



APOPKA DEVELOPMENT REVIEW COMMITTEE AGENDA

February 19, 2025 9:00 AM
Apopka City Hall Council Chambers

FUTURE LAND USE AMENDMENT

1. FLU-24-24, 2501 Rock Springs Road Development - Future Land Use (FLU), 2nd Submittal

TEXT AMENDMENT

1. FLU-24-25, Wyld Oaks - Comprehensive Plan Text Amendment, 1st Submittal
Owner(s): Kelly Park VB Development, LLC
Applicant(s): Tara L. Tedrow, Esq.
Location: Southeast corner of Golden Gem Road and West Kelly Park Road
Proposed Use: Density changes consistent with the proposed Town Center Overlay District
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner
2. FLU-24-25, Wyld Oaks - Land Development Code Text Amendment, 1st Submittal
Owner(s): Kelly Park VB Development, LLC
Applicant(s): Tara L. Tedrow, Esq.
Location: Southeast corner of Golden Gem Road and West Kelly Park Road
Proposed Use: To add/create the Town Center Overlay District
Project Manager: Jean Sanchez
Presented by: Jean Sanchez, Senior Planner

REZONING

1. FLU-24-24, 2501 Rock Springs Road Development - Rezone (Rz), 2 Submittal

SITE PLAN:

MAJOR DEVELOPMENT PLAN

1. MDP-25-2, Invitation Cove - Major Development Plan (MDP), 1st Submittal
Owner(s): A&R Meridian Apopka Development LLC
Applicant(s): Cycorp Engineering - Kim Fischer
Location: 730 Monroe Avenue
Proposed Use: Residential - 43 Townhomes
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

SUBDIVISION:

CONSTRUCTION SITE PLAN

1. CSP-24-8, 1400 W. Kelly Park Subdivision - Construction Site Plan (CSP), 2nd Submittal
Owner(s): Michael A. Gentles
Applicant(s): StoryBook Development Services, LLC - Jose Chaves

Location: 1400 West Kelly Park Road
Proposed Residential use: 8 lots Single Family
Project Manager: Jun Sohn
Presented by: Jun Sohn, Planner

DISCUSSION

ADJOURNMENT

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

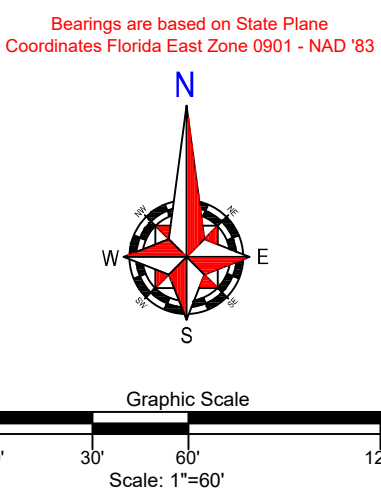
Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council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

Legal Description:

Less and Except that parcel for State Road 435 conveyed to the State of Florida Department of Transportation by Final Judgement recorded July 5, 1977, in Official Records Book 2797, Page 517, Public Records of Orange County, Florida.

ARYEH L. SOSKIN; FASSETT, ANTHONY, & TAYLOR, P.A.

Issued by: Chicago Title Insurance Company
Agent: Fassett, Anthony & Taylor, P.A.
Order No.: 10694125
Issuing Office File No.: 7874-1
Effective Date: August 22, 2022@5:00pm

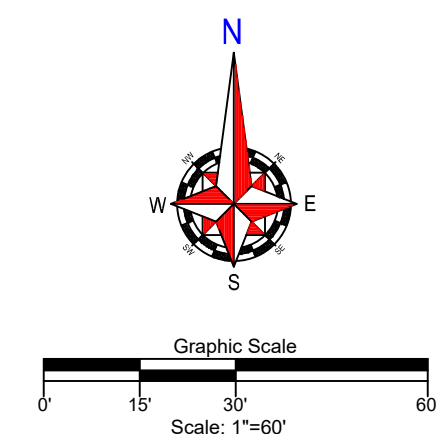


 Patrick K. Ireland PSN 8637 LB 762
This Survey is intended ONLY for the use of Said Certified Parties
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal
Ireland & Associates Surveying, Inc.
800 Currency Circle, Suite 1020
Lake Mary, FL 32746
www.irelandsurveying.com
Office-407.678.3366 Fax-407.320.8165

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Less and Except that parcel for State Road 435 conveyed to the State of Florida Department of Transportation by Final Judgement recorded July 5, 1977, in Official Records Book 2797, Page 517, Public Records of Orange County, Florida.

ARYEH L. SOSKIN; FASSETT, ANTHONY, & TAYLOR, P.A.



Revision: Proposed Easement - 10/07/22 - BMJ

Field Date: 09/10/2010
Drawn By: DJC

Legend			
C	- Calculated	PC	- Point of Curvature
CB	- Centerline	P	- Page
CC	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	PL	- Point of Beginning
Conc.	- Concrete	P.O.L	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Right of Way Monument
Estr.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad	- Radial
Fnd.	- Found	R&B	- Rebar & Cap
IP	- Iron Pipe	Re	- Reinforced
L	- Length (ft.)	Set	- Set "x" Rebar & Cap
N&O	- Nail & Disk	Typ	- Typical
N&R	- Non-Radial	U	- Utility Easement
ORB	- Official Records Book	W	- Water Meter
P	- Plat	WM	- Water Main
P.B.	- Plat Book	W	- Chain Link Fence
W	- Wood Fence		

NOTES:

- o Survey is Based upon the Legal Description Supplied by Client.
- o Abutting Properties Deeds/Records have NOT been Researched for Gaps, Overlaps and/or Mistakes.
- o Abutting Properties Owners and/or Restrictions of Record.
- o Bearing Based shown hereon, is Assumed and Based upon the Line Beginning with a "T" and
- o Building Footprints NOT to be used to reconstruct Property Lines.
- o Fence Ownership is NOT determined.
- o Root Overhangs, Underground Utilities and/or Fencers have NOT been located or shown.
- o Septic Tanks and/or Drained/landscapes are approximate and MUST be verified by appropriate Utility Location Companies.
- o Use of This Survey for purposes other than Intended, Without Written Consent, Will be at User's Own Risk and Without Liability to the Surveyor. Northing Hereon shall be Constructed to give effect to the above.
- o Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Determination by F.E.M.A. This Determination may be affected by Future Changes and/or Information Not Yet Known.
- o All Rights are Reserved to This Surveying Company at the time of this Endorsement. Associates Surveying Inc. and the signing surveyor assume NO Liability given to the User.

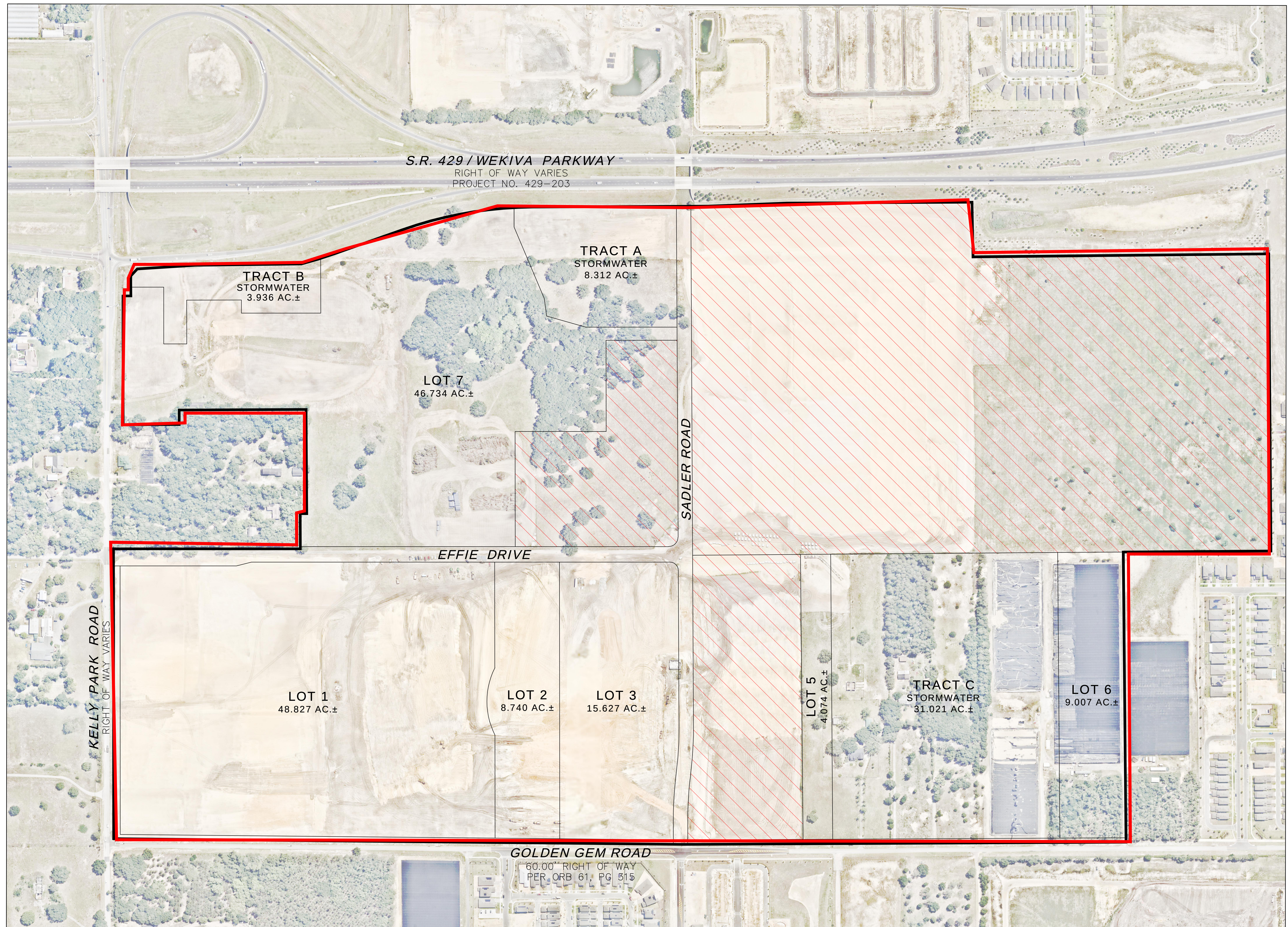
Revisions

Revisions

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on information furnished to Me as an Aided and Assisted Surveyor, I have not detected any irregularities in the Surveying in the State of Florida in accordance with Chapter 51, F.S. 1702.02 Florida Administrative Codes, Pursuant to Section 472.02 Florida Statutes.

 Patrick K. Ireland
 Patrick K. Ireland, P.E., License #PS16637, LB 7623
 This Survey is intended to be used as a Certified Boundary Survey.
 This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal

Ireland & Associates Surveying, Inc.
 800 Century Circle, Suite 1020
 Lake Mary, Florida 32746
www.iireladsurveying.com
 Office-407.678.3366 Fax-407.320.8165



SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

WYLD OAKS

A REPLAT OF KELLY PARK CROSSINGS, PLAT BOOK 111, PAGES 122 AND 123
AND A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 4

PLAT BOOK **116** PAGE **116**

WYLD OAKS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Kelly Park VB Development, LLC, a Delaware limited liability company, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed as shown hereon and dedicates Sadler Road & Effie Drive & Tracts D & E to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, Kelly Park VB Development, LLC, a Delaware limited liability company, has caused these presents to be executed and acknowledged by its undersigned representative thereunto duly authorized on this 2nd day of October, 2024.

Kelly Park VB Development, LLC,
a Delaware limited liability company

By: KPVB Acquisition, LLC,
a Delaware limited liability company, its Member

By: Kevin Barry
Printed Name: Kevin Barry

Title: Manager

Signed in the presence of:

By: Candi S. Fabiano

Printed Name: Candi S. Fabiano

STATE OF FLORIDA

By: Kamm R. Robinson
Printed Name: Kamm R. Robinson

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of October, 2024, by Kevin Barry, as Manager of WO Assignment, LLC, a Florida limited liability company, which is the Member of KPVB Acquisition, LLC, a Delaware limited liability company, which is a member of Kelly Park VB Development, LLC, a Delaware limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced as identification.

NOTARY OF PUBLIC

Signature of Notary: Sherry Mincey

Printed Name: Sherry Mincey

Commission Number: HH 176331

My Commission Expires: 9-22-25



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That LIT Cadence West Kelly Phase I, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed recorded in Official Records Doc# 20230343656, Public Records of Orange County, Florida, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed as shown hereon and dedicates nothing to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, LIT Cadence West Kelly Phase I, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed recorded in Official Records Doc# 20230343656, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this 17th day of October, 2024.

LIT Cadence West Kelly Phase I, LLC,
a Delaware limited liability company

By: Cadence Kelly GP 1 LLC,
a Florida limited liability company, its managing member

By: Todd W. Watson

Printed Name: Todd W. WATSON

Title: Manager

Signed in the presence of:

By: Adrian Galeano

Printed Name: ADRIAN GALEANO

STATE OF Florida

By: Steven Powers

Printed Name: Steven Powers

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of October, 2024, by Todd Watson, as manager of Cadence Kelly GP 1 LLC, a Florida limited liability company, as the managing member of LIT Cadence West Kelly Phase I, LLC, a Delaware limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced as identification.

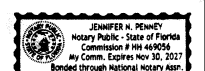
NOTARY OF PUBLIC

Signature of Notary: Jennifer N. Penney

Printed Name: Jennifer N. Penney

Commission Number: HH 49056

My Commission Expires: 11-30-27



CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, that on OCTOBER 23, 2024
the foregoing plat was examined and approved by:

City Engineer: RICHARD W. EARP, P.E. Date: 10-24-2024

CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in Orange County Official Records

on 11-20-2024 as Doc No. 20240665768

County Comptroller in and for Orange County, Florida

By: [Signature]



LEGAL DESCRIPTION:

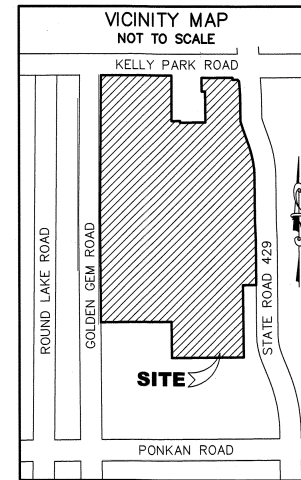
A Replat of Kelly Park Crossings, according to the plat thereof as recorded in Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida and a portion of Section 13, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows

Beginning at the South quarter corner of Section 13, Township 20 south, Range 27 East, Orange County, Florida; thence run S89°31'40"W, along the South line of the Southwest quarter of said Section 13 for a distance of 1356.86 feet; thence departing said South line, run N00°29'47"W for a distance of 673.93 feet to a point on the North line of the North 1/2 of the Southwest quarter of the Southwest quarter of said Section 13; thence run S89°23'24"W along said North line for a distance of 1325.15 feet; to a point on the Easterly right of way line of Golden Gem Road, as recorded in Official Records Book 61, Page 315 of the Public Records of Orange County, Florida; thence departing said North line, run N00°21'03"W along said Easterly right of way line for a distance of 2018.83 feet to a point on the North line of the Southwest quarter of aforesaid Section 13; thence run N00°29'36"E, continuing along said Easterly right of way line for a distance of 2603.70 feet to a point on the South right of way line of Kelly Park Road according to Deed Book 398, Page 190 of the aforesaid public records; thence departing said Easterly right of way line, run N89°53'52"E, along said South right of way line for a distance of 1324.32 feet; thence departing said South right of way line, run S00°04'14"E for a distance of 853.16 feet; thence run N89°34'17"E for a distance of 160.19 feet; thence run S00°25'43"E for a distance of 30.00 feet; thence run N89°34'17"E, along a line parallel with the South line of the Northeast quarter of the Northwest quarter of said Section 13 for a distance of 476.16 feet; thence run N00°21'18"W for a distance of 579.54 feet; thence run S89°53'52"W for a distance of 66.00 feet; thence run N00°21'18"W for a distance of 256.00 feet to a point on the South right of way line of Kelly Park Road according to Document Number 20140460923 of the aforesaid Public Records of Orange County, Florida; thence run the following 2 courses along said South right of way line: N89°53'52"E for a distance of 588.40 feet; thence run S00°29'13"E for a distance of 35.75 feet to a point on the South limited access right of way line of State Road Number 429/Wekiva Parkway; thence run the following courses along the South and West limited access right of way line: N89°17'56"E for a distance of 90.86 feet; thence run S47°15'37"E for a distance of 44.44 feet; thence run S03°35'05"E for a distance of 266.15 feet; thence run S00°49'55"E for a distance of 485.06 feet to the point on a non tangent curve, concave Northeastly having a radius of 2003.86 feet, with a chord bearing of S17°19'29"E, and a chord distance of 152.02 feet; thence run Southeastly along the arc of said curve through a central angle of 04°20'51" for a distance of 152.05 feet to a point on a non tangent line; thence run S19°30'03"E for a distance of 334.38 feet to a point on a non tangent curve, concave Westerly having a radius of 1815.86 feet, with a chord bearing of S09°55'47"E, and a chord distance of 603.87 feet; thence run Southerly along the arc of said curve through a central angle of 19°08'34" for a distance of 606.68 feet to a point of tangency; thence run S00°21'30"E for a distance of 800.00 feet; thence run S02°15'59"E for a distance of 360.40 feet; thence run S00°22'19"E for a distance of 845.51 feet; thence run S88°57'47"W for a distance of 249.88 feet; thence run S00°38'28"E for a distance of 1350.83 feet to the point of beginning.

Contains 13,254,910 square feet or 304.291 acres, more or less.

GENERAL NOTES:

- Bearings shown hereon are based on the South line of the Southwest 1/4 of Section 13-20-27 as being S89°31'40"W as shown on the plat of Kelly Park Crossings, Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida.
- All lot lines are radial, unless otherwise noted non-radial.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the national electrical safety code as adopted by the Florida Public Service Commission.
- Tracts A and B shown hereon are designated as stormwater retention/detention tracts and are hereby reserved by Kelly Park VB Development, LLC for conveyance by separate instrument to Golden Gem Community Development District established pursuant to Chapter 190, Florida Statutes, or a non-profit property owners' association. Tract C previously has been conveyed to Golden Gem Community Development District and is designated as stormwater retention/detention tract.
- The property which is the subject of this Plat is encumbered by that certain Declaration of Covenants, Easements & Restrictions for Wyld Oaks dated November 21, 2023 under Instrument No. 20230677899 of the Public Records of Orange County Florida as amended, which establishes various covenants, easements and restrictions applicable to the property and provides for owners within the property to be members of Wyld Oaks Community Association, Inc., a Florida non-profit corporation.



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.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Golden Gem Community Development District

As owner of Tract C of the plat hereof by virtue of Special Warranty Deed recorded in Official Records Doc# 20240349059, Public Records of Orange County, Florida, the Chair/Vice-Chair of the Board of Supervisors of the Golden Gem Community Development District hereby consents to and joins in to the recording of this instrument and the dedications shown hereon.

[Signature]
Chair/Vice-Chair

[Signature]
Witness

[Signature]
Witness

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on September 4, 2024
the City Council of the City of Apopka approved the foregoing plat.

[Signature]
Mayor, City of Apopka

Attested by City Clerk

[Signature]
City Clerk, Susan M. Bone

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the 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 the requirements of chapter 177, and that said land is located in the City of Apopka, Orange County, Florida.

[Signature]
JAMES R. SHANNON JR., PSM/REGISTRATION No. 4671
SHANNON SURVEYING, INC. - LB NO. 6898
499 North S.R. 434 - SUITE 2045 ALTAMONTE SPRINGS,
FLORIDA, 32714, (407) 774-8372

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

THIS IS TO CERTIFY, that on August 13, 2024
the Apopka Planning Commission approved the foregoing plat.

[Signature]
Chairman

QUALIFICATION STATEMENT OF REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 of the Florida Statutes and that said plat complies with the technical requirements of that Chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

[Signature]
Printed Name: EDWIN MUÑOZ JR.
Registration No. LS 7288

SHEET INDEX

SHEET 1 OF 4 - Legal description, dedication,
Surveyor's notes & legend

SHEET 2 OF 4 - Plat Boundary

SHEETS 3 & 4 - Lot and Easement geometry

LEGEND:

- - RECOVERED 4"x4" CM PRM LB 6723 UNLESS OTHERWISE NOTED
- - RECOVERED AS NOTED
- - SET NAIL & DISK POP 4671 (PERMANENT CONTROL POINT)
- ⊙ - INDICATES CENTERLINE
- # - NUMBER
- CM - CONCRETE MONUMENT
- CCR - CERTIFIED CORNER RECORD
- ID - IDENTIFICATION
- LB - LICENSED BUSINESS CERTIFICATION
- NT - NON TANGENT
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- RM - PERMANENT REFERENCE MONUMENT
- P.T. - POINT OF TANGENCY
- P.O.L. - POINT ON LINE
- D - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- R - RADIUS
- L - LENGTH
- CL - CENTERLINE
- PRM - PERMANENT REFERENCE MARKER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
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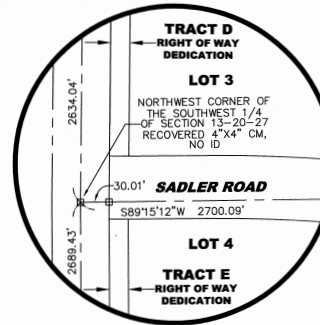
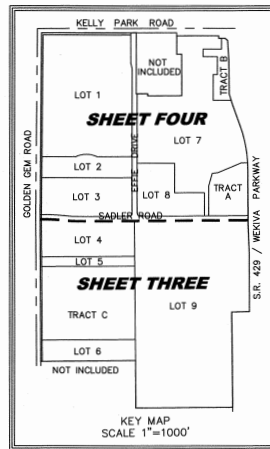
WYLD OAKS

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AND A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
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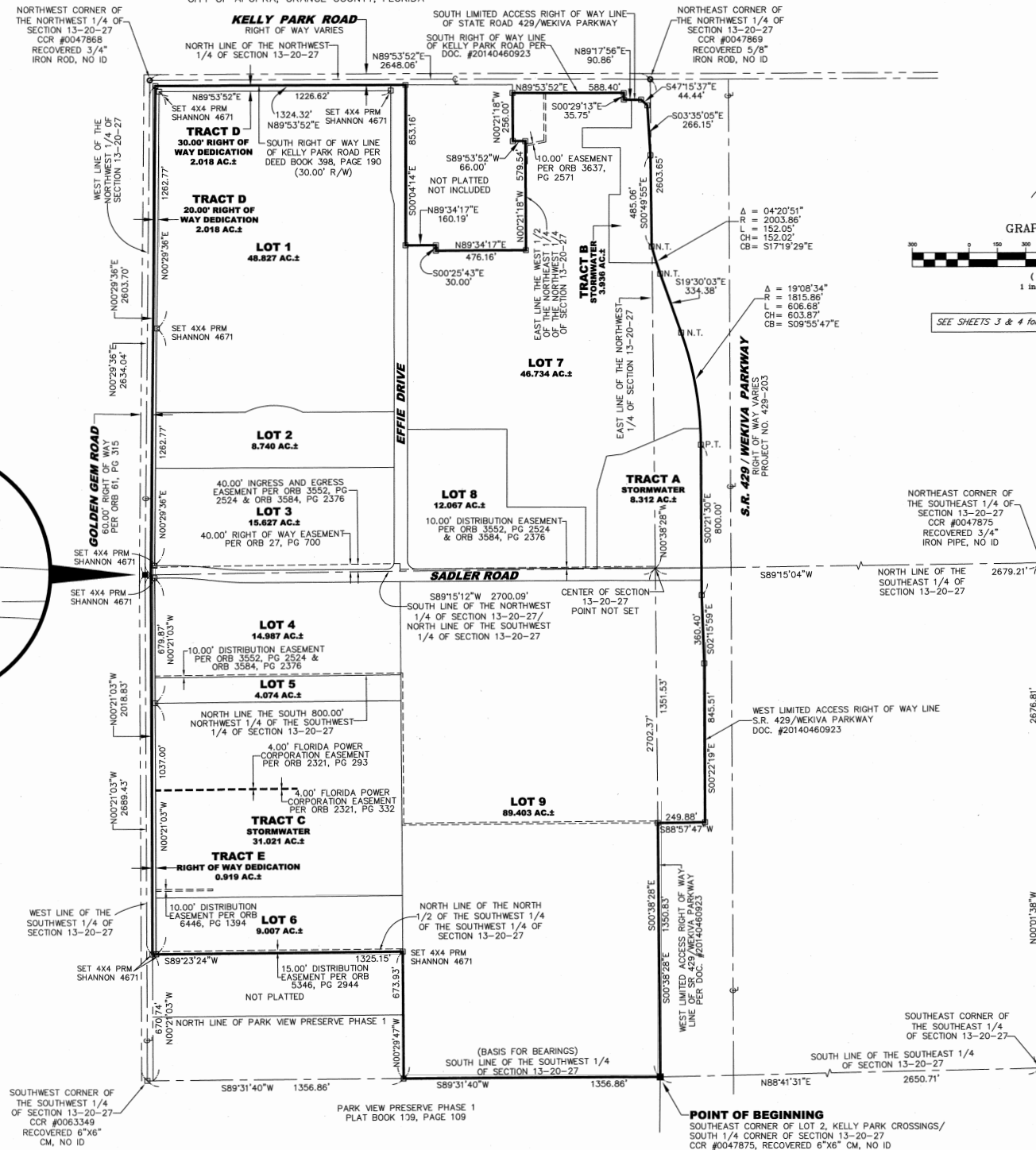
SHEET 2 OF 4

PLAT
BOOK

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- LEGEND:
- - RECOVERED 4"x4" CM PRM LB 6723 UNLESS OTHERWISE NOTED
 - - RECOVERED AS NOTED
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499 NORTH S.R. 434 - SUITE 2045
ALTA MONTÉ SPRINGS, FLORIDA 32714
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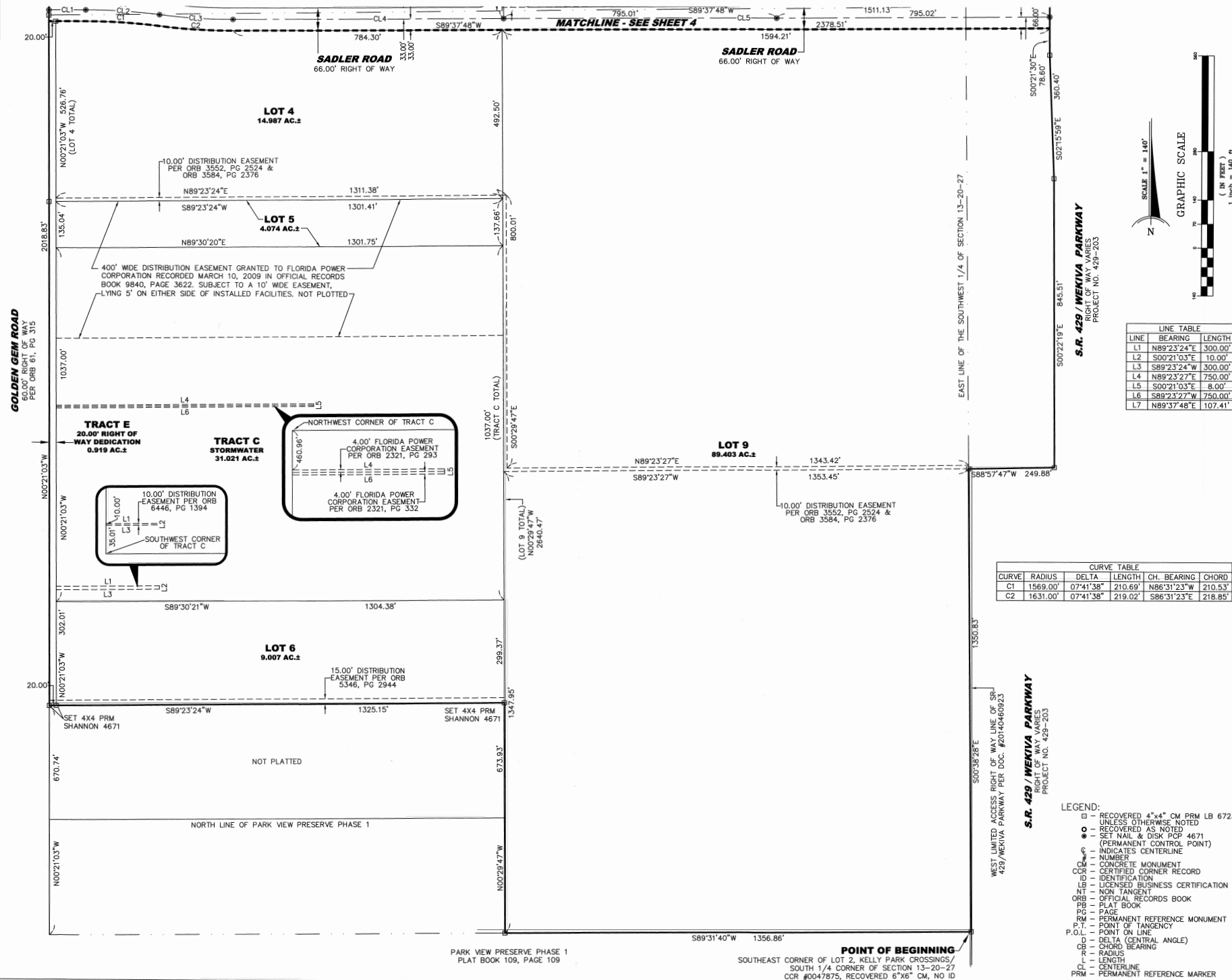
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CITY OF APOKA, ORANGE COUNTY, FLORIDA

SHEET 3 OF 4

PLAT
BOOK

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Appendix C. Town Center Overlay District Development Standards

(DRAFT for Review - January 29, 2025)

A. Applicability.

1. The Town Center Overlay District shall only be applied to properties within the Mixed Use Kelly Park Interchange (MU-KPI) containing a minimum of 170-acres and which fall within all five (5) character zones of Village Center, Employment, Interchange, Transition, and Neighborhood, and including at least one quadrant of a designated Village Center character zone, as delineated on the Kelly Park Interchange Regulating Plan (Figure 2.).
2. All development within a Town Center Overlay District shall be in accordance with the following sections of this Appendix, as may be amended: **Town Center Block and Street Regulating Plan** (Figure A); **Town Center Open Space Plan** (Figure B.); and **Town Center Street Standards** (Figure C.).
3. The properties within a Town Center Overlay District may be owned by multiple parties, provided there is a Master Developer who provides a **Town Center Master Plan** to ensure the integrated planning, phasing, and coordinated development of all properties included within a Town Center Overlay District.
4. The boundaries of a Town Center Overlay District may be expanded by the Master Developer, subject to City approval, in potential future expansion areas (Figure A.), as well as other additional contiguous and adjacent properties (which may be separated by public or private street right-of-way) as they are acquired or otherwise integrated in the planning, phasing, and coordinated development of the **Town Center Master Plan**.
5. To ensure flexibility in responding to changing market conditions and/or the expansion of the Town Center Overlay District with potential future expansion (Figure A.) as well as other additional properties, the Master Developer may update, amend, or revise the **Town Center Master Plan** when necessary. Proposed changes shall be subject to the appropriate City approval process.
6. The **Town Center Master Plan** shall include regulating and phasing plans and supplemental elements including an illustrated set of **Town Center Development Standards and Design Guidelines**, **Town Center Master Parking Plan**, and **Town Center Master Signage Plan**.
7. Development of single-family dwellings shall comply with the development standard provisions of the underlying MU-KPI and not subject to the provisions of this appendix.
8. The Madison Oaks MF3 Development Parcel, approved on April 18th, 2024 is not subject to the provisions of this appendix.

Figure A. Town Center Block and Street Regulating Plan



*Note: The **Town Center Block and Street Regulating Plan** may be further refined and detailed in the **Town Center Master Plan**.*

B. Permitted Uses.

Table 1 below shows the uses allowed in the Town Center Overlay District. Multiple uses may be combined, attached, semi-attached, and/or integrated into mixed use buildings and/or multi-use parcels. Mixed use buildings may include residential uses, ground floor tuck-under garages, and an attached or detached parking structure.

Table 1: Town Center Overlay	
Uses	Town Center
AGRICULTURAL, SILVICULTURAL, AND OTHER	
Animal boarding (soundproof kennels)	P
Pre-existing agriculture uses	P – refer to note 11
CIVIC, NONPROFIT AND INSTITUTIONAL	
Art gallery, museum, & other cultural facilities	P
Cell towers	P – refer to note 7

Church, convent or parish house	SE
Community center / civic clubs	SE
Hospitals	P – refer to note 10
Public use (library, post office, fire and other municipal offices, and similar uses)	P
Public utility service facilities	P
EATING, DRINKING AND ENTERTAINMENT	
Bar, lounge, tavern	P – refer to note 6
Brewery	P – refer to note 6
Nightclub (Discotheque)	SE
Restaurants	P – refer to note 6
Restaurants with drive-up or drive-through facilities	P – refer to note 9
Sit-down restaurants with remote order systems for curbside or pickup drive-thru window service (no order box)	P – refer to note 9
Alcohol (Package) Sales	P
EDUCATIONAL FACILITIES/TRAINING	
Child care facilities	P
Pre-school facilities	P
Schools – Higher education (incl. vocational & trade)	SE
Schools – Elementary (public & private)	SE
Schools – Middle, High (public & private)	N
INDUSTRIAL	
Manufacturing, light (incl. electronic assembly)	N
Mini-storage facilities	P
Warehousing and wholesaling	N
OFFICE, MEDICAL AND PROFESSIONAL	
Financial Institutions	P
Laboratories (research, medical & dental) and clinics	P
Outpatient Care Facilities including urgent care & emergency facilities and an associated helipad	P
Professional, medical & business office/studios	P
Veterinary clinic/hospital	SE

RECREATION & TOURISM	
Arts, performing arts and craft studios	P
Bed and breakfast	SE
Fitness centers or gymnasium	P
Hotels	P
Motels	N
Parks & recreational facilities (private)	P
Recreation indoors (bowling alley, billiards and similar uses)	P
Recreation outdoors (tennis, paintball or similar uses)	P
Recreation and Entertainment Venues (Indoor and/or Outdoor)	P
Theatre – Movie, plays (indoor)	P
RESIDENTIAL	
Assisted and independent living facilities	P
Community residential home	N
Dwellings, multi-family	P – refer to note 2
Dwellings, single-family	P
Granny Flats/Guest suite above a garage, with single-family as primary use	P
Dwellings, Townhouse	P – refer to note 1
Dwellings, Duplex	P
Live-work Units	P – refer to note 3
Nursing homes	P
Age-restricted & senior living	P
RETAIL SALES AND SERVICES	
Outdoor/sidewalk sales (vending, carts, etc.)	P
Parking (garage/surface) as a principal and/or accessory use	P – refer to note 8
Big Box Development	P – refer to note 5
Retail, general	P
Retail, neighborhood	P
Service, business	P
Service, personal	P
Transit Centers (including accessory light retail)	P

VEHICLE SALES AND SERVICES	
Service stations/car wash establishments (incl. Gas Stations and/or convenience stores)	P – refer to note 4
Vehicle service (minor)	N
Vehicle service (major)	N
Vehicle sales and rental	N
Notes: 1. For purposes of this Overlay, Townhouses shall be defined as a type of attached single family dwelling unit which shares one or two walls with adjacent townhouse(s). 2. For purposes of this Overlay, Multi-family Dwellings shall be defined as a type of building(s) designed to accommodate multiple residential units and ancillary functions and may include an attached or detached parking structure. 3. For purposes of this Overlay, Live-Work Units shall be defined as a type of unit which may consist of a residential and non-residential use or some combination of both. In a given unit or building, the non-residential portion of a Live-Work Unit shall not exceed 50% of the unit's gross square footage. Live-Work Units shall be permitted within any building type. 4. Service Stations uses shall include automobile fueling permitted within a 750-foot radius of the intersection of West Kelly Park Road with the nearest ramp of SR 429. 5. General Retail and Services uses shall include kiosks, shipping containers, sheds, stalls, carts and similar type structures, large format ("big box") retail uses and shall also permit commercial buildings of any size so long as other development standards set forth herein are met. 6. Food Trucks, Food Trailers, kiosks, shipping containers, sheds, stalls, carts and similar type structures shall be permitted as a type of Eating, Drinking and Entertainment use. 7. One wireless communication tower, not exceeding 150 feet in height, shall be permitted within a 750 feet from the right-of-way of the SR 429. The communication tower shall be designed as a monopole with decorative panels or similar aesthetic design treatment to shield views of communication equipment. Any branding or signage shall include "The City of Apopka" and "Wyld Oaks" on the structure. 8. Freestanding or attached parking structures shall be permitted without a liner building if the street frontages are designated as secondary streets on the Town Center Street Plan and the parking structure(s) are designed to blend with adjacent architecture or treated with screening, graphics, public art, landscaping or other design elements. 9. Drive up or drive through facilities for a restaurant shall meet the following conditions: a. All drive through stacking shall occur at the rear and side of the building. Only a single loaded row of vehicular parking stalls with a knee wall and landscaping shall be placed in the front of the building, however, a two-way driving aisle is permitted in the front of the building to provide for cross access to adjacent sites and for drive through movements. b. Any proposed drive through shall provide covered outdoor seating along the front or corner of the building. c. A combination of landscaping and opaque screen wall may be utilized for minor portions of the drive-through stacking lanes with Administrative approval. d. Maximum size of the user space shall be limited to 5,000 sq. ft.	

e. Internal project signage directing drive-through traffic may be approved by the DRC. Maximum of two directional ground signs, three feet high and three-square feet, with DRC approval and building permits.

10. Hospitals are an institution receiving inpatients and rendering medical care on a 24 hours-per-day basis. The term includes general hospitals, sanitariums, sanatoriums, and institutions in which service is limited to special fields, such as cardiac, eye, ear, nose and throat, pediatric, orthopedic, skin, cancer, mental, tuberculosis, chronic disease, and obstetrics. The facilities may also include outpatient care, ambulatory care, offices of medical practitioners, adult day care, respite care, medical day care and day care for sick children, long and short-term acute care, rehabilitation (not including drug/alcohol), physical therapy facilities, gift shops, restaurants, and other accessory uses. The term shall not include an "adult day care center," "assisted living facility," or "nursing home facility."

11. Agriculture uses may continue on undeveloped land or portions thereof.

C. District, Block, and Street Standards.

1. The minimum 170-acre gross area of a Town Center Overlay District may include multiple properties under separate ownership, including properties separated by public or private street rights-of-way and the area of any such intervening public or private street rights-of-way, which shall be calculated as part of the gross area of a Town Center Overlay District in substantial accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.).
2. Blocks should generally be configured in accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.).
3. Larger blocks may be subdivided into smaller blocks and blocks do not have to be orthogonal.
4. The maximum perimeter of any block, as measured at the back of the sidewalk of each block face, shall not exceed 2,000 linear feet, except where wetlands, water bodies, tree protection areas, storm water management facilities, limited access facilities or rights-of-way, DOT intersection spacing, or other physical barriers limit street connections/intersections that result in a larger block configuration.
5. Blocks may be defined by streets or by pedestrian passages, mews, or other open spaces.
6. An interconnected network of streets accommodating vehicular, bicycle, and pedestrian circulation shall be configured in substantial accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.) and ***Town Center Street Plan*** (Figure C.).
7. Public streets shall be designed in substantial accordance with Appendix A, Section P. – Street Standards, in the Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code, or as otherwise approved by the City of Apopka during the Town Center development plan (major or minor) approval process.
8. Internal streets and drives may be public or private and shall generally designed in accordance with the typical cross sections illustrated in the ***Town Center Street Plan*** (Figure C.). and ***Town Center Street Standards*** (Figure D.).
9. Public streets and private internal streets, drives, and pedestrian facilities should incorporate the Complete Streets design concept (per Section 5.13.10 of Code) wherever possible. Complete Streets serves the transportation needs of transportation users for all ages and abilities, including but not limited to pedestrians, bicyclists, transit riders, motorists, and freight handlers.

D. Density, Intensity, and Public Open Space Standards.

1. Minimum intensity calculations (FAR) shall be 0.1 FAR for the entire Town Center Overlay District.
2. Residential density and open space requirements shall be calculated based on the gross area of the entire Town Center Overlay District in substantial accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.) and ***Town Center Open Space Plan*** (Figure B.), including the area of any

intervening public or private streets, drives, and/or rights-of-way; but excluding the following rights-of-way: West Kelly Park Road and Golden Gem Road.

3. The maximum residential density shall be 27.5 dwelling units/gross acre calculated across the gross area of the entire Town Center Overlay District. For example, the 170 acre site is capped at 4,675 total units.
4. The minimum required Public Open Space Use for the entire Town Center Overlay District shall be 20% of the gross area of the entire Town Center Overlay District.
 - a. In accordance with Section S. – Definitions, in the Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code, the definition of Public Open Space Use: A landscaped or naturalistic area used primarily for passive recreation and active recreation. These uses include: parks, plazas, squares, greenspaces, pedestrian and bicycle pathways, outdoor recreation facilities, wetlands, woodlands, native plant community conservation areas and preserves, public parks, pet recreation facilities, and stormwater facilities that are enhanced as visual amenities. A Public Open Space Use is accessible to all residents, does not include uses requiring membership, and may be privately owned, owned in common, or publicly owned. The terms “open space” and “Public Open Space” and “Public Open Space Use” shall be used interchangeably in this Appendix C.
5. Within a Town Center Overlay District, the area of internal streets and drives (including sidewalks designed as shared space, such as streets integrated with plazas or sidewalks), shall count toward Public Open Space. At a minimum, such streets shall require pedestrian lighting, seating, bicycle parking and enhanced paving materials for the street, sidewalk or both.
6. Public Open Space shall generally be located, distributed, and designed across the entire Town Center Overlay District as an open space network in accordance with the **Town Center Open Space Plan** (Figure B.) and other Public Open Space Uses as identified in section D.4.a. and shall not be subject to the MU-KPI open space provisions including but not limited to Table 13.
7. The location and distribution of Public Open Space shall ensure that all residents living in the Town Center Overlay District are within one-quarter mile walking distance of at least one Public Open Space Use.
8. Public Open Space areas shall include stormwater management areas so long as such are designed as an open space site amenity, as per Section I, Stormwater of the MU-KPI Form Based Code. Up to 75% of the land area utilized as storm water management facilities (including dry stormwater areas, retention and bioretention devices) designed as an open space amenity may count towards the requirements for Public Open Space.

E. Stormwater.

1. Developers are required to connect to a master stormwater system, if possible, rather than providing an on-site facility.
2. Where slopes require fencing, only ornamental metal will be allowed.
3. To reduce the size of stormwater ponds that are not designed as amenities, the use of porous concrete, underground storage, and exfiltration is greatly encouraged, but not required.
4. All retention areas shall be incorporated into the overall design of the project.

Figure B. Town Center Open Space Plan



*Note: The **Town Center Open Space Plan** may be further refined and detailed in the **Town Center Master Plan**.*

F. Development Bonuses.

5. In the event that the overall development within the Town Center Overlay District provides a minimum of 25% Open Space, the maximum density shall be 30 dwelling units per acre (measured in gross acres).

G. Building Height.

1. A variety of building heights can occur within a block and for each block in a Town Center Overlay District the maximum building heights and height transition zones shall be specified in the regulating plan of the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines**.
2. The maximum building height shall be 10-stories, except as follows:
 - a. Any fee-simple single family units (townhomes, attached and detached single family) shall be limited to 3-stories.
 - b. To minimize the impact on existing single-family homes along Golden Gem Road, buildings fronting the road, where such homes are present, shall have a maximum height of 3 stories within the first 65 feet as measured from the road right-of-way. The portion of such buildings located less than 65 feet from the road right-of-way along Golden Gem Road shall not exceed 65% of the block frontage.
3. In all cases, the building height shall not include rooftop elements, such as chimneys, mechanical equipment, communication equipment, spires, cupolas, minarets, clock towers, ornamental vertical features, vertical landmark architectural elements, rooftop signage, and similar projections; provided however, that such projections shall be attractively and appropriately designed.
4. Buildings located adjacent to a Neighborhood Character Zone or single-family zoned property shall be designed to address a building height transition zone as specified in the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines**.

-
5. Parking garages shall not exceed 80 feet in height. Parking Garage height shall be defined as the vertical distance from grade plane to the average height the parapet associated with the highest level of the garage, excluding the stair/elevator. A grade plane shall be defined as a reference plane representing the average of finished ground level adjoining the parking garage at exterior walls, exclusive of grade separation requirements and grading necessary to direct stormwater runoff away from the parking garage.

H. Town Center Master Plan & Town Center Development and Design Standards.

1. The Master Developer within a Town Center Overlay District shall be required to provide a **Town Center Master Plan**, including regulating and phasing plans, to ensure the integrated planning and coordinated development of all properties included within a Town Center Overlay District.
2. The Master Developer within a Town Center Overlay District shall be required to provide an illustrated set of **Town Center Development Standards and Design Guidelines** that advance and implement the purpose, intent, spirit, vision, and general provisions of the MU-KPI Form Based Code and shall serve as the standards for all development within a Town Center Overlay District.
3. The **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines** shall address the development and design of sites, buildings, public open spaces, pedestrian/bicycle/vehicular circulation, streetscapes, street trees, landscaping, lighting, buffering and screening, parking, safety and security, environmental standards, and other design elements. This shall include regulating plans specifying setbacks, streetscape zones, building heights, height transition zones, pedestrian and bicycle circulation/facilities, transit circulation/bus stop facilities, and open space.
4. Throughout the Town Center Overlay District, buildings shall be placed in a way to support pedestrian orientation with building setbacks and frontage standards as specified in the regulating plan of the **Town Center Master Plan** and in the **Town Center Development Standards and Design Guidelines**. To the extent practicable, all primary streets shall be framed by buildings, knee walls, landscaping or a combination thereof in order to maintain a comfortable walking environment.
5. **Green Building.** Green building principles related to energy efficiency, resource protection and environmental protection (e.g. reusable building materials, light colored roof materials, living roofs to treat stormwater, energy efficient windows, solar energy, etc.) set forth by agencies such as, but not limited to, the United States Green Building Council, the Florida Green Building Coalition and similar agencies are encouraged, not required.

I. Signage.

1. The Master Developer within a Town Center Overlay District shall provide a **Town Center Master Signage Plan** to address the design, materials, colors, and illumination of all community, site, and building signage, including rooftop signs, signage on cell towers, and digital signage. Master Signage plans shall follow the applicable approval process.

J. Parking, Bicycle Facilities, Bus Stops and Golf Carts.

1. The Master Developer within a Town Center Overlay District shall prepare a **Town Center Master Parking Plan** to address off-street parking requirements and bicycle parking requirements.
2. Installed bicycle racks shall be designed to accommodate the minimum number of required bicycles as set forth by the **Town Center Master Parking Plan**.
3. The design of bicycle racks placed within the development site shall coordinate with the overall design scheme of the subject site in terms of color and material. Bike racks placed within the public right-of-

way shall be coordinated with comply with the Town Center Street Standards (Figure D.) and the requirements of Section K, Street Standards of the MU-KPI Form Based Code.

4. Location of transit routes and bus stops shall be specified on the regulating plan of the **Town Center Master Plan** and in the **Town Center Development Standards and Design Guidelines**.
5. The use of golf carts shall be in accordance with F.S. § 316.212.

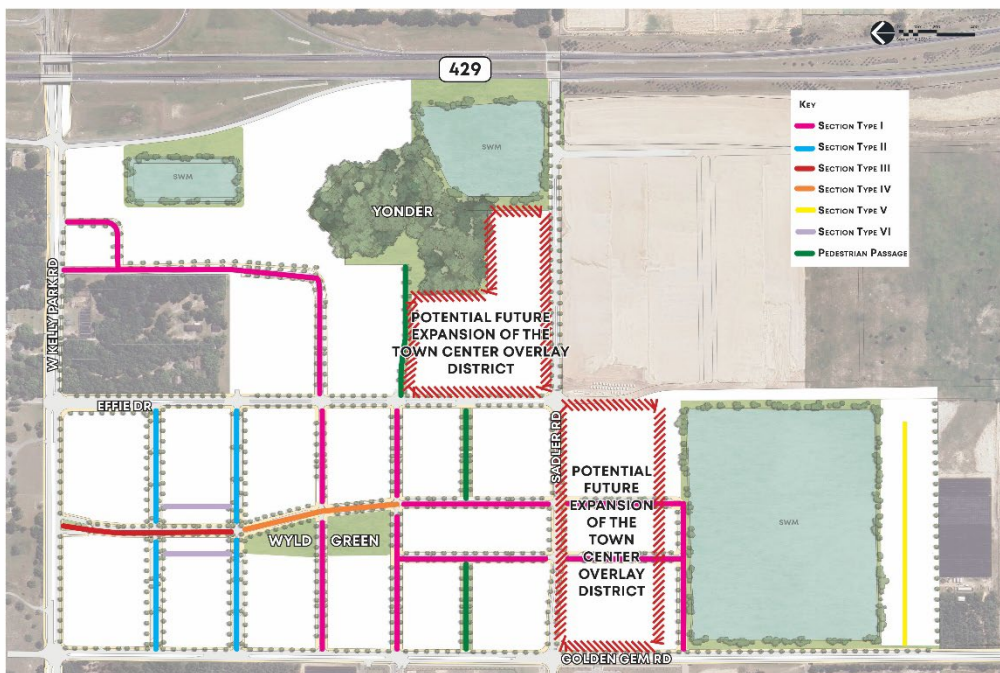
K. Sidewalks and Crosswalks.

1. Crosswalks within internal private streets and drives shall be required at all intersections of primary and secondary roads with, at a minimum, painted crosswalks consistent with FDOT standards.

L. Street Lighting.

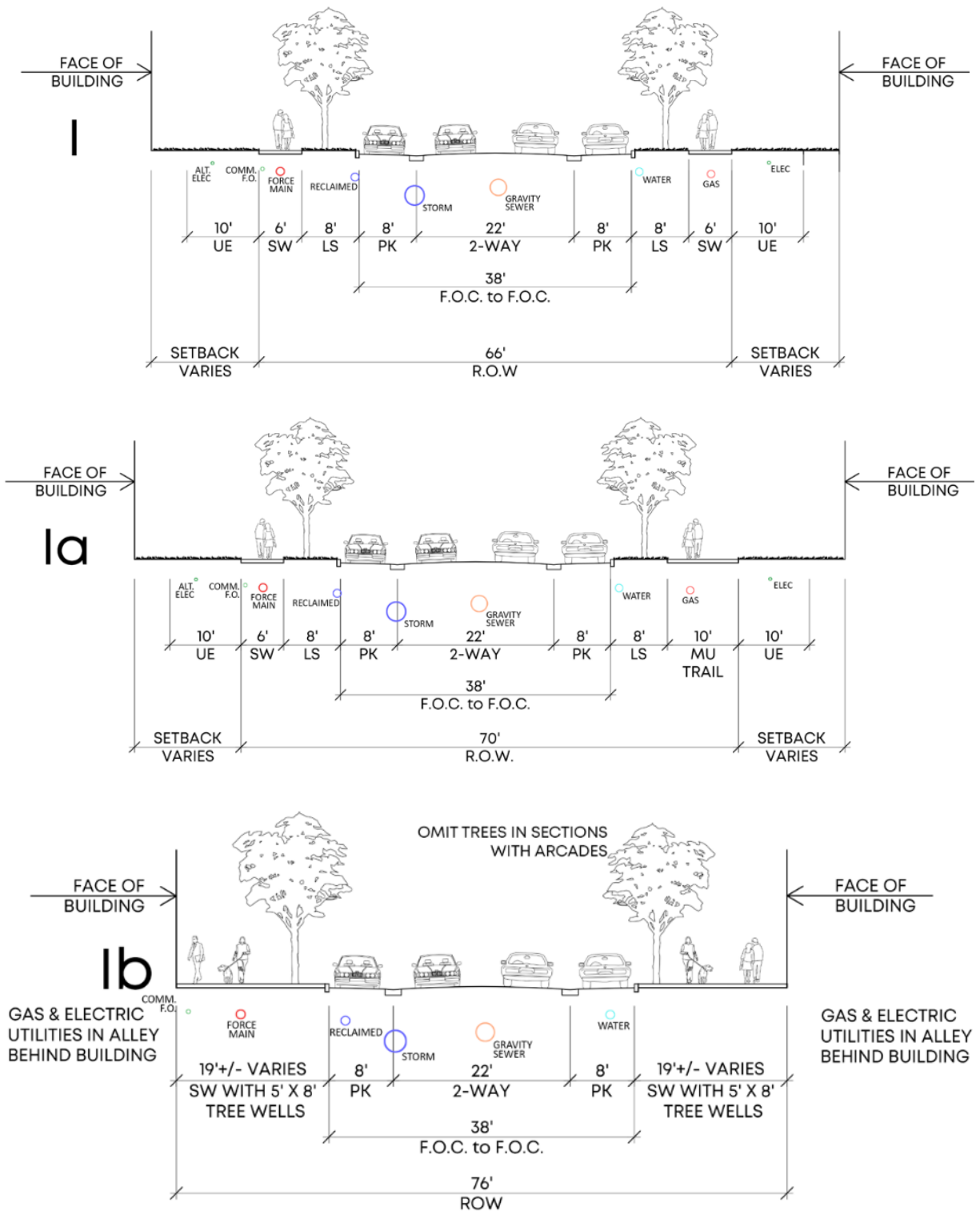
1. Lighting shall address both pedestrian as well as vehicular areas and shall be appropriately designed for the width of the roadway.
2. Streetlights shall be LED and shall have Dark Sky optics and cut-off luminaries to reduce light pollution.
3. Developers may work with the appropriate utility company to obtain the type of street light suitable for their project. The design will be reviewed in conjunction with the approval of a major or minor development plan.

Figure C. Town Center Street Plan

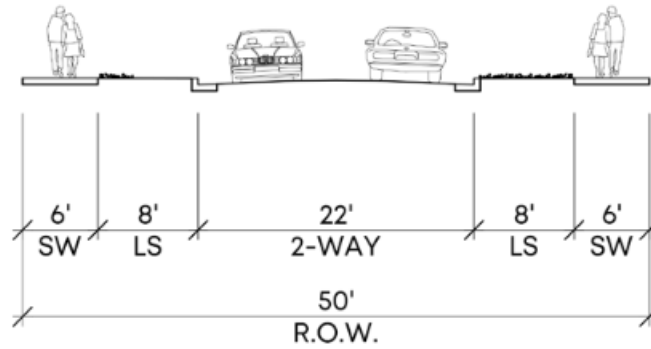


*Note: The above **Town Center Street Plan** and the **Street Sections** below may be further refined and detailed in the **Town Center Master Plan**.*

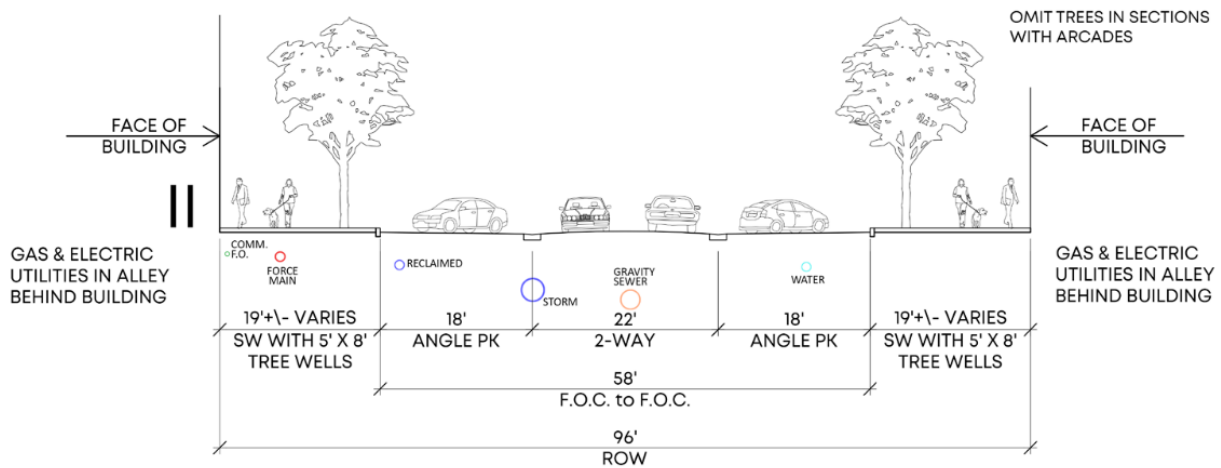
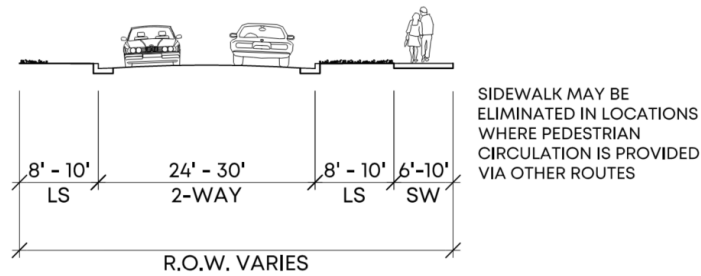
Figure D. Town Center Street Standards

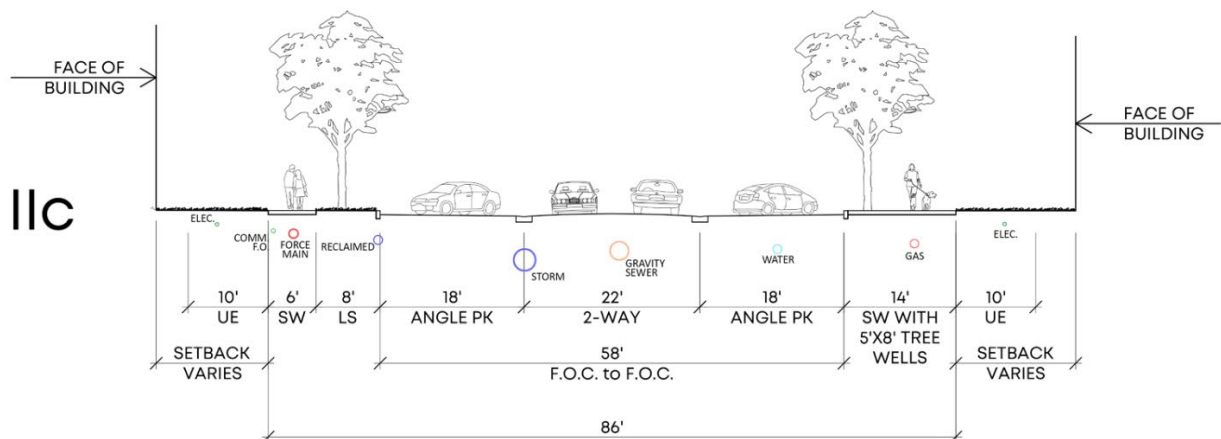
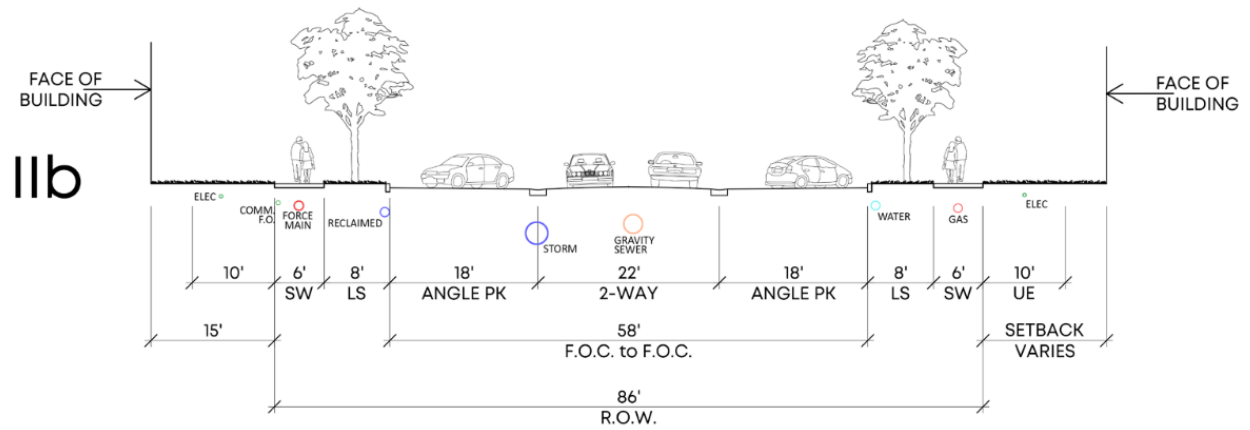
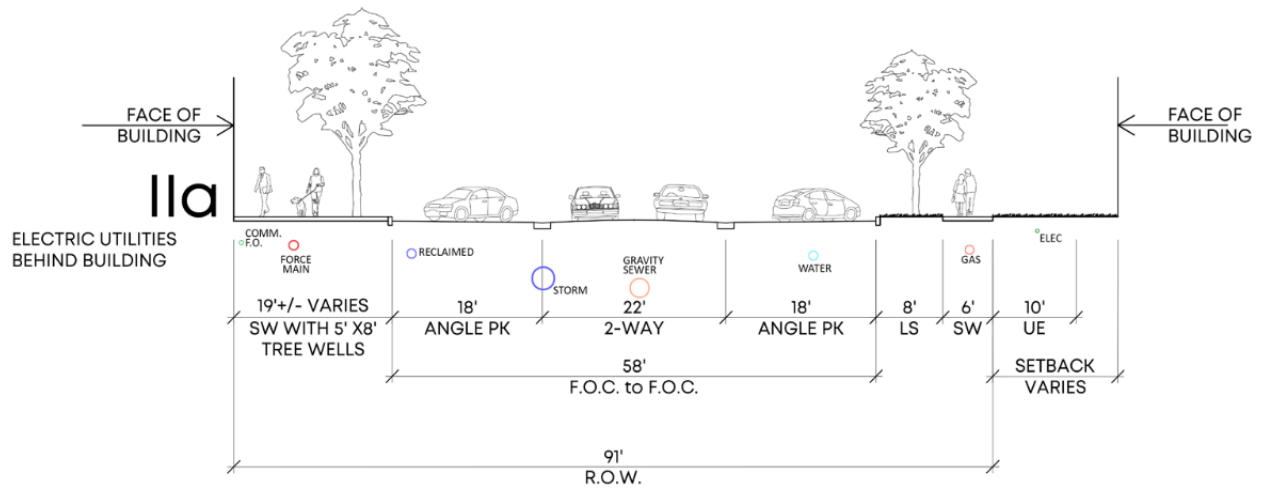


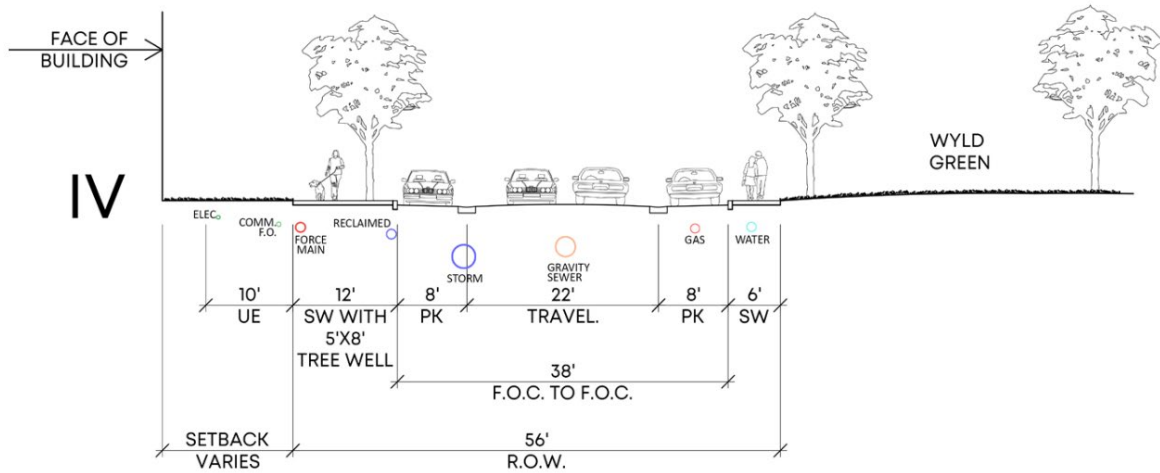
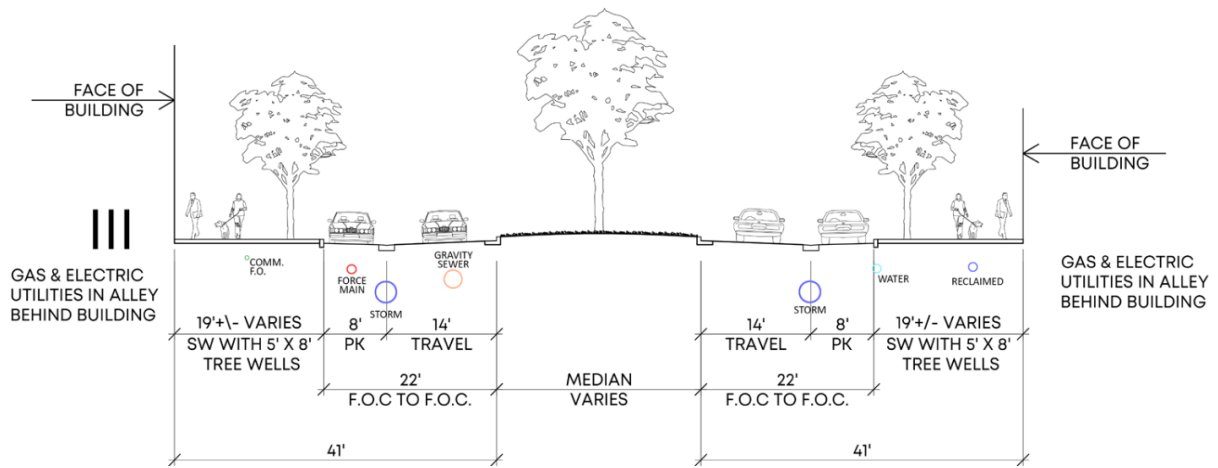
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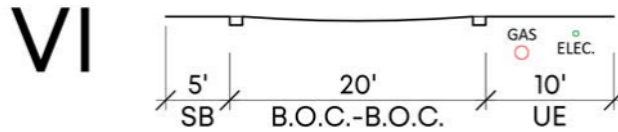
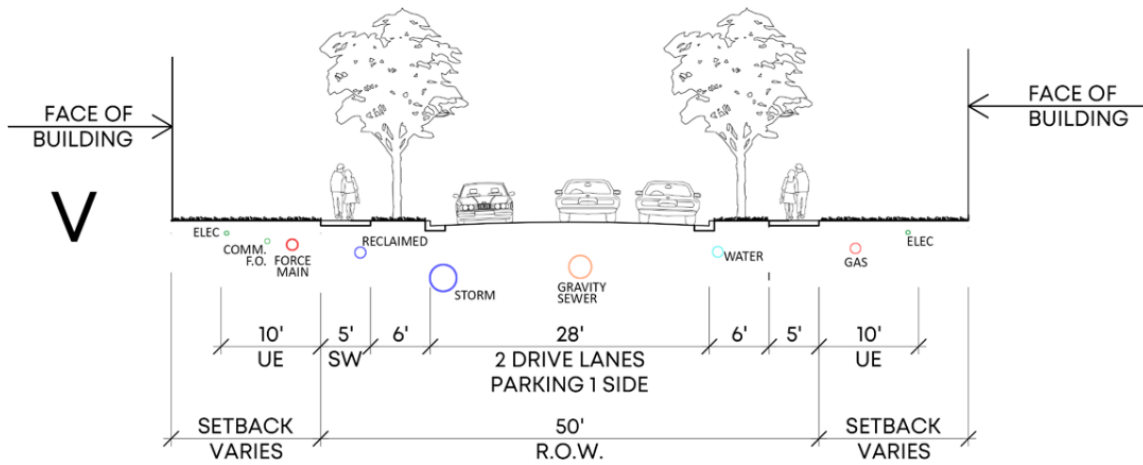


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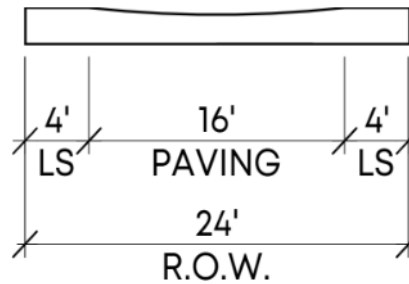




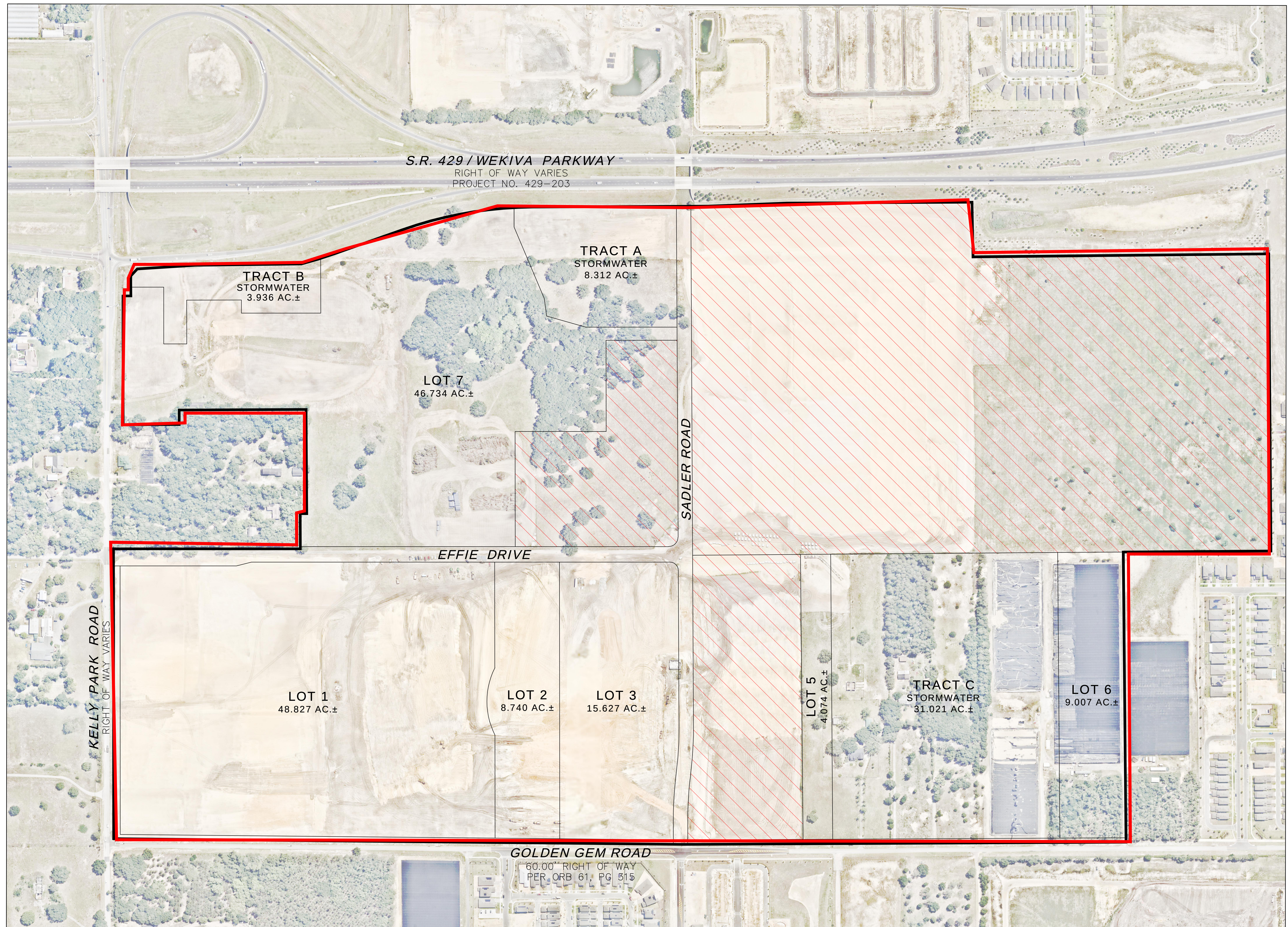




COMMERCIAL ALLEY



RESIDENTIAL ALLEY



SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

WYLD OAKS

A REPLAT OF KELLY PARK CROSSINGS, PLAT BOOK 111, PAGES 122 AND 123
AND A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOKA, ORANGE COUNTY, FLORIDA

SHEET 1 OF 4

PLAT BOOK **116** PAGE **116**

WYLD OAKS DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Kelly Park VB Development, LLC, a Delaware limited liability company, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed as shown hereon and dedicates Sadler Road & Effie Drive & Tracts D & E to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, Kelly Park VB Development, LLC, a Delaware limited liability company, has caused these presents to be executed and acknowledged by its undersigned representative thereunto duly authorized on this 2nd day of October, 2024.

Kelly Park VB Development, LLC,
a Delaware limited liability company

By: KPVB Acquisition, LLC,
a Delaware limited liability company, its Member

By: Kevin Barry
Printed Name: Kevin Barry

Title: Manager

Signed in the presence of:

By: Candi S. Fabiano

Printed Name: Candi S. Fabiano

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of October, 2024, by Kevin Barry, as Manager of WO Assignment, LLC, a Florida limited liability company, which is the Member of KPVB Acquisition, LLC, a Delaware limited liability company, which is a member of Kelly Park VB Development, LLC, a Delaware limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced as identification.

NOTARY OF PUBLIC

Signature of Notary: Sherry Mincey

Printed Name: Sherry Mincey

Commission Number: HH 176331

My Commission Expires: 9-22-25



DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That LIT Cadence West Kelly Phase I, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed recorded in Official Records Doc# 20230343656, Public Records of Orange County, Florida, being the owners in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed as shown hereon and dedicates nothing to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, LIT Cadence West Kelly Phase I, LLC, a Delaware limited liability company, by virtue of Special Warranty Deed recorded in Official Records Doc# 20230343656, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this 17th day of October, 2024.

LIT Cadence West Kelly Phase I, LLC,
a Delaware limited liability company

By: Cadence Kelly GP 1 LLC,
a Florida limited liability company, its managing member

By: Todd W. Watson

Printed Name: Todd W. Watson

Title: Manager

Signed in the presence of:

By: Adrian Galeano

Printed Name: Adrian Galeano

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of October, 2024, by Todd Watson, as manager of Cadence Kelly GP 1 LLC, a Florida limited liability company, as the managing member of LIT Cadence West Kelly Phase I, LLC, a Delaware limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced as identification.

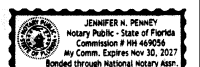
NOTARY OF PUBLIC

Signature of Notary: Jennifer N. Penney

Printed Name: Jennifer N. Penney

Commission Number: HH 469056

My Commission Expires: 11-30-27



CERTIFICATE OF APPROVAL BY CITY ENGINEER

THIS IS TO CERTIFY, that on OCTOBER 23, 2024
the foregoing plat was examined and approved by:

City Engineer: RICHARD W. EARP, P.E. Date: 10-24-2024

CERTIFICATE OF APPROVAL BY COUNTY COMPTROLLER

I HEREBY CERTIFY that the foregoing plat was recorded in Orange County Official Records on 11-20-2024 as Doc No. 20240665768

County Comptroller in and for Orange County, Florida

By: [Signature]



LEGAL DESCRIPTION:

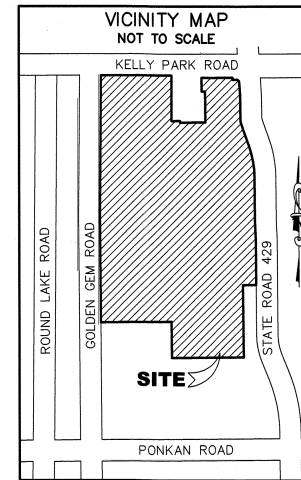
A Replat of Kelly Park Crossings, according to the plat thereof as recorded in Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida and a portion of Section 13, Township 20 South, Range 27 East, Orange County, Florida, being more particularly described as follows

Beginning at the South quarter corner of Section 13, Township 20 south, Range 27 East, Orange County, Florida; thence run S89°31'40"W, along the South line of the Southwest quarter of said Section 13 for a distance of 1356.86 feet; thence departing said South line, run N00°29'47"W for a distance of 673.93 feet to a point on the North line of the North 1/2 of the Southwest quarter of the Southwest quarter of said Section 13; thence run S89°23'24"W along said North line for a distance of 1325.15 feet; to a point on the Easterly right of way line of Golden Gem Road, as recorded in Official Records Book 61, Page 315 of the Public Records of Orange County, Florida; thence departing said North line, run N00°21'03"W along said Easterly right of way line for a distance of 2018.83 feet to a point on the North line of the Southwest quarter of aforesaid Section 13; thence run N00°29'36"E, continuing along said Easterly right of way line for a distance of 2603.70 feet to a point on the South right of way line of Kelly Park Road according to Deed Book 398, Page 190 of the aforesaid public records; thence departing said Easterly right of way line, run N89°53'52"E, along said South right of way line for a distance of 1324.32 feet; thence departing said South right of way line, run S00°04'14"E for a distance of 853.16 feet; thence run N89°34'17"E for a distance of 160.19 feet; thence run S00°25'43"E for a distance of 30.00 feet; thence run N89°34'17"E, along a line parallel with the South line of the Northeast quarter of the Northwest quarter of said Section 13 for a distance of 476.16 feet; thence run N00°21'18"W for a distance of 579.54 feet; thence run S89°53'52"W for a distance of 66.00 feet; thence run N00°21'18"W for a distance of 256.00 feet to a point on the South right of way line of Kelly Park Road according to Document Number 20140460923 of the aforesaid Public Records of Orange County, Florida; thence run the following 2 courses along said South right of way line: N89°53'52"E for a distance of 588.40 feet; thence run S00°29'13"E for a distance of 35.75 feet to a point on the South limited access right of way line of State Road Number 429/Wekiva Parkway; thence run the following courses along the South and West limited access right of way line: N89°17'56"E for a distance of 90.86 feet; thence run S47°15'37"E for a distance of 44.44 feet; thence run S03°35'05"E for a distance of 266.15 feet; thence run S00°49'55"E for a distance of 485.06 feet to the point on a non tangent curve, concave Northeastly having a radius of 2003.86 feet, with a chord bearing of S17°19'29"E, and a chord distance of 152.02 feet; thence run Southeastly along the arc of said curve through a central angle of 04°20'51" for a distance of 152.05 feet to a point on a non tangent line; thence run S19°30'03"E for a distance of 334.38 feet to a point on a non tangent curve, concave Westerly having a radius of 1815.86 feet, with a chord bearing of S09°55'47"E, and a chord distance of 603.87 feet; thence run Southerly along the arc of said curve through a central angle of 19°08'34" for a distance of 606.68 feet to a point of tangency; thence run S00°21'30"E for a distance of 800.00 feet; thence run S02°15'59"E for a distance of 360.40 feet; thence run S00°22'19"E for a distance of 845.51 feet; thence run S88°57'47"W for a distance of 249.88 feet; thence run S00°38'28"E for a distance of 1350.83 feet to the point of beginning.

Contains 13,254,910 square feet or 304.291 acres, more or less.

GENERAL NOTES:

- Bearings shown hereon are based on the South line of the Southwest 1/4 of Section 13-20-27 as being S89°31'40"W as shown on the plat of Kelly Park Crossings, Plat Book 111, Pages 122 and 123, Public Records of Orange County, Florida.
- All lot lines are radial, unless otherwise noted non-radial.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the national electrical safety code as adopted by the Florida Public Service Commission.
- Tracts A and B shown hereon are designated as stormwater retention/detention tracts and are hereby reserved by Kelly Park VB Development, LLC for conveyance by separate instrument to Golden Gem Community Development District established pursuant to Chapter 190, Florida Statutes, or a non-profit property owners' association. Tract C previously has been conveyed to Golden Gem Community Development District and is designated as stormwater retention/detention tract.
- The property which is the subject of this Plat is encumbered by that certain Declaration of Covenants, Easements & Restrictions for Wyld Oaks dated November 21, 2023 under Instrument No. 20230677899 of the Public Records of Orange County Florida as amended, which establishes various covenants, easements and restrictions applicable to the property and provides for owners within the property to be members of Wyld Oaks Community Association, Inc., a Florida non-profit corporation.



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.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Golden Gem Community Development District

As owner of Tract C of the plat hereof by virtue of Special Warranty Deed recorded in Official Records Doc# 20240349059, Public Records of Orange County, Florida, the Chair/Vice-Chair of the Board of Supervisors of the Golden Gem Community Development District hereby consents to and joins in to the recording of this instrument and the dedications shown hereon.

[Signature]
Chair/Vice-Chair

[Signature]
Witness

[Signature]
Witness

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on September 4, 2024
the City Council of the City of Apopka approved the foregoing plat.

[Signature]
Mayor, City of Apopka

Attested by City Clerk

[Signature]
City Clerk, Susan M. Bone

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, That the 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 the requirements of Chapter 177, and that said land is located in the City of Apopka, Orange County, Florida.

[Signature]
JAMES R. SHANNON JR., PSM, REGISTRATION NO. 4671
SHANNON SURVEYING, INC. - LB NO. 6898
499 North S.R. 434 - SUITE 2045 ALTAMONTE SPRINGS,
FLORIDA, 32714, (407) 774-8372

CERTIFICATE OF APPROVAL BY APOKA PLANNING COMMISSION

THIS IS TO CERTIFY, that on August 13, 2024
the Apopka Planning Commission approved the foregoing plat.

[Signature]
Chairman

QUALIFICATION STATEMENT OF REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 of the Florida Statutes and that said plat complies with the technical requirements of that Chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

[Signature]
Printed Name: EDWIN MUÑOZ JR.
Registration No. LS 7288

SHEET INDEX

SHEET 1 OF 4 - Legal description, dedication,
Surveyor's notes & legend

SHEET 2 OF 4 - Plat Boundary

SHEETS 3 & 4 - Lot and Easement geometry

LEGEND:

- - RECOVERED 4"x4" CM PRM LB 6723 UNLESS OTHERWISE NOTED
- - RECOVERED AS NOTED
- - SET NAIL & DISK POP 4671 (PERMANENT CONTROL POINT)
- ⊙ - INDICATES CENTERLINE
- # - NUMBER
- CM - CONCRETE MONUMENT
- CCR - CERTIFIED CORNER RECORD
- ID - IDENTIFICATION
- LB - LICENSED BUSINESS CERTIFICATION
- NT - NON TANGENT
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG - PAGE
- RM - PERMANENT REFERENCE MONUMENT
- P.T. - POINT OF TANGENCY
- P.O.L. - POINT ON LINE
- D - DELTA (CENTRAL ANGLE)
- CB - CHORD BEARING
- R - RADIUS
- L - LENGTH
- CL - CENTERLINE
- PRM - PERMANENT REFERENCE MARKER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALFAMONTE, SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

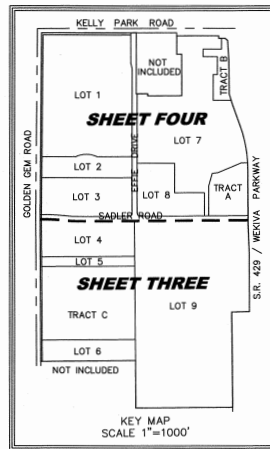
WYLD OAKS

A REPLAT OF KELLY PARK CROSSINGS, PLAT BOOK 111, PAGES 122 AND 123
AND A PORTION OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 27 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

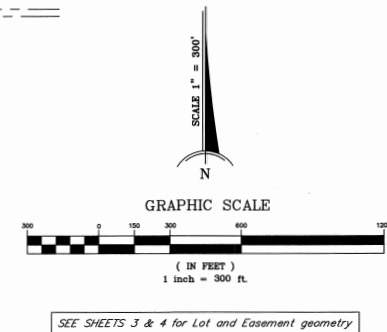
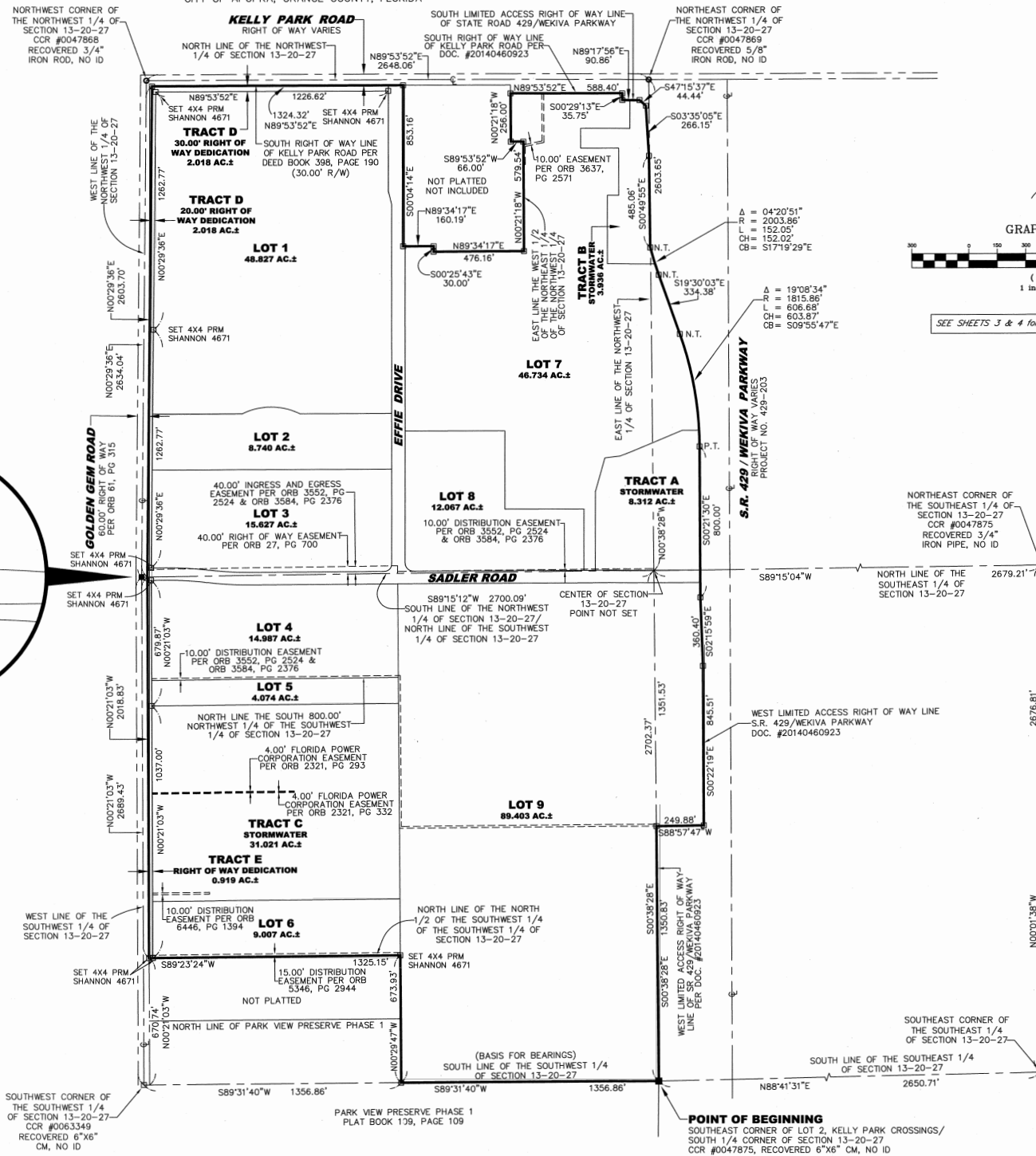
SHEET 2 OF 4

PLAT
BOOK

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- LEGEND:
- - RECOVERED 4"x4" CM PRM LB 6723 UNLESS OTHERWISE NOTED
 - - RECOVERED AS NOTED
 - - SET NAIL & DISK PCP 4671 (PERMANENT CONTROL POINT)
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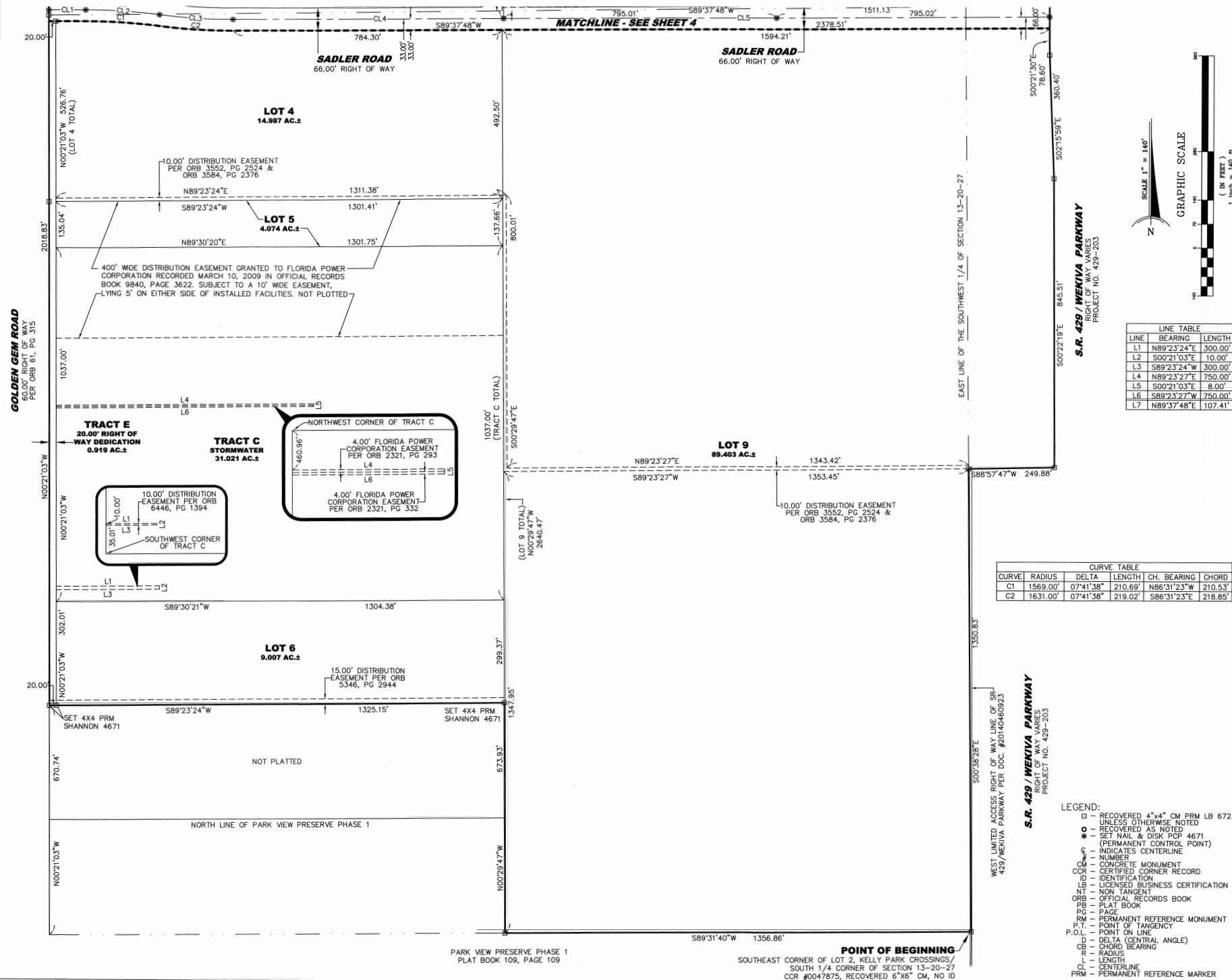
WYLD OAKS

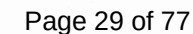
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CITY OF APOKA, ORANGE COUNTY, FLORIDA

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Appendix C. Town Center Overlay District Development Standards

(DRAFT for Review - January 29, 2025)

A. Applicability.

1. The Town Center Overlay District shall only be applied to properties within the Mixed Use Kelly Park Interchange (MU-KPI) containing a minimum of 170-acres and which fall within all five (5) character zones of Village Center, Employment, Interchange, Transition, and Neighborhood, and including at least one quadrant of a designated Village Center character zone, as delineated on the Kelly Park Interchange Regulating Plan (Figure 2.).
2. All development within a Town Center Overlay District shall be in accordance with the following sections of this Appendix, as may be amended: **Town Center Block and Street Regulating Plan** (Figure A); **Town Center Open Space Plan** (Figure B.); and **Town Center Street Standards** (Figure C.).
3. The properties within a Town Center Overlay District may be owned by multiple parties, provided there is a Master Developer who provides a **Town Center Master Plan** to ensure the integrated planning, phasing, and coordinated development of all properties included within a Town Center Overlay District.
4. The boundaries of a Town Center Overlay District may be expanded by the Master Developer, subject to City approval, in potential future expansion areas (Figure A.), as well as other additional contiguous and adjacent properties (which may be separated by public or private street right-of-way) as they are acquired or otherwise integrated in the planning, phasing, and coordinated development of the **Town Center Master Plan**.
5. To ensure flexibility in responding to changing market conditions and/or the expansion of the Town Center Overlay District with potential future expansion (Figure A.) as well as other additional properties, the Master Developer may update, amend, or revise the **Town Center Master Plan** when necessary. Proposed changes shall be subject to the appropriate City approval process.
6. The **Town Center Master Plan** shall include regulating and phasing plans and supplemental elements including an illustrated set of **Town Center Development Standards and Design Guidelines**, **Town Center Master Parking Plan**, and **Town Center Master Signage Plan**.
7. Development of single-family dwellings shall comply with the development standard provisions of the underlying MU-KPI and not subject to the provisions of this appendix.
8. The Madison Oaks MF3 Development Parcel, approved on April 18th, 2024 is not subject to the provisions of this appendix.

Figure A. Town Center Block and Street Regulating Plan



*Note: The **Town Center Block and Street Regulating Plan** may be further refined and detailed in the **Town Center Master Plan**.*

B. Permitted Uses.

Table 1 below shows the uses allowed in the Town Center Overlay District. Multiple uses may be combined, attached, semi-attached, and/or integrated into mixed use buildings and/or multi-use parcels. Mixed use buildings may include residential uses, ground floor tuck-under garages, and an attached or detached parking structure.

Table 1: Town Center Overlay	
Uses	Town Center
AGRICULTURAL, SILVICULTURAL, AND OTHER	
Animal boarding (soundproof kennels)	P
Pre-existing agriculture uses	P – refer to note 11
CIVIC, NONPROFIT AND INSTITUTIONAL	
Art gallery, museum, & other cultural facilities	P
Cell towers	P – refer to note 7

Church, convent or parish house	SE
Community center / civic clubs	SE
Hospitals	P – refer to note 10
Public use (library, post office, fire and other municipal offices, and similar uses	P
Public utility service facilities	P
EATING, DRINKING AND ENTERTAINMENT	
Bar, lounge, tavern	P – refer to note 6
Brewery	P – refer to note 6
Nightclub (Discotheque)	SE
Restaurants	P – refer to note 6
Restaurants with drive-up or drive-through facilities	P – refer to note 9
Sit-down restaurants with remote order systems for curbside or pickup drive-thru window service (no order box)	P – refer to note 9
Alcohol (Package) Sales	P
EDUCATIONAL FACILITIES/TRAINING	
Child care facilities	P
Pre-school facilities	P
Schools – Higher education (incl. vocational & trade)	SE
Schools – Elementary (public & private)	SE
Schools – Middle, High (public & private)	N
INDUSTRIAL	
Manufacturing, light (incl. electronic assembly)	N
Mini-storage facilities	P
Warehousing and wholesaling	N
OFFICE, MEDICAL AND PROFESSIONAL	
Financial Institutions	P
Laboratories (research, medical & dental) and clinics	P
Outpatient Care Facilities including urgent care & emergency facilities and an associated helipad	P
Professional, medical & business office/studios	P
Veterinary clinic/hospital	SE

RECREATION & TOURISM	
Arts, performing arts and craft studios	P
Bed and breakfast	SE
Fitness centers or gymnasium	P
Hotels	P
Motels	N
Parks & recreational facilities (private)	P
Recreation indoors (bowling alley, billiards and similar uses)	P
Recreation outdoors (tennis, paintball or similar uses)	P
Recreation and Entertainment Venues (Indoor and/or Outdoor)	P
Theatre – Movie, plays (indoor)	P
RESIDENTIAL	
Assisted and independent living facilities	P
Community residential home	N
Dwellings, multi-family	P – refer to note 2
Dwellings, single-family	P
Granny Flats/Guest suite above a garage, with single-family as primary use	P
Dwellings, Townhouse	P – refer to note 1
Dwellings, Duplex	P
Live-work Units	P – refer to note 3
Nursing homes	P
Age-restricted & senior living	P
RETAIL SALES AND SERVICES	
Outdoor/sidewalk sales (vending, carts, etc.)	P
Parking (garage/surface) as a principal and/or accessory use	P – refer to note 8
Big Box Development	P – refer to note 5
Retail, general	P
Retail, neighborhood	P
Service, business	P
Service, personal	P
Transit Centers (including accessory light retail)	P

VEHICLE SALES AND SERVICES	
Service stations/car wash establishments (incl. Gas Stations and/or convenience stores)	P – refer to note 4
Vehicle service (minor)	N
Vehicle service (major)	N
Vehicle sales and rental	N
Notes: 1. For purposes of this Overlay, Townhouses shall be defined as a type of attached single family dwelling unit which shares one or two walls with adjacent townhouse(s). 2. For purposes of this Overlay, Multi-family Dwellings shall be defined as a type of building(s) designed to accommodate multiple residential units and ancillary functions and may include an attached or detached parking structure. 3. For purposes of this Overlay, Live-Work Units shall be defined as a type of unit which may consist of a residential and non-residential use or some combination of both. In a given unit or building, the non-residential portion of a Live-Work Unit shall not exceed 50% of the unit's gross square footage. Live-Work Units shall be permitted within any building type. 4. Service Stations uses shall include automobile fueling permitted within a 750-foot radius of the intersection of West Kelly Park Road with the nearest ramp of SR 429. 5. General Retail and Services uses shall include kiosks, shipping containers, sheds, stalls, carts and similar type structures, large format ("big box") retail uses and shall also permit commercial buildings of any size so long as other development standards set forth herein are met. 6. Food Trucks, Food Trailers, kiosks, shipping containers, sheds, stalls, carts and similar type structures shall be permitted as a type of Eating, Drinking and Entertainment use. 7. One wireless communication tower, not exceeding 150 feet in height, shall be permitted within a 750 feet from the right-of-way of the SR 429. The communication tower shall be designed as a monopole with decorative panels or similar aesthetic design treatment to shield views of communication equipment. Any branding or signage shall include "The City of Apopka" and "Wyld Oaks" on the structure. 8. Freestanding or attached parking structures shall be permitted without a liner building if the street frontages are designated as secondary streets on the Town Center Street Plan and the parking structure(s) are designed to blend with adjacent architecture or treated with screening, graphics, public art, landscaping or other design elements. 9. Drive up or drive through facilities for a restaurant shall meet the following conditions: a. All drive through stacking shall occur at the rear and side of the building. Only a single loaded row of vehicular parking stalls with a knee wall and landscaping shall be placed in the front of the building, however, a two-way driving aisle is permitted in the front of the building to provide for cross access to adjacent sites and for drive through movements. b. Any proposed drive through shall provide covered outdoor seating along the front or corner of the building. c. A combination of landscaping and opaque screen wall may be utilized for minor portions of the drive-through stacking lanes with Administrative approval. d. Maximum size of the user space shall be limited to 5,000 sq. ft.	

-
- e. Internal project signage directing drive-through traffic may be approved by the DRC. Maximum of two directional ground signs, three feet high and three-square feet, with DRC approval and building permits.

10. Hospitals are an institution receiving inpatients and rendering medical care on a 24 hours-per-day basis. The term includes general hospitals, sanitariums, sanatoriums, and institutions in which service is limited to special fields, such as cardiac, eye, ear, nose and throat, pediatric, orthopedic, skin, cancer, mental, tuberculosis, chronic disease, and obstetrics. The facilities may also include outpatient care, ambulatory care, offices of medical practitioners, adult day care, respite care, medical day care and day care for sick children, long and short-term acute care, rehabilitation (not including drug/alcohol), physical therapy facilities, gift shops, restaurants, and other accessory uses. The term shall not include an "adult day care center," "assisted living facility," or "nursing home facility."

11. Agriculture uses may continue on undeveloped land or portions thereof.

C. District, Block, and Street Standards.

1. The minimum 170-acre gross area of a Town Center Overlay District may include multiple properties under separate ownership, including properties separated by public or private street rights-of-way and the area of any such intervening public or private street rights-of-way, which shall be calculated as part of the gross area of a Town Center Overlay District in substantial accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.).
2. Blocks should generally be configured in accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.).
3. Larger blocks may be subdivided into smaller blocks and blocks do not have to be orthogonal.
4. The maximum perimeter of any block, as measured at the back of the sidewalk of each block face, shall not exceed 2,000 linear feet, except where wetlands, water bodies, tree protection areas, storm water management facilities, limited access facilities or rights-of-way, DOT intersection spacing, or other physical barriers limit street connections/intersections that result in a larger block configuration.
5. Blocks may be defined by streets or by pedestrian passages, mews, or other open spaces.
6. An interconnected network of streets accommodating vehicular, bicycle, and pedestrian circulation shall be configured in substantial accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.) and ***Town Center Street Plan*** (Figure C.).
7. Public streets shall be designed in substantial accordance with Appendix A, Section P. – Street Standards, in the Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code, or as otherwise approved by the City of Apopka during the Town Center development plan (major or minor) approval process.
8. Internal streets and drives may be public or private and shall generally designed in accordance with the typical cross sections illustrated in the ***Town Center Street Plan*** (Figure C.). and ***Town Center Street Standards*** (Figure D.).
9. Public streets and private internal streets, drives, and pedestrian facilities should incorporate the Complete Streets design concept (per Section 5.13.10 of Code) wherever possible. Complete Streets serves the transportation needs of transportation users for all ages and abilities, including but not limited to pedestrians, bicyclists, transit riders, motorists, and freight handlers.

D. Density, Intensity, and Public Open Space Standards.

1. Minimum intensity calculations (FAR) shall be 0.1 FAR for the entire Town Center Overlay District.
2. Residential density and open space requirements shall be calculated based on the gross area of the entire Town Center Overlay District in substantial accordance with the ***Town Center Block and Street Regulating Plan*** (Figure A.) and ***Town Center Open Space Plan*** (Figure B.), including the area of any

intervening public or private streets, drives, and/or rights-of-way; but excluding the following rights-of-way: West Kelly Park Road and Golden Gem Road.

3. The maximum residential density shall be 27.5 dwelling units/gross acre calculated across the gross area of the entire Town Center Overlay District. For example, the 170 acre site is capped at 4,675 total units.
4. The minimum required Public Open Space Use for the entire Town Center Overlay District shall be 20% of the gross area of the entire Town Center Overlay District.
 - a. In accordance with Section S. – Definitions, in the Mixed Use Kelly Park Interchange (MU-KPI) Form-Based Code, the definition of Public Open Space Use: A landscaped or naturalistic area used primarily for passive recreation and active recreation. These uses include: parks, plazas, squares, greenspaces, pedestrian and bicycle pathways, outdoor recreation facilities, wetlands, woodlands, native plant community conservation areas and preserves, public parks, pet recreation facilities, and stormwater facilities that are enhanced as visual amenities. A Public Open Space Use is accessible to all residents, does not include uses requiring membership, and may be privately owned, owned in common, or publicly owned. The terms “open space” and “Public Open Space” and “Public Open Space Use” shall be used interchangeably in this Appendix C.
5. Within a Town Center Overlay District, the area of internal streets and drives (including sidewalks designed as shared space, such as streets integrated with plazas or sidewalks), shall count toward Public Open Space. At a minimum, such streets shall require pedestrian lighting, seating, bicycle parking and enhanced paving materials for the street, sidewalk or both.
6. Public Open Space shall generally be located, distributed, and designed across the entire Town Center Overlay District as an open space network in accordance with the **Town Center Open Space Plan** (Figure B.) and other Public Open Space Uses as identified in section D.4.a. and shall not be subject to the MU-KPI open space provisions including but not limited to Table 13.
7. The location and distribution of Public Open Space shall ensure that all residents living in the Town Center Overlay District are within one-quarter mile walking distance of at least one Public Open Space Use.
8. Public Open Space areas shall include stormwater management areas so long as such are designed as an open space site amenity, as per Section I, Stormwater of the MU-KPI Form Based Code. Up to 75% of the land area utilized as storm water management facilities (including dry stormwater areas, retention and bioretention devices) designed as an open space amenity may count towards the requirements for Public Open Space.

E. Stormwater.

1. Developers are required to connect to a master stormwater system, if possible, rather than providing an on-site facility.
2. Where slopes require fencing, only ornamental metal will be allowed.
3. To reduce the size of stormwater ponds that are not designed as amenities, the use of porous concrete, underground storage, and exfiltration is greatly encouraged, but not required.
4. All retention areas shall be incorporated into the overall design of the project.

Figure B. Town Center Open Space Plan



*Note: The **Town Center Open Space Plan** may be further refined and detailed in the **Town Center Master Plan**.*

F. Development Bonuses.

5. In the event that the overall development within the Town Center Overlay District provides a minimum of 25% Open Space, the maximum density shall be 30 dwelling units per acre (measured in gross acres).

G. Building Height.

1. A variety of building heights can occur within a block and for each block in a Town Center Overlay District the maximum building heights and height transition zones shall be specified in the regulating plan of the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines**.
2. The maximum building height shall be 10-stories, except as follows:
 - a. Any fee-simple single family units (townhomes, attached and detached single family) shall be limited to 3-stories.
 - b. To minimize the impact on existing single-family homes along Golden Gem Road, buildings fronting the road, where such homes are present, shall have a maximum height of 3 stories within the first 65 feet as measured from the road right-of-way. The portion of such buildings located less than 65 feet from the road right-of-way along Golden Gem Road shall not exceed 65% of the block frontage.
3. In all cases, the building height shall not include rooftop elements, such as chimneys, mechanical equipment, communication equipment, spires, cupolas, minarets, clock towers, ornamental vertical features, vertical landmark architectural elements, rooftop signage, and similar projections; provided however, that such projections shall be attractively and appropriately designed.
4. Buildings located adjacent to a Neighborhood Character Zone or single-family zoned property shall be designed to address a building height transition zone as specified in the **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines**.

-
5. Parking garages shall not exceed 80 feet in height. Parking Garage height shall be defined as the vertical distance from grade plane to the average height the parapet associated with the highest level of the garage, excluding the stair/elevator. A grade plane shall be defined as a reference plane representing the average of finished ground level adjoining the parking garage at exterior walls, exclusive of grade separation requirements and grading necessary to direct stormwater runoff away from the parking garage.

H. Town Center Master Plan & Town Center Development and Design Standards.

1. The Master Developer within a Town Center Overlay District shall be required to provide a **Town Center Master Plan**, including regulating and phasing plans, to ensure the integrated planning and coordinated development of all properties included within a Town Center Overlay District.
2. The Master Developer within a Town Center Overlay District shall be required to provide an illustrated set of **Town Center Development Standards and Design Guidelines** that advance and implement the purpose, intent, spirit, vision, and general provisions of the MU-KPI Form Based Code and shall serve as the standards for all development within a Town Center Overlay District.
3. The **Town Center Master Plan** and **Town Center Development Standards and Design Guidelines** shall address the development and design of sites, buildings, public open spaces, pedestrian/bicycle/vehicular circulation, streetscapes, street trees, landscaping, lighting, buffering and screening, parking, safety and security, environmental standards, and other design elements. This shall include regulating plans specifying setbacks, streetscape zones, building heights, height transition zones, pedestrian and bicycle circulation/facilities, transit circulation/bus stop facilities, and open space.
4. Throughout the Town Center Overlay District, buildings shall be placed in a way to support pedestrian orientation with building setbacks and frontage standards as specified in the regulating plan of the **Town Center Master Plan** and in the **Town Center Development Standards and Design Guidelines**. To the extent practicable, all primary streets shall be framed by buildings, knee walls, landscaping or a combination thereof in order to maintain a comfortable walking environment.
5. **Green Building.** Green building principles related to energy efficiency, resource protection and environmental protection (e.g. reusable building materials, light colored roof materials, living roofs to treat stormwater, energy efficient windows, solar energy, etc.) set forth by agencies such as, but not limited to, the United States Green Building Council, the Florida Green Building Coalition and similar agencies are encouraged, not required.

I. Signage.

1. The Master Developer within a Town Center Overlay District shall provide a **Town Center Master Signage Plan** to address the design, materials, colors, and illumination of all community, site, and building signage, including rooftop signs, signage on cell towers, and digital signage. Master Signage plans shall follow the applicable approval process.

J. Parking, Bicycle Facilities, Bus Stops and Golf Carts.

1. The Master Developer within a Town Center Overlay District shall prepare a **Town Center Master Parking Plan** to address off-street parking requirements and bicycle parking requirements.
2. Installed bicycle racks shall be designed to accommodate the minimum number of required bicycles as set forth by the **Town Center Master Parking Plan**.
3. The design of bicycle racks placed within the development site shall coordinate with the overall design scheme of the subject site in terms of color and material. Bike racks placed within the public right-of-

way shall be coordinated with comply with the Town Center Street Standards (Figure D.) and the requirements of Section K, Street Standards of the MU-KPI Form Based Code.

4. Location of transit routes and bus stops shall be specified on the regulating plan of the **Town Center Master Plan** and in the **Town Center Development Standards and Design Guidelines**.
5. The use of golf carts shall be in accordance with F.S. § 316.212.

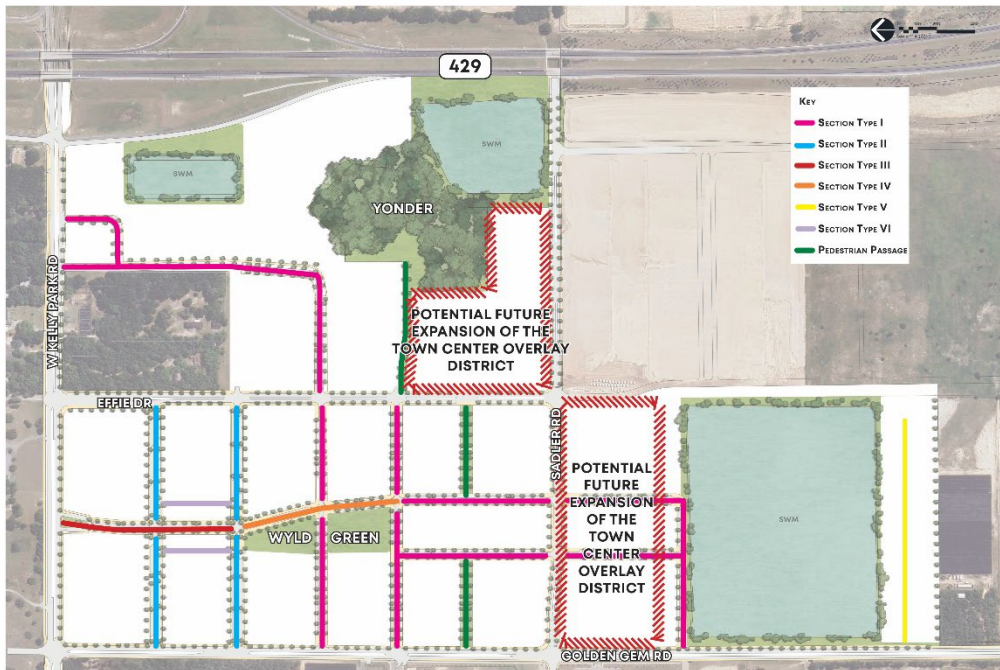
K. Sidewalks and Crosswalks.

1. Crosswalks within internal private streets and drives shall be required at all intersections of primary and secondary roads with, at a minimum, painted crosswalks consistent with FDOT standards.

L. Street Lighting.

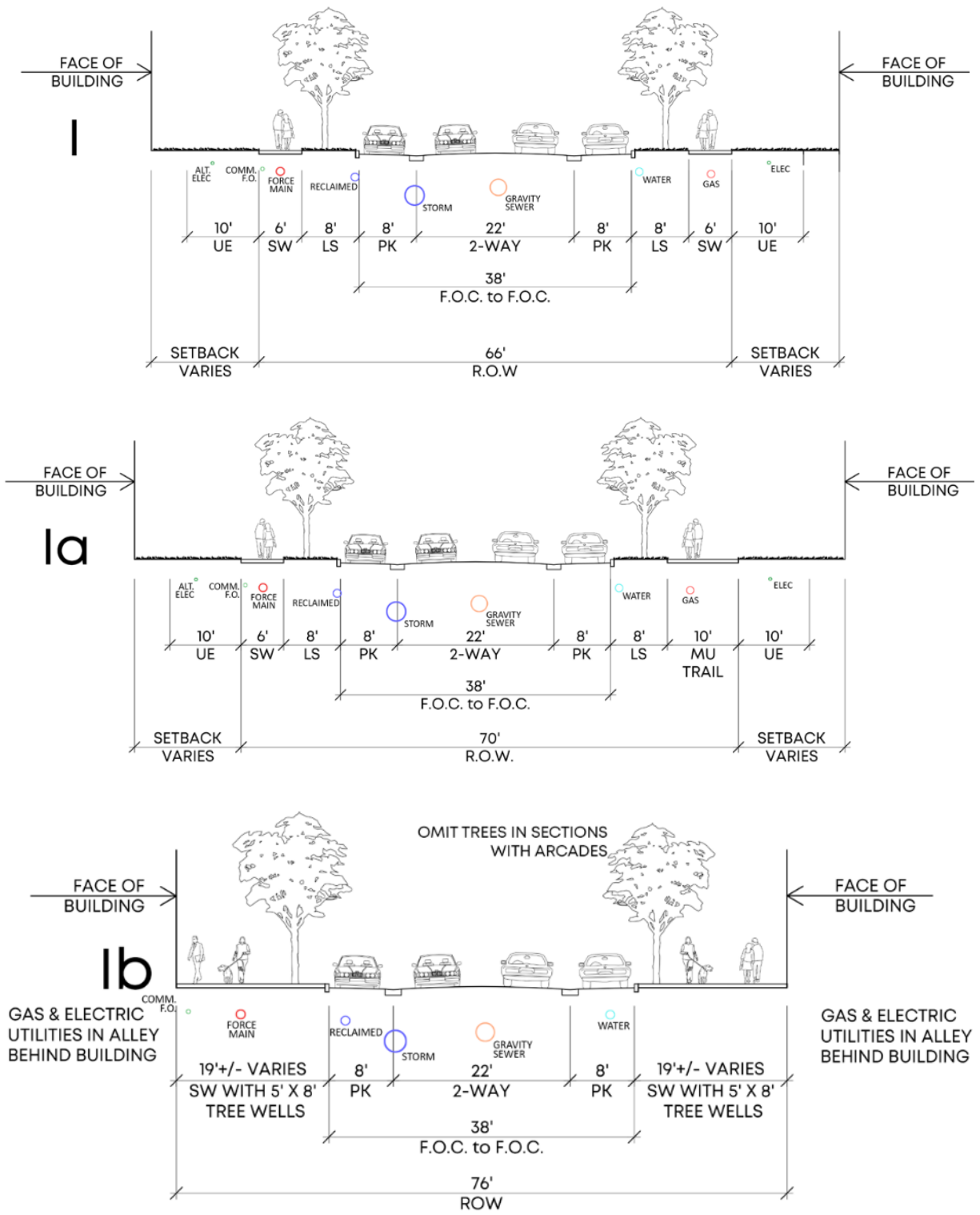
1. Lighting shall address both pedestrian as well as vehicular areas and shall be appropriately designed for the width of the roadway.
2. Streetlights shall be LED and shall have Dark Sky optics and cut-off luminaries to reduce light pollution.
3. Developers may work with the appropriate utility company to obtain the type of street light suitable for their project. The design will be reviewed in conjunction with the approval of a major or minor development plan.

Figure C. Town Center Street Plan

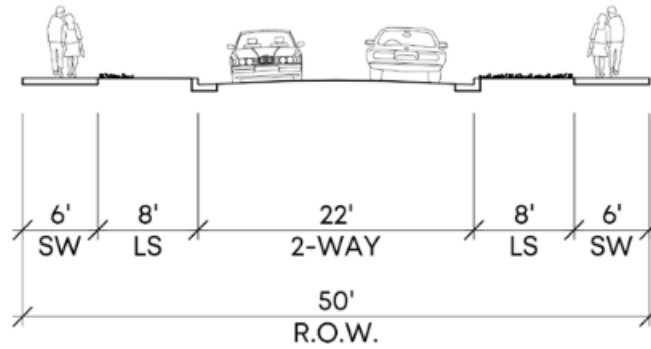


*Note: The above **Town Center Street Plan** and the **Street Sections** below may be further refined and detailed in the **Town Center Master Plan**.*

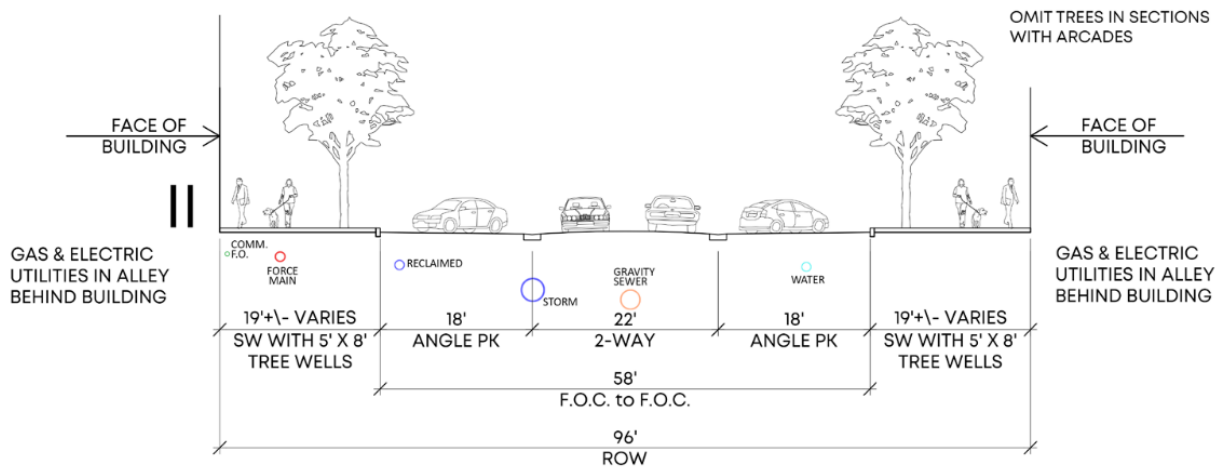
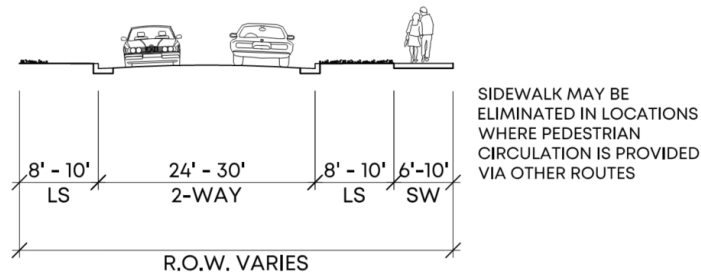
Figure D. Town Center Street Standards

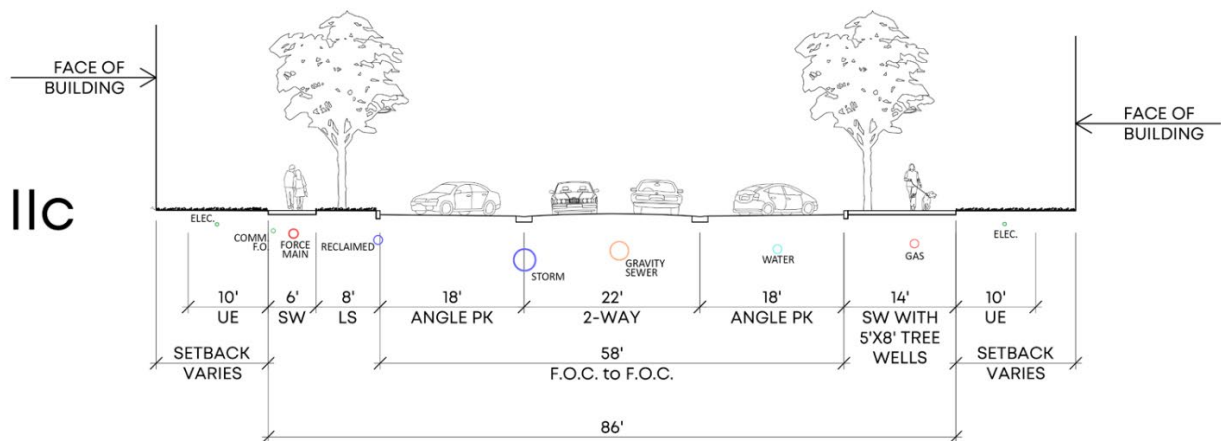
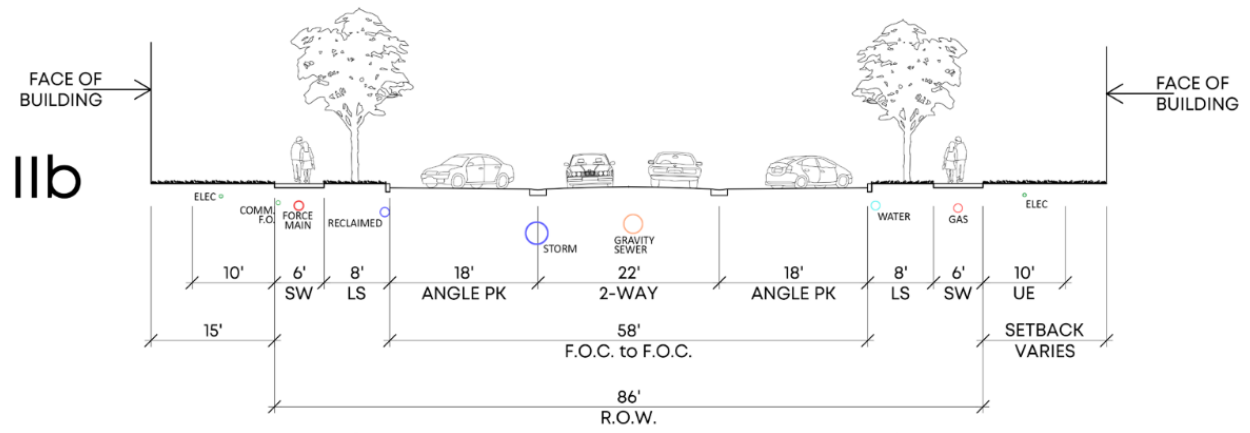
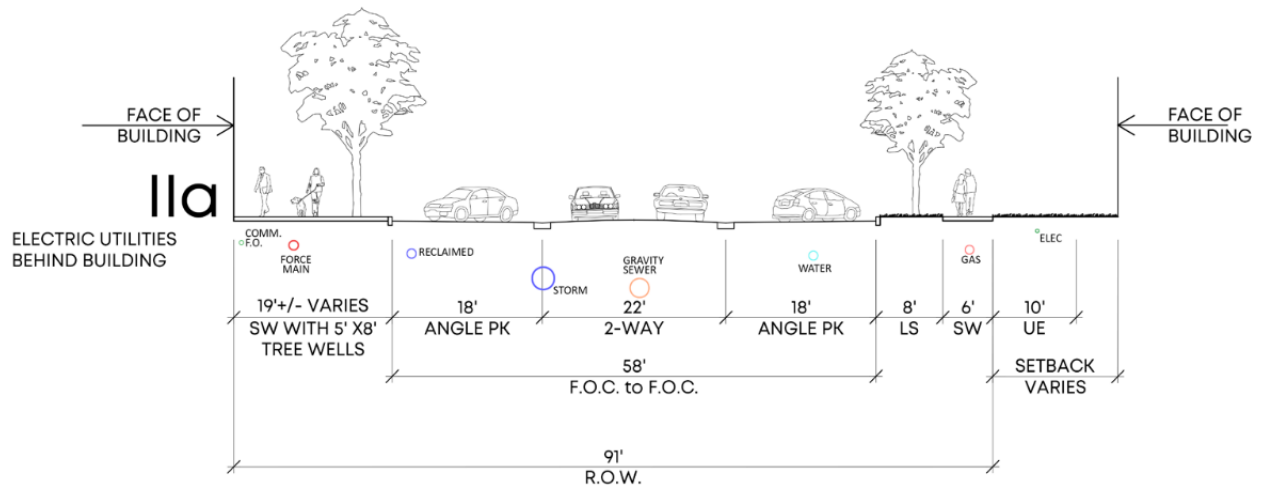


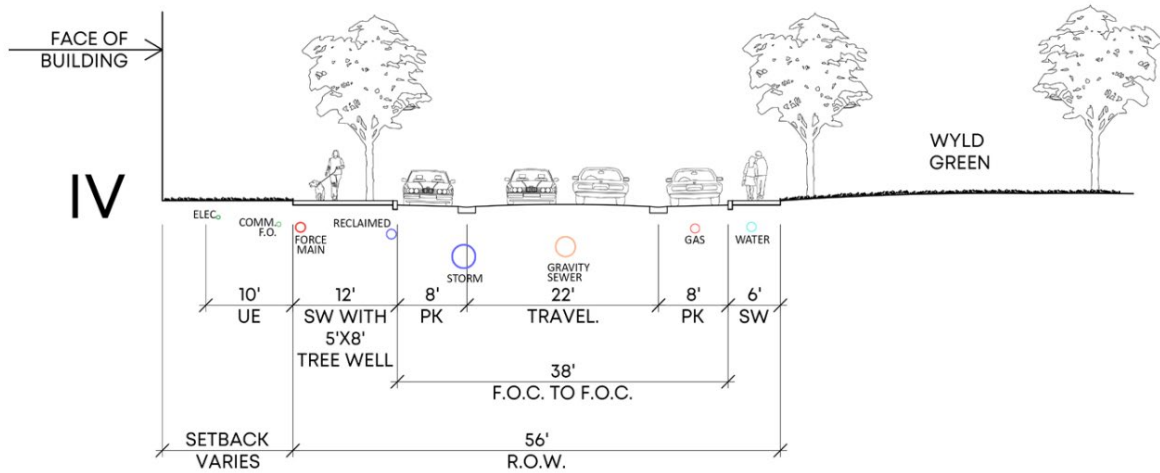
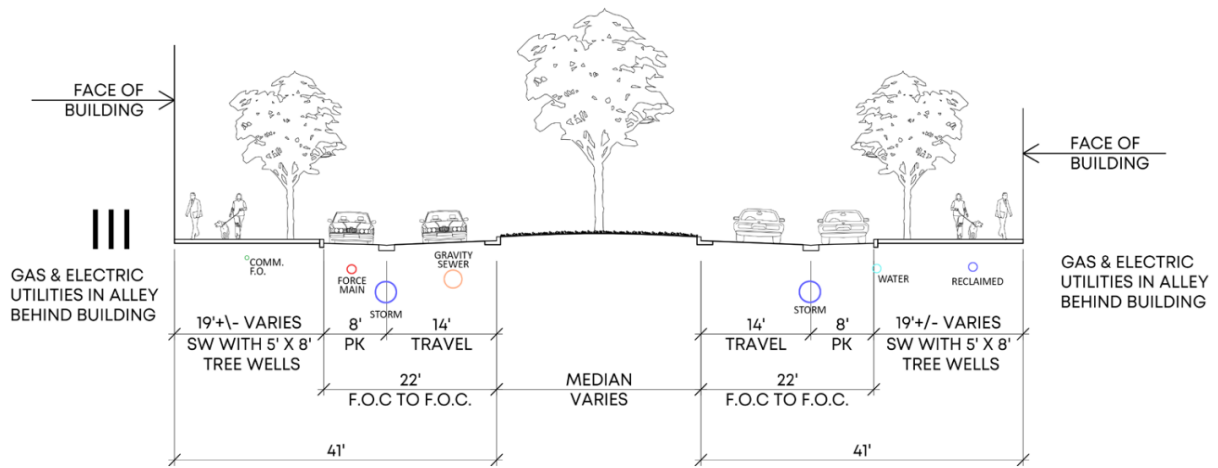
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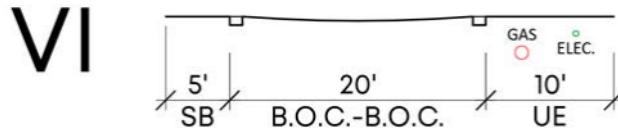
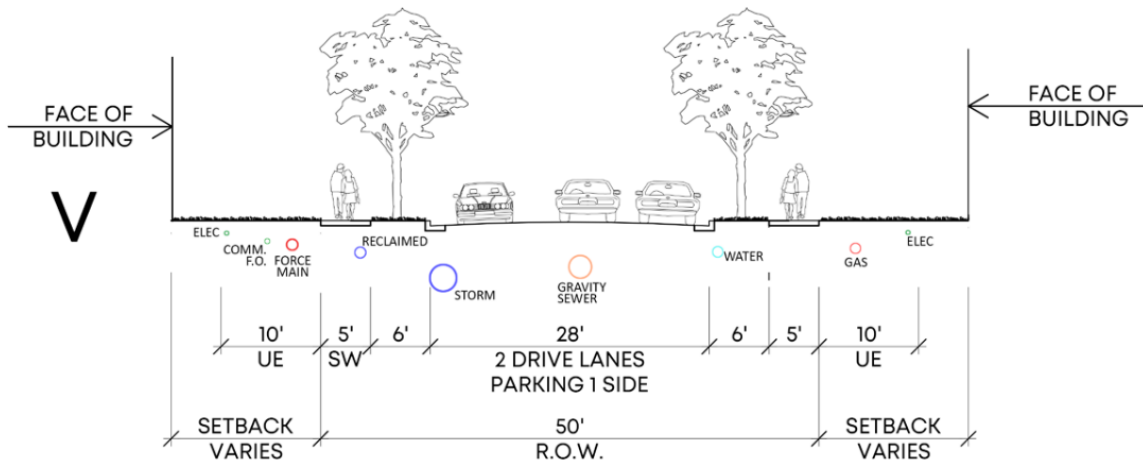


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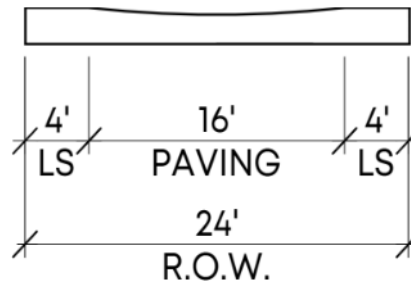








COMMERCIAL ALLEY



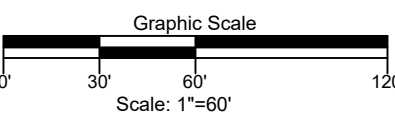
RESIDENTIAL ALLEY

Legal Description:

Less and Except that parcel for State Road 435 conveyed to the State of Florida Department of Transportation by Final Judgement recorded July 5, 1977, in Official Records Book 2797, Page 517, Public Records of Orange County, Florida.

ARYEH L. SOSKIN; FASSETT, ANTHONY, & TAYLOR, P.A.

Issued by: Chicago Title Insurance Company
Agent: Fassett, Anthony & Taylor, P.A.
Order No.: 10694125
Issuing Office File No.: 7874-1
Effective Date: August 22, 2022@5:00pm

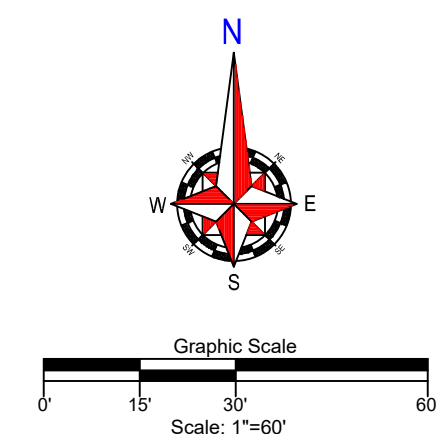


Patrick K. Ireland
Patrick K. Ireland PS# 6637 LB 762
This Survey is intended ONLY for the use of Said Certified Person.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal
Ireland & Associates Surveying, Inc.

Legal Description:

Less and Except that parcel for State Road 435 conveyed to the State of Florida Department of Transportation by Final Judgement recorded July 5, 1977, in Official Records Book 2797, Page 517, Public Records of Orange County, Florida.

ARYEH L. SOSKIN; FASSETT, ANTHONY, & TAYLOR, P.A.



Revision: Proposed Easement - 10/07/22 - BMJ

Field Date: 09/12/22	Date Completed: 09/14/22
Drawn By: DJC	File Number: IS-10968

-Legend-			
C	- Calculated	PC	- Point of Curvature
CB	- Centerline	P	- Page
CM	- Concrete Block	POB	- Point of Intersection
CM	- Concrete Monument	P	- Point of Beginning
Conc.	- Concrete	P.O.L	- Point on Line
C	- Description	PP	- Power Pole
DE	- Design Easement	PRM	- Permanent Referer
Esm't.	- Easement		Monument
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
FFE	- Finished Floor Elevation	R	- Radial
F	- Found	R&C	- Rebar & Cap
Ind	- In-use Pipe	R	- Recovered
L	- Line (Arc)	R	- Road
M	- Measured	Se	- Set 1/2" Rebar & Cap 1/8"
N&O	- Nail & Sock	Typ	- Typical
N&O	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	W	- Water Meter
P	- Plat	W	- Water Control Area
P	- Point	W	- "Chain Link Fence"
W	- Wood Fence		

NOTES:

- o Survey is Based upon the Legal Description Supplied by Client.
- o Abutting Properties Deeds/Records have NOT been Researched for Gaps, Overlaps and/or History.
- o Abutting Properties Deeds/Records and/or Restrictions of Record.
- o Bearing Based shown hereon, is Assumed and Based upon the Line Beginning with a "T" and
- o Building Lines NOT to be used to reconstruct Property Lines.
- o Fence Ownership is NOT determined.
- o Root Overhangs, Underground Utilities and/or Fences have NOT been located or shown.
- o Septic Tanks and/or Drained/landscapes are approximate and MUST be verified by appropriate Utility Location Companies.
- o Use of This Survey for purposes other than Intended, Without Written Consent, Will be at User's Own Risk and Without Liability to the Surveyor. Northing Hereon shall be Constructed to give effect to the above.
- o Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Determination by F.E.M.A. This Determination may be affected by Future Changes and/or Information Not Yet Known.
- o All Rights Reserved to This Surveying Company at the time of this Endorsement. Associates Surveying Inc. and the signing surveyor assume NO Liability given to the User.

Revisions

Revisions

I hereby Certify that this Boundary Survey of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown. Based on information furnished to Me as has Noted hereon. I am a duly Licensed Professional Surveyor, and am duly Licensed and Surveying in the State of Florida in accordance with Chapter 551.F.002 Florida Administrative Codes, Pursuant to Section 472.022 Florida Statutes.

Patricia K. Ireland
 NO. 12345
 STATE OF FLORIDA
 PROFESSIONAL SURVEYOR

Patricia K. Ireland, License No. PS16637, LB 7623
 This Survey is intended to be used as a Certified Boundary Survey.
 This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal

Ireland & Associates Surveying, Inc.
 800 Century Circle, Suite 1020
 Lake Mary, Florida 32746
www.iireladsurveying.com
 Office-407.678.3366 Fax-407.320.8165

MAJOR DEVELOPMENT PLAN

FOR

INVITATION COVE

PROJECT CONTACTS

OWNER / APPLICANT:
A AND R REAL ESTATE DEVELOPMENT, LLC
SHANE ACEVEDO
315 E ROBINSON STREET, SUITE 600
ORLANDO, FL 32801
321-303-5359
SAVACOADO@GMAIL.COM

CIVIL ENGINEER / LANDSCAPE:
CYCORP ENGINEERING INC.
KIM FISCHER
1614 WHITE DOVE DRIVE
WINTER SPRINGS, FL 32708
Ph(407) 405-7819
KIM@CYCORPENGINEERS.COM

SURVEYOR
IRELAND AND ASSOCIATES
PATRICK IRELAND
800 CURRENCY CIRCLE
SUITE 1020
LAKE MARY, FL 32746
Ph(407) 678-3366
IRELANDSURVEYING@GMAIL.COM

ARCHITECT
ZERO LATITUDE, INC
JANINE HOSKINS
210 SOUTH PARK AVE
SANFORD, FL 32771
Ph(407) 928-6645
MARK@ZLATITUDE.COM

UTILITY CONTACTS

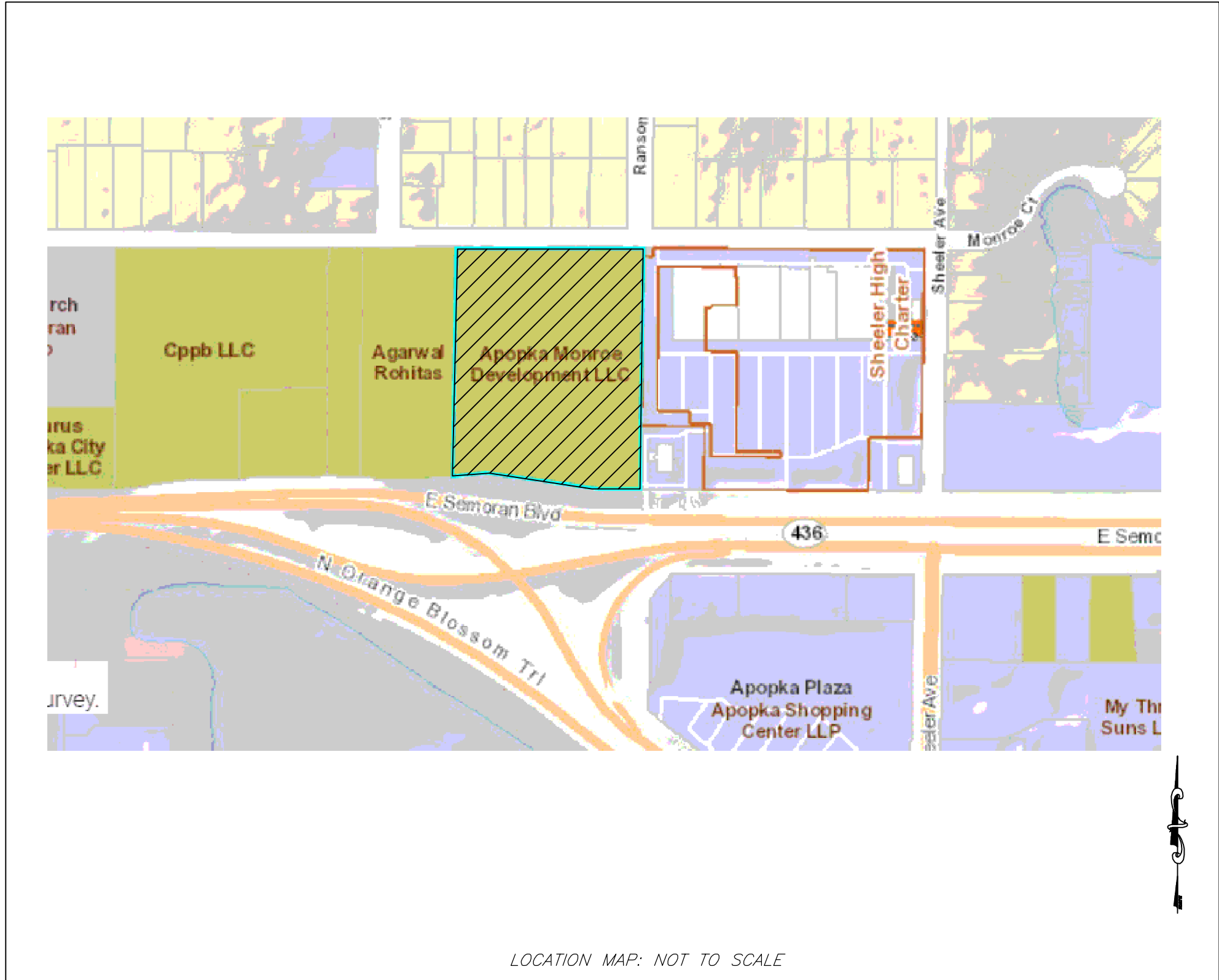
WATER:
CITY OF APOPKA
407-703-1731

SEWER
CITY OF APOPKA
407-703-1731

CABLE
BRIGHT HOUSE NETWORKS
47-532-8509

ELECTRIC
DUKE ENERGY
407-905-3321

CITY OF APOPKA



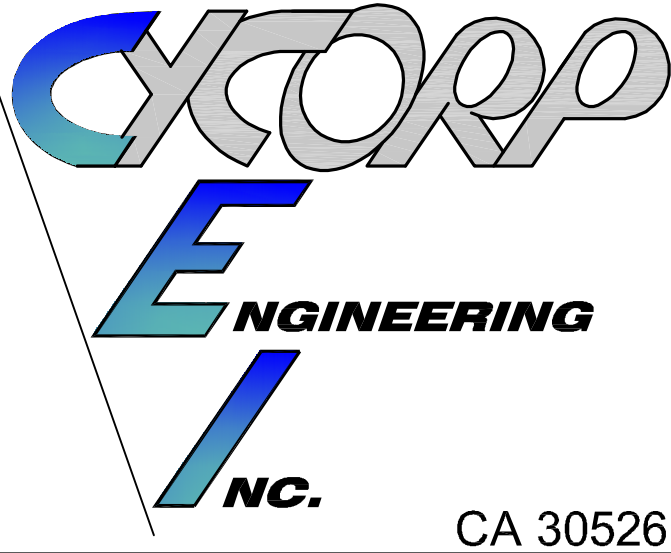
PARCELS:
10-21-28-0000-00-061

PROJECT SCOPE:
TO CONSTRUCT AN 86 UNIT APARTMENTS WITH
APPLICABLE INFRASTRUCTURE.

SHEET INDEX

- 1 COVER SHEET
- 2 GENERAL NOTES
- 3 SITE PLAN
- 3A TURN LANE
- 4 GRADING PLAN
- 5 UTILITY PLAN
- 6 SITE DETAILS
- 7 UTILITY DETAILS
- 8 UTILITY DETAILS
- 9 UTILITY DETAILS
- L1 LANDSCAPE PLAN
- S1 SURVEY
- E1 PHOTOMETRIC PLAN

LEGAL DESCRIPTION:
SEE SURVEY



**CIVIL ENGINEERS
LAND PLANNERS**

1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

A AND R

INVITATION
COVE

730 MONROE AVE
APOPKA, FL

REVISIONS			
Description	Date	By	
1. TURN LANE	7/16/23	KF	
2.			

COVER SHEET

Date: JANUARY 2025

Scale: NTS

THIS ITEM HAS BEEN
ELECTRONICALLY SIGNED AND SEALED
BY KIM FISCHER, PE ON THE DATE
AND/OR TIME STAMP SHOWN USING
A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT
ARE NOT CONSIDERED SIGNED AND
SEALED AND THE SIGNATURE MUST
BE VERIFIED ON ANY ELECTRONIC
COPIES.

1/15/2025
K. FISCHER, P.E. # 56942
NOT VALID UNLESS SIGNED & EMBOSSED
BY A REGISTERED ENGINEER

Sheet Number:

1

- 1) ALL CONSTRUCTION SHALL CONFORM TO CITY/COUNTY STANDARDS & SPECIFICATIONS
- 2) IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND ARE IN HAND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- 3) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY ALL EXISTING TIE-IN LOCATIONS AND ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES FOUND BETWEEN THESE PLANS AND THE FIELD CONDITIONS.
- 4) LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR INACCURACY.
- 5) THE CONTRACTOR MUST NOTIFY CITY/COUNTY PRIOR TO COMMENCEMENT.

- 3) DIMENSIONS, LOCATION, LOCATION AND ELEVATIONS OF EXISTING UTILITIES, STRUCTURES, AND OTHER APPURTENANT FEATURES ARE SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. PRIOR TO CONSTRUCTION CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND FEATURES THAT COULD AFFECT THE CONTRACTORS CONSTRUCTION.
- 7) PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR FIELD LOCATIONS AND ANY RELOCATIONS OF THE VARIOUS EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNERS. ANY DELAY OR INCONVENIENCE CAUSED THE CONTRACTOR BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.
- 8) ALL SITE WORK AND BUILDING CONTRACTORS AND SUB-CONTRACTORS WORKING ON THIS PROJECT MUST CARRY PART & COMPLETE WORKLIABILITY INSURANCE AND GENERAL LIABILITY INSURANCE WITH A MINIMUM OF \$500,000.00.
- 9) CONTRACTOR IS RESPONSIBLE FOR CALLING "SUNSHINE" AT 1-800-432-4770, AND ALSO FOR CONTACTING ALL UTILITIES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION IN ORDER TO PERMIT FIELD LOCATING OF THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR SHALL EXERCISE DILIGENT CAUTION IN AREAS OF BURIED UTILITIES INCLUDING THOSE NOT INCLUDED IN THE "SUNSHINE" PROGRAM.
- 10) ALL UNDERGROUND UTILITIES MUST BE IN PLACE AND TESTED OR INSPECTED PRIOR TO BASE AND SURFACE CONSTRUCTION.
- 11) CONTRACTOR SHALL SUBMIT SHOP DRAWING'S TO ENGINEER OF RECORD FOR APPROVAL. FOR ALL MATERIALS SPECIFIED IN THE CIVIL DRAWINGS. FAILURE OF THE CONTRACTOR TO OBTAIN APPROVED SHOP DRAWINGS FROM ENGINEER OF RECORD PRIOR TO PROCUREMENT OF SAME COULD RESULT IN THE REMOVAL AND REPLACEMENT OF SAID ITEMS AT THE CONTRACTORS EXPENSE.
- 12) THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AT LEAST THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND APPROPRIATE AGENCIES, AND SUPPLY THEM WITH SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING ENGINEER OF RECORD, OR WITHOUT AGENCY INSPECTOR PRESENT, MAY BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
- 13) CHAPTER 77-153 OF THE FL STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS AND DO NOT SHOW SERVICE LINES. SERVICE LINES MUST BE LOCATED BY AN ON-SITE INSPECTION BY THE RESPECTIVE GAS PERSONNEL.
- 14) ALL PROPERTY AFFECTED BY THIS WORK SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING CONDITIONS. ADDITIONAL COSTS ARE INCIDENTAL TO CONSTRUCTION NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.
- 15) ALL DISTURBED AREAS WHICH ARE NOT TO BE SODDED, ARE TO BE SEEDED AND MULCHED TO FOOT STANDARDS, AND MAINTAINED UNTIL A SATISFACTORY STAND OF GRASS, ACCEPTABLE TO COUNTY/CITY AND ENGINEER OF RECORD HAVE BEEN OBTAINED. ANY WASHOUTS, REGRADING, AND EROSION WORK REQUIRED, WILL BE PERFORMED BY THE CONTRACTOR, UNTIL THE SYSTEM IS APPROVED

- 16) RECLAIMED IRRIGATION PIPING SHALL BE LAVENDER IN COLOR
- 17) THE CONTRACTOR SHALL MAINTAIN A COPY OF SITE PERMITS AND APPROVED PLANS ONSITE.
- 18) CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPED AREAS DURING CONSTRUCTION UNTIL PROJECT IS COMPLETED AND ACCEPTED BY THE OWNER.
- 19) CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A VISUAL INSPECTION OF THE SITE AND WILL BE RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL UNDERGROUND AND ABOVE GROUND STRUCTURES THAT WILL NOT BE UTILIZED WITH THE NEW FACILITIES.
CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH OWNER & ENGINEER OF RECORD REGARDING ANY DEMOLITION CLARIFICATIONS PRIOR TO DEMOLITION.

- 1) ALL PIPE, PIPE FITTINGS, PIPE JOINT PACKING AND JOINTING MATERIALS, VALVES, FIRE HYDRANTS, AND METERS INSTALLED UNDER THIS PROJECT WILL CONFORM TO APPLICABLE AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARDS.
- 2) ALL PUBLIC WATER SYSTEM COMPONENTS, EXCLUDING FIRE HYDRANTS, THAT WILL BE INSTALLED UNDER THIS PROJECT AND THAT WILL COME INTO CONTACT WITH DRINKING WATER WILL CONFORM TO NSF INTERNATIONAL STANDARD #1 AS ADOPTED IN RULE 62-555.335, F.A.C., OR OTHER APPLICABLE STANDARDS, REGULATIONS, OR REQUIREMENTS REFERENCED IN PARAGRAPH 62-555.330(b), F.A.C.
- 3) ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL CONTAIN NO MORE THAN 8.0% LEAD, AND ANY SOLDER OR FLUX USED IN THIS PROJECT WILL CONTAIN NO MORE THAN 0.2 % LEAD.
- 4) ALL PIPE AND PIPE FITTINGS INSTALLED UNDER THIS PROJECT WILL BE COLOR CODED OR MARKED IN ACCORDANCE WITH SUBPARAGRAPH 62-555.330(2)(b)3, F.A.C. USING BLUE AS A PREDOMINANT COLOR. (UNDERGROUND PLASTIC PIPE WILL BE SOLD-WALL BLUE PIPE, WILL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR WILL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO OR APPLIED TO, THE PIPE WALL. PIPE STRIPES DURING MANUFACTURING OF PLASTIC PIPE WILL BE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90 DEGREE ANGLES TO THE AXIS OF THE PIPE, AND THAT ARE LOCATED LONG THE ENTIRE LENGTH OF THE PIPE. ABOVE-GROUND PLASTIC PIPE STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT WILL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE, AND THAT IS LOCATED LONG THE ENTIRE LENGTH OF THE PIPE. AN INTER-PIPE JOINT, EITHER 24 INCH OR GREATER, OR PIPE JOINT WILL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS LONG THE ENTIRE LENGTH OF THE PIPE. ABOVE-GROUND PIPE WILL BE PAINTED BLUE OR WILL BE COLOR CODED OR MARKED LIKE UNDERGROUND PIPE.)
- 5) NEW OR ALTERED WATER MAINS INCLUDED IN THIS PROJECT WILL BE INSTALLED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS OR IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDED PROCEDURES.
- 6) A CONTINUOUS AND UNIFORM BEDDING WILL BE PROVIDED IN TRENCHES FOR UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT. BACKFILL MATERIAL WILL BE TAMPED IN LAYERS AROUND UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT AND TO A SUFFICIENT HEIGHT ABOVE THE PIPE TO ADEQUATELY SUPPORT AND PROTECT THE PIPE; AND UNSUITABLY SIZED STONES (AS DESCRIBED IN APPLICABLE AWWA STANDARDS OR MANUFACTURERS' RECOMMENDED PROCEDURES) SHALL NOT BE USED IN TRENCHES. BACKFILL MATERIAL IN TRENCHES WILL BE REMOVED FOR A DEPTH OF AT LEAST SIX INCHES BELOW THE BOTTOM OF UNDERGROUND PIPE INSTALLED UNDER THIS PROJECT.
- 7) ALL WATER MAIN TEES, ENDS, FLUGS, AND HYDRANTS INSTALLED UNDER THIS PROJECT WILL BE PROVIDED WITH RESTRAINED JOINTS TO PREVENT MOVEMENT.
- 8) NEW OR ALTERED WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL BE CONSTRUCTED OF POLYVINYL CHLORIDE PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C603 OR C605, RESPECTIVELY, AS INCORPORATED INTO RULE 62-555.335, F.A.C., AND NEW OR ALTERED WATER MAINS ALTERNATELY CONSTRUCTED OF DUCTILE IRON PIPE WILL BE PRESSURE AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA STANDARD C900, AS INCORPORATED INTO RULE 62-555.335, F.A.C.
- 9) NEW OR RELOCATED, UNDERGROUND WATER MAINS INCLUDED IN THIS PROJECT WILL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AND AT LEAST SIX FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM."
- 10) NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. ABOVE THE OTHER PIPELINE OR AT LEAST 12 INCHES BELOW THE OTHER PIPELINE, AND NEW OR RELOCATED, UNDERGROUND WATER MAINS THAT ARE INCLUDED IN THIS PROJECT AND THAT WILL CROSS ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER WILL BE LAID SO THE QUOTE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OTHER PIPELINE.
- 11) AT THE UTILITY CROSSINGS DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE WILL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THAT WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE OR THE PIPES WILL BE ARRANGED SO THAT ALL WATER MAIN JOINTS WILL BE AT LEAST SIX FEET FROM ALL PARTS OF ANY EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS AS SET FORTH IN SECTION 13, AWWA STANDARD C600 FOR DUCTILE IRON PIPE, M23 FOR PVC PIPE, AND ALL LOCAL CODES.

FOLLOWING THE PRESSURE TESTING, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM. DISINFECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF AWWA STANDARD C651, "DISINFECTING WATER MAINS", AND ALL APPROPRIATE AGENCY APPROVAL.

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 | <ol style="list-style-type: none"> 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, CROWWETCH, LESPEDEZA OR CREEPER. NEWLY GRADED CHANNELS OR STEEP SLOPES WILL REQUIRE THE USE OF FIBROUS MATTING, NETTING OF SEEDS AND MULCHED AREAS, OR THE STAKING OR SHINGLING OF SOD WHILE VEGETATION IS BECOMING ESTABLISHED. |
| B. RUN-OFF CONTROL | <ol style="list-style-type: none"> 1. LONG AND/OR STEEP SLOPES WILL REQUIRE CONTOUR BENCHING AND FURROWING, OR BERMS TO REDUCE RUN-OFF VELOCITIES. |
| C. SEDIMENT TRAPPING | <ol style="list-style-type: none"> 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 | <ol style="list-style-type: none"> 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 | <ol style="list-style-type: none"> 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 COLLECT AND RETENTION SYSTEM. |

- 1) THE CONTRACTOR IS RESPONSIBLE FOR PROCURING AND REVIEWING THE SOIL REPORTS AND BORINGS PRIOR TO BIDDING THE PROJECT AND COMMENCING CONSTRUCTION.
- 2) CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE GEOTECHNICAL ENGINEER. TESTS WILL BE REQUIRED PURSUANT WITH THE TESTING REQUIREMENTS AS SHOWN IN THE ENGINEERING CONSTRUCTION DRAWINGS. UPON COMPLETION OF THE WORK, THE GEOTECHNICAL ENGINEER IS TO SUBMIT CERTIFICATIONS TO THE OWNER'S ENGINEER, STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
- 3) PIPE TRENCH BACKFILL MATERIAL SHALL BE SOLIDLY TAMPED AROUND PIPES IN 6" LAYERS UP AS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT.
- 4) SOILS BENEATH THE BUILDINGF AND PAVEMENT AREAS SHALL BE BACKFILLED AND TESTED PER THE PROJECT GEOTECHNICAL REPORT.
- 5) THE PROJECT GEOTECHNICAL ENGINEER SHALL SUPPLY THE ENGINEER WITH A PHOTOCOPY OF ALL CONCRETE TESTS THAT (IF APPLICABLE) THE GEOTECHNICAL ENGINEER SHALL CERTIFY TO ENGINEER OF RECORD. IN WRITING, THAT ALL TESTING REQUIREMENTS, REQUIRED BY THE LOCAL REGULATORY AGENCY, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), FOR THE IMPROVEMENTS, AS REQUIRED BY THE ENGINEERING CONSTRUCTION DRAWINGS, HAVE BEEN SATISFIED.
- 6) GENERAL BACKFILL MATERIAL SHALL PLACED IN 6" LIFTS AND COMPACTED TO 95% MAX DENSITY PER T-180 AS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT.
- 7) MAXIMUM SIDELOPES SHALL NOT EXCEED 3:1 EXCEPT AS NOTED ON CONSTRUCTION DRAWINGS.
- 8) REFER TO GEOTECHNICAL REPORT FOR BUILDING PAD COMPACTION REQUIREMENTS.



1614 White Dove Drive
Winter Springs, Florida 32708
Tel: (407) 405-7819

KIM@CYCORPENGINEERS.COM

INVITATION
COVE

730 MONROE AVE
APOPKA, FL

[illegible]

NOTES & SPECS

JANUARY 2025

NTS

THIS ITEM HAS BEEN
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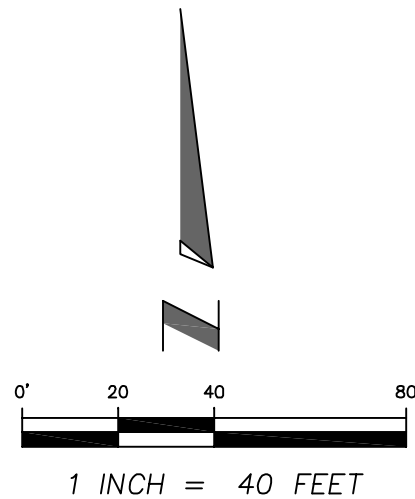



1/15/2025
 K. FISCHER, P.E. # 56942

NOT VALID UNLESS SIGNED & EMBOSSED
 BY A REGISTERED ENGINEER

Sheet Numbers:

2

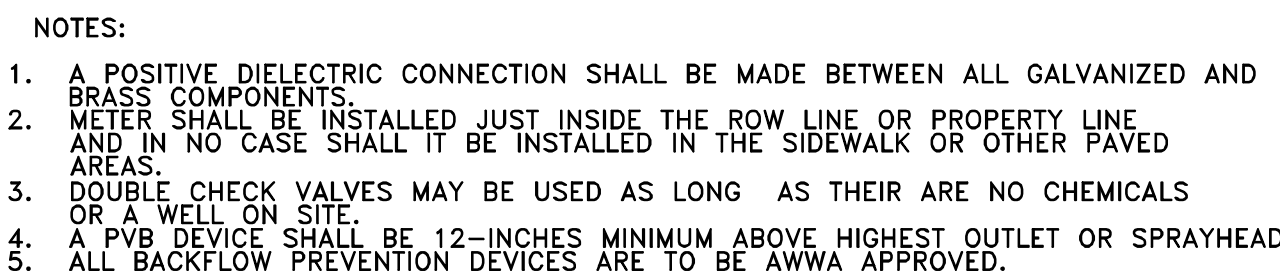


1. ALL ROADWAYS WATER LINE INFRASTRUCTURE AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BUILDING CONSTRUCTION MAY BEGIN
2. FIRE HYDRANTS MUST BE LOCATED WITH 250 FEET OF ALL PARTMENT
3. FIRE HYDRANTS SHALL BE MARKED WITH BLUE ROAD REFLECTOR
4. FOLLOW CURRENT NEPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE LIFE SAFETY
5. A BI-DIRECTIONAL AMPLIFIER (BDA/DAS) SYSTEM WILL BE REQUIRED UPON CONSTRUCTION
6. FDC'S MUST BE REMOTE
7. FIRE SPRINKLER WILL BE REQUIRED WITH A MONITORED FIRE ALARM SYSTEM

1. FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS (NFPA 1, 18.3). A FIRE FLOW TEST RESULTS FROM THE NEAREST EXISTING HYDRANT THAT HAS BEEN WITNESSED BY A UTILITIES INSPECTOR WILL NEED TO BE PROVIDED; DOCUMENTATION FOR FIRE FLOW TESTING SHALL INCLUDE A FIRE FLOW TEST REPORT AND A HYDRAULIC GRAPH.
2. THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE AND TWO FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5000 SF SHALL BE 1,000 GPM (SECTION 18.4.5, NFPA 1, 2015 EDITION)
3. FIRE HYDRANT LOCATIONS AND DISTRIBUTION SHALL FOLLOW NFPA 1, APPENDIX I.
4. FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER THAT IS PLACED 6" IN THE ROADWAY IN ACCORDANCE WITH NFPA 1, CHAPTER 18.5.7.
5. FIRE LANES SHALL BE MARKED WITH 12" X 18" FREESTANDING SIGNS WITH A WHITE BACKGROUND AND RED LETTERS. WORDING SHALL READ "NO PARKIN FIRE LANE BY ORDER OF THE FIRE DEPARTMENT". SIGN SHALL BE WITHIN SIGHT OF TRAFFIC FLOW AND BE SPACED NO GREATER THAN 60' APART.
6. FIRE DEPARTMENT ACCESS ROADS PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION (NFPA 1, 16.1.4)
7. A WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MAINTAINED AS SOON AS COMEABLE MATERIAL ACCUMULATES. THIS APPLIES TO BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENTS. (NFPA 1, 16.4.3.1)
8. WHERE UNDERGROUND WATER MAINS AND HYDRANTS ARE TO BE PROVIDED, THEY SHALL BE INSTALLED, COMPLETED, AND IN SERVICE PRIOR TO CONSTRUCTION WORK.
9. FIRE DEPT ACCESS RD SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'
10. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF 39 TONS FOR THE FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL-WEATHER DRIVING SURFACE.
11. A 36" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS AND A CLEAR SPACE OF NOT LESS THAN 60" SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVE A DIAMETER GREATER THAN 2.5". (NFPA 1, 18.5.7)

	CONCRETE
TYP	TYPICAL
HC	HANDICAP
(10)	10 PARKING SPACES
S/W	SIDEWALK
R5'	5' RADIUS
LF	LINEAR FEET
SF	SQUARE FEET
BE	BURIED ELECTRIC

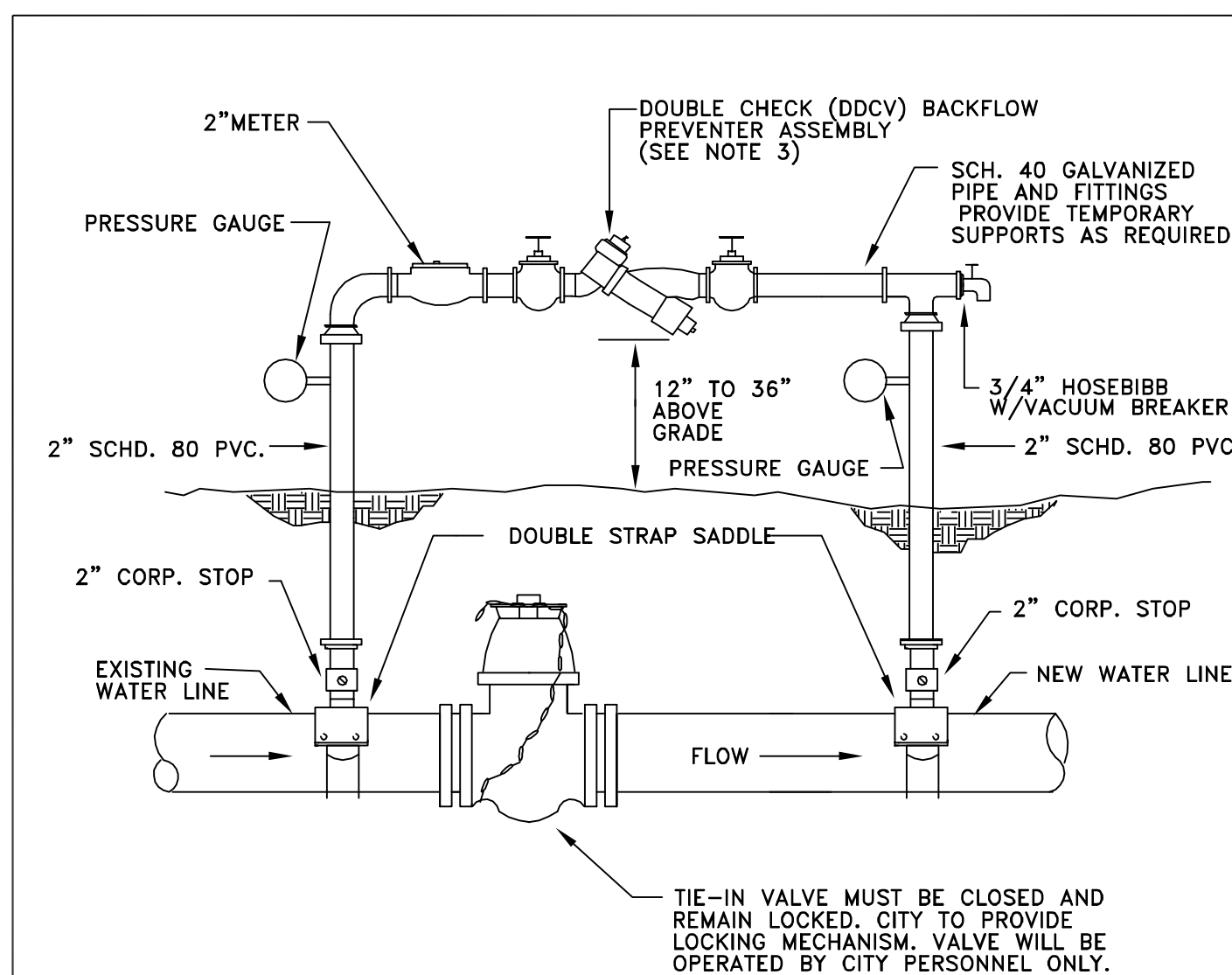
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 502
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1. A temporary jumper connection is required at all connections between existing active water mains and proposed new water main improvements.
2. Figures 504 A and 504 B to be used for filling any new water main of any size from existing active water mains and for flushing of new mains up to 8 inches in diameter. The minimum diameter for the public bacteriological pump and for any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies have been received. The jumper connection shall also be used to maintain a minimum pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is received. Thrust blocking and/or tapping shall be provided temporarily, as required. Pipe and fittings used for connecting the new pipe to the existing pipe shall be installed in accordance with the Florida Department of Environmental Protection (FDEP) clearance letter and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section II of AWWA C651-05.
3. Flushing of 10 inches in diameter and larger water mains may be done through the tie-in hole. The very strict procedures outlined in the following procedures shall be followed:
 - A. The tie-in valves shall be operated and pressure tested in the presence of the City engineer to verify water tightness prior to tie-in. Valves which are not water tight shall be replaced with a new valve installed immediately adjacent to the leaking valve.
 - B. The temporary jumper connection shall be constructed as detailed. The jumper connection shall be used to fill the new water main and for providing water for bacteriological sampling of the new main as required by the FDEP permit.
 - * Flushing shall not be attempted during peak demand hours of the existing water mains.
 - * All downstream valves in the system must be open prior to opening the tie-in valve.
 - * Provide for and monitor the pressure in the tie-in point. The pressure in the existing main must not drop below 35 psi.
 - * The tie-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.
4. The tie-in valve shall be locked closed by the City personnel until flushing begins.
5. The tie-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
6. After flushing, the tie-in valve shall be closed and locked in the closed position by the City personnel.
7. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation, except as required to flush lines of greater than 8 inches in diameter, the tie-in valve shall be closed and locked in the closed position by the City personnel. The tie-in valve shall remain locked closed until the new system has been cleared by the City by FDEP and all other pertinent agencies.
8. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation steps are to be closed and plugged with a 2 inch plug.
9. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

CITY OF APOPKA JANUARY 2014 FIG. 504 C



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.

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 504 A
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KIM@CYCORPENGINEERS.COM

INVITATION
COVE

730 MONROE AVE
APOPKA, FL

[illegible]

UTILITY DETAILS

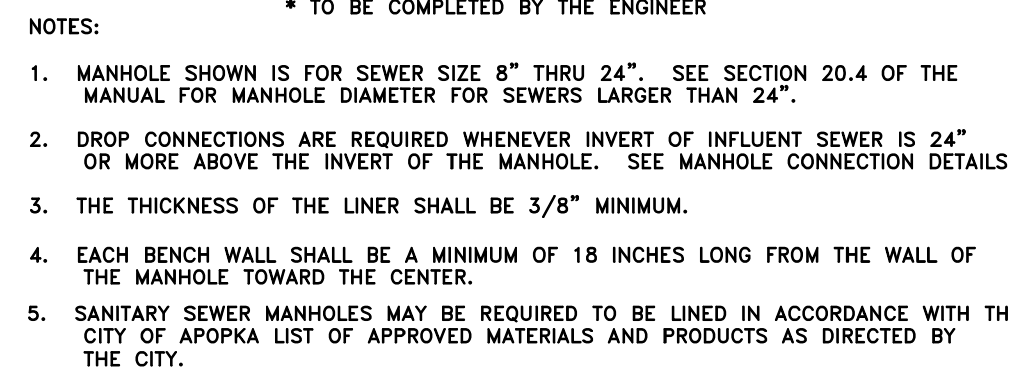
JANUARY 2025

NTS

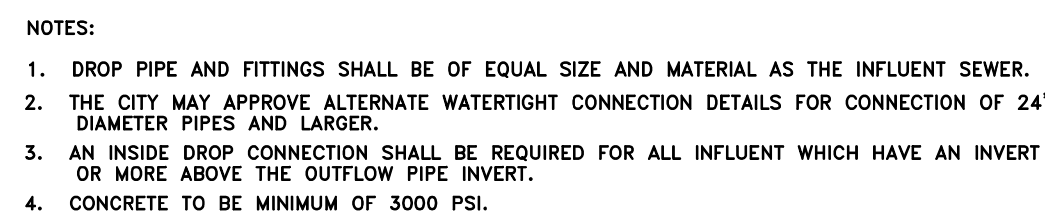
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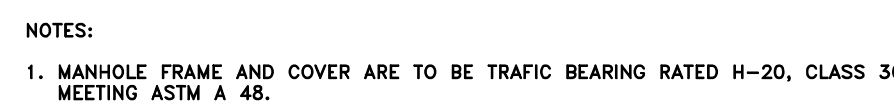
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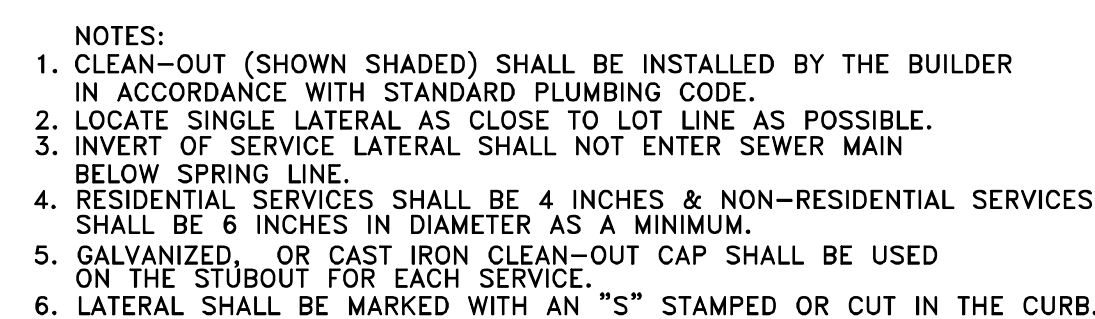
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200
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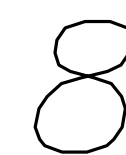
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201
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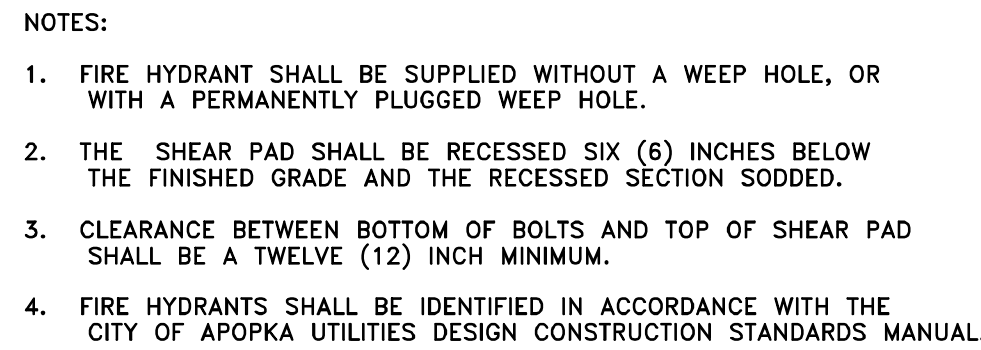


CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202
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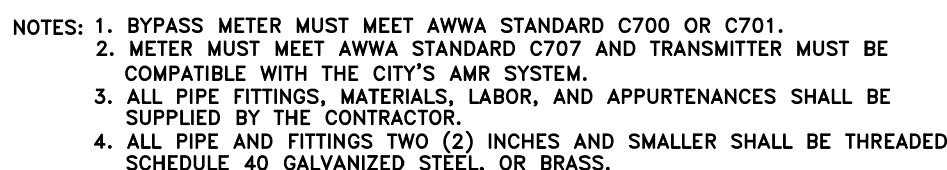


CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402
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CITY OF APOPKA | JANUARY 2014 | FIG. 500 E

** ONLY RESTRAIN BRANCH PIPE FOR TEES, ONLY RESTRAIN LARGE PIPE FOR REDUCERS
LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

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

TYPE OF PIPE:	PVC	
WORKING PRESSURE:	150	P.S.I.**
SOIL DESIGNATION:	SM (GAND SLT)	
LAYING CONDITIONS:	3	

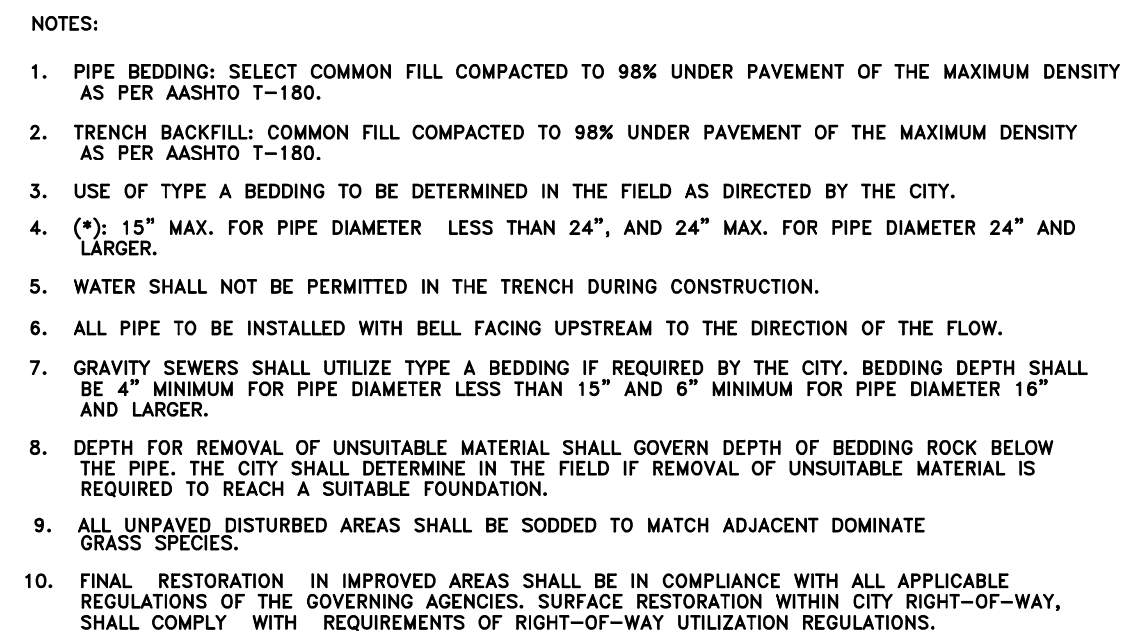
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.

7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

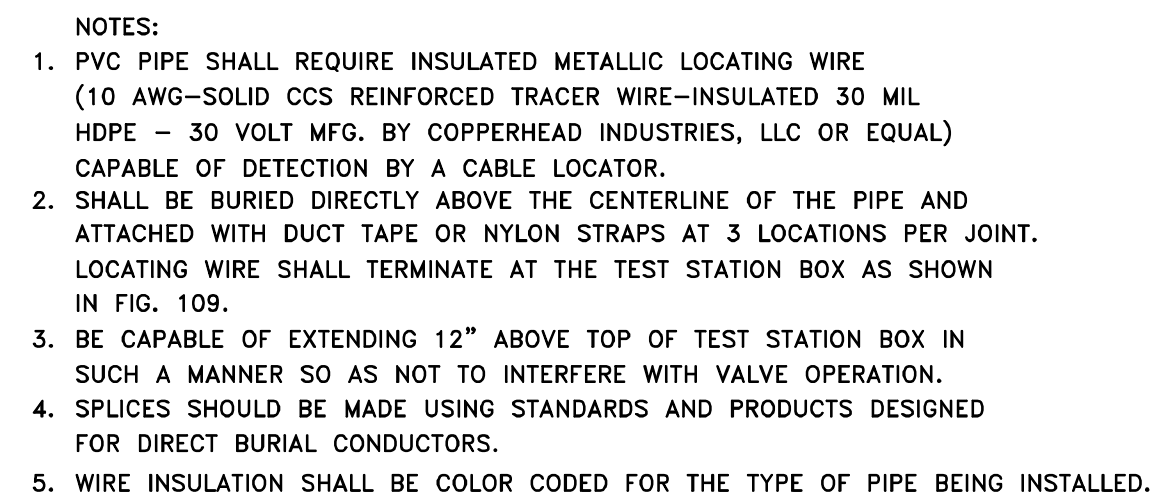
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105
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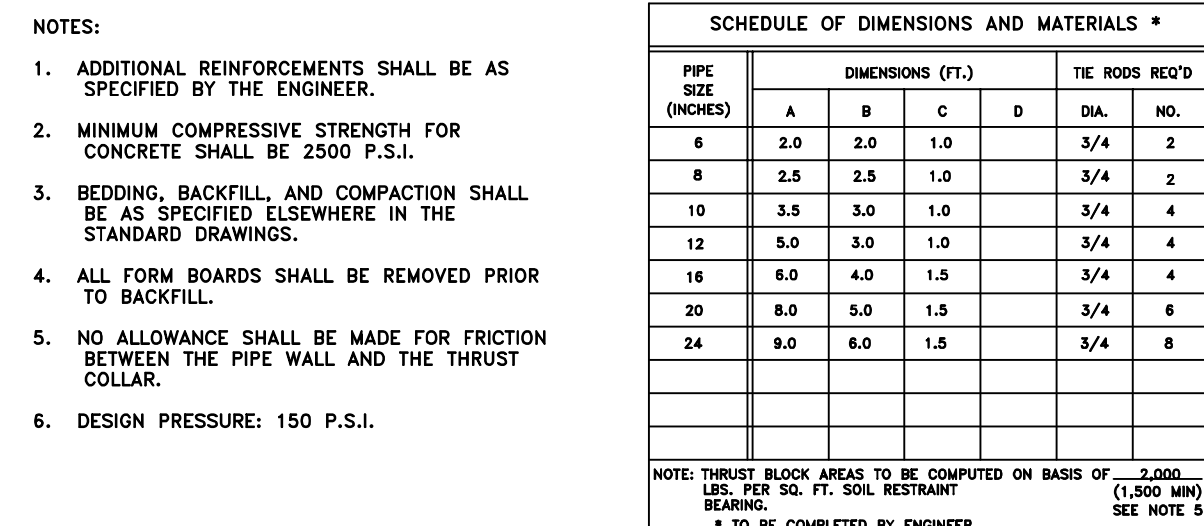
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109
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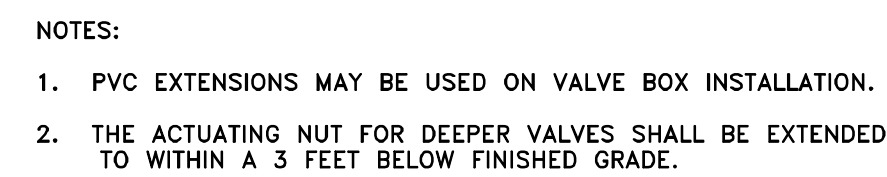
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 101
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 107
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CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 400
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Sheet List Table	
Sheet Number	Sheet Title
C-1.0	COVER
C-2.0	GENERAL NOTES
C-3.0	EROSION CONTROL PLAN
C-3.1	SWPPP GENERAL REQUIREMENTS
C-4.0	EXISTING CONDITIONS, CLEARING AND DEMOLITION PLAN
C-5.0	SITE PLAN
C-6.0	PAVEMENT GEOMETRY AND STRIPING PLAN
C-7.0	OVERALL GRADING AND DRAINAGE PLAN
C-7.1	GRADING AND DRAINAGE PLAN 1
C-7.2	GRADING AND DRAINAGE PLAN 2
C-7.3	SITE DETAILS
C-8.0	OVERALL WATER AND SEWER PLAN
C-8.1	WATER AND SEWER PLAN 1
C-8.2	WATER AND SEWER PLAN 2
C-8.3	UTILITIES DETAILS
C-8.4	UTILITIES DETAILS
C-8.5	UTILITIES DETAILS
C-9.0	PLAN AND PROFILE STA 0+00.00 TO STA 6+25.00
C-9.1	PLAN AND PROFILE STA 6+25.00 TO STA 9+20.56
U-LS	LIFT STATION DETAILS (NOT INCLUDED)
SHEET 1 OF 2	BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
SHEET 2 OF 2	BOUNDARY, TOPOGRAPHIC, & TREE SURVEY
LS-00	LANDSCAPE NOTES
LS-01	LANDSCAPE PLAN
LS-02	LANDSCAPE PLAN
LS-03	LANDSCAPE PLAN
LS-04	LANDSCAPE DETAILS
IR-00	IRRIGATION NOTES
IR-01	IRRIGATION PLAN
IR-02	IRRIGATION PLAN
IR-03	IRRIGATION PLAN
IR-04	IRRIGATION DETAILS

LEGAL DESCRIPTION:

THE WEST 170.0 FEET OF THE EAST 370.0 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 17, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ALL IN ORANGE COUNTY, FLORIDA.

LESS: THE NORTH 30 FEET THEREOF FOR KELLY PARK ROAD RIGHT-OF-WAY.

SITE DATA

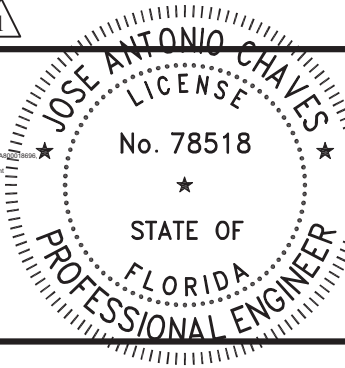
PARCEL ID: 17-20-28-0000-00-008
ADDRESS: 1400 W KELLY PARK ROAD, APOPKA, FL 32712
FUTURE LAND USE: VERY LOW DENSITY SUBURBAN RESIDENTIAL (RVLS)
NUMBER OF LOTS: 8
LOT AREA: 12,600 SF (LOTS 1 TO 7) / 18,200 SF (LOT 8) - (12,500 SF MIN.)
DENSITY: 1.58 D.U. / NET PROJECT AREA (2 DU/AC MAX)

STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

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JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN
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REVISIONS					
#	DATE	BY	DESCRIPTION	#	DATE
1	01/15/2025	JAC	CHANGES DUE TO CITY COMMENTS		

1400 W KELLY PARK ROAD
CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN
COVER
CITY OF APOPKA, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE:	01/15/2025
PROJECT NO.:	
DRAWN BY:	JAC
CHECKED BY:	JAC
SCALE:	
SHEET:	C-1.0

CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN FOR 1400 W KELLY PARK RD.

PREPARED FOR:
MICHAEL A. GENTLES

PROPERTY ADDRESS:
1400 W KELLY PARK ROAD
APOPKA, FL 32712
SECTION 17, TOWNSHIP 20 SOUTH, RANGE 28 EAST
PARCEL ID No: 17-20-28-0000-00-008



SITE LOCATION
1 IN = 2,000 FT

OWNER:

MICHAEL A. GENTLES
1178 SPINNING WHEEL DR
APOPKA, FL 32712-6503
CONTACT:

ENGINEER:

STORYBOOK DEVELOPMENT SERVICES, LLC
5931 BRICK COURT, SUITE 168
WINTER PARK, FL 32792
JOSE CHAVES, P.E.
PH: 321-246-8811

LANDSCAPE ARCHITECT:

SURVEYORS:

PANTALONE INDUSTRIES, LLC
3920 GREENVIEW PINES COURT
ORLANDO, FL 32817
STEPHEN PANTALONE
STEPHEN@PANTALONEINDUSTRIES.COM
PH: 304-376-4439

GEOTECHNICAL ENGINEER:

YOVAISH ENGINEERING SERVICES, LLC
1178 SPINNING WHEEL DR.
APOPKA, FL 32712
DOUGLAS J. YOVAISH, P.E.
PH: 407-478-8978

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH SPECIFICATIONS FROM CITY OF APOPKA, FLORIDA, ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION.

2. THIS DESIGN HAS BEEN BASED UPON GEOTECHNICAL EVALUATION PERFORMED BY YVOASHI ENGINEERING SERVICES, LLC, ON FEBRUARY 21, 2024. STORYBOOK DEVELOPMENT SERVICES, LLC MAKES NO ASSURANCES REGARDING THE ACCURACY OF SUCH GEOTECHNICAL EVALUATION.

3. THIS DESIGN HAS BEEN BASED UPON BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY PERFORMED BY PANTALONE INDUSTRIES, LLC, STORYBOOK DEVELOPMENT SERVICES, LLC MAKES NO ASSURANCES REGARDING THE ACCURACY OF THE SURVEY, ELEVATIONS SHOWN HEREON ARE BASED OFF THE NORTH AMERICAN DATUM OF 1988 (NAVDB88). SEE SURVEY FOR BENCHMARK REFERENCE.

4. THE CONTRACTOR SHALL COORDINATE ALL WORK WITHIN EXISTING ROAD RIGHTS-OF-WAY WITH THE CITY OF APOPKA.

5. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN-HAND BEFORE BEGINNING CONSTRUCTION.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA AND SCHEDULES, AND FOR SIGNING SAID INSPECTIONS.

7. IF ANY TESTING, INSPECTION OR APPROVAL REQUIRED FOR THIS PROJECT REVEAL DEFECTIVE WORK, CONTRACTOR SHALL NOT BE ALLOWED TO RECEIVE ANY ASSOCIATED COSTS AND THE OWNER SHALL BE ENTITLED TO DEDUCT FROM THE CONTRACT PRICE, BY ISSUING A CHANGE ORDER, OWNER'S COST ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEERS AND DESIGN ENGINEERS SERVICES AND OTHER RELATED COSTS.

8. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED AND ALL OTHER CONDITIONS THAT MAY EFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.

9. IN THE EVENT THE CONTRACTOR DISCOVERS ANY ERRORS OR OMISSIONS IN THE PLANS HE SHALL IMMEDIATELY NOTIFY THE OWNER AND THE ENGINEER.

10. IF HISTORICAL, OR ARCHEOLOGICAL, ARTIFACTS, SUCH AS INDIAN CANOES, ARE DISCOVERED AT ANY TIME WITHIN THE PROJECT SITE, IMMEDIATE NOTIFICATION SHALL BE PROVIDED TO THE FOLLOWING:

THE OWNER

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

THE BUREAU OF HISTORICAL PRESERVATION DIVISION OF HISTORICAL RESOURCES

R.A. GRAY BUILDING, 500 S. BRONOUGH ST. TALLAHASSEE, FLORIDA 32399-0250

11. PLANS MUST MEET COMPLIANCE WITH THE LAND USAGE REQUIREMENTS SET THE CITY OF APOPKA LAND DEVELOPMENT CODE, OTHER RELEVANT PROVISIONS OF THE CITY'S LAND DEVELOPMENT CODE, THE CITY'S UTILITY SYSTEMS DEPARTMENT UTILITY STANDARDS MANUAL, AND THE CITY WIDE DESIGN STANDARDS.

12. ALL CONSTRUCTION DETAILS ARE CONCEPTUAL AND SUBJECT TO REVIEW AND MODIFICATION DURING THE APPROVAL OF FINAL CONSTRUCTION PLANS.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, AND FOR NOTIFYING THE VARIOUS UTILITY PROVIDERS TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, TEMPORARY DISRUPTION OF SERVICE, OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CROSSING AN UNDERGROUND UTILITY. WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED, ALL UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED AND THE CONTRACTOR SHALL COOPERATE WITH THE UTILITY PROVIDER DURING RELOCATION OPERATIONS. ANY DELAY OR INCONVENIENCE BY THE VARIOUS UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT AND NO EXTRA COMPENSATION WILL BE ALLOWED.

14. THE LOCATION OF ALL EXISTING UTILITIES, STORM DRAINAGE SYSTEMS AND TOPOGRAPHIC FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS, WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR WILL HALT ALL CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND COMPANIES OWNING OR CONTROLLING ROADWAYS, RAILWAYS, WATER, SEWER, GAS, ELECTRICAL, TELEPHONE, AND TELEGRAPH FACILITIES SUCH AS PAVEMENTS, TRACKS, PIPING, WIRES, CABLES, CONDUITS, POLES, GUYS, OR OTHER SIMILAR FACILITIES, INCLUDING INCIDENTAL STRUCTURES CONNECTED THEREWITH THAT ARE ENCOUNTERED IN THE WORK IN ORDER THAT SUCH ITEMS MAY BE PROPERLY SUPPORTED, PROTECTED, OR LOCATED.

16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL REASONABLE AND PRUDENT PRECAUTIONS TO INSURE THAT ALL COMPLETED WORK, MATERIALS AND EQUIPMENT STORED ON SITE ARE SAFE AND SECURED FROM UNAUTHORIZED ACCESS OR USE. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.

17. CONTRACTOR SHALL, AT ALL TIMES, UTILIZE ALL NORMALLY ACCEPTED AND REASONABLY EXPECTED SAFETY PRACTICES AND COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS, ORDINANCES, AND GUIDELINES PERTAINING TO SAFE UTILIZATION OF EQUIPMENT OR MATERIALS AS PUBLISHED BY MANUFACTURER.

18. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO, ALL EMPLOYEES ON THE PROJECT AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY, ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATE THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS, AND OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURE AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.

19. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY CODES AND WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC, QUASI PUBLIC OR OTHER AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY AND FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNATED TO PROTECT THE ENVIRONMENT. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS AND PROGRESS OF THE WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION, INCLUDING POSTING DANGER SIGNS AND OTHER WARNINGS AGAINST HAZARDS PROMULGATING SAFETY REGULATIONS AND NOTIFYING OWNERS AND USERS OF ADJACENT UTILITIES OF THE EXISTENCE OF HAZARDS AND OF THE SAFETY REGULATIONS.

20. ALL DAMAGE OR LOSS TO ANY PROPERTY REFERRED TO HEREIN CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, A SUBCONTRACTOR OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, SHALL BE REMEDIED BY THE CONTRACTOR.

21. UNTIL FINAL ACCEPTANCE OF THE WORK BY THE OWNER, THE CONTRACTOR SHALL HAVE THE CHARGE AND CARE OF AND SHALL BEAR THE RISK OF INJURY OR DAMAGE, LOSS OR EXPENSE TO ANY PART THEREOF, OR TO ANY MATERIALS STORED ON SITE, BY THE ACTION OF THE ELEMENTS OR FROM ANY OTHER CAUSE, WHETHER ARISING FROM THE EXECUTION OR NON-EXECUTION OF THE WORK. THE CONTRACTOR SHALL REBUILD, REPAIR, RESTORE AND MAKE GOOD ALL INJURIES OR DAMAGES TO ANY PORTION OF THE WORK OCCASIONED BY ANY OF THE ABOVE CAUSES BEFORE FINAL ACCEPTANCE AND SHALL BEAR THE EXPENSE THEREOF.

22. THE CONTRACTOR SHALL NOT LOAD OR PERMIT ANY PART OF THE WORK TO BE LOADED SO AS TO ENDANGER ITS SAFETY.

23. THOSE PARTS OF WORK IN PLACE WHICH ARE SUBJECT TO DAMAGE BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO SHALL BE COVERED, BOARDED UP OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

24. THE CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970 AND ALL RULES AND REGULATIONS NOW OR HEREAFTER IN EFFECT UNDER SAID ACT, AND THE CONTRACTOR FURTHER AGREES TO COMPLY WITH ANY AND ALL APPLICABLE STATE LAWS AND REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH.

25. THE CONTRACTOR SHALL PROTECT AND KEEP OWNER (INCLUDING THEIR AGENTS AND EMPLOYEES) FREE AND HARMLESS FROM ANY AND ALL LIABILITY, PUBLIC OR PRIVATE, PENALTIES, CONTRACTUAL, OR OTHERWISE, LOSSES, DAMAGES, COSTS, ATTORNEY'S FEES, EXPENSES, CAUSES OF ACTION, CLAIMS OR JUDGMENTS RESULTING FROM THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AS AMENDED OR ANY RULE OR REGULATION PROMULGATED THEREUNDER OR OF ANY STATE LAWS OR REGULATIONS PERTAINING TO JOB SAFETY AND HEALTH ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, AND CONTRACTOR SHALL INDEMNIFY OWNER FROM ANY SUCH CLAIMS, PENALTIES, SUITES OR ACTIONS, PUBLIC OR PRIVATE ADMINISTRATIVE OR JUDICIAL, INCLUDING ATTORNEY'S FEES PAID OR INCURRED BY OR ON BEHALF OF OWNER, JOINTLY OR SEVERALLY, AND/OR THEIR AGENTS AND EMPLOYEES. THE CONTRACTOR FURTHER AGREES, IN THE EVENT OF A CLAIMED VIOLATION OF ANY FEDERAL OR STATE SAFETY AND HEALTH LAW OR REGULATION ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PERFORMANCE OF WORK OR WORK TO BE PERFORMED UNDER THIS CONTRACT, OWNER MAY IMMEDIATELY TAKE WHATEVER ACTION IS DEEMED NECESSARY BY OWNER TO REMEDY THE CLAIMED VIOLATION, ANY AND ALL COSTS OR EXPENSES PAID OR INCURRED BY OWNER IN TAKING SUCH ACTION SHALL BE BORNE BY CONTRACTOR, AND CONTRACTOR AGREES TO PROTECT, HOLD HARMLESS AND INDEMNIFY OWNER AGAINST ANY AND ALL SUCH COSTS OR EXPENSES.

26. ALL WORK AND MATERIALS FURNISHED SHALL BE IN REASONABLE CONFORMITY WITH THE LINES, GRADES, GRADING SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL, REQUIREMENTS, AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS OR SPECIFICATIONS.

27. THE CONTRACTOR SHALL CONTROL HIS OPERATIONS AND THOSE OF HIS SUBCONTRACTORS, AND ALL SUPPLIERS TO ASSURE THE LEAST INCONVENIENCE TO THE TRAVELING PUBLIC. THE CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED MOVEMENT OF VEHICULAR TRAFFIC AND SHALL LIMIT HIS OPERATIONS FOR THE SAFETY AND CONVENIENCE OF THE TRAVELING PUBLIC UNDER ALL CIRCUMSTANCES. SAFETY SHALL BE THE MOST IMPORTANT CONSIDERATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL THEIR SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

28. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL BARRICADES, WARNING SIGNS, AND MARKINGS FOR HAZARDS AND THE CONTROL OF TRAFFIC, IN REASONABLE CONFORMITY WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, SUCH AS TO EFFECTIVELY PREVENT ACCIDENTS IN ALL PLACES WHERE THE WORK CAUSES OBSTRUCTIONS TO THE NORMAL TRAFFIC OR CONSTITUTES IN ANY WAY A HAZARD TO THE PUBLIC.

33. PRIOR TO PERFORMING ANY WORK, CONTRACTOR SHALL NOTIFY UNDERGROUND UTILITIES, NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 72 HOURS PRIOR TO START OF WORK, PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, AND STORMWATER PONDS) CONTRACTOR SHALL INSTALL FENCES AND TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.

34. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL DEVELOP AND IMPLEMENT A TRAFFIC CONTROL PLAN CONSISTENT WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION, AND SUBMIT TO THE ENGINEER AND ORANGE COUNTY AND OBTAIN PLAN APPROVAL PRIOR TO CONSTRUCTION. TRAFFIC CONTROL PLAN SHALL BE SUPERVISED BY A MAINTENANCE OF TRAFFIC CERTIFIED INDIVIDUAL.

35. CONTRACTOR SHALL PRESERVE ALL PERMANENT REFERENCE MONUMENTS, PERMANENT CONTROL POINTS, PERMANENT BENCH MARKS AND PROPERTY CORNERS. IN THE EVENT THE MONUMENTS, POINTS OR MARKERS ARE DISTURBED THE CONTRACTOR SHALL EMPLOY A FLORIDA REGISTERED LAND SURVEYOR TO RESET OR REPLACE THEM.

36. THE OWNER, OWNER'S AGENT, AND INSPECTORS OF APPLICABLE GOVERNMENT JURISDICTIONS, SHALL AT ALL TIMES HAVE ACCESS TO THE WORK WHEREVER AND WHENEVER IT IS IN PREPARATION OR PROGRESS, AND THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR SUCH ACCESS AND FOR THE INSPECTION.

37. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS CONTROLLING POLLUTION OF THE ENVIRONMENT.

38. THE CONTRACTOR SHALL COMPLY WITH ALL LOAD RESTRICTIONS IN THE HAULING OF MATERIALS IN PUBLIC ROADS BEYOND THE LIMITS OF THE WORK. A SPECIAL PERMIT WILL NOT RELIEVE THE CONTRACTOR OF LIABILITY FOR THE DAMAGE WHICH MAY RESULT FROM THE MOVING OF MATERIAL AND EQUIPMENT.

39. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE POLICIES AND GUIDELINES ESTABLISHED BY THE CITY OF APOPKA, FLORIDA FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE OR INJURY TO PROPERTY OF ANY CHARACTER, DURING THE EXECUTION OF THE WORK, RESULTING FROM ANY OMISSION, NEGLECT, OR MISCONDUCT IN HIS MANNER OR METHOD OF EXECUTING THE WORK, OR AT ANYTIME DUE TO DEFECTIVE WORK OR MATERIALS.

40. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED FOR PLACEMENT OF ALL HEADWALL/ENDWALL FOOTINGS, RETAINING WALLS, AND IN GENERAL, ANY FOOTING SUPPORT DESCRIBED ON THESE PLANS. IT WILL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT SUFFICIENT SOILS TESTING HAS BEEN PERFORMED PRIOR TO CONSTRUCTION.

41. THE CONTRACTOR SHALL COMPLY WITH THE CITY'S STANDARDS AND SPECIFICATIONS FOR STRIPPING, CLEARING, GRUBBING, GRADING, BACKFILLING, AND EMBANKMENT PREPARATION WITHIN ALL DESIGNED ROADWAY RIGHT-OF-WAY SECTIONS.

42. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE GEOTECHNICAL ENGINEER'S REPORT FOR THIS PROJECT FROM THE ENGINEER AND MEET THE GEOTECHNICAL ENGINEERS REQUIREMENTS FOR SOIL PREPARATION ON THE SITE.

43. AFTER THE ROADWAY HAS BEEN CONSTRUCTED TO SUBGRADE, IT SHALL BE PROOF-ROLLED TO ASSURE THAT PROPER COMPACTION HAS BEEN ATTAINED. THE PROOF-ROLLING AND COMPACTION OPERATIONS SHALL BE INSPECTED AND TESTED BY A FLORIDA LICENSED GEOTECHNICAL ENGINEER TO ASSURE THAT THE SPECIFIED COMPACTION IS MAINTAINED AND THAT ALL DELETERIOUS MATERIALS HAVE BEEN REMOVED.

44. COMPACT THE TOP 24 INCHES OF UTILITY TRENCHES WITHIN ROADWAYS TO 98% OF THE MODIFIED PROCTOR DENSITY; WITHIN OTHER AREAS TO 95%.

45. IN OTHER AREAS WHICH REQUIRE FILL MATERIAL, THE CONTRACTOR WILL STRIP OR OTHERWISE REMOVE ALL VEGETATION SUCH AS BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, DECAYED VEGETABLE MATTER, RUBBISH AND ANY OTHER DELETERIOUS MATERIAL BEFORE EMBANKMENT IS STARTED. IMMEDIATELY PRIOR TO THE PLACEMENT OF FILL MATERIALS, THE ENTIRE AREA UPON WHICH FILL IS TO BE PLACED, SHALL BE SCARIFIED IN A DIRECTION APPROXIMATELY PARALLEL TO THE AXIS OF FILL. THE GEOTECHNICAL ENGINEER SHALL APPROVE THE AREA PRIOR TO THE PLACEMENT OF FILL.

46. DURING CONSTRUCTION, NO DIRECT DISCHARGE OF WATER TO DOWNSTREAM RECEIVING WATERS WILL BE ALLOWED. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING WATER QUALITY, AND SHALL ROUTE DISCHARGE WATER IN SUCH A MANNER TO ADEQUATELY REMOVE SILT PRIOR TO RUNOFF FROM SITE.

47. RECORD DRAWINGS: AT THE END OF CONSTRUCTION, THE CONTRACTOR WILL PROVIDE ONE SET OF DRAWINGS SHOWING ALL CHANGES MARKED IN WATERPROOF RED WITH THE FOLLOWING CONTRACTOR CERTIFICATION EXECUTED ON EACH SHEET: "THE CONTRACTOR HEREBY CERTIFIES TO THE OWNER THAT IMPROVEMENTS COVERED BY THIS DRAWING AND ALL RELATED DETAILS HAVE BEEN CONSTRUCTED AS INDICATED OR AS MODIFIED BY THE NOTES AND GRAPHICS SHOWN. ABSENT A NOTE OR GRAPHIC TO THE CONTRARY, THE IMPROVEMENTS HAVE BEEN CONSTRUCTED MEETING INDUSTRY STANDARD TOLERANCES. SIGNED: _____ DATE: _____"

48. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.

A. MISCELLANEOUS ENGINEER NOTIFICATIONS

a. SANITARY SEWER VIDEO INSPECTION

b. CONNECTIONS TO EXISTING SYSTEMS

c. THRUST BLOCK POURS AND RESTRAINT CONNECTIONS

AUTHORIZED CONTRACTOR'S REPRESENTATIVE

e. INLET TOP POURS (REINFORCING STEEL CHECK)

f. WATER & FORCE MAIN PRESSURE TESTS

g. BACTERIOLOGICAL SAMPLING

h. BASE OBSERVATION & SOUNDING

i. ASPHALT PLACEMENT

j. PRE-FINAL INSPECTION

k. FINAL INSPECTION

B. THE CONTRACTOR SHALL PROVIDE THE ENGINEER 24 HOUR ADVANCE NOTIFICATION FOR THE FOLLOWING CONSTRUCTION AND OBSERVATION ACTIVITIES.

C. THE CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ENGINEER A PROJECT CONSTRUCTION SCHEDULE (BAR GRAPH) AND UPDATE SAID SCHEDULE ON A MONTHLY BASIS.

D. ALL FUEL STORAGE AREAS SHALL HAVE THE PROPERTY OWNER'S PRIOR APPROVAL AND APPROPRIATE MEASURES SHALL BE TAKEN TO INSURE PROTECTION OF GROUNDWATER AND SOIL RESOURCES.

E. THE CONTRACTOR SHALL COORDINATE ALL BACKFILL OPERATIONS WITH THE PROJECT GEOTECHNICAL ENGINEER AND SUBMIT TEST REPORTS TO THE ENGINEER PRIOR TO BEGINNING WORK ON THE NEXT ITEM OF WORK, I.E. SUBGRADE PRIOR TO CURB.

F. THE ENGINEER RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO UNCOVER, RETEST AND OR PERFORM ANY ACTION NECESSARY TO ENSURE THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.

WATER

1. ALL WATER MAIN FITTINGS, VALVES, RESTRAINTS, COUPLINGS, PIPE, AND IN GENERAL ALL MATERIALS REQUIRED FOR INSTALLING THE WATER SUPPLY SYSTEM SHALL CONFORM TO THE ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL 2021 EDITION.

2. LOCATING TAPE CAPABLE OF REGISTERING ON A METAL LOCATOR SHALL BE INSTALLED DIRECTLY ABOVE THE PIPE CENTERLINE AND BURIED TO A MINIMUM DEPTH OF SIX (6) INCHES AND MAXIMUM DEPTH OF TWELVE (12) INCHES FOR ALL PROPOSED PRESSURE SYSTEMS. THE TAPE SHALL BE LAID CONTINUOUSLY WITHOUT GAPS BETWEEN ENDS OVER ALL INSTALLED PIPING. THE TAPE SHALL HAVE THE WORD "CAUTION" AND THE LINE IDENTIFICATION: SUCH AS, "CAUTION, WATER LINE BURIED BELOW", PRINTED CONTINUOUSLY ALONG ITS LENGTH. FULL RANGE MARKERS SHALL BE USED.

3. UTILITY SEPARATION NOTES:

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

A. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.

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

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

D. NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.

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

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

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

C. AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

5. SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES:

A. NO WATER MAINS SHALL PASS THROUGH, OR INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE OR ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

6. SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS:

A. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM THE ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY, OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED BY PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.006(2), F.S., AND RULE 64E-6.002, F.A.C.

7. WHERE DUCTILE IRON PIPE IS REQUIRED FOR WATER MAINS, IT SHALL CONFORM TO ANSI/AWWA A21.51 A MINIMUM THICKNESS OF CLASS 50 PER ANSI/AWWA SHALL BE SUPPLIED. DIP PIPE MUST BE IN CONFORMANCE WITH AWWA C150 AND C151.

8. TESTING: THE CONTRACTOR TO TEST ALL WATER MAINS AS PER THE FOLLOWING: HYDROSTATIC TEST PER AWWA-C600 (OR M23) STANDARD, AND DISINFECTION OF WATER MAIN PER AWWA-C651.

9. WATER MAINS SHALL COMPLY WITH AWWA STANDARDS. ALL 4" DIAMETER THRU 12" DIAMETER PVC WATER MAINS SHALL BE AWWA C900-DR18. ALL WATER MAINS LESS THAN 4" IN DIAMETER SHALL BE IN ACCORDANCE WITH ASTM 2241 SDR21 CLASS 200. PIPE SIZES 16" THRU 36" SHALL BE IN ACCORDANCE WITH AWWA C-905 52. ALL WATER MAINS SHALL BEAR THE NSF LOGO INDICATING APPROVAL FOR DRINKING WATER AND SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM OTHER WATER LINES.

10. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL PROPOSED WATER, WASTEWATER AND RECLAIMED WATER LINES.

11. ALL FIRE HYDRANTS SHALL BE POSITIONED NO MORE THAN 10 FEET FROM THE CURB.

12. PRESSURE PIPE LENGTHS DO NOT INCLUDE BENDS, AIR RELEASE VALVES OR FIRE HYDRANT ASSEMBLIES.

13. A BACKFLOW DEVICE (I.E. JUMPER CONNECTION) IS REQUIRED AT ALL ACTIVE WATER MAINS AND PROPOSED NEW WATER MAIN IMPROVEMENTS.

SEWER

14. UNDERGROUND GRAVITY SEWER PIPING WHICH IS NOT MANUFACTURED OF METAL, OR CONCRETE PIPE SHALL BE COLOR CODED GREEN USING LIGHT STABLE COLORANTS. UNDERGROUND METAL PIPE SHALL BE COLOR CODED OR MARKED USING GREEN AS A PREDOMINANT COLOR.

15. ALL GRAVITY SEWER LINES SHALL BE A MINIMUM OF 2' FROM THE CURB AT ALL LOCATIONS.

16. EMERGENCY WASTEWATER SPILL AND WATER MAIN BREAK PROCEDURES:

16.1. EXCAVATE CAUTIOUSLY: THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN PROXIMITY OF WASTEWATER FORCE MAINS AND GRAVITY SEWERS. FORCE MAIN AND SEWER LOCATIONS SHOWN ON PLANS ARE NOT EXACT OR GUARANTEED. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING

16.2. TELEPHONE NOTIFICATION: THE CITY OF APOPKA 407-703-1727.

16.3. REPAIR IMMEDIATELY: ALL DAMAGE TO CITY OF APOPKA MAINS SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY THE CITY UTILITIES INSPECTOR, THE CITY MAY PERFORM REPAIRS AND THE CONTRACTOR WILL BE CHARGED FOR REPAIRS.

17. ADVANCE NOTIFICATION OF PENDING CONNECTION: THE CITY OF APOPKA UTILITY SYSTEMS DEPARTMENT SHALL BE NOTIFIED AT LEAST SEVEN (7) DAYS IN ADVANCE TO SCHEDULE MAIN TIE-INS AND VALVE OPERATIONS.

18. OPERATION OF CITY OF APOPKA VALVES: WATER, WASTEWATER, AND REUSE VALVES ARE TO BE OPERATED ONLY BY CITY OF PORT ST. LUCIE UTILITY SYSTEM DEPARTMENT. ALL VALVES BEING INSTALLED ARE TO REMAIN CLOSED DURING CONSTRUCTION.

19. OPERATION OF CITY OF APOPKA PUMP STATIONS: THE CONTRACTOR SHALL COORDINATE ALL PUMP STATION OPERATION AND SHUT DOWN WITH A CITY OF APOPKA INSPECTOR (407-703-1705).

20. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL HAZARDOUS MATERIALS IN COMPLIANCE WITH ALL PRESENT FEDERAL, STATE AND LOCAL ENVIRONMENTAL, HEALTH OR SAFETY LAW, INCLUDING, BUT NOT LIMITED TO, ALL SUCH STATUTES, REGULATIONS, RULES, ORDINANCES, CODES, AND RULES OF COMMON LAW.

21. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL, OR CAUSE ITS WORK OR OR ABOUT THE JOB SITE, IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL, NO PERSONS OR PROPERTY.

22. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING HAZARDOUS MATERIAL FROM THE JOB SITE. CONTRACTOR SHALL BEAR FULL FINANCIAL RESPONSIBILITY, AS BETWEEN THE PARTIES OF THIS CONTRACT, FOR THE COMPLIANCE OF CONTRACTOR AND ITS SUBCONTRACTORS WITH PROVISIONS HEREIN.

23. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATIONS, ACTUAL ATTORNEY'S FEES AND ANY COSTS OF INVESTIGATION, SOILS TESTING, GOVERNMENTAL APPROVALS, REMEDIATION AND CLEANUP ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE FAILURE OF CONTRACTOR OR ITS SUBCONTRACTORS, OR THEIR AGENTS, EMPLOYEES, OFFICERS, OR REPRESENTATIVES, TO COMPLY WITH THE TERMS NOTED HEREIN.

24. IN THE EVENT CONTRACTOR OR ITS SUBCONTRACTORS ENCOUNTER ON THE PREMISES ANY PIPELINE, UNDERGROUND STORAGE TANK OR OTHER CONTAINER, OF ANY KIND, THAT MAY CONTAIN A HAZARDOUS MATERIAL, OR ENCOUNTER

STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY
JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN
USING A DIGITAL SIGNATURE.

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SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPY.

#

DATE

BY

DESCRIPTION

#

DATE

BY

DESCRIPTION

1400 W KELLY PARK ROAD

CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN

GENERAL NOTES

CITY OF APOPKA, FLORIDA

PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/15/2025

PROJECT NO.:

DRAWN BY: JAC

CHECKED BY: JAC

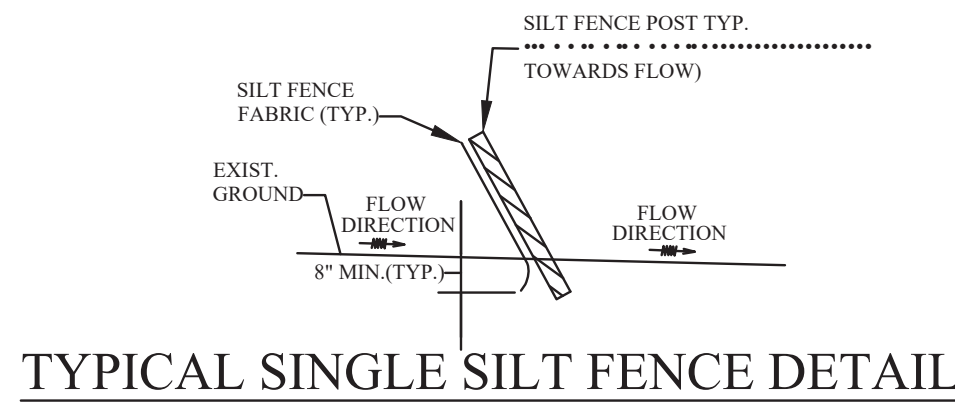
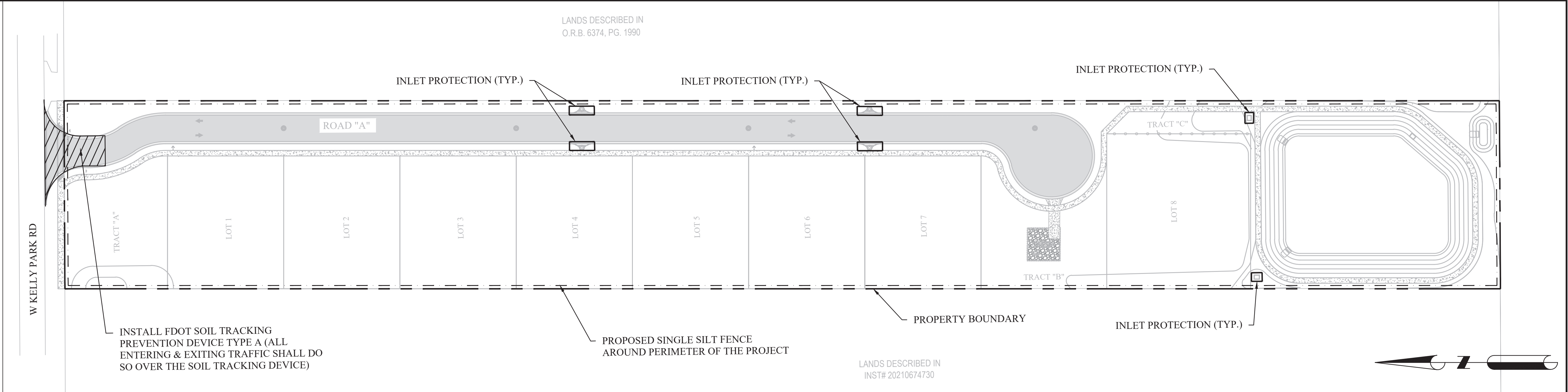
SCALE: NA

SHEET: C-2.0

ENVIRONMENTAL SITE ASSESSMENT NOTE

DESCRIPTION	FOUND (YES / NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES / NO)	RELOCATION PLAN (YES / NO)
WETLANDS	NO			
RARE HABITAT (UPLAND HABITAT)	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE/EXOTIC VEGETATION	NO			

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FDOT APPROVED TEMPORARY SILT FENCE PRE-ASSEMBLED IN 10' ROLLS UTILIZING 2" X 2" X 4" WOODEN POSTS @ 8' C/C MAX. W/ 3' WOVEN GEOTEXTILE MATERIAL MEETING THE REQUIREMENTS OF SEC. 985-4. SIMILAR & EQUAL TO THAT SUPPLIED BY FIFETUBE CO. OF TAMPA FLA.

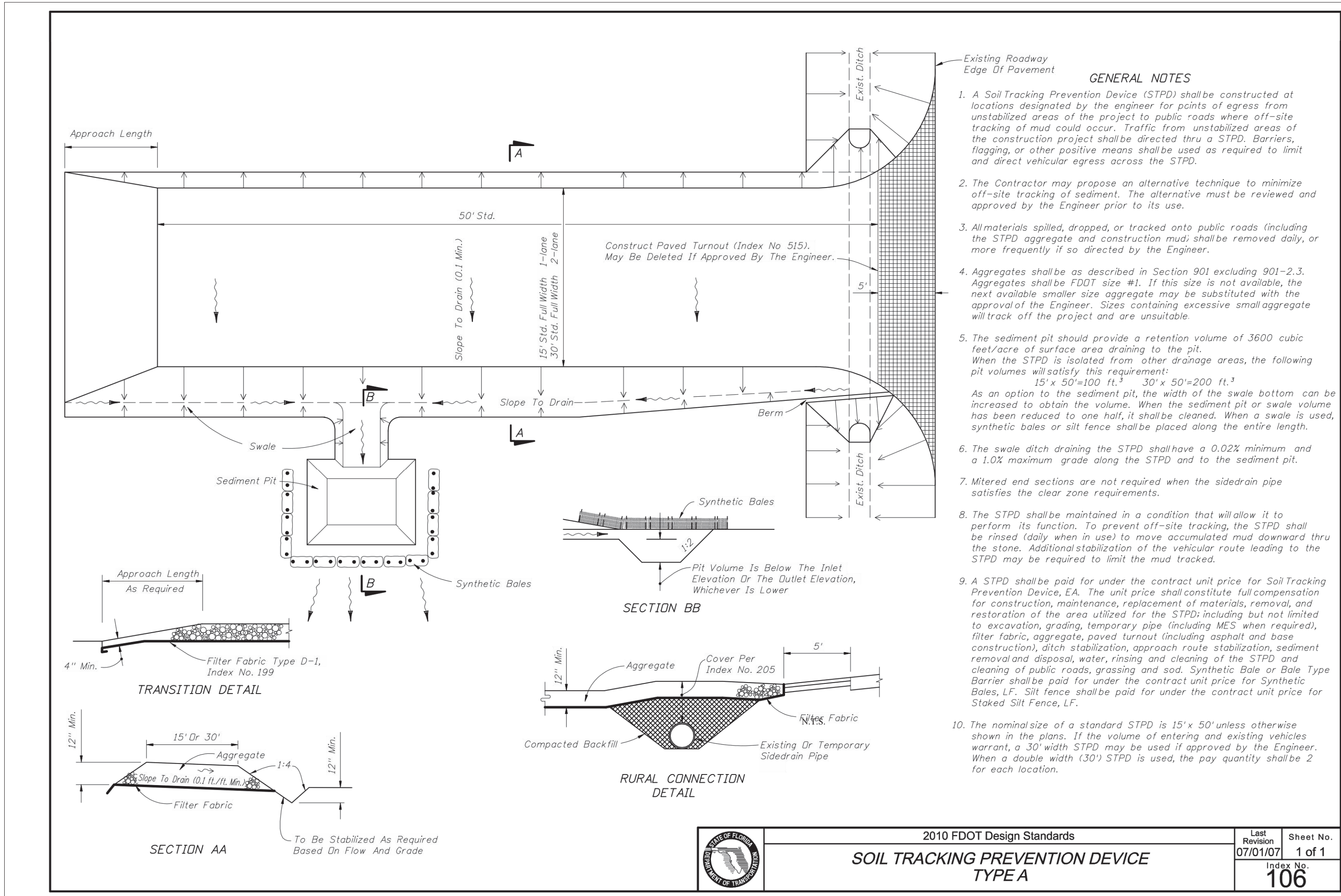
CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AS FOLLOWS:

1. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF ITS USE, IT SHALL BE REPLACED PROMPTLY.
3. SEDIMENT DEPOSITS SHALL BE REMOVED AFTER EACH STORM EVENT.
4. ANY SEDIMENT DEPOSITS LEFT IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE FINISHED GRADE, PREPARED AND SEEDED.

EROSION AN SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.
2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHERE AREAS HAVE BEEN STABILIZED.
3. ADDITIONAL PROTECTION - ON-SITE PROTECTION IN ADDITION TO THE ABOVE MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DUE TO UNSEEN CONDITIONS OR ACCIDENTS.
4. CONTRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF COMPLETION.
5. WIRE MESH SHALL BE LAID OVER THE DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2 INCH OPENINGS SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.
6. FDOT NO. 1 COARSE AGGREGATE SHALL BE PLACED OVER THE WIRE MESH. THE DEPTH OF STONE SHALL BE AT LEAST 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING AT LEAST 18 INCHES ON CENTER.
7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONES MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.
8. SYNTHETIC BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER.
9. SYNTHETIC BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
10. THE FILTER BARRIER SHALL BE ENTRANCED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 8 INCHES. AFTER THE SYNTHETIC BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.
11. EACH SYNTHETIC BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBAR DRIVEN THROUGH THE BALE.
12. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SYNTHETIC BALES, END RUNS AND UNDERCUTTING BENEATH BALES.
13. NECESSARY REPAIRS TO BARRIER OR REPLACEMENT OF SYNTHETIC BALES SHALL BE ACCOMPLISHED PROMPTLY.
14. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SYNTHETIC BALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.
15. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
16. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

17. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-THIRD THE HEIGHT OF THE BARRIER.
18. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.
19. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
20. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/3 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
21. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS SPECIFICATIONS AND THE ST. JOHNS WATER MANAGEMENT DISTRICT SPECIFICATIONS AND CRITERIA.
22. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WATER MANAGEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATIONS (F.D.E.R.) CHAPTER 6.
23. EROSION AND SEDIMENT CONTROL BARRIER SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM WATER QUALITY DEGRADATION. SEE DETAIL SHEET FOR TYPICAL CONSTRUCTION.
24. ALL DISTURBED AREAS SHALL BE GRASSSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMANENT VEGETATIVE COVER IS ESTABLISHED.
25. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.
26. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.
27. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
28. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, SYNTHETIC HAY BALES, AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.
29. ALL DEWATERING EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND REMOVED ONLY WHEN AREAS HAVE BEEN STABILIZED.
30. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT MEASURES REQUIRED FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.
31. THE CONTRACTOR SHALL BE REQUIRED TO RESPOND TO ALL WATER MANAGEMENT DISTRICT INQUIRES, RELATIVE TO COMPLIANCE WITH SRWMD FOR EROSION AND SEDIMENTATION CONTROL. THE COST OF THIS COMPLIANCE SHALL BE PART OF THE CONTRACT.



SOIL TRACKING PREVENTION DEVICE (TYPE A)

STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

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REVISIONS					
#	DATE	BY	DESCRIPTION	#	DATE

**1400 W KELLY PARK ROAD
CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN
EROSION CONTROL PLAN**

CITY OF APOPKA, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/15/2025

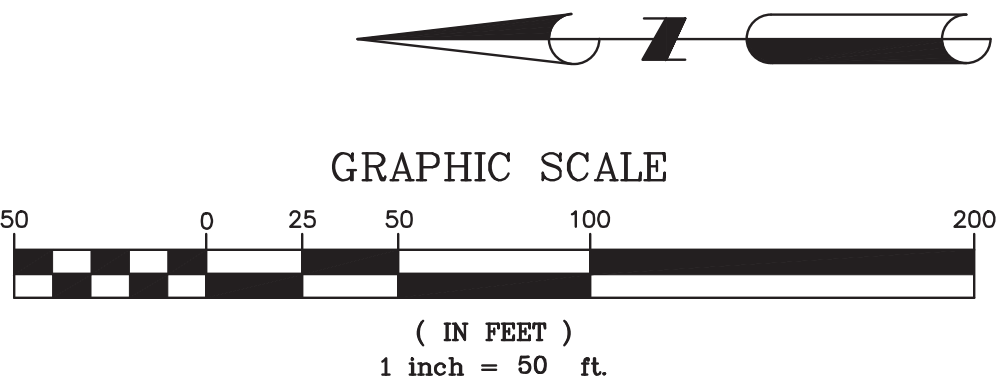
PROJECT NO.:

DRAWN BY: JAC

CHECKED BY: JAC

SCALE: 1" = 50'

SHEET: C-3.0



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CERTIFICATE OF AUTHORIZATION NO. 33749
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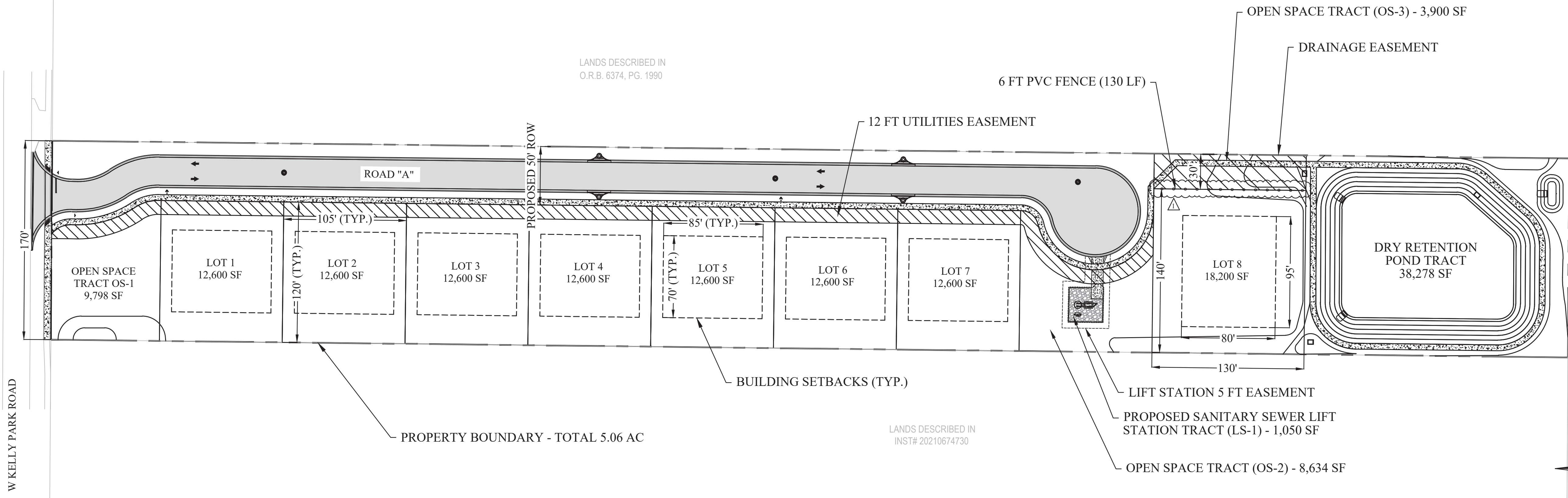
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REVISIONS							
#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION

1400 W KELLY PARK ROAD
CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN
EXISTING CONDITIONS, CLEARING AND DEMOLITION PLAN
CITY OF APOPKA, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/15/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 50'
SHEET: C-4.0



SITE DATA

PARCEL ID: 17-20-28-0000-00-008
ADDRESS: 1400 W KELLY PARK ROAD, APOPKA, FL 32712
FUTURE LAND USE: 17-20-28-0000-00-008 (R/VLS)
NUMBER OF LOTS: 8
ZONING DENSITY: 1.58 D.U./ NET PROJECT AREA (2 DU/AC MAX)

SITE STANDARDS

MINIMUM LOT WIDTH: 1,800 SF
MINIMUM LIVING AREA: 1,800 SF
SETBACKS 95 FT
- FRONT: 25'
- REAR: 25'
- SIDE: 10'
MAX. HEIGHT: 35'

MIN. OPEN SPACE REQUIRED: 20%
OPEN SPACE PROVIDED: 23.1%

GROSS PROJECT AREA: 5.06 ACRES (100%)

RESIDENTIAL LOTS AREA: 2.45 ACRES (48.4%)

POND & OPEN SPACE AREA: 1.39 ACRES (27.5%)

- POND
75% OF AREA ALLOWED FOR
OPEN SPACE 0.66 ACRES
25% REMAINDER 0.22 ACRES

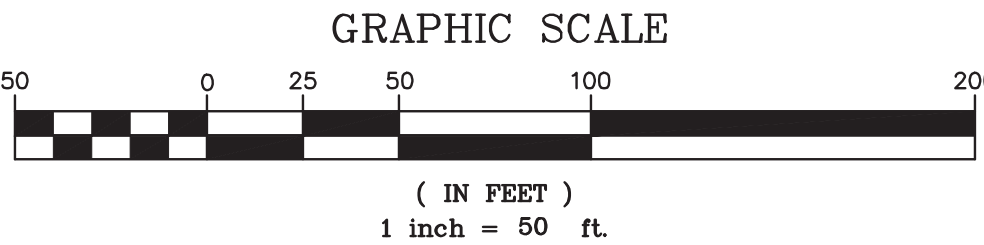
- OPEN SPACE
AREAS FROM TRACTS
OS-1, OS-2 & OS-3

LIFT STATION TRACT (LS-1): 0.51 ACRES (0.4%)
R-O-W: 1.20 ACRES (23.7%)

UTILITIES

WATER: CITY OF APOPKA
SEWER: CITY OF APOPKA
POWER: DUKE ENERGY, INC.

OWNERSHIP AND MAINTENANCE			
DEVELOPMENT PARCELS	AREA	OWNERSHIP	MAINTENANCE
RIGHT-OF-WAY	1.20 AC	PUBLIC	TO BE OWNED AND MAINTAINED BY THE CITY OF APOPKA
OPEN SPACE TRACT (OS-1)	0.23 AC	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA
OPEN SPACE TRACT (OS-2)	0.20 AC	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA
OPEN SPACE TRACT (OS-3)	0.09 AC	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA
LIFT STATION TRACT (LS-1)	0.02 AC	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA
POND TRACT	0.88 AC	PRIVATE	TO BE OWNED AND MAINTAINED BY THE HOA



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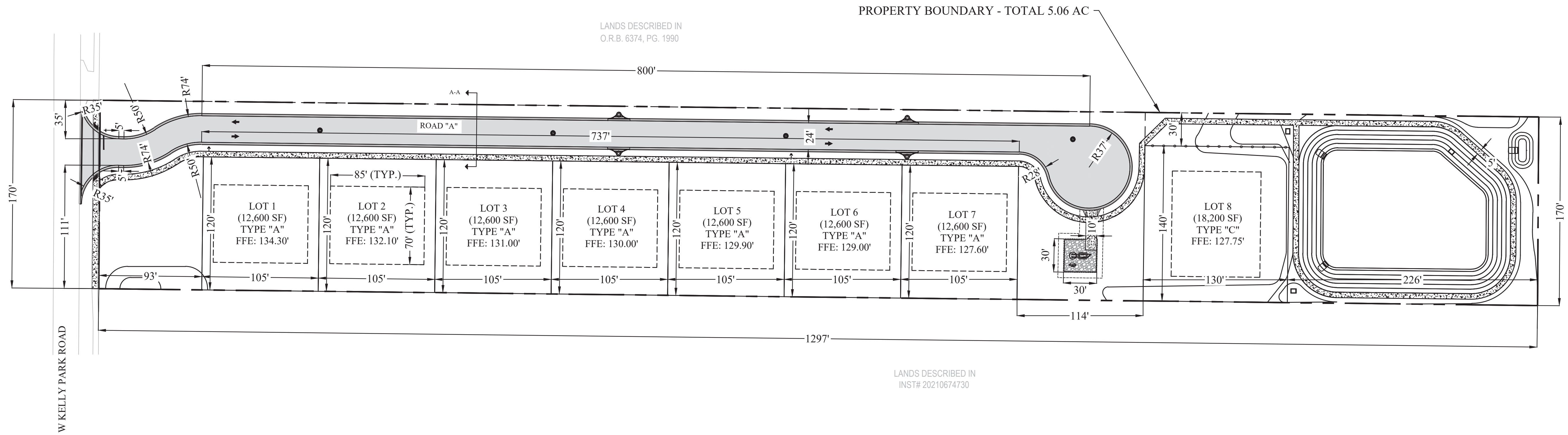
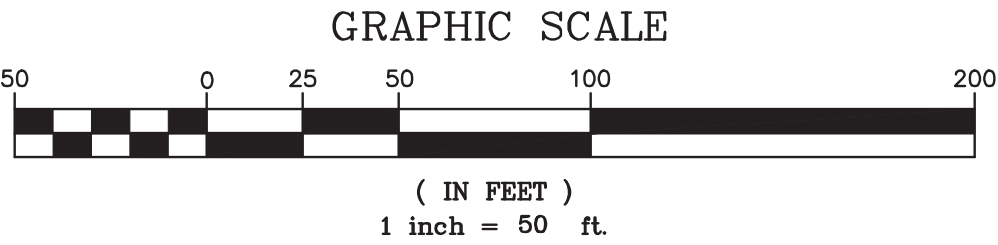
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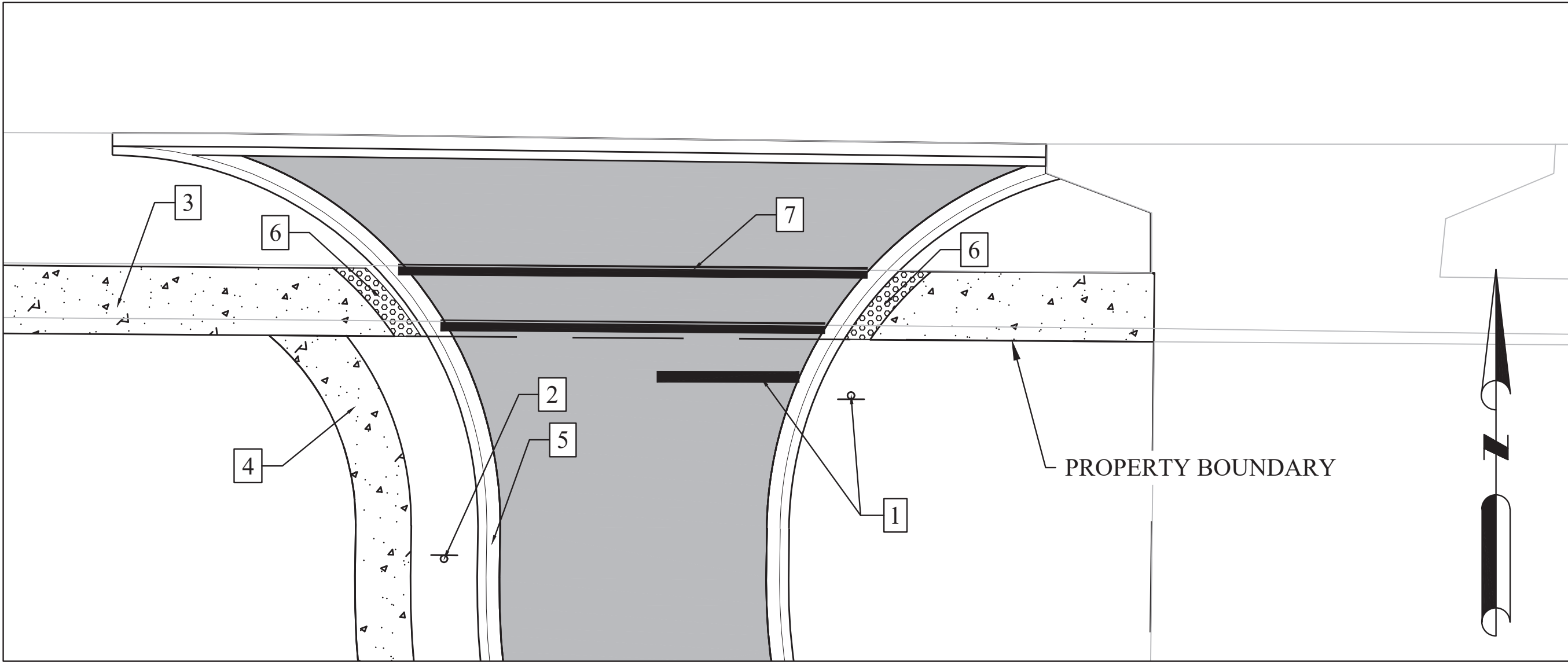
#	REVISIONS						
	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION
△	01/15/2025	JAC	CHANGES DUE TO CITY COMMENTS				

1400 W KELLY PARK ROAD
CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN
SITE PLAN
CITY OF APOPKA, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/15/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 50'
SHEET: C-5.0

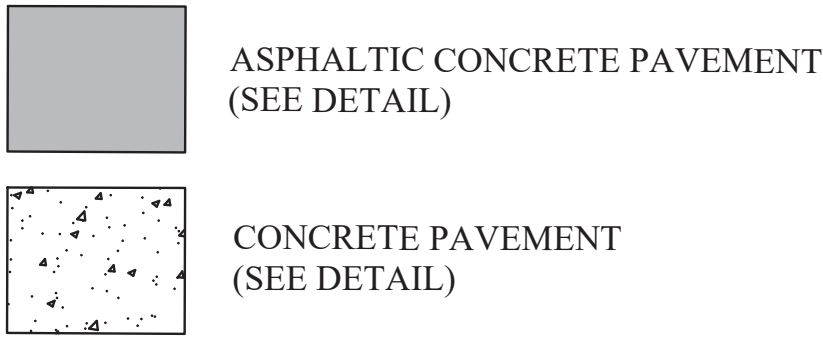
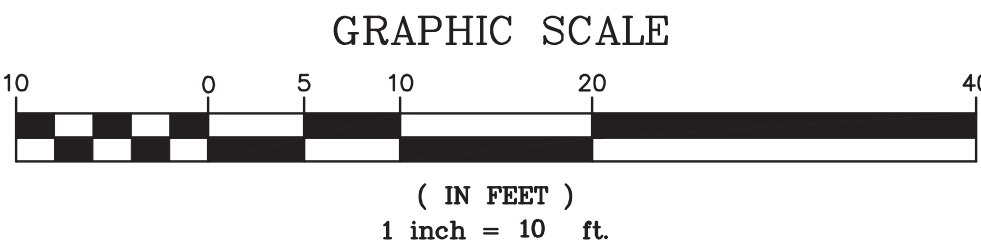


ENTRANCE DETAIL

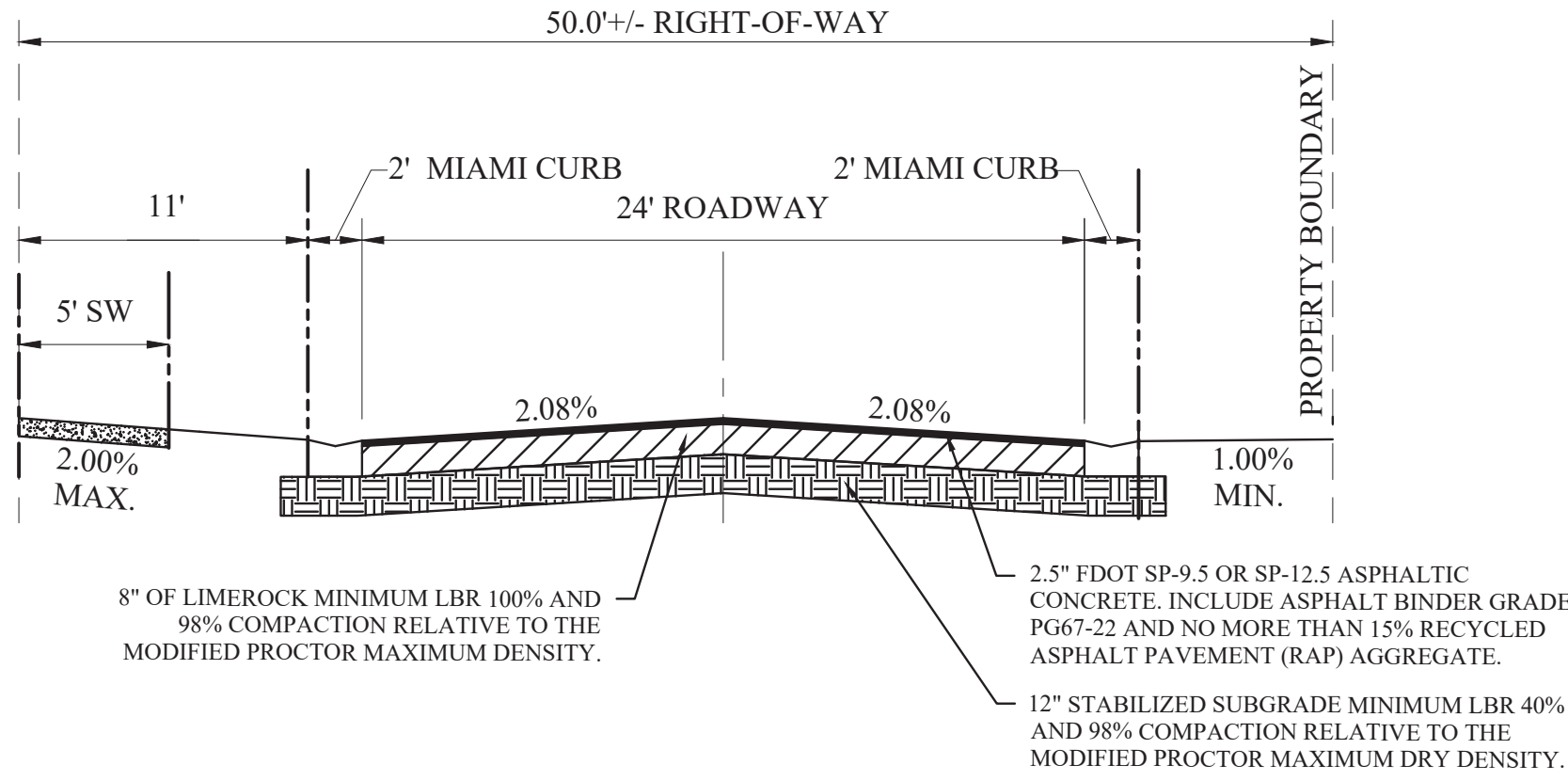


PROPOSED CONSTRUCTION LEGEND

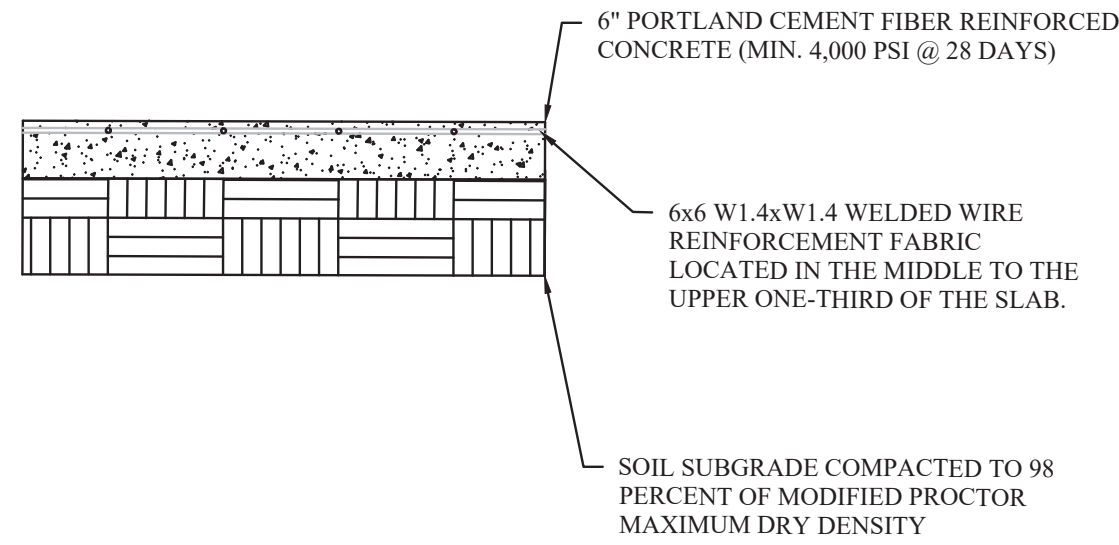
1. STOP SIGN R1-1 AND 24" WHITE STOP BAR
2. MAX. SPEED SIGN R2-1
3. 6 FT CONCRETE SIDEWALK
4. 5 FT CONCRETE SIDEWALK
5. FDOT MIAMI CURB (TYP)
6. CURB RAMP WITH DETECTABLE WARNING STRIP (FDOT 522-002 INDEX)
7. 5 FT STANDARD CROSSWALK PER FDOT INDEX 711-001



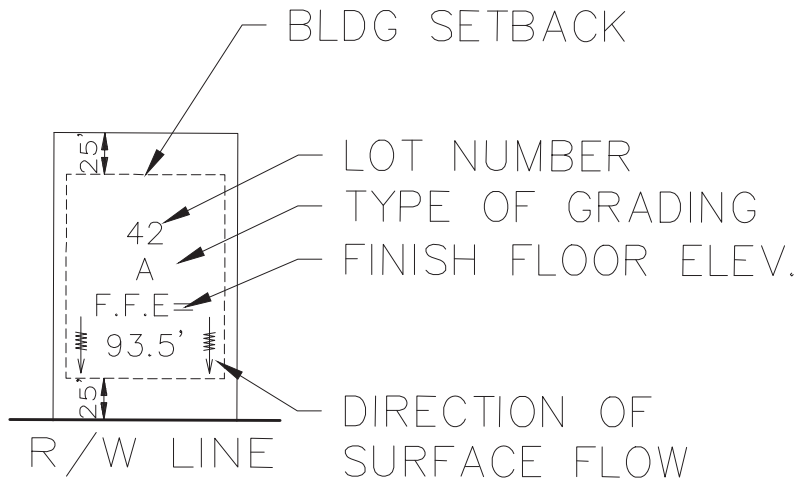
- NOTE:
1. INSTALLATION HEIGHT OF SIGNS SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL (M.U.T.C.D.) 7' CLEARANCE.
 2. ROADSIDE SIGN PLACEMENT SHALL CONFORM TO FDOT INDEX 700-101.
 3. - TUBE TYPICAL FOR ALL POST MOUNTED TRAFFIC SIGNS.



ROADWAY SECTION A-A
NTS



LIFT STATION CONCRETE PAVEMENT SECTION
(N.T.S.)



TYPICAL LOT LAYOUT
NTS

STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

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#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION

1400 W KELLY PARK ROAD
CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN
PAVEMENT GEOMETRY, STRIPING AND SIGNAGE PLAN

CITY OF APOPKA, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/15/2025

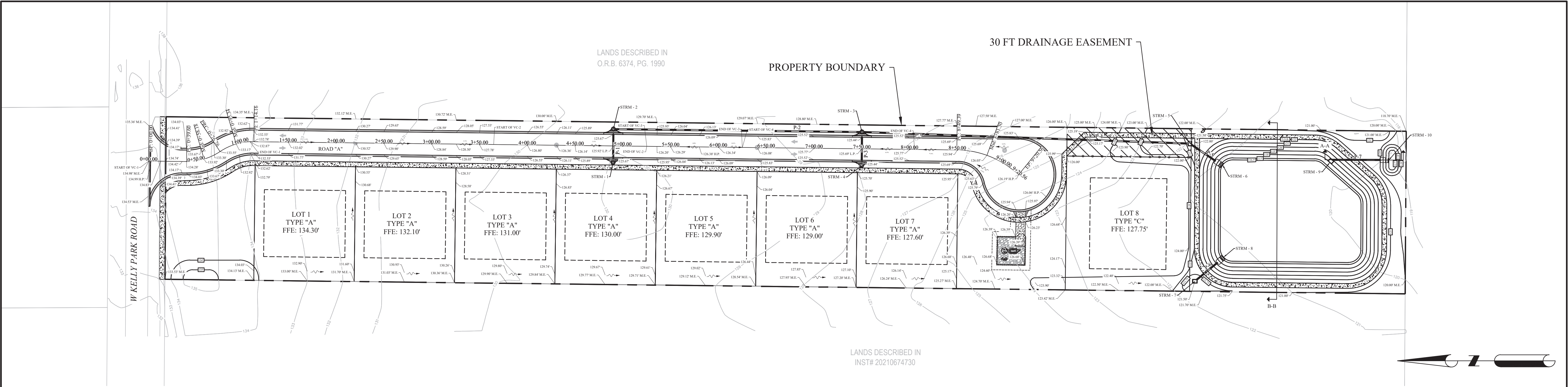
PROJECT NO.:

DRAWN BY: JAC

CHECKED BY: JAC

SCALE: VARIES

SHEET: C-6.0

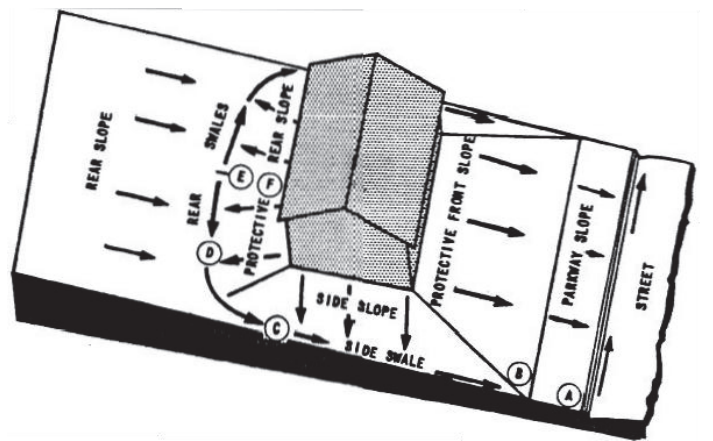


STRUCTURE TABLE

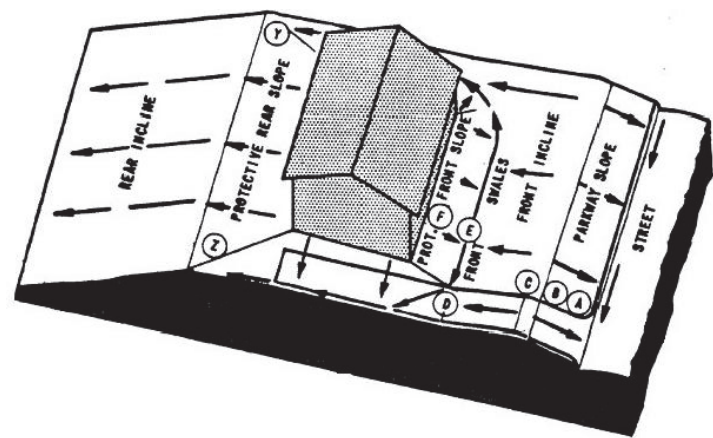
STRUCTURE NUMBER	TYPE	TOP EL (FT)	GUTTER EL (FT)	INVERT (FT)	
STRM-1	CURB INLET TOP - FDOT TYPE P-2	125.78	125.67	E:	119.02
STRM-2	CURB INLET TOP - FDOT TYPE P-2	125.73	125.67	W:	118.95
				S:	118.85
STRM-3	CURB INLET TOP - FDOT TYPE P-2	125.50	125.44	N:	117.45
				W:	118.01
				S:	117.35
STRM-4	CURB INLET TOP - FDOT TYPE P-2	125.55	125.44	E:	118.08
STRM-5	DBI - FDOT TYPE C	121.50	121.50	N:	116.66
				S:	116.56
STRM-6	MITERED END SECTION				116.50
STRM-7	DBI - FDOT TYPE C	121.50	121.50	E:	116.56
STRM-8	MITERED END SECTION				116.50
STRM-9	CONTROL STRUCTURE	120.90	120.90	E:	118.50
STRM-10	MITERED END SECTION				117.00

PIPE TABLE

PIPE NUMBER	PIPE DIAMETER, TYPE AND SLOPE	LENGTH (FT)	FROM: STRUCT. # INV EL (FT)	TO: STRUCT. # INV EL (FT)
P-1	15" RCP @ 0.20%	35	STRM - 1	STRM - 2
			119.02	118.95
P-2	15" RCP @ 0.54%	260	STRM - 2	STRM - 3
			118.85	117.45
P-3	15" RCP @ 0.20%	35	STRM - 4	STRM - 3
			118.08	118.01
P-4	15" RCP @ 0.20%	346	STRM - 3	STRM - 5
			117.35	116.66
P-5	15" RCP @ 0.20%	26	STRM - 5	STRM - 6
			116.56	116.50
P-6	15" RCP @ 0.20%	32	STRM - 7	STRM - 8
			116.56	116.50
P-7	15" RCP @ 2.73%	55	STRM - 9	STRM - 10
			118.50	117.00



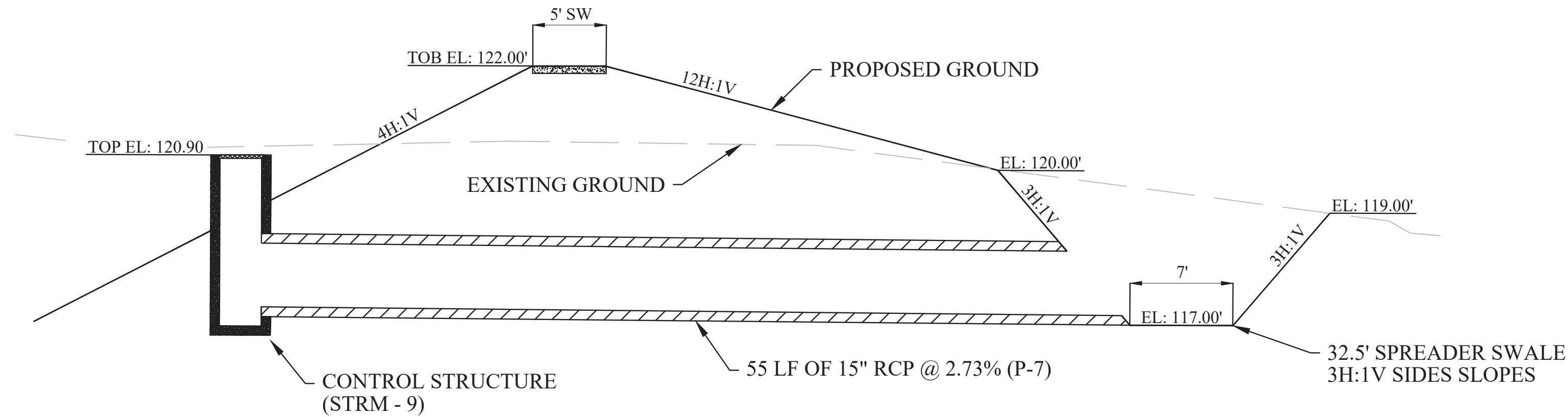
TYPE "A" LOT GRADING
NTS



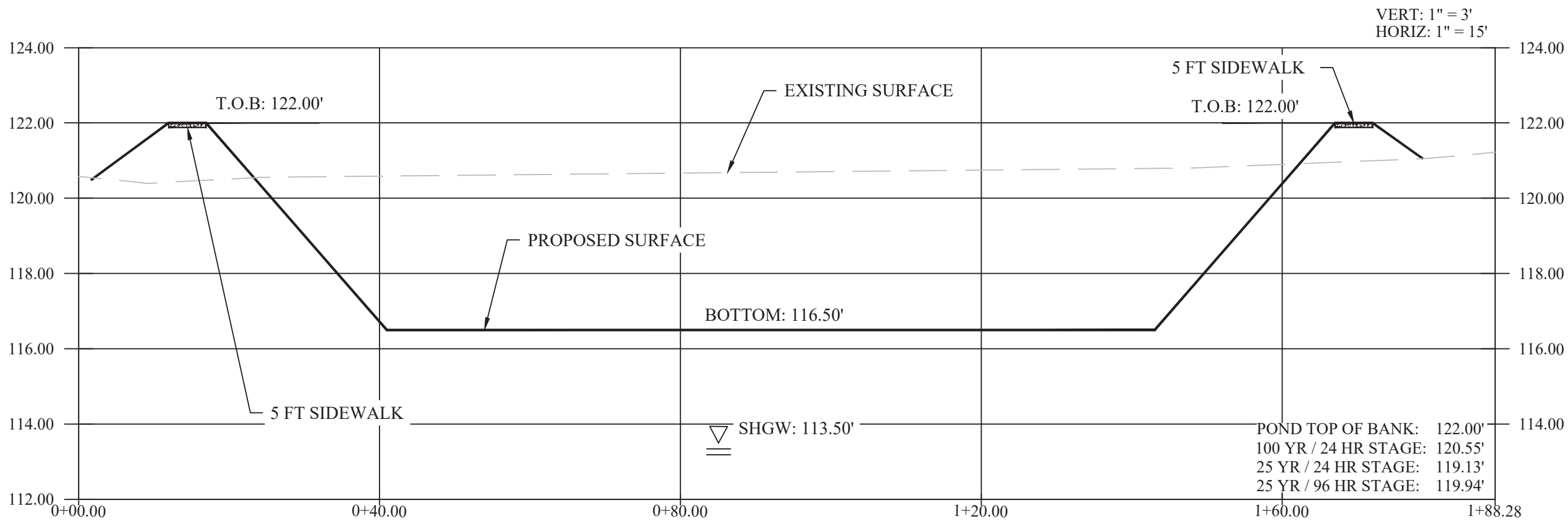
TYPE "C" LOT GRADING
NTS

NOTES

- EXISTING UTILITIES ARE TO BE FIELD VERIFIED BY CONTRACTOR.
- USE PLAT FOR ALL CONSTRUCTION LAYOUT WORK.
- OWNERSHIP AND MAINTENANCE OF ALL EASEMENTS AND TRACTS SHOWN WITHIN THESE PLANS WILL BE THE RESPONSIBILITY OF THE OWNERS, SUCCESSORS, ASSIGNEES, & BENEFICIARIES, INCLUDING THE HOME OWNERS ASSOCIATION.
- PROJECT SIGNAGE WILL COMPLY WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE.
- ALL ROADS WITHIN THE THE RIGHT-OF-WAY WILL BE PUBLIC.
- TRASH PICK-UP WILL BE CURB SIDE.
- THE PROJECT WILL BE CONSTRUCTED IN 1 PHASE.
- SIDEWALK ALONG COMMON AREAS SHALL BE CONSTRUCTED ALONG WITH ROAD. SIDEWALK IN FRONT OF HOMES WILL BE CONSTRUCTED AT THE TIME OF HOME CONSTRUCTION.
- ELEVATIONS SHOWN REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)
- DRIVEWAYS SHALL NOT EXCEED A SLOPE OF 14% +/-
- DRIVEWAYS SHALL NOT BE LESS THAN 2% SLOPE
- SIDE YARD SWALE SLOPE SHALL NO BE LESS THAN 1% SLOPE AT ANY LOCATION.

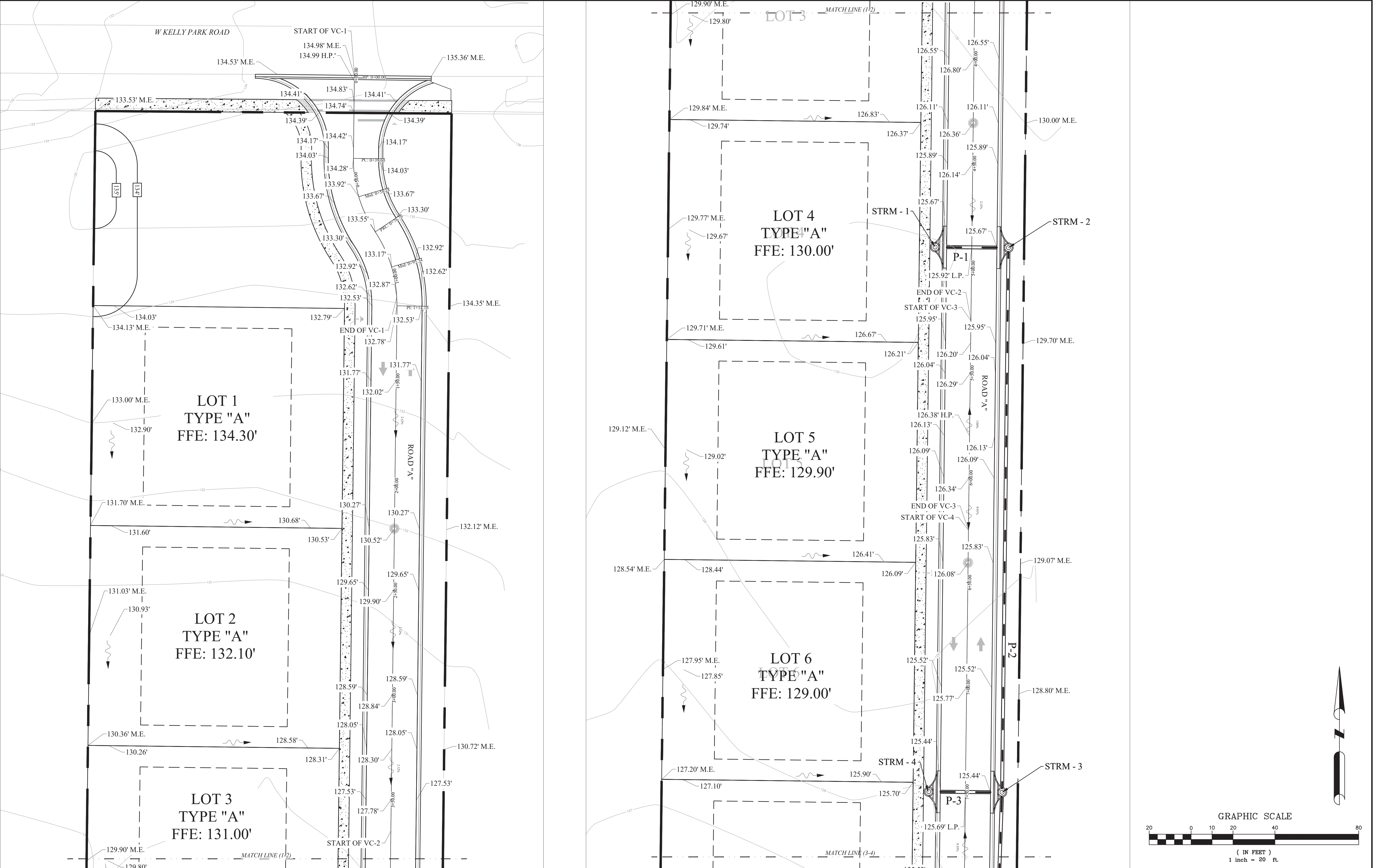


SECTION A-A
NTS



SECTION B-B
NTS

STORYBOOK DEVELOPMENT SERVICES, LLC CERTIFICATE OF AUTHORIZATION NO. 33749 JOSE A. CHAVES JOSE@STORYBOOKTEAM.COM 321-246-8811	JOSE A. CHAVES STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 78518 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.	REVISIONS				1400 W KELLY PARK ROAD CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN OVERALL GRADING AND DRAINAGE PLAN CITY OF APOPKA, FLORIDA PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC				DATE: 01/15/2025 PROJECT NO.: DRAWN BY: JAC CHECKED BY: JAC SCALE: 1" = 50' SHEET: C-7.0
		#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION	



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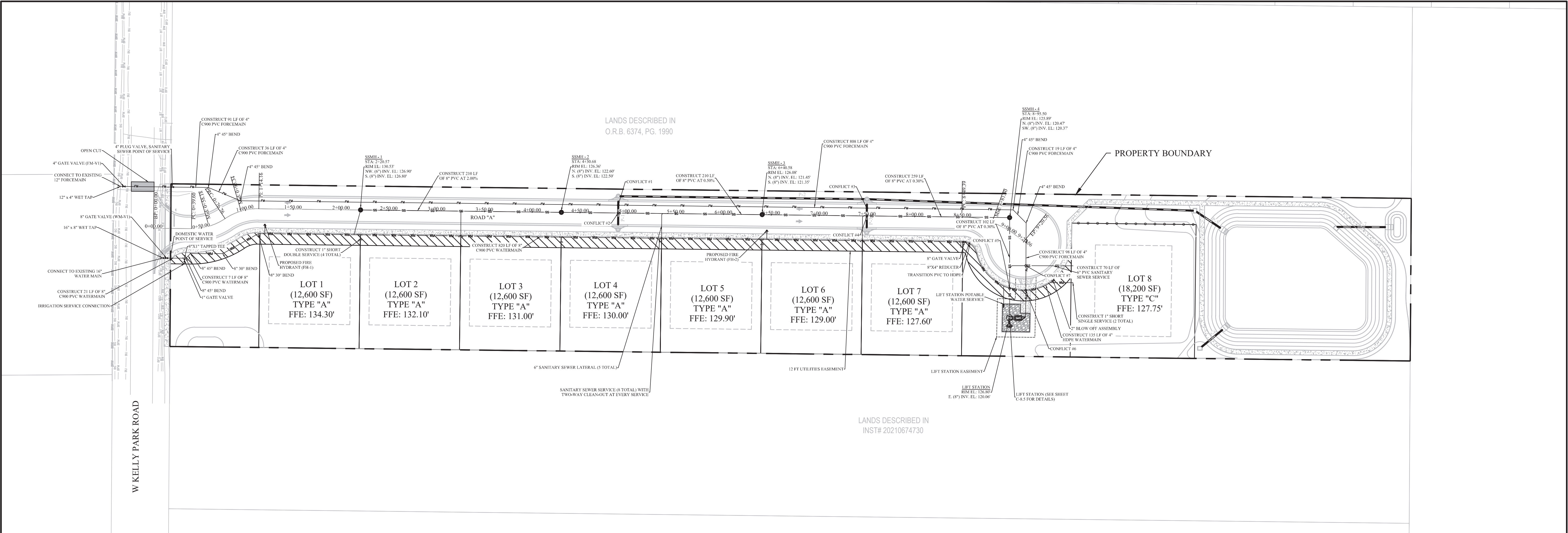
1400 W KELLY PARK ROAD
CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN
DETAIL GRADING AND DRAINAGE PLAN

CITY OF APOPKA, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/15/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 20'
SHEET: C-7.1

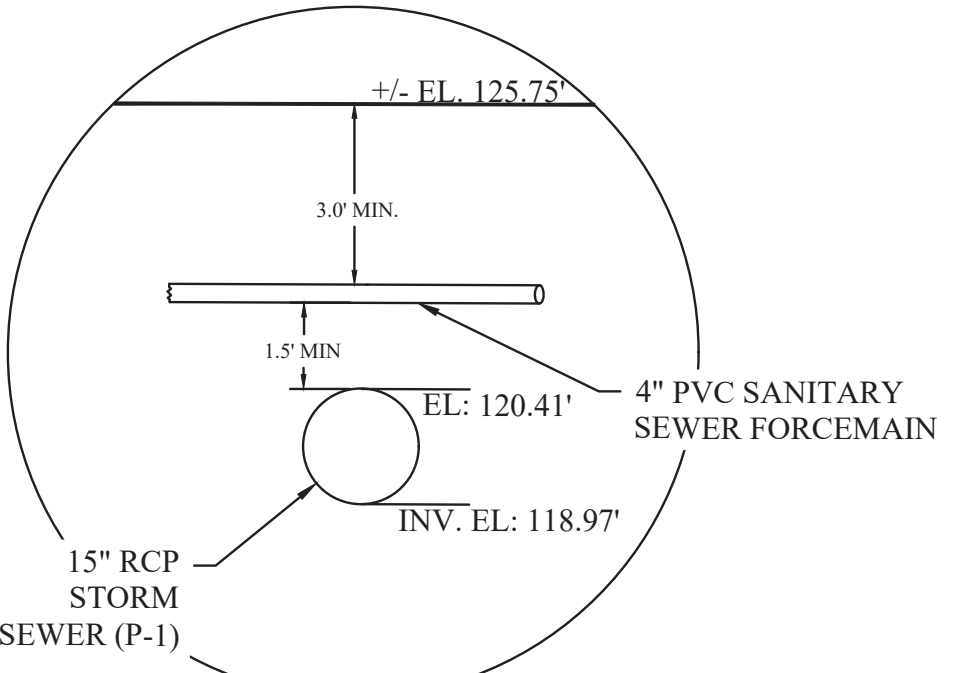
E. Surfaces shall not deviate more than 0.10° from a true plane.



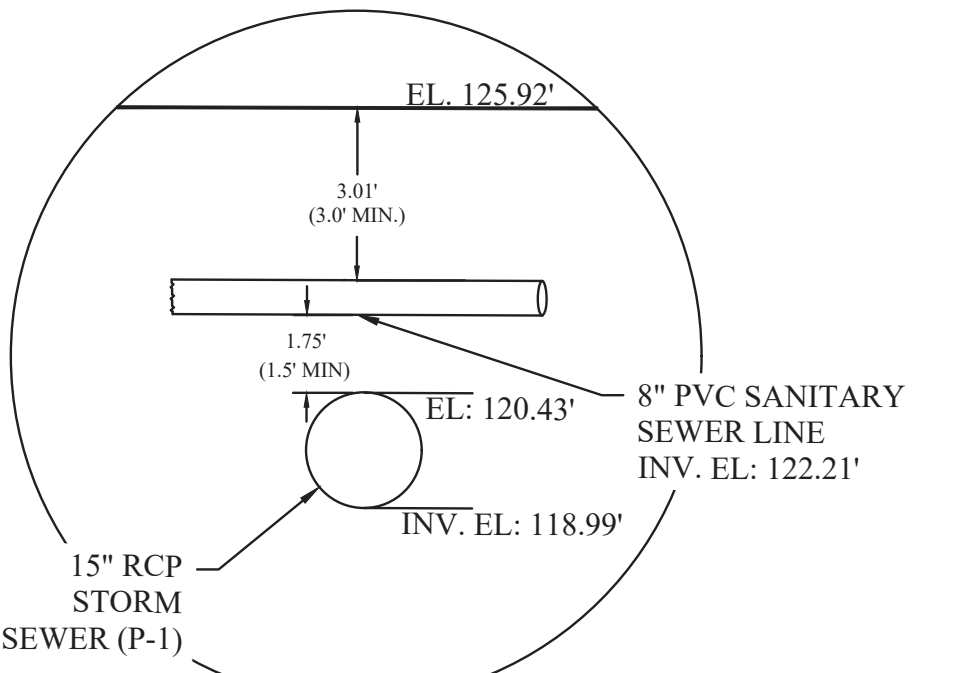


SANITARY SEWER STRUCTURE TABLE

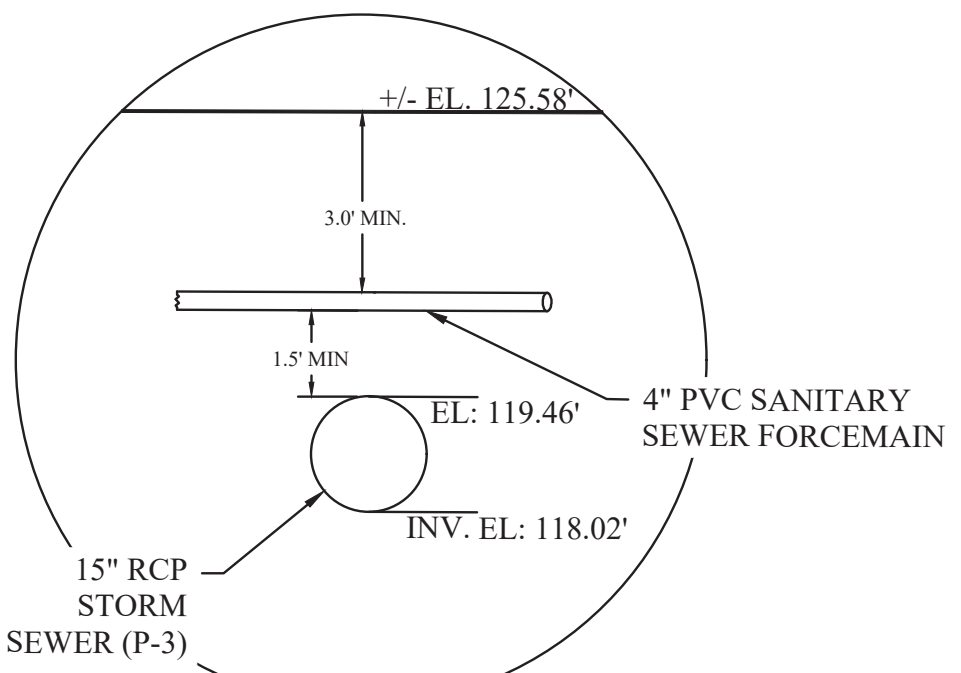
STRUCTURE NUMBER	TOP EL. (FT)	INVERT (FT)	
SSMH-1	130.53	NW:	126.90
		S:	126.80
SSMH-2	126.36	N:	122.60
		S:	122.50
SSMH-3	126.08	N:	121.45
		S:	121.35
SSMH-4	125.89	N:	120.47
		W:	120.37
LS	126.80	E:	120.06



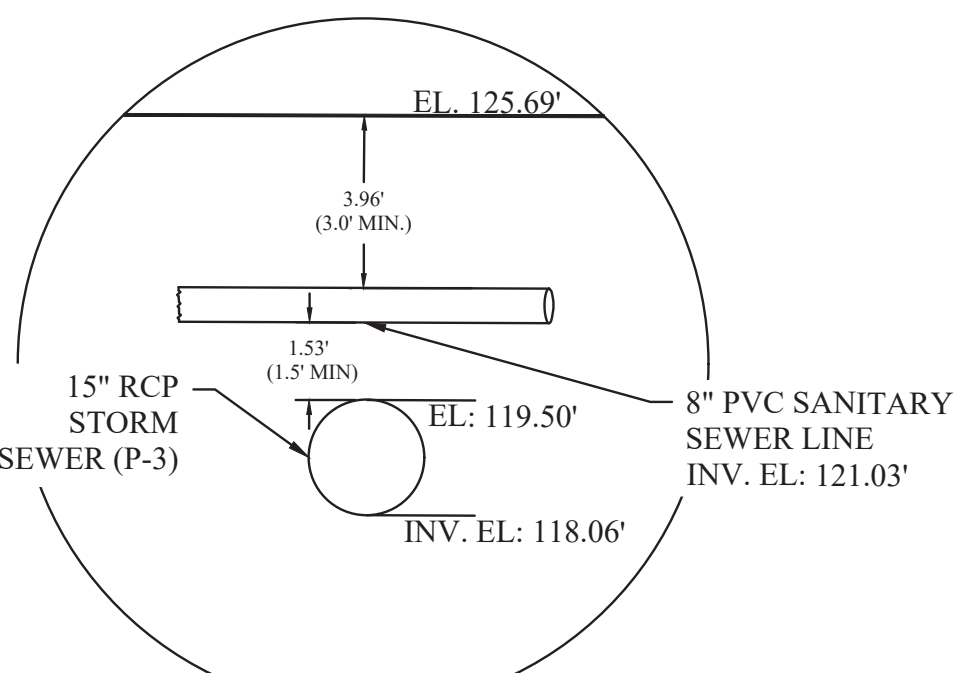
CONFLICT #1
N.T.S.



CONFLICT #2
N.T.S.



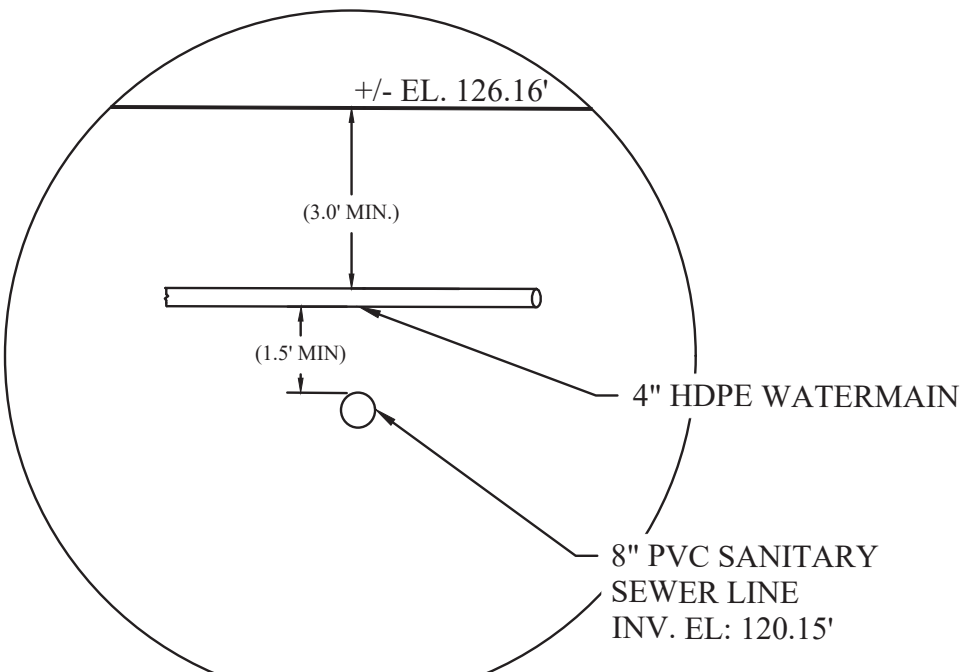
CONFLICT #3
N.T.S.



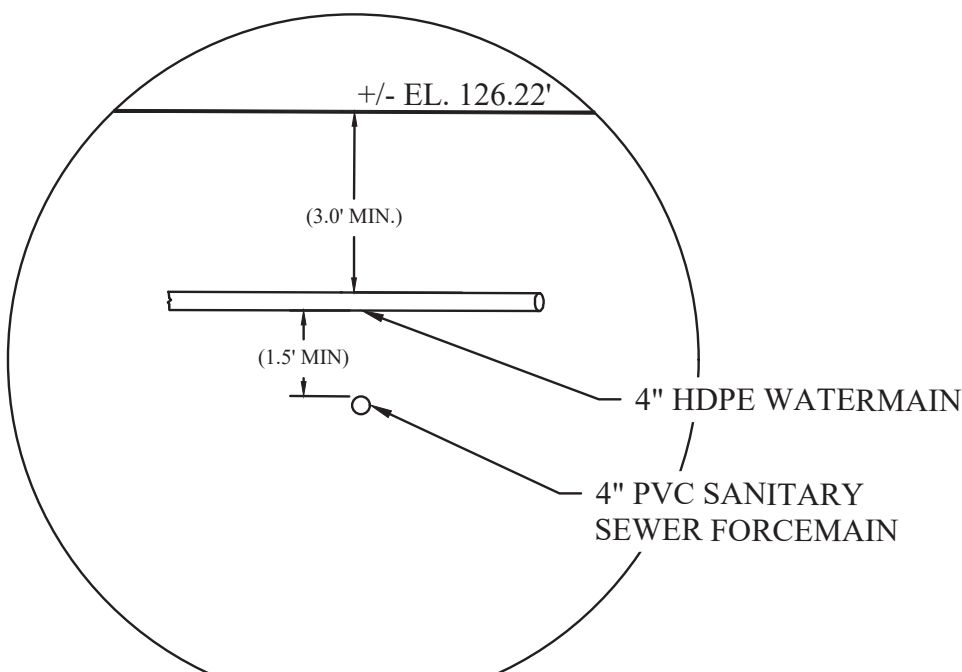
CONFLICT #4
N.T.S.

NOTES

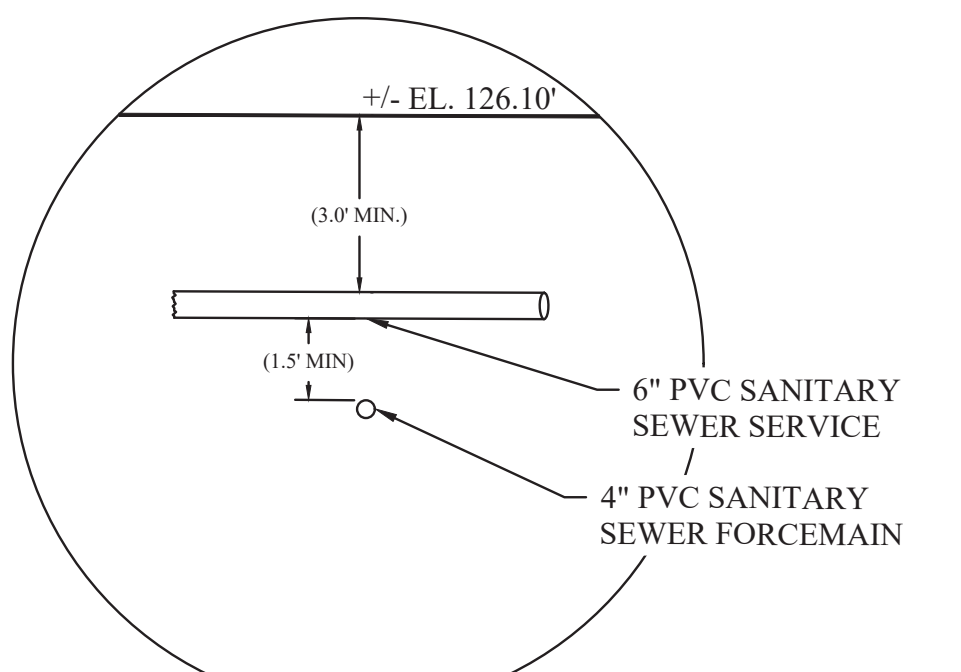
- EXISTING UTILITIES ARE TO BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION COMMENCEMENT.
- OWNERSHIP AND MAINTENANCE OF ALL EASEMENTS AND TRACTS SHOWN WITHIN THESE PLANS WILL BE THE RESPONSIBILITY OF THE OWNERS, SUCCESSORS, ASSIGNEES, & BENEFICIARIES, INCLUDING THE HOME OWNERS ASSOCIATION.
- PROJECT SIGNAGE WILL COMPLY WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE.
- ALL ROADS WITHIN THE THE RIGHT-OF-WAY WILL BE PUBLIC.
- THE PROJECT WILL BE CONSTRUCTED IN 1 PHASE.
- PROPOSED POTABLE WATER IS TO BE PUBLICLY OWNED AND MAINTAINED.
- MINIMUM SLOPE ON ALL SANITARY SEWER LATERALS SHALL BE 1%.
- WASTEWATER CAPACITY ANALYSIS: 8 LOTS X 250 GPD / SFR = 2,000 GPD
- GRAVITY SANITARY SEWER AND LIFT STATION ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- SANITARY SEWER FORCEMAIN IS TO BE PUBLICLY OWNED AND MAINTAINED.



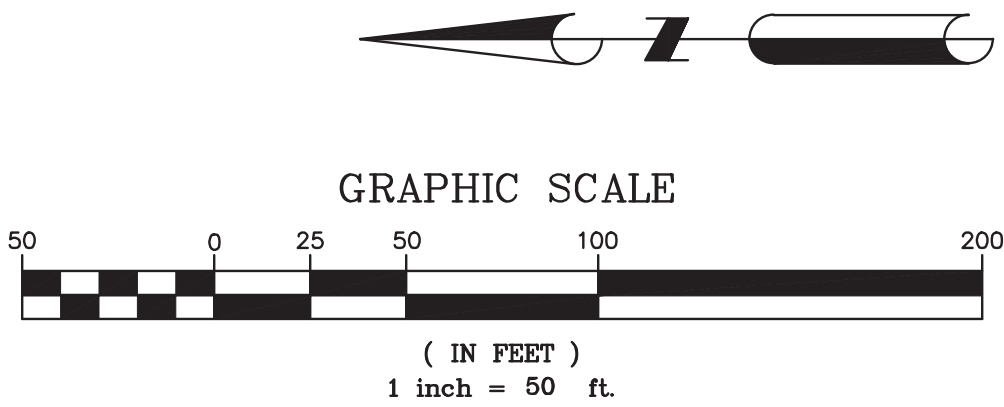
CONFLICT #5
N.T.S.



CONFLICT #6
N.T.S.



CONFLICT #7
N.T.S.



STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

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1400 W KELLY PARK ROAD
CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN
OVERALL WATER AND SEWER PLAN

CITY OF APOPKA, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/15/2025

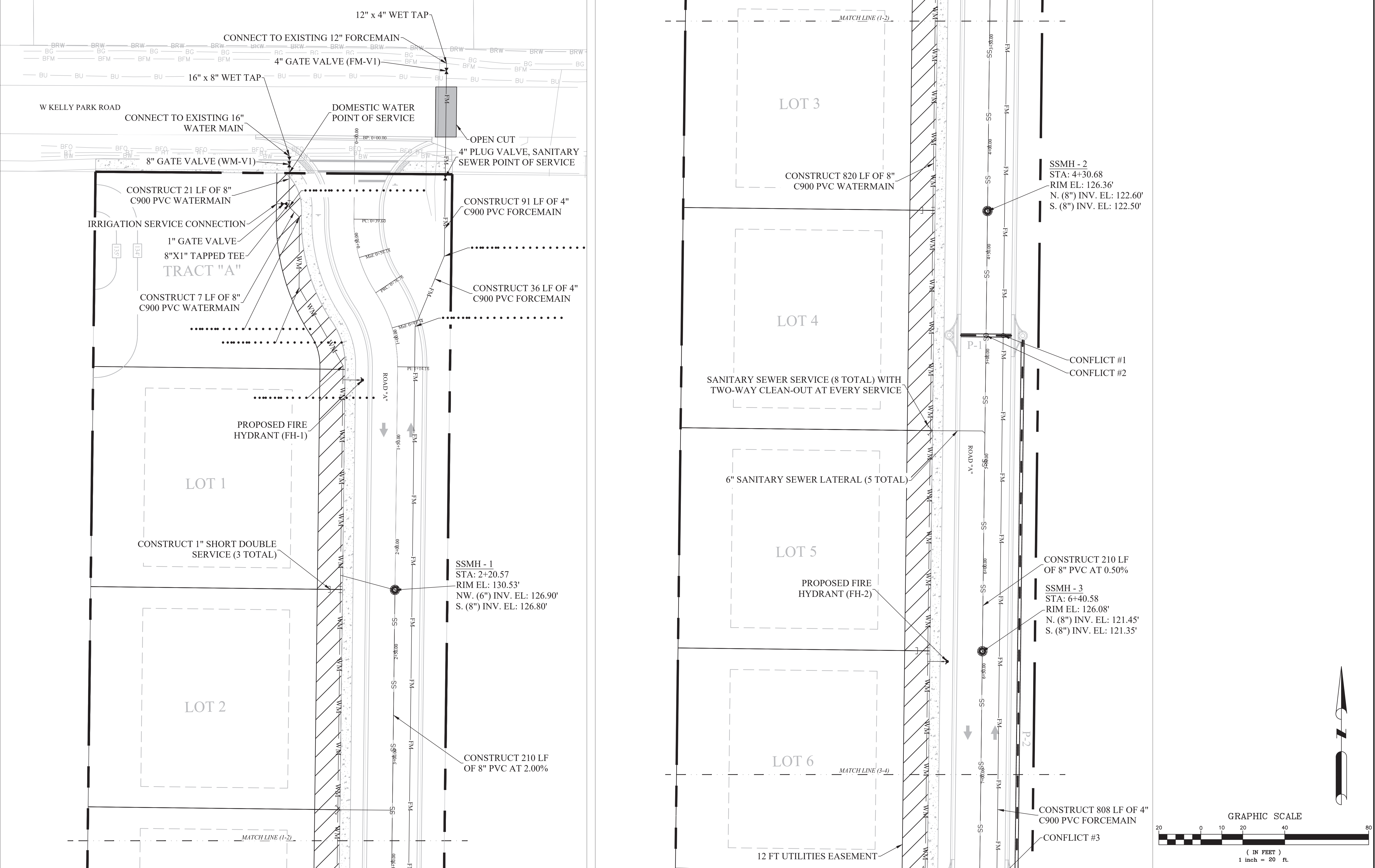
PROJECT NO.:

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CHECKED BY: JAC

SCALE: 1" = 50'

SHEET: C-8.0



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JOSE A. CHAVES
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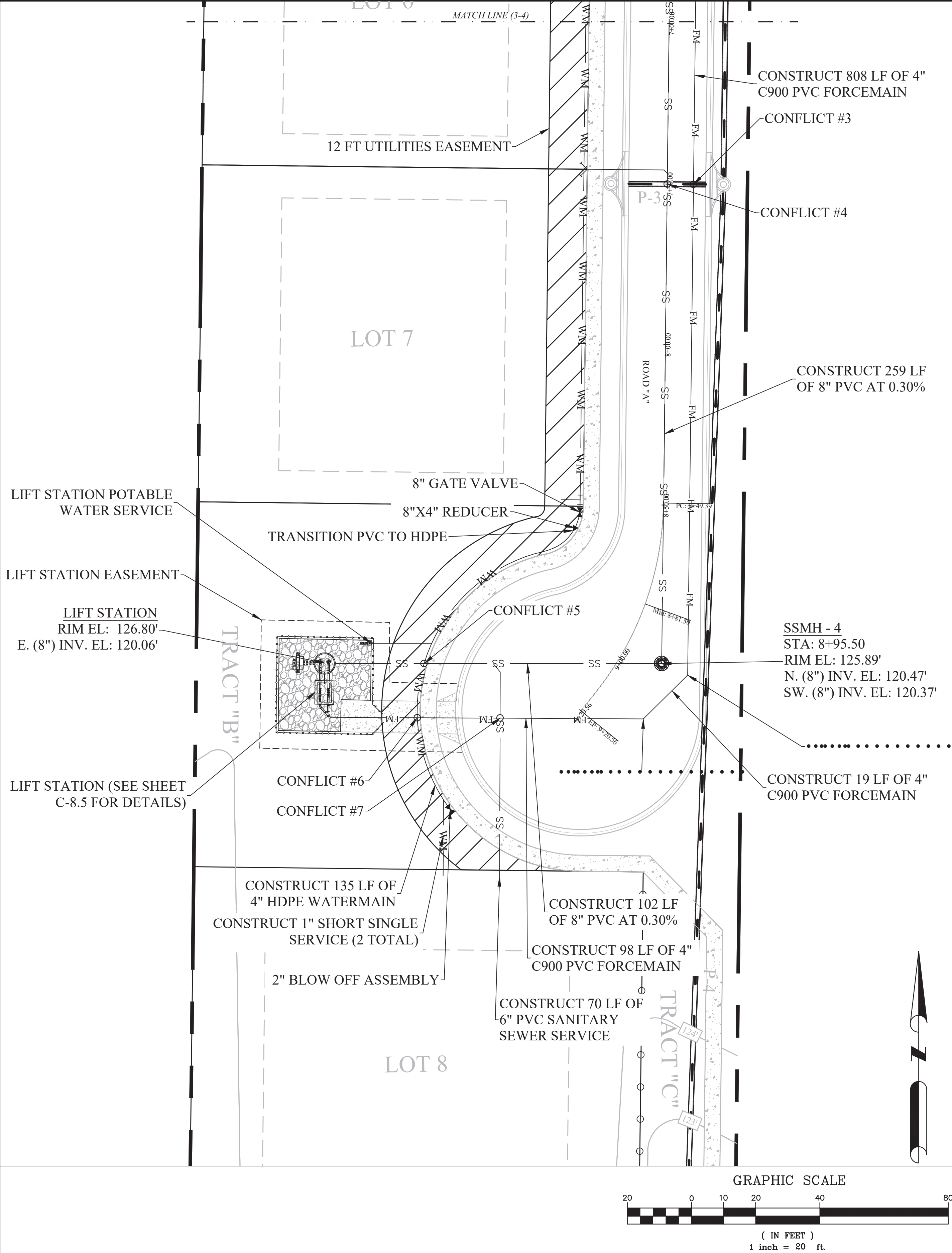
REVISIONS							
#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION

1400 W KELLY PARK ROAD
CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN
DETAIL WATER AND SEWER PLAN

CITY OF APOPKA, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/15/2025
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SCALE: 1" = 20'
SHEET: C-8.1

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CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
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CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN
DETAIL WATER AND SEWER PLAN
CITY OF APOPKA, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/15/2025
PROJECT NO.:
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SCALE: 1" = 20'
SHEET: C-8.2

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A
DATE: February 11, 2011

OCU GENERAL NOTES:

- 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.
- SHOULD A PIPE EMERGENCY OCCUR, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OCU DISPATCH OPERATOR (407-836-2777) AND THE OCU INSPECTOR.
- THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST SEVEN DAYS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION PROJECT BY CALLING (407) 254-9798.
- THE CONTRACTOR SHALL NOTIFY THE OCU CONSTRUCTION DIVISION AT LEAST 48 HOURS PRIOR TO ANY UTILITIES CONSTRUCTION BY CALLING (407) 254-9798.
- THE MATERIALS, PRODUCTS, AND CONSTRUCTION OF ALL UTILITIES CONNECTING TO THE OCU SYSTEM SHALL BE IN CONFORMANCE WITH THE ORANGE COUNTY UTILITIES STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL.
- ALL OCU MAINS AND FACILITIES WITHIN THE LIMITS OF THE PROJECT SHALL BE SUPPORTED AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.
- THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE, SHALL IMMEDIATELY REPAIR ALL DAMAGES TO OCU MAINS AND FACILITIES. IF THE REPAIR IS NOT MADE IN A TIMELY MANNER, AS DETERMINED BY OCU, OCU MAY PERFORM REQUIRED REPAIRS AND CLEANUP. THE CONTRACTOR WILL BE CHARGED FOR ALL EXPENSES ASSOCIATED WITH THE REPAIR.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING OCU MAINS AND FACILITIES IN CONFLICT WITH NEW GRADE, NEW OR ALTERED ROADWAYS, SIDEWALKS, DRIVEWAYS, OR STORM WATER IMPROVEMENTS. OCU FACILITIES TO BE ADJUSTED INCLUDE, BUT ARE NOT LIMITED TO PIPELINES, PUMP STATIONS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, MANHOLE COVERS, AND METERS.
- ONLY OCU SHALL OPERATE OCU WATER, WASTEWATER, AND RECLAIMED WATER VALVES. THE CONTRACTOR SHALL COORDINATE VALVE OPERATION WITH THE OCU INSPECTOR. FOR OPERATION OF MAINS NOT OWNED BY OCU, IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE APPROPRIATE UTILITY REPRESENTATIVE.
- CONSTRUCTION ACTIVITIES SHALL NOT CAUSE INTERRUPTIONS IN WATER, WASTEWATER, OR RECLAIMED WATER SERVICE. THE CONTRACTOR SHALL COORDINATE PRE-APPROVED INTERRUPTIONS OF SERVICE WITH THE OCU INSPECTOR 7 WORKING DAYS IN ADVANCE.
- 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 OCU DEVELOPMENT ENGINEERING FOR APPROVAL PRIOR TO IMPLEMENTATION BY CONTRACTOR.
- 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 OCU.
- 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.
- FOR PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, 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.
- FOR NON-PVC PIPE THAT WILL BE OWNED AND MAINTAINED BY OCU, LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE INSTALLED WITH STANDARD PIPE BY 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.

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A
DATE: February 11, 2011

FIGURE GN

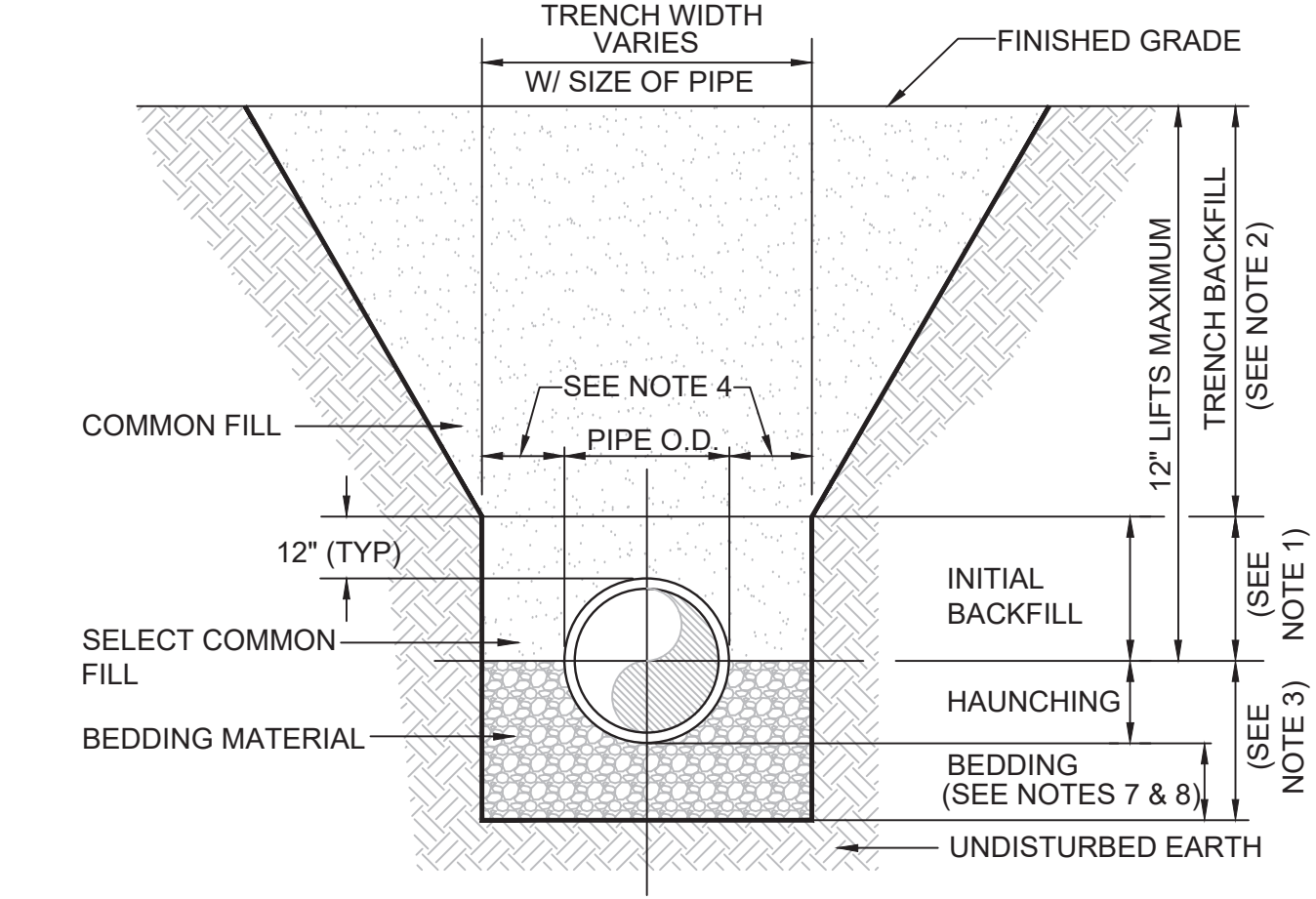
GENERAL

STANDARD DRAWINGS

FIGURE A101

BEDDING AND TRENCHING - TYPE A

DATE: February 11, 2011



NOTES:
1. INITIAL BACKFILL: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. TYPE A BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF R/W UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A
DATE: February 11, 2011

FIGURE A104-1

RESTRAINED PIPE TABLE
WATER AND RECLAIMED WATER MAINS

DATE: February 11, 2011

TYPE	PIPE SIZE									
	PVC					DIP				
	4"	6"	8"	10"	12"	16"	20"	24"	30"	36"
.....	25	36	46	55	64	65	77	89	105	120
.....	10	15	19	23	26	27	32	37	44	50
.....	5	8	9	11	13	13	15	18	21	24
.....	3	4	5	6	8	7	8	9	10	12
PLUG OR BRANCH OF TEE	53	74	97	117	135	138	166	194	231	265
VALVE	27	38	49	59	68	69	83	97	116	133
REDUCER	VARIES BY SIZE; TO BE DETERMINED BY THE DESIGN ENGINEER.									

NOTES:
1. FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS OTHERWISE INDICATED.
2. INSTALL FULL LENGTH JOINTS WITH TOTAL LENGTH EQUAL TO OR GREATER THAN LENGTH SHOWN IN THE TABLE.
3. WHERE TWO OR MORE FITTINGS ARE IN SERIES, SELECT FITTING RESTRAINT LENGTH THAT YIELDS THE LONGEST RESTRAINT DISTANCE.
4. ALL INLINE VALVES SHALL BE RESTRAINED.
5. WHERE INTERNAL RESTRAINED JOINTS ARE USED, THE ENTIRE BELL SHALL BE PAINTED RED.
6. LENGTHS SHOWN IN THE TABLE WERE CALCULATED IN ACCORDANCE WITH PROCEDURES OUTLINED IN "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" GUIDELINES PUBLISHED BY DIPRA, USING THE ASSUMPTIONS SHOWN BELOW:

WORKING PRESSURE: 150 PSI
SOIL DESIGNATION: SM (SAND SILT)
LAYING CONDITIONS: 3
DEPTH OF COVER: 3 FT
SAFETY FACTOR: 1.5
CONVERSION FACTOR FOR PVC PIPE: 1.25

THE DESIGN ENGINEER'S DESIGNATIONS LAYING CONDITIONS PIPE MATERIALS FOR DIP ENCASED IN POLYETHYLENE, INCREASE THE GIVEN VALUE BY A FACTOR OF 1.25.

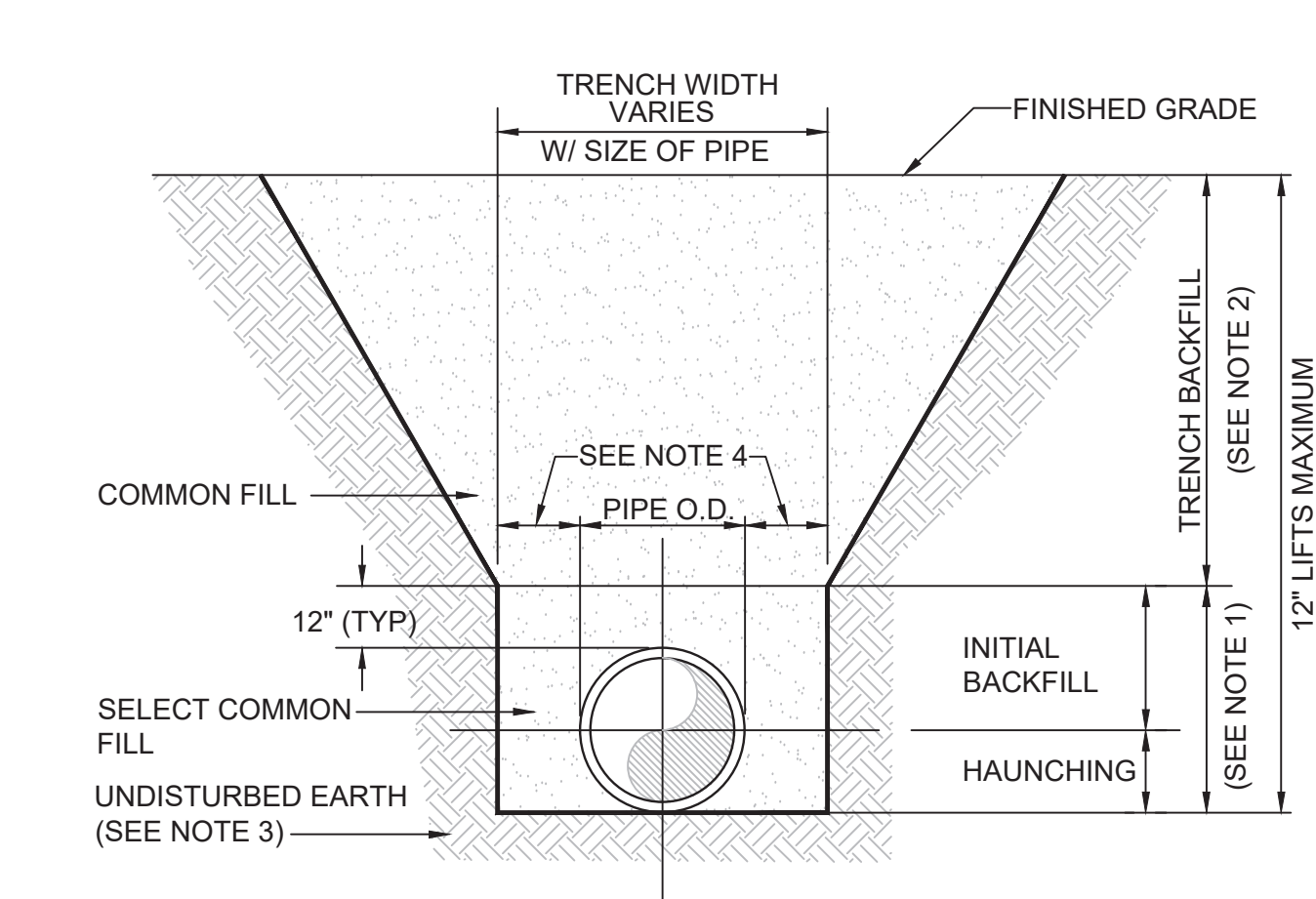
ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A
DATE: February 11, 2011

FIGURE A102

BEDDING AND TRENCHING - TYPE B

DATE: February 11, 2011



NOTES:
1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING DETAIL MAY BE REQUIRED AS DIRECTED BY UTILITIES.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN ORANGE COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

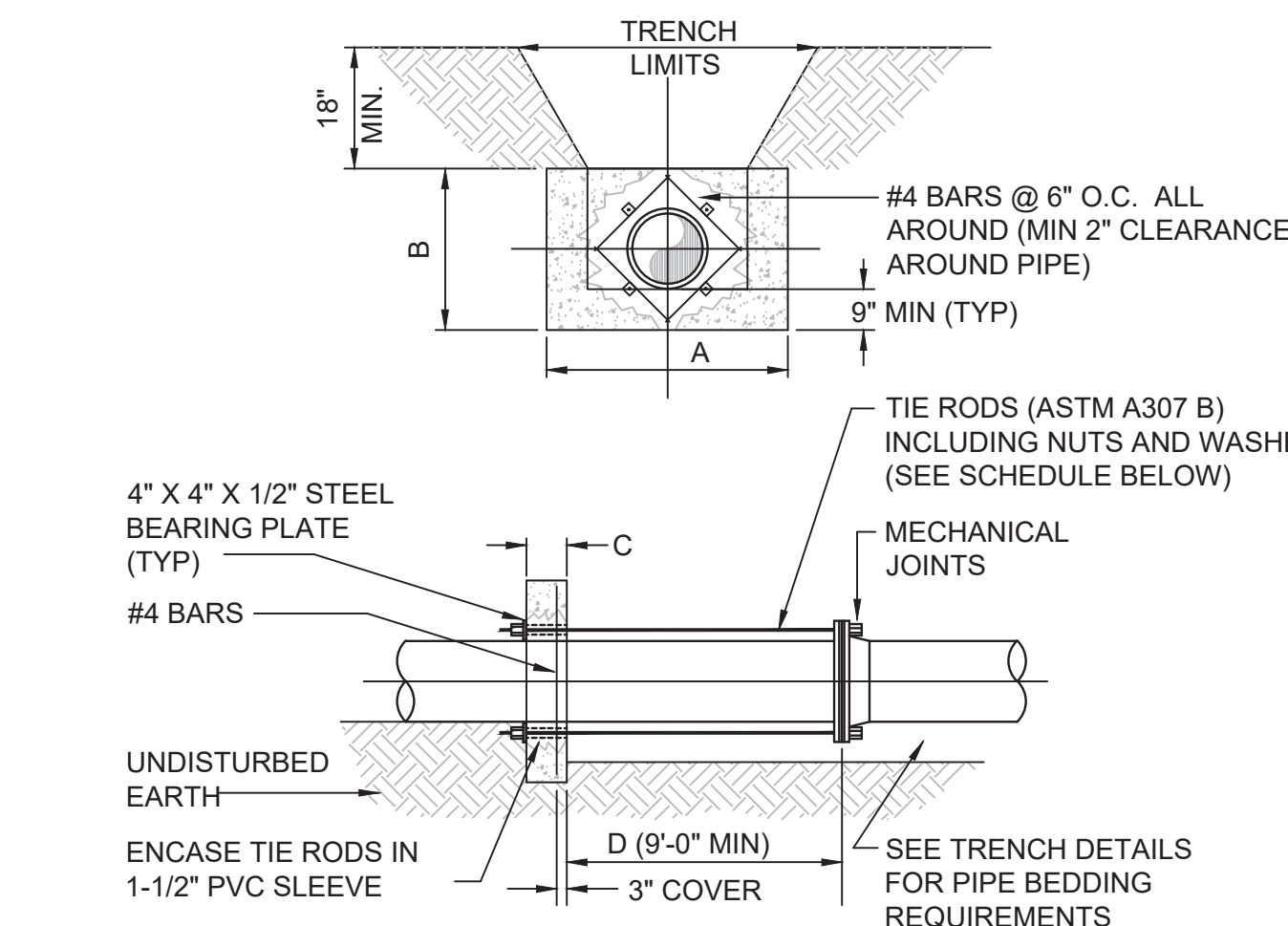
ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A
DATE: February 11, 2011

FIGURE A105-1

THRUST COLLAR (150 psi)
WATER AND RECLAIMED WATER MAINS

DATE: February 11, 2011



PIPE SIZE (INCHES)	DIMENSIONS (FT.)				TIE RODS REQ'D	
	A	B	C	D	DIA.	NO.
6	2.0	2.0	1.0		3/4	2
8	2.5	2.5	1.0		3/4	2
10	3.5	3.0	1.0		3/4	4
12	5.0	3.0	1.0		3/4	4
16	6.0	4.0	1.5		3/4	4
20	8.0	5.0	1.5		3/4	6
24	9.0	6.0	1.5		3/4	8

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 2000 LBS/SF SOIL RESTRAINT BEARING.

NOTES:
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 3000 PSI.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 PSI.
7. REQUIRED FOR LINE STOPS.

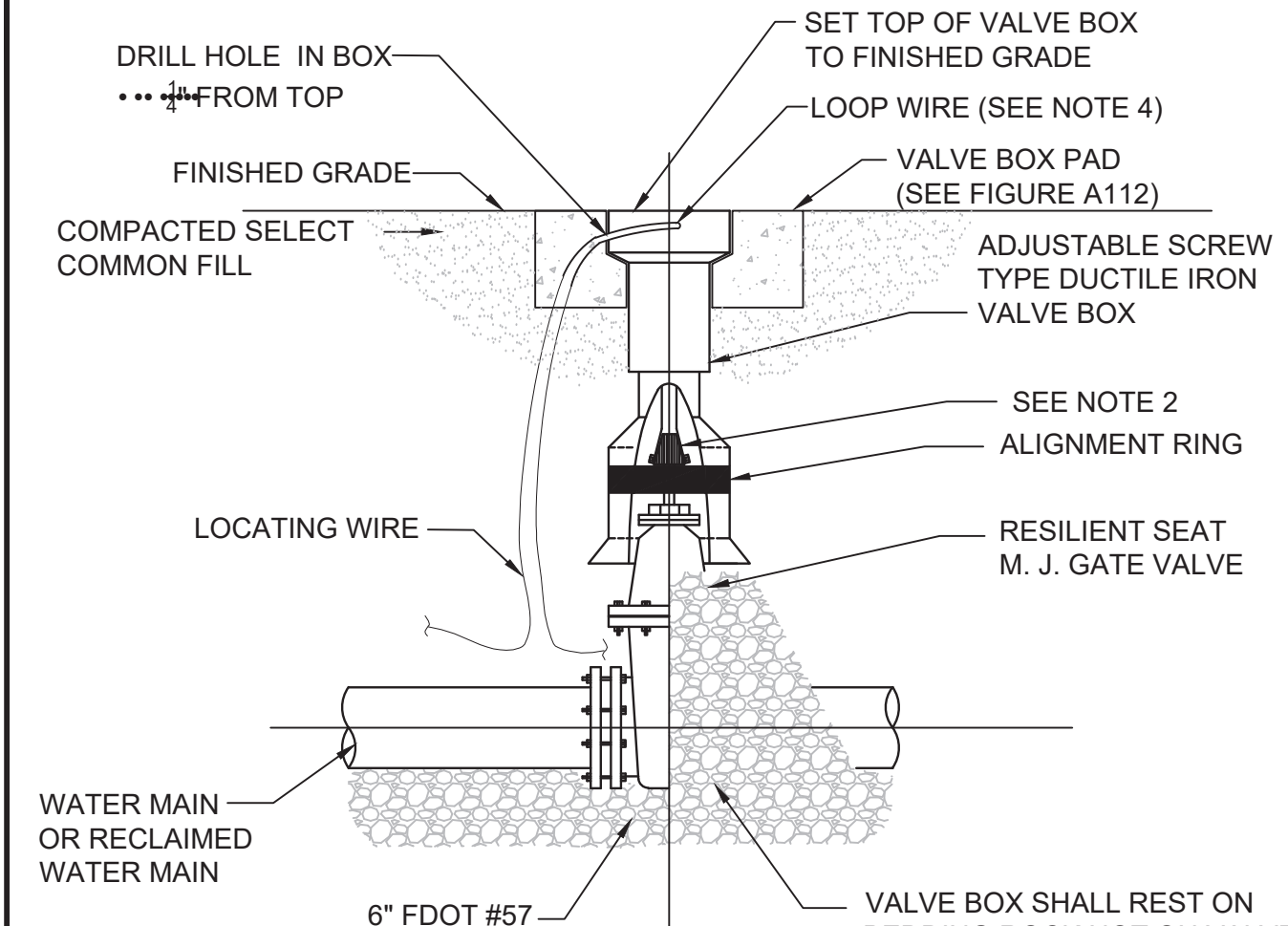
ORANGE COUNTY UTILITIES
STANDARDS AND CONSTRUCTION SPECIFICATIONS MANUAL

APPENDIX A
DATE: February 11, 2011

FIGURE A107

GATE VALVE AND BOX
WATER AND RECLAIMED WATER MAINS

DATE: February 11, 2011



NOTES:
1. PVC PIPE OR DUCTILE IRON PIPE EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE VALVE ACTUATING NUT SHALL BE EXTENDED TO BE WITHIN 3' OF FINISHED GRADE.
3. PROVIDE A PLASTIC DEBRIS SHIELD / ALIGNMENT RING WHICH INSTALLS BELOW THE VALVE ACTUATING NUT. THIS SHIELD SHALL CENTER THE RISER PIPE BOX OVER THE ACTUATING NUT AND MINIMIZE INFILTRATION.
4. LOCATING WIRE SHALL BE CONTINUOUS WITH NO SPLICES AND SHALL EXTEND 12" ABOVE TOP OF COLLAR. WIRE SHALL BE COLOR CODED TO MATCH THE UTILITY INSTALLED.
5. FOR NEW CONSTRUCTION, THE VALVE BOX SHALL BE ADJUSTED TO MIDRANGE TO ALLOW FOR FUTURE BOX ADJUSTMENTS.
6. REFER TO FIGURE A111 FOR INSTALLATIONS AT A DEPTH OF 6' OR GREATER.

STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
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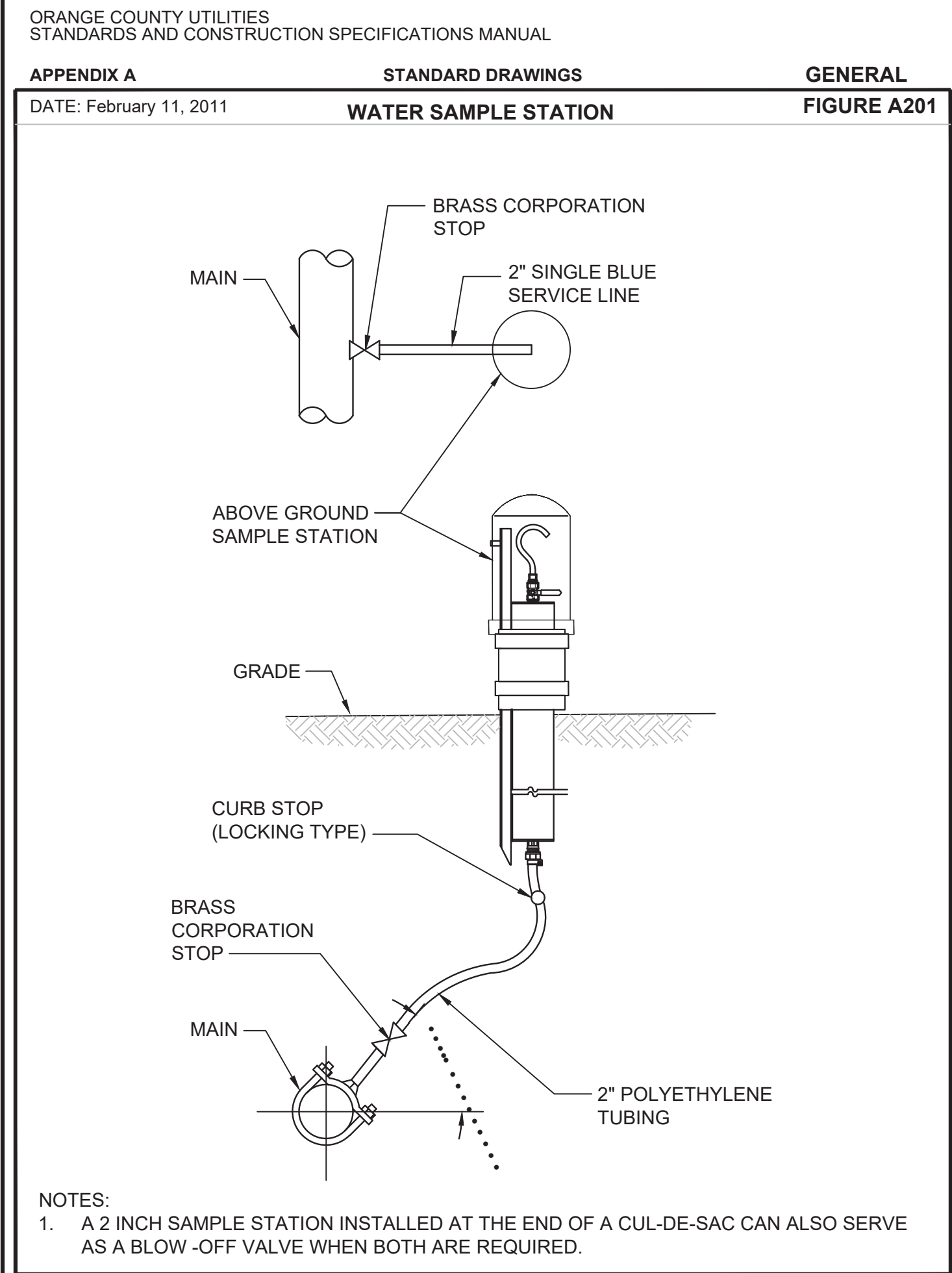
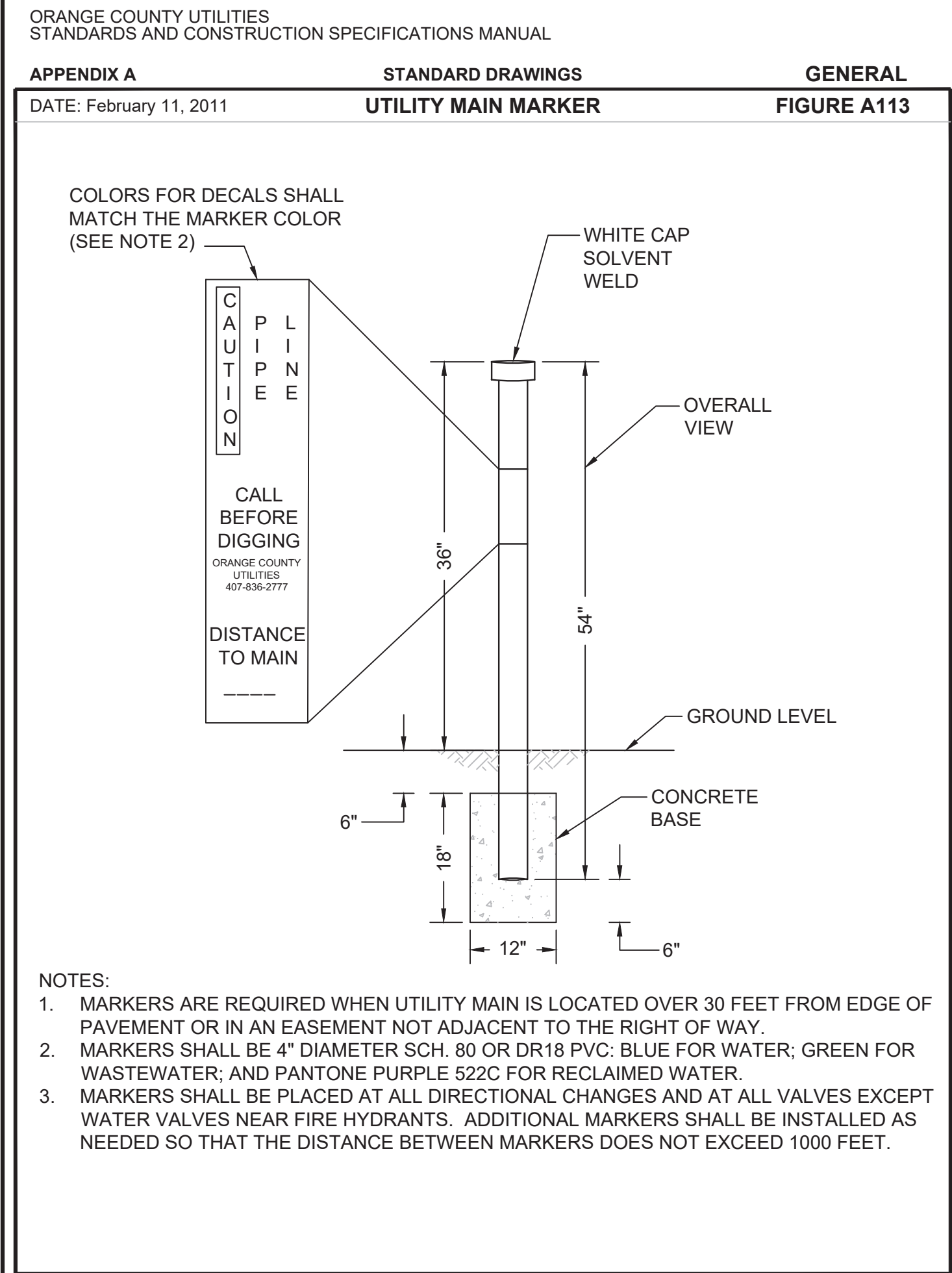
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1400 W KELLY PARK ROAD
CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN
UTILITIES DETAILS
CITY OF APOPKA, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/15/2025
PROJECT NO.:
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SCALE: VARIES
SHEET: C-8.3

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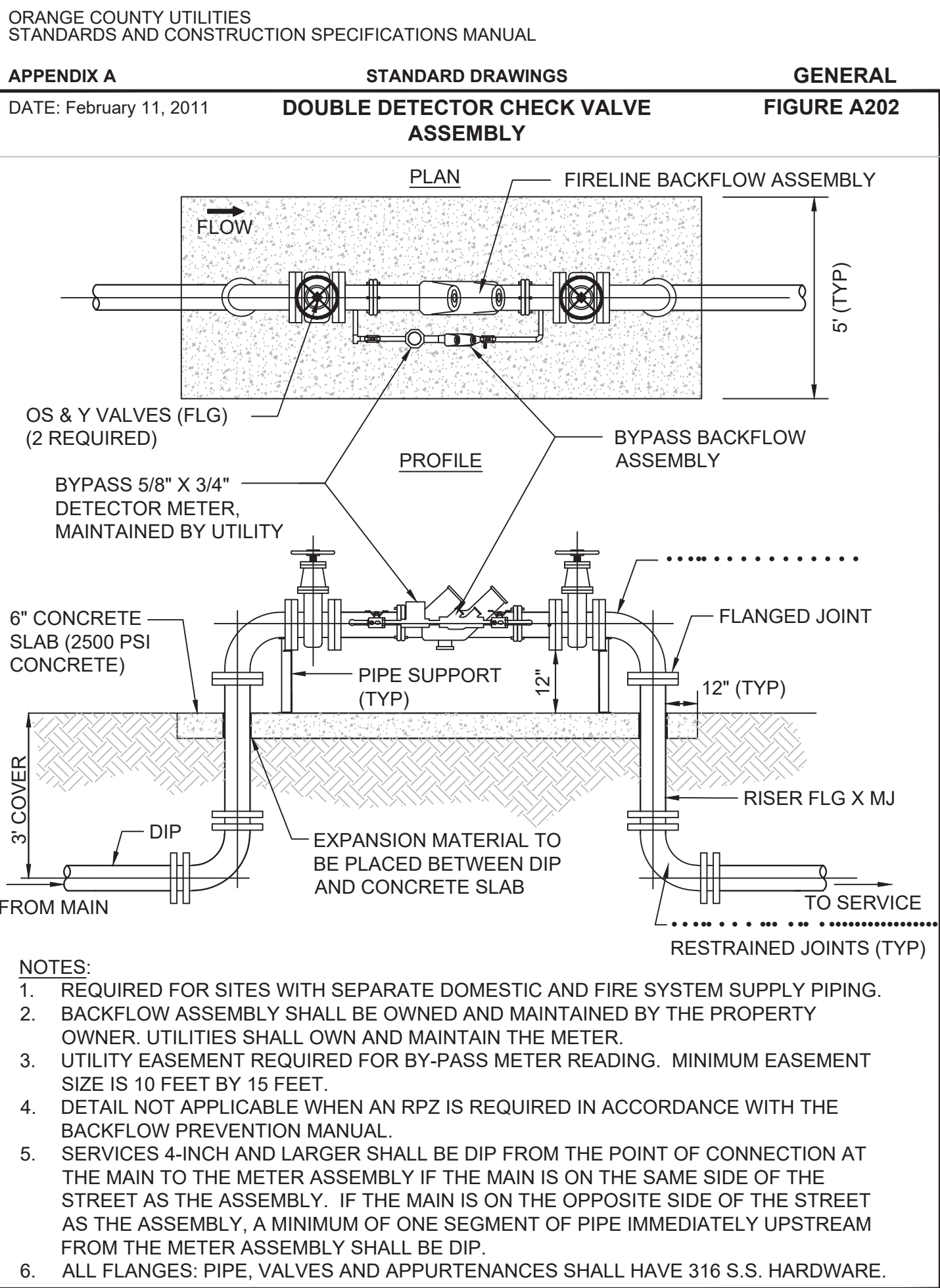
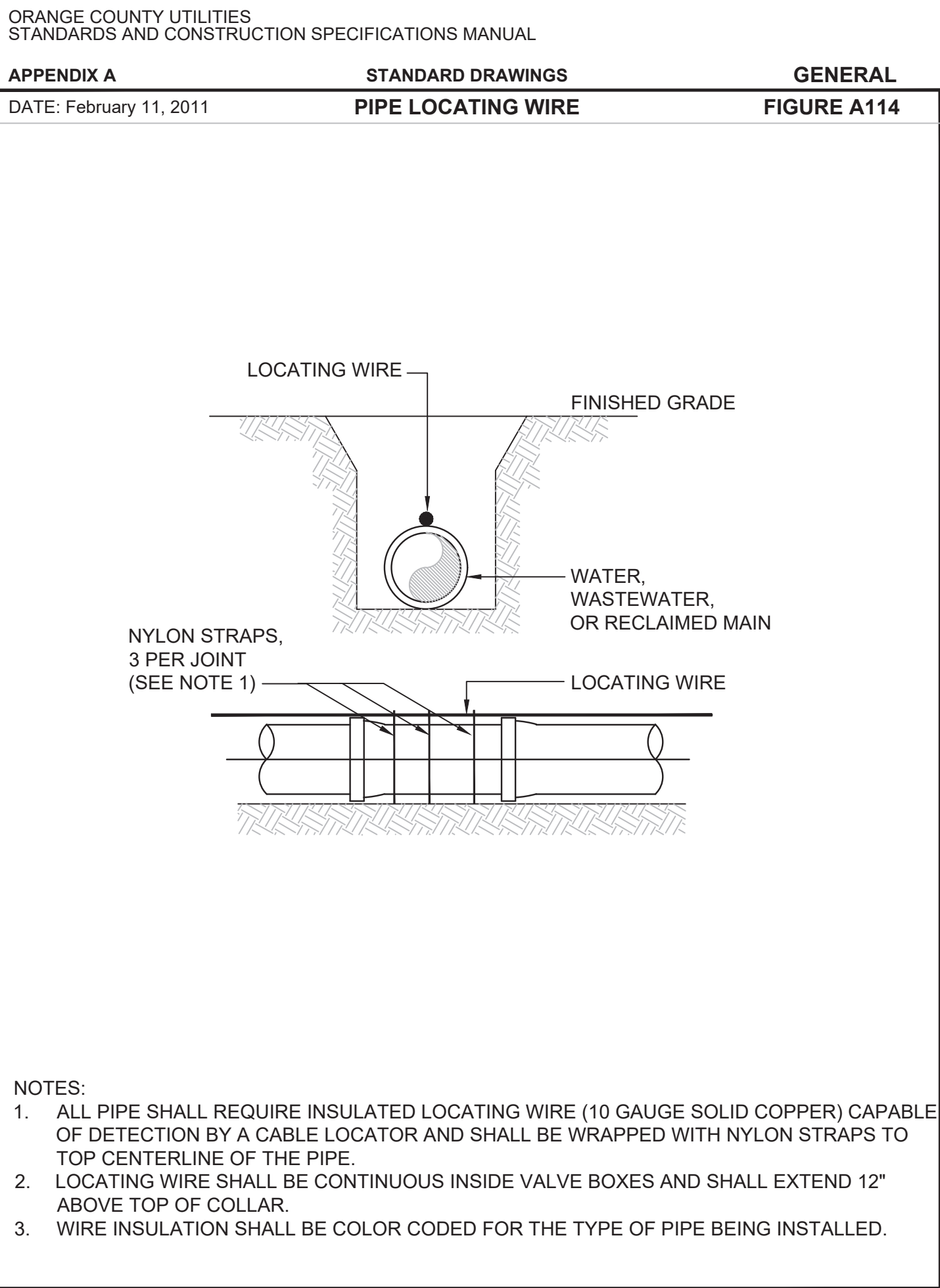


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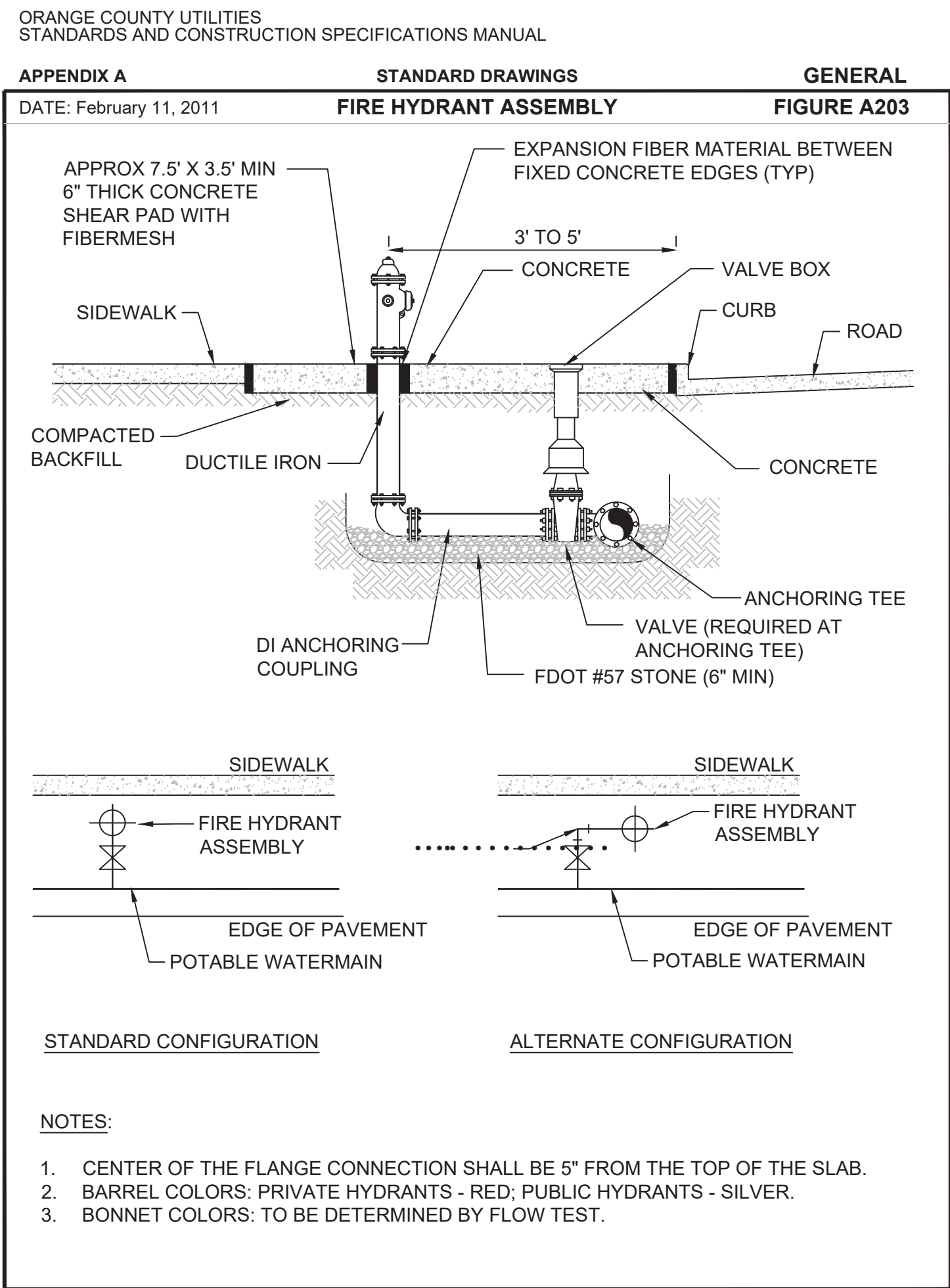
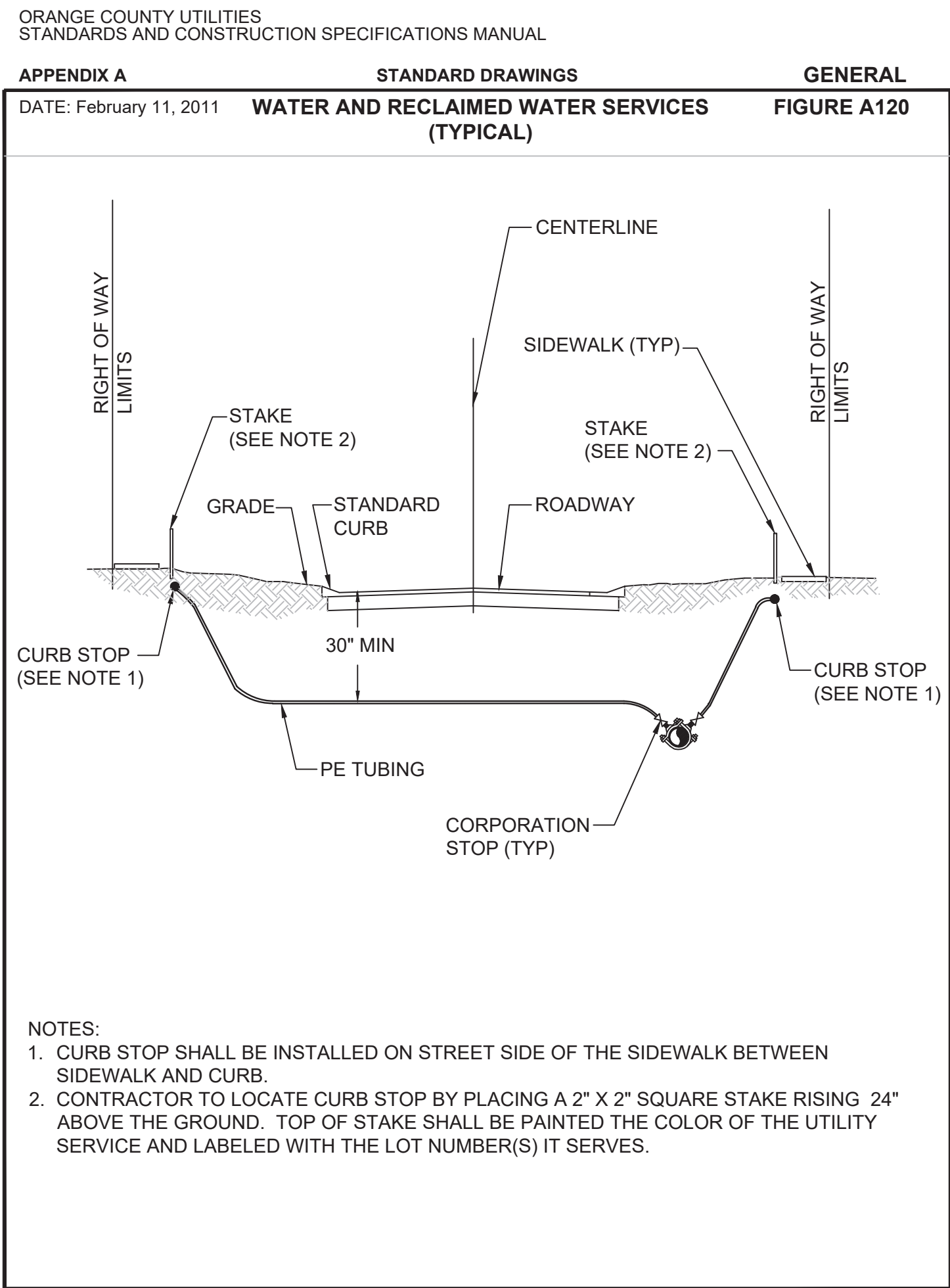
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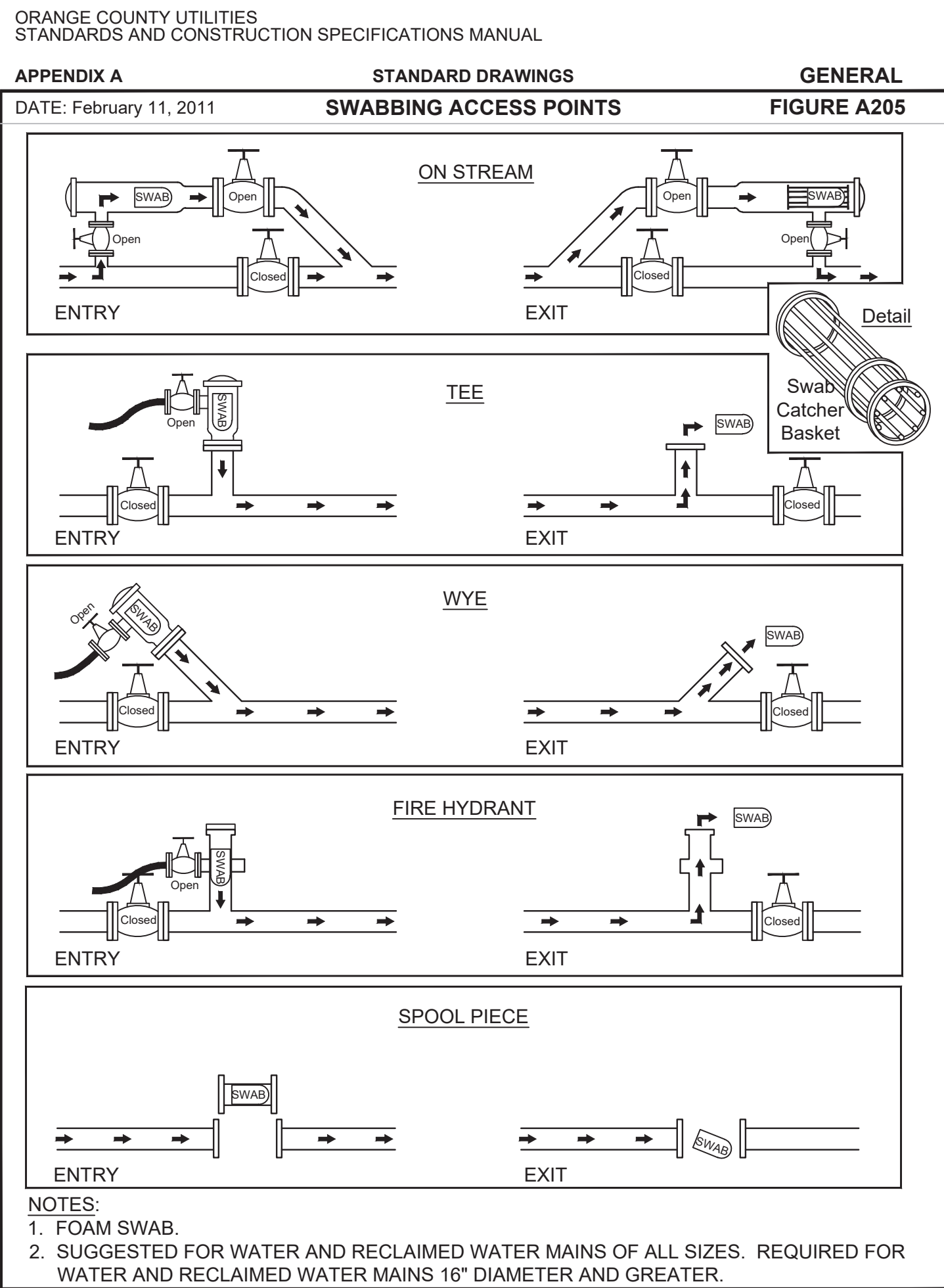
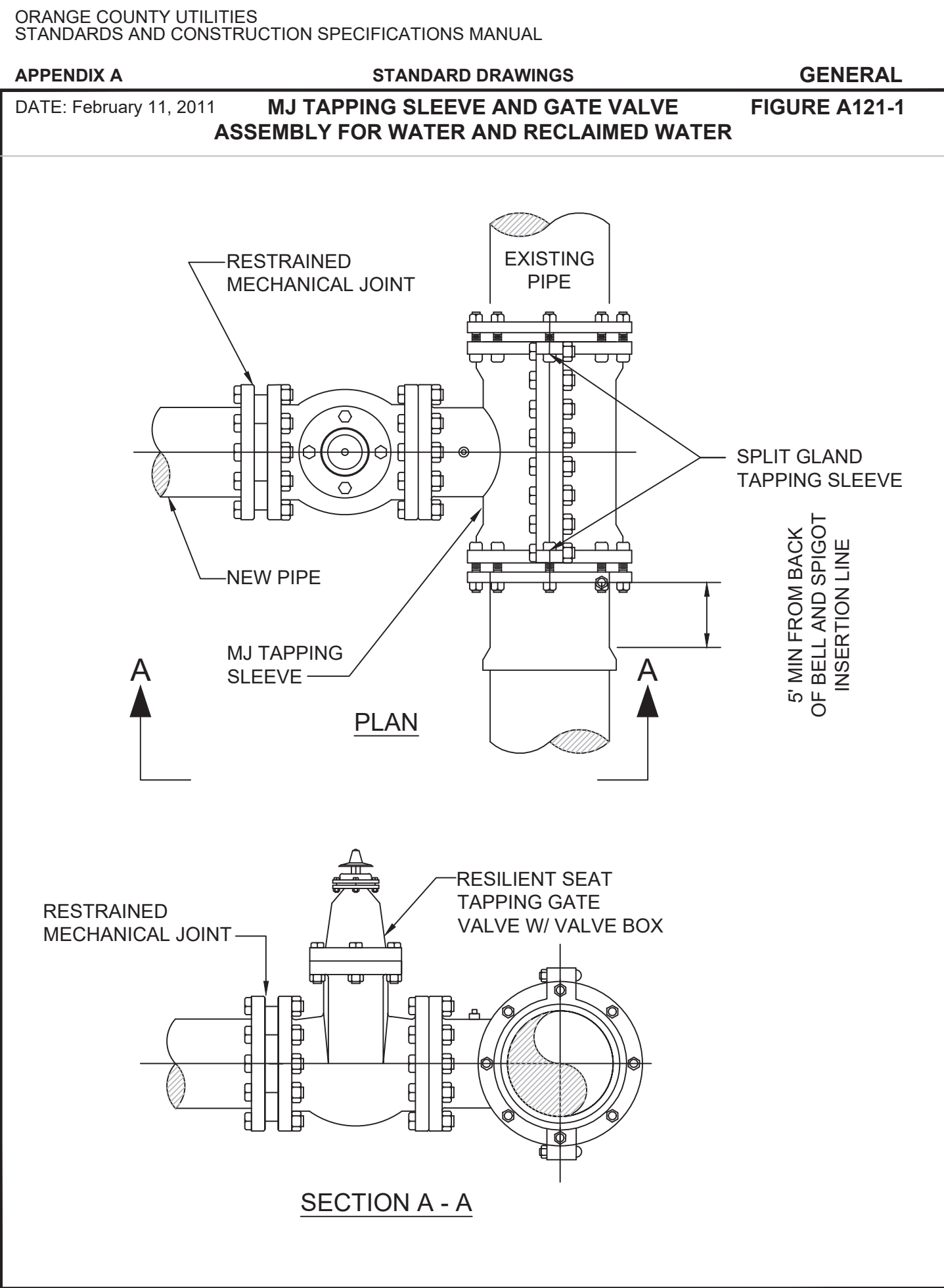
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UTILITIES DETAILS
CITY OF APOPKA, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/15/2025
PROJECT NO.:
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CHECKED BY: JAC
SCALE: NA
SHEET: C-8.4



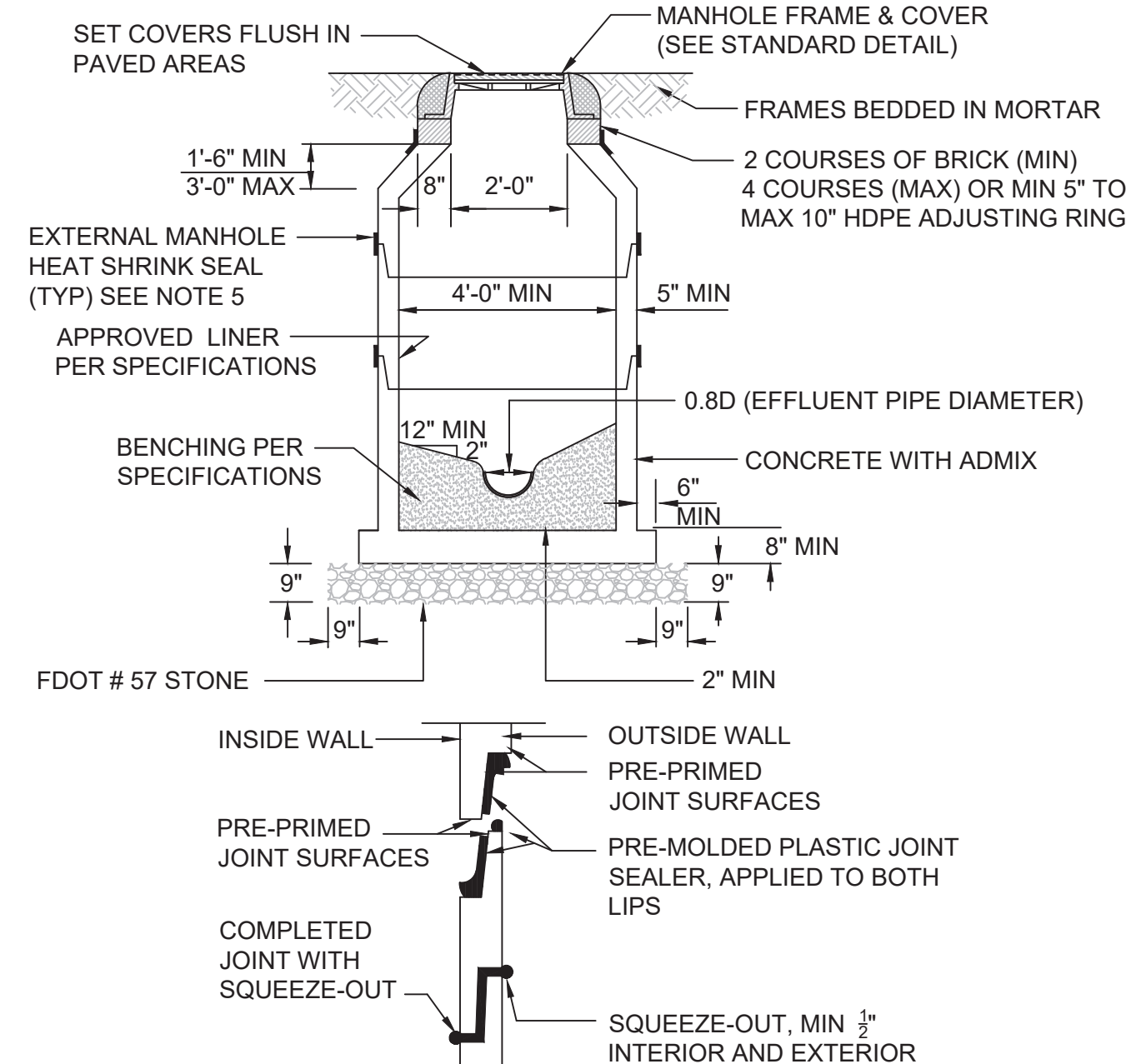
APPENDIX A

DATE: February 11, 2011

STANDARD DRAWINGS

GENERAL

FIGURE A301



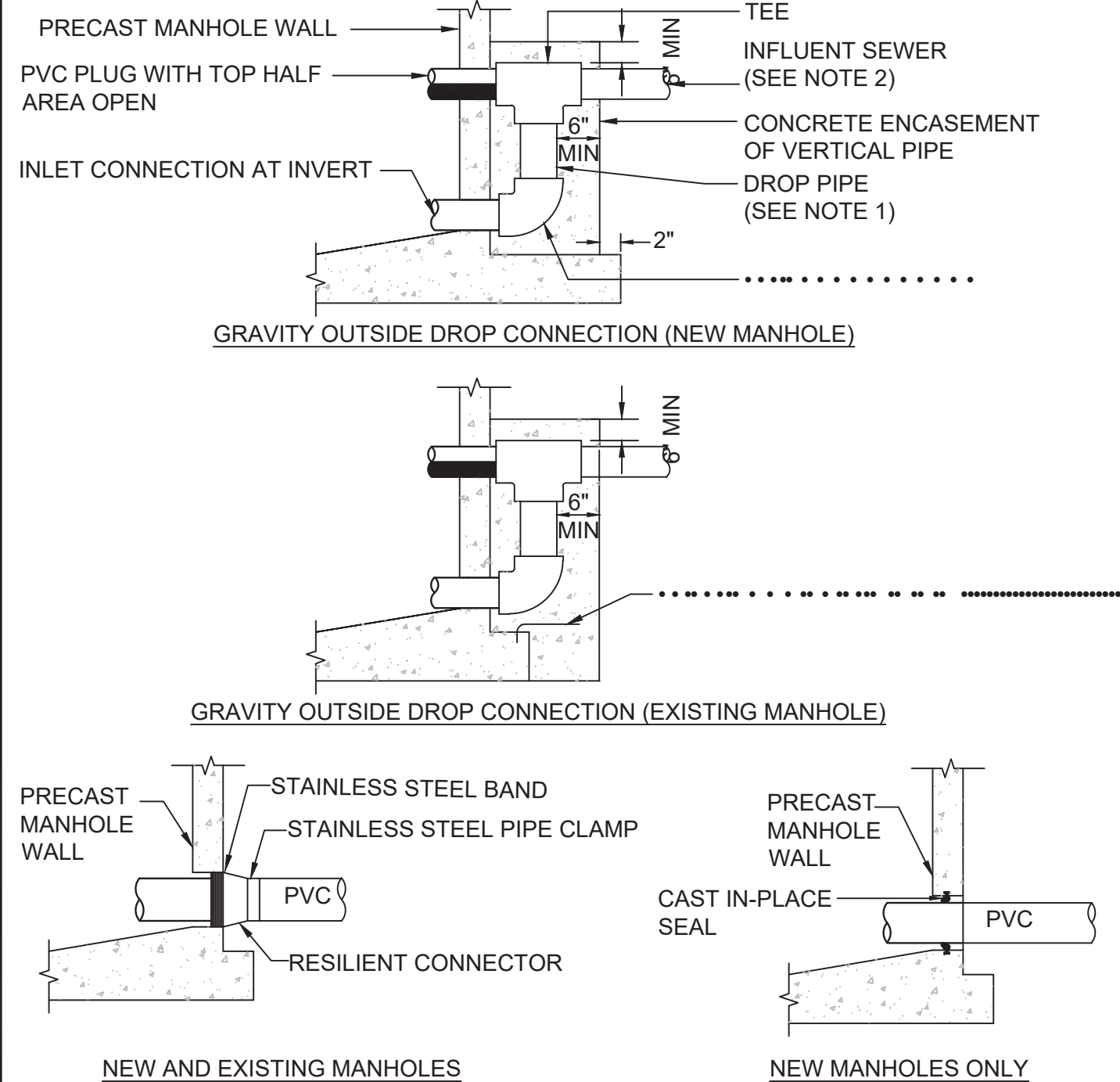
APPENDIX A

DATE: February 11, 2011

STANDARD DRAWINGS

GENERAL

FIGURE A302



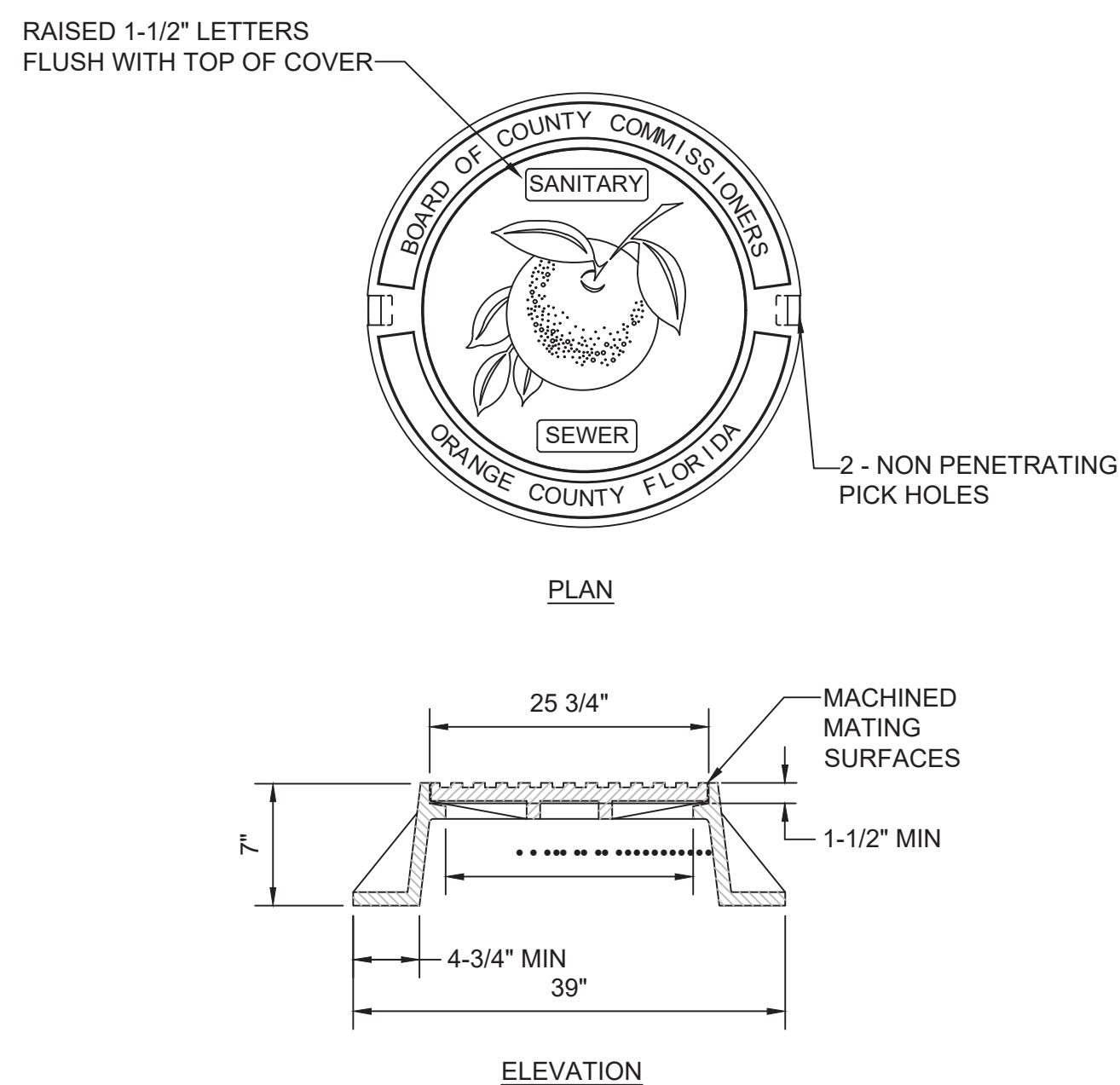
APPENDIX A

DATE: February 11, 2011

STANDARD DRAWINGS

GENERAL

FIGURE A304



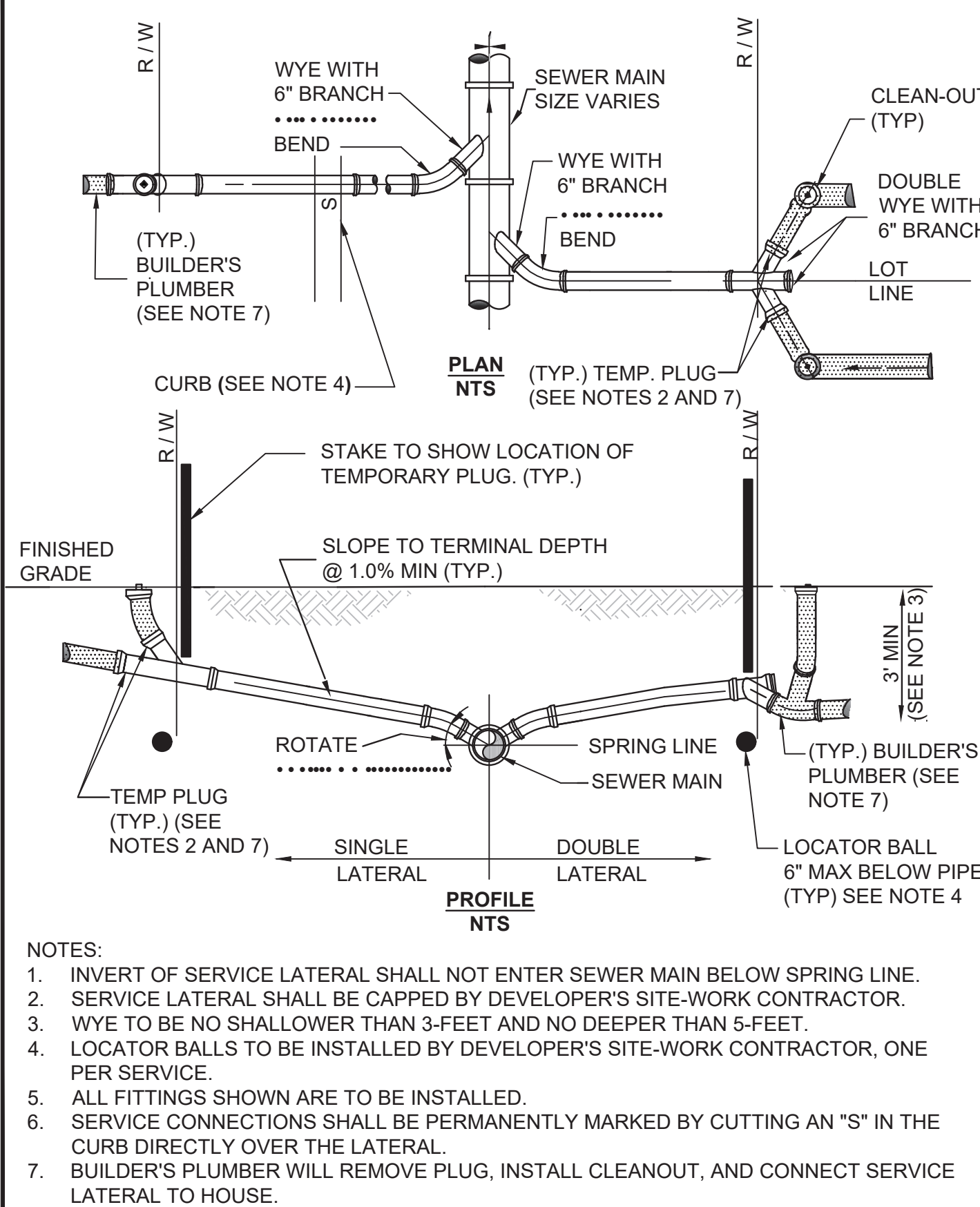
APPENDIX A

DATE: February 11, 2011

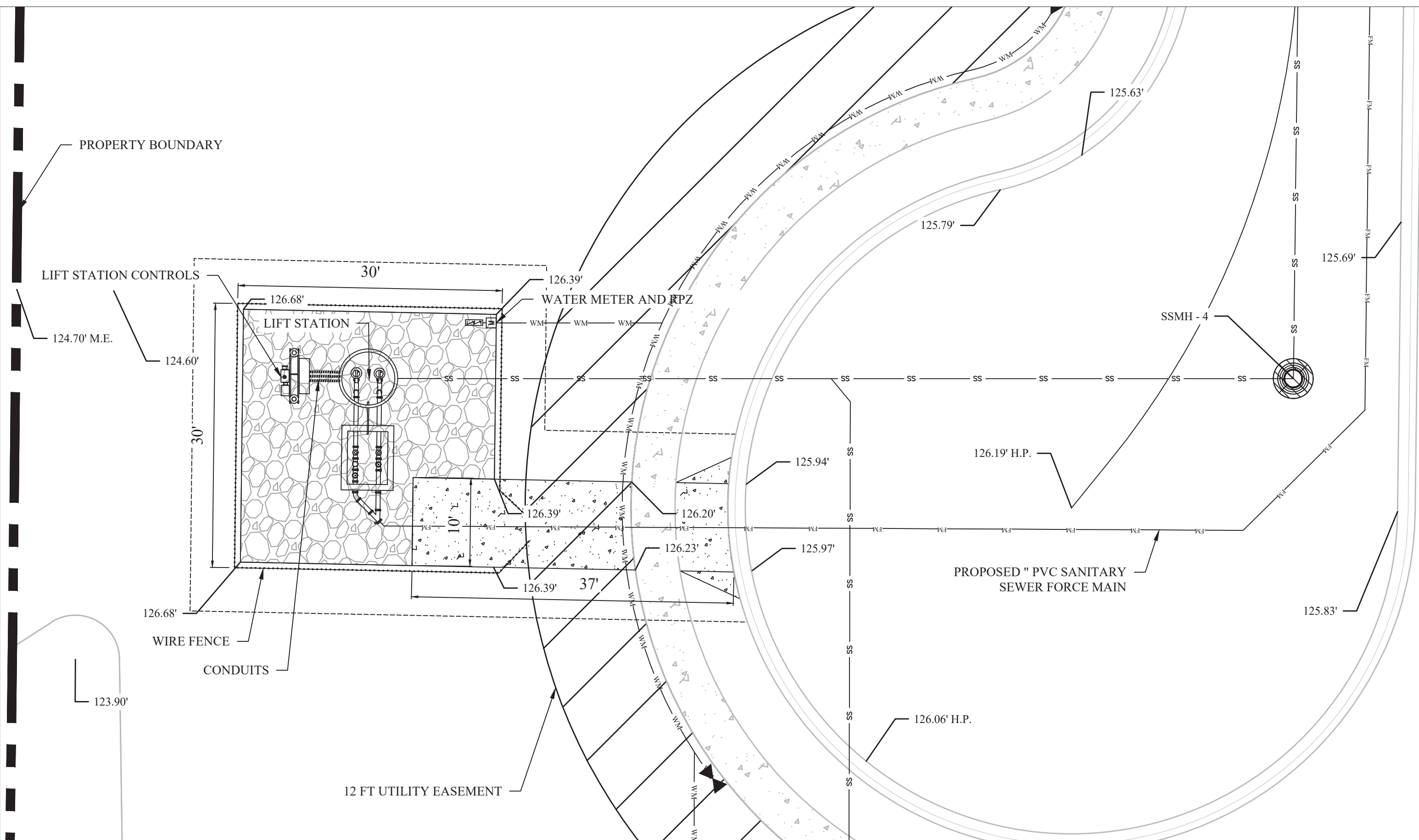
STANDARD DRAWINGS

GENERAL

FIGURE A305



LIFT STATION AREA DETAIL



STORYBOOK DEVELOPMENT SERVICES, LLC
 CERTIFICATE OF AUTHORIZATION NO. 33749
 JOSE A. CHAVES
 JOSE@STORYBOOKTEAM.COM
 321-246-8811

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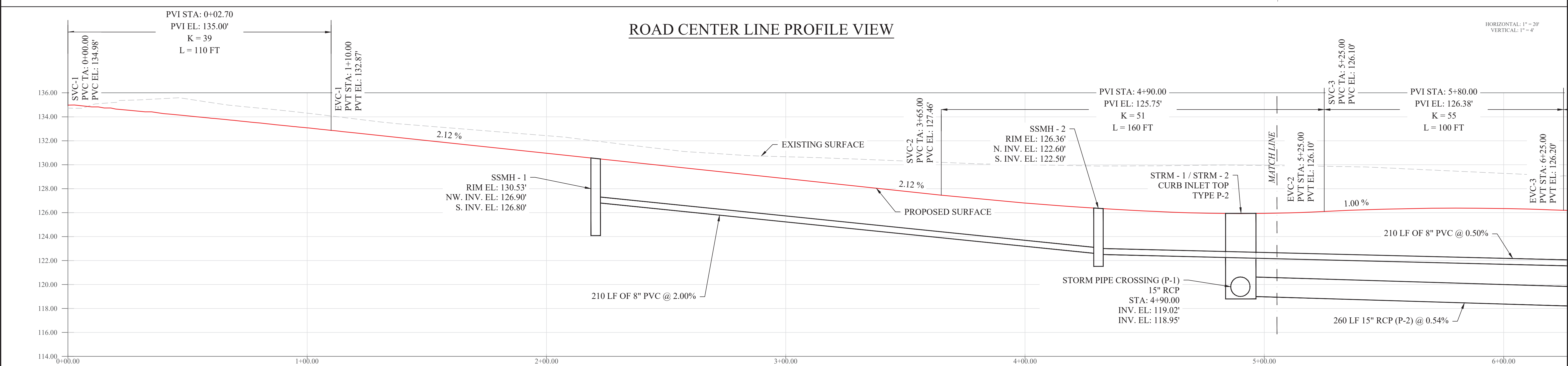
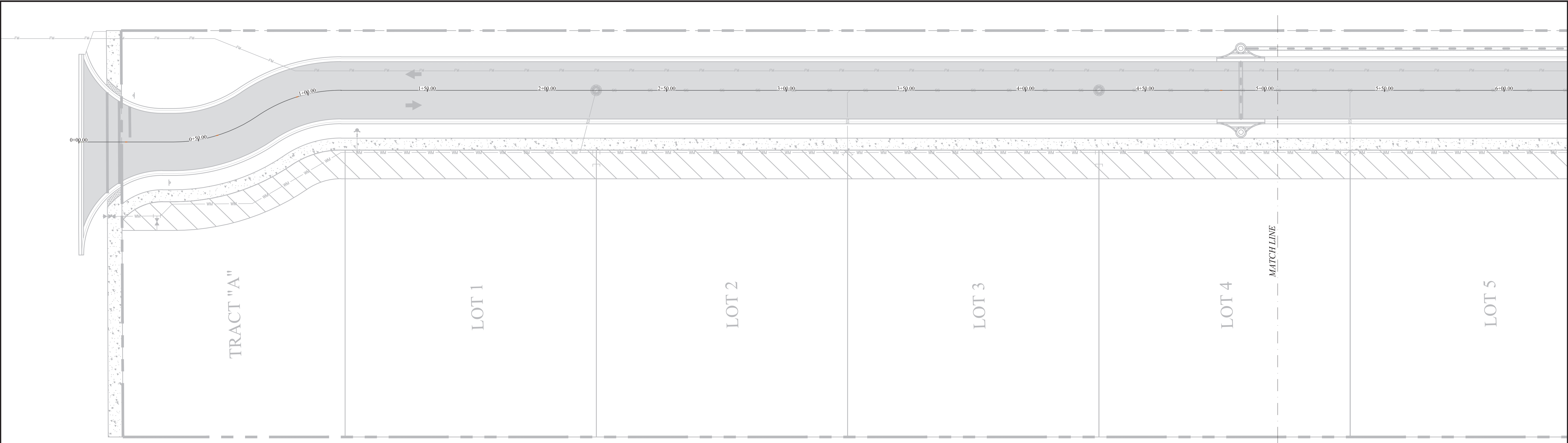
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CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN
UTILITIES DETAIL

CITY OF APOPKA, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/15/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: NA
SHEET: C-8.5



STORYBOOK DEVELOPMENT SERVICES, LLC
CERTIFICATE OF AUTHORIZATION NO. 33749
JOSE A. CHAVES
JOSE@STORYBOOKTEAM.COM
321-246-8811

JOSE A. CHAVES STATE OF FLORIDA,
PROFESSIONAL ENGINEER, LICENSE NO. 78518

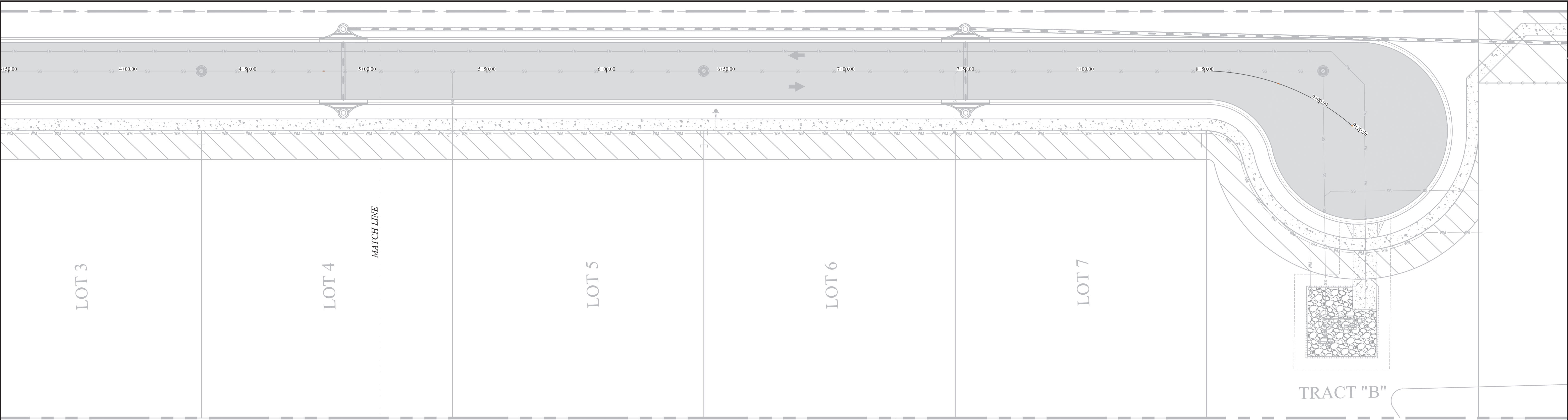
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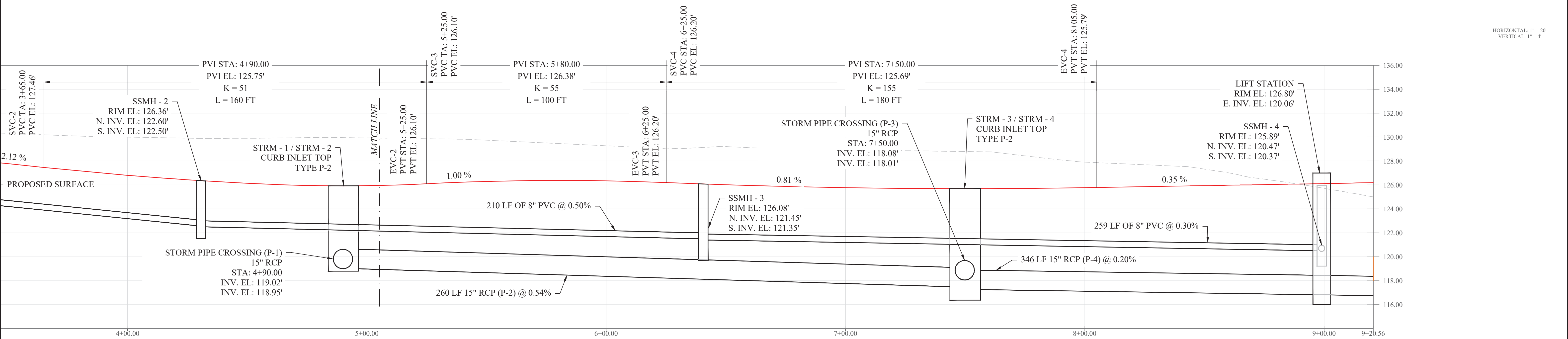
REVISIONS							
#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION

1400 W KELLY PARK ROAD
CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN
PLAN AND PROFILE STA 0+00.00 TO STA 6+25.00
CITY OF APOPKA, FLORIDA
PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC

DATE: 01/15/2025
PROJECT NO.:
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: 1" = 20'
SHEET: C-9.0



ROAD CENTER LINE PROFILE VIEW



HORIZONTAL: 1" = 20'
VERTICAL: 1" = 4'

STORYBOOK DEVELOPMENT SERVICES, LLC CERTIFICATE OF AUTHORIZATION NO. 33749 JOSE A. CHAVES JOSE@STORYBOOKTEAM.COM 321-246-8811	JOSE A. CHAVES STATE OF FLORIDA PROFESSIONAL ENGINEER, LICENSE NO. 78518 THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY JOSE CHAVES, PE ON THE DATE AND/OR TIME STAMP SHOWN USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.	REVISIONS								1400 W KELLY PARK ROAD CONSTRUCTION SITE PLAN - MINOR DEVELOPMENT PLAN PLAN AND PROFILE STA 6+25.00 TO STA 9+20.56 CITY OF APOPKA, FLORIDA PREPARED BY: STORYBOOK DEVELOPMENT SERVICES, LLC		DATE: 01/15/2025 PROJECT NO.: DRAWN BY: JAC CHECKED BY: JAC SCALE: 1" = 20' SHEET: C-9.0	
		#	DATE	BY	DESCRIPTION	#	DATE	BY	DESCRIPTION				

THE WEST 170.0 FEET OF THE EAST 370.0 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 17, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ALL IN ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC SURVEY BENCHMARK L 708 023, BEING A 2" DISK IN CONCRETE MONUMENT STAMPED "L-708-023", ELEVATION 115.18', AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN INSURANCE TITLE COMMITMENT.

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.

THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL SIGNATURE AND ORIGINAL DIGITAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.

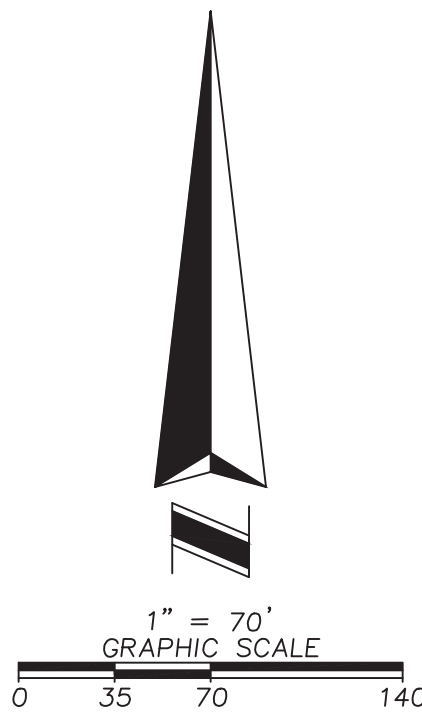
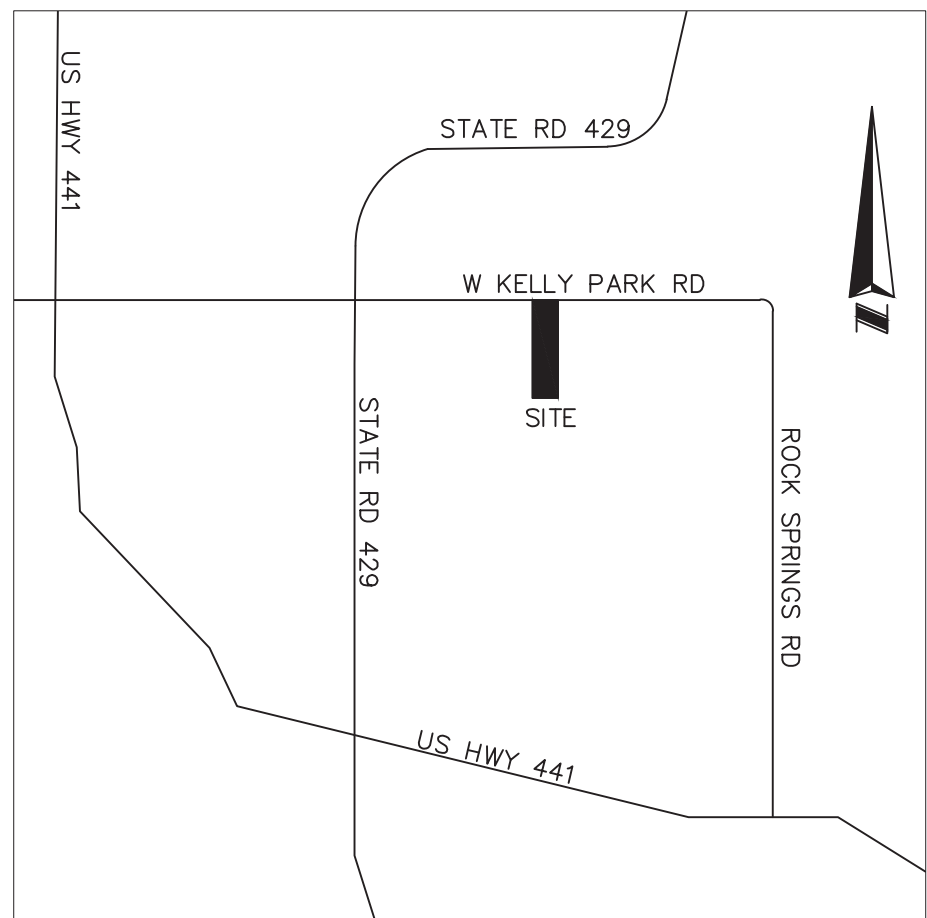
UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED AND MARKED BY THE INDIVIDUAL UTILITY COMPANIES. THIS SURVEYOR ONLY SHOWS THESE ABOVE GROUND MARKINGS AS FIELD LOCATED AND IS NOT RESPONSIBLE FOR INACCURATE AND/OR POSSIBLE UTILITIES NOT SHOWN.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

LAST DATE IN FIELD: FEBRUARY 5, 2024

1. GPR INVESTIGATIONS ARE HIGHLY SITE SPECIFIC AND CAN BE LIMITED BY ATTENUATION OF GPR SIGNALS BY SUBSURFACE MATERIALS. GPR DATA READINGS CANNOT BE MADE PAST WATER TABLE DEPTH.
2. GPR INVESTIGATIONS ARE LIMITED BY UNEVEN TERRAIN CONDITIONS: HIGH GRASS (OVER 3"), BUSHES, FENCES, TREES, DEBRIS, ETC.
3. ALL VERTICALLY STACKED UTILITIES/OBJECTS MAY NOT BE DETECTED; GPR SIGNALS ARE REFLECTED BY THE TOP MOST UTILITY/OBJECT.
4. SOME UTILITIES/OBJECTS MAY NOT RETURN A REFLECTED SIGNAL TO THE GPR RECEIVER.
5. GPR SCANS CANNOT BE MADE IMMEDIATELY NEXT TO BUILDING/OBJECTS DUE TO EQUIPMENT RESTRICTIONS.
6. PIPE WITH LITTLE OR NO LIQUID CONTENT AT THE TIME OF LOCATE WORK MAY NOT BE DETECTED BY GPR.
7. LOCATIONS OF EXISTING UTILITIES DESIGNATED BY GROUND PENETRATING RADAR (GPR) ARE TO BE DEEMED APPROXIMATE IN NATURE AND IN NO WAY ARE TO BE CONSTRUED AS EXACT. PANTALONE INDUSTRIES WILL NOT BE HELD RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES LOCATED BY GPR EQUIPMENT.

1. THE NUMBER OF ACCESS POINTS WITHIN DESIGNATED LOCATE AREA(S) MAY BE LIMITED OR NON-EXISTENT.
2. UTILITY OR PROPERTY OWNER MAY RESTRICT OR DENY THE USE OF UTILITY ACCESS POINTS.
3. FIBER & OTHER NON-METALLIC LINES WITH NO OR NON-WORKING TRACER WIRE ARE UNTONEABLE WITH RADIO FREQUENCY OR ELECTROMAGNETIC LOCATE EQUIPMENT.
4. LOCATIONS OF EXISTING UTILITIES DESIGNATED BY RADIO FREQUENCY OR ELECTROMAGNETIC EQUIPMENT ARE TO BE DEEMED APPROXIMATE IN NATURE AND IN NO WAY ARE TO BE CONSTRUED AS EXACT. PANTALONE INDUSTRIES WILL NOT BE HELD RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES LOCATED BY RF/EM EQUIPMENT.

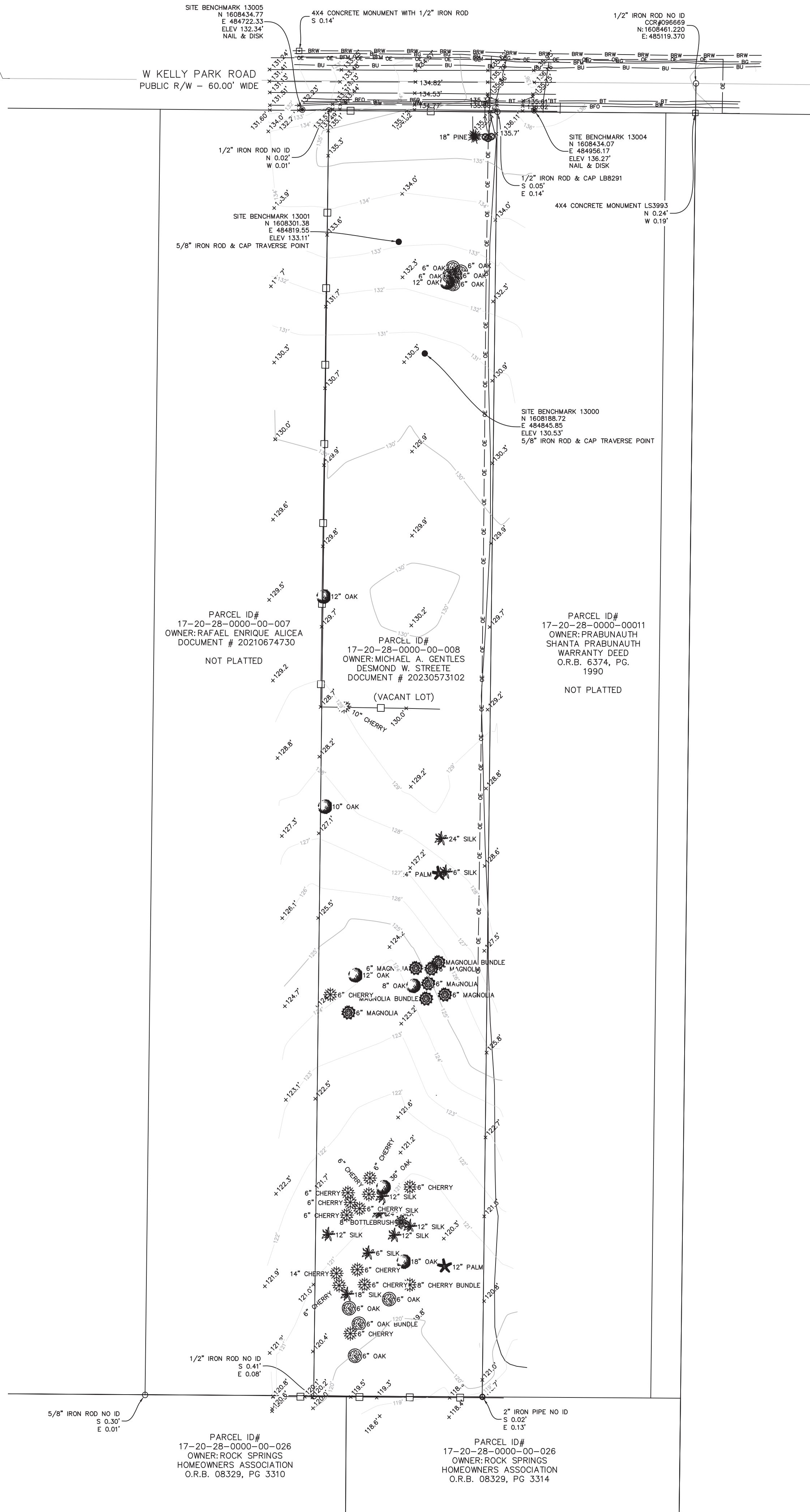


PAGE 1 OF 2 - DEED, NOTES, VICINITY MAP, LEGEND, SUBJECT PROPERTY, PLOTTED EASEMENTS, AND GEOMETRY

PAGE 2 OF 2 - TREE & UTILITY POINT TABLE, UTILITY DESIGNATION AND LOCATION

	BENCHMARK LOCATION
	CABLE TELEVISION CABINET
	CABLE TELEVISION MARKER
	CABLE TELEVISION RISER
	CABLE TELEVISION VAULT
	ELECTRICAL CABINET
	CONCRETE LIGHT POLE
	CONCRETE POWER POLE
	FIBERGLASS LIGHT POLE
	GUY POLE
	GUY WIRE
	LANDSCAPE LIGHT
	ELECTRICAL MANHOLE
	ELECTRICAL MARKER
	METAL LIGHT POLE
	POWER POLE
	ELECTRICAL METER
	ELECTRICAL PANEL
	ELECTRICAL RISER
	TRANSFORMER
	ELECTRICAL VAULT
	WOODEN LIGHT POLE
	WOODEN POWER POLE
	FIBER OPTIC MARKER
	FIBER OPTIC RISER
	FIBER OPTIC VAULT
	FORCE MAIN AIR RELEASE VALVE
	FORCE MAIN MARKER
	FORCE MAIN MANHOLE
	FORCE MAIN VALVE
	IRRIGATION VALVE
	BOLLARD
	CLEANOUT
	MAILBOX
	MULTI STAND SIGN
	SATELLITE
	SINGLE STAND SIGN
	SOIL BORING LOCATION
	TEST HOLE LOCATION
	UNKNOWN MANHOLE
	UNKNOWN UTILITY RISER
	UNKNOWN VAULT
	UNKNOWN VENT
	WELL
	WETLAND FLAG
	NATURAL GAS MARKER
	NATURAL GAS METER
	NATURAL GAS VALVE
	NATURAL GAS VENT
	RECLAIMED WATER AIR RELEASE VALVE
	RECLAIMED WATER MARKER
	RECLAIMED WATER RISER
	RECLAIMED WATER VALVE
	GREASE TRAP
	SANITARY SEWER MANHOLE
	SANITARY SEWER MARKER
	SANITARY SEWER RISER
	SANITARY SEWER VALVE
	CATCH BASIN

	CONTROL STRUCTURE	CM	CONCRETE MONUMENT
	STORM DRAINAGE MANHOLE	E	EAST/EASTING
	MITERED END SECTION	EC	EDGE OF CONCRETE
	YARD DRAIN	ELEV	ELEVATION
	FOUND BRASS OR ALUMINUM DISK	EP	EDGE OF PAVEMENT
	FOUND CONCRETE MONUMENT	ESMT	EASEMENT
	FOUND IRON PIPE	FF	FINISH FLOOR
	FOUND IRON ROD	FND	FOUND
	FOUND NAIL & DISK	LB	LICENSED BUSINESS
	SET CONCRETE MONUMENT	LS	LICENSED SURVEYOR
	SET IRON ROD	PS	PARKING SPACE
	SET NAIL & DISK	HC	HANDICAPPED
	SET TRAVERSE POINT OR BENCHMARK	N	NORTH/NORTHING
	TELECOMMUNICATION CABINET	N/D	NAIL AND DISK
	TELECOMMUNICATION MANHOLE	PB	PLAT BOOK
	TELECOMMUNICATION MARKER	(D)	DEED
	TELECOMMUNICATION RISER	(M)	MEASURED
	TELECOMMUNICATION VAULT	P(G)(S)	PAGE(S)
	TRAFFIC ELECTRIC CABINET	PC	POINT OF CURVATURE
	PEDESTRIAN CROSS POLE	PT	POINT OF TANGENT
	SIGNAL MAST ARM	PCP	PERMANENT CONTROL POINT
	TRAFFIC ELECTRIC VAULT	PRM	PERMANENT REFERENCE MONUMENT
	TREE BAY	PS	PARKING SPACE
	TREE CAMPHOR	ℙ	PROPERTY LINE
	TREE CEDAR	PSM	PROFESSIONAL SURVEYOR AND MAPPER
	TREE CHINA BERRY	R	RADIUS
	TREE CYPRESS	RCP	REINFORCED CONCRETE PIPE
	TREE ELM	RLS	REGISTERED LICENSED SURVEYOR
	TREE GREEN ASH	R/W	RIGHT OF WAY
	TREE HICKORY	S	SOUTH
	TREE LAUREL OAK	TH	TEST HOLE
	TREE LIVE OAK	VVH	VERIFIED VERTICAL & HORIZONTAL
	TREE MAGNOLIA		CONTOUR
	TREE MAPLE		SPOT ELEVATION
	TREE PALM	WTR	WATER
	TREE PECAN	— BTW —	BURIED CABLE TV
	TREE PINE	— BC —	BURIED ELECTRICAL
	TREE SWEET GUM	— BFO —	BURIED FIBER OPTIC
	TREE SYCAMORE	— BFM —	BURIED FORCE MAIN
	TREE TURKEY OAK	— BGS —	BURIED GAS
	WATER AIR RELEASE VALVE	— BRW —	BURIED RECLAIMED WATER
	BACKFLOW PREVENTER	— SS —	BURIED SANITARY SEWER
	HOSE BIBB	— BTB —	BURIED TELECOMMUNICATION
	FIRE DEPARTMENT CONNECTION	— BTE —	BURIED TRAFFIC ELECTRICAL
	FIRE HYDRANT	— BU —	BURIED UNKNOWN
	WATER MARKER	— BW —	BURIED WATER
	WATER METER	— — —	CENTERLINE
	WATER RISER	— — —	CONTINUOUS
	WATER VALVE	— — —	DASHED LINE
	WETLANDS	— F —	FENCE LINE
ASPH	ASPHALT	— FM —	FORCE MAIN
BC	BACK OF CURB	— GAS —	GAS LINE
BM	BENCHMARK	— — — — —	EASEMENT
	CENTER LINE	— IRR —	IRRIGATION LINE
CD	CHORD DISTANCE	— OC —	OVERHEAD ELECTRICAL LINE
CO	CHORD BEARING		DRAINAGE PIPE
CLF	CHAIN LINK FENCE	— R/W —	RIGHT OF WAY LINE
CONC	CONCRETE		BUILDING LINE
O.R.B.	OFFICIAL RECORD BOOK		EDGE OF PAVEMENT
			EDGE OF WATER



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PANTALONE INDUSTRIES
3920 GREENVIEW PINES COURT
ORLANDO, FLORIDA 32817
(STEPHEN@PANTALONEINDUSTRIES.COM)
(304) 376-4439

**BOUNDARY, TOPOGRAPHIC, &
TREE SURVEY
OF
1400 W KELLY PARK DR
SECTION 17, TOWNSHIP 20 SOUTH, RANGE 28 EAST
ORANGE COUNTY, FLORIDA**

MICHAEL A.
GENTLES

FOR:

FOR THE LICENSED BUSINESS #8551 BY:

JOHN F. LOCKLIN, P.S.M. #6673

DATE	REVISIONS
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JOB #: 1400 W KELLY PARK RD
DATE: 02/05/2024
SCALE: 1" = 70'
CALC BY: SP
FIELD BY: CG
DRAWN BY: KM
CHECKED BY: JL

SHEET 1 OF 2

