



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

December 4, 2024 9:00 AM

Apopka City Hall Council Chambers

ANNEXATION

1. AN-24-13, West Keene Road - Annexation
Owner(s): Luis Fernando Chavez, Jessica Chavez, Dann Lenton Brown, Timothy Daugherty, Shalette Daugherty,
Applicant(s): Lowndes Law Firm - Jonathan Huels
Location: West of Marden Road, North of West Keene Road and East of Ocoee Apopka Rd
Proposed Use: Mixed Use (multifamily /retail)
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner
2. AN-24-10, 2700 Lent Road - Annexation (Annex), 1st Submittal
Owner(s): Global Investments Vault LLC
Applicant(s): Global Investments Vault LLC- John Adams
Location: 2700 Lent Road
Proposed Use: Residential Single Family
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

FUTURE LAND USE AMENDMENT

1. FLU-24-21, West Keene Road - Future Land Use (FLU), 1st Submittal
2. FLU-24-19, 2700 Lent Road - Future Land Use (FLU), 1st Submittal

REZONING

1. FLU-24-21, West Keene Road - Rezoning (Rz), 1st Submittal
2. FLU-24-19, 2700 Lent Road - Rezone (Rz), 1st Submittal

PLAT

1. PL-24-5, Haven Peace - Plat, 1st Submittal
2. 8th Street - Replat (PL), 1st Submittal

SPECIAL EXCEPTION

1. SPX-24-7, Pave A Lot Storage Warehouse - Special Exception (SPX), 1st Submittal

SITE PLAN:

CONSTRUCTION SITE PLAN

1. CSP-24-10, Errol Parkway Business Center - Construction Site Plan (CSP), 1st Submittal
2. SP-24-50, 1291 South Orange Blossom Trail Office Warehouse - Construction Site Plan (CSP), 2nd Submittal

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. CSP-24-9, Haven Peace - Construction Site Plan (CSP), 1st Submittal
Owner(s): Investments Alliance LLC
Applicant(s): Rommel Fontana
Location: 2518 Haas Road
Proposed Use: Single Family Subdivision
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager

VARIANCE

1. VAR-24-9, 4689 Chandler Road - Variance (VAR), 1st Submittal
Owner(s): Chandler Oaks Apopka LLC
Applicant(s): Kimley-Horn and Associates, Inc. - Brian Ashby
Location: 4648 Chandler Road
Proposed Use: Residential
Project Manager: Bobby Howell
Presented by: Bobby Howell, Planning Manager

DISCUSSION

ADJOURNMENT

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

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

1449 WEST KEENE ROAD

DESCRIPTION: Per ORB 5533 Pg 2341

Begin at the northeast corner of Lot 6, Hilltop Stable Subdivision, Plat Book 17, Page 129, of the Public Records of Orange County, Florida: Run thence S.89°46'54"W., along the North Lines of Lots 4, 5, & 6, of said Hilltop Stable Subdivision, 682.29 feet, to the Point of Curvature of a curve concave to the Southeast with a radius of 25.00 feet, a central angle of 89°48'13", and a chord bearing of S.44°52'48"W., run thence Southerly along the arc of said curve, 39.18 feet, to the Point of Tangency, and a point on the East line of a ingress and egress easement, for Lots 3 and 4 of said Hilltop Stable Subdivision, thence S.00°01'43"E. along the said Easterly line of said easement, a distance of 320.00 feet to the Point of Curvature of a circular curve concave Westerly, having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 90°11'47" (chord bearing S.45°07'36"E.), a distance of 39.36 feet to an intersection with the Northerly Right of Way line of Keene Road; thence S.89°46'54"W., along the said Northerly Right of Way line of Keene Road, a distance of 55.09 feet to the intersection with the centerline of said easement; thence departing said Northerly Right of Way line, N.00°01'43"E., along said centerline of easement, a distance of 344.40 feet to end of said centerline; run thence N.01°41'57"E., a distance of 415.68 to an intersection with the Northerly line of said Lot 7; thence N.89°26'00"E. along said line a distance of 295.68; thence N.00°08'00"E., a distance of 16.00 feet; thence N.89°26'00"E., along said line, a distance of 429.00 feet to the Northeast corner of said Lot 7; thence S.00°01'42"E., along the Easterly line of said Lot 7, a distance of 410.27 feet to the Point of Beginning.

DESCRIPTION: Prepared by GeoPoint Surveying

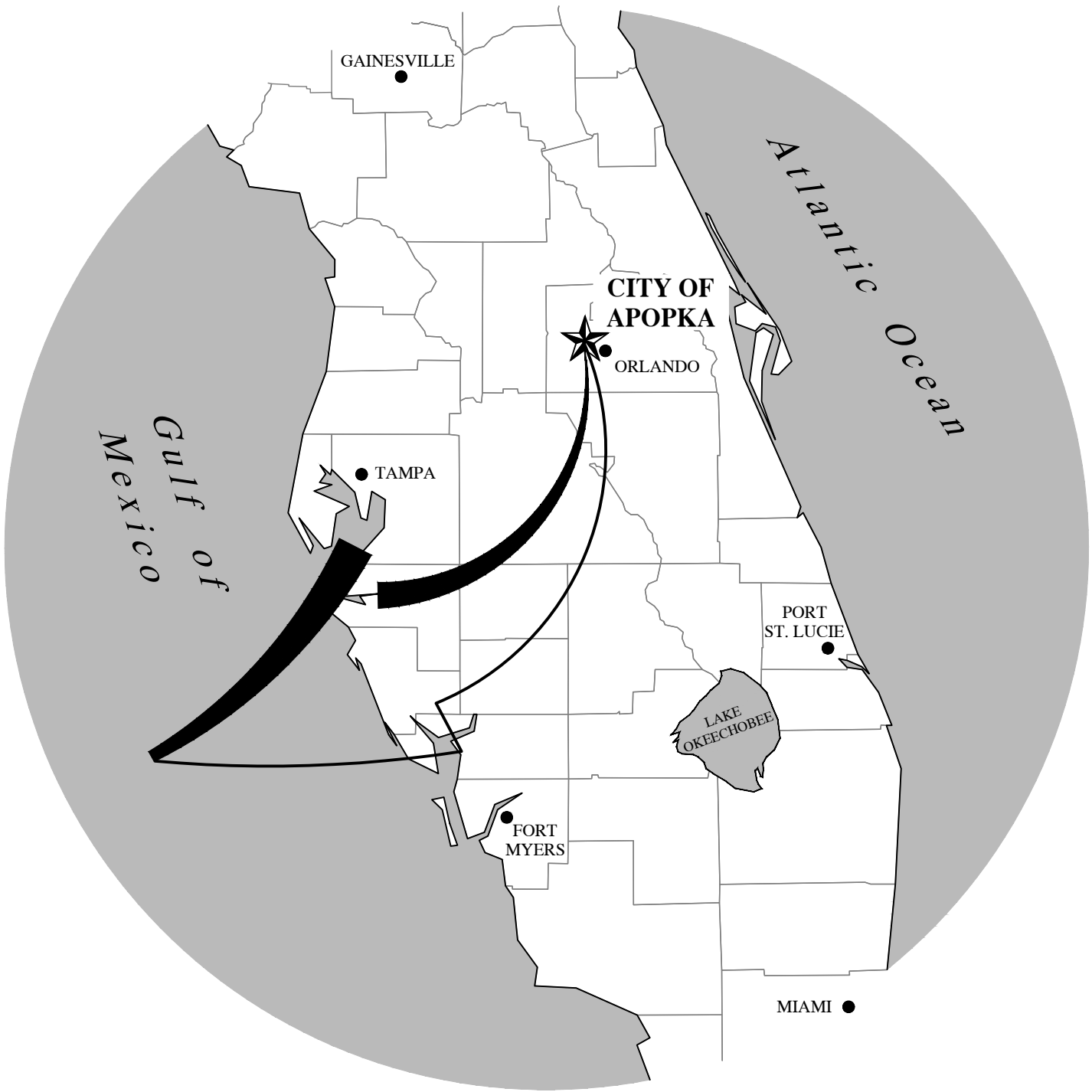
A portion of Lot 7 of Hilltop Stable Subdivision, recorded in Orange County Recorder's Office, Plat Book 17, Page 129 lying in Section 20, Township 21 South, Range 28 East, Orange County, Florida, and being more particularly described as follows:

COMMENCE at the South 1/4 corner of said Section 20; thence run along the South boundary of the Southeast 1/4 of said Section 20; N.89°40'04"W., a distance of 24.61 feet; thence leaving said South Boundary, N.00°19'56"E., a distance of 30.03 feet to a point on the North right-of-way of West Keene Road, said point is the proposed Southeast corner of 1455 West Keene Road - Alta and the POINT OF BEGINNING; thence along the East line of said proposed 1455 West Keene Road - Alta the following (2) two courses: 1) N.00°31'05"E., a distance of 344.40 feet; 2) N.02°14'18"E., a distance of 415.67 feet; thence N.89°58'21"E., a distance of 295.76 feet; thence N.06°01'38"W., a distance of 14.60 feet; thence N.89°57'58"E., a distance of 428.84 feet; thence S.00°21'07"W., a distance of 408.95 feet; thence N.89°40'04"W., a distance of 681.65 feet; thence Southwesterly, 39.19 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 89°49'05" (chord bearing S.45°25'37"W., 35.30 feet); thence S.00°31'05"W., a distance of 320.00 feet; thence Southeasterly, 39.35 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 90°11'07" (chord bearing S.44°34'28"E., 35.41 feet); thence N.89°40'02"W., a distance of 55.06 feet to the POINT OF BEGINNING.

Containing 6.969 acres, more or less.

SURVEYOR'S NOTES:

- Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.
- This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- Bearings shown hereon are based on the South Line of the SE 1/4 of Section 20, Township 21 South, Range 28 East, Orange County, Florida, having a Grid bearing of N.89°40'04"W.. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.
- All dimensions, unless otherwise noted, are survey dimensions.
- The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12095C0120H for CITY OF APOPKA, Community No. 120180, ORANGE County, Florida, dated SEPTEMBER 24, 2021 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (<https://msc.fema.gov>).
- Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- The lands described hereon may contain lands that are considered environmentally sensitive wetlands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, a local Florida Water Management District, or the Department of Environmental Protection (D.E.P.). Wetland lines and areas, if any, are not shown hereon.



LEGEND

- (S) ---- Surveyed Dimension
- (P) ---- Plot/Record Dimension
- (D) ---- Deed/Record Dimension
- FCM ---- Found Concrete Monument
- FIP ---- Found Iron Pipe
- CCR ---- Certified Corner Record
- PID ---- Parcel Identification Number
- PRM ---- Permanent Reference Monument
- SIR ---- Set 1/2" Iron Rod LB7768
- ◆ ---- Site Benchmark
- ⊞ ---- Electric Junction Box
- ⊞ ---- Mail Box
- ⊞ ---- Electric Power Pole
- ⊞ ---- Telephone Pedestal
- ⊞ ---- Water Backflow Preventer
- ⊞ ---- Electric Switch Box
- ⊞ ---- Sign
- ⊞ ---- Spigot
- ⊞ ---- Well
- x— ---- Wire Fence
- ---- Metal Fence
- //— ---- Wood Fence
- o— ---- Overhead Utility Line

CREW #1 PARTY CHIEF: AW FIELD BOOK: CF-26-2024 DATA FILE: 1455KEENE-BTT(AW)				Revisions				Surveyor's Certification				THIS SURVEY IS VALID ONLY WITH A SIGNATURE & ORIGINAL SEAL IN HARD COPY FORM, OR A DIGITAL SEAL IN ELECTRONIC FORM, PURSUANT TO RULES 51-17.060 AND 51-17.062, SECTION 472.027 OF THE FLORIDA STATUTES.				Survey is Certified To:				www.geopointsurvey.com Licensed Business No.: LB 7768				North Florida 327 S. County Hwy 393 Santa Rosa Beach, Florida 32459 Phone: (850) 740-0650				Central Florida 528 Northlake Blvd, Suite 1040 Altamonte Springs, Florida 32701 Phone: (321) 270-0440				East Florida 4152 West Blue Heron Blvd Suite 105 Riviera Beach, Florida 33404 Phone: (561) 444-2720				Boundary Survey PREPARED FOR: SKC Development, LLC LOCATED IN: Section 20, Township 21 S., Range 28 E., Orange County, Florida				JOB #: 1449 West Keene Road DRAWN BY: BLB DATE: 09/17/2024 SURFACE BY: XXX H.DATUM: FL-East NAD(83)-2011 V.DATUM: NAVD (1988) QFC CHECK: DWMFLD CHECK: XXXX SHEET: 01 of 02																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
CREW #2 PARTY CHIEF: FIELD BOOK: DATA FILE:				DATE DESCRIPTION				DRAWN P.CHEIF				I do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 51-17.051, 51-17.052, and 51-17.053, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes.				SKC Development, LLC				David W. Maxwell				LS7311				FIELD SURVEY DATE: June 18, 2024				FILE PATH: Q:\WEST KEENE ROAD, APOPKA\SURVEY\1449 WEST KEENE ROAD - BS.DWG PLOTTED BY: DAVID MAXWELL ON: 9/25/2024 2:57 PM LAST SAVED BY: DMAXWELL ON: 9/25/2024 2:56 PM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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Line Data Table		
No.	Bearing	Length
L1	N89°40'04"W	24.61'
L2	N00°19'56"E	30.03'
L3(S)	N06°01'38"W	14.60'
L2(S)	N89°40'02"W	55.08'
L5(D)	N00°08'00"E	16.00'
L6(D)	S89°46'54"W	55.09'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1(S)	25.00'	39.19'	89°49'05"	S45°25'37"W	35.30'
C2(S)	25.00'	39.35'	90°11'07"	S44°34'28"E	35.41'
C3(P)	25.00'	39.19'	89°49'05"	S45°25'37"W	35.30'
C4(P)	25.00'	39.35'	90°11'07"	S44°34'28"E	35.41'

LEGEND

- (S) ---- Surveyed Dimension

(P) ---- Plat/Record Dimension

(D) ---- Deed/Record Dimension

FCM ---- Found Concrete Monument

FIP ---- Found Iron Pipe

CCR ---- Certified Corner Record

PID ---- Parcel Identification Number

PRM ---- Permanent Reference Monument

SIR ---- Set 1/2" Iron Rod LB7768

Site Benchmark

Electric Junction Box

Mail Box

Electric Power Pole

Telephone Pedestal

Water Backflow Preventer

Electric Switch Box

Sign

Spigot

Well

Wire Fence

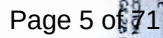
Metal Fence

Wood Fence

Overhead Utility Line
-
- www.geopointsurvey.com
Licensed Business No.: LB 7768
- GeoPoint**
Surveying, Inc.
- North Florida
327 S. County Hwy 393
Santa Rosa Beach, Florida 32459
Phone: (850) 740-0650
- West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
- Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440
- East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720
- Boundary and Topographic Survey
- PREPARED FOR:
SKC Development, LLC
LOCATED IN:
Section 20, Township 21 S., Range 28 E.,
Orange County, Florida
- See Sheet 1 for
Certifications,
Signature, & Revisions.
Not valid without all Sheets
- SHEET: **02** of **02**
- FILE PATH: Q:\WEST KEENE ROAD, APOKASURVEY\1449 WEST KEENE ROAD\1449 WEST KEENE ROAD - BS.DWG PLOTTED BY: DAVID MAXWELL ON: 9/25/2024 2:57 PM LAST SAVED BY: DMAXWELL ON: 9/25/2024 2:56 PM
- Page 4 of 71

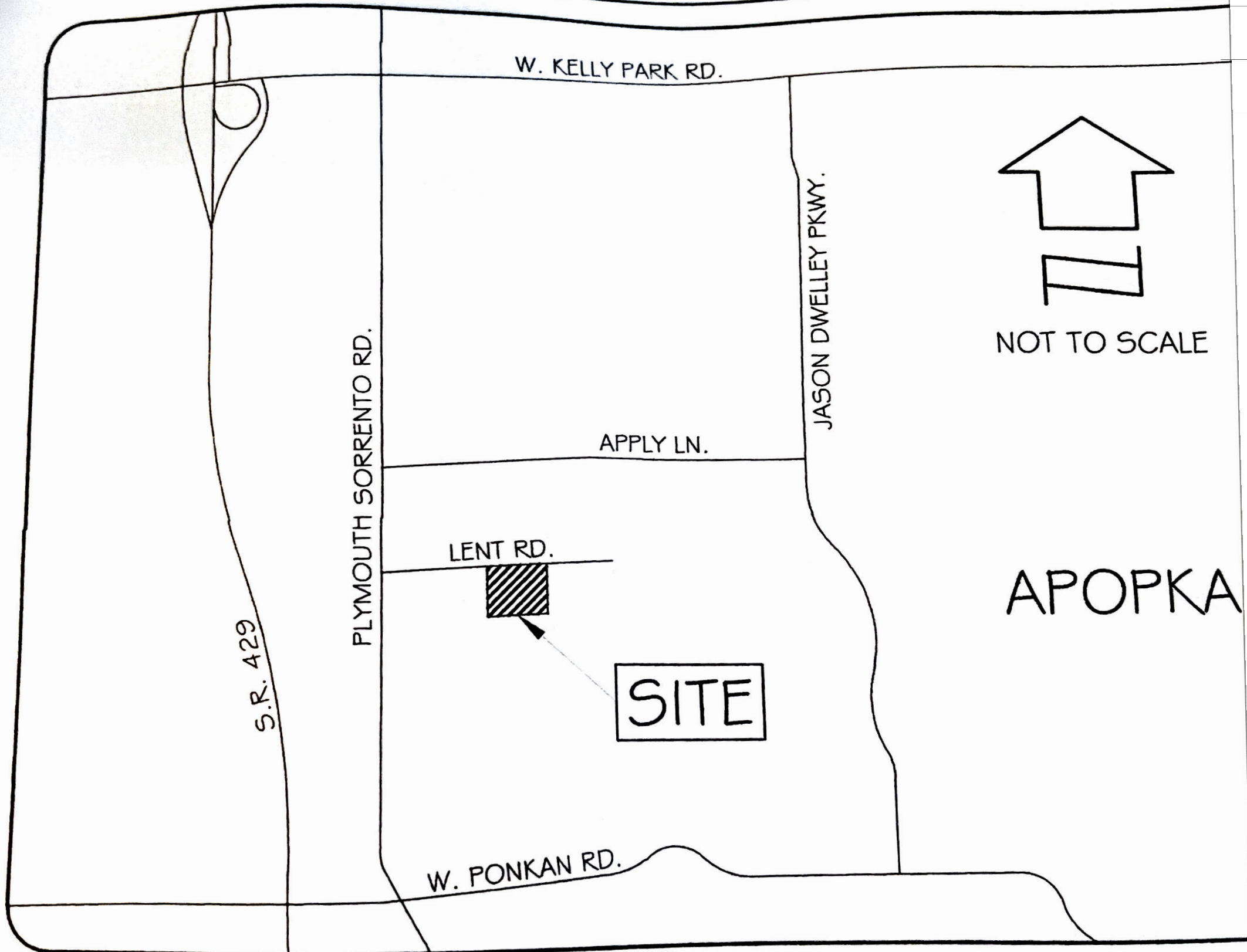
RECEIVED BY THE
MONUMENT W/IRON PIPE
(NORTH 1/4 CORNER OF SECTION 19
TOWNSHIP 20 SOUTH RANGE 22 EAST
PER CCR# 004173D

NE 1/4 OF
NW 1/4



OF SECTION 19, RGE 20S, TWP 28 E

VICINITY MAP



ADDRESS: 2700 LENT ROAD
APOPKA, FL 32712

LEGAL DESCRIPTION (PER TITLE FILE NO. 9022872)

SCHEDULE
ITEMS 1-3: NOT ADDRESSED (STANDARD EXCEPTIONS)

4. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED JULY 15, 1980 IN OFFICIAL RECORDS BOOK 3124, PAGE 2763.
EASEMENT PLOTTED, DOES AFFECT PROPERTY.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD83) WITH 2011 ADJUSTMENTS AS DERIVED FROM THE TRIMBLE NETWORK. AS A REFERENCE FOR THIS SURVEY, THE SOUTHERLY RIGHT-OF-WAY LINE FOR LENT ROAD HAS A BEARING OF NORTH 86°34'19" EAST.
2. LEGAL DESCRIPTION AS FURNISHED BY THE CLIENT.
3. THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF "COMMITMENT FOR TITLE INSURANCE" BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE NOVEMBER 29, 2020, FILE NUMBER 9022872.
4. THE SUBJECT PROPERTY WAS DETERMINED FROM A SECTION BREAKDOWN USING EXISTING CERTIFIED CORNER RECORDS (CCRs), FOUND EXISTING PROPERTY CORNERS, OCCUPATION AND A PREVIOUS SURVEY BY AUMAN & WEST ASSOCIATES DATED 09/11/1991.
5. SUBJECT PARCEL AREA = 11.09 ACRES. (AREA CALCULATED)
6. SUBJECT PARCEL ADDRESS: 2700 LENT ROAD, APOPKA, FL 32712
7. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
8. ABUTTING PROPERTIES HAVE NOT BEEN RESEARCHED FOR GAPS, OVERLAPS AND/OR HIATUS.
9. UNDERGROUND FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.
10. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 12095C0110F, EFFECTIVE DATE SEPTEMBER 25, 2009, THE PROPERTY SHOWN HEREON APPEARS TO WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOODING) AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.
11. THIS SURVEY AND THE COPIES THEREOF ARE NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL.
12. FIELD WORK COMPLETED ON 12/29/2020.

JOB NO. J225

COMMITMENT NO. 9022872

CERTIFIED TO:

NUVIEW TRUSTCO CUSTODIAN FBO ERIC STONG

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 FORTH 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

1-12-2021

CLIENT: ERIC STONG

JOB NO. J225

DRAWING DATE: 01/05/2021

DATE OF SURVEY: 12/29/2020

ACAD FILE: 270

SECTION 19,
TOWNSHIP 20 SOUTH,
RANGE 28 EAST,
ORANGE COUNTY, FLORIDA

BOUNDARY SURVEY

-FOR-

NUVIEW TRUSTCO CUSTODIAN FBO
ERIC STONG

1449 WEST KEENE ROAD

DESCRIPTION: Per ORB 5533 Pg 2341

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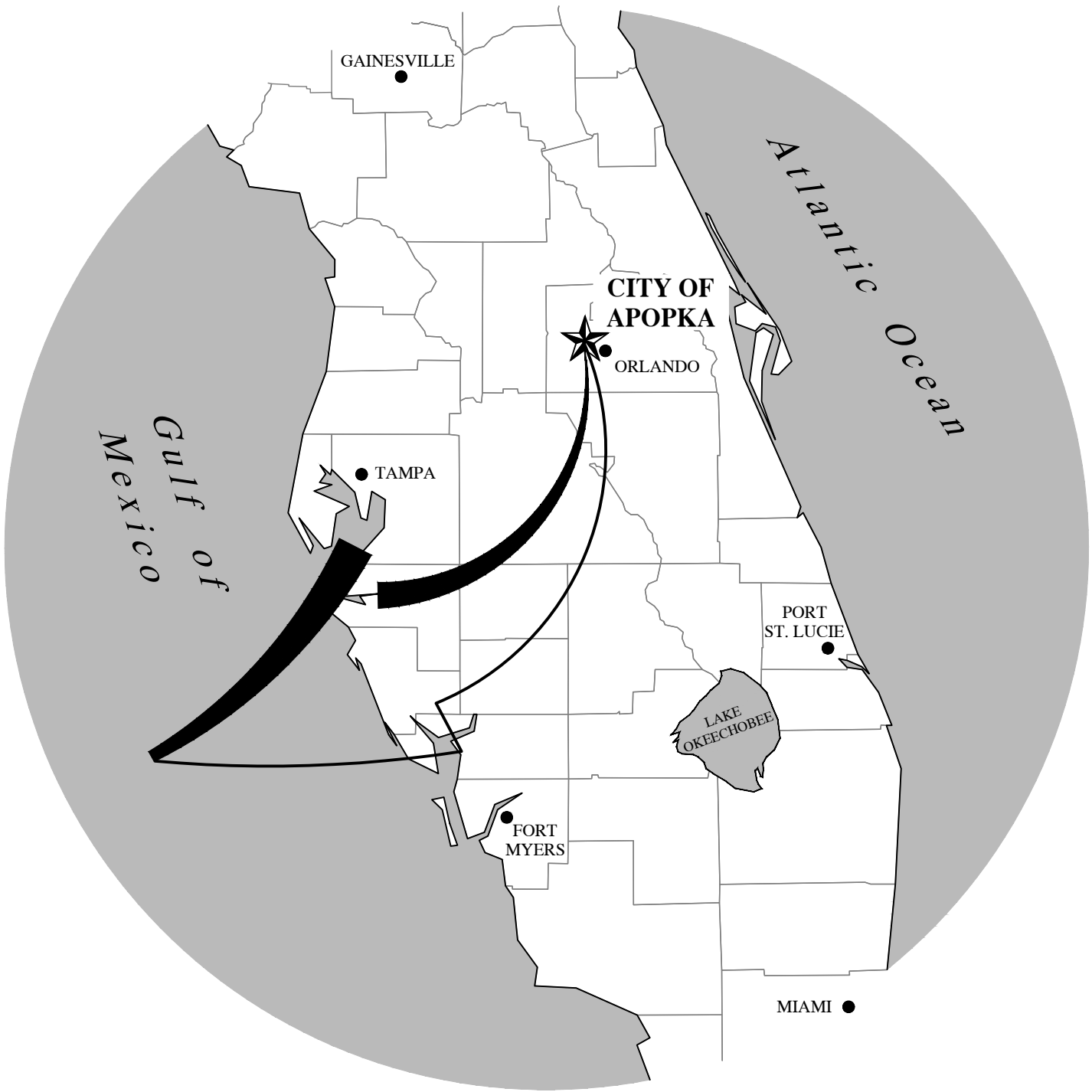
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LEGEND

- (S) ---- Surveyed Dimension
- (P) ---- Plot/Record Dimension
- (D) ---- Deed/Record Dimension
- FCM ---- Found Concrete Monument
- FIP ---- Found Iron Pipe
- CCR ---- Certified Corner Record
- PID ---- Parcel Identification Number
- PRM ---- Permanent Reference Monument
- SIR ---- Set 1/2" Iron Rod LB7768
- ◆ ---- Site Benchmark
- ⊞ ---- Electric Junction Box
- ⊞ ---- Mail Box
- ⊞ ---- Electric Power Pole
- ⊞ ---- Telephone Pedestal
- ⊞ ---- Water Backflow Preventer
- ⊞ ---- Electric Switch Box
- ⊞ ---- Sign
- ⊞ ---- Spigot
- ⊞ ---- Well
- x— ---- Wire Fence
- ---- Metal Fence
- //— ---- Wood Fence
- o— ---- Overhead Utility Line

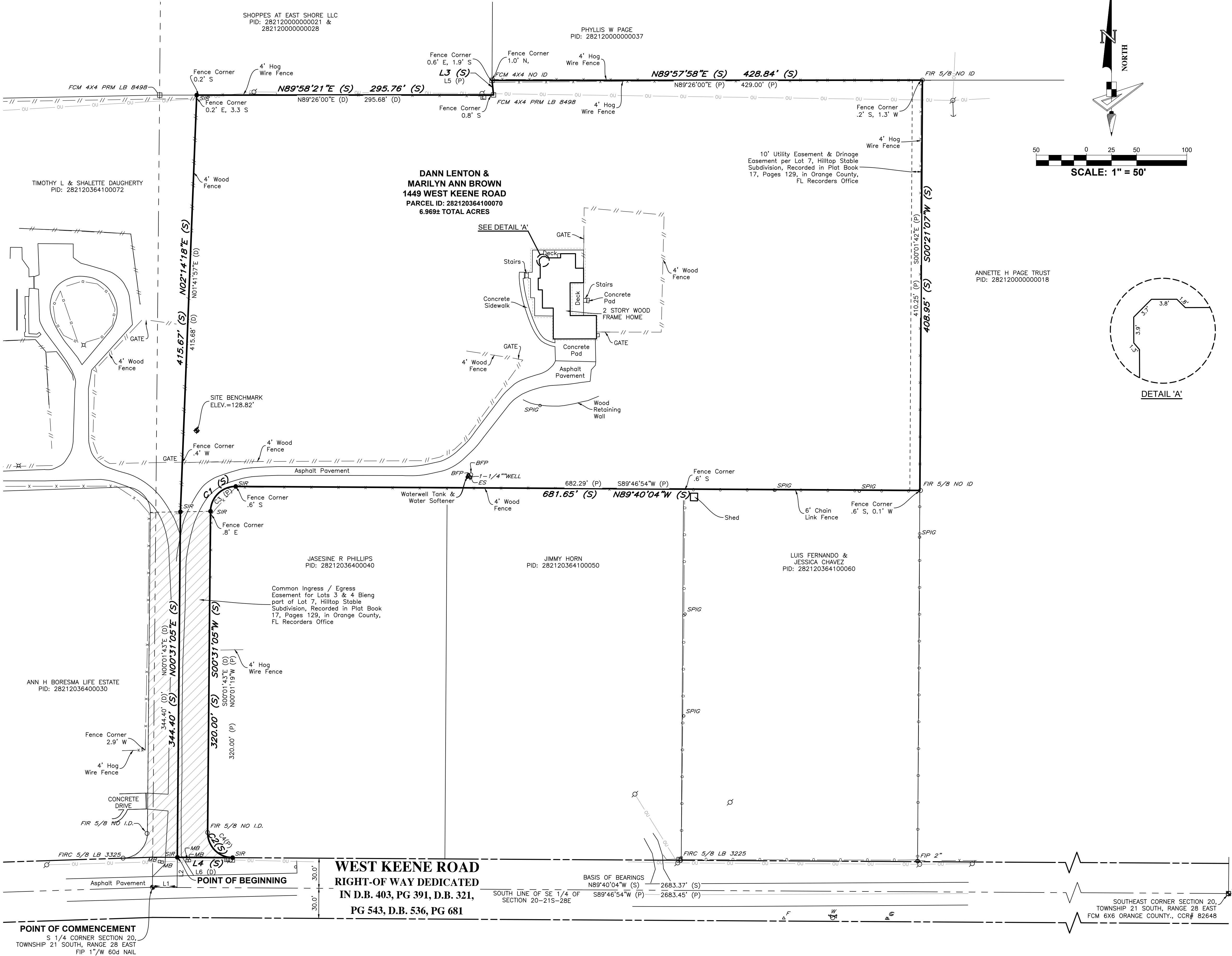
CREW #1 PARTY CHIEF: AW FIELD BOOK: CF-26-2024 DATA FILE: 1455KEENE-BTT(AW)				Revisions				Surveyor's Certification				Survey is Certified To:				www.geopointsurvey.com Licensed Business No.: LB 7768				North Florida 327 S. County Hwy 393 Santa Rosa Beach, Florida 32459 Phone: (850) 740-0650				Central Florida 528 Northlake Blvd, Suite 1040 Altamonte Springs, Florida 32701 Phone: (321) 270-0440				Boundary Survey				JOB #: 1449 West Keene Road			
CREW #2 PARTY CHIEF: FIELD BOOK: DATA FILE:				DATE DESCRIPTION				DRAWN P.CHEIF				I do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 51-17.051, 51-17.052, and 51-17.053, Florida Administrative Code, pursuant to section 472.027 of the Florida Statutes.				SKC Development, LLC								PREPARED FOR: SKC Development, LLC LOCATED IN: Section 20, Township 21 S., Range 28 E., Orange County, Florida				DRAWN BY: BLB DATE: 09/17/2024 SURFACE BY: XXX H.DATUM: FL-East NAD(83)-2011 V.DATUM: NAVD (1988) QFC CHECK: DWMFLD CHECK: XXXX							
CREW #3 PARTY CHIEF: FIELD BOOK: DATA FILE:				FILE PATH: Q:\WEST KEENE ROAD, APOPKA\SURVEY\1449 WEST KEENE ROAD - BS.DWG PLOTTED BY: DAVID MAXWELL ON: 9/25/2024 2:57 PM LAST SAVED BY: DMAXWELL ON: 9/25/2024 2:56 PM				FIELD SURVEY DATE: June 18, 2024				David W. Maxwell				LS7311				West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266								SHEET: 01 of 02							

Line Data Table			
No.	Bearing	Length	
L1	N89°40'04"W	24.61'	
L2	N00°19'56"E	30.03'	
L3(S)	N06°01'38"W	14.60'	
L2(S)	N89°40'02"W	55.08'	
L5(D)	N00°08'00"E	16.00'	
L6(D)	S89°46'54"W	55.09'	

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1(S)	25.00'	39.19'	89°49'05"	S45°25'37"W	35.30'
C2(S)	25.00'	39.35'	90°11'07"	S44°34'28"E	35.41'
C3(P)	25.00'	39.19'	89°49'05"	S45°25'37"W	35.30'
C4(P)	25.00'	39.35'	90°11'07"	S44°34'28"E	35.41'

LEGEND

- (S) ---- Surveyed Dimension
(P) ---- Plat/Record Dimension
(D) ---- Deed/Record Dimension
FCM ---- Found Concrete Monument
FIP ---- Found Iron Pipe
CCR ---- Certified Corner Record
PID ---- Parcel Identification Number
PRM ---- Permanent Reference Monument
SIR ---- Set 1/2" Iron Rod LB7768
SB ---- Site Benchmark
EJB ---- Electric Junction Box
MB ---- Mail Box
EPP ---- Electric Power Pole
TP ---- Telephone Pedestal
BFP ---- Water Backflow Preventer
ES ---- Electric Switch Box
S ---- Sign
SPIG ---- Spigot
W ---- Well
x ---- Wire Fence
o ---- Metal Fence
// ---- Wood Fence
ou ---- Overhead Utility Line



WEST KEENE ROAD
RIGHT-OF WAY DEDICATED
IN D.B. 403, PG 391, D.B. 321,
PG 543, D.B. 536, PG 681

www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

North Florida
327 S. County Hwy 393
Santa Rosa Beach, Florida 32459
Phone: (850) 740-0650

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

Boundary and Topographic Survey

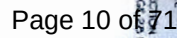
PREPARED FOR:
SKC Development, LLC
LOCATED IN:
Section 20, Township 21 S., Range 28 E.,
Orange County, Florida

See Sheet 1 for
Certifications,
Signature, & Revisions.
Not valid without all Sheets

SHEET: 02 of 02

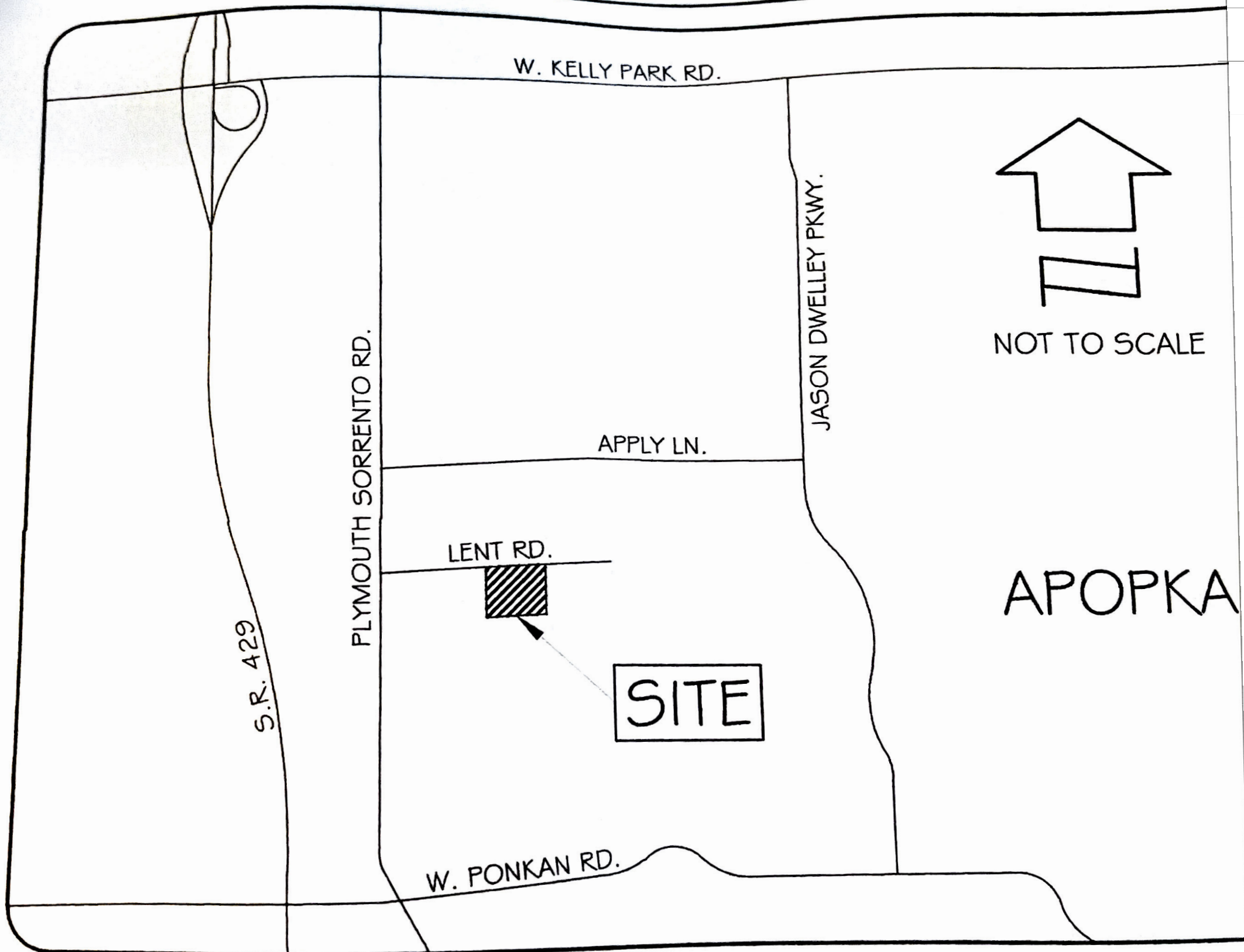
RECEIVED BY THE
MONUMENT W/IRON PIPE
(NORTH 1/4 CORNER OF SECTION 19
TOWNSHIP 20 SOUTH RANGE 22 EAST
PER CCR# 004173D

NE 1/4 OF
NW 1/4



... L INL 1/4 OF THE NW 1/4
OF SECTION 19, RGE 20S, TWP 28 E

VICINITY MAP



ADDRESS: 2700 LENT ROAD
APOPKA, FL 32712

LEGAL DESCRIPTION (PER TITLE FILE NO. 9022872)

SCHEDULE
ITEMS 1-3: NOT ADDRESSED (STANDARD EXCEPTIONS)

4. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED JULY 15, 1980 IN OFFICIAL RECORDS BOOK 3124, PAGE 2763.
EASEMENT PLOTTED, DOES AFFECT PROPERTY.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD83) WITH 2011 ADJUSTMENTS AS DERIVED FROM THE TRIMBLE NETWORK. AS A REFERENCE FOR THIS SURVEY, THE SOUTHERLY RIGHT-OF-WAY LINE FOR LENT ROAD HAS A BEARING OF NORTH 86°34'19" EAST.
2. LEGAL DESCRIPTION AS FURNISHED BY THE CLIENT.
3. THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF "COMMITMENT FOR TITLE INSURANCE" BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE NOVEMBER 29, 2020, FILE NUMBER 9022872.
4. THE SUBJECT PROPERTY WAS DETERMINED FROM A SECTION BREAKDOWN USING EXISTING CERTIFIED CORNER RECORDS (CCRs), FOUND EXISTING PROPERTY CORNERS, OCCUPATION AND A PREVIOUS SURVEY BY AUMAN & WEST ASSOCIATES DATED 09/11/1991.
5. SUBJECT PARCEL AREA = 11.09 ACRES. (AREA CALCULATED)
6. SUBJECT PARCEL ADDRESS: 2700 LENT ROAD, APOPKA, FL 32712
7. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
8. ABUTTING PROPERTIES HAVE NOT BEEN RESEARCHED FOR GAPS, OVERLAPS AND/OR HIATUS.
9. UNDERGROUND FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN.
10. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 12095C0110F, EFFECTIVE DATE SEPTEMBER 25, 2009, THE PROPERTY SHOWN HEREON APPEARS TO WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOODING) AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD HAZARD AREA.
11. THIS SURVEY AND THE COPIES THEREOF ARE NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL.
12. FIELD WORK COMPLETED ON 12/29/2020.

JOB NO. J225

COMMITMENT NO. 9022872

CERTIFIED TO:

NUVIEW TRUSTCO CUSTODIAN FBO ERIC STONG

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 FORTH 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

1-12-2021

CLIENT: ERIC STONG

JOB NO. J225

DRAWING DATE: 01/05/2021

DATE OF SURVEY: 12/29/2020

ACAD FILE: 2700 LENT RD

SECTION 19,
TOWNSHIP 20 SOUTH,
RANGE 28 EAST,
ORANGE COUNTY, FLORIDA

BOUNDARY SURVEY

-FOR-

NUVIEW TRUSTCO CUSTODIAN FBO
ERIC STONG

C.C.R. # 82036
NW CORNER SECTION 15,
TOWNSHIP 21 SOUTH,
RANGE 28 EAST

Begin at Southwest corner of Northeast ¼ of Northwest ¼, run thence East to Rail Road Right-of-Way, thence Northwesterly along Rail Road Right-of-Way to West Line on Northeast ¼ of Northwest ¼, thence South to Point of Beginning (reference 718/491) in Section 15-21-28, of Public Records of Orange County, Florida.

(M) = MEASURE
(P) = PLAT
(A) = ASSUMED
(C) = COMPUTED
BLK. = BLOCK
COVD = COVERED
O.H.L. = OVERHEAD LINES
CATV. = CABLE TV RAISER
CL. = CENTER LINE
C. = CENTER LINE
DESC. = DESCRIPTION
ID. = IDENTIFICATION
R.O.W. = RIGHT OF WAY
R/W. = RIGHT OF WAY
E/SM. = EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
D.O.E. = DRAINAGE UTILITY EASEMENT
P.D.E. = PRIVATE DRAINAGE EASEMENT
E.P.E. = ELECTRIC POWER EASEMENT
E.S.D.E. = ENVIRONMENTAL SWALE AND DRAINAGE EASEMENT
DRAIN. = DRAINAGE
UTL. = UTILITY
SET I.R.C. = 1/2" I.R.C. LB 7615
I.P. = IRON PIPE
I.R. = IRON ROD
N&D = NAIL AND DISK
FO. = FOUND
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
PSM = PROFESSIONAL LAND SURVEYOR AND MAPPER
R.LS. = REGISTERED LAND SURVEYOR
B.S. = BUSINESS
I.R.C. = IRON ROD AND CAP
I.P. = IRON PIPE AND CAP
C.M. = CONCRETE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.O.L. = POINT ON LINE
P.R.C. = POINT OF REVERSE CURVATURE
P.C.P.C. = POINT OF COMPOUND CURVATURE
P.W. = WITNESS POINT
T.B.M. = TEMPORARY BENCH MARK
O.R. = OFFICIAL RECORD
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF INTERSECTION
P.I. = POINT OF TANGENCY
R.P. = RADIUS POINT
C.A. = CENTRAL ANGLE
L. = ARC LENGTH
CB. = CHORD BEARING
R. = RADIUS
F.F.E. = FINISH FLOOR ELEVATION
A/C. = AIR CONDITIONER
W/H. = WATER HEATER
W/P. = WATER PUMP
CONC. = CONCRETE
CONC.F. = CONCRETE FENCE
W.F.C. = WOOD FENCE
P.V.C. = VINYL FENCE
A.L.F.C. = ALUMINUM FENCE
M.F.C. = METAL FENCE
B.F. = BACK FLOW PREVENTER
S.M.P. = STORM SEWER MANHOLE
T.M.H. = TELEPHONE MANHOLE
F.H. = FIRE HYDRANT
W/M. = WATER METER
W/V. = WATER VALVE
I/V. = IRRIGATION VALVE
C/O. = CLEAN OUT
L.F. = LIGHTING POLE
P. = POWER POLE
W.P. = WOOD POLE
E/B. = ELECTRIC BOX
C/B. = CABLE BOX

SURVEY NOTES:

- THERE IS A FENCE ON OR NEAR A PORTION OF THE SOUTH BOUNDARY LINE.
- THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS.



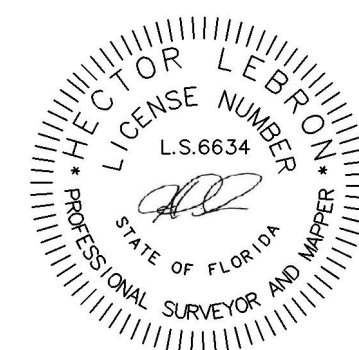
Certified to/ for the exclusive use of:
Joe Lewis

Basis of Bearing:
Bearings shown hereon are based on the SOUTH
Line of the NE ¼ of NW ¼ of Section 15, being
S 89°47'42" E, PER CERTIFIED CORNER RECORDS (C.C.R.*)

Surveyor's Notes:

1. *Legal Description provided by others*
2. *The lands shown herein were not abstracted for easements or other recorded encumbrances not shown on the Plat.*
3. *Underground portions of footings, foundations or other improvements were not located.*
4. *Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.*
5. *Only visible encroachments located.*
6. *No identification found on property corners unless otherwise shown.*
7. *Dimensions shown are Plat and Measured unless otherwise shown.*
8. *Fence ownership not determined.*
9. *This survey depicted here forms a closed geometric figure.*
10. *No underground improvements or visible installations have been located other than shown.*
11. *This survey is prepared for the exclusive use and benefit of the parties listed herein liability to third parties may not be transferred or assigned.*
12. *This drawing may not be scaled due to electronic transfer.*
13. *This survey does not reflect or determine ownership.*
14. *Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.*
15. *Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of title made by Surveyor.*
16. *This Survey is not an ALTA/ACSM Land Title Survey.*
17. *This Survey was prepared without the benefit of a commitment for Title Insurance.*
18. *The flood data provided is for informational purposes only. The Surveyor makes no guarantees as to the accuracy of the information provided. The local F.E.M.A. Agency should be contacted for verification.*
19. *This Survey is intended for mortgage or refinance purposes only. Exclusively for this used by those to whom it is certified. This Survey is not to be used for Construction, permitting, design, or any other use without the written consent of LEBRON GROUP SURVEYING AND MAPPING CORP. PHOTOCOPYING FORBIDDEN. COPYRIGHTED MATERIAL.*
20. *Boundary bases on existing monumentation and or occupation as found in field, other matters not known to this surveyor at time of survey may affect Boundary lines shown herein.*
21. *(C.C.R.*)= DENOTES a bearing and distance measured from located or plotted coordinates of the sectional monumentation per Certified Corner Records.*

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



CODE:951HIGHLANDAVE20230950 DATE: MAY 19, 2023
HECTOR LEBRON PSM #6634 JOSE R. NEGRON PSM#6850
Professional Surveyor and Mapper Professional Surveyor and Mapper
"NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED,
ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

LEB/ON GROUP LICENSE BUSINESS #7615

LAND SURVEYING AND MAPPING CORP.

* BOUNDARY * TOPOGRAPHY * CONSTRUCTION SUPPORT
* HYDROGRAPHY * GPS SERVICES

Licenses Business #7615

2236 Winter Woods Blvd., S. 1000 Winter Park, FL 32792
Phone (407) 781-9329 Fax (407) 517-4363
Website: WWW.LEB/ONGROUP.COM

RECEIVED	DATE	DESCRIPTION	APP
EV			
IS			
ON			
S			

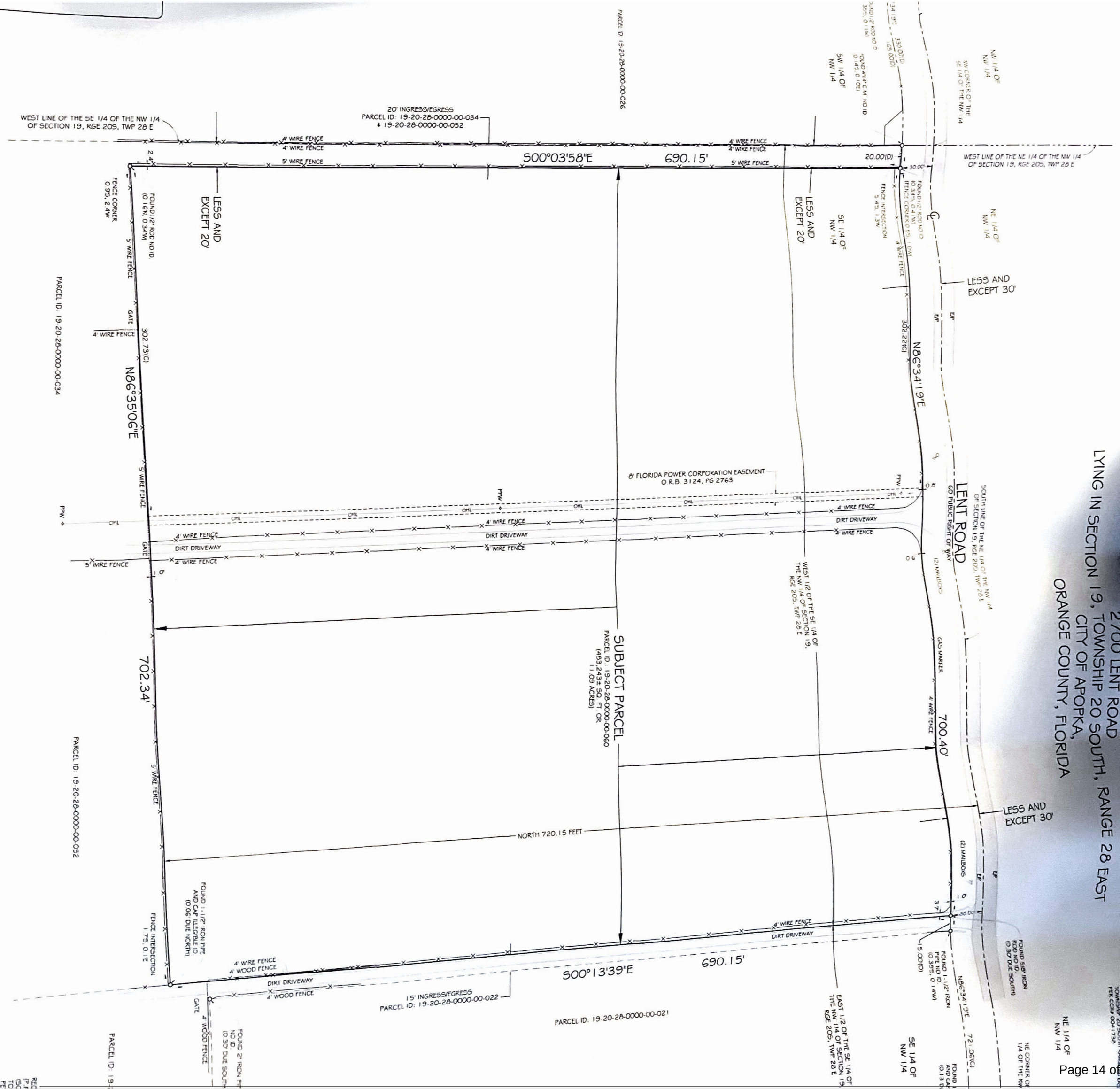
ADDRESS: 951 SOUTH HIGHLAND AVENUE,
APOPKA FLORIDA 32703

DATE: 04/28/2023	
DRAWN: EJMR	
CHECKED: H.L.	
FIELD:	
JOB NO. 2023- 0950	SHEET 1

MAP OF BOUNDARY SURVEY 2700 LENT ROAD LYING IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST CITY OF APOKA, ORANGE COUNTY, FLORIDA

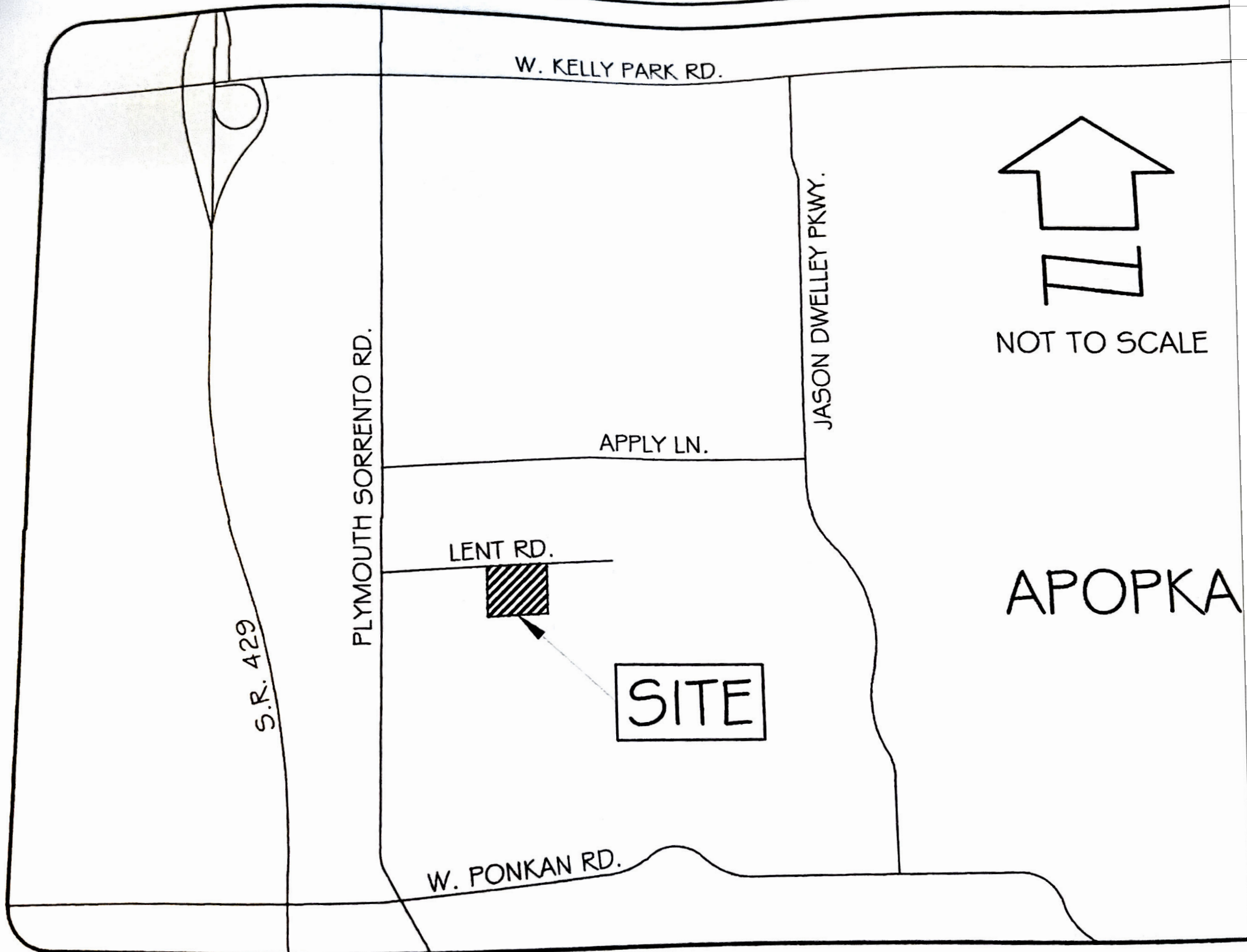
RECORDED ENG. CONCEPT
 MAP NUMBER 19-20-28-0000-00-021
 PREPARED BY: [illegible]
 DATE: 004/17/20

NE 1/4 OF
 NW 1/4



OF SECTION 19, RGE 20S, TWP 28 E

VICINITY MAP



ADDRESS: 2700 LENT ROAD
APOPKA, FL 32712

LEGAL DESCRIPTION (PER TITLE FILE NO. 9022872)

SCHEDULE
ITEMS 1-3: NOT ADDRESSED (STANDARD EXCEPTIONS)

4. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED JULY 15, 1980 IN OFFICIAL RECORDS BOOK 3124, PAGE 2763.
EASEMENT PLOTTED, DOES AFFECT PROPERTY.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM (NAD83) WITH 2011 ADJUSTMENTS AS DERIVED FROM THE TRIMBLE NETWORK. AS A REFERENCE FOR THIS SURVEY, THE SOUTHERLY RIGHT-OF-WAY LINE FOR LENT ROAD HAS A BEARING OF NORTH 86°34'19" EAST.
2. LEGAL DESCRIPTION AS FURNISHED BY THE CLIENT.
3. THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF "COMMITMENT FOR TITLE INSURANCE" BY CHICAGO TITLE INSURANCE COMPANY, EFFECTIVE DATE NOVEMBER 29, 2020, FILE NUMBER 9022872.
4. THE SUBJECT PROPERTY WAS DETERMINED FROM A SECTION BREAKDOWN USING EXISTING CERTIFIED CORNER RECORDS (CCRs), FOUND EXISTING PROPERTY CORNERS, OCCUPATION AND A PREVIOUS SURVEY BY AUMAN & WEST ASSOCIATES DATED 09/11/1991.
5. SUBJECT PARCEL AREA = 11.09 ACRES. (AREA CALCULATED)
6. SUBJECT PARCEL ADDRESS: 2700 LENT ROAD, APOPKA, FL 32712
7. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
8. ABUTTING PROPERTIES HAVE NOT BEEN RESEARCHED FOR GAPS, OVERLAPS AND/OR HIATUS.
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11. THIS SURVEY AND THE COPIES THEREOF ARE NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL.
12. FIELD WORK COMPLETED ON 12/29/2020.

JOB NO. J225

COMMITMENT NO. 9022872

CERTIFIED TO:

NUVIEW TRUSTCO CUSTODIAN FBO ERIC STONG

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 FORTH 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

1-12-2021

CLIENT: ERIC STONG

JOB NO. J225

DRAWING DATE: 01/05/2021

DATE OF SURVEY: 12/29/2020

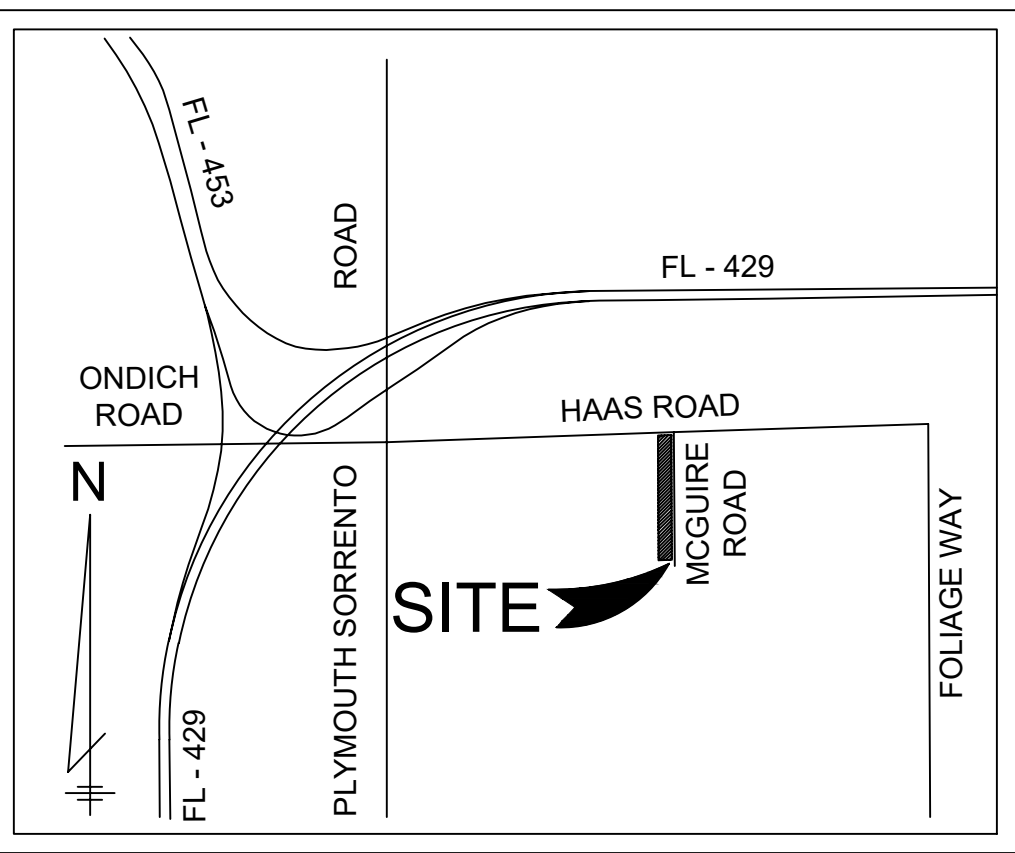
ACAD FILE: 2700 LENT RD

SECTION 19,
TOWNSHIP 20 SOUTH,
RANGE 28 EAST,
ORANGE COUNTY, FLORIDA

BOUNDARY SURVEY

-FOR-

NUVIEW TRUSTCO CUSTODIAN FBO
ERIC STONG



VICINITY MAP
(NOT TO SCALE)

HAVEN PEACE

SHEET 1 OF 1

SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, THENCE WITH THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7, SOUTH 00°16'27" EAST, 30.01 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HAAS ROAD; THENCE DEPARTING THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7, AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAAS ROAD, SOUTH 88°00'10" WEST, 30.01 FEET, TO THE WESTERLY RIGHT-OF-WAY LINE OF MCGUIRE ROAD, BEING THE POINT OF BEGINNING.

THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAAS ROAD, AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID MCGUIRE ROAD, SOUTH 00°16'27" EAST, 1297.08 FEET, TO THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF SAID MCGUIRE ROAD, AND WITH THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, SOUTH 88°05'14" WEST, 139.98 FEET, TO THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6706, PAGE 4177, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A POINT ON A LINE LYING 170.00 FEET WESTERLY OF THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7; THENCE DEPARTING THE SOUTHERLY LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 7, AND WITH THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6706, PAGE 4177, BEING A LINE LYING 170.00 FEET WESTERLY OF THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7, NORTH 00°16'27" WEST, 1296.88 FEET, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAAS ROAD; THENCE DEPARTING THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6706, PAGE 4177, BEING A LINE LYING 170.00 FEET WESTERLY OF THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 7, AND WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HAAS ROAD, NORTH 88°00'10" EAST, 139.99 FEET, TO THE POINT OF BEGINNING.

CONTAINING 181,477.37 SQUARE FEET OR 4.166 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING NORTH 88°00'10" EAST, BEING ON TRANSVERSE MERCATOR, US SURVEY FEET, NAD (NORTH AMERICAN DATUM) 1983 - 2013 ADJUSTMENT.
2. ALL THOSE OPEN TRACT & DRAINAGE EASEMENTS SHOWN ON THIS PLAT ARE TO BE MAINTAINED BY THE OWNER(S) OF THE LOTS THEREIN.
3. ALL LOT CORNERS SHOWN HEREON TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
4. THE LANDS DESCRIBED HEREIN ARE SUBJECT TO OTHER MATTERS OF RECORD NOT NOTED HEREON.

Ireland & Associates Surveying, Inc.

Certificate of Authorization LB7623
800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Phone : 407-678-3366
Fax : 407-320-8165

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

PLAT BOOK:

PAGE:

HAVEN PEACE

DEDICATION

KNOW ALL BY THESE PRESENTS, That

_____, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands for private uses stated therein, and dedicates no part of the lands and easements shown hereon to Orange County.

IN WITNESS THEREOF, has caused these presents to be signed and attached to the individuals named below on this _____ day of _____, 2024

By _____

Print Name: _____

Title: _____

Witness _____ Print _____

Witness _____ Print _____

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence

or ☐ online notarization, this _____ day of _____, 2024, by

_____, as _____ of _____,

a Delaware Limited Liability Company, said person ☐ is personally known to me or ☐ has

produced _____ as identification.

NOTARY STAMP

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC _____

Printed Name _____

My Commission Expires _____

Commission Number _____

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

This plat has be reviewed for conformity with Chapter 177, Florida State Statutes.

County Surveyor _____ Date _____

CERTIFICATE OF APPROVAL BY ZONING MANAGER

Examined and Approved

Zoning Manager _____ Date _____

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved

County Engineer _____ Date _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, That undersigned, being a professional surveyor and mapper that has prepared the foregoing plat and was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes: and that said land is located in Orange County, Florida.

Dated: _____
PSM 6637
Surveyor's Registration Number
L.B. 7623
Legal Entity's Certificate of
Authorization Number

Signed: _____
Patrick K. Ireland
Ireland & Associates Surveying
800 Currency Circle Suite 1020
Lake Mary, Florida 32746

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on _____ the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Orange County _____

Attest: _____
Clerk of the Board

By _____ D.C.

CERTIFICATE OF COUNTY COMPTROLLER

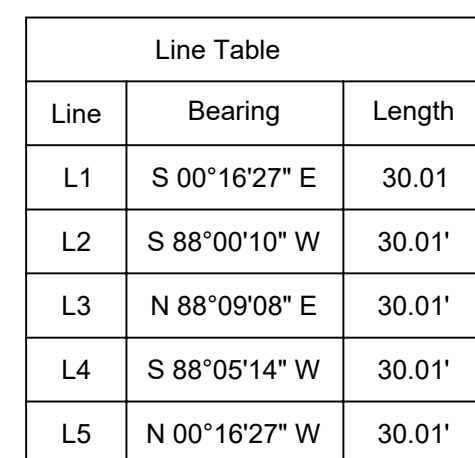
I HEREBY CERTIFY, that the foregoing plat was recorded in the Orange County Public

Records on _____ as Document No. _____

County Comptroller in and for Orange County, Florida.

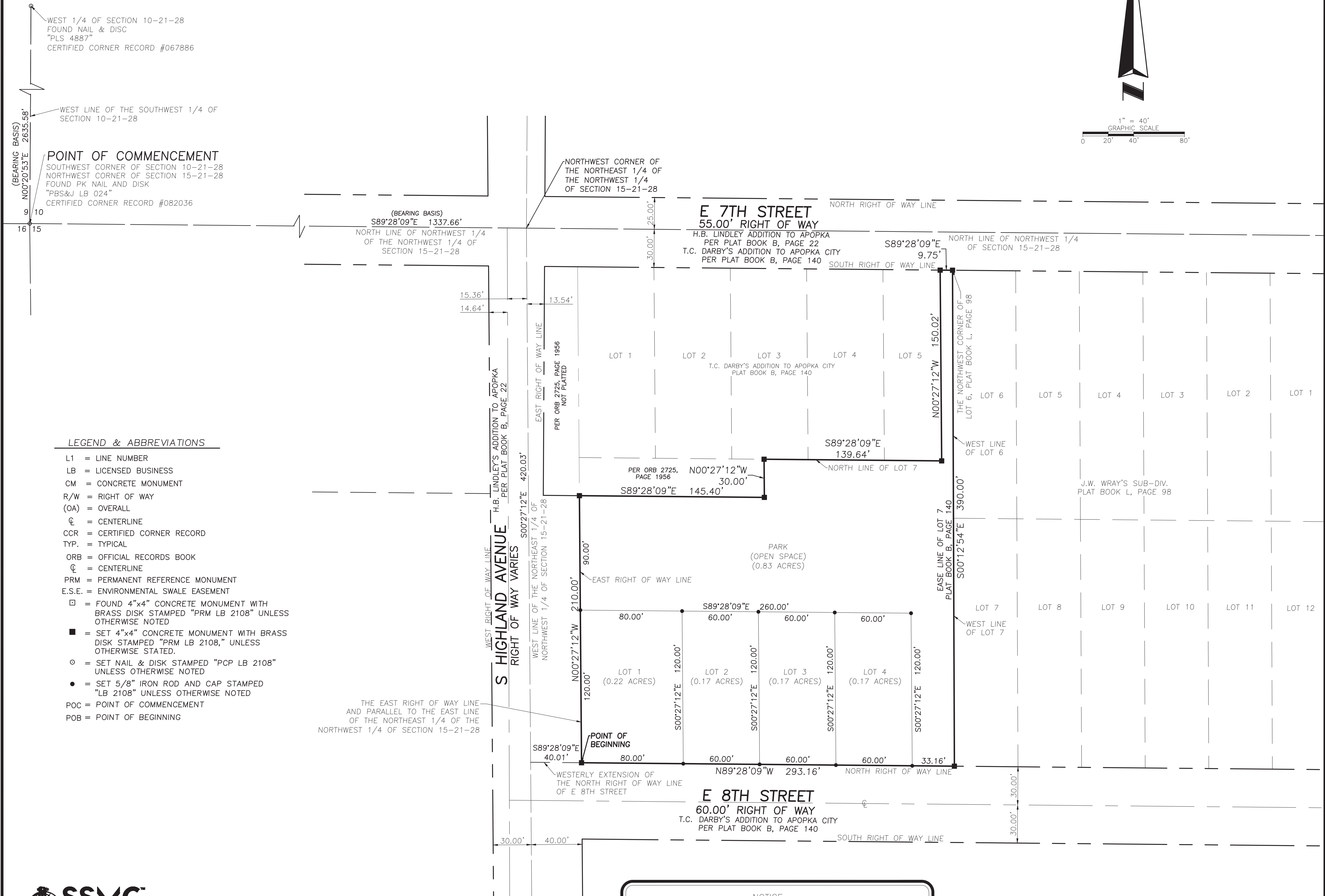
By _____

PAGE:



Rec. 4"x4" Concrete Monument
& Disc "ORANGE COUNTY
ENGINEERING DEPARTMENT SECTION
CONTROL 6, 5, 7 & 8 T20S R28E"
NE Corner of Section 7-20-28
CCR #096664

REPLAT OF A PORTION OF THE SOUTH 190 FEET OF LOT 6, AND THE SOUTH 190 FEET OF THE WEST 114.6 FEET OF LOT 7, AND THE LOT 7 (LESS THE WEST 45 FEET) AND LOT 7 (LESS SOUTH 190 FEET OF WEST 114.6 FEET) AND THE NORTH 20 FEET OF THE SOUTH 210 FEET OF LOT 6, OF T.C. DARBY'S ADDITION TO APOPKA CITY, IN PLAT BOOK B, PAGE 140, LYING IN SECTION 15, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA.



LEGEND & ABBREVIATIONS

- L1 = LINE NUMBER
LB = LICENSED BUSINESS
CM = CONCRETE MONUMENT
R/W = RIGHT OF WAY
(OA) = OVERALL
 ℄ = CENTERLINE
CCR = CERTIFIED CORNER RECORD
TYP. = TYPICAL
ORB = OFFICIAL RECORDS BOOK
 ℄ = CENTERLINE
PRM = PERMANENT REFERENCE MONUMENT
E.S.E. = ENVIRONMENTAL SWALE EASEMENT
 □ = FOUND 4"x4" CONCRETE MONUMENT WITH
 BRASS DISK STAMPED "PRM LB 2108" UNLESS
 OTHERWISE NOTED
 ■ = SET 4"x4" CONCRETE MONUMENT WITH BRASS
 DISK STAMPED "PRM LB 2108," UNLESS
 OTHERWISE STATED.
 ○ = SET NAIL & DISK STAMPED "PCP LB 2108"
 UNLESS OTHERWISE NOTED
 ● = SET 5/8" IRON ROD AND CAP STAMPED
 "LB 2108" UNLESS OTHERWISE NOTED
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING

THE EAST RIGHT OF WAY LINE
AND PARALLEL TO THE EAST LINE
OF THE NORTHEAST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 15-21-28

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

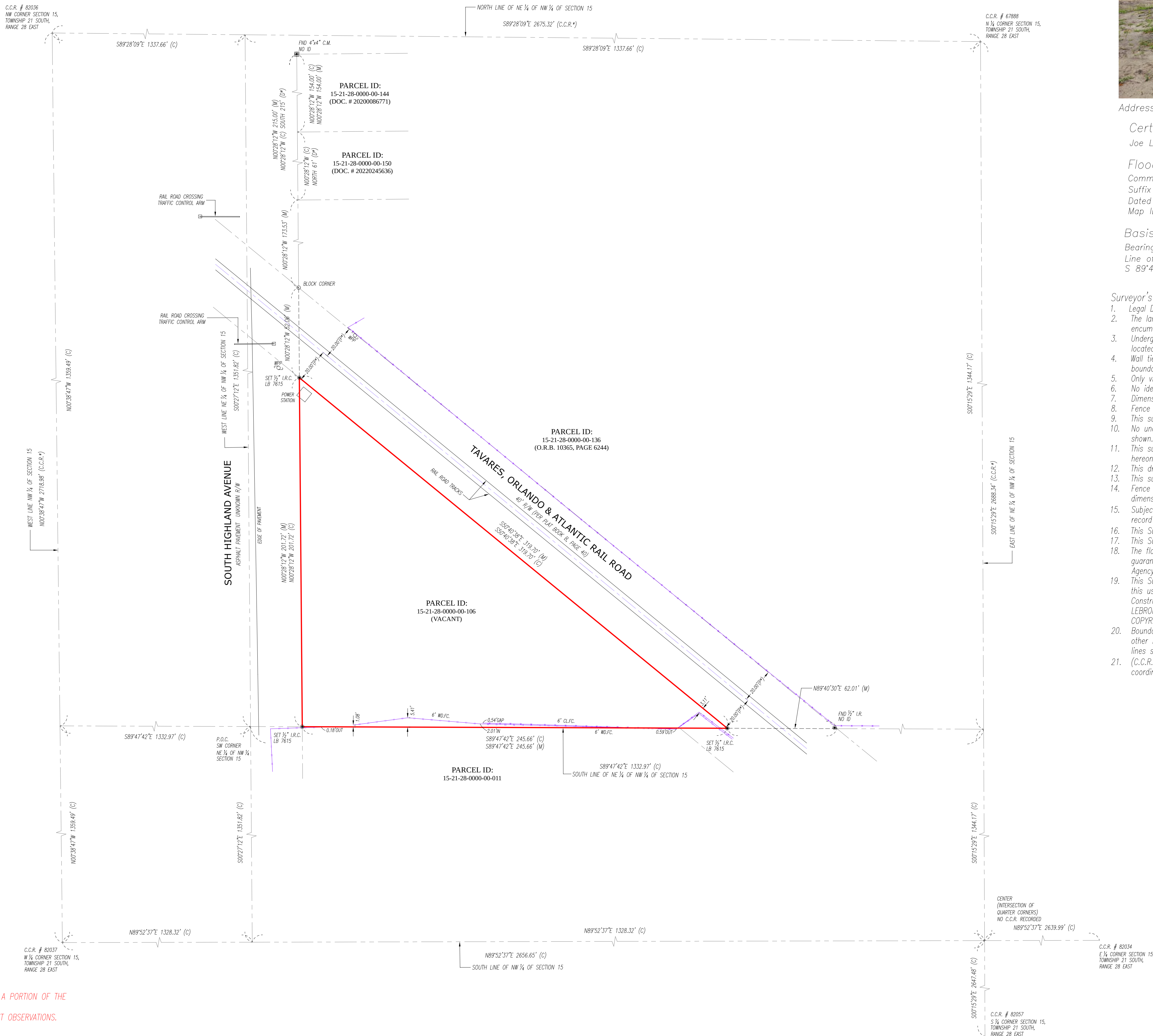
C.C.R. # 82036
NW CORNER SECTION 15,
TOWNSHIP 21 SOUTH,
RANGE 28 EAST

Begin at Southwest corner of Northeast ¼ of Northwest ¼, run thence East to Rail Road Right-of-Way, thence Northwesterly along Rail Road Right-of-Way to West Line on Northeast ¼ of Northwest ¼, thence South to Point of Beginning (reference 718/491) in Section 15-21-28, of Public Records of Orange County, Florida.

(M) = MEASURE
(P) = PLAT
(A) = ASSUMED
(C) = COMPUTED
BLK. = BLOCK
COVD = COVERED
O.H.L. = OVERHEAD LINES
CATV. = CABLE TV RAISER
CL. = CENTER LINE
C. = CENTER LINE
DESC. = DESCRIPTION
ID. = ELEVATION
ID. = IDENTIFICATION
R.O.W. = RIGHT OF WAY
R/W = RIGHT OF WAY
ESWT. = EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
D.U.E. = DRAINAGE UTILITY EASEMENT
P.D.E. = PRIVATE DRAINAGE EASEMENT
E.S.E. = ELECTRIC POWER EASEMENT
E.S.D.E. = ENVIRONMENTAL SWALE AND DRAINAGE EASEMENT
DRAIN. = DRAINAGE
UTL. = UTILITY
SET I.R.C. = 1/2" I.R.C. LB 7615
I.P. = IRON PIPE
I.R. = IRON ROD
N&D = NAIL AND DISK
FO. = FOUND
LS = LAND SURVEYOR
PLS = PROFESSIONAL LAND SURVEYOR
PSM = PROFESSIONAL LAND SURVEYOR AND MAPPER
R.LS. = REGISTERED LAND SURVEYOR
B.S. = BUSINESS
I.R.C. = IRON ROD AND CAP
I.P. = IRON PIPE AND CAP
C.M. = CONCRETE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.O.L. = POINT ON LINE
P.R.C. = POINT OF REVERSE CURVATURE
P.C.P.C. = POINT OF COMPOUND CURVATURE
P.T. = WITNESS POINT
T.B.M. = TEMPORARY BENCH MARK
O.R. = OFFICIAL RECORD
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.T. = POINT OF INTERSECTION
P.T.I. = POINT OF TANGENCY
R.P. = RADIUS POINT
C.A. = CENTRAL ANGLE
L. = ARC LENGTH
CB. = CHORD BEARING
R. = RADIUS
F.F.E. = FINISH FLOOR ELEVATION
A/C = AIR CONDITIONER
W/H = WATER HEATER
W/P = WATER PUMP
CONC. = CONCRETE
CONC.F. = CONCRETE FENCE
W.F.C. = WOOD FENCE
P.V.C. = VINYL FENCE
A.L.F.C. = ALUMINUM FENCE
M.F.C. = METAL FENCE
B.F. = BACK FLOW PREVENTER
S.M.P. = STORM SEWER MANHOLE
T.M.H. = TELEPHONE MANHOLE
F.H. = FIRE HYDRANT
W/M = WATER METER
W/V = WATER VALVE
I/V = IRRIGATION VALVE
C/O = CLEAN OUT
L.F. = LIGHTING POLE
P. = POWER POLE
W.P. = WOOD POLE
E/B = ELECTRIC BOX
C/B = CABLE BOX

SURVEY NOTES:

- THERE IS A FENCE ON OR NEAR A PORTION OF THE SOUTH BOUNDARY LINE.
- THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS.



Certified to/ for the exclusive use of:
Joe Lewis

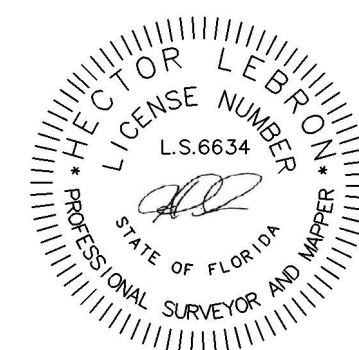
Flood Insurance Rate Map:
Community Number: 120180 Panel: 0120
Suffix "H" Flood Insurance Rate Map
Dated September 24, 2021 Flood Zone: "X"
Map ID: 12095C0120H

Basis of Bearing:
Bearings shown hereon are based on the SOUTH
Line of the NE ¼ of NW ¼ of Section 15, being
S 89°47'42" E, PER CERTIFIED CORNER RECORDS (C.C.R.*)

Surveyor's Notes:

1. *Legal Description provided by others*
2. *The lands shown herein were not abstracted for easements or other recorded encumbrances not shown on the Plat.*
3. *Underground portions of footings, foundations or other improvements were not located.*
4. *Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.*
5. *Only visible encroachments located.*
6. *No identification found on property corners unless otherwise shown.*
7. *Dimensions shown are Plat and Measured unless otherwise shown.*
8. *Fence ownership not determined.*
9. *This survey depicted here forms a closed geometric figure.*
10. *No underground improvements or visible installations have been located other than shown.*
11. *This survey is prepared for the exclusive use and benefit of the parties listed herein liability to third parties may not be transferred or assigned.*
12. *This drawing may not be scaled due to electronic transfer.*
13. *This survey does not reflect or determine ownership.*
14. *Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.*
15. *Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of title made by Surveyor.*
16. *This Survey is not an ALTA/ACSM Land Title Survey.*
17. *This Survey was prepared without the benefit of a commitment for Title Insurance.*
18. *The flood data provided is for informational purposes only. The Surveyor makes no guarantees as to the accuracy of the information provided. The local F.E.M.A. Agency should be contacted for verification.*
19. *This Survey is intended for mortgage or refinance purposes only. Exclusively for this used by those to whom it is certified. This Survey is not to be used for Construction, permitting, design, or any other use without the written consent of LEBRON GROUP SURVEYING AND MAPPING CORP. PHOTOCOPYING FORBIDDEN. COPYRIGHTED MATERIAL.*
20. *Boundary bases on existing monumentation and or occupation as found in field, other matters not known to this surveyor at time of survey may affect Boundary lines shown herein.*
21. *(C.C.R.*)= DENOTES a bearing and distance measured from located or plotted coordinates of the sectional monumentation per Certified Corner Records.*

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



CODE:951HIGHLANDAVE20230950 DATE: MAY 19, 2023
HECTOR LEBRON PSM #6634 JOSE R. NEGRON PSM#6850
Professional Surveyor and Mapper Professional Surveyor and Mapper
"NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED,
ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

DATE	DESCRIPTION	APP
RE		
EV		
Y		
I		
I		
S		
I		
O		
Z		
U		

ADDRESS: 951 SOUTH HIGHLAND AVENUE,
APOPKA FLORIDA 32703

DATE: 04/28/2023	
DRAWN: EJMR	
CHECKED: H.L.	
FIELD:	
JOB NO. 2023- 0950	SHEET 1

MINOR DEVELOPMENT PLAN

FOR

426 ERROL PARKWAY BUSINESS CENTER

SECTION 05, TOWNSHIP 21, RANGE 28

426 ERROLL PARKWAY

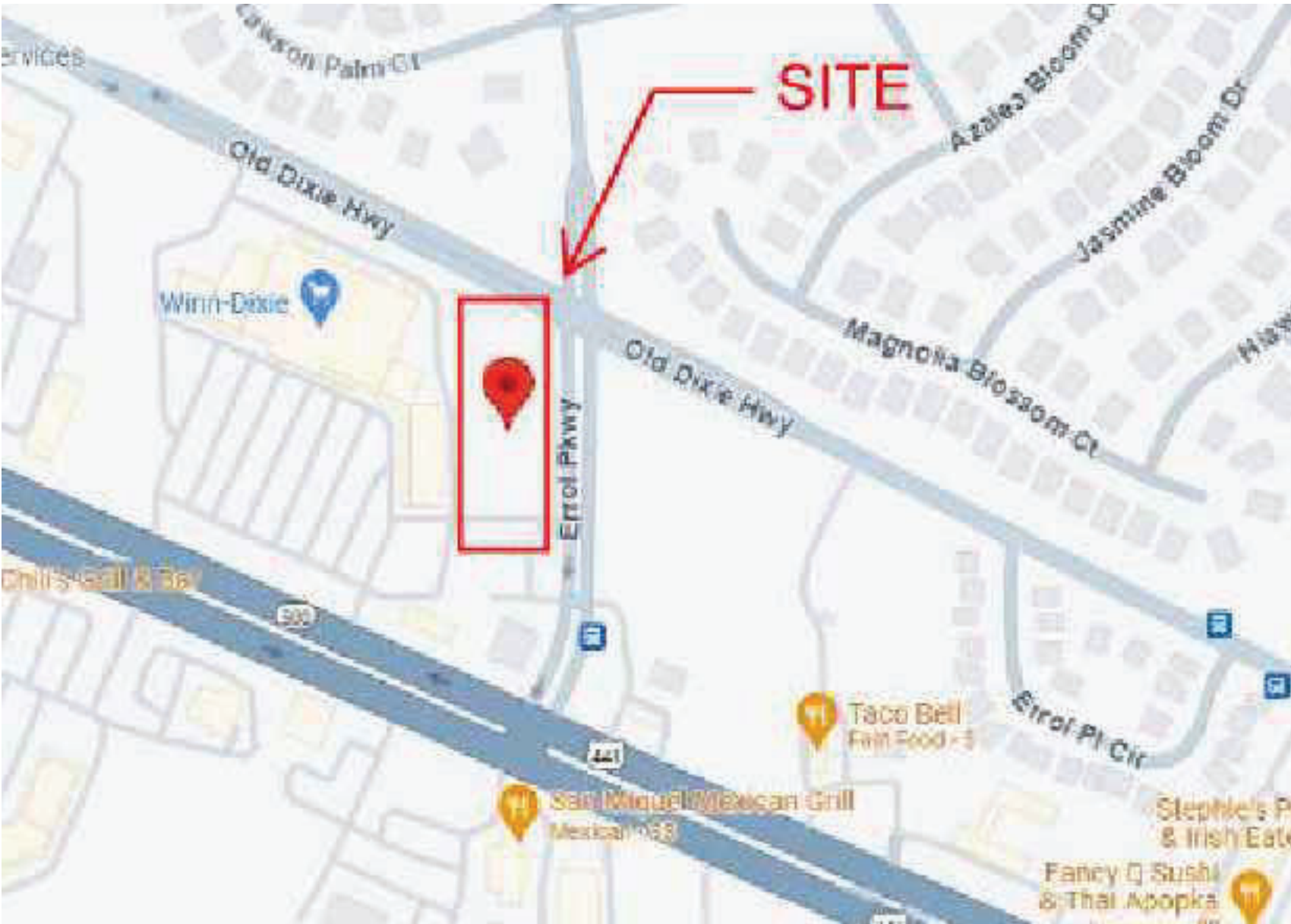
APOPKA, FL 32712

NOVEMBER 2024

48 HOURS BEFORE DIGGING
CALL TOLL FREE:
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

NO VARIANCES
AND
NO WAIVERS

TABLE 5.11.4.B: GREEN BUILDING POINT SYSTEM	
PROVIDE SKYLIGHTS IN AN AMOUNT NECESSARY TO ENSURE NATURAL LIGHTING IS PROVIDED TO AT LEAST 25 PERCENT OF THE HABITABLE ROOMS IN THE STRUCTURE. (BUILDING PERMIT)	0.50
USE CENTRAL AIR CONDITIONERS THAT ARE ENERGY STAR QUALIFIED. (BUILDING PERMIT)	0.50
USE OF ONLY SOLAR OR TANK-LESS WATER HEATING SYSTEMS THROUGHOUT THE STRUCTURE. (BUILDING PERMIT)	0.50
USE VEGETATION OR VEGETATED STRUCTURES TO SHADE HVAC UNITS.	0.25
PROVIDE A MINIMUM OF FIVE PERCENT OF REQUIRED AUTOMOBILE PARKING SPACES THAT ARE SIGNED AND RESERVED FOR HYBRID/ELECTRIC/LOW ENERGY VEHICLES IN PREFERRED LOCATIONS NEAR THE PRIMARY BUILDING ENTRANCE. (COA DRC SITE PLAN)	0.25
PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.11, BICYCLE PARKING STANDARDS, WHILE ENSURING THAT ALL OTHER BICYCLE PARKING STANDARDS IN SECTION 5.1, OFF-STREET PARKING, BICYCLE PARKING, AND LOADING STANDARDS ARE MET. (COA DRC SITE PLAN)	0.50 PER ADDITIONAL 5 PERCENT BICYCLE PARKING SPACES
PROVIDE A MINIMUM OF TWO ELECTRIC VEHICLE (EV) LEVEL 2 CHARGING STATIONS THAT ARE MADE AVAILABLE IN A PARKING STRUCTURE OR OFF-STREET PARKING LOT TO THOSE USING THE BUILDING. (COA DRC SITE PLAN)	0.50
INSTALL OPERABLE WINDOWS TO ALLOW FOR NATURAL VENTILATION IN THE EVENT OF POWER FAILURES. (BUILDING PERMIT)	0.25
POINTS	3.00
RESILIENCY TO NATURAL HAZARDS	3.25



LOCATION MAP

MINOR SITE PLAN SUBMITTAL ATTACHMENTS:	
FLORIDA ENVIRONMENTAL REGULATION SPECIALISTS, INC. (FER)	
ENVIRONMENTAL REPORT - PHASE 1	AUGUST 13, 2024
ENVIRONMENTAL REPORT - PHASE 2	SEPTEMBER 18, 2024
YOVAISH ENGINEERING SERVICES, LLC.	
SUBSOIL AND GROUNDWATER LEVEL INVESTIGATION	NOVEMBER 9, 2023
TRAFFIC PLANNING AND DESIGN, INC.	
TRAFFIC IMPACT ANALYSIS	AUGUST, 2024
TAYLOR ENGINEERING & DESIGN, INC.	
STORMWATER MANAGEMENT REPORT	MONTH DAY, 2024
CANTILEVERED RETAINING WALL REPORT	MONTH DAY, 2024
EXHIBITS	
AERIAL	OCTOBER, 2024
FIRE TRUCK TURN EXHIBIT	OCTOBER, 2024
PHOTOMETRICS	OCTOBER, 2024
PHOTOMETRIC CUT-SHEETS	OCTOBER, 2024
BUILDING RENDERINGS	OCTOBER, 2024
LANDSCAPE AND IRRIGATION DESIGN - RICHARD T. ABT	
LANDSCAPE AND IRRIGATION PLANS	MONTH DAY, 2024
IRELAND & ASSOCIATES SURVEYING, INC.	
BOUNDARY AND TOPOGRAPHIC SURVEY / TREE	JUNE 14, 2024

AGENCIES TO BE NOTIFIED

CITY OF APOPKA: 120 EAST MAIN STREET APOPKA, FL 32703 (407) 703-1700	FDEP: 3319 MAGUIRE BLVD SUITE 232 ORLANDO, FL 32803 (407) 894-7550
REQUIRED: CITY OF APOPKA PUBLIC SERVICES: 748 EAST CLEVELAND STREET APOPKA, FL 32703 (407) 703-1731	SPECTRUM: 2251 LUCIEN WAY MAITLAND, FL 32751 (407) 215-5966
PROVIDED: LAKE APOPKA NATURAL GAS: 38 NORTH PARK AVENUE APOPKA, FL 32703 (407) 656-2734	
	SJRWMD: 2501 SOUTH BINION ROAD APOPKA, FL 32703 (407) 877-1658

PROJECT DETAILS

1. PROPOSED SINGLE-STORY CONCRETE BLOCK BUILDING
2. STRUCTURE TO BE USED FOR MEDICAL / RETAIL BUILDING
3. EXISTING DRIVE CONNECTING ERROL PARKWAY AND SHOPPING CENTER.
4. PROVIDE PAVED PARKING AREA
5. PROVIDE TWO DRY DETENTION PONDS
6. PROVIDE SIGNAGE AND STRIPING
7. PROVIDE WATER AND SEWER CONNECTIONS
8. UTILITIES PROVIDED BY CITY OF APOPKA
9. TOTAL EXISTING LOT SIZE: 1.49 ACRES
10. TOTAL DEVELOPED AREA: 1.49 ACRES
11. OCCUPANCY TYPE: C-C
12. MUNICIPALITY: CITY OF APOPKA

PERMITS REQUIRED

- | | |
|---------------------------|----------------|
| 1. POTABLE WATER: | CITY OF APOPKA |
| 2. SANITARY SEWER: | CITY OF APOPKA |
| 3. SITE DEVELOPMENT PLAN: | CITY OF APOPKA |
| 4. STORMWATER: | SJRWMD |
| 5. WATER MAIN: | N/A |
| 6. SEWER MAIN: | N/A |

CONTACT INFORMATION

DEVELOPER/OWNER:
MKS ERROL PARKWAY LLC.
12714 JACOB GRACE CT.
WINDERMERE, FL 32712-5711
(407) 808-2150
CONTACT: KHURRAM SHAHZAD

ENGINEER:
TAYLOR ENGINEERING AND DESIGN LLC
183 SAVANNAH PARK LOOP
CASSELBERRY, FL 32707
PH: (407) 592-6779
CONTACT: VAL TAYLOR, P.E.
VAL@TAYLORCIVIL.COM

SURVEYOR:
IRELAND & ASSOCIATES SURVEYING, INC.
800 CURRENCY CIRCLE
SUITE 1020
LAKE MARY, FL 32746
(407) 678-3366

PARCEL NUMBER

05-21-28-0000-00-042

IMPORT/EXPORT NOTES

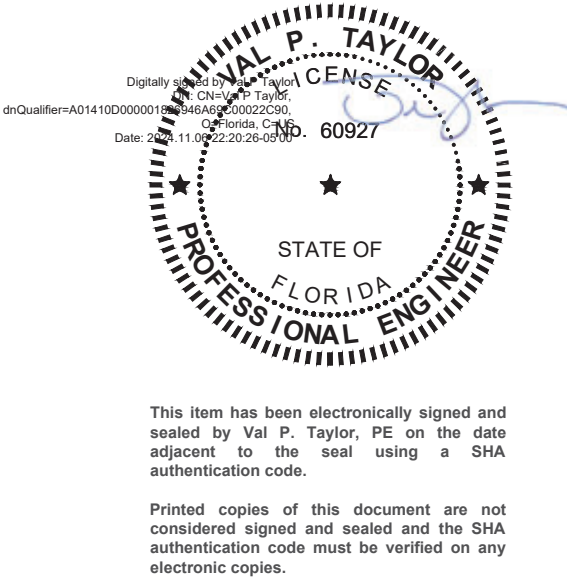
IF THE CONTRACTOR DETERMINES THAT IMPORT OR EXPORT OF FILL DIRT IS REQUIRED, THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN A HAULING PERMIT.

INDEX OF DRAWINGS

1. COVER SHEET
2. GENERAL NOTES
3. DEMOLITION PLAN
4. SITE PLAN
5. PAVING, GRADING AND DRAINAGE PLAN
6. UTILITY PLAN
7. ROOF DOWNSPOUT PLAN
8. CITY OF APOPKA DETAILS
9. CITY OF APOPKA DETAILS
10. STANDARD DETAILS
11. DRAINAGE DETAILS
12. RETAINING WALL DETAILS
13. CROSS SECTIONS

taylor
engineering & design
SUBSIDIARY OF TAYLOR CIVIL

A FULL SERVICE CIVIL ENGINEERING AND BUILDING DESIGN COMPANY
FBPE CERTIFICATE OF AUTHORIZATION NO. 35963



GENERAL NOTES

GENERAL CONSTRUCTION NOTES:

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF APOPKA, FDEP, AND SURJWMD.
- NO ENGINEERING PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY THAT THE DIMENSIONS AND DETAILS SHOWN ON THE ENGINEERING PLANS ARE CORRECT AND ARE CONSTRUCTIBLE PRIOR TO ORDERING ANY MATERIALS. IN ADDITION, THE ACTUAL CONDITIONS AT THE JOB SITE SHOULD BE CONSIDERED IN THE VERIFICATION OF THE DIMENSIONS AND DETAILS. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THEY MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY.
- IN THE EVENT OF A DISAGREEMENT BETWEEN THE ENGINEERING PLANS, NOTES AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- ANY FIELD CHANGES OR DEVIATIONS FROM THESE PLANS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND IS SUBJECT TO THE APPROVAL OF BOTH THE OWNER AND MUNICIPALITY.
- ALL TRENCH EXCAVATIONS IN EXCESS OF FIVE FEET IN DEPTH SHALL BE IN ACCORDANCE WITH THE "TRENCH SAFETY ACT", EFFECTIVE DATE OCTOBER 1, 1990.
- BEFORE ANY TREES ARE REMOVED BUT AFTER INITIAL CONSTRUCTION SURVEYING, THE CONTRACTOR WILL CLEARLY FLAG ALL TREES TO BE PRESERVED AS APPROVED BY THE ENGINEER.
- ALL DISTURBED AREAS WITHIN ROAD RIGHT OF WAY TO BE SODDED. ALL DISTURBED AREAS BEYOND ROAD RIGHT OF WAY TO BE RE-SODDED TO MATCH EXISTING CONDITIONS.
- BENCHMARK DATUM MUST BE REFERRED TO THE NATIONAL GEOTECTIC VERTICAL DATUM 1929.
- MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH CURRENT FLORIDA D.O.T. STANDARDS AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- LOCATIONS AND DIMENSIONS OF EXISTING RIGHTS-OF-WAY AND EASEMENTS ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE LIMITS OF THE RIGHTS-OF-WAY AND EASEMENTS IN ORDER TO AVOID ENCROACHMENTS.
- FIELD VERIFY SITE CONDITIONS AND THE SIZE AND LOCATION OF ALL EXISTING UTILITIES AND RELATED CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL ESTABLISH A BRASS DISK BENCHMARK ON THE CONTROL STRUCTURE WITH AN ELEVATION CERTIFIED IN WRITING TO THE OSCEOLA COUNTY BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
- ALL SIGNAGE AND STRIPING TO BE INSTALLED IN ACCORDING WITH MUTCD (LATEST EDITION) STANDARDS AND SPECIFICATIONS.

LOT GRADING NOTES:

- GRADES SHOWN ARE FINISHED GRADES.
- INTERSECTING ROADS AND DRIVEWAYS TO BE GRADED AS DIRECTED BY THE ENGINEER, UNLESS OTHERWISE NOTED.
- LOT GRADING SHALL NOT IMPOSE ANY ADDITIONAL RUNOFF ONTO NOR IMPEDE RUNOFF FROM ADJACENT PROPERTIES.

DRAINAGE NOTES:

- ALL DRAINAGE PIPE JOINTS SHALL BE WRAPPED PER F.D.O.T. STANDARD INDEX NO. 280.
- UNLESS OTHERWISE SPECIFICALLY NOTED, THE FOLLOWING ALTERNATIVE STORM PIPE MATERIALS ARE APPROVED BY THE ENGINEER OF RECORD SUBJECT TO MANUFACTURE'S SPECIFICATIONS AND MIN. PIPE COVER AND SHALL BE DESIGNED AS A SYSTEM:
 - RCP (REINFORCED CONCRETE PIPE)
 - HDPE (HIGH DENSITY POLYETHYLENE) IS NOT APPROVED WITHIN CITY RIGHT OF WAY.
- ALL STORM PIPES WITHIN CITY ROW MUST BE RCP. ANY STORM PIPE WITHIN PRIVATE MAINTAINED ROAD ROW HAVING LESS THAN 3 FEET OF COVER MUST BE RCP.

SIDEWALKS:

- SIDEWALKS FRONTING LOTS SHALL BE CONSTRUCTED AS HOMES ARE BUILT.
- ALL OTHER SIDEWALKS TO BE CONSTRUCTED WITH SITE IMPROVEMENTS.

FIRE LINE & SERVICES:

- FIRE MAINS, FDC AND BFP ARE SHOWN FOR LOCATIONS ONLY AND ARE NOT INTENDED FOR DESIGN AND PERMITTING. DESIGN AND PERMITTING OF FIRE MAIN SYSTEM INCLUDING THE LOCATION OF REQUIRED POST INDICATOR VALVES TO BE BY OWNERS ARCHITECT OR FIRE MAIN DESIGN ENGINEER.
- ALL FDC'S TO BE LOCATED WITHIN 40' OF A FIRE HYDRANT AND A MINIMUM 40' FROM THE BUILDING.
- ALL 4" SERVICES TO BE PVC-C900.

MAINTENANCE/EASEMENT NOTES

- CLEANOUTS LOCATED DIRECTLY BEHIND SIDEWALK DENOTE THE END OF CITY OF APOPKA'S MAINTENANCE RESPONSIBILITY.

AS-BUILT - RECORD DRAWINGS NOTES:

GENERAL
CONTRACTOR SHALL PROVIDE THE ENGINEER OF RECORD WITH AN ACCURATE "AS-BUILT" SURVEY DEPICTING THE IMPROVEMENTS AS CONSTRUCTED AND NOTING ANY CHANGES. AS-BUILT SURVEY SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL LAND SURVEYOR AND MAPPER. A PAPER COPY SHALL BE SUBMITTED ALONG WITH AN ELECTRONIC FILE IN AUTOCAD FORMAT. "AS-BUILT" SURVEY SHALL MEET THE STANDARDS AND SPECIFICATIONS OF THE CITY OF APOPKA, ORANGE COUNTY, AND SURJWMD.

UTILITIES:

AT A MINIMUM, UTILITY "AS-BUILT" INFORMATION WILL REQUIRE THE LOCATION OF ALL FITTINGS, VALVES, HYDRANTS, ETC. AND THE CHANGE OF DIRECTION AND ELEVATION OF ALL WATER MAINS, INCLUDING VERTICAL AND HORIZONTAL SEPARATION OF ALL CROSSINGS AND CONFLICTS. CONTRACTOR SHALL MAKE PROVISIONS DURING CONSTRUCTION TO FACILITATE THE COLLECTION OF "AS-BUILT" DATA, INCLUDING, IF NECESSARY, INSTALLING PVC SLEEVES OVER WATER MAIN FITTINGS, COLLECTING SURVEY DATA AS IT IS INSTALLED, OR TAKING FIELD MEASUREMENTS OF CONFLICTS PRIOR TO PLACING COVER.

PERMITS, PLANS, SHOP DRAWINGS:

- A FLORIDA D.E.P. PERMIT FOR THE SANITARY SEWER COLLECTION SYSTEM AND THE WATER DISTRIBUTION SYSTEM SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- A STAMPED APPROVED SET OF PLANS BY CITY OF APOPKA SHALL BE PRESENT ON THE SITE AT ALL TIMES.
- INSTALLATION OF MATERIALS AND/OR STRUCTURES PRIOR TO SHOP DRAWING APPROVAL IS DONE AT THE CONTRACTOR'S OWN RISK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO SATISFY ALL REQUIREMENTS OF REGULATORY AGENCY PERMITS IN REGARD TO CONSTRUCTION ACTIVITIES AND RELATED CONDITIONS.
- OWNER SHALL OBTAIN PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

EROSION CONTROL & WATER QUALITY MANAGEMENT:

- THE CONTRACTOR SHALL TAKE MEASURES DURING CONSTRUCTION TO PREVENT EROSION, TURBIDITY AND SEDIMENTATION IN OFF-SITE SVALES, WETLANDS OR WATER BODIES.
- ALL DISTURBED AREAS SHALL BE NEATLY GRADED, SEEDED AND MULCHED OR SODDED AS NOTED.
- THE CONTRACTOR SHALL EXECUTE ALL MEASURES NECESSARY TO LIMIT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT TO THE VOLUME AND AMOUNT THAT ARE EXISTING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THIS CONDITION WILL BE SATISFIED FOR THE TOTAL ANTICIPATED CONSTRUCTION PERIOD. PROVISION MUST BE MADE TO PRESERVE THE INTEGRITY OF GRADING PATTERNS, ETC. REQUIRED TO MEET THIS PROVISION THROUGHOUT THE LIFE OF THE CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE HAY BALES, SILT BARRIERS, TEMPORARY GRASSING, ETC. AS REQUIRED TO FULLY COMPLY WITH THE INTENT OF THIS SPECIFICATION.
- 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.
- THE SURFACE AREA OF OPEN, RAW ERODIBLE SOIL EXPOSED BY CLEARING AND GRUBBING OPERATIONS OR EXCAVATION AND FILLING OPERATIONS SHALL NOT EXCEED 10 ACRES. THIS REQUIREMENT MAY BE WAIVED, FOR LARGE PROJECTS WITH A DUST CONTROL PLAN, WHICH DEMONSTRATES THAT OPENING OF ADDITIONAL AREAS WILL NOT SIGNIFICANTLY AFFECT OFF-SITE DEPOSIT OF SEDIMENTS. THIS WAIVER WILL BE BY WRITTEN AUTHORIZATION FROM THE COUNTY ENGINEER.
- INLETS AND CATCH BASINS SHALL BE PROTECTED FROM SEDIMENT LADEN STORMWATER RUNOFF UNTIL THE COMPLETION OF ALL CONSTRUCTION OPERATIONS THAT MAY CONTRIBUTE SEDIMENT TO THE INLET.
- AREAS OPENED BY CONSTRUCTION OPERATIONS THAT ARE NOT ANTICIPATED TO BE DRESSED OR RECEIVE FINAL GRADING TREATMENT WITH IN 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 SO AS TO NOT ALTER OR COMPETE WITH PERMANENT GRASSING. THE RATE OF SEEDING SHALL BE 30 POUNDS PER ACRE.
- THE SODDED OR SEEDED AND MULCHED AREA(S) SHALL BE ROLLED AND WATERED AS REQUIRED TO ASSURE OPTIMUM GROWING CONDITIONS FOR THE ESTABLISHMENT OF A GOOD GRASS COVER.
- IF AFTER 14 DAYS, THE TEMPORARY GRASSES ARE HAVE NOT ATTAINED A MINIMUM OF 75% GOOD GRASS COVER, THE AREA WILL BE REWORKED AND ADDITIONAL SEED APPLIED TO ESTABLISH THE DESIRED VEGETATION COVER.
- ALL FEATURES OF THE PROJECT SHALL BE CONSTRUCTED TO PREVENT EROSION AND SEDIMENT AND SHALL BE MAINTAINED DURING THE LIFE OF THE CONSTRUCTION SO AS TO FUNCTION PROPERLY WITHOUT THE TRANSPORT OF SEDIMENTS OUTSIDE THE LIMITS OF THE PROJECT.
- ALL DISTURBED AREAS OUTSIDE THE EXCAVATION AND FILL LIMITS WILL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN THEIR CONDITION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTENANCE OF ALL NEWLY PLANTED GRASSES OR VEGETATION AND RETENTION/DETENTION FACILITIES UNTIL THE WORK HAS BEEN ACCEPTED BY THE COUNTY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STABILITY OF EMBANKMENTS AND SHALL REPLACE ANY PORTION, WHICH IN THE OPINION OF THE ENGINEER, HAS BECOME DISPLACED DUE TO EROSION OR DUE TO CARELESSNESS OR NEGLIGENCE ON THE PART OF THE CONTRACTOR.
- THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT. MEASURES SHALL BE TAKEN BY THE CONTRACTOR TO CONTROL EROSION AND SEDIMENT RUNOFF FROM THE SITE DURING CONSTRUCTION. SUCH METHODS SHALL BE IN ACCORDANCE WITH THE CURRENT FLORIDA DEPARTMENT OF TRANSPORTATION STANDARDS.
- ABSOLUTELY NO WORK WILL BE ALLOWED WITHIN ANY CONSERVATION AREA, BUFFER AREA, MITIGATION AREA OR DESIGNATED WETLAND AREA UNLESS SO SPECIFICALLY DESCRIBED BY THE PLANS AND GRANTED BY REASON OF PERMIT FROM THE GOVERNMENTAL ENTITY HAVING JURISDICTION OVER SAID AREA.
- PRIOR TO CLEARING AND GRUBBING, THE LIMITS OF WETLANDS, BUFFERS WETLANDS, BUFFERS AND MITIGATION AREAS SHALL BE CLEARLY MARKED ALONG THE PROPOSED RIGHT OF WAY LINE TO PROTECT THESE AREAS FROM ENCROACHMENT FROM CONSTRUCTION ACTIVITIES.
- ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN INDEX 104. F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. SIDE SLOPE MAY BE SEEDED AND MULCHED, PROVIDED THAT THE MULCH MATERIAL IS DISC HARROWED AND THE SIDE SLOPES ARE NEITHER GREATER THAN 3:1 NOR PART OF A DRAINAGE CONVEYANCE.
- REFER TO POND DETAIL SHEETS FOR EROSION CONTROL MEASURES AT POND OUTFALLS.
- EROSION CONTROL AT ALL INLET DRAINAGE STRUCTURES DURING CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 102.
- LAND PREPARATION PROCESSES SHALL CONFORM TO "CHAPTER 6: STORMWATER, EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES FOR DEVELOPING AREAS OF THE FLORIDA DEVELOPMENT MANUAL: A GUIDE TO SOUND LAND AND WATER MANAGEMENT" (JUNE 1988) PREPARED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION.
- THE CONTRACTOR SHALL NOT LET DUST LEAVE THE SITE BY AIR. USE OF A WATER TRUCK TO CONTROL DUST IS ADVISED.

AS-BUILT NOTE:

- THE CONTRACTOR SHALL SUBMIT A CERTIFIED SET OF RECORD DRAWINGS TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING INFORMATION ON THE APPROVED PLANS CURRENTLY WITH CONSTRUCTION PROGRESS. RECORD DRAWINGS SUBMITTED TO THE ENGINEER AS PART OF THE PROJECT ACCEPTANCE SHALL COMPLY WITH CITY OF APOPKA REQUIREMENTS AND THE FOLLOWING REQUIREMENTS:
 - DRAWINGS SHALL BE LEGIBLY MARKED TO RECORD ACTUAL CONSTRUCTION.
 - DRAWINGS SHALL SHOW LOCATION OF ALL UNDERGROUND AND ABOVE GROUND WATER, WASTEWATER AND RECLAIMED WATER PIPING AND RELATED APPURTENANCES, BASED UPON RECORD SURVEYING INFORMATION. ALL CHANGES TO PIPING LOCATION INCLUDING HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AND APPURTENANCES SHALL BE CLEARLY SHOWN AND REFERENCED TO PERMANENT SURFACE IMPROVEMENTS AND ROAD RIGHTS-OF-WAY.
 - DRAWINGS SHALL ALSO IDENTIFY ACTUAL INSTALLED PIPE, VALVES, FITTINGS, HYDRANTS AND OTHER ASSETS. THESE ASSETS SHALL BE ATTRIBUTED WITH MATERIALS, CLASS, PRESSURE RATING, SPECIFICATIONS, ETC.
 - DRAWINGS SHALL CLEARLY SHOW ALL FIELD CHANGES OF DIMENSION AND DETAIL INCLUDING CHANGES MADE BY FIELD ORDER OR BY CHANGE ORDER.
 - DRAWINGS SHALL CLEARLY SHOW ALL DETAILS NOT ON ORIGINAL CONTRACT DRAWINGS BUT CONSTRUCTED IN THE FIELD. ALL EQUIPMENT AND PIPING RELOCATION SHALL BE CLEARLY SHOWN.
 - DRAWINGS SHALL CLEARLY SHOW THE ACTUAL HORIZONTAL LOCATIONS, DISTANCES, AND VERTICAL ELEVATIONS OF THE UTILITY ASSETS. STATE PLANE COORDINATES SHALL BE UTILIZED FOR HORIZONTAL LOCATIONS.
 - DIMENSIONS BETWEEN ALL MANHOLES, SLOPE OF GRAVITY MAINS, INVERT AND TOP ELEVATIONS SHALL BE SHOWN.
 - CONTRACTOR SHALL PROVIDE AS-BUILT SURVEY FOR POND GRADING. AS-BUILT POND CONTOURS SHALL BE PROVIDED AT TOP OF BANK, POND BOTTOM, AND ALL GRADE BREAKS AND ELEVATIONS SPECIFIED ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR RE-GRADING POND SLOPES THAT ARE STEEPER THAN 5:1 (HORIZONTAL:VERTICAL) TO A DEPTH OF 2 FEET BELOW THE SLWT. EACH SHEET OF THE PLANS SHALL BE SIGNED, SEALED AND DATED BY REGISTERED SURVEYOR WITH A NOTE READING, "THESE AS-BUILT DRAWINGS ACCURATELY REFLECT THE ACTUAL IMPROVEMENTS AS CONSTRUCTED."
 - DRAWINGS SHALL INCLUDE THE AS-BUILT COORDINATE ASSET TABLE, PIPE DEFLECTION, AND GRAVITY MAIN TABLE.
 - CONTRACTOR TO PLACE GRADE STAKES AT CENTER OF FRONT AND REAR LIMITS OF EACH BUILDING PAD FOR OWNER/ENGINEER INSPECTION AND APPROVAL.
 - CERTIFIED AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ENGINEER PRIOR TO BACTERIOLOGICAL TESTING. FAILURE TO PROVIDE ACCURATE DRAWINGS MAY RESULT IN EXPIRED TEST RESULTS AND REQUIRE ADDITIONAL TESTING AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL SUBMIT TWO (2) CERTIFIED COPIES AND EXCEL FILES OF THE COMPLETED UTILITY ASSET TABLES USING THE CITY OF APOPKA'S STANDARD ASSET TABLE TEMPLATE AVAILABLE ON THEIR WEBSITE. COMPLETE ASSET TABLE REQUIRED PRIOR TO ANY CERTIFICATION OF RESPECTIVE SYSTEM. COORDINATE DATA SHALL BE PROVIDED IN STATE PLANE COORDINATES.

TAYLOR ENGINEERING NOTES:

- ANY COSTS INCURRED DUE TO MODIFICATIONS TO THE STAMPED/APPROVED CONSTRUCTION DOCUMENTS INITIATED BY LOCAL OR STATE JURISDICTIONS, INCLUDING, BUT NOT LIMITED TO, OSCEOLA COUNTY, POLK COUNTY, ORANGE COUNTY, SEMINOLE COUNTY, LAKE COUNTY, CITY OF KISSIMMEE, CITY OF ST. CLOUD, CITY OF ORLANDO, HAINES CITY, TWA, OUC, KUA, SFWMD, AND FDEP, ARE NOT THE RESPONSIBILITY OF TAYLOR ENGINEERING AND DESIGN, LLC. THIS INCLUDES, BUT IS NOT LIMITED TO, ENGINEERS TIME AND MATERIALS, ADDITIONAL PERMITTING OR REVIEW FEES, CONTRACTORS LABOR, EQUIPMENT, AND MATERIALS COST, CONTRACTOR'S FINES, LITIGATION AND OR LEGAL FEES, ANY AND ALL COSTS INCURRED BY DEVELOPER DUE TO PROJECT DELAYS, INCLUDING BUT NOT LIMITED TO, LOSS OF SALES, FINES, LITIGATION OR LEGAL FEES. SHOULD THE DEVELOPER OR OWNER DESIRE, TAYLOR ENGINEERING AND DESIGN, LLC, WILL MODIFY THE CONSTRUCTION DOCUMENTS ON A TIME AND MATERIALS BASIS. TAYLOR ENGINEERING AND DESIGN, LLC WILL NOT BEGIN MODIFICATION OF THE CONSTRUCTION DOCUMENTS WITHOUT A WRITTEN AND APPROVED CHANGE ORDER TO THE BASE CONTRACT.
- ANY AND ALL COSTS INCURRED DUE TO MODIFICATIONS TO THE STAMPED/APPROVED CONSTRUCTION DOCUMENTS INITIATED BY THE DEVELOPER ARE NOT THE RESPONSIBILITY OF TAYLOR ENGINEERING AND DESIGN, LLC. THIS INCLUDES, BUT NOT LIMITED TO, ENGINEERS TIME AND MATERIALS, AND ADDITIONAL PERMITTING OR REVIEW FEES. SHOULD THE DEVELOPER OR OWNER DESIRE, TAYLOR ENGINEERING AND DESIGN, LLC WILL MODIFY THE CONSTRUCTION DOCUMENTS ON A TIME AND MATERIALS BASIS. TAYLOR ENGINEERING AND DESIGN, LLC WILL NOT BEGIN MODIFICATION OF THE CONSTRUCTION DOCUMENTS WITHOUT A WRITTEN AND APPROVED CHANGE ORDER TO THE BASE CONTRACT.
- ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY AND IN WRITING BY THE CONTRACTOR OR OWNER OF ANY PERCEIVED DISCREPANCIES OR PERCEIVED CONSTRUCTION ISSUES IN THE CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.
- CONSTRUCTION SHEETS LABELED AS "MASTER PLANS", SUCH AS "MASTER UTILITY PLAN" OR "MASTER DRAINAGE PLAN" ARE FOR REFERENCE ONLY. ENGINEER OF RECORD OR TAYLOR ENGINEERING AND DESIGN, LLC SHALL NOT BEAR RESPONSIBILITY, FINANCIAL OR OTHERWISE, FOR CONSTRUCTION BASED ON MASTER SHEETS WITHOUT REFERENCING THE CORRESPONDING DETAIL SHEETS, CONSTRUCTION SHEETS, AND/OR PLAN PROFILE SHEETS. SHALL DISCREPANCIES BE DISCOVERED BETWEEN THE MASTER SHEETS AND THE CORRESPONDING DETAILED DESIGN SHEET AND DETAIL SHEETS, THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY AND IN WRITING.
- ANY MODIFICATIONS TO THE STAMPED/APPROVED CONSTRUCTION DOCUMENTS SHALL BE REVIEWED AND APPROVED IN WRITING BY THE ENGINEER OF RECORD PRIOR TO CONSTRUCTION. TAYLOR ENGINEERING AND DESIGN, LLC SHALL BEAR NO RESPONSIBILITY, FINANCIAL OR OTHERWISE, FOR ANY MODIFICATIONS CONSTRUCTED WITHOUT WRITTEN APPROVAL FOR THE ENGINEER OF RECORD.

General Utility Construction Notes

General:

- Construct utilities in accordance to CITY OF APOPKA approved plans and shop drawings. Any deviation from the approved plans shall be approved by the DEVELOPER'S ENGINEER AND CITY OF APOPKA.
- A preconstruction meeting with the CITY's staff is required prior to initiating construction.
- All required permits shall be obtained prior to initiating construction.
- Pipe deflection cannot exceed 50% of the pipe manufacturer's recommendation.
- Reference CITY's Standards, Specifications and Details, latest Edition for issues not specifically addressed below or on the CITY Accepted construction plans.
- Current edition of CITY's Standards, Specifications and Details, at time of CITY plan acceptance shall supersede Accepted Plans. It is the contractor's responsibility to ensure CITY Standards, Specifications and Details are adhered to in construction.

Permits, Plans, Shop Drawings:

- Permits or Letters of Determination from FDEP shall be obtained for the sanitary sewer collection system and water distribution system prior to commencement of construction.
- A stamped approved set of plans by City shall be present on the site at all times. Approved plans are valid for 12 months from the date of approval. If construction does not begin within the 12 month period, the DEVELOPER must contact City for a project status review and approval extension.
- Installation of materials and/or structures prior to shop drawing approval is done at the Contractor's own risk.

Water - Testing:

- Water line shall be installed, cleaned, flushed, disinfected and bacteriologically tested and cleared for service in accordance with the latest AWWA standards and FDEP rules and regulations.
- All water distribution systems shall be flushed clean of all deleterious material prior to any testing. Full diameter flushing is required. Lines 4" and greater shall be pigged.

- Water line shall be pressure tested in accordance with AWWA-C600 (ductile iron pipe) and AWWA- C605/M23 (PVC pipe) specifications at 150 psi and witnessed by CITY OF APOPKA personnel. No leakage shall be allowed. Schedule test a minimum of 72 hours in advance.

- All water mains shall be disinfected in accordance with the latest version of AWWA C651 and witnessed by CITY OF APOPKA personnel.

Water - Materials:

- PVC pipe: four (4) inches through twelve (12) inches shall be AWWA C-900, latest edition. Fourteen (14) inches through thirty-six (36) inches shall be AWWA C-905, latest edition.

- DIP pipe: four (4)" through fifty-four (54)" shall be ANSI/AWWA A21.51/C151 with a minimum working pressure class 150 pipe.

Any fittings required shall be mechanical joint ductile iron conforming to ANSI/AWWA A21.10/C110, 250 psi minimum pressure rating, or ductile iron compact fittings in accordance with ANSI/AWWA A21.53/C153.

Joins for ductile iron pipe shall be push-on or mechanical joints conforming to ANSI/AWWA A21.11/C111. Above ground joints shall be flanged with T5 cadmium plated bolts, nuts and washers. Flanged joints shall conform to ANSI Standard B 16.1-125 LB.

Where ductile iron pipe and fittings are to be below ground or installed in a casing pipe the coating shall be a minimum 1.0 mil thick in accordance with ANSI/AWWA A21.51/C151.

Where ductile iron pipe and fittings are to be installed above ground, pipe, fittings and valves shall be thoroughly cleaned and given one field coat (minimum 1.5 mils dry thickness) of rust inhibitor primer, and two finish coats (minimum 1.5 mils dry thickness each).

All ductile iron pipe and fittings shall have an interior protective lining of cement-mortar with a seal coat of asphaltic material in accordance with ANSI/AWWA A21.4/C104.

The pipe shall be polyethylene encased (8 mil) where shown on the PLANS, in accordance with ANSI/AWWA A21.51/C105.

- Polyethylene pipe: four (4)" through twelve (12)" shall be AWWA standard C906, PE3408 latest edition. The polyethylene pipe shall have a minimum working pressure rating of 160 psi and shall have a standard dimension ratio (SDR) of 11. Pipe shall be the same ID as ductile iron pipe.

Polyethylene pipe shall have fusion bonded joints.

Fittings used with polyethylene pipe shall be fusion fittings in accordance with AWWA Standard C906.

- Service pipes: All service lines shall be 1", 1-1/2" or 2" blue, PC200, SDR9, polyethylene tubing conforming to specifications in AWWA C901, PE3608, 4" and larger service pipe shall be C-900 PVC or DIP. 3" service pipe shall not be permitted.

- Valves shall be resilient wedge gate valves.

- Valves shall be located at not more than 500 foot intervals in commercial, industrial and high density residential areas and at not more than 1000 foot intervals in all other areas. Appropriate valving shall also be provided at the downstream sides of tees and crosses and both sides of a directional bore or jack and bore. This shall include all sides of tees and crosses within looped systems, where flow is potentially multidirectional.

- All meters shall be installed by OUC after all payment of applicable fees and charges. All meters 2" and less in size shall be installed underground in an approved meter box. Meters larger than 2" shall be installed above ground. In general, meters 2 inch and larger shall be located in a meter easement located adjacent to the public right of way and outside of paved areas.

Reuse - Testing:

- Reuse line shall be installed, cleaned, flushed, disinfected and bacteriologically tested and cleared for service in accordance with the latest AWWA standards and FDEP rules and regulations.

All reuse distribution systems shall be flushed clean of all deleterious material prior to any testing. Full diameter flushing is required. Lines 4" and greater shall be pigged.

- Reuse lines shall be pressure tested in accordance with AWWA-C600 (ductile iron pipe) and AWWA- C605/M23 (PVC pipe) specifications at 150 psi and witnessed by TWA personnel. No leakage shall be allowed. Schedule test a minimum of 72 hours in advance.

- All reuse mains shall be disinfected in accordance with the latest version of AWWA C651 and witnessed by CITY OF APOPKA personnel.

- All bacteriological samples shall be witnessed by CITY OF APOPKA personnel.

Reuse - Materials:

- PVC pipe: four (4) inches through twelve (12) inches shall be AWWA C-900, latest edition. Fourteen (14) inches through thirty-six (36) inches shall be AWWA C-905, latest edition.

- DIP pipe: four (4)" through fifty-four (54)" shall be ANSI/AWWA A21.51/C151 with a minimum working pressure class 150 pipe.

Any fittings required shall be mechanical joint ductile iron conforming to ANSI/AWWA A21.10/C110, 250 psi minimum pressure rating, or ductile iron compact fittings in accordance with ANSI/AWWA A21.53/C153.

Joins for ductile iron pipe shall be push-on or mechanical joints conforming to ANSI/AWWA A21.11/C111. Above ground joints shall be flanged with T5 cadmium plated bolts, nuts and washers. Flanged joints shall conform to ANSI Standard B 16.1-125 LB.

Where ductile iron pipe and fittings are to be below ground or installed in a casing pipe the coating shall be a minimum 1.0 mil thick in accordance with ANSI/AWWA A21.51/C151.

Where ductile iron pipe and fittings are to be installed above ground, pipe, fittings and valves shall be thoroughly cleaned and given one field coat (minimum 1.5 mils dry thickness) of rust inhibitor primer, and two finish coats (minimum 1.5 mils dry thickness each).

All ductile iron pipe and fittings shall have an interior protective lining of cement-mortar with a seal coat of asphaltic material in accordance with ANSI/AWWA A21.4/C104.

The pipe shall be polyethylene encased (8 mil) where shown on the PLANS, in accordance with ANSI/AWWA A21.51/C105.

- Polyethylene pipe: four (4)" through twelve (12)" shall be AWWA standard C906, PE3408 latest edition. The polyethylene pipe shall have a minimum working pressure rating of 160 psi and shall have a standard dimension ratio (SDR) of 11. Pipe shall be the same ID as ductile iron pipe.

Polyethylene pipe shall have fusion bonded joints.

- Service pipes: All service lines shall be 1", 1-1/2" or 2" purple, PC200, SDR9, polyethylene tubing conforming to specifications in AWWA C901, PE3608, 4" and larger service pipe shall be C-900 PVC or DIP. 3" service pipe shall not be permitted.

- Valves shall be resilient wedge gate valves.

- Valves shall be located at not more than 500 foot intervals in commercial, industrial and high density residential areas and at not more than 1000 foot intervals in all other areas. Appropriate valving shall also be provided at the downstream sides of tees and crosses and both sides of a directional bore or jack and bore. This shall include all sides of tees and crosses within looped systems, where flow is potentially multidirectional.

- All meters shall be installed by the CITY OF APOPKA after all payment of applicable fees and charges. All meters 2" and less in size shall be installed underground in an approved meter box. Meters larger than 2" shall be installed above ground. In general, meters 2 inch and larger shall be located in a meter easement located adjacent to the public right of way and outside of paved areas.

Sewer - Testing:

Prior to any testing to be witnessed, all passing soil density tests and slope surveys shall be submitted to the City Engineer and to the City Inspector.

- All sanitary manholes shall be inspected by City personnel.
- Sanitary sewers shall be video inspected and witnessed by City personnel.
- Sanitary sewers shall be low pressure air tested with no allowable loss and witnessed by City personnel. Schedule test a minimum of 72 hours in advance.

Gravity Sewer - Materials:

- PVC pipe: four (4)" through fifteen (15)" shall be ASTM D3034, SDR 35. The joints shall be integral bell elastomeric gasket joints manufactured in accordance with ASTM D3212 and ASTM F477/ Applicable UNI-Bell Plastic Pipe Association standard is UNI B-4.

PVC pipe: eighteen (18)" through twenty-seven (27)" shall be ASTM F678, SDR 35. The joints shall be integral bell elastomeric gasket joints manufactured in accordance with ASTM D3212 and ASTM F477/ Applicable UNI-Bell Plastic Pipe Association standard is UNI B-7.

All PVC pipe shall bear the NSF-DW seal. The minimum standard length of pipe shall be thirteen (13) feet. PVC pipe with less than 15 ft of cover shall be SDR 35; 15 to 20 ft shall be SDR 26; and 20 to 30 ft shall be SDR 18.

- DIP pipe: ANSI/AWWA A21.51/C151, class thickness designed per ANSI/AWWA A21.50/C150, with push on joints. An interior protective lining of "Protecto 401" epoxy, or equal, with a minimum dry film thickness 40 mils.

- Joint Materials:

-PVC sewer pipe joints shall be flexible elastomeric seals per ASTM D3212.
-DIP and fitting joints shall be "push-on" or mechanical joints conforming to ANSI A21.11.
-Joints between pipes of different materials shall be made with a rigid, PVC, adaptor coupling. Femco adapters are not allowed.

Sewer Force Mains - Testing:

- Force main piping shall be installed and pigged until clean.

- Force main shall be pressure tested in accordance with AWWA-C600 (ductile iron pipe) and AWWA- C605/M23 (PVC pipe) specifications at 100 psi or 1.5 times the operating pressure, whichever is greater for a minimum of 2 hours and witnessed by City personnel. No leakage shall be allowed. Schedule test a minimum of 72 hours in advance.

Sewer Force Mains - Materials:

- PVC pipe: four (4)" through twelve (12)" shall be AWWA standard C900 and a dimension ratio (DR) of 25.

PVC pipe shall be integral bell, push-on type joints.

- DIP pipe: four (4)" through fifty-four (54)" shall be ANSI/AWWA A21.51/C151 with a minimum of pressure class 150 and lined with Protecto 401 or equal.

All fittings shall be mechanical joint ductile iron conforming to ANSI/AWWA A21.10/C110, 250 psi minimum pressure rating, four (4) through twelve (12)".

Joins for DIP shall be push-on or mechanical joints and joints for fittings shall be mechanical joints conforming to ANSI/AWWA A21.11/C111.

Above ground joints shall be flanged with T5 cadmium plated bolts, nuts, and washers. Flanged joints shall conform to ANSI Standard B16.1-125 LB.

Where ductile iron pipe and fittings are to be below ground or installed in a casing pipe the coating shall be a minimum 1.0 mil thick in accordance with ANSI/AWWA A21.51/C151.

Where ductile iron pipe and fittings are to be installed above ground, pipe, fittings and valves shall be thoroughly cleaned and given one field coat (minimum 1.5 mils dry thickness) of rust inhibitor primer, and two finish coats (minimum 1.5 mils dry thickness each).

All ductile iron pipe and fittings shall have an interior protective lining of "Protecto 401" epoxy or equal with a minimum dry film thickness of 40 mils.

The pipe shall be polyethylene encased (8 mil) where shown on the PLANS, in accordance with ANSI/AWWA A21.51/C105.

- Polyethylene (PE3408) pipe: four (4)" through twelve (12)" shall be in accordance with AWWA Standard C906, latest edition. The polyethylene pipe shall have a minimum working pressure rating of 100 psi and shall have a dimension ratio (DR) of 17.

Polyethylene pipe shall have fusion bonded joints.

Fittings used with polyethylene pipe shall be fusion fittings in accordance with AWWA Standard C906.

- Wastewater force mains shall be equipped with air release valves located at piping high points immediately upstream of dips, or other elevation declines.

- Valves shall be resilient wedge gate valves.

- Valves shall be located at not more than 2,000 foot intervals in all areas.

SEPARATION REQUIREMENTS:

PER F.D.E.P. REQUIREMENTS AND SUBJECT TO CITY OF APOPKA APPROVAL.

Miscellaneous:

- All tie-ins to existing manholes shall be core drilled. Connect pipe to manhole using a flexible connector or approved A-lok.
- All mechanical joints shall be restrained.
- Maintain a minimum of 36" of cover measured from the bottom of the sub-grade over all pipes. If less than 36" of cover, use DIP and notify engineer for evaluation.
- Galvanized pipe is not allowed and if encountered shall be replaced with approved materials.
- Marking tape shall be installed 12" to 18" over all pipe. All PVC pipe shall be green in color (for sewer), blue in color (for water) and purple in color (for reuse). DIP shall have a continuous 2" wide, permanent green/blue/purple stripe (oil based enamel) on the top of the pipe.
- A continuous, insulated 14 gauge copper wire shall be installed under the pipe and be accessible at each valve box. Directional bores shall use 8 gauge steel core copper and 8 gauge copper wire. One (1) each at a minimum.
- Only rigid adapters shall be permitted unless transitioning to clay pipe.
- In general, one compaction test shall be taken for each 12" layer of fill from the springline of the pipe to the finish grade for each 300 feet of pipe and for every 100 square feet of backfill around structures.
- All existing water, reuse and sanitary appurtenances on a project site or affected by project WORK shall be protected during construction and shall be brought to finished grade per the STANDARD CONSTRUCTION DETAILS.
- All tree and shrub root balls shall be placed with a minimum of 5' horizontal separation from utilities.
- If the underground contractor de-mobilizes between phases of a project and the water distribution system has been cleared for use by FDEP, the contractor will be required to install automatic flushing devices on all water main dead-ends whether intended as sub-outs or as incomplete construction. If the site has not been cleared for use by FDEP, the contractor will be required to physically disconnect all un-cleared mains from the points-of-connection to cleared mains.

BY

REVISIONS

DATE

NO.

DATE: 11/

EXISTING UNDERGROUND AND OVERHEAD UTILITIES:

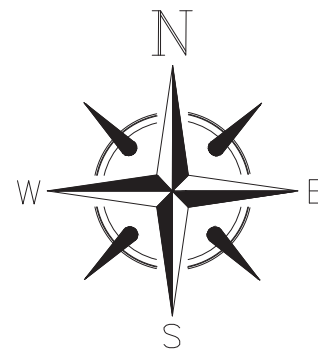
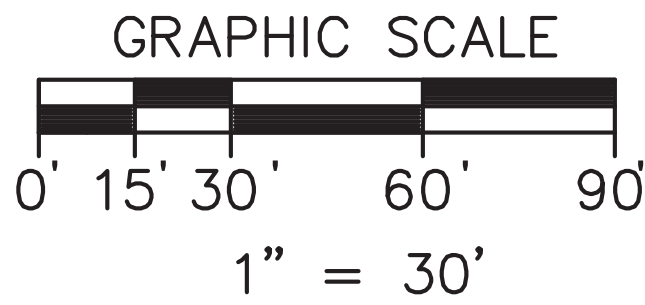
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS OR ACCURACY OF THE INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND AND/OR OVERHEAD UTILITIES.

NPDES INSPECTION NOTE:

CONSTRUCTION SITE MUST BE UNDER THE CONTROL OF NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM). ALL INSPECTIONS MUST BE COMPLETED WITH A REPORT BY A STATE CERTIFIED NPDES INSPECTOR.

TREE PROTECTION

EXISTING TREES SHALL BE MAINTAINED TO THE GREATEST EXTENT POSSIBLE AND PROTECTED DURING CONSTRUCTION PER THE CITY'S DEVELOPMENT DESIGN GUIDELINES SECTION 4.5.



GENERAL NOTES:

- PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION. ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.
- PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADE AREA. THE FOLLOWING REPRESENTS THE COUNTY'S MINIMUM PROTECTIVE BARRIER SPECIFICATIONS.
- TREES TO RESTRICT ACCESS INTO THE AREA WITHIN THE DRIP LINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE DRIP LINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE DRIP LINE. THE DRIP LINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. BARRIER SPECIFICATIONS FOR TREES: FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1"x4" LUMBER; OR UPRIGHT STAKES SPACED AT 5' INTERVALS OF NO LESS THAN 2"x2" LUMBER CONNECTED BY SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY.
- NATURAL AREAS - TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH BARRIER SPECIFICATIONS FOR NATURAL AREAS: UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER SPACED NO MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS OF 5'-10'. OTHER METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE. A. TO PROTECT ALL ABOVE GROUND PORTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM MECHANICAL DAMAGE. B. TO PROTECT ROOT SYSTEMS FROM COMPACTION. C. TO PROVIDE AWARENESS OF PROTECTED AREAS TO EQUIPMENT.
- DURING LAND ALTERATIONS AND CONSTRUCTION ACTIVITIES, IT SHALL BE UNLAWFUL, UNLESS APPROVED BY THE CITY OF APOPKA, TO REMOVE VEGETATION (EXCEPT BY HAND) BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIP LINE OF A TREE TO REMAIN ON-SITE.
- ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE PROVISIONS OF THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
- IN ORDER TO MINIMIZE SOIL EROSION, PROPOSED LAND ALTERATION ACTIVITIES SHALL NOT UNNECESSARILY REMOVE EXISTING VEGETATION AND ALTER EXISTING TOPOGRAPHY. ADEQUATE MEASURES (I.E. HAY BALES, BAFFLES, SODDING, AND SANDBAGGING) SHALL BE PROVIDED, AS NECESSARY, TO MINIMIZE EROSION AND DOWNSTREAM SEDIMENTATION CAUSED BY SURFACE WATER RUN-OFF ON EXPOSED LAND SURFACES.
- NO EXCAVATION SHALL EXTEND BELOW THE PERMITTED DESIGN DEPTHS/ELEVATIONS SHOWN ON THE DRAWINGS, UNLESS ADDITIONAL TESTING SUPPORTS OTHERWISE; AND NO LOWER SEMI-CONFINING UNIT CLAYEY SOIL MATERIAL AND/OR NO LIMESTONE MATERIALS SHALL BE EXCAVATED, REGARDLESS IF THESE MATERIALS ARE ENCOUNTERED WITHIN THE PERMITTED EXCAVATION DEPTHS/ELEVATIONS. IF ANY LOWER SEMI-CONFINING UNIT CLAY SOIL MATERIALS OR LIMESTONE MATERIALS ARE ENCOUNTERED ABOVE THE PERMITTED DEPTHS/ELEVATIONS, THEN EXCAVATION OPERATIONS SHALL CEASE IN THE GENERAL AREA.
- THE CONTRACTORS IS RESPONSIBILITY TO ENSURE THE INSTALLATION OF ADEQUATE EROSION CONTROL AS REQUIRED BY CITY OF APOPKA, AND PER PLANS. THESE DEVICES MUST BE MAINTAINED IN GOOD CONDITION THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL ALL LOOSE SOILS HAVE STABILIZED. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED REGULARLY DURING CONSTRUCTION.
- ANY AREAS SUBJECT TO EROSION MUST BE ADEQUATELY STABILIZED WITH VEGETATIVE MATERIAL THAT WILL, WITHIN A REASONABLE TIME FRAME, DETER SOIL DISTURBANCE. SODDING, PLUGGING, SPRIGGING OR SEEDING IS ACCEPTABLE FOR STABILIZATION; HOWEVER, SODDING MAY BE REQUIRED IN AREAS OF EROSION-PRONE SOILS OR WHERE SLOPES ARE GREATER THAN 5:1. NO VEGETATION OTHER THAN GRASS IS ACCEPTABLE UNLESS OTHERWISE SPECIFIED.
- 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.
- SUCH MATERIALS FROM WORK ON THIS PROJECT SHALL BE CONTAINED, AND NOT ALLOWED TO COLLECT ON ANY OFF-PERIMETER AREAS OR IN WATERWAYS. THESE INCLUDE BOTH NATURAL AND MAN-MADE OPEN DITCHES, STREAMS, STORM DRAINS, LAKES AND PONDS.
- DAILY INSPECTIONS SHALL BE MADE BY THE CONTRACTOR TO DETERMINE THE EFFECTIVENESS OF THE EFFORTS. ANY NECESSARY REMEDIES SHALL BE PERFORMED WITHOUT DELAY.
- ALL MUD, DIRT OR OTHER MATERIALS TRACKED OR SPILLED ONTO EXISTING STATE-COUNTY-CITY OR PRIVATE ROADS AND FACILITIES FROM THIS SITE, DUE TO CONSTRUCTION, SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR/BUILDER.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES OR ANY DISTURBED LAND AREAS SHALL BE COMPLETED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING. WHEN IT IS NOT POSSIBLE TO PERMANENTLY PROTECT A DISTURBED AREA IMMEDIATELY AFTER GRADING OPERATIONS. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED. ALL TEMPORARY PROTECTION SHALL BE MAINTAINED UNTIL PERMANENT MEASURES ARE IN PLACE AND ESTABLISHED. A CERTIFICATE OF COMPLIANCE WILL NOT BE ISSUED UNTIL THE ABOVE REQUIREMENTS HAVE BEEN MET.
- EROSION AND SEDIMENT CONTROL WORK SHALL CONFORM TO STANDARDS OF THE CITY OF APOPKA AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT, SUBJECT TO AUTHORIZATION AND APPROVED VARIANCES, WAIVERS, AND/OR CONDITIONAL CHANGES.
- THE CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE CITY OF APOPKA. CONTRACTORS SHALL USE BEST MANAGEMENT PRACTICES IN CONTROLLING EROSION AND SEDIMENT DURING CONSTRUCTION.
- CLEARED AREAS FOR IMPROVEMENT AND/OR CONSTRUCTION SHALL BE WATERED TO PREVENT WIND EROSION.
- ONLY TREES MARKED WILL BE REMOVED.

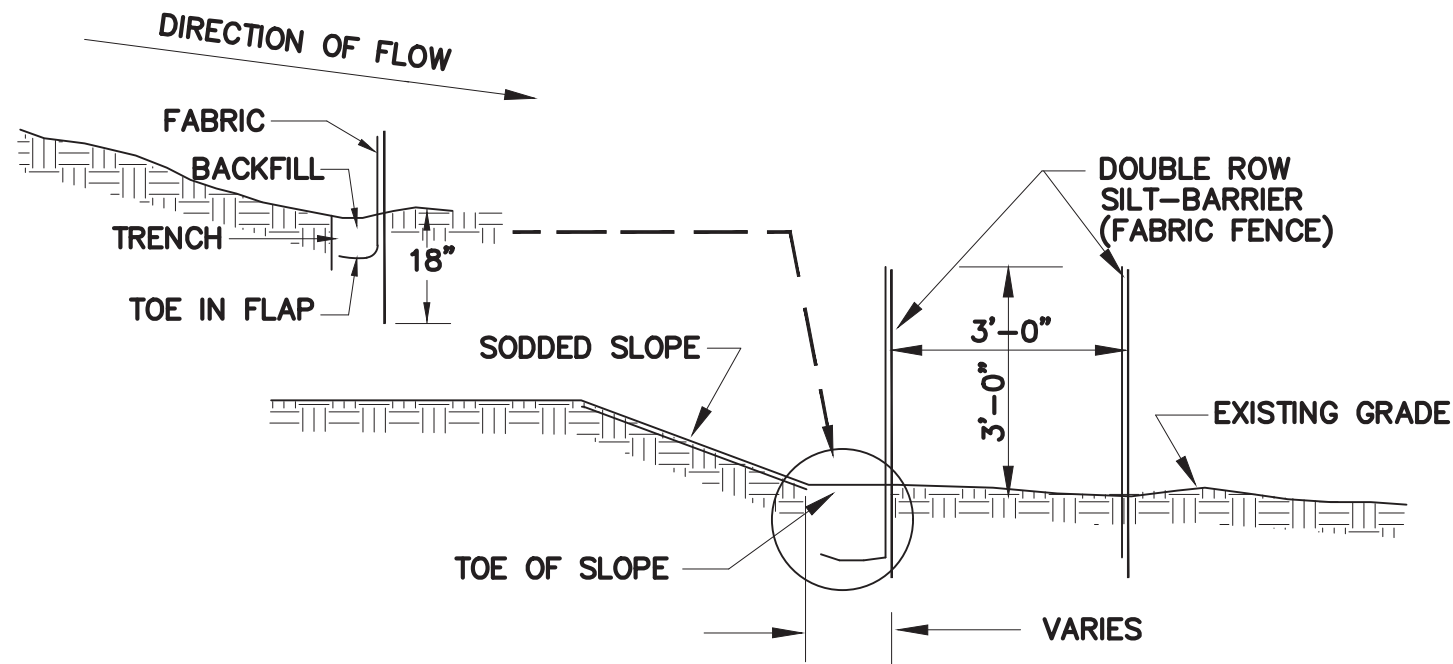
CONSTRUCTION NOTES:

- CONCRETE CURB TO BE REMOVED
- CONCRETE CURB AND SIDEWALK TO BE REMOVED
- EXISTING POND TO BE REGRADED
- EXISTING LIGHT POLES TO BE REMOVED
- EXISTING LIGHT POLES TO BE PROTECTED
- EXISTING WOOD FENCE TO BE PARTIALLY REMOVED
- TREE PROTECTION BARRIER, SEE DETAIL.
- SEE SILT FENCE DETAIL.
- GRAVEL CONSTRUCTION ENTRANCE (SEE SHEET 11 FOR DETAIL).

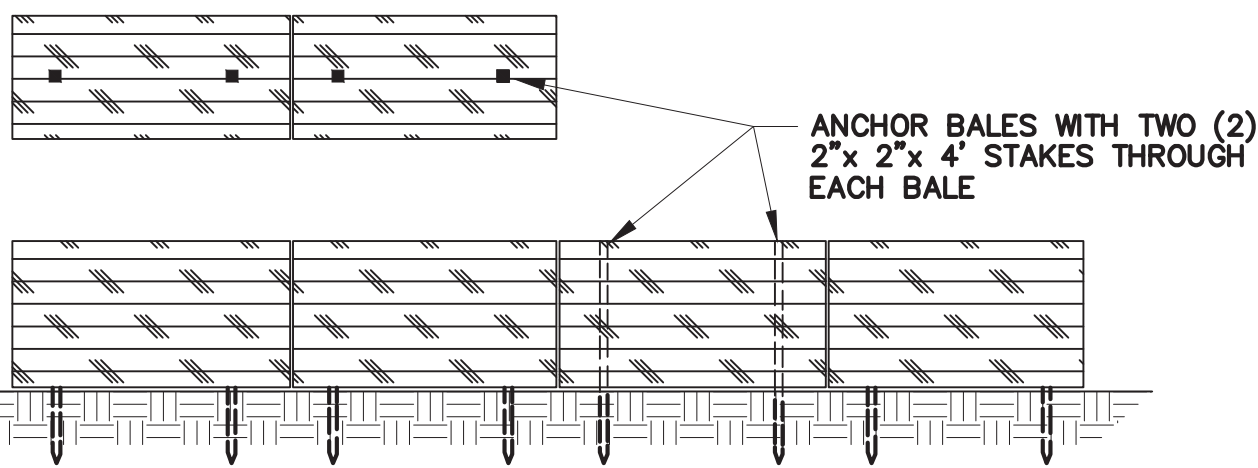
LEGEND

- SILT FENCE
- TREE TO BE REMOVED
- TO BE REMOVED

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FABRIC FENCE SILT-BARRIER
N.T.S.



BALED HAY SILT-BARRIER
N.T.S.

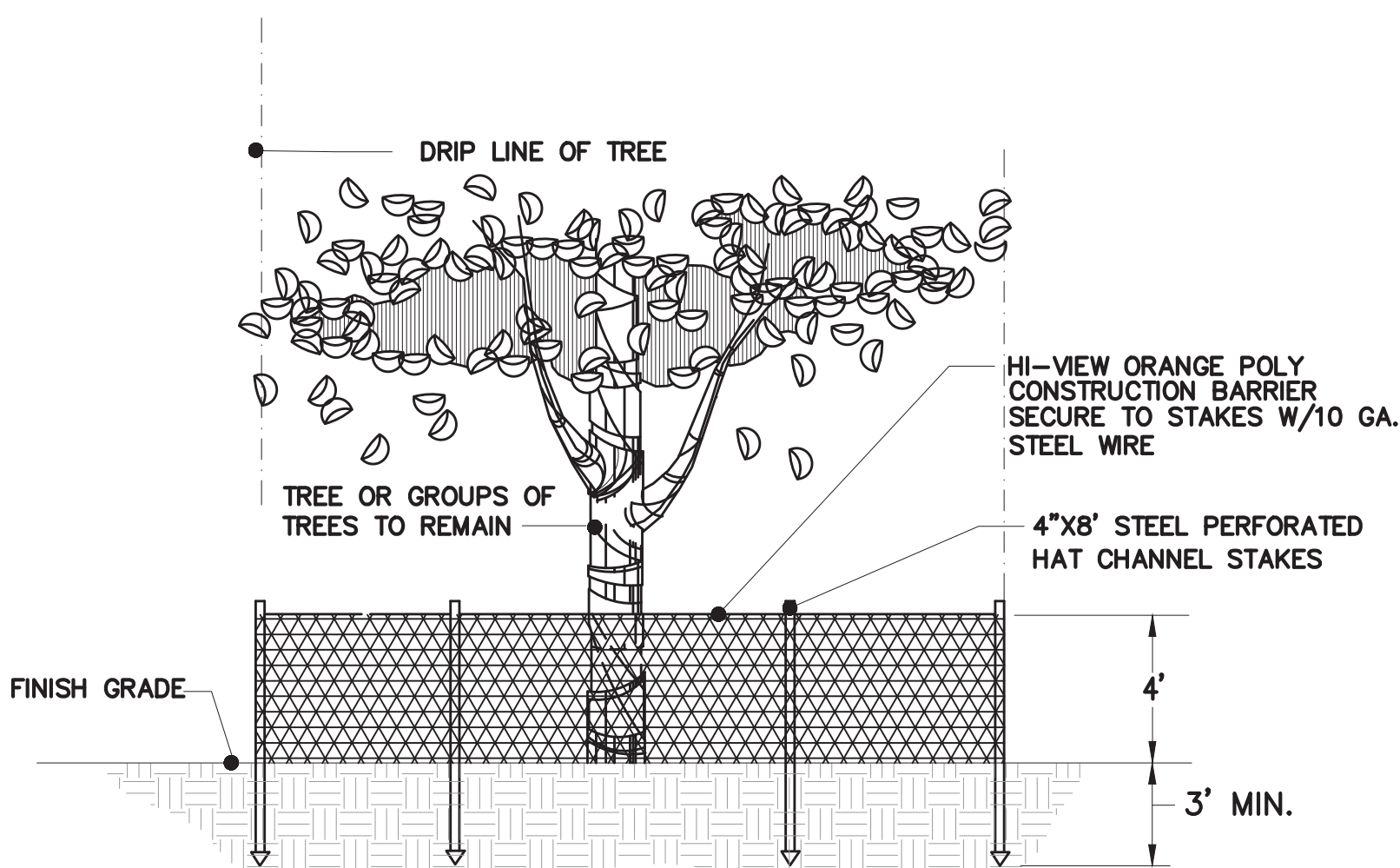
PERIMETER EROSION AND SEDIMENT CONTROL

NOTES:

- CONTRACTOR IS REQUIRED TO PREVENT ANY SEDIMENT TRANSPORT FROM THE PROJECT SITE ON TO ADJACENT PROPERTY. INSTALLATION OF EITHER BALED HAY OR FABRIC FENCE TYPE SILT BARRIER IS ACCEPTABLE. THE BARRIER MUST REMAIN IN PLACE UNTIL UPLAND VEGETATION IS ESTABLISHED.
- BEFORE REMOVING SILT BARRIER, CONTRACTOR SHALL COLLECT AND DISPOSE OF ANY ACCUMULATED SILT.

SILT BARRIER DETAIL

NOT TO SCALE



NOTE:

NO STOCKPILING OF MATERIALS, TRASH OR DEBRIS SHALL BE PERMITTED WITHIN THE BARRIER.

TREE PROTECTION BARRIER

NOT TO SCALE

DEMOLITION AND EROSION CONTROL PLAN

SCALE: 1" = 30'

BY	REVISIONS	DATE	NO.	DATE	PROJECT NUMBER	DRAWN BY	SPTS	SCALE	N.T.S.	DESIGNED BY	VPT	SECTION	05	CHECKED BY	VPT	TOWNSHIP	21	APPROVED BY	VPT	RANGE	28
					071724																

DEMOLITION AND EROSION CONTROL PLAN

426 ERROL PARKWAY
APOPKA, FLORIDA 32708

Val P. Taylor
Professional Engineer
No. 60927
State of Florida

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CASSIDY, FL 32707

PHONE (407) 352-8779
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CA # 3995

DATUM: NAVD83

SHEET

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SITE DATA TABLE

CURRENT ZONING:	C-C	FLOOR AREA RATIO ALLOWED:	= 0.25
FUTURE LAND USE:	C-C	FLOOR AREA RATIO PROVIDED:	= 0.24
BUILDING SETBACK:		INDIVIDUAL BUILDING INFORMATION:	
FRONT	= 10' (FACING ARROL PARKWAY)	TOTAL SQUARE FOOTAGE	= 15,600 SF
N SIDE	= 10' (FACING OLD DIXIE HIGHWAY)	MAX. BUILDING HEIGHT	= 35 FT
S SIDE	= 10'	ACTUAL BUILDING HEIGHT	= 24 FT
REAR	= 10'		
LANDSCAPE BUFFER:		PROPOSED CONDITIONS:	
FRONT	= N/A (FACING ARROL PARKWAY)	IMPERVIOUS (BUILDINGS)	= 15,600 SF = 0.358 AC (23.99%)
N SIDE	= N/A (FACING OLD DIXIE HIGHWAY)	IMPERVIOUS (DRIVEWAYS)	= 25,788 SF = 0.592 AC (39.65%)
S SIDE	= N/A	PERVIOUS	= 23,650 SF = 0.543 AC (36.36%)
REAR	= N/A	TOTAL PROPERTY (SF & AC)	= 65,038 SF = 1.493 AC (100.00%)
PARKING REQUIREMENTS:		PARKING PROVIDED:	
3 SPACES PER 1,000 SF OF OFFICE / PERSONAL SERVICES		49 SPACES @ 9'x18' (REGULAR)	
3 SPACES X (15,600 SF/1,000 SF) = 47 SPACES		2 SPACES @ 8'x18' (COMPACT)	
4 SPACES (HANDICAP) = 04 SPACES		4 SPACES @ 12'x18' (HANDICAP)	
TOTAL SPACES REQUIRED = 51		55 SPACES TOTAL PROVIDED	
		PARCEL ID NUMBERS:	
		05-21-28-0000-00-042	

PROPERTY BOUNDARY INFORMATION

PROPERTY BOUNDARY:	BEARING:	LENGTH:
PB1	N 02°18'14" E	467.12'
PB2	S 60°53'41" E	171.23'
PB3	S 02°42'34" W	391.04'
PB4	N 87°16'10" W	150.07'

GREEN BUILDING POINTS

SEE COVER FOR TABLE 5.11.4.B GREEN BUILDING POINT SYSTEM	
TRANSPORTATION	
NUMBER:	ITEM:
GB-1	HYBRID/ELECTRIC/LOW ENERGY PARKING SPACES
GB-2	BICYCLE PARKING (MORE THAN REQUIRED)
GB-3	ELECTRIC VEHICLE CHARGING STATIONS

GENERAL NOTES

- VEHICLE PARKING IS PROHIBITED ON THE SPINE ROADS (ERROL PARKWAY, OLD DIXIE HIGHWAY & ACCESS ROADWAY).
- THE BUILDING AND ALL PROPOSED INFRASTRUCTURES, E.G., PAVEMENT, DRAINAGE, SIDEWALKS, SANITARY COLLECTION, POTABLE WATER AND FIRE PROTECTION, ETC. WILL BE CONSTRUCTED IN SINGLE PHASE.
- NO OUTSIDE STORAGE OR MAINTENANCE.
- INTENDED USE: COMMUNITY COMMERCIAL DISTRICT.
- DIRECTIONAL ARROWS PER FDOT STANDARD INDEX 17346 (LATEST EDITION).

CONSTRUCTION PHASING

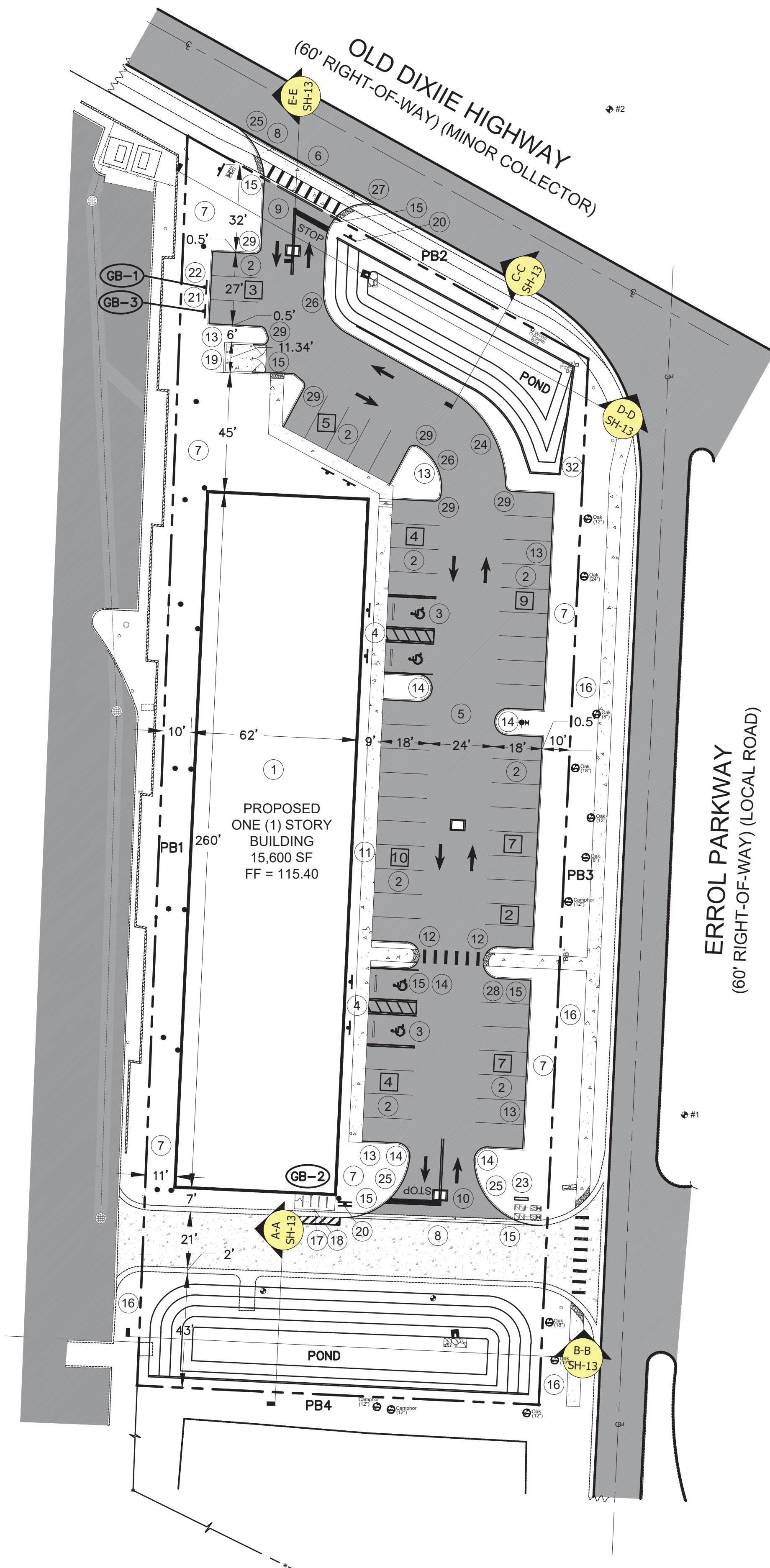
SINGLE PHASE

RETAINING WALLS

OWNED AND MAINTAINED BY THE PROPERTY OWNER

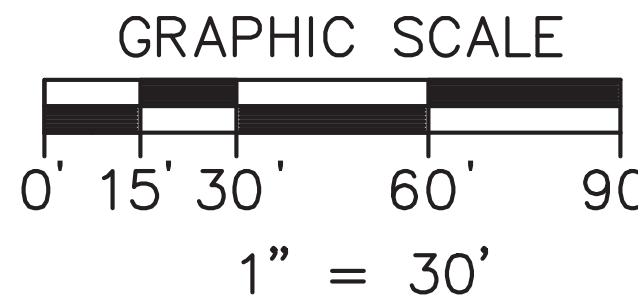
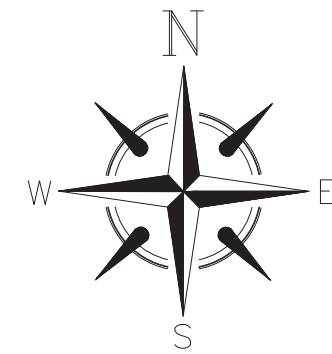
SURVEY NOTES:

- THIS PLAN INDICATES THE LOCATION OF THE PROPERTY BOUNDARY, AS PROVIDED BY IRELAND & ASSOCIATES SURVEYING, INC, A FLORIDA LICENSED LAND SURVEYING COMPANY.
- THE ENGINEER OF RECORD DOES NOT CERTIFY TO THE CORRECTNESS OF THE BOUNDARY, WHICH HAS BEEN PROVIDED FOR INFORMATIONAL AND CIVIL ENGINEERING DESIGN PURPOSES ONLY.



SITE DEVELOPMENT PLAN

SCALE: 1" = 30'



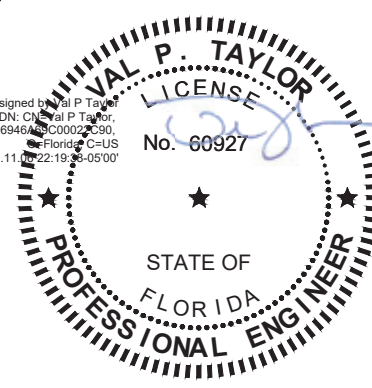
CONSTRUCTION NOTES:

- CONSTRUCT ONE (1) STORY BUILDING. SEE ARCHITECTURAL PLANS FOR DOOR AND WINDOW LOCATIONS PLUS DIMENSIONS.
- STRIPE THE PROPOSED REGULAR PARKING SPACES PER THE MANUAL ENTITLED "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- STRIPE AND SIGN THE PROPOSED HANDICAPPED PARKING SPACES PER THE DOCUMENTS ENTITLED "AMERICANS WITH DISABILITIES ACT" (A.D.A. & THE MUTCD).
- INSTALL FTP-25 STANDARD HANDICAPPED PARKING SIGNS PER FDOT STANDARD INDEX (LATEST EDITION). PROVIDE A SIGN THAT SAYS SPACE IS "VAN ACCESSIBLE" PER LDC SEC. 5.1.5.
- CONSTRUCT 1 1/2" ASPHALTIC CONCRETE SURFACE (TYPE S-III), 6" LIMEROCK AND 12" STABILIZED SUBBASE.
- RIGHT- OF-WAY: CONSTRUCT 6" REINFORCED CONCRETE WITH 6" X 6", 10X10 WWF OR FIBERMESH, 12" STABILIZED SUBBASE. (REFER TO PLAN SHEETS 11 FOR CONSTRUCTION DETAILS.)
- ALL GREEN AREAS TO BE SODDED AND/OR LANDSCAPED.
- MATCH EDGE OF EXISTING PAVEMENT WITH SAW CUT.
- CONSTRUCT 15.00 LF OF 24" STOP BAR AND STOP SIGN.
- CONSTRUCT 21.00 LF OF 24" STOP BAR AND STOP SIGN.
- CONSTRUCT 5' WIDE CONCRETE SIDEWALK AT 2.00% MAXIMUM GRADE. (SEE PLAN SHEET 10) (DRAIN AWAY FROM BUILDING).
- SIDEWALK ELEVATION FLUSH WITH PAVEMENT.
- CONSTRUCT STANDARD FDOT TYPE "D" CURB PER THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS INDEX 300, LATEST EDITION.
- ALL CURB RADII ARE 4'-6" AS MEASURED FROM THE INSIDE FACE OF CURB UNLESS OTHERWISE NOTED.
- 3' CONCRETE CURB TAPER.
- REPLACE EXISTING SOD EQUAL TO OR BETTER THAN ORIGINAL CONDITION.
- CONCRETE BIKE RACK PAD: ELEVATION - FINISHED GRADE.
- CONSTRUCT 6' WIDE CONCRETE BIKE RACK PAD WITH FOUR (4) BIKE RACKS (DRAIN AWAY FROM BUILDING).
- DUMPSTER ENCLOSURE (SEE PLAN SHEET 9). 10'-0" X 10'-0" X 6" THICK CONCRETE PAD (SEE PLAN SHEET 11).
- CONTRACTOR TO INSTALL STOP SIGN.
- TWO (2) ELECTRIC CAR PARKING ONLY SIGNS.
- TWO (2) ELECTRIC CAR CHARGING STATIONS.
- MONUMENT SIGN: 5'-0" X 3'-0" (SEE PLAN SHEET 11).
- CONSTRUCT 42' RADIUS.
- CONSTRUCT 25' RADIUS.
- CONSTRUCT 17.5' RADIUS.
- CONSTRUCT 15' RADIUS.
- CONSTRUCT 6' RADIUS.
- CONSTRUCT 2' RADIUS MEASURED FROM INSIDE FACE OF CURB.

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SITE DEVELOPMENT
PLAN

426 ERROL PARKWAY
APOPKA, FLORIDA 32708



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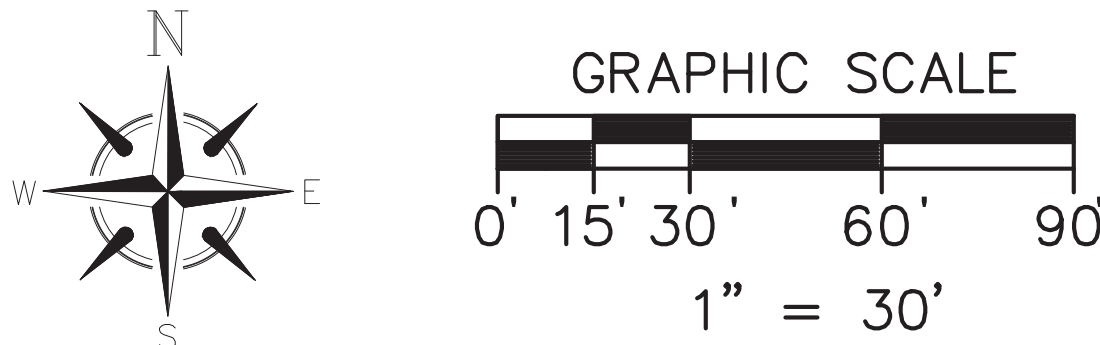
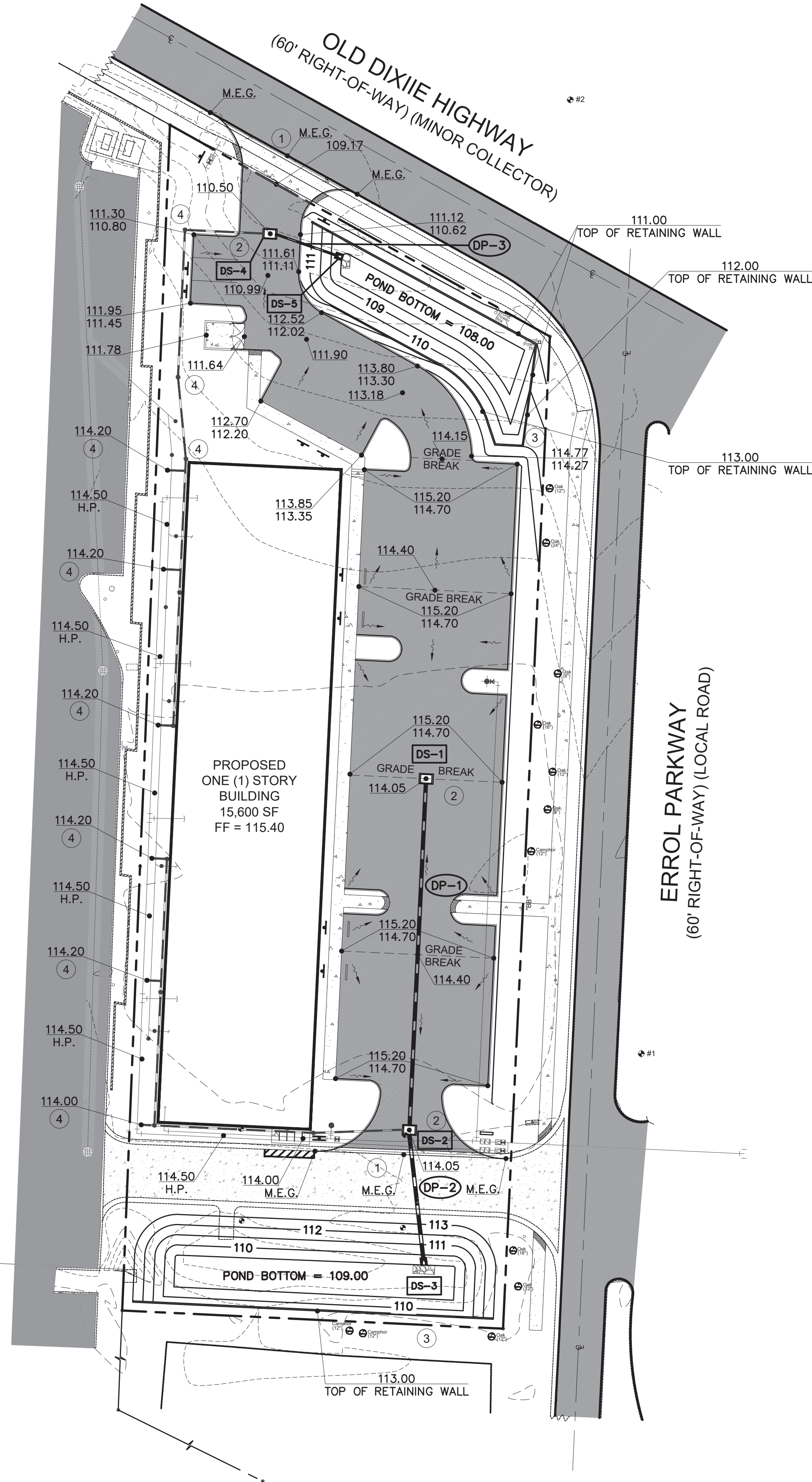
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ROOF DOWNSPOUT DESIGN

SEE SHEET 7 (ROOF DOWNSPOUT PLAN) FOR DESIGN INFORMATION.

DRAINAGE PIPE TABLE				
NUMBER:	TYPE:	SIZE: (ADS)	GRADE:	LENGTH:
DP-1	HDPE	15"	1.00%	135.00'
DP-2	HDPE	15"	1.00%	51.22'
DP-3	RCP	15"	1.00%	28.00'

DRAINAGE STRUCTURE TABLE			
NUMBER:	TYPE OF STRUCTURE:	RIM:	INVERTS:
DS-1	TYPE 'C' INLET	114.05	S 110.95
DS-2	TYPE 'C' INLET	114.05	N 109.60 S 109.50 W 109.00
DS-3	MITERED END SECTION	-	N 109.00
DS-4	TYPE 'C' INLET	110.50	E 108.28 W 109.00
DS-5	MITERED END SECTION	-	W 108.00



- CONSTRUCTION NOTES:
- MATCH EDGE OF EXISTING PAVEMENT WITH SAW CUT.
 - CONTRACTOR TO ENSURE POSITIVE FLOW TO INLETS.
 - RETAINING WALL (TRINITY SYSTEM) WITH 4' HIGH BLACK CHAIN LINK FENCE (SEE PLAN SHEET 12).
 - CONTRACTOR TO ENSURE POSITIVE FLOW TO YARD DRAINS.

- DRAINAGE NOTES
- ALL PIPING IS MANUFACTURED BY ADVANCE DRAINAGE SYSTEMS.
 - ALL CONCRETE STRUCTURES MANUFACTURED BY MACK CONCRETE.
 - CONTRACTOR TO GRADE SOILS SO THAT THE ELEVATIONS ARE 0.10' BELOW IMMEDIATE ADJACENT SIDEWALK.
 - ALL CONCRETE SIDEWALKS ARE TO BE CONSTRUCTED AT 2.00% MAXIMUM SLOPE PER THE ADA.

DETENTION POND RECOVERY

ALL DETENTION PONDS SHALL BE DRY WITHIN 72 HOURS FOLLOWING A STORM EVENT.

EXISTING UNDERGROUND AND OVERHEAD UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS AND/OR ACCURACY OF INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTING AND/OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES.

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1" = 30'

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BY

REVISIONS

DATE

NO.

DATE: 11/06/2024

PROJECT NUMBER: 071724

DRAWN BY: SPS

SCALE: N.T.S.

DESIGNED BY: VPT

SECTION: 05

CHECKED BY: VPT

TOWNSHIP: 21

APPROVED BY: VPT

RANGE: 28

PAVING, GRADING & DRAINAGE PLAN

426 ERROL PARKWAY
APOPKA, FLORIDA 32708

Val P. Taylor
Professional Engineer
No. 60927
State of Florida

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DATE: NAVD83

SHEET 5 OF 13

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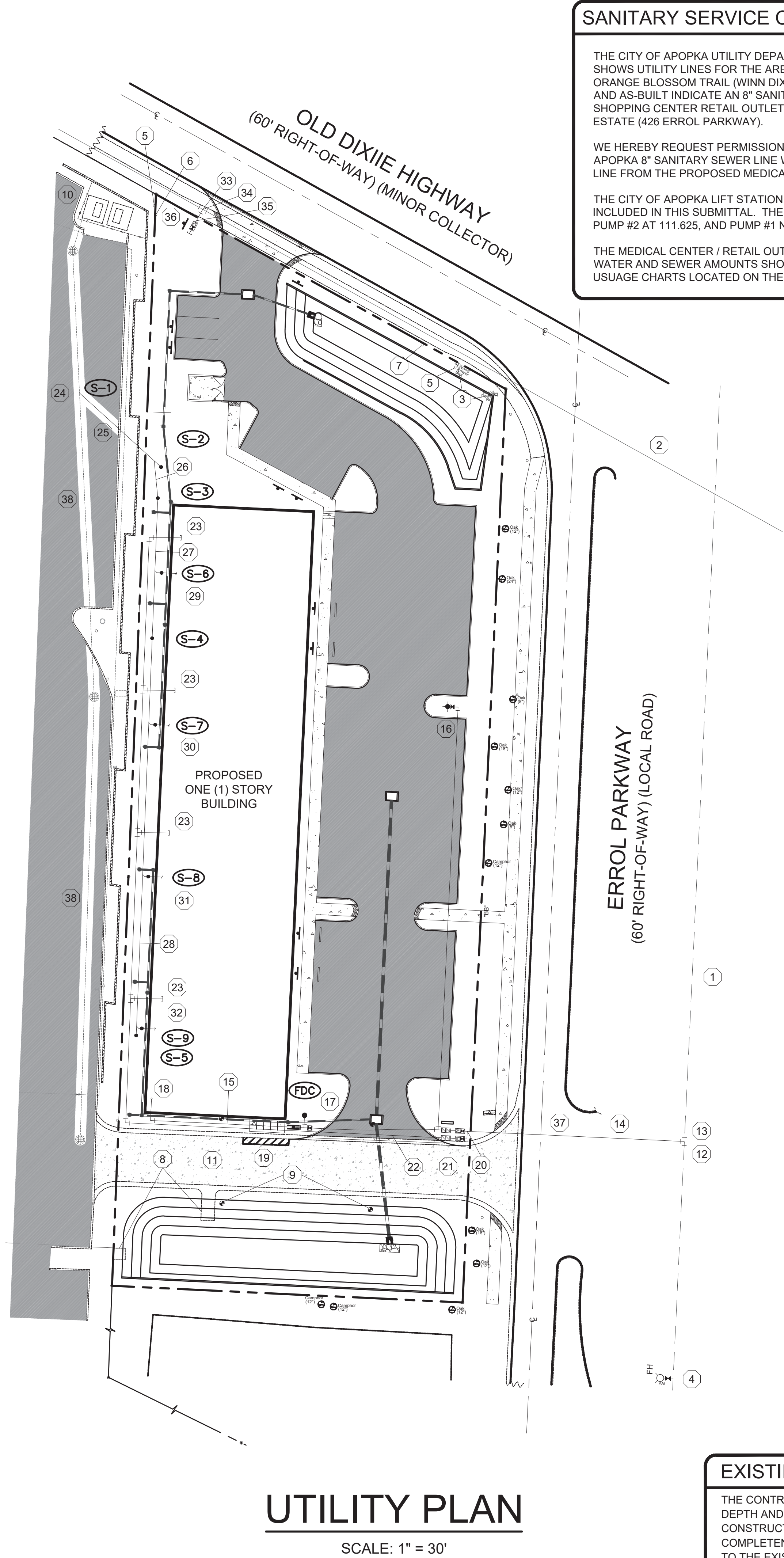
SANITARY SEWER STRUCTURE TABLE			
STRUCTURE NUMBER:	STRUCTURE TYPE:	RIM:	INVERTS:
(S-1)	TIE-IN POINT	-	110.00 W
(S-2)	CLEANOUT	F.G.	110.50 N
(S-3)	CLEANOUT	F.G.	110.66 N
(S-4)	CLEANOUT	F.G.	111.26 N
(S-5)	CLEANOUT	F.G.	112.97 N
(S-6)	TWO-WAY CLEANOUT	114.70	111.02 E
(S-7)	TWO-WAY CLEANOUT	114.70	111.67 E
(S-8)	TWO-WAY CLEANOUT	114.70	112.32 E
(S-9)	TWO-WAY CLEANOUT	114.70	111.19 E

UTILITY AND GENERAL NOTES	
1.	POTABLE AND RECLAIMED WATER METERS TO BE INSTALLED BY THE DEVELOPER.
2.	ALL EQUIPMENT (INCLUDING ON THE ROOF TOP), WATER MAINS, BACKFLOW PREVENTERS AND UTILITY BOXES MUST BE FULLY SCREENED (INCLUDING AT THE REAR OF THE BUILDING).
3.	ALL WATER MAINS AND SEWER LATERALS SHALL HAVE A MINIMUM 3 FEET OF COVER UNLESS OTHERWISE SPECIFIED ON THE PLANS.
4.	SYMBOLS SUCH AS STRUCTURES, VALVES, METERS, BACKFLOW DEVICES, ETC. ARE NOT DRAWN TO SCALE.

WATER USAGE CALCULATIONS	
NOTE: SEWER IS THE SAME AS WATER	
ITEM:	NUMBER OF FU'S:
3 TOILETS	9 FU'S
3 SINKS	
1 MOP SINK	3 FU'S
6 MISCELANEOUS	6 FU'S
TOTAL FU'S PER ITEM: 9 FU'S + 3 FU'S + 2 FU'S + 6 FU'S = 20 FU'S	
TOTAL FU'S FOR THE BUILDING: 20 FU'S X 4 = 80 FU'S	
80 FU'S X 25 GALLONS = 2,000 (GPD) GALLONS PER DAY	
[2,000 GPD] X [1 DAY / 24 HR] X [1 HR / 60 MIN] = 1.38 GALLONS PER MINUTE	
PEAKING FACTOR = 2	
MAXIMUM DAILY DEMAND: 2,000 GPD X 2 = 4,000 GPD	
NUMBER OF SERVICE CONNECTIONS:	1

SEWER USAGE CALCULATIONS	
NOTE: SEWER IS BASED ON WATER USAGE	
80 FU'S X 25 GALLONS = 2,000 (GPD) GALLONS PER DAY (SUPPLY WATER)	
AVERAGE WASTE WATER FACTOR:	70% - 80% (SUPPLY WATER)
2,000 GPD X 80% = 1,600 GPD X [1 DAY / 24 HR] = 66.66 GPH	
PEAK FLOW FACTOR:	1.8
PEAK FLOW: 66.66 GPH X 1.8 = 120 (GPH) GALLON PER HOUR	
120 GPH X [120 GPH X [1 HR / 60 MINUTES] = 2 (GPM) GALLONS PER MINUTE	

FIRE PROTECTION NOTES	
1.	ALL ROADWAYS, WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN.
2.	FIRE HYDRANTS MUST BE LOCATED WITHIN 250 FEET OF ALL BUILDINGS.
3.	FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.
4.	ALL BUILDINGS OVER 7,500 SF WILL BE REQUIRED TO HAVE AUTOMATIC FIRE SPRINKLER SYSTEM.
5.	BUILDINGS MUST BE MONITORED BY AN AUTOMATIC FIRE ALARM SYSTEM IF REQUIRED TO HAVE SPRINKLERS.
6.	FIRE DEPARTMENT WILL REQUIRE A REMOTE FDC FOR THE FIRE SPRINKLER SYSTEM LOCATED WITHIN 25 FEET OF A HYDRANT.
7.	PROVIDE A FIRE LANE AT THE FDC LOCATION AND HYDRANTS.
8.	KNOX BOXES WILL NEED TO BE PROVIDED FOR EACH BUILDING.
9.	IF GATED MUST HAVE YELP SIREN ACTIVATION AND KEY CODE 1882 FOR EMERGENCY ACCESS AND KNOX KEY SWITCH.
10.	IF RACKS ARE INSTALLED, ANY STORAGE OVER 10 FT WILL REQUIRE A ESFR SPRINKLER SYSTEM OR HEADS WILL NEED TO BE INSTALLED IN THE RACKS.



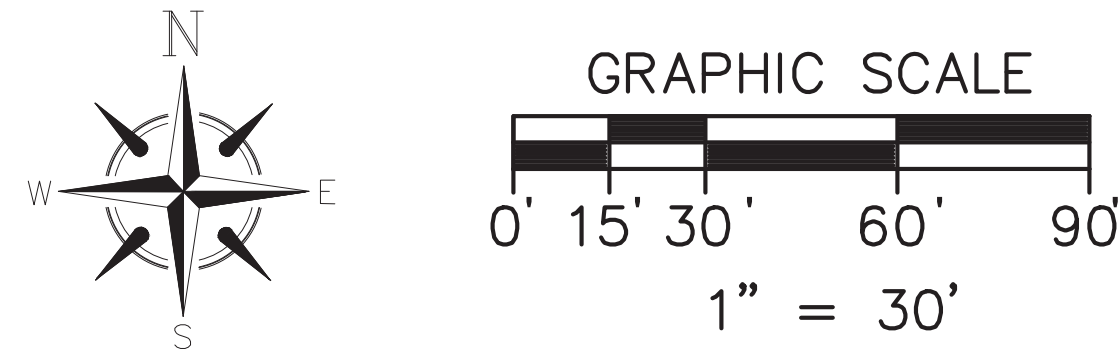
SANITARY SERVICE CONNECTION REQUEST

THE CITY OF APOPKA UTILITY DEPARTMENT AS-BUILT AND GPS MAP SHOWS UTILITY LINES FOR THE AREA OF ERROL PARKWAY AND WEST ORANGE BLOSSOM TRAIL (WINN DIXIE SHOPPING CENTER). THE MAP AND AS-BUILT INDICATE AN 8" SANITARY SEWER LINE BETWEEN THE SHOPPING CENTER RETAIL OUTLETS AND A VACANT PIECE OF REAL ESTATE (426 ERROL PARKWAY).

WE HEREBY REQUEST PERMISSION TO TIE INTO THIS EXISTING CITY OF APOPKA 8" SANITARY SEWER LINE WITH A 6" SANITARY SEWER SERVICE LINE FROM THE PROPOSED MEDICAL CENTER / RETAIL OUTLETS.

THE CITY OF APOPKA LIFT STATION #26 START UP SHEET DATED 8/1/24 IS INCLUDED IN THIS SUBMITTAL. THE ACTUAL INFLOW IS 5.875 GPM WITH PUMP #2 AT 111.625, AND PUMP #1 NOT APPLICABLE AT TIME OF REVIEW.

THE MEDICAL CENTER / RETAIL OUTLET PROJECT WILL REQUIRE THE WATER AND SEWER AMOUNTS SHOWN ON THE WATER AND SEWER USAGE CHARTS LOCATED ON THE LEFT SIDE OF THIS SHEET.



PUBLIC LIFT STATION #26 (OFF-SITE)

OWNED AND MAINTAINED BY THE CITY OF APOPKA
RIM ELEVATION = 110.81
BOTTOM ELEVATION = 98.21
SEWER MAIN CONNECTION INVERT = 109.52

UTILITY NOTES:

- EXISTING 10" PVC (C900) DOMESTIC WATER MAIN (TO REMAIN).
- EXISTING 12" PVC (C900) RE-USE MAIN (TO REMAIN).
- EXISTING WOOD POWER BOX (TO REMAIN).
- EXISTING FIRE HYDRANT (TO REMAIN).
- EXISTING FIBER OPTIC CABLE MARKER (TO REMAIN).
- EXISTING TELEPHONE RISER (TO REMAIN)
- EXISTING GAS TEST STATION (TO REMAIN).
- EXISTING CONCRETE (TO REMAIN).
- EXISTING LIGHT POLES (TO REMAIN).
- EXISTING CITY OF APOPKA LIFT STATION #26 (TO REMAIN).
- EXISTING PUBLIC ROAD (TO REMAIN).
- FIRE LINE POINT OF CONNECTION.
- 10"x6" TAPPING SLEEVE AND VALVE
- 99 LF OF 6" Ø PVC (C-900) FIRE LINE WITH 6"x2"x6" TEE AND 6" DOUBLE CHECK BACK FLOW PREVENTER.
- 132 LF OF 6" Ø PVC (C-900) FIRE LINE WITH VALVE, AND TWO (2) 6"x6"x6" TEE'S.
- 190 LF OF 6" Ø PVC (C-900) FIRE LINE WITH FIRE HYDRANT ASSEMBLY AND VALVE.
- 7 LF OF 4" Ø PVC (C-900) FIRE LINE WITH FDC CONNECTION.
- 6" Ø FIRE WATER RISER.
- FIRE LANE (SEE PLAN SHEET 11 FOR DETAIL).
- WATER SERVICE LINE POINT OF CONNECTION.
- 10 LF OF 2" Ø PVC (C-900) WATER LINE WITH 1 1/2" DOUBLE CHECK BACK FLOW PREVENTER.
- 1 1/2" METER AND VALVE, 390 LF OF 1 1/2" Ø PVC (C-900) WATER SERVICE LINE.
- 15 LF OF 1" Ø PVC (C-900) WATER LINE WITH 2"x1"x2" TEE.
- SANITARY SERVICE LINE POINT OF CONNECTION @ SEWER MAIN.
- 47 LF OF 6" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- 16 LF OF 6" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- 60 LF OF 6" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- 170 ILF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @1.00%.
- 5 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- 5 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- 5 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- 5 LF OF 4" Ø PVC (SDR-35) SANITARY SERVICE LINE @ 1.00%.
- RE-USE IRRIGATION SERVICE LINE POINT OF CONNECTION.
- 12"x1 1/2" TAPPING SLEEVE AND VALVE
- 1 1/2" METER AND VALVE, 14 LF OF 1 1/2" Ø PVC (C-900) RE-USE IRRIGATION SERVICE LINE.
- RECLAIMED WATER ADVISORY SIGN (SEE CITY OF APOPKA UTILITIES DESIGN AND CONSTRUCTION STANDARDS MANUAL).
- DIRECTIONAL BORE FOR 6" Ø PVC (C-900) FIRE LINE.
- EXISTING 8" PVC (C900) SANITARY SEWER MAIN (TO REMAIN).

EXISTING UNDERGROUND AND OVERHEAD UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS AND/OR ACCURACY OF INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTING AND/OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES.

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

BY

REVISIONS

DATE

NO.

DATE: 11/06/2024

PROJECT NUMBER: 071724

DRAWN BY: SPS

DESIGNED BY: VPT

CHECKED BY: VPT

APPROVED BY: VPT

SCALE: N.T.S.

SECTION: 05

TOWNSHIP: 21

RANGE: 28

UTILITY PLAN

426 ERROL PARKWAY
APOPKA, FLORIDA 32708

Val P. Taylor
Professional Engineer
No. 80927
State of Florida
Professional Engineer

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taylor
engineering & design
SUNSHINE STATE OF FLORIDA

TAYLOR ENGINEERING & DESIGN, LLC
10000 W. UNIVERSITY BLVD.
SUITE 200
CASSELBERRY, FL 32707

PHONE (407) 392-8779
WWW.TAYLOR-ENGINEERING.COM
CA # 39963

DATUM: NAVD83

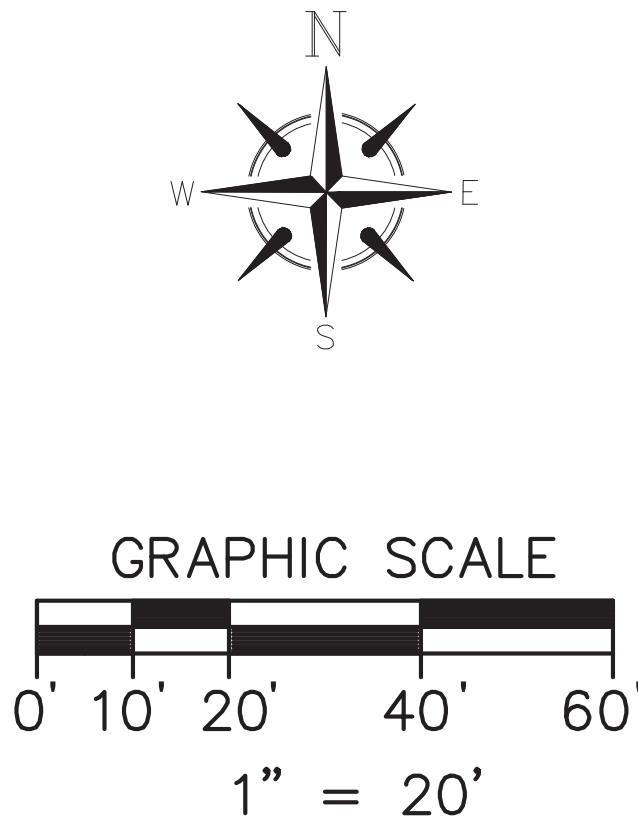
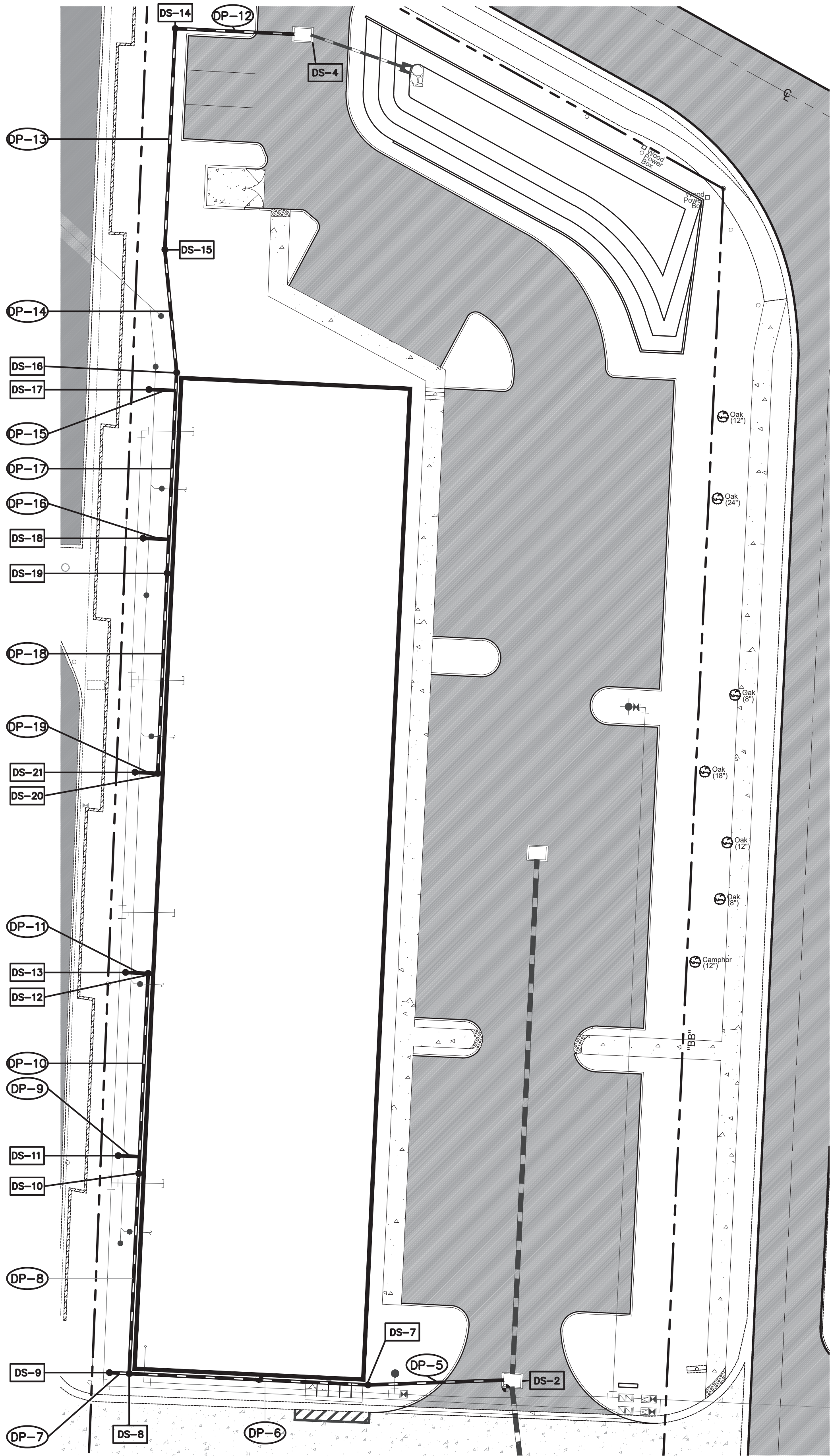
SHEET

6 OF 13

EXISTING UNDERGROUND AND OVERHEAD UTILITIES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING SIZE, MATERIAL TYPE, LOCATION, DEPTH AND CONDITION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES PRIOR TO CONSTRUCTION. THE ENGINEER-OF-RECORD HAS NO RESPONSIBILITY WITH REGARD TO THE COMPLETENESS AND/OR ACCURACY OF INFORMATION SHOWN ON THIS PLAN WITH REGARD TO THE EXISTING AND/OR NON-EXISTENCE OF UNDERGROUND OR OVERHEAD UTILITIES.

DRAINAGE PIPE TABLE				
NUMBER:	TYPE:	SIZE: (ADS)	GRADE:	LENGTH:
DP-5	HDPE	12"	1.00%	35.61'
DP-6	HDPE	8"	1.00%	62.67'
DP-7	HDPE	6"	1.00%	5.21'
DP-8	HDPE	8"	1.00%	52.50'
DP-9	HDPE	6"	1.00%	5.61'
DP-10	HDPE	8"	1.00%	52.50'
DP-11	HDPE	6"	1.00%	5.95'
DP-12	HDPE	12"	1.00%	31.20'
DP-13	HDPE	8"	1.00%	58.02'
DP-14	HDPE	8"	1.00%	32.38'
DP-15	HDPE	6"	1.00%	7.03'
DP-16	HDPE	6"	1.00%	6.76'
DP-17	HDPE	6"	1.00%	52.67'
DP-18	HDPE	6"	1.00%	52.50'
DP-19	HDPE	6"	1.00%	6.00'



DRAINAGE STRUCTURE TABLE			
NUMBER:	TYPE OF STRUCTURE:	RIM:	INVERTS:
DS-2	TYPE 'C' INLET	114.05	N 109.60 S 109.50 W 109.00
DS-4	TYPE 'C' INLET	110.50	N 107.00 E 108.28 W 109.00
DS-7	DOWNSPOUT INLET	114.70	E 109.35 W 109.45
DS-8	DOWNSPOUT INLET	114.70	N 110.15, E 110.05 W 110.15
DS-9	YARD DRAIN INLET	114.00	E 110.20
DS-10	DOWNSPOUT INLET	114.70	N 110.75 S 110.65
DS-11	YARD DRAIN INLET	114.20	E 110.85
DS-12	DOWNSPOUT INLET	114.70	W 111.35 S 111.25
DS-13	YARD DRAIN INLET	114.20	E 111.41
DS-14	YARD DRAIN INLET	111.20	E 109.31 S 109.41
DS-15	YARD DRAIN INLET	114.00	N 110.00 S 110.10
DS-16	DOWNSPOUT INLET	114.70	N 110.42 S 110.52
DS-17	YARD DRAIN INLET	114.20	E 110.63
DS-18	YARD DRAIN INLET	114.20	E 111.03
DS-19	DOWNSPOUT INLET	114.70	N 111.05 S 111.15
DS-20	DOWNSPOUT INLET	114.70	N 111.68
DS-21	DOWNSPOUT INLET	114.20	E 111.74

ROOF DOWNSPOUT PLAN

SCALE: 1" = 20'

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SUNSHINE STATE ONE CALL
OF FLORIDA, INC.

BY

REVISIONS

DATE

NO.

DATE: 11/06/2024

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DESIGNED BY: VPT

SECTION: 05

CHECKED BY: VPT

TOWNSHIP: 21

APPROVED BY: VPT

RANGE: 28

ROOF DOWNSPOUT PLAN

426 ERROL PARKWAY
APOPKA, FLORIDA 32708

Val P. Taylor
Professional Engineer
No. 80927
State of Florida

This item has been electronically signed and sealed by Val P. Taylor, PE on the date adjacent to this seal using a 360A authentication code.
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taylor

engineering & design

SUNSHINE STATE ONE CALL

TAYLOR ENGINEERING & DESIGN, LLC
10000 W. UNIVERSITY BLVD.
CASSELBERRY, FL 32707

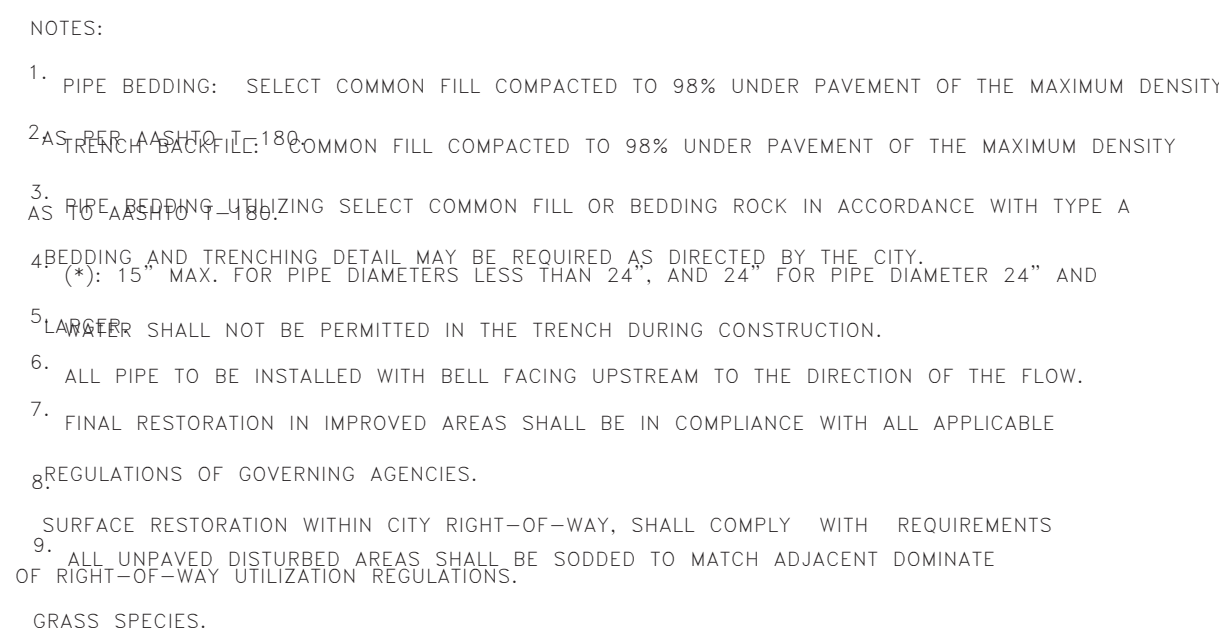
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WWW.TAYLOR-ENGINEERING.COM
CA # 38963

DATUM: NAVD83

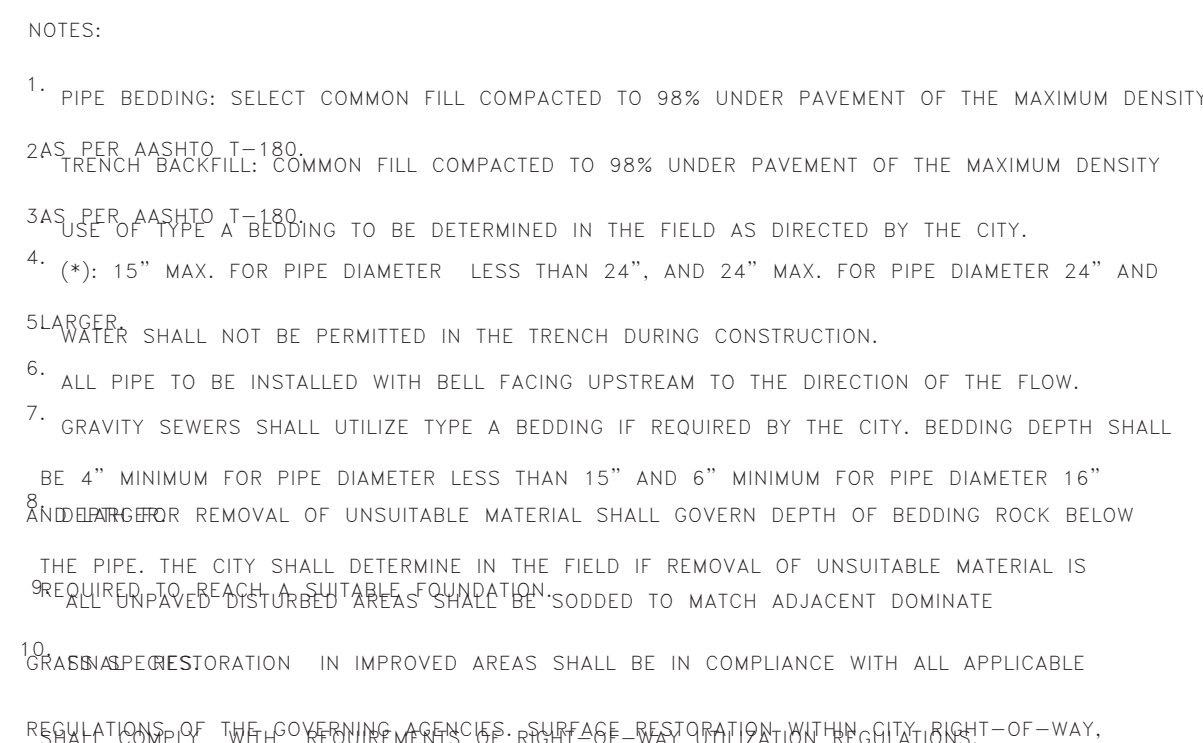
SHEET 7 OF 13

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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100
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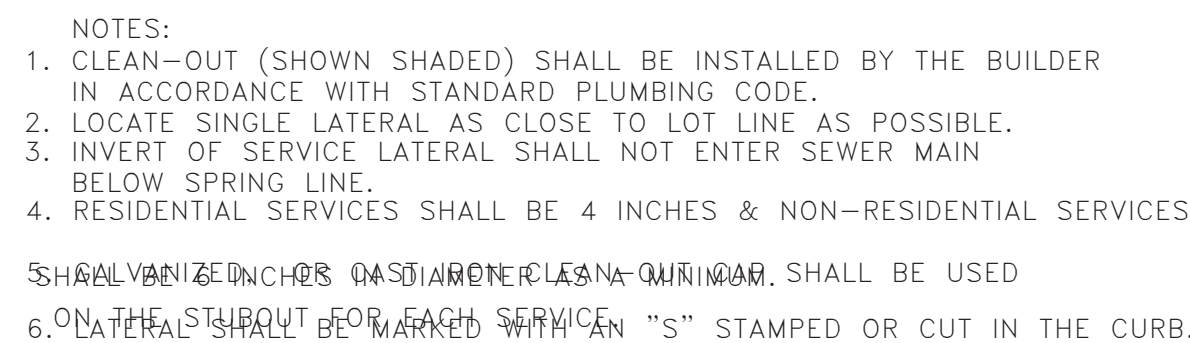
CITY OF AOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109
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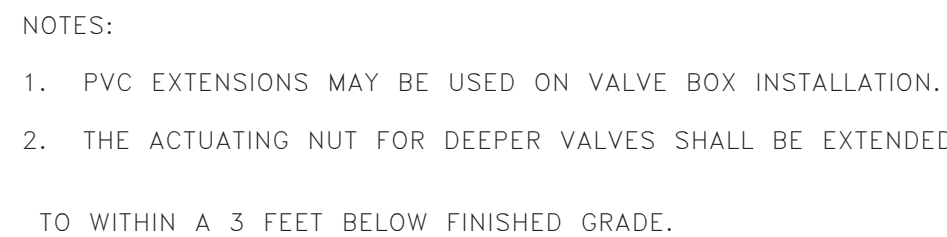
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116
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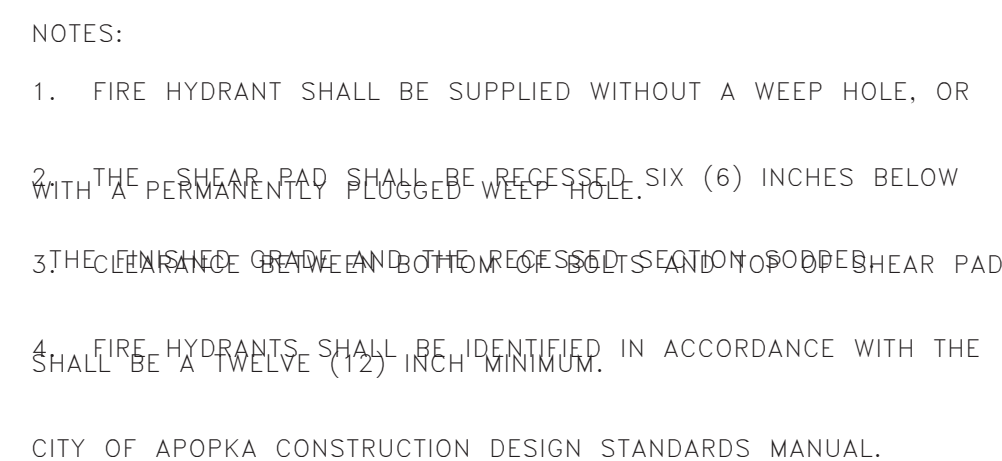
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204
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CITY OF AOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 205
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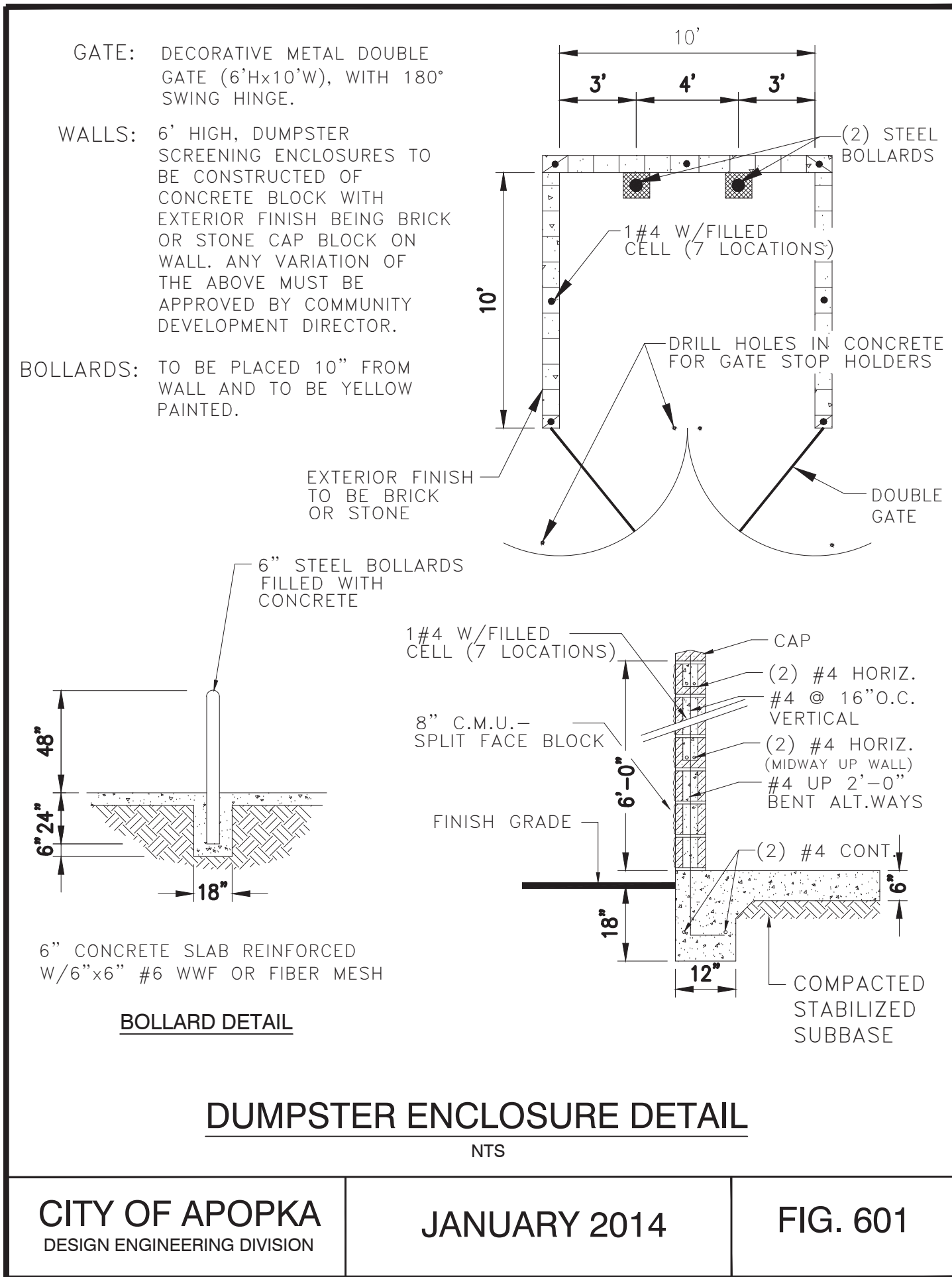
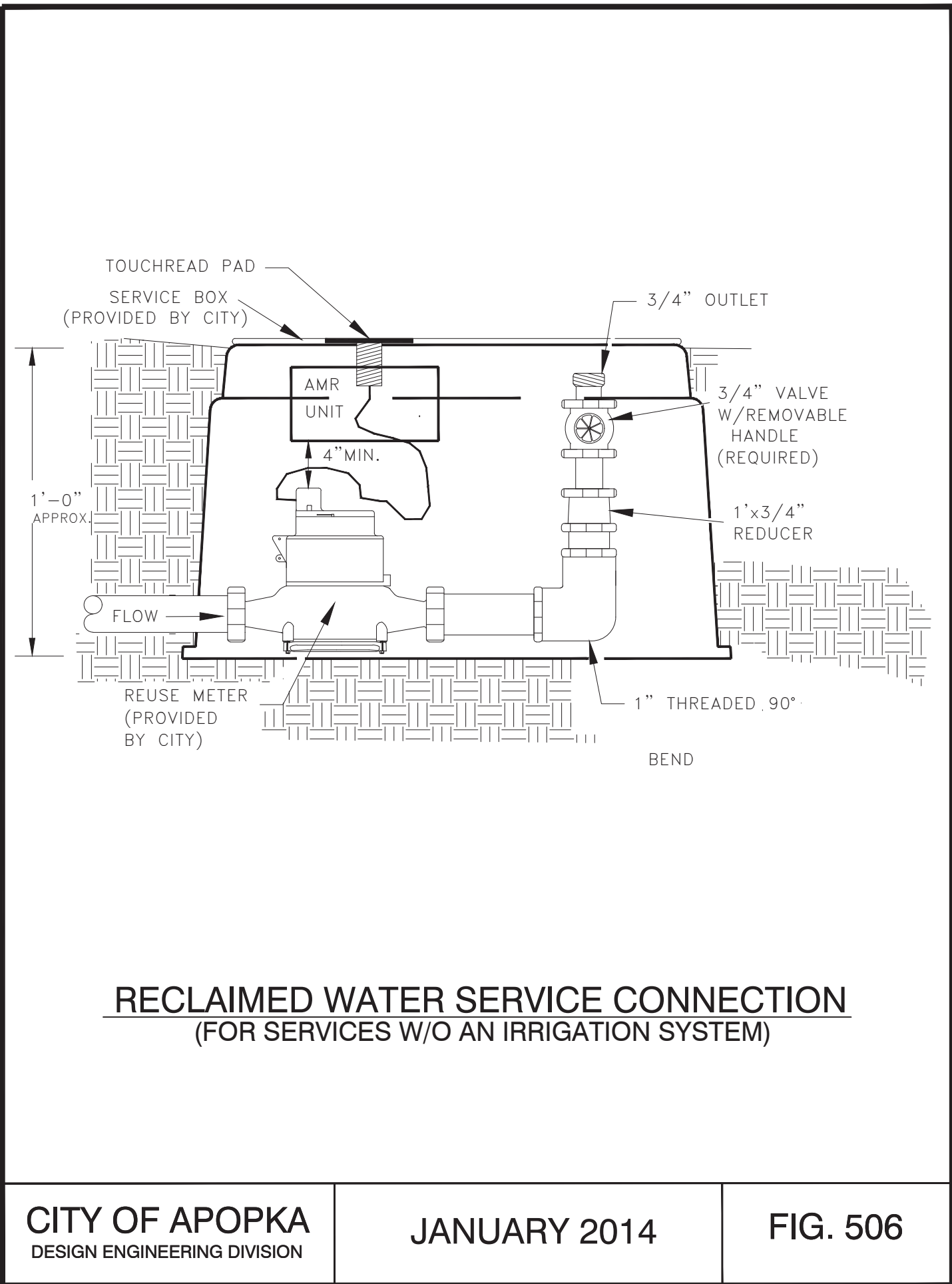
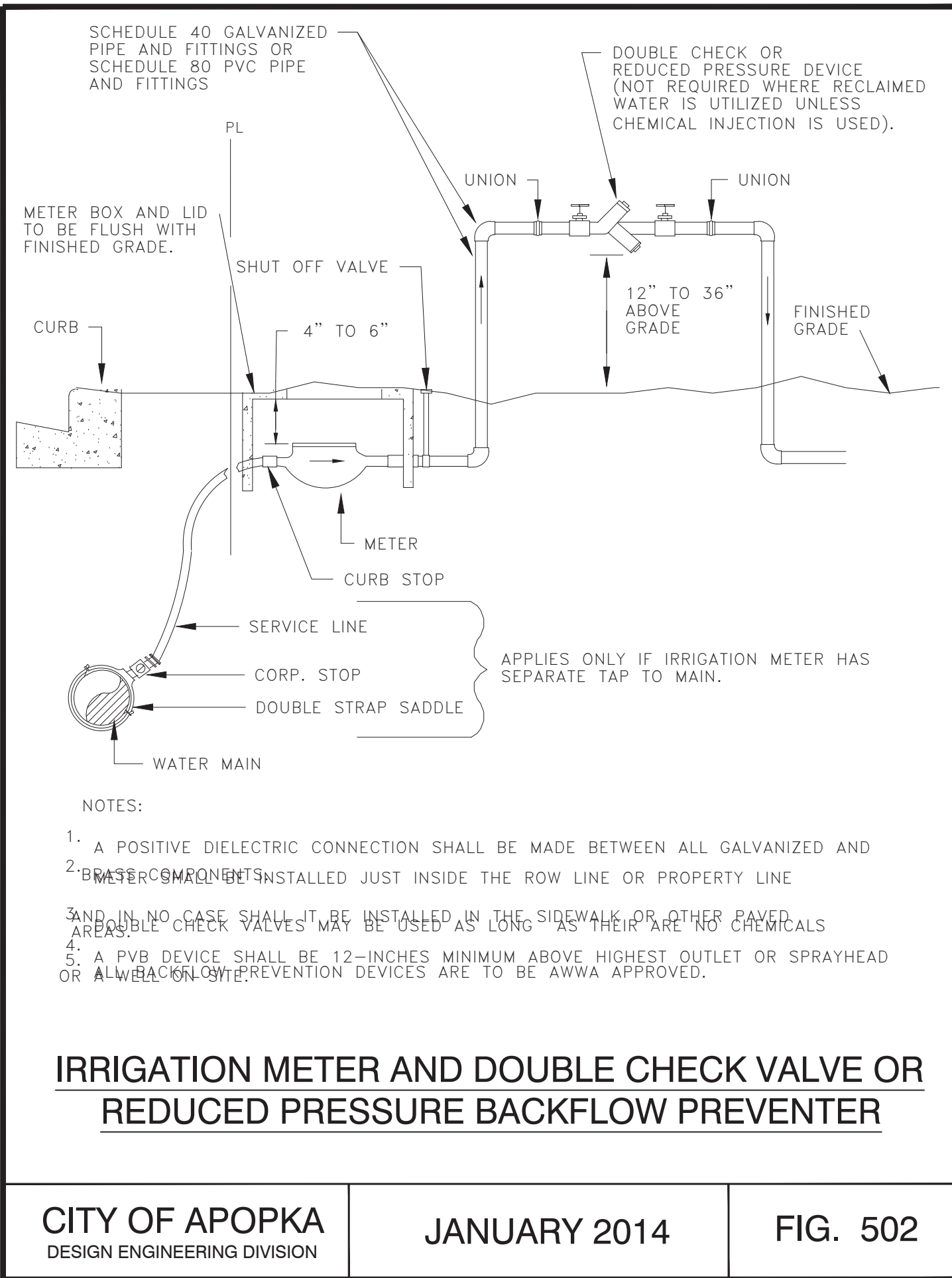
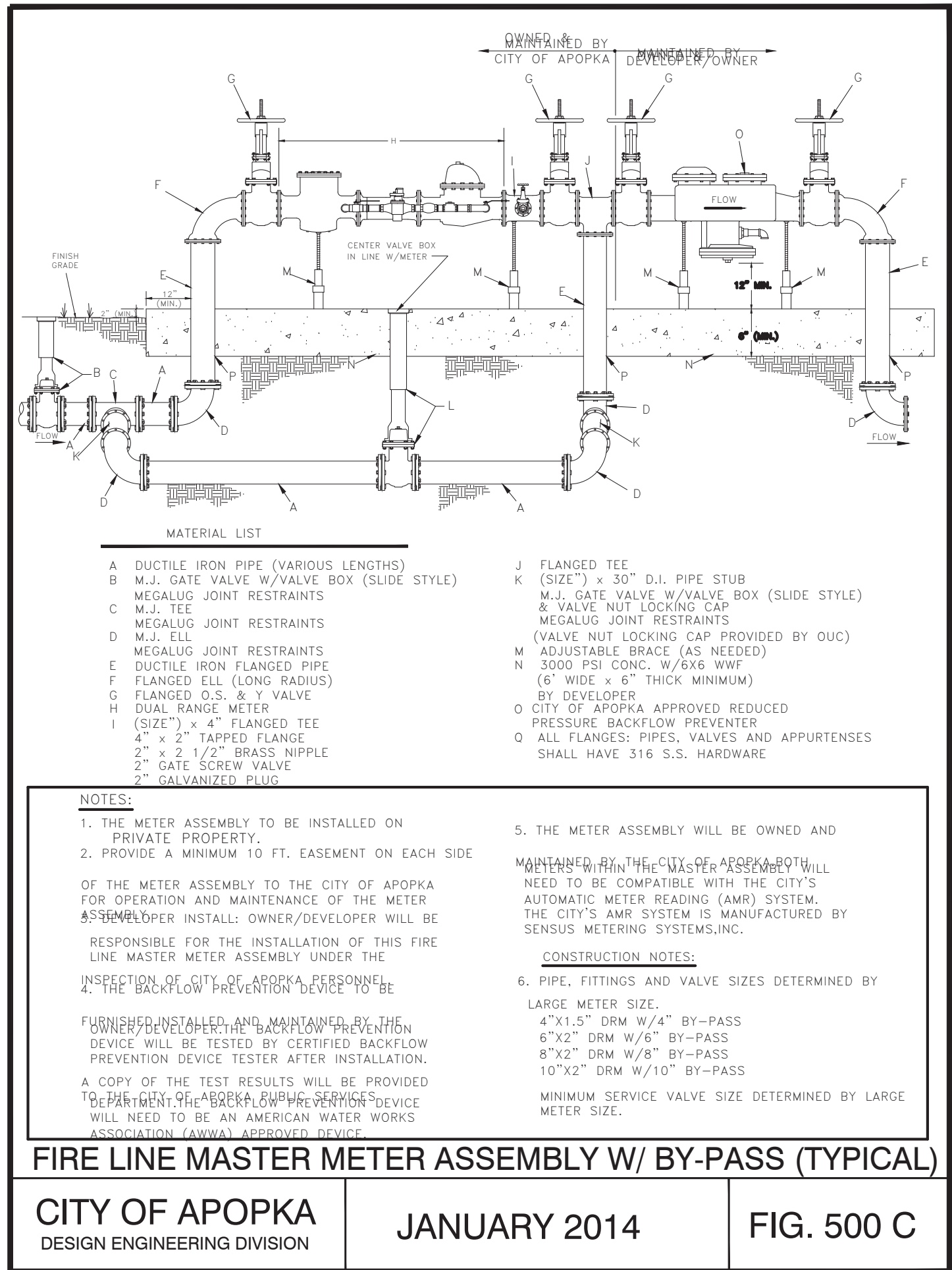
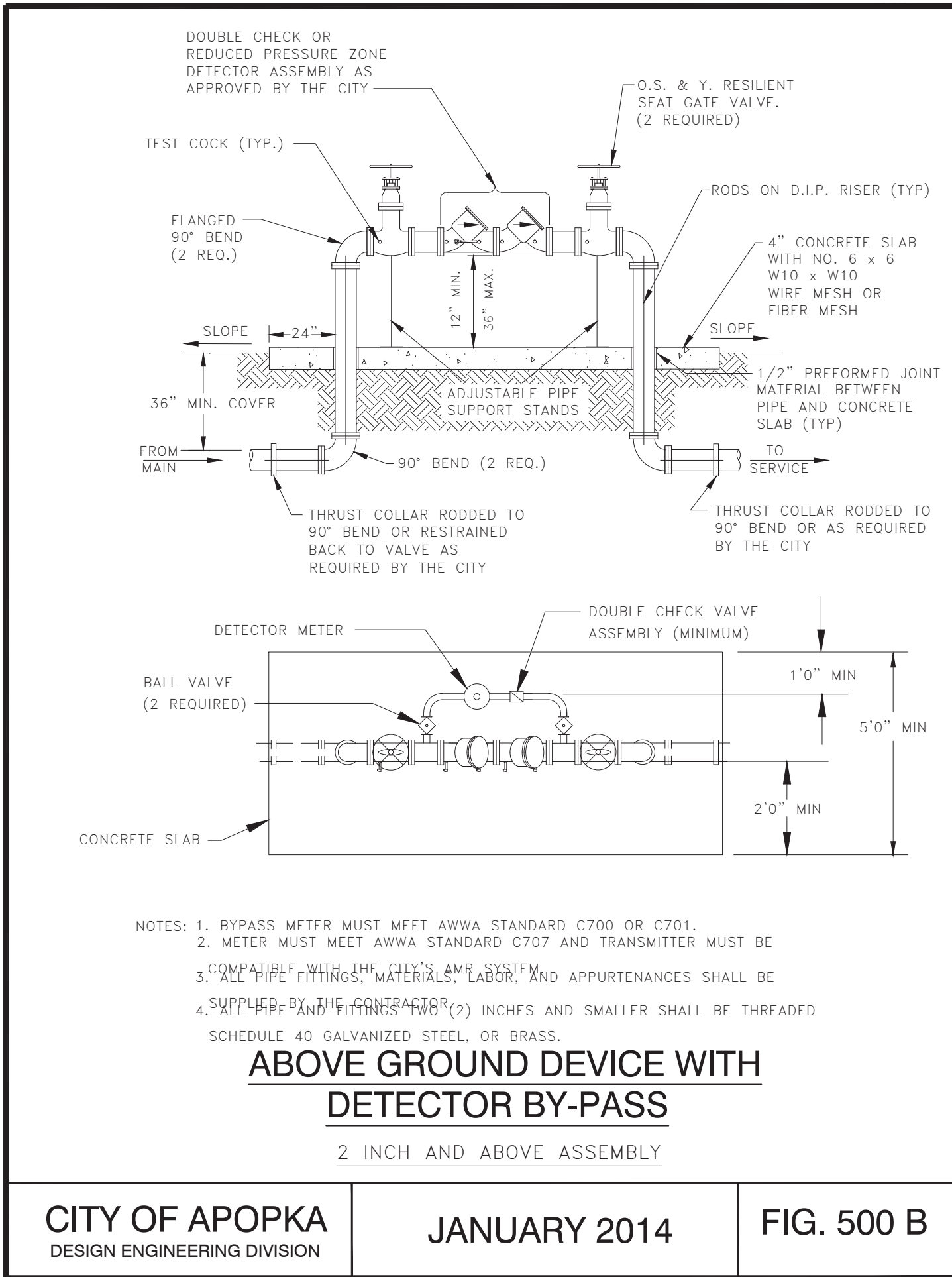
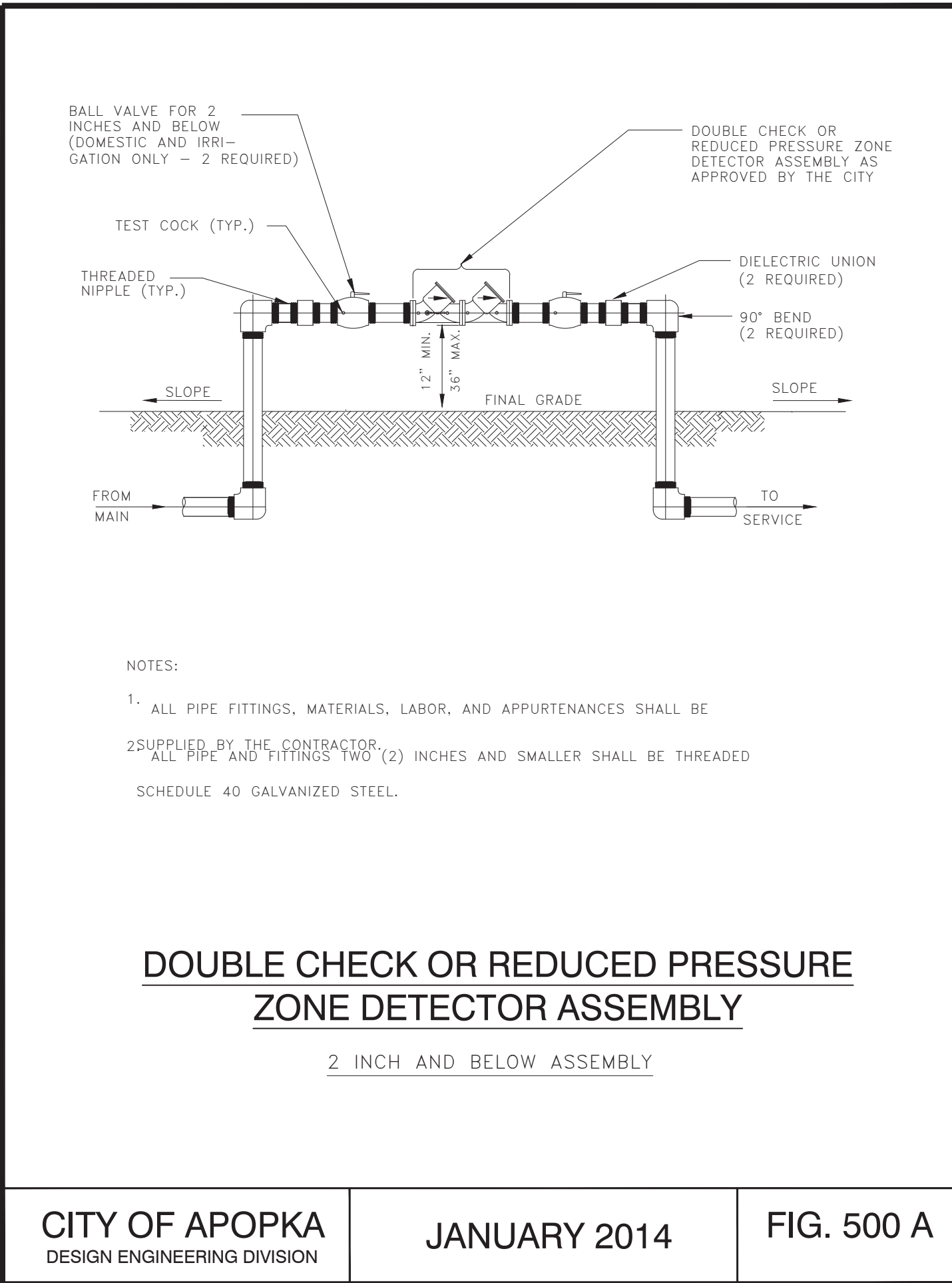
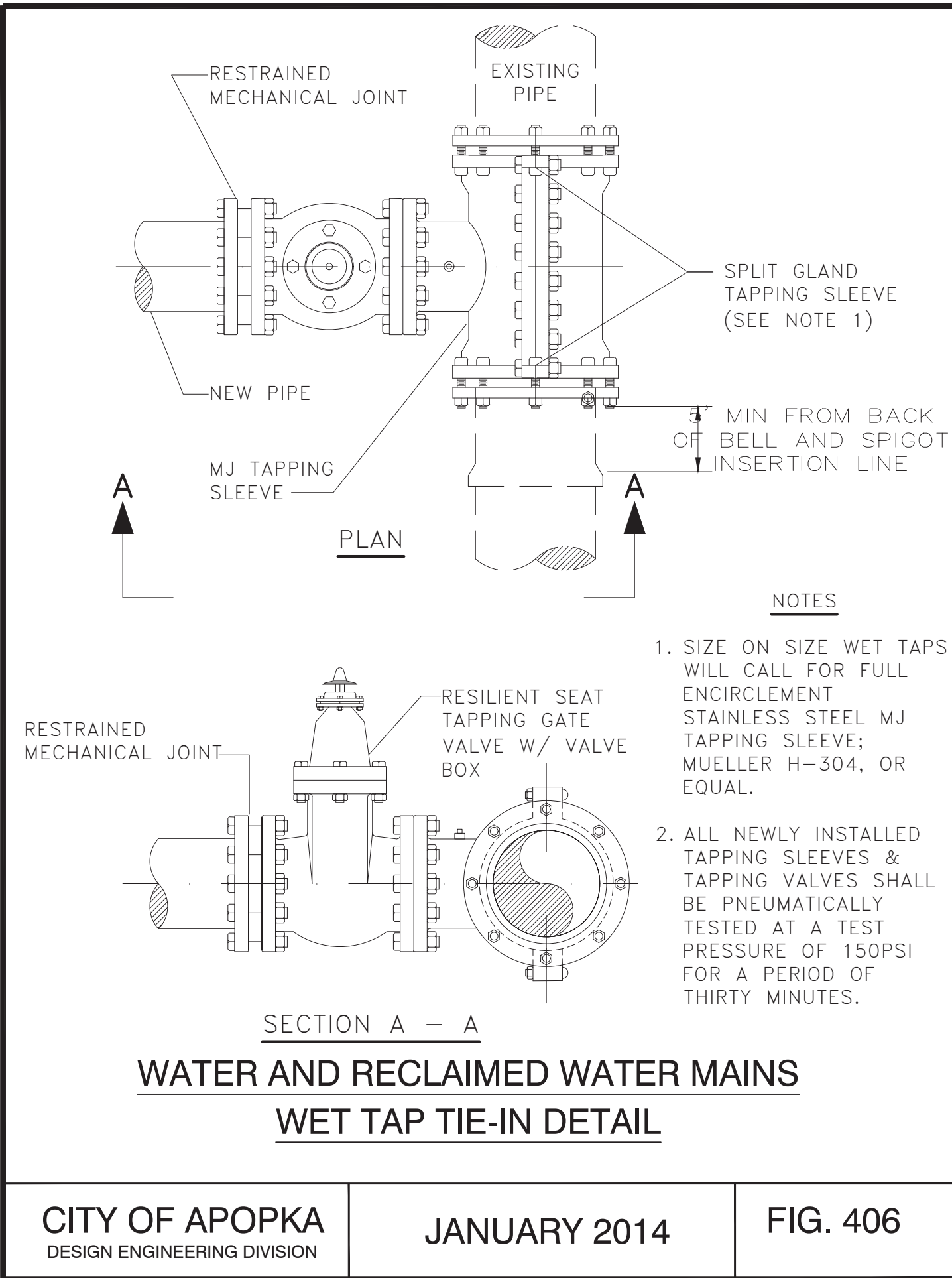
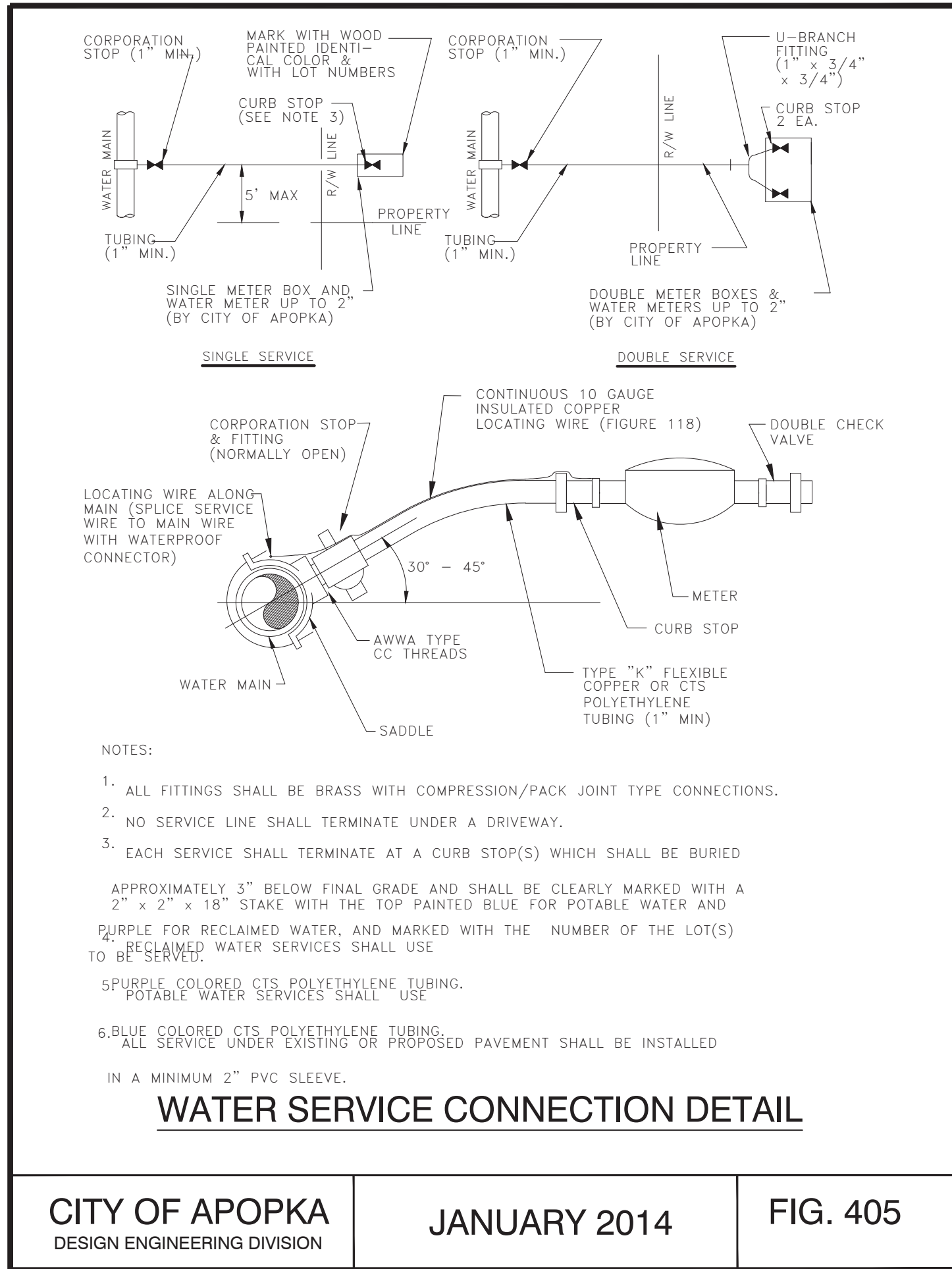


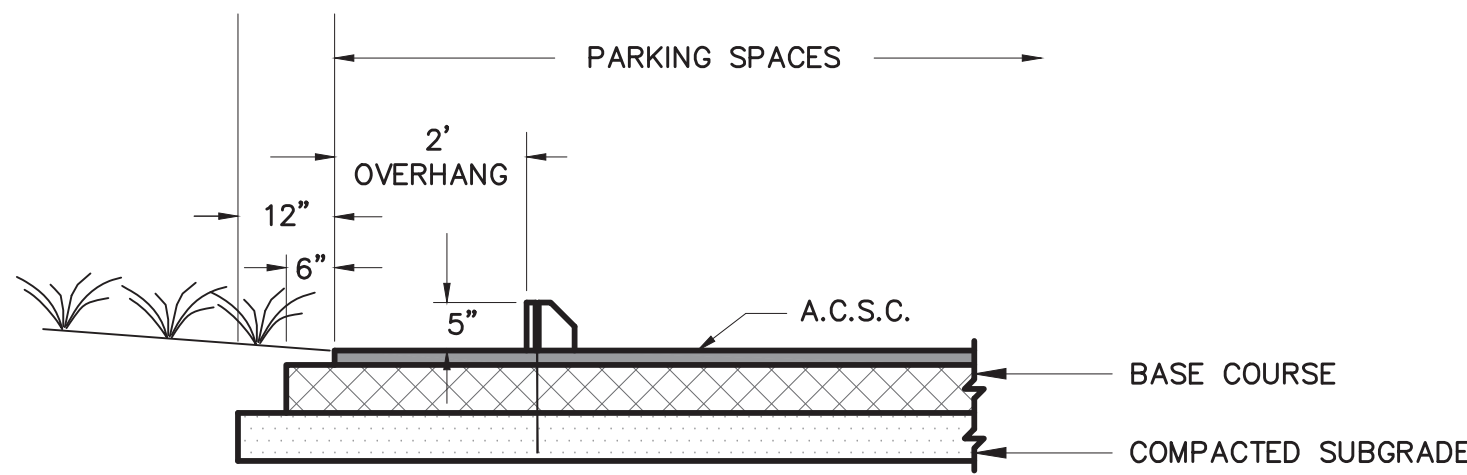
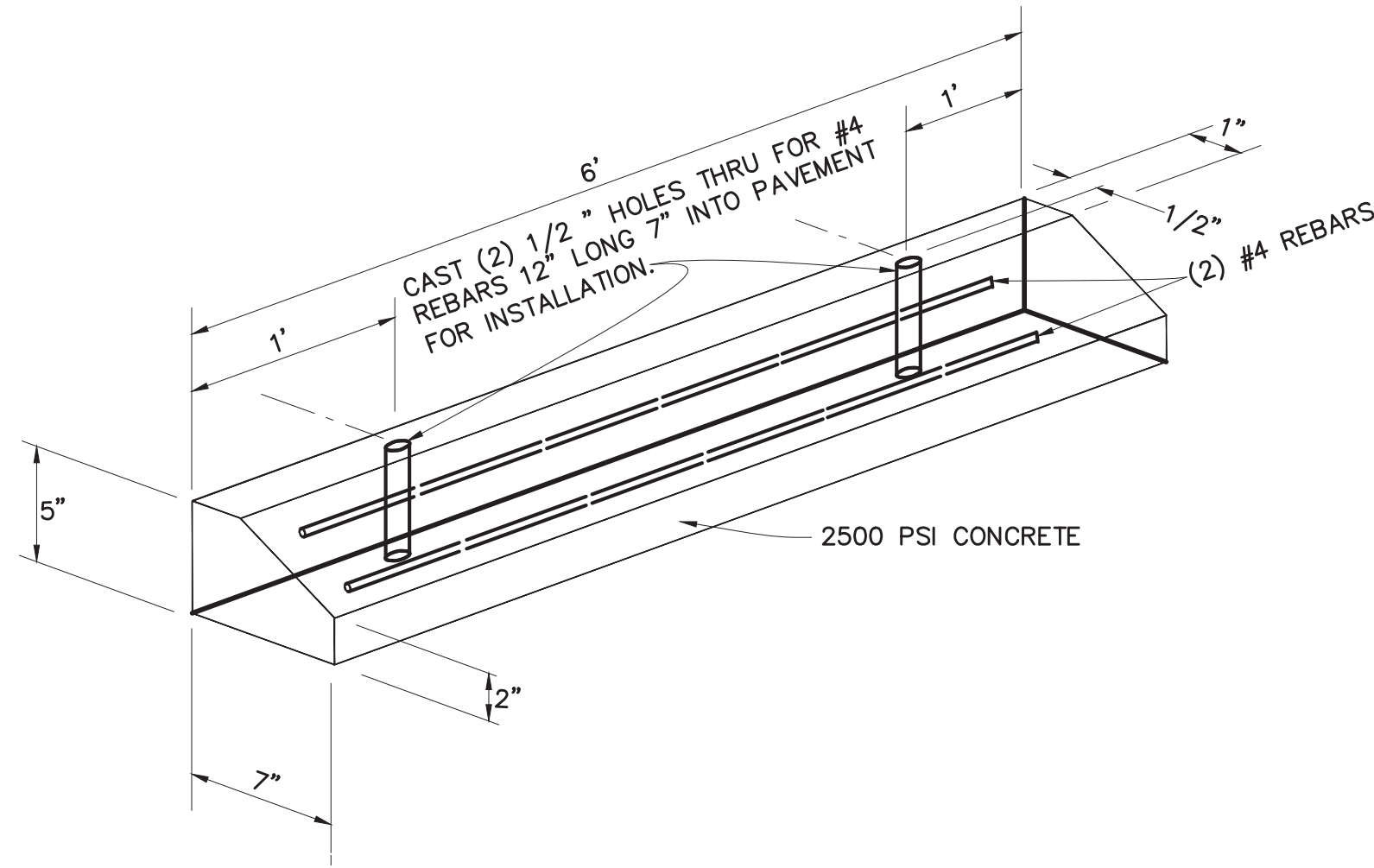
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400
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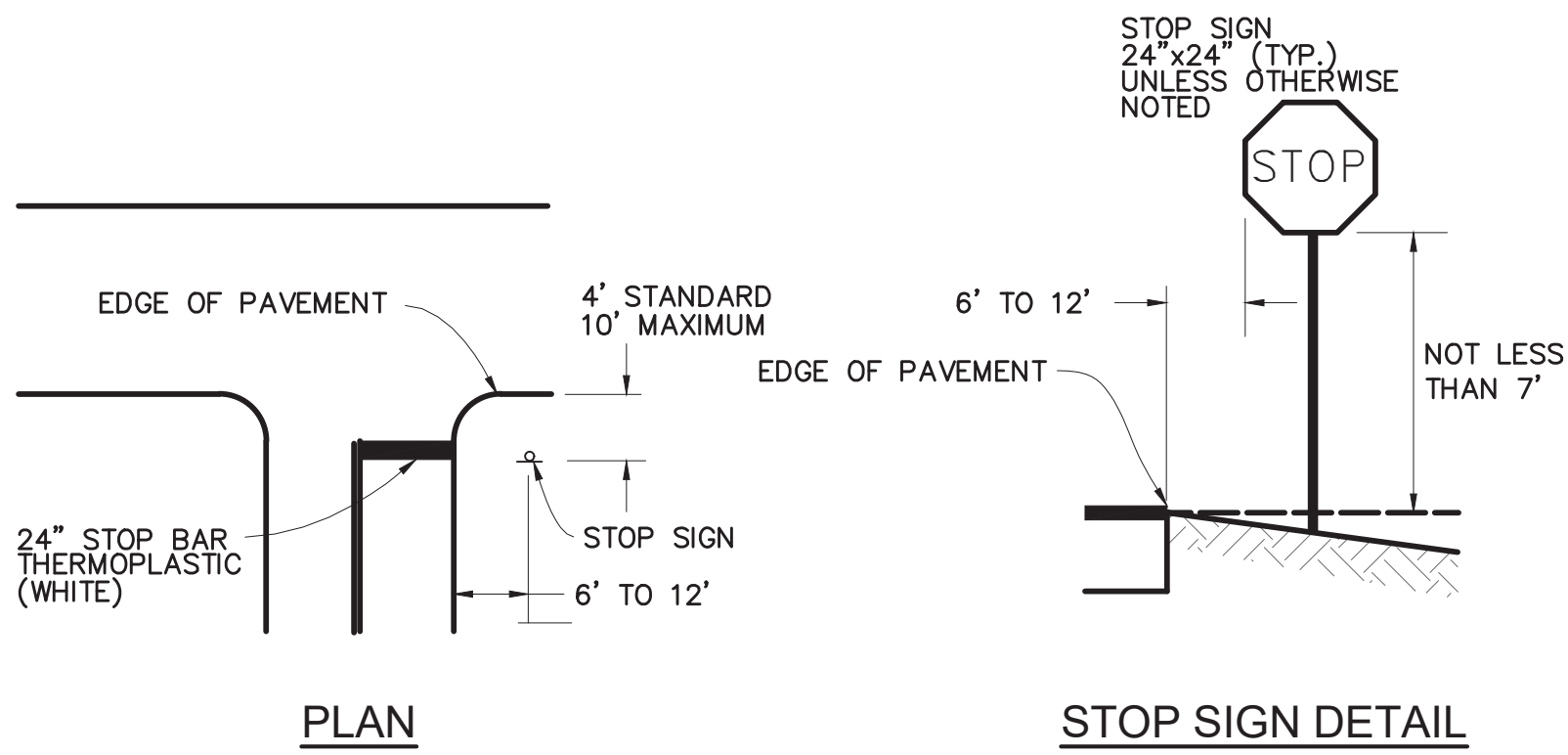
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402
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Page 29 of 7





WHEEL STOP DETAIL
N.T.S.



BLADES: ALCOA #86054, 6063-T6 ALLOY, ETCHED, DEGREASED, DEBURRED, WITH #1200 ALODINE FINISH, #2277 GREEN SCOTCHLITE BACKGROUND OR EQUAL. DIMENSIONS-6"HEIGHT;24",30"or36"LENGTHS.

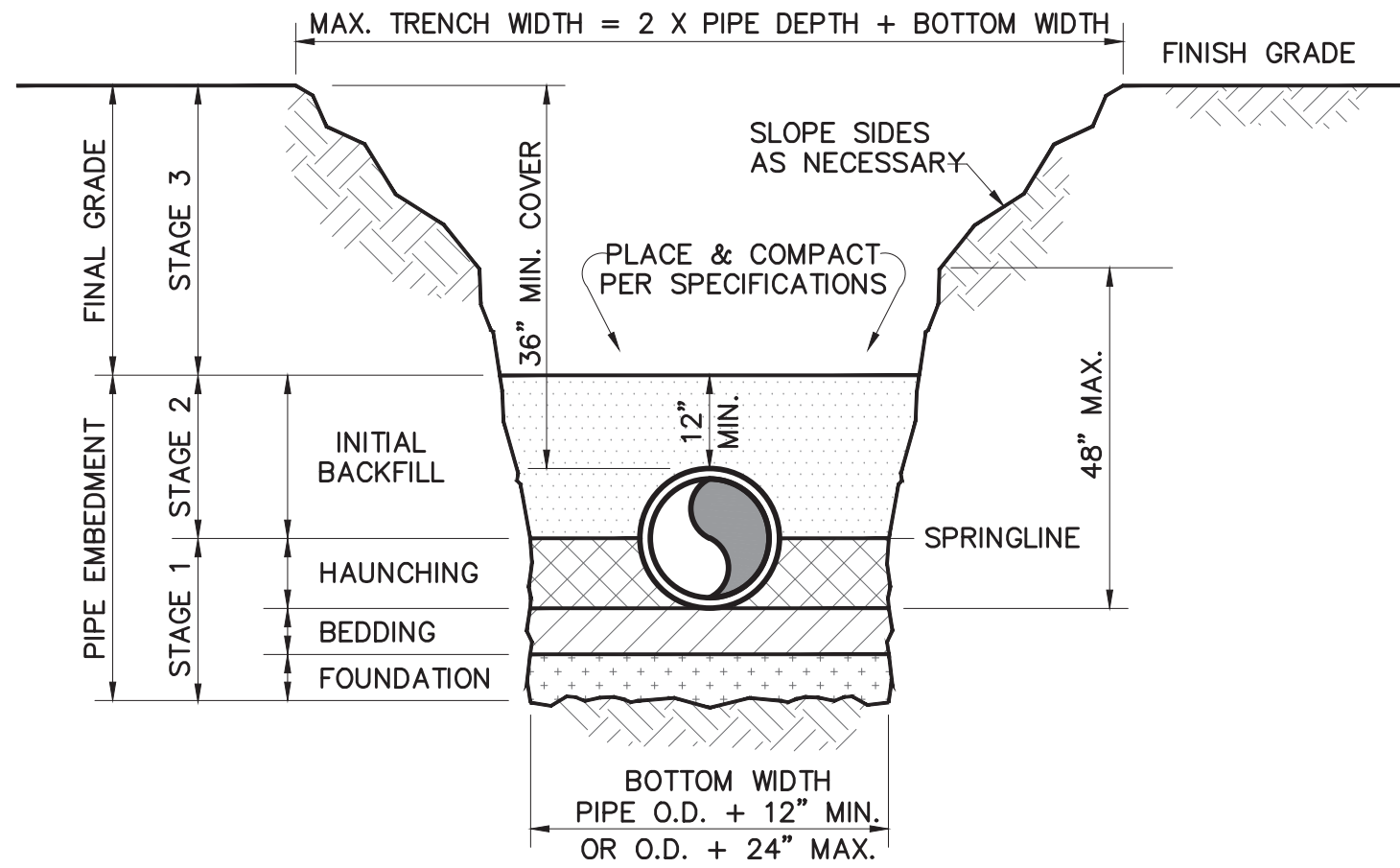
LETTERS: NAME - 4" SERIES "B" #2270 SCOTCHLITE (SILVER) OR EQUAL. SUFFIX-2"SERIES"B"#2270SCOTCHLITE(SILVER)OREQUAL.

BRACKETS: DIE-CAST HIGH STRENGTH ALUMINUM ALLOY, MIN. TENSILE STRENGTH 45,000 P.S.I., DEGREASED, TUMBLED, AND POLISHED, SIDES OF ALL SLOTS SHALL BE SOLID METAL WITH TWO HOLES PER SLOT (SAME SIDE) DRILLED TO 7/32" AND TAPPED TO 1/4" TO RECEIVE STAINLESS STEEL ALLEN-HEAD SET SCREWS, SKIRT OF POST CAP BRACKET TO BE DRILLED AND TAPPED FOR 3 SCREWS OF WHICH NO TWO SCREWS ARE TO BE LESS THAN 90° OR MORE THAN 135° APART. (METRO HUSKEY No. 6 or EQUAL.)

POST: STANDARD 2" I.D. (2 3/8" O.D.) 14' LONG GALVANIZED STEEL, "GLOSS" DIPPED.

CONCRETE BASE: 2000#

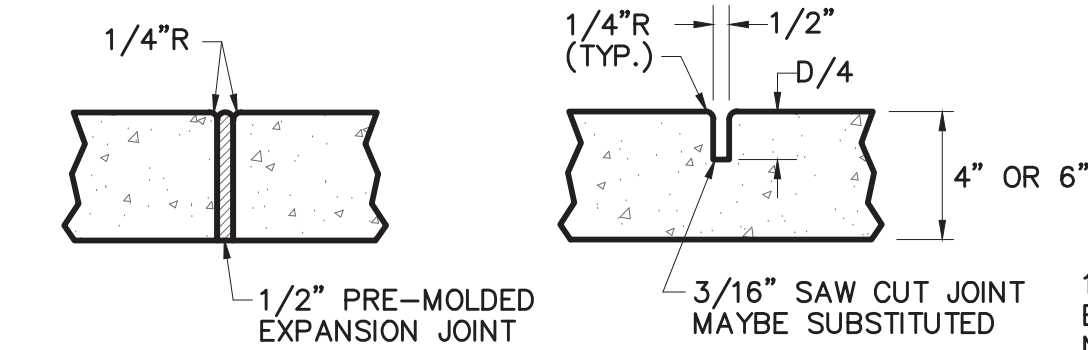
STOP SIGN AND BAR LOCATION
N.T.S.



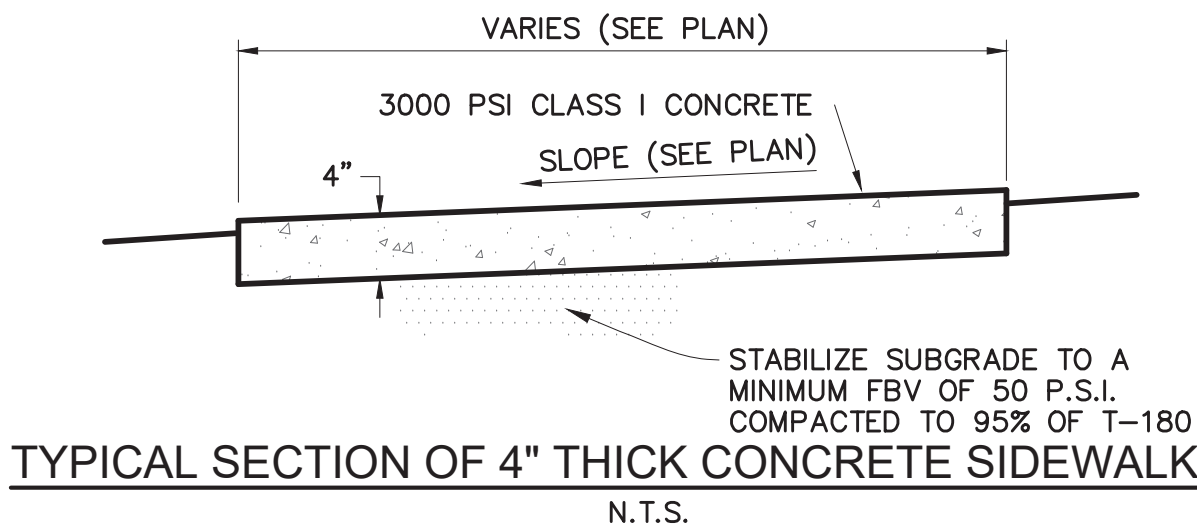
NOTES:

1. DEPTH OF PIPE MAY BE FIELD ADJUSTED TO MEET SPECIAL CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
2. ALL TRENCHING SHALL COMPLY WITH THE REQUIREMENTS OF THE FLORIDA TRENCH SAFETY ACT.
3. **FOUNDATION:** A FOUNDATION MAY BE REQUIRED IN POOR SOIL CONDITIONS.
4. **BEDDING:** BEDDING IS REQUIRED PRIMARILY TO BRING THE TRENCH BOTTOM UP TO GRADE AND ADJUST FOR PIPE BELLS. BEDDING MATERIALS SHALL PROVIDE A UNIFORM AND ADEQUATE LONGITUDINAL SUPPORT UNDER THE PIPE. MATERIAL SHALL BE PLACED IN 4" TO 6" LIFTS, LIGHTLY COMPACTED, UNIFORM AND NOT FINER THAN THE FOUNDATION MATERIAL.
5. **HAUNCHING:** HAUNCHING MATERIAL SHALL BE HAND PLACED TO THE SPRINGLINE OF THE PIPE. MATERIAL SHALL BE CONSOLIDATED UNDER THE PIPE AND HAND TAMPED TO PROVIDE ADEQUATE SIDE SUPPORT.
6. **INITIAL BACKFILL:** INITIAL BACKFILL SHALL BE HAND PLACED TO 12" ABOVE THE TOP OF THE PIPE. THE SOIL SHALL BE CONSOLIDATED BY HAND TAMPING OR WALKING THE SOIL IN PLACE.
7. **FINAL BACKFILL:** FINAL BACKFILL MATERIAL MAY BE MACHINE PLACED. MATERIAL UNDER ROADWAYS MAY REQUIRE SPECIAL COMPACTION AND DENSITY TESTS.
8. **DENSITY:** ALL BACKFILL SHALL BE COMPACTED TO THE REQUIREMENTS OF THE SPECIFICATIONS.

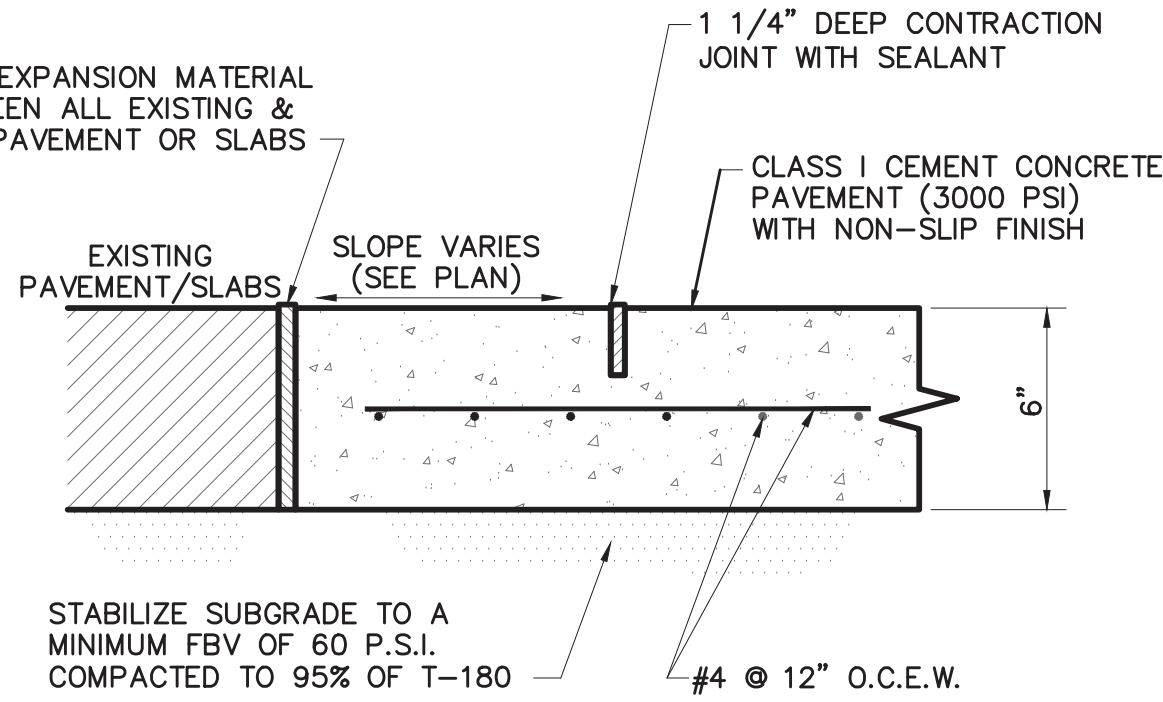
TYPICAL TRENCHING AND BACKFILLING
N.T.S.



EXPANSION JOINTS
CONTRACTION JOINTS



TYPICAL SECTION OF 4" THICK CONCRETE SIDEWALK
N.T.S.

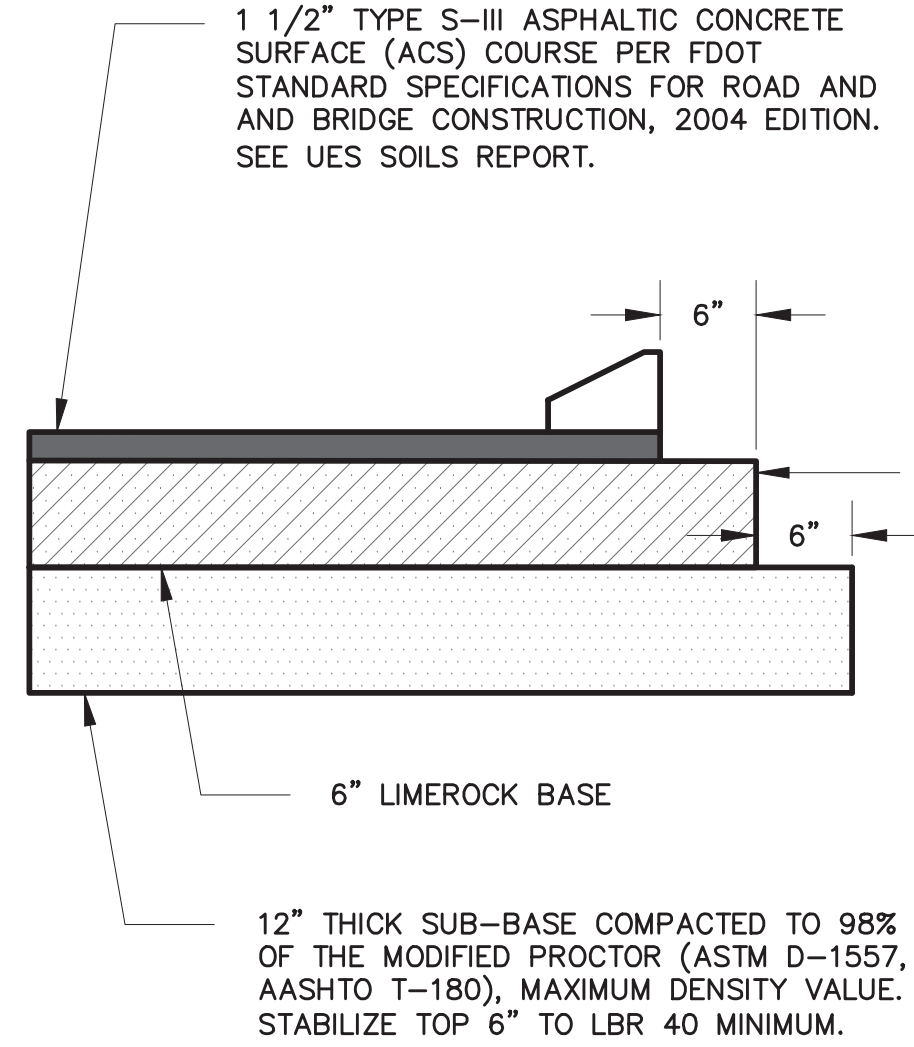


TYPICAL SECTION OF 6" THICK CONCRETE SIDEWALK
N.T.S.

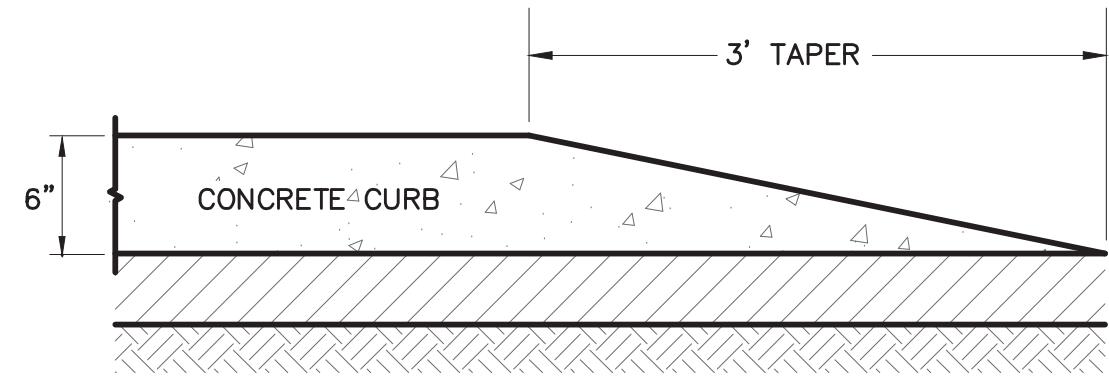
NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTIONS 345 & 350.
2. ALL TESTING SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 345-8 FOR 28 DAY COMPRESSIVE STRENGTH 3000 PSI CONCRETE.
3. PROVIDE EXPANSION JOINTS 20' CENTER TO CENTER, AT PC & PT OF CURVES, JUNCTIONS OF EXISTING AND NEW SIDEWALKS, AND WHERE SIDEWALK ABUTS CURBS, DRIVEWAYS & SIMILAR STRUCTURES.
4. PROVIDE CONTRACTIONS JOINTS 5' CENTER TO CENTER.
5. SOD SHALL BE PLACED BELOW EDGE OF SIDEWALK TO ALLOW DRAINAGE.

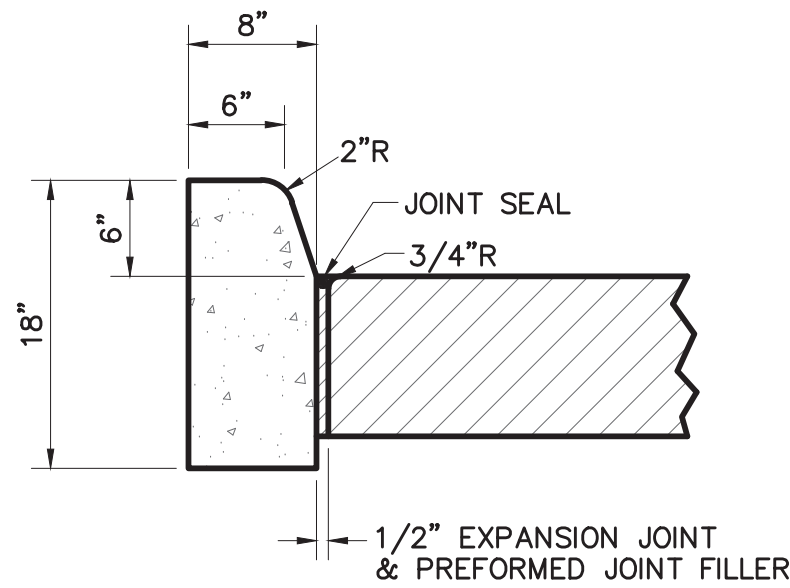
CONCRETE SIDEWALK SECTIONS
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



CONCRETE CURB TAPER
N.T.S.



SECTION VIEW

NOTES:

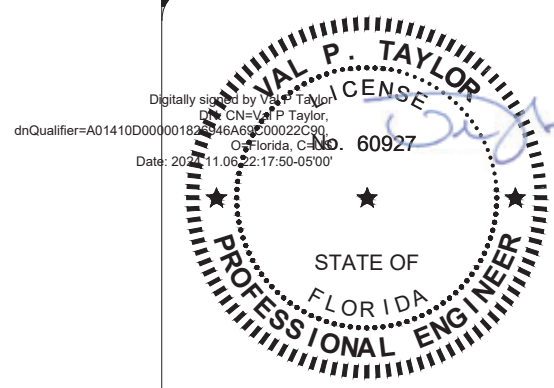
SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.

TYPE "D" CURB
N.T.S.

STANDARD DETAILS

426 EROL PARKWAY
APOPKA, FLORIDA 32708



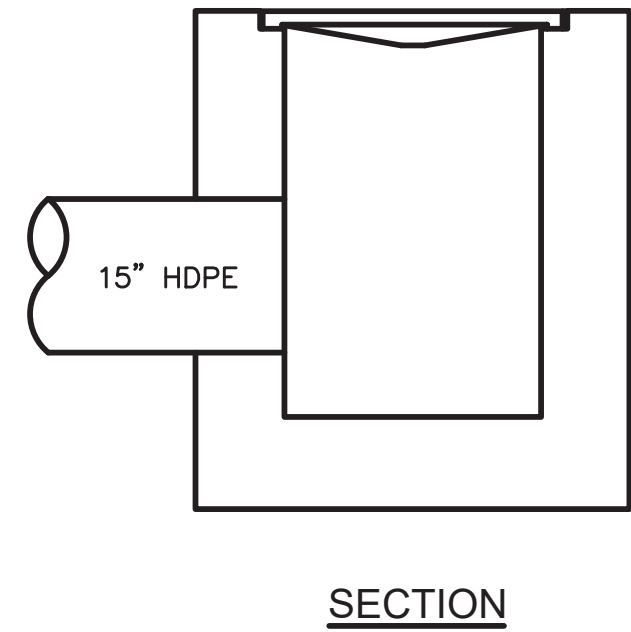
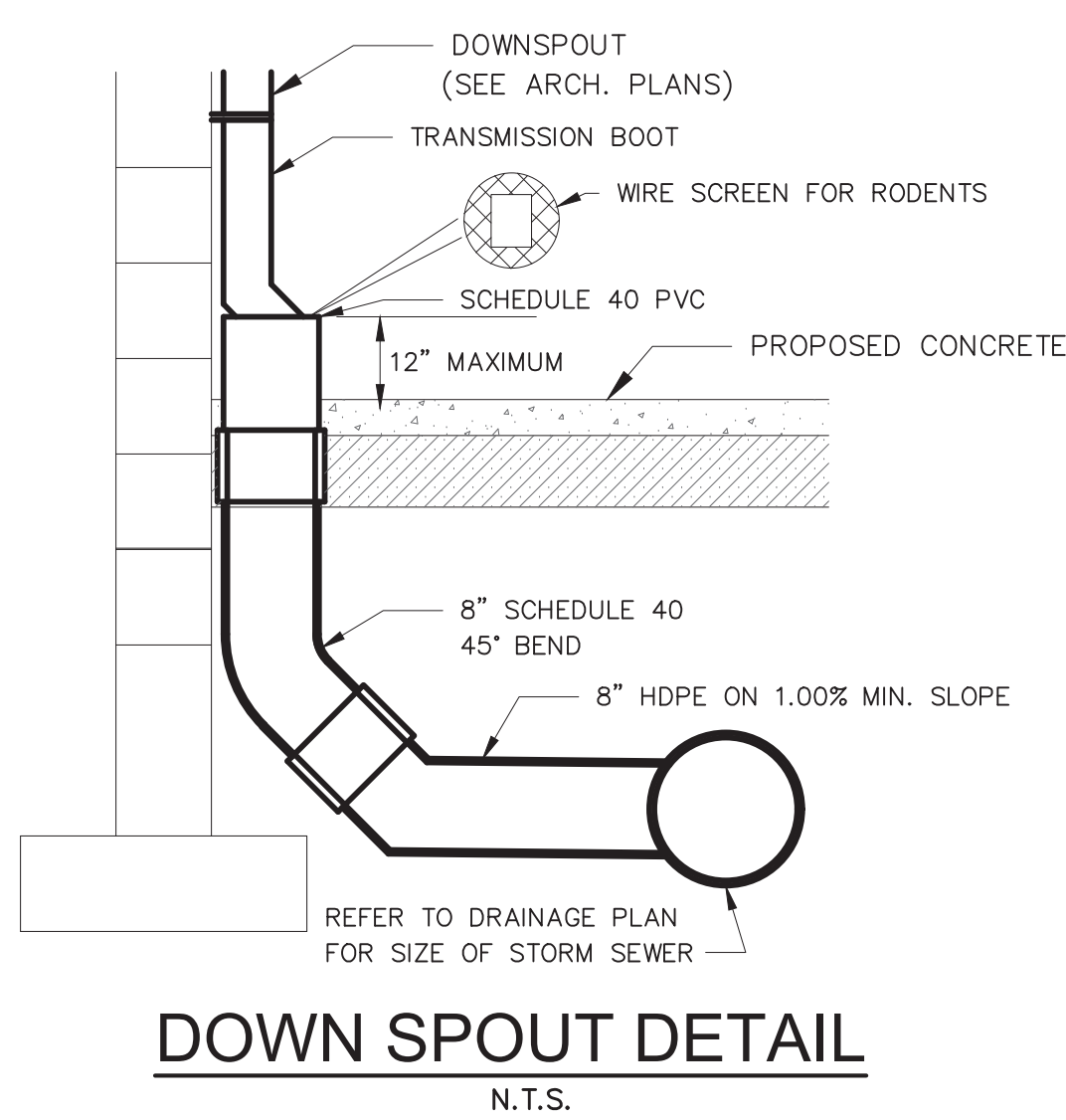
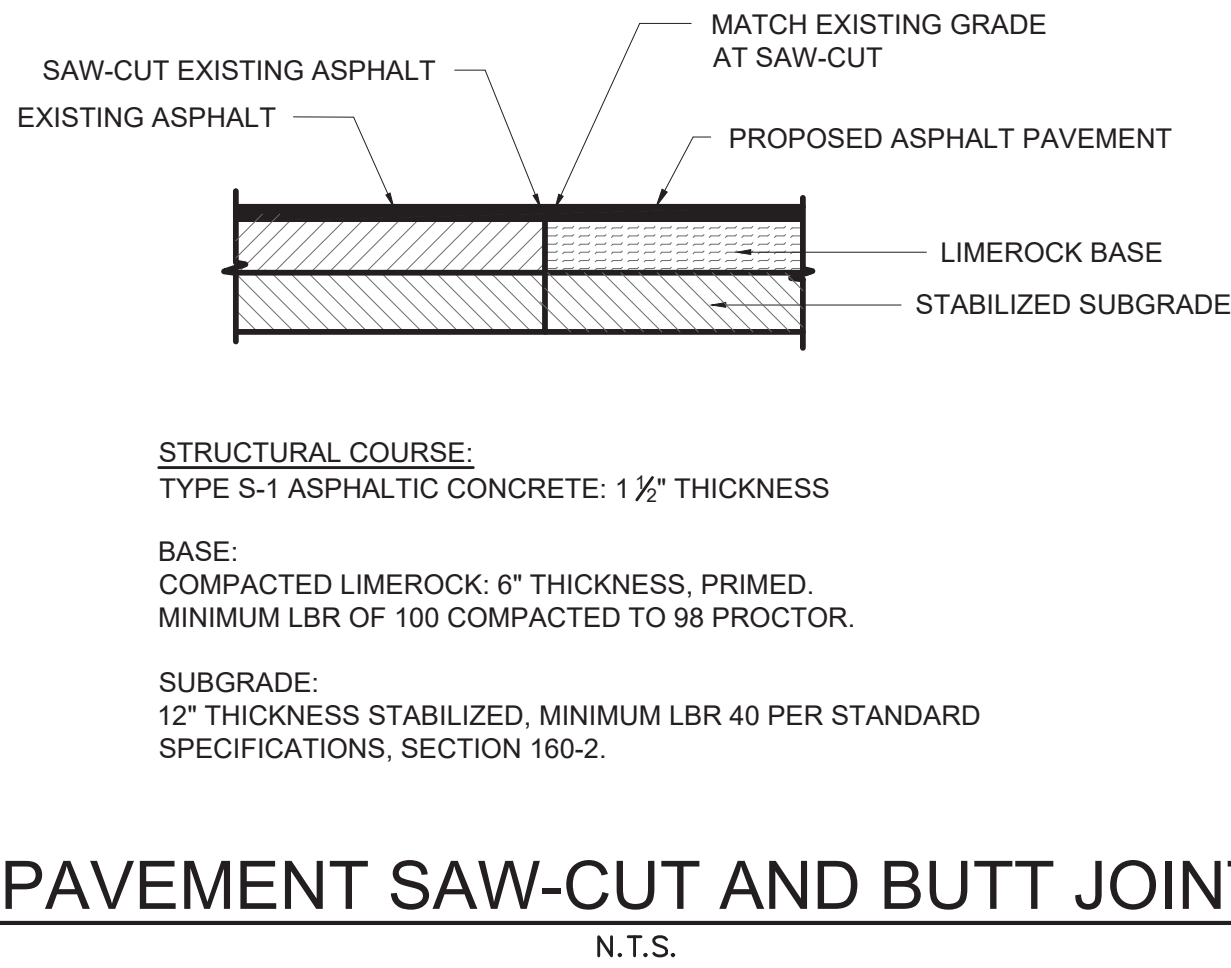
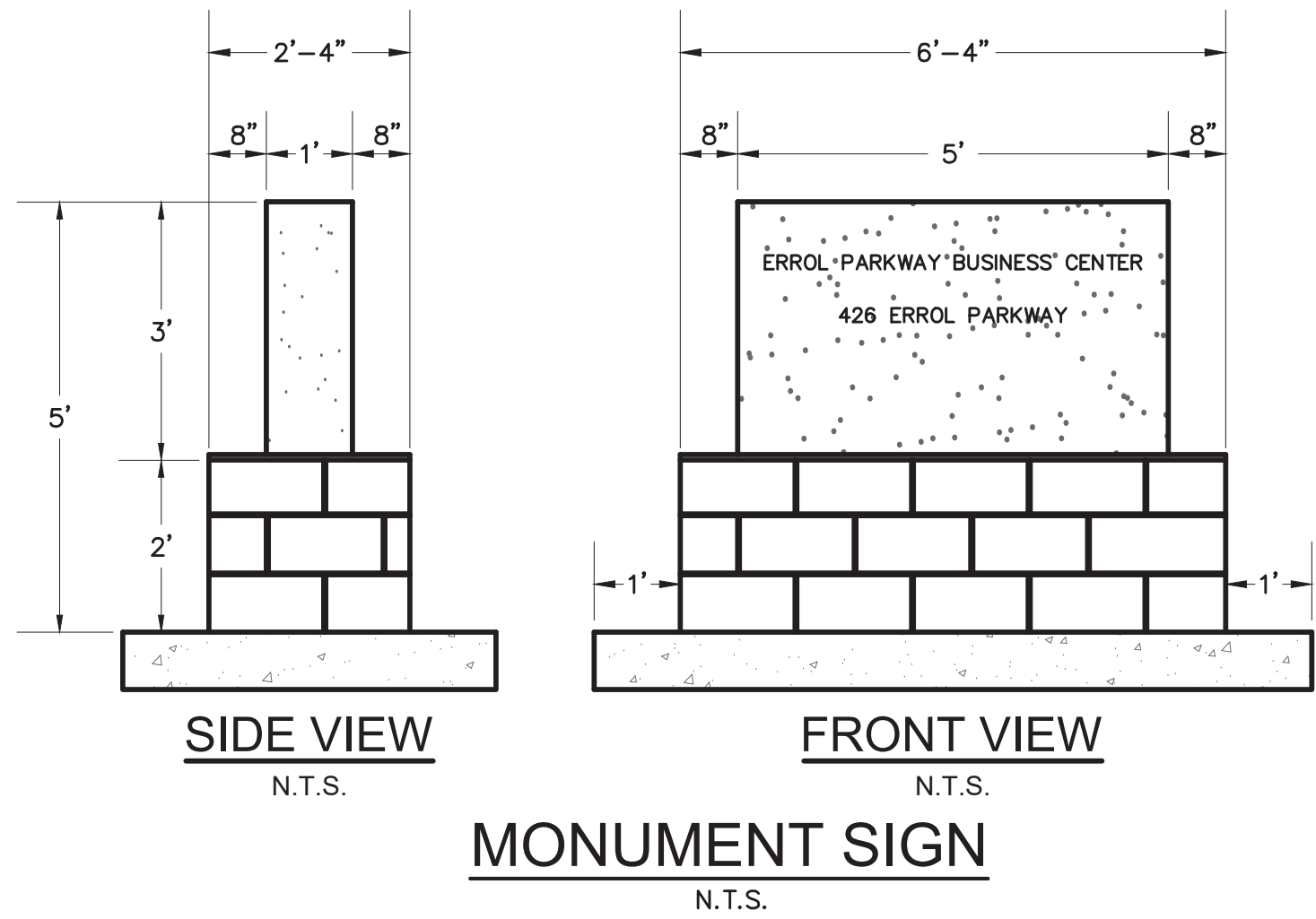
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TAYLOR ENGINEERING & DESIGN, LLC
10000 W. US HWY 1
CASSELBERRY, FL 32707
CA # 3985

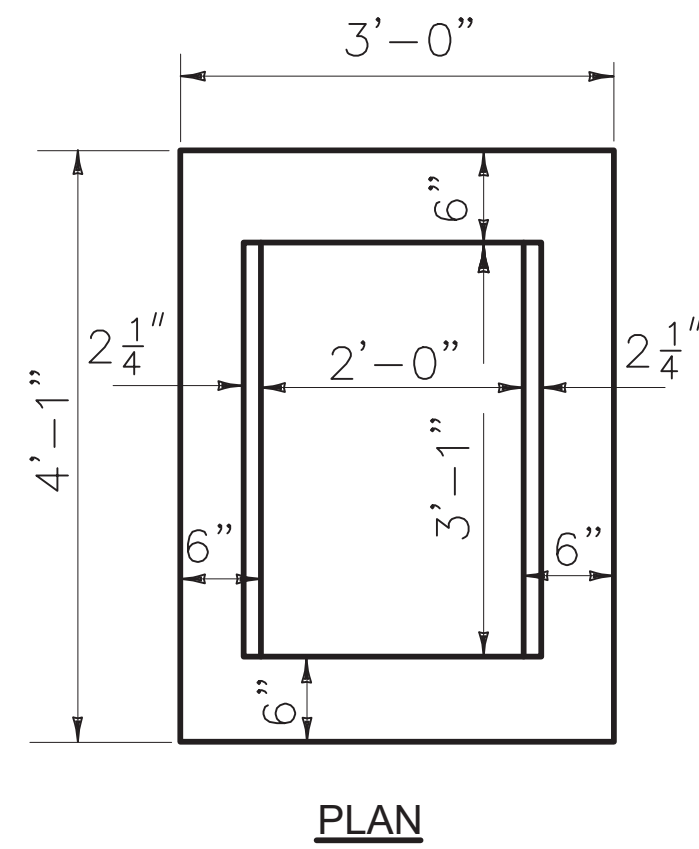
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SHEET

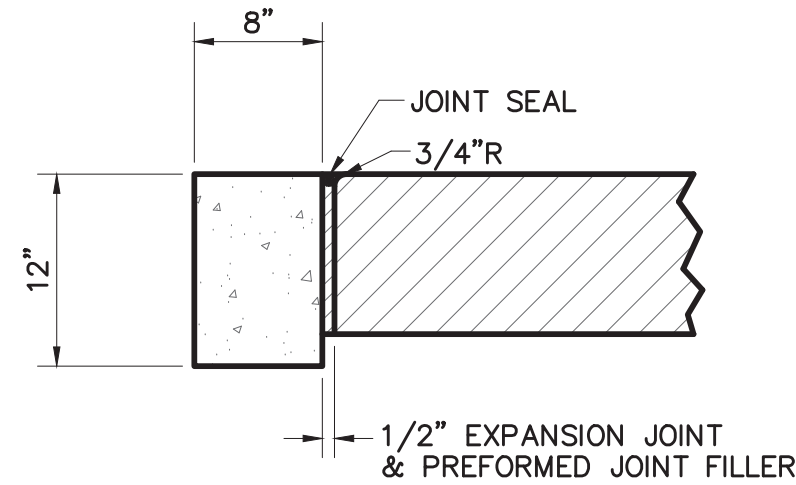
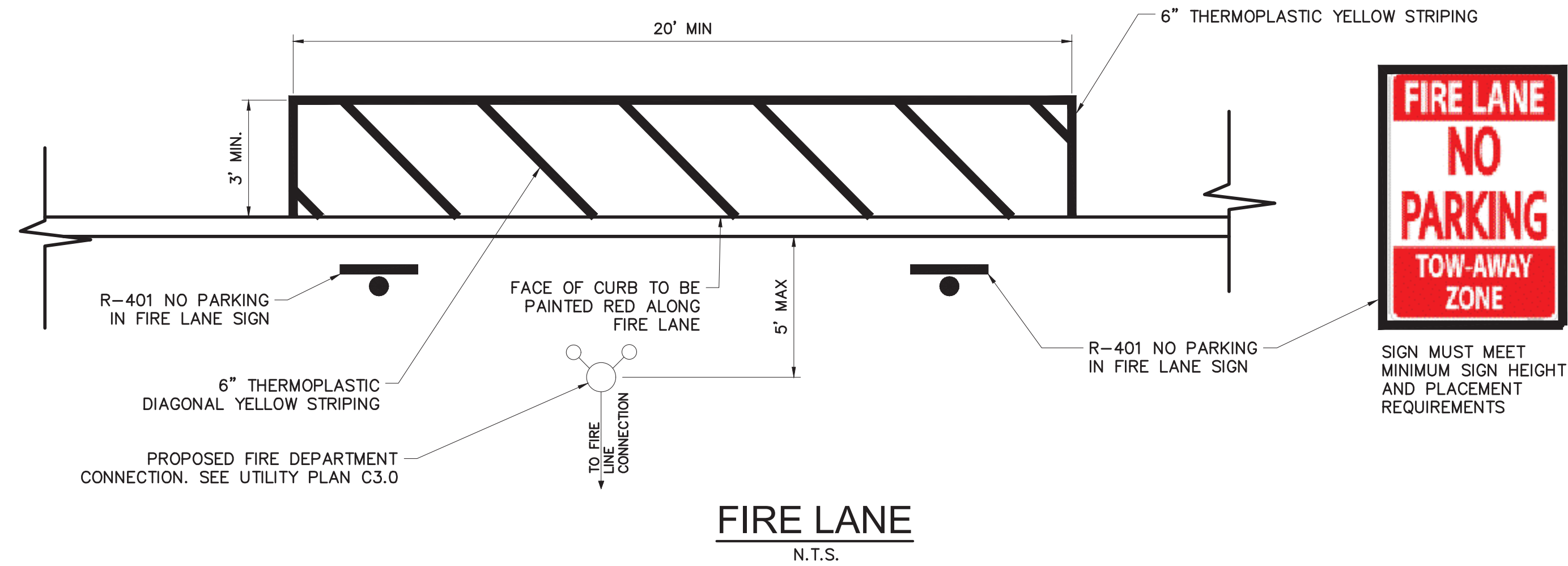
10 OF 13



Recommended Maximum Pipe Size:
2'-0" Wall-18" Pipe
3'-1" Wall-24" Pipe

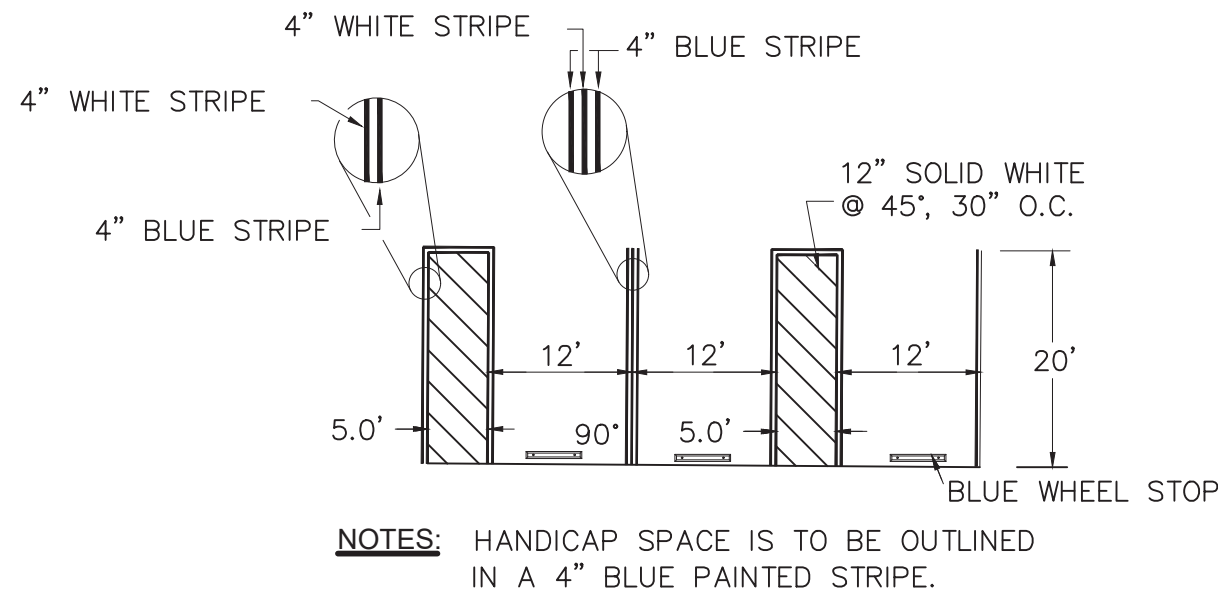


PRE-CAST TYPE "C" CATCH BASIN
N.T.S.

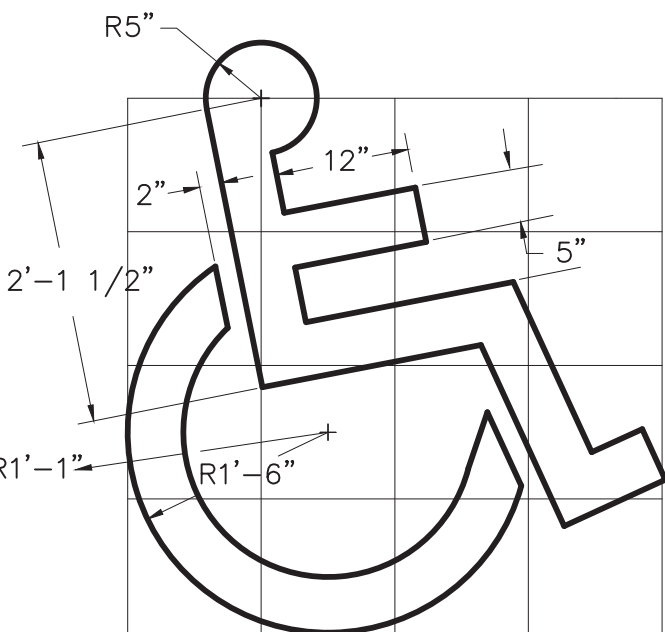


NOTES:
SAW CUT CONTRACTION JOINTS ON 10' CENTERS MAX. WITHIN 48 HOURS AFTER POURING CURB. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDOT SPECIFICATIONS SECTION 520 AND FDOT ROADWAY & TRAFFIC DESIGN STANDARDS INDEX NUMBER 300.

FLUSH CURB
N.T.S.



TYPICAL DISABLED PARKING SECTION
N.T.S.



HANDICAP SYMBOL DETAIL
N.T.S.

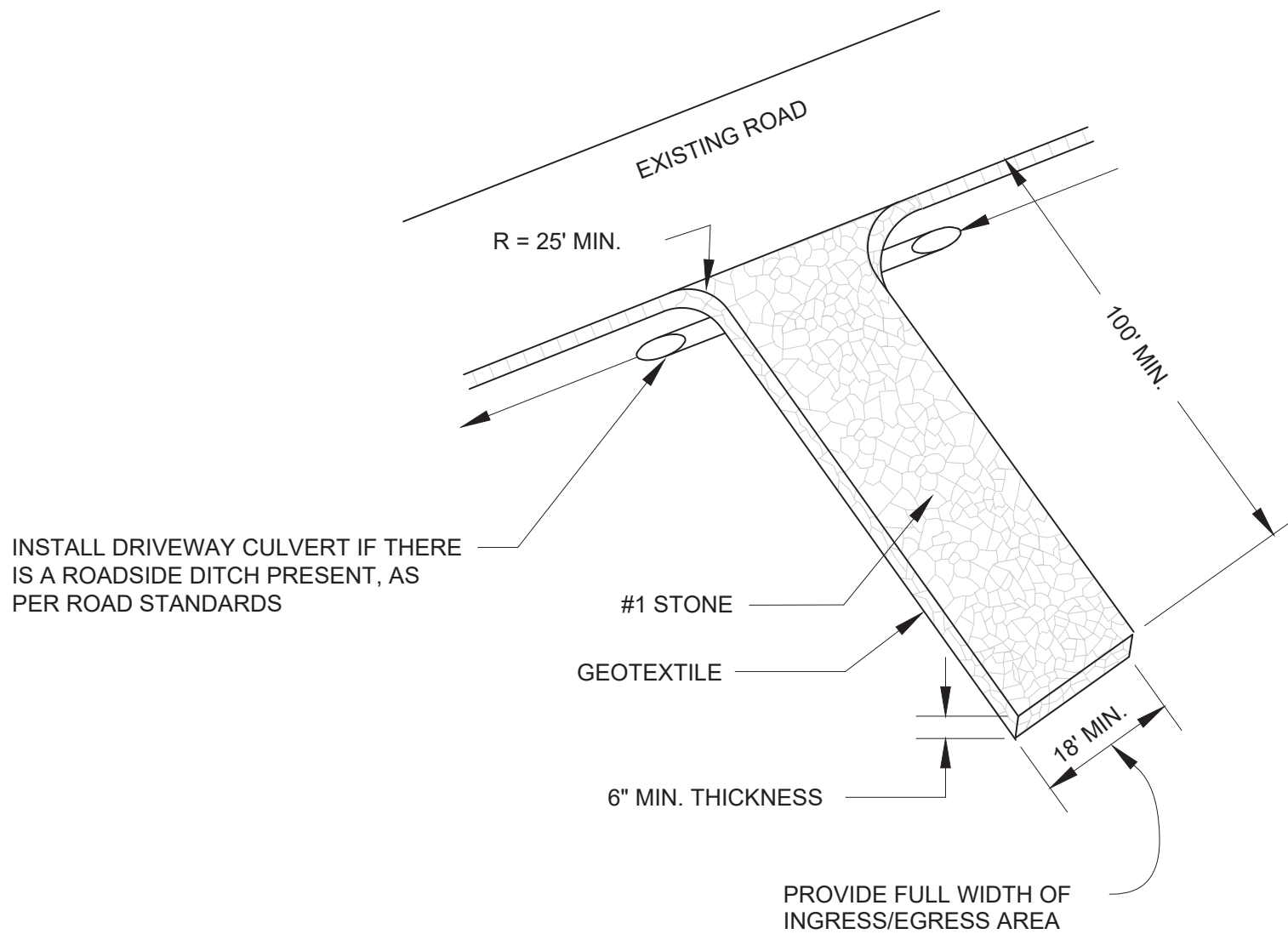


HANDICAP PARKING SIGN
N.T.S.

NOTES:

- ALL LETTERS ARE 1" SERIES "C", PER MUTCD.
- TOP PORTION OF SIGN SHALL HAVE REFLECTORIZED (ENGINEERING GRADE) BLUE.
- BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
- ONE (1) SIGN IS REQUIRED FOR EACH PARKING SPACE.
- HEIGHT OF SIGN SHALL BE 7'-6" FROM FINISHED GROUND TO BOTTOM OF SIGN. WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
- USE FTP 20-06 AND FTP 22-06 AS PER 2016 FDOT STANDARD INDEX 17355. REFER TO PLAN SHEET 16 FOR FDOT DETAILS.

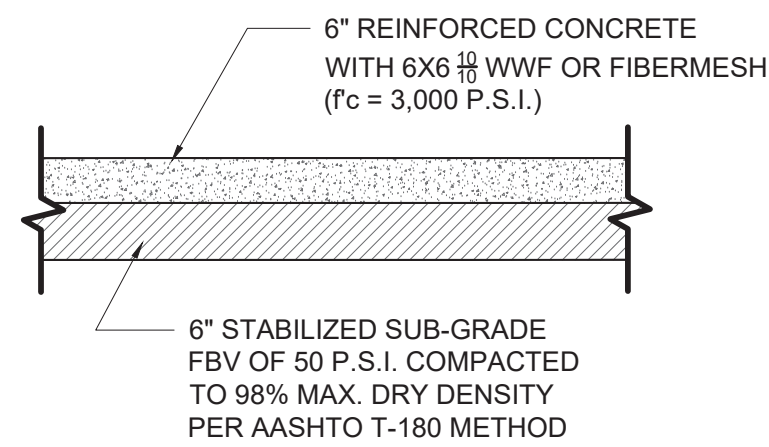
DISABLED PARKING DETAILS
N.T.S.



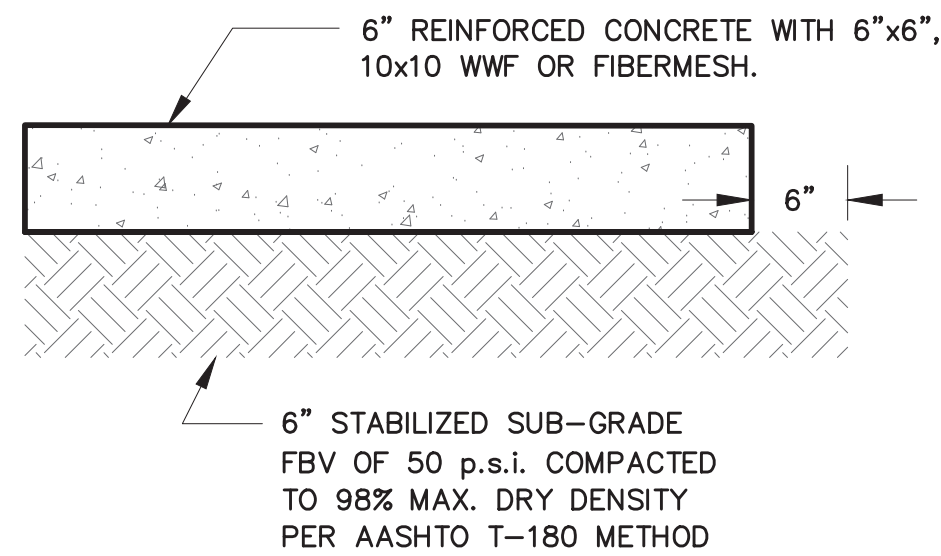
NOTES:

- A STABILIZED ENTRANCE PAD OF #1 STONE ON A COMPACTED BASE SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE, AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
- ANY SIDEMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
- ANY AGGREGATE TRACKED INTO THE ROADWAY MUST BE SWEEPED BACK ONSITE ON A NIGHTLY BASIS.

TEMPORARY CONSTRUCTION ENTRANCE
N.T.S.



CONCRETE SECTION
N.T.S.

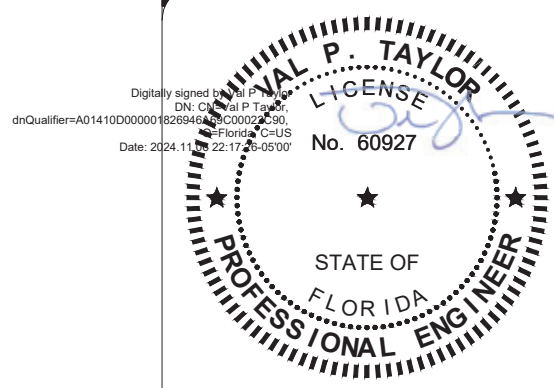


NOTE: CONCRETE SHALL BE A MINIMUM OF 3000 PSI

TYPICAL RIGHT-OF-WAY CONCRETE SECTION
N.T.S.

DRAINAGE DETAILS

426 ERROL PARKWAY
APOPKA, FLORIDA 32708



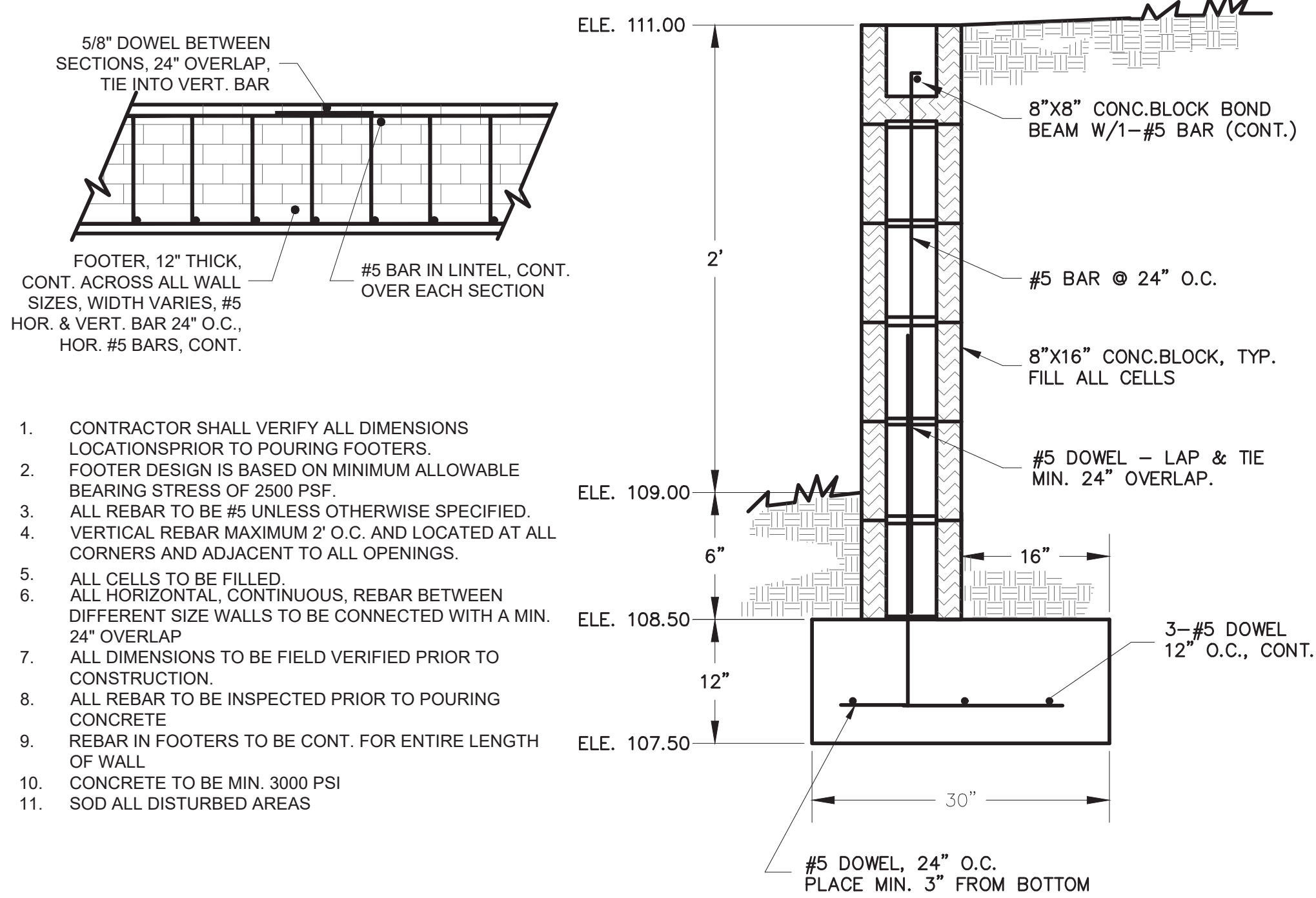
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taylor engineering & design
TAYLOR ENGINEERING & DESIGN, LLC
10000 W. US HWY 90
CASSELBERRY, FL 32707
PHONE (407) 592-8779
WWW.TAYLOR-ENGINEERING.COM
CA # 39963

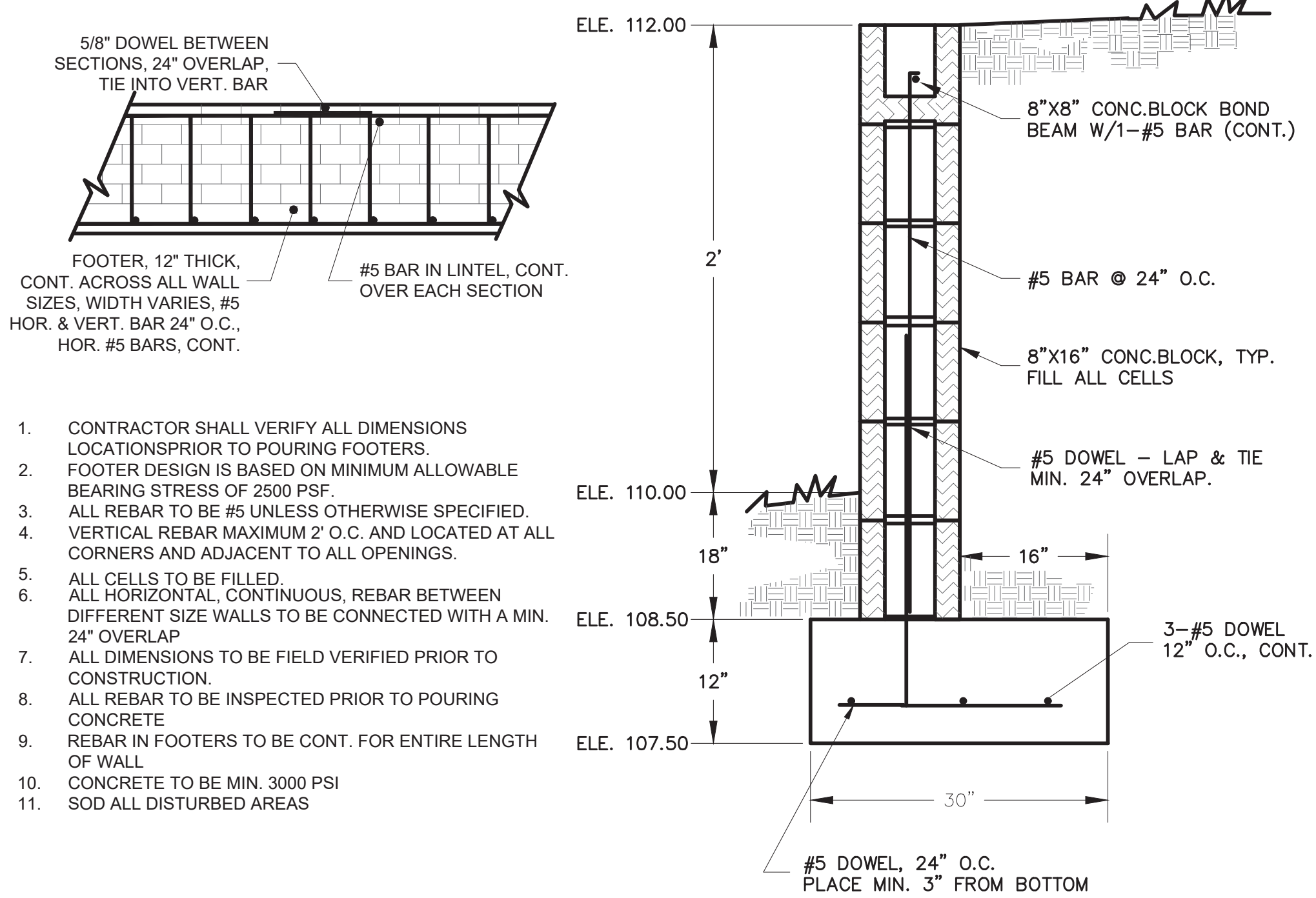
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SHEET

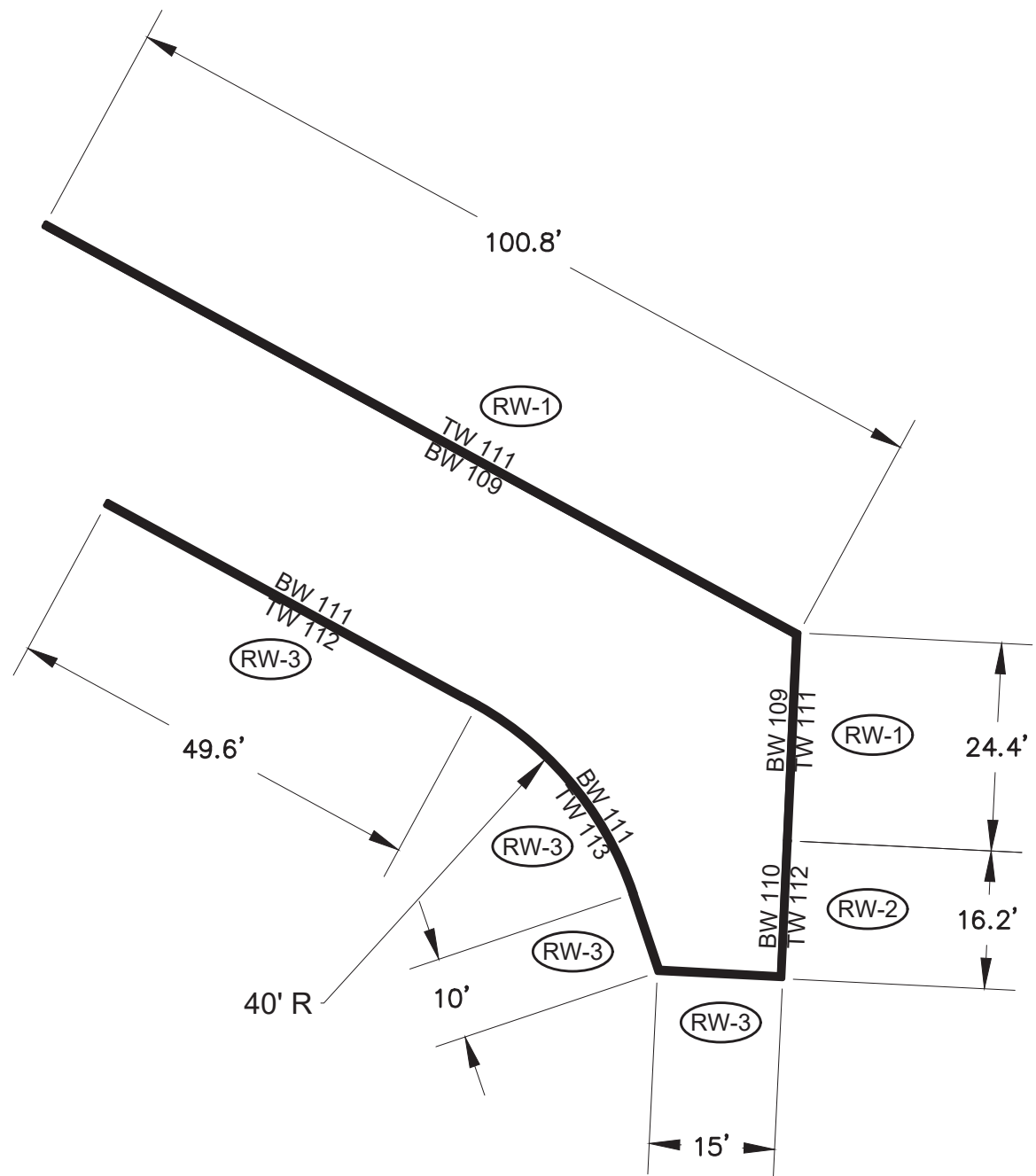
11 OF 13



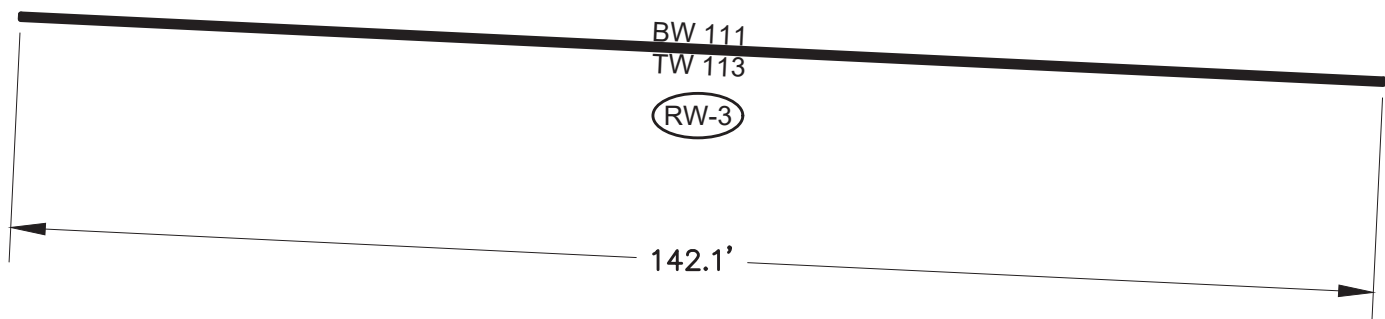
RETAINING WALL RW-1
N.T.S.



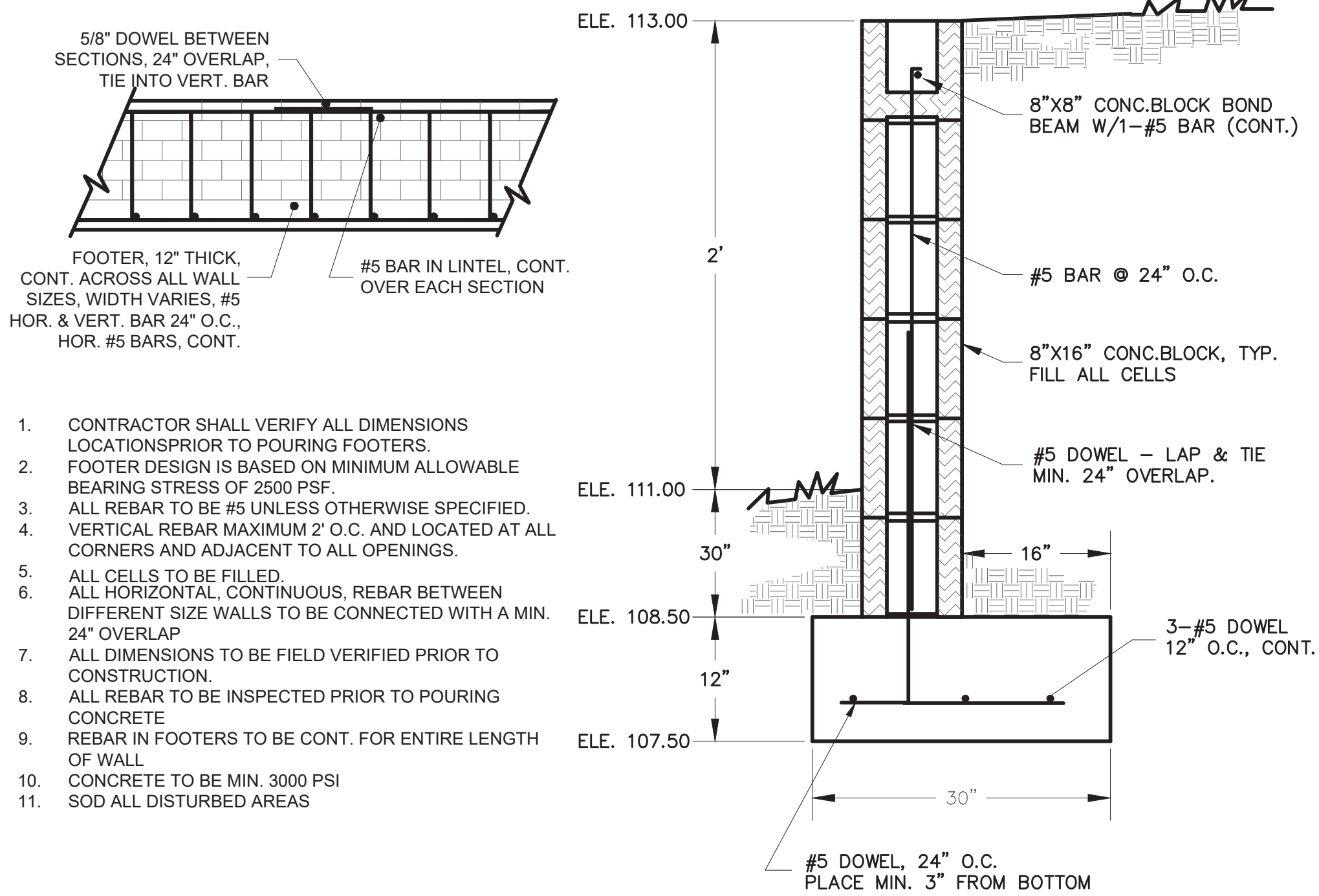
RETAINING WALL RW-2
N.T.S.



RETAINING WALL 1
NORTH POND
N.T.S.



RETAINING WALL 2
SOUTH POND
N.T.S.



RETAINING WALL RW-3
N.T.S.

BY	DATE	NO.	DATE	PROJECT NUMBER	DRAWN BY	DESIGNED BY	CHECKED BY	APPROVED BY
			11/06/2024	071724	SPS	VPT	VPT	VPT
REVISIONS					SCALE	SECTION	TOWNSHIP	RANGE
					N.T.S.	05	21	28

RETAINING WALL DETAILS

426 ERROL PARKWAY
APOPKA, FLORIDA 32708

VALE P. TAYLOR
LICENSE
No. 80927
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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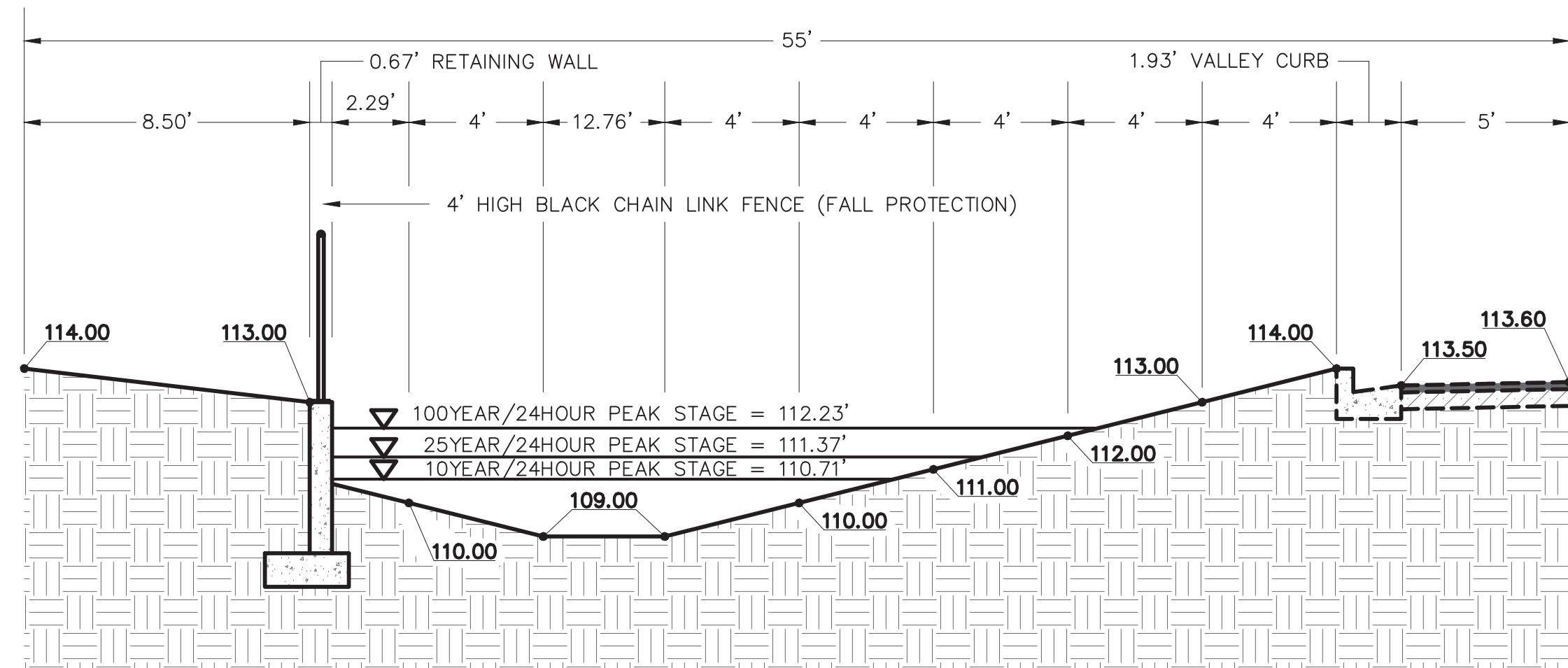
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WWW.TAYLOR-ENGINEERING.COM
CA # 3985

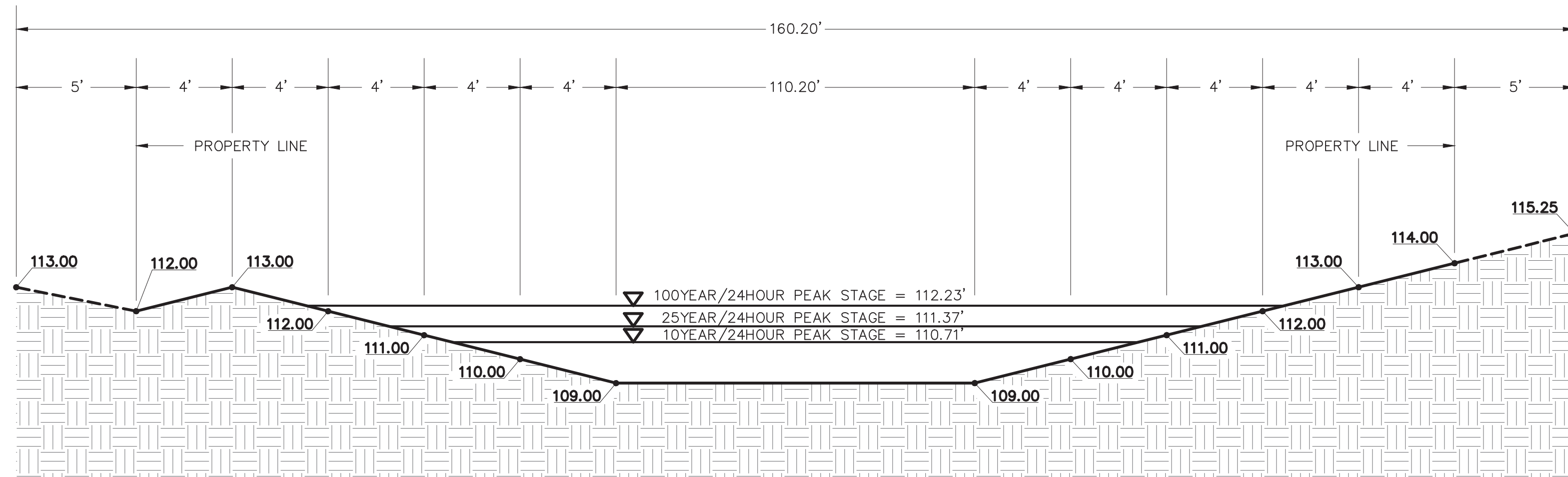
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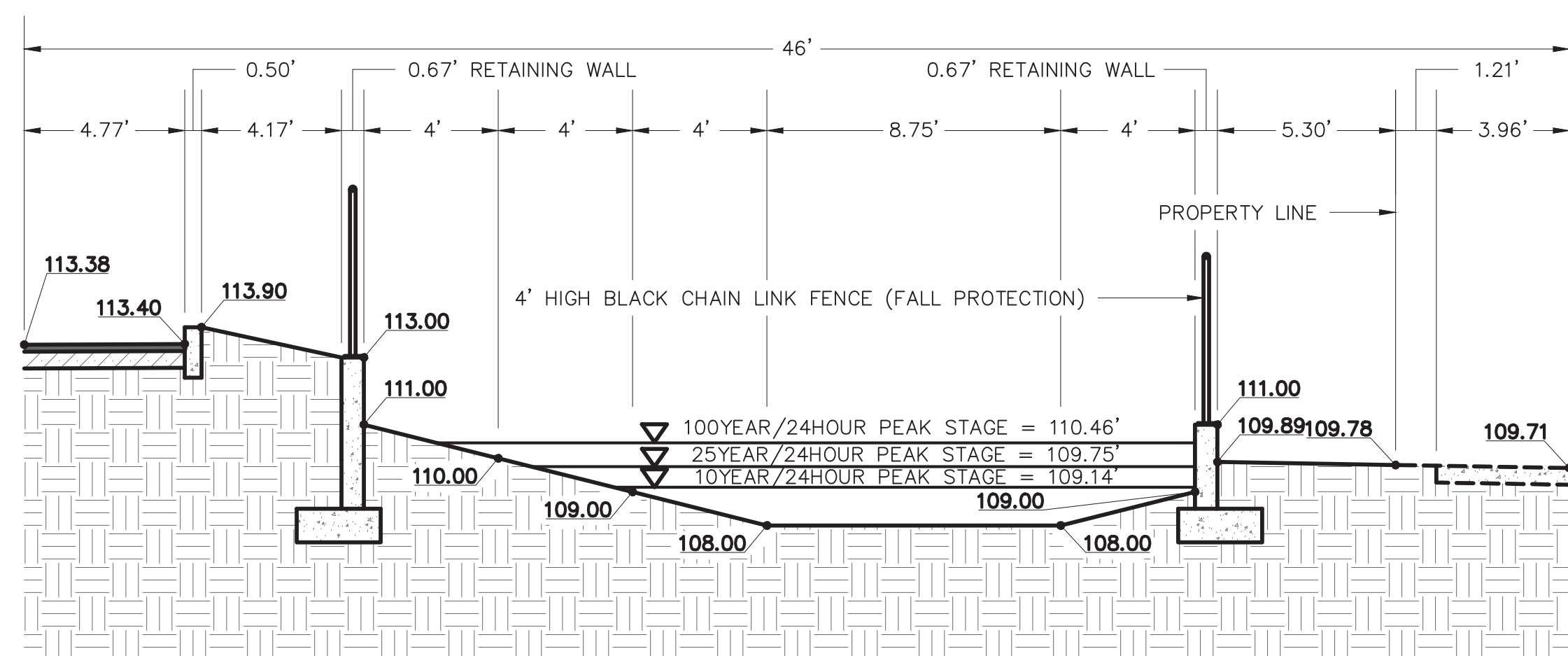
12 OF 13



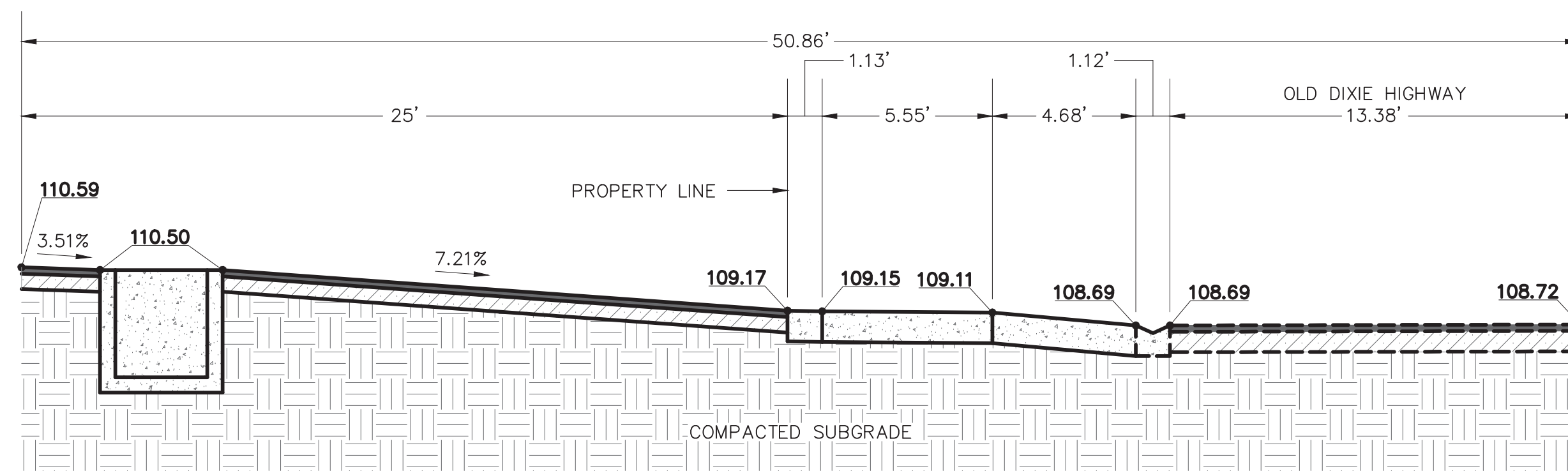
TYPICAL POND SECTION
CROSS SECTION A-A
N.T.S.



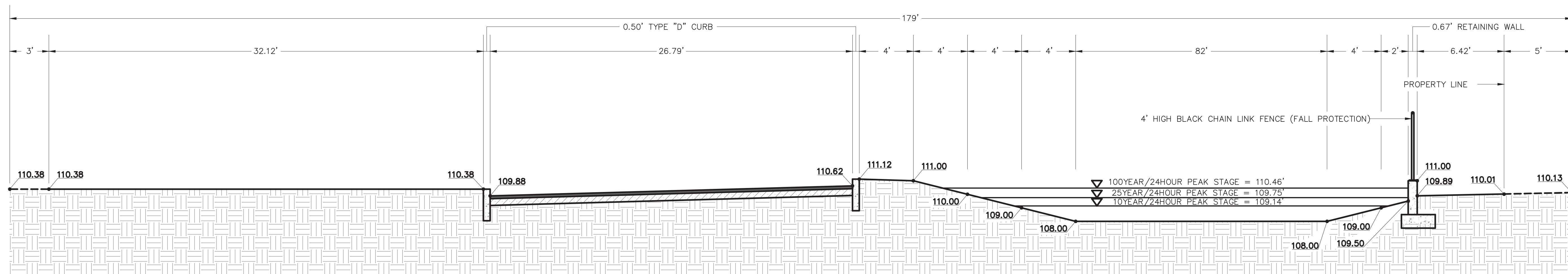
TYPICAL POND SECTION
CROSS SECTION B-B
N.T.S.



TYPICAL POND SECTION
CROSS SECTION C-C
N.T.S.



TYPICAL CONCRETE ACCESS CONNECTION
OLD DIXIE HIGHWAY
CROSS SECTION E-E
N.T.S.



TYPICAL POND SECTION
CROSS SECTION D-D
N.T.S.

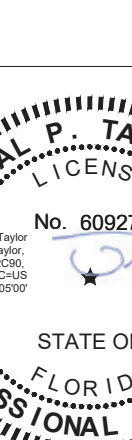
PROJECT NUMBER:		DATE:	NO.	DATE	REVISIONS	BY
071724		11/06/2024				
DRAWN BY: SPS		SCALE: N.T.S.				
DESIGNED BY: VPT		SECTION: 05				
CHECKED BY: VPT		TOWNSHIP: 21				
APPROVED BY: VPT		RANGE: 28				

TYPICAL

CROSS-SECTIONS

426 HERROL PARKWAY

APOPKA, FLORIDA 32708



Val P. Taylor
No. 80927
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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PHONE (407) 592-6779

WWW.TAYLORENGINEERING.COM

CA # 35983

TAYLOR ENGINEERING & DESIGN, LLC

183 SAVANNAH PARK LOOP

CASSELBERRY, FL 32707

DATE: NAVD88

SHEET

13 OF 13

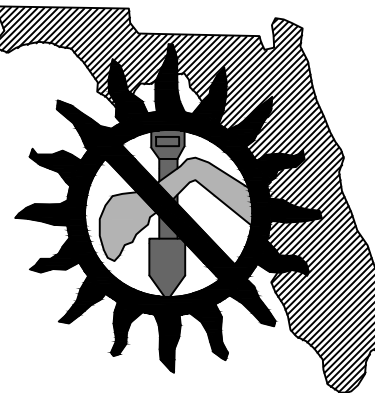
1291 SOUTH ORANGE BLOSSOM TRAIL OFFICE/WAREHOUSE CONSTRUCTION SITE PLAN

APOPKA, FLORIDA 32703
PARCEL ID: 14-21-28-0000-00-092

MARCH 2024

CALL BEFORE YOU DIG:

Sunshine State One Call
11 Plantation Road
DeBary, FL 32713
Admin: (800) 638-4097
Locates: 811 or (800) 432-4770



PROJECT TEAM:

LAND OWNER/APPLICANT:
GEORGE KELLY
G.T KELLY GENERAL CONTRACTORS, INC.
1935 COMMERCE LN, SUITE 5
JUPITER, FL. 33458
GEOTKIV@AOL.COM
561.308.7947

CIVIL ENGINEER:
LAURENCE POLINER
RCE CONSULTANTS, LLC
617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL 32701
407.452.8633

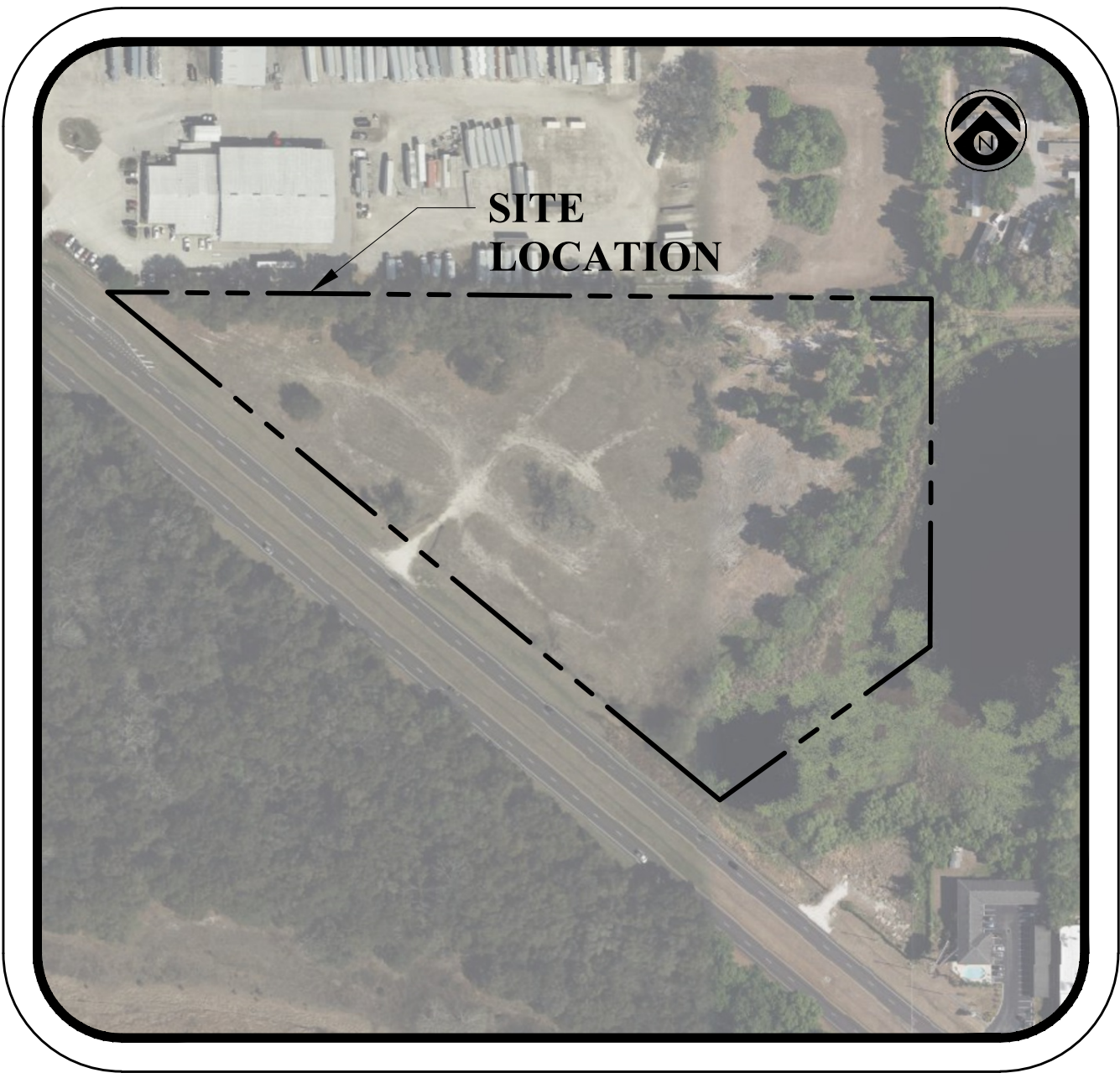
ARCHITECT:
MICHAEL MOREL
MOREL DE GUIRAMOND ARCHITECTURE, LLC
14080 MAHOGANY AVENUE
JACKSONVILLE, FLORIDA 32258
561.758.8454

UTILITY SERVICE PROVIDERS

POTABLE WATER	CITY OF APOPKA
NON-POTABLE WATER	CITY OF APOPKA
WASTEWATER	CITY OF APOPKA
POWER	DUKE ENERGY
TELECOMMUNICATIONS	SPECTRUM
GAS	LAKE APOPKA



VICINITY MAP
N.T.S.



AERIAL MAP
N.T.S.

LEGAL DESCRIPTION:

PARCEL 1
LEGAL DESCRIPTION: (AS FURNISHED)

TRACT 1
COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THENCE RUN SOUTH 00°09'04" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE RUN WESTERLY, SOUTH OF, AND PARALLEL TO, THE NORTH LINE OF THE AFORESAID SOUTHEAST 1/4, A DISTANCE OF 75.00 FEET; THENCE RUN NORTH 18°17'56" EAST, A DISTANCE OF 157.80 FEET TO A POINT ON THE NORTH LINE OF THE SAID SOUTHEAST 1/4, WHICH POINT IS 25.00 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SAID SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST; THENCE RUN WESTERLY ALONG THE NORTH LINE OF THE SAID SOUTHEAST 1/4 A DISTANCE OF 1137.00 FEET; THENCE RUN SOUTH 50°33'04" EAST, ALONG THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 441, A DISTANCE OF 1,305.96 FEET; THENCE RUN NORTH 00°09'04" WEST, A DISTANCE OF 804.86 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
TRACT 2
BEGINNING AT THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, RUN THENCE SOUTH ALONG THE SECTION LINE 150 FEET, THENCE WEST 75 FEET, RUNNING THENCE NORTHEASTERLY TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST, THEN RUN EAST 25 FEET TO THE POINT OF BEGINNING.

LESS: (AS FURNISHED)

PARCEL 2
Description: That part of the Southeast 1/4 of Section 14, Township 21 South, Range 28 East, Orange County, Florida lying Northerly of and contiguous to the Northerly right of way of U.S. Highway No. 441 (Also known as State Road No. 500 and North Orange Blossom Trail) and being more particularly described as: Begin at the intersection of the Northerly right of way line of said U.S. Highway No. 441 and the Easterly line of the Southeast 1/4 of said Section 14; Thence N50°18'41"W, 384.00 feet along said Northerly right of way; Thence leaving said Northerly right of way run N53°50'22"E, 368.22 feet to the Easterly line of said Southeast 1/4 of Section 14; Thence S00°13'19"W, 462.50 feet along said Easterly line to the Point of Beginning.

SHEET INDEX

SHEET	DESCRIPTION
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES
C-3.0	SITE PLAN
C-3.1	FIRE TRUCK ROUTE PLAN
C-3.2	TRUCK ROUTE PLAN
C-3.3	PARKING PLAN
C-4.0	UTILITY PLAN
C-4.1	UTILITY NOTES
C-4.2	LIFT STATION PLAN
C-5.0	GRADING AND DRAINAGE PLAN
C-5.1	GRADING AND DRAINAGE PLAN
C-6.0	SWPPP PLAN
C-6.1	EROSION CONTROL DETAILS
C-7.0	CONSTRUCTION DETAILS
C-7.1-7.3	UTILITY DETAILS
C-8.0	OFFSITE IMPROVEMENT PLAN
PH-1	SITE PHOTOMETRIC PLAN
PH-2	SITE PHOTOMETRIC DETAILS
L-1	LANDSCAPE PLAN
TM-1 - TM-2	TREE MITIGATION PLANS
	BOUNDARY/TOPOGRAPHIC SURVEY

PROJECT NARRATIVE

PURPOSE OF PROJECT IS TO DEVELOP THE SITE FOR FLEX OFFICE /STORAGE SPACES.



RCE CONSULTANTS, LLC

617 ARVERN DRIVE
ALTAMONTE SPRINGS, FL. 32701
LARRY@RCECONSULTANTS.NET

REV.	DATE	DESCRIPTION
1	09/2024	CITY COMMENTS
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1291 SOBT OFFICE/WAREHOUSE

COVER SHEET

DRAWN: LMP
DESIGNED: DM
CHECKED LMP
PROJECT # 12.2023

Laurence Poliner
#56974
RCE CONSULTANTS, LLC
Certificate of Authorization 29307

I. GENERAL NOTES

THESE GENERAL NOTES APPLY TO ALL WORK IN THIS SET OF DRAWINGS.

IT IS 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 PERMIT CONDITIONS. CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME, IF NOT PROVIDED BY THE ENGINEER AND TO PROVIDE ALL REQUIRED MONITORING REPORTS. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.

FLORIDA LAW (F.S. 553.851) PROTECTION OF UNDERGROUND PIPELINES MANDATES THAT "NO EXCAVATOR SHALL COMMENCE OR PERFORM ANY EXCAVATION WITHOUT FIRST OBTAINING INFORMATION CONCERNING THE POSSIBLE LOCATION OF GAS PIPELINES IN THE AREA OF PROPOSED EXCAVATION. THE EXCAVATOR MUST NOTIFY THE GAS UTILITY A MINIMUM OF 48 HOURS AND A MAXIMUM OF 5 DAYS PRIOR TO EXCAVATION EXCLUDING HOLIDAYS, SATURDAYS OR SUNDAYS.

CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES OF PROPOSED START OF WORK IN ACCORDANCE WITH THEIR STANDARD REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, WATER, SANITARY SEWER, POWER, NATURAL GAS, TELEPHONE AND CABLE TV COMPANIES.

IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO TAKE THE NECESSARY PRECAUTIONS TO ENSURE PROPER SAFETY AND WORKMANSHIP WHEN WORKING IN THE VICINITY OF EXISTING UTILITY LINES.

THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH THE APPROPRIATE UTILITY COMPANY AND / OR THE APPROPRIATE POWER CORPORATION ON ANY WORK IN THE VICINITY OF OVERHEAD OR UNDER-GROUND POWER LINES.

CONTRACTOR SHALL VERIFY PROPER CLEARANCE BELOW EXISTING OVERHEAD POWER LINES PRIOR TO WORKING WITHIN THE VICINITY OF THE POWER LINES.

ALL INSPECTIONS WILL BE MADE BY THE RESPECTIVE GOVERNING AGENCY. THE ENGINEER OF RECORD WILL PROVIDE CONSTRUCTION OBSERVATION SERVICE.

ALL RECOMMENDATIONS AND REQUIREMENTS OF THE INSPECTION PERSONNEL OTHER THAN THE OWNERS SHALL BE REPORTED TO THE ENGINEER PRIOR TO IMPLEMENTATION. COMPENSATION WILL NOT BE ALLOWED FOR WORK WHICH IS NOT AUTHORIZED BY THE ENGINEER OR OWNER.

ALL WORK SHALL BE OPEN AND SUBJECT TO INSPECTION BY AUTHORIZED PERSONNEL OF THE CITY, OWNER, INVOLVED UTILITY COMPANIES, PROJECT ENGINEER, AND REGULATORY AGENCIES.

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 THE OWNER IN WRITING. NO CLAIM FOR EXPENSES INCURRED BY THE CONTRACTOR DUE TO DIFFERING SITE CONDITIONS WILL BE ALLOWED IF THE CONTRACTOR FAILS TO PROVIDE THE REQUIRED WRITTEN NOTIFICATION OF SUCH CONDITIONS FOR REVIEW BY THE ENGINEER AND THE OWNER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND THE FIELD CONDITIONS PRIOR TO CONSTRUCTION IN THE AREA OF CONFLICT.

NO EXISTING MATERIAL SHALL BE USED IN NEW CONSTRUCTION UNLESS APPROVED DURING THE SHOP DRAWING APPROVAL PROCESS. WORK SHALL BE PERFORMED IN ACCORDANCE WITH BOTH THE CITY OF APOPKA'S STANDARDS & THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FOOT ROADWAY TRAFFIC DESIGN STANDARDS, LATEST EDITION. ALL FOOT INDEXES USED ARE REFERENCED HEREIN. CONTRACTOR IS RESPONSIBLE FOR OBTAINING COMPLETE COPIES OF THE LATEST EDITION OF FOOT STANDARD INDEXES AND SPECIFICATIONS.

CONTRACTOR SHALL PROTECT ADJACENT WATER BODIES, WETLANDS AND PROPERTIES FROM DAMAGE BY SEDIMENTATION OR OTHER POTENTIAL CONSTRUCTION RELATED CAUSES.

CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE PLAN OR DESIGNATED IN THE FIELD.

CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING PROPER TRAFFIC MAINTENANCE AND CONTROLS IN ACCORDANCE WITH REGULATORY STANDARDS. WHERE A TRAFFIC MAINTENANCE PLAN IS REQUIRED, THE CONTRACTOR SHALL PREPARE AND SUBMIT THE PLAN FOR APPROVAL TO ALL APPLICABLE REGULATORY AGENCIES.

CONTRACTOR SHALL VERIFY THE ACCURACY OF THE BUILDING GEOMETRY SHOWN IN THE FINAL ARCHITECTURAL DRAWINGS PRIOR TO STAKE-OUT, AND SHALL NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DIFFERENCES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY TESTING TO ASSURE THAT THE PROPER COMPACTION HAS BEEN ACHIEVED ON THE SUBGRADE, PIPE BANK MATERIAL, AND ALL OTHER PERTINENT AREAS THAT HAVE BEEN COMPLETED BY THE CONTRACTOR. THE CONTRACTOR SHALL BEAR ALL COSTS ASSOCIATED WITH TESTING AND RETESTING THE AREAS AND SHALL PROVIDE THE OWNER AND THE ENGINEER COPIES OF ALL TEST RESULTS. ALL REPORTS ARE TO BE SIGNED AND SEALED BY A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF FLORIDA.

SSOCCOF - CHAPTER 666, FLORIDA STATUTES, REQUIRES EXCAVATORS TO NOTIFY SUNSHINE STATE ONE CALL OF FLORIDA (SSOCCOF) BEFORE BEGINNING ANY EXCAVATION IN THE STATE OF FLORIDA UNLESS A SPECIFIC EXEMPTION LISTED IN F.S. 556.108 APPLIES. AN EXCAVATOR MUST NOTIFY SSOCCOF TWO FULL BUSINESS DAYS BEFORE EXCAVATING. EXCAVATORS MAY CALL 1-800-432-7770 DURING BUSINESS HOURS OR USE THE INTERNET TO PROVIDE NOTIFICATION INFORMATION.

TRENCH SAFETY - CONTRACTOR SHALL COMPLY WITH OSHA TRENCH SAFETY STANDARDS 29 C.F.R. S. 1926.650, SUBPART P, AND ALL SUBSEQUENT-ESNT REVISIONS OR UPDATES ADOPTED BY THE DEPARTMENT OF LABOR AND EMPLOYMENT SECURITY AND WITH SECTION 553.62, FLORIDA

II. PRE-CONSTRUCTION RESPONSIBILITIES

UPON RECEIPT OF NOTICE OF AWARD, THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION CONFERENCE TO INCLUDE ALL INVOLVED GOVERNMENTAL AGENCIES, ALL AFFECTED UTILITY OWNERS, THE OWNER, THE ENGINEER AND ITSELF.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A CONSTRUCTION SCHEDULE DEPICTING EACH PHASE OF THE WORK.

PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE SIZE, LOCATION, ELEVATION, AND MATERIAL OF ALL EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION.

EXISTING UTILITY LOCATIONS SHOWN ON THESE PLANS ARE APPROXIMATE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF EXISTING UTILITIES SHOWN OR FOR ANY EXISTING UTILITIES NOT SHOWN.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING UTILITIES FOR WHICH IT FAILS TO REQUEST LOCATIONS FROM THE UTILITY OWNER. THE CONTRACTOR IS RESPONSIBLE AS WELL FOR DAMAGE TO ANY EXISTING UTILITIES WHICH ARE PROPERLY LOCATED.

IF UPON EXCAVATION, AN EXISTING UTILITY IS FOUND TO BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION OR TO BE OF A SIZE OR MATERIAL DIFFERENT FROM THAT SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

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 THE FIELD LOCATIONS AND FOR ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE UTILITY OWNERS, WHICH SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE IMPACT ON CONSTRUCTION SCHEDULE. ANY DELAY CAUSED BY THE CONTRACTOR BY THE RELOCATION OF UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

SUNSHINE STATE ONE CALL OF FLORIDA, INC. - CALL TWO FULL BUSINESS DAYS (BUT NOT MORE THAN FIVE) BEFORE TO FIND OUT WHERE BURIED FACILITIES (ELECTRICAL, GAS, TELEPHONE, CABLE, WATER) ARE LOCATED.

III. PROJECT CLOSEOUT

DURING CONSTRUCTION, THE PROJECT SITE AND ALL ADJACENT AREAS SHALL BE MAINTAINED IN A NEAT AND CLEAN MANNER. UPON FINAL CLEAN-UP, THE PROJECT SITE SHALL BE LEFT CLEAR OF ALL SURPLUS MATERIAL OR TRASH. THE PAVED AREAS SHALL BE SWEEP BROOM CLEAN.

THE CONTRACTOR SHALL RESTORE OR REPLACE, WHEN AND AS DIRECTED BY THE ENGINEER, THE CITY OF APOPKA OR THE GOVERNING AGENCY, ANY PUBLIC OR PRIVATE PROPERTY DAMAGED BY ITS WORK, EQUIPMENT, EMPLOYEES OR THOSE OF ITS SUBCONTRACTORS TO A CONDITION AT LEAST EQUAL TO THAT EXISTING IMMEDIATELY PRIOR TO THE BEGINNING OF OPERATIONS.

TO THIS END, THE CONTRACTOR SHALL DO ALL NECESSARY HIGHWAY OR DRIVEWAY, WALK AND LANDSCAPING WORK, SUITABLE MATERIALS AND METHODS SHALL BE USED FOR RECONSTRUCTION.

WHERE MATERIAL OR DEBRIS HAS WASHED OR FLOWED INTO OR BEEN PLACED IN WATER COURSES, DITCHES, DRAINS, CATCH BASINS, OR ELSEWHERE AS A RESULT OF THE CONTRACTOR'S OPERATIONS, SUCH MATERIAL OR DEBRIS SHALL BE REMOVED AND SATISFACTORILY DISPOSED OF DURING PROGRESS OF THE WORK, AND THE AREA KEPT IN A CLEAN AND NEAT CONDITION.

THE CONTRACTOR SHALL MAINTAIN ACCURATE AND COMPLETE RECORDS OF WORK ITEMS COMPLETED. ALL REQUIRED TESTING RESULTS PROVIDED TO THE ENGINEER.

ALL REQUIRED AS-BUILT INFORMATION PROVIDED TO THE ENGINEER.

IV. REQUIRED AS-BUILT INFORMATION

CONTRACTOR SHALL PROVIDE ENGINEER WITH AS-BUILT DRAWING DOCUMENTATION CERTIFIED BY A REGISTERED FLORIDA LAND SURVEYOR DEPICTING THE FOLLOWING INFORMATION AT A MINIMUM:

UTILITY CROSSING SEPARATION INFORMATION FOR THAT PROVIDED ON THE PLANS VERIFYING: SIZE AND MATERIAL OF CROSSING PIPES

TOP ELEVATION OF BOTTOM PIPE

BOTTOM ELEVATION OF TOP PIPE

FINISH SURFACE ELEVATION OVER UTILITY CROSSING

SANITARY SEWER

TOP ELEVATION OF EACH MANHOLE FRAME AND COVER

INVERT OF EACH LINE ENTERING AND LEAVING EACH MANHOLE / STRUCTURE

LENGTH OF EACH RUN OF MAIN BETWEEN MANHOLES (INVERT TO INVERT)

ACTUAL GRADE OF PIPE BETWEEN MANHOLES

LOCATE ALL SERVICE WIRES FROM DOWNSTREAM MANHOLE WITH DEPTH AT LOT LINE AND DISTANCE FROM THE MAIN LINE

LOCATE WITH MEASUREMENTS FROM PERMANENT VISIBLE OBJECTS ALL FITTINGS / ACCESSORIES NOT VISIBLE FROM THE SURFACE (MINIMUM TWO POINT TIES).

STORM DRAINAGE

TOP ELEVATION OF EACH MANHOLE FRAME AND COVER / GRATE AS WELL AS ALL OTHER STRUCTURES (HEADWALLS, CONTROL STRUCTURES, ETC.).

INVERT ELEVATION OF EACH LINE ENTERING AND LEAVING EACH STRUCTURE, INCLUDING UNDERDRAIN PIPES.

INVERTS OF ALL MITERED END SECTIONS

ACTUAL GRADE OF PIPE BETWEEN THE STRUCTURES. (INVERT TO INVERT)

INVERT ELEVATION AND TWO HORIZONTAL TIES FROM PERMANENT VISIBLE OBJECTS TO ALL STORM STUB-OUTS.

CONTRACTOR SHALL PROVIDE ACCURATE AS-BUILT DIMENSIONS AND ELEVATIONS OF THE IMPROVEMENTS CONSTRUCTED.

UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER OF RECORD COMPLETE SETS OF "AS-BUILT" CONSTRUCTION DRAWINGS AS REQUIRED FOR SUBMITTAL AND APPROVAL. THESE DRAWINGS SHALL BE MARKED TO SHOW "AS-BUILT" CONSTRUCTION CHANGES AND DIMENSIONED LOCATIONS AND ELEVATIONS OF ALL IMPROVEMENTS AND SHALL BE SIGNED AND SEALED BY A FLORIDA REGISTERED LAND SURVEYOR.

V. SHOP DRAWINGS AND SUBMITTALS

PRIOR TO THEIR CONSTRUCTION OR INSTALLATION, 7 SETS OF SHOP DRAWINGS AND CATALOGUE LITERATURE SHALL BE SUBMITTED TO AND REVIEWED BY THE ENGINEER OF RECORD FOR SANITARY SEWER, POTABLE WATER AND STORM SEWER FACILITIES.

INDIVIDUAL SHOP DRAWINGS FOR ALL PRECAST STRUCTURES ARE REQUIRED. CATALOGUE LITERATURE WILL NOT BE ACCEPTED FOR PRECAST STRUCTURES.

PRIOR TO SUBMITTING SHOP DRAWINGS TO THE ENGINEER, THE CONTRACTOR SHALL REVIEW AND APPROVE THE DRAWINGS, AND SHALL NOTE IN RED ANY DEVIATIONS FROM THE ENGINEER'S PLANS OR SPECIFICATIONS. SIX (6) SETS OF APPROVED SHOP DRAWINGS SHALL BE RETURNED TO THE CONTRACTOR FOR DISSEMINATION TO OWNER, UTILITY, LOCAL JURISDICTIONAL AGENCIES, ETC.

THE CONTRACTOR SHALL CONFIRM COMPATIBILITY OF PIPE SLOPES AND INVERTS DURING SHOP DRAWINGS AND MATERIALS ORDERING PHASE OF THE PROJECT AND ADVISE THE ENGINEER OF ANY DISCREPANCIES.

VI. CONSTRUCTION SAFETY

ALL CONSTRUCTION SHALL BE DONE IN A SAFE MANNER, SPECIFICALLY, THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) SHALL BE STRICTLY OBSERVED.

VII. TRENCH SAFETY ACT

CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH THE STATE OF FLORIDA TRENCH SAFETY ACT. WHERE EXCAVATIONS TO A DEPTH IN EXCESS OF FIVE FEET (5 FEET) ARE REQUIRED, THE CONTRACTOR SHALL INCLUDE THE FOLLOWING INFORMATION IN THE BID:

A REFERENCE TO THE TRENCH SAFETY STANDARDS THAT WILL BE IN EFFECT DURING THE PERIOD OF CONSTRUCTION OF THE PROJECT.

WRITTEN ASSURANCES BY THE CONTRACTOR PERFORMING THE TRENCH EXCAVATION THAT SUCH CONTRACTOR WILL COMPLY WITH THE APPLICABLE TRENCH SAFETY STANDARDS.

A SEPARATE ITEM IDENTIFYING THE COST OF COMPLIANCE WITH THE APPLICABLE TRENCH SAFETY STANDARDS.

WHEN A BID IS NOT SUBMITTED, THE CONTRACTOR SHALL SUBMIT THE INFORMATION LISTED IN ITEM B TO THE ENGINEER PRIOR TO STARTING WORK.

VIII. SURVEY DATA

ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAV8).

THE CONTRACTOR SHALL PROTECT ALL PERMANENT REFERENCE MONUMENTS AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID DAMAGE TO SURVEY MARKERS FROM ANY CONSTRUCTION. ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

THE PROPOSED PLAN WAS PROVIDED BY A FLORIDA REGISTERED SURVEYOR.

BENCHMARK LOCATION AND ELEVATION ARE AS REPRESENTED BY SURVEYOR AT THE TIME OF SURVEY. CONTRACTOR SHALL VERIFY ITS CORRECTNESS AT TIME OF CONSTRUCTION.

IX. TEMPORARY FACILITIES

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE OR SUPPLY TEMPORARY WATER SERVICE, SANITARY FACILITIES AND ELECTRICITY TO ITS EMPLOYEES AND SUBCONTRACTORS FOR THEIR USE DURING CONSTRUCTION.

MAINTENANCE OF TRAFFIC IN THE PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MUTCD AND FDOT.

ALL OPEN TRENCHES AND HOLES ADJACENT TO ROADWAYS OR SIDEWALKS SHALL BE PROPERLY MARKED AND BARRICADED TO ASSURE THE SAFETY OF BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.

NO TRENCHES OR HOLES NEAR WALKWAYS OR IN ROADWAYS OR THEIR SHOULDERS ARE TO BE LEFT OPEN DURING NIGHTTIME HOURS WITHOUT EXPRESS PERMISSION OF THE CITY OR RESPECTIVE GOVERNING AGENCY.

X. INTERRUPTION OF EXISTING UTILITIES

ANY CONSTRUCTION WORK THAT REQUIRES INTERRUPTION OF SERVICE TO ANY CUSTOMER SHALL BE DONE SO WITH A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE TO, AND WRITTEN APPROVAL BY, THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL ARRANGE A MEETING WITH THE LOCAL JURISDICTIONAL AGENCIES AND OTHER GOVERNING AGENCIES, AND OTHER AFFECTED UTILITIES PRIOR TO SCHEDULING THE SHUT DOWN TO ASSESS THE SCOPE OF WORK. ALL SYSTEM SHUT DOWNS SHALL BE SCHEDULED BY THE CONTRACTOR AT SUCH TIME THAT SYSTEM DEMAND IS LOW. THIS GENERALLY REQUIRES NIGHT TIME WORK BY THE CONTRACTOR AND REQUIRES FULL TIME INSPECTION BY A REPRESENTATIVE OF THE UTILITY. ALL COST FOR OVERTIME WORK BY THE REPRESENTATIVE OF THE UTILITY SHALL BE BORNE BY THE CONTRACTOR. EACH CUSTOMER AFFECTED BY THE SHUT DOWN SHALL BE PROVIDED, MINIMUM, FORTY-EIGHT (48) HOURS WRITTEN NOTIFICATION BY THE CONTRACTOR.

XI. EROSION CONTROL PLAN NOTES

FOR EROSION CONTROL NOTES PLEASE REFERENCE SHEETS 6 & 7.

XII. EARTHWORK

IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE EXISTING SITE CONDITIONS OF SOIL DURING THE BID PREPARATION TO DETERMINE IF ANY OFF-SITE MATERIALS WILL NEED TO BE IMPORTED TO ACHIEVE THE GRADES SPECIFIED ON THE PLANS.

PRIOR TO BID PREPARATION, THE CONTRACTOR MUST BECOME FAMILIAR WITH THE OVERALL SITE, THE LIMIT AND DEPTH OF EXPECTED ORGANIC MATERIAL, ADEQUACY OF EXISTING MATERIALS AS FILL, DEWATERING REQUIREMENTS, CLEAN FILL REQUIRED FROM OFF-SITE AND MATERIALS TO BE DISPOSED OF OFF-SITE. ANY DELAY, INCONVENIENCE OR EXPENSE CAUSED TO THE CONTRACTOR DUE TO INADEQUATE INVESTIGATION OF EXISTING CONDITIONS SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED. THE MATERIALS ANTICIPATED DURING CONSTRUCTION MAY BE REQUIRED TO BE IMPORTED PRIOR TO USE AS BACKFILL AND THE CONTRACTOR MAY HAVE TO IMPORT MATERIALS, AT NO EXTRA COST, FROM OFF-SITE TO MEET THE REQUIREMENTS FOR COMPACTION AND PROPER FILL.

CLEAR AREAS INDICATED SHALL BE COMPLETELY CLEAR OF ALL TIMBER, BRUSH, STUMPS, ROOTS, GRASS, WEEDS, RUBBISH AND ALL OTHER DEBRIS. DEBRIS SHALL BE REMOVED TO AT THE SURFACE OF THE GROUND. THIS DEBRIS SHALL BE DISPOSED OF IN A LEGAL MANNER. BURNING OF THIS MATERIAL IS NOT PERMITTED UNLESS THE CONTRACTOR OBTAINS SPECIFIC PERMITS ALLOWING SUCH ACTIVITY.

ALL EXCESS FILL FROM THE SITE SHALL BE STOCKPILED BY THE CONTRACTOR, IN A LOCATION DETERMINED BY THE OWNER OR THE OWNER'S REPRESENTATIVE AND THE ENGINEER.

ALL ORGANIC AND OTHER UNSUITABLE MATERIAL IN BUILDING OR PAVEMENT AREAS SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS AND SOUND CONSTRUCTION PRACTICES.

XIII. SIGNING AND PAVEMENT MARKING NOTES

ALL PAVEMENT MARKINGS WITHIN FDOT, OR CITY RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

ALL STOP BARS SHALL BE THERMOPLASTIC. ALL OTHER STRIPING SHALL BE PAINTED UNLESS OTHERWISE SPECIFIED.

ALL PAINT USED FOR PAVEMENT MARKINGS SHALL CONFORM TO SECTION 971-13 OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION (SSRBC). ALL PAINTED MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 710 OF THE FOOT SSRBC AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PAINT MAY ONLY BE USED FOR PRIVATE DEVELOPMENT IMPROVEMENTS OR AS TEMPORARY MARKINGS.

THERMOPLASTIC TRAFFIC MARKINGS SHALL CONFORM TO SECTION 711-2 OF THE FOOT SSRBC. ONLY ALKYD BASED MATERIALS SHALL BE USED. THERMOPLASTIC TRAFFIC MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH SECTION 711 OF THE FOOT SSRBC AND THE MUTCD.

ALL REFLECTIVE PAVEMENT MARKINGS SHALL BE INSTALLED IN CONFORMANCE WITH SECTION 706 OF THE FOOT SSRBC.

ALL TRAFFIC SIGNS SHALL BE CONSTRUCTED OF HIGHLY REFLECTIVE MATERIAL AND BE "STANDARD" SIZE AS ESTABLISHED IN THE MUTCD.

STOP BARS TO BE A MINIMUM OF 4 FEET CLEAR BEHIND CROSSWALKS.

HANDICAP PARKING SPACES SHALL BE DESIGNATED BY APPROPRIATE PAVEMENT MARKINGS AND SIGNS.

XIV. PAVING, GRADING AND DRAINAGE NOTES

CONTRACTOR ACCEPTS SITE AS IS. ANY REPAIRS TO EXISTING SITE ELEMENTS INCLUDING PAVEMENT, SIDEWALKS, CURBING, DRAINAGE, SANITARY SEWER, WATER, SIGNAGE AND STRIPING SHALL BE INCLUDED IN THE BID PRICE.

ALL CURB RADI AND DIMENSIONING ARE TO EDGE OF PAVEMENT.

PRIOR TO BACKFILLING THE DRAINAGE SYSTEM, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND LOCAL JURISDICTIONAL AGENCIES FOR INSPECTION.

ALL EXISTING AND PROPOSED UTILITIES SHALL BE ADJUSTED TO NEW FINISH GRADES AND PROPERLY SET TO PAVEMENT CROSS SLOPE AS REQUIRED.

ALL UTILITIES SHALL BE COMPLETED OR SLEEVING PROVIDED BEFORE ANY PAVEMENT CONSTRUCTION BEGINS.

GRADING FROM PROPOSED TO EXISTING CONDITIONS SHALL NOT BE STEEPER THAN 3H:1V NOR FLATTER THAN 20H:1V. ALL SWALES AND SLOPES SHALL BE SODDED AFTER GRADING (SEE NOTE IV.C.6).

IF THE PLANS INDICATE A STABILIZED SUBGRADE IS TO BE USED, IT SHALL HAVE A MINIMUM LBR VALUE OF 40 OR A FBV OF 75 AND SHALL BE IN ACCORDANCE WITH THE FDOT, SPECIFICATIONS, SECTION 160. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT TO THE ENGINEER FOR APPROVAL, THE MATERIAL TO BE USED FOR THE SUBGRADE, AND THEIR PROPORTIONS AND LABORATORY LBR.

BEFORE DELIVERY TO THE SITE, QUALITY CONTROL LBR'S MAY BE REQUIRED BY THE ENGINEER TO PROVE THE IN-PLACE CONDITION. MATERIAL HAVING A PLASTICITY INDEX AT MORE THAN 10 OR A LIQUID LIMIT GREATER THAN 40 SHALL NOT BE USED. ALL MATERIAL USED FOR STABILIZING THE ROADBED SHALL PASS A 3-1/2" INCH SIEVE.

ALL REQUIRED DENSITY AND LBR TEST RESULTS FOR SUBGRADE SHALL BE PROVIDED TO THE ENGINEER PRIOR TO PLACING BASE COURSE MATERIAL.

IF THE PLANS INDICATE A LIMEROCK BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE LIMEROCK BASE SHALL CONFORM TO THE REQUIREMENTS OF THE F.D.O.T. SPECIFICATIONS, SECTION 200. THE LIMEROCK BASE SHALL BE COMPACTED TO A 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE. AASHTO T-160, METHOD "D". THE GEOTECHNICAL ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TESTS RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO THE APPLICATION OF THE PRIME AND TACK COATS.

IF THE PLANS INDICATE A SOIL CEMENT BASE, THE CONSTRUCTION AND THE MATERIAL FOR THE SOIL CEMENT BASE SHALL CONFORM TO THE REQUIREMENTS OF THE F.D.O.T. SPECIFICATIONS, SECTION 270. THE SOIL CEMENT BASE SHALL BE COMPACTED TO A 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE. AASHTO T-134, METHOD "D". THE GEOTECHNICAL ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TESTS RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO THE APPLICATION OF THE PRIME AND TACK COATS.

THE APPLICATION OF THE PRIME AND TACK COATS.

IF THE PLANS INDICATE A STORM SEWER, THE CONSTRUCTION AND THE MATERIAL FOR THE STORM SEWER SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE F.D.O.T. SPECIFICATIONS, SECTION 270. THE STORM SEWER SHALL BE COMPACTED TO A 98% MAXIMUM DENSITY AT OPTIMUM MOISTURE. AASHTO T-134, METHOD "D". THE GEOTECHNICAL ENGINEER SHALL SPECIFY THE LOCATION AND NUMBER OF DENSITY TESTS REQUIRED. THE TESTS RESULTS SHALL BE ACCEPTED BY THE ENGINEER PRIOR TO THE APPLICATION OF THE PRIME AND TACK COATS.

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PROJECT DATA:

PARCEL ID: 14-21-28-0000-00-092
EXISTING ZONING: I-L (LIGHT INDUSTRIAL)
FUTURE LAND USE DESIGNATION: COMMERCIAL
PROPOSED USE: OFFICE/WAREHOUSE
MAX BUILDING HEIGHT: 45 FT
PROPERTY AREA: 11.20 Acres (487,867 SF)
FAR: 0.21 (103,449 SF/487,867 SF), MAXIMUM- 0.60

BUILDING SETBACKS (REQUIRED):
FRONT (441) = 25 FT
SIDE (NORTH) = 10 FT
SIDE (SOUTH) = 10 FT
REAR (EAST) = 10 FT
LANDSCAPE BUFFER:
FRONT (441) = 20 FT
SIDE (NORTH) = 10 FT
SIDE (SOUTH) = 10 FT
REAR (EAST) = 10 FT

GREEN BUILDING STANDARDS

PER LDC SECTION 5.11.4, THE FOLLOWING ARE TO BE PROVIDED (4 PTS REQUIRED)

ALL CENTRAL CONDITIONERS ARE TO BE ENERGY STAR QUALIFIED (0.5 PTS)

TURF GRASS SHALL BE LIMITED TO 40% OF THE LANDSCAPED AREA (0.5 PT)

SOURCE A MINIMUM OF 25 PERCENT, BY COST, OF CONSTRUCTION MATERIALS FROM RECYCLED PRODUCTS OR PRODUCTS MANUFACTURED, EXTRACTED, HARVESTED, OR RECOVERED WITHIN 250 MILES OF THE SITE (1.5 PTS)

ALL PROPOSED STRUCTURES SHALL BE GREATER THAN 3 FEET ABOVE THE BASE FLOOD ELEVATION (0.5 PT)

DEVELOPMENT ON PREVIOUSLY USED OR DEVELOPED LAND THAT IS NOT CONTAMINATED (0.5 PT)

PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY (0.5 FOR ADDITIONAL 5%)

PER APOPKA LDC 5.1.12

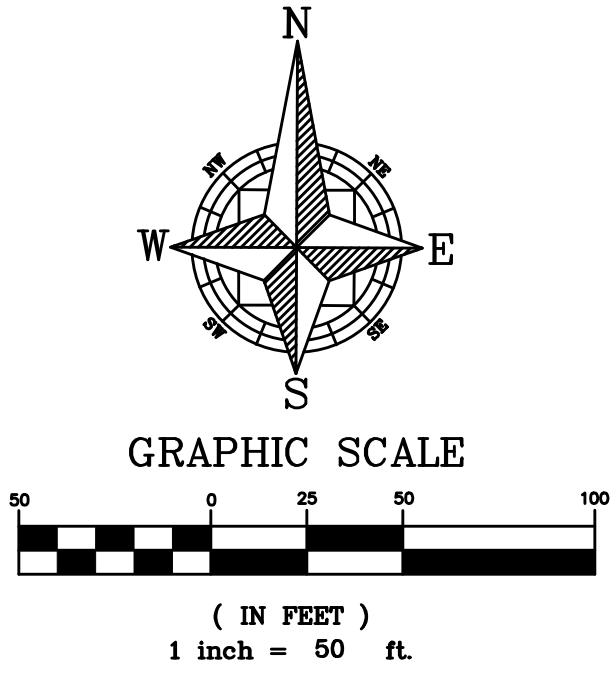
OFF-STREET LOADING AREAS
REQUIRED = 11 SPACES

*OPEN SPACE SET ASIDE CALCULATION
PER LDC SECTION 5.4.4, 5.0% IS REQUIRED

BUILDING	PAVING/SIDEWALK	STORMWATER	*WETLAND/BUFFER	*LANDSCAPE/OPEN	TOTAL
103,449 SF	146,303 SF	30,356 SF	104,420 SF	103,339 SF	487,867 SF

*TOTAL SET ASIDE: 207,759 SF = 43%

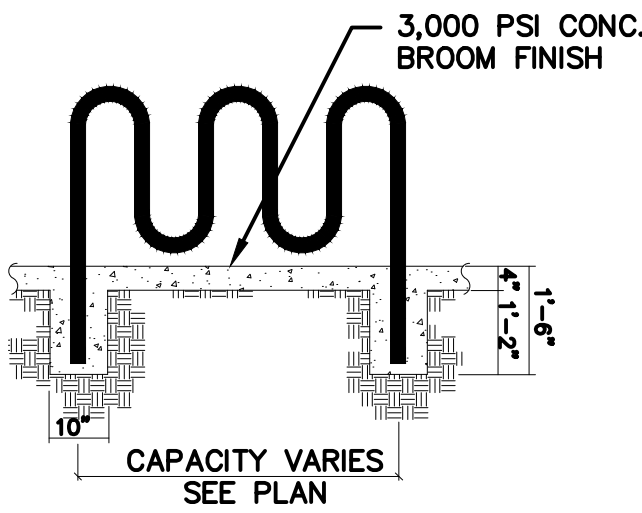
TOTAL OPEN/PERVIOUS SPACE = (WETLAND BUFFER + STORMWATER +LANDSCAPE) = 151,628 SF/ 3.48 ACRES/ 31.1%



1291 SOUTH ORANGE BLOSSOM TRAIL
SITE PLAN
CITY OF APOPKA, FLORIDA



ELECTRIC VEHICLE
PARKING SIGN (TYP)



BIKE RACK (TYP)

PAVEMENT MARKINGS & SIGNAGE

- 1 DIRECTIONAL ARROWS
- 2 24" WIDE WHITE STOP BAR W/ 24" STOP SIGN (R1-1)
- 3 PAVEMENT STRIPING (4" WHITE)
- 4 ACCESSIBLE PAVEMENT SYMBOLS WITH ACCESSIBLE SIGN
- 5 PEDESTRIAN CROSSWALK

SITE NOTES

- 1 SIDEWALK RAMP
- 2 FDOT TYPE D CURB
- 3 SIDEWALK
- 4 ASPHALT PAVEMENT
- 5 CONCRETE SIDEWALK
- 6 CONCRETE PAVEMENT
- 7 BIKE RACK (4 BIKE)
- 8 FIRE HYDRANT
- 9 LOADING ZONE
- 10 RETAIL DUMPSTER ENCLOSURE
- 11 FIRE DEPARTMENT CONNECTION
- 12 WHEEL STOP
- 13 ELECTRIC CHARGING PARKING SPACE

LEGEND:

NUMBER OF PARKING SPACES

TRAFFIC COUNTS

ITE TRIP GENERATION HANDBOOK
CODE 151, 10TH EDITION

338 TRIPS

SIGNAGE

NO GROUND SIGNAGE IS PROPOSED.
ALL SIGNAGE SHALL BE ON THE SIDES
OF THE STRUCTURES AND PER CITY
OF APOPKA CODE.

1 SPACE/1,000 SF FOR WAREHOUSE
+5 SPACES/1,000 SF FOR OFFICE.

PROVIDED PARKING: 184 SPACES (INCLUDING 2 ELECTRIC
CHARGING SPACES AND 7 H/C SPACES)

PARKING CHART

BUILDING	USE	ACCESS/LOADING	OFFICE AREA	OFFICE PARKING	WAREHOUSE AREA	WAREHOUSE PARKING	TOTAL AREA	TOTAL REQUIRED PARKING
A	OFFICE/WAREHOUSE/DISTRIBUTION	FRONT	1,920	10	11,325	11	13,245	21
B	OFFICE/WAREHOUSE/DISTRIBUTION	FRONT	1,920	10	11,325	11	13,245	21
C	OFFICE/WAREHOUSE/DISTRIBUTION	FRONT	1,920	10	11,325	11	13,245	21
D	OFFICE/WAREHOUSE/DISTRIBUTION	REAR	3,850	19	15,737	16	19,587	35
E	OFFICE/WAREHOUSE/DISTRIBUTION	REAR	3,850	19	15,747	16	19,597	35
F	OFFICE/WAREHOUSE/DISTRIBUTION	REAR	2,880	14	9,384	9	12,264	24
G	OFFICE/WAREHOUSE/DISTRIBUTION	REAR	2,881	14	9,385	9	12,266	24
Totals			19,221	96	84,228	84	103,449	181

NO.	DATE	REVISION / ISSUE DATE	COUNTY COMMENTS	BY:	LMP
1	10/25/2023				

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Polner
#50974
This item has been electronically signed and sealed by Laurence Polner, P.E., on the date indicated using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROJECT #:
12.2023

DRAWN/LMP CHECKED: LMP

DATE:

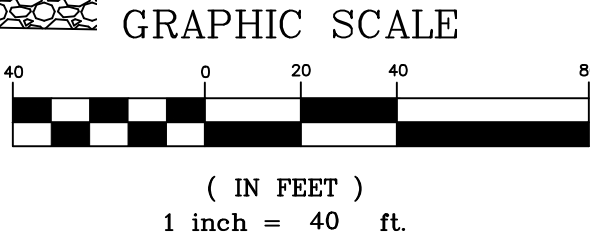
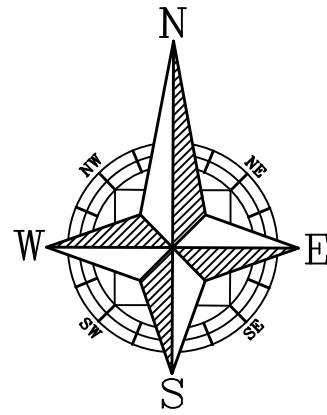
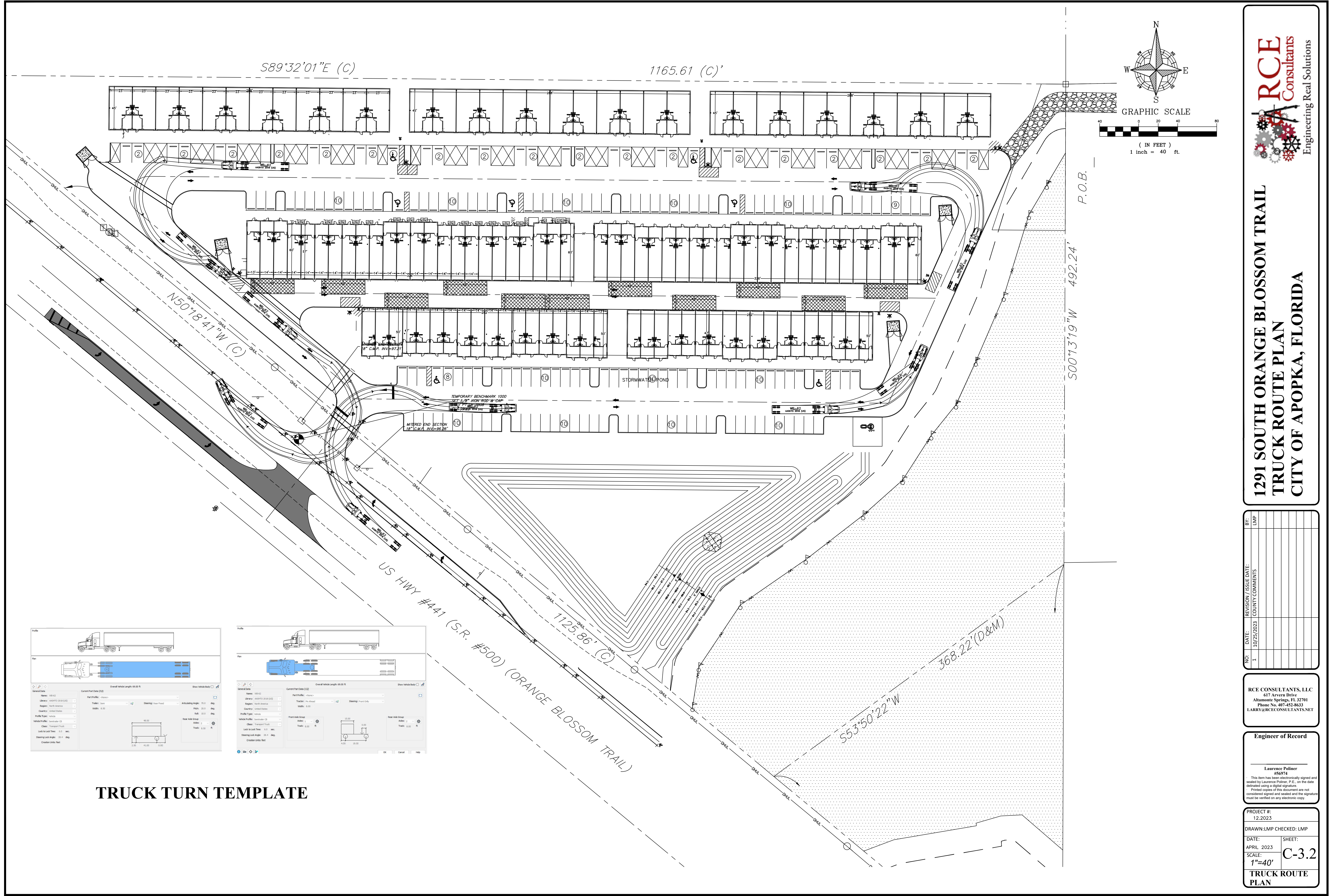
APRIL 2023

SCALE:

1"=50'

SITE PLAN

SHEET:
C-3.0



1291 SOUTH ORANGE BLOSSOM TRAIL
TRUCK ROUTE PLAN
CITY OF APOPKA, FLORIDA

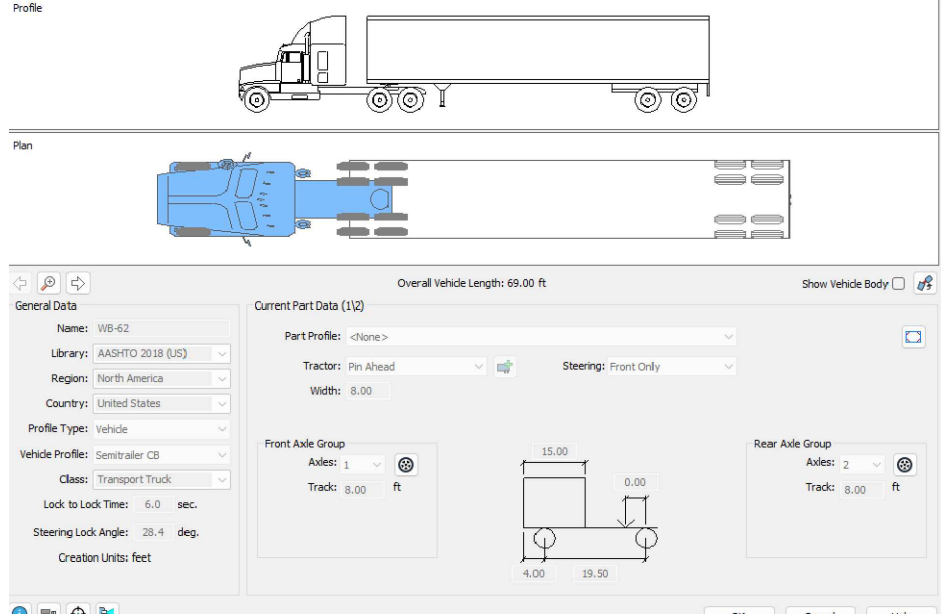
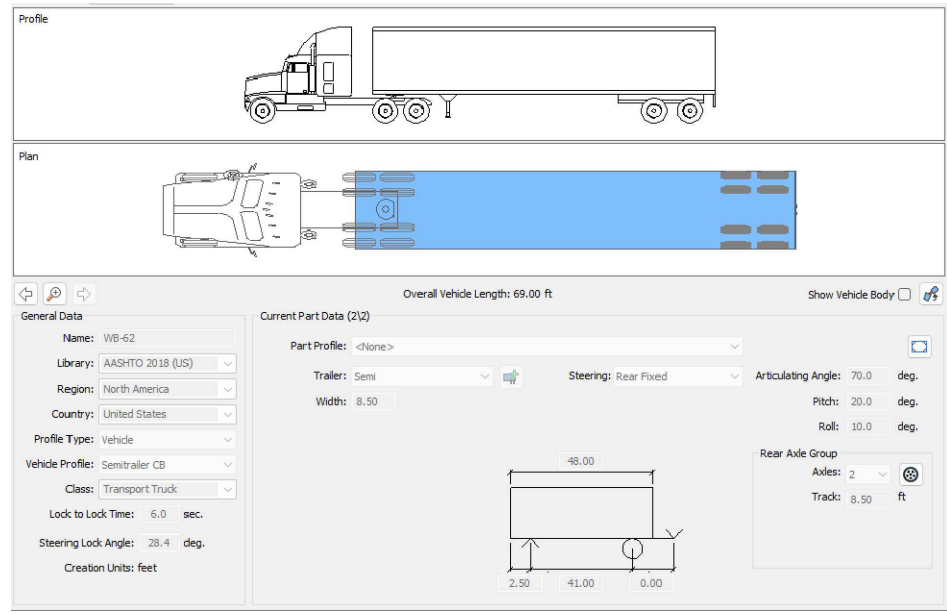
NO.	DATE	REVISION / ISSUE DATE	COUNTY COMMENTS	BY:
1	10/25/2023			LMP

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617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

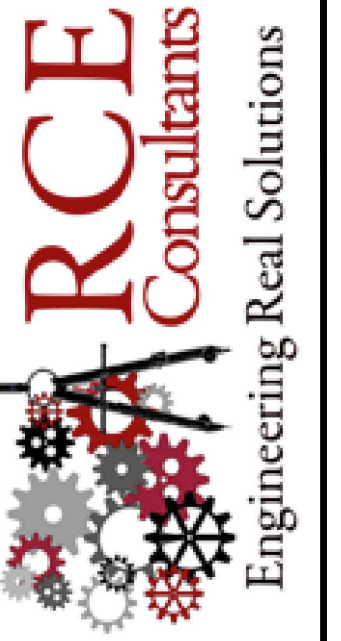
Engineer of Record

Laurence Polner
#56974
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PROJECT #:	12.2023
DRAWN/LMP CHECKED: LMP	
DATE:	SHEET:
APRIL 2023	C-3.2
SCALE:	1"=40'
TRUCK ROUTE PLAN	



TRUCK TURN TEMPLATE



**1291 SOUTH ORANGE BLOSSOM TRAIL
PARKING PLAN
CITY OF AOPKA, FLORIDA**

[illegible]

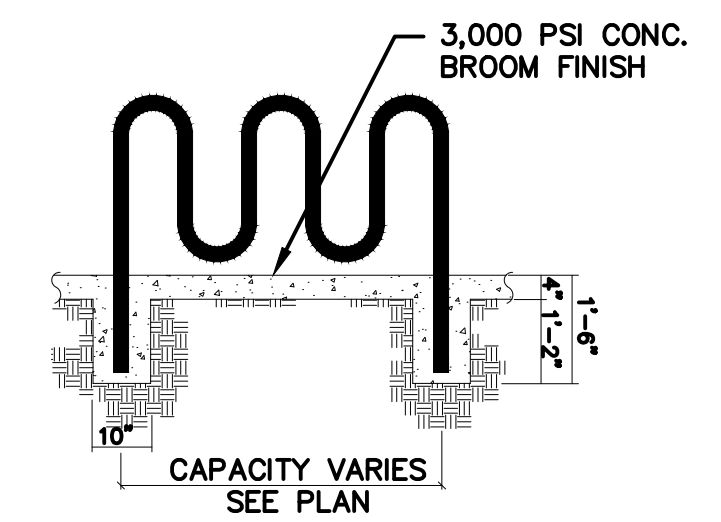
RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, Fl. 32701
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Engineer of Record

Laurence Poliner
#56974

- This item has been electronically signed and sealed by Laurence Poliner, P.E., on the date delineated using a digital signature.
- Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.

PROJECT #: 12.2023	
DRAWN:LMP CHECKED: LMP	
DATE: APRIL 2023	SHEET: C-3.3
SCALE: 1"=50'	
PARKING PLAN	



LEGEND:
 NUMBER OF PARKING SPACES

BUILDING	USE	ACCESS/LOADING	OFFICE AREA	OFFICE PARKING	WAREHOUSE AREA	WAREHOUSE PARKING	TOTAL AREA	TOTAL REQUIRED PARKING
A	OFFICE/WAREHOUSE/DISTRIBUTION	FRONT	1,920	10	11,325	11	13,245	21
B	OFFICE/WAREHOUSE/DISTRIBUTION	FRONT	1,920	10	11,325	11	13,245	21
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		Totals	19,221	96	84,228	84	103,449	181

1 SPACE/1,000 SF FOR WAREHOUSE
+5 SPACES/1,000 SF FOR OFFICE.

PROVIDED PARKING: 184 SPACES (INCLUDING 2 ELECTRIC CHARGING SPACES AND 7 H/C SPACES)

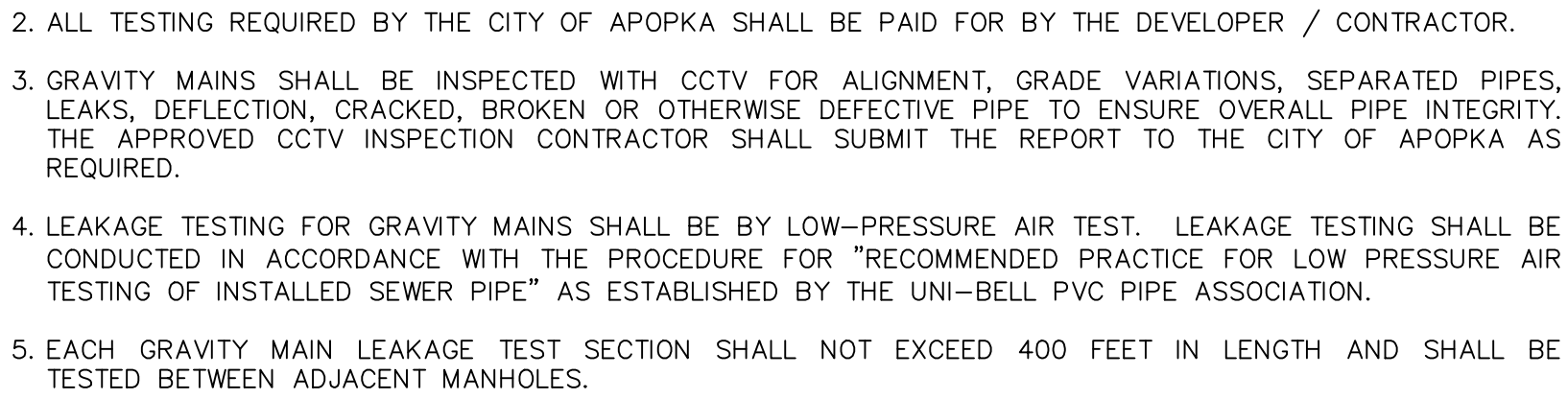
1. BACTERIOLOGICAL TESTS WITH CHLORINE RESIDUALS INDICATED (TAKEN ON TWO CONSECUTIVE DAYS) SHALL BE CONDUCTED AT EACH POTABLE WATER METER FOR EVERY BUILDING, AT EVERY WET-TAP CONNECTION AND EVERY LOCATION INDICATED WITHIN THESE PLANS. RESULTS OF THE BACTERIOLOGICAL TESTS SHALL BE PROVIDED TO THE ENGINEER OF RECORD IMMEDIATELY UPON COMPLETION. BACTERIOLOGICAL TEST RESULTS SHALL BE CONSIDERED UNACCEPTABLE IF THE TESTS WERE COMPLETED MORE THAN 30 DAYS BEFORE THE ENGINEER RECEIVED THE RESULTS.

- (a) ALL PVC PIPE OF NOMINAL DIAMETER FOUR (4) INCHES THROUGH TWELVE (12) INCHES SHALL BE MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C900, LATEST EDITION. THE PVC PIPE SHALL HAVE A MINIMUM WORKING PRESSURE RATING OF 150PSI AND SHALL HAVE A DIMENSION RATIO (DR) OF 18.
- (b) ALL DUCTILE IRON PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI/AWWA A21.51/C151 AND HAVE A MINIMUM 350 PRESSURE CLASS RATING

- (a) PVC GRAVITY SEWER PIPE (4 INCH - 15 INCH), ASTM D3034, SDR 35 - UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46PSI. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI-B-4. ALL PVC PIPE SHALL BEAR THE NSF-DWV SEAL AND BE GREEN IN OVERALL COLOR. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
- (b) DISTASTE IRON PIPE SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C151 WITH MECHANICAL PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF COATED TAR EPOXY SHALL BE PROVIDED WITH A MINIMUM DRY THICKNESS OF 30 MIL. DUCTILE IRON GRAVITY SEWERS, WHERE REQUIRED BY THE CITY OF APOPKA BASED ON GEOTECHNICAL INVESTIGATIONS, SHALL BE WRAPPED WITH POLYETHYLENE FILM, AWWA C105. SEE APPENDIX C. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE EIGHTEEN (18) FEET.

1. ALL EXISTING UTILITIES HAVE BEEN FIELD VERIFIED AT ALL POINTS OF CONNECTION TO, AND AT ALL AREAS OF CONFLICT WITH THE CITY OF APOPKA MAINS.
2. ALL UTILITIES (INCLUDING PUMP STATION IF APPLICABLE) LOCATED OUTSIDE PUBLIC RIGHT-OF-WAYS AND PUBLIC EASEMENTS SHALL BE PRIVATELY OWNED AND MAINTAINED.

1. NOTE TO THE UTILITY: PURSUANT TO 62-555.345; DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.
2. THE PERMITEE WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY
3. ALL WATER MAINS AND APPURTENANCES SHALL BE DISINFECTED AND BACTERIOLOGICALLY EVALUATED IN ACCORDANCE WITH RULE 62-555.340, F.A.C.
4. ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE. SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.



1. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WATER MAINS, WASTEWATER FORCE MAINS, GRAVITY MAINS AND RECLAIMED WATER MAINS. MAIN LOCATIONS SHOWN ON PLANS MAY NOT BE EXACT. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING EXISTING UTILITY LOCATIONS.
2. SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE CITY OF APOPKA.
3. THE CONTRACTOR SHALL NOTIFY THE CITY OF APOPKA AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF APOPKA AT LEAST 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION.
5. THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE CITY OF APOPKA SYSTEM SHALL BE IN CONFORMANCE WITH THE CITY OF APOPKA STANDARDS AND CONSTRUCTION SPECIFICATIONS.
6. ALL CITY MAINS AND FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
7. THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO CITY OF APOPKA MAINS AND FACILITIES.
8. THE CONTRACTOR SHALL ADJUST ALL EXISTING CITY OF APOPKA MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, OR STORM WATER IMPROVEMENTS. CITY OF APOPKA FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS.
9. ONLY THE CITY OF APOPKA SHALL OPERATE CITY WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE CITY OF APOPKA INSPECTOR. FOR OPERATION OF MAINS NOT OWNED BY THE CITY OF APOPKA, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE UTILITY REPRESENTATIVE.
10. CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE-APPROVED INTERRUPTIONS OF SERVICE WITH THE CITY OF APOPKA INSPECTOR 7 WORKING DAYS IN ADVANCE.

11. THE CONTRACTOR SHALL PROVIDE FOR BYPASSING AND/OR HAULING WASTEWATER DURING APPROVED INTERRUPTIONS OF WASTEWATER FLOWS AND CONNECTIONS. THE CONTRACTOR SHALL SUBMIT A BYPASS PLAN SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO THE CITY OF APOPKA FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
12. ALL VALVES INSTALLED AS PART OF THIS CONSTRUCTION PROJECT SHALL REMAIN CLOSED DURING CONSTRUCTION. KEEP VALVES ON ALL WET TAPS CLOSED UNTIL CLEARED BY FDEP. DO NOT CONNECT NEWLY CONSTRUCTED WATER MAINS TO ANY EXISTING WATER MAINS UNLESS CLEARED BY FDEP AND CITY OF APOPKA.
13. THE CONTRACTOR SHALL PROVIDE A JUMPER ASSEMBLY WITH A BACKFLOW PREVENTER FOR MAKING TEMPORARY CONNECTIONS TO AN EXISTING POTABLE WATER SOURCE IN ORDER TO CHLORINATE AND FLUSH NEW WATER MAINS WITH POTABLE WATER. ANY TEMPORARY POTABLE WATER CONNECTIONS TO RECLAIMED WATER OR FORCEMAIN SHALL ALSO BE EQUIPPED WITH A BACKFLOW PREVENTER.
14. FOR PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA, NO PIPE BENDING IS ALLOWED. THE MAXIMUM ALLOWABLE TOLERANCE FOR JOINT DEFLECTION IS 0.75 DEGREES (3-INCHES PER JOINT PER 20 FT STICK OF PIPE.) ALIGNMENT CHANGE SHALL BE MADE ONLY WITH SLEEVES AND FITTINGS.
15. FOR NON-PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BEND DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS, FITTINGS AND LAYING RADIUS FOR THE VARIOUS PIPE LENGTHS SHALL NOT EXCEED 75 PERCENT OF THE PIPE MANUFACTURER'S RECOMMENDATION.

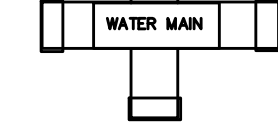
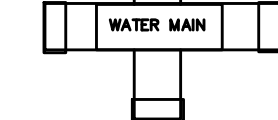
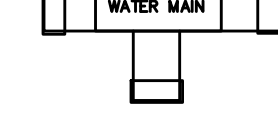
(4) SEPARATION BETWEEN RECLAIMED HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS SHALL BE MAINTAINED. ANY EXISTING OR PROPOSED HYDRANT DRAIN SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-B (10.01 LEAK DETECTION AND REPAIR) OR PART III OF CHAPTER 62-C (10.01 VACUUM-TYPE SANITARY SEWER); AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-B (10.01 LEAK DETECTION AND REPAIR) OR PART III OF CHAPTER 62-C (10.01 VACUUM-TYPE SANITARY SEWER); AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

**1291 SOUTH ORANGE BLOSSOM TRAIL
UTILITY NOTES
CITY OF AOPKA, FLORIDA**

[illegible]

UTILITY NOTES

LOCATION OF PUBLIC WATER SYSTEM MAIN IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL SEPARATION	CROSSINGS (1)	JOINT SPACING @ CROSSINGS (FULL JOINT CENTERED)
STORM SEWER STORMWATER FORCE MAIN RECLAIMED WATER (2)	 3 FT. MIN	 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 3 FT MINIMUM 
VACUUM SANITARY SEWER	 10 FT. PREFERRED 3 FT MIN	 12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT MINIMUM 
GRAVITY OR PRESSURE SANITARY SEWER SANITARY SEWER FORCE MAIN RECLAIMED WATER (4)	 10 FT. PREFERRED 6 FT MIN (3)	 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT MINIMUM 
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT MIN		

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

Disclaimer- This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.

NOTE: COMPLETE SYSTEM TO BE SUPPLIED BY:
RILEY & COMPANY, INC.
SANFORD, FL 32773
(407)265-9963

NO SUBSTITUTIONS - NO ALTERNATES
LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED.

The H-20 Load Rated Fiberglass Wetwell Must Be Manufactured By L.F. Manufacturing, Giddings, Texas, Which Includes a 20 Yr. Warranty. Certification of the wetwell H-20 load rating must be supplied with submittals. H-20 certification must be signed and sealed by an engineer registered in the State of Florida.

After the H-20 load rated wetwell has been installed, the ASTM Certification Number and Serial Tracking Number must be visible inside wetwell.

PUMPS: (3 YR. WARRANTY)

Submersible grinder pumps shall be FLYGT Model NP3102. The pumps shall be installed in the H-20 GP FRP wetwell utilizing a slide rail system. The grinder unit shall be capable of macerating materials normally found in domestic and commercial sewage into a fine slurry which will pass through the pump and the HDPE discharge piping.

Stator winding shall be open type with Class H insulation and shall be heat-shrink fitted into the stator housing. The use of pins, bolts, or other fastening devices is not acceptable.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with the magnetic contactor coil in the control panel to stop motor if winding temperature exceeds 140 C., but shall automatically reset when the winding temperature returns to normal. Two heat sensor thermostats shall be used on three phase motors.

The pump motor grinder shaft shall be AISI 430F SS threaded to take the pump impeller and the grinder impeller.

Upper & lower mechanical seals shall be Silicon Carbide vs Silicon Carbide.

DUPLEX CONTROL PANEL: (3 YR. WARRANTY)

To insure complete unit and warranty responsibility the electrical control panel must be manufactured and built by the pump supplier. The pump supplier must be a TUV (UL508A CERTIFIED) manufacturing facility, with a minimum of 10 years history in the manufacturing of electrical control panels.

The Enclosure shall be NEMA 4X, minimum 30" high x 30" wide x 10" deep fiberglass with 4 point latching system.

The enclosure shall have external mounting feet to allow for wall mounting. The following components shall be mounted through the enclosure:

- 1- ea. Red Alarm Beacon (Light) 4" x 4" Minimum Diameter
- 1- ea. Alarm Horn (minimum 95 DCB)
- 1- ea. Generator Receptacle w/ weatherproof cover(SCM460 -UL 1686)
- 1- ea. Alarm Silence Pushbutton

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:

- 2- ea. Motor Contactors
- 1- ea. Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
- 1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
- 1- ea. Lightning Arrestor
- 1- ea. Silence Relay Module
- 1- ea. Duplex Alternator w/ Pump Selector Switch
- 1- ea. Model RCB5AH Battery Back-Up w/ Smart Charger For The High Level Alarm System
- 20- ea. Terminals For Field Connections
- 6- ea. Terminals For Motor Connections (Single Phase Only)
- 7- ea. Grounding Lugs
- 1- ea. Seal Failure Relay

The inner door shall be fabricated from .080, 5052-H32 marine alloy aluminum. The inner door shall have a continuous aluminum piano hinge.

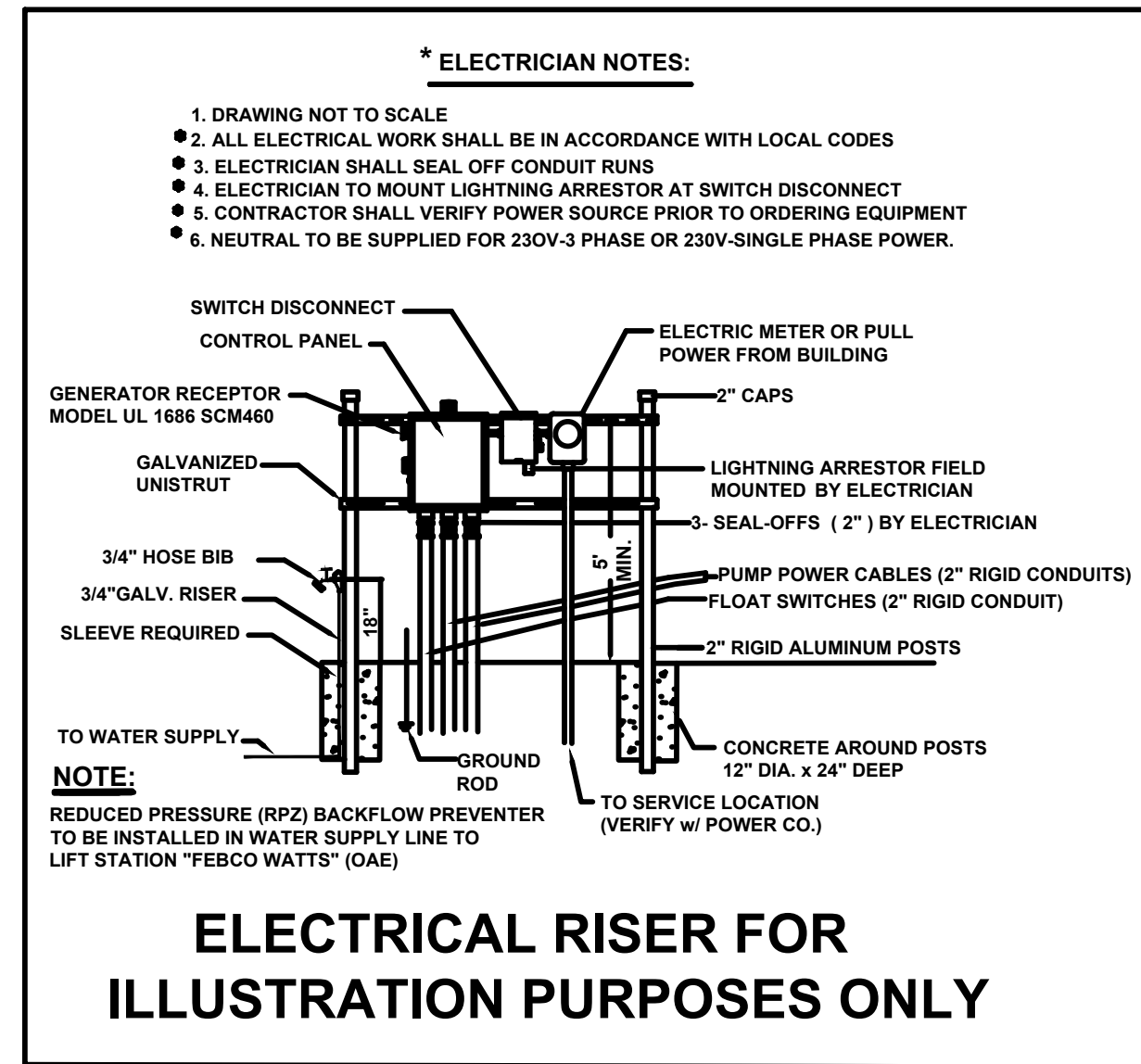
The following components shall be mounted through the inner door:

- 1- ea. Main Circuit Breaker
- 1- ea. Emergency Circuit Breaker
- 1- ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
- 2- ea. Short Circuit Protectors w/ Auxiliary Contacts
- 1- ea. Control Circuit Breaker
- 2- ea. Seal Failure Indicator Lights
- 1- ea. Hand-Off-Auto Selector Switches
- 2- ea. Pump Run Pilot Lights
- 1- ea. Power On Pilot Light
- 2- ea. Elapse Time Meters (Non-Resetable)
- 1- ea. GFI Duplex Convenience Outlet

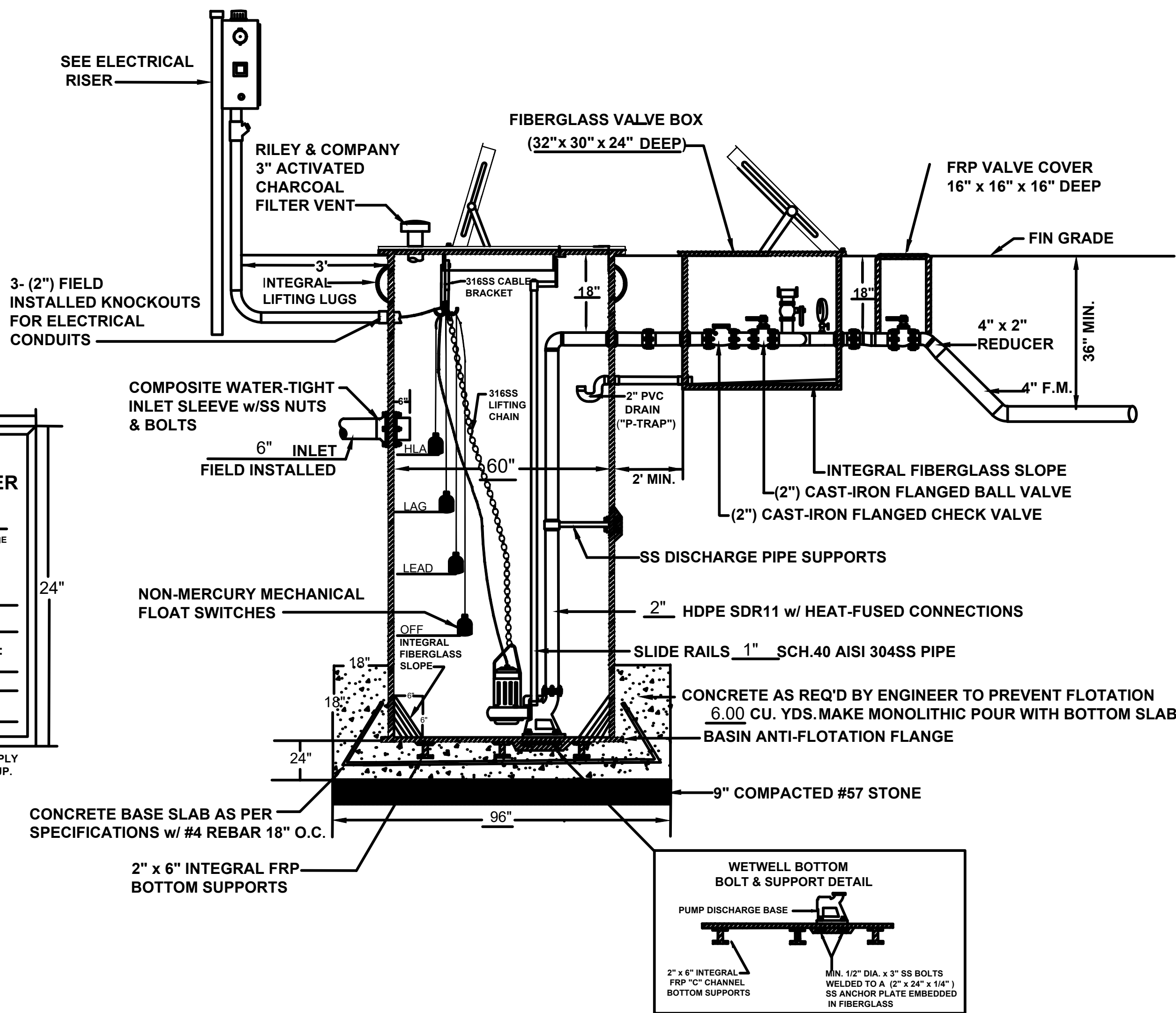
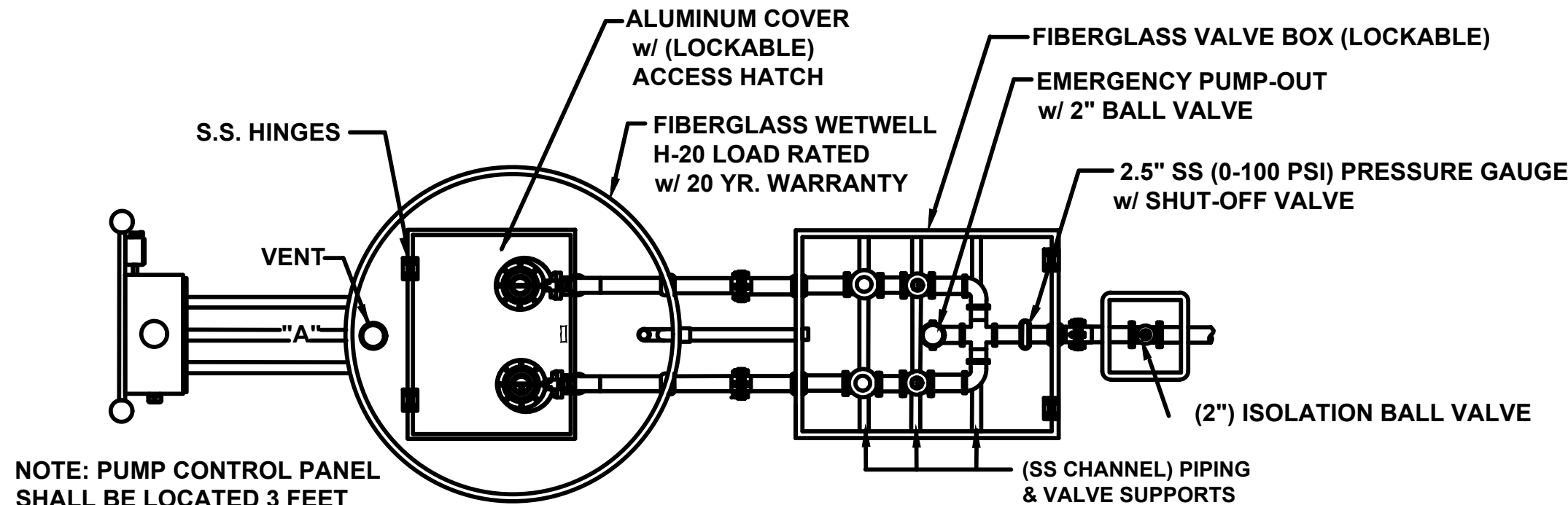
RILEY & Company, Inc. (H-20 GP) ©

w/ BATTERY BACK-UP FOR AUDIO - VISUAL ALARMS

PUMP DATA		ELEVATIONS	
PRIMARY PUMP CAPACITY	98 GPM	TOP OF WETWELL	98.00
PRIMARY TDH	93 'TDH	INLET INVERT	89.27
PUMP MANUFACTURER	FLYGT	HIGH LEVEL ALARM (HLA)	88.77
PUMP MODEL #	NP3102	2nd PUMP ON (LAG)	88.27
R.P.M.	3450	1st PUMP ON (LEAD)	87.77
HORSEPOWER	7.20	PUMPS OFF (OFF)	84.77
IMPELLER DIAMETER	135mm	BOTTOM OF WETWELL	82.00
ELECTRICAL/ VOLTS / PHASE	230V/3	WETWELL DIAMETER	60"
FULL LOAD AMPS/ PER PUMP	17.00		
PUMP DISCHARGE SIZE	3"		



- NOTES:**
1. Water service with hose bibb and reduced pressure backflow preventer to be installed near lift station. (See Electrical Riser Illustration)
 2. System shall be operated and maintained to provide uninterrupted service as required by DEP Chapter 62-604.500.
 3. Approved Operation & Maintenance Manual(O&M) shall be kept available for operation and maintenance personnel
 4. A weather resistant emergency contact sign shall be installed at the lift station and made visible to the public (Lettering shall be min. 2" in height.
 5. INSPECTION & TESTING: A factory representative shall be provide for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance for the complete system.



PRIVATE SANITARY SEWER PUMP STATION

IN CASE OF EMERGENCY CONTACT THE FOLLOWING NUMBERS:

FACILITY OWNED BY: _____

NAME: _____

PHONE NUMBER: _____

FACILITY MAINTAINED BY: _____

NAME: _____

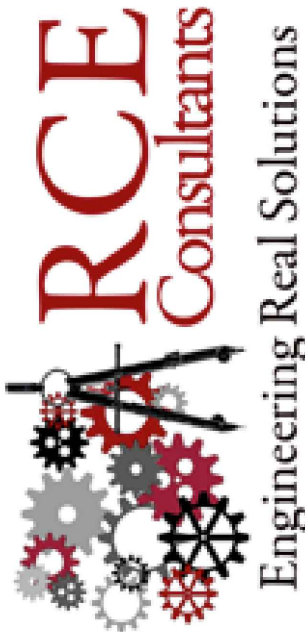
PHONE NUMBER: _____

STATION NUMBER: _____

NOTE: CONTRACTOR MUST SUPPLY INFORMATION SIGN AT START-UP.

ELECTRICAL INFORMATION IS SHOWN FOR REFERENCE ONLY AND IS NOT INCLUDED AS PART OF THE ENGINEERING DESIGN OR CERTIFICATION BY THE PROFESSIONAL ENGINEER. ANY ELECTRICAL DESIGN NEEDED FOR THE LIFT STATION SHALL BE CONFIRMED AND CERTIFIED BY A PROFESSIONAL ELECTRICAL ENGINEER.

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1291 SOUTH ORANGE BLOSSOM TRAIL
LIFT STATION PLAN
CITY OF APOPKA, FLORIDA

NO.	DATE	REVISION / ISSUE DATE	COUNTY COMMENTS	BY:	LMP
1	10/25/2023				

RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

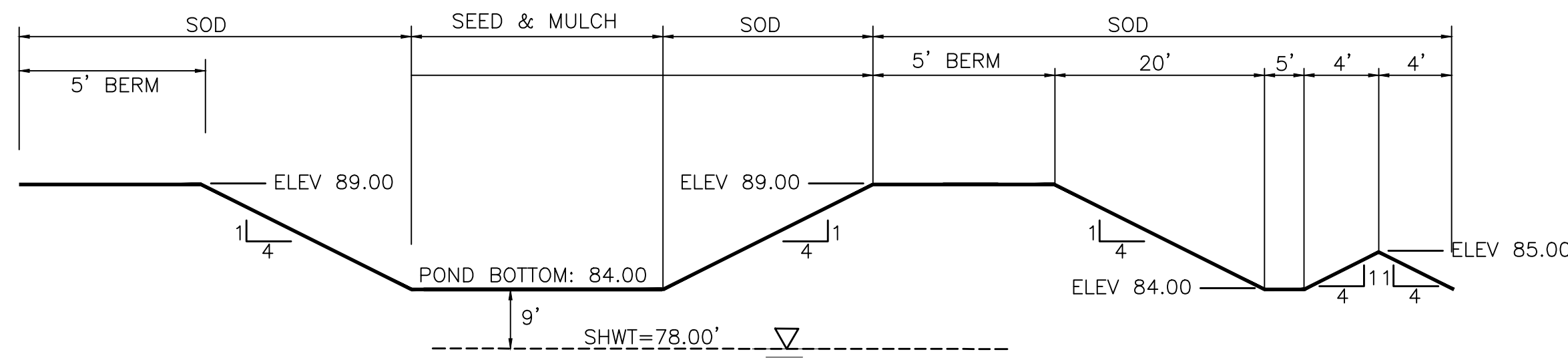
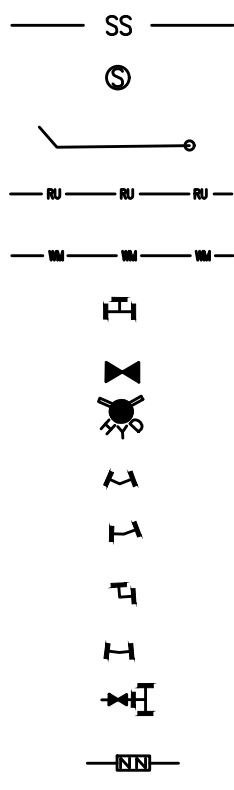
Laurence Polner
#50974
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PROJECT #:	12.2023
DRAWN/LMP CHECKED: LMP	
DATE:	SHEET:
APRIL 2023	C-4.2
SCALE:	1"=40'
LIFT STATION PLAN	

08-17-2023

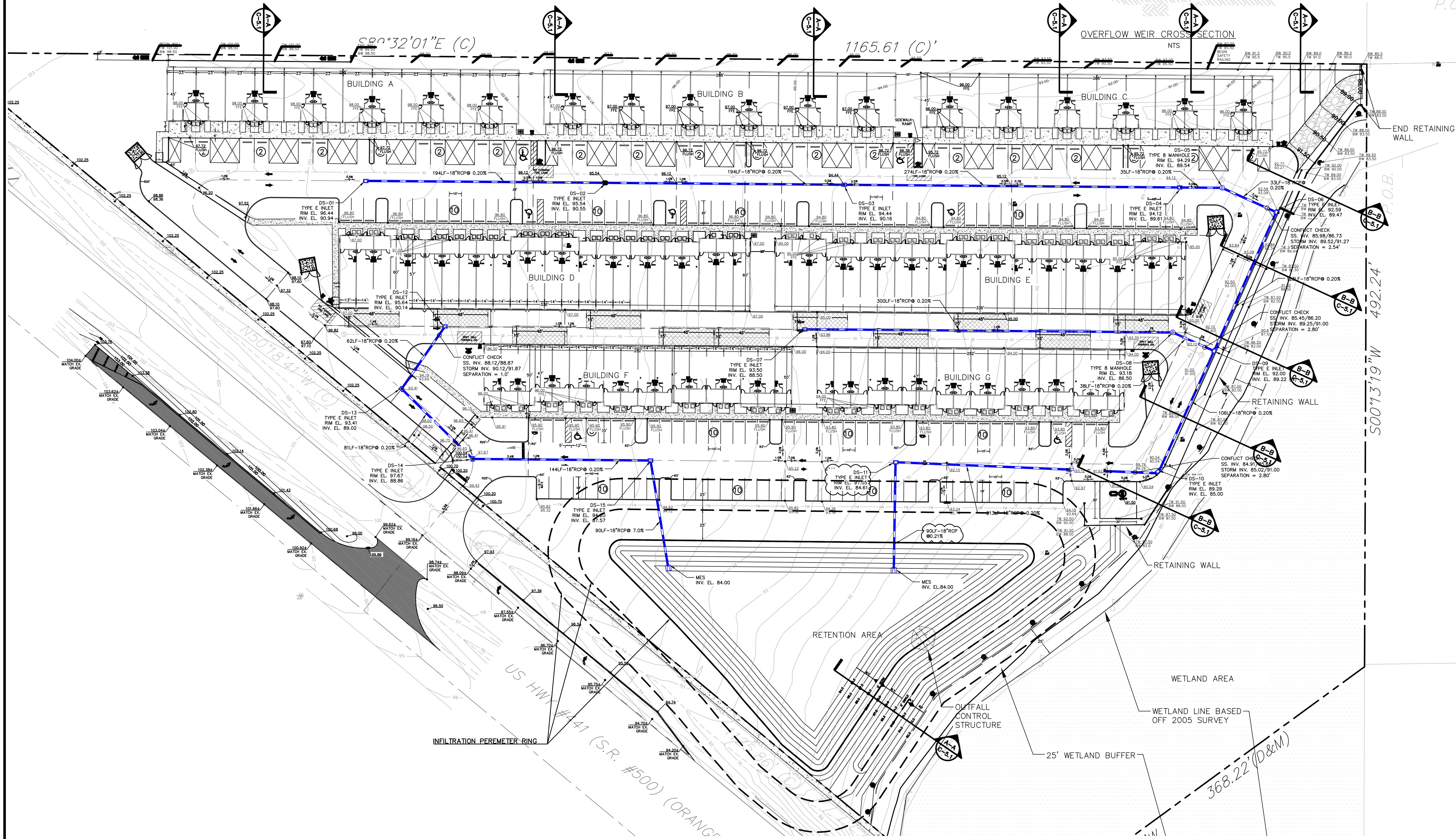
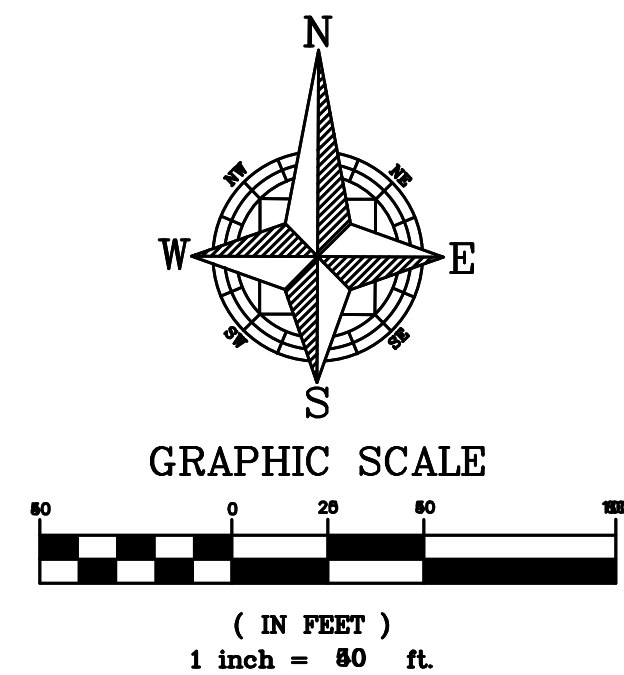
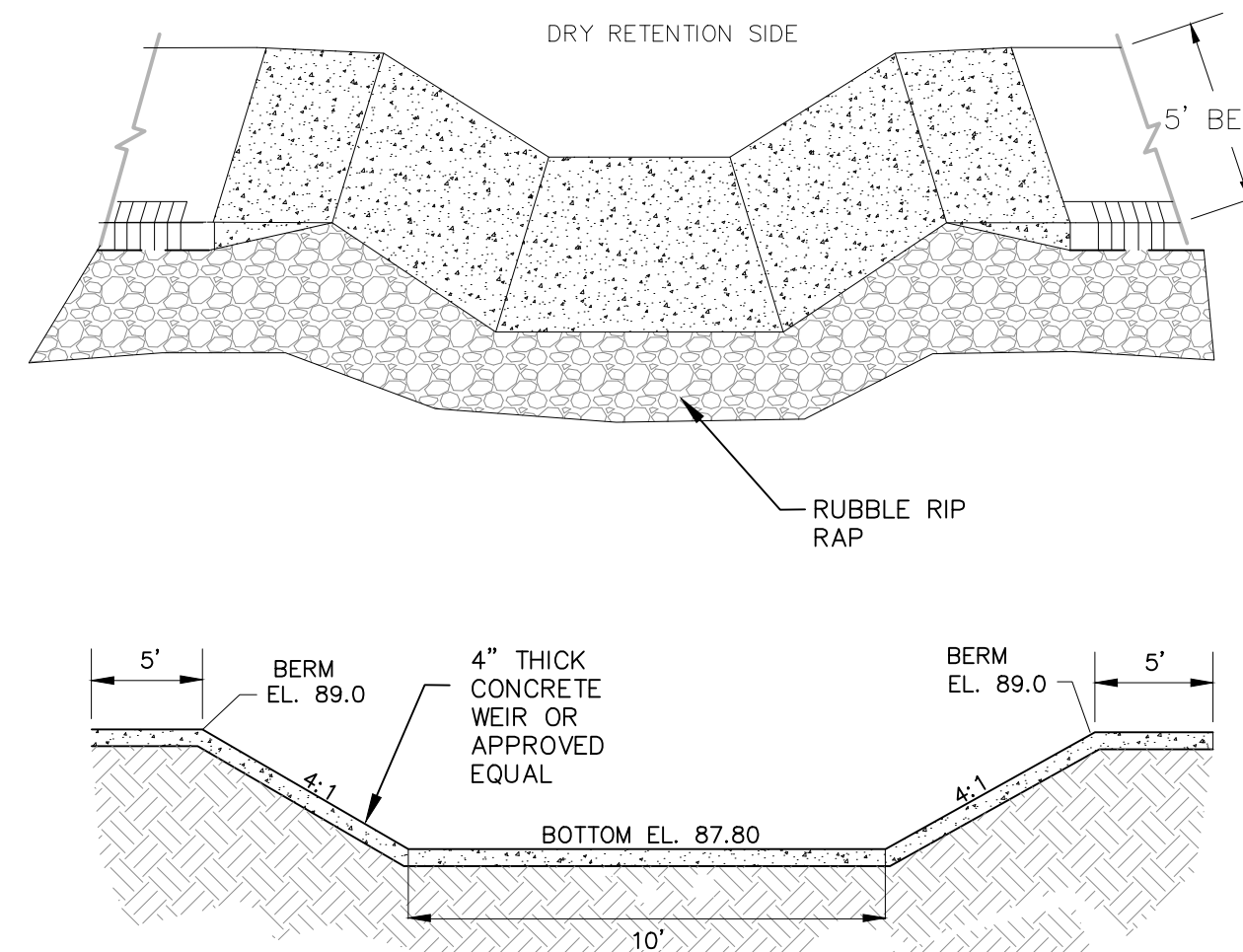
LEGEND

SANITARY SEWER MAIN
 SS
 SANITARY MANHOLE
 SS SINGLE SERVICE
 RECLAIMED WATER MAIN
 WATER MAIN
 TEE
 GATE VALVE
 FIRE HYDRANT
 BEND - 45°
 BEND - 22.5°
 BEND - 90°
 BEND - 11.25°
 TAPPING SADDLE W/ GATE VALVE
 BACK FLOW PREVENTER



NOTE: ENTIRE POND TRACT, EXCEPT POND BOTTOM SHALL BE SODDED

MEAN ANNUAL STAGE: 84.35
 25 YEAR 24 HOUR STAGE: 87.86
 25 YEAR 96 HOUR STAGE: 87.95



1291 SOUTH ORANGE BLOSSOM TRAIL GRADING AND DRAINAGE PLAN CITY OF APOPKA, FLORIDA

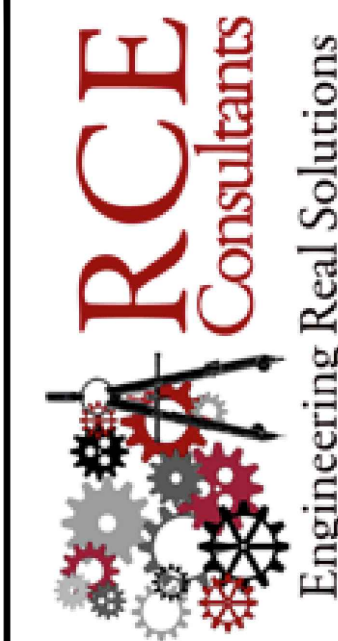
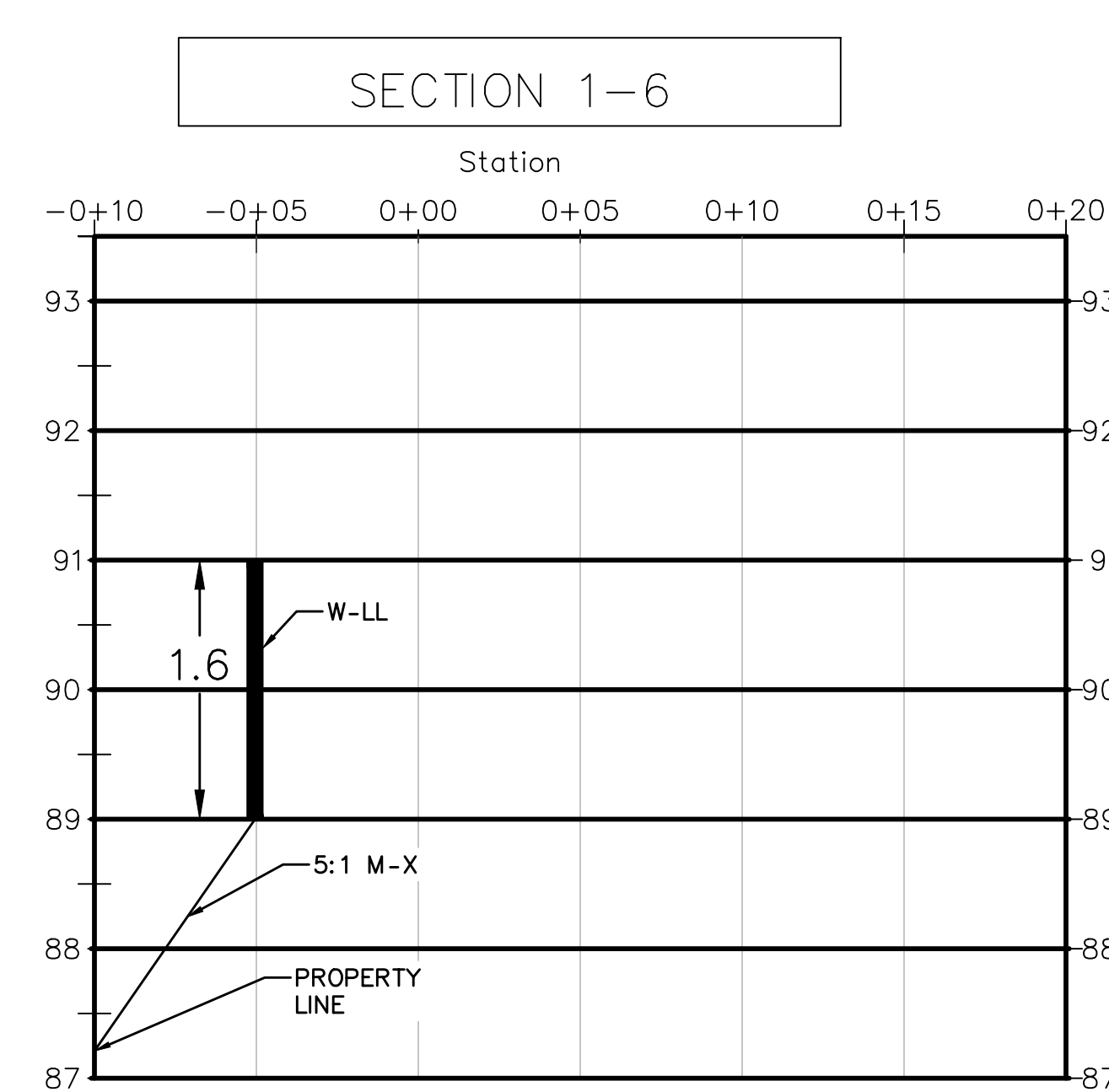
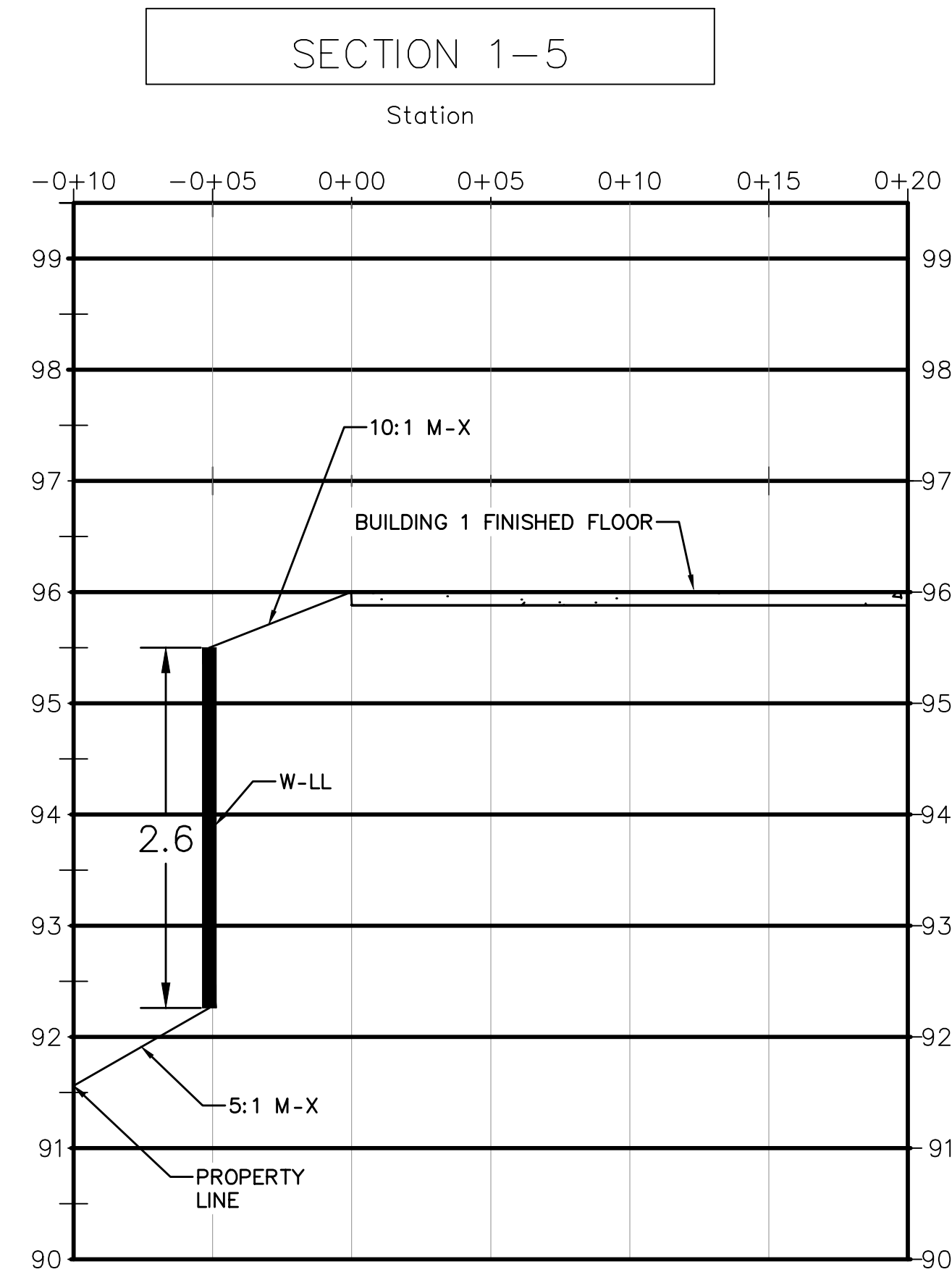
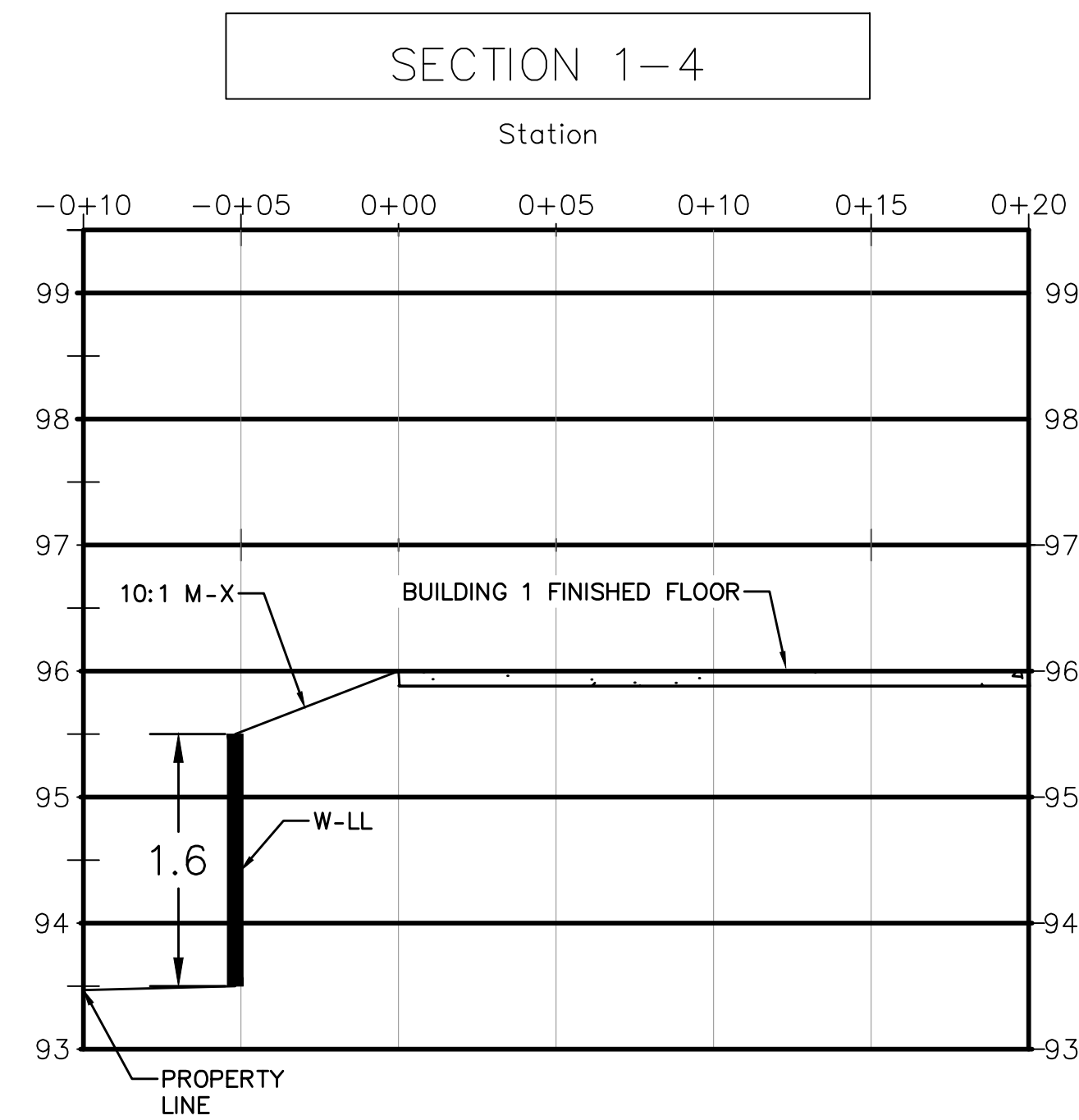
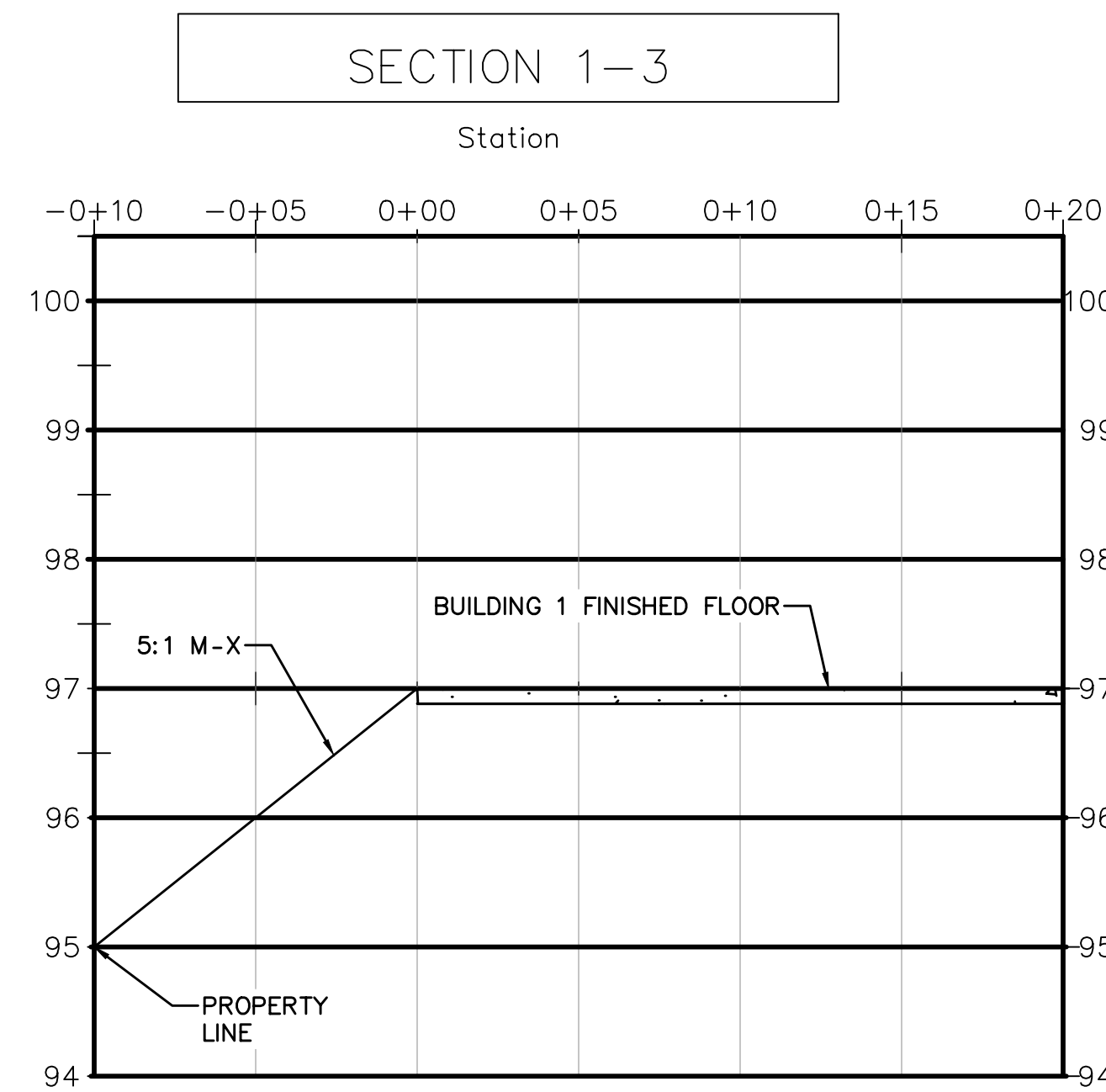
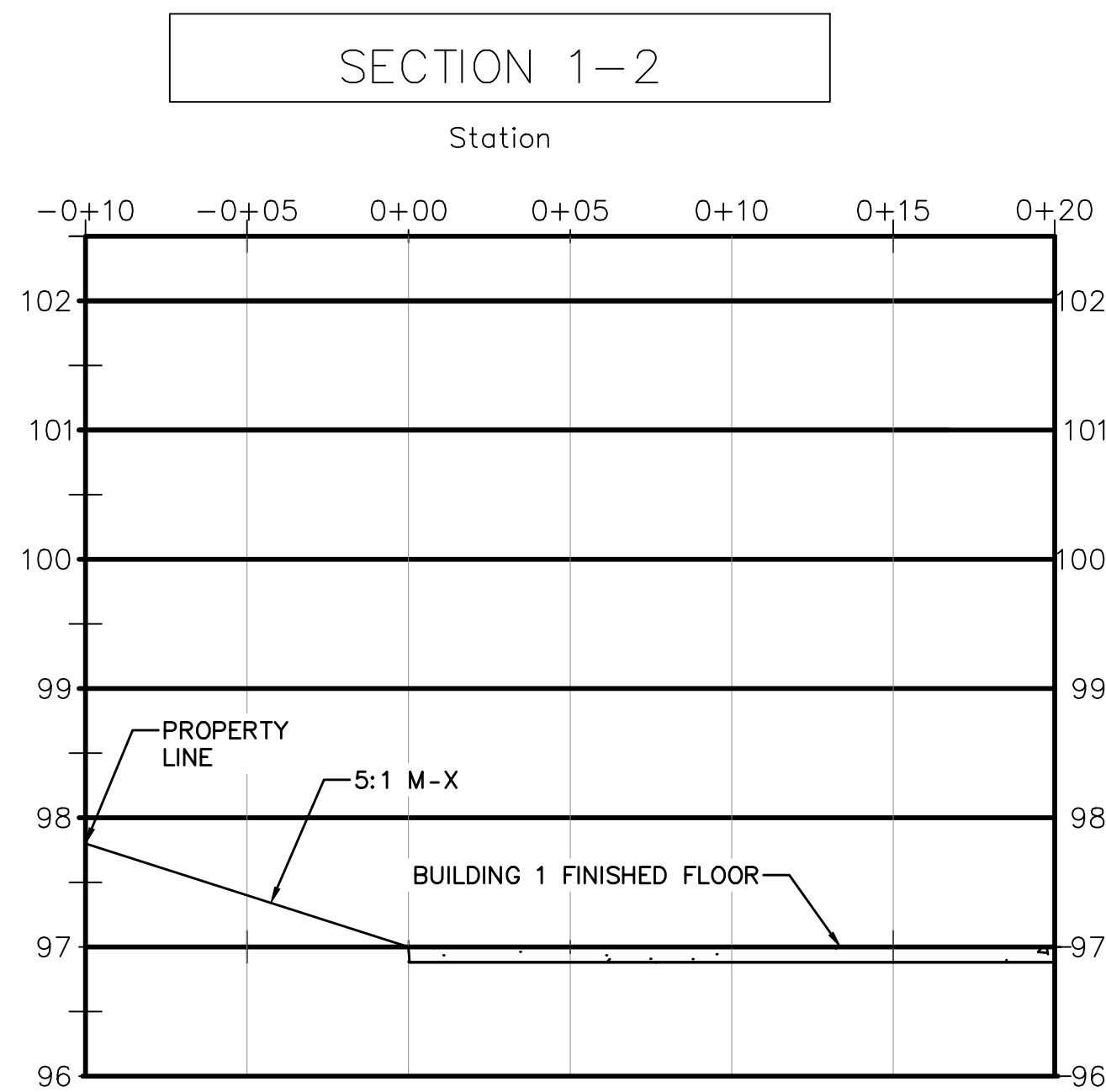
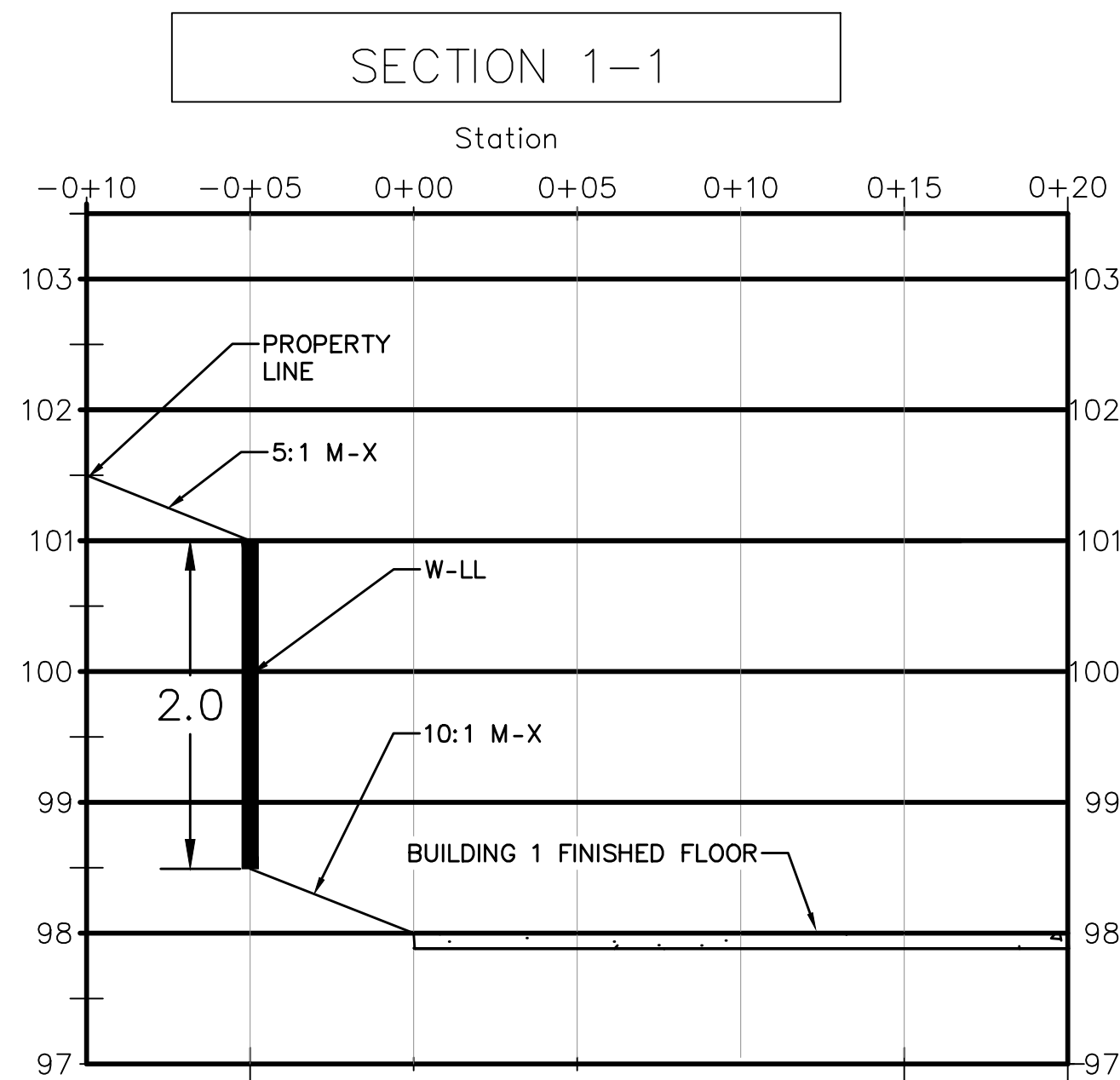
NO.	DATE	REVISION / ISSUE DATE	COUNTY COMMENTS	BY	LMP
1	10/25/2023				

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APRIL 2023	C-5.0
SCALE:	1"=40'
GRADING AND DRAINAGE PLAN	



1291 SOUTH ORANGE BLOSSOM TRAIL
CROSS SECTION
CITY OF APOPKA, FLORIDA

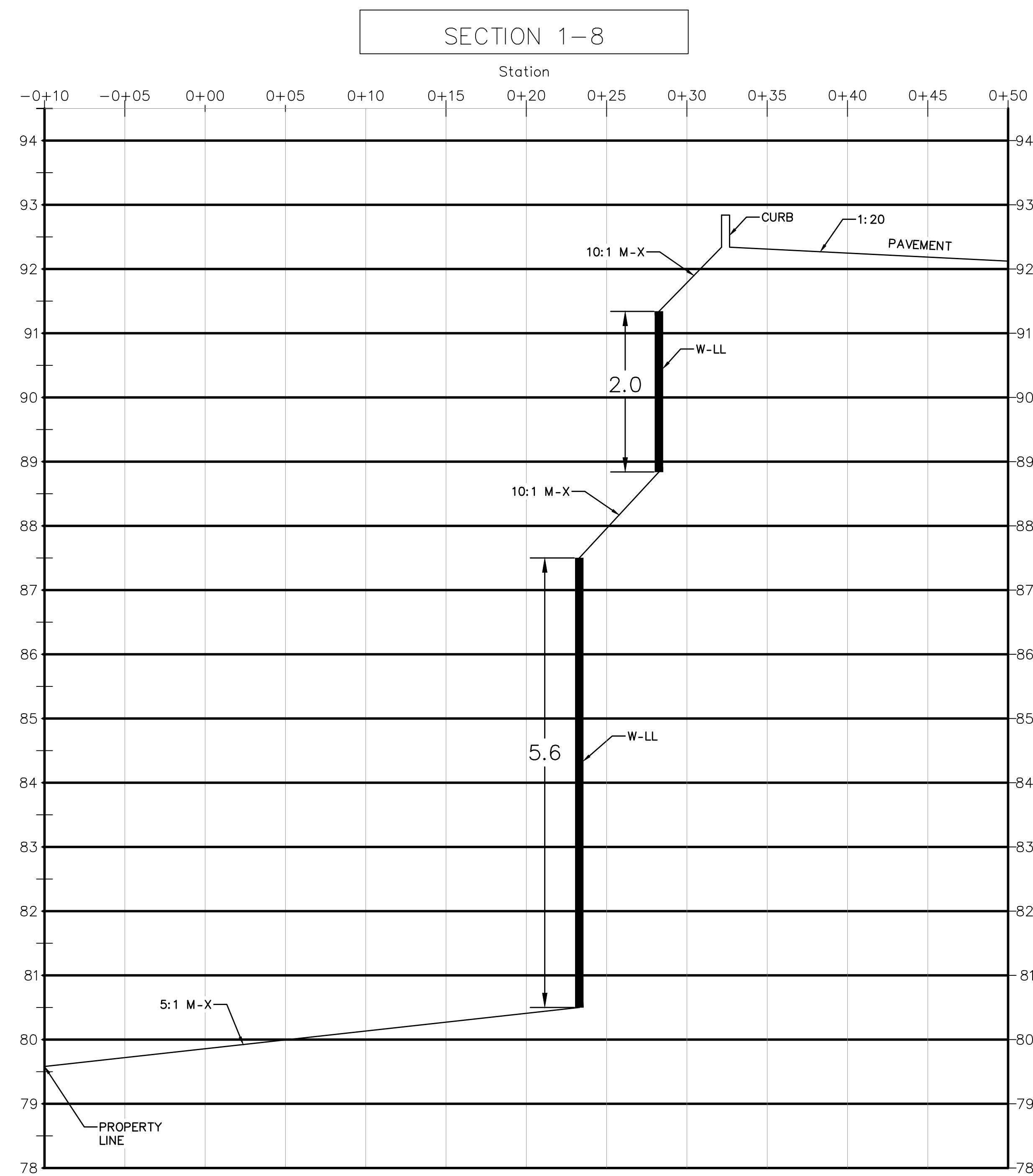
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PROJECT #: 12.2023	DRAWN: LMP CHECKED: LMP
DATE: SEPT 2024	SHEET: C-5.1
SCALE: 1"=1'	CROSS SECTION



**1291 SOUTH ORANGE BLOSSOM TRAIL
CROSS SECTION
CITY OF APOPKA, FLORIDA**

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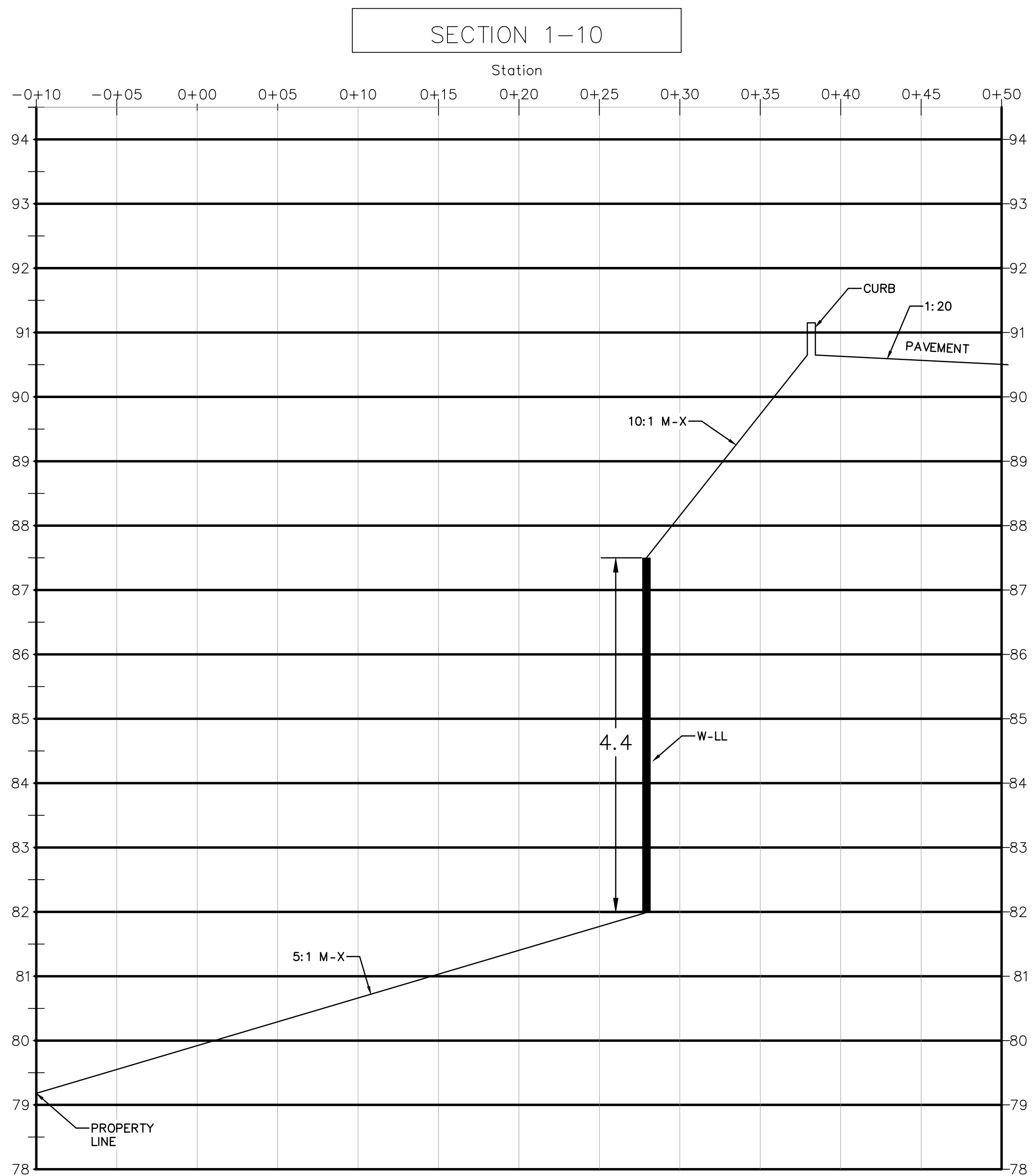
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SCALE: 1"=1'	
CROSS SECTION	



**1291 SOUTH ORANGE BLOSSOM TRAIL
CROSS SECTION
CITY OF APOPKA, FLORIDA**

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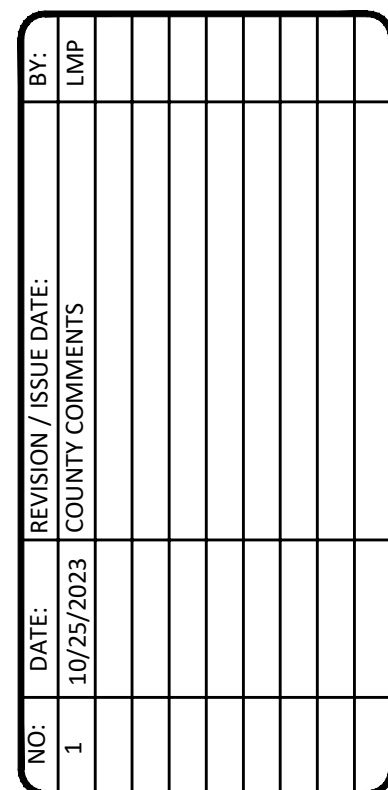
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PROJECT #: 12.2023	
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DATE: SEPT 2024	SHEET: C-5.3
SCALE: 1"=1'	
CROSS SECTION	

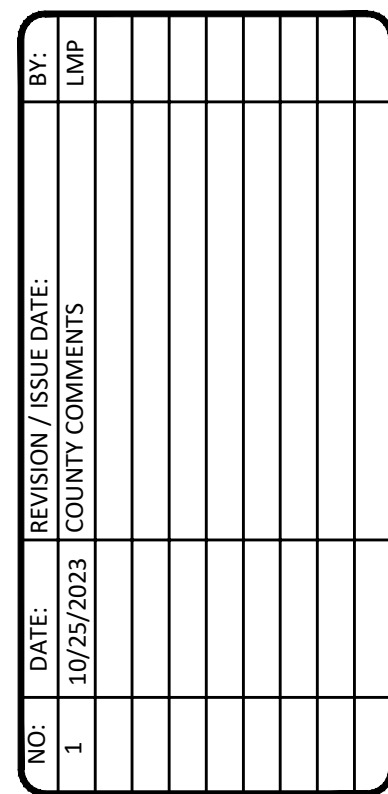


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Page 46 of 71



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Page 47 of 71

GENERAL NOTES

GENERAL EROSION SITES

CONTRACTOR IS ADVISED THAT THE U.S. ENVIRONMENTAL PROTECTION AGENCY REQUIRES THAT ALL OPERATORS FILE A NOTICE OF INTENT (NOI) FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER THE NPDES GENERAL PERMIT PRIOR TO BEGINNING WORK. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO OBTAIN THE SAME. IF NOT PROVIDED BY THE ENGINEER AND TO PROVIDE ALL REQUIRED MONITORING REPORTS. A COPY SHALL BE SENT TO THE ENGINEER OF RECORD, ARCHITECT OF RECORD AND THE OWNER.

THE STORMWATER POLLUTION PREVENTION PLAN IS COMPOSED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS AND THE PLAN NARRATIVE INCLUDED IN SPECIFICATIONS PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH THE STORM WATER POLLUTION PREVENTION PLAN SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND BECOME FAMILIAR WITH THEIR CONTENTS.

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

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

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

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

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

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

DUST ON THE SITE SHALL BE CONTROLLED BY WATERING. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TONIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

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

ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN AND IN THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE INITIATED AS SOON AS PRACTICABLE.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 30 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS, REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.

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

ALL MATERIAL SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

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

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

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

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

CONTRACTOR SHALL PROVIDE TREE PROTECTION MEASURES AS NEEDED.

DEWATERING IS NOT ANTICIPATED FOR THE INSTALLATION OF UTILITIES.

ALL WORK SHALL BE IN COMPLIANCE WITH NPDES.

MAINTENANCE

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

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

ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.

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

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

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

DEMAND.

OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50%.

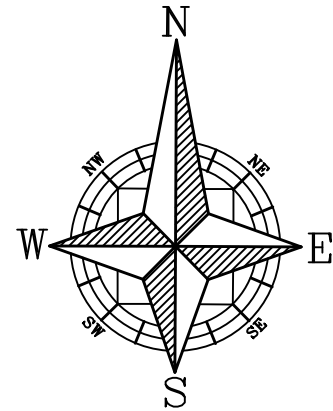
SEQUENCE OF CONSTRUCTION

PHASE I

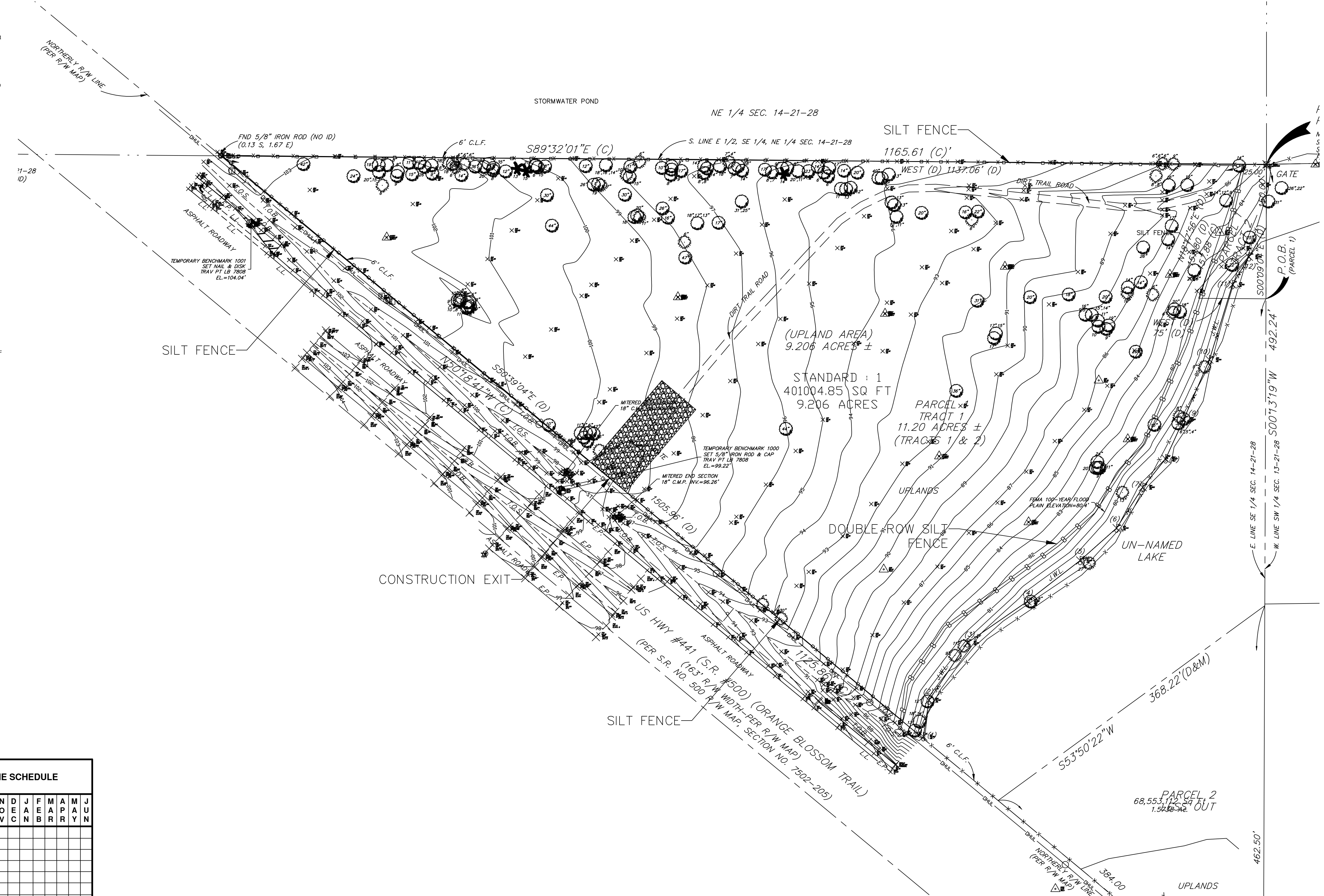
1. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA.
3. CONSTRUCT THE SILT FENCES ON THE SITE.
4. CONSTRUCT THE SEDIMENTATION AND SEDIMENT TRAP BASINS.
5. CLEAR AND GRUB THE SITE.
6. START CONSTRUCTION OF BUILDING PAD AND STRUCTURES.
7. BEGIN GRADING THE SITE.

PHASE II

1. TEMPORARY SEED DEMULCHED AREAS.
2. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
3. INSTALL RIP RAP AROUND OUTLET STRUCTURES.
4. INSTALL INLET PROTECTION AROUND ALL STORM SEWER STRUCTURES.
5. PREPARE SITE FOR PAVING.
6. PAVE SITE.
7. INSTALL INLET PROTECTION DEVICES.
8. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
9. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY IF SITE IS STABILIZED.)



(IN FEET)
1 inch = 60 ft.



DEVELOPER / OWNER

SITE OPERATOR / GENERAL CONTRACTOR:

NAME

SUPERINTENDENT:

NAME

SOIL EROSION / SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

CONSTRUCTION SEQUENCE	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J
	A	E	A	P	A	U	U	E	C	O	E	A	E	A	P	A	U	N
ROUGH GRADE / SEDIMENT CONTROL	N	B	R	R	Y	Y	N	L	G	P	T	V	C	N	B	R	R	Y
TEMPORARY CONTROL MEASURES																		
STRIP & STOCKPILE TOPSOIL																		
STORM FACILITIES																		
TEMPORARY CONSTRUCTION ROADS																		
FOUNDATION / BUILDING CONSTRUCTION																		
SITE CONSTRUCTION																		
PERMANENT CONTROL STRUCTURES																		
FINISH GRADING																		
LANDSCAPING / SEED / FINAL STABILIZATION																		
NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE																		

SYMBOLS LEGEND

	DOUBLE SILT FENCE
	SINGLE SILT FENCE
	SCM-1 ROCK BAGS (USED ON ASPHALT SURFACES)



1291 SOUTH ORANGE BLOSSOM TRAIL
SWPPP PLAN
CITY OF APOPKA, FLORIDA

NO.	DATE:	REVISION / ISSUE DATE:	BY:	LMP
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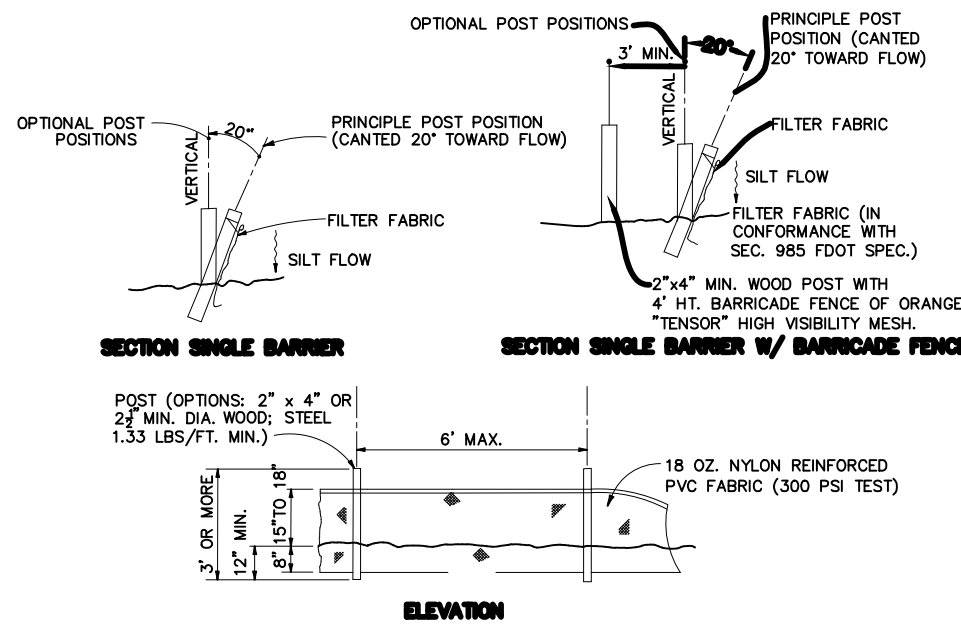
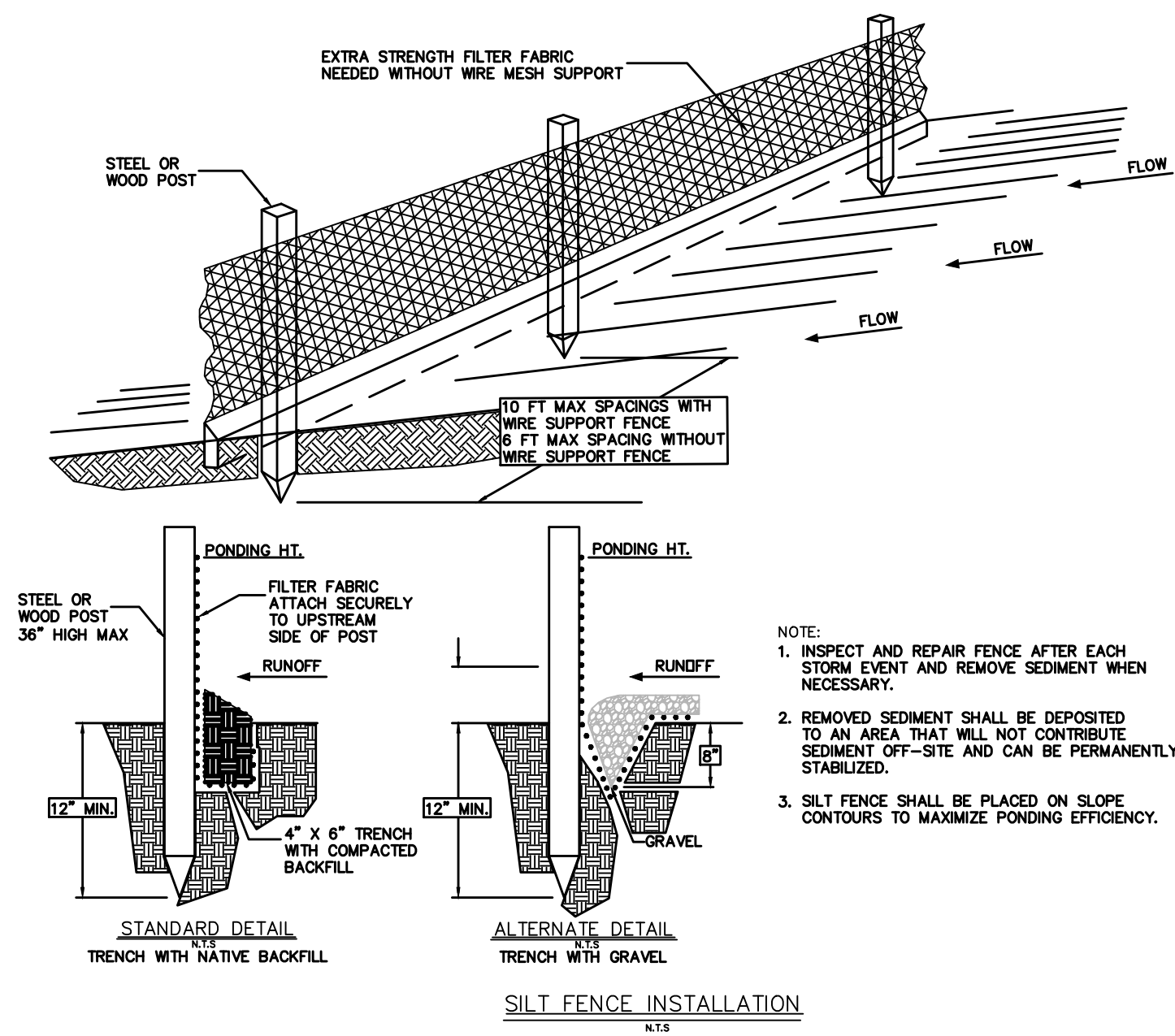
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PROJECT #:
12.2023

DRAWN:LMP CHECKED: LMP

DATE: APRIL 2023
SCALE: 1"=60'
SHEET: C-6.0

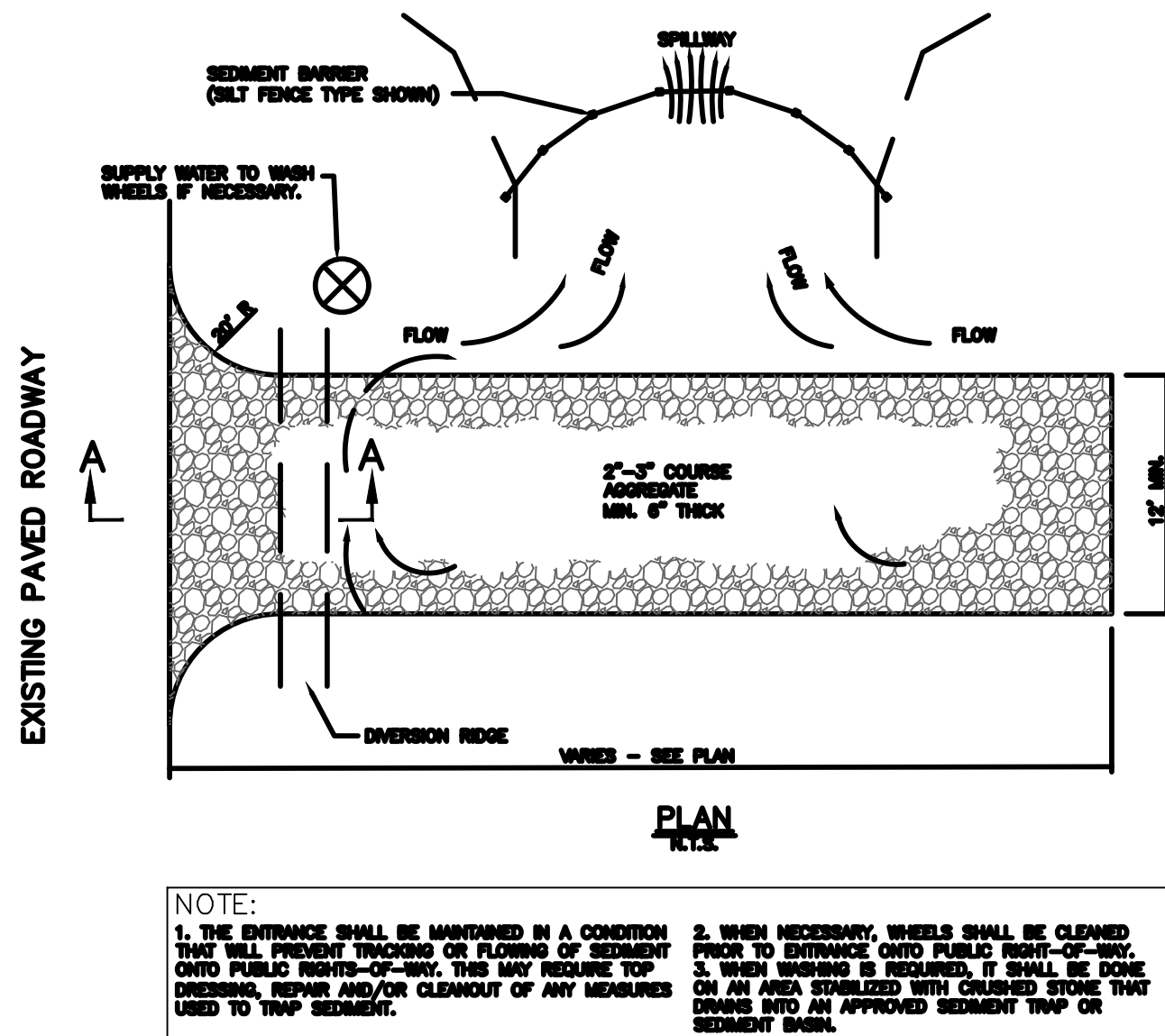
SWPPP PLAN



NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF).
FOR ADDITIONAL INFORMATION REFERENCE FOOT INDEX 102

STAKED TURBIDITY BARRIER
N.T.S.

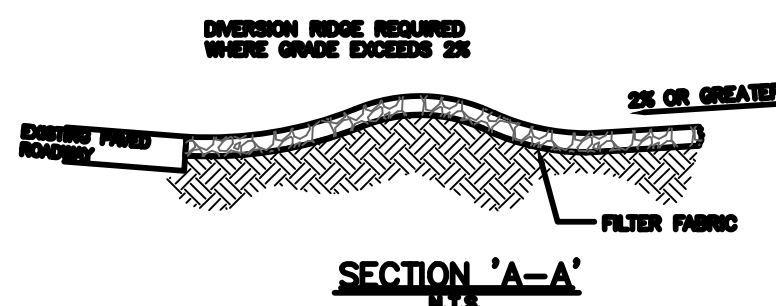
- NOTE:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.



NOTE:

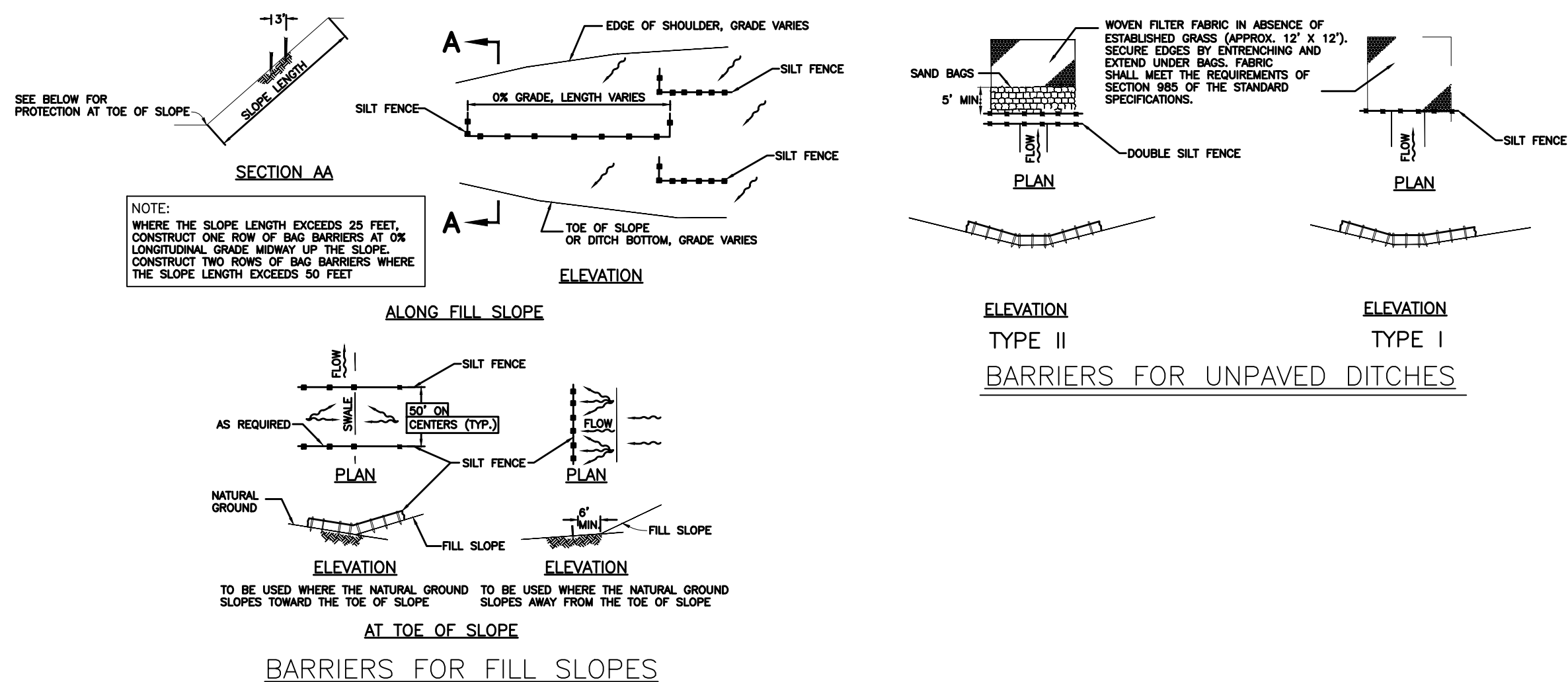
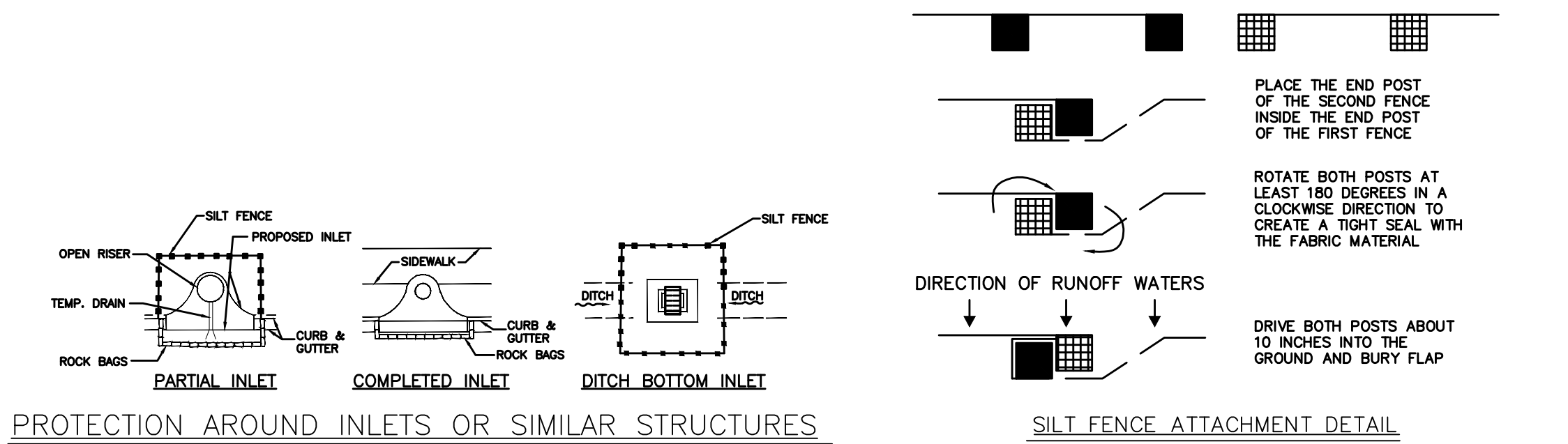
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, TIEING AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH COARSE STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
N.T.S.



NOTE:
USE SHOWN SILT FENCES, OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BASIN AS REQUIRED.

- GENERAL NOTES**
- TEMPORARY ACCESS ROADS AND PARKING AREAS.**
1. TEMPORARY ROADS SHALL FOLLOW THE CONTOUR OF THE NATURAL TERRAIN TO THE EXTENT POSSIBLE. SLOPES SHOULD NOT EXCEED 10 PERCENT.
 2. TEMPORARY PARKING AREAS SHOULD BE LOCATED ON NATURALLY FLAT AREAS TO MINIMIZE GRADING. GRADERS SHOULD BE SUFFICIENT TO PROVIDE DRAINAGE BUT SHOULD NOT EXCEED 4 PERCENT.
 3. ROADBEDS SHALL BE AT LEAST 14 FEET (4.3 m) WIDE FOR ONE-WAY TRAFFIC AND 20 FEET (6 m) WIDE FOR TWO-WAY TRAFFIC.
 4. ALL CUTS AND FILLS SHALL HAVE SIDE SLOPES THAT ARE STABLE FOR THE PARTICULAR SOIL. SLOPES OF 3:1 OR FLATTER ARE RECOMMENDED FOR CLAY SOILS, AND SLOPES OF 2:1 OR FLATTER ARE RECOMMENDED FOR SANDY SOILS.
 5. STORMWATER SYSTEM SHALL BE PROVIDED AS NEEDED AND SHALL BE DESIGNED AND CONSTRUCTED ACCORDING TO APPLICABLE REGULATIONS.
 6. THE ROADBED OR PARKING SURFACE SHALL BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBSTRUCTIVE MATERIAL.
 7. A 9 INCH (230 mm) COURSE OF FOOT NO. 1 AGGREGATE SHALL BE APPLIED IMMEDIATELY AFTER GRADING OR THE COMPLETION OF UTILITY INSTALLATION WITHIN THE RIGHT-OF-WAY. FILTER FABRIC MAY BE APPLIED TO THE ROADBED FOR ADDITIONAL STABILITY ACCORDING TO THE FABRIC MANUFACTURER'S SPECIFICATIONS.

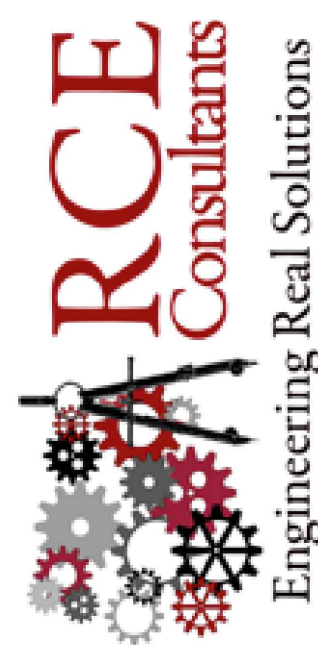


BARRIERS LAYOUT DETAIL
NOT TO SCALE

EROSION CONTROL NOTES

DURING ALL PHASES OF CONSTRUCTION THE SITE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL EXERCISE MEASURES TO PREVENT THE EROSION OF SOILS DUE TO THE ACTION OF THE WATER AND WIND. THE CONTRACTS SHALL USE THE FOLLOWING MEASURES TO ACCOMPLISH THIS OBJECTIVE:

- A. SURFACE PROTECTION**
1. CLEARING SHALL BE LIMITED SO AS TO EXPOSE THE SMALLEST POSSIBLE AREA OF LAND FOR THE SHORTEST POSSIBLE TIME.
 2. EXPOSED AREAS SHALL BE IMMEDIATELY GRADED AND PROTECTED WITH TEMPORARY OR PERMANENT COVER, SUCH AS SOD, SEED AND MULCH, CROWWEED, LESPEDEZA OR CREEPER. NEWLY GRADED CHANNELS OR STEEP SLOPES WILL REQUIRE THE USE OF FIBROUS MATTING, NETTING OF SEEDED AND MULCHED AREAS, OR THE STAKING OR SHINGLING OF SOD WHILE VEGETATION IS BECOMING ESTABLISHED.
- B. RUN-OFF CONTROL**
1. LONG AND/OR STEEP SLOPES WILL REQUIRE CONTOUR BENCHING AND FURROWING, OR BERMS TO REDUCE RUN-OFF VELOCITIES.
- C. SEDIMENT TRAPPING**
1. THE TRAPPING OF ERODED PARTICLES WILL BE ACCOMPLISHED BY THE DIVERSION OF RUN-OFF TO SEDIMENT BASINS, EXCAVATION TRAPS, BERMS, STAKED SYNTHETIC HAY BALES, OR FLOATING SILT CURTAINS.
 2. THE PROPOSED RETENTION AND/OR DETENTION POND(S) ALONG WITH ANY ENVIRONMENTAL BERM(S)/REAR YARD SWALE(S) SHALL BE CONSTRUCTED FIRST. THE POND(S) AND OUTFALL STRUCTURE(S) MUST BE COMPLETE AND OPERATIONAL PRIOR TO THE PLACEMENT OF ANY IMPERVIOUS SURFACE.
 3. TRAPPING DEVICES SHALL BE PERIODICALLY INSPECTED DURING DRY PERIODS AND AFTER EACH RAINFALL EVENT BY THE SITE CONTRACTOR. TRAPPING DEVICES SHALL BE REPLACED IF DETERMINED TO BE INCAPABLE OF PERFORMING INTENDED FUNCTION OF SEDIMENT TRAPPING.
 4. TRAPPING DEVICES SHALL REMAIN IN PLACE UNTIL A VEGETATIVE COVER HAS ESTABLISHED SUFFICIENTLY TO STABILIZE THE SOILS AND PREVENT EROSION.
- D. SOIL MOISTURE**
1. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE CONSTRUCTION SITE A WATER SOURCE CAPABLE OF APPLYING WATER TO DRY EXPOSED SOIL IN ORDER TO PREVENT WIND EROSION. THE APPLICATION RATE AND MANNER SHALL BE SUCH THAT SOIL MOISTURE IS ATTAINED AND NO SURFACE RUN-OFF IS CREATED.
- E. RESPONSIBILITY**
1. THE CONTRACTOR SHALL BE HELD RESPONSIBLE UNTIL THE CERTIFICATE OF COMPLETION IS ISSUED. AFTER THAT, THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER COLLECTION AND RETENTION SYSTEM.



1291 SOUTH ORANGE BLOSSOM TRAIL
EROSION CONTROL DETAILS
CITY OF APOPKA, FLORIDA

NO.	DATE	REVISION / ISSUE DATE	COUNTY COMMENTS	BY:	LMP
1	10/25/2023				

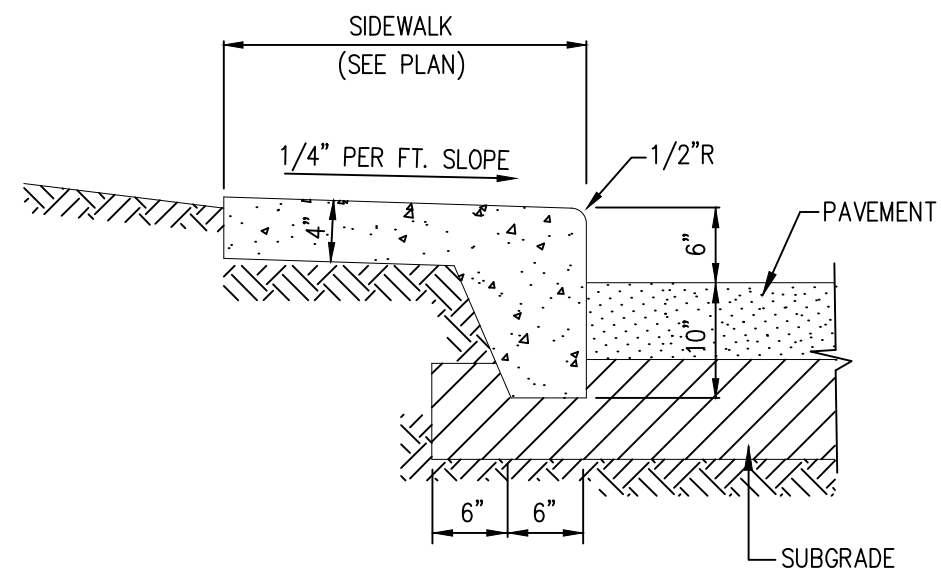
RCE CONSULTANTS, LLC
617 Arvern Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

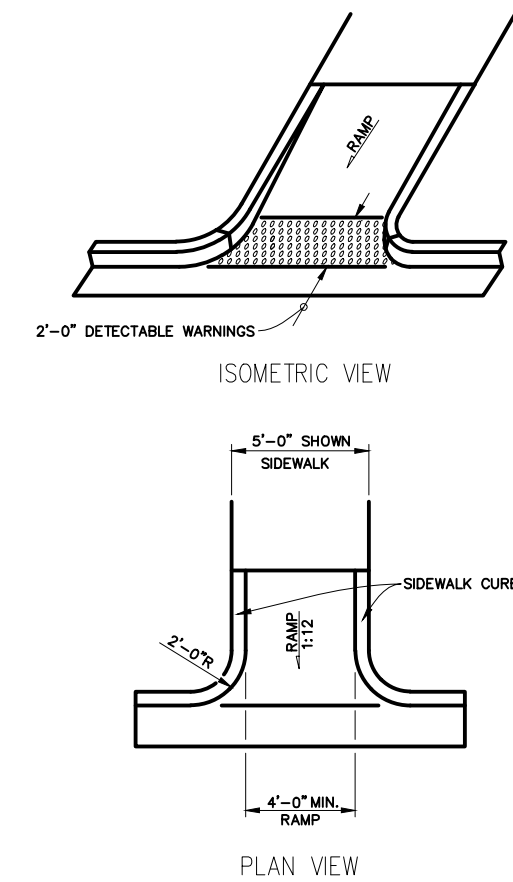
Laurence Polner
#50974

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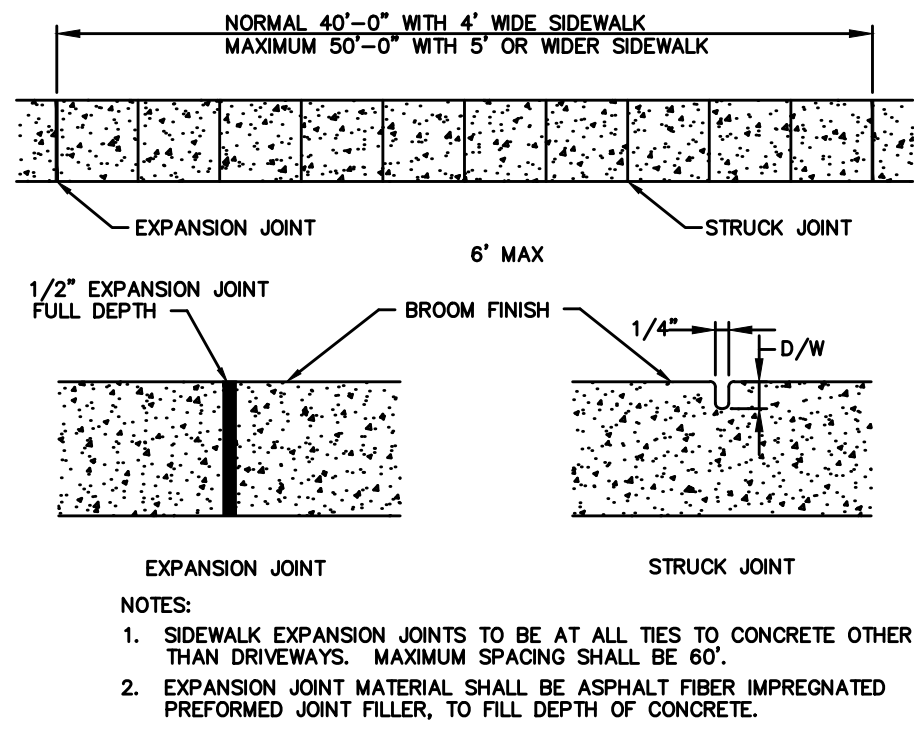
PROJECT #:	12.2023
DRAWN/LMP CHECKED: LMP	
DATE:	APRIL 2023
SHEET:	C-6.1
SCALE:	1"=50'
EROSION CONTROL DETAILS	



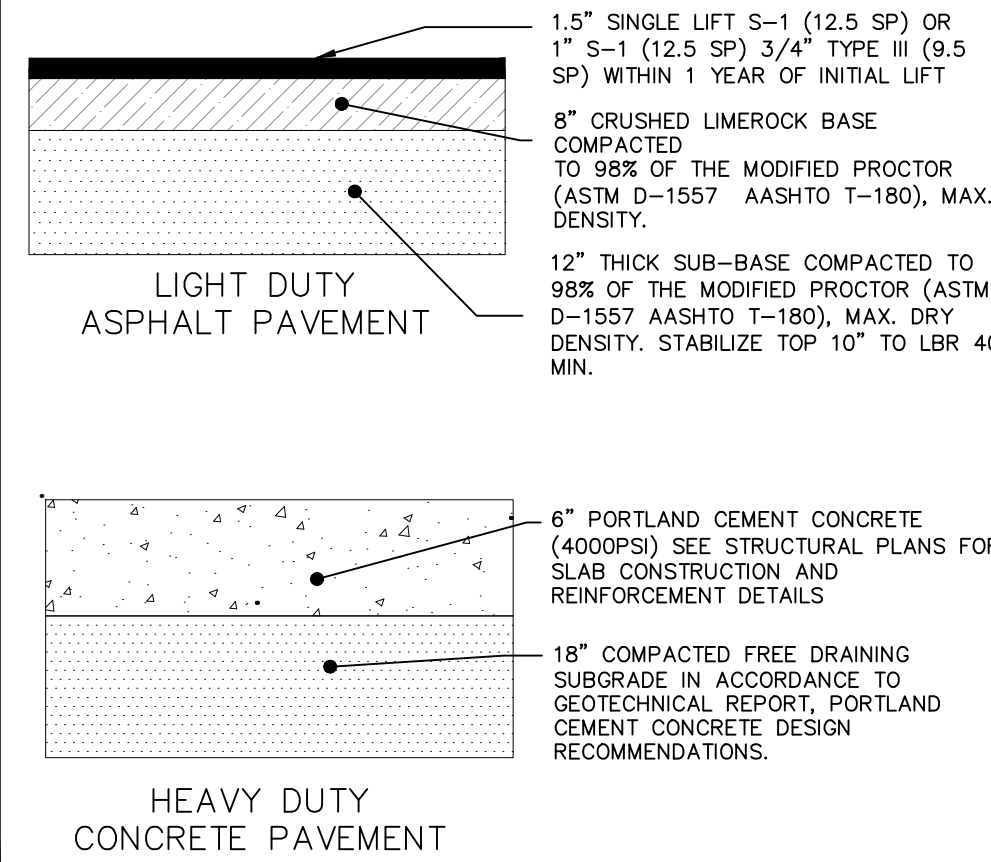
1 MONOLITHIC CURB & SIDEWALK DETAIL
(3,500 PSI (MIN))



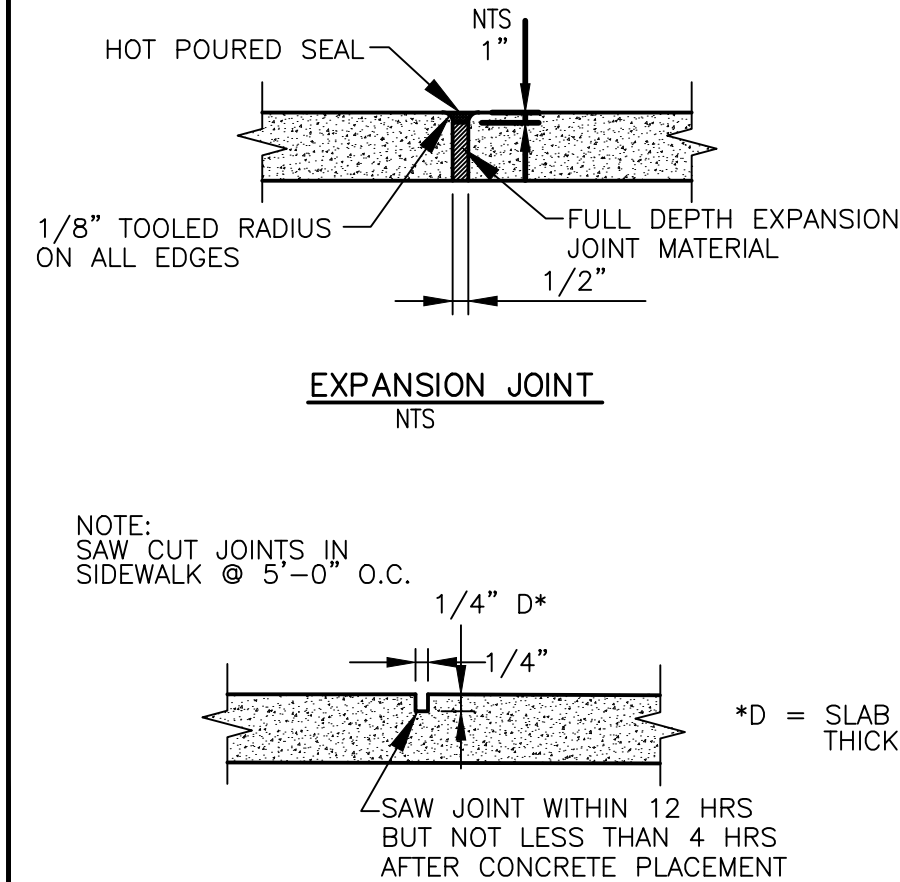
2 CURB RAMP, CR-E
(PER FOOT INDEX 522-002)



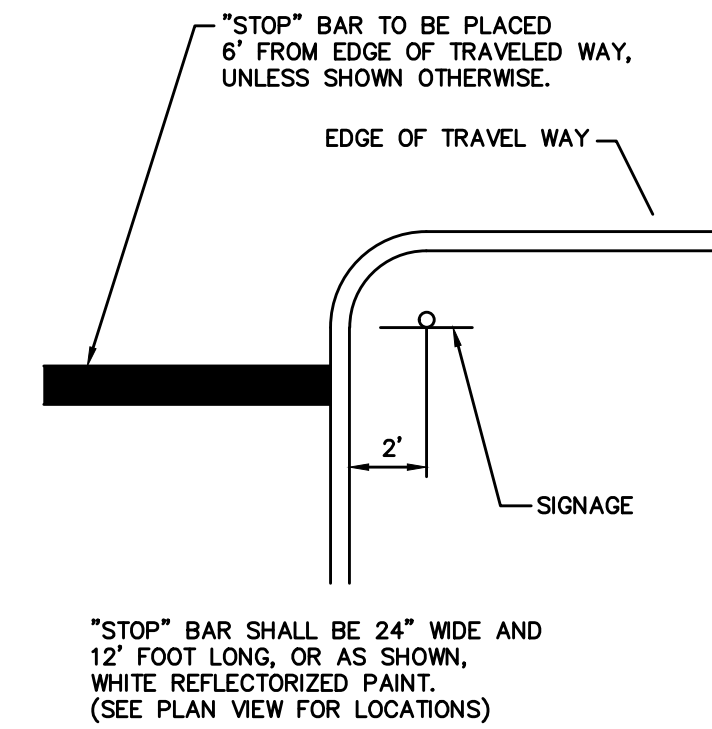
3 CONCRETE SIDEWALK
(3,500 PSI (MIN))



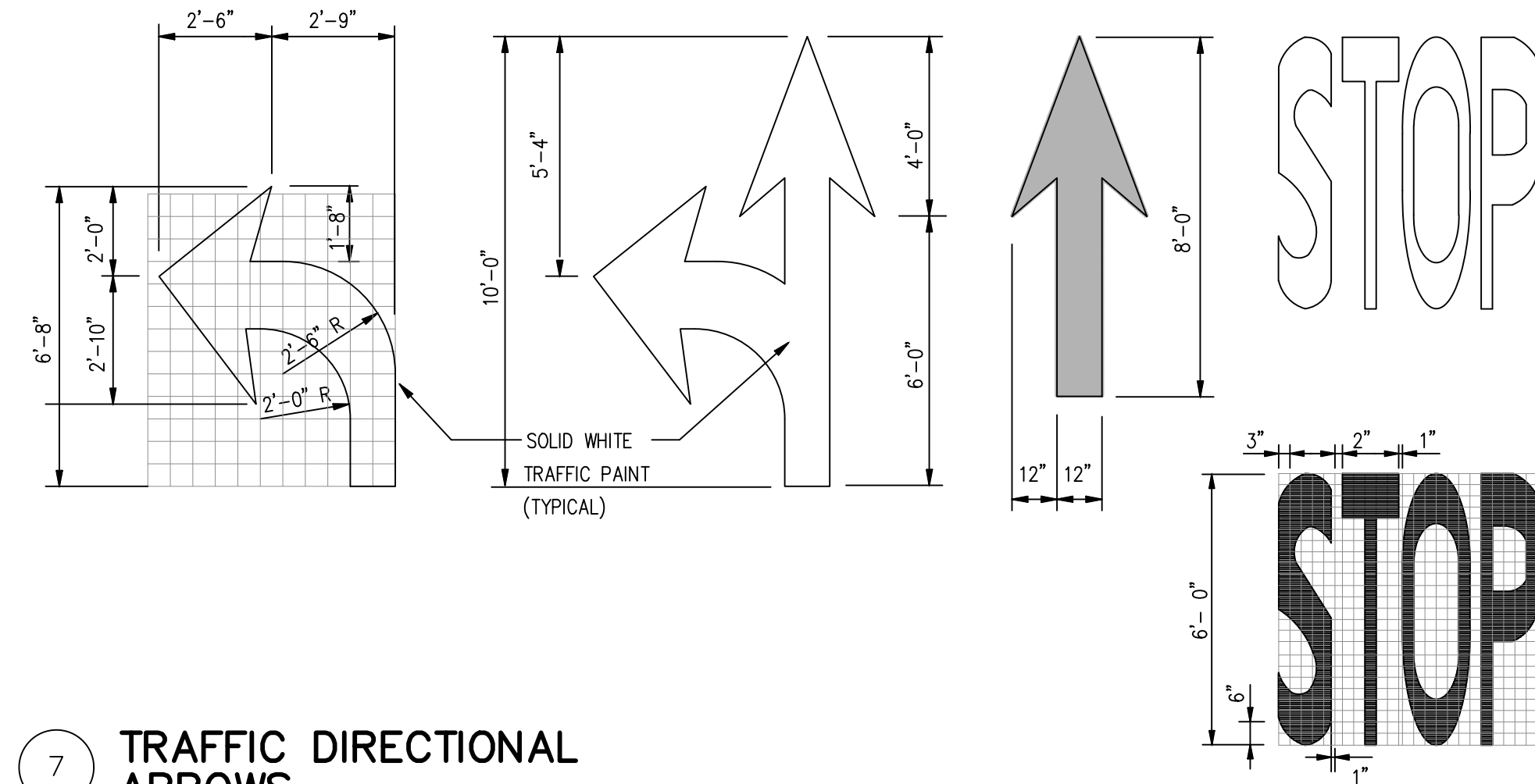
4 PAVEMENT DETAILS



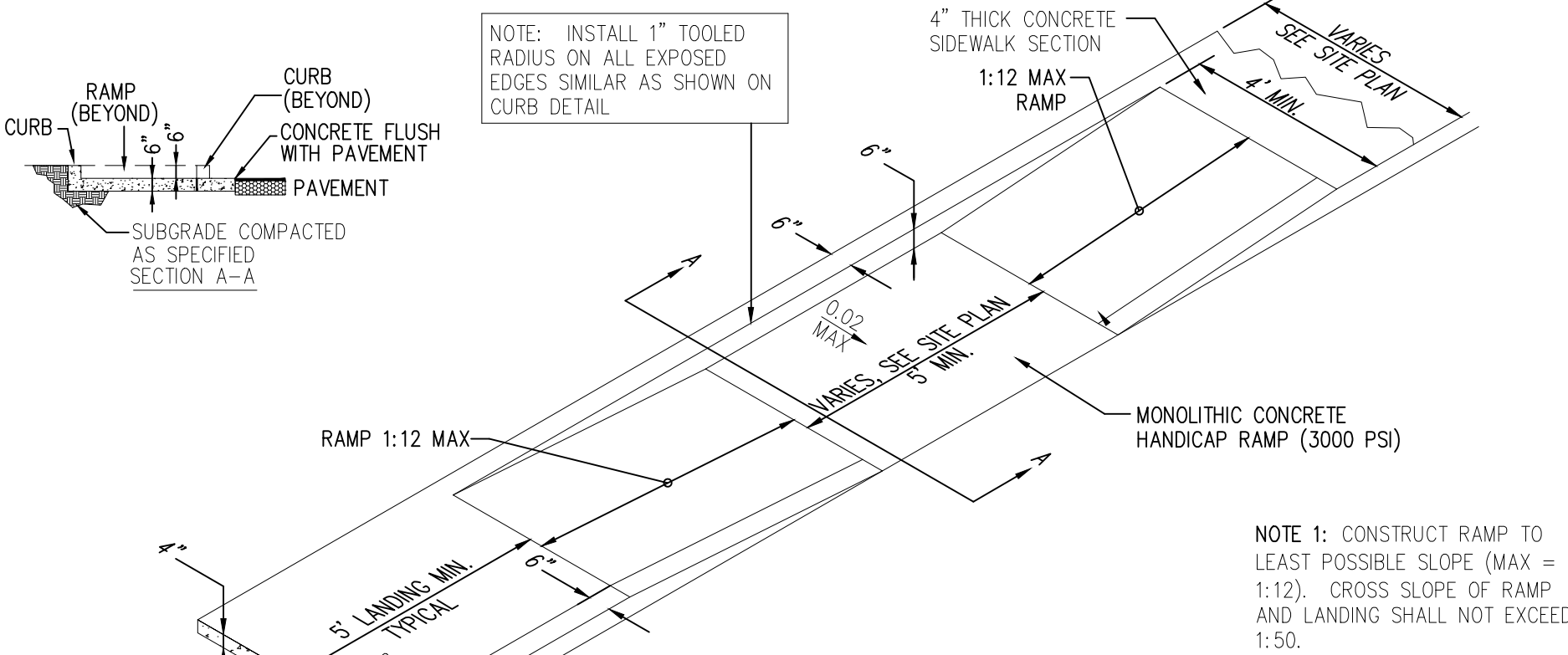
5 SAWED CONSTRUCTION JOINT



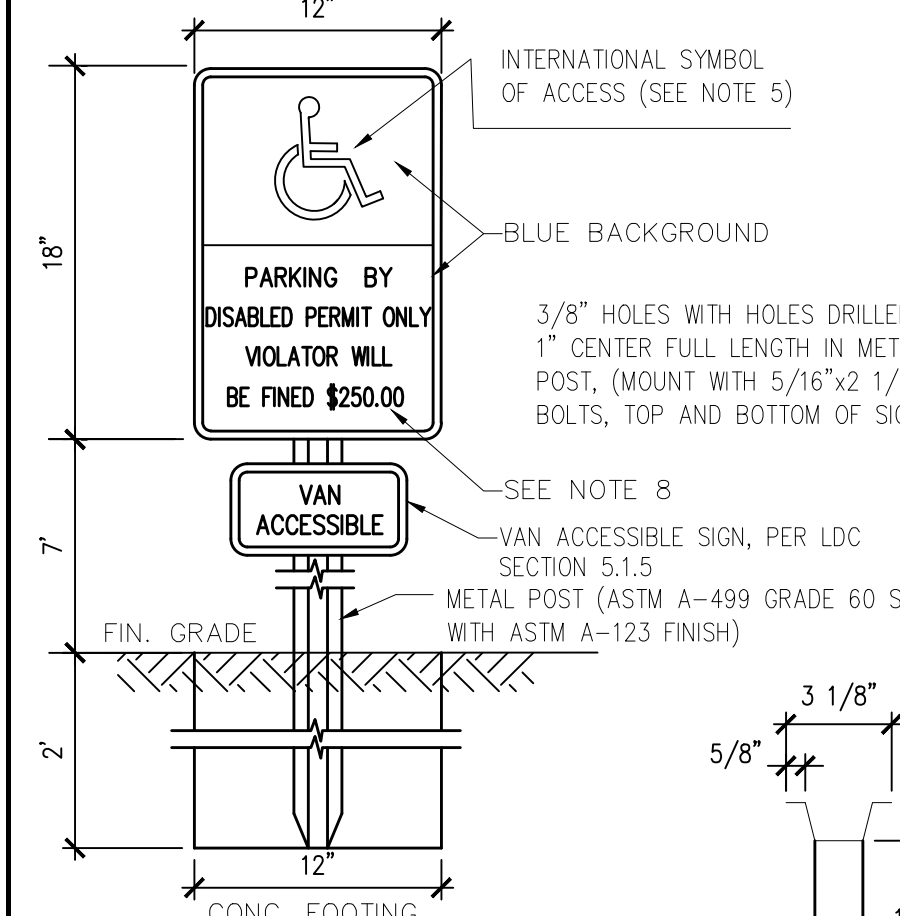
6 STOP BAR W/ SIGNAGE



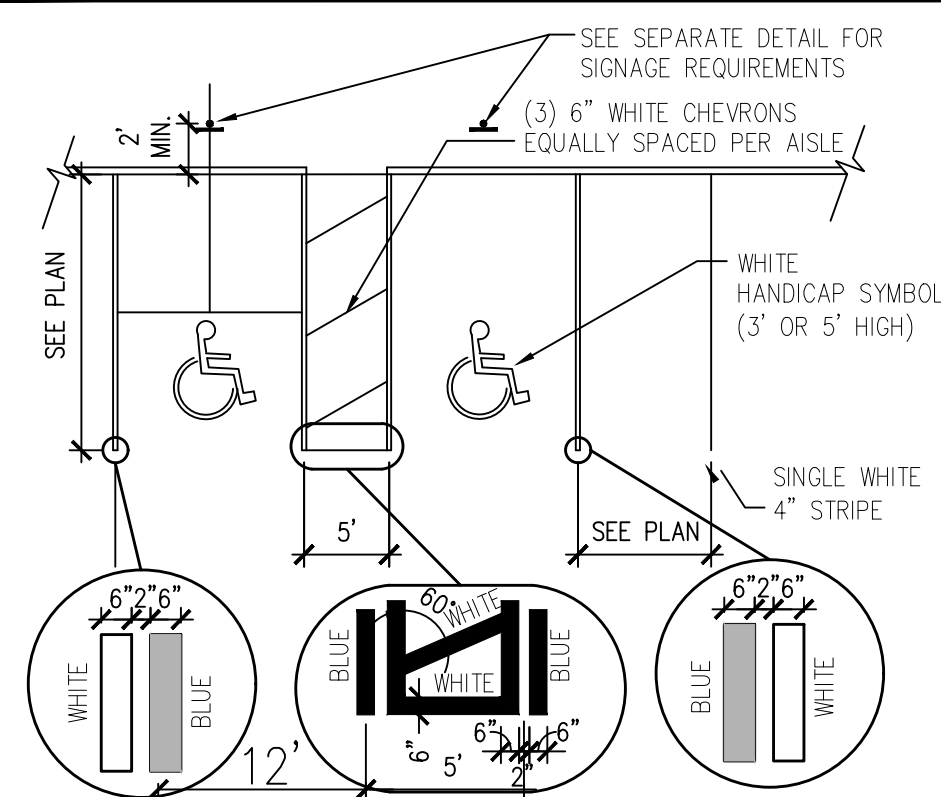
7 TRAFFIC DIRECTIONAL ARROWS



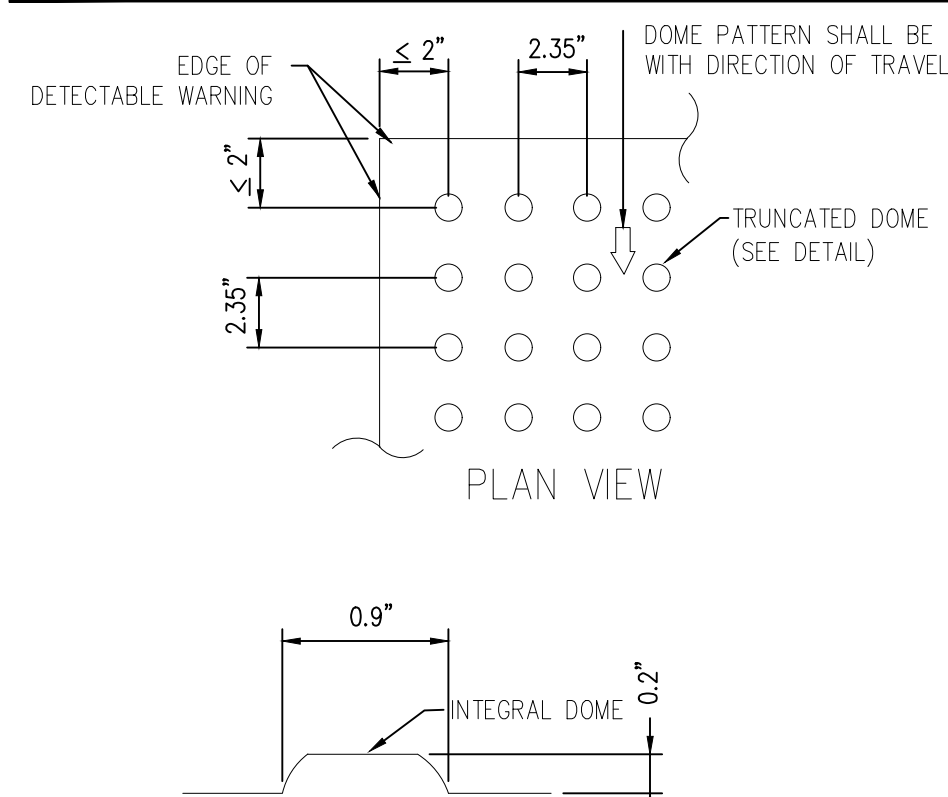
8 SIDE WALK HANDICAP RAMP
(3000 PSI (MIN.) CONCRETE)



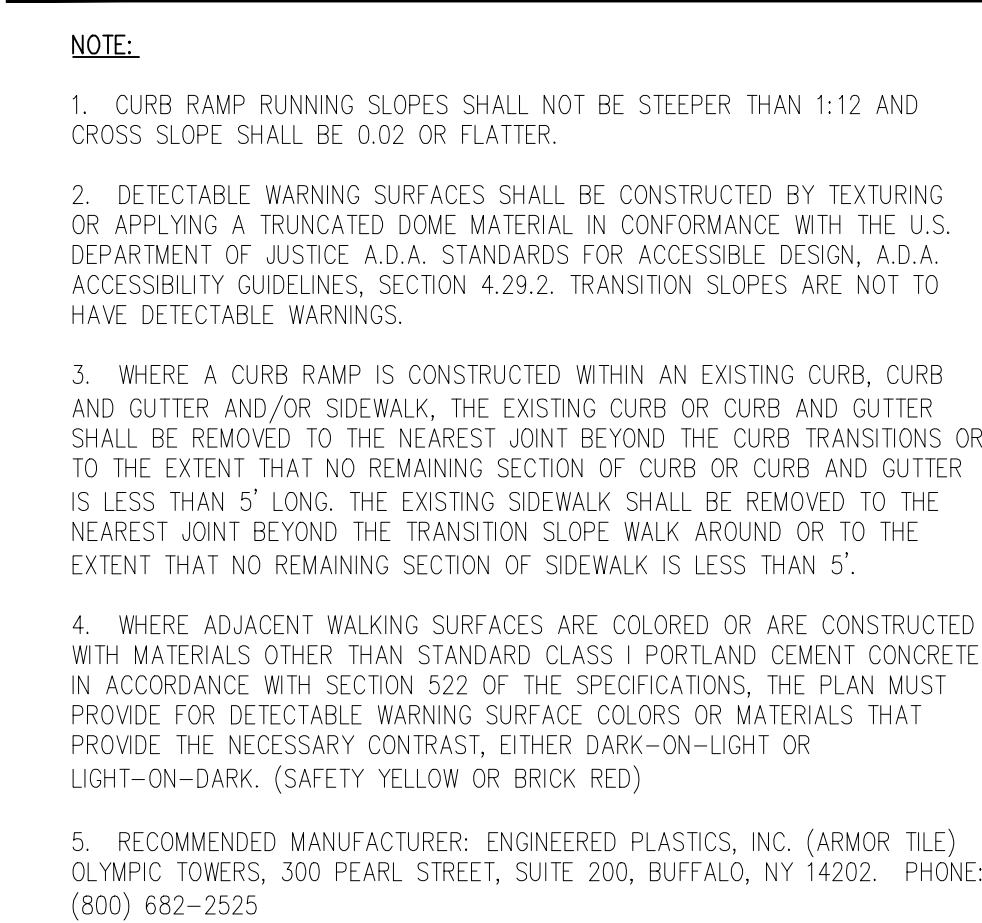
9 HANDICAP SIGN



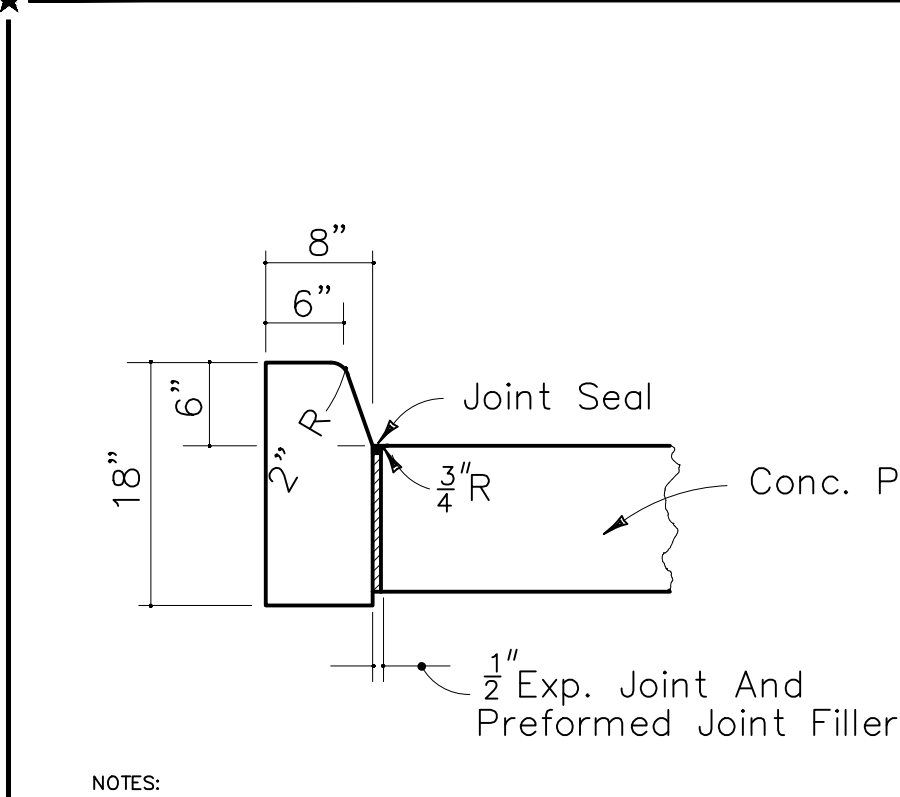
10 HANDICAP STRIPING



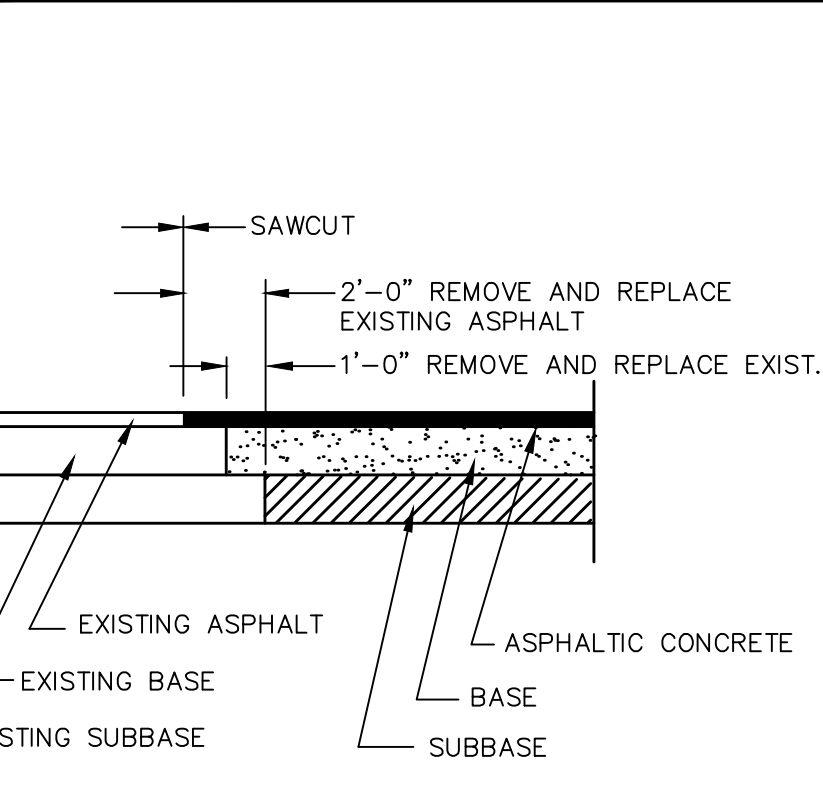
11 CURB RAMP DETECTABLE WARNING
(3000 PSI (MIN.) CONCRETE)



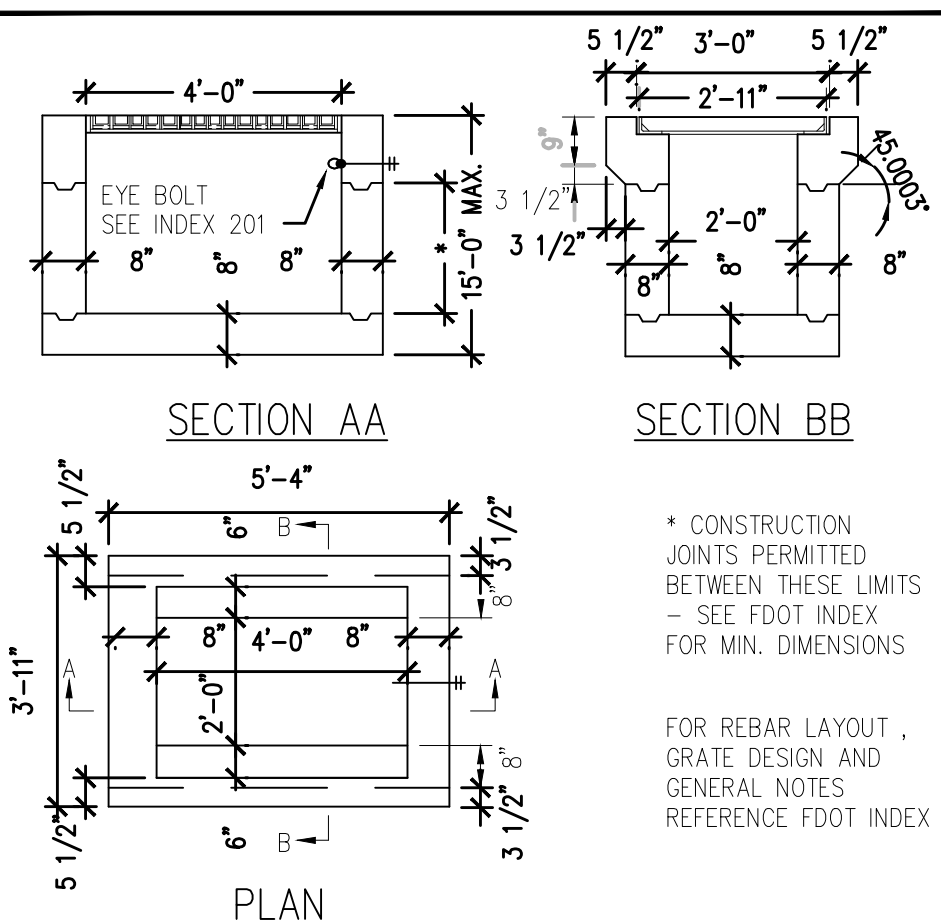
12 STOP SIGN



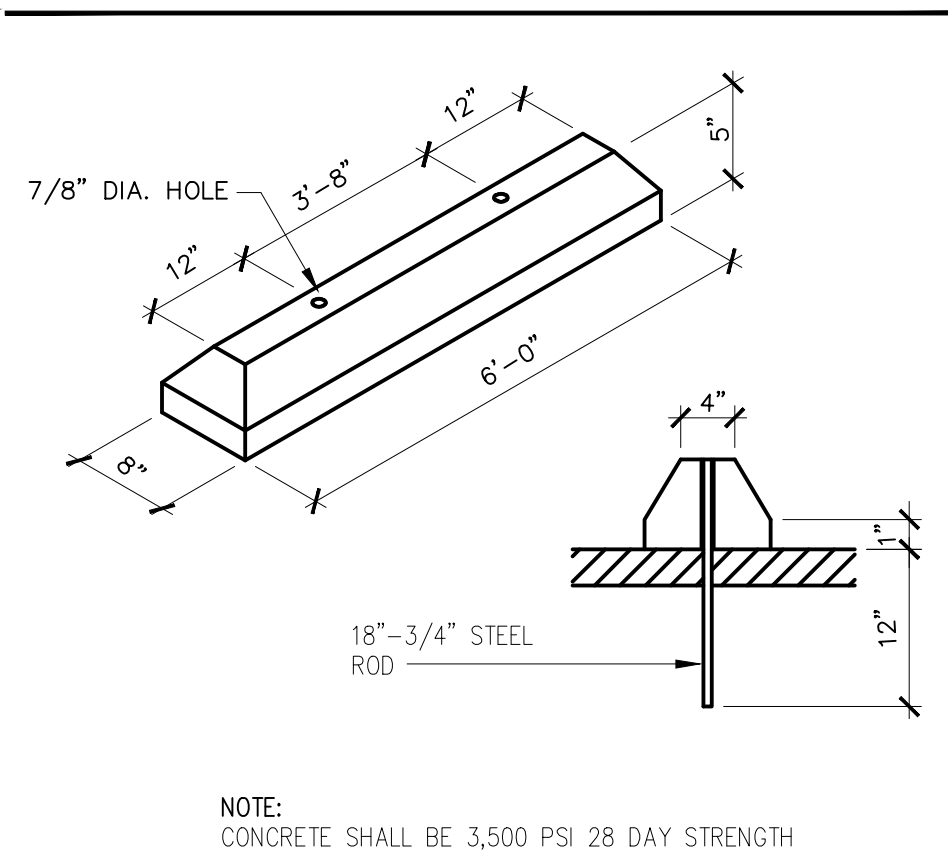
13 FDOT TYPE D CURB
(3,500 PSI (MIN))



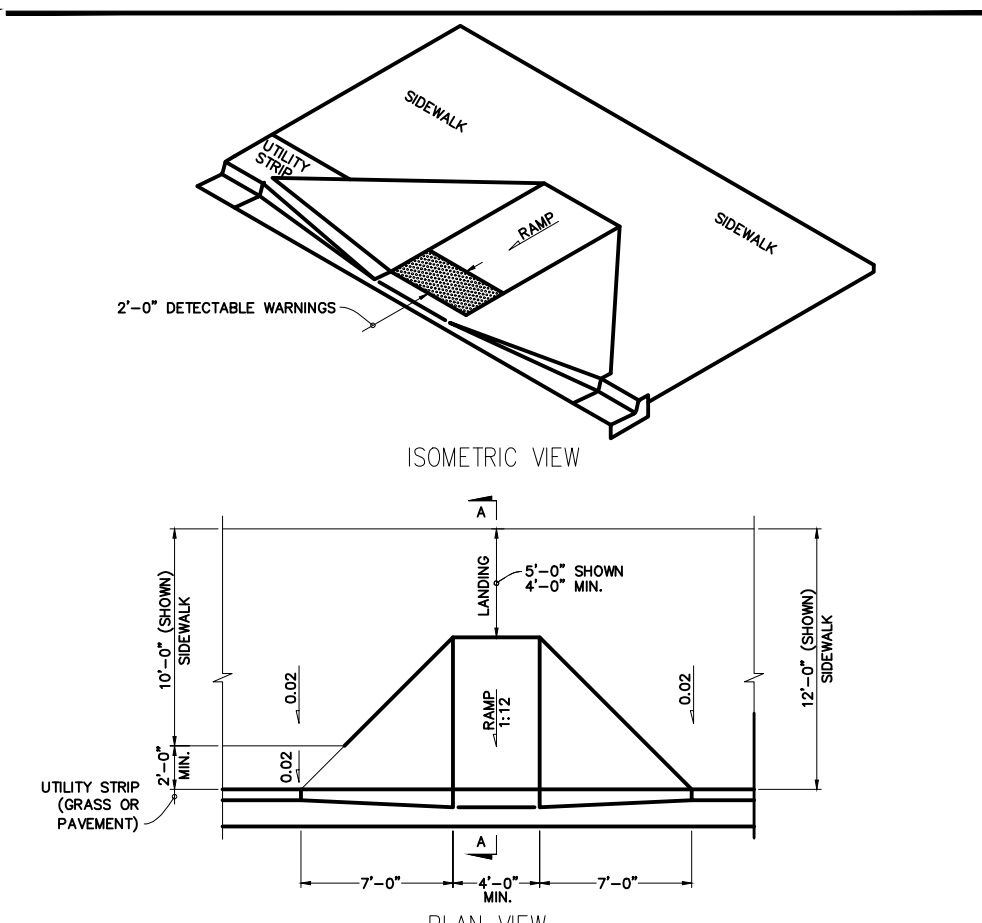
14 SAW CUT DETAIL



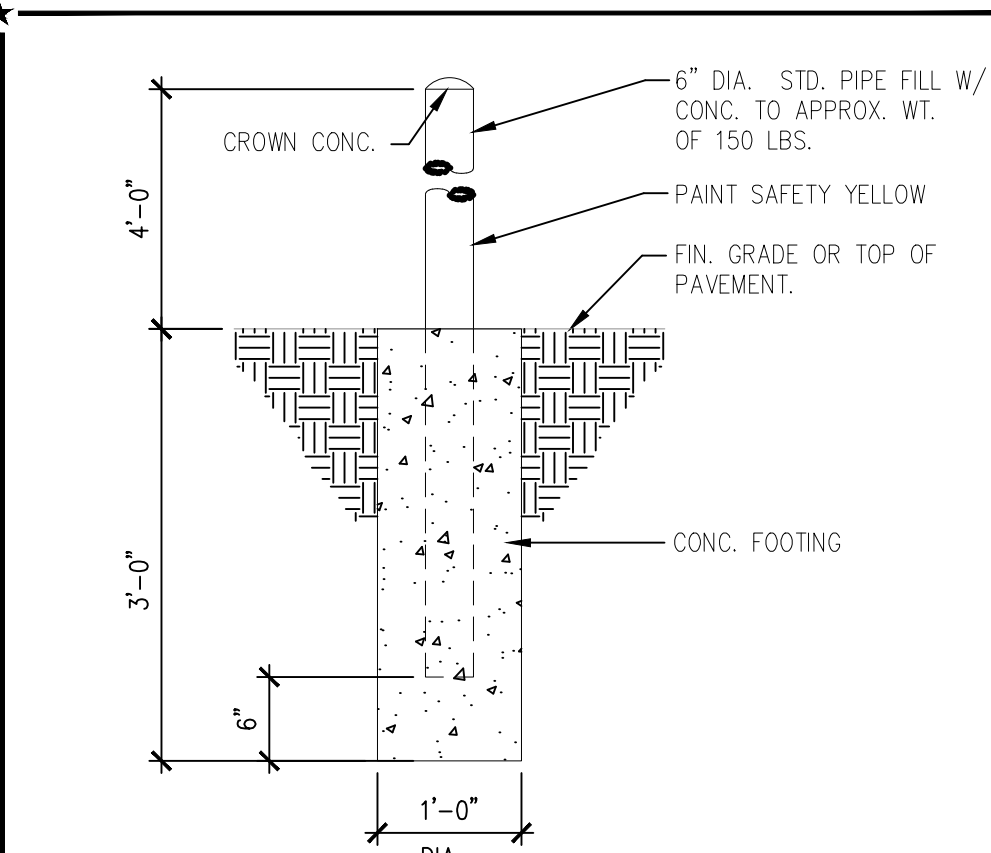
15 TYPE "F" INLET
(REF: FDOT INDEX 425-053)



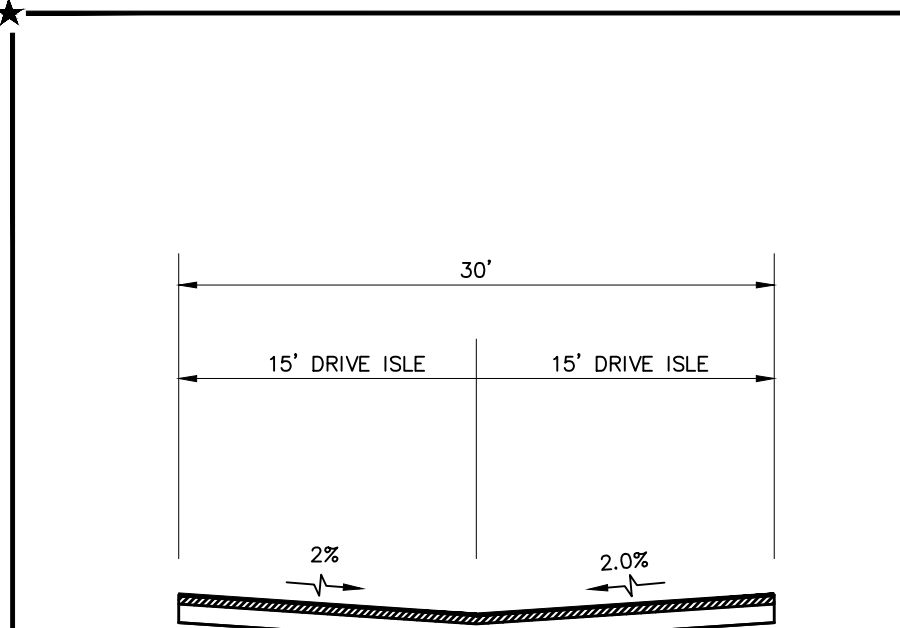
16 CONCRETE WHEEL STOP



17 CURB RAMP, CR-A
(PER FOOT INDEX 522-002)



18 BOLLARD



19 DRIVE ISLE DETAIL

1291 SOUTH ORANGE BLOSSOM TRAIL
CONSTRUCTION DETAILS
CITY OF APOPKA, FLORIDA

NO.	DATE	REVISION / ISSUE DATE	COUNTY COMMENTS	BY	LMP
1	10/25/2023				

RCE CONSULTANTS, LLC
617 Arvera Drive
Altamonte Springs, FL 32701
Phone No. 407-452-8633
LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Polner
#56974
This item has been electronically signed and sealed by Laurence Polner, P.E., on the date delineated using a digital signature.
Printed copies of this document are not considered signed and sealed and the signatures must be verified on any electronic copy.

PROJECT #: 12.2023	SHEET: C-7.0
DRAWN/LMP CHECKED: LMP	
DATE: APRIL 2023	
SCALE: N/A	
CONSTRUCTION DETAILS	

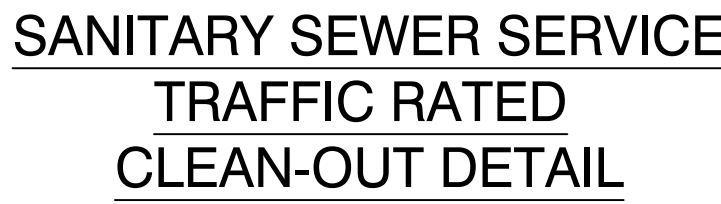
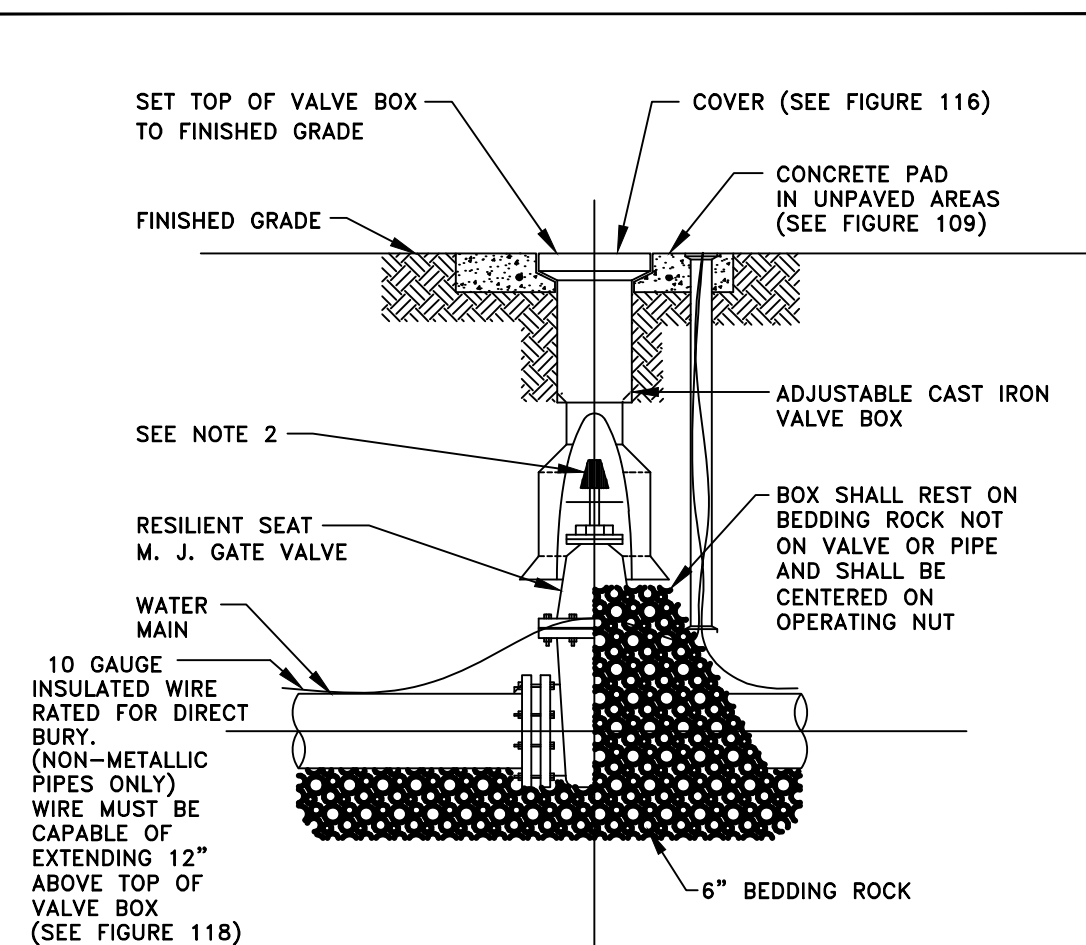


FIG. 206 FORCE MAIN WET TAP TIE-IN DETAIL	FIG. 307 B GROUND TEST WELL
CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 206	CITY OF APOPKA DESIGN ENGINEERING DIVISION JANUARY 2014 FIG. 307 B



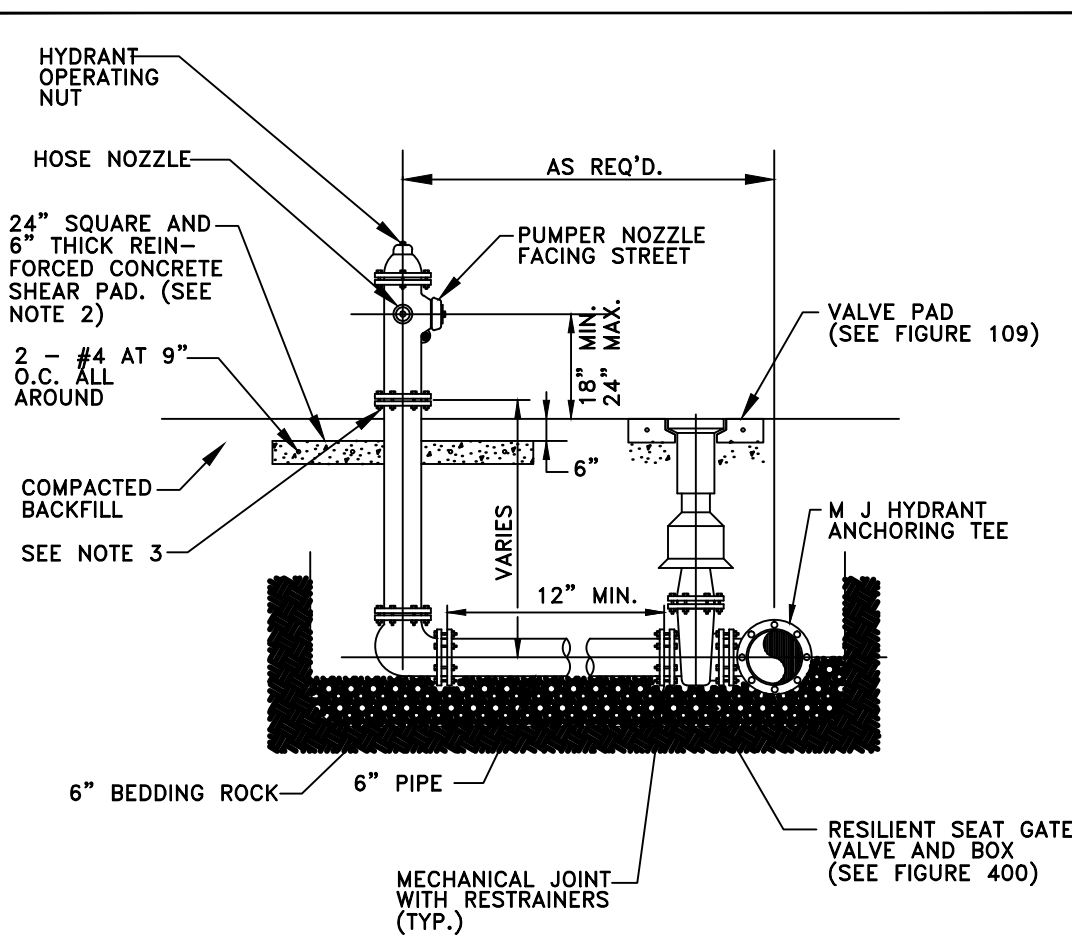
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206	CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 B
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[illegible]



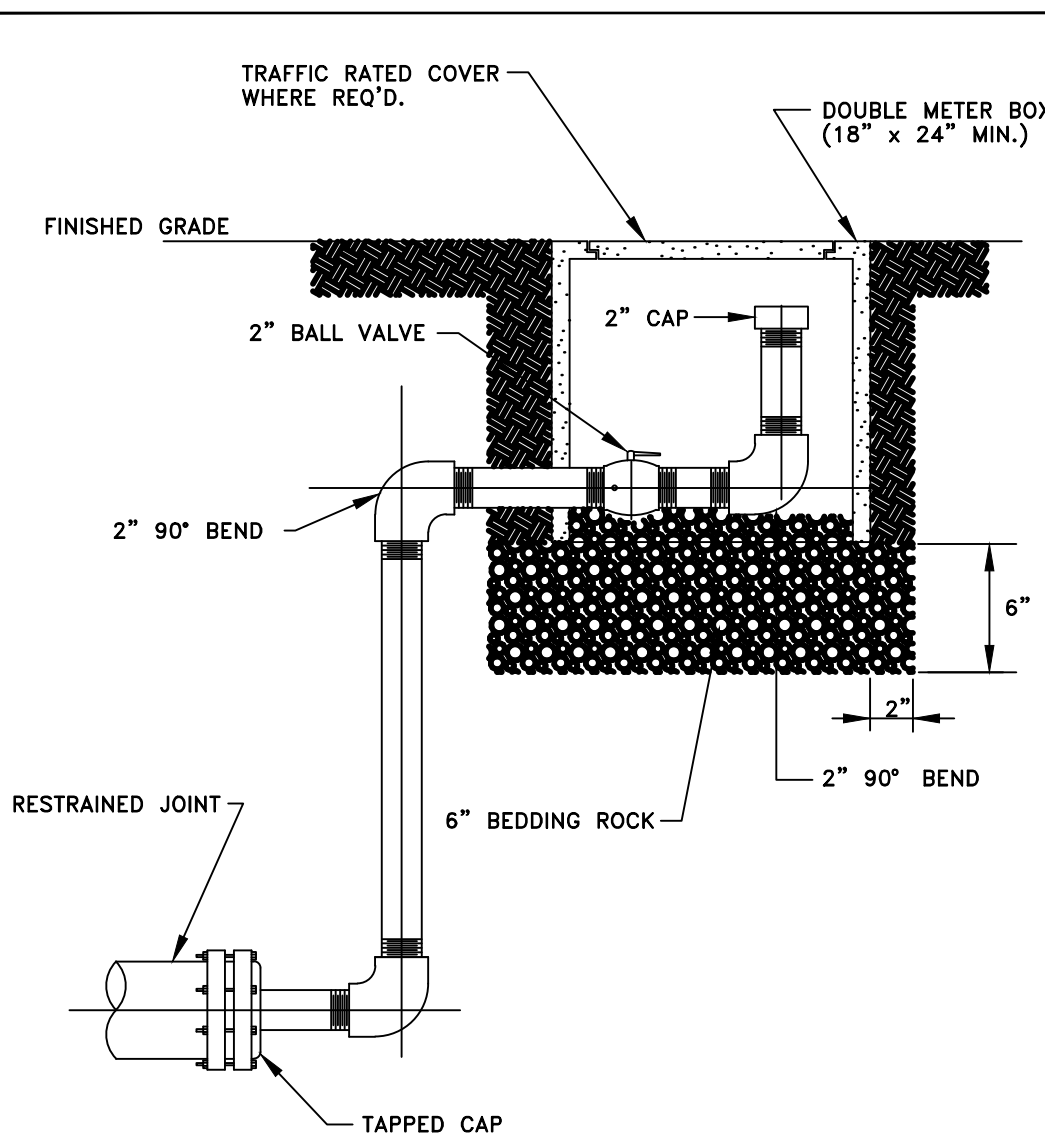
- NOTES:
1. PVC EXTENSIONS MAY BE USED ON VALVE BOX INSTALLATION.
 2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO WITHIN A 3 FEET BELOW FINISHED GRADE.

GATE VALVE AND BOX DETAIL



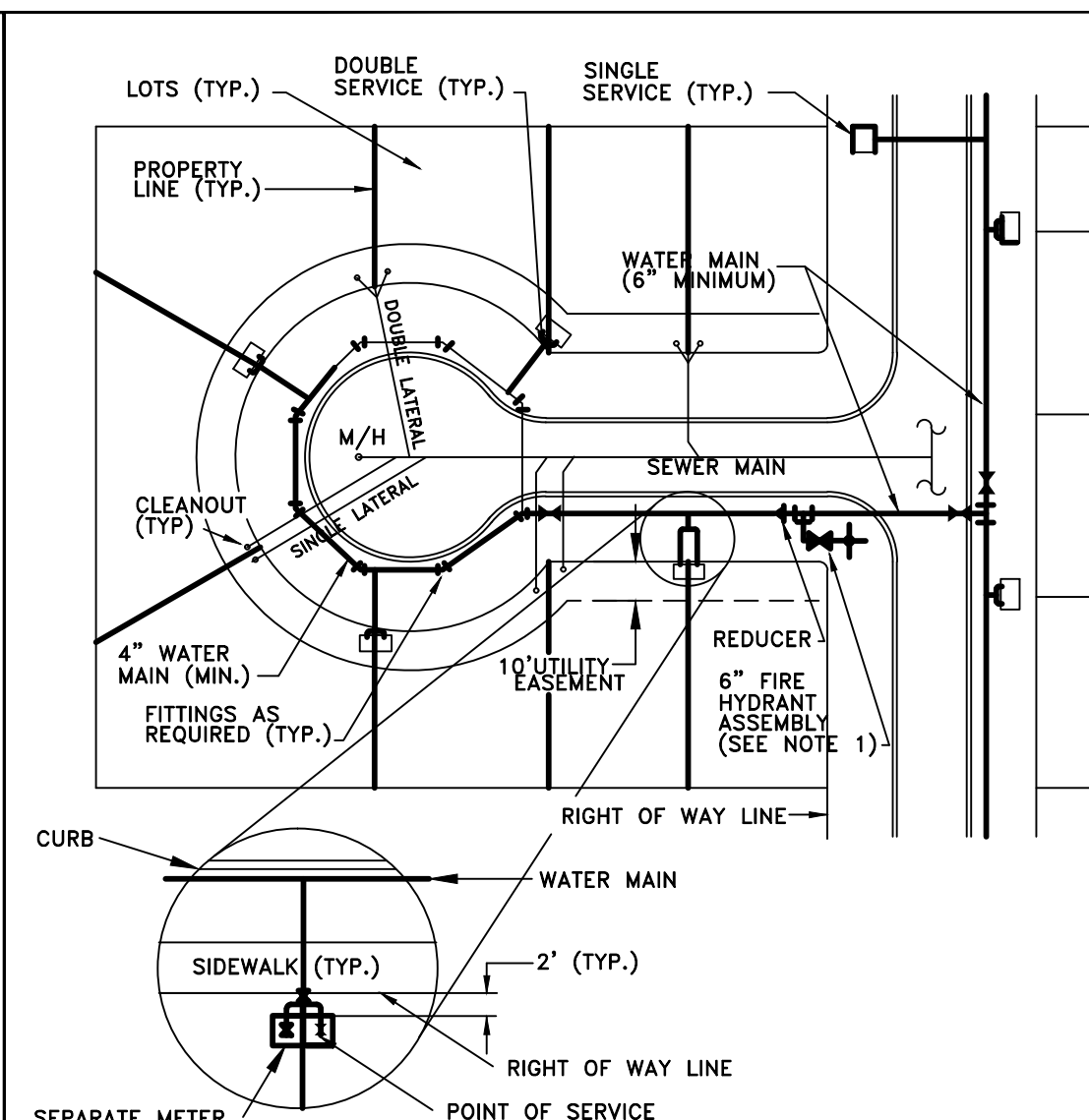
- NOTES:
1. FIRE HYDRANT SHALL BE SUPPLIED WITHOUT A WEEP HOLE, OR WITH A PERMANENTLY PLUGGED WEEP HOLE.
 2. THE SHEAR PAD SHALL BE RECESSED SIX (6) INCHES BELOW THE FINISHED GRADE AND THE RECESSED SECTION SODDED.
 3. CLEARANCE BETWEEN BOTTOM OF BOLTS AND TOP OF SHEAR PAD SHALL BE A TWELVE (12) INCH MINIMUM.
 4. FIRE HYDRANTS SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF APOPKA UTILITIES DESIGN CONSTRUCTION STANDARDS MANUAL.

FIRE HYDRANT ASSEMBLY DETAIL



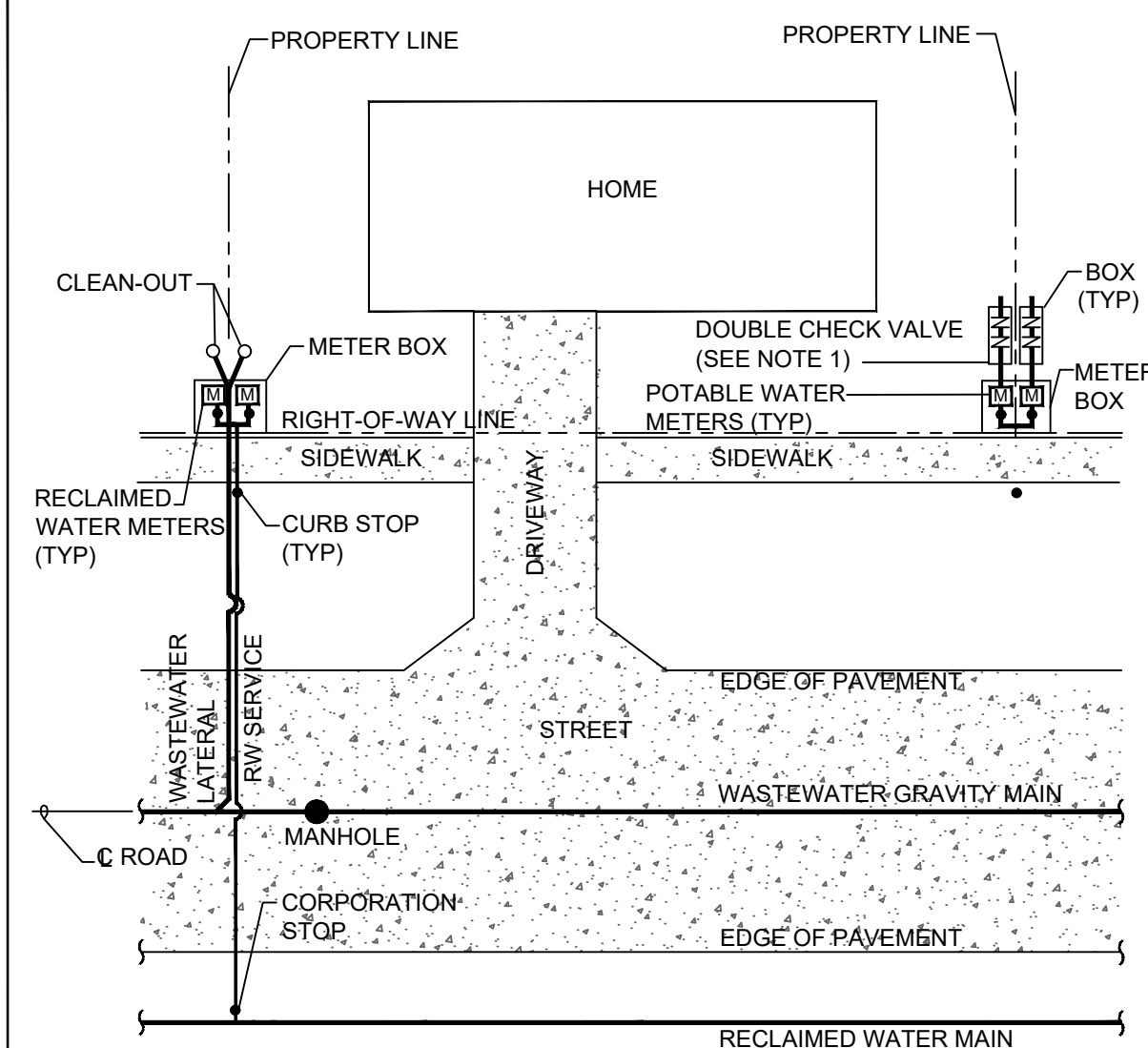
- NOTES:
1. ALL 2 INCH PIPE AND FITTINGS SHALL BE SCHEDULE 40 GALVANIZED STEEL OR BRASS WITH THREADED (NPT) JOINTS. USE TEFLON TAPE ON JOINTS.
 2. COLOR SHALL BE APPROPRIATE FOR USE.

BLOWOFF VALVE DETAIL



- NOTES:
1. ANCHORING TYPE 90° BEND SHALL ONLY BE USED WHERE RIGHT-OF-WAY CONSTRUCTION WILL NOT ALLOW INSTALLATION OF A STRAIGHT ASSEMBLY.
 2. POTABLE WATER AND RECLAIMED WATER MAINS SHALL BE LOOPED THROUGHOUT CUL-DE SAC.
- TYPICAL SERVICE LOCATION DETAIL**

TYPICAL SERVICE LOCATION DETAIL



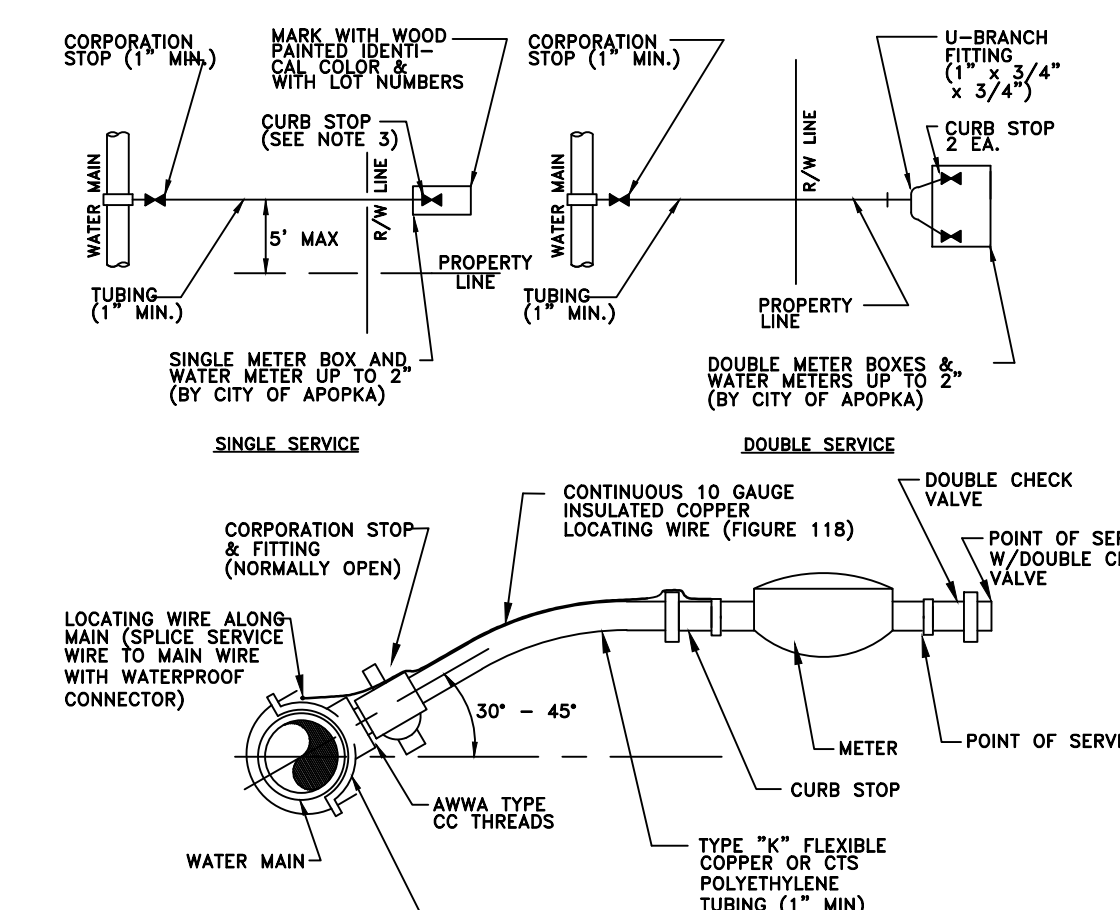
TYPICAL RECLAIM WATER DOUBLE SERVICE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400
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CITY OF AOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402
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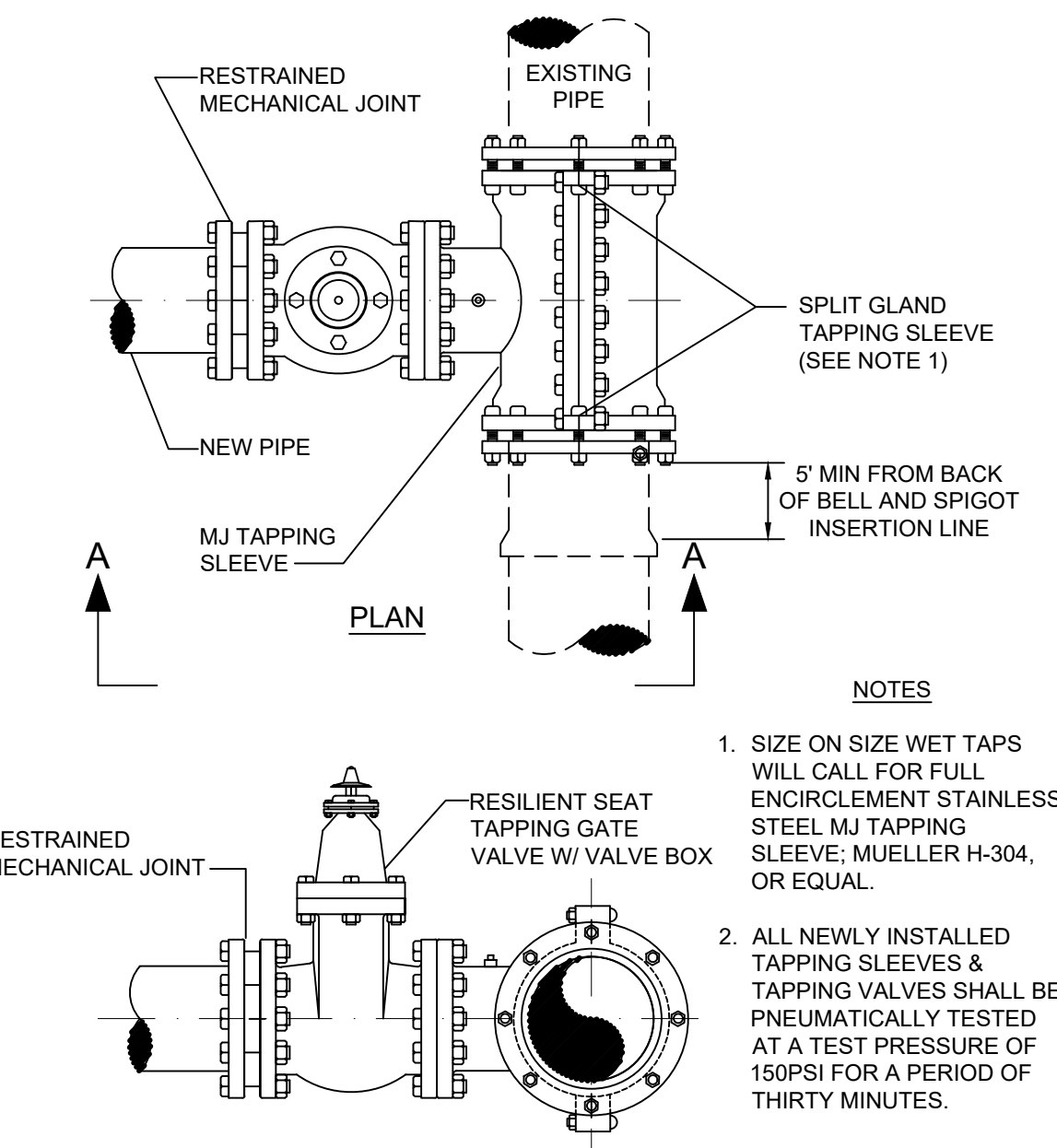
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 403
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2016	FIG. 404
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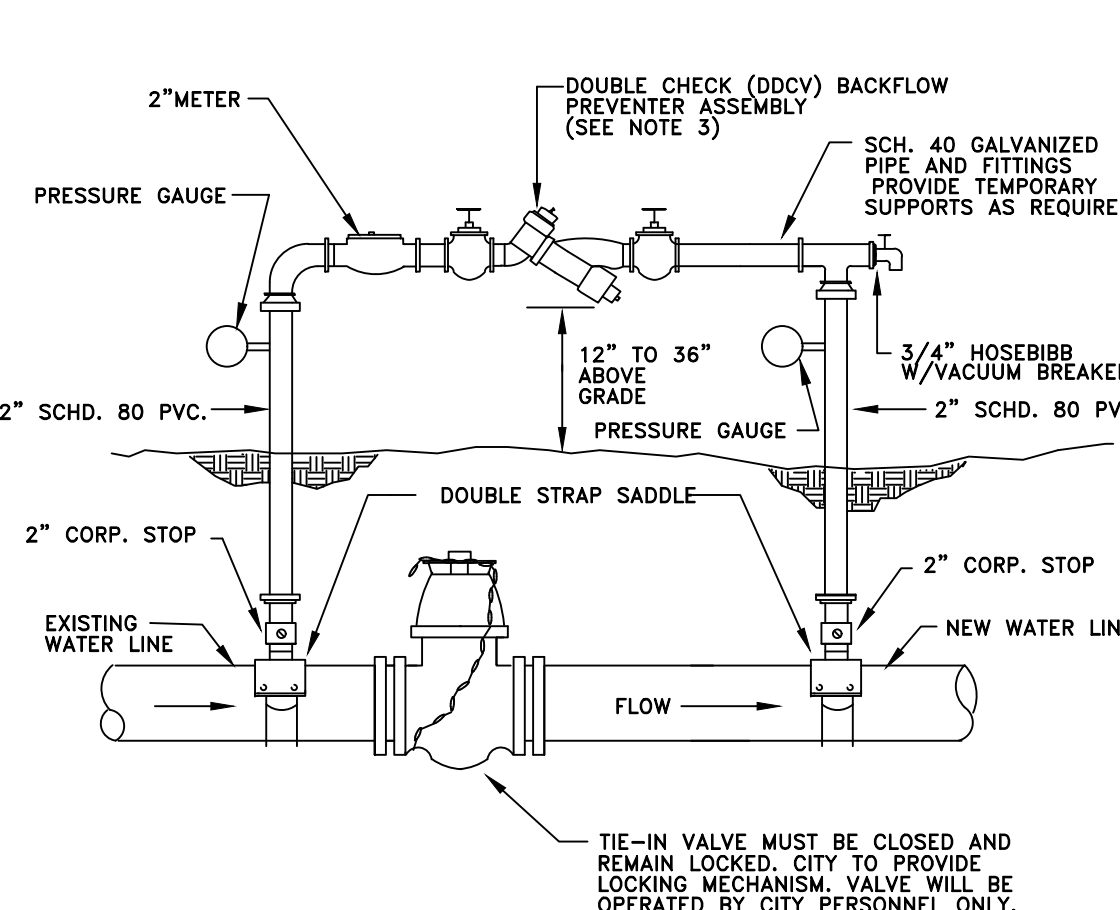
- NOTES:
- 1. ALL FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT TYPE CONNECTIONS.
 - 2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
 - 3. EACH SERVICE SHALL TERMINATE AT A CURB STOP(S) WHICH SHALL BE BURIED APPROXIMATELY 3" BELOW FINAL GRADE AND SHALL BE CLEARLY MARKED WITH A 2" x 2" x 18" STAKE WITH THE TOP PAINTED BLUE FOR POTABLE WATER AND PURPLE FOR RECLAIMED WATER, AND MARKED WITH THE NUMBER OF THE LOT(S) TO BE SERVED.
 - 4. RECLAIMED WATER SERVICES SHALL USE PURPLE COLORED CTS POLYETHYLENE TUBING.
 - 5. POTABLE WATER SERVICES SHALL USE BLUE COLORED CTS POLYETHYLENE TUBING.
 - 6. ALL SERVICE UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE INSTALLED IN A MINIMUM 2" PVC SLEEVE.

WATER SERVICE CONNECTION DETAIL



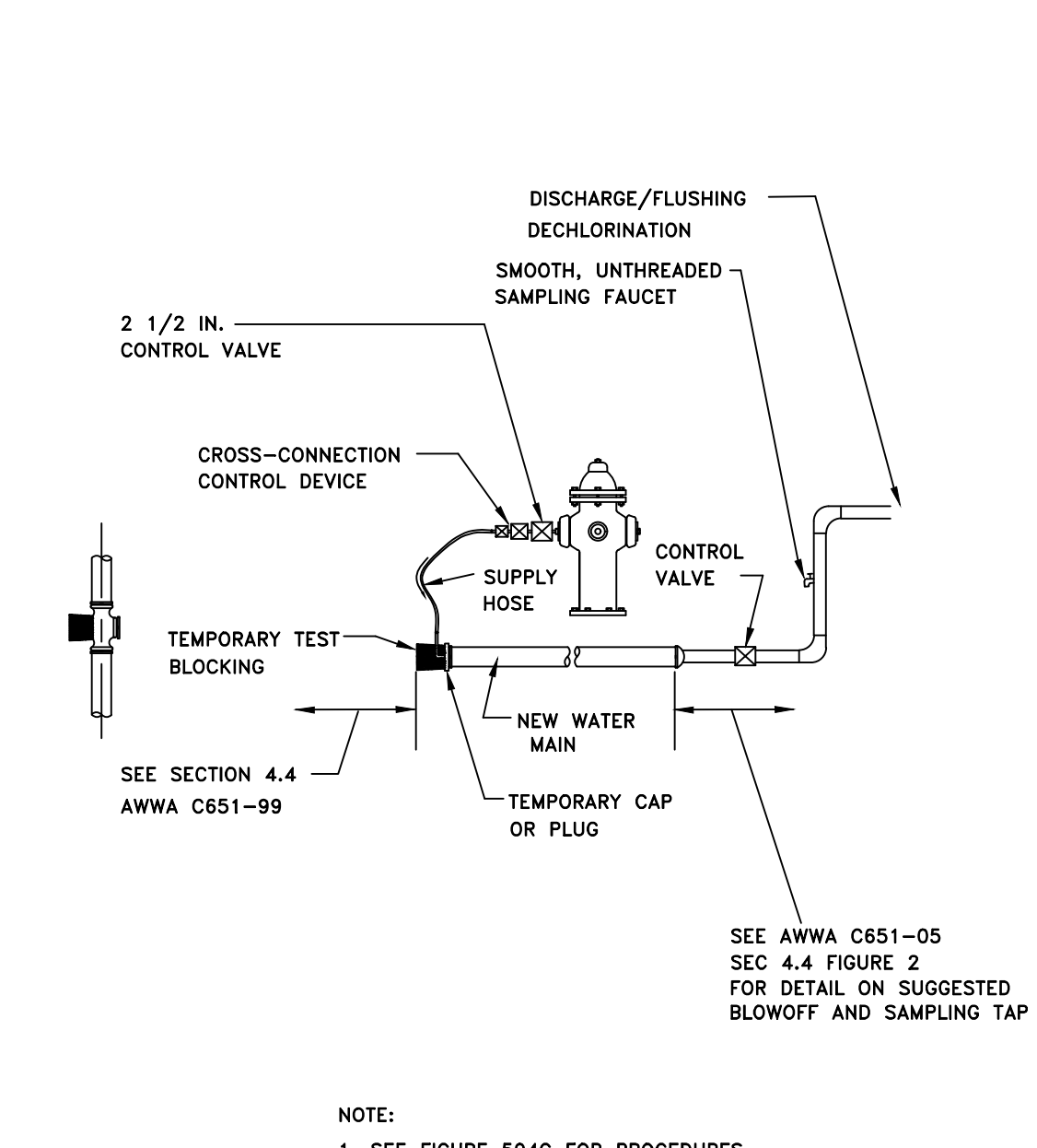
- NOTES
1. SIZE ON SIZE WET TAPS
WILL CALL FOR FULL
ENCIRCLEMENT STAINLESS
STEEL MJ TAPPING
SLEEVE; MUELLER H-304,
OR EQUAL.
 2. ALL NEWLY INSTALLED
TAPPING SLEEVES &
TAPPING VALVES SHALL BE
PNEUMATICALLY TESTED
AT A TEST PRESSURE OF
150PSI FOR A PERIOD OF
THIRTY MINUTES.

SECTION A - A
WATER AND RECLAIMED WATER MAINS
WET TAP TIE-IN DETAIL



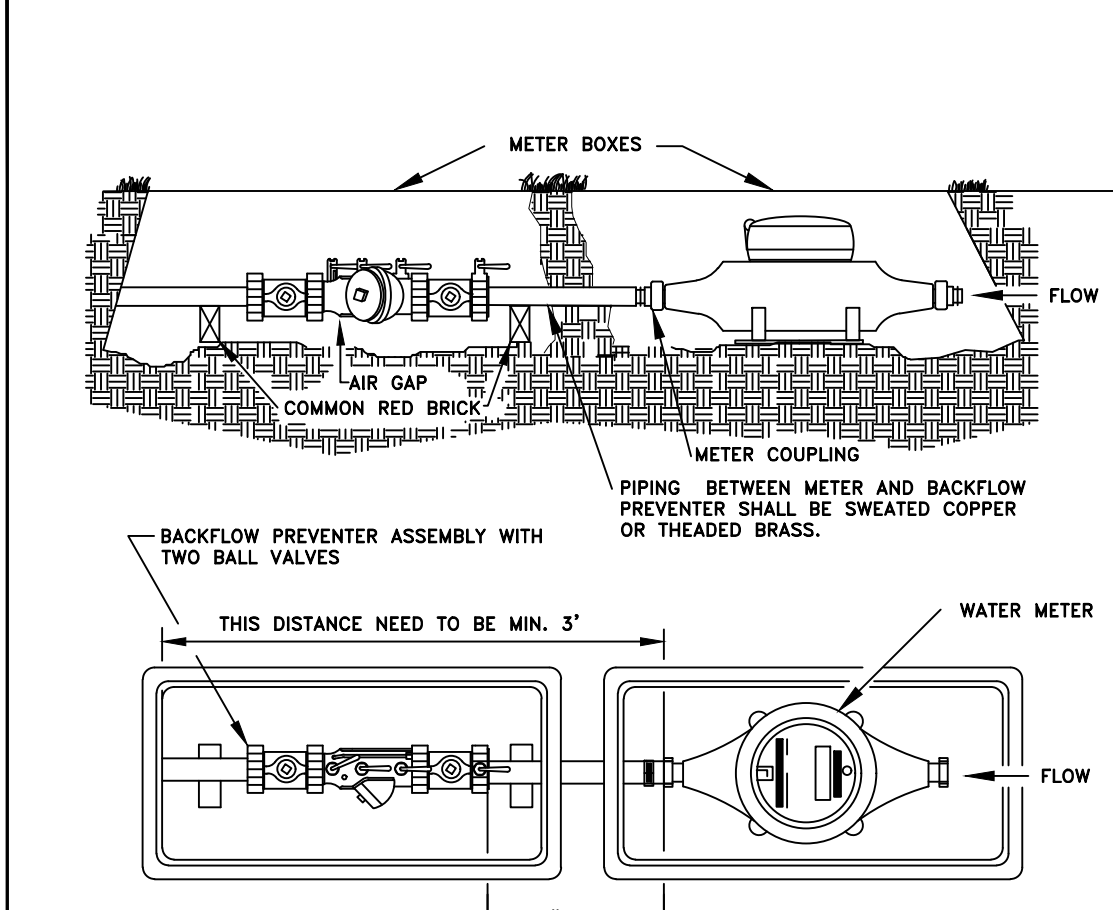
- NOTE:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, ASSEMBLY, AND THE INSTALLATION OF THE DEVICE.
 2. SEE FIGURE 504C FOR PROCEDURES.
 3. DDCV IS MINIMUM PROTECTION REQUIRED. A RPZ DEVICE MAY BE REQUIRED DEPENDING ON PROJECT. PROVIDE COPY OF LATEST CERTIFICATION TEST RESULTS.

TEMPORARY JUMPER CONNECTION



- NOTE:
1. SEE FIGURE 504C FOR PROCEDURES

TEMPORARY JUMPER CONNECTION FROM FIRE HYDRANT



1. A 3' PIECE OF STRAIGHT PIPE MUST BE CONNECTED TO METER USING THE DESIGNATED HOLES IN THE METER BOX BEFORE ANY ANGLES ARE CONNECTED. THE SAME RULES APPLY FOR DOUBLE METER HOOK-UPS.
2. BACKFLOW DEVICE AND METER ARE TO BE SET BY THE CITY FOR METERS 2-INCH OR LESS IN SIZE.

POTABLE WATER SERVICE DETAIL
FOR LOTS SERVED WITH RECLAIMED WATER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2016	FIG. 405
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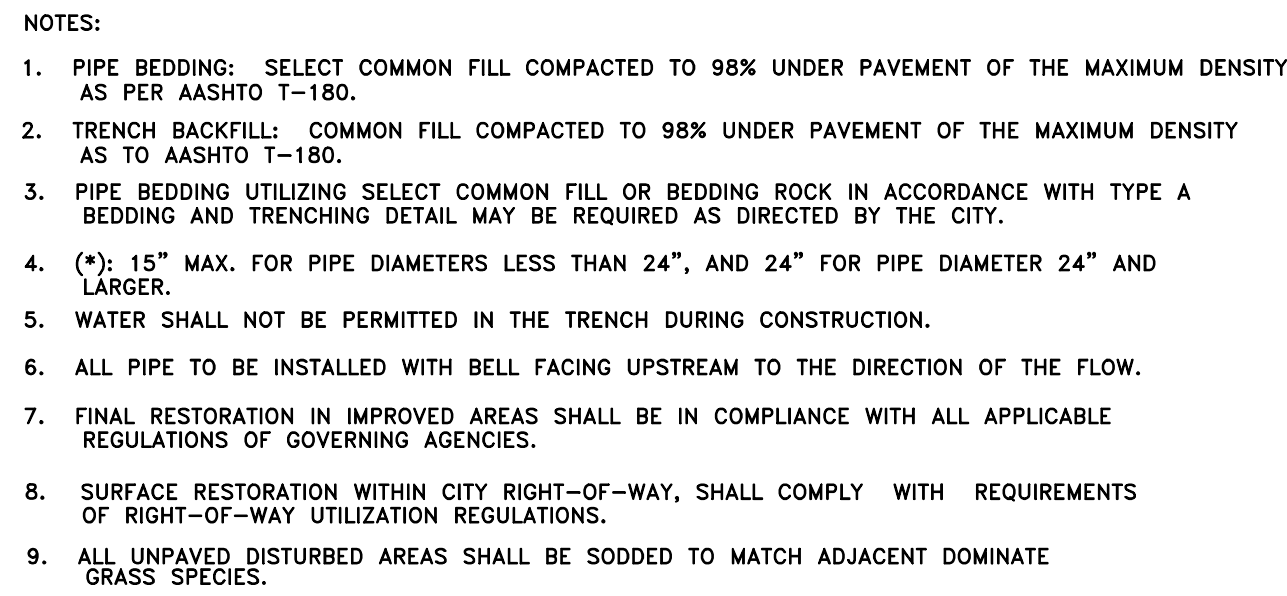
CITY OF AOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 A
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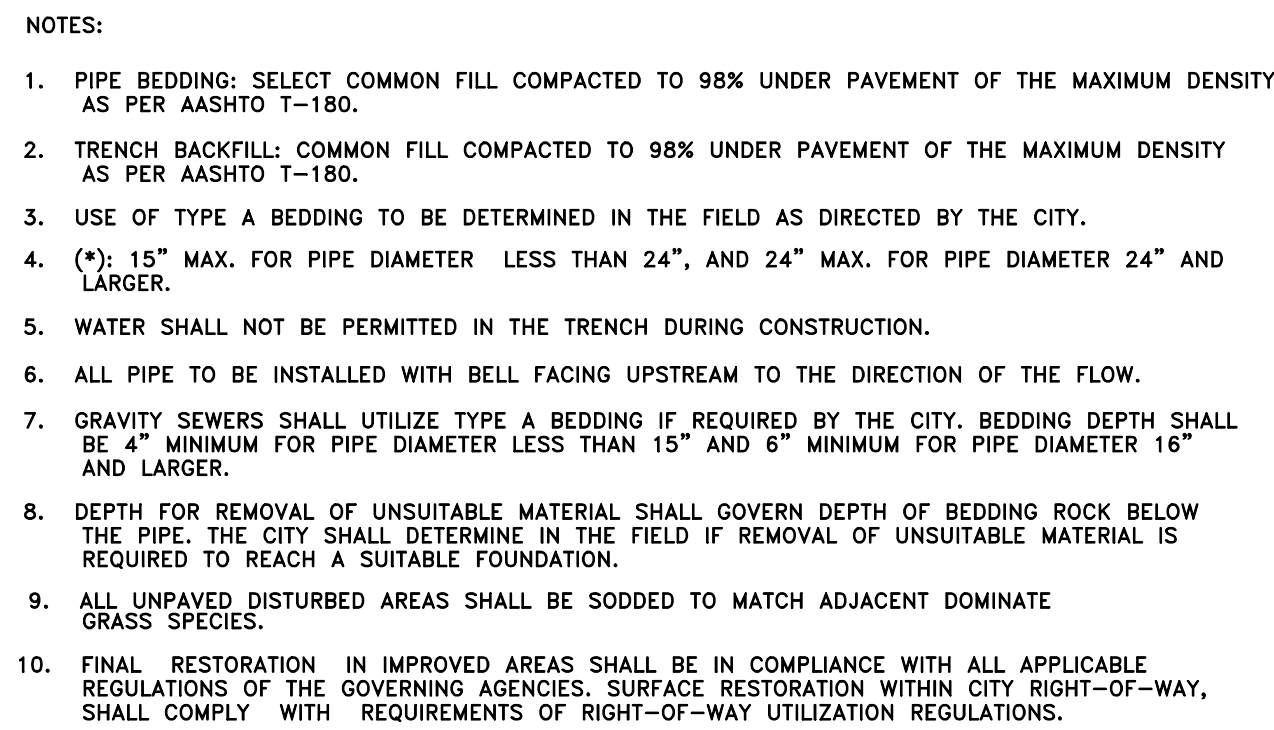
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 I
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 50
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[illegible]



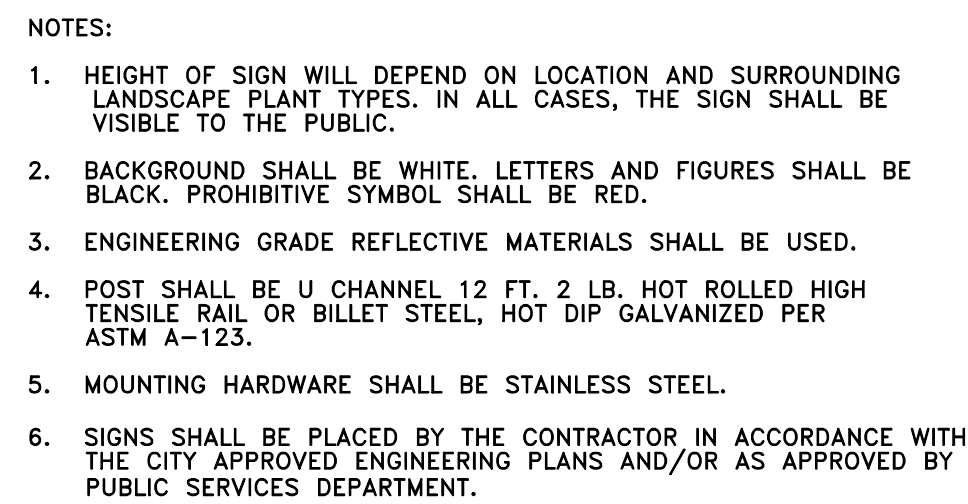
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100
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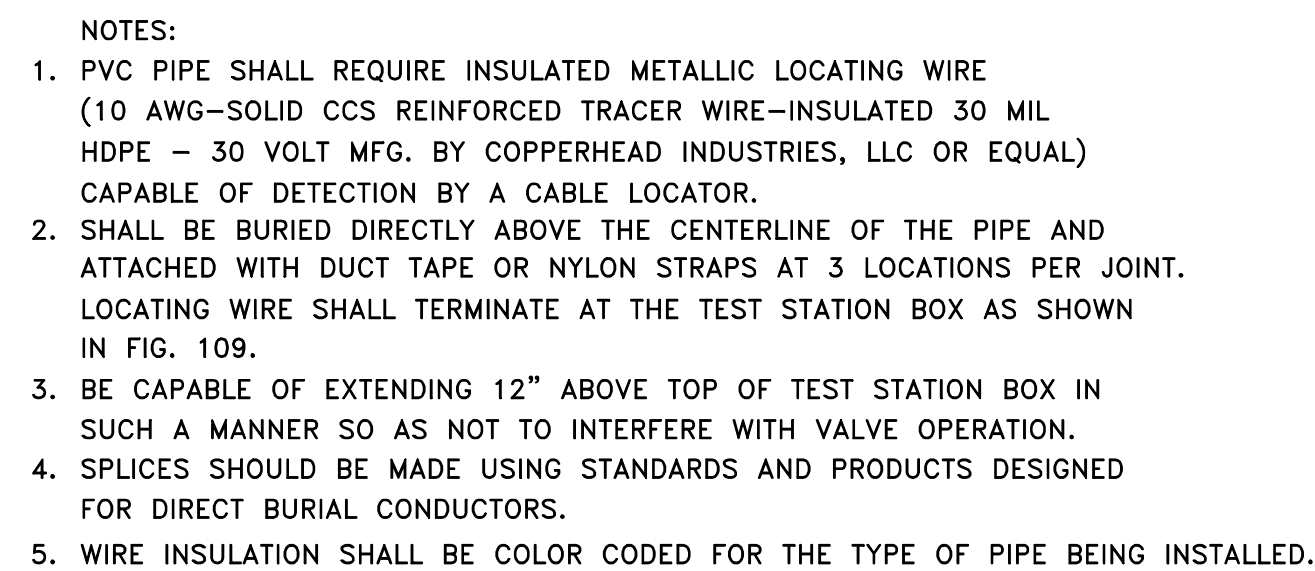
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101
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* ONLY RESTRAIN BRANCH PIPE FOR TEES. ONLY RESTRAIN LARGER PIPE FOR REDUCERS
 ** LENGTH ALONG RUN ASSUMED TO BE 18'
 NOTES:

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



CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115
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CITY OF AOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118
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UTILITY DETAILS

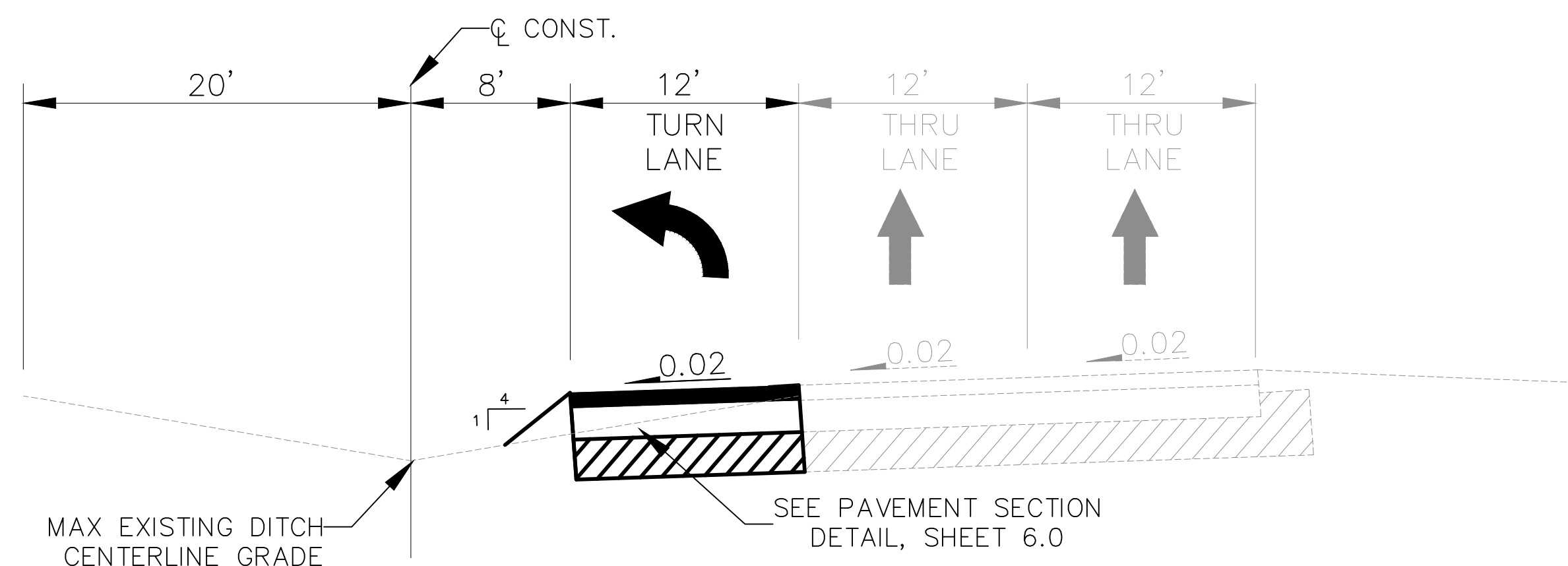


Diagram illustrating the cross-section of a 12' wide turn lane. The lane is divided into three 12' sections: two 'THRU LANE' sections and one 'TURN LANE' section. The 'TURN LANE' section includes a 4' wide shoulder. The stabilization details show a 0.02' thick layer of Type B Stabilization (LBR-40, 12" thick) over a 0.06' thick base. The right side of the diagram shows a slope with a 1:3 ratio, labeled 'RIGHT OF WAY'.

NOTE:

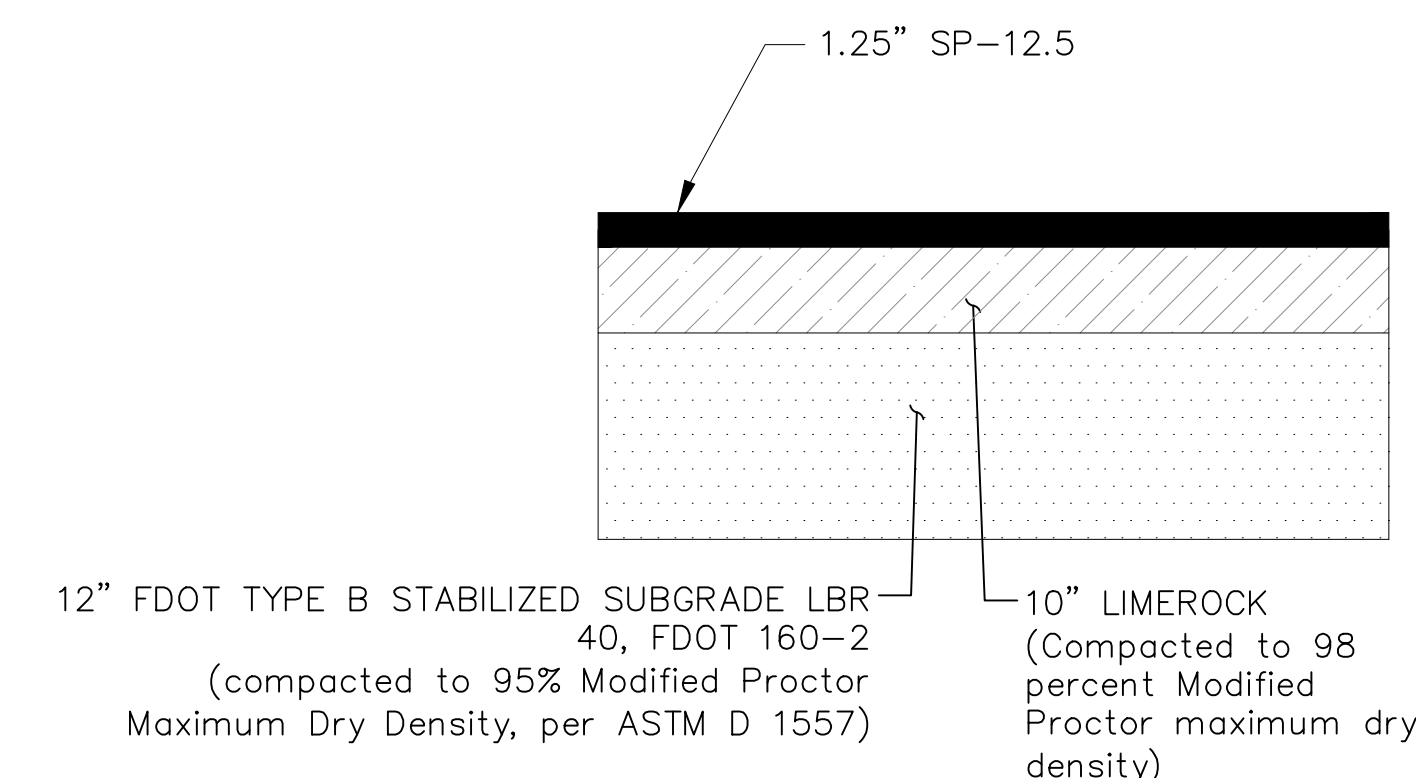
- ALL STRIPING WITHIN COUNTY R/W SHALL BE THERMOPLASTIC
- ALL AFFECTED SIDEWALKS, RAMPS AND CROSSWALKS WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS. MAXIMUM CROSS SLOPE IS 2%.
- ALL WORK PERFORMED WITHIN THE COUNTY RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE 2023–2024 EDITIONS OF FDOT STANDARD PLANS, SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION , AND THE 2017 UTILITY ACCOMMODATION MANUAL
- THE CONTRACTOR SHALL BE FULLY RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS AND PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/REMOVED IN THE FIELD WITH THE PROPOSED CHANGES, EVEN IF THE EOR AND/OR COUNTY HAVE NOT SHOWN THE NEEDED CHANGES



(IN FEET)
1 inch = 20 ft

LEGEND

PROPOSED PAVEMENT



N.T.S.

[illegible]

RCE CONSULTANTS, LLC
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LARRY@RCECONSULTANTS.NET

Engineer of Record

Laurence Poliner
#56074

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PROJECT #:
12.2023

DRAWN:IMP CHECKED:IMP

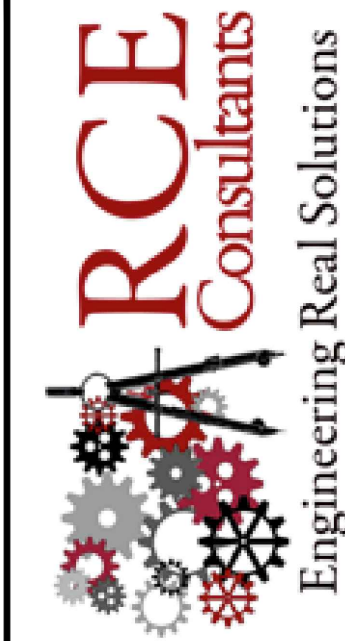
DATE:	SHEET:
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APRIL 2023

SCALE: C-8

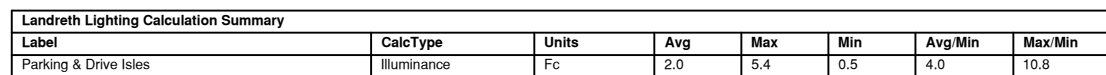
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OFFSITE IMPROVEMENT PROJECTS

[illegible]

Engineer of Record

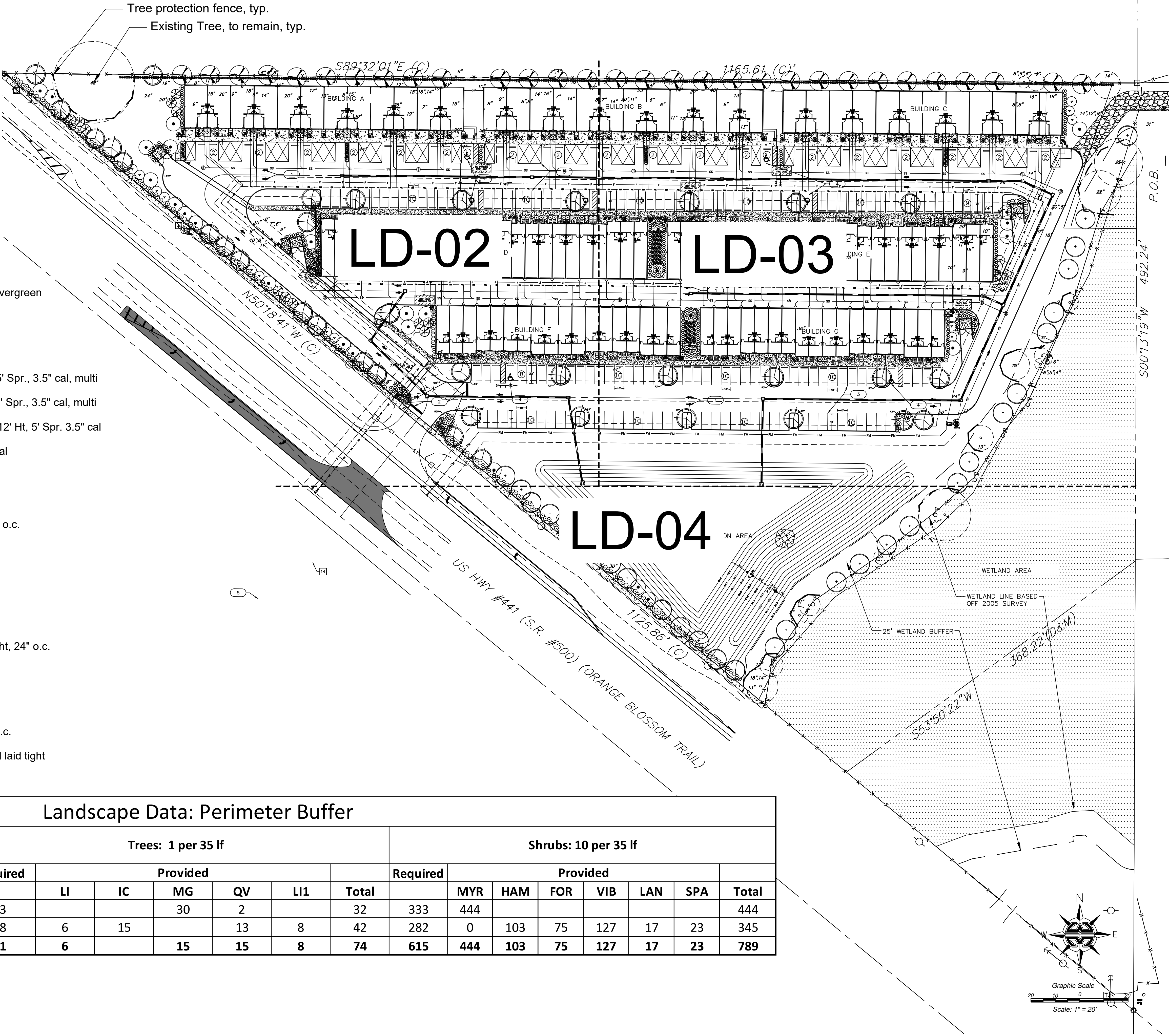
PROJECT #: 12.2023	
DRAWN:LMP CHECKED: LM	
DATE: APRIL 2023	SHEET: P-1
SCALE: 1"=50'	
PHOTOMETRIC PLAN	



- General Notes:
- No landscape materials other than sod grasses may be planted within a 5' radius maintenance area of any underground utility such as water meters, backflow devices, fire hydrants, sanitary sewer cleanouts, and manholes, air release valves, etc.
 - No landscaping shall be planted in a manner that would adversely affect utility easements.
 - All landscape areas to receive automatic irrigation. Water source to be potable or well and will be determined at time of building permit application.
 - Sod around buildings to be Argentine Bahia grass. Sod to be weed and disease free and laid tight.
 - Not trees to be placed within 6' of any hard surface unless root barrier will be installed along the edge of the hard surface. Root barrier to extend at least 5' in either direction from the center of the tree trunk. Refer to Sheet LD-06 for installation details.
 - Where trees are to be installed within 10' of a drainage structure or pipe, root barrier must be installed as noted in Note 5.
 - The use of Cypress mulch is prohibited.
 - All plant material to be Florida Grade No.1 or better as specified in "Grades and Standards for Nursery Plants", "Parts 1 and 2", by Division of Plant Industry, Florida, Department of Agriculture and Consumer Services, latest edition.

Landscape Legend:

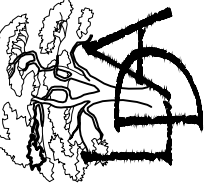
Symb	Qty	Tag	WU	Name	(N) Native	(F) Flowering Tree	(E) Evergreen
Trees:							
	28	AR		Red Maple (N)(F)			
	37	IC		Acer rubrum, FG, 12' Ht, 5' Spr., 3.5" cal			
	14	LI		Dahoon Holly (N)(E)			
	17	LI1		Ilex cassine, FG, 12' ht, 5' Spr., 3.5" cal			
	31	MG		Crape Myrtle(F)			
	37	QV		Lagerstromia indica 'Muskogee', FG, 12' Ht, 5' Spr., 3.5" cal, multi			
				Crape Myrtle(F)			
				Lagerstromia indica 'Tuscarora', FG, 12' Ht, 5' Spr., 3.5" cal, multi			
				Southern Magnolia (N)(E)(F)			
				Magnolia grandiflora 'Brackens Beauty', FG, 12' Ht, 5' Spr. 3.5" cal			
				Live Oak (N)(E)			
				Quercus virginiana, FG, 12' Ht, 5' Spr., 3.5" cal			
Shrubs:							
	204	FOR		Florida Privet (N)			
	176	HAM		Foresteria segregata, 3 gal, 24" ht, 36" o.c.			
	112	MUH		Dwarf Firebush (N)(F)			
	444	MYR		Hamelis patens 'Compacta', 3 gal, 18" ht, 36" o.c.			
	90	SPA		Muhly Grass			
	41	TRI		Muhlenbergia capillaris, 3 gal, 36" oc			
	272	VIB		Wax Myrtle (N) (E)			
	186	ZAM		Myrica cerifera, 7 gal, 36"x18", 36" o.c.			
	80	LAN		Sand Cordgrass (N)			
	189	LIR		Spartina patens, 3 gal, 24" oc			
				Fakahatchee Grass (N)			
				Tripsacum dactyloides, 3 gal, 36" oc			
				Dwarf Walters Viburnum (N)			
				Viburnum obovatum 'Mrs Schiller', 3 gal, 24" ht, 24" o.c.			
				Coontie (N)(E)			
				Zamia pumila, 3 gal, 36" oc			
Groundcover:							
	80	LAN		Pineland Lantana (N)			
	189	LIR		Lantana depressa, 1 gal, 6"x12", 36" o.c.			
				Liriope			
				Liriope muscari 'Green Empress', 1 gal, 18" o.c.			
				Argentine Bahia			
				Paspalum notatum 'Argentine', weed free and laid tight			
				SOD			



Landscape Data: Perimeter Buffer

				Trees: 1 per 35 lf							Shrubs: 10 per 35 lf							
				Required	Provided						Required	Provided						
Perimeter	LF	Drives	Length		LI	IC	MG	QV	LI1	Total		MYR	HAM	FOR	VIB	LAN	SPA	Total
N	1165		1165	33			30	2		32	333	444						444
W	1016	30	986	28	6	15		13	8	42	282	0	103	75	127	17	23	345
			Total	61	6		15	15	8	74	615	444	103	75	127	17	23	789

Landscape Design Associates
25110 NW 182nd Ave
High Springs, FL 32643
352-210-5765 ph, www.landscapeda.com

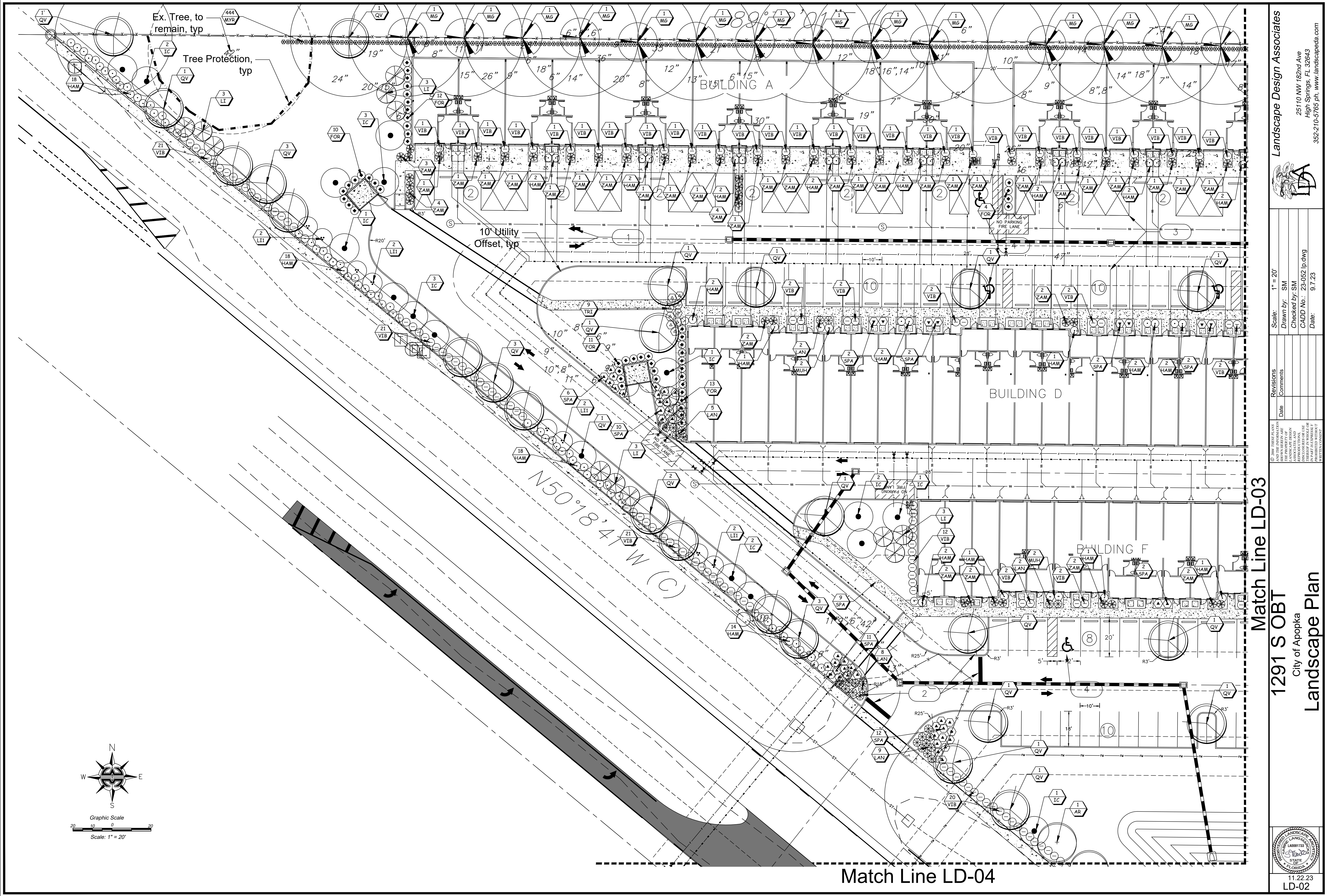


Scale:	Drawn by: SM	Checked by: SM	CADD No.: 23-052 lp.dwg	Date: 9.7.23
Revisions	Comments	Date		

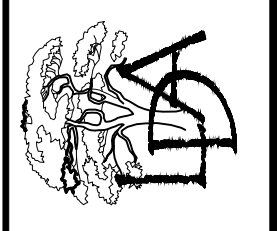
1291 S OBT
City of Apopka
Overall Landscape Plan


11.22.23
LD-01

Page 56 of 71



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High Springs, FL 32643
352-210-5765 ph, www.landscapedesign.com



Scale: 1" = 20'
Drawn by: SM
Checked by: SM
CADD No.: 23-052 lp.dwg
Date: 9.7.23

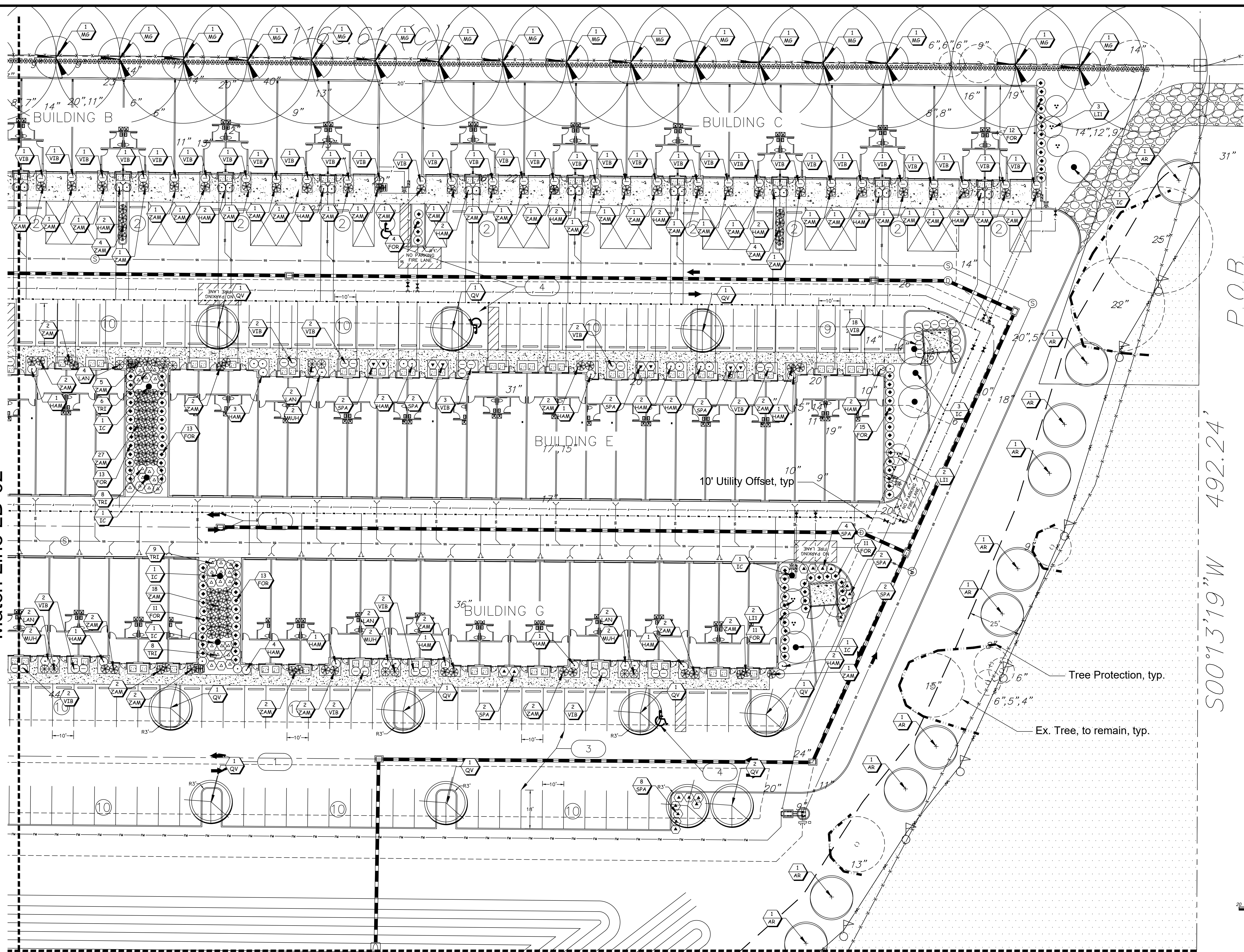
Revisions	Date	Comments

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Match Line LD-03
1291 S OBT
City of Apopka
Landscape Plan

11.22.23
LD-02





Graphic Scale

Scale: 1" = 20'

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11.22.23
LD-03

PLANTING NOTES:

FERTILIZER

FERTILIZERS SHALL BE SLOW RELEASE, UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THE FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURERS STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: SIX (6) PERCENT NITROGEN, SIX (6) PERCENT PHOSPHOROUS, AND SIX (6) PERCENT POTASSIUM. FERTILIZER SHALL BE APPLIED TO ALL SHRUBS (1/3 LB PER 3 GAL POT, 1/4 LB PER 1 GAL POT) AND GROUND COVER. THE SOD STARTER FERTILIZER MIXTURE SHALL BE A 5-10-10 ANALYSIS. A 14-14-14 FERTILIZER ANALYSIS IS REQUIRED ON ALL TREES AND SHRUBS OVER 5' IN HEIGHT (1/2 LB PER 5' OF SPREAD). AGRIFORM TABLETS WITH TWENTY (20) PERCENT NITROGEN, TEN (10) PERCENT PHOSPHOROUS, FIVE (5) PERCENT POTASSIUM IN 21 GRAM SIZES SHALL BE APPLIED ALONG WITH THE FERTILIZER PROCESS (1 WITH 1 GAL PLANTS, 2 WITH 3 GAL PLANTS AND 2 TABLETS PER 1" OF TREE TRUNK CALIPER). MAGNESIUM SULFATE SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF 1/2 LB PER INCH OF TRUNK CALIPER. MANGANESE SHALL BE APPLIED AT THE SAME RATE.

MULCH

MULCH MATERIAL SHALL BE COLORED 'A' GRADE CERTIFIED RECYCLED MULCH AND MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT. MULCH SHALL BE APPLIED TO A MINIMUM OF 3" DEPTH IN PLANTING BEDS. MULCH SHALL NOT BE PLACED WITHIN 6" OF TREE OR PALM TRUNKS.

SOD

THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

SUBSTITUTIONS

NO SUBSTITUTION OF PLANT MATERIAL TYPES OR SIZES WILL BE ALLOWED WITHOUT WRITTEN AUTHORIZATION FROM THE LANDSCAPE ARCHITECT OF RECORD. CONTAINER GROWN MATERIAL WILL NOT BE ACCEPTED AS A SUBSTITUTE FOR B & B MATERIAL UNLESS PREVIOUSLY APPROVED. INTENDED SUBSTITUTIONS SHALL BE SPELLED OUT IN BID.

MEASUREMENTS

SHADE TREES: HEIGHT SHALL BE MEASURED FROM GROUND TO THE AVERAGE BRANCH HEIGHT OF CANOPY. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "V" CROTCHES THAT COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION.

SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE POINT WHERE MATURE PLANT GROWTH STOPS. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENT AREA NOT TO INCLUDE ANY TERMINAL GROWTH.

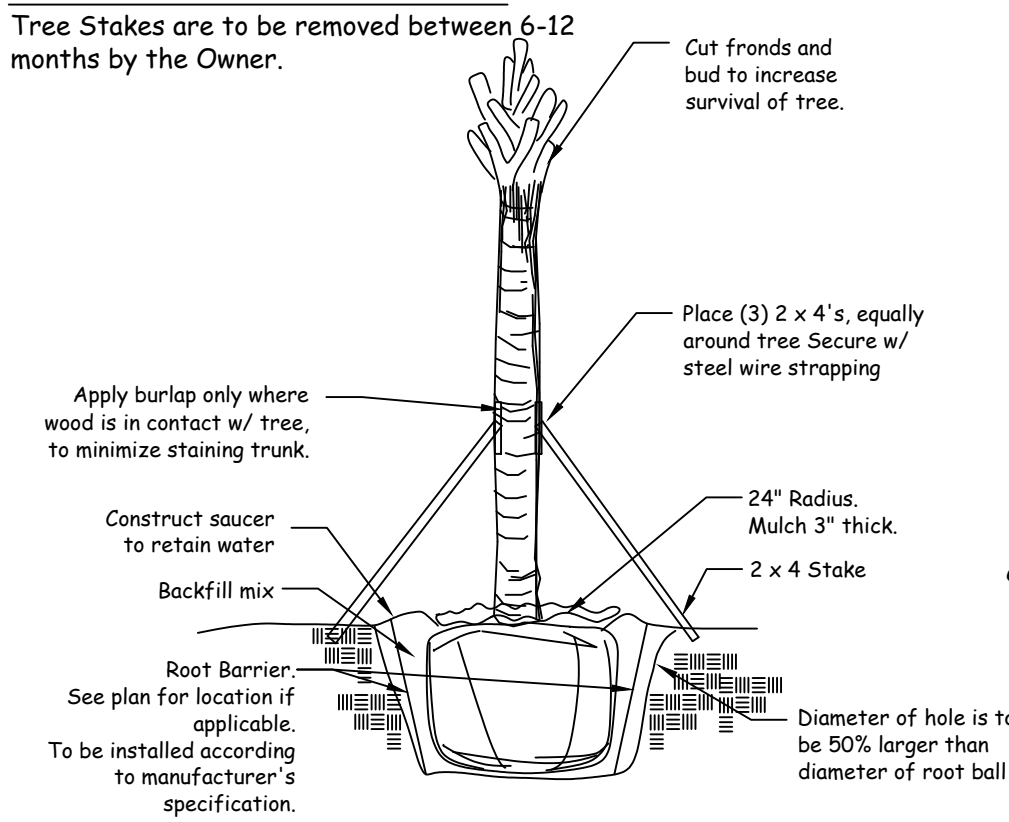
PALMS: CLEAR TRUNK SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE POINT WHERE THE MATURE AGED TRUNK JOINS THE IMMATURE OR GREEN PORTION OF THE TRUNK OR HEAD.

GREY WOOD (G.W.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO TOP OF THE HARDENED TRUNK.

OVERALL HEIGHT (O.A.) - SHALL BE MEASURED FROM THE GROUND AT THE TIME OF INSTALLATION TO THE AVERAGE FROND HEIGHT.

PALMS WITH MARRED OR BURNED TRUNKS WILL NOT BE ACCEPTED.

Palm Planting Detail



PLANTING SOIL AND BACKFILL

TOPSOIL SHALL CONSIST OF A STABILIZED MIXTURE OF GROUND YARD TRIMMINGS AND POSSIBLY BIOSOLIDS PROCESSED ACCORDING TO STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION GUIDELINES FOR THE PROCESSING AND DISTRIBUTION OF SEWAGE SLUDGE COMPOST. RECYCLED TOPSOIL SHALL ONLY BE OBTAINED FROM A STATE PERMITTED RECYCLING FACILITY WHICH IS ALSO D.O.T. CERTIFIED AND STORES PRODUCT ON A PAD WITH A CURRENT NEMATODE CERTIFICATION FROM FLORIDA DEPARTMENT OF AGRICULTURE. RECYCLED TOPSOIL SHALL HAVE THE FOLLOWING CHARACTERISTICS: .WEED FREE .MOISTURE CONTENT 50% BY WEIGHT MAXIMUM .WATER HOLDING CAPACITY 200% BY WEIGHT MINIMUM .CARBON TO NITROGEN RATIO LESS THAN 25 TO 1 .ORGANIC MATTER CONTENT 40% BY DRY WEIGHT MINIMUM .SOLUBLE SALTS LESS THAN 3 MMHOS/CM .PH RANGE 7.0 - 7.9 .MINIMUM NUTRIENT LEVELS AS FOLLOWS: MACRO NUTRIENTS: NITROGEN (N) - 1% MINIMUM, WATER INSOLUBLE NITROGEN 90% MINIMUM, PHOSPHORUS (P) - 0.5% MINIMUM, POTASSIUM (K) .02% MINIMUM AND OTHER MACRO AND MICRO NUTRIENTS. THE RECYCLED TOPSOIL SHALL CONTAIN LEVELS OF THOSE MICRO NUTRIENTS NECESSARY FOR PLANT GROWTH. THESE INCLUDE CALCIUM, MAGNESIUM, SULFUR, BORON, COPPER, IRON, MANGANESE AND MOLYBDENUM. TOPSOIL NOT MEETING THESE REQUIREMENTS WILL NOT BE ACCEPTED.

BACKFILL: ALL NEW AND TRANSPLANTED PLANT MATERIAL (INCLUDING NEW SOD) SHALL BE PLANTED ONLY AFTER PREPARATION OF EXISTING SOIL AS FOLLOWS: SPREAD A LAYER OF 3" DEPTH OF RECYCLED TOPSOIL (AS DEFINED ABOVE) OVER THE ENTIRE PLANTING AREA. THE TOPSOIL SHALL THEN BE UNIFORMLY DISKED, TILLED OR AERIFIED INTO THE EXISTING SOIL TO A DEPTH OF 12" UNDERNEATH SHRUBS AND GROUNDCOVERS, 6" UNDERNEATH SOD AND TO A DEPTH OF 36" FOR THE TREE PITTS, WITH THE FOLLOWING EXCEPTION: NO ROTOTILLING OR DISKING SHALL OCCUR CLOSER TO THE TRUNKS OF ESTABLISHED PLANTS THAN ONE HALF (1/2) THE DISTANCE OF THE CANOPY FURTHER OUT FROM THE DRIP LINE OF THE EXISTING PLANT CANOPY. ALL PLANTS, INCLUDING HEDGES AND GROUND COVER SHALL BE PLANTED IN INDIVIDUALLY DUG HOLES AND THE MATERIAL DUG FROM THE HOLES SHALL THEN BE FURTHER MIXED WITH THE PREPARED SITE SOIL PRIOR TO BACKFILLING OF THE PLANTING HOLES AROUND THE ROOT BALLS. NO ADDITIONAL BACKFILL SOIL SHALL BE USED. AN EXCEPTION ARE PLANTING PITTS FOR CABBAGE PALMS, WHICH SHALL BE BACKFILLED WITH CLEAN NATIVE SAND ONLY.

REMOVE EXCESS MATERIAL TO PROVIDE PROPER FINISHED GRADE.

PLANT MATERIALS

TREES, PALMS, SHRUBS, GROUND COVERS:

PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED IN THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE NORMAL FOR THE VARIETY AND FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

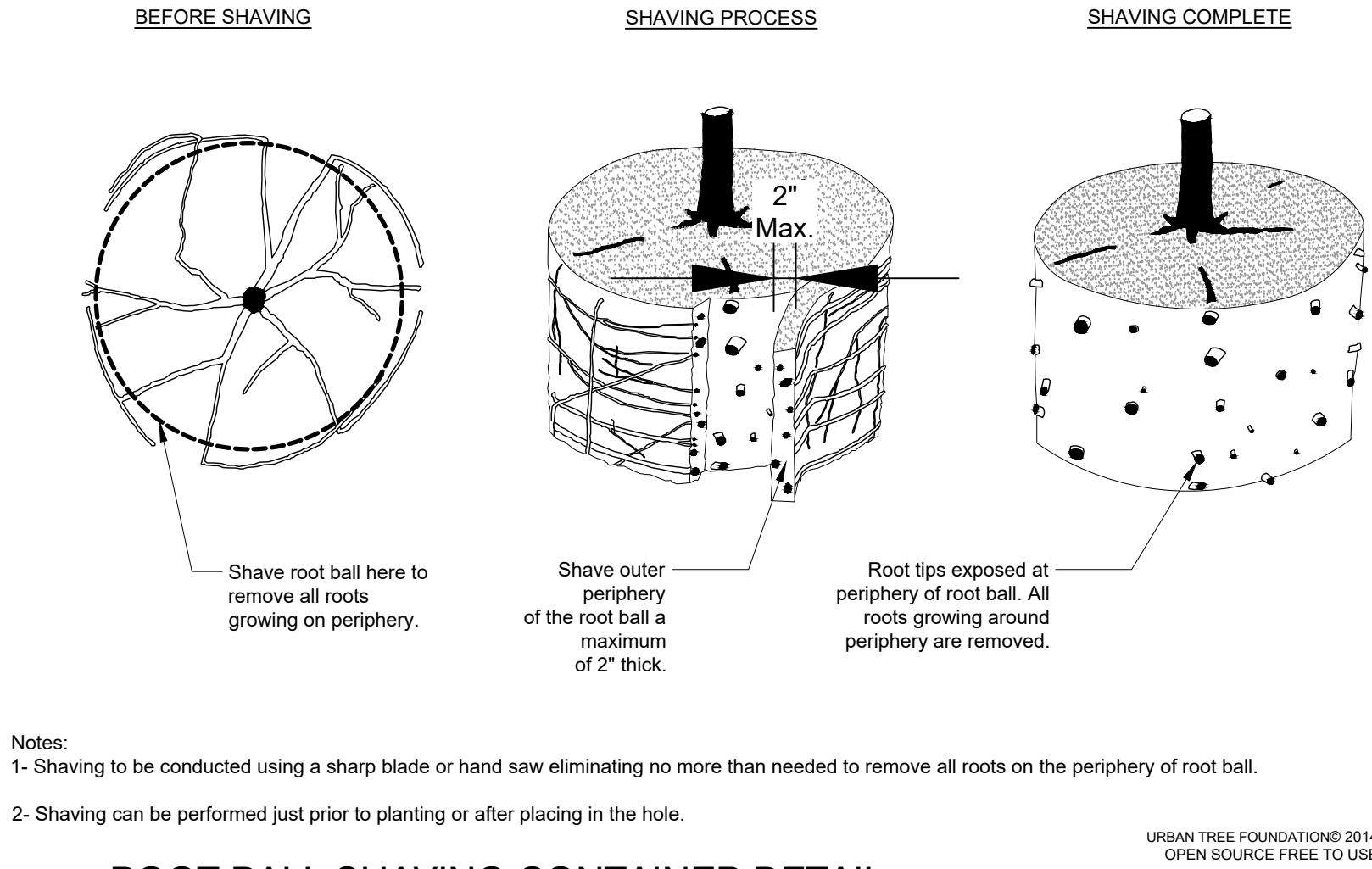
SPECIMEN MEANS AN EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT PLANT, SO TRAINED OR FAVORED IN ITS DEVELOPMENT THAT FIRST APPEARANCE IS UNQUESTIONABLE AND IT IS OUTSTANDINGLY SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.

ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND FREE OF DISEASE AND INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT, WHERE REQUIREMENTS ARE OMITTED FROM THE PLANT LIST. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN HEALTHY GROWING CONDITION. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

GENERAL NOTES:

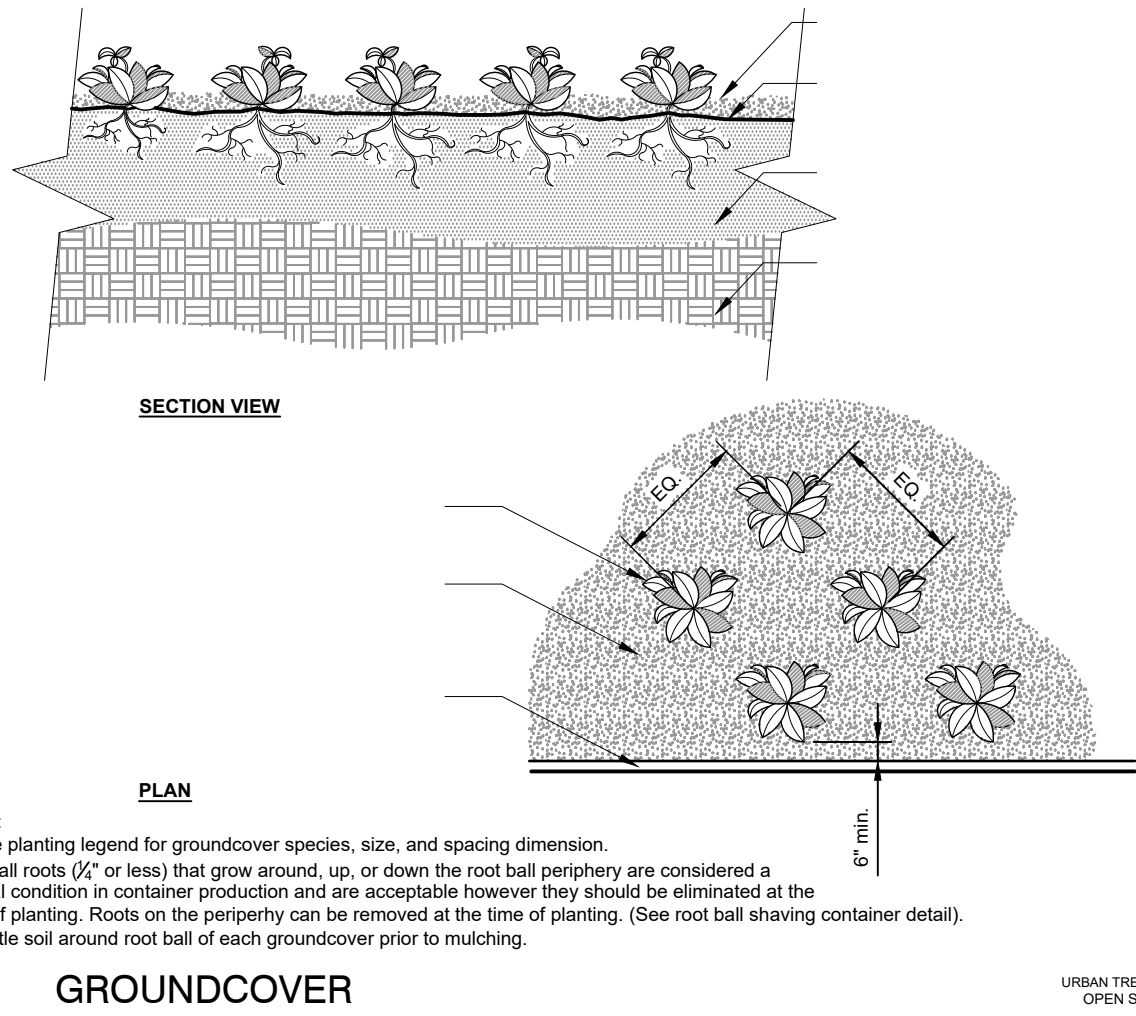
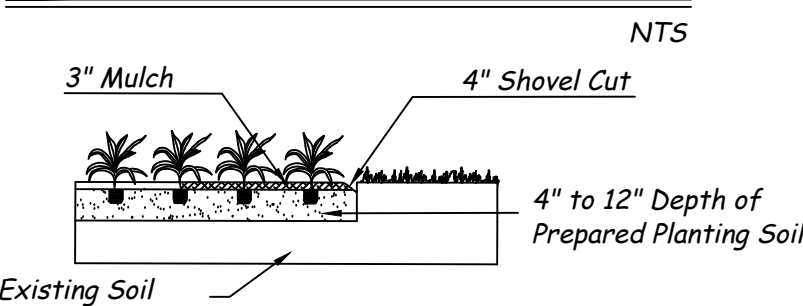
1. THE CONTRACTOR SHALL PERSONALLY ACQUAINT HIM/HER SELF WITH THE EXISTING SITE CONDITIONS AND THE EXTENT AND SCOPE OF WORK REQUIRED.
2. THE PLANT LIST INDICATES THE NAMES, SIZES AND SPACING OF SPECIFIC PLANT MATERIALS. QUANTITIES HAVE BEEN PROVIDED TO THE CONTRACTOR AS A CONVENIENCE, THE CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITY COUNT. IN CASE OF DISCREPANCIES BETWEEN THE DRAWINGS AND PLANT LIST, THE QUANTITIES ON THE PLANT LIST SHALL PREVAIL.
3. NO SUBSTITUTES ON VARIETIES LISTED WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.
4. PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.
5. THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.
6. ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.
7. ALL TREES MUST BE STAKED AS SHOWN ON THE LANDSCAPE DETAIL SHEET WITHIN 24 HRS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 12 MONTH BUT NO LONGER THAN 18 MONTH. CONTRACTOR RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.
8. ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT DIRECTION.
9. ALL SOD EDGES SHALL BE TRIMMED AS PER THE LANDSCAPE ARCHITECTS DIRECTION.
10. ALL SHRUBS, TREES, GROUNDCOVERS, AND SOD AREAS SHALL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES.
11. WILDFLOWER AREAS SHALL BE NATIVE TOPSOIL ONLY.
12. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
13. SOAK PLANTS IMMEDIATELY WITH WATER FOLLOWING PLANTING.
14. DO NOT BREAK ROOTBALL. SHAVE ROOTBALL OF TREES PER DETAIL BELOW.
15. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE ON LOCALITY OF THE PROJECT.
16. THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF THE CONTRACT OR ACCEPTANCE BY THE LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.
17. THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY THE CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.
18. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR REPRESENTATIVE SHALL BE PROMPTLY CORRECTED BY THE LANDSCAPE CONTRACTOR.
19. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF FINAL ACCEPTANCE THE ONE (1) YEAR PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR IN THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM LIGHTNING, VANDALISM, AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS DURING THE GUARANTEE PERIOD UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.
20. ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION AS WELL AS ALL COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL SHALL BE INCLUDED IN THE CONTRACTORS BID TO PERFORM THE WORK PRESENTED IN THIS PLAN SET.
21. NO LANDSCAPING ADDED UNDER THIS PROJECT SHALL BE LOCATED SUCH THAT SAID LANDSCAPING OBSCURES MOTORIST'S VISIBILITY OF ANY EXISTING SIGN(S).
22. 100% OF REQUIRED SHRUBS ARE DROUGHT TOLERANT.



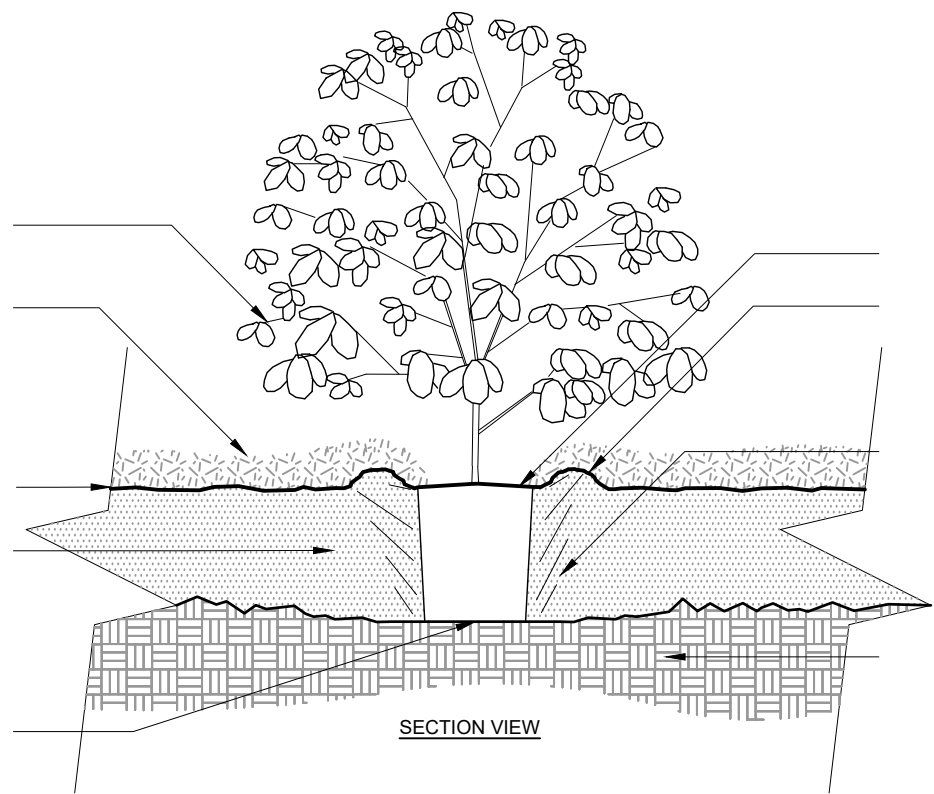
ROOT BALL SHAVING CONTAINER DETAIL

Watering Schedule			
Item	Water	Month	No. of Applications
Palms	20 gal	1	12
Large Trees	30 gal	2	12
Small Trees	20 gal	3	8
Large Shrubs	10 gal	4	8
Small Shrubs	5 gal	5	5
Groundcover	5 gal		
Total Applications			45

Planting Edge at Sod Detail

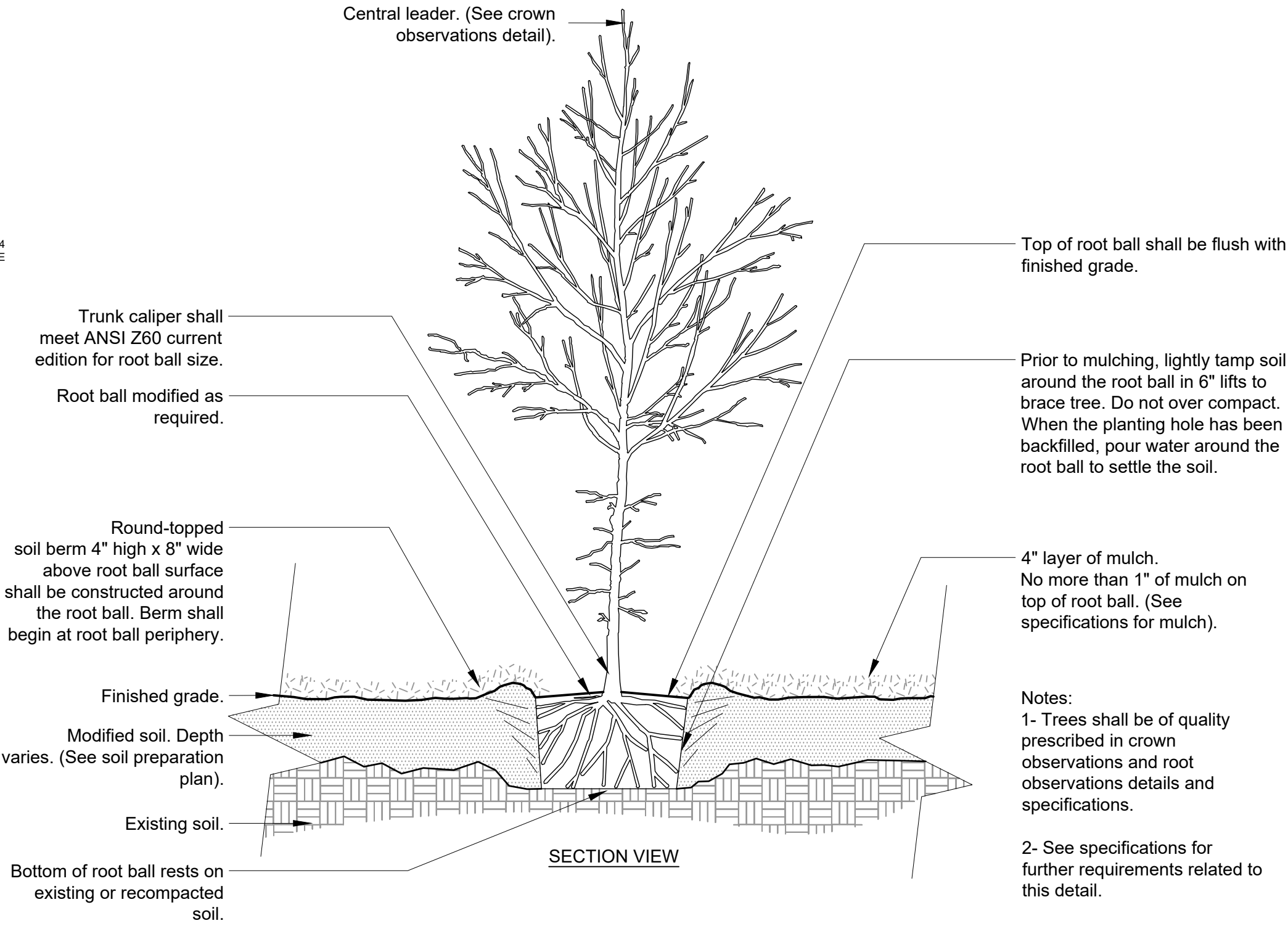


GROUND COVER



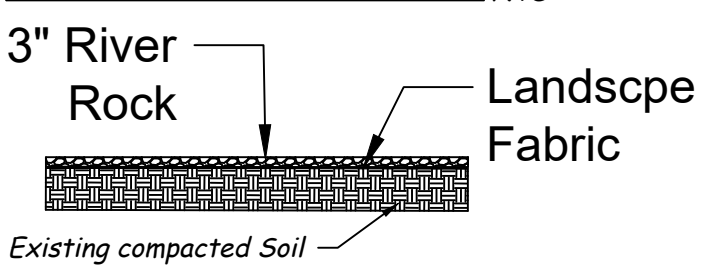
- Notes:
- 1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
 - 2- See specifications for further requirements related to this detail.

SHRUB - MODIFIED SOIL



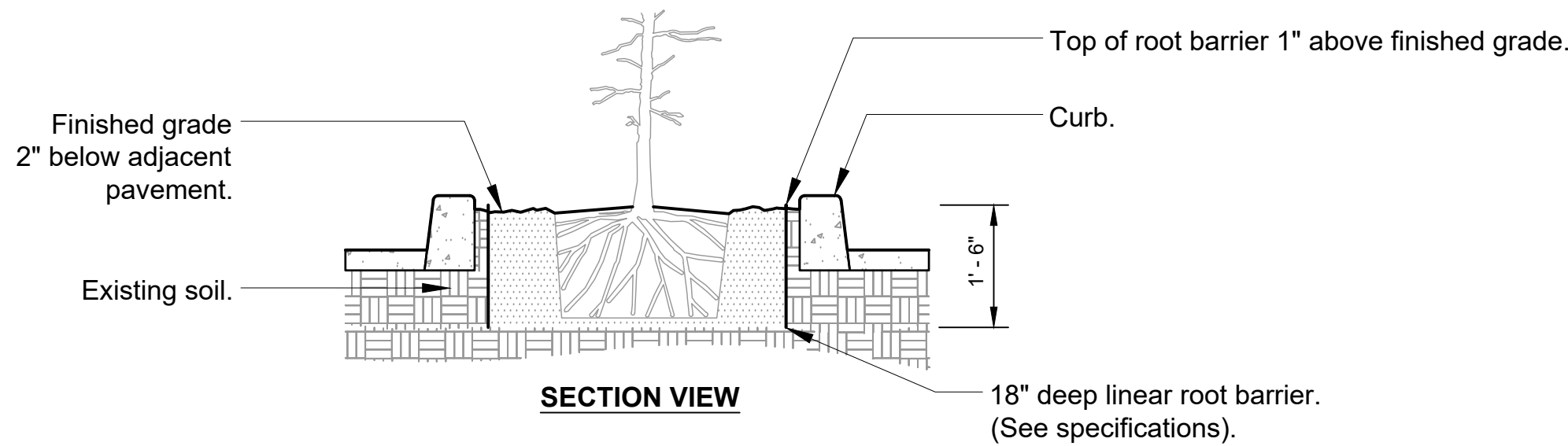
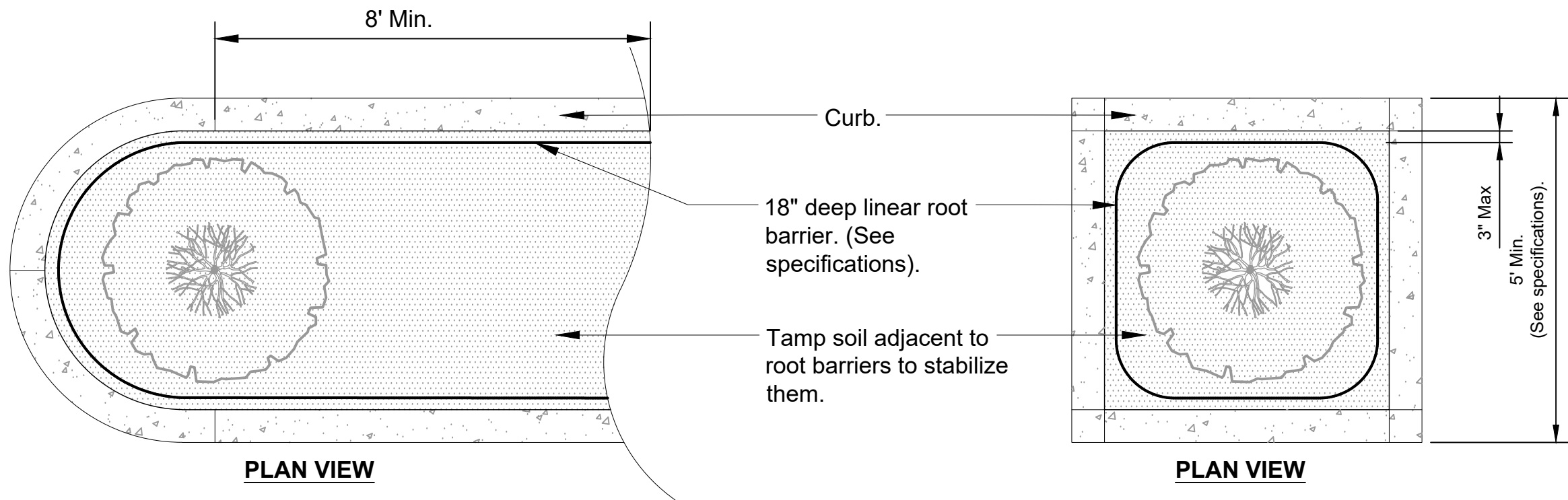
TREE w/ BERM (EXISTING SOIL MODIFIED)

Gravel Strip Detail



ABBREVIATIONS:

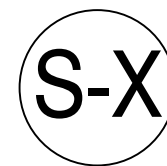
C.T. - CLEAR TRUNK
Ht. - HEIGHT
O.C. - ON CENTER
Spr. - SPREAD



- Notes:
- 1- Root barriers shall be installed per manufacturer's specifications and recommendations.
 - 2- Root barriers shall be installed when root ball is located within 6' of pavement.

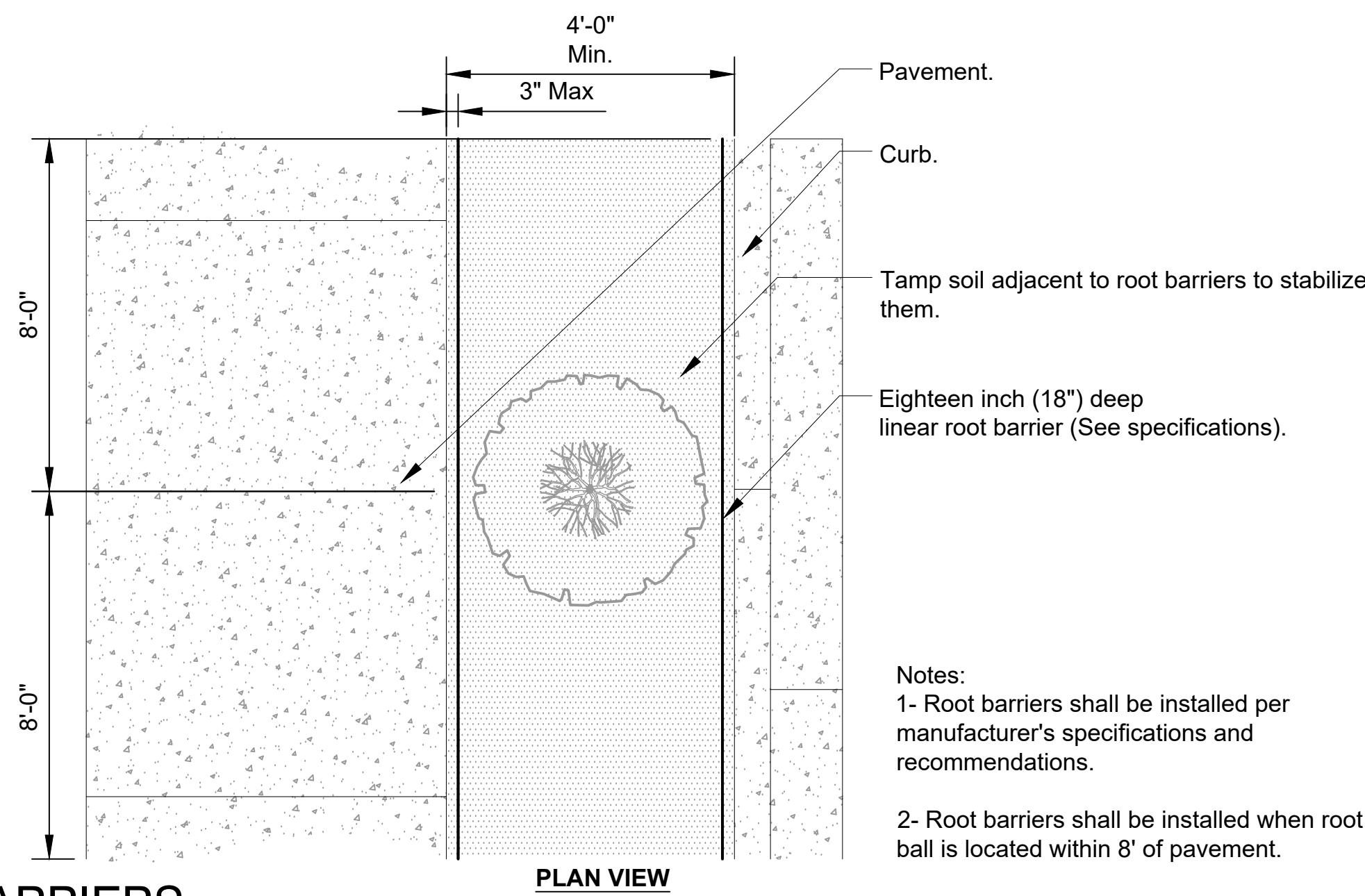
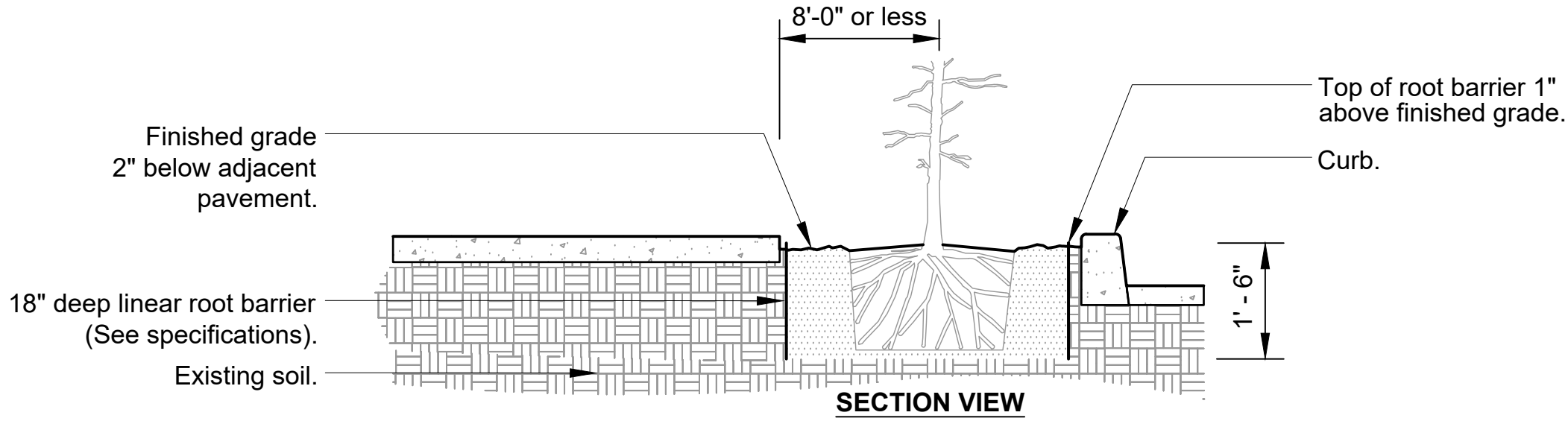
ROOT BARRIERS - PARKING LOT ISLANDS

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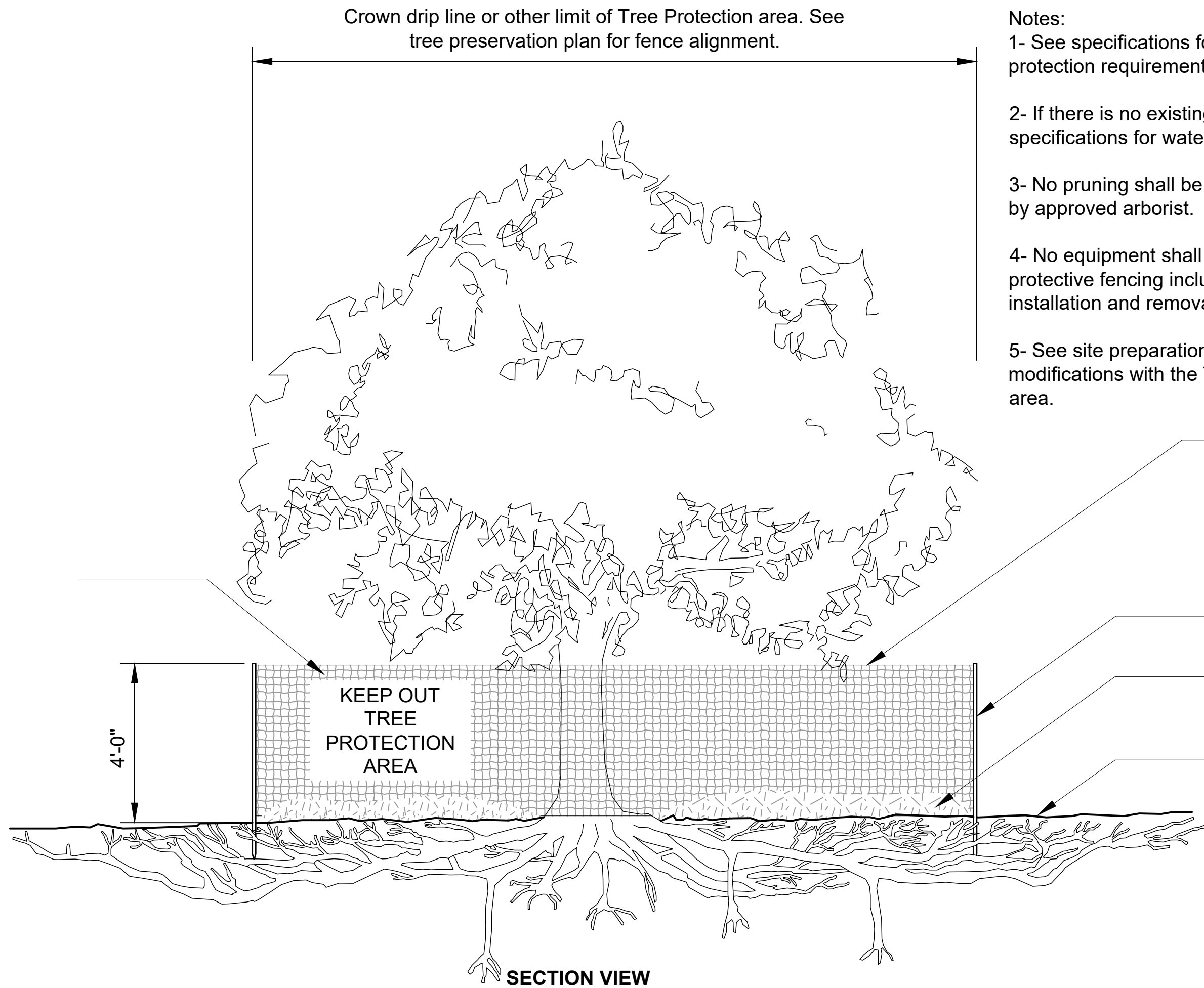
ROOT BARRIERS

3/8" = 1'-0"

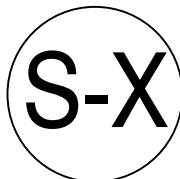


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L_site preparation_rootbarriers



- Notes:
- 1- See specifications for additional tree protection requirements.
 - 2- If there is no existing irrigation, see specifications for watering requirements.
 - 3- No pruning shall be performed except by approved arborist.
 - 4- No equipment shall operate inside the protective fencing including during fence installation and removal.
 - 5- See site preparation plan for any modifications with the Tree Protection area.

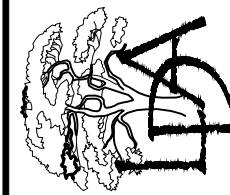


TREE PROTECTION

1/4" = 1'-0"

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L_tree protection_safety netting



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Date:	9.7.23

Revisions	Comments
Date	

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ASSOCIATES.



Tree Mitigation Data:

Specimen Trees on site:	23 Trees
Specimen Trees preserved:	2 Trees

Inches removed: 2,136 inches

Extra Trees planted: (13@3") 39 inches

Remaining Mitigation required: 2,097 inches

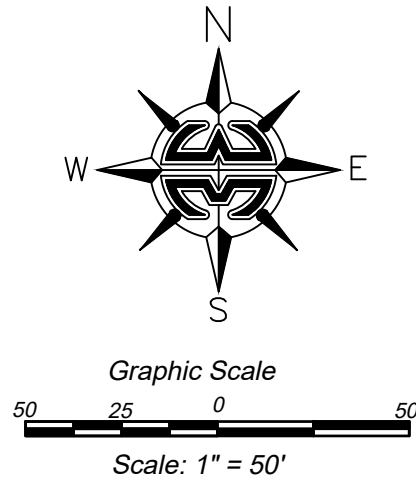
Mitigation to be accomplished by payment into mitigation fund.

Existing Tree Table of Contents					
Oak Tree:		Palm Tree:		UK Tree:	
6" Oak	8	13" Palm	1	6"	12
7" Oak	2	14" Palm	1	7"	2
8" Oak	10	15" Palm	1	8"	4
9" Oak	17			9"	3
10" Oak	5			10"	2
11" Oak	9			11"	3
12" Oak	6			13"	2
13" Oak	5			27"	1
14" Oak	14			30"	1
15" Oak	6				
16" Oak	6				
17" Oak	7				
18" Oak	6				
19" Oak	4				
20" Oak	13				
21" Oak	1				
22" Oak	2				
23" Oak	1				
24" Oak	2				
25" Oak	2				
26" Oak	4				
28" Oak	1				
30" Oak	2				
31" Oak	2				
35"Oak	1				
36" Oak	3				
40" Oak	1				
42" Oak	2				
44" Oak	2				
47" Oak	1				
Total	145		3		30

Trees To Be Removed Table of Contents					
Oak Tree:		Inches	UK Tree:		Inches
6" Oak	5	30	6"	12	72
7" Oak	2	14	7"	2	14
8" Oak	8	64	8"	4	32
9" Oak	15	135	9"	2	18
10" Oak	4	40	10"	2	20
11" Oak	9	99	11"	2	22
12" Oak	5	60	13"	2	24
13" Oak	3	39	27"	0	0
14" Oak	12	168	30"	1	14
15" Oak	5	75			
16" Oak	6	96			
17" Oak	7	119			
18" Oak	6	108			
19" Oak	4	76			
20" Oak	13	260			
21" Oak	1	21			
22" Oak	1	22			
23" Oak	1	23			
24" Oak	2	48			
25" Oak	1	25			
26" Oak	4	104			
28" Oak	1	28			
30" Oak	2	60			
31" Oak	2	62			
35"Oak	1	35			
36" Oak	3	108			
40" Oak	1	40			
42" Oak	1	42			
44" Oak	2	88			
47" Oak	1	47			
Total:	128	2136		27	216



	Measurement	Calculation	Percentage
Total Canopy Area	487896	-	-
Existing Canopy	162090	$162090 / 487896 = 0.3322$	33.22%
Preserved Canopy Required	6% (see table 5.3.7.B.2.C)	$6 + (7 * .05) = 6.35\%$ $6.35\% * 33.22\% = 2.11\%$	2.11% (10,293 sf)
Preserved Canopy Provided	86160	$86160 / 487896 = 0.1766$	17.66%



NOTE:

THE FOLLOWING PROPOSED FACILITIES SHOWN ON THE DEVELOPMENT PLANS ARE FOR REFERENCE PURPOSES ONLY AND EACH SHALL REQUIRE A SEPARATE BUILDING PERMIT. THE LIST INCLUDES, BUT IS NOT LIMITED TO: PROPOSED BUILDINGS, LIGHT FIXTURES (POLES) THAT ARE INDEPENDENT FROM ANY BUILDING STRUCTURE, FENCES, GATES, MONUMENT SIGNS, DUMPSTER ENCLOSURES, IRRIGATION SYSTEMS AND RETAINING WALLS.

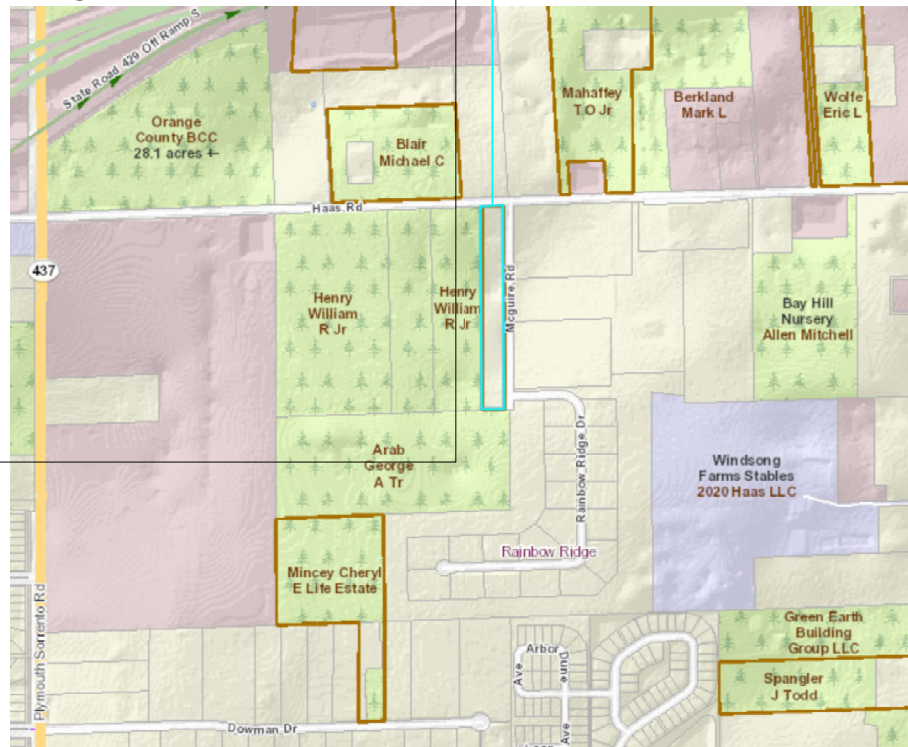
HAVEN PEACE PD, 2518 HAAS ROAD, CITY OF APOPKA, FLORIDA 32712

VICINITY MAP: N.T.S.

OWNER: INVESTMENTS ALLIANCE LLC
7512 DR. PHILLIPS BLVD STE 50
ORLANDO, FL 32819

APPLICANT: FLT CONTRACTORS, INC.
7512 DR. PHILLIPS BLVD SUITE 50748
ORLANDO, FL 32819
PHONE: (407) 309-7579
EMAIL: rommeifontana@gmail.com

SURVEYOR: IRELAND & ASSOCIATES SURVEYING, INC
800 CURRENCY CIRCLE SUITE 1020
LAKE MARY, FL 32746
PHONE: (407) 678-3366



**PERMITTING AGENCY
CITY OF APOPKA**

- SCHEDULE OF DRAWINGS:**
- C1: COVER SHEET
 - C2: SURVEY
 - C3: EXISTING CONDITION PLAN
 - C4: PROPOSED CONDITION PLAN
 - C5: GRADING AND DRAINAGE PLAN
 - C6: GRADING AND DRAINAGE PLAN 2

REVISIONS
DESCRIPTION DATE



Sovereign Inc
4700 Millenia Blvd
- Ste. 500,
Orlando, FL 32839

OWNER:
INVESTMENTS
ALLIANCE LLC

PROJECT / ADDRESS:
2518 HAAS ROAD, CITY OF
APOPKA, FLORIDA 32712

MODEL:

P.E # 89115
LEONARDO QUITERO
PROFESSIONAL ENGINEER

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CONTENT:
COVER SHEET

SEAL AND SIGN:

Digitally signed by Leonardo
Quitero, P.E. 89115
DN: cn=Leonardo Quitero, P.E.
89115,
Email=lequitero@scorsoft.us,
Gn=Leonardo, Gn=Quitero, P.E.
89115, c=US
Reason: I am the author of this
document
Date: 2024.08.22 14:30:51 -0400

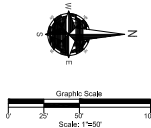


SHEET INFORMATION
PROJECT #:
DATE:
DRAWN BY:
SCALE:
SHEET #:

C1

This form has been digitally signed
and sealed by Leonardo Q.
Quitero, P.E. 89115.
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must be verified on any electronic
copy.
407.961.4033
lequitero@scorsoft.us
lequitero@scorsoft.us

Boundaries are based on GPS observations.
State Plane Coordinate System East Zone 1601 - NAD 83



Boundary & Topographic Survey

Legal Description:

BEGIN AT THE NE CORNER OF NE 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 20 SOUTH, RANGE 28 EAST, RUN THENCE SOUTH 1326.1 FEET, THENCE WEST 170 FEET, THENCE NORTH 1326.1 FEET, THENCE EAST 170 FEET TO THE POINT OF BEGINNING, CONTAINING 5 ACRES MORE OR LESS, LESS THE NORTH 30 FEET AND EAST 30 FEET FOR ROAD.

FLOOD DECLARATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNMENT MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN ORANGE COUNTY, COMMUNITY NUMBER 121179, DATED 2021-06-24.

CERTIFIED TO:
INVESTMENTS ALLIANCE LLC

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

-Site Benchmark Information-

#1
Find Rebar (No Identification).
Elevation: 85.77

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

Time: 10:00 AM
Date: 05/02/23
Folio: 1
Sheet: 1 of 1
Project: 2023-001
Client: INVESTMENTS ALLIANCE LLC
Surveyor: LEONARDO QUITERIO, P.E.
Scale: 1"=50'
North Arrow: True North
Datum: NAD 83
Projection: UTM
Zone: 16N
Units: Feet
Tolerance: ±0.01'

Drawn By: SP
Date: 05/02/23
Folio: 1
Sheet: 1 of 1

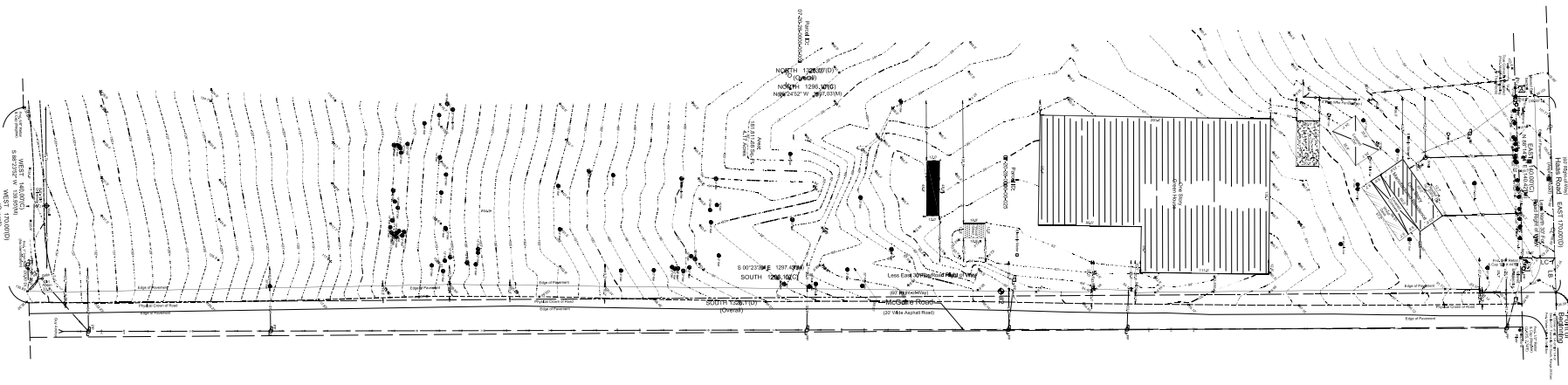
Legend:
1. Contour Lines
2. Spot Elevation
3. Benchmarks
4. Property Lines
5. Easements
6. Fences
7. Roads
8. Utilities
9. Structures
10. Other Features

Notes:
1. This survey was conducted in accordance with the Florida Surveying and Mapping Act of 1998.
2. The survey was conducted using GPS technology.
3. The survey was conducted on a clear day with good visibility.
4. The survey was conducted using a Leica total station.
5. The survey was conducted using a Leica GPS receiver.
6. The survey was conducted using a Leica data collector.
7. The survey was conducted using a Leica software package.
8. The survey was conducted using a Leica printer.
9. The survey was conducted using a Leica plotter.
10. The survey was conducted using a Leica scanner.

Revisions

1. Revision 1: 05/02/23
2. Revision 2: 05/02/23
3. Revision 3: 05/02/23
4. Revision 4: 05/02/23
5. Revision 5: 05/02/23
6. Revision 6: 05/02/23
7. Revision 7: 05/02/23
8. Revision 8: 05/02/23
9. Revision 9: 05/02/23
10. Revision 10: 05/02/23

Surveyor's Seal:
LEONARDO QUITERIO, P.E.
No. 89115
State of Florida
Professional Engineer
Surveying
Ireland & Associates Surveying, Inc.
800 Currency Circle, Suite 100
Lake Mary, Florida 32746
www.iasurveying.com
Office: 407.878.3366 Fax: 407.320.8165



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REVISIONS		
N	DESCRIPTION	DATE

SOVEREIGN
INC.
Sovereign Inc
4700 Millennia Blvd
- Ste. 500,
Orlando, FL 32839

PROJECT / ADDRESS:
2518 HAAS ROAD, CITY OF
APOPKA, FLORIDA 32712
OWNER:
INVESTMENTS
ALLIANCE LLC
MODEL:

P.E. # 89115
LEONARDO QUITERIO
PROFESSIONAL ENGINEER
Surveyor's Seal:
LEONARDO QUITERIO, P.E.
No. 89115
State of Florida
Professional Engineer
Surveying

CONTENT:
SURVEY
Seal and Sign:
LEONARDO Q. QUITERIO
No. 89115
STATE OF FLORIDA
PROFESSIONAL ENGINEER

SHEET INFORMATION
PROJECT #:
DATE:
DRAWN BY:
SCALE:
SHEET #:
C2

REVISIONS	DATE
N	



Sovereign Inc.
4700 Millenia Blvd
- Ste. 500
Orlando, FL 32839

PROJECT / ADDRESS:
2518 HAAS ROAD, CITY OF APOKA, FLORIDA 32712

OWNER:
INVESTMENTS ALLIANCE LLC

MODEL:

P.E. # 89115

LEONARDO QUITERIO
PROFESSIONAL ENGINEER

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CONTENT:
EXISTING
CONDITION PLAN

SEAL AND SIGN:



SHEET INFORMATION

PROJECT #:

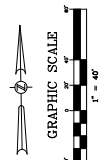
DATE:

DRAWN BY:

SCALE:

SHEET #:

C3



EXISTING CONDITION

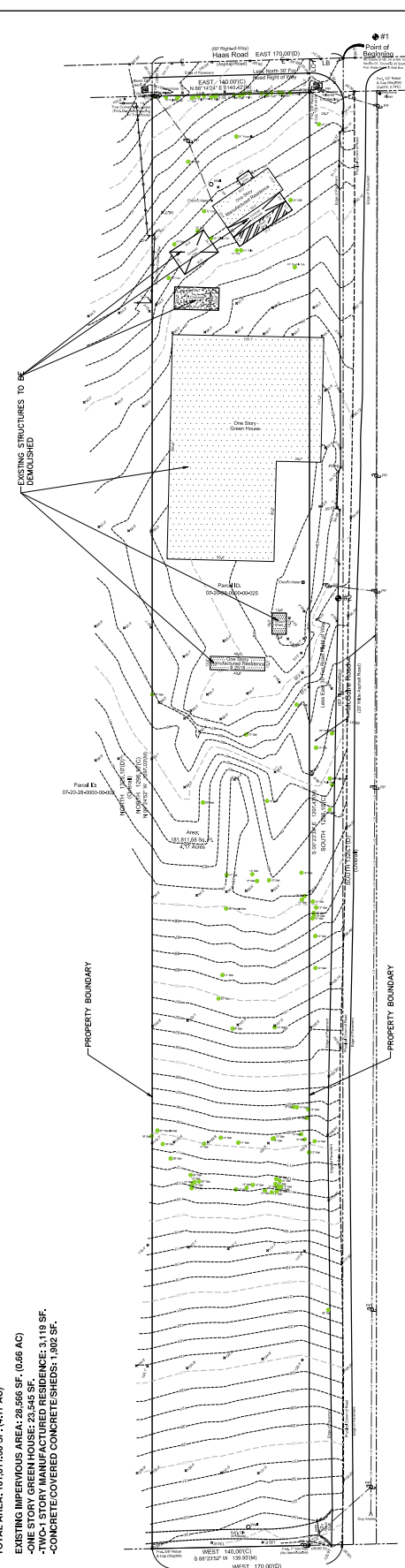
TOTAL AREA: 181,811.68 SF. (4.17 AC)

EXISTING IMPERVIOUS AREA: 29,566 SF. (0.66 AC)

-ONE STORY GREENHOUSE: 23,445 SF.

-TWO-1 STORY MANUFACTURED RESIDENCE: 3,119 SF.

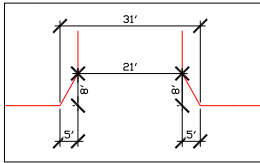
-CONCRETE COVERED CONCRETE/SHEDS: 1,902 SF.



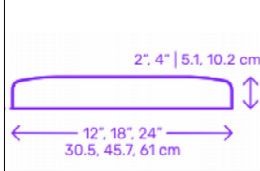
HAVEN PEACE PD
2518 HAAS ROAD
APOKA, FLORIDA

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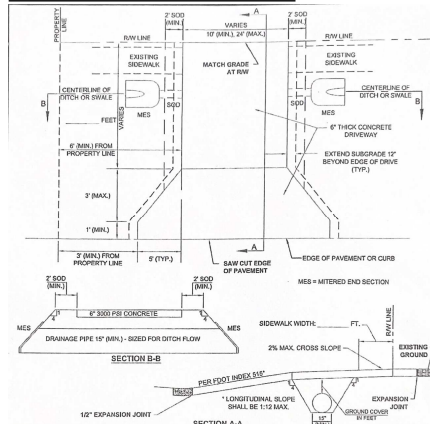
DRIVEWAY DETAIL: N.T.S



CURB DETAIL: N.T.S

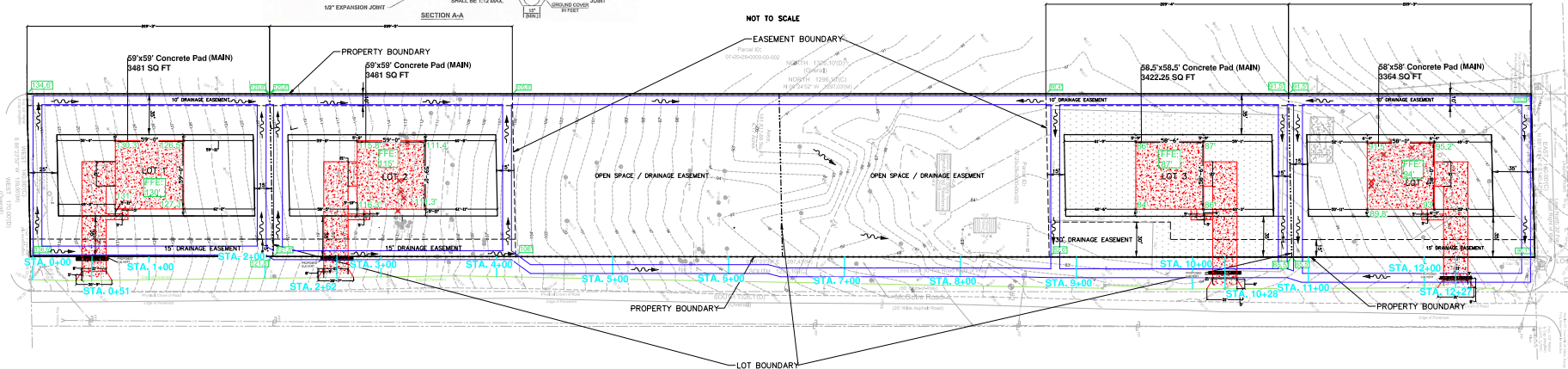


DRIVEWAY DETAILS:



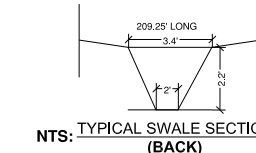
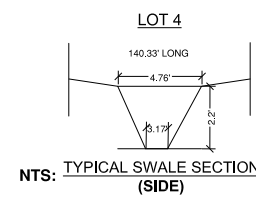
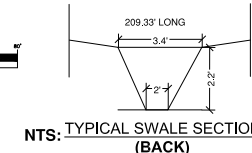
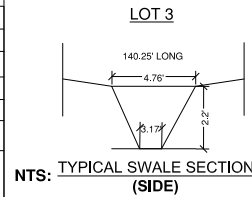
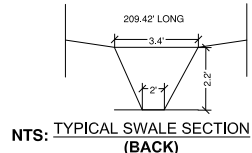
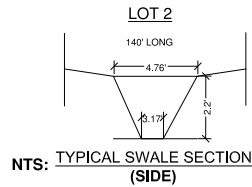
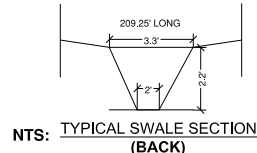
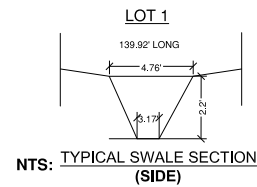
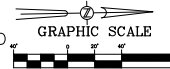
DRAINAGE CALCULATIONS:

TOTAL LOT AREA		TOTAL IMPERVIOUS AREA		1. HALF INCH OF WATER OVER DRAINAGE AREA	2. HALF INCH OF WATER OVER DRAINAGE AREA
181783.2 sq ft		9892.302		1219.972 CF	1220.968 CF
1. WALKWAY + DRIVEWAY		1. LOT AREA		1. ONE INCH OF WATER OVER IMPERVIOUS AREA	2. ONE INCH OF WATER OVER IMPERVIOUS AREA
2443.659		3480.998		493.7214 CF	485.9379 CF
2. WALKWAY + DRIVEWAY		2. LOT AREA		1. REQUIRED VOLUME	2. REQUIRED VOLUME
2350.653		3480.602		1219.972 CF	1220.968 CF
3. WALKWAY + DRIVEWAY		3. LOT AREA		3. HALF INCH OF WATER OVER DRAINAGE AREA	4. HALF INCH OF WATER OVER DRAINAGE AREA
2537.364		3422.219		1222.788 CF	1224.021 CF
4. WALKWAY + DRIVEWAY		4. LOT AREA		3. ONE INCH OF WATER OVER IMPERVIOUS AREA	4. ONE INCH OF WATER OVER IMPERVIOUS AREA
2560.626		3362.59		496.6319 CF	493.6013 CF
				3. REQUIRED VOLUME	4. REQUIRED VOLUME
				1222.788 CF	1224.021 CF
				1. LENGTH	2. LENGTH
				139.92	209.25
				2. LENGTH	3. LENGTH
				140	209.33
				3. LENGTH	4. LENGTH
				140.25	209.25
				4. LENGTH	
				140.33	

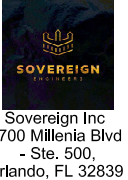


LEGEND:	
106'	PROPOSED ELEVATION
111'	EXISTING ELEVATION
CONCRETE PAD	CONCRETE PAD
→	FLOW ARROW
	PROPOSED SWALES
X	TREE REMOVAL
STA. 0+00	STATION POINTS FOR DRAINAGE ANALYSIS

HAVEN PEACE PD
2518 HAAS ROAD
APOPKA, FLORIDA



REVISIONS		
N	DESCRIPTION	DATE



PROJECT / ADDRESS:
2518 HAAS ROAD, CITY OF
APOPKA, FLORIDA 32712

OWNER:
INVESTMENTS
ALLIANCE LLC

P.E. # 89115

LEONARDO QUITERIO
PROFESSIONAL ENGINEER

CONTENT:
GRADING AND
DRAINAGE PLAN

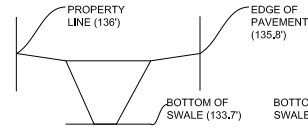


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DATE:	
DRAWN BY:	
SCALE:	
SHEET #:	

C5

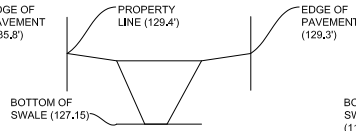
STATIONS DETAIL: N.T.S

-STA. 0+00



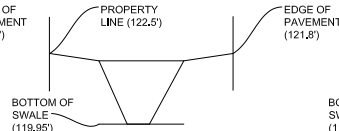
TYPICAL SWALE SECTION
(FRONT)

-STA. 1+00



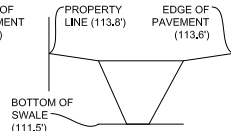
TYPICAL SWALE SECTION
(FRONT)

-STA. 2+00



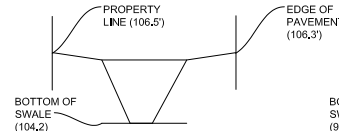
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(FRONT)

-STA. 3+00



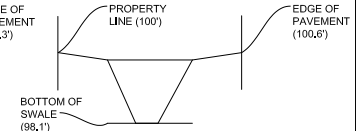
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(FRONT)

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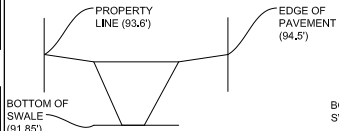
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(FRONT)

-STA. 5+00



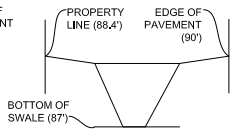
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(FRONT)

-STA. 6+00



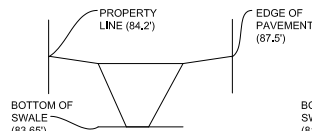
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(FRONT)

-STA. 7+00



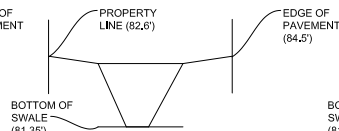
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(FRONT)

-STA. 8+00



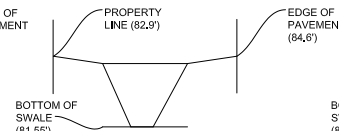
TYPICAL SWALE SECTION
(FRONT)

-STA. 9+00



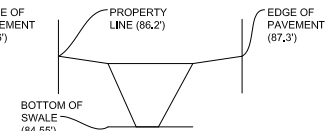
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(FRONT)

-STA. 10+00



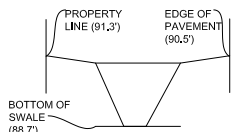
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(FRONT)

-STA. 11+00



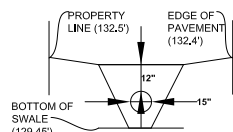
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(FRONT)

-STA. 13+00



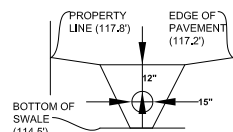
TYPICAL SWALE SECTION
(FRONT)

-STA. 0+51



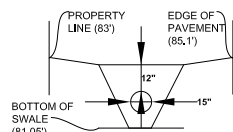
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(FRONT/CULVERT)

-STA. 2+62



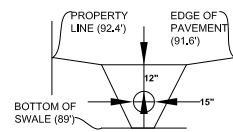
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(FRONT/CULVERT)

-STA. 10+28



TYPICAL SWALE SECTION
(FRONT/CULVERT)

-STA. 12+27

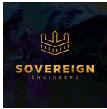


TYPICAL SWALE SECTION
(FRONT/CULVERT)

Leonardo Quiterio, P.E. 89115
Digitally signed by Leonardo Quiterio, P.E. 89115
DN: CN=Leonardo Quiterio, P.E. 89115,
E=leonardo.quiterio@sovereigninc.com,
OU=Sovereign Inc., C=US
Reason: I am the author of this document
Date: 2024.08.22 14:31:53-0400

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and sealed by Leonardo Quiterio,
P.E. 89115. Printed copies of this document are
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Quiterio, P.E. 89115. Printed
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and the signature must be verified
on any electronic
copies.
14071 501-0203
sovereigninc.com
sovereigninc.com

REVISIONS		
N	DESCRIPTION	DATE



Sovereign Inc
4700 Millenia Blvd
- Ste. 500,
Orlando, FL 32839

PROJECT / ADDRESS: 2518 HAAS ROAD, CITY OF APOPKA, FLORIDA 32712	OWNER: INVESTMENTS ALLIANCE LLC
	MODEL:

P.E. # 89115 LEONARDO QUITERIO PROFESSIONAL ENGINEER	I, the undersigned, do hereby certify that I am the author of the design and construction documents for the project described herein, and that I am a duly licensed Professional Engineer in the State of Florida. I am not providing any services to the project described herein that are outside the scope of my license. I am not providing any services to the project described herein that are outside the scope of my license. I am not providing any services to the project described herein that are outside the scope of my license.
---	---

CONTENT: GRADING AND DRAINAGE PLAN 2
SEAL AND SIGN:

SHEET INFORMATION
PROJECT #:
DATE:
DRAWN BY:
SCALE:
SHEET #: C6

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 20 SOUTH,
RANGE 28 EAST, ORANGE COUNTY, FLORIDA

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE RUN SOUTH 01°19'13" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER FOR A DISTANCE OF 663.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°19'13" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 665.09 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE DEPARTING THE AFORESAID EAST LINE, RUN SOUTH 88°03'34" WEST FOR A DISTANCE OF 330.54 FEET; THENCE RUN SOUTH 01°19'13" WEST FOR A DISTANCE OF 132.21 FEET; THENCE RUN NORTH 88°03'34" EAST FOR A DISTANCE OF 330.54 FEET TO A POINT ON THE EAST LINE OF THE AFORESAID NORTHWEST QUARTER; THENCE RUN SOUTH 01°19'13" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 408.12 FEET; THENCE DEPARTING THE SAID EAST LINE, RUN SOUTH 88°04'49" WEST FOR A DISTANCE OF 1073.47 FEET; THENCE RUN NORTH 00°48'27" EAST FOR A DISTANCE OF 207.99 FEET; THENCE RUN SOUTH 88°04'49" WEST FOR A DISTANCE OF 392.28 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 18; THENCE RUN NORTH 00°48'27" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 331.55 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE RUN NORTH 88°03'34" EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 18 FOR A DISTANCE OF 249.19 FEET; THENCE RUN NORTH 00°58'06" EAST FOR A DISTANCE OF 644.32 FEET; THENCE RUN NORTH 88°08'52" EAST FOR A DISTANCE OF 423.93 FEET; THENCE RUN NORTH 01°09'30" EAST FOR A DISTANCE OF 653.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF WEST KELLY PARK ROAD AS RECORDED IN DEED BOOK 398, PAGE 178 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 87°58'39" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 85.13 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 01°09'30" WEST FOR A DISTANCE OF 634.12 FEET; THENCE RUN NORTH 87°56'46" EAST FOR A DISTANCE OF 719.44 FEET TO THE POINT OF BEGINNING.

SCHEDULE B-II EXCEPTIONS



LEGEND & ABBREVIATIONS

Certified to:

INB HOMES
FIDELITY NATIONAL TITLE INSURANCE COMPANY
CE 2487 GROUP LLC
ROLAND J. MARTINEZ PA.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7, 8, 13, 16, 17 & 18 of Table A thereof.

The fieldwork was completed on MAY 3RD, 2023.

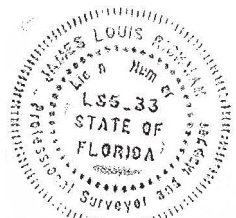
Digitally signed by:

James L Rickman

Date: 2024 04 0

09:14:23 -04'00'

SIGNATURE_____



JAMES L. RICKMAN, FLORIDA LICENSED SURVEYOR AND MAPPER #5633
FOR THE LICENSED FIRM OF ALLEN & COMPANY, LICENSED BUSINESS #6723



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(407) 654-5355 LB#6723

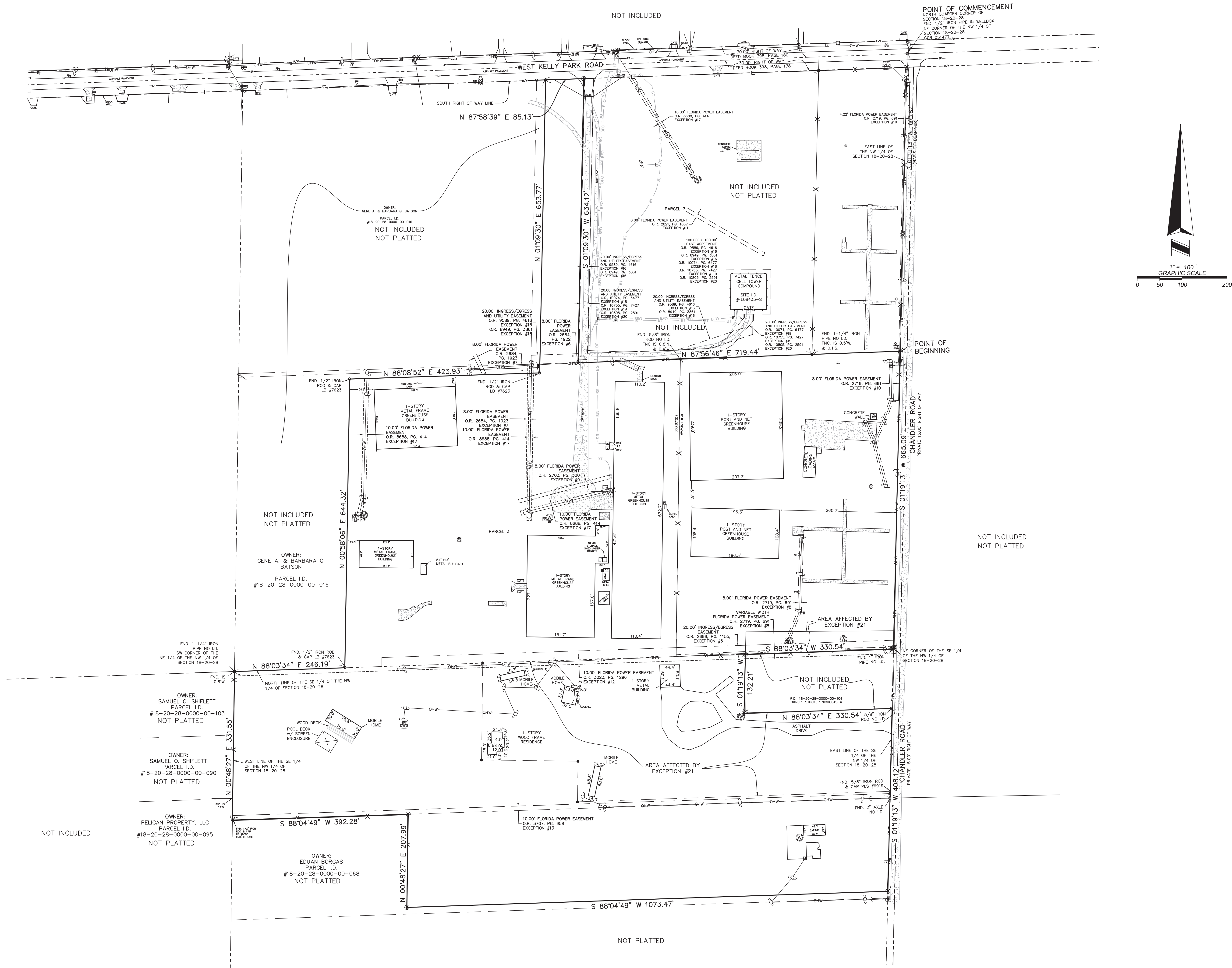
BOUNDARY SURVEY
OF
WEST KELLY PARK ROAD SITE
SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR:

	TITLE COMMITMENT
3/26/24	TOPO REMOVED
12/18/23	REVISIONS
DATE	

JOB # _____ 20230238
DATE: _____ 12/18/2023
SCALE: _____ N/A
CALC BY: _____ DY
FIELD BY: _____ MW
DRAWN BY: _____ CDK/MCD
CHECKED BY: _____ DY

SHEET 1 OF 2



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BOUNDARY SURVEY
OF
WEST KELLY PARK ROAD SITE
SECTION 18, TOWNSHIP 20 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA

FOR:
INB HOMES

DATE	REVISIONS
12/18/23	TOPO REMOVED

JOB # 20230238
DATE: 12/18/2023
SCALE: 1" = 100'
CALC BY: DY
FIELD BY: MW
DRAWN BY: CDK/MCD
CHECKED BY: DY