APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

October 2, 2024 9:00 AM

Apopka City Hall Council Chambers

SPECIAL EVENTS

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. MDP-24-1, INB Homes/Kelly Park Road - Major Development Plan (MDP), 1st Submittal
   Owner(s): Chandler Oaks Apopka, LLC. and Kelly Park Road Property, LLC.
   Applicant(s): Kimley-Horn Associates, LLC. - Brian S. Ashby
   Location: 2584 West Kelly Park Road
   Proposed Use: Residential - 250 Townhomes
   Project Manager: Bobby Howell
   Presented by: Bobby Howell, Planning Manager

CONSTRUCTION SITE PLAN

1. SP-24-54, Dunkin Donuts - Apopka - Construction Site Plan (CSP), 2nd Submittal

DISCUSSION

ADJOURNMENT

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

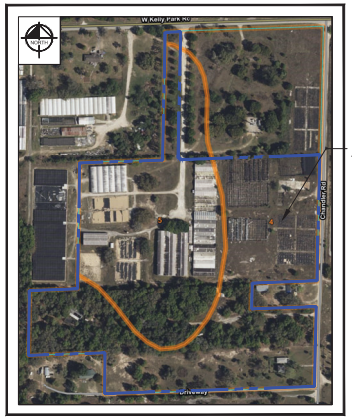
Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council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

MAJOR DEVELOPMENT PLANS
FOR
INB HOMES - KELLY PARK RD.

PARCEL I.D. #'s:

18-20-28-0000-00-138; 18-20-28-0000-00-001; 18-20-28-0000-00-058;
18-20-28-0000-00-123; 18-20-28-0000-00-027; 18-20-28-0000-00-102;

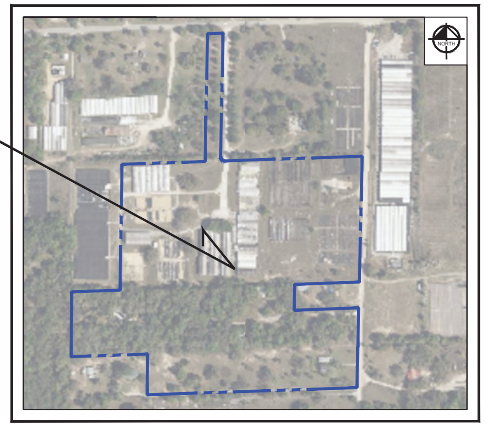
CITY OF APOPKA, FL
AUGUST 29, 2024



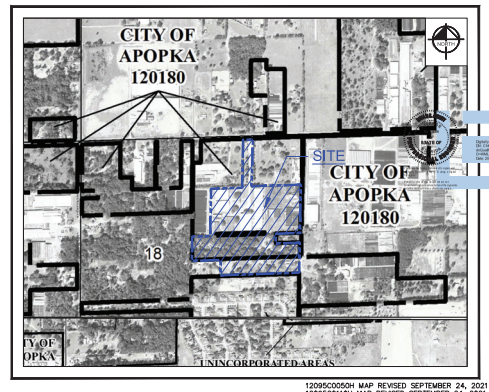
4 CANDLER FINE SAND, 0 TO 5 PERCENT SLOPES
5 CANDLER FINE SAND, 5 TO 12 PERCENT SLOPES

SOILS MAP
1" = 300'

VICINITY MAP
1" = 1500'



SECTION 13, TOWNSHIP 20S, RANGE 27E
AERIAL MAP
1" = 300'



FEMA MAP
1" = 800'

12095C0050H MAP REVISED SEPTEMBER 24, 2021
12095C0110H MAP REVISED SEPTEMBER 24, 2021
12095C0125H MAP REVISED SEPTEMBER 24, 2021

LEGAL DESCRIPTION: (as provided by the client)

PARCEL 1:

BEGIN AT THE NORTH QUARTER CORNER OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN S01°10'19"1329.10 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S87°54'10"W, 484.85 FEET; THENCE N00°39'10"E, 663.87 FEET; THENCE N87°51'36"E, 293.90 FEET; THENCE N01°10'19"E, 664.39 FEET; THENCE N87°49'30"E, 197.00 FEET TO THE POINT OF BEGINNING. ALL OF SAID LANDS LYING AND BEING IN ORANGE COUNTY, FLORIDA. LESS AND EXCEPT RIGHT-OF-WAY FOR KELLY PARK ROAD.

PARCEL 2:

BEGIN 328.77 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; RUN NORTH 20 FEET; RUN EAST 657.29 FEET; RUN SOUTH 20 FEET; RUN WEST TO THE POINT OF BEGINNING.
(NOTE: PARCEL 2 IS INCLUDED WITHIN THE PARCEL 3 DESCRIPTION)

PARCEL 3:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 87°54'10" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SAID SECTION 18, 249.69 FEET, TO THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°42'46" EAST, 643.32 FEET; THENCE RUN NORTH 87°51'36" EAST, 423.85 FEET; THENCE RUN NORTH 00°57'29" EAST, 653.80 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST KELLY PARK ROAD; THENCE RUN NORTH 87°49'05" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE SAID WEST KELLY PARK ROAD, 609.34 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 01°10'18" WEST, 634.35 FEET; THENCE RUN SOUTH 87°51'36" WEST, 292.33 FEET; THENCE RUN SOUTH 00°39'10" WEST, 663.87 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 87°54'10" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, 739.23 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 132 FEET OF THE EAST 330 FEET OF THE NORTH 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO LESS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 86°43'53" WEST, 916.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°43'53" WEST, 553.83 FEET; THENCE SOUTH 00°32'44" EAST, 331.96 FEET; THENCE NORTH 86°45'16" EAST, 1466.89 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00°01'38" WEST, 15.02 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 86°45'16" WEST, 697.84 FEET; THENCE NORTH 00°35'58" WEST, 90.75 FEET; THENCE SOUTH 89°24'02" WEST, 215.18 FEET; THENCE NORTH 00°35'58" WEST, 216.47 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 86°43'53" WEST, 916.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 86°43'53" WEST, 553.83 FEET; THENCE SOUTH 00°32'44" EAST, 331.96 FEET; THENCE NORTH 86°45'16" EAST, 1466.89 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 00°01'38" WEST, 15.02 FEET ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH 86°45'16" WEST, 697.84 FEET; THENCE NORTH 00°35'58" WEST, 90.75 FEET; THENCE SOUTH 89°24'02" WEST, 215.18 FEET; THENCE NORTH 00°35'58" WEST, 216.47 FEET TO THE POINT OF BEGINNING.

PARCEL 6:

THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

LESS:

THE WEST 391.84 FEET OF THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

ALSO LESS THE SOUTH 15 FEET, LESS THE WEST 391.84 FEET OF THE NORTH 7 1/2 ACRES OF THE NORTH 15 ACRES OF THE SOUTH 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA.

PROJECT TEAM

DEVELOPER/APPLICANT:
INB HOMES
3670 MAGUIRE BLVD., SUITE 220
ORLANDO, FL 32803
CONTACT: JONATHAN BELL
PHONE: (804) 240-9548
EMAIL: J.BELL@INBHOMES.COM

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: BRIAN S. ASHBY
PHONE: (407) 427-1669
EMAIL: BRIAN.ASHBY@KIMLEY-HORN.COM

SURVEYOR:
ALLEN & COMPANY, INC.
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
CONTACT: JAMES RICKMAN, P.S.M.
PHONE: (407) 654-5355
EMAIL: JIM@ALLEN-COMPANY.COM

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
200 S. ORANGE AVE., SUITE 600
ORLANDO, FL 32801
CONTACT: MATTHEW FRANKO
PHONE: (407) 898-1511
EMAIL: MATT.FRANKO@KIMLEY-HORN.COM

ENVIRONMENTAL:
BIO-TECH CONSULTING INC
3025 EAST SOUTH STREET
ORLANDO, FL 32803
PHONE: (407) 894-5969

SHEET INDEX	
Sheet Number	Sheet Title
MDP0.0	COVER SHEET
MDP2.0	OVERALL SITE PLAN
MDP2.1-MDP2.5	SITE PLAN
MDP3.0	OVERALL PAVING GRADING AND DRAINAGE PLAN
MDP3.1-MDP3.5	PAVING GRADING AND DRAINAGE PLAN
MDP4.0	OVERALL UTILITY PLAN
MDP4.1-MDP4.5	UTILITY PLAN

PROPERTY OWNERS

PARCEL IDs: 18-20-28-0000-00-138
18-20-28-0000-00-001
18-20-28-0000-00-058
18-20-28-0000-00-123
18-20-28-0000-00-027
18-20-28-0000-00-122
18-20-28-0000-00-102
KELLY PARK ROAD PROPERTY LLC
9259 POINT CYPRESS DRIVE
ORLANDO, FL 32836

UTILITY PROVIDERS

WATER AND SEWER:
CITY OF APOPKA
COMMUNITY DEVELOPMENT DEPARTMENT
120 E. MAIN STREET, 2ND FLOOR
APOPKA, FLORIDA 32703
PHONE: (407) 703-1712

POWER:
DUKE ENERGY
3250 BONNETT CREEK ROAD
PO BOX 10000
LAKE BUENA VISTA, FLORIDA 32830
PHONE: (407) 938-661

PREPARED BY
Kimley»Horn

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200 S. Orange Ave., Suite 600, Orlando, FL 32801
Phone: (407) 898-1511
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

BRIAN S. ASHBY, P.E.
FL PE No. 80456

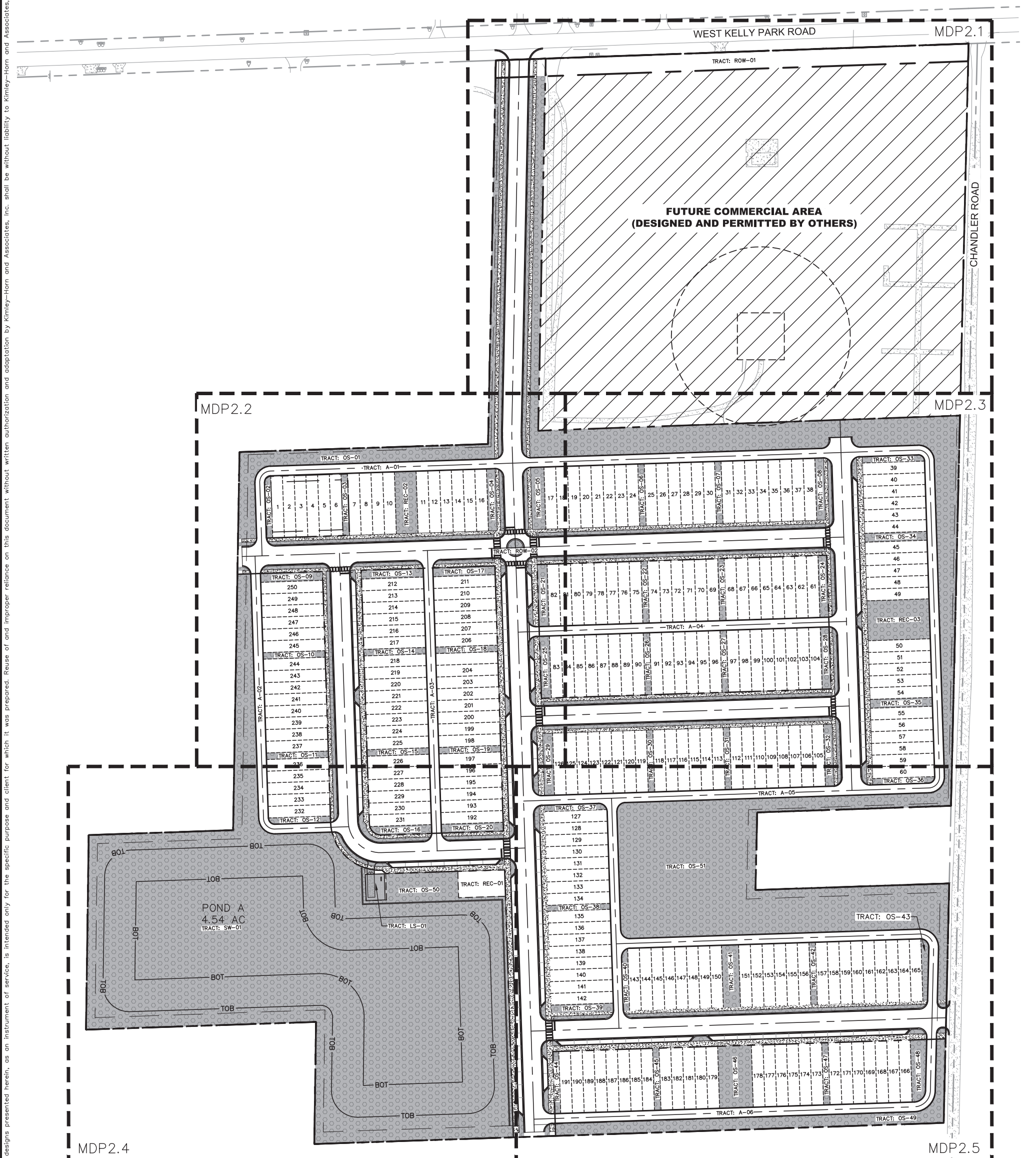
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

INB HOMES – KELLY PARK RD.
08/29/2024
ENGINEER'S PROJECT No. 249490000

REVISIONS:

No.	DESCRIPTION	DATE	BY

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets – MDP\C0.0 COVER SHEET.dwg MDP0.0 COVER SHEET Aug 29, 2024 4:33pm by: Randy.Gonzalez
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SITE DATA

PROJECT LOCATION:	CITY OF APOPKA, ORANGE COUNTY FLORIDA SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
TOTAL SITE AREA:	±45.48 AC. (1,981,235 SF)
R.O.W. DEDICATION:	±0.56 AC. (24,189 SF)
FUTURE COMMERCIAL AREA:	±9.97 AC. (434,281 SF)
DEVELOPABLE AREA:	±34.96 AC (1,522,766 SF)
EXISTING ZONING:	'RSF-1A' RESIDENTIAL SINGLE-FAMILY ESTATE DISTRICT
REQUESTED OVERLAY ZONING/CHARACTER ZONE:	TRANSITION OVERLAY DISTRICT
PROPOSED ZONING:	'KPI-MU' KELLY PARK INTERCHANGE DISTRICT MIXED-USE
ADJACENT ZONING:	
NORTH:	'R' RESIDENTIAL
SOUTH:	'RSF-1A RESIDENTIAL SINGLE-FAMILY ESTATES DISTRICT
EAST:	'T' TRANSITIONAL DISTRICT
WEST:	'T' & RSF-1A
FUTURE LAND USE:	'RVLS' RESIDENTIAL VERY LOW SUBURBAN
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	RESIDENTIAL
PARCEL I.D.'s:	18-20-28-0000-00-138, 18-20-28-0000-00-001, 18-20-28-0000-00-058, 18-20-28-0000-00-123, 18-20-28-0000-00-027, 18-20-28-0000-00-102

BUILDING SETBACKS:

FRONT:	10 FT
REAR:	5 FT
SIDE:	5 FT
SIDE CORNER:	10 FT

VEHICULAR PARKING

REQUIRED:
2.5 SPACES PER UNIT
2.5 X 250 DUs = 625 SPACES

PROVIDED:
2 SPACES PER UNIT (GARAGE)
2 X 250 DUs = 500 SPACES
PARALLEL SPACES (ON-STREET) 125 SPACES
TOTAL PROVIDED = 625 SPACES

BUILDING SUMMARY

PROPOSED LOTS:	250 DUs
MIN. PROPOSED LOT SIZE:	2,000 SF
MINIMUM LOT WIDTH:	20 FT
MIN. PROPOSED LOT DEPTH:	100 FT
MINIMUM ALLOW. DENSITY:	5 DUs/AC
MAXIMUM ALLOW. DENSITY:	10 DUs/AC
PROPOSED DENSITY:	250 DUs / 34.83 AC = 7.18 DUs/AC

BICYCLE PARKING

REQUIRED:
1 PER EVERY 5 UNITS
(250 DUs) / (5 SP/DU) = 50 BIKE SPACES

PROVIDED:
1 PER EVERY 5 UNITS
(250 DUs) / (5 SP/DU) = 50 BIKE SPACES

OVERALL OPEN SPACE SUMMARY

MINIMUM OPEN SPACE CALCULATION:
34.83 AC x 15% = 5.22 AC

PROVIDED OPEN SPACE:

OPEN SPACE:	9.20 AC
LOTS (LANDSCAPE):	1.21 AC
STORMWATER TRACTS:	3.41 AC (75% MAX)
TOTAL PROVIDED:	13.82 AC (39.7%)

NORTH

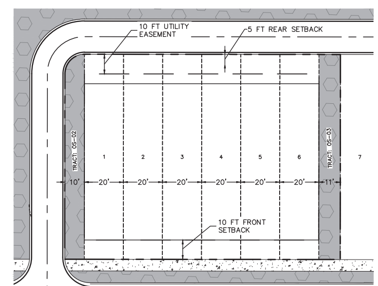
GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

PROPERTY BOUNDARY
ROW
TRACT LINES
LOT LINES
BUILDING SETBACKS
OPEN SPACE
CONCRETE SIDEWALK
FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

TRACT AREA TABLE

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
A-01	ALLEY TRACT	0.21	9,033 SF	H.O.A.
A-02	ALLEY TRACT	0.22	9,765 SF	H.O.A.
A-03	ALLEY TRACT	0.19	8,136 SF	H.O.A.
A-04	ALLEY TRACT	0.20	8,892 SF	H.O.A.
A-05	ALLEY TRACT	1.20	52,303 SF	H.O.A.
A-06	ALLEY TRACT	0.31	13,377 SF	H.O.A.
FC-01	FUTURE COMMERCIAL	10.09	439,717 SF	H.O.A.
LS-01	LIFT STATION TRACT	0.04	1,816 SF	H.O.A.
OS-01	OPEN SPACE / LANDSCAPE	0.39	16,858 SF	H.O.A.
OS-02	OPEN SPACE / LANDSCAPE	0.02	1,029 SF	H.O.A.
OS-03	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-04	OPEN SPACE / LANDSCAPE	0.02	945 SF	H.O.A.
OS-05	OPEN SPACE / LANDSCAPE	0.04	1,785 SF	H.O.A.
OS-06	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-07	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-08	OPEN SPACE / LANDSCAPE	0.04	1,575 SF	H.O.A.
OS-09	OPEN SPACE / LANDSCAPE	0.04	1,575 SF	H.O.A.
OS-10	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-11	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-12	OPEN SPACE / LANDSCAPE	0.02	1,049 SF	H.O.A.
OS-13	OPEN SPACE / LANDSCAPE	0.04	1,575 SF	H.O.A.
OS-14	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-15	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-16	OPEN SPACE / LANDSCAPE	0.03	1,490 SF	H.O.A.
OS-17	OPEN SPACE / LANDSCAPE	0.04	1,575 SF	H.O.A.
OS-18	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-19	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-20	OPEN SPACE / LANDSCAPE	0.04	1,575 SF	H.O.A.
OS-21	OPEN SPACE / LANDSCAPE	0.04	1,785 SF	H.O.A.
OS-22	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-23	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-24	OPEN SPACE / LANDSCAPE	0.04	1,575 SF	H.O.A.
OS-25	OPEN SPACE / LANDSCAPE	0.04	1,785 SF	H.O.A.
OS-26	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-27	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-28	OPEN SPACE / LANDSCAPE	0.04	1,575 SF	H.O.A.
OS-29	OPEN SPACE / LANDSCAPE	0.04	1,785 SF	H.O.A.
OS-30	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-31	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-32	OPEN SPACE / LANDSCAPE	0.04	1,575 SF	H.O.A.
OS-33	OPEN SPACE / LANDSCAPE	0.02	1,029 SF	H.O.A.
OS-34	OPEN SPACE / LANDSCAPE	0.04	1,575 SF	H.O.A.
OS-35	OPEN SPACE / LANDSCAPE	0.04	1,575 SF	H.O.A.
OS-36	OPEN SPACE / LANDSCAPE	0.02	1,029 SF	H.O.A.
OS-37	OPEN SPACE / LANDSCAPE	0.02	1,009 SF	H.O.A.
OS-38	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-39	OPEN SPACE / LANDSCAPE	0.03	1,386 SF	H.O.A.
OS-40	OPEN SPACE / LANDSCAPE	0.02	1,009 SF	H.O.A.



TYPICAL LOT DETAIL
NTS

TRACT AREA TABLE

TRACT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNER
OS-41	OPEN SPACE / LANDSCAPE	0.07	3,075 SF	H.O.A.
OS-42	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-43	OPEN SPACE / LANDSCAPE	0.02	1,019 SF	H.O.A.
OS-44	OPEN SPACE / LANDSCAPE	0.02	1,050 SF	H.O.A.
OS-45	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-46	OPEN SPACE / LANDSCAPE	0.14	6,029 SF	H.O.A.
OS-47	OPEN SPACE / LANDSCAPE	0.03	1,155 SF	H.O.A.
OS-48	OPEN SPACE / LANDSCAPE	0.06	2,506 SF	H.O.A.
OS-49	OPEN SPACE / LANDSCAPE	0.36	15,587 SF	H.O.A.
OS-50	OPEN SPACE / LANDSCAPE	2.16	94,083 SF	H.O.A.
OS-51	OPEN SPACE / LANDSCAPE	3.17	137,875 SF	H.O.A.
REC-01	AMENITY CENTER	0.08	3,600 SF	H.O.A.
REC-02	AMENITY CENTER	0.09	3,886 SF	H.O.A.
REC-03	AMENITY CENTER	0.16	7,140 SF	H.O.A.
ROW-01	R.O.W. DEDICATION	0.56	24,189 SF	CITY OF APOPKA
ROW-02	R.O.W. DEDICATION	7.90	343,965 SF	CITY OF APOPKA
SW-01	STORMWATER / LANDSCAPE	4.54	197,653 SF	H.O.A.

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

GENERAL:

PROJECT SHALL COMPLY WITH CITY OF APOPKA DESIGN STANDARDS. SEE DRAINAGE SHEETS FOR ALL POND TYPICAL SECTIONS.

LANDSCAPING:

ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 5.2 OF CITY OF APOPKA LAND DEVELOPMENT CODE.

EASEMENTS:

ANY EASEMENT SHOWN AS PROPOSED WILL BE RECORDED PRIOR TO ISSUING THE CERTIFICATE OF OCCUPANCY.

STORM WATER MANAGEMENT:

OWNERSHIP AND MAINTENANCE OF STORM WATER POND SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION. THE STORMWATER MANAGEMENT SYSTEM SHALL BE DESIGNED TO MEET CITY OF APOPKA CODE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAPS NO. 12095C005H & 12095C0110H EFFECTIVE SEPTEMBER 24, 2021 THE SUBJECT PROPERTY IS WITHIN ZONE "X"

SITE LIGHTING:

SITE LIGHTING SHALL COMPLY WITH SECTION 5.6 OF CITY OF APOPKA LAND DEVELOPMENT CODE. (LIGHTING PLAN, SPECIFICATIONS AND PHOTOMETRIC CALCULATIONS SHALL BE DESIGNED AT TIME OF FINAL ENGINEERING)

UTILITY NOTES:

1. THE DEVELOPER SHALL OBTAIN WATER, REUSE WATER AND WASTEWATER SERVICE FROM CITY OF APOPKA.
2. DURING CONSTRUCTION, WHEN COMBUSTIBLES ARE BROUGHT ON TO THE SITE, ACCESS ROADS AND A SUITABLE TEMPORARY OR PERMANENT SUPPLY OF WATER ACCEPTABLE TO THE FIRE DEPARTMENT SHALL BE PROVIDED AND MAINTAINED PER NFPA 1 AND 101 (2018 EDITION), FFPC 7TH EDITION.

FIRE PROTECTION:

FIRE DEPARTMENT ACCESS AND WATER SUPPLY SHALL COMPLY WITH NFPA 1 AND 101 (2018 EDITION) AND FLORIDA FIRE PROTECTION CODE (FFPC) 7TH EDITION.

No.	REVISIONS	DATE	BY

Kimley»Horn
200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

DATE: 08/29/2024

K-H PROJECT	249490000
DATE	08/29/2024
SCALE	AS SHOWN
DESIGNED BY	RMG
DRAWN BY	RMG
CHECKED BY	BSA

OVERALL SITE PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP2.0

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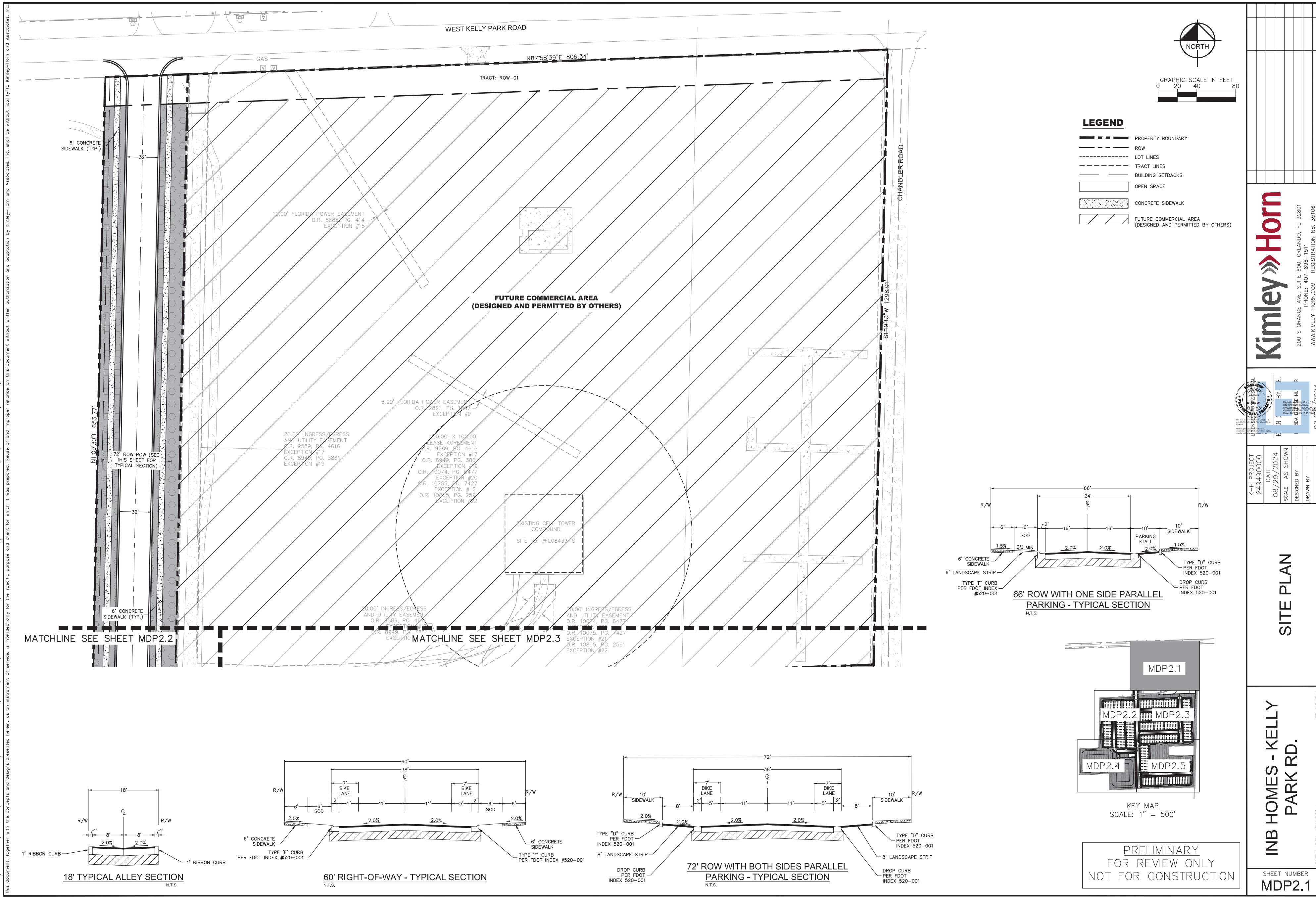
Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets – MDP\C2.0 OVERALL SITE PLAN.dwg OVERALL SITE PLAN Aug 29, 2024 4:33pm by: Randy.Gonzalez


WEST KELLY PARK ROAD
N87°58'39"E 806.34'
TRACT: ROW-01
GAS
CHANDLER ROAD
S1°19'13"W 1298.91'
N1°09'30"E 653.77'
FUTURE COMMERCIAL AREA
(DESIGNED AND PERMITTED BY OTHERS)
6' CONCRETE SIDEWALK (TYP.)
72' ROW ROW (SEE THIS SHEET FOR TYPICAL SECTION)
32'
10.00' FLORIDA POWER EASEMENT O.R. 8688, PG. 414 EXCEPTION #18
8.00' FLORIDA POWER EASEMENT O.R. 2821, PG. 1167 EXCEPTION #9
20.00' INGRESS/EGRESS AND UTILITY EASEMENT O.R. 9589, PG. 4616 EXCEPTION #17 O.R. 8949, PG. 3861 EXCEPTION #19
100.00' X 100.00' LEASE AGREEMENT O.R. 9589, PG. 4616 EXCEPTION #17 O.R. 8949, PG. 3861 EXCEPTION #19 O.R. 10074, PG. 2477 EXCEPTION #20 O.R. 10755, PG. 7427 EXCEPTION # 21 O.R. 10805, PG. 2591 EXCEPTION #22
EXISTING CELL TOWER COMPOUND
SITE I.D. #FL08433-S
20.00' INGRESS/EGRESS AND UTILITY EASEMENT O.R. 10074, PG. 6477 O.R. 10755, PG. 7427 EXCEPTION #21 O.R. 10805, PG. 2591 EXCEPTION #22
MATCHLINE SEE SHEET MDP2.2
MATCHLINE SEE SHEET MDP2.3
NORTH
GRAPHIC SCALE IN FEET
0 20 40 80
LEGEND
PROPERTY BOUNDARY
ROW
LOT LINES
TRACT LINES
BUILDING SETBACKS
OPEN SPACE
CONCRETE SIDEWALK
FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
66' ROW WITH ONE SIDE PARALLEL PARKING - TYPICAL SECTION
N.T.S.
6' CONCRETE SIDEWALK
6' LANDSCAPE STRIP
TYPE "F" CURB PER FDOT INDEX #520-001
TYPE "D" CURB PER FDOT INDEX 520-001
DROP CURB PER FDOT INDEX 520-001
PARKING STALL
10' SIDEWALK
SOD
2% MIN
KEY MAP
SCALE: 1" = 500'
MDP2.1
MDP2.2
MDP2.3
MDP2.4
MDP2.5
18' TYPICAL ALLEY SECTION
N.T.S.
1' RIBBON CURB
60' RIGHT-OF-WAY - TYPICAL SECTION
N.T.S.
BIKE LANE
72' ROW WITH BOTH SIDES PARALLEL PARKING - TYPICAL SECTION
N.T.S.
8' LANDSCAPE STRIP
PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106
K-H PROJECT 249490000
DATE 08/29/2024
SCALE AS SHOWN
SITE PLAN
INB HOMES - KELLY PARK RD.
CITY OF APOPKA FLORIDA
SHEET NUMBER MDP2.1
No. REVISIONS DATE BY
Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C2.1 SITE PLAN.dwg C2.1 SITE PLAN Aug 29, 2024 4:33pm by: Randy.Gonzalez
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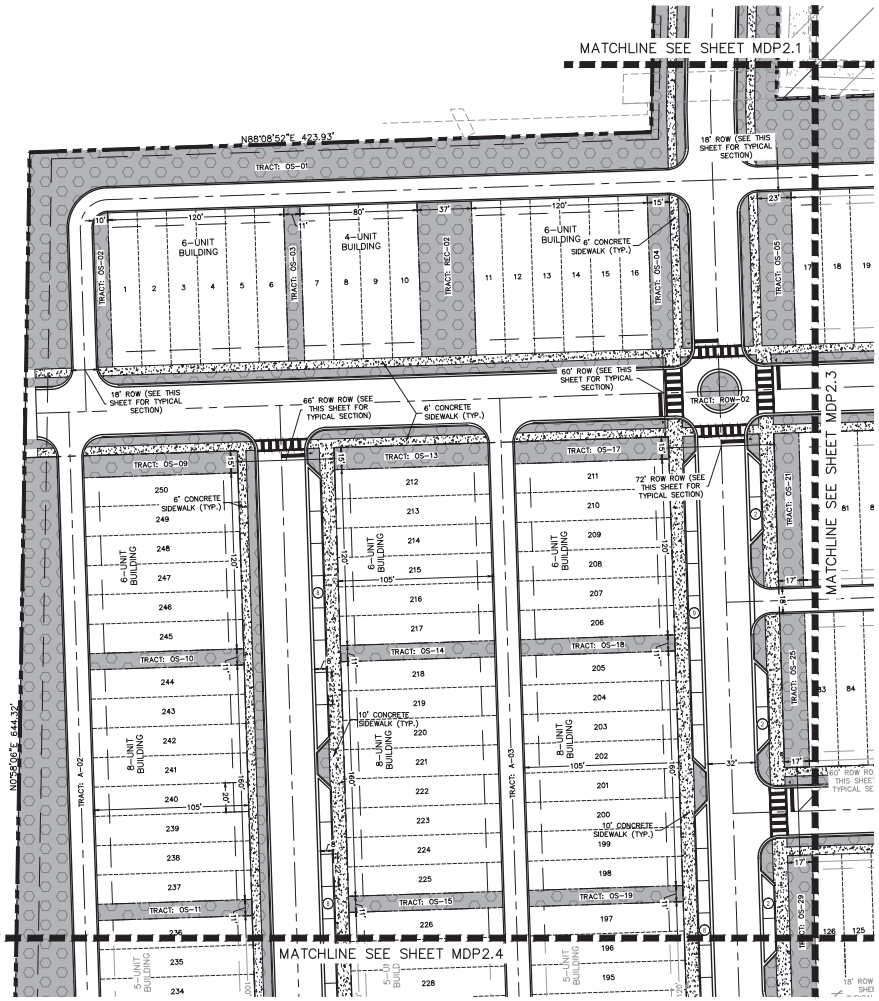
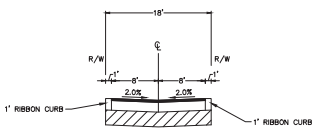
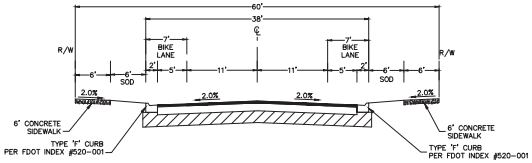
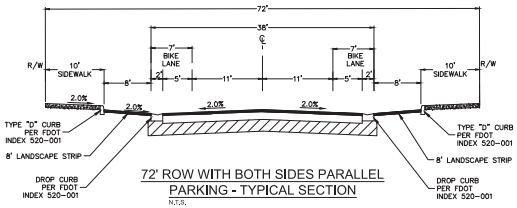




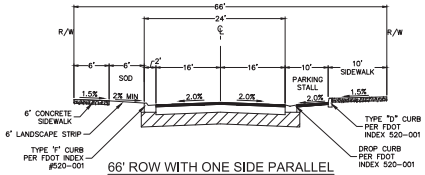
18' TYPICAL ALLEY SECTION
N.T.S.



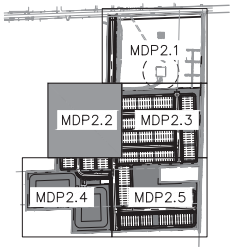
60' RIGHT-OF-WAY - TYPICAL SECTION
N.T.S.



72' ROW WITH BOTH SIDES PARALLEL PARKING - TYPICAL SECTION
N.T.S.



66' ROW WITH ONE SIDE PARALLEL PARKING - TYPICAL SECTION
N.T.S.



KEY MAP
SCALE: 1" = 500'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- ROW
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- OPEN SPACE
- CONCRETE SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

DATE: 08/29/2024

K-H PROJECT 249490000
DATE 08/29/2024
SCALE AS SHOWN
DESIGNED BY ----
DRAWN BY ----
CHECKED BY ----

SITE PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP2.2

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C2.1 SITE PLAN.dwg C2.2 SITE PLAN Aug 29, 2024 4:33pm by: Randy.Gonzalez
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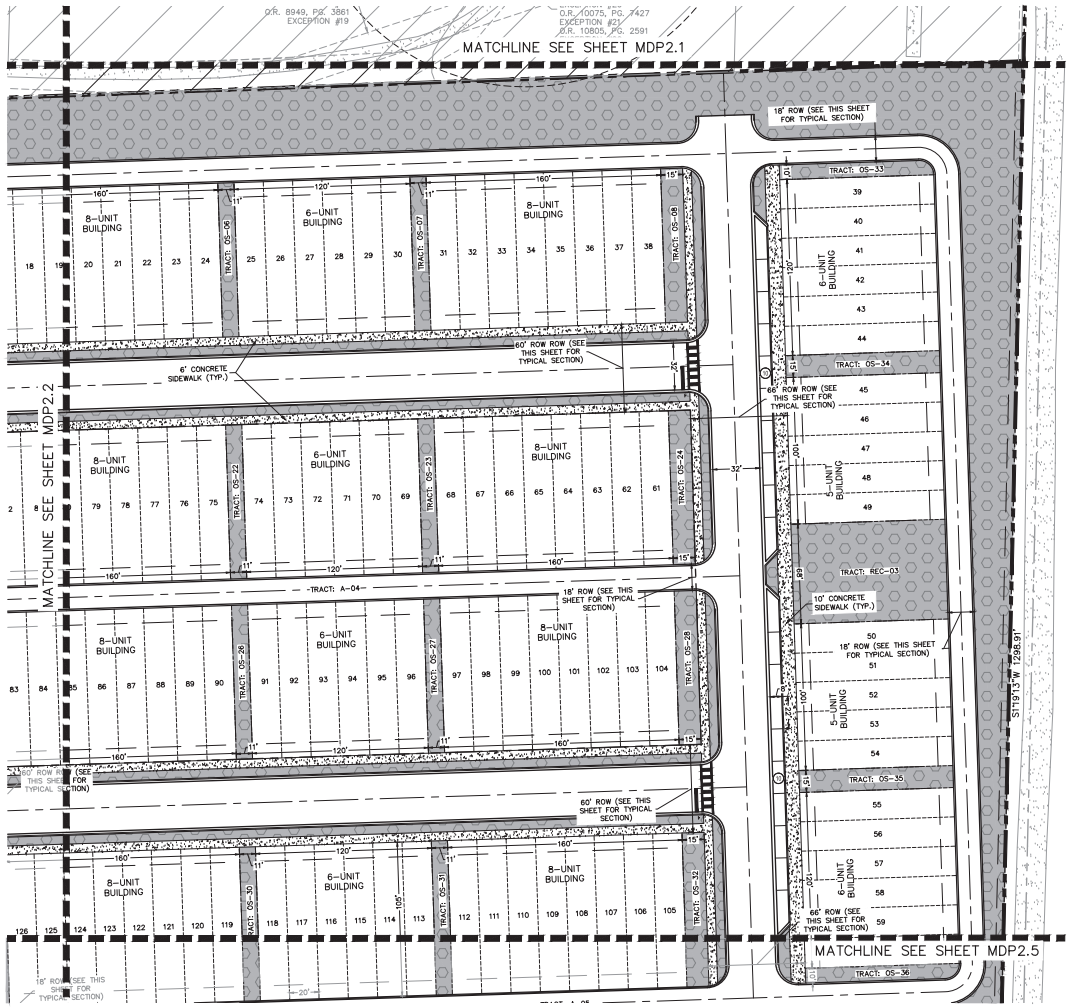
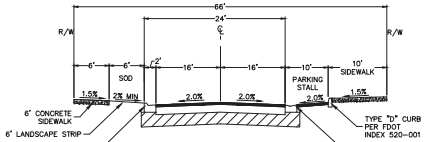
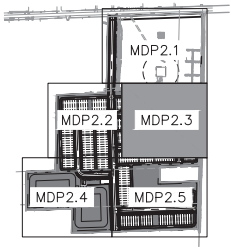


LEGEND

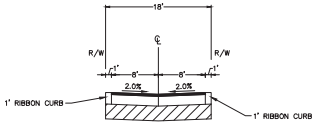
- PROPERTY BOUNDARY
- ROW
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- OPEN SPACE
- CONCRETE SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)



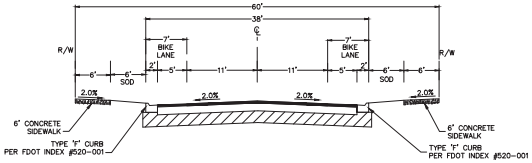
66' ROW WITH ONE SIDE PARALLEL PARKING - TYPICAL SECTION
N.T.S.



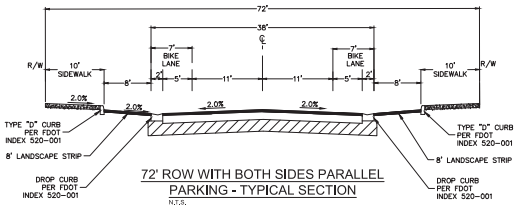
KEY MAP
SCALE: 1" = 500'



18' TYPICAL ALLEY SECTION
N.T.S.



60' RIGHT-OF-WAY - TYPICAL SECTION
N.T.S.



72' ROW WITH BOTH SIDES PARALLEL PARKING - TYPICAL SECTION
N.T.S.

PRELIMINARY
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NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

DATE: 08/29/2024

K-H PROJECT 249490000
DATE 08/29/2024
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

SITE PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP2.3

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C2.1 SITE PLAN.dwg C2.3 SITE PLAN Aug 29, 2024 4:33pm by: Randy.Gonzalez
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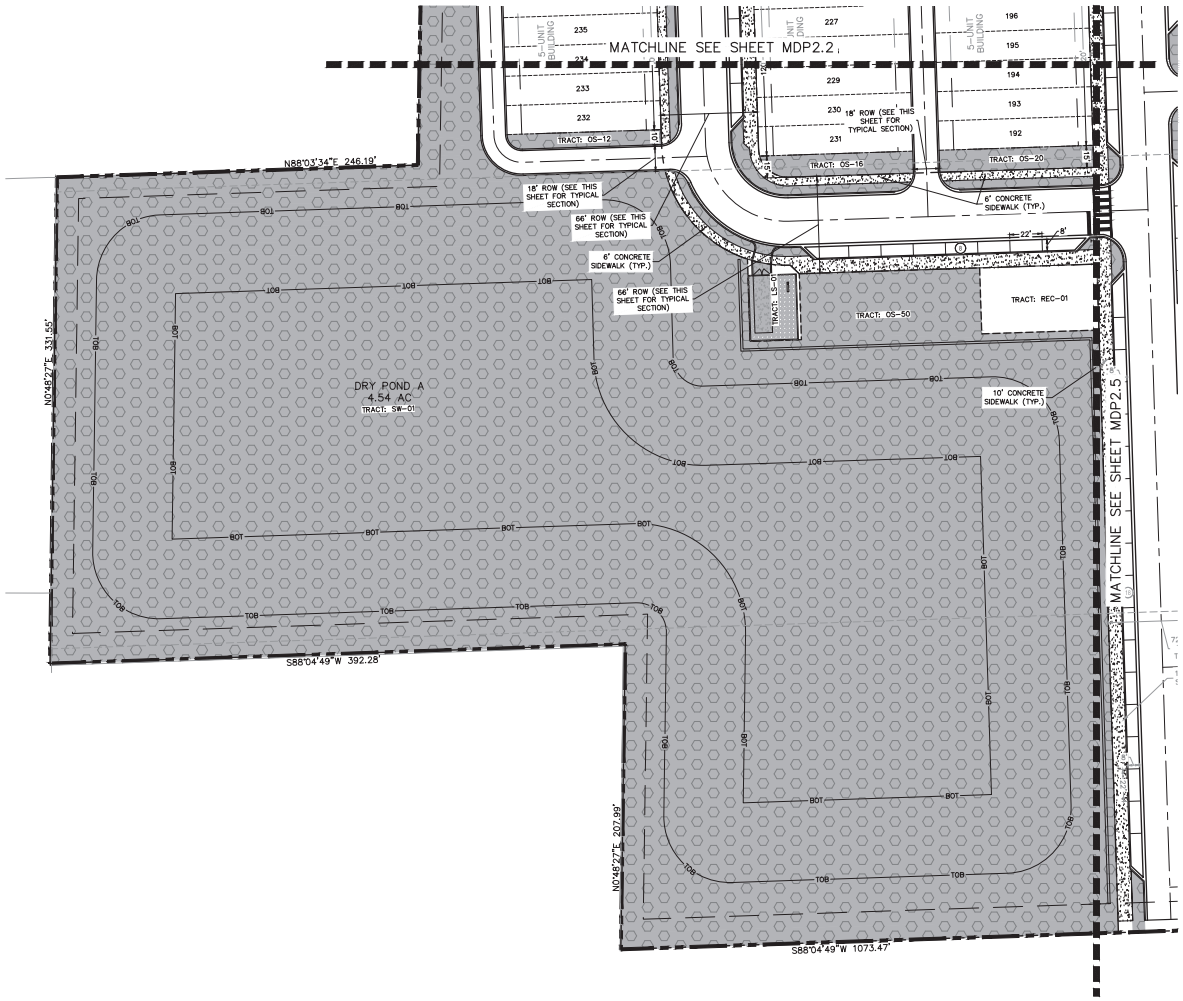
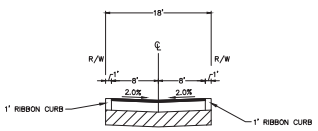
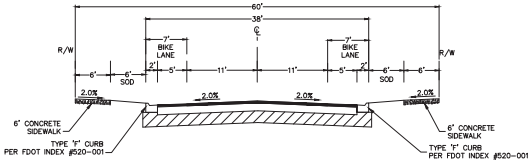
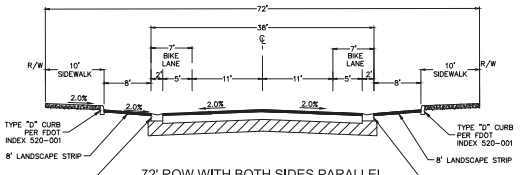




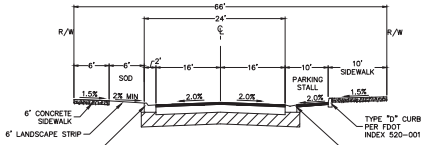
18' TYPICAL ALLEY SECTION
N.T.S.



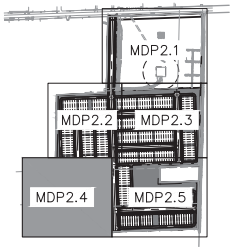
60' RIGHT-OF-WAY - TYPICAL SECTION
N.T.S.



72' ROW WITH BOTH SIDES PARALLEL PARKING - TYPICAL SECTION
N.T.S.



66' ROW WITH ONE SIDE PARALLEL PARKING - TYPICAL SECTION
N.T.S.



KEY MAP
SCALE: 1" = 500'

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- ROW
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- OPEN SPACE
- CONCRETE SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

No.	REVISIONS	DATE	BY

Kimley»Horn
200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

DATE: 08/29/2024

K-H PROJECT 249490000
DATE 08/29/2024
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

SITE PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP2.4

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C2.1 SITE PLAN.dwg C2.4 SITE PLAN Aug 29, 2024 4:33pm by: Randy.Gonzalez
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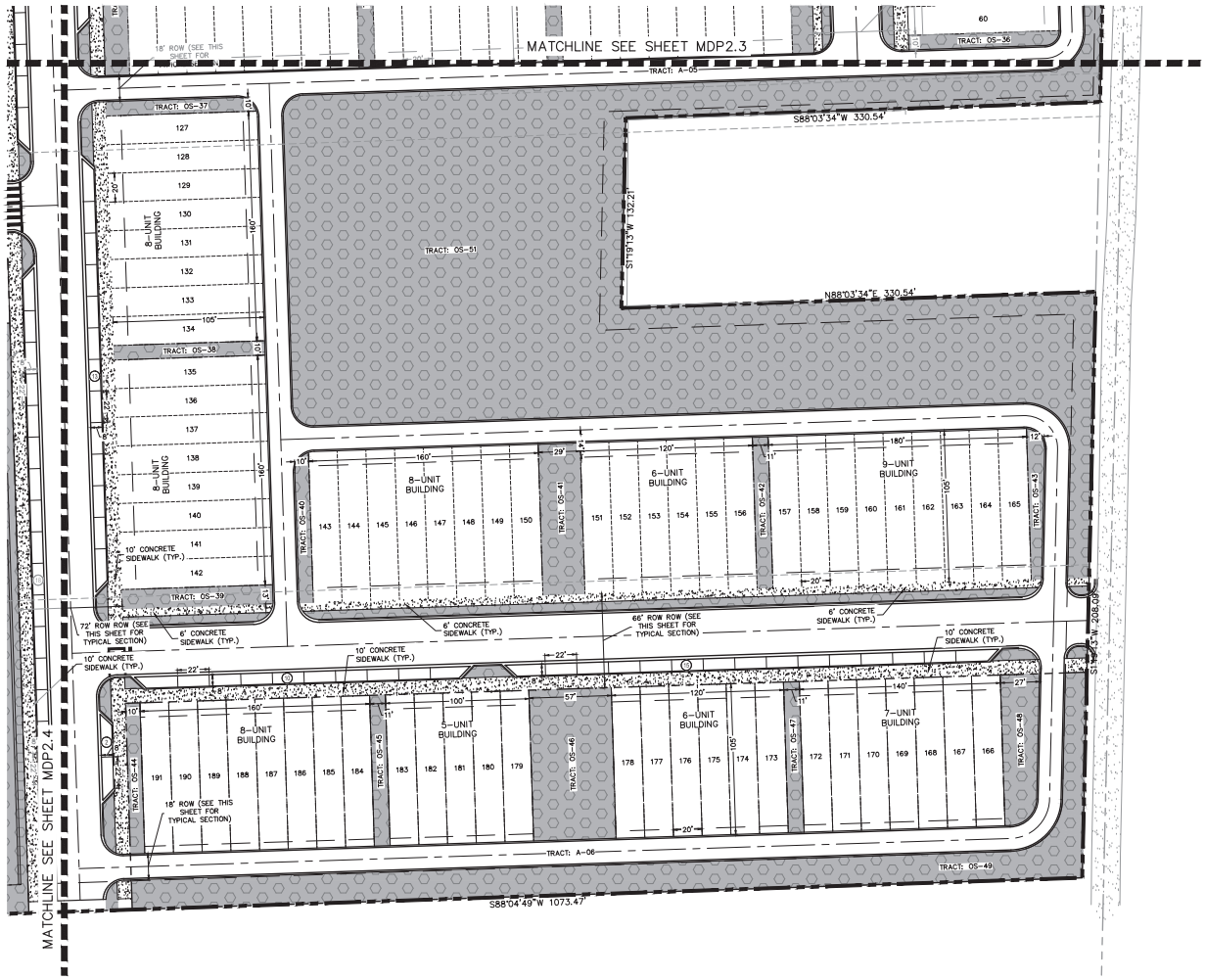
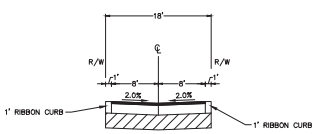
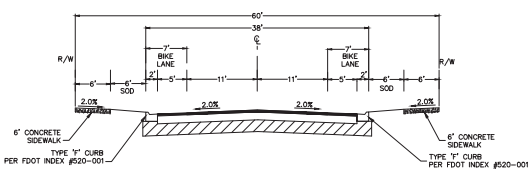
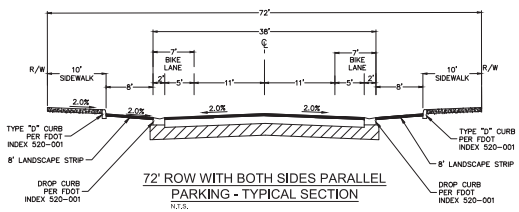




18' TYPICAL ALLEY SECTION
N.T.S.



60' RIGHT-OF-WAY - TYPICAL SECTION
N.T.S.



72' ROW WITH BOTH SIDES PARALLEL PARKING - TYPICAL SECTION
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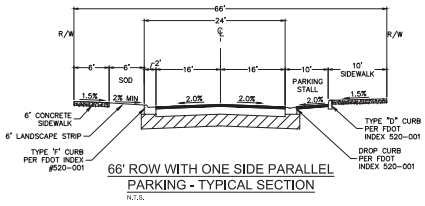
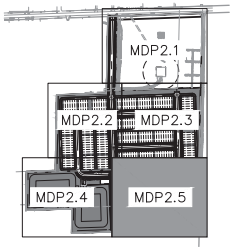


66' ROW WITH ONE SIDE PARALLEL PARKING - TYPICAL SECTION
N.T.S.



KEY MAP
SCALE: 1" = 500'

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- ROW
- LOT LINES
- TRACT LINES
- BUILDING SETBACKS
- OPEN SPACE
- CONCRETE SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

DATE: 08/29/2024

K-H PROJECT 249490000
DATE 08/29/2024
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

SITE PLAN

INB HOMES - KELLY PARK RD.
CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP2.5

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C2.1 SITE PLAN.dwg C2.5 SITE PLAN Aug 29, 2024 4:33pm by: Randy.Gonzalez
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INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER MDP3.0

OVERALL PAVING & GRADING & DRAINAGE PLAN

K-H PROJECT	24949000
DATE	08/29/2024
SCALE	AS SHOWN
DESIGNED BY	RMG
DRAWN BY	RMG
CHECKED BY	BSA

DATE: 08/29/2024

Kimley»Horn

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

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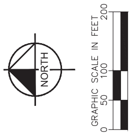
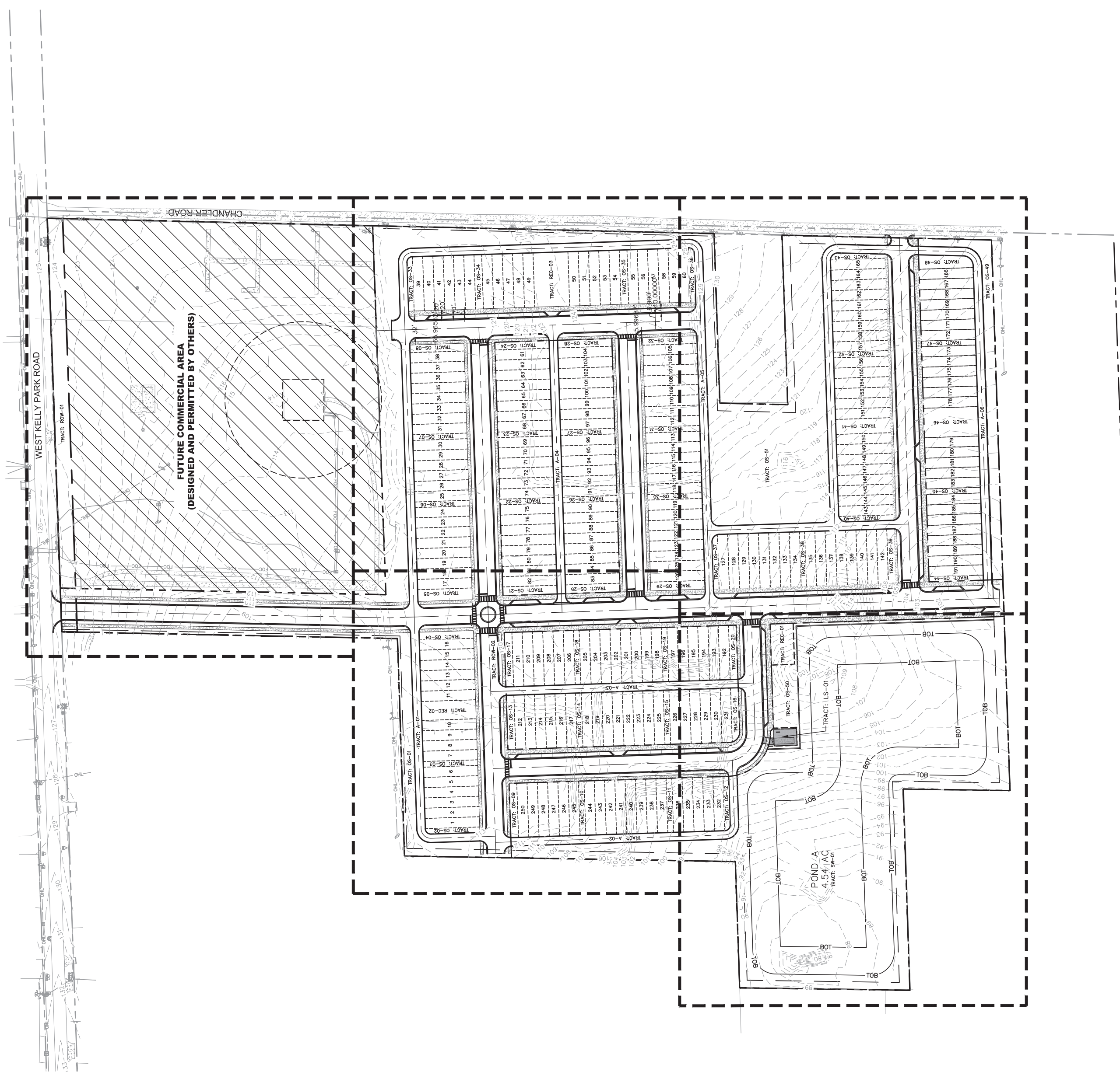


LEGEND

- PROPOSED SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTH
- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED DIRECTION OF STORM WATER RUNOFF



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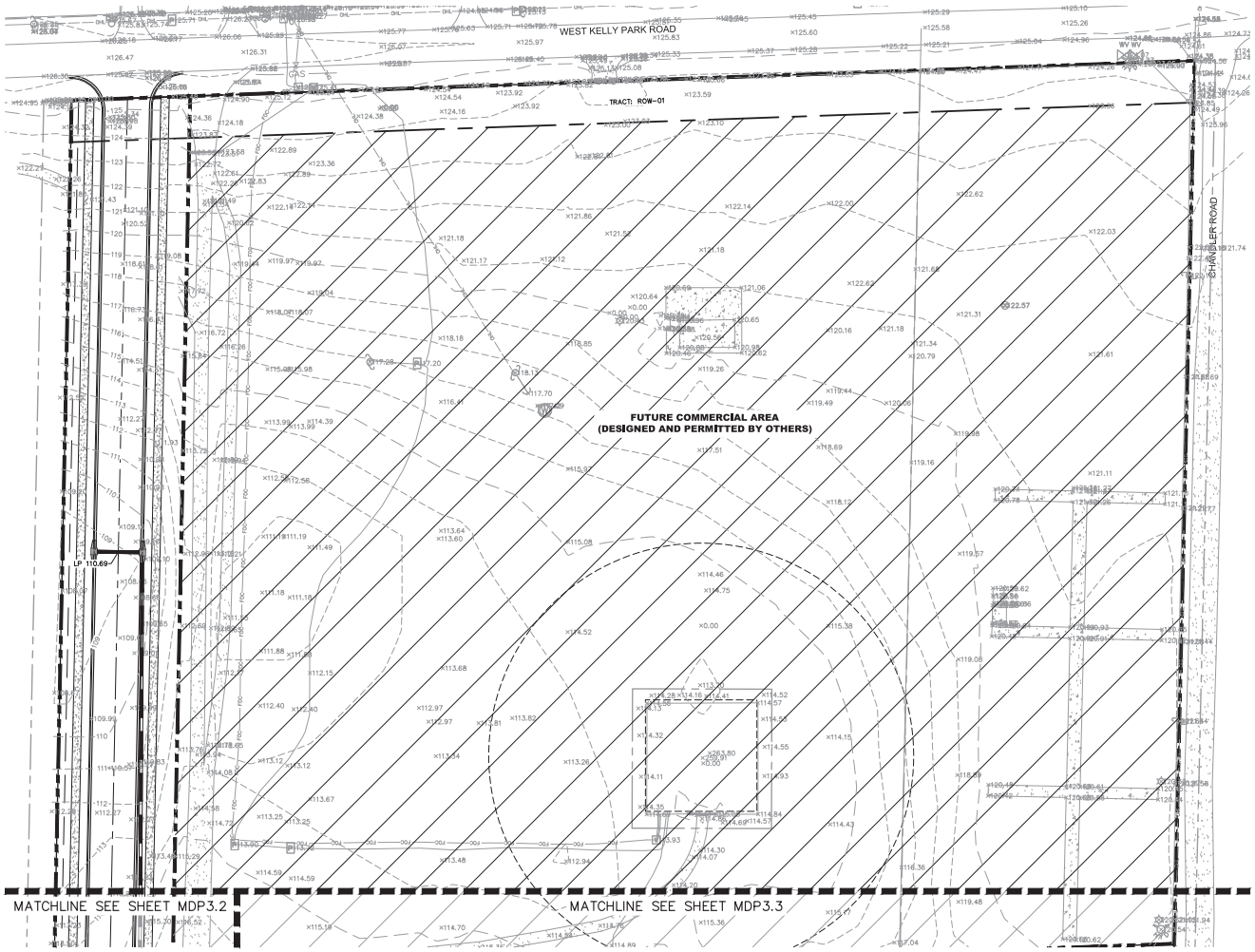
Drawing name: K:\ORL_Civil\24949000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C3.0 OVERALL PGD.dwg C3.0 OVERALL PGD Aug 29, 2024 4:33pm by: Randy.Gonzalez

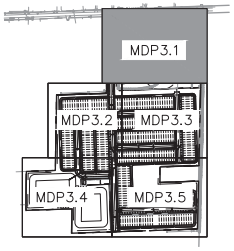


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPOSED SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED DIRECTION OF STORM WATER RUNOFF



KEY MAP
SCALE: 1" = 500'

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PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

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FLORIDA LICENSE NUMBER
DATE: 08/29/2024

K-H PROJECT 249490000
DATE 08/29/2024
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

PAVING GRADING & DRAINAGE PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP3.1

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C3.1 PGD.dwg C3.1 PGD Aug 29, 2024 4:34pm by: Randy.Gonzalez
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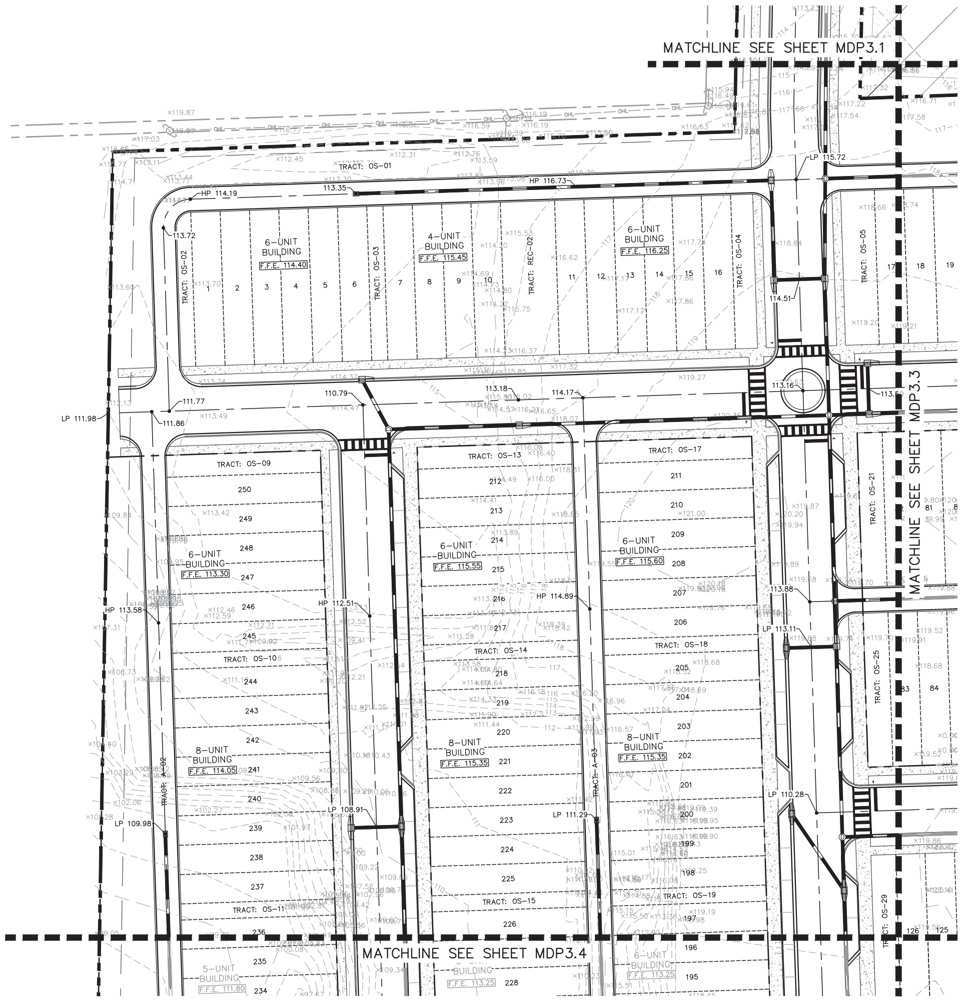
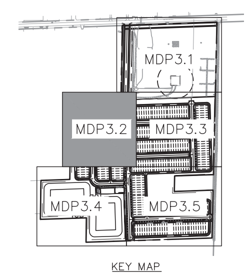


GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

LEGEND

- PROPOSED SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED DIRECTION OF STORM WATER RUNOFF



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SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

PAVING GRADING & DRAINAGE PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP3.2

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets – MDP\C3.1 PGD.dwg C3.2 PGD Aug 29, 2024 4:34pm by: Randy.Gonzalez
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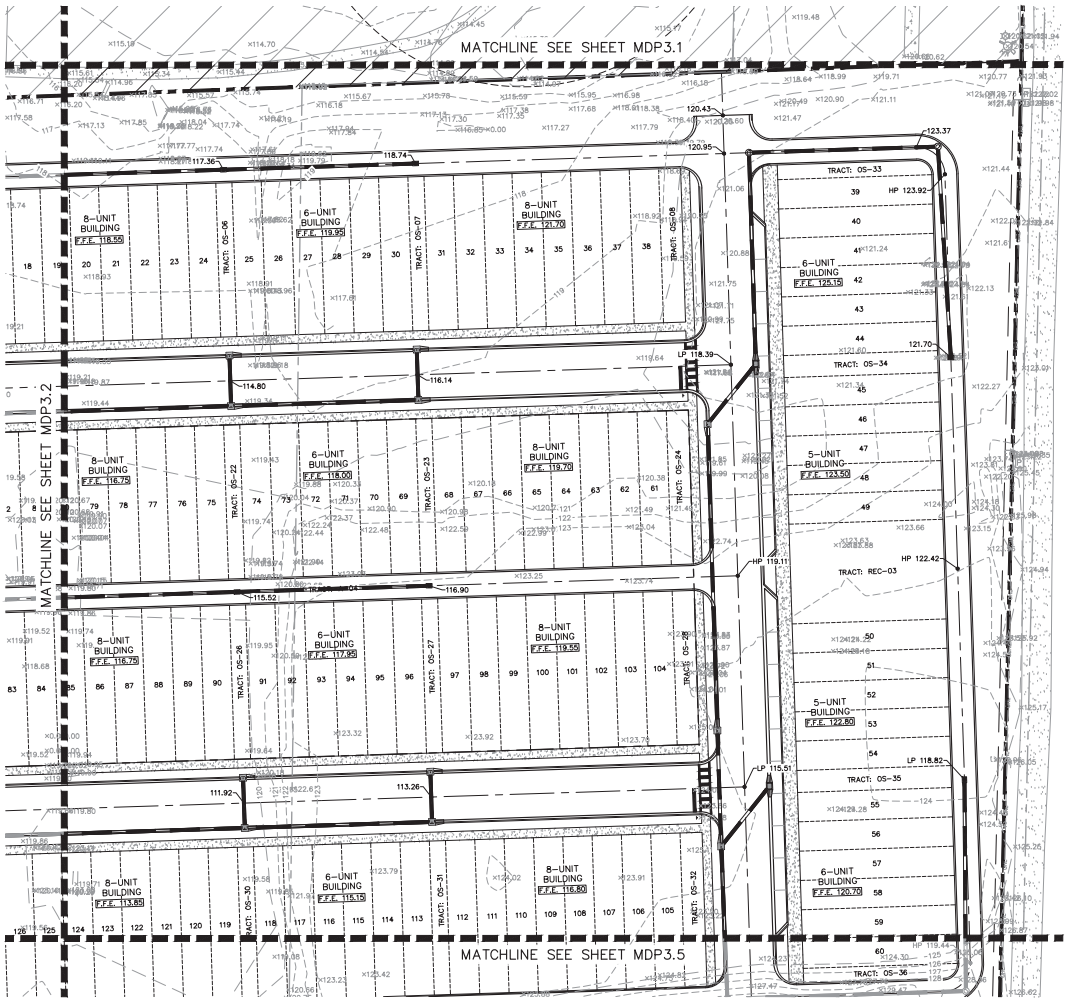

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPOSED SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
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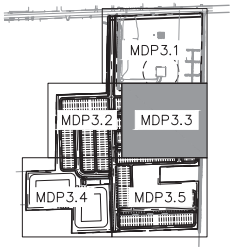

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STATE OF FLORIDA LICENSE NUMBER
DATE: 08/29/2024

K-H PROJECT 249490000
DATE 08/29/2024
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DRAWN BY ---
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PAVING GRADING & DRAINAGE PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP3.3

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C3.1 PGD.dwg C3.3 PGD Aug 29, 2024 4:34pm by: Randy.Gonzalez
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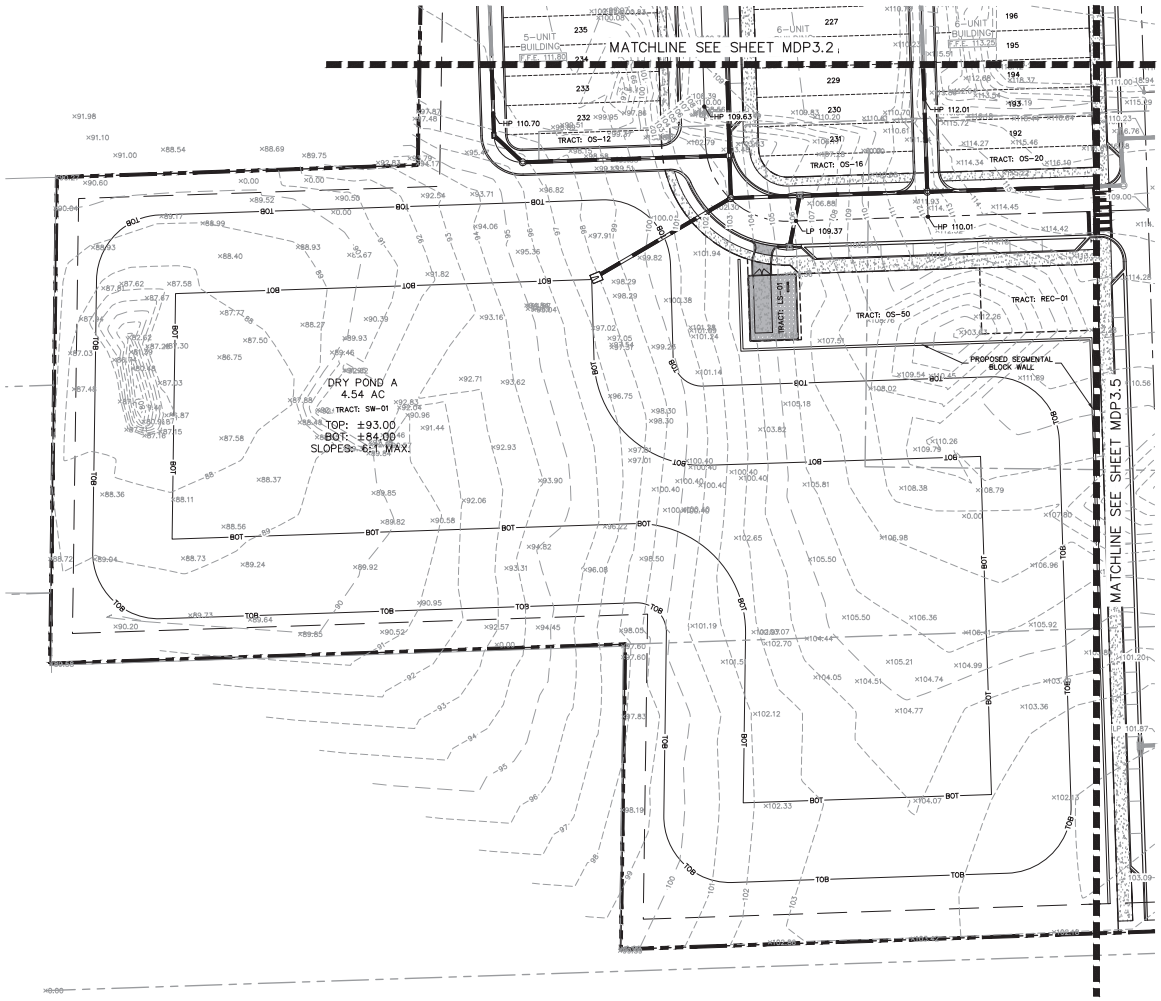

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPOSED SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
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- PROPOSED CURB INLET
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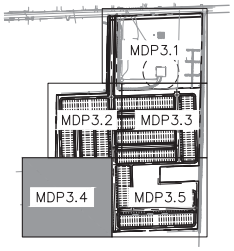

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DATE: 08/29/2024

K-H PROJECT 249490000
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DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

PAVING GRADING & DRAINAGE PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP3.4

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C3.1 PGD.dwg C3.4 PGD Aug 29, 2024 4:34pm by: Randy.Gonzalez
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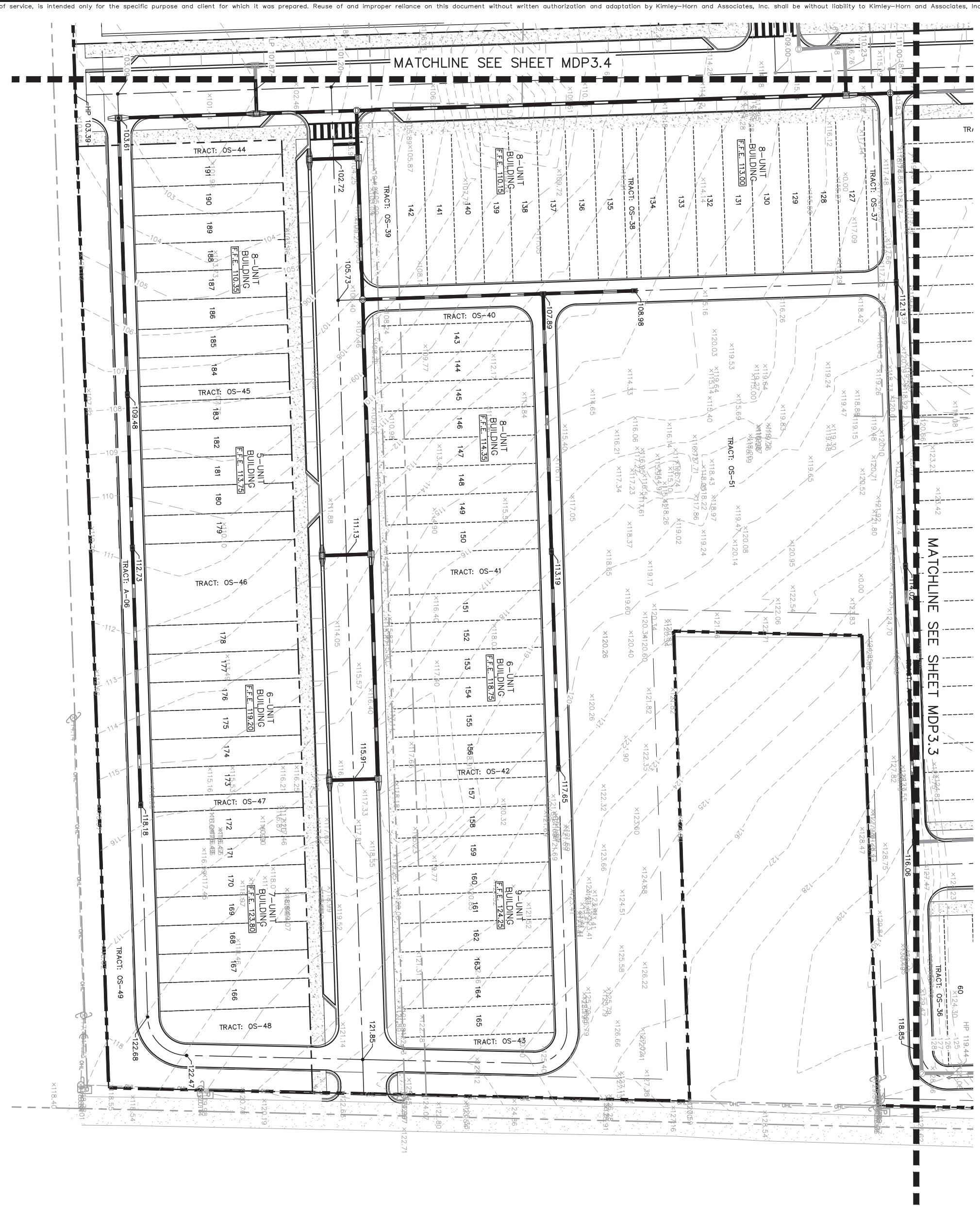
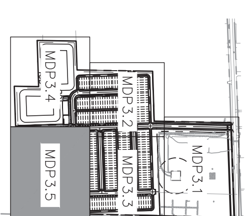


LEGEND

- PROPOSED SIDEWALK
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)
- PROJECT BOUNDARY
- BUILDING SETBACK
- LOT LINE
- EXISTING GRADES
- PROPOSED GRADES
- PROPOSED STORM PIPE
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED DIRECTION OF STORM WATER RUNOFF

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



KEY MAP
SCALE: 1" = 500'

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SHEET NUMBER	MDP3.5
	INB HOMES - KELLY PARK RD.
	CITY OF APOPKA FLORIDA
	PAVING GRADING & DRAINAGE PLAN
K-H PROJECT	249490000
DATE	08/29/2024
SCALE	AS SHOWN
DESIGNED BY	---
DRAWN BY	---
CHECKED BY	---
DATE:	08/29/2024

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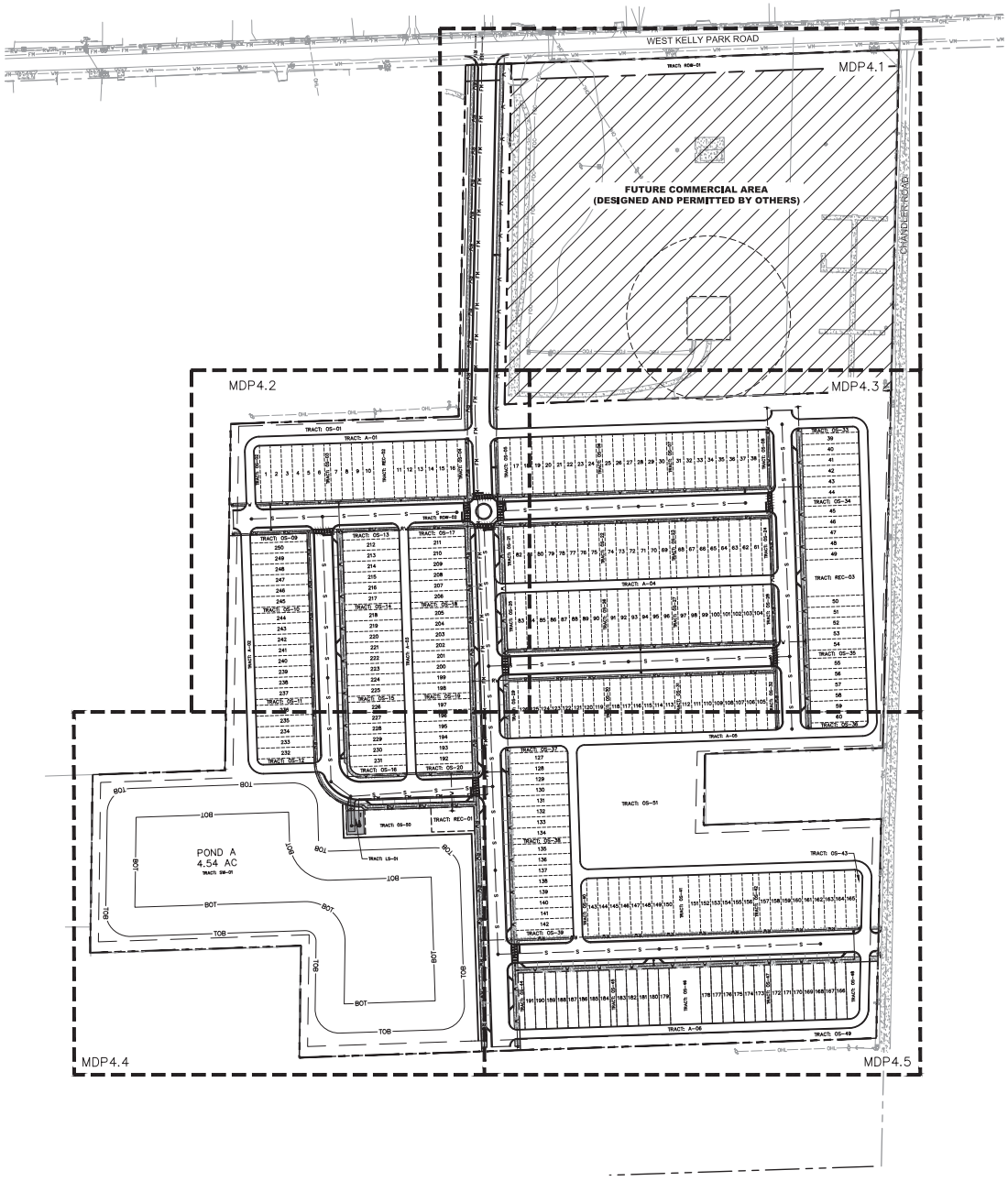
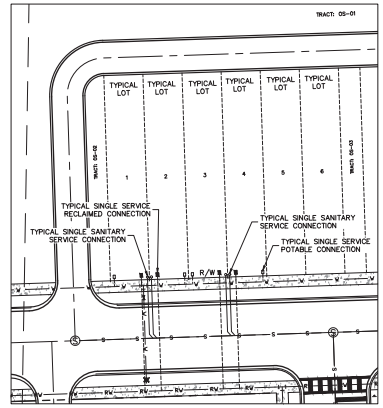
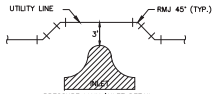




TYPICAL SINGLE SERVICE CONNECTIONS
SCALE: 1"=30'



PRESSURE MAIN/INLET DETAIL
N.T.S.

NOTE:
NO PIPE DEFLECTION ALLOWED.
APPROPRIATE FITTINGS MUST BE USED.

NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- PROPERTY BOUNDARY
- PROPOSED WATER LINE
- PROPOSED REUSE WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING REUSE WATER LINE
- EXISTING FORCE MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)

NOTES:

1. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF CONSTRUCTION SITE PLANS (CSP).
2. THE SIZE, LOCATION AND POINTS OF CONNECTION FOR WATER, WASTEWATER AND RECLAIMED WATER MAINS SHALL BE FINALIZED AT TIME OF CONSTRUCTION SITE PLANS (CSP) REVIEW.
3. ALL FIRE HYDRANT (TYP.) MUST MAINTAIN 36" CLEAR AROUND.
4. FIRE HYDRANT (TYP.) SHALL BE MARKED WITH BLUE ROAD REFLECTORS.
5. THE PROPOSED FIRE AND LIFE SAFETY SYSTEMS SHALL FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION.

KELLY PARK AVERAGE DAILY WATER DEMAND

POTABLE WATER:	87,500 GPD (250 UNITS X 350 GPD/UNIT)
WASTEWATER:	75,000 GPD (250 UNITS X 300 GPD/UNIT)

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DATE: 08/29/2024

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OVERALL UTILITY PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP4.0

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C4.0 OVERALL UTILITY PLAN.dwg C4.0 OVERALL UTILITY PLAN Aug 29, 2024 4:35pm by: Randy.Gonzalez
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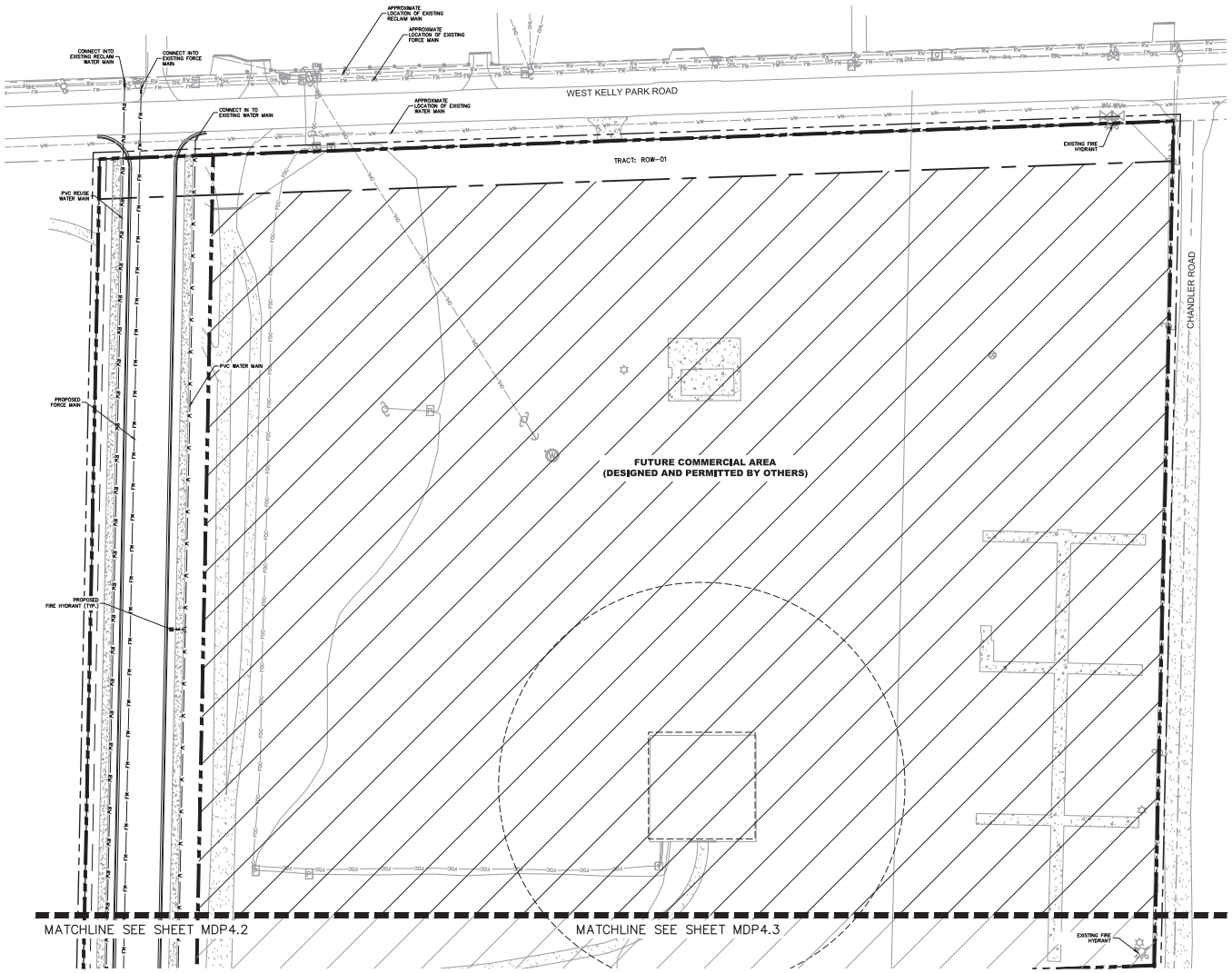

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- PROPOSED WATER LINE
- PROPOSED REUSE WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING REUSE WATER LINE
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- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
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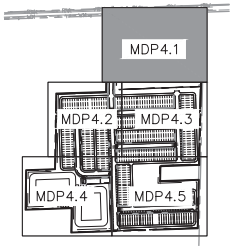

KEY MAP
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UTILITY PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP4.1

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C4.1 UTILITY PLAN.dwg C4.1 UTILITY PLAN Aug 29, 2024 4:35pm by: Randy.Gonzalez
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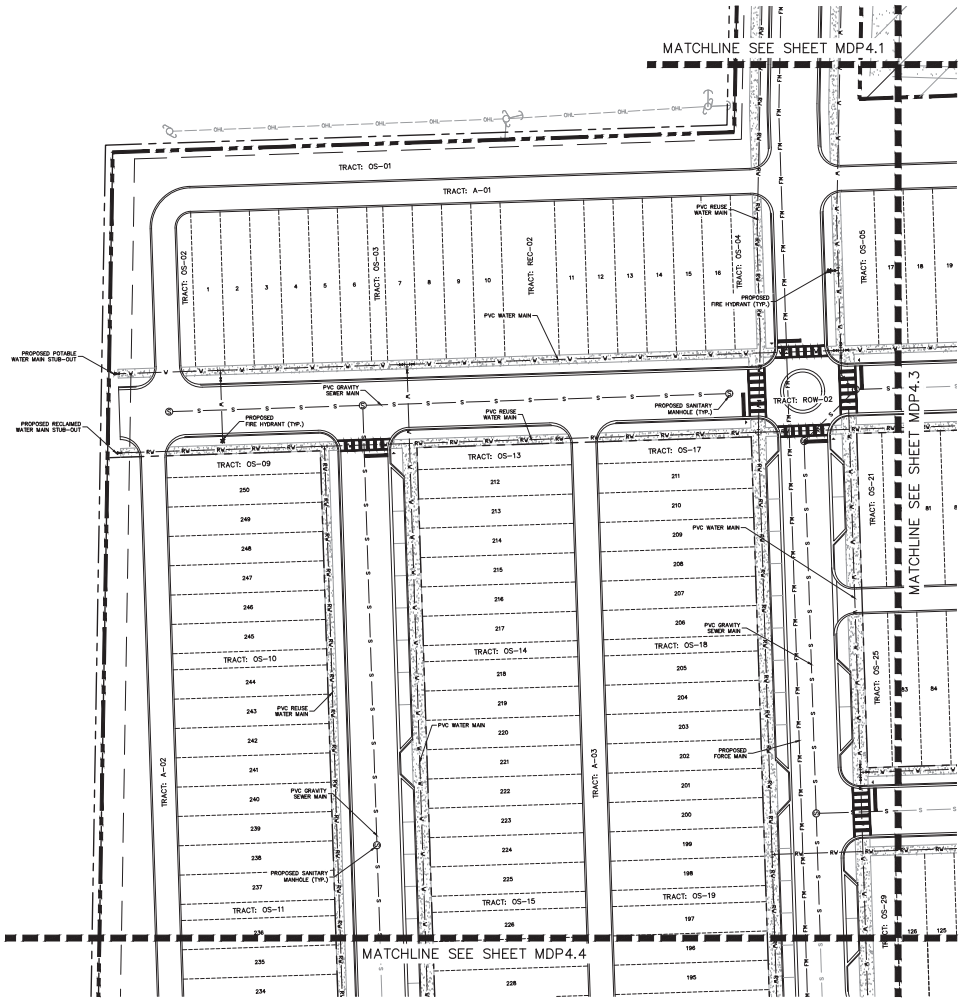

NORTH

GRAPHIC SCALE IN FEET
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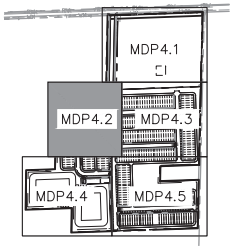

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DATE: 08/29/2024

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DATE 08/29/2024
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UTILITY PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP4.2

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C4.1 UTILITY PLAN.dwg C4.2 UTILITY PLAN Aug 29, 2024 4:35pm by: Randy.Gonzalez
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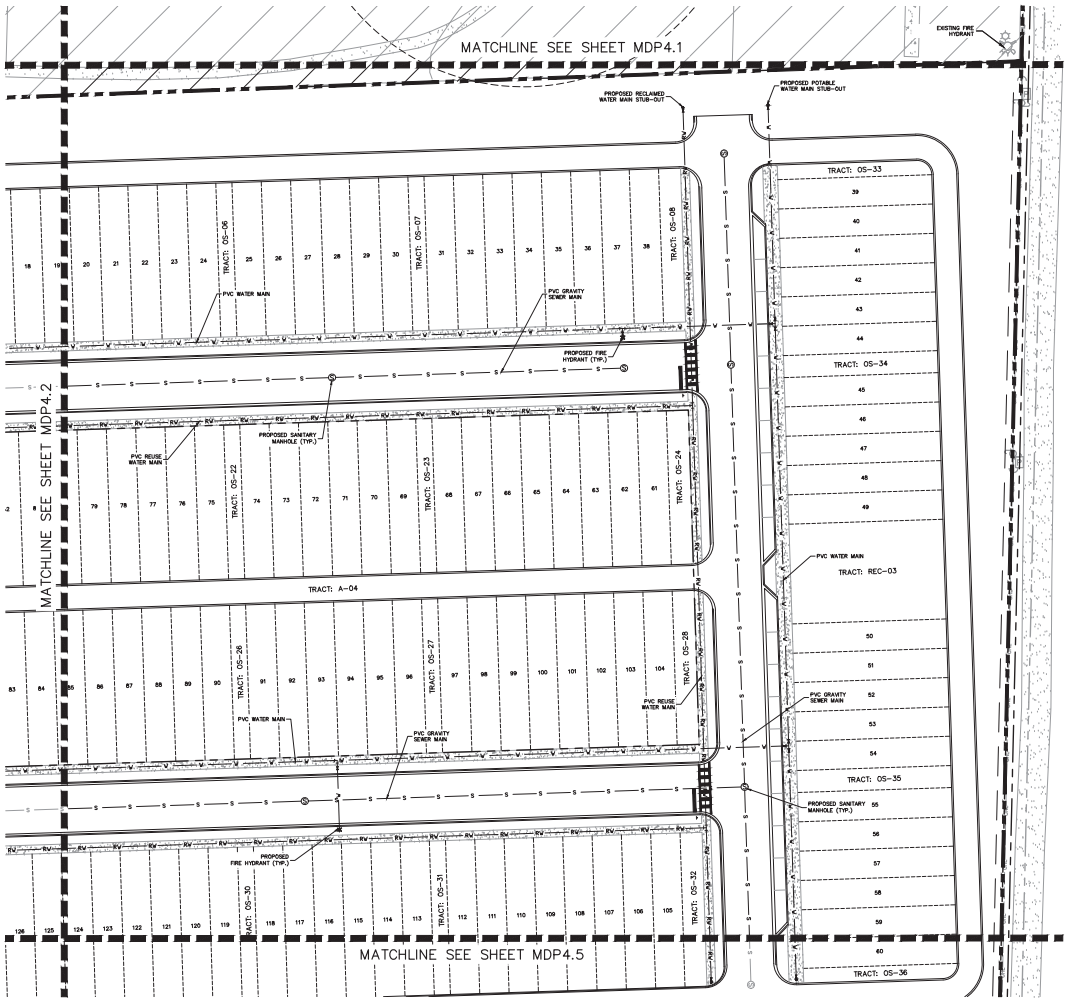

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LEGEND

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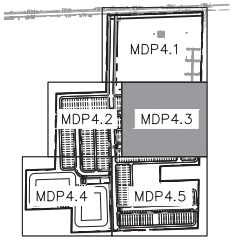

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PHONE: 407-898-1511
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REGISTERED PROFESSIONAL ENGINEER BY: E. N. [illegible]
FLORIDA LICENSE NUMBER
DATE: 08/29/2024

K-H PROJECT 249490000
DATE 08/29/2024
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

UTILITY PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP4.3

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C4.1 UTILITY PLAN.dwg C4.3 UTILITY PLAN Aug 29, 2024 4:35pm by: Randy.Gonzalez
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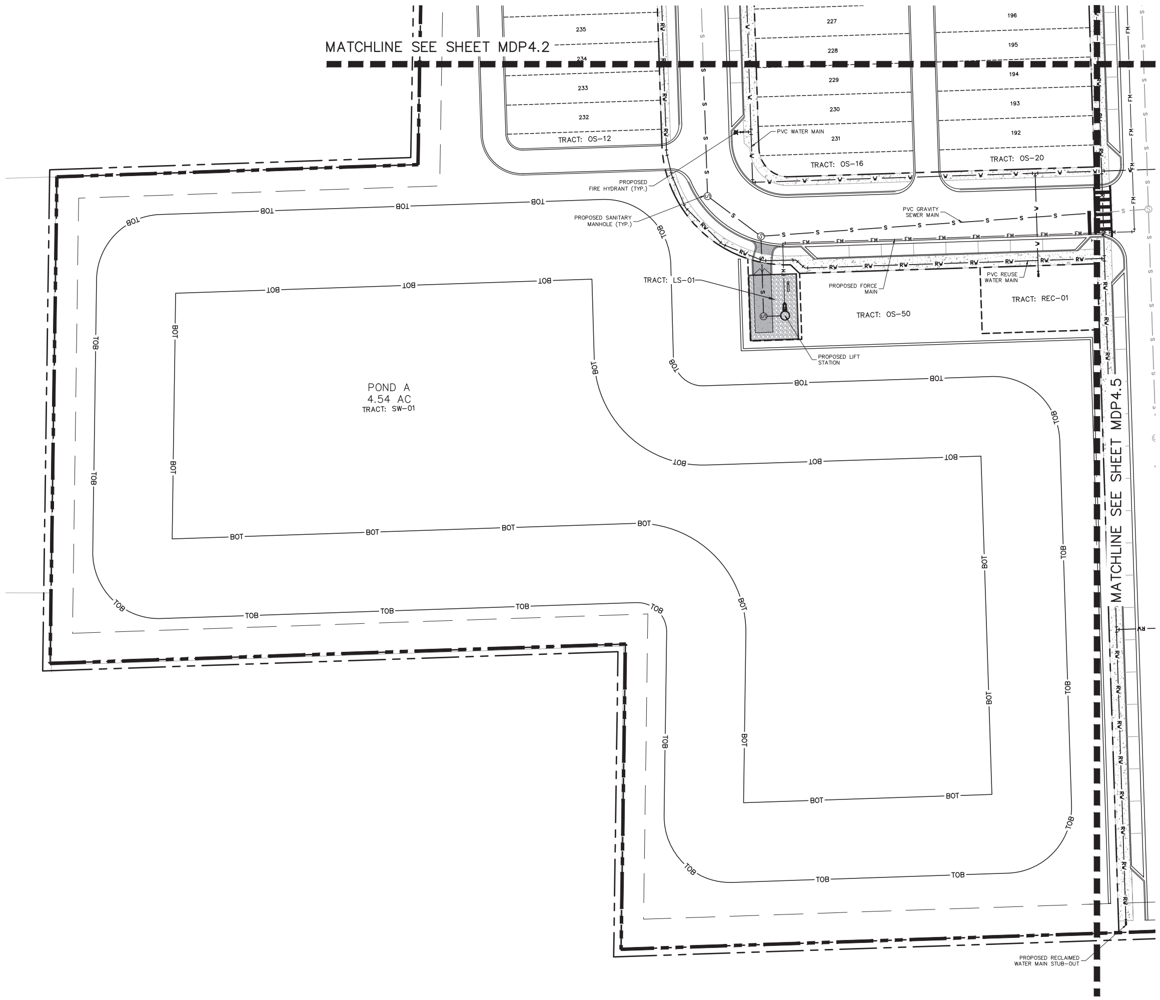

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GRAPHIC SCALE IN FEET
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LEGEND

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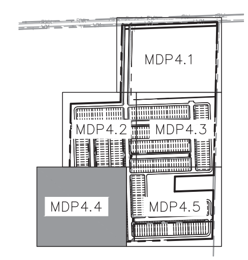

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DRAWN BY ---
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UTILITY PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

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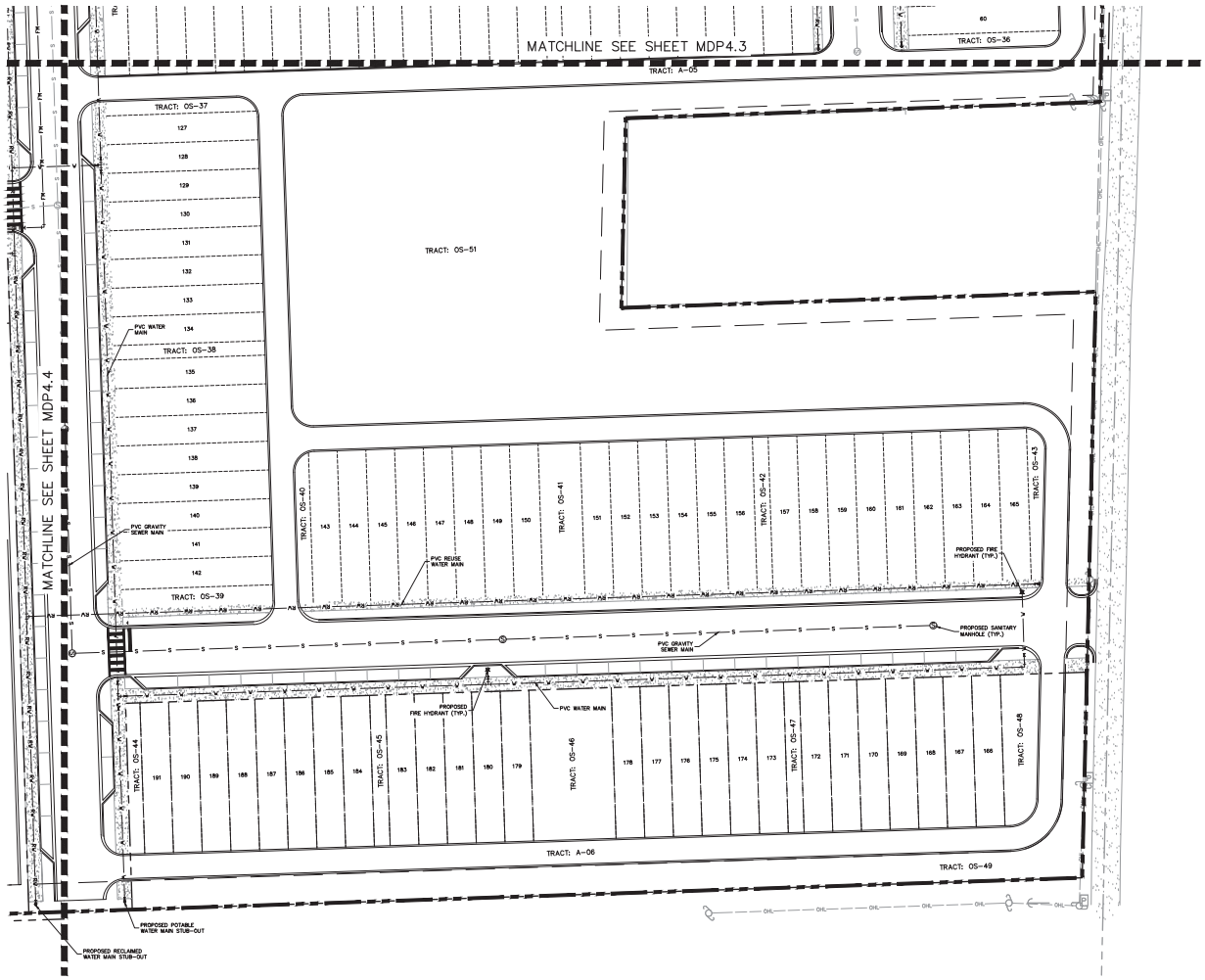
Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets – MDP\C4.1 UTILITY PLAN.dwg C4.4 UTILITY PLAN Aug 29, 2024 4:35pm by: Randy.Gonzalez

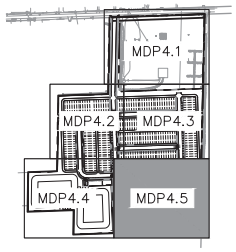


NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROPERTY BOUNDARY
- PROPOSED WATER LINE
- PROPOSED REUSE WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING REUSE WATER LINE
- EXISTING FORCE MAIN
- EXISTING OVERHEAD ELECTRIC
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- FUTURE COMMERCIAL AREA (DESIGNED AND PERMITTED BY OTHERS)



KEY MAP
SCALE: 1" = 500'

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

No.	REVISIONS	DATE	BY

Kimley»Horn
200 S ORANGE AVE, SUITE 600, ORLANDO, FL 32801
PHONE: 407-898-1511
WWW.KIMLEY-HORN.COM REGISTRATION No. 35106

DATE: 08/29/2024

K-H PROJECT 249490000
DATE 08/29/2024
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

UTILITY PLAN

INB HOMES - KELLY PARK RD.

CITY OF APOPKA FLORIDA

SHEET NUMBER
MDP4.5

Drawing name: K:\ORL_Civil\249490000-Kelly Park Mixed Use\CADD\CONST\PlanSheets - MDP\C4.1 UTILITY PLAN.dwg C4.5 UTILITY PLAN Aug 29, 2024 4:35pm by: Randy.Gonzalez
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MINOR DEVELOPMENT PLAN
DUNKIN' DONUTS - APOPKA
ROCK SPRINGS ROAD, APOPKA, FL

PARCEL I.D. No. PORTION OF 33-20-28-0000-00-033, 33-20-28-0000-00-042, & 33-20-28-0000-00-048

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

APPLICANT: HZ O DONUTS, LLC
4415 HWY 6
SUGAR LAND, TX 77478
PHONE: 321-258-5084
EMAIL: NSTING@COFFEEHZGROUP.COM

ARCHITECT: MRV ARCHITECTS, INC.
5105 TOLLVIEW DR, SUITE 201
ROLLING MEADOWS, IL 60008
PHONE: 224-318-2140
EMAIL: CAITLYND@MRVARCH.COM

GEOTECHNICAL: UNIVERSAL ENGINEERING SERVICES
3532 MAGGIE BOULEVARD
ORLANDO, FL 32811
PHONE: 407-423-0504
EMAIL: EMOBAREZI@TEAMUES.COM

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

LANDSCAPE: RAVENSDALE PLANNING & DESIGN
5106 SOUTH POINT DRIVE
INVERNESS,FL 34450
PHONE: 407-647-1213
EMAIL: RAVSVM@OUTLOOK.COM

PERMITTING AGENCIES
CITY OF APOPKA: SITE DEVELOPMENT
S.J.R.W.M.D.: ENVIRONMENTAL RESOURCE PERMIT (MODIFICATION)

UTILITY COMPANIES

WATER	CITY OF APOPKA	407-703-1685
SEWER	CITY OF APOPKA	407-703-1685
ELECTRIC	DUKE ENERGY	407-905-3321
PHONE | FIBER	CENTURYLINK	877-366-8344
PHONE | FIBER	CHARTER COMMUNICATIONS	407-532-8509
GAS	LAKE APOPKA NATURAL GAS DISTRICT	407-656-2734
PHONE | FIBER	ZAYO GROUP / FORMERLY LIGHTWAVE, LLC	406-496-6510

SITE VICINITY MAP

SCALE: 1" = 2000'

PROJECT DESCRIPTION:
THE PROJECT WILL INCLUDE A 1,747 SQUARE FOOT DRIVE THRU DUNKIN DONUTS BUILDING ALONG WITH SIXTEEN (16) PARKING SPACES AND ASSOCIATED UTILITIES AND STORMWATER INFRASTRUCTURE. THE SITE WILL DRAIN THE STORMWATER RUNOFF INTO AN EXISTING MASTER STORMWATER SYSTEM THAT WAS PART OF THE LUX CARWASH APOPKA PROJECT. THE PROJECT WILL ALSO INCLUDE UTILITY CONNECTIONS TO THE MASTER INFRASTRUCTURE OF THE APPROVED LUX CARWASH APOPKA PROJECT.

LEGAL DESCRIPTION:
LOT 2, LUX CAR WASH, ACCORDING TO THE PLAT THEREOF AS RECORDED ON PLAT BOOK ____, PLAT ____, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PLAN INDEX

C-1	COVER SHEET
C-2	BOUNDARY AND TOPOGRAPHIC SURVEY
C-3	LEGEND, NOTES AND SPECIFICATIONS
C-4	STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN
C-5	STORMWATER POLLUTION PREVENTION PLAN (NOTES AND DETAILS)
C-6	OVERALL SITE PLAN
C-6A	PARKING PLAN
C-7	SITE GEOMETRY PLAN
C-8	SITE PAVING, GRADING AND DRAINAGE PLAN
C-9	SITE UTILITY PLAN
C-10	VEHICLE TRACKING
C-11	CROSS SECTIONS
C-12	SITE CONSTRUCTION DETAILS
C-13	CITY OF APOPKA UTILITY DETAILS
L-100	SITE LANDSCAPE PLAN
	COLOR RENDERINGS
A-1.0	FLOOR PLAN
A-5.0	EXTERIOR ELEVATION
A-5.1	EXTERIOR ELEVATION
SP-1.2	DUMPSTER ENCLOSURE DETAILS
SL-1	SITE LIGHTING PLAN

DATE		REVISIONS	BY	CHECKED
08/29/24	1	REVISED PER CITY COMMENTS	SMT	GRC

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

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

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

Gregory R Crawford
Digitally signed by Gregory R Crawford
Date: 2024.09.04 15:17:17 -04'00'

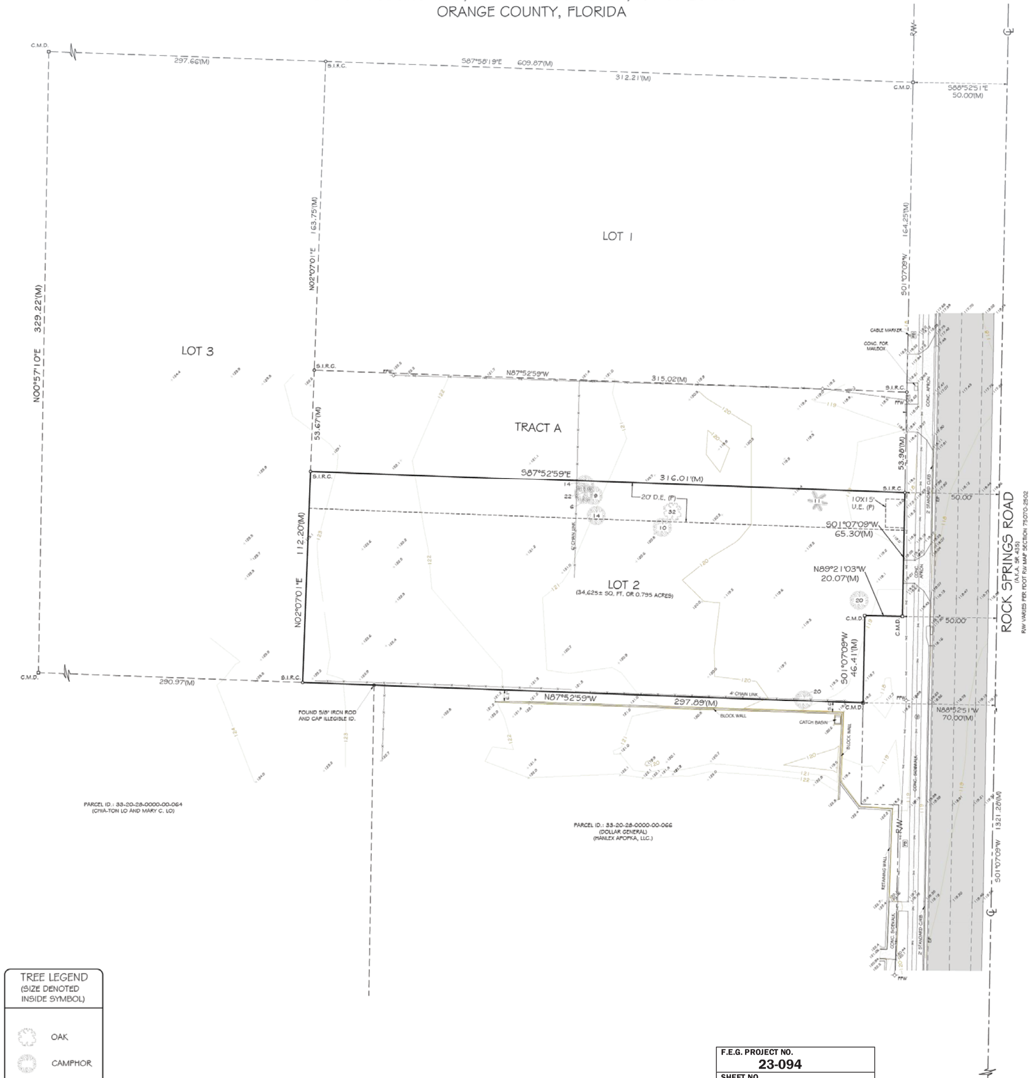
23-094 Cover.dwg

BOUNDARY SURVEY

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

NORTH

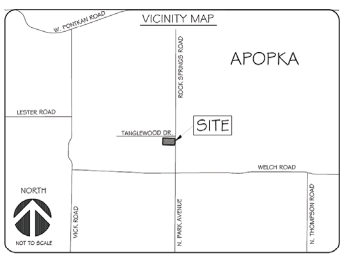
GRAPHIC SCALE 0 15 30 60
1 INCH = 30 FEET



LEGAL DESCRIPTION

LOT 2, LUX CAR WASH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK ___, PAGE ___, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

VICINITY MAP



LEGEND AND ABBREVIATIONS:

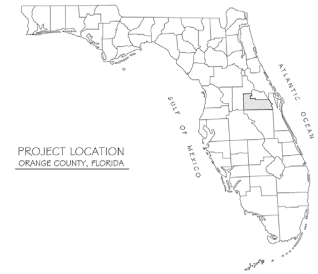
±	MORE OR LESS	☼	LIGHTPOLE
(D)	DEED		SIGN
(P)	PLAT	PB	WIRE PULL BOX
(M)	FIELD MEASUREMENT	E	ELECTRIC METER
C.M.D.	CONC. MONUMENT W/ DISK "PRM LB 7345"	W	WATER METER
O.R.B.	OFFICIAL RECORDS BOOK	T	TELEPHONE RISER
R/W	RIGHT OF WAY	S	SANITARY MANHOLE
℄	CENTERLINE	D	DRAINAGE MANHOLE
CONC.	CONCRETE		BOUNDARY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

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

OAK
CAMPHOR
PALM

F.E.G. PROJECT NO.	23-094
SHEET NO.	C-2
SHEET 2	OF 21

PROJECT LOCATION
ORANGE COUNTY, FLORIDA



SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENTS AS DERIVED FROM THE TRIMBLE VRS NOW NETWORK. AS A REFERENCE FOR THIS SURVEY, THE WESTERLY RIGHT OF WAY LINE OF ROCK SPRINGS ROAD, HAS A BEARING OF N01°07'09"E (M).
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 12095C0110H, EFFECTIVE DATE SEPTEMBER 24, 2021, THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA. FLOOD ZONE DETERMINATION WAS PERFORMED BY GRAPHICALLY PLOTTING ONTO FLOOD RATE INSURANCE MAPS PREPARED BY FEMA. THERE HAS BEEN NO FIELD SURVEYING PERFORMED BY THIS FIRM TO DETERMINE THIS FLOOD ZONE. THIS IS THE PROFESSIONAL OPINION OF CANVAS LAND SURVEYING, LLC. THE LENDER (IF ANY) MAKES THE FINAL DETERMINATION AS TO THE REQUIREMENT OF FLOOD INSURANCE OR NOT. WE ASSUME NO RESPONSIBILITY FOR ACTUAL FLOODING CONDITIONS.
3. LEGAL DESCRIPTION AS PROVIDED BY THE CLIENT.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF "COMMITMENT FOR TITLE INSURANCE".
5. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. VERTICAL DATUM SHOWN HEREON IS REFERENCED TO ORANGE COUNTY BENCHMARK "L1305013" (3-1/2" ALUMINUM O.C. DISK IN CONCRETE CURB INLET), HAVING AN ELEVATION OF 118.951 FEET (NAVD 88).
7. THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE ROAD 435, ORANGE COUNTY, SECTION 75070-2505, WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
8. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
9. WETLAND AREAS, IF ANY, WERE NOT ADDRESSED AS PART OF THIS SURVEY.
10. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
11. SUBJECT PARCEL CONTAINS: ± 0.795 ACRES.
12. FIELD WORK COMPLETED ON 03/26/2024.
13. THIS SURVEY AND THE COPIES THEREOF ARE NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL.

JOB NO. J660	COMMITMENT NO.

CERTIFIED TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FOURTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES

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

Luke P Fulford
2024.03.29
13:38:36 -04'00'

CANVAS LAND SURVEYING

REVISIONS

FB/PG	DATE	DRAWN	CHK
	03/29/24	L.P.F.	INITIAL RELEASE

CLIENT: DUNKIN DONUTS
JOB NO. J660
DRAWING DATE: 03/28/2024 DRAWN BY: LPF
DATE OF SURVEY: 03/26/2024
FILE: DUNKIN DONUTS ROCK SPRINGS RD.DWG

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

BOUNDARY SURVEY OF LAND
-FOR-
DUNKIN DONUTS

SHEET 1 OF 1

23-094 Survey.dwg

GENERAL NOTES:

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

GEOMETRY NOTES:

1. THESE PLANS ARE BASED ON A SURVEY PREPARED FOR THE OWNER BY CANVAS LAND SURVEYING AND DATED 03/26/2024.
2. REFER TO SHEET C-2 FOR REFERENCED BENCHMARK.
3. CONTRACTOR SHALL STAKE ALL IMPROVEMENTS USING THE GEOMETRIC DATA PROVIDED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLETELY STAKE & CHECK ALL IMPROVEMENTS TO ENSURE ADEQUATE POSITIONING, BOTH HORIZONTAL & VERTICAL, PRIOR TO THE INSTALLATION OF ANY IMPROVEMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY APPARENT DISCREPANCIES ARE FOUND.
4. ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
5. CONTRACTOR SHALL VERIFY THE ACCURACY OF THE BUILDING GEOMETRY SHOWN WITH THAT IN THE FINAL ARCHITECTURAL DRAWINGS, PRIOR TO STAKE-OUT, & SHALL NOTIFY OWNER & ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

MARKING, STRIPING, & SIGNAGE NOTES:

1. ALL MARKINGS MUST COMPLY WITH THE F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS, MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND THE CITY OF APOPKA LAND DEVELOPMENT CODE. PARKING SPACES SHALL BE F.D.O.T. RATED PAINT. ALL OTHER MARKINGS MUST BE THERMOPLASTIC.
2. HANDICAP PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH FLORIDA STATUTE 316, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND OTHER APPLICABLE STANDARDS. REFER TO F.D.O.T. ROADWAY & TRAFFIC DESIGN STANDARDS INDEX 17355 FOR HANDICAP SYMBOL.
3. HANDICAP SIGN SHALL BE F.D.O.T. SPECIFICATIONS.
4. HANDICAP RAMPS, PARKING SPACES, SIDEWALKS, AND CROSSWALKS MUST COMPLY WITH THE AMERICAN DISABILITIES ACT (ADA) AND MEET F.D.O.T. DESIGN STANDARDS
5. ALL TRAFFIC SIGNAGE AND ALUMINUM COLUMN (DRIVEN POST) MATERIALS AND INSTALLATION SHALL CONFORM TO F.D.O.T. INDEX 700-0110. ALL PROPOSED TRAFFIC SIGNS SHALL BE INSTALLED TO PROVIDE A MINIMUM OF 7' OF CLEARANCE FROM BOTTOM OF SIGN TO THE GROUND.

PAVING, GRADING, & DRAINAGE NOTES:

1. ALL CONSTRUCTION, INCLUDING SIDEWALKS, SHALL BE IN ACCORDANCE WITH CITY OF APOPKA CONSTRUCTION SPECIFICATIONS AND OTHER GENERAL AND SPECIAL SPECIFICATIONS, AND THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, UNLESS STATED OTHERWISE IN THE SPECIFICATIONS OR ON THE PLANS.
2. SUBSURFACE INFORMATION PROVIDED WITH THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT.
3. THE LOCATIONS OF EXISTING UTILITIES AND STORM DRAINAGE SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY. PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY FASHION TO MINIMIZE IMPACT ON THE CONSTRUCTION SCHEDULE. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE RELOCATION OF THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
4. ALL FILL MATERIAL IN GENERAL IMPROVEMENT AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE SOIL'S MODIFIED PROCTOR MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-180. SPECIFIC SITE PREPARATION METHODS, TYPE OF FILL TO BE USED FOR PARKING AND BUILDING AREAS, AND COMPACTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS (SEE GEOTECHNICAL REPORT PREPARED BY 0; PROJECT NO. 0) REFER TO STRUCTURAL, ARCHITECTURAL, AND GEOTECHNICAL DOCUMENTS FOR ANY WORK RELATED TO BUILDINGS AND OTHER VERTICAL ELEMENTS FOR SPECIFIC SITE IMPROVEMENT AND FILL REQUIREMENTS. THIS PLAN ONLY COVERS SITE RELATED IMPROVEMENTS AND INFRASTRUCTURE. REFER TO PAVEMENT SECTION DETAILS FOR MATERIAL AND COMPACTION REQUIREMENTS OF PAVEMENT SUBGRADE.
5. ALL UNDERGROUND UTILITIES INCLUDING CONDUIT FOR ELECTRICAL, CABLE TV, AND TELEPHONE SHALL BE INSTALLED PRIOR TO PAVEMENT CONSTRUCTION.
6. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY PROBLEMS REQUIRING DEVIATION FROM THESE PLANS AND SPECIFICATIONS.
7. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS OF ALL MAJOR ITEMS PROPOSED FOR THIS PROJECT TO THE ENGINEER PRIOR TO ORDERING ANY OF THE EQUIPMENT. UPON THE CONTRACTOR'S RECEIPT OF APPROVED SHOP DRAWINGS FROM THE ENGINEER, THE CONTRACTOR MAY PROCEED WITH THE WORK.
8. ALL DISTURBED AREAS MUST BE SODDED, UNLESS OTHERWISE NOTED ON THE PLANS. ALL SODDING MUST BE DONE IN ACCORDANCE WITH SECTION 570 OF THE FLORIDA DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
9. PROVIDE HANDICAP ACCESS WHERE SIDEWALKS MEET CURBS WITHIN THE PUBLIC RIGHT-OF-WAY.

WATER & SEWER UTILITY NOTES:

1. CONTRACTOR SHALL COORDINATE WITH CITY OF APOPKA FOR CONSTRUCTION OF THE WATER AND SEWER SYSTEMS. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THEIR SPECIFICATIONS AND REQUIREMENTS, AS APPLICABLE AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.
2. CONTRACTOR SHALL COORDINATE ALL WATER AND SEWER SYSTEM TEST SCHEDULING TO ALLOW ENGINEER'S ATTENDANCE AND PROVIDE FIVE (5) WORKING DAYS NOTICE OF WATER AND SEWER TESTS (WHICH INCLUDES: LOW PRESSURE AIR TEST (LATERALS); WATER SERVICE LINE (150 PSI); AND REUSE SERVICE LINE (150 PSI)). CONTRACTOR'S FAILURE TO PROPERLY NOTIFY ENGINEER MAY RESULT IN RETESTING AT ENGINEER'S OPTION AND AT CONTRACTOR'S EXPENSE.
3. ENGINEER RESERVES THE RIGHT TO WITHHOLD APPROVAL FOR ANY PORTION OF THE WATER OR SEWER PIPE WORK WHICH HAS NOT BEEN TESTED (OBSERVED BY ENGINEER) AND REPORTED TO CONFORM TO PROJECT SPECIFICATIONS.
4. SITE CONTRACTOR SHALL COORDINATE AND VERIFY ALL UTILITY SERVICES WITH FINAL ARCHITECTURAL DRAWINGS AND BUILDING CONTRACTOR.
5. CONTRACTOR SHALL VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.
6. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS MARKED UP WITH HORIZONTAL AND VERTICAL AS-BUILT INFORMATION ON LOCATION OF WATER MAINS, FITTINGS, AND WATER SERVICES LOCATED FROM CENTERLINE OF NEAREST FIRE HYDRANT OR NEAREST MANHOLE.
7. SITE UTILITY WORK SHALL TERMINATE 5 FEET FROM BUILDINGS UNLESS OTHERWISE STATED.
8. CONTRACTOR SHALL NOT ACTIVATE WATER SERVICE UNTIL THE FDEP HAS CLEARED THE SYSTEM FOR USE AND THE CLEARANCE LETTER HAS BEEN RECEIVED BY THE OWNER.

F.D.E.P. CONSTRUCTION NOTES:

UTILITY SEPARATION – VERTICAL CLEARANCE:

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

UTILITY SEPARATION HORIZONTAL SEPARATION:

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

CONSTRUCTION NOTES:

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

CONNECTION TO EXISTING WATER MAINS:

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

FILLING OF WATERMAINS:

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

EROSION CONTROL NOTES:

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

MATERIAL SPECIFICATIONS:

PAVING, GRADING, & DRAINAGE:

1. PAVING MATERIALS SHALL CONFORM WITH F.D.O.T. STANDARDS & SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
2. STORM DRAINS SHALL BE REINFORCED CONCRETE PIPE, PER ASTM C-76 CLASS III, UNLESS OTHERWISE SPECIFIED. LIFTING HOLES ARE PROHIBITED.
3. ALL STORM STRUCTURES SHALL CONFORM WITH F.D.O.T. STANDARD INDEX DRAWINGS & SPECIFICATIONS EXCEPT THAT DITCH BOTTOM INLETS IN PAVED AREAS SHALL HAVE TRAVERSABLE, TRAFFIC BEARING, GRATES SUPPORTED BY STEEL ANGLE SEATS OR SUPPORTED ON FOUR SIDES. GRATES SHALL BE CAST IRON UNLESS BICYCLE TRAFFIC IS ANTICIPATED.
4. ALL TYPE "P" STRUCTURE BOTTOMS SHALL BE ROUND UNLESS OTHERWISE SPECIFIED & SHALL HAVE 4 FEET MINIMUM DIAMETER.
5. ALL STORM PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX 430-001 AND SECTION 430-4 OF THE FDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION).
6. ALL STORM PIPE CONNECTIONS TO STORM STRUCTURES SHALL INCLUDE FILTER FABRIC WRAP PER FDOT INDEX 425-001.
7. ALL CONCRETE STORM STRUCTURES SHALL INCLUDE A DRAINAGE STRUCTURE INVERT PER FDOT INDEX 425-001.
8. ALL STORM INLET STRUCTURE GRATES SHALL BE CHAINED PER LOCKING GRATES TO INLETS PER FDOT INDEX 425-001.
9. CONTRACTOR SHALL COORDINATE STORM PIPE TEST SCHEDULING TO ALLOW ENGINEER'S ATTENDANCE AND ALLOW FIVE (5) WORKING DAYS NOTICE OF THE STORM PIPE LAMPING.

WATER MATERIAL:

GENERAL MATERIAL SPECIFICATIONS

MATERIAL USED IN THE CONSTRUCTION OF THE WATER DISTRIBUTION SYSTEM SHALL ADHERE TO THE REQUIREMENTS OUTLINED IN THE CITY OF APOPKA WATER DISTRIBUTION'S SPECIFICATION STANDARDS MANUAL. MOST CENTRAL FLORIDA UTILITY SUPPLY COMPANIES HAVE A COPY OF CITY OF APOPKA'S SPECIFICATION STANDARDS MANUAL.

SPECIAL NOTICE:
CITY OF APOPKA SPECIFICATIONS OFTEN ADD TO THE MANUFACTURER'S SPECIFICATIONS. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT: CITY OF APOPKA WATER DISTRIBUTION STANDARDS AND SPECIFICATIONS 407-703-1685.

SEE CITY OF APOPKA WATER MATERIAL SPECIFICATIONS AND DETAILS ARE ON SHEET C-13.

SEE CITY OF APOPKA WASTEWATER MATERIAL SPECIFICATIONS AND DETAILS ARE ON SHEET C-13.

CONCRETE CONSTRUCTION NOTES:

1. CONCRETE PRE-CONSTRUCTION MEETING
   - A. THE CONCRETE CONTRACTOR ALONG WITH THE CONCRETE PRODUCER MAY REQUEST THROUGH THE GENERAL CONTRACTOR FOR A PRE-CONSTRUCTION MEETING PRIOR TO CONCRETE PLACEMENT.
   - B. ATTENDEE: CONCRETE CONTRACTOR, CONCRETE PRODUCER, GENERAL CONTRACTOR, OWNER OR OWNER'S REPRESENTATIVE(S), ENGINEER OF RECORD, ARCHITECT, SITE CONTRACTOR, GEOTECHNICAL REPRESENTATIVE(S), ETC.
   - C. AGENDA: INCLUDE BUT NOT LIMITED TO THE FOLLOWINGS; (CONTRACTOR MAY CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION FOR PRE-CONSTRUCTION MEETING CHECK LISTS)
     - i. MIXTURE(S) APPROVAL
     - ii. CONCRETE TESTING: TYPE, LOCATION OF SAMPLINGS, ETC.
     - iii. CONCRETE DELIVERY: QUANTITY/HR, PUMP, CONVEYOR, ETC.
     - iv. PLACEMENT: METHOD, QUANTITY/DAY, STAGING & CLEAN OUT LOCATION, ETC.
     - v. FINISHING: CURING, JOINTING, ETC.
2. JOINTS FOR CONCRETE SLABS
   - A. GENERAL – A JOINTING PLAN FOR THE ENTIRE PAVING AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE ENGINEER OF RECORD (EOR) 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. THE CONTRACTOR MAY ALSO CONTACT THE FLORIDA CONCRETE & PRODUCTS ASSOCIATION (FC&PA) FOR TECHNICAL RESOURCES AND ASSISTANT.
     - i. A SQUARE JOINTING PATERN IS REQUIRED WHERE POSSIBLE. IF NECESSARY, RECTANGULAR PANELS CAN BE USED IF THE LONG DIMENSION IS NO MORE THAN 1.5 TIMES THE SHORT (e.g. 8' x 12'). JOINT SPACING SHALL NOT EXCEED THE FOLLOWING: 10 FEET IN A 4" THICK SLAB, 12 FEET IN A 5" THICK SLAB OR 15 FEET IN SLAB WITH THICKNESS OF 6" OR GREATER.
     - ii. BOX OUT AREA AROUND MANHOLES, CATCH BASINS, DRAINAGE STRUCTURES & OTHER BUILT-IN STRUCTURES WITHIN THE PAVING AREA SHALL BE CIRCULAR WHERE POSSIBLE. A MINIMUM OFFSET OF 12" FROM ANY EDGE OF THE STRUCTURE. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE. CONSTRUCTION & CONTROL JOINTS SHALL BE CONTINUOUS THROUGH ADJACENT LANES & EXTEND THROUGH INTEGRAL CURB. JOINTS CAN BE TERMINATED & OFFSET AT ISOLATION JOINTS. WHERE JOINTS INTERFACE ANY RADIUS OR CURVATURE, OFFSET A MINIMUM OF 12" FROM EDGE OF PAVEMENT AND FORM JOINT 90 DEGREE TO EDGE OF PAVEMENT TO AVOID ACUTE ANGLE OR SMALL WEDGES OF CONCRETE AT CURVATURES. OBTAIN A COPY OF THE FC&PA STANDARD DETAILS FOR REFERENCE.
   - B. CONSTRUCTION JOINTS – A CONSTRUCTION JOINT SEPARATES ONE DAY PLACEMENT TO THE NEXT DAY PLACEMENT. A CONSTRUCTION JOINT SHALL BE A MINIMUM OF 5 FEET FROM ANY ADJACENT CONTROL JOINT. NEXT DAY PLACEMENT SHALL BUTT UP TO THE EXISTING PAVEMENT AS A COLD JOINT. THE CONSTRUCTION JOINT MAY BE HAND-TOOLED WITH MAXIMUM 0.25" RADIUS AT THE EDGE OF THE JOINT.CONTROL JOINTS FROM BOTH PLACEMENT AREAS SHALL MATCH AND BE CONTINUOUS ACROSS THE CONSTRUCTION JOINT.
   - C. CONTROL/CONTRACTION JOINTS – CONTROL JOINTS ARE JOINTS WITHIN THE PAVING AREA FORMED THROUGH TOOLING OR SAW CUTTING. CONTROL JOINTS ESTABLISH WEAK PLANES TO RELIEVE STRESSES DUE TO SHRINKAGE OR TEMPERATURE CHANGE. INSTALL CONTROL JOINTS WITHIN 12 HRS FROM THE TIME THE CONCRETE HITS THE GROUND OR OBTAIN IN WRITING APPROVAL FROM THE EOR BEYOND THE 12-HR TIME LIMIT.
     - i. EARLY-ENTRY SAW CUTTING METHOD: CUT JOINT TO A MINIMUM OF 1" DEEP FOR PAVEMENT THICKNESS UP TO 8". CUTTING OF JOINT SHALL NOT CAUSE RAVELING TO THE EDGES OR DEFORMATION OF THE SURFACE DUE TO EQUIPMENT OR WORKER.
     - ii. OTHER METHODS: INSTALL JOINT TO A MINIMUM OF 1/3 OF PAVEMENT DEPTH. FINISH EDGES WITH 0.25" RADIUS. OPERATION SHALL NOT CAUSE ANY DEFORMATION OF THE SURFACE.
   - D. ISOLATION JOINTS – THESE JOINTS USE ISOLATION MATERIALS TO PREVENT FRESH CONCRETE FROM BONDING TO HARDENED CONCRETE SUCH AS, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, SIDEWALKS, DRAINAGE STRUCTURES, LIGHTING & SIGNAGE BASES, RETAINING WALLS, CURBS, ETC. THE ISOLATION MATERIAL SHALL EXTEND THE FULL-DEPTH OF THE FRESH CONCRETE THICKNESS. FROM ONE DAY PLACEMENT TO THE NEXT, WHERE JOINTS ARE MATCHED, ISOLATION MATERIAL IS NOT NECESSARY. (E.G. ONE LANE PAVING TO THE NEXT, INTEGRAL CURBS)
   - E. ISOLATION JOINTS BETWEEN SLABS AT SOME GRADE SHALL BE FORMED WITH 0.25 INCH THICK NEOPRENE OR 0.50 INCH THICK ASPHALT IMPREGNATED FIBER FILLER WITH HYDORCARBON RESISTANT ELASTOMERIC FILL MATERIAL AS SEALER. ALL EDGES TO BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.
   - F. A SATISFACTORY ISOLATION JOINT CAN BE FORMED AT METAL BUILDING CURBS BY PLACING A STRIP OF CURING PAPER AGAINST THE METAL FORM & THEN PLACING THE FRESH CONCRETE AGAINST THE PAPER. THE EDGES OF THE SLAB SHALL BE HAND TOOLED WITH MAXIMUM 0.50 INCH RADIUS.
3. JOINTS SEALANT – A JOINT SEALING PLAN FOR THE AFFECTED AREA SHALL BE PREPARED BY THE CONCRETE CONTRACTOR & SUBMITTED TO THE EOR, ALONG WITH THE JOINTING PLAN, 2 WEEKS PRIOR TO PLACEMENT OF CONCRETE FOR THE EOR APPROVAL. NOT ALL JOINT WILL BE REQUIRED SEALING, THE CONCRETE CONTRACTOR IS TO RECOMMEND THE NECESSARY LOCATION AND TO PROVIDE SUPPORTING DOCUMENTATION FOR NON-SEALING AREAS. USE A POLYURETHANE SEALANT (TREMCO THC-900/THC-901 MULTI-COMPOUND)COMPOUND OR EQUIVALENT. THE CONCRETE CONTRACTOR IS TO SUBMIT SEALANT TYPE AND MANUFACTURER INFORMATION TO THE EOR FOR APPROVAL WHEN "EQUIVALENT" IS USE. JOINTS SHALL BE PREPARED BY FOLLOWING MANUFACTURER'S RECOMMENDATIONS PRIOR TO SEALING.

LEGEND

SITE

- POLE SIGN
- SMALL PYLON SIGN
- LARGE PYLON SIGN
- RIGHT TURN DIRECTIONAL ARROW
- STRAIGHT DIRECTIONAL ARROW
- LEFT TURN DIRECTIONAL ARROW
- STRAIGHT AND LEFT TURN DIRECTIONAL ARROW
- STRAIGHT AND RIGHT TURN DIRECTIONAL ARROW
- HANDICAP PARKING SYMBOL
- F.D.O.T. TYPE "D" CURB
- F.D.O.T. TYPE "F" CURB AND GUTTER
- GATE VALVE BOX, WV= WATER, FV=FIRE, IV=IRRIGATION, & SSV=SANITARY SEWER
- CHAINLINK FENCE
- DECORATIVE WOOD OR ALUMINUM FENCE
- BARB WIRE FENCE
- HANDRAIL
- SCREEN/RETAINING WALL, AS NOTED.
- BIKE RACK
- PARKING COUNT SYMBOL PER ROW
- ROAD CENTERLINE SYMBOL

GRADING & DRAINAGE

- F.D.O.T. TYPE "C" DRAINAGE INLET
- F.D.O.T. TYPE "D" DRAINAGE INLET
- F.D.O.T. TYPE "E" DRAINAGE INLET
- F.D.O.T. TYPE "1" DRAINAGE INLET
- F.D.O.T. TYPE "2" DRAINAGE INLET
- F.D.O.T. TYPE "3" DRAINAGE INLET
- F.D.O.T. TYPE "4" DRAINAGE INLET
- F.D.O.T. TYPE "5" DRAINAGE INLET
- F.D.O.T. TYPE "6" DRAINAGE INLET
- STORM DRAINAGE MANHOLE
- MITERED END SECTION
- STORM DRAINAGE PIPE
- DRAINAGE FLOW DIRECTIONAL ARROW
- S-1 DRAINAGE STRUCTURE BUBBLE
- ELEV. HI / ELEV. LO GRADE ELEVATION
- 90 CONTOUR ELEVATION
- EROSION CONTROL SILT FENCE

UTILITY

- DCDA – DOUBLE CHECK DETECTOR ASSEMBLY
- DCVA – DOUBLE CHECK VALVE ASSEMBLY
- RPZ – REDUCED PRESSURE ZONE DEVICE
- DOMESTIC METER
- IRRIGATION METER
- GATE VALVE
- BLOW-OFF GATE VALVE
- REDUCER
- WET WELL
- 11.25° PIPE BEND
- 22.5° PIPE BEND
- 30° PIPE BEND
- 45° PIPE BEND
- 60° PIPE BEND
- 90° PIPE BEND
- TEE
- CROSS
- FIRE HYDRANT ASSEMBLY W/ UNOBSTRUCTED AREA CLEARANCES AS REQUIRED BY FIRE MARSHALL
- FIRE DEPARTMENT CONNECTION
- CLEAN OUT
- LIFT STATION
- GREASE TRAP
- SITE LIGHTING
- DECORATIVE SITE LIGHTING
- UTILITY POLE

DATE	REVISIONS	BY	CHECKED
08/28/24	(1) REVISED PER CITY COMMENTS	SMT	GRC

MINOR DEVELOPMENT PLAN
DUNKIN' DONUTS - APOPKA
ROCK SPRINGS RD
CITY OF APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

LEGEND, NOTES AND SPECIFICATIONS

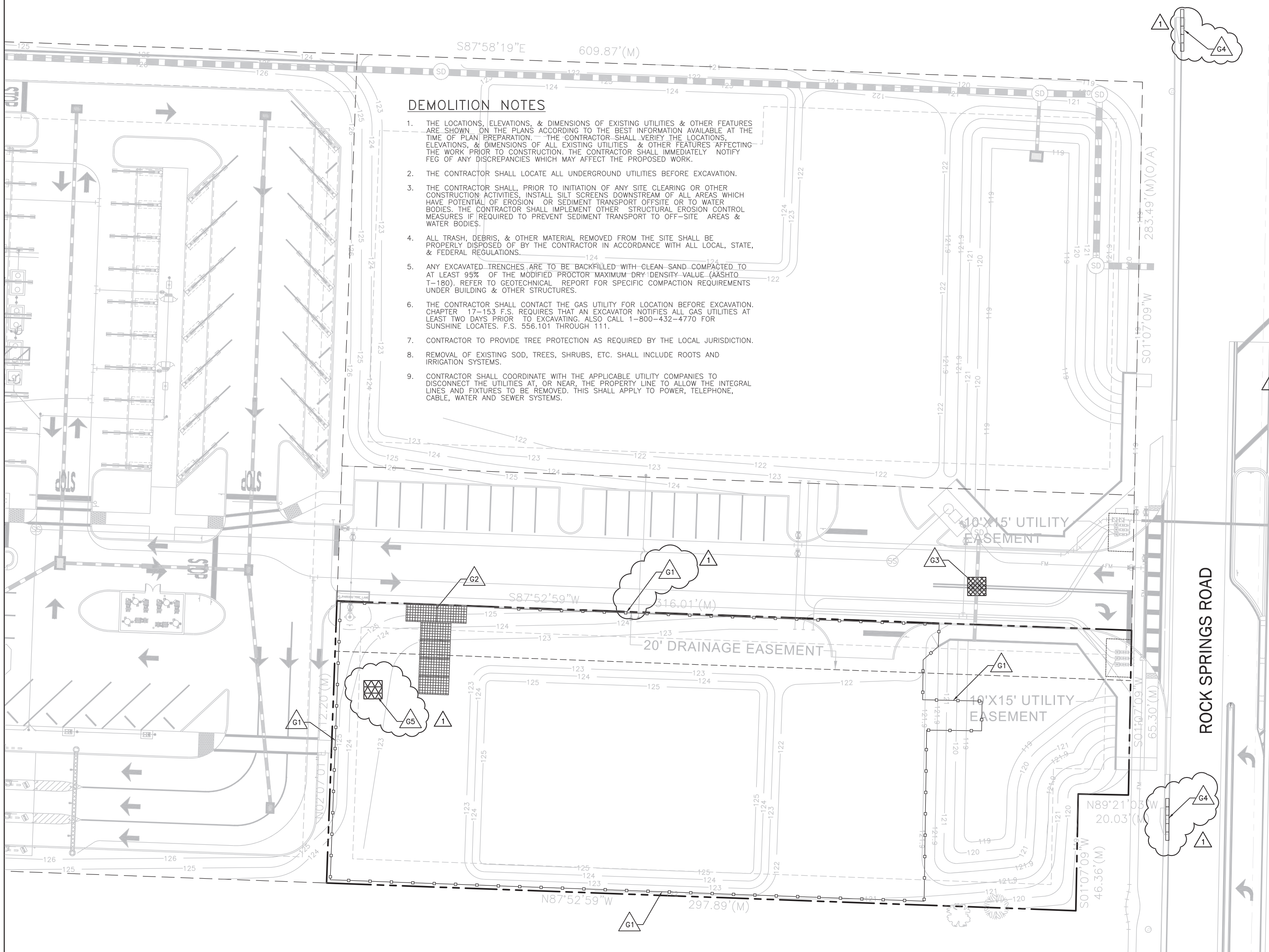
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SMT	SMT	GRC	GRC

PROJECT NO.	23-094
SCALE	NONE
DATE	MAY 2024
SHEET NO.	C-3
SHEET	3 OF 21

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

Gregory R Crawford
Digitally signed by Gregory R Crawford
Date: 2024.09.04 15:17:43 -04'00'

23-094 GeneralNotes.dwg



DEMOLITION NOTES

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

GRAPHIC SCALE

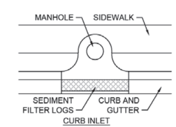
1" = 30'

PLAN LEGEND

- SAW CUT & REMOVE EXISTING ASPHALT & CONCRETE IN HATCHED AREAS.
- EXISTING TREE TO BE REMOVED.
- EXISTING TREE TO REMAIN.
- SILT FENCE EROSION CONTROL BARRIER
- INLET INSERT SEDIMENT CONTAINMENT SYSTEM
- CURB AND GUTTER SEDIMENT CONTAINMENT SYSTEM.

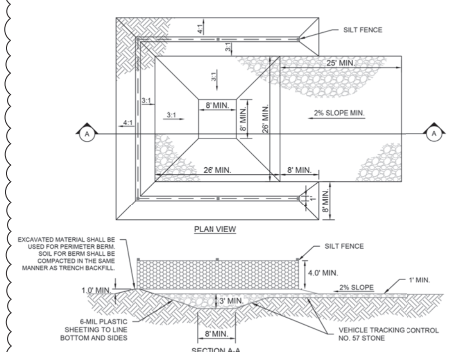
GRADING KEYNOTES

G1. SYNTHETIC EROSION CONTROL BARRIER (SEE FIGURE V-2, SHEET C-5 FOR DETAIL).
G2. SOIL TRACKING PREVENTION DEVICE. (SEE FIGURE ON SHEET C-5 FOR DETAIL.)
G3. INLET INSERT SEDIMENT CONTAINMENT SYSTEM (SEE FIGURE V-18, SHEET C-5 FOR DETAIL).
G4. CURB AND GUTTER SEDIMENT CONTAINMENT SYSTEM (SEE THIS SHEET FOR DETAIL).
G5. CONCRETE WASHOUT AREA (SEE THIS SHEET FOR DETAIL).



G4 CURB AND GUTTER SEDIMENT CONTAINMENT

NOT TO SCALE



CONCRETE WASHOUT AREA INSTALLATION NOTES:

1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. CONCRETE WASHOUT AREA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8'X8'. THE SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1. THE DEPTH OF THE PIT SHALL BE AT LEAST 3'. THE BERM SURROUNDING THE SIDES AND BACK OF THE CONCRETE WASHOUT AREA SHALL HAVE A HEIGHT OF 1'. THE VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CONCRETE WASHOUT AREA. A SILT FENCE SHALL BE INSTALLED ALONG THE TOP OF THE PERIMETER BERM PER THE DETAIL.
3. VEHICLE TRACKING CONTROL IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS.
4. A CURB STEP SHALL BE IMPLEMENTED IF A CURB EXISTS AT THE ACCESS POINT TO THE CONCRETE WASHOUT AREA.
5. HIGHLY VISIBLE SIGNS SHALL BE PLACED AT THE CONSTRUCTION SITE ENTRANCE, WASHOUT AREA AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION(S) OF THE CONCRETE WASHOUT AREA(S) TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

G5 CONCRETE WASHOUT DETAIL

NOT TO SCALE

DATE	REVISIONS	BY	CHECKED
08/28/24	1 REVISED PER CITY COMMENTS	SMT	GRC

MINOR DEVELOPMENT PLAN
DUNKIN' DONUTS - APOPKA
ROCK SPRINGS RD
CITY OF APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

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

STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SMT	SMT	GRC	GRC

PROJECT NO. 23-094
SCALE 1" = 20'
DATE MAY 2024
SHEET NO. C-4
SHEET 4 OF 21

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

Gregory R Crawford

Digitally signed by Gregory R Crawford
Date: 2024.09.04 15:19:29 -04'00'

FLORIDA ENGINEERING GROUP, INC.

23-094 Plans.dwg

EROSION CONTROL SITE DESCRIPTION NOTES:

1. THE PROPOSED CONSTRUCTION ACTIVITY WILL ENTAIL THE CLEARING & GRUBBING OF A 0.795 ACRE SITE LOCATED AT ROCK SPRINGS ROAD, APOPKA, FL ITS ASSOCIATED PARKING, DRAINAGE & UTILITIES.
2. THE SEQUENCE OF SOILS DISTURBANCE ACTIVITY IS AS FOLLOWS:
   A. INSTALL SILT FENCE AS SHOWN ON THE PLANS & PROVIDE TREE PROTECTION ON SITE, IF APPLICABLE.
   B. ROUGH GRADE PROPOSED POND AREA(S) OR TEMPORARY SEDIMENTATION BASIN(S).
   C. CLEAR & GRUB THE AREA TO BE DISTURBED. ENSURE THAT DRAINAGE FROM SITE DURING CONSTRUCTION IS CONVEYED TO THE POND(S) OR TEMPORARY SEDIMENTATION BASIN(S).
   D. PLACE FILL ON-SITE TO BRING THE SITE UP TO THE PROPOSED GRADES.
   E. BEGIN COMPACTION / STABILIZATION PROCESS.
3. THE TOTAL SITE AREA IS 0.795± ACRES & THE AREA TO BE DISTURBED IS 0.618± ACRES.
4. THE EXISTING SOIL IS #35–POMELLO–URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
   #45–SMYRNA FINE SANDS – URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES. THE QUALITY OF THE STORMWATER DISCHARGE IS CONSISTENT W/ THE RUNOFF GENERATED BY A COMMERCIAL SITE.
5. THE TOTAL DRAINAGE AREA FOR THE PROJECT IS APPROXIMATELY 0.618 ACRES.
6. THE LATITUDE & LONGITUDE FOR THE DISCHARGE POINTS IS LAT: 28°42'35" N LONG: 81°30'34" W. THE RECEIVING WATER BODY IS ON-SITE MASTER STORMWATER POND., THEN EVENTUALLY DISCHARGES TO WEKIVA RIVER.
7. WASTE DISPOSAL SHALL BE IMPLEMENTED IN ACCORDANCE WITH LOCAL, STATE & FEDERAL REGULATIONS. ALL TRUCKS EXITING THE SITE WILL BE HOSED, ITS LOAD COVERED and THE COVER PROPERLY SECURED. THE STORAGE, APPLICATION, GENERATION & MIGRATION OF ALL FERTILIZERS, HERBICIDES, PESTICIDES & TOXIC MATERIAL SHALL BE IN ACCORDANCE W/ LOCAL, STATE & FEDERAL REGULATIONS.
8. CONTRACTOR SHALL IDENTIFY THE INDIVIDUAL(S) RESPONSIBLE FOR THE WEEKLY & REQUIRED INSPECTIONS. A REPORTING SYSTEM ENTAILING THE ITEMS TO BE INSPECTED & THEIR CONDITION SHOULD BE DOCUMENTED & PLACED IN A DEDICATED FILING SYSTEM THAT WILL REMAIN ON THE PROJECT SITE, ACCESSIBLE TO THE CONSTRUCTION TEAM & TO THE F.D.E.P. INSPECTORS.
9. INSPECTIONS: CONSTRUCTION SITE WILL BE INSPECTED FOR EROSION PROBLEMS DAILY AND AFTER AFTER EACH RAINFALL GREATER THAN 0.5 INCH. A RAIN GAUGE WILL BE ON SITE TO MEASURE THE RAINFALL AMOUNT.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, & REGULATIONS GOVERNING POLLUTION OF THE ENVIRONMENT & SHALL IMPLEMENT ALL MEASURES NEEDED TO ENSURE ADEQUATE EROSION & SEDIMENT CONTROL DURING THE ENTIRE DURATION OF CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES SHALL CONFORM TO CITY OF APOPKA, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, & FLORIDA DEPARTMENT OF TRANSPORTATION REQUIREMENTS. INSTALLATION OF SILT FENCES & TURBIDITY BARRIERS SHALL BE IN ACCORDANCE WITH F.D.O.T. ROADWAY & TRAFTIC DESIGN STANDARDS & STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
2. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CONSTRUCTION. EROSION & SEDIMENT CONTROL MEASURES ARE TO BE APPLIED AS A PERIMETER DEFENSE AGAINST THE TRANSPORTATION OF SILT & SEDIMENTS OFF THE PROJECT SITE OR INTO ADJACENT WATER BODIES OR WETLANDS.
3. THE CONTRACTOR SHALL PREPARE & IMPLEMENT AN EROSION CONTROL PLAN AS PART OF THE SCOPE OF WORK COVERED BY THESE PLANS. THE CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION & SEDIMENT TRANSPORT DURING CONSTRUCTION. THE FLORIDA DEVELOPMENT MANUAL "A GUIDE TO SOUND LAND & WATER MANAGEMENT" MAY BE USED AS REFERENCE FOR RECOMMENDED BEST MANAGEMENT PRACTICES RELATED TO EROSION & SEDIMENT CONTROL.
4. THE CONTRACTOR SHALL SUBMIT THE EROSION CONTROL PLAN TO THE OWNER FOR APPROVAL PRIOR TO THE PRE-CONSTRUCTION MEETING.
5. ALL EROSION & SEDIMENT CONTROL MEASURES WHICH ARE NECESSARY TO LIMIT THE TRANSPORT OF SILTS & SEDIMENTS TO OUTSIDE THE LIMITS OF THE WORK AREA OR TO WATER BODIES OR WETLANDS ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL PROVIDE BEST MANAGEMENT PRACTICES & IMPLEMENT STRUCTURAL MEASURES AS NEEDED TO PREVENT EROSION & SEDIMENT TRANSPORT FROM THE WORK AREAS. THE FOLLOWING ARE MINIMUM RECOMMENDED GUIDELINES TO BE IMPLEMENTED DURING CONSTRUCTION AS PART OF THE EROSION & SEDIMENT CONTROL PLAN:

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

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

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

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

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

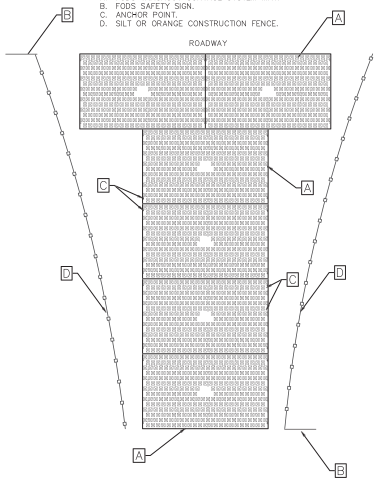
6. APPROXIMATE SLOPES AFTER MAJOR GRADING VARIES BETWEEN 0.5% TO 8.0%. MAXIMUM SLOPES ARE FOUND IN THE POND AND RANGE BETWEEN 3:1 TO 4:1.
7. AREAS OF SOILS DISTURBANCE IS LIMITED TO THE AREA WITHIN THE SILT FENCE LIMITS AS SHOWN ON THE STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN (SEE SHEET C-4).
8. ALL DISTURBED PERVIOUS AREAS WILL BE SODDED, UNLESS OTHERWISE NOTED.
9. NO WETLANDS ARE LOCATED WITHIN THE PROPERTY BOUNDARY.

FODS TRACKOUT CONTROL SYSTEM INSTALLATION GUIDE DETAIL

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

KEY NOTES:

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



TYPICAL ONE-LANE LAYOUT

FIGURE V-19

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

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

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

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

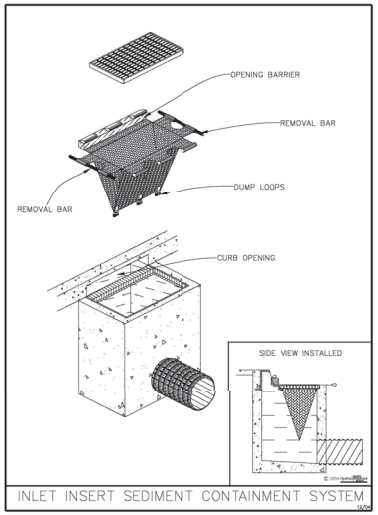


Figure V-18: Illustration of an Inlet Insert Sediment Costainment System

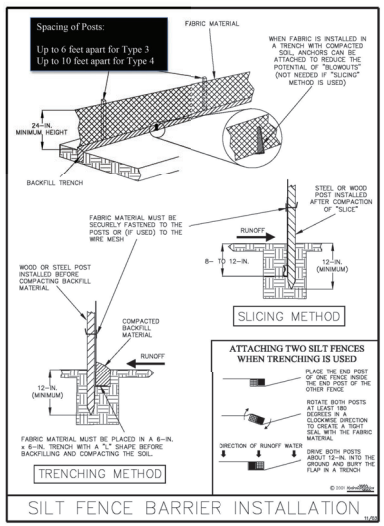


Figure V-2: Illustration of a Silt Fence Barrier

SOIL TRACKING PREVENTION

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

EROSION CONTROLS FOR NON STORMWATER DISCHARGES:

A) WASTE DISPOSAL:

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

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

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

B) OFFSITE VEHICLE TRACKING:

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

SPECIFIC NOTES:

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

DUST CONTROL & PREVENTION:

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

NPDES NOTE

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

DATE	REVISIONS	BY	CHECKED
08/28/24	1 REVISED PER CITY COMMENTS	SMT	GRC

MINOR DEVELOPMENT PLAN
DUNKIN' DONUTS - APOPKA
ROCK SPRINGS RD
CITY OF APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

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

STORMWATER POLLUTION PREVENTION PLAN (NOTES AND DETAILS)

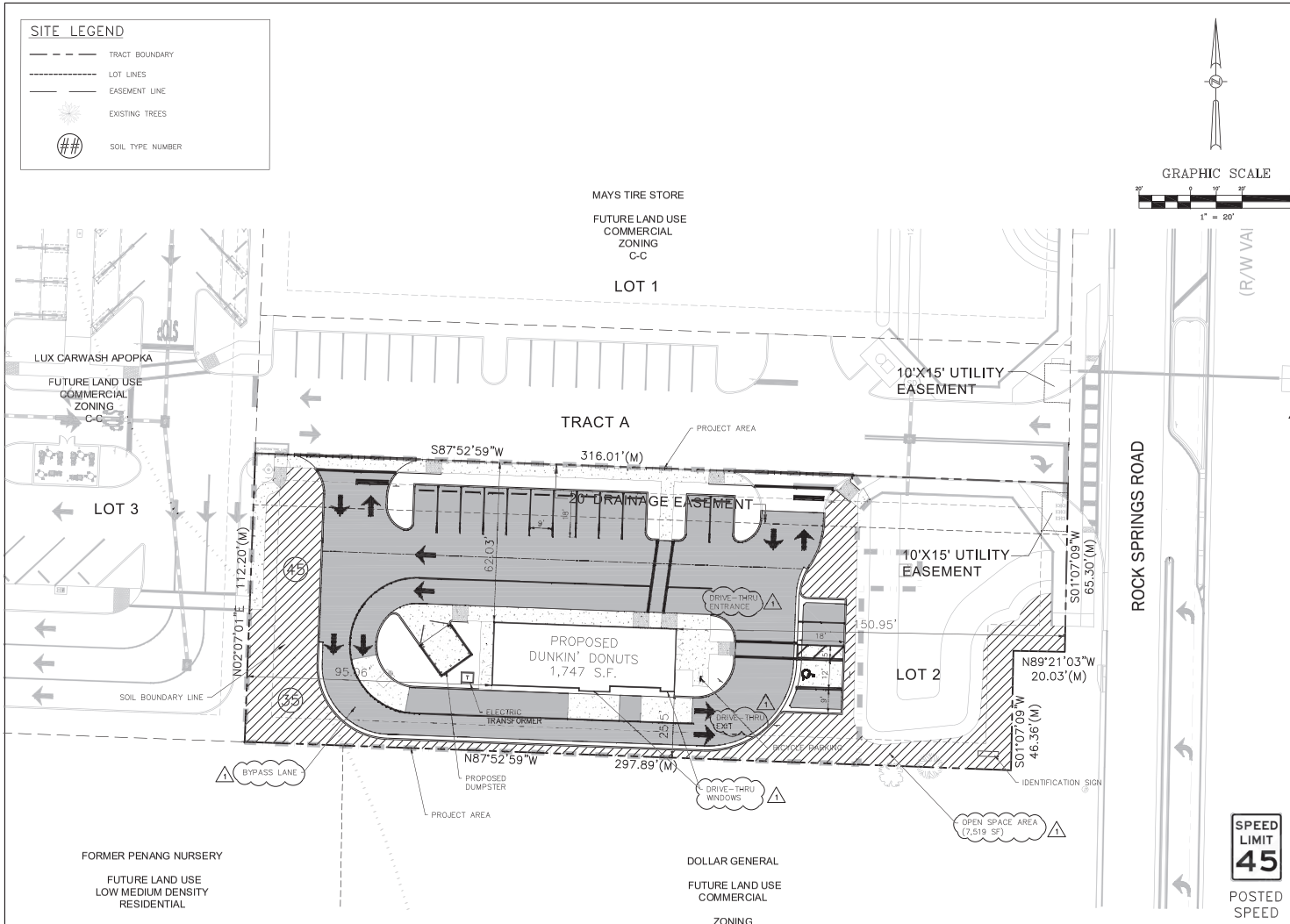
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SMT	SMT	GRC	GRC

PROJECT NO. 23-094
SCALE NONE
DATE MAY 2024
SHEET NO. C-5
SHEET 5 OF 21

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

Gregory R. Crawford
Digitally signed by Gregory R. Crawford
Date: 2024.09.04 15:20:07 -04'00'

23-094 Plans.dwg



SITE DATA

PROPERTY LOCATION: ROCK SPRINGS ROAD, APOPKA, FL

EXISTING PROPERTY ZONING: C-C
PROPOSED PROPERTY ZONING: C-C

PROPERTY FUTURE LAND USE DESIGNATION: COMMERCIAL
EXISTING USE: VACANT
PROPOSED USE: FAST FOOD RESTAURANT
TOTAL AREA: 0.795± ACRES
PROJECT AREA: 0.618± ACRES

PROPOSED OFFICE:
PROPOSED GROSS FLOOR AREA:

BUILDING SETBACKS		(REQUIRED)	BUILDING SETBACKS (PROPOSED)		
FRONT	(EAST)	10'	FRONT	(EAST)	150.95'
SIDE	(NORTH)	10'	SIDE	(NORTH)	62.03'
SIDE	(SOUTH)	10'	SIDE	(SOUTH)	25.50'
REAR	(WEST)	10'	REAR	(WEST)	95.06'

MAXIMUM ALLOWABLE BUILDING HEIGHT: 35'
BUILDING HEIGHT (PROPOSED): 24'-7"
BUILDING CONSTRUCTION TYPE: T.B.D.

SITE AREA CALCULATIONS (OVERALL SITE)

	EXISTING			PROPOSED		
BUILDING	0.00 S.F.			1,747.00 S.F.		
DUMPSTER	0.00 S.F.			225.00 S.F.		
PAVING/CURBS	0.00 S.F.			15,000.00 S.F.		
SIDEWALK	0.00 S.F.			2,409.28 S.F.		
IMPERVIOUS AREA	0.00 S.F.	0.000 AC.	000.00 %	19,381.28 S.F.	0.445 AC.	55.97 %
PERVIOUS AREA	34,628.24 S.F.	0.795 AC.	100.00 %	15,246.96 S.F.	0.350 AC.	44.03 %
TOTAL SITE AREA	34,628.24 S.F.	0.795 AC.	100.00 %	34,628.24 S.F.	0.795 AC.	100.00 %

1 MINIMUM OPEN SPACE REQUIRED 7.5 %
OPEN SPACE PROVIDED 22 %

FLOOD ZONE

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

SOILS

#35–POMELLO–URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
#45–SMYRNA FINE SANDS – URBAN LAND COMPLEX, 0 TO 2 PERCENT SLOPES

WETLAND STATEMENT

NO WETLANDS ARE LOCATED WITHIN THE PROPERTY BOUNDARY.

HAZARDOUS MATERIALS STATEMENT

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

LIGHTING NOTE

LIGHTING SHALL COMPLY WITH CITY OF APOPKA COMMERCIAL DESIGN STANDARDS.

COMMERCIAL DESIGN STANDARDS NOTE

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

DUMPSTER NOTE

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

SIGNAGE NOTE

BILLBOARDS & POLE SIGNS SHALL BE PROHIBITED. GROUND & FASCIA SIGNS SHALL BE PER CITY OF APOPKA LAND DEVELOPMENT CODE. THE PROPOSED IDENTIFICATION SIGNAGE FOR THE BUILDING AND MONUMENT SIGNS SHALL OBTAIN A SEPARATE PERMIT FROM THE CITY BY THE SIGN CONTRACTOR PRIOR TO THEIR CONSTRUCTION INSTALLATION.

ITE TRIP GENERATION				
DESCRIPTION	ITE CODE	ADT	PM	AM
DRIVE THRU RESTAURANT	934	817	58	78

DATE	REVISIONS	BY	CHECKED
08/28/24	1 REVISED PER CITY COMMENTS	SMT	GRC

MINOR DEVELOPMENT PLAN
DUNKIN' DONUTS - APOPKA
ROCK SPRINGS RD
CITY OF APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
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OVERALL SITE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SMT	SMT	GRC	GRC

PROJECT NO. 23-094
SCALE 1" = 20'
DATE MAY 2024
SHEET NO. C-6
SHEET 6 OF 21

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Gregory R Crawford

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Date: 2024.09.04 15:20:37 -04'00'

23-094 OverallSitePlan.dwg

SITE LEGEND

- TRACT BOUNDARY
- LOT LINES
- EASEMENT LINE
- EXISTING TREES
- PARKING COUNT

PARKING

PARKING REQUIRED

RESTAURANT/FAST FOOD (4 PLUS 1 FOR EVERY 3 SEATS = 4 + 10 SEATS/3)	7 SPACES
TOTAL PARKING REQUIRED	7 SPACES
SPACES REQUIRED TO BE RESERVED FOR HANDICAP	1 SPACES

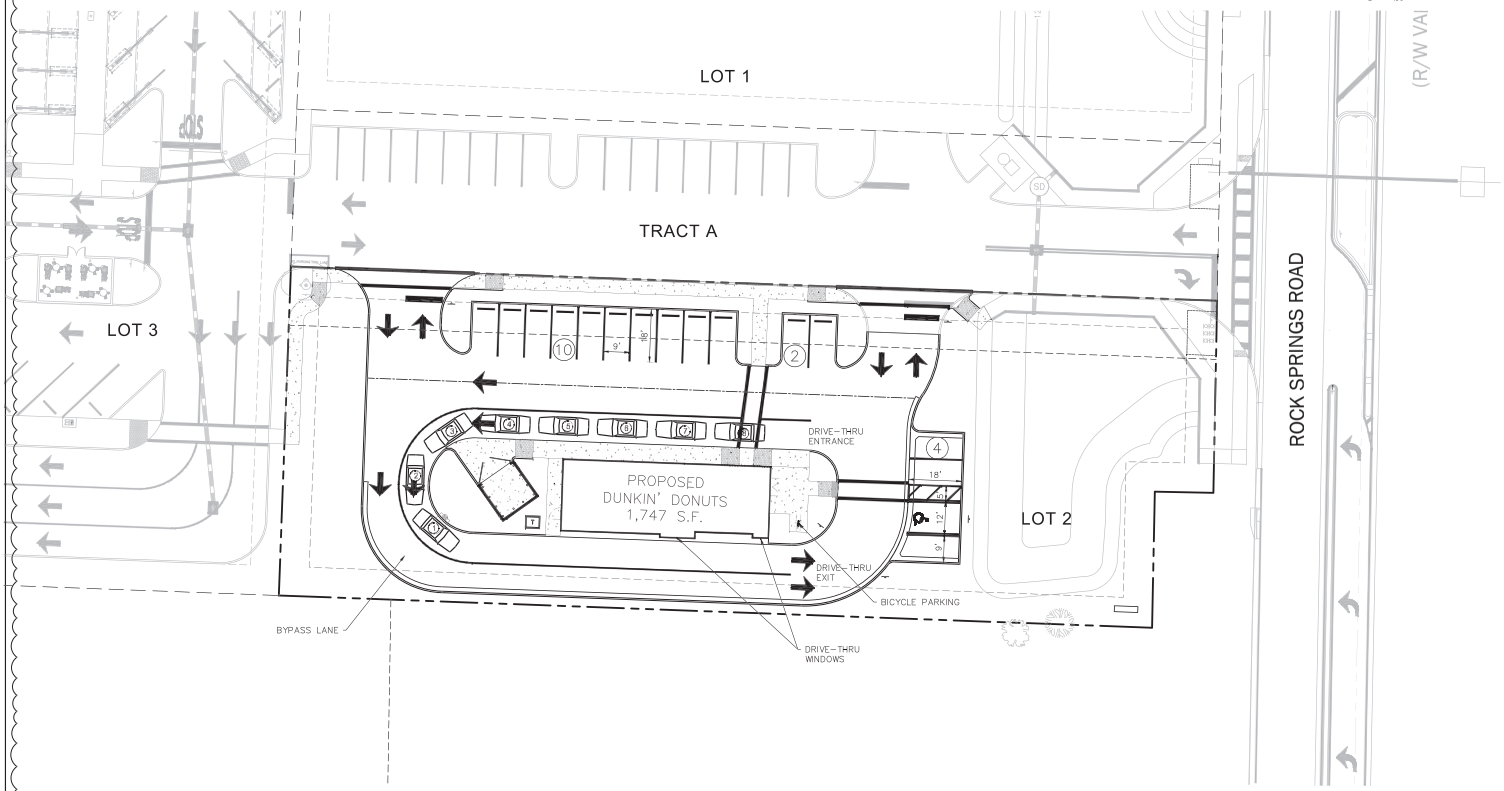
PARKING PROVIDED

STANDARD PARKING SPACES	15 SPACES
HANDICAP PARKING	1 SPACES
TOTAL PARKING PROVIDED	16 SPACES

GRAPHIC SCALE

20' 0 10' 20' 40'

1" = 20'



SHEET ADDED 1

DATE	REVISIONS	BY	CHECKED
08/28/24	1 REVISED PER CITY COMMENTS	SMT	GRC

MINOR DEVELOPMENT PLAN
DUNKIN' DONUTS - APOPKA
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PARKING PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SMT	SMT	GRC	GRC

PROJECT NO. 23-094
SCALE 1' = 20'
DATE MAY 2024
SHEET NO. C-6A
SHEET 7 OF 21

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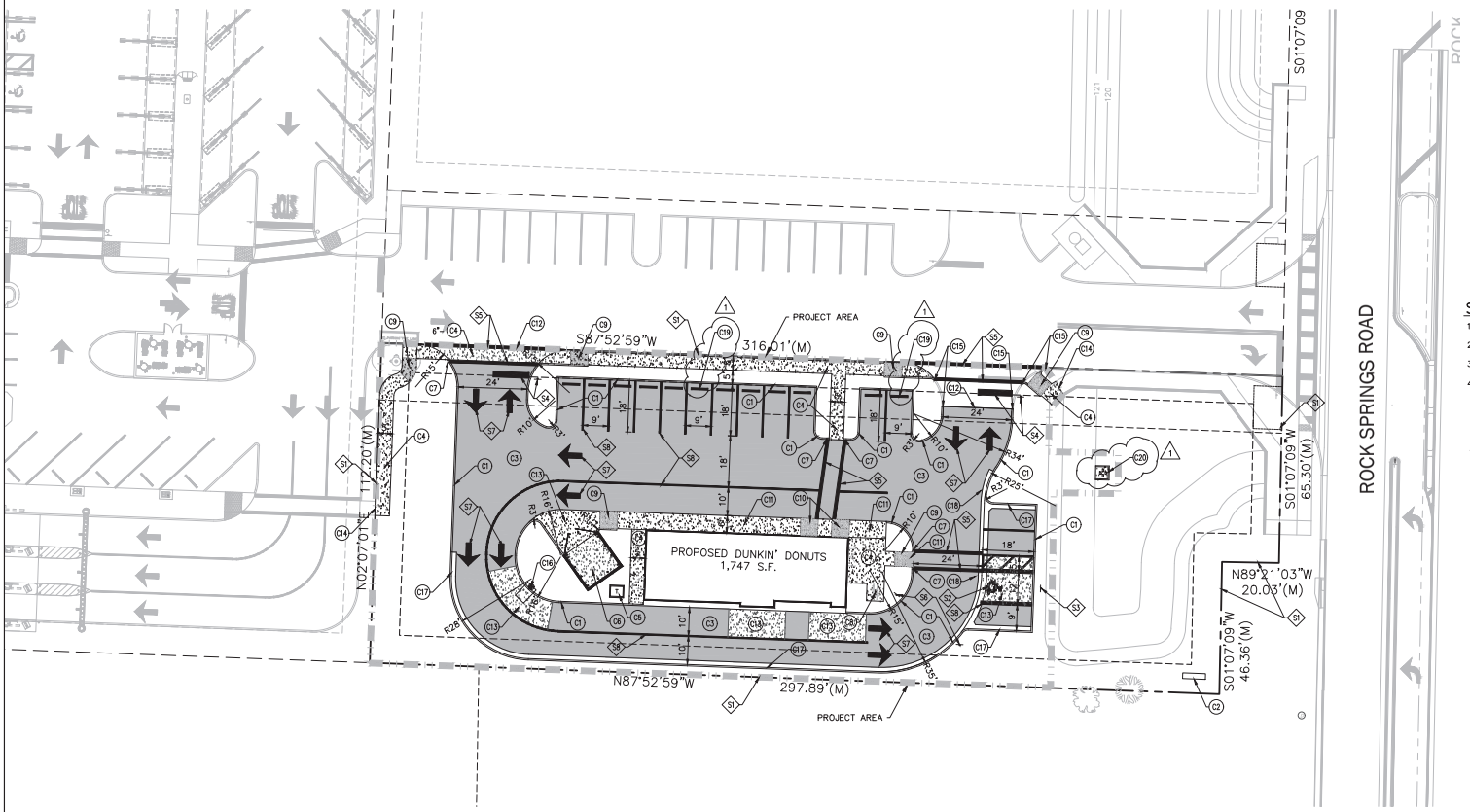
23-094 OverallSitePlan.dwg



GRAPHIC SCALE

20' 0 10' 20' 40'

1" = 20'

SITE LEGEND

- TRACT BOUNDARY
- LOT LINES
- EXISTING TREES

SITE NOTES

1. ALL CURB RADII ARE TO BE 3.0', TYPICAL, UNLESS NOTED OTHERWISE. EXCEPTION: RADII @ ISLANDS ARE TO FIT ISLAND WIDTHS, UNLESS NOTED OTHERWISE.
2. LANDSCAPE ISLAND NOSE NOT TO EXCEED THE PARKING STALL DEPTH &/OR PROTRUDE INTO DRIVE ISLES, TYPICAL.
3. ALL DIMENSIONS ARE PARALLEL & PERPENDICULAR TO A BEARING OF S 87°52'59" E, UNLESS OTHERWISE INDICATED WITH A "*" OR BEARING.
4. LOWER CASE TEXT DENOTES SURVEY &/OR EXISTING CONDITION INFORMATION.

SITE STRIPING & SIGNAGE KEYNOTES

S1. PROPERTY BOUNDARY.
S2. HANDICAP PARKING STALL TYPICAL. — 1 C-12
S3. HANDICAP SIGN TYPICAL. — 2 C-12
S4. 24" THERMOPLASTIC STOP BAR WITH R1-1 STOP SIGN TYPICAL. — 6 C-12
S5. CROSSWALK 12" WHITE THERMOPLASTIC TYPICAL.
S6. R5-1 DO NOT ENTER SIGN — 7 C-12
S7. DIRECTIONAL ARROWS (WHITE THERMOPLASTIC) PER F.D.O.T. INDEX 711-001.
S8. 4" F.D.O.T. PAINT STRIPE (WHITE), TYPICAL.

SITE CONSTRUCTION KEYNOTES

C1. HEAD CURB TYPICAL. — 11 C-12
C2. 2'x8' IDENTIFICATION SIGN.
C3. ASPHALT PAVING MEDIUM DUTY TYPICAL. — 8 C-12
C4. CONCRETE SIDEWALK TYPICAL. — 3 C-12
C5. PROPOSED ELECTRIC TRANSFORMER.
C6. DUMPSTER ENCLOSURE (BY OTHERS. SEE ARCHITECTURAL PLAN).
C7. 1' STRAIGHT CURB TRANSITION.
C8. INVERTED U BIKE RACK. — 12 C-12
C9. F.D.O.T. CURB RAMP CR-E TYPICAL. — 10 C-12
C10. F.D.O.T. CURB RAMP CR-C TYPICAL. — 5 C-12
C11. CONCRETE SIDEWALK WITH MONOLITHIC CURB. — 4 C-12
C12. CONNECT TO EXISTING PAVEMENT.
C13. CONCRETE PAVING SECTION, TYPICAL. — 9 C-12
C14. CONNECT TO EXISTING CONCRETE SIDEWALK.
C15. CONNECT TO EXISTING CURB.
C16. DRIVE-THRU EQUIPMENT (SPEAKER/SCREEN).
C17. F.D.O.T. TYPE F CURB, TYPICAL. — 13 C-12
C18. F.D.O.T. VALLEY GUTTER, TYPICAL. — 14 C-12
C19. F.D.O.T. CONCRETE BUMPER GUARD (PAINTED YELLOW), TYPICAL. — 15 C-12
C20. CONCRETE SPLASH PAD WITH BAFFLES. — 16 C-12

DATE	REVISIONS	BY	CHECKED
08/28/24	1 REVISED PER CITY COMMENTS	SMT	GRC

MINOR DEVELOPMENT PLAN
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SITE GEOMETRY PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SMT	SMT	GRC	GRC

PROJECT NO. 23-094
SCALE 1" = 20'
DATE MAY 2024
SHEET NO. C-7
SHEET 8 OF 21

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Gregory R Crawford

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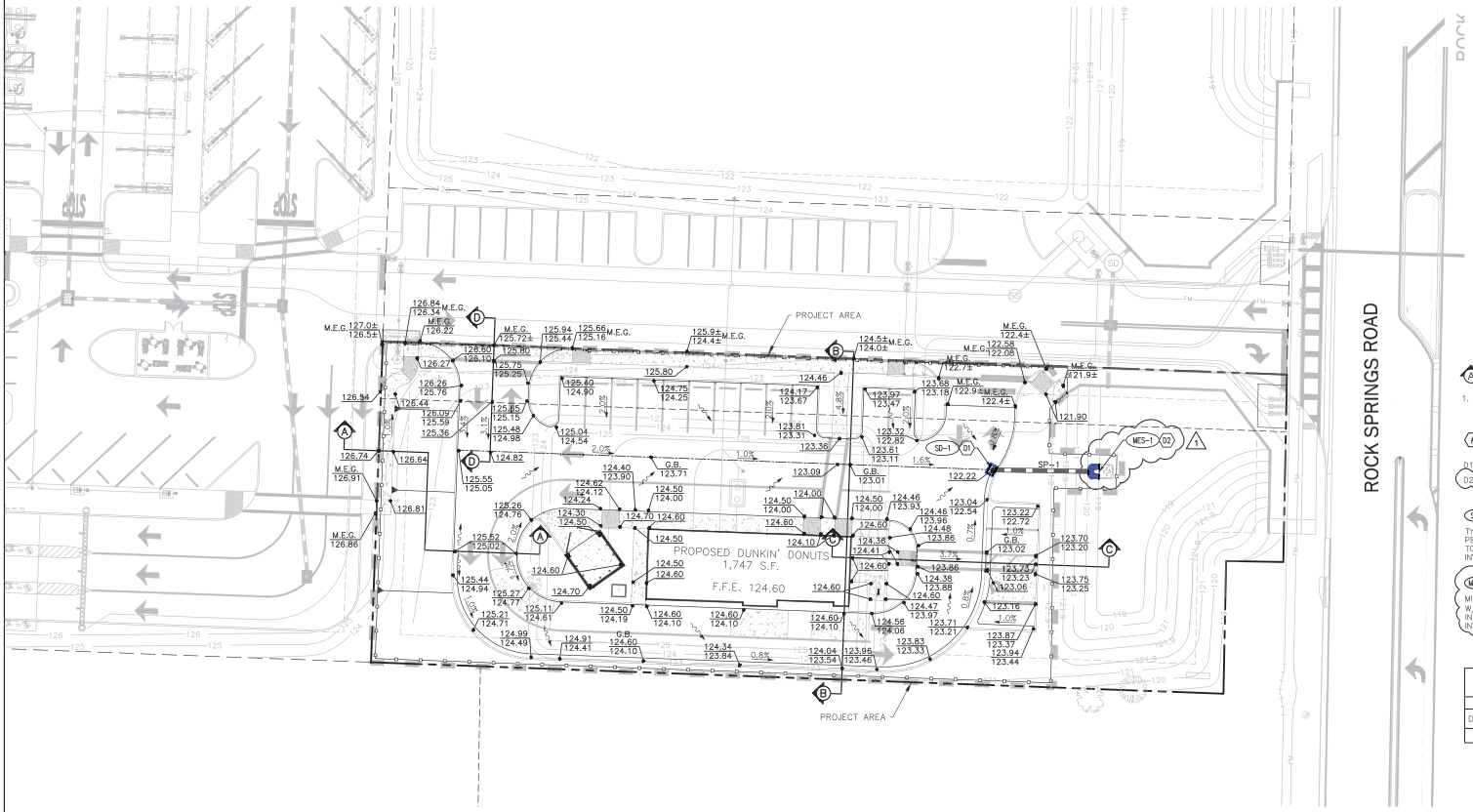
23-094 Plans.dwg



GRAPHIC SCALE

20' 0 10' 20' 40'

1" = 20'

SITE LEGEND

- TRACT BOUNDARY
- EASEMENT LINE
- EXISTING TREES

A CROSS SECTIONS

1. SECTIONS NOT SHOWN ON THIS SHEET ARE LOCATED ON SHEET C-11 AND SUBSEQUENT SHEETS.

SITE DRAINAGE KEYNOTES

D1. TYPE "C" INLET PER F.D.O.T. INDEX 425-052, TYPICAL.

D2. MITERED END SECTION (4:1) W/ SPLASH PAD PER F.D.O.T. INDEX NO. 430-022, TYPICAL. 1

SD-1
TYPE "C" INLET
PER F.D.O.T. INDEX 425-052
TOP ELEV. 122.22
INV. ELEV. 119.20 E

MES-1
MITERED END SECTION (4:1)
W/ SPLASH PAD PER F.D.O.T.
INDEX 430-022
INV ELEV. 119.00 W 1

STORM DRAINAGE PIPE CHART

PIPE					
DESIGNATION	LENGTH (LINEAR FEET)	SIZE & TYPE	SLOPE	FROM STRUCTURE NUMBER	TO STRUCTURE NUMBER
SP-1	37	12"x18" ERCP	0.50%	SD-1	MES-1

DATE	REVISIONS	BY	CHECKED
08/28/24	1 REVISED PER CITY COMMENTS	SMT	GRC

MINOR DEVELOPMENT PLAN
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SITE PAVING, GRADING AND DRAINAGE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SMT	SMT	GRC	GRC

PROJECT NO. 23-094
SCALE 1" = 20'
DATE MAY 2024
SHEET NO. C-8
SHEET 9 OF 21

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Gregory R. Crawford

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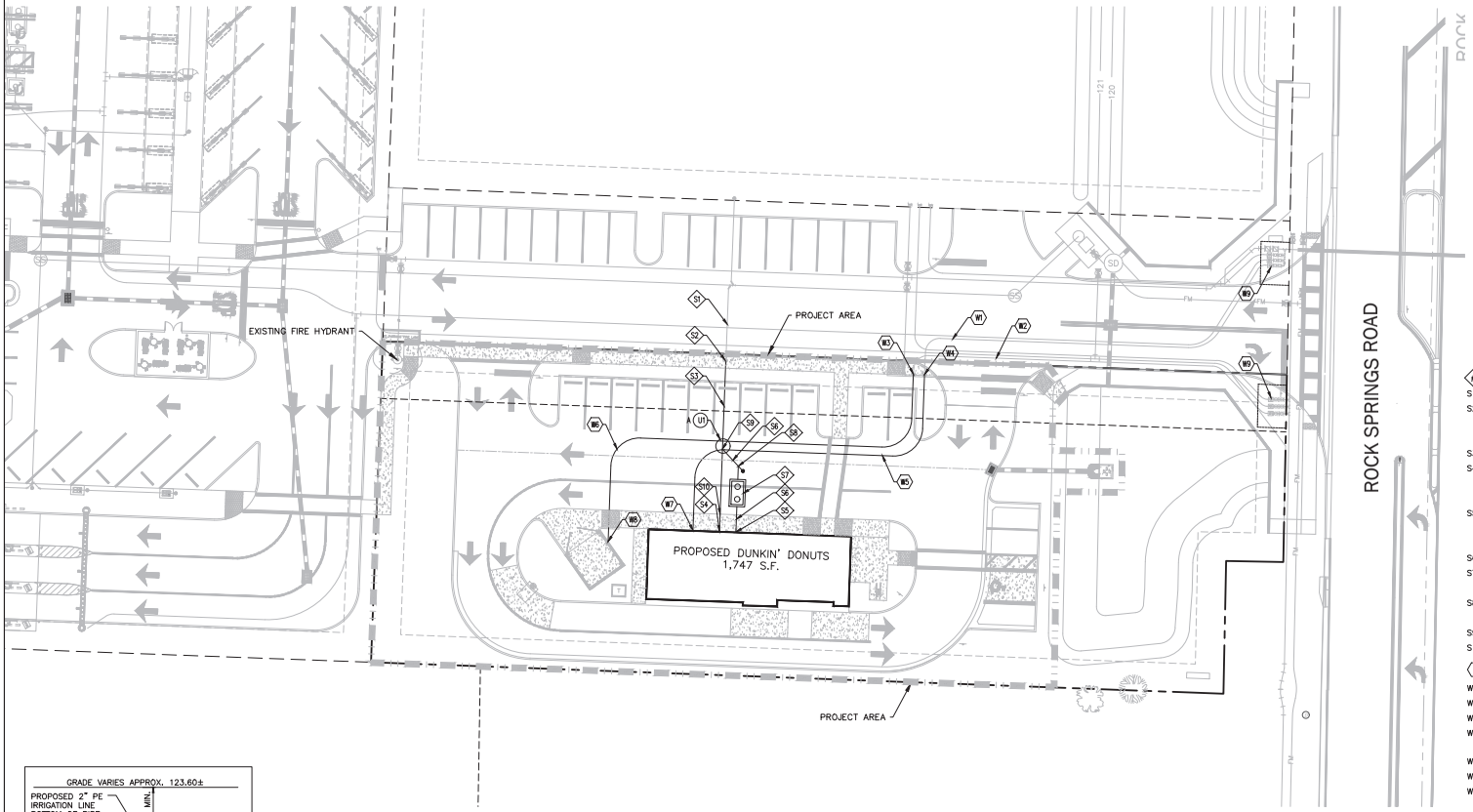
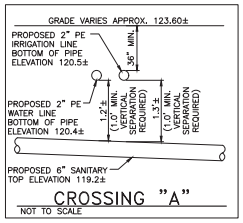
23-094 Plans.dwg





GRAPHIC SCALE

20' 0 10' 20' 40'

1" = 20'

SITE LEGEND

- TRACT BOUNDARY
- LOT LINES
- EXISTING TREES

NEEDED FIRE FLOW

LARGEST UNDIVIDED FLOOR AREA	1,747 S.F.
CONSTRUCTION TYPE	TYPE 2B (II (111)), UNPROTECTED – FULLY SPRINKLERED
NEEDED FIRE FLOW	1,750 GPM
	438 GPM (USE 500 GPM): W/75% CREDIT FOR SPRINKLERS
FIRE HYDRANTS REQUIRED:	1 HYDRANT
FIRE HYDRANTS PROVIDED:	1 EXISTING

*PER CHAPTER 18 – NFPA 1 (2021 EDITION)

SANITARY SEWER UTILITY KEYNOTES

S1. EXISTING 6" PVC.

S2. EXISTING 6" PVC CLEAN-OUT, INV EL: 118.31, CONNECT PROPOSED 6" PVC LATERAL TO EXISTING 6" CLEAN-OUT. (CONTRACTOR TO ADJUST LID TOP ELEVATION TO MATCH PROPOSED SIDEWALK GRADE AND THE LID SHOULD BE INSTALLED PER FIGURE 205 OF THE CITY DETAILS ON SHEET C-13).

S3. 60 LF OF 6" PVC (SDR26) @ 1.30%.

S4. POINT OF CONNECTION AT BUILDING CLEAN-OUT (2 WAY W/ LID PER FIGURE 205 OF THE CITY DETAILS ON SHEET C-13). INV. EL: 120.60. (CONTRACTOR TO VERIFY LOCATION AND SIZE OF PLUMBING CONNECTION PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL/PLUMBING PLANS).

S5. POINT OF CONNECTION AT BUILDING CLEAN-OUT (2 WAY W/ LID PER FIGURE 205 OF THE CITY DETAILS ON SHEET C-13). (GREASE LINE), INV. EL: 120.60. (CONTRACTOR TO VERIFY LOCATION AND SIZE OF PLUMBING CONNECTION PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL/PLUMBING PLANS).

S6. 7 LF OF 6" PVC (SDR26) @ 1.0% MIN.

S7. 1,000 GALLON GREASE INTERCEPTOR (OLD CASTLE MODEL 5410272-G1) INLET EL: 120.53; OUTLET EL: 120.20. (GREASE INTERCEPTOR AND MANHOLE TOPS TO ACCOMMODATE H-20 LOADING).

S8. 6"x6" PVC WYE/ CLEAN-OUT INV. EL: 120.15 (W/ LID PER FIGURE 205 OF THE CITY DETAILS ON SHEET C-13).

S9. 6"X6" PVC WYE INV. EL: 118.70.

S10. 6" PVC 45° VERTICAL DROP INV. EL: 119.00.

WATER UTILITY KEYNOTES

W1. EXISTING 2" BLUE POLYETHYLENE TUBING SERVICE LINE.

W2. EXISTING 2" PURPLE POLYETHYLENE TUBING REUSE SERVICE LINE.

W3. REMOVE EXISTING CAP AND CONNECT PROPOSED 2" IRRIGATION LINE TO EXISTING 2" CURB STOP.

W4. REMOVE EXISTING CAP AND CONNECT PROPOSED 2" WATER SERVICE LINE TO EXISTING 2" CURB STOP.

W5. 127 LF OF 2" BLUE POLYETHYLENE TUBING SERVICE LINE.

W6. 156 LF OF 2" PURPLE POLYETHYLENE TUBING REUSE SERVICE LINE.

W7. POINT OF CONNECTION AT BUILDING W/ 2" CURB STOP AND VALVE BOX (CONTRACTOR TO VERIFY LOCATION AND SIZE OF PLUMBING CONNECTION PRIOR TO CONSTRUCTION. SEE ARCHITECTURAL/PLUMBING PLANS).

W8. CONNECT TO IRRIGATION CONTROL VALVES W/ 2" CURB STOP AND VALVE BOX.

W9. CONTRACTOR SHALL COORDINATE INSTALLATION OF 2" RPZ BACKFLOW PREVENTOR, 1" WATER METER, AND 1" IRRIGATION METER FOR PROPERTY.

DATE	REVISIONS	BY	CHECKED
08/28/24	1 REVISED PER CITY COMMENTS	SMT	GRC

MINOR DEVELOPMENT PLAN
DUNKIN' DONUTS - APOPKA
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CITY OF APOPKA, FLORIDA

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Fax: 407-895-0325
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SITE UTILITY PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SMT	SMT	GRC	GRC

PROJECT NO. 23-094
SCALE 1" = 20'
DATE MAY 2024
SHEET NO. C-9
SHEET 10 OF 21

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Gregory R. Crawford

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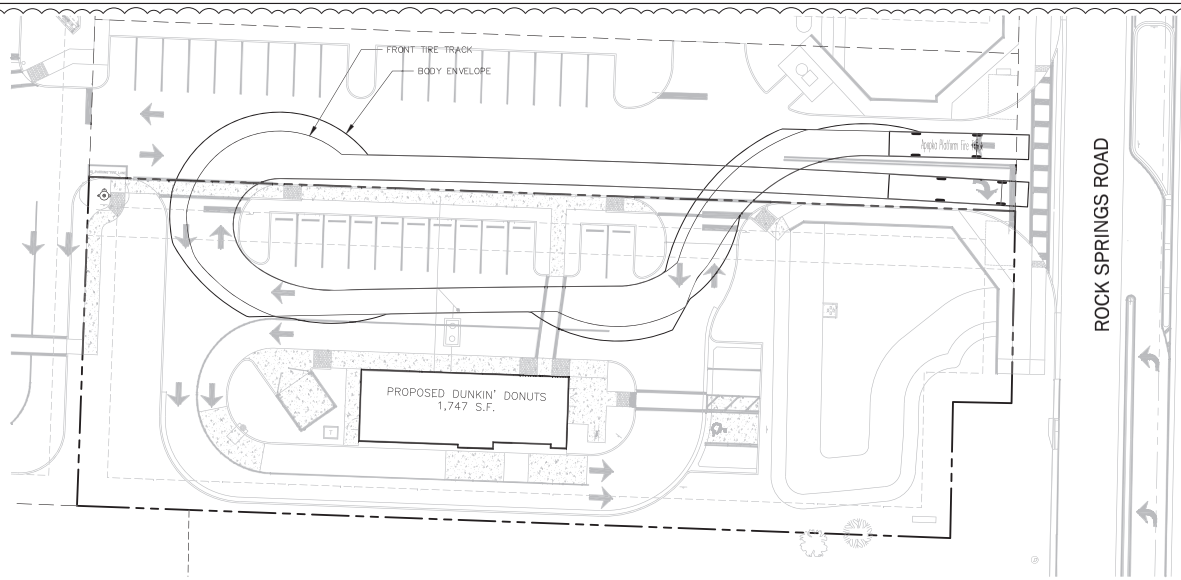
Date: 2024.09.04 15:22:41 -04'00'

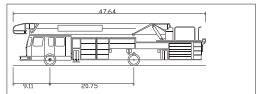
23-094 Plans.dwg

MULTIPLE CHANGES THROUGHOUT 1

GRAPHIC SCALE

1" = 20'





City of Apopka Fire Truck

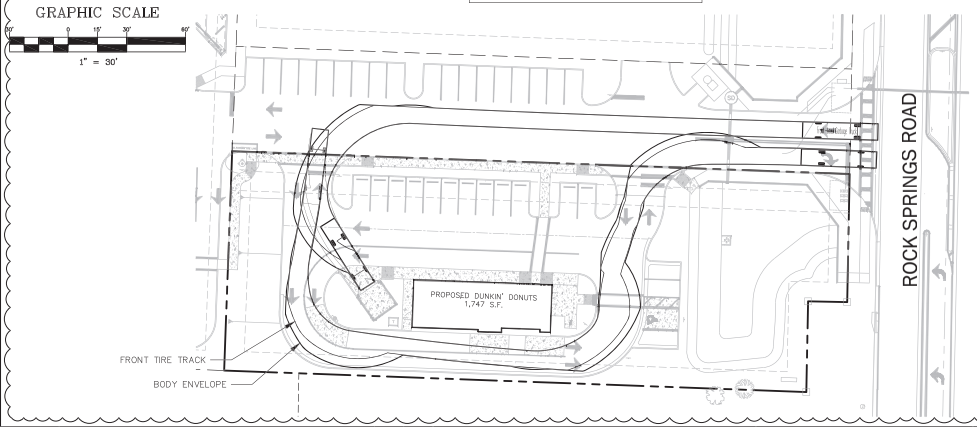
Overall Length	47.640ft
Overall Width	8.410ft
Overall Body Height	11.080ft
Min Body Ground Clearance	0.934ft
Track Width	8.410ft
Lock-to-lock time	6.00s
Max Steering Angle	46.00°

GRAPHIC SCALE

1" = 30'

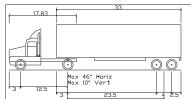
Front-Load Garbage Truck

Overall Length	38.500ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft



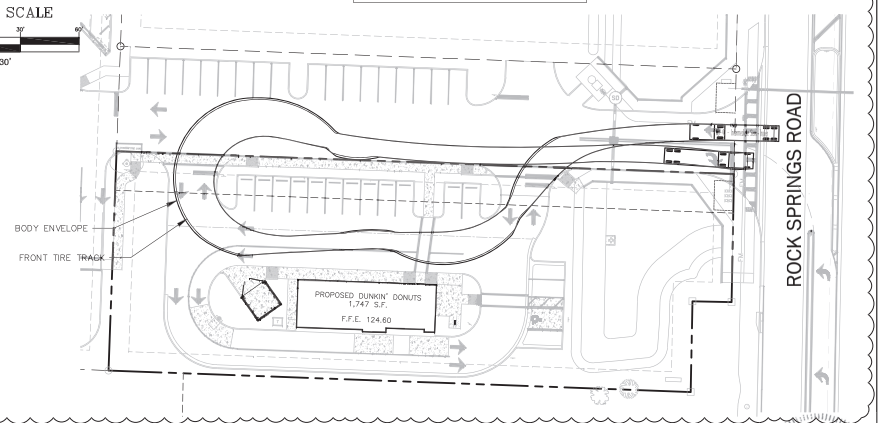
GRAPHIC SCALE

1" = 30'



WB-40 - Intermediate Semi-Trailer

Overall Length	45.500ft
Overall Width	8.000ft
Overall Body Height	12.052ft
Min Body Ground Clearance	1.334ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	40.000ft



DATE	REVISIONS	BY	CHECKED
08/28/24	1 REVISED PER CITY COMMENTS	SMT	GRC

MINOR DEVELOPMENT PLAN
DUNKIN' DONUTS - APOPKA
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VEHICLE TRACKING

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SMT	SMT	GRC	GRC

PROJECT NO.	23-094
SCALE	1" = 20'
DATE	MAY 2024
SHEET NO.	C-10
SHEET	11 OF 21

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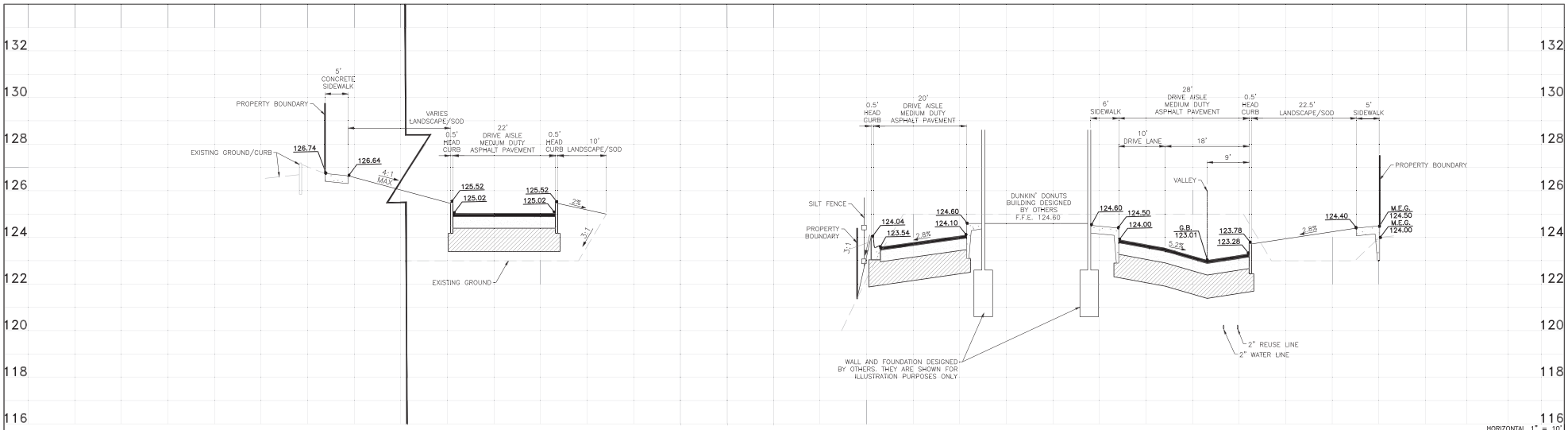
Gregory R. Crawford

STATE OF FLORIDA
GREGORY R. CRAWFORD
No. 73183
PROFESSIONAL ENGINEER

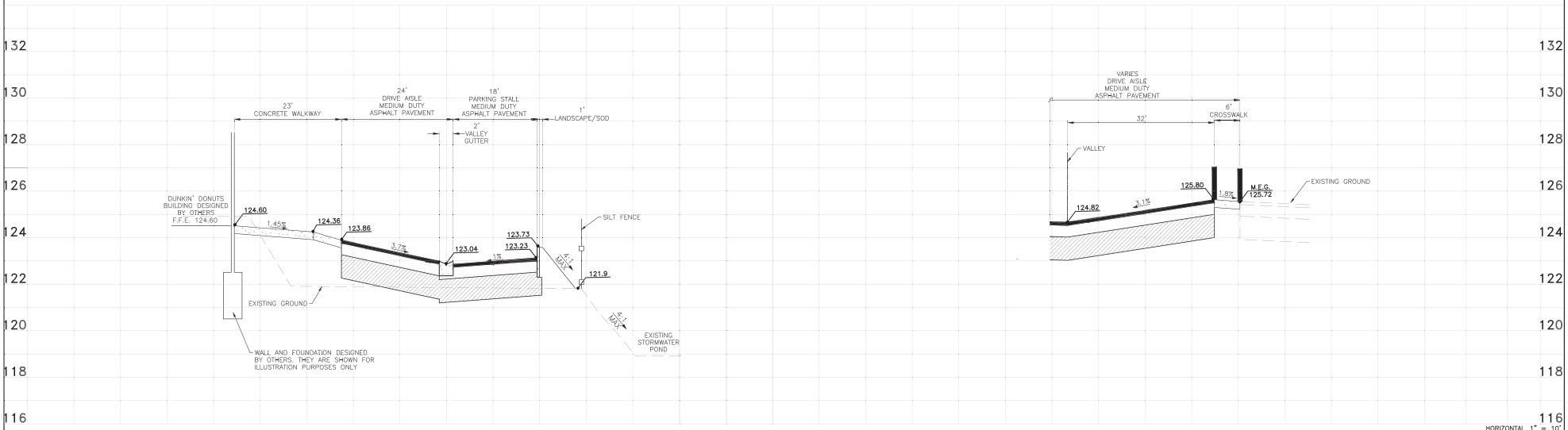
Digitally signed by Gregory R. Crawford
Date: 2024.09.04 15:23:13 -04'00'

23-094 Plans.dwg



SECTION A–A

SECTION B–B



SECTION C–C

SECTION D–D

DATE	REVISIONS	BY	CHECKED
08/28/24	1 REVISED PER CITY COMMENTS	SMT	GRC

MINOR DEVELOPMENT PLAN
DUNKIN' DONUTS - APOPKA
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CROSS SECTIONS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SMT	SMT	GRC	GRC

PROJECT NO. 23-094
SCALE NOTED
DATE MAY 2024
SHEET NO. C-11
SHEET 12 OF 21

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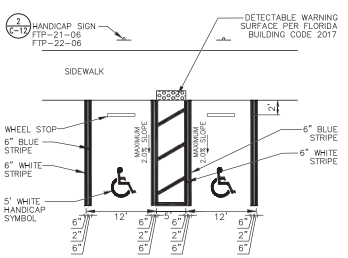
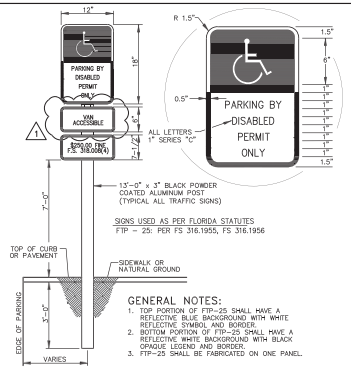
23094 CrossSections.dwg



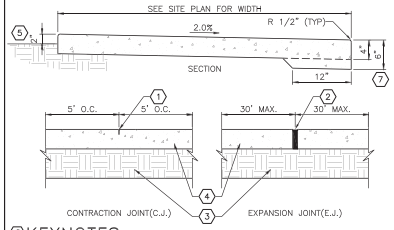
ADA PARKING STRIPING SHALL MEET F.D.O.T. 711-001 (2018-2019) STANDARD.

1 C-12 HANDICAP PARKING DETAIL
NOT TO SCALE



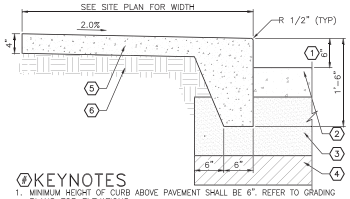
GENERAL NOTES:
1. TOP PORTION OF FTP-25 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION OF FTP-25 SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP-25 SHALL BE FABRICATED ON ONE PANEL.

2 C-12 HANDICAP SIGN DETAIL
NOT TO SCALE



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

3 C-12 CONCRETE SIDEWALK DETAIL
NOT TO SCALE

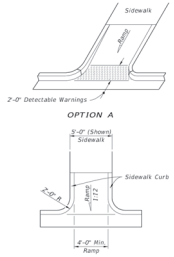


#KEYNOTES
1. MINIMUM HEIGHT OF CURB ABOVE PAVEMENT SHALL BE 6". REFER TO GRADING PLANS FOR ELEVATIONS.
2. PAVEMENT WEARING SURFACE. SEE PAVEMENT SECTION FOR DESIGN CRITERIA.
3. PAVEMENT BASE. SEE PAVEMENT SECTION FOR DESIGN CRITERIA.
4. PAVEMENT SUBBASE. SEE PAVEMENT SECTION FOR DESIGN CRITERIA.
5. 3000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

4 C-12 SIDEWALK WITH MONOLITHIC CURB DETAIL
NOT TO SCALE

F.D.O.T. INDEX 522-002 CR-C AND SIDEWALK CURB

5 C-12 F.D.O.T. CURB RAMP CR-C DETAIL



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

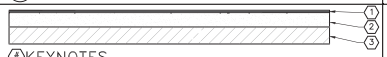
10 C-12 F.D.O.T. CURB RAMP CR-E DETAIL
NOT TO SCALE

30"x30" HIGH INTENSITY REFLECTORIZED MATERIAL REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION

6 C-12 R1-1 STOP SIGN DETAIL
NOT TO SCALE

36"x36" HIGH INTENSITY REFLECTORIZED MATERIAL REFER TO SECTION 2B.37 IN THE MUTCD, 2009 EDITION

7 C-12 R5-1 DO NOT ENTER SIGN DETAIL
NOT TO SCALE



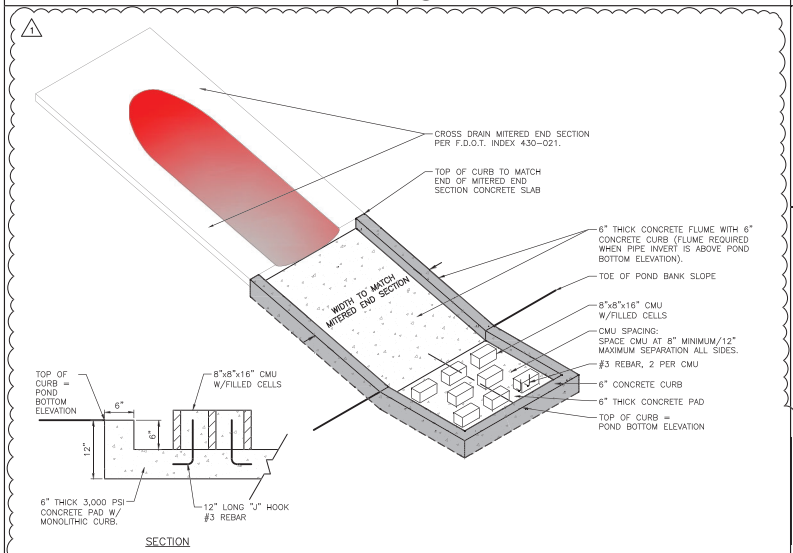
#KEYNOTES
1 2.5" TYPE SP 12.5 ASPHALTIC CONCRETE
2 8" CRUSHED CONCRETE FINES BASE COURSE (LBR=150)
3 12" STABILIZED SUBGRADE (LBR=40).

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

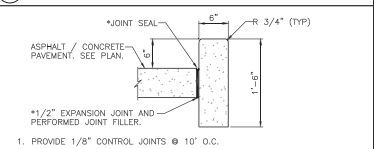
#KEYNOTES
1 6" 4,000 PSI CONCRETE (28 DAY STRENGTH)
2 12" STABILIZED SUBGRADE (LBR=40)

NOTES:
1. EXPANSION JOINT SPACING SHALL BE 14'X14' MAXIMUM.
2. CONTRACTOR SHALL ALSO SEE CONCRETE CONSTRUCTION NOTES ON SHEET C-3 FOR ADDITIONAL SPECIFICATIONS.

9 C-12 CONCRETE PAVING SECTION DETAIL
NOT TO SCALE

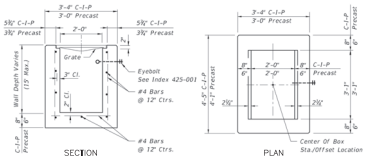


16 C-12 CONCRETE SPLASH PAD DETAIL
NOT TO SCALE

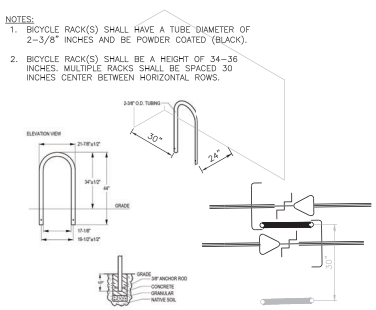


1. PROVIDE 1/8" CONTROL JOINTS @ 10' O.C.
2. * PROVIDE EXPANSION JOINT WHERE CONCRETE CURB ABUTS CONCRETE PAVEMENT, CURB AND ANY FIXED STRUCTURE.

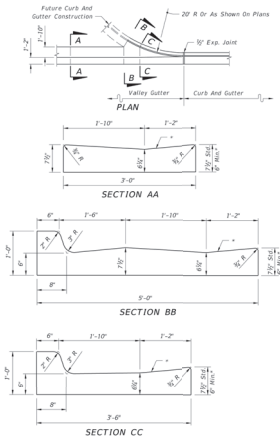
11 C-12 HEAD CURB DETAIL
NOT TO SCALE



NA C-12 F.D.O.T. TYPE C INLET DETAIL
NOT TO SCALE

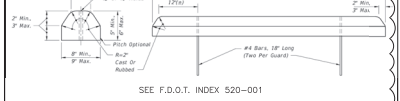


12 C-12 INVERTED U BIKE RACK DETAIL
NOT TO SCALE



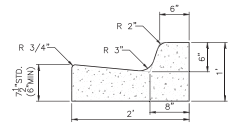
F.D.O.T. INDEX 520-001

14 C-12 F.D.O.T. VALLEY GUTTER DETAIL



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

15 C-12 F.D.O.T. CONCRETE BUMPER GUARD DETAIL



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

13 C-12 F.D.O.T. TYPE F CURB DETAIL
NOT TO SCALE

DATE	REVISIONS	BY	CHECKED
08/28/24	1 REVISED PER CITY COMMENTS	SMT	GRC

MINOR DEVELOPMENT PLAN
DUNKIN' DONUTS - APOPKA
ROCK SPRINGS RD
CITY OF APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

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

SITE CONSTRUCTION DETAILS

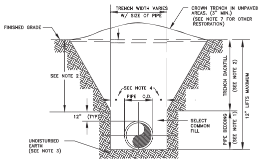
DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SMT	SMT	GRC	GRC

PROJECT NO. 23-094
SCALE NOTED
DATE MAY 2024
SHEET NO. C-12
SHEET 13 OF 21

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

Gregory R Crawford
Digitally signed by Gregory R Crawford
Date: 2024.09.04 15:24:32 -04'00'

23-094 FEG-DetailSheet.dwg



NOTES:

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

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 100

MINIMUM LENGTH (FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S). *

	PIPE SIZE										
	6"	8"	10"	12"	16"	18"	20"	24"	30"	36"	48"
90° BEND	33	43	51	60							
45° BEND	14	18	22	25							
22-1/2° BEND	7	9	11	12							
11-1/4° BEND	4	5	6	6							
TEE**	1	7	24	44							
REDUCER (ONE SIZE SMALLER)		41	39	40							
DEAD END	74	96	115	136							

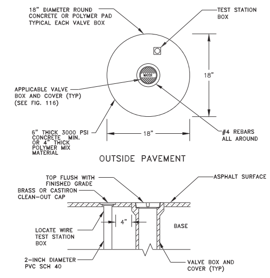
* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
** LENGTH ALONG RUN ASSUMED TO BE 18"

NOTES:

1. FITTINGS SHALL BE DUCTILE IRON RESTRAINED JOINT TYPE. FM FITTINGS TO BE LINED WITH PROTECTO 401.
2. INSTALL FULL LENGTHS OF PIPE WITH TOTAL LENGTH CONTAINING ONLY RESTRAINED JOINTS EQUAL TO OR GREATER THAN LENGTH SHOWN IN TABLE.
3. WHERE TWO OR MORE FITTINGS ARE TOGETHER, USE FITTING WHICH YIELDS GREATEST LENGTH OF RESTRAINED PIPE.
4. IN LINE VALVES AND THROUGH RUN OF TEES OUTSIDE LIMITS OF RESTRAINED JOINTS FROM OTHER FITTINGS NEED NOT BE RESTRAINED UNLESS OTHERWISE INDICATED.
5. LENGTHS SHOWN IN THE TABLE HAVE BEEN CALCULATED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" AS PUBLISHED BY DIPRA, FOR PVC WITH THE FOLLOWING ASSUMPTIONS:
   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.**
   SOIL DESIGNATION: SM(SAND SILT)
   LAYING CONDITIONS: 3
   ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 105



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

VALVE BOX

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 109

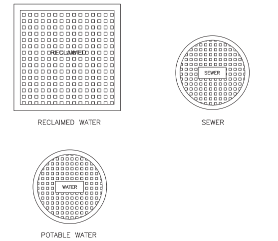
MINIMUM PRESSURE RATING

PSI	DI FITTINGS ≤24"	DI FITTINGS >24"	PIPE MATERIAL* PVC	PIPE MATERIAL* DI	PIPE MATERIAL* HDPE	GATE VALVE** ≤12"	GATE VALVE** >12"	FORCEMAIN* PVC	FORCEMAIN* HDPE
100								●	●
150			●		●		●		
200						●			
250		●		●					
350	●								

* PVC SHALL HAVE A MAXIMUM DIMENSION RATIO (DR) OF 18 AND HDPE SHALL BE MAX DR11. FORCEMAIN: PVC SHALL BE MAX DR18 UNLESS DESIGN REQUIRES OTHERWISE AND HDPE SHALL BE MAX DR17.
** BUTTERFLY VALVES SHALL BE CLASS 150B

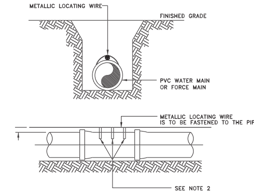
PIPE AND APPURTENANCES PRESSURE RATING

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JAUARY 2014 | FIG. 110



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 116

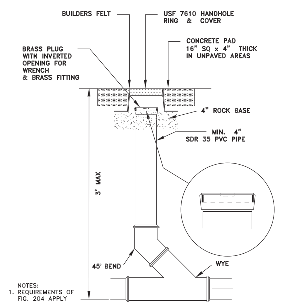


NOTES:

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

PVC PIPE LOCATING WIRE DETAIL

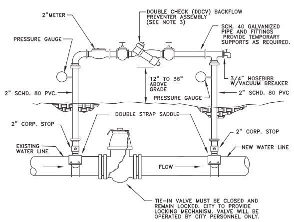
CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 118



NOTES:
1. REQUIREMENTS OF FIG. 204 APPLY

SANITARY SEWER SERVICE
TRAFFIC RATED
CLEAN-OUT DETAIL
NTS

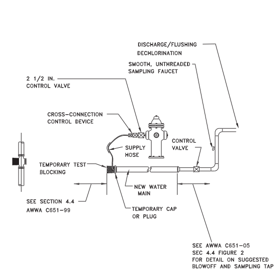
CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 205



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

TEMPORARY JUMPER CONNECTION

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



NOTE:
1. SEE FIGURE 504C FOR PROCEDURES.

TEMPORARY JUMPER CONNECTION
FROM FIRE HYDRANT

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

TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter (2.5 FPS minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearence letter is obtained. Thrust blocking and/or restraints shall be provided temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section II of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in valve under very controlled conditions. The following procedures shall be followed:
   A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
   B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit.
   - Flushing shall not be attempted during peak demand hours of the existing water mains.
   - All downstream valves in the system must be open prior to opening the tie-in valve.
   - Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
   - The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
   C. The tie-in valve shall be locked closed by the City personel until flushing begins.
   D. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall remain closed and shall be locked in the closed position by the City. The tie-in valve shall remain locked closed until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR
TEMPORARY JUMPER CONNECTION

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

DATE		REVISIONS	BY	CHECKED
08/28/24	1	REVISED PER CITY COMMENTS	SMT	GRC

MINOR DEVELOPMENT PLAN
DUNKIN' DONUTS - APOPKA
ROCK SPRINGS RD
CITY OF APOPKA, FLORIDA

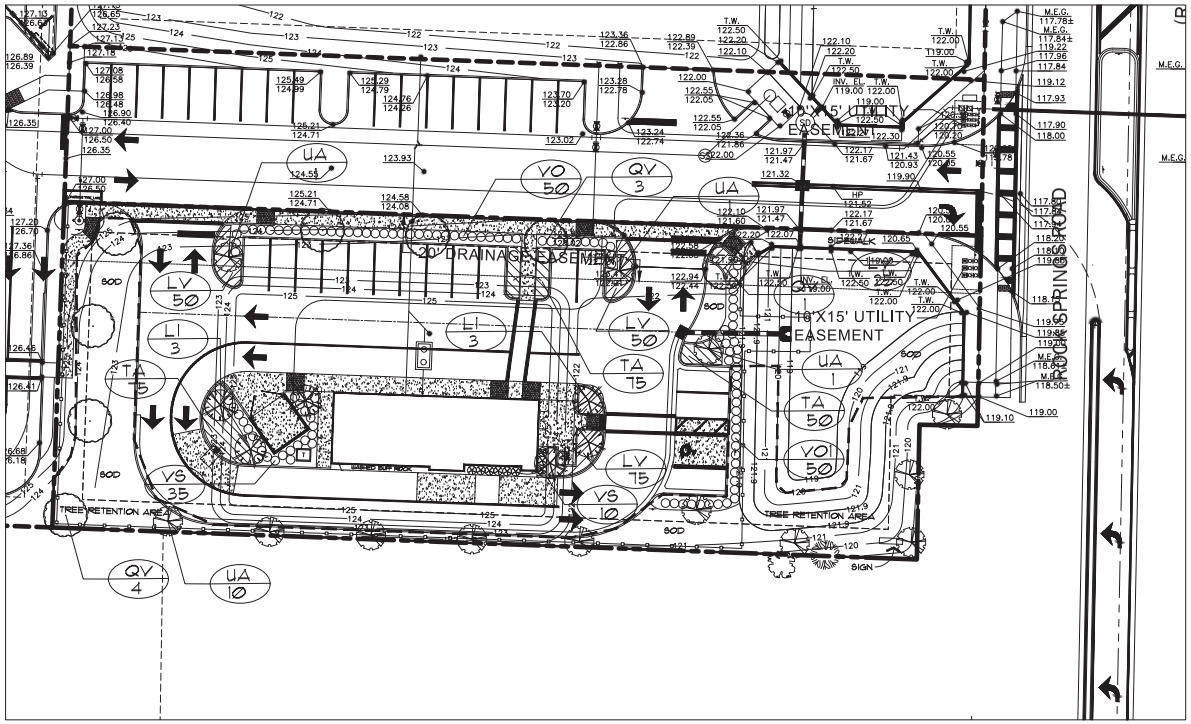
FEG FLORIDA ENGINEERING GROUP
Engineering the Future
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

CITY OF APOPKA UTILITY DETAILS

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SMT	SMT	GRC	GRC

PROJECT NO. 23-094
SCALE NOTED
DATE MAY 2024
SHEET NO. C-13
SHEET 14 OF 21

23-094 UtilityDetails-CityofApopka.dwg



PLANT LIST

SYMBOL	BOTANICAL NAME (COMMON NAME)	MINIMUM SIZE/SPACING	DROUGHT TOLERANCE	NATIVE FLORIDA	QUANTITY	TYPE
TREES						
QV	QUERCUS VIRGINIANA (LIVE OAK)	10' MIN.HT. 3" CAL. 4'-5'MIN.SPREAD.	YES	YES	8	CANOPY
UA	ULMUS ALATA (WINGED ELM)	10' MIN.HT. 3" CAL. 4'-5'MIN.SPREAD.	YES	YES	13	CANOPY
LI	LAGERSTROEMIA INDICA (CREPEMYRTLE)	7'-8' MIN.HT. 2" CAL. 3'-4' MIN.SPREAD.	YES	NO	6	UNDERSTORY
SHRUBS						
VS	VIBURNUM SUSPENSUM (SANDANKWA)	24" MIN.HT. 24" MIN.SPREAD 7 GAL. 30" O.C.	YES	NO	95	
VO	VIBURNUM ODORATISSIMUM (SWEET VIBURNUM)	30" MIN.HT. 24" MIN.SPREAD 7 GAL. 30" O.C.	YES	NO	50	
VO1	VIBURNUM ODORATISSIMUM (SWEET VIBURNUM)	36" MIN.HT. 24" MIN.SPREAD 7 GAL. 42" O.C.	YES	NO	50	
GROUND COVER						
TA	TRACH. ASIATICUM (MINIMA)	5-6 RUNNERS, 12" LONG 1 GAL. 24" O.C.	YES	NO	200	
LV	LIRIOPE VARIEGATA (AZTEC GRASS)	5-6 RUNNERS, 12" LONG 1 GAL. 24" O.C.	YES	NO	200	
BAHIA SOD	QUANTITY TO BE CALCULATED BY CONTRACTOR		YES	YES		

PLANT SYMBOL — 00 / XX — PLANT QUANITY

NOTE:
WHERE GALLON REFERENCES MAY CONFLICT WITH HEIGHT/SPREAD AND CALIPER MEASUREMENTS, THE HEIGHT/SPREAD AND CALIPER MEASUREMENTS SHALL GOVERN.

TREE RETENTION:

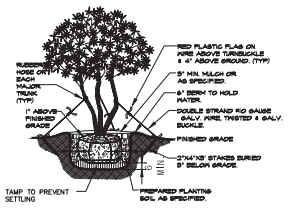
0% COVERAGE X 19.5% = .195 X 34,630 SF = 6,752.84 SF REQ. SAVED
7,450 SF SHOWN

FOUNDATION PLANTING

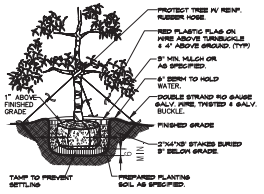
24' FACADE MINUS 16' SIDEWALK EQUALS 8'
8' DIVIDED BY 30' OC EQUALS 3 REQUIRED SHRUBS (THREE SHOWN)
ONE ORNAMENTAL TREE PER 20' REQUIRED EQUALS 1.2 TREES
THREE ORNAMENTAL TREES SHOWN

GRAPHIC SCALE

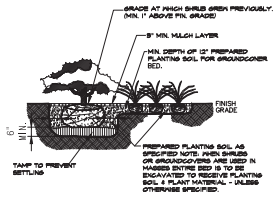
1" = 20'



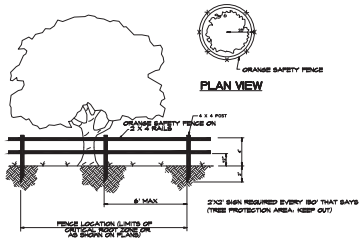
MULTI-TRUNK DETAIL



TREE PLANTING DETAIL



SHRUB AND GROUND COVER DETAIL



TREE PROTECTION FENCE DETAIL

GENERAL LANDSCAPE NOTES

1. ALL PLANTS TO BE FLORIDA NO. 1, OR BETTER AS OUTLINED UNDER GRADES AND STANDARDS FOR NURSERY PLANTS, PART I, 1968 AND PART II, STATE OF FLORIDA DEPARTMENT OF AGRICULTURE, TALLAHASSEE, FLORIDA, AND ANY AMENDMENTS THERETO.
2. ALL TREES AND PLANT MATERIAL SHALL BE PLANTED IN ACCORDANCE WITH THE SPECIFICATIONS DESCRIBED IN THE STATE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF FORESTRY, "TREE PROTECTION MANUAL FOR BUILDERS AND DEVELOPERS", OCTOBER, 1980.
3. THE LANDSCAPE CONTRACTOR (CONTRACTED BY OWNER, N.I.C.) SHALL BE RESPONSIBLE FOR ALL MATERIALS AND ALL WORK AS CALLED FOR ON THE LANDSCAPE PLANS. THE LIST OF PLANT QUANTITIES ACCOMPANYING THE PLANS SHALL BE USED AS A GUIDE ONLY. IF A VARIATION OCCURS BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL CONTROL.
4. ALL TREES, SHRUBS AND GROUND COVERS SHALL BE PLANTED USING A SOIL MIXTURE PREPARED ACCORDINGLY (2/3 EXISTING SOIL, 1/3 PEAT).
5. THE LANDSCAPE CONTRACTOR SHALL INSURE ADEQUATE VERTICAL DRAINAGE IN ALL PLANT BEDS AND PLANTERS. VERTICAL DRILLING THROUGH ANY COMPACTED FILL TO NATIVE SOIL SHALL BE ACCOMPLISHED TO AID DRAINAGE.
6. ALL PLANT BEDS AND TREE WATERING BASINS SHALL BE TOP DRESSED WITH THREE INCHES (3") OF SHREDDED PINE MULCH.
7. NO TREES SHALL BE PLANTED CLOSER THAN 4 FEET (4') FROM THE EDGE OF PAVEMENT TO ALLOW ADEQUATE TREE TRUNK PROTECTION.
8. LANDSCAPE CONTRACTOR SHALL BE WHOLLY RESPONSIBLE FOR STABILITY AND PLUMB CONDITION OF ALL TREES AND SHALL BE LEGALLY LIABLE FOR ANY DAMAGE CAUSED BY THE INSTABILITY OF ANY PLANT MATERIAL.
9. ALL LAWN AREAS TO RECEIVE SOD SHALL BE DISKED FOUR(4) TO SIX(6) INCHES AND DRAGGED TO ESTABLISH A LEVEL FINISH GRADE. ALL DEBRIS TO BE REMOVED FROM THE SITE.
10. SOD SHALL BE FREE OF WEEDS AND PESTS. IT SHALL BE LAID EVENLY AND ROLLED WITH TIGHT FITTING JOINTS. THE SOD SHALL CONTAIN MOIST SOIL WHICH DOES NOT FALL APART OR TEAR WHEN LIFTED. ALL AREAS NOT PAVED OR OTHERWISE LANDSCAPED SHALL BE SODDED. SOD SHALL BE ARGENTINE BAHIA OR EQUAL.
11. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND SYSTEM, WITH 100% COVERAGE, BACKFLOW PREVENTOR, & RAIN SENSOR DEVICE. DIRECT SPRAY HEADS AWAY FROM ANY NATURAL AREAS AND PAVED SURFACES.

Scott V Moore — Digitally signed by Scott V Moore Date: 2024.08.28 13:22:54 -04'00'

Ravensdale Planning & Design
Land Planning Landscape Architecture • Project Management Expert Witness
5108 South Pointe Drive Inverness, Florida 34450
(407) 847-1213

DATE	REVISIONS	BY	CHECKED
08/28/24	1 REVISED PER CITY COMMENTS	SMT	GRC

MINOR DEVELOPMENT PLAN
DUNKIN' DONUTS - APOPKA
ROCK SPRINGS RD
CITY OF APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future
5127 S. Orange Avenue, Suite 200
Orlando, FL 32809
Phone: 407-895-0324
Fax: 407-895-0325
www.feg-inc.us

LANDSCAPE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
SVM	SVM	SVM	SVM

PROJECT NO. 23-094
SCALE
DATE MAY 2024
SHEET NO. L-100
SHEET 15 OF 19

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY: SCOTT MOORE LA 1020 ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DUNKIN'

1760 ROCK SPRINGS RD.,
LOT 2
APOPKA, FL 32712

NORTH ELEVATION

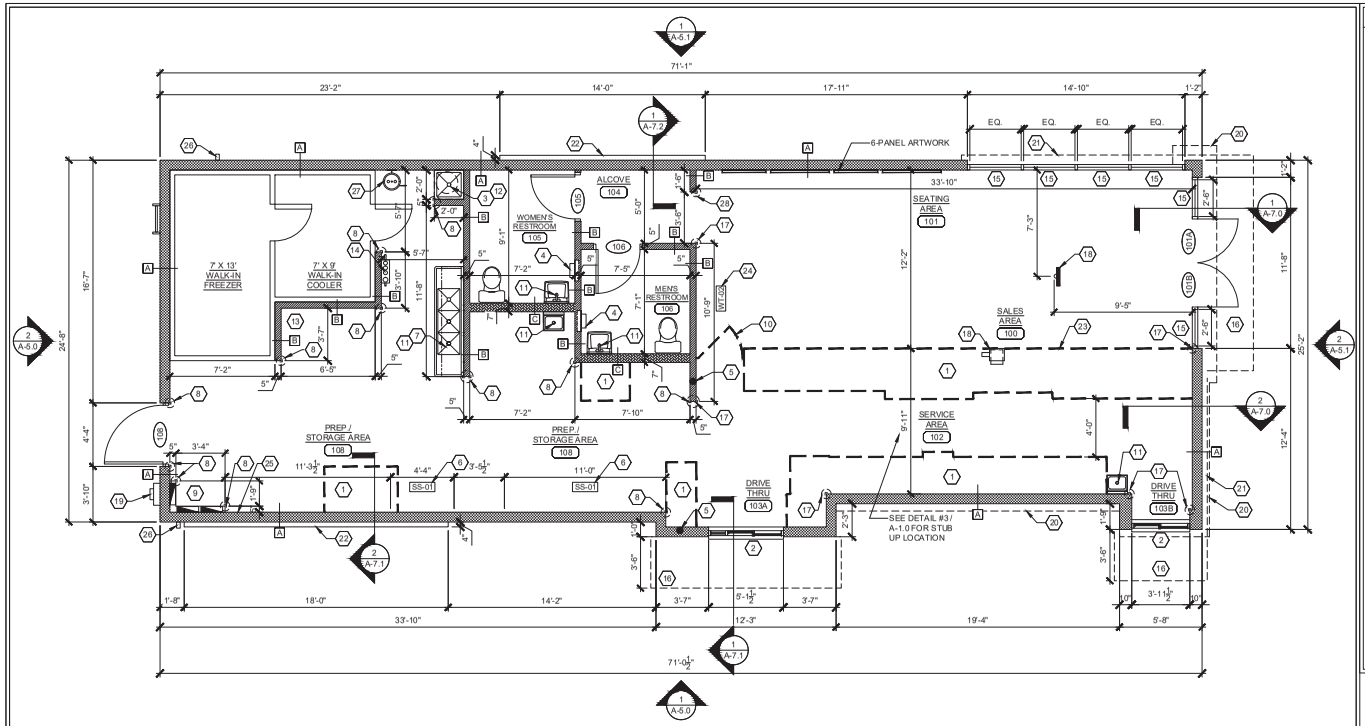
EAST ELEVATION

WEST ELEVATION

SOUTH ELEVATION

MRV
ARCHITECTS, INC.

5105 TOLLVIEW DR., SUITE 201
ROLLING MEADOWS, IL 60008
TEL: 224-318-2140



1 FLOOR PLAN

1/4" = 1'-0" NOTE:

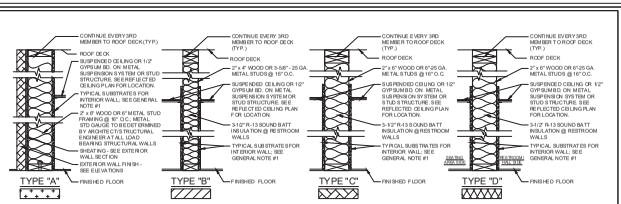
PLAN NOTES:

1. CASEWORK BY OTHERS
2. SLIDING DRIVE-THRU WINDOW. - SEE DUNKIN' CONSTRUCTION SPECIFICATIONS ON GN SHEETS AND NATIONAL ACCOUNTS ON THE EXTRANET.
3. JANITOR'S SINK - PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR- REFER TO DETAIL #10/ SHEET P-5.0
4. SURFACE MOUNT HAND DRYER W/ BRANDING AND SUSTAINABILITY MESSAGE. REFER TO RESTROOM EQUIP. SCHEDULE ON SHT. A-8.1
5. P.O.S. OUTLET BOX (4⅞" A.F.F.) WITH ½" CONDUIT W/ PULLSTRING TO CEILING
6. SS-01 STAINLESS STEEL WALL PANEL LOCATED BEHIND SANDWICH STATION/ OVEN. REFER TO SHEET A-8.0 FOR INTERIOR ELEVATIONS.
7. 3 COMPARTMENT SINK W/ 2 INTEGRATED DRAIN BOARDS- PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR- REFER TO DETAIL #9/ SHEET P-5.0
8. 2" X 2" STAINLESS STEEL CORNER GUARDS, FULL LENGTH OF CORNER UP TO CEILING (TYPICAL THROUGHOUT BACK OF HOUSE)
9. RECESSED ELECTRICAL PANELS - REFER TO ELECTRICAL SHEETS
10. SWING GATE @ HAND OFF AREA BY MILLWORK VENDOR.
11. PROVIDE DIRECT LINE W/ THERMOSTATIC MIXING VALVE FROM HWH TO ALL HAND WASHING SINKS, LAVATORIES, RINSE SINKS, AND 3 COMPARTMENT SINKS.
12. PROVIDE SHELF AND STRAPPING OVER MOP SINK FOR TANK TYPE HOT WATER HEATER (SEE SPECS. ON SHEET GN-1.7), MAY BE USED IN PLACE OF RINNAI UNIT. COORDINATE EXACT SIZE W/ LOCAL REQUIREMENTS.
13. G.C. TO PROVIDE ANCHOR BOLTS FOR SLAB MOUNTED SAFE IN OFFICE- REFER TO SPECIFICATIONS TO BE PROVIDED BY FRANCHISEE.
14. WATER FILTRATION SYSTEM (BRANCH OFF MAIN LINE) FOR COFFEE BREWING EQUIPMENT, BEVERAGE MACHINES, ETC.; LOCATE ABOVE WATER METER
15. WINDOW SHADE; SEE CONSTRUCTION SPECIFICATIONS ON GN-1.5 AND NATIONAL ACCOUNTS SUPPLIER ON THE EXTRANET.
16. CANOPY OVERHEAD; REFER TO SHEET A-2.0 FOR LIGHTING.
17. PROVIDE CLEAR ANODIZED ALUM EDGE TRIM (SCHLUTER "JOLLY") FOR FULL HEIGHT OF WALL @ EXTERNAL CORNERS & ALL LOCATIONS WHERE TILE ENDS.
18. ORDER KIOSK; REFER TO MEP DRAWINGS.
19. ELECTRICAL METER - PROVIDE APPROPRIATE CONNECTION TO ELECTRICAL PANELS AS PER FEDERAL, STATE AND LOCAL CODES
20. PROJECTION OF LOWER ACCENT BAND. SEE EXTERIOR ELEVATIONS.
21. PROJECTION OF ORANGE ACCENT BANDING. SEE EXTERIOR ELEVATIONS - REFER TO SHEET A-2.0 FOR LIGHTING.
22. EXTERIOR ACCENT PANEL. SEE EXTERIOR ELEVATIONS.
23. MILLWORK SUPPLIER SHALL PROVIDE ACCESS FOR UTILITIES & CLEANING AT ALL FRONT LINE MILLWORK
24. WT-02 ACCENT WALL TILE AT LROD SIGNAGE - REFER TO SHEET A-8.0.
25. "PLAN TUBE" MOUNTED ON WALL.
26. FROST PROOF HOSE BIB. SEE EXTERIOR ELEVATIONS.
27. EYE WASH STATION; REFER TO GN-1.7 FOR SPECIFICATIONS
28. 2" X 2" STAINLESS STEEL CORNER GUARDS, 0'-0" TO BASE OF CHAIRRAIL (TYPICAL THROUGHOUT FRONT OF HOUSE)

GENERAL NOTES:

1. TYPICAL SUBSTRATES FOR INTERIOR WALLS SHALL BE AS FOLLOWS:
   PREP/ KITCHEN AND STORAGE AREAS:
   0'-0" TO 3'-0": ½" DUROCK CEMENT BOARD, 3'-0" AND ABOVE - ⅞" ORIENTED STRAND BOARD (OSB)
   SERVICE AREA:
   ½" MIN. ORIENTED STRAND BOARD (OSB), ½" DUROCK CEMENT BOARD BEHIND PORCELAIN/ CERAMIC TILES.
   SALES, SEATING AREAS, PARTY ROOM AND CORRIDOR:
   ½" GYPSUM BOARD, ½" DUROCK CEMENT BOARD BEHIND CERAMIC TILES, ½" ORIENTED STRAND BOARD @ DECORATIVE PLAM "WOOD" WALLS.
   RESTROOMS:
   ½" DUROCK CEMENT BOARD

   GENERAL CONTRACTOR SHALL PROVIDE ADEQUATE BLOCKING AS REQUIRED THROUGHOUT: IN RESTROOMS FOR GRAB BARS, LAVATORIES, HAND DRIERS, MIRRORS, PAPER TOWEL DISPENSERS, SOAP DISPENSERS, AND OTHER ACCESSORIES UNLESS OTHERWISE NOTED; IN SERVICE AREA FOR: VDU, WALL SHELVES, ETC.
2. TEXTURING OF DRY WALL IS REQUIRED IN ORDER TO ELIMINATE SMOOTH FINISH. REFER TO SPECS IN GN's SHEETS
3. DIMENSIONS SHOWN ARE TO THE FACE OF FINISH.
4. SEE SHEET A-1.1 FOR DOOR SCHEDULE AND DOOR & FRAME TYPES.
5. REFER TO EQUIPMENT "K" SHEETS FOR INFORMATION REGARDING THE EQUIPMENT AND EQUIPMENT LAYOUT.
6. PROVIDE FIRE EXTINGUISHERS, TYPE ABC, WALL HUNG, TOP @ 5'-0" A.F.F. (BY G.C.). - NUMBER AND LOCATION AS DETERMINED BY LOCAL CODE
7. **LAYOUT NOTES:**
   A. G.C. TO ENSURE 40" MINIMUM CLEAR ACCESS INTO AND THROUGHOUT THE STORE FOR DELIVERY OF LARGE EQUIPMENT ITEMS.
   B. FOR LOCATIONS WITH INTERIOR WALK-INS, PROVIDE:
      - FLOOR DRAIN WITHIN 5' FT. OF WALK-IN FOR CONDENSATE DRAIN CONNECTION FROM INTERIOR OF WALK-IN (TYP.)
      - 2" MIN. AIR SPACE BETWEEN WALK-IN AND ALL ADJACENT WALLS.
   D. FOR NON-DEPRESSED SLAB FOR WALK-IN BOX AN INTERIOR RAMP SHALL BE PROVIDED.
10. **INDOOR AIR QUALITY MANAGEMENT REQUIREMENTS**
   B. DURING CONSTRUCTION THE USE OF SMOKING/TOBACCO PRODUCTS INSIDE THE BUILDING IS PROHIBITED.
   C. CONTRACTOR AND SUBCONTRACTORS SHOULD MAKE EVERY EFFORT TO MAINTAIN CLEAN WORK AREAS.
   D. CONSTRUCTION ACTIVITIES THAT PRODUCE DUST SHOULD TAKE PLACE PRIOR TO HVAC START-UP/USE, AND EVERY EFFORT SHOULD BE MADE TO DIRECT THESE POLLUTANTS TO THE OUTDOORS WITH FANS.
   E. MATERIALS THAT ARE ABSORPTIVE SHOULD NOT BE BROUGHT ON-SITE UNTIL THE BUILDING IS SUFFICIENTLY DRIED IN, AND SHOULD BE ELEVATION FROM THE GROUND AND COVERED WITH VISQUEEN WHILE STORED ON SITE.
   F. IF THE HVAC SYSTEMS WILL BE USED DURING CONSTRUCTION ACTIVITIES, TEMPORARY FILTRATION (MERV 8) SHOULD BE USED ON ALL RETURN AIR INTAKES, AND THE FILTERS INSIDE THE UNIT SHOULD BE REPLACED PRIOR TO BUILDING TURN OVER.
   G. ALL INDOOR AIR QUALITY MANAGEMENT POLICIES OUTLINED ABOVE ARE PHOTOGRAPHED AT 25%, 50%, AND 75% PROJECT COMPLETION TO CONFIRM MEASURES WERE FOLLOWED.
11. **CONSTRUCTION WASTE RECYCLING REQUIREMENTS:**
   A. ALL CONSTRUCTION-RELATED RECYCLABLE WASTE SHOULD BE RECYCLED/REUSED OR OTHERWISE DIVERTED FROM LANDFILL WHENEVER POSSIBLE.
   B. AT MINIMUM ALL CONCRETE, METAL, AND PLASTIC THAT MEETS LOCAL RECYCLING STANDARDS SHOULD BE RECYCLED.
   C. WHERE LOCAL MUNICIPALITIES OR VENDORS OFFER COMMINGLED RECYCLING OPPORTUNITIES TO HELP ACHIEVE OVER 50% CONSTRUCTION WASTE DIVERSION RATE FROM LANDFILL, FRANCHISEE SHOULD PURSUE.



2 PARTITION TYPES

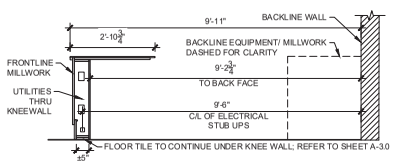
1" = 1'-0" NOTE:

DOOR SCHEDULE

NO.	DOOR DATA				FINISH	FRAME DATA		FINISH	NOTES
	LOCATION	SIZE	MATERIAL	TYPE	INT/EXT	MATERIAL	TYPE	INT/EXT	
101	ENTRANCE	3'-0" X 7'-0" X 1 3/4"	ALUM/GL	A	FACT	ALUM	3	FACT	1, 4
105	WOMEN'S RESTROOM	3'-0" X 6'-8" X 1 3/4"	WOOD	C	PT-02	H.M.	1	PT-02	2, 4
106	MEN'S RESTROOM	3'-0" X 6'-8" X 1 3/4"	WOOD	C	PT-02	H.M.	1	PT-02	2, 4
108	SERVICE	4'-0" X 7'-0" X 1 3/4"	H.M.	B	PTE-02	H.M.	2	PTE-02	3, 4

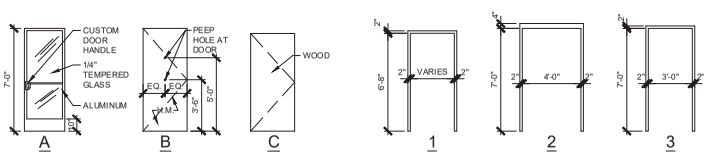
NOTES

1. PROVIDE 1" INSULATED & TEMPERED GLASS; FRAME TO MATCH STOREFRONT COLOR
2. UNDERCUT DOOR 1"
3. PROVIDE 190 DEGREE DOOR VIEWER CENTERED IN DOOR @ 5'-0" A.F.F.- MODEL SSVLAB FROM DAVSTAR SECURITY
4. REFER TO DUNKIN BRANDS MASTER HARDWARE SCHEDULE FOR ALL DOORS.



3 DUNKIN' FRONTLINE CASEWORK STUB UP DETAIL

N.T.S. NOTE:



4 DOOR AND OPENING FRAME TYPES

1/4" = 1'-0" NOTE:

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REVISION	DESCRIPTION	ISSUE DATES
1	IN	

DRAWN	CD
CHECKED	MV
DATE	08/25/23
PROJECT No.	23202

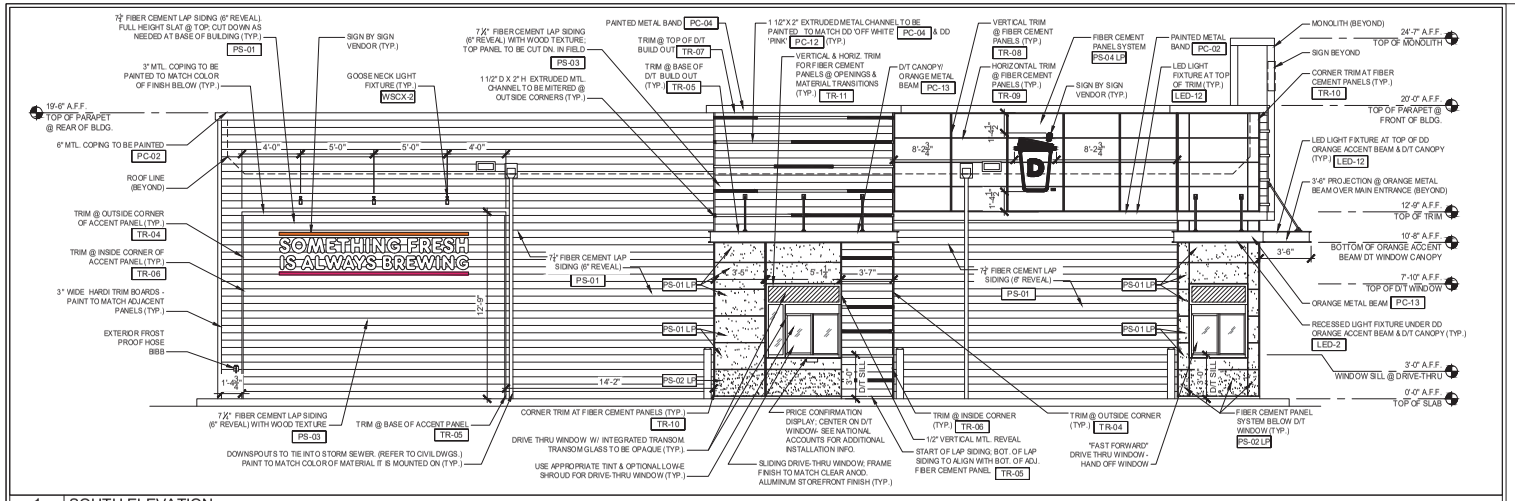
FLOOR PLAN, PARTITION TYPES, DETAILS, & NOTES

DUNKIN #251
1760 ROCK SPRINGS RD, LOT 2
APOPKA, FL 32712

PC # 364965

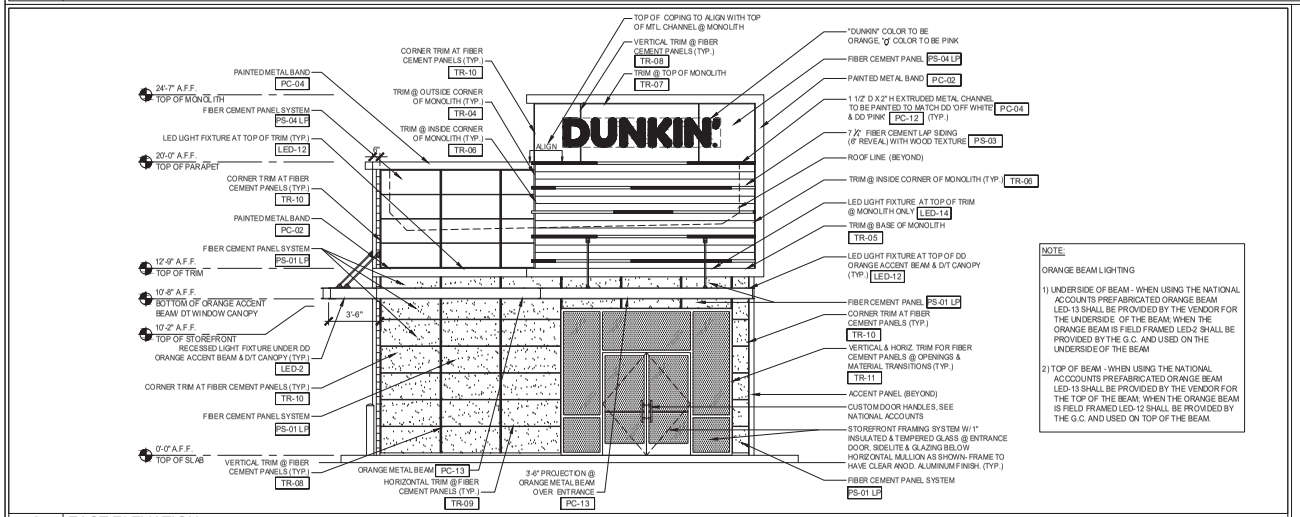
SHEET

A-1.0



1 SOUTH ELEVATION

1/4" = 1'-0" NOTE:



NOTE:

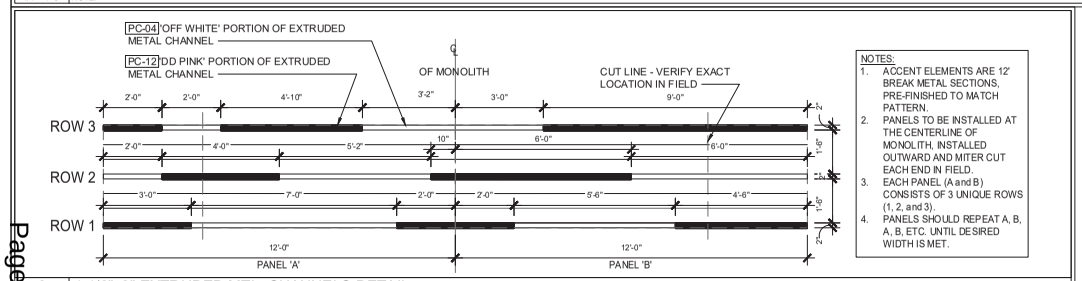
ORANGE BEAM LIGHTING

1) UNDERSIDE OF BEAM - WHEN USING THE NATIONAL ACCOUNTS PREFABRICATED ORANGE BEAM LED-13 SHALL BE PROVIDED BY THE VENDOR FOR THE UNDERSIDE OF THE BEAM; WHEN THE ORANGE BEAM IS FIELD FRAMED LED-2 SHALL BE PROVIDED BY THE G.C. AND USED ON THE UNDERSIDE OF THE BEAM

2) TOP OF BEAM - WHEN USING THE NATIONAL ACCOUNTS PREFABRICATED ORANGE BEAM LED-13 SHALL BE PROVIDED BY THE VENDOR FOR THE TOP OF THE BEAM; WHEN THE ORANGE BEAM IS FIELD FRAMED LED-12 SHALL BE PROVIDED BY THE G.C. AND USED ON TOP OF THE BEAM.

2 EAST ELEVATION

1/4" = 1'-0" NOTE:



NOTES:

1. ACCENT ELEMENTS ARE 12' BREAK METAL SECTIONS, PRE-FINISHED TO MATCH PATTERN.
2. PANELS TO BE INSTALLED AT THE CENTERLINE OF MONOLITH, INSTALLED OUTWARD AND MITER CUT EACH END IN FIELD.
3. EACH PANEL (A and B) CONSISTS OF 3 UNIQUE ROWS (1, 2, and 3).
4. PANELS SHOULD REPEAT A, B, A, B, ETC. UNTIL DESIRED WIDTH IS MET.

3 1 1/2"x2" EXTRUDED MTL. CHANNELS DETAIL

1/2" = 1'-0" NOTE:

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DATE	08/25/23
PROJECT No.	23202

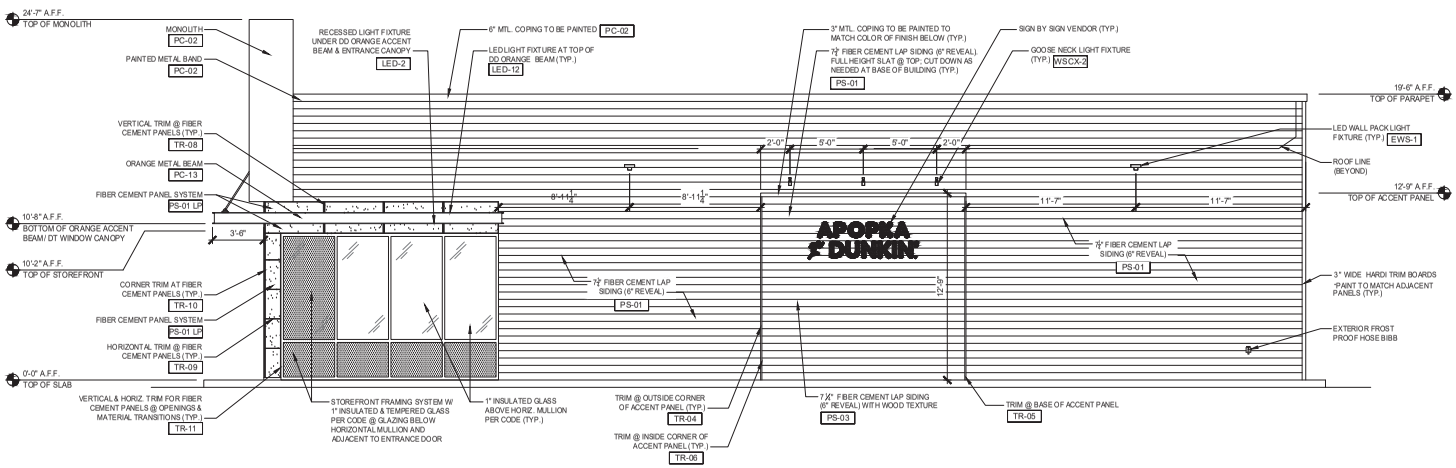
EXTERIOR ELEVATIONS & DETAILS

DUNKIN' #251
1760 ROCK SPRINGS RD, LOT 2
APOPKA, FL 32712

PC # 364965

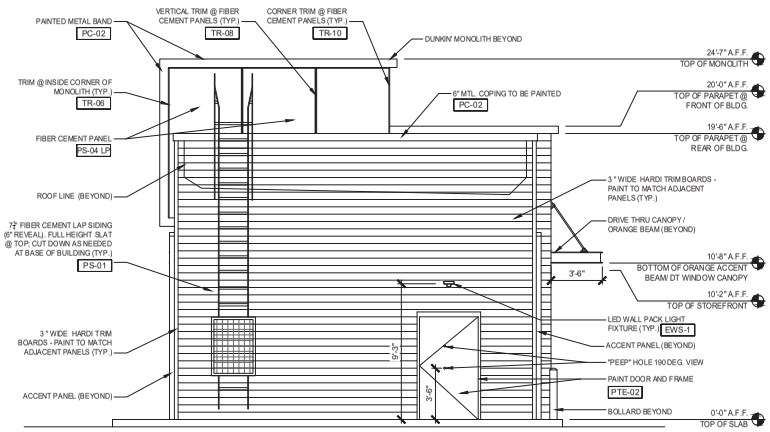
SHEET

A-5.0



1 NORTH ELEVATION

1/4" = 1'-0" NOTE:



2 WEST ELEVATION

1/4" = 1'-0" NOTE:

EXTERIOR FINISH NOTES

S FIBER CEMENT PANEL / SIDING:

PS-01LP - FIBER CEMENT PANEL SYSTEM, COLOR: GRAY

PS-01 - 7 ¼" FIBER CEMENT LAP SIDING (6" REVEAL). FULL HEIGHT SLAT AT TOP, CUT DOWN AS NEEDED AT BASE OF BUILDING (TYP.)

PS-02LP - FIBER CEMENT PANEL SYSTEM, COLOR: CHARCOAL

PS-03 - 7 ¼" FIBER CEMENT LAP SIDING (6" REVEAL) WITH WOOD TEXTURE; TOP PANEL AT DRIVE-THRU BUILD OUT TO BE CUT DOWN IN THE FIELD

PS-04LP - FIBER CEMENT PANEL SYSTEM, COLOR: "ARCTIC WHITE"

T TRIM / REVEAL:

TR-04 - FIBER CEMENT LAP SIDING TRIM AT OUTSIDE CORNER (TYP.)

TR-05 - BASE TRIM AT BOTTOM OF FIBER CEMENT LAP SIDING/START OF LAP SIDING (TYP.)

TR-06 -FIBER CEMENT LAP SIDING TRIM AT INSIDE CORNER (TYP.)

TR-07 - TRIM AT TOP OF MONOLITH/DRIVE-THRU BUILD OUT

TR-08 - VERTICAL TRIM AT FIBER CEMENT PANELS (TYP.)

TR-09 - HORIZONTAL TRIM AT FIBER CEMENT PANELS (TYP.)

TR-10 - CORNER TRIM AT FIBER CEMENT PANELS (TYP.)

TR-11 - VERTICAL AND HORIZONTAL TRIM FOR FIBER CEMENT PANELS AT OPENING AND MATERIAL TRANSITIONS (TYP.)

P EXTERIOR PAINT:

PC-02 -PAINTED METAL BAND, COLOR: CHARCOAL

PC-04 -PAINTED METAL BAND, COLOR: OFF-WHITE

PC-04 -1 ¾" D x 2" H EXTRUDER METAL CHANNEL TO BE PAINTED TO MATCH DD "OFF WHITE"; MITERED AT OUTSIDE CORNERS (TYP.)

PC-12 - 1 ¾" D x 2" H EXTRUDER METAL CHANNEL TO BE PAINTED TO MATCH DD "PINK", MITERED AT OUTSIDE CORNERS (TYP.)

PC-13 - PREFAB ORANGE METAL BANDING / CANOPY

PTE-02 - PAINT DOOR AND FRAME

L EXTERIOR LIGHTING:

LED-2 -RECESSED LIGHT FIXTURE USED UNDER D/T CANOPY & ORANGE BEAM (TYP.)

LED-12 - LED LIGHT FIXTURE AT TOP OF TRIM (TYP.)

LED-14 - LED LIGHT FIXTURE AT TOP OF TRIM AT MONOLITH (TYP.)

EWS-1 - LED WALL PACK LIGHT FIXTURE (TYP.)

WSCX-2 - EXTERIOR SIGN LIGHT FIXTURE - USED AT ACCENT PANELS.

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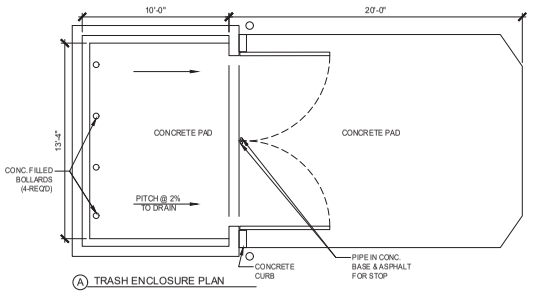
PROJECT No.	22032

EXTERIOR ELEVATIONS & DETAILS

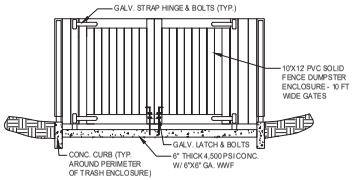
DUNKIN' #251
1760 ROCK SPRINGS RD, LOT 2
APOPKA, FL 32712
PC # 364965

SHEET

A-5.1

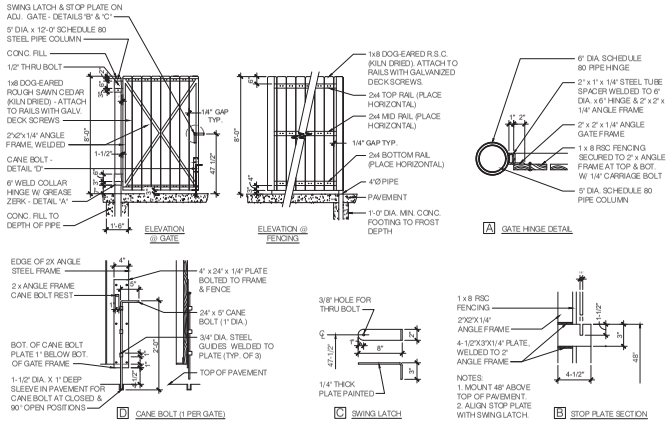


A TRASH ENCLOSURE PLAN



B TRASH ENCLOSURE ELEVATION

1	TRASH ENCLOSURE PLAN AND ELEVATION
1/4"=1'-0"	NOTE:



2	TRASH ENCLOSURE DETAILS
N.T.S.	NOTE:

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DRAWN	CD
CHECKED	MV
DATE	08/25/23
PROJECT No	23202

SITE DETAILS

DUNKIN' #251
1760 ROCK SPRINGS RD, LOT 2
APOPKA, FL 32712

PC # 364965

SHEET

SP-1.2

Project	Holy Family	Catalog #		Type	SLx
Prepared by	Clear Engineering	Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

Product Certifications

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Quick Facts
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 17 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems
- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Pole Mount Arm

Pole Drilling Pattern Type "N"

Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

COOPER Lighting Solutions

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McGraw-Edison — GALN Galleon II

Ordering Information

SAMPLE NUMBER: GALN-SA4C-740-U-T4FT-GM

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

COOPER Lighting Solutions

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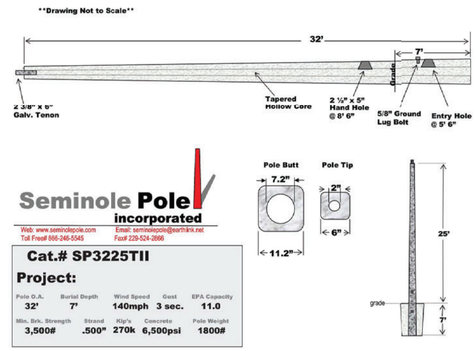


Seminole Pole incorporated

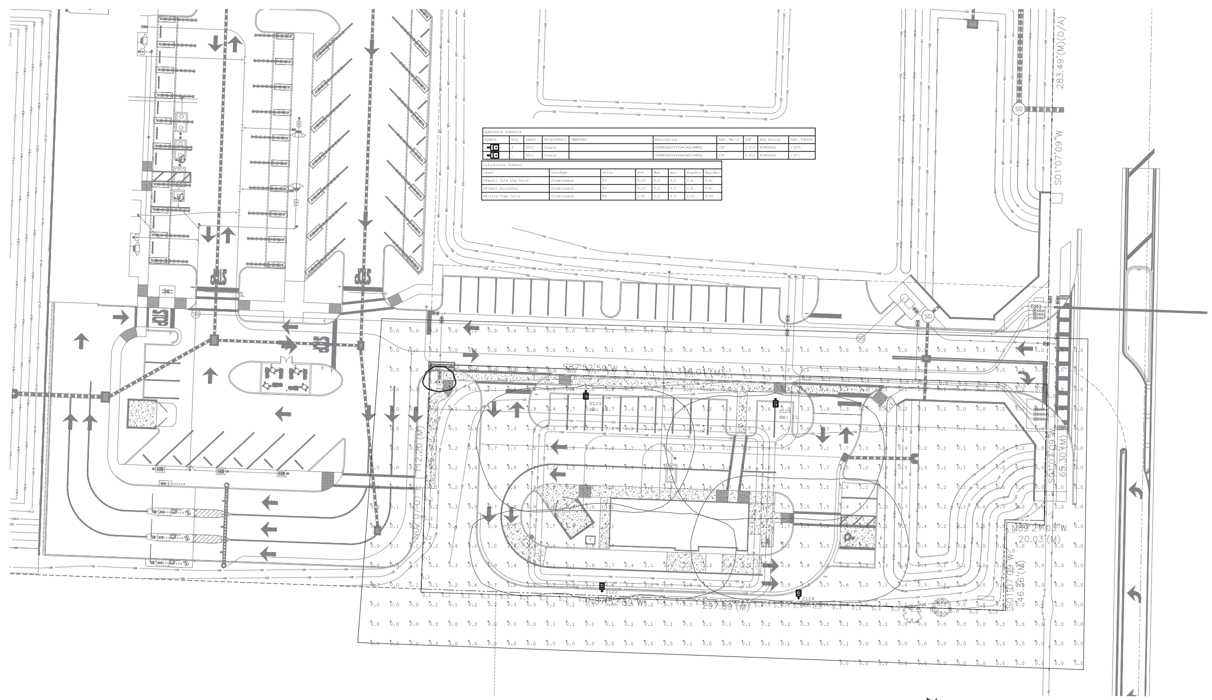
Web: www.seminolepole.com
Toll Free# 866-246-5545
Email: seminolepole@earthlink.net
Fax# 229-524-2666

Cat.# SP3225TII

Project:

Pole O.A.	Burial Depth	Wind Speed	Gust	EPA Capacity
32'	7'	140mph	3 sec.	11.0

Min. Brk. Strength	Strand	Kip's	Concrete	Pole Weight
3,500#	.500"	270k	6,500psi	1800#



Luminaire Schedule

Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	Lum. Watts	LLF	BUG Rating	Lum. Lumens
	3	SL24	Single		GALN-SA2C-740-U-SL4-HSS	108	0.912	B1-U0-G2	11629
	1	SL22	Single		GALN-SA2C-740-U-SL2-HSS	108	0.912	B1-U0-G2	11571

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Overall Site Lrg Calcs	Illuminance	Fc	0.63	4.4	0.0	N.A.	N.A.
Project Boundary	Illuminance	Fc	0.16	0.6	0.0	N.A.	N.A.
Parking Area Calcs	Illuminance	Fc	1.81	3.2	0.9	2.01	3.56

1 / SL-1 **SITE LIGHTING PLAN**

SCALE: 1"=30'-0"

DATE	REVISIONS	BY	CHECKED

CONSTRUCTION PLANS
DUNKIN' DONUTS - APOPKA
ROCK SPRINGS RD
CITY OF APOPKA, FLORIDA

FEG FLORIDA ENGINEERING GROUP
Engineering the Future

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

SITE LIGHTING PLAN

DESIGNED BY	DRAWN BY	CHECKED BY
TMT	BMA	DDA

PROJECT NO. ######/CE83315
SCALE
DATE MAY 2024
SHEET NO. SL-1

CLEAR ENGINEERING
13651 CRYSTAL RIVER DRIVE
ORLANDO, FL. 32828
phone: (407)277-3431

Darius D. Adams, P.E.
FL PE No. 53236

DARIUS D. ADAMS LICENSE No. 53236 STATE OF FLORIDA PROFESSIONAL ENGINEER

This document has been electronically signed and sealed by Darius D. Adams, PE on the date shown on the time stamp using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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DN: c=US, o=Clear Engineering LLC, dnQualifier=A01410D0000018 3389A255A000663CD, cn=Darius Adams
Date: 2024.07.05 19:19:55 -04'00'