APOPKA CITY COUNCIL AGENDA

April 2, 2025 1:30 PM
Apopka City Hall Council Chambers

APOPKA CITY COUNCIL MEETING WILL BE LIVE-STREAMED ON YOUTUBE. TO WATCH, PLEASE VISIT:
https://www.youtube.com/CityofApopkaFL

CALL TO ORDER

INVOCATION

PLEDGE

EMPLOYEE RECOGNITION

1. Service Pin Awards - City Employees

APPROVAL OF MINUTES

1. Approval of Regular City Council Meeting Minutes of March 19, 2025.

2. Approval of City Council Charter Amendments Workshop of March 19, 2025

AGENDA REVIEW

PROCLAMATION

1. Art and Foliage Festival
   Presented by: Mayor Nelson

PRESENTATION

1. Day of Service: Giving back to the Community

   Presented by: Bryan Nelson, Mayor

2. City of Apopka's Meter Replacement and Maintenance Program Update
   Presented by: Gabrielle Carter and Blanche Sherman

3. Border Lake Update (Short term and long term solutions)
   Presented by: Bryan Nelson, Mayor

CONSENT (Action Item)

1. Authorize the execution of contracts/extensions for the assigned terms: Premier Lawn Maintenance, LLC

2. Authorize the execution of piggyback contracts for the assigned terms: Lake Jem Farms, LLC, and Lowe's Home Centers, LLC

BUSINESS (Action Item)

1. Willow Run - Plat
   Owner(s): M/I Homes of Orlando, LLC
   Applicant(s): Luke M. Classon, P.E.
   Location: Southeast corner of Plymouth Sorrento Road and Appy Lane
   Tract Size: 56.67 +/- acres
   Project: 110 lots
   Density: 2 dwelling units per acre
   Parcel Identification Number(s): 19-20-28-0000-00-050, 19-20-28-0000-00-002
   Future Land Use: Residential Very Low Suburban
   Zoning: RSF-1A (Residential Single-Family Estate)
   Project Manager: Jean Sanchez
   Presented by: Jean Sanchez, Senior Planner

2. Eden Crest Phase 1 - Plat
   Owner(s): Apopka Project I LLC
   Applicant(s): Ovidio S. Sanchez
   Location: East of S Binion Road and North of Boy Scout Road
   Project: Eden Crest Phase 1 - Plat
   Density: 5 DU/AC
   Tract size: 85.16 +/- acres
   Project Manager: Amer Hamza
   Presented by: Amer Hamza, Planner

3. 4101 Golden Gem Road - Major Development Plan
   Owner(s): Kelly Park VB Development, LLC c/o Kevin Barry
   Applicant(s): Kimley-Horn & Associates, Inc. c/o Mackenzie Cerjan, P.E.
   Location: East of Golden Gem Road and north of Capital Reef Way
   Project: 54 single-family units
   Density/Intensity: 5.99 dwelling units/acre
   Tract size: 9.01 acres+/-
   Project Manager: Jean Sanchez
   Presented by: Jean Sanchez, Senior Planner

4. Parks and Recreation Professional Services Agreement - Amber-Leigh's Aquatics
   Presented by: Radley Williams, Recreation Director

5. Approve a negotiated contract for RFQ 2023-A-18 : Construction Manager at Risk (CMAR) for a New Public Safety Facility to H.J. High Construction.
   Presented by: Blanche Sherman, Finance Director

6. Multifamily Affordable Housing Developer's Agreement for School Impact Fee Exemption for Southwick Commons by and among Orange County, Florida (a charter county), The City of Apopka, Southwick Commons, LTD, and the School Board of Orange County, Florida (OCPS).

   Presented by: Bobby Howell, Planning Manager

7. Severance Package for Jacob Smith Effective March 21, 2025.

   Presented by: Joseph Patton, Human Resources Director

8. Approval of use Agreement for adjacent alleyway - Halls on 5th, LLC.

   Presented by: Cliff Shepard , City Attorney

PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)

1. Resolution 2025-10 - Oak Pointe South Easement Vacation
   Owner(s): Oak Pointe of Apopka Homeowners Association
   Applicant(s): D.R. Horton
   Location: 3600 Major Oak Boulevard
   Project: Vacation of Utility Easement

Density: N/A (request is to vacate a portion of a utility easement in an existing development)
Project Manager: Amer Hamza
Presented by: Amer Hamza, Planner

CITY COUNCIL REPORTS

CITY ADMINISTRATOR'S REPORT

CITY ATTORNEY'S REPORT

MAYOR'S REPORT

PUBLIC COMMENT PERIOD
The Public Comment Period is for City-related issues that may or may not be on today's Agenda. If you are here for a matter that requires a public hearing, please wait for that item to come up on the agenda. If you wish to address the Council, you must fill out an Intent to Speak form and provide it to the City Clerk prior to the start of the meeting. If you wish to speak during the Public Comment Period, please fill out a green-colored Intent-to-Speak form. If you wish to speak on a matter that requires a public hearing, please fill out a white-colored Intent-to-Speak form. Speaker forms may be completed up to 48 hours in advance of the Council meeting. Each speaker will have four minutes to give remarks, regardless of the number of items addressed. Please refer to Resolution No. 2016-16 for further information regarding our Public Participation Policy & Procedures for addressing the City Council.

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.

CITY OF APOPKA MINUTES

Minutes of the City Council Meeting held on March 19, 2025 at 7:27 PM, in the City of Apopka Council Chambers.

Present:

- Mayor Bryan Nelson
- Commissioner Diane Velazquez
- Commissioner Nick Nesta
- Commissioner Alexander Smith
- Commissioner Nadia Anderson
- City Administrator Jacob Smith
- Attorney Cliff Shepard

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE: Commissioner Smith provided the Invocation, led in the Pledge of Allegiance, and gave the Fact of the Day: On March 19, 1916, the first US air combat mission in US history begins when eight Curtiss "Jenny" planes of the First Aero Squadron take off from Columbus, New Mexico. The First Aero Squadron, organized in 1914 after the outbreak of World War I, was on a support mission for the 7,000 U.S. troops who invaded Mexico to capture Mexican revolutionary Pancho Villa.

APPROVAL OF MINUTES

1. Approval of Regular City Council Meeting Minutes of February 19, 2025.
2. Approval of Regular City Council Meeting Minutes of March 5, 2025.

    a. **Mayor Nelson** asked if anyone had any questions about the set of minutes.
    b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion to approve the two (2) sets of minutes.
    c. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Anderson** to approve the two (2) sets of minutes.
    d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

AGENDA REVIEW

Mayor Nelson asked if any changes to the agenda. **Jacob Smith CAO** said no changes.

CONSENT (Action Item)

1. Execute Release of Code Enforcement Lien for 950 South Park Avenue.
2. Approval of Vladimir Simonovski as City Engineer.
3. Award a contract for ITB:2025-A-150, Construction of Northwest Recreation Complex Relief Driveway.
4. Authorize the execution of piggyback contracts for the assigned terms: The Toro Company, Brevard County Public Entity Purchasing Cooperative, the Florida Department of Transportation, Wilcom Electrical Systems, LLC, and Advanced Environmental Labs.
5. City of Apopka FY2025 Budget-to-Actual for the Five-Months Ending February 28, 2025.
6. Accept the disbursement report for February 2025.

   a. **Mayor Nelson** asked if anyone from the public or the Council had any questions about any items on the Consent Agenda items or if anyone needed to pull any of the items.
   b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion to approve the six (6) consent agenda items.
   c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson** to approve the six (6) consent agenda items.
   d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

BUSINESS (ACTION ITEMS)

1. Approval of Employment Contract for Deputy Police Chief
   Presented by: Mike McKinley, Police Chief

   Chief McKinley said tonight he's presenting Dr. Lovetta Quinn-Henry as the selected candidate to fill the vacant Deputy Chief position within the Apopka Police Department. She was in within the top three candidates that were interviewed by Mayor Nelson, himself and staff and after careful consideration and extensive discussions they selected Dr. Quinn-Henry for the Deputy Chief position. He said that she is being selected as the Deputy Chief and ultimately as the next Chief of the Apopka Police Department. He provided a brief overview of her background and education and work experience and provided a biography with her qualifications to the Commission. He said although the appointment of Deputy Chief does not require Council approval, he's presenting an employment agreement for the Council's consideration. This agreement establishes the terms of Dr. Quinn-Henry's employment, performance expectations, and provides assurance that she will transition into the role of the Chief of Police upon his retirement. If approved, he will be working closely with her until she transitions into her new role. Dr. Quinn-Henry's anticipated start date is May 1, 2025. He requested the Council's approval of the employment contract for Deputy Police Chief Dr. Quinn-Henry.

Dr. Quinn-Henry came up and spoke and provided a brief background to the Commission and residents and her husband came up to speak as well. He provided a brief overview of her background and education and work experience and provided a biography with her qualifications to the Commission.

The Commission welcomed her and thanked her for taking the time to meet with them and answer any questions they had.

Commissioner Nesta confirmed that the employment agreement will not need to be revised once Police Chief McKinley retires and **Attorney Shepard** said no, the employment agreement is as is and she will be sworn in as the Police Chief per the employment agreement. If it's approved she will be the next Police Chief.

a. **Mayor Nelson** asked if anyone had any questions or if anyone from the public wanted to speak about this item.
Dr. O welcomed Dr. Quinn-Henry to the City and advised that her background is incredible.
Sylvester Hall spoke about the Police Department should have the best of the best and that she has his backing and she was welcomed.
Leroy Bell said that he was impressed with her background and welcomed her. He asked that she holds the Apopka Police Department to the same standards that you would want the citizens to be.
Rod Olsen said that she has his full support and welcomed her to the Apopka Police Department.
Dr. Jim Moyer came up and welcomed her to the Police Department.

b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the Employment Contract for Deputy Police Chief.

c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson** to approve the Employment Contract for Deputy Police Chief.

d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

2. Appointment of Momtaz Barq as Public Works Director
Presented by: Joseph Patton, Human Resources Director

Joe Patton presented Momtaz Barq and requested appointment as the Public Works Director. He provided a brief overview of his background and education and work experience and provided a biography with his qualifications to the Commission.

Momtaz Barq was present and came up to provide a brief background and answer any questions the Commission had.

The Commission welcomed him and thanked him for taking the time to meet with them individually and answer any questions they had. The only Commissioner he did not meet with was Commissioner Smith.

Commissioner Nesta asked when his start date is due to him not having it during their individual meeting. **Momtaz** responded either April 14th or April 28th.

Joe Patton, Human Resources Director, said the date that he has is April 14th, but he knew that was still under negotiation.
Momtaz Barq said he will be working three days a week for a month, and then he will be full-time. He said he still has some commitments that he needs to close out before he invests himself completely.

Commissioner Nesta questioned if he is being paid full salary during the time that he is part time. The offer letter doesn't state a graduated system. It states $180,000 dollars at the start date.

Joe Patton said he didn't figure the pay out yet because they didn't know exactly what the schedule was going to be so if he starts part time we may have to pay him in an hourly rate but would have to discuss that with the Mayor.

Commissioner Nesta confirmed that Momtaz has a project currently with the City of Apopka. **Momtaz** confirmed yes and the project is called Hamrick at Rock Springs and he's hoping that project will be done before he starts his employment with the City of Apopka. He requested that he start when his project is done so there's no conflict of interest.

Commissioner Nesta expressed his concerns regarding Momtaz starting while is project is still active. He doesn't want any signs of impropriety in any compacity. **Momtaz** agreed to start on April 28th to provide more time for his project to be completed.

Commissioner Smith welcomed him and advised that he would set up a meeting with him since he was out of town for the individual meetings.

Mayor Nelson advised that he's spoken to the County and asked about Momtaz and his work ethic and his demeanor and he was highly recommended.

a. **Mayor Nelson** asked if anyone had any questions or if anyone from the public wanted to speak about this item.
b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the Appointment of Momtaz Barq as Public Works Director and April 28th as his start date.

c. **Motion** by **Commissioner Velazquez** and seconded by **Commissioner Smith** to approve the Appointment of Momtaz Barq as Public Works Director and April 28th as his start date.
d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

3. Athletics Summer Camp Program
Presented by: Radley Williams, Recreation Director

Radley Williams said he is providing an update on the new athletic summer camp program. In the current budget additional funding was requested by the Parks and Recreation Department to create new athletic summer camp programming for the community. During budget discussions the initial plan was to approach two local schools in the area to try to run the program at the schools during the summer. Staff has had meetings with the schools and throughout that planning the logistics of operating the program fully in the schools became a challenge. Summer months the schools try to get their facility maintenance and upgrades done so it was hard to commit their schools for the camps. The current plan is to operate the camp out of the Fran Carlton Center. This has benefits to its location and Wheatley Elementary's gym will still be utilized. He provided additional details regarding the camp schedule dates, times, and costs associated. He was available for questions.

Commissioner Velazquez questioned if lunch would be served and where. **Radley** responded they will always have lunch at Fran Carlton unless if on a field trip they will have lunch then. Commissioner Velazquez questioned where the senior events would be taking place during the camp.

a. **Mayor Nelson** asked if anyone had any questions or if anyone from the public wanted to speak about this item.

Leroy Bell questioned if the cost of the camp could be lowered for the residents since all the rates for utilities and millage rate was just increased. **Radley** advised that there are scholarships available that will reduce the cost of the camp for Apopka residents by 25 to 50 percent. **Radley** advised the scholarship is only for City of Apopka residents.

Virginia Street expressed her concerns at the cost of the camp per week and feels that the price is too high. **Radley** advised that this camp was inline with other camp costs in the area. She didn't understand why she isn't eligible to receive the scholarship since she's out of the City limits but yet she pays the increased water bill to City of Apopka.

Commissioner Nesta asked how much money is available for the scholarships? **Mayor** responded $15,000 dollars from Advent Health for the year for all programs. There's an application process and the money hasn't been all used up yet.

Commissioner Anderson said the ultimate goal is to make sure that the City residents and tax payers have the ability to utilize the camps available to them and have priority first before others. She feels that the fees for the camps are fair.

Sylvester Hall requested that the City make it known that scholarships are available to the residents so that all the monies get used up. He didn't feel like the City was making it known to the residents that there are these financial options to help the children with these camps.

Commissioner Nesta said to Radley that he would like to meet with him separately and go over the funding and see how he can add to the scholarship side of things.

b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve the Athletics Summer Camp Program.
c. **Motion** by **Commissioner Anderson** and seconded by **Commissioner Velazquez** to approve the Athletics Summer Camp Program.
d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

PUBLIC HEARINGS/ ORDINANCES/ RESOLUTIONS (ACTION ITEMS)

1. Ordinance No. 3094 – Second Reading – Annexation - 2501 Rock Springs Road
Owner(s): BSC-Rock Springs East LLC
Applicant(s): Elisabeth Crane
Location: 2501 Rock Springs Road
Project: Annexation - 2501 Rock Springs Road
Density: N/A (this item only permits annexation of the property into the City limits, unit count will be forthcoming under separate action)
Tract size: 9.63 +/- acre(s)
Project Manager: Jun Sohn, Ph.D.
Presented by: Jun Sohn, Planner

Jun Sohn said no changes.

a. **Mayor Nelson** asked if anyone had any questions or if anyone from the public wanted to speak about this item.
b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve and adopt Ordinance No. 3094.
c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson** to approve and adopt Ordinance No. 3094.
d. **Motion carried 4 to 1,** with Mayor Nelson, and Commissioners Velazquez, Smith & Anderson voting aye and Commissioner Nesta voting Nay.

2. Ordinance No. 3095 – Second Reading – Small-Scale Future Land Use Amendment – AdventHealth ED
   Owner(s): Adventist Health System/Sunbelt, Inc.
   Applicant(s): Kimley-Horn & Associates c/o Nathan Milch
   Location: Southeast corner of Kelly Park Road and Plymouth Sorrento Road
   Tract: 5.56 +/- acre(s)
   Current Future Land Use Designation: Residential Very Low Suburban
   Proposed Future Land Use Designation: Mixed-Use
   Intensity: 0.15 floor area ratio minimum
   Project Manager: Jean Sanchez
   Presented by: Jean Sanchez, Senior Planner

   Jean Sanchez said no changes.

   a. **Mayor Nelson** asked if anyone had any questions or if anyone from the public wanted to speak about this item.
   b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve and adopt Ordinance No. 3095.
   c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson** to approve and adopt Ordinance No. 3095.
   d. **Motion carried 4 to 0,** with Commissioners Velazquez, Nesta, Smith & Anderson voting aye and Mayor Nelson recused himself.

3. Ordinance No. 3096 – Second Reading – Change of Zoning – AdventHealth ED
   Owner(s): Adventist Health System/Sunbelt, Inc.
   Applicant(s): Kimley-Horn & Associates c/o Nathan Milch
   Location: Southeast corner of Kelly Park Road and Plymouth Sorrento Road
   Tract: 5.56 +/- acre(s)
   Current Zoning Designation: T (Transitional)
   Proposed Zoning Designation: KPI - MU (Kelly Park Interchange - Mixed-Use)
   Intensity: 0.15 floor area ratio minimum
   Project Manager: Jean Sanchez
   Presented by: Jean Sanchez, Senior Planner

   Jean Sanchez said no changes.

   a. **Mayor Nelson** asked if anyone had any questions or if anyone from the public wanted to speak about this item.
   b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve and adopt Ordinance No. 3096.
   c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Velazquez** to approve and adopt Ordinance No. 3096.

d. Motion carried 4 to 0, with Commissioners Velazquez, Nesta, Smith & Anderson voting aye and Mayor Nelson recused himself.

4. Ordinance No. 3100 - Second Reading - Amending Chapter 54, Article IV, Police Officers Retirement Systems; Section 54-146- Deferred Retirement Option Plan.
Presented by: Mike McKinley, Police Chief

Bobby Howell said no changes.

a. Mayor Nelson asked if anyone had any questions or if anyone from the public wanted to speak about this item.
b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve and adopt Ordinance No. 3100.
c. Motion by **Commissioner Anderson** and seconded by **Commissioner Velazquez** to approve and adopt Ordinance No. 3100.
d. Motion carried unanimously, with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

5. Resolution Number 2025-13 Initial Assessment Resolution - Emerson Park Subdivision
Presented by: Blanche Sherman, Finance Director, and Christopher B. Roe, with Bryant Miller Olive P.A.

Blanche Sherman was present with Christopher B. Roe with Bryant Miller Olive P.A., bond counsel that gave a presentation in regards to the initial assessment resolution for the Emerson Park Subdivision. Also, in attendance was Sarah Denzie with the City's financial advisor's office.

Christopher Roe advised that he prepared the Resolution presented tonight for consideration. This Resolution starts the process for imposing special assessments to fund road improvements for the Emerson Park Subdivision. The presentation provided a context of the background of the Emerson Park Subdivision improvements. He was available for questions.

Commissioner Nesta requested an updated copy of the presentation. He asked if there's any prepayment, prevision or penalty and then there would be a discount if a homeowner wants to pay the flat fee up front? **Chris** responded whether to offer a prepayment option is local discretion. However, this project is relatively small as far as the amount that is being borrowed for and the number of payers whom are paying into the system. When the banks look at the RFP and determine whether or not they want to submit a proposal one of the things they consider is, is the loan big enough to make it worth our while to submit a bid. If they are aware its 500 units now, but it could drop to 350 to 400 over time because of

prepayments, it might affect their willingness to provide the loan in the first place. As currently written we set it up so that it would not have a prepayment feature. If the Council wishes, we can add that to it and we can add it a couple different ways. One, you could add it so that its available before you incur the expense of the loan so that property owners who want to avoid the financing cost could basically pay up front. It reduces the number of payers though which could make it harder to obtain the loan. Or you could make it so that after the loan is incurred, if someone has a windfall and they want to get out from under the assessments in year two or three they could pay it off at that time by paying off the amount of principal at that time plus the interest due to the next prepayment date. Those are common features in capital assessment projects like this, but we determined after discussion internally that because of the relatively small size of the loan if might make more sense to forego that just everybody pay for the fifteen-year term.

Commissioner Nesta asked if the total cost comes in lower, we can then reduce the assessment from there. Is it one of those we can go higher because we can't go lower? **Chris** responded. He mentioned the mailed notices that will be sent out to the property owners. A strict legal requirement is that notice has to tell each property owner what the maximum amount they could be faced with. You can always come down later from that maximum amount included in the notices. There's no problem lowering it. If you underestimate the cost and you need to assess more to fully fund the project you basically have to repeat the process anew. Commissioner Nesta requested explanation regarding the math portion which Chris provided clarification.

a. **Mayor Nelson** asked if anyone had any questions or if anyone from the public wanted to speak about this item.
b. Hearing no further questions or comments, **Mayor Nelson** asked for a Motion to approve Resolution Number 2025-13.
c. **Motion** by **Commissioner Nesta** and seconded by **Commissioner Smith** to approve Resolution Number 2025-13.
d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

6. Resolution No. 2025-14 Authorizing the City Administrator to take necessary action to Initiate necessary property for the Construction of Kelly Park Road Improvements.
Authorizing the City Administrator to take necessary action to Initiate necessary property for the Construction of Kelly Park Road Improvements.
Presented by: Cliff Shepard, City Attorney

Attorney Shepard said this Resolution authorizes the City to proceed with whatever is necessary to obtain the property. His preference would be to negate and not have to go through court proceedings but the City cannot do anything in terms of court proceedings without this Resolution. This is for the Kelly Park Road Expansion. The road construction will commence soon and the City needs the right of way to make it happen.

a. **Mayor Nelson** asked if anyone had any questions for Cliff about this item or if anyone from the public wanted to speak about this item.
Commissioner Velazquez questioned whether she should omit herself due to conflict of interest due to sitting on a board with a broker regarding this property and due to no financial gain to her per Attorney Shepard she is able to vote on this item. There's no conflict.
b. Hearing no further questions or comments, **Mayor Nelson** asked for a motion approve Resolution 2025-14.
c. **Motion** by **Commissioner Smith** and seconded by **Commissioner Anderson** to approve Resolution 2025-14.
d. **Motion carried unanimously,** with Mayor Nelson, and Commissioners Velazquez, Nesta, Smith & Anderson voting aye.

CITY COUNCIL REPORTS

Commissioner Anderson gave thanks to Radley regarding the Jalen Carter Celebration event. She advised she is working on an expungement and sealing clinic with Legal Aids Society of Orange County Bar Association. She will have the date and more details regarding the clinics that are held every three months in Orlando and she wants that here in Apopka.

Commissioner Velazquez gave thanks to the Finance Director for helping the one resident from Piedmont Lakes negate a high utility bill due to a water leak. She gave congratulations to the new City employees that were recently hired. She spoke about an email she received from Representative Webster regarding community project funding and Mayor Nelson said the City is already working on one. She advised the Apopka Historical Museum will be hosting a Women's History Month at the museum on March 27th at 5:00 pm. She gave honor to Women of City of Apopka employees and gave thanks for their service.

Commissioner Smith gave thanks to Commissioner Anderson and City staff for their hard work in making the Jalen Carter Event successful. It was a great even. He asked for status on the Border Lake Project. **Mayor Nelson** said we are making progress. Commissioner Smith asked for the status of hiring a Community Development Director. **Joe Patton** said we are not advertising for that position at this time. **Mayor Nelson** said they are trying to get the Economic Development Director position filled first and then the Community Director position will be advertised for. Commissioner Smith said it was great to have a Deputy Chief coming in and its Women's History Month and she will later become the Police Chief and she will be the first female Chief for the City of Apopka.

Commissioner Nesta spoke about his office hours and invited residents to come and speak about whatever comments or concerns they may have. He referenced Ordinance 3081 and said he's had residents reach out and say they feel uncomfortable and feel they could be attacked for that Ordinance. He said he hears them and he will accommodate them however he can.

CITY ADMINISTRATOR'S REPORT

Jacob Smith said he has nothing.

CITY ATTORNEY'S REPORT

Attorney Smith said he wants to talk about CRAs. There is a Senate Bill 1242 and House Bill 991 is bad for CRAs in this regard. Both bills say that CRAs will come to an end no later than 2045 of October which for Apopka is okay because your CRA will be over by then. For other cities that would be much shorter than they would have to do CRA projects. The bigger issue in the House Bill 991, is it says there will be no new funding of projects and no new projects after October 2025. If its not in the budget for this fiscal year and its not a project underway prior to October 2025, that is the end of your spending on CRAs. The Senate Bill which is possibly more likely to get through it would say the end of CRAs being the end of 2045, that's the hope.

Commissioner Nesta asked what happens to the funds if they were not allocated?
Attorney Shepard said they get returned to the County. As long as they are allocated and budgeted in this fiscal year they will not be returned.

MAYOR'S REPORT

Mayor Nelson gave thanks to Commissioner Anderson and staff for putting the Jalen Carter Celebration Event on. He said it was a great event. He said this Saturday, March 22 9:00 am-12:00 pm, is the Apopka Actions Sports Park ribbon cutting. He said he provided the Commissioners with a Bill analysis. He said he's going to schedule a CRA Board Meeting on April 16, 2025. He's already had two meetings with Radley and Blanche and Bobby about using the funds and not having to return the funds to the County. He wants to make sure all the funding is committed and allocated for projects before the deadline. He said he's going to Tallahassee to try to get some items funded. He also said there was a huge turn out and ice cream with a cop was successful at Dairy Queen.

PUBLIC COMMENT

Dr. Jim Moyer said he's the elected Soil & Water Conservation District 2 Supervisor. He said his job is unpaid but he is trying to meet with officials and learn everything that he can so that he can be of assistance to the City of Apopka. He said his County Commission

meeting was last Friday. Unfortunately, a colleague passed away so within the next few months they will appoint someone to their District 3. He said they are trying to get more applicants for this position and advised that you do not have to live in the Orange County District to apply for this position.

Leroy Bell, spoke about the Jalen Carter Celebration and funds coming out of the City budget to fund the event. He was only saying that the tax payer's money was being used for this event, not taking away acknowledging Jalen Carters congratulations. He spoke about the City finding money to provide for event and people but no money to provide to the tax payers or the homeless. He asked for more to be done for the citizens and show them appreciation.

Sylvester Hall, spoke about the country being in a national crisis because too many good people are standing by watching bad things happen and just remain completely silent.

Virginia Street, 2119 Palm Vista Dr, gave thanks to Commission Anderson and Radley for doing a great job with the Jalen Carter Celebration. She had a great time and it was so nice to unity and everyone having fun. She spoke about negative comments being made on social media and asked if there's anything that the City can do about this. She doesn't like seeing the rude comments on the internet whether true or not. She spoke about an increase of the unhoused being arrested within the City. She said the unhoused are fearful being arrested at this point due to the increase of others being arrested. She spoke about a business she's starting called Compassion in Apopka. It's a faith-based organization dedicated to assisting the unhoused and the needy in Apopka Florida. They are collaborating with local businesses, churches and services to provide the essential needs along with resources that are aimed to helping individuals and families within the community.

Rod Olsen, 3156 Rolling Hills Ln, spoke regarding the summer programs and suggested that if they have an Apopka address even if south Apopka they should be able to enjoy the discounted fee as well. The Cops and Cones was an awesome turnout. Gave thanks to Sgt. Creaser and the Police Department. There was great participation on everyone's part. He said he's been getting things together he came across an editorial that he had writing in 2019 and spoke about that. He spoke about the overcrowding in the schools then and to this day its worse. He spoke about so much growth in the City and lack of infrastructure. He requested slowing down the unprecedented growth. He also recommended the public comment be placed at the beginning of the meetings again.

ADJOURNMENT

The meeting adjourned at 9:34 PM

All video recordings of City Council Meetings are always posted on the City of Apopka's YouTube page, for viewing.

_____

Bryan Nelson, Mayor

Attest: _____
Susan M. Bone, City Clerk

Transcribed By: _____
Jodi Wrigley, Deputy City Clerk

CITY OF APOPKA MINUTES

Minutes of the City Council Charter Amendments Workshop held on March 19, 2025 at 6:00 PM, in the City of Apopka Council Chambers.

Present:

- Mayor Bryan Nelson
- Commissioner Diane Velazquez
- Commissioner Nick Nesta
- Commissioner Alexander Smith
- Commissioner Nadia Anderson
- City Administrator Jacob Smith
- Attorney Cliff Shepard

CALL TO ORDER

Cliff presented a PowerPoint. There are three major parts. One is the draft ordinance as it currently sits backed up by the actual called the "all changes document", that has all the various changes in terms of how they would look in totality. The ordinance just has a question, a summary of brief summary of 75 words or less, and then a yes or no. It doesn't give you the whole context of the amendment, but the all changes document will show you with red lines, strikethroughs, etc., exactly what the amendment would read. As it currently sits, there's six questions that the Council came up with. One of them which has been discussed multiple times but hasn't been refined is the election language which currently says December, which no one doesn't elections in December. The Council was given choices such as March or November, so direction on this is needed because this would be the completion of finishing the ordinance and bringing it up for first reading.

He said that he received an email from the Vice Mayor, Commissioner Velazquez with other changes, some of which have been discussed before, some of which have not. If there is any interest in pursuing those further to the point of drafting amendments and changing the ordinance then he would need to know that so he can come up with additional questions, change the ordinance, and or add them. If none make if past today, then this is your ordinance and he will need to know what to do with the election.

CHARTER DISCUSSION

1. Scheduled City Elections

   Attorney Shepard said he doesn't have any further feedback on the date for the election and whether or not that should be in November or in March, which is when the City currently conducts the elections, but its being done by virtue of an ordinance that overrides the City's charter because of the way it's structured. This would get the ordinance back into the charter as to when the City has elections and the charter would accurately reflect when the elections are held.

Mayor Nelson asked if there's any thoughts on election dates.

Commissioner Velazquez said the November that they were considering is the off year, it's not the Presidential Year. The City would be the only municipality on the November election and Orlando is the only other one. Even with a November election it still has a very low turnout on the odd year that was not a Presidential. **Attorney Shepard** responded that is very possible. It's written now as November because that was what he's heard most recently, but after Council heard from the staff from Supervisor of Elections Office and further discussions, maybe March is what the Council wants. There will not be a vote on this but if you want to leave this alone then we keep it as November. He said he just needs direction. **Commissioner Velazquez** said that she was in agreeance that the charter be corrected to read March because she didn't realize that the City was voting in March elections through an ordinance but the City charter was still showing December. She said she still stands by that the elections should remain in March due to being with all the neighboring Cities. She recommended having public input. **Attorney Shepard** said that there will be public comment at the first reading and the second reading. At the first reading if there needs to be changes you can put in changes at the first reading and there will be public input as well.

Commissioner Smith said regarding the November election date, the reasoning was that if we move to November then the City would have a greater voter turnout because that was with the assumption that it would be during the Presidential election so it would be on the same ballot. However, its not going to be during the Presidential election so that's not a valid reasoning any longer. He is comfortable with the March election date now.

Commissioner Nesta said having it in November everyone knows you're voting in November for something versus is March where you're questioning if you're voting local in March? He said that there's not really any hard data that shows more voter turnout on either date.

Commissioner Anderson said she thinks that the date should stay as March. She thinks a lot of residents have become used to voting in March. She's in agreeance with keeping the date as March.

Mayor Nelson said he would agree to keep the date in March.

Attorney Shepard said that will be on the first reading.

Commissioner Nesta asked if the voters say no we don't want it in March, what happens? **Attorney Shepard** said what happens is what's happening now. This is a change to the charter, it doesn't change the existing ordinance. If the charter changes where it conflicts with the ordinance it would be a different story, but right now the charter allows for what's happened which is you had an unworkable date in December and an ordinance was adopted that has to be renewed to have the elections in March. The goal here it to have the charter specify when elections will be, not have to find an ordinance that says when the elections are held. **Commissioner Nesta** clarified that by changing the charter wording to say elections are in March is just stating what the ordinance already states. **Attorney Shepard** said if it fails then everything stays the way it is now.

Attorney Shepard said tonight's workshop is to figure out what you want to look at in the first reading and if there's any changes to what you want to look at so that he can make sure it's reflected in the ordinance.

2. Mayor Council to Council- Manager Form of Government

   Attorney Shepard said we've had lot of discussion on this matter. Right now, unless he gets direction otherwise this will come to Council as part of the first reading.

   Nothing heard, no comment otherwise from Council.

3. Changing Name of Governing Body from Council to Commission

   Attorney Shepard said it's not significant. The charter currently refers to the board as both Commissioners and Council members and we are trying to get it consistent. The preference expressed to him was Commission versus Council. If this passes the board will be called the Apopka City Commission instead of the Apopka City Council and it will be consistent throughout the charter. If it doesn't pass, the charter stays the way it is now.

   No comments heard on this item.

4. Authority of City Clerk in Election Qualifying

   Attorney Shepard said this just codifies in a way to make it very clear that the City Clerk doesn't have authority beyond qualifying someone. If they check the boxes literally by saying "Here's my proof of residency", the Office of the City Clerk, doesn't have any investigative power. They do not have the ability to send out Law Enforcement to run background checks etc. They accept what's filed and if there is a question that is something that is taken up by the opposing candidates or citizens whom are concerned. The City Clerk doesn't have the authority because it's not permitted.

Commissioner Nesta said its not permitted under what? **Attorney Shepard** responded, the City Clerk has limited authority and they don't have the authority under the City charter to conduct investigations to do anything other than acceptance.
Commissioner Nesta asked if we could change the charter to allow the City Clerk to have the authority?
Attorney Shepard said yes with ramifications and costs etc. His advice was that it wouldn't be wise to do so. The City Clerk should not be stuck in that position.

5. Term Limits

Attorney Shepard said this creates term limits for elected officials. The term limit that was discussed previously would be a minimum of four years from the date that they last served. This is the way it's currently drafted.

Commissioner Smith questioned the ineligibility after service. After they have served their term limit then they will not be eligible to run for any other elected office in the City for four years. **Attorney Shepard** said it's three consecutive terms.
Commissioner Smith said his concern is that if there was a Commissioner that served their three, four-year terms, and then decided that they wanted to then run for Mayor, according to this they would have to wait another four years before they can do that?
Attorney Shepard said the way that it is defined that's yes. That's what was discussed the time that this topic came up and the Council agreed on three terms consecutively.

Commissioner Velazquez asked when the term limits were discussed? **Attorney Shepard** said at one of the charter amendment sessions they had in the past.

Commissioner Velazquez said in her email "A City Commissioner has three full consecutive terms shall not be precluded from filing to run for the City Mayor position".

Attorney Shepard said we will get to your email next as her email was new. Any part of the third term begins service so you can avoid people rigging the system would count as the third term. Rigging the system as in an example would be someone getting to their last week of their term in office and decided to resign so they wouldn't have served consecutive terms so they could run again. Any portion of the third term consecutively counts and then from that point on, you're disqualified for four years and that's the intention of the amendment. In regards to Commissioner Velazquez's email there are some additional things that the Council hasn't discussed. The first one was requested that any changes or additions or recommended changes. She requested to include should the City Clerk become aware of any inaccuracy the City Clerk should notify the Commission at the next Commission meeting. This would be a change that doesn't change the City Clerk's ministerial role, it just means that if he/ she has any information regarding the election or candidates she can't verify the truth of it, but to give the Commission notice to see what they can do.

It's important to recognize that the Commission doesn't have the authority to do anything either. With the word inaccuracy in this, that means she would have to determine whether the information provided through some source is more accurate than the information she was provided by the candidate which puts them in a position of having to make decisions that generally are not the role of the City Clerk. He said this was the discussion and that is why he wanted the Commission the opportunity to discuss this.

Mayor Nelson said he felt that this is opening up the City Clerk to things that she doesn't need to be involved in.

Commissioner Anderson spoke about this instance personally happening to her and false information was circulating when she was running for Commissioner. She felt that putting any Clerk in the position to verify accuracy opens the City up for a lawsuit. She felt that people running for office can weaponize by putting out false documents.

Attorney Shepard said information about a candidate or their eligibility seems to come out at every election for whatever reason. Without judging it, its not abnormal for someone to question someone's qualifications to hold office, it happens a lot.

Commissioner Nesta recommended that the City Clerk not form an opinion whether its accurate or not, but just to notify the Commissioner if he/ she has come across information and present it to the Commission as an inconsistency of what was provided to the Clerk's Office. He was in favor of the Clerk notifying the Commission of inconsistencies that get presented.

Commissioner Smith said his concern is how the City Clerk would determine whether the information was inaccurate or not. That means the Clerk would have to do some investigating to determine whether what someone supplied the Clerk's Office was inaccurate or not. When there's a discretion about a candidate or not, typically the whole Commission receives the information one way or another. He was not in favor of putting the Clerk in this position of determining inconsistency or inaccuracy of information.

Attorney Shepard recommended that if the Clerk gets and email that she doesn't pass judgement, she simply forwards the information directly to the Commission advising them exactly what was presented to her. That way she's not directly involved. Commissioner Nesta agreed with this and would like to move forward with just the forwarding of the exact information. Attorney Shepard said that could be made into a policy.

Attorney Shepard continued on reviewing through the emailed items from Commissioner Velazquez which next was March election which was covered. Section 3.01, City Clerk and City Attorney shall be appointed and removed by majority vote of the City Commission". With the request to add the ballot choice between two forms of government. The authority of City Manager form of government versus current Strong Mayor form of government. It would be wise to conduct a workshop to provide education on the different forms of government. He said he thinks there should be a discussion about the appointment and removal of City Clerk and City Attorney by the majority of the City Commission. Commissioner Velazquez wanted to discuss this. Currently, the Mayor appoints and then it has to be ratified by a majority of the Commission and by unanimous legal opinion which there were several. To fire, it can be a majority of the Commission as long as the majority of the Commission includes the Mayor. If it the majority of the Commission without the Mayor, based on the way the current charter reads, then that will not work. This would change all of it.

Commissioner Velazquez spoke about the previous situation regarding the prior City Attorney not being terminated and the issues during that time.

Attorney Shepard continued to say the Mayor alone could not fire the City Attorney then or now. It would also require him to have at least two additional votes to fire the City Attorney. He cannot unilaterally fire the City Attorney anymore than he can unilaterally hire them, but he does have to be one of the votes to fire them. That is how the current City charter reads.

Commissioner Nesta said the City Clerk should be independent similar to the City Attorney. There should be no loyalties one way or the other. It should be completely independent and gives us advice and counsel.

Discussion ensued between the Commission and Attorney Shepard. Attorney Shepard suggested drafting the language to show what it would look like, the question, the summary, the actual amendment language and it would be "if" the Commission decided to add this in it would be question number seven. He emphasized "if" because if the Council form of government were to pass, this would be automatic because that's what Council Manager form of government is. There is no more Mayoral appointment because the Mayor is simply a Commission that runs meetings.

Attorney Shepard continued the review of Commissioner Velazquez's email. Next was the request for a workshop or public input regarding the Council Manager form of government versus Strong Mayor form of government and educating the public. He said when this discussion occurred during the charter review he didn't recall a lot of public input. The number one issue you run into with Council Manager form of government is interference with administration. Instead of it being interference with the Mayor and his administration or her administration, its interference with administration of the City

Manager who has a lot more power in those forms of government than in Strong Mayor form of government. Currently with the Strong Mayor form of government, the City Administrator is the stop gap between the top of the executive chain, the Mayor and staff, and it's basically there to try to carry out where he or she can without conflicting with his / her ethical and legal obligations the policies of the Mayor. Whether its for the public works department, police department, or any other department. In a City Manager form of government, the City Manager is making all of these policies, enforcing all of those policies, and if you don't like those policies the only person you get to talk to is the City Manager. That's the difference between those two. The arguments for the Council Manager form of government are that you have a paid person with a long reputation or good reputation for dealing with personnel issues and employment issues and policy making etc. In this form of government, you may find out that the public works director has been fired and you don't like it, but that's too bad, because the City Manager has made that decision and they have the authority. Your only authority then is to fire the City Manager. In a Strong Mayor form of government, the people have some accountability to the Mayor if they don't like what he or she is doing. Additionally, a Strong Mayor gets paid more than the other Commissioners because he is doing more work, showing up on a daily basis etc., because it's a full-time job.

Commissioner Anderson asked when these amendments are made when will they take effect? **Attorney Shepard** said it would happen immediately upon the passage of the change in form of government subject to whatever period of a time to make the appointment of the City Manager and make the transition. We would probably provide a transition period. A transitional period would be required and training period and salary of the Mayor would be voted on.

6. Employment Contracts

Attorney Shepard continued to employment contracts. The City Attorney and City Manager shall be the only employment contract agreements, which he thought was truth up until today since the Police Deputy Chief contract is being presented tonight at City Council meeting. He asked the Commission if they wanted only the City Attorney and City Manager to have contracts.

Commission Velazquez said no because at the time the charter was written there were only two, now there are more than two employees.

Commissioner Smith said he wasn't in agreement with that because other employees need contracts so the City can find good quality employees and secure job security.

Mayor Nelson provided clarification that the issue isn't the contracts being presented when the employee is hired, but employee contracts being executed after the employee is in the position and not agreed on by the Commission.

Attorney Shepard suggested that there be a provision that says no employment contracts can be entered into without approval of the City Commission.

Continuance of term limits:

Attorney Shepard continued. Lastly was the Mayor being elected for four-year term, subject to three full consecutive terms. The way it's drafted whether you're the Mayor or the Commissioner, you can't serve again. This is a good time to tell me the serving terms. He asked if they wanted to see the language as discussed and decide at the first reading. All Commission agreed.

Commissioner Nesta asked regarding the employment contracts, could it be added in that not only does the Commission approve the contracts coming in, but any type of extensions, or any edits, recension of those have to be approved by the Commission. Attorney Shepard responded that yes, he would make sure that is covered.

Discussion ensued regarding scheduling another workshop and keeping within the timeline the SOE set for the City. The first April meeting has to have the first reading of these items. That would be for a November election. Attorney Shepard reminded the Commission that ultimately the people decide, but the Commission decides what is placed on the ballot.

PUBLIC COMMENT

Leroy Bell spoke about term limits and suggest only two terms be allowed and you have to be removed permanently. He spoke about City Clerk duties being changed and she should be able to have more authority. He requested the charter state that the citizens can have a forensic audit.

Dr. O spoke about the microphones and how the volume was low so the audience including herself could not hear conversations. She said only one question should be asked on the ballot and that was "Do you want a City Manager form of government?". If they answer yes or no then that obviously says they are for or against the other form. This will make sure they do not get confused and cancel out their answer on the ballot if they do not answer correctly.

Tim Ford requested the Commission slow down and make sure that they have a detailed workshop to be able to discuss the items going on the ballot for the citizens to vote on. He feels like the issues of discussion are being rushed. He recommended that there be districts due to the City growing and approvals of annexations.

Sylvester Hall spoke about a consultant being hired by the City to determine whether the Mayor was getting paid accordingly. The consultant was paid approximately $30,000 dollars and the consultant completed the study and determined that all the other positions in the City of Apopka was in excellent condition but he felt that wasn't the truth. He doesn't believe this was truthful due to the meetings he's attended and seeing the budget etc. Mr. Hall said most of the departments are under staffed and they can't be proactive. He requested that the Commission be more involved and get educated with everything going on in the City before they just agree to development and actions that are presented to the Council. He suggested that if the Mayor gets paid $150,000 dollars a year that the Commissioners should get paid $75,000 dollars a year. He wanted that put on the ballot and allow the residents to vote on it. He requested that the steps to recall a Commissioner be put into the charter in the event that a Commissioner is not doing the job they were hired to do. He spoke again about public comment and said it should be available for the public to speak on any item.

Rod Olsen requested the City take a look at all the surrounding Cities that are growing at the rate the City of Apopka is and see what is working best for those Cities and what isn't working for them and take a good look at that to see what will help our City. He spoke about term limits and believes that two term limits are enough. He spoke about public comment and suggested it be placed at the beginning of the meetings again.

ADJOURNMENT

The meeting adjourned at 7:19 PM

All video recordings of City Council Meetings are always posted on the City of Apopka's YouTube page, for viewing.

_____

Bryan Nelson, Mayor

Attest: _____
Susan M. Bone, City Clerk

Transcribed By: _____
Jodi Wrigley, Deputy City Clerk

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PRESENTATION
Item #: 2.
Meeting Date: April 2, 2025
Department: Finance Department

SUBJECT:
City of Apopka's Meter Replacement and Maintenance Program Update

REQUEST:
N/A

SUMMARY:
During the FY2025 Budget presentations, Public Services noted that a contractor will be used for meter replacements and repairs this fiscal year. We are utilizing a piggyback contract between Core & Main and Citrus County, with Aqua-Meter as the subcontractor handling the replacements and repairs. Aqua-Meter's name appeared in the news alert, which was also shared on Nextdoor and the Apopka newsletter.

The sites and subdivisions for meter replacements were selected based on the **estimated meter report**, with work organized around billing cycles. The current budget only allowed for the replacement of approximately 2,600 meters. In total, however, 2,900 meters have been selected to accommodate any meters that may need to be skipped. Skipped meters will still be reviewed but handled by internal staff resources. On October 31, 2024, the Public Service Department commenced a pilot program to test, replace, and provide maintenance of ten (10) meters. Upon successful completion of the pilot, the Public Service staff continued the program.

Staff will be providing City Council with an update on the Meter Replacement and Maintenance Program.

FUNDING SOURCE:
Fund 401 Utility Operations and Maintenance

RECOMMENDED MOTION:
N/A

ATTACHMENTS:
1. Meter Replacement & Maintenance Program Presentation_Final

Apopka City Council Meeting
April 02, 2025
Meter Replacement & Maintenance Program

Presented by: Blanche Sherman and Gabrielle Carter

Program Overview

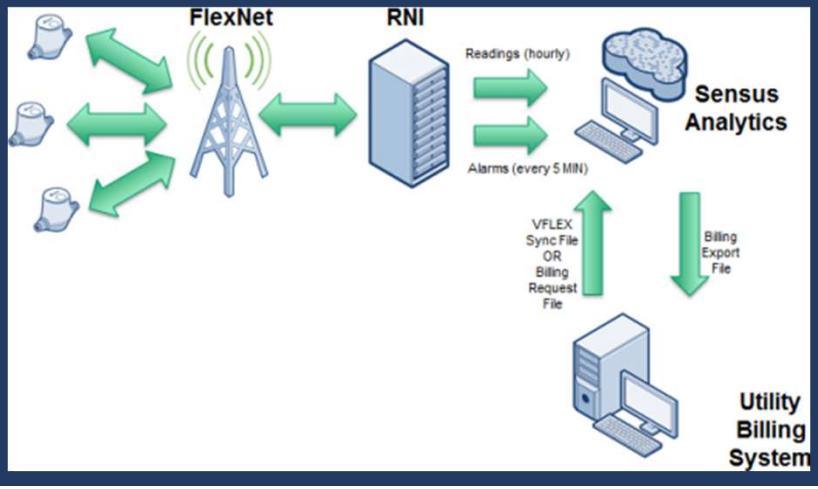
- The program commenced with a pilot on 10/31/2024, involving 10 meters.
- Following the pilot's success, the official program began on 11/11/2024.
- Aqua Meter was provided a master file of 2,900 meters, exceeding the program goal of 2,600 meters to account for data inaccuracies within the Edmunds system and meter issues that could cause skipped meters.

Meter Review Process

- **Meter Age:**
  - Meters with serial numbers below “75” were replaced under the **Water Meter Exchange**, as they were deemed aged.
  - During replacement, contractors also reprogrammed or installed a new FlexNet.
- **FlexNet Reprogram/Installation:**
  - For meters not deemed aged, contractors reprogrammed the existing FlexNets on-site or installed a new FlexNet as needed. This is referred to as the **Water Meter Retrofit**.
- **Outliers:**
  - Meters with significant damage (e.g., blank screens) are replaced regardless of age.

Definitions

- FlexNet: Is a two way private radio network used to remotely manage reliable data
  - The FlexNet is comprised of three major components
    - Smart Point – Measures usage and sends data
    - Base Station – Collects and forwards data
      - The Base Station is a device which is responsible for retrieving data from the endpoints and passing the data to the RNI.
    - RNI (Reginal Network Interface) – Processes and Stores data



Definitions Cont.

- Meter Exchange: Meters that have been swapped with new meters
- Meter Retrofit: Meters that are not aged. These meters have only had their FlexNets reprogrammed and/or repaired
- Skipped: Meter reviews that could not be completed
  - Edmunds is incorrect than what is on site
  - Galvanized piping
  - Contractor is unable to locate the meter
  - Extensive trees/bushes are preventing access to the meter
  - Frozen curb stops
  - Direct tie ends

How Did We Get Here?

Since 2020 there have been massive delays in receiving inventory. With the increase of new homes we were also in need of additional base stations and to update the current base stations.

- Inventory includes Meters, Meter Boxes/Lids, and FlexNets.

Estimated Lead Times

- ~Meter Boxes – 3 Months
- ~Meter Lids – 3 Months
- ~Flexnets – 3 Months
- ~Meters – 4 Months
  - The size of the meter will fluctuate the lead time

With the increase of new builds we are having to split the inventory we do have between repairs, general maintenance, and new construction

Program Data / Future Plans

2,900 meters have been reviewed either for a Water Meter Exchange or a Water Meter Retrofit

- 1,139 Meter Exchanges
- 1,135 Meter Retrofits
- 647 Skipped
  - All skipped meters are being handled internally

For FY25/26 Utility Maintenance will be requesting funds to run this program again

Utility Billing – Customer Impact

- Customer Alerts – City News Letter & Utility Billing News Letter
- Citywide Website – List of Subdivisions impacted by the Program
- Door Hangers – Meters that were replaced
- Letters to Customers – Advance notice of high water consumption.
- Advance notice on the Customer's Bill:

"Public Services is performing ongoing water meter maintenance throughout the service area. This may result in higher than anticipated actual water consumption and billing. Please contact us for any additional information."

How Are Estimates Generated

Estimated bills are generated by several different factors.

1. A FlexNet has not been installed where it can be digitally transmitted to Utility Billing for reporting.
   - This would be for new construction. FlexNets are not installed until the billing accounts are transferred to a homeowner or rental company
2. The property is located outside of the radio tower signal perimeter.
3. The FlexNet wire may be damaged or cut
4. Data within the billing system is pending updates

Utility Billing – Estimated Bills

As of result of the meter replacement & maintenance program, we have a deduction in Estimated Billing - October 2024 to March 2025

- 2,121 less estimated billings – 29% reduction

Customers - with estimated bills have the following notice on their bill:

"Meters are read electronically on a weekly basis. There may be times when a meter reading is not available due to several reasons which may include inaccessibility or a non-functioning meter. If this happens, our system will generate an estimated reading. Estimated readings are based on consumption used during the same period from the previous year. Should your bill be estimated, and "EST" will be shown next to readings and "Estimated" will be displayed on your payment coupon."

Customers should call Utility Billing @ 407-703-1727 with any concerns & questions.

Utility Billing – Base Stations

Current Locations:

- ✓ Lent Road (Fire House Lane) – installed 2006/2007
- ✓ Fire Station 1 (New) – installed FY2025
- ✓ Harmon Road – installed 2006/2007 (to be replaced) (New) – will be installed asap!

New Locations: (New)

- ✓ Orange County Emergency Vehicle Operations Center (EVOC)
  - ➢ Working with Orange County for approval via an Interlocal Agreement

Future Locations:

- ✓ Public Works Yard Tower
- ✓ Fire Station 2
- ✓ Fire Station 3
- ✓ Fire Station 4
- ✓ Mt. Plymouth Road

Utility Billing - Staffing

Utility Billing Dept (3161)	Headount
Utility Billing Manager	1
Meter Service Worker I	1
Cashier/Cust Svc Clerk	1
Customer Service Specialist	1
Customer Service Specialist	1
Cashier/Cust Svc Clerk	1
Cashier/Cust Svc Clerk	1
Cashier/Cust Svc Clerk	1
Total	**8**
Additional Customer Service Specialist	1

Utility Maintenance (Water) - Staffing

Utility Maintenance - Water Distribution (3141)	Head Count
Utilities Maintenance & Construction Manager	1
Utility Program Supervisor	1
Utility Program Coordinator	1
Utility Foreman	2
Utility Service Wkr II	14
Backflow Specialist	2
Total	**21**
Additional Utility Service Wkr II	2

Questions?

Thank you!

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 1.
Meeting Date: April 2, 2025
Department: Finance Department

SUBJECT:
Authorize the execution of contracts/extensions for the assigned terms: Premier Lawn Maintenance, LLC

REQUEST:
Authorize the execution of the contracts/extensions for the assigned terms.

SUMMARY:
The departments purchase various commodities in its daily operations, including equipment, tooling, and services throughout the year. A contract shall be utilized when it is determined that the terms and conditions are complex or incremental or in any other way require a contract. They are also encouraged when applicable for operational proficiencies. Contracts are acquired under the most efficient method of purchase or best cost savings for the quantities that are being utilized. Contract renewals are requested when the contract is scheduled to expire and the City seeks to continue the terms and conditions for an additional period of time. Contractual information is kept on record with each purchase order issued.

Per Purchasing Policy 107.3.15 - Contracts:
A contract means a written agreement or purchase order between the City and a vendor detailing the legal responsibilities of both parties in the offer and acceptance of a specific act, usually for the procurement of goods, services, or construction for money or other considerations. A contract shall be used for a commodity, contractual service, construction service and/or where the City Attorney, Department Director, Purchasing Administrator or designee determines that the terms and conditions are complex or incremental or in any other way require a contract. All contracts must be reviewed by the City Attorney. Purchasing will forward all non–state affiliated piggyback contracts to the City Attorney for review when applicable. All contracts less than $50,000.00 must be approved by the City Administrator. All contracts of $50,000.00 or more must be approved by the City Council and City Attorney prior to the Mayor or City Administrator signing.

Per Purchasing Policy 107.3.17 - Piggyback Contracts:
Piggyback contracts will only be authorized during the period of time that the original contract is active and has not expired (if the original contract expires or terminates, so shall the piggyback contract). The Department Director or designee must review and confirm potential piggyback contracts for applicability and scope. The request for utilizing a piggyback contract must be submitted to the Finance Department for purchasing review. Upon approval, the Purchasing Administrator or designee shall submit their review to the City Attorney for final approval. Contracts that are over $50,000 will also require City Council approval. Multi-Year Piggybacks: if determined to be over $50,000 and once authorized by City Council, if the dollar amount allotted in the fiscal year budget is available for the services or commodities, it will not require additional City Council approval.

Below is a full listing of contracts that are being requested by; department submittal, vendor, description, source, and expiration dates.

Department:	Public Services
New Contract or Extension:	First Extension
Contract Type:	Service
Vendor:	Premier Lawn Maintenance, LLC
Contract Description:	ITB 2020-05 Right of Way (ROW) Mowing Services
Terms:	Six (6) month extension
Start Date:	March 27, 2025
Expiration Date:	September 26, 2025
Extensions Available:	There are no additional extensions available
Annual Cost:	Budgetary Appropriations.
Contract Source Method:	The original contract was approved by City Council on March 18, 2020
Summary:	Premier Lawn Maintenance, LLC has been providing right of way (ROW) mowing services under this contract, since March 27, 2020. Since the inception of this contract, Premier Lawn Maintenance has maintained the same costs to the City. The current contract was awarded for an initial three-year term beginning March 27, 2020, through March 26, 2023, with two (2) additional one (1) year renewal options, and also includes an option to extend the contract beyond the completion of the contract term. The City of Apopka seeks to extend this contract, as permissible by the terms and conditions of the contract and State Statute 287.057(13), which states the "Extension of a contract for commodities or contractual services must be in writing for a period not to exceed 6 months and is subject to the same terms and conditions set forth in the initial contract and any written amendments signed by the parties. There may be only one extension of a contract unless the failure to meet the criteria set forth in the contract for completion of the contract is due to events beyond the control of the contractor". This will allow us time to revise the specifications of this contract and rebid the services.

FUNDING SOURCE:
As authorized, adopted, and per the appropriated fiscal year budgetary funding within each departmental budget.

RECOMMENDED MOTION:
Authorize the execution of contracts/renewals per the assigned terms.

ATTACHMENTS:
None

City of Apopka
CITY COUNCIL STAFF REPORT

Section: CONSENT (Action Item)
Item #: 2.
Meeting Date: April 2, 2025
Department: Finance Department

SUBJECT:
Authorize the execution of piggyback contracts for the assigned terms: Lake Jem Farms, LLC, and Lowe's Home Centers, LLC

REQUEST:
Authorize the execution of piggyback contracts for the assigned terms.

SUMMARY:
The department purchases various commodities in its daily operations, including equipment, tooling, and services throughout the year. A piggyback contract can be executed via another entity's agreement when the items or services have already been bid by other governmental agencies or special co-operative agreements, provided such contracts are the result of a competitive bidding process and all terms and conditions are the same. This method provides for the most efficient method of purchase or best cost savings for the quantities that are being utilized. These contracts are also encouraged when applicable for operational proficiencies and to minimize staff processing time. Contractual information is kept on record with each purchase order issued.

Per Purchasing Policy 107.3.17 - Piggyback Contracts: Piggyback contracts will only be authorized during the period of time that the original contract is active and has not expired (if the original contract expires or terminates, so shall the piggyback contract). The Department Director or designee must review and confirm potential piggyback contracts for applicability and scope. The request for utilizing a piggyback contract must be submitted to the Finance Department for purchasing review. Upon approval, the Purchasing Administrator or designee shall submit their review to the City Attorney for final approval. Contracts that are over $50,000 will also require City Council approval. Multi-Year Piggybacks: if determined to be over $50,000 and once authorized by City Council, if the dollar amount allotted in the fiscal year budget is available for the services or commodities, it will not require additional City Council approval.

Below is a full listing of the piggyback contracts that are being requested by department submittals, vendors, descriptions, sources, and expiration dates. Please note, contracts may have varying effective start dates.

Department:	Public Services
Vendor:	Lake Jem Farms, LLC
Description:	Sod Services
Source:	Lake County
Bid/Contract #:	ITB 24-736
Original Bid Award Date:	December 15, 2024
Expiration Date:	December 14, 2025
Renewals:	Two (2) additional two (2) year renewal options
Max Expiration Date:	December 14, 2029

Department:	Parks and Recreation
Vendor:	Lowe's Home Centers, LLC
Description:	Maintenance, Repair, and Operations Supplies, Equipment, and Related Products and Services
Source:	OMNIA Partners Region 4 Education Service Center (ESC)
Bid/Contract #:	RFP 24-08
Original Bid Award Date:	November 1, 2024
Expiration Date	October 31, 2027
Renewals:	Two (2) additional one (1) year renewal options
Max Expiration Date:	October 31, 2029

FUNDING SOURCE:

As authorized, adopted, and per the appropriated fiscal year budgetary funding within each departmental budget.

RECOMMENDED MOTION:

Authorize the execution of piggyback contracts per the assigned terms.

ATTACHMENTS:

None

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 1.
Meeting Date: April 2, 2025
Department: Community Development

SUBJECT:
Willow Run - Plat

REQUEST:
Approve the Willow Run - Plat

SUMMARY:
Owner(s): M/I Homes of Orlando, LLC
Applicant(s): Luke M. Classon, P.E.
Location: Southeast corner of Plymouth Sorrento Road and Appy Lane
Tract Size: 56.67 +/- acres
Project: 110 lots
Density: 2 dwelling units per acre
Parcel Identification Number(s): 19-20-28-0000-00-050, 19-20-28-0000-00-002
Future Land Use: Residential Very Low Suburban
Zoning: RSF-1A (Residential Single-Family Estate)
Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Residential Very Low Suburban	T (Transitional) and RSF-1A (Residential Single-Family Estate)	Single-family residences
South	Residential Very Low Suburban and County Rural	T (Transitional), RSF-1A and County A-1 (Citrus Rural)	Single-family residences and agricultural facility
East	Residential Very Low Suburban	O (Office)	Northwest Recreation Complex
West	County Rural	RSF-1A, AG (Agriculture) and County A-1	Single-family residences

PROJECT SUMMARY:

Florida Statutes Section 177.031 defines Plat or replat as "a map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirements of all applicable sections of this part and of any local ordinances". The Land Development Code describes platting as the division of land (whether improved or unimproved) into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land. As such, the applicant has submitted the Willow Run – Plat to create 110 single-family lots, two stormwater tracts, four landscape buffer traits, three open space tracts, as well as, six maintenance and access easements. Tract A, a 30-foot-wide strip along Plymouth Sorrento Road, is reserved as a right-of-way dedication for future road widening. The Plat is consistent with the Willow Run - Major Development Plan (MDP) approved by the City Council and the Construction Site Plan (CSP) approved by the Development Review Committee (DRC) on June 1, 2022, and July 26, 2024, respectively. According to the approved plans, the subdivision is approved with a front yard setback of 25-feet; rear yard setback of 25-feet; side yard setback of 10-feet and corner yard setback of 25-feet.

The Development Review Committee (DRC) has found that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

- The plat and its general layout and design comply with all applicable standards in Article 5: Development Standards, and Article 6: Environmental Standards;
- The plat complies with all conditions of approval in any development approval or permit to which it is subject;
- The plat conforms to the requirements of Chapter 177, Florida Statutes before recordation and per the review and determination of the City Surveyor;
- The plat conforms to any development plan (major or minor) to which it is a part; and
- The plat complies with all other applicable standards in this LDC and all other City regulations.

ACCESS:

The access points are on Plymouth Sorrento Road and Appy Lane.

PUBLIC HEARING SCHEDULE:

March 11, 2025 - Planning Commission (5:30 P.M.)
April 2, 2025 - City Council (1:30 P.M.)

FUNDING SOURCE:
Not applicable.

RECOMMENDED MOTION:
Development Review Committee (DRC):

Recommends approval of the Willow Run – Plat

Planning Commission:

At its meeting on March 11, 2025, the Planning Commission unanimously recommended approval of the Willow Run – Plat, based on the staff report and exhibits.

Recommended Motion - City Council:

Approve the Willow Run – Plat, based on the staff report and exhibits.

ATTACHMENTS:

1. Willow Run - Plat
2. Maps
3. Willow Run MDP - Approved Plans (for reference)
4. Willow Run CSP - Approved Plans (for reference)

WILLOW RUN

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST AS BEING N85°38'24"E FOR ANGULAR DESIGNATION ONLY.

2. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA 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.

3. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).

4. THE FOLLOWING TRACTS AND EASEMENTS COMPRISE THE COMMON AREAS AS MORE PARTICULARLY DEFINED IN THE COMMUNITY DECLARATION FOR WILLOW RUN AND ANY AMENDMENTS AND/OR SUPPLEMENTS THERETO THE ("DECLARATION") AND SHALL BE DEDICATED TO AND MAINTAINED BY THE WILLOW RUN COMMUNITY ASSOCIATION, INC. ("ASSOCIATION"):
   TRACT 'B' (PRIVATE RIGHT-OF-WAY)
   TRACTS 'C' AND 'D' (STORMWATER)
   TRACTS 'E', 'G', 'J' AND 'L' (LANDSCAPE BUFFER)
   TRACTS 'F' AND 'I' (LANDSCAPE/WALL BUFFER)
   TRACT 'K' (LANDSCAPE/WALL/BUFFER/UTILITY)
   TRACT 'H' (LANDSCAPE/FENCE BUFFER)
   TRACT M (POCKET PARK/DOG PARK/WALKING PATH/MAILBOX KIOSKS)
   TRACTS 'N' AND 'O' (OPEN SPACE)
   FENCE MAINTENANCE EASEMENT (F.M.E.)
   WALL/FENCE MAINTENANCE EASEMENT (W/F.M.E.)
   PRIVATE DRAINAGE EASEMENT (P.D.E.)
   PRIVATE PEDESTRIAN TRAIL ACCESS EASEMENT (P.T.A.E.)
   WALL EASEMENT (W.E.)
   FENCE MAINTENANCE EASEMENT (F.M.E.)

5. THE OWNERS OF LOTS 1, 2, 3, 4, 5, 6, 7, 19, 20, 21, 22, 23, 24, 25, 26, 27, 36, 37, 38, 39, 40, 41, 42, 43, 44, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67 AND 68 ARE SUBJECT TO A WALL EASEMENT (W.E.), AS DEFINED IN THE SUPPLEMENTAL DECLARATION TO THE COMMUNITY DECLARATION FOR WILLOW RUN. RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

6. RETAINING WALLS WITHIN TRACT M SHALL BE MAINTAINED BY THE ASSOCIATION.

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN NORTH 85°38'24" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, FOR A DISTANCE OF 742.00 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE RUN SOUTH 00°00'04" EAST, ALONG SAID WEST LINE, FOR A DISTANCE OF 60.24 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF APPY LANE, ACCORDING TO OFFICIAL RECORDS BOOK 9701, PAGE 2389 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 85°38'18" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1575.43 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°24'08" EAST, PARALLEL WITH AND 600.00 FEET WEST OF (PERPENDICULAR MEASURE) OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, FOR A DISTANCE OF 1288.74 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LENT ROAD, ACCORDING TO RIGHT-OF-WAY AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 4, PAGES 13 AND 14 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 86°34'19" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 2294.73 FEET TO THE EAST RIGHT-OF-WAY LINE OF PLYMOUTH-SORRENTO ROAD, ACCORDING TO DEED BOOK 402, PAGE 68 AND ROAD BOOK 3, PAGE 43 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°02'10" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 641.04 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE RUN NORTH 86°06'20" EAST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 711.96 FEET TO THE AFORESAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 00°00'04" WEST, ALONG SAID WEST LINE, FOR A DISTANCE OF 616.71 FEET TO THE POINT OF BEGINNING.

CONTAINS: 56.67 ACRES, MORE OR LESS.

SHEET INDEX

SHEET 1 of 10 – legal description, dedication, Surveyor's notes & legend

SHEET 2 of 10 – boundary information

SHEETS 3 through 10 of 10 – lot and tract geometry

LEGEND:

P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	■	SET 4" X 4" CONCRETE MONUMENT LB 6723 PERMANENT REFERENCE MONUMENT (P.R.M.)
LB	LICENSED BUSINESS	⊡	FOUND 4" X 4" CONCRETE MONUMENT AS NOTED
LLC	LIMITED LIABILITY COMPANY	◉	SET NAIL & DISK LB 6723 PERMANENT CONTROL POINT (P.C.P.)
℄	CENTERLINE	○	FOUND IRON ROD OR PIPE AS NOTED
CCR#	CERTIFIED CORNER RECORD NUMBER	R/W	RIGHT OF WAY
U.E.	UTILITY EASEMENT	P.T.A.E.	PEDESTRIAN TRAIL ACCESS EASEMENT
P.D.E.	PRIVATE DRAINAGE EASEMENT		
W/F.M.E.	WALL FENCE MAINTENANCE EASEMENT		
F.M.E.	FENCE MAINTENANCE EASEMENT		
W.E.	WALL EASEMENT		

P.I.	POINT OF INTERSECTION
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
N.R.	NON-RADIAL
⌐	CHANGE IN DIRECTION

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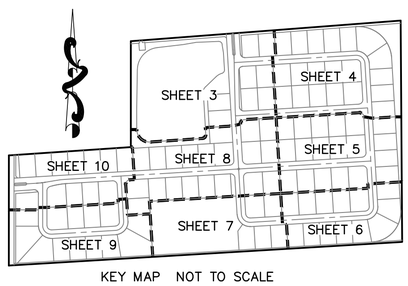
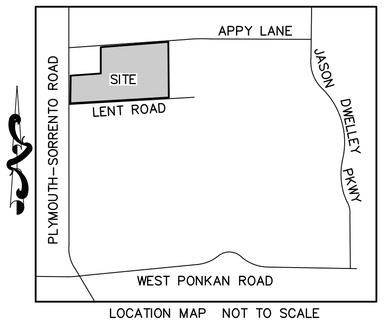


KEY MAP NOT TO SCALE



LOCATION MAP NOT TO SCALE

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

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

Examined and Approved _____
Chairman Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on_____ the foregoing plat was approved by the Municipality

_____
Bryan Nelson, Mayor

Attest: _____
Susan M. Bone, City Clerk

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on _____ completed the survey of the lands as shown in the foregoing plat or plan: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in the City of Apopka, Orange County, Florida.

By: _____ Date: _____

James L. Rickman P.S.M. # 5633
Allen & Company, LLC
Licensed Business # 8627
16 East Plant Street
Winter Garden, Florida 34787

PLAT BOOK_____ PAGE _____

WILLOW RUN

D E D I C A T I O N

THIS is to certify that the undersigned, M/I HOMES OF ORLANDO, LLC, a Florida limited liability company hereafter referred to as "Owner" is the lawful owner of the lands described in the caption hereon, and that it has caused the same to be surveyed, and this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands. No part of said lands, except as noted on the face of this plat, is dedicated to the City of Apopka or to the public. None of the property designated "Common Area" on this plat is required for public use: and such "Common Area" is not and will not be a part of the County system of public roads. Said "Common Area" is instead part of the "Common Area" created by this plat and will be subject to the declaration of covenants. conditions, and restrictions for Willow Run Community Association, Inc. as recorded in Official Records Book_____, Page_____ (herein after referred to as the "Declaration"). Said "Common Area" shall remain private and the sole and exclusive property of Owner its successors and assigns. Owner does hereby grant to the present and future owners of lots (1 through 110) and their guests, invitees, domestic help, and to delivery, pick-up and fire protection services, police and other authorities of law, United States mail carriers, representatives of utilities, holders of mortgage liens on such lands, and such other persons as owner, its successor and assigns, may from time to time designate the non-exclusive and perpetual right of ingress and egress over and across the roads and sidewalks, as they may from time to time be constructed on Tract 'B' of the "Common Area". The Owner, in recording this plat has created the Common Area" shown hereon, which common area is a portion of the "Common Area" described in the declaration. Said "Common Area" is not dedicated to the use and enjoyment of the general public, but its use is reserved for the common use and enjoyment of the property owners of Willow Run. The nature and extent of, and the reservations and restrictions on such common use and enjoyment are more fully set forth in the Declaration. Tract 'B' is subject to a dedicated utility easement to the City of Apopka for maintaining water, sewer and reclaim water lines.

NOTWITHSTANDING the foregoing: An emergency access easement to the private storm drainage system over Tract 'B' (Right-of-Way), Tracts C and D (Stormwater) and over all drainage easements shown on this plat is hereby dedicated to the City of Apopka for emergency maintenance purposes in the event inadequate maintenance of the storm drainage system creates a hazard to the public health, safety, and general welfare. The emergency access easement granted above does not impose any obligation, burden, responsibility or liability upon the City of Apopka to enter upon the subject property and take any action to repair or maintain the private drainage system. A non-exclusive easement through, over, under and across the common area and all noted utility easements is hereby dedicated for use by all public utilities for the purpose of constructing, maintaining and replacing their respective facilities servicing the lands encompassed by this plat. The utility easements shown hereon are dedicated to the perpetual use of the public.

Tract A (Right of Way Dedication) is dedicated to the City of Apopka for the perpetual use of the public.

Tract P (Lift Station Tract) is dedicated in fee simple to The City of Apopka without any restriction whatsoever upon the City. City ownership of this tract and any improvements thereon vests upon approval of this plat. Recording of this plat shall act as a conveyance to the City and no further instrument shall be necessary to vest fee simple title in the City as aforementioned.

IN WITNESS WHEREOF, the undersigned, M/I HOMES OF ORLANDO, LLC a Florida limited liability company, has caused these presents to be executed and acknowledged by its undersigned Officer thereunto duly authorized on this ___ day of _____ 2025.

WITNESSES: By: M/I HOMES OF ORLANDO, LLC, a Florida limited liability company

_____ By: _____
Printed Name of Witness Daniel Kaiser, Vice President
Printed name Title

_____
Printed Name of Witness

STATE OF

COUNTY OF

The foregoing instrument was acknowledged before me, by means of [ ] physical presence or [ ] online notarization, this ___ day of _____, 2025, by Daniel Kaiser who is [ ] personally known to me or [ ] has produced _____, as identification.

SIGNATURE OF NOTARY PUBLIC _____

PRINTED NAME OF NOTARY PUBLIC _____

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 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.

Signed: _____ Date: _____

Printed Name: Edwin Munoz Jr.
Registration Number 7288

CERTIFICATE OF COUNTY COMPTROLLER

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

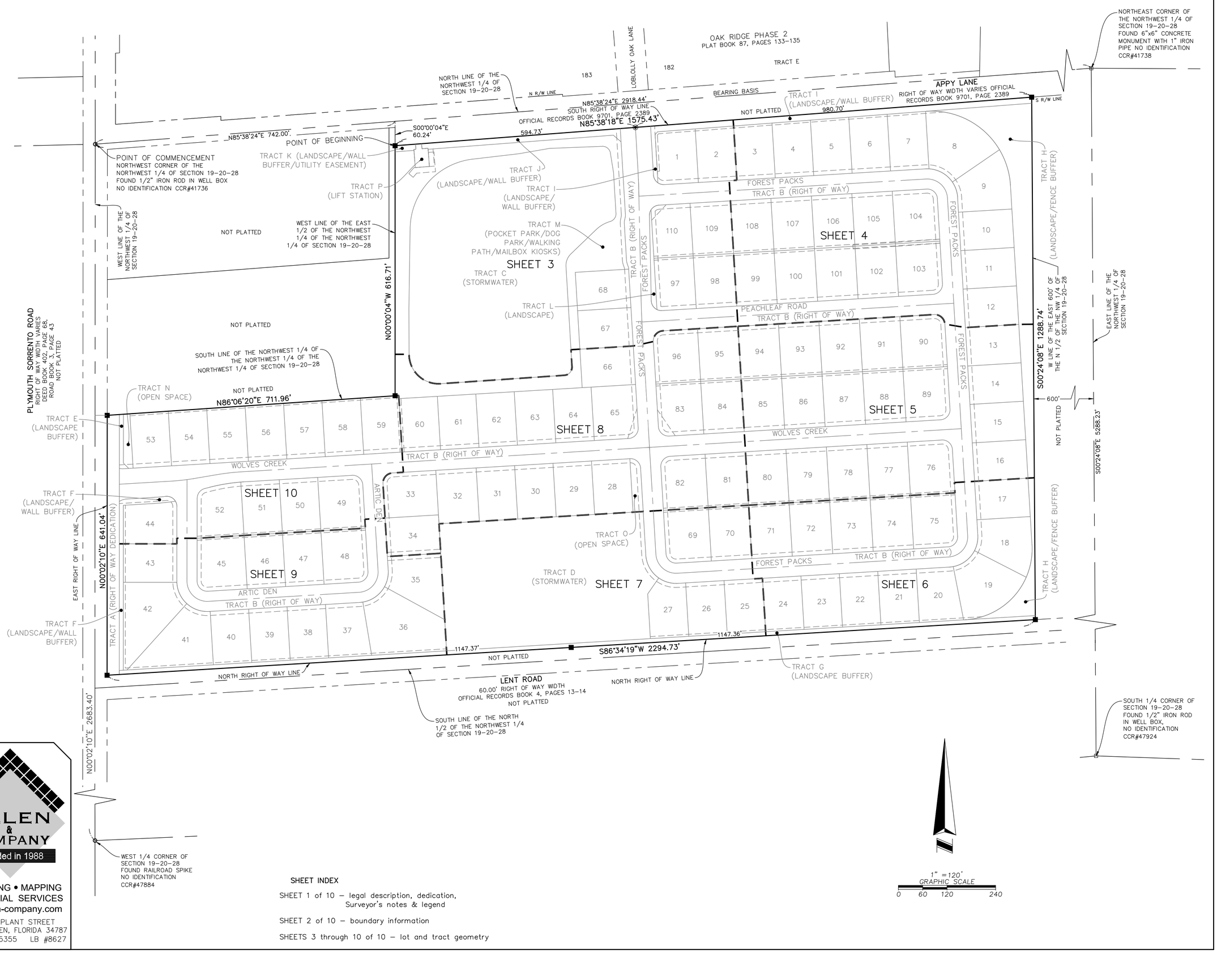
on _____ as Doc.# _____

County Comptroller in and for Orange County, Florida.

By _____

WILLOW RUN

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



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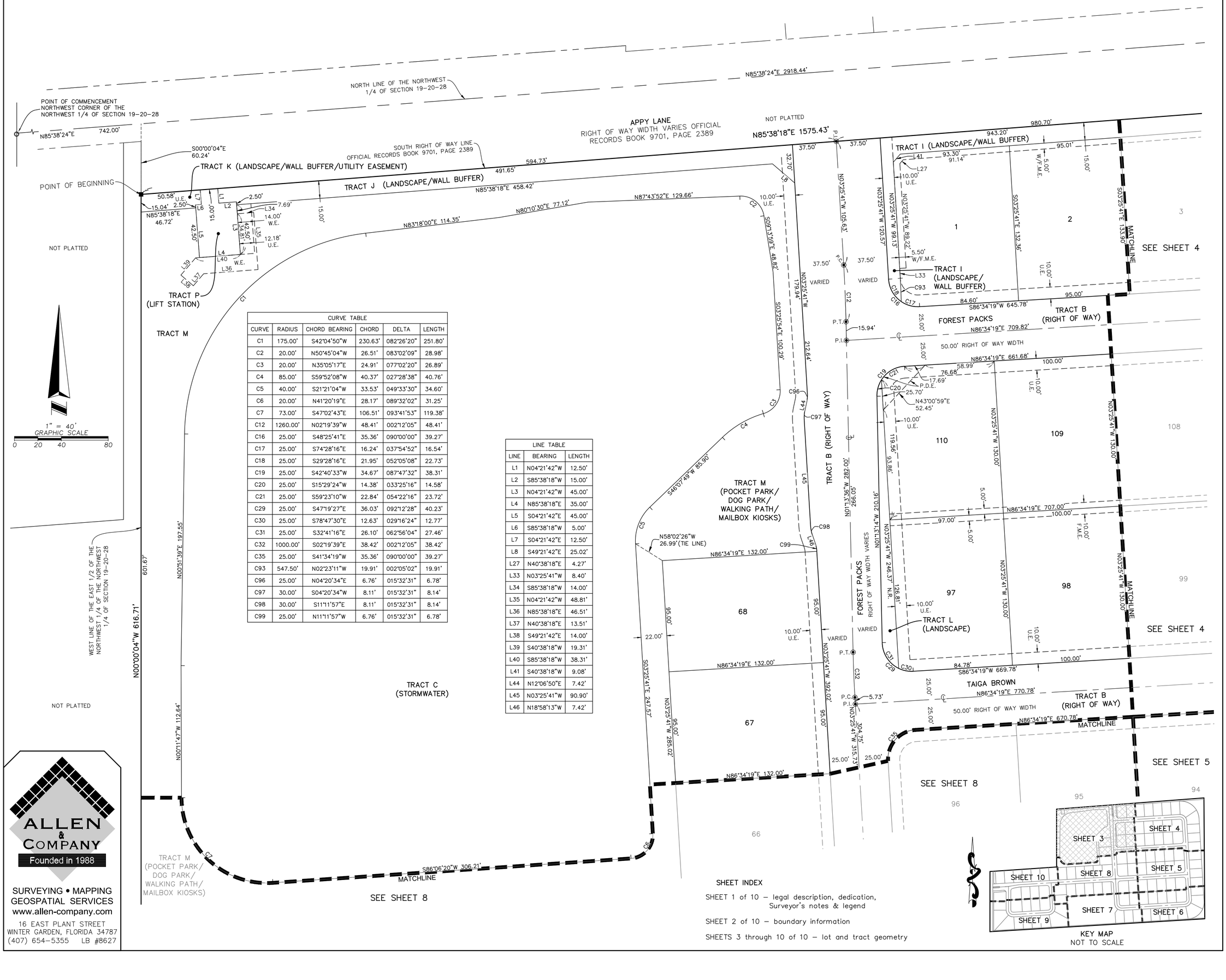

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	175.00'	S42°04'50"W	230.63'	082°26'20"	251.80'
C2	20.00'	N50°45'04"W	26.51'	083°02'09"	28.98'
C3	20.00'	N35°05'17"E	24.91'	077°02'20"	26.89'
C4	85.00'	S59°52'08"W	40.37'	027°28'38"	40.76'
C5	40.00'	S21°21'04"W	33.53'	049°33'30"	34.60'
C6	20.00'	N41°20'19"E	28.17'	089°32'02"	31.25'
C7	73.00'	S47°02'43"E	106.51'	093°41'53"	119.38'
C12	1260.00'	N02°19'39"W	48.41'	002°12'05"	48.41'
C16	25.00'	S48°25'41"E	35.36'	090°00'00"	39.27'
C17	25.00'	S74°28'16"E	16.24'	037°54'52"	16.54'
C18	25.00'	S29°28'16"E	21.95'	052°05'08"	22.73'
C19	25.00'	S42°40'33"W	34.67'	087°47'32"	38.31'
C20	25.00'	S15°29'24"W	14.38'	033°25'16"	14.58'
C21	25.00'	S59°23'10"W	22.84'	054°22'16"	23.72'
C29	25.00'	S47°19'27"E	36.03'	092°12'28"	40.23'
C30	25.00'	S78°47'30"E	12.63'	029°16'24"	12.77'
C31	25.00'	S32°41'16"E	26.10'	062°56'04"	27.46'
C32	1000.00'	S02°19'39"E	38.42'	002°12'05"	38.42'
C35	25.00'	S41°34'19"W	35.36'	090°00'00"	39.27'
C93	547.50'	N02°23'11"W	19.91'	002°05'02"	19.91'
C96	25.00'	N04°20'34"E	6.76'	015°32'31"	6.78'
C97	30.00'	S04°20'34"W	8.11'	015°32'31"	8.14'
C98	30.00'	S11°11'57"E	8.11'	015°32'31"	8.14'
C99	25.00'	N11°11'57"W	6.76'	015°32'31"	6.78'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N04°21'42"W	12.50'
L2	S85°38'18"W	15.00'
L3	N04°21'42"W	45.00'
L4	N85°38'18"E	35.00'
L5	S04°21'42"E	45.00'
L6	S85°38'18"W	5.00'
L7	S04°21'42"E	12.50'
L8	S49°21'42"E	25.02'
L27	N40°38'18"E	4.27'
L33	N03°25'41"W	8.40'
L34	S85°38'18"W	14.00'
L35	N04°21'42"W	48.81'
L36	N85°38'18"E	46.51'
L37	N40°38'18"E	13.51'
L38	S49°21'42"E	14.00'
L39	S40°38'18"W	19.31'
L40	S85°38'18"W	38.31'
L41	S40°38'18"W	9.08'
L44	N12°06'50"E	7.42'
L45	N03°25'41"W	90.90'
L46	N18°58'13"W	7.42'

SHEET INDEX

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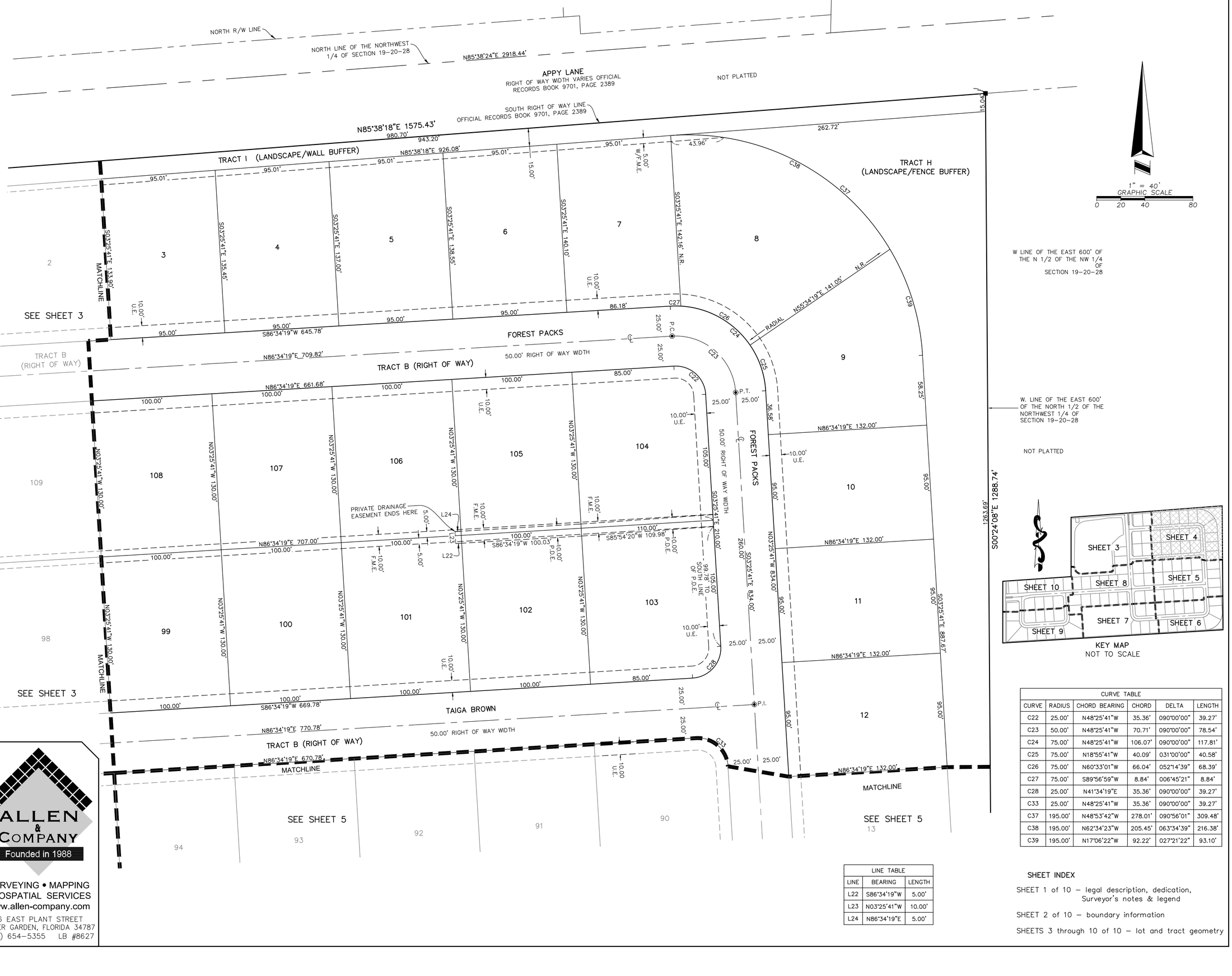
WILLOW RUN

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C22	25.00'	N48°25'41"W	35.36'	090°00'00"	39.27'
C23	50.00'	N48°25'41"W	70.71'	090°00'00"	78.54'
C24	75.00'	N48°25'41"W	106.07'	090°00'00"	117.81'
C25	75.00'	N18°55'41"W	40.09'	031°00'00"	40.58'
C26	75.00'	N60°33'01"W	66.04'	052°14'39"	68.39'
C27	75.00'	S89°56'59"W	8.84'	006°45'21"	8.84'
C28	25.00'	N41°34'19"E	35.36'	090°00'00"	39.27'
C33	25.00'	N48°25'41"W	35.36'	090°00'00"	39.27'
C37	195.00'	N48°53'42"W	278.01'	090°56'01"	309.48'
C38	195.00'	N62°34'23"W	205.45'	063°34'39"	216.38'
C39	195.00'	N17°06'22"W	92.22'	027°21'22"	93.10'

LINE TABLE		
LINE	BEARING	LENGTH
L22	S86°34'19"W	5.00'
L23	N03°25'41"W	10.00'
L24	N86°34'19"E	5.00'

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A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

1" = 40' GRAPHIC SCALE
0 20 40 80

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C33	25.00'	N48°25'41"W	35.36'	090°00'00"	39.27'
C34	25.00'	N41°34'19"E	35.36'	090°00'00"	39.27'
C54	25.00'	N48°25'41"W	35.36'	090°00'00"	39.27'

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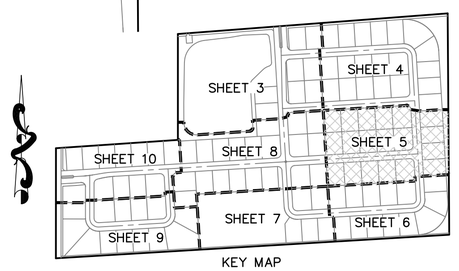

KEY MAP
NOT TO SCALE

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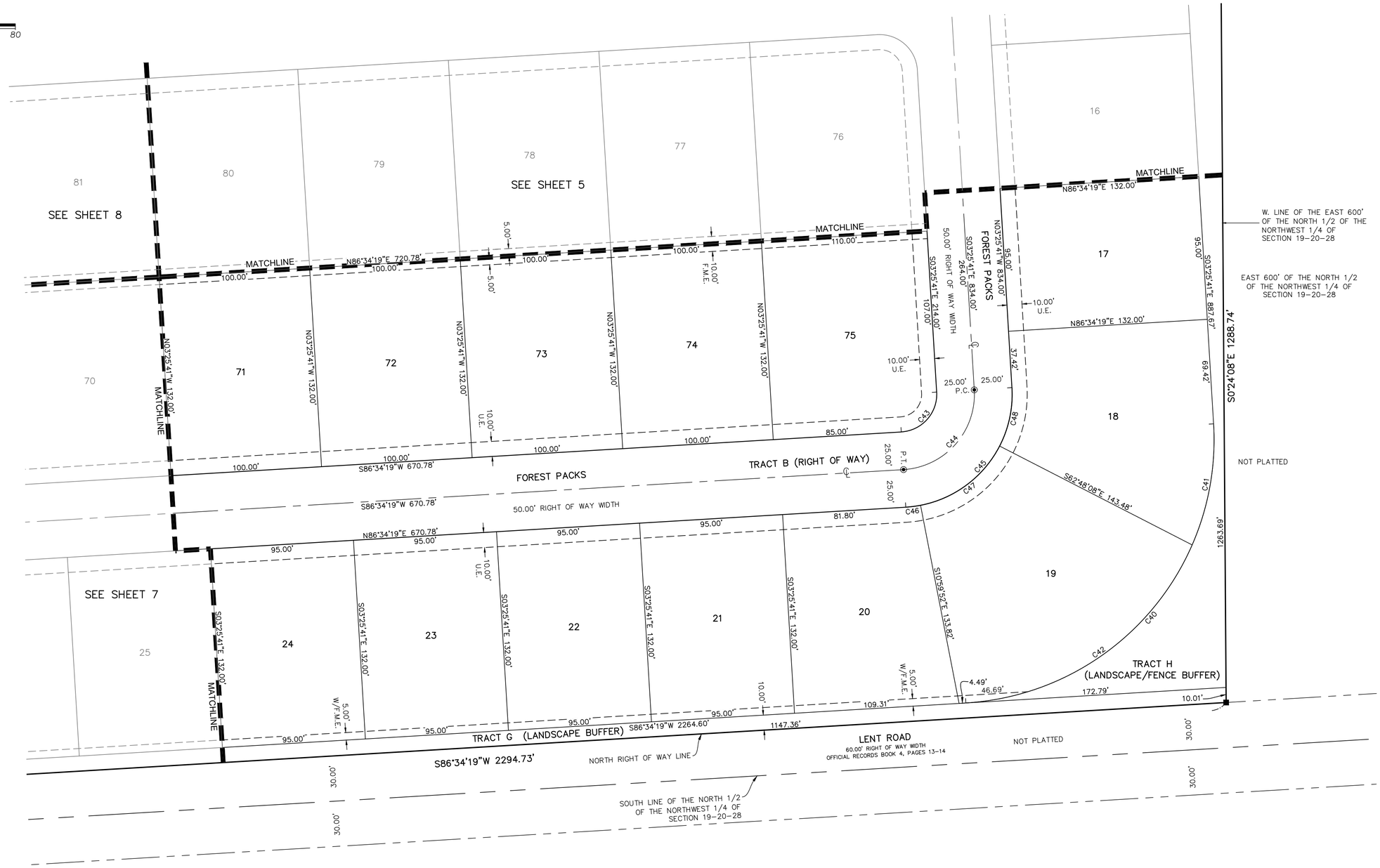
1" = 40' GRAPHIC SCALE
0 20 40 80



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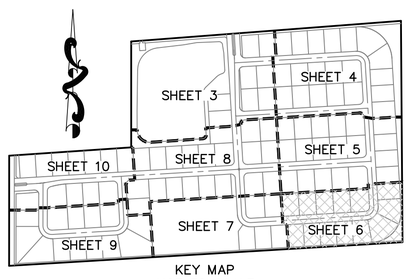
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C40	175.00'	N41°34'19"E	247.49'	090°00'00"	274.89'
C41	175.00'	N10°02'40"E	81.54'	026°56'43"	82.30'
C42	175.00'	N55°02'40"E	183.02'	063°03'17"	192.59'
C43	25.00'	N41°34'19"E	35.36'	090°00'00"	39.27'
C44	50.00'	N41°34'19"E	70.71'	090°00'00"	78.54'
C45	75.00'	N41°34'19"E	106.07'	090°00'00"	117.81'
C46	75.00'	N82°47'13"E	9.90'	007°34'11"	9.91'
C47	75.00'	N53°06'00"E	65.53'	051°48'15"	67.81'
C48	75.00'	N11°53'06"E	39.61'	030°37'34"	40.09'



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NOT TO SCALE

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WILLOW RUN

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

1" = 40'
GRAPHIC SCALE
0 20 40 80

33 32 31 30 29 28

SEE SHEET 8

TRACT O
(OPEN SPACE)

82 81 80

SEE SHEET 8

SEE SHEET 5

MATCHLINE

N86°34'19"E 504.78'

N86°34'19"E 720.78'

5.00'

110.78'

100.00'

10.00' F.M.E.

5.00'

10.00' U.E.

TRACT B (RIGHT OF WAY)

N03°25'41"W 258.73'

N03°25'41"W 264.00'

N03°25'41"W 214.00'

107.00'

S03°25'41"E 214.00'

107.00'

25.00'

25.00'

P.T.

69 70 71

N03°25'41"W 132.00'

N03°25'41"W 132.00'

MATCHLINE

SEE SHEET 6

34

73.00'

MATCHLINE

S03°25'41"E 314.00'

C49

C50

C52

C51

C53

85.78'

100.00'

S86°34'19"W 670.78'

FOREST PACKS

P.C.

25.00'

S86°34'19"W 670.78'

50.00' RIGHT OF WAY WIDTH

N86°34'19"E 670.78'

95.00'

95.00'

18.98'

S34°47'33"W 47.88'

10.00' U.E.

35

TRACT D
(STORMWATER)

TRACT D
(STORMWATER)

27 26 25

S03°25'41"E 110.46'

S03°25'41"E 132.00'

S03°25'41"E 132.00'

S03°25'41"E 132.00'

MATCHLINE

24

SEE SHEET 6

SEE SHEET 9

36

MATCHLINE

5.00' W/F.M.E.

95.00'

95.00'

95.00'

10.00'

503.76'

S86°34'19"W 2264.60'

TRACT G (LANDSCAPE BUFFER)

1147.36'

S86°34'19"W 2294.73'

NORTH RIGHT OF WAY LINE

30.00'

1117.32'

LENT ROAD
60.00' RIGHT OF WAY WIDTH
OFFICIAL RECORDS BOOK 4, PAGES 13-14

NOT PLATTED

30.00'

30.00'

SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19-20-28

30.00'

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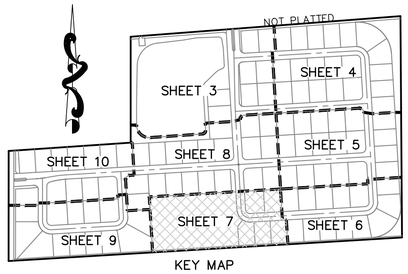
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C49	25.00'	S48°25'41"E	35.36'	090°00'00"	39.27'
C50	50.00'	S48°25'41"E	70.71'	090°00'00"	78.54'
C51	75.00'	S48°25'41"E	106.07'	090°00'00"	117.81'
C52	75.00'	S29°19'04"E	65.50'	051°46'45"	67.78'
C53	75.00'	S74°19'04"E	49.11'	038°13'15"	50.03'



KEY MAP
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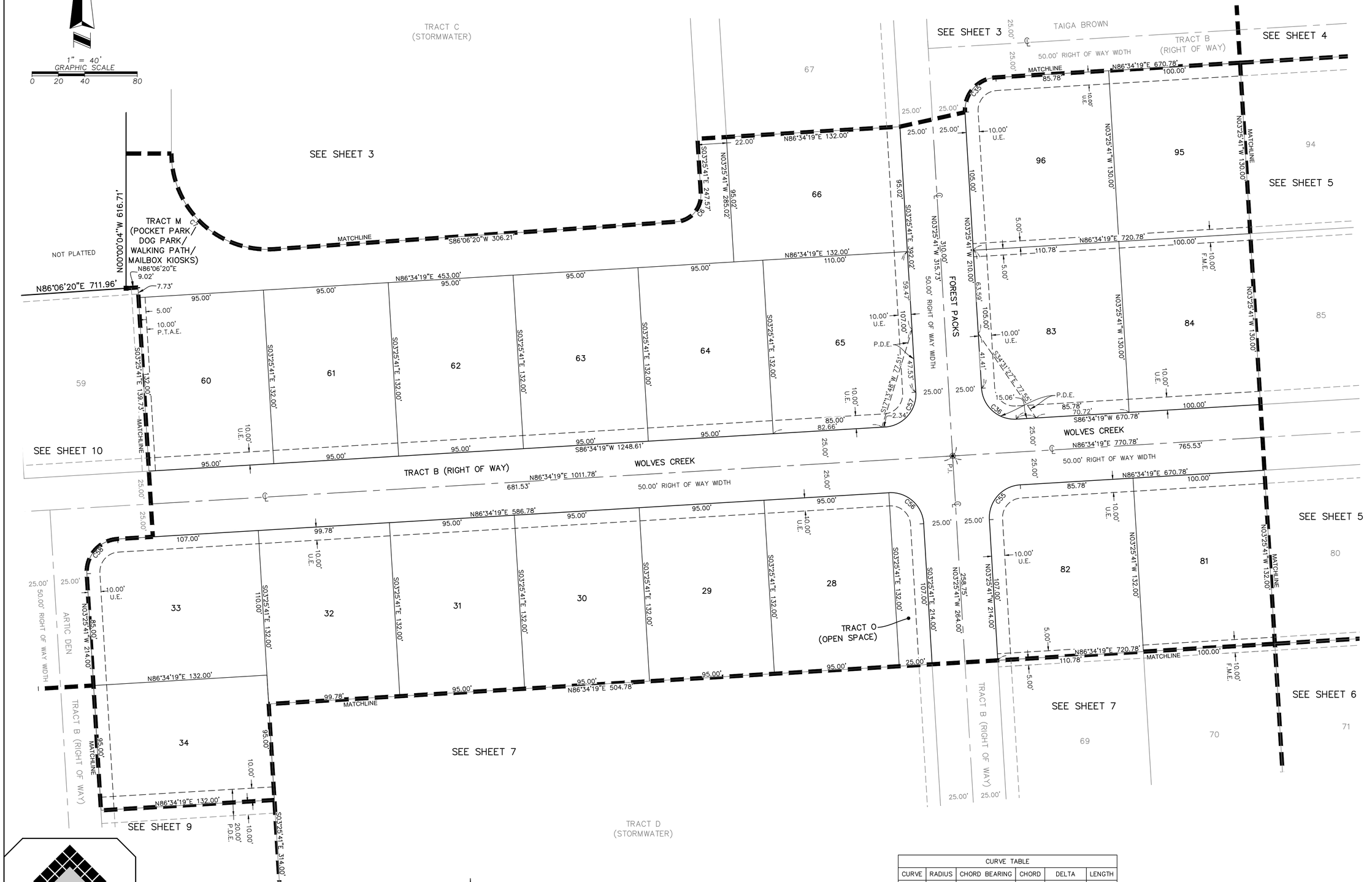
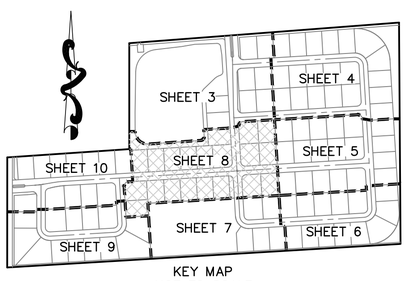


CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C6	20.00'	N41°20'19"E	28.17'	089°32'02"	31.25'
C7	73.00'	S47°02'43"E	106.51'	093°41'53"	119.38'
C35	25.00'	S41°34'19"W	35.36'	090°00'00"	39.27'
C36	25.00'	S48°25'41"E	35.36'	090°00'00"	39.27'
C55	25.00'	S41°34'19"W	35.36'	090°00'00"	39.27'
C56	25.00'	N48°25'41"W	35.36'	090°00'00"	39.27'
C57	25.00'	N41°34'19"E	35.36'	090°00'00"	39.27'
C58	25.00'	S41°34'19"W	35.36'	090°00'00"	39.27'



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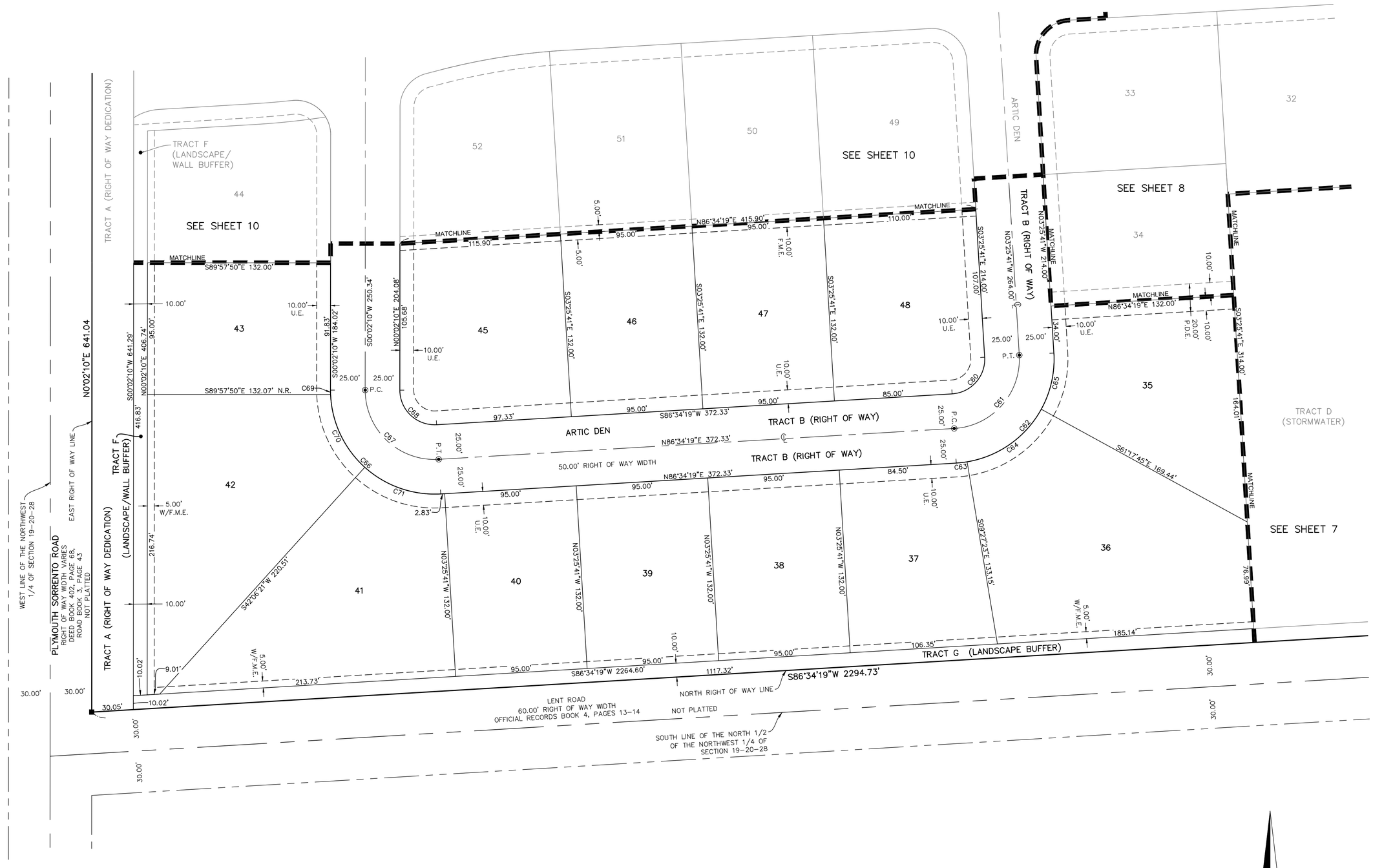
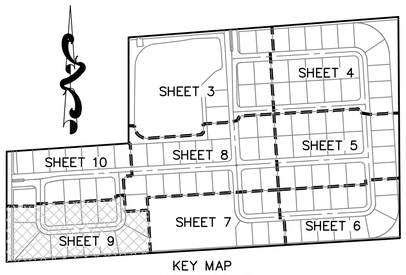


CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C60	25.00'	N41°34'19"E	35.36'	090°00'00"	39.27'
C61	50.00'	N41°34'19"E	70.71'	090°00'00"	78.54'
C62	75.00'	N41°34'19"E	106.07'	090°00'00"	117.81'
C63	75.00'	N83°33'28"E	7.89'	006°01'41"	7.89'
C64	75.00'	N54°37'26"E	65.57'	051°50'22"	67.86'
C65	75.00'	N12°38'17"E	41.51'	032°07'57"	42.06'
C66	75.00'	S46°41'46"E	109.22'	093°27'51"	122.34'
C67	50.00'	S46°41'46"E	72.82'	093°27'51"	81.56'
C68	25.00'	S46°41'46"E	36.41'	093°27'51"	40.78'
C69	75.00'	S01°10'26"E	3.17'	002°25'11"	3.17'
C70	75.00'	S25°08'20"E	58.02'	045°30'37"	59.57'
C71	75.00'	S70°39'40"E	58.05'	045°32'02"	59.60'



KEY MAP
NOT TO SCALE

1" = 40'
GRAPHIC SCALE
0 20 40 80

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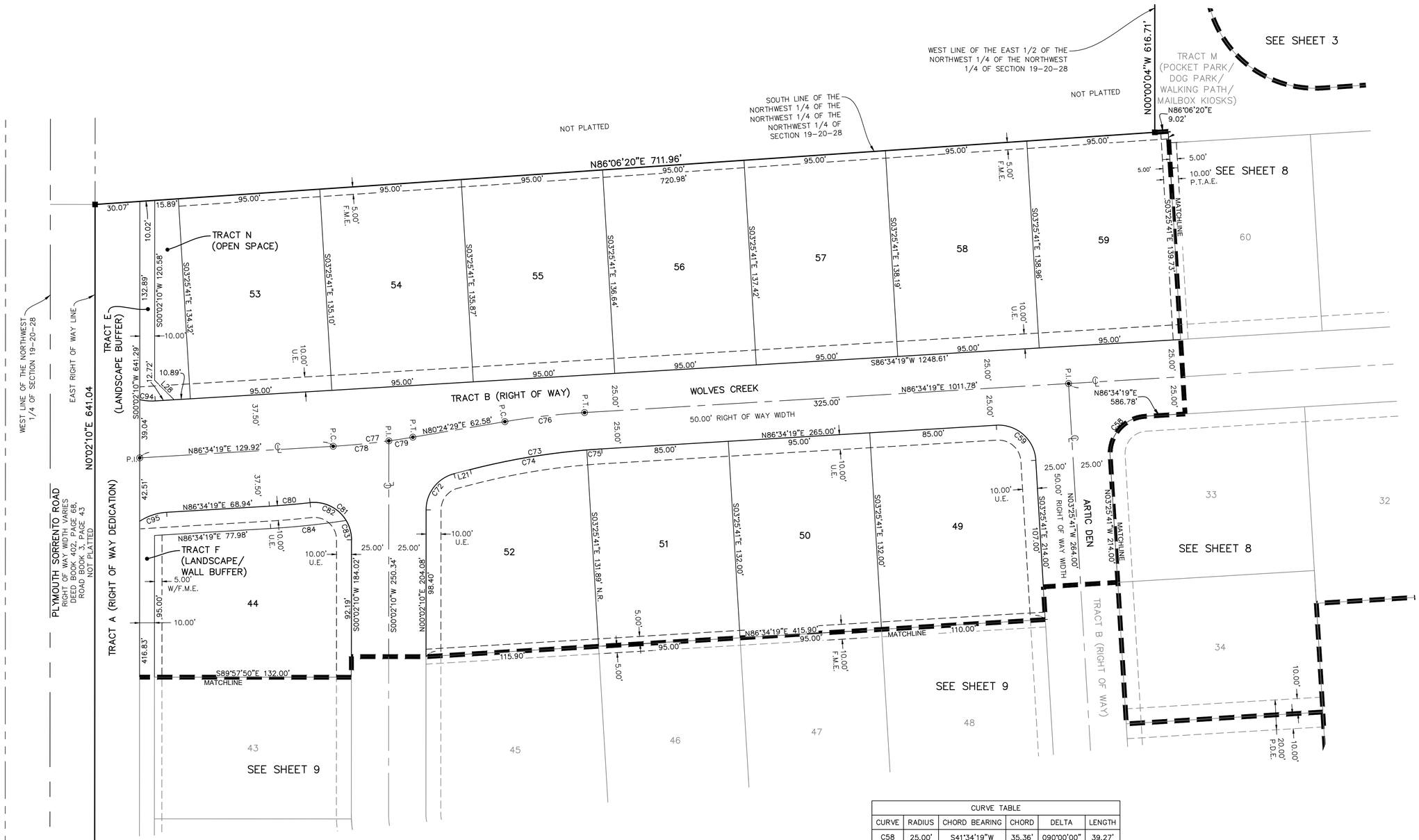
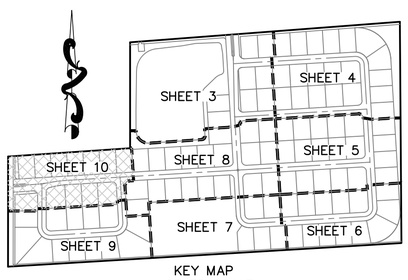


CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C58	25.00'	S41°34'19"W	35.36'	090°00'00"	39.27'
C59	25.00'	N48°25'41"W	35.36'	090°00'00"	39.27'
C72	25.00'	S37°46'04"W	30.60'	075°27'48"	32.93'
C73	462.50'	S81°02'08"W	89.24'	011°04'21"	89.38'
C74	462.50'	S80°24'58"W	79.28'	009°50'00"	79.38'
C75	462.50'	S85°57'09"W	10.00'	001°14'20"	10.00'
C76	500.00'	S83°29'24"W	53.76'	006°09'50"	53.79'
C77	500.00'	N83°29'24"E	53.76'	006°09'50"	53.79'
C78	500.00'	N84°25'21"E	37.50'	004°17'54"	37.51'
C79	500.00'	N81°20'26"E	16.28'	001°51'56"	16.28'
C80	537.50'	N85°06'43"E	27.39'	002°55'11"	27.39'
C81	25.00'	N48°09'21"W	37.27'	096°23'02"	42.06'
C82	25.00'	N63°43'23"W	26.96'	065°14'58"	28.47'
C83	25.00'	N15°31'52"W	13.42'	031°08'04"	13.58'
C84	552.50'	N83°56'04"E	50.85'	005°16'30"	50.87'
C94	37.00'	S85°20'32"E	10.41'	016°10'18"	10.44'
C95	37.00'	S71°36'50"W	19.10'	029°54'57"	19.32'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S75°29'58"W	11.18'
L28	S44°57'50"E	18.49'



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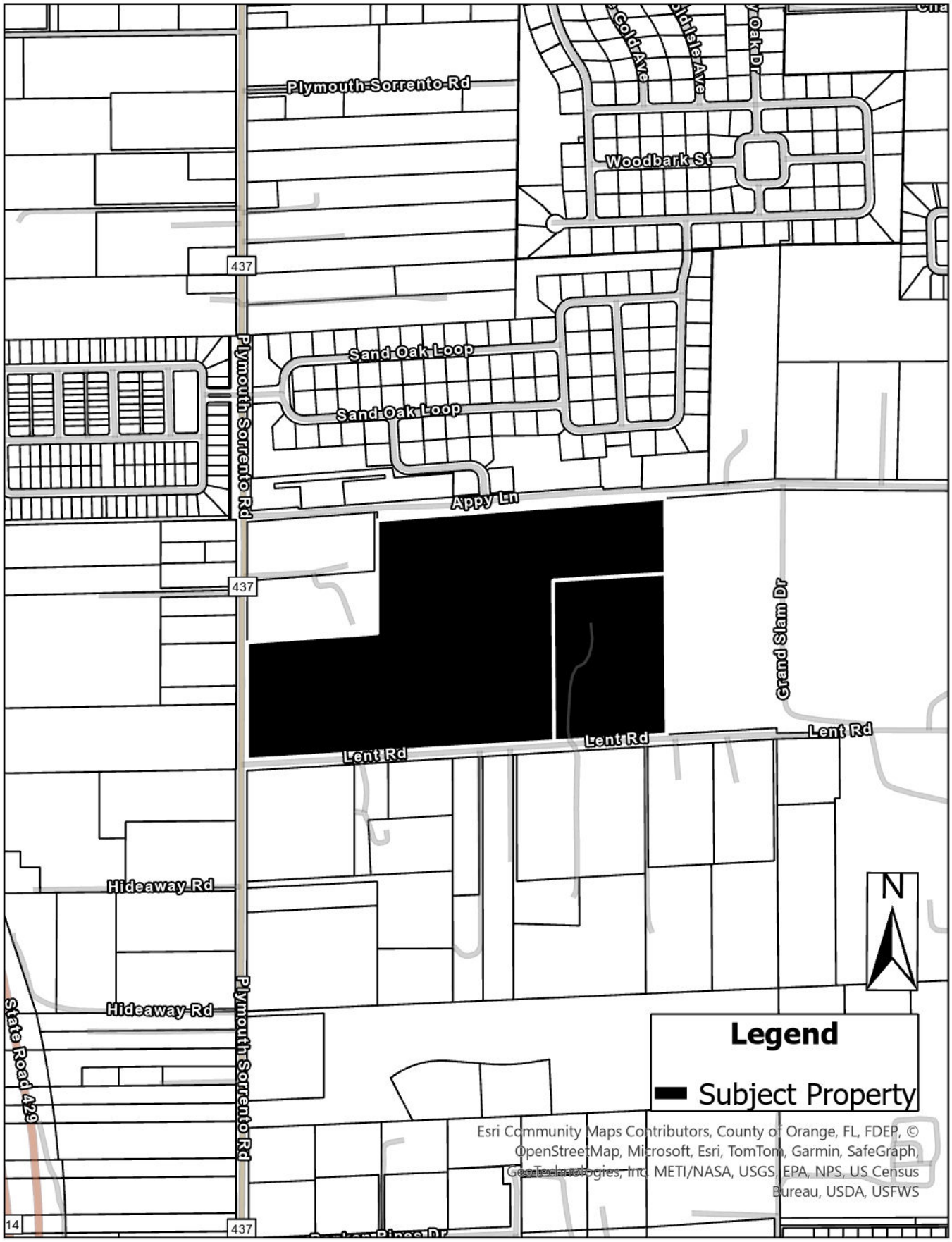
Vicinity


Plymouth-Sorrento-Rd
Woodbark St
437
Sand Oak Loop
Sand Oak Loop
Plymouth Sorrento Rd
Appy Ln
437
Grand Slam Dr
Lent Rd
Lent Rd
Lent Rd
Hideaway Rd
Hideaway Rd
Plymouth Sorrento Rd
State Road 429
14
437
N
Legend
Subject Property
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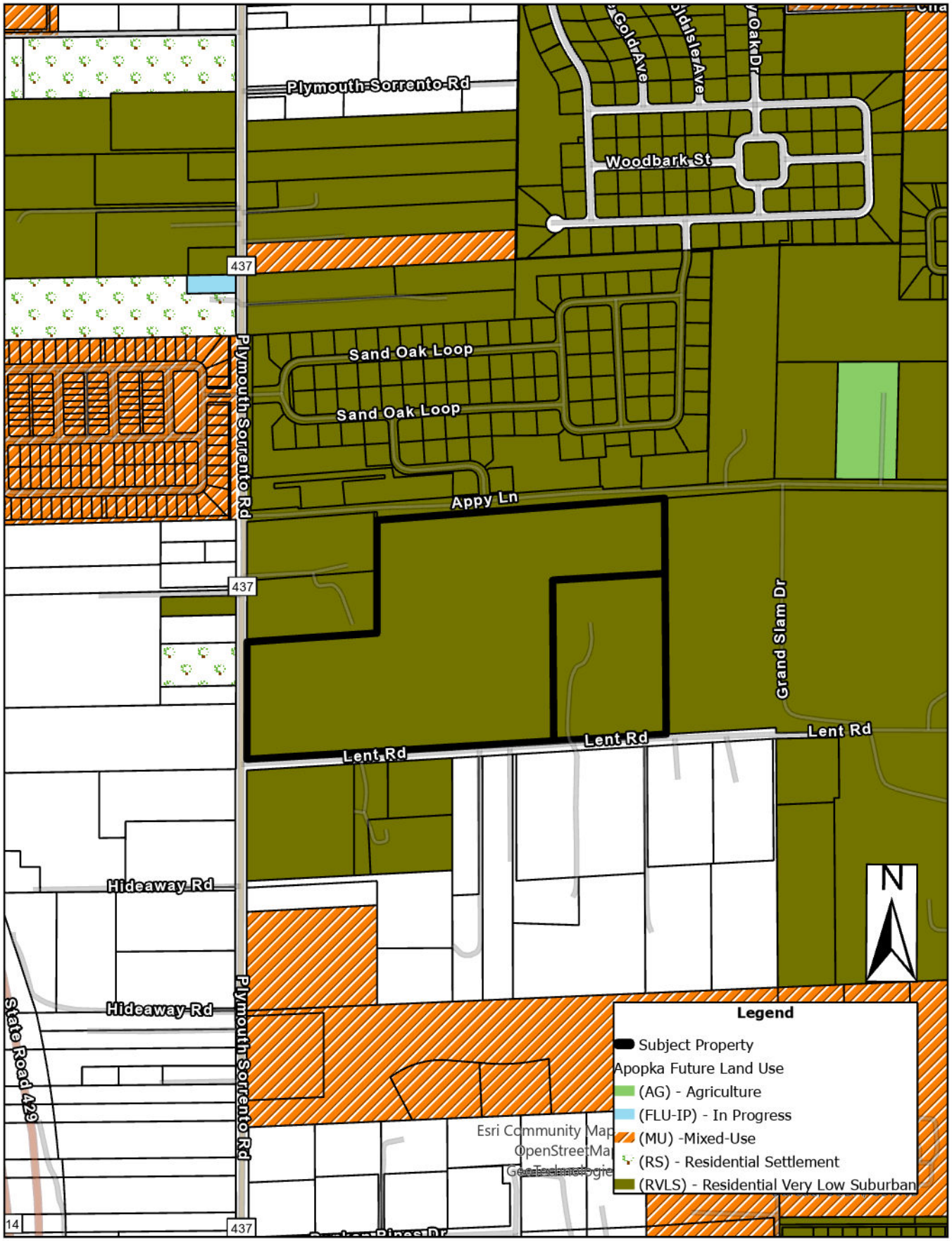
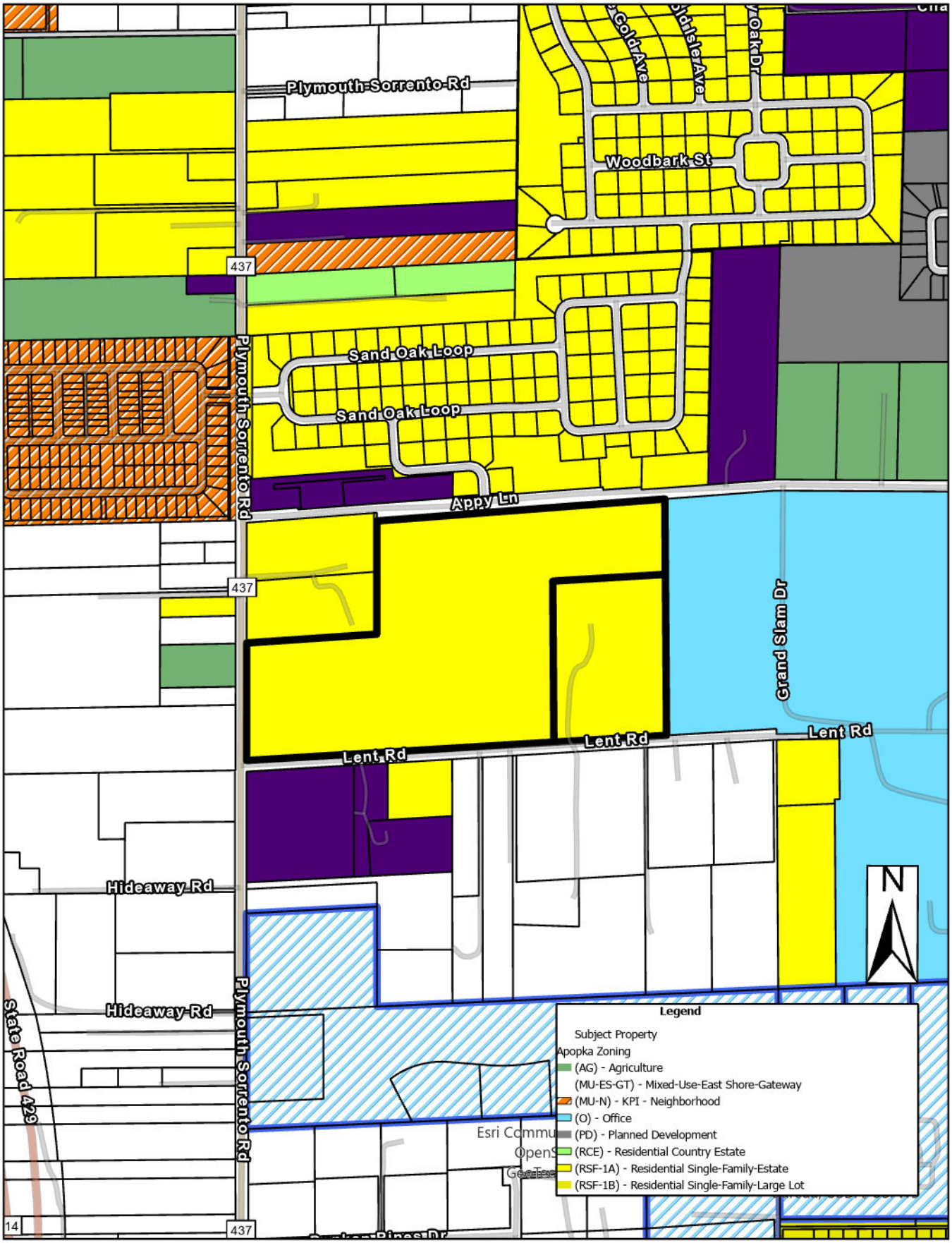
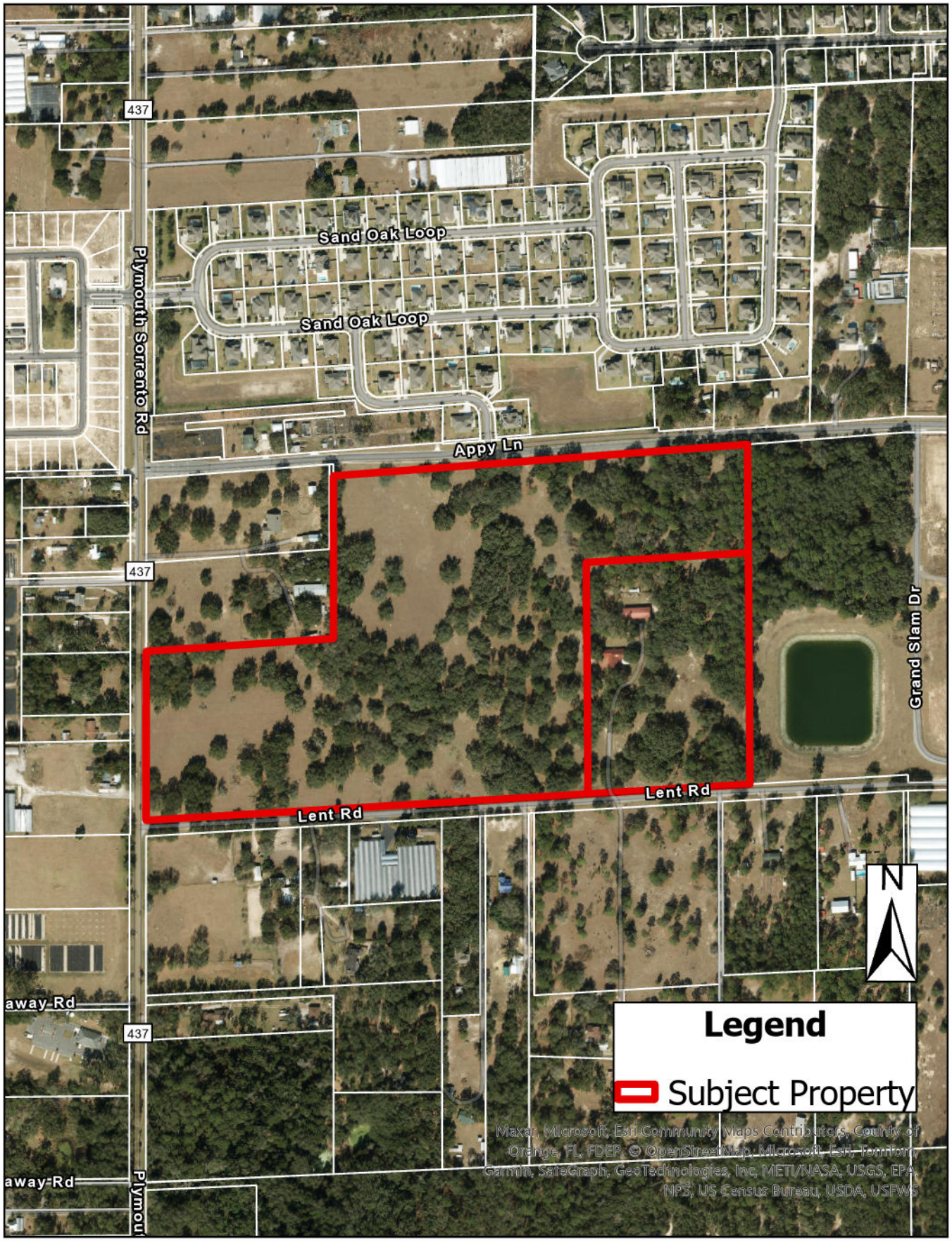
Future Land Use



Zoning


Plymouth-Sorrento-Rd
Woodbark St
437
Sand Oak Loop
Sand Oak Loop
Plymouth Sorrento Rd
Appy Ln
437
Grand Slam Dr
Lent Rd
Lent Rd
Lent Rd
Hideaway Rd
Hideaway Rd
Plymouth Sorrento Rd
State Road 429
14
437
N
Legend
Subject Property
Apopka Zoning
(AG) - Agriculture
(MU-ES-GT) - Mixed-Use-East Shore-Gateway
(MU-N) - KPI - Neighborhood
(O) - Office
(PD) - Planned Development
(RCE) - Residential Country Estate
(RSF-1A) - Residential Single-Family-Estate
(RSF-1B) - Residential Single-Family-Large Lot

Aerial


437
Sand Oak Loop
Sand Oak Loop
Plymouth Sorrento Rd
Appy Ln
437
Grand Slam Dr
Lent Rd
Lent Rd
N
away Rd
437
away Rd
Legend
Subject Property
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MAJOR DEVELOPMENT PLAN
FOR
WILLOW RUN
(f.k.a. PLYMOUTH SORRENTO AND APPY LANE)
CITY OF APOPKA, FLORIDA

OCPA PARCEL ID:19-20-28-0000-00-002 & 19-20-28-0000-00-050

LEGAL DESCRIPTION PER ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS
DATED: MARCH 8, 2021

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN NORTH 85°38'18" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 729.62 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE RUN SOUTH 00°04'35" EAST, ALONG SAID WEST LINE, 60.17 FEET TO THE A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF APPY LANE, ACCORDING TO OFFICIAL RECORDS BOOK 9701, PAGE 2389 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 85°38'18" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1587.77 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°24'08" EAST, PARALLEL WITH AND 600.00 FEET WEST OF (PERPENDICULAR MEASURE) OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1288.73 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LENT ROAD, ACCORDING TO RIGHT-OF-WAY AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 4, PAGES 13 AND 14 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 86°34'19" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 2294.73 FEET TO THE EAST RIGHT-OF-WAY LINE OF PLYMOUTH-SORRENTO ROAD, ACCORDING TO DEED BOOK 402, PAGE 68 AND ROAD BOND BOOK 3, PAGE 43 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°02'10" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 641.04 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 86°00'20" EAST, ALONG SAID SOUTH LINE, 700.45 FEET TO THE AFORESAID TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 00°04'35" WEST, ALONG SAID WEST LINE, 616.56 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY. FLORIDA AND CONTAINS 56.83 ACRES MORE OR LESS.

NARRATIVE:

THE PROPERTY IS MADE UP OF TWO PARCELS THAT ARE LOCATED ALONG THE EAST SIDE OF PLYMOUTH SORRENTO ROAD, SOUTH OF APPY LANE AND EAST OF STATE ROAD 429. THE ADDRESS IS 2601 LENT ROAD IN APOPKA, FLORIDA 32712, IN THE CITY OF APOPKA. THE SUBJECT PROPERTY HAS A TOTAL AREA OF 56.83 AC. THE SUBJECT PARCELS ARE CURRENTLY BEING USED AS LOW DENSITY RESIDENTIAL AND AGRICULTURE/HORTICULTURE. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL SUBDIVISION WITH 110 INDIVIDUAL SINGLE FAMILY LOTS, ASSOCIATED ROADWAYS AND RETENTION/DETENTION AREAS. THE POTABLE WATER, AND WASTEWATER WILL BE PROVIDED BY CITY OF APOPKA. A FEE SIMPLE OWNERSHIP, SUCH AS A HOME OWNERS ASSOCIATION, WILL BE CREATED FOR ALL LANDS EXCLUSIVE OF THE INDIVIDUAL LOTS TO CONTROL AND MAINTAIN ALL COMMON AREAS.

UTILITY PROVIDERS

WATER/RECLAIMED: CITY OF APOPKA 748 E. CLEVELAND STREET ORLANDO, FL 32703 CONTACT: VLADIMIR SIMONOVSKI, P.E. PHONE: (407) 703-1731	**TELEPHONE/FIBER:** CENTURYLINK 33 NORTH MAIN STREET, ROOM 144 WINTER GARDEN, FL 34787 CONTACT: BILLY HAGER PHONE: (407) 814-5329
SOLID WASTE COLLECTION: CITY OF APOPKA 748 E. CLEVELAND STREET WINTER PARK, FL 32703 CONTACT: VLADIMIR SIMONOVSKI, P.E. PHONE: (407) 703-1731	**CHARTER COMMUNICATION:** (A.K.A. SPECTRUM) 3767 ALL AMERICAN BOULEVARD ORLANDO, FLORIDA 32810 CONTACT: TRACEY DOMOSTOY PHONE: (407) 532-8509
NATURAL GAS: LAKE APOPKA NATURAL GAS DISTRICT 1320 WINTER GARDEN VINELAND WINTER PARK, FLORIDA 34787 CONTACT:PATRICK NGUYEN PHONE: (407) 656-2734	**POWER:** DUKE ENERGY 3250 BONNETT CREEK ROAD LAKE BUENA VISTA, FLORIDA 32830 CONTACT: JENNIFER NAZARIAN PHONE: (407) 938-6611

PROJECT QUALIFIES FOR AN EXEMPTION TO THE GREEN BUILDING STANDARDS REQUIRED BY LDC SECTION 5.11.2. THIS EXEMPTION IS GRANTED BASED ON THE PROJECT'S USING HERS "FOR ALL PROPOSED RESIDENTIAL LOTS", A CERTIFICATION PROGRAM SIMILAR TO LEED REQUIREMENTS.

PROJECT TEAM:

PROPERTY OWNER
TESTAMENTARY TRUST FBO
AMANDA P FARRELL
2601 LEND ROAD APOPKA, FL 32703

LENT ROAD PROPERTIES LLC
2601 LEND ROAD APOPKA, FL 32703

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CITY OF APOPKA
DEVELOPMENT REVIEW COMMITTEE
Compliance Review Per Land Development Code

DEPARTMENT	NAME	DATE
ENGINEERING		4-4-22
FIRE		3/4/22
BUILDING		4-4-22
PLANNING/ZONING		4/20/2022
POLICE		4/21/2022
PUBLIC SERVICES/ UTILITIES		5-4-2022

REVIEW/APPROVAL(S) REQUIRED			DATE
Development Review Committee	Yes ☑	No ☐	4/18/2022
Planning Commission	Yes ☑	No ☐	5/10/2022
City Council	Yes ☑	No ☐	6/1/2022

THIS REVIEW / APPROVAL DOES NOT GRANT PERMISSION TO VIOLATE OR WAIVE ANY APPLICABLE CITY CODE.

THIS PLAN MUST BE KEPT ON JOB SITE.

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8	C3.0	GEOMETRY PLAN - OVERALL
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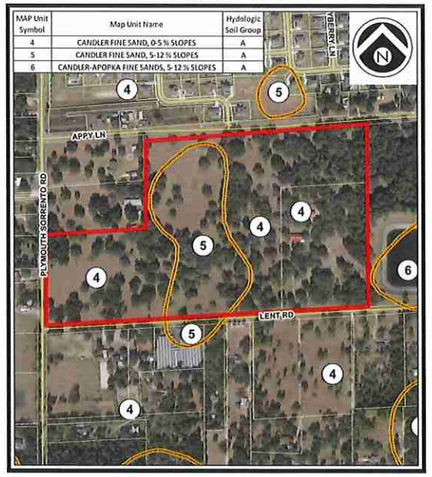
45	IR-05	IRRIGATION SITE PLAN
		BOUNDARY SURVEY

VICINITY MAP
SCALE: 1" = 2000'

AERIAL MAP
SCALE: 1" = 500'



SOILS MAP
SCALE: 1" = 500'

FEMA FLOOD MAP
SCALE: 1" = 700'

OVIDIO SALVADOR SANCHEZ LICENSE NO. 69192 STATE OF FLORIDA PROFESSIONAL ENGINEER

SHEET 1 OF 45
NOT FOR CONSTRUCTION

APPIAN ENGINEERING
2221 LEE ROAD, SUITE 27
WINTER PARK, FLORIDA 32789
(407) 960-5868

BOARD OF PROFESSIONAL ENGINEERING CERTIFICATE NO. 32174

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	MAJOR DEVELOPMENT PLAN (MDP)	01/13/2022		

REV.	DATE	DESCRIPTION
1	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022
2	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022

P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil\3d\Layouts\03 PSP\COVER SHEET.dwg Plotted: 4/5/2022 By: idelarosa

ABBREVIATIONS

A	
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE
H	
HB	HOSE BIBB
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC
I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR
MISC	
&	AND
@	AT
Δ	DELTA

EXISTING SYMBOLS

LINES

- CENTER LINE (C/L)
- CHAIN LINK FENCE
- CONTOUR (81)
- EASEMENT
- FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE (R/W)
- SHORELINE
- SWALE
- SOIL BOUNDARY

SANITARY SEWER

- SANITARY SEWER LINE (S)
- CLEANOUT
- FORCE MAIN (FM)
- MANHOLE (S)

POTABLE WATER

- WATER MAIN (WM)
- EXISTING VALVE
- FIRE HYDRANT
- WATER METER (M)

STORM DRAIN

- STORM SEWER
- CURB INLET
- MANHOLE (D)
- MITERED END
- STORM INLET
- SPOT ELEVATION (×100.00)
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET
- FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- BOUND CORNER
- CONCRETE (CONC)
- COUNTY ROADS (520)
- INTERSTATE ROADS (95)
- LIGHT POLE
- SIGN
- EDGE OF PAVEMENT W/O CURB
- STATE ROADS (50)
- GUY POLE
- UTILITY POLE
- YARD LIGHT
- GAS MAIN (GAS)
- OVER HEAD WIRE (OHW)
- ELECTRIC CABLE OR CONDUIT, BURIED (elec)
- UNDERGROUND TELEPHONE CABLE (utc)
- EDGE OF PAVEMENT W/CURB

PROPOSED SYMBOLS

LINES

- PROPERTY BOUNDARY
- LOT LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE
- WETLAND LINE
- WETLAND BUFFER LINE
- FENCE
- SILT FENCE (SF)
- GUARDRAIL
- ENTRY WALL
- RETAINING WALL
- SWALE
- CONTOUR (81)

SANITARY SEWER

- SANITARY PIPE (100 LF OF 8" PVC @ 0.40%)
- CLEANOUT
- SINGLE SANITARY SERVICE
- DOUBLE SANITARY SERVICE
- MANHOLE (S)
- FORCE MAIN (FM)
- PLUG VALVE

POTABLE WATER

- WATER MAIN (WM)
- FIRE MAIN (FIRE)
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- METER (M)
- SAMPLE POINT (SP#)

RECLAIMED WATER

- RECLAIMED WATER MAIN (RU)
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE

GENERIC UTILITIES

- 11 1/4° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- GATE VALVE
- REDUCER

STORM

- STORM PIPE (100 LF OF 24" RCP @ 0.20%)
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE (D)
- MITERED END SECTION
- STORM INLET

ROADWAY & GRADING

- CONCRETE
- PAVEMENT
- MULCH TRAIL
- OPEN SPACE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- DETAIL REFERENCE (10 / C1.0)
- SPOT ELEVATION (×100.00)
- FINISHED FLOOR ELEVATION W/ FHA LOT TYPE (LOT TYPE 'A' FFE=100.00)
- HANDICAP PARKING
- INTERSTATE ROADS (95)
- LIGHT POLE
- STATE ROADS (50)
- SIGN
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- CROSS SECTION DETAIL (A A)

NOTES:
1. TREE TYPES SHALL BE REFERENCED BY LEGEND ON APPLICABLE DRAWING SHEETS.
2. EXISTING CONSTRUCTION FEATURES MAY BE SCREENED ON DRAWING SHEETS TO PROVIDE CLARITY.

SHEET 2 OF 45
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
3	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

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APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

ABBREVIATIONS & SYMBOLS
WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
I. DELAROSA	O. SANCHEZ	O. SANCHEZ	4/5/22

SCALE	PROJECT	SHEET
N.T.S.	ASH-012	C1.0

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.

P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\ABBREVIATIONS & SYMBOLS.dwg Modified: 4/5/2022 By: idelarosa

P:_project drawings\osh-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\EXISTING CONDITIONS.dwg Modified: 3/21/2022 By: osanchez

SURVEYOR'S NOTES:

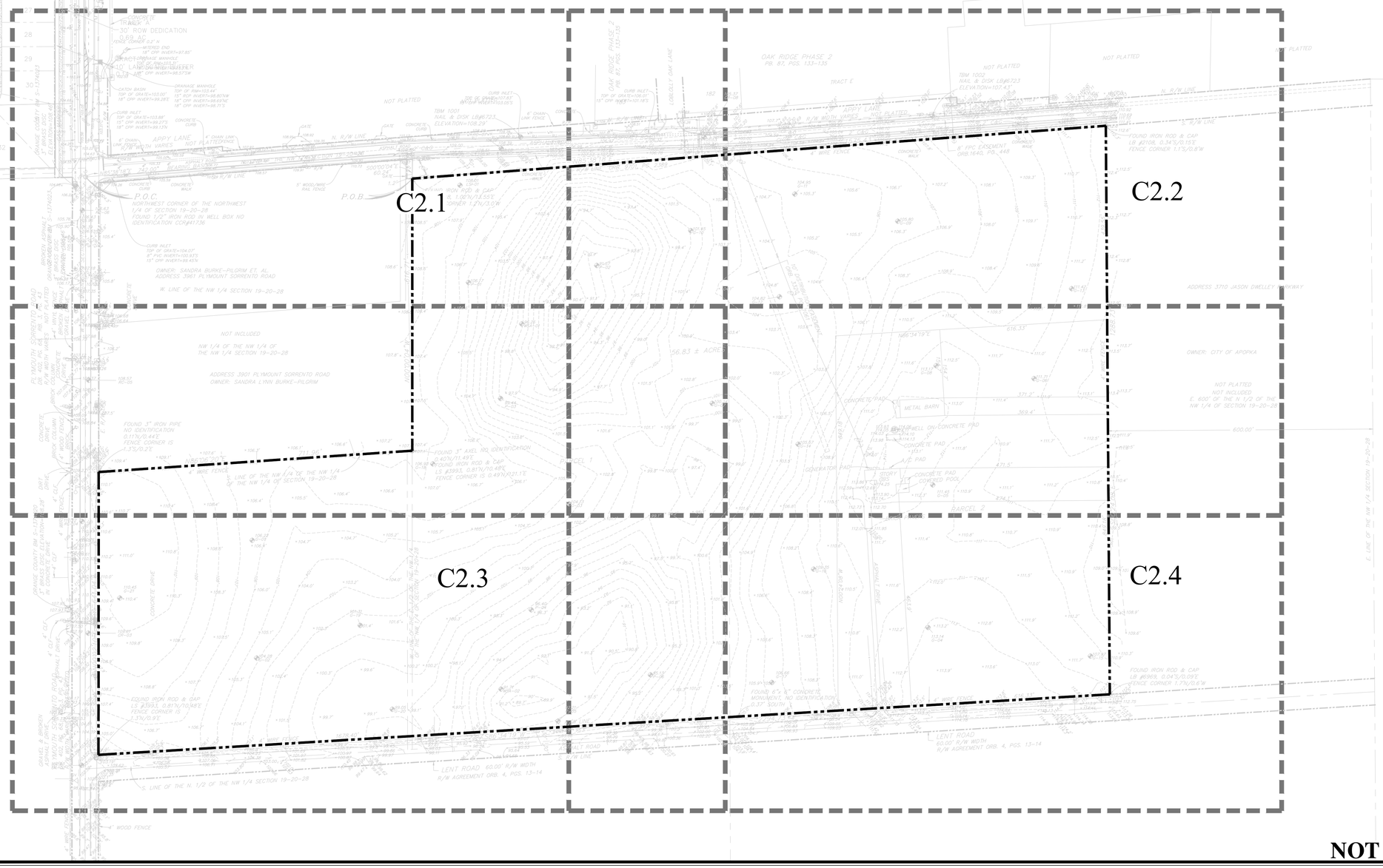
1. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING NORTH 8538'18" EAST.
2. THE "LEGAL DESCRIPTION" HEREON AND THE LANDS SURVEYED ARE PARCELS 1 AND 2 AS PROVIDED IN THE COMMITMENT TO INSURE TITLE, COMMITMENT NO. 1088876-2, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THE ALSO DESCRIBED AS LEGAL DESCRIPTION WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
3. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
4. 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.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, VISIBLE ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND UTILITIES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
7. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
8. THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12018O0011OH, MAP NO. 12095C0110H, MAP REVISED SEPTEMBER 24, 2021.
   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.
9. THERE WAS NO VISUAL EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WITHIN THE SURVEYED LANDS.
10. WHILE CONDUCTING THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF WETLANDS WITHIN THE SURVEYED LANDS.
11. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
12. THE SUBJECT PROPERTY IS ZONED RSF-1A. THE SURVEYOR WAS NOT PROVIDED A ZONING REPORT CONTAINING SETBACK, HEIGHT RESTRICTIONS, ETC. OR OTHER INFORMATION REGARDING ZONING RESTRICTIONS.
13. THE SUBJECT PROPERTY IS IMPROVED AND PARTIALLY WOODED.
14. THERE WAS NO VISUAL EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WITHIN THE SURVEYED LANDS. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN THE RIGHT-OF-WAY.
15. THE SUBJECT PROPERTY HAS ACCESS TO PUBLIC UTILITIES FROM THE PUBLIC STREETS ADJACENT TO THE SUBJECT PROPERTY.
16. THE SUBJECT PROPERTY ABUTS, WITHOUT GAPS GORES OR STRIPS, AND HAS VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM APPY LANE, PLYMOUTH-SORRENTO ROAD AND LENT ROAD, WHICH IS COMPLETED, DEDICATED AND ACCEPTED PUBLIC RIGHT OF WAY.
17. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR UTILITIES, DRAINAGE, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
18. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
19. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE ORANGE COUNTY ENGINEERING DEPARTMENT OF SURVEY VERTICAL DATUM, BENCHMARK S-1374023, ELEVATION 106.46' NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
20. THERE ARE SEVERAL FENCES INTERIOR TO THE SUBJECT PROPERTY BEING USED FOR LIVE STOCK THAT WERE NOT LOCATED.
21. PARCEL 1 AND PARCEL 2, WHERE THEY SHARE A COMMON LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS OR OVERLAPS.
22. WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 1088876-2, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 8, 2021. THOSE INSTRUMENTS INCLUDED IN SCHEDULE B-II, OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

   EXCEPTIONS AS THEY APPEAR IN THE TITLE COMMITMENT:

   6. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 1640, PAGE 448, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. DOES NOT AFFECT THE SUBJECT PROPERTY BUT IS SHOWN HEREON.
   7. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 3320, PAGE 1061, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

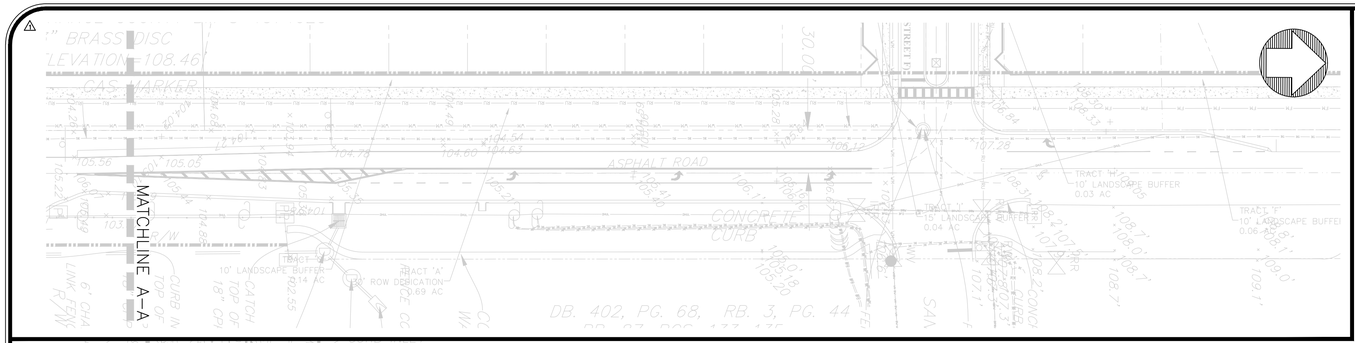
LEGEND

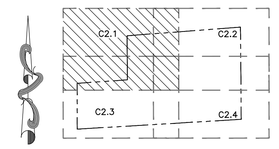
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
RB	ROAD BOND
DB	DEED BOOK
PG.(S)	PAGE(S)
ORB	OFFOCIAL RECORDS BOOK
CCR	CERTIFIED CORNER RECORD
OHUL	OVERHEAD UTILITY LINE
C&G	CURB & GUTTER
CBS	CONCRETE BLOCK STRUCTURE
CI	CURB INLET
×100.0'	SPOT ELEVATION
	POWER POLE
	GUY ANCHOR
	SIGN
RWV	RECLAIM WATER VALVE
GV	GAS VALVE
T	TELEPHONE SERVICE
W	WELL


C2.1
C2.2
C2.3
C2.4
P.O.C. NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19-20-28. FOUND 1/2" IRON ROD IN WELL BOX NO IDENTIFICATION
P.O.B.
OWNER: SANDRA BURKE-PILGRIM ET. AL. ADDRESS 3961 PLYMOUNT SORRENTO ROAD
W. LINE OF THE NW 1/4 SECTION 19-20-28
NOT INCLUDED NW 1/4 OF THE NW 1/4 OF THE NW 1/4 SECTION 19-20-28
ADDRESS 3901 PLYMOUNT SORRENTO ROAD OWNER: SANDRA LYNN BURKE-PILGRIM
S. LINE OF THE N. 1/2 OF THE NW 1/4 SECTION 19-20-28
LENT ROAD 60.00' R/W WIDTH R/W AGREEMENT ORB. 4, PGS. 13-14
APPY LANE NOT PLATTED
OAK RIDGE PHASE 2 PB. 67, PGS. 133-135
NOT PLATTED
TRACT E
TRACT 'A' 30' ROW DEDICATION 0.69 AC
TRACT 'B' AMENITY PARK 1.02 AC
TRACT 'C' LANDSCAPE BUFFER 0.06 AC
TRACT 'D' LANDSCAPE BUFFER 0.04 AC
TRACT 'E' LANDSCAPE BUFFER 0.03 AC
TRACT 'F' LANDSCAPED MEDIAN 0.04 AC
OWNER: CITY OF APOPKA
NOT PLATTED E. 600' OF THE N. 1/2 OF THE NW 1/4 OF SECTION 19-20-28
ADDRESS 3710 JASON D'KELLEY PARKWAY
56.83 ± ACRES
PARCEL 1
PARCEL 2
METAL BARN
GENERATOR PAD
CONCRETE PAD
WELL ON CONCRETE PAD
2 STORY CONCRETE BLOCK COVERED POOL
FOUND 3" IRON PIPE NO IDENTIFICATION 0.17'N/0.44'E FENCE CORNER IS 1.7'S/0.2'E
FOUND 3" AXEL NO. IDENTIFICATION 0.40'N/11.49'E FOUND IRON ROD & CAP LS #3993, 0.81'N/0.48'E FENCE CORNER IS 0.49'S/11.1'E
FOUND IRON ROD & CAP LB #2108, 0.34'S/0.15'E FENCE CORNER 1.1'S/0.8'W
FOUND IRON ROD & CAP LB #6969, 0.04'S/0.09'E FENCE CORNER 1.7'N/0.6'W
FOUND 6" X 6" CONCRETE MONUMENT, NO IDENTIFICATION 0.17' SOUTH
TBM 1001 NAIL & DISK LB#6723 ELEVATION=108.29'
TBM 1002 NAIL & DISK LB#6723 ELEVATION=107.43'
6" FPC EASEMENT ORB.1640, PG. 448
4" CHAIN LINK FENCE
5' WOOD/WIRE RAIL FENCE
4" WOOD FENCE
CONCRETE WALK
CONCRETE CURB
CONCRETE DRIVE
GATE
CURB INLET TOP OF GRATE=104.07' 8" PVC INVERT=100.93'S 15" CPP INVERT=99.45'S
CURB INLET TOP OF GRATE=103.00' 18" RCP INVERT=98.85'W 18" CPP INVERT=98.69'E 18" CPP INVERT=98.75'S
CURB INLET TOP OF GRATE=103.66' 15" CPP INVERT=99.37'S 18" CPP INVERT=99.03'N
CURB INLET TOP OF GRATE=107.83 INVERT=101.83'
CURB INLET TOP OF GRATE=107.83 15" RCP INVERT=101.18'S
DRAINAGE MANHOLE TOP OF RIM=103.44' INVERT=95.44'
DRAINAGE MANHOLE TOP OF RIM=107.50' INVERT=98.75'S
DRAINAGE MANHOLE TOP OF RIM=103.44' INVERT=95.44'
ORANGE COUNTY BM S-1374023 4" BRASS DISC ELEVATION=106.46' (NAVD 88)
BROKEN ASPHALT
BROKEN CONCRETE
BRICK PAVERS
ASPHALT DRIVE
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
CONCRETE PAD
WELL ON CONCRETE PAD
CONCRETE PAD
CONCRETE PAD
CONCRETE PAD
GRAVEL
WOOD DECK
WOOD DECK
WOOD DECK

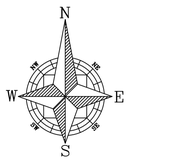
P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\EXISTING CONDITIONS.dwg Modified:3/21/2022 By:osanchez

MATCHLINE A-A





KEY MAP



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY, INC
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
AUGUST 8TH, 2021

SHEET C2.1
SHEET C2.2

MATCHLINE A-A

P.O.C.
NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19-20-28
FOUND 1/2" IRON ROD IN WELL BOX NO IDENTIFICATION CCR#41736

P.O.B.
FOUND IRON ROD & CAP
LB #2108, 1.02'N/13.55'E
FENCE CORNER 1.2'N/3.0'W

APPY LANE
NOT PLATTED
R/W WIDTH VARIES

N85°38'18"E 742.00'
BEARING BASIS

N. R/W LINE

S00°00'04"E 60.24'

S. R/W LINE ORB. 9701, PG. 2389

N85°38'18"E

CURB INLET
TOP OF GRATE=104.07'
8" PVC INVERT=100.93'S
15" CPP INVERT=99.45'N

OWNER: SANDRA BURKE-PILGRIM ET. AL.
ADDRESS 3961 PLYMOUNT SORRENTO ROAD

W. LINE OF THE NW 1/4 SECTION 19-20-28

NOT INCLUDED
NW 1/4 OF THE NW 1/4 OF THE NW 1/4 SECTION 19-20-28

ADDRESS 3901 PLYMOUNT SORRENTO ROAD
OWNER: SANDRA LYNN BURKE-PILGRIM

EXISTING FENCE TO REMAIN

FOUND 3" AXEL NO IDENTIFICATION
0.40'N/11.49'E
FOUND IRON ROD & CAP
LS #3993, 0.81'N/10.48'E
FENCE CORNER IS 0.49'N/121.1'E

PARCEL 1

56.83 ± ACRES

FOUND 3" IRON PIPE
NO IDENTIFICATION
0.11'N/0.44'E
FENCE CORNER IS
1.3'S/0.2'E

N86°06'20"E 711.96'

S. LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19-20-28

EXISTING FENCE TO REMAIN

SHEET C2.1
SHEET C2.3

SHEET C2.2
SHEET C2.4

SHEET C2.3
SHEET C2.4

SHEET 4 OF 45

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

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2231 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

EXISTING CONDITIONS - NORTHWEST

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
I. DELAROSA	O. SANCHEZ	O. SANCHEZ	4/5/22

SCALE	PROJECT	SHEET
1" = 50'	ASH-012	C2.1

APPIAN ENGINEERING

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
4/5/22

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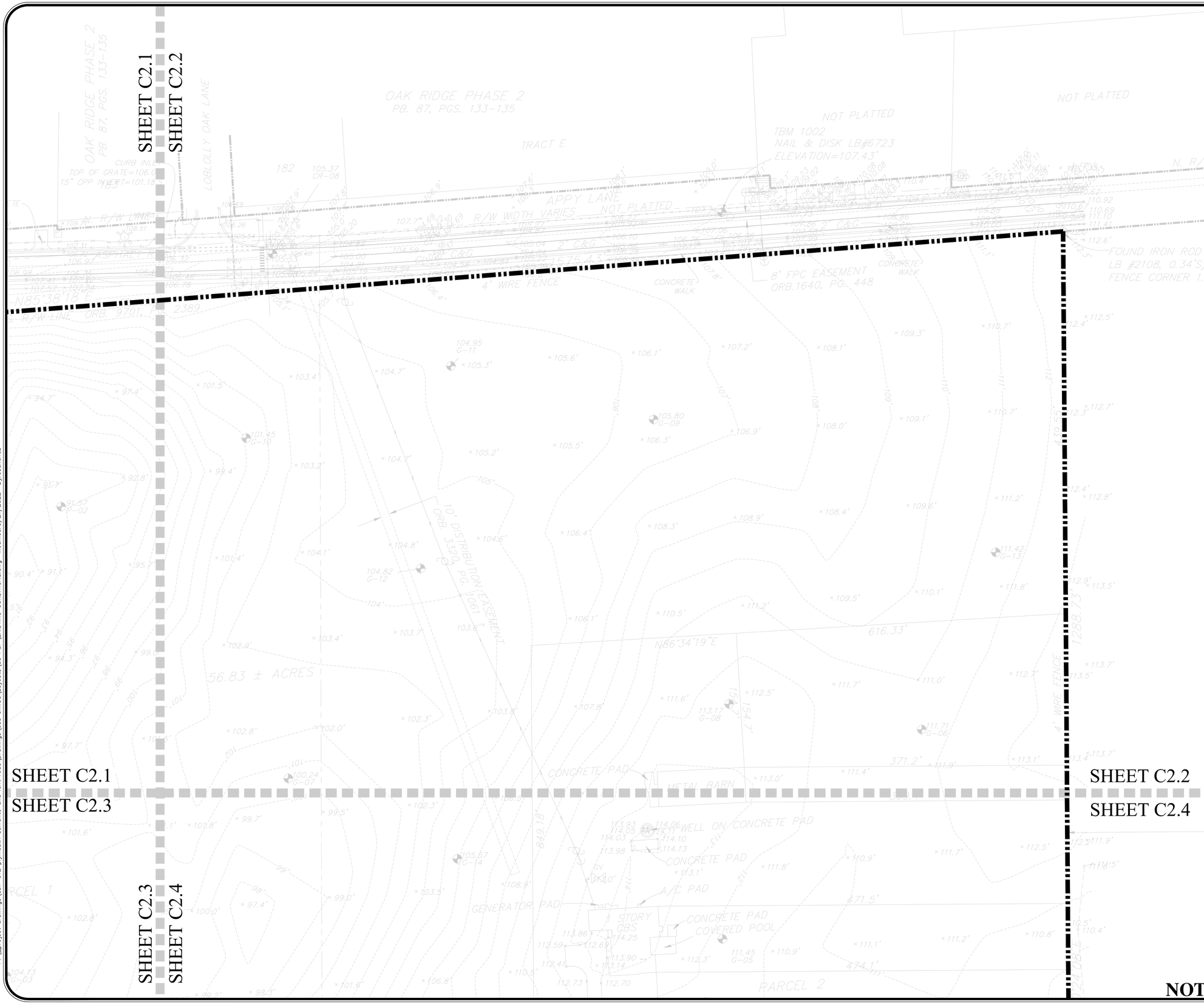
SHEET C2.1
SHEET C2.2



SHEET C2.1
SHEET C2.3
SHEET C2.2
SHEET C2.4
SHEET C2.3
SHEET C2.4

N

W E

S

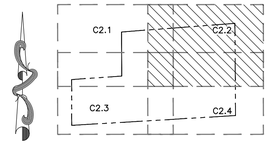
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY, INC
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
AUGUST 8TH, 2021



KEY MAP

LEGEND
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
PB.....PLAT BOOK
RB.....ROAD BOND
DB.....DEED BOOK
PG.(S).....PAGE(S)
ORB.....OFFOCIAL RECORDS BOOK
CCR.....CERTIFIED CORNER RECORD
OHUL.....OVERHEAD UTILITY LINE
C&G.....CURB & GUTTER
CBS.....CONCRETE BLOCK STRUCTURE
CI.....CURB INLET
×100.0'.....SPOT ELEVATION
.....POWER POLE
.....GUY ANCHOR
.....SIGN
RWV.....RECLAIM WATER VALVE
GV.....GAS VALVE
T.....TELEPHONE SERVICE
W.....WELL

BY	DESCRIPTION	DATE	REV.
IO	CITY OF APOPKA, COMMENTS DATED 03/14/2022	03/14/2022	1
IO	CITY OF APOPKA, COMMENTS DATED 01/24/2022	01/24/2022	2

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 33274

EXISTING CONDITIONS – NORTHEAST

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
I. DELAROSA	O. SANCHEZ	O. SANCHEZ	4/5/22

SCALE	PROJECT	SHEET
1" = 50'	ASH-012	C2.2

OMAR SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

SHEET 5 OF 45
NOT FOR CONSTRUCTION

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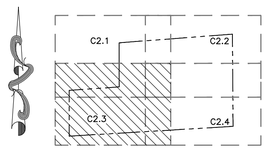
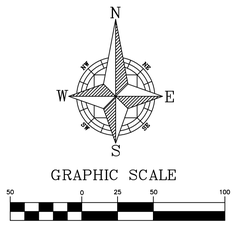
P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\EXISTING CONDITIONS.dwg Modified: 3/21/2022 By: osanchez



KEY MAP



EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY, INC
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
AUGUST 8TH, 2021

LEGEND
P.O.C. ..... POINT OF COMMENCEMENT
P.O.B. ..... POINT OF BEGINNING
R/W ..... RIGHT-OF-WAY
PB ..... PLAT BOOK
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..... SIGN
RWV ..... RECLAIM WATER VALVE
GV ..... GAS VALVE
T ..... TELEPHONE SERVICE
W ..... WELL

EXISTING FENCE TO REMAIN

SHEET C2.1
SHEET C2.2
SHEET C2.3
SHEET C2.4

SHEET C2.1
SHEET C2.2

SHEET C2.3
SHEET C2.4

SHEET 6 OF 45

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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APPIAN ENGINEERING LLC.

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2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

EXISTING CONDITIONS – SOUTHWEST

WILLOW RUN
CITY OF APOPKA, FLORIDA

SCALE	DRAWN:	DESIGNED:	CHECKED:	DATE:
1" = 50'	I. DELAROSA	O. SANCHEZ	O. SANCHEZ	4/5/22

PROJECT	SHEET
ASH-012	C2.3

FLORIDA SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/5/22

The seal appearing on this document was authorized by Florida Salvador Sanchez, PE on the date adjacent to the seal.
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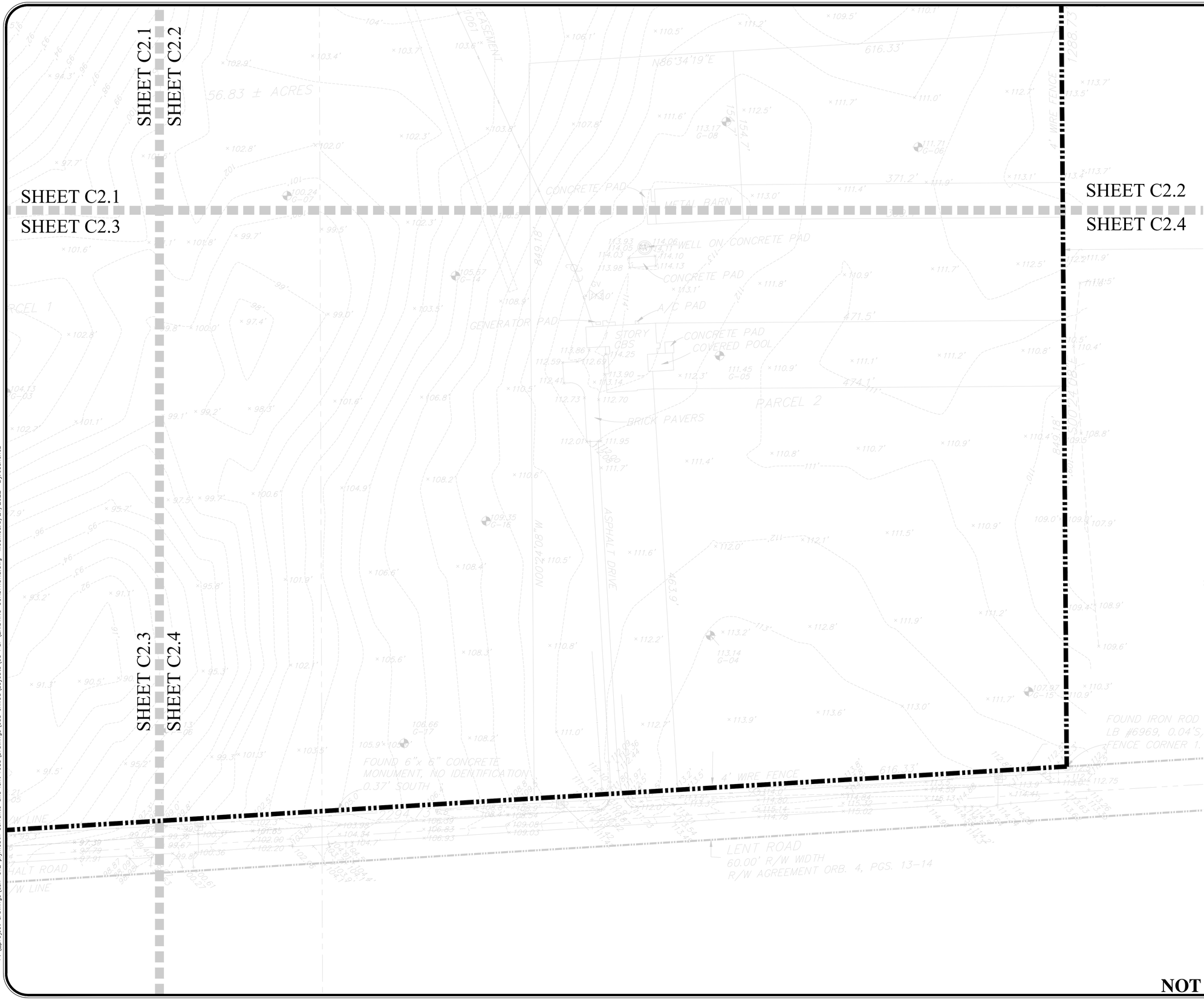
SHEET C2.1
SHEET C2.2

SHEET C2.1
SHEET C2.3

SHEET C2.2
SHEET C2.4

SHEET C2.3
SHEET C2.4



N

W E

S

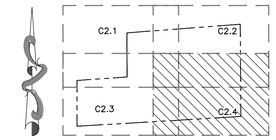
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY, INC
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
AUGUST 8TH, 2021



KEY MAP

LEGEND
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
PB.....PLAT BOOK
RB.....ROAD BOND
DB.....DEED BOOK
PG.(S).....PAGE(S)
ORB.....OFFOCIAL RECORDS BOOK
CCR.....CERTIFIED CORNER RECORD
OHUL.....OVERHEAD UTILITY LINE
C&G.....CURB & GUTTER
CBS.....CONCRETE BLOCK STRUCTURE
CI.....CURB INLET
x 100.0'.....SPOT ELEVATION
.....POWER POLE
.....GUY ANCHOR
.....SIGN
RWV .....RECLAIM WATER VALVE
GV .....GAS VALVE
.....TELEPHONE SERVICE
W .....WELL

REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

EXISTING CONDITIONS – SOUTHEAST

WILLOW RUN
CITY OF APOPKA, FLORIDA

SCALE	DRAWN:	DESIGNED:	CHECKED:	DATE:
1" = 50'	I. DELAROSA	O. SANCHEZ	O. SANCHEZ	4/5/22

PROJECT	SHEET
ASH-012	C2.4

APPIAN ENGINEERING

OLVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

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SHEET 7 OF 45
NOT FOR CONSTRUCTION

TRACT DATA						
TRACT / LOT	DESCRIPTION	AREA (AC)		AREA (SF)		OWNERS
TRACT 'A'	30' DEDICATED RIGHT-OF-WAY	0.44	AC	19,234.88	SF	COUNTY
TRACT 'B'	PUBLIC RIGHT-OF-WAY	8.48	AC	369,576.03	SF	CITY
TRACT 'C'	NORTH POND	5.43	AC	236,727.19	SF	HOA
TRACT 'D'	SOUTH POND	3.66	AC	159,416.03	SF	HOA
TRACT 'E'	10' LANDSCAPE BUFFER	0.03	AC	1,404.86	SF	HOA
TRACT 'F'	10' LANDSCAPE BUFFER	0.14	AC	6,041.36	SF	HOA
TRACT 'G'	10' LANDSCAPE BUFFER	0.52	AC	22,646.37	SF	HOA
TRACT 'H'	LANDSCAPE BUFFER	1.25	AC	54,312.94	SF	HOA
TRACT 'I'	15' LANDSCAPE BUFFER	0.35	AC	15,335.77	SF	HOA
TRACT 'J'	15' LANDSCAPE BUFFER	0.17	AC	7,396.58	SF	HOA
TRACT 'K'	15' LANDSCAPE BUFFER	0.02	AC	763.76	SF	HOA
TRACT 'L'	LANDSCAPE BUFFER	0.05	AC	2,081.00	SF	HOA
TRACT 'M'	POCKETPARK/DOG PARK/WALKING PATH	1.77	AC	77,095.57	SF	HOA
TRACT 'N'	LANDSCAPE ISLAND	0.04	AC	1,760.56	SF	HOA
TRACT 'O'	LANDSCAPE ISLAND	0.02	AC	989.28	SF	HOA
TRACT 'P'	OPEN SPACE	0.06	AC	2,614.36	SF	HOA
TRACT 'Q'	MAIL KIOSK	0.07	AC	3,165.87	SF	HOA
TRACT 'R'	LIFT STATION	0.00	AC	1,739.49	SF	CITY
TRACT 'S'	TRAFFIC ISLAND	0.00	AC	86.59	SF	HOA

SITE DATA

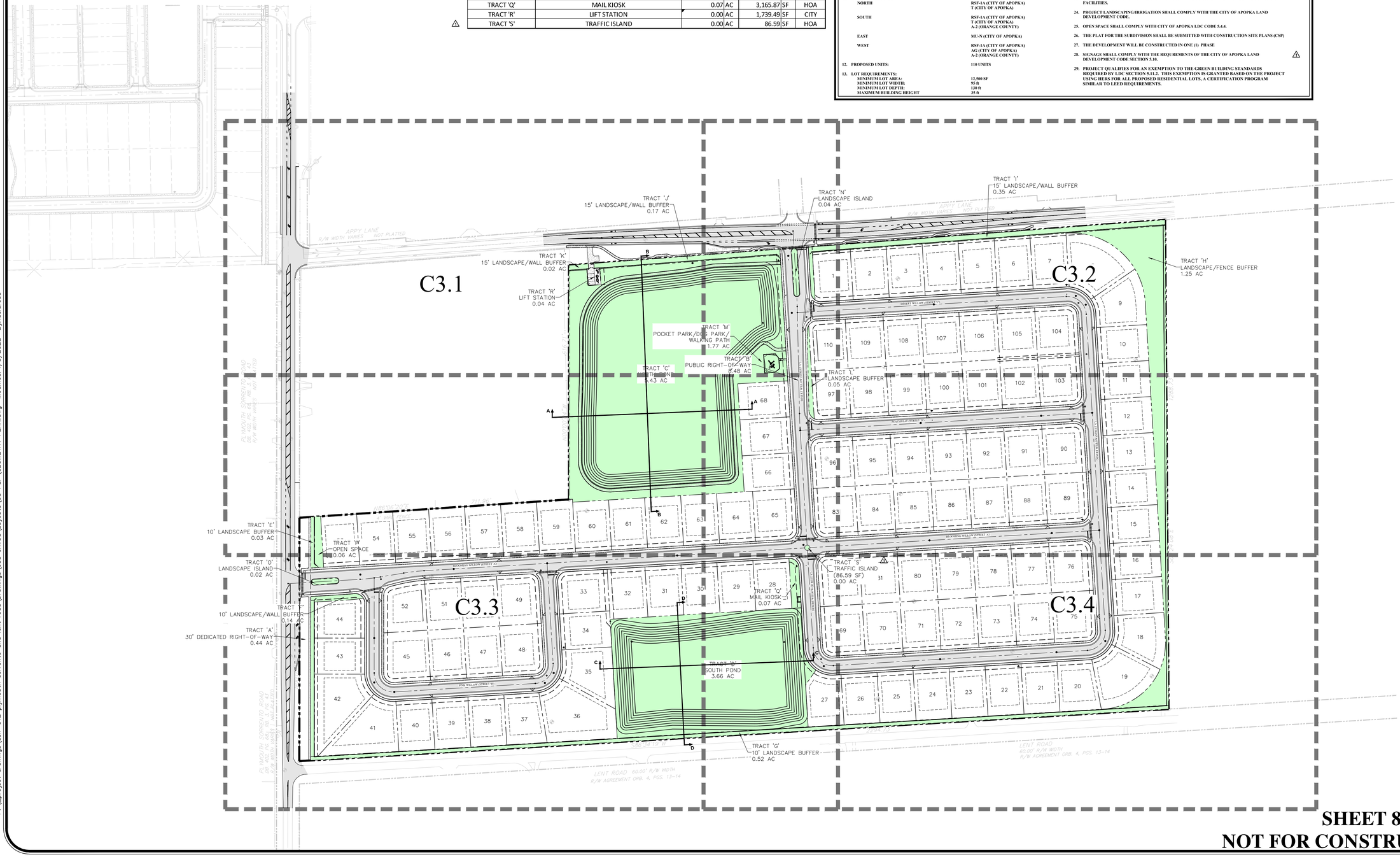
1. OCPA - PARCEL ID #'S: 19-20-28-0000-00-002 & 19-20-28-0000-00-050
2. PROPERTY LOCATION: 2601 LENT ROAD APOPKA, FL 32712
3. TOTAL PROPERTY AREA: 56.67 AC.
4. PLYMOUTH SORRENTO ROAD RIGHT-OF-WAY DEDICATION: 0.44 AC.
5. NET DEVELOPABLE AREA: 56.23 AC.
6. ALLOWABLE DENSITY: 2.00 AC.
7. PROPOSED DENSITY: 1.96 AC.
8. EXISTING FUTURE LAND USE: RVLS
9. EXISTING ZONING: RSF-1A
10. ADJACENT FUTURE LAND USE:
    - NORTH: RVLS (CITY OF APOPKA)
    - SOUTH: RVLS (CITY OF APOPKA) R (ORANGE COUNTY)
    - EAST: RVLS (CITY OF APOPKA)
    - WEST: RVLS (CITY OF APOPKA) RS (CITY OF APOPKA) R (ORANGE COUNTY)
11. ADJACENT ZONING:
    - NORTH: RSF-1A (CITY OF APOPKA) T (CITY OF APOPKA)
    - SOUTH: RSF-1A (CITY OF APOPKA) T (CITY OF APOPKA) A-2 (ORANGE COUNTY)
    - EAST: MU-N (CITY OF APOPKA)
    - WEST: RSF-1A (CITY OF APOPKA) AG (CITY OF APOPKA) A-2 (ORANGE COUNTY)
12. PROPOSED UNITS: 110 UNITS
13. LOT REQUIREMENTS:
    - MINIMUM LOT AREA: 12,500 SF
    - MINIMUM LOT WIDTH: 95 ft
    - MINIMUM LOT DEPTH: 130 ft
    - MAXIMUM BUILDING HEIGHT 35 ft
14. SINGLE-FAMILY DETACHED SETBACKS:
    - FRONT YARD: 25 ft
    - REAR YARD: 25 ft
    - SIDE YARD: 10 ft
    - CORNER YARD: 25 ft
15. REQUIRED OPEN SPACE: (56.23 AC.) x (20%) = 11.25 AC.
    *PER CITY OF APOPKA LAND DEVELOPMENT CODE 5.4.4.
16. PROPOSED OPEN SPACE:
    - LANDSCAPE BUFFERS: 2.52 AC.
    - LANDSCAPE ISLANDS: 0.07 AC.
    - MAIL KIOSK: 0.07 AC.
    - OPEN SPACE: 0.06 AC.
    - POCKET PARK/DOG PARK: 1.77 AC.
    - STORMWATER PONDS (75% MAX): 6.82 AC.
    - TOTAL: 11.31 AC.(20.1%)
17. WATER SERVICE PROVIDED BY CITY OF APOPKA.
18. RECLAIMED WATER SERVICE PROVIDED BY CITY OF APOPKA.
19. SANITARY SEWER SERVICE PROVIDED BY CITY OF APOPKA.
20. STORMWATER SYSTEM WILL BE PROVIDED AND DESIGNED TO MEET CITY OF APOPKA AND SJRWMD DRAINAGE REQUIREMENTS.
21. ALL UTILITY LINES SHALL BE DESIGNED TO MEET FDEP AND CITY OF APOPKA REQUIREMENTS.
22. UTILITY EASEMENTS DEDICATED TO CITY OF APOPKA UTILITY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
23. AN HOA SHALL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREA AND FACILITIES.
24. PROJECT LANDSCAPING/IRRIGATION SHALL COMPLY WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE.
25. OPEN SPACE SHALL COMPLY WITH CITY OF APOPKA LDC CODE 5.4.4.
26. THE PLAT FOR THE SUBDIVISION SHALL BE SUBMITTED WITH CONSTRUCTION SITE PLANS (CSP)
27. THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE (1) PHASE
28. SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 5.10.
29. PROJECT QUALIFIES FOR AN EXEMPTION TO THE GREEN BUILDING STANDARDS REQUIRED BY LDC SECTION 5.11.2. THIS EXEMPTION IS GRANTED BASED ON THE PROJECT USING HERS FOR ALL PROPOSED RESIDENTIAL LOTS, A CERTIFICATION PROGRAM SIMILAR TO LEED REQUIREMENTS.

N / W / E / S

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.



SHEET 8 OF 45

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
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2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

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2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32374

GEOMETRY PLAN – OVERALL

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
I. DELAROSA	O. SANCHEZ	O. SANCHEZ	4/5/22

SCALE	PROJECT	SHEET
1" = 120'	ASH-012	C3.0

OMAR SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

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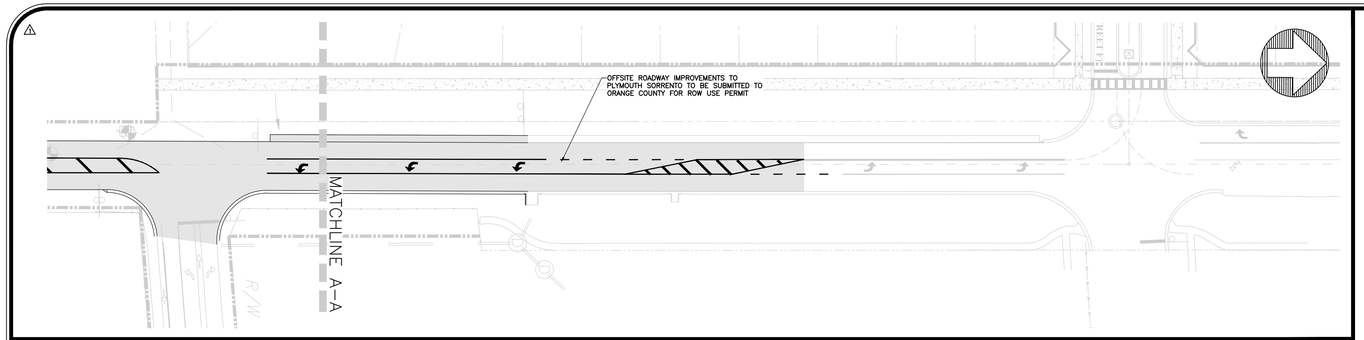
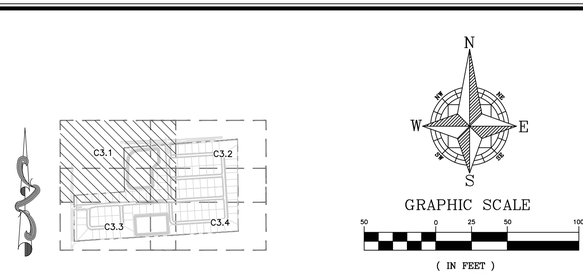
P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\GEOMETRY PLAN.dwg Modified: 4/5/2022 By: Idelarosa





KEY MAP

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

SHEET C3.1
SHEET C3.2

MATCHLINE A–A

APPY LANE
R/W WIDTH VARIES
NOT PLATTED

PLEASE REFER TO SHEET C3.7
FOR OFFSITE IMPROVEMENTS

TRACT 'J'
15' LANDSCAPE/WALL BUFFER
0.17 AC

TRACT 'N'
LANDSCAPE ISLA
0.04 AC

TRACT 'K'
15' LANDSCAPE/WALL BUFFER
0.02 AC

BEGIN RANCH STYLE SCREEN WALL

END RANCH STYLE SCREEN WALL

TRACT 'R'
LIFT STATION
0.04 AC

TRACT 'M'
POCKET PARK/DOG PARK/
WALKING PATH
1.77 AC

PLAYGROUND (BY OTHERS)

TRACT 'B'
PUBLIC RIGHT-OF-WAY
8.48 AC

TRACT 'C'
NORTH POND
5.43 AC

DESERT WILLOW TRL

5' SIDEWALK (TYP.)

PLEASE REFER TO SHEET C3.5
FOR CROSS SECTION (TYP.)

8' MULCH PATH

10' UTILITY EASEMENT (TYP.)

TYPE 'F' CURB (TYP.)

OFFSITE ROADWAY IMPROVEMENTS TO
PLYMOUTH SORRENTO TO BE SUBMITTED TO
ORANGE COUNTY FOR ROW USE PERMIT

PLYMOUTH SORRENTO ROAD
DB. 402, PG. 68, RB. 3, PG. 43
R/W WIDTH VARIES NOT PLATTED

SHEET C3.1
SHEET C3.3

SHEET C3.2
SHEET C3.4

SHEET C3.3
SHEET C3.4

EXISTING FENCE TO REMAIN

TRACT 'E'
10' LANDSCAPE BUFFER
0.03 AC

TRACT 'P'
OPEN SPACE
0.06 AC

10' UTILITY EASEMENT (TYP.)

SHEET 9 OF 45

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

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2221 Lee Road, Suite 27, Winter Park, Florida, 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

GEOMETRY PLAN – NORTHWEST

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
I. DELAROSA	O. SANCHEZ	O. SANCHEZ	4/5/22

SCALE	PROJECT	SHEET
1" = 50'	ASH-012	C3.1

LYNDON SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

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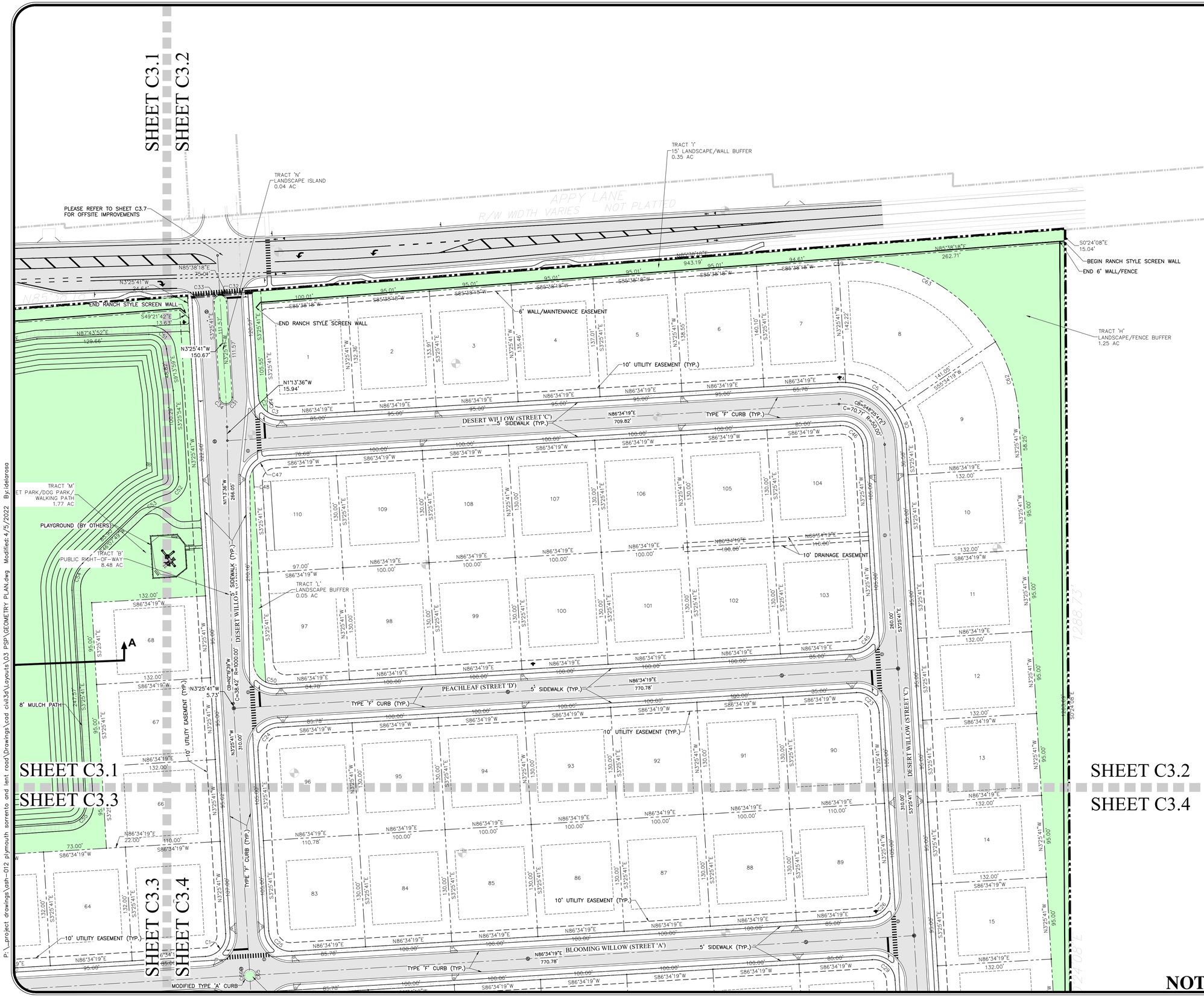

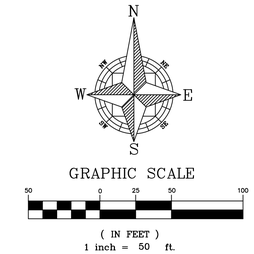

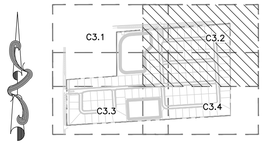

KEY MAP

SHEET 10 OF 45
NOT FOR CONSTRUCTION

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

GEOMETRY PLAN – NORTHEAST

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN:	I. DELAROSA
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	4/5/22
SCALE	1" = 50'
PROJECT	ASH-012
SHEET	C3.2

APPIAN ENGINEERING

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LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

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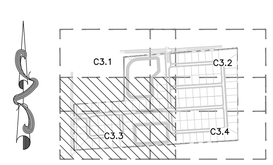
P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\GEOMETRY PLAN.dwg Modified:4/5/2022 By:ldelarosa



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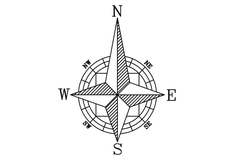

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

SHEET C3.1
SHEET C3.3

SHEET C2.1
SHEET C2.2
SHEET C3.2
SHEET C3.4

OFFSITE ROADWAY IMPROVEMENTS TO PLYMOUTH SORRENTO TO BE SUBMITTED TO ORANGE COUNTY FOR ROW USE PERMIT

PLYMOUTH SORRENTO ROAD
DB. 402, PG. 68, RB. 3, PG 43
R/W WIDTH VARIES - NOT PLATTED

LENT ROAD 60.00' R/W WIDTH
R/W AGREEMENT ORB. 4, PGS. 13-14

EXISTING FENCE TO REMAIN

BEGIN RANCH STYLE SCREEN WALL

END RANCH STYLE SCREEN WALL

BEGIN RANCH STYLE SCREEN WALL
BEGIN 6' PVC/WOOD FENCE

CONTINUE 6' PVC/WOOD FENCE

5' SIDEWALK (TYP.)

10' UTILITY EASEMENT (TYP.)

20' DRAINAGE EASEMENT

8' WALL/MAINTENANCE EASEMENT

8' MULCH PATH

PROPOSED MAIL BOX CLUSTERS

TRACT 'E'
10' LANDSCAPE BUFFER
0.03 AC

TRACT 'P'
OPEN SPACE
0.06 AC

TRACT 'O'
LANDSCAPE ISLAND
0.02 AC

TRACT 'F'
10' LANDSCAPE/WALL BUFFER
0.14 AC

TRACT 'A'
30' DEDICATED RIGHT-OF-WAY
0.44 AC

TRACT 'O'
MAIL KIOSK
0.07 AC

TRACT 'D'
SOUTH POND
3.66 AC

TRACT
10' LAN
0.52 AC

BLOOMING WILLOW (STREET 'A')

PINK WILLOW (STREET 'B')

DESERT WILLOW (STREET 'C')

TYPE 'F' CURB (TYP.)

MODIFIED TYPE 'A' CURB

PLEASE REFER TO SHEET C3.5 FOR CROSS SECTION (TYP.)

PLEASE REFER TO SHEET C3.5 FOR CROSS SECTION (TYP.)

SHEET C3.3
SHEET C3.4

SHEET 11 OF 45

NOT FOR CONSTRUCTION

BY	DESCRIPTION	DATE	REV.
ID	CITY OF APOPKA, COMMENTS DATED 03/14/2022	03/14/2022	2
ID	CITY OF APOPKA, COMMENTS DATED 01/24/2022	01/24/2022	1

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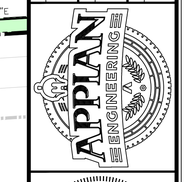
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

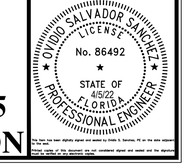
GEOMETRY PLAN – SOUTHWEST

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
I. DELAROSA	O. SANCHEZ	O. SANCHEZ	4/5/22

SCALE	PROJECT	SHEET
1" = 50'	ASH-012	C3.3





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SHEET C3.1
SHEET C3.3
SHEET C3.2
SHEET C3.4
SHEET C3.3
SHEET C3.4

PEACHLEAF (STREET 'D')
BLOOMING WILLOW (STREET 'A')
DESERT WILLOW (STREET 'C')
LENT ROAD
60.00' R/W WIDTH
R/W AGREEMENT ORB. 4, PGS. 13–14

TYPE 'F' CURB (TYP.)
5' SIDEWALK (TYP.)
10' UTILITY EASEMENT (TYP.)
MODIFIED TYPE 'A' CURB
8' MULCH PATH
TRACT 'S' TRAFFIC ISLAND (86.59 SF) 0.00 AC
TRACT 'O' MAIL KIOSK 0.07 AC
PROPOSED MAIL BOX CLUSTERS
TRACT 'D' SOUTH POND 3.66 AC
TRACT 'G' 10' LANDSCAPE BUFFER 0.52 AC
CONTINUE 6' PVC/WOOD FENCE
BEGIN 6' WALL/FENCE
END 6' PVC/WOOD FENCE

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP

REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
0	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

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2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

GEOMETRY PLAN – SOUTHEAST
WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN: I. DELAROSA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 4/5/22
SCALE: 1" = 50'
PROJECT: ASH-012
SHEET: C3.4

APPIAN ENGINEERING

OLVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

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SHEET 12 OF 45
NOT FOR CONSTRUCTION

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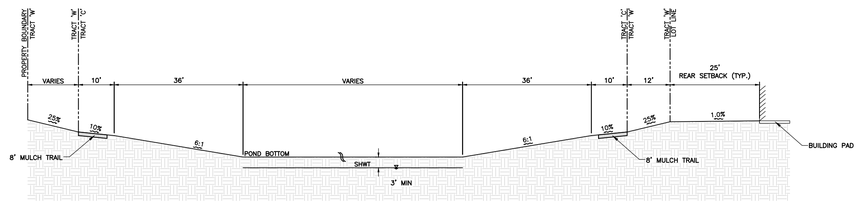
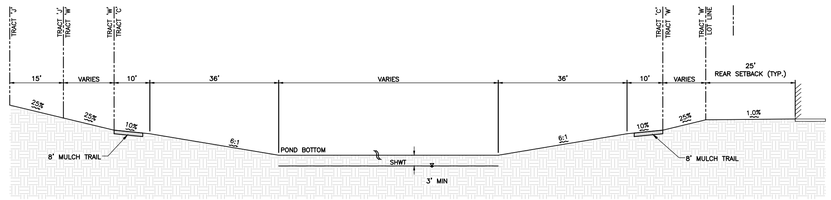


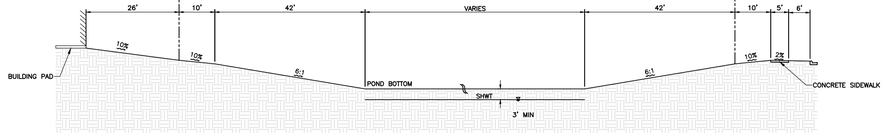
CROSS SECTION A-A

N.T.S.



CROSS SECTION B-B

N.T.S.



CROSS SECTION C-C

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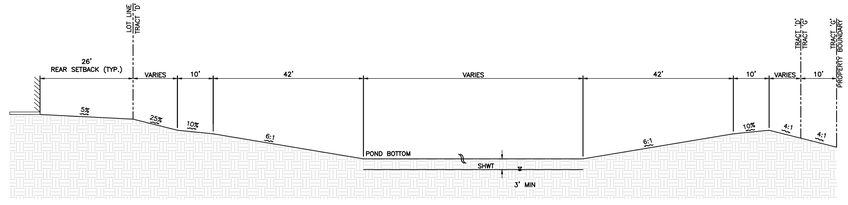
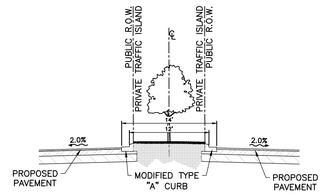


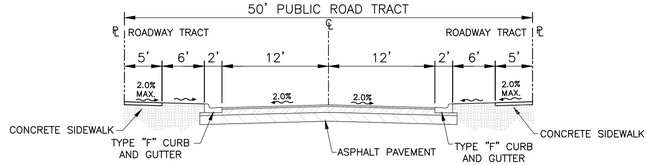
CROSS SECTION D-D

N.T.S.



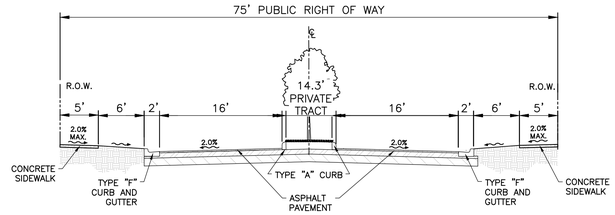
TRAFFIC ISLAND CROSS SECTION

N.T.S.



TYPICAL 50' ROW

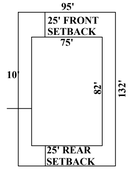
N.T.S.



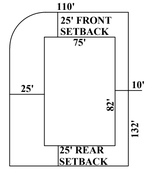
ENTRANCE 75' ROW

N.T.S.

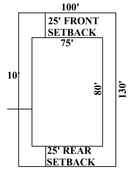
TYPICAL 95' LOT SIZE/PROPOSED BUILDING PAD



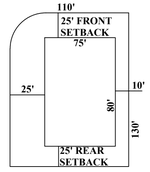
CORNER LOT SIZE/ BUILDING PAD FOR LOTS



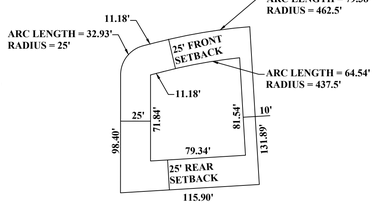
TYPICAL 100' LOT SIZE/PROPOSED BUILDING PAD



CORNER LOT SIZE/ BUILDING PAD FOR LOTS



LOT 52 SIZE/ PRPOSED BUILDING PAD



Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C1	35.36'	N41°34'19"E	25.00'
C2	21.95'	S29°28'16"E	25.00'
C3	16.24'	S74°28'16"E	25.00'
C4	9.24'	S89°53'46"E	75.00'
C5	65.68'	S60°23'46"E	75.00'
C6	40.09'	S18°55'41"E	75.00'
C7	39.61'	S11°53'06"W	75.00'
C8	65.53'	S53°06'00"W	75.00'
C9	9.90'	S82°47'13"W	75.00'
C10	49.11'	N74°19'04"W	75.00'
C11	65.50'	N29°19'04"W	75.00'
C12	35.36'	N48°25'41"W	25.00'
C13	35.36'	S41°34'19"W	25.00'
C14	41.51'	S12°38'17"W	75.00'
C15	65.57'	S54°37'26"W	75.00'
C16	7.89'	S83°33'28"W	75.00'
C17	58.05'	N70°39'40"W	75.00'
C18	58.02'	N25°08'20"W	75.00'
C19	3.17'	N1°10'26"W	75.00'
C20	13.42'	N15°31'52"W	25.00'
C21	26.96'	N63°43'23"W	25.00'
C22	27.39'	S85°06'43"W	537.50'
C23	35.36'	N48°25'41"W	25.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C24	35.36'	S41°34'19"W	25.00'
C25	35.36'	S48°25'41"E	25.00'
C26	35.36'	N41°34'19"E	25.00'
C27	35.36'	S48°25'41"E	25.00'
C28	35.36'	N41°34'19"E	25.00'
C29	35.36'	N48°25'41"W	25.00'
C30	35.36'	S41°34'19"W	25.00'
C31	10.14'	N41°34'19"E	7.17'
C32	10.22'	N48°53'42"W	7.17'
C33	10.05'	S41°06'18"W	7.17'
C34	10.14'	S48°25'41"E	7.17'
C35	10.14'	N41°34'19"E	7.17'
C36	10.14'	N48°25'41"W	7.17'
C37	9.82'	S43°18'14"W	7.17'
C38	10.44'	S46°41'46"E	7.17'
C39	30.60'	S37°46'04"W	25.00'
C40	36.41'	S46°41'46"E	25.00'
C41	35.36'	N41°34'19"E	25.00'
C42	35.36'	N48°25'41"W	25.00'
C43	10.00'	S85°57'09"W	462.50'
C44	79.28'	S80°24'58"W	462.50'
C45	35.36'	N41°34'19"E	25.00'
C46	35.36'	N48°25'41"W	25.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C47	22.84'	S59°23'10"W	25.00'
C48	14.38'	S15°29'24"W	25.00'
C49	26.10'	S32°41'16"E	25.00'
C50	12.63'	S78°47'30"E	25.00'
C51	26.51'	S50°45'04"E	20.00'
C52	24.91'	S35°05'17"W	20.00'
C53	40.37'	S59°52'08"W	85.00'
C54	33.53'	S21°21'04"W	40.00'
C55	28.17'	S41°20'19"W	20.00'
C56	106.51'	N47°02'43"W	73.00'
C57	171.33'	N42°04'50"E	130.00'
C58	50.85'	S83°56'04"W	552.50'
C59	0.40'	S85°41'50"W	195.00'
C60	183.02'	N55°02'40"E	175.00'
C61	81.54'	N10°02'40"E	175.00'
C62	92.22'	N17°06'22"W	195.00'
C63	205.11'	N62°30'51"W	195.00'
C64	19.91'	S2°23'11"E	547.50'
C65	10.50'	N86°34'19"E	5.25'
C66	10.50'	N86°34'19"E	5.25'

SHEET 13 OF 45
NOT FOR CONSTRUCTION

BY	DESCRIPTION	DATE	REV.
ID	CITY OF APOPKA COMMENTS DATED 03/14/2022	03/14/2022	2
ID	CITY OF APOPKA COMMENTS DATED 01/24/2022	01/24/2022	1

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APPIAN ENGINEERING LLC.
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2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

CROSS SECTIONS

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
I. DELAROSA	O. SANCHEZ	O. SANCHEZ	4/5/22

SCALE	PROJECT	SHEET
N.T.S.	ASH-012	C3.5

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\GEOMETRY PLAN.dwg Modified: 4/5/2022 By:idelarosa

LOT DATA					
TRACT / LOT	DESCRIPTION	AREA	*BUILDABLE AREA	LOT FRONTAGE	OWNER
LOT 1	-	0.30 AC	6,119 SF	124.27 LF	PRIVATE
LOT 2	-	0.29 AC	6,235 SF	95.00 LF	PRIVATE
LOT 3	-	0.29 AC	6,351 SF	95.00 LF	PRIVATE
LOT 4	-	0.30 AC	6,467 SF	95.00 LF	PRIVATE
LOT 5	-	0.30 AC	6,583 SF	95.00 LF	PRIVATE
LOT 6	-	0.30 AC	6,699 SF	95.00 LF	PRIVATE
LOT 7	-	0.31 AC	6,815 SF	95.02 LF	PRIVATE
LOT 8	-	0.47 AC	11,451 SF	67.98 LF	PRIVATE
LOT 9	-	0.35 AC	7,961 SF	77.16 LF	PRIVATE
LOT 10	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 11	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 12	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 13	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 14	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 15	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 16	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 17	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 18	-	0.36 AC	8,040 SF	77.51 LF	PRIVATE
LOT 19	-	0.43 AC	10,395 SF	67.81 LF	PRIVATE
LOT 20	-	0.30 AC	6,597 SF	91.71 LF	PRIVATE
LOT 21	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 22	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 23	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 24	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 25	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 26	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 27	-	0.29 AC	6,517 SF	69.01 LF	PRIVATE
LOT 28	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 29	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 30	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 31	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 32	-	0.30 AC	6,150 SF	99.78 LF	PRIVATE
LOT 33	-	0.33 AC	6,150 SF	124.27 LF	PRIVATE
LOT 34	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 35	-	0.38 AC	8,447 SF	76.06 LF	PRIVATE
LOT 36	-	0.56 AC	14,429 SF	67.86 LF	PRIVATE
LOT 37	-	0.30 AC	6,505 SF	92.39 LF	PRIVATE
LOT 38	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 39	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 40	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 41	-	0.46 AC	10,763 SF	62.44 LF	PRIVATE
LOT 42	-	0.48 AC	11,420 SF	59.57 LF	PRIVATE
LOT 43	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 44	-	0.30 AC	6,483 SF	105.78 LF	PRIVATE
LOT 45	-	0.36 AC	6,957 SF	138.11 LF	PRIVATE
LOT 46	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 47	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 48	-	0.33 AC	6,150 SF	124.27 LF	PRIVATE
LOT 49	-	0.33 AC	6,150 SF	124.27 LF	PRIVATE
LOT 50	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 51	-	0.29 AC	6,150 SF	94.99 LF	PRIVATE
LOT 52	-	0.32 AC	5,980 SF	123.49 LF	PRIVATE
LOT 53	-	0.29 AC	6,353 SF	95.00 LF	PRIVATE
LOT 54	-	0.30 AC	6,411 SF	95.00 LF	PRIVATE
LOT 55	-	0.30 AC	6,469 SF	95.00 LF	PRIVATE

LOT DATA					
TRACT / LOT	DESCRIPTION	AREA	*BUILDABLE AREA	LOT FRONTAGE	OWNER
LOT 56	-	0.30 AC	6,527 SF	95.00 LF	PRIVATE
LOT 57	-	0.30 AC	6,585 SF	95.00 LF	PRIVATE
LOT 58	-	0.30 AC	6,643 SF	95.00 LF	PRIVATE
LOT 59	-	0.30 AC	6,701 SF	95.00 LF	PRIVATE
LOT 60	-	0.29 AC	6,759 SF	95.00 LF	PRIVATE
LOT 61	-	0.29 AC	6,817 SF	95.00 LF	PRIVATE
LOT 62	-	0.29 AC	6,875 SF	95.00 LF	PRIVATE
LOT 63	-	0.29 AC	6,933 SF	95.00 LF	PRIVATE
LOT 64	-	0.29 AC	6,991 SF	95.00 LF	PRIVATE
LOT 65	-	0.33 AC	7,049 SF	124.27 LF	PRIVATE
LOT 66	-	0.29 AC	6,123 SF	95.02 LF	PRIVATE
LOT 67	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 68	-	0.33 AC	6,150 SF	95.00 LF	PRIVATE
LOT 69	-	0.30 AC	6,214 SF	125.05 LF	PRIVATE
LOT 70	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 71	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 72	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 73	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 74	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 75	-	0.33 AC	6,150 SF	124.27 LF	PRIVATE
LOT 76	-	0.33 AC	6,150 SF	124.27 LF	PRIVATE
LOT 77	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 78	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 79	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 80	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 81	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 82	-	0.33 AC	6,214 SF	125.05 LF	PRIVATE
LOT 83	-	0.33 AC	6,062 SF	125.05 LF	PRIVATE
LOT 84	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 85	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 86	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 87	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 88	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 89	-	0.33 AC	6,000 SF	124.27 LF	PRIVATE
LOT 90	-	0.33 AC	6,000 SF	124.27 LF	PRIVATE
LOT 91	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 92	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 93	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 94	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 95	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 96	-	0.33 AC	6,062 SF	125.05 LF	PRIVATE
LOT 97	-	0.29 AC	6,160 SF	97.58 LF	PRIVATE
LOT 98	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 99	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 100	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 101	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 102	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 103	-	0.33 AC	6,000 SF	124.27 LF	PRIVATE
LOT 104	-	0.33 AC	6,400 SF	124.87 LF	PRIVATE
LOT 105	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 106	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 107	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 108	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 109	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 110	-	0.29 AC	6,160 SF	100.40 LF	PRIVATE

SHEET 14 OF 45
NOT FOR CONSTRUCTION

P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\GEOMETRY PLAN.dwg Modified: 4/5/2022 By:idelarosa

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

LOT DATA TABLE

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN: I. DELAROSA	DESIGNED: O. SANCHEZ	CHECKED: O. SANCHEZ	DATE: 4/5/22
SCALE: N.T.S.	PROJECT: ASH-012	SHEET: C3.6	

APPIAN ENGINEERING

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
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P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\APPY LANE OFFSITE IMPROVEMENTS.dwg Modified:4/5/2022 By:idelarosa

ROADWAY NOTES

1. RIGHT SIDE WIDENING WITHIN APPY LANE HAS A POSTED SPEED OF 35 MPH

N
W E
S

GRAPHIC SCALE

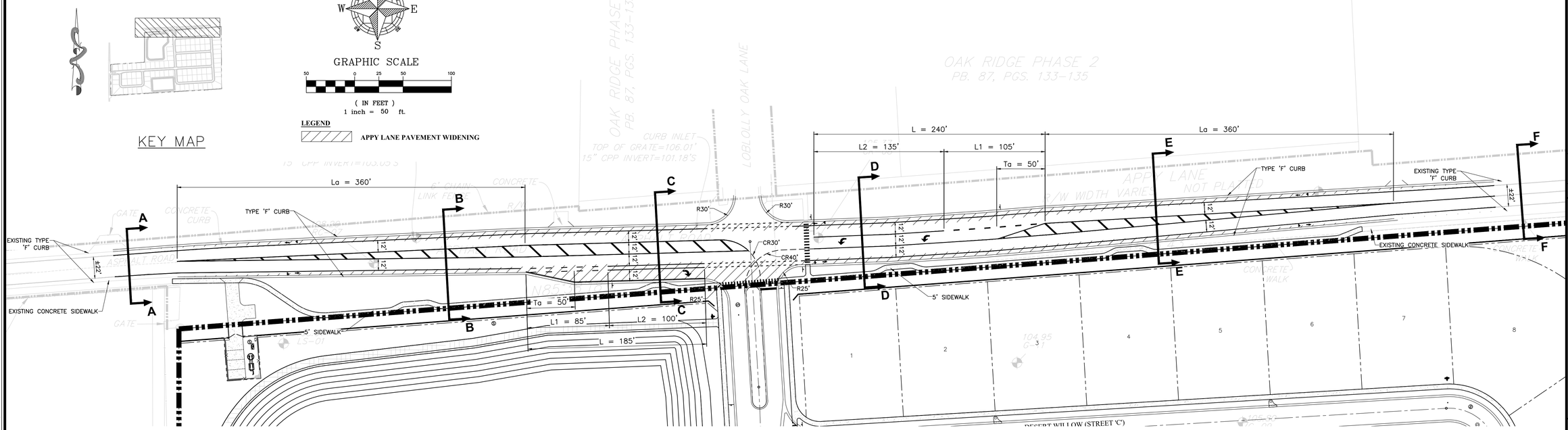
50 0 25 50 100

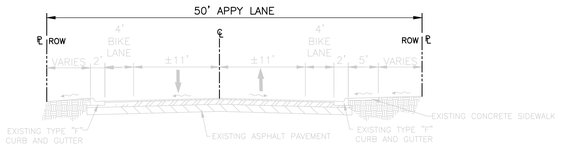
(IN FEET)
1 inch = 50 ft.

LEGEND

APPY LANE PAVEMENT WIDENING

KEY MAP





SECTION A-A
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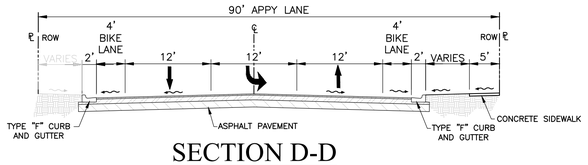

SECTION D-D
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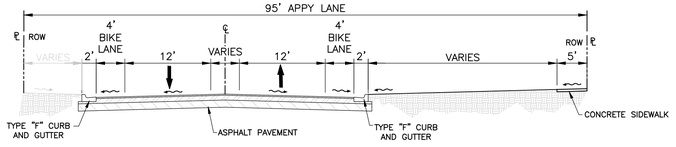

SECTION B-B
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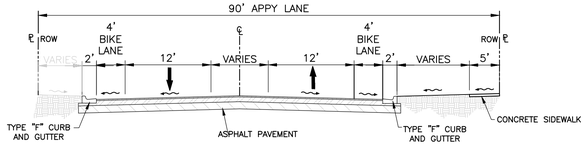

SECTION E-E
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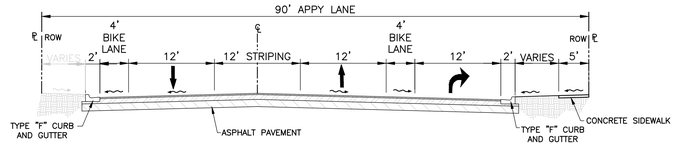
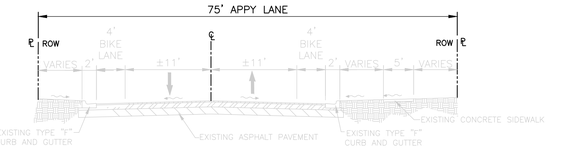


SECTION C-C
N.T.S.



SECTION F-F
N.T.S.

SHEET 15 OF 45
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

OFFSITE IMPROVEMENTS – APPY LANE

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
I. DELAROSA	O. SANCHEZ	O. SANCHEZ	4/5/22

SCALE	PROJECT	SHEET
1" = 50'	ASH-012	C3.7

APPIAN ENGINEERING

GUIDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Guido S. Sanchez, PE on the date adjacent to the seal.
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GENERAL UTILITY NOTES:

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

2. ALL WATERMAINS SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINISHED GRADE.

3. ALL WATERMAINS AND FIRELINES PIPES SHALL BE RESTRAINED VIA MECHANICAL JOINTS.

4. WATER MAIN PVC PIPES LESS THAN 4 INCHES MUST CONFORM TO THE SPECIFICATIONS OF ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR21 AND MUST BEAR THE NSF LOGO ON EACH INSTALLED LENGTH.

5. UNDERGROUND MARKING TAPE FOR ALL SANITARY FORCEMAINS SHALL BE INSTALLED 4 TO 8 INCHES BELOW THE FINISHED GRADE SURFACE DIRECTLY OVER THE PIPELINE. MARKER TAPE SHALL BE MADE OF AN INERT POLYETHYLENE MATERIAL HAVING A MINIMUM THICKNESS OF 4 MILS AND BE COLOR CODED "SAFETY GREEN".

6. CONTRACTOR SHALL CONDUCT AND PROVIDE RESULTS IMMEDIATELY TO THE ENGINEER OF RECORD FOR PRESSURE AND LEAKAGE TESTS ON THE FORCE MAIN TRUNK LINE ONCE THE PRESSURE SEWER HAS BEEN INSTALLED AND PARTLY BACKFILLED. FINAL BACKFILL AND COMPACTION SHALL NOT COMMENCE UNTIL APPROVAL OF THE PRESSURE AND LEAKAGE TESTS HAS BEEN PROVIDED BY THE ENGINEER OF RECORD.

7. FOLLOWING SATISFACTORY PRESSURE TEST RESULTS, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM APPROPRIATE AGENCIES PRIOR TO PLACING THE SYSTEM INTO SERVICE.

8. FIRE HYDRANTS SHALL BE PLACED A MINIMUM OF 3 FT. AND A MAXIMUM OF 5 FT. FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. NO FENCE, TREE, POST, SHRUB, OR OTHER OBJECT WHICH COULD BLOCK THE HYDRANT FROM NORMAL VIEW OR OBSTRUCT THE HYDRANT'S USE SHALL BE LOCATED WITHIN FOUR (4) FEET OF THE HYDRANT. THE FOUR–AND–ONE–HALF INCH (4–1/2") LARGE VOLUME CONNECTION SHALL FACE THE NEAREST ROADWAY. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINISHED GRADE.

9. ALL FIRE HYDRANT LEADS SHALL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND INCLUDE AUXILARY VALVES.

10. WHEN NECESSARY, DEWATERING SHALL BE PROVIDED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW MAIN BEING LAID.

11. ALL UTILITIES SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.

12. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO CITY OF APOPKA WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T–180 MODIFIED PROCTOR TEST.

13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 12 INCHES ABOVE THE PIPE AND AT 12 INCHES VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.

14. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND.

15. ALL WATER VALVES, INCLUDING CONCRETE COLLAR (WITH DEBRIS CAP), SHALL BE ADJUSTED TO FINISHED GRADE AND THE VALVE BOX LID, PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.

16. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES WITHOUT CITY OF APOPKA INSPECTOR PRESENT.

17. ALL WATER MAINS SHALL BE NSF–APPROVED FOR POTABLE WATER USE.

18. PIPE USED IN WATER DISTRIBUTION SYSTEMS SHALL BE EITHER POLYVINYL CHLORIDE (PVC), OR DUCTILE IRON PIPE (DIP).

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

19. PIPE USED IN GRAVITY SEWER CONSTRUCTION SHALL BE POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (DIP). WHERE REFERENCE IS MADE TO AN ASTM, ANSI, OR AASHTO DESIGNATION, IT SHALL BE THE LATEST REVISION.

    (a) PVC GRAVITY SEWER PIPE (4 INCH – 15 INCH), ASTM D3034, SDR 35 – UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46PSI. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI–BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI–B–4. ALL PVC PIPE SHALL BEAR THE NSF–DW SEAL AND BE GREEN IN OVERALL COLOR. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
    (b) DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C150, WITH MECHANICAL OR PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF COAL TAR EPOXY SHALL BE PROVIDED WITH A MINIMUM DRY THICKNESS OF 30 MILS. DUCTILE IRON GRAVITY SEWERS, WHERE REQUIRED BY CITY OF APOPKA BASED ON GEOTECHNICAL INVESTIGATIONS, SHALL BE WRAPPED WITH POLYETHYLENE FILM, AWWA C105. SEE APPENDIX C. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE EIGHTEEN (18) FEET.

WATER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WATER DISTRIBUTION SYSTEM.

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

3. ALL PROPOSED WATER MAINS SHALL BE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

4. PRIOR TO HYDROSTATIC TESTING A PRELIMINARY FLUSHING SHALL BE REQUIRED THROUGH FULL DIAMETER FLUSHING OR SWABBING. PRELIMINARY FLUSHING/SWABBING SHALL BE PERFORMED PER AWWA C651 STANDARD – "DISINFECTING WATER MAINS". ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES ALONG THE TEST SECTION.

5. HYDROSTATIC TESTING SHALL CONSIST OF PRESSURE TEST AND LEAKAGE TEST. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET, UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM CITY OF APOPKA. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED.

6. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY CITY OF APOPKA, FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.

7. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

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

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

8. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN PASSING LIMITS. THE CONTRACTOR SHALL FURNISH ALL THE NECESSARY LABOR, PUMPS, GAUGES AND ALL OTHER ITEMS NECESSARY TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.

SEWER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY SEWAGE GRAVITY COLLECTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WASTEWATER DISTRIBUTION SYSTEM.

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

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

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

5. EACH GRAVITY MAIN LEAKAGE TEST SECTION SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN ADJACENT MANHOLES.

LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

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

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

FDEP UTILITY CONSTRUCTION NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO 62–555.345; DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.

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

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

4. ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID–WALL BLUE PIPE, SHALL HAVE A CO–EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90–DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

FDEP UTILITY SEPARATION REQUIREMENTS

(62–555.314, F.A.C. LOCATION OF PUBLIC WATER SYSTEM MAINS)

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

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

   (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THEOUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.
   (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM–TYPE SANITARY SEWER.
   (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY– OR PRESSURE–TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY–TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E–6.002, F.A.C.

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

   (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY– OR VACUUM–TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE–TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM–TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY– OR PRESSURE–TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

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

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM–TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY– OR PRESSURE–TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62–610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON–SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E–6.002, F.A.C.

BY	DESCRIPTION	DATE	REV.
IO	CITY OF APOPKA COMMENTS DATED 03/14/2022	03/14/2022	2
IO	CITY OF APOPKA COMMENTS DATED 01/24/2022	01/24/2022	1

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APPIAN ENGINEERING LLC.

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2231 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

UTILITY NOTES

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN: I. DELAROSA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 4/5/22

SCALE: N.T.S.
PROJECT: ASH–012
SHEET: C4.0

APPIAN ENGINEERING LLC

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
4/5/22

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SHEET 16 OF 45
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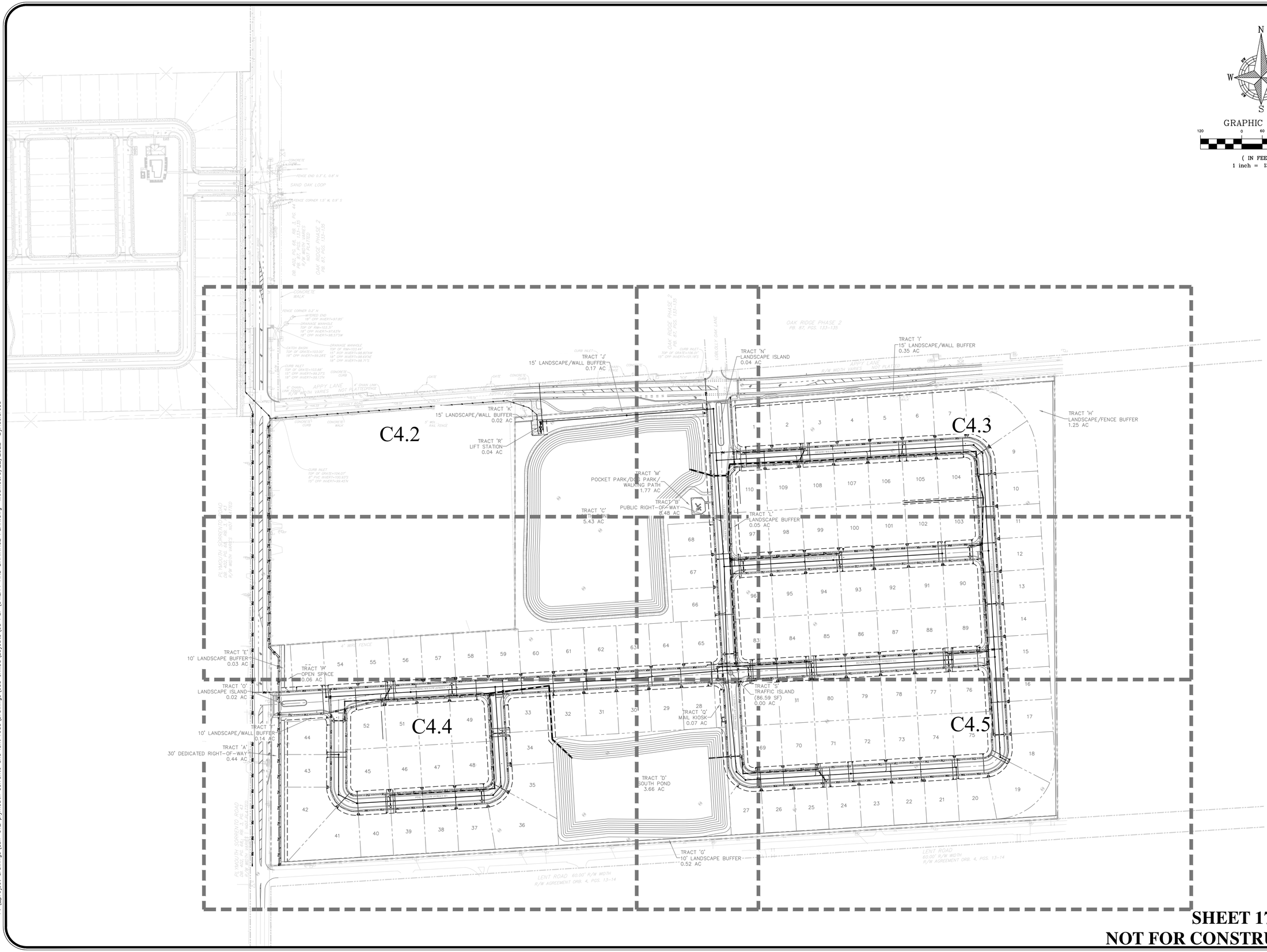
P:_project drawings\ash–012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\UTILITY NOTES.dwg Modified:12/8/2021 By:osanchez

P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\UTILITY AND DRAINAGE PLAN.dwg Modified:3/22/2022 By:idelarosa



REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

UTILITY AND DRAINAGE PLAN – OVERALL

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
I. DELAROSA	O. SANCHEZ	O. SANCHEZ	4/5/22

SCALE	PROJECT	SHEET
1" = 120'	ASH-012	C4.1

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
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P:_project drawings\ash-012 plymouth sorrento and tent road\Drawings\cad civil3d\Layouts\03 PSP\UTILITY AND DRAINAGE PLAN.dwg Modified: 3/22/2022 By: Idelarosa

MATCHLINE A-A

EXISTING 8" WATER MAIN

PROPOSED 16" FORCE MAIN

PROPOSED PRIMARY POINT OF CONNECTION TO EXISTING 16" FORCE MAIN

EXISTING 16" FORCE MAIN

CAST MARKER

ASPHALT ROAD

CONCRETE CURB

DB. 402, PG. 68, RB. 3, PG. 44

KEY MAP

C4.2 C4.3 C4.4 C4.5

N W E S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

SHEET C4.2
SHEET C4.3

MATCHLINE A-A

TOP OF GRATE=103.88'
8" PVC INVERT=99.27'S
15" CPP INVERT=99.13'N

CONCRETE CURB

6' CHAIN LINK FENCE

APPY LANE
NOT PLATTED
R/W WIDTH VARIES

4' CHAIN LINK FENCE

GATE

EXISTING 8" WATER MAIN

EXISTING 6" RECLAIMED WATER MAIN

EXISTING 8" WATER MAIN

PROPOSED PRIMARY POINT OF CONNECTION TO EXISTING 8" WATER MAIN

PROPOSED FORCE MAIN

PROPOSED RECLAIMED WATER MAIN STUB OUT FOR FUTURE CONNECTIONS

PROPOSED 16" POTABLE WATER MAIN

CURB INLET
TOP OF GRATE=104.07'
8" PVC INVERT=100.93'S
15" CPP INVERT=99.45'N

CONCRETE WALK

5' WOOD/WIRE RAIL FENCE

TRACT 'K'
15' LANDSCAPE/WALL BUFFER
0.02 AC

TRACT 'R'
LIFT STATION
0.04 AC

SAN MH- 1

LIFT STATION

SAN MH- 2

SAN MH- 3

HYDRANT #1

D- 19

SAN MH- 4

M.E.S.- 1

C- 6

C- 5

C- 4

TRACT 'M'
POCKET PARK/DOG PARK/
WALKING PATH
1.77 AC

TRACT 'B'
PUBLIC RIGHT-OF-WAY
8.48 AC

TRACT 'C'
NORTH POND
5.43 AC

DESERT WILLOW (STREET 'C')

PROPOSED POINT OF CONNECTION TO EXISTING 12" RECLAIMED WATER MAIN

PROPOSED POINT OF CONNECTION TO EXISTING 12" WATER MAIN

TRACT 'N'
LANDSCAPE ISLA
0.04 AC

TRACT 'L'
LANDSCA
0.05 AC

C- 3

E- 2

SAN MH- 18

E- 1

PLYMOUTH SORRENTO ROAD
DB. 402, PG. 68, RB. 3, PG. 43
R/W WIDTH VARIES NOT PLATTED

SHEET C4.2
SHEET C4.4

SHEET C4.3
SHEET C4.5

SHEET C4.4
SHEET C4.5

TRACT 'E'
10' LANDSCAPE BUFFER
0.03 AC

4' WIRE FENCE

SINGLE RECLAIMED WATER SERVICE (TYP)

DOUBLE RECLAIMED WATER SERVICE (TYP)

SAN MH- 24

SAN MH- 23

A- 2

A- 4

PROPOSED WATER MAIN

SAN MH- 22

DOUBLE POTABLE WATER SERVICE (TYP)

SAN MH- 21

C- 2

C- 1

A- 11

A- 10

TRACT 'P'
OPEN SPACE
0.06 AC

53 54 55 56 57 58 59 60 61 62 63 64 66 67 68 83 96 97 110

SHEET 18 OF 45

NOT FOR CONSTRUCTION

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2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

UTILITY AND DRAINAGE PLAN - NORTHWEST

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN: I. DELAROSA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 4/5/22

SCALE 1" = 50'
PROJECT ASH-012
SHEET C4.2

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER
4/5/22

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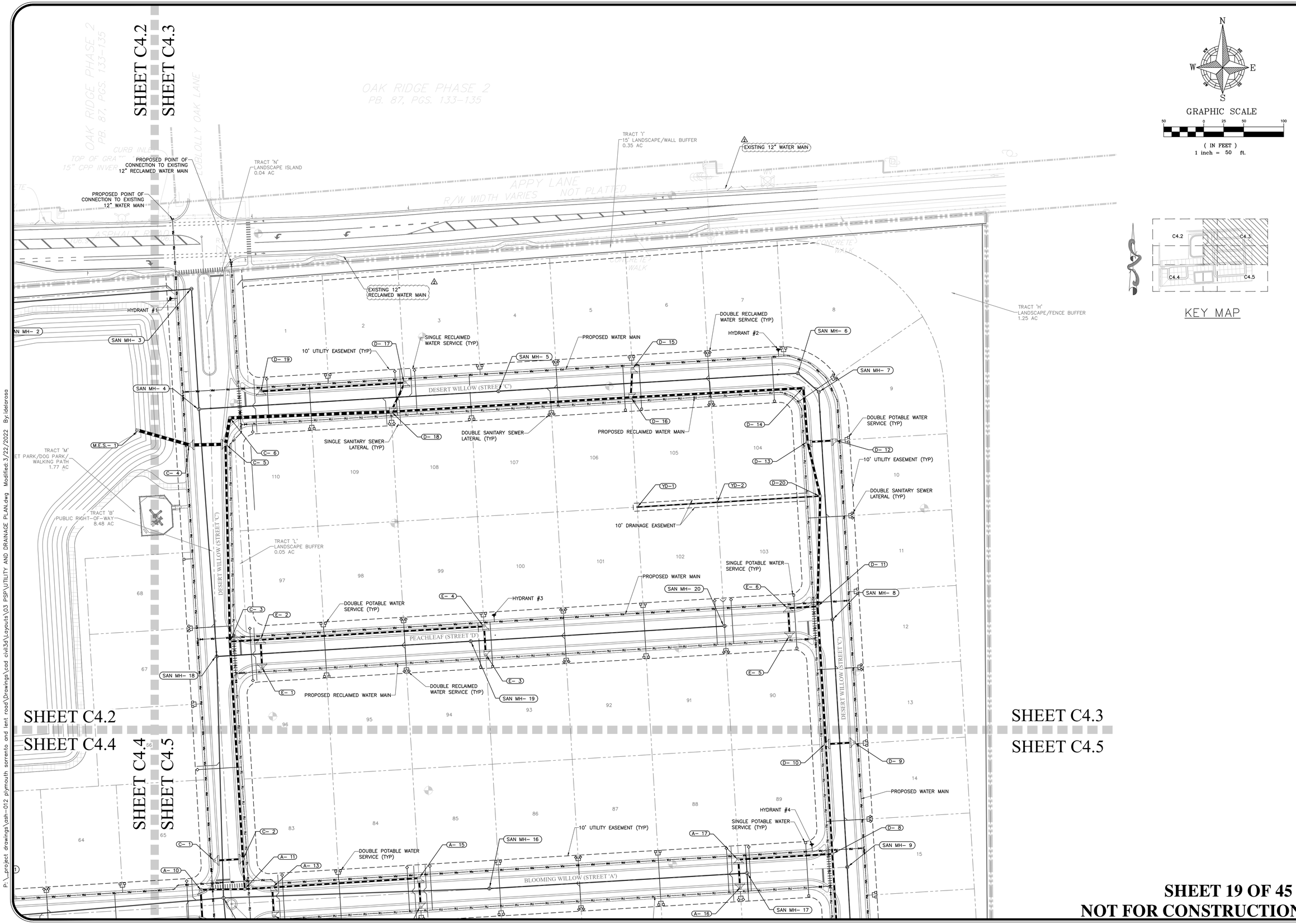

KEY MAP

REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

UTILITY AND DRAINAGE PLAN – NORTHEAST

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN: I. DELAROSA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 4/5/22

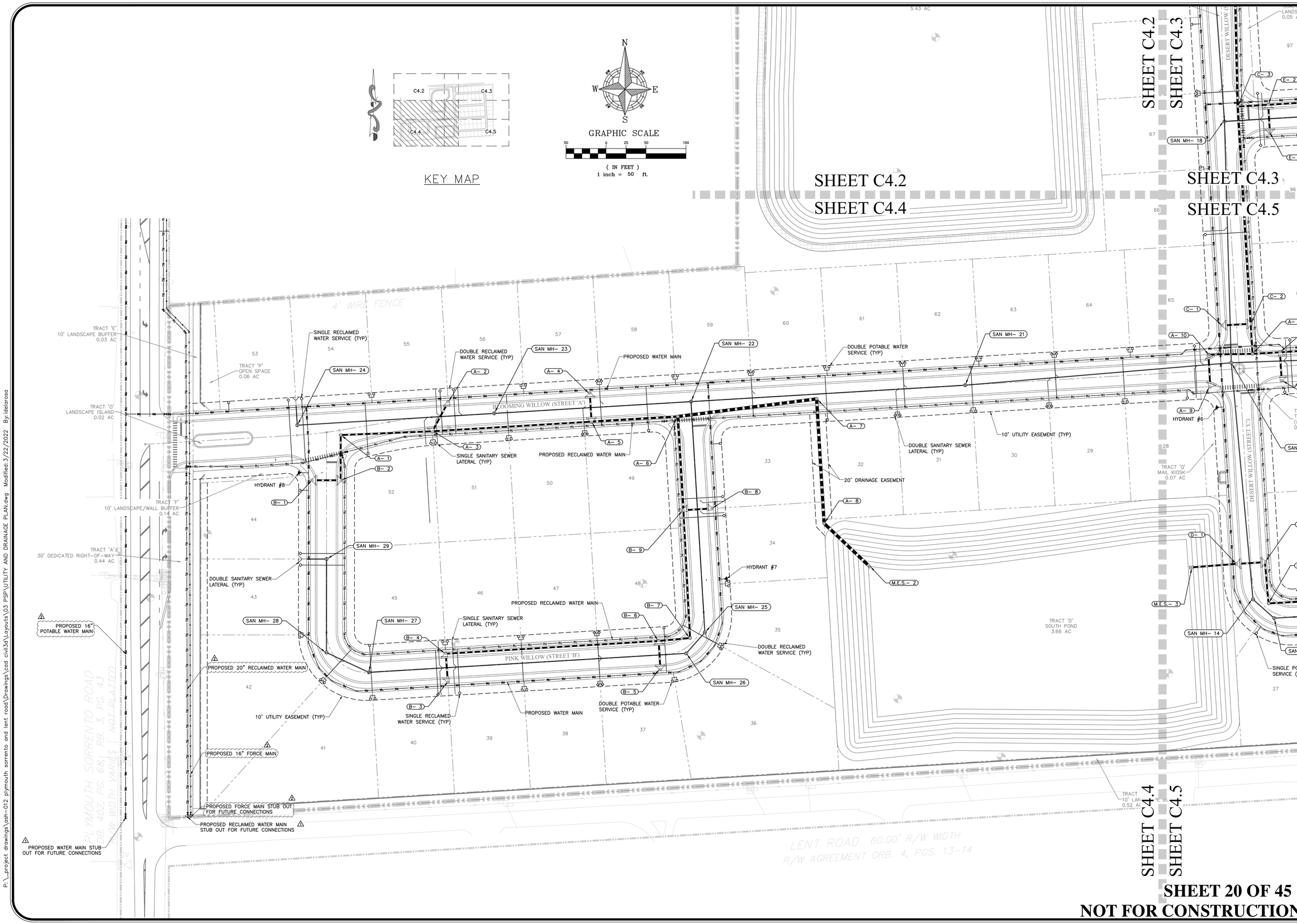
SCALE 1" = 50'
PROJECT ASH-012
SHEET C4.3

APPIAN ENGINEERING

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

SHEET 19 OF 45
NOT FOR CONSTRUCTION

P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\UTILITY AND DRAINAGE PLAN.dwg Modified:3/22/2022 By:idelarosa



SHEET 20 OF 45
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

UTILITY AND DRAINAGE PLAN – SOUTHWEST

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN: I. DELAROSA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 4/5/22

SCALE 1" = 50'
PROJECT ASH-012
SHEET C4.4

APPIAN ENGINEERING

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\UTILITY AND DRAINAGE PLAN.dwg Modified: 3/22/2022 By: idelarosa

SHEET C4.2
SHEET C4.3
SHEET C4.4
SHEET C4.5

LANDSCAPE BUFFER
0.05 AC

DESERT WILLOW (STREET 'S')

PEACHLEAF (STREET 'D')

DESERT WILLOW (STREET 'C')

BLOOMING WILLOW (STREET 'A')

DESERT WILLOW (STREET 'C')

TRACT 'S'
TRAFFIC ISLAND
(86.59 SF)
0.00 AC

TRACT 'Q'
MAIL KIOSK
0.07 AC

TRACT 'D'
SOUTH POND
3.66 AC

TRACT 'G'
10' LANDSCAPE BUFFER
0.52 AC

LENT ROAD
60.00' R/W WIDTH
R/W AGREEMENT ORB. 4, PGS. 13-14

SAN MH- 18
SAN MH- 19
SAN MH- 20
SAN MH- 8
SAN MH- 16
SAN MH- 17
SAN MH- 9
SAN MH- 15
SAN MH- 14
SAN MH- 13
SAN MH- 12
SAN MH- 11
SAN MH- 10

C- 1
C- 2
C- 3

D- 1
D- 2
D- 3
D- 4
D- 5
D- 6
D- 7
D- 8
D- 9
D- 10
D- 11

E- 1
E- 2
E- 3
E- 4
E- 5
E- 6

A- 9
A- 10
A- 11
A- 12
A- 13
A- 14
A- 15
A- 16
A- 17

M.E.S.- 3

DOUBLE POTABLE WATER SERVICE (TYP)
SINGLE POTABLE WATER SERVICE (TYP)
DOUBLE RECLAIMED WATER SERVICE (TYP)
SINGLE RECLAIMED WATER SERVICE (TYP)
PROPOSED RECLAIMED WATER MAIN
PROPOSED WATER MAIN
SINGLE SANITARY SEWER LATERAL (TYP)
DOUBLE SANITARY SEWER LATERAL (TYP)
10' UTILITY EASEMENT (TYP)
HYDRANT #3
HYDRANT #4
HYDRANT #5
HYDRANT #6

SHEET C4.2
SHEET C4.4
SHEET C4.3
SHEET C4.5

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP
C4.2 C4.3 C4.4 C4.5

BY	DESCRIPTION	DATE	REV.
ID	CITY OF APOPKA COMMENTS DATED 03/14/2022	03/14/2022	1
ID	CITY OF APOPKA COMMENTS DATED 01/24/2022	01/24/2022	2

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UTILITY AND DRAINAGE PLAN - SOUTHEAST
WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN: I. DELAROSA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 4/5/22

SCALE 1" = 50'
PROJECT ASH-012
SHEET C4.5

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

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SHEET 21 OF 45
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P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\FIRE TRUCK ROUTE PLAN.dwg Modified: 3/18/2022 By: idelarosa

N

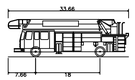
W E

S

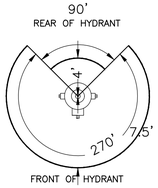
GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.



ROSENBAUER COMMANDER 4000	
Overall Length	33.660ft
Overall Width	8.160ft
Overall Body Height	9.830ft
Min Body Ground Clearance	0.890ft
Track Width	8.160ft
Lock-to-lock time	6.00s
Max Wheel Angle	46.00°



FIRE HYDRANT CLEARANCE DETAIL

LEGEND

– – – – – – – – FIRE HYDRANT 500' RADIUS

FIRE ACCESS NOTES:

1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18.2.3.4.2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1,18.5.10.1)
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BULDING CONSTRUCTION CAN BEGIN.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENTIAL HOMES.
5. CONTRACTOR SHALL FOLLOW THE CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

APPY LANE
R/W WIDTH VARIES NOT PLATTED

PLYMOUTH SORRENTO ROAD
DB. 402, PG. 44, RB. 37, PG. 47
R/W WIDTH VARIES NOT PLATTED

TRACT 'N'
LANDSCAPE ISLAND
0.04 AC

TRACT 'I'
15' LANDSCAPE/WALL BUFFER
0.35 AC

TRACT 'K'
BUFFER
.02 AC

HYDRANT #1

HYDRANT #2

TRACT 'M'
POCKET PARK/DOG PARK/
WALKING PATH
1.77 AC

TRACT 'B'
PUBLIC RIGHT-OF-WAY
8.48 AC

TRACT 'C'
NORTH POND
5.43 AC

TRACT 'L'
LANDSCAPE BUFFER
0.05 AC

HYDRANT #3

TRACT 'E'
10' LANDSCAPE BUFFER
0.03 AC

TRACT 'P'
OPEN SPACE
0.06 AC

TRACT 'O'
LANDSCAPE ISLAND
0.02 AC

PLEASE REFER TO SHEET C4.7 FOR DETAILS

HYDRANT #6

TRACT 'S'
TRAFFIC ISLAND
(86.59 SF)
0.00 AC

TRACT 'Q'
MAIL KIOSK
0.07 AC

HYDRANT #4

TRACT 'F'
10' LANDSCAPE/WALL BUFFER
0.18 AC

HYDRANT #8

TRACT 'A'
30' DEDICATED RIGHT-OF-WAY
0.44 AC

HYDRANT #7

TRACT 'D'
SOUTH POND
3.66 AC

HYDRANT #5

500' RADIUS (TYP.)

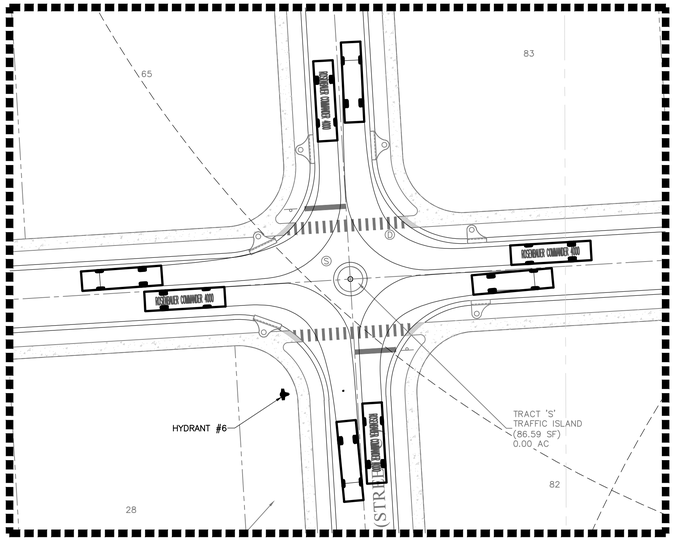
TRACT 'G'
10' LANDSCAPE BUFFER
0.52 AC

4' WIRE FENCE

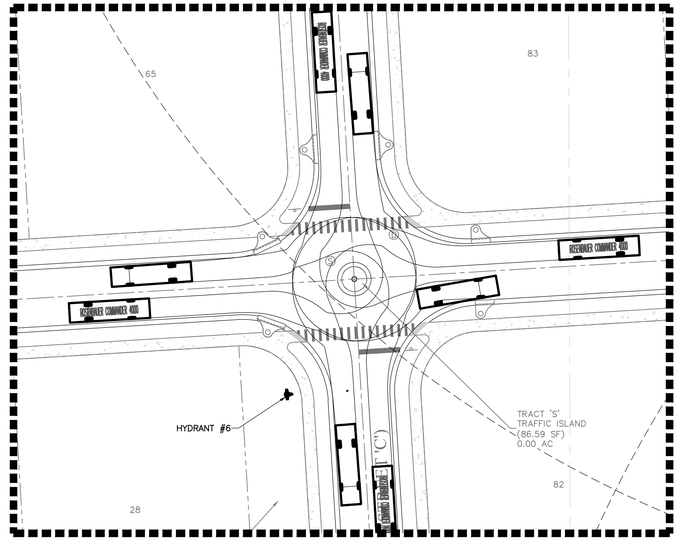
BLOOMING WILLOW (STREET 'A')
DESERT WILLOW (STREET 'C')
PEACHLEAF (STREET 'D')
PINK WILLOW (STREET 'B')

LENT ROAD 60.00' R/W WIDTH
R/W AGREEMENT ORB. 4, PGS. 13-14

| | | |



FIRE TRUCK TRAFFIC ISLAND DETAIL #1.A



FIRE TRUCK TRAFFIC ISLAND DETAIL #1.B

SHEET 23 OF 45
NOT FOR CONSTRUCTION

BY	DESCRIPTION	DATE	REV.
ID	CITY OF APOPKA COMMENTS DATED 03/14/2022	03/14/2022	1
ID	CITY OF APOPKA COMMENTS DATED 01/24/2022	01/24/2022	2

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FIRE TRUCK ROUTE DETAIL

WILLOW RUN
CITY OF APOPKA, FLORIDA

SCALE	N.T.S.
PROJECT	ASH-012
SHEET	C4.7
DRAWN:	I. DELAROSA
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	4/5/22

QUIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

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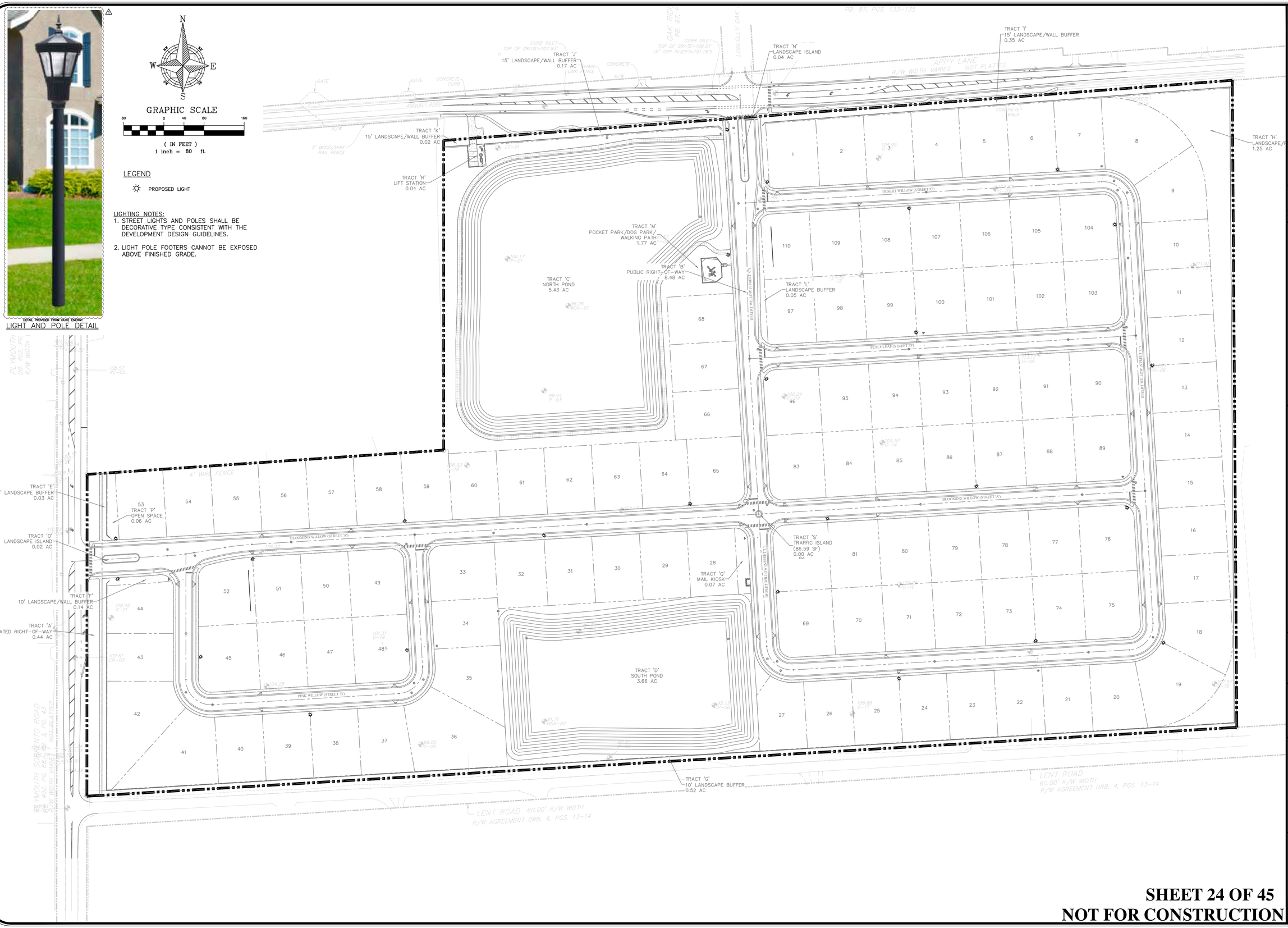
DETAIL PROVIDED FROM DUKE ENERGY

LIGHT AND POLE DETAIL



P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\LIGHTING PLAN.dwg Modified:2/14/2022 By:ldelarosa

REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

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LIGHTING PLAN

WILLOW RUN
CITY OF APOPKA, FLORIDA

SCALE 1" = 80'	PROJECT ASH-012	SHEET C4.8	
DRAWN: I. DELAROSA	DESIGNED: O. SANCHEZ	CHECKED: O. SANCHEZ	DATE: 4/5/22

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER 4/5/22

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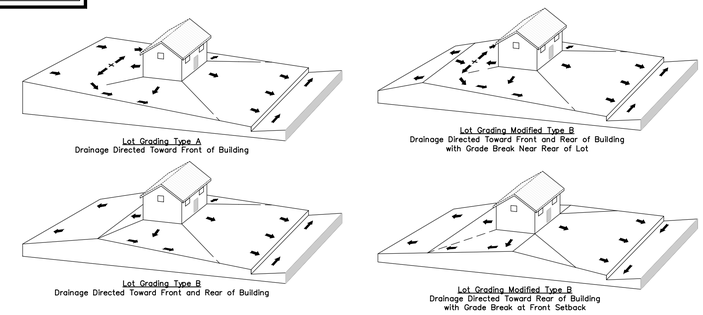
SHEET 24 OF 45
NOT FOR CONSTRUCTION

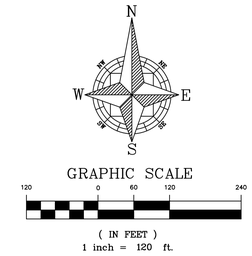
SOILS LEGEND:

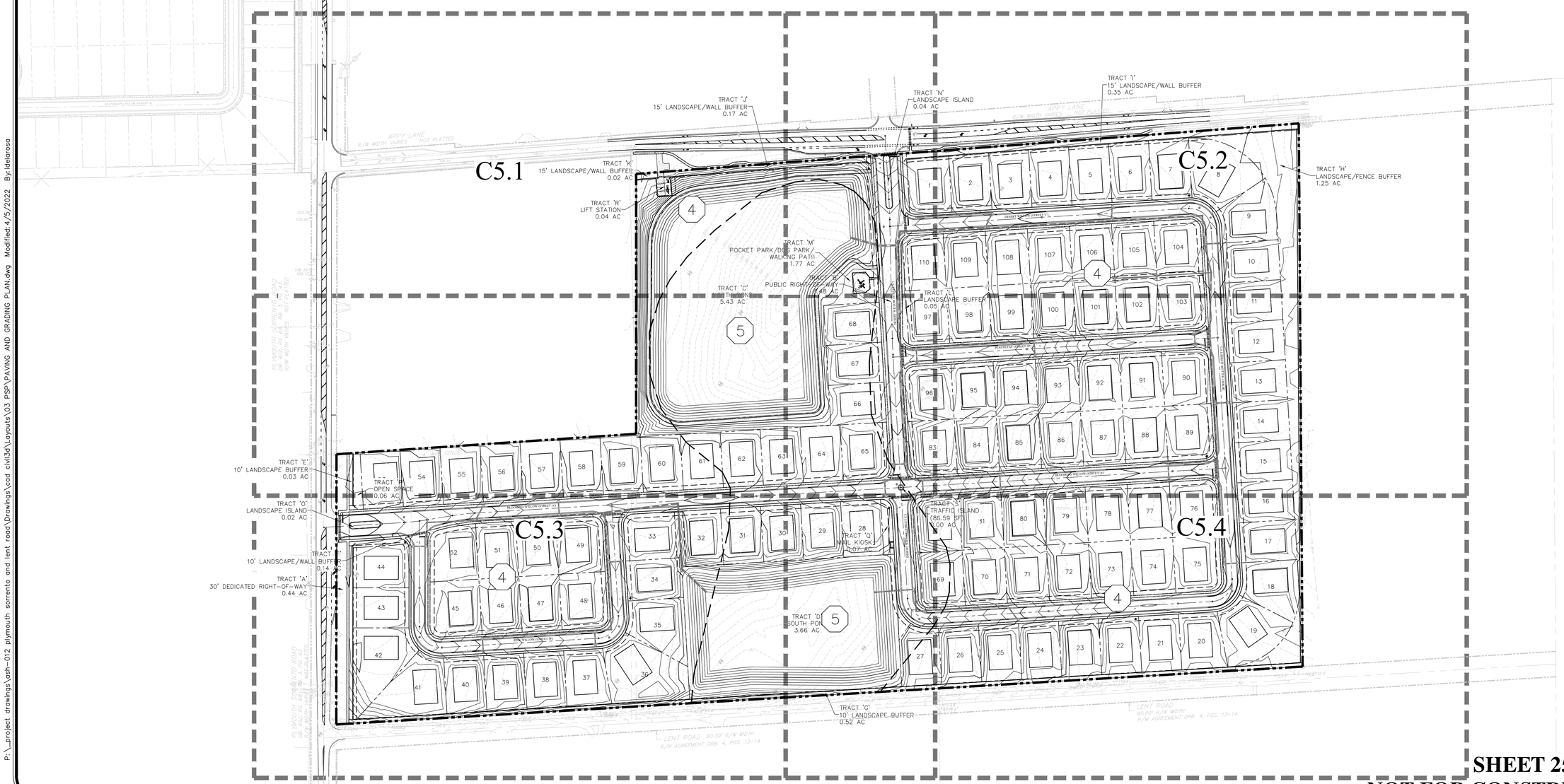
- - - - SOILS LINE
- (4) CANDLER FINE SAND, 0 TO 5% SLOPES (HYD: A)
- (5) CANDLER FINE SAND, 5 TO 12% SLOPES (HYD: A)

GRADING NOTES:

1. FINISHED FLOOR TO BE SET 18" ABOVE THE ELEVATION OF 100 YEAR FLOOD FOR THOSE SITE LOCATED IN SPECIAL FLOOD HAZARD AREA.
2. ALL GRADING LOTS SHALL PROVIDE A MNIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES.
3. FINISH FLOOR TO BE SET 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION/DETENTION PONDS.
4. PER CITY OF APOPKA DESIGN GUIDELINES, NO LOTS SHALL BE ALLOWED TO DRAIN ACROSS ADACENT LOTS.


Lot Grading Type A
Drainage Directed Toward Front of Building
Lot Grading Modified Type B
Drainage Directed Toward Front and Rear of Building with Grade Break Near Rear of Lot
Lot Grading Type B
Drainage Directed Toward Front and Rear of Building
Lot Grading Modified Type B
Drainage Directed Toward Rear of Building with Grade Break at Front Setback





SHEET 25 OF 45
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

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PAVING AND GRADING PLAN – OVERALL

WILLOW RUN
CITY OF APOPKA, FLORIDA

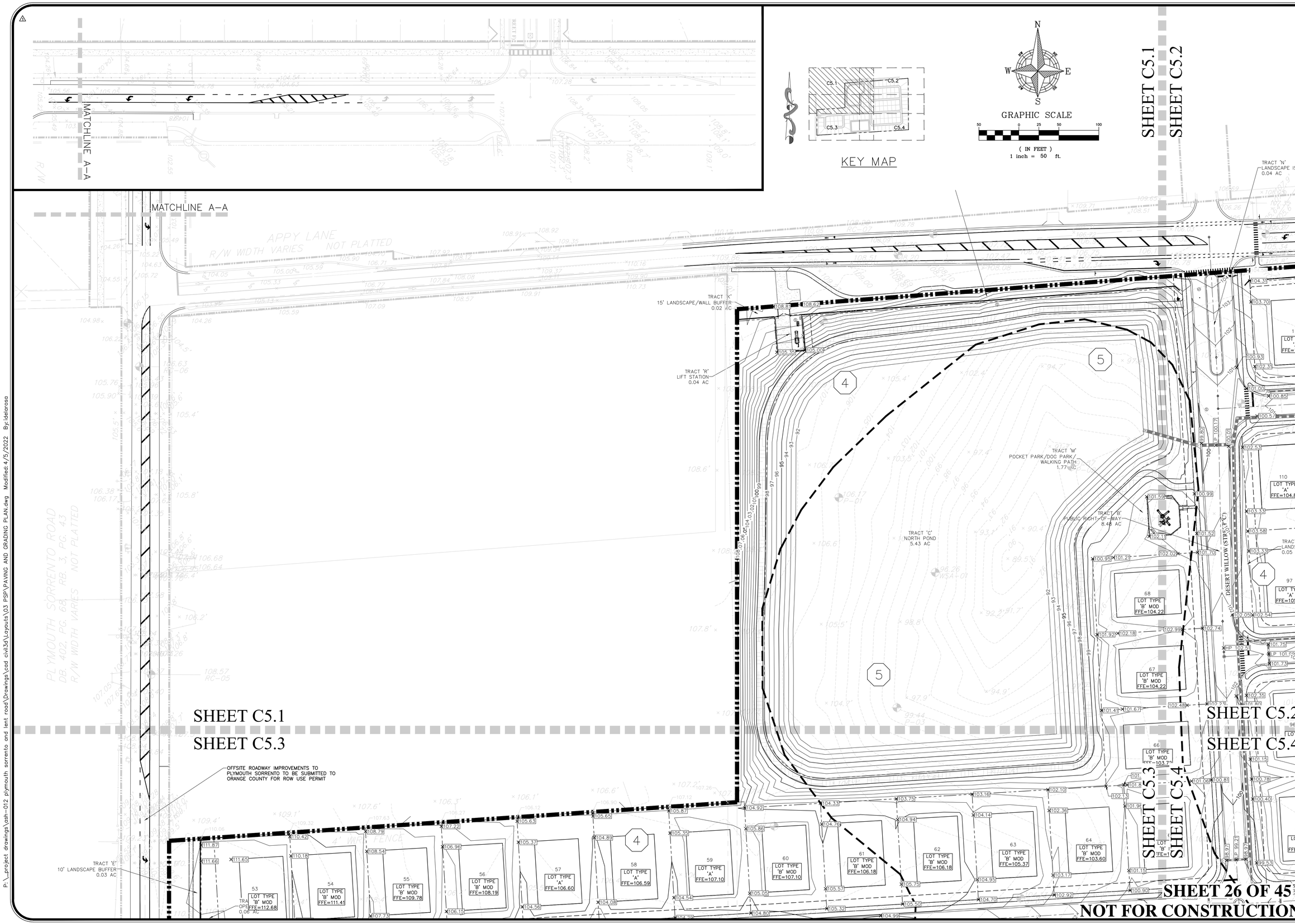
DRAWN: I. DELAROSA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 4/5/22

SCALE: 1" = 120'
PROJECT: ASH-012
SHEET: C5.0

APPIAN ENGINEERING

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\PAVING AND GRADING PLAN.dwg Modified: 4/5/2022 By: idelarosa



SHEET 26 OF 45

NOT FOR CONSTRUCTION

P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\PAVING AND GRADING PLAN.dwg Modified: 4/5/2022 By: idelarosa

REV.	DATE	DESCRIPTION	BY
3	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

PAVING AND GRADING PLAN – NORTHWEST

WILLOW RUN

CITY OF APOPKA, FLORIDA

DRAWN: I. DELAROSA

DESIGNED: O. SANCHEZ

CHECKED: O. SANCHEZ

DATE: 4/5/22

SCALE 1" = 50'

PROJECT ASH-012

SHEET C5.1

APPIAN ENGINEERING

OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA 4/5/22 PROFESSIONAL ENGINEER

Date Signed: 4/5/22

Date Signed: 4/5/22

SHEET C5.1
SHEET C5.2

TRACT 'N'
LANDSCAPE ISLAND
0.04 AC

OFFSITE GRADING FOR APPY LANE SHALL BE DETERMINED AT CONSTRUCTION SITE PLAN

TRACT 'I'
15' LANDSCAPE/WALL BUFFER
0.35 AC

APPY LANE
P/W WIDTH VARIES - NOT PLATTED -

TRACT 'H'
LANDSCAPE/FENCE BUFFER
1.25 AC

DESERT WILLOW (STREET 'C')

PEACHLEAF (STREET 'D')

BLOOMING WILLOW (STREET 'A')

DESERT WILLOW (STREET 'C')

TRACT 'M'
WALKING PATH
1.77 AC

TRACT 'B'
PUBLIC RIGHT-OF-WAY
8.48 AC

TRACT 'L'
LANDSCAPE BUFFER
0.05 AC

LOT	TYPE	FFE
1	LOT TYPE 'A'	FFE=105.19
2	LOT TYPE 'A'	FFE=106.85
3	LOT TYPE 'A'	FFE=107.86
4	LOT TYPE 'A'	FFE=108.33
5	LOT TYPE 'A'	FFE=108.81
6	LOT TYPE 'A'	FFE=109.28
7	LOT TYPE 'A'	FFE=109.94
8	LOT TYPE 'A'	FFE=110.68
9	LOT TYPE 'A'	FFE=111.25
10	LOT TYPE 'A'	FFE=112.40
11	LOT TYPE 'A'	FFE=113.43
12	LOT TYPE 'A'	FFE=113.43
13	LOT TYPE 'A'	FFE=113.29
14	LOT TYPE 'A'	FFE=113.42
15	LOT TYPE 'A'	FFE=113.55
64	LOT TYPE 'B' MOD	FFE=103.60
66	LOT TYPE 'B' MOD	FFE=103.72
67	LOT TYPE 'B' MOD	FFE=104.22
68	LOT TYPE 'B' MOD	FFE=104.22
83	LOT TYPE 'A'	FFE=105.38
84	LOT TYPE 'A'	FFE=108.23
85	LOT TYPE 'A'	FFE=111.08
86	LOT TYPE 'A'	FFE=113.27
87	LOT TYPE 'A'	FFE=113.27
88	LOT TYPE 'A'	FFE=112.87
89	LOT TYPE 'B' MOD	FFE=112.44
90	LOT TYPE 'B' MOD	FFE=113.35
91	LOT TYPE 'A'	FFE=113.91
92	LOT TYPE 'A'	FFE=113.91
93	LOT TYPE 'A'	FFE=111.68
94	LOT TYPE 'A'	FFE=107.89
95	LOT TYPE 'A'	FFE=105.98
96	LOT TYPE 'B' MOD	FFE=105.13
97	LOT TYPE 'A'	FFE=105.20
98	LOT TYPE 'A'	FFE=106.08
99	LOT TYPE 'A'	FFE=107.88
100	LOT TYPE 'A'	FFE=111.73
101	LOT TYPE 'B' MOD	FFE=113.93
102	LOT TYPE 'B' MOD	FFE=113.93
103	LOT TYPE 'B' MOD	FFE=113.31
104	LOT TYPE 'A'	FFE=109.36
105	LOT TYPE 'A'	FFE=109.36
106	LOT TYPE 'A'	FFE=108.86
107	LOT TYPE 'A'	FFE=108.36
108	LOT TYPE 'A'	FFE=107.86
109	LOT TYPE 'A'	FFE=106.60
110	LOT TYPE 'A'	FFE=104.85

SHEET C5.1
SHEET C5.3

SHEET C5.3
SHEET C5.4

SHEET C5.2
SHEET C5.4

SHEET 27 OF 45
NOT FOR CONSTRUCTION

N
W E
S

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP
C5.1 C5.2 C5.3 C5.4

REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

PAVING AND GRADING PLAN – NORTHEAST

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN: I. DELAROSA	SCALE: 1" = 50'
DESIGNED: O. SANCHEZ	PROJECT: ASH-012
CHECKED: O. SANCHEZ	SHEET: C5.2
DATE: 4/5/22	

APPIAN ENGINEERING LLC

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
4/5/22

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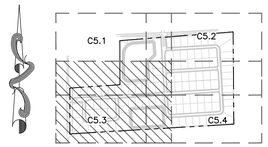
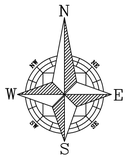
P:__project drawings\ash-012 plymouth sorrento and tent road\Drawings\cad civil3d\Layouts\03 PSP\PAVING AND GRADING PLAN.dwg Modified: 4/5/2022 By: idelarosa



KEY MAP



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

SHEET C5.1
SHEET C5.3

SHEET C5.1
SHEET C5.2

SHEET C5.2
SHEET C5.4

SHEET C5.3
SHEET C5.4

OFFSITE ROADWAY IMPROVEMENTS TO PLYMOUTH SORRENTO TO BE SUBMITTED TO ORANGE COUNTY FOR ROW USE PERMIT

TRACT 'E'
10' LANDSCAPE BUFFER
0.03 AC

TRACT 'G'
LANDSCAPE ISLAND
0.02 AC

TRACT 'F'
10' LANDSCAPE/WALL BUFFER
0.1 AC

TRACT 'A'
30' DEDICATED RIGHT-OF-WAY
0.44 AC

TRACT 'B'
OPEN SPACE
0.06 AC

TRACT 'D'
SOUTH POND
3.66 AC

TRACT 'C'
10' LANDSCAPE BUFFER
0.52 AC

MAIL KIOSK
0.07 AC

BLOOMING WILLOW (STREET 'A')

PLUMWILLOW (STREET 'B')

DESERT WILLOW (STREET 'C')

LOT TYPE 'A' FFE=110.57
LOT TYPE 'A' FFE=110.76
LOT TYPE 'B' MOD FFE=110.76
LOT TYPE 'B' MOD FFE=112.68
LOT TYPE 'B' MOD FFE=111.41
LOT TYPE 'B' MOD FFE=109.78
LOT TYPE 'B' MOD FFE=108.19
LOT TYPE 'A' FFE=106.60
LOT TYPE 'A' FFE=106.59
LOT TYPE 'A' FFE=107.10
LOT TYPE 'B' MOD FFE=107.10
LOT TYPE 'B' MOD FFE=106.18
LOT TYPE 'B' MOD FFE=106.18
LOT TYPE 'B' MOD FFE=105.37
LOT TYPE 'B' MOD FFE=103.60
LOT TYPE 'B' MOD FFE=103.20
LOT TYPE 'B' MOD FFE=102.60
LOT TYPE 'B' MOD FFE=104.62
LOT TYPE 'B' MOD FFE=106.31
LOT TYPE 'B' MOD FFE=107.01
LOT TYPE 'B' MOD FFE=104.18
LOT TYPE 'A' FFE=107.01
LOT TYPE 'A' FFE=103.23
LOT TYPE 'B' MOD FFE=103.23
LOT TYPE 'B' MOD FFE=103.58
LOT TYPE 'B' MOD FFE=104.03
LOT TYPE 'A' FFE=104.11
LOT TYPE 'A' FFE=105.92
LOT TYPE 'A' FFE=107.84
LOT TYPE 'B' MOD FFE=109.03
LOT TYPE 'A' FFE=108.68
LOT TYPE 'A' FFE=109.63
LOT TYPE 'B' MOD FFE=106.21
LOT TYPE 'A' FFE=106.99
LOT TYPE 'B' MOD FFE=105.56
LOT TYPE 'B' MOD FFE=107.48
LOT TYPE 'B' MOD FFE=109.40
LOT TYPE 'B' MOD FFE=110.68
LOT TYPE 'B' MOD FFE=103.65

SHEET 28 OF 45
NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION	BY
0	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	
0	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	

CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

PAVING AND GRADING PLAN – SOUTHWEST

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
I. DELAROSA	O. SANCHEZ	O. SANCHEZ	4/5/22

SCALE	PROJECT	SHEET
1" = 50'	ASH-012	C5.3

CLAUDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

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P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\PAVING AND GRADING PLAN.dwg Modified: 4/5/2022 By: idelarosa

SHEET C5.1

SHEET C5.2

SHEET C5.3

SHEET C5.4

SHEET C5.1

SHEET C5.2

SHEET C5.3

SHEET C5.4

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP

C5.1 C5.2 C5.3 C5.4

REV.	DATE	DESCRIPTION	BY
1	03/14/2022	CITY OF APOPKA COMMENTS DATED 03/14/2022	ID
2	01/24/2022	CITY OF APOPKA COMMENTS DATED 01/24/2022	ID

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2231 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

PAVING AND GRADING PLAN – SOUTHEAST

WILLOW RUN
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
I. DELAROSA	O. SANCHEZ	O. SANCHEZ	4/5/22

SCALE	PROJECT	SHEET
1" = 50'	ASH-012	C5.4

APPIAN ENGINEERING LLC

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
4/5/22
PROFESSIONAL ENGINEER

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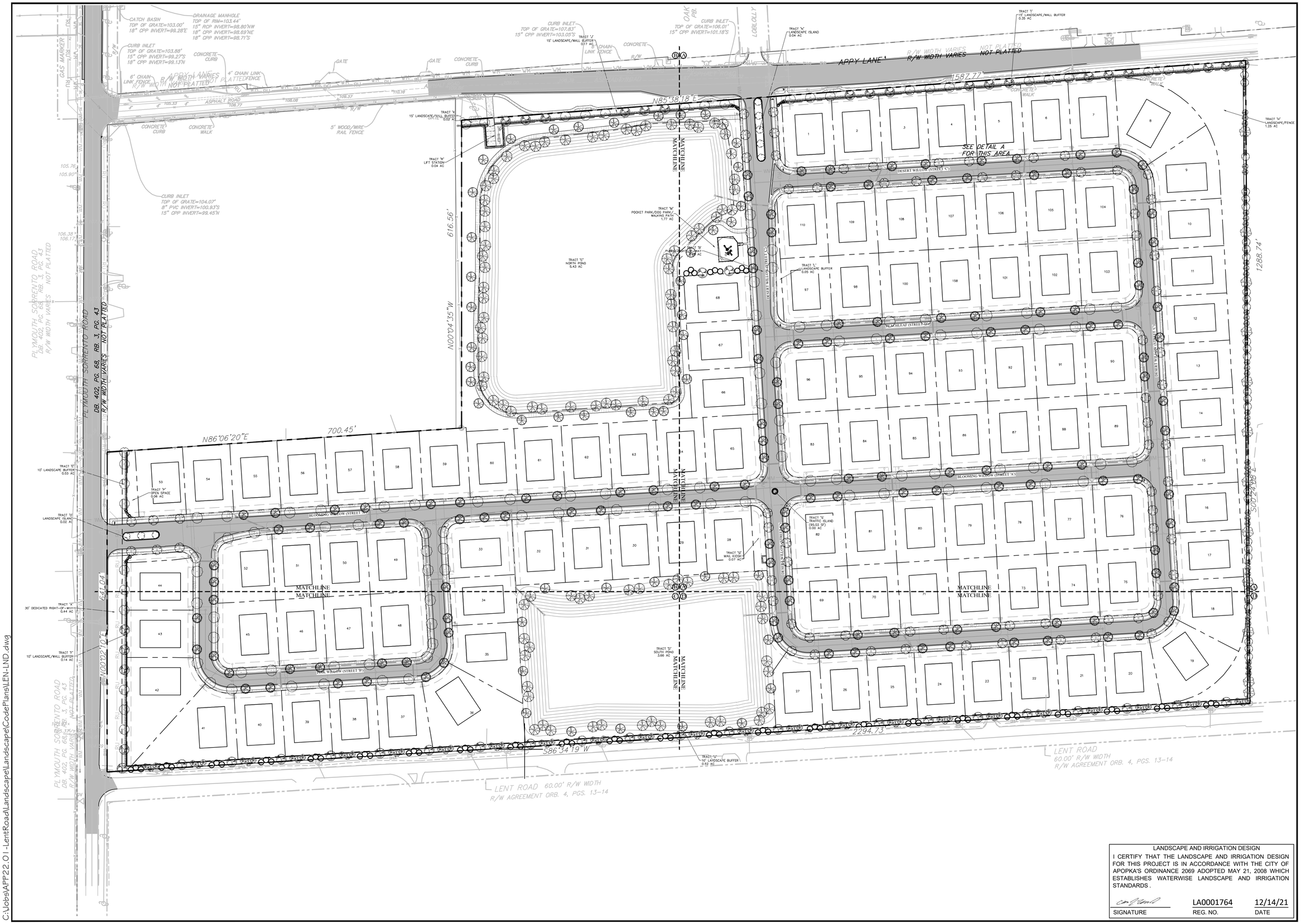
SHEET 29 OF 45
NOT FOR CONSTRUCTION

P:_project drawings\ash-012 plymouth sorrento and lent road\Drawings\cad civil3d\Layouts\03 PSP\PAVING AND GRADING PLAN.dwg Modified: 4/5/2022 By: idelarosa

DocuSign Envelope ID: 460A761B-DB0B-4EC8-B6E4-D649C6510155



LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS .

SIGNATURE	REG. NO.	DATE
	LA0001764	12/14/21

Landscape Designs, LLC
- Landscape Architecture
- Site Planning

4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

WILLOW RUN

City of Apopka
Florida

Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR.. RLA

DocuSigned by:
D96C07E49FDC41C...

REG.#: 0001764

PROJECT NO.	APP22.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	12/14/21

ISSUED FOR:

01/30/22 City Comments
02/22/22 Site Changes
04/04/22 Tree Survey

DRAWING SCALE

0 FT 40' 80' North

SCALE: 1"=80'-0"

DRAWING TITLE

OVERALL LANDSCAPE SITE PLAN

DRAWING NUMBER

LS-01

SHEET 30 OF 45

C:\Jobs\APP22.01-LentRoad\Landscape\CodePlans\LEN-LND.dwg

DocuSign Envelope ID: 460A761B-DB0B-4EC8-B6E4-D649C6510155

TREE TABLE

POINT NUMBER	TREE
6068	17" PINE
6069	18" OAK
6070	22" OAK
6071	28" OAK
6072	36" OAK
6073	22" OAK
6074	18" OAK
6075	18" OAK
6076	22" OAK
6077	18" OAK
6078	8" OAK
6079	13" OAK
6080	16" OAK
6081	7" CAMPHOR
6082	14" OAK
6083	18" OAK
6084	18" OAK
6085	4" OAK
6086	17" OAK
6087	22" OAK
6088	7" OAK
6089	18" OAK
6090	12" OAK
6091	24" OAK
6092	24" OAK
6093	18" OAK
6094	25" OAK
6095	24" OAK
6096	24" OAK
6097	20" OAK
6098	20" OAK
6099	20" OAK
6100	11" OAK
6101	28" OAK
6102	17" OAK
6103	20" OAK
6104	8" OAK
6105	15" OAK
6106	18" OAK
6107	20" OAK
6108	13" CAMPHOR
6109	18" OAK
6110	16" OAK
6111	14" 20" OAK
6112	12" OAK
6113	15" OAK
6114	8" OAK
6115	12" OAK
6116	14" OAK
6117	12" OAK
6118	10" OAK
6119	12" PINE
6120	22" OAK
6121	24" OAK
6122	28" OAK
6123	14" OAK
6124	28" OAK
6125	26" OAK
6126	26" OAK
6127	24" OAK
6128	24" OAK
6129	28" OAK
6130	24" OAK
6131	24" OAK
6132	32" OAK
6133	15" OAK
6134	12" OAK
6135	24" OAK
6136	30" OAK
6137	12" OAK
6138	30" OAK
6139	18" OAK
6140	8" OAK
6141	26" OAK
6142	14" OAK
6143	24" OAK
6144	24" OAK
6145	12" OAK
6146	24" OAK
6147	12" OAK
6148	16" OAK
6149	24" OAK
6150	26" OAK
6151	12" OAK
6152	24" OAK
6153	34" OAK
6154	24" OAK
6155	10" OAK
6156	18" OAK
6157	8" OAK
6158	22" OAK
6159	15" OAK
6160	14" OAK
6161	12" OAK
6162	12" OAK
6163	8" OAK
6164	16" OAK
6165	16" OAK
6166	14" 20" OAK
6167	16" OAK
6168	18" OAK
6169	8" OAK
6170	12" OAK
6171	18" OAK
6172	8" OAK
6173	12" OAK
6174	16" OAK
6175	22" OAK
6176	13" OAK
6177	18" OAK
6178	10" OAK
6179	12" OAK
6180	12" OAK
6181	15" OAK
6182	18" OAK
6183	20" OAK
6184	18" OAK
6185	9" OAK
6186	16" OAK
6187	10" OAK
6188	17" OAK
6189	22" OAK
6190	10" OAK
6191	11" OAK
6192	12" OAK
6193	12" OAK
6194	12" OAK
6195	16" OAK
6196	14" OAK
6197	12" OAK
6198	10" OAK
6199	10" OAK
6200	15" OAK
6201	15" OAK
6202	15" OAK
6203	16" OAK
6204	16" OAK
6205	18" OAK

TREE TABLE

POINT NUMBER	TREE
6206	18" OAK
6207	20" OAK
6208	20" OAK
6209	20" OAK
6210	7" OAK
6211	7" OAK
6212	8" OAK
6213	7" OAK
6214	11" OAK
6215	9" OAK
6216	8" OAK
6217	12" OAK
6218	12" OAK
6219	12" OAK
6220	15" OAK
6221	6" OAK
6222	10" OAK
6223	11" OAK
6224	19" OAK
6225	13" OAK
6226	9" OAK
6227	6" OAK
6228	9" OAK
6229	12" OAK
6230	15" OAK
6231	16" OAK
6232	20" OAK
6233	14" OAK
6234	17" OAK
6235	12" OAK
6236	15" OAK
6237	15" OAK
6238	11" OAK
6239	14" OAK
6240	8" OAK
6241	13" OAK
6242	13" OAK
6243	4" CAMPHOR
6244	10" OAK
6245	11" OAK
6246	13" OAK
6247	14" OAK
6248	16" OAK
6249	14" 20" OAK
6250	10" CHERRY
6251	19" OAK
6252	16" OAK
6253	12" OAK
6254	8" OAK
6255	12" OAK
6256	17" OAK
6257	12" OAK
6258	16" OAK
6259	10" OAK
6260	10" OAK
6261	14" OAK
6262	11" OAK
6263	9" OAK
6264	8" OAK
6265	15" OAK
6266	10" OAK
6267	15" OAK
6268	11" OAK
6269	10" OAK
6270	17" OAK
6271	16" OAK
6272	17" OAK
6273	16" OAK
6274	12" OAK
6275	12" OAK
6276	10" OAK
6277	16" OAK
6278	12" OAK
6279	13" OAK
6280	19" OAK
6281	16" OAK
6282	16" OAK
6283	12" OAK
6284	11" OAK
6285	12" OAK
6286	12" OAK
6287	12" OAK
6288	12" OAK
6289	12" OAK
6290	5" OAK
6291	12" OAK
6292	13" OAK
6293	10" OAK
6294	20" OAK
6295	11" OAK
6296	10" OAK
6297	11" OAK
6298	13" OAK
6299	18" OAK
6300	12" OAK
6301	9" OAK
6302	11" OAK
6303	10" OAK
6304	14" OAK
6305	9" OAK
6306	6" OAK
6307	9" OAK
6308	10" OAK
6309	24" OAK
6310	20" OAK
6311	28" OAK
6312	13" OAK
631.3	12" CHERRY
6314	6" OAK
6315	12" OAK
6316	14" OAK
6317	13" OAK
6318	12" OAK
6319	20" OAK
6320	22" CHERRY
6321	22" OAK
6322	30" OAK
6323	16" PINE
6324	11" OAK
6325	22" PINE
6326	18" OAK
6327	30" OAK
6328	17" OAK
6329	18" OAK
6330	16" OAK
6331	18" OAK
6332	12" OAK
6333	22" OAK
6334	10" OAK
6335	14" OAK
6336	10" OAK
6337	6" OAK
6338	17" OAK
6339	12" OAK
6340	10" OAK
6341	16" OAK
6342	18" OAK
6343	18" OAK

TREE TABLE

POINT NUMBER	TREE
6344	18" OAK
6345	20" OAK
6346	20" OAK
6347	8" PINE
6348	12" PINE
6349	12" PINE
6350	19" PINE
6351	10" OAK
6352	17" OAK
6353	11" OAK
6354	16" OAK
6355	12" OAK
6356	12" OAK
6357	16" OAK
6358	11" OAK
6359	12" OAK
6360	15" OAK
6361	18" OAK
6362	11" OAK
6363	18" OAK
6364	15" OAK
6365	8" OAK
6366	14" OAK
6367	20" OAK
6368	12" OAK
6369	12" OAK
6370	11" OAK
6371	14" OAK
6372	12" OAK
6373	14" OAK
6374	15" OAK
6375	18" OAK
6376	12" OAK
6377	5" OAK
6378	12" OAK
6379	16" OAK
6380	7" OAK
6381	11" OAK
6382	11" OAK
6383	12" OAK
6384	12" OAK
6385	16" OAK
6386	19" PINE
6387	11" PINE
6388	24" OAK
6389	6" OAK
6390	16" PINE
6391	13" OAK
6392	10" PINE
6393	14" PINE
6394	7" OAK
6395	16" PINE
6396	24" OAK
6397	13" PINE
6398	24" OAK
6399	7" OAK
6400	11" OAK
6401	7" OAK
6402	10" OAK
6403	14" PINE
6404	10" OAK
6405	17" PINE
6406	18" OAK
6407	15" OAK
6408	20" OAK
6409	16" OAK
6410	18" OAK
6411	18" OAK
6412	18" OAK
6413	18" OAK
6414	18" OAK
6415	16" OAK
6416	16" OAK
6417	24" OAK
6418	10" PINE
6419	14" PINE
6420	15" PINE
6421	22" OAK
6422	32" OAK
6423	18" OAK
6424	18" OAK
6425	18" OAK
6426	24" OAK
6427	24" OAK
6428	22" OAK
6429	26" OAK
6430	22" PINE
6431	5" OAK
6432	18" OAK
6433	10" OAK
6434	18" OAK
6435	12" OAK
6436	16" OAK
6437	22" OAK
6438	22" OAK
6439	28" OAK
6440	18" OAK
6441	20" OAK
6442	12" OAK
6443	8" OAK
6444	15" OAK
6445	26" OAK
6446	18" OAK
6447	24" OAK
6448	18" OAK
6449	33" OAK
6450	29" OAK
6451	24" OAK
6452	12" OAK
6453	13" OAK
6454	14" OAK
6455	12" OAK
6456	12" OAK
6457	14" OAK
6458	18" OAK
6459	11" OAK
6460	18" OAK
6461	11" OAK
6462	7" OAK
6463	24" OAK
6464	15" OAK
6465	26" OAK
6466	20" OAK
6467	8" OAK
6468	16" OAK
6469	20" OAK
6470	12" OAK
6471	14" OAK
6472	24" OAK
6473	14" 12" CHERRY
6474	5" OAK
6475	26" OAK
6476	26" OAK
6477	30" OAK
6478	26" OAK
6479	24" OAK
6480	15" OAK
6481	12" CHERRY

TREE TABLE

POINT NUMBER	TREE
6482	12" OAK
6483	20" OAK
6484	20" OAK
6485	36" OAK
6486	40" OAK
6487	30" OAK
6488	22" OAK
6489	9" OAK
6490	26" OAK
6491	14" OAK
6492	28" OAK
6493	28" OAK
6494	22" OAK
6495	19" CHERRY
6496	12" OAK
6497	26" OAK
6498	24" OAK
6499	26" OAK
6500	18" OAK
6501	18" OAK
6502	30" OAK
6503	20" OAK
6504	33" OAK
6505	33" OAK
6506	24" OAK
6507	18" OAK
6508	44" OAK
6509	50" OAK
6510	10" OAK
6511	36" OAK
6512	34" OAK
6513	13" OAK
6514	28" OAK
6515	11" 7" CHERRY
6516	26" OAK
6517	26" OAK
6518	18" OAK
6519	22" OAK
6520	15" OAK
6521	24" OAK
6522	16" OAK
6523	20" OAK
6524	22" OAK
6525	24" OAK
6526	22" OAK
6527	13" OAK
6528	26" OAK
6529	12" OAK
6530	26" OAK
6531	13" OAK
6532	38" OAK
6533	20" OAK
6534	15" OAK
6535	6" OAK
6536	17" OAK
6537	18" OAK
6538	12" OAK
6539	16" OAK
6540	34" OAK
6541	8" CHERRY
6542	18" OAK
6543	26" OAK
6544	31" OAK
6545	20" OAK
6546	15" OAK
6547	12" OAK
6548	18" OAK
6549	24" OAK
6550	26" OAK
6551	32" OAK
6552	40" OAK
6553	24" OAK
6554	32" OAK
6555	26" OAK
6556	24" OAK
6557	24" OAK
6558	42" OAK
6559	24" OAK
6560	40" OAK
6561	18" OAK
6562	30" OAK
6563	22" OAK
6564	20" OAK
6565	26" OAK
6566	30" OAK
6567	18" OAK
6568	58" OAK
6569	24" OAK
6570	34" OAK
6571	32" OAK
6572	20" OAK
6573	8" 5" CHERRY
6574	10" OAK
6575	10" CAMPHOR
6576	34" OAK
6577	32" OAK
6578	22" OAK
6579	38" OAK
6580	40" OAK
6581	24" OAK
6582	54" OAK
6583	36" OAK
6584	36" OAK
6585	34" OAK
6586	14" OAK
6587	34" OAK
6588	5" OAK
6589	12" OAK
6590	12" OAK
6591	24" OAK
6592	24" OAK
6593	16" OAK
6594	28" OAK
6595	36" OAK
6596	46" OAK
6597	30" OAK
6598	30" OAK
6599	30" OAK
6600	30" OAK
6601	48" OAK
6602	13" 13" CHERRY
6603	34" OAK
6604	24" OAK
6605	30" OAK
6606	44" OAK
6607	17" OAK
6608	26" OAK
6609	24" OAK
6610	32" OAK
6611	15" OAK
6612	32" OAK
6613	34" OAK
6614	24" OAK
6615	18" OAK
6616	12" OAK
6617	24" OAK
6618	38" OAK
6619	40" OAK

TREE TABLE

POINT NUMBER	TREE
6620	40" OAK
6621	40" OAK
6622	42" OAK
6623	32" CAMPHOR
6624	12" CHERRY
6625	37" CAMPHOR
6626	38" OAK
6627	14" OAK
6628	18" OAK
6629	14" OAK
6630	9" OAK
6631	42" OAK
6632	24" OAK
6633	2" OAK
6634	24" OAK
6635	42" OAK
6636	34" OAK
6637	32" OAK
6638	24" OAK
6639	7" OAK
6640	40" OAK
6641	28" OAK
6642	40" OAK
6643	20" OAK
6644	36" OAK
6645	26" OAK
6646	30" OAK
6647	36" OAK
6648	37" OAK
6649	18" OAK
6650	40" OAK
6651	22" OAK
6652	24" OAK
6653	24" OAK
6654	19" OAK
6655	4" CAMPHOR
6656	18" OAK
6657	8" OAK
6658	6" OAK
6659	9" OAK
6660	15" OAK
6661	19" OAK
6662	22" OAK
6663	10" OAK
6664	7" OAK
6665	6" OAK
6666	16" OAK
6667	16" OAK
6668	11" OAK
6669	9" OAK
6670	9" OAK
6671	15" OAK
6672	14" OAK
6673	13" OAK
6674	20" OAK
6675	14" OAK
6676	17" OAK
6677	14" OAK
6678	9" OAK
6679	16" OAK
6680	14" OAK
6681	22" OAK
6682	14" OAK
6683	18" OAK
6684	18" OAK
6685	12" OAK
6686	12" OAK
6687	17" OAK
6688	20" OAK
6689	12" OAK
6690	11" OAK
6691	13" OAK
6692	8" OAK
6693	12" OAK
6694	10" OAK
6695	12" OAK
6696	8" OAK
6697	12" OAK
6698	12" OAK

TREE TABLE

POINT NUMBER	TREE
6758	15" OAK
6759	15" OAK
6760	14" PINE
6761	12" OAK
6762	19" PINE
6763	15" OAK
6764	17" OAK
6765	8" OAK
6766	12" OAK
6767	6" OAK
6768	13" OAK
6769	13" OAK
6770	11" OAK
6771	8" OAK
6772	12" OAK
6773	10" OAK
6774	6" OAK
6775	12" OAK
6776	13" OAK
6777	6" OAK
6778	10" OAK
6779	10" OAK
6780	10" OAK
6781	5" OAK
6782	13" OAK
6783	12" OAK
6784	12" OAK
6785	8" OAK
6786	8" OAK
6787	10" OAK
6788	9" OAK
6789	14" OAK
6790	36" OAK
6791	22" OAK
6792	9" PALM
6793	24" OAK
6794	20" OAK
6795	10" OAK
6796	6" OAK
6797	5" OAK
6798	18" OAK
6799	8" OAK
6800	16" OAK
6801	17" OAK
6802	20" OAK
6803	22" OAK
6804	22" PINE
6805	8" OAK
6806	9" OAK
6807	5" OAK
6808	5" OAK
6809	8" OAK
6810	10" PINE
6811	8" OAK
6812	12" OAK
6813	9" OAK
6814	12" OAK
6815	12" OAK
6816	8" OAK
6817	7" OAK
6818	9" OAK
6819	11" OAK
6820	9" OAK
6821	9" OAK
6822	13" OAK
6823	14" OAK
6824	17" OAK
6825	19" PINE
6826	13" PINE
6827	5" OAK
6828	21" OAK
6829	13" OAK
6830	12" OAK
6831	7" OAK
6832	8" OAK
6833	12" OAK
6834	14" OAK
6835	16" OAK
6836	17" OAK
6837	13" OAK
6838	10" OAK
6839	12" OAK
6840	8" OAK
6841	10" OAK
6842	15" OAK
6843	8" OAK
6844	10" OAK
6845	15" OAK
6846	8" OAK
6847	10" OAK
6848	12" OAK
6849	12" OAK
6850	7" OAK
6851	7" OAK
6852	9" OAK
6853	9" OAK
6854	10" OAK
6855	9" OAK
6856	12" OAK
6857	22" PINE
6858	12" OAK
6859	12" OAK
6860	12" OAK
6861	9" OAK
6862	7" OAK
6863	8" OAK
6864	10" OAK
6865	8" OAK
6866	15" PINE
6867	16" PINE
6868	18" PINE
6869	16" OAK
6870	13" OAK
6871	13" OAK
6872	13" OAK
6873	17" OAK
6874	8" OAK
6875	5" OAK
6876	15" OAK
6877	5" OAK
6878	16" PINE
6879	4" OAK
6880	18" OAK
6881	20" OAK
6882	8" OAK
6883	16" OAK
6884	10" OAK
6885	6" OAK
6886	18" OAK
6887	13" OAK
6888	17" OAK
6889	17" OAK
6890	16" OAK
6891	14" OAK
6892	14" OAK
6893	11" OAK
6894	11" OAK
6895	15" OAK

TREE TABLE

POINT NUMBER	TREE
6896	28" OAK
6897	20" PINE
6898	9" OAK
6899	24" OAK
6900	14" OAK
6901	14" OAK
6902	12" OAK
6903	21" OAK
6904	15" PINE
6905	10" PINE
6906	12" OAK
6907	24" PINE
6908	7" OAK
6909	16" OAK
6910	9" OAK
6911	16" OAK
6912	13" OAK
6913	7" OAK
6914	12" OAK
6915	16" OAK
6916	8" OAK
6917	24" OAK
6918	11" OAK
6919	22" OAK
6920	15" OAK
6921	16" OAK
6922	14" OAK
6923	16" OAK
6924	15" OAK
6925	13" OAK
6926	15" OAK
6927	16" OAK
6928	26" OAK
6929	9" OAK
6930	14" OAK
6931	10" OAK
6932	6" OAK
6933	14" OAK
6934	13" OAK
6935	19" OAK
6936	13" OAK
6937	14" OAK
6938	12" OAK
6939	18" OAK
6940	15" OAK
6941	19" OAK
6942	10" OAK
6943	10" OAK
6944	12" OAK
6945	9" OAK
6946	10" OAK
6947	18" PINE
6948	17" PINE
6949	11" PINE
6950	18" OAK
6951	17" OAK
6952	20" PINE
6953	6" OAK
6954	14" OAK
6955	12" OAK
6956	10" OAK
6957	11" OAK
6958	11" OAK
6959	6" OAK
6960	22" PINE
6961	28" OAK
6962	32" OAK
6963	24" OAK
6964	16" OAK
6965	13" OAK
6966	8" OAK
6967	12" OAK
6968	12" OAK
6969	16" OAK
6970	12" OAK
6971	13" OAK
6972	12" OAK
6973	10" OAK
6974	11" OAK
6975	16" OAK
6976	10" OAK
6977	9" OAK
6978	22" OAK
6979	16" OAK
6980	6" OAK
6981	30" OAK
6982	10" OAK
6983	18" OAK
6984	14" OAK
6985	24" OAK
6986	13" OAK
6987	8" OAK
6988	15" PINE
6989	15" PINE
6990	18" PINE
6991	15" OAK
6992	6" OAK
6993	16" OAK
6994	10" OAK
6995	16" OAK
6996	15" OAK
6997	8" OAK
6998	6" OAK
6999	7" OAK
7000	7" OAK
7001	14" OAK
7002	14" OAK
7003	4" OAK
7004	18" PINE
7005	14" PINE
7006	7" OAK
7007	12" PINE
7008	15" OAK
7009	17" PINE
7010	8" OAK
7011	8" OAK
7012	13" PINE
7013	17" PINE
7014	9" OAK
7015	17" PINE
7016	13" OAK
7017	17" PINE
7018	11" OAK
7019	8" OAK
7020	14" OAK
7021	9" OAK
7022	10" PINE
7023	15" PINE
7024	12" OAK
7025	13" OAK
7026	9" OAK
7027	17" PINE
7028	14" PINE
7029	14" PINE
7030	12" PINE
7031	13" CHERRY
7032	11" PINE
7033	7" OAK

TREE TABLE

POINT NUMBER	TREE
7034	17" PINE
7035	13" OAK
7036	12" PINE
7037	10" OAK
7038	19" OAK
7039	4" OAK
7040	14" PINE
7041	12" OAK
7042	15" PINE
7043	12" PINE
7044	10" PINE
7045	6" OAK
7046	13" PINE
7047	16" OAK
7048	15" PINE
7049	15" PINE
7050	11" PINE
7051	15" PINE
7052	16" PINE
7053	12" OAK
7054	14" PINE
7055	6" OAK
7056	12" PINE
7057	24" PINE
7058	12" OAK
7059	7" OAK
7060	12" OAK
7061	9" OAK
7062	11" PINE
7063	8" PINE
7064	13" PINE
7065	16" OAK
7066	15" PINE
7067	18" OAK
7068	24" OAK
7069	20" OAK
7070	10" OAK
7071	20" PINE
7072	9" OAK
7073	11" PINE
7074	6" OAK
7075	18" PINE
7076	13" PINE
7077	7" OAK
7078	6" OAK
7079	7" OAK
7080	9" OAK
7081	16" PINE
7082	18" PINE
7083	9" OAK
7084	12" OAK
7085	13" OAK
7086	9" OAK
7087	11" OAK
7088	22" OAK
7089	8" OAK
7090	14" OAK
7091	10" OAK
7092	19" OAK
7093	8" OAK
7094	5" OAK
7095	12" OAK
7096	10" OAK
7097	11" OAK
7098	12" OAK
7099	19" OAK
7100	12" OAK
7101	9" OAK
7102	10" OAK
7103	12" OAK
7104	5" OAK
7105	15" PINE
7106	18" PINE
7107	4" OAK
7108	16" OAK
7109	13" PINE
7110	13" OAK
7111	13" OAK
7112	19" OAK
7113	22" OAK
7114	26" OAK
7115	6" OAK
7116	7" OAK
7117	7" OAK
7118	12" OAK
7119	16" OAK
7120	15" PINE
7121	9" OAK
7122	12" OAK
7123	13" OAK
7124	24" OAK
7125	15" OAK
7126	15" OAK
7127	15" OAK
7128	9" OAK
7129	10" OAK
7130	5" OAK
7131	18" OAK
7132	10" CHERRY
7133	12" OAK
7134	28" OAK
7135	14" OAK
7136	20" OAK
7137	12" OAK
7138	6" OAK
7139	16" PINE
7140	14" OAK
7141	16" OAK
7142	9" OAK
7143	13" OAK
7144	22" OAK
7145	10" OAK
7146	4" OAK
7147	20" OAK
7148	10" OAK
7149	16" OAK
7150	12" CHERRY
7151	13" OAK
7152	20" OAK
7153	16" OAK
7154	7" OAK
7155	19" OAK
7156	24" PINE
7157	5" OAK
7158	6" OAK
7159	14" OAK
7160	6" OAK
7161	20" PINE
7162	13" CHERRY
7163	14" OAK
7164	16" OAK
7165	22" OAK
7166	22" OAK
7167	14" OAK
7168	12" OAK
7169	18" OAK
7170	" OAK
7171	7" OAK

TREE TABLE

POINT NUMBER	TREE
7172	36" OAK
7173	22" OAK
7174	18" PINE
7175	22" PINE
7176	24" OAK
7177	7" OAK
7178	7" OAK
7179	14" OAK
7180	22" OAK
7181	5" OAK
7182	12" OAK
7183	7" OAK
7184	13" OAK
7185	11" OAK
7186	6" OAK
7187	7" OAK
7188	15" OAK
7189	8" OAK
7190	15" OAK
7191	9" OAK
7192	13" OAK
7193	15" OAK
7194	20" OAK
7195	18" OAK
7196	7" OAK
7197	7" OAK
7198	7" OAK
7199	20" OAK
7200	12" OAK
7201	18" OAK
7202	15" PINE
7203	18" PINE
7204	17" PINE
7205	12" OAK
7206	12" OAK
7207	10" OAK
7208	10" OAK
7209	7" OAK
7210	12" OAK
7211	14" PINE
7212	17" PINE
7213	7" OAK
7214	9" OAK
7215	12" OAK
7216	11" OAK
7217	9" OAK
7218	10" OAK
7219	8" OAK
7220	15" OAK
7221	8" OAK
7222	22" OAK
7223	20" OAK
7224	6" OAK
7225	9" OAK
7226	13" OAK
7227	9" OAK
7228	18" OAK
7229	6" OAK
7230	18" PINE
7231	18" OAK
7232	6" OAK
7233	18" PINE
7234	16" OAK
7235	6" OAK
7236	18" OAK
7237	6" OAK
7238	18" OAK
7239	12" OAK
7240	12" OAK

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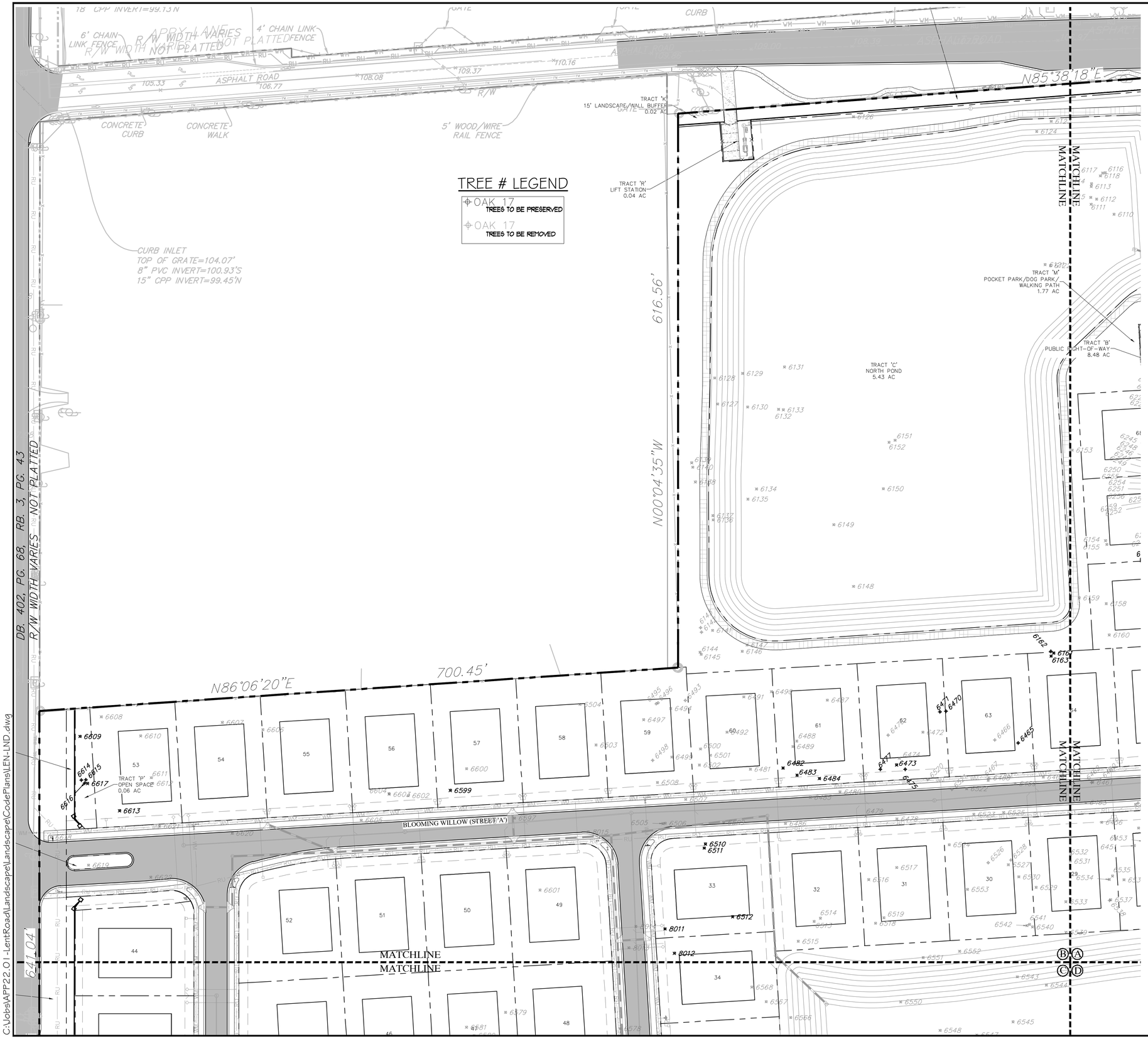
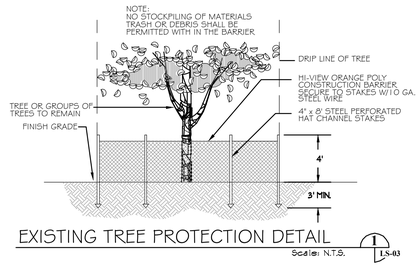


CITY NOTES:

1. STREET TREES SHALL BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.01 OF THE LAND DEVELOPMENT CODE.
3. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
4. IRRIGATION PLANS SHALL BE PROVIDED AT CONSTRUCTION SITE PLAN.
5. IRRIGATION DISTRIBUTION EQUIPMENT SHALL BE 24" FROM VERTICAL STRUCTURES.
6. ALL ON-SITE LANDSCAPING AND AMENITIES REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INSPECTION. THE SITE SUPERINTENDENT MUST BE ON SITE.
7. FOR ANY TREES THAT ARE REQUIRED BETWEEN THE CURB AND SIDEWALK, ROOT BARRIERS WILL BE INSTALLED TO ELIMINATE DAMAGE TO THE UTILITIES, CURB AND SIDEWALK. AT THE TIME OF THE CONSTRUCTION SITE PLAN SUBMITTAL, THE HOA DOCUMENT WILL ENTRUST MAINTENANCE FOR ALL "STREET TREES" TO THE HOA. A NOTE WAS ADDED TO THE DEVELOPMENT STANDARDS, UNDER E. BUFFERS AND LANDSCAPING, NOTE 7, WHICH STATES "NO 'STREET TREES' WILL BE PROPOSED BETWEEN THE CURB AND SIDEWALK UNLESS SPECIFICALLY REQUESTED BY PLANNING AND ZONING DEPARTMENT. IF NECESSARY, ANY PROPOSED TREES, LOCATED BETWEEN THE CURB AND THE SIDEWALK, CANNOT BE ROOT AGGRESSIVE OR THEY MUST HAVE ROOT BARRIERS INSTALLED TO PREVENT DAMAGE TO THE UTILITIES, CURB AND SIDEWALK."



EXISTING TREE PROTECTION DETAIL (1/LS-03)
Scale: N.T.S.

NOTES:

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LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS .

SIGNATURE	REG. NO.	DATE
	LA0001764	12/14/21

Landscape Designs, LLC
■ Landscape Architecture
■ Site Planning
4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

WILLOW RUN

City of Apopka
Florida

Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA

LA0001764
STATE OF FLORIDA

DocuSigned by:
D66C07E49EDC41C...

REG.#: 0001764

PROJECT NO.	APP22.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	12/14/21

ISSUED FOR:
01/30/22 City Comments
02/22/22 Site Changes
04/04/22 Tree Survey

DRAWING SCALE
0 FT 25' 50' North
SCALE: 1"=50'-0"

DRAWING TITLE
TREE PRESERVATION PLAN

DRAWING NUMBER
LS-03

SHEET 32 OF 45

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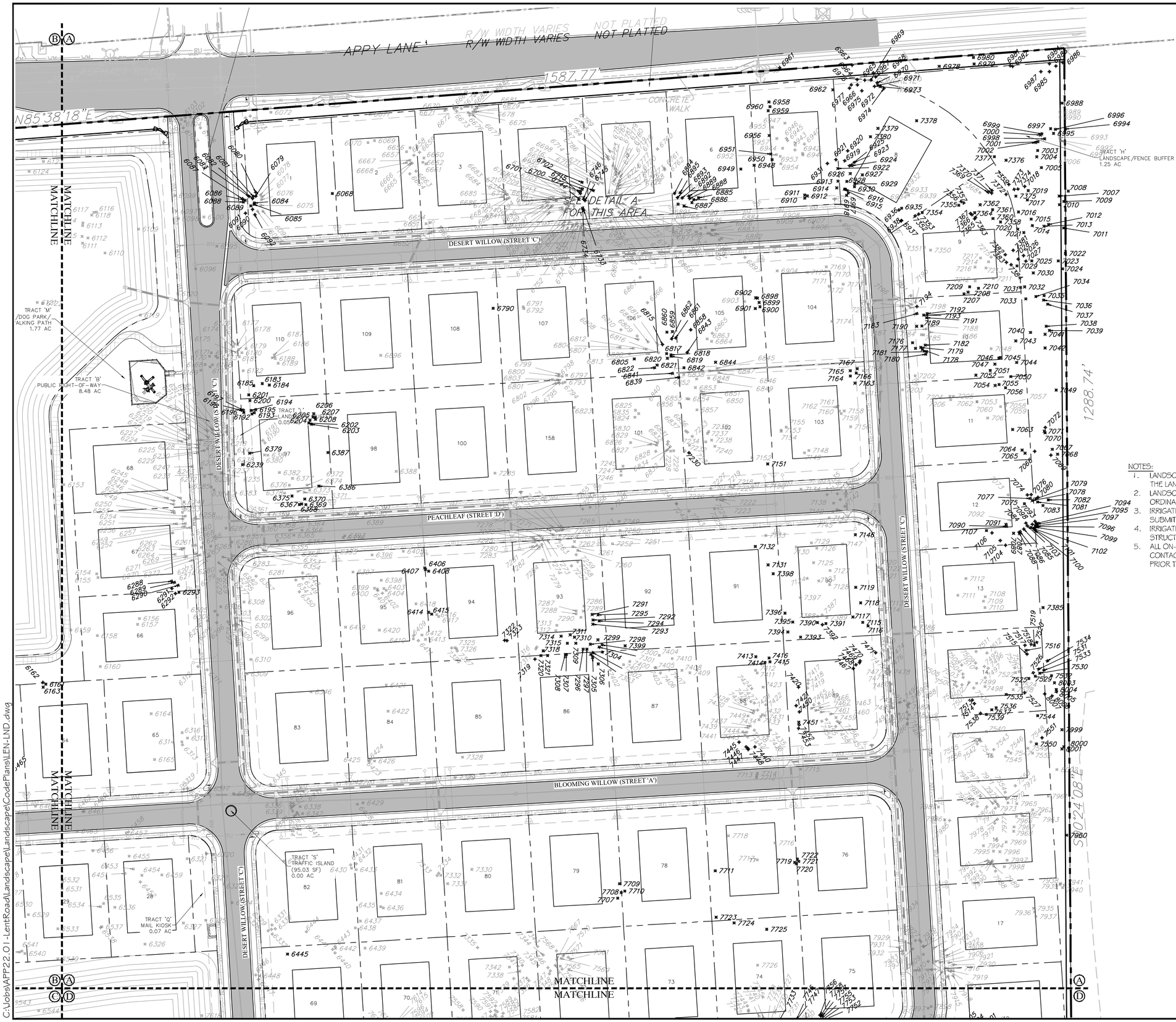

CITY NOTES:

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TREE # LEGEND

OAK 17 — TREES TO BE PRESERVED

OAK 17 — TREES TO BE REMOVED

NOTES:

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LANDSCAPE AND IRRIGATION DESIGN

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SIGNATURE	REG. NO.	DATE
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Landscape Designs, LLC

- Landscape Architecture
- Site Planning

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Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

WILLOW RUN

City of Apopka
Florida

Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA

STATE OF FLORIDA — CARL JOSEPH KELLY JR. — LICENSED LANDSCAPE ARCHITECT — LA0001764

DocuSigned by:
D96C07E49FDC41C...

REG.#: 0001764

PROJECT NO.	APP22.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	12/14/21

ISSUED FOR:

01/30/22 City Comments
02/22/22 Site Changes
04/04/22 Tree Survey

DRAWING SCALE

0 FT 25' 50' North

SCALE: 1"=50'-0"

DRAWING TITLE

TREE PRESERVATION PLAN

DRAWING NUMBER

LS-04

SHEET 33 OF 45

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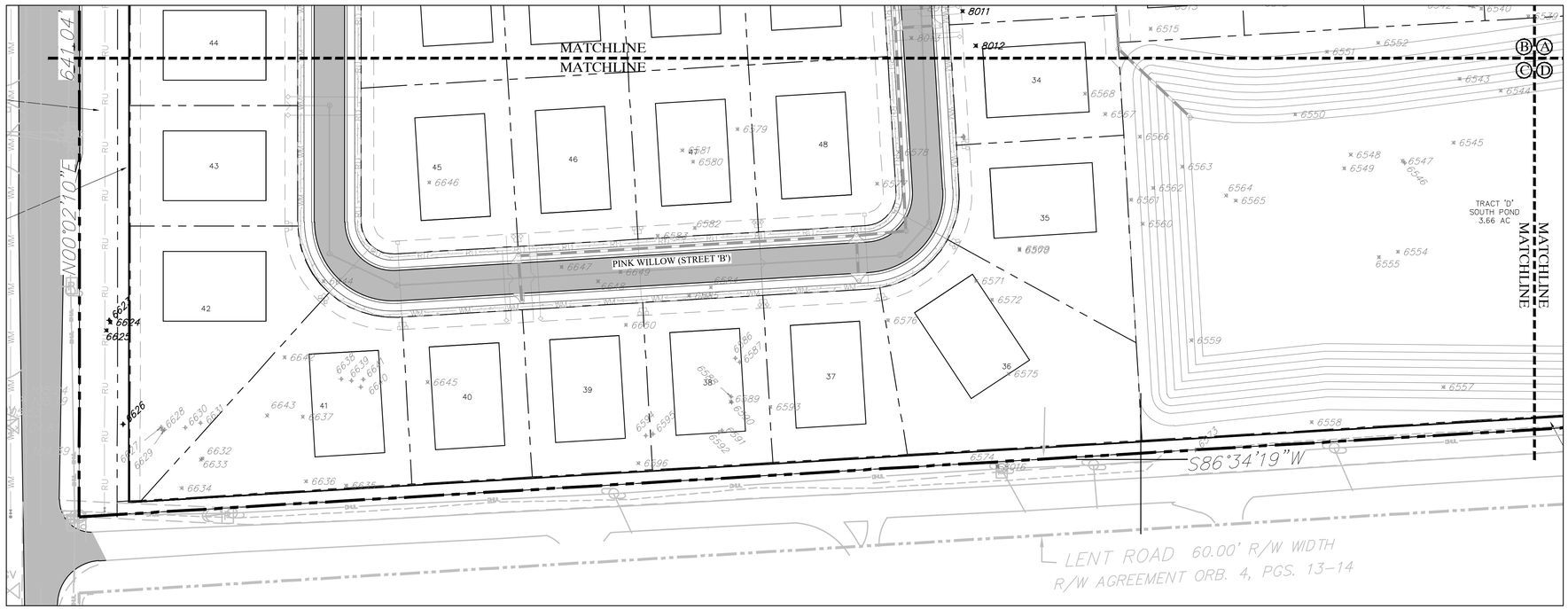

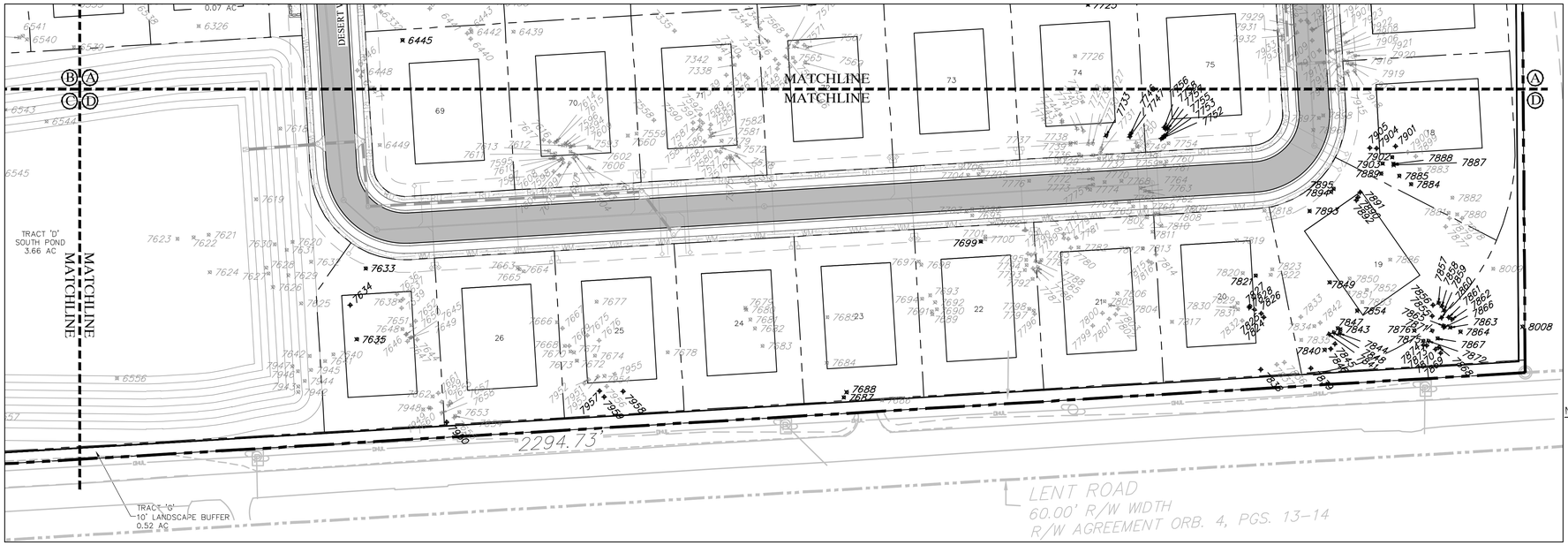

TREE # LEGEND

OAK 17
TREES TO BE PRESERVED

OAK 17
TREES TO BE REMOVED

CITY NOTES:

1. STREET TREES SHALL BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
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4. IRRIGATION PLANS SHALL BE PROVIDED AT CONSTRUCTION SITE PLAN.
5. IRRIGATION DISTRIBUTION EQUIPMENT SHALL BE 24" FROM VERTICAL STRUCTURES.
6. ALL ON-SITE LANDSCAPING AND AMENITIES REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INSPECTION. THE SITE SUPERINTENDENT MUST BE ON SITE.
7. FOR ANY TREES THAT ARE REQUIRED BETWEEN THE CURB AND SIDEWALK, ROOT BARRIERS WILL BE INSTALLED TO ELIMINATE DAMAGE TO THE UTILITIES, CURB AND SIDEWALK. AT THE TIME OF THE CONSTRUCTION SITE PLAN SUBMITTAL, THE HOA DOCUMENT WILL ENTRUST MAINTENANCE FOR ALL "STREET TREES" TO THE HOA. A NOTE WAS ADDED TO THE DEVELOPMENT STANDARDS, UNDER E. BUFFERS AND LANDSCAPING, NOTE 7, WHICH STATES "NO 'STREET TREES' WILL BE PROPOSED BETWEEN THE CURB AND SIDEWALK UNLESS SPECIFICALLY REQUESTED BY PLANNING AND ZONING DEPARTMENT. IF NECESSARY, ANY PROPOSED TREES, LOCATED BETWEEN THE CURB AND THE SIDEWALK, CANNOT BE ROOT AGGRESSIVE OR THEY MUST HAVE ROOT BARRIERS INSTALLED TO PREVENT DAMAGE TO THE UTILITIES, CURB AND SIDEWALK."

TREE MITIGATION

REPLACEMENT/ REMOVAL TABLE:

Total inches on current, non-altered site:	28,907" dbh
Total number of specimen trees:	231 Trees
Total Non Invasive inches removed:	51" dbh
Total inches retained:	7,288" dbh
Total Specimen inches retained:	891" dbh
Total inches required:	21,483" dbh
Total inches replaced:	2,239" dbh
Total inches post development:	10,517" dbh
Maximum tree stock formula calculations:	9,903" dbh Specimen Trees 6,932" dbh Non-Specimen Trees
Site clearing area in square feet and acres:	1,980,566 SF/ 45.47 AC
Total site area in square feet and acres:	2,475,708 SF/ 56.83 AC
Existing canopy area:	80% (1,932 non invasive trees)
Min. required % of retained canopy required:	24% (464 trees)
Min. required % of retained canopy provided:	532 trees

LANDSCAPE NOTES:

1. LANDSCAPE AND IRRIGATION PLANS SHALL MEET THE REQUIREMENTS OF ORD. 2069, AND SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS', 'PARTS 1 AND 2, BY DIVISION OF PLANT INDUSTRY, FLORIDA', DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN 'STANDARDS FOR NURSERY STOCK', LATEST EDITION.
3. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF MINNIE PINE BARK NUGGET MULCH.
4. ALL PROPOSED TREES AND PLANTING BEDS SHALL BE IRRIGATED. SYSTEM WILL BE EQUIPPED WITH AN AUTOMATIC RAIN CUT-OFF SWITCH. RISERS ARE NOT ALLOWED.
5. ALL DISTURBED AREAS SHALL BE SODED WITH BAHIA SOD.

INDIVIDUAL LOT TREES

LOT TREES REQUIRED:

TOTAL NUMBER OF LOTS:	110
TREE INCHES REQUIRED PER LOT:	9" dbh
TOTAL TREE INCHES REQUIRED:	990" dbh

INDIVIDUAL LOT TREES SHALL CONSIST OF TWO CANOPY TREES AND ONE UNDERSTORY TREE.
INDIVIDUAL LOT TREES SHALL BE INSTALLED WHEN THE LOT IS DEVELOPED.

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SIGNATURE	REG. NO.	DATE
	LA0001764	12/14/21

Landscape Designs, LLC
- Landscape Architecture
- Site Planning

4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

WILLOW RUN

City of Apopka
Florida

Appian Engineering, LLC
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Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA

LA0001764 STATE OF FLORIDA REGISTERED LANDSCAPE ARCHITECT
DocuSigned by: D96C07E49FDC41C...

REG.#: 0001764

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02/22/22 Site Changes
04/04/22 Tree Survey

DRAWING SCALE
0 FT 25' 50' North
SCALE: 1"=50'-0"

DRAWING TITLE
TREE PRESERVATION PLAN

DRAWING NUMBER
LS-05

SHEET 34 OF 45

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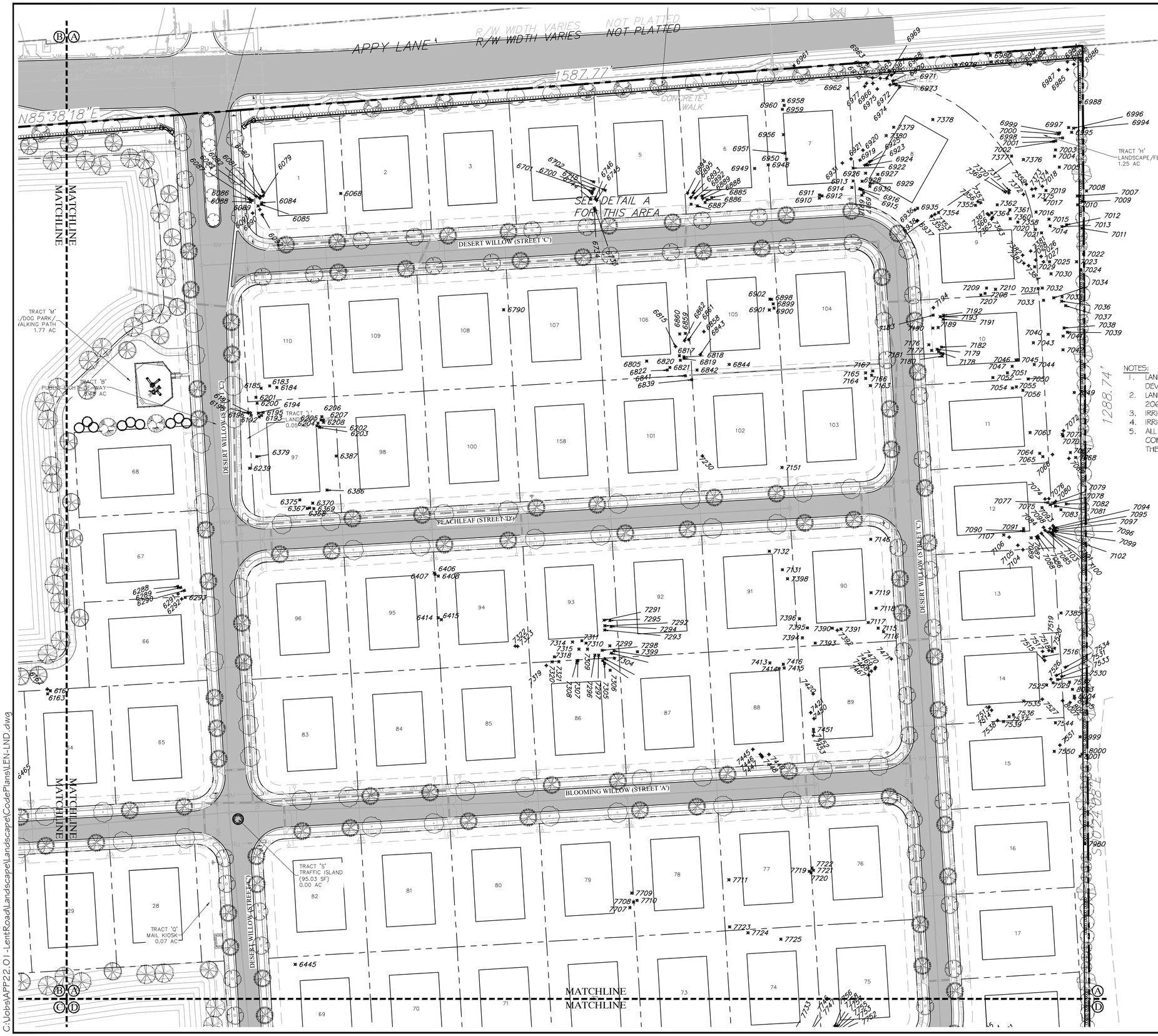

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SCALE: 1"=50'-0"

DRAWING TITLE

LANDSCAPE SITE PLAN

DRAWING NUMBER

LS-06

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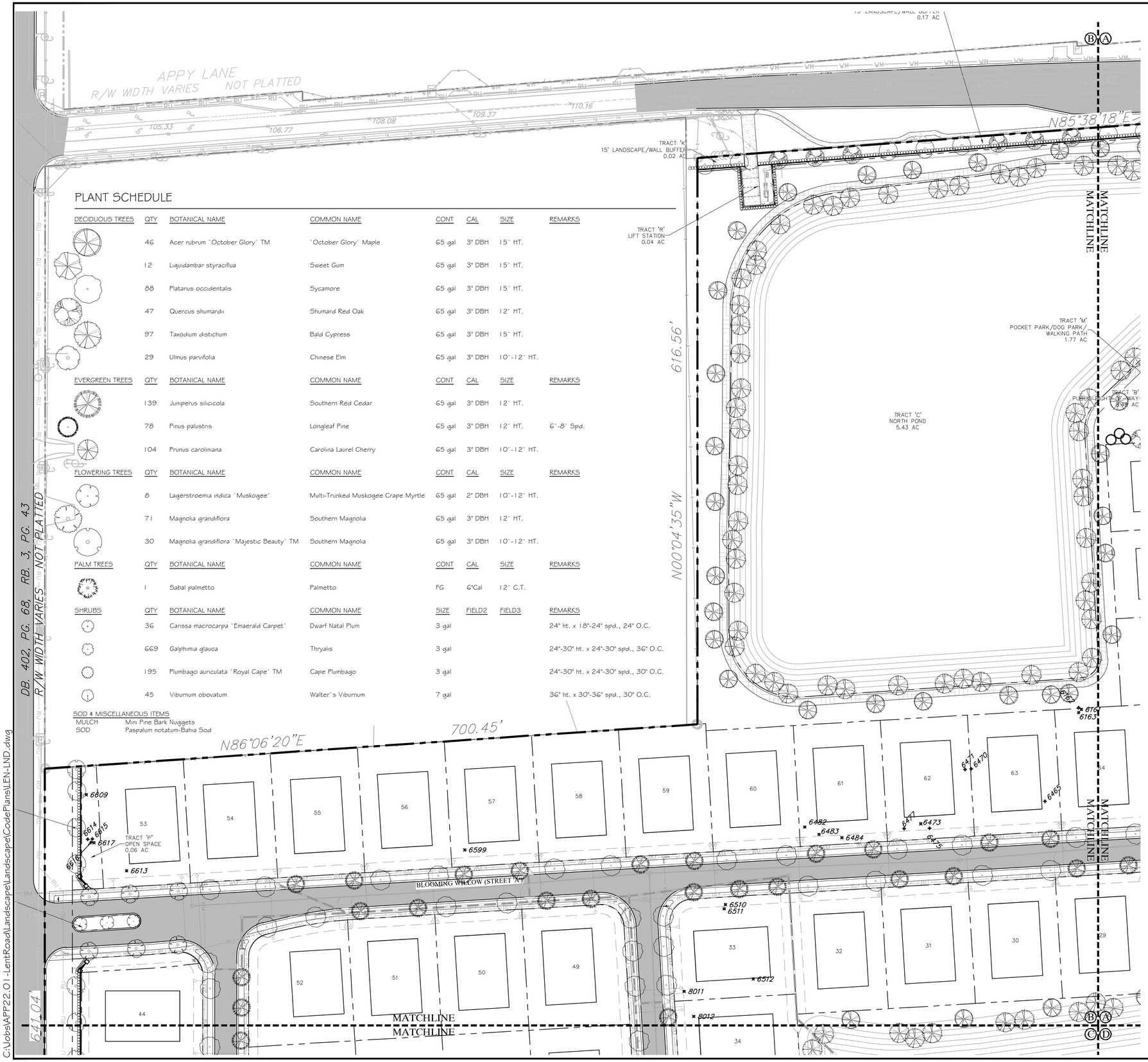

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
	46	Acer rubrum `October Glory` TM	`October Glory` Maple	65 gal	3" DBH	15` HT.	
	12	Liquidambar styraciflua	Sweet Gum	65 gal	3" DBH	15` HT.	
	88	Platanus occidentalis	Sycamore	65 gal	3" DBH	15` HT.	
	47	Quercus shumardii	Shumard Red Oak	65 gal	3" DBH	12` HT.	
	97	Taxodium distichum	Bald Cypress	65 gal	3" DBH	15` HT.	
	29	Ulmus parvifolia	Chinese Elm	65 gal	3" DBH	10`-12` HT.	
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**REMARKS**
	139	Juniperus silicicola	Southern Red Cedar	65 gal	3" DBH	12` HT.	
	78	Pinus palustris	Longleaf Pine	65 gal	3" DBH	12` HT.	6`-8` Spd.
	104	Prunus caroliniana	Carolina Laurel Cherry	65 gal	3" DBH	10`-12` HT.	
FLOWERING TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**REMARKS**
	8	Lagerstroemia indica `Muskogee`	Multi-Trunked Muskogee Crape Myrtle	65 gal	2" DBH	10`-12` HT.	
	71	Magnolia grandiflora	Southern Magnolia	65 gal	3" DBH	12` HT.	
	30	Magnolia grandiflora `Majestic Beauty` TM	Southern Magnolia	65 gal	3" DBH	10`-12` HT.	
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**CAL**	**SIZE**	**REMARKS**
	1	Sabal palmetto	Palmetto	FG	6"Cal	12` C.T.	
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**FIELD2**	**FIELD3**	**REMARKS**
	36	Carissa macrocarpa `Emaerald Carpet`	Dwarf Natal Plum	3 gal			24" ht. x 18"-24" spd., 24" O.C.
	669	Galphimia glauca	Thryalis	3 gal			24"-30" ht. x 24"-30" spd., 36" O.C.
	195	Plumbago auriculata `Royal Cape` TM	Cape Plumbago	3 gal			24"-30" ht. x 24"-30" spd., 30" O.C.
	45	Viburnum obovatum	Walter`s Viburnum	7 gal			36" ht. x 30"-36" spd., 30" O.C.

SOD & MISCELLANEOUS ITEMS

MULCH	Mini Pine Bark Nuggets
SOD	Paspalum notatum-Bahia Sod

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2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR OR OWNER'S REPRESENTATIVE, NOT THE LANDSCAPE ARCHITECT, FOR THE NURSERY SELECTION OF PLANT MATERIAL AND TO ENSURE THE HEALTH AND SAFETY OF ALL PLANTS SELECTED.
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PERFORM THE WORK.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ALL DISCREPANCIES AND IMPROPER CONDITIONS (WETNESS, MUCK, DEBRIS, ETC) TO LANDSCAPE ARCHITECT PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND IS RESPONSIBLE FOR ALL SOIL AMENDMENTS TO CONFORM TO SPECIFICATIONS.
5. ALL TREES ON SITE SHOULD BE INSPECTED ANNUALLY AND AFTER ALL STORM EVENTS TO ENSURE THE HEALTH AND SAFETY OF ALL TREES.
6. THE LANDSCAPE CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL CIVIL DRAWING AS THEY RELATE TO PAVING SITE GRADING, AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY) TO PRECLUDE ANY MISUNDERSTANDING AND ENSURE TROUBLE FREE INSTALLATION. THE EXACT LOCATION OF ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES, EXISTING UNDERGROUND SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR SHALL PROTECT UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL AND SHALL BE RESPONSIBLE FOR THERE REPLACEMENT IF DAMAGED BY HIM.
7. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF MINNIE PINE BARK NUGGET MULCH.
8. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES ON THE PLANT LIST AND THE PLANS, THE PLAN SHALL TAKE PRECEDENT.

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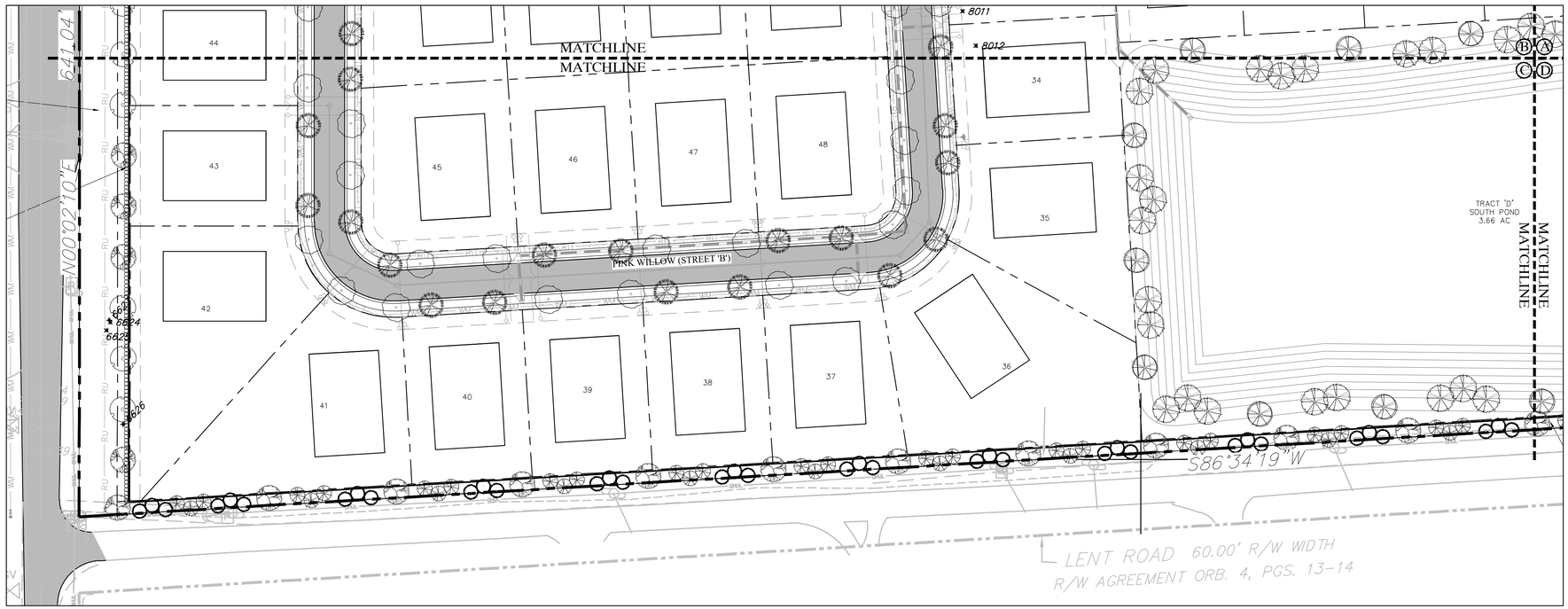

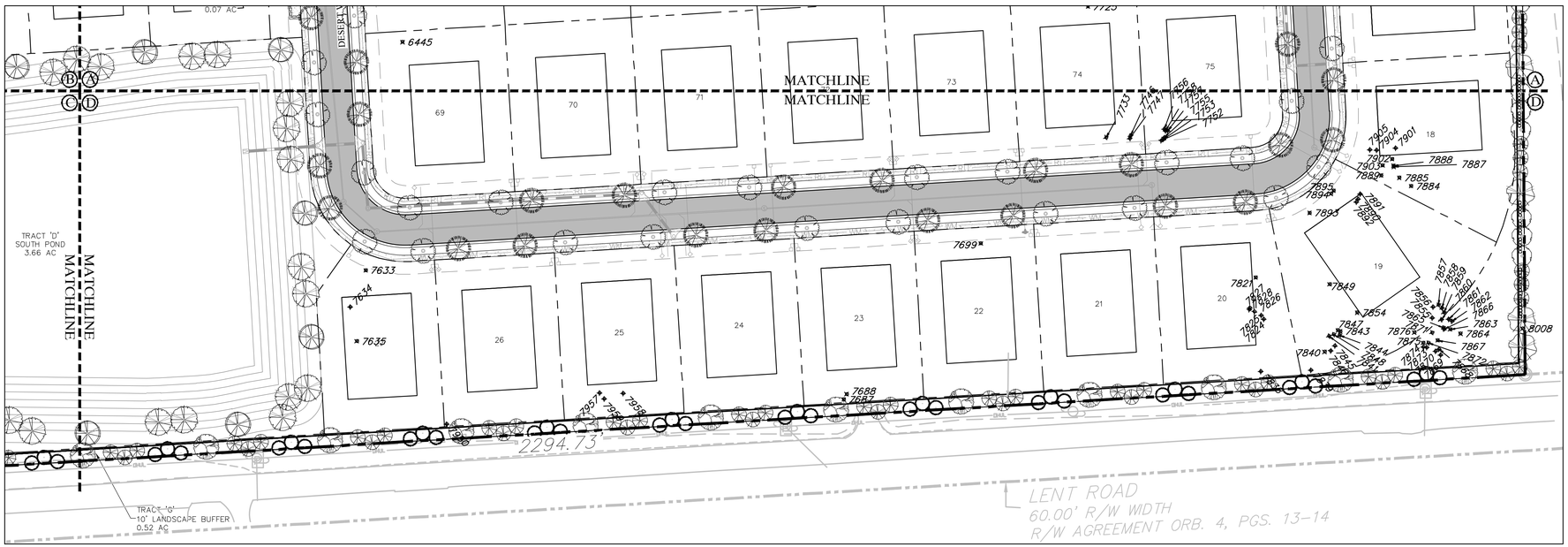

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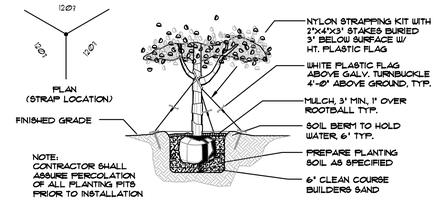
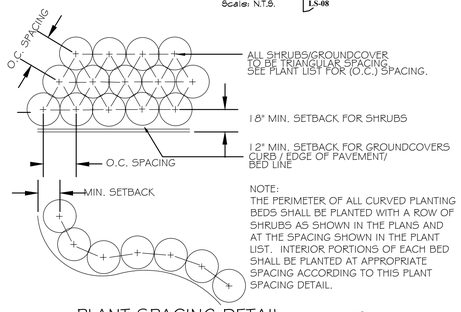
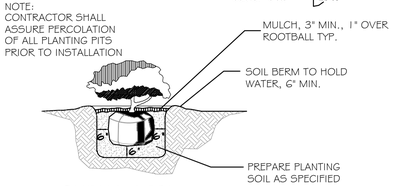


LARGE TREE DETAIL 1 LS-08
Scale: N.T.S.



PLANT SPACING DETAIL 2 LS-08
Scale: N.T.S.



SHRUB DETAIL 3 LS-08
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Florida

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2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA
REG.#: 0001764

PROJECT NO.	APP22.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	12/14/21

ISSUED FOR:

01/30/22 City Comments
02/22/22 Site Changes
04/04/22 Tree Survey

DRAWING SCALE

0 FT 25' 50' North
SCALE: 1"=50'-0"

DRAWING TITLE

LANDSCAPE SITE PLAN

DRAWING NUMBER

LS-08

SHEET 37 OF 45

C:\Jobs\APP22.01-LentRoad\Landscape\Landscape\CodePlans\LEN-LND.dwg

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MATCHLINE
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DESERT WILLOW (STREET 'C')
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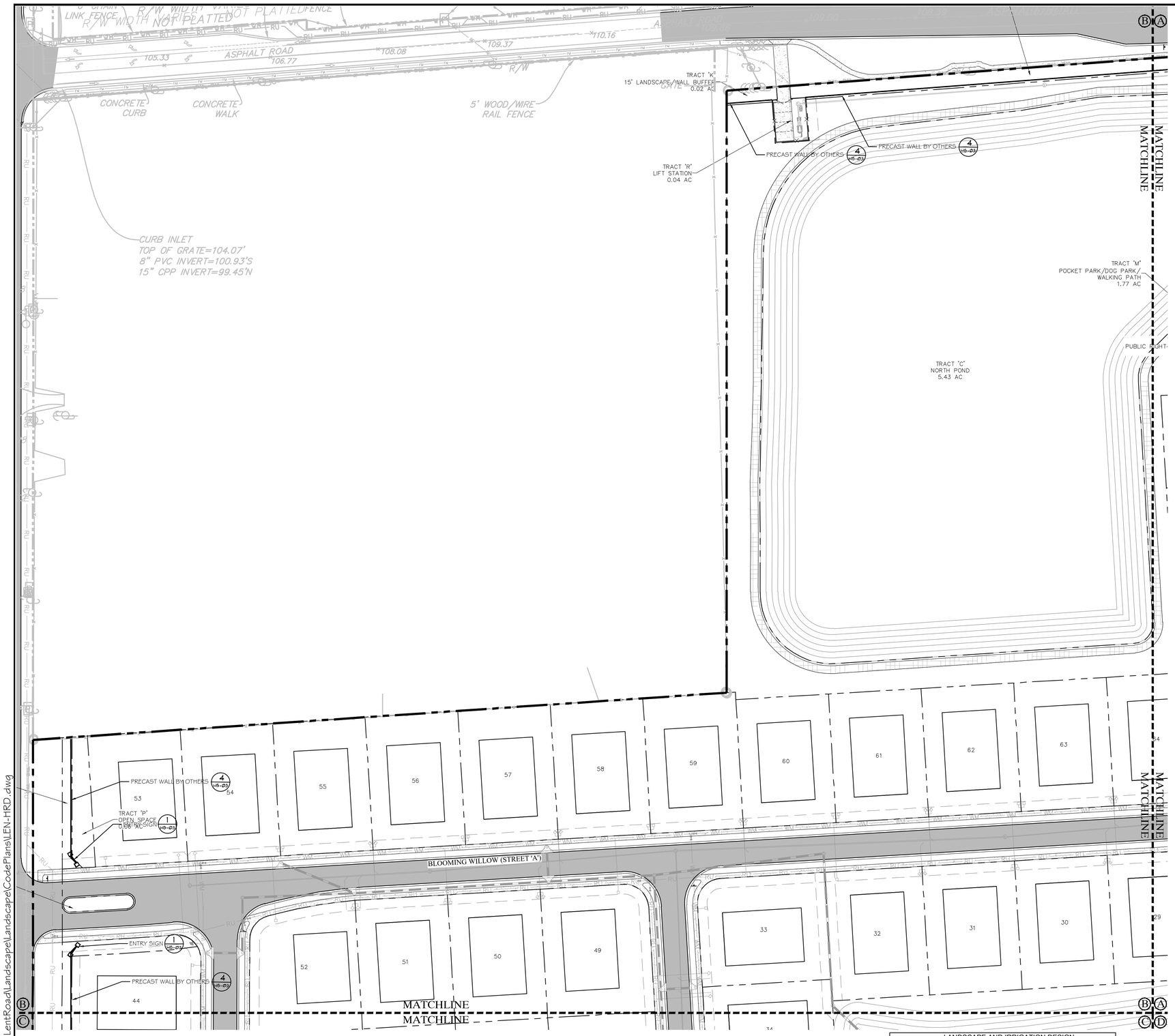

STRUCTURAL DESIGN CRITERIA:

A. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE GOVERNING PROVISIONS OF THE FOLLOWING CODES, STANDARDS AND SPECIFICATIONS.
   1. FLORIDA BUILDING CODE - 2020 EDITION
   2. ASCE 7-02 MIN. DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
   3. ACI 318-02, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
   4. ACI 530-99, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
   5. AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, A.S.D., NINTH EDITION.
   6. AWS D1.1 STRUCTURAL WELDING CODE - STEEL.
   7. SPECIFICATIONS FOR ALUMINUM STRUCTURES, FOURTH EDITION.
   8. AWS D1.2 STRUCTURAL WELDING CODE - ALUMINUM

B. SUPERIMPOSED DESIGN LOADS:
   LIVE LOADS (MIN.): DEAD LOADS:
   GENERAL: 20 PSF DEAD WEIGHT
   WIND LOADS: DESIGN WIND SPEED: 140 MPH
   MEAN ROOF HEIGHT: ≤15 FEET
   EXPOSURE = B
   STRUCTURE: SIGN, CF=1.2, G=.85

   DESIGN WIND PRESSURE: 22 PSF

C. FOUNDATIONS.
   1. ASSUMED SAFE BEARING PRESSURE = 2,000 PSF.
   2. ALL UNSUITABLE SOIL SHALL BE REMOVED AND REPLACED WITH CLEAN STRUCTURAL FILL PLACED IN LOOSE LAYERS NOT EXCEEDING EIGHT (8") INCHES AND COMPACTED TO 95% (ASTM D698 - STANDARD PROCTOR) OF MAX. DRY DENSITY.
   3. CONTRACTOR SHALL PREPARE THE SUBSURFACE SOILS PER THE GEOTECHNICAL REQUIREMENTS STIPULATED IN GEOTECHNICAL REPORT.

GENERAL:

A. ALL DIMENSIONS AND PLACEMENTS SPECIFIED WITHIN THIS DRAWING ARE TO BE VERIFIED BY OWNER PRIOR TO INSTALLATION.
B. ALL ELEVATIONS ARE REFERENCED TO FINISHED GRADE EL. 000.00' = 0'-0". ALL ELEVATIONS SHOWN ON PLANS ARE REFERENCED TO THIS DATUM UNLESS NOTED.
C. THE GENERAL CONTRACTOR SHALL FIELD MEASURE ALL DIMENSIONS MARKED (V.I.F.) PRIOR TO FABRICATION OR START OF CONSTRUCTION.
D. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN STRENGTH WITHOUT THE PRIOR NOTIFICATION OF THE STRUCTURAL ENGINEER.
E. THE GENERAL CONTRACTOR SHALL COORDINATE ALL OTHER DISCIPLINES FOR ANY ITEMS WHICH EFFECT THE STRUCTURAL DRAWINGS.
F. TEMPORARY BRACING, GUY WIRES, ETC., SHALL BE USED WHERE NECESSARY TO ADEQUATELY RESIST ALL CONSTRUCTION LOADS.
G. INSURE POSITIVE DRAINAGE IN ALL AREAS.
H. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROPOSED WALLS/COLUMNS AND EXISTING UTILITIES.

CAST-IN-PLACE REINFORCED CONCRETE:

A. ALL CONCRETE WORK SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-02/318R-02).
B. ALL CONCRETE WORK SHALL ALSO CONFORM TO ALL APPLICABLE SECTIONS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
C. MINIMUM 28 DAY COMPRESSIVE STRENGTH:
   - CONCRETE WALKS, SIDEWALK BANDING, BENCH FOUNDATIONS AND HANDICAP RAMPS: CLASS I
   - CONCRETE SIDEWALKS SUBSLABS AND INTEGRAL BANDING: CLASS I
   - CONCRETE CURB, CURB AND GUTTER, 6' DRIVEWAY BANDING, HEADER CURB AND VALLEY GUTTER: CLASS II
   - CONCRETE STREET LIGHT POLE AND TRAFFIC POLE BASES, AND TREE GRATE COLLARS: CLASS II
D. SLUMPS PER F.D.O.T. STANDARD SPECIFICATIONS.
E. REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185 (6"X6", 2.1 W.W.F.)
F. TERMINATE ALL DISCONTINUED TOP BARS WITH 180 DEGREE STANDARD HOOK UNLESS OTHERWISE NOTED.
G. AT CHANGES IN DIRECTION OF CONCRETE WALLS, STRIP FOOTINGS AND BOND BEAMS, PROVIDE CORNER BARS AT SAME SIZE AND SPACING AS HORIZONTAL STEEL.
H. METAL EXPANSION CAPS: TO BE FURNISHED WITH ONE END OF EACH DOWEL BAR IN EXPANSION JOINTS. CAPS TO BE A MINIMUM OF 3" IN LENGTH, WITH ONE END CLOSED, TO ALLOW BAR MOVEMENT OF NOT LESS THAN 1 INCH, UNLESS OTHERWISE INDICATED. PLASTIC COATED DOWEL BARS MAY BE USED IF APPROVED BY ENGINEER.
I. JOINT MATERIAL: JOINT SEALER IS TO BE GRAY SONOLASTIC SL 1 MANUFACTURED BY REXNORD CHEMICAL PRODUCTS, INC., MINNEAPOLIS, MN. OR APPROVED EQUAL.
J. CONTRACTION JOINTS: TO BE PROVIDE TO A DEPTH 1/4 OF CONCRETE THICKNESS, AS FOLLOWED.
   1. TOOLED JOINTS:
   2. SAWED JOINTS IF REQUIRED, TO BE CUT INTO HARDENED CONCRETE AS SOON AS SURFACE WILL NOT BE TORN, ABRASED, OR OTHERWISE DAMAGED BY CUTTING ACTION.
   3. CONTRACTION JOINTS ARE TO BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB FOR WALKS, INTERVALS NOT TO EXCEED 10 FEET.
   4. CONTRACTION JOINTS FOR CONCRETE BANDING IN THE STREET AND SIDEWALK SHALL BE AT 10 FOOT INTERVALS (MAX).
K. CONSTRUCTION JOINTS:
   WHERE PLACEMENT OPERATIONS ARE STOPPED FOR A PERIOD OF MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH POURS TERMINATE AT EXPANSION JOINTS.
L. EXPANSION JOINTS:
   1. PROVIDE EXPANSION JOINTS BETWEEN ABUTTING CONCRETE CURBS, WALKS, WALLS COLUMNS, AND OTHER NON YIELDING MATERIALS, UNLESS OHTERWISE INDICATED ON HARDSCAPE DETAILS.
   2. FOR CURB AND GUTTER WORK EXPANSION JOINTS SHALL BE PLACED AT EVERY ONE HUNDRED LINEAR FEET.
   3. ALL EXPOSED EXPANSION JOINT MATERIALS SHALL BE RECESSED 1/4 INCH AND SEALED WITH THE JOINT SEALER AS SPECIFIED.
M. CONCRETE FINISHES:
   1. AFTER STRIKING OFF AND CONSOLIDATING CONCRETE, SMOOTH THE SURFACE BY SCREEDING AND FLOATING. USE HAND METHODS ONLY WHERE MECHANICAL FLOATING IS NOT POSSIBLE. ADJUST THE FLOATING TO COMPACT THE SURFACE AND PRODUCE A UNIFORM TEXTURE. THE USE OF ADDITIONAL WATER WILL BE PROHIBITED IN ALL PHASES OF THE FINISHING.
   2. AFTER FLOATING, TEST SURFACE FOR TRUENESS WITH A 10 FOOT STRAIGHTEDGE. DISTRIBUTE CONCRETE AS REQUIRED TO REMOVE SURFACE IRREGULARITIES, AND REFLOAT REPAIRED AREAS TO PROVIDE A CONTINUOUS SMOOTH FINISH.
   3. WORK EDGES OF GUTTERS, BACK TOP EDGE OF CURB, SCORE LINES AND FORMED JOINTS WITH AN EDGEING TOOL AND ROUND TO 1/2" RADIUS, UNLESS OTHERWISE INDICATED ON HARDSCAPE DETAILING. ELIMINATE ANY TOOL MARKS ON CONCRETE SURFACE.
   4. AFTER COMPLETION OF FLOATING, AND WHEN EXCESS MOISTURE OR SURFACE SHEEN HAS DISAPPEARED, COMPLETE SURFACE FINISHING AS SPECIFIED ON DETAIL(S).
   5. DO NOT REMOVE FORMS FOR 24 HOURS AFTER CONCRETE HAS BEEN PLACED. AFTER FORM REMOVAL, CLEAN ENDS OF JOINTS AND POINT-UP ANY MINOR HONEYCOMBED AREAS. REMOVE AND REPLACE AREAS OR SECTIONS WITH MAJOR DEFECTS.
N. GENERAL: CONSTRUCT EXPANSION JOINTS AT THE END OF ALL CURVES AND AT LOCATIONS PERPENDICULAR TO SURFACE OF CONCRETE, UNLESS OTHERWISE INDICATED ON HARDSCAPE DETAILS. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO THE CENTERLINE, UNLESS OTHERWISE INDICATED.

CONCRETE MASONRY

A. DESIGN CRITERIA: ACI 530-99/ASCE 5-99, ACI 530.1-99/ASCE 6-99.
B. HOLLOW UNITS: MIN. 4,000 PSI @ 28 DAYS, MIN. 45% SOLID, ASTM C 90, GRADE N, HIGH STRENGTH BLOCK. NORMAL WEIGHT. f'm=2,500 PSI.
C. MORTAR: ASTM C 270, TYPE S, MIN. 1800 PSI @ 28 DAYS, 3/8" FULL BEDDING, REMOVE MORTAR PROTRUDING INTO CELL CAVITIES TO BE REINFORCED AND GROUTED.
D. GROUT: ASTM C 476, MIN. 2500 PSI @ 28 DAYS, 3/8" AGGREGATE MAX., 8"-10" SLUMP.
E. REINFORCEMENT:
   1. HORIZONTAL JOINTS: STD. DUR-O-WALL @ 16" O.C., USE PREFABRICATED CORNERS AND TEES @ WALL INTERSECTIONS, OVERLAP DISCONTINUED ENDS AND EXTEND INTO COLUMNS 12" MIN.
   2. VERTICAL AND HORIZONTAL REINFORCEMENT: ASTM 615, GRADE 60, TYP. @ WALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND @ WALL ENDS, HOOK TOP OF ALL DISCONTINUED BARS, LAP CONT. REINF. 48 BAR DIA. U.N.O.
   3. USE BAR SPACERS IN EVERY 4TH COURSE WHERE CELLS ARE TO BE GROUTED.
F. PROVIDE CLEANOUT OPENINGS FOR EACH GROUTED CELL. G. HIGH LIFT GROUTING SHALL BE USED WITH A MAXIMUM POUR OF 12'-0" IN 4' MAX. LIFTS WITH ONE HOUR BETWEEN LIFTS. VIBRATE EACH LIFT AND RECONSOLIDATE PREVIOUS LIFT AFTER PLACING NEXT LIFT. VERTICAL CORES TO BE FILLED WITH GROUT SHALL HAVE A MINIMUM CLEAR DIMENSION OF 3"x3". H. WHERE EXPANSION ANCHOR BOLTS ARE SET IN MASONRY WALLS, FILL BLOCK CELLS WITH GROUT FOR BOLTED COURSE AND TWO COURSES BELOW ANCHOR ELEVATION.

LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE	REG. NO.	12/14/21 DATE

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■ Landscape Architecture
■ Site Planning
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REGISTERED LANDSCAPE ARCHITECT LA0001764 STATE OF FLORIDA
DocuSigned by: D96C07E49FD041C...

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DRAWING SCALE
0 FT 25' 50' North
SCALE: 1"=50'-0"

DRAWING TITLE
HARDSCAPE SITE PLAN

DRAWING NUMBER
HS-02

SHEET 39 OF 45

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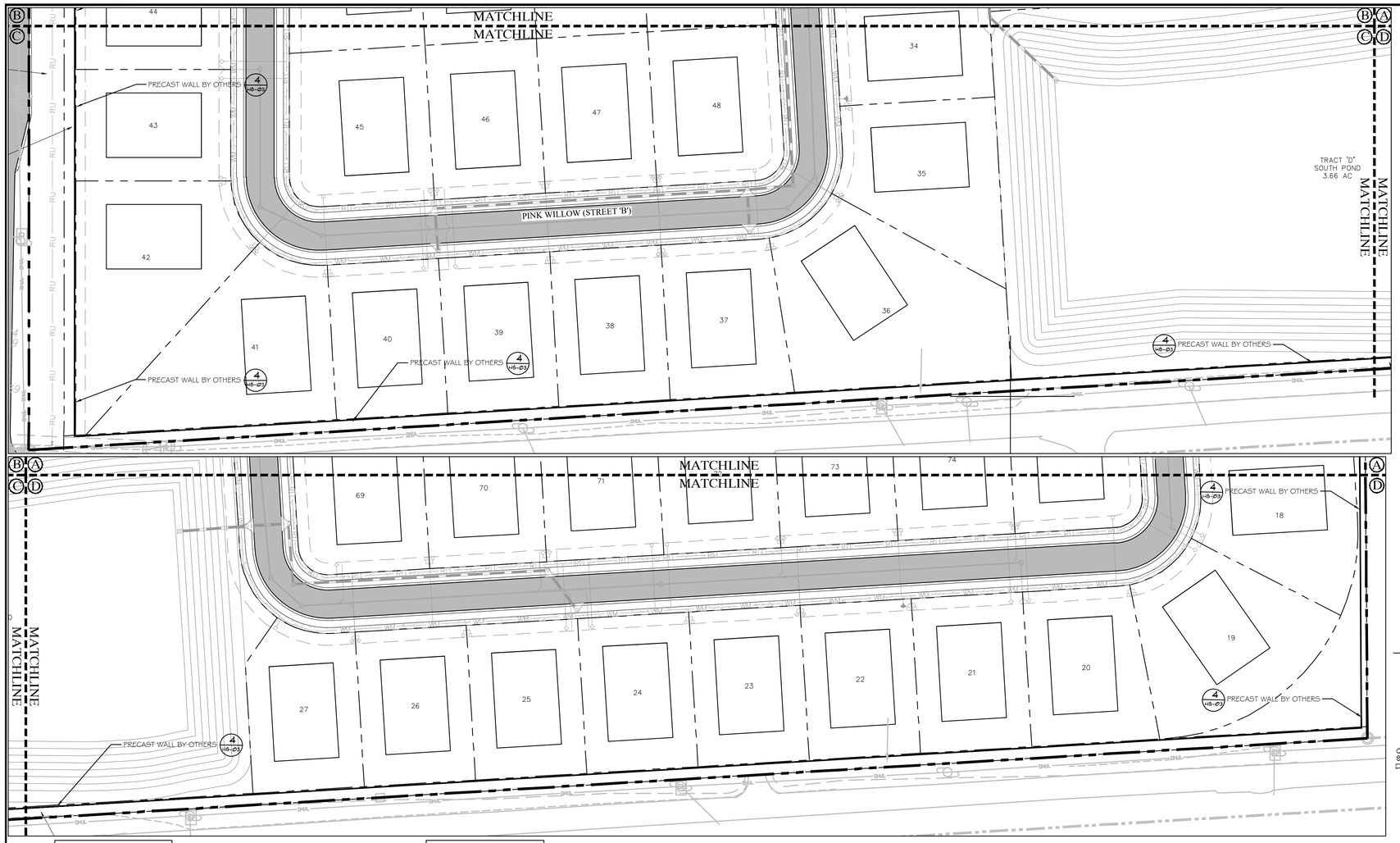
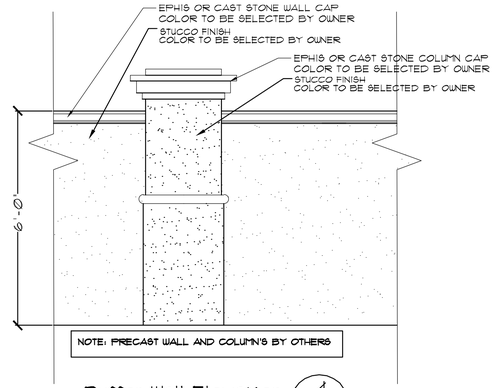
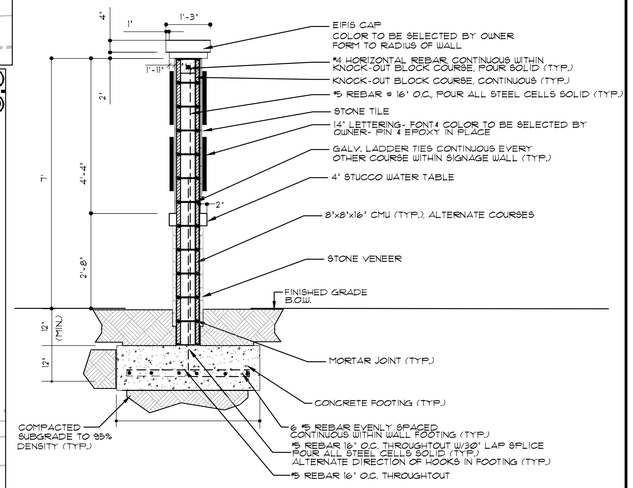
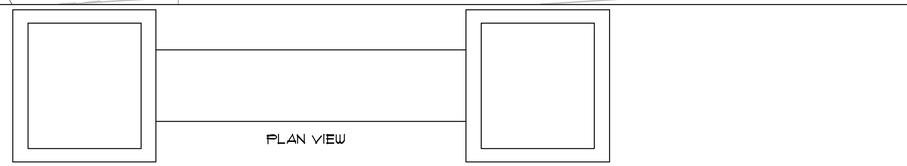


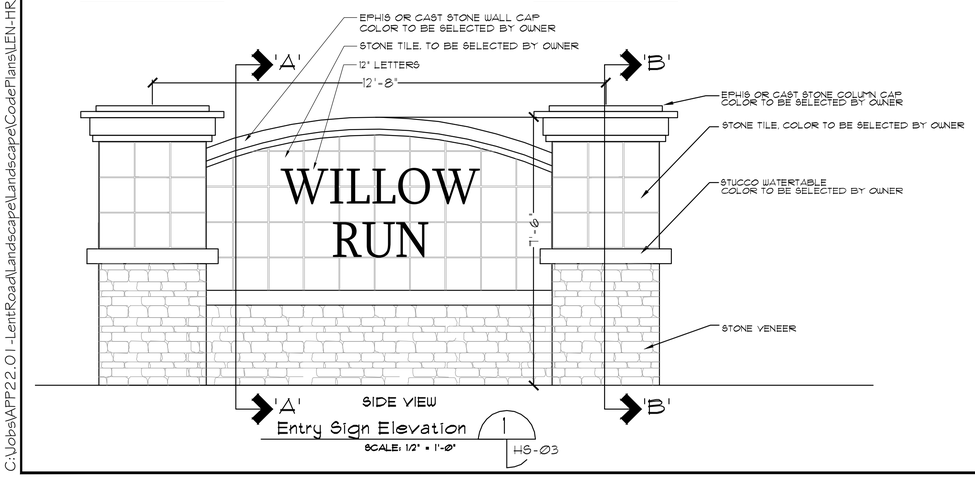


Buffer Wall Elevation 4 HS-03
Scale: 1/2"=1'-0"

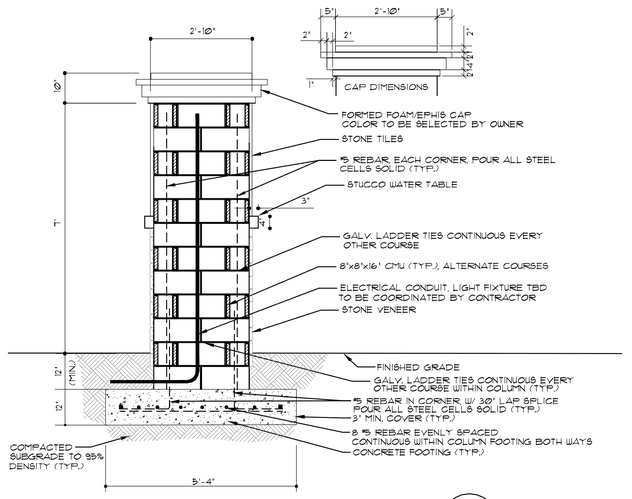


Entry Sign (Section'A'-'A') 3 HS-03
SCALE: 1/2" = 1'-0"





Entry Sign Elevation 1 HS-03
SCALE: 1/2" = 1'-0"



Decorative Column (Section 'B-B') 2 HS-03
Scale: 1/2"=1'-0"

LANDSCAPE AND IRRIGATION DESIGN

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	LA0001764	12/14/21

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■ Site Planning
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N85°38'18"E

616.56'

N00°04'35"W

TRACT 'M'
POCKET PARK/DOG PARK/
WALKING PATH
1.77 AC

TRACT 'B'
PUBLIC RIGHT-OF-WAY
5.48 AC

TRACT 'C'
NORTH POND
5.43 AC

TRACT 'L'
LANDSCAPE BUFFER
0.05 AC

DESERT WILLOW (STREET 'C')

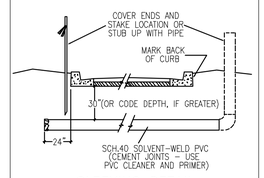
MATCHLINE

68
67
66
97
96
110
1
10

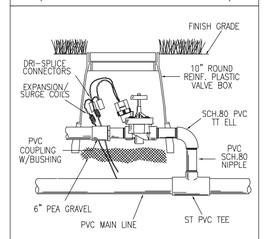
CITY NOTES:

1. STREET TREES SHALL BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.01 OF THE LAND DEVELOPMENT CODE.
3. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
4. IRRIGATION PLANS SHALL BE PROVIDED AT CONSTRUCTION SITE PLAN.
5. IRRIGATION DISTRIBUTION EQUIPMENT SHALL BE 24" FROM VERTICAL STRUCTURES.
6. ALL ON-SITE LANDSCAPING AND AMENITIES REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INSPECTION. THE SITE SUPERINTENDENT MUST BE ON SITE.
7. FOR ANY TREES THAT ARE REQUIRED BETWEEN THE CURB AND SIDEWALK, ROOT BARRIERS WILL BE INSTALLED TO ELIMINATE DAMAGE TO THE UTILITIES, CURB AND SIDEWALK. AT THE TIME OF THE CONSTRUCTION SITE PLAN SUBMITTAL, THE HOA DOCUMENT WILL ENTRUST MAINTENANCE FOR ALL "STREET TREES" TO THE HOA. A NOTE WAS ADDED TO THE DEVELOPMENT STANDARDS, UNDER E. BUFFERS AND LANDSCAPING, NOTE 7, WHICH STATES "NO 'STREET TREES' WILL BE PROPOSED BETWEEN THE CURB AND SIDEWALK UNLESS SPECIFICALLY REQUESTED BY PLANNING AND ZONING DEPARTMENT. IF NECESSARY, ANY PROPOSED TREES, LOCATED BETWEEN THE CURB AND THE SIDEWALK, CANNOT BE ROOT AGGRESSIVE OR THEY MUST HAVE ROOT BARRIERS INSTALLED TO PREVENT DAMAGE TO THE UTILITIES, CURB AND SIDEWALK."

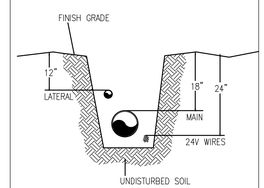
NOTE: ALTERNATIVE MATERIALS, SUCH AS C-900 PVC, HDPE, OR DUCTILE IRON PIPE WILL ALSO BE CONSIDERED, IF PROPERLY SUBMITTED FOR APPROVAL.



SLEEVING DETAIL
(REQUIREMENTS VARY - CHECK CODES FIRST)



ELECTRIC CONTROL VALVE



TRENCHING DETAIL
(USE CODE DEPTHS, IF GREATER)

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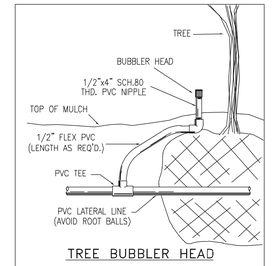
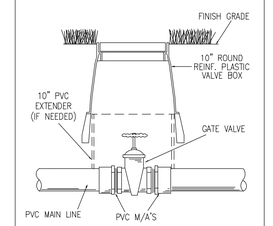
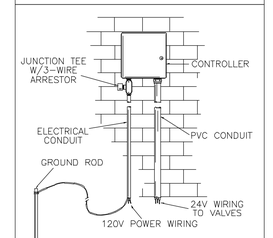


TREE BUBBLER HEAD



ISOLATION GATE VALVE



WALL-MOUNT CONTROLLER
(ALL WIRING SHALL CONFORM TO ELECTRICAL CODES)

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	LA0001764	12/14/21

Landscape Designs, LLC

- Landscape Architecture
- Site Planning

4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

WILLOW RUN

City of Apopka
Florida

Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR.. RLA

DocuSigned by:
D96C07E49FDC41C...

REG.#: 0001764

PROJECT NO.	APP22.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	12/14/21

ISSUED FOR:

01/30/22 City Comments
02/22/22 Site Changes
04/04/22 Tree Survey

DRAWING SCALE

0 FT 15' 30' North

SCALE: 1"=30'-0"

DRAWING TITLE

IRRIGATION SITE PLAN

DRAWING NUMBER

IR-02

SHEET 42 OF 45

C:\Jobs\APP22.01-LentRoad\Landscape\Landscape\CodePlans\LEN-IRR.dwg

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CITY NOTES:

1. STREET TREES SHALL BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.01 OF THE LAND DEVELOPMENT CODE.
3. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
4. IRRIGATION PLANS SHALL BE PROVIDED AT CONSTRUCTION SITE PLAN.
5. IRRIGATION DISTRIBUTION EQUIPMENT SHALL BE 24" FROM VERTICAL STRUCTURES.
6. ALL ON-SITE LANDSCAPING AND AMENITIES REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INSPECTION. THE SITE SUPERINTENDENT MUST BE ON SITE.
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LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS .

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IRRIGATION SITE PLAN

DRAWING NUMBER

IR-03

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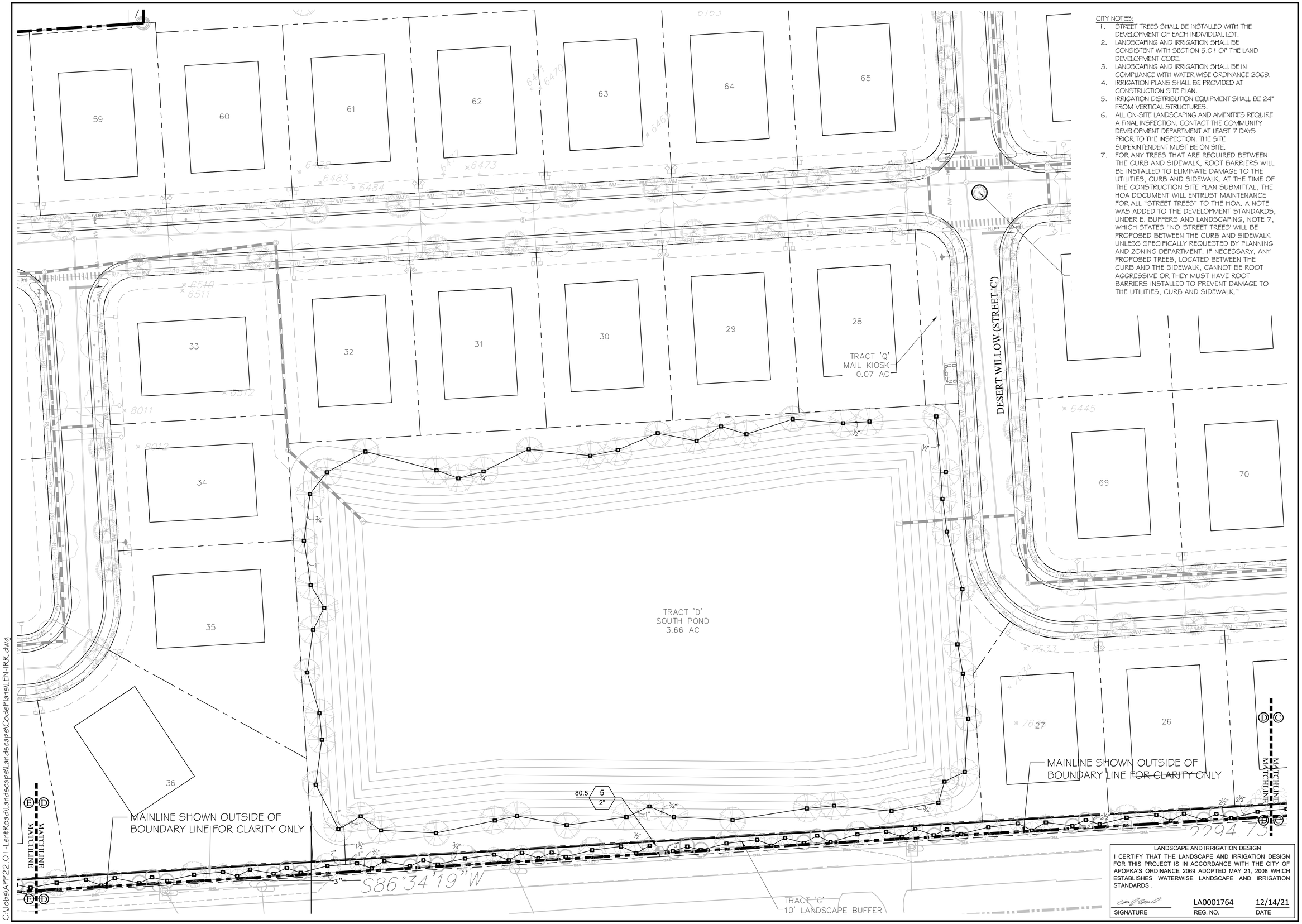

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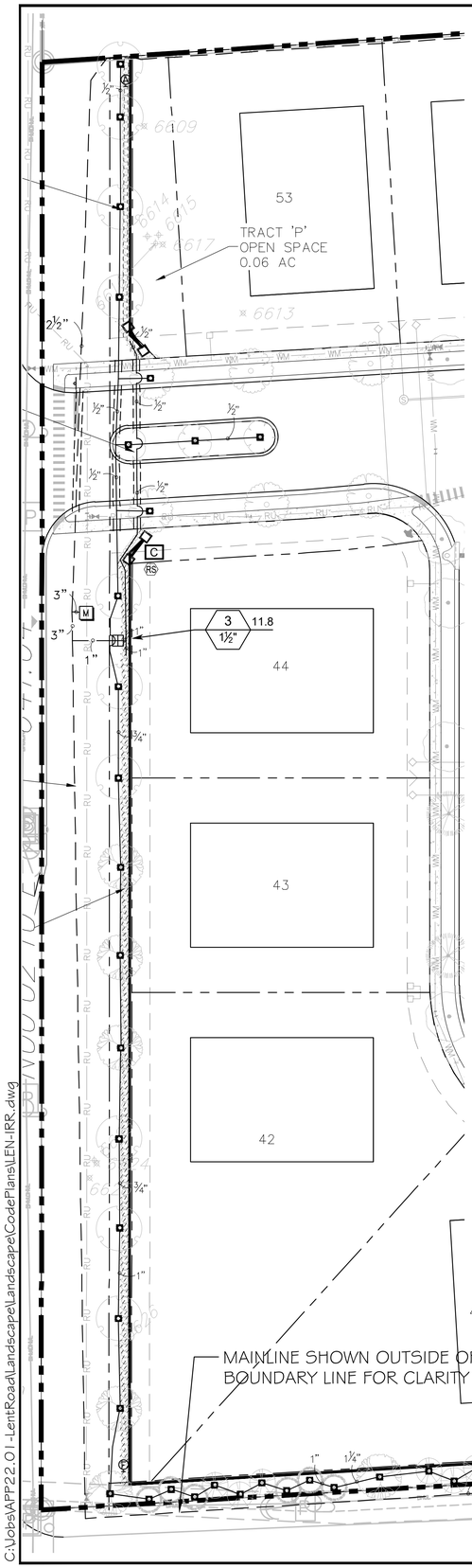

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1402 1428 / 1401 1404	Rain Bird 1800-1400 Flood Flood Bubbler	456	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-150-COM High flow control zone kit with 1-1/2" PESB valve, two 1" filters and two 40psi pressure regulators.	3
	Rain Bird MDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler.	3
	Rain Bird AR Valve Kit 1" Air Relief Valve kit with 6" drip valve box.	3
	Area to Receive Dripline Rain Bird LD-06-24 Landscape Dripline with 0.61 gph emitters at 24" o.c. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern.	10,410 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration, With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	3
C	Rain Bird ESP-LXME (2) Plastic wall mount controller with 8 to 48 stations adjusted modularly in four station increments, with SM4, SM8, and SM12 station modules. Supply number of stations as required for project at one station per valve.	1
RS	Rain Bird RSD-BEx (2) Rain Sensor, with bracket, extension wire	1
M	Water Meter 2" RE-USE METER	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	12,512 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21-NP	4,297 l.f.
	Pipe Sleeve: PVC Schedule 40	285.4 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

NOTES:
1. ALL PIPE SIZES SHALL NOT EXCEED A VELOCITY OF 5' SEC.
2. ALL HEADS SHALL BE MIN. 4" FROM PAVED SURFACES
3. USE PRESSURE COMPENSATING SCREENS TO ADJUST NOZZLE RADIUS WERE NECESSARY

GENERAL NOTES

1) THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AS IT MAY NOT BE POSSIBLE TO ACCURATELY DEPICT THE EXACT LOCATIONS FOR ALL MATERIAL, OR ANTICIPATE THOSE IN-FIELD VARIATIONS WHICH MAY REQUIRE ADJUSTMENT ON SITE. THE INSTALLER SHALL BE EXPECTED TO MAKE MINOR MODIFICATIONS WHICH MAY BE NECESSARY TO MAINTAIN COMPLETE AND ACCURATE COVERAGE, WITHOUT DEVIATION FROM THE DESIGN CONCEPTS OR INTENT. THE FINAL LOCATIONS OF ALL MAJOR EQUIPMENT, SUCH AS CONTROLLERS, VALVES, SUPPLY CONNECTIONS, MAINLINES, ETC. SHALL BE DETERMINED IN THE FIELD, USING THE DRAWINGS AS A GUIDE, AND APPROVED PRIOR TO INSTALLATION.

2) ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS. ALTHOUGH DUE DILIGENCE HAS BEEN EXERCISED IN THE PREPARATION OF THE DOCUMENTS TO AVOID CONFLICTS, THE RESPONSIBILITY FOR VERIFICATION AND CONFORMANCE TO THE PARTICULAR CODES FOR THIS LOCATION SHALL REMAIN SOLELY THAT OF THE INSTALLER. THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.

3) ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. THE INSTALLATION SHALL BE COORDINATED WITH ALL NEW AND EXISTING IMPROVEMENTS, AND WITH THE ACTUAL BEDLINES, SOD LIMITS AND PLANT LOCATIONS.

4) ALL MATERIAL AND LABOR REQUIRED TO PROVIDE A COMPLETE, OPERATIONAL, AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS.

5) UNLESS SPECIFICALLY STATED IN THE DOCUMENTS, ALL MAINLINE PIPING AND WIRING PASSING UNDER PAVED SURFACES SHALL BE SLEEVED WITH SCH. 40 PVC, SIZED TWO SIZES LARGER THAN THE CONTAINED PIPE, OR 1" OR LARGER AS NEEDED FOR CONTROL WIRING. LATERAL PIPING PASSING UNDER TRAFFIC-BEARING PAVEMENT OF ANY WIDTH, OR UNDER SIDEWALKS 5' IN WIDTH OR GREATER, SHALL BE SLEEVED IN A SIMILAR MANNER. IT SHALL BE ASSUMED THAT ALL SLEEVING IS TO BE PART OF THIS WORK, UNLESS SPECIFICALLY EXCEPTED IN THE DOCUMENTS. ANY NEEDED SLEEVES WHICH ARE UNUSABLE OR CANNOT BE FOUND SHALL BE REPORTED IMMEDIATELY TO THE PROJECT MANAGER. ROADWAY/DRIVEWAY SLEEVES ARE SHOWN ON THIS DRAWING. SIDEWALK SLEEVES ARE NOT SHOWN, BUT ARE UNDERSTOOD.

6) CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHEREVER POSSIBLE. LOW-VOLTAGE WIRING SHALL BE UF#14-1 PVC JACKETED, SINGLE CONDUCTOR CABLE, COLORED RED FOR 'HOT' WIRES, WHITE FOR VALVE COMMON, AND BLUE FOR SPARES, A MINIMUM OF TWO OF WHICH SHALL BE RUN FROM THE CONTROLLER LOCATION TO THE FARTHEST ZONE VALVE IN EACH DIRECTION. WIRES SHALL BE INSTALLED WITH ADEQUATE SLACK AND SURGE/EXPANSION LOOPS, AND SHALL BE SPLICED ONLY IN VALVE BOXES, USING SPEARS "DRI-SPLICE" WIRE CONNECTORS AND SEALANT, OR OTHER WATERPROOF TYPE, IF PRIOR APPROVAL IS OBTAINED.

7) ALL HEADS SHALL BE OF THE PROPER TYPE FOR THE PLANT MATERIAL WHERE LOCATED, AND SHALL BE INSTALLED IN THE PRESCRIBED MANNER, PLUMB, AND WITH THE PROPER HEIGHT WITH RESPECT TO GRADE AND PLANT HEIGHT. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCES FROM ALL PAVING, CURBS, SIDEWALKS, WALLS, AND OTHER OBSTACLES, SO THAT DAMAGE TO EQUIPMENT DOES NOT OCCUR DURING LANDSCAPE MAINTENANCE OPERATIONS. ALL SPRINKLERS SHALL BE ADJUSTED TO OBTAIN MAXIMUM COVERAGE OF PLANT MATERIAL, WHILE MINIMIZING OVERSPRAY ONTO WINDOWS OR WALLS, OR OTHER IMPERVIOUS SURFACES, PARTICULARLY WOODWORK AND/OR TRIM. THE INSTALLER SHALL UTILIZE SUITABLE PRESSURE-COMPENSATING SCREENS OR ADJUSTABLE-ARC NOZZLES WHERE REQUIRED TO ACHIEVE MAXIMUM COVERAGE CONTROL.

8) EACH CONTROLLER SHALL REQUIRE A STANDARD 120-VAC POWER FEED, WHICH SHALL BE COORDINATED AND HOOKED UP BY THE INSTALLER OR HIS DESIGNATED ELECTRICIAN. A 3-WIRE POWER INPUT SURGE ARRESTOR SHALL BE PROVIDED ON THE POWER FEED, AND A DEDICATED GROUND ROD OR RODS SHALL BE INSTALLED, WHICH PROVIDE A RESISTANCE OF NO GREATER THAN 10 OHMS TO EARTH.

9) EACH CONTROLLER SHALL BE EQUIPPED WITH A PROPERLY LOCATED AND INSTALLED RAIN SHUTOFF DEVICE (MINI-CLIK II), WHICH SHALL BE LOCATED IN SUCH A MANNER SO THAT IT IS UNOBSTRUCTED AND DIRECTLY EXPOSED TO NATURAL RAINFALL AND SUNLIGHT FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM ROOFS, ETC.

10) THE MINIMUM SUPPLY REQUIREMENT FOR THE SYSTEM AS DESIGNED IS 85 GPM AT 65 PSI

11) SIXTY FIVE (65) PSI WATER PRESSURE IS REQUIRED FOR THE EFFICIENT OPERATION OF THE IRRIGATION SYSTEM AS DESIGNED. VERIFY 65 PSI WATER PRESSURE IS AVAILABLE AT EACH POC LOCATION PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE OWNER IF THE MINIMUM WATER PRESSURE IS NOT AVAILABLE PRIOR TO STARTING THE IRRIGATION INSTALLATION.

12) THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH AND FOLLOW THE INSTRUCTIONS CONTAINED HEREIN, ON THE DRAWINGS, IN THE CONSTRUCTION DETAILS, AND IN THE WRITTEN SPECIFICATIONS. SHOULD A CONFLICT BE DISCOVERED WITHIN THE DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER AND REQUEST CLARIFICATION.

13) THIS INSTALLATION SHALL BE SUPPLIED BY RECLAIMED WATER. THE WORK SHALL INCLUDE ANY AND ALL MATERIALS AND METHODS REQUIRED FOR THE APPROVED INSTALLATION THEREOF, WHETHER OR NOT SPECIFICALLY INDICATED WHETHER OR NOT SPECIFICALLY INDICATED IN THE DOCUMENTS, INCLUDING THE INSTALLATION OF ANY REQUIRED WARNING SIGNAGE.

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird XCZ-150-COM	Area for Dripline	0.54 in/h	1.80	201	7,076	2,359
2	Rain Bird PESB-PRS-D	Bubbler	15.32 in/h	2	8	600	200
3	Rain Bird XCZ-150-COM	Area for Dripline	0.54 in/h	1.80	201	2,372	790.7
4	Rain Bird PESB-PRS-D	Bubbler	15.32 in/h	2	8	580	193.3
5	Rain Bird PESB-PRS-D	Bubbler	15.32 in/h	2	8	644	214.7
6	Rain Bird XCZ-150-COM	Area for Dripline	0.54 in/h	1.80	201	2,269	756.4
		TOTALS:			627	13,542	4,514

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-150-COM	1-1/2"	Area for Dripline	35.21	1,581	51.59	70.53	0.54 in/h
2	Rain Bird PESB-PRS-D	2"	Bubbler	75.00	1,043	65.74	84.47	15.32 in/h
3	Rain Bird XCZ-150-COM	1-1/2"	Area for Dripline	11.80	81.7	31.89	32.72	0.54 in/h
4	Rain Bird PESB-PRS-D	2"	Bubbler	72.50	795.1	53.52	61.50	15.32 in/h
5	Rain Bird PESB-PRS-D	2"	Bubbler	80.50	1,536	61.90		15.32 in/h
6	Rain Bird XCZ-150-COM	1-1/2"	Area for Dripline	11.29	2,777	49.86		0.54 in/h
	Common Wire				4,297			

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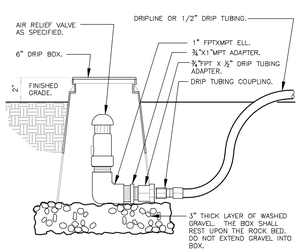
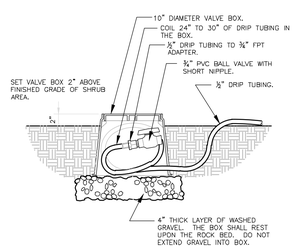
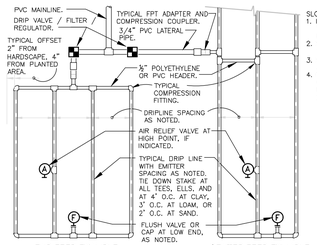


1 DRIP AIR RELIEF VALVE IN BOX
N.T.S. DETAIL-FILE



2 DRIP FLUSH VALVE
N.T.S. DETAIL-FILE



SLOPED CONDITION NOTE:
1. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
2. SPACING AS NOTED ON TOP ⅓ OF SLOPE.
3. SPACING AT BOTTOM ⅓ AS NOTED PLUS 25%.
4. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE BOTTOM ⅓ SEPARATELY.

MAXIMUM LATERAL LENGTH (FEET)

PSI	EMITTER FLOW RATE GPH 12" SPACING 0.6	0.9	18" SPACING 0.6	0.9	24" SPACING 0.6	0.9
10	125	86	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	86	175	135	218	171
60	129	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)

EMITTER SPACING	LATERAL SPACING	0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)

EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPH	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPH	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE

	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

3 TYPICAL DRIPLINE LAYOUT REQUIREMENTS
N.T.S. DETAIL-FILE

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SHEET 45 OF 45

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BRICKELL

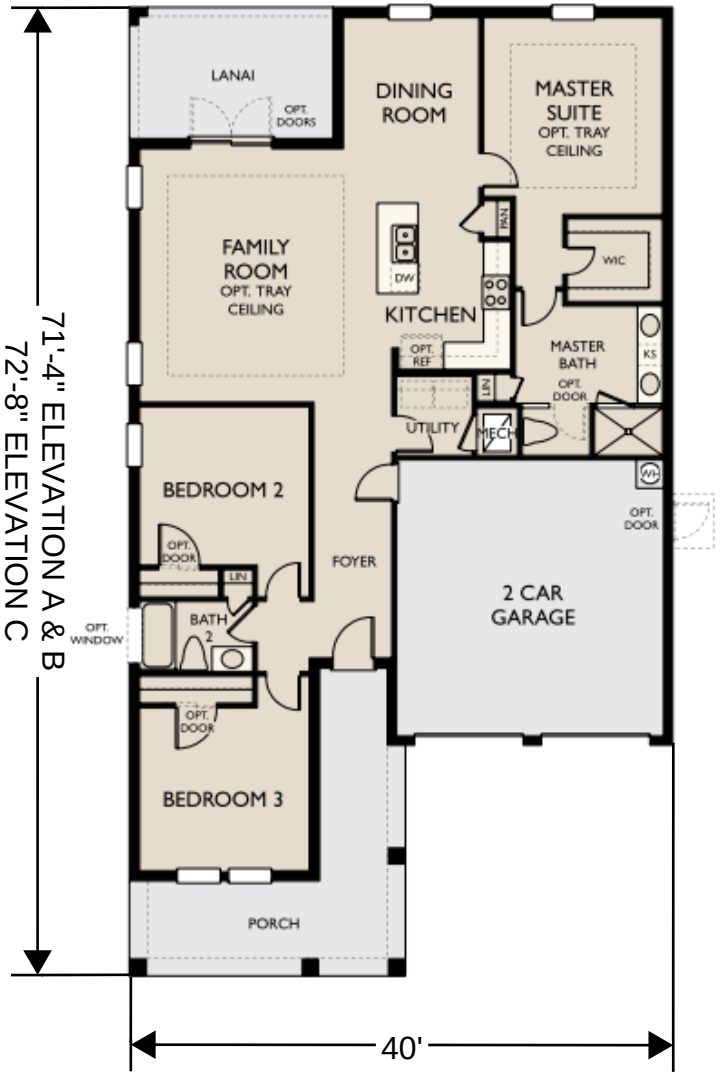
Elevation A

Elevation B

Elevation C

BRICKELL

1,709 SQUARE FOOTAGE



DOUGLAS

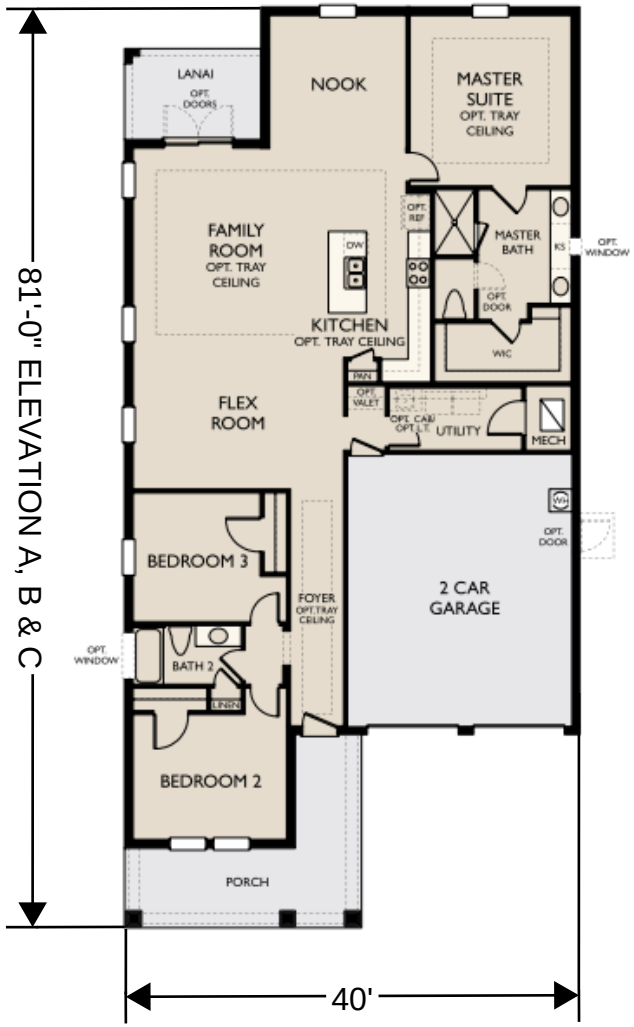
Elevation A

Elevation B

Elevation C

DOUGLAS

2,066 SQUARE FOOTAGE



PLANT

Elevation A

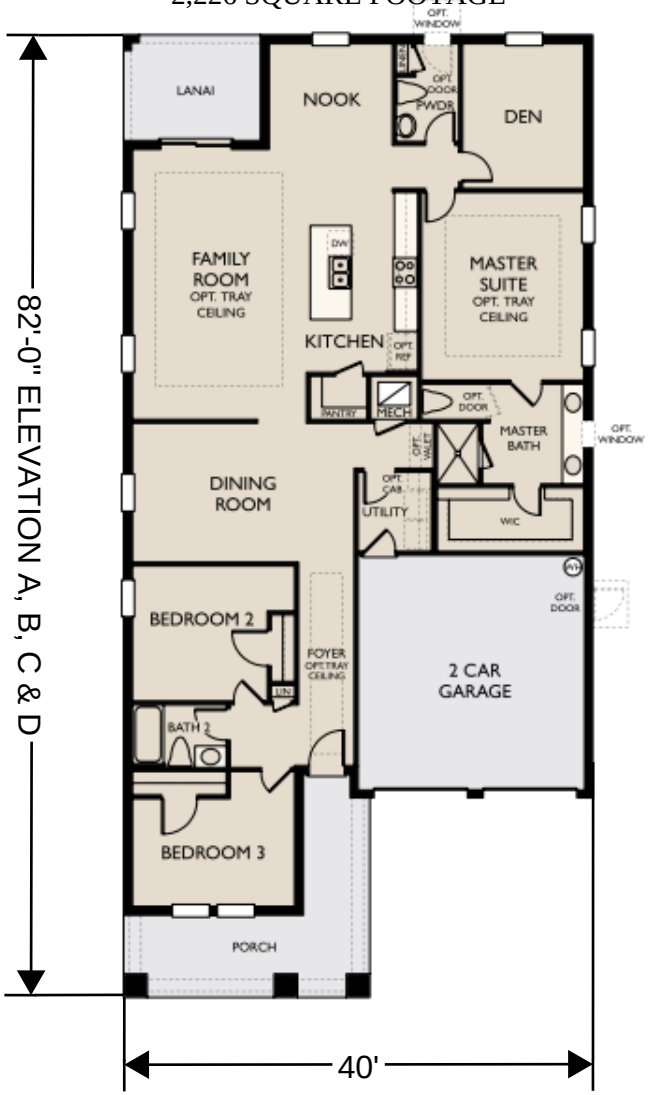
Elevation B

Elevation C

Elevation D

PLANT

2,226 SQUARE FOOTAGE



TUTTLE

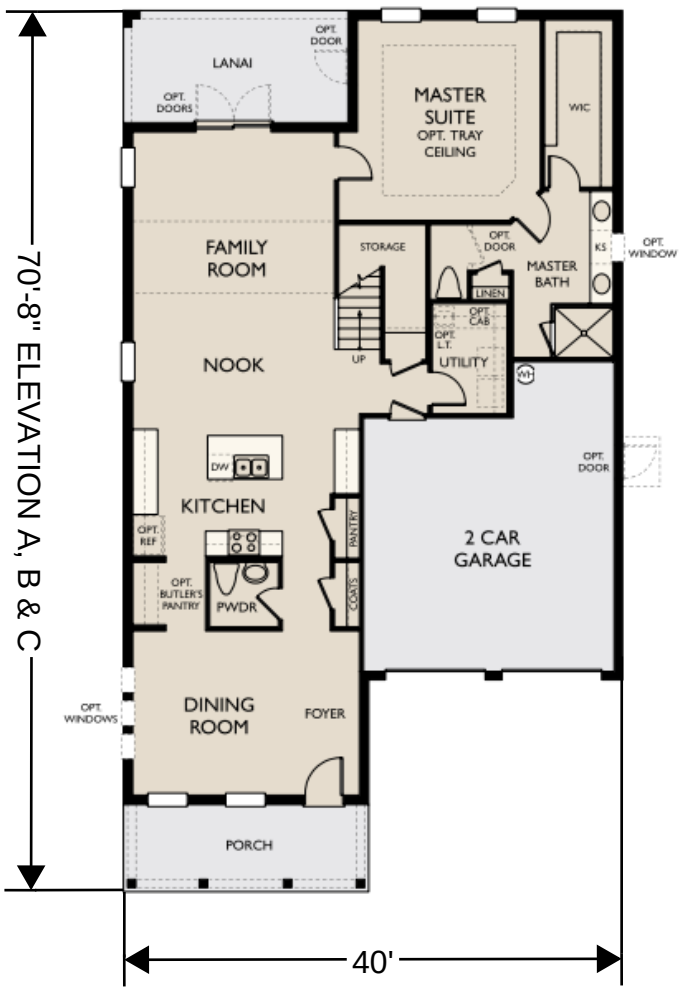
Elevation A

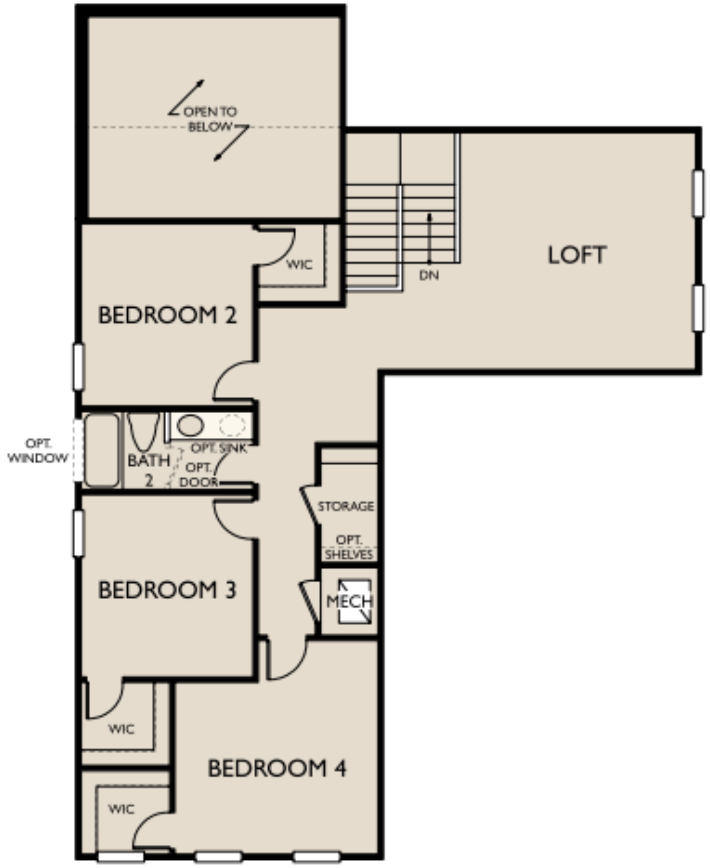
Elevation B

Elevation C

TUTTLE

2,783 SQUARE FOOTAGE





SECOND FLOOR

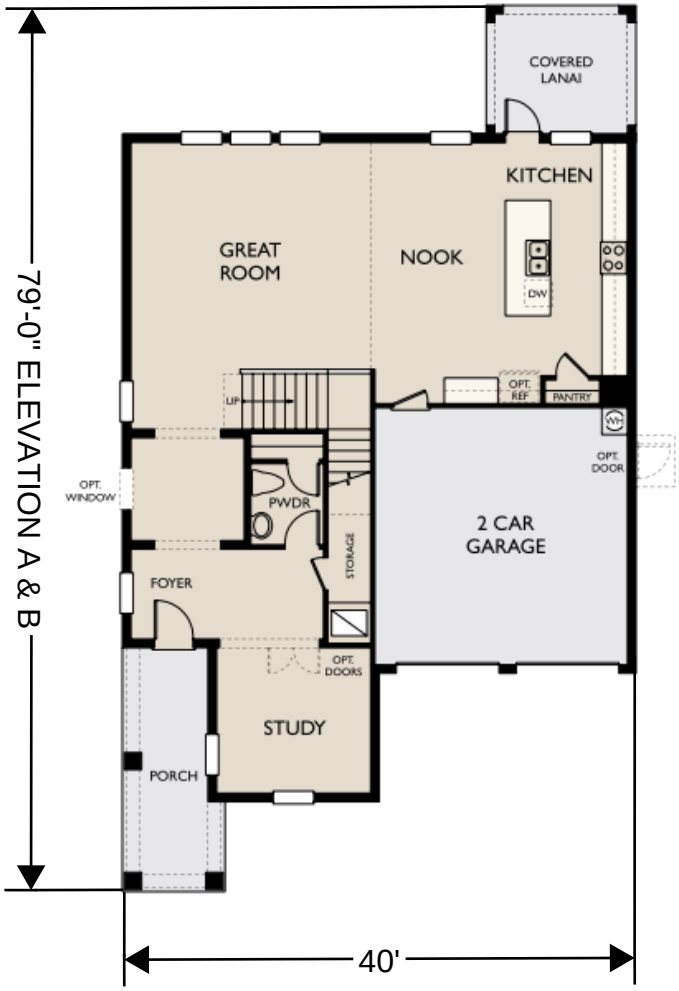
MOSELEY

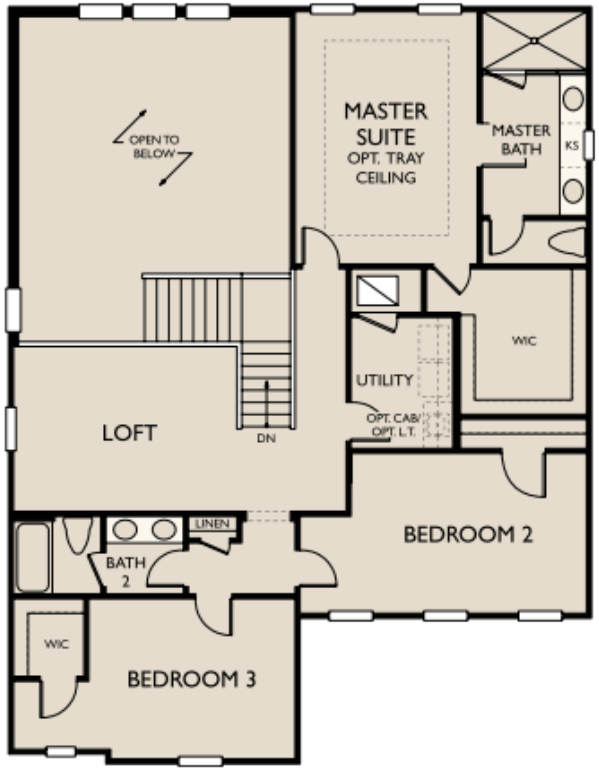
Elevation A

Elevation B

MOSELEY

2,791SQUARE FOOTAGE





SECOND FLOOR

GRIFFIN

Elevation A

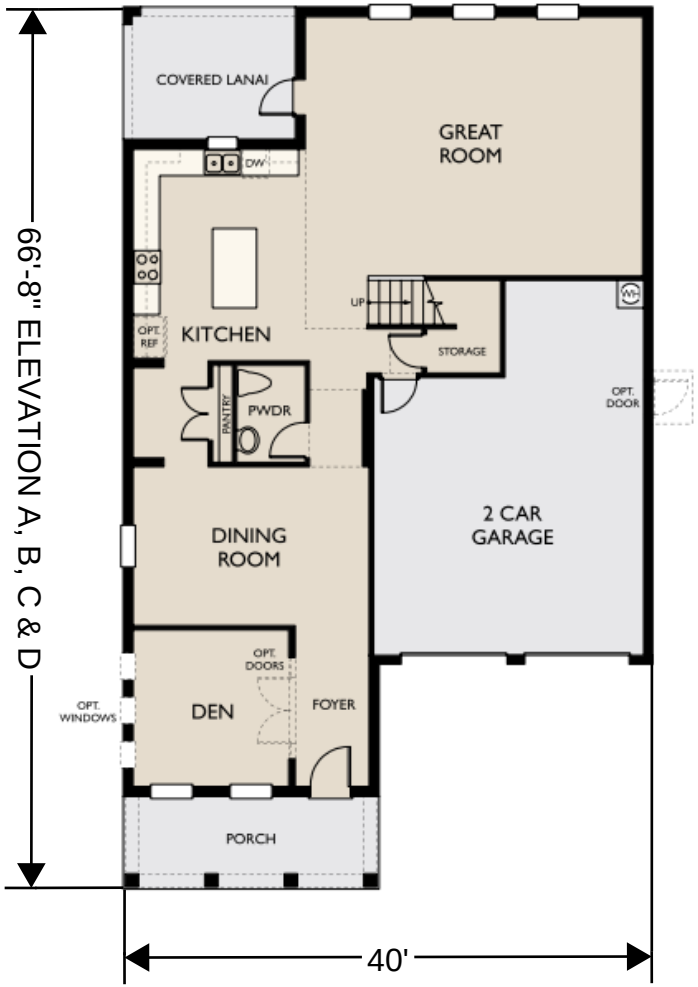
Elevation B

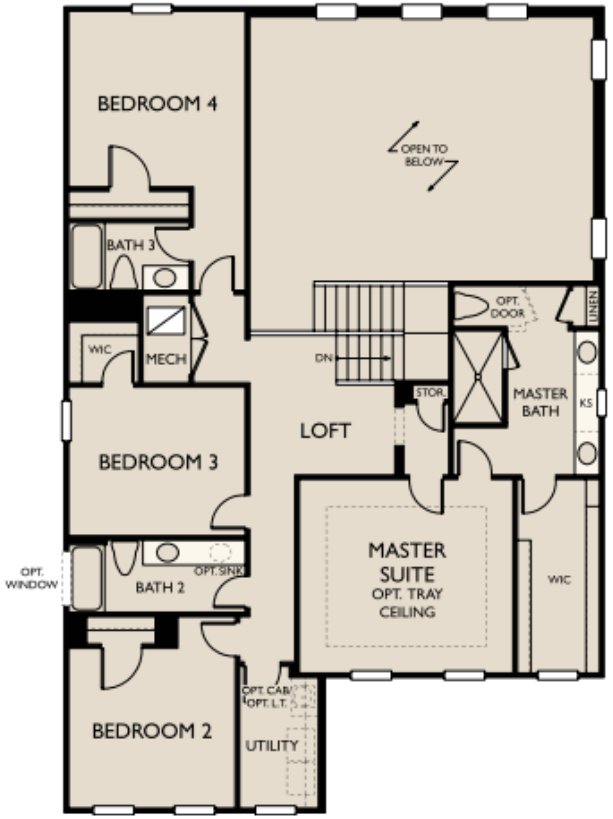
Elevation C

Elevation D

GRIFFIN

3,074 SQUARE FOOTAGE





SECOND FLOOR

DUVAL

Elevation A

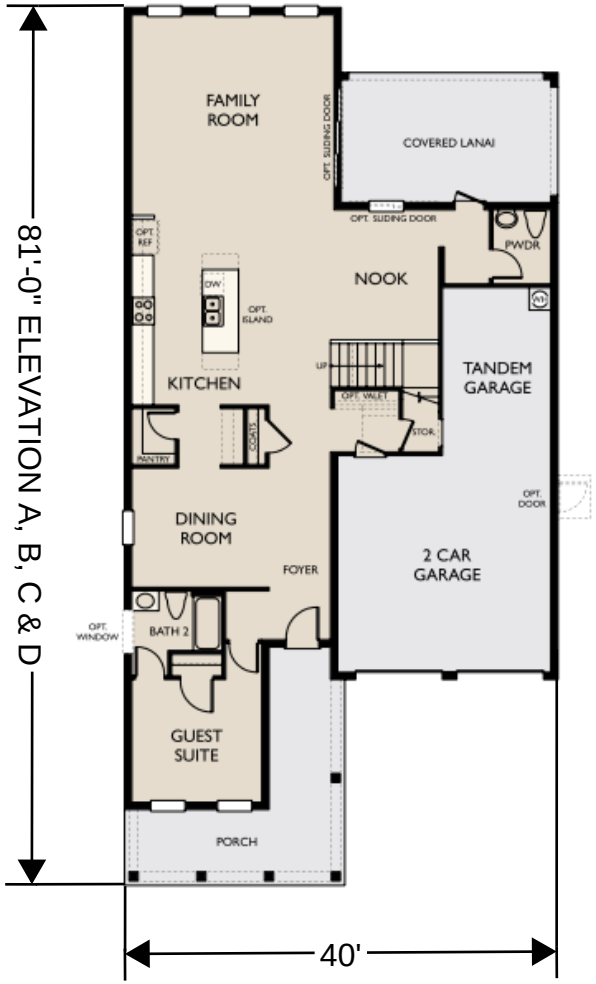
Elevation B

Elevation C

Elevation D

DUVAL

3,542 SQUARE FOOTAGE



SECOND FLOOR

PARCEL 1:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA (LESS THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND LESS THE SOUTH 30 FEET AND THE NORTH 60 FEET AND THE WEST 30 FEET FOR ROAD PURPOSES AND LESS THE SOUTH 878 FEET OF THE EAST 1215.47 FEET AND THE EAST 600 FEET THEREOF.)

PARCEL2:

THE SOUTH 878 FEET OF THE EAST 1215.47 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA (LESS THE SOUTH 30 FEET FOR ROAD PURPOSES AND LESS THE EAST 600 FEET THEREOF.)

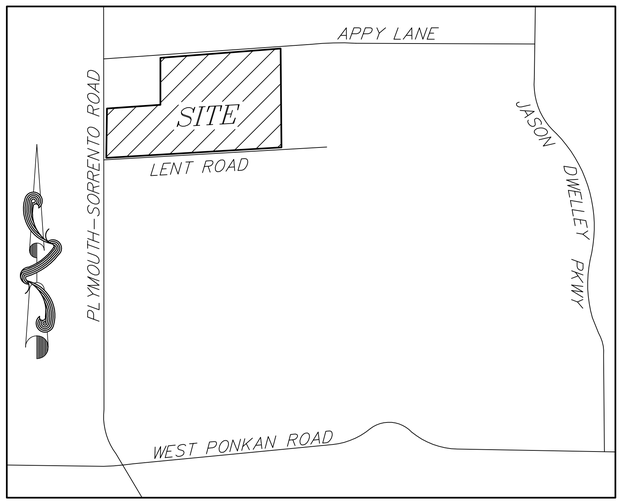
ALSO DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN NORTH 85°38'18" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 742.00 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE RUN SOUTH 00°00'04" EAST, ALONG SAID WEST LINE, 60.24 FEET TO THE A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF APPY LANE, ACCORDING TO OFFICIAL RECORDS BOOK 9701, PAGE 2389 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 85°38'18" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1575.43 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°24'08" EAST, PARALLEL WITH AND 600.00 FEET WEST OF (PERPENDICULAR MEASURE) OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1288.73 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LENT ROAD, ACCORDING TO RIGHT-OF-WAY AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 4, PAGES 13 AND 14 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 86°34'19" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 2294.73 FEET TO THE EAST RIGHT-OF-WAY LINE OF PLYMOUTH-SORRENTO ROAD, ACCORDING TO DEED BOOK 402, PAGE 68 AND ROAD BOND BOOK 3, PAGE 43 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°02'10" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 641.04 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 86°06'20" EAST, ALONG SAID SOUTH LINE, 711.96 FEET TO THE AFORESAID TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 00°00'04" WEST, ALONG SAID WEST LINE, 616.71 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF APOPKA, ORANGE COUNTY. FLORIDA AND CONTAINS 56.67 ACRES MORE OR LESS.



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING NORTH 85°38'18" EAST.
2. THE "LEGAL DESCRIPTION" HEREON AND THE LANDS SURVEYED ARE PARCELS 1 AND 2 AS PROVIDED IN THE COMMITMENT TO INSURE TITLE, COMMITMENT NO. 1088876-2, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THE ALSO DESCRIBED AS LEGAL DESCRIPTION WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
3. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
4. 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.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, VISIBLE ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND UTILITIES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
7. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
8. THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12018O0110H, MAP NO. 12095C0110H, MAP REVISED SEPTEMBER 24, 2021.
   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.
9. THERE WAS NO VISUAL EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WITHIN THE SURVEYED LANDS.
10. WHILE CONDUCTING THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF WETLANDS WITHIN THE SURVEYED LANDS.
11. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
12. THE SUBJECT PROPERTY IS ZONED RSF-1A. THE SURVEYOR WAS NOT PROVIDED A ZONING REPORT CONTAINING SETBACK, HEIGHT RESTRICTIONS, ETC. OR OTHER INFORMATION REGARDING ZONING RESTRICTIONS.
13. THE SUBJECT PROPERTY IS IMPROVED AND PARTIALLY WOODED,
14. THERE WAS NO VISUAL EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WITHIN THE SURVEYED LANDS. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN THE RIGHT-OF-WAY.
15. THE SUBJECT PROPERTY HAS ACCESS TO PUBLIC UTILITIES FROM THE PUBLIC STREETS ADJACENT TO THE SUBJECT PROPERTY.
16. THE SUBJECT PROPERTY ABUTS, WITHOUT GAPS GORES OR STRIPS, AND HAS VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM APPY LANE, PLYMOUTH-SORRENTO ROAD AND LENT ROAD, WHICH IS COMPLETED, DEDICATED AND ACCEPTED PUBLIC RIGHT OF WAY.
17. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR UTILITIES, DRAINAGE, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
18. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
19. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE ORANGE COUNTY ENGINEERING DEPARTMENT OF SURVEY VERTICAL DATUM, BENCHMARK S-1374023, ELEVATION 106.46' NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
20. THERE ARE SEVERAL FENCES INTERIOR TO THE SUBJECT PROPERTY BEING USED FOR LIVE STOCK THAT WERE NOT LOCATED.
21. PARCEL 1 AND PARCEL 2, WHERE THEY SHARE A COMMON LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS OR OVERLAPS.
22. WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 1088876-2, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 8, 2021. THOSE INSTRUMENTS INCLUDED IN SCHEDULE B-II, OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

    EXCEPTIONS AS THEY APPEAR IN THE TITLE COMMITMENT:

    6. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 1640, PAGE 448, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. DOES NOT AFFECT THE SUBJECT PROPERTY BUT IS SHOWN HEREON.
    7. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 3320, PAGE 1061, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

CERTIFIED TO: ASHTON ORLANDO RESIDENTIAL, LLC, A NEVADA LIMITED LIABILITY COMPANY, LENT ROAD PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY (AS TO PARCEL 1), AMANDA P. FARRELL, AS TRUSTEE OF THE TESTAMENTARY TRUST FOR THE BENEFIT OF AMANDA P. FARRELL CREATED UNDER THE RICHARD W. ROGERS REVOCABLE TRUST NO. 1 DATED APRIL 15, 1996, AS AMENDED (AS TO PARCEL 2), SHUFFIELD, LOWMAN & WILSON, P.A., BEAMAN & CLARK LAW FIRM, P.A., AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11, 13, 16, OF TABLE A THEREOF.

ALLEN & COMPANY
Professional Surveyors & Mappers
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356
admin@allen-company.com

ALTA/NSPS LAND TITLE BOUNDARY, TOPOGRAPHIC AND TREE SURVEY
OF
LENT ROAD
SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

FOR: ASHTON WOODS

DATE	REVISIONS
1-31-22	BOUNDARY/LEGAL

JOB # 20210699
DATE: 10-29-21
SCALE: 1"=100'
CALC BY: JLR
FIELD BY: JS
DRAWN BY: SEJ
CHECKED BY: JLR

SHEET 1 OF 4

Drawing name: L:\Data\20210699\dwg\20210699 ALTA.dwg SHEET 1

SEE CONTINUATION BELOW

P.O.C.
NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19-20-28
FOUND 1/2" IRON ROD IN WELL BOX NO IDENTIFICATION CCR#41736

P.O.B.

FOUND IRON ROD & CAP
LB #2108, 0.08'N/1.28'E
FENCE CORNER 0.3'N/15.3'W

TBM 1001
NAIL & DISK LB#6723
ELEVATION=108.29'

TBM 1002
NAIL & DISK LB#6723
ELEVATION=107.43'

ORANGE COUNTY BM S-1374023
3" BRASS DISC ELEVATION=108.46'
IN CONCRETE DRIVE

ORANGE COUNTY BM S-1374020
3" BRASS DISC ELEVATION=108.28'
IN CONCRETE DRIVE

N85°38'18"E 1575.43'

S00°00'04"E 60.24'

N85°38'18"E 742.01' BEARING BASIS

N. R/W LINE

S. R/W LINE ORB. 9701, PG. 2389

S. R/W LINE

N. R/W LINE

S. R/W LINE

N00°02'10"W 641.04'

N00°02'24"W 616.71'

N00°02'08"W 845.18'

S00°24'03"E 845.18'

N86°06'20"E 711.96'

S86°34'19"W 1678.40'

N86°34'19"E 616.33'

S86°34'19"W 2294.73'

N86°34'19"E 616.33'

S. LINE OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19-20-28

W. LINE OF THE NW 1/4 SECTION 19-20-28

E. LINE OF THE NW 1/4 SECTION 19-20-28

S. LINE OF THE N. 1/2 OF THE NW 1/4 SECTION 19-20-28

W. LINE OF THE E. 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19-20-28

56.83 ± ACRES

NOT INCLUDED
NW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19-20-28
ADDRESS 3901 PLYMOUNT SORRENTO ROAD
OWNER: SANDRA LYNN BURKE-PILGRIM

OWNER: SANDRA BURKE-PILGRIM ET. AL.
ADDRESS 3961 PLYMOUNT SORRENTO ROAD

ADDRESS 3710 JASON DWELLEY PARKWAY

OWNER: CITY OF APOPKA

NOT PLATTED
NOT INCLUDED
E. 600' OF THE N 1/2 OF THE NW 1/4 OF SECTION 19-20-28

PARCEL 1

PARCEL 2

OAK RIDGE PHASE 2
PB. 87, PGS. 133-135

OAK RIDGE PHASE 2
PB. 87, PGS. 133-135

TRACT E

182

APPY LANE
R/W WIDTH VARIES
NOT PLATTED

LORLOLLY OAK LANE

PLYMOUTH SORRENTO ROAD
DB. 402, PG. 68, RB. 3, PG. 43
R/W WIDTH VARIES
NOT PLATTED

OAK RIDGE PHASE 2
PB. 87, PGS. 133-135
DB. 402, PG. 68, RB. 3, PG. 44
R/W WIDTH VARIES
NOT PLATTED

LENT ROAD 60.00' R/W WIDTH
R/W AGREEMENT ORB. 4, PGS. 13-14

8' FPC EASEMENT
ORB.1640, PG. 448

10' DISTRIBUTION EASEMENT
ORB. 3302, PG. 1001

FOUND IRON ROD & CAP
LB #2108, 0.34'S/0.15'E
FENCE CORNER 1.1'S/0.8'W

FOUND IRON ROD & CAP
LB #6968, 0.04'S/0.09'E
FENCE CORNER 1.7'N/0.6'W

FOUND IRON ROD & CAP
LS #3993, 0.81'N/10.48'E
FENCE CORNER IS 1.3'N/0.9'E

FOUND 3" IRON PIPE
NO IDENTIFICATION
0.11'N/0.44'E
FENCE CORNER IS 1.3'S/0.2'E

FOUND 3" AXEL NO IDENTIFICATION
0.38'N
FOUND IRON ROD & CAP
LS #3993, 1.00' W
FENCE CORNER IS 0.3'S/0.6'E

FOUND 6"x 6" CONCRETE MONUMENT, NO IDENTIFICATION
0.37' SOUTH

99.11
CR-01

4' WOOD FENCE

4' WIRE FENCE

4' CLF

6' CLF

6' CHAIN LINK FENCE

4' CHAIN LINK FENCE

4' WIRE FENCE

METAL BARN

CONCRETE PAD

WELL ON CONCRETE PAD

GENERATOR PAD

A/C PAD

1 STORY CBS 1.25

CONCRETE PAD
COVERED POOL

BRICK PAVERS

ASPHALT DRIVE

CONCRETE DRIVE

BROKEN ASPHALT DRIVE

GRAVEL DRIVE

GRAVEL & BROKEN ASPHALT DRIVE

DIRT ROAD

ASPHALT ROAD

CONCRETE WALK

GATE

CONCRETE CURB

CURB INLET
TOP OF GRATE=104.07'
8" PVC INVERT=100.93'S
15" CPP INVERT=99.45'N

CURB INLET
TOP OF GRATE=103.88'
15" CPP INVERT=99.27'S
18" CPP INVERT=99.13'N

CURB INLET
TOP OF GRATE=107.83'
15" CPP INVERT=103.05'S

CURB INLET
TOP OF GRATE=106.01'
15" CPP INVERT=101.18'S

DRAINAGE MANHOLE
TOP OF RIM=103.31'
18" CPP INVERT=97.63'N
18" CPP INVERT=98.57'SW

DRAINAGE MANHOLE
TOP OF RIM=103.44'
15" RCP INVERT=98.80'NW
18" CPP INVERT=98.69'NE
18" CPP INVERT=98.71'S

CATCH BASIN
TOP OF GRATE=103.00'
18" CPP INVERT=99.28'E

MITERED END
18" CPP INVERT=97.85'

FENCE CORNER 0.2' N

GAS MARKER

LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
PB.	PLAT BOOK
RB.	ROAD BOND
DB.	DEED BOOK
PG.(S).	PAGE(S)
ORB.	OFFICIAL RECORDS BOOK
CCR	CERTIFIED CORNER RECORD
OHUL	OVERHEAD UTILITY LINE
C&G	CURB & GUTTER
CBS	CONCRETE BLOCK STRUCTURE
CI	CURB INLET
CLF	CHAIN LINK FENCE
x 100.0'	SPOT ELEVATION
	POWER POLE
	GUY ANCHOR
	SIGN
RW	RECLAIM WATER VALVE
GV	GAS VALVE
	TELEPHONE SERVICE
W	WELL
	MAIL BOX
	BORE HOLE

SEE CONTINUATION ABOVE

SAND OAK LOOP

EDGE OF PAVEMENT

GATE

CONCRETE WALK

FENCE END 0.3' E, 0.8' N

FENCE CORNER 1.5' W, 0.9' S

ALLEN & COMPANY
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16 EAST PLANT STREET
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ALTA/NSPS LAND TITLE BOUNDARY, TOPOGRAPHIC AND TREE SURVEY

OF

LENT ROAD

SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST

CITY OF APOPKA, ORANGE COUNTY, FLORIDA

FOR: ASHTON WOODS

DATE	REVISIONS

JOB # 20210699
DATE: 10-29-21
SCALE: 1"=100'
CALC BY: JLR
FIELD BY: JS
DRAWN BY: SEJ
CHECKED BY: JLR

SHEET 2 OF 4

Drawing name: L:\Data\20210699\dwg\20210699 ALTA.dwg SHEET 2

CONSTRUCTION SITE PLAN

FOR

WILLOW RUN

CITY OF APOPKA, FLORIDA

OCPA PARCEL ID:19-20-28-0000-00-002 & 19-20-28-0000-00-050

LEGAL DESCRIPTION PER ALLEN & COMPANY PROFESSIONAL SURVEYORS & MAPPERS DATED: NOVEMBER 8, 2023

LEGAL DESCRIPTION:

PARCEL 1:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA (LESS THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND LESS THE SOUTH 30 FEET AND THE NORTH 60 FEET AND THE WEST 30 FEET FOR ROAD PURPOSES AND LESS THE SOUTH 878 FEET OF THE EAST 1215.47 FEET AND THE EAST 600 FEET THEREOF.)

PARCEL 2:

THE SOUTH 878 FEET OF THE EAST 1215.47 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA (LESS THE SOUTH 30 FEET FOR ROAD PURPOSES AND LESS THE EAST 600 FEET THEREOF.)

ALSO DESCRIBED AS FOLLOWS:

A TRACT OF LAND LYING IN SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19 FOR A POINT OF REFERENCE; THENCE RUN NORTH 85°38'18" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 729.62 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE RUN SOUTH 00°04'35" EAST, ALONG SAID WEST LINE, 60.17 FEET TO THE A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF APPY LANE ACCORDING TO OFFICIAL RECORDS BOOK 9701, PAGE 2389 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN NORTH 85°38'18" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1587.77 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN SOUTH 00°24'08" EAST, PARALLEL WITH AND 600.00 FEET WEST OF (PERPENDICULAR MEASURE) OF THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19, A DISTANCE OF 1288.73 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LENT ROAD, ACCORDING TO RIGHT-OF-WAY AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 4, PAGES 13 AND 14 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 86°34'19" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 2294.73 FEET TO THE EAST RIGHT-OF-WAY LINE OF PLYMOUTH-SORRENTO ROAD, ACCORDING TO DEED BOOK 402, PAGE 68 AND ROAD BIND BOOK 3, PAGE 43 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 00°02'10" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 641.04 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER FO THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 86°06'20" EAST, ALONG SAID SOUTH LINE, 700.45 FEET TO THE AFORESAID TO THE WEST LIEN FO THE EAAST HALF OF NORTHWEST QUARTER OF SAID SECTION 19; THENCE RUN NORTH 00°0404'35" WEST, ALONG SAID WEST LINE, 616.56 FEET TO THE POINT OF BEGINNING.

PROJECT TEAM:

PROPERTY OWNER
TESTAMENTARY TRUST FBO
AMANDA P FARRELL
2601 LEND ROAD APOPKA, FL 32703

LENT ROAD PROPERTIES LLC
2601 LEND ROAD APOPKA, FL 32703

DEVELOPER
M/I HOMES OF ORLANDO, LLC
CONTACT: ROBERT REYNOLDS
400 INTERNATIONAL PARKWAY, STE 470
LAKE MARY, FL 32746
PHONE: (407) 531-5122
EMAIL: RREYNOLDS@MIHOMES.COM

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ENGINEER: OVIDIO S. SANCHEZ, P.E.
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SURVEYOR
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SURVEYOR: JAMES L. RICKMAN, P.S.M.
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EMAIL: JIM@ALLEN-COMPANY.COM

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LANDSCAPE DESIGNS, LLC
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4463 TIFFANY WOODS CIR OVIEDO, FLORIDA 32765
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EMAIL: CKELLY1@CFL.RR.COM

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GEOTECHNICAL ENGINEER
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EMAIL: GPILLAPPA@GTAENG.COM

TRAFFIC ENGINEER
TRAFFIC & MOBILITY CONSULTANTS, LLC
ENGINEER: AYMAN H. AS-ASADI, P.E.
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ORLANDO, FLORIDA 32803
PHONE: (407) 730-1473
EMAIL: AHA@TRAFFICMOBILITY.COM

UTILITY PROVIDERS

WATER/RECLAIMED:
CITY OF APOPKA
748 E. CLEVELAND STREET
ORLANDO, FL 32703
CONTACT: RICHARD W EARP, P.E./CFM
PHONE: (407) 703-1632

SOLID WASTE COLLECTION:
CITY OF APOPKA
748 E. CLEVELAND STREET
WINTER PARK, FL 32703
CONTACT: RICHARD W EARP, P.E./CFM
PHONE: (407) 703-1632

NATURAL GAS:
LAKE APOPKA NATURAL GAS DISTRICT
1320 WINTER GARDEN VINELAND
WINTER PARK, FLORIDA 34787
CONTACT:PATRICK NGUYEN
PHONE: (407) 656-2734

TELEPHONE/FIBER:
CENTURYLINK
33 NORTH MAIN STREET, ROOM 144
WINTER GARDEN, FL 34787
CONTACT: BILLY HAGER
PHONE: (407) 814-5329

CHARTER COMMUNICATION:
(A.K.A. SPECTRUM)
3767 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810
CONTACT: TRACEY DOMOSTOY
PHONE: (407) 532-8509

POWER:
DUKE ENERGY
3250 BONNETT CREEK ROAD
LAKE BUENA VISTA, FLORIDA 32830
CONTACT: JENNIFER NAZARIAN
PHONE: (407) 938-6611

PROJECT QUALIFIES FOR AN EXEMPTION TO THE GREEN BUILDING STANDARDS REQUIRED BY LDC SECTION 5.11.2. THIS EXEMPTION IS GRANTED BASED ON THE PROJECT'S USING HOME ENERGY RATING SYSTEM (H.E.R.S.) "FOR ALL PROPOSED RESIDENTIAL LOTS", A CERTIFICATION PROGRAM SIMILAR TO LEED REQUIREMENTS.

PROPOSED GREEN BUILDING STANDARDS:

VEGETATION	
- PRESERVE 5+ LARGE, NON-EXOTIC TREES ON SITE	1.00 pt.
TRANSPORTATION	
-PROVIDE MORE BICYCLE PARKING THAN REQUIRED BY SEC. 5.1.11	1.00 pt.
ENERGY CONSERVATION	
-USE VEGETATION OR VEGETATED STRUCTURES TO SHADE HVAC UNITS	0.25 pt.
RESILIENCY TO NATURAL HAZARDS	
- ELEVATE NEW AND/OR EXISTING STRUCTURES MORE THAN 3 FEET ABOVE BASE FLOOD ELEVATION	2.00 pt.
TOTAL	4.25 pt.

Mike McKinley
Digitally signed by Mike McKinley
DN: C=US, E=mmckinley@apopka.net, O=Apopka Police Department, OU=Chief's Office, CN=Mike McKinley
Reason: I have reviewed this document
Date: 2024.08.14 12:02:52-04'00'

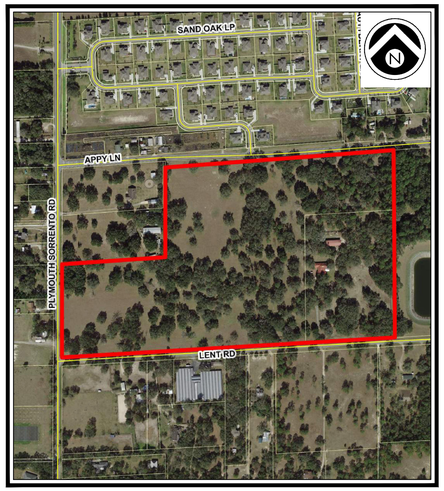
John L. Hanson
Digitally signed by John L. Hanson
DN: C=US, E=jhanson@apopka.net, O=City of Apopka, OU=Building Official, CN=John L. Hanson
Reason: I have reviewed this document
Date: 2024.08.14 09:08:54-04'00'

Jean Sanchez
Digitally signed by Jean Sanchez
DN: C=US, E=jesanchez@apopka.net, O=City of Apopka, OU=Planning and Zoning, CN=Jean Sanchez
Reason: I agree to the terms defined by the placement of my signature on this document
Contact Info: DRC Approved 7.26.2024
Date: 2024.08.14 08:49:32-04'00'

Jeremy Holderfield
Digitally signed by Jeremy Holderfield
DN: C=US, E=jholderfield@apopka.net, O=City of Apopka, OU=Fire Marshal, CN=Jeremy Holderfield
Date: 2024.08.14 10:05:40-04'00'

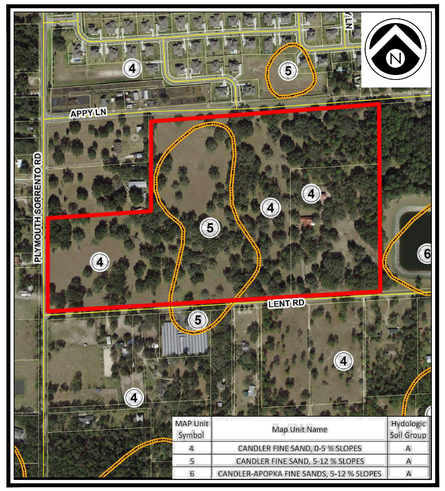
VICINITY MAP

SCALE: 1" = 2000'



AERIAL MAP

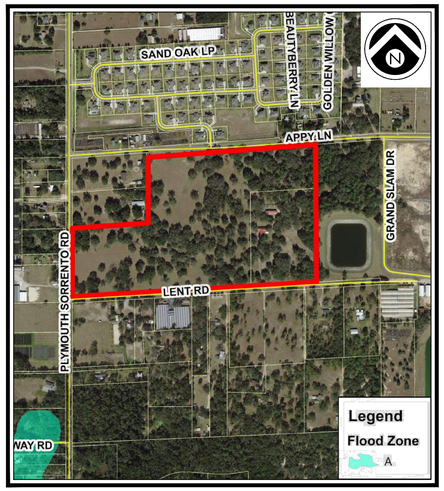
SCALE: 1" = 500'



MAP Unit Symbol	Map Unit Name	Hydrologic Soil Group
4	CANDLER FINE SAND, 0-5 % SLOPES	A
5	CANDLER FINE SAND, 5-12 % SLOPES	A
6	CANDLER-APOPKA FINE SANDS, 5-12 % SLOPES	A

SOILS MAP

SCALE: 1" = 500'



FEMA FLOOD MAP

SCALE: 1" = 700'

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SHEET 1 OF 82

APPIAN ENGINEERING

2221 LEE ROAD, SUITE 27
WINTER PARK, FLORIDA 32789
(407) 960-5868

BOARD OF PROFESSIONAL ENGINEERING CERTIFICATE NO. 32174

PERMITS REQUIRED

AGENCY	PERMIT TYPE	DATE APPLIED	DATE APPROVED	APPROVAL NO.
CITY OF APOPKA	CONSTRUCTION SITE PLAN (CSP)	04/04/2024		
CITY OF APOPKA	ARBOR MITIGATION PERMIT			
ORANGE COUNTY	ROW IMPROVEMENT PLAN	02/02/2024		24-E-024
S.J.R.W.M.D.	ENV. RESOURCE PERMIT (ERP)	02/15/2024		215319-1
F.D.E.P.	WATER			
F.D.E.P.	WASTEWATER			
F.D.E.P.	NPDES			

REV.	DATE	DESCRIPTION
1	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024
2	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

\\appian-file\Projects_PROJECT DRAWINGS\MIII-005 Wolf Lake Run Subdivision\Drawings\CAD Civil\3D\Layouts\04 Final Engineering\COVER SHEET.dwg Plotted:6/11/2024 By:osanchez

GENERAL NOTES

1. UNLESS OTHERWISE SPECIFIED, ALL WORK SHALL BE PERFORMED CONSISTENT WITH THE FOLLOWING SPECIFICATIONS:

- CITY OF APOPKA, FLORIDA
- ORANGE COUNTY, FLORIDA
- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM

2. THE GEOTECHNICAL REPORT SHALL BE REVIEWED BY THE CONTRACTOR, AND THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE, INCLUDING ALL SURFACE AND SUBSURFACE CONDITIONS, THE WORK REQUIRED, AND ALL OTHER CONDITIONS THAT MAY AFFECT THE SUCCESSFUL COMPLETION OF THE JOB PRIOR TO COMMENCEMENT OF WORK.

3. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND PERMIT CONDITIONS BEARING ON THE CONDUCT OF THE WORK, AS DRAWN AND SPECIFIED. IF THE CONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH, HE SHALL PROMPTLY NOTIFY THE ENGINEER, IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ADJUSTED, AS PROVIDED IN THE AGREEMENT FOR CHANGES IN THE WORK.

4. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER AND THE ENGINEER FOR THE ACTS AND OMISSIONS OF CONTRACTOR'S EMPLOYEES AND ALL HIS SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES AND OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL NECESSARY ARRANGEMENTS WITH GOVERNMENTAL DEPARTMENTS, PUBLIC UTILITIES, PUBLIC CARRIERS, SERVICE COMPANIES, AND CORPORATIONS 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.

6. UNLESS OTHERWISE SPECIFIED IN THE GENERAL CONDITIONS, ALL CONSTRUCTION IS TO BE GOVERNED BY THE PLANS, APPLICABLE PERMITS, AND SPECIFICATIONS HEREIN, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDING AND SAFETY CODES, LAWS AND ORDINANCES.

7. PRIOR TO PERFORMING ANY WORK WITHIN ANY PUBLIC OR UTILITY RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN AUTHORIZATION AND PERMIT FROM JURISDICTION RESPONSIBLE FOR SUCH RIGHT-OF-WAY. IN ADDITION, CONTRACTOR SHALL OBTAIN GAS I.D. NUMBER FROM LOCAL GAS COMPANY AND NOTIFY SUNSHINE STATE ONE-CALL UTILITY NOTIFICATION CENTER AT 1-800-432-4770 AT LEAST 48 HOURS PRIOR TO START OF WORK.

8. 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 COUNTY ENGINEER FOR APPROVAL.

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

10. CONTRACTOR SHALL PRESERVE AND PROTECT 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.

11. 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.

12. 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, USE, THEFT, OR VANDALISM. SUCH PRECAUTIONS MAY INCLUDE INSTALLATION OF SIGNS, FENCES, OR POSTING OF SECURITY GUARDS.

13. 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 THEIR MANUFACTURER'S.

14. PRIOR TO INITIATING ANY EXCAVATION (INCLUDING BUT NOT LIMITED TO TUNNELS, DITCHES, STORM WATER PONDS, CANALS, ARTIFICIAL LAKES) CONTRACTOR SHALL INSTALL FENCES AND/OR TAKE ALL OTHER REASONABLE AND PRUDENT STEPS TO INSURE THAT ACCESS TO EXCAVATION BY UNAUTHORIZED PERSONNEL IS PREVENTED.

15. CONTRACTOR SHALL COMPLY IN EVERY RESPECT WITH THE PROVISIONS OF THE FLORIDA STATE TRENCH SAFETY ACT.

16. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS FOR THE SAFETY OF, AND SHALL PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO:

    A. ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY;

    B. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN, WHETHER IN STORAGE ON OR OFF THE SITE, UNDER THE CARE, CUSTODY OR CONTROL OF THE CONTRACTOR OR ANY OF ITS SUBCONTRACTORS;

    C. OTHER PROPERTY AT THE SITE OR ADJACENT THERETO, INCLUDING TREES, SHRUBS, LAWNS, WALKS, PAVEMENTS, ROADWAY, STRUCTURES AND UTILITIES NOT DESIGNATED FOR DEMOLITION IN THE COURSE OF CONSTRUCTION.

17. 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 OR FOR THEIR PROTECTION AGAINST DAMAGE, INJURY OR LOSS, OR DESIGNED 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.

18. ALL DAMAGE OR LOSS TO ANY PROPERTY 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, EXCEPT DAMAGE OR LOSS PROPERLY ATTRIBUTABLE SOLELY TO THE ACTS OR OMISSIONS OF THE OWNER, OR THE ENGINEER OR ANYONE EMPLOYED BY THEM, OR FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, AND NOT PROPERLY ATTRIBUTABLE IN WHOLE OR IN PART, TO THE FAULT OR NEGLIGENCE OF THE CONTRACTOR.

19. 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.

20. UNTIL FINAL ACCEPTANCE OF THE WORK BY 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 EXPENSES THEREOF.

21. ADEQUATE TRAFFIC CONTROL, BARRICADES AND FLAGMAN SERVICES SHALL BE FURNISHED AND MAINTAINED BY THE CONTRACTOR AT ALL POINTS WHERE CONVEYING EQUIPMENT ENGAGED ON THE WORK REGULARLY ENTERS ONTO OR CROSSES TRAFFIC-CARRYING ROADS.

22. 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.

23. CONTRACTOR AND ITS SUBCONTRACTORS SHALL USE, HANDLE, TRANSPORT, AND DISPOSE OF ALL MATERIALS (HAZARDOUS OR OTHERWISE) 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.

24. CONTRACTOR FURTHER AGREES THAT CONTRACTOR AND ITS SUBCONTRACTORS SHALL NOT CAUSE THE DISCHARGE, RELEASE OR DISPOSAL OF ANY HAZARDOUS MATERIAL CREATED BY ITS WORK ON 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 ON PERSONS OR PROPERTY.

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, SUITS 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. CONTRACTOR AND ITS SUBCONTRACTORS SHALL, UPON COMPLETION OF PERFORMANCE OF ALL DUTIES UNDER THIS CONTRACT, REMOVE ALL SUPPLIES, MATERIALS, AND WASTE CONTAINING AND 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 THE PROVISIONS OF THIS CONTRACT.

27. CONTRACTOR AGREES TO INDEMNIFY, DEFEND, PROTECT AND HOLD THE OWNER HARMLESS FROM AND AGAINST ANY CLAIMS INCLUDING, WITHOUT LIMITATION, 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 OF THESE CONSTRUCTION DOCUMENTS.

28. SHOULD CONTRACTOR OR ITS SUBCONTRACTORS DISCHARGE, RELEASE OR DISPOSE OF ANY HAZARDOUS MATERIAL ON OR ABOUT THE JOB SITE IN VIOLATION OF THESE CONSTRUCTION DOCUMENTS, CONTRACTOR SHALL IMMEDIATELY SO INFORM OWNER & ENGINEER IN WRITING. IN THE EVENT OF ANY SPILL, RELEASE OR ANY OTHER REPORTABLE OCCURRENCE, CONTRACTOR SHALL NOTIFY THE APPROPRIATE GOVERNMENTAL AGENCY, OWNER & ENGINEER AND SHALL TAKE SUCH ACTION AS MAY BE NECESSARY TO MINIMIZE THE DELETERIOUS EFFECT OF SUCH SPILL ON PERSONS OR PROPERTY.

29. 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 MATERIAL REASONABLY BELIEVED TO BE A HAZARDOUS MATERIAL, CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE AREA AFFECTED AND REPORT THE CONDITION TO OWNER AND/OR ENGINEER IN WRITING.

30. "HAZARDOUS MATERIAL" MEANS ANY SUBSTANCE: (A) THE PRESENCE OF WHICH REQUIRES INVESTIGATION OR REMEDIATION UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, ORDINANCE, RULE, CODE, ORDER, ACTION, POLICY OR COMMON LAW, OR (B) WHICH IS OR BECOMES DEFINED AS A "HAZARDOUS WASTE," "HAZARDOUS SUBSTANCE," POLLUTANT OR CONTAMINANT UNDER ANY PRESENT FEDERAL, STATE OR LOCAL STATUTE, REGULATION, RULE OR ORDINANCE OR AMENDMENTS THERETO INCLUDING, WITHOUT LIMITATION, THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (42 U.S.C. SECTIONS 9601 ET SEQ.) AND/OR THE RESOURCE CONSERVATION AND RECOVERY ACT (42 U.S.C. SECTIONS 6901 ET SEQ.), OR (C) WHICH IS TOXIC, EXPLOSIVE, CORROSIVE, FLAMMABLE, INFECTIOUS, RADIOACTIVE, CARCINOGENIC, MUTAGENIC, OR OTHERWISE HAZARDOUS AND IS REGULATED BY ANY GOVERNMENTAL AUTHORITY, AGENCY, DEPARTMENT, COMMISSION, BOARD, AGENCY OR INSTRUMENTALITY OF THE UNITED STATES, THE STATE IN WHICH THE PREMISES ARE LOCATED OR ANY POLITICAL SUBDIVISION THEREOF, OR (D) THE PRESENCE OF WHICH ON THE PREMISES CAUSES OR THREATENS TO CAUSE A NUISANCE UPON THE PREMISES OR TO ADJACENT PROPERTIES OR POSES OR THREATENS TO POSE A HAZARD TO THE HEALTH OR SAFETY OF PERSONS ON OR ABOUT THE PREMISES, OR (E) WHICH CONTAINS GASOLINE, DIESEL FUEL OR OTHER PETROLEUM HYDROCARBONS, OR (F) WHICH CONTAINS POLYCHLORINATED BIPHENYLS (PCBS), ASBESTOS, LEAD OR UREA FORMALDEHYDE FOAM INSULATION.

31. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES AS TO SIZE, LOCATION, AND ELEVATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY AND ALL CONFLICTS, DEVIATIONS OR OMISSIONS TO THESE CONSTRUCTION DRAWINGS PRIOR TO BEGINNING CONSTRUCTION.

32. IF ANY TESTING, INSPECTION OR APPROVAL 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 COSTS ARISING OUT OF THE DEFECTIVE WORK, INCLUDING COSTS OF REPEATED PROCEDURES, COMPENSATION FOR ENGINEER'S AND DESIGN ENGINEER'S SERVICES AND ALL OTHER RELATED COSTS.

ADDITIONAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING NORTH 85°38'18" EAST.

2. SUBJECT PROPERTY SHOWN HEREON LIE IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 1201800110H, MAP NO. 12095C0110H, MAP REVISED 9/24/2021.

3. THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY ENGINEERING DEPARTMENT OF SURVEY VERTICAL DATUM, BENCHMARK S-137403, ELEVATION 106.46' NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

HANDICAP ACCESSIBILITY NOTES:

1. ALL CONSTRUCTION MUST MEET OR EXCEED ALL REQUIREMENTS AS OUTLINED IN THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE FLORIDA ACCESSIBILITY CODE, MOST RECENT EDITIONS. BOTTOM OF CURB RAMP ELEVATION (B.O. RAMP) IS RELATIVE TO EACH CURB RAMP CONDITION. ACTUAL ELEVATIONS SHALL BE BASED ON EXISTING GRADE OF CURB FLOW LINE AT THE B.O. RAMPS.

2. TOP OF CURB ELEVATION ADJACENT TO B.O. RAMP = 0.50 FT. MAX. UNLESS OTHERWISE NOTED.

3. ADA REQUIREMENTS SUPERSEDE SPOT GRADES AT LOT LINES. CONTRACTOR TO CUT BACK SLOPE AT 3:1 OR FLATTER AS NEEDED FOR RAMP AND SIDEWALK CONNECTION.

4. REFER TO PLAN SHEETS AND SECTIONS FOR LOCATIONS AND SIDEWALK WIDTHS.

5. THE DETECTABLE WARNING STRIP SHALL CONSIST OF A 24 INCH WIDE TACTILE PATTERN OF RAISED TRUNCATED DOMES (ALIGNED PATTERN). DOMES SHALL HAVE A DIAMETER OF 0.9 INCH, A HEIGHT OF 0.2 INCH, AND A CENTER TO CENTER SPACING OF 2.35 INCHES. THE RAMP DETECTABLE WARNING STRIP SHALL BE CONTRASTING IN COLOR. THE MATERIAL USED TO PROVIDE CONTRAST SHALL CONTRAST BY AT LEAST 70%.

6. THE CROSS SLOPE OF RAMP SURFACES AND ADJACENT STREET GRADES SHALL BE NO MORE THAN 1:50 OR 2% MAXIMUM.

7. CURB RAMPS CONSTRUCTED BY THE CONTRACTOR SHALL MEET ALL CURRENT APPLICABLE A.D.A. REQUIREMENTS AND SHALL HAVE DETECTABLE WARNING COMPLYING WITH A.D.A. REQUIREMENTS. ACCESSIBILITY ROUTES SHALL MEET ALL APPLICABLE A.D.A. REQUIREMENTS.

8. CONTRACTOR TO REFER TO MUNICIPALITY DETAILS AS NEEDED.

9. DRIVEWAY/ROADWAY CROSS SLOPES AT CROSSWALKS SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.

10. SIDEWALK CROSS SLOPES SHALL BE MAXIMUM 2% PER ADA REQUIREMENTS.

11. CURB RAMP FLARES & LANDINGS SHALL MEET ADA REQUIREMENTS.

12. ACCESSIBLE ROUTE WITH RUNNING SLOPES GREATER THAN 1:20 IS A RAMP AND SHALL COMPLY WITH ADA RAMP REQUIREMENTS.

13. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO MEET ALL CURRENT ADA STANDARDS. CONTRACTOR SHALL REFER TO FDOT STANDARDS. (INDEX 304, MOST CURRENT EDITION)

RECORD DRAWING AS-BUILT REQUIREMENTS:

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

WATER DISTRIBUTION SYSTEM:

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

WASTEWATER COLLECTION/TRANSMISSION SYSTEM:

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

PAVING AND DRAINAGE SYSTEM:

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

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

C. DIMENSIONS, ELEVATIONS, CONTOURS, OR CROSS-SECTIONS OF ALL STORMWATER TREATMENT POND STORAGE AREAS SUFFICIENT TO DETERMINE STAGE-STORAGE RELATIONSHIPS OF THE STORAGE AREA, AND THE POND DEPTH AND VOLUME BELOW THE CONTROL WATER ELEVATION FOR NORMALLY WET SYSTEMS;

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

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

F. EXISTING WATER ELEVATION OF SURFACE WATERS AND THE DATE DETERMINED;

G. ELEVATION AND LOCATION OF BENCHMARK'S FOR THE SURVEY.

ADA FACILITIES:

A. ELEVATIONS AT THE FOUR CORNERS OF ALL HANDICAP PARKING SPACES AND ADJACENT LOADING AISLES.

B. ELEVATIONS AND LOCATIONS FOR ALL ACCESSIBLE RAMPS WHICH ADEQUATELY REFLECT THE BUILT SLOPES.

C. ELEVATIONS AND LOCATIONS ALONG THE PATHS OF CONVEYANCE FOR PEDESTRIAN TRAFFIC AND ALL ADA ACCESSIBLE ROUTES EVERY 25 FT. WHICH ADEQUATELY REFLECT THE SLOPE AND CROSS SLOPE.

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SHEET 2 OF 82

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32674

GENERAL NOTES
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE:	PROJECT	SHEET
N.T.S.	MIH-005	C1.0

APPIAN ENGINEERING LLC

OSCAR SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

The Seal appearing on this document was authorized by Oscar S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\GENERAL NOTES.dwg Modified:5/1/2024 By:tmoore

ABBREVIATIONS

A	
A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRE(S)
AC-FT	ACRE FOOT/FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATE
AM	BEFORE NOON
AMP	AMPERE(S)
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH
B	
BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE
C	
CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR/CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO.	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER
D	
DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROP MANHOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY
E	
E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATOR
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASEMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE/ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL/EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE/EXCAVATION
EXIST	EXISTING
EXP	EXPAND/EXPANSION
EXT	EXTEND/EXTENSION

F	
F&C	FRAME AND COVER
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET/FOOT
FTG	FOOTING
G	
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND/GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE
H	
HB	HOSE BIBB
HDW	HARDWARE
HORIZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HYD	HYDRAULIC
I	
I-4	INTERSTATE HIGHWAY
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT/INTERSECTION
INV	INVERT
J	
JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT
L	
L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET/FOOT
LG	LONG
LIM	LIMIT(S)
LP	LIGHT POLE
LONG	LONG
LT	LEFT
LWL	LOW WATER LEVEL
M	
MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLP	METAL LIGHT POLE
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING
N	
N	NORTH
NA	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NO OR #	NUMBER
NOM	NOMINAL
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LEVEL
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P	
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
POS	POINT OF SERVICE
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER
Q	
Q	FLOW RATE
R	
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE/REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF VALVE
R/W	RIGHT-OF-WAY
RWM	REUSE WATER MAIN
S	
S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTHEAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQ IN	SQUARE INCH(ES)
SQ FT	SQUARE FOOT/FEET
SQ YD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND/SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYMM	SYMMETRICAL
SYS	SYSTEM
T	
T	TANGENT
TB	TURFBLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN/TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL
U	
UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE
V	
VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
W	
W	WEST
W/	WITH
WM	WATER MAIN
W/O	WITHOUT
WP	WATER/WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
Y	
YD	YARD
YR	YEAR
MISC	
&	AND
@	AT
Δ	DELTA

NOTES:
1. TREE TYPES SHALL BE REFERENCED BY LEGEND ON APPLICABLE DRAWING SHEETS.
2. EXISTING CONSTRUCTION FEATURES MAY BE SCREENED ON DRAWING SHEETS TO PROVIDE CLARITY.

EXISTING SYMBOLS

LINES

- CENTER LINE
- CHAIN LINK FENCE
- CONTOUR
- EASEMENT
- FENCE
- GUARDRAIL
- EXISTING PLATS
- RETAINING WALL
- RIGHT-OF-WAY LINE
- SHORELINE
- SWALE
- SOIL BOUNDARY

SANITARY SEWER

- SANITARY SEWER LINE
- CLEANOUT
- FORCE MAIN
- MANHOLE

POTABLE WATER

- WATER MAIN
- EXISTING VALVE
- FIRE HYDRANT
- WATER METER

STORM DRAIN

- STORM SEWER
- CURB INLET
- MANHOLE
- MITERED END
- STORM INLET
- SPOT ELEVATION ×100.00
- FDOT TYPE 1 INLET
- FDOT TYPE 2 INLET
- FDOT TYPE 3 INLET
- FDOT TYPE 4 INLET
- FDOT TYPE 5 INLET
- FDOT TYPE 6 INLET

HIGHWAY & UTILITIES

- BENCHMARK
- BOUND CORNER
- CONCRETE
- COUNTY ROADS (520)
- INTERSTATE ROADS (95)
- LIGHT POLE
- SIGN
- EDGE OF PAVEMENT W/O CURB
- STATE ROADS (50)
- GUY POLE
- UTILITY POLE
- YARD LIGHT
- GAS MAIN
- OVER HEAD WIRE
- ELECTRIC CABLE OR CONDUIT, BURIED
- UNDERGROUND TELEPHONE CABLE
- EDGE OF PAVEMENT W/CURB

PROPOSED SYMBOLS

LINES

- PROPERTY BOUNDARY
- LOT LINE
- CENTER LINE
- EASEMENT
- BUILDING SETBACK LINE
- WETLAND LINE
- WETLAND BUFFER LINE
- FENCE
- SILT FENCE
- GUARDRAIL
- ENTRY WALL
- RETAINING WALL
- SWALE
- CONTOUR
- SEASONAL HIGH GROUND WATER

SANITARY SEWER

100 LF OF 8" PVC @ 0.40%

- SANITARY PIPE
- CLEANOUT
- SINGLE SANITARY SERVICE
- DOUBLE SANITARY SERVICE
- MANHOLE
- FORCE MAIN
- PLUG VALVE

POTABLE WATER

- WATER MAIN
- FIRE MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- FIRE HYDRANT ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- METER
- SAMPLE POINT

RECLAIMED WATER

- RECLAIMED WATER MAIN
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE

GENERIC UTILITIES

- 11 1/4° BEND
- 22 1/2° BEND
- 45° BEND
- 90° BEND
- TEE
- CROSS
- GATE VALVE
- REDUCER

STORM

100 LF OF 24" RCP @ 0.20%

- STORM PIPE
- DRAINAGE FLOW DIRECTION
- FDOT INLET TYPE 1
- FDOT INLET TYPE 2
- FDOT INLET TYPE 3
- FDOT INLET TYPE 4
- FDOT INLET TYPE 5
- FDOT INLET TYPE 6
- MANHOLE
- MITERED END SECTION
- STORM INLET

ROADWAY & GRADING

- CONCRETE
- PAVEMENT
- MULCH TRAIL
- OPEN SPACE
- BLDG OR STRUCTURE
- TYPE F CURB & GUTTER
- MIAMI CURB
- DETAIL REFERENCE (10 / C1.0)
- SPOT ELEVATION ×100.00
- FINISHED FLOOR ELEVATION W/ FHA LOT TYPE (LOT TYPE "A" FFE=100.00)
- HANDICAP PARKING
- INTERSTATE ROADS (95)
- LIGHT POLE
- STATE ROADS (50)
- SIGN
- TRAFFIC FLOW PAVEMENT MARKING
- UTILITY POLE
- CROSS SECTION DETAIL (A A)

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SHEET 3 OF 82

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/29/2024	OSS

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2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32674

ABBREVIATIONS & SYMBOLS
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
N.T.S.	MIH-005	C1.1

OLIVIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
P.E.
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Olivio S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\ABBREVIATIONS & SYMBOLS.dwg Modified:3/18/2024 By:dlopez

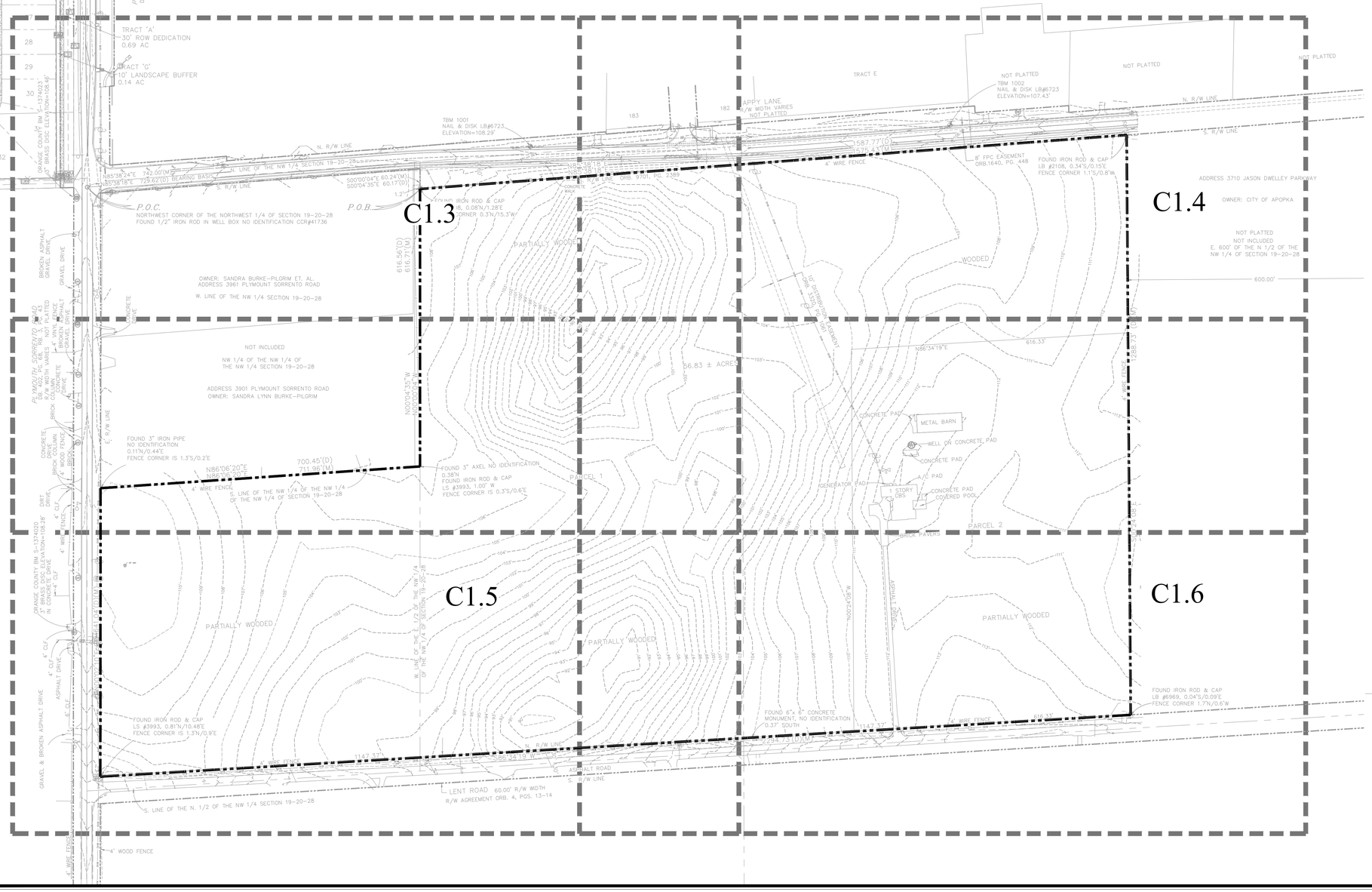
\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EXISTING CONDITIONS.dwg Modified:2/15/2024 By:osanchez

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND RELATIVE TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 20 SOUTH, RANGE 28 EAST, BEING NORTH 85°38'18" EAST.
2. THE "LEGAL DESCRIPTION" HEREON AND THE LANDS SURVEYED ARE PARCELS 1 AND 2 AS PROVIDED IN THE COMMITMENT TO INSURE TITLE, COMMITMENT NO. 1088876-2, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. THE ALSO DESCRIBED AS LEGAL DESCRIPTION WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
3. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
4. 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.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE, UNOBSTRUCTED, VISIBLE ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND UTILITIES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED, UNLESS SHOWN HEREON.
7. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
8. THE LANDS SHOWN HEREON LIE IN ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12095C0110H, MAP NO. 12095C0110H, MAP REVISED SEPTEMBER 24, 2021.
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.
9. THERE WAS NO VISUAL EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WITHIN THE SURVEYED LANDS.
10. WHILE CONDUCTING THE SURVEY, THERE WAS NO OBSERVED EVIDENCE OF WETLANDS WITHIN THE SURVEYED LANDS.
11. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
12. THE SUBJECT PROPERTY IS ZONED RSF-1A. THE SURVEYOR WAS NOT PROVIDED A ZONING REPORT CONTAINING SETBACK, HEIGHT RESTRICTIONS, ETC. OR OTHER INFORMATION REGARDING ZONING RESTRICTIONS.
13. THE SUBJECT PROPERTY IS IMPROVED AND PARTIALLY WOODED.
14. THERE WAS NO VISUAL EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WITHIN THE SURVEYED LANDS. THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN THE RIGHT-OF-WAY.
15. THE SUBJECT PROPERTY HAS ACCESS TO PUBLIC UTILITIES FROM THE PUBLIC STREETS ADJACENT TO THE SUBJECT PROPERTY.
16. THE SUBJECT PROPERTY ABUTS, WITHOUT GAPS GORES OR STRIPS, AND HAS VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM APPY LANE, PLYMOUTH-SORRENTO ROAD AND LENT ROAD, WHICH IS COMPLETED, DEDICATED AND ACCEPTED PUBLIC RIGHT OF WAY.
17. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR UTILITIES, DRAINAGE, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.
18. THERE IS NO OBSERVED EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
19. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE ORANGE COUNTY ENGINEERING DEPARTMENT OF SURVEY VERTICAL DATUM, BENCHMARK S-1374023, ELEVATION 106.46' NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
20. THERE ARE SEVERAL FENCES INTERIOR TO THE SUBJECT PROPERTY BEING USED FOR LIVE STOCK THAT WERE NOT LOCATED.
21. PARCEL 1 AND PARCEL 2, WHERE THEY SHARE A COMMON LINE, ARE CONTIGUOUS WITH NO GAPS, GORES, HIATUS OR OVERLAPS.
22. WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 1088876-2, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE AUGUST 8, 2021. THOSE INSTRUMENTS INCLUDED IN SCHEDULE B-II, OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.

EXCEPTIONS AS THEY APPEAR IN THE TITLE COMMITMENT:

6. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 1640, PAGE 448, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. DOES NOT AFFECT THE SUBJECT PROPERTY BUT IS SHOWN HEREON.
7. DISTRIBUTION EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED IN O.R. BOOK 3320, PAGE 1061, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.


C1.3
C1.4
C1.5
C1.6
TRACT 'A' 30' ROW DEDICATION 0.69 AC
TRACT 'F' 10' LANDSCAPE BUFFER 0.01 AC
TRACT 'H' LANDSCAPE BUFFER 0.03 AC
TRACT 'I' LANDSCAPE BUFFER 0.01 AC
TRACT 'N' LANDSCAPED MEDIAN 0.04 AC
TRACT 'B' AMENITY PARK 1.02 AC
TRACT 'G' 10' LANDSCAPE BUFFER 0.14 AC
PL YMOUTH SORRENTO ROAD DB 402, PG 68, SEC 19 PB 87, PGS 135-135 R/W WIDTH VARIES NOT PLATTED
APPY LANE R/W WIDTH VARIES NOT PLATTED
TRACT E
NOT PLATTED
TBM 1001 NAIL & DISK LB#6723 ELEVATION=108.29'
TBM 1002 NAIL & DISK LB#6723 ELEVATION=107.43'
ORANGE COUNTY BM S-1374023 3" BRASS DISC ELEVATION=108.46'
N. R/W LINE
S. R/W LINE
N. LINE OF THE NW 1/4 SECTION 19-20-28
S85°38'18"E 742.00'(M) S85°38'18"E 729.62'(D) BEARING BASIS
S00°04'24"E 60.24'(M) S00°04'35"E 60.17'(D)
P.O.C. NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19-20-28 FOUND 1/2" IRON ROD IN WELL BOX NO IDENTIFICATION CCR#41736
P.O.B.
FOUND IRON ROD & CAP LB. 0.08'N/1.28'E FENCE CORNER 0.3'N/15.3'W
8" FPC EASEMENT ORB.1640, PG. 448
4' WIRE FENCE
FOUND IRON ROD & CAP LB #2108, 0.34'S/0.15'E FENCE CORNER 1.1'S/0.8'W
ADDRESS 3710 JASON DWELLEY PARKWAY
OWNER: CITY OF APOPKA
NOT PLATTED NOT INCLUDED E. 600' OF THE N 1/2 OF THE NW 1/4 OF SECTION 19-20-28
600.00'
OWNER: SANDRA BURKE-PILGRIM ET. AL. ADDRESS 3961 PLYMOUNT SORRENTO ROAD
W. LINE OF THE NW 1/4 SECTION 19-20-28
616.56'(D) 616.71'(M)
NOT INCLUDED NW 1/4 OF THE NW 1/4 OF SECTION 19-20-28
ADDRESS 3901 PLYMOUNT SORRENTO ROAD OWNER: SANDRA LYNN BURKE-PILGRIM
N00°04'35"W 616.33'
56.83 ± ACRES
PARCEL 1
PARCEL 2
FOUND 3" IRON PIPE NO IDENTIFICATION 0.11'N/0.44'E FENCE CORNER IS 1.3'S/0.2'E
N86°06'20"E 700.45'(D) 711.96'(M)
FOUND 3" AXEL NO IDENTIFICATION 0.38'N FOUND IRON ROD & CAP LS #3993, 1.00' W FENCE CORNER IS 0.3'S/0.6'E
S. LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19-20-28
N00°04'35"W
W. LINE OF THE E. 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19-20-28
N00°04'35"W
FOUND IRON ROD & CAP LS #3993, 0.81'N/0.48'E FENCE CORNER IS 1.3'N/0.9'E
FOUND 6"x 6" CONCRETE MONUMENT, NO IDENTIFICATION 0.37' SOUTH
FOUND IRON ROD & CAP LB #6969, 0.04'S/0.09'E FENCE CORNER 1.7'N/0.6'W
1147.37'
S86°58'19"E 1147.37'(M)
LENT ROAD 60.00' R/W WIDTH R/W AGREEMENT ORB. 4, PGS. 13-14
S. LINE OF THE N. 1/2 OF THE NW 1/4 SECTION 19-20-28
ASPHALT ROAD
4' WOOD FENCE
METAL BARN
WELL ON CONCRETE PAD
CONCRETE PAD
A/C PAD
2 STORY CBS
CONCRETE PAD COVERED POOL
GENERATOR PAD
BRICK PAVERS
PARTIALLY WOODED
WOODED
CONCRETE DRIVE
BROKEN ASPHALT
GRAVEL DRIVE
DIRT DRIVE
ASPHALT DRIVE
GRAVEL & BROKEN ASPHALT DRIVE
BRICK COLUMN
CONCRETE DRIVE
4' WOOD FENCE
4' WIRE FENCE
4' CLF
4' VINYL FENCE
4' WIRE FENCE
4' WOOD FENCE
4' WIRE FENCE
4' WOOD FENCE
4' WIRE FENCE
4' WOOD

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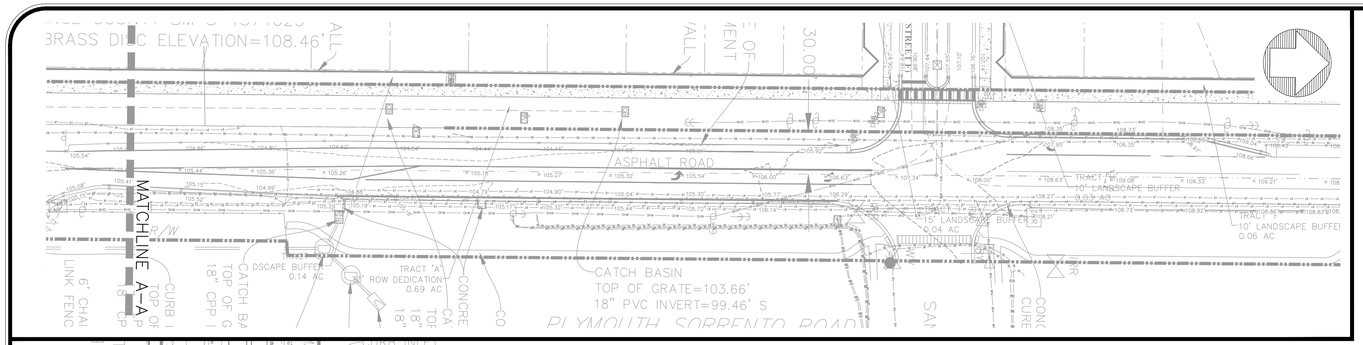
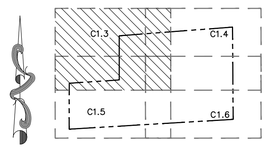
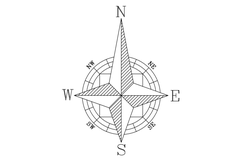




KEY MAP



GRAPHIC SCALE

50 0 25 50 100

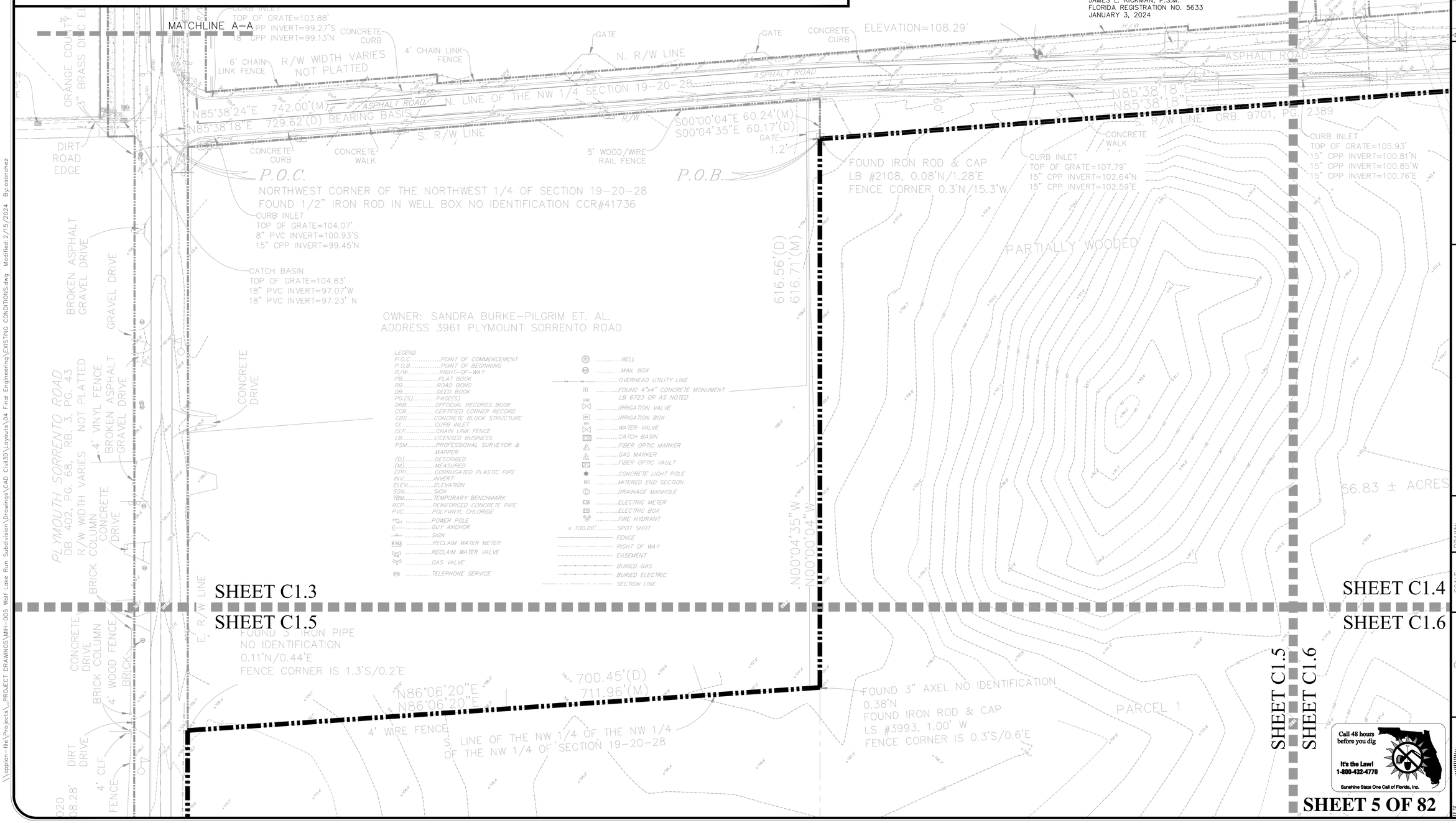
(IN FEET)
1 inch = 50 ft.

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY, INC
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
JANUARY 3, 2024

SHEET C1.3

SHEET C1.5



LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
PB	PLAT BOOK
RB	ROAD BOND
DB	DEED BOOK
PG.(S)	PAGE(S)
ORB	OFFICIAL RECORDS BOOK
CCR	CERTIFIED CORNER RECORD
CBS	CONCRETE BLOCK STRUCTURE
CI	CURB INLET
CLF	CHAIN LINK FENCE
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
(D)	DESCRIBED
(M)	MEASURED
CPP	CORRUGATED PLASTIC PIPE
INV	INVERT
ELEV	ELEVATION
SGN	SIGN
TBM	TEMPORARY BENCHMARK
RCP	REINFORCED CONCRETE PIPE
PVC	POLYVINYL CHLORIDE
	POWER POLE
	GUY ANCHOR
	SIGN
RWM	RECLAIM WATER METER
	RECLAIM WATER VALVE
	GAS VALVE
TS	TELEPHONE SERVICE
W	WELL
MB	MAIL BOX
	OVERHEAD UTILITY LINE
	FOUND 4"x4" CONCRETE MONUMENT LB 6723 OR AS NOTED
IRR	IRRIGATION VALVE
IRR	IRRIGATION BOX
WV	WATER VALVE
CB	CATCH BASIN
	FIBER OPTIC MARKER
	GAS MARKER
FOV	FIBER OPTIC VAULT
	CONCRETE LIGHT POLE
	MITERED END SECTION
	DRAINAGE MANHOLE
EM	ELECTRIC METER
EB	ELECTRIC BOX
	FIRE HYDRANT
x 100.00'	SPOT SHOT
	FENCE
	RIGHT OF WAY
	EASEMENT
	BURIED GAS
	BURIED ELECTRIC
	SECTION LINE

SHEET C1.3
SHEET C1.5
SHEET C1.4
SHEET C1.6
SHEET C1.5
SHEET C1.6

SHEET 5 OF 82

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REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

EXISTING CONDITIONS – NORTHWEST
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE	DRAWN: B. KILLELA	DESIGNED: O. SANCHEZ	CHECKED: O. SANCHEZ
1" = 50'	PROJECT MIH-005	SHEET C1.3	DATE: 6/11/24

APPIAN ENGINEERING

EDWIN SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Edwin S. Sanchez, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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SHEET C1.3
SHEET C1.4
SHEET C1.5
SHEET C1.6

OAK RIDGE PHASE 2
PB. 87, PGS. 133–135

TRACT E

LOBLOLLY OAK LANE

APPY LANE
R/W WIDTH VARIES
NOT PLATTED

182

183

NOT PLATTED

TBM 1002
NAIL & DISK LB#6723
ELEVATION=107.43'

CURB INLET
TOP OF GRATE=106.01'
15" CPP INVERT=101.18'S

CURB INLET
GRATE ELEV. = 104.30'
15" CPP INVERT=99.28'N
15" CPP INVERT=99.31'S

CURB INLET
GRATE ELEV. = 107.01'
15" CPP INVERT=102.37'S

CONCRETE

CURB INLET
GRATE ELEV. = 110.56'
15" CPP INVERT=105.78'

N. R/

ASPHALT ROAD

1587.77'(D)
1575.43'(M)

S. R/W LINE ORB. 9701, PG. 2389

4' WIRE FENCE

CONCRETE WALK

8' FPC EASEMENT
ORB.1640, PG. 448

FOUND IRON ROD & CAP
LB #2108, 0.34'S/0.15'E
FENCE CORNER 1.1'S/0.8'W

CURB INLET
GRATE ELEV. = 104.37'
15" CPP INVERT=99.02'N
15" CPP INVERT=99.12'W
24" CPP INVERT=98.55'E

CURB INLET
GRATE ELEV. = 106.96'
15" CPP INVERT=101.91'N
24" CPP INVERT=97.56'W
24" CPP INVERT=97.49'E

CURB INLET
TOP OF GRATE=105.93'
15" CPP INVERT=100.81'N
15" CPP INVERT=100.85'W
15" CPP INVERT=100.76'E

WOODED

10' DISTRIBUTION EASEMENT
ORB. 3320, PG. 1061

N86°34'19"E 616.33'

56.83 ± ACRES

4' WIRE FENCE

1288.73'(D)(M)

CONCRETE PAD

METAL BARN

WELL ON CONCRETE PAD

CONCRETE PAD

A/C PAD

GENERATOR PAD

1 STORY
CBS

CONCRETE PAD
COVERED POOL

PARCEL 1

PARCEL 2

S24°08'E

SHEET C1.3
SHEET C1.5

SHEET C1.4
SHEET C1.6

N

W E

S

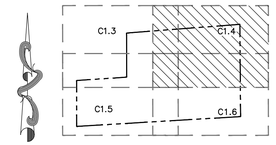
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY, INC
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
JANUARY 3, 2024



KEY MAP

LEGEND
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
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PVC.....POLYVINYL CHLORIDE
.....POWER POLE
.....GUY ANCHOR
.....SIGN
RWM.....RECLAIM WATER METER
.....RECLAIM WATER VALVE
.....GAS VALVE
.....TELEPHONE SERVICE
W.....WELL
MB.....MAIL BOX
.....OVERHEAD UTILITY LINE
.....FOUND 4"x4" CONCRETE MONUMENT LB 6723 OR AS NOTED
.....IRRIGATION VALVE
.....IRRIGATION BOX
.....WATER VALVE
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.....FIBER OPTIC MARKER
.....GAS MARKER
.....FIBER OPTIC VAULT
.....CONCRETE LIGHT POLE
.....MITERED END SECTION
.....DRAINAGE MANHOLE
.....ELECTRIC METER
.....ELECTRIC BOX
.....FIRE HYDRANT
x 100.00'.....SPOT SHOT
FENCE
RIGHT OF WAY
EASEMENT
BURIED GAS
BURIED ELECTRIC
SECTION LINE

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SHEET 6 OF 82

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

EXISTING CONDITIONS – NORTHEAST
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MIH-005	C1.4

OTTO SALVADOR SANCHEZ
LICENSE
No. 86492
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6/11/24
PROFESSIONAL ENGINEER

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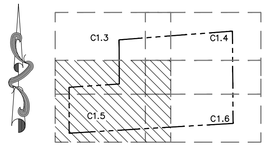
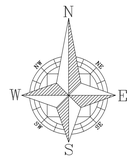


KEY MAP



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY, INC
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
JANUARY 3, 2024

LEGEND

P.O.C. ..... POINT OF COMMENCEMENT
P.O.B. ..... POINT OF BEGINNING
R/W ..... RIGHT-OF-WAY
PB ..... PLAT BOOK
RB ..... ROAD BOND
DB ..... DEED BOOK
PG.(S) ..... PAGE(S)
ORB ..... OFFOCIAL RECORDS BOOK
CCR ..... CERTIFIED CORNER RECORD
CBS ..... CONCRETE BLOCK STRUCTURE
CI ..... CURB INLET
CLF ..... CHAIN LINK FENCE
LB ..... LICENSED BUSINESS
PSM ..... PROFESSIONAL SURVEYOR & MAPPER
(D) ..... DESCRIBED
(M) ..... MEASURED
CPP ..... CORRUGATED PLASTIC PIPE
INV. ..... INVERT
ELEV. ..... ELEVATION
SGN. ..... SIGN
TBM ..... TEMPORARY BENCHMARK
RCP ..... REINFORCED CONCRETE PIPE
PVC ..... POLYVINYL CHLORIDE
..... POWER POLE
..... GUY ANCHOR
..... SIGN
RWM ..... RECLAIM WATER METER
..... RECLAIM WATER VALVE
..... GAS VALVE
..... TELEPHONE SERVICE
..... WELL
..... MAIL BOX
..... OVERHEAD UTILITY LINE
..... FOUND 4"x4" CONCRETE MONUMENT LB 6723 OR AS NOTED
IRR ..... IRRIGATION VALVE
..... IRRIGATION BOX
WV ..... WATER VALVE
CB ..... CATCH BASIN
..... FIBER OPTIC MARKER
..... GAS MARKER
FOV ..... FIBER OPTIC VAULT
..... CONCRETE LIGHT POLE
..... MITERED END SECTION
..... DRAINAGE MANHOLE
EM ..... ELECTRIC METER
EB ..... ELECTRIC BOX
..... FIRE HYDRANT
x 100.00' ..... SPOT SHOT
..... FENCE
..... RIGHT OF WAY
..... EASEMENT
..... BURIED GAS
..... BURIED ELECTRIC
..... SECTION LINE

SHEET C1.3
SHEET C1.4
SHEET C1.5
SHEET C1.6

56.83 ± ACRES

N00°04'35"W
N00°00'04"W

0.11'N/0.44'E
FENCE CORNER IS 1.3'S/0.2'E

N86°06'20"E
N86°06'20"E
700.45'(D)
711.96'(M)

4' WIRE FENCE

S. LINE OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19-20-28

FOUND 3" AXEL NO IDENTIFICATION
0.38'N
FOUND IRON ROD & CAP
LS #3993, 1.00' W
FENCE CORNER IS 0.3'S/0.6'E

PARCEL 1

ORANGE COUNTY BM S-1374020
3" BRASS DISC ELEVATION=108.28'
IN CONCRETE DRIVE

DIRT DRIVE
BRICK COL
4' WOOD F
BRICK
4' CLF
4' WIRE FENCE
4' CLF
4' CLF
4' CLF
ASPHALT DRIVE
6' CLF
GRAVEL & BROKEN ASPHALT DRIVE

40" OAK

N00°02'10"E 641.04'(D)(M)

PARTIALLY WOODED

W. LINE OF THE E. 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SECTION 19-20-28

FOUND IRON ROD & CAP
LS #3993, 0.81'N/10.48'E
FENCE CORNER IS 1.3'N/0.9'E

N. R/W LINE
S86°34'19"W 1147.37'

4' WIRE FENCE

ASPHALT ROAD
S. R/W LINE

LENT ROAD 60.00' R/W WIDTH
R/W AGREEMENT ORB. 4, PGS. 13-14

S. LINE OF THE N. 1/2 OF THE NW 1/4 SECTION 19-20-28

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Sunshine State One Call of Florida, Inc.

SHEET 7 OF 82

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/29/2024	OSS

CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5868
2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32274

EXISTING CONDITIONS – SOUTHWEST
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

SCALE	DRAWN:	DESIGNED:	CHECKED:	DATE:
1" = 50'	B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

PROJECT: MIH-005
SHEET: C1.5

FLORIDA SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA 6/11/24 PROFESSIONAL ENGINEER

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\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EXISTING CONDITIONS.dwg Modified:2/15/2024 By:osanchez

SHEET C1.3
SHEET C1.4
SHEET C1.5
SHEET C1.6

56.83 ± ACRES

EASEMENT 1061

N86°34'19"E 616.33'

4' WIRE FENCE

1288.73' (D)

CONCRETE PAD

METAL BARN

WELL ON CONCRETE PAD

CONCRETE PAD

A/C PAD

GENERATOR PAD

1 STORY CBS

CONCRETE PAD
COVERED POOL

BRICK PAVERS

PARCEL 1

PARCEL 2

ASPHALT DRIVE

N00°24'08"W

S00°24'08"E

PARTIALLY WOODED

PARTIALLY WOODED

FOUND IRON ROD
LB #6969, 0.04'S
FENCE CORNER 1.

FOUND 6"x 6" CONCRETE
MONUMENT, NO IDENTIFICATION
0.37' SOUTH

4' WIRE FENCE

616.33'

2294.73' (D)(M)

HALT ROAD
R/W LINE

N

W E

S

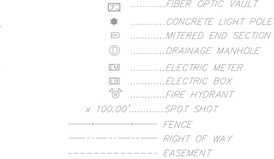
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

EXISTING CONDITIONS PLAN BASED ON SURVEY PROVIDED BY:

ALLEN & COMPANY, INC
JAMES L. RICKMAN, P.S.M.
FLORIDA REGISTRATION NO. 5633
JANUARY 3, 2024



KEY MAP

LEGEND
P.O.C. ..... POINT OF COMMENCEMENT
P.O.B. ..... POINT OF BEGINNING
R/W ..... RIGHT-OF-WAY
PB ..... PLAT BOOK
RB ..... ROAD BOND
DB ..... DEED BOOK
PG.(S) ..... PAGE(S)
ORB ..... OFFICIAL RECORDS BOOK
COR ..... CERTIFIED CORNER RECORD
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RWM ..... RECLAIM WATER METER
..... RECLAIM WATER VALVE
..... GAS VALVE
..... TELEPHONE SERVICE
W ..... WELL
MB ..... MAIL BOX
..... OVERHEAD UTILITY LINE
..... FOUND 4"x4" CONCRETE MONUMENT LB 6723 OR AS NOTED
IRR ..... IRRIGATION VALVE
IB ..... IRRIGATION BOX
WV ..... WATER VALVE
CB ..... CATCH BASIN
FOM ..... FIBER OPTIC MARKER
GM ..... GAS MARKER
FOV ..... FIBER OPTIC VAULT
..... CONCRETE LIGHT POLE
ME ..... MITERED END SECTION
D ..... DRAINAGE MANHOLE
EM ..... ELECTRIC METER
EB ..... ELECTRIC BOX
..... FIRE HYDRANT
x 100.00' ..... SPOT SHOT
..... FENCE
..... RIGHT OF WAY
..... EASEMENT
..... BURIED GAS
..... BURIED ELECTRIC
..... SECTION LINE

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Sunshine State One Call of Florida, Inc.

SHEET 8 OF 82

BY	DESCRIPTION	DATE
OSS	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	04/30/2024
OSS	CITY OF APOPKA COMMENTS DATED 04/30/2024	04/30/2024

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32374

EXISTING CONDITIONS – SOUTHEAST CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24

SCALE: 1" = 50'
PROJECT: MIH-005
SHEET: C1.6

APPIAN ENGINEERING

OSVALDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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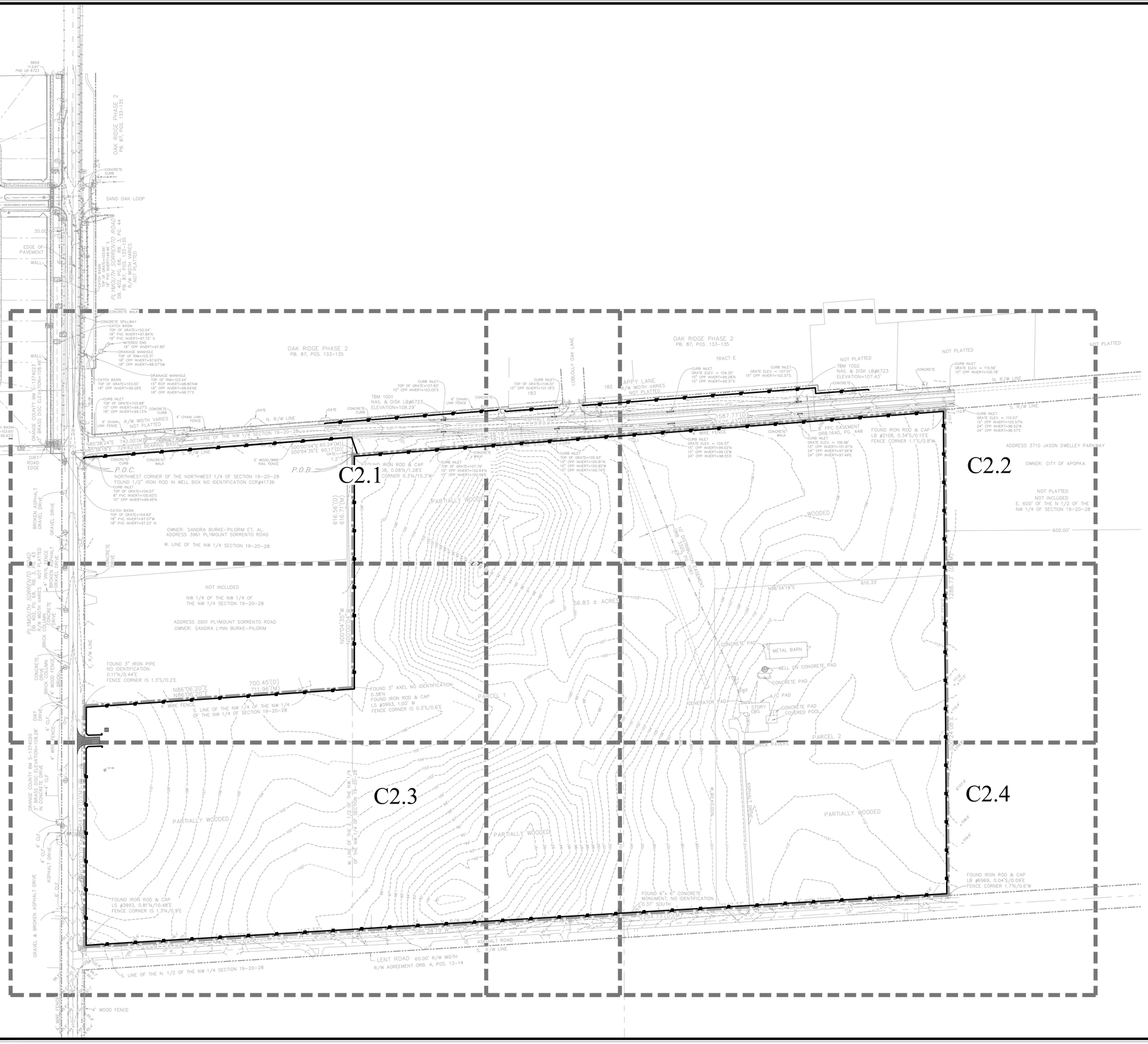

C2.1
C2.2
C2.3
C2.4
P.O.C.
NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19-20-28
FOUND 1/2" IRON ROD IN WELL BOX NO IDENTIFICATION CCR#41736
P.O.B.
FOUND IRON ROD & CAP LB #2108, 0.08'N/1.28'E
CORNER 0.3'N/15.3'W
N. LINE OF THE NW 1/4 SECTION 19-20-28
742.00'(M)
S00°04'35"E 60.17'(D)
S00°04'35"E 60.24'(M)
OAK RIDGE PHASE 2
PB. 87, PGS. 133-135
TRACT E
NOT PLATTED
TBM 1001
NAIL & DISK LB#6723
ELEVATION=108.29'
TBM 1002
NAIL & DISK LB#6723
ELEVATION=107.43'
APPY LANE
R/W WIDTH VARIES
NOT PLATTED
LOBLOLLY OAK LANE
N. R/W LINE
S. R/W LINE
S. FPC EASEMENT
ORB.1640, PG. 448
FOUND IRON ROD & CAP
LB #2108, 0.34'S/0.15'E
FENCE CORNER 1.1'S/0.8'W
ADDRESS 3710 JASON DWELLEY PARKWAY
OWNER: CITY OF APOPKA
NOT PLATTED
NOT INCLUDED
E. 600' OF THE N 1/2 OF THE
NW 1/4 OF SECTION 19-20-28
600.00'
OWNER: SANDRA BURKE-PILGRIM ET. AL.
ADDRESS 3961 PLYMOUNT SORRENTO ROAD
W. LINE OF THE NW 1/4 SECTION 19-20-28
NOT INCLUDED
NW 1/4 OF THE NW 1/4 OF
THE NW 1/4 SECTION 19-20-28
ADDRESS 3901 PLYMOUNT SORRENTO ROAD
OWNER: SANDRA LYNN BURKE-PILGRIM
56.83 ± ACRES
PARCEL 1
PARCEL 2
PARTIALLY WOODED
WOODED
METAL BARN
WELL ON CONCRETE PAD
CONCRETE PAD
A/C PAD
CONCRETE PAD
COVERED POOL
GENERATOR PAD
MASONRY CBS
BRICK PAVERS
FOUND 3" IRON PIPE
NO IDENTIFICATION
0.11'N/0.44'E
FENCE CORNER IS 1.3'S/0.2'E
FOUND 3" AXEL NO IDENTIFICATION
0.38'N
FOUND IRON ROD & CAP
LS #3993, 1.00' W
FENCE CORNER IS 0.3'S/0.6'E
S. LINE OF THE NW 1/4 OF THE NW 1/4
OF THE NW 1/4 SECTION 19-20-28
700.45'(D)
711.96'(M)
N86°06'20"E
N86°06'20"E
FOUND IRON ROD & CAP
LS #3993, 0.81'N/10.48'E
FENCE CORNER IS 1.3'N/0.9'E
S. LINE OF THE N. 1/2 OF THE NW 1/4 SECTION 19-20-28
W. LINE OF THE E 1/2 OF THE NW 1/4
OF THE NW 1/4 OF SECTION 19-20-28
N00°04'35"W
616.56'(D)
616.71'(M)
N00°04'35"W
616.33'
N86°34'19"E
1258.13'
FOUND 6"x 6" CONCRETE
MONUMENT, NO IDENTIFICATION
0.31' SOUTH
FOUND IRON ROD & CAP
LB #6969, 0.04'S/0.09'E
FENCE CORNER 1.7'N/0.6'W
LENT ROAD 60.00' R/W WIDTH
R/W AGREEMENT ORB. 4, PGS. 13-14
ASPHALT ROAD
S/W LINE
SAND OAK LOOP
CONCRETE SPILLWAY
CATCH BASIN
TOP OF GRATE=102.04'
18" PVC INVERT=97.84'N
18" PVC INVERT=97.72' S
MITERED END
18" CPP INVERT=97.85'
DRAINAGE MANHOLE
TOP OF RIM=103.31'
18" CPP INVERT=97.63'N
18" CPP INVERT=98.573'W
DRAINAGE MANHOLE
TOP OF RIM=103.44'
15" RCP INVERT=98.807'W
18" CPP INVERT=98.69'NE
18" CPP INVERT=98.71'S
CATCH BASIN
TOP OF GRATE=103.00'
18" CPP INVERT=99.28'E
CURB INLET
TOP OF GRATE=103.88'
15" CPP INVERT=99.27'S
18" CPP INVERT=99.13'N
CATCH BASIN
TOP OF GRATE=103.65'
18" PVC INVERT=97.62'E
CATCH BASIN
TOP OF GRATE=104.07'
8" PVC INVERT=100.93'S
15" CPP INVERT=99.45'N
CATCH BASIN
TOP OF GRATE=104.83'
18" PVC INVERT=97.07'W
18" PVC INVERT=97.23' N
CURB INLET
TOP OF GRATE=107.83'
15" CPP INVERT=103.05'S
CURB INLET
TOP OF GRATE=107.79'
15" CPP INVERT=102.64'N
15" CPP INVERT=102.59'S
CURB INLET
TOP OF GRATE=105.93'
15" CPP INVERT=100.81'N
15" CPP INVERT=100.76'S
CURB INLET
TOP OF GRATE=106.07'
15" CPP INVERT=101.18'S
CURB INLET
GRATE ELEV. = 104.30'
15" CPP INVERT=99.26'N
15" CPP INVERT=99.31'S
CURB INLET
GRATE ELEV. = 107.01'
15" CPP INVERT=102.37'S
CURB INLET
GRATE ELEV. = 106.96'
15" CPP INVERT=101.91'N
24" CPP INVERT=97.56'W
24" CPP INVERT=97.49'E
CURB INLET
GRATE ELEV. = 110.56'
15" CPP INVERT=105.78'
CURB INLET
GRATE ELEV. = 110.57'
15" CPP INVERT=105.07'N
24" CPP INVERT=96.52'N
24" CPP INVERT=96.57'E
OAK RIDGE PHASE 2
PB. 87, PGS. 133-135
PLYMOUTH SORRENTO ROAD
DB. 402, PG. 68, R/W WIDTH VARIES
PB. 87, PGS. 133-135
R/W WIDTH VARIES
NOT PLATTED
CONCRETE CURB
EDGE OF PAVEMENT
WALL
CONCRETE WALK
CONCRETE CURB
4' CHAIN LINK FENCE
6' CHAIN LINK FENCE
GATE
CONCRETE WALK
5' WOOD/WIRE RAIL FENCE
DIRT ROAD EDGE
BROKEN ASPHALT & GRAVEL DRIVE
GRAVEL DRIVE
ASPHALT DRIVE
4' WOOD FENCE
4' WIRE FENCE
4' CLF
6' WOOD FENCE
4' WOOD FENCE
4' WIRE FENCE
4' WOOD FENCE
4' WOOD FENCE
4' WOOD

\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EROSION CONTROL PLAN.dwg Modified:6/3/2024 By:osanchez

INGE COUNTY BM S-1374025
BRASS DISC ELEVATION=108.46'

MATCHLINE A–A

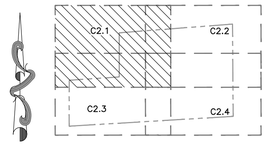
PLEASE REFER TO ORANGE COUNTY RIGHT–OF–WAY IMPROVEMENT PLANS FOR OFFSITE EROSION CONTROL AND DEMO PLAN

CATCH BASIN
TOP OF GRATE=103.66'
18" PVC INVERT=99.46' S

ASPHALT ROAD

PLYMOUTH SORRENTO ROAD

KEY MAP



GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

LEGEND
MAINTENANCE OF TRAFFIC

SHEET C2.1
SHEET C2.2

TBM 1001
NAIL & DISK LB#6723
ELEVATION=108.29'

MATCHLINE A–A

TOP OF GRATE=103.88'
18" CPP INVERT=99.27'S
18" CPP INVERT=99.13'N

ORANGE COUNTY 3" BRASS DISC ELEV.

6' CHAIN LINK FENCE

R/W WIDTH VARIES
NOT PLATTED

4' CHAIN LINK FENCE

N. R/W LINE

CONTRACTOR TO PROVIDE M.O.T. FOR WORK ON SHOULDER AND WITHIN TRAVEL LANE (6 / C2.6)

BEGIN 465 LF OF SILT FENCE (1 / C2.5)

CONTRACTOR TO DEMO 665 LF OF EXISTING CURB

CONTRACTOR TO DEMO 1,257 LF OF EXISTING CURB

END 465 LF OF SILT FENCE (1 / C2.5)

BEGIN 145 LF OF SILT FENCE (1 / C2.5)

END 145 LF OF SILT FENCE (1 / C2.5)

CURB INLET
TOP OF GRATE=101.18'S
INVERT=101.18'S

CONTRACTOR TO DEMO 781 LF OF EXISTING CURB

BEGIN 780 LF OF SILT FENCE (1 / C2.5)

LIMITS OF OPEN CUT FOR MAIN CONNECTION (REFER

LOBLOLLY OAK LANE

ASPHALT ROAD

N85°38'24"E 742.00'(M)
N85°38'18"E 729.62'(D) BEARING BASIS

N85°38'18"E 1,389

S. R/W LINE

S00°04'35"E

CONCRETE CURB

CONCRETE WALK

5' WOOD/WIRE RAIL FENCE

GATE

1.2'

CONCRETE CURB

CURB INLET
TOP OF GRATE=107.79'
15" CPP INVERT=102.64'N
15" CPP INVERT=102.59'E

CURB INLET
TOP OF GRATE=107.79'
15" CPP INVERT=100.85'W
15" CPP INVERT=100.76'E

BEGIN 760 LF OF SILT FENCE (1 / C2.5)

P.O.B.

N.C.

NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19–20–28
FOUND 1/2" IRON ROD IN WELL BOX NO IDENTIFICATION CCR#41736

END DEMO EXISTING FENCE

CONTRACTOR TO DEMO 1,228 LF OF EXISTING CONCRETE SIDEWALK

END 760 LF OF SILT FENCE (1 / C2.5)

INLET PROTECTION (4 / C2.5)

CONTINUATION OF 7,144 LF SILT FENCE (1 / C2.5)

INLET PROTECTION (4 / C2.5)

DEMO EXISTING FENCE

FOUND IRON ROD & CAP
LB #2108, 0.08'N/1.28'E
FENCE CORNER 0.3'N/15.3'W

CURB INLET
TOP OF GRATE=107.79'
15" CPP INVERT=102.64'N
15" CPP INVERT=102.59'E

CONTINUATION OF 7,144 LF SILT FENCE (1 / C2.5)

CURB INLET
TOP OF GRATE=107.79'
15" CPP INVERT=100.85'W
15" CPP INVERT=100.76'E

DIRT ROAD EDGE

BROKEN ASPHALT
GRAVEL DRIVE

GRAVEL DRIVE

PARTIALLY WOODED

REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/TREE PROTECTION PLANS (TYP.)

PLYMOUTH SORRENTO ROAD
DB. 402, PG. 68, RB. 3, PG. 43
R/W WIDTH VARIES NOT PLATTED

4' VINYL FENCE
BRICK COLUMN
CONCRETE DRIVE
BROKEN ASPHALT
GRAVEL DRIVE

CONCRETE DRIVE

OWNER: SANDRA BURKE–PILGRIM ET. AL.
ADDRESS 3961 PLYMOUNT SORRENTO ROAD

W. LINE OF THE NW 1/4 SECTION 19–20–28

616.56'(D)
616.71'(M)

CONTINUATION OF 7,144 LF SILT FENCE (1 / C2.5)

NOT INCLUDED

NW 1/4 OF THE NW 1/4 OF
THE NW 1/4 SECTION 19–20–28

EXISTING FENCE TO REMAIN

N00°04'35"W
N00°00'04"W

56.83 ± ACRES

PLEASE REFER TO ORANGE COUNTY RIGHT–OF–WAY IMPROVEMENT PLANS FOR OFFSITE EROSION CONTROL AND DEMO PLAN

ADDRESS 3901 PLYMOUNT SORRENTO ROAD
OWNER: SANDRA LYNN BURKE–PILGRIM

SHEET C2.1
SHEET C2.3

SHEET C2.2
SHEET C2.4

E. R/W LINE

FOUND 3" IRON PIPE
NO IDENTIFICATION
0.11'N/0.44'E
FENCE CORNER IS 1.3'S/0.2'E

CONCRETE DRIVE

BRICK COLUMN

4' WOOD FENCE

BRICK

4' CLF FENCE

DIRT DRIVE

N86°06'20"E
700.45'(D)
711.96'(M)
N86°06'20"E

4' WIRE FENCE

S. LINE OF THE NW 1/4 OF THE NW 1/4
OF THE NW 1/4 OF SECTION 19–20–28

FOUND 3" AXEL NO IDENTIFICATION
0.38'N
FOUND IRON ROD & CAP
LS #3993, 1.00' W
FENCE CORNER IS 0.3'S/0.6'E

PARCEL 1

START DEMO EXISTING FENCE

EXISTING FENCE TO REMAIN

10 X 10 CONCRETE WASHOUT (3 / C2.5)

END OF 7,144 LF SILT FENCE (1 / C2.5)

REFER TO LANDSCAPE PLANS FOR TREE REMOVAL/TREE PROTECTION PLANS (TYP.)

SHEET C2.3
SHEET C2.4

SHEET C2.2

SHEET C2.1

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1-800-432-4770
Sunshine State One Call of Florida, Inc.

SHEET 10 OF 82

BY	DESCRIPTION	DATE	REV.
OSS	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	04/30/2024	1
OSS	CITY OF APOPKA COMMENTS DATED 04/30/2024	04/30/2024	2

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

EROSION CONTROL, M.O.T. & DEMO PLAN – NORTHWEST CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MIH-005	C2.1

OSCAR SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\EROSION CONTROL PLAN.dwg Modified:6/3/2024 By:osanchez

SHEET C2.1
SHEET C2.2
SHEET C2.3
SHEET C2.4

OAK RIDGE PHASE 2
PB. 87, PGS. 133–135
TRACT E
NOT PLATTED
TBM 1002
NAIL & DISK LB#6723
ELEVATION=107.43'
LOBLOLLY OAK LANE
APPY LANE
R/W WIDTH VARIES
ASPHALT ROAD
CONCRETE
N. R/
CURB INLET
GRATE ELEV. = 104.30'
15" CPP INVERT=99.28'N
15" CPP INVERT=99.31'S
CURB INLET
GRATE ELEV. = 107.01'
15" CPP INVERT=102.37'S
CURB INLET
GRATE ELEV. = 110.56'
15" CPP INVERT=105.78'
CURB INLET
GRATE ELEV. = 104.37'
15" CPP INVERT=99.02'N
15" CPP INVERT=99.12'W
24" CPP INVERT=98.55'E
CURB INLET
GRATE ELEV. = 106.96'
15" CPP INVERT=101.91'N
24" CPP INVERT=97.56'W
24" CPP INVERT=97.49'E
CURB INLET
TOP OF GRATE ELEV. = 104.37'
15" CPP INVERT=100.85'W
15" CPP INVERT=100.76'E
CURB INLET
GRATE ELEV. =
15" CPP INVERT=
24" CPP INVERT=
24" CPP INVERT=
CONTRACTOR TO DEMO 665 LF OF EXISTING CURB
1/C2.5 END 145 LF OF SILT FENCE
BEGIN 145 LF OF 1/C2.5 SILT FENCE
CONTRACTOR TO DEMO 781 LF OF EXISTING CURB
BEGIN 780 LF OF 1/C2.5 SILT FENCE
CONTRACTOR TO PROVIDE M.O.T. FOR WORK ON AND SHOULDER AND WITHIN TRAVEL LANE 5,6/C2.6
END 780 LF OF 1/C2.5 SILT FENCE
CONTRACTOR TO DEMO 781 LF OF EXISTING CURB
LIMITS OF OPEN CUT FOR POTABLE WATER MAIN CONNECTION (REFER TO SHEET C4.2)
1587.77'(D)
S86°43'19"W
4" WIRE FENCE
8' FPC EASEMENT
ORB.1640, PG. 448
FOUND IRON PIPE
FENCE CORNER 1.1'S/0.8'W
4/C2.5 INLET PROTECTION
4/C2.5 INLET PROTECTION
DEMO EXISTING FENCE
CONTRACTOR TO COORDINATE WITH DUKE ENERGY PRIOR TO DEMO POWER POLES & OVERHEAD POWER LINES (TYP.)
CONTRACTOR TO DEMO 1,257 LF OF EXISTING CURB
DEMO EXISTING FENCE
1/C2.5 CONTINUATION OF 7,144 LF SILT FENCE
CONTRACTOR TO DEMO 665 LF OF EXISTING CURB
4/C2.5 INLET PROTECTION
DEMO EXISTING FENCE
1/C2.5 CONTINUATION OF 7,144 LF SILT FENCE
CONTRACTOR TO COORDINATE WITH DUKE ENERGY PRIOR TO DEMO POWER POLES & OVERHEAD POWER LINES (TYP.)
CONTRACTOR TO DEMO 1,257 LF OF EXISTING CURB
DEMO EXISTING FENCE
1/C2.5 CONTINUATION OF 7,144 LF SILT FENCE
DEMO EXISTING FENCE
CONTRACTOR TO DEMO 781 LF OF EXISTING CURB
CONTRACTOR TO DEMO 665 LF OF EXISTING CURB
1/C2.5 END 145 LF OF SILT FENCE
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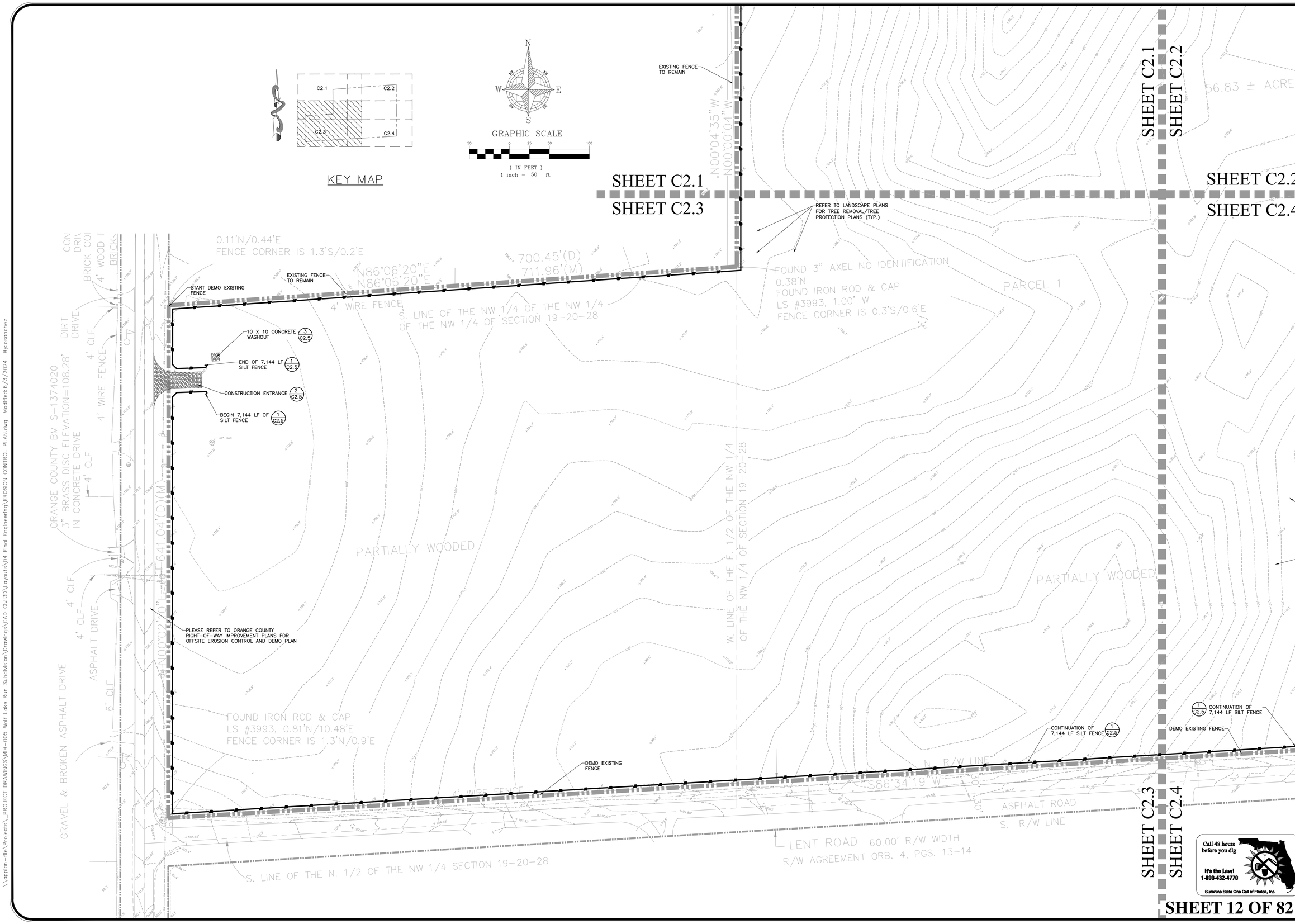
LIMITS OF OPEN CUT FOR POTABLE WATER MAIN CONNECTION (REFER TO SHEET C4.2)
4/C2.5 INLET PROTECTION
DEMO EXISTING FENCE
1/C2.5 CONTINUATION OF 7,144 LF SILT FENCE
CONTRACTOR TO COORDINATE WITH DUKE ENERGY PRIOR TO DEMO POWER POLES & OVERHEAD POWER LINES (TYP.)
4/C2.5 INLET PROTECTION



SHEET 12 OF 82

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REV.	DATE	DESCRIPTION	BY
1	04/30/2024	S.R/WMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

EROSION CONTROL, M.O.T. & DEMO PLAN – SOUTHWEST CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	B. KILLELA
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	6/11/24
SCALE	1" = 50'
PROJECT	MIH-005
SHEET	C2.3

APPIAN ENGINEERING

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
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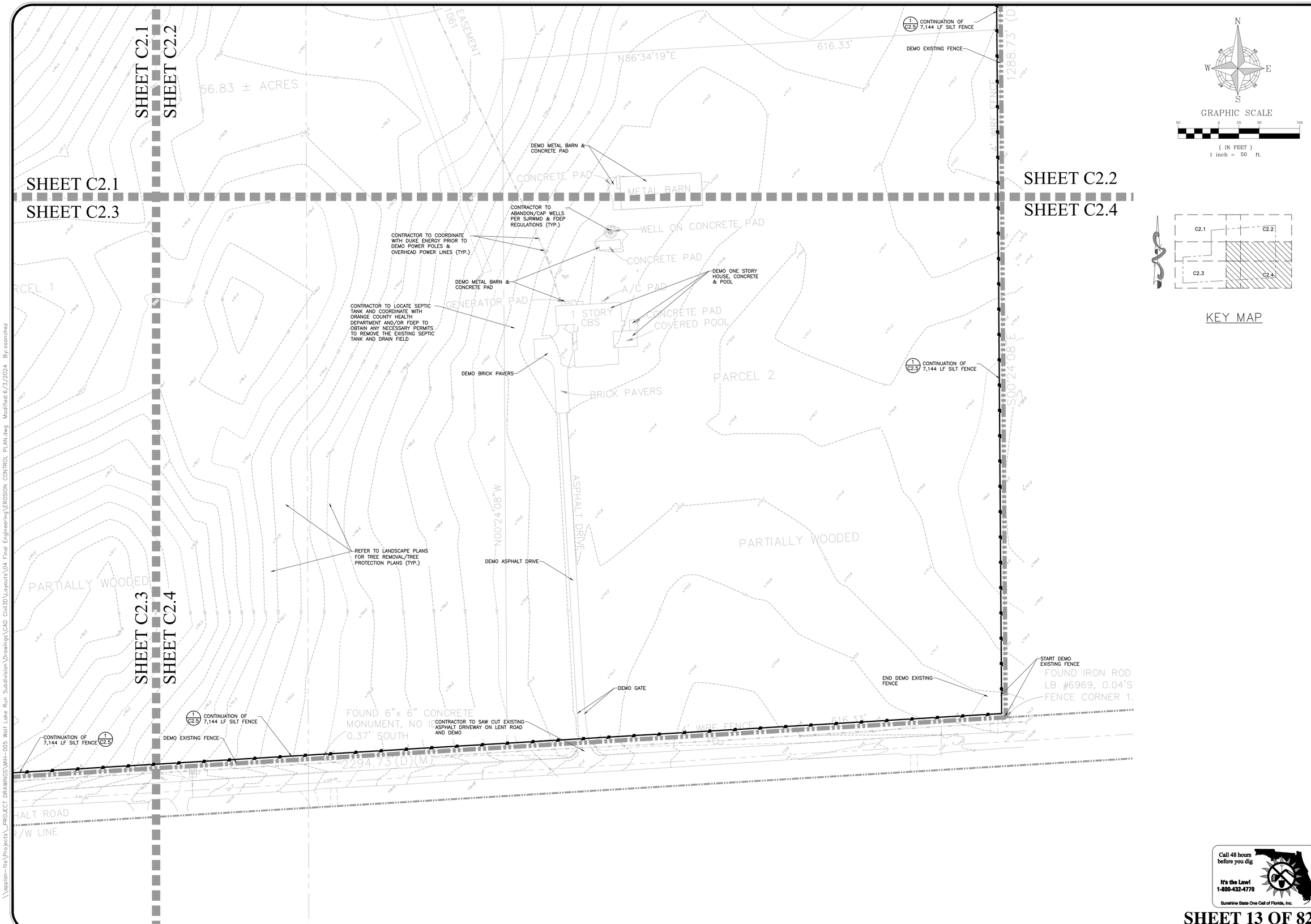

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SHEET 13 OF 82

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2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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EROSION CONTROL, M.O.T. & DEMO PLAN – SOUTHEAST CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24

SCALE: 1" = 50'
PROJECT: MIH-005
SHEET: C2.4

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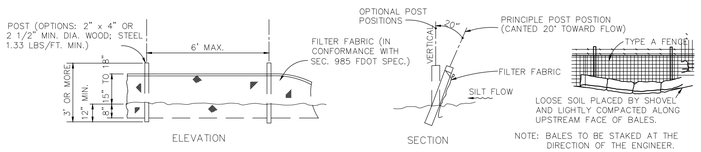
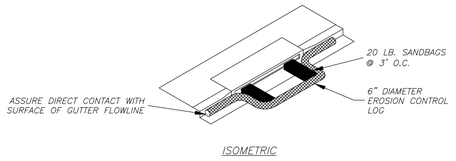


NOTE

SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF)

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



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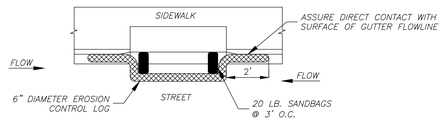
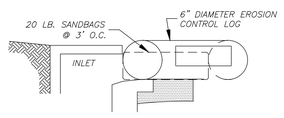


PLAN

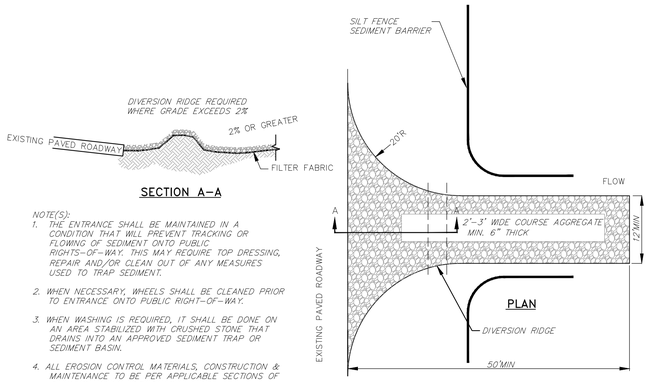


CROSS SECTION

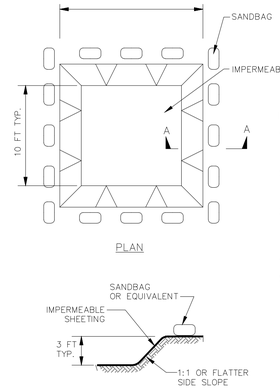
NOTES:

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

4 EROSION CONTROL LOG DETAIL
N.T.S.



2 TEMPORARY CONSTRUCTION ENTRANCE DETAIL
N.T.S.

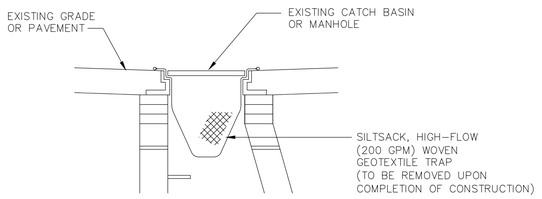


EXCAVATED WASHOUT STRUCTURE

NOTES:

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

3 CONCRETE WASH OUT
N.T.S.



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

BY	DESCRIPTION	DATE	REV.
OSS	CITY OF APOPKA COMMENTS DATED 04/30/2024	04/30/2024	2
OSS	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	04/30/2024	1

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EROSION CONTROL & M.O.T. DETAILS
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
N.T.S.	MIH-005	C2.5

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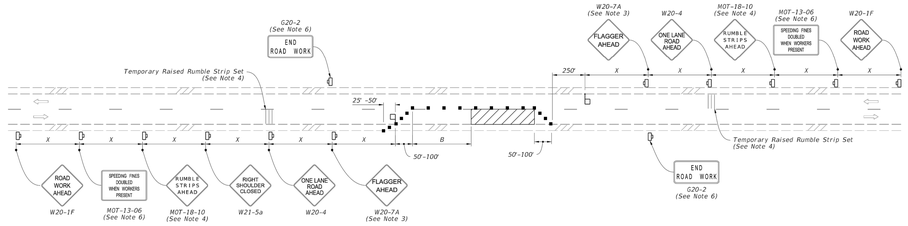


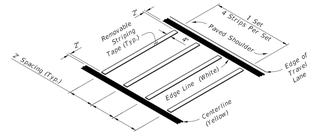
NOTES:

1. This Index applies to Two-Lane, Two-Way Roadways with work within the traveled way.
2. L = Taper Length
   B = Buffer Length
   X = Work Zone Sign Spacing
   See Index 102-600 for "L", "B", "X" and channelizing device spacing values.
3. Optionally, use "Flagger Ahead" sign with symbol (W20-7) instead of "Flagger Ahead" sign with text (W20-7A).
4. Use temporary raised rumble strips when the existing posted speed is 55 mph or greater and the work duration is greater than 60 minutes. If temporary raised rumble strips are not used, omit "Rumble Strips Ahead" signs (MOT-18-10) and associated work zone sign spacing.
5. Additional one-way control may be provided by the following means:
   a. Flag-carrying vehicle
   b. Official vehicles
   c. Pilot vehicles
   d. Traffic signals

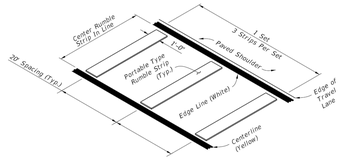
   When flaggers are the sole means of one-way control, the flaggers must be in sight of each other or in direct communication at all times.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" signs (G20-2), along with associated work zone sign spacing, may be omitted when the work operation will be in place for 24 hours or less.
7. Automated Flagger Assistance Devices (AFADs) may be used in accordance with Specification Sections 102, 990 and the APL vendor drawings.
8. Railroad Crossings:
   a. If an active railroad crossing is located closer to the Work Area than the queue length plus 300 feet, extend the Buffer Space as shown on Sheet 2.
   b. If the queuing of vehicles across an active railroad crossing cannot be avoided, provide a uniformed traffic control officer or flagger at the highway-rail grade crossing to prevent vehicles from stopping within the highway-rail grade crossing, even if automatic train warning devices are in place.

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic



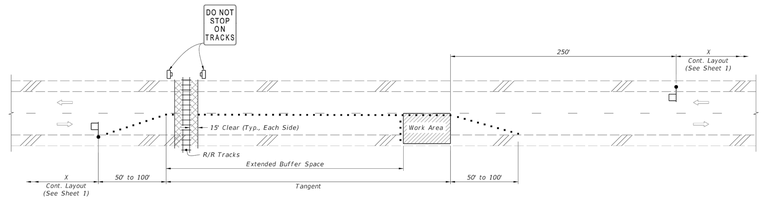
OPTION - 1
REMOVABLE STRIPING TYPE



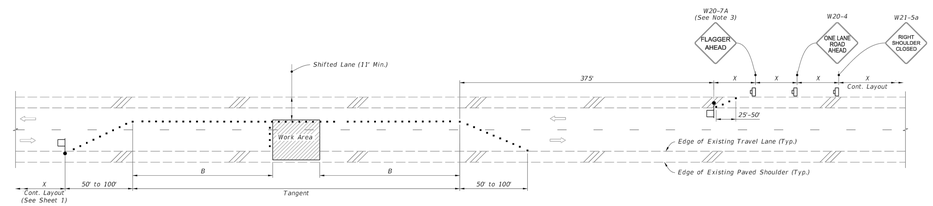
OPTION - 2
PORTABLE TYPE

RUMBLE STRIP SETS

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21						102-603	1 of 2



TEMPORARY RAILROAD CROSSING BUFFER SPACE EXTENSION



TEMPORARY LANE SHIFT TO SHOULDER WHEN WORK AREA ENCROACHES ON THE CENTERLINE
(For Work Operations In place 24 Hours or Less)

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Flagger
- Lane Identification and Direction of Traffic

SPECIAL CONDITIONS

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	TWO-LANE, TWO-WAY WORK WITHIN THE TRAVEL WAY	INDEX	SHEET
11/01/21						102-603	2 of 2

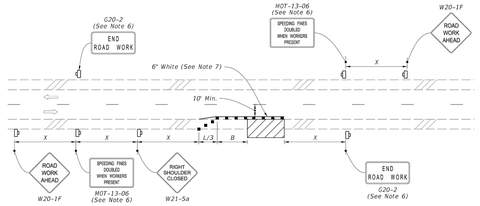
5 FDOT M.O.T. DETAIL – WORK WITHIN TRAVEL WAY
N.T.S.

NOTE:

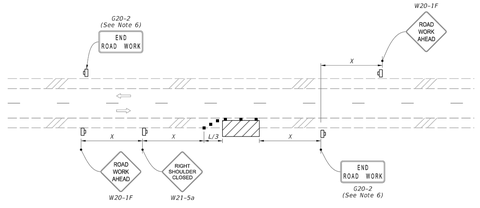
1. This Index applies to Two-Lane, Two-Way and Multilane Roadways, including Medians of divided roadways, with work on the shoulder.
2. L = Taper Length
   X = Work Zone Sign Spacing
   B = Buffer Length
   See Index 102-600 for "L", "X", "B", and channelizing device spacing values.
3. Where work activities are between 2' and 15' from the edge of traveled way, the Engineer may omit signs and channelizing devices for work operations 60 minutes or less.
4. When four or more work vehicles enter the through traffic lanes in a one hour period (excluding establishing and terminating the work area), use a flagger or lane closure to accommodate work vehicle ingress and egress.
5. For work less than 2' from the traveled way and work zone speed is greater than 45 MPH, use a lane closure.
6. The "Speeding Fines Doubled When Workers Present" signs (MOT-13-06) and "End Road Work" Signs (G20-2) along with the associated work zone sign spacing distances may be omitted when the work operation is in place for 24 hours or less.
7. Temporary pavement markings may be omitted when the work operation is in place for 3 days or less.
8. Omit "Shoulder Closed" signs (W21-5a) along with associated work zone sign spacing distances for work on the median.
9. When there is no paved shoulder, the "Worker" sign (W21-1) may be used instead of the "Shoulder Closed" sign (W21-5a).

SYMBOLS:

- Work Area
- Channelizing Device (See Index 102-600)
- Work Zone Sign
- Lane Identification and Direction of Traffic



TWO-LANE ROADWAY
SHOULDER WORK LESS THAN 2' FROM THE TRAVELED WAY
WITH WORK ZONE SPEED OF 45 MPH OR LESS



TWO-LANE ROADWAY
SHOULDER WORK BETWEEN 2' AND 15' FROM THE TRAVELED WAY

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	TWO-LANE AND MULTILANE, WORK ON SHOULDER	INDEX	SHEET
11/01/21						102-602	1 of 2

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

REV.	DATE	BY
1	04/30/2024	OSS
2	04/30/2024	OSS

1 - SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024
2 - CITY OF APOPKA COMMENTS DATED 04/30/2024

DESCRIPTION

CIVIL ENGINEERING | LAND PLANNING
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2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

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CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
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DRAWN:	DESIGNED:	CHECKED:	DATE:
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SCALE	PROJECT	SHEET
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SHEET 15 OF 82

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TRACT DATA				
TRACT / LOT	DESCRIPTION	AREA (AC)	AREA (SF)	OWNERS
TRACT 'A'	30' DEDICATED RIGHT-OF-WAY	0.44 AC	19,235.05 SF	COUNTY
TRACT 'B'	PRIVATE RIGHT-OF-WAY	8.56 AC	372,806.60 SF	HOA
TRACT 'C'	NORTH POND	5.39 AC	234,577.59 SF	HOA
TRACT 'D'	SOUTH POND	3.66 AC	159,416.03 SF	HOA
TRACT 'E'	10' LANDSCAPE BUFFER	0.03 AC	1,434.61 SF	HOA
TRACT 'F'	10' LANDSCAPE BUFFER	0.14 AC	6,041.21 SF	HOA
TRACT 'G'	10' LANDSCAPE BUFFER	0.52 AC	22,646.37 SF	HOA
TRACT 'H'	LANDSCAPE BUFFER	1.25 AC	54,312.94 SF	HOA
TRACT 'I'	15' LANDSCAPE BUFFER	0.35 AC	15,356.05 SF	HOA
TRACT 'J'	15' LANDSCAPE BUFFER	0.17 AC	7,494.47 SF	HOA
TRACT 'K'	15' LANDSCAPE BUFFER	0.02 AC	754.76 SF	HOA
TRACT 'L'	LANDSCAPE BUFFER	0.05 AC	2,081.00 SF	HOA
TRACT 'M'	POCKET PARK/EXERCIES TRAIL	1.81 AC	78,679.83 SF	HOA
TRACT 'N'	OPEN SPACE	0.06 AC	2,584.61 SF	HOA
TRACT 'O'	OPEN SPACE	0.07 AC	3,165.87 SF	HOA
TRACT 'P'	LIFT STATION	0.04 AC	1,762.50 SF	HOA

GATE NOTES:

1. ACCESS GATES WILL BE REQUIRED TO HAVE 3 FORMS OF ACCESS: KNOX KEY SWITCH, A NUMERIC KEY PAD, AND SOS SIREN ACTIVATION.

SITE DATA

1. OCPA - PARCEL ID #'S: 19-20-28-0000-00-002; 19-20-28-0000-00-050
2. PROPERTY LOCATION: 2601 LENT ROAD APOPKA, FL 32712
3. TOTAL PROPERTY AREA: 56.67 AC.
4. PLYMOUTH SORRENTO ROAD RIGHT-OF-WAY DEDICATION: 0.44 AC.
5. NET DEVELOPABLE AREA: 56.23 AC.
6. ALLOWABLE DENSITY: 2.00 DUAC.
7. PROPOSED DENSITY: 1.96 DUAC.
8. EXISTING FUTURE LAND USE: RVLS
9. EXISTING ZONING: RSF-1A
10. ADJACENT FUTURE LAND USE:
    - NORTH: RVLS (CITY OF APOPKA)
    - SOUTH: RVLS (CITY OF APOPKA); R (ORANGE COUNTY)
    - EAST: RVLS (CITY OF APOPKA)
    - WEST: RVLS (CITY OF APOPKA); RS (CITY OF APOPKA); R (ORANGE COUNTY)
11. ADJACENT ZONING:
    - NORTH: RSF-1A (CITY OF APOPKA); T (CITY OF APOPKA)
    - SOUTH: RSF-1A (CITY OF APOPKA); T (CITY OF APOPKA); A-2 (ORANGE COUNTY)
    - EAST: MU-N (CITY OF APOPKA)
    - WEST: RSF-1A (CITY OF APOPKA); AG (CITY OF APOPKA); A-2 (ORANGE COUNTY)
12. PROPOSED UNITS: 110 UNITS
13. LOT REQUIREMENTS:
    - MINIMUM LOT AREA: 12,500 SF
    - MINIMUM LOT WIDTH: 95 ft
    - MINIMUM LOT DEPTH: 130 ft
    - MAXIMUM BUILDING HEIGHT: 35 ft
14. SINGLE-FAMILY DETACHED SETBACKS:
    - FRONT YARD: 25 ft
    - REAR YARD: 20 ft
    - SIDE YARD: 10 ft
    - CORNER YARD: 25 ft
15. REQUIRED OPEN SPACE: (56.23 AC.) x (20%) = 11.25 AC. *PER CITY OF APOPKA LAND DEVELOPMENT CODE 5.4.4.
16. PROPOSED OPEN SPACE:
    - LANDSCAPE BUFFERS: 2.53 AC.
    - LANDSCAPE ISLANDS: 0.07 AC.
    - MAIL KIOSK: 0.06 AC.
    - OPEN SPACE: 0.06 AC.
    - POCKET PARK/DOG PARK: 1.82 AC.
    - STORMWATER PONDS (35% MAX): 6.79 AC.
    - TOTAL: 11.33 AC. (20.15%)
17. WATER SERVICE PROVIDED BY CITY OF APOPKA.
18. RECLAIMED WATER SERVICE PROVIDED BY CITY OF APOPKA.
19. SANITARY SEWER SERVICE PROVIDED BY CITY OF APOPKA.
20. STORMWATER SYSTEM WILL BE PROVIDED AND DESIGNED TO MEET CITY OF APOPKA AND SJRWMD DRAINAGE REQUIREMENTS.
21. ALL UTILITY LINES SHALL BE DESIGNED TO MEET FDEP AND CITY OF APOPKA REQUIREMENTS.
22. UTILITY EASEMENTS DEDICATED TO CITY OF APOPKA UTILITY SHALL BE PROVIDED OVER ALL WATER AND SEWER MAINS LOCATED OUTSIDE THE PUBLIC RIGHT OF WAY.
23. AN HOA SHALL BE CREATED TO PROVIDE FOR THE MANAGEMENT OF ALL COMMON AREA AND FACILITIES.
24. PROJECT LANDSCAPING/IRRIGATION SHALL COMPLY WITH THE CITY OF APOPKA LAND DEVELOPMENT CODE.
25. OPEN SPACE SHALL COMPLY WITH CITY OF APOPKA LDC CODE 5.4.4.
26. THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE (1) PHASE.
27. SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF APOPKA LAND DEVELOPMENT CODE SECTION 5.10.
28. ALL RETAINING WALL(S) SHALL BE MAINTAINED BY THE HOA.

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.

C3.1 C3.2 C3.3 C3.4

TRACT 'A' 30' DEDICATED RIGHT-OF-WAY 0.44 AC
TRACT 'B' PRIVATE RIGHT-OF-WAY 8.56 AC
TRACT 'C' NORTH POND 5.39 AC
TRACT 'D' SOUTH POND 3.66 AC
TRACT 'E' 10' LANDSCAPE BUFFER 0.03 AC
TRACT 'F' 10' LANDSCAPE/WALL BUFFER 0.14 AC
TRACT 'G' 10' LANDSCAPE BUFFER 0.52 AC
TRACT 'H' LANDSCAPE/FENCE BUFFER 1.25 AC
TRACT 'I' 15' LANDSCAPE AND WALL BUFFER 0.35 AC
TRACT 'J' 15' LANDSCAPE/WALL BUFFER 0.17 AC
TRACT 'K' 15' LANDSCAPE/WALL BUFFER 0.02 AC
TRACT 'L' LANDSCAPE BUFFER 0.05 AC
TRACT 'M' POCKET PARK/ EXERCISE TRAIL 1.81 AC
TRACT 'N' OPEN SPACE 0.06 AC
TRACT 'O' OPEN SPACE 0.07 AC
TRACT 'P' LIFT STATION 0.04 AC

PLYMOUTH SORRENTO ROAD (C.R. 435) PLAT BOOK 40, PG. 68 PLAT BOOK 402, PG. 68, RB. 3, PG. 44 RB. 402, PG. 1325 R/W WIDTH VARIES NOT PLATTED

PLYMOUTH SORRENTO ROAD (C.R. 435) PLAT BOOK 40, PG. 68 R/W WIDTH VARIES NOT PLATTED

WILLOW RUN STREET A

WILLOW RUN STREET B

WILLOW RUN STREET C

WILLOW RUN STREET D

WILLOW RUN STREET E

WILLOW RUN STREET F

WILLOW RUN STREET G

WILLOW RUN STREET H

WILLOW RUN STREET I

WILLOW RUN STREET J

WILLOW RUN STREET K

WILLOW RUN STREET L

WILLOW RUN STREET M

WILLOW RUN STREET N

WILLOW RUN STREET O

WILLOW RUN STREET P

WILLOW RUN STREET Q

APPY LANE R/W WIDTH VARIES NOT PLATTED

POCKET PARK/EXERCISE TRAIL

8859 113.61' FND LB 6723

N86°34'19"W 1284.73'(D&M)

N00°04'35"W 1288.73'(D&M)

S00°24'08"E 1288.73'(D&M)

N86°06'20"E 700.45'(D) N86°06'20"E 711.96'(M)

S86°18'E 729.62'(D) BEARING BASIS

6.16.56'(D) 6.16.71'(M)

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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GEOMETRY PLAN – OVERALL CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 120'	MIH-005	C3.0

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ORLANDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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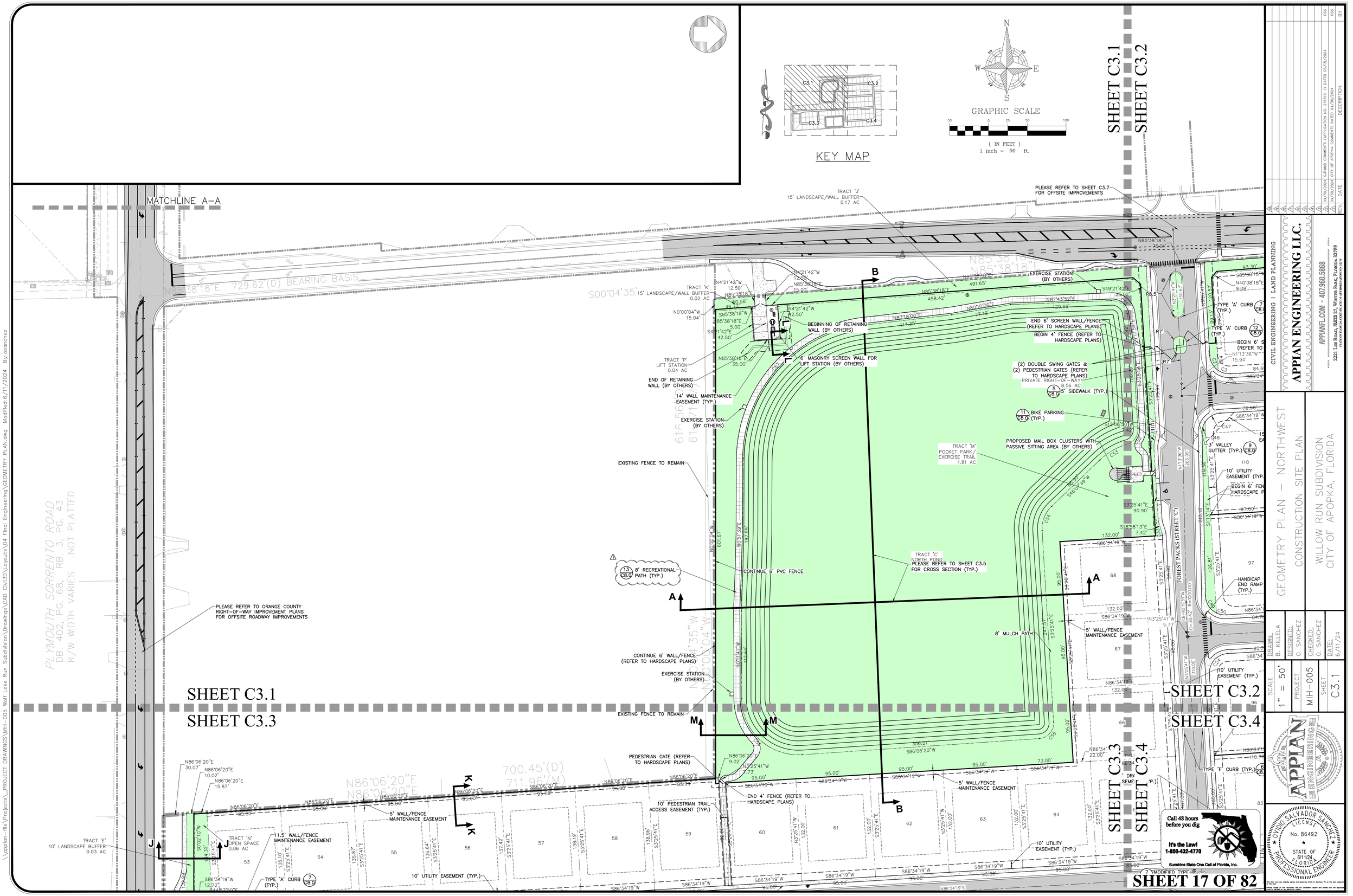

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GEOMETRY PLAN – NORTHWEST
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	S.R.WMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24

SCALE 1" = 50'
PROJECT MIH-005
SHEET C3.1

OVIDIO SALVADOR SANCHEZ
LICENSE No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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SHEET C3.1
SHEET C3.2

APPY LANE
R/W WIDTH VARIES
NOT PLATTED

TRACT 'I'
15' LANDSCAPE AND WALL BUFFER
0.35 AC

PLEASE REFER TO SHEET C3.7
FOR OFFSITE IMPROVEMENTS

EXERCISE STATION
(BY OTHERS)

END 6' SCREEN WALL/FENCE
(REFER TO HARDSCAPE PLANS)
BEGIN 4' FENCE (REFER TO
HARDSCAPE PLANS)

(2) DOUBLE SWING GATES &
(2) PEDESTRIAN GATES (REFER
TO HARDSCAPE PLANS)
PRIVATE RIGHT-OF-WAY
8.56 AC

5' SIDEWALK (TYP.)

BIKE PARKING
(TYP.)

PROPOSED MAIL BOX CLUSTERS WITH
PASSIVE SITTING AREA (BY OTHERS)

8' MULCH PATH

5' WALL/FENCE
MAINTENANCE EASEMENT

TYPE 'A' CURB
(TYP.)

BEGIN 6' SCREEN WALL/FENCE
(REFER TO HARDSCAPE PLANS)

5' WALL/FENCE
MAINTENANCE EASEMENT

10' UTILITY EASEMENT
(TYP.)

FOREST PACKS (STREET 'C')

TYPE 'F' CURB (TYP.)

15' DRAINAGE
EASEMENT (TYP.)

3' VALLEY
GUTTER (TYP.)

BEGIN 6' FENCE (REFER TO
HARDSCAPE PLANS)

10' FENCE MAINTENANCE EASEMENT

END 6' FENCE (REFER TO
HARDSCAPE PLANS)

HANDICAP
END RAMP
(TYP.)

TAIGA BROWN (STREET 'D')

WOLVES CREEK (STREET 'A')

MODIFIED TYPE
'A' CURB

TRACT 'H'
LANDSCAPE/FENCE BUFFER
1.25 AC

PLEASE REFER TO SHEET C3.5
FOR CROSS SECTION (TYP.)

CONTINUE 6' WALL/FENCE FENCE
(REFER TO HARDSCAPE PLANS)

SHEET C3.1
SHEET C3.3
SHEET C3.3
SHEET C3.4
SHEET C3.2
SHEET C3.4

N
W E
S

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP
C3.1 C3.2 C3.3 C3.4

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	OSS
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GEOMETRY PLAN – NORTHEAST
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MIH-005	C3.2

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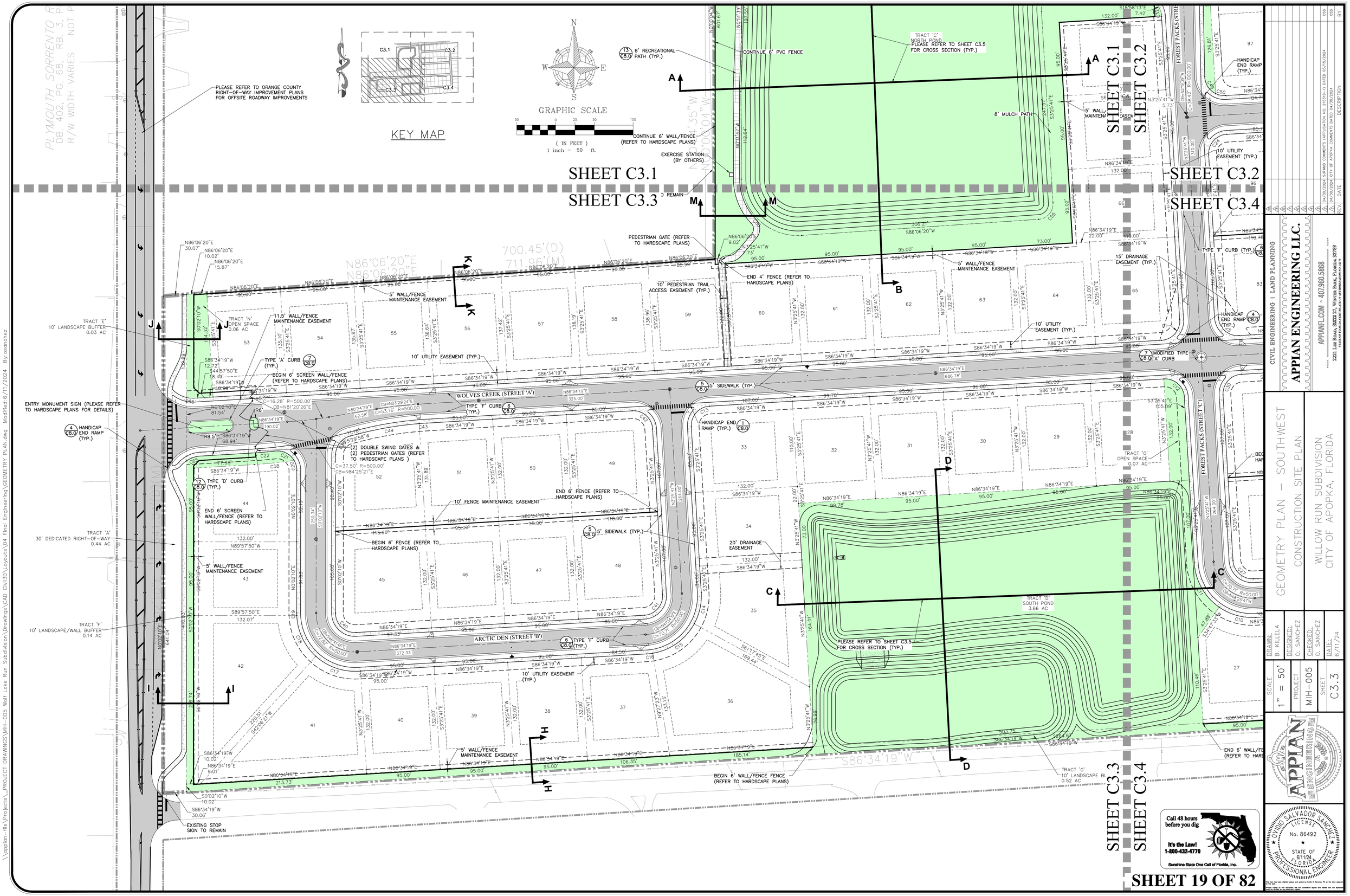

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	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

GEOMETRY PLAN – SOUTHWEST
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24

SCALE 1" = 50'
PROJECT MIH-005
SHEET C3.3

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6/11/24
PROFESSIONAL ENGINEER

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SHEET C3.1
SHEET C3.2
SHEET C3.3
SHEET C3.4

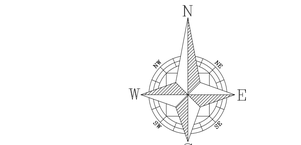
TAIGA BROWN (STREET 'D')
WOLVES CREEK (STREET 'A')
FOREST PACKS (STREET 'C')

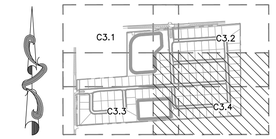
HANDICAP END RAMP (TYP.) 4 C8.0
5' SIDEWALK (TYP.) 5 C8.0
TYPE 'F' CURB (TYP.) 6 C8.0
MODIFIED TYPE 'A' CURB 7 C8.0

5' WALL/ MAINTENANCE EASEMENT
8' MULCH PATH
10' UTILITY EASEMENT (TYP.)
15' DRAINAGE EASEMENT (TYP.)
10' FENCE MAINTENANCE EASEMENT
BEGIN 6' FENCE (REFER TO HARDSCAPE PLANS)
END 6' FENCE (REFER TO HARDSCAPE PLANS)
5' WALL/FENCE MAINTENANCE EASEMENT
END 6' WALL/FENCE FENCE (REFER TO HARDSCAPE PLANS)

TRACT 'H' LANDSCAPE/FENCE BUFFER 1.25 AC
TRACT 'O' OPEN SPACE 0.07 AC
TRACT 'D' SOUTH POND 3.66 AC
TRACT 'G' 10' LANDSCAPE BUFFER 0.52 AC

PLEASE REFER TO SHEET C3.5 FOR CROSS SECTION (TYP.)
CONTINUE 6' WALL/FENCE FENCE (REFER TO HARDSCAPE PLANS)





KEY MAP

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	OSS
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GEOMETRY PLAN – SOUTHEAST
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MIH-005	C3.4

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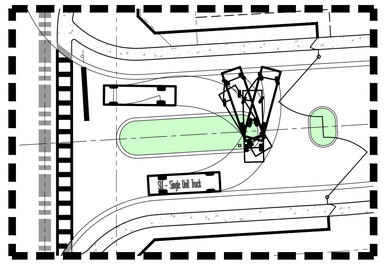
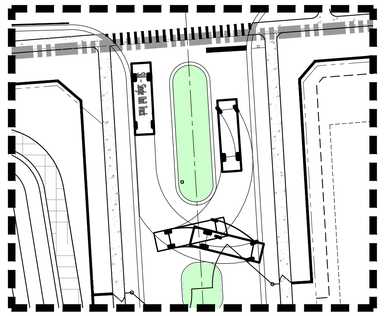


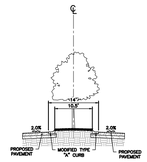
BOX TRUCK TURN AROUND DETAIL - WESTERN ENTRANCE

SCALE 1" = 30'



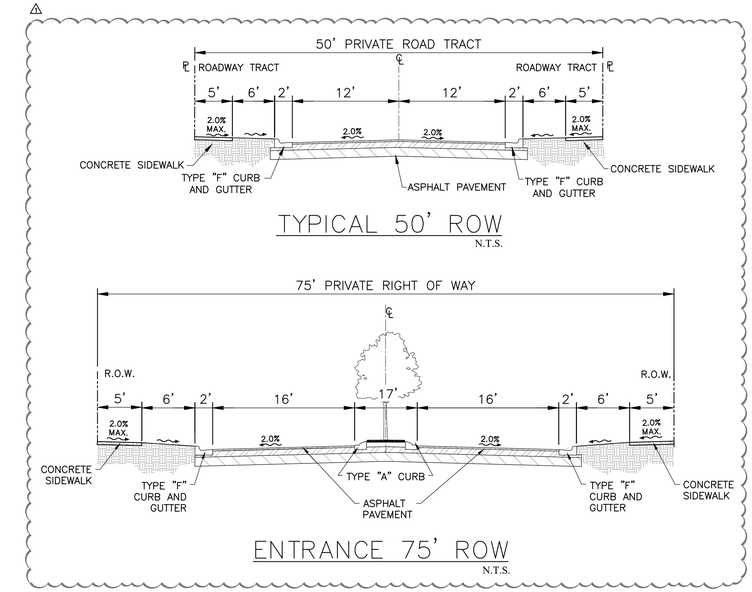
BOX TRUCK TURN AROUND DETAIL - NORTHERN ENTRANCE

SCALE 1" = 30'



TRAFFIC ISLAND CROSS SECTION

N.T.S.

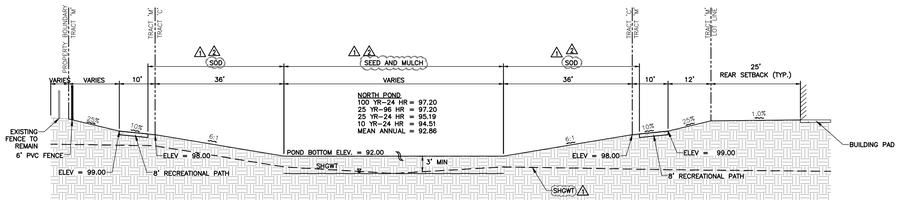


TYPICAL 50' ROW

N.T.S.

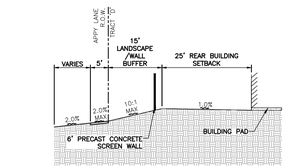
ENTRANCE 75' ROW

N.T.S.



CROSS SECTION A-A

N.T.S.



SECTION E-E

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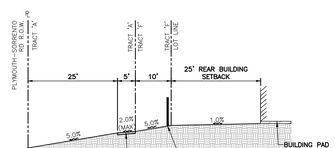
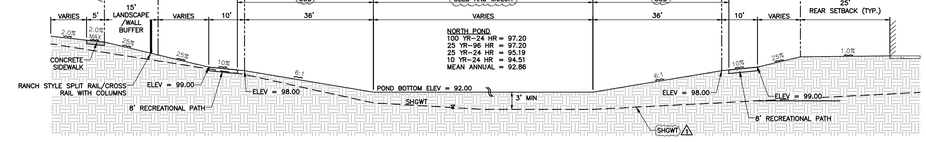


SECTION I-I

N.T.S.



CROSS SECTION B-B

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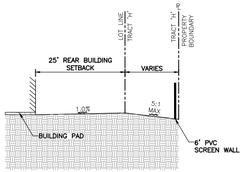
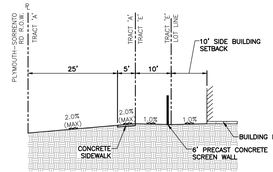


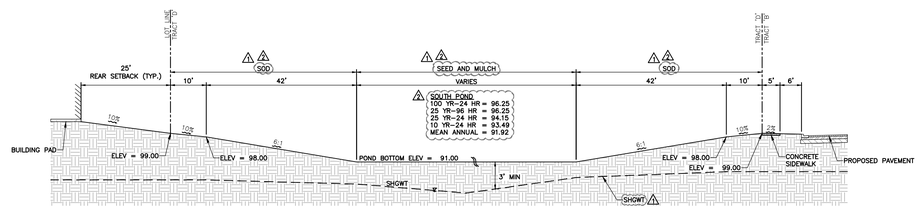
SECTION F-F

N.T.S.



SECTION J-J

N.T.S.



CROSS SECTION C-C

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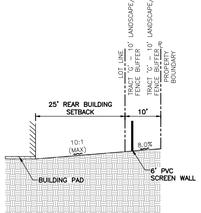

SECTION G-G

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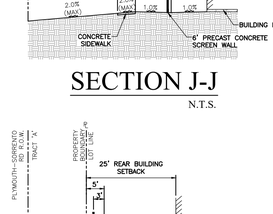

SECTION K-K

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CROSS SECTION D-D

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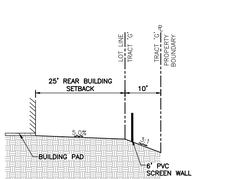

SECTION H-H

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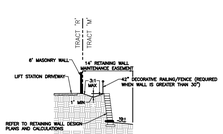

SECTION L-L

N.T.S.

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2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

CROSS SECTIONS

CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE:	PROJECT	SHEET
N.T.S.	MIH-005	C3.5

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1-800-432-4770
Sunshine State One Call of Florida, Inc.

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Ovidio S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.

SHEET 21 OF 82

\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\GEOMETRY PLAN.dwg Modified:6/11/2024 By:osanchez

LOT DATA					
TRACT / LOT	DESCRIPTION	AREA	*BUILDABLE AREA	LOT FRONTAGE	OWNER
LOT 1	-	0.30 AC	6,119 SF	124.27 LF	PRIVATE
LOT 2	-	0.29 AC	6,235 SF	95.00 LF	PRIVATE
LOT 3	-	0.29 AC	6,351 SF	95.00 LF	PRIVATE
LOT 4	-	0.30 AC	6,467 SF	95.00 LF	PRIVATE
LOT 5	-	0.30 AC	6,583 SF	95.00 LF	PRIVATE
LOT 6	-	0.30 AC	6,699 SF	95.00 LF	PRIVATE
LOT 7	-	0.31 AC	6,815 SF	95.02 LF	PRIVATE
LOT 8	-	0.47 AC	11,451 SF	67.98 LF	PRIVATE
LOT 9	-	0.35 AC	7,961 SF	77.16 LF	PRIVATE
LOT 10	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 11	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 12	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 13	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 14	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 15	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 16	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 17	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 18	-	0.36 AC	8,040 SF	77.51 LF	PRIVATE
LOT 19	-	0.43 AC	10,395 SF	67.81 LF	PRIVATE
LOT 20	-	0.30 AC	6,597 SF	91.71 LF	PRIVATE
LOT 21	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 22	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 23	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 24	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 25	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 26	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 27	-	0.29 AC	6,517 SF	69.01 LF	PRIVATE
LOT 28	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 29	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 30	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 31	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 32	-	0.30 AC	6,150 SF	99.78 LF	PRIVATE
LOT 33	-	0.33 AC	6,150 SF	124.27 LF	PRIVATE
LOT 34	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 35	-	0.38 AC	8,447 SF	76.06 LF	PRIVATE
LOT 36	-	0.56 AC	14,429 SF	67.86 LF	PRIVATE
LOT 37	-	0.30 AC	6,505 SF	92.39 LF	PRIVATE
LOT 38	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 39	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 40	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 41	-	0.46 AC	10,763 SF	62.44 LF	PRIVATE
LOT 42	-	0.48 AC	11,420 SF	59.57 LF	PRIVATE
LOT 43	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 44	-	0.30 AC	6,483 SF	105.78 LF	PRIVATE
LOT 45	-	0.36 AC	6,957 SF	138.11 LF	PRIVATE
LOT 46	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 47	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 48	-	0.33 AC	6,150 SF	124.27 LF	PRIVATE
LOT 49	-	0.33 AC	6,150 SF	124.27 LF	PRIVATE
LOT 50	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 51	-	0.29 AC	6,150 SF	94.99 LF	PRIVATE
LOT 52	-	0.32 AC	5,980 SF	123.49 LF	PRIVATE
LOT 53	-	0.29 AC	6,353 SF	95.00 LF	PRIVATE
LOT 54	-	0.30 AC	6,411 SF	95.00 LF	PRIVATE
LOT 55	-	0.30 AC	6,469 SF	95.00 LF	PRIVATE

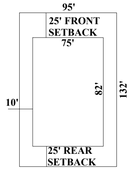
LOT DATA					
TRACT / LOT	DESCRIPTION	AREA	*BUILDABLE AREA	LOT FRONTAGE	OWNER
LOT 56	-	0.30 AC	6,527 SF	95.00 LF	PRIVATE
LOT 57	-	0.30 AC	6,585 SF	95.00 LF	PRIVATE
LOT 58	-	0.30 AC	6,643 SF	95.00 LF	PRIVATE
LOT 59	-	0.30 AC	6,701 SF	95.00 LF	PRIVATE
LOT 60	-	0.29 AC	6,759 SF	95.00 LF	PRIVATE
LOT 61	-	0.29 AC	6,817 SF	95.00 LF	PRIVATE
LOT 62	-	0.29 AC	6,875 SF	95.00 LF	PRIVATE
LOT 63	-	0.29 AC	6,933 SF	95.00 LF	PRIVATE
LOT 64	-	0.29 AC	6,991 SF	95.00 LF	PRIVATE
LOT 65	-	0.33 AC	7,049 SF	124.27 LF	PRIVATE
LOT 66	-	0.29 AC	6,123 SF	95.02 LF	PRIVATE
LOT 67	-	0.29 AC	6,150 SF	95.00 LF	PRIVATE
LOT 68	-	0.33 AC	6,150 SF	95.00 LF	PRIVATE
LOT 69	-	0.30 AC	6,214 SF	125.05 LF	PRIVATE
LOT 70	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 71	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 72	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 73	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 74	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 75	-	0.33 AC	6,150 SF	124.27 LF	PRIVATE
LOT 76	-	0.33 AC	6,150 SF	124.27 LF	PRIVATE
LOT 77	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 78	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 79	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 80	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 81	-	0.30 AC	6,560 SF	100.00 LF	PRIVATE
LOT 82	-	0.33 AC	6,214 SF	125.05 LF	PRIVATE
LOT 83	-	0.33 AC	6,062 SF	125.05 LF	PRIVATE
LOT 84	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 85	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 86	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 87	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 88	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 89	-	0.33 AC	6,000 SF	124.27 LF	PRIVATE
LOT 90	-	0.33 AC	6,000 SF	124.27 LF	PRIVATE
LOT 91	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 92	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 93	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 94	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 95	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 96	-	0.33 AC	6,062 SF	125.05 LF	PRIVATE
LOT 97	-	0.29 AC	6,160 SF	97.58 LF	PRIVATE
LOT 98	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 99	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 100	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 101	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 102	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 103	-	0.33 AC	6,000 SF	124.27 LF	PRIVATE
LOT 104	-	0.33 AC	6,400 SF	124.87 LF	PRIVATE
LOT 105	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 106	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 107	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 108	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 109	-	0.30 AC	6,400 SF	100.00 LF	PRIVATE
LOT 110	-	0.29 AC	6,160 SF	100.40 LF	PRIVATE

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C1	35.36'	S41°34'19"W	25.00'
C2	21.95'	N29°28'16"W	25.00'
C3	16.24'	N74°28'16"W	25.00'
C4	8.84'	S89°56'59"W	75.00'
C5	66.04'	N60°33'01"W	75.00'
C6	40.09'	N18°55'41"W	75.00'
C7	39.61'	N11°53'06"E	75.00'
C8	65.53'	N53°06'00"E	75.00'
C9	9.90'	N82°47'13"E	75.00'
C10	49.11'	S74°19'04"E	75.00'
C11	65.50'	S29°19'04"E	75.00'
C12	35.36'	S48°25'41"E	25.00'
C13	35.36'	S41°34'19"W	25.00'
C14	41.51'	S12°38'17"W	75.00'
C15	65.57'	S54°37'26"W	75.00'
C16	7.89'	S83°33'28"W	75.00'
C17	58.05'	N70°39'40"W	75.00'
C18	58.02'	N25°08'20"W	75.00'
C19	3.17'	N1°10'26"W	75.00'
C20	13.42'	N15°31'52"W	25.00'
C21	26.96'	N63°43'23"W	25.00'
C22	27.39'	S85°06'43"W	537.50'
C23	35.36'	N48°25'41"W	25.00'

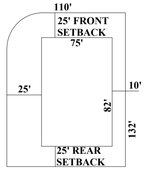
Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C24	35.36'	S41°34'19"W	25.00'
C25	35.36'	S48°25'41"E	25.00'
C26	35.36'	N41°34'19"E	25.00'
C27	35.36'	S48°25'41"E	25.00'
C28	35.36'	N41°34'19"E	25.00'
C29	35.36'	N48°25'41"W	25.00'
C30	35.36'	S41°34'19"W	25.00'
C32	6.76'	S11°11'57"E	25.00'
C33	8.11'	S11°11'57"E	30.00'
C34	8.11'	S4°20'34"W	30.00'
C35	6.76'	S4°20'34"W	25.00'
C39	30.60'	S37°46'04"W	25.00'
C40	36.41'	S46°41'46"E	25.00'
C41	35.36'	N41°34'19"E	25.00'
C42	35.36'	N48°25'41"W	25.00'
C43	10.00'	S85°57'09"W	462.50'
C44	79.28'	S80°24'58"W	462.50'
C45	35.36'	N41°34'19"E	25.00'
C46	35.36'	N48°25'41"W	25.00'
C47	22.84'	S59°23'10"W	25.00'
C48	14.38'	S15°29'24"W	25.00'
C49	26.10'	S32°41'16"E	25.00'
C50	12.63'	S78°47'30"E	25.00'

Curve Table			
Curve #	Chord Length	Chord Direction	Radius
C51	26.51'	S50°45'04"E	20.00'
C52	24.91'	S35°05'17"W	20.00'
C53	40.37'	S59°52'08"W	85.00'
C54	33.53'	S21°21'04"W	40.00'
C55	28.17'	S41°20'19"W	20.00'
C56	106.51'	N47°02'43"W	73.00'
C57	230.63'	N42°04'50"E	175.00'
C58	50.85'	S83°56'04"W	552.50'
C60	183.02'	N55°02'40"E	175.00'
C61	81.54'	N10°02'40"E	175.00'
C62	92.22'	N17°06'22"W	195.00'
C63	205.45'	N62°34'23"W	195.00'
C64	19.91'	N2°23'11"W	547.50'
C65	19.10'	S71°36'50"W	37.00'
C66	10.41'	N85°20'32"W	37.00'

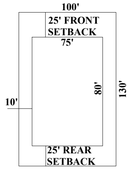
TYPICAL 95' LOT SIZE/PROPOSED BUILDING PAD



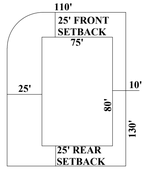
CORNER LOT SIZE/ BUILDING PAD FOR LOTS



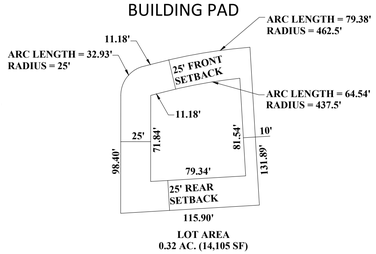
TYPICAL 100' LOT SIZE/PROPOSED BUILDING PAD



CORNER LOT SIZE/ BUILDING PAD FOR LOTS



LOT 52 SIZE/ PROPOSED BUILDING PAD



LOT AREA
0.32 AC. (14,105 SF)

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SHEET 22 OF 82

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

CIVIL ENGINEERING | LAND PLANNING

APPIAN ENGINEERING LLC.

APPIANFL.COM • 407.960.5868

2221 Lee Road, Suite 27, Winter Park, Florida 32789

STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32174

LOT DATA TABLE
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
N.T.S.	MIH-005	C3.6

OSCAR SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Oscar S. Sanchez, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\APPY LANE OFFSITE IMPROVEMENTS.dwg Modified: 6/7/2024 By: osanchez

ROADWAY NOTES

1. RIGHT SIDE WIDENING WITHIN APPY LANE HAS A POSTED SPEED OF 35 MPH

N
W E
S

GRAPHIC SCALE

50 0 25 50 100

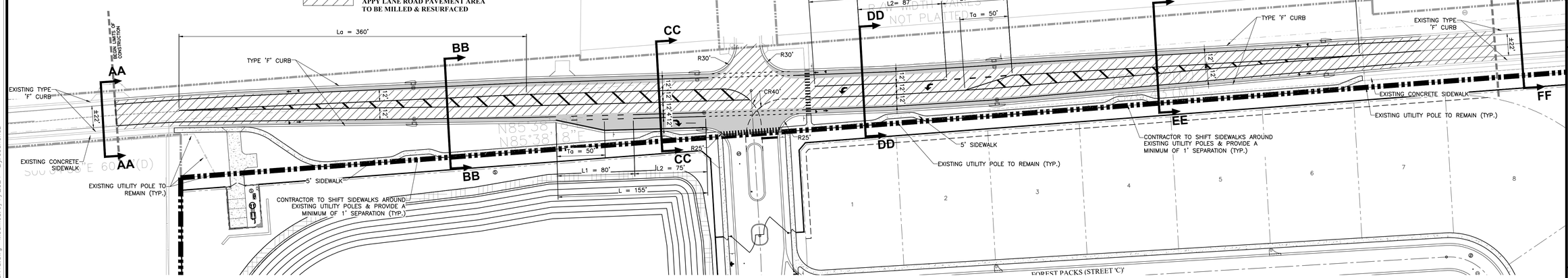
(IN FEET)
1 inch = 50 ft.

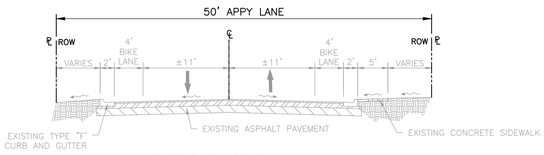
KEY MAP

LEGEND

APPY LANE PAVEMENT WIDENING

APPY LANE ROAD PAVEMENT AREA TO BE MILLED & RESURFACED





SECTION AA-AA
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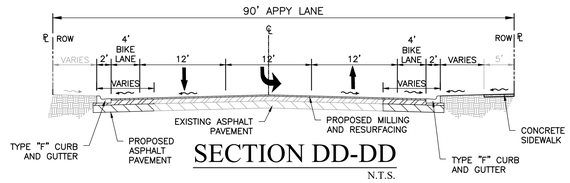

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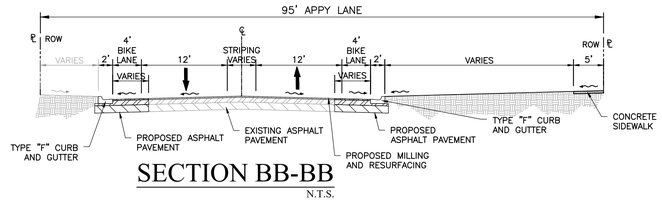

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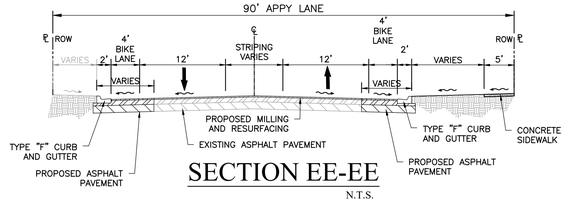

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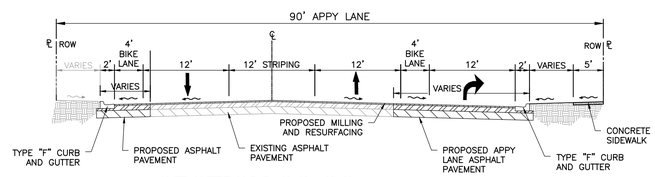

SECTION CC-CC
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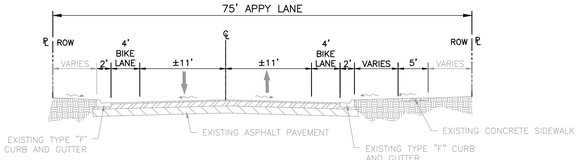
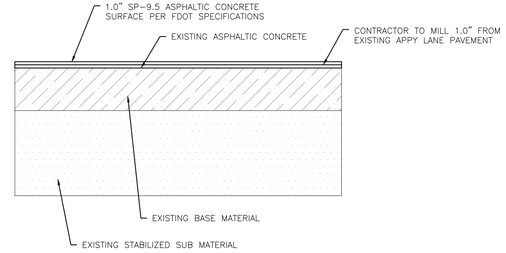
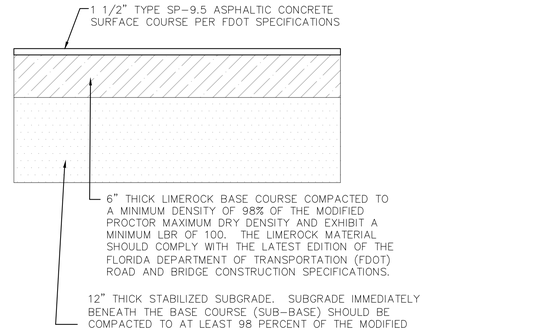


SECTION FF-FF
N.T.S.



1 APPY LANE ROAD PAVEMENT AREA TO BE MILLED AND RESURFACED



2 APPY LANE ROAD PAVEMENT WIDENING SECTION

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SHEET 23 OF 82

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/29/2024	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

OFFSITE GEOMETRY PLAN – APPY LANE CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MIH-005	C3.7

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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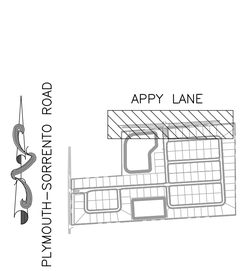
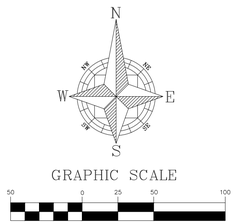
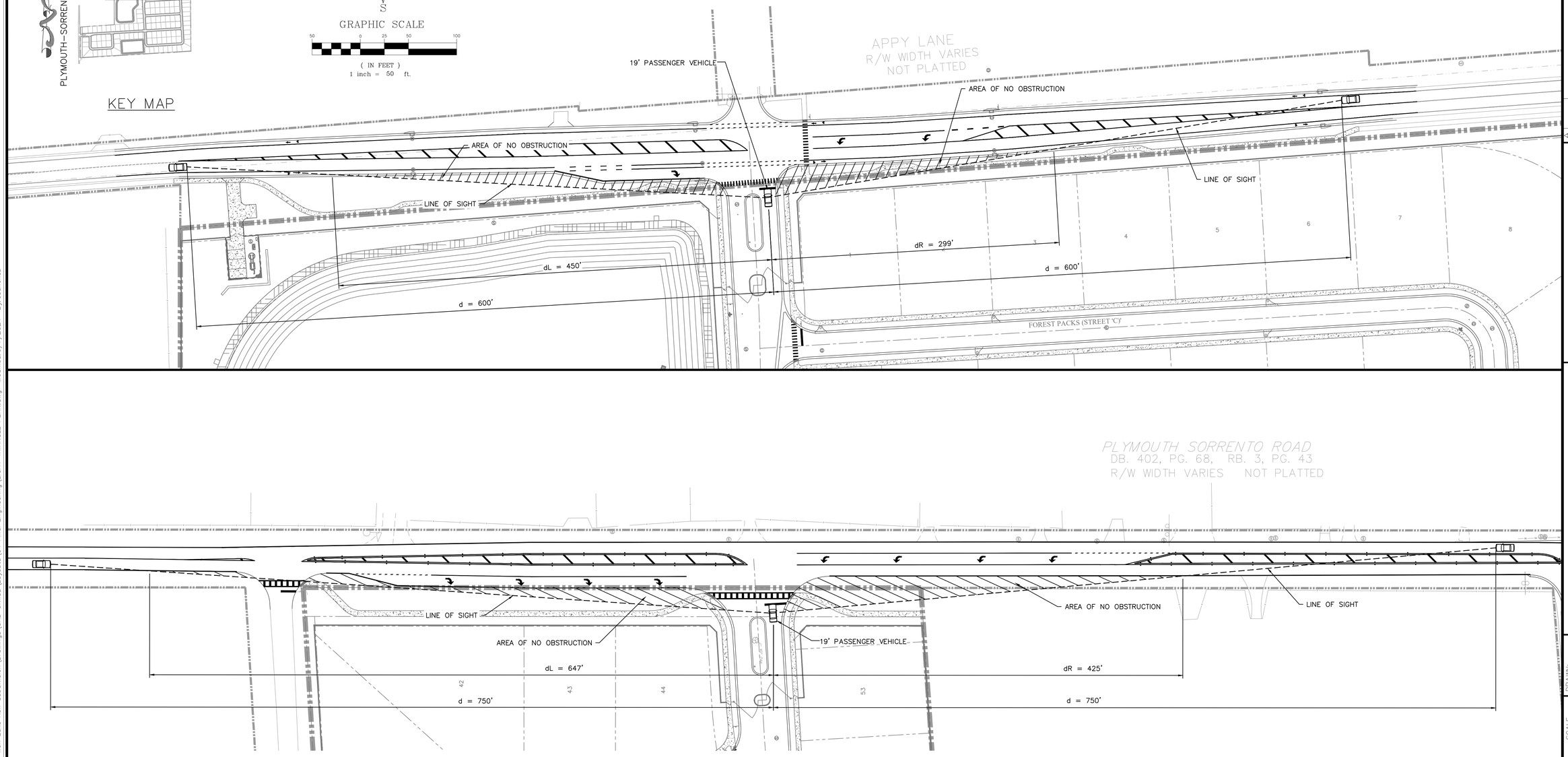
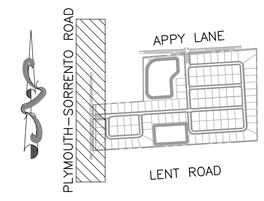


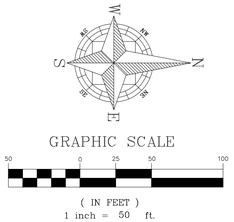
KEY MAP







KEY MAP



NO.	DATE	BY	DESCRIPTION
1	04/30/2024	OSS	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024
2	04/30/2024	OSS	CITY OF APOPKA COMMENTS DATED 04/29/2024

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SIGHT TRIANGLE PLAN
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MIH-005	C3.8

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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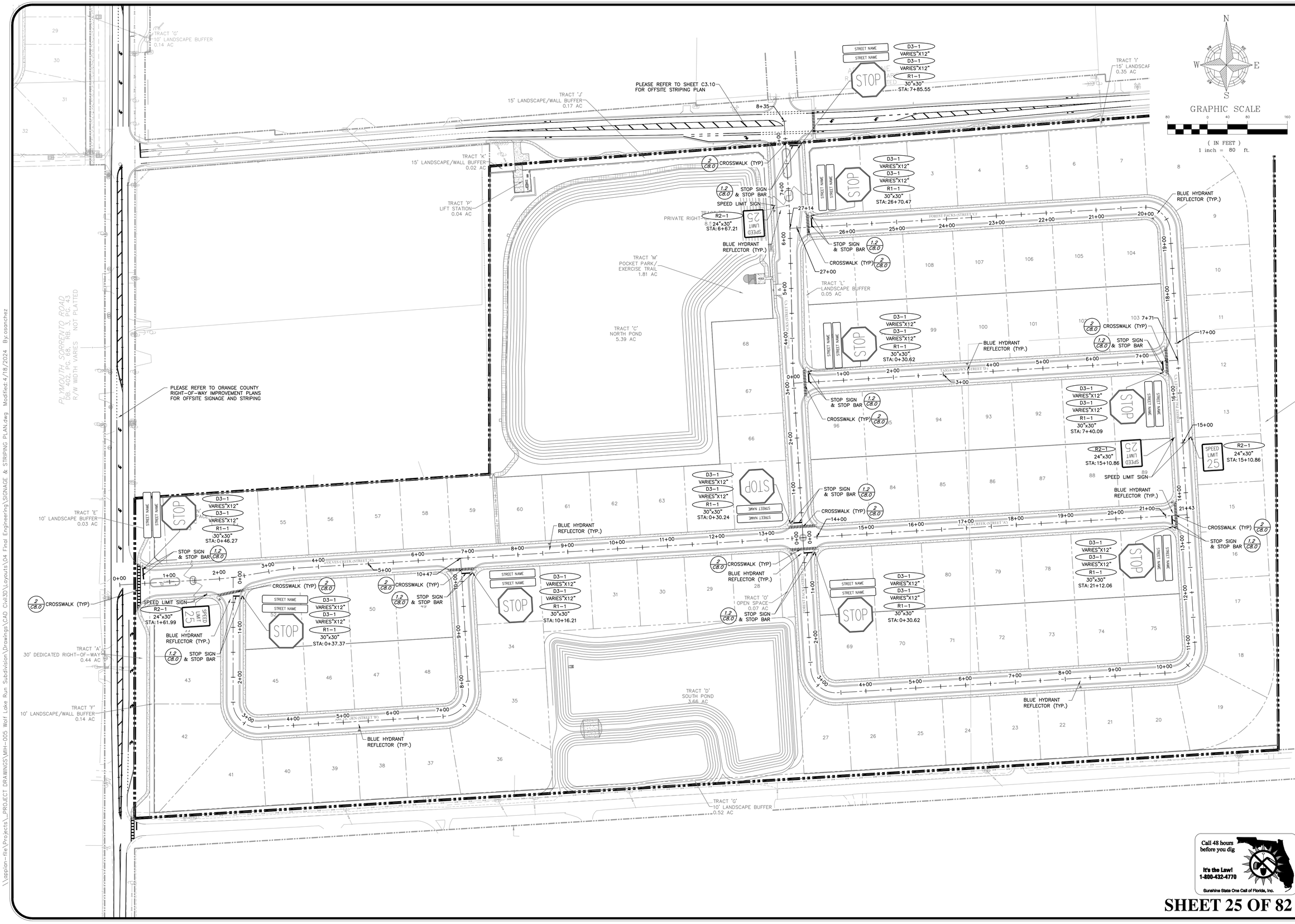

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REV.	DATE	DESCRIPTION	BY
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2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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SIGNAGE & STRIPING PLAN
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	B. KILLELA
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	6/11/24
SCALE	1" = 80'
PROJECT	MIH-005
SHEET	C3.9

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OVIDIO SALVADOR SANCHEZ
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No. 86492
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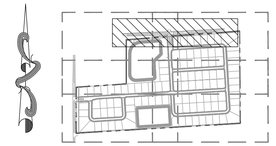
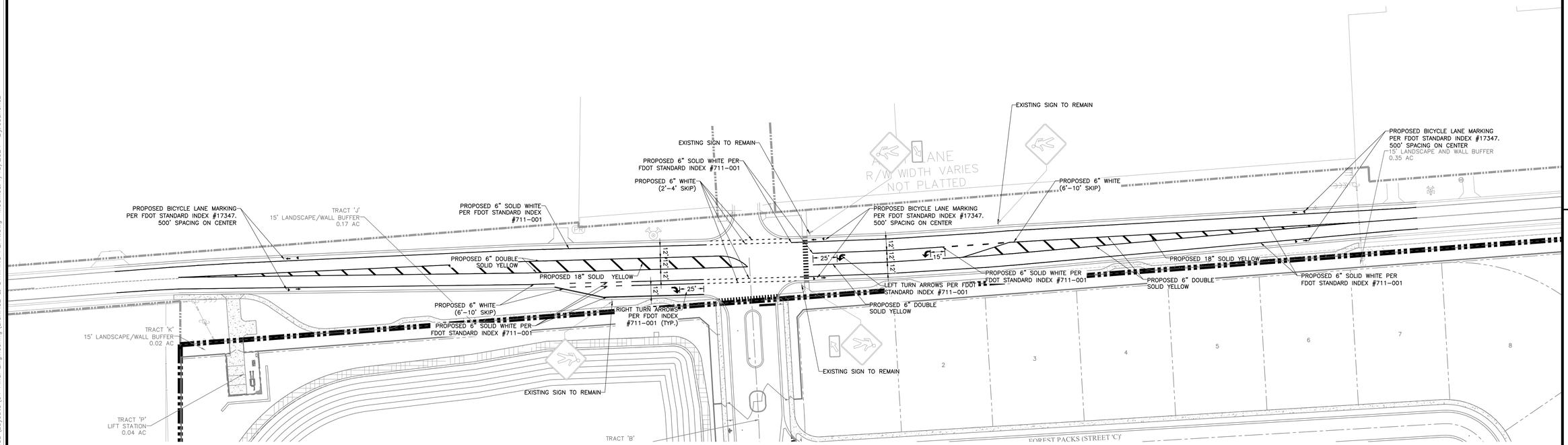


KEY MAP

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



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OFFSITE SIGNAGE & STRIPING PLAN

CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE:	PROJECT	SHEET
1" = 50'	MIH-005	C3.10

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OSCAR SALVADOR SANCHEZ
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No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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GENERAL UTILITY NOTES:

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

2. ALL WATERMAINS SHALL BE INSTALLED A MINIMUM OF 36" BELOW FINISHED GRADE.

3. ALL WATERMAINS AND FIRELINES PIPES SHALL BE RESTRAINED VIA MECHANICAL JOINTS.

4. WATER MAIN PVC PIPES LESS THAN 4 INCHES MUST CONFORM TO THE SPECIFICATIONS OF ASTM 1785 (SCHEDULE 40, 80, 120) OR ASTM 2241 SDR21 AND MUST BEAR THE NSF LOGO ON EACH INSTALLED LENGTH.

5. UNDERGROUND MARKING TAPE FOR ALL SANITARY FORCEMAINS SHALL BE INSTALLED 4 TO 8 INCHES BELOW THE FINISHED GRADE SURFACE DIRECTLY OVER THE PIPELINE. MARKER TAPE SHALL BE MADE OF AN INERT POLYETHYLENE MATERIAL HAVING A MINIMUM THICKNESS OF 4 MILS AND BE COLOR CODED "SAFETY GREEN".

6. CONTRACTOR SHALL CONDUCT AND PROVIDE RESULTS IMMEDIATELY TO THE ENGINEER OF RECORD FOR PRESSURE AND LEAKAGE TESTS ON THE FORCE MAIN TRUNK LINE ONCE THE PRESSURE SEWER HAS BEEN INSTALLED AND PARTLY BACKFILLED. FINAL BACKFILL AND COMPACTION SHALL NOT COMMENCE UNTIL APPROVAL OF THE PRESSURE AND LEAKAGE TESTS HAS BEEN PROVIDED BY THE ENGINEER OF RECORD.

7. FOLLOWING SATISFACTORY PRESSURE TEST RESULTS, THE CONTRACTOR SHALL DISINFECT ALL SECTIONS OF THE WATER DISTRIBUTION SYSTEM, AND RECEIVE APPROVAL THEREOF FROM APPROPRIATE AGENCIES PRIOR TO PLACING THE SYSTEM INTO SERVICE.

8. FIRE HYDRANTS SHALL BE PLACED A MINIMUM OF 3 FT. AND A MAXIMUM OF 5 FT. FROM THE CURB OR PAVED ROAD SURFACE UNLESS OTHERWISE APPROVED. NO FENCE, TREE, POST, SHRUB, OR OTHER OBJECT WHICH COULD BLOCK THE HYDRANT FROM NORMAL VIEW OR OBSTRUCT THE HYDRANT'S USE SHALL BE LOCATED WITHIN FOUR (4) FEET OF THE HYDRANT. THE FOUR-AND-ONE-HALF INCH (4-1/2") LARGE VOLUME CONNECTION SHALL FACE THE NEAREST ROADWAY. THE CENTER OF THE STEAMER PORT SHALL BE 18 INCHES MINIMUM AND 24 INCHES MAXIMUM ABOVE FINISHED GRADE.

9. ALL FIRE HYDRANT LEADS SHALL HAVE AN INSIDE DIAMETER OF AT LEAST SIX INCHES AND INCLUDE AUXILARY VALVES.

10. WHEN NECESSARY, DEWATERING SHALL BE PROVIDED TO KEEP THE GROUNDWATER ELEVATION A MINIMUM OF 6 INCHES BELOW MAIN BEING LAID.

11. ALL UTILITIES SHALL BE LAID ON A FIRM FOUNDATION WITH ALL UNSUITABLE MATERIAL (MUCK, ROCK, COQUINA, ETC.) REMOVED AND REPLACED WITH CLEAN GRANULAR MATERIAL.

12. TRENCHES SHALL BE BACKFILLED WITH MATERIAL ACCEPTABLE TO CITY OF APOPKA WITH A MINIMUM COMPACTION OF 98% IN PAVED AREAS AND 95% IN UNPAVED AREAS IN ACCORDANCE WITH AASHTO T-180 MODIFIED PROCTOR TEST.

13. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT TRENCH COMPACTION TESTS BE PROVIDED AT POINTS 12 INCHES ABOVE THE PIPE AND AT 12 INCHES VERTICAL INTERVALS TO FINISH GRADE, AT A MINIMUM SPACING OF EVERY 300 FEET.

14. ALL WATER SERVICE ENDINGS SHALL BE MARKED WITH A 2" X 4" LUMBER (PRESSURE TREATED) EXTENDING 4 FEET ABOVE GRADE, WITH WATER SERVICES SECURED 12" MAXIMUM ABOVE THE GROUND.

15. ALL WATER VALVES, INCLUDING CONCRETE COLLAR (WITH DEBRIS CAP), SHALL BE ADJUSTED TO FINISHED GRADE AND THE VALVE BOX LID, PAINTED BLUE TO MAKE THEM PLAINLY VISIBLE.

16. UPON FINAL ACCEPTANCE OF NEW WATER SYSTEMS, WATER VALVES SHALL BE COMPLETELY OPENED BY PUBLIC UTILITIES PERSONNEL. AT NO TIME SHALL CONTRACTOR OPERATE ANY EXISTING VALVES WITHOUT CITY OF APOPKA INSPECTOR PRESENT.

17. ALL WATER MAINS SHALL BE NSF-APPROVED FOR POTABLE WATER USE.

18. PIPE USED IN WATER DISTRIBUTION SYSTEMS SHALL BE EITHER POLYVINYL CHLORIDE (PVC), OR DUCTILE IRON PIPE (DIP).

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

19. PIPE USED IN GRAVITY SEWER CONSTRUCTION SHALL BE POLYVINYL CHLORIDE (PVC) OR DUCTILE IRON PIPE (DIP). WHERE REFERENCE IS MADE TO AN ASTM, ANSI, OR AASHTO DESIGNATION, IT SHALL BE THE LATEST REVISION.

    (a) PVC GRAVITY SEWER PIPE (4 INCH – 15 INCH), ASTM D3034, SDR 35 – UNIFORM MINIMUM "PIPE STIFFNESS" AT FIVE (5) PERCENT DEFLECTION SHALL BE 46PSI. THE JOINTS SHALL BE INTEGRAL BELL ELASTOMERIC GASKET JOINTS MANUFACTURED IN ACCORDANCE WITH ASTM D3212 AND ASTM F477. APPLICABLE UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD IS UNI-B-4. ALL PVC PIPE SHALL BEAR THE NSF-DW SEAL AND BE GREEN IN OVERALL COLOR. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE THIRTEEN (13) FEET.
    (b) DUCTILE IRON PIPE SHALL CONFORM TO ANSI/AWWA A21.51/C151, CLASS THICKNESS DESIGNED PER ANSI/AWWA A21.50/C150, WITH MECHANICAL OR PUSH ON JOINTS. AN INTERIOR PROTECTIVE LINING OF COAL TAR EPOXY SHALL BE PROVIDED WITH A MINIMUM DRY THICKNESS OF 30 MILS. DUCTILE IRON GRAVITY SEWERS, WHERE REQUIRED BY CITY OF APOPKA BASED ON GEOTECHNICAL INVESTIGATIONS, SHALL BE WRAPPED WITH POLYETHYLENE FILM, AWWA C105. SEE APPENDIX C. THE MINIMUM STANDARD LENGTH OF PIPE SHALL BE EIGHTEEN (18) FEET.

SP#

WATER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM HYDROSTATIC TESTING OF ALL WATER DISTRIBUTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WATER DISTRIBUTION SYSTEM.

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

3. ALL PROPOSED WATER MAINS SHALL BE TESTED AND CLEARED FOR SERVICE IN ACCORDANCE WITH THE LATEST AWWA STANDARDS AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIREMENTS.

4. PRIOR TO HYDROSTATIC TESTING A PRELIMINARY FLUSHING SHALL BE REQUIRED THROUGH FULL DIAMETER FLUSHING OR SWABBING. PRELIMINARY FLUSHING/SWABBING SHALL BE PERFORMED PER AWWA C651 STANDARD – "DISINFECTING WATER MAINS". ALL PIPING SHALL BE THOROUGHLY CLEANED AND FLUSHED PRIOR TO TESTING TO CLEAR THE LINES OF ALL FOREIGN MATTER. WHILE THE PIPING IS BEING FILLED WITH WATER, CARE SHALL BE EXERCISED TO PERMIT THE ESCAPE OF AIR FROM EXTREMITIES ALONG THE TEST SECTION.

5. HYDROSTATIC TESTING SHALL CONSIST OF PRESSURE TEST AND LEAKAGE TEST. PIPING AND APPURTENANCES TO BE TESTED SHALL BE WITHIN SECTIONS BETWEEN VALVES, NOT EXCEEDING 2,000 FEET, UNLESS ALTERNATE METHODS HAVE RECEIVED PRIOR APPROVAL FROM CITY OF APOPKA. TESTING SHALL NOT PROCEED UNTIL CONCRETE THRUST BLOCKS ARE IN PLACE AND CURED, OR OTHER RESTRAINING DEVICES INSTALLED.

6. HYDROSTATIC TESTING SHALL BE PERFORMED AT 150 POUNDS PER SQUARE INCH PRESSURE, UNLESS OTHERWISE APPROVED BY CITY OF APOPKA, FOR A PERIOD OF NOT LESS THAN TWO (2) HOURS.

7. THE ALLOWABLE RATE OF LEAKAGE SHALL BE LESS THAN THE NUMBER OF GALLONS PER HOUR DETERMINED BY THE FOLLOWING FORMULA:

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

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

8. SHOULD THE TEST FAIL, NECESSARY REPAIRS SHALL BE ACCOMPLISHED BY THE CONTRACTOR AND THE TEST REPEATED UNTIL WITHIN PASSING LIMITS. THE CONTRACTOR SHALL FURNISH ALL THE NECESSARY LABOR, PUMPS, GAUGES AND ALL OTHER ITEMS NECESSARY TO CONDUCT THE REQUIRED WATER DISTRIBUTION SYSTEM TESTING AND PERFORM NECESSARY REPAIRS.

SEWER SYSTEM TESTING REQUIREMENTS:

1. THE CONTRACTOR SHALL PERFORM TESTING OF ALL SANITARY SEWAGE GRAVITY COLLECTION SYSTEMS, AS SET FORTH IN THE FOLLOWING AND SHALL CONDUCT SAID TESTS IN THE PRESENCE OF REPRESENTATIVES FROM CITY OF APOPKA AND/OR OTHER AUTHORIZED AGENCIES. THE CONTRACTOR SHALL PROVIDE 48 HOURS ADVANCED NOTICE PRIOR TO TESTING OF THE WASTEWATER DISTRIBUTION SYSTEM.

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

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

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

5. EACH GRAVITY MAIN LEAKAGE TEST SECTION SHALL NOT EXCEED 400 FEET IN LENGTH AND SHALL BE TESTED BETWEEN ADJACENT MANHOLES.

LOCATION OF PUBLIC WATER SYSYEM MAINS IN ACCORDANCE WITH F.A.C. RULE 62-555.314

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 12 inches is the minimum, except for storm sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 3 ft. minimum Water Main
Vacuum Sanitary Sewer	Water Main 10 ft. preferred 3 ft. minimum	Water Main 12 inches preferred 6 inches minimum	Alternate 3 ft. minimum Water Main
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)	Water Main 10 ft. preferred 6 ft. minimum (3)	Water Main 12 inches is the minimum, except for gravity sewer, then 6 inches is the minimum and 12 inches is preferred	Alternate 6 ft. minimum Water Main
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

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

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

FDEP UTILITY CONSTRUCTION NOTES:

1. NOTE TO THE UTILITY: PURSUANT TO 62-555.345; DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/TESTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY SHALL BE SUBJECT TO ENFORCEMENT ACTION.

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

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

4. ALL WATER MAIN PIPE, INCLUDING FITTINGS SHALL BE COLOR CODED OR MARKED USING BLUE AS A PREDOMINANT COLOR TO DIFFERENTIATE DRINKING WATER FROM RECLAIMED OR OTHER WATER. UNDERGROUND PLASTIC PIPE SHALL BE SOLID-WALL BLUE PIPE, SHALL HAVE A CO-EXTRUDED BLUE EXTERNAL SKIN, OR SHALL BE WHITE OR BLACK PIPE WITH BLUE STRIPES INCORPORATED INTO, OR APPLIED TO, THE PIPE WALL; AND UNDERGROUND METAL OR CONCRETE PIPE SHALL HAVE BLUE STRIPES APPLIED TO THE PIPE WALL. PIPE STRIPED DURING MANUFACTURING OF THE PIPE SHALL HAVE CONTINUOUS STRIPES THAT RUN PARALLEL TO THE AXIS OF THE PIPE, THAT ARE LOCATED AT NO GREATER THAN 90-DEGREE INTERVALS AROUND THE PIPE, AND THAT WILL REMAIN INTACT DURING AND AFTER INSTALLATION OF THE PIPE. IF TAPE OR PAINT IS USED TO STRIPE PIPE DURING INSTALLATION OF THE PIPE, THE TAPE OR PAINT SHALL BE APPLIED IN A CONTINUOUS LINE THAT RUNS PARALLEL TO THE AXIS OF THE PIPE AND THAT IS LOCATED ALONG THE TOP OF THE PIPE; FOR PIPES WITH AN INTERNAL DIAMETER OF 24 INCHES OR GREATER, TAPE OR PAINT SHALL BE APPLIED IN CONTINUOUS LINES ALONG EACH SIDE OF THE PIPE AS WELL AS ALONG THE TOP OF THE PIPE.

FDEP UTILITY SEPARATION REQUIREMENTS

(62-555.314, F.A.C. LOCATION OF PUBLIC WATER SYSTEM MAINS)

FOR THE PURPOSE OF THIS SECTION, THE PHRASE "WATER MAINS" SHALL MEAN MAINS, INCLUDING TREATMENT PLANT PROCESS PIPING, CONVEYING EITHER RAW, PARTIALLY TREATED, OR FINISHED DRINKING WATER; FIRE HYDRANT LEADS; AND SERVICE LINES THAT ARE UNDER THE CONTROL OF A PUBLIC WATER SYSTEM AND THAT HAVE AN INSIDE DIAMETER OF THREE INCHES OR GREATER.

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

   (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THEOUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
   (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER.
   (c) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
   (d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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

   (a) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY- OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
   (c) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY- OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES.

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

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS. NEW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER; AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY- OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.; AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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UTILITY NOTES
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24
SCALE: N.T.S.
PROJECT: MIH-005
SHEET: C4.0

OLIVIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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SHEET 27 OF 82

\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY PLAN.dwg Modified: 6/11/2024 By: osanchez

UTILITY NOTES:

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

⚠ 18. MINIMUM FIRE FLOW PER NFPA 1 – 18.4.5.1.1 IS 1,000 GPM FOR 1 HOUR AT 20 PSI RESIDUAL PRESSURE FOR ONE- AND TWO-FAMILY DWELLINGS.

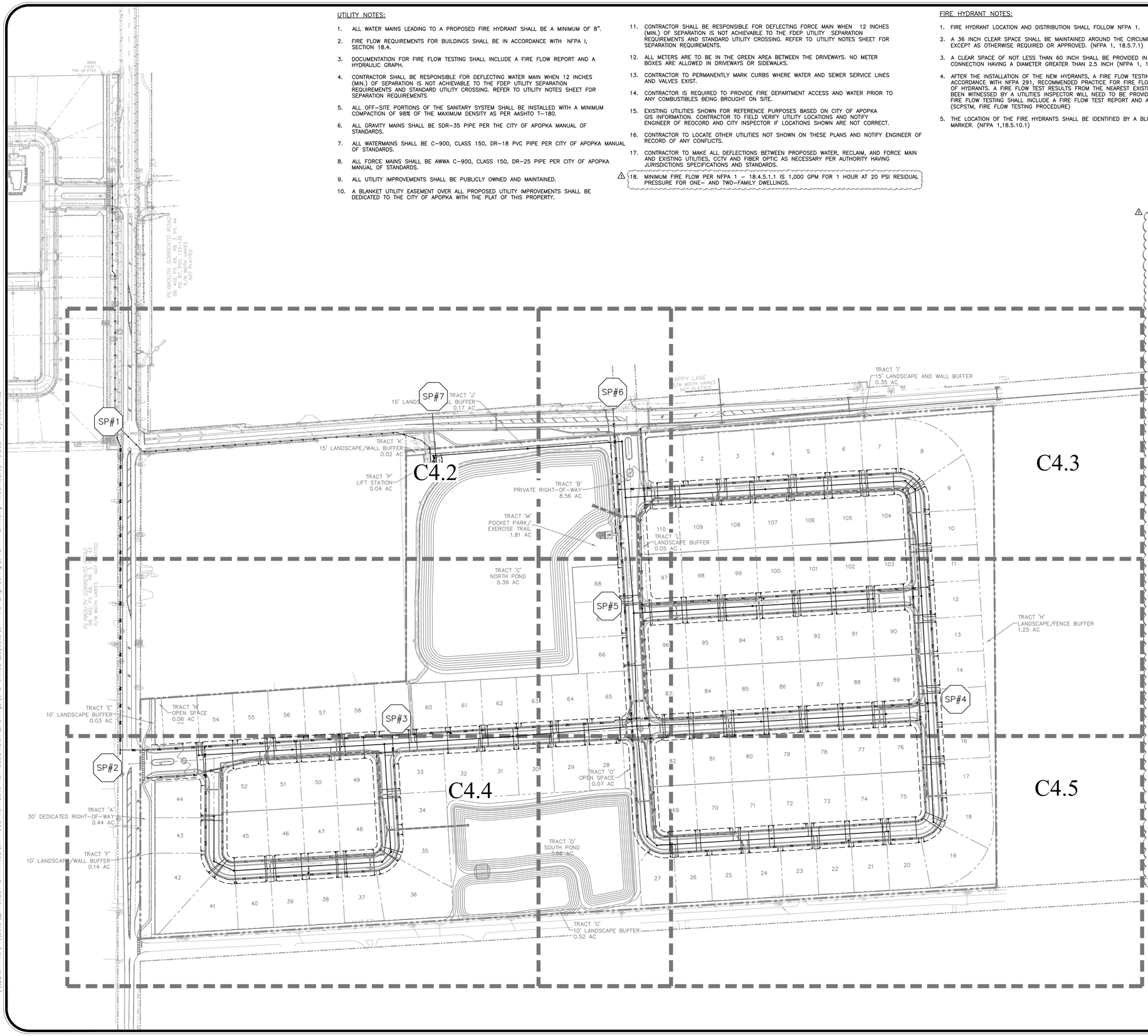
FIRE HYDRANT NOTES:

1. FIRE HYDRANT LOCATION AND DISTRIBUTION SHALL FOLLOW NFPA 1.
2. A 36 INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS EXCEPT AS OTHERWISE REQUIRED OR APPROVED. (NFPA 1, 18.5.7.1)
3. A CLEAR SPACE OF NOT LESS THAN 60 INCH SHALL BE PROVIDED IN FRONT OF EACH HYDRANT CONNECTION HAVING A DIAMETER GREATER THAN 2.5 INCH (NFPA 1, 18.5.7.2)
4. AFTER THE INSTALLATION OF THE NEW HYDRANTS, A FIRE FLOW TESTING SHALL BE PERFORMED IN ACCORDANCE WITH NFPA 291, RECOMMENDED PRACTICE FOR FIRE FLOW TESTING AND MARKING OF HYDRANTS. 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. (SCPSTM, FIRE FLOW TESTING PROCEDURE)
5. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1,18.5.10.1)

GRAPHIC SCALE
120 0 60 120 240
(IN FEET)
1 inch = 120 ft.

⚠ UTILITY CROSSING TABLE

NUMBER	TOP PIPE TYPE	TOP PIPE BOTTOM OF PIPE ELEVATION (FT)	BOTTOM PIPE TYPE	BOTTOM PIPE TOP OF PIPE ELVATION (FT)	DIFFRENCE (FT)
1	SANITARY SEWER	92.86	STORM	91.76	1.10
2	STORM	95.60	SANITARY SEWER	93.67	1.93
3	STORM	98.69	SANITARY SEWER	94.18	4.50
4	STORM	100.64	SANITARY SEWER	97.03	3.61
5	STORM	103.05	SANITARY SEWER	101.95	1.10
6	SANITARY SEWER	96.16	STORM	93.40	2.76
7	SANITARY SEWER	96.55	STORM	95.52	1.03
8	STORM	99.67	SANITARY SEWER	98.66	1.00
9	STORM	104.57	SANITARY SEWER	103.56	1.01
10	SANITARY SEWER	100.65	STORM	99.55	1.10
11	STORM	104.17	SANITARY SEWER	103.14	1.03
12	SANITARY SEWER	105.76	STORM	104.76	1.00
13	SANITARY SEWER	95.36	STORM	94.28	1.08
14	SANITARY SEWER	94.87	STORM	93.86	1.01
15	STORM	99.97	SANITARY SEWER	98.96	1.01
16	SANITARY SEWER	95.97	STORM	94.96	1.01
17	SANITARY SEWER	94.45	STORM	93.45	1.00
18	SANITARY SEWER	94.84	STORM	93.66	1.18
19	SANITARY SEWER	97.39	STORM	96.31	1.07
20	SANITARY SEWER	97.67	STORM	96.13	1.54
21	SANITARY SEWER	98.52	STORM	96.22	2.30
22	SANITARY SEWER	101.60	STORM	100.52	1.08
23	SANITARY SEWER	101.71	STORM	100.64	1.07
24	SANITARY SEWER	100.06	STORM	98.98	1.09
25	NOT USED				
26	NOT USED				
27	SANITARY SEWER	104.75	WATER MAIN	103.25	1.50
28	WATER MAIN	104.66	RECLAIM MAIN	103.66	1.00
29	STORM	101.69	RECLAIM MAIN	100.69	1.00
30	WATER MAIN	99.06	STORM	96.02	3.04
31	RECLAIM MAIN	100.37	STORM	96.86	3.51
32	RECLAIM MAIN	100.57	SANITARY SEWER	97.77	2.80
33	WATER MAIN	100.84	SANITARY SEWER	97.54	3.30
34	WATER MAIN	100.41	RECLAIM MAIN	99.41	1.00
35	WATER MAIN	95.82	STORM	94.19	1.63
36	SANITARY SEWER	94.79	WATER MAIN	93.29	1.50
37	WATER MAIN	95.65	STORM	90.17	5.48
38	WATER MAIN	95.68	RECLAIM MAIN	94.68	1.00
39	WATER MAIN	95.71	SANITARY SEWER	94.71	1.00
40	SANITARY SEWER	94.86	RECLAIM MAIN	93.86	1.00
41	WATER MAIN	95.87	STORM	93.93	1.94
42	RECLAIM MAIN	96.03	STORM	94.79	1.24
43	WATER MAIN	95.91	RECLAIM MAIN	94.91	1.00
44	WATER MAIN	97.07	STORM	94.88	2.19
45	WATER MAIN	106.51	RECLAIM MAIN	105.51	1.00
46	WATER MAIN	106.93	STORM	104.58	2.35
47	WATER MAIN	107.06	SANITARY SEWER	104.39	2.67
48	RECLAIM MAIN	106.73	STORM	104.69	2.05
49	STORM	104.37	RECLAIM MAIN	103.37	1.00
50	WATER MAIN	106.57	RECLAIM MAIN	103.37	3.20
51	WATER MAIN	106.94	STORM	104.49	2.45
52	WATER MAIN	107.06	SANITARY SEWER	102.42	4.64
53	RECLAIM MAIN	106.13	STORM	104.94	1.19
54	WATER MAIN	97.44	RECLAIM MAIN	96.44	1.00
55	RECLAIM MAIN	96.44	SANITARY SEWER	93.59	2.85
56	STORM	93.38	RECLAIM MAIN	91.76	1.62
57	STORM	93.26	RECLAIM MAIN	91.76	1.50
58	WATER MAIN	97.17	SANITARY SEWER	93.27	3.90
59	WATER MAIN	100.98	SANITARY SEWER	92.73	8.25
60	WATER MAIN	96.59	STORM	92.52	4.07
61	WATER MAIN	98.74	SANITARY SEWER	94.30	4.44
62	WATER MAIN	98.34	STORM	93.35	4.99
63	WATER MAIN	98.23	RECLAIM MAIN	97.23	1.00
64	RECLAIM MAIN	97.23	STORM	95.24	1.99
65	RECLAIM MAIN	98.60	SANITARY SEWER	96.91	1.69
66	SANITARY SEWER	95.60	RECLAIM MAIN	94.60	1.00



SHEET 28 OF 82

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REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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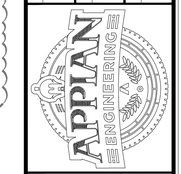
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

UTILITY PLAN – OVERALL
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 120'	MIH-005	C4.1



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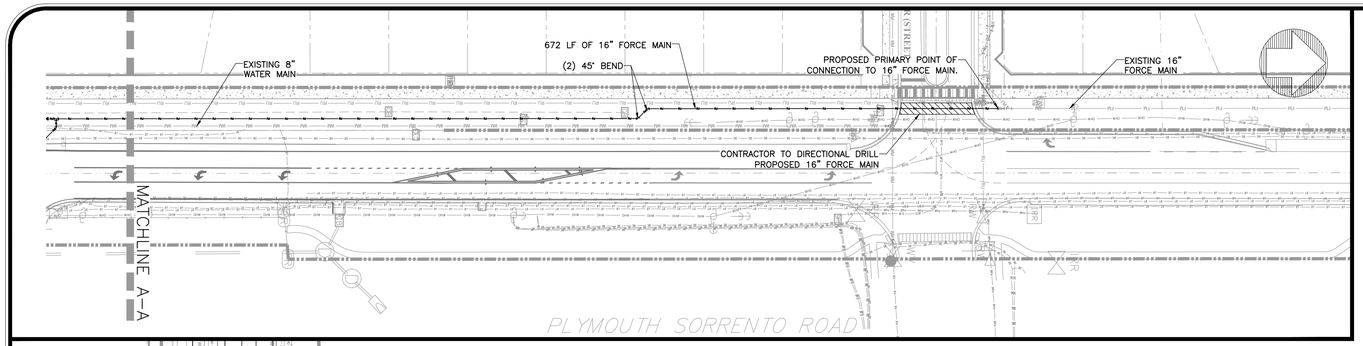
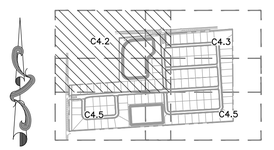
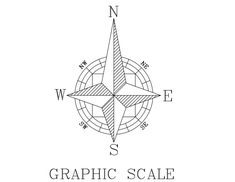




KEY MAP



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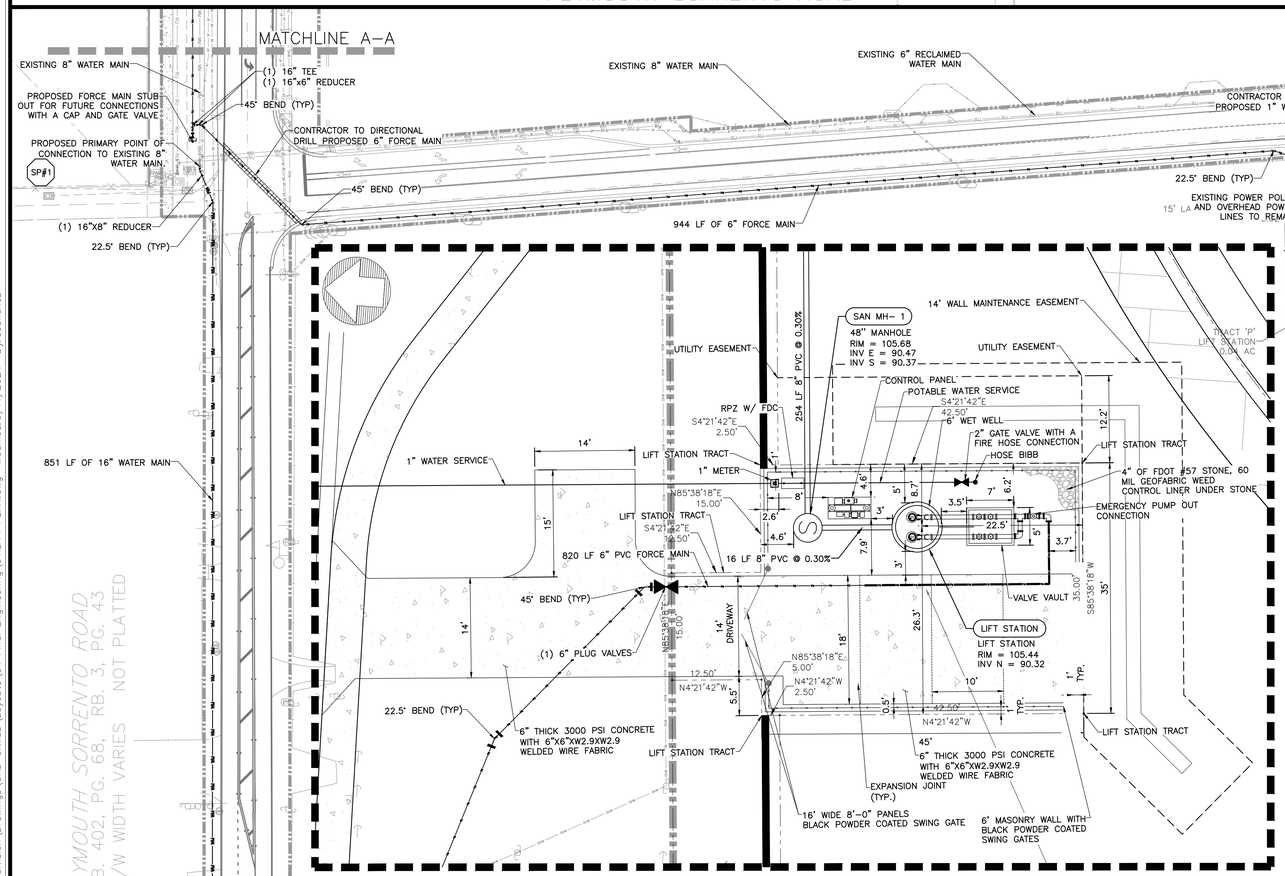
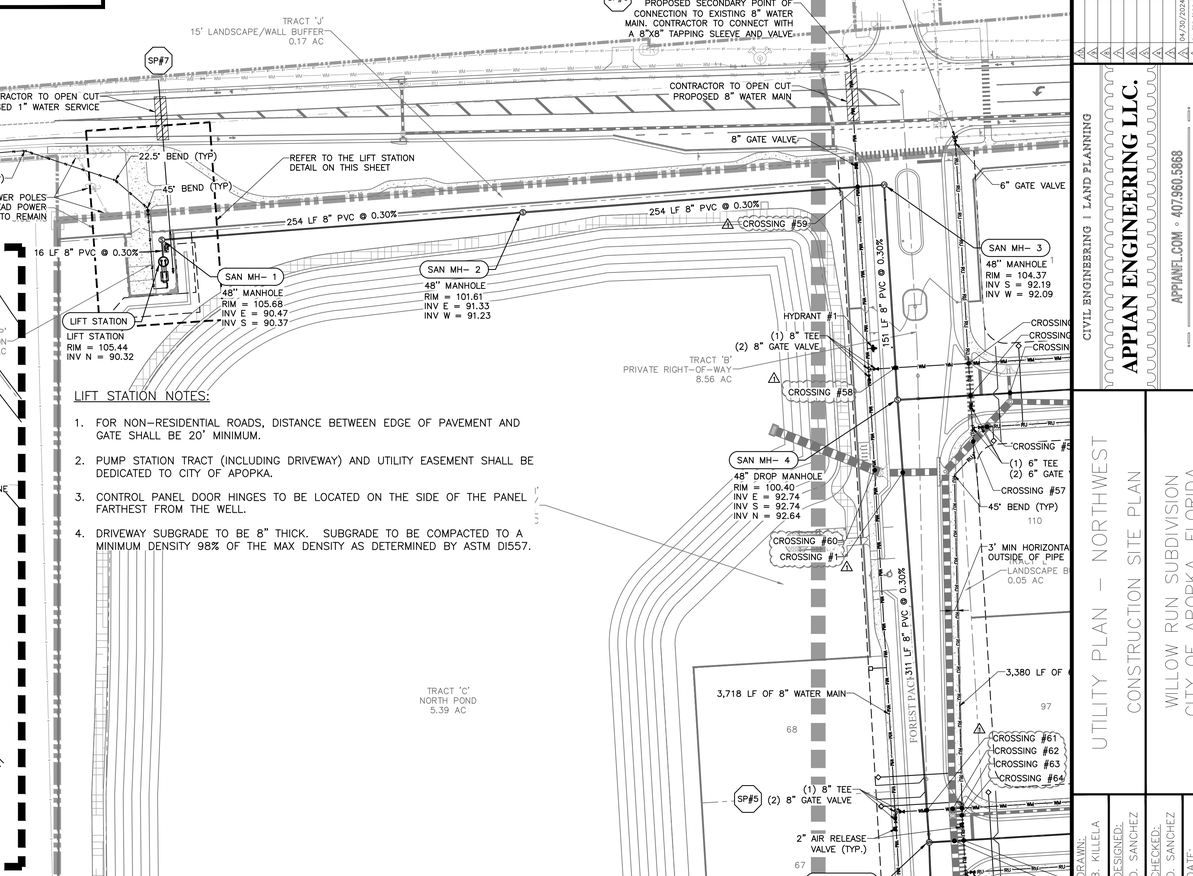
SHEET C4.3



LIFT STATION DETAIL

SCALE: 1" = 10'



SHEET C4.2
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SHEET C4.4
SHEET C4.5

LIFT STATION NOTES:

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

BY	DESCRIPTION	DATE	REV.
OSS	SJRWMD COMMENTS (APPLICATION NO. 215319–10) DATED 03/15/2024	04/30/2024	2
OSS	CITY OF APOPKA COMMENTS DATED 04/30/2024	04/30/2024	1

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UTILITY PLAN – NORTHWEST
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	B. KILLELA
DESIGNED:	O. SANCHEZ
CHECKED:	O. SANCHEZ
DATE:	6/11/24
SCALE	1" = 50'
PROJECT	MIH–005
SHEET	C4.2

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SHEET C4.2
SHEET C4.3
SHEET C4.2
SHEET C4.4
SHEET C4.4
SHEET C4.5
SHEET C4.3
SHEET C4.5

PROPOSED PRIMARY POINT OF CONNECTION TO EXISTING 12" RECLAIMED WATER MAIN. CONTRACTOR TO CONNECT WITH A 12"x6" TAPPING SLEEVE AND VALVE

SP#6 PROPOSED SECONDARY POINT OF CONNECTION TO EXISTING 8" WATER MAIN. CONTRACTOR TO CONNECT WITH A 8"X8" TAPPING SLEEVE AND VALVE

CONTRACTOR TO OPEN CUT PROPOSED 8" WATER MAIN

8" GATE VALVE

6" GATE VALVE

EXISTING 12" RECLAIMED WATER MAIN

APPY LANE
R/W WIDTH VARIES
NOT PLATTED

TRACT 'I'
15' LANDSCAPE AND WALL BUFFER
0.35 AC

254 LF 8" PVC @ 0.30%
CROSSING #59

SAN MH- 3
48" MANHOLE
RIM = 104.37
INV S = 92.19
INV W = 92.09

151 LF 8" PVC @ 0.30%

HYDRANT #1
(1) 8" TEE
(2) 8" GATE VALVE

TRACT 'B'
PRIVATE RIGHT-OF-WAY
8.56 AC

CROSSING #58

SAN MH- 4
48" DROP MANHOLE
RIM = 100.40
INV E = 92.74
INV S = 92.74
INV N = 92.64

CROSSING #60
CROSSING #1

CROSSING #54
CROSSING #55
CROSSING #2

SINGLE RECLAIMED WATER SERVICE (TYP)

SAN MH- 5
48" MANHOLE
RIM = 105.35
INV E = 95.50
INV W = 93.86

10' UTILITY EASEMENT (TYP)

3,718 LF OF 8" WATER MAIN

SINGLE RECLAIMED WATER SERVICE (TYP)

SAN MH- 6
48" DROP MANHOLE
RIM = 107.40
INV SE = 100.73
INV W = 97.41

CROSSING #4

22.5° BEND (TYP)

36 LF 8" PVC @ 0.30%

SAN MH- 7
48" MANHOLE
RIM = 107.77
INV S = 100.94
INV NW = 100.84

FOREST PACKS (STREET 'C')

375 LF 8" PVC @ 0.30%

375 LF 8" PVC @ 0.51%

CROSSING #3

HYDRANT #2

SINGLE POTABLE WATER SERVICE (TYP)

3,380 LF OF 6" RECLAIMED WATER MAIN

SINGLE SANITARY SEWER LATERAL (TYP)

CROSSING #56
(1) 6" TEE
(2) 6" GATE VALVE

SINGLE POTABLE WATER SERVICE (TYP)

CROSSING #57
45° BEND (TYP)

CROSSING #5

3,718 LF OF 8" WATER MAIN

10' UTILITY EASEMENT (TYP)

3' MIN HORIZONTAL SEPARATION FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE

LANDSCAPE BUFFER
0.05 AC

3,380 LF OF 6" RECLAIMED WATER MAIN

SINGLE SANITARY SEWER LATERAL (TYP)

CROSSING #53

286 LF 8" PVC @ 0.30%

CROSSING #50
CROSSING #49
CROSSING #51
CROSSING #52

(1) 8" TEE
(2) 8" GATE VALVE

2" AIR RELEASE VALVE (TYP.)

SAN MH- 8
48" MANHOLE
RIM = 110.83
INV S = 101.89
INV N = 101.79

3,718 LF OF 8" WATER MAIN

3,380 LF OF 6" RECLAIMED WATER MAIN

3,718 LF OF 8" WATER MAIN

CROSSING #61
CROSSING #62
CROSSING #63
CROSSING #64

SINGLE POTABLE WATER SERVICE (TYP)

CROSSING #8

HYDRANT #3

816 LF OF 8" WATER MAIN

SINGLE POTABLE WATER SERVICE (TYP)

SP#5 (1) 8" TEE
(2) 8" GATE VALVE

FOREST PACKS (STREET 'C')

311 LF 8" PVC @ 0.30%

TAIGA BROWN (STREET 'D')

324 LF 8" PVC @ 2.68%

2" AIR RELEASE VALVE (TYP.)

318 LF 8" PVC @ 0.40%

SAN MH- 18
48" DROP MANHOLE
RIM = 102.45
INV S = 93.77
INV N = 93.67
INV E = 96.12

CROSSING #7
CROSSING #65
CROSSING #6

SINGLE RECLAIMED WATER SERVICE (TYP)

SAN MH- 19
48" MANHOLE
RIM = 104.67
INV E = 97.49
INV W = 97.39

726 LF OF 6" RECLAIMED WATER MAIN

SAN MH- 20
48" MANHOLE
RIM = 110.18
INV W = 106.15
INV N = 106.25
INV S = 106.25

(1) 6" TEE
(2) 6" GATE VALVE

311 LF 8" PVC @ 0.83%

TRACT 'H'
LANDSCAPE/FENCE BUFFER
1.25 AC

(1) 6" TEE
(2) 6" GATE VALVE

3,718 LF OF 8" WATER MAIN

CROSSING #9

3,380 LF OF 6" RECLAIMED WATER MAIN

3,380 LF OF 6" RECLAIMED WATER MAIN

303 LF 8" PVC @ 0.30%

SAN MH- 15
48" MANHOLE
RIM = 99.67
INV W = 94.78
INV S = 94.78
INV E = 95.24
INV N = 94.68

CROSSING #17
CROSSING #41

(1) 8" CROSS
(3) 8" GATE VALVE

CROSSING #35
CROSSING #36
CROSSING #18

CROSSING #42
CROSSING #39
CROSSING #43
CROSSING #44

SINGLE POTABLE WATER SERVICE (TYP)

SINGLE RECLAIMED WATER SERVICE (TYP)

SAN MH- 16
48" MANHOLE
RIM = 108.01
INV E = 99.43
INV W = 99.33

10' UTILITY EASEMENT (TYP)

2,191 LF OF 8" WATER MAIN

2" AIR RELEASE VALVE (TYP.)

SAN MH- 17
48" MANHOLE
RIM = 109.74
INV W = 102.54
INV N = 105.74
INV S = 105.74

SINGLE POTABLE WATER SERVICE (TYP)

HYDRANT #4

CROSSING #45
CROSSING #48
CROSSING #46
CROSSING #47

(1) 8" TEE
(2) 8" GATE VALVE
SP#4

45° BEND (TYP)

WOLVES CREEK (STREET 'A')

335 LF 8" PVC @ 0.93%

334 LF 8" PVC @ 0.30%

333 LF 8" PVC @ 1.23%

2" AIR RELEASE VALVE (TYP.)

CROSSING #1

(1) 6" TEE
(2) 6" GATE VALVE

SAN MH- 9
48" MANHOLE
RIM = 110.90
INV S = 105.11
INV N = 103.84

SHEET C4.2
SHEET C4.4

SHEET C4.3
SHEET C4.5

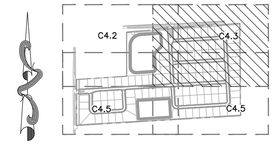
N
W E
S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

KEY MAP



REV.	DATE	DESCRIPTION	BY
4	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	OSS
3	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/29/2024	OSS

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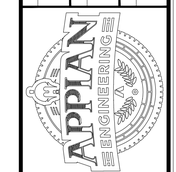
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32374

UTILITY PLAN – NORTHEAST
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE:	PROJECT	SHEET
1" = 50'	MIH-005	C4.3



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BY	DESCRIPTION	DATE	REV.
OSS	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	04/30/2024	1
OSS	CITY OF APOPKA COMMENTS DATED 04/29/2024	04/30/2024	2

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UTILITY PLAN – SOUTHWEST
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24

SCALE: 1" = 50'
PROJECT: MIH-005
SHEET: C4.4

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LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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SHEET C4.2
SHEET C4.3
SHEET C4.4
SHEET C4.5

3,718 LF OF TER
3,380 LF OF 6" RECLAIMED WATER MAIN
FOREST PACE (311 LF 8
CROSSING #61
CROSSING #62
CROSSING #63
CROSSING #64
SINGLE POTABLE WATER SERVICE (TYP)
CROSSING #8
HYDRANT #3
816 LF OF 8" WATER MAIN
SINGLE POTABLE WATER SERVICE (TYP)
CROSSING #50
CROSSING #49
CROSSING #51
CROSSING #52
(1) 8" TEE
(2) 8" GATE VALVE
2" AIR RELEASE VALVE (TYP.)
SP#5
(2)
2" AIR RELEASE VALVE (TYP.)
TAIGA BROWN (STREET 'D')
324 LF 8" PVC @ 2.68%
SAN MH- 8
48" MANHOLE
RIM = 110.83
INV S = 101.89
INV N = 101.79
318 LF 8" PVC @ 0.40%
SAN MH- 18
48" DROP MANHOLE
RIM = 102.45
INV S = 93.77
INV N = 93.67
INV E = 96.12
CROSSING #7
CROSSING #65
CROSSING #6
SINGLE RECLAIMED WATER SERVICE (TYP)
SAN MH- 19
48" MANHOLE
RIM = 104.67
INV E = 97.49
INV W = 97.39
726 LF OF 6" RECLAIMED WATER MAIN
SAN MH- 20
48" MANHOLE
RIM = 110.18
INV W = 106.15
INV N = 106.25
INV S = 106.25
(1) 6" TEE
(2) 6" GATE VALVE
(1) 6" TEE
(2) 6" GATE VALVE
3,718 LF OF 8" WATER MAIN
TRACT 'H'
LANDSCAPE/FENCE BUFFER
1.25 AC
CROSSING #9
311 LF 8" PVC @ 0.83%
3,380 LF OF 6" RECLAIMED WATER MAIN
303 LF 8" PVC @ 0.30%
3,380 LF OF 6" RECLAIMED WATER MAIN
SAN MH- 15
48" MANHOLE
RIM = 99.67
INV W = 94.78
INV S = 94.78
INV E = 95.24
INV N = 94.68
CROSSING #17
CROSSING #41
(1) 8" CROSS
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SINGLE POTABLE WATER SERVICE (TYP)
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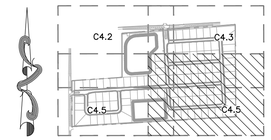
SAN MH- 16
48" MANHOLE
RIM = 108.01
INV E = 99.43
INV W = 99.33
10' UTILITY EASEMENT (TYP)
2,191 LF OF 8" WATER MAIN
2" AIR RELEASE VALVE (TYP.)
SAN MH- 17
48" MANHOLE
RIM = 109.74
INV W = 102.54
INV N = 105.74
INV S = 105.74
SINGLE POTABLE WATER SERVICE (TYP)
HYDRANT #4
CROSSING #45
CROSSING #48
CROSSING #46
CROSSING #47
(1) 8" TEE
(2) 8" GATE VALVE
SP#4
CROSSING #35
CROSSING #36
CROSSING #18
45° BEND (TYP)
45° BEND (TYP)
335 LF 8" PVC @ 0.93%
WOLVES CREEK (STREET 'A')
334 LF 8" PVC @ 0.30%
333 LF 8" PVC @ 1.23%
SAN MH- 9
48" MANHOLE
RIM = 110.90
INV S = 105.11
INV N = 103.84
CROSSING #11
(1) 6" TEE
(2) 6" GATE VALVE
2" AIR RELEASE VALVE (TYP.)
2,078 LF OF 6"RECLAIMED WATER MAIN
45° BEND (TYP)
CROSSING #15
SINGLE SANITARY SEWER LATERAL (TYP)
CROSSING #37
CROSSING #38
HYDRANT #6
CROSSING #16
CROSSING #66
(1) 6" CROSS
(3) 6" GATE VALVE
CROSSING #40
CROSSING #14
3,718 LF OF 8" WATER MAIN
OPEN SPACE
0.07 AC
3,380 LF OF 6" RECLAIMED WATER MAIN
298 LF 8" PVC @ 0.30%
297 LF 8" PVC @ 0.30%
CROSSING #13
CROSSING #12
3,718 LF OF 8" WATER MAIN
SAN MH- 12
48" MANHOLE
RIM = 106.86
INV W = 102.46
INV E = 102.56
SAN MH- 11
48" MANHOLE
RIM = 110.73
INV W = 106.76
INV S = 106.86
SAN MH- 10
48" MANHOLE
RIM = 109.99
INV SE = 106.07
INV N = 106.00
3,380 LF OF 6" RECLAIMED WATER MAIN
CROSSING #10
SINGLE RECLAIMED WATER SERVICE (TYP)
22.5° BEND (TYP)
22.5° BEND (TYP)
22.5° BEND (TYP)
SAN MH- 14
48" MANHOLE
RIM = 99.56
INV N = 95.67
INV SE = 95.77
308 LF 8" PVC @ 2.11%
313 LF 8" PVC @ 1.34%
TRACT 'D'
SOUTH POND
3.66 AC
36 LF 8" PVC @ 0.30%
SINGLE POTABLE WATER SERVICE (TYP)
SINGLE POTABLE WATER SERVICE (TYP)
2" AIR RELEASE VALVE (TYP.)
SINGLE SANITARY SEWER LATERAL (TYP)
3,718 LF OF 8" WATER MAIN
HYDRANT #5
10' UTILITY EASEMENT (TYP)
SAN MH- 13
48" MANHOLE
RIM = 100.22
INV NW = 95.87
INV E = 95.97
TRACT 'G'
10' LANDSCAPE BUFFER
0.52 AC

SHEET C4.2
SHEET C4.3
SHEET C4.4
SHEET C4.5

N
W
E
S
GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.



KEY MAP

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32374

UTILITY PLAN – SOUTHEAST
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24
SCALE: 1" = 50'
PROJECT: MIH-005
SHEET: C4.5

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OLVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\FIRE TRUCK ROUTE PLAN.dwg Modified:6/11/2024 By:osanchez

N

W E

S

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)
1 inch = 80 ft.

LEGEND

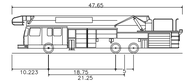
- - - - - - - - FIRE HYDRANT 500' RADIUS

FIRE ACCESS NOTES:

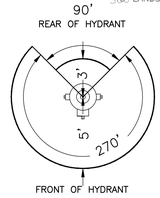
1. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE (NFPA 1,18.2.3.4.2).
2. THE LOCATION OF THE FIRE HYDRANTS SHALL BE IDENTIFIED BY A BLUE REFLECTIVE PAVEMENT MARKER. (NFPA 1,18.5.10.1)
3. ALL ROADWAYS, WATER LINE INFRASTRUCTURE, AND FIRE HYDRANTS SHALL BE IN PLACE BEFORE BULDING CONSTRUCTION CAN BEGIN.
4. FIRE HYDRANTS MUST BE LOCATED WITHIN 500 FEET OF ALL SINGLE-FAMILY RESIDENTIAL HOMES.
5. CONTRACTOR SHALL FOLLOW THE CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

PLEASE REFER TO SHEET C4.7 FOR DETAILS

AFD ENGINE / PUMPER



Rosenbauer 100 ft MM Cobra	
Overall Length	47.650ft
Overall Width	8.160ft
Overall Body Height	10.460ft
Min Body Ground Clearance	0.890ft
Track Width	8.160ft
Lock-to-lock time	6.00s
Max Wheel Angle	46.00°



FIRE HYDRANT CLEARANCE DETAIL

PLYMOUTH SORRENTO ROAD
PAVED PUBLIC ROAD
R/W WIDTH VARIES NOT PLATTED

N85°38'18"E 616.56'(D) BEARING BASIS

TRACT 'K'
15' LANDSCAPE/WALL BUFFER
0.02 AC

TRACT 'P'
LIFT STATION
0.04 AC

TRACT 'B'
PRIVATE RIGHT-OF-WAY
8.56 AC

TRACT 'M'
POCKET PARK/
EXERCISE TRAIL
1.81 AC

TRACT 'L'
LANDSCAPE BUFFER
0.05 AC

TRACT 'C'
NORTH POND
5.39 AC

TRACT 'I'
15' LANDSCAPE AND WALL BUFFER
0.35 AC

APPY LANE
R/W WIDTH VARIES
NOT PLATTED

15' LANDSCAPE/WALL BUFFER
0.17 AC

HYDRANT #1
HYDRANT #2
HYDRANT #3
HYDRANT #4
HYDRANT #5
HYDRANT #6
HYDRANT #7
HYDRANT #8
HYDRANT #9

FOREST PACKS STREET 'CT'
FOREST PACKS STREET 'DR'
FOREST PACKS STREET 'LN'
WOLVES CREEK STREET 'AV'
ARCTIC DENSTREAM 'BD'

500' RADIUS (TYP.)

N86°06'20"E 700.45'(D)

N00°04'35"W 1147.37'(D)

TRACT 'N'
OPEN SPACE
0.06 AC

TRACT 'E'
10' LANDSCAPE BUFFER
0.03 AC

TRACT 'A'
30' DEDICATED RIGHT-OF-WAY
0.44 AC

TRACT 'F'
10' LANDSCAPE/WALL BUFFER
0.14 AC

TRACT 'O'
OPEN SPACE
0.07 AC

TRACT 'D'
SOUTH POND
3.66 AC

TRACT 'G'
10' LANDSCAPE BUFFER
0.63 AC

PLEASE REFER TO SHEET C4.7 FOR DETAILS

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SHEET 33 OF 82

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32274

FIRE TRUCK ROUTE PLAN
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA	DESIGNED: O. SANCHEZ	CHECKED: O. SANCHEZ	DATE: 6/11/24
SCALE 1" = 80'	PROJECT MIH-005	SHEET C4.6	

OLVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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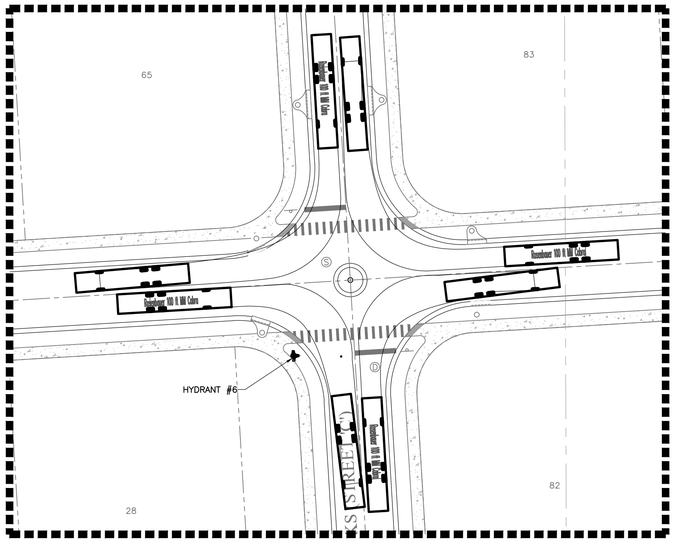
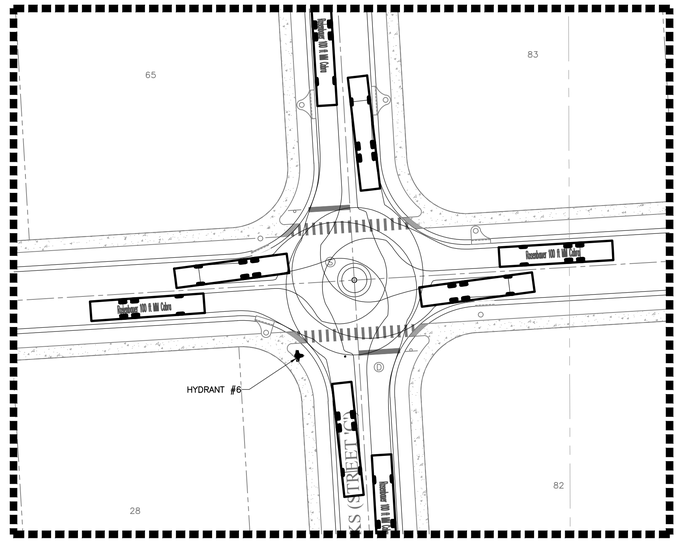
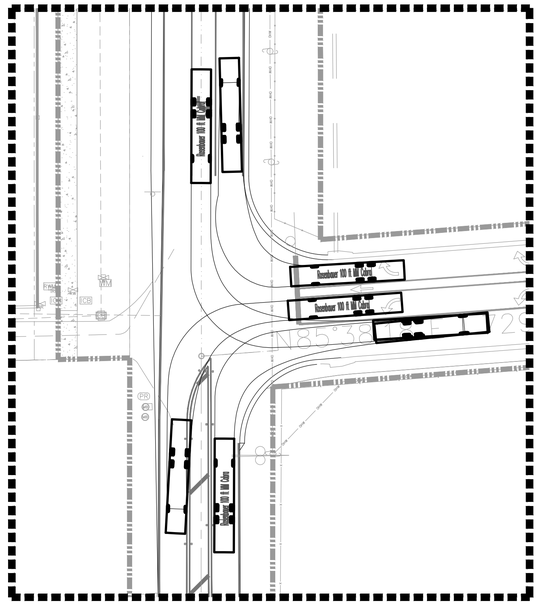


FIRE TRUCK TRAFFIC ISLAND DETAIL #1.A – RIGHT TURNS



FIRE TRUCK TRAFFIC ISLAND DETAIL #1.B – LEFT TURNS



FIRE TRUCK TRAFFIC PLYMOUTH SORRENTO ROAD & APPY LANE DETAIL

BY	DESCRIPTION	DATE	REV.
OSS	CITY OF APOPKA COMMENTS DATED 04/29/2024	04/29/2024	4
OSS	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	04/29/2024	3

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32174

FIRE TRUCK ROUTE DETAIL
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
N.T.S.	MIH-005	C4.7

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ORLANDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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SOILS LEGEND:

- SOILS LINE
- 4 — CANDLER FINE SAND, 0 TO 5% SLOPES (HYD: A)
- 5 — CANDLER FINE SAND, 5 TO 12% SLOPES (HYD: A)

Lot Grading Type A
Drainage Directed Toward Front of Building

Lot Grading Modified Type A
Drainage Directed Toward Front and Rear of Building with Grade Break Near Rear of Lot

Lot Grading Type B
Drainage Directed Toward Front and Rear of Building

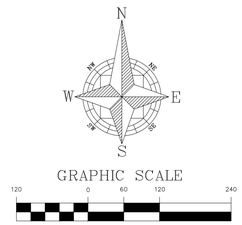
Lot Grading Modified Type B
Drainage Directed Toward Rear of Building with Grade Break at Front Setback

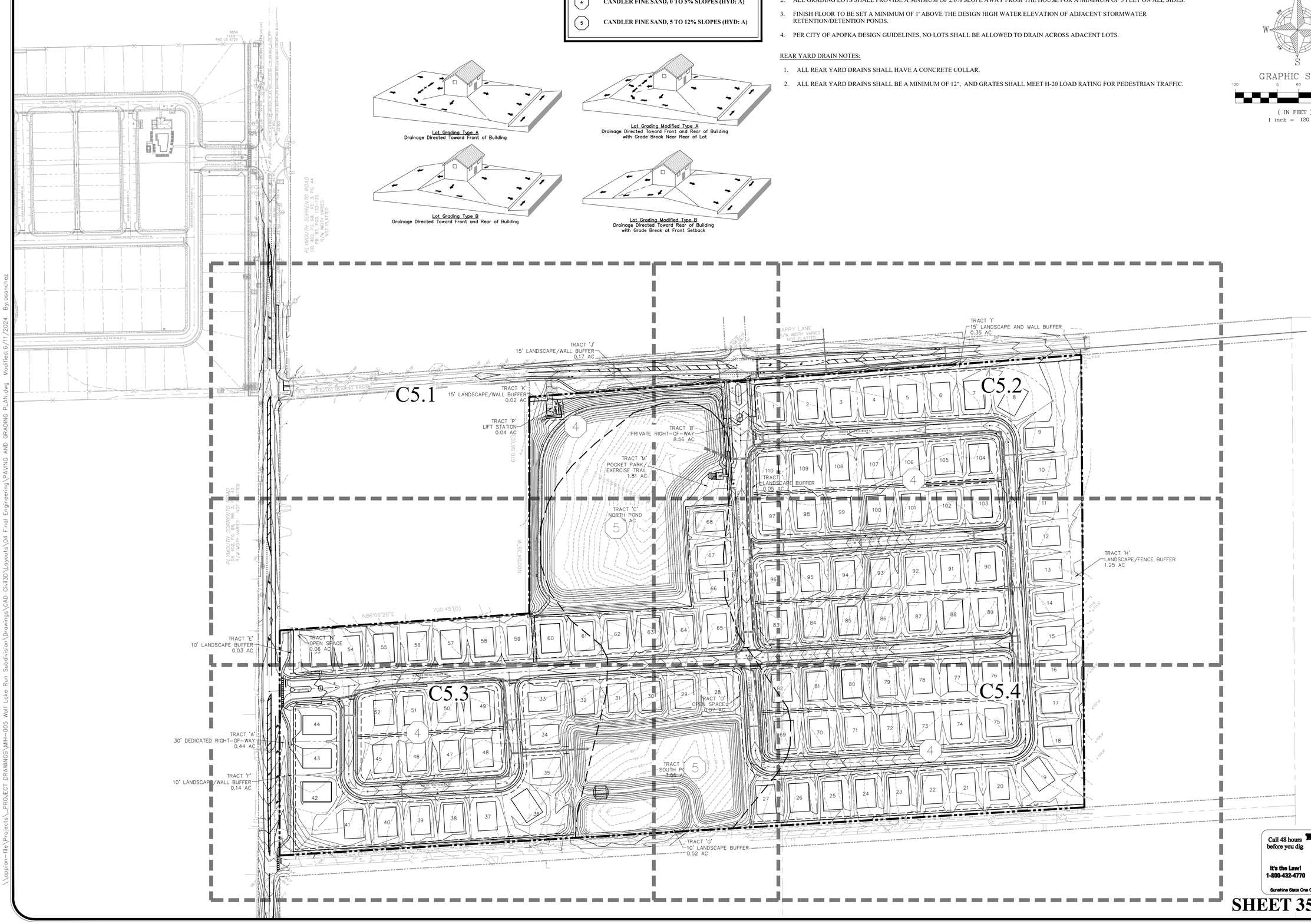
GRADING NOTES:

1. FINISHED FLOOR TO BE SET 18" ABOVE THE ELEVATION OF 100 YEAR FLOOD FOR THOSE SITE LOCATED IN SPECIAL FLOOD HAZARD AREA.
2. ALL GRADING LOTS SHALL PROVIDE A MNIMUM OF 2.0% SLOPE AWAY FROM THE HOUSE FOR A MINIMUM OF 5 FEET ON ALL SIDES.
3. FINISH FLOOR TO BE SET A MINIMUM OF 1' ABOVE THE DESIGN HIGH WATER ELEVATION OF ADJACENT STORMWATER RETENTION/DETENTION PONDS.
4. PER CITY OF APOPKA DESIGN GUIDELINES, NO LOTS SHALL BE ALLOWED TO DRAIN ACROSS ADACENT LOTS.

REAR YARD DRAIN NOTES:

1. ALL REAR YARD DRAINS SHALL HAVE A CONCRETE COLLAR.
2. ALL REAR YARD DRAINS SHALL BE A MINIMUM OF 12", AND GRATES SHALL MEET H-20 LOAD RATING FOR PEDESTRIAN TRAFFIC.





SHEET 35 OF 82

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REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/29/2024	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32374

PAVING AND GRADING PLAN – OVERALL CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 120'	MIH-005	C5.0

OLDIS SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
P.E.
PROFESSIONAL ENGINEER

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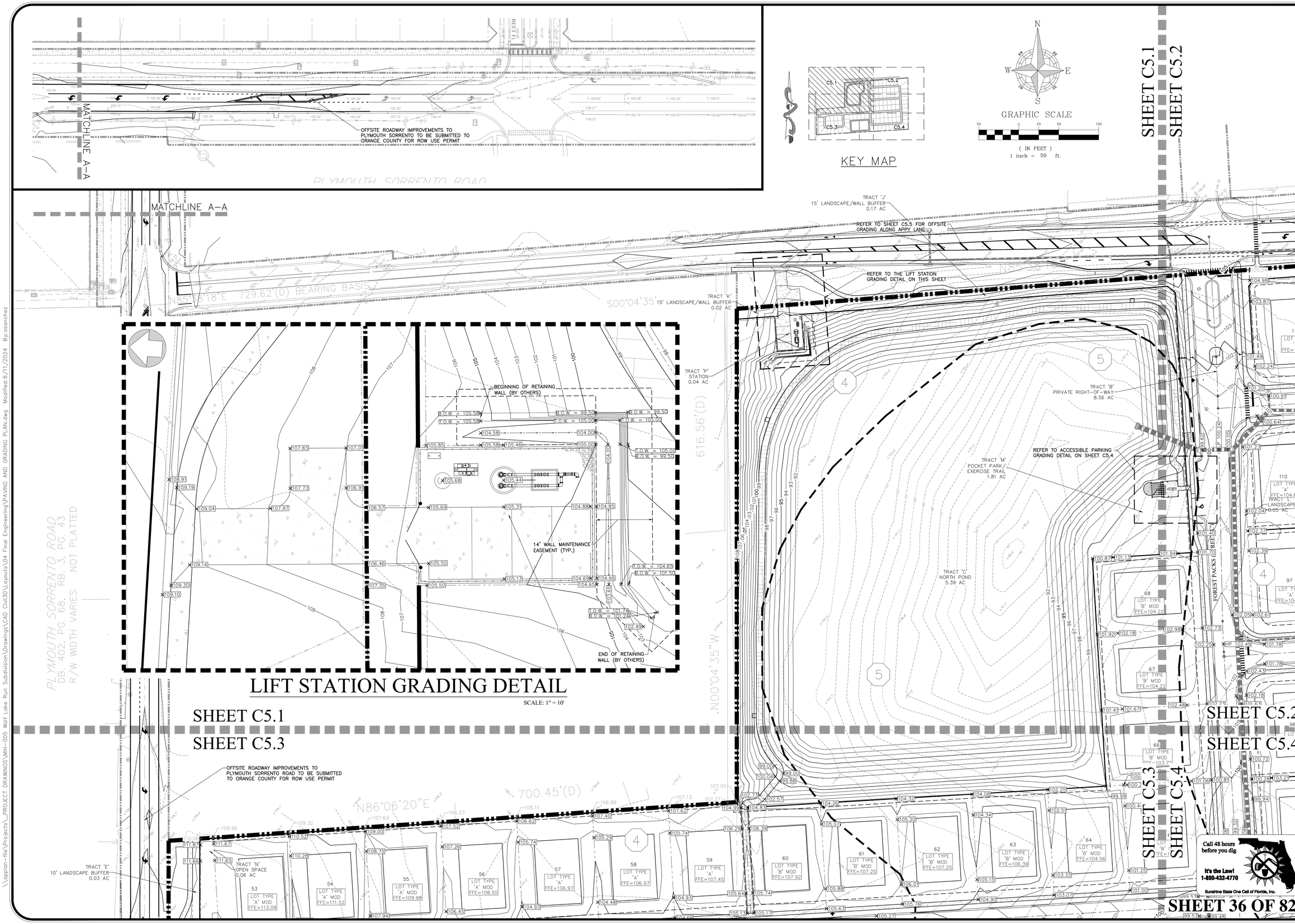

SHEET 36 OF 82

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PAVING AND GRADING PLAN – NORTHWEST CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	S.R.WMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24

SCALE 1" = 50'
PROJECT MIH-005
SHEET C5.1

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OVIDIO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA 6/11/24 PROFESSIONAL ENGINEER

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SHEET C5.1
SHEET C5.2

APPY LANE
R/W WIDTH VARIES
NOT PLATTED

REFER TO SHEET C5.5 FOR OFFSITE GRADING ALONG APPY LANE

TRACT 'I'
15' LANDSCAPE AND WALL BUFFER
0.35 AC

TRACT 'B'
PRIVATE RIGHT-OF-WAY
8.56 AC

REFER TO ACCESSIBLE PARKING GRADING DETAIL ON SHEET C5.4

TRACT 'L'
LANDSCAPE BUFFER
0.05 AC

FOREST PACKS (STREET 'C')

TAIGA BROWN (STREET 'D')

WOLVES CREEK (STREET 'A')

FOREST PACKS (STREET 'C')

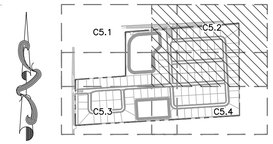
TRACT 'H'
LANDSCAPE/FENCE BUFFER
1.25 AC

SHEET C5.1
SHEET C5.3

SHEET C5.3
SHEET C5.4

SHEET C5.2
SHEET C5.4

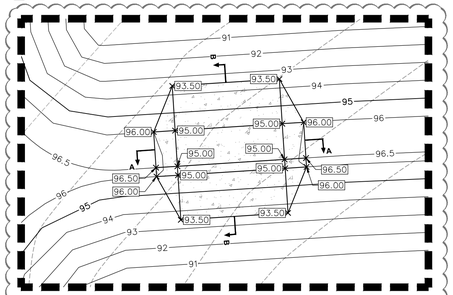
KEY MAP



GRAPHIC SCALE

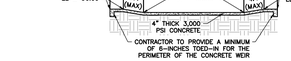
50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



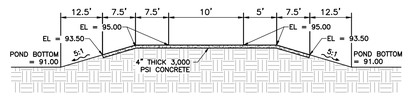
SOUTH POND CONCRETE
WEIR GRADING DETAIL

SCALE: 1" = 20'



WEIR SECTION A-A

N.T.S.



WEIR SECTION B-B

N.T.S.

BY	DESCRIPTION
OSS	04/29/2024 SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024
OSS	04/30/2024 CITY OF APOPKA COMMENTS DATED 04/29/2024

REV.	DATE
1	04/30/2024
2	04/30/2024

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PAVING AND GRADING PLAN – NORTHEAST CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MIH-005	C5.2

APPIAN ENGINEERING

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/29/2024	OSS

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PAVING AND GRADING PLAN – SOUTHWEST CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MIH-005	C5.3

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No. 86492
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6/11/24
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SHEET C5.1

SHEET C5.3

SHEET C5.2

SHEET C5.4

SHEET C5.1

SHEET C5.3

SHEET C5.2

SHEET C5.4

TRACT 'H'
LANDSCAPE/FENCE BUFFER
1.25 AC

TRACT 'D'
SOUTH POND
3.66 AC

TRACT 'G'
10' LANDSCAPE BUFFER
0.52 AC

TAIGA BROWNSTONE (STREET 'D')

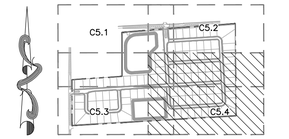
WOLVES CREEK (STREET 'A')

FOREST PACKS (STREET 'C')

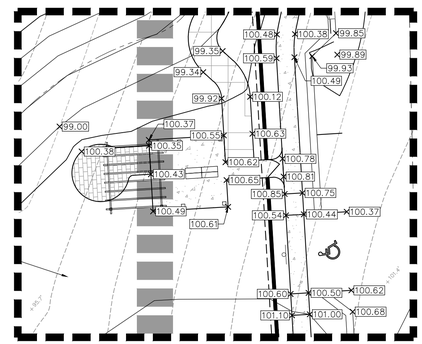
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP



ACCESSIBLE PARKING GRADING DETAIL

SCALE: 1" = 20'

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REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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PAVING AND GRADING PLAN –
SOUTHEAST
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24

SCALE: 1" = 50'
PROJECT: MIH-005
SHEET: C5.4

OSVALDO SALVADOR SANCHEZ
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No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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BY	DESCRIPTION	DATE	REV.
OSS	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	04/30/2024	2
OSS	CITY OF APOPKA COMMENTS DATED 04/30/2024	04/30/2024	1

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OFFSITE PAVING AND GRADING PLAN
– APPY LANE
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24

SCALE: 1" = 50'
PROJECT: MIH-005
SHEET: C5.5

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PROFESSIONAL ENGINEER
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DRAINAGE NOTES:

1. ALL STORM PIPE SHALL BE ADS–HP UNLESS OTHERWISE SPECIFIED. POLYPROPYLENE PIPE SHALL MEET ALL REQUIREMENTS OF FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), SECTION 948–7.2 ADDITIONAL REQUIREMENTS FOR CLASS II (100–YEAR DESIGN SERVICE LIFE) PP PIPE. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. THE PIPE SHALL HAVE TWO GASKETS AND THE GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477.
2. ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III UNLESS OTHERWISE SPECIFIED.
3. ALL REINFORCED CONCRETE PIPE (RCP) JOINTS SHALL BE WRAPPED PER FDOT 2022–2023 STANDARD INDEX 430–001.
4. ALL DRAINAGE STRUCTURE INVERTS ARE TO BE POURED PER FDOT 2022–2023 STANDARD INDEX 425–020.
5. ALL INLET GRATES ARE REQUIRED TO BE CHAINED.
6. POND TOP OF BANK AND SIDE SLOPES TO BE PLANTED WITH SAND BASED (NOT MUCK BASED) BAHIA SOD.
7. GEOTECHNICAL ENGINEER IS REQUIRED TO BE PRESENT TO INSPECT ALL EARTHWORK PROCEDURES IN ORDER TO PROVIDE PROPER DOCUMENTATION OF THE EARTHWORK ACTIVITIES.
8. MITERED END SECTIONS ARE TO BE INSTALLED AND CONSTRUCTED PER ALL APPLICABLE DETAILS LOCATED WITHIN THESE SITE CONSTRUCTION PLANS.
9. ALL DETENTION AND RETENTION PONDS SHALL BE DESIGNED AS DRY BOTTOM PONDS.

N

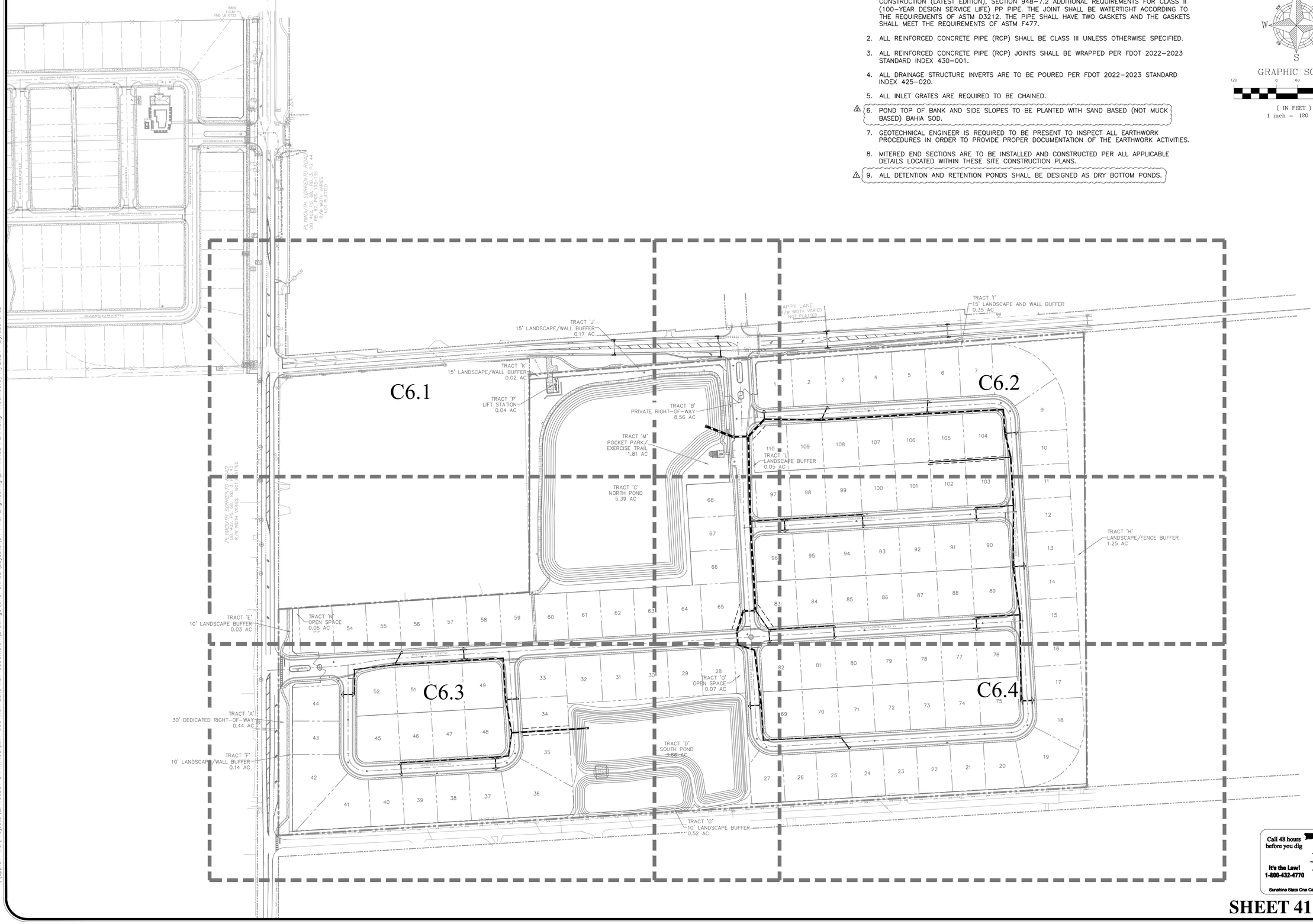
W E

S

GRAPHIC SCALE

120 0 60 120 240

(IN FEET)
1 inch = 120 ft.



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DRAINAGE PLAN – OVERALL
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 120'	MIH–005	C6.0

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No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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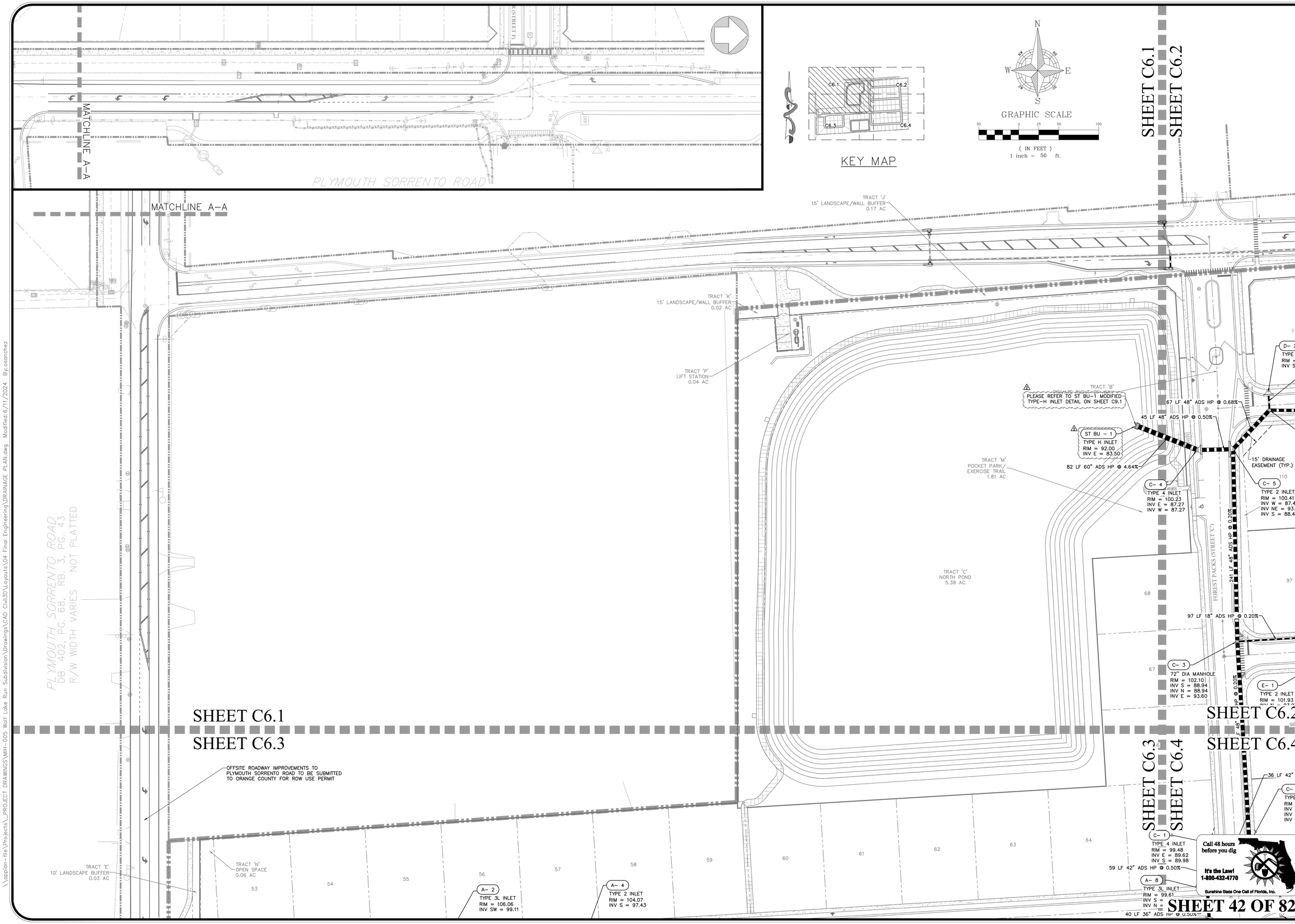

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DRAINAGE PLAN – NORTHWEST

CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION

CITY OF APOPKA, FLORIDA

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	S.RWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

DRAWN: B. KILLELA

DESIGNED: O. SANCHEZ

CHECKED: O. SANCHEZ

DATE: 6/11/24

SCALE 1" = 50'

PROJECT MIH-005

SHEET C6.1

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SHEET C6.1
SHEET C6.2

APPY LANE
R/W WIDTH VARIES
NOT PLATTED

REFER TO SHEET C6.5 FOR OFFSITE DRAINAGE ALONG APPY LANE

TRACT 'I'
15' LANDSCAPE AND WALL BUFFER
0.35 AC

TRACT 'B'
FOR MITIGATION
PLEASE REFER TO ST BU-1 MODIFIED
TYPE-H INLET DETAIL ON SHEET C9.1

ST BU - 1
TYPE H INLET
RIM = 92.00
INV E = 83.50

82 LF 60" ADS HP @ 4.64%

67 LF 48" ADS HP @ 0.68%

45 LF 48" ADS HP @ 0.50%

C- 4
TYPE 4 INLET
RIM = 100.23
INV E = 87.27
INV W = 87.27

C- 5
TYPE 2 INLET
RIM = 100.41
INV W = 87.49
INV NE = 93.48
INV S = 88.46

15' DRAINAGE EASEMENT (TYP.)

D- 20
TYPE 4 INLET
RIM = 101.32
INV S = 95.82

41 LF 18" ADS HP @ 0.50%

24 LF 18" ADS HP @ 0.50%

D- 18
TYPE 3R INLET
RIM = 104.42
INV SW = 98.92

FOREST PACKS (STREET 'C')

162 LF 36" ADS HP @ 0.75%

301 LF 36" ADS HP @ 0.75%

C- 6
72" DIA MANHOLE
RIM = 101.03
INV E = 93.98
INV SW = 93.03
INV N = 95.70

D- 19
TYPE 3L INLET
RIM = 104.09
INV NE = 98.72
INV E = 97.09
INV W = 95.19

D- 16
TYPE 1R INLET
RIM = 106.36
INV S = 100.86

36 LF 18" ADS HP @ 0.50%

D- 17
TYPE 3L INLET
RIM = 106.34
INV N = 100.68
INV E = 99.34
INV W = 99.34

D- 15
84" DIA MANHOLE
RIM = 107.59
INV S = 100.59
INV W = 100.59

217 LF 36" ADS HP @ 0.58%

68 LF 36" ADS HP @ 1.74%

36 LF 18" ADS HP @ 0.50%

D- 13
TYPE 3R INLET
RIM = 108.77
INV W = 103.27

D- 14
TYPE 3L INLET
RIM = 108.77
INV E = 103.09
INV S = 101.77
INV N = 101.77

70 LF 36" ADS HP @ 0.42%

D- 21
60" DIA MANHOLE
RIM = 109.30
INV S = 102.06
INV N = 102.06
INV W = 103.76

YD-1
12" YARD DRAIN
WITH CONCRETE COLLAR
RIM = 110.04
INV E = 104.90

101 LF 12" ADS HP @ 0.50%

YD-2
12" YARD DRAIN
WITH CONCRETE COLLAR
RIM = 109.90
INV W = 104.40
INV E = 104.40

130 LF 12" ADS HP @ 0.50%

10' DRAINAGE EASEMENT

241 LF 48" ADS HP @ 0.20%

FOREST PACKS (STREET 'C')

E- 2
TYPE 2 INLET
RIM = 101.93
INV S = 93.79
INV E = 93.79
INV W = 93.79

E- 4
TYPE 3R INLET
RIM = 105.39
INV S = 99.71
INV W = 94.90

E- 6
TYPE 4 INLET
RIM = 110.32
INV S = 104.68
INV E = 104.68

138 LF 36" ADS HP @ 0.20%

D- 12
60" DIA MANHOLE
RIM = 110.69
INV S = 102.34
INV N = 102.34
INV W = 104.47

97 LF 18" ADS HP @ 0.20%

108 LF 18" ADS HP @ 0.20%

36 LF 18" ADS HP @ 0.50%

222 LF 18" ADS HP @ 0.50%

TAIGA BROWN (STREET 'D')

36 LF 18" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

C- 3
72" DIA MANHOLE
RIM = 102.10
INV S = 88.94
INV N = 88.94
INV E = 93.60

E- 1
TYPE 2 INLET
RIM = 101.93
INV N = 93.97

E- 3
TYPE 3L INLET
RIM = 105.39
INV N = 99.89

E- 5
TYPE 4 INLET
RIM = 110.32
INV N = 104.86

173 LF 30" ADS HP @ 0.20%

FOREST PACKS (STREET 'C')

TRACT 'H'
LANDSCAPE/FENCE BUFFER
1.25 AC

36 LF 18" ADS HP @ 0.50%

SHEET C6.1
SHEET C6.3

SHEET C6.2
SHEET C6.4

253 LF 48" ADS HP @ 0.20%

36 LF 42" ADS HP @ 0.50%

C- 2
TYPE 4 INLET
RIM = 99.48
INV W = 89.44
INV N = 89.44
INV SE = 93.14

67 LF 18" ADS HP @ 0.20%

C- 1
TYPE 4 INLET
RIM = 99.48
INV E = 89.62
INV S = 89.98

59 LF 42" ADS HP @ 0.50%

A- 10
TYPE 3R INLET
RIM = 100.74
INV S = 93.27
INV E = 95.01
INV NW = 93.27

184 LF 18" ADS HP @ 2.35%

A- 12
TYPE 3R INLET
RIM = 105.71
INV S = 100.02
INV W = 99.32

A- 8
TYPE 3L INLET
RIM = 99.61
INV S = 90.27
INV N = 90.27

15' DRAINAGE EASEMENT (TYP.)

WOLVES CREEK (STREET 'A')

36 LF 18" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

40 LF 36" ADS HP @ 0.50%

36 LF 18" ADS HP @ 0.50%

A- 14
TYPE 2 INLET
RIM = 109.89
INV S = 104.21
INV E = 103.21

138 LF 30" ADS HP @ 0.20%

D- 11
TYPE 4 INLET
RIM = 110.29
INV E = 104.61
INV S = 102.69
INV N = 102.68

D- 10
TYPE 2 INLET
RIM = 110.29
INV W = 104.79

D- 9
60" DIA MANHOLE
RIM = 110.69
INV S = 102.96
INV N = 102.96
INV W = 102.96

125 LF 24" ADS HP @ 0.20%

A- 13
TYPE 2 INLET
RIM = 109.89
INV N = 104.39

N
W E
S

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP
C6.1 C6.2 C6.3 C6.4

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/29/2024	OSS

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DRAINAGE PLAN – NORTHEAST
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24
SCALE: 1" = 50'
PROJECT: MIH-005
SHEET: C6.2

APPIAN ENGINEERING

OLDIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
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\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\DRAINAGE PLAN.dwg Modified: 6/11/2024 By: osanchez

\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\DRAINAGE PLAN.dwg Modified: 6/11/2024 By: osanchez

PLYMOUTH SORRENTO RD
DB. 402, PG. 68, RB. 3, P.
R/W WIDTH VARIES NOT P

KEY MAP

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

SHEET C6.1
SHEET C6.2
SHEET C6.3
SHEET C6.4

OFFSITE ROADWAY IMPROVEMENTS TO PLYMOUTH SORRENTO ROAD TO BE SUBMITTED TO ORANGE COUNTY FOR ROW USE PERMIT

TRACT 'C'
NORTH POND
5.39 AC

TRACT 'E'
10' LANDSCAPE BUFFER
0.03 AC

TRACT 'N'
OPEN SPACE
0.06 AC

TRACT 'A'
30' DEDICATED RIGHT-OF-WAY
0.44 AC

TRACT 'F'
10' LANDSCAPE/WALL BUFFER
0.14 AC

TRACT 'D'
SOUTH POND
3.66 AC

TRACT 'G'
10' LANDSCAPE BU
0.52 AC

TRACT 'O'
OPEN SPACE
0.07

WOLVES CREEK (STREET 'A')

ARCTIC DEN (STREET 'B')

FOREST PACES (STREET 'C')

A- 1
48" DIA MANHOLE
RIM = 107.98
INV S = 101.80
INV E = 101.80

A- 2
TYPE 3L INLET
RIM = 106.06
INV SW = 99.11

A- 3
TYPE 3R INLET
RIM = 106.43
INV NE = 98.90
INV W = 100.93
INV E = 98.90

A- 4
TYPE 2 INLET
RIM = 104.07
INV S = 97.43

A- 5
TYPE 2 INLET
RIM = 104.07
INV N = 97.25
INV W = 97.70
INV E = 97.25

A- 6
72" DIA MANHOLE
RIM = 104.02
INV W = 97.03
INV S = 97.03

A- 7
TYPE 3R INLET
RIM = 99.64
INV N = 90.47
INV E = 90.47

A- 8
TYPE 3L INLET
RIM = 99.61
INV S = 90.27
INV N = 90.27

B- 1
TYPE 2 INLET
RIM = 108.08
INV E = 102.12

B- 2
TYPE 4 INLET
RIM = 108.08
INV W = 101.94
INV N = 101.94

B- 3
TYPE 3R INLET
RIM = 105.21
INV N = 98.98

B- 4
TYPE 3L INLET
RIM = 105.22
INV S = 98.80
INV E = 98.80

B- 5
TYPE 2 INLET
RIM = 101.86
INV N = 94.67

B- 6
TYPE 2 INLET
RIM = 101.86
INV S = 94.49
INV W = 94.92
INV E = 94.49

B- 7
60" DIA MANHOLE
RIM = 101.83
INV W = 94.42
INV N = 94.42

B- 8
72" DIA MANHOLE
RIM = 102.40
INV S = 94.28
INV N = 94.40
INV E = 92.93

B- 9
TYPE 3L INLET
RIM = 103.43
INV W = 94.77

B- 10
TYPE 3R INLET
RIM = 103.43
INV E = 94.59
INV S = 94.59
INV N = 96.80

C- 1
TYPE 4 INLET
RIM = 99.48
INV E = 89.62
INV S = 89.98

C- 2
TYPE 4
RIM =
INV W
INV N
INV SE

C- 3
72" DIA MANHOLE
RIM = 102.10
INV S = 88.94
INV N = 88.94
INV E = 93.60

D- 2
TYPE 2 INLET
RIM = 98.98
INV E = 92.72

D- 4
60" DIA MANHOLE
RIM = 99.83
INV E = 94.33
INV N = 93.83

E- 1
TYPE 2 INLET
RIM = 101.93
INV N = 93.97

42 LF 18" ADS HP @ 0.50%
116 LF 18" ADS HP @ 0.76%
197 LF 24" ADS HP @ 0.61%
111 LF 30" ADS HP @ 0.20%
36 LF 18" ADS HP @ 0.50%
71 LF 18" ADS HP @ 0.20%
36 LF 18" ADS HP @ 0.50%
118 LF 30" ADS HP @ 0.20%
36 LF 18" ADS HP @ 0.51%
269 LF 18" ADS HP @ 1.45%
36 LF 18" ADS HP @ 0.50%
36 LF 18" ADS HP @ 0.51%
67 LF 24" ADS HP @ 0.20%
38 LF 24" ADS HP @ 0.20%
205 LF 36" ADS HP @ 0.46%
59 LF 42" ADS HP @ 0.50%
40 LF 36" ADS HP @ 0.50%
158 LF 36" ADS HP @ 0.20%
100 LF 24" ADS HP @ 0.85%
97 LF 18" ADS HP @ 0.20%
241 LF 48" ADS
36 LF 42" AD
36 LF 18" AD

20' DRAINAGE EASEMENT
ENERGY DISSIPATOR. PLEASE REFER TO DETAIL #6 ON SHEET C9.1
M.E.S.- 2
36" MES
INV W = 92.00
15' DRAINAGE EASEMENT (TYP.)

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/29/2024	OSS

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DRAINAGE PLAN – SOUTHWEST
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MIH-005	C6.3

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6/11/24
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SHEET C6.3
SHEET C6.4

SHEET 44 OF 82

SHEET C6.1
SHEET C6.2
SHEET C6.3
SHEET C6.4

E- 1
TYPE 2 INLET
RIM = 101.93
INV N = 93.97

E- 2
TYPE 2 INLET
RIM = 101.93
INV S = 93.79
INV E = 93.79
INV W = 93.79

E- 3
TYPE 3L INLET
RIM = 105.39
INV N = 99.89

E- 4
TYPE 3R INLET
RIM = 105.39
INV S = 99.71
INV W = 94.90

E- 5
TYPE 4 INLET
RIM = 110.32
INV N = 104.86

E- 6
TYPE 4 INLET
RIM = 110.32
INV S = 104.68
INV E = 104.68

C- 1
TYPE 4 INLET
RIM = 99.48
INV E = 89.62
INV S = 89.98

C- 2
TYPE 4 INLET
RIM = 99.48
INV W = 89.44
INV N = 89.44
INV SE = 93.14

C- 3
72" DIA MANHOLE
RIM = 102.10
INV S = 88.94
INV N = 88.94
INV E = 93.60

A- 7
TYPE 3R INLET
RIM = 99.64
INV N = 90.47
INV E = 90.47

A- 8
TYPE 3L INLET
RIM = 99.61
INV S = 90.27
INV N = 90.27

A- 9
TYPE 3L INLET
RIM = 100.74
INV N = 93.45

A- 10
TYPE 3R INLET
RIM = 100.74
INV S = 93.27
INV E = 95.01
INV NW = 93.27

A- 11
TYPE 3L INLET
RIM = 105.70
INV N = 100.20

A- 12
TYPE 3R INLET
RIM = 105.71
INV S = 100.02
INV W = 99.32

A- 13
TYPE 2 INLET
RIM = 109.89
INV N = 104.39

A- 14
TYPE 2 INLET
RIM = 109.89
INV S = 104.21
INV E = 103.21

D- 1
TYPE 2 INLET
RIM = 98.98
INV E = 92.72

D- 2
TYPE 2 INLET
RIM = 98.98
INV E = 92.72

D- 3
TYPE 2 INLET
RIM = 98.98
INV W = 92.54
INV N = 91.91
INV S = 92.98

D- 4
60" DIA MANHOLE
RIM = 99.83
INV E = 94.33
INV N = 93.83

D- 5
TYPE 3L INLET
RIM = 105.47
INV NW = 98.02

D- 6
TYPE 3R INLET
RIM = 104.98
INV SE = 97.81
INV W = 97.81

D- 7
TYPE 2 INLET
RIM = 109.94
INV W = 103.62

D- 8
TYPE 2 INLET
RIM = 109.94
INV E = 103.44
INV N = 103.44

D- 9
60" DIA MANHOLE
RIM = 110.69
INV S = 102.96
INV N = 102.96
INV W = 102.96

D- 10
TYPE 2 INLET
RIM = 110.29
INV W = 104.79

D- 11
TYPE 4 INLET
RIM = 110.29
INV E = 104.61
INV S = 102.69
INV N = 102.68

D- 12
60" DIA MANHOLE
RIM = 110.69
INV S = 102.34
INV N = 102.34
INV W = 104.47

241 LF 48" ADS HP @ 0.20%
97 LF 18" ADS HP @ 0.20%
222 LF 18" ADS HP @ 0.50%
36 LF 18" ADS HP @ 0.50%
36 LF 18" ADS HP @ 0.50%
108 LF 18" ADS HP @ 0.20%
138 LF 36" ADS HP @ 0.20%
173 LF 30" ADS HP @ 0.20%
36 LF 18" ADS HP @ 0.50%
253 LF 48" ADS HP @ 0.20%
36 LF 42" ADS HP @ 0.50%
67 LF 18" ADS HP @ 0.20%
59 LF 42" ADS HP @ 0.50%
184 LF 18" ADS HP @ 2.35%
36 LF 18" ADS HP @ 0.50%
36 LF 18" ADS HP @ 0.50%
36 LF 18" ADS HP @ 0.50%
125 LF 24" ADS HP @ 0.20%
138 LF 30" ADS HP @ 0.20%
40 LF 36" ADS HP @ 0.50%
158 LF 36" ADS HP @ 0.20%
36 LF 18" ADS HP @ 0.51%
246 LF 30" ADS HP @ 0.20%
100 LF 24" ADS HP @ 0.85%
219 LF 18" ADS HP @ 1.59%
43 LF 18" ADS HP @ 0.50%
36 LF 14" X 23" ERCP @ 0.50%

FOREST PACKS (STREET 'C')
TAIGA BROWN (STREET 'D')
WOLVES CREEK (STREET 'A')
15' DRAINAGE EASEMENT (TYP.)

TRACT 'H'
LANDSCAPE/FENCE BUFFER
1.25 AC

TRACT 'O'
OPEN SPACE
0.07 AC

TRACT 'D'
SOUTH POND
3.66 AC

TRACT 'O'
10' LANDSCAPE BUFFER
0.52 AC

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

KEY MAP
C6.1 C6.2 C6.3 C6.4

BY	DESCRIPTION	DATE	REV.
OSS	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	04/30/2024	1
OSS	CITY OF APOPKA COMMENTS DATED 04/30/2024	04/30/2024	2

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

DRAINAGE PLAN – SOUTHEAST
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24
SCALE: 1" = 50'
PROJECT: MIH-005
SHEET: C6.4

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KEY MAP

BY	DESCRIPTION	DATE	REV.
OSS	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	04/30/2024	1
OSS	CITY OF APOPKA COMMENTS DATED 04/30/2024	04/30/2024	2

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32374

OFFSITE DRAINAGE PLAN
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MIH-005	C6.5

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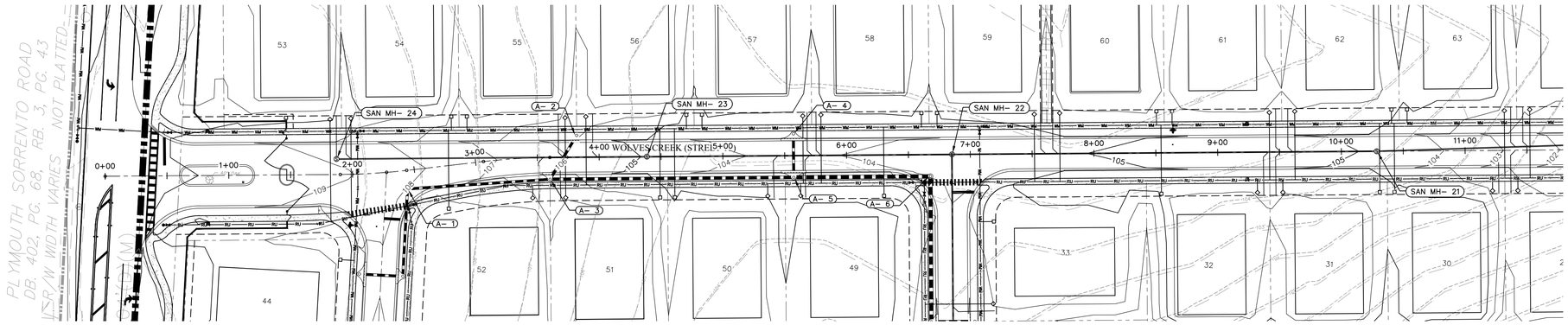
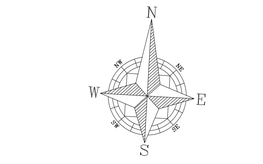
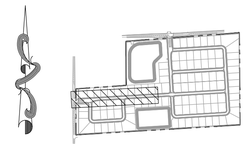




GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.



KEY MAP

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

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

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

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

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

(d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

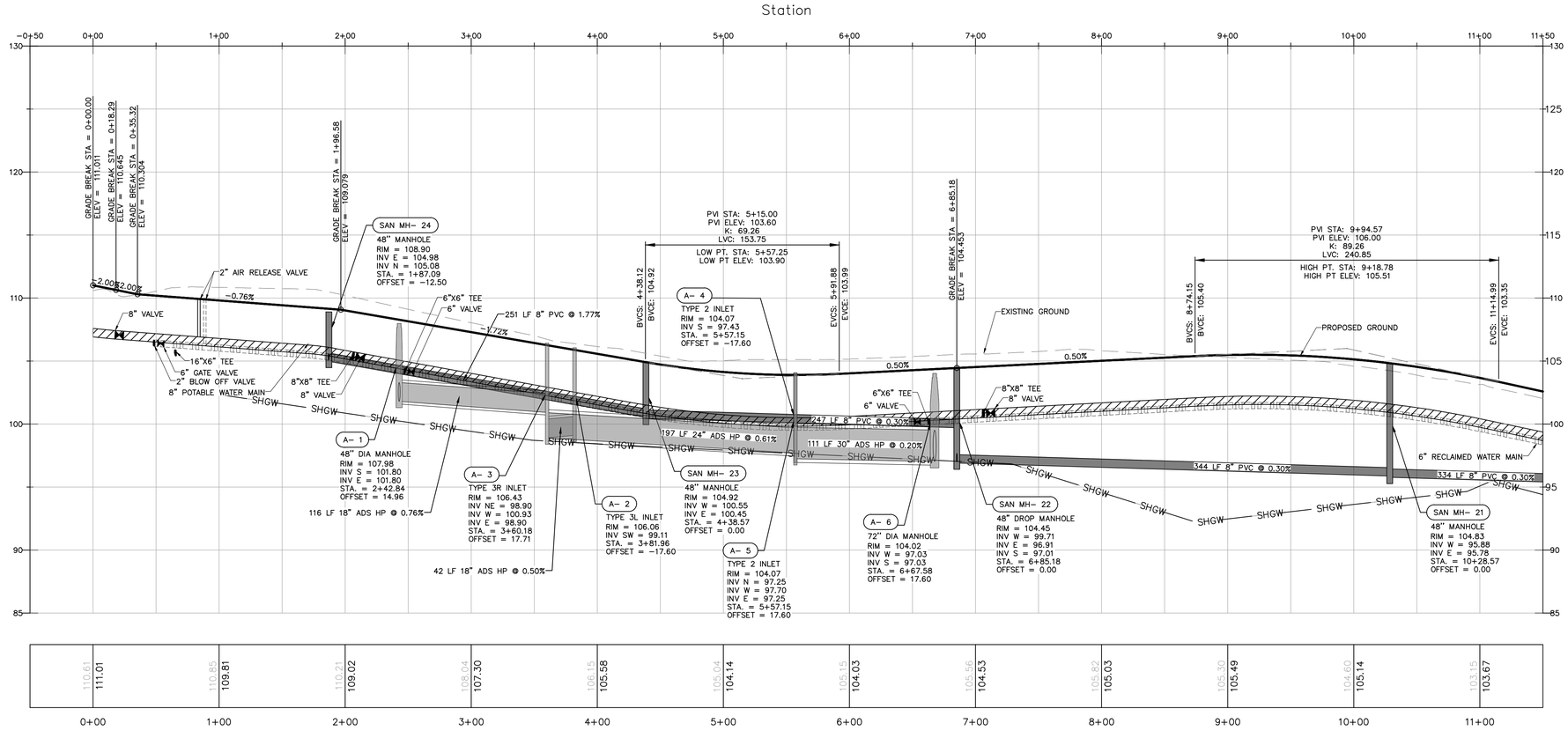
(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORMWATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

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

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

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

Station



VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

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REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

PLAN & PROFILE - STREET A - STA. 0+00 TO STA. 11+00
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MIH-005	C7.0

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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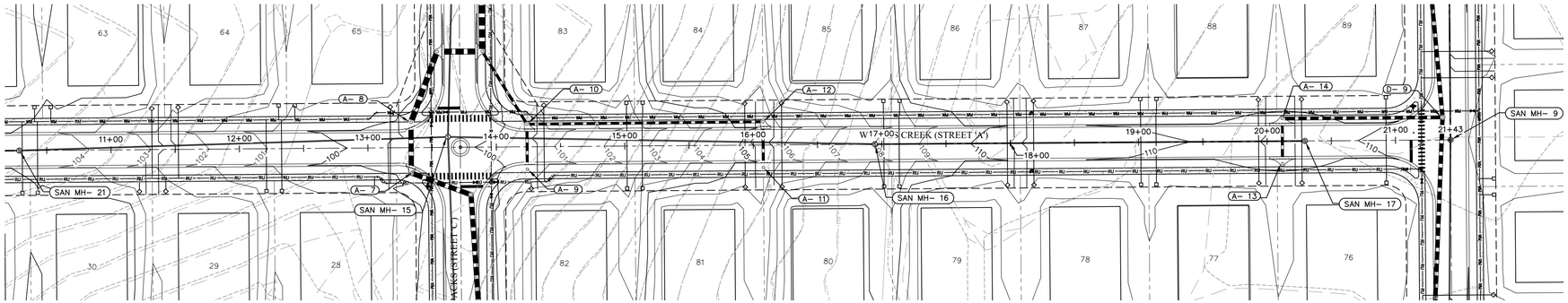

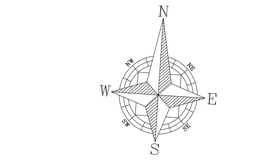

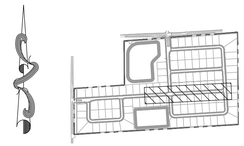

KEY MAP

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

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

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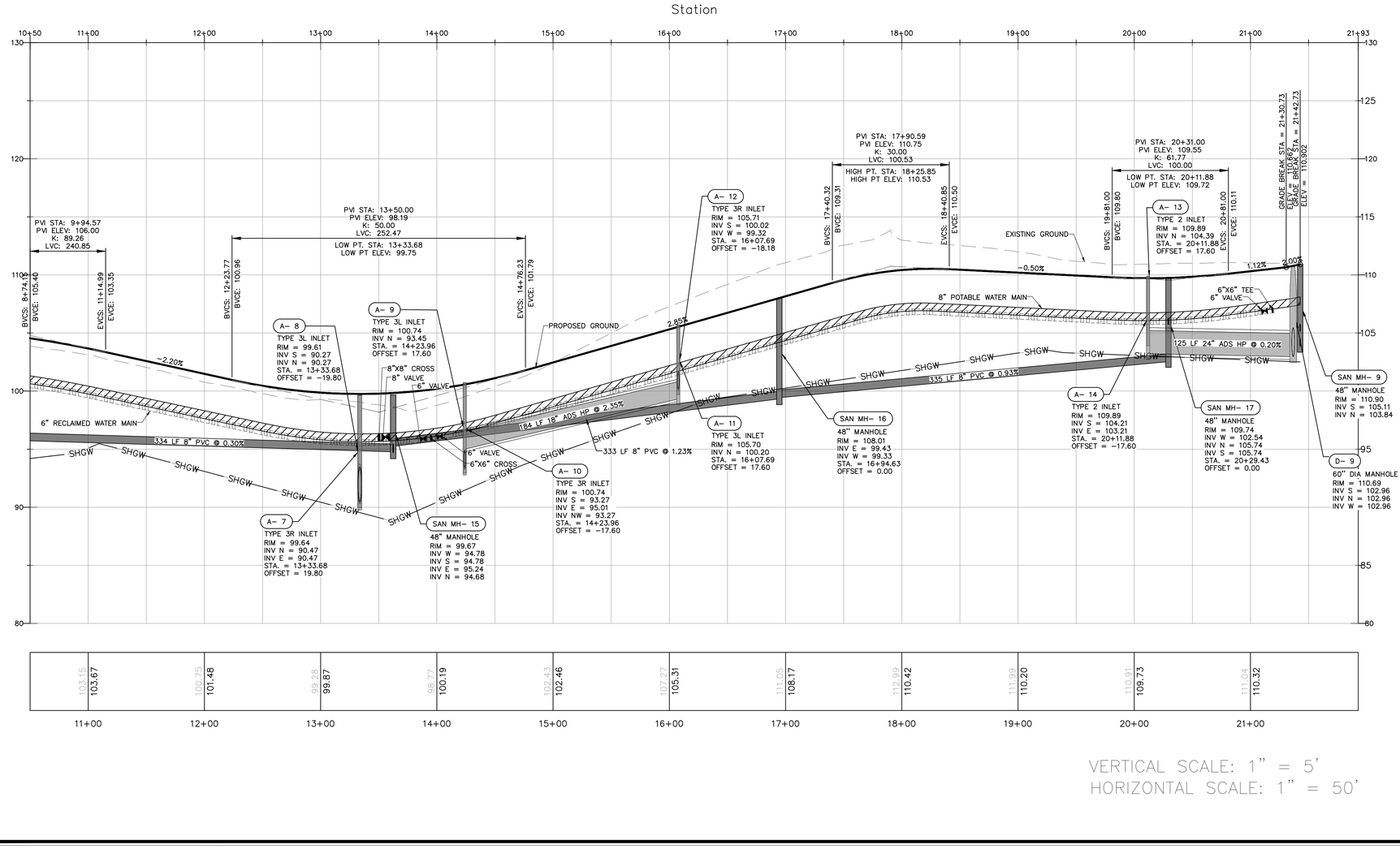

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

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1	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS
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PLAN & PROFILE – STREET A – STA. 11+00 TO SAT. 21+43
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MH–005	C7.1

OSVALDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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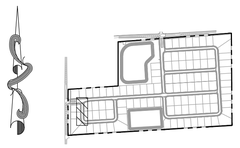
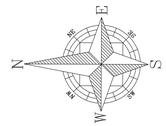
\\appian-file\Projects_PROJECT DRAWINGS\MH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\PLAN & PROFILE – STREET A.dwg Modified: 6/11/2024 By: osanchez



KEY MAP



GRAPHIC SCALE

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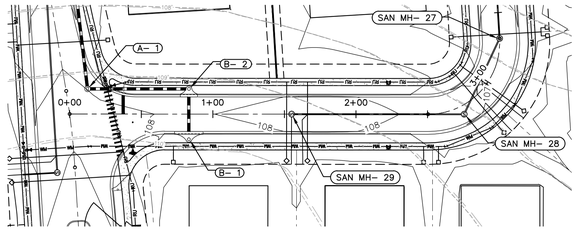
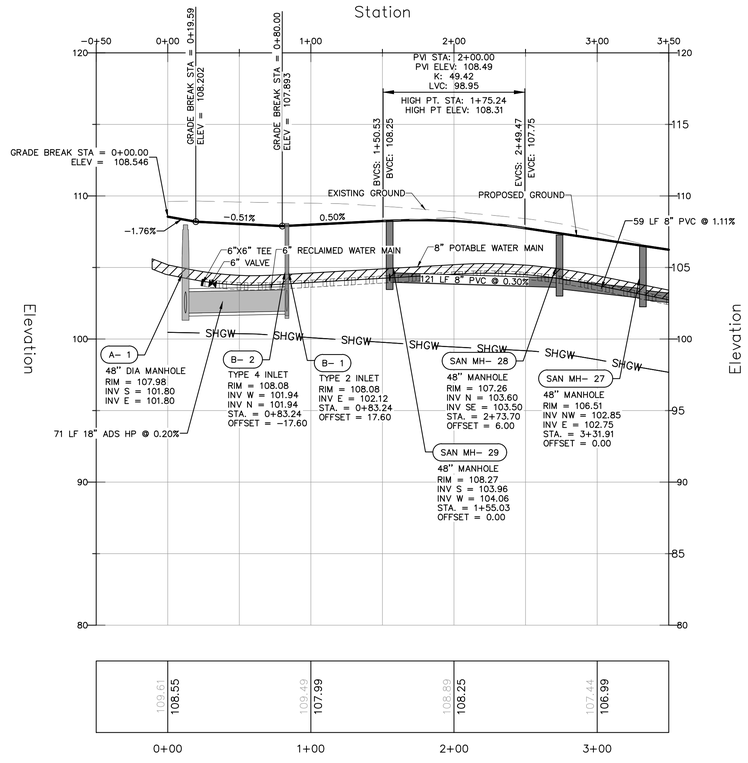
(IN FEET)
1 inch = 50 ft.





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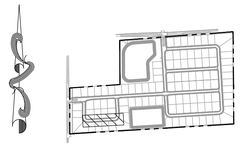

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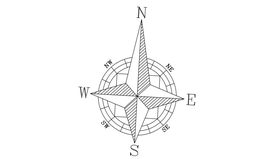

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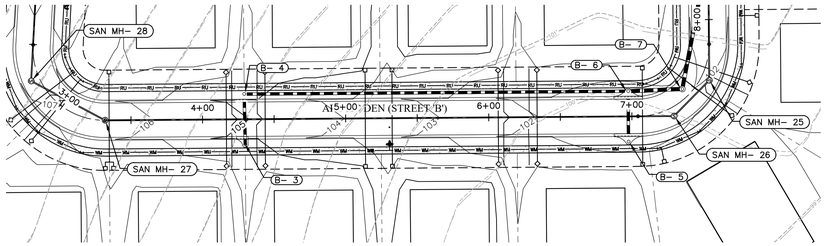

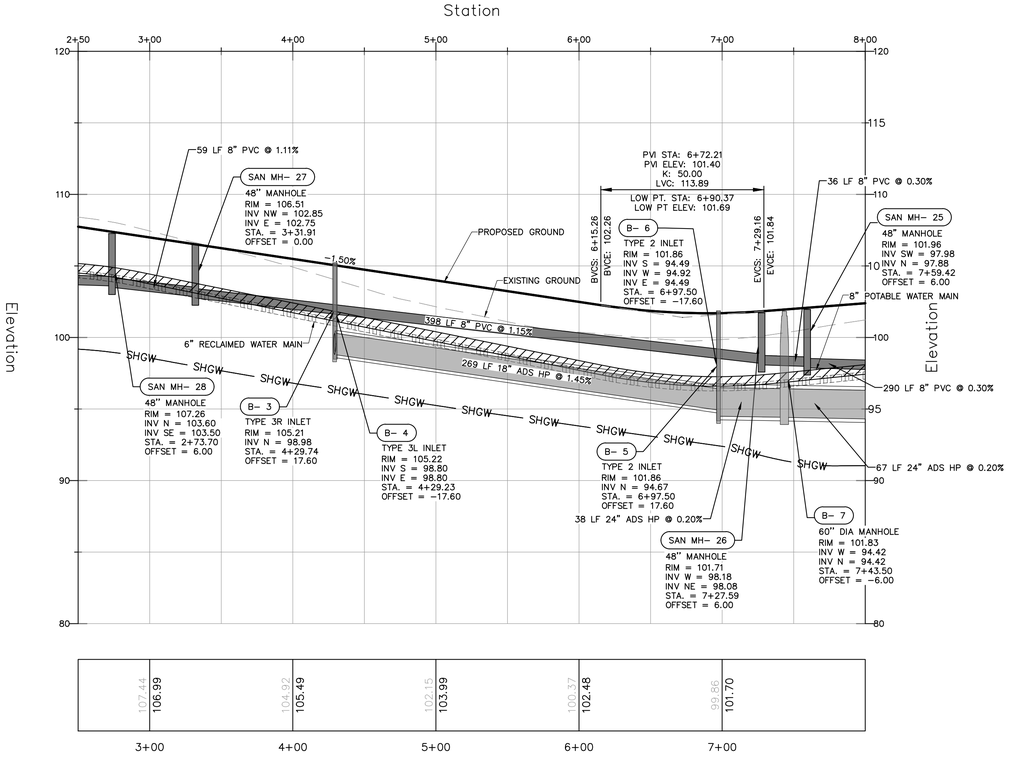

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PLAN & PROFILE - STREET B - STA. 0+00 TO STA. 7+50
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA	DESIGNED: O. SANCHEZ	CHECKED: O. SANCHEZ	DATE: 6/11/24
SCALE: 1" = 50'	PROJECT: MIH-005	SHEET: C7.2	

EDDIE SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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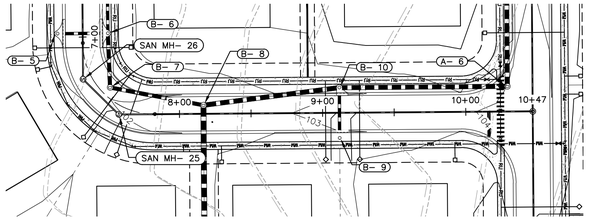
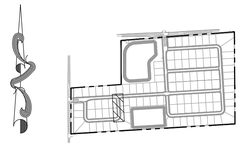
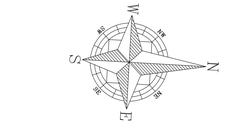




KEY MAP



GRAPHIC SCALE

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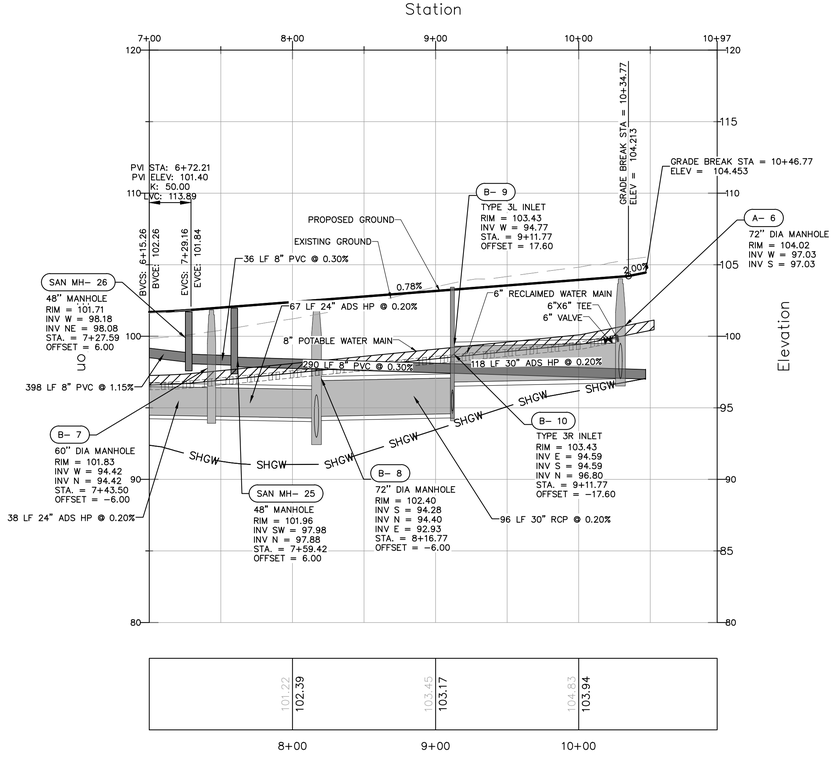

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

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PLAN & PROFILE – STREET B –
STA. 7+50 TO STA. 10+47
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE:	PROJECT	SHEET
1" = 50'	MIH–005	C7.3

OLVIDIO SALVADOR SANCHEZ
LICENSE
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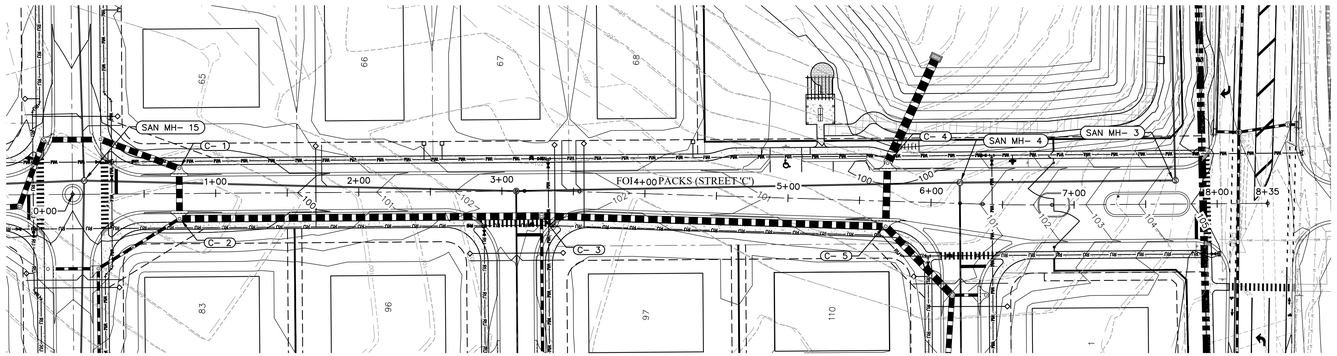

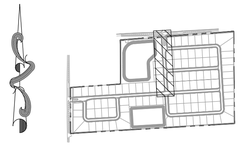

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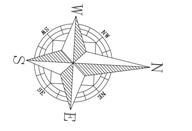

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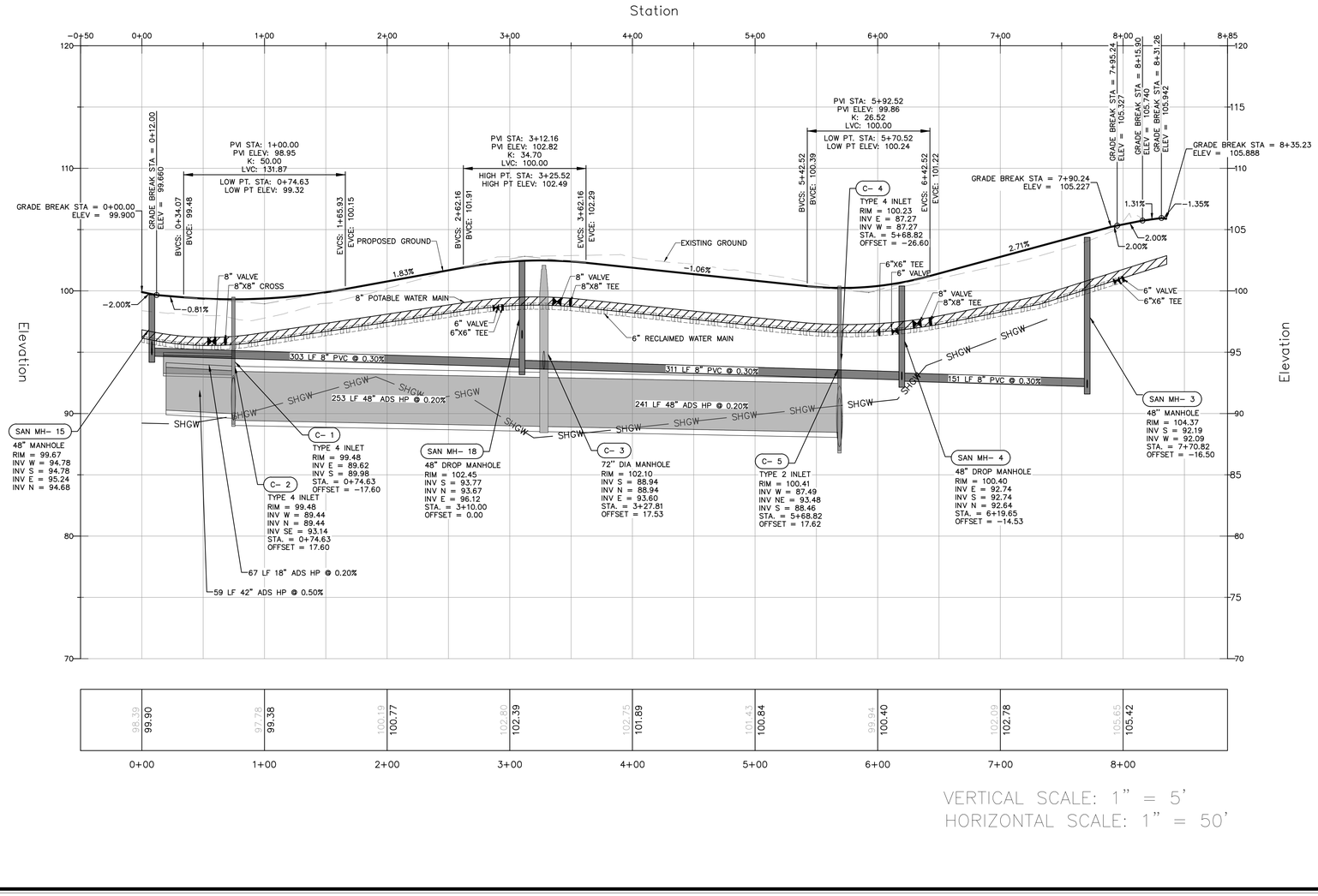
Station



VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

SHEET 51 OF 82

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PLAN & PROFILE – STREET C – STA. 0+00 TO STA. 8+36

CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24

SCALE: 1" = 50'
PROJECT: MIH–005
SHEET: C7.4

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OSVALDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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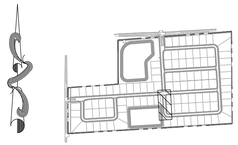
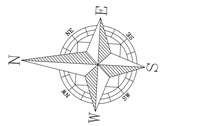
\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\PLAN & PROFILE - STREET C.dwg Modified:6/11/2024 By:osanchez



KEY MAP



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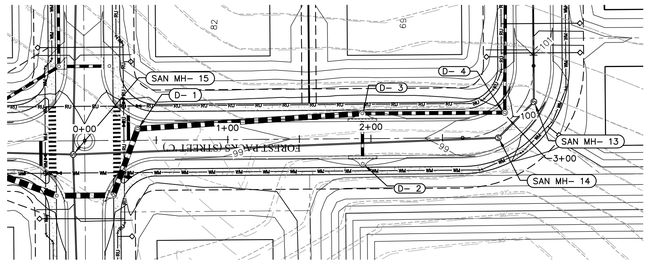

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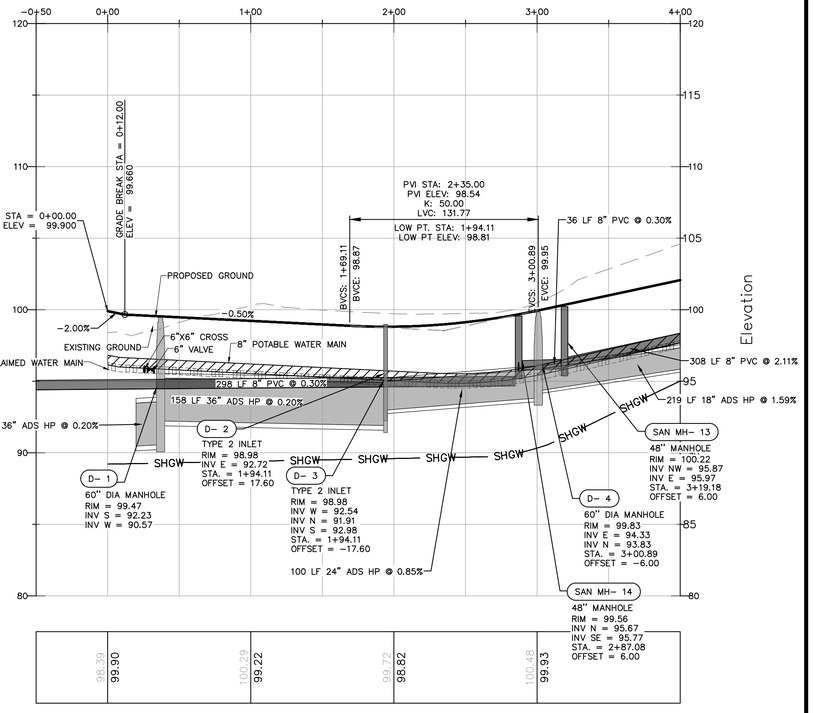

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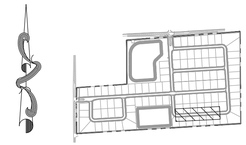

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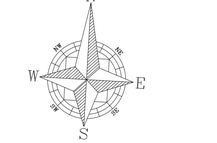

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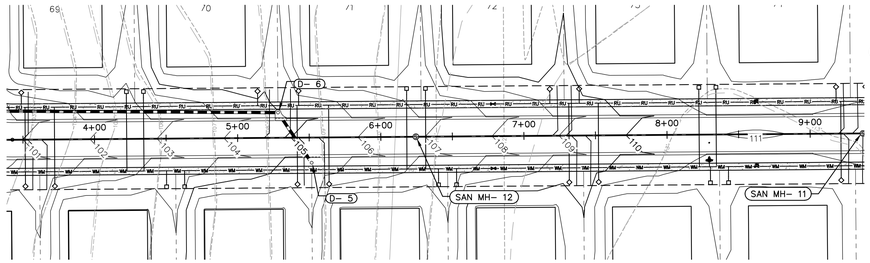

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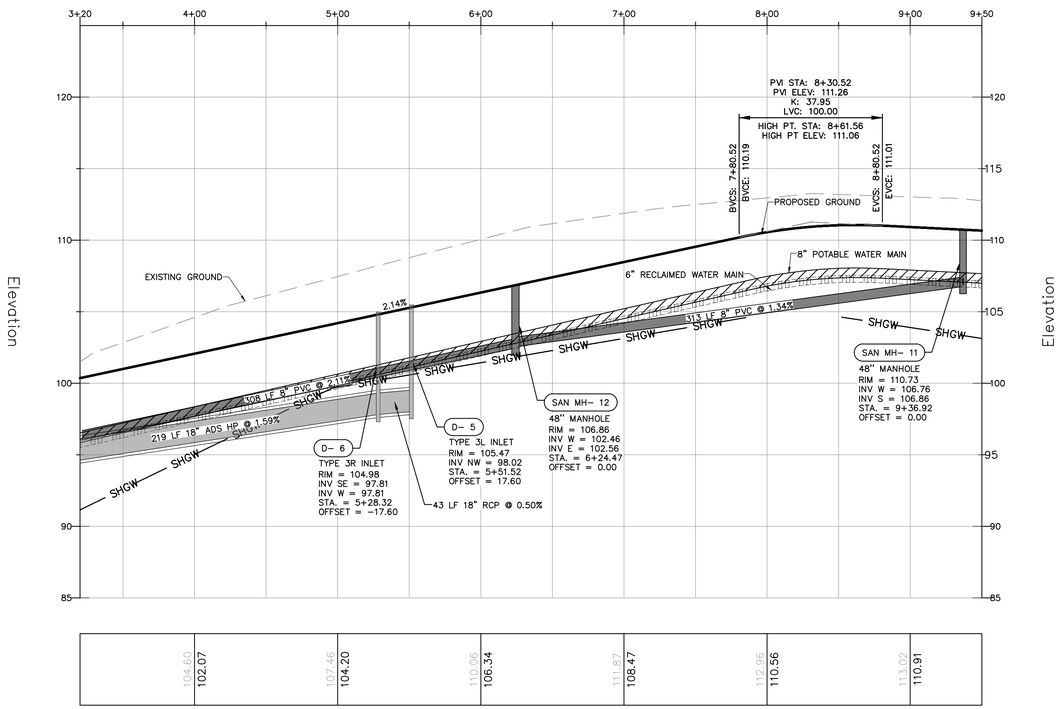

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PLAN & PROFILE - STREET D - STA. 0+00 TO STA. 9+00
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MH-005	C7.5

OLVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Olvidio S. Sanchez, PE on the date adjacent to the seal.
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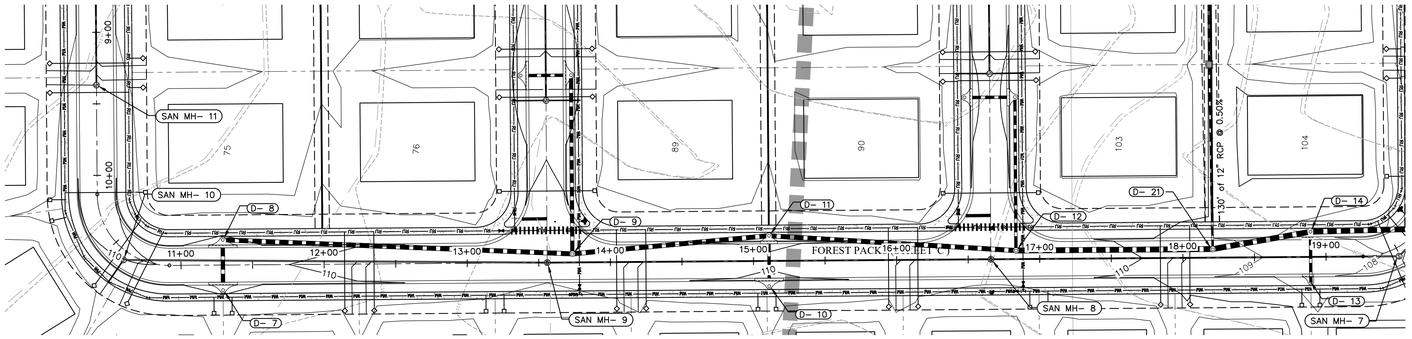
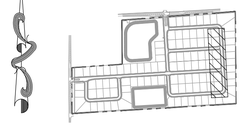
SHEET 52 OF 82

\\appian-file\Projects_PROJECT DRAWINGS\MH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\PLAN & PROFILE - STREET D.dwg Modified:6/11/2024 By:osanchez





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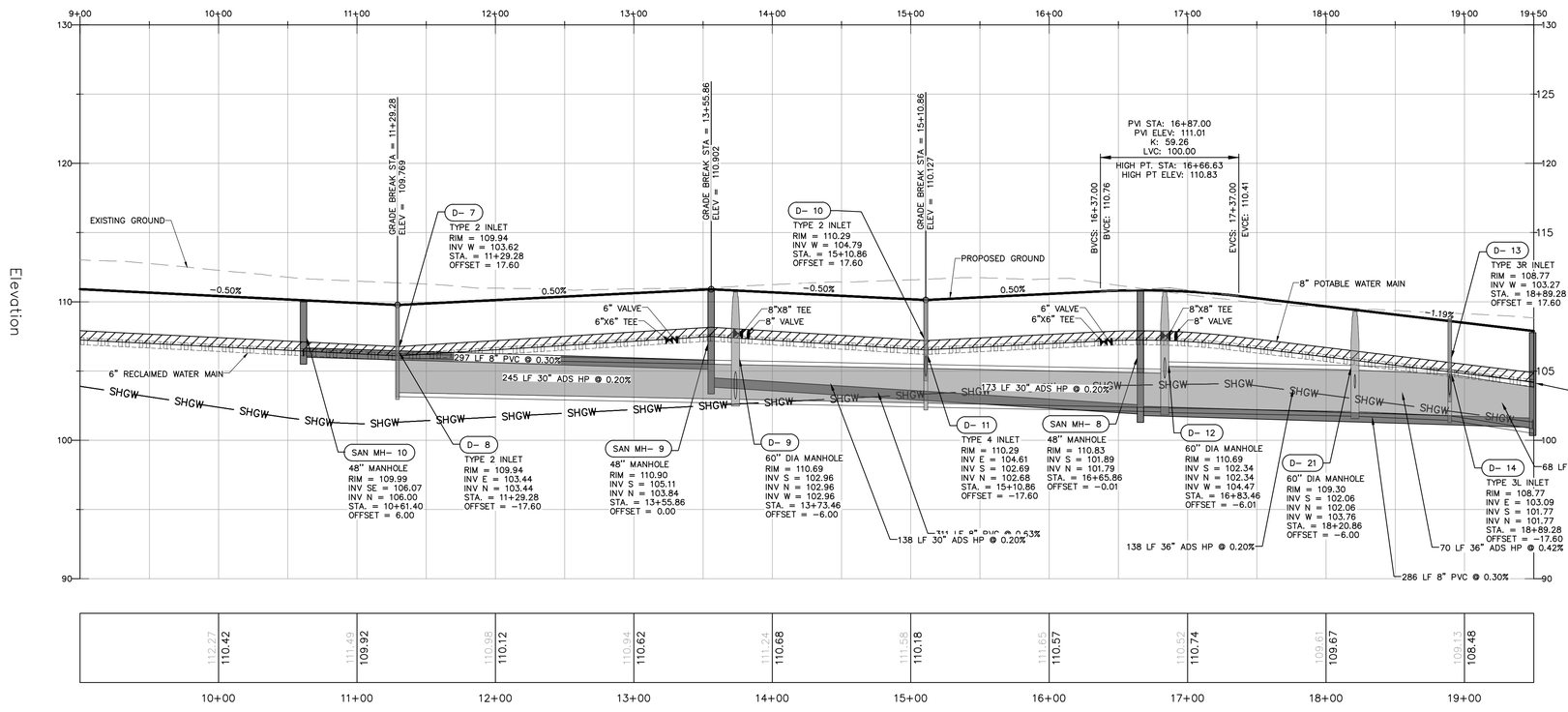

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PLAN & PROFILE - STREET D -
STA. 9+00 TO SAT. 19+00
CONSTRUCTION SITE PLAN

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CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
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SHEET 53 OF 82

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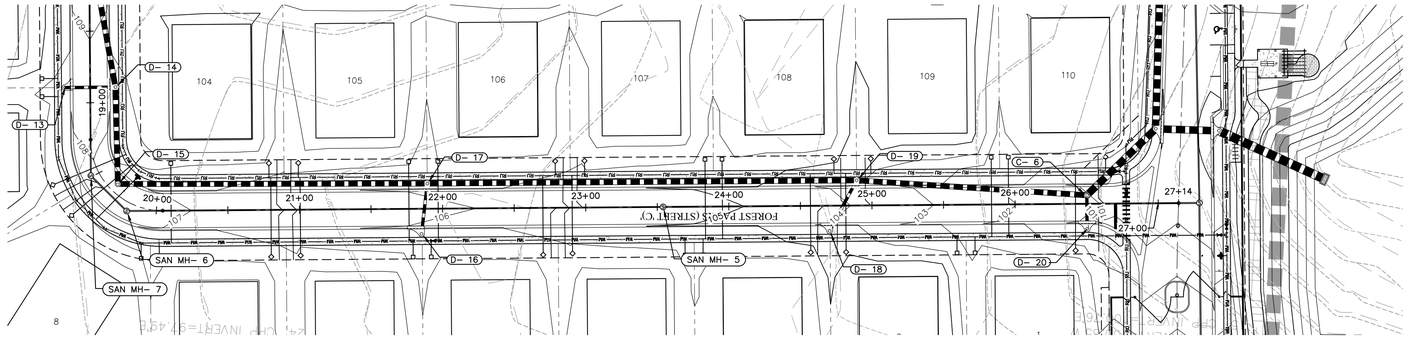

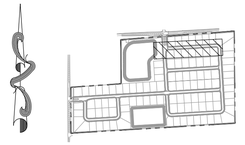

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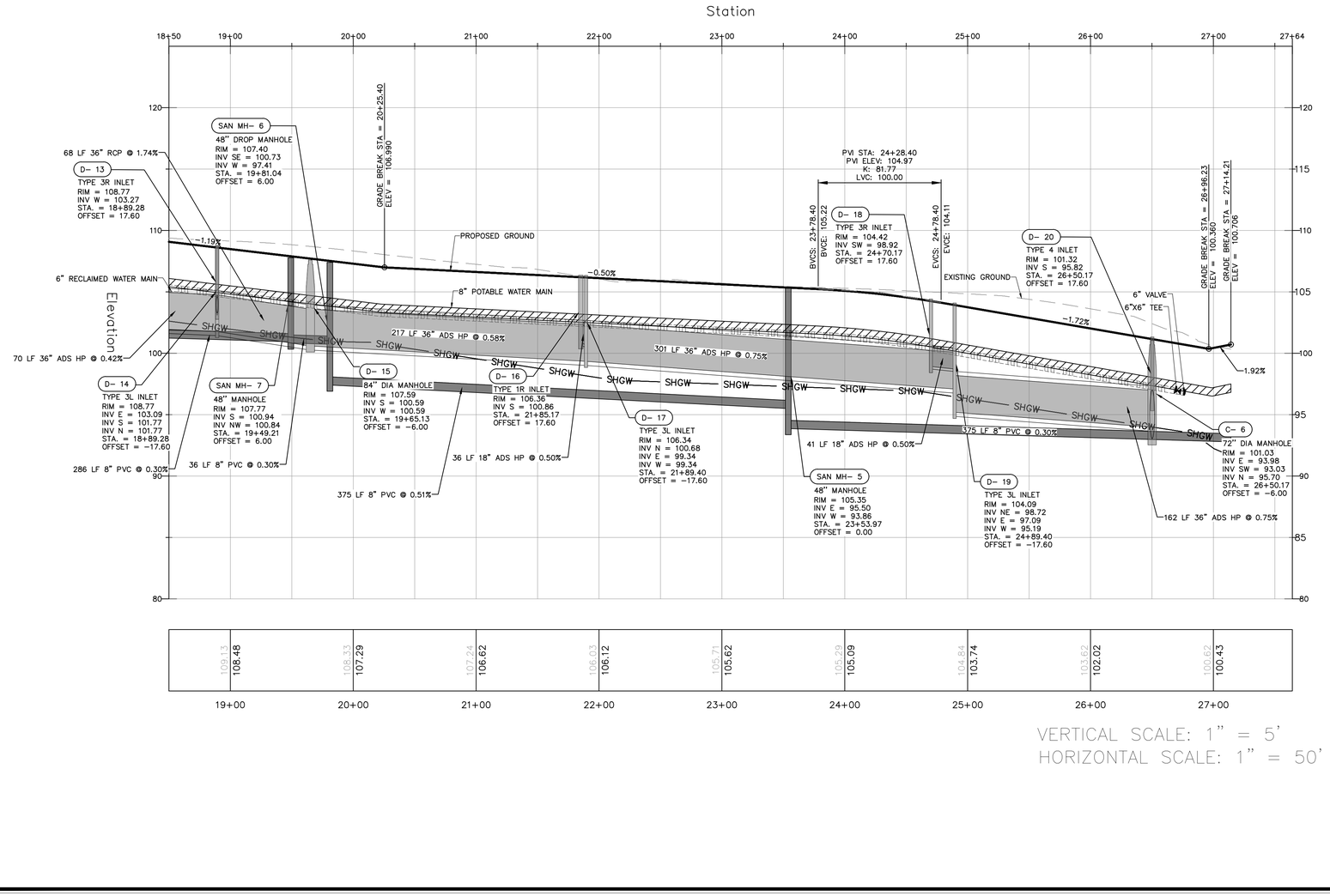
(b) NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE–TYPE SANITARY SEWER, WASTEWATER OR STORMWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE.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

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



NO.	DATE	REV.	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319–1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

DESCRIPTION

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32374

PLAN & PROFILE – STREET D –
STA. 19+00 TO SAT. 27+14
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
1" = 50'	MIH–005	C7.7

OSVALDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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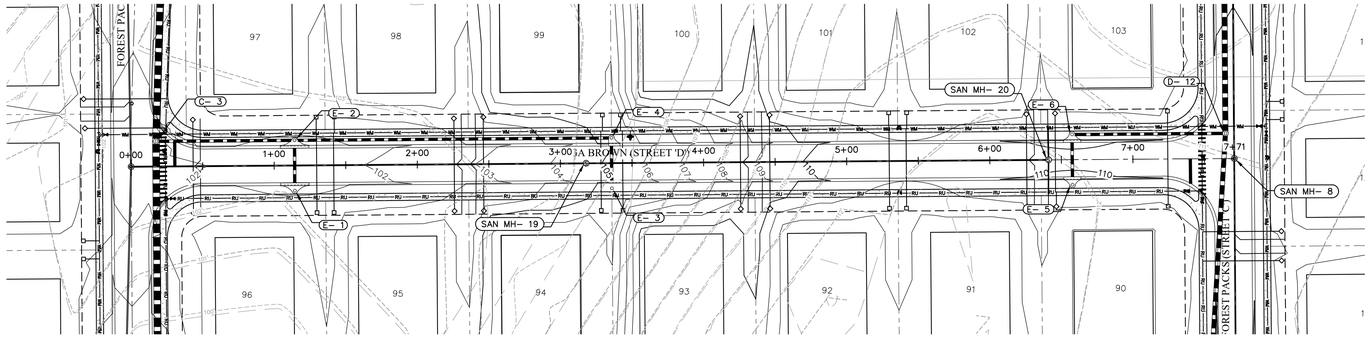
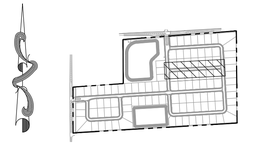
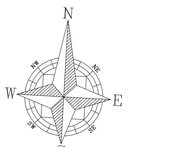
\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\PLAN & PROFILE - STREET D.dwg Modified:6/11/2024 By:osanchez





KEY MAP



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

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

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

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

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

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

(d) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

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

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

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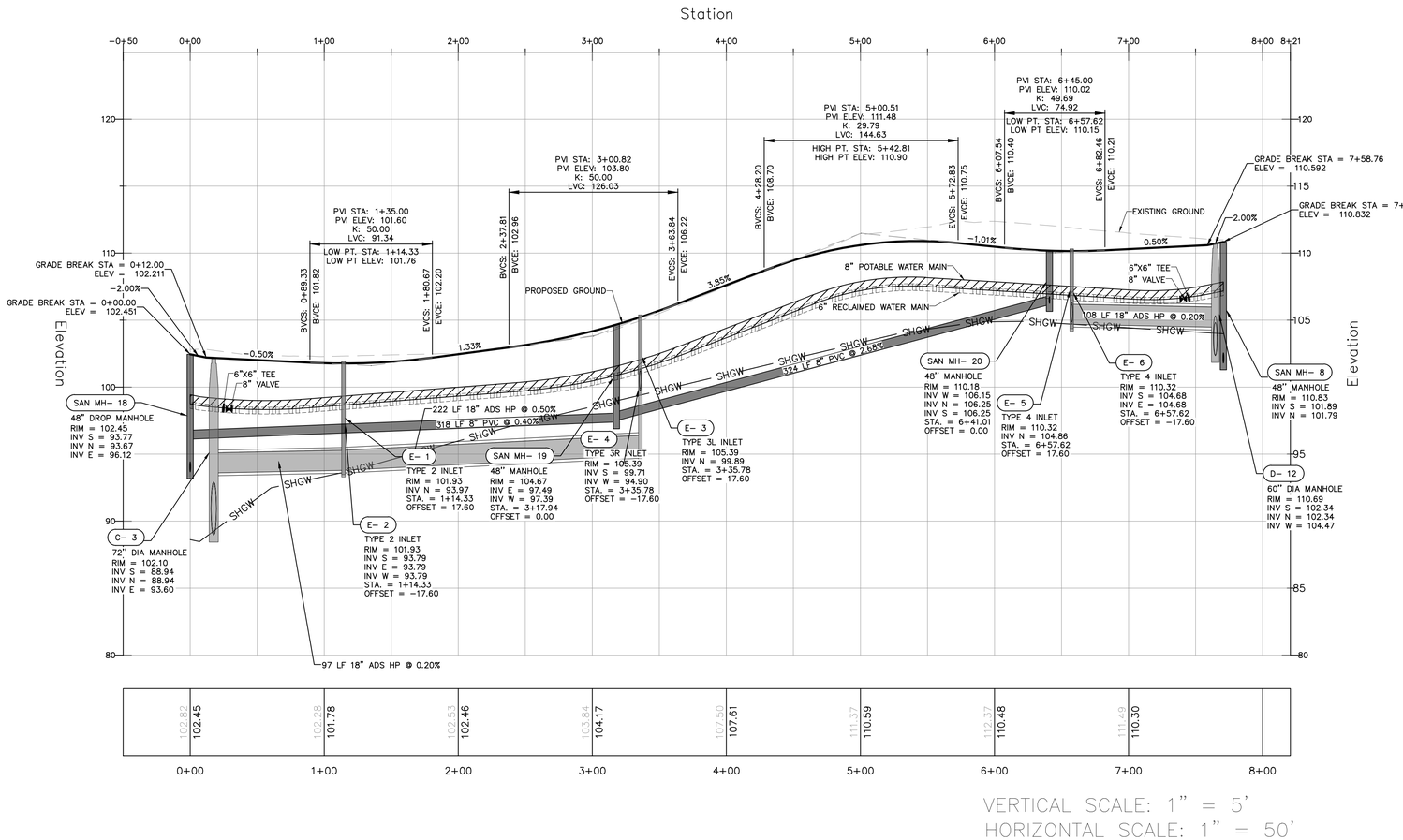

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 50'

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SHEET 55 OF 82

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32374

PLAN & PROFILE - STREET E - STA. 0+00 TO STA. 7+71
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24

SCALE: 1" = 50'
PROJECT: MIH-005
SHEET: C7.8

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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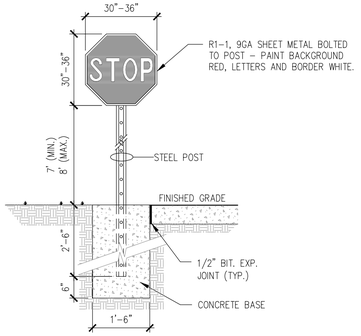
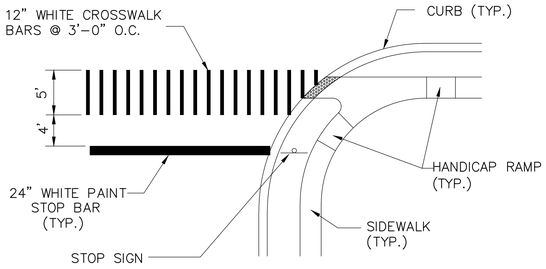
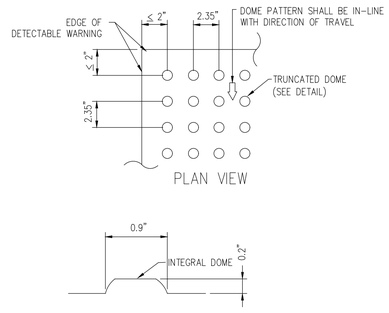
\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\PLAN & PROFILE - STREET E.dwg Modified:6/11/2024 By:osanchez



1 STOP SIGN
N.T.S.



2 INTERSECTION CROSSWALK/ STOP BAR DETAIL
N.T.S.



3 DETECTABLE WARNING
N.T.S.

NOTE:

1. CURB RAMP RUNNING SLOPES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER.

2. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED BY TEXTURING OR APPLYING A TRUNCATED DOME MATERIAL IN CONFORMANCE WITH THE U.S. DEPARTMENT OF JUSTICE A.D.A. STANDARDS FOR ACCESSIBLE DESIGN, A.D.A. ACCESSIBILITY GUIDELINES, SECTION 4.29.2. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.

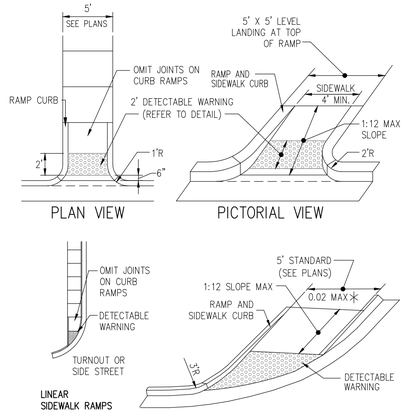
3. WHERE A CURB RAMP IS CONSTRUCTED WITHIN AN EXISTING CURB, CURB AND GUTTER AND/OR SIDEWALK, THE EXISTING CURB OR CURB AND GUTTER SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE CURB TRANSITIONS OR TO THE EXTENT THAT NO REMAINING SECTION OF CURB OR CURB AND GUTTER IS LESS THAN 5' LONG, THE EXISTING SIDEWALK SHALL BE REMOVED TO THE NEAREST JOINT BEYOND THE TRANSITION SLOPE WALK AROUND OR TO THE EXTENT THAT NO REMAINING SECTION OF SIDEWALK IS LESS THAN 5'.

4. WHERE ADJACENT WALKING SURFACES ARE COLORED OR ARE CONSTRUCTED WITH MATERIALS OTHER THAN STANDARD CLASS I PORTLAND CEMENT CONCRETE IN ACCORDANCE WITH SECTION 522 OF THE SPECIFICATIONS, THE PLAN MUST PROVIDE FOR DETECTABLE WARNING SURFACE COLORS OR MATERIALS THAT PROVIDE THE NECESSARY CONTRAST, EITHER DARK-ON-LIGHT OR LIGHT-ON-DARK. (SAFETY YELLOW OR BRICK RED)

5. RECOMMENDED MANUFACTURER: ENGINEERED PLASTICS, INC. (ARMOR TILE) OLYMPIC TOWERS, 300 PEARL STREET, SUITE 200, BUFFALO, NY 14202. PHONE: (800) 682-2525

NOTE 1:
REFERENCE FDOT INDEX 304, PAGE 1, GENERAL AND DESIGN NOTES FOR RAMPS IN R.O.W.

NOTE 2:
CONSTRUCT RAMP TO LEAST POSSIBLE SLOPE (MAX = 1:12). CROSS SLOPE OF RAMP AND LANDING SHALL NOT EXCEED 1:50.

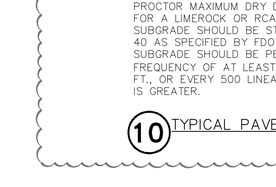


4 HANDICAP END RAMP
3000 PSI (MIN.) CONCRETE N.T.S.

NOTE:
EXPANSION JOINTS SHALL BE LOCATED AT ALL CONCRETE WALK INTERSECTIONS, AT ALL DOOR OPENINGS AND AT 12' O.C. MAXIMUM.

EXPANSION JOINT (1/4" PREMOLDED ASPHALT STRIP) SHALL BE SET 1/8" BELOW TOP OF WALK. SCORE MARK (1" DEPTH) SHALL BE 4' (MAX.) O.C.

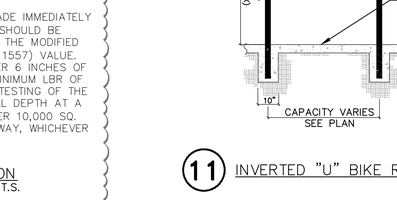
5 CONCRETE WALK
N.T.S.



PLAN SYMBOL

NOTE:
WHEN USED ON HIGH SIDE OF ROADWAYS, THE CROSS SLOPE OF THE GUTTER SHALL MATCH THE CROSS SLOPE OF THE ADJACENT PAVEMENT AND THE THICKNESS OF THE LIP SHALL BE 6", UNLESS OTHERWISE SHOWN ON PLANS.

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



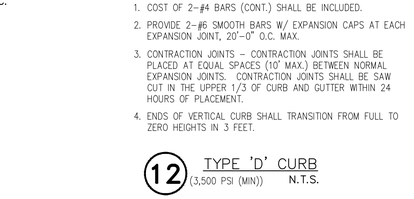
PLAN SYMBOL

NOTES

1. CONSTRUCTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONSTRUCTION JOINTS SHALL BE SAW CUT WITHIN 24 HRS. OF PLACEMENT.

2. FOR CURB & GUTTER CONSTRUCTED ADJCENT TO CONCRETE PAVEMENT. 1/2" EXPANSION JOINT MATERIALS SHALL BE PLACED BETWEEN THE EDGE OF GUTTER AND EDGE OF PAVEMENT.

7 TYPE 'A' CURB
(3,500 PSI (MIN.)) N.T.S.



PLAN SYMBOL

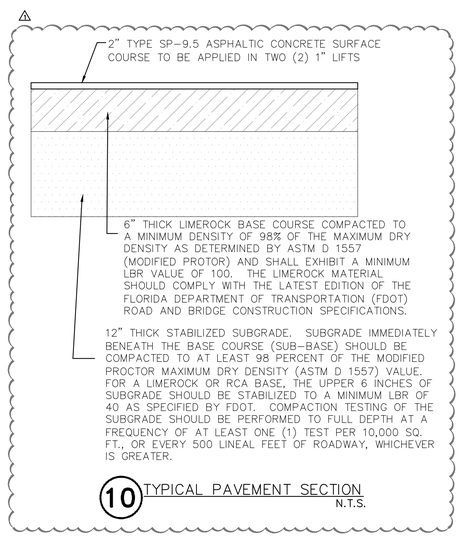
NOTES

1. CONSTRUCTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONSTRUCTION JOINTS SHALL BE SAW CUT WITHIN 24 HRS. OF PLACEMENT.

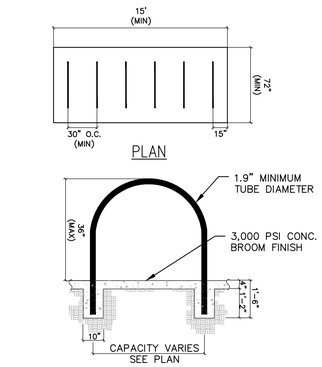
2. FOR CURB & GUTTER CONSTRUCTED ADJCENT TO CONCRETE PAVEMENT. 1/2" EXPANSION JOINT MATERIALS SHALL BE PLACED BETWEEN THE EDGE OF GUTTER AND EDGE OF PAVEMENT.

8 MODIFIED TYPE 'A' CURB
(3,500 PSI (MIN.)) N.T.S.

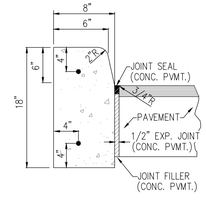
9 VALLEY GUTTER N.T.S.
(REFER TO F.D.O.T. INDEX 300)



10 TYPICAL PAVEMENT SECTION
N.T.S.



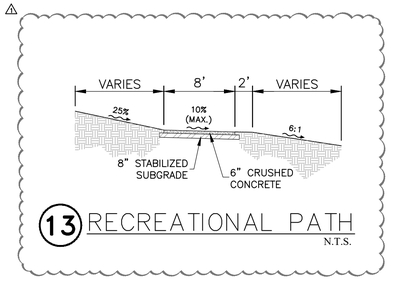
11 INVERTED "U" BIKE RACK
N.T.S.



NOTES:

1. COST OF 2-#4 BARS (CONT.) SHALL BE INCLUDED.
2. PROVIDE 2-#6 SMOOTH BARS W/ EXPANSION CAPS AT EACH EXPANSION JOINT, 20'-0" O.C. MAX.
3. CONTRACTION JOINTS - CONTRACTION JOINTS SHALL BE PLACED AT EQUAL SPACES (10' MAX.) BETWEEN NORMAL EXPANSION JOINTS. CONTRACTION JOINTS SHALL BE SAW CUT IN THE UPPER 1/3 OF CURB AND GUTTER WITHIN 24 HOURS OF PLACEMENT.
4. ENDS OF VERTICAL CURB SHALL TRANSITION FROM FULL TO ZERO HEIGHTS IN 3 FEET.

12 TYPE 'D' CURB
(3,500 PSI (MIN)) N.T.S.



13 RECREATIONAL PATH
N.T.S.

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SHEET 56 OF 82

BY	DESCRIPTION	DATE
OSS	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	04/30/2024
OSS	CITY OF APOPKA COMMENTS DATED 04/30/2024	04/30/2024

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32374

CIVIL DETAILS
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
N.T.S.	MIH-005	C8.0

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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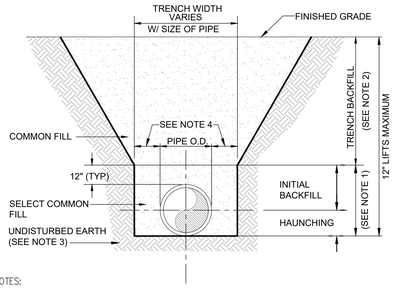
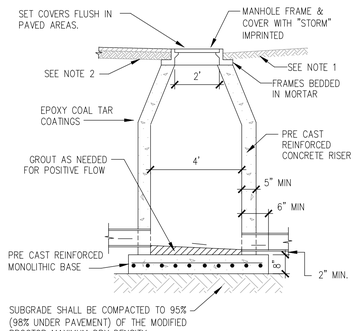
\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\CIVIL DETAILS.dwg Modified: 6/7/2024 By: osanchez



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 SHALL BE COMPACTED TO 95% (MIN) OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY. BEDDING ROCK CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT, OR AS DIRECTED BY THE ENGINEER.
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.

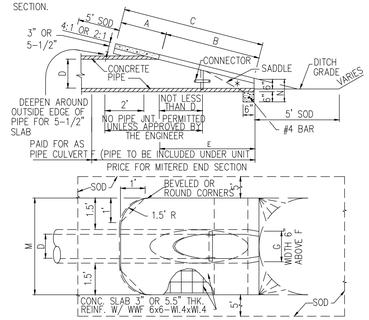
1 TRENCH DETAIL
N.T.S.



NOTE:
1. IN UNPAVED AREAS TOP OF FRAME SHALL BE 2" ABOVE FINISHED GRADE
2. ALL INPAVEMENT STRUCTURES MUST CONFORM TO H20 LOADING STANDARDS
3. 12 INCHES OF STONE BEDDING (FDOT #57 STONE, NON-CALCAREOUS) CAN BE USED FOR BEDDING IF SUBGRADE SOILS ARE TOO WET TO COMPACT.

2 MANHOLE
N.T.S.

STORM SEWER PIPE LENGTHS NOTED IN THE DRAWINGS REFLECT ONLY THE PIPE ITSELF. WHERE A MITERED END SECTION IS INSTALLED ON SAID PIPE, ITS ADDITIONAL PIPE LENGTH SHALL BE INCLUDED IN THE COST OF THE MITERED END SECTION.



	DIMENSIONS AND QUANTITIES										
								M			
	D	A	B	C	E	F	G	SINGLE PIPE	DOUBLE PIPE	TRIPLE PIPE	QUAD. PIPE
2:1 SLOPE	15"	1.92'	2.18'	4.10'	2.06'	5'	1.22'	4.63'	7.21'	9.79'	12.37'
	18"	1.97'	2.74'	4.71'	2.56'	6'	1.41'	4.92'	7.75'	10.58'	13.42'
	24"	2.06'	3.85'	5.91'	3.56'	7'	1.73'	5.50'	8.92'	12.33'	15.75'
	30"	2.15'	4.95'	7.10'	4.56'	8'	2.00'	6.08'	10.33'	14.58'	18.83'
	36"	2.25'	6.08'	8.33'	5.56'	9'	2.24'	6.67'	11.75'	16.83'	21.92'
	42"	2.34'	7.21'	9.55'	6.56'	10'	2.45'	7.25'	13.25'	19.25'	25.25'
	48"	2.43'	8.33'	10.76'	7.56'	11'	2.65'	7.83'	14.58'	21.33'	28.08'
	54"	2.52'	9.44'	11.96'	8.56'	12'	2.83'	8.42'	16.08'	23.75'	31.42'
	60"	2.62'	10.56'	13.18'	9.56'	14'	3.00'	9.00'	17.50'	26.00'	34.50'
	66"	2.71'	11.68'	14.39'	10.56'	15'	3.18'	9.58'	18.75'	27.92'	37.08'
	72"	2.80'	12.80'	15.60'	11.56'	16'	3.30'	10.16'	20.16'	30.16'	40.16'
4:1 SLOPE	15"	2.27'	4.09'	6.36'	4.03'	8'	1.22'	4.63'	7.21'	9.79'	12.37'
	18"	2.36'	5.12'	7.48'	5.03'	9'	1.41'	4.92'	7.75'	10.58'	13.42'
	24"	2.53'	7.18'	9.71'	7.03'	11'	1.73'	5.50'	8.92'	12.33'	15.75'
	30"	2.70'	9.25'	11.95'	9.03'	13'	2.00'	6.08'	10.33'	14.58'	18.83'
	36"	2.87'	11.31'	14.18'	11.03'	15'	2.24'	6.67'	11.75'	16.83'	21.92'
	42"	3.05'	13.37'	16.42'	13.03'	17'	2.45'	7.25'	13.25'	19.25'	25.25'
	48"	3.22'	15.43'	18.65'	15.03'	19'	2.65'	7.83'	14.58'	21.33'	28.08'
	54"	3.39'	17.49'	20.88'	17.03'	21'	2.83'	8.42'	16.08'	23.75'	31.42'
	60"	3.56'	19.55'	23.11'	19.03'	23'	3.00'	9.00'	17.50'	26.00'	34.50'
	66"	3.73'	21.62'	25.35'	21.03'	25'	3.18'	9.58'	18.75'	27.92'	37.08'
	72"	3.91'	22.68'	26.59'	23.03'	27'	3.30'	10.16'	20.16'	30.16'	40.16'

* SLOPE- 4:1 MITER - TO C PIPE FOR PIPES 18" AND SMALLER
2:1 FOR PIPES 24" AND LARGER
2:1 MITER - TO C PIPE FOR PIPES 18" AND SMALLER
1:1 FOR PIPES 24" AND LARGER

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

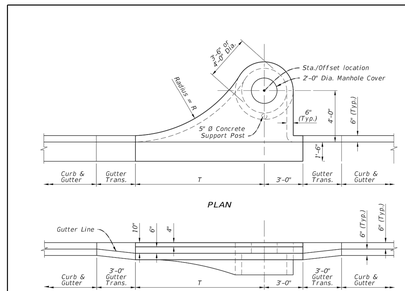
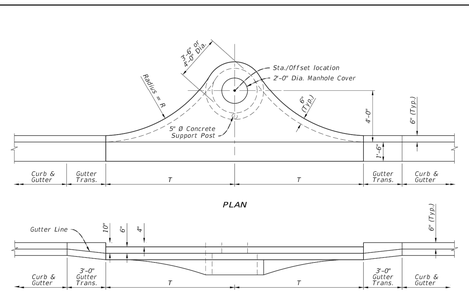
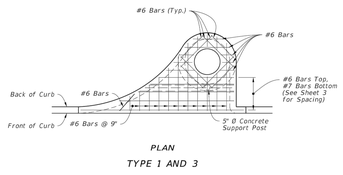


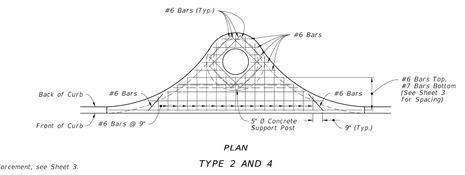
TABLE 1 INLET DIMENSIONS		
Inlet Type	R	T
1	10'-0"	10'-0"
2	10'-0"	10'-0"
3	6'-0"	6'-0"
4	6'-0"	6'-0"



TOP DIMENSIONAL DETAILS



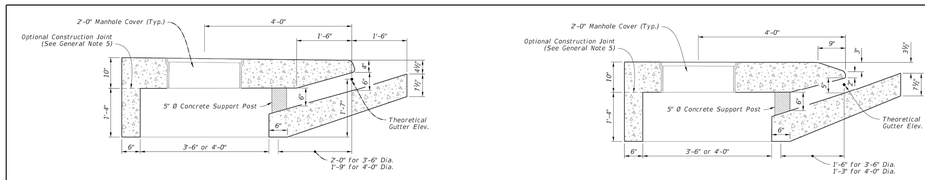
NOTE:
For transverse section reinforcement, see Sheet 3.



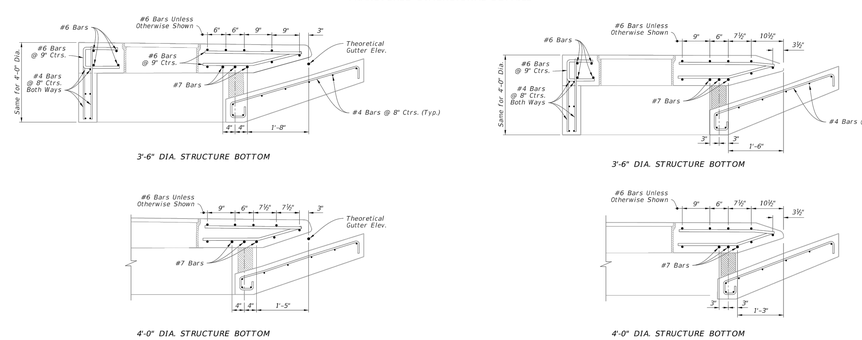
TOP REINFORCING DETAILS

TOP DIMENSIONAL AND TOP REINFORCING DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	CURB INLET TOP TYPES 1, 2, 3, AND 4	INDEX 425-020	SHEET 2 of 3



TRANSVERSE DIMENSIONAL DETAILS



TRANSVERSE REINFORCING DETAILS

TRANSVERSE DIMENSIONAL AND REINFORCING DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2022-23 STANDARD PLANS	CURB INLET TOP TYPES 1, 2, 3, AND 4	INDEX 425-020	SHEET 3 of 3

4 TYPE 1, 2, 3, AND 4 INLETS
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SHEET 57 OF 82

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

DRAINAGE DETAILS
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA	DESIGNED: O. SANCHEZ	CHECKED: O. SANCHEZ	DATE: 6/11/24
SCALE: N.T.S.	PROJECT: MIH-005	SHEET: C9.0	

OTTO SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA 6/11/24 PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Otto S. Sanchez, PE on the date adjacent to the seal.
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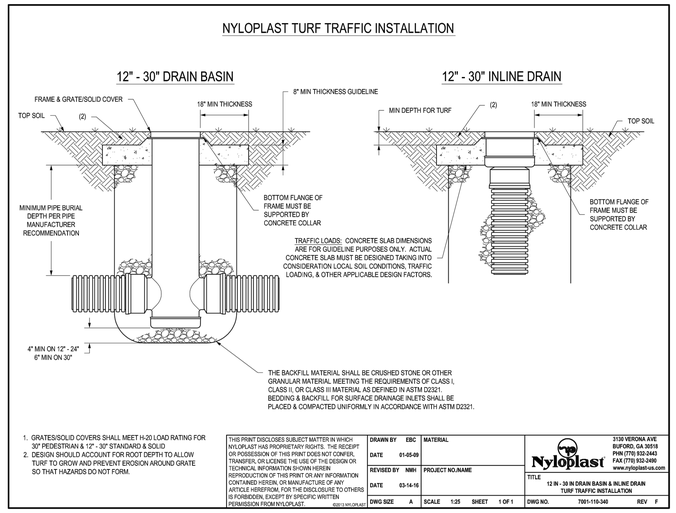
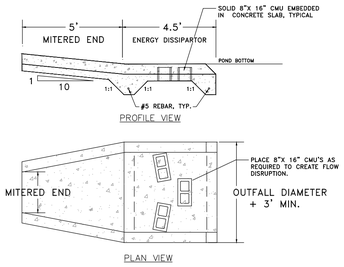
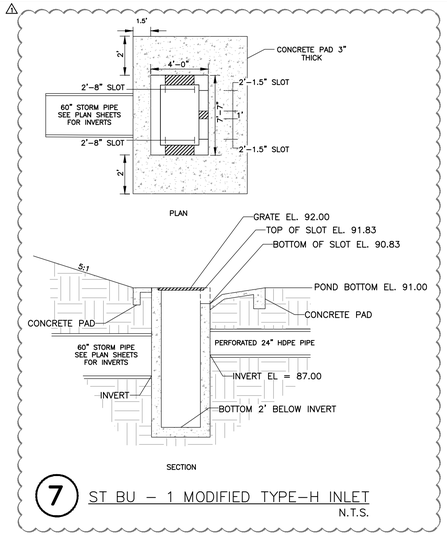
\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\DRAINAGE DETAILS.dwg Modified: 6/11/2024 By: osanchez



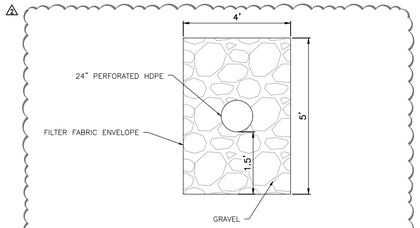
5 CONCRETE COLLAR
N.T.S.



6 ENERGY DISSIPATOR DETAIL
N.T.S.

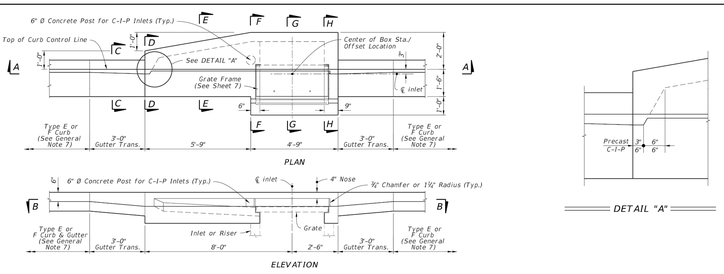


7 ST BU – 1 MODIFIED TYPE–H INLET
N.T.S.

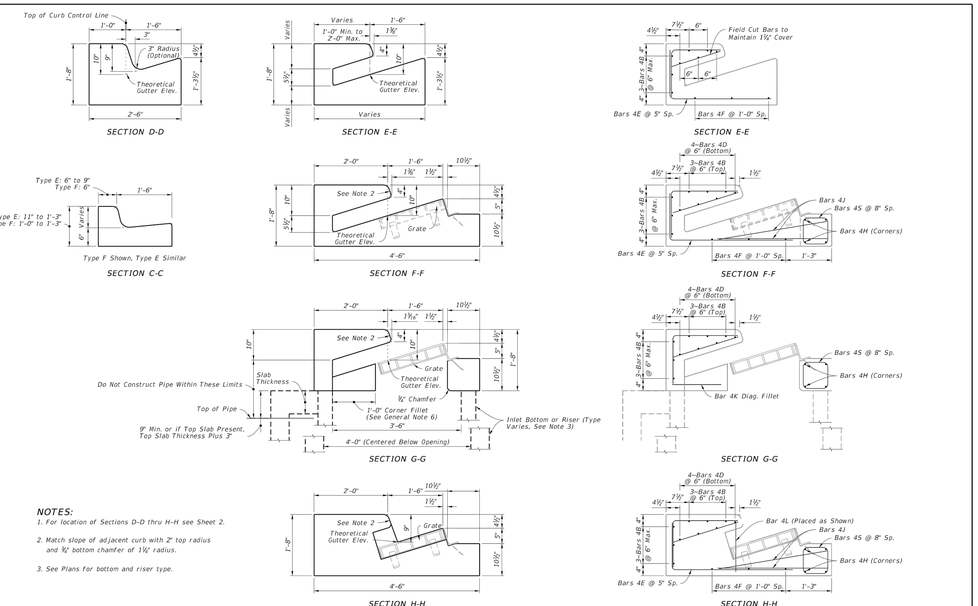


NOTES:
1. GRAVEL SHALL BE GRADES 56 OR 57 AND SHALL MEET THE REQUIREMENTS OF FDOT SECTIONS 01–2 OR 901–3.
2. FILTER FABRIC SHALL BE TYPE D–3 (SEE FDOT INDEX NO. 199).
3. EXFILTRATION PIPE SHALL BE 24" DIAMETER TUBING MEETING AASHTO M252 AND ASTM F405.62A WITH POLYESTER KNITTED FILTER SOCK MEETING ASTM D3887 AND ASTM D1682.

8 EXILTRATION PIPE
N.T.S.



9 TYPE 5 AND 6 INLETS
N.T.S.



LAST REVISION	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX	SHEET
11/01/20					425-021	2 of 7

TYPE 5 AND 6 DIMENSIONAL DETAILS

LAST REVISION	DESCRIPTION:	FDOT	FY 2022-23 STANDARD PLANS	CURB INLET TOP TYPES 5 AND 6	INDEX	SHEET
11/01/20					425-021	4 of 7

PRECAST DIMENSIONAL AND REINFORCING DETAILS

REV.	DATE	BY	DESCRIPTION
1	04/30/2024	OSS	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024
2	04/30/2024	OSS	CITY OF APOPKA COMMENTS DATED 04/29/2024

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DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24
SCALE: N.T.S.
PROJECT: MIH-005
SHEET: C9.1

DRAINAGE DETAILS
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

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SHEET 58 OF 82

\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\DRAINAGE DETAILS.dwg Modified: 6/11/2024 By: osanchez
8/21/2023 1:43:9 PM
8/21/2023 1:43:21 PM

GENERAL NOTES

1. Governing standards and specifications on this project are considered the Florida Department of Transportation (FDOT) Design Standards (2013 Edition), FDOT Standard Specifications for Road and Bridge Construction (2013 Edition), and City of Apopka Utilities Design and Construction Standards Manual (2014 Edition).
2. All personal property, except mail boxes located within the public right-of-way (not relocated by the property owner), shall be removed by the Contractor as necessary to construct the project in accordance with the Construction Plans. Mail boxes shall be relocated by the Contractor in accordance with FDOT Index No. 532.
3. The disposal of excess earthwork materials shall be the responsibility of the Contractor. Approval of disposal sites shall be obtained from the City of Apopka prior to disposal.
4. All existing trees and stumps within the right-of-way and limit of the project are to be removed as clearing and grubbing unless otherwise directed.
5. Seed and mulch all disturbed areas not covered by sod unless otherwise directed.
6. All pavement offsets shown are to the proposed centerline of construction, as where radius dimensions are to the edge of pavement, unless otherwise noted.
7. Turnout locations and widths shown in the Construction Plans are approximate and may be adjusted as necessary or as directed by the Engineer. All turnouts shall be constructed in accordance with FDOT Index No. 515.
8. The various permits included in the bid specifications payment are included in the bid price for Section 104. The Contractor shall perform his work in accordance with the requirements of ..... Control, and Abatement of Erosion and Water ..... excluding any fulfillment of the intent of the Contract Documents. By entering the bidding process the specified elsewhere. Environmental controls shall be used at locations designated in the plans and/or designated by the Engineer.
9. The information shown on these drawings concerning type and location of underground and other utilities are based on available records and surveys, but is not guaranteed to be accurate or all inclusive. The Contractor shall make his own determination as to the type and location of utilities as may be necessary to avoid damage there to, and is responsible for coordinating utility relocation.
10. Prior to ordering drainage structures, the Contractor shall determine if drainage utility conflicts exist. Information about possible conflicts shall be submitted to the Engineer as soon as possible after discovery of such for resolution.
11. The Contractor shall notify all gas utility companies a minimum of two working days prior to excavation as required by Chapter 77-153 of the Florida Statutes.
12. All inlet/manhole - pipe joints shall be filled with non-shrink grout, covered with an asphaltic mastic coating, and wrapped with a filter fabric material per Section 13.03.03 of the Orange County Road Construction Specifications.
13. All curb inlets, ditch bottom inlets, and manholes shall have traffic bearing frames and covers or grates meeting AASHTO-20 loading requirements.
14. Changes of pipe inverts not exceeding plus or minus one foot will not be considered as a basis for additional compensation for the pertinent pipe bid item or for modification of precast structures.
15. All benchmarks (irons and monuments) shown in the Construction Plans, or found, shall be preserved. Those shown in proposed pavement shall be protected with a cast iron valve box.
16. Public land corners within the limits of construction shall be protected. If a corner monument is in danger of being destroyed or disturbed, the Contractor shall notify the Engineer, without delay, by telephone. The Contractor shall provide written follow up confirmation within 48-hours of telephone notification.
17. Prior to beginning of any construction, the Contractor shall submit to the Engineer a set of field notes verifying the benchmark elevations and the reference point connections on the plan and profile view sheets, and/or a set of field notes for all additional benchmark and reference point connections proposed to be used in constructing the project with their location, description and elevation, based on North American Vertical Datum (NAVD88). All submittals shall be signed and sealed by a Professional Land Surveyor registered in the State of Florida.
18. Within 21 calendar days after notice to proceed, the Contractor shall stake the public right-of-way at 50 foot intervals and the right-of-way breaks with corresponding stations shown on the stakes. No invoice for payment for mobilization (Pay Item No. 101-1) will be processed until the right-of-way has been staked to the satisfaction of the Engineer.
19. Any United States Code (USC) and National Geodetic Survey (NGS) monuments within the limits of construction shall be protected. If in danger of damage, the Contractor shall notify the Engineer, and both shall notify:
    State Geodetic Advisor, NOAA
    3900 Commonwealth Blvd - MS105
    Tallahassee, FL Phone (850) 245-2606
20. It shall be the responsibility of the Contractor to acquire all necessary right-of-way and maintenance of traffic permits. The City will waive all permits required for construction activities within the limits of public right-of-way owned and maintained by the City of Apopka. For construction activity within the limits of public right-of-way maintained by the City but owned by Orange County or the State of Florida, the Contractor shall acquire the required permits from the agencies. It shall be the responsibility of the Contractor to insure that all required permits are obtained and in-hand before beginning any construction.
21. The location of all existing utilities, storm drainage systems, and topographic features shown on the plans have been determined from the best available information and are provided for the convenience of the Contractor. The Engineer assumes no responsibility for their inaccuracy. Should a discrepancy arise between these plans and actual field conditions, which would appreciably affect the execution of these plans, the Contractor shall halt construction and notify the Engineer immediately.
22. The Contractor shall be responsible for notifying the City within 48 hours before any inspections. Also, the Contractor shall be responsible for meeting all inspection criteria, schedules and signing said inspections.
23. The Contractor shall not excavate, remove or otherwise disturb any material, structure or part of a structure which is located outside the lines, grades or grading section, established for this project, except where such excavations or removal is provided or in the Contract Construction Plans or Technical Specifications.
24. All work and all materials furnished shall be in conformity with the lines, grades, grading sections, cross sections, dimensions, material requirements, and testing requirements that are specified in the Contract Construction Plans or Technical Specifications.
25. All work shall be accomplished in strict accordance with all applicable federal, state and local codes, ordinances and regulations.
26. Apparent errors, discrepancies or omissions in the Construction Plans shall be brought to the Engineer's attention before bidding.
27. After completion of construction, the Contractor shall provide to the City a completed as-built plan one week prior to the final inspection. Before the final acceptance it shall be the Contractor's responsibility to perform a site cleanup for the removal of trash, debris, excess materials, and equipment to the project site clean and in good order.
28. No extra payments shall be allowed for any work required due to misunderstanding of job or site conditions affecting the work as described in the Technical Specifications or shown on the Construction Plans. The Contractor shall not take advantage of any apparent error or omission in the Construction Plans or Technical Specifications and the Engineer shall be permitted to make corrections and interpretation as may be deemed necessary for the bidders acknowledge acceptance of these conditions.
29. The Contractor shall submit four (4) sets of detailed shop drawings of all major items proposed for this project to the Engineer prior to ordering any of the equipment or material. Two (2) copies of the shop drawings will be returned to the Contractor. Upon the Contractor's receipt of approved shop drawings from the Engineer, the Contractor may proceed with the work.
30. The Contractor shall comply with the legal load restrictions in hauling of materials in public roads beyond the limits of construction work. A special permit will not relieve the Contractor of liability for damage which may result from the moving of material and equipment.
31. During construction, no direct discharge of water to downstream receiving waters will be allowed. The Contractor is responsible for maintaining water quality and route discharge water in such a manner as to adequately remove silt prior to runoff from the site.
32. Connection to existing lines to which utility pipe of the Contract must connect, the following work shall be performed:
    A. Expose buried lines to confirm or determine end connection, pipe material and diameter.
    B. Furnishing and installing piping and making proper connections.

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

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS									
	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER FORCE MAIN		SANITARY SEWER GRAVITY MAIN		STORM SEWER	
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.
POTABLE WATER	–	–	3'	12"	6'	12"	6'	6" ABOVE 12" BELOW	3'	6"
RECLAIMED* WATER	3'	12"	–	–	3'	12"	3'	12"	–	–
SANITARY SEWER FORCE MAIN	6'	12"	3'	12"	–	–	–	–	–	–
SANITARY SEWER GRAVITY MAIN	6'	6" ABOVE 12" BELOW	3'	12"	–	–	–	–	–	–

GENERAL NOTES:

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

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

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

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 104

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

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

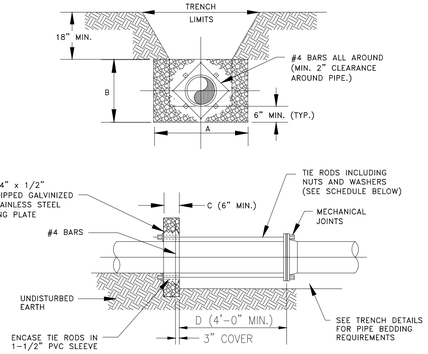
NOTES:

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

   TYPE OF PIPE: PVC
   WORKING PRESSURE: 150 P.S.I.** ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
   SOIL DESIGNATION: SM(SAND SILT)
   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.

RESTRAINED PIPE TABLE (PVC)

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



NOTES:

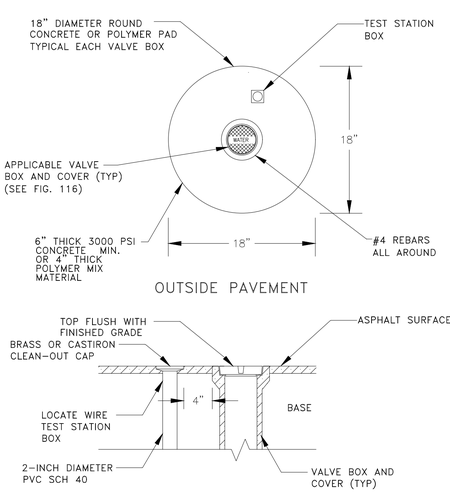
1. ADDITIONAL REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. MINIMUM COMPRESSIVE STRENGTH FOR CONCRETE SHALL BE 2500 P.S.I.
3. BEDDING, BACKFILL AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM BOARDS SHALL BE REMOVED PRIOR TO BACKFILL.
5. NO ALLOWANCE SHALL BE MADE FOR FRICTION BETWEEN THE PIPE WALL AND THE THRUST COLLAR.
6. DESIGN PRESSURE: 150 P.S.I.

SCHEDULE OF DIMENSIONS AND MATERIALS *						
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 BLOCK AREAS TO BE COMPUTED ON BASIS OF 2,000 LBS. PER SQ. FT. SOIL RESTRAINT BEARING. (1,500 MIN) SEE NOTE 5
* TO BE COMPLETED BY ENGINEER.

WATER MAIN THRUST COLLAR DETAIL

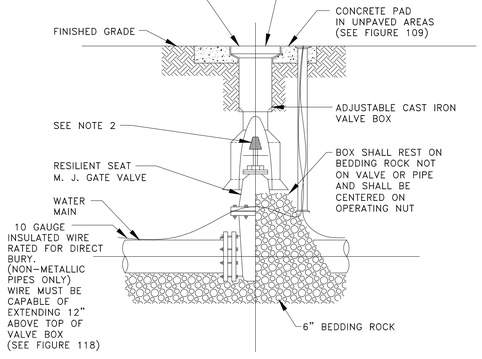
CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 107



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

VALVE BOX

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

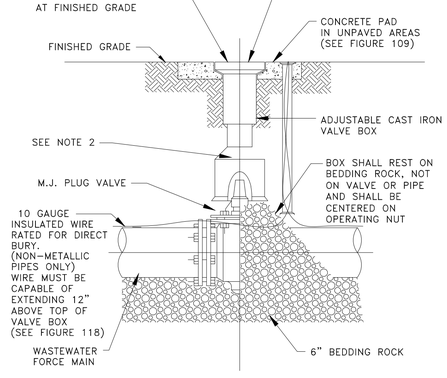


NOTES:

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

GATE VALVE AND BOX DETAIL

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

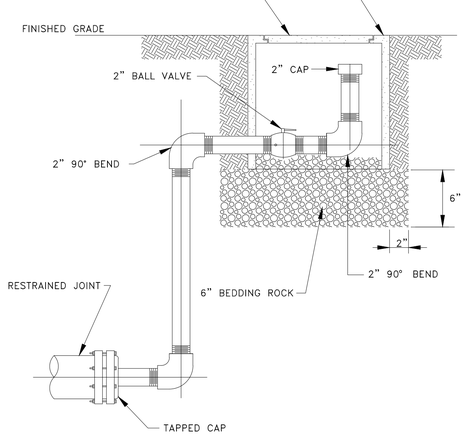


NOTES:

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

PLUG VALVE AND BOX DETAIL

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



NOTES:

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

BLOWOFF VALVE DETAIL

CITY OF APOPKA
DESIGN ENGINEERING DIVISION | JANUARY 2014 | FIG. 403

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SHEET 59 OF 82

BY	DESCRIPTION	DATE	REV.
OSS	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	04/30/2024	1
OSS	CITY OF APOPKA COMMENTS DATED 04/30/2024	04/30/2024	2

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32574

UTILITY DETAILS
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

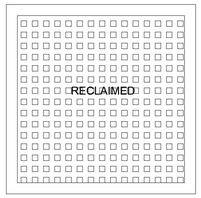
DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
N.T.S.	MIH-005	C10.0

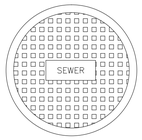
OSCAR SALVADOR SANCHEZ LICENSE No. 86492 STATE OF FLORIDA PROFESSIONAL ENGINEER 6/11/24

This item has been digitally signed and sealed by Oscar S. Sanchez, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the digital signature must be verified on any electronic copies.

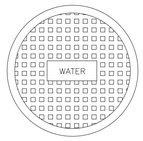
\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY DETAILS.dwg Modified: 6/3/2024 By:osanchez



RECLAIMED WATER



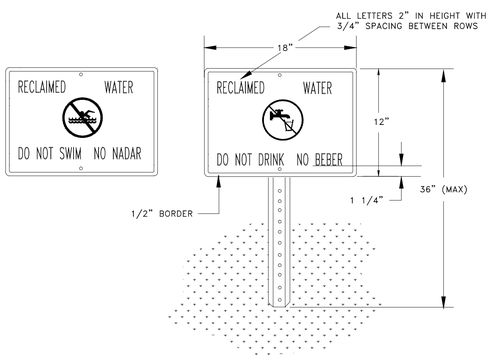
SEWER



POTABLE WATER

TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116

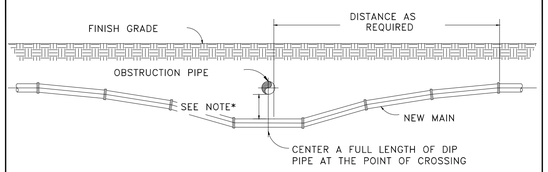


NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE. LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT. 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, HOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



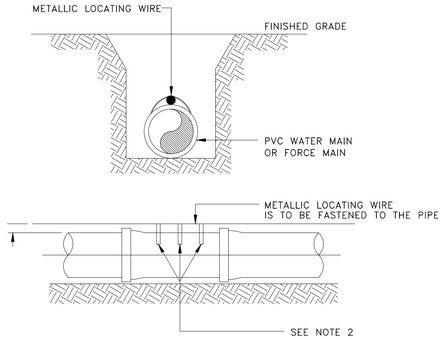
NOTES:

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

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

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

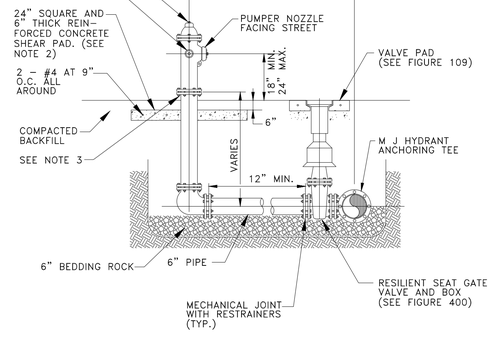


NOTES:

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

PVC PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118

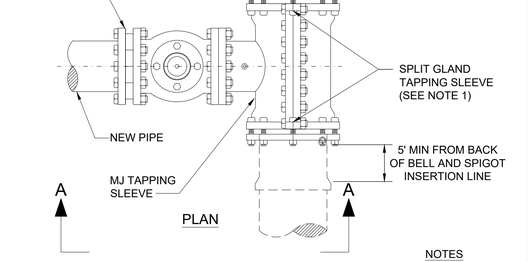


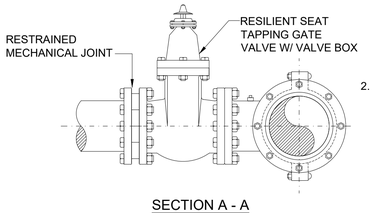
NOTES:

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

FIRE HYDRANT ASSEMBLY DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 402



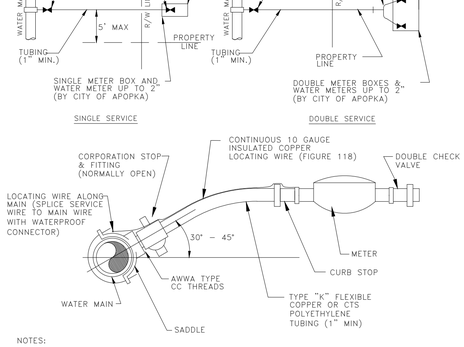


NOTES

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

WATER AND RECLAIMED WATER MAINS WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 406

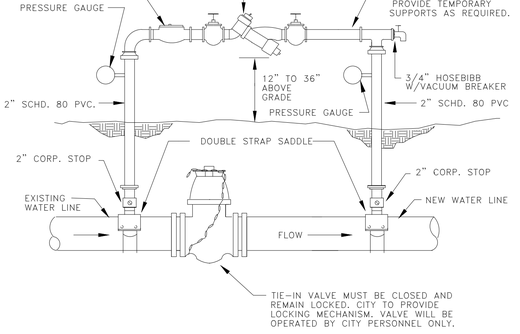


NOTES:

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

WATER SERVICE CONNECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 405



NOTE:

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

TEMPORARY JUMPER CONNECTION

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

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32374

UTILITY DETAILS
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA	DESIGNED: O. SANCHEZ	CHECKED: O. SANCHEZ	DATE: 6/11/24

SCALE	PROJECT	SHEET
N.T.S.	MIH-005	C10.1

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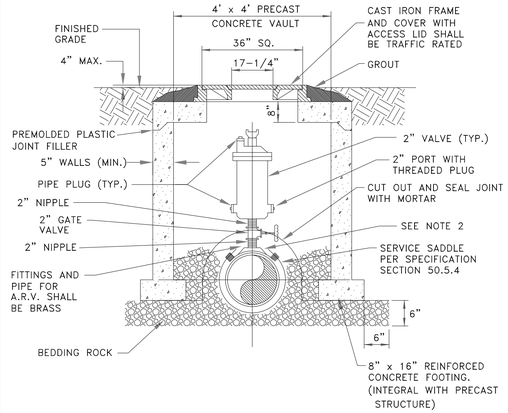
\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\UTILITY DETAILS.dwg Modified: 6/13/2024 By: osanchez

TEMPORARY JUMPER CONNECTION NOTES:

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

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

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

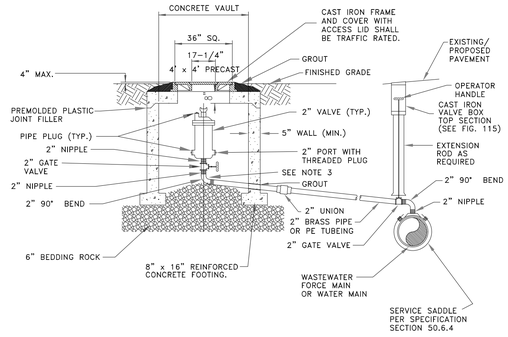


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETER-MINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
3. ALL STRUCTURES TO BE TRAFFIC BEARING RATED.

AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 119

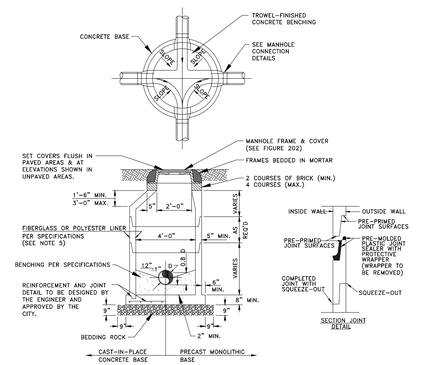


NOTES:

1. ABOVE DETAIL IS BASED ON 2 INCH COMBINATION AIR/VACUUM RELEASE VALVE. CHANGE PIPE AND FITTINGS ACCORDINGLY FOR OTHER VALVE SIZES AND TYPES. VALVE SIZES TO BE DETERMINED BY THE ENGINEER AND APPROVED BY THE CITY PRIOR TO INSTALLATION.
2. THE MINIMUM DIMENSION FROM ELBOW INVERT TO FINISHED GRADE SHALL BE 4.0 FEET.
3. THE AIR RELEASE VALVE SHALL BE ADEQUATELY SUPPORTED.
4. ALL FITTINGS ARE TO BE BRASS.

OFFSET AIR OR COMBINATION AIR/VACUUM RELEASE VALVE DETAIL - UNDERGROUND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 120



FORCE MAIN MANHOLE LINER*

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

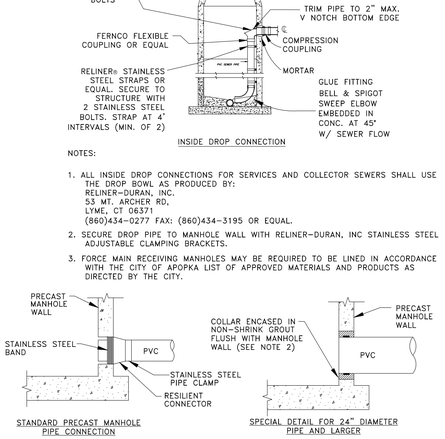
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM.
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 200



NOTES:

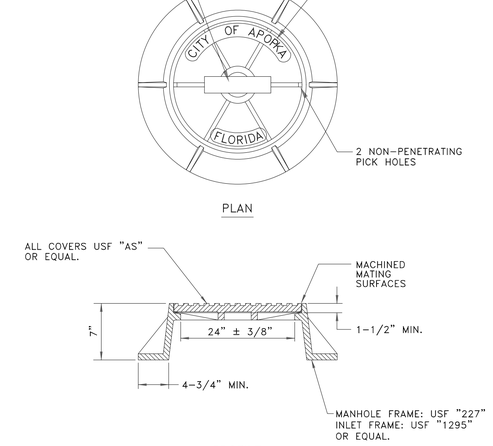
1. ALL INSIDE DROP CONNECTIONS FOR SERVICES AND COLLECTOR SEWERS SHALL USE THE DROP BOWL AS PRODUCED BY:
   RELINER-DURAN, INC.
   53 MT. ARCHER RD,
   LYME, CT 06371
   (860)434-0277 FAX: (860)434-3195 OR EQUAL.
2. SECURE DROP PIPE TO MANHOLE WALL WITH RELINER-DURAN, INC STAINLESS STEEL ADJUSTABLE CLAMPING BRACKETS.
3. FORCE MAIN RECEIVING MANHOLES MAY BE REQUIRED TO BE LINED IN ACCORDANCE WITH THE CITY OF APOPKA LIST OF APPROVED MATERIALS AND PRODUCTS AS DIRECTED BY THE CITY.

NOTES:

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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 201

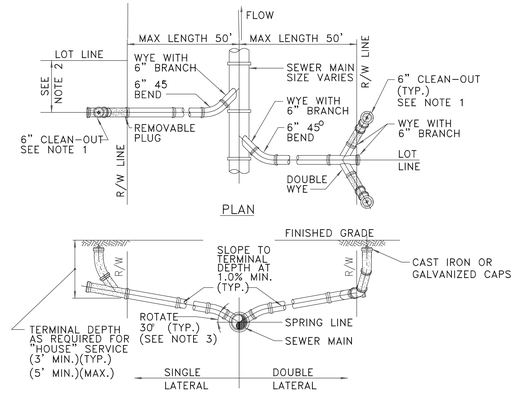


NOTES:

1. MANHOLE FRAME AND COVER ARE TO BE TRAFIC BEARING RATED H-20, CLASS 30 MEETING ASTM A 48.

STANDARD MANHOLE FRAME AND COVER

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 202

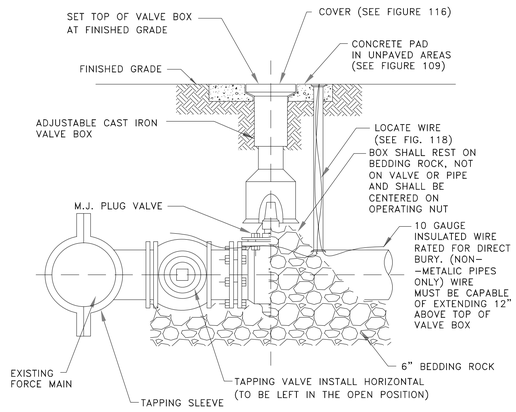


NOTES:

1. CLEAN-OUT (SHOWN SHADED) SHALL BE INSTALLED BY THE BUILDER IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE.
3. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
4. RESIDENTIAL SERVICES SHALL BE 4 INCHES & NON-RESIDENTIAL SERVICES SHALL BE 6 INCHES IN DIAMETER AS A MINIMUM.
5. GALVANIZED OR CAST IRON CLEAN-OUT CAP SHALL BE USED ON THE STUBOUT FOR EACH SERVICE.
6. LATERAL SHALL BE MARKED WITH AN "S" STAMPED OR CUT IN THE CURB.

SERVICE LATERAL DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 204



FORCE MAIN WET TAP TIE-IN DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 206

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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UTILITY DETAILS
CONSTRUCTION SITE PLAN
WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
N.T.S.	MIH-005	C10.2

OVIDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
PROFESSIONAL ENGINEER
6/11/24

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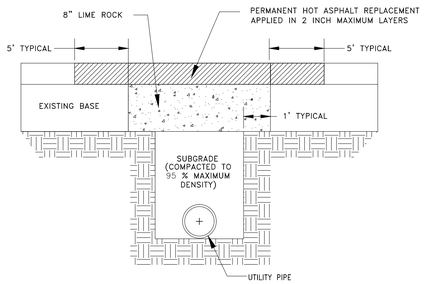
NOTE:

SUB-GRADE TO BE COMPACTED TO 95% MAX. DENSITY AS DETERMINED BY AASTHO T-180 CUT TO BE REPLACED WITH 8" LIME ROCK AND COMPACTED TO 98% MAX. DENSITY TO TOP OF EXISTING BASE. CUT AREA TO BE PLATED OR PROTECTED ON THE DAY OF POUR. EXISTING SURFACE TO BE SAW CUT TO AN AREA OF FIVE FEET (5') BEYOND BASE CUT.



GENERAL NOTES:

1. BASE REPLACEMENT SHALL BE 8" LIME ROCK COMPACTED TO 98% MAX. DENSITY.
2. ASPHALTIC CONCRETE SURFACE MATERIAL SHALL BE REPLACED WITH THE SAME TYPE OF MATERIAL AT THE TIME OF REMOVAL.
3. MINIMUM ASPHALTIC CONCRETE SURFACE OVERLAY THICKNESS SHALL BE ONE (1) INCH.
4. ALL JOINT CUTS SHALL BE MECHANICALLY SAW CUT.

PAVEMENT RESTORATION:

1. LONGITUDINAL CUTS MAY REQUIRE OVERLAY/RESURFACING OF THE COMPLETE WIDTH OF THE TRAVELED WAY.
2. CUTS AT INTERSECTIONS OF STREETS GENERALLY MAY REQUIRE A COMPLETE OVERLAY/RESURFACING TO THE END OF ALL RETURN RADII. AND ALSO TO A POINT TEN FEET (10') BEYOND THE CUT WHICHEVER IS GREATER.
3. ACTUAL REQUIREMENTS WILL BE AS STATED ON THE APPROVED PERMIT.

LIME ROCK

HOT PATCH

OPEN-CUT CROSS SECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2015	FIG. 702

REV.	DATE	DESCRIPTION	BY
1	04/30/2024	SJRWMD COMMENTS (APPLICATION NO. 215319-1) DATED 03/15/2024	OSS
2	04/30/2024	CITY OF APOPKA COMMENTS DATED 04/30/2024	OSS

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UTILITY DETAILS

CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
N.T.S.	MIH-005	C10.3

CLAUDIO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

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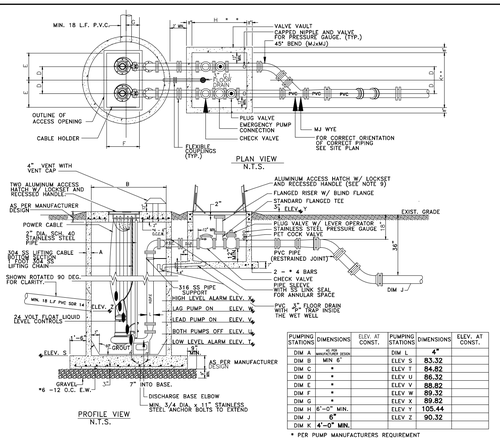


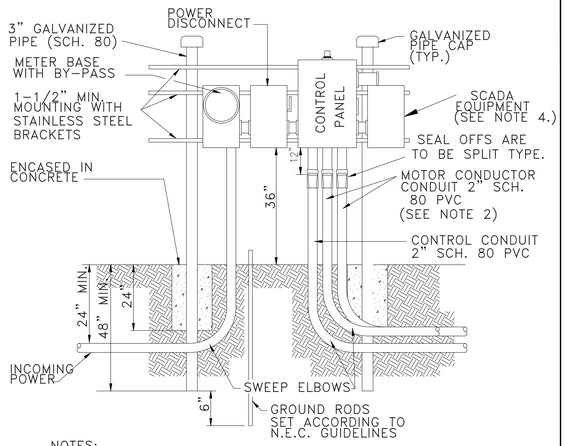
PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.	PUMPING STATIONS	DIMENSIONS	ELEV. AT CONST.
DIM A	4'-0" MIN. TO CLOSE DOOR		DIM L	4"	
DIM B	MIN 4"		ELEV S	83.32	
DIM C	*		ELEV T	84.82	
DIM D	*		ELEV U	86.32	
DIM E	*		ELEV V	88.82	
DIM F	*		ELEV W	89.32	
DIM G	*		ELEV X	89.82	
DIM H	6'-0" MIN.		ELEV Y	105.44	
DIM J	6"		ELEV Z	90.32	
DIM K	4'-0" MIN.				

* PER PUMP MANUFACTURERS REQUIREMENT

GENERAL NOTES:
1. VALVE VAULT AND WET WELL LIDS SHALL BE COATED WITH 1 COAT OF TNEMEC SERIES 66, COLOR EN03, (2-3 MILS), FOLLOWED BY TOP COAT OF TNEMEC SERIES 73, COLOR EN05, (2-3 MILS) OR EQUAL.
2.A THE WET WELL SHALL BE CONSTRUCTED OF FIBERGLASS REINFORCED POLYESTER (RFP) AND MANUFACTURED FROM COMMERCIAL GRADE POLYESTER RESIN OR VINYL ESTER RESIN, WITH FIBERGLASS REINFORCEMENTS. THE WET WELL SHALL BE A ONE PIECE UNIT AND MANUFACTURED BY L.F. MANUFACTURE, INC. OR EQUAL.
2.B OR CONCRETE. THE WET WELL MAY BE CONSTRUCTED OF PRECAST CONCRETE HAVING A MINIMUM WALL THICKNESS OF 8 INCHES. THE INTERIOR WALLS SHALL BE LINED USING A HIGH DENSITY POLYETHYLENE PRODUCT AS MANUFACTURED BY AGRU SURE GRIP, OR EQUAL.
3. PIPING IN THE WET WELL TO BE HOPE WITH FUSED 45 DEGREES FITTINGS FROM WET WELL TO VALVE VAULT.
4. INTERIOR OF THE VALVE VAULT AND PIPING IN THE VALVE VAULT WITH ConSeal CS-55 (OR EQUAL), TWO COATS, 4 MILS EACH. PIPING SHALL BE COATED AFTER INSTALLATION.
5. VALVE VAULT SHALL BE SIZED TO PERMIT EASY REMOVAL OF CHECK VALVE SPINDLES WITH MINIMUM CLEARANCES AS SHOWN FOR 6" DIAMETER PIPE AND SMALLER. CLEARANCES SHALL INCREASE AS REQUIRED FOR LARGER PIPE SIZES.
6. VALVE VAULT SHALL HAVE SEALED FLOOR AND DRAIN.
7. ALL LOCATIONS WHERE PIPES ENTER OR LEAVE THE WET WELL OR VALVE VAULT SHALL BE MADE WATERTIGHT WITH WALL SLEEVE AND STAINLESS STEEL LINK SEALS.
8. THERE SHALL BE NO VALVES OR ELECTRICAL JUNCTION BOXES IN WET WELL.
9. WET WELL AND VALVE VAULT COVERS SHALL BE ALUMINUM WITH 316 S.S. HARDWARE LOCK BRACKET. SIZE AS REQUIRED BY PUMP MANUFACTURER AND APPROVED BY THE CITY.
10. FLEXIBLE COUPLING SHALL BE SLEEVE TYPE, EPOXY COATED.
11. PUMPS SHALL BE: MANUFACTURER: FLYGT MODEL: NP3127 HT-3~ ADAPTIVE 248 DIA: 155 MM SPEED: 3600 DISCHARGE SIZE: 3.00 IN.; VOLTAGE: 460 HZ.: 60 PHASE: 3 H.P.: 12 MIN. SOLID SIZE: 1.4 IN.
12. OPERATING CONDITIONS SHALL BE 230 GPM AT 108 FEET TDH.
13. ALL HARDWARE IN WET WELL AND VALVE BOX TO BE 316 STAINLESS STEEL.
14. "P" TRAP TO BE INSTALLED IN WET WELL.
15. ALL PUBLIC LIFT STATIONS SHALL BE EQUIPPED WITH SCADA SYSTEM.THE DEVELOPER SHALL PAY THE CITY COST OF THE UNIT.THE CITY WILL BE RESPONSIBLE FOR INSTALLATION.
16. ALL LIFT STATIONS SHALL BE FENCED WITH DECORATIVE STONE OR BRICK OR AS DIRECTED BY THE CITY.
17. ALL LIFT STATIONS SHALL HAVE A 10 FEET WIDE CONCRETE ACCESS DRIVEWAY, 35' LONG FROM EDGE OF WET WELL TO BACK OF CURB.
18. ENGINEER SHALL PROVIDE A SCALED (1" = 20' MIN.) SITE SPECIFIC DETAIL.

LIFT STATION DETAIL

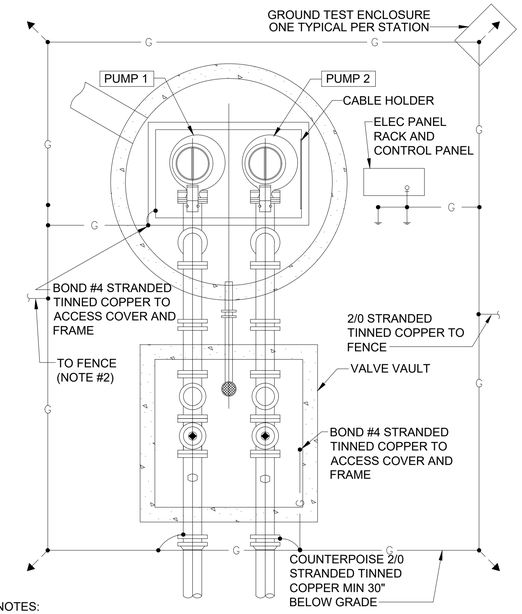
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 301



NOTES:
1. DRAWING IS SHOWN FOR 230 VOLT POWER SUPPLY. THE LOCATION OF METER AND MAIN POWER DISCONNECT SHALL BE REVERSED FOR 480 VOLT SUPPLY.
2. WHEN TWO (2) SEPARATE CONDUCTOR-TYPE MOTORS ARE USED, CONDUIT SHALL BE INCREASED TO THREE (3) INCH.
3. POWER SUPPLY SHALL BE UNDERGROUND TO THE PUMP STATION AND SHALL BE THREE (3) PHASE FROM A THREE (3) PHASE SOURCE ONLY.
4. STUB OUT UNISTRUT LONG ENOUGH TO ACCOMODATE A 24"x24" SCADA EQUIPMENT CABINET. CITY TO INSTALL SCADA EQUIPMENT CABINET.

DUPLEX PUMP STATION CONTROL PANEL INSTALLATION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 302



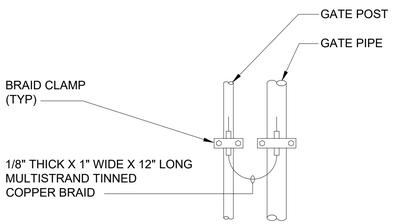
NOTES:
1. DETAIL IS GENERIC. SPECIFIC LOCATIONS OF EQUIPMENT MAY VARY.
2. TIE TO FENCE, MINIMUM 2 LOCATIONS. NOT REQUIRED WHERE PVC COATED OR BLOCK FENCE IS INSTALLED.
3. PROVIDE EXOTHERMIC WELDS UNLESS NOTED OTHERWISE.

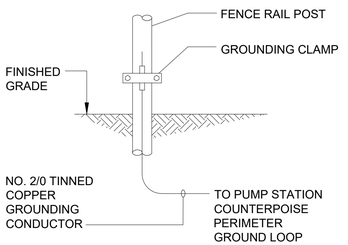
PUMP STATION GROUNDING (TYPICAL)

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307

LIFT STATION MANUFACTURER IS REQUIRED TO PROVIDE SIGNED AND SEALED DRAWINGS FROM AN ELECTRICAL ENGINEER FOR CONTROL PANEL AND ELECTRICAL SPECIFICATIONS. PRIVATE LIFT STATION DESIGNED BY MESSINA & ASSOCIATES. THE ENGINEER OF RECORD'S SIGNATURE AND SEAL ON THIS SHEET IS ONLY FOR THE CIVIL ENGINEERING PORTION.

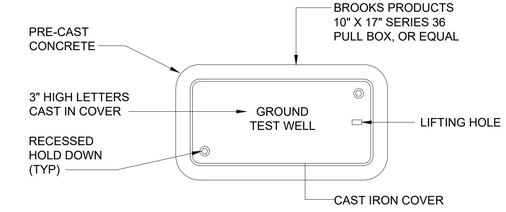
NOTES:
1. CONTRACTOR TO GRADE LIFT STATION SITE SUCH THAT WET WELL AND VALVE VAULT ARE A MIN OF 3" ABOVE SURROUNDING GRADE ELEVATION. ALSO, DRAINAGE IS SLOPED AWAY FROM THESE STRUCTURES.
2. THE ELECTRICAL DETAILS ARE SHOWN FOR CONCEPTUAL PURPOSES ONLY AND THE SUPPLIER SHALL PROVIDE FINAL SIGNED & SEALED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

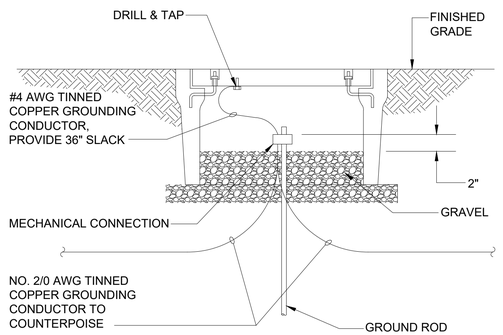




FENCE POST GROUNDING (TYPICAL)

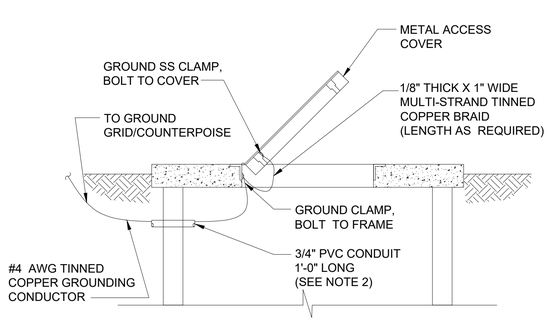
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 A





GROUND TEST WELL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 B



NOTES:
1. ON COVERS WITH MULTIPLE DOORS, PROVIDE BRAID FROM FRAME TO DOOR ON EACH DOOR. PROVIDE WATERPROOF CAULKING WHERE GROUND CABLE AND CONDUIT PENETRATES WETWELL TO PREVENT INTRUSION OF GROUNDWATER AND ESCAPE OF VAPORS FROM WETWELL.
2. INSTALL GROUND WIRE SO THAT IT WILL NOT CROSS CLEAR OPENING OR PREVENT OR IMPEDE NORMAL METHOD OF REMOVING FLOATS OR PUMPS.

COVER AND DOOR GROUNDING

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 307 C

REV.	DATE	DESCRIPTION	BY
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LIFT STATION DETAILS
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

DRAWN: B. KILLELA
DESIGNED: O. SANCHEZ
CHECKED: O. SANCHEZ
DATE: 6/11/24

SCALE: N.T.S.
PROJECT: MIH-005
SHEET: C10.4

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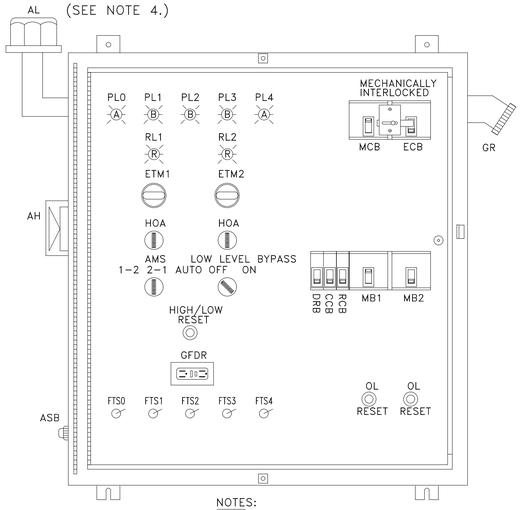
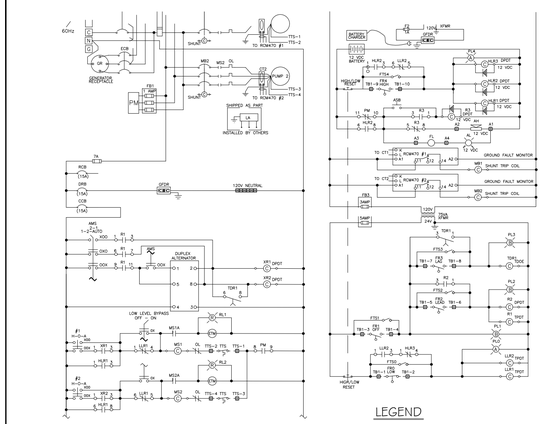


NOTES:

1. OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT NEMA TYPE 3R 304 S.S. ENCL. WITH CONTINUOUS HINGE ALL HARDWARE STAINLESS STEEL TYPICAL, ACTUAL LAYOUT MAY VARY WITH HORSEPOWER
2. SERIES 3 (Q-FRAME) CIRCUIT BREAKERS
3. GENERATOR OUTLET FOR 230V – PYLE NATIONAL MODEL JRE4100/460V – CROUSE HINDS MODEL AR 2042.
4. THE HEIGHT OF THE ALARM LIGHT WILL NEED TO BE MADE VISIBLE FROM OUTSIDE THE LIFT STATION.

DUPLEX PUMP STATION CONTROL PANEL FRONT LAYOUT

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 303



LEGEND

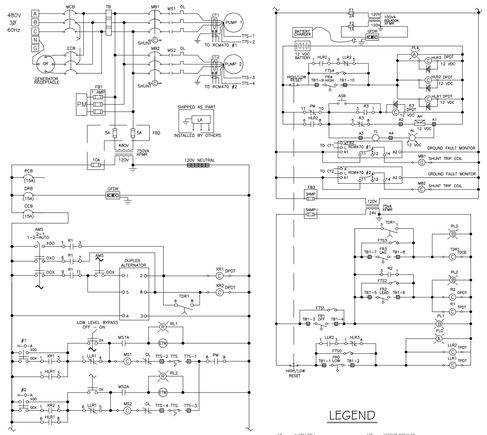
AB – ALARM BELL
ACFL – AIR COMPRESSOR FAIL LIGHT
ACR – AIR COMPRESSOR RESET
ACTS – AIR COMPRESSOR TERMINAL STRIP
AH – ALARM HORN
AL – ALARM LIGHT
ALT – ALTERNATOR
AMS – ALTERNATOR MODE SWITCH
ASB – ALARM SILENCE BUTTON
ATS – ALTERNATOR TEST SWITCH
AV – AIR VENT
CCB – CONTROL CIRCUIT BREAKER
CT – CURRENT TRANSFORMER
CVLS – CHECK VALVE LIMIT SWITCH
DPDT – DOUBLE POLE DOUBLE THROW
DR – DISABLE RELAY
DRB – DUPLEX RECEPTACLE BREAKER
DS – DOOR SWITCH
ECB – EMERGENCY CIRCUIT BREAKER
ETM – ELAPSED TIME METER
F – FUSE
FB – FUSE BLOCK
FL – FLASHER
FR – FLOAT REGULATOR
FS – FLOW SWITCH
FTS – FLOAT TEST SWITCH
GFDR – GROUND FAULT DUPLEX RECEPTACLE
GND – EARTH GROUND
GR – GENERATOR RECEPTACLE
HLA – HIGH LEVEL ALARM
HLR – HIGH LEVEL RESET
HOA – HAND-OFF-AUTO SELECTOR SWITCH
ISR – INTRINSICALLY SAFE RELAY
LA – LIGHTNING ARRESTOR
LLR – LOW LEVEL RESET
LTB – LAMP TEST BUTTON
MB – MOTOR BREAKER
MCB – MAIN CIRCUIT BREAKER
MD – MOISTURE DETECTOR
MS – MOTOR STARTER
NC – NORMALLY CLOSED
NO – NORMALLY OPEN
OL – OVERLOAD
PB – POWER BLOCK
PCU – PUMP CONTROL UNIT
PFL – PUMP FAIL LIGHT
PFT – PUMP FAIL TIMER
PL – PILOT LIGHT
POL – POWER ON LIGHT
PM – PHASE MONITOR
PS – PRESSURE SWITCH
R – RELAY
RCB – RTU CIRCUIT BREAKER
RL – RUNNING LIGHT
RTU – REMOTE TELEMETRY UNIT
SC – SURGE CAPACITOR
SDR – STATION DISABLE RELAY
SMC – SMART MOTOR CONTROLLER
SPM – SINGLE PHASE MODULE
SS – SAFETY SWITCH
SSOL – SOLID-STATE OVERLOAD
T – TERMINAL
TB – TERMINAL BLOCK
TD – TIME DELAY
TDODE – TIME DELAY ON DE-ENERGIZE
TDOE – TIME DELAY ON ENERGIZE
TDR – TIME DELAY RELAY
TL – TROUBLE LIGHT
TLS – TROUBLE LIGHT SWITCH
TPDT – TRIPLE-POLE, DOUBLE-THROW
TTS – THERMAL TERMINAL STRIP
XFMR – TRANSFORMER

NOTES:
1. OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT NEMA TYPE 3R 304 S.S. ENCL. WITH CONTINUOUS HINGE ALL HARDWARE TYPE 304 STAINLESS SITEL. TYPICAL ACTUAL LAYOUT MAY VARY WITH HORSEPOWER
2. SERIES 3 (Q-FRAME) CIRCUIT BREAKERS.
3. GENERATOR OUTLET FOR 230V – PYLE NATIONAL MODEL JRE4100/460V – CROUSE HINDS MODEL AR 2042.

DUPLEX PUMP CONTROL PANEL GENERAL LAYOUT & SCHEMATIC

(230V–3PH)
WITH GENERATOR RECEPTACLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 305 A



LEGEND

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PFT – PUMP FAIL TIMER
PL – PILOT LIGHT
POL – POWER ON LIGHT
PM – PHASE MONITOR
PS – PRESSURE SWITCH
R – RELAY
RCB – RTU CIRCUIT BREAKER
RL – RUNNING LIGHT
RTU – REMOTE TELEMETRY UNIT
SC – SURGE CAPACITOR
SDR – STATION DISABLE RELAY
SMC – SMART MOTOR CONTROLLER
SPM – SINGLE PHASE MODULE
SS – SAFETY SWITCH
SSOL – SOLID-STATE OVERLOAD
T – TERMINAL
TB – TERMINAL BLOCK
TD – TIME DELAY
TDODE – TIME DELAY ON DE-ENERGIZE
TDOE – TIME DELAY ON ENERGIZE
TDR – TIME DELAY RELAY
TL – TROUBLE LIGHT
TLS – TROUBLE LIGHT SWITCH
TPDT – TRIPLE-POLE, DOUBLE-THROW
TTS – THERMAL TERMINAL STRIP
XFMR – TRANSFORMER

NOTES:
1. OUTER DOOR REMOVED TO SHOW DEADFRONT LAYOUT NEMA TYPE 3R 304 S.S. ENCL. WITH CONTINUOUS HINGE ALL HARDWARE TYPE 304 STAINLESS SITEL. TYPICAL ACTUAL LAYOUT MAY VARY WITH HORSEPOWER
2. SERIES 3 (Q-FRAME) CIRCUIT BREAKERS.
3. GENERATOR OUTLET FOR 230V – PYLE NATIONAL MODEL JRE4100/460V – CROUSE HINDS MODEL AR 2042.

DUPLEX PUMP CONTROL PANEL GENERAL LAYOUT & SCHEMATIC

(480V–3PH)
WITH GENERATOR RECEPTACLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 305 C

AB – ALARM BELL
ACFL – AIR COMPRESSOR FAIL LIGHT
ACR – AIR COMPRESSOR RESET
ACTS – AIR COMPRESSOR TERMINAL STRIP
AH – ALARM HORN
AL – ALARM LIGHT
ALT – ALTERNATOR
AMS – ALTERNATOR MODE SWITCH
ASB – ALARM SILENCE BUTTON
ATS – ALTERNATOR TEST SWITCH
AV – AIR VENT
CCB – CONTROL CIRCUIT BREAKER
CT – CURRENT TRANSFORMER
CVLS – CHECK VALVE LIMIT SWITCH
DPDT – DOUBLE POLE DOUBLE THROW
DR – DISABLE RELAY
DRB – DUPLEX RECEPTACLE BREAKER
DS – DOOR SWITCH
ECB – EMERGENCY CIRCUIT BREAKER
ETM – ELAPSED TIME METER
F – FUSE
FB – FUSE BLOCK
FL – FLASHER
FR – FLOAT REGULATOR
FS – FLOW SWITCH
FTS – FLOAT TEST SWITCH
GFDR – GROUND FAULT DUPLEX RECEPTACLE
GND – EARTH GROUND
GR – GENERATOR RECEPTACLE
HLA – HIGH LEVEL ALARM
HLR – HIGH LEVEL RESET
HOA – HAND-OFF-AUTO SELECTOR SWITCH
ISR – INTRINSICALLY SAFE RELAY
LA – LIGHTNING ARRESTOR
LLR – LOW LEVEL RESET
LTB – LAMP TEST BUTTON
MB – MOTOR BREAKER
MCB – MAIN CIRCUIT BREAKER
MD – MOISTURE DETECTOR
MS – MOTOR STARTER
NC – NORMALLY CLOSED
NO – NORMALLY OPEN
OL – OVERLOAD
PB – POWER BLOCK
PCU – PUMP CONTROL UNIT
PFL – PUMP FAIL LIGHT
PFT – PUMP FAIL TIMER
PL – PILOT LIGHT
POL – POWER ON LIGHT
PM – PHASE MONITOR
PS – PRESSURE SWITCH
R – RELAY
RCB – RTU CIRCUIT BREAKER
RL – RUNNING LIGHT
RTU – REMOTE TELEMETRY UNIT
SC – SURGE CAPACITOR
SDR – STATION DISABLE RELAY
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TDR – TIME DELAY RELAY
TL – TROUBLE LIGHT
TLS – TROUBLE LIGHT SWITCH
TPDT – TRIPLE-POLE, DOUBLE-THROW
TTS – THERMAL TERMINAL STRIP
XFMR – TRANSFORMER

COMPONENT LEGEND

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 306

CONTROL PANEL AND ELECTRICAL INFORMATION IS FOR CONCEPTUAL PURPOSES. LIFT STATION MANUFACTURER IS REQUIRED TO PROVIDE SIGNED AND SEALED DRAWINGS FROM AND ELECTRICAL ENGINEER FOR CONTROL PANEL AND ELECTRICAL SPECIFICATIONS. THE ENGINEER OF RECORD'S SIGNATURE AND SEAL ON THIS SHEET IS ONLY FOR THE CIVIL ENGINEERING PORTION.

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

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Sunshine State One Call of Florida, Inc.

SHEET 64 OF 82

BY	DESCRIPTION	DATE	REV.
OSS	SJRWMD COMMENTS (APPLICATION NO. 215319-10) DATED 03/15/2024	04/30/2024	3
OSS	CITY OF APOPKA COMMENTS DATED 04/30/2024	04/30/2024	4

CIVIL ENGINEERING | LAND PLANNING
APPIAN ENGINEERING LLC.
APPIANFL.COM • 407.960.5668
2221 Lee Road, Suite 27, Winter Park, Florida 32789
STATE OF FLORIDA CERTIFICATE OF AUTHORIZATION NO. 32674

LIFT STATION DETAILS
CONSTRUCTION SITE PLAN

WILLOW RUN SUBDIVISION
CITY OF APOPKA, FLORIDA

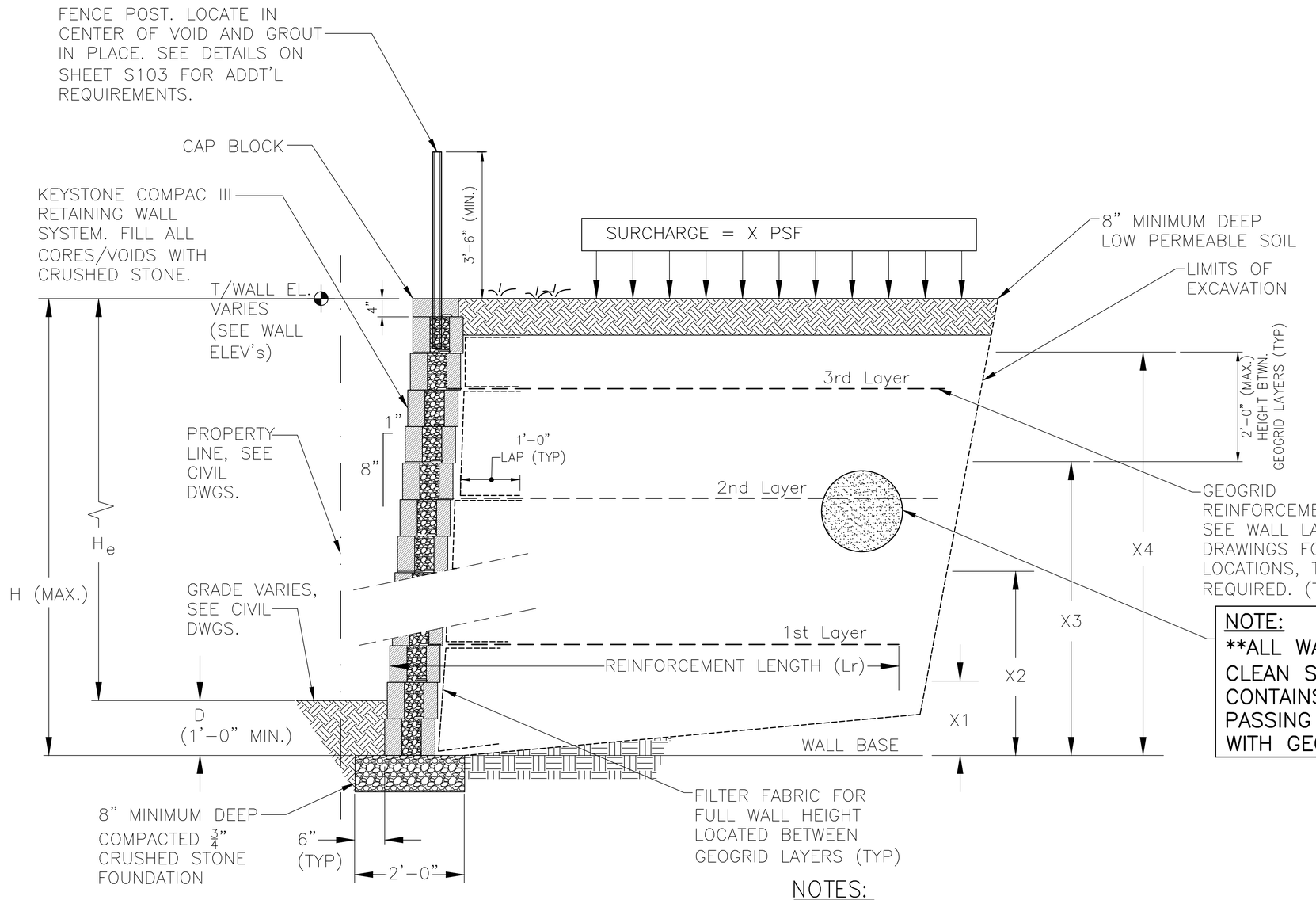
DRAWN:	DESIGNED:	CHECKED:	DATE:
B. KILLELA	O. SANCHEZ	O. SANCHEZ	6/11/24

SCALE	PROJECT	SHEET
N.T.S.	MIH-005	C10.5

OLVIDO SALVADOR SANCHEZ
LICENSE
No. 86492
STATE OF FLORIDA
6/11/24
PROFESSIONAL ENGINEER

This item has been digitally signed and sealed by Olvido S. Sanchez, PE on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

\\appian-file\Projects_PROJECT DRAWINGS\MIH-005 Wolf Lake Run Subdivision\Drawings\CAD Civil3D\Layouts\04 Final Engineering\CITY OF APOPKA LIFT STATION DETAILS.dwg Modified:6/10/2024 By:osanchez



NOTE:
**ALL WALLS SHALL HAVE 'FREE DRAINING CLEAN SANDS'–'SP' BACKFILL WHICH CONTAINS LESS THAN 5% MATERIAL PASSING No.200 SIEVE. COORDINATE WITH GEOTECHNICAL ENGINEER.

WALLS 1–4 SECTION (1 / S101)

NTS

NOTES:

1. NO EXTERIOR WALL HOUSE FOUNDATIONS SHALL BE WITHIN A DISTANCE LESS THAN THAT SHOWN ABOVE.
2. NO VEHICULAR TRAFFIC WITHIN 2 FEET OF WALL
3. WHERE POSSIBLE GRADE AT BASE OF WALL SHALL BE A MAXIMUM SLOPE OF 5% FOR THE FIRST 4 FEET FROM THE WALL.
4. SEE WALL LAYOUT DRAWING S200 FOR TOP AND BOTTOM OF WALL ELEVATIONS & GEOGRID REINFORCEMENT.
5. WALL DESIGN IS BASED ON THE LEVELING PAD BEING ABOVE THE SEASONAL HIGH WATER TABLE. THIS SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND COORDINATED WITH THE GEOTECHNICAL ENGINEER
6. BACKFILL SHALL BE PER KEYSTONE WALL SPECIFICATION SECTION 2.06, SEE SHEET S102.
7. COMPACTION & REINFORCED BACKFILL PLACEMENT SHALL BE PER KEYSTONE WALL SPECIFICATION 3.05, SEE SHEET S102.

his item has been electronically signed and sealed by Timothy G. Frazier II,PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

2436
SJR STRUCTURAL ENGINEERING, LLC
1085 Durbin Parke Dr., St. Johns, FL 32259. (904) 510 5605
CERTIFICATE OF AUTHORIZATION No 28679

WILLOW RUN SUBDIVISION
APOPKA, FL

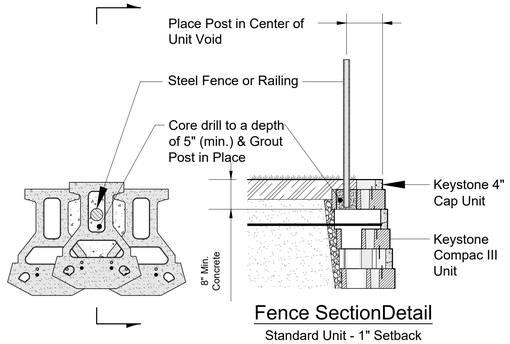
KEYSTONE WALL SECTIONS

TIMOTHY GRAY FRAZIER II LICENSE No 59321 STATE OF FLORIDA PROFESSIONAL ENGINEER
TIMOTHY G. FRAZIER II, P.E
FL PE# 59321

Revisions:

Date: FEBRUARY 1, 2024
Job number: 24–JR–04
Drawn/Checked by: TGF II

Sheet Number: S101



Fence Plan Detail

Fence SectionDetail

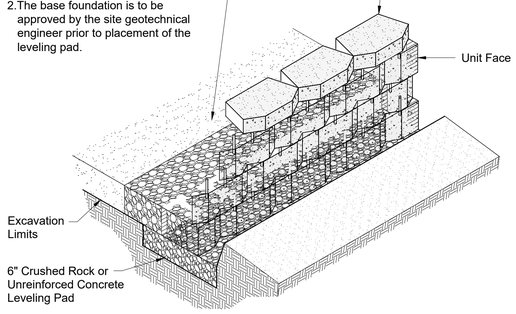
Standard Unit - 1" Setback

Base Leveling Pad Notes:

1. The leveling pad is to be constructed of crushed stone or 2,000 psi± unreinforced concrete
2. The base foundation is to be approved by the site geotechnical engineer prior to placement of the leveling pad.

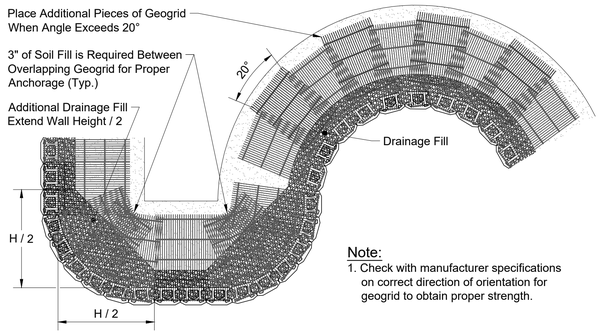
Compac III Unit	
Width:	18"
*Depth:	12"
Height:	8"
*Weight:	71 lbs

Cap Unit	
Width:	18"
*Depth:	10 1/2"
Height:	4"
*Weight:	45 lbs



Compac III Unit/Base Pad Isometric Section View

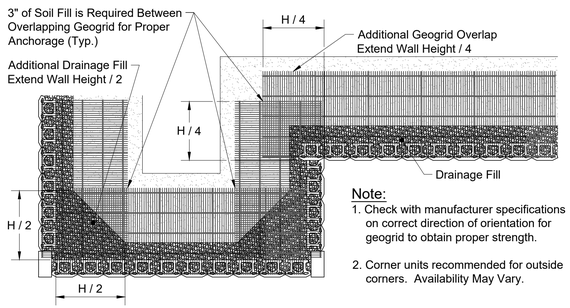
* Dimensions & Weight May Vary by Region



Note:

1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.

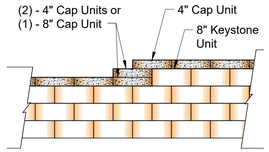
Geogrid Installation on Curves



Note:

1. Check with manufacturer specifications on correct direction of orientation for geogrid to obtain proper strength.
2. Corner units recommended for outside corners. Availability May Vary.

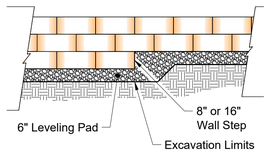
Geogrid Installation at Corners



Note:

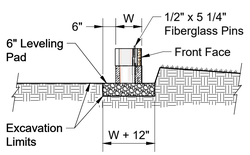
1. Secure all cap units with Keystone Kapseal or equal.

Top of Wall Steps



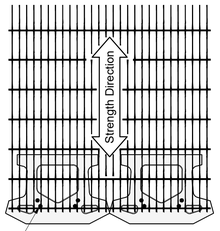
Note:

1. The leveling pad is to be constructed of crushed stone or 2000 psi ± unreinforced concrete.



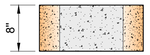
Section

Leveling Pad Detail

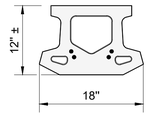


Geogrid is to be Placed on Level Backfill and Extended Over the Fiberglass Pins. Place Next Unit. Pull Grid Taught and Backfill. Stake as required.

Grid & Pin Connection



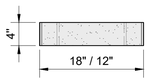
Compac III Elevation



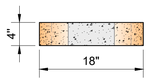
Compac III Plan

Compac III Unit

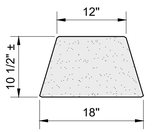
* Dimensions May Vary by Region



Cap Unit Elevation



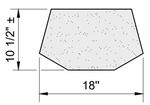
Cap Unit Elevation



Cap Unit Plan

Universal Cap Unit Option

* Dimensions & Availability Will Vary by Region



Cap Unit Plan

3-Plane Split Cap Unit Option

* Dimensions & Availability Will Vary by Region

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CERTIFICATE OF AUTHORIZATION No 28679

WILLOW RUN SUBDIVISION
APOPKA, FL

KEYSTONE COMPAC III STANDARD DETAILS

TIMOTHY GRAY FRAZIER II LICENSE No 59321 STATE OF FLORIDA PROFESSIONAL ENGINEER

TIMOTHY G. FRAZIER II, P.E.
FL. PE# 59321

Revisions:

Date: FEBRUARY 1, 2024

Job number: 24-JR-04

Drawn/Checked by: TGF II

Sheet Number: S103

his item has been electronically signed and sealed by Timothy G. Frazier II,PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

KEYSTONE CONCRETE RETAINING WALL SPECIFICATIONS

PART 1:GENERAL

1.01 Description

A. Work shall consist of designing, furnishing and construction of a KEYSTONE Compac III & Standard 21 Unit Retaining Wall System in accordance with these specifications and in reasonably close conformity with the lines, grades, design, and dimensions shown on the plans. No alternate wall systems will be considered.

B. Work includes preparing foundation soil, furnishing and installing leveling pad, unit drainage fill and backfill to the lines and grades shown on the construction drawings.

C. Work includes furnishing and installing geogrid soil reinforcement of the type, size, location, and lengths designated on the construction drawings.

1.02 Related Sections

A. Section 31 00 00 – Earthwork

1.03 Reference Documents

A. American Society for Testing and Materials (ASTM)

1. ASTM C140 Sampling and Testing Concrete Masonry Units
1. ASTM C1372 Specification for Dry–Cast Segmental Retaining Wall Units
2. ASTM D422 Particle–Size Analysis of Soils
3. ASTM D698 Laboratory Compaction Characteristics of Soil –Standard Effort
4. ASTM D1557 Laboratory Compaction Characteristics of Soil –Modified Effort
5. ASTM D3034 Polyvinyl Chloride Pipe (PVC)
6. ASTM D4318 Liquid Limit, Plastic Limit and Plasticity Index of Soils
7. ASTM D4475 Horizontal Shear Strength of Pultruded Reinforced Plastic Rods
8. ASTM D4476 Flexural Properties of Fiber Reinforced Pultruded Plastic Rods
9. ASTM D4595 Tensile Properties of Geotextiles – Wide Width Strip
10. ASTM D5262 Unconfined Tension Creep Behavior of Geosynthetics
11. ASTM D5818 Evaluate Installation Damage of Geosynthetics
12. ASTM D6637 Tensile Properties of Geogrids – Single or Multi–Rib
13. ASTM D6638 Connection Strength – Reinforcement/Segmental Units
14. ASTM D6706 Geosynthetic Pullout Resistance in Soil
15. ASTM D6916 Shear Strength Between Segmental Concrete Units

B. American Association of State Highway and Transportation Officials (AASHTO)

1. AASHTO M 252 Corrugated Polyethylene Drainage Pipe
2. AASHTO M 288 Geotextile Specification for Highway Applications

C. National Concrete Masonry Association (NCMA)

1. NCMA SRWU–1 Test Method for Determining Connection Strength of SRW
2. NCMA SRWU–2 Test Method for Determining Shear Strength of SRW

1.04 Submittals/Certification

A. Contractor shall submit a Manufacturer's certification, prior to start of work, that the retaining wall system components meet the requirements of this specification and the structure design.

B. Contractor shall submit construction drawings and design calculations for the retaining wall system prepared and stamped by a Professional Engineer registered in the state of the project. The engineering designs, techniques, and material evaluations shall be in accordance with the Keystone Design Manual.

1.05 Quality Assurance

A. Contractor shall submit a list of five (5) previously constructed projects of similar size and magnitude by the wall installer where the Compac retaining wall system has been constructed successfully. Contact names and telephone numbers shall be listed for each project.

B. Contractor shall provide evidence that the design engineer has a minimum of five years of documental experience in the design for reinforced soil structures. The design engineer shall provide proof of current professional liability insurance with an aggregate coverage limit of not less than $2,000,000.

C. Owner shall/may provide soil testing and quality assurance inspection during earthwork and wall construction operations. Contractor shall provide all quality control testing or inspection not provided by the Owner. Owner's quality assurance program does not relieve the contractor of responsibility for quality control and wall performance.

1.06 Delivery, Storage and Handling

A. Contractor shall check all materials upon delivery to assure that the proper type, grade, color, and certification have been received.

B. Contractor shall protect all materials from damage due to jobsite conditions and in accordance with manufacturer's recommendations. Damaged materials shall not be incorporated into the work.

PART 2:PRODUCTS

2.01 Definitions

A. Compac III & Standard 21 Units – a concrete retaining wall element machine made from Portland cement, water, and aggregates, manufactured by a licensed manufacturer of Keystone.

B. Structural Geogrid – a structural element formed by a regular network of integrally connected tensile elements with apertures of sufficient size to allow interlocking with surrounding soil, rock, or earth and function primarily as reinforcement.

C. Unit Drainage Fill – drainage aggregate that is placed within and immediately behind the Keystone concrete units.

D. Reinforced Backfill – compacted soil that is placed within the reinforced soil volume as outlined on the plans.

2.02 Keystone Concrete Retaining Wall Units

A. Keystone concrete units shall conform to the following architectural requirements:

1. Face color – concrete gray, unless otherwise specified. The Owner may specify standard manufacturers' color.
2. Face finish – hard split in angular tri–plane or straight face configuration. Other face finishes will not be allowed without written approval of Owner.
3. Bond configuration – running with bonds nominally located at midpoint vertically adjacent units, in both straight and curved alignments.
4. Exposed surfaces of units shall be free of chips, cracks or other imperfections when viewed from a distance of 10 feet (3 m) under diffused lighting.

B. Keystone concrete materials shall conform to the requirements of ASTM C1372 – Standard Specifications for Segmental Retaining Wall Units.

C. Keystone concrete units shall conform to the following structural and geometric requirements measured in accordance with ASTM C140 Sampling and Testing Concrete Masonry Units:

1. Compressive strength: 3000 psi (21 MPa);
2. Absorption: 8 % for standard weight aggregates;
3. Dimensional tolerances: ± 1/8" (3 mm) from nominal unit dimensions not including rough split face;
4. Unit size: 8" (203 mm) (H) x 18" (457 mm)(W) x 12" (304 mm)(D) minimum;
5. Unit weight: 67 –lbs/unit (30 kg/unit) minimum for standard weight aggregates.

D. Keystone concrete units shall conform to the following performance testing:

1. Inter–unit shear strength in accordance with ASTM D6916 (NCMA SRWU–2): 600–plf (8 kN/m) minimum at 2–psi (13 kPa) normal pressure;
2. Geogrid/unit peak connection strength in accordance with ASTM D6638 (NCMA SRWU–1): 500–plf (7 kN/m) minimum at 2–psi (13 kPa) normal force.

E. Keystone concrete units shall conform to the following constructability requirements:

1. Vertical setback: 1/8" (3 mm) ± per course (near vertical) or 1" (25 mm) + per course per the design;
2. Alignment and grid positioning mechanism – fiberglass pins, two per unit;
3. Maximum horizontal gap between erected units shall be 1/2 inch (13 mm).

2.03 Shear and Reinforcement Pin Connectors

A. Shear and reinforcement pin connectors shall be 1/2–inch (12 mm) diameter thermoset isopthalic polyester resin–pultruded fiberglass reinforcement rods to provide connection between vertically and horizontally adjacent units and geosynthetic reinforcement, with the following requirements:

1. Flexural Strength in accordance with ASTM D4476: 128,000 psi (882 MPa) minimum;
2. Short Beam Shear in accordance with ASTM D4475: 6,400 psi (44 MPa) minimum.

B. Shear and reinforcement pin connectors shall be capable of holding the geogrid in the proper design position during grid pre–tensioning and backfilling.

2.04 Base Leveling Pad Material

A. Material shall consist of a compacted crushed stone base or non–reinforced concrete as shown on the construction drawings.

2.05 Unit Drainage Fill

A. Unit drainage fill shall consist of clean 1" (25 mm) minus crushed stone or crushed gravel meeting the following gradation tested in accordance with ASTM D–422:

Sieve Size Percent Passing
1 inch (25 mm) 100
3/4–inch (19 mm) 75_100
No. 4 (4.75mm) 0 _ 10
No. 50 (300um) 0 _ 5

B. Drainage fill shall be placed within the cores of, between, and behind the units as indicated on the design drawings. Not less than 1.3 cubic foot (0.036 m3), of drainage fill shall be used for each square foot (0.093 m2) of wall face unless otherwise specified.

2.06 Reinforced Backfill

A. Reinforced backfill shall be free of debris and meet the following gradation tested in accordance with ASTM D–422:

Sieve Size Percent Passing
2 inch (50 mm) 100
3/4–inch (19 mm) 100_75
No. 40 (425um) 0_60
No. 200 (75um) 0_35

Plasticity Index (PI) <15 and Liquid Limit <40 per ASTM D–4318.

B. The maximum aggregate size shall be limited to 3/4 inch (19 mm) unless installation damage tests have been performed to evaluate potential strength reductions to the geogrid design due to damage during construction.

C. Material can be site–excavated soils where the above requirements can be met. Unsuitable soils for backfill (high plastic clays or organic soils) shall not be used in the backfill or in the reinforced soil mass.

D. Contractor shall submit reinforced fill sample and laboratory test results to the Architect/Engineer for approval prior to the use of any proposed reinforced fill material.

2.07 NO FINES CONCRETE BACKFILL

A. TARGET IN–PLACE NET WEIGHT = 115 PCF
WATER–CEMENT RATIO (W/C) = 0.3 to 0.5
AGGREGATE–CEMENT RATIO (A/C) = 4.5:1 to 6:1
PERCENT AIR VOIDS = 15% to 25%
PERCENT TYPE 1 PORTLAND CEMENT = 50% MIN.
NOMINAL AGGREGATE SIZE = 3/8" to 3/4"
AASHTO #6, #8, OR #57 AGGREGATE
MINIMUM 28–DAY COMPRESSIVE STRENGTH = 1100 PSI

B. Pour lifts shall not exceed 24". Each lift shall be poured to fill all cores of block and spaces inbetween and to depth shown on details.

2.08 Geogrid Soil Reinforcement

A. Geosynthetic reinforcement shall consist of geogrids manufactured specifically for soil reinforcement applications and shall be manufactured from high tenacity polyester yarn or high density polyethylene. Polyester geogrid shall be made from high tenacity polyester filament yarn with a molecular weight exceeding 25,000 g/m and a carboxyl end group values less than 30. Polyester geogrid shall be coated with an impregnated PVC coating that resists peeling, cracking, and stripping.

B. Ta, Long Term Allowable Tensile Design Load, of the geogrid material shall be determined as follows:

Ta = Tult / (RFcr*RFd*RFid*FS)
Ta shall be evaluated based on a 75–year design life.

1. Tult, Short Term Ultimate Tensile Strength shall be determined in accordance with ASTM D4595 or ASTM D6637.
Tult is based on the minimum average roll values (MARV).

2. RFcr, Reduction Factor for Long Term Tension Creep
RFcr shall be determined from 10,000–hour creep testing performed in accordance with ASTM D5262. Reduction value = 1.45 minimum.

3. RFd, Reduction Factor for Durability
RFd shall be determined from polymer specific durability testing covering the range of expected soil environments. RFd = 1.10 minimum.

4. RFid, Reduction Factor for Installation Damage
RFid shall be determined from product specific construction damage testing performed in accordance with ASTM D5818. Test results shall be provided for each product to be used with project specific or more severe soil type. RFid = 1.05 minimum.

5. FS, Overall Design Factor of Safety
FS shall be 1.5 unless otherwise noted for the maximum allowable working stress calculation.

C. The maximum design tensile load of the geogrid shall not exceed the laboratory tested ultimate strength of the geogrid/facing unit connection divided by a factor of safety of 1.5. The connection strength testing and computation procedures shall be in accordance with ASTM D6638 Connection Strength between Geosynthetic Reinforcement and Segmental Concrete Units (NCMA SRWU–1).

D. Soil Interaction Coefficient, Ci
Ci values shall be determined per ASTM D6706 at a maximum 0.75–inch (19 mm) displacement.

E. Manufacturing Quality Control
The geogrid manufacturer shall have a manufacturing quality control program that includes QC testing by an independent laboratory.
The QC testing shall include:
Tensile Strength Testing
Melt Flow Index (HDPE)
Molecular Weight (Polyester)

2.09 Drainage Pipe

A. If required, the drainage pipe shall be perforated or slotted PVC pipe manufactured in accordance with ASTM D–3034 or corrugated HDPE pipe manufactured in accordance with AASHTO M252.

2.10 Geotextile Filter Fabric

A. When required, geotextile filter fabric shall be a needlepunched, nonwoven fabric that meets the requirements of AASHTO M288.

PART 3:EXECUTION

3.01 Excavation

A. Contractor shall excavate to the lines and grades shown on the construction drawings. Owner's or Contractors QA/QC representative shall inspect the excavation and approve prior to placement of leveling material or fill soils. Proof roll foundation area as directed to determine if remedial work is required.

B. Over–excavation and replacement of unsuitable foundation soils and replacement with approved compacted fill will be compensated as agreed upon with the Owner.

3.02 Base Leveling Pad

A. Leveling pad material shall be placed to the lines and grades shown on the construction drawings, to a minimum thickness of 6 inches (150 mm) and extend laterally a minimum of 6" (150 mm) in front and behind the Keystone wall unit.

B. Soil leveling pad materials shall be compacted to a minimum of 95 % Standard Proctor density per ASTM D–698 or 92% Modified Proctor Density per ASTM D1557.

C. Leveling pad shall be prepared to insure full contact to the base surface of the concrete units.

3.03 Keystone Unit Installation

A. First course of units shall be placed on the leveling pad at the appropriate line and grade. Alignment and level shall be checked in all directions and insure that all units are in full contact with the base and properly seated.

B. Place the front of units side–by–side. Do not leave gaps between adjacent units. Layout of corners and curves shall be in accordance with manufacturer's recommendations.

C. Install shear/connecting devices per manufacturer's recommendations.

D. Place and compact drainage fill within and behind wall units. Place and compact backfill soil behind drainage fill. Follow wall erection and drainage fill closely with structure backfill.

E. Maximum stacked vertical height of wall units, prior to unit drainage fill and backfill placement and compaction, shall not exceed two courses.

3.04 Structural Geogrid Installation

A. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.

B. Geogrid reinforcement shall be placed at the strengths, lengths, and elevations shown on the construction design drawings or as directed by the Engineer.

C. The geogrid shall be laid horizontally on compacted backfill and attached to the Keystone wall pins and within 1 inch of the face of the units. Place the next course of Keystone concrete units over the geogrid. The geogrid shall be pulled taut, and anchored prior to backfill placement on the geogrid.

D. Geogrid reinforcements shall be continuous throughout their embedment lengths and placed side–by–side to provide 100% coverage at each level. Spliced connections between shorter pieces of geogrid or gaps greater than 2 inches between adjacent pieces of geogrid are not permitted.

3.05 Reinforced Backfill Placement

A. Reinforced backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack in the geogrid and installation damage.

B. Reinforced backfill shall be placed and compacted in lifts not to exceed 6 inches (150 mm) where hand compaction is used, or 8 – 10 inches (200 to 250 mm) where heavy compaction equipment is used. Lift thickness shall be decreased to achieve the required density as required.

C. Reinforced backfill shall be compacted to a minimum of 95 % Standard Proctor density per ASTM D–698 or 92% Modified Proctor Density per ASTM D1557. The moisture content of the backfill material prior to and during compaction shall be uniformly distributed throughout each layer and shall be dry of optimum, + 0%, – 3%.

D. Only lightweight hand–operated equipment shall be allowed within 3 feet (1 m) from the tail of the Keystone concrete unit.

E. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6 inches (150 mm) is required prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.

F. Rubber tired equipment may pass over geogrid reinforcement at slow speeds, less than 10 MPH (15 KPH). Sudden braking and sharp turning shall be avoided.

G. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.

3.06 Cap Installation

A. Cap units shall be glued to underlying units with an all–weather concrete construction adhesive.

3.07 As–built Construction Tolerances

A. Vertical alignment: ± 1.5" (40 mm) over any 10' (3 m) distance.

B. Wall Batter: within 2 degrees of design batter.

C. Horizontal alignment: ± 1.5" (40 mm) over any 10' (3 m) distance.
Corners, bends & curves: ± 1 foot (300 mm) to theoretical location.

D. Maximum horizontal gap between erected units shall be 1/2 inch (13 mm).

3.08 Field Quality Control

A. Quality Assurance – The Owner shall/may engage inspection and testing services, including independent laboratories, to provide quality assurance and testing services during construction. This does not relieve the Contractor from securing the necessary construction quality control testing.

B. Quality Assurance should include foundation soil inspection. Verification of geotechnical design parameters, and verification that the contractor's quality control testing is adequate as a minimum. Quality assurance shall also include observation of construction for general compliance with design drawings and project specifications. (Quality Assurance is usually best performed by the site geotechnical engineer.)

C. Quality Control – The Contractor shall engage inspection and testing services to perform the minimum quality control testing described in the retaining wall design plans and specifications. Only qualified and experienced technicians and engineers shall perform testing and inspection services.

D. Quality Control testing shall include soil and backfill testing to verify soil types and compaction and verification that the retaining wall is being constructed in accordance with the design plans and project specifications.

his item has been electronically signed and sealed by Timothy G. Frazier II,PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

2436
SUR STRUCTURAL ENGINEERING, LLC
1085 Durbin Parke Dr., St. Johns, FL 32259. (904) 510 5605
CERTIFICATE OF AUTHORIZATION No 28679

WILLOW RUN SUBDIVISION
APOPKA, FL

KEYSTONE WALL SPECIFICATIONS

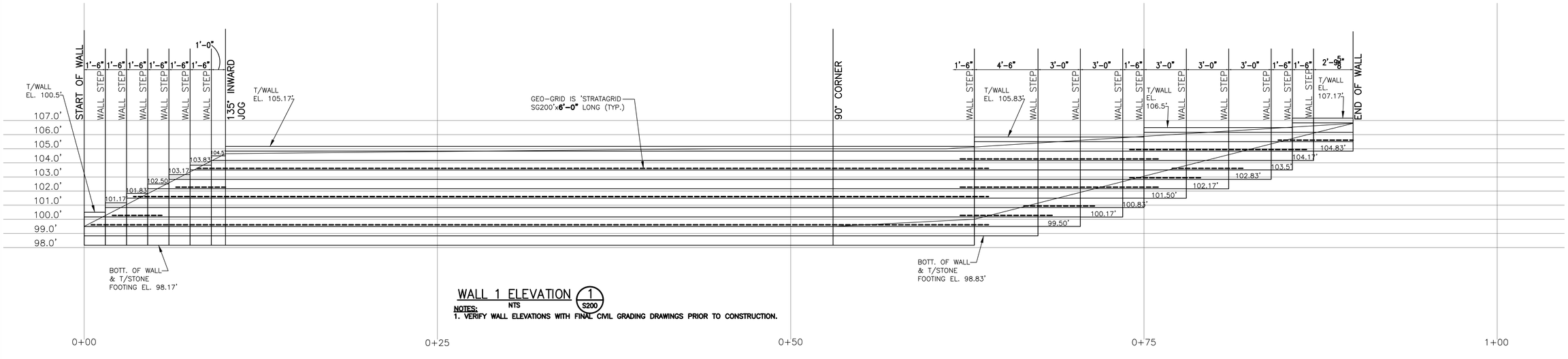
TIMOTHY GRAY FRAZIER II
LICENSE
No 59321
STATE OF FLORIDA
PROFESSIONAL ENGINEER

TIMOTHY G. FRAZIER II, P.E
FL PE# 59321

Revisions:

Date:
FEBRUARY 1, 2024
Job number:
24–JR–04
Drawn/Checked by:
TGF II

Sheet Number:
S102



WALL 1 ELEVATION (1 / S200)

NTS

NOTES:
1. VERIFY WALL ELEVATIONS WITH FINAL CIVIL GRADING DRAWINGS PRIOR TO CONSTRUCTION.

2436

SJR STRUCTURAL ENGINEERING, LLC
1085 Durbin Parke Dr., St. Johns, FL 32259. (904) 510 5605
CERTIFICATE OF AUTHORIZATION No 28679

WILLOW RUN SUBDIVISION
APOPKA, FL

WALL ELEVATIONS

TIMOTHY GRAY FRAZIER II LICENSE No 59321 STATE OF FLORIDA PROFESSIONAL ENGINEER

TIMOTHY G. FRAZIER II, P.E.
FL PE# 59321

Revisions:

his item has been electronically signed and sealed by Timothy G. Frazier II,PE using a Digital Signature and date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Date: FEBRUARY 1, 2024
Job number: 24-JR-04
Drawn/Checked by: TGF II

Sheet Number:

S200

DocuSign Envelope ID: E5C7A81A-289D-49B6-9C25-5C7D22F72601

Landscape Designs, LLC

- Landscape Architecture
- Site Planning

4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

WILLOW RUN

City of Apopka
Florida

Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR.. RLA

LA0001764
DocuSigned by:
D96C07E49FDC41C...

REG.#: 0001764

PROJECT NO.	APP22.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	12/14/21

ISSUED FOR:

- 01/30/22 City Comments
- 02/22/22 Site Changes
- 04/04/22 Tree Survey
- 06/20/22 Site Changes
- 04/01/24 Site Changes
- 05/06/24 City Comments

DRAWING SCALE

0 FT 40' 80' North

SCALE: 1"=80'-0"

DRAWING TITLE

OVERALL LANDSCAPE SITE PLAN

DRAWING NUMBER

LS-01

SHEET 30 OF

LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS .

SIGNATURE	REG. NO.	DATE
	LA0001764	12/14/21

C:\Jobs\APP22.01-LentRd\WillowRun\Landscape\Landscape\CodePlans\LEN-LND.dwg

DocuSign Envelope ID: E5C7A81A-289D-49B6-9C25-5C7D22F72601

TREE TABLE	
POINT NUMBER	TREE
6068	17" PINE
6069	18" OAK
6070	22" OAK
6071	28" OAK
6072	36" OAK
6073	22" OAK
6074	18" OAK
6075	18" OAK
6076	22" OAK
6077	18" OAK
6078	8" OAK
6079	13" OAK
6080	16" OAK
6081	7" CAMPHOR
6082	14" OAK
6083	18" OAK
6084	18" OAK
6085	8" OAK
6086	17" OAK
6087	22" OAK
6088	7" OAK
6089	18" OAK
6090	12" OAK
6091	24" OAK
6092	24" OAK
6093	18" OAK
6094	25" OAK
6095	24" OAK
6096	24" OAK
6097	20" OAK
6098	20" OAK
6099	20" OAK
6100	11" OAK
6101	28" OAK
6102	17" OAK
6103	20" OAK
6104	8" OAK
6105	15" OAK
6106	18" OAK
6107	20" OAK
6108	13" CAMPHOR
6109	18" OAK
6110	16" OAK
6111	14" 20" OAK
6112	12" OAK
6113	15" OAK
6114	8" OAK
6115	12" OAK
6116	14" OAK
6117	12" OAK
6118	10" OAK
6119	12" PINE
6120	22" OAK
6121	24" OAK
6122	28" OAK
6123	14" OAK
6124	28" OAK
6125	26" OAK
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6127	24" OAK
6128	24" OAK
6129	28" OAK
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6131	24" OAK
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6134	12" OAK
6135	24" OAK
6136	30" OAK
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6138	30" OAK
6139	18" OAK
6140	8" OAK
6141	26" OAK
6142	14" OAK
6143	24" OAK
6144	24" OAK
6145	12" OAK
6146	24" OAK
6147	12" OAK
6148	16" OAK
6149	24" OAK
6150	26" OAK
6151	12" OAK
6152	24" OAK
6153	34" OAK
6154	24" OAK
6155	10" OAK
6156	18" OAK
6157	8" OAK
6158	22" OAK
6159	15" OAK
6160	14" OAK
6161	12" OAK
6162	12" OAK
6163	8" OAK
6164	16" OAK
6165	16" OAK
6166	20" OAK
6167	16" OAK
6168	18" OAK
6169	8" OAK
6170	12" OAK
6171	18" OAK
6172	8" OAK
6173	10" OAK
6174	16" OAK
6175	22" OAK
6176	13" OAK
6177	18" OAK
6178	10" OAK
6179	12" OAK
6180	12" OAK
6181	15" OAK
6182	18" OAK
6183	20" OAK
6184	18" OAK
6185	9" OAK
6186	16" OAK
6187	10" OAK
6188	18" OAK
6189	22" OAK
6190	10" OAK
6191	11" OAK
6192	12" OAK
6193	12" OAK
6194	12" OAK
6195	16" OAK
6196	14" OAK
6197	12" OAK
6198	10" OAK
6199	10" OAK
6200	15" OAK
6201	15" OAK
6202	15" OAK
6203	16" OAK
6204	16" OAK
6205	18" OAK

TREE TABLE	
POINT NUMBER	TREE
6206	18" OAK
6207	20" OAK
6208	20" OAK
6209	10" OAK
6210	7" OAK
6211	7" OAK
6212	8" OAK
6213	7" OAK
6214	11" OAK
6215	9" OAK
6216	8" OAK
6217	12" OAK
6218	12" OAK
6219	12" OAK
6220	15" OAK
6221	6" OAK
6222	10" OAK
6223	11" OAK
6224	19" OAK
6225	13" OAK
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6227	6" OAK
6228	9" OAK
6229	12" OAK
6230	15" OAK
6231	16" OAK
6232	20" OAK
6233	14" OAK
6234	17" OAK
6235	12" OAK
6236	15" OAK
6237	15" OAK
6238	11" OAK
6239	14" OAK
6240	8" OAK
6241	13" OAK
6242	13" OAK
6243	4" CAMPHOR
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6245	11" OAK
6246	12" OAK
6247	14" OAK
6248	16" OAK
6249	14" 20" OAK
6250	10" CHERRY
6251	19" OAK
6252	16" OAK
6253	12" OAK
6254	8" OAK
6255	12" OAK
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6258	16" OAK
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6261	14" OAK
6262	11" OAK
6263	9" OAK
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6265	15" OAK
6266	10" OAK
6267	15" OAK
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6272	17" OAK
6273	16" OAK
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6275	12" OAK
6276	10" OAK
6277	16" OAK
6278	12" OAK
6279	13" OAK
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6285	12" OAK
6286	12" OAK
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6288	12" OAK
6289	12" OAK
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6309	24" OAK
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6328	17" OAK
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6333	22" OAK
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6336	10" OAK
6337	6" OAK
6338	17" OAK
6339	12" OAK
6340	10" OAK
6341	18" OAK
6342	18" OAK
6343	18" OAK

TREE TABLE	
POINT NUMBER	TREE
6344	18" OAK
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6346	20" OAK
6347	8" PINE
6348	12" PINE
6349	12" PINE
6350	19" PINE
6351	10" OAK
6352	17" OAK
6353	11" OAK
6354	16" OAK
6355	12" OAK
6356	12" OAK
6357	16" OAK
6358	11" OAK
6359	12" OAK
6360	15" OAK
6361	18" OAK
6362	11" OAK
6363	18" OAK
6364	15" OAK
6365	8" OAK
6366	14" OAK
6367	20" OAK
6368	12" OAK
6369	12" OAK
6370	11" OAK
6371	14" OAK
6372	12" OAK
6373	14" OAK
6374	15" OAK
6375	18" OAK
6376	12" OAK
6377	5" OAK
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6379	16" OAK
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6390	16" PINE
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6392	10" PINE
6393	14" PINE
6394	7" OAK
6395	16" PINE
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6397	13" PINE
6398	24" OAK
6399	7" OAK
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6403	14" PINE
6404	10" OAK
6405	17" PINE
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6407	15" OAK
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6409	16" OAK
6410	18" OAK
6411	18" OAK
6412	18" OAK
6413	18" OAK
6414	18" OAK
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6416	16" OAK
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6468	16" OAK
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6471	14" OAK
6472	24" OAK
6473	14" 12" CHERRY
6474	5" OAK
6475	26" OAK
6476	26" OAK
6477	30" OAK
6478	26" OAK
6479	24" OAK
6480	15" OAK
6481	12" CHERRY

TREE TABLE	
POINT NUMBER	TREE
6482	12" OAK
6483	20" OAK
6484	20" OAK
6485	36" OAK
6486	40" OAK
6487	30" OAK
6488	22" OAK
6489	9" OAK
6490	26" OAK
6491	14" OAK
6492	28" OAK
6493	28" OAK
6494	22" OAK
6495	19" CHERRY
6496	12" OAK
6497	26" OAK
6498	24" OAK
6499	26" OAK
6500	18" OAK
6501	18" OAK
6502	30" OAK
6503	20" OAK
6504	33" OAK
6505	33" OAK
6506	24" OAK
6507	18" OAK
6508	44" OAK
6509	50" OAK
6510	10" OAK
6511	36" OAK
6512	34" OAK
6513	13" OAK
6514	28" OAK
6515	11" 7" CHERRY
6516	26" OAK
6517	26" OAK
6518	18" OAK
6519	22" OAK
6520	15" OAK
6521	24" OAK
6522	16" OAK
6523	20" OAK
6524	22" OAK
6525	24" OAK
6526	22" OAK
6527	13" OAK
6528	26" OAK
6529	12" OAK
6530	26" OAK
6531	13" OAK
6532	38" OAK
6533	20" OAK
6534	15" OAK
6535	6" OAK
6536	17" OAK
6537	18" OAK
6538	12" OAK
6539	16" OAK
6540	34" OAK
6541	8" CHERRY
6542	18" OAK
6543	26" OAK
6544	31" OAK
6545	20" OAK
6546	15" OAK
6547	12" OAK
6548	12" OAK
6549	24" OAK
6550	26" OAK
6551	32" OAK
6552	40" OAK
6553	24" OAK
6554	32" OAK
6555	26" OAK
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6557	24" OAK
6558	42" OAK
6559	24" OAK
6560	40" OAK
6561	18" OAK
6562	30" OAK
6563	22" OAK
6564	20" OAK
6565	26" OAK
6566	30" OAK
6567	18" OAK
6568	58" OAK
6569	24" OAK
6570	34" OAK
6571	32" OAK
6572	20" OAK
6573	8" 5" CHERRY
6574	10" OAK
6575	10" CAMPHOR
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6577	32" OAK
6578	22" OAK
6579	38" OAK
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6581	24" OAK
6582	54" OAK
6583	36" OAK
6584	36" OAK
6585	34" OAK
6586	14" OAK
6587	34" OAK
6588	5" OAK
6589	12" OAK
6590	12" OAK
6591	24" OAK
6592	24" OAK
6593	16" OAK
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6595	36" OAK
6596	46" OAK
6597	30" OAK
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6599	30" OAK
6600	30" OAK
6601	48" OAK
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6604	24" OAK
6605	30" OAK
6606	44" OAK
6607	17" OAK
6608	26" OAK
6609	24" OAK
6610	32" OAK
6611	15" OAK
6612	32" OAK
6613	34" OAK
6614	24" OAK
6615	18" OAK
6616	12" OAK
6617	24" OAK
6618	38" OAK
6619	40" OAK

TREE TABLE	
POINT NUMBER	TREE
6620	40" OAK
6621	40" OAK
6622	42" OAK
6623	32" CAMPHOR
6624	12" CHERRY
6625	37" CAMPHOR
6626	38" OAK
6627	14" OAK
6628	18" OAK
6629	14" OAK
6630	9" OAK
6631	42" OAK
6632	24" OAK
6633	2" OAK
6634	24" OAK
6635	42" OAK
6636	34" OAK
6637	32" OAK
6638	24" OAK
6639	7" OAK
6640	40" OAK
6641	28" OAK
6642	40" OAK
6643	20" OAK
6644	36" OAK
6645	26" OAK
6646	30" OAK
6647	36" OAK
6648	32" OAK
6649	18" OAK
6650	40" OAK
6651	22" OAK
6652	24" OAK
6653	24" OAK
6654	19" OAK
6655	4" CAMPHOR
6656	18" OAK
6657	8" OAK
6658	6" OAK
6659	9" OAK
6660	15" OAK
6661	19" OAK
6662	22" OAK
6663	10" OAK
6664	7" OAK
6665	6" OAK
6666	16" OAK
6667	16" OAK
6668	11" OAK
6669	9" OAK
6670	9" OAK
6671	15" OAK
6672	14" OAK
6673	13" OAK
6674	20" OAK
6675	14" OAK
6676	17" OAK
6677	14" OAK
6678	9" OAK
6679	16" OAK
6680	14" OAK
6681	22" OAK
6682	14" OAK
6683	18" OAK
6684	18" OAK
6685	12" OAK
6686	32" OAK
6687	17" OAK
6688	20" OAK
6689	32" OAK
6690	11" OAK
6691	13" OAK
6692	8" OAK
6693	12" OAK
6694	10" OAK
6695	12" OAK
6696	8" OAK
6697	12" OAK
6698	12" OAK

TREE TABLE	
POINT NUMBER	TREE
6758	15" OAK
6759	15" OAK
6760	14" PINE
6761	12" OAK
6762	19" PINE
6763	15" OAK
6764	17" OAK
6765	8" OAK
6766	12" OAK
6767	6" OAK
6768	13" OAK
6769	13" OAK
6770	11" OAK
6771	8" OAK
6772	12" OAK
6773	10" OAK
6774	6" OAK
6775	12" OAK
6776	13" OAK
6777	6" OAK
6778	10" OAK
6779	10" OAK
6780	10" OAK
6781	5" OAK
6782	13" OAK
6783	12" OAK
6784	12" OAK
6785	8" OAK
6786	8" OAK
6787	10" OAK
6788	9" OAK
6789	14" OAK
6790	36" OAK
6791	22" OAK
6792	9" PALM
6793	24" OAK
6794	20" OAK
6795	10" OAK
6796	6" OAK
6797	5" OAK
6798	18" OAK
6799	8" OAK
6800	16" OAK
6801	17" OAK
6802	20" OAK
6803	22" OAK
6804	22" PINE
6805	8" OAK
6806	9" OAK
6807	5" OAK
6808	5" OAK
6809	8" OAK
6810	10" PINE
6811	8" OAK
6812	12" OAK
6813	9" OAK
6814	12" OAK
6815	12" OAK
6816	8" OAK
6817	7" OAK
6818	9" OAK
6819	11" OAK
6820	9" OAK
6821	9" OAK
6822	13" OAK
6823	14" OAK
6824	17" OAK
6825	19" PINE
6826	13" PINE
6827	5" OAK
6828	21" OAK
6829	13" OAK
6830	12" OAK
6831	7" OAK
6832	8" OAK
6833	12" OAK
6834	14" OAK
6835	16" OAK
6836	17" OAK
6837	13" OAK
6838	10" OAK
6839	12" OAK
6840	8" OAK
6841	10" OAK
6842	15" OAK
6843	8" OAK
6844	10" OAK
6845	15" OAK
6846	8" OAK
6847	10" OAK
6848	12" OAK
6849	12" OAK
6850	7" OAK
6851	7" OAK
6852	9" OAK
6853	9" OAK
6854	10" OAK
6855	9" OAK
6856	12" OAK
6857	22" PINE
6858	12" OAK
6859	12" OAK
6860	12" OAK
6861	9" OAK
6862	7" OAK
6863	8" OAK
6864	10" OAK
6865	8" OAK
6866	15" PINE
6867	16" PINE
6868	18" PINE
6869	16" OAK
6870	13" OAK
6871	13" OAK
6872	13" OAK
6873	17" OAK
6874	8" OAK
6875	5" OAK
6876	15" OAK
6877	5" OAK
6878	16" PINE
6879	4" OAK
6880	18" OAK
6881	20" OAK
6882	8" OAK
6883	16" OAK
6884	10" OAK
6885	6" OAK
6886	18" OAK
6887	13" OAK
6888	17" OAK
6889	17" OAK
6890	16" OAK
6891	14" OAK
6892	14" OAK
6893	11" OAK
6894	11" OAK
6895	15" OAK

TREE TABLE	
POINT NUMBER	TREE
6896	28" OAK
6897	20" PINE
6898	9" OAK
6899	24" OAK
6900	14" OAK
6901	14" OAK
6902	12" OAK
6903	21" OAK
6904	15" PINE
6905	10" PINE
6906	12" OAK
6907	24" PINE
6908	7" OAK
6909	16" OAK
6910	9" OAK
6911	16" OAK
6912	13" OAK
6913	7" OAK
6914	12" OAK
6915	16" OAK
6916	8" OAK
6917	24" OAK
6918	11" OAK
6919	22" OAK
6920	15" OAK
6921	16" OAK
6922	14" OAK
6923	16" OAK
6924	15" OAK
6925	13" OAK
6926	15" OAK
6927	16" OAK
6928	28" OAK
6929	9" OAK
6930	14" OAK
6931	10" OAK
6932	6" OAK
6933	14" OAK
6934	13" OAK
6935	13" OAK
6936	13" OAK
6937	14" OAK
6938	12" OAK
6939	18" OAK
6940	15" OAK
6941	19" OAK
6942	10" OAK
6943	10" OAK
6944	12" OAK
6945	9" OAK
6946	10" OAK
6947	18" PINE
6948	17" PINE
6949	11" PINE
6950	18" OAK
6951	17" OAK
6952	20" PINE
6953	6" OAK
6954	14" OAK
6955	12" OAK
6956	10" OAK
6957	11" OAK
6958	11" OAK
6959	6" OAK
6960	22" PINE
6961	28" OAK
6962	32" OAK
6963	24" OAK
6964	16" OAK
6965	13" OAK
6966	8" OAK
6967	12" OAK
6968	12" OAK
6969	16" OAK
6970	12" OAK
6971	13" OAK
6972	12" OAK
6973	10" OAK
6974	11" OAK
6975	16" OAK
6976	10" OAK
6977	9" OAK
6978	22" OAK
6979	16" OAK
6980	6" OAK
6981	30" OAK
6982	10" OAK
6983	18" OAK
6984	14" OAK
6985	24" OAK
6986	13" OAK
6987	8" OAK
6988	15" PINE
6989	15" PINE
6990	18" PINE
6991	15" OAK
6992	6" OAK
6993	16" OAK
6994	10" OAK
6995	16" OAK
6996	15" OAK
6997	8" OAK
6998	6" OAK
6999	7" OAK
7000	7" OAK
7001	14" OAK
7002	14" OAK
7003	4" OAK
7004	18" PINE
7005	14" PINE
7006	7" OAK
7007	12" PINE
7008	15" OAK
7009	17" PINE
7010	8" OAK
7011	8" OAK
7012	13" PINE
7013	17" PINE
7014	9" OAK
7015	17" PINE
7016	13" OAK
7017	17" PINE
7018	11" OAK
7019	8" OAK
7020	14" OAK
7021	9" OAK
7022	10" PINE
7023	15" PINE
7024	12" OAK
7025	13" OAK
7026	9" OAK
7027	17" PINE
7028	14" PINE
7029	14" PINE
7030	12" PINE
7031	13" CHERRY
7032	11" PINE
7033	7" OAK

TREE TABLE	
POINT NUMBER	TREE
7034	17" PINE
7035	13" OAK
7036	12" PINE
7037	10" OAK
7038	19" OAK
7039	4" OAK
7040	14" PINE
7041	12" OAK
7042	15" PINE
7043	12" PINE
7044	10" PINE
7045	6" OAK
7046	13" PINE
7047	16" OAK
7048	15" PINE
7049	15" PINE
7050	11" PINE
7051	15" PINE
7052	16" PINE
7053	12" OAK
7054	14" PINE
7055	6" OAK
7056	12" PINE
7057	24" PINE
7058	12" OAK
7059	7" OAK
7060	12" OAK
7061	9" OAK
7062	11" PINE
7063	8" PINE
7064	13" PINE
7065	16" OAK
7066	15" PINE
7067	18" OAK
7068	24" OAK
7069	20" OAK
7070	10" OAK
7071	20" PINE
7072	9" OAK
7073	11" PINE
7074	6" OAK
7075	18" PINE
7076	13" PINE
7077	7" OAK
7078	6" OAK
7079	7" OAK
7080	9" OAK
7081	16" PINE
7082	18" PINE
7083	9" OAK
7084	12" OAK
7085	13" OAK
7086	9" OAK
7087	11" OAK
7088	22" OAK
7089	8" OAK
7090	14" OAK
7091	10" OAK
7092	19" OAK
7093	8" OAK
7094	5" OAK
7095	12" OAK
7096	10" OAK
7097	11" OAK
7098	12" OAK
7099	19" OAK
7100	13" OAK
7101	9" OAK
7102	10" OAK
7103	12" OAK
7104	5" OAK
7105	15" PINE
7106	18" PINE
7107	4" OAK
7108	16" OAK
7109	13" PINE
7110	13" OAK
7111	13" OAK
7112	19" OAK
7113	22" OAK
7114	26" OAK
7115	6" OAK
7116	7" OAK
7117	7" OAK
7118	12" OAK
7119	16" OAK
7120	15" PINE
7121	9" OAK
7122	12" OAK
7123	13" OAK
7124	24" OAK
7125	15" OAK
7126	15" OAK
7127	15" OAK
7128	9" OAK
7129	10" OAK
7130	5" OAK
7131	18" OAK
7132	10" CHERRY
7133	12" OAK
7134	28" OAK
7135	14" OAK
7136	20" OAK
7137	12" OAK
7138	6" OAK
7139	16" PINE
7140	14" OAK
7141	16" OAK
7142	9" OAK
7143	13" OAK
7144	22" OAK
7145	10" OAK
7146	4" OAK
7147	20" OAK
7148	10" OAK
7149	16" OAK
7150	12" CHERRY
7151	13" OAK
7152	20" OAK
7153	16" OAK
7154	7" OAK
7155	19" OAK
7156	24" PINE
7157	5" OAK
7158	6" OAK
7159	14" OAK
7160	6" OAK
7161	20" PINE
7162	13" CHERRY
7163	14" OAK
7164	16" OAK
7165	22" OAK
7166	22" OAK
7167	14" OAK
7168	12" OAK
7169	18" OAK
7170	" OAK
7171	7" OAK

TREE TABLE	
POINT NUMBER	TREE
7172	36" OAK
7173	22" OAK
7174	18" PINE
7175	22" PINE
7176	24" OAK
7177	7" OAK
7178	7" OAK
7179	14" OAK
7180	22" OAK
7181	5" OAK
7182	12" OAK
7183	7" OAK
7184	13" OAK
7185	11" OAK
7186	6" OAK
7187	7" OAK
7188	15" OAK
7189	8" OAK
7190	15" OAK
7191	9" OAK
7192	13" OAK
7193	15" OAK
7194	20" OAK
7195	18" OAK
7196	7" OAK
7197	7" OAK
7198	7" OAK
7199	20" OAK
7200	12" OAK
7201	18" OAK
7202	15" PINE
7203	18" PINE
7204	17" PINE
7205	12" OAK
7206	12" OAK
7207	10" OAK
7208	10" OAK
7209	7" OAK
7210	12" OAK
7211	14" PINE
7212	17" PINE
7213	7" OAK
7214	9" OAK
7215	12" OAK
7216	11" OAK
7217	9" OAK
7218	10" OAK
7219	8" OAK
7220	15" OAK
7221	8" OAK
7222	22" OAK
7223	20" OAK
7224	6" OAK
7225	9" OAK
7226	13" OAK
7227	8" OAK
7228	18" OAK
7229	6" OAK
7230	18" PINE
7231	18" OAK
7232	6" OAK
7233	18" PINE
7234	18" OAK
7235	6" OAK
7236	20" PINE
7237	18" OAK
7238	18" OAK
7239

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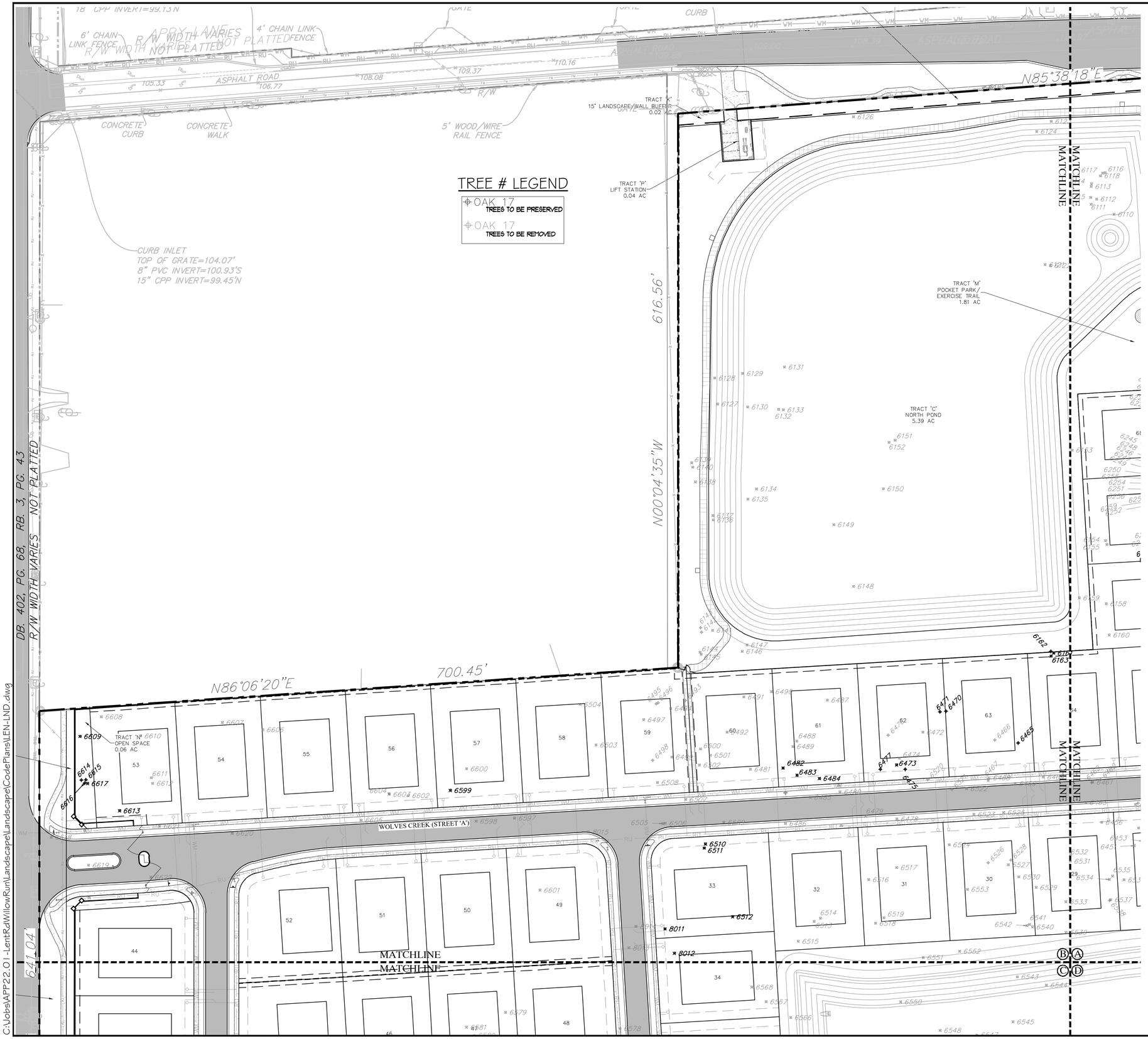
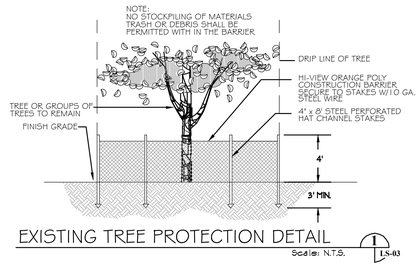


CITY NOTES:

1. STREET TREES SHALL BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.01 OF THE LAND DEVELOPMENT CODE.
3. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
4. IRRIGATION PLANS SHALL BE PROVIDED AT CONSTRUCTION SITE PLAN.
5. IRRIGATION DISTRIBUTION EQUIPMENT SHALL BE 24" FROM VERTICAL STRUCTURES.
6. ALL ON-SITE LANDSCAPING AND AMENITIES REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INSPECTION. THE SITE SUPERINTENDENT MUST BE ON SITE.
7. FOR ANY TREES THAT ARE REQUIRED BETWEEN THE CURB AND SIDEWALK, ROOT BARRIERS WILL BE INSTALLED TO ELIMINATE DAMAGE TO THE UTILITIES, CURB AND SIDEWALK. AT THE TIME OF THE CONSTRUCTION SITE PLAN SUBMITTAL, THE HOA DOCUMENT WILL ENTRUST MAINTENANCE FOR ALL "STREET TREES" TO THE HOA. A NOTE WAS ADDED TO THE DEVELOPMENT STANDARDS, UNDER E. BUFFERS AND LANDSCAPING, NOTE 7, WHICH STATES "NO 'STREET TREES' WILL BE PROPOSED BETWEEN THE CURB AND SIDEWALK UNLESS SPECIFICALLY REQUESTED BY PLANNING AND ZONING DEPARTMENT. IF NECESSARY, ANY PROPOSED TREES, LOCATED BETWEEN THE CURB AND THE SIDEWALK, CANNOT BE ROOT AGGRESSIVE OR THEY MUST HAVE ROOT BARRIERS INSTALLED TO PREVENT DAMAGE TO THE UTILITIES, CURB AND SIDEWALK."
8. CANOPY TREES PROPOSED WITHIN LANDSCAPE OR BUFFER STRIPS LESS THAN EIGHT FEET WIDE OR 200 FEET IN AREA MUST HAVE ROOT BARRIERS.
9. THE BUFFER/ SCREEN WALL SHALL BE MAINTAINED BY THE HOA.



EXISTING TREE PROTECTION DETAIL (1 / LS-03)
Scale: N.T.S.

NOTES:

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LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS .

SIGNATURE	REG. NO.	DATE
	LA0001764	12/14/21

Landscape Designs, LLC
- Landscape Architecture
- Site Planning

4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

WILLOW RUN

City of Apopka
Florida

Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA

REG.#: 0001764

DocuSigned by:
D96C07E49FDC41C...

PROJECT NO.	APP22.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	12/14/21

ISSUED FOR:
01/30/22 City Comments
02/22/22 Site Changes
04/04/22 Tree Survey
06/20/22 Site Changes
04/01/24 Site Changes
05/06/24 City Comments

DRAWING SCALE
0 FT 25' 50' North
SCALE: 1"=50'-0"

DRAWING TITLE
TREE PRESERVATION PLAN

DRAWING NUMBER
LS-03

SHEET 32 OF

C:\Jobs\APP22.01-LentRd\WillowRun\Landscape\Landscape\CodePlans\LEN-LND.dwg

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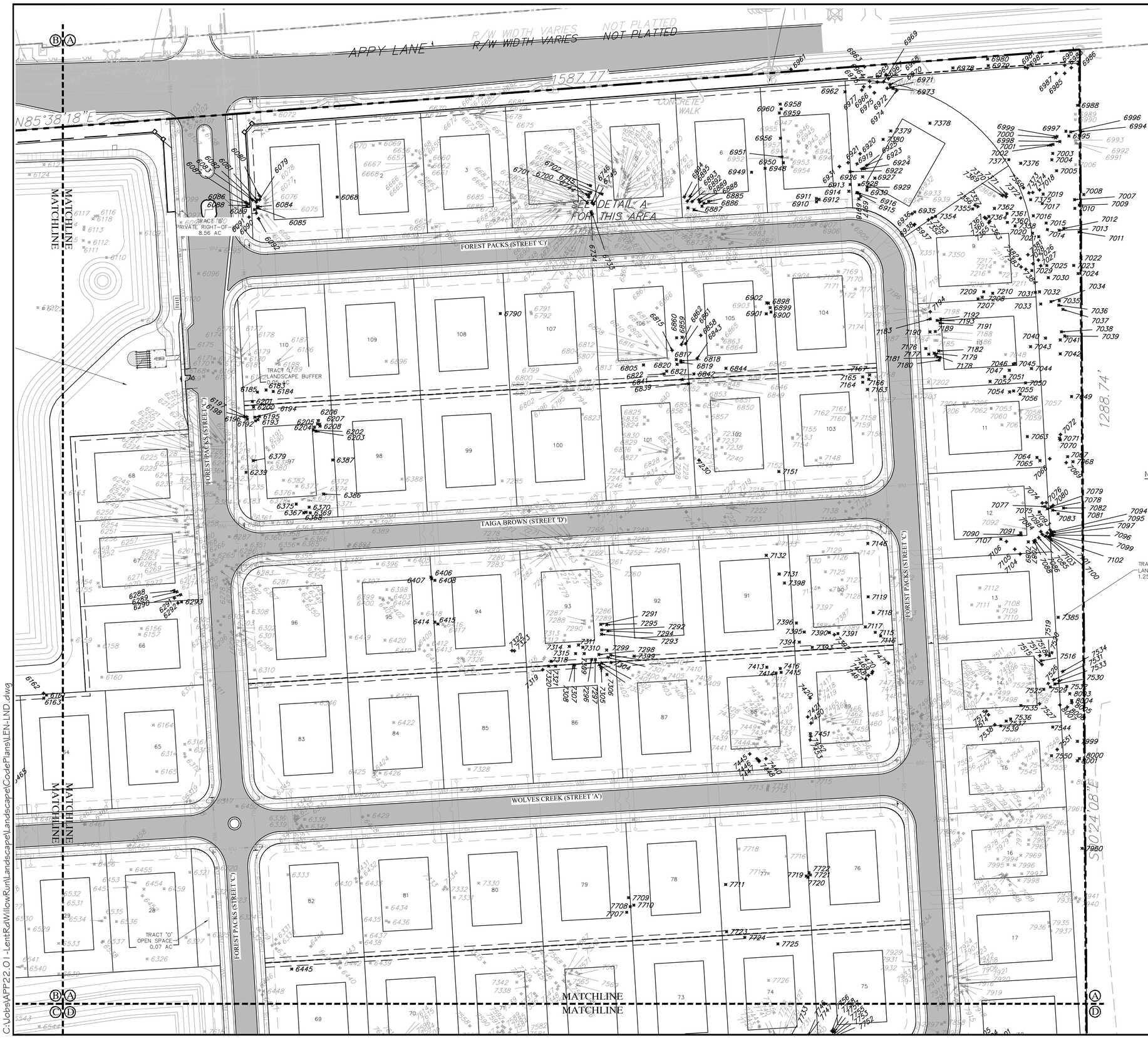

CITY NOTES:

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TREE # LEGEND

OAK 17 — TREES TO BE PRESERVED

OAK 17 — TREES TO BE REMOVED

NOTES:

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LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS .

SIGNATURE	REG. NO.	DATE
	LA0001764	12/14/21

Landscape Designs, LLC

- Landscape Architecture
- Site Planning

4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

WILLOW RUN

City of Apopka
Florida

Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA

LA0001764
DocuSigned by:
D96C07E49EDC41C...

REG.#: 0001764

PROJECT NO.	APP22.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	12/14/21

ISSUED FOR:

01/30/22 City Comments
02/22/22 Site Changes
04/04/22 Tree Survey
06/20/22 Site Changes
04/01/24 Site Changes
05/06/24 City Comments

DRAWING SCALE

0 FT 25' 50' North

SCALE: 1"=50'-0"

DRAWING TITLE

TREE PRESERVATION PLAN

DRAWING NUMBER

LS-04

SHEET 33 OF

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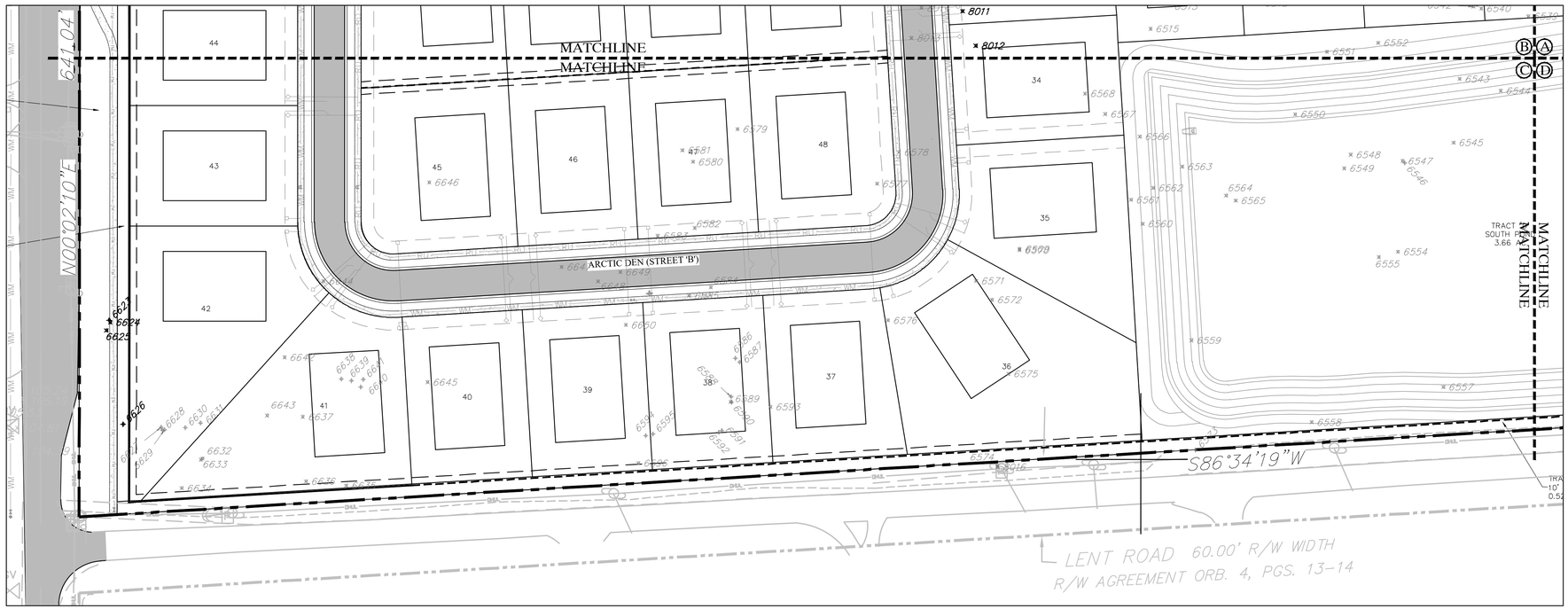

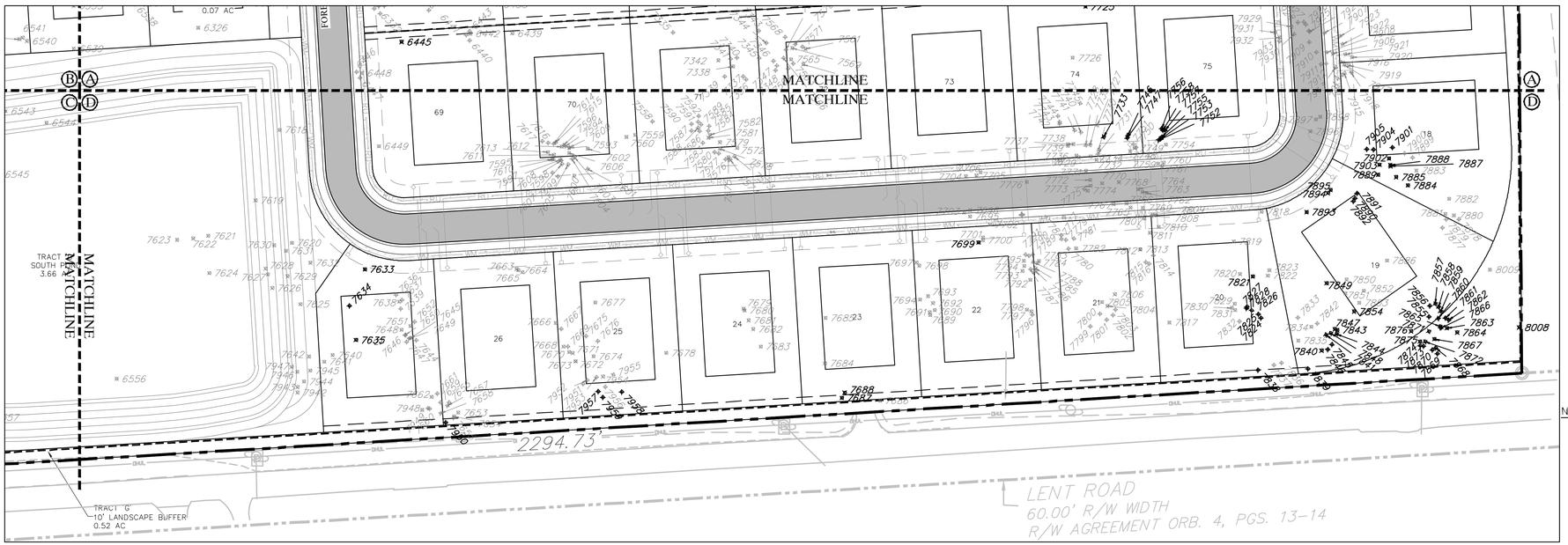

TREE # LEGEND

OAK 17
TREES TO BE PRESERVED

OAK 17
TREES TO BE REMOVED

CITY NOTES:

1. STREET TREES SHALL BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.01 OF THE LAND DEVELOPMENT CODE.
3. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
4. IRRIGATION PLANS SHALL BE PROVIDED AT CONSTRUCTION SITE PLAN.
5. IRRIGATION DISTRIBUTION EQUIPMENT SHALL BE 24" FROM VERTICAL STRUCTURES.
6. ALL ON-SITE LANDSCAPING AND AMENITIES REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INSPECTION. THE SITE SUPERINTENDENT MUST BE ON SITE.
7. FOR ANY TREES THAT ARE REQUIRED BETWEEN THE CURB AND SIDEWALK, ROOT BARRIERS WILL BE INSTALLED TO ELIMINATE DAMAGE TO THE UTILITIES, CURB AND SIDEWALK. AT THE TIME OF THE CONSTRUCTION SITE PLAN SUBMITTAL, THE HOA DOCUMENT WILL ENTRUST MAINTENANCE FOR ALL "STREET TREES" TO THE HOA. A NOTE WAS ADDED TO THE DEVELOPMENT STANDARDS, UNDER E. BUFFERS AND LANDSCAPING, NOTE 7, WHICH STATES "NO 'STREET TREES' WILL BE PROPOSED BETWEEN THE CURB AND SIDEWALK UNLESS SPECIFICALLY REQUESTED BY PLANNING AND ZONING DEPARTMENT. IF NECESSARY, ANY PROPOSED TREES, LOCATED BETWEEN THE CURB AND THE SIDEWALK, CANNOT BE ROOT AGGRESSIVE OR THEY MUST HAVE ROOT BARRIERS INSTALLED TO PREVENT DAMAGE TO THE UTILITIES, CURB AND SIDEWALK."
8. CANOPY TREES PROPOSED WITHIN LANDSCAPE OR BUFFER STRIPS LESS THAN EIGHT FEET WIDE OR 200 FEET IN AREA MUST HAVE ROOT BARRIERS.
9. THE BUFFER/ SCREEN WALL SHALL BE MAINTAINED BY THE HOA.

TREE MITIGATION

REPLACEMENT/ REMOVAL TABLE:

Total OAK inches on current, non-altered site:	24,047" dbh
Total inches removed:	21,053" dbh
Total inches retained:	2,994" dbh
Total Specimen inches retained:	340" dbh
Total inches required:	21,053" dbh
Total inches replaced:	2,239" dbh
Total inches post development:	6,223" dbh
Site cleanng area in square feet and acres:	1,980,566 SF/ 45.47 AC

LANDSCAPE NOTES:

1. LANDSCAPE AND IRRIGATION PLANS SHALL MEET THE REQUIREMENTS OF ORD. 2069, AND SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT.
2. ALL PLANT MATERIAL SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS SPECIFIED IN 'GRADES AND STANDARDS FOR NURSERY PLANTS', 'PARTS 1 AND 2, BY DIVISION OF PLANT INDUSTRY, FLORIDA', DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, AND SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMEN 'STANDARDS FOR NURSERY STOCK', LATEST EDITION.
3. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF MINNIE PINE BARK NUGGET MULCH.
4. ALL PROPOSED TREES AND PLANTING BEDS SHALL BE IRRIGATED. SYSTEM WILL BE EQUIPPED WITH AN AUTOMATIC RAIN CUT-OFF SWITCH. RISERS ARE NOT ALLOWED.
5. ALL DISTURBED AREAS SHALL BE SODED WITH BAHIA SOD.

INDIVIDUAL LOT TREES

LOT TREES REQUIRED:

TOTAL NUMBER OF LOTS:	110
TREE INCHES REQUIRED PER LOT:	9" dbh
TOTAL TREE INCHES REQUIRED:	990" dbh

INDIVIDUAL LOT TREES SHALL CONSIST OF TWO CANOPY TREES AND ONE UNDERSTORY TREE.
INDIVIDUAL LOT TREES SHALL BE INSTALLED WHEN THE LOT IS DEVELOPED.

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LANDSCAPE AND IRRIGATION DESIGN

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SIGNATURE	REG. NO.	DATE
	LA0001764	12/14/21

Landscape Designs, LLC
- Landscape Architecture
- Site Planning

4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

WILLOW RUN

City of Apopka
Florida

Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA

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06/20/22 Site Changes
04/01/24 Site Changes
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DRAWING SCALE

0 FT 25' 50' North

SCALE: 1"=50'-0"

DRAWING TITLE

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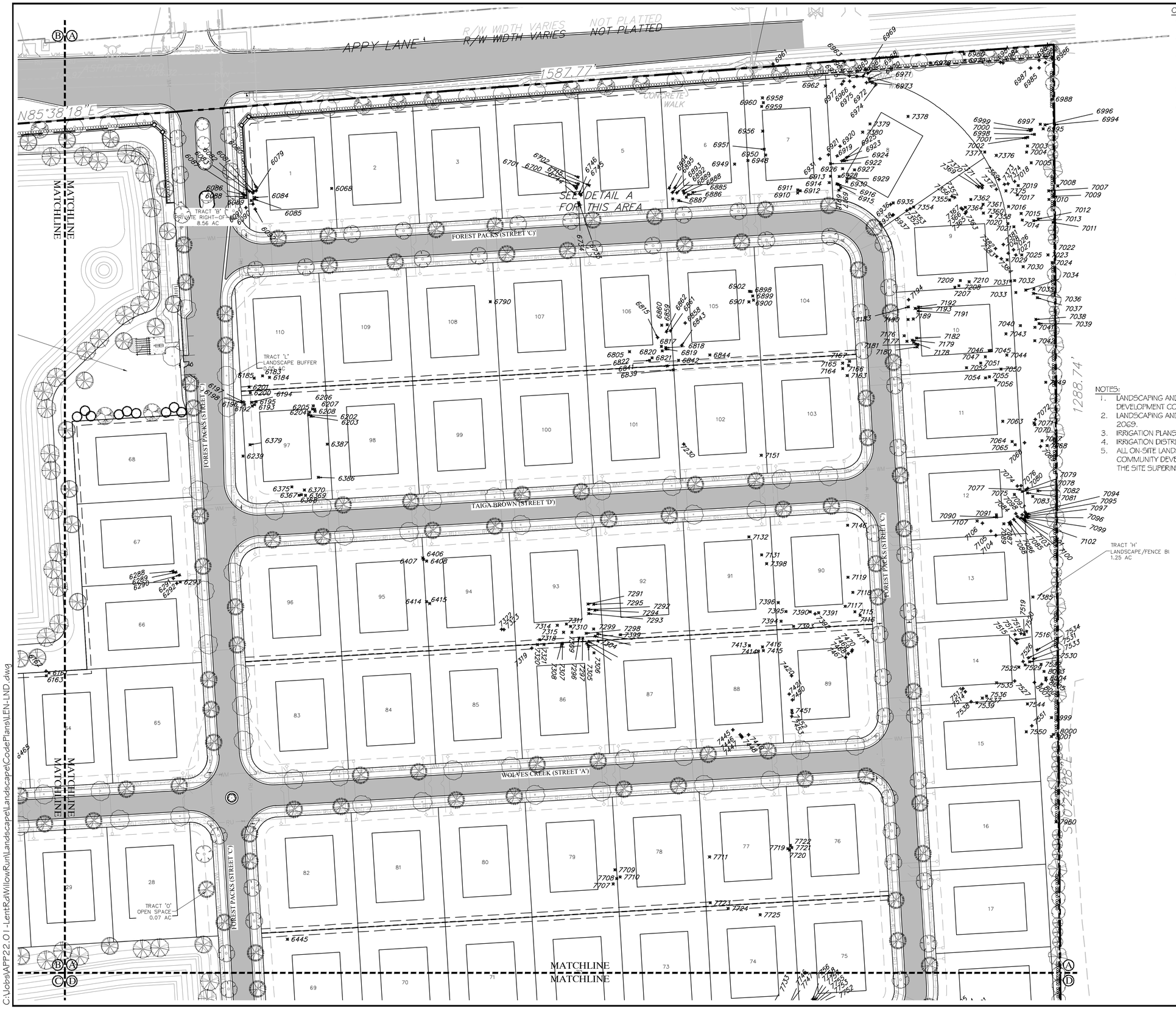

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DRAWING SCALE

0 FT 25' 50' North

SCALE: 1"=50'-0"

DRAWING TITLE

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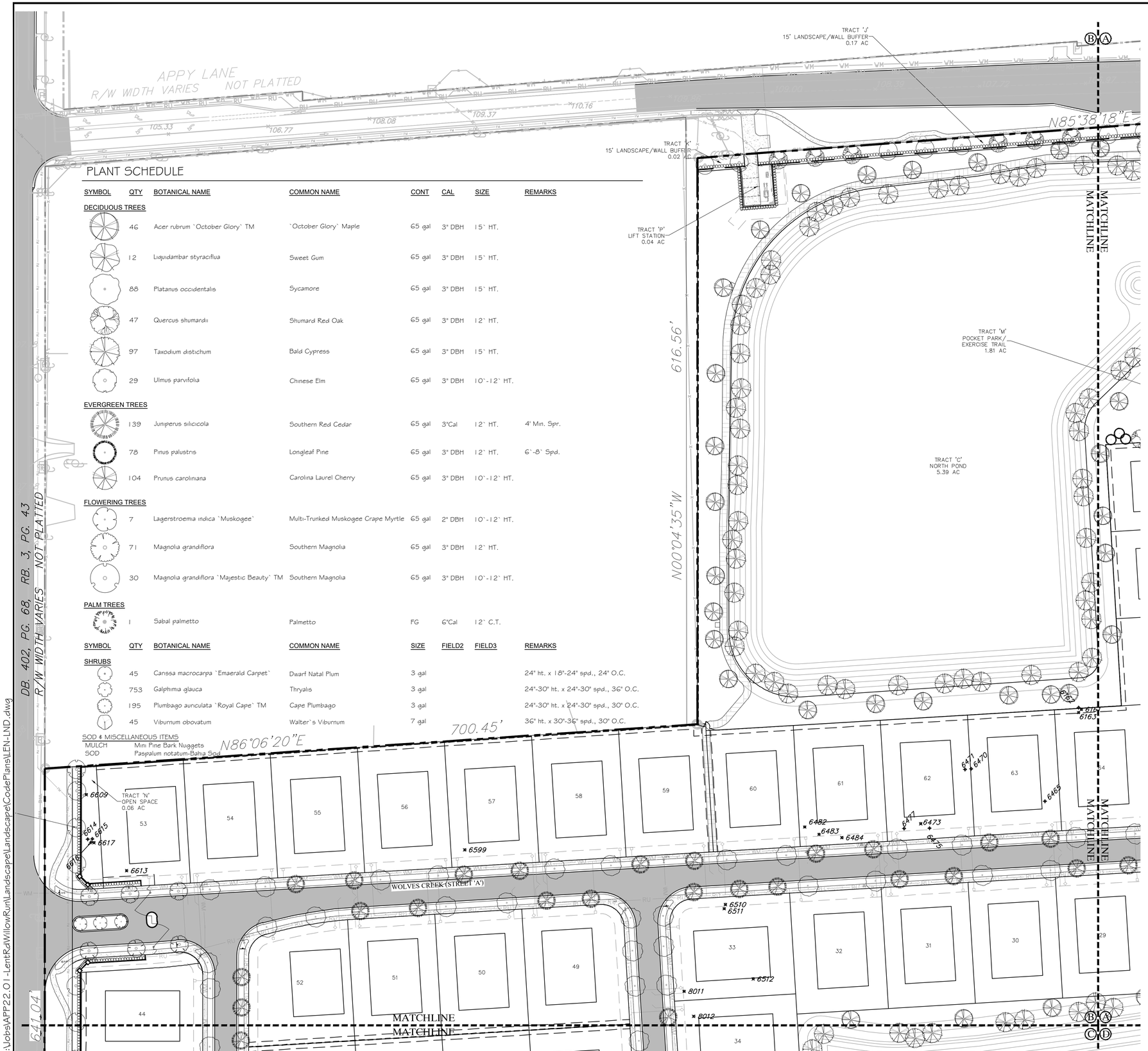

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	REMARKS
DECIDUOUS TREES							
	46	Acer rubrum `October Glory` TM	`October Glory` Maple	65 gal	3" DBH	15` HT.	
	12	Liquidambar styraciflua	Sweet Gum	65 gal	3" DBH	15` HT.	
	88	Platanus occidentalis	Sycamore	65 gal	3" DBH	15` HT.	
	47	Quercus shumardii	Shumard Red Oak	65 gal	3" DBH	12` HT.	
	97	Taxodium distichum	Bald Cypress	65 gal	3" DBH	15` HT.	
	29	Ulmus parvifolia	Chinese Elm	65 gal	3" DBH	10`-12` HT.	
EVERGREEN TREES							
	139	Juniperus silicicola	Southern Red Cedar	65 gal	3"Cal	12` HT.	4' Min. Spr.
	78	Pinus palustris	Longleaf Pine	65 gal	3" DBH	12` HT.	6`-8` Spd.
	104	Prunus caroliniana	Carolina Laurel Cherry	65 gal	3" DBH	10`-12` HT.	
FLOWERING TREES							
	7	Lagerstroemia indica `Muskogee`	Multi-Trunked Muskogee Crape Myrtle	65 gal	2" DBH	10`-12` HT.	
	71	Magnolia grandiflora	Southern Magnolia	65 gal	3" DBH	12` HT.	
	30	Magnolia grandiflora `Majestic Beauty` TM	Southern Magnolia	65 gal	3" DBH	10`-12` HT.	
PALM TREES							
	1	Sabal palmetto	Palmetto	FG	6'Cal	12` C.T.	

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	REMARKS
SHRUBS							
	45	Carissa macrocarpa `Emaerald Carpet`	Dwarf Natal Plum	3 gal			24" ht. x 18"-24" spd., 24" O.C.
	753	Galphimia glauca	Thryalis	3 gal			24"-30" ht. x 24"-30" spd., 36" O.C.
	195	Plumbago auriculata `Royal Cape` TM	Cape Plumbago	3 gal			24"-30" ht. x 24"-30" spd., 30" O.C.
	45	Viburnum obovatum	Walter`s Viburnum	7 gal			36" ht. x 30"-36" spd., 30" O.C.

SOD & MISCELLANEOUS ITEMS

MULCH	Mini Pine Bark Nuggets
SOD	Paspalum notatum-Bahia Sod

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2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR OR OWNER'S REPRESENTATIVE, NOT THE LANDSCAPE ARCHITECT, FOR THE NURSERY SELECTION OF PLANT MATERIAL AND TO ENSURE THE HEALTH AND SAFETY OF ALL PLANTS SELECTED.
3. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES AND LOCAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO PERFORM THE WORK.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF EXISTING CONDITIONS AND PROMPTLY REPORTING ALL DISCREPANCIES AND IMPROPER CONDITIONS (WETNESS, MUCK, DEBRIS, ETC) TO LANDSCAPE ARCHITECT PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR SOIL ANALYSIS PRIOR TO INSTALLATION OF PLANTINGS, AND IS RESPONSIBLE FOR ALL SOIL AMENDMENTS TO CONFORM TO SPECIFICATIONS.
5. ALL TREES ON SITE SHOULD BE INSPECTED ANNUALLY AND AFTER ALL STORM EVENTS TO ENSURE THE HEALTH AND SAFETY OF ALL TREES.
6. THE LANDSCAPE CONTRACTOR SHALL ACQUAINT HIMSELF WITH ALL CIVIL DRAWING AS THEY RELATE TO PAVING SITE GRADING, AND ALL UTILITIES, (INCLUDING WATER, SEWER AND ELECTRICAL SUPPLY) TO PRECLUDE ANY MISUNDERSTANDING AND ENSURE TROUBLE FREE INSTALLATION. THE EXACT LOCATION OF ALL EXISTING STRUCTURES, UNDERGROUND UTILITIES, EXISTING UNDERGROUND SPRINKLERS AND PIPE MAY NOT BE INDICATED ON DRAWINGS. THE CONTRACTOR SHALL CONDUCT HIS WORK IN A MANNER TO PREVENT INTERRUPTION OR DAMAGE TO EXISTING SYSTEMS WHICH MUST REMAIN OPERATIONAL. THE CONTRACTOR SHALL PROTECT UTILITY SERVICES WHICH MUST REMAIN OPERATIONAL AND SHALL BE RESPONSIBLE FOR THERE REPLACEMENT IF DAMAGED BY HIM.
7. ALL PLANTING BEDS SHALL RECEIVE A 3" LAYER (1" OVER ROOTBALL) OF MINNIE PINE BARK NUGGET MULCH.
8. IN THE EVENT OF A CONFLICT BETWEEN QUANTITIES ON THE PLANT LIST AND THE PLANS, THE PLAN SHALL TAKE PRECEDENT.

LANDSCAPE AND IRRIGATION DESIGN

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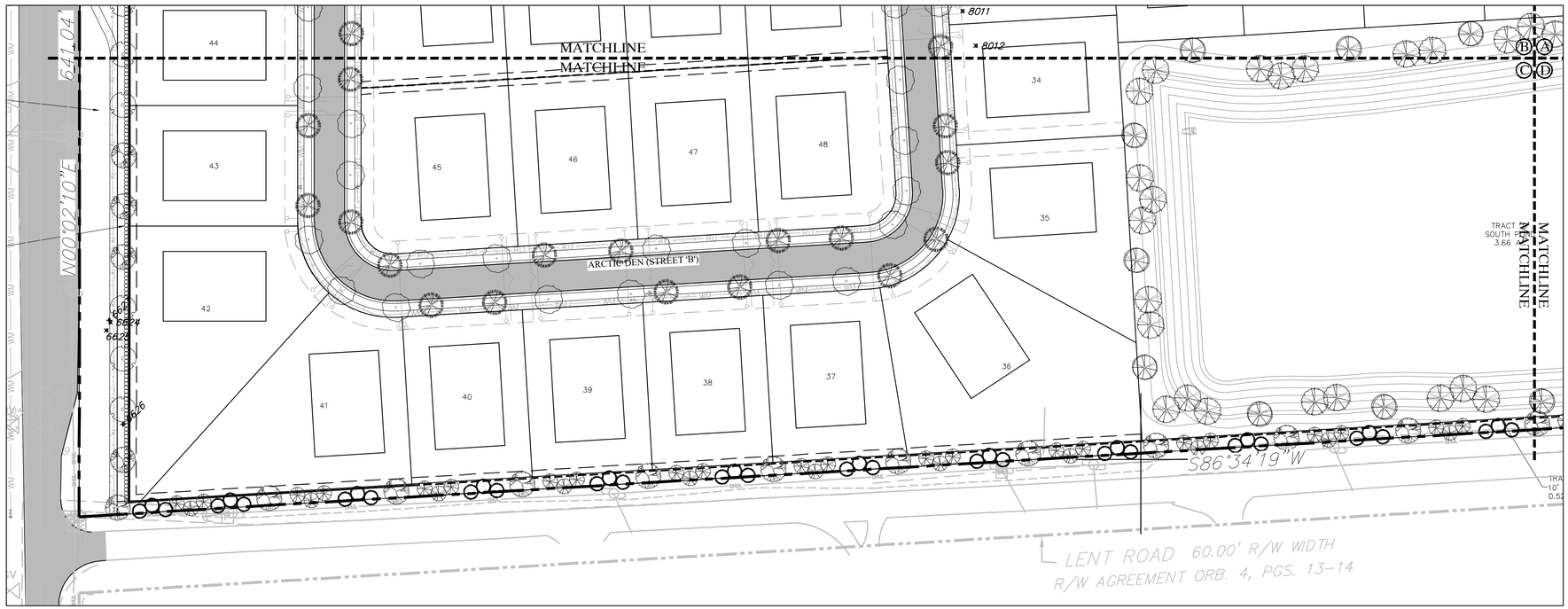

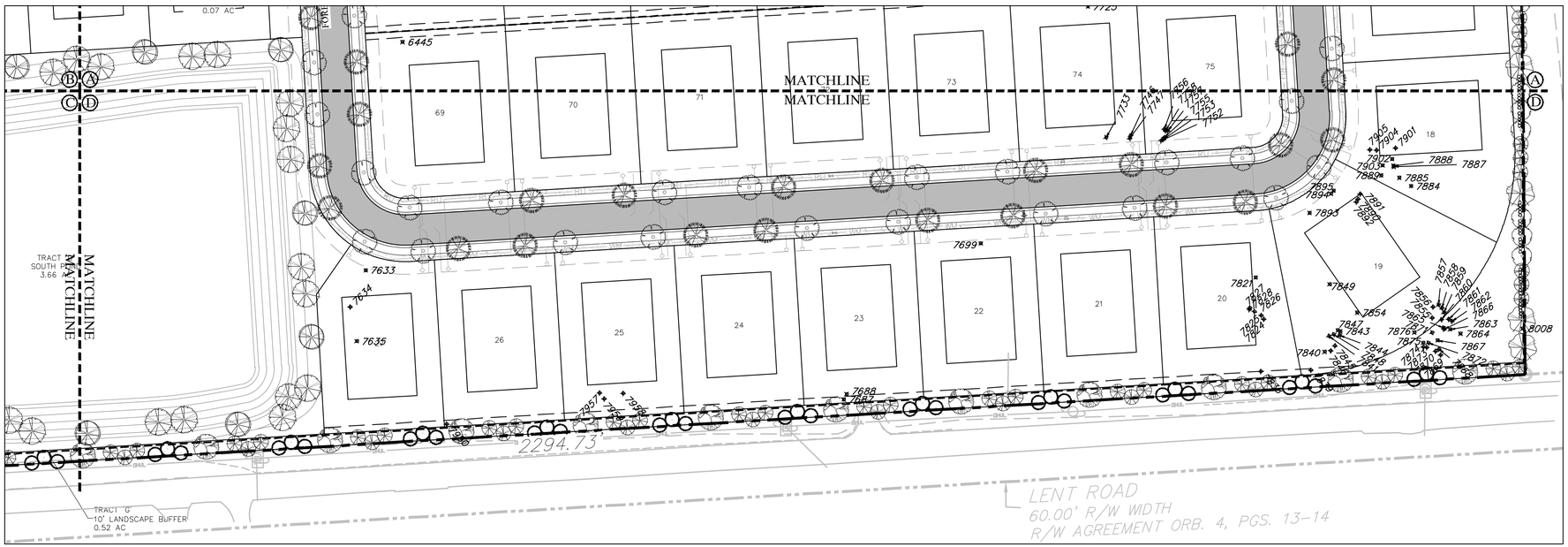

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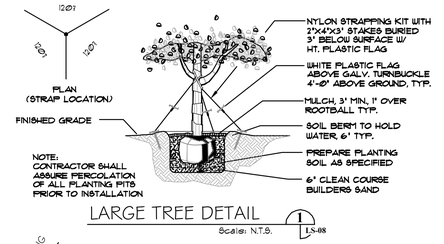

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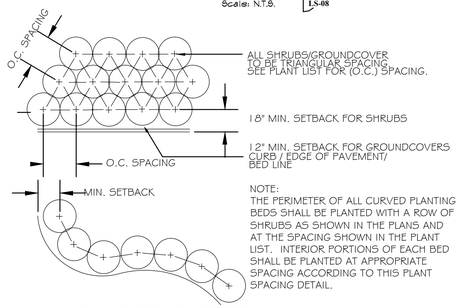
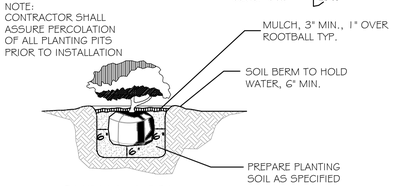


PLANT SPACING DETAIL 2 LS-08
Scale: N.T.S.



SHRUB DETAIL 3 LS-08
Scale: N.T.S.

LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE	REG. NO.	DATE
	LA0001764	12/14/21

Landscape Designs, LLC
- Landscape Architecture
- Site Planning

4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

WILLOW RUN

City of Apopka
Florida

Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA
LA0001764
DocuSigned by:
D96C07E49FDC41C...
REG.#: 0001764

PROJECT NO.	APP22.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	12/14/21

ISSUED FOR:

- 01/30/22 City Comments
- 02/22/22 Site Changes
- 04/04/22 Tree Survey
- 06/20/22 Site Changes
- 04/01/24 Site Changes
- 05/06/24 City Comments

DRAWING SCALE

0 FT 25' 50' North

SCALE: 1"=50'-0"

DRAWING TITLE

LANDSCAPE SITE PLAN

DRAWING NUMBER

LS-08

SHEET 37 OF

C:\Jobs\APP22.01-LentRd\WillowRun\Landscape\Landscape\CodePlans\LEN-LND.dwg

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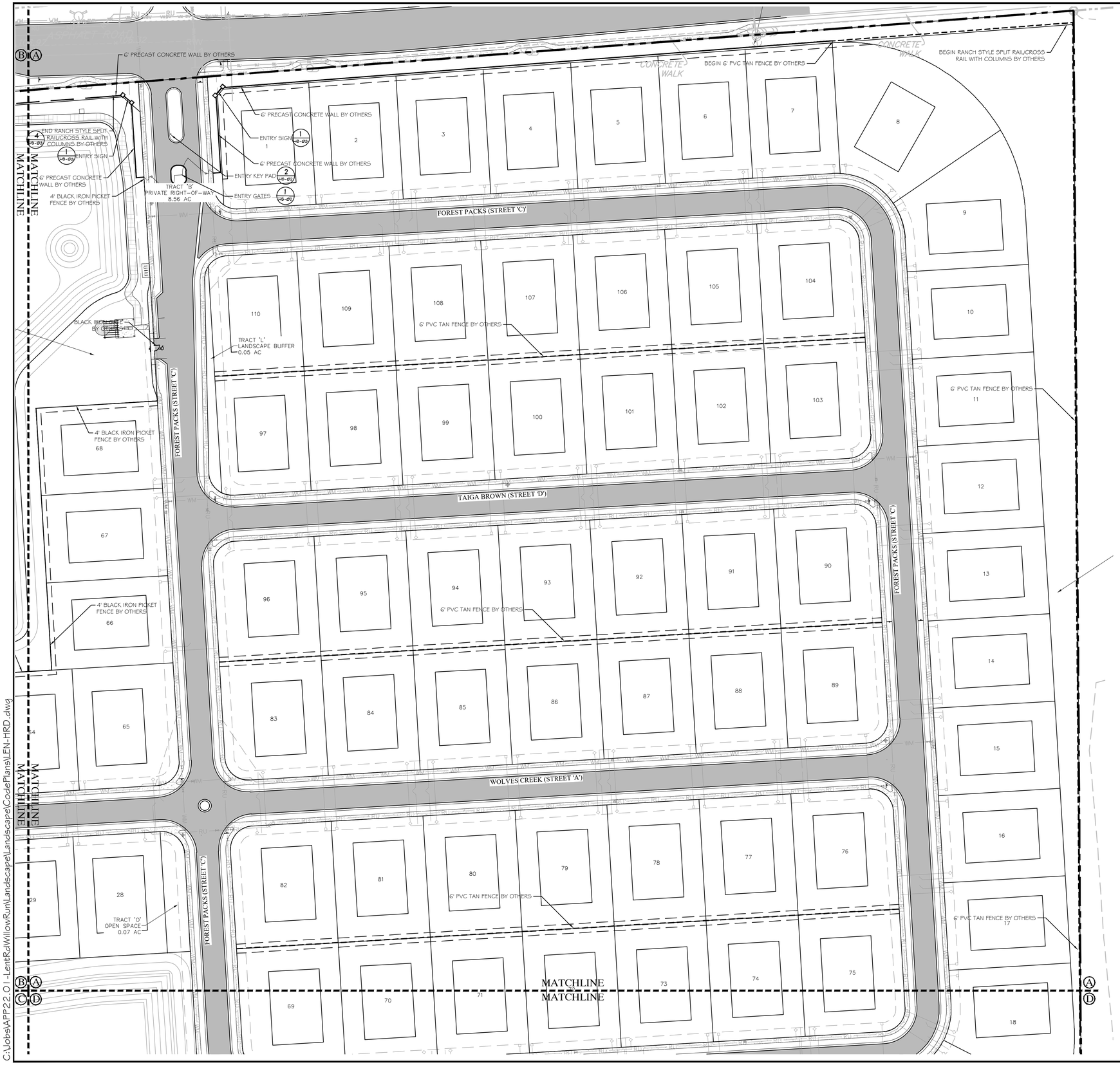

NOTES:

1. THE BUFFER/ SCREEN WALL SHALL BE MAINTAINED BY THE HOA.

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CARL J. KELLY JR., RLA

REGISTERED LANDSCAPE ARCHITECT
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LA0001764
STATE OF FLORIDA

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DRAWING SCALE

0 FT 25' 50' North

SCALE: 1"=50'-0"

DRAWING TITLE

HARDSCAPE SITE PLAN

DRAWING NUMBER

HS-01

SHEET 38 OF

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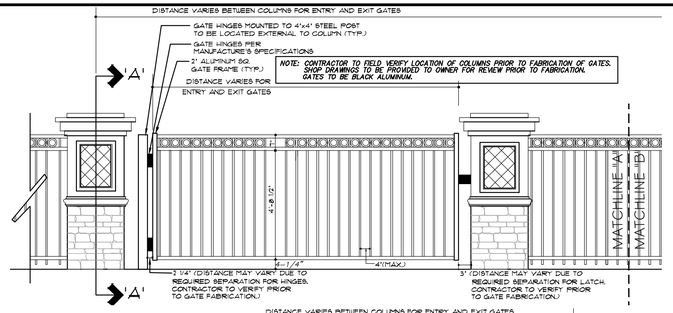
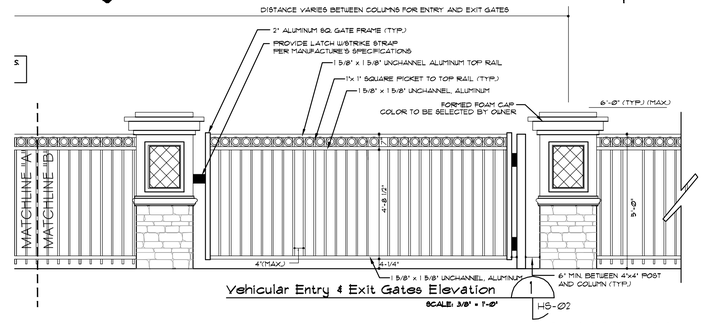
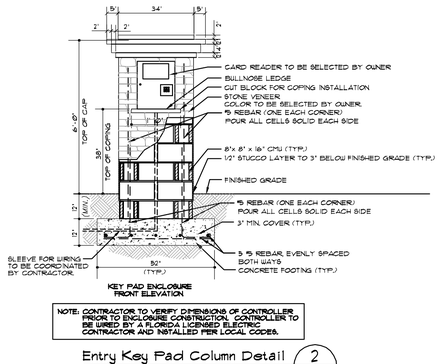




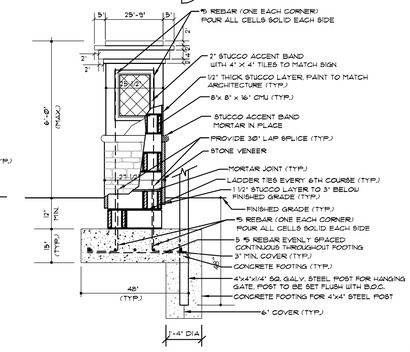
Vehicular Entry & Exit Gates Elevation 1
SCALE: 3/8" = 1'-0"



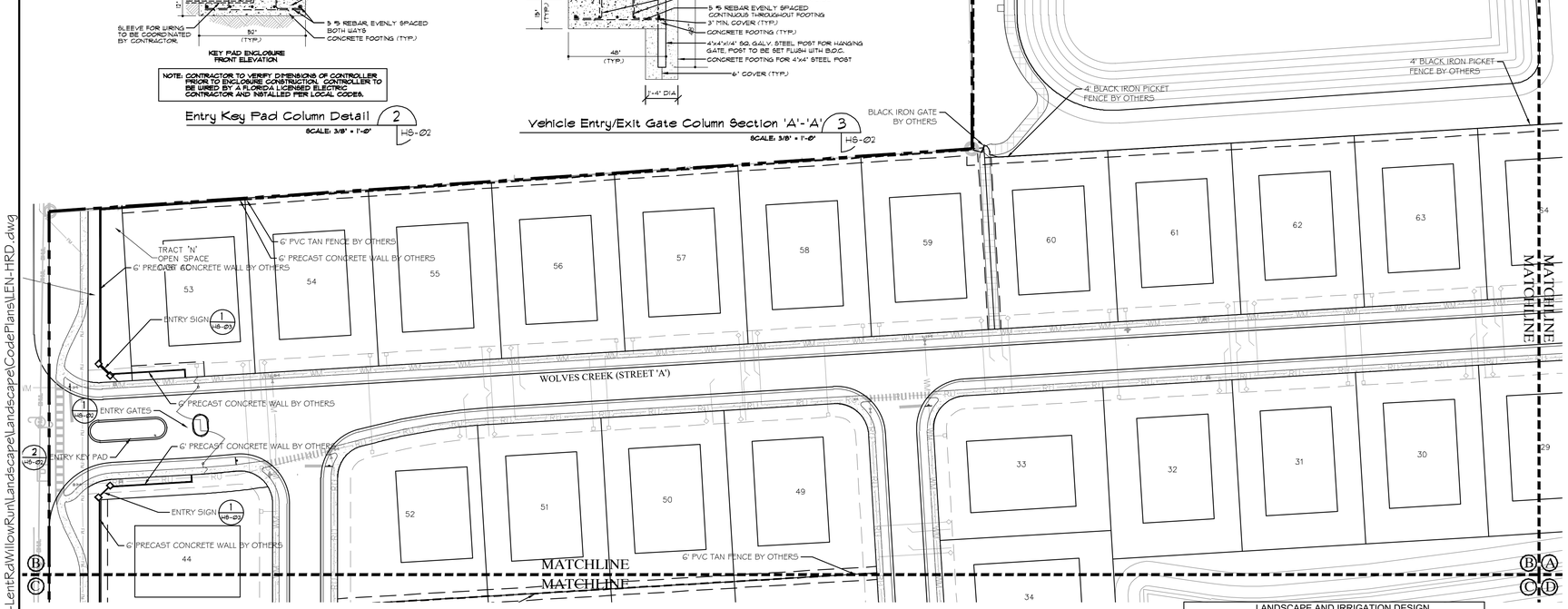
KEY PAD ENCLOSURE FRONT ELEVATION

NOTE: CONTRACTOR TO VERIFY DIMENSIONS OF CONTROLLER PRIOR TO ENCLOSURE CONSTRUCTION. CONTROLLER TO BE WIRED BY A FLORIDA LICENSED ELECTRIC CONTRACTOR AND INSTALLED PER LOCAL CODES.

Entry Key Pad Column Detail 2
SCALE: 3/8" = 1'-0" HS-02



Vehicle Entry/Exit Gate Column Section 'A'-'A' 3
SCALE: 3/8" = 1'-0" HS-02



NOTES:
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LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE | REG. NO. | 12/14/21 DATE

STRUCTURAL DESIGN CRITERIA:

A. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE GOVERNING PROVISIONS OF THE FOLLOWING CODES, STANDARDS AND SPECIFICATIONS.
1. FLORIDA BUILDING CODE - 2020 EDITION
2. ASCE 7-02 MIN. DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
3. ACI 318-02, BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.
4. ACI 530-99, BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES
5. AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS, A.S.D., NINTH EDITION.
6. AWS D1.1 STRUCTURAL WELDING CODE - STEEL.
7. SPECIFICATIONS FOR ALUMINUM STRUCTURES, FOURTH EDITION.
8. AWS D1.2 STRUCTURAL WELDING CODE - ALUMINUM

B. SUPERIMPOSED DESIGN LOADS:
LIVE LOADS (MIN.): DEAD LOADS:
GENERAL: 20 PSF DEAD WEIGHT

WIND LOADS: DESIGN WIND SPEED: 140 MPH
MEAN ROOF HEIGHT: =15 FEET
EXPOSURE = B
STRUCTURE: SIGN, CF=1.2, G=.85

DESIGN WIND PRESSURE: 22 PSF

C. FOUNDATIONS:
1. ASSUMED SAFE BEARING PRESSURE = 2,000 PSF.
2. ALL UNSUITABLE SOIL SHALL BE REMOVED AND REPLACED WITH CLEAN STRUCTURAL FILL PLACED IN LOOSE LAYERS NOT EXCEEDING EIGHT (8") INCHES AND COMPACTED TO 98% (ASTM D698 - STANDARD PROCTOR) OF MAX. DRY DENSITY.
3. CONTRACTOR SHALL PREPARE THE SUBSURFACE SOILS PER THE GEOTECHNICAL REQUIREMENTS STIPULATED IN GEOTECHNICAL REPORT.

GENERAL:

A. ALL DIMENSIONS AND PLACEMENTS SPECIFIED WITHIN THIS DRAWING ARE TO BE VERIFIED BY OWNER PRIOR TO INSTALLATION.
B. ALL ELEVATIONS ARE REFERENCED TO FINISHED GRADE EL. 000.00' = 0'-0". ALL ELEVATIONS SHOWN ON PLANS ARE REFERENCED TO THIS DATUM UNLESS NOTED.
C. THE GENERAL CONTRACTOR SHALL FIELD MEASURE ALL DIMENSIONS MARKED (V.I.F.) PRIOR TO FABRICATION OR START OF CONSTRUCTION.
D. NO STRUCTURAL MEMBER SHALL BE CUT, NOTCHED OR OTHERWISE REDUCED IN STRENGTH WITHOUT THE PRIOR NOTIFICATION OF THE STRUCTURAL ENGINEER.
E. THE GENERAL CONTRACTOR SHALL COORDINATE ALL OTHER DISCIPLINES FOR ANY ITEMS WHICH EFFECT THE STRUCTURAL DRAWINGS.
F. TEMPORARY BRACING, GUY WIRES, ETC. SHALL BE USED WHERE NECESSARY TO ADEQUATELY RESIST ALL CONSTRUCTION LOADS.
G. INSURE POSITIVE DRAINAGE IN ALL AREAS.
H. CONTRACTOR TO VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN PROPOSED WALLS/COLUMNS AND EXISTING UTILITIES.

CAST-IN-PLACE REINFORCED CONCRETE:

A. ALL CONCRETE WORK SHALL CONFORM TO ACI STANDARD BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-02/318R-02).
B. ALL CONCRETE WORK SHALL ALSO CONFORM TO ALL APPLICABLE SECTIONS OF THE F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
C. MINIMUM 28 DAY COMPRESSIVE STRENGTH.
- CONCRETE WALKS, SIDEWALK BANDING, BENCH FOUNDATIONS AND HANDICAP RAMPS: CLASS I
- CONCRETE SIDEWALKS SUBSLABS AND INTEGRAL BANDING: CLASS I
- CONCRETE CURB, CURB AND GUTTER, 6' DRIVEWAY BANDING, HEADER CURB AND VALLEY GUTTER: CLASS II
- CONCRETE STREET LIGHT POLE AND TRAFFIC POLE BASES, AND TREE GRATE COLLARS: CLASS II

D. SLUMPS PER F.D.O.T. STANDARD SPECIFICATIONS.
E. REINFORCING STEEL SHALL CONFORM TO ASTM A-615 GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 (6"x6", 2.1 W.W.F.)
F. TERMINATE ALL DISCONTINUED TOP BARS WITH 180 DEGREE STANDARD HOOK UNLESS OTHERWISE NOTED.
G. AT CHANGES IN DIRECTION OF CONCRETE WALLS, STRIP FOOTINGS AND BEAMS, PROVIDE CORNER BARS AT SAME SIZE AND SPACING AS HORIZONTAL STEEL.
H. METAL EXPANSION CAPS: TO BE FURNISHED WITH ONE END OF EACH DOWEL BAR IN EXPANSION JOINTS. CAPS TO BE A MINIMUM OF 3" IN LENGTH, WITH ONE END CLOSED, TO ALLOW BAR MOVEMENT OF NOT LESS THAN 1 INCH, UNLESS OTHERWISE INDICATED. PLASTIC COATED DOWEL BARS MAY BE USED IF APPROVED BY ENGINEER.
I. JOINT MATERIAL: JOINT SEALER IS TO BE GRAY SONOLASTIC SL1, MANUFACTURED BY REXNORD CHEMICAL PRODUCTS, INC., MINNEAPOLIS, MN, OR APPROVED EQUAL.
J. CONTRACTION JOINTS: TO BE PROVIDE TO A DEPTH 1/4 OF CONCRETE THICKNESS, AS FOLLOWED.
1. TOOLED JOINTS:
2. SAWED JOINTS IF REQUIRED, TO BE CUT INTO HARDENED CONCRETE AS SOON AS SURFACE WILL NOT BE TORN, ABRASED, OR OTHERWISE DAMAGED BY CUTTING ACTION.
3. CONTRACTION JOINTS ARE TO BE PLACED AT INTERVALS EQUAL TO THE WIDTH OF THE SLAB FOR WALKS, INTERVALS NOT TO EXCEED 10 FEET.
4. CONTRACTION JOINTS FOR CONCRETE BANDING IN THE STREET AND SIDEWALK SHALL BE AT 10 FOOT INTERVALS (MAX.).

K. CONSTRUCTION JOINTS:
WHERE PLACEMENT OPERATIONS ARE STOPPED FOR A PERIOD OF MORE THAN 1/2 HOUR, EXCEPT WHERE SUCH POURS TERMINATE AT EXPANSION JOINTS.

L. EXPANSION JOINTS:
1. PROVIDE EXPANSION JOINTS BETWEEN ABUTTING CONCRETE CURBS, WALKS, WALLS COLUMNS, AND OTHER NON YIELDING MATERIALS, UNLESS OTHERWISE INDICATED ON HARDSCAPE DETAILS.
2. FOR CURB AND GUTTER WORK EXPANSION JOINTS SHALL BE PLACED AT EVERY ONE HUNDRED LINEAR FEET.
3. ALL EXPOSED EXPANSION JOINT MATERIALS SHALL BE RECESSED 1/4 INCH AND SEALED WITH THE JOINT SEALER AS SPECIFIED.

M. CONCRETE FINISHES:
1. AFTER STRIKING OFF AND CONSOLIDATING CONCRETE, SMOOTH THE SURFACE BY SCREEDING AND FLOATING. USE HAND METHODS ONLY WHERE MECHANICAL FLOATING IS NOT FOSSIBLE. ADJUST THE FLOATING TO COMPACT THE SURFACE AND PRODUCE A UNIFORM TEXTURE. THE USE OF ADDITIONAL WATER WILL BE PROHIBITED IN ALL PHASES OF THE FINISHING.
2. AFTER FLOATING, TEST SURFACE FOR TRUENESS WITH A 10 FOOT STRAIGHTEDGE. DISTRIBUTE CONCRETE AS REQUIRED TO REMOVE SURFACE IRREGULARITIES, AND REFLOAT REPAIRED AREAS TO PROVIDE A CONTINUOUS SMOOTH FINISH.
3. WORK EDGES OF GUTTERS, BACK TOP EDGE OF CURB, SCORE LINES AND FORMED JOINTS WITH AN EDGING TOOL AND ROUND TO 1/2" RADIUS, UNLESS OTHERWISE INDICATED ON HARDSCAPE DETAILING. ELIMINATE ANY TOOL MARKS ON CONCRETE SURFACE.
4. AFTER COMPLETION OF FLOATING, AND WHEN EXCESS MOISTURE OR SURFACE SHEEN HAS DISAPPEARED, COMPLETE SURFACE FINISHING AS SPECIFIED ON DETAIL(S).
5. DO NOT REMOVE FORMS FOR 24 HOURS AFTER CONCRETE HAS BEEN PLACED. AFTER FORM REMOVAL, CLEAN ENDS OF JOINTS AND POINT-UP ANY MINOR HONEYCOMBED AREAS. REMOVE AND REPLACE AREAS OR SECTIONS WITH MAJOR DEFECTS.

N. GENERAL: CONSTRUCT EXPANSION AND CONSTRUCTION JOINTS AT THE END OF ALL RADII AND AT LOCATIONS PERPENDICULAR TO SURFACE OF CONCRETE, UNLESS OTHERWISE INDICATED ON HARDSCAPE DETAILS. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO THE CENTERLINE, UNLESS OTHERWISE INDICATED.

CONCRETE MASONRY

A. DESIGN CRITERIA: ACI 530-99/ASCE 5-99, ACI 530.1-99/ASCE 6-99.
B. HOLLOW UNITS: MIN. 4000 PSI @ 28 DAYS, MIN. 45% SOLID, ASTM C 90, GRADE N, HIGH STRENGTH BLOCK. NORMAL WEIGHT. f'm=2000 PSI.
C. MORTAR: ASTM C 270, TYPE S, MIN. 1800 PSI @ 28 DAYS, 3/8" FULL BEDDING, REMOVE MORTAR PROTRUDING INTO CELL CAVITIES TO BE REINFORCED AND GROUTED.
D. GROUT: ASTM C 476, MIN. 2500 PSI @ 28 DAYS, 3/8" AGGREGATE MAX., 8"-10" SLUMP.
E. REINFORCEMENT:
1. HORIZONTAL JOINTS: STD. DUR-O-WALL @ 16" O.C., USE PREFABRICATED CORNERS AND TEES @ WALL INTERSECTIONS, OVERLAP DISCONTINUED ENDS AND EXTEND INTO COLUMNS 12" MIN.
2. VERTICAL AND HORIZONTAL REINFORCEMENT: ASTM 615, GRADE 60, TYP. @ WALL INTERSECTIONS, EACH SIDE OF OPENINGS, AND @ WALL ENDS, HOOK TOP OF ALL DISCONTINUED BARS, LAP CONT. REINF. 48 BAR DIA UNO.
3. USE BAR SPACERS IN EVERY 4TH COURSE WHERE CELLS ARE TO BE GROUTED.

F. PROVIDE CLEANOUT OPENINGS FOR EACH GROUTED CELL. G. HIGH LIFT GROUTING SHALL BE USED WITH A MAXIMUM POUR OF 12'-0" IN 4' MAX. LIFTS WITH ONE HOUR BETWEEN LIFTS. VIBRATE EACH LIFT AND RECONSOLIDATE PREVIOUS LIFT AFTER PLACING NEXT LIFT. VERTICAL CORES TO BE FILLED WITH GROUT SHALL HAVE A MINIMUM CLEAR DIMENSION OF 3"x3". H. WHERE EXPANSION ANCHOR BOLTS ARE SET IN MASONRY WALLS, FILL BLOCK CELLS WITH GROUT FOR BOLTED COURSE AND TWO COURSES BELOW ANCHOR ELEVATION.

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DRAWING SCALE
0 FT 25' 50' North
SCALE: 1"=50'-0"

DRAWING TITLE
HARDSCAPE SITE PLAN

DRAWING NUMBER
HS-02

SHEET 39 OF

C:\Jobs\APP22.01-LentRd\WillowRun\Landscape\Landscape\CodePlans\LEN-HRD.dwg

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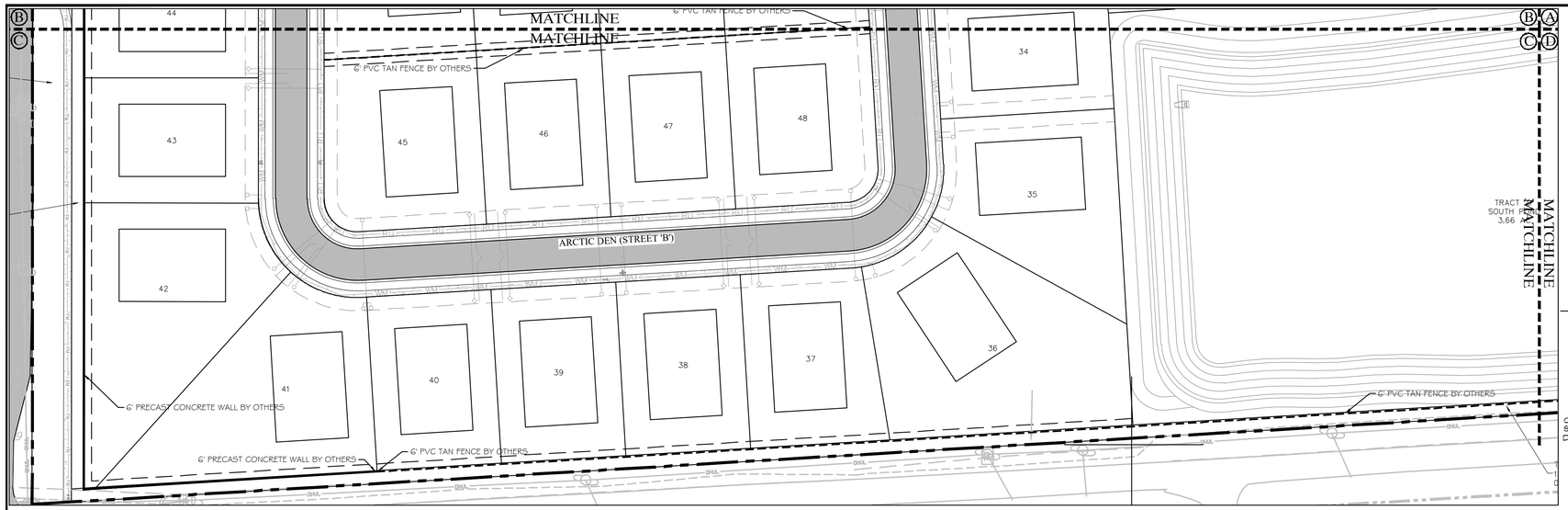
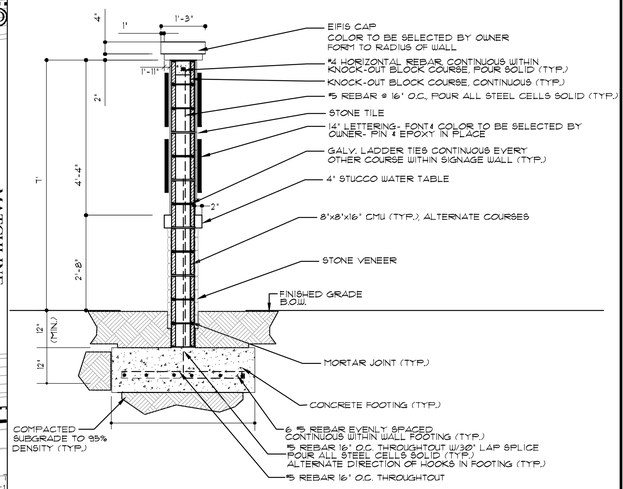
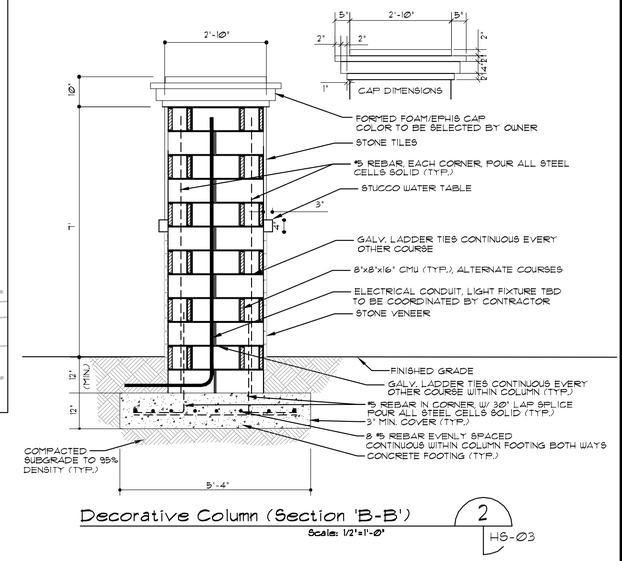
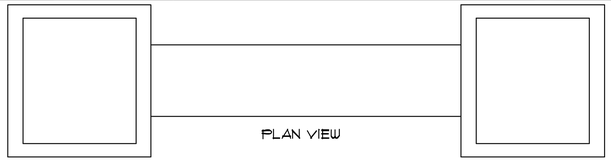


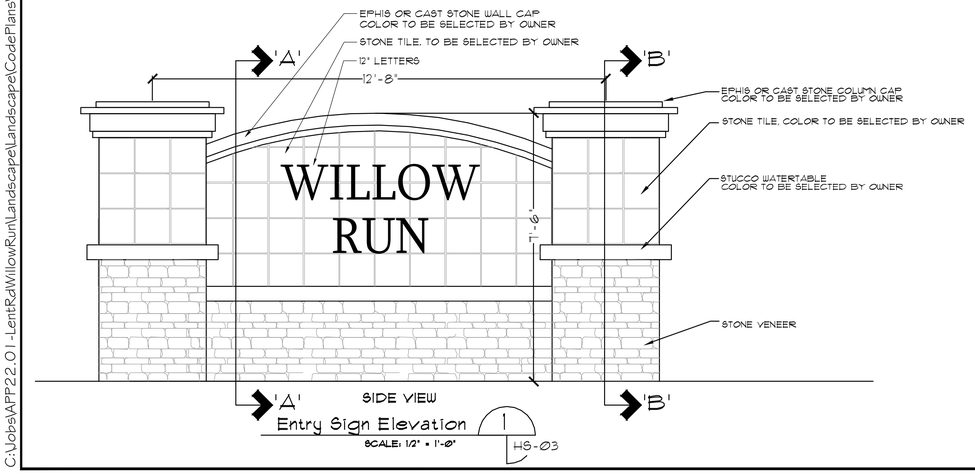


Entry Sign (Section 'A'-'A') 3 HS-03
SCALE: 1/2" = 1'-0"



Decorative Column (Section 'B-B') 2 HS-03
Scale: 1/2"=1'-0"





Entry Sign Elevation 1 HS-03
SCALE: 1/2" = 1'-0"

NOTES:

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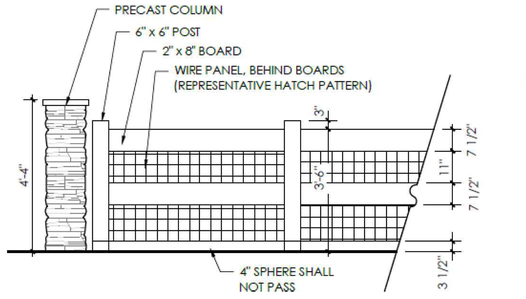
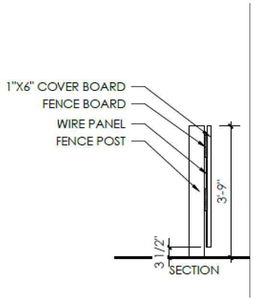


Split Rail Fence Detail 4 HS-03
Scale: N.T.S.



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HARDSCAPE SITE PLAN

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N85°38'18"E

TRACT 'K'
BUFFER
0.02 AC

TRACT 'B'
PRIVATE RIGHT-OF-WAY
8.56 AC

TRACT 'M'
POCKET PARK/
EXERCISE TRAIL
1.81 AC

TRACT 'C'
NORTH POND
5.39 AC

TRACT 'L'
LANDSCAPE BUFFER
0.05 AC

FOREST PACKS (STREET 'C')

MATCHLINE

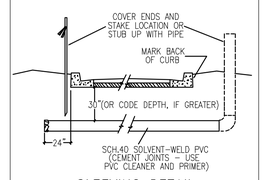
616.56'

N00°04'35"W

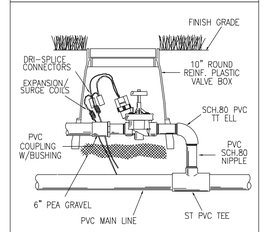
CITY NOTES:

1. STREET TREES SHALL BE INSTALLED WITH THE DEVELOPMENT OF EACH INDIVIDUAL LOT.
2. LANDSCAPING AND IRRIGATION SHALL BE CONSISTENT WITH SECTION 5.01 OF THE LAND DEVELOPMENT CODE.
3. LANDSCAPING AND IRRIGATION SHALL BE IN COMPLIANCE WITH WATER WISE ORDINANCE 2069.
4. IRRIGATION PLANS SHALL BE PROVIDED AT CONSTRUCTION SITE PLAN.
5. IRRIGATION DISTRIBUTION EQUIPMENT SHALL BE 24" FROM VERTICAL STRUCTURES.
6. ALL ON-SITE LANDSCAPING AND AMENITIES REQUIRE A FINAL INSPECTION. CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT AT LEAST 7 DAYS PRIOR TO THE INSPECTION. THE SITE SUPERINTENDENT MUST BE ON SITE.
7. FOR ANY TREES THAT ARE REQUIRED BETWEEN THE CURB AND SIDEWALK, ROOT BARRIERS WILL BE INSTALLED TO ELIMINATE DAMAGE TO THE UTILITIES, CURB AND SIDEWALK. AT THE TIME OF THE CONSTRUCTION SITE PLAN SUBMITTAL, THE HOA DOCUMENT WILL ENTRUST MAINTENANCE FOR ALL "STREET TREES" TO THE HOA. A NOTE WAS ADDED TO THE DEVELOPMENT STANDARDS, UNDER E. BUFFERS AND LANDSCAPING, NOTE 7, WHICH STATES "NO 'STREET TREES' WILL BE PROPOSED BETWEEN THE CURB AND SIDEWALK UNLESS SPECIFICALLY REQUESTED BY PLANNING AND ZONING DEPARTMENT. IF NECESSARY, ANY PROPOSED TREES, LOCATED BETWEEN THE CURB AND THE SIDEWALK, CANNOT BE ROOT AGGRESSIVE OR THEY MUST HAVE ROOT BARRIERS INSTALLED TO PREVENT DAMAGE TO THE UTILITIES, CURB AND SIDEWALK."
8. CANOPY TREES PROPOSED WITHIN LANDSCAPE OR BUFFER STRIPS LESS THAN EIGHT FEET WIDE OR 200 FEET IN AREA MUST HAVE ROOT BARRIERS.
9. THE BUFFER/ SCREEN WALL SHALL BE MAINTAINED BY THE HOA.

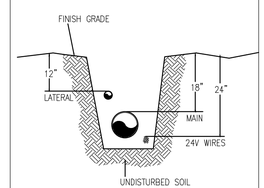
NOTE: ALTERNATIVE MATERIALS, SUCH AS C-900 PVC, HDPE, OR DUCTILE IRON PIPE WILL ALSO BE CONSIDERED, IF PROPERLY SUBMITTED FOR APPROVAL.



SLEEVING DETAIL
(REQUIREMENTS VARY – CHECK CODES FIRST)



ELECTRIC CONTROL VALVE



TRENCHING DETAIL
(USE CODE DEPTHS, IF GREATER)

LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS .

SIGNATURE	REG. NO.	DATE
	LA0001764	12/14/21

Landscape Designs, LLC
- Landscape Architecture
- Site Planning

4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER

WILLOW RUN

City of Apopka
Florida

Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA

REG.#: 0001764

PROJECT NO.	APP22.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	12/14/21

ISSUED FOR:
- 01/30/22 City Comments
- 02/22/22 Site Changes
- 04/04/22 Tree Survey
- 06/20/22 Site Changes
- 04/01/24 Site Changes
- 05/06/24 City Comments

DRAWING SCALE

0 FT 15' 30' North

SCALE: 1"=30'-0"

DRAWING TITLE

IRRIGATION SITE PLAN

DRAWING NUMBER

IR-01

SHEET 41 OF

C:\Jobs\APP22.01-LentRdWillowRun\Landscape\Landscape\CodePlans\LEN-IRR.dwg

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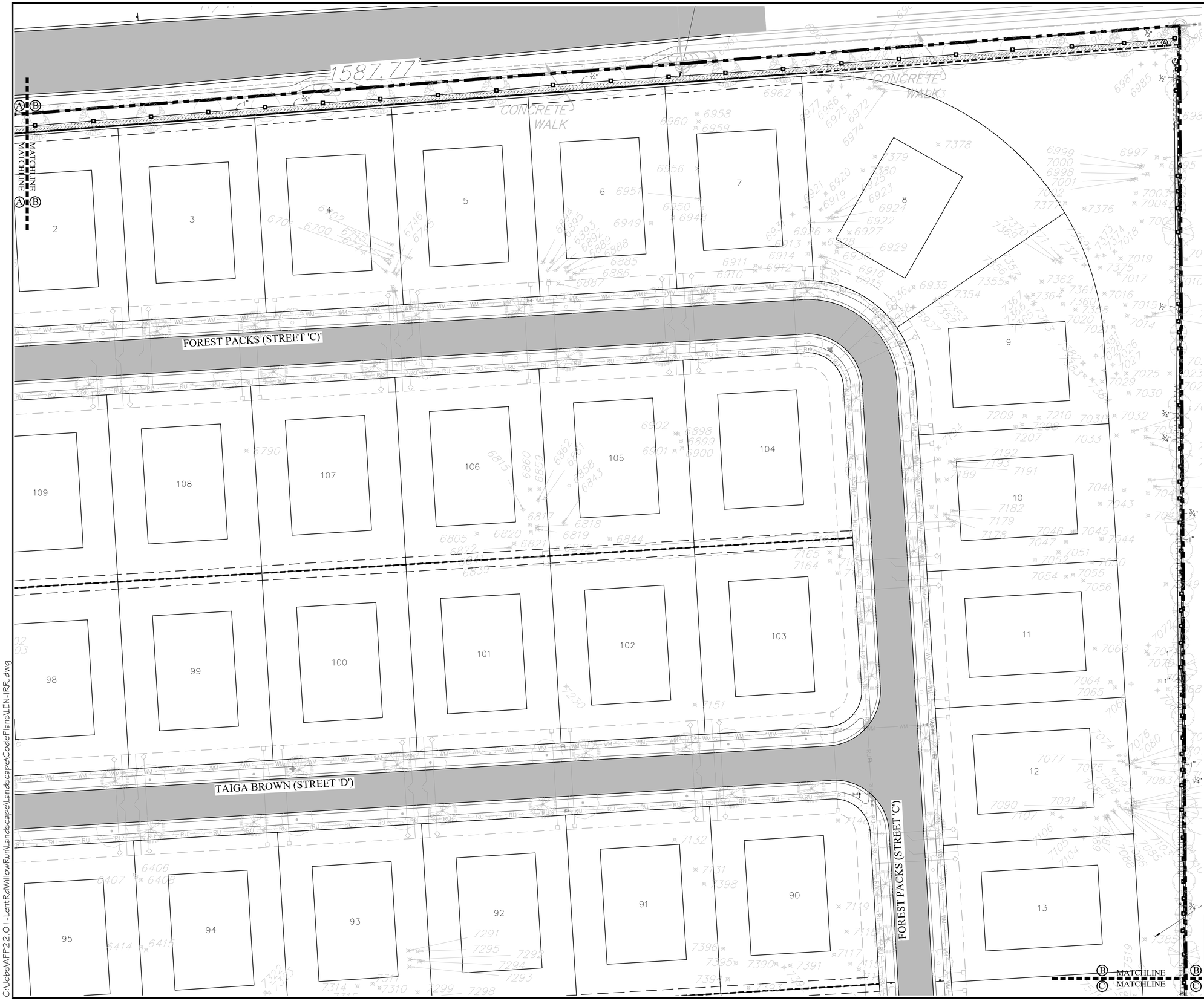

CITY NOTES:

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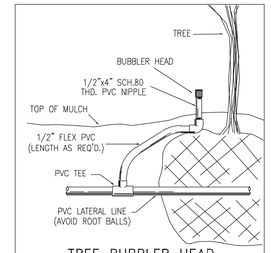
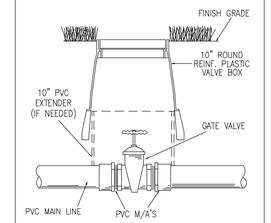
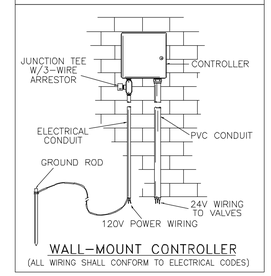


TREE BUBBLER HEAD



ISOLATION GATE VALVE



WALL-MOUNT CONTROLLER
(ALL WIRING SHALL CONFORM TO ELECTRICAL CODES)

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CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR.. RLA

LANDSCAPE ARCHITECT LA0001764 STATE OF FLORIDA

DocuSigned by:
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DRAWING SCALE

0 FT 15' 30' North

SCALE: 1"=30'-0"

DRAWING TITLE

IRRIGATION SITE PLAN

DRAWING NUMBER

IR-02

SHEET 42 OF

C:\Jobs\APP22.01-LentRd\WillowRun\Landscape\Landscape\CodePlans\LEN-IRR..dwg

DocuSign Envelope ID: EFE2DA93-5C23-4010-8A1B-0BF907193C9C

WOLVES CREEK (STREET 'A')

MATCHLINE
MATCHLINE

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MAINLINE SHOWN OUTSIDE OF BOUNDARY LINE FOR CLARITY ONLY

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MATCHLINE
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- Site Planning

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05/06/24 City Comments

DRAWING SCALE

0 FT 15' 30' North

SCALE: 1"=30'-0"

DRAWING TITLE

IRRIGATION SITE PLAN

DRAWING NUMBER

IR-03

SHEET 43 OF

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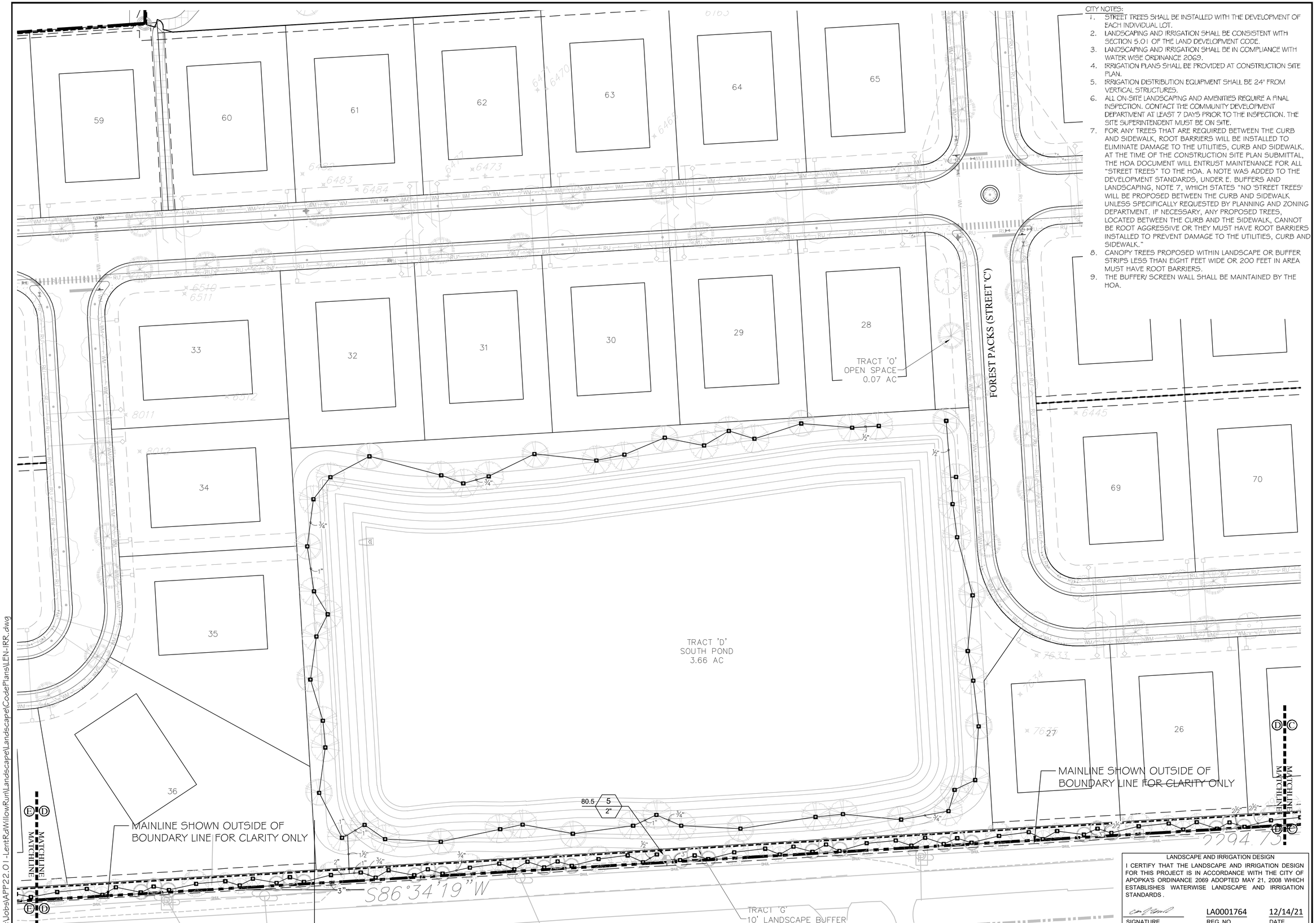

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DRAWING SCALE

0 FT 15' 30' North

SCALE: 1"=30'-0"

DRAWING TITLE

IRRIGATION SITE PLAN

DRAWING NUMBER

IR-04

SHEET 44 OF

C:\Jobs\APP22.01-LentRdWillowRun\Landscape\Landscape\CodePlans\LEN-IRR.dwg

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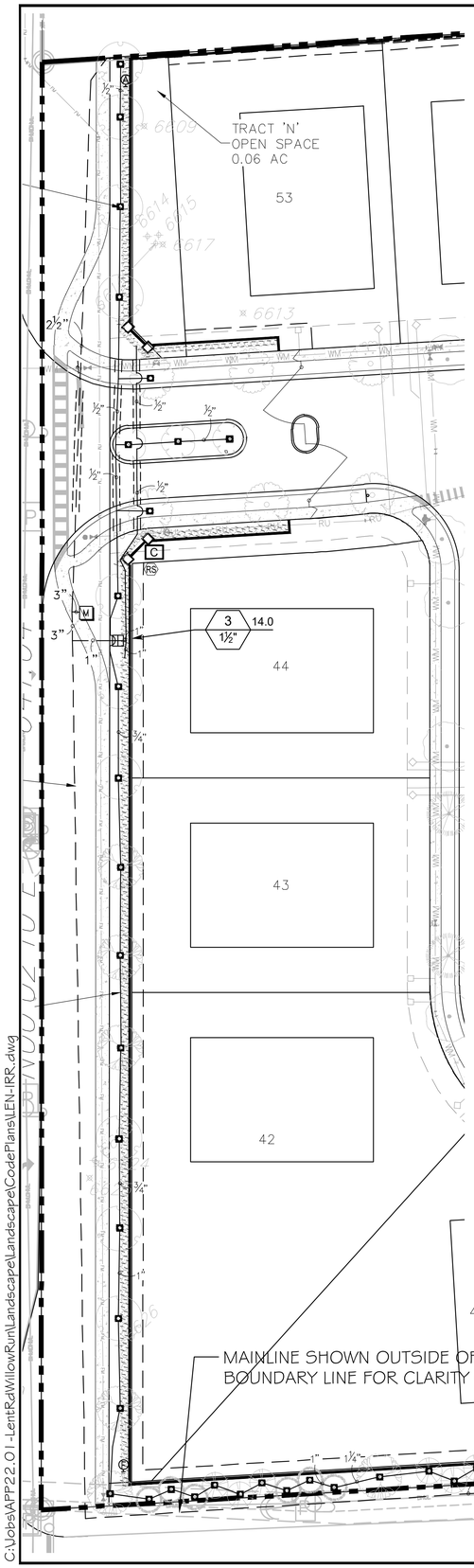

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
1482 1428 / 1481 1484	Rain Bird 1800-1400 Flood Flood Bubbler	460	30	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZ-150-COM High flow control zone kit with 1-1/2" PESB valve, two 1" filters and two 40psi pressure regulators.	3
P	Rain Bird MDCFPCAP Dripline Flush Valve purple cap in compression fitting coupler.	3
A	Rain Bird AR Valve Kit 1" Air Relief Valve kit with 6" dnp valve box.	3
	Area to Receive Dripline Rain Bird LD-06-24 Landscape Dripline with 0.61 gph emitters at 24" o.c. Dripline laterals spaced at 24" apart, with emitters offset for triangular pattern.	11,058 s.f.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	3
C	Rain Bird ESP-LXME (2) Plastic wall mount controller with 8 to 48 stations adjusted modularly in four station increments, with SM4, SM8, and SM12 station modules. Supply number of stations as required for project at one station per valve.	1
RS	Rain Bird RSD-BEx (2) Rain Sensor, with bracket, extension wire	1
M	Water Meter 2" REUSE METER	1
	Irrigation Lateral Line: PVC Class 160 SDR 26	12,728 l.f.
	Irrigation Mainline: PVC Class 200 SDR 21-NP	4,297 l.f.
	Pipe Sleeve: PVC Schedule 40	406.6 l.f.

Valve Callout
Valve Number
Valve Flow
Valve Size

NOTES:
1. ALL PIPE SIZES SHALL NOT EXCEED A VELOCITY OF 5' SEC.
2. ALL HEADS SHALL BE MIN. 4" FROM PAVED SURFACES
3. USE PRESSURE COMPENSATING SCREENS TO ADJUST NOZZLE RADIUS WERE NECESSARY

GENERAL NOTES

1) THE DRAWINGS ARE TO BE CONSIDERED DIAGRAMMATIC, AS IT MAY NOT BE POSSIBLE TO ACCURATELY DEPICT THE EXACT LOCATIONS FOR ALL MATERIAL, OR ANTICIPATE THOSE IN-FIELD VARIATIONS WHICH MAY REQUIRE ADJUSTMENT ON SITE. THE INSTALLER SHALL BE EXPECTED TO MAKE MINOR MODIFICATIONS WHICH MAY BE NECESSARY TO MAINTAIN COMPLETE AND ACCURATE COVERAGE, WITHOUT DEVIATION FROM THE DESIGN CONCEPTS OR INTENT. THE FINAL LOCATIONS OF ALL MAJOR EQUIPMENT, SUCH AS CONTROLLERS, VALVES, SUPPLY CONNECTIONS, MAINLINES, ETC. SHALL BE DETERMINED IN THE FIELD, USING THE DRAWINGS AS A GUIDE, AND APPROVED PRIOR TO INSTALLATION.

2) ALL WORK SHALL BE DONE IN ACCORDANCE WITH PREVAILING CODES AND REGULATIONS. ALTHOUGH DUE DILIGENCE HAS BEEN EXERCISED IN THE PREPARATION OF THE DOCUMENTS TO AVOID CONFLICTS, THE RESPONSIBILITY FOR VERIFICATION AND CONFORMANCE TO THE PARTICULAR CODES FOR THIS LOCATION SHALL REMAIN SOLELY THAT OF THE INSTALLER. THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.

3) ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF OTHER TRADES, IN ORDER TO AVOID CONFLICTS. THE INSTALLATION SHALL BE COORDINATED WITH ALL NEW AND EXISTING IMPROVEMENTS, AND WITH THE ACTUAL BEDLINES, SOD LIMITS AND PLANT LOCATIONS.

4) ALL MATERIAL AND LABOR REQUIRED TO PROVIDE A COMPLETE, OPERATIONAL, AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK, WHETHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS.

5) UNLESS SPECIFICALLY STATED IN THE DOCUMENTS, ALL MAINLINE PIPING AND WIRING PASSING UNDER PAVED SURFACES SHALL BE SLEEVED WITH SCH. 40 PVC, SIZED TWO SIZES LARGER THAN THE CONTAINED PIPE, OR 1|" OR LARGER AS NEEDED FOR CONTROL WIRING. LATERAL PIPING PASSING UNDER TRAFFIC-BEARING PAVEMENT OF ANY WIDTH, OR UNDER SIDEWALKS 5' IN WIDTH OR GREATER, SHALL BE SLEEVED IN A SIMILAR MANNER. IT SHALL BE ASSUMED THAT ALL SLEEVING IS TO BE PART OF THIS WORK, UNLESS SPECIFICALLY EXCEPTED IN THE DOCUMENTS. ANY NEEDED SLEEVES WHICH ARE UNUSABLE OR CANNOT BE FOUND SHALL BE REPORTED IMMEDIATELY TO THE PROJECT MANAGER. ROADWAY/DRIVEWAY SLEEVES ARE SHOWN ON THIS DRAWING. SIDEWALK SLEEVES ARE NOT SHOWN, BUT ARE UNDERSTOOD.

6) CONTROL WIRING SHALL BE ROUTED WITH THE MAINLINE WHEREVER POSSIBLE. LOW-VOLTAGE WIRING SHALL BE U#14-1 PVC JACKETED, SINGLE CONDUCTOR CABLE, COLORED RED FOR 'HOT' WIRES, WHITE FOR VALVE COMMON, AND BLUE FOR SPARES, A MINIMUM OF TWO OF WHICH SHALL BE RUN FROM THE CONTROLLER LOCATION TO THE FARTHEST ZONE VALVE IN EACH DIRECTION. WIRES SHALL BE INSTALLED WITH ADEQUATE SLACK AND SURGE/EXPANSION LOOPS, AND SHALL BE SPLICED ONLY IN VALVE BOXES, USING SPEARS "DRI-SPLICE" WIRE CONNECTORS AND SEALANT, OR OTHER WATERPROOF TYPE, IF PRIOR APPROVAL IS OBTAINED.

7) ALL HEADS SHALL BE OF THE PROPER TYPE FOR THE PLANT MATERIAL WHERE LOCATED, AND SHALL BE INSTALLED IN THE PRESCRIBED MANNER, PLUMB, AND WITH THE PROPER HEIGHT WITH RESPECT TO GRADE AND PLANT HEIGHT. ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCES FROM ALL PAVING, CURBS, SIDEWALKS, WALLS, AND OTHER OBSTACLES, SO THAT DAMAGE TO EQUIPMENT DOES NOT OCCUR DURING LANDSCAPE MAINTENANCE OPERATIONS. ALL SPRINKLERS SHALL BE ADJUSTED TO OBTAIN MAXIMUM COVERAGE OF PLANT MATERIAL WHILE MINIMIZING OVERSPRAY ONTO WINDOWS OR WALLS, OR OTHER IMPERVIOUS SURFACES, PARTICULARLY WOODWORK AND/OR TRIM. THE INSTALLER SHALL UTILIZE SUITABLE PRESSURE-COMPENSATING SCREENS OR ADJUSTABLE-ARC NOZZLES WHERE REQUIRED TO ACHIEVE MAXIMUM COVERAGE CONTROL.

8) EACH CONTROLLER SHALL REQUIRE A STANDARD 120-VAC POWER FEED, WHICH SHALL BE COORDINATED AND HOOKED UP BY THE INSTALLER OR HIS DESIGNATED ELECTRICIAN. A 3-WIRE POWER INPUT SURGE ARRESTOR SHALL BE PROVIDED ON THE POWER FEED, AND A DEDICATED GROUND ROD OR RODS SHALL BE INSTALLED, WHICH PROVIDE A RESISTANCE OF NO GREATER THAN 10 OHMS TO EARTH.

9) EACH CONTROLLER SHALL BE EQUIPPED WITH A PROPERLY LOCATED AND INSTALLED RAIN SHUTOFF DEVICE (MINI-CLIK II), WHICH SHALL BE LOCATED IN SUCH A MANNER SO THAT IT IS UNOBSTRUCTED AND DIRECTLY EXPOSED TO NATURAL RAINFALL AND SUNLIGHT FROM ALL DIRECTIONS, BUT NOT TO RUNOFF WATER FROM ROOFS, ETC.

10) THE MINIMUM SUPPLY REQUIREMENT FOR THE SYSTEM AS DESIGNED IS 85 GPM AT 65 PSI

11) SIXTY FIVE (65) PSI WATER PRESSURE IS REQUIRED FOR THE EFFICIENT OPERATION OF THE IRRIGATION SYSTEM AS DESIGNED. VERIFY 65 PSI WATER PRESSURE IS AVAILABLE AT EACH POC LOCATION PRIOR TO BEGINNING THE IRRIGATION INSTALLATION. NOTIFY THE OWNER IF THE MINIMUM WATER PRESSURE IS NOT AVAILABLE PRIOR TO STARTING THE IRRIGATION INSTALLATION.

12) THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH AND FOLLOW THE INSTRUCTIONS CONTAINED HEREIN, ON THE DRAWINGS, IN THE CONSTRUCTION DETAILS, AND IN THE WRITTEN SPECIFICATIONS. SHOULD A CONFLICT BE DISCOVERED WITHIN THE DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER AND REQUEST CLARIFICATION.

13) THIS INSTALLATION SHALL BE SUPPLIED BY RECLAIMED WATER. THE WORK SHALL INCLUDE ANY AND ALL MATERIALS AND METHODS REQUIRED FOR THE APPROVED INSTALLATION THEREOF, WHETHER OR NOT SPECIFICALLY INDICATED WHETHER OR NOT SPECIFICALLY INDICATED IN THE DOCUMENTS, INCLUDING THE INSTALLATION OF ANY REQUIRED WARNING SIGNAGE.

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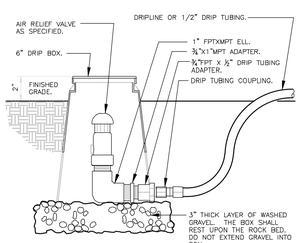
7. FOR ANY TREES THAT ARE REQUIRED BETWEEN THE CURB AND SIDEWALK, ROOT BARRIERS WILL BE INSTALLED TO ELIMINATE DAMAGE TO THE UTILITIES, CURB AND SIDEWALK. AT THE TIME OF THE CONSTRUCTION SITE PLAN SUBMITTAL, THE HOA DOCUMENT WILL ENTRUST MAINTENANCE FOR ALL "STREET TREES" TO THE HOA. A NOTE WAS ADDED TO THE DEVELOPMENT STANDARDS, UNDER E. BUFFERS AND LANDSCAPING, NOTE 7, WHICH STATES "NO 'STREET TREES' WILL BE PROPOSED BETWEEN THE CURB AND SIDEWALK UNLESS SPECIFICALLY REQUESTED BY PLANNING AND ZONING DEPARTMENT. IF NECESSARY, ANY PROPOSED TREES, LOCATED BETWEEN THE CURB AND THE SIDEWALK, CANNOT BE ROOT AGGRESSIVE OR THEY MUST HAVE ROOT BARRIERS INSTALLED TO PREVENT DAMAGE TO THE UTILITIES, CURB AND SIDEWALK."
8. CANOPY TREES PROPOSED WITHIN LANDSCAPE OR BUFFER STRIPS LESS THAN EIGHT FEET WIDE OR 200 FEET IN AREA MUST HAVE ROOT BARRIERS.
9. THE BUFFER/ SCREEN WALL SHALL BE MAINTAINED BY THE HOA.

WATERING SCHEDULE

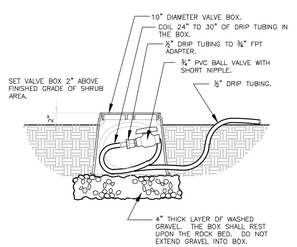
NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Rain Bird XCZ-150-COM	Area for Dripline	0.54 in/h	1.8	201	7,368	2,456
2	Rain Bird PESB-PRS-D	Bubbler	15.32 in/h	2	8	612	204
3	Rain Bird XCZ-150-COM	Area for Dripline	0.54 in/h	1.8	201	2,810	937
4	Rain Bird PESB-PRS-D	Bubbler	15.32 in/h	2	8	580	193
5	Rain Bird PESB-PRS-D	Bubbler	15.32 in/h	2	8	644	215
6	Rain Bird XCZ-150-COM	Area for Dripline	0.54 in/h	1.8	201	2,269	756
		TOTALS:			627	14,283	4,761

VALVE SCHEDULE

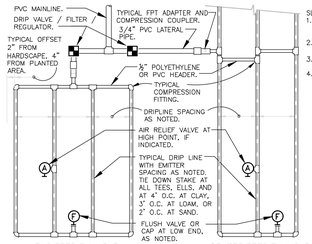
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Rain Bird XCZ-150-COM	1-1/2"	Area for Dripline	36.66	1,581	53.0		0.54 in/h
2	Rain Bird PESB-PRS-D	2"	Bubbler	76.5	1,043	66.8		15.32 in/h
3	Rain Bird XCZ-150-COM	1-1/2"	Area for Dripline	13.98	81.7	33.5		0.54 in/h
4	Rain Bird PESB-PRS-D	2"	Bubbler	72.5	795.1	53.5	61.5	15.32 in/h
5	Rain Bird PESB-PRS-D	2"	Bubbler	80.5	1,536	61.9		15.32 in/h
6	Rain Bird XCZ-150-COM	1-1/2"	Area for Dripline	11.29	2,777	49.9		0.54 in/h
	Common Wire				4,297			



1 DRIP AIR RELIEF VALVE IN BOX
N.T.S. DETAIL-FILE



2 DRIP FLUSH VALVE
N.T.S. DETAIL-FILE



SLOPED CONDITION NOTE:
1. INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
2. SPACING AS NOTED ON TOP 1/3 OF SLOPE.
3. SPACING AT BOTTOM 1/3 AS NOTED PLUS 25%.
4. WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE BOTTOM 1/3 SEPARATELY.

MAXIMUM LATERAL LENGTH (FEET)

	DMITER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
PSI	0.6	0.9	0.6	0.9	0.6	0.9
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	490	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

GRID PRECIPITATION RATES (IN/HR)

EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE 0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

LATERAL FLOW PER 100 FT (GPM)

EMITTER FLOW	12" SPACING	18" SPACING	24" SPACING
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAXIMUM FLOW PER ZONE

	MAX GPM	PSI LOSS
SCHEDULE 40 PVC HEADER SIZE		
1/2"	4.7 GPM	7.7 PSI
3/4"	8.3 GPM	5.6 PSI
1"	13.5 GPM	4.2 PSI
1-1/2"	33.9 GPM	2.9 PSI
2"	52.4 GPM	1.9 PSI
POLY PIPE HEADER SIZE		
1/2"	4.7 GPM	8.8 PSI
3/4"	8.3 GPM	6.3 PSI
1"	13.5 GPM	4.8 PSI
1-1/2"	31.8 GPM	2.9 PSI
2"	52.4 GPM	2.2 PSI

3 TYPICAL DRIPLINE LAYOUT REQUIREMENTS
N.T.S. DETAIL-FILE

LANDSCAPE AND IRRIGATION DESIGN

I CERTIFY THAT THE LANDSCAPE AND IRRIGATION DESIGN FOR THIS PROJECT IS IN ACCORDANCE WITH THE CITY OF APOPKA'S ORDINANCE 2069 ADOPTED MAY 21, 2008 WHICH ESTABLISHES WATERWISE LANDSCAPE AND IRRIGATION STANDARDS.

SIGNATURE	REG. NO.	DATE
	LA0001764	12/14/21

Landscape Designs, LLC
■ Landscape Architecture
■ Site Planning
4663 Tiffany Woods Cir
Oviedo, FL 32765
PH: (407) 484-3414

PROJECT AND OWNER
WILLOW RUN
City of Apopka
Florida

Appian Engineering, LLC
2221 Lee Road, Suite 17
Winter Park, FL 32789
PH: (407) 960-5856

CONSULTANTS

LANDSCAPE ARCHITECT
CARL J. KELLY JR., RLA
LICENSED LANDSCAPE ARCHITECT LA0001764 STATE OF FLORIDA
DocuSigned by:
D96C07E49FDC41C...
REG.#: 0001764

PROJECT NO.	APP22.01
DESIGNED BY	CJK
DRAWN BY	CJK
CHECKED BY	CJK
DATE	12/14/21

ISSUED FOR:
01/30/22 City Comments
02/22/22 Site Changes
04/04/22 Tree Survey
06/20/22 Site Changes
04/01/24 Site Changes
05/06/24 City Comments

DRAWING SCALE
0 FT 15' 30' North
SCALE: 1"=30'-0"

DRAWING TITLE
IRRIGATION SITE PLAN

DRAWING NUMBER
IR-05

SHEET 45 OF

C:\Jobs\APP22.01-LentRd\WillowRun\Landscape\Landscape\CodePlans\LEN-IRR.dwg

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 2.
Meeting Date: April 2, 2025
Department: Community Development

SUBJECT:
Eden Crest Phase 1 - Plat

REQUEST:
Approve the Eden Crest Phase 1 – Plat

SUMMARY:
Owner(s): Apopka Project I LLC
Applicant: Ovidio S. Sanchez
Parcel Identification Number(s): 07-21-28-0000-00-016, 07-21-28-0000-00-021, 07-21-28-0000-00-044, 18-21-28-0000-00-018, 18-21-28-0000-00-019, 18-21-28-0000-00-020, 18-21-28-0000-00-023, 18-21-28-0000-00-038, 18-21-28-0000-00-054, 18-21-28-0000-00-056, 18-21-28-0000-00-071
Location: East of S Binion Road and North of Boy Scout Road
Future Land Use: Residential Low
Zoning District: PD (Planned Development)
Tract Size: 85.16 +/- acres

Direction	Future Land Use	Zoning	Present Use
North	Low Density Residential (City), Rural (County)	RTF (Residential Two-Family), A-1 (County Citrus Rural District)	Single-Family Subdivision and Single-Family Homes
East	Low Density Residential	RTF (Residential Two-Family), and PD (Planned Development)	Vacant
South	Low Density Residential (City), Rural (County)	RSF-1A (Residential Single-Family – Estate), T (Transitional), and A-1 (County Citrus Rural District)	Single-Family homes
West	Low Density Residential (City), Rural (County)	RTF (Residential Two Family), A-1 (County Citrus Rural District)	Single Family Subdivision and Single-Family Homes

PROJECT SUMMARY:
The applicant has submitted the Eden Crest Phase 1 – Plat for consideration of a Single-Family/Townhome subdivision development that comprises of 184 lots, Right of Way (Tract A), Stormwater (Tract C), Open Space (Tract Z, Tract AA, Tract BB, Tract CC, and Tract JJ), Landscape Buffer (Tract F, Tract G, Tract H, Tract J, Tract K, Tract U, Tract W, Tract X, and Tract Y), and Lift Station (Tract FF). The Plat is consistent with the Construction Site Plan approved by the Development Review Committee on January 10, 2024.

ACCESS:
The access to the development is on S. Binion Road and Johns Road.

The Development Review Committee (DRC) has found that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

- The plat and its general layout and design comply with all applicable standards in Article 5: Development Standards, and Article 6: Environmental Standards;
- The plat complies with all conditions of approval in any development approval or permit to which it is subject;
- The plat conforms to the requirements of Chapter 177, Florida Statutes before recordation and per the review and determination of the City Surveyor;
- The plat conforms to any development plan (major or minor) to which it is a part; and
- The plat complies with all other applicable standards in this LDC and all other City regulations.

PUBLIC HEARING SCHEDULE:
March 11, 2025 - Planning Commission (5:30 pm)
April 2, 2024 - City Council (1:30 pm)

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee (DRC):
Recommends approval of the Eden Crest Phase 1 – Plat.

Planning Commission:
At its meeting on March 11, 2025, the Planning Commission unanimously recommended approval of the Eden Crest Phase 1 – Plat, based on the staff report and exhibits.

Recommended Motion - City Council:
Approve the Eden Crest Phase 1 – Plat

ATTACHMENTS:
1. 20230651 Eden Crest Ph 1 Plat
2. Eden Crest Phase 1 Maps

EDEN CREST PHASE 1

SHEET 1 OF 8

A PARCEL OF LAND LYING IN SECTIONS 7 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, CITY OF APOPKA, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTIONS 7 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 33, MAUDEHELEN SUBDIVISION PHASE 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING A POINT ON THE WESTERLY LINE OF MAUDEHELEN SUBDIVISION PHASE 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 70, PAGES 50 THROUGH 52 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00°00'39" EAST ALONG SAID WESTERLY LINE FOR A DISTANCE OF 205.75 FEET TO THE SOUTHERLY LINE OF SAID MAUDEHELEN SUBDIVISION PHASE 2; THENCE RUN SOUTH 89°22'06" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 301.46 FEET; THENCE DEPARTING SAID SOUTHERLY LINE RUN SOUTH 00° 37' 54" WEST FOR A DISTANCE OF 130.00 FEET; THENCE RUN SOUTH 89° 22' 06" EAST FOR A DISTANCE OF 15.81 FEET; THENCE RUN SOUTH 00° 37' 54" WEST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF SOUTH 45° 18' 38" WEST, AND A CHORD DISTANCE OF 21.33 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 38' 33" FOR A DISTANCE OF 23.73 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00° 00' 39" EAST FOR A DISTANCE OF 436.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF SOUTH 44° 39' 08" EAST, AND A CHORD DISTANCE OF 21.08 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 16' 59" FOR A DISTANCE OF 23.37 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89° 17' 38" EAST FOR A DISTANCE OF 3.13 FEET; THENCE RUN SOUTH 00° 42' 22" WEST FOR A DISTANCE OF 55.00 FEET; THENCE RUN NORTH 89° 17' 38" WEST FOR A DISTANCE OF 2.07 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF SOUTH 45° 20' 54" WEST, AND A CHORD DISTANCE OF 21.35 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 42' 57" FOR A DISTANCE OF 23.75 FEET TO A NON TANGENT LINE; THENCE RUN SOUTH 00° 00' 39" EAST FOR A DISTANCE OF 488.39 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF SOUTH 09° 28' 13" EAST, AND A CHORD DISTANCE OF 4.93 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 55' 08" FOR A DISTANCE OF 4.95 FEET TO A NON TANGENT LINE; THENCE RUN SOUTH 89° 27' 30" EAST FOR A DISTANCE OF 111.42 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF NORTH 15° 15' 55" EAST, AND A CHORD DISTANCE OF 10.54 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 33' 08" FOR A DISTANCE OF 10.66 FEET TO A NON TANGENT LINE; THENCE RUN SOUTH 89° 05' 25" EAST FOR A DISTANCE OF 60.01 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF SOUTH 14° 44' 05" EAST, AND A CHORD DISTANCE OF 10.17 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 29° 26' 52" FOR A DISTANCE OF 10.28 FEET TO A NON TANGENT LINE; THENCE RUN SOUTH 89° 27' 30" EAST FOR A DISTANCE OF 111.51 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF NORTH 10° 00' 04" EAST, AND A CHORD DISTANCE OF 5.22 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20° 01' 25" FOR A DISTANCE OF 5.24 FEET TO A NON TANGENT LINE; THENCE RUN SOUTH 88° 37' 48" EAST FOR A DISTANCE OF 20.01 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF SOUTH 09° 28' 13" EAST, AND A CHORD DISTANCE OF 4.93 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 55' 08" FOR A DISTANCE OF 4.95 FEET TO A NON TANGENT LINE; THENCE RUN SOUTH 89° 27' 30" EAST FOR A DISTANCE OF 111.42 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET, WITH A CHORD BEARING OF NORTH 15° 15' 55" EAST, AND A CHORD DISTANCE OF 10.54 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30° 33' 08" FOR A DISTANCE OF 10.66 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 59' 21" EAST FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF SOUTH 01° 59' 23" WEST, AND A CHORD DISTANCE OF 5.24 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04° 00' 04" FOR A DISTANCE OF 5.24 FEET TO A NON TANGENT LINE; THENCE RUN NORTH 89° 59' 21" EAST FOR A DISTANCE OF 125.18 FEET; THENCE RUN SOUTH 45° 00' 55" EAST FOR A DISTANCE OF 101.22 FEET; THENCE RUN NORTH 45° 24' 56" EAST FOR A DISTANCE OF 59.60 FEET; THENCE RUN NORTH 66° 19' 13" EAST FOR A DISTANCE OF 49.92 FEET; THENCE RUN NORTH 68° 06' 06" EAST FOR A DISTANCE OF 74.56 FEET; THENCE RUN NORTH 29° 04' 54" EAST FOR A DISTANCE OF 23.44 FEET; THENCE RUN NORTH 69° 01' 48" EAST FOR A DISTANCE OF 49.89 FEET; THENCE RUN NORTH 38° 32' 43" EAST FOR A DISTANCE OF 125.55 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN SOUTH 02° 03' 11" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 1150.99 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 89°33'56" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 1311.51 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 89°32'20" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18 FOR A DISTANCE OF 1311.50 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH BINION ROAD ACCORDING TO ROAD PLAT BOOK 1, PAGES 40 THROUGH 43 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 01°09'43" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 336.48 FEET TO THE NORTH LINE OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN SOUTH 89°27'30" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 657.03 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 18; THENCE RUN NORTH 01°22'58" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 1006.73 FEET TO THE SOUTH LINE OF SAID SECTION 7; THENCE RUN SOUTH 89°13'08" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 615.89 FEET TO THE WEST LINE OF THE WEST 15.00 FEET OF THE EAST 45.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 7; THENCE RUN NORTH 00°00'39" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 1071.42 FEET TO THE SOUTHERLY LINE OF SAID MAUDEHELEN SUBDIVISION PHASE 4; THENCE RUN SOUTH 89°13'07" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 90.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 66.39 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

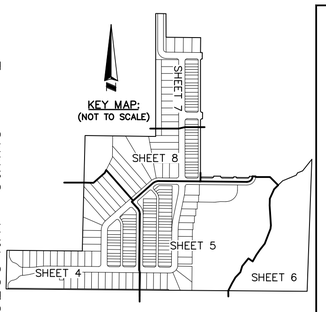
1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF SECTION 7, AS BEING NORTH 89°13'08" WEST (FOR ANGULAR DESIGNATION ONLY).
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA 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.
4. TRACTS C AND D ARE STORMWATER TRACTS AND SHALL BE OWNED AND MAINTAINED BY THE EDEN CREST HOMEOWNERS ASSOCIATION, INC, ("THE ASSOCIATION"). AN EMERGENCY ACCESS EASEMENT TO THE PRIVATE STORM DRAINAGE SYSTEM OVER SAID STORMWATER TRACTS AND ALL DRAINAGE EASEMENTS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE CITY OF APOPKA FOR EMERGENCY MAINTENANCE PURPOSES IN THE EVENT INADEQUATE MAINTENANCE OF THE STORM DRAINAGE SYSTEM CREATES A HAZARD TO THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE. THE EMERGENCY ACCESS EASEMENT GRANTED ABOVE DOES NOT IMPOSE ANY OBLIGATION, BURDEN, RESPONSIBILITY OR LIABILITY UPON THE CITY OF APOPKA TO ENTER UPON THE SUBJECT PROPERTY AND TAKE ANY ACTION TO REPAIR OR MAINTAIN THE PRIVATE DRAINAGE SYSTEM. A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS THE COMMON AREA AND ALL NOTED UTILITY EASEMENTS IS HEREBY DEDICATED FOR USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
5. TRACTS F, G, H, I, J, K, L, M, Q, R, U, V, W, AND X (LANDSCAPE BUFFER) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
6. TRACTS Y, Z, AA, BB, CC AND JJ (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
7. TRACT EE (AMENITY) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
8. TRACT FF (LIFT STATION) SHALL BE OWNED AND MAINTAINED BY THE CITY OF APOPKA.
9. TRACT II (CONSERVATION) SHALL BE OWNED BY THE ASSOCIATION WITH DEVELOPMENTS RIGHTS DEDICATED TO THE CITY OF APOPKA, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF TRACT II IS ALLOWED UNLESS APPROVED BY THE CITY OF APOPKA AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES. TRACT II IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06 FLORIDA STATUTES, TO BE DEDICATED BY SEPARATE INSTRUMENT IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
10. TRACT KK (ACCESS) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
11. TRACTS MM, NN, OO AND QQ (PRIVATE ALLEY) SHALL BE OWNED AND MAINTAINED BY THE ASSOCIATION.
12. THE DRAINAGE EASEMENTS SHOWN HEREON ARE PRIVATE AND ARE DEDICATED TO THE ASSOCIATION. THE DRAINAGE EASEMENTS WILL BE MAINTAINED ACCORDING TO DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR EDEN CREST ("THE DECLARATION").
13. A NON-EXCLUSIVE EASEMENT THROUGH, OVER, UNDER AND ACROSS TRACT A AND ALL UTILITY EASEMENTS SHOWN HEREON IS HEREBY DEDICATED FOR THE USE BY ALL PUBLIC UTILITIES FOR THE PURPOSE OF CONSTRUCTION, MAINTAINING AND REPLACING THEIR RESPECTIVE FACILITIES SERVICING THE LANDS ENCOMPASSED BY THIS PLAT.
14. A DRAINAGE EASEMENT OVER TRACT C (STORMWATER) IS DEDICATED TO ORANGE COUNTY, FLORIDA.
15. THIS PLAT IS PART OF A PHASED DEVELOPMENT. LOT NUMBERS SHOWN HEREON ARE AS PER THE APPROVED PLANS. MISSING LOT NUMBERS WILL BE INCLUDED ON FUTURE PHASES.
16. THE WALL MAINTENANCE EASEMENT (W.M.E.) SHOWN HEREON IS DEDICATED TO AND MAINTAINED BY THE ASSOCIATION.
17. SEPARATE MORTGAGEE CONSENT AND JOINDERS TO THE PLAT HAVE BEEN EXECUTED BY THE PARTIES THAT, AT TIME OF RECORDING, ARE THE MORTGAGEES OF THE LANDS SHOWN HEREON AND MAY BE FOUND IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

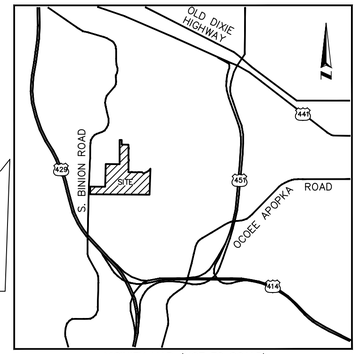
PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATIC FILE NUMBER: 110465256, DATED NOVEMBER 25, 2024.

UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS:

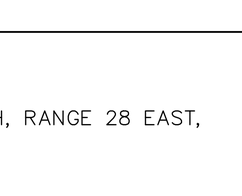
1. GRANT OF EASEMENT GRANTED TO BRUCE HUGGINS AND WIFE, FLOSSIE L. HUGGINS BY INSTRUMENT RECORDED IN BOOK 2787, PAGE 889.

AFFECTS SUBJECT PROPERTY (TRACT KK) AS SHOWN HEREON.

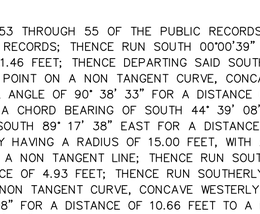




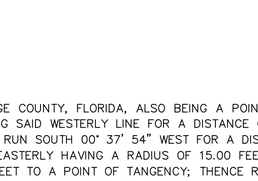
VICINITY MAP (NOT TO SCALE)



ORCHARD DRIVE SCALE: 1"=80'



EMERALD GROVE DRIVE SCALE: 1"=80'



SCALE: 1"=80'
EMERALD GROVE DRIVE

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SHEETS 4-8 OF 8 – LOT GEOMETRY

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SYMBOL AND ABBREVIATION LEGEND:

℄	CENTER LINE	U.E.	UTILITY EASEMENT
R/W	RIGHT OF WAY	D.E.	DRAINAGE EASEMENT
P.I.	POINT OF INTERSECTION	W.M.E.	WALL MAINTENANCE EASEMENT
P.C.	POINT OF CURVATURE	P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY	LB	LICENSED BUSINESS
N.T.	NOT TANGENT	P.B.	PLAT BOOK
(OA)	OVERALL LENGTH	ORB	OFFICIAL RECORD BOOK
(N.R.)	NON-RADIAL	PG(S).	PAGE(S)
N	NORTH/NORTHING	N.T.S.	NOT TO SCALE
E	EAST/EASTING	■	SET 4"x4" CONCRETE MONUMENT LB #6723 PERMANENT REFERENCE MONUMENT (PRM)
W.E.	WALL EASEMENT	◉	SET NAIL & DISK LB #6723 PERMANENT CONTROL POINT (PCP)
CCR	CERTIFIED CORNER RECORD		
◎	SET NAIL & DISK, LB #6723 PERMANENT REFERENCE MONUMENT (PRM)		

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177 Part 1 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.

Signed:_____ Date_____

Printed Name: Edwin Munoz, Jr., P.S.M.
Registration Number 7288

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

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT I THE UNDERSIGNED, BEING A LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT ON _____ COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT OR PLAN: THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND PLATTED AND WAS PREPARED UNDER MY DIRECTION AND SUPERVISION: THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN THEREON; AND THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATURES: AND THAT SAID LAND IS LOCATED IN THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA.

BY: _____ DATE: _____

JAMES L. RICKMAN
P.S.M. #5633
ALLEN & COMPANY, LLC
LICENSED BUSINESS #8627
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787

PLAT BOOK ___ PG. ___

EDEN CREST PHASE 1

DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, APOPKA PROJECT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF ALL OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES THE UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

TRACT B (ADDITIONAL RIGHT-OF-WAY), AND TRACT A (RIGHT-OF-WAY) ARE HEREBY DEDICATED IN FEE SIMPLE TO THE PERPETUAL USE OF THE PUBLIC, WITHOUT ANY RESTRICTION WHATSOEVER.

TRACT FF (LIFT STATION) IS HEREBY DEDICATED IN FEE SIMPLE TO THE CITY OF APOPKA, FLORIDA. OWNERSHIP OF THIS TRACT AND ANY IMPROVEMENTS THEREON VESTS UPON APPROVAL OF THIS PLAT BY THE CITY OF APOPKA, FLORIDA. RECORDING OF THIS PLAT SHALL ACT AS CONVEYANCE TO THE CITY AND NO FURTHER INSTRUMENT SHALL BE NECESSARY TO VEST FEE SIMPLE TITLE IN THE CITY AS AFOREMENTIONED.

IN WITNESS WHEREOF, APOPKA PROJECT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED OFFICER THEREUNTO DULY AUTHORIZED ON THIS _____ DAY OF _____2024.

APOPKA PROJECT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: LEGACY 5 MANAGEMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, ITS SOLE MANAGER

BY: _____

PRINTED NAME: AARON R. MATSON
TITLE: MANAGER

_____
SIGNATURE OF WITNESS

_____
PRINTED NAME OF WITNESS

_____
SIGNATURE OF WITNESS

_____
PRINTED NAME OF WITNESS

STATE OF _____,
COUNTY OF _____ COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS ___ DAY OF _____, 2024, BY AARON R. MATSON, AS MANAGER OF LEGACY 5 MANAGEMENT, LLC, AN OHIO LIMITED LIABILITY COMPANY, AS SOLE MANAGER OF APOPKA PROJECT 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR AND ON BEHALF OF SAID LIMITED LIABILITY COMPANY. SUCH PERSON [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

_____
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

NOTARY PUBLIC

PRINTED NAME: _____

COMMISSION NO: _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY APOPKA PLANNING COMMISSION

Examined and Approved _____
Chairman Date

CERTIFICATE OF APPROVAL BY CITY ENGINEER

Examined and Approved _____
Richard Earp Date

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on_____ the foregoing plat was approved by the Municipality

_____
Bryan Nelson, Mayor

Attest: _____
Susan M. Bone, City Clerk

CERTIFICATE OF COUNTY COMPTROLLER

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

on _____ as Doc.# _____

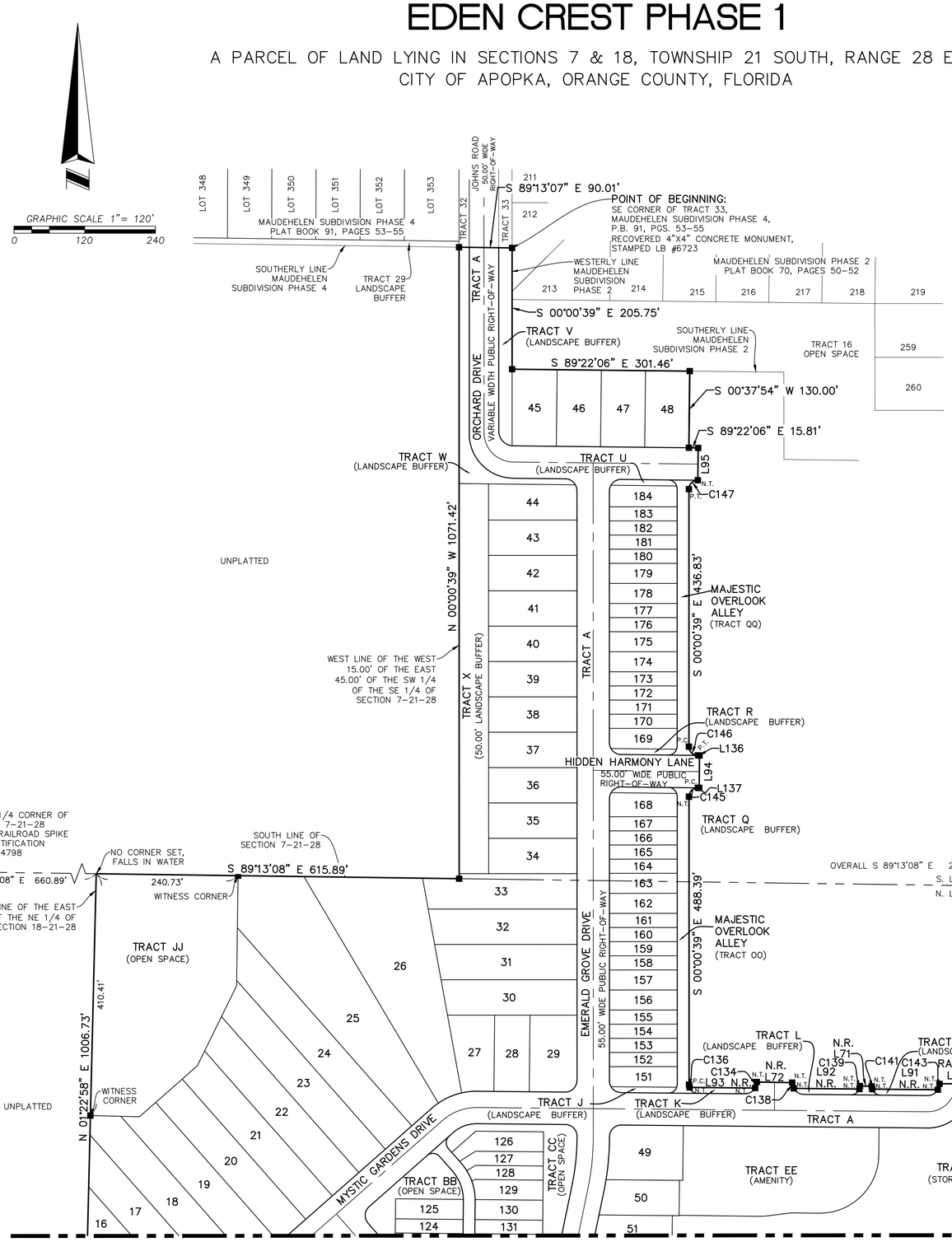
County Comptroller in and for Orange County, Florida.

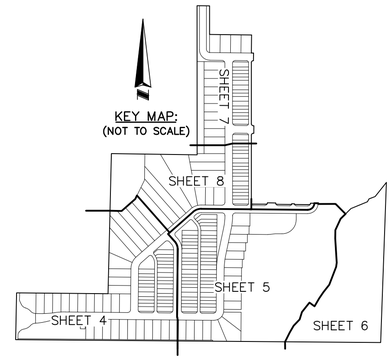
By_____

PLAT BOOK ___ PG. ___

EDEN CREST PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 7 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA





MATCHLINE SHEET 3

LINE TABLE		
LINE	BEARING	LENGTH
L45	N89°59'21"E	125.18'
L46	S45°00'55"E	101.22'
L47	N45°24'56"E	59.60'
L48	N66°19'13"E	49.92'
L49	N68°06'06"E	74.56'
L50	N29°04'54"E	23.44'
L51	N69°01'48"E	49.89'
L52	N38°32'43"E	125.55'
L70	N89°59'21"E	55.00'
L71	S88°37'48"E	20.01'
L72	S89°05'25"E	60.01'
L91	S89°27'30"E	111.42'
L92	S89°27'30"E	111.51'
L93	S89°27'30"E	111.42'
L94	S00°42'22"W	55.00'
L95	S00°37'54"W	55.00'
L136	S89°17'38"E	3.13'
L137	N89°17'38"W	2.07'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C91	75.00'	S01°59'23"W	5.24'	004°00'04"	5.24'
C134	20.00'	N15°15'55"E	10.54'	030°33'08"	10.66'
C136	15.00'	S09°28'13"E	4.93'	018°55'08"	4.95'
C138	20.00'	S14°44'05"E	10.17'	029°26'52"	10.28'
C139	15.00'	N10°00'04"E	5.22'	020°01'25"	5.24'
C141	15.00'	S09°28'13"E	4.93'	018°55'08"	4.95'
C143	20.00'	N15°15'55"E	10.54'	030°33'08"	10.66'
C145	15.00'	S45°20'54"W	21.35'	090°42'57"	23.75'
C146	15.00'	S44°39'08"E	21.08'	089°16'59"	23.37'
C147	15.00'	S45°18'38"W	21.33'	090°38'33"	23.73'

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EDEN CREST PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 7 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

GRAPHIC SCALE 1"= 120'
0 120 240

MATCHLINE SHEET 2

SOUTH 1/4 CORNER OF SECTION 7-21-28 FOUND RAILROAD SPIKE NO IDENTIFICATION CCR# 114798

WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 18-21-28

1009.45'

WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18-21-28

UNPLATTED

NORTH LINE OF THE SOUTH 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18-21-28

N 01°22'58" E 1006.73'

S 89°27'30" E 657.03'

TRACT B (RIGHT-OF-WAY DEDICATION)

TRACT Y (OPEN SPACE)

MYSTIC GARDENS DRIVE 55.00' WIDE PUBLIC RIGHT-OF-WAY

TRACT AA (OPEN SPACE)

TRACT A

TRACT Z (OPEN SPACE)

ETERNAL EVE ALLEY (TRACT MM)

BLISSFUL GARDENS WAY 60.00' WIDE PUBLIC RIGHT-OF-WAY

FIG LEAF ALLEY (TRACT NN)

EMERALD GROVE DRIVE 55.00' PUBLIC RIGHT-OF-WAY WIDTH (LANDSCAPE BUFFER)

TRACT I

TRACT A EMERALD GROVE DRIVE 50.00' WIDE PUBLIC RIGHT-OF-WAY

TRACT F (LANDSCAPE BUFFER)

TRACT G (LANDSCAPE BUFFER)

TRACT H (LANDSCAPE BUFFER)

TRACT FF (LIFT STATION)

TRACT C (STORMWATER)

TRACT KK 7.50' ACCESS TRACT (ORB 2787, PG. 889)

N 01°09'43" E 336.48'

N 89°32'20" W 1311.50'

TRACT D (STORMWATER)

EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18-21-28

TRACT II (CONSERVATION)

S 02°03'11" W 1150.99'

UNPLATTED

SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18-21-28

803.43'

N 89°33'56" W 1311.51'

NO CORNER SET, FALLS IN WATER

WITNESS CORNER

SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18-21-28

SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18-21-28

SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18-21-28

EAST RIGHT OF WAY LINE

S. BINION ROAD
80.00' RIGHT OF WAY PER ROAD PLAT BOOK 1, PAGES. 40-43

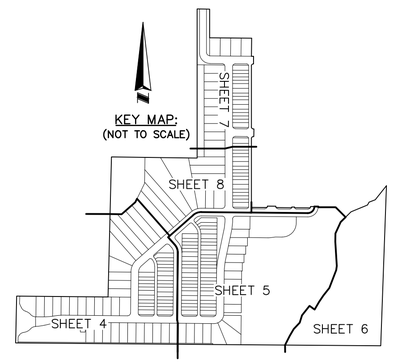
1345.93'

UNPLATTED

N 02°03'11" E 1330.96'

SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 18-21-28 FOUND NAIL AND DISK, LB #024 CCR# 82631

SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 18-21-28 FOUND 1/2" IRON ROD, NO ID CCR# 82634



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EDEN CREST PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 7 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

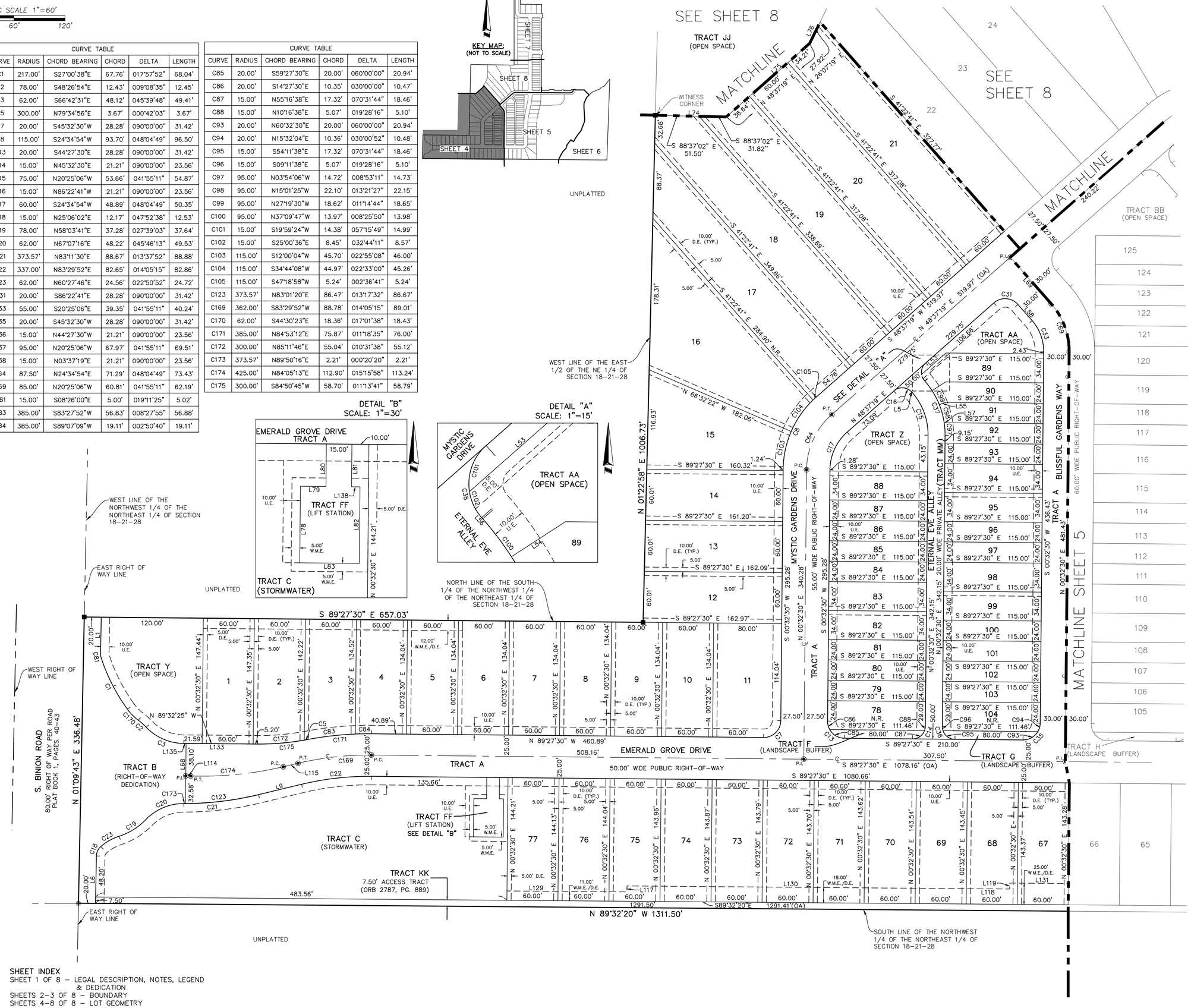
GRAPHIC SCALE 1"=60'
0 60' 120'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°09'43"E	42.72'
L5	N41°22'41"W	0.49'
L6	N01°09'43"E	55.70'
L9	N76°27'14"E	51.97'
L53	S48°37'19"W	38.01'
L54	S57°03'08"W	18.91'
L55	S68°17'52"W	7.64'
L56	N41°22'41"W	0.49'
L57	S81°39'19"W	1.15'
L58	S41°22'41"E	25.17'
L68	S00°27'35"W	70.68'
L69	N41°22'41"W	72.67'
L74	S88°37'02"E	83.32'
L75	N48°37'19"E	130.85'
L76	N26°07'19"E	151.23'
L78	N00°32'30"E	45.00'
L79	S89°27'30"E	15.00'
L80	N00°32'30"E	25.00'
L81	S00°32'30"W	25.00'
L82	S00°32'30"W	45.00'
L83	N89°27'30"W	35.00'
L114	N88°16'48"W	5.70'
L115	S76°27'14"W	12.59'
L117	S00°27'40"W	7.00'
L118	N89°33'30"W	51.01'
L119	S00°32'30"W	6.98'
L129	N89°32'20"W	141.07'
L130	N89°32'20"W	398.93'
L131	N89°32'20"W	216.81'
L133	N89°32'25"W	84.12'
L135	N89°32'25"W	2.67'
L138	S89°27'30"E	5.00'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	217.00'	S27°00'38"E	67.76'	017°57'52"	68.04'
C2	78.00'	S48°26'54"E	12.43'	009°08'35"	12.45'
C3	62.00'	S66°42'31"E	48.12'	045°39'48"	49.41'
C5	300.00'	N79°34'56"E	3.67'	000°42'03"	3.67'
C7	20.00'	S45°32'30"W	28.28'	090°00'00"	31.42'
C8	115.00'	S24°34'54"W	93.70'	048°04'49"	96.50'
C13	20.00'	S44°27'30"E	28.28'	090°00'00"	31.42'
C14	15.00'	N45°32'30"E	21.21'	090°00'00"	23.56'
C15	75.00'	N20°25'06"W	53.66'	041°55'11"	54.87'
C16	15.00'	N86°22'41"W	21.21'	090°00'00"	23.56'
C17	60.00'	S24°34'54"W	48.89'	048°04'49"	50.35'
C18	15.00'	N25°06'02"E	12.17'	047°52'38"	12.53'
C19	78.00'	N58°03'41"E	37.28'	027°39'03"	37.64'
C20	62.00'	N67°07'16"E	48.22'	045°46'13"	49.53'
C21	373.57'	N83°11'30"E	88.67'	013°37'52"	88.88'
C22	337.00'	N83°29'52"E	82.65'	014°05'15"	82.86'
C23	62.00'	N60°27'46"E	24.56'	022°50'52"	24.72'
C31	20.00'	S86°22'41"E	28.28'	090°00'00"	31.42'
C33	55.00'	S20°25'06"E	39.35'	041°55'11"	40.24'
C35	20.00'	S45°32'30"W	28.28'	090°00'00"	31.42'
C36	15.00'	N44°27'30"W	21.21'	090°00'00"	23.56'
C37	95.00'	N20°25'06"W	67.97'	041°55'11"	69.51'
C38	15.00'	N03°37'19"E	21.21'	090°00'00"	23.56'
C64	87.50'	N24°34'54"E	71.29'	048°04'49"	73.43'
C69	85.00'	N20°25'06"W	60.81'	041°55'11"	62.19'
C81	15.00'	S08°26'00"E	5.00'	019°11'25"	5.02'
C83	385.00'	S83°27'52"W	56.83'	008°27'55"	56.88'
C84	385.00'	S89°07'09"W	19.11'	002°50'40"	19.11'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C85	20.00'	S59°27'30"E	20.00'	060°00'00"	20.94'
C86	20.00'	S14°27'30"E	10.35'	030°00'00"	10.47'
C87	15.00'	N55°16'38"E	17.32'	070°31'44"	18.46'
C88	15.00'	N10°16'38"E	5.07'	019°28'16"	5.10'
C93	20.00'	N60°32'30"E	20.00'	060°00'00"	20.94'
C94	20.00'	N15°32'04"E	10.36'	030°00'52"	10.48'
C95	15.00'	S54°11'38"E	17.32'	070°31'44"	18.46'
C96	15.00'	S09°11'38"E	5.07'	019°28'16"	5.10'
C97	95.00'	N03°54'06"W	14.72'	008°53'11"	14.73'
C98	95.00'	N15°01'25"W	22.10'	013°21'27"	22.15'
C99	95.00'	N27°19'30"W	18.62'	011°14'44"	18.65'
C100	95.00'	N37°09'47"W	13.97'	008°25'50"	13.98'
C101	15.00'	S19°59'24"W	14.38'	057°15'49"	14.99'
C102	15.00'	S25°00'36"E	8.45'	032°44'11"	8.57'
C103	115.00'	S12°00'04"W	45.70'	022°55'08"	46.00'
C104	115.00'	S34°44'08"W	44.97'	022°33'00"	45.26'
C105	115.00'	S47°18'58"W	5.24'	002°36'41"	5.24'
C123	373.57'	N83°01'20"E	86.47'	013°17'32"	86.67'
C169	362.00'	S83°29'52"W	88.78'	014°05'15"	89.01'
C170	62.00'	S44°30'23"E	18.36'	017°01'38"	18.43'
C171	385.00'	N84°53'12"E	75.87'	011°18'35"	76.00'
C172	300.00'	N85°11'46"E	55.04'	010°31'38"	55.12'
C173	373.57'	N89°50'16"E	2.21'	000°20'20"	2.21'
C174	425.00'	N84°05'13"E	112.90'	015°15'58"	113.24'
C175	300.00'	S84°50'45"W	58.70'	011°13'41"	58.79'

KEY MAP:
(NOT TO SCALE)



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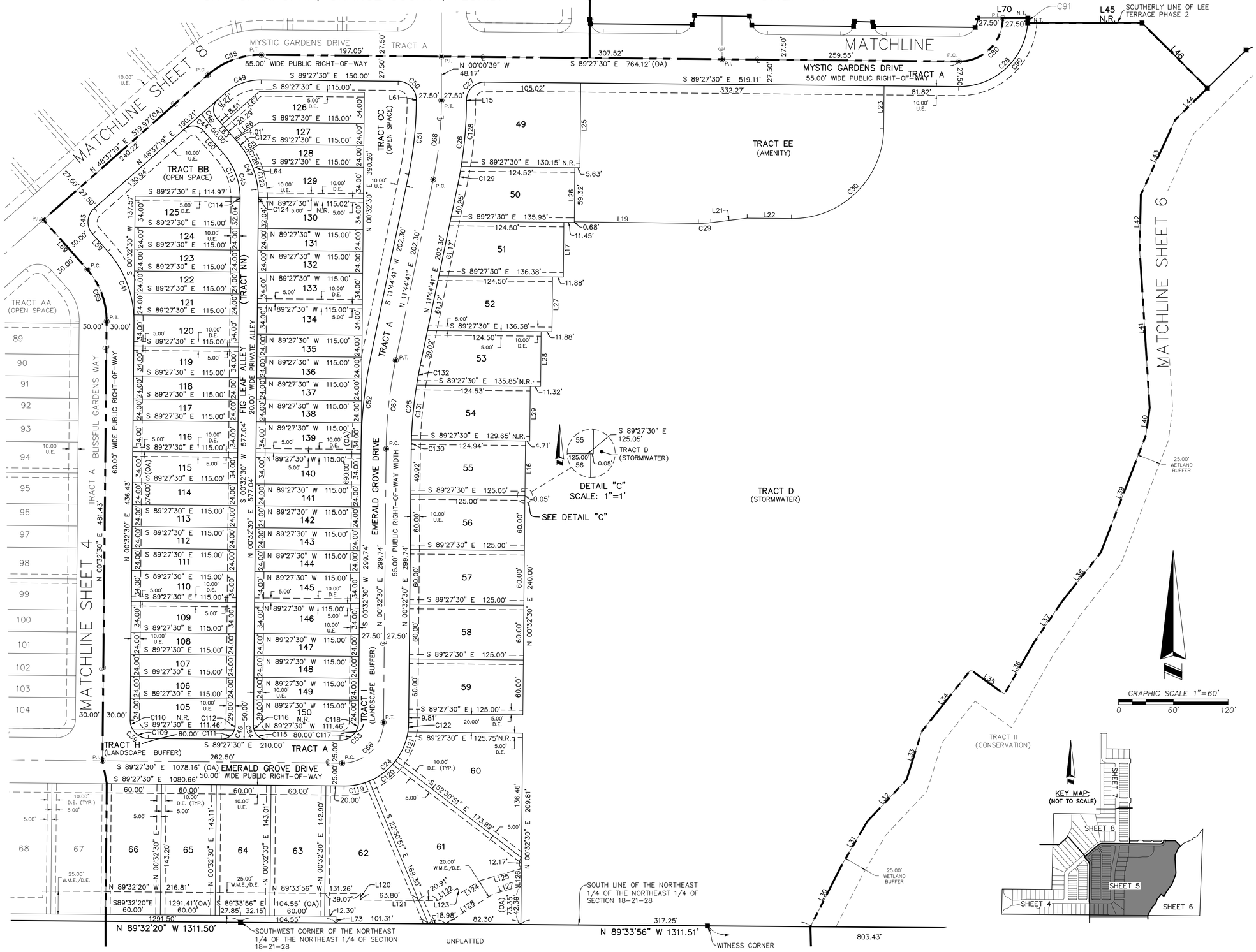
SHEETS 4–8 OF 8 – LOT GEOMETRY



LINE TABLE		
LINE	BEARING	LENGTH
L15	N00°00'39"W	0.21'
L16	S00°32'30"W	60.00'
L17	N00°32'30"E	60.00'
L19	S89°16'31"E	135.88'
L21	N82°52'49"E	40.21'
L22	S89°27'30"E	48.51'
L23	N00°32'30"E	46.35'
L25	S00°32'30"W	92.85'
L26	N00°32'30"E	60.00'
L27	N00°32'30"E	60.00'
L28	S00°32'30"W	60.00'
L29	S00°32'30"W	60.00'
L30	N26°55'28"E	74.59'
L31	N30°13'28"E	56.43'
L32	N43°17'16"E	62.77'
L33	N17°25'59"E	55.41'
L34	N38°28'04"E	86.37'
L35	S54°04'27"E	45.41'
L36	N29°56'27"E	65.52'
L37	N34°18'46"E	54.31'
L38	N38°22'08"E	68.31'
L39	N21°02'38"E	137.93'
L40	N07°42'13"E	30.04'
L41	N03°37'01"W	174.69'
L42	N01°19'39"E	59.36'
L43	N24°35'29"E	89.88'
L44	N45°24'56"E	49.73'
L45	N89°59'21"E	125.18'
L46	S45°00'55"E	101.22'
L47	N45°24'56"E	59.60'
L59	N41°22'41"W	25.17'
L60	S41°22'41"E	32.81'
L61	S00°00'39"E	1.13'
L63	N41°22'41"W	32.81'
L64	N69°48'40"E	6.58'
L65	N58°17'07"E	17.34'
L66	N57°34'32"E	32.17'
L67	N48°37'19"E	54.49'
L69	N41°22'41"W	72.67'
L70	N89°59'21"E	55.00'
L73	S00°26'04"W	7.50'
L120	N00°28'54"E	7.00'
L121	N89°33'56"W	84.71'
L122	S57°37'58"W	25.38'
L123	N32°22'02"W	6.24'
L124	S57°37'58"W	25.29'
L125	S73°52'10"W	47.28'
L126	N00°32'30"E	18.79'
L127	N73°52'10"E	32.17'
L128	N57°37'58"E	61.33'

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CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C24	70.00'	N45°32'30"E	98.99'	090°00'00"	109.96'
C25	472.50'	N06°08'35"E	92.24'	011°12'11"	92.39'
C26	452.50'	N05°52'01"E	92.68'	011°45'19"	92.84'
C27	20.00'	N45°15'55"E	28.42'	090°33'08"	31.61'
C28	75.00'	N45°15'55"E	106.58'	090°33'08"	118.53'
C29	100.00'	N86°48'09"E	13.68'	007°50'39"	13.69'
C30	100.00'	N45°32'30"E	141.42'	090°00'00"	157.08'
C39	20.00'	N44°27'30"W	28.28'	090°00'00"	31.42'
C41	115.00'	N20°25'06"W	82.27'	041°55'11"	84.14'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C43	20.00'	N03°37'19"E	28.28'	090°00'00"	31.42'
C44	15.00'	S86°22'41"E	21.21'	090°00'00"	23.56'
C45	75.00'	S20°25'06"E	53.66'	041°55'11"	54.87'
C46	15.00'	S45°32'30"W	21.21'	090°00'00"	23.56'
C47	95.00'	N20°25'06"W	67.97'	041°55'11"	69.51'
C48	15.00'	N03°37'19"E	21.21'	090°00'00"	23.56'
C49	60.00'	N69°34'54"E	42.93'	041°55'11"	43.90'
C50	20.00'	S44°44'05"E	28.15'	089°26'52"	31.22'
C51	397.50'	S05°52'01"W	81.41'	011°45'19"	81.56'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C52	527.50'	S06°08'35"W	102.98'	011°12'11"	103.14'
C53	20.00'	S45°32'30"W	28.28'	090°00'00"	31.42'
C54	15.00'	N44°27'30"W	21.21'	090°00'00"	23.56'
C65	87.50'	N69°34'54"E	62.60'	041°55'11"	64.02'
C66	45.00'	N45°32'30"E	63.64'	090°00'00"	70.69'
C67	500.00'	S06°08'35"W	97.61'	011°12'11"	97.76'
C68	425.00'	N05°52'01"E	87.04'	011°45'19"	87.20'
C69	85.00'	N20°25'06"W	60.81'	041°55'11"	62.19'
C80	47.50'	N45°15'55"E	67.50'	090°33'08"	75.07'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C90	75.00'	N47°15'57"E	102.83'	086°33'05"	113.30'
C91	75.00'	S01°59'23"W	5.24'	004°00'04"	5.24'
C109	20.00'	S59°27'30"E	20.00'	060°00'00"	20.94'
C110	20.00'	S14°27'30"E	10.35'	030°00'00"	10.47'
C111	15.00'	N55°16'38"E	17.32'	070°31'44"	18.46'
C112	15.00'	N10°16'38"E	5.07'	019°28'16"	5.10'
C113	75.00'	N21°09'55"W	51.83'	040°25'34"	52.92'
C114	75.00'	N00°12'19"W	1.96'	001°29'38"	1.96'
C115	15.00'	S54°11'38"E	17.32'	070°31'44"	18.46'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C116	15.00'	S09°11'38"E	5.07'	019°28'16"	5.10'
C117	20.00'	N60°32'30"E	20.00'	060°00'00"	20.94'
C118	20.00'	N15°32'30"E	10.35'	030°00'00"	10.47'
C119	70.00'	N79°00'50"E	27.98'	023°03'20"	28.17'
C120	70.00'	N52°29'09"E	36.23'	030°00'01"	36.65'
C121	70.00'	N23°11'51"E	34.55'	028°34'36"	34.91'
C122	70.00'	N04°43'31"E	10.21'	008°22'03"	10.22'
C124	95.00'	N00°02'53"W	1.96'	001°10'45"	1.96'
C125	95.00'	N10°24'48"W	32.26'	019°33'04"	32.42'

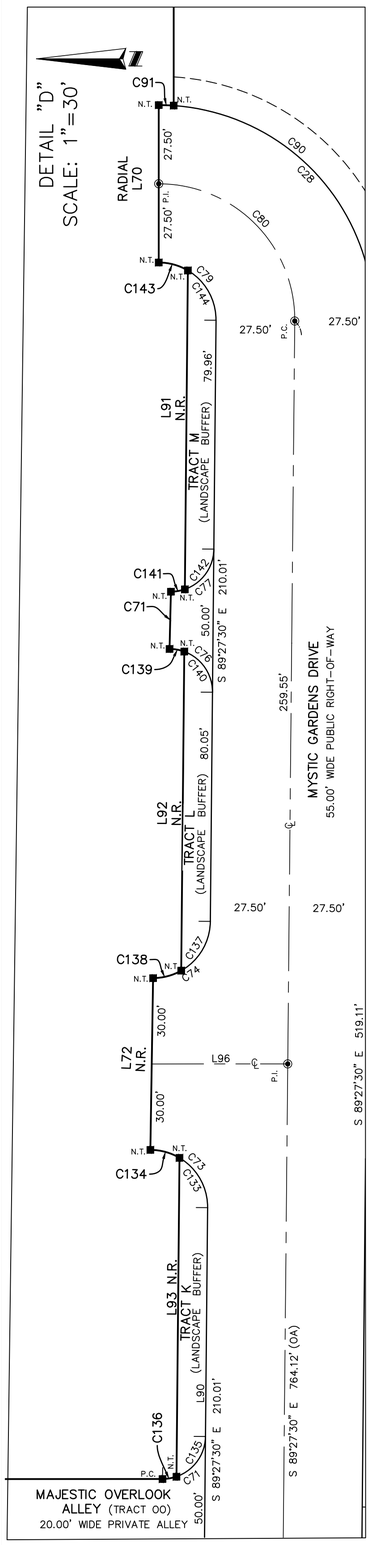
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C126	95.00'	N25°57'06"W	19.08'	011°31'33"	19.11'
C127	95.00'	N36°32'47"W	16.00'	009°39'49"	16.02'
C128	452.50'	N04°35'32"E	72.63'	009°12'22"	72.71'
C129	452.50'	N10°28'12"E	20.13'	002°32'57"	20.13'
C130	472.50'	S01°09'09"W	10.08'	001°13'19"	10.08'
C131	472.50'	S05°25'01"W	60.22'	007°18'25"	60.26'
C132	472.50'	S10°24'27"W	22.05'	002°40'27"	22.05'

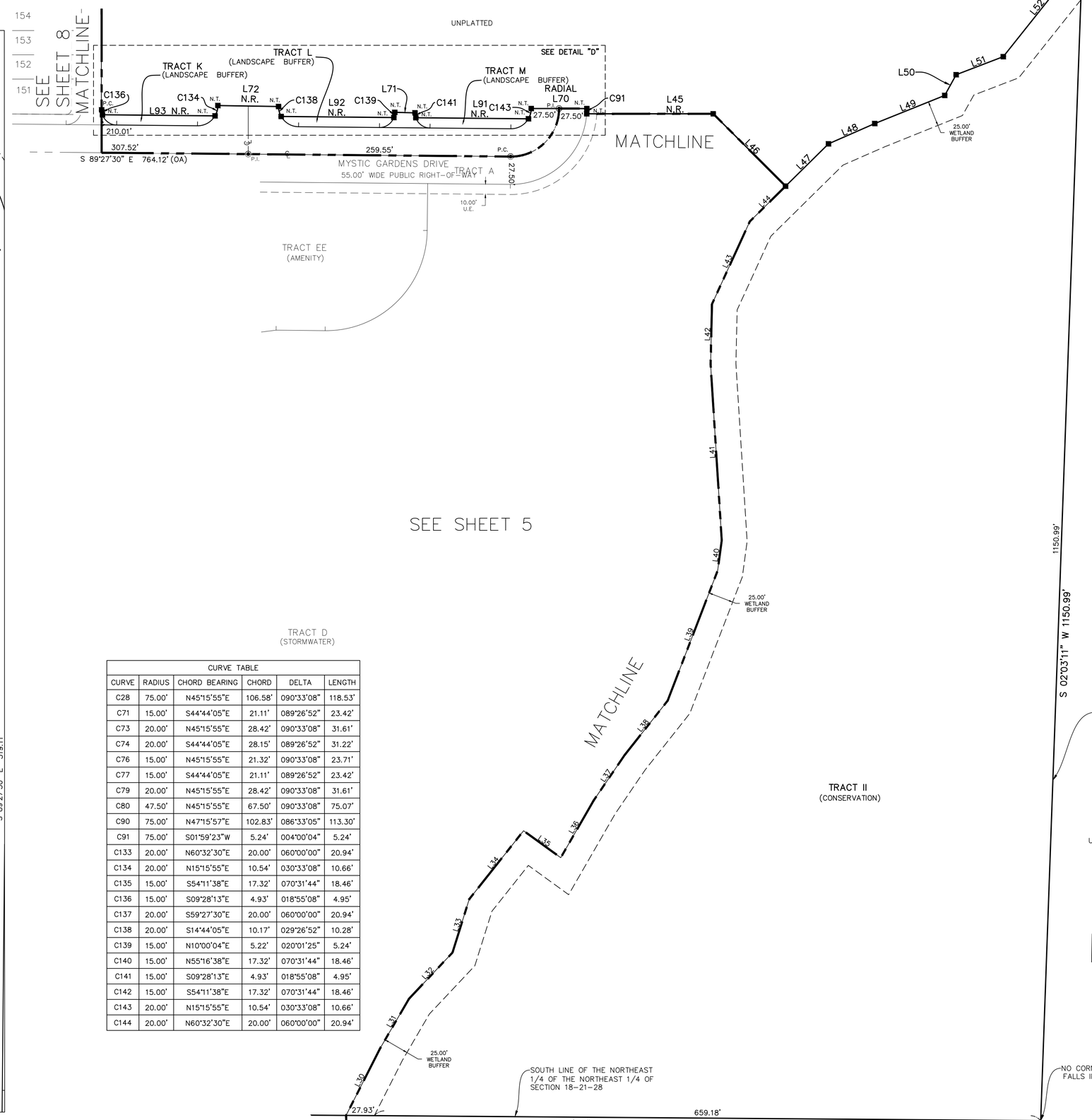
PLAT BOOK ___ PG. ___

EDEN CREST PHASE 1

A PARCEL OF LAND LYING IN SECTIONS 7 & 18, TOWNSHIP 21 SOUTH, RANGE 28 EAST,
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

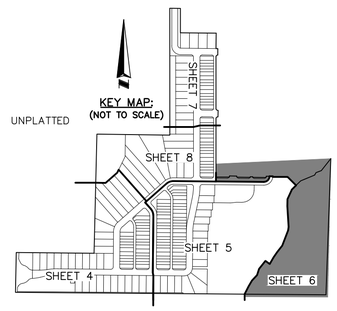
GRAPHIC SCALE 1"=60'
0 60' 120'





LINE TABLE		
LINE	BEARING	LENGTH
L30	N26°55'28"E	74.59'
L31	N30°13'28"E	56.43'
L32	N43°17'16"E	62.77'
L33	N17°25'59"E	55.41'
L34	N38°28'04"E	86.37'
L35	S54°04'27"E	45.41'
L36	N29°56'27"E	65.52'
L37	N34°18'46"E	54.31'
L38	N38°22'08"E	68.31'
L39	N21°02'38"E	137.93'
L40	N07°42'13"E	30.04'
L41	N03°37'01"W	174.69'
L42	N01°19'39"E	59.36'
L43	N24°35'29"E	89.88'
L44	N45°24'56"E	49.73'
L45	N89°59'21"E	125.18'
L46	S45°00'55"E	101.22'
L47	N45°24'56"E	59.60'
L48	N66°19'13"E	49.92'
L49	N68°06'06"E	74.56'
L50	N29°04'54"E	23.44'
L51	N69°01'48"E	49.89'
L52	N38°32'43"E	125.55'
L70	N89°59'21"E	55.00'
L71	S88°37'48"E	20.01'
L72	S89°05'25"E	60.01'
L91	S89°27'30"E	111.42'
L92	S89°27'30"E	111.51'
L93	S89°27'30"E	111.42'
L96	S00°00'39"E	47.50'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C28	75.00'	N45°15'55"E	106.58'	090°33'08"	118.53'
C71	15.00'	S44°44'05"E	21.11'	089°26'52"	23.42'
C73	20.00'	N45°15'55"E	28.42'	090°33'08"	31.61'
C74	20.00'	S44°44'05"E	28.15'	089°26'52"	31.22'
C76	15.00'	N45°15'55"E	21.32'	090°33'08"	23.71'
C77	15.00'	S44°44'05"E	21.11'	089°26'52"	23.42'
C79	20.00'	N45°15'55"E	28.42'	090°33'08"	31.61'
C80	47.50'	N45°15'55"E	67.50'	090°33'08"	75.07'
C90	75.00'	N47°15'57"E	102.83'	086°33'05"	113.30'
C91	75.00'	S01°59'23"W	5.24'	004°00'04"	5.24'
C133	20.00'	N60°32'30"E	20.00'	060°00'00"	20.94'
C134	20.00'	N15°15'55"E	10.54'	030°33'08"	10.66'
C135	15.00'	S54°11'38"E	17.32'	070°31'44"	18.46'
C136	15.00'	S09°28'13"E	4.93'	018°55'08"	4.95'
C137	20.00'	S59°27'30"E	20.00'	060°00'00"	20.94'
C138	20.00'	S14°44'05"E	10.17'	029°26'52"	10.28'
C139	15.00'	N10°00'04"E	5.22'	020°01'25"	5.24'
C140	15.00'	N55°16'38"E	17.32'	070°31'44"	18.46'
C141	15.00'	S09°28'13"E	4.93'	018°55'08"	4.95'
C142	15.00'	S54°11'38"E	17.32'	070°31'44"	18.46'
C143	20.00'	N15°15'55"E	10.54'	030°33'08"	10.66'
C144	20.00'	N60°32'30"E	20.00'	060°00'00"	20.94'



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EDEN CREST PHASE 1

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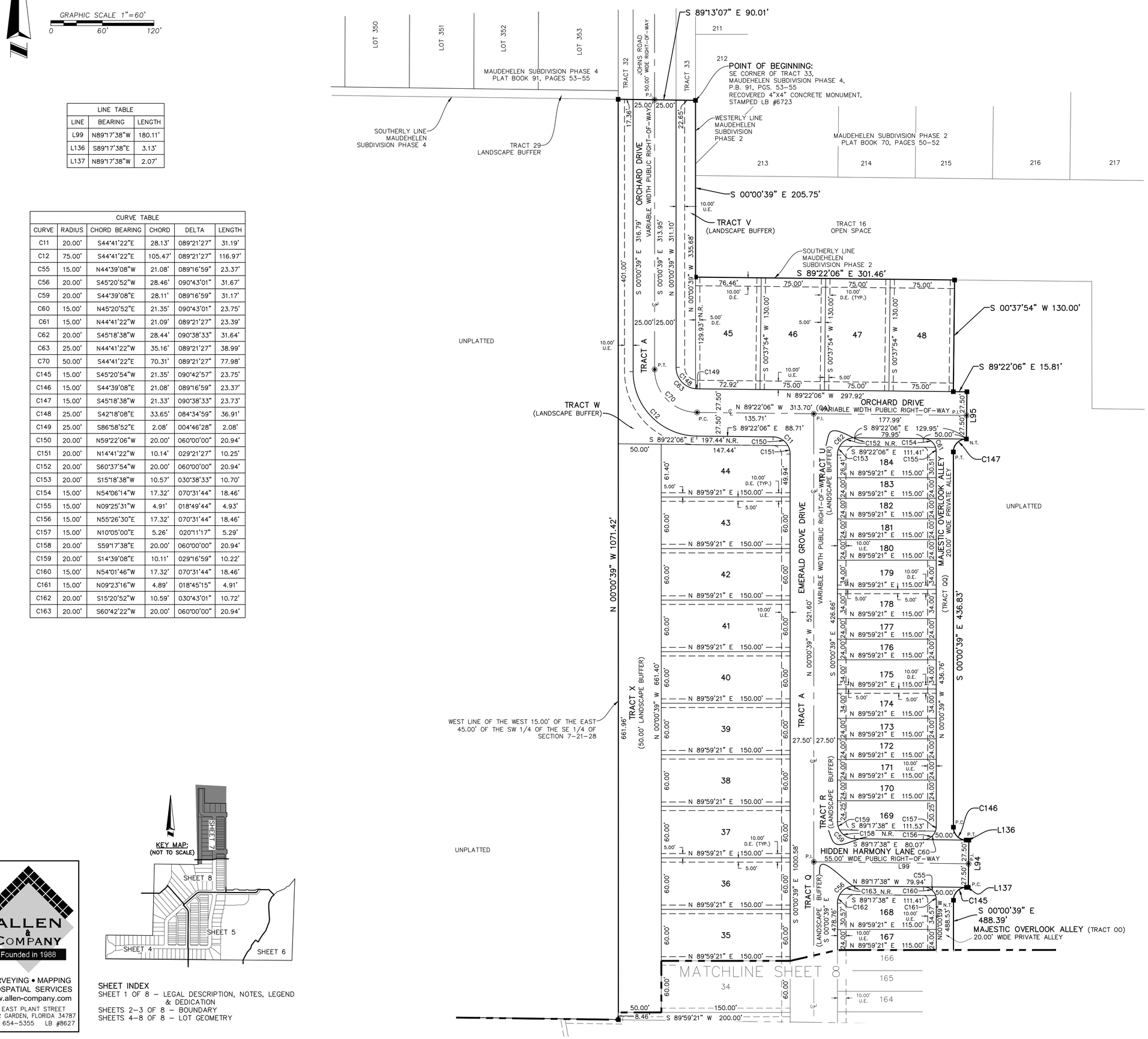
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

GRAPHIC SCALE 1"=60'
0 60' 120'

LINE TABLE		
LINE	BEARING	LENGTH
L99	N89°17'38"W	180.11'
L136	S89°17'38"E	3.13'
L137	N89°17'38"W	2.07'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C11	20.00'	S44°41'22"E	28.13'	089°21'27"	31.19'
C12	75.00'	S44°41'22"E	105.47'	089°21'27"	116.97'
C55	15.00'	N44°39'08"W	21.08'	089°16'59"	23.37'
C56	20.00'	S45°20'52"W	28.46'	090°43'01"	31.67'
C59	20.00'	S44°39'08"E	28.11'	089°16'59"	31.17'
C60	15.00'	N45°20'52"E	21.35'	090°43'01"	23.75'
C61	15.00'	N44°41'22"W	21.09'	089°21'27"	23.39'
C62	20.00'	S45°18'38"W	28.44'	090°38'33"	31.64'
C63	25.00'	N44°41'22"W	35.16'	089°21'27"	38.99'
C70	50.00'	S44°41'22"E	70.31'	089°21'27"	77.98'
C145	15.00'	S45°20'54"W	21.35'	090°42'57"	23.75'
C146	15.00'	S44°39'08"E	21.08'	089°16'59"	23.37'
C147	15.00'	S45°18'38"W	21.33'	090°38'33"	23.73'
C148	25.00'	S42°18'08"E	33.65'	084°34'59"	36.91'
C149	25.00'	S86°58'52"E	2.08'	004°46'28"	2.08'
C150	20.00'	N59°22'06"W	20.00'	060°00'00"	20.94'
C151	20.00'	N14°41'22"W	10.14'	029°21'27"	10.25'
C152	20.00'	S60°37'54"W	20.00'	060°00'00"	20.94'
C153	20.00'	S15°18'38"W	10.57'	030°38'33"	10.70'
C154	15.00'	N54°06'14"W	17.32'	070°31'44"	18.46'
C155	15.00'	N09°25'31"W	4.91'	018°49'44"	4.93'
C156	15.00'	N55°26'30"E	17.32'	070°31'44"	18.46'
C157	15.00'	N10°05'00"E	5.26'	020°11'17"	5.29'
C158	20.00'	S59°17'38"E	20.00'	060°00'00"	20.94'
C159	15.00'	S14°39'08"E	10.11'	029°16'59"	10.22'
C160	15.00'	N54°01'46"W	17.32'	070°31'44"	18.46'
C161	15.00'	N09°23'16"W	4.89'	018°45'15"	4.91'
C162	20.00'	S15°20'52"W	10.59'	030°43'01"	10.72'
C163	20.00'	S60°42'22"W	20.00'	060°00'00"	20.94'



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PLAT BOOK ___ PG. ___

EDEN CREST PHASE 1

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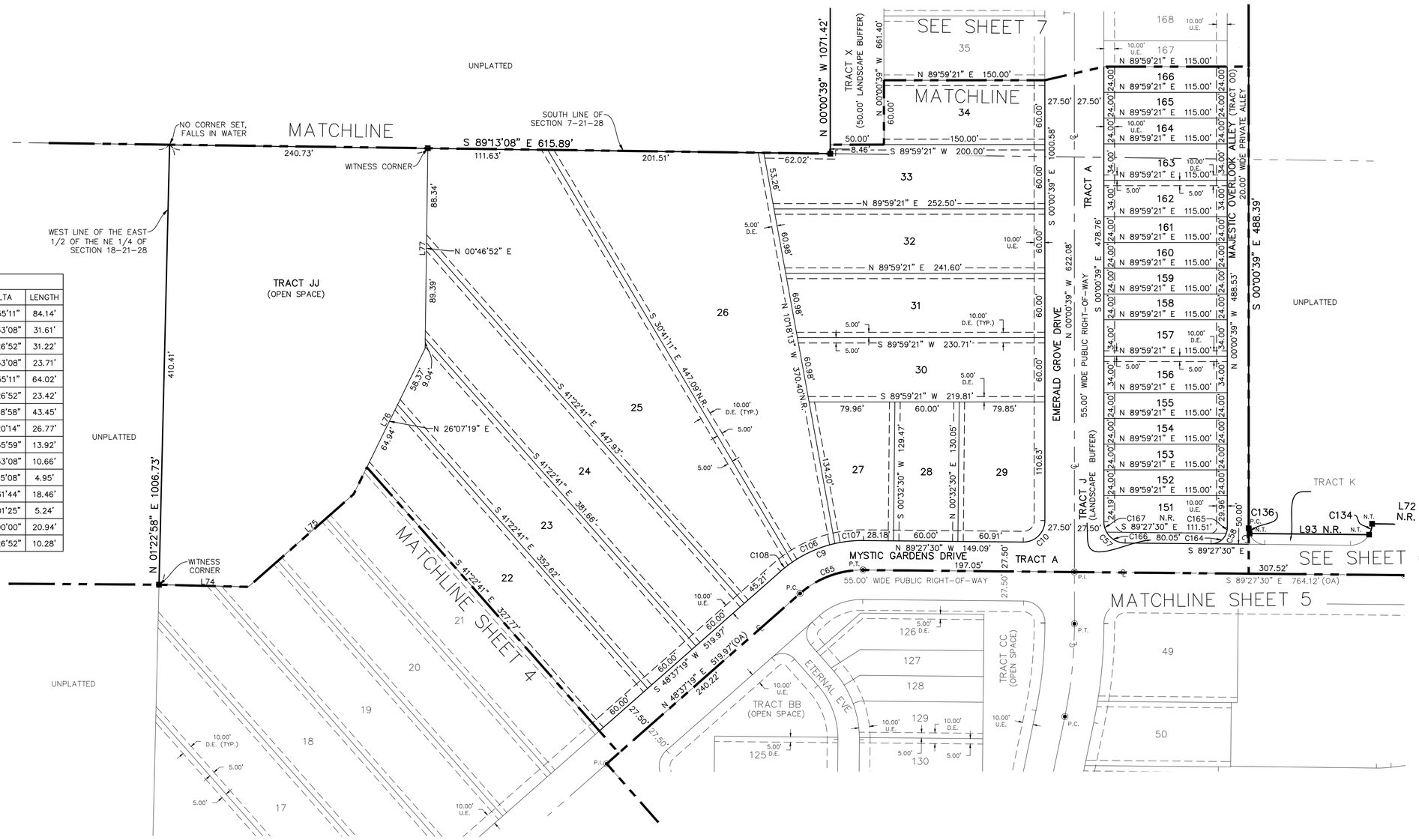
CITY OF APOPKA, ORANGE COUNTY, FLORIDA

GRAPHIC SCALE 1"=60'
0 60' 120'

LINE TABLE		
LINE	BEARING	LENGTH
L74	S88°37'02"E	83.32'
L75	N48°37'19"E	130.85'
L76	N26°07'19"E	151.23'
L77	N00°46'52"E	186.77'
L93	S89°27'30"E	111.42'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C9	115.00'	S69°34'54"W	82.27'	041°55'11"	84.14'
C10	20.00'	S45°15'55"W	28.42'	090°33'08"	31.61'
C57	20.00'	S44°44'05"E	28.15'	089°26'52"	31.22'
C58	15.00'	N45°15'55"E	21.32'	090°33'08"	23.71'
C65	87.50'	N69°34'54"E	62.60'	041°55'11"	64.02'
C71	15.00'	S44°44'05"E	21.11'	089°26'52"	23.42'
C106	115.00'	S66°22'47"W	43.20'	021°38'58"	43.45'
C107	115.00'	S83°52'23"W	26.71'	013°20'14"	26.77'
C108	115.00'	S52°05'18"W	13.91'	006°55'59"	13.92'
C134	20.00'	N15°15'55"E	10.54'	030°33'08"	10.66'
C136	15.00'	S09°28'13"E	4.93'	018°55'08"	4.95'
C164	15.00'	N55°16'38"E	17.32'	070°31'44"	18.46'
C165	15.00'	N10°00'04"E	5.22'	020°01'25"	5.24'
C166	20.00'	S59°27'30"E	20.00'	060°00'00"	20.94'
C167	20.00'	S14°44'05"E	10.17'	029°26'52"	10.28'



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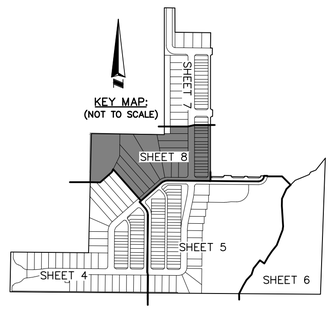

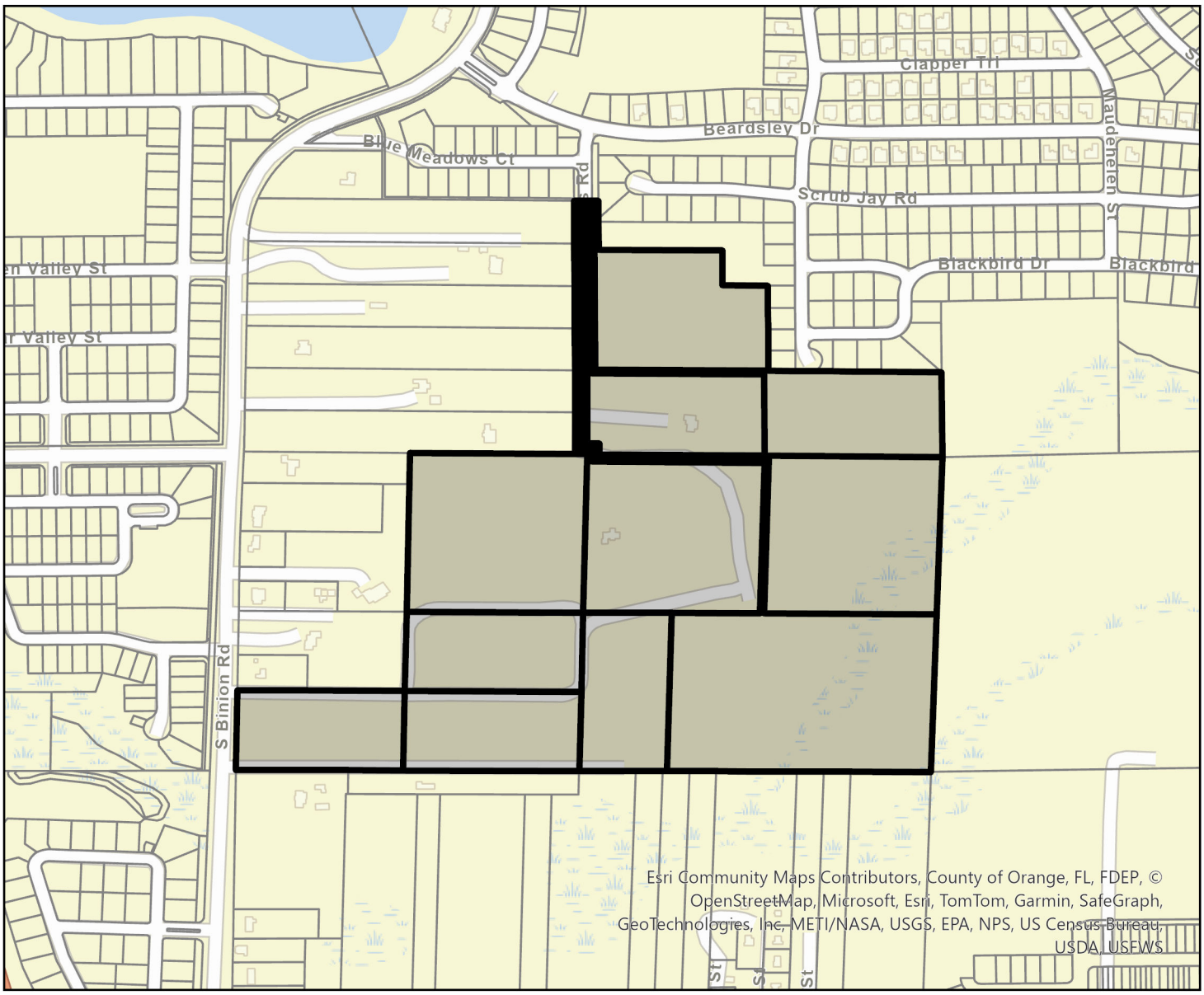

Parcel

Eden Crest Phase 1

0 0.1 0.2 0.39 Miles

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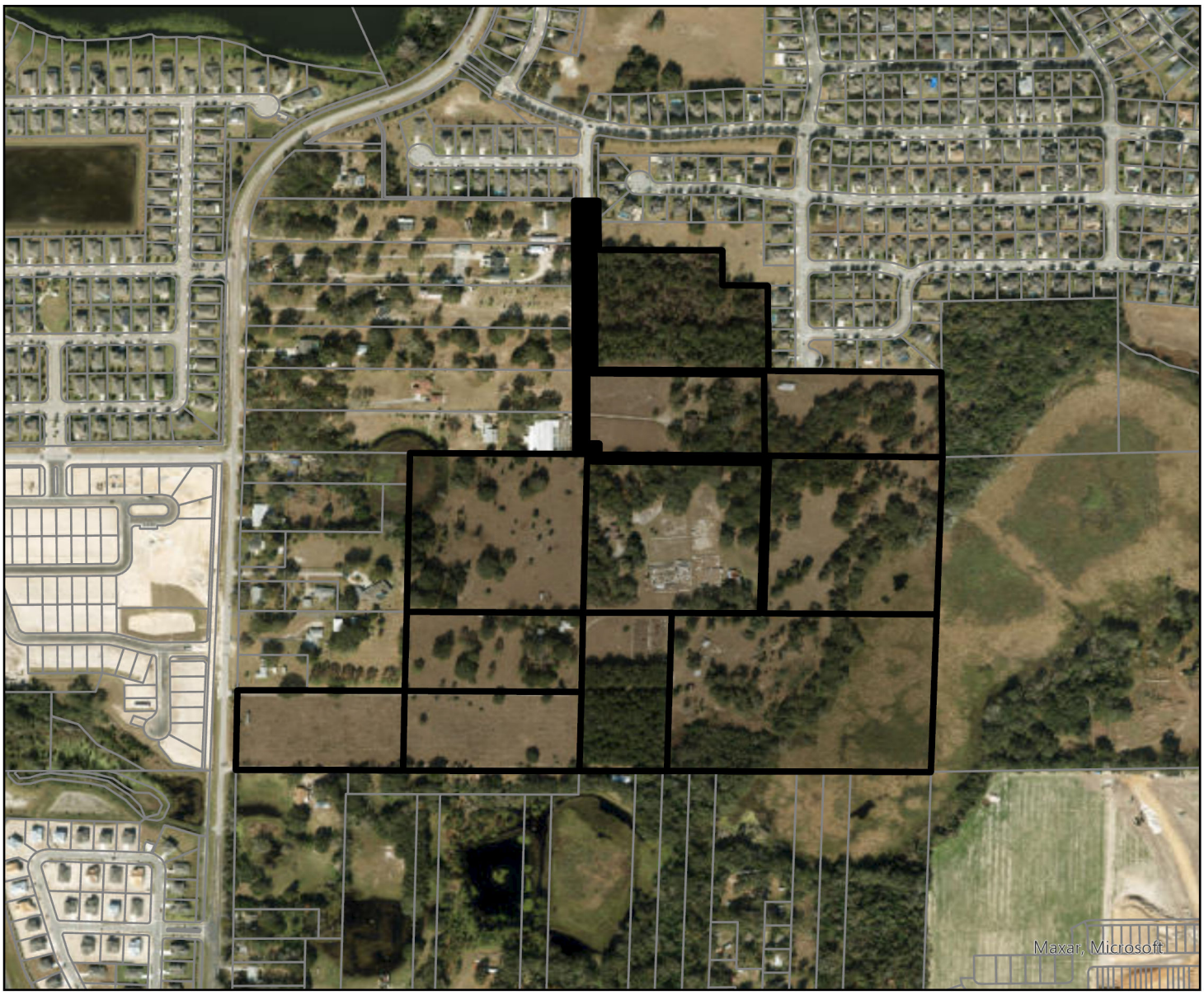
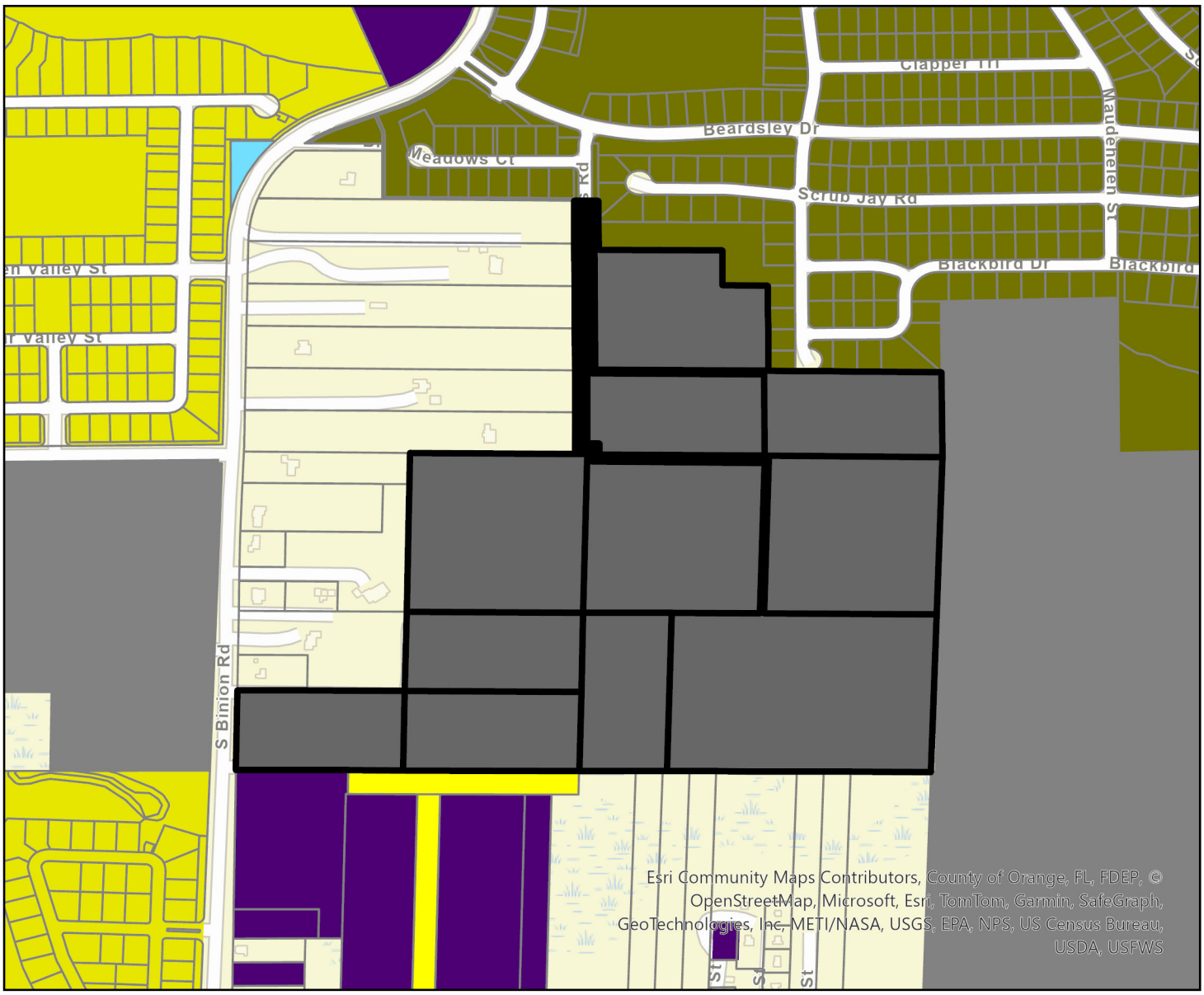


Parcel

Eden Crest Phase 1

0 0.1 0.2 0.39 Miles

N



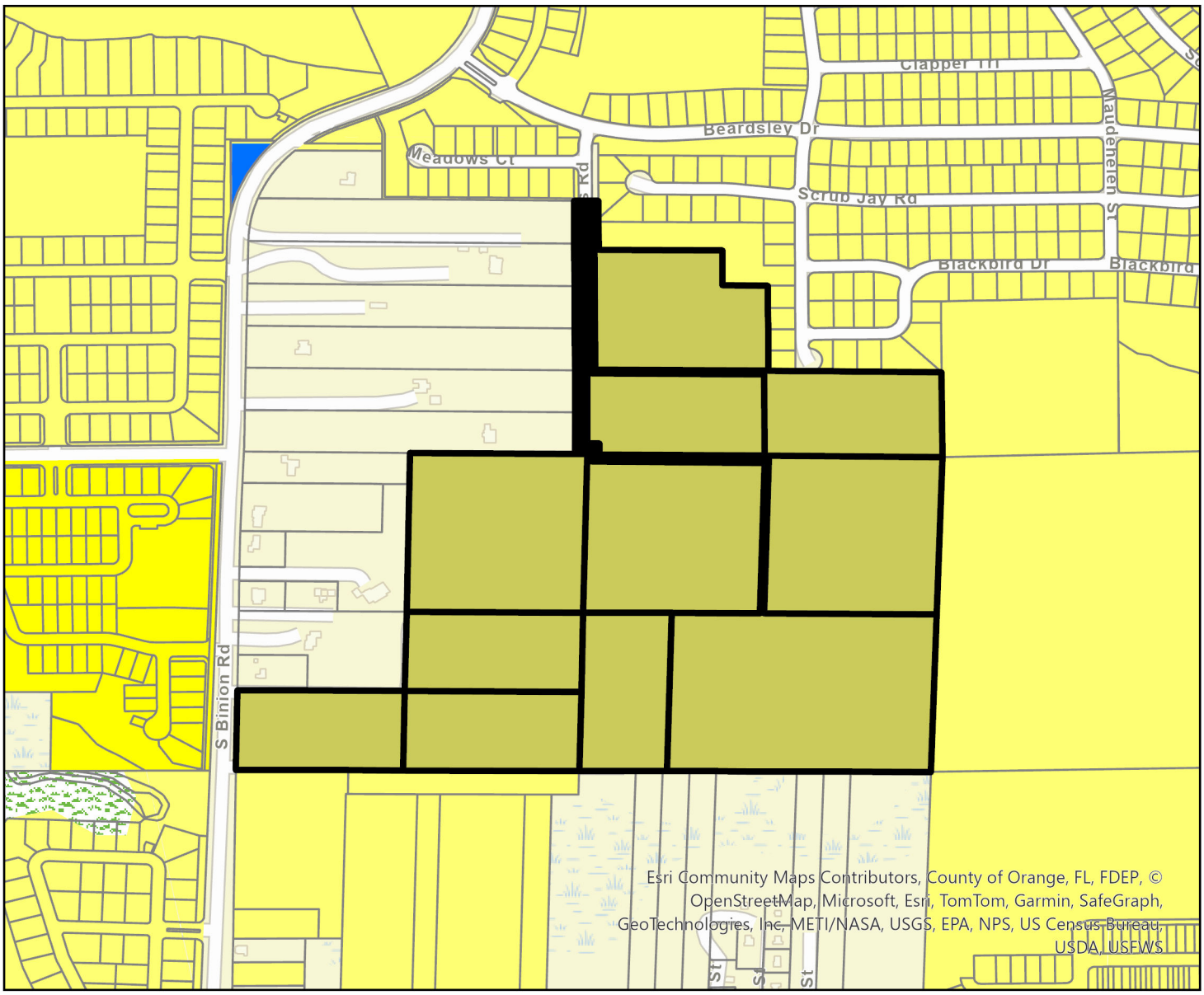
Parcel

Apopka Zoning

- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
- MU-T
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T
- Eden Crest Phase 1

0 0.1 0.2 0.39 Miles

N



Parcel

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST_PU
- MU
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS
- Eden Crest Phase 1

0 0.1 0.2 0.39 Miles

N

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 3.
Meeting Date: April 2, 2025
Department: Community Development

SUBJECT:
4101 Golden Gem Road - Major Development Plan

REQUEST:
Approve the 4101 Golden Gem Road - Major Development Plan.

SUMMARY:
Owner(s): Kelly Park VB Development, LLC c/o Kevin Barry
Applicant(s): Kimley-Horn & Associates, Inc. c/o Mackenzie Cerjan, P.E.
Location: 4101 Golden Gem Road
Project: 54 single family units
Density/Intensity: 5.99 dwelling units/acre
Project Manager: Jean Sanchez

Zoning Report:

Direction	Future Land Use	Zoning	Present Use
North	Mixed Use	KPI-MU (Kelly Park Interchange - Mixed Use)	Wyld Oaks Development - Neighborhood District
East	Mixed Use	KPI-MU	Wyld Oaks Development - Employment District
South	Mixed Use	KPI-MU	Parkview Preserve Residential Subdivision
West	County Rural	County A-1 (Citrus Rural)	Mid-Florida Material Landfill and Recycling Facility

PROJECT SUMMARY:

The 4101 Golden Gem Road Residential – Major Development Plan (MDP) proposes the development of 54 single-family detached units on 9.01 acres, east of Golden Gem Road and north of the Neighborhood District Overlay of the Wyld Oaks Development. This Neighborhood District Overlay permits a maximum of 198 residential units to be constructed in a single phase. As noted in the Wyld Oaks development agreement, development shall be calculated based on the total gross acreage of each district overlay. Therefore, there are 144 units remaining

within the Wyld Oaks Neighborhood District Overlay, as calculated in the following table:

Wyld Oaks Neighborhood District	
Maximum Residential Units	198
Residential Units Previously Allocated to Other Projects in the Interchange District	0
Residential Units Allocated to this Project (4101 Golden Gem Road Residential)	54
Residential Units Remaining in Neighborhood District	144

The site design comprises 40-foot-wide and 60-foot-wide corner typical lot sizes. The parcel currently houses agricultural structures. This development benefits from the Wyld Oaks' 10-acre open space/amenity/recreation spaces in the north and northeast areas. The applicant provides cross access to the adjacent areas, as required by the Code. Sidewalks are located along the Golden Gem Road frontage, as well as, internally, leading to unit entrances and promoting pedestrian and vehicular movement to the commercial pods of the Wyld Oaks development..

The landscape plan proposes a diverse variety of trees that includes Southern Live Oaks and Dahoon Holly Trees are located within the project area and will be installed with root barriers to block or redirect tree roots, preventing damage to structures and pavements.

The Development Review Committee finds that the applicant demonstrates there is competent substantial evidence in the record that all of the following standards are met:

a. The proposed development and use(s) in the development plan comply with Article 3: Zoning Districts, and Article 4: Use Regulations;
b. The development proposed in the development plan and its general layout and design comply with all the standards in Article 5: Development Standards, and Article 6: Environmental Standards;
c. The development proposed in the development plan complies with all conditions of approval in any development approval or permit to which the plan is subject;
d. The development proposed in the development plan complies with all other applicable standards in this LDC and all other City regulations.
e. If any part of the development plan requires a plat, the plat is approved in accordance with Sec. 2.5.2.B, Plat (Subdivision), and is in substantial conformance with the development plan.

ACCESS/TRANSPORTATION:

The ingress/egress points are on Sadler Road and Golden Gem Road.

ORANGE COUNTY NOTIFICATION:

Orange County was notified at the time of the site plan submittal for this property through the DRC agenda distribution.

PUBLIC HEARING SCHEDULE:

March 11, 2025 – Planning Commission (5:30 P.M.)
April 2, 2025 – City Council (1:30 P.M.)

FUNDING SOURCE:
Not applicable.

RECOMMENDED MOTION:

Development Review Committee:

Recommends approval of the 4101 Golden Gem Road - Major Development Plan, subject to the findings in the staff report.

Planning Commission:

At its meeting on March 11, 2025, the Planning Commission unanimously recommended approval of 4101 Golden Gem Road - Major Development Plan, subject to the findings and exhibits in the staff report.

Recommended Motion – City Council:

Approve the 4101 Golden Gem Road - Major Development Plan, subject to the findings and exhibits in the staff report.

ATTACHMENTS:
1. 4101 Golden Gem Road Residential - MDP
2. Maps

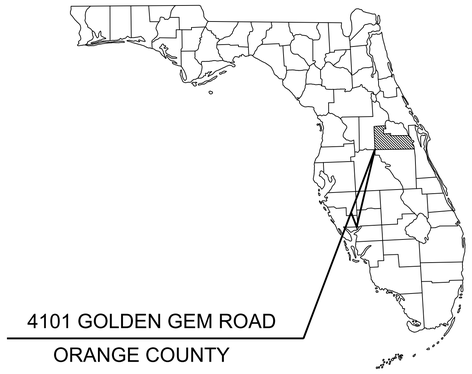
MAJOR DEVELOPMENT PLANS

FOR

KELLY PARK VB DEVELOPMENT LLC

LOCATED AT

4101 GOLDEN GEM ROAD
APOPKA, FL 32712



PROJECT TEAM

OWNER
KELLY PARK VB DEVELOPMENT LLC
660 BEACHLAND BLVD, SUITE 301
VERO BEACH, FL 32963

DEVELOPER
DOUBLE B DEVELOPMENT, LLC
660 BEACHLAND BLVD., SUITE 301
VERO BEACH, FL 32963
(772) 234-2410
CONTACT: JOE BENINATI

ARCHITECT
ONX HOMES
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BUILDING 1
GEORGETOWN, TX 78633
(844) 466-9462

SURVEYOR
GET TO THE POINT SURVEYING
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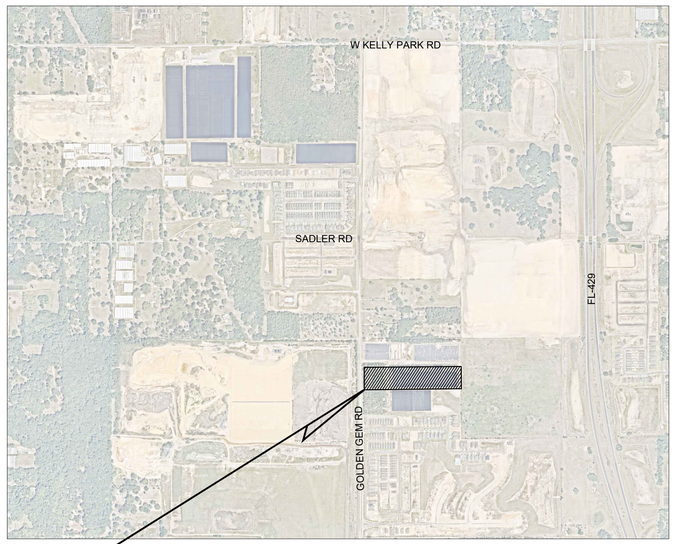
SORRENTO, FL 32776
SBRAYGTTPSURVEY@GMAIL.COM
CONTACT: STEVE BRAY

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
(772) 794-4100
CONTACT: MACKENZIE CERJAN, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
200 SOUTH ORANGE AVE, SUITE 600
ORLANDO, FL 32801
(407)247-8404
ED.LINQUIST@KIMLEY-HORN.COM
CONTACT: ED LINQUIST

GEOTECHNICAL CONSULTANT
S&ME
1615 EDGEWATER DRIVE SUITE 200
ORLANDO, FL 32804
(407) 652-0043
CONTACT: WILLIAM L. FOX, P.E.



VICINITY MAP
N.T.S.

Sheet List Table

Sheet Number	Sheet Title
C-000	COVER SHEET
C-100	GENERAL NOTES
C-150	OVERALL PLAN
C-200	DEMOLITION AND EROSION CONTROL PLAN
C-201	DEMOLITION AND EROSION CONTROL PLAN
C-220	EROSION CONTROL DETAILS
C-300	SITE PLAN
C-301	SITE PLAN
C-400	GRADING PLAN
C-401	GRADING PLAN
C-402	PAVING AND DRAINAGE PLAN
C-403	PAVING AND DRAINAGE PLAN
~~C-405~~	~~DRAINAGE PROFILE~~
~~C-407~~	~~DRAINAGE PROFILE~~
~~C-406~~	~~DRAINAGE PROFILE~~
~~C-450~~	~~PAVING GRADING AND DRAINAGE DETAILS~~
~~C-451~~	~~PAVING GRADING AND DRAINAGE DETAILS~~
C-500	UTILITY PLAN
C-501	UTILITY PLAN
~~C-510~~	~~UTILITY PROFILE~~
C-550	UTILITY DETAILS
~~C-551~~	~~UTILITY DETAILS~~
C-600	TRUCK MOVEMENT PLAN
~~LS-1~~	~~LIFT STATION PLAN~~
~~SLC-01~~	~~SITE LIGHTING PLAN~~

STRIKETHROUGH NOTE:

THE STRIKETHROUGHS ABOVE INDICATE SHEETS THAT WILL BE INCLUDED DURING THE CSP PHASE, BUT ARE NOT PART OF THIS CURRENT APPLICATION

LIST OF CONTACTS

PLANNING AND ZONING
CITY OF APOPKA
120 E. MAIN ST, 2ND FLOOR
APOPKA, FL 32703
(407) 703-1684
CONTACT: JEAN SANCHEZ

STORMWATER
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
4049 REID STREET
PALATKA, FL 32177
(386) 329-4500

WATER AND SANITARY SEWER
CITY OF APOPKA PUBLIC SERVICES
748 E CLEVELAND ST
APOPKA, FL 32703
(407) 703-1731
CONTACT: RICHARD EARP

FIRE PREVENTION
CITY OF APOPKA FIRE DEPARTMENT
175 E 5TH ST
APOPKA, FL 32703
(407) 703-1754
CONTACT: JEREMY HOLDERFIELD

TRANSPORTATION
CITY OF APOPKA
120 E. MAIN ST, 2ND FLOOR
APOPKA, FL 32703
(407) 703-1739
CONTACT: PAMELA RICHMOND

TELEPHONE PROVIDER
LUMEN (CENTURYLINK)
555 LAKE BORDER DR.
APOPKA, FL 32703
(407) 814-5310

CABLE PROVIDER
SPECTRUM
3301 E STATE RD 436
APOPKA, FL 32703
(407) 532-8509

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

ELECTRIC PROVIDER
DUKE ENERGY
RDT SUBDIVISIONS - APOPKA
P.O. BOX 14042
SAINT PETERSBURG, FL 33733
(321) 280-3534
CONTACT: KRISTIN CORDELL

RECLAIMED WATER
CITY OF APOPKA PUBLIC SERVICES
748 E CLEVELAND ST
APOPKA, FL 32703
(407) 703-1731
REARP@APAPKA.NET
CONTACT: RICHARD EARP

PROJECT SCOPE:

THIS PROJECT INCLUDES THE DEVELOPMENT OF 54 SINGLE FAMILY DETACHED LOTS. CONSTRUCTION IS EXPECTED TO BE COMPLETED IN A SINGLE PHASE. THIS PROJECT IS PART OF THE LARGER DEVELOPMENT, WYLD OAKS (FKA KELLY PARK CROSSINGS). THIS APPLICATION (4101 GOLDEN GEM RESIDENTIAL, ALSO REFERRED TO AS ONX) IS PART OF THE NEIGHBORHOOD DISTRICT IDENTIFIED ON THE WYLD OAKS PROJECT.

SCREEN READER TECHNOLOGY TAG:

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

PREPARED BY:
Kimley»Horn

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY
3	ADDED GAS MAIN FOR THE SITE	12/16/2024	TPC
2	REVISED LIFT STATION TO CITY REQUIREMENTS	12/16/2024	TPC
1	ADDED BUILDING FOOTPRINTS AND DRIVEWAYS	12/16/2024	TPC

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

MACKENZIE CERJAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/24/2025

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

KHA PROJECT 147864008
DATE 8/7/2024
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

COVER SHEET

4101 GOLDEN GEM RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT FL
APOPKA

SHEET NUMBER
C-000

Plotted By:Cerjan, Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-000 COVER SHEET March 24, 2025 04:17:55pm K:\VRB_LDEV\147864008 — 4101 Golden Gem Resi\CADD\PlanSheets\C-000 COVER SHEET.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL CONSTRUCTION NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

DEMOLITION NOTES

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

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

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

4. CONTRACTOR SHALL ADJUST GRADE OF ANY EXISTING UTILITIES TO REMAIN.

PAVING, GRADING AND DRAINAGE NOTES

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RECORD DRAWINGS

1. CONTRACTOR SHALL PROVIDE TO THE ENGINEER AND OWNER A MINIMUM OF 2 HARD COPIES OF A PAVING, GRADING AND DRAINAGE RECORD DRAWING AND A SEPARATE UTILITY RECORD DRAWING, AS WELL AS BOTH IN AUTOCAD 2007 OR LATER, BOTH PREPARED BY A FLORIDA REGISTERED SURVEYOR. THE RECORD DRAWINGS SHALL VERIFY ALL DESIGN INFORMATION INCLUDED ON THE DESIGN PLANS OF THE SAME NAME.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.

3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.

4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.

5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.

7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.

8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.

9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

EROSION CONTROL NOTES

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

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

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

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

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

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

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

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

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

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

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

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

EROSION CONTROL NOTES (CONT.)

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

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

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

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

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

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

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

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

21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACK FILLING OF TRENCHES FOR UTILITY CONSTRUCTION.

MAINTENANCE

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

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

2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER THE STANDARD SPECIFICATIONS.

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

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

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

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

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

TYPICAL ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:

- PRE-CONSTRUCTION MEETING
- SUBGRADE PREPARATION
- BASE INSTALLATION
- ASPHALT INSTALLATION
- UNDERGROUND PIPING AND UTILTIES INSTALLATION
- INSTALLATION OF STRUCTURES, DDCV, HYDRANTS, METERS, ETC.
- SIDEWALK INSTALLATION
- CONNECTIONS TO WATER AND SEWER MAINS
- TESTS OF UTILITIES

3RD PARTY TEST REPORTS REQ'D

TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:

- DENSITY TEST REPORTS
- BACTERIOLOGICAL TESTS OF WATER SYSTEM
- PRESSURE TEST OF WATER/SEWER
- LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
- ANY OTHER TESTING REQUIRED BY THE AGENCY

No.	REVISIONS	DATE	BY

Kimley»Horn

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

MACKENZIE CERJAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/24/2025

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KHA PROJECT	147864008
DATE	8/7/2024
SCALE	AS SHOWN
DESIGNED BY	----
DRAWN BY	----
CHECKED BY	----

GENERAL NOTES

4101 GOLDEN GEM RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT FL
APOPKA

SHEET NUMBER
C-100

Plotted By:Cerjan, Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-100 GENERAL NOTES March 24, 2025 04:18:02pm K:\VRB_LDE\147864008 — 4101 Golden Gem Resi\CADD\PlanSheets\C-100 GENERAL NOTES.dwg
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Plotted By:Cerjan, Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-150 OVERALL PLAN March 24, 2025 04:18:24pm K:\VRB_LDEV\147864008 - 4101 Golden Gem Resi\CADD\PlanSheets\C-150 OVERALL PLAN.dwg
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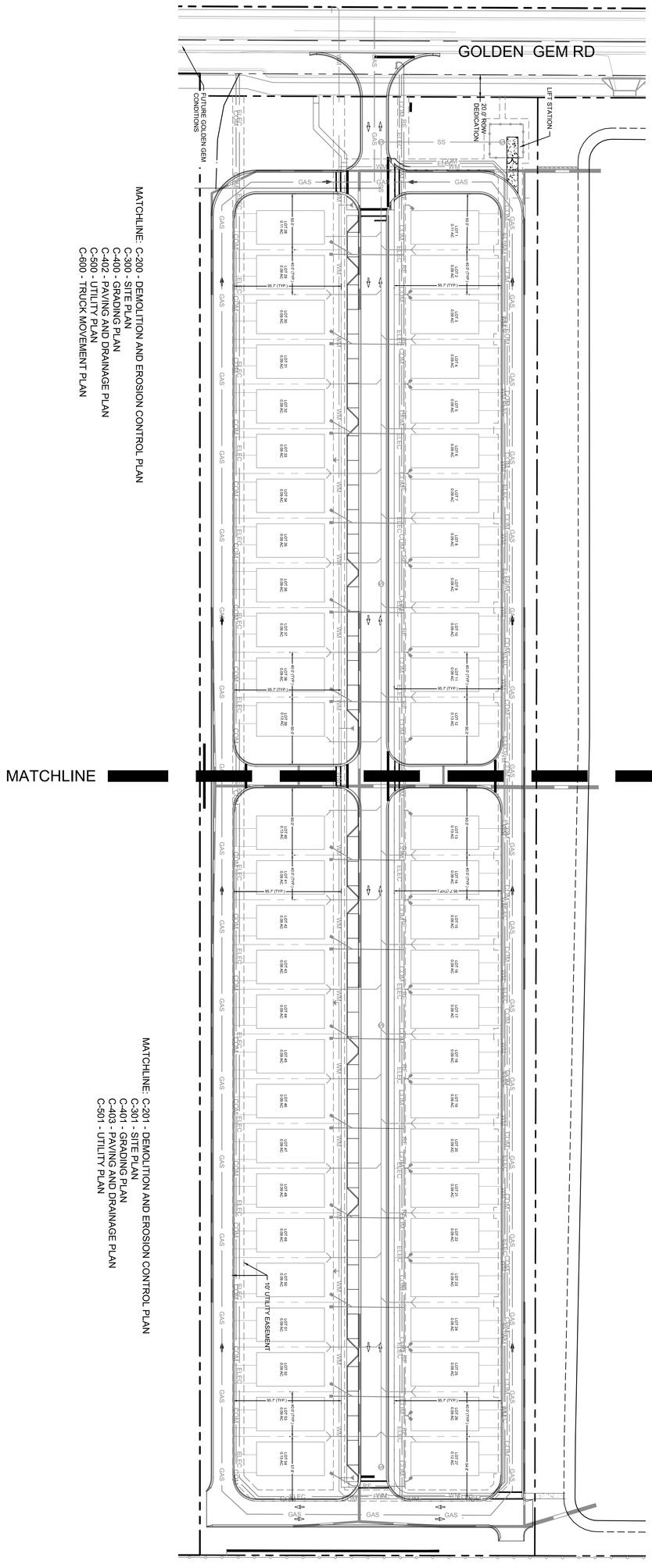

MATCHLINE: C-200 - DEMOLITION AND EROSION CONTROL PLAN
C-300 - SITE PLAN
C-400 - GRADING PLAN
C-402 - PAVING AND DRAINAGE PLAN
C-800 - UTILITY PLAN
C-600 - TRUCK MOVEMENT PLAN

MATCHLINE: C-201 - DEMOLITION AND EROSION CONTROL PLAN
C-301 - SITE PLAN
C-401 - GRADING PLAN
C-403 - PAVING AND DRAINAGE PLAN
C-501 - UTILITY PLAN

GRAPHIC SCALE IN FEET
0 25 50 100

NORTH

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THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL REFLECT CONSIDERATION FOR ADDRESSING THIS ISSUE.

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SHEET NUMBER C-150

4101 GOLDEN GEM RESIDENTIAL

PREPARED FOR

DOUBLE B DEVELOPMENT

APOPKA FL

OVERALL PLAN

KHA PROJECT 147864008
DATE 8/7/2024
SCALE AS SHOWN
DESIGNED BY ###
DRAWN BY ###
CHECKED BY ###

MACKENZIE CERJAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER
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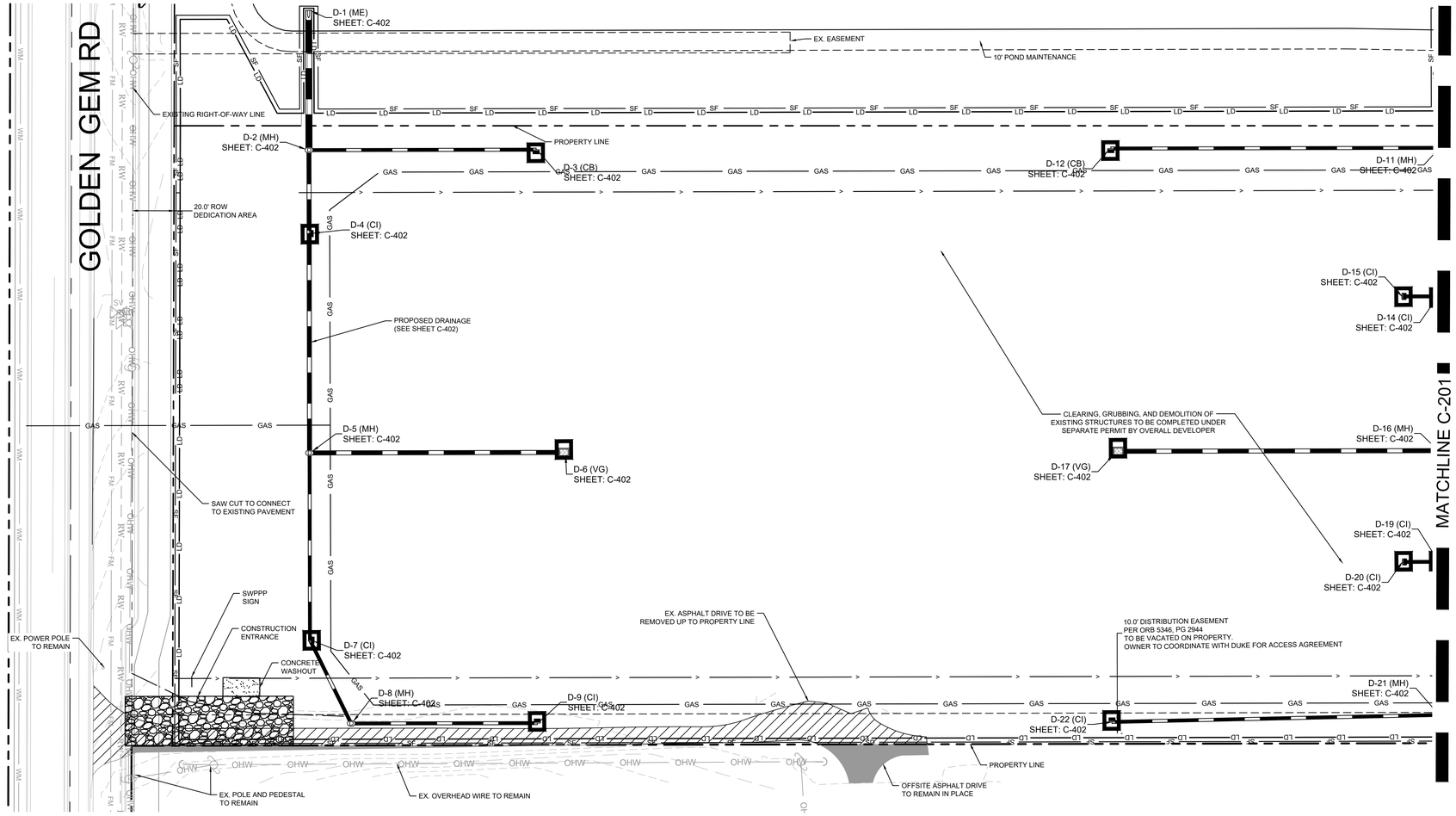

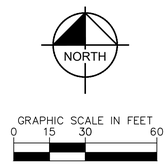

SEQUENCE OF CONSTRUCTION

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

PHASE 1:

1. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1) AND INSTALL SILT FENCE.
2. CONSTRUCT AND STABILIZE SEDIMENT BASIN AND DRAINAGE SWALES WITH APPROPRIATE OUTFALL STRUCTURES (CLEARLY ONLY THOSE AREAS NECESSARY TO INSTALL CONTROL DEVICES LISTED ABOVE).
3. INSTALL INLET PROTECTION AT EXISTING INLET(S).
4. INSTALL AND STABILIZE ANY NECESSARY HYDRAULIC CONTROL STRUCTURES (DIKES, CHECK DAMS, OUTLET TRAPS, RISER PIPE DISCHARGE POINT, ETC.)
5. PREPARE CLEARING AND GRUBBING OF THE SITE IF, APPLICABLE.

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

PHASE 2:

6. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
7. START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
8. TEMPORARILY SEED WITH PURE LIVE SEED, THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 7 DAYS OR MORE OR AS REQUIRED BY GENERIC PERMIT.

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

MAINTENANCE

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

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION EXITS SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION EXITS AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AREA AS CONDITIONS DEMAND.

DEMOLITION NOTES:

1. THE INTENT OF THE DEMOLITION PLAN IS TO DEPICT EXISTING FEATURES THAT ENCUMBER THE PROPOSED CONSTRUCTION AREA AND ARE SCHEDULED FOR REMOVAL. SOME INCIDENTAL ITEMS MAY HAVE BEEN INADVERTENTLY OMITTED FROM THE PLAN. THE CONTRACTOR IS ENCOURAGED TO THOROUGHLY INSPECT THE SITE AS WELL AS REVIEW THE PLANS AND SPECIFICATIONS PRIOR TO SUBMITTING PRICING. CONTRACTOR WILL NOT RECEIVE ADDITIONAL COMPENSATION FOR INCIDENTAL ITEMS NOT SHOWN ON THIS DEMOLITION PLAN.
2. THIS DEMOLITION PLAN IS BASED ON AVAILABLE UTILITY INFORMATION AND MAY OR MAY NOT BE ALL INCLUSIVE FOR THIS SITE. ANY UTILITIES ENCOUNTERED DURING DEMOLITION THAT ARE NOT DEPICTED/ADDRESSED ON THIS DRAWING SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
3. CONTRACTOR IS REQUIRED TO OBTAIN ALL DEMOLITION PERMITS.
4. ALL FEATURES IDENTIFIED ON THIS PLAN WHICH ARE LISTED TO BE DEMOLISHED ARE TO BE REMOVED FROM THE SITE. AFTER DEMOLITION IS COMPLETE THE SITE SHALL BE DELIVERED IN A CONDITION SUITABLE FOR DEVELOPMENT.
5. CONTRACTOR SHALL LIMIT ALL DEMOLITION ACTIVITIES TO THOSE AREAS DELINEATED ON THE CONSTRUCTION DRAWINGS UNLESS OTHERWISE DIRECTED BY THE DEVELOPER OR AS REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS.
6. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING AIRBORNE DUST AND POLLUTANTS BY USING WATER SPRINKLING OR OTHER SUITABLE MEANS OF CONTROL.
7. CONTRACTOR TO USE CARE IN HANDLING DEBRIS FROM SITE TO ENSURE THE SAFETY OF THE PUBLIC. HAUL ROUTE TO BE CLOSELY MONITORED FOR DEBRIS OR MATERIALS TRACKED ONTO ADJOINING ROADWAYS, SIDEWALKS, ETC. ROADWAYS AND WALKWAYS TO BE CLEARED DAILY OR AS NECESSARY TO MAINTAIN PUBLIC SAFETY.
8. DEWATERING SHOULD BE ANTICIPATED AND INCLUDED.
9. ALL ASPHALT TO BE REMOVED SHALL BE SAW CUT ADJACENT TO REMAINING IMPROVEMENTS.
10. WHERE REMAINING, INLETS, MANHOLE COVERS, AND VALVE COVERS TO BE PROTECTED IN PAVEMENT REMOVAL AREAS. CONTRACTOR SHALL REPLACE DAMAGED STRUCTURES AT THEIR EXPENSE.
11. CONTRACTOR SHALL INSTALL A CONTINUOUS SCREENED CONSTRUCTION FENCING ALONG PROJECT BOUNDARY.
12. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. AS APPROVED BY ORANGE COUNTY AND CONSTRUCTION MANAGER.
13. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF EXISTING FACILITIES AND CONSTRUCTION OF NEW FACILITIES. SIGNAGE SHALL BE POSTED TO DIRECT THE PUBLIC TO THE PATH OF TRAVEL.
14. ELEVATIONS SHOWN HEREON ARE IN THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988 BASED ON ORANGE COUNTY BENCHMARK L708026, ELEVATION 127.968 (REFER TO SURVEY BY JIM SHANNON DATED 2/21/2023.
15. SEE SHEET C-220 FOR EROSION CONTROL NOTES.

LEGEND

- PROPERTY LINE
- EXISTING WATERMAIN (WM)
- EXISTING SANITARY SEWER (SS)
- EXISTING DRAINAGE
- EXISTING FORCE MAIN (FM)
- EXISTING RECLAIMED WATER (RW / GAS)
- EXISTING OVERHEAD WIRE (OHW)
- LIMITS OF DISTURBANCE (LD)
- SILT FENCE/TREE PROTECTION FENCE (SF)
- SILT DIKE (SD)
- TEMPORARY WINDROW (>)
- CURB TO REMAIN
- SWPPP INFORMATION SIGN
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

ACREAGE SUMMARY	
TOTAL PROJECT AREA	9.01 AC
ON-SITE DISTURBED AREA	9.01 AC
OFF-SITE DISTURBED AREA	0.93 AC
TOTAL DISTURBED AREA	9.94 AC
IMPERVIOUS AREA AT COMPLETION	5.17 AC
PERVIOUS / SEEDED AREA AT COMPLETION	3.84 AC

NOTES:

1. CONTRACTOR TO CONSIDER DEWATERING ACTIVITIES WHEN PREPARING BID DOCUMENTS FOR THIS PROJECT.
2. CONTRACTOR SHALL OBTAIN ANY NECESSARY DEWATERING PERMITS AS SITE CONDITIONS AND CONSTRUCTION ACTIVITIES REQUIRE.
3. CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION

SOIL EROSION/SEDIMENTATION CONTROL OPERATION TIME SCHEDULE

NOTE: GENERAL CONTRACTOR TO COMPLETE TABLE WITH THEIR SPECIFIC PROJECT SCHEDULE

CONSTRUCTION SEQUENCE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY CONSTRUCTION EXITS																								
TEMPORARY CONTROL MEASURES																								
SEDIMENT CONTROL BASINS																								
STRIP & STOCKPILE TOPSOIL																								
ROUGH GRADE																								
STORM FACILITIES																								
SITE CONSTRUCTION																								
PERMANENT CONTROL STRUCTURES																								
FOUNDATION / BUILDING CONSTRUCTION																								
FINISH GRADING																								
LANDSCAPING/SEED/FINAL STABILIZATION																								

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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MACKENZIE CERJAN — LICENSE No. 90545 — STATE OF FLORIDA — REGISTERED PROFESSIONAL ENGINEER
3/24/2025

KHA PROJECT 147864008
DATE 8/7/2024
SCALE AS SHOWN
DESIGNED BY ###
DRAWN BY ###
CHECKED BY ###

DEMOLITION AND EROSION CONTROL PLAN

4101 GOLDEN GEM RESIDENTIAL

PREPARED FOR
DOUBLE B DEVELOPMENT
APOPKA FL

SHEET NUMBER
C-200

Plotted By:Cerjan, Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-200 DEMOLITION AND EROSION CONTROL PLAN March 24, 2025 04:18:52pm K:\ORB_LOE\V\147864008 — 4101 Golden Gem Res\CADD\PlanSheets\C-200 DEMOLITION AND EROSION CONTROL PLAN.dwg
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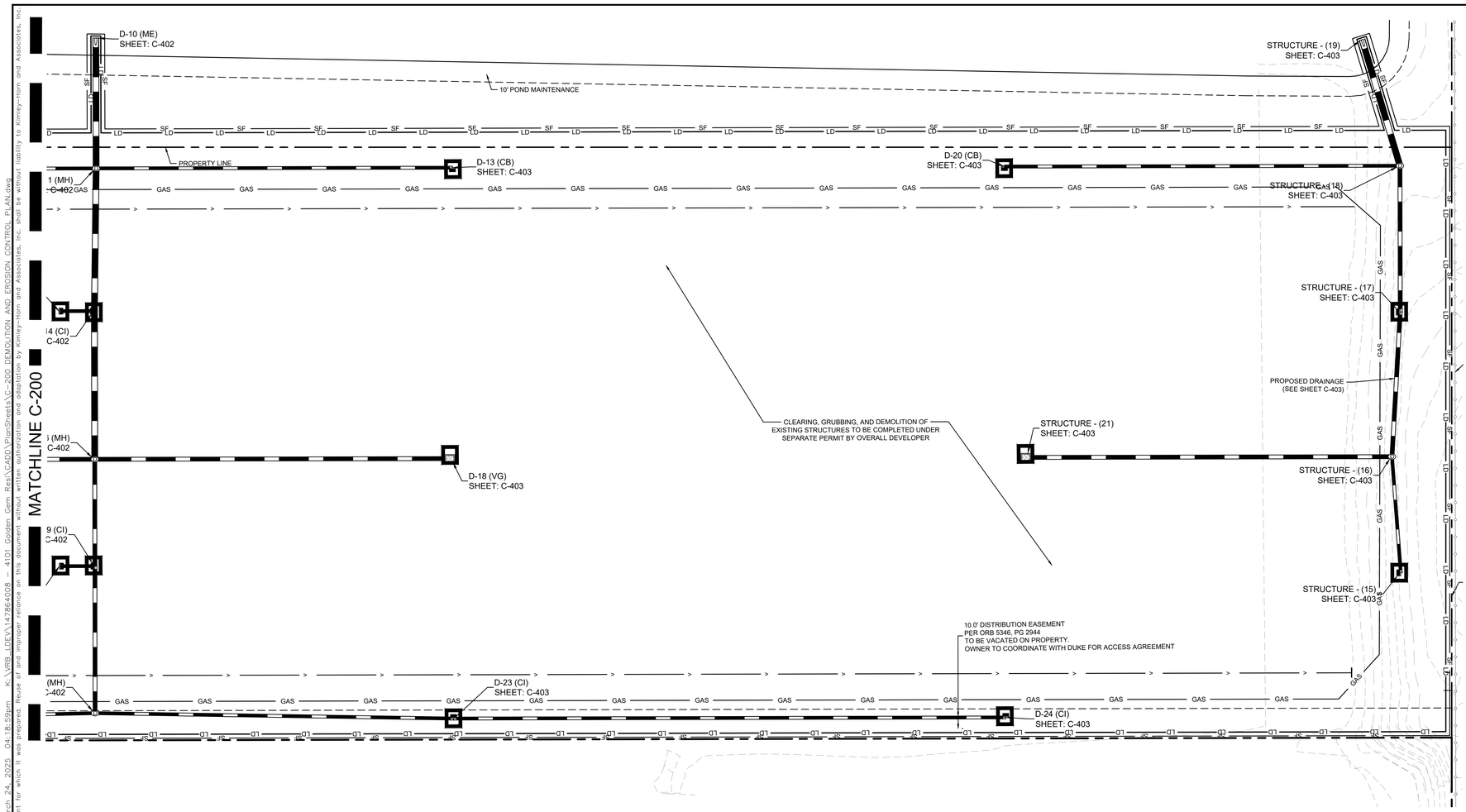

GRAPHIC SCALE IN FEET
0 15 30 60

LEGEND

- PROPERTY LINE
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING DRAINAGE
- EXISTING FORCE MAIN
- EXISTING RECLAIMED WATER
- EXISTING OVERHEAD WIRE
- LIMITS OF DISTURBANCE
- SILT FENCE/TREE PROTECTION FENCE
- SILT DIKE
- TEMPORARY WINDROW
- CURB TO REMAIN
- SWPPP INFORMATION SIGN
- CONSTRUCTION ENTRANCE
- INLET PROTECTION

NOTES:

1. SEE SHEET C-220 FOR EROSION CONTROL NOTES.
2. SEE SHEET C-200 FOR DEMOLITION NOTES, DEWATERING NOTES, AND SEQUENCE OF CONSTRUCTION.

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

MACKENZIE CERJAN
LICENSE
No. 90545
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/24/2025

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KHA PROJECT	147864008
DATE	8/7/2024
SCALE	AS SHOWN
DESIGNED BY	###
DRAWN BY	###
CHECKED BY	###

DEMOLITION AND EROSION CONTROL PLAN

4101 GOLDEN GEM RESIDENTIAL

PREPARED FOR
DOUBLE B DEVELOPMENT FL
APOPKA

SHEET NUMBER
C-201

Plotted By:Cerjan, Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-201 DEMOLITION AND EROSION CONTROL PLAN March 24, 2025 04:18:59pm K:\VRB_LOE\V14786400B - 4101 Golden Gem Res\CADD\PlanSheets\C-200 DEMOLITION AND EROSION CONTROL PLAN.dwg
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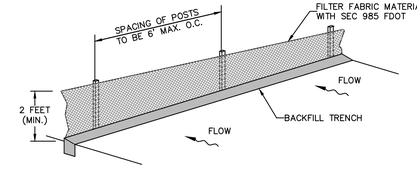
Section 1	Project Name and location information:	4101 GOLDEN GEM ROAD APOPKA, FL 32712
Section 2	Describe the nature of the construction activity:	CONSTRUCTION OF INFRASTRUCTURE FOR NEW SINGLE-FAMILY RESIDENTIAL
Section 3	Describe the intended sequence of major soil disturbing activities:	CONSTRUCTION OF EROSION AND SEDIMENT CONTROLS, GRADING AND CONSTRUCTION OF STORM SEWER
Section 4	Total area of the site:	9.01 AC.
Section 5	Total area of the site to be disturbed:	9.01 AC.
Section 6	Existing data describing the soil or quality of any stormwater discharge from the site:	BASED ON THE SOIL SURVEY OF ORANGE COUNTY, FLORIDA, AS PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCE CONSERVATION SERVICE (FORMERLY THE SOIL CONSERVATION SERVICE), THE PROPERTY IS UNDERLAIN BY BROAD AREAS OF SANDY SOILS IDENTIFIED AS VARIANTS OF "CANDLER FINE SANDS". THESE SANDY SOILS ARE COMMONLY FOUND ON KNOLLS AND RIDGES ON MARINE TERRACES. THESE SOILS REPORTEDLY ARE MODERATELY TO STEEPLY SLOPING AND EXCESSIVELY WELL DRAINED. DEPTHS TO GROUNDWATER ARE TYPICALLY MORE THAN 80 INCHES BELOW THE NATURAL GROUND SURFACE FOR MOST OF THE YEAR.
Section 7	Estimate the drainage area size for each discharge point:	DISCHARGE POINT N= 3.01 AC DISCHARGE POINT NW= 3.00 AC DISCHARGE POINT NE= 3.00 AC
Section 8	Latitude and longitude of each discharge point and identify the receiving water or MS4 for each discharge point:	DISCHARGE POINT: WYLD OAKS MASTER DEVELOPMENT SYSTEM LAT: 28°44'59.15" LONG: 81°34'20.75"
Section 9	Give a detailed description of all controls, Best Management Practices (BMPs) and measures that will be implemented at the construction site for each activity identified in the intended sequence of major soil disturbing activities section. Provide time frames in which the controls will be implemented. NOTE: All controls shall be consistent with performance standards for erosion and sediment control and stormwater treatment set forth in s. 62-40.432, F.A.C., the applicable Stormwater or Environmental Resource Permitting requirements of the Department or a Water Management District, and the guidelines contained in the State of Florida Erosion and Sediment Control Designer and Reviewer Manual, FDOT, FDEP, and any subsequent amendments.	
	SILT FENCE AND SHALL BE INSTALLED AROUND THE PERIMETER OF THE CONSTRUCTION SITE.	
Section 10	Describe all temporary and permanent stabilization practices. Stabilization practices include temporary seeding, mulching, permanent seeding, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, vegetative preservations, etc.	
	THE PERIMETER SILT FENCE SHALL BE MAINTAINED AROUND THE ENTIRE PROJECT SITE UNTIL LANDSCAPE HAS BEEN INSTALLED.	
Section 11	Describe all structural controls to be implemented to divert stormwater flow from exposed soils and structural practices to store flows, retain sediment on-site or in any other way limit stormwater runoff. These controls include silt fences, earth dikes, diversions, swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions, coagulating agents and temporary or permanent sediment basins.	
	SILT FENCE	
Section 12	Describe all sediment basins to be implemented for areas that will disturb 10 or more acres at one time. The sediment basins (or an equivalent alternative) should be able to provide 3,600 cubic feet of storage for each acre drained. Temporary sediment basins (or an equivalent alternative) are recommended for drainage areas under 10 acres.	
	N/A	
Section 13	Describe all permanent stormwater management controls such as, but not limited to, detention or retention systems or vegetated swales that will be installed during the construction process.	
	N/A	

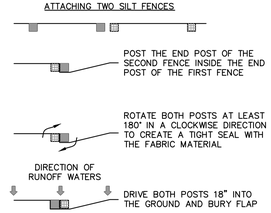
Section 14	Waste disposal, this may include construction debris, chemicals, litter, and sanitary wastes:	All construction materials and debris will be placed in a dumpster and hauled off site to a landfill or other proper disposal site. No materials will be buried on site.
Section 15	Offsite vehicle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

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

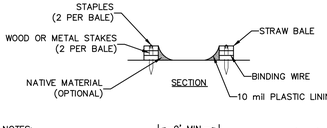
EROSION CONTROL NOTES

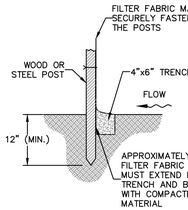
1. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UP-SLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED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





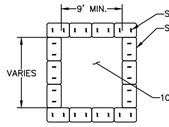
NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.





SILT FENCE INSTALLATION
N.T.S

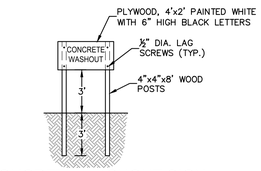
NOTES:
1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



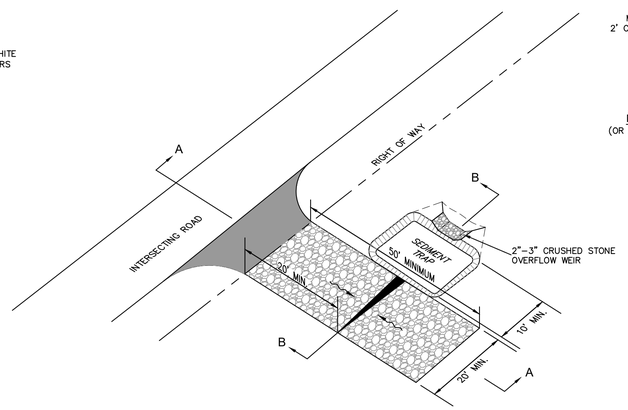
PLAN

CONCRETE & STUCCO WASTE MANAGEMENT

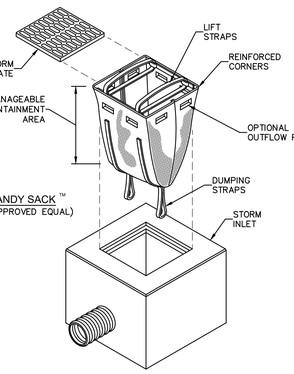
N.T.S



CONCRETE WASHOUT SIGN
N.T.S

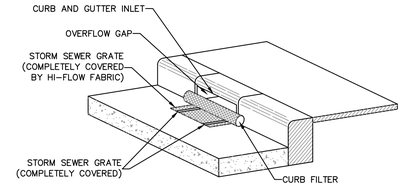


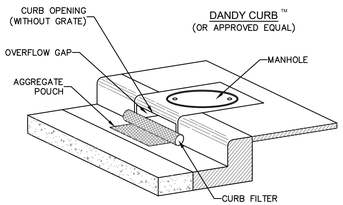
VIEW



DANDY SACK™
(OR APPROVED EQUAL)

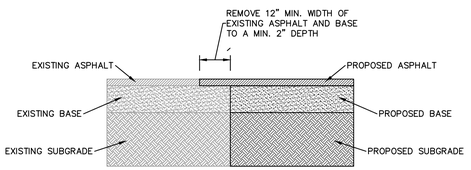
INLET INSERT
N.T.S



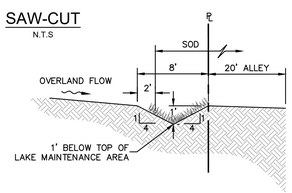


DANDY CURB™
(OR APPROVED EQUAL)

CURB INLET SEDIMENT CONTROL
N.T.S

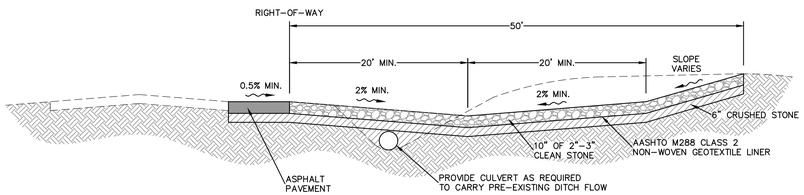


SAW-CUT
N.T.S

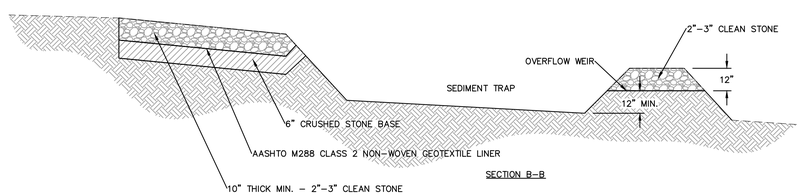


NOTES:
1. TEMPORARY WINDROW TO BE INSTALLED AT THE BACK OF ALL LOTS.

TEMPORARY WINDROW
N.T.S

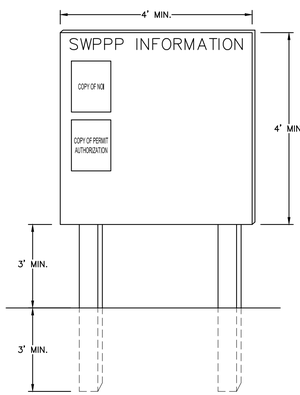


SECTION A-A



SECTION B-B

CONSTRUCTION EXIT
N.T.S



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

SWPPP INFORMATION SIGN
N.T.S

	BY	DATE	REVISIONS	No.

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

MACKENZIE CERJAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/24/2025

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KHA PROJECT	147864008
DATE	8/7/2024
SCALE	AS SHOWN
DESIGNED BY	———
DRAWN BY	———
CHECKED BY	———

EROSION CONTROL DETAILS

4101 GOLDEN GEM RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT FL
APOPKA

SHEET NUMBER
C-220

Posted By:Cerjan, Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-220 EROSION CONTROL DETAILS March 24, 2025 04:19:07pm K:\ORL_LDEV\147864008 - 4101 Golden Gem Resi\CADD\PlanSheets\C-220 EROSION CONTROL DETAILS.dwg
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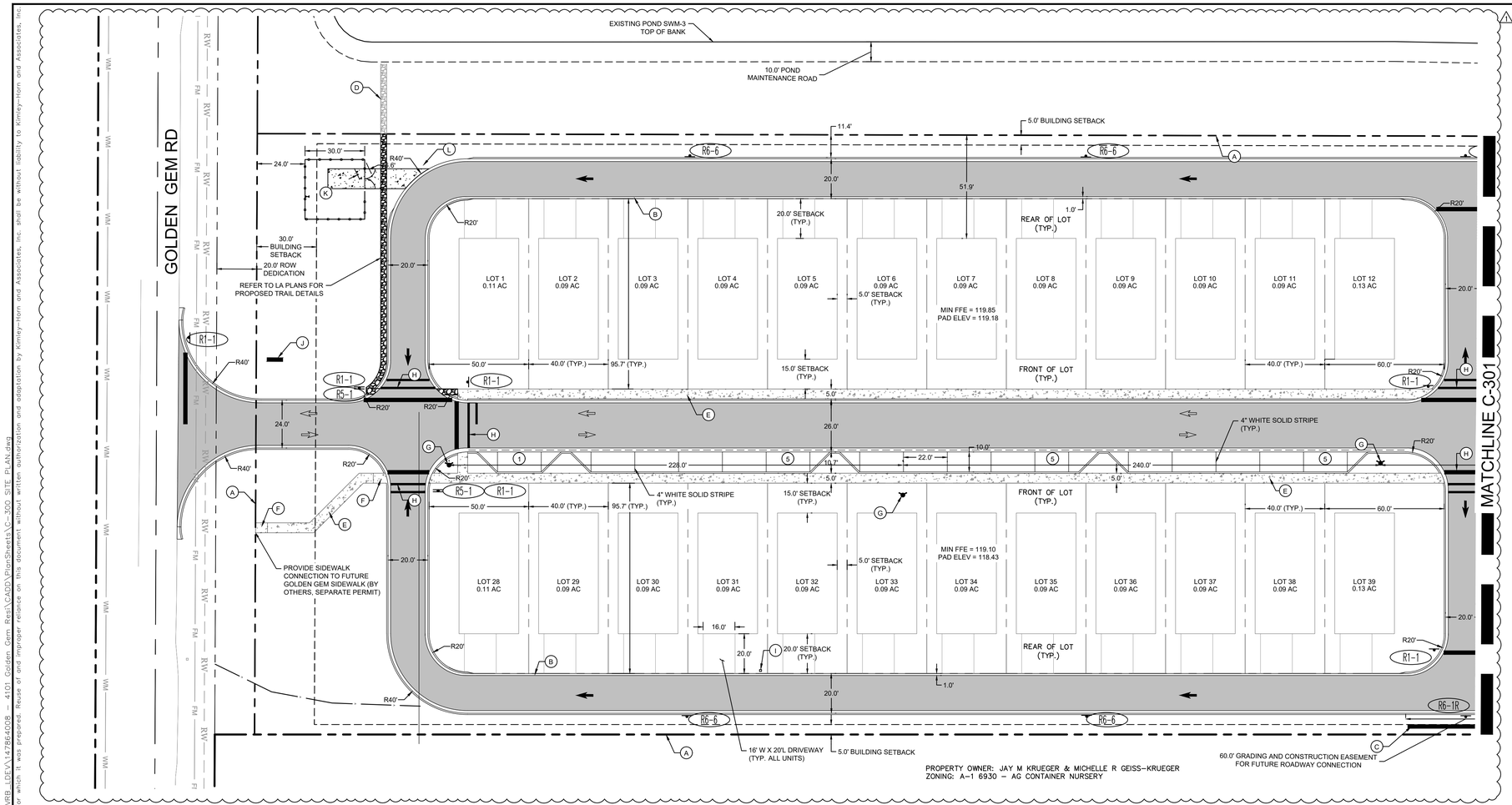


GRAPHIC SCALE IN FEET
0 15 30 60

SITE DATA

PROJECT DESCRIPTION:	CONSTRUCTION OF 54 SINGLE FAMILY LOTS
PARCEL ID:	13-20-27-0000-00-024
LOCATION:	SECTION 13, TOWNSHIP 20, RANGE 27
ADDRESS:	4101 GOLDEN GEM ROAD, APOPKA, FL 32712
ZONING:	(MU-N) -KPI-NEIGHBORHOOD
LAND USE:	MU MIXED USE
FLOOD ZONE:	ZONE X, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12095C0125H, EFFECTIVE DATE 9/24/2021

	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	35' HEIGHT MAX.	
PROPERTY AREA:		392,331 S.F. (9.01 AC.)
DWELLING UNITS:		54
DENSITY:	54 UNITS / 9.01 AC	5.99 DU/AC[4]

SITE COVERAGE:	REQUIRED	PROVIDED		
SITE AREA:		392,331 S.F.	(9.01 AC)	100.00%
BUILDING AREA[1]:		98,334 S.F.	(2.26 AC)	25.06%
DRIVEWAYS[2]:		17,280 S.F.	(0.40 AC)	4.40%
ROADWAY AND SIDEWALK:		114,507 S.F.	(2.63 AC)	29.19%
PERVIOUS AREA:		162,210 S.F.	(3.72 AC)	41.35%

[1] BUILDING AREA ASSUMES ONE (1) 30' x 60.7' BUILDING PER LOT.
[2] DRIVEWAYS ASSUME 20' x 16' PER LOT.
[3] UP TO 75% ALLOWED BY CODE, PLUS THE TEXT AMENDMENT CURRENTLY BEING PROCESSED FOR WYLD OAKS.
[4] MAX DENSITY BY CODE IS 5 DU/AC; HOWEVER, THE WYLD OAKS DEVELOPMENT AGREEMENT ALLOWS FOR HIGHER DENSITY GIVEN THAT THE TOTAL NUMBER OF ALLOWABLE UNITS (PER DISTRICT) IS NOT EXCEEDED. SEE TABLE BELOW FOR REFERENCE.

HOMES WILL BE 4 BEDROOMS.

TYPICAL LOT SIZE IS 40' W X 95.7' L UNLESS OTHERWISE NOTED ON THE PLAN.

OPEN SPACE:
REQUIRED OPEN SPACE (15% OF SITE): 58,850 S.F. (1.35 AC)
PROVIDED OPEN SPACE (FROM SWM-3): 58,850 S.F. (1.35 AC)

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT/STREET	15' MIN. 30' MAX.	15'
SIDE	5' MIN. N/A MAX.	5'
REAR/ALLEY	5' MIN.	20'

PARKING
REQUIRED: 108 SPACES (2.0 SPACES PER UNIT X 54 UNITS)
PROVIDED: 253 SPACES:
- 108 GARAGE SPACES
- 108 DRIVEWAY SPACES
- 37 ON STREET SPACES

SIGN LEGEND

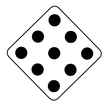
R1-1 STOP SIGN
MUTCD 24" x 24"

R5-1 DO NOT ENTER SIGN
MUTCD 24" x 24"

R6-1L LEFT ONE WAY SIGN
MUTCD 8" x 24"

R6-1R RIGHT ONE WAY SIGN
MUTCD 8" x 24"

R6-6 ONE WAY SIGN
MUTCD 18" x 24"



OM4-1 TYPE 4 OBJECT MARKERS
(END OF ROADWAY)
18"X18"

LEGEND

- (A) PROPERTY LINE
- (B) 12" HEADER CURB
- (C) RETAINING WALL
- (D) TRAIL TO INTERCONNECT WITH WYLD OAKS (NOT PART OF THIS APPLICATION)
- (E) CONCRETE SIDEWALK (REFER TO DETAIL, SHEET C-450)
- (F) ACCESSIBLE CURB RAMP (REFER TO DETAIL, SHEET C-450)
- (G) FIRE HYDRANT (SEE NOTE 5)
- (H) CROSSWALK PER FDOT INDEX #711-001
- (I) MAILBOX - (SEE NOTE 6)
- (J) MONUMENT SIGN (REFER TO ARCH. DRAWINGS AND SIGNAGE PACKAGE)
- (K) LIFT STATION - CITY OWNED AND MAINTAINED
- (L) LIFT STATION ACCESS ROAD (2" #57 STONE OVER 8" STABILIZED BASE)

SYMBOL LEGEND

- (#) PARKING STALL COUNT - DO NOT PAINT
- T TRANSFORMER PAD
- PROPERTY LINE
- LIGHT POLE
- DIRECTIONAL ARROW FOR REFERENCE ONLY - DO NOT STRIPE
- DIRECTIONAL ARROW TO BE STRIPED

WYLD OAKS KPI NEIGHBORHOOD DISTRICT			
ALLOWABLE DU'S	PREVIOUSLY PERMITTED DU'S	D.U.'S PROPOSED WITH THIS APPLICATION	REMAINING DU'S
199	0	54	145

NOTES:

1. REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET FOR PAVEMENT DETAILS.
2. REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
3. ALL STRIPING ON ROADWAYS AND DRIVE AISLES (STOP BARS, CROSSWALKS, LANE STRIPING) SHALL BE THERMOPLASTIC.
4. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. BLUE RPM TO BE INSTALLED IN PAVEMENT AT EACH HYDRANT LOCATION. OFFSET 6"
6. MAILBOX LOCATION TO BE PROVIDED AT EACH LOT BY BUILDING CONTRACTOR (TYP.) AND TO BE COORDINATED WITH PROPOSED DRIVEWAY LOCATIONS.

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No.	REVISIONS	DATE	BY
1	ADDED BUILDING FOOTPRINTS AND DRIVEWAYS	12/16/2024	TPC

Kimley»Horn

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

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MACKENZIE CERJAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/24/2025

KHA PROJECT 147864008
DATE 8/7/2024
SCALE AS SHOWN
DESIGNED BY ###
DRAWN BY ###
CHECKED BY ###

SITE PLAN

4101 GOLDEN GEM RESIDENTIAL

PREPARED FOR
DOUBLE B DEVELOPMENT FL
APOPKA

SHEET NUMBER
C-300

Plotted By:Cerjan, Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-300 SITE PLAN March 24, 2025 04:19:21pm K:\ORL_LDEV\147864008 - 4101 Golden Gem Res\CADD\PlanSheets\C-300 SITE PLAN.dwg
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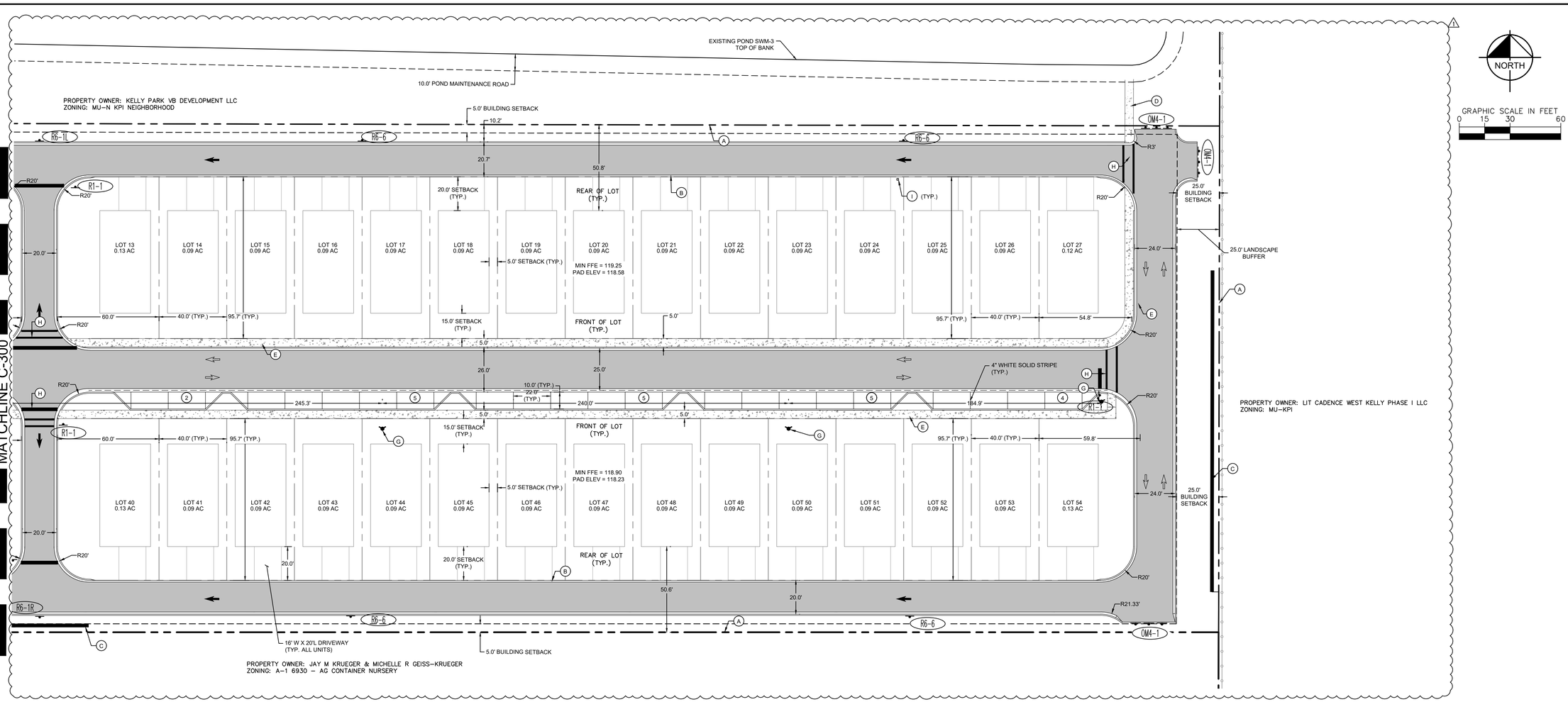
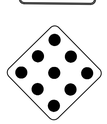


MATCHLINE C-300

SIGN LEGEND

	R1-1	STOP SIGN MUTCD 24" x 24"
	R5-1	DO NOT ENTER SIGN MUTCD 24" x 24"
	R6-1L	LEFT ONE WAY SIGN MUTCD 8" x 24"
	R6-1R	RIGHT ONE WAY SIGN MUTCD 8" x 24"
	R6-6	ONE WAY SIGN MUTCD 18" x 24"
	OM4-1	TYPE 4 OBJECT MARKERS (END OF ROADWAY) 18"X18"

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- (C) RETAINING WALL
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No.	REVISIONS	DATE	BY
1	ADDED BUILDING FOOTPRINTS AND DRIVEWAYS	12/16/2024	TPC

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MACKENZIE CERJAN
No. 90545
STATE OF FLORIDA
PROFESSIONAL ENGINEER
3/24/2025

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KHA PROJECT 147864008
DATE 8/7/2024
SCALE AS SHOWN
DESIGNED BY ###
DRAWN BY ###
CHECKED BY ###

SITE PLAN

4101 GOLDEN GEM RESIDENTIAL

PREPARED FOR
DOUBLE B DEVELOPMENT FL
APOPKA

SHEET NUMBER
C-301

Plotted By:Carjon, Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-301 SITE PLAN March 24, 2025 04:19:24pm K:\VRB_LDEV\147864008 - 4101 Golden Gem Resi\CADD\PlanSheets\C-300 SITE PLAN.dwg
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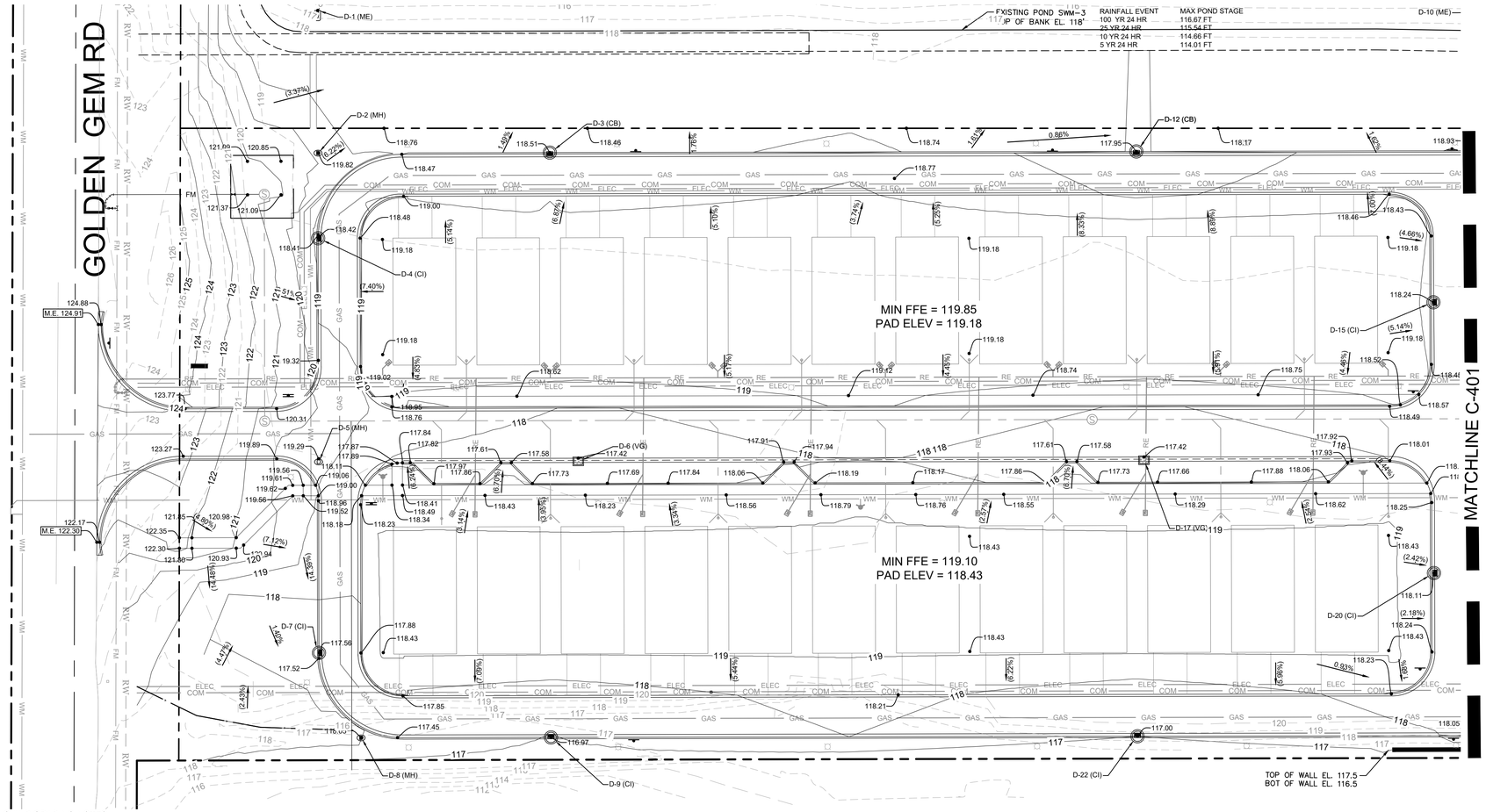


NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

XX.XX / XX.XX — PROPOSED TOP OF CURB GRADE / PROPOSED EDGE OF PAVEMENT GRADE

XX.XX — PROPOSED GRADE

9.77' — EXISTING GRADES (FROM SURVEY)

DRAINAGE FLOW DIRECTION

H.P. — HIGH POINT

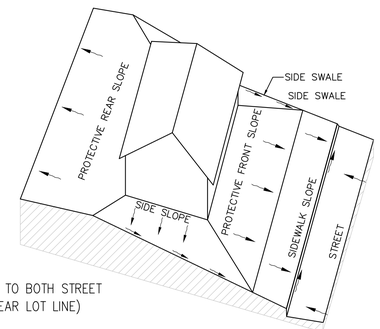
TOC — TOP OF CURB GRADE

TOS — TOP OF SIDEWALK GRADE

EX — DENOTES EXISTING FEATURE

PAVING AND GRADING NOTES

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. ALL MATERIALS AND CONSTRUCTION WITHIN THE FDOT RIGHT-OF-WAY SHALL CONFORM TO THE LATEST FDOT DESIGN STANDARDS AND LATEST STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
6. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
9. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
10. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW-CUT THE FULL DEPTH OF EXISTING PAVEMENT FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
11. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS SPECIFIED OTHERWISE.
12. CONTRACTOR SHALL EXCAVATE EXISTING PAVEMENT/SIDEWALK AREAS THAT ARE TO BE LANDSCAPED A MINIMUM OF 30" OR AS DEEP AS NECESSARY TO ENSURE ALL STONE BASE / PAVEMENT MATERIAL IS REMOVED (WHICHEVER IS GREATER) AND BACKFILL WITH CLEAN / DRAINING SAND TO WITHIN 4" OF TOP OF CURB TO ENSURE PROPER SOIL FOR PLANT MATERIALS.
13. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT OVER-COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
14. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
15. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
16. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
17. LANDSCAPE ISLANDS IN PARKING AREA TO BE BERMED 18" ABOVE BACK OF CURB ELEVATION.
18. FINISHED FLOOR ELEVATIONS (FFE) AND GARAGE SHALL BE NO LOWER THAN BASE FLOOD ELEVATION PLUS 2 FEET.
19. DRIVEWAYS FOR LOTS SHALL BE NO STEEPER THAN 7%.
20. 14. ELEVATIONS SHOWN HEREON ARE IN THE NORTH AMERICAN VERTICAL DATUM (NAVD) 1988 BASED ON ORANGE COUNTY BENCHMARK L708026, ELEVATION 127.968 (REFER TO SURVEY BY JIM SHANNON DATED 2/21/2023.
21. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION. ALL EXISTING COVERS TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE.
22. ALL CLEANOUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
23. ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
24. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
25. EXISTING INFORMATION HAS BEEN TAKEN FROM A SURVEY PREPARED BY TERRAMETRIX, LLC., DATED NOVEMBER 16, 2020. ELEVATIONS BASED ON NAVD 1988 DATUM.
26. FLOOD ZONE: AE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12514802218G, EFFECTIVE DATE SEPTEMBER 3, 2003. BASE FLOOD ELEVATION = 9.0.



(DRAINAGE TO BOTH STREET AND REAR LOT LINE)

NOTES

1. ALL SLOPES GREATER THAN 6:1 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.

TYPICAL LOT GRADING DETAIL

N.T.S.

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MACKENZIE CERJAN — LICENSE No. 90545 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
3/24/2025

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KHA PROJECT	147864008
DATE	8/7/2024
SCALE	AS SHOWN
DESIGNED BY	###
DRAWN BY	###
CHECKED BY	###

GRADING PLAN

4101 GOLDEN GEM RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT FL
APOPKA

SHEET NUMBER
C-400

Plotted By:Cerjan, Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-400 GRADING PLAN March 24, 2025 04:19:45pm K:\VRB_LDE\147864008 — 4101 Golden Gem Resi\CADD\PlanSheets\C-400 GRADING PLAN.dwg
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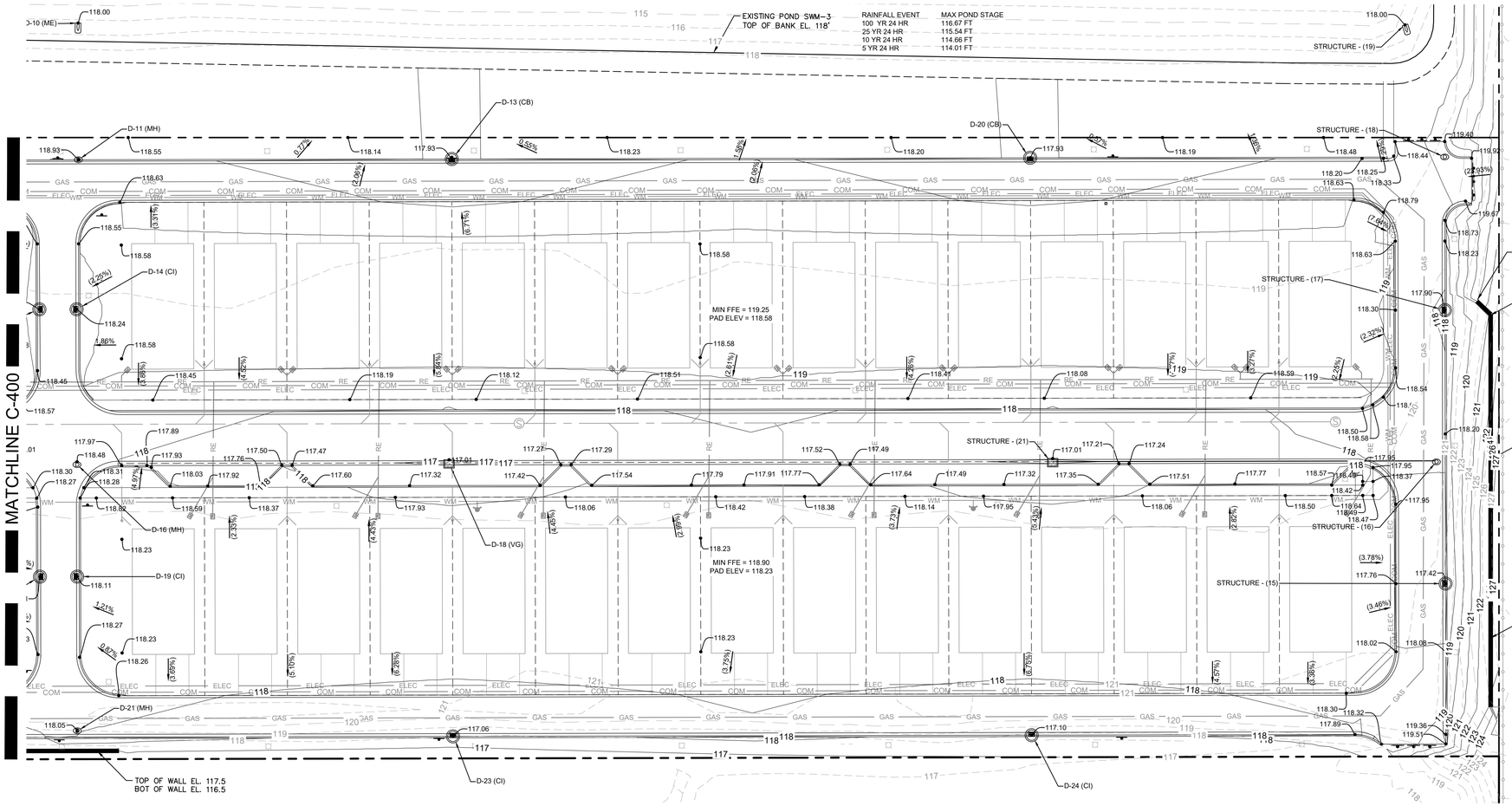

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GRADING PLAN

4101 GOLDEN GEM RESIDENTIAL

PREPARED FOR
DOUBLE B DEVELOPMENT
APOPKA FL

SHEET NUMBER
C-401

Plotted By:Cerjan, Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-401 GRADING PLAN March 24, 2025 04:19:53pm K:\VRB_LDEV\147864008 — 4101 Golden Gem Res\CADD\Plan Sheets\C-400 GRADING PLAN.dwg
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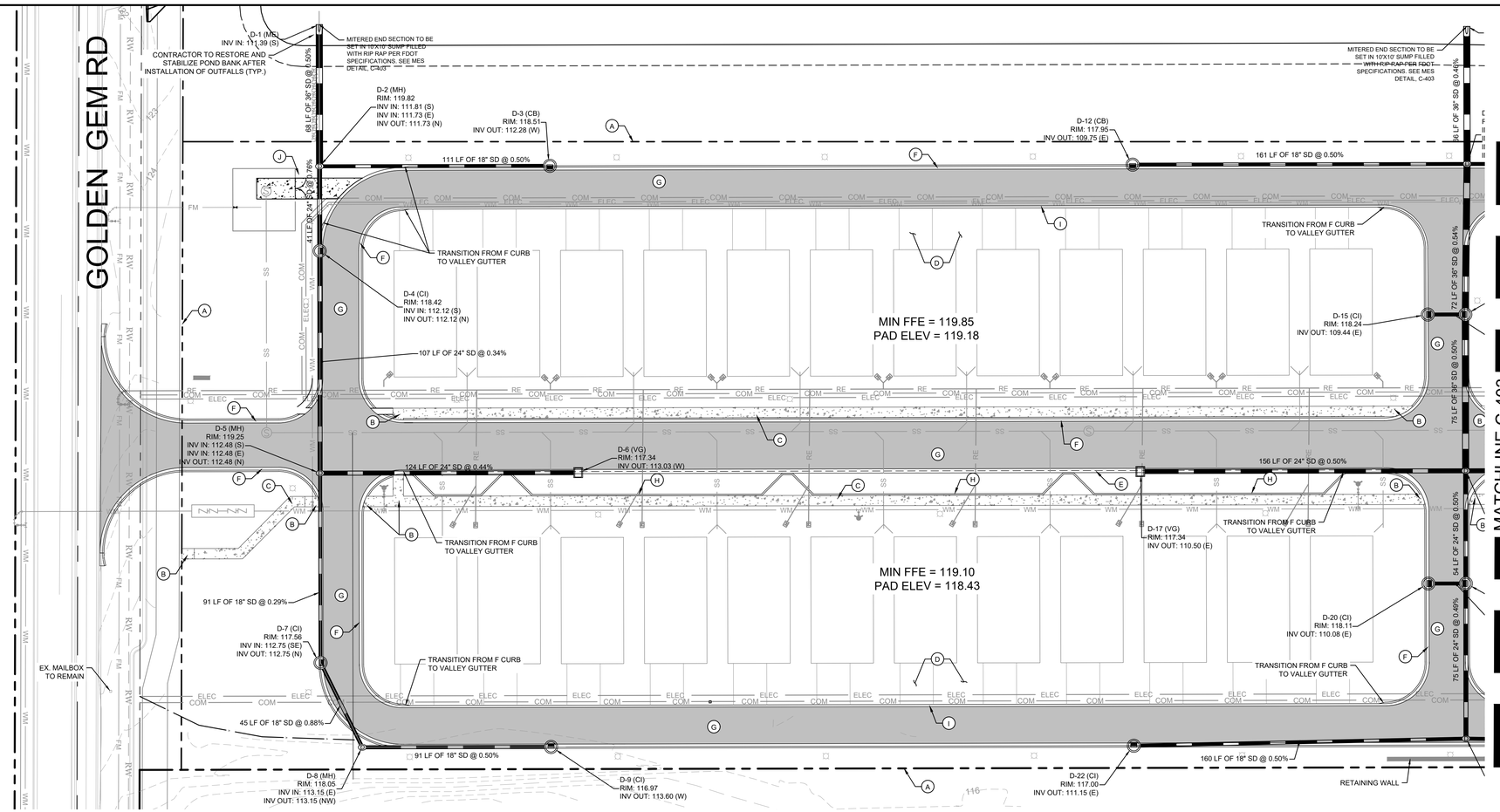
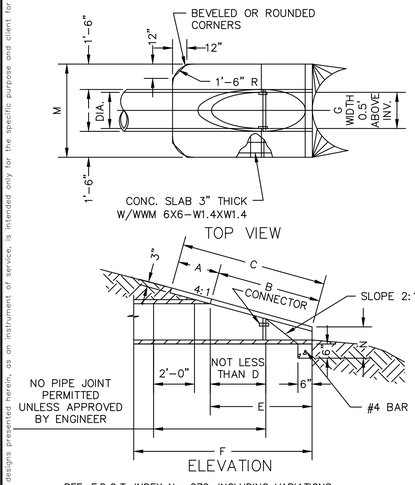


LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (SEE DETAIL SHEET C-450)
- (C) STANDARD CONCRETE SIDEWALK (SEE DETAIL SHEET C-450)
- (D) DRIVEWAYS BY BUILDING CONTRACTOR (TYP. 1 PER LOT)
- (E) 24" VALLEY GUTTER
- (F) FDOT TYPE "F" CURB (SEE DETAIL SHEET C-450)
- (G) STANDARD DUTY ASPHALT (SEE DETAIL SHEET C-450)
- (H) FDOT TYPE D CURB (SEE DETAIL SHEET C-450)
- (I) 12" RIBBON CURB
- (J) 15' WIDE LIFT STATION ACCESS ROAD (2" #57 STONE OVER 8" STABILIZED BASE)



REF. F.D.O.T. INDEX No. 272, INCLUDING VARIATIONS FOR MULTIPLE PIPES & ELLIPTICAL PIPES.

DIA.	A	B	C	E	F	G	M	N
18"	1.97'	2.74'	4.71'	2.56'	6.00'	1.41'	4.92'	1.21'
24"	2.06'	3.85'	5.91'	3.56'	7.00'	1.73'	5.50'	1.25'
30"	2.15'	4.95'	7.10'	4.56'	8.00'	2.00'	6.08'	1.29'
36"	2.25'	6.08'	8.33'	5.56'	9.00'	2.24'	6.67'	1.33'
42"	2.34'	7.21'	9.55'	6.56'	10.00'	2.45'	7.25'	1.38'

M.E.S. DETAIL

N.T.S

DRAINAGE NOTES

1. CONTRACTOR TO CONSTRUCT DRAINAGE STRUCTURES WITH USF GRATES, RIMS AND COVERS AS CALLED OUT OR APPROVED EQUAL. SHOP DRAWINGS ARE TO BE PROVIDED TO ENGINEER FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
2. CONTRACTOR TO REFER TO FDOT DESIGN STANDARD (AND NOT LIMITED TO) INDEX'S 425-010, 425-001, 425-020, 425-021, 425-024, 425-052 & 425-053 FOR MANHOLE, INLET AND GRATE SPECIFICATIONS.
3. ALL DRAINAGE STRUCTURES SHALL BE CONSTRUCTED WITH (4) SIDED BEARING HEAVY DUTY H-20 RATED TRAFFIC RIMS AND GRATES.
4. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION.
5. ALL CLEAN-OUT COVERS SHOULD BE RATED FOR HEAVY DUTY TRAFFIC.
6. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
7. ALL DRAINAGE PIPE JOINTS SHALL BE FILTER FABRIC WRAPPED PER FDOT INDEX #280. ALL DRAINAGE PIPE JOINTS NEED TO BE FILTER FABRIC WRAPPED REGARDLESS OF MATERIAL.
8. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
9. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE.
10. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
11. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
12. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
13. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
14. ALL CATCH BASINS WITHIN PROPOSED TRAFFIC AREAS SHALL HAVE BICYCLE PROOF GRATES.
15. CONTRACTOR TO FLUSH AND VACUUM ENTIRE ON-SITE STORM WATER SYSTEM UPON COMPLETION OF PROPOSED WORK.
16. ALL DRAINAGE STRUCTURES TO BE CONSTRUCTED WITH NO SUMPS PER FDOT INDEX 425-001.
17. STORM DRAIN PIPE ALTERNATES MAY BE APPROVED BY THE ENGINEER AS FOLLOWS:
    - 17.A. RCP CLASS III PER ASTM C-76
    - 17.B. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      - 48"Ø AND SMALLER SHALL BE 3/4"X3/4"X7-1/2" CORRUGATION 16 GA WITH A MINIMUM THICKNESS OF 0.064"
      - 54"Ø AND LARGER SHALL BE 3/4"X3/4"X7-1/2" CORRUGATION 14 GA WITH A MINIMUM THICKNESS OF 0.079"
    - A. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294 JOINTS SHALL BE WATER TIGHT

ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING UTILITY RINGS AND COVERS ON SITE ARE HEAVY DUTY TRAFFIC RATED. CONTRACTOR TO REPLACE DEFICIENT RINGS AND COVERS WITH HEAVY DUTY TRAFFIC RATED RINGS AND COVERS. CONTRACTOR TO ADJUST RIM ELEVATIONS OF ANY UTILITIES THAT CHANGE IN ELEVATION DURING CONSTRUCTION. ALL EXISTING COVERS TO REMAIN SHALL BE ADJUSTED TO FINAL GRADE.
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3. ALL EXISTING PAVEMENT AND CONCRETE TO BE JOINED SHALL BE SAWCUT.
4. SIDEWALKS AND CROSSWALKS SHALL NOT EXCEED 2% CROSS SLOPE NOR 5% LONGITUDINALLY. GRADES IN ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. IN CASES OF SIDEWALK LANDINGS AT BUILDING ENTRANCES, GRADES SHALL NOT EXCEED 2% IN ANY DIRECTION. ACCESSIBLE CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH AND 1:12 SLOPE. LANDINGS AT CHANGES IN DIRECTION SHALL BE MINIMUM 60"x60" AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
5. SPOT ELEVATIONS ARE AT FACE OF CURB UNLESS OTHERWISE NOTED.
6. EXISTING INFORMATION HAS BEEN TAKEN FROM A SURVEY PREPARED BY TERRAMETRIX, LLC., DATED NOVEMBER 16, 2020. ELEVATIONS BASED ON NAVD 1988 DATUM.
7. FLOOD ZONE: AE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12514802218G, EFFECTIVE DATE SEPTEMBER 3, 2003. BASE FLOOD ELEVATION = 9.0.

EX	DENOTES EXISTING FEATURE
SD	STORM DRAIN (SEE NOTE 18)
G	STANDARD DUTY ASPHALT PAVEMENT
C	STANDARD CONCRETE SIDEWALK
	CATCH BASIN (CB) FDOT TYPE C
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	VALLEY GUTTER (VG)

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

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No.	REVISIONS	DATE	BY

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

MACKENZIE CERJAN * LICENSE * No. 90545 * STATE OF FLORIDA * PROFESSIONAL ENGINEER *
3/24/2025

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

KHA PROJECT 147864008
DATE 8/7/2024
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

PAVING AND DRAINAGE PLAN

4101 GOLDEN GEM RESIDENTIAL

PREPARED FOR
DOUBLE B DEVELOPMENT FL
APOPKA

SHEET NUMBER
C-402

Plotted By: Cerjan, Mackenzie Sheet Set: 4101 GOLDEN GEM RESIDENTIAL Layout: C-402 PAVING AND DRAINAGE PLAN March 24, 2025 04:20:17pm K:\VRB_LDEV\147864008 - 4101 Golden Gem Rest\CADD\PlanSheets\C-402 PAVING AND DRAINAGE PLAN.dwg
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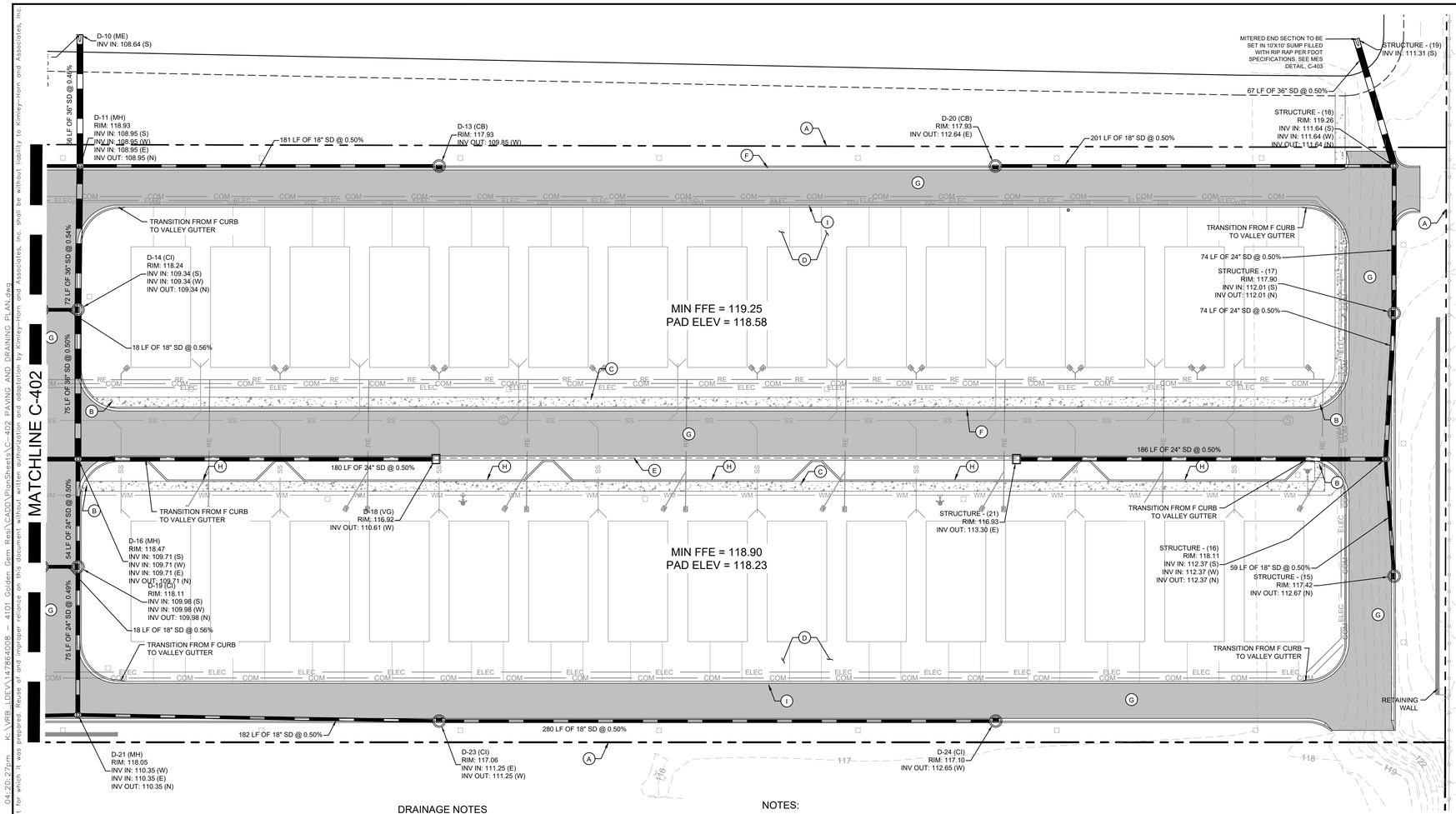

LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE RAMP (SEE DETAIL SHEET C-450)
- (C) STANDARD CONCRETE SIDEWALK (SEE DETAIL SHEET C-450)
- (D) DRIVEWAYS BY BUILDING CONTRACTOR (TYP. 1 PER LOT)
- (E) 24" VALLEY GUTTER
- (F) FDOT TYPE "F" CURB (SEE DETAIL SHEET C-450)
- (G) STANDARD DUTY ASPHALT (SEE DETAIL SHEET C-450)
- (H) FDOT TYPE D CURB (SEE DETAIL SHEET C-450)
- (I) 12" RIBBON CURB
- (J) 15' WIDE LIFT STATION ACCESS ROAD (2" #57 STONE OVER 8" STABILIZED BASE)

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PAVING AND DRAINAGE PLAN

4101 GOLDEN GEM RESIDENTIAL

PREPARED FOR
DOUBLE B DEVELOPMENT FL
APOPKA

SHEET NUMBER
C-403

Plotted By:Cerjan, Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-403 PAVING AND DRAINAGE PLAN March 24, 2025 04:20:27pm K:\ORB_LCE\147864008 - 4101 Golden Gem Res\CAD\PlanSheets\C-402 PAVING AND DRAINING PLAN.dwg
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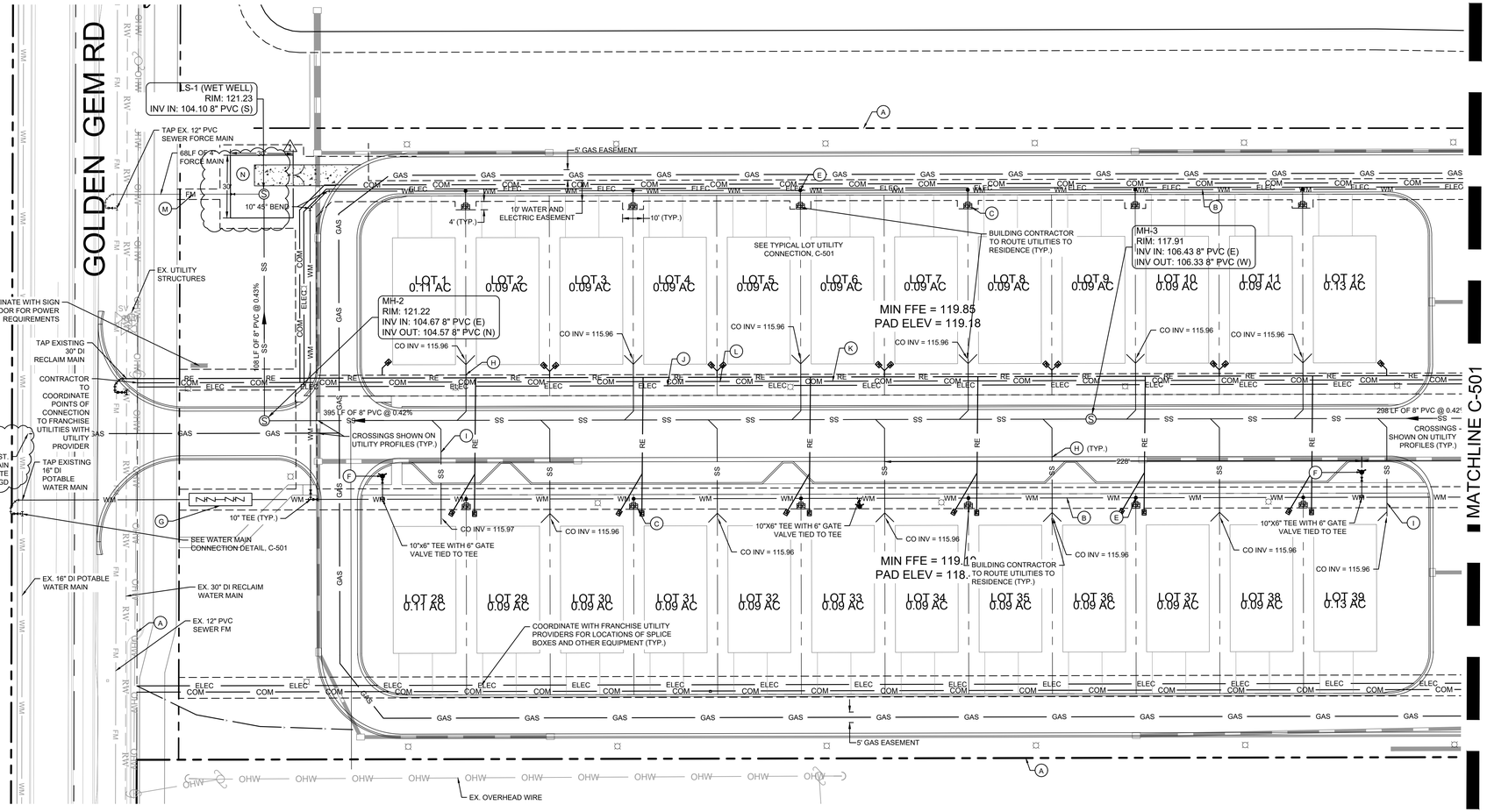

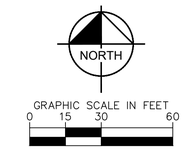

LEGEND

- (A) PROPERTY LINE
- (B) 10" PVC WATER MAIN
- (C) DUAL WATER SERVICE WITH (2) 5/8" METERS (TYP)
- (D) SINGLE WATER SERVICE WITH (1) 5/8" METER
- (E) 1.5" CORP STOP (TYP)
- (F) FIRE HYDRANT ASSEMBLY (TYP)
- (G) 10" FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (PER CITY OF APOPKA DETAIL, SHEET C-551)
- (H) DUAL SEWER SERVICE (TYP.)
- (I) SINGLE SEWER SERVICE
- (J) ELECTRIC SERVICE
- (K) COMMUNICATION SERVICE
- (L) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
- (M) PVC FORCEMAIN
- (N) LIFT STATION - OWNED AND MAINTAINED BY THE CITY OF APOPKA

LEGEND

- COM — PROPOSED COMMUNICATION LINE
- WM — DOMESTIC WATER SERVICE LINE
- RE — PROPOSED RECLAIMED WATER LINE
- SS — SANITARY SEWER LATERAL
- PROPOSED SANITARY MANHOLE
- WM — EXISTING WATER MAIN
- SS — EXISTING SANITARY SEWER MAIN
- OHW — EXISTING ELECTRIC LINE
- PROPOSED DRAINAGE
- GAS — PROPOSED GAS MAIN
- EXISTING POWER POLE
- PROPOSED PIPE BEND
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- GAS — PROPOSED SINGLE WATER SERVICE (1" LINE W/ 5/8" METER UNLESS OTHERWISE NOTED) (P.O.S.)
- PROPOSED DOUBLE WATER SERVICE (1.5" LINE W/ (2) 5/8" METERS UNLESS OTHERWISE NOTED) (P.O.S.)
- PROPOSED SINGLE SEWER SERVICE W/ CO (P.O.S.)
- PROPOSED DOUBLE SEWER SERVICE W/ CO (P.O.S.)
- PROPOSED TEE
- PROPOSED WATER BENDS
- PROPOSED WATER REDUCER
- PROPOSED LIGHT POLE
- CORP STOP
- MASTER METER ASSEMBLY PER CITY DETAILS

UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. SANITARY SEWER PIPE SHALL BE AS FOLLOWS:
   8" PVC SDR35 PER ASTM D 3034, FOR PIPES LESS THAT 12' DEEP
   8" PVC SDR26 PER ASTM D 3034, FOR PIPES MORE THAN 12' DEEP
   6" PVC SCHEDULE 40
   DUCTILE IRON PIPE PER AWWA C150
4. WATER LINES SHALL BE AS FOLLOWS:
   6" AND LARGER, PVC C-900 PER ASTM D 2241 CLASS 200 UNDER CITY ROADS, OTHERWISE CLASS 150
   6" AND LARGER DUCTILE IRON PIPE PER AWWA C150
   SMALLER THAN 6" EITHER COPPER TUBE TYPE "L" (SOFT) PER ANSI 816.22 OR PVC, 200 P.S.I., PER ASTM D1784 AND D2241 (ADS POLYFLEX OR APPROVED EQUAL).
5. MINIMUM TRENCH WIDTH SHALL BE 2 FEET.
6. ALL WATER JOINTS ARE TO BE MECHANICAL JOINTS WITH THRUST BLOCKING AS CALLED OUT IN SPECIFICATIONS.
7. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
8. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4'-0" COVER ON ALL WATERLINES.
9. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
10. UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
11. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS WITHIN PAVED AREAS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS WITHIN LANDSCAPED AREAS.
12. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
13. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
14. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
15. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (CITY OF APOPKA) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
16. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
18. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
19. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
20. UNDERGROUND UTILITY LINES SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
21. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER MAINS, FORCE MAINS, SANITARY SEWER AND STORM MAINS AND MAINTAIN MINIMUM CLEARANCES BETWEEN WATER MAINS AND OTHER UTILITIES AT ALL POINTS ALONG THEIR LENGTH AS REQUIRED IN THE PLANS, DETAILS AND SPECIFICATIONS.
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24. THE ENTIRE FIRE SERVICE FROM BUILDING TO CONNECTION POINT IS TO BE INSTALLED BY A LICENSED UTILITY CONTRACTOR HOLDING A "CONTRACTOR V" LICENSE IN ACCORDANCE WITH CH. 489 OF THE FLORIDA STATUTES.
25. ALL UTILITY MAIN LENGTHS SHOWN ARE APPROXIMATE.
26. CONTRACTOR TO PROVIDE A SIGN AT EACH FDC.
27. UTILITY CROSSING PIPE DEFLECTIONS PER C.O.A FIG 117.
28. ALL PIPE LENGTHS ARE APPROXIMATIONS AND THE CONTRACTOR SHALL NOT USE FOR BIDDING PURPOSES.

FOLLOW CURRENT NFPA AND FLORIDA FIRE PREVENTION CODE 7TH EDITION CONCERNING FIRE AND LIFE SAFETY.

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

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

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

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3	ADDED GAS MAIN FOR THE SITE	12/18/2024	TPC
2	REVISED LIFT STATION TO CITY REQUIREMENTS	12/18/2024	TPC

Kimley»Horn

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PHONE: 772-794-4100
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MACKENZIE CERJAN — LICENSE No. 90545 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
3/24/2025

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KHA PROJECT 147864008
DATE 8/7/2024
SCALE AS SHOWN
DESIGNED BY ——
DRAWN BY ——
CHECKED BY ——

UTILITY PLAN

4101 GOLDEN GEM RESIDENTIAL

PREPARED FOR
DOUBLE B DEVELOPMENT FL
APOPKA

SHEET NUMBER
C-500

Plotted By:Cerjan, Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-500 UTILITY PLAN March 24, 2025 04:44:53pm K:\ORL_LDEV\147864008 — 4101 Golden Gem Resi\CADD\PlanSheets\C-500 UTILITY PLAN.dwg
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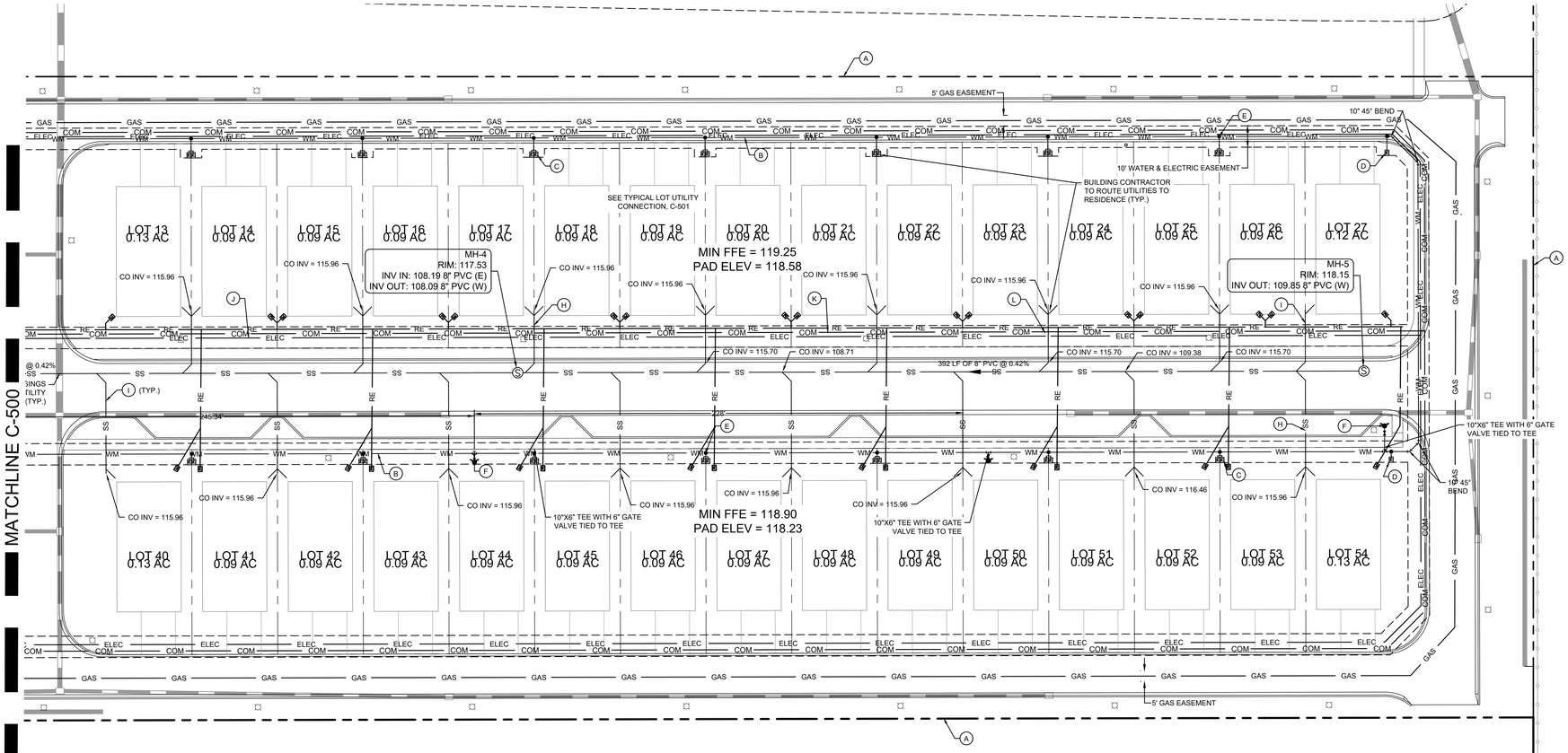
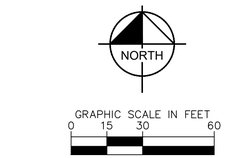
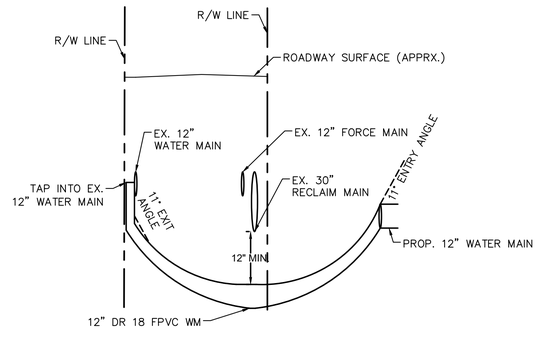


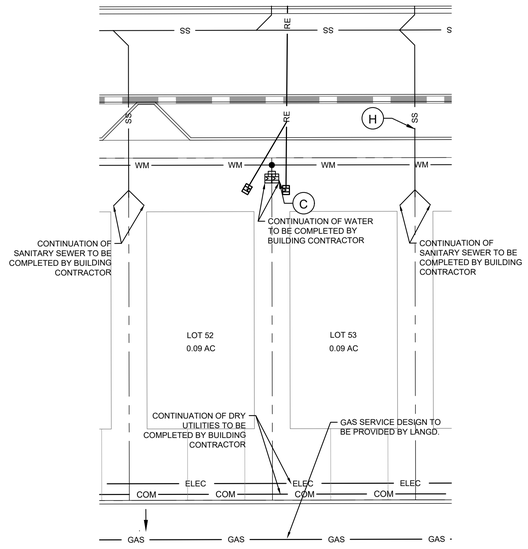


LEGEND

- (A) PROPERTY LINE
- (B) 10" PVC WATER MAIN
- (C) DUAL WATER SERVICE WITH (2) 5/8" METERS (TYP)
- (D) SINGLE WATER SERVICE WITH (1) 5/8" METER
- (E) 1.5" CORP STOP (TYP)
- (F) FIRE HYDRANT ASSEMBLY (TYP)
- (G) 10" FIRE LINE MASTER METER ASSEMBLY W/ BY-PASS (PER CITY OF APOPKA DE
- (H) DUAL SEWER SERVICE (TYP.)
- (I) SINGLE SEWER SERVICE
- (J) ELECTRIC SERVICE
- (K) COMMUNICATION SERVICE
- (L) LIGHT POLE (TYP.), REFER TO PHOTOMETRIC PLANS
- (M) PVC FORCEMAIN
- (N) LIFT STATION - OWNED AND MAINTAINED BY THE CITY OF APOPKA



WATER MAIN CONNECTION DETAIL
SCALE: N.T.S.



TYPICAL LOT UTILITY CONNECTION

LEGEND

- COM — PROPOSED COMMUNICATION LINE
- WM — DOMESTIC WATER SERVICE LINE
- RE — PROPOSED RECLAIMED WATER LINE
- SS — SANITARY SEWER LATERAL
- PROPOSED SANITARY MANHOLE
- WM — EXISTING WATER MAIN
- SS — EXISTING SANITARY SEWER MAIN
- OHW — EXISTING ELECTRIC LINE
- PROPOSED DRAINAGE
- GAS — PROPOSED GAS MAIN
- EXISTING POWER POLE
- PROPOSED PIPE BEND
- PROPOSED GATE VALVE
- PROPOSED FIRE HYDRANT
- GAS — PROPOSED SINGLE WATER SERVICE (1" LINE W/ 5/8" METER UNLESS OTHERWISE NOTED) (P.O.S.)
- PROPOSED DOUBLE WATER SERVICE (1.5" LINE W/ (2) 5/8" METERS UNLESS OTHERWISE NOTED) (P.O.S.)
- PROPOSED SINGLE SEWER SERVICE W/ CO (P.O.S.)
- PROPOSED DOUBLE SEWER SERVICE W/ CO (P.O.S.)
- PROPOSED TEE
- PROPOSED WATER BENDS
- PROPOSED WATER REDUCER
- PROPOSED LIGHT POLE
- CORP STOP
- MASTER METER ASSEMBLY PER CITY DETAILS

THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

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MACKENZIE CERJAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/24/2025

No.	REVISIONS	DATE	BY

Kimley»Horn
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UTILITY PLAN

4101 GOLDEN GEM RESIDENTIAL

PREPARED FOR
DOUBLE B DEVELOPMENT FL
APOPKA

SHEET NUMBER
C-501

Plotted By:Cerjan, Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-501 UTILITY PLAN March 24, 2025 04:45:00pm K:\VRB_LDEV\147864008 — 4101 Golden Gem Resi\CADD\PlanSheets\C-500 UTILITY PLAN.dwg
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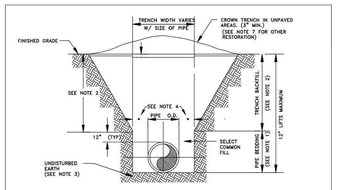


NOTES:

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

TYPE "B" BEDDING AND OPEN-CUT DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 100

PROPOSED UTILITY	HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS									
	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER FORCE MAIN		SANITARY SEWER GRAVITY MAIN		STORM SEWER	
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT. (X"≤36in) (Y"≥12in)	HORIZ.	VERT.
POTABLE WATER	--	--	3'	12"	6'	12"	6'	12"	3'	6"
RECLAIMED* WATER	3'	12"	--	--	3'	12"	3'	12"	--	--
SANITARY SEWER FORCE MAIN	6'	12"	3'	12"	--	--	--	--	--	--
SANITARY SEWER GRAVITY MAIN	6'	X"≤36in) (Y"≥12in)	3'	12"	--	--	--	--	--	--

GENERAL NOTES:

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

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

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

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 104

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

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

** LENGTH ALONG RUN ASSUMED TO BE 18'

NOTES:

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

   TYPE OF PIPE:_____ PVC

   WORKING PRESSURE:_____ 150 __ P.S.I.**

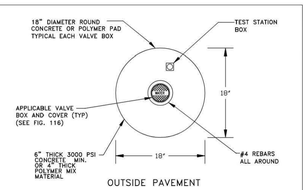
   SOIL DESIGNATION:SM,SW,SP SILT

   LAYING CONDITIONS:_____ 3

   ** FM = 100 P.S.I. / WM OR RWM = 150 P.S.I.
6. FOR PIPE ENCASED IN POLYETHYLENE INCREASE THE GIVEN VALUE BY A FACTOR OF 1.5.
7. VALUES NOT LISTED IN THE TABLE TO BE COMPLETED BY THE ENGINEER.

RESTRAINED PIPE TABLE (PVC)

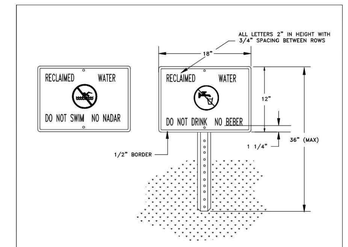
CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 105



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

VALVE BOX

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 109

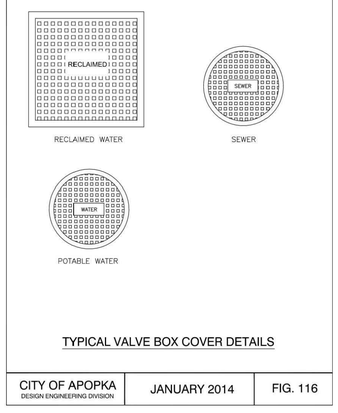


NOTES:

1. HEIGHT OF SIGN WILL DEPEND ON LOCATION AND SURROUNDING LANDSCAPE PLANT TYPES. IN ALL CASES, THE SIGN SHALL BE VISIBLE TO THE PUBLIC.
2. BACKGROUND SHALL BE WHITE, LETTERS AND FIGURES SHALL BE BLACK. PROHIBITIVE SYMBOL SHALL BE RED.
3. ENGINEERING GRADE REFLECTIVE MATERIALS SHALL BE USED.
4. POST SHALL BE U CHANNEL 12 FT, 2 LB. HOT ROLLED HIGH TENSILE RAIL OR BILLET STEEL, HOT DIP GALVANIZED PER ASTM A-123.
5. MOUNTING HARDWARE SHALL BE STAINLESS STEEL.
6. SIGNS SHALL BE PLACED BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY APPROVED ENGINEERING PLANS AND/OR AS APPROVED BY PUBLIC SERVICES DEPARTMENT.

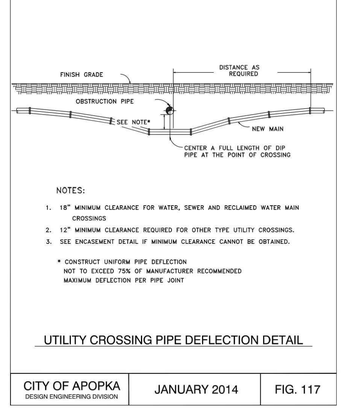
RECLAIMED WATER ADVISORY SIGN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 115



TYPICAL VALVE BOX COVER DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 116



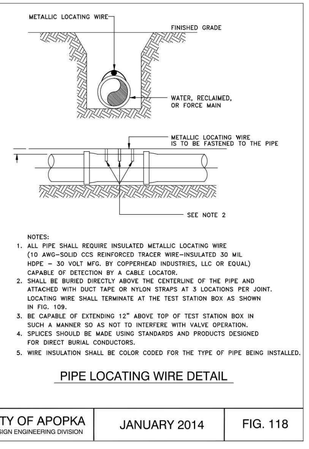
NOTES:

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

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

UTILITY CROSSING PIPE DEFLECTION DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 117

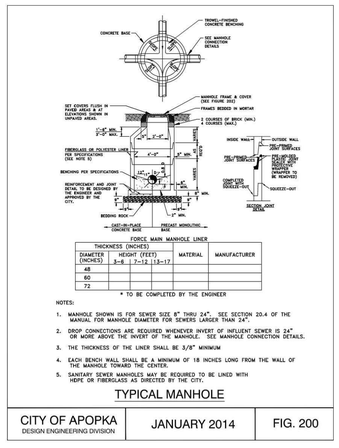


NOTES:

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

PIPE LOCATING WIRE DETAIL

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 118



FORCE MAIN MANHOLE LINER

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

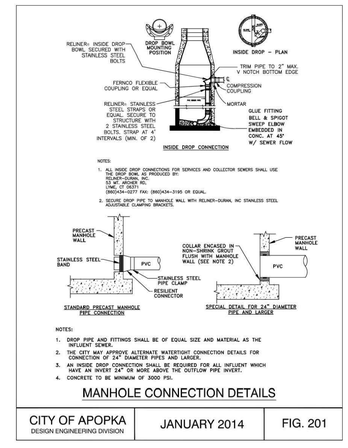
* TO BE COMPLETED BY THE ENGINEER

NOTES:

1. MANHOLE SHOWN IS FOR SEWER SIZE 8" THRU 24". SEE SECTION 20.4 OF THE MANUAL FOR MANHOLE DIAMETER FOR SEWERS LARGER THAN 24".
2. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS.
3. THE THICKNESS OF THE LINER SHALL BE 3/8" MINIMUM
4. EACH BENCH WALL SHALL BE A MINIMUM OF 18 INCHES LONG FROM THE WALL OF THE MANHOLE TOWARD THE CENTER.
5. SANITARY SEWER MANHOLES MAY BE REQUIRED TO BE LINED WITH HDPE OR FIBERGLASS AS DIRECTED BY THE CITY.

TYPICAL MANHOLE

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 200

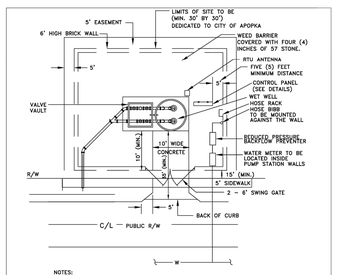


NOTES:

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

MANHOLE CONNECTION DETAILS

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 201

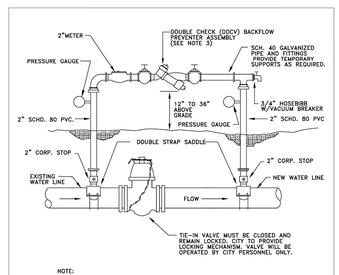


NOTES:

1. DRIVEWAY AND APRON SHALL BE SIX (6) INCH THICK, 3000 P.S.I. CONCRETE. WITH No.6X6 WIRE MESH OR FIBER MESH.
2. POWER TO THE PUMP STATION SHALL BE THROUGH UNDERGROUND CONDUIT FROM SUPPLY SOURCE IN RIGHT-OF-WAY.
3. GATE TO BE DECORATIVE BLACK POWDER COATED ALUMINUM W/PICKET SPACING = OR < 4".
4. WALLS ARE TO BE BRICK OR DECORATIVE STONE.
5. WET WELL LID MUST OPEN TOWARD CONTROL PANEL (HINGE SIDE TOWARD PANEL).
6. LIFT STATION WALL TO BE PLACED AT LEAST 15FT. BEHIND THE R/W LINE.

PUMP STATION TYPICAL SITE PLAN

CITY OF APOPKA DESIGN ENGINEERING DIVISION	JANUARY 2014	FIG. 300

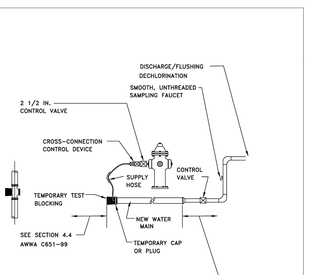


NOTE:

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

TEMPORARY JUMPER CONNECTION

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



NOTE:

1. SEE FIGURE 504C FOR PROCEDURES.

TEMPORARY JUMPER CONNECTION FROM FIRE HYDRANT

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

TEMPORARY JUMPER CONNECTION NOTES:

1. A temporary jumper connection is required of 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 water mains. The jumper connection shall be sized for adequate velocity (2.5 fps minimum velocity) and for pulling bacteriological samples from any new water main of any size. The jumper connection shall be maintained until after filling, flushing testing and disinfection of the new main has been successfully completed and cleared for use from the Florida Department of Environmental Protection (FDEP) and other pertinent agencies. Flushing shall be done at a velocity sufficient to maintain a minimum residual pressure of 20 psi in the new mains after disinfection and until the FDEP clearance letter is obtained. Thrust blocking and/or restraints shall be provided temporarily, as required, for the jumper connection assembly. Any pipe or fittings to be used to pipe shall be disinfected prior to installation in accordance with AWWA C651, 2005 edition. The tapping sleeve and the exterior of the main to be tapped shall be disinfected by spraying or swabbing per section 6 of AWWA C651-05.
3. Flushing of 10 inches in diameter and longer water mains may be done through the fire-in valve under very controlled conditions. The following procedures shall be followed:
   A. The fire-in valves shall be operated and pressure tested in the presence of the City engineer or his designee. Any valve found to be inoperable or to leak under test light 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 fire-in valve.
   - Provide for and monitor the pressure in the fire-in point. The pressure in the existing main must not drop below 35 psi.
   - The fire-in valve shall be opened a few turns only, ensuring a pressure drop across the valve is greater than 10 psi.

   C. The fire-in valve shall be locked closed by the City personnel until flushing begins.
   D. The fire-in valve shall be opened only for flushing of the new main. The procedure shall be directed by the City and observed by the engineer.
   E. After flushing, the fire-in valve shall be closed and locked in the closed position by the City personnel.
4. The contractor shall provide documentation demonstrating that the double check backflow prevention device has been tested and is in good working order at the time of installation.
5. Except as required to flush lines of greater than 8 inches in diameter, the fire-in valve shall remain closed and shall be locked in the closed position by the City. The fire-in valve shall remain closed and locked until the new system has been cleared for use by FDEP and all other pertinent agencies.
6. Upon receipt of clearance for use from FDEP and all other pertinent agencies, the contractor shall remove the temporary jumper connection. The corporation stops are to be closed and plugged with 2 inch brass plugs.
7. All installation and maintenance of the temporary jumper connection and associated backflow prevention device, fittings, valve, etc. shall be the responsibility of the contractor.

PROCEDURES FOR TEMPORARY JUMPER CONNECTION

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

Plotted By:Corjan Mackenzie Sheet Set:4101 GOLDEN GEM RESIDENTIAL Layout:C-550 UTILITY DETAILS March 24, 2025 04:34:56pm K:\ORB_LDEV\147864008 - 4101 Golden Gem Resi\CADD\PlanSheets\C-550 UTILITY DETAILS.dwg
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No.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
PHONE: 772-794-4100
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

MACKENZIE CORJAN LICENSE No. 90545 STATE OF FLORIDA PROFESSIONAL ENGINEER
3/24/2025

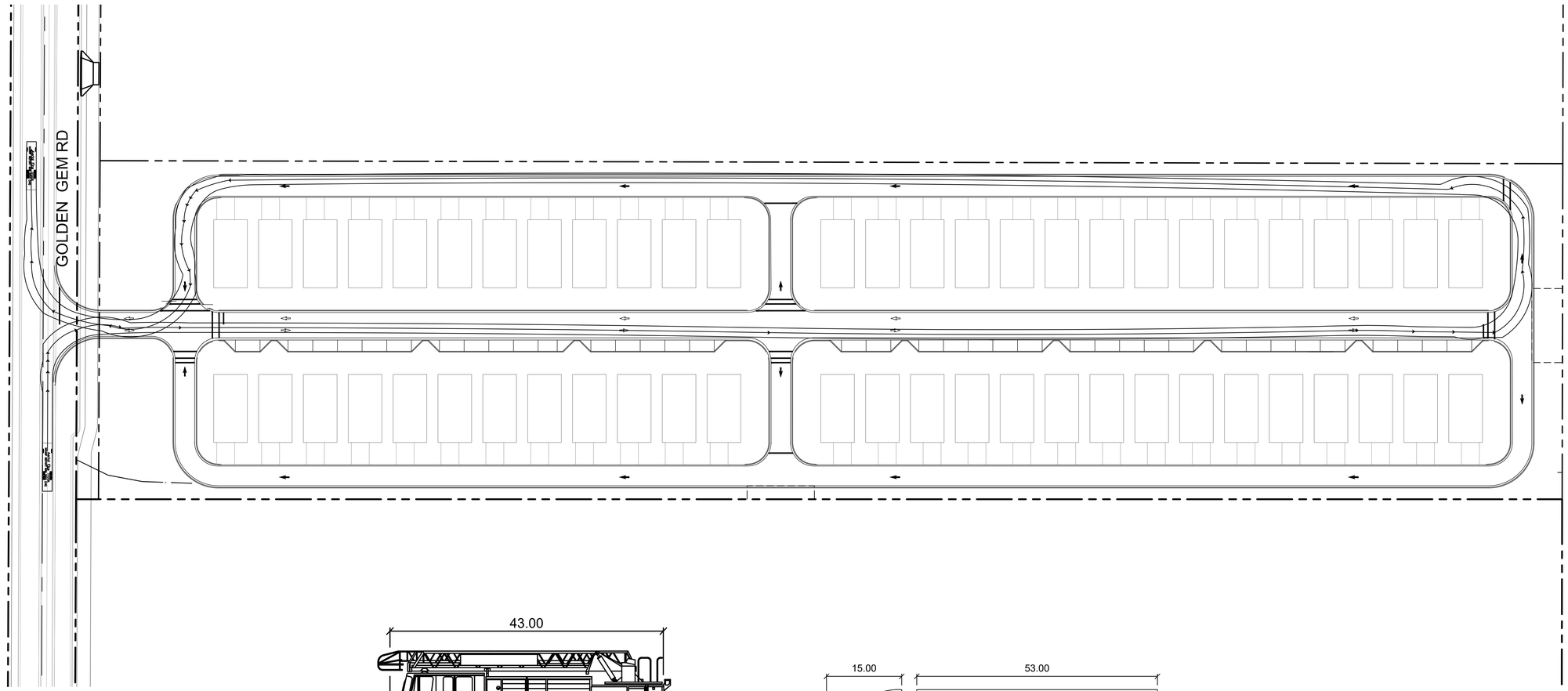
KHA PROJECT	147864008
DATE	8/7/2024
SCALE	AS SHOWN
DESIGNED BY	----
DRAWN BY	----
CHECKED BY	----

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

UTILITY DETAILS

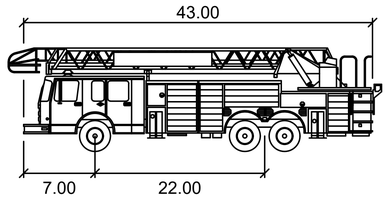
4101 GOLDEN GEM RESIDENTIAL
PREPARED FOR
DOUBLE B DEVELOPMENT FL
APOPKA

SHEET NUMBER
C-550



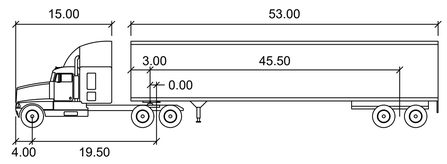
NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3



WB-67

	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

No.	REVISIONS	DATE	BY

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

MACKENZIE CERJAN
LICENSE No. 90545
STATE OF FLORIDA
PROFESSIONAL ENGINEER
12/16/2024

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

KHA PROJECT 147864008
DATE 8/7/2024
SCALE AS SHOWN
DESIGNED BY ____
DRAWN BY ____
CHECKED BY ____

TRUCK MOVEMENT PLAN

4101 GOLDEN GEM RESIDENTIAL

PREPARED FOR
DOUBLE B DEVELOPMENT
APOPKA FL

SHEET NUMBER
C-600

Plotted By: Cosmas, Troy Sheet Set: 4101 GOLDEN GEM RESIDENTIAL Layout: C-600 TRUCK MOVEMENT PLAN December 18, 2024 05:08:10pm K:\VRB_LDEV\147864008 — 4101 Golden Gem Resi\CADD\PlanSheets\C-600 TRUCK MOVEMENT PLAN.dwg
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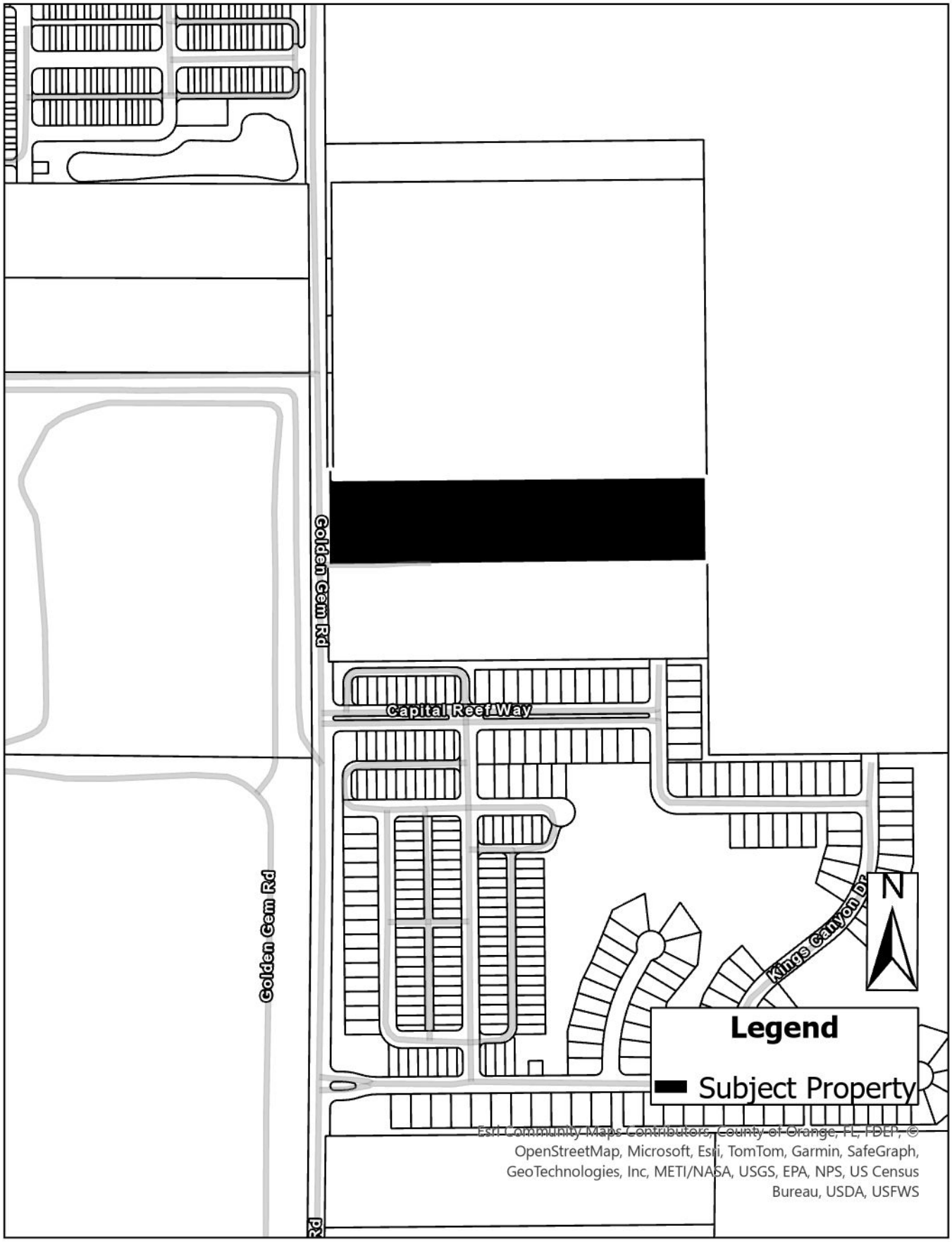
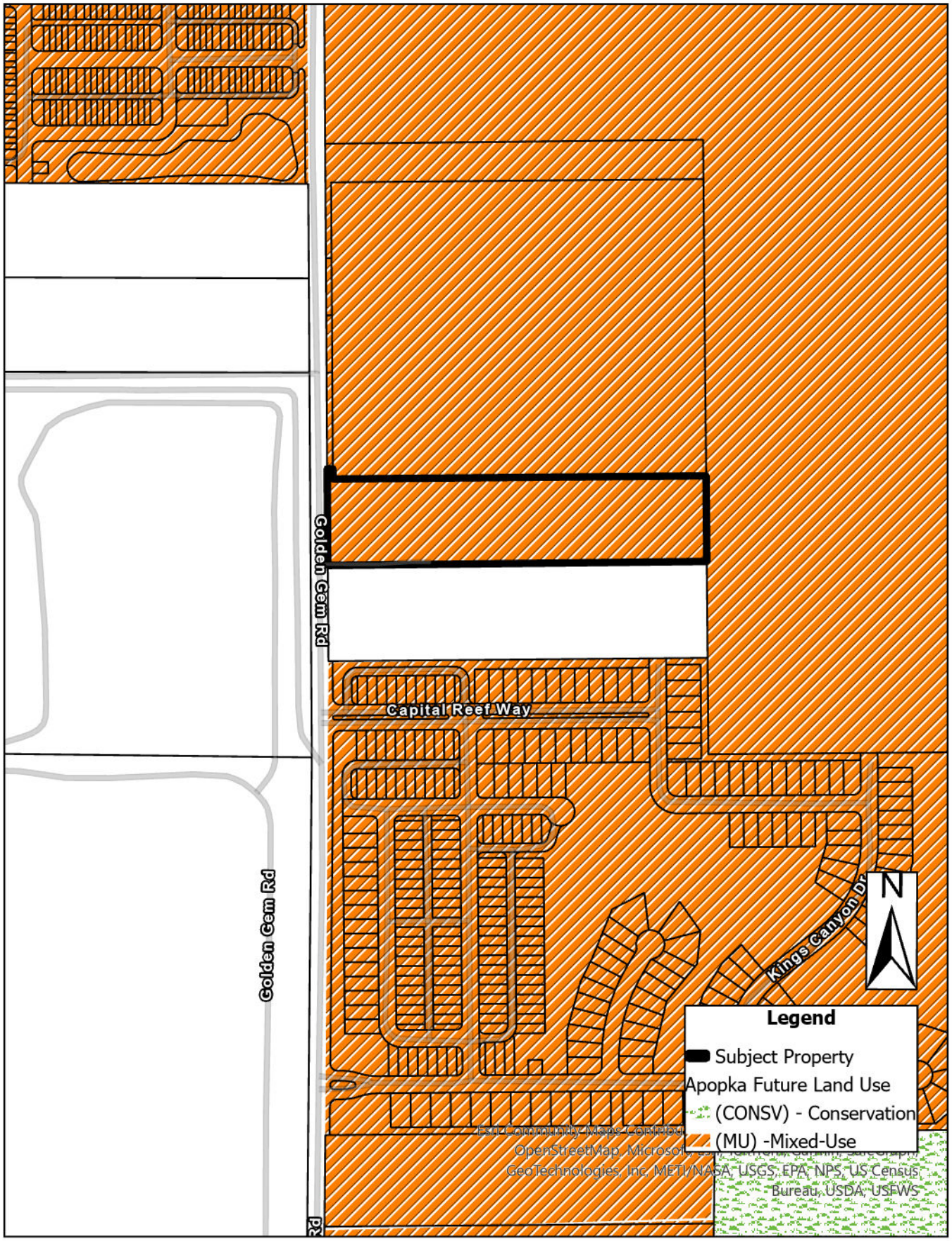
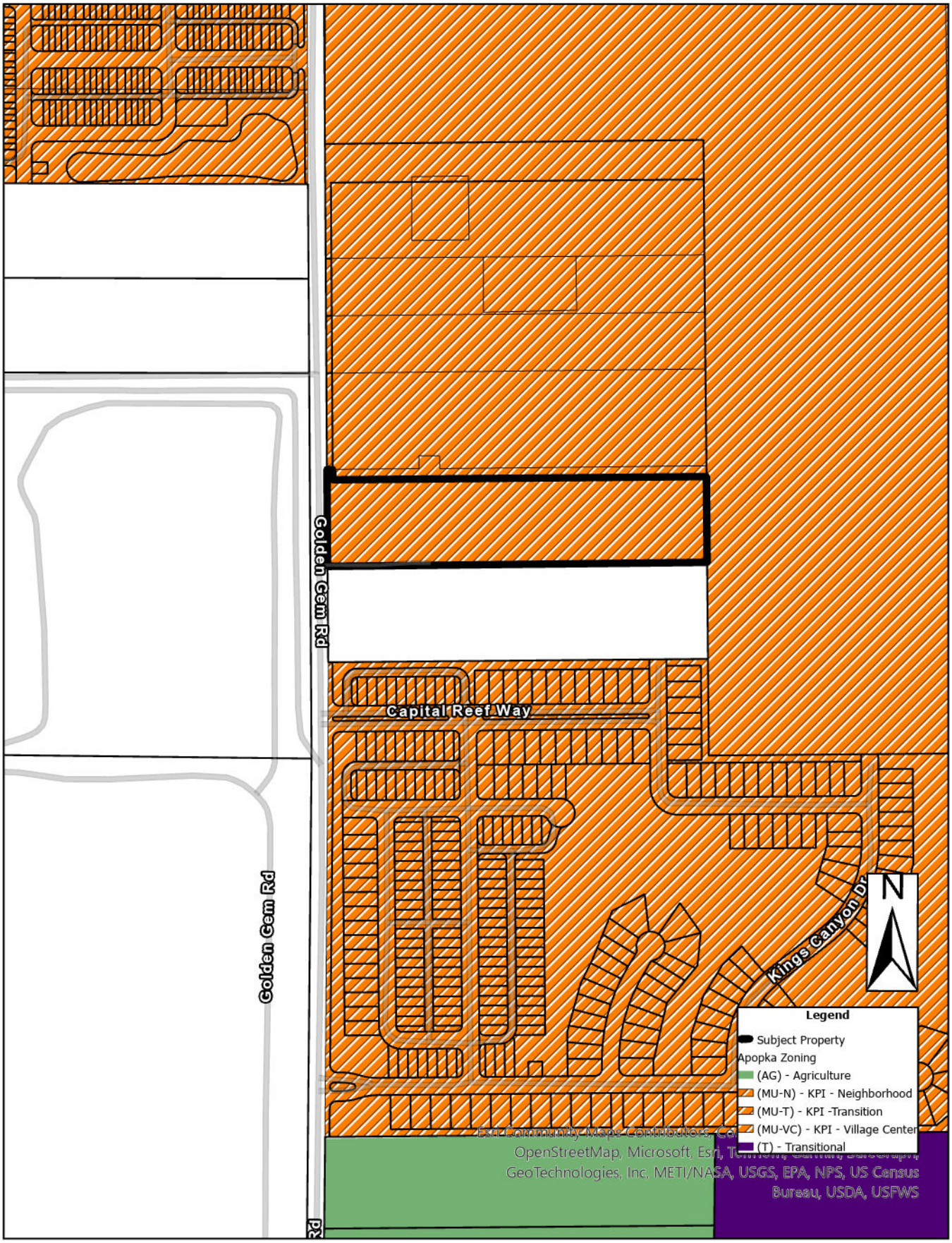
Vicinity


Golden Gem Rd
Capital Reef Way
Golden Gem Rd
Kings Canyon Dr
N
Legend
Subject Property
Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

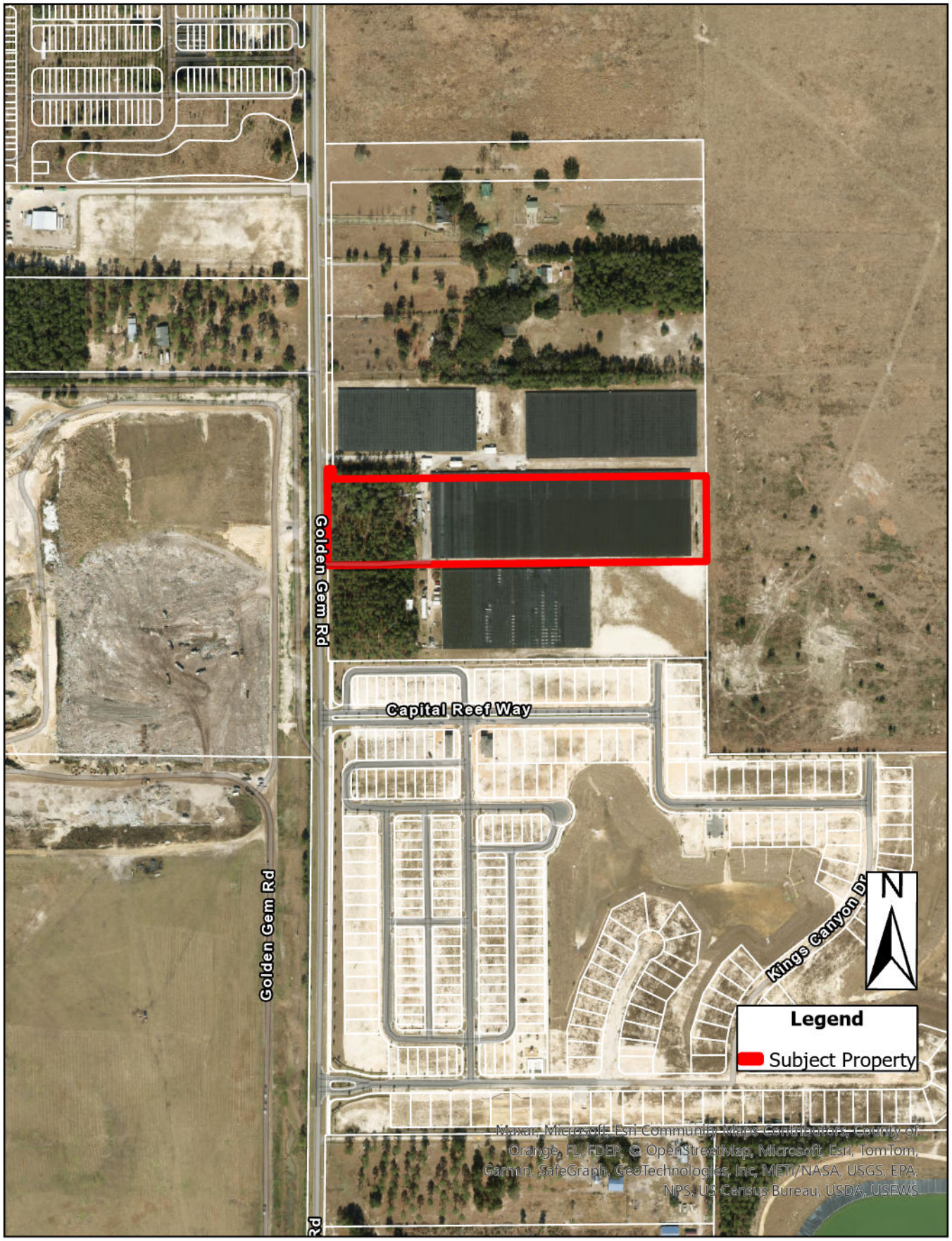
Future Land Use



Zoning


Golden Gem Rd
Capital Reef Way
Golden Gem Rd
Kings Canyon Dr
N
Legend
Subject Property
Apopka Zoning
(AG) - Agriculture
(MU-N) - KPI - Neighborhood
(MU-T) - KPI -Transition
(MU-VC) - KPI - Village Center
(T) - Transitional
Esri Community Maps Contributors, Co
OpenStreetMap, Microsoft, Esri, T
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census
Bureau, USDA, USFWS

Aerial


Golden Gem Rd
Capital Reef Way
Golden Gem Rd
Kings Canyon Dr
N
Legend
Subject Property
Maxar, Microsoft, Esri Community Maps Contributors, County of Orange, FL, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 4.
Meeting Date: April 2, 2025
Department: Parks and Recreation

SUBJECT:
Parks and Recreation Professional Services Agreement - Amber-Leigh's Aquatics
Presented by: Radley Williams, Recreation Director

REQUEST:
Authorization for the Mayor to execute Professional Services Agreement with Amber-Leigh's Aquatics.

SUMMARY:
Amber-Leigh's Aquatics operated at the Camp Wewa pool throughout 2024 under a Professional Services Agreement to provide swim lesson programming to the community. The programs were offered in the spring, summer, and fall seasons and saw good participation in the first year of the program. Key stats from the 2024 programming are provided below, with the agreement providing an 80/20 revenue share on program fees collected. With the initial success of the first year, staff recommend continuing a professional services agreement with Amber-Leigh Aquatics for another year, with options for additional one-year renewals at the City's discretion.

2024 Program Stats
Revenue to City = $2,124
Program Participation
- Spring 2024 = 40 (1 session)
- Summer 2024 = 62 (session 1 = 38 / session 2 = 24)
- Fall 2024 = 33 (session 1 = 25 / session 2 = 8)

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Recommends authorization for the Mayor to execute the Professional Services Agreement with Amber-Leigh's Aquatics.

ATTACHMENTS:
1. WEWA - Amber-Leigh's Aquatics Agreement 2025-2026

PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF APOPKA, FLORIDA
AND
AMBER-LEIGH'S AQUATICS

THIS AGREEMENT ("Agreement") is entered into this 2nd day of April, 2025, between the CITY OF APOPKA, a municipal corporation of the State of Florida ("City"), and Amber-Leigh's Aquatics, ("Provider"). That for and in consideration of the covenants of the parties hereafter set forth and for other good and valuable considerations, the parties hereto mutually agreed as follows:

1. Provider acknowledges that it is an independent contractor and is not an employee of the City and that as such, the Provider will not look to the City for workers' compensation insurance coverage or any other employee benefit provided by the City to its employees.

2. This Agreement shall commence on the 2ND day of APRIL, 2025, and shall continue until the 31ST day of March, 2026, unless terminated by either party pursuant to the terms of this Agreement. City may grant additional one-year renewals at the City's sole discretion.

3. Provider will provide aquatic instruction classes and clinics ("Classes/Clinics") at various Parks and Recreation facilities of the City. Classes/Clinics will be held at the determination of mutually agreed upon City owned locations, dates, and times between the Provider and the City.

4. The term of payment by the Provider to City, in consideration of this Agreement, shall be in the amount of twenty (20%) percent of total program fees collected by the Provider, for programming provided for this agreement at City owned facilities. Payment will be delivered via check, cash, or credit card to the City of Apopka Parks and Recreation Department by no later than fifteen (15) days after the completion of each program season.
Initial: _____

5. The Provider will assume responsibility for the following:

   a) The Provider shall make all necessary pre-class arrangements such as preparing and assembling needed materials and equipment.

   b) The Provider shall keep accurate records of attendance and report same to the City as requested or as required by this Agreement.

   c) Provide specific program dates and times for approval by the Parks and Recreation Director. Dates are subject to change at the sole discretion of the City. If requested by the City, the Provider will relinquish all rights to the facility for any and all City functions or private rentals of the facility.

d) The Provider may provide a scholarship program, to be administered at their sole discretion and expense, which may provide financial assistance to those participants who otherwise would not be able to participate.

6. The Provider shall supply a Certificate of Insurance no later than fourteen (14) days prior to program date or expiration of existing Certificate. See Exhibit A for insurance requirements.

7. Prior to the execution of this Agreement, Provider shall have all instructors/coaches fingerprint and background check through the City of Apopka Police Department including a criminal background check for Provider and Provider's officials, agents, employees, or subcontractors providing instructor/coaching services under this Agreement. The Provider shall be responsible for updating the City in writing with any additions and deletions of the individuals authorized to provide instructor/coaching services under this Agreement. In the event that additional individuals are authorized to perform such instructor/coaching services, the Provider shall inform the City so they will be scheduled for fingerprint and background check, prior to such individual commencing such instructor/coaching services. It shall be in the City's complete and sole discretion as to whether the individual's results are acceptable.

8. The Provider shall indemnify and hold harmless City from and against all claims, damages, losses and expenses, including reasonable attorney's fees, arising out of, or resulting from the conduct of Classes/Clinics, delivery of services, or conduct of other activities contemplated by this Agreement or the occupancy of the City facilities by Provider, its agents, invitees and/or guests under this Agreement. City expressly retains all rights, benefits and immunities of sovereign immunity in accordance with Section 768.28, Florida Statutes. Notwithstanding anything set forth in any section, article or paragraph of the original government contract or this Agreement to the contrary, nothing in these agreements shall be deemed as a waiver of sovereign immunity or limits of liability which may have been adopted by the Florida Legislature or may be adopted by the Florida Legislature, and the cap on the amount and liability of City for damages, attorney fees and costs, regardless of the number or nature of claims in tort, equity, or contract, shall not exceed the dollar amount set by the Florida Legislature for tort. Nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claims against City which would otherwise be barred under the Doctrine of Sovereign Immunity or operation of law.

9. The Provider shall take all reasonable precautions for the safety of, and will provide reasonable protection to prevent damage, injury or loss to all persons and property on City facilities.

10. Provider understands and agrees that by virtue of this Agreement, all of its documents, records, and materials of any kind, relating to the relationship created hereby, shall be open to the public for inspection in accordance with Florida's Public Records law. If Provider will act on behalf of City as provided under Section 119.011(2), Florida Statutes, Provider, subject to the terms of Chapter 119, Florida Statutes, and any other applicable legal and equitable remedies, shall:

a. Keep and maintain public records required by City to perform the service.

b. Upon request from City's custodian of public records, provide City with a copy of the requested records or allow the records to be inspected or copies within a reasonable time at a cost that does not exceed the cost provided by Florida law.

c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract term if Provider does not transfer the records to City.

d. Upon completion of the contract, transfer, at no cost, to City all public records in possession of Provider or keep and maintain public records required by City to perform the service. If Provider transfers all public records to City upon completion of the contract, Provider shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirement. If Provider keeps and maintains public records upon completion of contract, Provider shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to City, upon request from City's custodian of public records, in a format that is compatible with the information technology of City.

e. If Provider does not comply with a public record request timely, City shall enforce the contract provisions in accordance with the contract.

11. The undersigned agrees to abide by the regulations governing use of City facilities and is responsible for charges incurred per Exhibit B, attached hereto and incorporated herein.

12. The Provider and its agents, representatives, employees, and subcontractors, further agree and ensure to conduct themselves in such a manner as to advance good relations for the City and its citizens.

13. Either party may terminate this Agreement at any time upon thirty (30) days written notice to the other party.

14. All notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (such as FedEx), or by certified U.S. Mail, with return receipt requested, addressed to the party for whom it is intended, at the place specified. For the present, the Parties designate the following as the respective places for notice purposes:

City of Apopka
3710 Jason Dwelley Parkway
Apopka, FL 32712
Attn: Radley Williams
Parks & Recreation Director

Provider: Amber-Leigh's Aquatics
2157 Panoramic Circle
Apopka, FL 32703

15. This instrument contains the entire Agreement between the parties and supersedes any prior understanding or agreement, either written or oral. No prior or present agreements or representation shall be binding on any of the parties hereto unless incorporated in the Agreement. This Agreement may not be changed, extended or renewed orally, but only by agreement in writing signed by the party against whom enforcement of any waiver, change, modification, discharge or extension is sought.

CITY OF APOPKA, FLORIDA

ATTEST

_____
Susan Bone, City Clerk

_____
Bryan Nelson, Mayor

Approved as to form

_____
Cliff Shepard, City Attorney

Witnesses:

Signature

Carolyn Ann Ray

Print Name

Signature

Madison Schoppman

Print Name

Amber-Leigh's Aquatics:

Signature

Amber-Leigh O. VanKuren

Print Name

Owner / Director

Title

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of □ physical presence OR □ online notarization, this 25 day of March, 2025, by Amber Leigh VanKuren, who is ☒ personally known to me OR □ who has produced _____ as identification.

Notary Public

CAROLYN ANN RAY
Notary Public - State of Florida
Commission # HH 451584
My Comm. Expires Oct 5, 2027
Bonded through National Notary Assn.

Exhibit A
City of Apopka
Recreation Insurance Requirements

The original insurance certificate and all extensions to the insurance certificate should be sent to:
City of Apopka, Human Resources, 120 East Main Street, Apopka, FL 32703
or E-mailed to riskmanagement@apopka.net
Phone: 407-703-1805
Certificate Holder: City of Apopka

Day Care Services/Exercise Classes

1. City of Apopka endorsed as an Additional Insured in the amount of $1,000,000 per occurrence with regard to General Liability.

2. Businesses having more than 4 employees must provide a Certificate of Worker's Compensation Liability insurance in the amount of $1,000,000/1,000,000/1,000,000

3. Name the City of Apopka, its officers, representatives, employees, agents, Providers and volunteers as additional insured and provide Primary and Non-Contributory coverage with respect to the city.

4. Waiver of Subrogation in favor of the City of Apopka regarding General Liability and Worker's Compensation Liability

Description may read:
City of Apopka, its officers, representatives, employees, agents, Providers and volunteers are named as additional insured with respect to general liability. Coverage afforded to the additional insured is Primary and Non-Contributory. Waiver of Subrogation in favor of the City of Apopka is added to the General Liability and the Workers Compensation policies.

NOTES

- Please make sure that the description section of the certificate explicitly states that the City of Apopka is named as an additional insured.
- We cannot accept certificates that have an, "if required by written contract" clause unless we do have a contract in place listing our insurance requirements.
- The Certificate Holder must read: City of Apopka

Exhibit B

City of Apopka Code of Ordinances

Chapter 58 - PARKS AND RECREATION

- **Sec. 58-5. - General requirements for use of grounds and facilities.**

Each person shall clean up all debris, extinguish all fires when such fires are permitted, and leave the premises in good order, and the facilities in a neat and sanitary condition.

(Code 1983, § 15-2)

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 5.
Meeting Date: April 2, 2025
Department: Finance Department

SUBJECT:
Approve a negotiated contract for RFQ 2023-A-18 : Construction Manager at Risk (CMAR) for a New Public Safety Facility to H.J. High Construction.
Presented by: Blanche Sherman, Finance Director

REQUEST:
Approve a negotiated contract for a Construction Manager at Risk (CMAR) for a New Public Safety Facility to: H.J. High Construction.

SUMMARY:
Staff advertised a request for qualifications (RFQ) to seek qualified firms interested in providing construction management/general contracting services for a new public safety facility. The advertisement schedule and statistics were as follows:

Date Issued & Advertised:	February 25, 2024
Pre-Proposal Meeting:	March 7, 2024
Inquiry Deadline:	March 19, 2024
E-Bid Submittal Deadline:	March 26, 2024
Evaluation Committee Meeting #1:	April 23, 2024
Shorlist Firm Presentations:	May 14, 2024
Evaluation Committee Meeting #2:	May 14, 2024
Contract Negotiation Award Date	June 5, 2024
Notified Users:	1,648
Project Views:	1,012
Vendors Following the Project:	35

The Finance Department received proposals from four (4) firms, an evaluation committee was formed, and a committee meeting was held on April 23, 2024. The three top-scoring firms were subsequently shortlisted and scheduled for presentations/interviews on May 14, 2024. The final evaluation committee meeting was held on May 14, 2024, and the evaluation committee selected H.J. High Construction as the top-ranked firm. On June 5, 2024, City Council authorized staff to negotiate rates within the appropriated budget and award a Construction Manager at Risk Services Contract to H.J. High Construction.

Staff has worked internally over the last several months to negotiate contract terms and a final dollar amount with H.J. High Construction. The project design timeline will be seventeen (17) months. The final dollar amount was negotiated at $338,382. A ten percent (10%) contingency is being requested in the amount of $33,838. The total requested contract amount with contingency is $372,220.

On September 18, 2024, Architects Design Group was awarded a negotiated contract for professional design services for the new Public Safety Facility. H.J. High Construction will be working in conjunction with Architects Design Group on the design phase of the new Public Safety Facility. Upon completion of the design phase, a contract will be presented at City Council for the construction phase of this project.

FUNDING SOURCE:
Fire Department Impact Fund and Police Department Impact Fund.

RECOMMENDED MOTION:
Authorize a negotiated contract to H.J. High Construction for the Construction Manager at Risk (CMAR) for a New Public Safety Facility in the amount of $338,382 with a ten percent contingency of $33,838 for a total of $372,220.

ATTACHMENTS:
None

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 6.
Meeting Date: April 2, 2025
Department: Community Development

SUBJECT:
Multifamily Affordable Housing Developer's Agreement for School Impact Fee Exemption for Southwick Commons by and among Orange County, Florida (a charter county), The City of Apopka, Southwick Commons, LTD, and the School Board of Orange County, Florida (OCPS).

REQUEST:
Approve the Multi-Family affordable housing Developer's Agreement for School Impact Fee Exemption for Southwick Commons by and among Orange County, Florida (a charter county), The City of Apopka, Southwick Commons, LTD, and The School Board of Orange County, Florida (OCPS).

SUMMARY:
The Southwick Commons multi-family development consists of 192 units. The subject property is located at the southeast corner of Alabama Avenue and E. 6th Street, and was approved as an affordable housing development. The developer is seeking approval of a Developer's Agreement for School Impact Fee Exemption. This agreement is by and among Orange County, Florida (a charter county), The City of Apopka, Southwick Commons, LTD, and The School Board of Orange County, Florida (OCPS). Section 23-161(b) of Article V, Chapter 23, Orange County Code, provides that the payment of all or a portion of School Impact Fees may be exempted for housing that meets or exceeds the definition of "affordable" pursuant to Section 163.31801(11), Florida Statutes, 2024, as may be amended, provided the level and duration of such affordability is documented to the County's and City's satisfaction prior to the granting of any impact fee exemption. The total amount of school impact fees exempted under this agreement is One Million Two Hundred Ninety-Six Thousand One Hundred Ninety-Two Dollars ($1,296,192). The agreement was approved by OCPS on February 26, 2025. It is anticipated to be on the Orange County Board of County Commissioners agenda on April 22, 2025.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Approve the Multi-Family Affordable Housing Developer's Agreement for Impact Fee Exemption for Southwick Commons by and among Orange County, Florida (a charter county), The City of Apopka, Southwick Commons, LTD, and The School Board of Orange County, Florida (OCPS).

ATTACHMENTS:
1. Agreement

Return to:
Orange County Housing
and Community Development Division
525 E. South Street Orlando, FL 2801-2891
Attn: Angela Abrusci

MULTI-FAMILY AFFORDABLE HOUSING
DEVELOPER'S AGREEMENT FOR
IMPACT FEE EXEMPTION
(Southwick Commons)

THIS MULTI-FAMILY AFFORDABLE HOUSING DEVELOPER'S AGREEMENT FOR IMPACT FEE EXEMPTION ("Agreement") is entered into by and among **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, whose address is 525 East South Street, Orlando, FL 32801 (the "**County**"), **THE CITY OF APOPKA**, a municipal corporation of the State of Florida, whose address is 120 E Main St, Apopka, FL 32703 (the "**City**"), **SOUTHWICK COMMONS, LTD**, a Florida limited partnership whose address is 1105 Kensington Park Drive, Suite 200, Altamonte Springs, FL 32714 (the "**Owner**") and **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA,** a body corporate and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, FL, 32801(the "**School Board**").

RECITALS

WHEREAS, the Owner owns that certain tract of real property, as described in **Exhibit "A,"** attached hereto and incorporated herein by reference (the "**Property**") which is located entirely within the City; and

WHEREAS, the Owner intends to develop a multi-family rental affordable housing project to be known as **Southwick Commons**, (the "**Project**") on the Property; and

WHEREAS, via Article V of Chapter 23 of the Orange County Code (the "SIF Ordinance"), the County has imposed a countywide School Impact Fee ("SIF") which applies within the municipalities within the County, including the City, for the benefit of the School Board; and

WHEREAS, the County and the School Board find creating affordable housing opportunities for low to extremely low-income residents of Orange County, Florida to be a valid public purpose under the laws of the State of Florida; and

WHEREAS, in accordance with Section 163.31801, F.S., as may be amended from time to time, the County adopted Ordinance No. 2021-28, which, in part, provided an opportunity for exemption from the payment of SIF for certain affordable housing projects; and

WHEREAS, the County supports the exemption of all or a portion of SIF, and the School Board supports the exemption of all or a portion of SIF for the purpose of providing affordable rental units for lower income Orange County, Florida residents.

WHEREAS, in accordance with Section 23-142(a)(2) of the SIF Ordinance, the Project lies within the municipal boundaries of the City, and, as such, the City is responsible for collecting SIF and then transferring the fees to the School Board; and

WHEREAS, the location of the Project necessitates that the City be a party to this Agreement

APPROVED
School Board Meeting: 2/25/25
Agenda Item: 15.02

in addition to the County, however, the County and the City shall have the right to enforce the provisions of this Agreement with regard to the affordability of the Project; and

WHEREAS, the City acknowledges that the SIF described herein pertain to the School Board and the City is not entitled to receive any portion of the SIF described herein; and

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, the parties agree as follows:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein as a material part of this Agreement.

Section 2. Definitions. In construing this Agreement, the following words, phrases, and terms shall have the following meanings, unless the context requires otherwise:

A. *Affordable* shall be defined as a rental development in which monthly rents including utilities do not exceed thirty percent (30%) of that amount which represents the percentage of the median adjusted gross annual income for an Eligible Household, as defined in 420.9071(11), Florida Statutes, and as may be amended.

B. *Affordable Units* shall be defined as those rental units described in Section 3 hereof.

C. *Orlando Metropolitan Statistical Area ("**MSA** ")* shall include the counties of Orange, Lake, Seminole, and Osceola in the State of Florida as well as the municipalities within their respective jurisdictions.

Section 3. Scope of Project.

The Project shall consist of one hundred ninety-two (192) multi-family units. Specifically, five (5) units shall be set aside and rented only to those households whose household income does not exceed twenty-two percent (22%) of the MSA median income, twenty-nine (29) units shall be set aside and rented only to those households whose household income does not exceed thirty percent (30%) of the MSA median income, one hundred twenty-three (123) units shall be set aside and rented only to those households whose income does not exceed sixty percent (60%) of the MSA median income, and thirty-five (35) units shall be set aside and rented only to those households whose income does not exceed eighty percent (80%) of the MSA median income; provided, however, the Owner may alter the foregoing unit mix with the County's, the City's, and the School Board's prior consent and approval (not to be unreasonably withheld, conditioned or delayed), so long as the average income of the Project's residential tenants is no greater than 60% AMI. To the extent permitted by all applicable governing law, Owner will give priority consideration to Orange County Public School employees for up to ten (10) housing units based on the applicant's ability to meet eligibility standards and requirements. This obligation shall not be considered to supersede Owner's existing obligations relative to the units for which they have financial or regulatory responsibility.

Section 4. Exemption of Payment of School Impact Fees; Credit Account.

A. Section 23-161(b) of Article V, Chapter 23, Orange County Code, provides that the payment of all or a portion of SIF may be exempted for housing that meets or exceeds the definition of "affordable" pursuant to Section 163.31801(11), Florida Statutes, 2024, as may be amended, provided the level and duration of such affordability is documented to the County's and City's satisfaction prior to the granting of any impact fee exemption.

B. Upon execution of this Agreement, and assuming continued compliance with the terms hereof, the Owner shall have documented the affordability of the Project to the County's and City's satisfaction; provided, however, that only those units defined as Affordable Units hereunder shall be entitled to an exemption from SIF. The total amount of SIF exempted under this agreement is One Million Two Hundred Ninety-Six Thousand One Hundred Ninety-Two Dollars ($1,296,192).

Section 5. Restrictive Covenant.

A. The Owner acknowledges that this Agreement creates a restrictive covenant and that such covenant shall run with the Property.

B. The Owner, its successors and assigns shall utilize the Property for the rental of one hundred ninety-two (192) multi-family housing units. Specifically, five (5) units shall be set aside and rented only to those households whose household income does not exceed twenty-two percent (22%) of the MSA median income, twenty-nine (29) units shall be set aside and rented only to those households whose household income does not exceed thirty percent (30%) of the MSA median income, one hundred twenty-three (123) units shall be set aside and rented only to those households whose income does not exceed sixty percent (60%) of the MSA median income, and thirty-five (35) units shall be set aside and rented only to those households whose income does not exceed eighty percent (80%) of the MSA median income; provided, however, the imputed incomes of the units may be changed throughout the Affordability Period to the extent permitted by FHFC, as long as after such change the average of the imputed incomes for the units remains at or below 60% of AMI. Rent levels of the 192 units shall be in accordance with Section 7 of this Agreement, for a period of thirty (30) years from the date of issuance of the first certificate of occupancy (the "Project Affordability Period"). Provided further, however, that Owner's senior lender, junior lenders or any subsequent mortgagee shall, at its option, have the right to foreclose on the Property with this restrictive covenant in place or, in the alternative, to pay the County, the principal amount of One Million Two Hundred Ninety-Six Thousand One Hundred Ninety-Two Dollars ($1,296,192) in order to obtain from the County a release of the restrictive covenant provisions as set forth herein. Owner's senior lender, junior lenders or subsequent mortgagee shall pay for the cost of recording any such release and any other expenses incident thereto.

Section 6. Income Verification.

A. The Owner shall verify the household income of the occupants of the Affordable Units prior to the initial occupancy of such units. Income verifications shall be performed for such units on an annual basis thereafter.

B. The Owner shall maintain complete and accurate records of the income for each of the qualifying occupants and the rents charged for the Affordable Units. All records shall be maintained in accordance with Chapter 67-37, Florida Administrative Code, or the HUD income limits, whichever is more restrictive. The Owner shall permit any duly authorized representative of the County or School Board to inspect the books and records upon reasonable notice.

C. The Owner shall furnish to the County's Housing and Community Development Division an Annual Report demonstrating all Affordable Units are in compliance with this Agreement. Similar reports required by Florida Housing Finance Corporation may be used to satisfy this requirement. Copies shall be submitted on annual basis subsequent to the

issuance of the first certificate of occupancy for the Project. Owner shall provide a copy to School Board's Facilities Planning Department.

Section 7. Rents, Lease Provisions, and Administration.

A. The Owner agrees that the initial gross rents charged for the Affordable Units shall comply with the gross rent restrictions established by the Florida Housing Finance Corporation or the HUD rent limits, whichever is more restrictive, adjusted for family size and number of bedrooms.

B. The Owner may, for good cause, refuse to rent the Affordable Units to individuals or families who otherwise meet the income and eligibility guidelines set forth herein. Good cause may include, but shall not be limited to, the failure of the applicant to comply with the terms and conditions of past rental agreements.

C. For purposes of complying with the requirements of this Agreement, if the income of an individual or family renting an Affordable Unit initially meets the applicable income limitation at the commencement of occupancy of the unit, the income of such individual or family shall be treated as continuing to not exceed the applicable income limits so long as the rent charged for such Affordable Unit remains in accordance with the gross rent restrictions established by the Florida Housing Finance Corporation and Section 7 of this Agreement. The preceding sentence shall cease to apply to any individual or family whose income, as of the most recent determination, exceeds one hundred forty percent (140%) of the applicable income limit.

D. Owner shall not be deemed to have breached this Agreement if in verifying the household income of the occupants of the Affordable Units, Owner (i) has relied in good faith upon information supplied to Owner by the occupant; (ii) has no reason to believe such information is false; and (iii) shall have complied with all requirements of this Agreement with respect to verification of household income.

E. The Owner or its management company shall obtain a certification of income for each prospective tenant prior to admission to the Project. Source documentation for each adult household member shall be obtained to support income claims. The form of certification shall be as required by the Florida Housing Finance Corporation. Should the annual income recertification of such households result in non-compliance with income occupancy requirements, the next available unit must be rented to a qualifying household to ensure continuing compliance of the Project.

F. The Owner shall not discriminate against any person or family on the grounds of race, color, national origin, religion, familial status, sex, sexual orientation, or disability. The Owner shall comply with the applicable provisions of the Human Rights Ordinance, Chapter 22 of the Orange County Code, including, but not limited to, the Fair Housing provisions contained in Article IV, thereof, all as may be amended from time to time. The Owner shall abide by the following:

    1. The Owner shall provide rental information and attract eligible persons in the housing market area without regard to race, color, national origin, religion, sex, sexual orientation or disability.

    2. The Owner shall employ the Equal Housing Opportunity slogan, logo or statement in all solicitations for tenants and posters with the fair housing logo will be prominently displayed at the Project.

3. The Owner shall maintain records of its affirmative marketing efforts and keep them available for review by the County's Housing and Community Development Division staff.

4. The Owner shall assess the success of its affirmative action efforts and when applicable, undertake all necessary corrective actions as mandated by the County, when affirmative marketing requirements are not met.

G. The Owner shall not evict or terminate the tenancy of any tenant of any unit within the Project other than for good cause and shall not increase the gross rent with respect to any Affordable Unit in excess of the amount allowed herein.

H. Upon receipt of the first certificate of occupancy, the Owner shall provide notice to the County that they have received their certificate of occupancy.

Section 8. Default; Remedies.

A. If the Owner breaches any provision set forth in this Agreement, other than the affordability levels contained in Section 5 and the rental requirements contained in Section 7, the Owner shall cure the breach within thirty (30) days of receiving notice of such breach. If the Owner is unable to cure the breach within the allotted thirty (30) days, the Owner shall request an extension of time not to exceed ninety (90) days. Any such request for extension shall be made in writing and shall be submitted to the County within the first thirty (30) days' time period. In such instances where the Owner is unable to correct the breach within the allotted thirty (30) daytime period, the Owner shall commence such correction(s) within the ninety (90) days, and thereafter diligently pursue the same to completion within such period. If the Owner fails to comply with the requirements of this Section, the Owner shall pay to the County the principal amount of One Million Two Hundred Ninety-Six Thousand One Hundred Ninety-Two Dollars ($1,296,192), which is equal to the total sum of impact fees exempted pursuant to Section 4, hereof. Upon full repayment by the Owner to the County of the total sum of the exempted impact fees, this Agreement shall become null and void and shall automatically terminate.

B. If the Owner rents any of the Affordable Units to individuals or families whose income is not in accordance with the affordability level provided for in Section 5 of this Agreement or rents any such unit above the applicable rental rate required in Section 7, the Owner shall be deemed to be in default of this Agreement resulting in the disqualification of the Affordable Units. Upon the disqualification of any Affordable Unit(s) by Orange County, Owner shall pay to the County the principal amount of One Million Two Hundred Ninety-Six Thousand One Hundred Ninety-Two Dollars ($1,296,192), which is equal to the total sum of impact fees exempted pursuant to Section 4, hereof. Upon full repayment by the Owner to the County of the total sum of the exempted impact fees, this Agreement shall become null and void and shall automatically terminate.

C. Notwithstanding the foregoing, the senior lender, junior lenders or subsequent mortgagee shall have the right, but not the obligation, to cure any default and the parties hereto agree that any cure of any default made or tendered by the senior lender, junior lenders or subsequent mortgagee shall be deemed to be a cure by the Owner and shall be accepted or rejected as if made or tendered by the Owner.

D. In addition to any other remedies contained herein, in the event of a breach of any material term of this Agreement, the County may avail itself of any remedy available at law or

equity.

Section 9. Foreclosure.

A. If the Owner's senior lender, junior lenders or subsequent mortgagee (other than HUD) forecloses on the Property, such lender or subsequent mortgagee shall, at its option, have the right to foreclose with the restrictive covenant contained in Section 5 in place or, in the alternative, pay the County the principal amount of One Million Two Hundred Ninety-Six Thousand One Hundred Ninety-Two Dollars ($1,296,192) in order to obtain from the County, City, and School Board a release of the restrictive covenant provision contained herein.

B. Owner's senior lender, junior lenders or subsequent mortgagee (other than HUD) shall pay for the cost of recording any such release and any other expenses incident thereto. To the extent required by law, the rights, duties, and obligations in this Agreement shall be subordinate to the provisions of the first mortgage.

Section 10. Sale or Transfer of the Project or any Building. The Owner shall not sell, exchange, assign, convey, transfer or otherwise dispose of the Property, the Project, or any building in the Project without prior written notice to the County, City, and School Board. The restrictions set forth in this Section 10 shall not be applicable to any transfer pursuant to or in lieu of a foreclosure or any exercise of remedies pursuant to the provisions of the first mortgage.

Section 11. Waiver of Breach. Waiver of breach of one covenant or condition of this Agreement is not a waiver of breach of other covenants and conditions of this Agreement, or of a subsequent breach of the waived covenants or conditions.

Section 12. Applicable Law. The laws of the State of Florida shall govern the interpretation and enforcement of this Agreement, all legal action necessary to enforce the provisions of this Agreement will be held in Orange County, Florida. Venue for any litigation involving this Agreement shall be the Circuit Court in and for Orange County, Florida.

Section 13. Notices. Any notices required or allowed hereunder shall be in writing and shall be delivered to the addresses shown below or to such other addresses that the parties may provide to one another in accordance herewith. Such notices and other communications shall be given by any of the following means: (a) personal service; (b) national express air courier, provided such courier maintains written verification of actual delivery; (c) facsimile; or (d) U.S. Mail, Certified, Return Receipt. Any notice or other communication given by the means described in subsection (a) or (b) above shall be deemed effective upon the date of receipt or the date of refusal to accept delivery by the party to whom such notice or other communication has been sent. Any notice or other communication given by the means described in subsection (c) above shall be deemed effective the date on which the facsimile transmission occurs or if such date is not a business day on the business day immediately following the date on which the facsimile transmission occurs, any party may change said address by giving the other parties hereto notice of such change of address in accordance with the foregoing provisions.

COUNTY: Orange County
Housing and Community Development Division
Attn: Manager
525 East South Street
Orlando, Florida 32801

COPY: County Administrator

Orange County Administration
201 S. Rosalind Avenue, 5th Floor
Orlando, Florida 32801

SCHOOL BOARD: School Board of Orange County Florida
Attn: Superintendent
445 West Amelia Street
Orlando, Florida 32801

COPY: Orange County Public Schools
Attn: Facilities Planning Department
6501 Magic Way, Building 200
Orlando, FL 32809

CITY: City of Apopka
120 E Main St
Apopka, FL 32703
Attn: Mayor of Apopka

COPY: Clifford Shepard, Esq.
2300 Maitland Center Pkwy, Suite 100
Maitland, FL 32751

OWNER: Southwick Commons, LTD.
1105 Kensington Park Drive, Suite 200
Altamonte Springs, FL 32714
Attn: Ryan von Weller

COPY: Lowndes, Drosick, Doster, Kantor & Reed, P.A.
215 N. Eola Dr
Orlando, FL 32801
Attn: Rebecca Wilson, Esq.

SENIOR LENDER: JPMORGAN CHASE BANK, N.A.
111 Polaris Pkwy
Columbus, OH 43240
Attn: Servicing

SUBORDINATE LENDERS: Florida Housing Finance Corporation
227 N Bronough Suite 5000
Tallahassee, FL 32301

Section 14. Incorporation of County Policies. This Agreement shall be read in conjunction with and be subject to all applicable County regulations, policies, resolutions, and ordinances; such County regulations, policies, resolutions, and ordinances are incorporated herein by reference.

Section 15. Termination of Approvals. The City, in consultation with the County and School Board, shall have the right to terminate all approvals and acceptances granted by this Agreement in the event Owner fails to comply with any of the terms and conditions of this Agreement. All approvals granted by this Agreement are conditioned upon the continued compliance with the terms of this Agreement as well as the payment of the applicable impact fees at the appropriate time,

including the payment of school impact fees as outlined in Section 4 hereof.

Section 16. Disclaimer of Third-Party Beneficiaries. This Agreement is solely for the benefit of the County, the City, the School Board, and the Owner and no right or cause of action shall accrue to or for the benefit of any third party.

Section 17. Assignment. The Owner shall not assign, sell, bargain, convey or transfer its interest in this Agreement without the prior written consent of the County, the City, and the School Board.

Section 18. Recordation of the Agreement. The parties hereto agree that a fully executed original of this Agreement shall be recorded, at Owner's expense, in the Public Records of Orange County, Florida. The obligations imposed in this Agreement shall be deemed a restrictive covenant which shall run with the Property and shall be binding upon Owner's successors and assigns. The County, City, and School Board, or any successor agency or entity will, from time to time and upon the request of the Owner, execute and deliver estoppel letters affirming the status of this Agreement.

Section 19. Severability. If any sentence, phrase, paragraph, provision, or portion of this Agreement is found invalid or unenforceable by a court of competent jurisdiction, such portion shall be considered an independent provision and the finding shall have no effect on the validity or the balance of this Agreement.

Section 20. Entire Agreement and Modification. This instrument constitutes the entire agreement between the parties and supersedes all previous discussions, understandings and agreements relating to the matters set forth herein. Any changes to this Agreement shall be made in writing and approved and executed by the authorized representatives of the respective parties.

Section 21. No Partnership or Agency. Nothing in this Agreement is intended to, or shall be construed in any manner, as creating or establishing the relations of principal/agent, employer/employee, or joint venture partnership between the parties.

Section 22. Land Use Approvals. This Agreement shall not be construed as granting, assuring, or in any way indicating any future grant of any land use, zoning, or density approvals, development approvals, permissions, or rights with respect to the Property.

Section 23. Effective Date; Term. This Agreement shall become effective upon the date of full execution by the authorized representatives of the Owner, the County, the City, and the School Board, and, except as otherwise set forth in Section 8 hereof, shall terminate thirty (30) years from the date of issuance of the first certificate of occupancy for the Project.

Section 24. Headings. The headings of the sections, paragraphs and subdivisions of this Agreement are for the convenience of reference only and shall not limit or otherwise affect any of the terms hereof.

Section 25. Counterpart Signatures. This Agreement may be executed in one or more counterparts, all of which shall constitute, collectively, one and the same instrument.

(REMAINDER OF PAGE INTENTIONALLY BLANK
SIGNATURE PAGES TO FOLLOW)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates set forth below.

"COUNTY"

ORANGE COUNTY, FLORIDA
By: Orange County Board of County Commissioners

BY: _____
Jerry L. Demings
Orange County Mayor

Date: _____

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: _____
Deputy Clerk

(ADDITIONAL SIGNATURE PAGES TO FOLLOW)

"SCHOOL BOARD"

Signed and sealed in the presence of:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Print Name: Cynthia Gomez
445 W. Amelia St., Orlando, Florida 32801

By: _____
Teresa Jacobs, Chair

Print Name: Nancy L Conner
445 W. Amelia St., Orlando, Florida 32801

Date: 3/11/25

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before be by means of [✓] physical presence or [ ] online notarization, this 11 day of March, 2025 by Teresa Jacobs, Chair of The School Board of Orange County, Florida; a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who [✓] is personally known to me or [ ] had produced _____ (type of identification) as identification.

REBECA HERNANDEZ
MY COMMISSION # HH 113736
EXPIRES: May 13, 2025
Bonded Thru Notary Public Underwriters

AFFIX NOTARY STAMP

_____
NOTARY PUBLIC OF FLORIDA

Print Name: Rebeca Hernandez
Commission No: HH113736
Expires: 5/13/25

(ADDITIONAL SIGNATURE PAGES TO FOLLOW)

Signed and sealed in the presence of:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida

Print Name: Cynthia Gomez
445 W. Amelia St., Orlando, Florida 32801

Attest: Maria J. Vazquez
Maria Vazquez, Ed.D., as its Superintendent

Print Name: Nancy L. Conaven
445 W. Amelia St., Orlando, Florida 32801

Date: 3-10-25

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before be by means of [✓] physical presence or [ ] online notarization, this 10 day of March, 2025 by Maria Vazquez, Ed.D. as Superintendent of The School Board of Orange County, Florida; a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who [✓] is personally known to me or [ ] had produced _____(type of identification) as identification.

REBECA HERNANDEZ
MY COMMISSION # HH 113736
EXPIRES: May 13, 2025
Bonded Thru Notary Public Underwriters

AFFIX NOTARY STAMP

NOTARY PUBLIC OF FLORIDA
Print Name: Rebeca Hernandez
Commission No: HH 113736
Expires: 5/13/25

Reviewed and approved by Orange County Public School's Chief Facilities Officer

Rory A. Salimbene, Chief Facilities Officer

Date: March 5, 2025

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

Jad M. Brewer, Esq., Staff Attorney III

Date: March 4, 2025

(ADDITIONAL SIGNATURE PAGES TO FOLLOW)

"CITY"

Signed and sealed in the presence of:

THE CITY OF APOPKA, FLORIDA, a municipal corporation of the State of Florida

_____

Print Name: _____

By: _____
Bryan Nelson, Mayor

_____

Print Name: _____

Date: _____

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before be by means of [ ] physical presence or [ ] online notarization, this _____ day of _____, 20__ by Bryan Nelson, Mayor of the City of Apopka; a municipal corporation of the State of Florida, on behalf of the City of Apopka, who [ ] is personally known to me or [ ] had produced _____ (type of identification) as identification.

_____
NOTARY PUBLIC OF FLORIDA

Print Name: _____
Commission No: _____
Expires: _____

AFFIX NOTARY STAMP

(ADDITIONAL SIGNATURE PAGE TO FOLLOW)

"OWNER"

Southwick Commons, LTD.,
a Florida Limited Partnership

By: Southwick Commons GP, LLC, its General Partner

BY: _____
Name: Jonathan L. Wolf
Title: Manager of General Partner

DATE: _____

STATE OF: _____)
) SS
COUNTY OF: _____)

This record was acknowledged before me on _____, 20___, by Jonathan L. Wolf as Manager of Southwick Commons GP, LLC, General Partner of Southwick Commons, LTD., a Florida Limited Partnership, on behalf of the company who is:

□ Personally known to me
□ Produced identification. ID Type: _____

_____
Signature Notary Public
Print, Type/Stamp Name of Notary

EXHIBIT A

LEGAL DESCRIPTION
OF THE PROPERTY

Address(es): 520 Brighton Ave, Apopka, FL 32703; Apopka Blvd, Apopka, FL 32703
PID: 15-21-28-0000-00-001; 15-21-28-6756-00-191

Southwick Commons

DESCRIPTION (PER TITLE INSURANCE COMMITMENT #11264903):

All of lots 4, 5, and a portion of Lot 3 of Block E, Lot 4, Block D and the portion of Lot 3, Block D, L.F. Tilden's Addition to Apopka City, according to the plat thereof as recorded in Plat Book A, Page 140, and a portion of vacated McGee Avenue and a portion of vacated Seventh Street and a portion of vacated Eight Street and a portion of Lots 19, 20, 21, 22, 23, 24, 25 and all of Lots 26 and 27, Payne Addition, according to the plat thereof, as recorded in Plat Book N, Page 56 of the Public Records of Orange County, Florida and a portion of vacated Hillside Avenue and all of Lots 1 thru 8 inclusive, and a portion of Lot 9, Block A, of Apopka Hills, according to the plat thereof, as recorded in Plat Book M, Page 24, of the Public Records of Orange County, Florida and a portion of vacated Ninth Street and a portion of Lots 2, 3, and 4 Gates Replat, according to the plat thereof, as recorded in Plat Book Q, Page 47, Public Records of Orange County, Florida and a portion of the Southwest quarter of Section 10, Township 21 South, Range 28 East and a portion of the Northwest quarter of Section 15, Township 21 South, Range 28 East, Orange County, Florida.

Being more particularly described as follows:

Begin at the Southeast corner of the Southwest quarter of Section 10, Township 21 South, Range 28 East, Orange County, Florida, said point being the Northeast corner of the Northwest quarter of Section 15, Township 21 South, Range 28 East, Orange County, Florida; thence South 00°15'35" East, a distance of 672.11 feet along the East line of the Northeast quarter of the Northwest quarter of said Section 15 to the South line of the Northwest quarter of the Northwest quarter of the Northeast quarter of said Section 15 and the Noth line of the South half of vacated Right of Way per Official Records Book 5956, Page 4870 of the Public records of Orange County, Florida; thence South 89°39'37" East, a distance of 151.31 feet along said South and North lines; thence departing said South and North lines, South 00°20'20" West, a distance of 30.00 feet to the Northeast corner of Block A, Apopka Hills, according to the plat thereof, as recorded in Plat Book M, Page 24, of the Public Records of Orange County Florida and to a point on a non-tangent curve concave Easterly, having a radius of 85.35 feet, a central angle of 76°18'56" and a chord bearing of South 06°35'11" West; thence from a tangent bearing of South 44°44'39" West, Southerly, a distance of 113.68 feet along the arc of said curve and the Easterly line of said Block A to the Northwest corner of Lot 1, Gates Replat, according to the plat thereof, as recorded in Plat Book Q, Page 47, Public Records of Orange County, Florida; thence South 33°44'22" West, a distance of 29.90 feet along the West line of said Lot 1 to the Northwest corner of Lot 2 of said Gates Replat; thence South 56°15'38" East, a distance of 150.00 feet along the North line of Lots 2 through 4 of said Gates Replat to the Northeast corner of said Lot 4; thence South 33°44'22" West, a distance of 140.00 feet along the Easterly line of said Lot 4 to the East Right of Way line of Alabama Avenue (CR424); thence along said East Right of Way line the following five (5) courses and distances: North 56°15'38" West, a distance of 294.07 feet to a point of curvature of curve concave Northeast, having a radius of 407.15 feet thence Northwesterly along the arc of said curve, through a central angle of 56°00'03", a distance of 397.95 feet to a point of tangency; thence North 00°15'35" West, a distance of 534.66 feet; thence North 89°39'09" West, a distance of 3.31 feet; thence North 00°58'56" East, a distance of 19.93 feet; thence departing said East Right of Way line, South 89°03'59" East, a distance of 90.03 feet; thence North 01°02'33" East, a distance of 119.26 feet; thence North 88°50'05" West , a distance of 90.16 feet to the aforementioned East Right of Way line of Alabama Avenue (CR424); thence North 00°58'56" East, a distance of 296.02 feet along the East Right of Way line to the South Right of Way line of East

Sixth Street; thence along said South Right of Way line the following three (3) courses and distances: South 89°08'26" East, a distance of 90.03 feet; thence North 87°07'05" East, a distance of 146.06 feet; thence South 89°39'09" East, a distance of 302.32 feet; thence departing said South Right of Way line, South 00°20'56" West, a distance of 443.46 feet to the South line of the Southeast quarter of aforesaid Section 10; thence North 89°30'28" West, a distance of 448.18 feet along said South line to the POINT OF BEGINNING.

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 7.
Meeting Date: April 2, 2025
Department: Human Resources

SUBJECT:
Severance Package for Jacob Smith Effective March 21, 2025.

REQUEST:
Severance Package for Jacob Smith Effective March 21, 2025.

SUMMARY:
Per the discussion between Joe Patton and Clifford Shepard, City Attorney and Jeffrey Mandel, Labor Attorney and in accordance with Jacob Smith's contract please see below:

Article 6.B (1) which states:
"This Agreement may be terminated at anytime without cause by the Mayor and/or the City Commission as may be appropriate under the City Charter. The City shall provide at least sixty (60)days written notice of termination without cause. During the sixty (60) day notice period,the Employee's duties under Article 1A. of this Agreement may be adjusted to a forty (40) hour work week to transition to a replacement employee. Should the City not provide the sixty (60)day written notice, the Employee shall be entitled to payment for the sixty (60) days in addition to the payments at Article 6.B (2)."

Article 6.B (2) states:
"(2) If the Employee is terminated without cause, he shall be entitled to the benefits provided below.
(a)Twenty (20) weeks of severance pay.
(b)The termination of this Agreement shall not affect any accrued benefits to which Employee is entitled under the City's Personnel Rules and Regulations as a terminated employee."

Note: The City will be required to pay the first two months of COBRA Health Benefits minus normal employee premiums to cover the 60-day period.

FUNDING SOURCE:
1020 City Administration Budget

RECOMMENDED MOTION:
City Council to vote on severance for Jacob Smith

ATTACHMENTS:
1. Jacob Smith Contract

EMPLOYMENT AGREEMENT

This Employment Agreement ("Agreement") is made and entered into as of the May 16, 2024, by and between the **CITY of APOPKA** (hereafter referred to as "the City"), a municipal organization organized and existing under the laws of the State of Florida, with its office located at 120 E. Main Street Apopka, Florida and **Jacob J. Smith** (hereafter referred to as the "Employee").

NOW THEREFORE, in consideration of the mutual covenants herein, the parties agree as follows:

1. **Employment and Duties**

   A. **Employment Duties, Responsibilities, and Authority:** The City hereby agrees to employ Employee as City Administrator and Employee agrees to accept such employment, subject to the terms and conditions set forth in the agreement. Unless otherwise provided herein, the Employee shall devote as much time as reasonably necessary to carry out to the best of his ability all duties imposed on him by the City Charter and City ordinances, in addition to such other duties as the Mayor may from time to time require of him if permitted under the City's charter. Employee will oversee and manage the operations of the City, subject to the applicable laws to the United States, the State of Florida, City Charter and City Ordinances now in existence or as subsequently adopted, altered, or amended by the City. The Mayor hereby authorizes Employee to appoint, suspend, or terminate all City employees as Employee deems necessary in the execution of his responsibilities and duties under this Agreement, the City Charter, and all applicable laws and regulations. Breach of this provision on the part of the Employee shall be treated as termination under Article 6.B.(1), and shall be subject to all the provisions set forth in Article 6.B.(2).

   B. **Scope of Responsibilities and Duties:** Employee shall singularly serve in the role of City Administrator during the term of this Agreement; Mayor shall not appoint any other person to act in the capacity of or execute the responsibilities and duties of the City Administrator. Employee may delegate all or a portion of his responsibilities and/or duties to others as he deems appropriate or as circumstances dictate.

   C. **Mayor/Individual City Council Members:** Employee shall report and be directly responsible to the Mayor so long as this is permitted under the City's charter. Employee shall not involve individual members of the City Council in the day-to-day management of the City's operations, including the administration of the employment policies of the City relating to hiring, evaluation, discipline, retention, and supervision, unless otherwise specifically provided herein.

2. **Term**

   A. The Term of employment under the Agreement will commence June 10, 2024 and continue until terminated by either party as provided in paragraph 6 below.

3. **Compensation and Benefits**

   A. The City will pay Employee for all services rendered and performed hereunder, a base salary of one hundred seventy thousand four hundred seventy-one dollars and eighty-three cents ($170,471.83) per annum. Such payments shall be paid in weekly equal installments or as otherwise mutually agreed, provided however, that unless otherwise agreed to by the City and Employee, as of Employee's anniversary date, each year the Employee's base salary shall be

reviewed based on the Mayor's evaluation. Input from the City Commissioners and Department Heads to the Mayor will be considered in this process. The evaluation tool will be the same as used by the directors or one approved by the City Commission and Mayor. Employee shall only be eligible for a COLA and/or a merit increase in a year in which City employees also receive COLA and/or or merit increases.

B. Employee's job performance shall be reviewed and evaluated by the Mayor periodically under this Agreement and discussed with Employee by the Mayor and/or the City Commission as may be appropriate under the City Charter.

C. Any increases in Employee's base salary beyond those set forth in Article 3.A. above shall be negotiated by the Mayor and Employee and/or the City Commission as may be appropriate under the City Charter.

D. Employee is authorized reimbursement of a one-time moving expense of up to $15,000 upon providing appropriate receipts to the City.

3. **Fringe Benefits**

A. (1) Unless otherwise provided for herein, Employee shall be eligible for and participate in all fringe benefits uniformly provided to Department Directors of the City on the same basis and under the same conditions as said employees from the date Employee begins serving as City Administrator. Employee shall accrue paid time off under the City's Personnel Rules and Regulations commensurate with his total years of continuous full-time service as an employee of the City, inclusive of any service as a City Administrator or City Manager occurring prior to the Agreement, irrespective of any intervening break in service.

(2) In addition to all the fringe benefits uniformly provided to Department Directors of the City Employee shall receive the following:

(i) Ten (10) days per year of paid administrative leave

(ii) Life Insurance, the premium of which shall be paid by the City, in an amount of two (2) times his annual salary up to any limitations set by the current contracted vendor.

(iii) A policy of long-term disability insurance as mutually agreed to by Employee and the Mayor, the premium of which shall be paid by the City.

(iv) Employee is authorized 10 days (80 hours) of Paid Time Off (PTO) in addition to normal accrual in the first year of employment, which will be available on the first day of employment.

B. Vehicle:

(1) The City shall provide the Employee with a monthly vehicle allowance in the amount of $800.00. Additionally, Employee shall be reimbursed mileage expenses for travel outside the Tri-County and Lake County areas at the Internal Revenue Service (IRS) reimbursement rates in effect at the time the expense incurred.

C. Telecommunications Equipment: The City shall provide the Employee with a monthly telecommunications equipment allowance in the amount of $200.00 unless issued a City cell phone.

D. Dues and Subscriptions: Upon presentation of proper receipts and/or invoices, and the appropriation of funds as part of City's annual budget, the City agrees to pay for the professional dues and subscriptions reasonably necessary for Employee's continuation and full participation in national, regional, state, and local associations and organizations that Employee determines are necessary and desirable for his continued professional participation, growth, and advancement and for the good of the City.

E. Conventions:

(1) The City hereby agrees to budget and to pay the registration fees, travel, and subsistence outside the Tri-County and Lake County areas consistent with subparagraph 3.E.(3) below for attendance by Employee as a member in good standing to the annual meeting or convention of the International City Management Association, Florida City and County Managers Association, and other organizations desirable for his continued professional participation, growth, and advancement and for the good of the City. City Membership in FLC and Tri-County League are authorized meetings to attend pursuant to subparagraph 3.E.(2).

(2) The City shall pay for all pre-approved meetings, seminars, and professional courses attended by the Employee. If attendance at such function requires overnight travel and expense, the Employee shall be reimbursed in accordance with the City's policies.

(3) All other expenses shall be reimbursed in accordance with the City's policies applicable to all employees.

4. **Extent of Service and Hours of Work**

A. Except during periods of illness, vacation, or absences of a day or more authorized by the Mayor, Employee will devote his best efforts to the performance of his duties and responsibilities under this Agreement. Nothing herein will limit Employee's right to make lawful personal investments, to participate in charitable services and organizations, other community activities, and professional organizations and/or to undertake other activities which do not interfere with the performance of his duties hereunder or violate Florida or federal law, it being mutually understood and agreed that Employee's participation in charitable services, other community activities, and professional organizations benefits the City. Employee shall not otherwise be employed on a full or part-time basis without the prior written consent of the Mayor and/or the City Commission as may be appropriate under the City Charter.

B. It is understood and agreed that the duties and responsibilities of Employee's position require that Employee be "on call" twenty-four (24) hours a day, seven (7) days a week, and that he will make himself available as needed. It is also recognized that Employee's duties and responsibilities require that he attend meetings, events, or other activities outside of the City's normal workday or workweek provided that he is available by telephone, e-mail, or other means of communication. Employee agrees that he will, at all times, conduct himself in a professional manner.

5. **Indemnification and Cooperation:**

A. To the extent permitted by law, the City shall defend, hold harmless, and indemnify Employee against any unintentional tort, professional liability claim, demand, or other legal action against Employee when acting in his capacity as the City Administrator and within scope of his authority and employment as City Administrator, whether the Employee is sued in his official capacity or as an individual.

B. In the event of actual or threatened litigation and/or administrative proceedings involving the City that arise from actions which occurred or alleged to have occurred while Employee was the City Administrator of the City of Apopka, Employee will cooperate with the City and its attorneys to assist the City in every legal manner in defending such litigation. The City shall pay Employee's reasonable travel expenses and subsistence expenses away from his home outside the Tri-County and Lake County areas incurred in the preparation for and the trial, mediation, or arbitration of the litigation.

C. Employee further agrees that unless required by law, he will not cooperate with or assist any party, person, or entity who has, had, may have, or asserts that he has or may have any claim of any nature against the City, its agents, officers, employees, or representatives, without express written permission of the City.

D. Nothing herein is intended to be or to operate as a waiver of the City's right to sovereign immunity and the liability limits of the City as set forth in Florida Statute § 768.28.

E. The provisions of this Article shall survive termination of this Agreement.

6. **Termination:**

A. Termination by Employee: The Employee may resign and terminate this Agreement upon sixty (60) days written notice to the City. Should Employee resign his employment and terminate this Agreement upon the effective date of his resignation:

(1) Employee shall receive no pay or benefits under the Agreement, except as specifically provided for herein or as may be otherwise provided in the City's Personnel Rules and Regulations.

(2) Except for Article 5, which will remain in effect, this Agreement shall terminate upon the effective date of Employee's resignation and neither Employee nor the City shall have any further obligation to each other under this Agreement.

(3) In the event the form of government of the City is changed to Commission/City Manager or other similar form of government and the City terminates this Agreement, the Employee agrees to remain actively employed for sixty (60) days after the Commission/City Manager or similar form of government takes effect. Should the form of government be changed as discussed above, any action by the new governing body or any amended Charter language which materially alters the terms of this Agreement and the benefits to which the Employee is entitled under this Agreement may be treated by Employee as a termination by the City without cause subject to the terms of Article 6.B. (1) and (2) of this Agreement.

B. Termination by the City:

(1) This Agreement may be terminated at any time without cause by the Mayor and/or the City Commission as may be appropriate under the City Charter. The City shall provide at least sixty (60) days written notice of termination without cause. During the sixty (60) day notice

period, the Employee's duties under Article 1A. of this Agreement may be adjusted to a forty (40) hour workweek to transition to a replacement employee. Should the City not provide the sixty (60) day written notice, the Employee shall be entitled to payment for the sixty (60) days in addition to the payments at Article 6.B (2) of Agreement.

(2) If the Employee is terminated without cause, he shall be entitled to the benefits provided below.

(a) Twenty (20) weeks of severance pay.

(b) The termination of this Agreement shall not affect any accrued benefits to which Employee is entitled under the City's Personnel Rules and Regulations as a terminated employee.

(3) This Agreement may be terminated by the Employer at any time for "cause" as defined in the following sentence. "Cause" shall mean any of the following: (a) Employee's gross negligence, willful misconduct, or conscious disregard for the interest of the City; (b) Employee's commission of any felony; (c) Employee's engagement in a transaction involving the City through which the Employee received an illegal personal benefit; (d) Violation of the City's drug policy; (e) Refusal to cooperate in a legal investigation involving any aspect of Employee's job performance, the business or operation of the City conducted by or at the direction of the City Commission; (f) Employee's involvement in any conduct or activity that would tend to reflect poorly on the City. In the event of termination for "cause" the City shall have no obligation to provide/reimburse for group medical insurance, life insurance, disability insurance, or severance pay unless required by law.

7. **Notice of Consent:** Any written or other notice by this Agreement shall be deemed delivered as follows:

A. As to the City, when delivered by personal service to the City Clerk at the City Hall during the regular business hours of the City, or by Certified or Registered mail to the City Clerk at the City Hall, said delivery to be verified by an executed Certified or Registered mail receipt signed the City Clerk at the City Hall or the City Clerk's designee.

B. As to Employee, by personal service to him or via Certified or Registered mail to him at the most recent mailing address set forth in the City's personnel records.

8. **Miscellaneous:**

A. The City's Personnel Rules and Regulations as they currently exist or as they may be later modified by the City shall apply to Employee except when inconsistent with this Agreement or the City Charter.

B. This Agreement shall be interpreted, construed, and enforced in accordance with and governed by the laws of the State of Florida. In the event of litigation to enforce this Agreement, the prevailing party shall be entitled a reasonable attorney's fee and costs in addition to any other relief to which the prevailing party may be entitled in accordance with applicable law.

C. No amendment or variation of the terms and conditions of this Agreement shall be valid unless in writing and signed by all parties.

D. Employee's rights and obligations under this Agreement are personal and are not assignable; provided however, in the event of Employee's death any accumulated but unused benefits to which the Employee's heirs and executors are entitled under the City Personnel Rules and Regulations and/or under this Agreement, including but not limited to, the benefits afforded Employee under Article 7, shall inure to the benefit Employee's heirs and executors.

E. The invalidity or unenforceability of any particular provision of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

F. This Agreement supersedes any and all other understanding or agreements, whether written or oral, and constitutes the complete and full agreement between the parties and may be modified only by the written agreement of Employee and the Mayor.

G. The Mayor is authorized to execute the Agreement with Employee and bind the obligations of the City pursuant to the general provisions of the City's Personnel Policies and Procedures.

IN WITNESS WHERE OF, the parties hereto have set their hands and seals as of the day written above.

CITY OF APOPKA, FLORIDA

By: Bryan Nelson
Mayor Bryan Nelson

Susa M Bone
Susan Bone, City Clerk

By: _____
Jacob J. Smith, Employee

City of Apopka
CITY COUNCIL STAFF REPORT

Section: BUSINESS (Action Item)
Item #: 8.
Meeting Date: April 2, 2025
Department: Legal Department

SUBJECT:
Approval of use Agreement for adjacent alleyway - Halls on 5th, LLC.

REQUEST:
Approval of use Agreement for adjacent alleyway - Halls on 5th, LLC.

SUMMARY:
The owners of Halls on 5th have requested the City allow the business exclusive use of the alleyway adjacent to the west side of the business for outdoor seating for its customers. At the Mayor's request, the City Attorney drafted a Use Agreement (copy attached) that accomplishes this purpose. Additionally, the City Attorney prepared a Property Owner Approval form whereby adjacent owners, by signing same, agree to the City entering into the Use Agreement with Halls on 5th. At the time of this writing, it is unknown whether all adjacent property owners have signed the Property Owner Approval form, but it was the responsibility of the applicant to obtain those approvals.

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Approval of use Agreement for adjacent alleyway - Halls on 5th, LLC.

ATTACHMENTS:
1. Use Agreement - Halls on 5th
2. Adjacent Owners - Halls on 5th

USE AGREEMENT

THIS USE AGREEMENT made this ____ day of _____, 2025, by and between the City of Apopka, a Florida municipal corporation in the State of Florida (hereinafter "First Party"), and Halls on 5th, LLC, 15 East 5th Street, Apopka, FL 32703 (hereinafter "Second Party"), collectively the "Parties:"

WITNESSETH:

WHEREAS, First Party owns fee simple title to a certain Alleyway ("Alleyway Property"), more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof; and

WHEREAS, Second Party owns title to certain real property ("Private Property"), more particularly described in Exhibit "B" attached hereto and by this reference made a part hereof;

WHEREAS, Second Party wishes to have exclusive use of the Alleyway Property abutting the west side of the Private Property for the provision of outdoor seating and services from Second Party to its customers; and

WHEREAS, Second Party acknowledges that this agreement does not permit it to add to, modify or otherwise alter said Alleyway Property or to build or place any other permanent fixture on said Alleyway Property; and

WHEREAS, Second Party has agreed to assume responsibility for all maintenance and upkeep of the Alleyway Property; and

WHEREAS, Second Party has agreed to assume liability for all claims arising from of its use of the Alleyway Property; and

WHEREAS, Second Party agrees that First Party may remove any items located on the Alleyway Property as reasonably required to perform maintenance thereon; and

WHEREAS, the Parties desire to enter into this Use Agreement for their mutual benefit, protection, welfare, and necessity.

NOW THEREFORE, in consideration of the mutual covenants and conditions herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Parties, the Parties hereto agree, for themselves, their heirs, successors, and assigns, as follows:

1) Each of the above recitals are true and correct and are incorporated herein by this reference.

2) First Party, subject to the terms and conditions hereinafter set forth, hereby grants unto the Second Party, exclusive use of the Alleyway Property abutting the west side of the Private Property for the provision of outdoor seating and services from Second Party to its customers.

3) Second Party agrees it will not add to, modify or otherwise alter said Alleyway Property or to build or place any other permanent fixture on said Alleyway Property.

4) The duration of this agreement shall be perpetual, unless Second Party terminates or abandons its use of the Alleyway Property as described in this agreement or unless said Second Party's use, in the sole determination of First Party, becomes incompatible or inconsistent with First Party's use of the Park Property.

5) This agreement specifically includes the right of Second Party, their agents, employees, contractors, and assigns, to traverse the Park Property as may be reasonably necessary to perform maintenance of said fence.

6) Second Party shall save and hold First Party harmless from all liability for personal injury, wrongful death and property damage resulting from, or in any way connected with its use of the Alleyway Property, or any related activities conducted on or located within the Alleyway Property, except liability for personal injuries or property damage caused solely by the negligence or wrongdoing of First Party.

7) Second Party shall indemnify First Party from all liability for personal injury, wrongful death and property damage occurring on the Alleyway Property resulting from or in any way connected its use of the Alleyway Property, or any related activities conducted on or located within the Alleyway Property, except liability for personal injuries or property damage caused solely by the negligence or wrongdoing of First Party.

8) Second Party will obtain and maintain at all times during the term of this Use Agreement, a policy of general commercial liability insurance with a minimum coverage amount of $2 million dollars for each claim and naming the First Party as an additional insured. Proof of such insurance shall be provided to First Party before the execution of this Use Agreement and shall be provided annually to the First Party on or before each anniversary of the execution of same.

9) Second Party shall properly maintain the Alleyway Property at all times and prevent the same from becoming dangerous and/or unsightly.

10) The parties acknowledge and agree that the right of use herein granted does not preclude First Party, its heirs, successors or assigns, from accessing the Alleyway Property to conduct all activities which it may desire to conduct thereon. The parties further acknowledge that First Party shall have no responsibility to repair or replace any portion of the Alleyway Property as a result of any of First Party's activities on or use of the Alleyway Property for any purpose.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this ____ day of _____, 2025.

Attest: **CITY OF APOPKA, FLORIDA**

_____ By: _____

Susan Bone, City Clerk Bryan Nelson, Mayor

(*Signatures continued next page.*)

Signed, sealed and delivered
in the presence of:

_____
Witness - _____
(print name)

_____
Witness - _____
(print name)

HALLS ON 5TH, LLC
By: AGMD MEDIA LLC, Authorized Member

By: _____
Gabriela M. Duke
Authorized Member

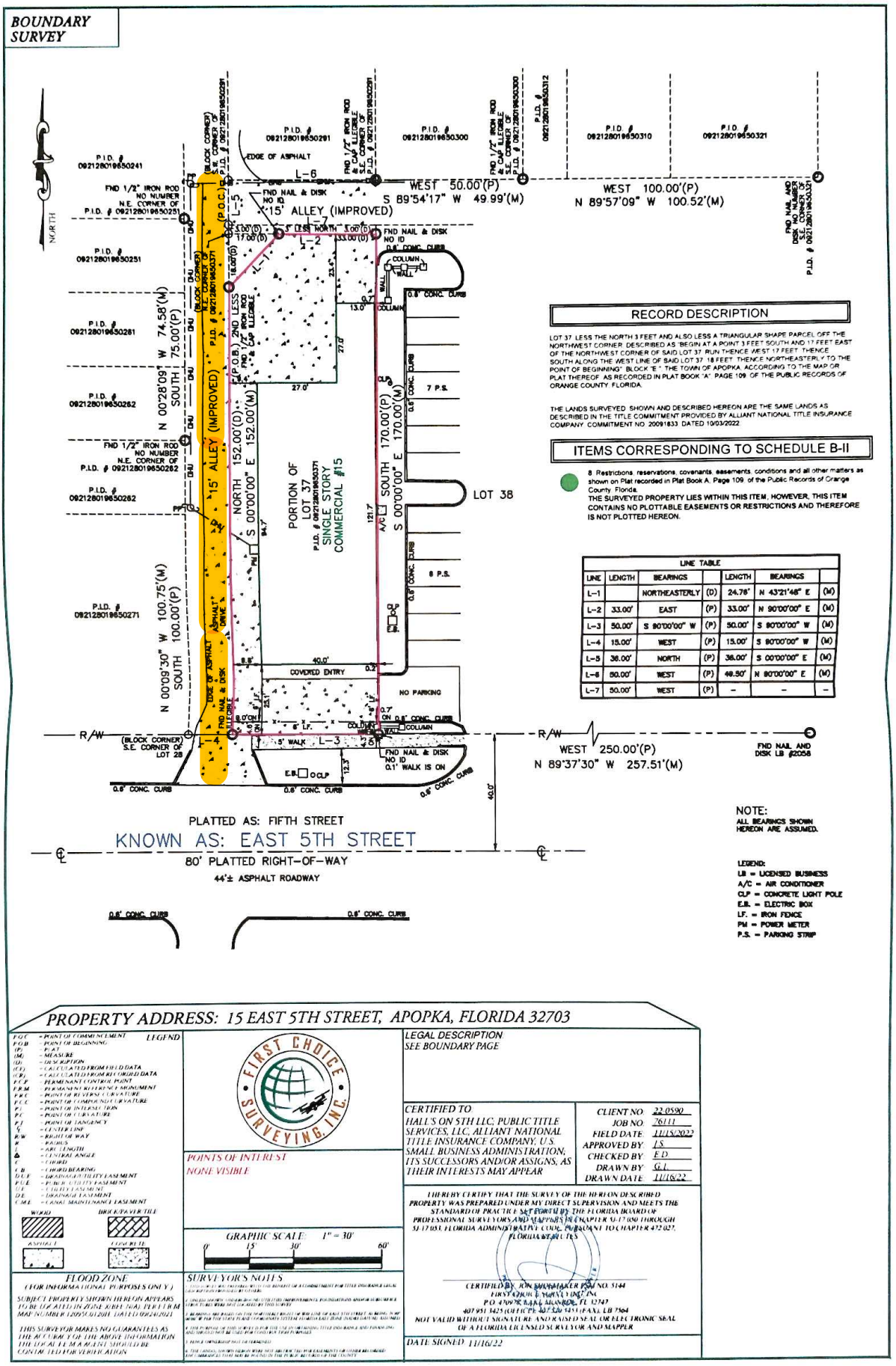
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [_] physical presence or [_] online notarization this _____ day of _____, 2025, by Gabriela M. Duke as Authorized Member for AGMD MEDIA LLC, as Authorized Member for **Halls on 5th, LLC**.

_____
NOTARY PUBLIC
State of Florida, At Large
Expiration of Commission:

EXHIBIT "A"

(*exhibit follows*)



RECORD DESCRIPTION

LOT 37 LESS THE NORTH 3 FEET AND ALSO LESS A TRIANGULAR SHAPE PARCEL OFF THE NORTHWEST CORNER DESCRIBED AS "BEGIN AT A POINT 3 FEET SOUTH AND 17 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 37 RUN THENCE WEST 17 FEET, THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 37 18 FEET, THENCE NORTHEASTERLY TO THE POINT OF BEGINNING" BLOCK "E", THE TOWN OF APOPKA, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGE 109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 20091833, DATED 10/03/2022.

ITEMS CORRESPONDING TO SCHEDULE B-II

8. Restrictions, reservations, covenants, easements, conditions and all other matters as shown on Plat recorded in Plat Book A, Page 109, of the Public Records of Orange County, Florida.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM, HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

LINE TABLE						
LINE	LENGTH	BEARINGS		LENGTH	BEARINGS	
L-1		NORTHEASTERLY	(D)	24.78'	N 43°21'48" E	(M)
L-2	33.00'	EAST	(P)	33.00'	N 90°00'00" E	(M)
L-3	50.00'	S 90°00'00" W	(P)	50.00'	S 90°00'00" W	(M)
L-4	15.00'	WEST	(P)	15.00'	S 90°00'00" W	(M)
L-5	38.00'	NORTH	(P)	38.00'	S 00°00'00" E	(M)
L-6	50.00'	WEST	(P)	49.50'	N 90°00'00" E	(M)
L-7	50.00'	WEST	(P)	–	–	–

NOTE:
ALL BEARINGS SHOWN HEREON ARE ASSUMED.

LEGEND:
LB = LICENSED BUSINESS
A/C = AIR CONDITIONER
C.L.P. = CONCRETE LIGHT POLE
E.B. = ELECTRIC BOX
L.F. = IRON FENCE
P.M. = POWER METER
P.S. = PARKING STRIP

PROPERTY ADDRESS: 15 EAST 5TH STREET, APOPKA, FLORIDA 32703

LEGEND
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
(P) = PLAT
(M) = MEASURE
(D) = DESCRIPTION
(C) = CALCULATED FROM FIELD DATA
(R) = CALCULATED FROM PLAT/RECORD DATA
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.I. = POINT OF INTERSECTION
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
℄ = CENTERLINE
R/W = RIGHT OF WAY
R = RADIUS
A = ARC LENGTH
Δ = CENTRAL ANGLE
C = CHORD
C.B. = CHORD BEARING
D.U.E. = DRAINAGE/UTILITY EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
C.M.E. = CANAL MAINTENANCE EASEMENT
WOOD
BRICK PAVER TILE
ASPHALT
CONCRETE

FIRST CHOICE SURVEYING, INC.

POINTS OF INTEREST
NONE VISIBLE

GRAPHIC SCALE: 1" = 30'
0' 15' 30' 60'

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X(BELOW), PER F.I.R.M. MAP NUMBER 12095C0120H, DATED 09/25/2009.
THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LEGAL IS MAY BE SUBJECT TO BE CONFIRMED FOR VERIFICATION.

SURVEYOR'S NOTES
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE.
2. BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF EAST 5TH STREET, ASSUMED TO BEAR S 89°54'17" W, AS SHOWN ON THE STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE, NORTH AMERICAN DATUM, 1983/1990).
3. THE PURPOSE OF THIS SURVEY IS FOR THE USE OF DETERMINING TITLE INSURANCE AND FINANCING.
4. NO IMPROVEMENTS HAVE BEEN OBSERVED.
5. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OF OTHER RECORDED INSTRUMENTS THAT MAY BE PLACED IN THE PUBLIC RECORDS OF THE COUNTY.

LEGAL DESCRIPTION
SEE BOUNDARY PAGE

CERTIFIED TO:
HALL'S ON 5TH LLC; PUBLIC TITLE SERVICES, LLC; ALLIANT NATIONAL TITLE INSURANCE COMPANY; U.S. SMALL BUSINESS ADMINISTRATION; ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR

CLIENT NO.	22-0590
JOB NO.	76111
FIELD DATE	11/15/2022
APPROVED BY	J.S.
CHECKED BY	E.D.
DRAWN BY	G.L.
DRAWN DATE	11/16/22

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

CERTIFIED BY: JON WAYMAKER PSM NO. 5144
FIRST CHOICE SURVEYING, INC.
P.O. 470978, LAKE MONROE, FL 32747
407.951.1425 (OFFICE) 407.320.1451 (FAX) LB 7564
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE SIGNED 11/16/22

EXHIBIT "A" - ALLEYWAY PROPERTY
(highlighting to show location, not dimensions)

AERIAL VIEW

PROPERTY ADDRESS: 15 EAST 5TH STREET, APOPKA, FLORIDA 32703

LEGEND

A.E.	= ACCESS EASEMENT
L.E.	= LANDSCAPE EASEMENT
M.E.	= MAINTENANCE EASEMENT
P.D.E.	= PRIVATE DRAINAGE EASEMENT
P.U.E.	= PRIVATE UTILITY EASEMENT
L.M.E.	= LANDSCAPE MAINTENANCE EASEMENT
C.N.A.	= CORNER NOT ACCESSIBLE
FND	= FOUND
N&D	= NAIL AND DISK
W.M.	= WATER METER
W.V.	= WATER VALVE
B.F.P.	= BACKFLOW PREVENTER
B.P.V.	= BACKFLOW PREVENTER VALVE
COV.	= COVERED
E/P	= EDGE OF PAVEMENT
C.T.V.	= CABLE TV BOX
E.B.	= ELECTRIC BOX
E.M.	= ELECTRIC METER
G.V.	= GATE VALVE
G.T.	= GREASE TRAP
L.P.	= LIGHT POLE
M.H.	= MANHOLE
M.W.	= MONITOR WELL
R.S.R.	= RISER
S.V.	= SEWER VALVE
T.B.	= TELEPHONE BOX
OHU	= OVERHEAD UTILITY LINE
C/S	= CONCRETE SLAB
P.P.	= POWER POLE
P/E	= POOL EQUIPMENT
CONC.	= CONCRETE
C.L.F.	= CHAIN LINK FENCE
W.F.	= WOOD FENCE
B.W.F.	= BARBED WIRE FENCE
H.W.F.	= HOG WIRE FENCE
P.V.C.F.	= PLASTIC VINYL FENCE
P/L	= PROPERTY LINE
INST.	= INSTRUMENT NUMBER
D.B.	= DEED BOOK
O.R.B.	= OFFICIAL RECORDS BOOK
P.B.	= PLAT BOOK
PG.	= PAGE
P.I.D.	= PARCEL IDENTIFICATION NUMBER
B.S.L.	= BUILDING SETBACK LINE
E.O.W.	= EDGE OF WATER

AERIAL PROVIDED IS FOR VIEWING ONLY

AERIAL IS NOT TO SCALE

ORDERED BY:

LEGAL DESCRIPTION:
SEE BOUNDARY PAGE

CERTIFIED TO:
HALL'S ON 5TH LLC; PUBLIC TITLE SERVICES, LLC; ALLIANT NATIONAL TITLE INSURANCE COMPANY; U.S. SMALL BUSINESS ADMINISTRATION; ITS SUCCESSORS AND/OR ASSIGNS; AS THEIR INTERESTS MAY APPEAR

CLIENT NO:	22-0590
JOB NO:	76111
FIELD DATE:	11/15/2022
APPROVED BY:	J.S.
CHECKED BY:	E.D.
DRAWN BY:	G.I.
DRAWN DATE:	11/18/22

FIRST CHOICE SURVEYING, INC.
P.O. BOX 470978, LAKE MONROE, FL 32747
407.951.3425 (Office); 407.520.5453 (Fax); LB #7564
WWW.FIRSTCHOICESURVEYING.COM

EXHIBIT "B"

LOT 37 LESS THE NORTH 3 FEET AND ALSO LESS A TRIANGULAR SHAPE PARCEL OFF THE NORTHWEST CORNER DESCRIBED AS "BEGIN AT A POINT 3 FEET SOUTH AND 17 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 37 RUN THENCE WEST 17 FEET THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 37 18 FEET THENCE NORTHEASTERLY TO THE POINT OF BEGINNING" BLOCK "E" THE TOWN OF APOPKA ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK "A" PAGE 109 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA.

AKA: 15 EAST 5TH STREET
APOPKA, FL 32703

ADJACENT OWNERS TO
HALLS ON 5TH

SHREE PC PROPERTIES LLC
682 MAITLAND AVE
ALTAMONTE SPRINGS, FL 32701

SHREE PC PROPERTIES LLC
682 MAITLAND AVE
ALTAMONTE SPRINGS, FL 32701

SHREE PC PROPERTIES LLC
682 MAITLAND AVE
ALTAMONTE SPRINGS, FL 32701

MONARCH REALTY WORLDWIDE LLC
426 S CENTRAL AVE
APOPKA, FL 32703

430 S CENTRAL LLC
3105 BUTLER BAY DR N
WINDERMERE, FL 34786

2 B REAL VENTURES LLC
9433 SOUTHERN GARDEN CIR
ALTAMONTE SPRINGS, FL 32714

MUN MI ALISA
505 SUNRISE DR
CASSELBERRY, FL 32707

TABERNACLE OF PRAYER AND DELIVE
415 S CENTRAL AVE
APOPKA, FL 32703

BETANCOURT PEDRO ALBERTO
POLEN LORMEIDES
1147 APOPKA BLVD
APOPKA, FL 32703

CITY OF APOPKA
120 E MAIN ST
APOPKA, FL 32703

TRUST NO 431-433
PO BOX 547945
ORLANDO, FL 32854

TRUST NO 431-433
PO BOX 547945
ORLANDO, FL 32854

TRUST NO 439
PO BOX 547945
ORLANDO, FL 32854

PEGGY G CHARLTON LIVING TRUST
1236 LAVANHAM CT
APOPKA, FL 32712

32 EAST MAIN LLC
219 W 2ND AVE
WINDERMERE, FL 34786

BETANCOURT PEDRO A
452 RED CEDAR CT
APOPKA, FL 32712

MCLEOD MCLEOD AND MCLEOD P A
48 E MAIN ST
APOPKA, FL 32703

LOUIS R HAUBNER JR FAMILY TRUST
347 TANGLEWILDE ST
APOPKA, FL 32712

NAYEE JAYANTILAL S LIFE ESTATE
NAYEE HANSA LIFE ESTATE
400 MAGNOLIA LAKE DR
LONGWOOD, FL 32779

HUTCH AND BROWN LLC
1262 LAKE FRANCIS DR
APOPKA, FL 32712

NUTMEG ESTATES LLC
1321 APOPKA AIRPORT RD UNIT 108
APOPKA, FL 32712

APOPKA COMMUNITY REDEVELOPMEN
120 E MAIN ST
APOPKA, FL 32703

REGINALD A FECHTEL SR REVOCABLE
5455 S SUNCOAST BLVD
HOMOSASSA, FL 34446

City of Apopka
CITY COUNCIL STAFF REPORT

Section: PUBLIC HEARINGS/ORDINANCES/RESOLUTION (Action Item)
Item #: 1.
Meeting Date: April 2, 2025
Department: Community Development

SUBJECT:
Resolution 2025-10 - Oak Pointe South Easement Vacation

REQUEST:
Adopt Resolution 2025-10

SUMMARY:
Owner: Oak Pointe of Apopka Homeowners Association
Applicant: D.R. Horton
Location: 3600 Major Oak Boulevard
Existing Use: Utility Easement
Area to be vacated: 0.007 ± acres

Land Use Report

Direction	Future Land Use	Zoning	Present Use
North	Unincorporated Orange County R	Unincorporated Orange County A-1	Orange County Northwest Water Reclamation Facility
East	Unincorporated Orange County IN	Unincorporated Orange County A-1	Orange County Northwest Water Reclamation Facility
South	N/A	N/A	Right of Way
West	Residential Low	Planned Development PD	Townhome/Single Family Subdivision

PROJECT SUMMARY: The applicant is seeking to vacate a portion of a utility easement surrounding a lift station tract with an estimated area of 0.007 acres, located near the northeast corner of Major Oak Boulevard. The vacation is necessary due to the fact that the lift station was constructed within a portion of the easement area, beyond the lift station tract. The applicant is obligated to convey the lift station improvements to Orange County, and the lift station itself must be able to be secured in order to consummate the transaction. The Public Services Department has evaluated the site and has no objection to the lift station tract being vacated. The City has letters on file from all utility providers indicating no objections to the proposed vacation.

ORANGE COUNTY NOTIFICATION:
The JPA (Joint Planning Area) agreement requires the City to notify the County 30 days before any public hearing or advisory board. The City properly notified Orange County on February 25, 2025.

PUBLIC HEARING SCHEDULE:
April 2, 2025 – City Council (1:30 PM)

DULY ADVERTISED:
March 21, 2025 – Public Notice and Notification (Apopka Chief)

FUNDING SOURCE:
N/A

RECOMMENDED MOTION:
Development Review Committee: The Development Review Committee does not object to the request by Oak Pointe of Apopka Homeowners Association to vacate a lift station tract.

Recommended Motion: Adopt Resolution 25-10.

ATTACHMENTS:
1. Resolution 2025-10 - Oak Pointe South Easement Vacation
2. Oak Pointe South VAC Maps
3. Apopka Chief PHN Ad

RESOLUTION 2025 – 10

A RESOLUTION OF THE CITY OF APOPKA, FLORIDA, APPROVING THE 'PARTIAL VACATION AND TERMINATION OF UTILITY EASEMENT' FOR A PORTION OF THAT UTILITY EASEMENT LOCATED ON TRACT K-6 OF THE OAK POINTE SOUTH PLAT; PROVIDING FOR FINDINGS AND INTENT; PROVING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the "Oak Pointe South" plat was recorded on August 19, 2022, in Plat Book 109, Pages 88-93 of the Public Records of Orange County, Florida (the "Plat"); and

WHEREAS, per the Plat's dedication, Landowner dedicated to Easement Owner and providers of public utilities a Utility Easement around the perimeter of Tract M-1 as shown on sheet 5 of 6 of the Plat (Plat Book 109, Page 92 of the Public Records of Orange County, Florida) (the "Utility Easement") which Utility Easement is located on Tract K-6 of the Plat; and

WHEREAS, Landowner caused a lift station to be constructed on Tract M-1 of the Plat which is to be conveyed to Orange County, Florida in fee simple absolute via separate instrument; and

WHEREAS, a portion of the lift station was constructed beyond the boundaries of Tract M-1 within the Utility Easement area on Tract K-6 of the Plat, and thus it is necessary to vacate a portion of the Utility Easement to ensure security of the lift station as well as to effectuate Landowner's conveyance of the lift station to Orange County; and

WHEREAS, accordingly, Landowner and Easement Owner have requested that the City vacate a portion of the Utility Easement on Owner's Property as depicted and shown on Exhibit the Partial Vacation and Termination of Utility Easement attached hereto as Exhibit "A"; and

WHEREAS, Orange County and the utility providers in the area have indicated that they have no objection to the request for vacation of a portion of the Utility Easement; and

WHEREAS, the City, Landowner, and Easement Owner desire to vacate and terminate the portion of the Utility Easement as shown herein and all parties are agreeable to this Partial Vacation and Termination of Utility Easement; and

WHEREAS, there is no budgetary impact to the City of Apopka by vacation of this easement.; and

WHEREAS, the City has expressly determined that the portion of the Utility Easement on Owner's Property no longer serves a public purpose.

NOW THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF APOPKA, FLORIDA THAT:

SECTION 1. Findings and Intent. The City of Apopka Council has complied with all requirements and procedures of Florida Law in processing this Resolution and adopts the findings recited in the whereas clauses above as its intent in the adoption of this Resolution.

SECTION 2. Partial Release and Termination of Utility Easement. The City of Apopka hereby authorizes the Mayor to execute the 'Partial Vacation and Termination of Utility Easement' attached hereto as Exhibit "A."

SECTION 3. Implementing Administrative Actions. The City Administrator is hereby authorized and directed to take such actions as he may deem necessary and appropriate in order to implement the provisions of this Resolution. The City Administrator may, as deemed appropriate, necessary, and convenient, delegate the powers of implementation as herein set forth to such City employees as deemed effectual and prudent. Once this resolution is adopted and the 'Partial Vacation and Termination of Utility Easement' attached hereto as Exhibit "A" is fully executed, the City Manager shall cause to be recorded a copy of same in the Public Records of Orange County, Florida and shall furnish certified copies to the property appraiser and tax collector of Orange County.

SECTION 4: Conflicts. All Resolutions or parts of Resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 5. Severability. If any section, sentence, phrase, word, or portion of this Resolution is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, work, or portion of the Resolution not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 6. Effective Date. This Resolution shall take effect upon its passage and adoption.

Dated this 2nd day of April 2025.

City Council of the CITY OF APOPKA, FLORIDA

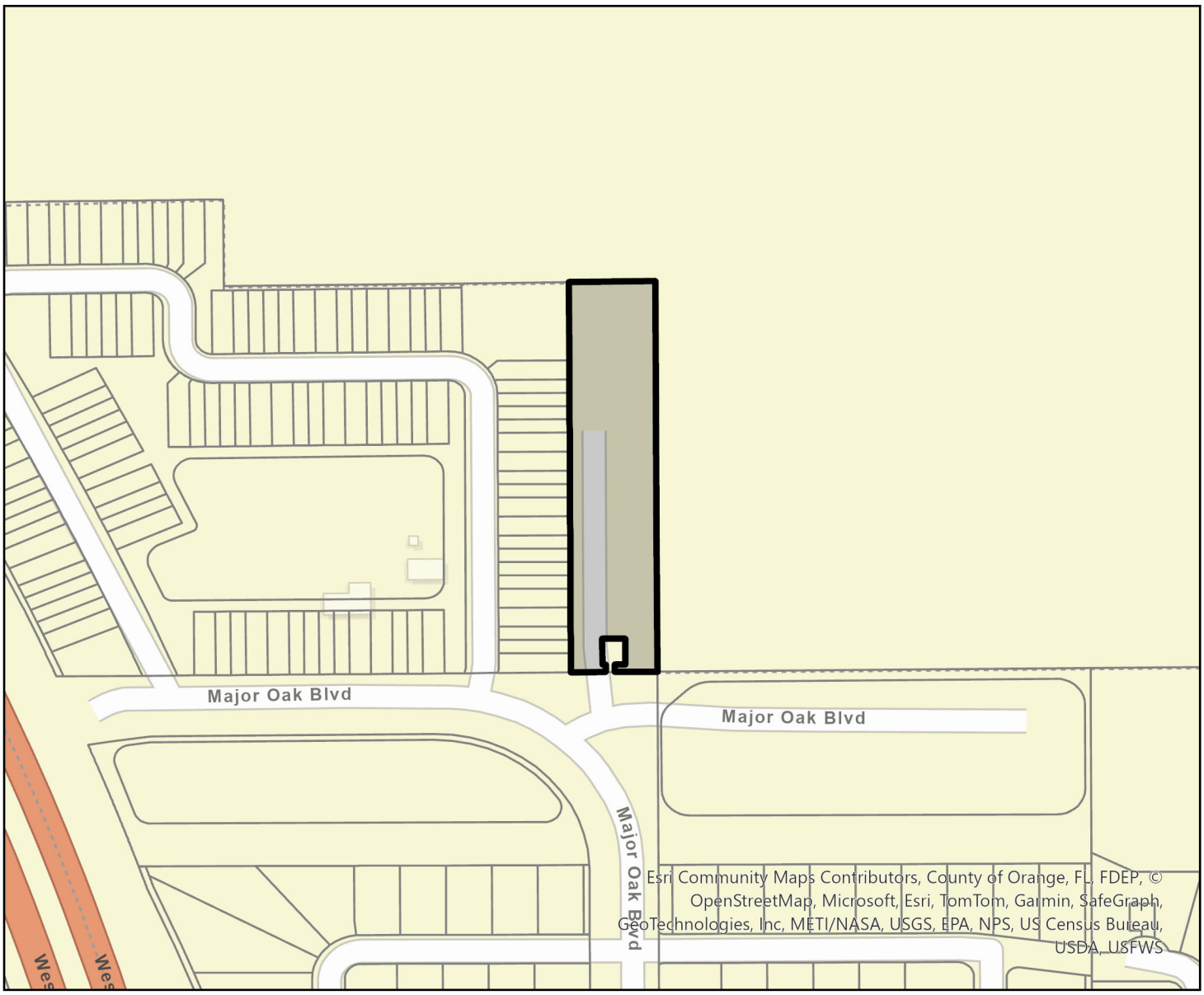
_____

BRYAN NELSON, MAYOR

ATTEST:

_____

SUSAN BONE, CITY CLERK

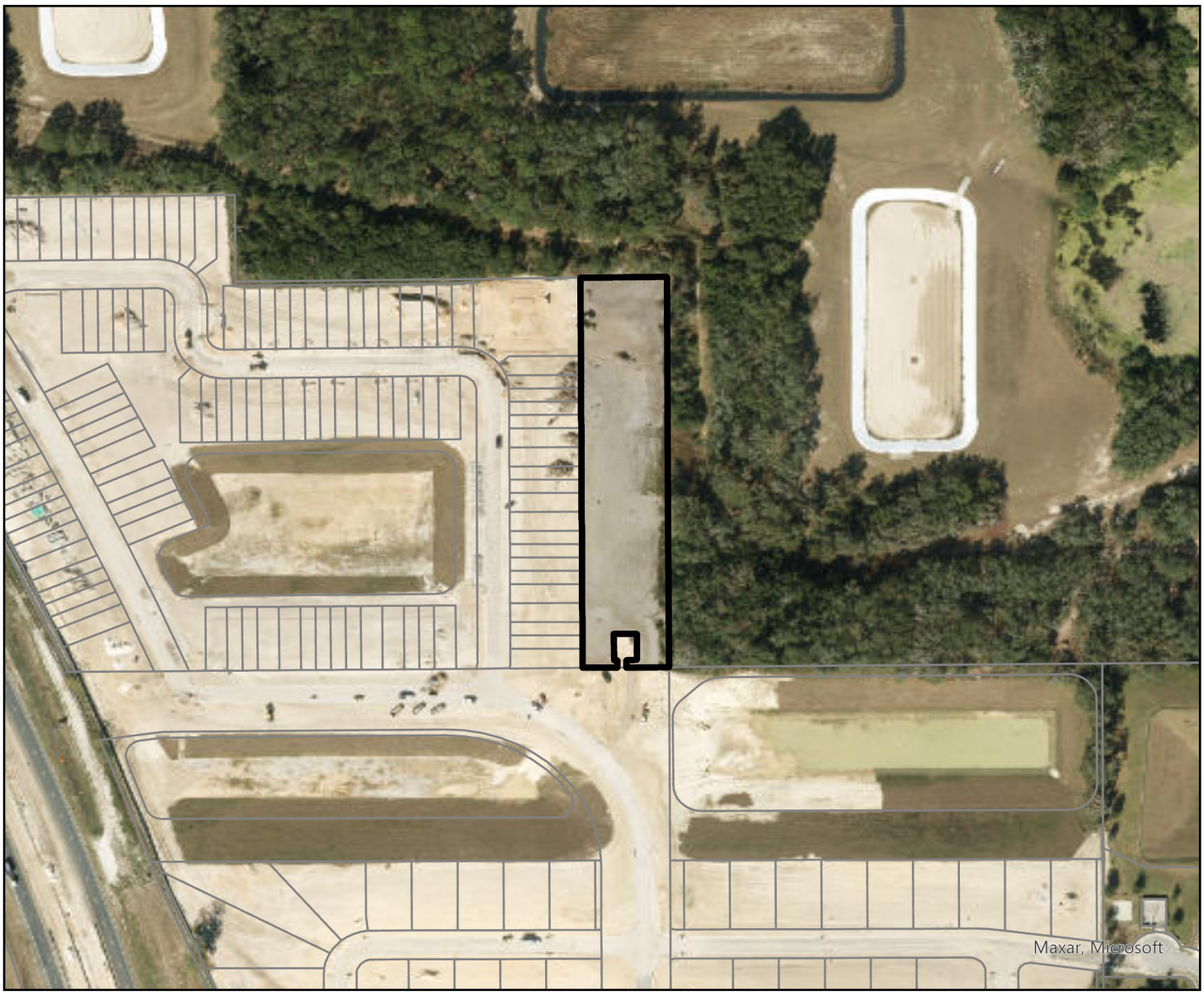


Parcel

Utility Easement (Tract K-6)

0 0.04 0.08 0.16 Miles

N



Parcel
Tract K-6

0 0.04 0.08 0.16 Miles

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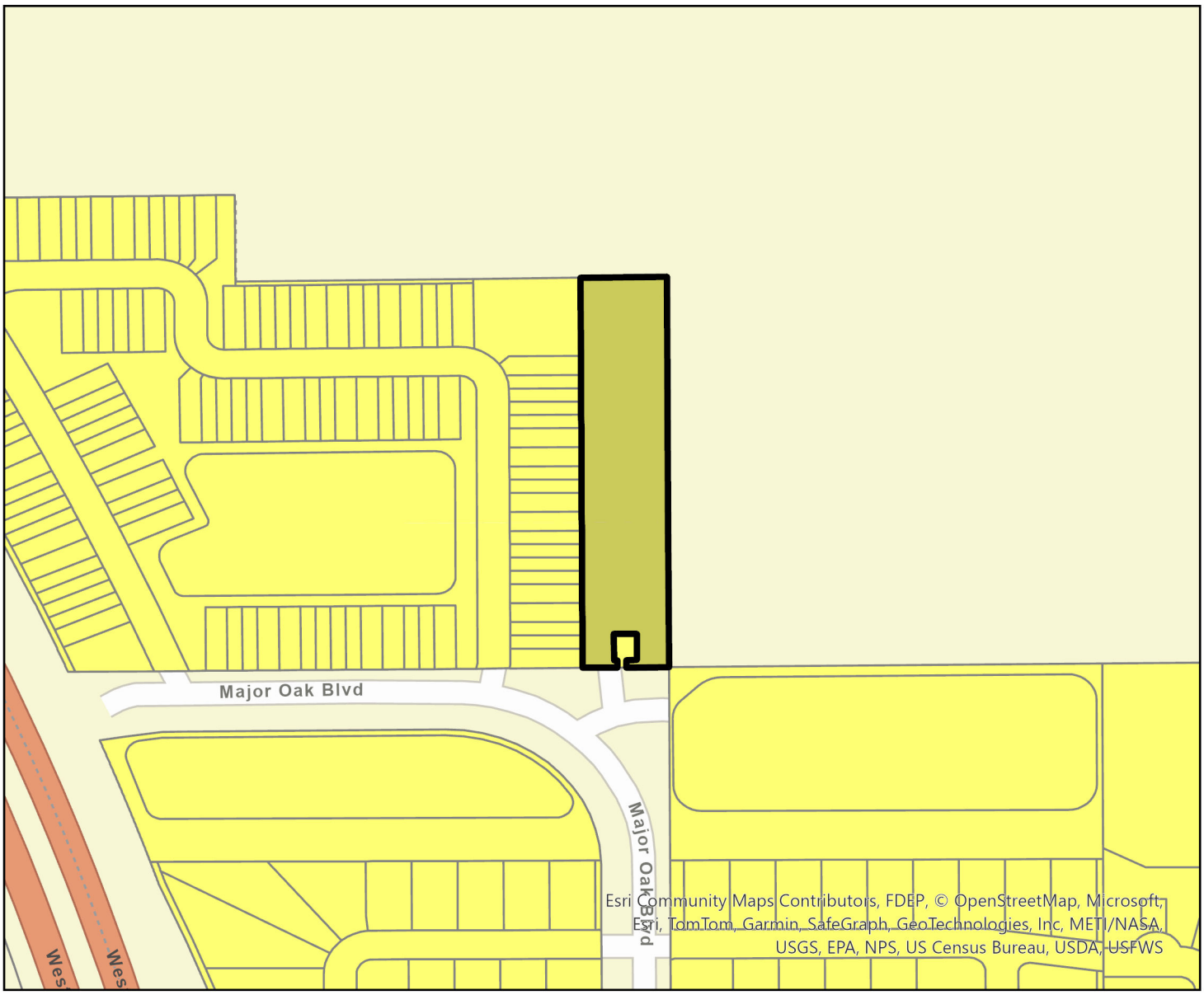


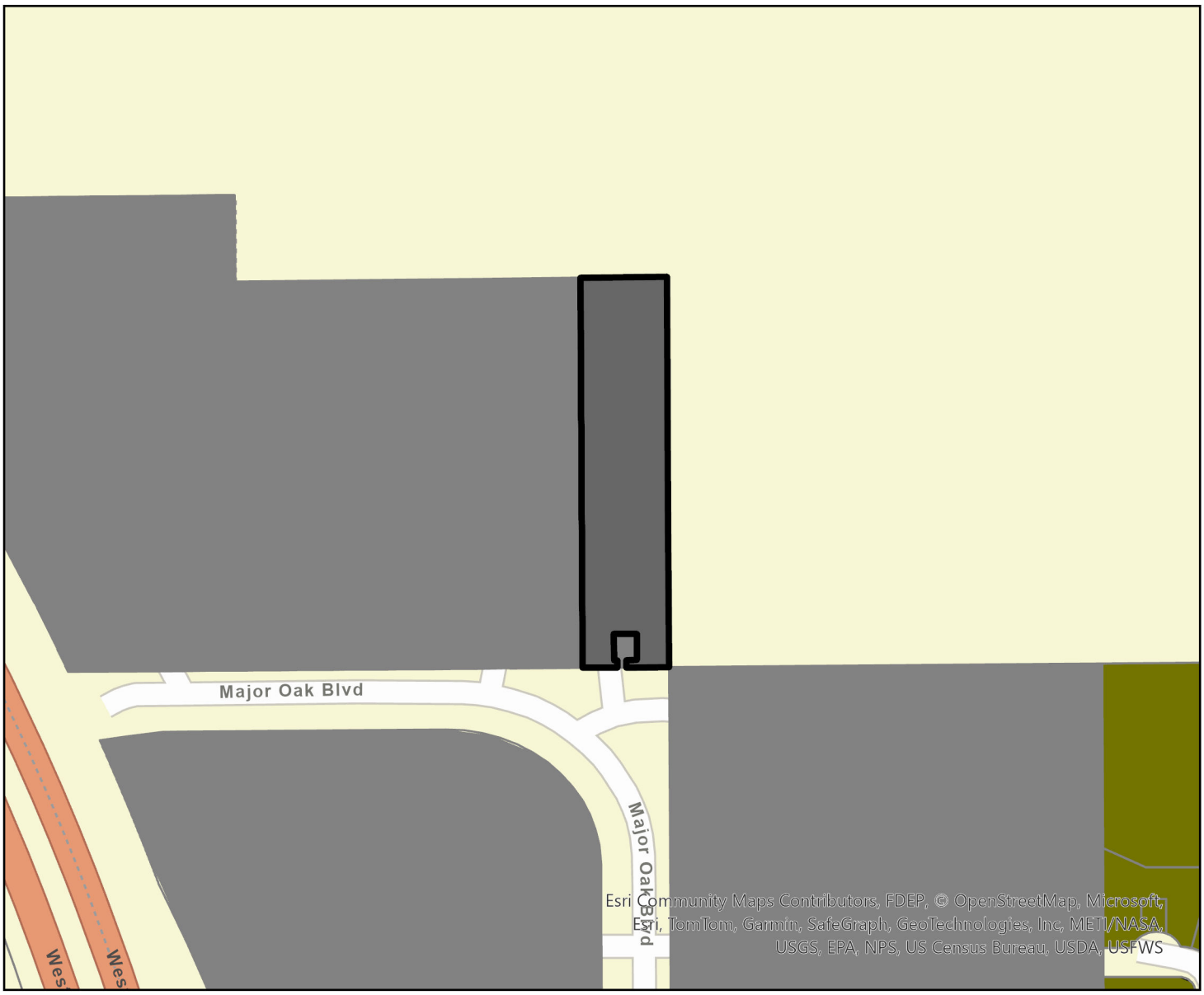
Parcel

Apopka Future Land Use

- AG
- AG-E
- AG-HOME
- COMM
- CONSV
- FLU-IP
- HDR-25
- IND
- INST_PU
- MU
- OFF
- PR
- RE
- RH
- RL
- RLS
- RM
- RML
- RS
- RVLS
- Tract K-6

0 0.04 0.08 0.16 Miles

N



Parcel

Apopka Zoning

- AG
- AIR
- C-C
- C-COR
- C-N
- C-R
- I-H
- I-L
- INST
- MHP
- MU-D
- MU-ES-GT
- MU-INT
- MU-MED
- MU-N
- MU-T
- MU-VC
- O
- PD
- PR
- RCE
- RMF
- RSF-1A
- RSF-1B
- RTF
- T
- Tract K-6

0 0.04 0.08 0.16 Miles

N

ENGAGEMENT

Giangrossi-Clark

Nathaniel Foster Clark and Isabella Faye Giangrossi plan to marry on July 12 in Eustis.

Cynthia Bryant and Geno Giangrossi announce the engagement of their daughter Isabella Faye Giangrossi of Apopka to Nathaniel Foster Clark, also of Apopka.

The prospective groom is the son of Joel and Deborah Clark.

The bride-to-be is a graduate of Apopka High School and Valencia College. She is employed as a pediatrics medical assistant at AdventHealth.

The prospective groom is a graduate of Apopka High School and Seminole State College. He is employed as an EMS transport for National Health Transport.

The couple first met in 2016 at Apopka High School. They were high school friends for two years before losing touch with each other after Clark graduated, Giangrossi said. They reconnected during the 2020 pandemic and have been together ever since.

They plan to marry on July 12 at the Chapel Valley Farm, Eustis.

"We have been together for four and half years, five years come this July on our wedding date. We enjoy doing everything together, and we are so excited to start the rest of our lives together," she said.

Amendments

Continued from page 1A

changing the form of government from strong mayor to council-manager, employment contracts, and authority of city clerk in election qualifying.

Currently, the city has the strong mayor-form of government, in which the mayor acts as the chief executive in the city's day-to-day operations. The city is considering a change to the council-manager form, in which an elected council creates the policies, and the employed city manager enacts policies and manages daily operations.

"It's not to change the charter, per se, as if it's to send the questions about possibly changing the charter to the voters," city attorney Cliff Shepard said in a Tuesday, March 18, interview with The Apopka Chief. "I've drafted an ordinance that has a number of questions – I can't remember how many – and they [the City Council] can say at that time, 'Well, we decided we don't really want to put this one out there, but we want to put these other ones out there,' or whatever."

That would unfold on the first reading, Shepard said.

"On second reading, it should be everything is finalized as to what they want to send to the voters," he said. "And then they vote on it. They approve it. Then it goes to the voters at whatever the next election is."

The charter review process is not set by law but can be influenced by the passage of time and changing societal norms, Shepard said.

The workshop also touched on the possibility of changing the governing body's name from "council" to "commission" for language consistency, since both words are used in the charter. Shepard said there is no difference between a council or commission.

"I asked them, 'Do you want to be a council? Do you want to be a commission?' Because in the charter, it reads both ways, and it needs to pick one and stick with it," Shepard said.

Shepard noted that the city's last charter review was likely before his time as the city attorney. He suggested that a charter review might be necessary every five to seven years.

Forty-eight jazz band performances to fill two-day Orange Blossom Jazz Festival

All proceeds to fund AHS Band summer music camp

Staff Reports

The second annual Orange Blossom Jazz Festival will celebrate jazz music and jazz bands with 48 performances over the two-day event, more than double the number of performances in last year's festival.

Organized by the Apopka High School in partnership with the city of Apopka, the Orange Blossom Jazz Festival is scheduled for 9 a. m. to 7 p. m. on Friday, April 11, and 9 a. m. to the final headliner starting at 7 p. m. on Saturday, April 12, at the Apopka Amphitheater.

The Amphitheater is located at the Northwest Recreation Complex, 3710 Jason Dwelley Parkway, Apopka.

All proceeds will go toward the scholarship fund for the Apopka High Band Summer Music Camp, which will help participating students boost their knowledge and skills as Blue Darter Bands performers.

The event will have headliner performances from some of the nation's top college and university jazz ensembles from as far as Tallahassee (Florida State University) and Jacksonville (University of North Florida), to Central Florida (University of Central Florida) and as far south as Palm Beach and Broward counties.

This year the festival is also teaming up with Full Sail University, which will provide all gear and manpower to the Orange Blossom Jazz Festival by doing the videography, lights, engineering and sound.

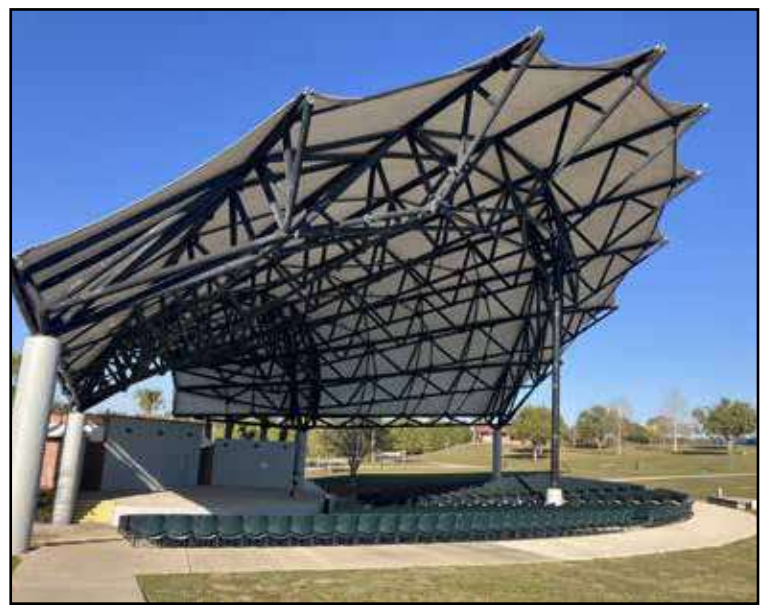


Photo by J.C. Derrick

The festival will take place at the Apopka Amphitheater.

The Orange Blossom Jazz Festival began in 2024 as a one-day event and just 22 bands at the Apopka Amphitheater.

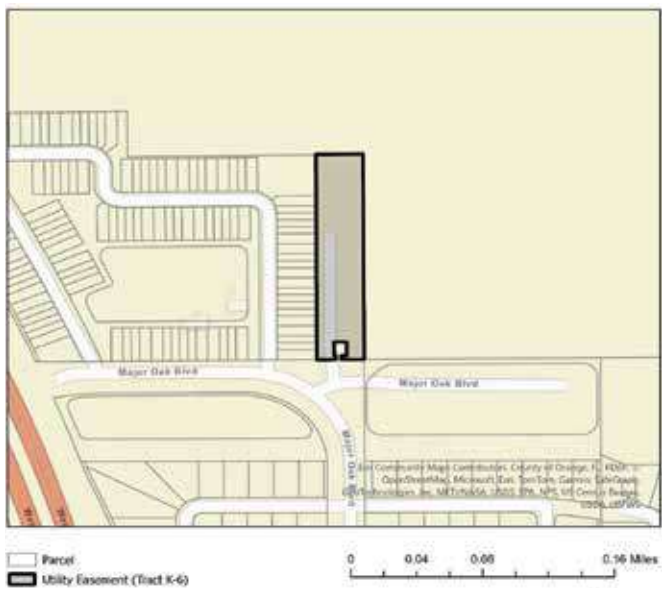
For more information, visit Apopkabands.com.

PUBLIC NOTICE CITY OF APOPKA NOTICE OF INTENT TO VACATE AN EASEMENT

NOTICE is hereby given that the City of Apopka City Council has received an application from **D.R. Horton** to vacate a portion of an easement surrounding a lift station tract, as recorded in the Public Records of Orange County, Florida, being more particularly described as follows:

RESOLUTION 2025-10

A RESOLUTION OF THE CITY OF APOPKA, FLORIDA, TO VACATE A PORTION OF AN EASEMENT SURROUNDING A LIFT STATION TRACT, AS APPEARING IN PLAT BOOK 109, PAGES 88 THROUGH 93 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; PROVIDING FOR DIRECTIONS TO THE COMMUNITY DEVELOPMENT DIRECTOR, SEVERABILTY, CONFLICTS, AND AN EFFECTIVE DATE.



(THIS IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO SCALE)

Oak Pointe South Vacate Description:

A PORTION OF TRACT K-6, ACCORDING TO THE PLAT OF OAK POINTE SOUTH AS RECORDED IN PLAT BOOK 109, PAGES 88 THROUGH 93 OF THE PUBLIC RECORDS OF THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA. LYING WITHIN SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST AND BEING MORE PARTCULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT K-6, THENCE RUN SOUTH 89°44'46" WEST, A DISTANCE OF 64.06 FEET ALONG THE SOUTH LINE OF TRACT K-6 TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°44'36" WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 15.34 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 00°15'14" WEST A DISTANCE OF 11.25 FEET; THENCE NORTH 90°00'00" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 00°15'14" WEST, A DISTANCE OF 49.50 FEET; THENCE NORTH 89°44'46" EAST, A DISTANCE OF 38.50 FEET; THENCE SOUTH 00°15'14" EAST, A DISTANCE OF 49.50 FEET; THENCE 89°44'46" WEST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 00°15'14" EEAST, A DISTANCE OF 11.25 FEET RETURNING TO THE POINT OF BEGINNING.

Containing: 0.007 acres, more or less.

NOTICE is hereby given that the **CITY OF APOPKA CITY COUNCIL** will consider this plat vacate application at its regularly scheduled meeting in the City Hall City Council Chambers, 120 East Main Street, Apopka, Florida, on **Wednesday, April 2, 2025, at 1:30 p.m.** or as soon thereafter as possible.

Please be advised that, under State Law, if you decide to appeal a decision made with respect to this matter, you will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based. The proposed subdivision plat vacation and resolution may be inspected at the Apopka Community Development Department located at Apopka City Hall on weekdays between the hours of 8:00 a.m. and 4:30 p.m. In accordance with the Americans with Disabilities Act (ADA), persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka FL 32703, Telephone: 407-703-1704, no less than 48 hours prior to the proceeding.

Apopka City Council
Community Development Department

March 21, 2025

Sponsored content

All Transmission World is a Total Car Care Shop serving cars, trucks, and company fleets

To keep you and your loved ones safe on the road, take your car to an auto repair shop that is widely known for their superior service and expertise. Visit All Transmission World, conveniently located at 1150 E. Semoran Boulevard in Apopka. Call them today at 407-880-9300.

At last, spring is here. For many people, this could mean a trip to the beach, camping excursions or a simple weekend adventure. Whatever your style, chances are you'll be hitting the road, but are you confident that your car is in good enough shape to get you there safely and efficiently?

To make your road trip as smooth as possible, it's important your vehicle is properly serviced. Without taking the time to plan, your vehicle is more likely to have small issues that can erupt into major problems. No matter if you're driving across town or planning a weekend getaway, you want to be sure your vehicle can get you and your loved ones there safely.

The professionals at **All Transmission World** know that keeping an eye on everyday wear and tear can stop small problems from becoming expensive headaches. Whether it's a blown tire or engine failure, no one wants to think about having their car break down. But in a matter of seconds, you can go from making your way to your destination to limping to the side of the road.

Located in Apopka, **All Transmission World** has been proudly serving the Greater Orlando area (Orange, Osceola, Seminole, and Lake counties) since 1982. Their goal has always been to provide outstanding customer service while delivering a quality product at an affordable price, supported by an iron-clad warranty.

They are first and foremost the local transmission specialists. With over 300 parts, hydraulic systems, electrical systems, and computer-controlled operations, today's drive trains are notably sophisticated. The technicians and re-builders at **All Transmission World** spend many hours at home and on the job staying up to date with the latest products and changes to transmissions coming from the automotive industry.

Over the years, customers who have enjoyed their quality service and products have clamored for **All Transmission World** to offer many other automotive repairs, from oil changes to brakes to complete engine rebuilds. They slowly introduced these new services store by store to ensure that their techs had the proper training and could deliver the same high quality that their loyal customers have come to expect. Today, **All Transmission World** is proud to say they provide complete automotive repairs.

Be sure to visit their website. It provides a lot of information about transmissions, as well as other automotive information. Give it a look at AllTransmissionWorld.com.

Adverstisement