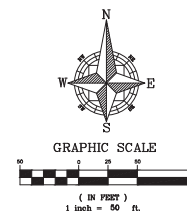


LIFT STATION #2 GRADING DETAIL

SCALE: 1" = 10'

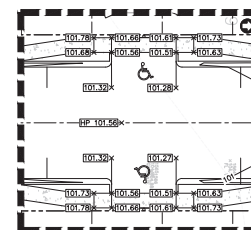


KEY MAP



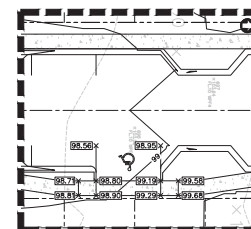
ACCESSIBLE PARKING
GRADING DETAIL #1

SCALE: 1" = 20'



ACCESSIBLE PARKING
GRADING DETAIL #2

SCALE: 1" = 20'



ACCESSIBLE PARKING
GRADING DETAIL #3

SCALE: 1" = 20'

SHEET 60 OF 120

SHEET C5.5
SHEET C5.3

SHEET C5.5
SHEET C5.4



CIVIL ENGINEERING & LAND PLANNING				DATE
APPLAN ENGINEERING LLC.				DATE
CONSTRUCTION SITE PLAN AMENDMENT				DATE
EDEN CREST (FKA LEE TERRACE)				DATE
CITY OF APOPKA, FLORIDA				DATE
DRAWN BY	B. KELLEA	DESIGNED BY	O. SANCHEZ	
SCALE	1" = 50'	PROJECT	DDC-001	
		CHECKED BY	O. SANCHEZ	
		SHEET	C5.5	
		DATE	5/23/24	

P:\PROJECT DRAWINGS\DDC-001 Lee Terrace Subdivision Drawings\CAD\DWG\DDC-001 Lee Terrace Subdivision Drainage PLAN.dwg Modified: 5/23/2024 By: asanchez



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DRAINAGE NOTES:

1. ALL YARD DRAINS SHALL HAVE A CONCRETE COLLAR (REFER TO DETAIL 7 ON SHEET C9.1).

C6.1

C6.3

C6.5

C6.4

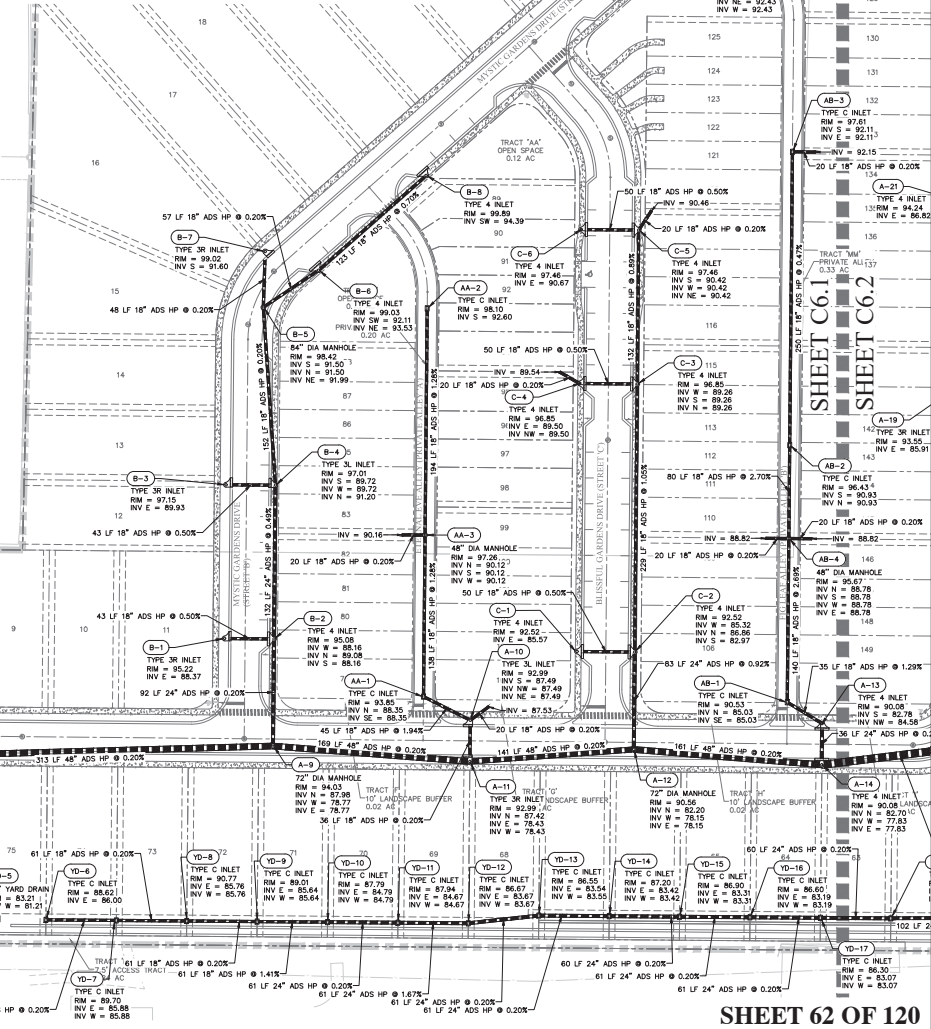
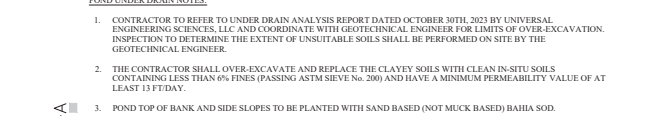
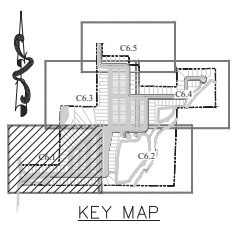
C6.2

PLEASE REFER TO ORANGE COUNTY
RIGHT-OF-WAY PLANS (PERMIT
#23-E-255) FOR OFFSITE ROADWAY
IMPROVEMENTS.



SHEET 61 OF 120

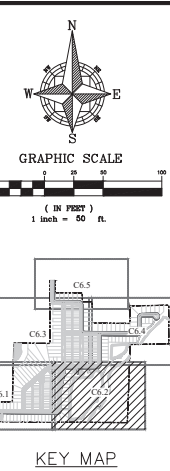
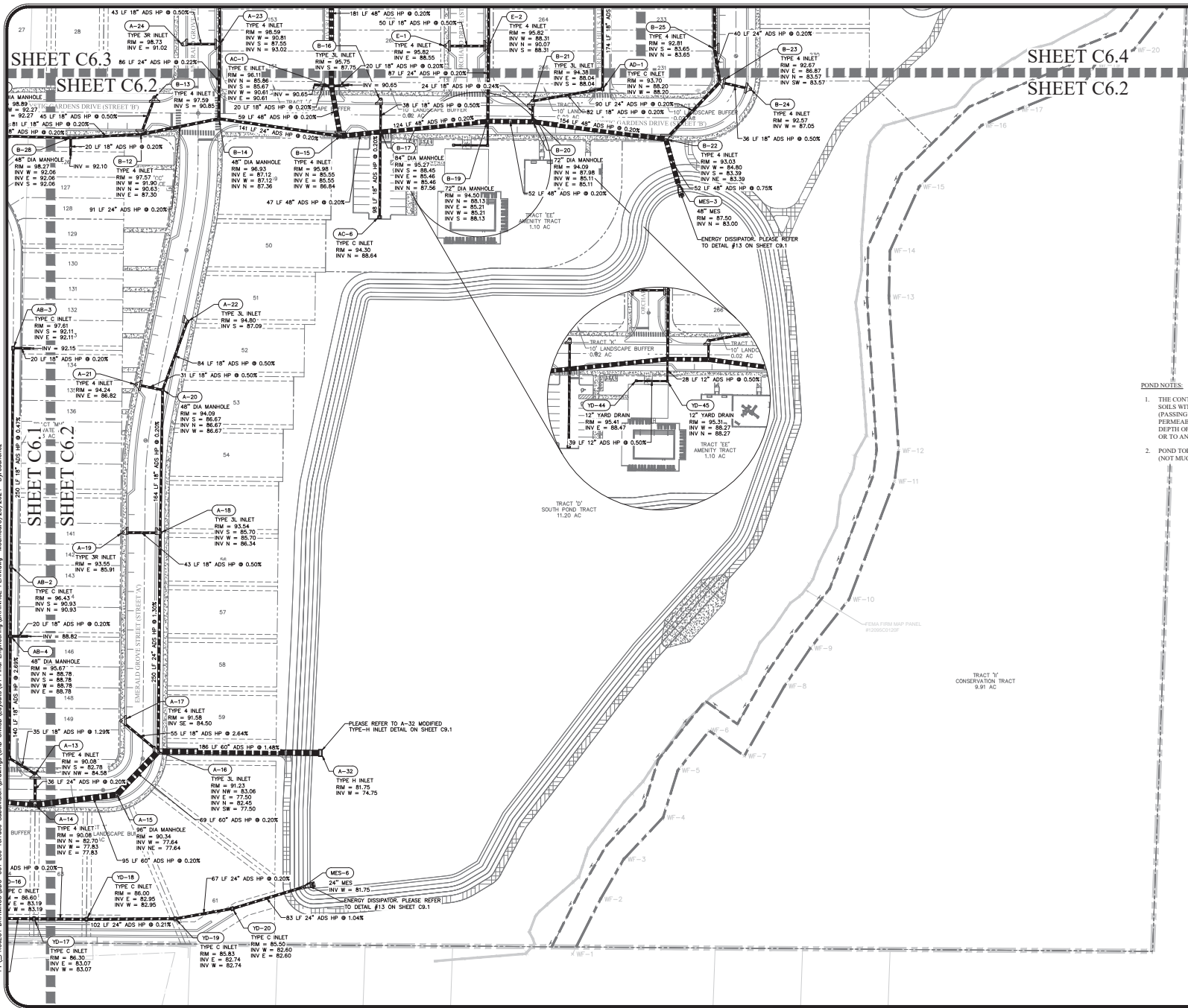
CIVIL ENGINEERING / LAND PLANNING		DATE	BY
APPIAN ENGINEERING LLC.			
APPIAN.COM - 407.560.5988			
2021 Lee Terrace Subdivision Drainage Plan, 2024			
OVERALL DRAINAGE PLAN			
CONSTRUCTION SITE PLAN AMENDMENT			
EDEN CREST (FKA LEE TERRACE)			
CITY OF APOPKA, FLORIDA			
SCALE	DRAWN	PROJECT	SHEET
1" = 150'	B. KELLEA	DDC-001	C6.0
	DESIGNED	CHECKED	DATE
	O. SANCHEZ	O. SANCHEZ	5/23/24
APPIAN ENGINEERING		FLORIDA PROFESSIONAL ENGINEER	
No. 85492		STATE OF FLORIDA	



SHEET 62 OF 120

	SCALE 1" = 50'	DRAINAGE B. KULELBA O. SANCHEZ O. SANCHEZ O. SANCHEZ	PROJECT DOC--001	DESIGNED CHECKED	SHEET	DATE 5/23/24	C6.1	DRAINAGE PLAN — SOUTHWEST CONSTRUCTION SITE PLAN AMENDMENT EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA	CIVIL ENGINEERING & LAND PLANNING APPLAN ENGINEERING LLC. APPLAN.COM • 407.960.5688 2021 Lee Road, Suite 210, Pompano Beach, Florida 33062	REVISION	DATE	DESCRIPTION	BY

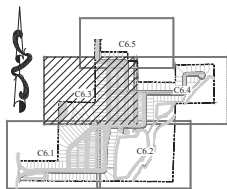
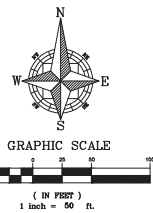
P:\PROJECT DRAINAGE\UDC-001 Lee Terrace Subdivision\Drawings\CAD\DWG\UDC001.dwg Modified:5/23/2024 By:asasch



- POND NOTES:**
- THE CONTRACTOR SHALL OVER-EXCAVATE AND REPLACE THE CLAYEY SOILS WITH CLEAN IN-SITU FINE SAND CONTAINING LESS THAN 5% FINES (PASSING ASTM SIEVE NO. 200) AND HAVE A MINIMUM IN-PLACE VERTICAL PERMEABILITY RATE OF 20 FT/DAY OR GREATER FROM THE POND TO A DEPTH OF 3.0 FEET BELOW THE PLANNED ELEVATION OF THE POND BOTTOM, OR TO AN ELEVATION.
 - POND TOP OF BANK AND SIDE SLOPES TO BE PLANTED WITH SAND BASED (NOT MUCK BASED) BAHIA SOD.

SHEET 63 OF 120

CIVIL ENGINEERING & LAND PLANNING		APPIAN ENGINEERING LLC.		APPIAN.COM - 407.560.5968		2021 Lee Terrace Subdivision, Apopka, Florida, 32712	
DRAINAGE PLAN - SOUTHEAST		CONSTRUCTION SITE PLAN AMENDMENT		EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA	
SCALE	1" = 50'	PROJECT	DDC-001	SHEET	C6.2	DATE: 5/23/24	
DRAWN:	B. KYLELA	DESIGNED:	O. SANCHEZ	CHECKED:	O. SANCHEZ	DATE: 5/23/24	
APPIAN ENGINEERING		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER	
APPIAN ENGINEERING		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER	



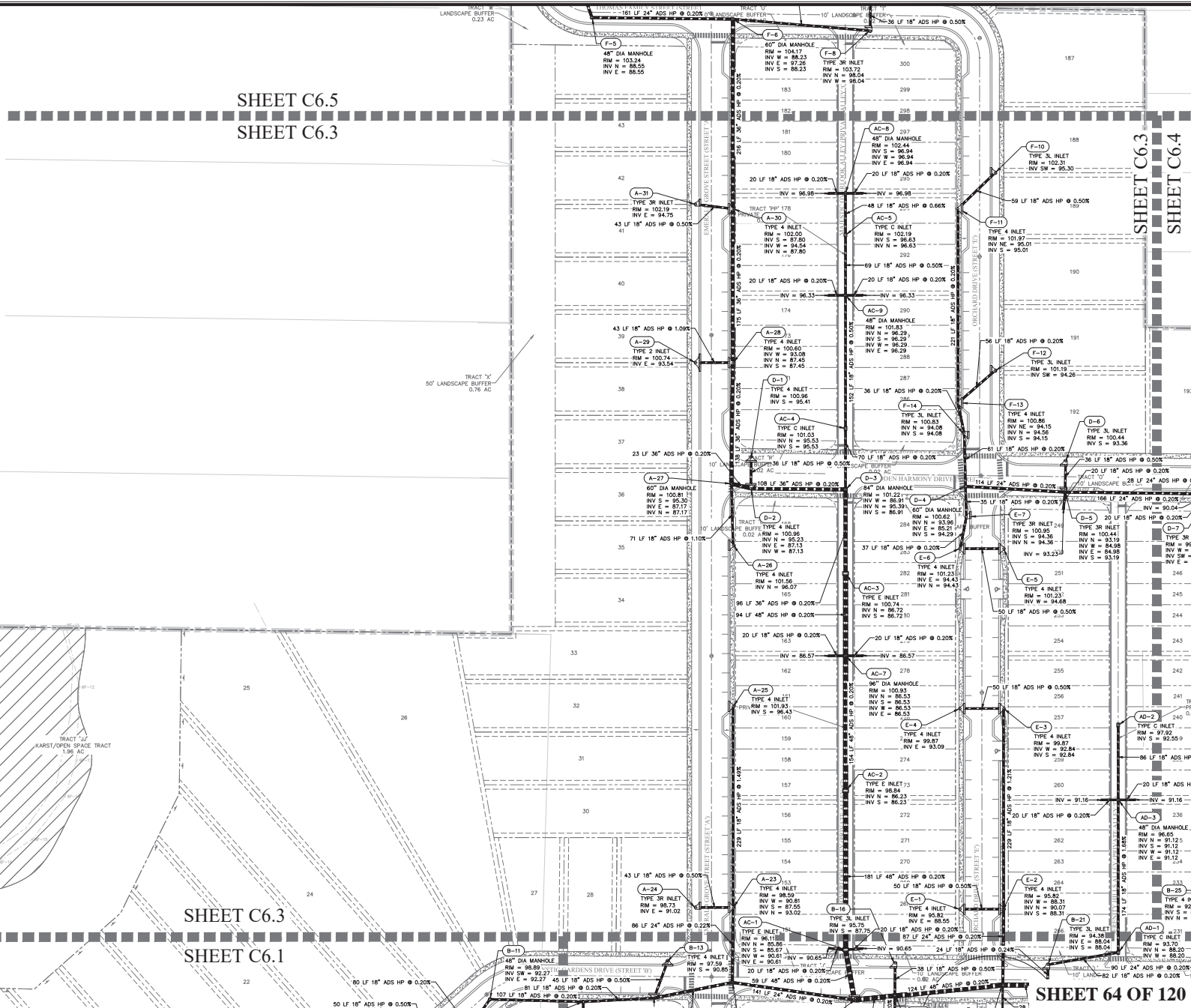
KEY MAP

SHEET C6.5
SHEET C6.3

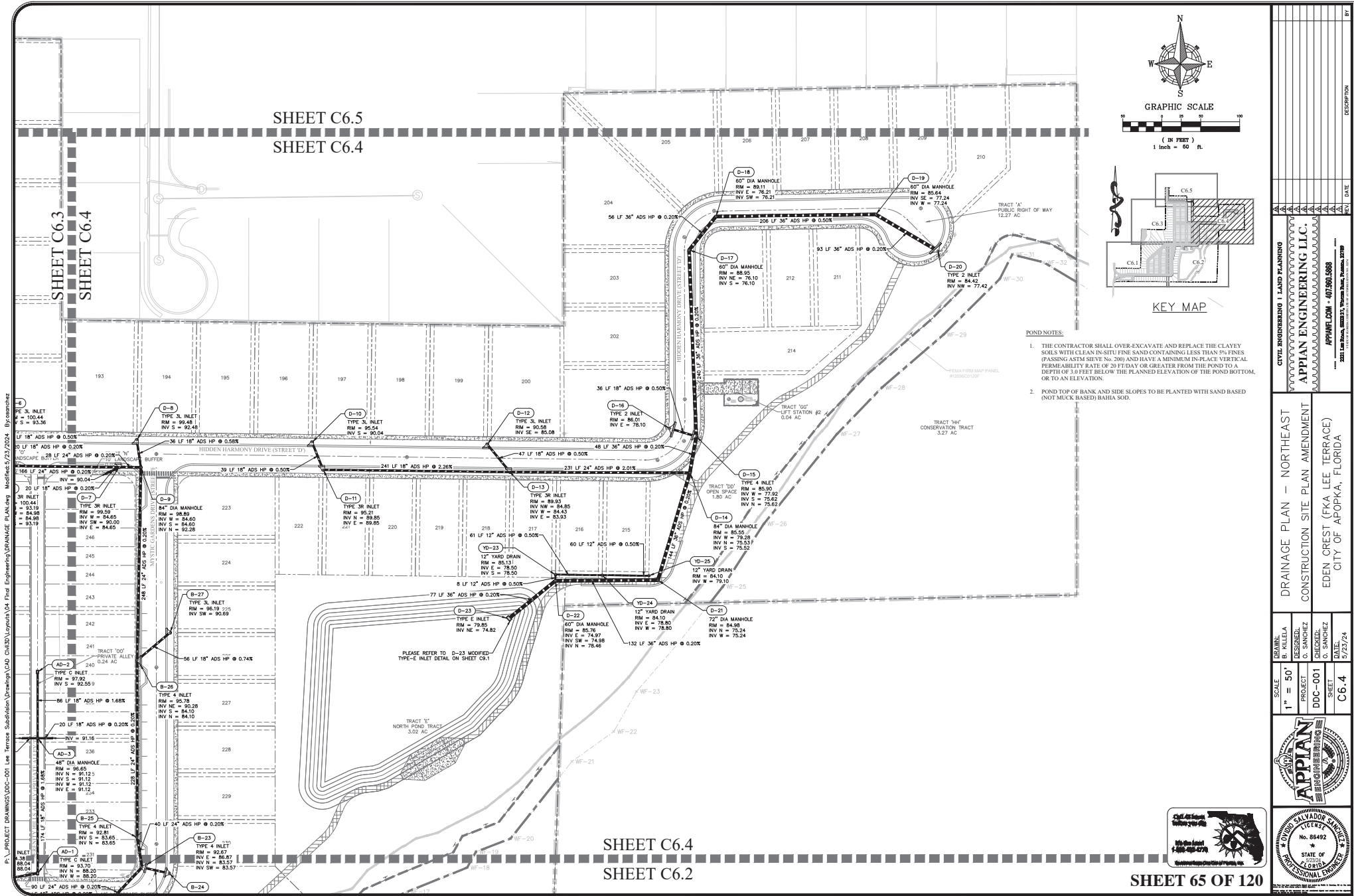
SHEET C6.3
SHEET C6.1

SHEET 64 OF 120

CIVIL ENGINEERING & LAND PLANNING	
APPIAN ENGINEERING LLC.	
APPIAN.COM • 407.560.5968	
2021 Lee Terrace, Suite 200, Apopka, Florida 32712	
PROJECT	UDC-001
DESIGNED	B. KELLEA
CHECKED	O. SANCHEZ
DATE	5/23/24
SHEET C6.3	
DRAINAGE PLAN - NORTHWEST	
CONSTRUCTION SITE PLAN AMENDMENT	
EDEN CREST (FKA LEE TERRACE)	
CITY OF APOPKA, FLORIDA	
APPIAN ENGINEERING	
FLORIDA PROFESSIONAL ENGINEER	
No. 86492	



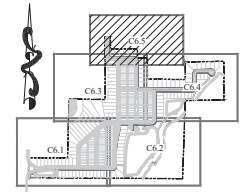
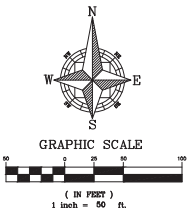
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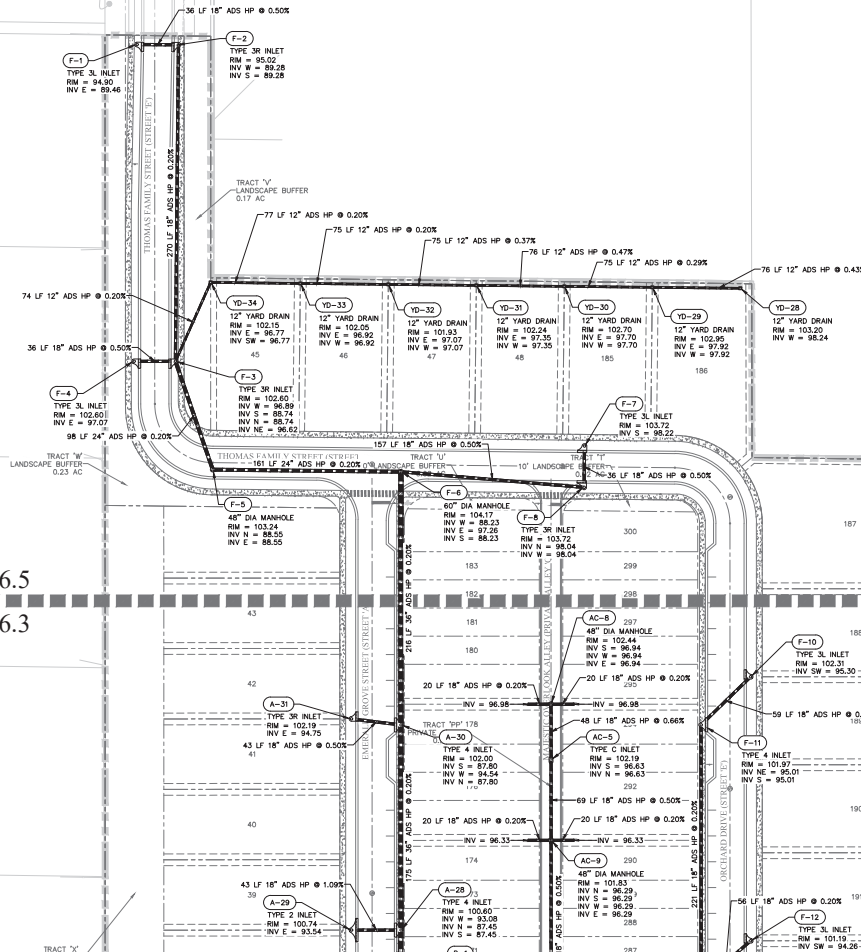
P:\PROJECT DRAWINGS\UDC-001 Lee Terrace Subdivision\Drawings\CAD\DWG\UDC-001 Lee Terrace Subdivision\UDC-001 Lee Terrace Subdivision.dwg Modified: 5/23/2024 By: asanchez

SHEET C6.5
SHEET C6.3

SHEET C6.5
SHEET C6.4

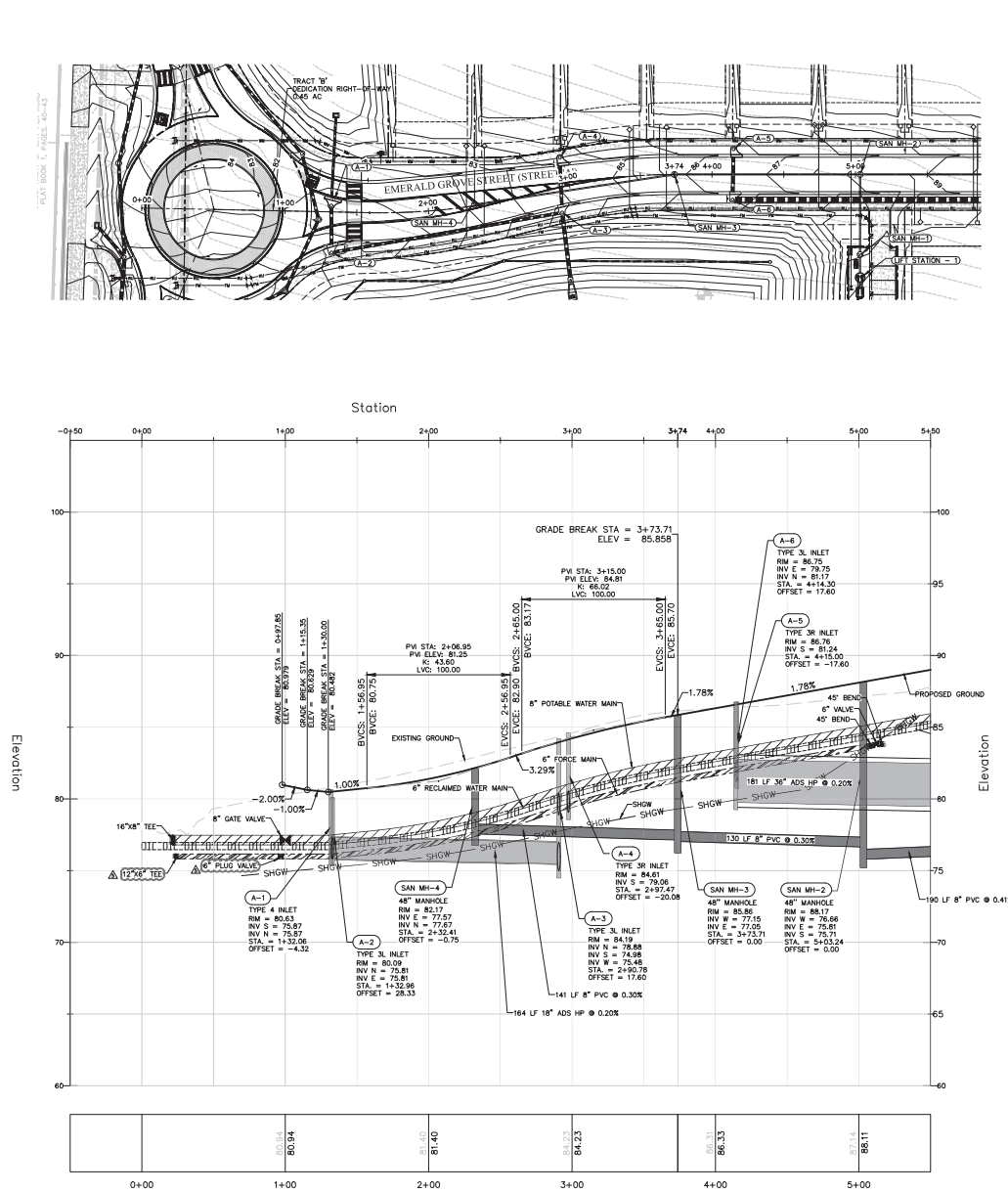


KEY MAP



SHEET 66 OF 120

CIVIL ENGINEERING & LAND PLANNING		APPLAN ENGINEERING LLC.		APPLAN.COM - 407.560.5968		2021 Lee Terrace Subdivision, Apopka, Florida, 32712		DATE	BY
DRAINAGE PLAN - NORTH		CONSTRUCTION SITE PLAN AMENDMENT		EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA			
DRAWN:	B. KILLELA	DESIGNED:	O. SANCHEZ	CHECKED:	O. SANCHEZ	DATE:	5/23/24		
SCALE:	1" = 50'	PROJECT:	DDC-001	SHEET:	C6.5				

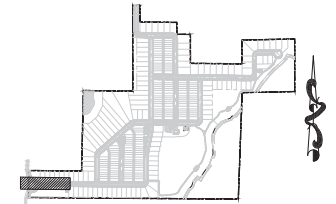
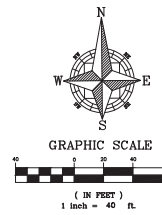


VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 67 OF 120

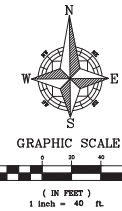
PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS 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 STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING 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, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, 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.



KEY MAP

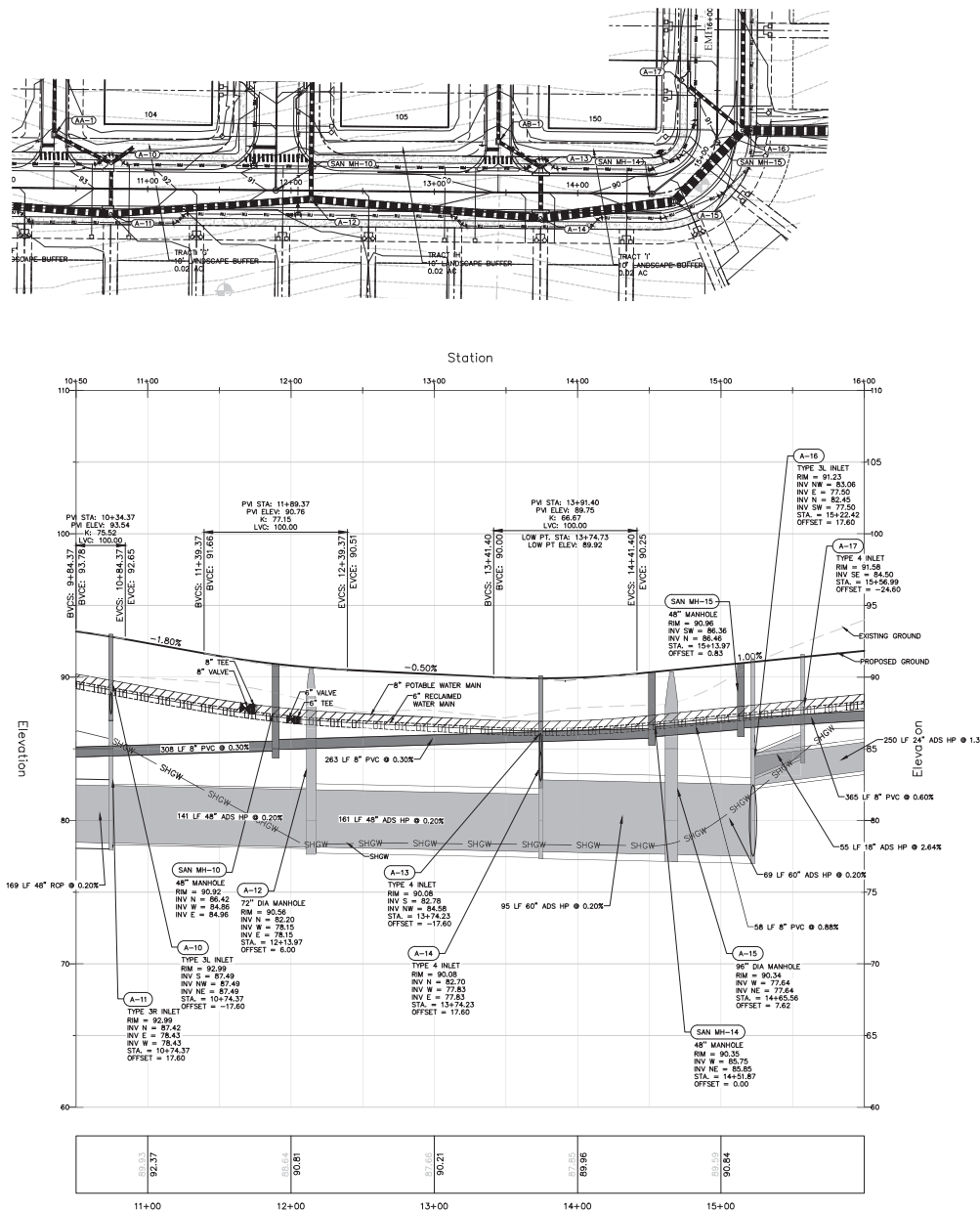
CIVIL ENGINEERING / LAND PLANNING		PLAN & PROFILE - STREET A	
APPIAN ENGINEERING LLC.		STA 0+00 TO STA 5+00	
APPIAN.COM - 407.580.5868		CONSTRUCTION SITE PLAN AMENDMENT	
2021 Lee Terrace Stationing Drawings		EDEN CREST (FKA LEE TERRACE)	
DATE		CITY OF APOPKA, FLORIDA	
DESIGNED BY	B. KYLELA	CHECKED BY	O. SANCHEZ
PROJECT NO.	DDC-001	SHEET	C7.0
DATE	5/23/24		



- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
- (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL SEPARATION DISTANCE OF AT LEAST TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. WATER MAINS UNDER PART II OF CHAPTER 62-610, F.A.C.
- (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND, PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
- (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND, PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. WATER MAINS UNDER PART III OF CHAPTER 62-610, F.A.C.
- (d) THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAD AT LEAST TEN INCHES ABOVE THE TOP OF THE SEWER.
- (e) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAD TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINE.
- (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAD SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND, PREFERABLY TEN INCHES, ABOVE THE TOP OF THE SEWER. THE OUTSIDE OF THE WATER MAIN SHALL BE LAD SO THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAD THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAD SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE THE TOP OF THE SEWER. THE OUTSIDE OF THE WATER MAIN SHALL BE LAD SO THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAD THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) 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. THE JOINTS OF THE WATER MAIN CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS SHALL BE AT LEAST TEN FEET FROM THE JOINTS OF THE OTHER PIPELINE. SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND SANITARY SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

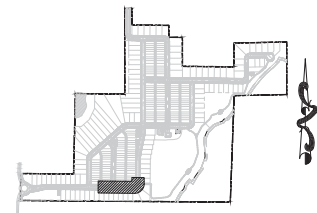
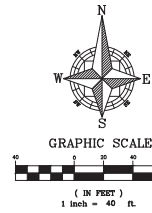
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 68 OF 120



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

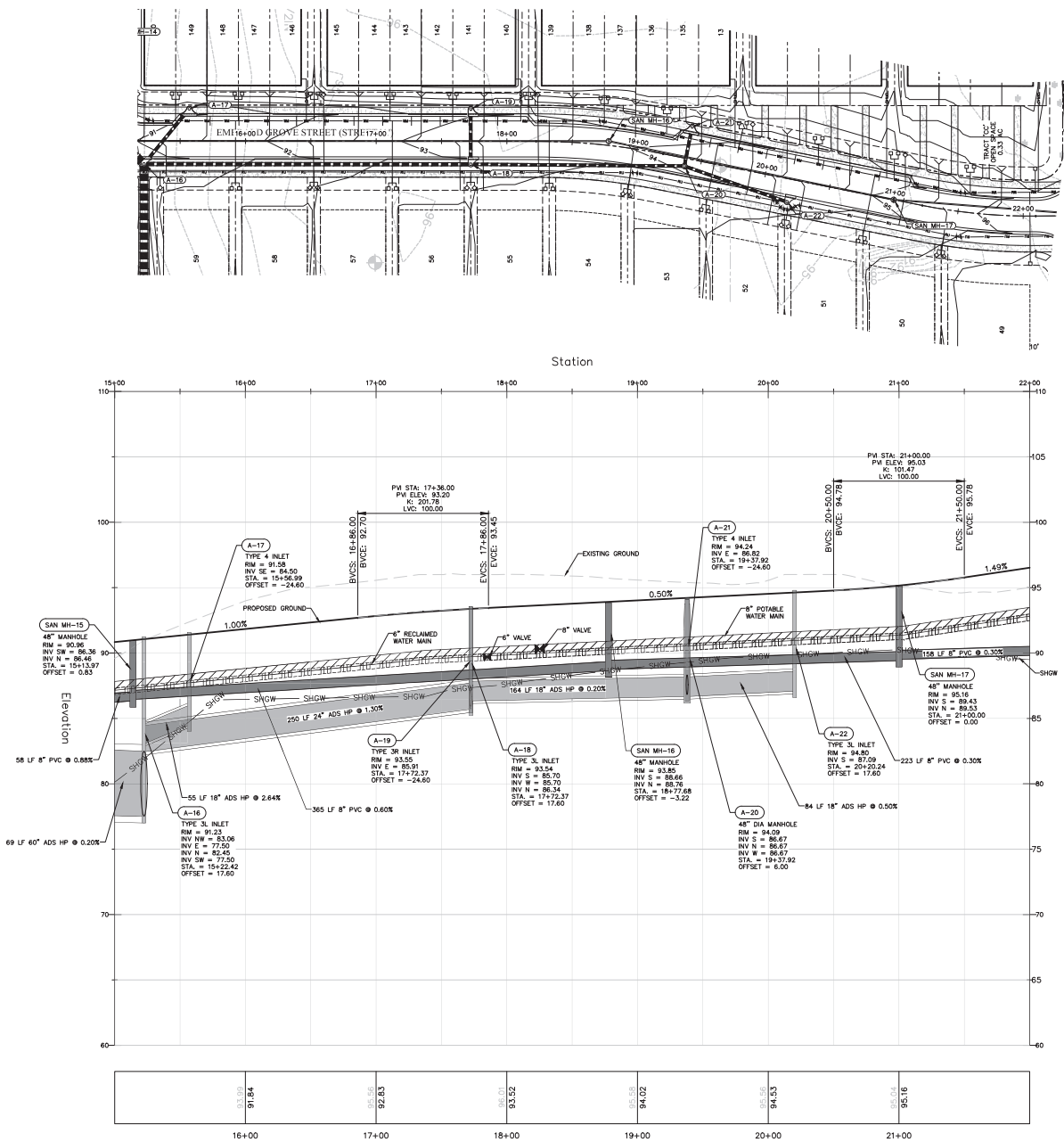
SHEET 69 OF 120



PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

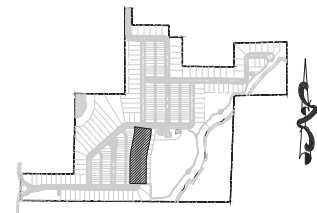
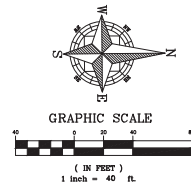
- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.
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CIVIL ENGINEERING / LAND PLANNING		PLAN & PROFILE - STREET A	
STA 11+00 TO STA 15+50		CONSTRUCTION SITE PLAN AMENDMENT	
EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA	
DESIGNED BY	B. KELLEA	CHECKED BY	O. SANCHEZ
PROJECT NO.	DDC-001	SHEET	C7.2
DATE	5/23/24		



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

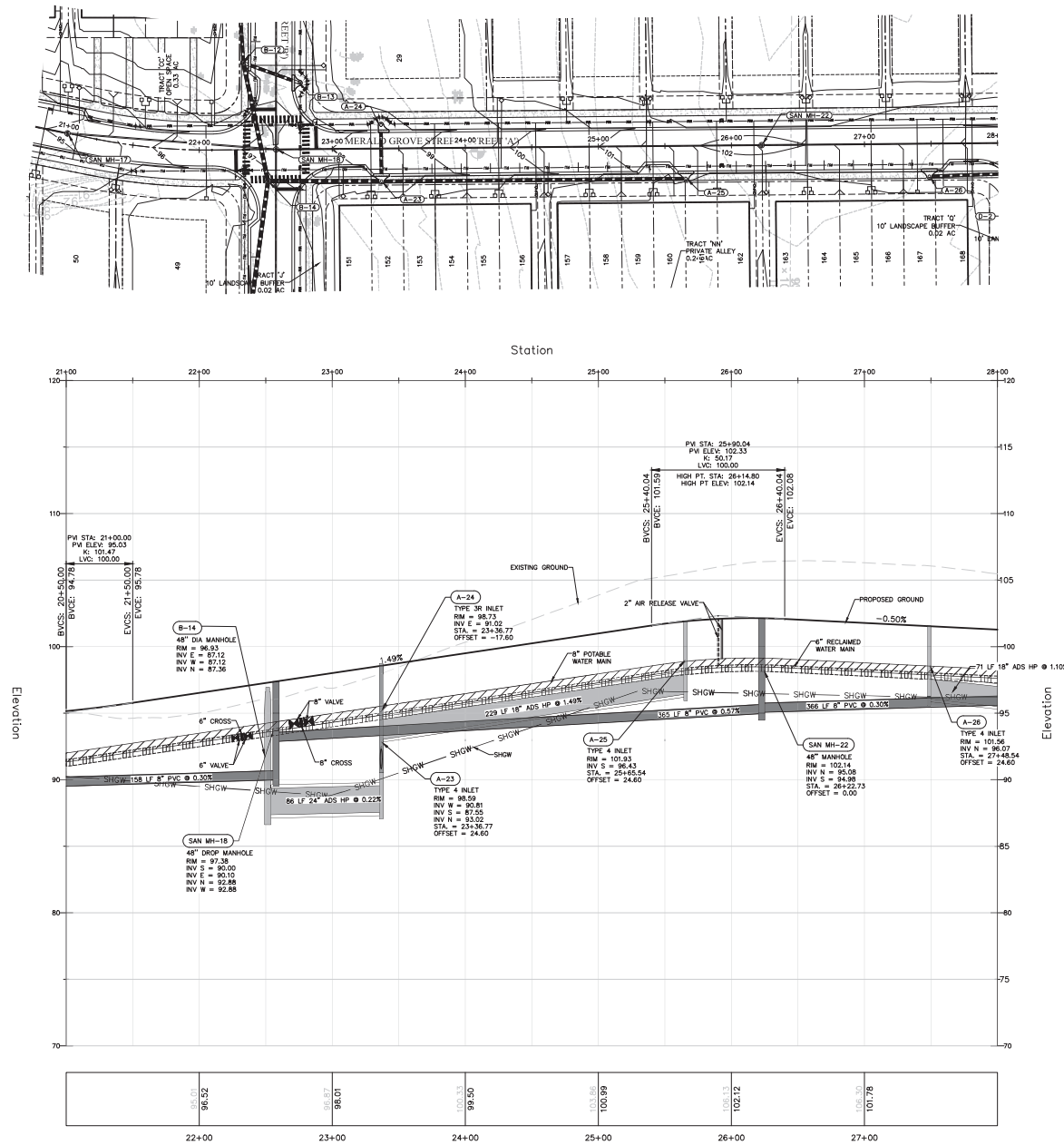
SHEET 70 OF 120



PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
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 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64C-6.002, F.A.C.
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 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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.

CIVIL ENGINEERING & LAND PLANNING APPLAN ENGINEERING LLC. APPLAN.COM • 407.580.5868 2021 Lee Terrace Street • Naples, Florida 34109		DATE BY
PLAN & PROFILE - STREET A STA 15+50 TO STA 21+50 CONSTRUCTION SITE PLAN AMENDMENT EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA		DATE BY
SCALE 1" = 40'	PROJECT DDC-001	SHEET C7.3



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 71 OF 120

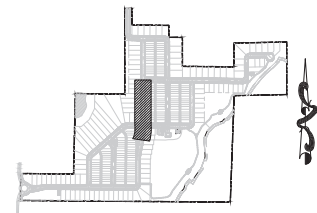
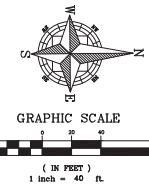
PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

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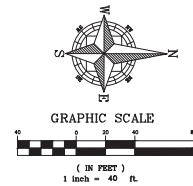
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- (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64C-6.002, F.A.C.

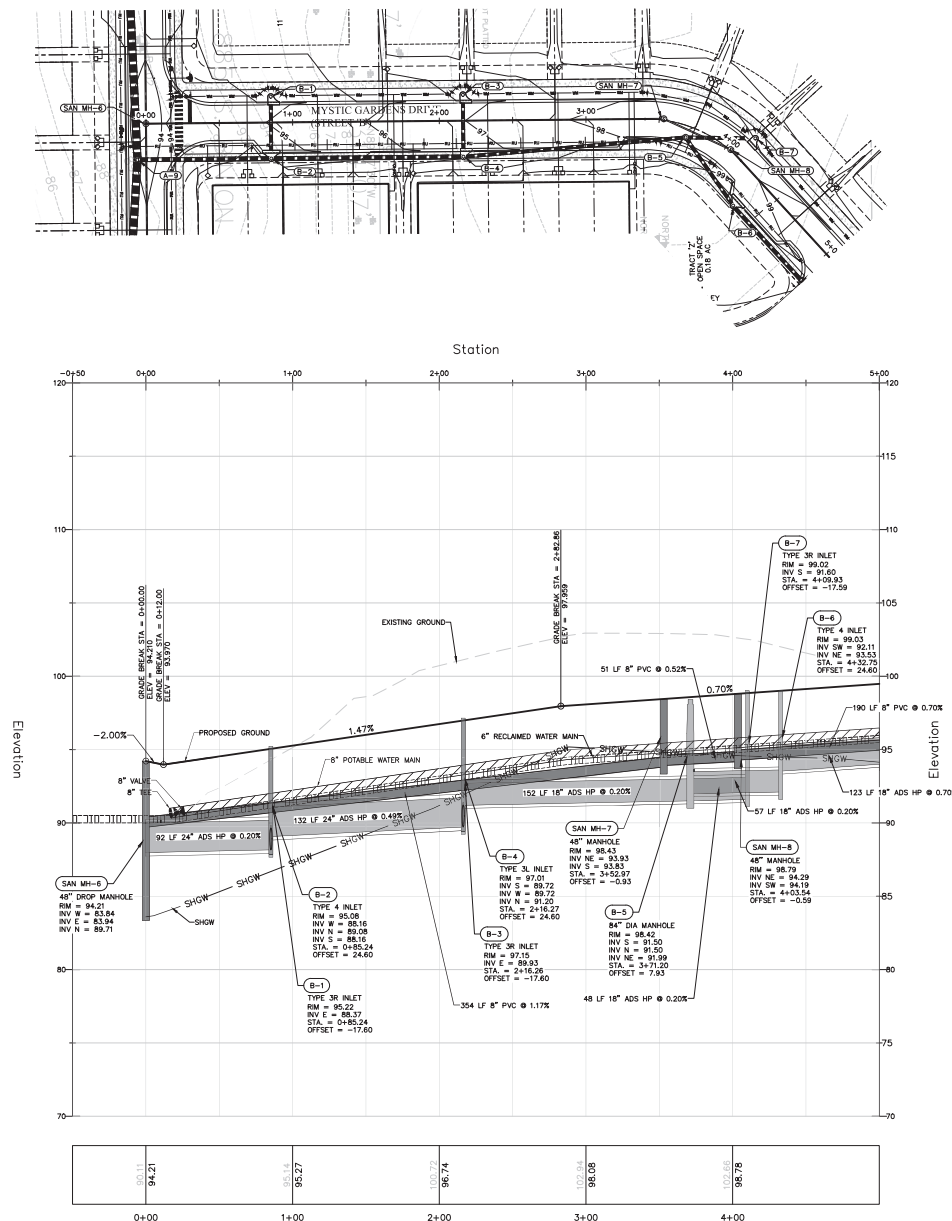
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- (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IF IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
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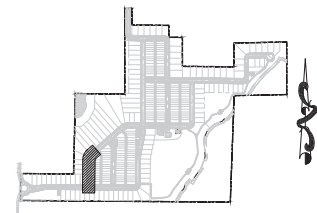
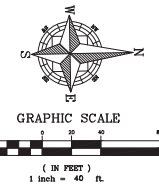
CIVIL ENGINEERING / LAND PLANNING		PLAN & PROFILE - STREET A	
STA 21+50 TO STA 27+50		CONSTRUCTION SITE PLAN AMENDMENT	
EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA	
SCALE	1" = 40'	DRAWN BY	B. KELLEA
PROJECT	DDC-001	DESIGNED BY	O. SANCHEZ
SHEET	C7.4	CHECKED BY	O. SANCHEZ
DATE	5/23/24	DATE	5/23/24
APPLIAN ENGINEERING LLC		APPLIAN ENGINEERING LLC	
APPMFL.COM - 407.580.5868		APPMFL.COM - 407.580.5868	
2881 Lee Road, Suite 200, Apopka, Florida 32703		2881 Lee Road, Suite 200, Apopka, Florida 32703	
DESCRIPTION		DATE	

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VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

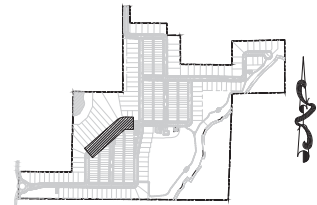
SHEET 73 OF 120

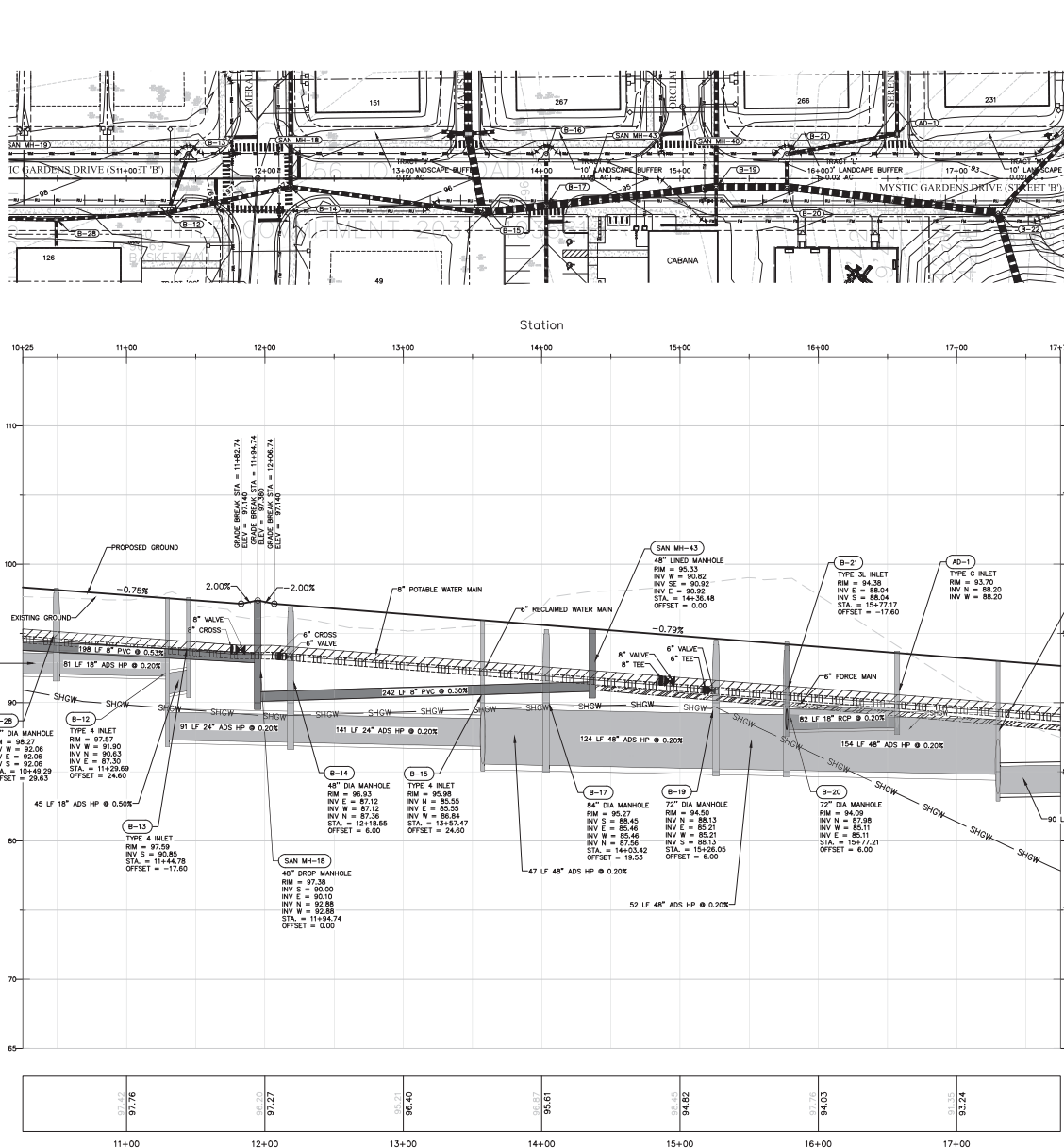


PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS 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 STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64C-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING 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, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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.

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APPLAN.COM - 407.980.5988		CONSTRUCTION SITE PLAN AMENDMENT	
2021 Lee Terrace Street, Apopka, Florida 32703		EDEN CREST (FKA LEE TERRACE)	
CITY OF APOPKA, FLORIDA		CITY OF APOPKA, FLORIDA	
DATE	5/23/24	SCALE	1" = 40'
DESIGNED	O. SANCHEZ	PROJECT	DDC-001
CHECKED	O. SANCHEZ	SHEET	73
DATE	5/23/24	SCALE	C7.6



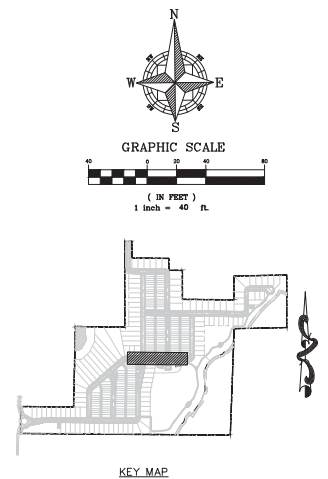


VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

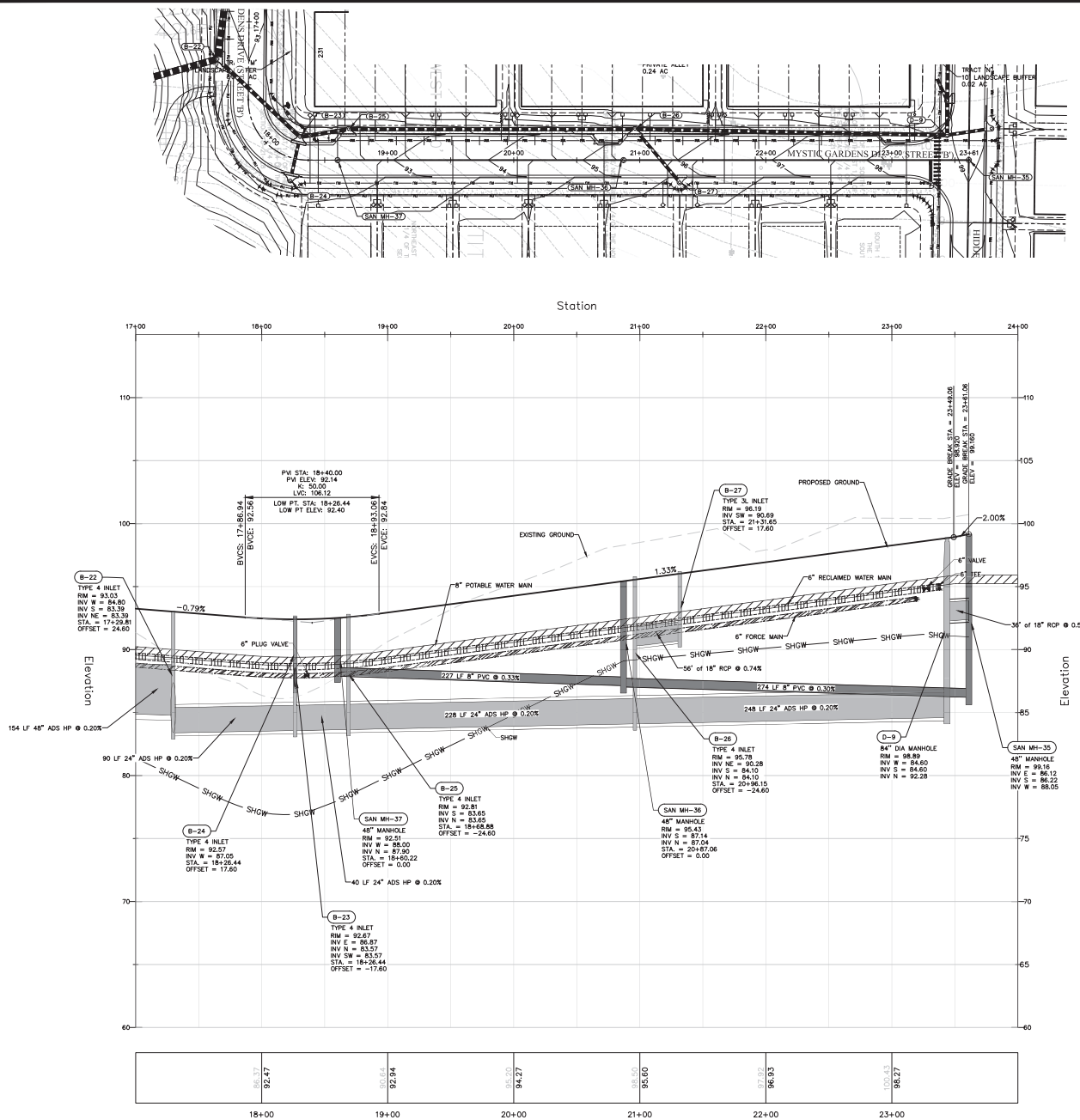
SHEET 75 OF 120

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS 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 STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64C-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING 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, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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.

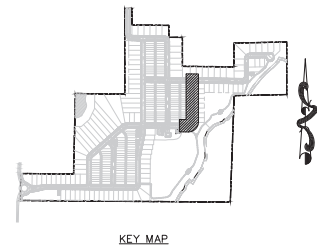
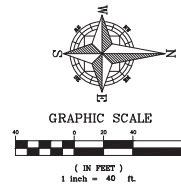


CIVIL ENGINEERING / LAND PLANNING		DATE
APPLAN ENGINEERING LLC.		DATE
APPLAN.COM - 407.960.5968		DATE
2021 Lee Terrace Street, Naples, Florida 34109		DATE
EDEN CREST (FKA LEE TERRACE)		DATE
CITY OF APOPKA, FLORIDA		DATE
SCALE	1" = 40'	DATE
DESIGNED	O. SANCHEZ	DATE
CHECKED	O. SANCHEZ	DATE
SHEET	DDC-001	DATE
C7.8		5/23/24



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

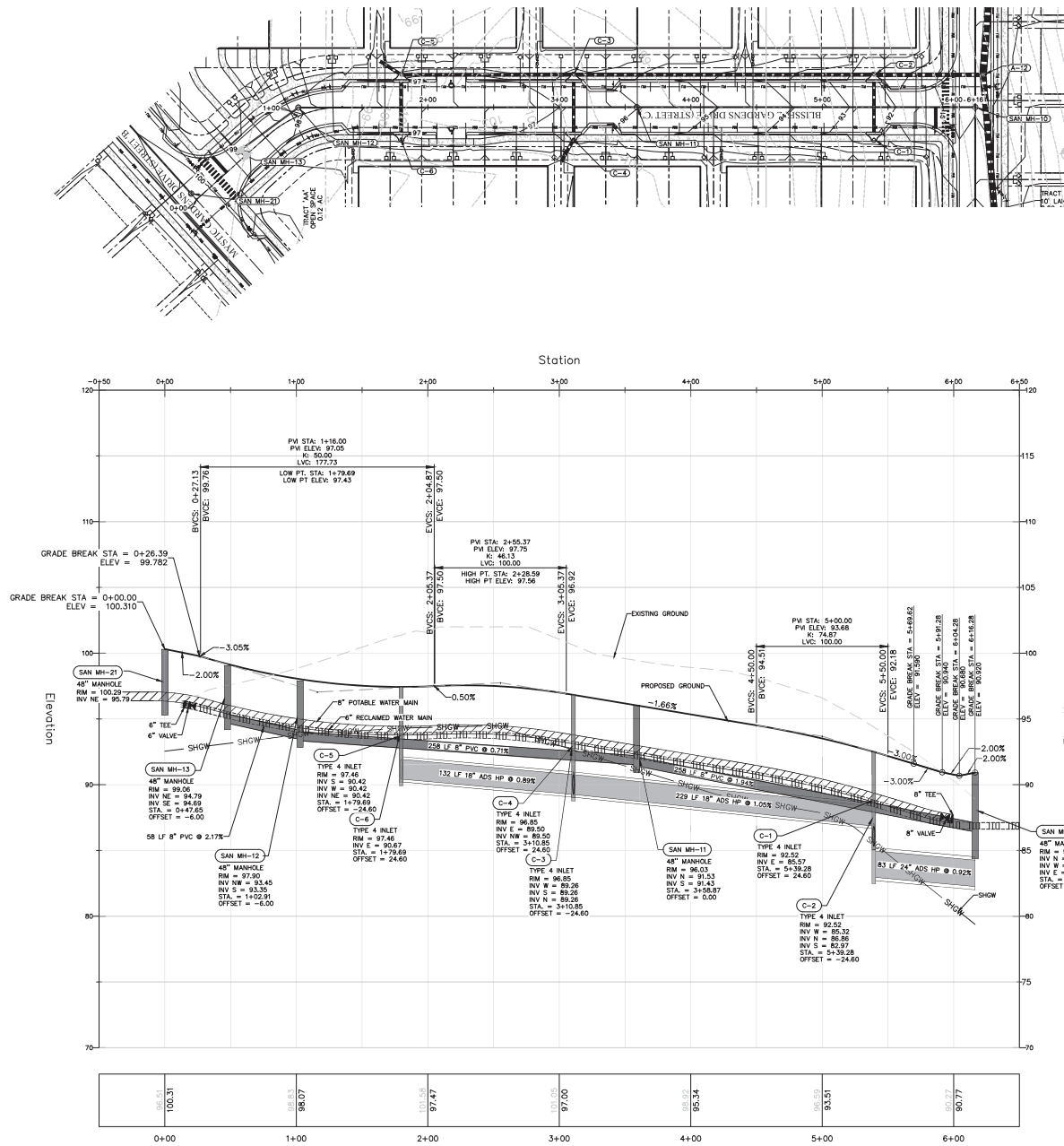
SHEET 76 OF 120



PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
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 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64C-6.002, F.A.C.
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 - (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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.

CIVIL ENGINEERING / LAND PLANNING		PLAN & PROFILE - STREET B	
APPLAN ENGINEERING LLC.		STA 17+50 TO STA 23+61	
APPLAN.COM - 407.980.5988		CONSTRUCTION SITE PLAN AMENDMENT	
2021 Lee Terrace Street, Apopka, Florida 32703		EDEN CREST (FKA LEE TERRACE)	
DATE: 5/23/24		CITY OF APOPKA, FLORIDA	
SCALE: 1" = 40'	DRAWN: B. KELLEA	PROJECT: DDC-001	SHEET: C7.9
DESIGNED: O. SANCHEZ	CHECKED: O. SANCHEZ	APPLAN ENGINEERING	
STATE OF FLORIDA		PROFESSIONAL ENGINEER	
No. 86492		APPLAN ENGINEERING	

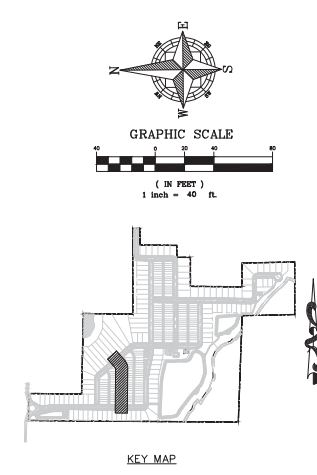


PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

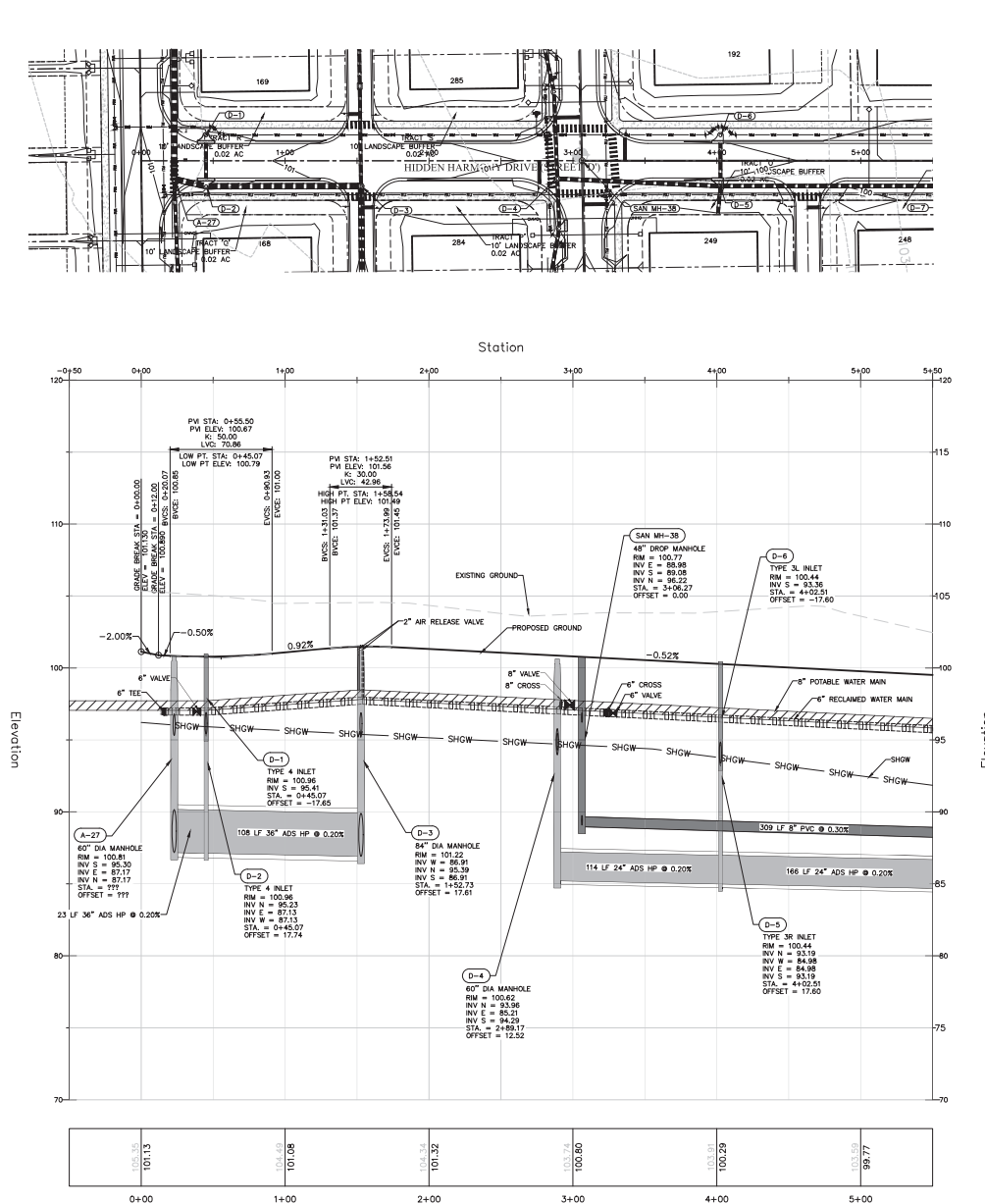
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 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.
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 - (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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.

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 77 OF 120



CIVIL ENGINEERING / LAND PLANNING		PLAN & PROFILE - STREET C	
APPIAN ENGINEERING LLC.		CONSTRUCTION SITE PLAN AMENDMENT	
APPIAN.COM - 407.960.5968		EDEN CREST (FKA LEE TERRACE)	
2021 Lee Terrace Stationing Drawings		CITY OF APOPKA, FLORIDA	
DATE	5/23/24	SCALE	1" = 40'
DESIGNED	O. SANCHEZ	PROJECT	DDC-001
CHECKED	O. SANCHEZ	SHEET	C7.10

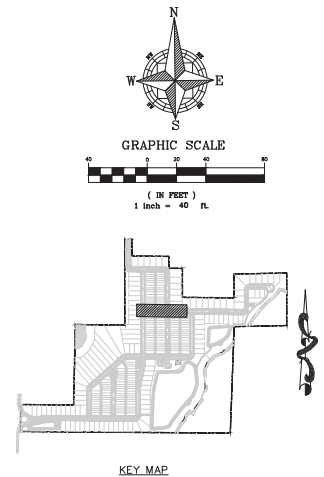


VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

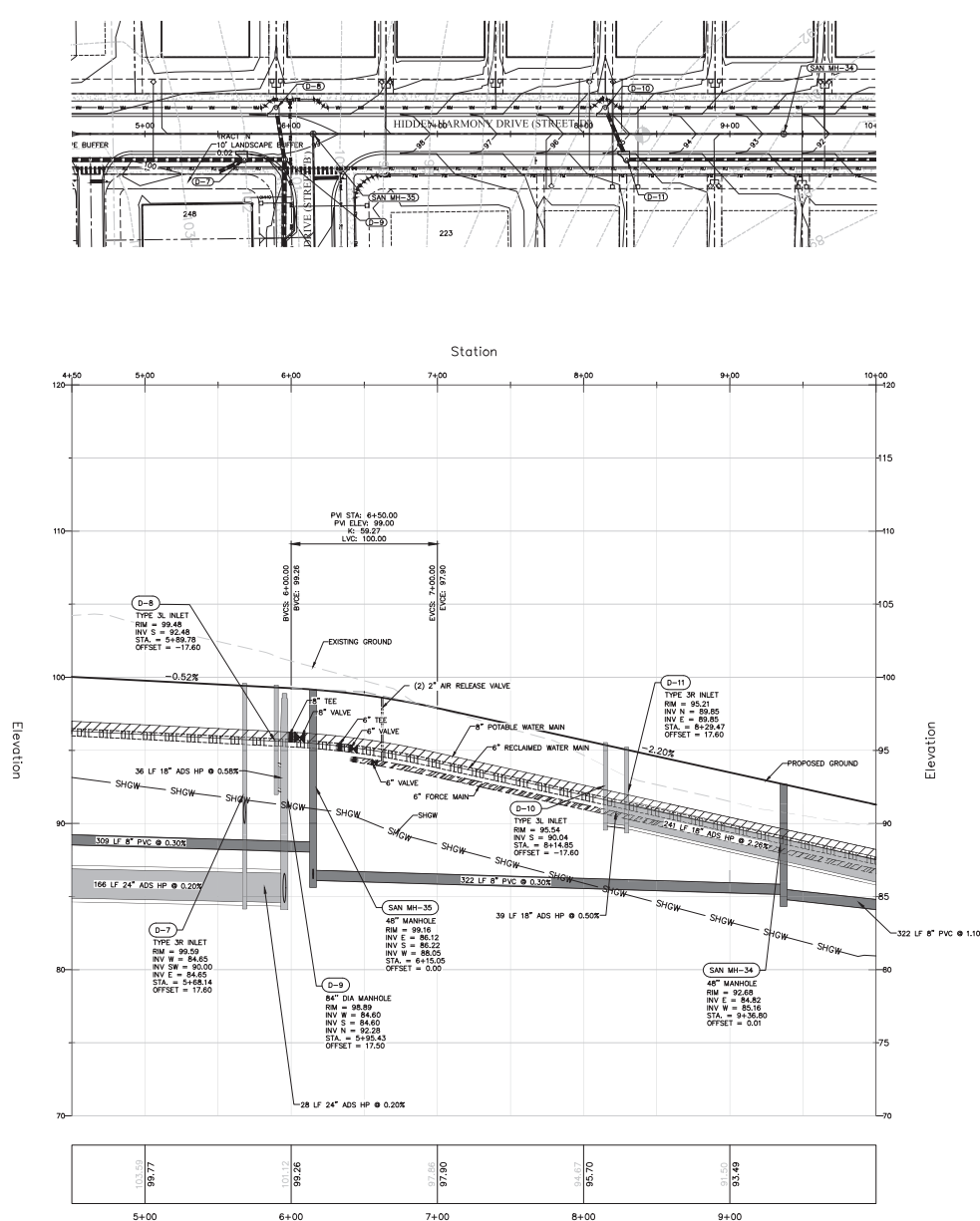
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PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

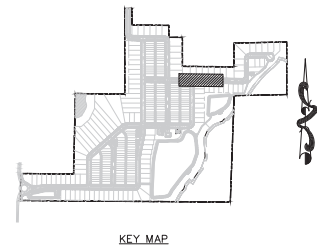
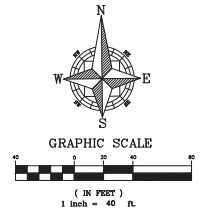
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 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12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



CIVIL ENGINEERING / LAND PLANNING		PLAN & PROFILE - STREET D		STA 0+00 TO STA 5+00		CONSTRUCTION SITE PLAN AMENDMENT		EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA	
APPLAN ENGINEERING LLC.		PROJECT		DDC-001		SHEET		C7.11		DATE: 5/23/24	
APPLAN.COM • 407.960.5968		DRAWN BY: KYLEA		DESIGNED BY: O. SANCHEZ		CHECKED BY: O. SANCHEZ		DATE: 5/23/24		DATE: 5/23/24	
2021 Lee Terrace Station		APPLAN ENGINEERING LLC.		APPLAN ENGINEERING LLC.		APPLAN ENGINEERING LLC.		APPLAN ENGINEERING LLC.		APPLAN ENGINEERING LLC.	
2021 Lee Terrace Station		APPLAN ENGINEERING LLC.		APPLAN ENGINEERING LLC.		APPLAN ENGINEERING LLC.		APPLAN ENGINEERING LLC.		APPLAN ENGINEERING LLC.	



103.59	99.77	101.12	99.26	97.95	97.00	95.70	91.50	93.49
5+00	6+00	7+00	8+00	9+00				



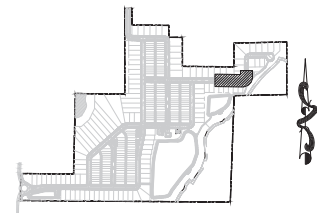
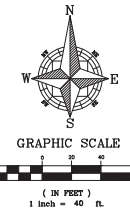
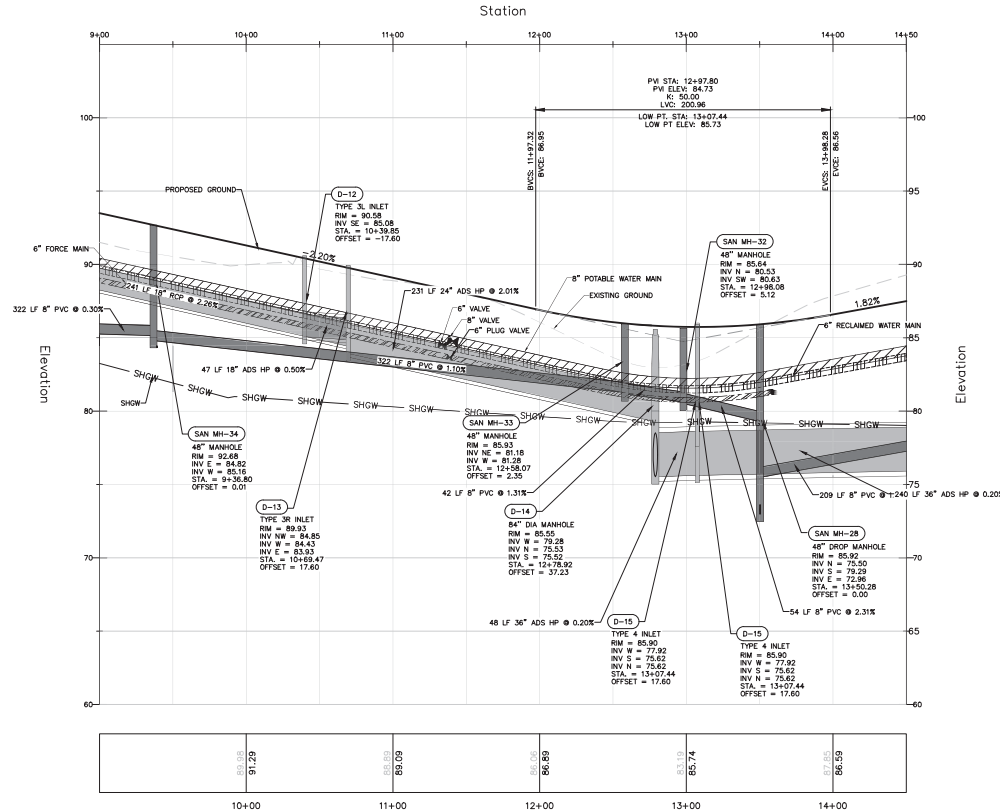
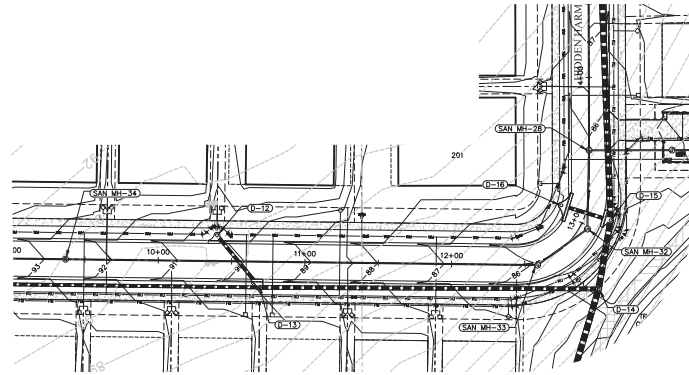
PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

- HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS 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 STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.
- VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING 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, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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.

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 79 OF 120

CIVIL ENGINEERING / LAND PLANNING		PLAN & PROFILE - STREET D	
APPLAN ENGINEERING LLC.		STA 5+00 TO STA 9+50	
APPLAN.COM - 407.960.5968		CONSTRUCTION SITE PLAN AMENDMENT	
2021 Lee Terrace Station, Apopka, Florida, 32709		EDEN CREST (FKA LEE TERRACE)	
CITY OF APOPKA, FLORIDA		C7.12	
DATE	5/23/24	SCALE	1" = 40'
DESIGNED	O. SANCHEZ	PROJECT	DDC-001
CHECKED	O. SANCHEZ	SHEET	79
DATE	5/23/24	VERTICAL SCALE	1" = 4'
DATE	5/23/24	HORIZONTAL SCALE	1" = 40'



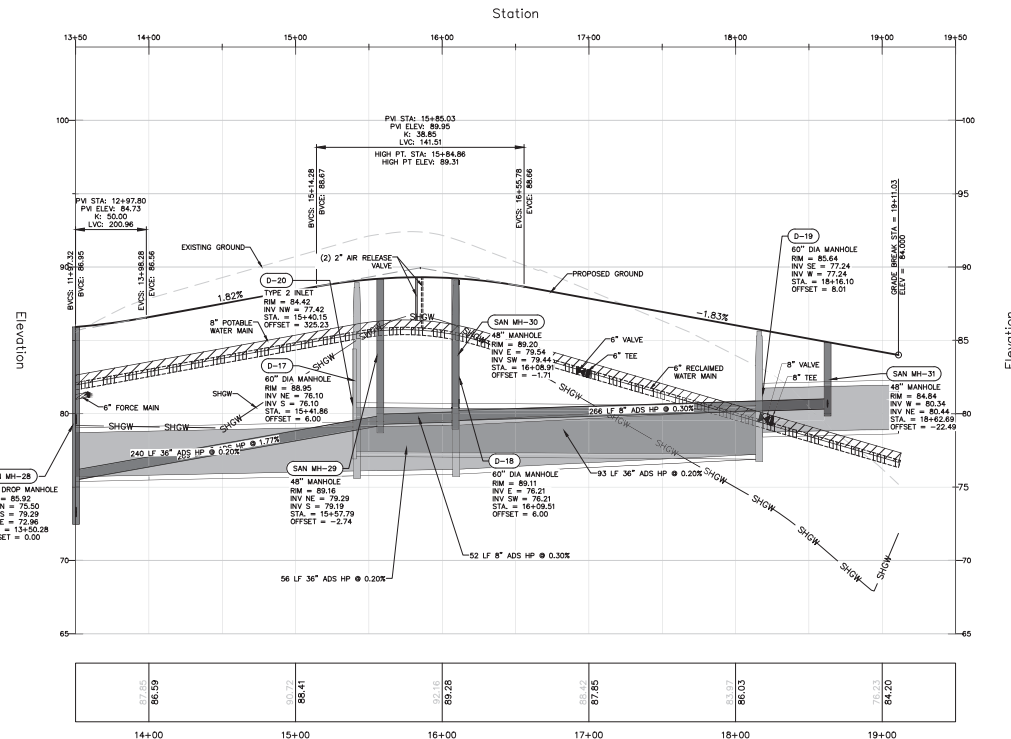
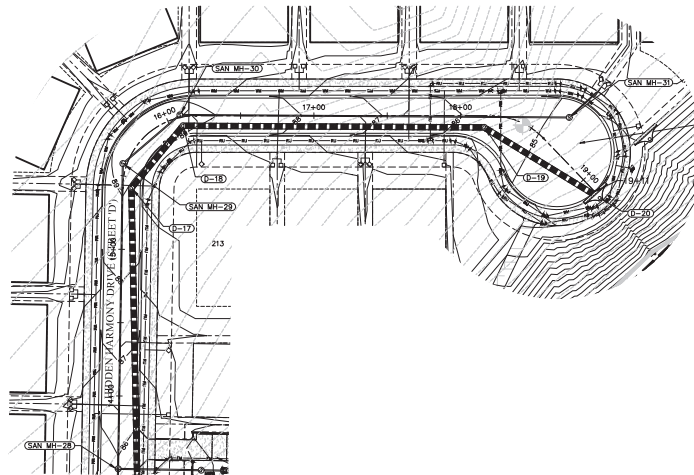
PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS 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 STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 391.006(2), F.S., AND RULE 64E-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING 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, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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.

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 80 OF 120

CIVIL ENGINEERING / LAND PLANNING		PLAN & PROFILE - STREET D	
APPIAN ENGINEERING LLC.		STA 9+50 TO STA 14+00	
APPIAN.COM - 407.980.5988		CONSTRUCTION SITE PLAN AMENDMENT	
2021 Lee Terrace Stationing Drawings		EDEN CREST (FKA LEE TERRACE)	
CITY OF APOPKA, FLORIDA		DATE: 5/23/24	
SCALE: 1" = 40'	DRAWN: B. KELLEA	PROJECT: DDC-001	SHEET: C7.13



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 81 OF 120

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(a) NEW OR RELOCATED, UNDERGROUND WATER MAINS 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 STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.

(c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.

(d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.

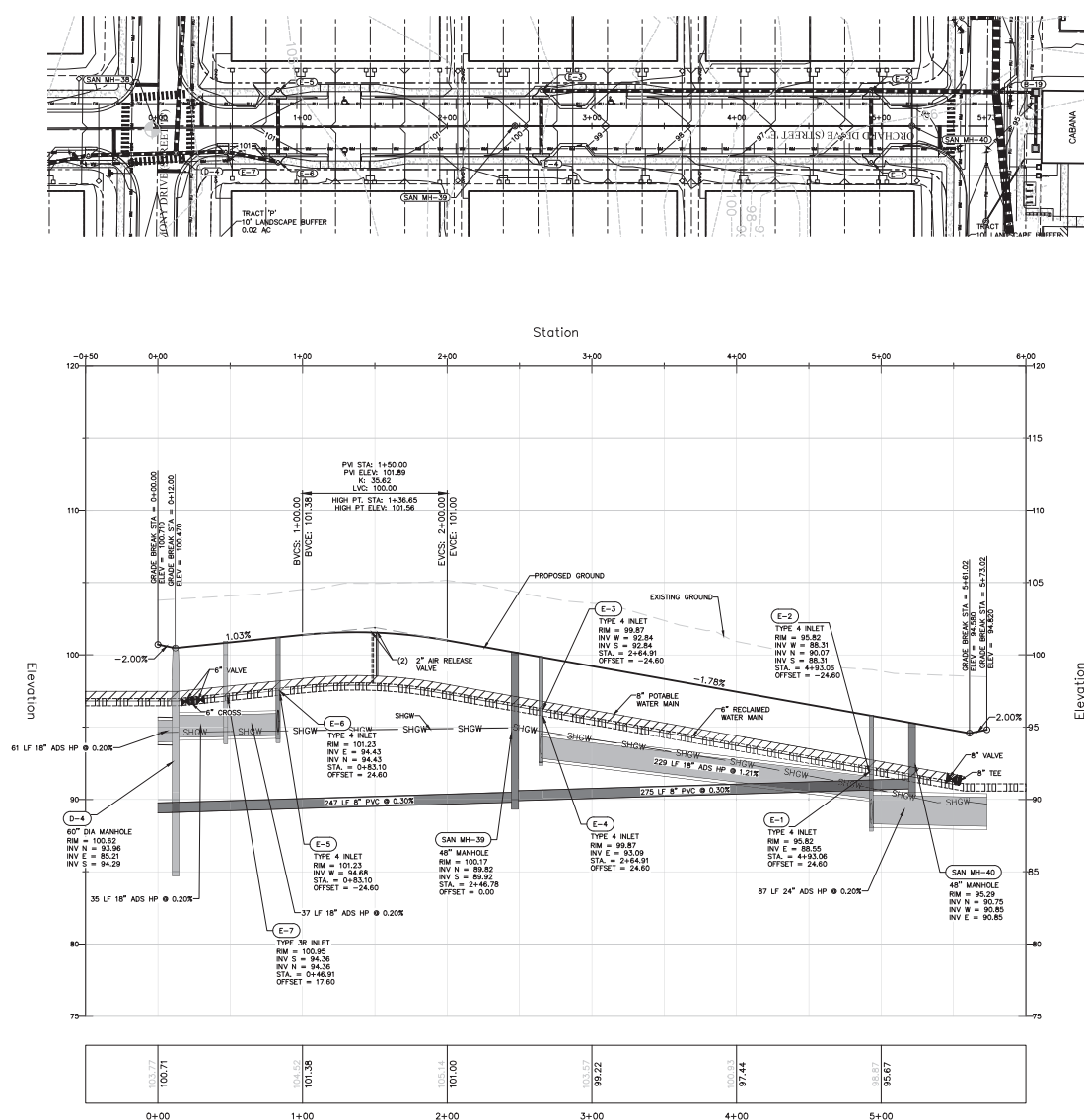
(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING 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, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

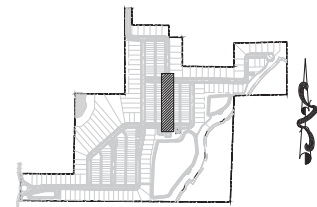
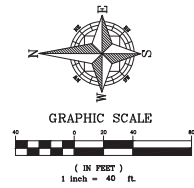
(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

(c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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.

CIVIL ENGINEERING & LAND PLANNING		PLAN & PROFILE - STREET D	
APPLAN ENGINEERING LLC.		STA 14+00 TO STA 19+11	
APPLAN.COM - 407.960.5968		CONSTRUCTION SITE PLAN AMENDMENT	
2021 Lee Terrace Stationing Drawings		EDEN CREST (FKA LEE TERRACE)	
CITY OF APOPKA, FLORIDA		CITY OF APOPKA, FLORIDA	
DATE	5/23/24	SCALE	1" = 40'
DESIGNED	O. SANCHEZ	PROJECT	DDC-001
CHECKED	O. SANCHEZ	SHEET	C7.14



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

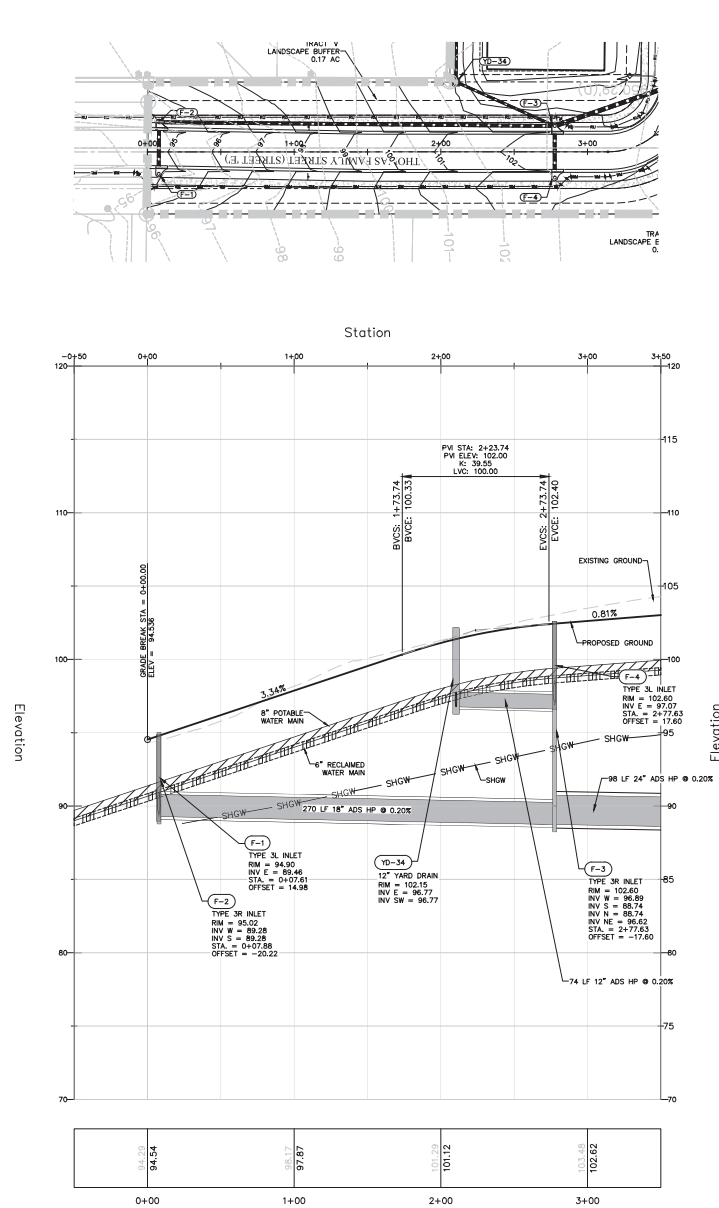


KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS 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 STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.
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 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
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PLAN & PROFILE - STREET E CONSTRUCTION SITE PLAN AMENDMENT EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA		DATE 5/23/24
DRAWN BY B. KELLEA	DESIGNED BY O. SANCHEZ	CHECKED BY O. SANCHEZ
SCALE 1" = 40'	PROJECT DDC-001	SHEET C7.15
CIVIL ENGINEERING / LAND PLANNING APPIAN ENGINEERING LLC. APPIAN.COM • 407.980.5988 2021 Lee Terrace, Suite 200, Apopka, Florida 32712		DESCRIPTION 8"



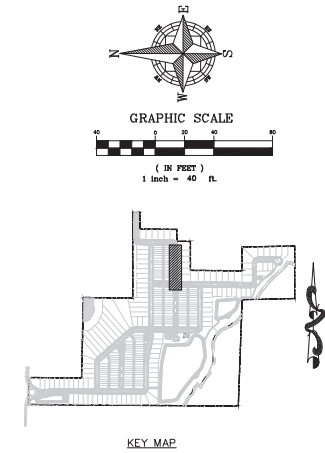
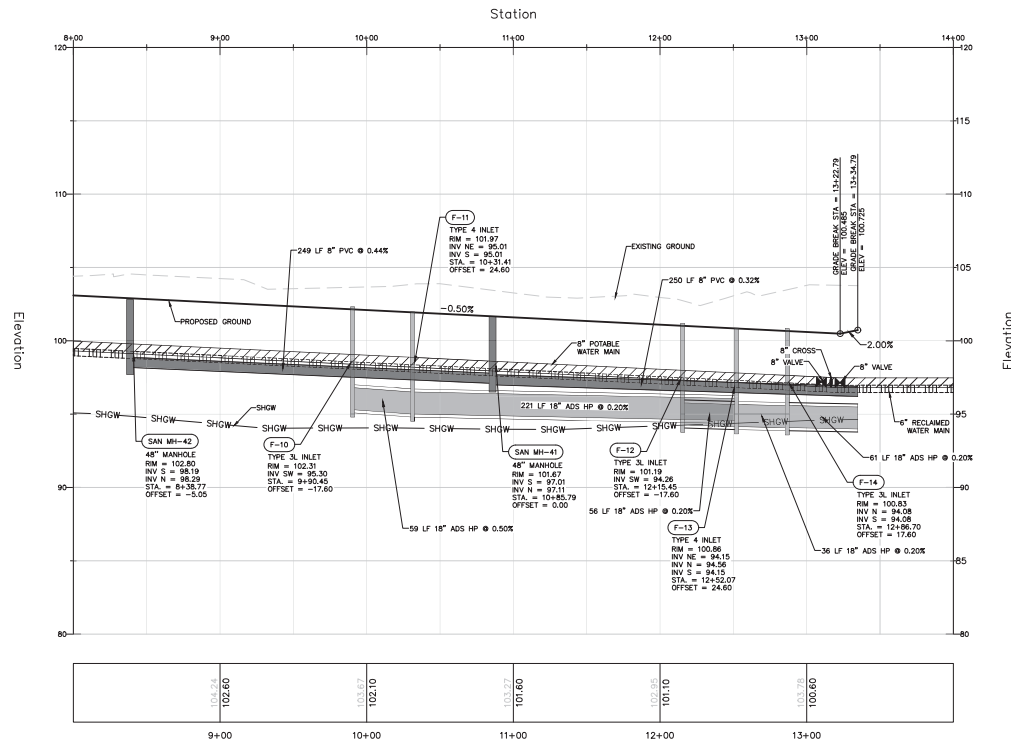
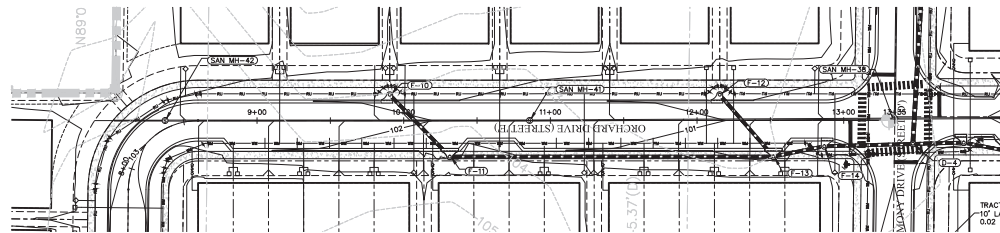
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 83 OF 120

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

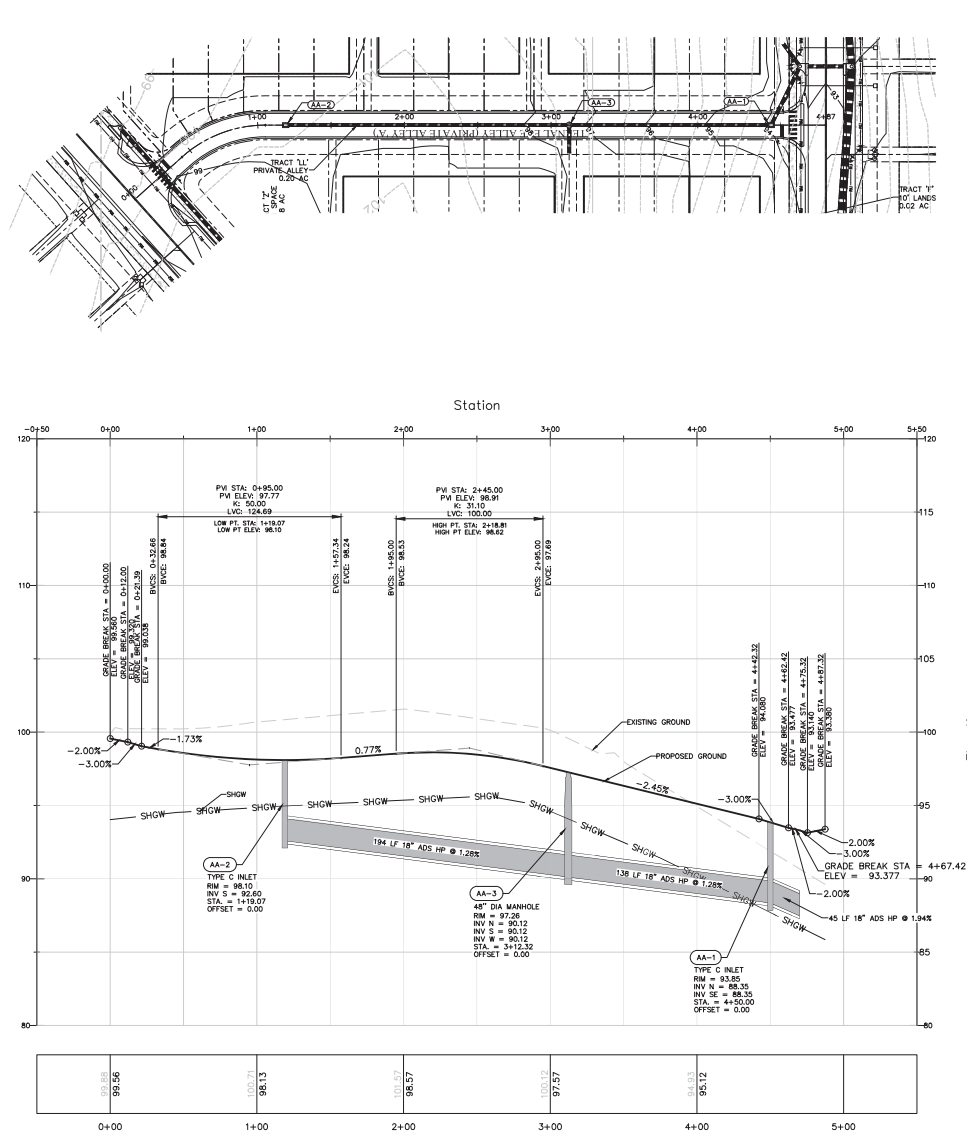
- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING 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, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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.

CIVIL ENGINEERING I LAND PLANNING		PLAN & PROFILE - STREET F	
APPLAN ENGINEERING LLC.		STA 0+00 TO STA 3+00	
APPLAN.COM - 407.960.5968		CONSTRUCTION SITE PLAN AMENDMENT	
2021 Lee Terrace Street, Naples, Florida 34109		EDEN CREST (FKA LEE TERRACE)	
CITY OF APOPKA, FLORIDA		CITY OF APOPKA, FLORIDA	
SCALE	1" = 40'	PROJECT	DDC-001
DRAWN	B. KULEVA	CHECKED	O. SANCHEZ
DESIGNED	O. SANCHEZ	DATE	5/23/24
SHEET	001	DATE	C7.16
APPLAN ENGINEERING		APPLAN ENGINEERING	
FLORIDA PROFESSIONAL ENGINEER		FLORIDA PROFESSIONAL ENGINEER	
No. 86492		No. 86492	

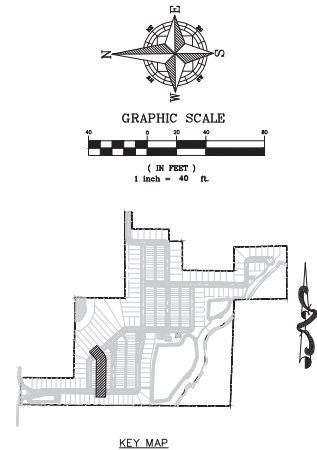


PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
- (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO THE OUTSIDE OF THE WATER MAIN, AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. THE MINIMUM HORIZONTAL SEPARATION DISTANCE SHALL BE FIVE FEET.
- (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
- (e) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHEN THE BOTTOM OF THE WATER MAIN IS AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- (f) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 6-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
- (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING 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, AND PREFERABLY TEN INCHES, ABOVE THE TOP OF THE PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE THE TOP OF THE PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (e) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER JOINTS WILL BE AS FAR APART AS POSSIBLE. IN THE EVENT OF A UTILITY CROSSING, THE WATER MAINS, CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS AT LEAST ONE FOOT FROM ANY JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-110, F.A.C., AND RECLAIMED WATER MAINS, AND ALL EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-110, F.A.C.



VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

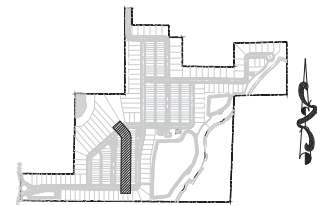


PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
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 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
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 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64C-6.002, F.A.C.
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 - (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER 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.

SHEET 86 OF 120

CIVIL ENGINEERING / LAND PLANNING		PLAN & PROFILE - ALLEY A		CONSTRUCTION SITE PLAN AMENDMENT	
APPIAN ENGINEERING LLC.		PROJECT		EDEN CREST (FKA LEE TERRACE)	
APPIAN.COM - 407.980.5988		DESIGNED		CITY OF APOPKA, FLORIDA	
2021 Lee Terrace Stationing		CHECKED		DATE: 5/23/24	
APPROVED		SCALE		1" = 40'	
APPIAN ENGINEERING		PROJECT		DDC-001	
APPIAN ENGINEERING		SHEET		C7.19	
APPIAN ENGINEERING		DATE		5/23/24	
APPIAN ENGINEERING		DRAWN		B. KELLEA	
APPIAN ENGINEERING		PROJECT		DDC-001	
APPIAN ENGINEERING		SHEET		C7.19	
APPIAN ENGINEERING		DATE		5/23/24	
APPIAN ENGINEERING		SCALE		1" = 40'	
APPIAN ENGINEERING		PROJECT		DDC-001	
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APPIAN ENGINEERING		DRAWN		B. KELLEA	
APPIAN ENGINEERING		PROJECT		DDC-001	
APPIAN ENGINEERING		SHEET		C7.19	
APPIAN ENGINEERING		DATE		5/23/24	
APPIAN ENGINEERING		SCALE		1" = 40'	
APPIAN ENGINEERING		PROJECT		DDC-001	
APPIAN ENGINEERING		SHEET		C7.19	
APPIAN ENGINEERING		DATE		5/23/24	
APPIAN ENGINEERING		DRAWN		B. KELLEA	
APPIAN ENGINEERING		PROJECT		DDC-001	
APPIAN ENGINEERING		SHEET		C7.19	
APPIAN ENGINEERING		DATE		5/23/24	
APPIAN ENGINEERING		SCALE		1" = 40'	
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APPIAN ENGINEERING		SHEET		C7.19	
APPIAN ENGINEERING		DATE		5/23/24	
APPIAN ENGINEERING		DRAWN		B. KELLEA	
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APPIAN ENGINEERING		SHEET		C7.19	
APPIAN ENGINEERING		DATE		5/23/24	
APPIAN ENGINEERING		SCALE		1" = 40'	
APPIAN ENGINEERING		PROJECT		DDC-001	
APPIAN ENGINEERING		SHEET		C7.19	
APPIAN ENGINEERING		DATE		5/23/24	
APPIAN ENGINEERING		DRAWN		B. KELLEA	
APPIAN ENGINEERING		PROJECT		DDC-001	
APPIAN ENGINEERING		SHEET		C7.19	
APPIAN ENGINEERING		DATE		5/23/24	



KEY MAP

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

- (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS 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 STORMWATER SEWER, STORMWATER FORCE MAIN, OR SANITARY RECLAIMED WATER REGULATION UNDER PART III OF CHAPTER 62-610, F.A.C.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND A MINIMUM VERTICAL DISTANCE OF AT LEAST THREE FEET, BETWEEN THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONNECTION RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A MINIMUM HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND A MINIMUM GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED "ON-SITE" SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORMWATER SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED

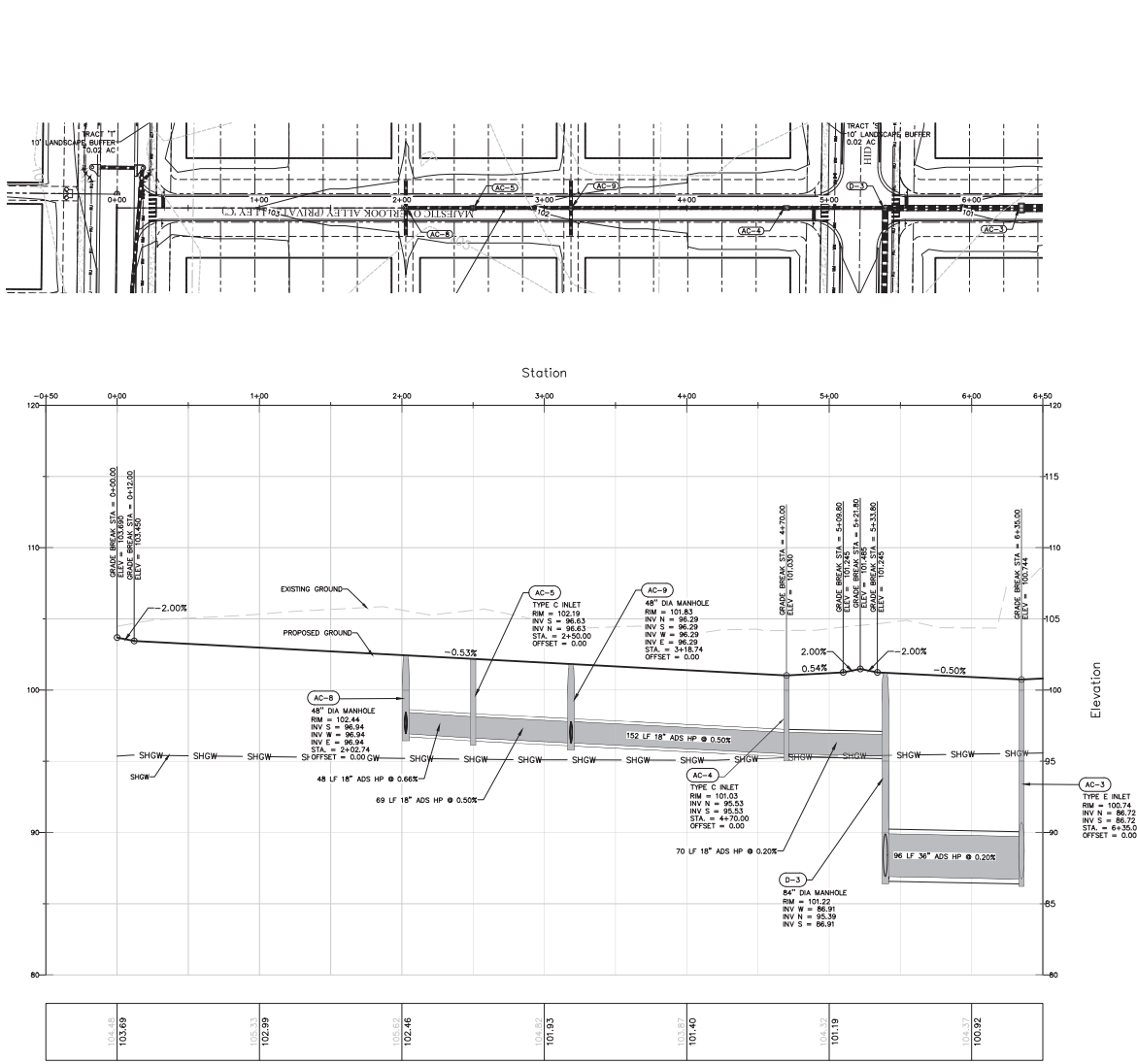
(a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

- (B) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LOCATED TO THE OUTSIDE OF THE EXISTING OR PROPOSED PIPELINE ABOVE OR BELOW THE OUTSIDE OF THE EXISTING PIPELINE. HOWEVER, IT IS PERMITTED TO LOCATE WATER MAINS ABOVE THE OTHER PIPELINE.
- (C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH WATER MAIN JOINT SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR APART AS POSSIBLE. IF THE WATER MAIN JOINTS ARE LOCATED CLOSE TO THE CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORMWATER FORCE MAINS, AND PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART II of CHAPTER 14.00, AND PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III of CHAPTER 14.00.

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 87 OF 120

P:\PROJECT DRAWINGS\DDC-001 Lee Terrace Stationing Drawings\CAD\DWG\DWG\Plan & Profile - ALLEY C.dwg Modified: 5/12/2024 By: csewicz



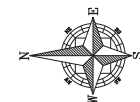
VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

PRESSURE PIPE NOTES PER F.A.C. RULE 62-55.314

- (1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS 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 STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
 - (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
 - (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE 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" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.
 - (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING 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, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
 - (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPE 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.

SHEET 88 OF 120

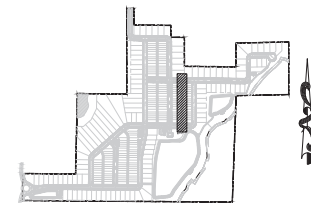
CIVIL ENGINEERING & LAND PLANNING		PLAN & PROFILE - ALLEY C		STA 0+00 TO STA 6+00		CONSTRUCTION SITE PLAN AMENDMENT		EDEN CREST (FKA LEE TERRACE)		CITY OF APOPKA, FLORIDA	
APPLAN ENGINEERING LLC.		DESIGNED BY: B. KELLEA		PROJECT: DDC-001		SHEET: C7.21		DATE: 5/23/24		BY: [Signature]	
APPAN.COM • 407.980.5988		CHECKED BY: O. SANCHEZ		PROJECT: DDC-001		SHEET: C7.21		DATE: 5/23/24		BY: [Signature]	
2021 Lic. No. 1000273, Thomas D. Sanchez, P.E.		APPLAN ENGINEERING LLC.		PROJECT: DDC-001		SHEET: C7.21		DATE: 5/23/24		BY: [Signature]	
FLORIDA PROFESSIONAL ENGINEER		APPLAN ENGINEERING LLC.		PROJECT: DDC-001		SHEET: C7.21		DATE: 5/23/24		BY: [Signature]	
FLORIDA PROFESSIONAL ENGINEER		APPLAN ENGINEERING LLC.		PROJECT: DDC-001		SHEET: C7.21		DATE: 5/23/24		BY: [Signature]	



Age Group	No	Yes	Don't know	No answer
0	~55%	~35%	~10%	~0%
20	~45%	~45%	~10%	~0%
40	~35%	~55%	~10%	~0%

(IN FEET)

1 inch = 40 ft.



KEY MAP

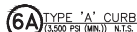
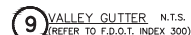
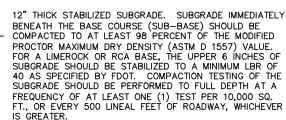
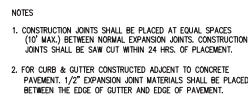
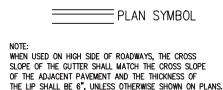
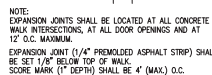
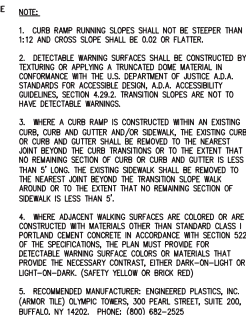
(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

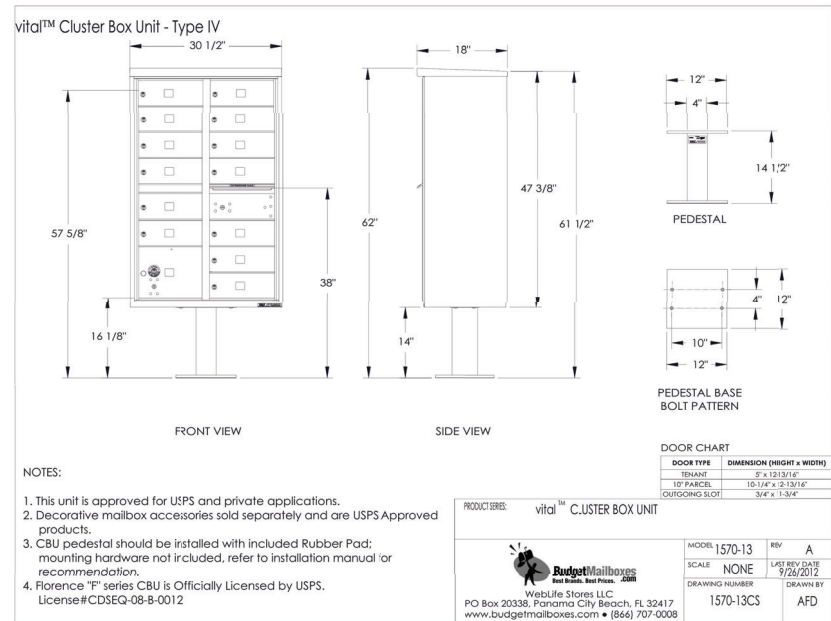
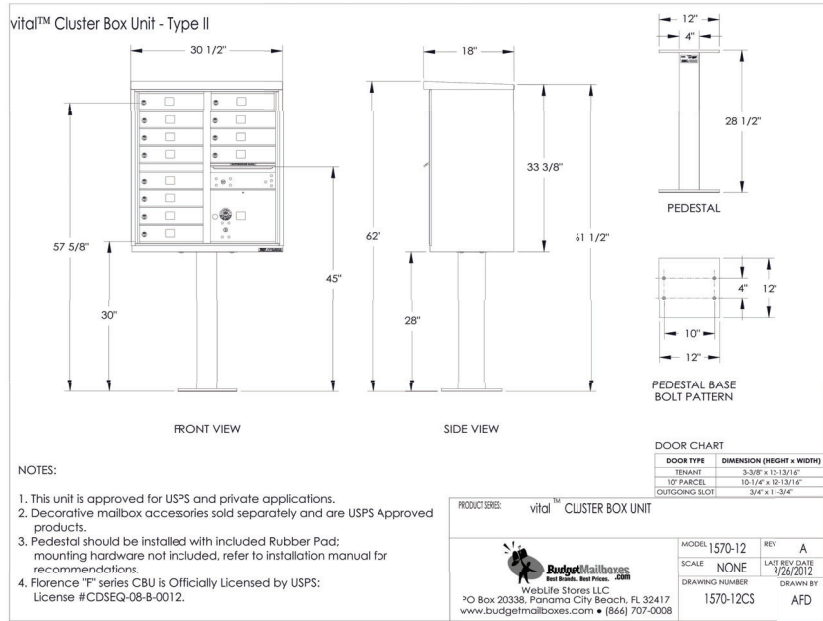
- (g) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORMWATER SEWER, STORMWATER FORCE MAIN, OR SANITARY RECLAIMED WATER REGULATION UNDER PART III OF CHAPTER 62-610, F.A.C.
- (h) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND A MINIMUM VERTICAL DISTANCE OF AT LEAST THREE FEET, BETWEEN THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
- (i) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONNECTION RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. A MINIMUM HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND A MINIMUM GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
- (j) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED "ON-SITE" SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.
- (2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORMWATER SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED

- (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRADY - OR VACUUM-TYPE SANITARY SEWER OR STORMWATER FORCE MAIN SHALL BE AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
- (e) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B), ABOVE OR BELOW THE FULL LENGTH OF THE WATER MAIN JOINTS WILL BE AS FAR FROM THE UTILITY CROSSING AS PRACTICABLE. AT UTILITY CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR STORMWATER FORCE MAINS CONVEYING RECLAIMED WATER REGULATED UNDER PART II of CHAPTER 14.00, I.C., AND PART IV, I.C., OF THE CITY OF CHICAGO. IN GRADY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II of CHAPTER 14.00, I.C.,

VERTICAL SCALE: 1" = 4'
HORIZONTAL SCALE: 1" = 40'

SHEET 90 OF 120





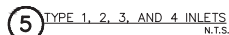
14 MAILBOX CLUSTER BOXES
12 & 13 UNIT N.T.S.

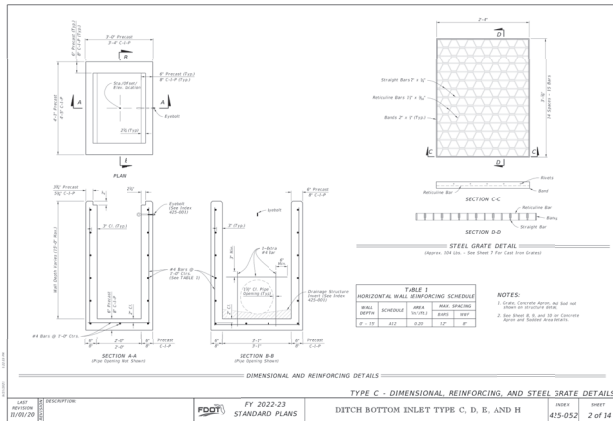
SHEET 92 OF 120

 APPIAN ENGINEERING CIVIL ENGINEERING & LAND PLANNING 2021 Lee Terrace, Suite 200, Panama City Beach, FL 32417 APPIAN.COM • 407.560.1568	DRAWN BY: B. KILLELA DESIGNED BY: O. SANCHEZ CHECKED BY: O. SANCHEZ DATE: 5/23/24	SCALE: N.T.S. PROJECT: DDC-001 SHEET: C8.1	CIVIL DETAILS CONSTRUCTION SITE PLAN AMENDMENT EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA	DATE: 5/23/24 DESCRIPTION:
	STATE OF FLORIDA PROFESSIONAL ENGINEER No. 86492			

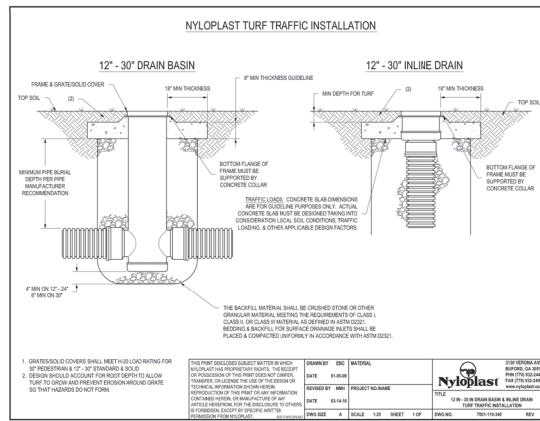


3 MITERED END SECTION (RCP)
FDOT STD. INDEX 430-021 N.T.S.

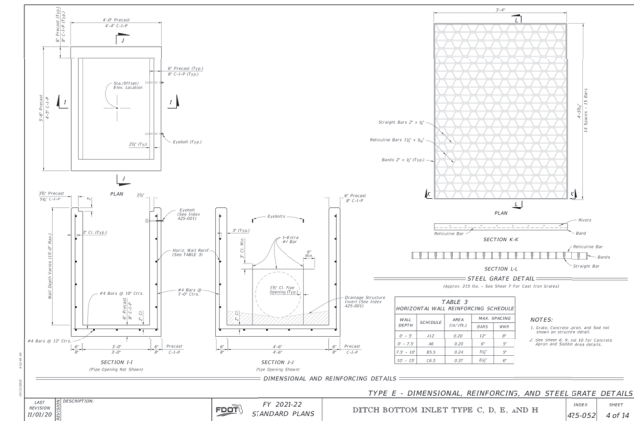




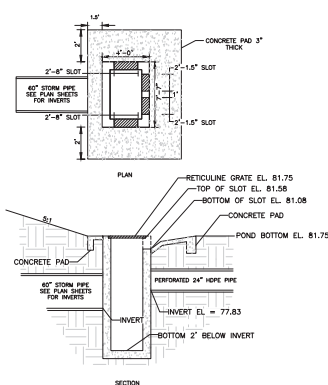
6 TYPE C INLET
N.T.S.



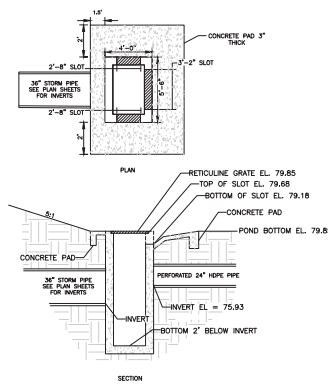
7 CONCRETE COLLAR
N.T.S.



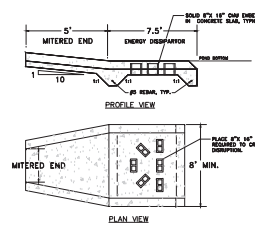
8 TYPE E INLETS
N.T.S.



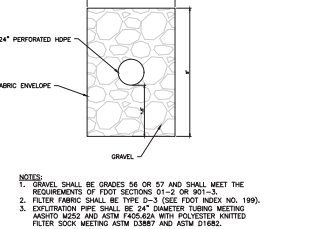
9 A-32 MODIFIED TYPE-H INLET
N.T.S.



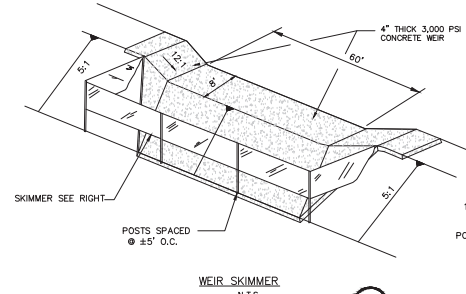
10 D-23 MODIFIED TYPE-E INLET
N.T.S.



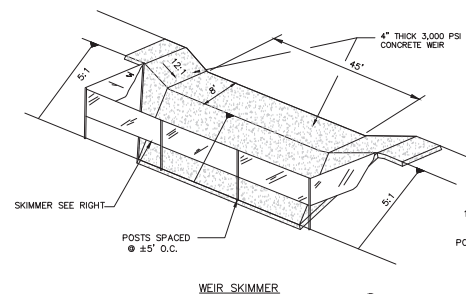
13 ENERGY DISSIPATOR DETAIL
N.T.S.



14 EXFILTRATION PIPE
N.T.S.



11 SKIMMER FOR CONCRETE WEIR IN TRACT 'D' (SOUTH POND)
N.T.S.



12 SKIMMER FOR CONCRETE WEIR IN TRACT 'E' (NORTH POND)
N.T.S.



SHEET 94 OF 120

CIVIL ENGINEERING & LAND PLANNING		APPLAN ENGINEERING LLC.		EDEN CREST (FKA LEE TERRACE) CITY OF APOPKA, FLORIDA	
DRAWN BY	B. KYLELA	DESIGNED BY	O. SANCHEZ	CHECKED BY	O. SANCHEZ
SCALE	N.T.S.	PROJECT	DDC-001	SHEET	C9.1
DATE		5/23/24		DATE	
APPLAN ENGINEERING LLC.		APPLAN ENGINEERING LLC.		APPLAN ENGINEERING LLC.	
STATE OF FLORIDA		STATE OF FLORIDA		STATE OF FLORIDA	

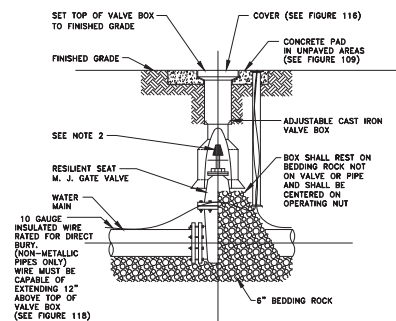
PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS									
	POTABLE WATER	RECLAIMED WATER	SANITARY SEWER	SEWAGE TREATMENT PLANT	STORM SEWER	RECLAIMED WATER	SANITARY SEWER	SEWAGE TREATMENT PLANT	STORM SEWER	RECLAIMED WATER
HORIZONTAL SEPARATION	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"
VERTICAL SEPARATION	12"	12"	12"	12"	12"	12"	12"	12"	12"	12"

GENERAL NOTES:

- THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.P.R. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
- FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 17-810. OTHER TYPES OF RECLAIMED WATER AND COMBINED SANITARY AND SEWAGE SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
- ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE REQUIRED.
- C/C - DENOTES CENTER OF PIPE TO CENTER OF PIPE.
- ACCEPTABLE VARIANCES:
 - WHERE HORIZONTAL SEPARATION IS NOT ATTAINABLE, PVC-C-900 BEND-14 OR CONCRETE ENCASUREMENT MUST BE USED FOR PVC-C-900 SANITARY SEWER LINE. FOR ALL OTHER TYPES OF SEWER, MINIMUM CLEARANCE IS REQUIRED.
 - WHERE 18 INCH VERTICAL SEPARATION IS NOT ATTAINABLE AT CROSSINGS, USE ONE FULL LENGTH OF PVC-C-900 BEND-14 FOR SANITARY SEWER OR ENCASED PVC CARRYING THE POINT OF CROSSING SPECIAL SUPPORT MAY BE REQUIRED.
 - NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.
 - CONCRETE ENCASUREMENT SHALL NOT BE USED UNLESS APPROVED BY PUBLIC SERVICE DIRECTOR OR HIS DESIGNEE.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CITY OF APOPKA JANUARY 2014 FIG. 104
DESIGN ENGINEERING DIVISION



NOTES:

- PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
- THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN A 3 FEET BELOW FINISHED GRADE.

GATE VALVE AND BOX DETAIL

CITY OF APOPKA JANUARY 2014 FIG. 400
DESIGN ENGINEERING DIVISION

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *	PIPE SIZE									
	6"	8"	10"	12"	16"	18"	20"	24"	30"	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:

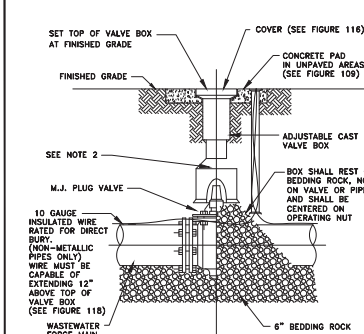
- FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
- INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
- WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST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

TYPE OF PIPE: PVC
WORKING PRESSURE: 150 P.S.I.
SOIL DESIGNATION: SH-90 (SEE FIG. 118)

** FM = 100 P.S.I. /
WM OR RVM = 150 P.S.I.
LAYING CONDITIONS: 3
- FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
- VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA JANUARY 2014 FIG. 105
DESIGN ENGINEERING DIVISION

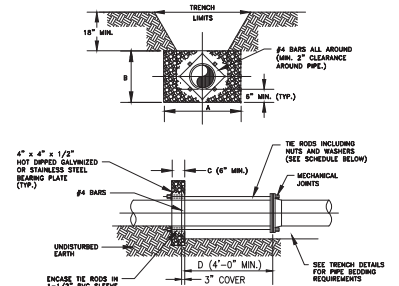


NOTES:

- PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
- THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN 3 FEET BELOW FINISHED GRADE.

PLUG VALVE AND BOX DETAIL

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



NOTES:

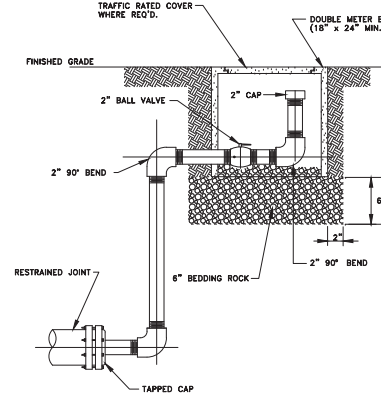
- ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
- MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2000 P.S.I.
- BEDDING, BACKFILL, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
- ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
- NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
- DESIGN PRESSURE: 150 P.S.I.

SCHEDULE OF DIMENSIONS AND MATERIALS *					
PIPE SIZE (INCHES)	A	B	C	D	TE ROSS REIN.
6"	2.0	2.0	1.0	0.5	2
8"	2.0	2.0	1.0	0.5	2
10"	2.0	2.0	1.0	0.5	2
12"	2.0	2.0	1.0	0.5	2
16"	2.0	2.0	1.0	0.5	2
18"	2.0	2.0	1.0	0.5	2
20"	2.0	2.0	1.0	0.5	2
24"	2.0	2.0	1.0	0.5	2

* ALL DIMENSIONS ARE TO BE COMPLETED ON BASIS OF 150 P.S.I. DESIGN PRESSURE. ALL DIMENSIONS ARE TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

CITY OF APOPKA JANUARY 2014 FIG. 107
DESIGN ENGINEERING DIVISION

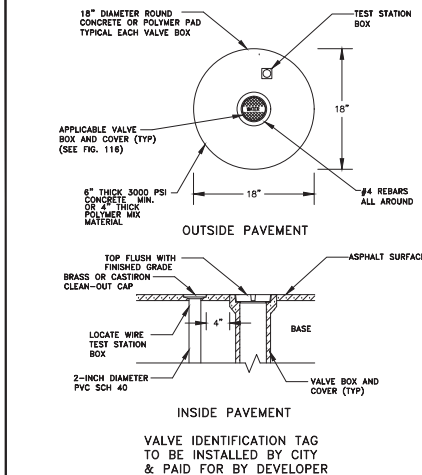


NOTES:

- ALL 2 INCH PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS. USE TEFLON TAPE ON JOINTS.
- COLOR SHALL BE APPROPRIATE FOR USE.

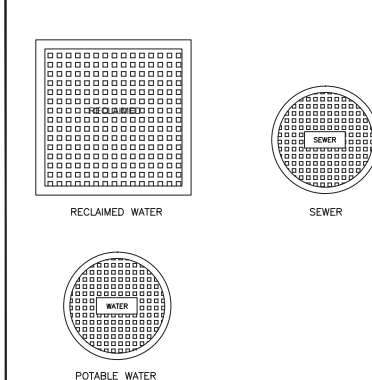
BLOWOFF VALVE DETAIL

CITY OF APOPKA JANUARY 2014 FIG. 403
DESIGN ENGINEERING DIVISION



VALVE BOX

CITY OF APOPKA JANUARY 2014 FIG. 109
DESIGN ENGINEERING DIVISION



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA JANUARY 2014 FIG. 116
DESIGN ENGINEERING DIVISION



SHEET 95 OF 120

CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 104	
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 105	
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 107	
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 109	
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 400	
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 400 A	
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 403	
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 116	

UTILITY DETAILS

CONSTRUCTION SITE PLAN AMENDMENT

EDEN CREST (FKA LEE TERRACE)

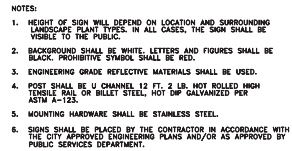
CITY OF APOPKA, FLORIDA

SCALE	N.T.S.	PROJECT	DDC-001	SHEET	95
DRAWN	B. KELLEA	DESIGNED	O. SANCHEZ	CHECKED	O. SANCHEZ
DATE	5/23/24	DATE		DATE	

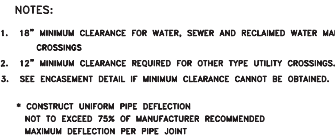
APPIAN ENGINEERING LLC

2021 Lee Terrace, Suite 200, Apopka, FL 32712

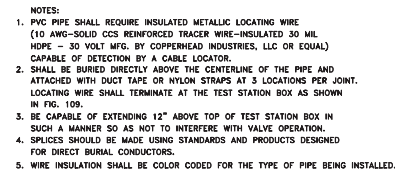
APPIAN.COM • 407.560.5968



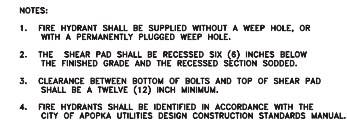
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402
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CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

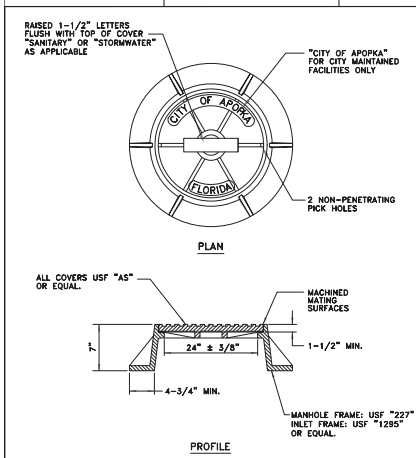
APPIANFL.COM • 407.960.5868

2211 LEE ROAD, SUITE 317, WESTON FL, FLORIDA, 32789

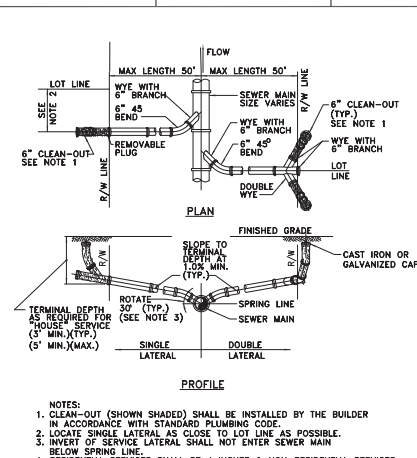
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION, 1004

SCALE	DRAWN:
N.T.S.	B. KILLELA
PROJECT	DESIGNED:
DDC-001	O. SANCHEZ
SHEET	CHECKED:
C10.1	O. SANCHEZ
	DATE:
	5/23/24

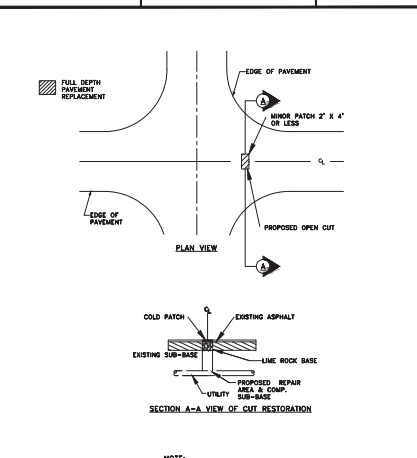
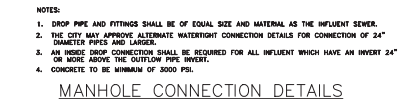
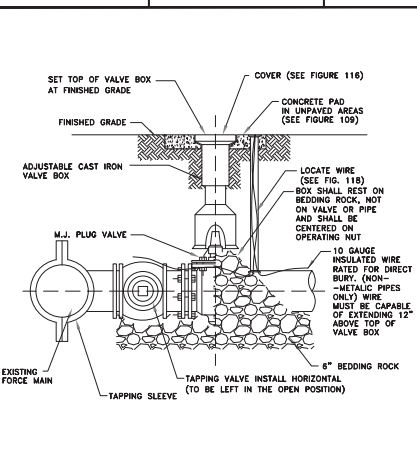
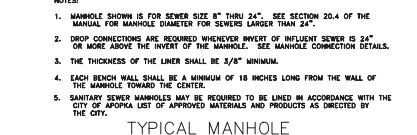




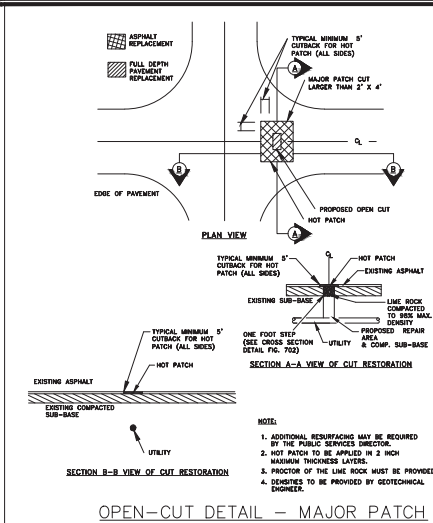
STANDARD MANHOLE FRAME AND COVER



SERVICE LATERAL DETAIL



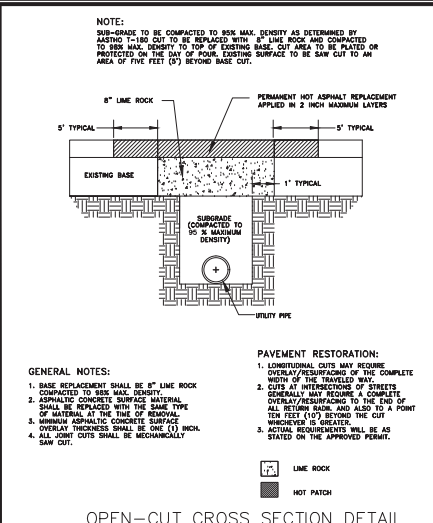
OPEN-CUT DETAIL - MINOR PATCH



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

FIG. 701



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2015

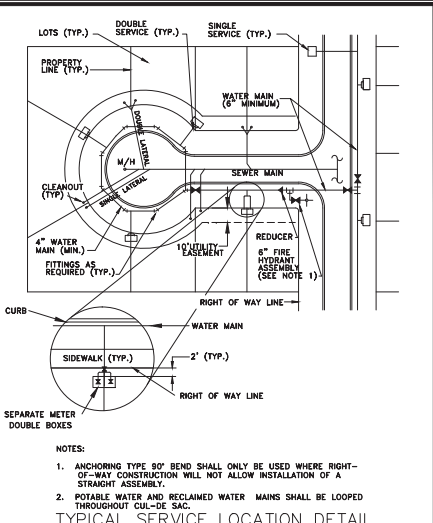
FIG. 702



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. GN



CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 404

CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2015		FIG. 701	
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2015		FIG. 702	
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. GN	
CITY OF APOPKA DESIGN ENGINEERING DIVISION		JANUARY 2014		FIG. 404	

UTILITY DETAILS

CONSTRUCTION SITE PLAN AMENDMENT

EDEN CREST (FKA LEE TERRACE)

CITY OF APOPKA, FLORIDA

APPLAN ENGINEERING L.L.C.

APPLAN.COM - 407.560.5568

2001 Lee Terrace, Suite 200, Apopka, FL 32712

SCALE: N.T.S.

PROJECT: DDC-001

SHEET: C10.3

DATE: 5/23/24

DRAWN: B. KYLELA

DESIGNED: O. SANCHEZ

CHECKED: O. SANCHEZ

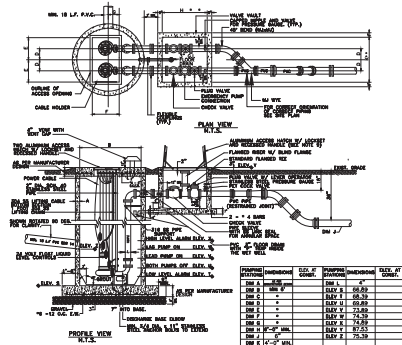
APPLAN ENGINEERING

FLORIDA PROFESSIONAL ENGINEER

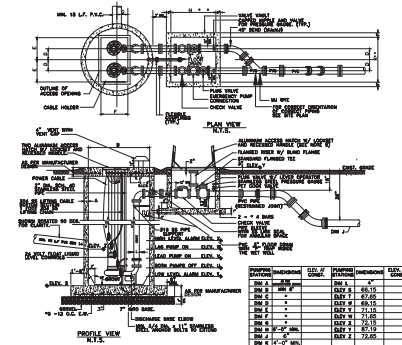
NO. 86492

STATE OF FLORIDA

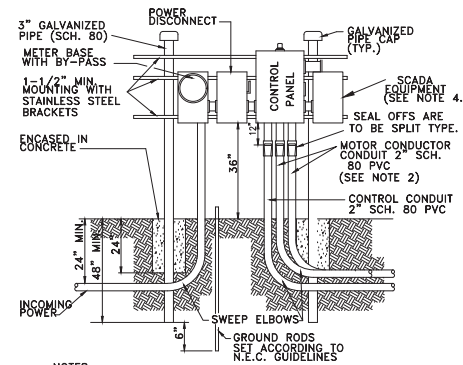
P:\PROJECT DRAWINGS\DDC-001 Lee Terrace Station\Drawings\CAD\0330\Upousta\04 Final Engineering\CITY OF APOPKA LIFT STATION DETAILS.dwg Modified: 2/16/2024 By: ballejo



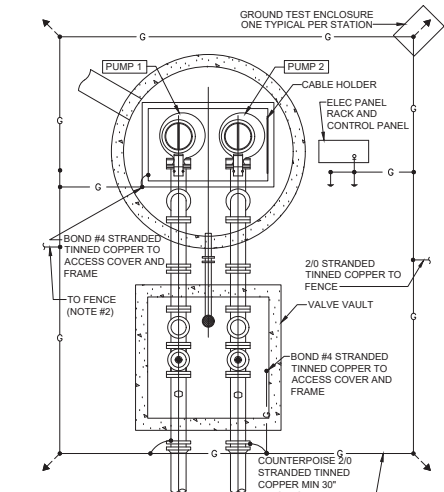
LIFT STATION-1 DETAIL



LIFT STATION-2 DETAIL



DUPEX PUMP STATION CONTROL PANEL INSTALLATION DETAIL



PUMP STATION GROUNDING (TYPICAL)

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 301

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 301

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

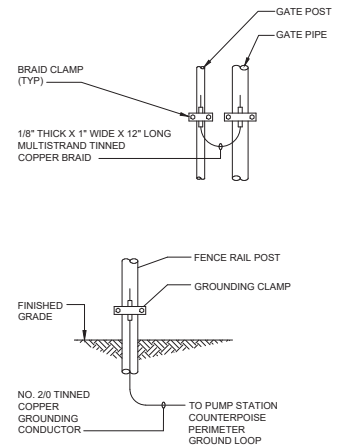
JANUARY 2014

FIG. 302

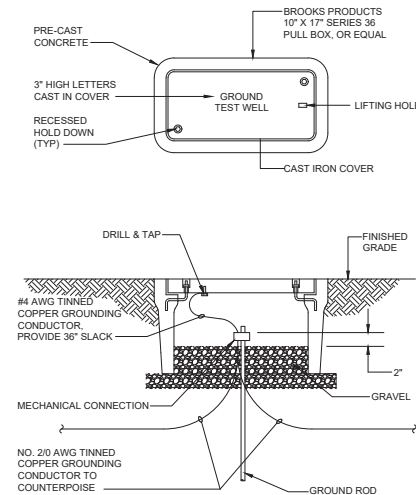
CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 307



FENCE POST GROUNDING (TYPICAL)



GROUND TEST WELL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 307 A

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

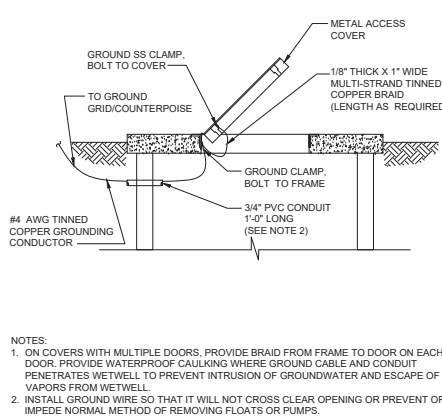
JANUARY 2014

FIG. 307 B

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 307 C



COVER AND DOOR GROUNDING

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 307 A

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

FIG. 307 B

CITY OF APOPKA
DESIGN ENGINEERING DIVISION

JANUARY 2014

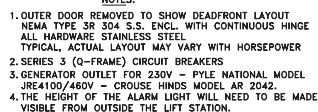
FIG. 307 C

CITY OF APOPKA
LIFT STATION DETAILS
CONSTRUCTION SITE PLAN AMENDMENT
EDEN CREST (FKA LEE TERRACE)
CITY OF APOPKA, FLORIDA

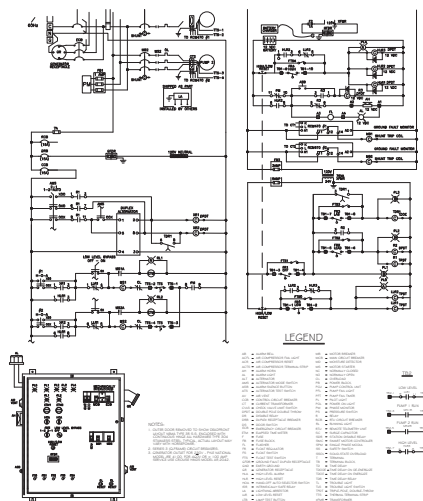
APPLAN ENGINEERING LLC
APPLAN.COM - 407.560.5968
2021 Lee Terrace, Suite 200, Apopka, FL 32712

SCALE: N.T.S.
PROJECT: DDC-001
SHEET: C10.4
DATE: 5/23/24

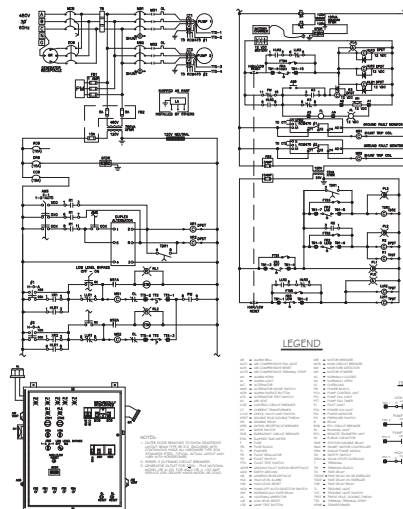
APPLAN ENGINEERING
LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA
No. 86492



DUPLEX PUMP STATION CONTROL PANEL FRONT LAYOUT



DUPLEX PUMP CONTROL PANEL GENERAL LAYOUT & SCHEMATIC



DUPLEX PUMP CONTROL PANEL GENERAL LAYOUT & SCHEMATIC

- [illegible]

COMPONENT LEGEND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 303	CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 305 A	CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 305 C	CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 306
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CONTROL PANEL AND ELECTRICAL INFORMATION IS FOR CONCEPTUAL PURPOSES. LIFT STATION MANUFACTURER IS REQUIRED TO PROVIDE SIGNED AND SEALED DRAWINGS FROM AND ELECTRICAL ENGINEER FOR CONTROL PANEL AND ELECTRICAL SPECIFICATIONS. THE ENGINEER OF RECORD'S SIGNATURE AND SEAL ON THIS SHEET IS ONLY FOR THE CIVIL ENGINEERING PORTION.

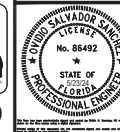
NOTES:

1. CONTRACTOR TO GRADE FLAT STATION SITE SUCH THAT WET WELL AND VALVE VAULT ARE A MIN OF 3" ABOVE SURROUNDING GRADE ELEVATION. ALSO, DRAINAGE IS SLOPED AWAY FROM THESE STRUCTURES.
2. THE ELECTRICAL DETAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND THE SUPPLIER SHALL PROVIDE FINAL SIGNED & SEALED DRAWINGS FOR ALL ELECTRICAL WORK.
3. CONTRACTOR TO VERIFY ELECTRICAL SERVICE PHASE, CURRENT AND VOLTAGE AVAILABLE AND INCLUDE VERIFICATION OF SUCH IN SHOP DRAWING SUBMITTAL PRIOR TO PURCHASE AND/OR INSTALLATION OF PUMP AND CORRELATED ELECTRICAL LIST COMPONENTS.

CITY OF APOPKA LIFT
STATION DETAILS
CONSTRUCTION SITE PLAN AMENDMENT

EDEN CREST (FKA LEE TERRACE)
CITY OF APOPKA, FLORIDA

SCALE	DRAWN:
N.T.S.	B. KILLELA
PROJECT	DESIGNED:
DDC-001	O. SANCHEZ
SHEET	CHECKED:
C10 E	O. SANCHEZ
	DATE:



SHEET 100 OF 120

Legal Description:

PARCEL 1:
THE SOUTH 1/2 OF LOT 13, LESS THE EAST 700 FEET THEREOF AND LESS THE NORTH 20 FEET THEREOF, ROCK SPRINGS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE(S) 118, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FL PARCEL I.D. NO. 09-20-28-7608-00131

PARCEL 2:
THE EAST 700 FEET OF THE SOUTH 1/2 OF LOT 13, LESS THE NORTH 20 FEET THEREOF, ROCK SPRINGS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE(S) 118, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FL PARCEL I.D. NO. 09-20-28-7608-00132

PARCEL 3:
THE NORTH 20 FEET OF THE SOUTH 1/2 OF LOT 13, ROCK SPRINGS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE(S) 118, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FL PARCEL I.D. NO. 09-20-28-7608-00133

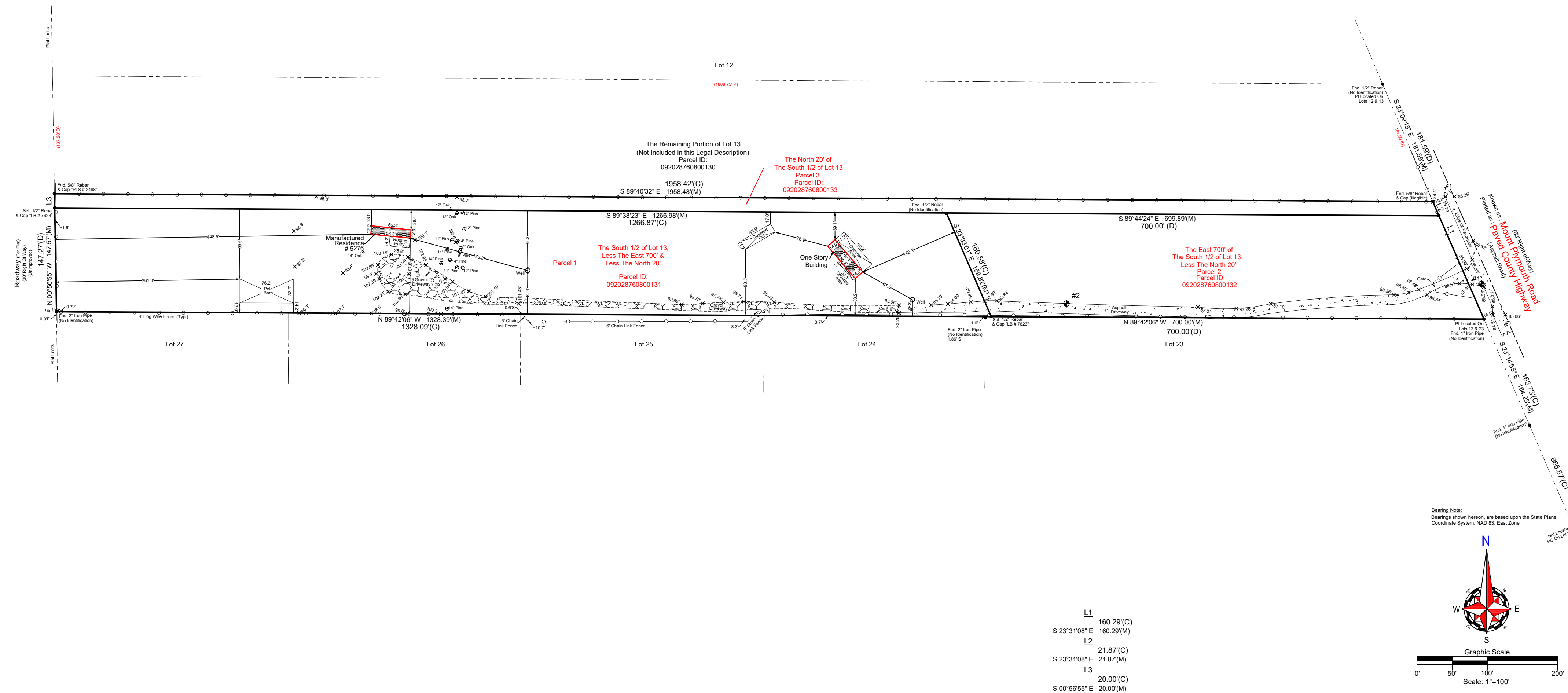
FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 120180, DATED 09/24/2021.

CERTIFIED TO:
ELVIA GALVAN

Bearing Note:
Bearings shown herein, are based upon the State Plane
Coordinate System, NAD 83, East Zone

Not Located
PG On Lot

A compass rose with a red arrow pointing North. The cardinal directions are labeled: N (North), S (South), E (East), and W (West). The rose is divided into 16 points, with intermediate directions labeled NE, SE, SW, and NW. Below the compass rose is a graphic scale bar with markings at 0', 50', 100', and 200'. The text "Graphic Scale" is centered above the bar. Below the bar, the text "Scale: 1\"=100'" is displayed.



Field Date: 03/28/23	Date Completed: 04/06/23	-Notes-		Revisions	I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown on this Information. I am Licensed to do so as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 501.17,052 Florida Administrative Codes, Pursuant to Section 47.02,077 Florida Statutes.  Patrick K. Ireland PSN#6937 LB 7623 FOR THE STATE OF FLORIDA Surveyor This Survey is INTENDED ONLY for the use of Said Certified Parties. This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
Drawn By: PK	File Number: IS-116357	-Legend- C Calculated CL Centerline CM Concrete Block CM Concrete Monument Conc. Concrete DE Description DE Drainage Easement F.E.M.A. Federal Emergency Management Agency FFE Finished Floor Elevation Fnd. Found. Fnd. Footing L Length (Arc) M Measured N.N. Nail & Disk N.R. Non-Records N.R. Non-Records Book P. Plat P.B. Plat Book W- Wood Fence PC Point of Curvature P Page PI Point of Intersection P.O.B. Point of Beginning P.O.L. Point on Line PP Pole PRM Permanent Reference Monument PT Point of Tangency R Radius R&C Rebar & Cap R&C Rebar & Cap R.R. Roofed S&T 1/2" Rebar & after 1.5" 12x12 T Typical U.U. Underground WM Water Meter W.D. (Delta Central Angle) W Chain Link Fence >Survey is Based upon the Legal Description Supplied by Client. >Abstracting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hints. >Subject to any Easements and/or Restrictions of Record. >Building Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BS" >Hearing Tests are NOT to be used to reconstruct Property Lines. >Fence Ownership is NOT determined. >Road Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted. >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. >Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified hereon. >Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by FEMA. This Determination may be affected by Flood Factors and/or other information NEITHER known nor known by this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination. Ireland & Associates Surveying, Inc. 800 Century Circle Suite 1020 Lake Mary, Florida 32746 www.iandreassurveysing.com Office 407.678.3366 Fax 407.320.8165			

Boundary & Topographic Survey

Legal Description:

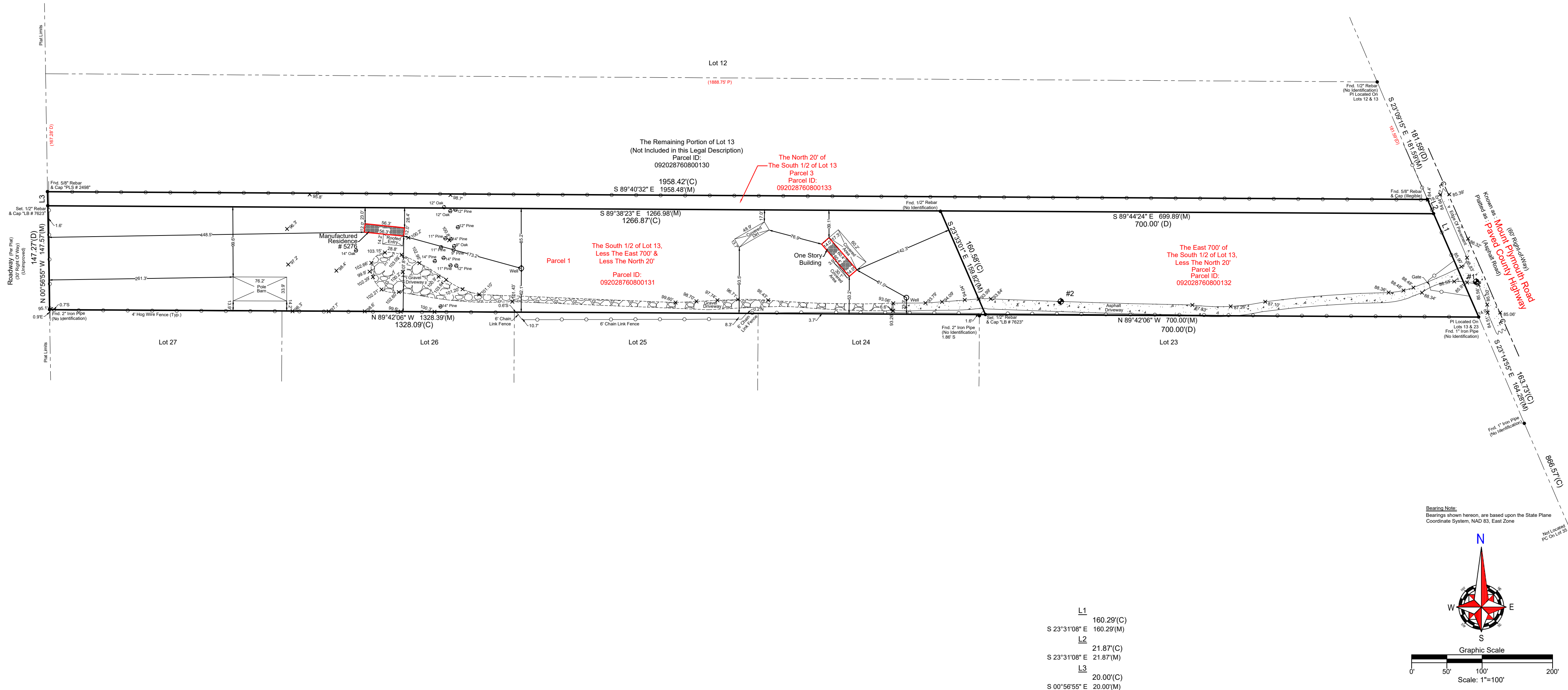
PARCEL 1:
THE SOUTH 1/2 OF LOT 13, LESS THE EAST 700 FEET THEREOF AND LESS THE NORTH 20 FEET THEREOF, ROCK SPRINGS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE(S) 118, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FL PARCEL I.D. NO. 09-20-28-7608-00131

PARCEL 2:
THE EAST 700 FEET OF THE SOUTH 1/2 OF LOT 13, LESS THE NORTH 20 FEET THEREOF, ROCK SPRINGS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE(S) 118, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FL PARCEL I.D. NO. 09-20-28-7608-00132

PARCEL 3:
THE NORTH 20 FEET OF THE SOUTH 1/2 OF LOT 13, ROCK SPRINGS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE(S) 118, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FL PARCEL I.D. NO. 09-20-28-7608-00133

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

CERTIFIED TO:
ELVIA GALVAN



Field Date: 03/28/23	Date Completed: 04/06/23	Notes:	
Drawn By: PK	File Number: IS-116357	>Survey is Based upon the Legal Description Supplied by Client.	
-Legend-		>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.	
C - Calculated	PC - Point of Curvature	>Subject to any Easements and/or Restrictions of Record.	
6 - Centerline	Pg - Page	>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a 'B'.	
CB - Concrete Block	PI - Point of Intersection	>Building Ties are NOT to be used to reconstruct Property Lines.	
CM - Concrete Monument	P.O.B. - Point of Beginning	>Fence Ownership is NOT determined.	
Conc. - Concrete	P.O.L. - Point on Line	>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.	
D - Description	PP - Power Pole	>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.	
DE - Drainage Easement	PRM - Permanent Reference Monument	>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.	
ESTM - Easement	PT - Point of Tangency	>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor.	
F.E.M.A. - Federal Emergency Management Agency	R - Radius	Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.	
FFE - Finished Floor Elevation	Rad. - Radial		
FP - Iron Pipe	R&C - Rebar & Cap		
L - Length (Arc)	Rec. - Recovered		
M - Measured	RIG - Roofed		
N&D - Nail & Disk	Set - Set 1/2" Rebar & Cap LB 7623		
N.R. - Non-Radial	Typ. - Typical		
ORB - Official Records Book	UE - Utility Easement		
P - Plat	WM - Water Meter		
P.B. - Plat Book	Δ - Delta (Central Angle)		
W - Wood Fence	○ - Chain Link Fence		

Revisions	

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